CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, March 1, 2022 @ 6:00 PM
COUNCIL CHAMBERS

Amended item # 10 on February 25, 2022 at 1:25 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 the Regular City Council Meeting of February 15, 2022.	None Sherry Aguilar City Clerk
2.	District 5	Consideration and action to approve a request for an Acquisition of Control for an existing Series 12 license (12070006311) for Macayo Restaurant located at 15565 W. Bell Road, Surprise, AZ 85374.	None Sherry Aguilar City Clerk
3.	District 1	Consideration and action pertaining to approval of the Final Plat entitled, “Paradise 151” and dated January 13, 2022, a property generally located south of Paradise Lane between 153rd Avenue and 151st Avenue; Case FS21-774.	None Chris Sexton Community Development
4.	Citywide	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 budget by moving budget authority in the amount of $10,000 within the Grants Fund for the purpose of accepting a reallocation grant from the AZ Department of Homeland Security (UASI) for the purchase of equipment; Resolution # 2022-18.	Benny Pina Police
5.	Citywide	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 budget moving budget authority within grant and capital projects to/from contingency or between grant projects to adjust amounts originally estimated during the FY2021 budget process, as required by grant stipulations and guidelines, or based on anticipated revenues; Resolution # 2022-21.	None Andrea Davis Finance
6.	Citywide	Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 budget by reallocating appropriations of $4,200 within the Grants Fund from Contingency to Supplies in Project G54101 in order to accept a distribution from the United States Tennis Association for the reimbursement of expenses related to growing the game of tennis; Resolution # 2022-16.	None Holly Osborn Parks and Recreation
7.	Citywide	Consideration and action pertaining to approval of a Fiscal Year 2022 budget amendment moving budget authority in the amount of $1,400,000 from the Police Department General Fund Personnel to Supplies/Services to support one-time operational purchases to increase efficiencies within the department, and amending the adopted FY22 Contract Awarding Authority List; Resolution #2022-20.	None Benny Pina Police
8.	Internal	Consideration and action pertaining to the approval of Amendment No. 1 to the Intergovernmental Agreement with Maricopa County for 2021 Home Program Funds; amending the Fiscal Year 2022 Budget by moving budget authority in the amount of $186,000 from Contingency to the Neighborhood Revitalization Fund, Project G51564; and accepting grant funding from Maricopa County via The Department of Housing and Urban Development for 2021 Home Program Funds; Resolution # 2022-17.	Seth Dyson Human Svcs and Comm Vitality

9.	Citywide	Consideration and action pertaining to the conditional acceptance and maintenance of certain public utility improvements at the White Tanks Foothills Phase 2 development, generally located at N. White Tank Mountain Boulevard and W. Ruth Avenue; Resolution # 2022-15.	None Kristin Tytler Public Works

REGULAR AGENDA ITEM - PUBLIC HEARING:

10.	District 1	Consideration and action pertaining to approval of an amendment to the Surprise Farms PAD, rezoning approximately 11-acres from Commercial (C-2) to High Density Residential (HDR); Ordinance # 2022-06.	Chris Sexton Community Development
11.	District 1	Consideration and action pertaining to approval of the annexation of approximately 93.97 acres of county land, generally located south of Pinnacle Peak Road and east of 163rd Avenue; Ordinance # 2022-04.	None Trever Fleetham Community Development
12.	District 1	Consideration and action pertaining to approval of a Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), located south of Pinnacle Peak Road and east of 163rd Avenue; Ordinance #2022-03.	None Trever Fleetham Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

13.	Internal	Consideration and action pertaining to approval of the City Auditor Employment Agreement with Carol Holley appointing her City Auditor pursuant to Surprise Municipal Code Section 2-170.	Donna Meuse Human Resources

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

1.	Internal	Consideration and action to recess into executive session for discussion and consultation for legal advice with the City's Attorneys pertaining to Case No. FS20-829 pursuant to A.R.S. § 38-431.03(A)(3).	Robert Wingo Legal

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

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city’s attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city’s attorneys regarding the city’s position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S.§38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or

- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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

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

L. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: February 24, 2022 at 12:50 PM
Amended item #10 on February 25, 2022 at 1:25 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: March 1, 2022
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

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

Agenda Wording:
Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Aguilar, City Clerk
District: Citywide

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

Agenda Wording:
Consideration and action on the minutes of the Regular City Council Meeting of February 15, 2022.

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS:
1. 2.15 Reg Mtg Minutes

CITY OF SURPRISE

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

Tuesday, February 15, 2022 @ 6:00PM

- **Call To Order**
- **Invocation**
  - Led by Pastor, Alvin Shepard
- **Roll Call**
  - Mayor Hall called to order the Regular City Council Meeting of February 15, 2022 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 Cline and Council Members: Winters, Duffy, Hastings and Judd. (Council Member Remley participate telephonically).

    Staff Present: City Manager, Bob Wingenroth; City Attorney, Robert Wingo and City Clerk, Sherry Ann Aguilar.
- **Pledge of Allegiance**
  - Led by Paradise Elementary School Student Council
- **Proclamation and Community Acknowledgements**
- **City Manager Report**
  - Youth on the dais for 2/15/22:
    Tyrah Bailey 11th grade Willow Canyon High School
    Riley LeBlanc 11th grade Imagine Prep High School
  - A report on the Essay Contest.

    Essay Winners:

DUSD/Suprise Essay contest winner for 3rd & 4th grades – Caleb Leavitt
DUSD/Suprise Essay winner for 5th - 8th grades – Kacy Dunn
DUSD/Suprise Essay contest winner for 9th - 12th grades – Valerie Ortega

- City Manager Wingenroth introduced Elio Limas, Senior Wastewater Utility Mechanic - Earned associated and bachelors degree.

- **CONSENT AGENDA:**
  - Vice Mayor Cline made the motion to approve the consent agenda, excluding item #4. Council Member Winters seconded the motion. Seven yes votes, motion carried.

- **1. Consideration and action on the minutes of the Regular City Council Work Session and Regular City Council Meeting of February 1, 2022 - APPROVED**
- **2. Consideration and action to approve a Class "B" Bingo license for Surprise Eagles #4534, located at 12425 W. Bell Road, #100, Surprise, AZ 85378 - APPROVED**
- **3. Consideration and action pertaining to approval of the Final Re-Plat entitled, "Toll at Prasada, Phase I Unit A Lots 332-340, 362-364, 390-395 & Tract A" and dated December 15, 2021, a property generally located west of Cotton Lane, between Cactus Road and Peoria Avenue; Case FS21-831 - APPROVED**
- **4. Consideration and action pertaining to an amendment to Fiscal Year 2022 budget by moving budget authority of $38,000 from Contingency within the Grants Fund to project G51391 FY22 Tohono O'odham Nation to facilitate the grant funding agreement with the Tohono O'odham Nation; Resolution # 2022-09 - APPROVED**
  - Council Member Judd removed item to recognize the work staff did on this item.

Council Member Judd made the motion to approve Resolution 2022-09. Council Member Cline seconded the motion. Seven yes votes, motion carried.

- **5. Consideration and action pertaining to approval of the Final Plat entitled, "Ridgehouse at Surprise Center" and dated received November 8, 2021, a property located on the northeast corner of Greenway Road and Bullard Avenue; Case FS21-498 - APPROVED**
- **6. Consideration and action pertaining to approval of the Final Plat entitled "Dek Way Ranch", dated January 14, 2022, a property generally located on the west side of 166th Avenue and north of Dale Lane. Case FS21-745 - APPROVED**
- **7. Consideration and action pertaining to acceptance of a Quit Claim Deed from Canabus LLC for Right-of- Way for roadway at Hollyhock and Paradise Lane - APPROVED**
- **8. Consideration and action pertaining to approval of the Final Plat entitled, "Wood Partners at Surprise Center" and dated January 10, 2022, a property generally located north of Greenway Road and west of Litchfield Road; Case FS21-607 - APPROVED**
- **9. Consideration and action pertaining to approval of the Final Plat entitled "Villas At Vesta Views", dated April 22, 2020, a property generally located north of Greenway Road and west of El Mirage Road. Case FS21-104 - APPROVED**
- **10. Consideration and action pertaining to approval of the Final Plat entitled, "The Retreat at Prasada" and dated September 3, 2021, a property general located south of Waddell Road between Sarival Avenue and Reems Road. Case FS21-113 - APPROVED**
- **REGULAR AGENDA ITEM - PUBLIC HEARING:**
- **11. Consideration and action pertaining to approval of the City of Surprise Property Maintenance Ordinance # 2022-05 - POSTPONED TO APRIL 19, 2022 REGULAR CITY COUNCIL MEETING**
    - Council Member Winters made the motion to postpone Ordinance 2022-05 to April 19, 2022. Council Member Judd seconded the motion. Seven yes votes, motion carried.

- **12. Consideration and action pertaining to approval of the annexation of approximately 93.97 acres of county land, generally located south of Pinnacle Peak Road and east of 163rd Avenue; Ordinance # 2022-04 - CONTINUED TO MARCH 1, 2022 REGULAR CITY COUNCIL MEETING**

    - Council Member Judd made the motion to continue Ordinance 2022-04 to March 1, 2022 Regular City Council Meeting. Vice Mayor Cline seconded the motion. Seven yes votes, motion carried.

- **13. Consideration and action pertaining to approval of a Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), located south of Pinnacle Peak Road and east of 163rd Avenue; Ordinance #2022-03 - CONTINUED TO MARCH 1, 2022 REGULAR CITY COUNCIL MEETING**

    - Council Member Judd made the motion to continue Ordinance 2022-03 to March 1, 2022 Regular City Council Meeting. Vice Mayor Cline seconded the motion. Seven yes votes, motion carried.

- **14. Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code establishing the Internal Auditor position as an appointed official; Ordinance # 2022-07 - APPROVED**

    - City Manager Wingenroth gave a powerpoint presentation on this item.

      Mayor Hall commented that this action will change the ordinance and the next meeting will approve the Auditor's contract.

      Council Member Remley commented that this is a change he has been waiting, it is difficult to audit your bosses, so this will make this position independent.

      Vice Mayor Cline made the motion to approve Ordinance 2022-07. Council Member Duffy seconded the motion. Seven yes votes, motion carried.

- **15. Presentation and discussion pertaining to the Temporary Use Permit (TUP) process - NO ACTION**
    - Community Development Director, Chris Boyd gave a powerpoint presentation on this item.

      Council Member Judd asked for clarification on the purpose of the TUP or Facility Use Agreement?

      Special event is an example, banners, A-Frames, etc.

      Vice Mayor Cline a number of our communities have events, this process can be ove3rwhewlming to some. I am all for simplifying the process.

      Mayor Hall asked for clarification on how to use the tab on the website.

- **16. Presentation and discussion regarding identifying opportunities to increase the speed of bringing project development to market - NO ACTION**
    - Community Development Director, Chris Boyd gave a powerpoint presentation on this item.

      Mr. Boyd reviewed a timeline with Council.

      Council Member Judd asked for clarification on the process and timeline for approval.

      Vice Mayor Cline commented that anything that saves time for staff, developers is positive.

      Council Member Hastings asked for slide 2 site plan process. Thanked planning and zoning commission for what they do. Surprise is growing and we have to decide who we want to compare to, this needs to happen. This is a huge need.

      Council Member Duffy asked if this will take away the voices of the public if they don't want a project?

      Council Member Remley commented that the one big concern is

that customers needs to feel that they will have a speedy process without a lot of delays. I am all for this.

City Attorney Wingo commented that we are merely talking about administrative review.

- **Other Business and Future Agenda Items**
  - Vice Mayor Cline - Paratransit update 2nd by Council Member Judd
- **City Council Reports**

Council Member Judd - Valley Metro CEO, interviews on Thursday; district meeting next Tuesday, Venue Tap Room.

Council Member Winters - Ribbon cuttings, one barber shop;

Vice Mayor Cline - West Valley Women Networking Group; Arts HQ Director on upcoming programs; presentations at Los Aloma; SC Grand Armed Forces Support Group; attended Coyote Lakes HOA; attended a presentation at Sun Health; Fighter Country Partnership event in Scottsdale, next meet and greet Feb. 22nd - 6:00 p.m.

Council Member Hastings - City Academy starting on Feb. 28th; moving my meet and greet to the 1st Saturday of March at Sweet Tea.

Council Member Duffy - no report.

Council Member Remley - no report.

Executive Session

- **Adjournment**
  - Vice Mayor Cline made the motion to adjourn the Regular City Council Meeting of February 15, 2022 at 7:19 PM. Council

Member Duffy seconded the motion. Seven yes votes, motion carried.

_____
Skip Hall, Mayor

ATTEST:

_____
Sherry Ann Aguilar, City Clerk, MMC

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, February 15, 2022.**

_____
Sherry Ann Aguilar, City Clerk, MMC

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022
Submitting Department: City Clerk
Staff Recommendations: None

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

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

Agenda Wording:
Consideration and action to approve a request for an Acquisition of Control for an existing Series 12 license (12070006311) for Macayo Restaurant located at 15565 W. Bell Road, Surprise, AZ 85374.

Motion:
I move to approve a request for an Acquisition of Control for an existing Series 12 license (12070006311) for Macayo Restaurant located at 15565 W. Bell Road, Surprise, AZ. 85374.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
1. CD Macayo's Restaurant Report 2-11-22
2. FINANCE 02.07.2022_MACAYOS_KIND MACAYO LLC-15565 W BELL RD
3. FIRE 15565 W Bell Macayos Liquor License 2022
4. CD Macayo's Restaurant Map 2-11-22
5. Police Macayo's Acquisition of Control Feb '22

SURPRISE
ARIZONA

COMMUNITY DEVELOPMENT DEPARTMENT

Date: February 11, 2022

To: Sherry Aguilar, City Clerk

From: Chris Boyd, Community Development Director
James Stewart, Zoning Specialist

Re: Liquor License Application for:

Macayo Restaurant
15565 W. Bell Road
Surprise, Arizona 85374
Current Series 12 License – Acquisition of Control – 12070006311/Application #182402

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

1. Richi's Diner (Series 12) – 15609 W. Bell Rd. #100
2. Booty's (Series 12) – 15557 W. Bell Rd. # 404, 405 & 406
3. Tailgaters Sports Grill (Series 12) – 15529 W. Bell Rd.
4. 4 Sons Food Store # 604 (Series 10) – 15505 W. Bell Rd.
5. Fry's Marketplace #61 (Series 9) – 15510 W. Bell Rd.
6. Lucky's Pizza # 3 (Series # 12) – 15508 W. Bell Rd. # 107
7. Walgreens # 04620 (Series 10) – 15490 W. Bell Rd.
8. Bonfire Craft Kitchen and Tap House (Series 12) – 15332 W. Bell Rd. # 101 & 102
9. AZFRYGUY (Series 12) – 15226 W. Bell Rd # 100 (Expired)
10. Brookside II (Series 6) – 15170 W. Bell Rd. #115 (Expired)
11. Pita Wraps (Series 12) – 15170 W. Bell Rd. #103 (Expired)
12. Luv 2 Play Az (Series 7) – 15495 W. Bell Rd. #104 (Not Shown)

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

Commercial and residential growth is expected to remain static.

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

SURPRISE
ARIZONA

MEMO

Date: 02/07/2022

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk

From: Sarah Williams

RE: Liquor License Application – MACAYOS/KIND MACAYO LLC-15565 W BELL RD

Business License Status:

☐ Application link emailed on .

☑ License # 1022093 , current and valid for 12/31/202.

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

February 7, 2022

To: Sherry Ann Aguilar, City Clerk

From: Keith Tanner, Fire Marshal

Subject: Liquor License Application

Applicant: Macayos Restaurant
15565 W Bell Rd
Surprise, AZ 85374

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location within the last 12 months to ensure compliance with the applicable fire codes within the tenant space and building. There are no known fire code violations at this time.

Therefore fire has no comment on the application at this time.

If you have any questions feel free to contact me.

Keith Tanner

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

Macayo's Restaurant

W ARROWHEAD DR
W GOLDENROD DR
N AMBERWOOD DR
W STAR VIEW LN
N NATURA TR
N POTOMAC LN
W BRIDGEWOOD DR
W SAGE TR
W LINKSVIEW DR
W LAS VERDES WY
W OAKRIDGE CT
N STONE HAVEN DR
N THOROUGHB
N HAVASUPAI DR
N AUGUSTA LN
N FIRESTONE LN
W BETHESDA CT
PAD - Sun City Grand
N SUNRISE BLVD
N SUNRISE BLVD
W BELL RD
W SMOKEY DR
W ELM ST
N 160 AV
N 159 AV
W LUNDBERG ST
W YOUNG ST
N VISTA RANCH RD
N 159 DR
PAD - Mountain Vista Ranch
N 158 AV
N 157 AV
W POST DR
W COTTONWOOD ST
W POST DR
N 159 DR
N MOUNTAIN VISTA BLVD
N 158 DR
W TASHA DR
N 159 LN
N 159 AV
N 158 AV
N REEMS RD
W BELL RD
Luv 2 Play AZ
Site
W DOLL LN
N ELKO DR
W HONEYSUCKLE LN
N WAVYLEAF CIR
W MEMORY LN
W JILL LN
W BROOKSIDE LN
N CASSI DR
N CHANCE DR
W TAD LN
W TEAL LN
N MELISSA LN
N EUREKA TR
W LEA LN
PAD - Kingswood Park / Sun Village
W MONDELL RD
W HERITAGE OAK WY
N WAVYLEAF AV
W BOTTLE TREE AV
N RUSTY LN
W ROCKROSE WY
PAD - The Orchards
W ELM CR
N 152 LN
N 151 LN
W LUNDBERG ST
N 152 CT
N 152 AV
N 150 DR
W BOLA DR
N 153 DR
N 153 CT
W POST DR
W YOUNG ST
N 152 LN
N 151 LN
N 151 CT
W COTTONWOOD ST
W POST CIR
W COTTONWOOD CIR
N 154 DR
W TASHA CIR
N 153 AV
N 152 LN
W TASHA DR
N 151 AV
N 151 LN DR

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

REFERENCE: DATE: February 17, 2022

Acquisition of Control Job #182402
Existing License #12070006311

APPLICANT:
Macayo's Restaurant
15565 W. Bell Road
Surprise, Arizona 85374

FINDINGS:

1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Macayo's is a full service family restaurant, serving Mexican cuisine and is open to the public of Surprise and the surrounding Northwest Valley.

2) ***Effect of vehicular traffic in close proximity.***
N/A

3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***
In the last five years, there has been minimal call for criminal activity. There was a reported domestic violence incident in the parking lot. One theft of an employee's backpack prior to opening and a theft of a cell phone. In addition, an adult male was arrested for possessing drugs and paraphernalia behind the restaurant after staff called in to report suspicious activity. There have also been various calls dealing with suspicious persons and incidents where these subjects were thought to be using illegal drugs. Lastly, a food-delivery service driver was arrested for assaulting an employee after a disagreement.

4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Macayo's is open every day of the week from 11 AM to 9:30 PM, with the exception of Fridays and Saturdays, when it closes at 10 PM. Macayo's is in an average sized retail plaza, which contains three other restaurant/bar establishments, which all have Series 12, restaurant liquor licenses. There are also various other retail businesses, which usually close no later than 10 PM, including a yogurt shop. Tailgaters & Il Primo Surprise is open until Midnight every day except Fridays and Saturdays, when it closes at 2 AM. Booty's Wings, Burgers, and Beer is open until 10 PM every night, except for Friday and Saturday nights, when it closes at 11 PM. The third restaurant with a liquor license is Richi's Diner, which is open from 7 AM until 8 PM every day, except Sundays when it closes at 2 PM. Additionally, there is a Planet Fitness gym, which is open 24 hours every day. There is also a Chevron Four Sons gas and convenience store just east of Macayo's, which has a series 6 liquor license. It is open 24 hours a day as well.

5) ***Appropriateness of series license requested.***
A series 12 license is appropriate and applicable for the Macayo's per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022 Contact Person: Chris Sexton
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, "Paradise 151" and dated January 13, 2022, a property generally located south of Paradise Lane between 153rd Avenue and 151st Avenue; Case FS21-774.

Motion:

I move to approve the Final Plat entitled, "Paradise 151" and dated January 13, 2022.

Background:

Richard Egly from Platinum Home Builders, on behalf of Todd and Jean Poe, seeks approval of a Final Plat of the subject property.

Objective Analysis:

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

Policy Compliant:

This proposed Final Plat is consistent with the Surprise General Plan 2035 and the Land Development Ordinance.

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-FS21-774 Poe Paradise Land Final Plat- Staff Report
2. 01 - FS21-774 Poe Paradise Land - Vicinity Map
3. 02 - FS21-774 Poe Paradise Land - Zoning Map
4. 03 - FS21-774 Poe Paradise Land - Final Plat
5. 04 - FS21-774 Poe Paradise Land - Luke Letter
6. FS21-774 Poe Paradise Land - Powerpoint
7. Poe Paradise Land Final Plat Exhibit

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case:	**FS21-774**
Project Name:	Poe Paradise Land - Final Plat
Council District:	1 - Acacia
City Council Date:	**March 1, 2022**
Planner:	Chris Sexton, Planner II
Owner:	Todd and Jean Poe
Applicant:	Richard Egly, Platinum Home Builders
Request:	Final Plat to subdivide one (1) 4.77 gross acres (approx.) parcel into four (4) parcels.
Site Location:	Generally located on the south side of Paradise Lane between 153rd Avenue and 151st Avenue.
Site Size:	4.77 gross acres (approx.)

Findings:

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

Alternative Actions:

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

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

Additional Information:

Richard Egly from Platinum Home Builders, on behalf of Todd and Jean Poe Paradise requests approval of a Final Plat entitled "Paradise 151" dated January 13, 2022. The 4.77 gross acres parcel is zoned Rural Residential (RR) and is generally located on the south side of Paradise Lane, between 153rd Avenue and 151st Avenue. This proposed Final Plat will subdivide 4.77 gross acres lot into four (4) parcels having areas that range from 1.13 to 1.25 acres in area. As part of the subdivision, right-of-way associated with Paradise Lane will be dedicated along the frontage of Parcels 1 and 2 for road widening purposes. It should be noted, an existing single-family residence and accessory structures located in the northerly section of the parcel that will remain on proposed Parcel 2.

The square footage for each parcel is below:

- Parcel 1 – 1.25 acres (54,581 square feet)
- Parcel 2 – 1.25 acres (54,610 square feet)
- Parcel 3 – 1.13 acres (49,372 square feet)
- Parcel 4 - 1.13 acres (49,369 square feet)

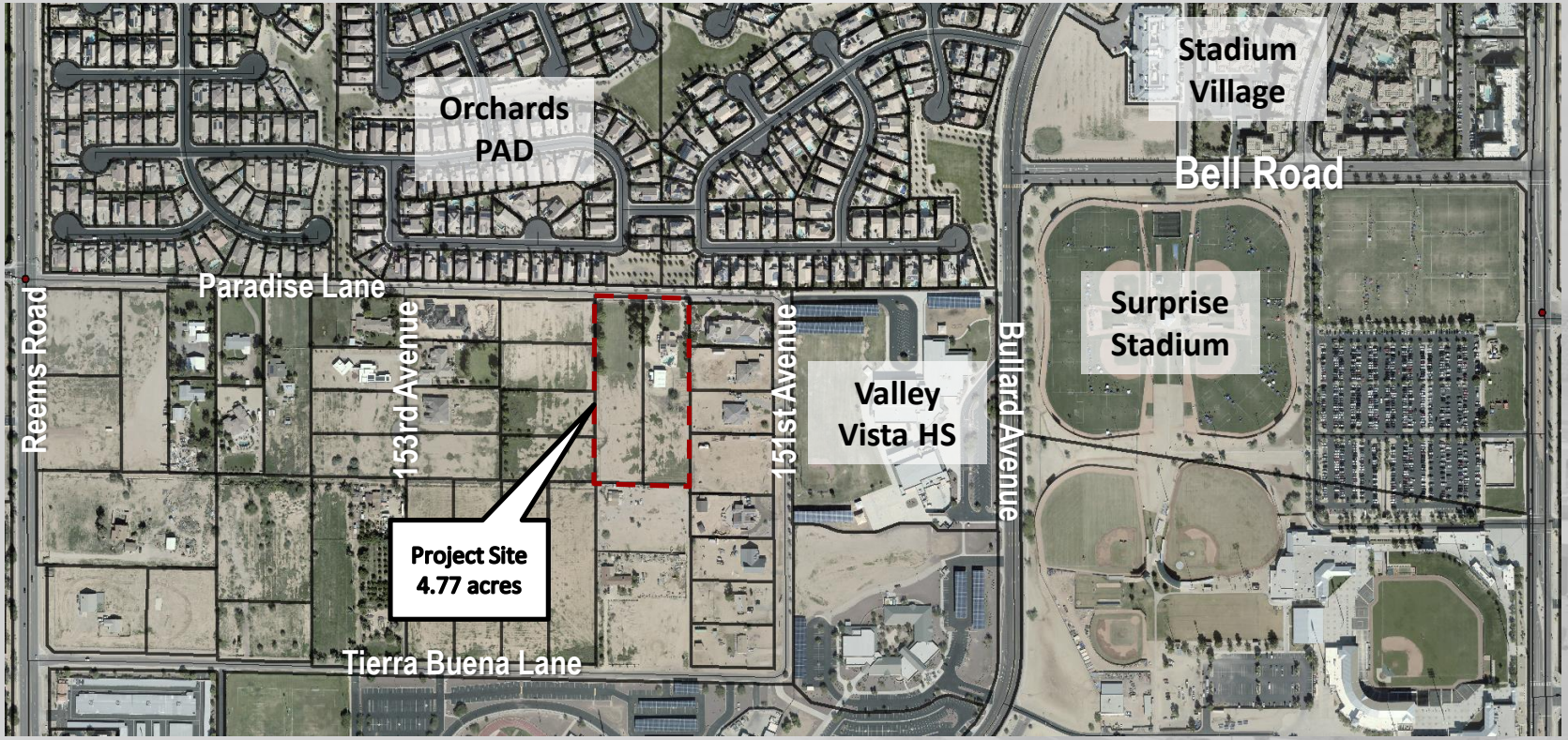
The proposed Final Plat dedicates public right-of-way (ROW) and easements as follows for each lot:

- Parcel 1 – One-half street 15' dedication of ROW
- Parcel 2 – One half street 15' dedication of ROW

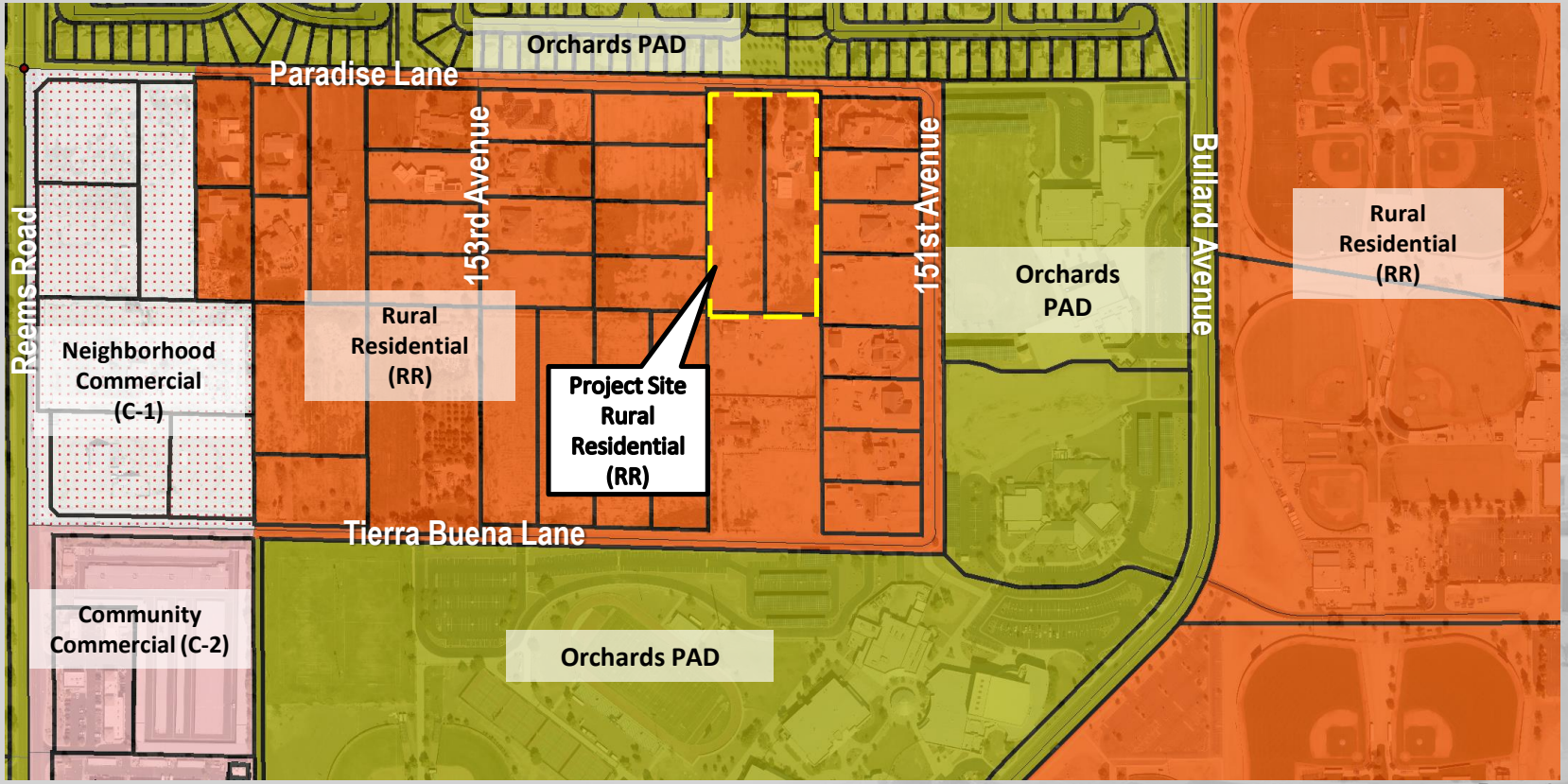
Attachments:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Luke letter
PPT

VICINITY MAP



ZONING MAP


Orchards PAD
Paradise Lane
153rd Avenue
151st Avenue
Bullard Avenue
Reems Road
Rural Residential (RR)
Neighborhood Commercial (C-1)
Project Site Rural Residential (RR)
Orchards PAD
Rural Residential (RR)
Tierra Buena Lane
Community Commercial (C-2)
Orchards PAD

FINAL PLAT
"PARADISE 151"
A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

STATE OF ARIZONA)
) ss
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT TODD POE AND JEAN POE HUSBAND AND WIFE, "OWNER", HAS SUBDIVIDED UNDER THE NAME PARADISE 151, A SUBDIVISION LOCATED IN A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1, WEST, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF PARADISE 151, AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

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

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

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

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

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.

OWNER OR SUBSEQUENT OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL GROUND AND SURFACE WATER RIGHTS ASSOCIATED WITH THE PROPERTY. OWNER OR SUBSEQUENT OWNERS SHALL CONVERT EXISTING IRRIGATION GRANDFATHER RIGHTS APPURTENANT TO THE PROPERTY TO TYPE I ON-IRRIGATION FOR LANDSCAPE OPEN AREAS AND RIGHTS-OF-WAY. OWNER OR SUBSEQUENT OWNERS SHALL EXTINGUISH AND CONVEY TO THE CITY ALL IRRIGATION GRANDFATHER RIGHTS WHICH REMAIN AFTER THE TYPE I CONVERSION. OWNER OR SUBSEQUENT

OWNERS HEREBY GRANT TO THE CITY OF SURPRISE ALL EXISTING WATER CREDITS, INCLUDING BUT NOT LIMITED TO BANKED, LONG TERM AND EXTINGUISHMENT CREDITS ASSOCIATED WITH THE PROPERTY.

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

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

IN WITNESS WHEREOF, OWNER(S) HAS/HAVE HEREUNTO CAUSED HIS/HER/THEIR NAME(S) TO BE SIGNED, THIS _____ DAY OF _____, 2022

TODD POE AND JEAN POE

BY: _____

ITS: Owners

DEDICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA)

COUNTY OF MARICOPA)

ON THIS_____ DAY OF _____, 2022 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 HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

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

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

RELEASE OF LIABILITY

TODD POE AND JEAN POE HUSBAND AND WIFE ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHTOF- 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.

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL
DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2022, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER DATE

CITY OF SURPRISE COUNCIL APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS____ DAY OF _____, 2022.

ATTEST:

_____
MAYOR DATE

_____
CITY CLERK DATE

CITY OF SURPRISE PLAT NOTES

THE OWNER OR SUBSEQUENT OWNERS OF ANY EXISTING OR FUTURE WELLS ON THE LAND DESCRIBED IN THIS PLAT SHALL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE.

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.

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.

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.

SPRINKLERS ARE REQUIRED IN ALL ONE- AND TWO-FAMILY DWELLINGS BUILT IN AREAS WHICH DO NOT HAVE AN ADEQUATE WATER SUPPLY.

THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.

NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1220L, WITH A DATE OF IDENTIFICATION OF 10/16/2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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 HOMEOWNERS' ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."

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.

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.

THE AREA PLATTED HEREON IS SUBJECT TO THE PARADISE ACRES SEWER REPAYMENT POLICY, CITY OF SURPRISE RESOLUTION # 03-159. THE OWNER OR SUBSEQUENT OWNERS, SHALL BE ASSESSED A SEWER LINE EXTENSION FEE PURSUANT TO THE POLICY AT SUCH TIME AS AN APPLICATION FOR BUILDING PERMIT IS SUBMITTED.

SURVEYORS NOTES

1. MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREON.

2. CURRENT MINERAL CLAIMS ON LANDS SHOWN IN THIS SURVEY ARE NOT KNOWN TO THIS SURVEYOR

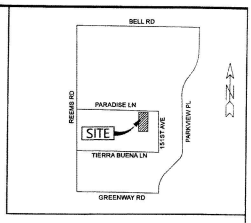
3. IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.

4. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.

5. THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS FOUND.

6. ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.

7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.



VICINITY MAP N.T.S.

OWNER OF RECORD

POE TODD V/JEAN M
15199 W PARADISE LN
SURPRISE, AZ. 85374

BASIS OF BEARING

THE WEST LINE OF THE SOUTH-WEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING = S 00°36'26" E (BK. 617 PG. 33 MCR.)

PARENT PARCEL

EAST PARCEL DEED 1998-1000569

THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVE BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA,

WEST PARCEL DEED 1999-0175820

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:

A PERMANENT EASEMENT FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES OVER THE NORTH 30 FEET AND THE SOUTH 20 FEET OF THE WEST 3/4THS OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF AND FOR IRRIGATION PURPOSES OVER THE WEST 10 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3:

A PERMANENT EASEMENT FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES OVER THE NORTH 30 FEET OF THE SOUTH 20 FEET OF THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION FIVE (5), TOWNSHIP THREE (3) NORTH, RANGE ONE (1) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

ZONING

RURAL RESIDENTIAL (RR).

LAND SURVEYORS CERTIFICATION

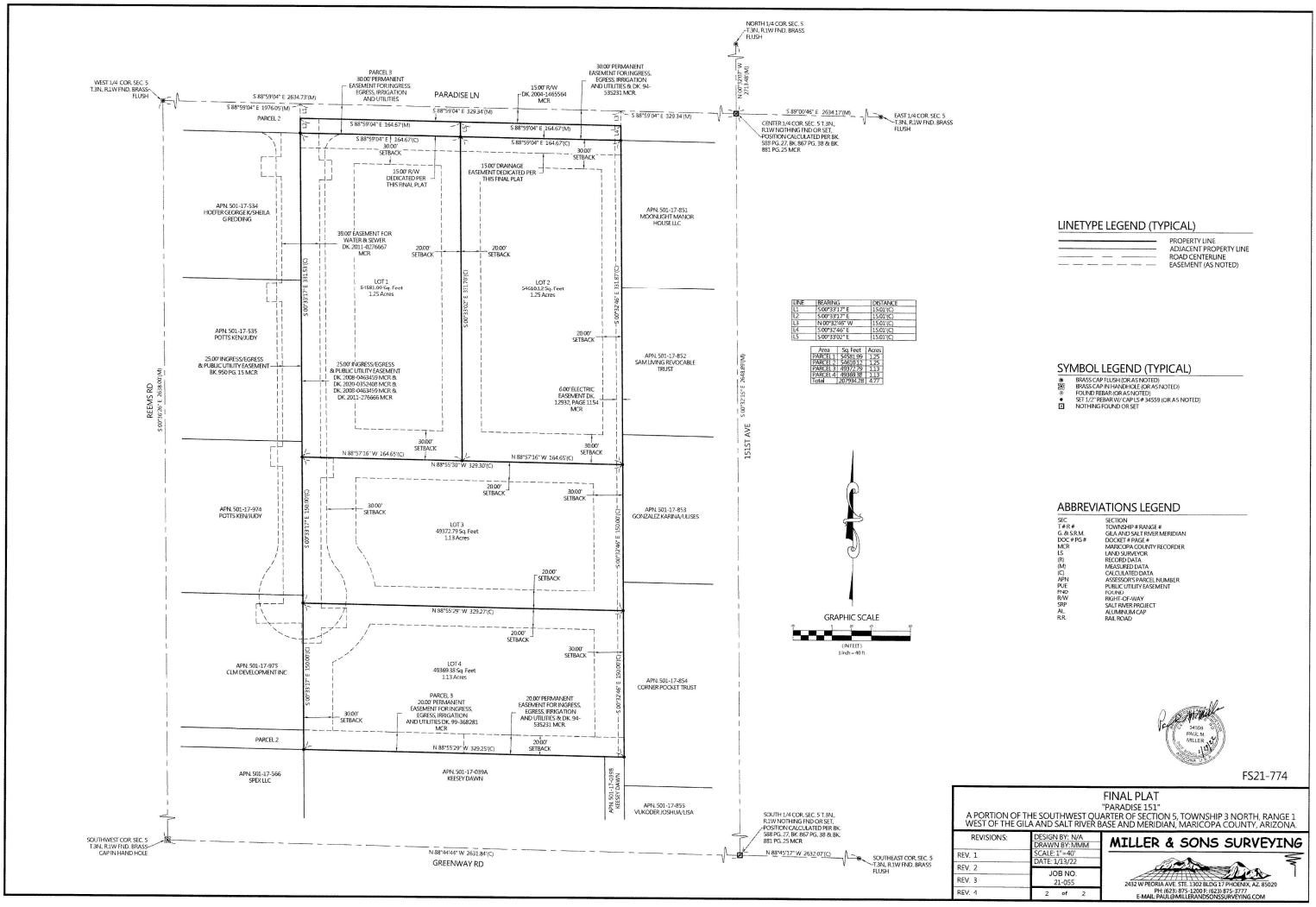
I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF JUNE 2021, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

REGISTERED LAND SURVEYOR 34559 PAUL M. MILLER ARIZONA U.S.A. EXPIRES 9/30/22

REGISTRATION NO. 34559, AZ
REGISTERED LAND SURVEYOR

FS21-774

FINAL PLAT "PARADISE 151" A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.		
REVISIONS:	DESIGN BY: N/A DRAWN BY: MMM	MILLER & SONS SURVEYING
REV. 1	SCALE: N/A DATE: 1/13/22	
REV. 2	JOB NO. 21-055	2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029 PH:(623) 875-1200 F: (623) 875-3777 E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM
REV. 3		
REV. 4	1 of 2	


NORTH 1/4 COR. SEC. 5 T.3N., R.1W FND. BRASS FLUSH
WEST 1/4 COR. SEC. 5 T.3N., R.1W FND. BRASS-FLUSH
PARCEL 3 30.00' PERMANENT EASEMENT FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES
PARADISE LN
15.00' R/W DK. 2004-1485564 MCR
30.00' PERMANENT EASEMENT FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES & DK. 94-535231 MCR
S 88°59'04" E 1976.05'(M)
S 88°59'04" E 2634.73'(M)
S 88°59'04" E 329.34'(M)
S 88°59'04" E 164.67'(M)
S 88°59'04" E 164.67'(C)
30.00' SETBACK
15.00' R/W DEDICATED PER THIS FINAL PLAT
15.00' DRAINAGE EASEMENT DEDICATED PER THIS FINAL PLAT
CENTER 1/4 COR. SEC. 5 T.3N., R.1W NOTHING FND OR SET, POSITION CALCULATED PER BK. 589 PG. 27, BK. 867 PG. 38 & BK. 881 PG. 25 MCR
S 87°00'46" E 2634.17'(M)
EAST 1/4 COR. SEC. 5 T.3N., R.1W FND. BRASS FLUSH
APN: 501-17-534 HOEFER GEORGE K/SHEILA G REDDING
APN: 501-17-851 MOONLIGHT MANOR HOUSE LLC
39.00' EASEMENT FOR WATER & SEWER DK. 2011-0276667 MCR
20.00' SETBACK
LOT 1 54581.99 Sq. Feet 1.25 Acres
LOT 2 54610.12 Sq. Feet 1.25 Acres
APN: 501-17-535 POTTS KEN/JUDY
25.00' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT BK. 950 PG. 15 MCR
25.00' INGRESS/EGRESS & PUBLIC UTILITY EASEMENT DK. 2008-0463459 MCR &, DK. 2009-0152458 MCR &, DK. 2008-0463459 MCR &, DK. 2011-276666 MCR
APN: 501-17-852 SAM LIVING REVOCABLE TRUST
6.00' ELECTRIC EASEMENT DK. 12932, PAGE 1154 MCR
REEMS RD
S 00°19'26" E 2638.00'(M)
N 88°57'16" W 164.65'(C)
N 88°55'30" W 329.30'(C)
APN: 501-17-974 POTTS KEN/JUDY
LOT 3 49372.79 Sq. Feet 1.13 Acres
APN: 501-17-853 GONZALEZ KARINA/ULISES
N 88°55'29" W 329.27'(C)
APN: 501-17-975 CLM DEVELOPMENT INC
LOT 4 49369.38 Sq. Feet 1.13 Acres
APN: 501-17-854 CORNER POCKET TRUST
PARCEL 3 20.00' PERMANENT EASEMENT FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES DK. 99-368281 MCR
20.00' PERMANENT EASEMENT FOR INGRESS, EGRESS, IRRIGATION AND UTILITIES & DK. 94-535231 MCR
N 88°55'29" W 329.25'(C)
APN: 501-17-566 SPDX LLC
APN: 501-17-039A KEESEY DAWN
APN: 501-17-039B KEESEY DAWN
APN: 501-17-855 VUKODER, JOSHUA/LISA
151ST AVE
S 00°13'52" E 2638.04'(M)
SOUTH 1/4 COR. SEC. 5 T.3N., R.1W NOTHING FND OR SET, POSITION CALCULATED PER BK. 588 PG. 27, BK. 867 PG. 38 & BK. 881 PG. 25 MCR
N 88°45'27" W 2632.07'(C)
SOUTHEAST COR. SEC. 5 T.3N., R.1W FND. BRASS FLUSH
SOUTHWEST COR. SEC. 5 T.3N., R.1W FND. BRASS-CAP IN HAND HOLE
N 88°44'44" W 2631.84'(C)
GREENWAY RD
LINE BEARING DISTANCE
L1 S 00°53'17" E 15.01'(C)
L2 S 00°53'17" E 15.01'(C)
L3 N 00°32'48" W 15.01'(C)
L4 S 00°32'46" E 15.01'(C)
L5 S 00°33'01" E 15.01'(C)
Area Sq. Feet Acres
PARCEL 1 54581.99 1.25
PARCEL 2 54610.12 1.25
PARCEL 3 49372.79 1.13
PARCEL 4 49369.38 1.13
Total 207934.28 4.77
GRAPHIC SCALE
(IN FEET) 1 inch = 40 ft.
LINETYPE LEGEND (TYPICAL)
PROPERTY LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
EASEMENT (AS NOTED)
SYMBOL LEGEND (TYPICAL)
BRASS CAP FLUSH (OR AS NOTED)
BRASS CAP IN HANDHOLE (OR AS NOTED)
FOUND REBAR (OR AS NOTED)
SET 1/2" REBAR W/ CAP LS # 34559 (OR AS NOTED)
NOTHING FOUND OR SET
ABBREVIATIONS LEGEND
SEC SECTION
T # R # TOWNSHIP # RANGE #
G. & S.R.M. GILA AND SALT RIVER MERIDIAN
DOC # PG # DOCKET # PAGE #
MCR MARICOPA COUNTY RECORDER
LS LAND SURVEYOR
(R) RECORD DATA
(M) MEASURED DATA
(C) CALCULATED DATA
APN ASSESSOR'S PARCEL NUMBER
PUE PUBLIC UTILITY EASEMENT
FND FOUND
R/W RIGHT-OF-WAY
SRP SALT RIVER PROJECT
AL ALUMINUM CAP
R.R. RAIL ROAD
34559 PAUL M. MILLER
FS21-774
FINAL PLAT
"PARADISE 151"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
REVISIONS:
REV. 1
REV. 2
REV. 3
REV. 4
DESIGN BY: N/A
DRAWN BY: MMM
SCALE: 1"=40'
DATE: 1/13/22
JOB NO. 21-055
2 of 2
MILLER & SONS SURVEYING
2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029
PH: (623) 875-1200 F: (623) 875-3777
E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM

Christina Sexton

From: Lorraine Nevarez
Sent: Wednesday, October 6, 2021 10:33 AM
To: Richard Egly
Subject: FW: FS21-774 - Poe Paradise Land - Luke AFB Comments

Richard,

Below you will find the comments from Luke AFB regarding the above referenced plan.

Direct all questions to the contact information listed below.

Best regards,

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

www.surpriseaz.gov
623.222.3154 **t**
623.222.3001 **f**

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Wednesday, October 6, 2021 10:22 AM
To: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Cc: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>
Subject: RE: FS21-774 - Poe Paradise Land - New Digital Submittal

Lorraine,

Thank you for allowing Luke AFB to make comments on the Poe Paradise Land Application. This application is to divide 4.88 acres into 4 lots. The site is located at 15199 W Paradise Ln in Surprise, AZ. It is approximately 1.7 miles outside the Luke AFB 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.

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

Respectfully,

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981

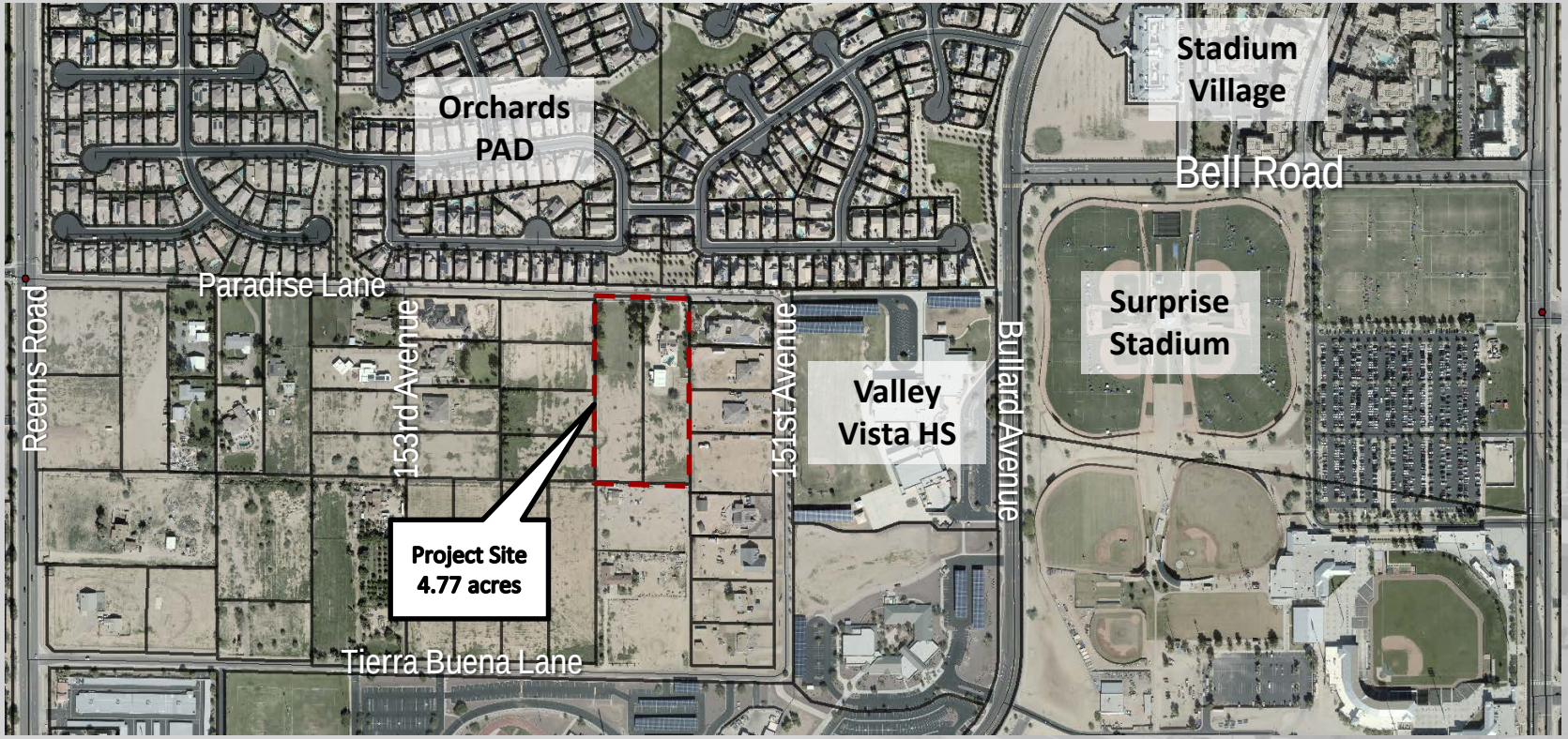
SURPRISE
ARIZONA

FS21-774
Poe Paradise Land- Final Plat

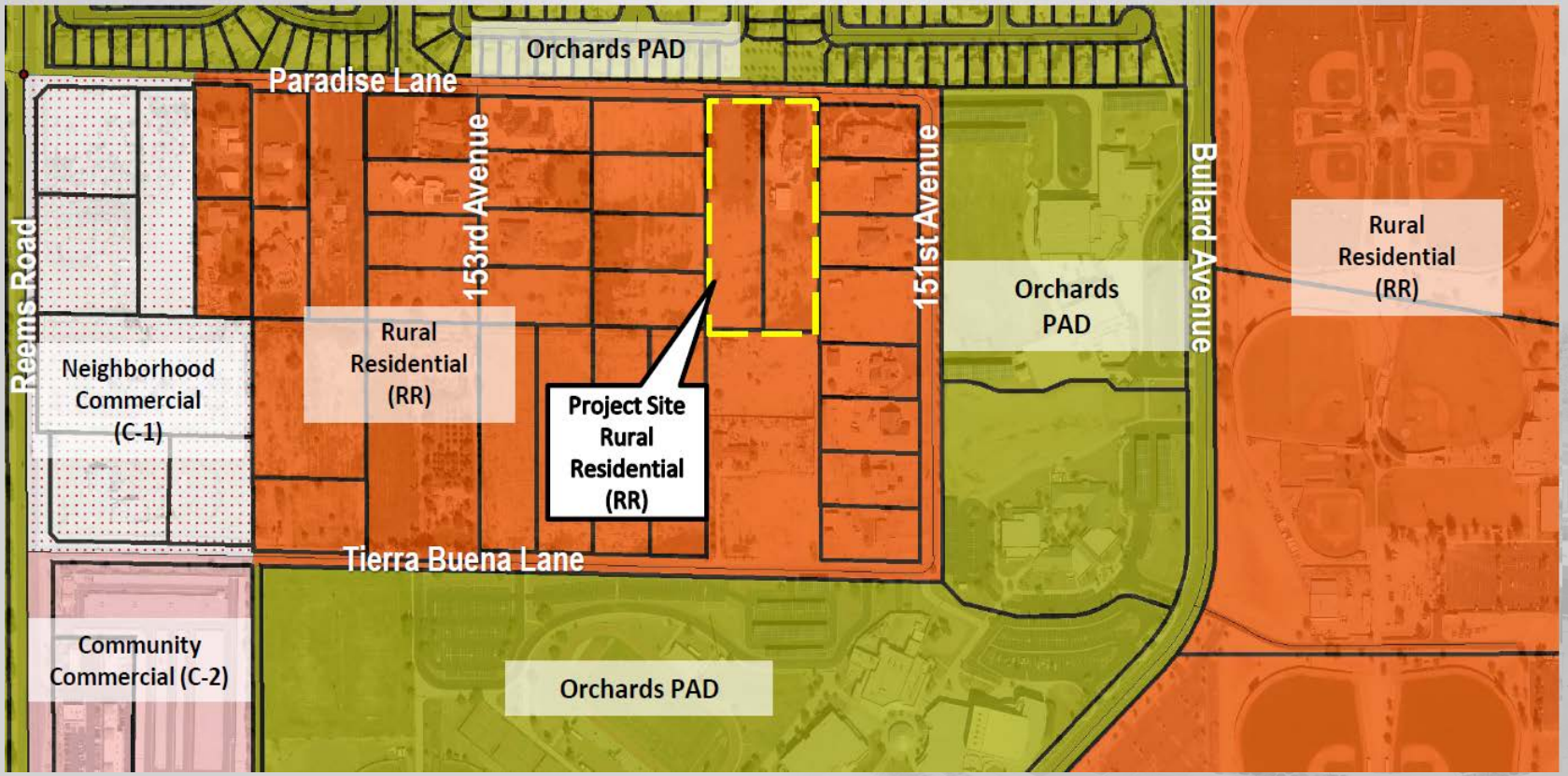
City Council

March 01, 2022

VICINITY MAP



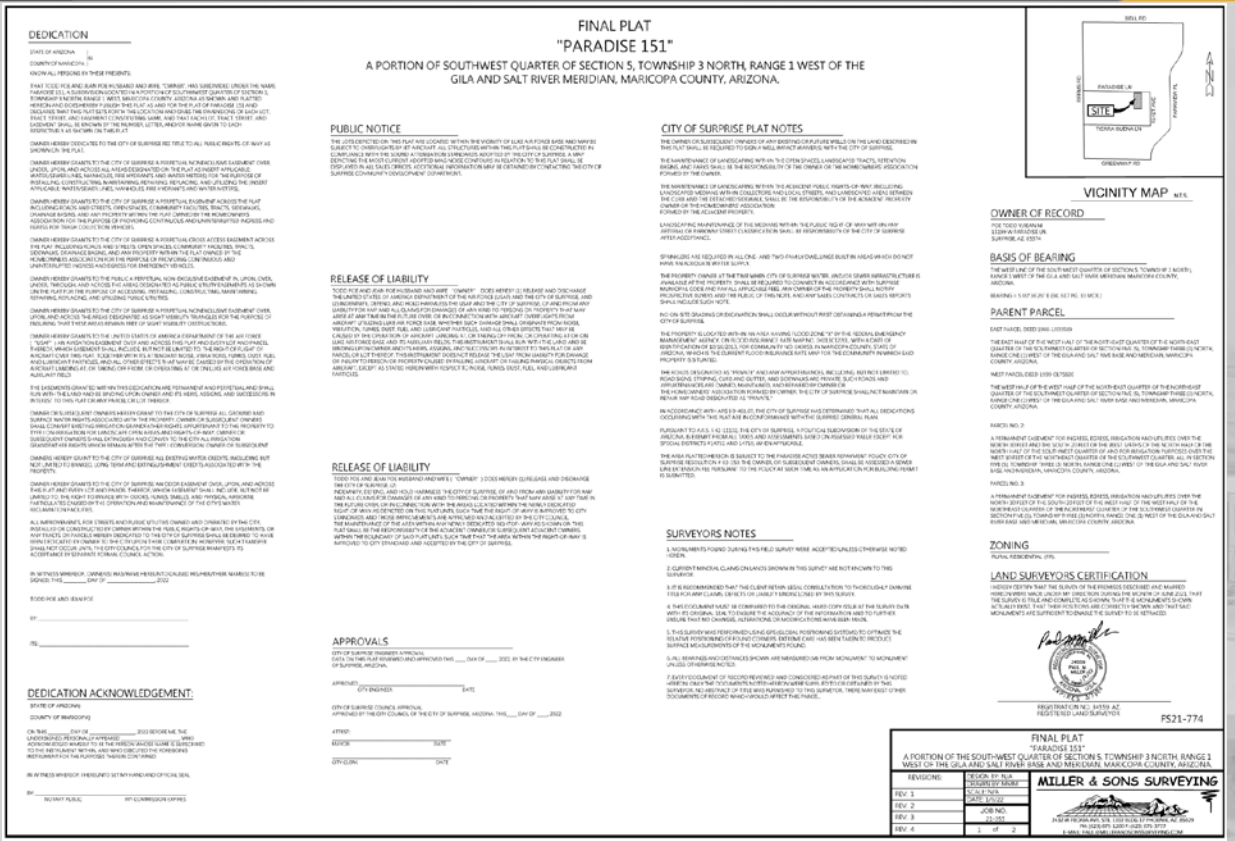
Zoning MAP


Orchards PAD
Paradise Lane
153rd Avenue
151st Avenue
Bullard Avenue
Reems Road
Rural Residential (RR)
Orchards PAD
Rural Residential (RR)
Neighborhood Commercial (C-1)
Rural Residential (RR)
Project Site Rural Residential (RR)
Tierra Buena Lane
Community Commercial (C-2)
Orchards PAD

Final Plat Exhibit



Final Plat



FINAL PLAT
"PARADISE 151"
A PORTION OF SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION

DEDICATION ACKNOWLEDGEMENT:

PUBLIC NOTICE

RELEASE OF LIABILITY

RELEASE OF LIABILITY

APPROVALS

CITY OF SURPRISE PLAT NOTES

SURVEYORS NOTES

VICINITY MAP

OWNER OF RECORD

BASIS OF BEARING

PARENT PARCEL

ZONING

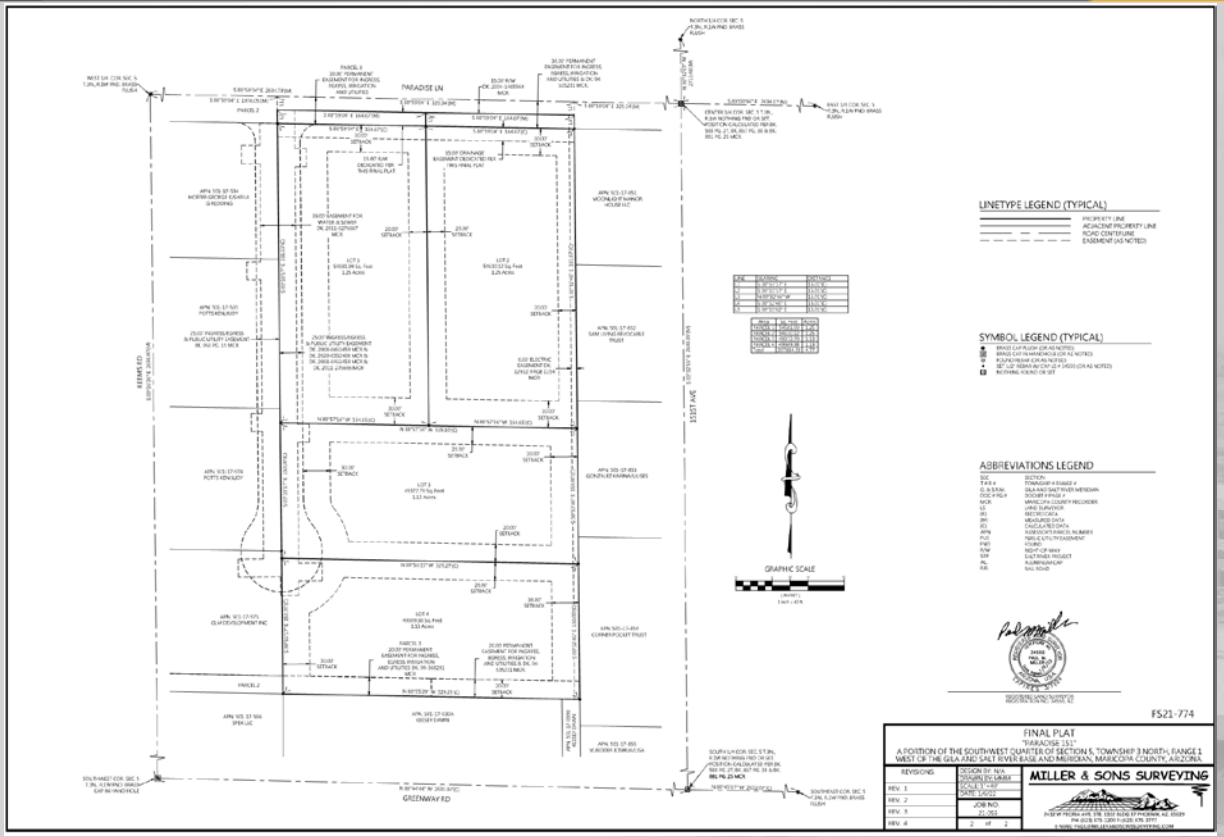
LAND SURVEYORS CERTIFICATION

FINAL PLAT
"PARADISE 151"
A PORTION OF THE SOUTH-WEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REVISIONS:	DESIGN BY: N/A DRAWN BY: MMR
REV. 1	SCALE: N/A
REV. 2	DATE: 1/31/22
REV. 3	JOB NO. 20-055
REV. 4	1 of 2

MILLER & SONS SURVEYING

Final Plat


PARADISE LN
GREENWAY RD
159TH AVE
LINETYPE LEGEND (TYPICAL)
SYMBOL LEGEND (TYPICAL)
ABBREVIATIONS LEGEND
GRAPHIC SCALE
FS21-774
FINAL PLAT
"PARADISE 151"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
REVISIONS
MILLER & SONS SURVEYING

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

Poe Paradise Land - Final Plat



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022
Submitting Department: Police
Staff Recommendations:

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 $10,000 within the Grants Fund for the purpose of accepting a reallocation grant from the AZ Department of Homeland Security (UASI) for the purchase of equipment; Resolution # 2022-18.

Motion:

I move to approve Resolution # 2022-18.

Background:

The AZ Department of Homeland Security has awarded the City of Surprise additional funding for the purchase of equipment. This $10,000 reallocation provides funding for the purchase of breaching equipment to be used to assist the Police Department's tactical team in dealing with various situations it may encounter locally, as well as regionally, as part of the UASI program.

Objective Analysis:

This grant allows the Police Department to purchase additional equipment for the tactical team. This equipment greatly improves the team and their ability to address, mitigate and resolve critical incidents. One negative is the time spent managing the grant (i.e. scheduling, tracking, and reporting) which is not covered by the grant.

Policy Compliant:

The grant objectives are consistent with City and Council policy and the practice of supplementing the General Fund budget through the use of grant funds when reasonable to do so. In addition, acceptance and utilization of these grants funds will better prepare the City to deal with unusual circumstances in the future and this is consistent with City and Council policy and practice of preparation.

Financial Impact:

This one-time grant award includes $10,000 for the purchase of operating equipment. There is no City match requirement.

Budget Impact:

The FY2022 adopted budget did not include appropriations for this grant award. Acceptance of these additional funds will amend the budget by moving budget authority in the amount of $10,000 from Contingency to Project G31225A FFY21 AZDOHS UASI 2019 Reallocation.

FTE Impact:

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

ATTACHMENTS:

1. 19-AZDOHS-HSGP-190822-02 REALLOCATION
2. 22.02.14 Resolution 2022-18 UASI CBRNE Sustainment Reallocation Grant (FINAL)

SUBRECIPIENT AGREEMENT - REALLOCATION

19-AZDOHS-HSGP-190822-02

Between

The Arizona Department of Homeland Security

And

Surprise Police Department (DUNS# 021648936)

WHEREAS, A.R.S. § 41-4254 charges the Arizona Department of Homeland Security (AZDOHS) with the responsibility of administering funds.

THEREFORE, it is agreed that the AZDOHS shall provide funding to the **Surprise Police Department** (Subrecipient) for services under the terms of this Agreement (the "Agreement").

I. **PURPOSE OF AGREEMENT**
The purpose of this Agreement is to specify the rights and responsibilities of AZDOHS in administering the distribution of homeland security grant funds to the Subrecipient, and to specify the rights and responsibilities of the Subrecipient as the recipient of these funds.

II. **PERIOD OF PERFORMANCE, TERMINATION AND AMENDMENTS**
This Agreement shall become effective on **January 1, 2022** and shall terminate on **July 31, 2022.** The obligations of the Subrecipient as described herein will survive termination of this agreement.

III. **DESCRIPTION OF SERVICES**
The Subrecipient shall provide the services for AZDOHS as set forth in writing in Subrecipient's grant application titled: **"Surprise PD Enhancing Response Capabilities CBRNE Sustainment, FFY21 "** and funded at **$10,000** (as may have been modified by the award letter).

IV. **MANNER OF FINANCING**
The AZDOHS shall under the U.S. Department of Homeland Security grant # EMW-2019-SS-00002-S01 and CFDA #97.067:

a. Provide up to **$10,000** to the Subrecipient for services provided under Paragraph III.

b. Payment made by the AZDOHS to the Subrecipient shall be on a reimbursement basis only and is conditioned upon receipt of proof of payment and applicable, accurate and complete reimbursement documents, as deemed necessary by the AZDOHS, to be submitted by the Subrecipient. A listing of acceptable documentation can be found at www.azdohs.gov. Payments will be contingent upon receipt of all reporting requirements of the Subrecipient under this Agreement.

V. FISCAL RESPONSBILITY

It is understood and agreed that the total amount of the funds used under this Agreement shall be used only for the project as described in the application and award documentation. Therefore, should the project not be completed, the Subrecipient shall reimburse said funds directly to the AZDOHS immediately. If the project is completed at a lower cost than the original budget called for, the amount reimbursed to the Subrecipient shall be for only the amount of dollars actually spent by the Subrecipient in accordance with the approved application. For any funds received under this Agreement for which expenditure is disallowed by an audit exemption or otherwise by the AZDOHS, the State, or Federal government, the Subrecipient shall reimburse said funds directly to the AZDOHS immediately.

VI. FINANCIAL AUDIT/PROGRAMMATIC MONITORING

The Subrecipient agrees to comply with the record-keeping requirements and other requirements of A.R.S. 35-214 and 35-215.

a) In addition, in compliance with the Federal Single Audit Act (31 USC 7501-7507) as amended by the Single Audit Act Amendments of 1996 (P.L. 104-156) and 2 C.F.R. 200.501, the Subrecipient must have a Single Audit or program specific audit conducted in accordance with 2 C.F.R. 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards) if the Subrecipient expends more than $750,000 from Federal awards in its previous fiscal year. If the Subrecipient has expended more than $750,000 in Federal dollars, a copy of the Subrecipient's single audit or program specific audit report for the previous fiscal year and subsequent fiscal years that fall within the period of performance is due annually to AZDOHS within nine (9) months of the Subrecipient's fiscal year end.

b) Failure to comply with any requirements imposed as a result of an audit will suspend reimbursement by AZDOHS to the Subrecipient until the Subrecipient is in compliance with all such requirements. Additionally, the Subrecipient will not be eligible for any new awards until the Subrecipient is in compliance with all such requirements.

c) Subrecipients who do not expend more than $750,000 in Federal dollars in the previous fiscal year and subsequent fiscal years that fall within the period of performance must submit to AZDOHS via audits@azdohs.gov, a statement stating they do not meet the threshold and therefore do not have to complete a single audit or program specific audit.

d) Subrecipient will be monitored periodically by AZDOHS, both programmatically and financially, to ensure that the project goals, objectives, performance requirements, timelines, milestone completion, budgets, and other related program criteria are being met. Monitoring will be accomplished through a combination of office-based reviews and on-site monitoring visits. Monitoring can involve aspects of the work involved under this Agreement including but not limited to the review and analysis of financial, programmatic, equipment, performance, and administrative issues relative to each program and will identify areas where technical assistance and other support may be needed. Subrecipient shall participate in and cooperate with all such monitoring by AZDOHS, and shall provide access to all personnel, documents, and other records as may be requested from time to time by AZDOHS. Subrecipient also shall comply with all requests of AZDOHS that AZDOHS deems necessary to assure the parties' compliance with their obligations under this Agreement.

e) The Subrecipient agrees to cooperate with any assessments, state/national evaluation efforts, or information or data collection requests, including, but not limited to, the provision of any information required for the assessment or evaluation of any activities within this Agreement.

VII. APPLICABLE STANDARDS AND REGULATIONS

The Subrecipient must comply with the applicable Notice of Funding Opportunity (NOFO) and Code of Federal Regulations (C.F.R.) 2 C.F.R. 200. The NOFO for this program is hereby incorporated into this Agreement by reference. By accepting this award, the Subrecipient agrees that all allocation and use of funds under this grant will be in accordance with the requirements contained in the NOFO and all other applicable law.

Davis Bacon Act

HSGP Program subrecipients using funds for construction projects must comply with the *Davis-Bacon Act* (40 U.S.C. 3141 *et seq.*). Subrecipients must obtain written approval from AZDOHS prior to use of any HSGP funds for construction or renovation. Subrecipients must ensure that their contractors or subcontractors for construction projects pay workers no less than the prevailing wages for laborers and mechanics employed on projects of a character similar to the contract work in the civil subdivision of the state in which the work is to be performed. Additional information regarding compliance with the *Davis-Bacon Act*, including Department of Labor (DOL) wage determinations, is available from the following website https://www.dol.gov/whd/govcontracts/dbra.htm.

Insurance Coverage

The Subrecipient affirms the organization maintain insurance coverage as described in 2 C.F.R. 200.310. The non-Federal (Subrecipient) entity must, at a minimum, provide the equivalent insurance coverage for real property and equipment acquired or improved with Federal funds as provided to property owned by the non-Federal (Subrecipient) entity. Federally-owned property need not be insured unless required by the terms and conditions of the Federal award.

National Incident Management System (NIMS)

The Subrecipient agrees to remain in compliance with National Incident Management System (NIMS) implementation initiatives as outlined in the applicable NOFO.

Environmental Planning and Historic Preservation

The Subrecipient shall comply with Federal, State and Local environmental and historical preservation (EHP) regulations, laws and Executive Orders as applicable. *See* FEMA publication FP 108-023-1, titled "Environmental Planning and Historic Preservation (EHP) Policy Guidance," available at https://www.fema.gov/media-library-data/1533321728657-592e122ade85743d1760fd4747241776/GPD_EHP_Policy_Final_Amendment_GPD_final_508.pdf. Subrecipients proposing projects that have the potential to impact the environment, including but not limited to construction of communication towers, modification or renovation of existing buildings, structures and facilities, or new construction including replacement of facilities, must participate in the Federal Department of Homeland Security (DHS)/Federal Emergency Management Agency (FEMA) EHP review process. The EHP review process involves the submission of a detailed project description that explains the goals and objectives of the proposed project along with supporting documentation so that DHS/FEMA may determine whether the proposed project has the potential to impact environmental resources and/or historic properties. In some cases, DHS/FEMA is also required to consult with other regulatory agencies and the public in order to complete the review process. The EHP review process must be completed before funds are released to carry out the proposed project. If ground disturbing activities occur during project implementation, the Subrecipient must ensure monitoring of ground disturbance and if any archeological resources are discovered, the Subrecipient shall immediately cease construction in that area and notify FEMA, AZDOHS and the appropriate State Historic

Preservation Office. DHS/FEMA will not fund projects that are initiated without the required EHP review. In addition, the following provisions must be adhered to:

Consultants/Trainers/Training Providers
Invoices for consultants/trainers/training providers must include at a minimum: a description of services; dates of services; number of hours for services performed; rate charged for services; and, the total cost of services performed. Consultant/trainer/training provider costs must be within the prevailing rates; must be obtained under consistent treatment with the procurement policies of the Subrecipient and 2 C.F.R. 200; and shall not exceed the maximum of $450 per day per consultant/trainer/training provider unless prior written approval is granted by the AZDOHS. This includes internal personnel hired on backfill/overtime to deliver training. In addition to the per day $450 maximum amount, the consultant/trainer/training provider may be reimbursed reasonable travel, lodging, meal and incidental expenses not to exceed the State rate. Itemized receipts are required for lodging and travel reimbursements. The Subrecipient will not be reimbursed costs other than travel, lodging, meals and incidentals on travel days for consultants/trainers/training providers. See Travel Costs below.

Contractors/Subcontractors
The Subrecipient may enter into written subcontract(s) for performance of certain of its functions under the Agreement in accordance with terms established in 2 C.F.R. 200 and the applicable NOFO. The Subrecipient agrees and understands that no subcontract that the Subrecipient enters into with respect to performance under this Agreement shall in any way relieve the Subrecipient of any responsibilities for performance of its duties. The Subrecipient shall give the AZDOHS immediate notice in writing by certified mail of any action or suit filed and prompt notice of any claim made against the Subrecipient by any subcontractor or vendor which may result in litigation related in any way to this Agreement.

Travel Costs
All grant funds expended for travel, lodging, meals and incidentals are subject to the standards of the Subrecipient's policies and procedures, as well as the State of Arizona Accounting Manual (SAAM). These policies must be applied uniformly to both federally financed and other activities of the Subrecipient. AZDOHS will reimburse at the most restrictive allowability and rate. At no time will the Subrecipient's reimbursement(s) exceed the State rate established by the Arizona Department of Administration, General Accounting Office Travel Policies: https://gao.az.gov/travel.

Procurement
The Subrecipient shall comply with its own procurement rules/policies and must also comply with Federal procurement rules/policies and all Arizona state procurement code provisions and rules. The Federal intent is that all Homeland Security Funds are awarded competitively. The Subrecipient shall not enter into a Noncompetitive (Sole or Single Source) Procurement Agreement, unless prior written approval is granted by the AZDOHS via the Noncompetitive Procurement Request Form. The Noncompetitive Procurement Request Form and instructions are located on the AZDOHS website: *https://azdohs.gov/grant-program-forms.*

Training and Exercise
The Subrecipient agrees that any grant funds used for training and exercise must be in compliance with the applicable NOFO. All training must be included and approved in your application and/or approved through the DEMA/AZDOHS training request process prior to execution of training contract(s). All exercises must utilize and comply with the FEMA Homeland Security Exercise and Evaluation Program (HSEEP) guidance for exercise design, development, conduct, evaluation and reporting. The Subrecipient agrees to:

a) Submit an exercise summary and attendance/sign-in roster to AZDOHS with all related reimbursement requests.

b) Email the After Action Report/Improvement Plan (AAR/IP) to the local County Emergency Manager, the AZDOHS Strategic Planner, and the Arizona Department of Military Affairs (DEMA) Exercise Branch within 90 days of completion of an exercise or as prescribed by the most current HSEEP guidance.

Communications Equipment

All Land Mobile Radio equipment purchased with Homeland Security funds is required to comply with the following:

a) P25 (Project 25) standards;
b) SAFECOM Guidance (*see* https://www.dhs.gov/safecom);
c) Land Mobile Radio Minimum Equipment Standards as approved by the Statewide Interoperability Executive Committee (SIEC); and
d) Arizona's State Interoperable Priority Programming Guide also as approved by the SIEC

Nonsupplanting Agreement

The Subrecipient shall not use funds received under this Agreement to supplant Federal, State, Tribal or Local funds or other resources that would otherwise have been made available for this program/project. The Subrecipient may be required to demonstrate and document that a reduction in non-Federal resources occurred for reasons other than the receipt of expected receipt of Federal funds. Further, if a position created by a grant is filled from within, the vacancy created by this action must be filled within thirty (30) days. If the vacancy is not filled within thirty (30) days, the Subrecipient must stop charging the grant for the new position. Upon filling the vacancy, the Subrecipient may resume charging for the grant position.

E-Verify

Compliance requirements for A.R.S. 41-4401—immigration laws and E-Verify requirement.

a) The Subrecipient warrants its compliance with all State and Federal immigration laws and regulations relating to its employees and to employees of any contractor or subcontractor retained through Subrecipient to provide goods or services related to this Agreement, including but not limited to A.R.S. 23-214, Subsection A (that subsection reads: "After December 31, 2007, every employer, after hiring an employee, shall verify the employment eligibility of the employee through the E-Verify program").

b) A breach of a warranty by Subrecipient regarding compliance with immigration laws and regulations shall be deemed a material breach of this Agreement and the Subrecipient may be subject to penalties to be determined at AZDOHS's discretion, up to and including termination of this Agreement.

c) The AZDOHS retains the legal right to inspect the papers of any Subrecipient employee who works on the Agreement, and to those of any employee of any contractor or subcontractor retained through Subrecipient to provide goods or services related to this Agreement, to ensure that the Subrecipient is complying with the warranty under paragraph (a) above.

Property Control

Effective control and accountability must be maintained by Subrecipient for all property/equipment purchased under this Agreement. The Subrecipient must adequately safeguard all such property/equipment and must assure that it is used for authorized purposes as described in the NOFO, the grant application as approved by AZDOHS, and 2 C.F.R. 200. The Subrecipient shall exercise caution in the use, maintenance, protection and preservation of such property.

a) Property/equipment shall be used by the Subrecipient in the program or project for which it was acquired as long as needed, whether or not the program or project continues to be supported by federal grant funds. Subrecipient is required to maintain and utilize equipment as outlined in 2 C.F.R. 200.313 - Equipment. Any loss, damage, or theft shall be investigated by Subrecipient and reported by Subrecipient to the AZDOHS. Any equipment lost, damaged or stolen shall be replaced by the Subrecipient at the Subrecipient's expense and an updated Property Control Form shall be submitted to AZDOHS by Subrecipient.

b) Nonexpendable Property/Equipment and Capital Assets:

   a. Nonexpendable Property/Equipment is property which has a continuing use, is not consumed in use, is of a durable nature with an expected service life of one or more years, has an acquisition cost of $5,000 (Five Thousand Dollars) or more, and does not become a fixture or lose its identity as a component of other equipment or systems.

   b. A Capital Asset is any personal or real property, or fixture that has an acquisition cost of $5,000 (Five Thousand Dollars) or more per unit and a useful life of more than one year.

c) A Property Control Form (if applicable) shall be maintained for the entire scope of the program or project for which property was acquired through the end of its useful life and/or disposition. All Nonexpendable Property and Capital Assets must be included on the Property Control Form. The Subrecipient shall provide AZDOHS a copy of the Property Control Form with the final quarterly programmatic report. The Property Control Form can be located at *https://azdohs.gov/grant-program-forms.* The Subrecipient agrees to be subject to equipment monitoring and auditing by state or federal authorized representatives to verify information.

d) A physical inventory of Nonexpendable Property/Equipment and Capital Assets must be taken and the results reconciled with the Property Control Form at least once every two years.

   a. A control system must be developed to ensure adequate safeguards to prevent loss, damage, or theft of the property. Any loss, damage, or theft shall be investigated and reported by Subrecipient to AZDOHS immediately.

   b. Adequate maintenance procedures must be developed to keep the property in good condition.

e) When Nonexpendable Property/Equipment and/or Capital Assets are no longer in operational use by the Subrecipient, an updated Property Control Form must be submitted by Subrecipient to AZDOHS immediately. The disposition of equipment shall be in compliance with the AZDOHS Disposition Guidance and 2 C.F.R. 200. If the Subrecipient is requesting disposition of Capital Assets for reasons other than theft, destruction, or loss, the Subrecipient must submit an Equipment Disposition Request Form to AZDOHS and receive approval prior to the disposition. The Equipment Disposition Guidance and Request Form can be found at *https://azdohs.gov/grant-program-forms.*

f) Equipment Record Retention
Pursuant to 2 C.F.R. 200.333(c), records for real property and equipment acquired with Federal funds must be retained for three (3) years after final disposition.

Allowable Costs
The allowability of costs incurred under this Agreement shall be determined in accordance with the general principles of allowability and standards for selected cost items as set forth in the applicable Code of Federal Regulations, authorized equipment lists, and guidance documents referenced above.

a) The Subrecipient agrees that use of grant funds for any indirect costs that may be incurred must be in accordance with 2 C.F.R. 200 and the applicable NOFO. Indirect costs must be applied for and approved in writing by the AZDOHS prior to expenditure and reimbursement.

b) The Subrecipeint agrees that grant funds are not to be expended for any Management and Administrative (M&A) costs that may be incurred by the Subrecipient for administering these funds unless explicitly applied for and approved in writing by the AZDOHS and shall be in compliance with the applicable NOFO.

VIII. DEBARMENT CERTIFICATION

The Subrecipient is to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, which are at 2 C.F.R. Part 180 as adopted by DHS at 2 C.F.R. Part 3000. These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

IX. FUNDS MANAGEMENT

The Subrecipient must maintain funds received under this Agreement in separate ledger accounts and cannot mix these funds with funds from other sources. The Subrecipient must manage funds according to applicable Federal regulations for administrative requirements, costs principles, and audits.

The Subrecipient must maintain adequate business systems to comply with Federal requirements. The business systems that must be maintained are:

- Financial Management
- Procurement
- Personnel
- Property
- Travel

A system is adequate if it is 1) written; 2) consistently followed – it applies in all similar circumstances; and 3) consistently applied – it applies to all sources of funds.

X. REPORTING REQUIREMENTS

Regular reports by the Subrecipient shall include:

a) Programmatic Reports
The Subrecipient shall provide quarterly programmatic reports to the AZDOHS within fifteen (15) calendar days of the last day of the quarter in which services are provided. The Subrecipient shall use the form provided by the AZDOHS to submit quarterly programmatic reports. The report shall contain such information as deemed necessary by the AZDOHS. The Subrecipient shall use the Quarterly Programmatic Report form, which is posted at *https://azdohs.gov/grant-program-forms*. Quarterly programmatic reports shall be submitted to the AZDOHS until the entire project is completed. If the project has been fully completed and implemented, and there will be no further updates, then the quarterly programmatic report for the quarter in which the project was completed will be sufficient as the final report. The report

should be marked as final and should be inclusive of all necessary and pertinent information regarding the project as deemed necessary by the AZDOHS.

b) Subrecipients must provide substantial/detailed information as to the status of completion of the milestones included in the application as approved by AZDOHS. Failure to adequately provide complete information will result in the Quarterly Report being rejected and resubmission will be required.

c) Quarterly Programmatic Reports are due:
January 15 (for the period from October 1– December 31)
April 15 (for the period from January 1 – March 31)
July 15 (for the period from April 1 – June 30)
October 15 (for the period from July 1 – September 30)

d) Final Quarterly Report:
The final quarterly report is due no more than fifteen (15) calendar days after the end of the performance period. Subrecipient may submit a final quarterly report prior to the end of the performance period if the scope of the project has been fully completed and implemented. The Property Control Form is due with the final quarterly report (if applicable).

e) Property Control Form – if applicable:
The Subrecipient shall provide the AZDOHS a copy of the Property Control Form with the final quarterly report.

   a. In case of equipment disposition:
   The Property Control Form shall be updated and a copy provided to AZDOHS no more than forty-five (45) calendar days after equipment disposition, if applicable. The Subrecipient's use and disposition of equipment must be in compliance with the AZDOHS Disposition Guidance and 2 C.F.R. 200.313.

f) Financial Reimbursements
The Subrecipient shall provide AZDOHS with requests for reimbursement as frequently as monthly but not less than quarterly. Reimbursement requests are only required when expenses have been incurred. Reimbursement requests shall be submitted with the Reimbursement Form provided by the AZDOHS staff. The Subrecipient shall submit a final reimbursement request for expenses received and invoiced prior to the end of the period of performance. The final reimbursement must be received by AZDOHS no more than **forty-five (45) calendar days** after the end of the period of performance. Requests for reimbursement received by AZDOHS later than **forty-five (45) calendar** days after the end of the period of performance will not be paid. The final reimbursement request as submitted shall be marked as final.

Subrecipients will only be reimbursed for expenses that have been obligated, expended and received within the authorized Period of Performance as identified in Section II of this Agreement. Subrecipients are not authorized to obligate or expend funds prior to the start date of the Period of Performance. Any expenses obligated or expended prior to the Period of Performance start date will be deemed unallowable and will not be reimbursed. Any expenses/services that occur beyond the Period of Performance (i.e. cell phone service) will be deemed unallowable and will not be reimbursed.

The AZDOHS requires that all requests for reimbursement are submitted via United States Postal Service, FedEx, UPS, etc. or in person. Reimbursement requests submitted via fax or by any electronic means will not be accepted.

The AZDOHS reserves the right to request and/or require any supporting documentation and/or information it feels necessary in order to process reimbursements. Subrecipient shall promptly provide AZDOHS with all such documents and/or information.

All reports shall be submitted to the contact person as described in Paragraph XXXVII, NOTICES, of this Agreement.

XI. ASSIGNMENT AND DELEGATION

The Subrecipient may not assign any rights hereunder without the express, prior written agreement of both parties.

XII. AMENDMENTS

Any change in this Agreement including but not limited to the Description of Services and budget described herein, whether by modification or supplementation, must be accomplished by a formal Agreement amendment signed and approved by and between the duly authorized representatives of the Subrecipient and the AZDOHS. In the event of any new legislation, laws, ordinances, or rules affecting this Agreement, the parties agree that the terms of this Agreement shall automatically incorporate the terms of such new legislation, laws, ordinances, or rules.

Any such amendment shall specify: 1) an effective date; 2) any increases or decreases in the amount of the Subrecipient's compensation, if applicable; 3) be titled as an "Amendment," and 4) be signed by the parties identified in the preceding paragraph. The Subrecipient expressly and explicitly understands and agrees that no other method of communication, including any other document, correspondence, act, or oral communication by or from any person, shall be used or construed as an amendment or modification or supplementation to this Agreement.

XIII. US DEPARTMENT OF HOMELAND SECURITY AGREEMENT ARTICLES

Article A - Disposition of Equipment Acquired Under the Federal Award

When original or replacement equipment acquired in conjunction with this Agreement by the Subrecipient is no longer needed for the original project or program or for other activities currently or previously supported by DHS/FEMA, the Subrecipient must request instructions from DHS/FEMA via AZDOHS by submitting an Equipment Disposition Request Form in order to make proper disposition of the equipment pursuant to 2 C.F.R. 200.313.

Article B – Acceptance of Post Award Changes

In the event FEMA determines that changes are necessary to this Agreement after it has been entered into, including changes to period of performance or terms and conditions, the Subrecipient will be notified of the changes in writing. Once notification has been made, any subsequent request for funds by Subrecipient will constitute Subrecipient's acceptance of the changes to this Agreement and the incorporation of such changes into this Agreement.

Article C - Procurement of Recovered Materials

The Subrecipient hereby acknowledges and agrees that it must comply with section 6002 of the Solid Waste Disposal Act, Pub. L. No. 89-272 (1965) (codified as amended by the Resource Conservation and Recovery Act, 42 U.S.C. 6962) and that the requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 C.F.R. Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

Article D - Whistleblower Protection Act

The Subrecipient hereby acknowledges and agrees that it must comply with the statutory requirements for whistleblower protections (if applicable) at 10 U.S.C. 2409, 41 U.S.C. 4712, and 10 U.S.C. 2324, 41 U.S.C. section 4304 and 4310.

Article E - Use of DHS Seal, Logo and Flags
Subrecipient hereby acknowledges that it must obtain DHS's approval prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

Article F - USA Patriot Act of 2001
Subrecipient hereby acknowledges and agrees that it must comply with the requirements of the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act (USA PATRIOT Act, P.L. 107-56), which amends 18 U.S.C. section 175–175c.

Article G – Universal Identifier and System of Award Management (SAM)
Subrecipient hereby acknowledges and agrees that is must comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at 2 C.F.R. Part 25, Appendix A.

Article H - Reporting of Matters Related to Recipient Integrity and Performance
If the total value of your currently active grants, cooperative agreements, and procurement contracts from all Federal assistance offices exceeds $10,000,000 for any period of time during the period of performance of this Federal award, you must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and, Performance Matters located at 2 C.F.R. Part 200 Appendix XII, the full text of which is incorporated here by reference in the terms and conditions of your award.

Article I - Rehabilitation Act of 1973
The Subrecipient hereby acknowledges and agrees that it must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, P. L. No. 93-112 (1973) (codified as amended at 29 U.S.C. 794), which provides that no otherwise qualified handicapped individual in the United States will, solely by reason of the handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance. These requirements pertain to the provision of benefits or services as well as to employment.

Article J - Trafficking Victims Protection Act of 2000
Subrecipient hereby acknowledges and agrees that it must comply with the requirements of the government-wide award term which implements Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104). The award term is located at 2 C.F.R. Part 175.15, the full text of which is incorporated here by reference.

Article K - Terrorist Financing
The Subrecipient hereby acknowledges and agrees that it must comply with U.S. Executive Order 13224 and all U.S. laws that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. It is the legal responsibility of the Subrecipient to ensure compliance with all such laws and U.S. Executive Order 13224.

Article L - SAFECOM
The Subrecipient hereby acknowledges and agrees that recipients who receive awards made under programs that provide emergency communication equipment and its related activities must comply with the SAFECOM Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

Article M - Reporting Subawards and Executive Compensation
All subrecipients are required to comply with the requirements set forth in the government-wide Award Term on Reporting Subawards and Executive Compensation located at 2 C.F.R. Part 170, Appendix A, the full text of which is incorporated here by reference in the terms and conditions of your award.

Article N – Department and Suspension
The Subrecipient hereby acknowledges and agrees that it is subject to the non-procurement debarment and suspension regulations implementing Executive Orders 12549 and 12689, and 2 C.F.R. Part 180. These regulations restrict Federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

Article O - Copyright
The Subrecipient hereby acknowledges and agrees that it must affix the applicable copyright notices of 17 U.S.C. 401 or 402 and an acknowledgement of Government sponsorship (including award number) to any work first produced under Federal financial assistance awards.

Article P - Civil Rights Act of 1964 - Title VI
The Subrecipient hereby acknowledges and agrees that it must comply with the requirements of Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.), codified at 6 C.F.R. Part 21 and 44 C.F.R. Part 7, which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

Article Q - Best Practices for Collection and Use of Personally Identifiable Information (PII)
The Subrecipient hereby acknowledges and agrees that if it collects PII, it is required to have a publically-available privacy policy that describes standards on the usage and maintenance of PII it collects. DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. Subrecipients may also find the DHS Privacy Impact Assessments: Privacy Guidance and Privacy template as useful resources respectively.

Article R - Americans with Disabilities Act of 1990
The Subrecipient hereby acknowledges and agrees that it shall comply with all State and Federal equal opportunity and non-discrimination requirements and conditions of employment, including but not limited to Arizona Executive Order 2009-9 and the requirements of Titles I, II, and III of the Americans with Disabilities Act, P.L. No. 101-336 (1990) (codified as amended at 42 US.C. 12101-12213), which prohibit subrecipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities.

Article S - Age Discrimination Act of 1975
The Subrecipient hereby acknowledges and agrees that it must comply with the requirements of the Age Discrimination Act of 1975 (42 U.S.C. 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving Federal financial assistance.

Article T - Activities Conducted Abroad
The Subrecipient hereby acknowledges and agrees that it must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.

Article U - Acknowledgement of Federal Funding from DHS
The Subrecipient hereby acknowledges and agrees that it must acknowledge its use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with Federal funds.

Article V - DHS Specific Acknowledgements and Assurances
Subrecipient hereby acknowledges and agrees—and agrees to require any contractors, successors, transferees, and assignees acknowledge and agree—to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff.

1. Subrecipient hereby agrees to cooperate with any compliance review or complaint investigation conducted by DHS and/or AZDOHS.

2. Subrecipient hereby agrees to give DHS access and AZDOHS to and the right to examine and copy records, accounts, and other documents and sources of information related to the grant and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance.

3. Subrecipient hereby agrees to submit timely, complete, and accurate reports to the appropriate DHS and AZDOHS officials and maintain appropriate backup documentation to support the reports.

4. Subrecipient hereby agrees to comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.

Article W - Assurances, Administrative Requirements and Cost Principles, and Audit Requirements
The Subrecipient hereby acknowledges and agrees that it must complete OMB Standard Form 424B Assurances – Non-Construction Programs, or OMB Standard Form 424D Assurances – Construction Programs as applicable.

DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at 2 C.F.R. Part 200, and adopted by DHS at 2 C.F.R. Part 3002.

Article X - Patents and Intellectual Property Rights
Unless otherwise provided by law, the Subrecipient hereby acknowledges and agrees that it is subject to the Bayh-Dole Act, P.L. 96-517, codified in 35 U.S.C. 200 et seq., and that it is subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from financial assistance awards that are in 37 C.F.R. Part 401 and the standard patent rights clause in 37 C.F.R. 401.14.

Article Y – Nondiscrimination in Matters Pertaining to Faith-Based Organizations
It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. All subrecipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

Article Z – National Environmental Policy Act
All subrecipients must comply with the requirements of the National Environmental Policy Act (NEPA) 42 U.S.C. 4321 et seq., and the Council on Environmental Quality (CEQ) Regulations (40 C.F.R. Parts 1500-1508) for Implementing the Procedural Provisions of NEPA, which requires Subrecipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.

Article AA - Lobbying Prohibitions
The Subrecipient hereby acknowledges and agrees that it must comply with 31 U.S.C. 1352, and acknowledges and agrees that none of the funds provided under this Agreement may be used to pay any person to influence, or attempt to influence an officer or employee of any agency (whether State or Federal), a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any Federal action related to a Federal award or contract, including any extension, continuation, renewal, amendment, or modification.

Article AB - Limited English Proficiency (Civil Rights Act of 1964, Title VI)
The Subrecipient hereby acknowledges and agrees that it must comply with the Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with Limited English Proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance *https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited* and additional resources on *http://www.lep.gov*.

Article AC - Hotel and Motel Fire Safety Act of 1990
In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990 and the Federal Fire Prevention and Control Act of 1974, 15 U.S.C. section 2225(a), the Subrecipient hereby acknowledges and agrees that it must ensure that all conference, meeting, convention, or training space funded in whole or in part with Federal funds complies with all applicable fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, 15 U.S.C. section 2225.

Article AD - Fly America Act of 1974
The Subrecipient hereby acknowledges and agrees that it must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under 49 U.S.C. 41102) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974, 49 U.S.C. 40118, and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981, amendment to Comptroller General Decision B-138942.

Article AE - Federal Leadership on Reducing Text Messaging while Driving
All subrecipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in U.S. Executive Order 13513, including conducting initiatives described in Section 3(a) of the Order when on official Government business or when performing any work for or on behalf of the federal government.

Article AF - Federal Debt Status
The Subrecipient hereby acknowledges and agrees that it is required to be non-delinquent in its repayment of any Federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. See OMB Circular A-129.

Article AG - False Claims Act and Program Fraud Civil Remedies
The Subrecipient hereby acknowledges and agrees that it must comply with the requirements of The False Claims Act (31 U.S.C. 3729-3733) which prohibits the submission of false or fraudulent claims for payment to the Federal government. See also 31 U.S.C. 3801-3812 which details the administrative remedies for false claims and statements made.

Article AH - Energy Policy and Conservation Act
The Subrecipient hereby acknowledges and agrees that it must comply with the requirements of The Energy Policy and Conservation Act, Pub. L. No. 94-163 (1975) (codified as amended at 42 U.S.C. 6201 et. seq.) which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

Article AI - Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX
The Subrecipient hereby acknowledges and agrees that it must comply with the requirements of Title IX of the Education Amendments of 1972 (20 U.S.C. 1681 et seq.), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving Federal financial assistance. These regulations are codified at 6 CFR Part 17 and 44 CFR Part 19.

Article AJ - Duplication of Benefits
Any cost allocable to a particular Federal award, provided for in 2 C.F.R. Part 200, Subpart E may not be charged to other Federal awards to overcome fund deficiencies, to avoid restrictions imposed by Federal statutes, regulations, or terms and conditions of the Federal awards, or for other reasons. However, this prohibition would not preclude a subrecipient from shifting costs that are allowable under two or more Federal awards in accordance with existing Federal statutes, regulations, or the terms and conditions of the Federal award.

Article AK - Drug-Free Workplace Regulations
The Subrecipient hereby acknowledges and agrees that it must comply with the drug-free workplace requirements in Subpart B (or Subpart C, if the Subrecipient is an individual) of 2 C.F.R. part 3001, which adopts the Government-wide implementation (2 C.F.R. part 182) of sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. 8101-8106).

Article AL - Civil Rights Act of 1968
The Subrecipient hereby acknowledges and agrees that it must comply with Title VIII of the Civil Rights Act of 1968, which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (42 U.S.C. 3601 et seq.), as implemented by the Department of Housing and Urban Development at 24 C.F.R. Part 100. The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units—i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)—be designed and constructed with certain accessible features (see 24 C.F.R. 100.201).

XIV. OFFSHORE PERFORMANCE OF WORK PROHIBITED

Due to security and identity protection concerns, all services under this Agreement shall be performed within the borders of the United States. All storage and processing of information shall be performed within the borders of the United States. This provision applies to work performed by the Subrecipient's contractors and subcontractors at all tiers.

XV. AGREEMENT RENEWAL

This Agreement shall not bind nor purport to bind the AZDOHS for any contractual commitment in excess of the original Agreement period, which may not be changed except by a writing signed by all parties hereto in conformity with Paragraph XII, AMENDMENTS.

XVI. RIGHT TO ASSURANCE

If the AZDOHS in good faith has reason to believe that the Subrecipient does not intend to, or is unable to perform or continue performing under this Agreement, the AZDOHS may demand in writing that the Subrecipient give a written assurance of intent and ability to perform. If the Subrecipient fails to provide written assurance within the number of days specified in the demand, the AZDOHS at its option may terminate this Agreement.

XVII. CANCELLATION FOR CONFLICT OF INTEREST

The AZDOHS may, by written notice to the Subrecipient, immediately cancel this Agreement without penalty or further obligation pursuant to A.R.S. 38-511 if any person significantly involved in initiating, negotiating, securing, drafting, or creating the Agreement on behalf of the State or its subdivisions (unit of Local Government) is an employee or agent of any other party in any capacity or a consultant to any other party to the Agreement with respect to the subject matter of the Agreement. Such cancellation shall be effective when the parties to the Agreement receive written notice from the AZDOHS, unless the notice specifies a later time.

XVIII. THIRD PARTY ANTITRUST VIOLATIONS

The Subrecipient hereby assigns to the State of Arizona any claim for overcharges resulting from antitrust violations to the extent that such violations concern materials or services supplied by third parties to Subrecipient toward fulfillment of this Agreement.

XIX. AVAILABILITY OF FUNDS

Every payment obligation of the AZDOHS under this Agreement is conditioned upon the availability of funds appropriated or allocated for the payment of such obligations under A.R.S. 35-154. If the funds are not allocated and available for the continuance of this Agreement, the AZDOHS may terminate this Agreement at the end of the period for which funds are available. No liability shall accrue to the AZDOHS in the event this provision is exercised, and the AZDOHS shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph, including purchases and/or contracts entered into by the Subrecipient in the execution of this Agreement.

XX. FORCE MAJEURE

If either party hereto is delayed or prevented from the performance of any act required in this Agreement by reason of acts of God, strikes, lockouts, labor disputes, civil disorder, or other causes without fault and beyond the control of the party obligated, performance of such act will be excused for the period of the delay.

XXI. PARTIAL INVALIDITY

Any term or provision of this Agreement that is hereafter declared contrary to any current or future law, order, regulation, or rule, or which is otherwise invalid, shall be deemed stricken from this Agreement without impairing the validity of the remainder of this Agreement.

XXII. ARBITRATION

In the event of any dispute arising under this Agreement, written notice of the dispute must be provided to the other party within thirty (30) calendar days of the events giving the rise to the dispute. Any claim made by or against the State or any of its political subdivisions (including but not limited to AZDOHS) relating to this Agreement shall be resolved through the administrative claims process. In the event that the parties would otherwise be in court and/or if A.R.S. 12-1518 applies, the parties shall proceed in arbitration through the American Arbitration Association

("AAA"), with the arbitrator to be selected pursuant to AAA rules and the arbitration to be conducted according to the applicable AAA rules, and with the costs of arbitration (including but not limited to the arbitrator's fees and costs) to be divided 50/50 between the parties, subject to reallocation between the parties by the arbitrator. In the event that the parties become involved in litigation with each other relating to this Agreement for any reason in any other forum, both parties agree to have any claim(s) resolved in arbitration on the terms set forth in this part XXII. Any arbitration award may be enforced through the Maricopa County Superior Court or the U.S. District Court located in Phoenix, Arizona.

XXIII. GOVERNING LAW AND CONTRACT INTERPRETATION

a) This Agreement shall be governed and interpreted in accordance with the laws of the State of Arizona.

b) This Agreement is intended by the parties as a final and complete expression of their agreement. No course of prior dealings between the parties and no usage of the trade shall supplement or explain any terms in this document.

c) Either party's failure to insist on strict performance of any term or condition of the Agreement shall not be deemed a waiver of that term or condition even if the party accepting or acquiescing in the nonconforming performance knows of the nature of the performance and fails to object.

XXIV. ENTIRE AGREEMENT

This Agreement constitutes the entire Agreement between the parties hereto pertaining to the subject matter hereof and may not be changed or added to except by a writing signed by all parties hereto in conformity with Paragraph XII, AMENDMENTS. All prior and contemporaneous agreements, representations, and understandings of the parties, oral, written, pertaining to the subject matter hereof, are hereby superseded or merged herein.

XXV. LICENSING

The Subrecipient, unless otherwise exempted by law, shall obtain and maintain all licenses, permits, and authority necessary to perform those acts it is obligated to perform under this Agreement.

XXVI. SECTARIAN REQUESTS

Funds disbursed pursuant to this Agreement may not be expended for any sectarian purpose or activity, including sectarian worship or instruction in violation of the United States or Arizona Constitutions.

XXVII. ADVERTISING AND PROMOTION OF AGREEMENT

The Subrecipient shall not advertise or publish information for commercial benefit concerning this Agreement without the prior written approval of the AZDOHS.

XXVIII. OWNERSHIP OF INFORMATION, PRINTED AND PUBLISHED MATERIAL

The Subrecipient acknowledges that the DHS and the AZDOHS reserve a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, or otherwise use, and authorize others to use, for Federal government purposes: (a) the copyright in any work developed under an award or sub-award; and (2) any rights of copyright to which a subrecipient purchases ownership with Federal support. The Subrecipient shall consult with the AZDOHS regarding the allocation of any patent rights that arise from, or are purchased with, this funding

XXIX. CLOSED-CAPTIONING OF PUBLIC SERVICE ANNOUNCEMENTS

Any television public service announcement that is produced or funded in whole or in part by the Subrecipient shall include closed captioning of the verbal content of such announcement.

XXX. INDEMNIFICATION

Each party (as "Indemnitor") agrees to defend, indemnify, and hold harmless the other party (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to the Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers. The State of Arizona (AZDOHS) is self-insured per A.R.S. 41-621.

In addition, should Subrecipient utilize a contractor(s) and subcontractor(s), the indemnification clause between Subrecipient and contractor(s) and subcontractor(s) shall include the following:

Contractor shall defend, indemnify, and hold harmless the (insert name of other governmental entity) and the State of Arizona, and any jurisdiction or agency issuing any permits for any work arising out of this Agreement, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the contractor or any of the directors, officers, agents, or employees or subcontractors of such contractor. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such contractor to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by such contractor from and against any and all claims. It is agreed that such contractor will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. Additionally on all applicable insurance policies, contractor and its subcontractors shall name the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees as an additional insured and also include a waiver of subrogation in favor of the State.

XXXI. TERMINATION

a) All parties reserve the right to terminate the Agreement in whole or in part due to the failure of the Subrecipient or AZDOHS to comply with any term or condition of the Agreement, to acquire and maintain all required insurance policies, bonds, licenses, and permits or to make satisfactory progress in performing the Agreement. A party invoking the right to terminate shall provide written thirty (30) day advance notice of the termination and the reasons for it to the other party.

b) If the Subrecipient chooses to terminate the Agreement before the grant deliverables have been met, then the AZDOHS reserves the right to collect all reimbursements distributed to the Subrecipient.

c) The AZDOHS may, upon termination of this Agreement, procure, on terms and in the manner that it deems appropriate, materials or services to replace those that otherwise would have been provided by Subrecipient under this Agreement. The Subrecipient shall be liable to the AZDOHS for any excess costs incurred by the AZDOHS in procuring materials or services in substitution for those due from the Subrecipient.

XXXII. CONTINUATION OF PERFORMANCE THROUGH TERMINATION

The Subrecipient shall continue to perform, in accordance with the requirements of the Agreement, up to the date of termination, as directed in the termination notice.

XXXIII. PARAGRAPH HEADINGS

The paragraph headings in this Agreement are for convenience of reference only and do not define, limit, enlarge, or otherwise affect the scope, construction, or interpretation of this Agreement or any of its provisions.

XXXIV. COUNTERPARTS

This Agreement may be executed in any number of counterparts, copies, or duplicate originals. Each such counterpart, copy, or duplicate original shall be deemed an original, and collectively they shall constitute one Agreement.

XXXV. AUTHORITY TO EXECUTE THIS AGREEMENT

Each individual executing this Agreement on behalf of the Subrecipient represents and warrants that he or she is duly authorized to execute this Agreement on behalf of the Subrecipient.

XXXVI. SPECIAL CONDITIONS

a) The Subrecipient must comply with the most recent version of the Administrative Requirements, Cost Principles, and Audit requirements.

b) The Subrecipient is prohibited from transferring funds between programs (e.g., State Homeland Security Program, Urban Area Security Initiative, Operation Stonegarden).

c) The Subrecipient agrees to comply with the U.S. Department of Homeland Security regulation 6 C.F.R Part 19, which prohibits discrimination based on religion in social service programs

XXXVII. NOTICES

Any and all notices, requests, demands, or communications by either party to this Agreement, pursuant to or in connection with this Agreement shall be in writing, be delivered in person, or shall be sent to the respective parties at the following addresses:

Arizona Department of Homeland Security
1700 West Washington Street, Suite 210
Phoenix, AZ 85007

The Subrecipient shall address all programmatic and reimbursement notices relative to this Agreement to the appropriate AZDOHS staff; contact information at www.azdohs.gov.

The AZDOHS shall address all notices relative to this Agreement to:

Enter Title, First & Last Name Above

Enter Agency Name Above

Enter Street Address Above

Enter City, State, ZIP Above

XXXVIII. IN WITNESS WHEREOF

The parties hereto agree to execute this Agreement.

FOR AND BEHALF OF THE

Enter Agency Name Above

Authorized Signature Above

Print Name & Title Above

Enter Date Above

FOR AND BEHALF OF THE

Arizona Department of Homeland Security

Director

Date

(Complete and mail two original documents to the Arizona Department of Homeland Security.)

Project Administration Page

Grant #: **190822-02** Subrecipient: **Surprise Police Department**.

Project Title: **Surprise PD Enhancing Response Capabilities CBRNE Sustainment, FFY21**

Grant Program: **Urban Area Security Initiative**

1. Unit of Government: **Surprise Police Department**

   Point of Contact: **Evan Becher**

   Subrecipient Address:
   Street: **14250 Statler Plaza Suite 103**
   City/State/Zip: **Surprise, AZ 85374-7472**

   Head of Agency: **Chief of Police Geoff Leggett**
   Authorized individual has delegated authority to make application on behalf of the agency.
   Phone #: **(623) 222-4000**
   E-mail Address: geoffery.leggett@surpriseaz.gov

2. Organizational Type: **Local Government / Municipality**

3. Region or Entity: **Phoenix UASI**

4. Initiative Title: **Strengthen CBRNE Detection, Response & Decontamination Capabilities**

5. Total Dollar Amount Requested: **$77,100** Total Dollar Amount Awarded: **$10,000**

This form is to be signed and returned.

Project Administration Page

Grant #: **190822-02** Subrecipient: **Surprise Police Department**

Project Title: **Surprise PD Enhancing Response Capabilities CBRNE Sustainment, FFY21**
Grant Program: **FFY 2019 Homeland Security Grant Program Award - REALLOCATION**

APPROVAL PROCESS

The signatures below verify the submission/approval process. All parties signify that all aspects of this project are allowable, reasonable and justifiable in accordance with published federal grant guidelines and the Subrecipient Agreement. The signatures indicate the subrecipient agrees to the additional grant requirements outlined in the award letter. The signatures confirm the acceptance that the funding amounts and quantities are limited to the amounts and quantities approved and awarded on the Application Summary and Budget Narrative page(s) (Equipment, Training, Exercise, Planning, Organization, M&A, if applicable) as provided in the award letter attachments.

Subrecipient Project Point of Contact:	Evan Becher		
	Print Name	Signature	Date
AZDOHS Staff:	[illegible]		
	Print Name	Signature	Date

Award Funded as Follows:

	Requested Totals	Awarded Totals
Equipment	$58,500	$10,000
Training	$18,600	$0
Exercise	$0	$0
Planning	$0	$0
Organization	$0	$0
M & A	$0	$0
Award Total	$77,100	$10,000

This form is to be signed and returned.

Governor Douglas A. Ducey

State of Arizona
Department of Homeland Security

Director Tim Roemer

January 3, 2022

Chief of Police Geoff Leggett
Surprise Police Department
14250 Statler Plaza Suite 103
Surprise, AZ 85374-7472

Subject: FFY 2019 Homeland Security Grant Program Award - REALLOCATION
Subrecipient Agreement Number: **190822-02**
Project Title: **Surprise PD Enhancing Response Capabilities CBRNE Sustainment, FFY21**

Dear Chief of Police Geoff Leggett,

The application that your agency submitted to the Arizona Department of Homeland Security (AZDOHS) for consideration under the Homeland Security Grant Program has been awarded. The project titled **"Surprise PD Enhancing Response Capabilities CBRNE Sustainment, FFY21 "** has been **partially funded** under the 2019 Urban Area Security Initiative Grant Program for **$10,000**. The grant performance period is ***January 1, 2022 to July 31, 2022***. Your application will be kept on file and may be considered for additional funding if reallocation funding becomes available. This grant program is part of the U.S. Department of Homeland Security Grant Program and specifically is awarded under CFDA #97.067 (Catalog of Federal Domestic Assistance). The FFY 2019 federal award date as indicated in the U.S. DHS award package is 9/01/2019 with a total amount of funding of $23,862,500. The Federal Award Identification Number is EMW-2019-SS-00002-S01.

To access your award documentation:
Log-in to https://azdohs.gov/user. A username and password was provided to you/your staff during the application phase. If you no longer have your username/password, please contact your Strategic Planner for assistance. Be advised all applications submitted on behalf of your organization, as well as associated award information, will be viewable and accessible by all authorized users associated with your organization.

To establish acceptance of the award, please follow these instructions:
The following action items must be downloaded, completed, signed and returned to AZDOHS:

1. Project Administration Page - Print and sign one original Project Administration Page.
2. Two Subrecipient Agreements - Print and sign two original Subrecipient Agreements, completing sections XXXVII and XXXVIII.
3. Environmental and Historic Preservation (EHP) required documentation, if applicable.

These items must be completed and on file at AZDOHS in order for your agency to be eligible for reimbursement. **If all documentation listed in numbers 1, 2, and 3 (if applicable), above is not signed and received by AZDOHS on or before March 31, 2022, this award is rescinded and the funds will be reallocated.**

Governor Douglas A. Ducey

State of Arizona
Department of Homeland Security

Director Tim Roemer

This letter does **not** serve as authorization to obligate or begin spending funds toward this award. Obligations and expenditures cannot take place until January 1, 2022. If your project requires an Environmental and Historic Preservation (EHP) review, this must be completed, submitted and approved by FEMA/AZDOHS prior to any obligation/expenditure of funds. Additionally, all actions associated with this project must be completed, invoiced and received by the end of the period of performance. Reimbursements are limited to approved quantities and funding thresholds. You will not be reimbursed for quantities in excess of what you have been authorized to purchase. AZDOHS reserves the right to request additional documentation at any time.

If you should have any questions, please do not hesitate to contact your Strategic Planner.

Congratulations on your Homeland Security Grant Program award.

Sincerely,

Tim Roemer

Tim Roemer
Director

1700 West Washington Street Suite 210 Phoenix, Arizona 85007
Office: (602) 542-7013 Fax: (602) 542-1729 www.azdohs.gov

RESOLUTION # 2022-18

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE ARIZONA DEPARTMENT OF HOMELAND SECURITY, ACCEPTING ADDITIONAL GRANT FUNDING, AND AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF $10,000 FROM CONTINGENCY WITHIN THE GRANTS FUND TO PROJECT G31225A FOR THE PURCHASE OF BREACHING EQUIPMENT.

WHEREAS, the State of Arizona, Department of Homeland Security has awarded the City of Surprise Police Department additional funding for a Chemical, Biological, Radiological, Nuclear, and Explosives (CBRNE) sustainment grant in the amount of $10,000 in support of the FFY2019 Urban Area Security Initiative (UASI) grant program for the purchase of breaching equipment;

WHEREAS, it is in the best interests of the City and its residents that this grant be accepted thereby allowing the Police Department and the City to be better prepared to deal with incidents that are unusual and may require special equipment;

WHEREAS, the awarding of additional funding for this grant was not anticipated when the current year's budget was adopted;

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 Intergovernmental agreement between the City of Surprise and the State of Arizona Department of Homeland Security as part of the CBRNE sustainment grant program in support of the FFY 2019 Urban Area Security Initiative Grant Program, attached as *Exhibit B*, is approved.

Section 3. That Bob Wingenroth, City Manager, or his designees, are authorized to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with said application and grant award.

APPROVED AND ADOPTED this _____day of _____, 2022.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2022-18
Exhibit A

1. Appropriation - The allocation below represents a movement of budget authority in the amount of $10,000 from contingency within the Grants Fund to the FFY21 AZDOHS UASI 2019 Reallocation project within the Grants Fund to cover the additional expenditures associated with equipment used to assist the Police Department's tactical team in dealing with various situations as part of the UASI program. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Police	#G31225A FFY21 AZDOHS UASI 2019 REALLOCATION	E	-	10,000	10,000
Grants	Police	#G31225A FFY21 AZDOHS UASI 2019 REALLOCATION	R	-	10,000	10,000
Grants/Contingency	General Operations	Contingency	E	1,812,900	(10,000)	1,802,900
Grants/Contingency	General Operations	Other	R	1,893,500	(10,000)	1,883,500
			Expense Total	**1,812,900**	**-**	**1,812,900**
			Revenue Total	**1,893,500**	**-**	**1,893,500**

RESOLUTION # 2022-18
Exhibit B

INTERGOVERNMENTAL AGREEMENT BETWEEN

THE CITY OF SURPRISE AND *ARIZONA DEPARTMENT OF HOMELAND SECURITY*

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022

Contact Person: Andrea Davis, DIRECTOR - FINANCE

Submitting Department: Finance

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 budget moving budget authority within grant and capital projects to/from contingency or between grant projects to adjust amounts originally estimated during the FY2021 budget process, as required by grant stipulations and guidelines, or based on anticipated revenues; Resolution # 2022-21.

Motion:

I move to approve Resolution # 2022-21.

Background:

As part of preparing the FY2022 budget, FY2021 estimates as of a specific point in time (usually April) are used to determine carryforward amounts in the capital and grant project accounts. Following the close of fiscal year 2021, final project expenses for FY2021 are determined and the actual carryforward amount to FY2022 may need to be adjusted (most projects will reflect a decrease, however, there are a few projects that require an increase) with a budget amendment(s). The result of the budget amendment(s) are capital and grant projects that reflect the actual amount available to spend within the projects. (Exhibit A of the Resolution)

With regard to the City's Community Development Block Grant, (G51680D), pursuant to the Code of Federal Regulations (CFR), certain grant revenue received the year prior not exceeding a total of twenty-five thousand dollars must be given an expense budget authority the next year based on amount received and must be separated from the grants to allow for department expenditure without restriction. This program revenue is not defined as program income as described in 24 CFR 570.500(a), and therefore is excluded from the disposition requirements described at 24 CFR 570.504(b). This budget amendment will trigger an inter-fund cash transfer from the Grants/Contingency Fund to the General Fund. Inter-fund cash transfers do not represent an outflow of funds from the city, but rather a reallocation of funds within the city. (Exhibit B of the Resolution)

Lastly, within this action is a reallocation of budget authority from the 2021 HOME grant project (G51564) to the 2022 HOME grant project (G51565) which will provide sufficient budget for anticipated revenues and expenditures within G51565. (Exhibit C of the Resolution)

Objective Analysis:

Surprise City Council adopts the annual budget by department in each fund and by project in capital funds per the Comprehensive Financial Management Policies effective July 1, 2022. The Budget Amendment Policies and Procedures are designed to place any amendments to the budget that cross those categories back before the City Council for approval. Inter-fund cash transfers and loans are not subject to the city's Budget Amendment Policies and Procedures, but rather are approved by the City Council based on the requirements of the Comprehensive Financial Management Policies. This approval does not change the amount of the FY2022 adopted budget, it right-sizes the project budget authority based on actual amounts spent versus estimates and anticipated revenues.

Policy Compliant:

This action is compliant with the City's Comprehensive Financial Management Policy and Budget Amendment Policy.

Financial Impact:

This action has no direct financial impact, the approval of the change in revenues and expenditures is necessary in order to reflect the actual amount available to spend within the projects.

Budget Impact:

This action reallocates spending authority in multiple funds without increasing or decreasing the total budget for FY2022.

FTE Impact:

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

ATTACHMENTS:

1. 22.02.24 Res 2022-21

RESOLUTION # 2022-21

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY BETWEEN VARIOUS PROJECTS AND FUNDS FOR THE PURPOSE OF ADJUSTING BUDGET AUTHORITY.

WHEREAS, in preparing the FY2022 budget, there were specific budgeted items in various funds and departments with amounts dependent on FY2021 expenditure estimates;

WHEREAS, FY2021 expenditure activity has been completed with actual amounts varying from the estimates used when preparing the FY2022 budget;

WHEREAS, movement of authority between projects is necessary for tracking purposes;

WHEREAS, certain grant revenue received the year prior not exceeding a total of twenty-five thousand dollars must be given an expense budget authority the next year based on the amount received and must be separated from the grants to allow for department expenditure without restriction;

WHEREAS, this amendment will allow the City to have current and updated budgetary amounts and help departments manage their project and line item expenditures;

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 Budget Amendment Policies and Procedures require 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, Exhibit B,* and *Exhibit C* 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.

SIGNATURES ON FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2022.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2022-21
Exhibit A

The FY2022 Annual Budget is amended by moving budget authority among projects and funds to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations represent a transfer of spending authority and do not increase or decrease the total adopted citywide expenditure budget.

1. Capital Project Carry Forward – To adjust budget authority for items previously approved by Council which require adjustment from what was originally estimated during the FY2022 budget process due to expenditure activity in the prior Fiscal Year.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Transportation Improvement	Public Works	#A61010 Asset Repl_Pavement Preservation	E	4,854,400	(1,845,200)	3,009,200
Water Utility Capital	Water Resource Management	#A71010 Asset Repl_Water	E	1,764,500	(333,900)	1,430,600
Sewer Utility Capital	Water Resource Management	#A71020 Asset Repl_Wastewater	E	3,511,100	(166,500)	3,344,600
Sewer Utility Capital	Water Resource Management	#P71110 Solar Biosolids Dryer	E	208,200	(33,800)	174,400
Water Utility Capital	Water Resource Management	#P71020 Desert Oasis WSF-Phs 2	E	916,900	(88,200)	828,700
Wtr Sys SPA 2 Dev Fee 2014 Law	Water Resource Management	#P71020 Desert Oasis WSF-Phs 2	E	177,500	(177,500)	-
General Capital Projects Fund	Police	#A31020 Asset Repl_Police Department	E	268,500	(95,100)	173,400
General Capital Projects Fund	Fire - Medical	#A34010 Asset Repl_ Fire-Medical Department	E	178,500	(77,200)	101,300
Vehicle Replacement	Public Works	#A61070 Asset Repl_Vehicle and Equipment	E	2,776,300	(333,800)	2,442,500
Water Utility Capital	Public Works	#A61070 Asset Repl_Vehicle and Equipment	E	28,700	(9,200)	19,500
Water Utility Capital	Water Resource Management	#P71240 Water Acquisitions	E	1,898,600	(1,200)	1,897,400
Highway User Revenue Capital	Public Works	#A61080 Asset Repl_Traffic Engr Signals	E	688,800	(159,800)	529,000
Highway User Revenue Capital	Public Works	#A61070 Asset Repl_Vehicle and Equipment	E	861,400	(187,000)	674,400
Highway User Revenue Capital	Public Works	#A61010 Asset Repl_Pavement Preservation	E	2,409,600	(651,800)	1,757,800
General Capital Projects Fund	Public Works	#P61420 City Center Public Infrastructure	E	388,000	(44,500)	343,500
General Fund	Human Svcs and Comm Vitality	#N51010 Workforce Development Services	E	112,700	(7,700)	105,000
Water Utility Capital	Water Resource Management	#P71260 Circle City Water Acquisition	E	794,600	(38,400)	756,200

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Traffic Election 2017	Public Works	#P61470 Greenway Rd Cotton Ln-Sarival	E	639,400	(638,500)	900
Sewer Utility Capital	Water Resource Management	#P71190 SPA1 Recharge Expansion	E	7,271,400	8,200	7,279,600
Public Safety Election 2017	Police	#P31030 PSERC & Police Training Facility	E	9,082,400	(3,086,700)	5,995,700
Public Safety Election 2017	Fire - Medical	#P34080 Fire Station 304	E	48,300	(9,900)	38,400
Public Safety Election 2017	Fire - Medical	#P34090 Fire Station 308	E	3,959,700	(2,048,600)	1,911,100
Pavmnt Preservtn Election 2017	Public Works	#P61460 Bond Pavement Preservation	E	874,900	(582,400)	292,500
Water Utility Capital	Finance	#P15010 Citywide AMI Replacement	E	46,600	(8,400)	38,200
General Capital Projects Fund	Economic Development	#P41020 AZTC Campus Upgrades	E	366,200	(6,500)	359,700
Transportation Improvement	Public Works	#P61500 Traffic Signals	E	936,200	(84,400)	851,800
Vehicle Replacement	Fire - Medical	#A34120 Class A Pumper Replace Asset 3274	E	379,500	36,000	415,500
General Capital Projects Fund	Information Technology	#P17050 City Asset Management System	E	51,100	(36,200)	14,900
General Capital Projects Fund	Community Development	#P42080 Permit Planning Software	E	547,300	(3,500)	543,800
General Capital Projects Fund	Public Works	#P61920 City Hall Security Improvements	E	528,100	(148,600)	379,500
Stormwater Capital	Water Resource Management	#P71310 Reems Rd Flooding Cactus & Waddell	E	1,008,700	(3,800)	1,004,900
Water Utility Capital	Water Resource Management	#P71320 South Plant Ops Bldg Remodel	E	1,252,600	(226,100)	1,026,500
Sewer Utility Capital	Water Resource Management	#P71320 South Plant Ops Bldg Remodel	E	2,263,300	(7,800)	2,255,500
Wtr Sys SPA 1 Dev Fee 2014 Law	Water Resource Management	#P71320 South Plant Ops Bldg Remodel	E	1,131,400	(481,400)	650,000
Police Dev Fee	Police	#P31060 FY2020 FTE Police Vehicles	E	47,900	(6,600)	41,300
Sewer Utility Capital	Water Resource Management	#P71400 Install Influent Pipeline	E	586,600	(211,800)	374,800
Fire/EMS Dev Fee 2020	Fire - Medical	#P34090 Fire Station 308	E	1,465,700	(118,100)	1,347,600
General Capital Projects Fund	Public Works	#P71380 Regional Communication Tower #1	E	1,571,100	(6,700)	1,564,400
Transportation Improvement	Public Works	#P61470 Greenway Rd Cotton Ln-Sarival	E	2,913,000	(742,400)	2,170,600
IT Asset Replacement	Information Technology	#A17010 Asset Repl_Information Technology	E	2,586,700	(407,300)	2,179,400

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Facilities Asset Replacement	Public Works	#A61030 Asset Repl_Facilities	E	2,302,800	(405,200)	1,897,600
Parks & Recreation Asset Repl	Parks and Recreation	#A54010 Asset Repl_Parks & Recreation	E	2,166,800	(279,200)	1,887,600
Communications Asset Repl	City Manager	#A12010 Asset Repl-Communications	E	120,800	(13,000)	107,800
Sports and Tourism Asset Repl	Sports and Tourism	#A59020 Asset Repl_Sports and Tourism	E	2,302,500	(383,200)	1,919,300
HSCV Asset Replacement	Human Svcs and Comm Vitality	#A51010 Asset Repl_Human Svcs & Comm Vit	E	42,700	(6,000)	36,700
General Capital Projects Fund	Parks and Recreation	#P54150 Dick McComb City Park Permanent Wa	E	910,000	(42,800)	867,200
Water Utility Capital	Water Resource Management	#P71470 AWIA_Safe Drinking Wtr Plan	E	129,900	(1,100)	128,800
Sewer Utility Capital	Water Resource Management	#P71470 AWIA_Safe Drinking Wtr Plan	E	60,000	(1,100)	58,900
Water Utility Capital	Water Resource Management	#P71480 IWMP_FY2021 Update	E	108,300	(36,500)	71,800
Sewer Utility Capital	Water Resource Management	#P71480 IWMP_FY2021 Update	E	114,400	(36,400)	78,000
Sewer Utility Capital	Water Resource Management	#P71500 Wtr & WWtr SCADA Integrate/Enhance	E	611,500	(157,100)	454,400
Transportation Improvement	Public Works	#P61990 GPS Emergency Vehicle Preempt	E	155,200	(3,500)	151,700
Highway User Revenue Capital	Public Works	#A61714 Asset Repl_Street Concrete 7569	E	175,000	(133,000)	42,000
Solid Waste Capital	Public Works	#A61715 Asset Repl_Sanitation Ops 7502	E	375,000	(371,900)	3,100
Solid Waste Capital	Public Works	#A61716 Asset Repl_Sanitation Ops 7503	E	375,000	(371,800)	3,200
Solid Waste Capital	Public Works	#A61717 Asset Repl_Sanitation Ops 7560	E	375,000	(372,200)	2,800
Solid Waste Capital	Public Works	#A61718 Asset Repl_Sanitation Ops 7561	E	375,000	(372,200)	2,800
Solid Waste Capital	Public Works	#A61719 Asset Repl_Sanitation Ops 7562	E	375,000	(368,700)	6,300
General Capital Projects Fund	Fire - Medical	#A34260 Asset Repl_Fire Medical_SCBA	E	61,500	(55,600)	5,900
General Capital Projects Fund	Parks and Recreation	#P54340 Renovation of NWRL	E	148,700	(5,200)	143,500
General Capital Projects Fund	Public Works	#P61630 Fire Station Access Modifications	E	118,200	(110,800)	7,400
General Capital Projects Fund	Public Works	#P61820 Bell Rd Landscape & Street Lighting	E	150,000	(22,200)	127,800

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Capital Projects Fund	Public Works	#P61941 Facility Condition Assessment	E	175,000	(80,500)	94,500
General Capital Projects Fund	Parks and Recreation	#P54110 Relocation of Youth Baseball Field	E	360,600	(321,400)	39,200
Public Safety Election 2017	Human Svcs and Comm Vitality	#R34090 Art_Fire Station 308	E	93,100	(33,600)	59,500
Sewer Utility Capital	Water Resource Management	#P71490 Plant Capacity Increase/Enhancement	E	1,600,000	(42,800)	1,557,200
Wtr Sys SPA 3 Dev Fee	General Operations	#P61940 Streets DIF Study	E	6,300	(100)	6,200
Wtr Res Dev Fee 2020	General Operations	#P61940 Streets DIF Study	E	6,300	(100)	6,200
General Capital Projects Fund	Public Works	#P61570 175th/Waddell Well Relocation	E	500,000	(2,000)	498,000
Public Safety Election 2017	Human Svcs and Comm Vitality	#R34080 Art_Fire Station 304	E	-	13,100	13,100
General Fund	General Operations	Contingency	E	3,618,500	7,700	3,626,200
Transportation Improvement	General Operations	Contingency	E	2,467,900	2,675,500	5,143,400
Highway User Revenue Capital	General Operations	Contingency	E	-	1,131,600	1,131,600
Contingency	General Operations	Contingency	E	25,000,000	783,800	25,783,800
General Capital Projects Fund	General Operations	Contingency	E	5,000,000	2,552,700	7,552,700
Vehicle Replacement	General Operations	Contingency	E	-	297,800	297,800
Public Safety Election 2017	General Operations	Contingency	E	-	5,165,700	5,165,700
Traffic Election 2017	General Operations	Contingency	E	-	638,500	638,500
Pavmnt Preservtn Election 2017	General Operations	Contingency	E	-	582,400	582,400
Water Utility Capital	General Operations	Contingency	E	3,247,700	743,000	3,990,700
Sewer Utility Capital	General Operations	Contingency	E	6,284,700	649,100	6,933,800
Solid Waste Capital	General Operations	Contingency	E	467,200	1,856,800	2,324,000
Stormwater Capital	General Operations	Contingency	E	316,900	3,800	320,700
			Expense Total	**122,093,900**	**-**	**122,093,900**
			Revenue Total	**-**	**-**	**-**

2. Grant Carry Forward – To adjust budget authority for items previously approved by Council which require adjustment from what was originally estimated during the FY2022 budget process due to expenditure activity in the prior Fiscal Year.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Fire - Medical	#G34101 FFY18 SAFER	E	675,700	8,300	684,000
Grants	Fire - Medical	#G34133 FFY21 GOHS Occupant Protection	E	9,500	(8,100)	1,400
Grants	Fire - Medical	#G34160 FY20 Community Paramedicine	E	50,100	(14,100)	36,000
Grants	Fire - Medical	#G34193 FFY20 AZDOHS CBRNE	E	28,600	(15,600)	13,000
Grants	Fire - Medical	#G34202 FY21 Coyote Crisis Collaborative	E	-	8,600	8,600
Grants	Public Works	#G42100 SRTS FY 18 Kingswood-West	E	60,300	(8,300)	52,000
Grants	Public Works	#G42110 SRTS FY 18 Grant ACA, Imagine Prep	E	60,600	(8,300)	52,300
Grants	Public Works	#G42150 SRTS FY18 Grant Ashton-Countryside	E	60,300	(8,300)	52,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51341 NSP 1 - Original Grant	E	138,300	(138,300)	-
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51360 NSP3 Adminstration	E	57,400	(57,400)	-
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51361 NSP 3 - Original Grant	E	68,400	1,000	69,400
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51370 NSP 3 Program Income	E	745,000	21,600	766,600
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51561 2018 HOME	E	193,800	(42,200)	151,600
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51562 2019 HOME	E	144,100	(7,600)	136,500
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51563 2020 HOME	E	184,900	(10,100)	174,800
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51680 CDBG	E	893,000	(78,700)	814,300
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51681 CARES Act	E	734,900	(44,100)	690,800
Water Utility Capital	Water Resource Management	#G71010 ADWR Xeriscape Garden	E	1,090,800	(600)	1,090,200

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Police	#G31222 FFY19 AZDOHS UASI	E	10,900	(7,900)	3,000
Grants	Police	#G31223A FFY20 AZDOHS UASI	E	35,500	(9,500)	26,000
Grants	Police	#G31243 FFY21 DEA Task Force	E	26,100	(22,400)	3,700
Grants	Police	#G31264 FFY21 GOHS DUI OT	E	7,400	(2,500)	4,900
Grants	Police	#G31274 FFY21 GOHS Know Your Limit	E	10,000	(5,400)	4,600
Grants	Police	#G31313 FFY21 GOHS STEP OT	E	15,500	(7,500)	8,000
Grants	Police	#G31355 FFY21 GOHS OP Enforcement OT	E	10,700	(200)	10,500
Grants	Police	#G31363 FFY21 JLEO	E	11,400	(5,800)	5,600
Grants	Police	#G31372 FY21 GOHS Prop 207 Funds	E	81,800	(18,300)	63,500
Grants	Police	#G31392 FFY21 GOHS Motorcycle OT	E	15,900	(3,600)	12,300
Grants	Police	#G31420 FY20 Coronavirus Emergency Suppleme	E	33,600	(32,200)	1,400
Grants	Police	#G31430 FY21 AZ AG Law Enforce Safety Equip	E	29,900	(19,700)	10,200
Grants	Fire - Medical	#G34101 FFY18 SAFER	R	848,900	(164,900)	684,000
Grants	Fire - Medical	#G34133 FFY21 GOHS Occupant Protection	R	9,500	(8,100)	1,400
Grants	Fire - Medical	#G34160 FY20 Community Paramedicine	R	39,300	(3,300)	36,000
Grants	Fire - Medical	#G34193 FFY20 AZDOHS CBRNE	R	40,000	(27,100)	12,900
Grants	Public Works	#G42100 SRTS FY 18 Kingswood-West	R	60,300	(11,100)	49,200
Grants	Public Works	#G42110 SRTS FY 18 Grant ACA, Imagine Prep	R	60,600	(11,100)	49,500
Grants	Public Works	#G42150 SRTS FY18 Grant Ashton-Countryside	R	60,300	(11,100)	49,200
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51341 NSP 1 - Original Grant	R	243,700	(243,700)	-
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51360 NSP3 Adminstration	R	57,400	(57,400)	-
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51361 NSP 3 - Original Grant	R	68,400	1,000	69,400

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51370 NSP 3 Program Income	R	741,700	24,900	766,600
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51561 2018 HOME	R	193,800	(42,200)	151,600
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51562 2019 HOME	R	166,000	(29,500)	136,500
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51563 2020 HOME	R	184,900	(10,100)	174,800
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51680 CDBG	R	1,024,800	(191,000)	833,800
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51681 CARES Act	R	789,400	(102,800)	686,600
Grants	Police	#G31051 FY19 WalMart Community Grant #5429	R	200	500	700
Grants	Police	#G31052 FY19 Walmart Community Grant #2777	R	-	1,500	1,500
Grants	Police	#G31053 FY19 Walmart Community Grant #4218	R	-	1,000	1,000
Grants	Police	#G31057 FY21 WalMart Community Grant #4955	R	1,500	(1,500)	-
Grants	Police	#G31222 FFY19 AZDOHS UASI	R	11,800	(8,800)	3,000
Grants	Police	#G31223A FFY20 AZDOHS UASI	R	40,000	(14,000)	26,000
Grants	Police	#G31243 FFY21 DEA Task Force	R	12,800	(9,100)	3,700
Grants	Police	#G31263 FFY20 GOHS DUI OT	R	-	54,400	54,400
Grants	Police	#G31264 FFY21 GOHS DUI OT	R	7,400	(2,500)	4,900
Grants	Police	#G31274 FFY21 GOHS Know Your Limit	R	10,000	(5,400)	4,600
Grants	Police	#G31313 FFY21 GOHS STEP OT	R	15,500	(7,500)	8,000
Grants	Police	#G31355 FFY21 GOHS OP Enforcement OT	R	10,700	(200)	10,500
Grants	Police	#G31363 FFY21 JLEO	R	10,500	(4,900)	5,600
Grants	Police	#G31372 FY21 GOHS Prop 207 Funds	R	81,800	(18,300)	63,500
Grants	Police	#G31392 FFY21 GOHS Motorcycle OT	R	15,900	(3,600)	12,300

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Police	#G31411 FFY21 GOHS AI Equip	R	11,000	(11,000)	-
Grants	Police	#G31420 FY20 Coronavirus Emergency Suppleme	R	33,600	(32,200)	1,400
Grants	Police	#G31430 FY21 AZ AG Law Enforce Safety Equip	R	-	10,200	10,200
Grants/Contingency	General Operations	Contingency	E	1,802,900	537,200	2,340,100
Grants/Contingency	General Operations	Other	R	1,883,500	938,900	2,822,400
			Expense Total	**7,287,300**	**-**	**7,287,300**
			Revenue Total	**6,735,200**	**-**	**6,735,200**

RESOLUTION # 2022-21

Exhibit B

The FY2022 Annual Budget is amended by moving budget authority among projects and funds to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations represent a transfer of spending authority and do not increase or decrease the total adopted citywide expenditure budget.

1. To adjust budget authority due to certain grant revenue received the year prior not exceeding a total of twenty-five thousand dollars that must be given an expense budget authority the next year based on amount received and must be separated from the grants to allow for department expenditure without restriction. This program revenue is not defined as program income as described at 24 CFR 570.500(a), and therefore is excluded from the disposition requirements described at 24 CFR 570.504(b).

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	Human Svcs and Comm Vitality	#N51030 Excluded Program Funds	E	-	9,300	9,300
Grants/Contingency	General Operations	Contingency	E	1,802,900	(9,300)	1,793,600
				1,802,900	**-**	**1,802,900**

2. This will be an actual cash transfer of $9,300 from Grants/Contingency to the General Fund based on the budget amendments in table 1 above.

Transfer from Fund	Transfer to Fund	Current Budgeted Transfer	Increase/ (Decrease)	Amended Budgeted Transfer
Grants/Contingency	General Fund	-	9,300	9,300

RESOLUTION # 2022-21

Exhibit C

The FY2022 Annual Budget is amended by moving budget authority among projects and funds to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations represent a transfer of spending authority and do not increase or decrease the total adopted citywide expenditure budget.

1. To adjust budget authority in program income between grant projects G51564 and G51565 in order to allow the department to expend based on revenues received.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51564 2021 HOME	E	79,000	(35,000)	44,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51565 2022 HOME	E	-	35,000	35,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51564 2021 HOME	R	79,000	(35,000)	44,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51565 2022 HOME	R	-	35,000	35,000
		Expense Total		**79,000**	**-**	**79,000**
		Revenue Total		**79,000**	**-**	**79,000**

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022

Contact Person: Holly Osborn, DIRECTOR-PARKS & REC

Submitting Department: Parks and Recreation

District: Citywide

Staff Recommendations: None

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

Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2022 budget by reallocating appropriations of $4,200 within the Grants Fund from Contingency to Supplies in Project G54101 in order to accept a distribution from the United States Tennis Association for the reimbursement of expenses related to growing the game of tennis; Resolution # 2022-16.

Motion:

I move to approve Resolution # 2022-16.

Background:

The United States Tennis Association (USTA) offered Grow the Game Grants to assist tennis organizations in growing the game of tennis. The grant will defray the expenses of delivering quality entry-level tennis programs for organizations that are actively engaging new and returning players into the sport in a safe and meaningful way. The Parks and Recreation Department applied for the grant and has been awarded $4,164 to assist with these efforts.

Objective Analysis:

This grant will provide funding for the purchase of teaching equipment to enhance instruction of new and current players.

Policy Compliant:

This action is compliant with City and Council policy.

Financial Impact:

This one-time grant award includes $4,164 for expenses related to growing the game of tennis for the Surprise Tennis & Racquet Complex. There is no City match requirement.

Budget Impact:

This action requires a budget amendment to the Fiscal Year 2022 budget to reallocate appropriations in the amount of $4,200 from Contingency within the Grants Fund to Project #G54101. This action

represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

There is no FTE impact.

ATTACHMENTS:

1. 22.01.24 Resolution-Tennis Grant - FINAL

RESOLUTION # 2022-16

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA AMENDING THE FISCAL YEAR 2022 BUDGET BY REALLOCATING APPROPRIATIONS OF $4,200 WITHIN THE GRANTS FUND FROM CONTINGENCY TO SUPPLIES IN PROJECT G54101 IN ORDER TO ACCEPT A DISTRIBUTION FROM THE UNITED STATES TENNIS ASSOCIATION FOR THE REIMBURSEMENT OF EXPENSES RELATED TO GROWING THE GAME OF TENNIS AT THE SURPRISE TENNIS AND RACQUET COMPLEX.

WHEREAS, the United States Tennis Association ("USTA") offered Grow the Game grants to defray expenses of delivering quality entry-level programs for tennis organizations that are actively engaging new and returning players into the sport in a safe and meaningful way;

WHEREAS, the Parks and Recreation Department applied for and has been awarded $4,164 for a Grow the Game grant;

WHEREAS, the Parks and Recreation Department desires to accept this grant which will be utilized to purchase equipment for teaching tennis;

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. The City is hereby authorized to accept a grant in the amount of $4,164 from the USTA for the City of Surprise Parks and Recreation Department to use for tennis-related expenses.

Section 2. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2021 through June 30, 2022.

Section 3. The Grow the Game Grant Award Letter from the USTA to the City of Surprise, attached as *Exhibit B* and incorporated by reference, is approved.

Section 4. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this _____day of _____, 2022.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2022-16
Exhibit A

1. Appropriation- The allocations below represent a movement of budget authority for revenue and expenses in the amount of $4,200 within the Grants Fund to establish a budget for teaching equipment for the Surprise Tennis & Racquet Complex. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants/Contingency	General Operations	Contingency	E	2,552,400	(4,200)	2,548,200
Grants	Parks and Recreation	#G54101 USTA Grow the Game	E	-	4,200	4,200
Grants/Contingency	General Operations	Other	R	2,633,000	(4,200)	2,628,800
Grants	Parks and Recreation	#G54101 USTA Grow the Game	R	-	4,200	4,200
			Expense Total	**2,552,400**	**-**	**2,552,400**
			Revenue Total	**2,633,000**	**-**	**2,633,000**

RESOLUTION # 2022-16
Exhibit B

12/6/2021

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

RE: Grow the Game Grant Award Letter

Dear Jennifer,

Congratulations! We are pleased to inform you that City of Surprise (the "Provider") completed the Grant application process, including submission of the Program Validation Form, and has been selected to receive a Grow the Game Grant Award (the "Grant") in the amount of $4164. The intent of the Grant is to defray some of the costs of delivering quality entry-level programs that meet the criteria ("Program") for those organizations actively engaging new and returning players into the sport in a safe and meaningful way.

The Grant Award will be distributed within approximately thirty (30) business days of receipt of this letter. As noted in the application process, only one check is issued per Grant Award. By completing the application process, you have confirmed that you have the power and authority to accept Grant Award and have complied with the terms and conditions of the Grant, including, but not limited to acknowledging that your Programs are:

- open to the public for play and/or programming;
- compliant with or uses its best efforts to be compliant with all applicable requirements and guidelines of the Americans with Disabilities Act (ADA);
- in good standing with local, state, and federal regulations; and
- do not discriminate in making your programs available to the general public.

In consideration of receiving the Grant, the undersigned, on behalf of the Provider, with the submission of the application and Program Validation Form, released, waived, discharged, and covenants not to sue the USTA, its affiliated entities, Tennis Industry United, the specific USTA Section and all its assigns, directors, officers, agents, employees and volunteers for any claims arising out of or in connection with the Grant or the manner in which the funds were utilized.

We remain hopeful that the tennis industry as a whole will continue to thrive and we can extend our reach at the grassroots level by safely introducing the sport we love. Please continue to check the Tennis Industry United webpage on www.usta.com for future information.

Thank you for your efforts to promote the game of tennis in your community.

Sincerely,

Michael Dowse
Chief Executive Officer & Executive Director
United States Tennis Association

Eric Mitchell
Chief Executive Officer
USTA Southwest

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022
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 a Fiscal Year 2022 budget amendment moving budget authority in the amount of $1,400,000 from the Police Department General Fund Personnel to Supplies/Services to support one-time operational purchases to increase efficiencies within the department, and amending the adopted FY22 Contract Awarding Authority List; Resolution #2022-20.

Motion:
I move to approve Resolution # 2022-20.

Background:
Historically, the Police Department has seen a large amount of salary savings each year due to vacancies. This year, the Police Department identified a number of one-time purchases that were not budgeted in supplies and /or services purchases that could improve operations and create efficiencies within the department. Working with Finance, the Police Department created a plan to make those purchases utilizing the projected salary savings in the department instead of asking for additional funding.

Objective Analysis:
This action will assure that the department has sufficient resources to make the one-time purchases needed. No negative impacts are anticipated.

Policy Compliant:
This action is consistent with City and Council policy.

Financial Impact:
This action is one-time and will allow for an increase of $1,400,000 in expenditures for a number of goods/services needed by the Police Department.

Budget Impact:
This action will move budget authority within the Police Department General Fund in the amount of $1,400,000 from personnel to supplies/services for unforeseen expenditures in the Police Department to

improve operations and efficiencies. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

This item does not impact the overall full-time equivalent count.

ATTACHMENTS:

1. 22.02.10 Res 2022-20 - FY2022 PD Supplies - Final

RESOLUTION # 2022-20

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY OF $1,400,000 FROM THE POLICE DEPARTMENT GENERAL FUND PERSONNEL TO SUPPLIES/SERVICES TO SUPPORT ONE-TIME OPERATIONAL PURCHASES TO INCREASE EFFICIENCIES WITHIN THE DEPARTMENT AND AMENDING THE FISCAL YEAR 2022 CONTRACT AWARDING AUTHORITY LIST.

WHEREAS, the FY2022 budget was adopted including funding for the purchase of supplies and services for the Surprise Police Department;

WHEREAS, the Police Department has identified various one-time operational purchases that can be funded with projected salary savings that will help to increase efficiencies within the Department which exceeded initial projections and it is necessary to reallocate $1,400,000 within the Police Department General Fund from the Personnel Category to the Supplies Category, to complete these purchases;

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

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, the City of Surprise Administrative Policies requires the approval of the Mayor and Council for budget amendments of this nature and for contracts over $50,000 not previously approved as part of the Fiscal Year 2022 budget adoption.

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 Fiscal Year 2022 budget and the Contract Awarding Authority List of the City of Surprise, Arizona for the fiscal year July 1, 2021 through June 30, 2022.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2022.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

RESOLUTION # 2022-20
Exhibit A

1. Appropriation – The allocations below represent a movement of budget authority in the amount of $1,400,000 within the General Fund from personnel in the Police Department to supplies in the Police Department, to support one-time operational purchases to increase efficiencies within the Department. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget. Additionally, these allocations do not increase or decrease the total budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
General Fund	Police	Personnel	E	31,260,100	(1,400,000)	29,860,100
General Fund	Police	Supplies	E	1,295,000	1,400,000	2,695,000
				32,555,100	-	32,555,100

2. Contract Awarding Authority List – Council approved the Fiscal Year 2022 Contract Awarding Authority List in the amount of $750,000. This resolution provides authority to add $1,400,000 to the Police Department General Fund supplies for the purpose one-time operational purchases to increase efficiencies within the Department. This amount was based on the amount anticipated with development of the FY22 budget.

Reference #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
22407	Misc. Equipment & Agreements	750,000	1,400,000	2,150,000

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022
Contact Person: Seth Dyson, DIRECTOR - HSCV
Submitting Department: Human Svcs and Comm Vitality
District: Internal
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the approval of Amendment No. 1 to the Intergovernmental Agreement with Maricopa County for 2021 Home Program Funds; amending the Fiscal Year 2022 Budget by moving budget authority in the amount of $186,000 from Contingency to the Neighborhood Revitalization Fund, Project G51564; and accepting grant funding from Maricopa County via The Department of Housing and Urban Development for 2021 Home Program Funds; Resolution # 2022-17.

Motion:
I move to approve Resolution # 2022-17.

Background:
The Cities and Towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe, and Maricopa County have previously entered into an Intergovernmental Agreement (IGA) to form the Maricopa HOME Consortium (HOME Consortium IGA) to receive, distribute and administer HOME Investment Partnerships Funds (HOME).

The United States Department of Housing and Urban Development and Maricopa County Consortium has allocated the City of Surprise $185,929 for Tenant Based Rental Assistance to help low income residents of Surprise.

Objective Analysis:
This action will allow the Human Service & Community Vitality Department to continue to provide Tenant Based Rental Assistance to help low-income residents of Surprise.

Policy Compliant:
This action is compliant with City and Council policies.

Financial Impact:
This one-time item will allow expenditures of up to $185,929 in HOME Partnership grant funding. These expenditures will be reimbursed by Maricopa County. There is a 25% match requirement that has

already been met through the city's support of the Heritage at Surprise project.

Budget Impact:

This action will result in the movement of budget authority from General Contingency to the Neighborhood Revitalization Fund in the amount of $186,000. This action represents a movement of budget authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

N/A

ATTACHMENTS:

1. RES 2022-17 HOME IGA Amend 1
2. 22.02.10 Surprise HOME Amendment 1

RESOLUTION # 2022-17

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AMENDMENT NO. 1 TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR 2021 HOME PROGRAM FUNDS; AMENDING THE FISCAL YEAR 2022 BUDGET BY MOVING BUDGET AUTHORITY IN THE AMOUNT OF $186,000 FROM CONTINGENCY TO THE NEIGHBORHOOD REVITALIZATION FUND, PROJECT G51564; AND ACCEPTING GRANT FUNDING FROM MARICOPA COUNTY VIA THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR 2021 HOME PROGRAM FUNDS.

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

WHEREAS, the Cities and Towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe, and Maricopa County have previously entered into an Intergovernmental Agreement (IGA) to form the Maricopa HOME Consortium (HOME Consortium IGA) to receive, distribute and administer HOME Investment Partnerships Funds (HOME);

WHEREAS, Amendment No. 1 extends the termination of the agreement from September 30, 2024 through September 30, 2025;

WHEREAS, the United States Department of Housing and Urban Development and Maricopa County Consortium has allocated the City of Surprise $185,929 for Tenant Based Rental Assistance to help low income residents of Surprise;

WHEREAS, the Agreement funding shall be increased from $184,855 to $370,784;

WHEREAS, accept revisions to Section 1, 2, and 4 of the Agreement as indicated;

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 Amendment No. 1 to the Intergovernmental Agreement between the City of Surprise and the Maricopa County, attached as *Exhibit B*, is approved.

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

APPROVED AND ADOPTED this _____day of _____, 2022.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

RESOLUTION # 2022-17
Exhibit A

1. Appropriation - The allocation below represents the moving of budget authority in the amount of $186,000 from Contingency within the Grants Fund to project G51564 to accept funding from Maricopa County via The Department of Housing and Urban Development for 2021 HOME Program Funds. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Program	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51564 2021 HOME	HOME	E	-	186,000	186,000
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51564 2021 HOME	HOME	R	-	186,000	186,000
Grants/Contingency	General Operations	Contingency		E	1,812,900	(186,000)	1,626,900
Grants/Contingency	General Operations	Other		R	1,893,500	(186,000)	1,707,500
				Expense Total	**1,812,900**	-	**1,812,900**
				Revenue Total	**1,893,500**	-	**1,893,500**

RESOLUTION # 2022-17
Exhibit B

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY

AMENDMENT NO. 1 TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE

I. Maricopa County ("County") administered by its Human Services Department and the City of Surprise ("City") entered into a financial Intergovernmental Agreement ("Agreement") on or about March 31, 2021. The purpose of the Agreement is for the City to provide Tenant Based Rental Assistance (TBRA) and security deposits to eligible individuals that reside in the City of Surprise. The County provided the City with $184,855 in 2020 HOME Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). All work performed or cost incurred or expended shall be reimbursable through September 30, 2024. The County and the Town may be referred to individually as the "Party" and collectively referred to as the "Parties."

II. The Parties agree to enter into this Amendment No. 1 to amend the Agreement as follows:

A. Extend the termination of the Agreement from September 30, 2024 through September 30, 2025.

B. Add an additional Work Statement ("2021 Work Statement") for the City to provide Tenant Based Rental Assistance (TBRA) and security deposits to eligible individuals that reside in the City of Surprise. Subsidy payments are based on an individual's income and help low-income individuals and families pay for privately-owned rental housing. The expenditure term for this Work Statement and all work performed or costs incurred or expensed shall be reimbursable through September 30, 2025.

C. The County shall provide the City with $185,929 for the Work Statement activities. The funding for Amendment No. 1 is provided by U.S. Department of Housing and Urban Development (HUD) funds, through HOME Investment Partnerships Program (HOME), CFDA No. 14.239.

D. The Agreement funding amount shall be increased from $184,855 to $370,784.

E. Revise Section 1 (General Provisions) to address the following paragraphs:

1. Paragraph 5.0 (TERMINATION), remove and replace with the following:

5.1 Pursuant to A.R.S. § 38-511, the County may cancel this Agreement without penalty or further obligation within three years after execution of this Agreement, if any person significantly involved in initiating, negotiating, securing, drafting or creating this Agreement on behalf of the County at any time while this Agreement or any extension of this Agreement is in effect, is or becomes an employee or agent of any other party to this Agreement in any capacity or consultant to any other party to this Agreement with respect to the subject matter of this Agreement. Additionally,

pursuant to A.R.S. § 38-511, the County may recoup any fee or commission paid or due to any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of the County from any other party to this Agreement arising as the result of this Agreement. A cancellation notice made under this Subparagraph shall be effective when the recipient receives a written notice of cancellation unless the notice specifies a later date.

5.2 Either Party may terminate this Agreement at any time by giving the other Party at least sixty (60) calendar days prior notice in writing (unless terminated by the County under the Availability of Funds provision). The notice shall be given by either personal delivery or registered or certified mail, postage prepaid and return receipt requested, to the persons at the addresses set forth on page 1 of this Agreement.

5.3 The County has the right to terminate this Agreement upon twenty-four (24) hour notice when the County deems the health or welfare of the service recipients are endangered or the City's noncompliance jeopardizes funding source financial participation. If not terminated by one of the above methods, then this Agreement will terminate upon the expiration of the Term of this Agreement stated on page 1 of this Agreement.

5.4 In accordance with 2 C.F.R. §§ 200, et seq., the County may suspend or terminate this Agreement if the City violates any term or condition of this Agreement or if the City fails to maintain a good-faith effort to carry out the purpose of this Agreement.

5.5 The Parties may terminate this Agreement for convenience in accordance with 2 C.F.R. § 200. The Parties shall agree upon the termination conditions including the effective date of the termination. The Party initiating the termination shall notify the other Parties in writing stating the reasons for such termination.

2. Paragraph 8.0 (GENERAL REQUIREMENTS), remove and replace with the following:

8.1 The terms of this Agreement shall be construed in accordance with Arizona law and the applicable regulations of the United States Department of Housing and Urban Development (HUD). Any lawsuit arising out of this Agreement shall be brought in the appropriate court in Maricopa County, Arizona.

8.2 The City shall, without limitation, obtain and maintain all licenses, permits, and authority necessary to do business, render services, and perform work under this Agreement, and it shall comply with all laws regarding unemployment insurance, disability insurance, and workers' compensation.

8.3 The City is an independent contractor in the performance of work and the provision of services under this Agreement and is not to be considered an officer, employee or agent of the County.

8.4 The City shall comply with the regulations prohibiting a conflict of interest. The City shall not make any payments, either directly or indirectly, to any person, partnership, corporation, trust, or other organization that has a substantial interest in City's organization or

with which the City (or any of its directors, officers, owners, trust certificate holders, or a relative thereof) has a substantial interest, unless the City has made full written disclosure of the proposed payments to the County and has received written approval for the payments.

8.5 For purposes of this provision, the terms "substantial interest" and "relative" shall have the meanings prescribed by A.R.S. § 38-502.

3. Paragraph 13.0 (DISPUTES), remove and replace with the following:

13.1 Except as may otherwise be provided for in this Agreement, the Parties may attempt to informally resolve any dispute arising out of this Agreement for a reasonable period of time, which shall not exceed one hundred twenty (120) calendar days. Disputes which are not resolved in that time period, shall be submitted in accordance with the following formal dispute resolution process.

13.1.1 If a dispute cannot be resolved informally, then the City shall notify the Department in writing by mailing notice of the dispute to the Assistant Director within ten (10) business days from expiration of the informal dispute resolution process described in Subparagraph 13.1 above.

13.1.2 The Assistant Director shall respond in writing to the City within fourteen (14) business days. The decision of the Assistant Director shall be final and conclusive unless, within seven (7) business days after the date the City is served with the decision, the City files a written notice of appeal with the Human Services Department Director.

13.1.3 The Human Services Department Director shall provide the City with a written response within fourteen (14) business days following receipt of the notice of appeal. The decision of the Director shall be final and not appealable.

13.1.4 Pending a final decision of the Director, the City shall diligently proceed with its performance of this Agreement in accordance with the Assistant Director’s decision.

4. Paragraph 21.0 (AUDIT DISALLOWANCES), remove and replace with the following:

21.1 The City shall, upon written notice, reimburse the County for any payments made under this Agreement that are disallowed by a federal, state, or County audit in the amount of the disallowance. Court costs and attorney and expert fees incurred will be specifically identified as applicable to the recovery of the disallowed costs in question.

21.2 If the County determines that a cost for which payment has been made is a disallowed cost, then the County will notify the City in writing of the disallowance and the required course of action, which shall be at the option of the County, either to adjust any future claim submitted by the City by the amount of the disallowance or to require immediate repayment of the disallowed amount by the City issuing a check payable to the County.

5. Paragraph 28.0 (SAFEGUARDING OF PARTICIPANT INFORMATION), remove and replace with the following:

28.1 The City shall observe and abide by all applicable State of Arizona and federal statues, rules, and regulations regarding the use or disclosure of information including, but not limited to, information concerning applicants for and recipients of contracted services. To the extent permitted by law, the City shall release information to the County, Department, Attorney General's Office, or other designated agency as required by the County by the terms of this Agreement or by law.

28.2 The City shall comply with the requirements of the Arizona Address Confidentiality Program, A.R.S. §§ 41-161, et. seq. The Department will advise the City as to applicable policies and procedures adopted for such compliance.

6. Paragraph 32.0 (AGREEMENT COMPLIANCE MONITORING), remove and replace with the following:

32.1 The County will monitor the City's compliance with fiscal and programmatic performance under the terms and conditions of this Agreement and applicable regulations promulgated by the HUD and Maricopa County. On-site visits for compliance monitoring may be made by either the County or its grantor agencies (or by both the County and its grantor agencies) at any time during the City's normal business hours, announced or unannounced. For auditing purposes, the County shall provide the City with a 30-calendar day advance notice of any proposed on-site visits. During an on-site visit, the City shall make all its records and accounts related to work performed under this Agreement available to the County for inspection and copying.

32.2 The County shall request information for monitoring/audit per Office of Management and Budget (OMB) Uniform Guidance 2 C.F.R. Part 200, to include:

32.2.1 Financial Management 2 C.F.R. § 200.302
32.2.2 Internal Controls 2 C.F.R. § 200.303
32.2.3 Bonds 2 C.F.R. § 200.304
32.2.4 Payment and Financial Reporting 2 C.F.R. § 200.305
32.2.5 Cost Sharing or Matching 2 C.F.R. § 200.306
32.2.6 Program Income 2 C.F.R. § 200.307
32.2.7 Revision of Budget and Program Plans 2 C.F.R. § 200.308
32.2.8 Period of Performance 2 C.F.R. § 200.309
32.2.9 Insurance Coverage 2 C.F.R. § 200.310
32.2.10 Record Retention and Access 2 C.F.R. §§ 200.334 – 200.338
32.2.11 Procurement Standards 2 C.F.R. § 200.318
32.2.12 Indirect Costs 2 C.F.R. § 200.414
32.2.13 Compensation-Personal Services 2 C.F.R. § 200.430
32.2.14 Audit Requirements 2 C.F.R. § 200.501-200.517

7. Paragraph 33.0 (CONTINGENCY RELATING TO OTHER CONTRACTS AND GRANTS), remove and replace with the following:

33.1 The City shall, during the term of this Agreement, within 15 business days from acceptance, inform the Assistant Director in writing of the award of any other agreement or grant, including any other agreement or grant awarded by the County, where the award may affect either the direct or indirect costs being paid or reimbursed under this Agreement. The City's failure to notify the County of any such agreement shall be a breach of this Agreement and the County may immediately terminate this Agreement without liability.

33.2 The Assistant Director may request, and City shall provide within a reasonable time, which shall not exceed ten (10) business days, a copy of all such other agreements or grants, when, in the opinion of the Assistant Director, the award of the agreement or grant may affect the costs being paid or reimbursed under this Agreement.

If the Assistant Director determines that the award to the City of such other agreements or grants has affected the costs being paid or reimbursed under this Agreement, then the Assistant Director shall prepare an amendment to this Agreement effecting a cost adjustment. If the City disputes the proposed cost adjustment, then the dispute shall be resolved pursuant to the "Disputes" paragraph of this Agreement.

8. Paragraph 36.0 (INSURANCE), remove and replace with the following:

36.1 The City shall and shall cause any of its Subcontractors to purchase and maintain the minimum insurance stipulated in this Agreement from a company or companies duly licensed by the State of Arizona and possessing a current A.M. Best, Inc. rating of B++6 or higher. In lieu of State of Arizona licensing, the stipulated insurance may be purchased from a company which is or companies which are authorized to do business in the State of Arizona, provided that such insurance company or companies meet the approval of the County. The form of any insurance policies and forms must be acceptable to the County.

36.2 The City is insured via the Arizona Municipal Risk Retention Pool. All insurance required under this Agreement shall be maintained in full force and effect until all work or service required to be performed under the terms of the Agreement is satisfactorily completed and formally accepted. Failure to do so may, at the sole discretion of the County, constitute a material breach of this Agreement.

36.3 The City's insurance shall be primary insurance as respects the County, and any insurance or self-insurance maintained by the County shall not contribute to it.

36.4 Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect the County.

36.5 The insurance policies may provide coverage that contains deductibles or self-insured retentions. Such deductible or self-insured retentions (or both) shall not be applicable with respect to the coverage provided to the County under those policies. The City shall

be solely responsible for the deductible and self-insured retention and the County, at its option, may require the City to secure payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

36.6 The County reserves the right to request and to receive, within 10 business days, certified copies of any or all of the insurance certificates required under this Agreement. The County shall not be obligated to review policies and endorsements or to advise the City of any deficiencies in such policies and endorsements, and such receipt shall not relieve the City from, or be deemed a waiver of the County's right to insist on strict fulfillment of the City's obligations under this Agreement.

36.7 The insurance policies required by this Agreement, except Worker's Compensation, shall name the County, its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, and commissions as Additional Insureds.

36.8 The policies required under this Agreement, except Worker's Compensation, shall contain a waiver of transfer of rights of recovery (subrogation) against the County and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, board, and commissions for any claims arising out of the City's work or service.

36.9 The City's policies shall stipulate that the insurance afforded the City shall be primary insurance and that any insurance carried by the County and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, and commissions shall be excess and not contributory insurance, as provided by A.R.S. § 41-621.

36.10 Coverage provided by the City shall not be limited to the liability assumed under the indemnification provisions of this Agreement.

36.11 Commercial General Liability:

36.11.1. Commercial General Liability insurance and, if necessary, Commercial Umbrella insurance with a limit of not less than $2,000,000 for each occurrence, $2,000,000 Products/Completed Operations Aggregate, and $4,000,000 General Aggregate Limit. The policy shall include coverage for premises liability, bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage, and shall not contain any provisions which would serve to limit third party action over claims. There shall be no endorsement or modifications of the CGL limiting the scope of coverage for liability arising from explosion, collapse, or underground property damage.

36.12 Worker's Compensation:

36.12.1 Worker's Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction of the City's employees engaged in the performance of the work or services under this Agreement; and Employer's Liability insurance of not

less than $1,000,000 for each accident, $1,000,000 disease for each employee, and $1,000,000 disease policy limit.

36.12.2 City waives all rights against County and its agents, representatives, officials, officers, directors, employees, volunteers, departments, agencies, boards, and commissions for recovery of damages to the extent these damages are covered by the Worker's Compensation and Employer's Liability or commercial umbrella liability insurance obtained by the City pursuant to this Agreement.

36.13 Sexual Molestation and Physical Abuse:

36.13.1 When services involve working with children, elderly, or disabled individuals, the insurance requirements in the (sub)contract must include coverage for "sexual molestation and physical abuse." Coverage for this type of claim, or allegation, is excluded from standard general liability policies. Therefore, Citys whose services include working with or caring (or both) for children/elderly and disabled persons should have their policies specifically endorsed to include this coverage.

36.13.2 The policy shall be endorsed to include coverage for sexual molestation and physical abuse at limits not less than $2,000,000.00 per occurrence and $4,000,000.00 aggregate. These limits may be included within a General Liability policy, Professional Liability policy or provided by separate endorsement with its own limits as required. City and its Subcontractors must provide the following statement on their Certificate(s) of Insurance: "Sexual molestation and physical abuse coverage is included." Policies/certificates stating that "Sexual molestation and physical abuse coverage is not excluded" do not meet this requirement.

36.14 Certificates of Insurance:

Upon execution of this Agreement, the City shall, and shall cause any of its Subcontractors, to furnish the County with valid and complete certificates of insurance, or formal endorsements as required by the Agreement, issued by the City's insurer(s), as evidence that policies providing the required coverage, conditions and limits required by this Agreement are in full force and effect. Such certificates shall identify this Agreement by number and title.

36.15 Prior to commencing either work or services under this Agreement, the City shall have insurance in effect as required by the Agreement in the form provided by the County, issued by the City's insurer(s), as evidence that policies providing the required coverage, conditions and limits required by this Agreement are in full force and effect. Such certificates shall be made available to the County with ten (10) business days after a request by the County. BY SIGNING THIS AGREEMENT, THE CITY AGREES TO THIS REQUIREMENT AND

THAT FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN CANCELLATION OF THIS AGREEMENT.

36.16 In the event any insurance policy(ies) required by this Agreement is (are) written on a “claims made” basis, coverage shall extend for two years past completion and acceptance of the City’s work or services and as evidenced by annual Certificates of Insurance.

36.17 If a policy does expire during the life of this Agreement, then a renewed Certificate of Insurance must be sent to the County forty-five (45) business days prior to the expiration date.

36.18 Cancellation and Expiration Notice:
Insurance required under this Agreement shall not be permitted to expire, be canceled, or materially changed without thirty (30) business days prior written notice to the County.

36.19 If the City provides professional or semi-professional personal services under this Agreement for which malpractice or professional liability coverage is available, such as medical, psychiatric, or legal services, then the City shall carry minimum liability coverage of $2,000,000 each occurrence and provide the County with proof of coverage.

36.20 Subcontractor: The City’s certificate(s) shall include all Subcontractors as insureds under its policies or the City shall furnish to the County separate certificates for each Subcontractor. All coverages for Subcontractors shall be subject to the minimum requirements identified above.

36.21 Approval: Any modification or variation from the insurance requirements in any agreement must have prior approval from the County whose decision shall be final. Such action will not require a formal Amendment.
Exceptions: In the event the City is a public entity, the Insurance Requirements shall not apply to such public entity. Such public entity shall provide a Certificate of Self-Insurance or a Certificate of Proof of Pool Insurance. Nongovernmental Subcontractors of the City shall comply with all insurance terms.

9. Paragraph 39.0 (NONDISCRIMINATION, EQUAL OPPORTUNITY, AND EQUAL ACCESS), remove and replace with the following:

39.1 The City, in connection with any services or other activities under this Agreement, shall not in any way discriminate against any person on the grounds of race, color, religion, sex, national origin, age, disability, political affiliation or belief. The City shall include this clause in all of its Subcontracts.

39.2 The City shall comply with requirements of the Housing and Urban Development Equal Access Rule at 24 C.F.R. Part 5, Final Rule 5863, to ensure equal access to housing and services regardless of gender identity

10. Paragraph 47.0 (PROPERTY), remove and replace with the following:

47.1 Any County property furnished or purchased pursuant to the terms of this Agreement shall be utilized, maintained, repaired, and accounted for in accordance with instructions furnished by the County, and title to all such property shall revert to the County upon

the expiration or termination of this Agreement. The costs to repair such property are the responsibility of the City within the limits budgeted in this Agreement.

47.2 Any City property furnished or purchased pursuant to the terms of the Agreement shall be utilized, maintained, repaired, and accounted for by the City. Repair costs of such property shall be the responsibility of the City.

11. Paragraph 50.0 (EMPLOYMENT DISCLAIMER), remove and replace with the following:

50.1 This Agreement is not intended to constitute, create, give rise to, or otherwise recognize a joint venture agreement, partnership, or other business association or organization of any kind between the Parties, and the rights and obligations of the Parties shall be only those expressly set forth in this Agreement.

50.2 The City agrees that no individual performing under this Agreement on behalf of the City may be considered a County agent, employee, or representative and that no rights of County civil service, County retirement, or County personnel rules shall accrue to or apply to any such individual. The City shall have total responsibility for all salaries, wages, bonuses, retirement, withholdings, workers' compensation, occupational disease compensation, unemployment compensation, other employee benefits, and all taxes and premiums appurtenant thereto concerning such individuals and the City shall indemnify, defend, and hold harmless the County with respect thereto.

50.3 The County agrees that no individual performing under this Agreement on behalf of County may be considered a City agent, employee, or representative and that no rights of the City civil service, the City retirement, or the City personnel rules shall accrue to or apply to any such individual. The County shall have total responsibility for all salaries, wages, bonuses, retirement, withholdings, workers' compensation, occupational disease compensation, unemployment compensation, other employee benefits, and all taxes and premiums appurtenant thereto concerning such individuals and the County shall indemnify, defend and hold harmless the City with respect thereto.

12. Paragraph 51.0 (CERTIFICATION REGARDING DEBARMENT, SUSPENSION, INELIGIBILITY AND VOLUNTARY EXCLUSION), remove and replace with the following:

51.1 The undersigned, by signing this Agreement, represents that he/she has the authority to bind the City to the terms of this Certification. The City, as the primary participant in accordance with 2 C.F.R. Part 180, certifies to the best of its knowledge and belief that it and its principals:

51.1.1 Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

51.1.2 Have not within a 3-year period preceding the Start Date of this Agreement, been convicted of or had a civil judgment rendered against them for (1) the commission of fraud or a

criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, State, or local) transaction or contract under a public transaction; (2) the violation of any federal or State antitrust statutes or (3) the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

51.1.3 Are not presently indicted or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with the commission of any of the offenses enumerated in Sub-subparagraph 50.1.2 above; and

51.1.4 Have not, within a three-year period preceding this Start Date of this Agreement, had one or more public transactions (federal, state, or local) terminated for cause or default.

51.2 The City agrees to include, without modification, this clause in all lower tier covered transactions (i.e., transactions with Subcontractors) and in all solicitations for lower tier covered transactions related to this Agreement.

13. Paragraph 52.0 (CONTRACTOR EMPLOYEE WHISTLEBLOWER RIGHTS AND REQUIREMENTS TO INFORM EMPLOYEES OF WHISTLEBLOWER RIGHTS), delete Subparagraph 52.3 and replace with the following:

52.3 The City shall insert the substance of this clause, including this Subparagraph, in all Subcontracts over the simplified acquisition threshold ($250,000 as of June 2021).

14. Add paragraph 55.0 (FORCE MAJEURE):

55.0 FORCE MAJEURE

55.1 Neither Party shall be liable for failure of performance, nor incur any liability to the other Party on account of any loss or damage resulting from any delay or failure to perform all or any part of this Agreement if such delay or failure is caused by events, occurrences, or causes beyond the reasonable control and without negligence of the Parties. Such events, occurrences, or causes will include Acts of God/Nature (including fire, flood, earthquake, storm, hurricane, or other natural disaster), war, invasion, act of foreign enemies, hostilities (whether war is declared or not), civil war, riots, rebellion, revolution, insurrection, military or usurped power or confiscation, terrorist activities, nationalization, government sanction, lockout, blockage, embargo, labor dispute, strike, pandemic, and interruption or failure of electricity or telecommunication service.

55.2 Each Party, as applicable, shall give the other Party notice of its inability to perform and particulars in reasonable detail of the cause of the inability. Each party must use best efforts to remedy the situation and remove, as soon as practicable, the cause of its inability to perform or comply.

55.3 The Party asserting Force Majeure as a cause for non-performance shall have the burden of proving that

reasonable steps were taken to minimize delay or damages caused by foreseeable events, all non-excused obligations were substantially fulfilled, and the other Party was timely notified of the likelihood or actual occurrence that would justify such an assertion, so that other prudent precautions could be contemplated.

F. Revise Section 2 (Special Provisions) to address the following Paragraphs:

1. Paragraph 4.0 (AUDIT REQUIREMENTS), remove and replace with the following:

4.0 AUDIT REQUIREMENTS

The City is in receipt of federal funds through the County and is subject to the federal audit requirements of the Single Audit Act of 1984, as amended (Pub. L. No. 98-502) (codified at 31 U.S.C. § 7501, *et seq*.). The City shall comply with 2 C.F.R. 200, Subpart F. Upon completion, such audits shall be made available for public inspection. Audits shall be submitted to the County within the twelve (12) months following the close of the fiscal year. The City shall take corrective actions within six (6) months of the date of receipt of audit findings. The County shall consider sanctions as described in 2 C.F.R. § 200.505 if it is determined by HUD or the County that the City is not in -compliance with the audit requirements.

2. Paragraph 6.0 (PROGRAM INCOME), remove and replace with the following:

6.0 PROGRAM INCOME

All Program Income generated from this Agreement shall be used to fund either the acquisition or rehabilitation (or both) of additional HOME eligible properties to be sold to qualified low-income families as defined in 24 C.F.R. § 92. The HOME requirements shall continue to apply if the City receives and uses Program Income, even if the Program Income funds are earned and expended after the expiration of this Agreement.

3. Paragraph 20.0 (GENERAL CONDITIONS), remove and replace with the following:

20.1 Administrative Change Orders and Addenda – The Chairman of the Board of Supervisors is authorized upon the recommendation of the Human Services Department Director and Legal Counsel to a.) make changes within the general scope of the Agreement on behalf of the County through Administrative Change Orders, and b.) identify the single-family properties that are subject to Section 3 (Work Statement) of this Agreement through Addenda. Both Administrative Change Orders and Addenda shall be approved and fully executed by the Chairman of the Board of Supervisors and the authorized representative for the City.

20.1.1 Administrative Change Orders may address any of the following areas:

20.1.1.1 Modifications to the Project timeline if the last day of the Project timeline is within the Agreement term;

20.1.1.2 Modifications to Budget line items if the Agreement Amount remains unchanged;

20.1.1.3 Modifications required by federal, state, or County regulations, ordinances, or policies;

20.1.1.4 Modifications to administrative requirements such as changes in reporting periods, frequency of reports, or report formats required by HUD or local regulations, policies, or requirements; and

20.1.1.5 Modifications to Administrative requirements such as changes in reporting periods, frequency of reports, or report formats required by HUD or by local regulations, policies, or requirements.

20.1.2 Addenda:

20.1.2.1 The City shall submit to the County, an Addendum when each property has been identified and will be acquired under this Agreement. A sample Addendum is attached as Attachment 4; and

20.1.2.2 All Addenda shall be integrated into the Agreement.

20.1.3 It is the responsibility of the City to ensure the latest documents are consulted and followed.

G. Revise Section 4 (Compensation) by deleting Paragraph 3.0 (Timeliness) and replacing it with the following:

3.0 TIMELINESS

3.1 The City shall submit monthly requests for reimbursement by the 15th calendar day of the month following the month close out.

3.2 The City shall submit the final reimbursement for each Work Statement not later than 15 calendar days after the reimbursable period ends.

3.3 The City shall submit to the County a Request for Reimbursement of all expenditures within the same fiscal year in which the expenditures are incurred. The fiscal year runs July 1st through June 30th and all Requests for Reimbursement shall be submitted no later than July 30th for the preceding fiscal year.

3.4 All requests for reimbursements shall be submitted to: HSDFINANCE@MARICOPA.GOV.

III. Section II above contains all the changes made by this Amendment No. 1. All other terms and conditions of the Agreement shall remain the same and in full force and effect as approved.

IV. The Parties have authorized the undersigned to execute this Amendment No. 1 on their behalf, and it shall be effective upon approval and signature by both Parties.

(Signatures are contained on the following page)

IN WITNESS, the Parties have approved and signed this Amendment: NO. 1:

FOR CITY OF SURPRISE:

Skip Hall Date
Mayor

Attestation:

Sherry Aguilar Date
City Clerk

IN ACCORDANCE WITH A.R.S. §§ 9-240 and 11-952, THIS AMENDMENT NO. 1 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED THIS AMENDMENT NO. 1 IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

Attorney for the City Date

FOR MARICOPA COUNTY:

Bill Gates Date
Chairman, Board of Supervisors

Attestation:

Juanita Garza Date
Clerk of the Board

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 1 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

Deputy County Attorney Date

MARICOPA COUNTY
Work Statement-TBRA
HOME Investment Partnerships Program
Program Year 2021

Consortium Member: City of Surprise, Arizona
Project: Tenant Based Rental Assistance (TBRA)
FY 2021-2022 HOME Funds: $185,929
Type of Property: Rental

1. DETAILED SCOPE OF WORK:

1.1. Tenant Based Rental Assistance within the City is certified a "High" priority in the Consolidated Plan. The City will contract with a Subrecipient to administer the Project.

1.2. Type of assistance/activity to be provided with HOME funds: Tenant Based Rental Assistance.

1.3. Methods and instruments used for ensuring affordability: The maximum amount of monthly assistance paid to, or on behalf of, a family may not exceed the difference between a rent standard for the bedroom size and 30% of the family's monthly adjusted income. The subrecipient will annually determine that the family income continues to be low-income.

2. OBJECTIVES AND OUTCOMES:

	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	**AFFORDABILITY**	**SUSTAINABILITY**
DECENT HOUSING	☐ Single Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☑ Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, Preservation of existing public housing units and TBRA, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

3. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/RESOURCES In order to accomplish proposed activities, the subrecipient will need the following:	**ACTIVITIES** In order to address the issue, the subrecipient will conduct the following activities:	**OUTPUTS** Once completed, these activities will produce the following:	**OUTCOMES** When completed, these activities will lead to the following changes:	**IMPACT** Long term changes:
HOME funding	Provide rental subsidies to low-income households who are homeless or at risk of becoming homeless.	Low-income households will be provided access to affordable rental housing opportunities.	Low-income families will be provided a more stable living situation leading to self-sufficiency.	Stable neighborhoods; Access to affordable housing. Self-sufficiency.

4. PROPOSED HOME-ASSISTED BENEFICIARIES:

Targeted Population by Income Level	Number of Households	Total Number of Units
Households at or below **50%**		
Households at or below **60%**	10	10
Households at or below **80%**		
TOTAL	**10**	**10**

5. PRIORITY POPULATIONS:

Complete the table below only if the Activity will specifically set-aside units for a priority population.

Priority Populations	No. of Units
Elderly	
Physically Disabled	
Other Priority Populations: Veterans	

6. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

MILESTONES	START DATE	COMPLETION DATE
Executed Agreement		
TBRA CENST Environmental Review	Completed	Completed
Service Provider Agreement	2/1/2022	6/30/2023
Application intake – income certification	2/1/2022	Ongoing
HQS Inspections	Ongoing	Ongoing
Unit occupied by LMI households	Ongoing	Ongoing
Unit Activity Set-up in IDIS	Ongoing	Ongoing
Activity Closeout	6/30/2023	6/30/2023

Any change to the Timeline will need to be submitted to and approved by Maricopa County.

7. ACTIVITY BUDGET SUMMARY:

RENTAL COSTS	2021 HOME FUNDS	Additional Sources* (defined in Table 8)	TOTAL COST
Monthly Rent; Utility Costs; Security and Utility Deposits; Program Delivery expenses	$174,308.00	$63,907.80	$238,215.80
Administration	$11,621.00	0	$11,621.00
TOTAL	**$185,929.00**	**$63,907.80**	**$249,836.80**

8. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	CASH AMOUNT
HOME Repayment Funds	34,198.80
Subrecipient Contributions	29,709.00
TOTAL	$63,907.80

9. MATCH*:

Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of request for payment(s).

TYPE	SOURCE/FUNDING AGENCY	TOTAL
Cash or cash equivalents from a non-federal source	TBRA Subrecipient	$29,709
Value of waived taxes, fees or charges associated with HOME projects		
Value of donated land or real property		
Infrastructure improvements associated with HOME projects		
Value of donated materials, equipment, labor, and professional services or sweat equity		
TOTAL		**$29,709**

* Per CARES Act waiver the City will not be obligated to provide match for HOME funds expended in IDIS prior to October 1, 2022.

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022
Submitting Department: Public Works
Staff Recommendations: None

Contact Person: Kristin Tytler, Department Director
District: Citywide

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

Agenda Wording:
Consideration and action pertaining to the conditional acceptance and maintenance of certain public utility improvements at the White Tanks Foothills Phase 2 development, generally located at N. White Tank Mountain Boulevard and W. Ruth Avenue; Resolution # 2022-15.

Motion:
I move to approve Resolution # 2022-15.

Background:
The Public Works Department conducted the final inspection of the public improvements for the White Tanks Foothills Phase 2 development, generally located at N. White Tank Mountain Boulevard and W. Ruth Avenue on or about January 21, 2020, totaling 7,785 LF and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes sewer line only. Although the White Tanks Foothills development lies outside of city limits, the sewer line is a part of the city's sewer system.

Objective Analysis:
The improvements for this property convey wastewater from the property to the City's public system.

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

Financial Impact:
Acceptance of sewer infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is $816,309.89.

Budget Impact:
Funding for the infrastructure maintenance now and in the future will be supported from the city's

Wastewater Operations Funds. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future year budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

1. 01_Res2022-15
2. 02_Notice of Completion Letter
3. 03_Inspector Sign-Off Form
4. 04_Linear Foot Verification

RESOLUTION # 2022-15

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC UTILITY IMPROVEMENTS AND COMMENCE MAINTENANCE AFTER TWO YEAR WARRANTY FOR THE WHITE TANKS FOOTHILLS PHASE 2 INFRASTRUCTURE, GENERALLY LOCATED AT N. WHITE TANK MOUNTAIN BOULEVARD AND W. RUTH AVENUE.

WHEREAS, pursuant to Resolution #04-144, Northern Citrus L.L.P. and Meritage homes of Arizona Inc. dedicated to the City sewer easements within the White Tanks Foothills Phase 2 development, generally located at N. White Tank Mountain Boulevard and W. Ruth Avenue;

WHEREAS, pursuant to Resolution #04-144, as a condition of approval to construct the White Tank Foothills Phase 2 development, Northern Citrus L.L.P. and Meritage homes of Arizona Inc. installed sewer line improvements within the dedicated sewer easement ("public improvements");

WHEREAS, on or about January 31, 2020, the City of Surprise Public Works Department Engineering Division completed an inspection of the public improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

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

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

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

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

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

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____day of _____, 2022.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

White Tank Foothills - Ph2 Infrastructure



INFRASTRUCTURE TO BE ACCEPTED:

SEWER

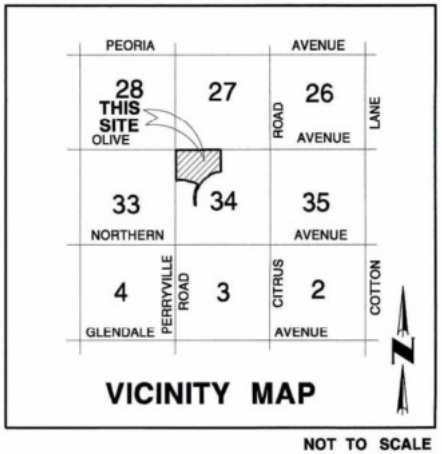


EXHIBIT B

List and Cost of Improvements

EXHIBIT B

SURPRISE
ARIZONA

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

Memorandum

To: City of Surprise City Council

From: Public Works – Engineering Services

Date: 01/16/2022

Re: White Tanks Foothills Phase 2 Infrastructure

The public improvements for the above project have been completed and are tentatively scheduled for the February 15th, 2022 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Sewer **$816,309.89**

SURPRISE
ARIZONA

PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623·222·6000

October 11, 2021

Meritage Homes
8800 E Raintree, Suite 300
Scottsdale, AZ 85260

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR WHITE TANK FOOTHILLS PHASE 2 INFRASTRUCTURE SEWER – FS17-477

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

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

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

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

If you have any questions or concerns, you can reach me at 623-222-6153 or at kristin.tytler@surpriseaz.gov.

Sincerely,

Kristin Tytler, P.E.
Assistant PW Director/City Engineer

cc: Nuning Lemka, PW Engineering Manager
John McFarland, PW Streets Manager
Michael Boule, Water Resource Management
James Marichalar, PW Civil Inspector
David Mobley, PW Field Engineering Supervisor
Amanda Correia, Finance
Warren Bert, GIS

SURPRISE
ARIZONA

PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 1/24/20 ____ Commercial ____ Commercial w/Offsite X Residential

X COMPLETION ACCEPTANCE (End of Construction) ____ FINAL ACCEPTANCE (End of Warranty)

12/3/19 Date of Punch-List Walk 1/13/20 Date Punch-List Completed

FS Number: FS17-477 **Permit Number(s):** E17P-0627

Project Name: White Tanks FootHills Phase 2 Infrastructure

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

Sahuaro Pipeline Coorporation INC

PO BOX 2989 Gilbert, AZ 85299-2989 andrewp@sahuarocontracting.com

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features

MATERIALS:

Asphalt: _____ Supplier _____ Total Lane Miles _____ Total Square Yards

Water:		Size/Type		Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Sewer:	12" PVC	Size/Type	1785	Total LF	8" PVC	Size/Type	2472	Total LF
	10" PVC	Size/Type	3528	Total LF		Size/Type		Total LF
Storm:		Size/Type		Total LF		Size/Type		Total LF
		Size/Type		Total LF		Size/Type		Total LF
Fire Ln:		Size/Type		Total LF		Size/Type		Total LF

Additional Comments:

_____

SUPPORTING DOCUMENTATION REQUIRED:

X Copy of Punch List
NA Final Certification Letter from Engineer of Record
X Complete Geotechnical Testing Packet
X Sewer Pressure Testing Results
X Sewer Manhole Vacuum Testing Certification
X Sewer Manhole Insecticide Certification
X Sewer Videos with Operators Notes (inc. re-videos)
NA Other _____ (Specify)

NA AOC
X Asphalt Concrete Ticket w/ Name of Contractor
NA Streetlight Energize Letter
X As built Documents (PDF copy on CD)
NA Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: _____ **Date:** 1/24/20

Civil Engineering Supervisor: _____ **Date:** 01/31/2020

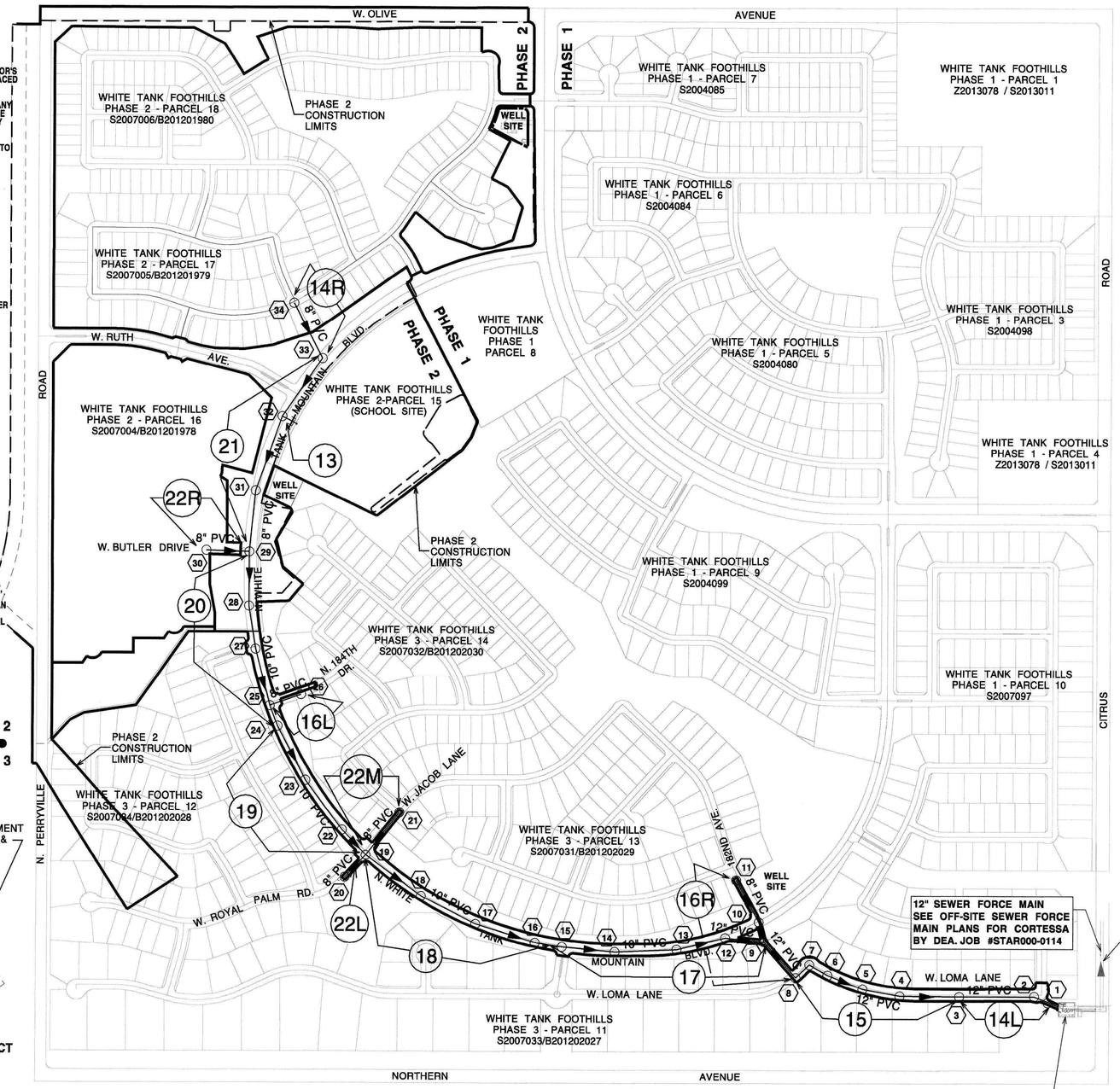
WHITE TANK FOOTHILLS

INFRASTRUCTURE SEWER - PHASE 2

CORTESSA

ENGINEER'S NOTES

1. 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 HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS
2. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND ARE NOT RELIABLE FOR CONSTRUCTION PURPOSES. CALL BLUE STAKE FOR FIELD LOCATION AT 602-263-1100.
3. 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 ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
4. 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
5. 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.
6. CONTRACTOR IS TO LOCATE ALL EXISTING PROPERTY MONUMENTS PRIOR TO CONSTRUCTION. A REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE SHALL REPLACE ANY MONUMENTS DISTURBED DURING THE CONSTRUCTION OF THIS PROJECT.
7. 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.
8. ANY CONSTRUCTION WATER OBTAINED FROM A CITY OF SURPRISE WATER SOURCE MUST BE METERED. CONTACT ARIZONA-AMERICAN WATER COMPANY AT 623-974-2521 TO REQUEST A METER.
9. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE ENGINEER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. IF, IN THE OPINION OF THE ENGINEER THE STAKES ARE NOT MAINTAINED INTACT AND CANNOT BE VERIFIED AS TO THEIR ORIGIN, ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OR IMPROPER CONSTRUCTION WORK IN THIS DEVELOPMENT SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUB CONTRACTOR.
10. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAG SPECIFICATION 401 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
11. 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.
12. 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 SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
13. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACTS ACCESSABILITIES GUIDELINES, AS PUBLISHED IN FEDERAL REGISTER ON JULY 26, 1991, AS PERTAINS TO CURB AND RAMPS, RAMP, CROSSWALK, SLOPE AND CROSS SLOPE OF SIDEWALK, AND PARKING REQUIREMENTS.
14. OWNER/CONTRACTOR IS RESPONSIBLE FOR SURVEY VERIFICATION OF EXISTING HORIZONTAL AND VERTICAL CONDITIONS PRIOR TO START OF CONSTRUCTION. A DEVIATION IN EXISTING CONDITIONS MUST BE BROUGHT TO THE ATTENTION OF COE & VAN LOO BEFORE CONSTRUCTION STARTS. COE & VAN LOO WILL NOT BE RESPONSIBLE FOR REMOVAL, REPLACEMENT, OR OTHER MODIFICATIONS THAT MAY BE REQUIRED AS A RESULT OF EXISTING CONDITIONS NOT PROPERLY VERIFIED AND CONFIRMED. SHOULD AN ERROR BE FOUND IN THE HORIZONTAL & VERTICAL CONDITIONS, COE & VAN LOO WILL BE NOTIFIED AND CONSTRUCTION WILL NOT PROCEED UNTIL REVISIONS/MODIFICATIONS HAVE BEEN PREPARED AND SUBMITTED BY COE & VAN LOO.



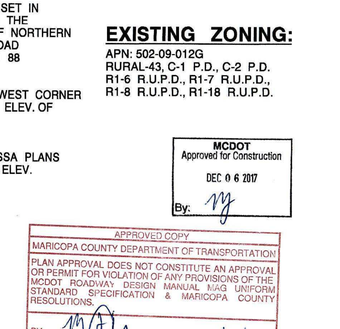
LEGEND

- PROP. SEWER LINE
- PROP. MANHOLE
- EXIST. MANHOLE
- 12" PVC ..... SEWER LINE SIZE
- (10) ..... MANHOLE NUMBER
- CLEANOUT
- (12) ..... PLAN SHEET NO.
- FLOW DIRECTION
- SEWER EASMENT
- MWD ..... IRRIGATION: MARICOPA WATER DISTRICT
- WTF ..... WHITE TANK FOOTHILLS
- DEA ..... DAVE EVANS & ASSOCIATES, INC.

* **NOTE:**
THE CONTRACTOR SHALL BEGIN SEWERLINE CONSTRUCTION FROM THE EXISTING DOWNSTREAM MANHOLE OR SEWER STUB PRIOR TO INSTALLATION OF ANY SEWERLINE. THE CONTRACTOR SHALL EXCAVATE AND EXPOSE THE POINT OF CONNECTION OF NEW SEWERLINE TO THE EXISTING STUB OR MANHOLE AND VERIFY THE ELEVATION AND LOCATION. SHOULD THE EXISTING CONDITION VARY FROM THE DESIGN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONTINUING WORK.

KEY MAP

N.T.S.



SHEET INDEX

12.....COVER SHEET
13.....NOTES & PROFILE
14-22.....PLAN & PROFILES

NOTE:
ALL OF THE PROPOSED SANITARY SEWER SHOWN IN THESE INFRASTRUCTURE IMPROVEMENT PLANS ARE TO BE BUILT WITH PHASE 2.

AS-BUILT CERTIFICATION
I HEREBY CERTIFY THAT THE "AS BUILT" MEASUREMENTS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 34556 KRISTIAN P. McRAE 6/6/19 DATE SIGNED ARIZONA, U.S.A.
Expires: 03/31/21

DEVELOPER

PHILIP MILLER CONSULTANTS LLC
11201 N. TATUM BLVD., STE 300
PHOENIX, AZ 85028
PHONE: (480) 220-7393
EMAIL: KHALL@PMCAZ.COM

UTILITIES:

WATER:	EPCOR
SEWER:	CITY OF SURPRISE
FIRE:	RURAL METRO F.D.
ELECTRIC:	A.P.S.
TELEPHONE:	CENTURYLINK
CABLE TV:	COX
POLICE:	MARICOPA COUNTY
IRRIGATION:	MARICOPA WATER DISTRICT

LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

FIELD SURVEY MAY 2007

BENCHMARK

ADOT P&M BRASS CAP SET IN HEADWALL LOCATED ON THE NORTHWEST CORNER OF NORTHERN AVENUE AND CITRUS ROAD
ELEVATION=1194.70 NAVD 88

TBM
2" ALUM. CAP @ NORTHWEST CORNER SECTION 34 HAVING AN ELEV. OF 1253.94' NAVD 88

BENCHMARK EQUATION
ADD 0.70 FT. TO CORTESSA PLANS BY DEA TO EQUAL CVL ELEV.

ENGINEER

COE & VAN LOO CONSULTANTS
4550 N. 12TH STREET
PHOENIX, AZ. 85014
PHONE: (602) 264-6831
FAX: (602) 264-0928
CONTACT: RYAN WEED
EMAIL: RWEED@CVLCI.COM

OWNER

NORTHERN CITRUS LLP
10218-111 STREET N.W.
EDMONTON, AB CAN T5K 1K9
PHONE: (780) 482-6451
FAX: (780) 488-1310

FLOOD ZONE

PROPERTY IS LOCATED IN ZONE X MARICOPA CO. AZ INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) PANEL #04013C1580G & #04013C1590G REV. JULY 19, 2001

EXISTING ZONING:

APN: 502-09-012G
RURAL-43, C-1 P.D., C-2 P.D.
R1-6 R.U.P.D., R1-7 R.U.P.D.,
R1-8 R.U.P.D., R1-18 R.U.P.D.

MCDOT
Approved for Construction
DEC 0 6 2017
By:

APPROVED COPY
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
PLAN APPROVAL DOES NOT CONSTITUTE AN APPROVAL OR PERMIT FOR VIOLATION OF ANY PROVISIONS OF THE MCDOT ROADWAY DESIGN MANUAL, MAG UNIFORM STANDARD SPECIFICATION & MARICOPA COUNTY RESOLUTIONS.
BY: DATE 12/06/17

NOTIFY INSPECTOR PRIOR TO START OF WORK

THE QUANTITIES SHOWN ARE AN ESTIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES BEFORE BIDDING.

ESTIMATED SEWER QUANTITIES

DESCRIPTION	UNITS	QUANTITY
12" PVC - SDR-35 SEWER LINE	LF	1785 AB
10" PVC - SDR-35 SEWER LINE	LF	3528 AB
8" PVC - SDR-35 SEWER LINE	LF	2472 AB
5' DIA MANHOLE - MAG STD. DET. 420	EA	34 AB
30" WATER TIGHT MANHOLE - MAG STD. DET. 523	EA	1 AB
REMOVE EX. 12" PLUG	EA	1 AB
INSTALL 8" PLUG	EA	1 AB
4" DEEP SEWER SERVICE	EA	21 AB
MANHOLE KNOCKOUT	EA	7 AB

EPS GROUP INC.
125 S. AVONDALE BLVD. SUITE 115
AVONDALE, ARIZONA 85323
(623) 547-4661

CVL CONSULTANTS
4550 North 12th Street
Phoenix, Arizona 85014
602-264-6831
www.cvlci.com

CVL Consultants

NO.	REVISION	DATE

OWNERS COPY
This is a true copy of the approved plan and is to be kept at the site until completion of the work.

WHITE TANK FOOTHILLS
INFRASTRUCTURE PHASE 2
SEWER PLANS

Registered Professional Engineer (Civil) Certificate No. 37325 RYAN WEED Date Signed 12-01-17 ARIZONA, U.S.A. Expires 3-31-2020

SHEET 12 OF 61
PM Checked: BY AN WEED
CVL Project #: 040055
DATE: 12-01-2017

TRACKING # S2007002; B201201886

OWNERS COPY
This is a true copy of the approved plan and is to be kept at the site until completion of the work.

Stick
11/30/2017
4:40:28 PM
n:\040055\landphase 2\ww\01\c12.dgn

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to approval of an amendment to the Surprise Farms PAD, rezoning approximately 11-acres from Commercial (C-2) to High Density Residential (HDR); Ordinance # 2022-06.

Motion:
I move to approve Ordinance #2022-06.

Background:
The subject request involves a Major PAD Amendment to the Surprise Farms Planned Area Development (PAD). The proposed amendment includes rezoning approximately 11 acres from Commercial (C-2) to High Density Residential (HDR) under case FS21-555.

Objective Analysis:
The subject PAD Amendment is in harmony with the purposes and intent of the Surprise Farms PAD, in addition to other applicable City of Surprise regulations. All city reviewing departments have reviewed the request and expressed no concerns.

Policy Compliant:
The subject PAD Amendment is consistent with the intent of the Surprise Farms 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 FS21-555 Surprise Farms - South PAD - Staff Report
2. 01 FS21-555 Surprise Farms South PAD - Vicinity Map
3. 02 FS21-555 Surprise Farms - South PAD Zoning Map
4. 03 FS21-555 Surprise Farms - South PAD Existing Zoning Map
5. 04 FS21-555 Surprise Farms - South PAD Proposed Zoning Map
6. 05 FS21-555 Surprise Farms - PAD Document dated October 11, 2021
7. 06 FS21-555 Surprise Farms - South PAD - Affidavit of Site Posting
8. 07 FS21-555 Surprise Farms - South PAD - Citizen Participation Report_Redacted
9. FS21-555 Surprise Farms - South PAD Presentation
10. 08 FS21-555 Ordinance #2022-06 and Legal Description (REVISED)

SURPRISE
ARIZONA

PAD Amendment

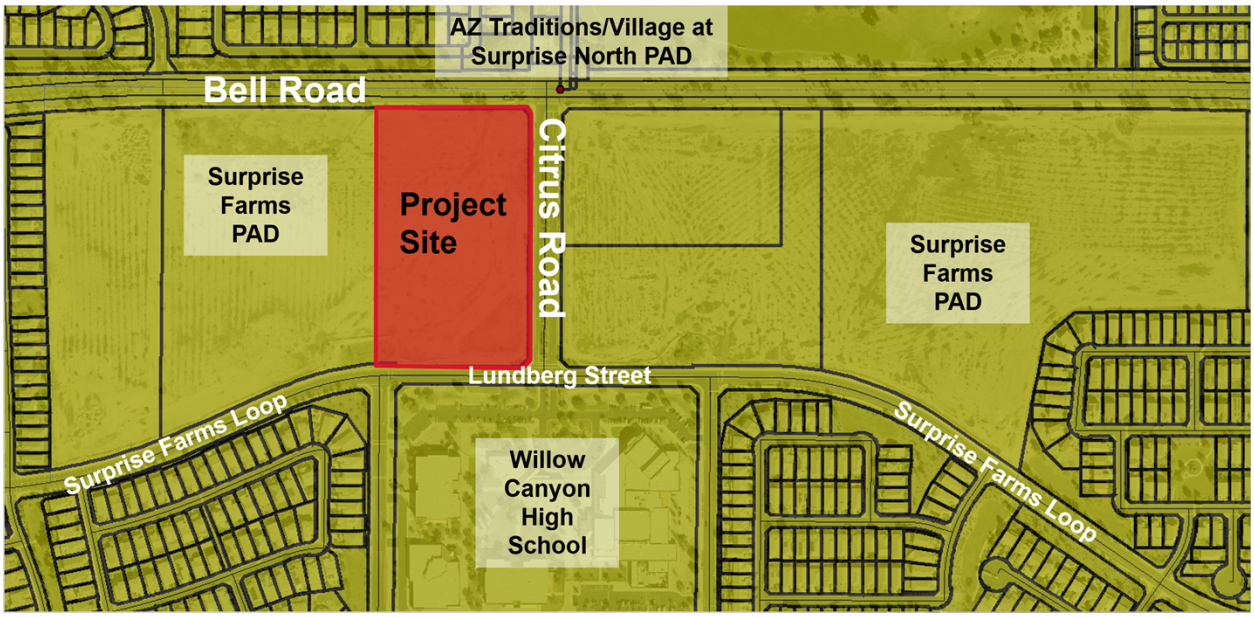
REPORT TO CITY COUNCIL

Case:	**FS21-555**
Project Name:	Surprise Farms – South PAD
Council District:	1 – Acacia
Meeting Date:	**March 1, 2022**
Planner:	Chris Sexton
Owner:	Scott Phillips with Carefree Partners
Applicant:	Manjula M Vaz with Gammage and Burnham PLC
Request:	PAD Amendment to the Surprise Farms PAD, rezone approximately 11 acres from Commercial (C-2) to High Density Residential (HDR).
Site Location:	Generally, on the southwestern corner of Bell Road and Citrus Road
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	Correspondence regarding the project is attached
Commission Recommendation:	The Planning and Zoning Commission recommends **approval** of the subject PAD Amendment, case FS21-555, subject to stipulations 'a' and 'b'.

Project Description:

Carefree Partners requests approval of a Major PAD Amendment to the Surprise Farms Planned Area Development (PAD). The proposed amendment includes rezoning approximately 11-acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR).

Surrounding Land Zoning:



PAD – Residential	PAD – Residential	PAD - Commercial
PAD – Residential	**PAD – Commercial/Industrial**	PAD – Residential
PAD – Residential	PAD – Willow Canyon High School	PAD – Residential

Background:

June 20, 1984: The subject parcel was annexed into the City under Ordinance 84-03.

March 27, 1995: The Mayor and City Council approved a PAD for Surprise Farms, under Case PADA95-003.

January 28, 1999: The Mayor and City Council approved administrative revisions, under Case PADA97-063.

March 24, 2004: The Mayor and City Council approved transportation revisions, under Case PADA03-283.

October 26, 2006: An administrative approval for the abandonment of Citrus Road under Case FS06-420.

July 15, 2008: The Planning and Zoning Commission approved a Comprehensive Sign Program for Surprise Farms Gateway, under Case PADA08-037.

May 23, 2008: An administrative approval to allow pet grooming as a land use, under Case PADA08-117.

April 30, 2009: An administrative approval for revisions to setbacks under Case PADA09-065.

April 29, 2021: A Concept Review meeting was held for the current proposal under Case CR21-179.

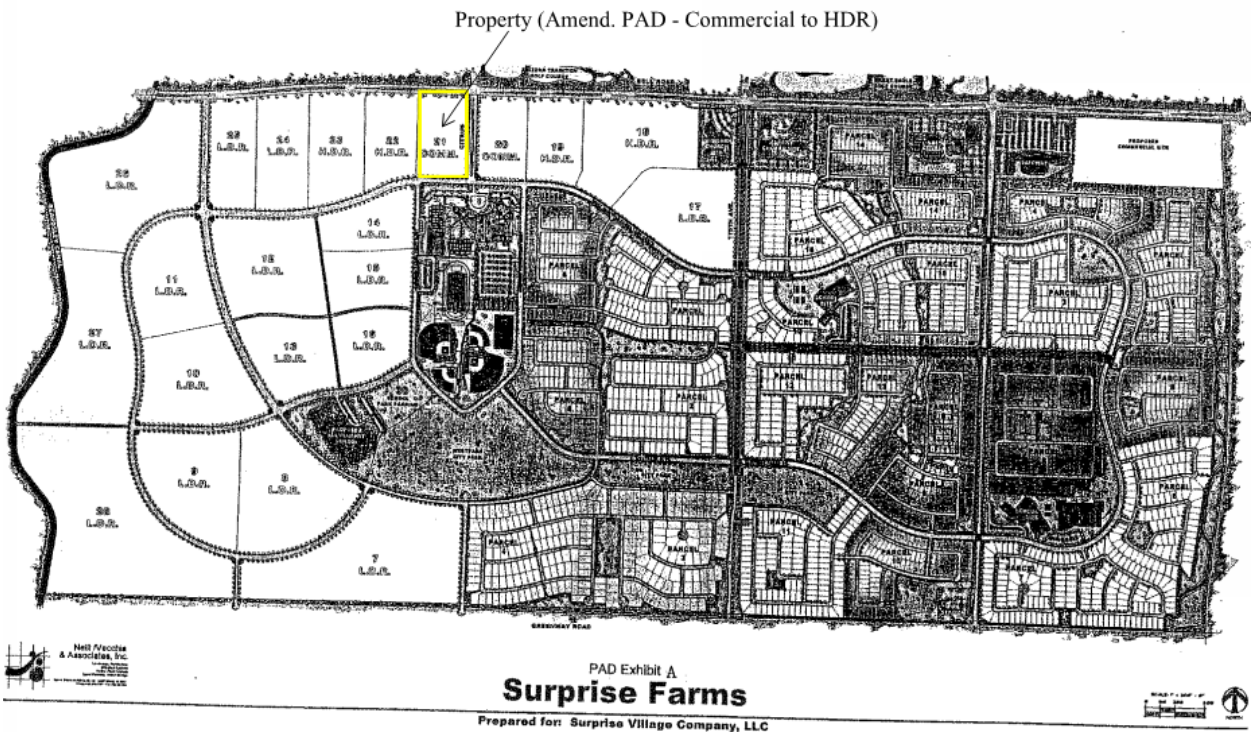
July 23, 2021: The applicant submitted for a PAD Amendment for Carefree Partners under Case FS21-555, the subject case.

September 23, 2021: Carefree Partners held a Citizen Review meeting at the Canyon Ridge Elementary School media room located at 17359 W Surprise Farms Loop N in Surprise, AZ. A summary of the meeting has been included within the PAD Zoning Amendment document. There were approximately 35-40 residents from both the Surprise Farms and the Arizona Traditions master planned communities. In general, the residents brought forth concerns pertaining to density, traffic, water, impacts to the schools and the need for high end commercial. The developer and his team conveyed that the use of the 11-acres for commercial was just not viable as they have been unable to attract a quality tenant to the site and has had only serious interest from Circle K and self-storage facilities. Subsequent to the meeting, staff received several emails reiterating concerns pertaining to traffic, density and school impacts as well as correspondence supporting the use and reduction of commercial uses in the vicinity which are attached in the Citizen Outreach Report.

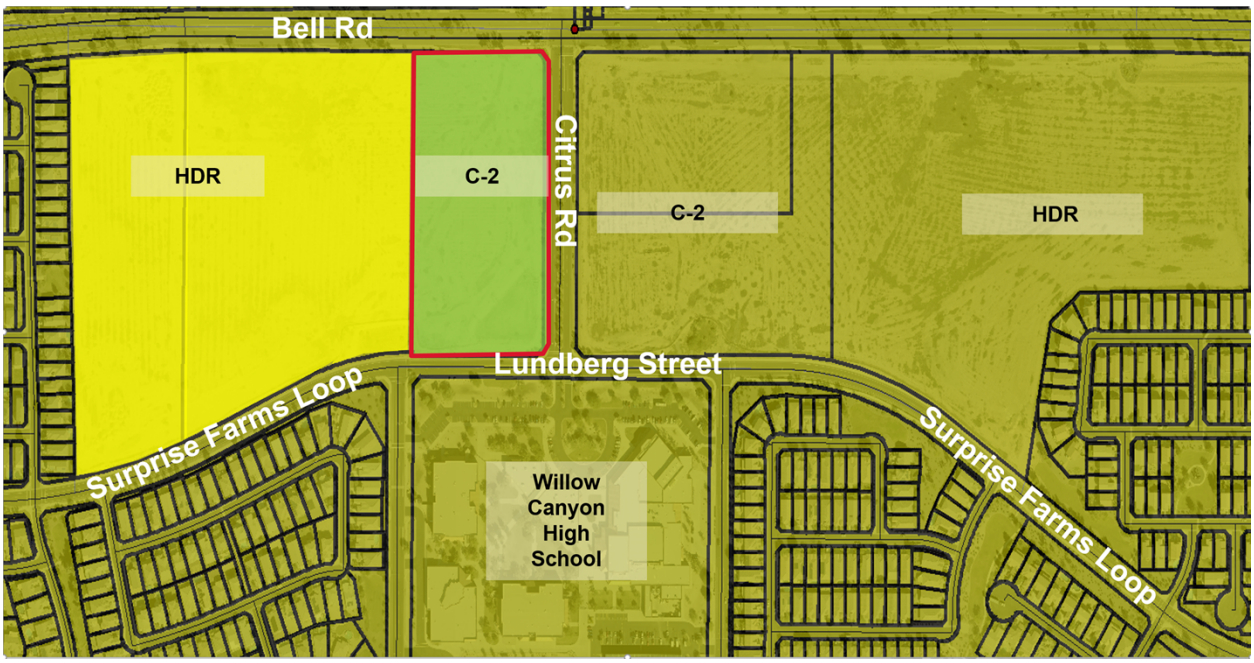
January 20, 2022: The Planning and Zoning Commission recommended approval of the subject PAD amendment, case FS21-555, to the City Council.

Analysis and Discussion:

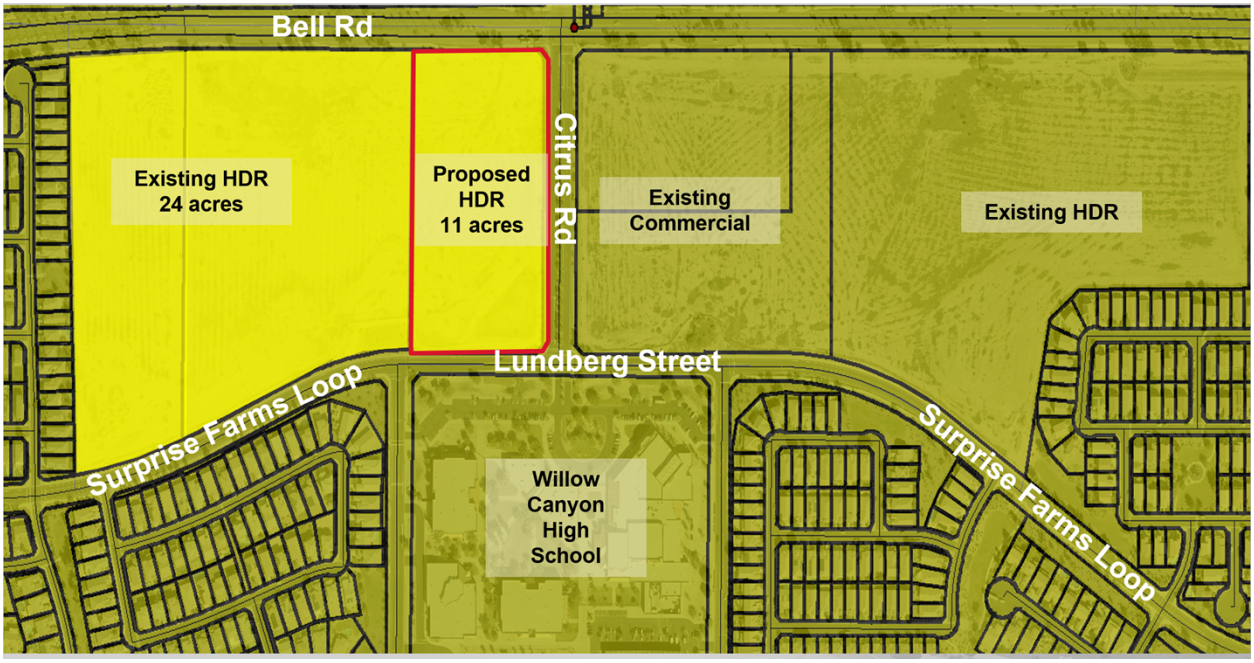
The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the Surprise Farms Planned Area Development. This request is for the rezoning of Parcel 21, approximately 11 gross acres located at the southwest corner of Bell Road and Citrus Road from Commercial (C-2) to High Density Residential (HDR).



The subject property, Parcel 21 depicted above, totals approximately 11 acres and is adjacent to parcels currently zoned High Density Residential (HDR) to the west and C-2 zoning to the east beyond Citrus Road. The proposal is to rezone the 11-acres from commercial to match the higher density of the 24-acre site adjacent to the west, which allows for 8 – 18 dwelling units to the acres and is master planned for a maximum of 432 units having a density of 18 du/ac. Overall, if approved, the combined 35-acre site would result in a 315-unit single-family rental project with a density of approximately 9.0 dwelling units per acre, which is far less than that originally planned.



Existing Zoning



Proposed Zoning

The requested changes to the subject PAD will accommodate the development included in the concurrent Site Plan, a proposal to construct a 315-unit (approximately 9.0 dwellings per acre) single-family rental community, submitted under case, FS21-1001.

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Urban and Transit Oriented Development (TOD) Area and in the Neighborhood Character Sub Area. As such, the subject request is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Maricopa Water District (MWD) was included in the routing of this case. MWD also indicated no objections.

Summary:

Staff believe the proposed PAD Amendment is consistent with the manner and intent of the Surprise Farms PAD, in which it occupies. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed PAD Amendment is consistent with the Surprise General Plan 2035.
- The proposed PAD Amendment demonstrates compliance with the criteria set forth in the Surprise Farms PAD
- The proposed PAD Amendment demonstrates compliance with the criteria set forth in the Surprise Municipal Code
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, the Commission moved to recommend **approval** of the subject PAD Amendment request to the City Council, subject to stipulations 'a' and 'b' as outlined below:

a. Development and use of the site shall be consistent with the narrative titled "Surprise Farms – South PAD Amendment – FS21-555 dated October 11, 2021.

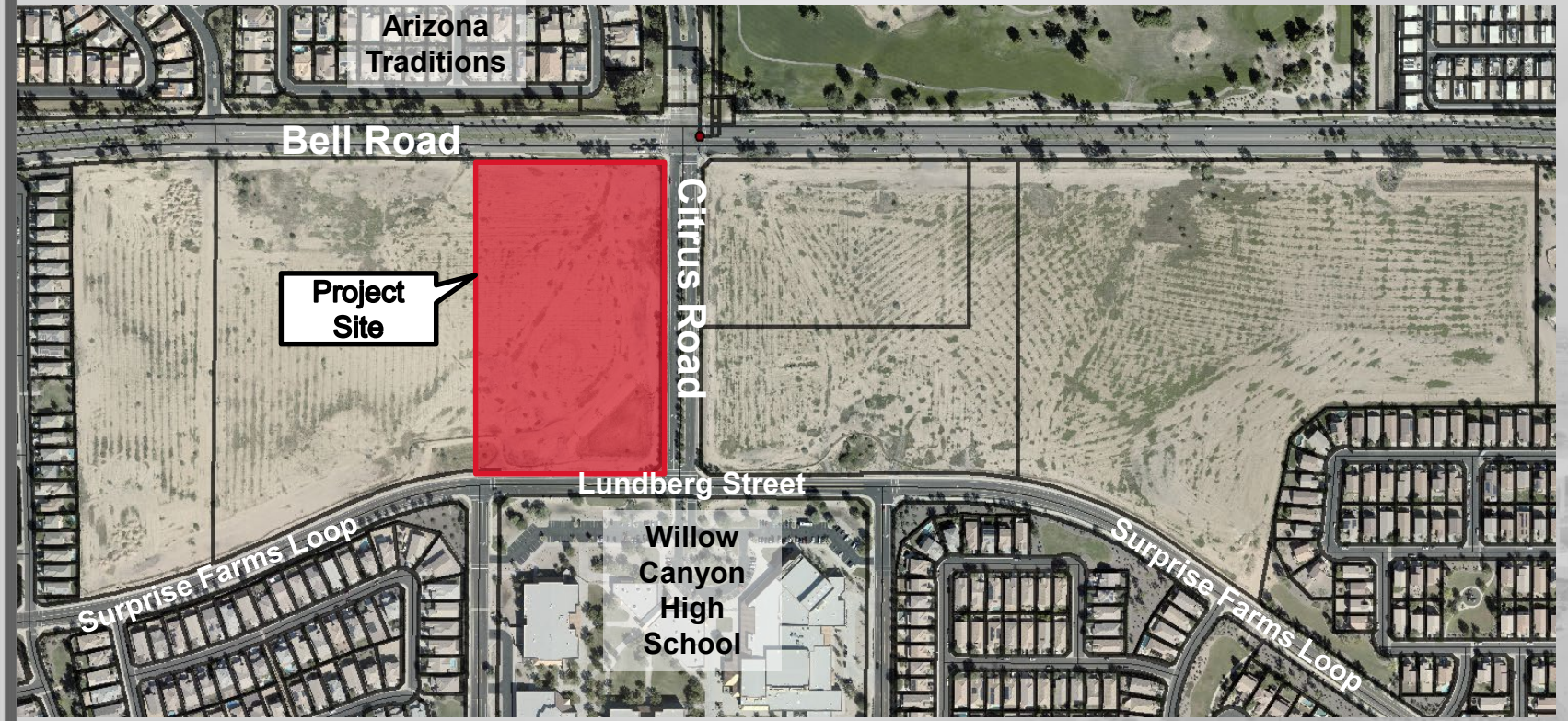
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

However, should the Council wish to deny the request, the City Council should make its own findings and base its decision on those alternative findings.

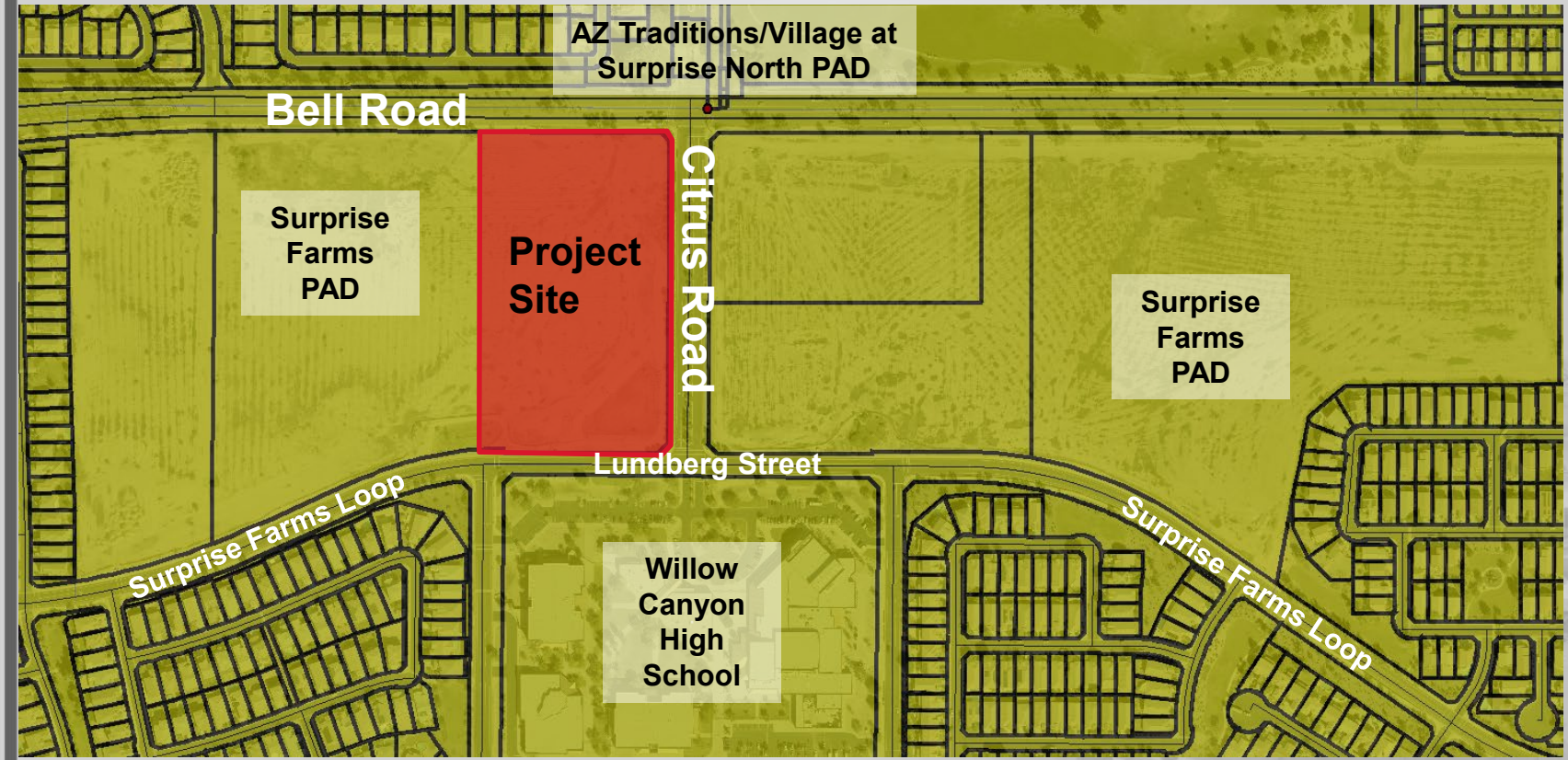
Attachments:

01 Vicinity Map
02 Zoning Map
03 Existing Zoning Map
04 Proposed Zoning Map
05 Zoning Document
06 Affidavit of Site Posting
07 Citizen Outreach Report - REDACTED
08 Ordinance #2022-06
PPT

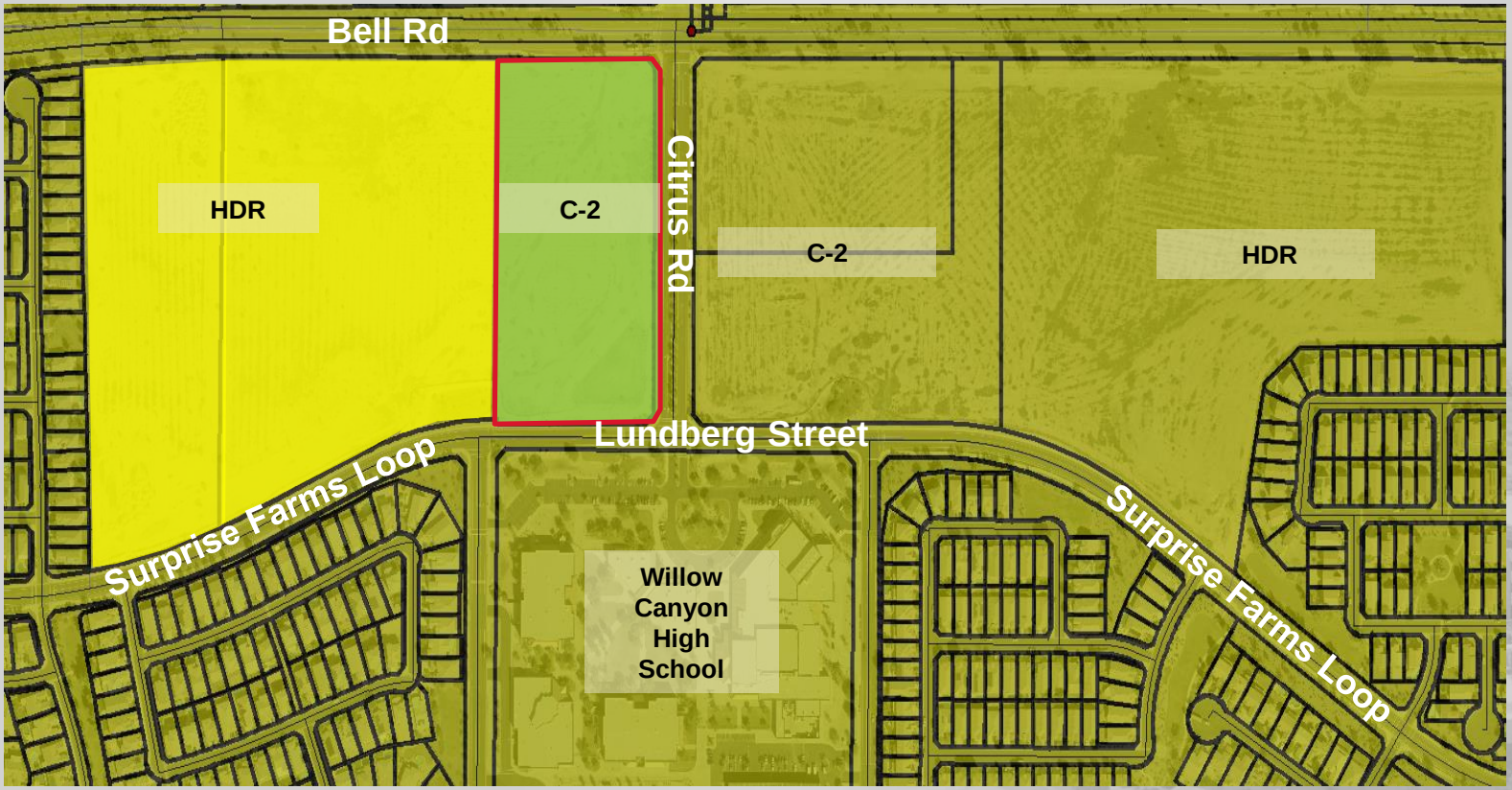
FS21-555 Vicinity Map



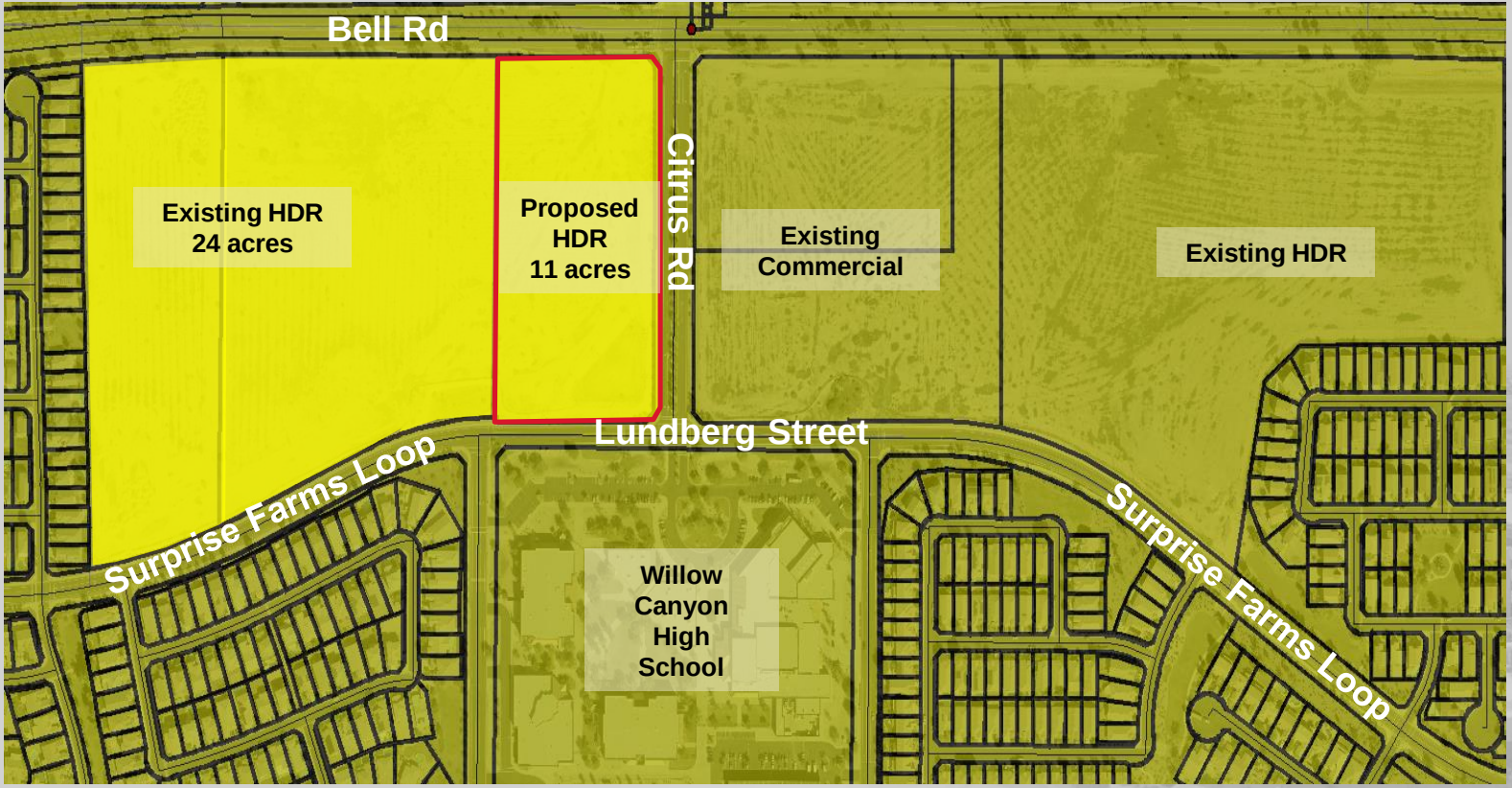
FS21-555 Zoning Map



Existing Zoning



Proposed Zoning



SURPRISE
ARIZONA

Surprise Farms / Villages at Surprise South

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD Vol. 1	PAD95-003	3/27/95		2
Original PAD Vol. 2	PAD95-003	3/27/95		203
Administrative Revisions	PADA97-063	11/28/99	ORD98-25	397
Transportation Revisions	PADA03-283	3/24/04	ORD04-14	460
Land Use Change Lots 6A & 6B	PADA06-384	11/19/06		492
Transportation Revision	PADA06-420	10/26/06		493
Sign Program	PADA08-037	7/15/08		496
Add use (pet grooming)	PADA08-117	5/23/08		519
Setback Revision	PADA09-065	4/30/09		520
***Addendum**	Surprise Farms Major PAD Amendment		10/11/21	556

The Villages at Surprise-South

City of Surprise, Arizona

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
THIS APPROVAL IS NOT TO BE CONSTRUED AS AN APPROVAL OF ANY VIOLATION OF THE SURPRISE MUNICIPAL CODE.
Case No: PAD 95-03 (95-003)
P&Z Comm. Approval: 3-2-95 B.O.A. _____
City Council Approval: 3-21-95
Stipulations: _____

RECEIVED
JUN 22 1995
CITY OF SURPRISE

Application for:
Planned Area Development (PAD) Zoning
With Preliminary Development Plan

Submitted February 16, 1995
Revised February 24, 1995
Revised March 29, 1995
Revised June 15, 1995

Volume I of II

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Exhibits

Exhibit	Description
A	Legal Description
B	Topographical Map
C	Zoning Ordinance §6-602
D	Zoning Ordinance §7-704
E	Zoning Ordinance §7-706
F	Zoning Ordinance §6-603
G	Zoning Ordinance §7-708
H	Landscape Palette (Revised 2-23-95)
I	Zoning Ordinance §9-906(G)
J	Design Guidelines (Revised 3-29-95)
K	Conceptual Single Family Elevations (Revised 2-15-95)
L	Conceptual Multi-Family Elevations (Revised 3-24-95)
M	Typical Detail Setbacks (Revised 5-15-95)
N	Zoning Ordinance §7-701(G)
O	Zoning Ordinance Article VIII
P	Zoning Ordinance §7-712
Q	Zoning Ordinance §7-713
R	Zoning Ordinance §7-705(F)
S	Roadway Cross-Sections (Revised 5-15-95)
T	Traffic Report (Revised 2-16-95)
U	Civil Site Plan and Other Plans (Water-Revised 12-30-94) (Sewer-Revised 2-3-95) (Drainage-Revised 6-8-95) and Other Pertinent Approval Correspondence
V	Ordinance No. 85-8
W	Zoning Ordinance §9-906(D)(3)(d)
X	Preliminary and Final Development Plan P.A.D. Stipulations

Figures

Figure	Description
1	Site Location Map - South
2	Aerial Photograph Area Map
3	Metropolitan Phoenix Area Map
4	Land Use Plan - South (Revised 3-24-95)
5	Village Center Conceptual Plan - South (Revised 12-7-94)
6	Village Center Entry Conceptual Plan (Revised 12-7-94)
7	Secondary Entry Conceptual Plan (Revised 11-22-94)
8	Land Use Plan South - Phasing Plan (Revised 2-23-95)

Project Overview

The Villages at Surprise-South will be a family-oriented community founded on traditional family values, neighborhood interaction and community identity. The primary goal of this PAD plan is to recapture the strong sense of community that once typified American towns. By using a traditional network pattern for the interior collector streets, the residential areas within the community are designed to form individual "villages". These neighborhoods will be centered around the Village Center, planned to include neighborhood schools, a multi-purpose community center, recreational facilities, neighborhood stores and churches, and WestPark, the large adjacent public open space, planned to include both active and passive recreational areas. A multipurpose trail system is planned along the interior collector streets, designed to encourage alternatives to automobile travel and allow for safe and convenient pedestrian and bicycle access to the Village Center and open space area.

The design of arterial, collector, and local streets within the Villages is intended to reinforce the sense of community. Narrower pavement widths will be used to slow traffic along residential collector and local streets. In lieu of the typical sidewalks, curb, gutter and turf, a rural feeling will be created through the use of swales and trails highlighted by canopy trees and low shrubs lining the streets.

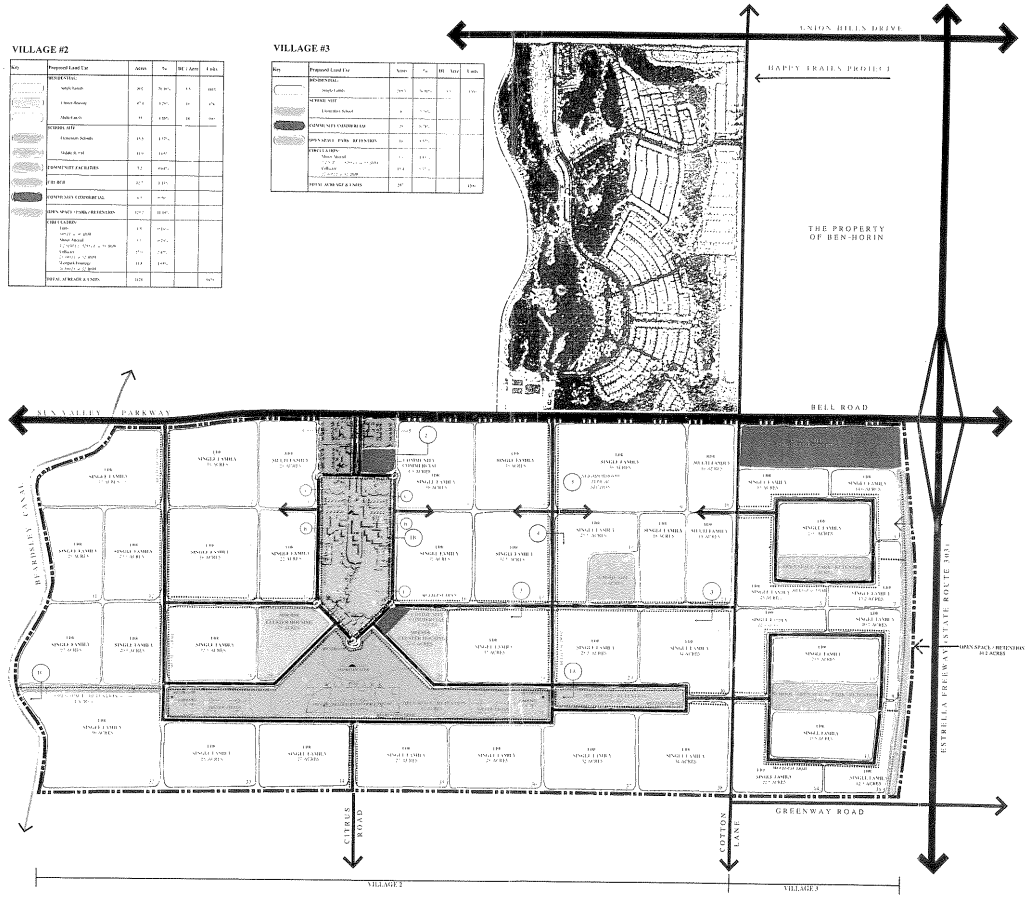
Within the single-family residential areas, the smaller lot sizes planned in the Villages at Surprise-South will encourage residences to be oriented to the front, and the use of front porches will be encouraged to promote neighborhood interaction and cohesiveness. In addition to single-family homes, the project includes areas for cluster housing and apartments. By offering a variety of housing products and densities, the Villages at Surprise-South will provide village-like neighborhoods geared towards young families desiring quality, affordable homes.

The Project Site

As shown on the map included as Figure 1, and the aerial photograph included as Figure 2, the project site includes 1,415 acres located between Bell Road and Greenway Road, extending west from the Estrella Parkway (also known as the 303 Loop) to the Beardsley Canal. The legal description of the project site is attached as Exhibit "A".

The site, currently situated in a semi-rural setting, has easy access to nearby employment areas, shopping centers, and the White Tank Mountain Regional Park. The current land uses of The Villages at Surprise-South is mainly agricultural land, either in use or fallow. To the west is desert land. To the east and south are farmlands. The Villages at Surprise-South is situated four miles west of Grand Avenue on Bell Road, 11 miles west of the Agua Fria Freeway and Arrowhead Towne Center, and 11 miles north of Interstate 10 via the 303 Loop. The map included as Figure 3 illustrates the project site and the surrounding area. Drive time to central Phoenix is approximately 35 to 40 minutes, drive time to Arrowhead Towne Center is approximately 20 minutes, and drive time to Interstate 17 is approximately 30 minutes.

Primary access to the project will be from Bell Road. Bell Road, which currently has a 120 foot right-of-way, is fully improved with a divided six-lane roadway complete with a landscaped median, vertical concrete curb and gutter, meandering concrete sidewalks, and landscaping on both sides of the roadway extending along the project's frontage. Bell Road is the major east/west arterial across the North Valley from Scottsdale to the Sun Valley Parkway. The Sun Valley Parkway then extends west around the White Tank Mountains and south to Interstate 10.



THE VILLAGES AT SURPRISE

Surprise Village Company

LAND USE PLAN

SOUTH

FIGURE 4

REVISIONS		
#	Date	Comments
1	11/05/04	LDS/MD/DD/DS Subjective, miscellaneous adjustment
2	11/15/04	Additional revision by Village 3 adjustment + lot line shift
3	01/17/05	Village 2 rectangle revised grid overlay
4	02/04/05	LDS/DD/DS revision for Village Center, Viewpoint & Church Sites
5	02/08/05	Overlay revisions - extension to Secondary Canal
6	05/17/05	Lot line tables, land use table revisions
7	06/15/05	Updated subdivision overlay
8	07/25/05	Updated LDS/MD/DD overlay for Village Center, Viewpoint & Church Sites

AWS &A

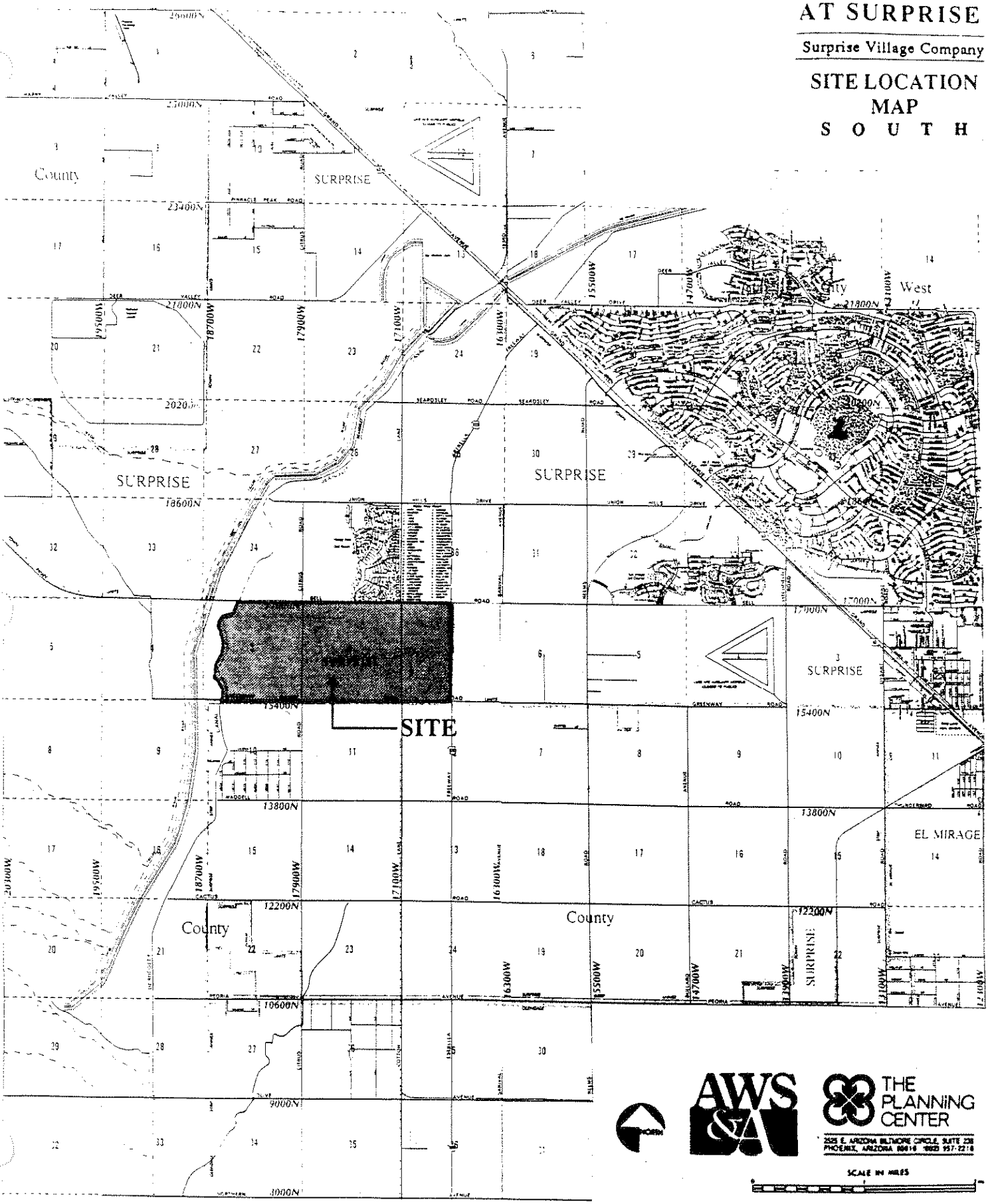
THE PLANNING CENTER

THE VILLAGES AT SURPRISE

Surprise Village Company

SITE LOCATION MAP

S O U T H



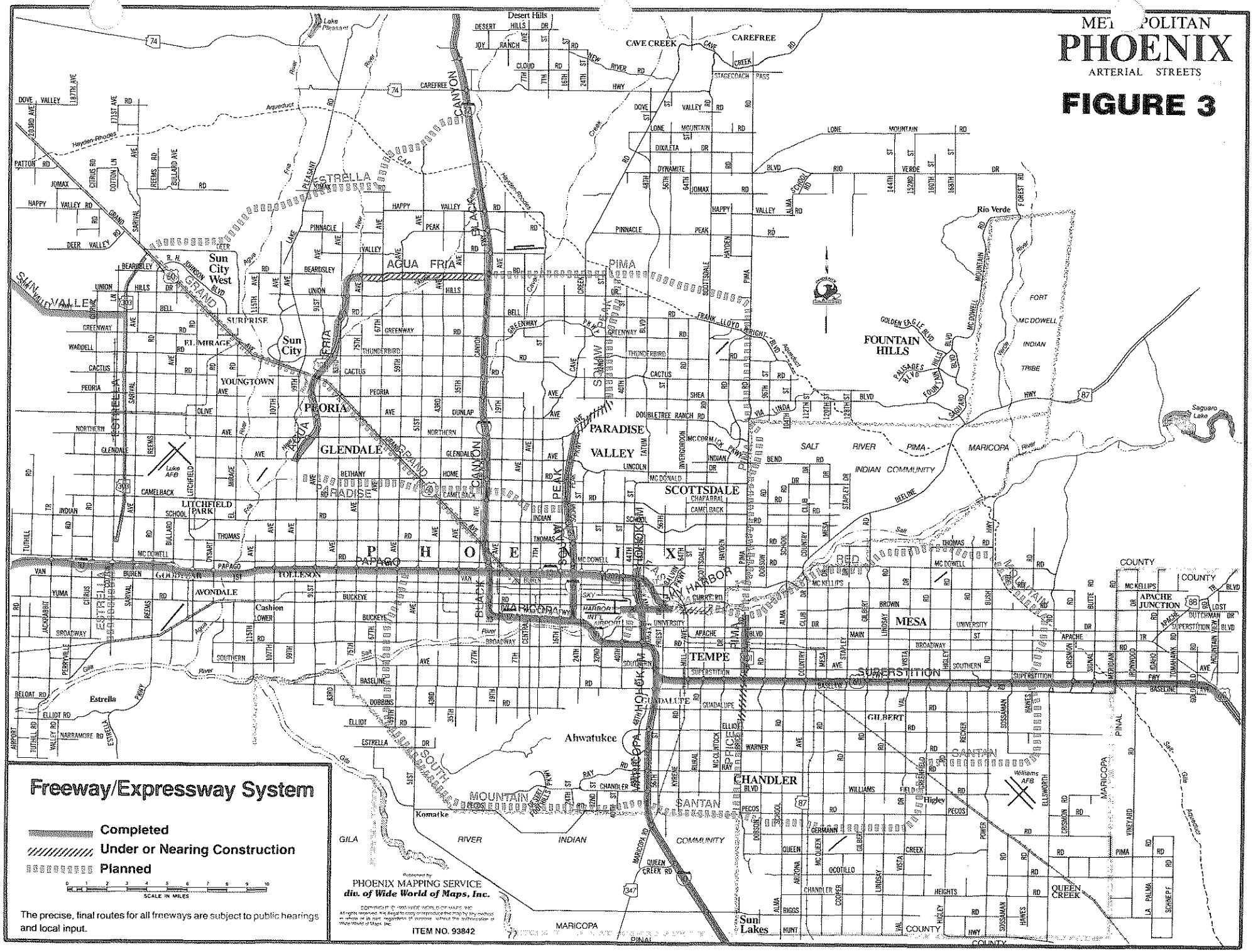
AWS & A

THE PLANNING CENTER

2525 E. ARIZONA BILTMORE CIRCLE, SUITE 238
PHOENIX, ARIZONA 85016 (602) 957-2218

FIGURE 1

FIGURE 2
COYOTE LAKES
SUN CITY WEST
SURPRISE
EL MIRAGE
YOUNGTOWN
LUKE AIR FORCE BASE
LITCHFIELD PARK
SUNCOR'S PALM VALLEY
PEBBLE CREEK
STATE LAND
GLENDALE MUNICIPAL AIRPORT
GARDEN LAKES
TRAILRIDGE G.C.
BRIARWOOD C.C.
ECHO MESA C.C.
HILLCREST C.C.
STARDUST G.C.
PEBBLEBROOK G.C.
GRANDVIEW G.C.
SUN VILLAGE
VILLAGE G.C.
PALM VALLEY G.C.
PUEBLO EL MIRAGE GOLF & C.C.
LAKES WEST G.C.
MESQUITE G.C.
MEADOWS G.C.
WIGWAM WEST COURSE
WIGWAM BLUE & GOLD COURSES
ESTRELLA MOUNTAIN COMM. COLLEGE
PEBBLE CREEK G.C.
VENTANA LAKE
HILLCREST
RIVERSIDE
SUN CITY
EL MIRAGE RD.
DYSART RD.
LITCHFIELD RD.
BULLARD AVE.
REEMS RD.
SARIVAL AVE.
ESTRELLA FWY. / LOOP 303 (INTERIM)
COTTON LN.
CITRUS RD.
WADDELL RD.
CACTUS RD.
PEORIA AVE.
OLIVE AVE.
GLENDALE AVE.
NORTHERN AVE.
BETHANY HOME RD.
CAMELBACK RD.
INDIAN SCHOOL RD.
THOMAS RD.
McDOWELL RD.
INTERSTATE 10
GREENWAY RD.
BELL RD.
HAPPY TRAILS G.C.
UNION HILLS RD.
DEER VALLEY RD.
PEORIA AVE.
SUNRISE BLVD.
SUNRISE BLVD.
SUNRISE BLVD


METROPOLITAN
PHOENIX
ARTERIAL STREETS
FIGURE 3
Freeway/Expressway System
Completed
Under or Nearing Construction
Planned
SCALE IN MILES
The precise, final routes for all freeways are subject to public hearings and local input.
Prepared by
PHOENIX MAPPING SERVICE
div. of Wide World of Maps, Inc.
ITEM NO. 93842
PHOENIX
SCOTTSDALE
TEMPE
MESA
GLENDALE
PEORIA
CHANDLER
GILBERT
SUPERSTITION
PARADISE VALLEY
FOUNTAIN HILLS
Rio Verde
CAVE CREEK
CAREFREE
Sun City
Sun City West
SURPRISE
EL MIRAGE
AVONDALE
Cashion
LITCHFIELD PARK
Goodyear
TOLLESON
Estrella
Ahwatukee
Komatke
Sun Lakes
QUEEN CREEK
SANTAN
MOUNTAIN
GILA RIVER INDIAN COMMUNITY
SALT RIVER PIMA-MARICOPA INDIAN COMMUNITY
Lake Pleasant
Saguaro Lake
Williams AFB
Luke AFB
Desert Hills
Fort McDowell Indian Tribe
Apache Junction
Superstition Mountains
Arizona Canal
Aqueduct
Hayden-Rhodes
Grand Canal
Salt River
Gila River
Maricopa
Pinal
County

All required utilities (water, sewer, natural gas, electricity, telephone, and cable television) are available to the project. The site is located outside of the AICUZ noise contours of Luke Air Force Base, and there are no known hazardous conditions which would affect development. A topographical map of the site is attached as Exhibit "B".

A significant portion of the site is currently being farmed and can continue to be farmed during the entitlement period and the phased development of the site. As the project develops, the irrigation ditches located on the site will be removed or tiled, and the overhead power lines will be buried, removed or relocated.

Land Uses

(a) *Residential.* The Villages at Surprise-South will include approximately 5,539 single-family homes, 474 cluster homes and 990 multi-family units. The single-family homes will be situated in a series of 15 to 40 acre neighborhood villages located south, west and east of the Village Center. The primary home sizes will range from 1,000 to 3,000 square feet. Parcels for multi-family projects are located along Bell Road and Cotton Lane, thereby providing maximum visibility for apartment developments and serving as a buffer for the single-family homes. Sites for cluster housing are situated around the Village Center, WestPark, and along Bell Road and Cotton Lane. Screening along the proposed State Route 303, Estrella Freeway, will be accomplished through a combination of the approximately 400' of setback along the parkway edge, a rear lot line privacy wall, and an approximate 135' width of retention area running along the total eastern residential edge of Village 3. This linear retention buffer would include a multi-use trail similar to that shown on the rest

of the project, and be appropriately landscaped with xeriscape material to further assist in buffering the residential edge along State Route 303. The privacy wall at rear lot lines addresses problems of sound attenuation, privacy and visual exposure to housing. Additional plantings by ADOT may assist in softening the visual appearance of the wall and assist in buffering. The underlying PAD zoning for the residential parcels is Low Density Residential (LDR; 2-5.5 du/ac), Medium Density Residential (MDR; 5-10 du/ac) and High Density Residential (HDR; 8-18 du/ac) as shown on the PAD Land Use Plan, Figure 4.

Uses permitted on the LDR and MDR parcels shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses, Conditional Permitted Uses and Permitted Accessory Uses in the current R1-5 District as set forth in Sections 6-602 and 7-704 of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "C" and "D". In addition, "cluster dwellings", which shall be defined as a grouped arrangement of residential product (detached or duplex dwelling units) that can be sharing a common drive or motor court, shall be permitted as a Principally Permitted Use on parcels designated as MDR only. R1-5 is the zoning category most nearly equivalent to the LDR and MDR land use categories. Current zoning is shown as PAD zoning in Figure 9, Zoning (Planning Area), of the Surprise Comprehensive Development Plan. Permitted uses are described on page 42 of the Surprise Comprehensive Development Plan as: "A minimum project area of 10 acres utilizing a cohesive mixture of residential, commercial, or industrial land uses in accordance with a carefully formulated and reviewed site plan."

Uses permitted on the HDR parcels shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses, Conditional Permitted Uses and Permitted Accessory Uses in the current R-3 District as set forth in Sections 6-602 and 7-706 of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "C" and "E". R-3 is the zoning category most nearly equivalent to the HDR land use category.

(b) *Community Facilities.* The central focus for the project is a chevron shaped Village Center which is planned to include an elementary school, a middle school, a multi-purpose community center and sports complex, ball fields, playgrounds, and adjacent neighborhood/convenience stores. The Village Center allows for shared facilities among these uses, thereby maximizing space allocation and minimizing construction costs. The ball fields and organized play fields also will serve project retention needs. The site plan for school facilities located within the Village Center shall be oriented to include multi-use parking for special events within the Village Center.

South of the Village Center is WestPark, a large open space feature which is planned to contain an amphitheater, ball fields, trails, picnic areas and natural open spaces. This area also will serve project drainage and retention needs.

Immediately north of the Village Center, adjacent to the main entrance road, are three sites planned for places of worship. The main entrance road to the project leads directly to the Village Center, and connects with a perimeter collector road designed to disperse traffic throughout the community via the interconnecting collector and neighborhood roadways. An integrated pedestrian and bike trail system planned along the collector roads will provide for non-

vehicular access to the Village Center, WestPark and church sites from neighborhoods within the project.

The PAD zoning underlying the Village Center, WestPark and the church sites shall be Low Density Residential (LDR) and Medium Density Residential (MDR) as noted on the Land Use Plan, except for that portion of land required for the overall project's needs for schools, open space and drainage. If for any reason the City, School District, Maintenance District or other District does not wish to accept any of the facilities for maintenance, such parcels may be developed in accordance with the noted equivalent residential zoning district as discussed in the Section on residential land uses, above.

(c) *Commercial.* The Villages at Surprise-South includes a commercial site, planned to be developed as a Farmer's Marketplace with a 1920s to 1940s southwestern farm theme. The site is located on Bell Road between two major north-south roads--Cotton Lane and the 303 Loop. These roadways provide easy access to the commercial site and will allow for superior site identification. Local road connections from the commercial site to the rest of Village 3 will be encouraged, so as to encourage pedestrian, bike and vehicular traffic from both Villages 2 and 3.

It is planned that the Farmer's Marketplace initially will include a farmer's market offering items such as fresh produce, local wines, and specialty foods. This phase may also include a petting corral and interactive displays of historic and/or current farm equipment.

The Farmer's Marketplace then maybe expanded to include approximately 150,000 to 250,000 square feet of community retail space anchored by a major

food and drug store, and possibly to include a discount store, food vendors and a complement of other retail uses needed to serve a community of 20,000 or more at build-out.

Uses permitted on the commercial parcel shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses, Conditional Permitted Uses and Permitted Accessory Uses in the current C-2 District as set forth in Sections 6-603 and 7-708 of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "F" and "G". C-2 is the zoning category most nearly equivalent to the commercial land use category.

Consistency with the Surprise Comprehensive Development Guide

The site is currently designated "Typical Neighborhood" (TN) on the City's Comprehensive Development Plan (the "Plan"). The proposed Villages at Surprise-South consists of single-family, multi-family, commercial, parks, open space and potential public facilities and is consistent with the City's Plan. Particular provisions of the City's Plan which are complemented by the proposed development include:

(a) In accordance with Objective D-2 of the Plan, the project will promote the development of quality, affordable housing for families in Surprise.

(b) In accordance with Objective B-1 of the Plan, the project will create stable, identifiable residential neighborhoods which contain a full complement of single-family, multi-family and commercial development to promote a sense of community.

(c) In accordance with Objective D-3 of the Plan, the project uses the PAD process to plan this large scale land holding and to achieve overall flexibility in development, while at the same time fulfilling the City's desire for quality neighborhood development.

(d) In accordance with Objective H-1 and Section D.1.2(j) of the Plan, the project sets aside acreage for common use which will include open space, pedestrian/bicycle trails, potential church sites, school and athletic facilities, park and recreational facilities, and a community center. In addition, the plan includes a large open space/recreation feature.

(e) In accordance with Sections D.1.2(a), (c) and (d) of the Plan, gross residential densities on Low Density Residential (LDR) properties will not exceed 6 du/ac (LDR densities will be approximately 2-5.5 du/ac). Gross residential densities on Medium Density Residential (MDR) properties will not exceed 10 du/ac (MDR densities will be approximately 5-10 du/ac). Gross residential densities on High Density Residential (HDR) properties will not exceed 22 du/ac (HDR densities will be approximately 8-18 du/ac). All LDR, MDR and HDR properties within the Villages at Surprise-South PAD will fall within these density ranges. And, in accordance with Section D.1.2(b) of the Plan, the overall gross density will not exceed 7 du/ac, provided, however that densities may be transferred among parcels to exceed an individual parcel density cap pursuant to the provisions of the Density Transfer Section of this Plan.

(f) In accordance with Objective C-1 of the Plan, the project will offer a range of housing types and sizes.

(g) In accordance with Objective C-3 of the Plan, the project will provide the opportunity for quality, affordable rental housing compatible in scale and character with surrounding neighborhoods.

(h) In accordance with Section D.1.2(g) of the Plan, the PAD locates the commercial parcel at the intersections of major roadways.

(i) In accordance with Section D.1.2(p) of the Plan, buffering and transition techniques, including open space, walls, extra deep yards and landscaped roadways, will be used to assure compatibility.

(j) In accordance with Objective E-2 of the Plan, the project plans for the development of commercial areas located on sites that will have adequate access and be compatible with adjacent uses.

(k) In accordance with Objective G-1 of the Plan, the development sets minimum design standards for residential and commercial land uses and establishes Design Guidelines for such development.

(l) In accordance with Section D.2.3(b) of the Plan, creative grading and drainage techniques, which may use WestPark and the trail systems paralleling the internal collector streets, will be utilized to create topographical relief and to add visual interest to the built environment.

(m) In accordance with Section D.2.3 of the Plan, the development includes Design Guidelines which formulate appropriate generalized architectural treatment themes for residential and commercial development and will insure quality development and project conformity.

(n) In accordance with Section D.3.4(c) and Objective H-1 of the Plan, the development provides for appropriately located open space/parks and trail systems.

(o) In accordance with Objective J-2, the development provides for busbays in appropriate locations on Bell Road as needed.

(p) In accordance with Objective K-1 of the Plan, the development provides for pedestrian and bicycle circulation.

(q) In accordance with Objective L-1 of the Plan, the development is creating master plans for water, sewer and drainage and will extend public utilities and services in an orderly, planned manner to support the new development.

Allocation of Land Uses

The proposed allocation of land uses, expressed in acres and as a percentage of the area, is as follows:

VILLAGES #2 AND #3

Proposed Land Use	Acres	%	DU/Acres	Units
RESIDENTIAL:				
Single Family	1007.1	71.17%	5.5	5539
Cluster Housing	47.4	3.35%	10	474
Multi-Family	55	3.89%	18	990
SCHOOL SITE:				
Elementary School	23.5	1.66%		
Middle School	11.9	0.84%		
COMMUNITY FACILITIES	7.2	0.51%		
CHURCH	12.7	0.90%		
COMMERCIAL	31.3	2.21%		
OPEN SPACE/PARK/RETENTION	155.4	10.98%		
CIRCULATION:				
Entry	1.8	0.13%		
800 LF @ 96' ROW				
Arterial	6.6	0.47%		
1/2 STREET: 5205 LF @ 55' ROW				
Collector	43.3	3.06%		
23.340 LF @ 52' ROW				
Westpark Frontage	11.8	0.83%		
16,100 LF @ 32'ROW				
TOTAL ACREAGE & UNITS	1,415			7,003

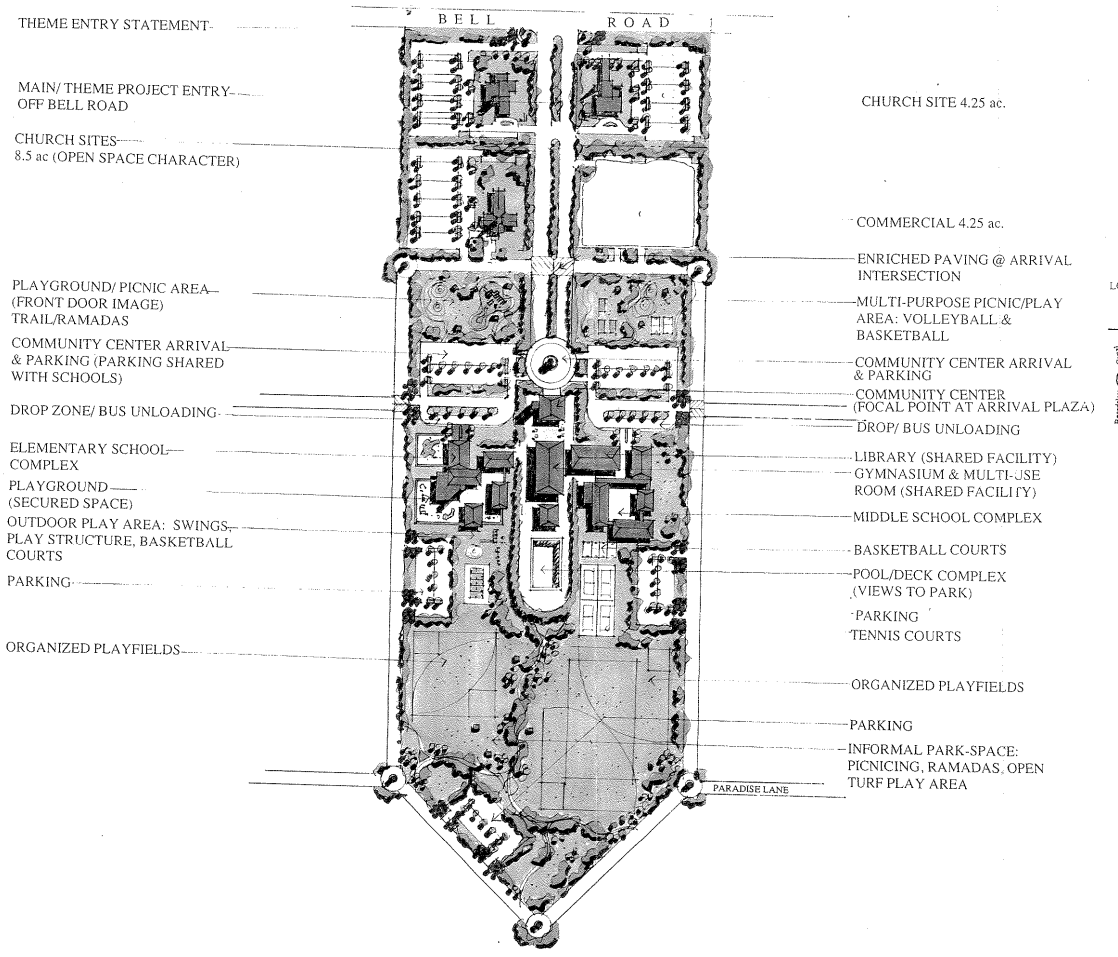
Common Areas

As depicted on the Land Use Plan, a minimum of 7.0% of open space will be provided within the Villages at Surprise-South PAD. This open space will include WestPark and will serve to link Bell Road, WestPark, the Village Center and the Beardsley Canal through a network of trails, park, and playfields into a cohesive public amenity. WestPark will be dedicated by the developer and accepted and maintained by the City, and all other open space areas will be maintained by a Maintenance District, Improvement District, or Community Facilities District or otherwise privately maintained, as provided in the Development Agreement entered into between the City and the developer (the "Development Agreement").

WestPark is designed to accommodate a park, a trail system and necessary onsite retention. The integrated trail system will visually and physically link residential uses within the Villages at Surprise-South PAD as well as provide a system of walkways/ trails for pedestrians and bicycles. The Village Center and the large open space feature will provide active and passive recreation opportunities for the greater Surprise community. A Conceptual Plan for these facilities follows as Figure 5. The developer may also provide neighborhood parks within selected subdivisions which would be maintained by either a homeowner's association or maintenance district.

The primary entry feature on Bell Road at Citrus Road will provide identity, openness, and attraction. The secondary entry features will mimic the primary feature, but be appropriately reduced in scale. Conceptual plans for those entry features follow as Figures 6 and 7.

In addition, appropriately located busbays will be included as part of the public facilities to be provided within the Villages at Surprise-South PAD. In particular,



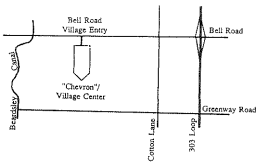
THE VILLAGES AT SURPRISE

Surprise Village Company

VILLAGE CENTER
CONCEPTUAL PLAN

FIGURE 5
S O U T H

LOCATION MAP



REVISIONS		
#	Date	Comments
1	12/7/94	Omitted sheet two

0 100 200 400 NORTH

AWS & A — THE PLANNING CENTER

PROJECT: WCP-02P
DATE: NOVEMBER 22, 1994

THE VILLAGES AT SURPRISE

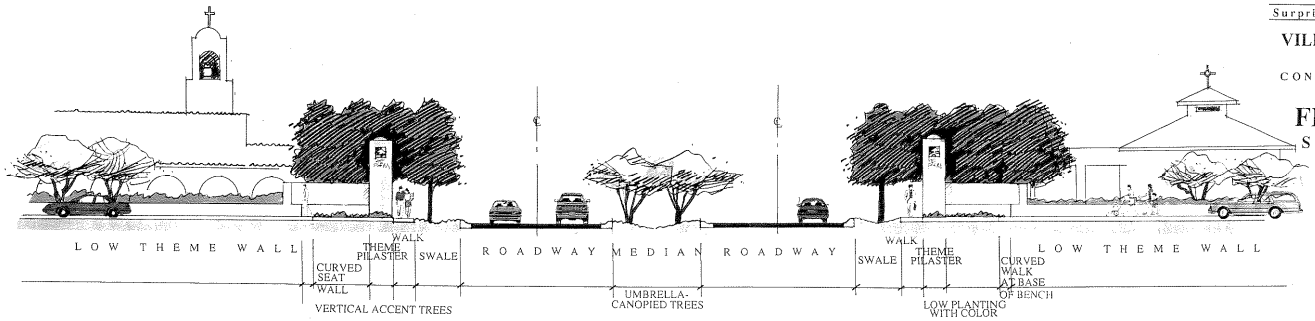
Surprise Village Company

VILLAGE CENTER ENTRY

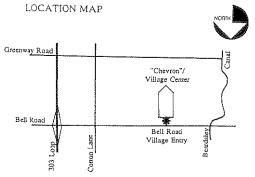
CONCEPTUAL PLAN

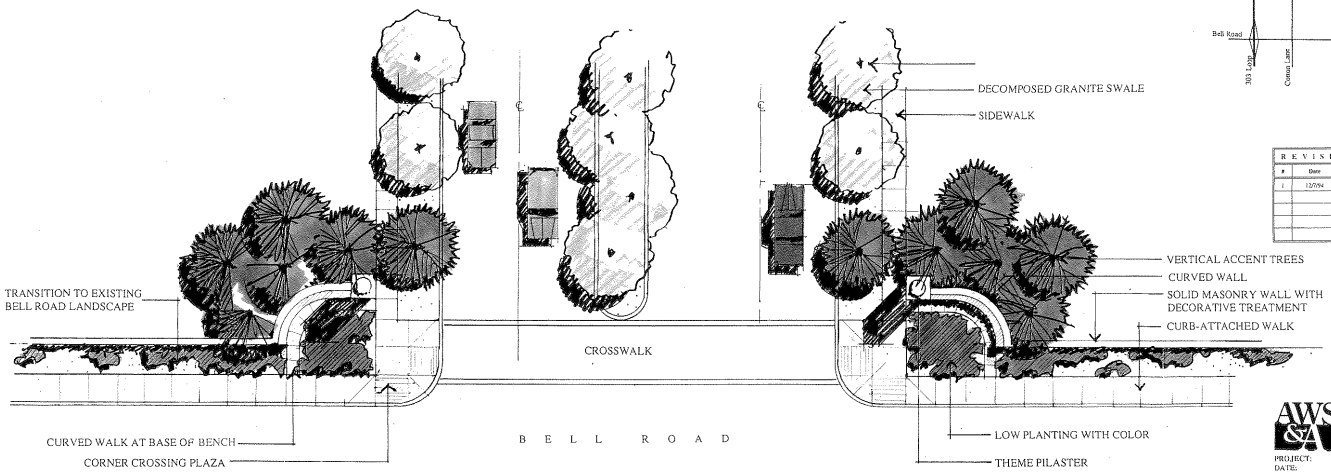
FIGURE 6

SOUTH



LOCATION MAP





REVISIONS		
#	Date	Comments
1	12/7/94	Wall Height: Bench

AWS & SA

THE PLANNING CENTER

PROJECT:

DATE:

WCP-02P

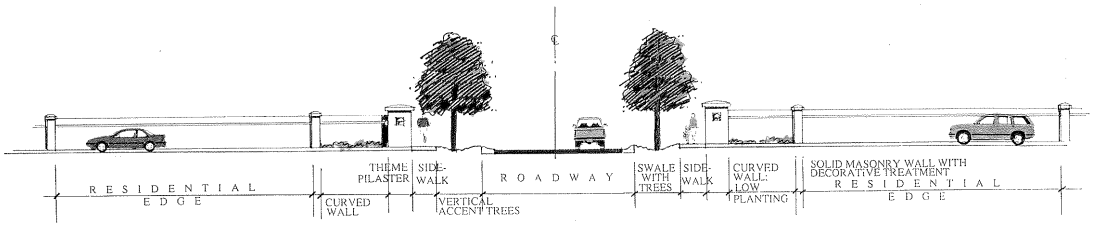
NOVEMBER 22, 1994

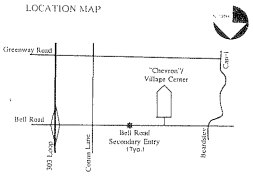
THE VILLAGES AT SURPRISE

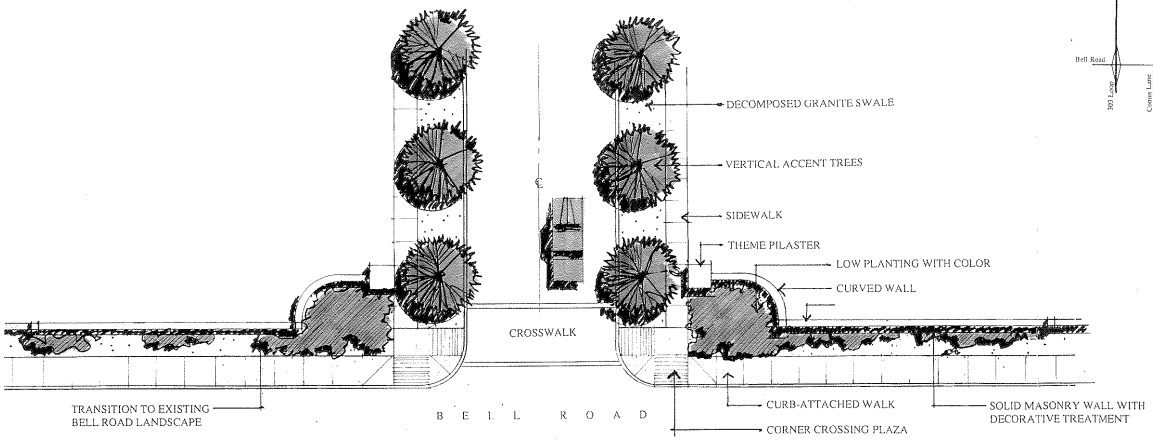
Surprise Village Company

SECONDARY ENTRY
CONCEPTUAL PLAN

FIGURE 7
SOUTH







AWS & A

THE PLANNING CENTER

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DATE: NOVEMBER 22, 1994

busbays are planned at or near the intersections of Bell Road, Citrus Road, and Cotton Lane.

The integrated trail system will be provided in place of traditional sidewalks along collector street rights-of-way. Sidewalks will be built in the LDR and MDR neighborhood by the respective builders of such developments prior to the occupancy thereof.

Landscaping

Xeriscape plant materials will be visible to the public on the periphery of the site and within the Villages at Surprise-South. The Landscape Concept Plan and the recommended landscape palette, from which open space/trail system landscaping within the Villages at Surprise-South PAD shall be selected, is located in the Appendix as Exhibit "H". Upon request from the developer, the addition of plants and materials to the recommended landscape palette may be Administratively Approved by the City's Community Development Director. Significant changes in the recommended landscaping pallet may be approved by the City when deemed necessary through either the minor changes or major changes processes for amendments to the PAD approval, as found in Sections 9-906(G)(1) and (2) of the City's current Zoning Ordinance, copies of which are located in the Appendix as Exhibit "I".

Cotton Lane, collector streets, and the Bell Road entry shall be landscaped with low water use, native canopy trees planted in a regular alignment with xeriscape planting below. To provide cohesiveness throughout the project, the landscaping along neighborhood streets shall be compatible with the landscaping along the perimeter roadways and internal arterial and collector streets.

To soften and screen the properties, the front yards of single-family homes shall be landscaped with at least two trees and two shrubs, and cluster homes shall be landscaped with at least one tree and one shrub per unit. Ground cover may be turf, decomposed granite or other natural rock material. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance.

Commercial and multi-family developments shall be landscaped with trees, shrubs and ground covers compatible with the Villages at Surprise-South xeriscape theme and in compliance with Section 8-803 of the City's current Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "O".

The minimum plant sizes to be used to provide the required landscaping are as follows:

Type	General Locations	Entries and Landscape Features
Trees	15 gallon	24" box
Shrubs	5 gallon	5 gallon
Ground covers	1 gallon	1 gallon

Rocks and boulders, railroad ties, and other decorative materials may be used to supplement and create imaginative landscaping design compatible with the southwest character of the development and the xeriscape theme. Creative use of hardscape elements with lighting and thematic planting is encouraged. Artificially colored rock yards are not acceptable in any location.

The front yards of all single-family and cluster homes must be landscaped and street trees planted at the time construction of such homes is completed. All landscaping areas visible to the public within multi-family and commercial developments must be

landscaped at the time of completion of construction of such developments. Prior to landscaping, all yards must be maintained in a neat, weed-free condition.

All landscaped common areas shall be provided with an appropriate low water consumptive underground watering system and shall be appropriately maintained.

On-lot landscaping shall be provided and maintained by the owner/possessor of such lot. All landscaped areas shall be maintained in a reasonable and attractive manner.

Detailed landscaping plans for individual subdivisions and commercial and multi-family developments shall be submitted as supplemental information and reviewed by Staff to assure continuity of a quality landscaped environment during the Final Plat (for single-family) and Site Plan (for commercial and multi-family) processes.

Architectural Style and Design Guidelines

The Villages at Surprise-South Design Guidelines are located in the Appendix as Exhibit "J". These Design Guidelines will provide guidance to individual development efforts so that quality, compatibility and cohesiveness are maintained throughout the PAD. They address numerous issues and concepts such as landscaping, architecture, walls and fences, lighting, site development and other matters. As is described in more detail within the Design Guidelines, they shall serve as a general guide regarding development within the Villages at Surprise South PAD.

The Villages at Surprise-South is a single-family, cluster housing and multi-family PAD offering a variety of housing types and product ranges to meet the growing demands of the Surprise market. Various conceptual single-family and multi-family elevations consistent with the Villages at Surprise-South Design Guidelines are located

in the Appendix as Exhibits "K" and "L", respectively, and are offered to generally depict architectural style and exterior materials.

Building Height

Maximum building height for the single-family residences shall not exceed 30'.

Maximum building height for the multi-family residences shall not exceed 35'.

Commercial buildings may be erected to a height not to exceed 35'; provided, however, such buildings, subject to the Planning and Zoning Commission's approval, may be erected to a height over 35' provided that minimum front and side yard setback shall be increased by 1' for every 3' of building height in excess of 35'. Commercial buildings over 35' in height shall be subject to additional fire protection as determined by the City Fire Marshall.

Building heights for all buildings shall be measured as the vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridges for gable and hip or gambrel roofs.

Building Setbacks

Minimum building setbacks from property lines are illustrated on the following tables. Additional building setbacks needed for visibility triangles and other health-safety requirements may be required during the subdivision plat process.

MINIMUM RESIDENTIAL BUILDING SETBACKS

Use	Front	Interior Side	Corner Side	Rear Yard
LDR & MDR Parcels[5]				
Single Family Detached	15'[1]	7'[2]	10'[3]	20
Cluster Housing[4]	10'	7'[2] and 0'	10'[3]	20'
Schools, civic, cultural & religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to SF residences and two-family residences	20'	3'	10'[3]	1'
Structures for all other principal, conditional or accessory uses	15'	7'[2]	10'[3]	10'

---

[1] 15' is measured from back of curb. Except for this LDR and MDR front yard setback, all other setbacks are measured from the property lines. A typical detail depicting such setbacks is located in the Appendix as Exhibit "M".

[2] On LDR and MDR properties developed with single-family detached homes, at least one side yard shall be 7'; the setback for the remaining side may be reduced to as little as 3', providing that the minimum separation of 10' between adjacent structures is maintained. A typical detail depicting such setbacks is located in the Appendix at Exhibit "M".

[3] Corner side setbacks of a minimum of 20' back of curb shall be provided adjacent to collector and arterial streets and for key lots.

[4] Cluster housing allowed only on MDR parcels and defined as a grouping of detached and/or duplex family dwelling units that can be sharing a common drive or motor court.

[5] Maximum lot coverage (building area footprint including the garage divided by the total lot area) shall not exceed 55% for LDR and MDR parcels.

RESIDENTIAL BUILDING SETBACKS (cont'd)

Use	Front	Interior Side	Corner Side	Rear Yard
HDR Parcels				
Multi-family Structures	20′	20′	20′	20′
Attached Cluster (more than two family dwelling units attached)	20′	15′	20′	20′
Schools, civic, cultural and religious institutions (including their accessory use structures)	50′	50′	50′	50′
Structures accessory to MF residences	20′	3′	20′	3′
Structures for all other principal or conditional uses	20′	10′	20′	20′

COMMERCIAL BUILDING SETBACKS

Use	Front	Interior Side	Corner Side	Rear Yard	Res. Zone Boundary
Commercial					
Buildings	35′	15′	25′	15′	50′
Parking Lots	4′	3′	4′	3′	3′

Lot Area and Dimensions

(a) *LDR and MDR Parcels.*

(i) Required Lot Area:

Use	Minimum Lot Area[6]
Single-family dwelling units	4,000 s.f.
Cluster dwelling units[7]	2,100 s.f. each unit
Other permitted uses	Min. area to be determined by building area, parking requirements, and required setbacks

(ii) Required Lot Dimensions:

Use	Minimum Lot Width	Minimum Lot Depth
Single-family dwelling units[6]	40'	100'
Cluster dwelling units[7]	30'	70'
Other permitted uses	Lot dimensions to be determined by building area, parking requirements, and required setbacks	

---

[6] A diversity of lot sizes and housing types shall be encouraged. Typical expected single-family detached lot widths include 40' to 80', with a minimum allowed lot width of 40'. Typical expected lot depths include 100' to 200', with a minimum allowed lot depth of 100'. A maximum of 30% of the lots within LDR parcels shall be 40'x100'. The minimum size for the remaining lots within LDR parcels shall be 45'x105' (4,725 sq. ft.). The total number of single-family and cluster family dwelling units shall not exceed 6,013.

[7] Permitted on MDR Parcels only. For cluster housing the range of lot widths shall be 30' to 60' and depths o 70' to 120'.

(iii) Density: There shall not be more than one (1) single family dwelling unit on any one (1) lot, except for accessory attached residential units, which shall not be permitted to have separate kitchen facilities.

(iv) Encroachment into required front and side yards shall be permitted as provided in the current Section 7-701(G) and the Zoning Ordinance, which is located in the Appendix as Exhibit "N"; provided however, that with respect to encroachment into a side yard, such encroachment shall occur only on a side yard that is at least seven feet wide in the area of the encroachment and shall not cause the distance from the outside edge of the encroachment to the property line to be less than five feet wide.

(v) Development of LDR and MDR parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current Article VIII of the Zoning Ordinance ("General Building and Performance Requirements"), a copy of which is located in the Appendix as Exhibit "O".

(vi) Any property located within a parcel designated LDR or MDR as well as the F-1 or F-2 overlay zones must comply with the current regulations of Sections 7-712 and 7-713 of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(b) *HDR Parcels.*

(i) Lot area and dimensions. In determining minimum lot area and minimum lot dimensions, the following table shall be used:

Use	Minimum Area	Minimum Lot Dimensions[8]	Outdoor Living Area[10]
Multi-family structure	2,000 sq. ft./bldg.	See footnote 9	300 sq. ft./unit
Attached cluster (more than two family dwelling units attached)	1,000 sq. ft./unit[11]	See footnote 9	300 sq. ft./unit
Other permitted uses:	Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.		

(ii) Schedule of Allowances. The minimum areas per unit may be adjusted in accordance with the current Section 7-705(F) of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "R".

(iii) Accessory Buildings. Accessory buildings shall observe the same setback requirements established for the multiple residence building except that accessory buildings located within the rear yard of the multiple-residence building may be located to within three (3) feet of the rear or interior side property line. The City Council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten (10) feet.

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[8] These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

[9] Minimum lot size to be determined at site plan approval, including all requirements for parking, open space and the building footprint.

[10] Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or cluster building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking, ornamental landscaped areas (having a width of 20') and required side or front yards shall not be considered as Outdoor Living Area, except in the case of interior cluster units where said unit is less than 20 feet in width, in which case the minimum width of the Outdoor Living Area shall be the width of the lot.

[11] May be calculated as average lot size per unit per structure.

(iv) Distances Between Buildings. When two (2) or more principal buildings are located on one (1) lot, the minimum separation between any two (2) adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or twenty (20) feet, whichever is greater.

(v) Additional Building and Performance Standards. Development of HDR parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current Article VIII of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "O".

(vi) Relationship to Overlay Zones. Any property designated HDR, as well as located in the F-1 or F-2 Overlay Zone, must comply with the current regulations of Sections 7-712 and 7-713 of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(c) Commercial Parcels.

(i) Lot Width and Lot Area.

(A) The minimum lot width shall be 100 feet except that corner lots shall have a minimum width of 150 feet.

(B) Minimum lot area shall be determined by building area, parking requirements and required setbacks.

(ii) Additional Building and Performance Standards. Development on Commercial parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current Article VIII of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "O".

(iii) Relationship to Overlay Zones. Any property designated Commercial, as well as located in the F-1 or F-2 Overlay Zones, must comply with the current regulations of Sections 7-712 and 7-713 of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(d) *Access.*

(i) Access to commercial activities shall be allowed only on major streets (minor arterials, entry drives, or internal collectors).

(ii) Access points on the same street shall not be spaced closer than 100 feet (as measured from centerline). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

(iii) Commercial developments which may not be able to meet the requirements of the current Section 7-708 E(2) and (3) of the Zoning Ordinance (which are located in the Appendix as Exhibit "G"), and are requesting deviations from the above noted standards, shall submit to the City Engineer an engineer's report certified by a Professional Engineer addressing the following site conditions, both present and future:

- traffic volumes,
- turning movements,
- traffic controls,
- site design,
- site distances, and
- location and alignment of other access points.

Based upon the above data, the City Engineer shall determine whether a deviation from the requirement standards is justified and, if so, what alternative requirements will be necessary.

Specifications and Standards for Streets, Utilities and Services

Streets will be provided in accordance with the following standards and specifications for such improvements:

(a) *Bell Road.* Existing/built.

(b) *Cotton Lane.* 110' of R.O.W. Improvements shall consist of an adequate number of travel lanes and left and right turn lanes as required by the Traffic Report. Cotton Lane is to be dedicated and improved in conjunction with the development of the Villages at Surprise-South between Bell and Greenway Roads. Village 2 shall be responsible for the west half and Village 3 shall be responsible for the east half improvements. The scope and phasing of such improvements, appropriate transitions, etc. shall be discussed and agreed to between the City and the Developer upon: (a) prior to the development of parcels that are abutting this street, or (b) such time as the Developer desires, whichever occurs first.

(c) *Greenway Road.* West of Cotton Lane 110' R.O.W. The north one-half of Greenway Road is to be dedicated from Cotton Lane west to the Beardsley Canal. Improvements in conjunction with the development of the Villages at Surprise-South parcels abutting Greenway Road shall be as follows:

(i) The north half of a two lane minor arterial roadway section from Cotton Lane west to the Citrus Road alignment as traffic warrants and if any subdivision penetrates through to Greenway Road.

(ii) No improvements from the Citrus Road alignment west to the Beardsley Canal unless the applicable subdivision has streets which penetrate through to Greenway Road, in which case the north half of a two lane minor arterial roadway section will be provided from the penetration road to Cotton Lane.

East of Cotton Lane 110' R.O.W. Improvements shall consist of an adequate number of travel lanes and left and right turn lanes as required by the Traffic Report. The north one-half of Greenway Road is to be dedicated and improved in conjunction with the development of the Villages at Surprise-South parcels whose forecast traffic demands dictate the improvement of Greenway east of Cotton Lane to the Estrella Parkway (Loop 303). The scope and phasing of such improvements, appropriate transitions, etc. shall be discussed and agreed to between the City and the Developer upon: (a) prior to the development of parcels that are abutting this street, or (b) such time as the Developer desires, whichever occurs first.

(d) *Major Entrance.* The major entrance into the Villages at Surprise-South (from Bell at the Citrus Road alignment) shall consist of a short section of 4-lane divided roadway in general conformance with the depiction on the Land Use Plan. A minimum 80' R.O.W. shall be provided. Improvements shall consist of two travel lanes in each direction plus a raised median on 56' (28' on each side back of curb dimension) of pavement. The scope and phasing of such improvements, appropriate transitions, etc. shall be discussed and agreed to between the City and the Developer upon: (a) prior to the development of parcels that are abutting this entrance, or (b) such time as the Developer desires, whichever occurs first.

(e) *Secondary Entrances.* The secondary entrances into the Villages at Surprise-South (from Bell Road, Cotton Lane, or Greenway Road) shall consist of an adequate number of travel lanes and R.O.W. as required by the Traffic Report. The scope and phasing of such improvements, appropriate transitions, etc. shall be discussed and agreed to between the City and the Developer upon: (a) prior to the development of parcels that are abutting this entrance, or (b) such time as the Developer desires, whichever occurs first.

(f) *Typical Internal Collector Streets.* Improvements shall consist of an adequate R.O.W. and number of travel lanes as required by the Traffic Report. The scope and phasing of such improvements, appropriate transitions, etc. shall be discussed and agreed to between the City and the Developer upon: (a) prior to the development of parcels that abut these streets, or (b) such time as the Developer desires, whichever occurs first.

(g) *Local Streets.* 40' R.O.W. plus *2-8'* public utility easements. Improvements shall consist of two travel lanes on 32' (back of curb dimension) of pavement with sidewalks on both sides and parking permitted on both sides. The scope and phasing of such improvements, appropriate transitions, etc. shall be discussed and agreed to between the City and the Developer upon: (a) prior to the development of parcels that include these streets, or (b) such time as the Developer desires, whichever occurs first.

R.O.W. dedications shall be made in conjunction with Final Plat Approval of the particular subdivision (a) within which such internal rights-of-way will be located and (b) adjacent to which such perimeter rights-of-way will abut.

Typical cross-sections for the various roadway classifications are located in the Appendix as Exhibit "S"; provided, however, that medians shall not be required in Cotton Lane, Greenway Road, or any interior collector streets unless they are to be maintained by the City.

Lee Engineering's Traffic Report, providing appropriate justification for the street standards and specifications, is located in the Appendix as Exhibit "T".

The Civil Site Plan, and other plans illustrating the location of existing and future water lines, sewer lines, etc., are located in the Appendix as Exhibit "U". Except as otherwise approved by the City through its plans review/approval processes, such utilities and services will be provided in accordance with the City's typical specifications and standards for such improvements.

All on-site utilities shall be installed underground.

Signage

Signage within the Villages at Surprise-South shall, except as provided below, be in compliance with the City's current Ordinance 85-8, a copy of which is located in the Appendix as Exhibit "V". In addition to signage allowed pursuant to Ordinance 85-8, subject to obtaining a Use Permit approving a Master Sign Plan for the Villages at Surprise-South, signage may be provided which is not in strict compliance with the provisions of Ordinance 85-8 but which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety and is regulated to the extent necessary to be safe and compatible with the Villages at Surprise-South PAD. The Use Permit for the Master Sign Plan, or any modification thereto, may contain such conditions, requirements or standards that may be stipulated by the City to

assure that signs covered by the Use Permit will not be detrimental to persons or property in the vicinity or to the pubic welfare in general.

Phasing

The Conceptual Phasing Plan is illustrated in Figure 8.

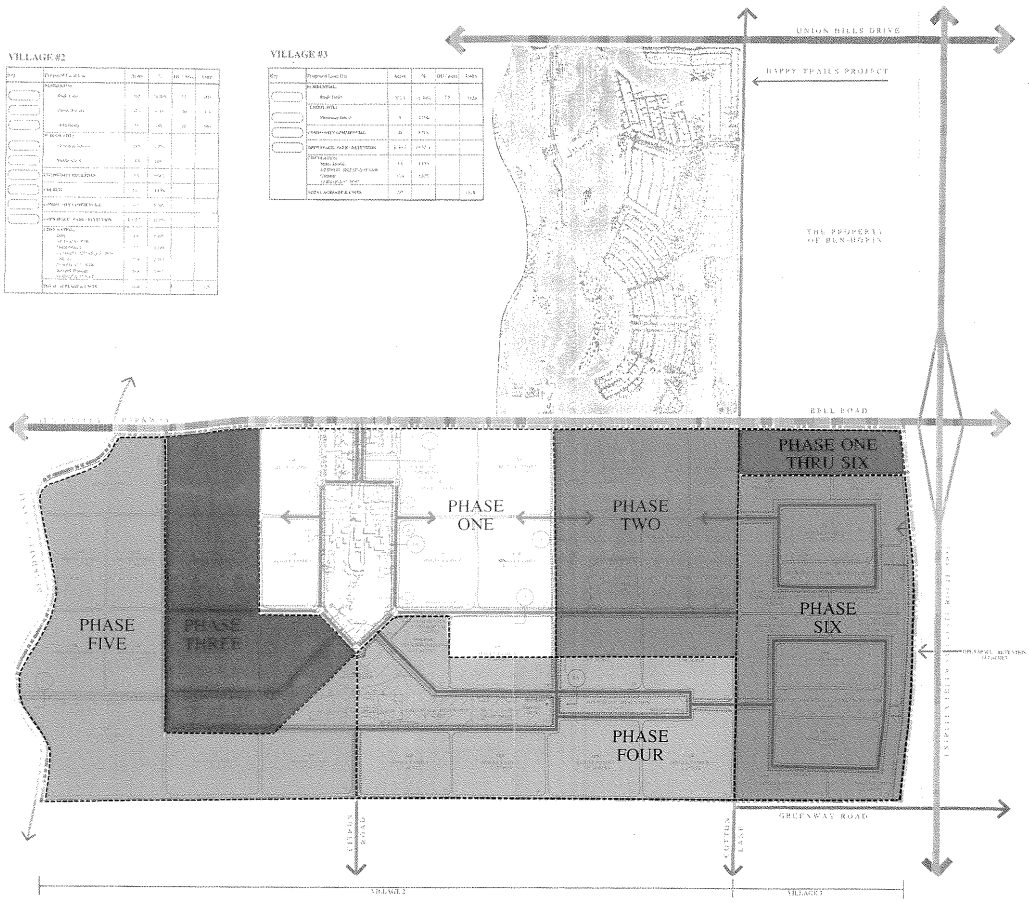
The Phasing Plan sets forth the intended times for beginning and completion of each phase. Construction in any phase may be commenced prior to the time shown on the Phasing Plan. Commencement of construction of a phase prior to or within the time designated on the Phasing Plan for commencement of that phase shall satisfy the current Zoning Ordinance Section 9-906(D)(3)(d) provision concerning start of construction, a copy of which is located in the Appendix as Exhibit "W".

Extensions of time for up to two years to commence construction in any phase may be administratively approved by the City's Community Development Director. Extensions of time for greater than two years may be approved by the City when deemed necessary through either the minor changes or major changes processes for amendments to the PAD approval as found in the Sections 9-906G(1) and (2) of the City's current Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "I".

Phase I provides four lane access onto Bell Road. Similar means of (paved) access and emergency (all weather) access will be provided, as necessary and appropriate, in conjunction with the development of subsequent phases of the PAD.

Amendment

The City of Surprise (the "City") and the Developer of the Villages at Surprise (the "Developer") agree that amendments to the Villages at Surprise-South PAD may be necessary from



THE VILLAGES AT SURPRISE

Surprise Village Company

LAND USE PLAN

SOUTH

PHASING PLAN

FIGURE 8

PROJECT TIMELINE:

PHASE ONE	1995 - 1998
PHASE TWO	1996 - 2002
PHASE THREE	1997 - 1999
PHASE FOUR	1999 - 2003
PHASE FIVE	2000 - 2004
PHASE SIX	2002 - 2007

REVISIONS		
#	Date	Comment
1	1/2/96	Land Use Plan Revisions Color Version of Master Plan
2	2/16/96	Revisions to Sun Valley
3	6/10/97	Plan revisions

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PROJECT DATE: NOVEMBER 27, 1994

time to time. If and when the parties find that such amendments are necessary or appropriate, they shall, unless otherwise required by applicable law as discussed in the Development Agreement entered into between the parties, effectuate minor changes or adjustments through administrative amendments approved by the City Planning and Zoning Director with the approval of the City Manager. After execution, any such amendment shall be attached to the Villages at Surprise-South PAD as an addendum and become a part thereof, and may be further changed and amended from time to time as necessary, with the approval of the City and the Developer. Unless otherwise required by law, no such minor amendments shall require prior notice or hearing. All major changes or amendments shall be reviewed by the Planning and Zoning Commission and approved by the City Council. The following are examples of major changes or amendments:

(a) Substantial alteration of the permitted uses of the Villages at Surprise;

(b) An increase in the density or intensity of use or number of dwelling units, except for Density Transfers as provided in the Villages at Surprise-South PAD and Development Agreement;

(c) Deletion of a requirement for the reservation or dedication of land for public purposes, except for minor boundary adjustments or street alignments which shall be treated as minor changes; and

(d) Addition, but not deletion, of streets to those shown on the Villages at Surprise-South PAD.

The parties shall cooperate in good faith to agree upon, and use reasonable best efforts to process, any minor or major amendments to the Villages at Surprise-South

PAD, which amendments shall be incorporated by this reference into the Villages at Surprise-South PAD.

Density Transfers

The City and the Developer hereby acknowledge and agree that the Villages at Surprise-South PAD provides both an overall maximum density for the Villages at Surprise (the "Maximum Density") and a land use category and unit per-acre designation for each particular parcel. The City acknowledges and agrees that provided the Developer does not exceed the Maximum Density, the Developer shall have the right, in its discretion to:

(a) develop any individual parcel up to the maximum density allowed for such parcel as shown on the Villages at Surprise-South PAD (See Table, page 10);

(b) develop any individual parcel at a density of not more than one hundred twenty-five percent (125%) of the maximum density allowed for such parcel as shown on the Villages at Surprise-South PAD, provided the Developer obtains prior written administrative approval from the City's Planning and Zoning Director and the City Manager; and

(c) develop any individual parcel at a density greater than one hundred twenty-five percent (125%) of the maximum density allowed for such parcel as shown on the Villages at Surprise-South PAD, provided the Developer obtains prior written approval from the City Council.

Regardless of any density transfers which may have been approved, however, the Developer shall not exceed the Maximum Density of the Villages at Surprise without prior amendment of the Villages at Surprise-South PAD, which amendment shall be

reviewed by the Planning and Zoning Commission and approved by the City Council. Neither the Planning and Zoning Commission nor the City Council shall be required or obligated to approve an increase in the Maximum Density. The Developer agrees to provide the City, at the time of platting, notice as to the density assigned to the parcel subject to platting.

Project Team

Ownership

Surprise Village Co., L.L.C.
11411 North Tatum Blvd.
Phoenix, Arizona 85028
Attn: Richard B. West III

and

426 North 44th Street
Suite 315
Phoenix, Arizona 85008
Attn: John W. Graham

Planning

A. Wayne Smith & Associates
6106 South 32nd Street
Phoenix, Arizona 85040
Attn: A. Wayne Smith

and

The Planning Center
2525 East Arizona Biltmore Circle
Suite 236
Phoenix, Arizona 85016
Attn: Duane Blossom

Civil Engineering

Greiner, Inc.
7310 North 16th Street
Suite 160
Phoenix, Arizona 85020
Attn: Ryan Bale

Traffic Engineering

Lee Engineering
3240 East Camelback Road
Suite 180
Phoenix, Arizona 85018
Attn: Ken Howell

Zoning/Legal

Gallagher & Kennedy, P.A.
2600 N. Central Avenue
Phoenix, Arizona 85004
Attn: Steven A. Betts
Dana Stagg Belknap

City Approvals

The Preliminary and Final Development Plan PAD No. 95-03 for the Villages at Surprise-South was approved on March 27, 1995, subject to stipulations found in the Appendix at Exhibit "X".

275945

Recorded at the request of: **LEGAL DESCRIPTION**

FIRST SERVICE TITLE AGENCY, INC.

When recorded, mail to:
Tasa J. Storey, Esq.
NEMORE CRAIG, P.C.
[illegible] N. Central, Suite 2200
Phoenix, Arizona 85004-2390

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
94-0440320 06/02/94 02:16

0102825
11 of 14

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, the undersigned FIRST SERVICE TITLE AGENCY, INC., an Arizona corporation, as Trustee, under Trust No. 2010 the Grantor herein, does hereby convey to

Surprise Village Company L.L.C., an Arizona Limited Liability Company the Grantee,

the following real property located in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit "A" Attached Hereto and By Reference Made a Part Hereof

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Grantor warrants the title against all acts of the Grantor herein and no other, subject to the matters above set

Trustee named herein states that pursuant to the provisions of ARS 33-401, the affidavit of disclosure relative to its Trust No. 2010 has been recorded in the office of the County Recorder in the above County as Recording No. 88-457526.

Dated: June 1, 1994.

FIRST SERVICE TITLE AGENCY, INC., an Arizona Corporation, as Trustee under Trust No. 2010

BY: William C. Penn
William C. Penn Trust Officer

STATE OF Arizona
County of Maricopa } ss.

Date of Acknowledgement: June 1, 1994

Acknowledgement of William C. Penn as Trust Officer of FIRST SERVICE TITLE AGENCY, INC., An Arizona corporation, as Trustee. This instrument was acknowledged before me this date by the persons above-subscribed and if subscribed in a representative capacity, for the principal named and in the capacity indicated.

OFFICIAL SEAL
BARBARA M. NIEVES
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Expires May 3, 1995

Barbara M Nieves

My commission expires: 5-3-95

FST 2CU (8-90)

First Service Title Agency

ORDER NUMBER: 0102825-3RD AMENDED 5/5/94 FIRST SERVICE TITLE AGENCY, INC.

EXHIBIT 'A'

PARCEL NO. 1:

THAT PART OF SECTIONS 1, 2 AND 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 01 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 299.97 FEET; THENCE SOUTH 00 DEGREES 58 MINUTES 27 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "STATE ROUTE 303", SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID "STATE ROUTE 303" THE FOLLOWING COURSES: THENCE SOUTH 00 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 335.03 FEET; THENCE SOUTH 05 DEGREES 22 MINUTES 48 SECONDS EAST, A DISTANCE OF 1358.46 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 1807.34 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 45 SECONDS WEST, A DISTANCE OF 1359.33 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 367.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "GREENWAY ROAD", SAID LINE BEING PARALLEL WITH AND 33.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 23 MINUTES 29 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2302.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "COTTON LANE", SAID LINE BEING PARALLEL WITH AND 33.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID SECTION 1; THENCE NORTH 00 DEGREES 54 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2621.78 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 50 SECONDS EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2583.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "BELL ROAD", SAID LINE BEING PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 01 MINUTES 33 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 50 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 01 MINUTES 33 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2287.03 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL MINERALS INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, CONTAINED IN THAT PORTION OF SAID PREMISES LYING WITHIN THAT PART OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY'S FORMER 50 FOOT WIDE RIGHT-OF-WAY DESCRIBED IN PARCEL 1 OF INSTRUMENT RECORDED IN BOOK 215 OF DEEDS, PAGES 133 AND 134, AS SAID MINERALS ARE RESERVED TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, IN INSTRUMENT RECORDED JULY 19, 1960 IN DOCKET 3353, PAGE 116.

PARCEL NO. 2:

THAT PART OF SECTIONS 2 AND 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 52 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 85.28 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "COTTON LANE", SAID LINE BEING PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID SECTION 2, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 52 MINUTES 50 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2583.27 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 11 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2655.07 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 19 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2608.77 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2609.21 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST, DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2519.05 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 2; THENCE NORTH 89 DEGREES 09 MINUTES 42 SECONDS WEST ALONG SAID EAST-WEST MIDSECTION LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 13.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 51 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2627.11 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 13.00 FEET TO THE SOUTHEAST CORNER OF SECTION 3; THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "GREENWAY ROAD", SAID LINE BEING PARALLEL WITH AND 33.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 89 DEGREES 49 MINUTES 43 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2645.88 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 53 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1454.80 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 07 SECONDS EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 49 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.33 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 30.00 FEET WIDE, IMMEDIATELY ADJOINING AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF THE MAIN CANAL OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: THENCE NORTH 07 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 645.87 FEET TO A POINT ON A 458.47 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 81 DEGREES 38 MINUTES 29 SECONDS WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 58

MINUTES 00 SECONDS, A DISTANCE OF 383.82 FEET; THENCE NORTH 39 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 329.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 379.30 FOOT RADIUS, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 252.89 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 339.60 FEET TO THE BEGINNING OF A TANGENT CURVE OF 259.54 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34 DEGREES 39 MINUTES 00 SECONDS, A DISTANCE OF 156.96 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 31 SECONDS EAST, A DISTANCE OF 553.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 816.09 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 31 MINUTES 00 SECONDS, A DISTANCE OF 249.50 FEET; THENCE NORTH 15 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 126.60 FEET TO THE BEGINNING OF A TANGENT CURVE OF 578.09 FOOT RADIUS, CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 26 MINUTES 00 SECONDS, A DISTANCE OF 256.61 FEET; THENCE NORTH 09 DEGREES 42 MINUTES 29 SECONDS WEST, A DISTANCE OF 1327.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 140.99 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84 DEGREES 48 MINUTES 00 SECONDS, A DISTANCE OF 208.67 FEET; THENCE NORTH 75 DEGREES 05 MINUTES 31 SECONDS EAST, A DISTANCE OF 583.90 FEET TO THE BEGINNING OF A TANGENT CURVE OF 577.83 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56 DEGREES 22 MINUTES 00 SECONDS, A DISTANCE OF 568.46 FEET; THENCE NORTH 18 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 39.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "BELL ROAD"; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "BELL ROAD" THE FOLLOWING COURSES: THENCE SOUTH 89 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF 24.64 FEET TO THE BEGINNING OF A TANGENT CURVE OF 6865.00 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 41 MINUTES 56 SECONDS, A DISTANCE OF 802.64 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF 500.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 6735.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 42 MINUTES 15 SECONDS, A DISTANCE OF 788.06 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 18 MINUTES 03 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1056.16 FEET; THENCE SOUTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.25 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 18 MINUTES 03 SECONDS EAST, A DISTANCE OF 100.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE OF 9.23 FEET; THENCE NORTH 45 DEGREES 37 MINUTES 22 SECONDS EAST, A DISTANCE OF 28.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1993.46 FEET TO THE BEGINNING OF A TANGENT CURVE OF 6735.00 FOOT RADIUS, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 00 SECONDS, A DISTANCE OF 305.62 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 6865.00 FOOT RADIUS, CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 01 MINUTES 48 SECONDS, A DISTANCE OF 243.22 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 19 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A 6865.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 00 DEGREES 34 MINUTES 32 SECONDS EAST; THENCE EASTERLY ALONG SAID CURVE,

THROUGH A CENTRAL ANGLE OF 00 DEGREES 10 MINUTES 01 SECONDS, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 79.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1966.09 FEET TO THE BEGINNING OF A TANGENT CURVE OF 6865.00 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 00 SECONDS, A DISTANCE OF 311.52 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 6735.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 00 SECONDS, A DISTANCE OF 305.62 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 9.67 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT FROM THE WEST HALF OF SECTION 3, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 100 FEET BELOW THE SURFACE AS RESERVED BY THE SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION, IN INSTRUMENT RECORDED IN BOOK 412 OF DEEDS, PAGE 558.

PARCEL NO. 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

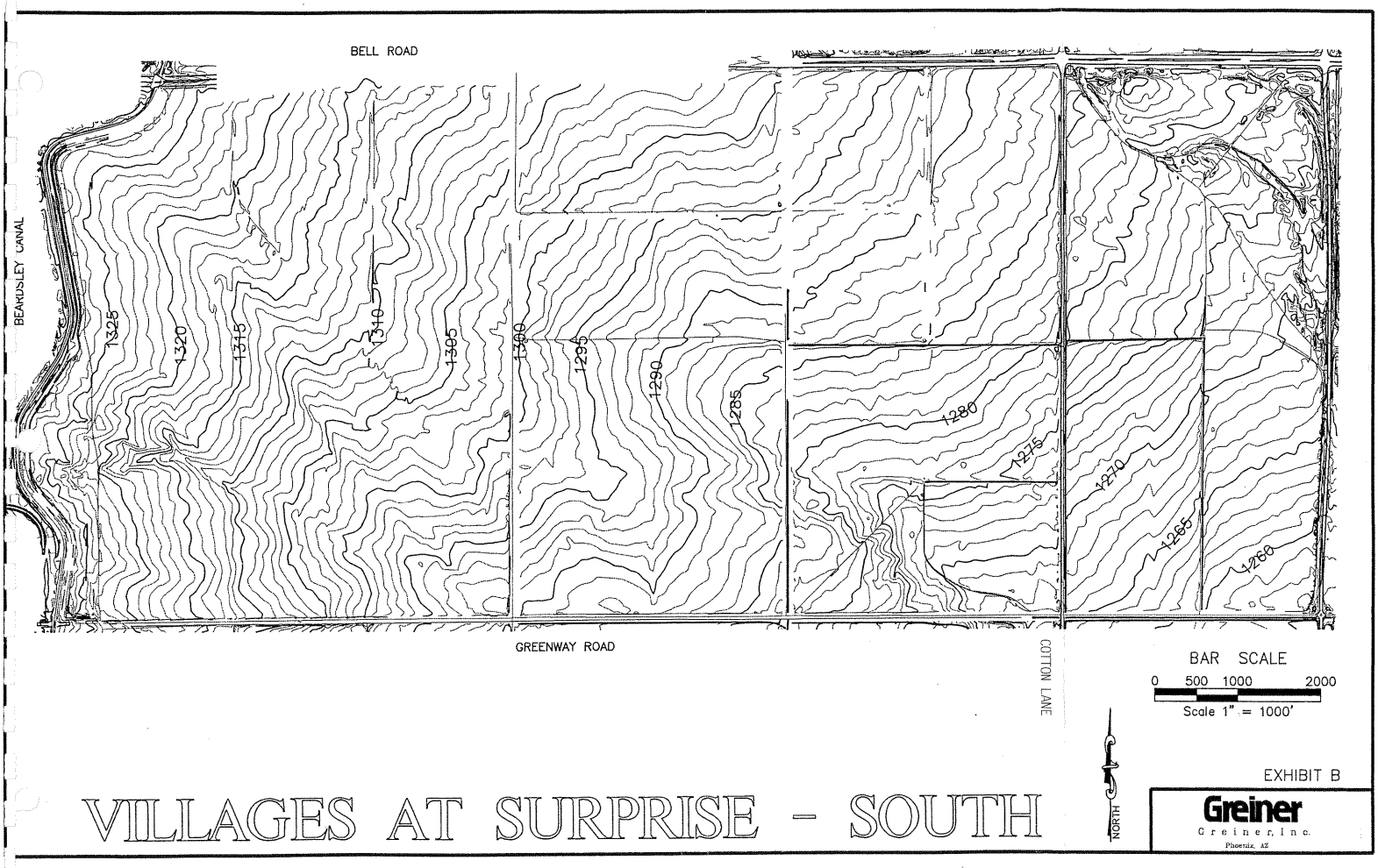
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 8.85 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 22 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 45 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 28.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 18 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 120.89 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 57 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING

THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 18 MINUTES 03 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 44 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 28.25 FEET TO THE TRUE POINT OF BEGINNING.



VILLAGES AT SURPRISE - SOUTH

EXHIBIT B

Greiner
Greiner, Inc.
Phoenix, AZ

ARTICLE VI
ESTABLISHMENT OF ZONES

6-601. Zone Classifications

For the purpose of this Ordinance, the Town of Surprise, Arizona, shall be divided into the following zones:

R1-43	Single-Family Residential	(Section 7-701)
R1-18	Single-Family Residential	(Section 7-702)
R1-8	Single-Family Residential	(Section 7-703)
R1-5	Two-Family Residential	(Section 7-704)
R-2	Multi-Family Residential	(Section 7-705)
R-3	Multi-Family Residential	(Section 7-706)
C-1	Neighborhood Commercial	(Section 7-707)
C-2	Community Commercial	(Section 7-708)
C-3	General Service Commercial	(Section 7-709)
I-1	Industrial	(Section 7-710)
PAD	Planned Area Development	(Section 7-711)
F-1	Floodway	(Section 7-712)
F-2	Floodplain	(Section 7-713)

The boundaries of the above zones are hereby established as shown on a map entitled "Zone Map of Surprise, Arizona," which has been recommended and certified by the Surprise Town Council with the signature of the Mayor affixed thereto and is hereby made a part of this Ordinance.

6-602. Residential Zone Uses

A. Principally Permitted Uses	R1-43	R1-18	R1-8	R1-5	R-2	R-3
Single-Family Dwelling Unit	o	o	o	o		
Two Family Structure				o	o	
Three Family Structure					o	
Four Family Structure					o	o
Multiple Family Structure						o
Townhouse Cluster, not to exceed four (4) units or 120 feet in length					o	
Townhouse Cluster with four or more units, but not to exceed 160 feet in length						o
Public Parks	o	o	o	o	o	o

B. Conditionally Permitted Uses

Conditionally Permitted Uses	R1-43	R1-18	R1-8	R1-5	R-2	R-3
Churches	o	o	o	o	o	o
Day Care Center	o	o	o	o	o	o
Electrical Sub-Station	o	o	o	o	o	o
Farms	o					
Gas Regulating Station	o	o	o	o	o	o
Group Homes				o	o	o
Mobile Homes, as per Section 8-814				o		
Mobile Home Parks, as per Section 8-814				o		
Model Homes, Temporary	o	o	o	o	o	o
Public Buildings	o	o	o	o	o	o
Ranches	o					
Schools	o	o	o	o	o	o
Sewer Lift Station	o	o	o	o	o	o
Water Pump Station	o	o	o	o	o	o
Water Tower	o	o	o	o	o	o
Golf Courses	o	o	o	o	o	o
Temporary Sales and Office Buildings, buildings incidental to construction work	o	o	o	o	o	o
Boarding of horses; No more than 2 per acre to a maximum of 5 horses	o					

C. Permitted Accessory Uses

Permitted Accessory Uses	R1-43	R1-18	R1-8	R1-5	R-2	R-3
Greenhouse	o	o	o	o	o	o
Home Occupations	o	o	o	o		
Private Garage	o	o	o	o	o	o
Private or jointly owned community center recreational facilities pools, tennis courts	o	o	o	o	o	o
Signs , as per Ordinance 85-5	o	o	o	o	o	o
Tool sheds, for storage of domestic supplies	o	o	o	o	o	o

6-603. Commercial and Industrial Zone Uses

A. Principally Permitted Uses

Principally Permitted Uses	C-1	C-2	C-3	I-1
ORO 89-10 Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building			o	o
Antique shop and store		o	o	o
Apparel and accessory store		o	o	
Appliance sales, services		o	o	
Appliance repair			o	
Art supply stores		o	o	o
Athletic clubs and commercial recreation		o	o	o
Automobile, boat or recreational vehicle sales, service and rental			o	o
Aubomobile, auto body repair			o	o
Automobile parking lot or garage (public or private)		o	o	o
Auto supply store		o	o	o
Bakery for on-site sales	o	o	o	o

7-704. Single-Family Residential Zone (R1-5)

A. Purpose
The purpose of the R1-5 Single-Family Residential Zone is to provide for the development of single-family detached dwellings and directly related complementary uses at a moderate density. The Zone is intended to be strictly residential in character with a minimum of disturbances due to traffic or overcrowding.

B. Principally Permitted Uses
See Section 6-602 A.

C. Conditionally Permitted Uses
See Section 6-602 B.

D. Permitted Accessory Uses
See Section 6-602 C.

E. Lot Area and Lot Dimensions
(1) Required Lot Area:

Use	Minimum Lot Area
Single-family dwelling units	5,500 square feet[1]
Other Permitted Uses	Minimum area to be determined by building area, parking requirements, and required setbacks.

1 This may be calculated as an average lot size for lots within a given subdivision, provided no lot is less than 5,200 square feet in size and that not more than 10 percent of the lots are less than 5,500 square feet in size.

(2) Required Lot Dimensions:

Use	Minimum Lot Width	Minimum Lot Depth
Single-family dwelling Units	50 feet	100 feet
Other permitted uses	Lot dimensions to be determined by building area, parking requirements and required setbacks.	

(3) Density: There shall not be more than one (1) single-family dwelling unit on any one (1) lot.

F. Setbacks, Yards and Heights
(1) Minimum Setbacks From Property Line:

Use	Front	Interior Side	Corner Side	Rear Yard
Single-family dwelling	20'	10'*	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to single family residences	20'	3'	20'	3'
Structures for all other principal, conditional or accessory uses	20'	10'	20'	20'

* At least one side yard shall be ten feet; the setback for the remaining side may be less than ten providing principal building separations are at least 10 feet and that in the case of detached units, the other side yard is at least 3 feet.

Zero lot line development may be permitted which may result in the creation of a two-family residential structure.

(2) Maximum Building Height: 30 feet

G. Encroachment Into Required Front and Side Yard Setbacks
See Section 7-701 G.

H. Additional Building and Performance Standards
Development of any parcel of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

I. Relationship to Overlay Zones
Any property located in the R1-5 Zone as well as the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zone.

7-706. Multi-Family Residential Zone (R-3)

A. Purpose
The purpose of the R-3 Multi-Family Residential Zone is to provide for high density housing in multiple-family structures and directly related complementary uses. The R-3 Zone is designed to allow highly economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses
See Section 6-602 A.

C. Conditionally Permitted Uses
See Section 6-602 B.

D. Permitted Accessory Uses
See Section 6-602 C.

E. Lot Area and Lot Dimensions
In determining minimum lot area and minimum lot dimensions, the following table shall be used:

Use	Minimum Area Per Unit	Minimum Lot Dimensions [1]	Outdoor Living Area [2]
Multi-Family structure	2,000 sq. ft./unit	Width: 90' Depth: 90'	300 sq. ft./unit
Townhouse cluster	2,000 sq. ft./unit[3]	Width: 90' Depth: 90'	400 sq. ft./unit
Other Permitted Uses		Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.	

[1] These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

[2] Outdoor Living Area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than 20 feet), and required side or front yards shall not be considered as Outdoor Living Area, except in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.

[3] May be calculated as average lot size per unit per structure.

F. Schedule of Allowances
The minimum areas per unit in 7-706 E may be adjusted in accordance with Section 7-705 F.

G. Setbacks, Yards, and Heights

(1) Minimum Setbacks from Property Line:

Use	Front	Interior Side	Corner Side	Rear
Multi-Family structure	20'	20'	20'	20'
Townhouse cluster	20'	15'	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structure accessory to multi-family residences	20'	3'	20'	3'
Structures for all other principal or conditional uses	20'	10'	20'	20'

(2) For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

(3) Maximum Building Height: 35 feet.

H. Accessory Buildings

See Section 7-705 H of this Ordinance.

I. Distance Between Buildings

See Section 7-705 I of this Ordinance.

J. Additional Building and Performance Standards

Development of any parcel of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

K. Relationship to Overlay Zones

Any property located in the R-3 Zone as well as in the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zones.

C. Permitted Accessory Uses	R1-43	R1-18	R1-8	*R1-5	R-2	R-3
Greenhouse	o	o	o	o	o	o
Home Occupations	o	o	o	o		
Private Garage	o	o	o	o	o	o
Private or jointly owned community center recreational facilities pools, tennis courts	o	o	o	o	o	o
Signs , as per Ordinance 85-5	o	o	o	o	o	o
Tool sheds, for storage of domestic supplies	o	o	o	o	o	o

6-603. Commercial and Industrial Zone Uses

A. Principally Permitted Uses	C-1	C-2	C-3	I-1
ORO 89-10 Animal hospital, clinic and kennel providing the establishment and animal runs are completely enclosed in the building			o	o
Antique shop and store		o	o	o
Apparel and accessory store		o	o	
Appliance sales, services		o	o	
Appliance repair			o	
Art supply stores		o	o	o
Athletic clubs and commercial recreation		o	o	o
Automobile, boat or recreational vehicle sales, service and rental			o	o
Aubomobile, auto body repair			o	o
Automobile parking lot or garage (public or private)		o	o	o
Auto supply store		o	o	o
Bakery for on-site sales	o	o	o	o

	C-1	C-2	C-3	I-1
Banks and other savings and lending institutions	o	o	o	o
Barber shop	o	o	o	
Beauty parlor	o	o	o	
Bicycle sales, service and repair shop		o	o	
Blueprint shop			o	o
Boat repair			o	o
Book and stationery store		o	o	
Bowling alley			o	o
Building material sales yard, including sand and gravel			o	o
Bus terminals			o	o
Business and office machine sales, service and repair shop		o	o	o
Business, technical or vocational school			o	o
Candy and ice cream store	o	o		
Church and parish house	o	o		
Cigar and tobacco store	o	o		
Clothing and costume rental shop		o	o	
Community center or meeting hall			o	o
Contractors storage yard			o	o
Convenience food store of not more than 3,500 square feet	o	o	o	
Custom dressmaking, furrier, millinery or tailor shop employing five persons or less		o		
Dancing or theatrical studio		o	o	
Delicatessen and catering establishment		o	o	o

	C-1	C-2	C-3	I-1
Department store		o	o	
Dry goods and notion store		o	o	
Dry cleaning and laundry establishment	o	o	o	
Equipment rental or storage yard			o	o
Essential public service or utility installation	o	o	o	o
Exterminator shop			o	o
Feed store, including yard			o	o
Exterior storage of goods and materials provided that all goods and materials are screened from view from adjacent properties and rights-of-way			o	o
Florist	o	o	o	
Frozen food locker			o	o
Furniture Store		o	o	o
Game Rooms, Pool Halls		o	o	o
Garden supply store			o	o
Gift shop		o	o	
Golf driving range and miniature golf course			o	o
Grainery, elevator storage			o	o
Grocery store (including retail markets and produce store)		o	o	o
Greenhouse			o	o
Hardware store, no exterior storage		o	o	o
Health and exercise center		o	o	o
Hobby, stamp and coin shop		o	o	
Hospital		o	o	o
Hotel or motel		o	o	o

	C-1	C-2	C-3	I-1
Hunting and Fishing Supply Store		o	o	
Interior decorator's shop		o	o	o
Jewelry and metal craft store		o	o	o
Laundromat, self service	o	o		
Leather goods and luggage store		o	o	
Liquor store	o	o	o	
Lock and key shop		o	o	o
Lumber yard, provided that all goods and materials are screened from adjacent properties			o	o
Mail order catalog store		o	o	
Medical, dental or health clinic		o	o	o
Medical and orthopedic appliance store		o	o	o
Messenger or telegraph service station		o	o	o
Monument sales and engraving shop			o	o
Mortuary			o	o
Museum		o	o	o
Music and instrument sales, service and repair shop		o	o	o
Music or dance studio		o	o	o
Newspaper office		o	o	o
Newsstand	o	o	o	o
Offices greater than 4,000 square feet		o	o	o
Offices of not more than 4,000 square feet	o	o	o	o
Office supply and office equipment store		o	o	o
Optician		o	o	
Package liquor store, including drive-in		o	o	o

	C-1	C-2	C-3	I-1
Paint and wallpaper store		o	o	o
Pawn shop		o	o	
Pet shop		o	o	
Photographic equipment and supply store		o	o	
Photographic studio		o	o	o
Picture frame shop		o	o	
Plant nursery			o	o
Plumbing shop			o	o
Printing and publishing house (including newspapers)			o	o
Private club, fraternity, sorority or lodge		o	o	o
Public Buildings	o	o	o	o
Public utility service yard			o	o
Radio or television sales, service and repair		o	o	o
Radio and television studio		o	o	o
Recreational vehicle repair			o	o
Restaurant		o	o	o
Restaurants of not more than 4,500 square feet, excluding convenience food restaurant	o			
Sewing machine store		o	o	
Shoe store		o	o	
Shoe repair and shoe shine shop		o	o	
Sporting and athletic goods store		o	o	
Swap meet, flea market			o	o
Tailor shop, more than 5 employees			o	o
Tavern, bar or lounge		o	o	o
Taxidermist			o	o

	C-1	C-2	C-3	I-1
Theatre, excluding drive-in theatre		o	o	
Theatre, drive-in			o	o
Tire sales, repair and mounting			o	o
Trade schools			o	o
Toy store		o	o	
Travel agency		o	o	o
Upholstery shop			o	o
Variety store		o	o	
Video Arcade			o	o
Wallpaper store		o	o	
Watch repair shop		o	o	

B. Conditionally Permitted Uses

Refer to Conditionally Permitted Uses for the specific zone classification in question.

C. Permitted Accessory Uses

Refer to Permitted Accessory Uses for the specific zone classification in question.

6-604. Interpretation of Zone Boundaries

Where uncertainty exists with respect to any of the boundaries of the zones as shown on the Zone Map, the following rules shall apply:

(i) Where zone boundaries are indicated as approximately following the center lines of street, highway, or railroad rights-of-way or such lines extended, such center lines or such lines extended shall be construed to be such boundaries.

(ii) Where zone boundaries are indicated as approximately following the corporate limit line of the Town, such corporate limit line shall be construed to be such boundaries.

(iii) Where zone boundaries are indicated as approximately following property lines or such lines extended, such property lines or such lines extended shall be construed to be such boundaries.

(iv) Where zone boundaries are indicated as approximately following the center line of stream beds or river beds, such center lines or such lines extended shall be construed to be such boundaries.

(v) No zone boundary line shall hereinafter be established to divide one lot into two or more zones unless the size of the lot in question is such that division is determined to be essential by the Planning and Zoning Commission and the Town Council.

ZONING ORDINANCE §7-708

7-708. Community Commercial Zone (C-2)

A. Purpose

The purpose of the C-2 Community Commercial Zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities.

B. Principally Permitted Uses

See Section 6-603 A.

C. Conditionally Permitted Uses

(1) Automobile Service Stations

(a) Site improvements such as buildings or structures (permanent of temporary) shall be separated from any residential zone by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.

(b) The total site area shall not be less than 12,000 square feet.

(c) Pump islands shall be set back not less than 25 feet from any street right-of-way line, not less than 40 feet from any non-street property line and not less than 75 feet from any residential zone boundary.

(d) Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.

(e) Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

(f) No automobile service station on a site contiguous to any residential zone shall be operated between the hours of 11:00 p.m. and 7:00 a.m. of the following day.

(2) Automobile Washing Establishments:

(a) Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in subparagraphs "a," "b," "c," "e," and "f" for Automobile Service Stations.

(b) Sufficient off-street area to provide space for not less than 10 automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space 20 feet by 9 feet shall be deemed adequate for each such required space.

(c)) All wash-water, disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the Town Engineer and shall conform with all Town ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the Town sewer system.

(3) Convenience-Food Restaurants:

Convenience-food restaurants shall be subject to the same limitations and conditions as are specified heretofore in subparagraphs "a," "e," and "f" for Automobile Service Stations.

F. Setbacks and Height

(1) The minimum building setback from any lot line or public street right-of-way shall be as set forth below:

Setbacks	Feet
(a) Building setbacks:	
1. Front	35
2. Interior side and rear	15
3. Corner side	25
4. Residential Zone boundary	45
(b) Parking lots	
1. Front	4
2. Interior side and rear	3
3. Corner side	4
4. Residential Zone boundary	3

(2) A structure may be erected to a height above 45' provided that minimum front and side setbacks shall be increased by one (1) foot for every three (3) feet of building height in excess of 35 feet. Buildings over 45 feet in height shall be subject to additional fire protection as determined by the Town Fire Marshall.

G. Lot Width and Lot Area

(1) The minimum lot width shall be 100 feet except that corner lots shall have a minimum width of 150 feet.

(2) Minimum lot area shall be determined by building area, parking requirements and required setbacks.

H. Additional Building and Performance Standards

Development of any parcel of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

I. Relationship to Overlay Zones

Any property located in the C-2 Zone as well as in the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zones.

ZONING ORDINANCE §7-708

7-708. Community Commercial Zone (C-2)

A. Purpose

The purpose of the C-2 Community Commercial Zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities.

B. Principally Permitted Uses

See Section 6-603 A.

C. Conditionally Permitted Uses

(1) Automobile Service Stations

(a) Site improvements such as buildings or structures (permanent of temporary) shall be separated from any residential zone by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.

(b) The total site area shall not be less than 12,000 square feet.

(c) Pump islands shall be set back not less than 25 feet from any street right-of-way line, not less than 40 feet from any non-street property line and not less than 75 feet from any residential zone boundary.

(d) Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.

(e) Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.

(f) No automobile service station on a site contiguous to any residential zone shall be operated between the hours of 11:00 p.m. and 7:00 a.m. of the following day.

(2) Automobile Washing Establishments:

(a) Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in subparagraphs "a," "b," "c," "e," and "f" for Automobile Service Stations.

(b) Sufficient off-street area to provide space for not less than 10 automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space 20 feet by 9 feet shall be deemed adequate for each such required space.

(c)) All wash-water, disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the Town Engineer and shall conform with all Town ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the Town sewer system.

(3) Convenience-Food Restaurants:

Convenience-food restaurants shall be subject to the same limitations and conditions as are specified heretofore in subparagraphs "a," "e," and "f" for Automobile Service Stations.

F. Setbacks and Height

(1) The minimum building setback from any lot line or public street right-of-way shall be as set forth below:

Setbacks	Feet
(a) Building setbacks:	
1. Front	35
2. Interior side and rear	15
3. Corner side	25
4. Residential Zone boundary	45
(b) Parking lots	
1. Front	4
2. Interior side and rear	3
3. Corner side	4
4. Residential Zone boundary	3

(2) A structure may be erected to a height above 45' provided that minimum front and side setbacks shall be increased by one (1) foot for every three (3) feet of building height in excess of 35 feet. Buildings over 45 feet in height shall be subject to additional fire protection as determined by the Town Fire Marshall.

G. Lot Width and Lot Area

(1) The minimum lot width shall be 100 feet except that corner lots shall have a minimum width of 150 feet.

(2) Minimum lot area shall be determined by building area, parking requirements and required setbacks.

H. Additional Building and Performance Standards

Development of any parcel of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

I. Relationship to Overlay Zones

Any property located in the C-2 Zone as well as in the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zones.

ZONING ORDINANCE §7-708

7-708. Community Commercial Zone (C-2)

A. Purpose
The purpose of the C-2 Community Commercial Zone is to provide for low intensity, retail or service outlets which deal directly with the consumer for whom the goods or services are intended. The uses allowed in this district are to provide goods and services on a community market scale and located in areas which are served by arterial street facilities.

B. Principally Permitted Uses
See Section 6-603 A.

C. Conditionally Permitted Uses
(1) Automobile Service Stations
(a) Site improvements such as buildings or structures (permanent of temporary) shall be separated from any residential zone by at least 50 feet. Parking areas shall be separated from any residential zone by at least 15 feet.
(b) The total site area shall not be less than 12,000 square feet.
(c) Pump islands shall be set back not less than 25 feet from any street right-of-way line, not less than 40 feet from any non-street property line and not less than 75 feet from any residential zone boundary.
(d) Hydraulic hoists, pits, and all lubrication, greasing, washing, repair and diagnostic equipment shall be used and enclosed within a building.
(e) Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.
(f) No automobile service station on a site contiguous to any residential zone shall be operated between the hours of 11:00 p.m. and 7:00 a.m. of the following day.
(2) Automobile Washing Establishments:
(a) Automobile washing establishments shall be subject to the same limitations and conditions as are specified heretofore in subparagraphs "a," "b," "c," "e," and "f" for Automobile Service Stations.
(b) Sufficient off-street area to provide space for not less than 10 automobiles waiting to be washed or three waiting spaces per washing stall, whichever is greater, shall be provided. A space 20 feet by 9 feet shall be deemed adequate for each such required space.
(c)) All wash-water, disposal facilities including sludge, grit removal and disposal equipment shall be subject to the approval of the Town Engineer and shall conform with all Town ordinances regarding sewage and health and shall be designed so as not to detrimentally affect the Town sewer system.
(3) Convenience-Food Restaurants:
Convenience-food restaurants shall be subject to the same limitations and conditions as are specified heretofore in subparagraphs "a," "e," and "f" for Automobile Service Stations.

(4) Day-Care Center

(a) A minimum of seventy-five (75) square feet of outdoor, play space per child shall be provided from which at least fifty (50) square feet of fenced-in, play space per child shall be provided. Fenced-in, outdoor, play space shall not include driveways, parking areas or land unsuited by virtue of other usage or natural features for children's play space.

(b) At least two hundred and fifty (250) square feet of lot area per child shall be provided.

(5) Model homes, temporary

(6) Recreational Vehicle Park and Overnight Campground:

(a) Recreational vehicle park shall be screened from view of any residential development, as approved by the Planning and Zoning Commission.

(b) Internal circulation roads shall be paved with a dust-free surface.

(c) Individual recreational vehicle parking pads shall be plainly marked and paved with a dust-free surface and shall be at least 1,500 square feet in size.

(d) Individual recreational vehicle parking pads shall be set back at least 30 feet form the perimeter of the park and 30 feet from any public street right-of-way.

(e) Approved trash disposal and toilet facilities shall be provided for use of overnight campers.

(f) Park plans, certified approved by Maricopa Department of Health Services shall be submitted.

(7) Video arcades

D. Permitted Accessory Uses:

(1) Those accessory uses permitted under Section 7-707D.

E. Access

(1) Access to commercial activities shall be allowed only on arterial streets or a street specifically designed for such development.

(2) Access points shall be located at least 150 feet from any street intersection.

(3) Access points on the same street shall not be spaced closer than 100 feet (as measured from centerlines). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

(4) Commercial developments which may not be able to meet the requirements of Sections 7-708 E(2) and (3), and are requesting deviations from the above noted standards, shall submit to the Town Engineer an engineer's report certified by a Professional Engineer addressing the following site conditions, both present and future:

- traffic volumes
- turning movements
- traffic controls
- site design
- site distances
- location and alignment of other access points

Based upon the above data, the Town Engineer shall determine whether a deviation from the requirement standards is justified and, if so, what alternative requirements will be necessary.

F. Setbacks and Height

(1) The minimum building setback from any lot line or public street right-of-way shall be as set forth below:

Setbacks	Feet
(a) Building setbacks:	
1. Front	35
2. Interior side and rear	15
3. Corner side	25
4. Residential Zone boundary	45
(b) Parking lots	
1. Front	4
2. Interior side and rear	3
3. Corner side	4
4. Residential Zone boundary	3

(2) A structure may be erected to a height above 45' provided that minimum front and side setbacks shall be increased by one (1) foot for every three (3) feet of building height in excess of 35 feet. Buildings over 45 feet in height shall be subject to additional fire protection as determined by the Town Fire Marshall.

G. Lot Width and Lot Area

(1) The minimum lot width shall be 100 feet except that corner lots shall have a minimum width of 150 feet.

(2) Minimum lot area shall be determined by building area, parking requirements and required setbacks.

H. Additional Building and Performance Standards

Development of any parcel of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

I. Relationship to Overlay Zones

Any property located in the C-2 Zone as well as in the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zones.

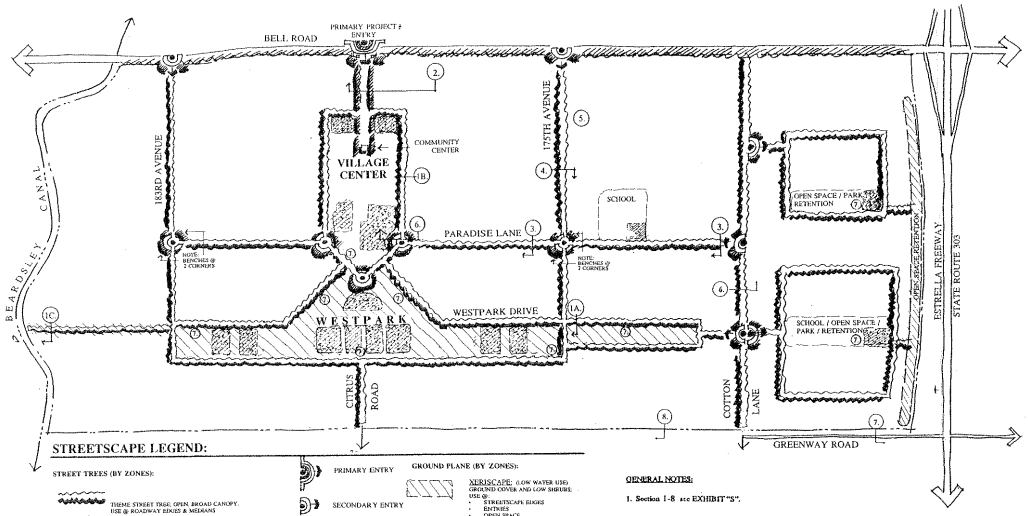
THE VILLAGES AT SURPRISE

Surprise Village Company

LANDSCAPE CONCEPT

SOUTH

EXHIBIT "H"
(ONE OF THREE)



STREETSCAPE LEGEND:

STREET TREES (BY ZONES):

- THEME STREET TREE, OPEN, BROAD CANOPY. USE @ ROADWAY EDGES & MEDIANS
- ACCENT / LANDMARK TREE, TALL, VERTICAL, HIGH CANOPY. USE @ ROTARY & ENTRIES
- EXISTING BELL ROAD LANDSCAPE

- PRIMARY ENTRY
- SECONDARY ENTRY
- "ROUNDABOUT" / (TRAFFIC ROTARY)

GROUND PLANE (BY ZONES):

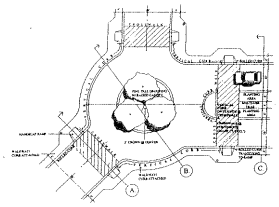
XERISCAPE: (LOW WATER USE) GROUND COVER AND LOW SHRUBS. USE @
- STREETSCAPE EDGES
- ENTRIES
- OPEN SPACE

TURF / GRASS: RECREATION-INTENSIVE LANDSCAPE ADJACENT TO PICNIC AREAS. USE @
- ORGANIZED PLAY & GAME AREAS
- INFORMAL PLAY & GAME AREAS

GENERAL NOTES:

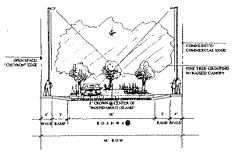
1. Section 1-8 SEE EXHIBIT "S".

6 ROTARY - PLAN & SECTIONS (TYPICAL)

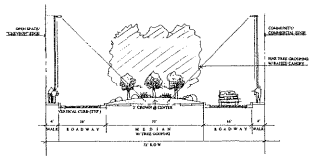


A. SECTION / ELEVATION:

VIEW TO "ROUNDABOUT" FROM COLLECTOR STREET W/O MEDIAN (28' PAVING WIDTH FROM BACK-OF-CURB TO BACK-OF-CURB)

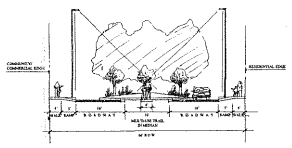


B. SECTION @ "ROUNDABOUT"

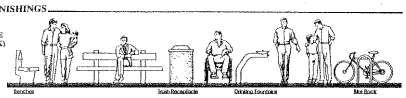


C. SECTION / ELEVATION:

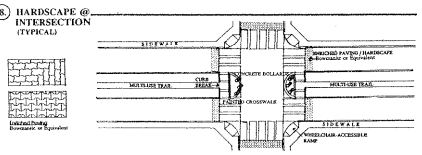
VIEW TO "ROUNDABOUT" FROM COLLECTOR STREET W/ MEDIAN (16' MEDIAN WITH TWO ADJACENT TRAVEL LANES @ 14' EACH)



7 STREET FURNISHINGS (TYPICAL GROUPING @ CHEVRON EDGE AND WESTPARK)



8 HARDSCAPE @ INTERSECTION (TYPICAL)



REVISIONS		
#	Date	Comment
1	12/2/04	Landscape concept plan
2	01/13/05	Additional site & buildings layout info
3	02/22/05	Revised text

AWS & A

THE PLANNING CENTER

THE VILLAGES
AT SURPRISE

Surprise Village Company

RECOMMENDED
PLANT PALETTE
SOUTH

EXHIBIT "H"
(TWO OF THREE)

Botanical Name	*Common Name*
TREES	
Acacia aneura	Mulga
Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Cercidium floridum	Blue Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Dahlbergia sissoo	Sissoo tree
Fraxinus velutina 'Rio Grande'	Fan-Tex Ash
Jacaranda mimosifolia	Jacaranda
Phoenix dactylifera	Date Palm
Pinus halepensis	Aleppo Pine
Pithecellobium flexicaule	Texas Ebony
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis juliflora	Native Mesquite
Ulmus parvifolia	Evergreen Elm
SHRUBS	
Caesalpinia mexicana	Mexican Yellow Bird of Paradise
Caesalpinia pulcherrima	Mexican Red Bird of Paradise
Calliandra californica	Baja Fairyduster
Cassia phyllodenia	Silverleaf Cassia
Convolvulus cneorum	Silverbush Morning Glory
Cordia boissieri	Texas Olive
Cordia parvifolia	Littleleaf Cordia
Dalea frutescens	Black Dalea
Dalea pulchra	Pea Bush
Dodonea viscosa	Green Hopbush
Justicia californica	Chuparosa
Justicia spicigera	Mexican Honeysuckle
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage
Leucophyllum laevigatum	Chihuahuan Sage
Myrtus communis 'Boetica'	Twisted Desert Myrtle
Nerium oleander 'Petite Pink'	Dwarf Oleander
Ruellia peninsularis	Baja Ruellia
Simmondsia chinensis	Jojoba
Tecoma stans 'stans'	Arizona Yellowbells

Recommended Plant Palette (continued)

Botanical Name	*Common Name*
GROUNDCOVER / VINES / PERENNIALS	
Bougainvillea sp.' Barbara Karst'	Barbara Karst Bougainvillea
Lantana camara	Trailing yellow lantana
Lantana montevidensis	Trailing purple lantana
Verbena pulchella	Rock Verbena
Verbena rigida	Vervain
ACCENTS	
Agave vilmoriniana	Octopus Agave
Agave weberi	Smooth Edged Agave
Dasylirion wheeleri	Desert Spoon
Fouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Nolina microcarpa	Bear Grass
Opuntia basilaris	Beavertail Prickly Pear

EXHIBIT "H"
(THREE OF THREE)

EXHIBIT I

ZONING ORDINANCE §9-906(G)

G. Amendments to P.A.D. Approval

(1) Minor Changes

Minor changes in the location and placement of buildings may be authorized by the Community Development Director and Town Engineer where unforeseen circumstances such as engineering requirements, dictate such change. When in question, the Community Development Director and the Town Engineer may determine whether the changes shall be classified as a minor or major, or may refer the question to the Planning and Zoning Commission, if they deem it necessary.

(2) Major Changes

Major changes, such as alterations in structural types, in the shapes and arrangements of lots and blocks, in the allocation of open space or other land uses which increase density and/or intensity of the project, and all other changes which significantly affect the overall design or intent of the project shall be referred to the Planning and Zoning Commission, after which the Commission shall consider and shall either approve or deny, the changes in the Final Development Plan. If such changes are authorized, the developer shall submit a revised plan showing the authorized changes. Requirements of Section 9-904 C-D shall apply to requests for major changes.

EXHIBIT "J"

The Villages at Surprise-South

A Planned Residential Development

DESIGN GUIDELINES

February 16, 1995
Revised February 23, 1995
Revised March 29, 1995

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INTRODUCTION

A. Purpose and Intent.

These Design Guidelines have been prepared for the Villages at Surprise-South to assist in providing a high quality project. The Design Guidelines illustrate the desired character for future residential and commercial development. Aspects of the Design Guidelines address development, architecture, landscape, signage, and lighting. By guiding certain design elements throughout the Villages at Surprise-South, a unified community, compatible and complimentary to area development, will be provided.

It is not intended for these Design Guidelines to limit innovative design, but instead to protect owners, occupants and the community from undesirable or substandard design and development. The priority of development compliance is first with the Villages at Surprise-South PAD Preliminary Development Plan's requirements and restrictions and second with the Design Guidelines. The Design Guidelines should be considered through the development approval process.

B. Project Description.

The Villages at Surprise-South is located in Central Maricopa County in the City of Surprise. The Villages at Surprise-South is bounded on the north by Bell Road, on the south by the Greenway alignment, on the west by the Beardsley Canal, and on the east by the 303 Loop (Estrella Parkway).

DESIGN GUIDELINES

A. Site Development.

1. Grading and Drainage

- Any aesthetic landscape berming of individual lots shall not direct drainage onto adjacent lots.
- Berming of individual lots shall meet existing grade at a minimum of 2' before back of sidewalk or back of curb or property line. Grade transitions shall be even and smooth.
- Residential runoff shall be directed to the various open space retention areas which will serve as the major drainage and retention area for the community.
- Drainage swales shall be designed to minimize runoff velocities in order to protect sites from erosion.
- Grading shall be done to minimize erosion, on- or off-site. No slopes shall be steeper than 4 to 1, pursuant to the standards of the City of Surprise unless approved by a soils engineer.
- All excavation and fill areas shall be sufficiently compacted to prevent erosion problems.
- Any imported soil needed to create landscape berming shall be free of weeds and debris and shall be of equal quality of existing soils.
- Site grading design should complement and reinforce the architectural and landscape design character by screening undesirable elements such as loading and storage areas, by helping to reduce or encourage the perception of height and

mass of buildings, by providing reasonable transitions between on-site uses, and by providing elevation transitions between lots to encourage on-site and off-site views.

- All finished graded slopes shall be stabilized and planted with those plant materials listed in the plant palette.
- Retention areas on residential lots are discouraged. However, if this method is utilized, retention areas shall be located away from building foundations and utilized as grassy play areas, gardens or similar uses.
- Retention areas enclosed by solid walls and fences shall be prohibited.

2. *Setbacks*

- Building setbacks help to create view corridors and provide an open project feeling. Setbacks shall be as stated in the Villages at Surprise-South Planned Area Development (PAD) Preliminary Development Plan (PDP) document.
- Varied lot widths along a street frontage are encouraged to strengthen the character of the architectural theme.

3. *Lot Size and Coverage*

- Refer to the PDP for applicable lot sizes and lot coverage standards.

4. *Parking Requirements*

- Parking lots shall include planted islands, a minimum of 5 feet in width, which shall be landscaped with both shrubs and trees. These trees and shrubs shall be maintained to assure adequate visibility and located within the parking areas to enhance the development. The intent of this parking area landscaping is to reduce

the visual and physical impact of a "sea of parking" and to encourage a pedestrian-safe environment.

- Parking stall requirements shall follow the City of Surprise Zoning Code.
- Parking spaces shall be clearly defined by paint or contrasting paving material.
- Parking areas for multi-family and commercial sites shall be screened with a minimum of a 3 foot wall, landscape, and/or berm adjacent to public streets.
- One covered parking space per apartment is required for multi-family units. One section shall cover approximately 10 to 12 spaces, but no less than three. Covers shall be of durable construction and shall have an appropriate facia around all four sides, unless a side is next to a building.
- Single family residential units shall have a minimum of two off-street spaces in addition to the garage spaces.
- Residential parking may be prohibited on arterial and collector streets on either one side or both sides. Refer to the PDP document for street sections.
- Parking of boats, campers, trailers, etc., is not permitted within public or private view.

5. *Screening of Refuse Areas*

- Loading docks shall be screened from the right-of-way and adjacent residential properties. Screening techniques may include utilizing the building itself as a visual barrier, screen walls, utilizing landscaping to conceal activities, a grading plan which provides a below grade dock, or a combination thereof.
- Refuse areas shall be enclosed within a wall structure which has an average

height of 6 feet. These enclosures are encouraged to abut the building's perimeter walls and be of the same materials. Isolated enclosures along the property's perimeter is discouraged.

- All enclosures must be provided with a solid gate and be of a size that shall accommodate all refuse generated between collection times.
- Loading areas shall not disrupt normal circulation of the site. No open storage of materials, supplies or equipment shall be permitted.

6. *Utility Structure Placement*

- All exterior on-site utilities, including, but not limited to, sewer, gas, and water lines, and electrical, telephone, cable television and communications wires and equipment, shall be installed and maintained underground.
- Mechanical equipment for non-residential buildings may be roof mounted but shall be appropriately screened.
- Roof mounted equipment for residential units shall be screened.
- Exterior transformers, utility pads, cable television, and telephone boxes are encouraged to be located out of view of the right-of-way and screened with vegetation.

B. Architecture.

Architectural guidelines will help to establish visual compatibility throughout the Villages at Surprise-South and assure an overall quality appearance. All structures in a neighborhood shall be of materials, colors, and styles that blend with or complement each other.

1. General

Style

Architectural Styles may vary from neighborhood to neighborhood but shall be cohesive throughout the Villages at Surprise-South. Styles may include, but are not limited to Southwest, Santa Barbara, Tudor, American Traditional, Cape Cod, etc. Within neighborhoods, diverse, but complimentary, styles are encouraged to prevent a "cookie cutter" type neighborhood. Innovation is encouraged.

Building Orientation

- buildings as an alternative way to screen service areas.
- Orient buildings to take advantage of solar access. Minimize east and west exposures to maximize energy efficiency.
- Provide for well-defined entries and drop-off areas for non-residential buildings.
- Residential units are encouraged to mix left and right elevations.
- Subdivision plats are encouraged to reflect narrower streets which encourage reduced speeds.
- Single family lotting is encouraged to be oriented toward the street with the emphasis of creating activity areas for neighbors to meet and to interact.

Massing

- Provide for a consistency in height, massing, and proportion.
- Heights shall be per the standards in the Villages at Surprise-South PDP document.

Building Materials

- Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity.
- Permitted exterior finished materials include plaster and masonry, adobe, slump, split or textured decorative block, brick, wood siding and integral colored aluminum siding.

Roofs

- Generally acceptable roof covering materials shall be asphalt shingles, wood shake shingles (only with larger than minimum side yard setback subject to approval by fire marshall), concrete tile, or clay tile.
- "Built-up" type roof covering materials shall be appropriately screened from view with roof parapets.
- Roof mounted equipment shall not be visible from any public street. Such equipment must be screened through the use of roof parapets or other appropriate screening.
- Roof parapets must be finished with compatible material and color to the building's skin and shall continue around all sides.
- Roof features, such as overhead screens, shade covers, patio roofs, and other similar structures, are encouraged and should flow out of the building form. These features shall be constructed of materials and color to match or complement

the main roof.

- All vent pipe stacks, gutters, flues, and any other equipment protruding above the plane of the roof and visible from neighboring properties are discouraged and, to the extent they are necessary, must be painted and/or screened to match the roof.

Colors

- The predominant colors in the Villages at Surprise-South will be pastel or natural color tones.
- Trim colors shall not dominate the exterior appearance and shall be of compatible color as the major color. Roof colors shall not produce glare, such as being white, light colored aluminum, or reflective surface.

Accessory Buildings

- Accessory buildings are allowed pursuant to the requirements and restrictions of the PAD. Such buildings shall be painted a color to match or complement the main structure.

2. *Single Family Detached (SFD)*

- SFD uses shall be buffered from commercial land uses and high traffic areas.
- SFD land uses will be designed in a manner which takes advantage of mountain peaks and other views.
- SFD lotting will encourage street orientation with the emphasis of creating activity areas for neighbors to meet and interact.
- Porches are encouraged.

- Adequate emergency service access shall be provided to all neighborhoods.
- Varied building setbacks are encouraged to soften the repetition from house to house.
- Landscape design can be used to enhance building setback variations.

3. *Single Family Attached (SFA/Multi-Family)*

- Automobile and pedestrian areas shall be integrated by the minimization of vertical curbs. Rolled curbs shall be emphasized.
- Bollards, low walls and fences should be used to control traffic while maintaining a feeling of openness.
- Hardscape shall be used to break up the monotony of paving and define paving patterns or pedestrian paths.
- Site planning shall take advantage of mountain peaks and other views.
- SFA/Multi-Family structures shall be buffered from commercial land uses and high traffic areas.

4. *Commercial Development*

- Interaction of residential, park and commercial areas is encouraged through use of hardscape and trail systems.
- Visual access from roads and residential developments to facilitate exposure and security is recommended.
- Lighting shall be oriented to on-site uses to protect adjacent uses from unnecessary glare.
- Landscaping shall be used to break up otherwise uninterrupted building mass,

frame views and connect with development on adjacent pads.

- Commercial developments shall be sensitive to the pedestrian, bicycle and vehicular linkage with the adjoining neighborhoods and appropriately integrate these linkages into individual developments.

- Ancillary structures and service areas such as trash enclosures or loading docks shall be screened from view through the combination of landscaping and walls. Trash enclosures shall have closing, lockable doors.

C. Walls and Fences

When necessary for security, screening or to mitigate grading, walls can reinforce community identity and image. If not used carefully, however, walls can detract from the quality of open space. Walls should not be used simply to decorate property lines, with the exception of residential units. Acceptable fence materials shall include, but not be limited to, masonry, rails or pickets, stone, brick, metal, etc.

Guidelines:

- Residential developments requiring walls or fences around the parcel shall have the walls or fences installed by the builder prior to occupancy of any adjacent residences. Walls or fences around commercial parcels must be completed prior to a final inspection by the City of Surprise.

- Landscape berming is encouraged as an alternative and/or as a complement to screen walls.

- The texture, color, and form of walls adjacent to buildings shall harmonize with the building's design.

- Long, continuous lengths of screen wall at the same height are discouraged. Variations of height and form are encouraged.
- Perimeter walls should respect the right-of-way line but do not need to follow the alignment exactly.
- Walls and fences, under normal conditions, shall be a maximum of 6 feet, as measured from an adjacent grade, along rear and side lot lines and shall conform to City zoning ordinances and visibility triangles.
- When walls are located adjacent to a road for decorative or screening purposes, they shall be a maximum of 3 feet in height, conforming to City zoning ordinances and visibility triangles.
- Chain link fencing is not permitted for perimeter fencing. See the Zoning Ordinance for further restrictions.
- Walls and fences shall be constructed to City of Surprise engineering of design standards.
- Open fencing may be provided adjacent to open spaces, such as decorative block and wrought iron.
- Walls separating single family residential from multi-family and nonresidential shall be installed as part of the construction of whichever use is developed first.
- All parking lots adjacent to major arterial. Collector, and minor roads shall be screened from the right-of-way by either walls, landscape, berms, or a combination of these. Screen walls shall be approximately 3 feet above the adjacent curb height and shall complement the building materials of building.

- The horizontal mass of continuance walls should be softened by landscape planting and vines.
- Walls built to screen ancillary structures shall complement the building materials of the principal structure.

D. Hardscape

Hardscape elements should be used in coordination with the architecture and landscape to provide a link between the street edge and individual developments. Attention to hardscape details can create a strong sense of community by relating developments and creating an overall theme. In addition, proper hardscaping can improve pedestrian safety, movement and visual enjoyment of public areas.

Patterned paving materials can be used in limited areas to emphasize entries and places of special interest. Utility lines should not be installed under such special materials if at all possible. The places requiring this emphasis are as follows:

- community entries
- trail/road crossings
- plazas
- private walks
- village entries
- residential driveways
- cul-de-sac courts
- major intersections

Acceptable paving materials:

- Integrated color cement
- Brick
- Asphalt
- Native Stone
- Pre-cast interlocking pavers
- Cobbles
- Bomanite
- Combinations of the above

General Paving Guidelines:

- Near buildings, paving materials should be consistent with major intersection treatments.
- Painted paving surfaces other than those for traffic control and marking of parking areas within parking areas are prohibited.
- Use smooth materials to encourage movement and rough materials to slow movement down.
- Minimize the use of large areas of asphalt by combining the use of other materials as edges, walks, and entry areas.
- Limit the number of paving materials in one place to three.

Street Furniture:

Hardscape elements such as benches, bollards and trash receptacles should highlight the community themes as well as serve functional uses. Materials used in the construction of street

furniture should reflect the surrounding architecture, walls, and fences and paving materials. Street furniture should be limited to a common design throughout each individual village and should tie into the overall theme.

General Guidelines:

- Street furniture should be conservative in use of sidewalk space, and maintain a clear width to accommodate pedestrian flow.
- Street furniture should be constructed of long-wearing, vandal- resistant materials capable of withstanding climatic conditions.
- To the greatest extent possible, street furniture should be integrated into landscape areas and off street amenity areas.
- Street furniture should consider the safety, comfort and convenience of the user, including the handicapped.
- Furniture should not obstruct stairs, ramps, building entrances or exits, or loading areas. Furniture will be placed to minimize policing or security hazards.

E. Landscape

Together with the Land Use Plan, the Landscape Concept is a central element in the design of an overall community identity. The landscape and open space concept will establish a community framework for all common and public areas within The Villages at Surprise-South. The objective of the landscape is to screen, accent, soften, and improve the visual character of the Villages at Surprise-South. All plant material should be drought resistant and water conserving. Drip irrigation systems are required, except for turf areas.

Streetscape is one of the most visible elements in a community. A consistent streetscape

is one of the strongest cohesive features that helps portray the image of the community to the public. Landscape should be used:

- to soften, but not obstruct, the architecture;
- for screening;
- aesthetically as a reminder of the natural environment in which we live; and
- to create a landscape theme for the village center and commerce areas that supports the architectural themes.

Plant material listed on the Recommended Landscape Palette, which is included in the Appendix to the PDP, should be used throughout the Villages at Surprise-South and reflect the principles of xeriscape. Subdivision development shall develop similar plant lists to maintain cohesiveness throughout the Villages at Surprise-South.

Guidelines

- The minimum plant sizes are as follows:

Type	General Locations	Entries and Landscape Features
Trees	15 gallon	24" box
Shrubs	1 gallon	5 gallon
Groundcovers	1 gallon	1 gallon

- All plant material shall be provided with fully automated drip irrigation systems. Plants should be selected to fit naturally into their space to avoid the need for excessive trimming and allow normal growth.
- Water-conserving devices, such as drip irrigation for all plant materials except turf areas, must be utilized.

- Backflow prevention devices shall be fully screened.
- Exposed earth is not permitted due to erosion and dust concerns except in planting beds.

The following landscape standards shall apply to streetscape, commercial, and multi-family site development and residential site development.

1. Streetscape

In order to achieve an overall circulation system and provide a strong community structure and neighborhood identity, the landscape design shall be of consistent quality and shall clearly define streetscapes, major entries and intersections.

Cotton Lane

Subject to approval by the City, the landscaping along Cotton Lane shall be a xeriscape landscape. Such streets shall have native canopy trees in a regular alignment with desert planting below.

Collector

The landscaping along the collector streets and trail system shall be a xeriscape landscape accented with native canopy trees with desert planting below. Integration with existing Bell Road landscaping shall occur.

Neighborhood Streets

The landscaping along neighborhood streets should reflect the landscaping of the roadways to provide cohesiveness throughout the project.

Major Entries

A formal (linear) planting of trees and landscaping is intended to create a visual sense

of arrival.

2. *Commercial and Multi-Family Site Development*

- Landscaping shall comply with City Codes and Ordinances.
- Design shall reflect the character of the Villages at Surprise-South theme and Design Guidelines.
- Individual development's landscape designs shall be integrated with streetscapes.

3. *Residential Site Development*

- Landscaping shall comply with the Villages at Surprise-South Guidelines.
- Design shall reflect the character of the Villages at Surprise-South theme.
- Individual developments' landscape designs shall be integrated with streetscapes.

At least two trees are required in the front yard of each single family residential unit, and at least one tree is required in the front yard of each cluster residential unit. Shrubs will be required in all front yards and will be utilized to soften and screen. Groundcover may be turf, decomposed granite, or other natural rock material. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance.

All completed and sold dwelling units must have the front yards landscaped and street trees planted at the time the dwelling unit is completed. All unsold spec units must have the front yards landscaped and street trees planted at the time of completion of construction. Prior to landscaping, all yards must be maintained in a neat, weed-free, dust-free condition.

All landscaping must reflect the character of the development:

- Rocks and boulders, patios, sidewalks, railroad ties, telephone poles, etc., may be used to supplement and create imaginative landscaping design.
- Artificially colored rock yards are not acceptable at any location.

4. Open Space/Retention Areas

- Landscaping shall comply with City of Surprise Codes and Ordinances. Design shall reflect the character of the Villages at Surprise-South theme.

F. Lighting

Light is used for both aesthetics and safety reasons. The fixtures themselves should be consistent with the overall image of the Villages at Surprise-South. They should be attractive to look at during the day, as well as be functional at night. For streets, parking lots, and walkways, lighting is primarily for security. An effective economical combination of ground and streetlight level fixtures shall be used. Landscape and architectural lighting is primarily for aesthetics. All lighting shall be compatible with the design character of the project. No bright, colored or flashing lights will be permitted.

G. Signage

All signs within The Villages at Surprise-South should be designed to provide a consistent reinforcement of The Villages at Surprise-South character. Signs must communicate not only specific information but should, in themselves, add to the attractiveness of the area.

Signs should advertise a place of business or provide directions and information. Signs shall be architecturally attractive and contribute to the retention of character of the area. Signs should not compete with each other or dominate the setting via inconsistent height, size, shape, number, color, lighting or movement. All signage must comply with the PAD signage

provisions.

Guidelines:

- Signs shall not be located within the right-of-way.
- All signs shall be kept in good repair.
- All wires, haulouts, transformers, and raceways must he concealed. Signs shall not be supported by guy wires or braces.
- Colors shall relate to other signs in the area to avoid clashing contrasts.
- Illumination shall be concealed. No flashing or blinking lights are permitted. No animated or sound emitting signs are permitted.
- No fluorescent or iridescent colors are permitted.
- No vehicular signs are permitted for advertising, such as on trucks, vans, automobiles, or trailers.
- No portable signs are permitted.
- Billboards and inflatable signs are not allowed
- Where possible, integrate signage into either a perimeter wall or the landscape, such as berms. Signs shall not restrict visibility at intersections, parking areas, or driveways. Roof signs are not allowed. Painted window signs are highly discouraged. If used, no more than 10 percent of the window area may be painted and it must be on the interior.

1. Entry Monument Signs

Master community signs shall be designed and installed by the developer. These signs establish the theme for the entire development and all other signs should reflect the master sign

standard. Each development sign, as a small portion of the whole project, will contribute significantly to the overall image.

- Subdivision signs shall be constructed of permanent materials.

2. *Directional Signage*

- There shall be no more than two directional signs per driveway entrance to a lot, parcel or multiple use lot or parcel. Only one of these signs may include business identification. There shall be no limit on the number of directional signs interior to a site which do not include business identification.

- No directional sign shall be greater than 6 sq. ft. in area and have a height greater than 3 feet above grade. No more than 25 percent of the area of a directional sign may be devoted to business identification. Such area shall not be assessed as business identification sign area.

3. *Open House Directional Signs*

- Open house directional signs may be provided pursuant to Article IX, Section 5 of the City's current Ordinance 85-8.

- "Open House" or similar "For Sale" signs in excess of the above Article IX, Section 5, Ordinance 85-8 criteria shall not be placed by either homebuilders or resale sellers.

H. Maintenance

Maintenance of all infrastructure is a necessary key to the continued quality appearance of the Villages at Surprise-South. Maintenance applies to buildings and other structures, paving and hardscape, landscape, and all other site amenities.

Guidelines

- All improvements shall be kept in good and sufficient repair.
- Plants shall be maintained in a healthy and growing condition. Fertilization, cultivation, and natural looking pruning shall occur on a regular basis and shearing of plant material shall be minimized.
- All trash and weeds shall be removed on a regular basis.
- Dead plants shall be removed and replaced with a like species within ten working days, weather permitting.
- The irrigation system shall be maintained regularly to avoid plant and water loss.
- Lawns shall be kept mowed.
- Damages to any improvements shall be repaired as promptly as the extent of the damage shall allow.
- Buildings which happen to be vacant for any reason shall be kept locked and the windows glazed in order to prevent entrance or vandalism of the property.

I. Machinery and Equipment

No machinery, fixtures, or equipment of any type, including, but not limited to, heating, cooling, air conditioning and refrigeration equipment, and clotheslines, may be placed on any lot or parcel without screening or concealment from view of neighboring or public property. The screening or concealment shall be sold and integrated architecturally with the design of the building or structure, shall not have the appearance of a separate piece or pieces of machinery, fixtures, or equipment, and shall be constructed and positioned in such a manner so it is level

and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles.

Ground mounted air conditioning units shall be concealed by a solid enclosure on all sides visible to neighboring property.

All pool equipment shall be screened from off-site public view.

J. Solar Panels and Equipment

Solar energy devices may not be visible from public view.

Roof mounted solar panels and equipment must match the roof material. Panels must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridge line and must not be visible from view. Roof mounted hot water storage systems must not be visible from neighboring properties. Tacker type systems will be allowed only when not visible from neighboring property.

The criteria for screening set forth in Section I "Machinery and Equipment" shall apply to solar panels and equipment.

K. Exterior Accessories

1. Antennas

- Exterior television, radio, or other antenna or dishes of any kind shall not be visible from the street.
- Concealment of antennas in non-residential areas will be required, where practical.
- Multi-family dwelling units must either have a television antenna installed and concealed therein when constructed or must be served by a master system.

2. *Amplifier*

- No radio, stereo, television, broadcast, or loudspeaker unit, and no amplifier of any kind, may be placed upon or outside, or be directed to the outside, of any building in residential areas in a manner which would be disruptive to any such area.

3. *Basketball Backboards*

- When a basketball backboard is installed structurally on a building or structure, the backboard must be painted to match the color of the trim or roof.

4. *Flagpoles*

- Flagpoles shall be limited to a height of 20 feet in residential areas.

5. *Utility and Service Lines*

- No gas, electric, power, telephone, water, sewer, cable television, or other utility or service lines of any nature or kind may be placed, allowed, or maintained upon or above the ground on any lot or parcel, except to the extent, if any, underground placement may be prohibited by law or would prevent the subject line from being functional; provided, however, above ground service pedestals, splice boxes, switch cabinets, and transformers will be permitted where required for public utilities or the landscaping of common areas.

6. *Clothes Drying Facilities*

- All clothes drying facilities must be located and maintained exclusively within a fenced service yard or otherwise concealed from the view of neighboring or public property.

7. Additions or Alterations

- Any addition or alteration to any building, structure, lot, or parcel must, unless the additions and alterations are not visible from neighboring properties or public properties, not violate or conflict with these Guidelines.

L. Garbage

- No garbage or trash may be placed on any lot or parcel except in covered containers meeting the specifications of the City of Surprise.
- Rubbish, debris, and garbage shall not be allowed to accumulate. Each owner shall be responsible for removal of rubbish, debris, and garbage not only from his lot or parcel but also from all public right-of-way either fronting or siding his lot or parcel, excluding (a) public roadway improvements, and (b) those areas on a Tract Declaration or subdivision plot to be maintained by the City of Surprise.

M. Window Treatment.

- No aluminum material or other reflective material may be installed in windows.
- Exterior window coverings or treatments used to shelf or decorate openings must be compatible, with respect to materials and color, with the design guidelines applicable to the structure on which the coverings or treatments are being placed.

USE OF DESIGN GUIDELINES

These guidelines shall serve as a general guide regarding development within the Villages at Surprise-South PAD. They are not CC&R's and they are not intended to be nor shall they be construed to be rigid or inflexible. Instead, they are a flexible guide to be considered by the developer, builders, residents, commercial tenants, etc., of the PAD and by the City to achieve and maintain the Villages at Surprise-South as a compatible, cohesive, and high quality development. The Design Guidelines are issues and concepts that the developer, home builders, commercial builders, and others should consider in preparing their plans for the Villages at Surprise-South. Non-satisfaction of Design Guidelines is not grounds for rejecting a plan, but the inclusion or recognition of such issues and concepts in such plans where reasonable and appropriate is encouraged and may be considered by the City in its consideration of such plans.

RECOMMENDED LANDSCAPE PALETTE

Botanical Name	*Common Name*
Trees	
Acacia aneura	Mulga
Acacia salicina	Willow Acacia
Acacia smallii	Sweet Acacia
Cercidium floridum	Blue Palo Verde
Cercidium praecox	Palo Brea
Chilopsis linearis	Desert Willow
Dahlbergia sissoo	Sissoo Tree
Fraxinus velutina 'Rio Grande'	Fan-Tex Ash
Jacaranda mimosifolia	Jacaranda
Phoenix dactylifera	Date Palm
Pinus halepensis	Aleppo Pine
Pithecellobium flexicaule	Texas Ebony
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis juliflora	Native Mesquite
Ulmus parvifolia	Evergreen Elm
Shrubs	
Caesalpinia mexicana	Mexican Yellow Bird of Paradise
Caesalpinia pulcherrima	Mexican Red Bird of Paradise
Calliandra californica	Baja Fairyduster
Cassia phyllodenia	Silverleaf Cassia
Convolvulus cneorum	Silverbush Morning Glory
Cordia boissieri	Texas Olive
Cordia parvifolia	Littleleaf Cordia
Dalea frutescens	Black Dalea
Dalea pulchra	Pea Bush
Dodonea Viscosa	Green Hopbush
Justicia californica	Chuparosa
Justicia spicigera	Mexican Honeysuckle
Leucophyllum frutescens 'Green Cloud'	Green Cloud Texas Sage
Leucophyllum laevigatum	Chihuahuan Sage
Myrtus communis 'Boetica'	Twisted Desert Myrtle
Nerium oleander 'Petite Pink'	Dwarf Oleander
Ruellia peninsularis	Baja Ruellia
Simmondsia chinensis	Jojoba
Tecoma stans 'stans'	Arizona Yellowbells

Botanical Name	*Common Name*
Groundcover/Vines/Perennials	
Bougainvillea sp. 'Barbara Karst'	Barbara Karst Bougainvillea
Lantana camara	Trailing yellow lantana
Lantana montevidensis	Trailing purple lantana
Verbena pulchella	Rock Verbena
Verbena rigida	Vervain
Accents	
Agave vilmoriniana	Octopus Agave
Agave weberi	Smooth Edged Agave
Dasylirion wheeleri	Desert Spoon
Eouquieria splendens	Ocotillo
Hesperaloe parviflora	Red Yucca
Nolina microcarpa	Bear Grass
Opuntia basilaris	Beavertail Prickly Pear

~~269410~~ 275965

---------- COMPARISON OF FOOTERS ----------

-FOOTER 1-
i

-FOOTER 2-
ii

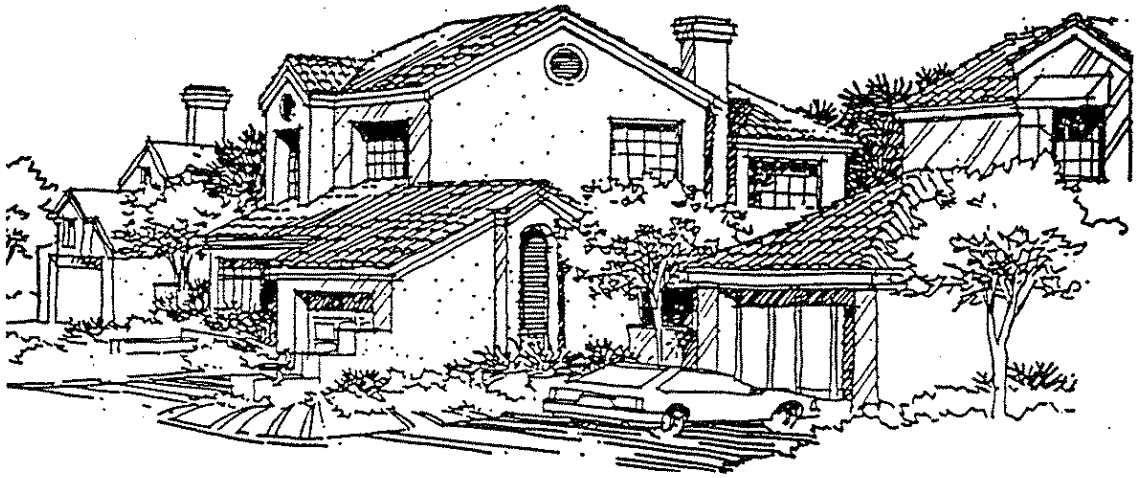


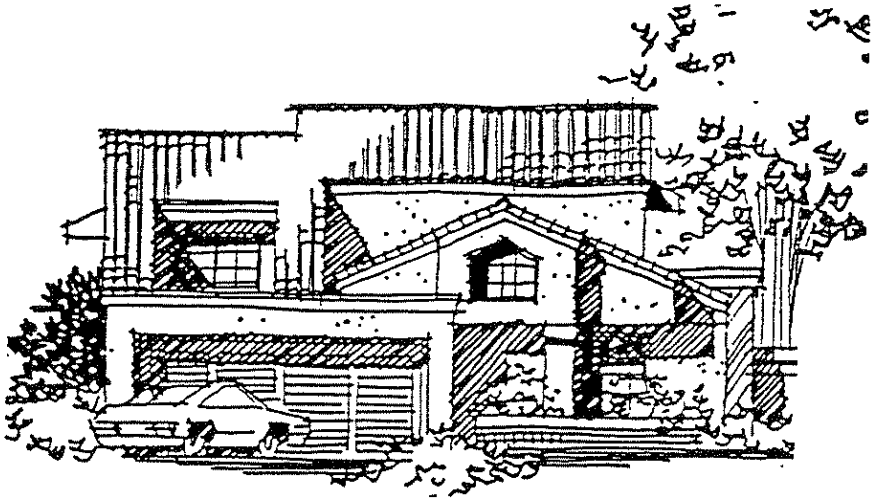
THE VILLAGES AT SURPRISE
Surprise Village Company

SINGLE-FAMILY EXHIBITS

EXHIBIT "K"
(ONE OF FIVE)

S O U T H





REVISIONS		
#	Date	Comments
1	02/15/95	Additional exhibits



THE VILLAGES AT SURPRISE
Surprise Village Company

SINGLE-FAMILY EXHIBITS

EXHIBIT "K"
(TWO OF FIVE)

S O U T H



FRONT ELEVATION



REAR ELEVATION

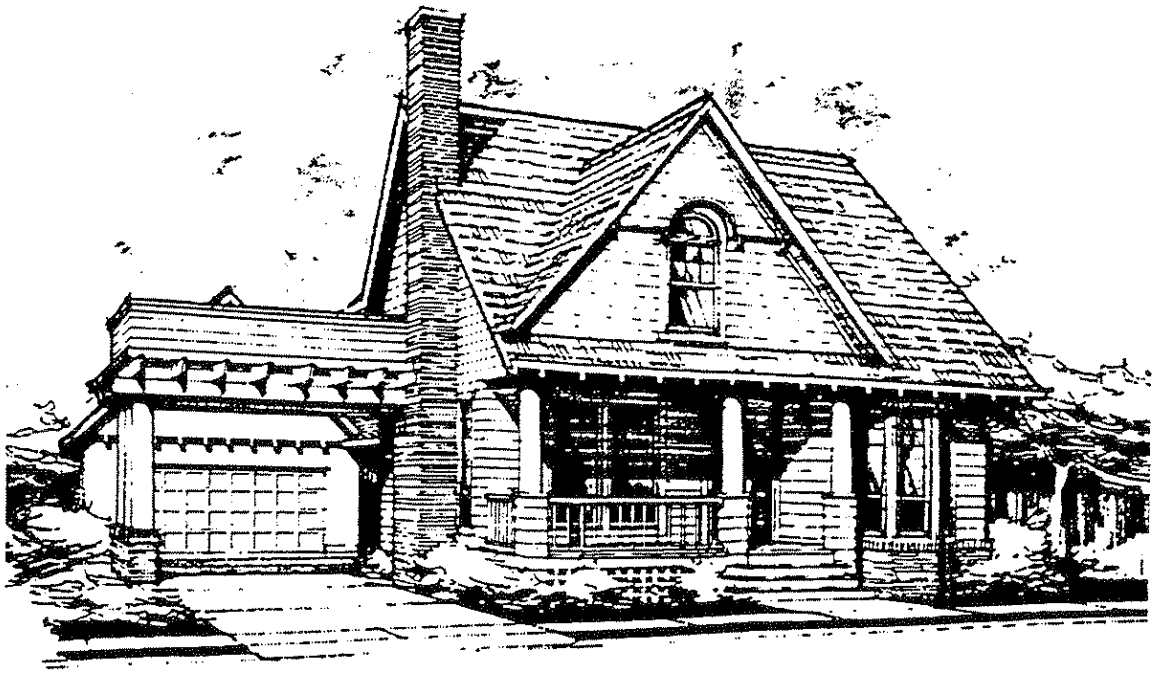
THE VILLAGES AT SURPRISE
Surprise Village Company

SINGLE-FAMILY EXHIBITS

EXHIBIT "K"
(THREE OF FIVE)

S O U T H

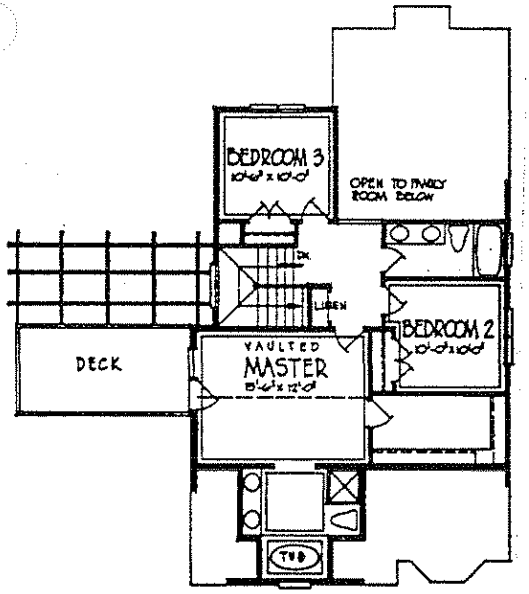




SINGLE-FAMILY EXHIBITS

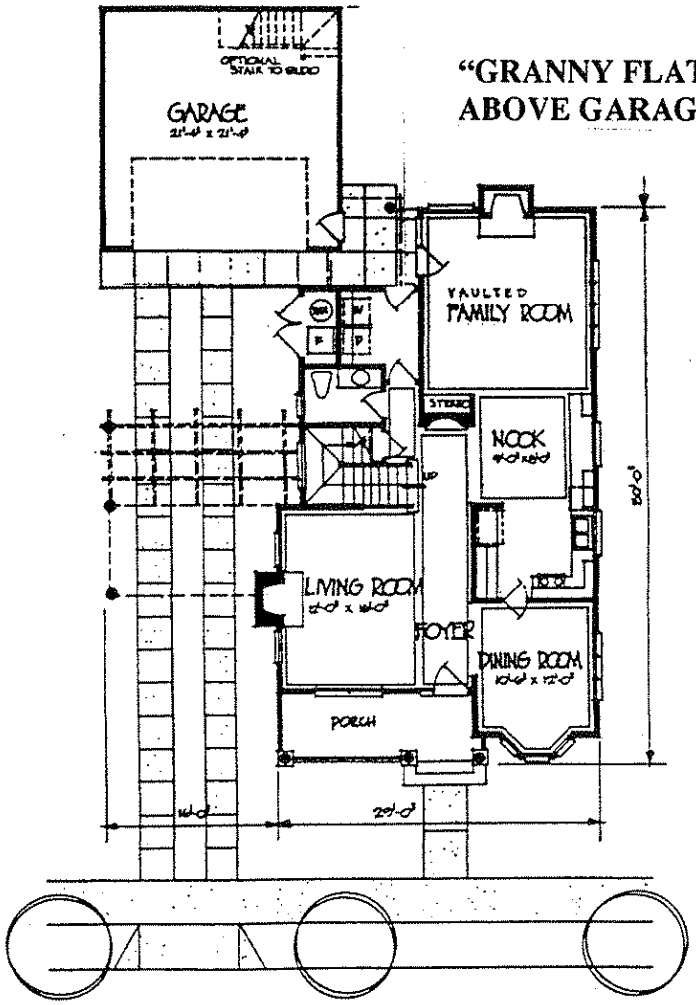
EXHIBIT "K"
(FIVE OF FIVE)

SOUTH



SECOND FLOOR

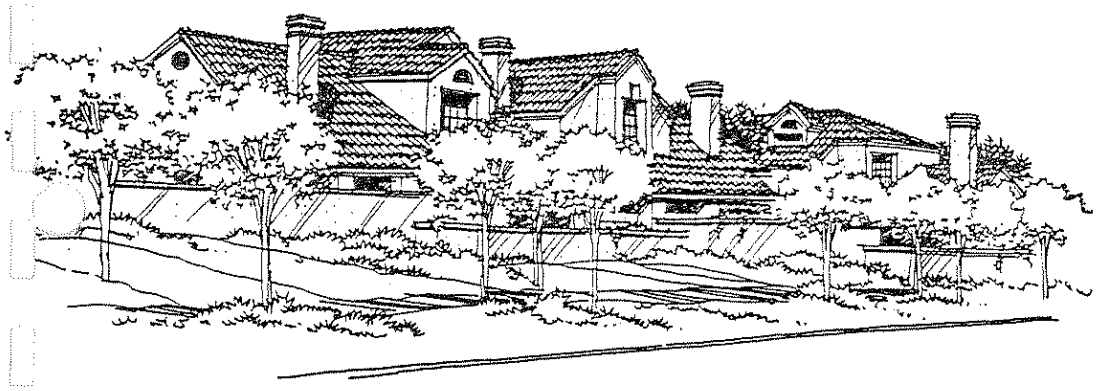
"GRANNY FLAT"
ABOVE GARAGE



FIRST FLOOR







THE VILLAGES AT SURPRISE

Surprise Village Company

MULTI-FAMILY EXHIBITS

EXHIBIT "L"
(ONE OF FOUR)

SOUTH

REVISIONS		
#	Date	Comments
1	02/ 5/95	Additional entries
2	03/24/95	Public/private designations

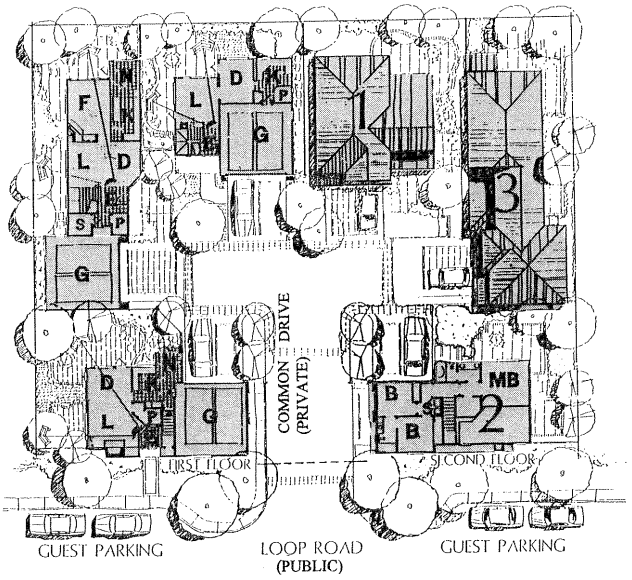
DETACHED CLUSTER

THE VILLAGES AT SURPRISE
Surprise Village Company

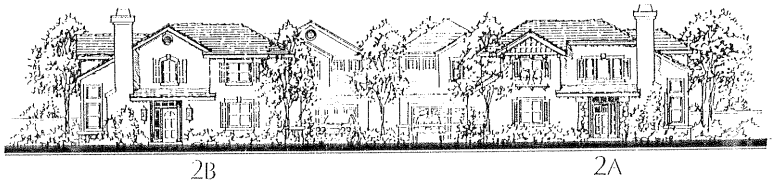
MULTI-FAMILY EXHIBITS

EXHIBIT "L"
(TWO OF FOUR)

SOUTH

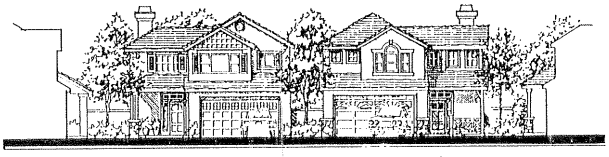


REVISIONS		
#	Date	Comments
1	05/13/05	Additional addition
2	05/24/05	Public/private designations



2B 2A

VIEW FROM LOOP ROAD



1A 1B

VIEW AT CLUSTER

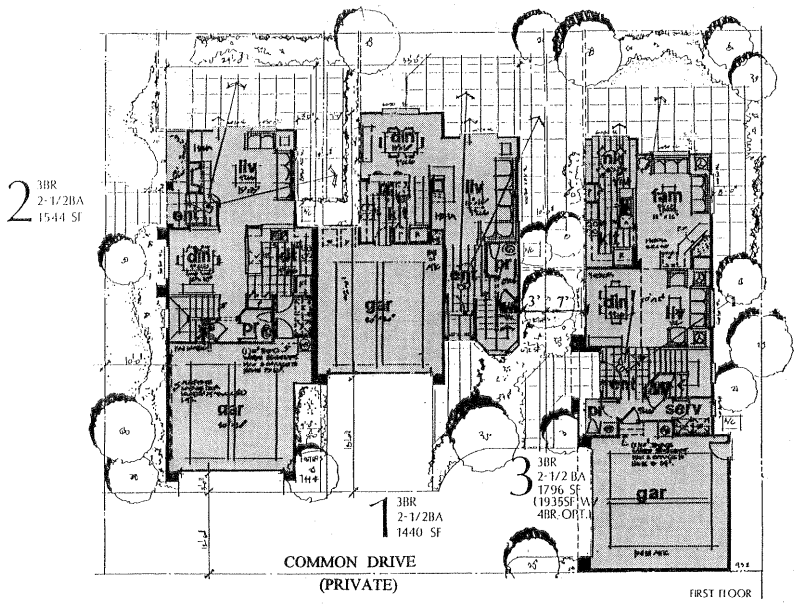
ATTACHED CLUSTER

THE VILLAGES AT SURPRISE
Surprise Village Company

MULTI-FAMILY EXHIBITS

EXHIBIT "L"
(THREE OF FOUR)

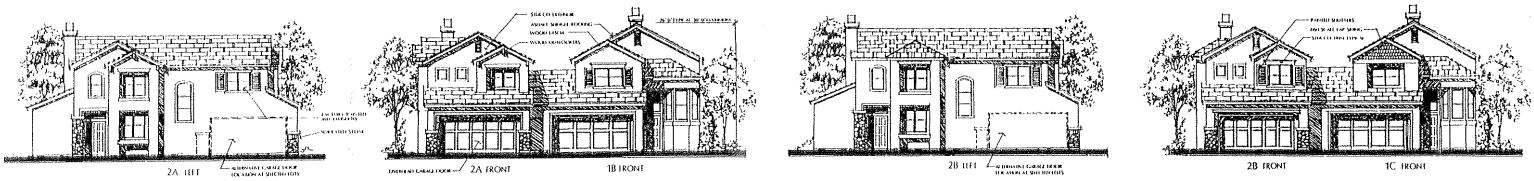
SOUTH



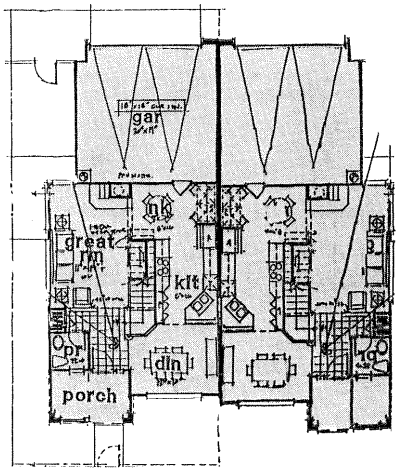


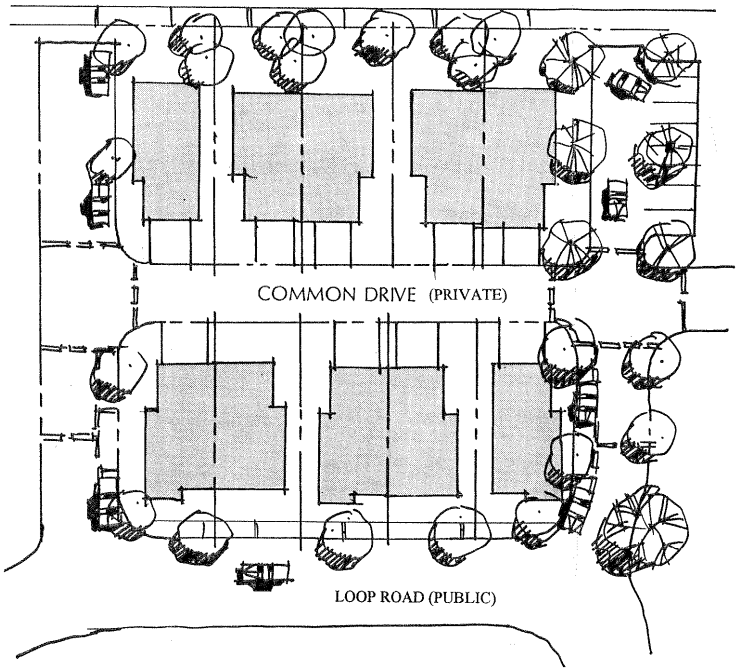
ALTERNATE LOT LAYOUT

REVISIONS			
#	*	Date	Comments
1		8/21/99	Added roof ridges
2		8/30/99	Public/private designations



ATTACHED DUPLEX





THE VILLAGES AT SURPRISE
Surprise Village Company

MULTI-FAMILY EXHIBITS

EXHIBIT "L"
(FOUR OF FOUR)

SOUTH

REVISIONS		
#	Date	Comments
1	02/15/05	Additional exhibits
2	03/04/05	Public/private designations



SINGLE FAMILY
COLLECTOR FRONTAGE

SETBACK NOTES:

Front-Yard Setback:

- All structures shall maintain a front-yard setback of 15', measured from back-of-curb.
- All garages shall maintain a 20' setback, measured from back-of-sidewalk.

Side-Yard Setback:

- One side-yard setback shall be at least 7'. The setback for the remaining side may be reduced to 3' providing that the minimum separation of 10' between structures is maintained.

Rear-Yard Setback:

- All structures shall maintain a 20' rear-yard setback, measured from the property line.

Corner Lots:

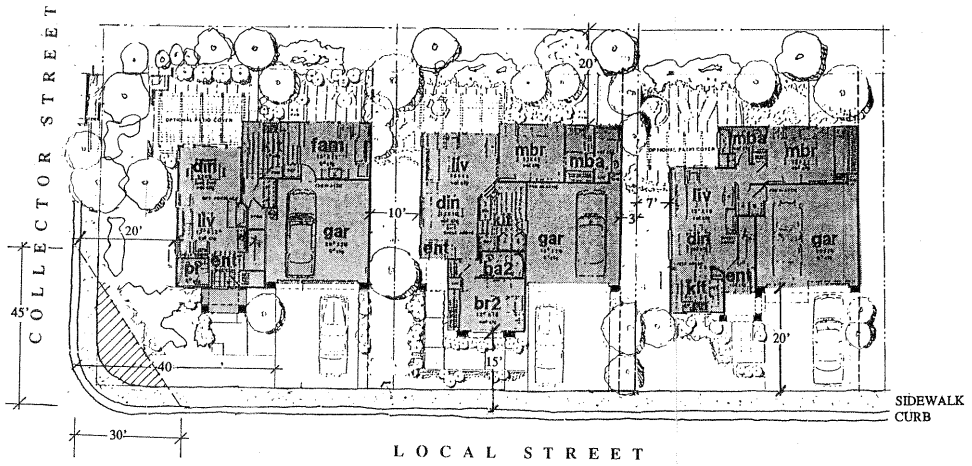
- Driveways shall be set back a minimum of 40' from the intersection. This distance is measured from back-of-curb at the intersection.
- A sight-triangle shall be maintained as shown, measured from back-of-curb. No structures, walls, vegetation, or other obstacles may exceed 30 inches in height.
- Corner lots shall maintain a 20' setback from adjacent collector street edges, measured from back-of-curb.

THE VILLAGES AT SURPRISE
Surprise Village Company

SETBACK EXHIBIT

EXHIBIT "M"
(ONE OF FOUR)

SOUTH



REVISIONS		
#	Date	Comments
1	10/1/05	Updated setbacks, text revisions
2	11/1/05	Text revisions
3	12/1/05	Front load exhibit deleted
4	2/1/06	Additional exhibits added

SINGLE FAMILY
INTERNAL

THE VILLAGES AT SURPRISE
Surprise Village Company

SETBACK EXHIBIT

EXHIBIT "M"
(TWO OF FOUR)

SOUTH

SETBACK NOTES:

Front-Yard Setback:

- All structures shall maintain a front-yard setback of 15', measured from back-of-curb.
- All garages shall maintain a 20' setback, measured from back-of-sidewalk.

Side-Yard Setback:

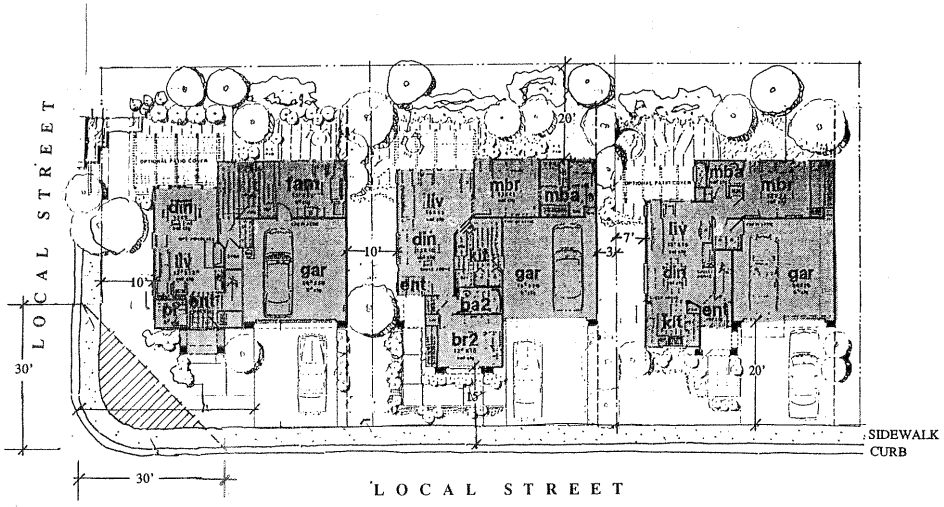
- One side-yard setback shall be at least 7'. The setback for the remaining side may be reduced to 3' providing that the minimum separation of 10' between structures is maintained.

Rear-Yard Setback:

- All structures shall maintain a 20' rear-yard setback, measured from the property line.

Corner Lots:

- Driveways shall be set back a minimum of 40' from the intersection. This distance is measured from back-of-curb at the intersection.
- A sight-triangle shall be maintained as shown, measured from back-of-curb. No structures, walls, vegetation, or other obstacles may exceed 30 inches in height.
- Corner lots shall maintain a 20' setback from adjacent local street edges, measured from back-of-curb.



REVISIONS		
#	Date	Comments
1	02/15/05	Visibility triangles now shown
2	02/17/05	Text revisions
3	03/24/05	Front-to-rear/side dimensions
4	03/31/05	Additional notes & notes

CLUSTER HOUSING
COLLECTOR FRONTAGE

SETBACK NOTES:

Front-Yard Setback:

- All structures shall maintain a front-yard setback of 10', measured from back-of-sidewalk.
- Side-loaded garages shall maintain a 15' setback from face of garage to property line.
- Per this example, only one-half of the common drive (private) is shown. Actual clear space for vehicle movement is 30'.
- No driveways shall be less than 20' and none shall obstruct pedestrian movement.
- Garages loaded directly onto local or collector streets shall maintain a 20' setback from back-of-sidewalk.

Side-Yard Setback:

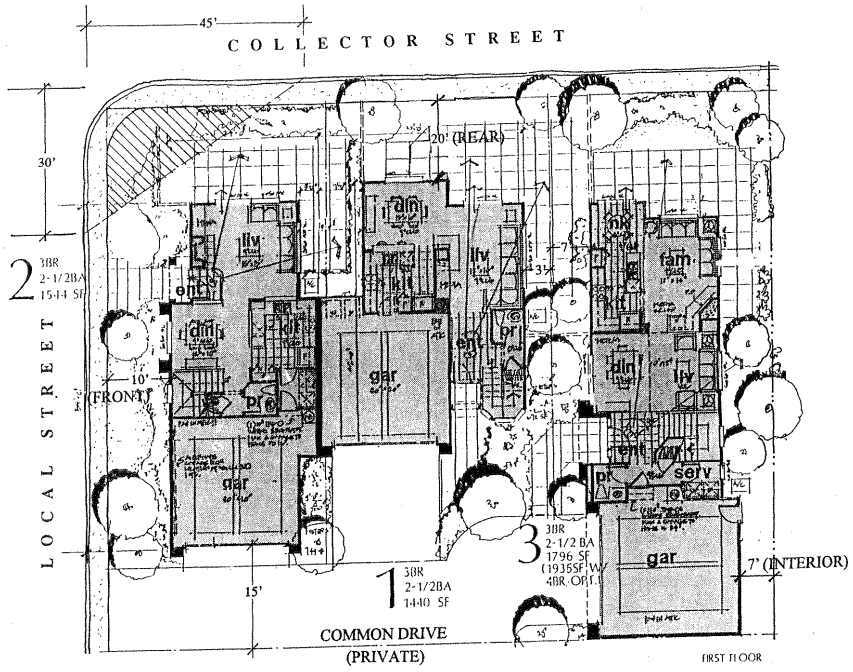
- One side-yard setback shall be at least 7'. The setback for the remaining side may be reduced to 3' providing that the minimum separation of 10' between structures is maintained.

Rear-Yard Setback:

- All structures shall maintain a 20' rear-yard setback, measured from the property line.

Corner Lots:

- Driveways shall be set back a minimum of 40' from the intersection. This distance is measured from back-of-curb at the intersection.
- A sight-triangle shall be maintained as shown, measured from back-of-curb. No structures, walls, vegetation, or other obstacles may exceed 30 inches in height.
- Corner lots shall maintain a 20' setback from adjacent collector street edges, measured from back-of-curb.



THE VILLAGES AT SURPRISE
Surprise Village Company

SETBACK EXHIBIT

EXHIBIT "M"
(THREE OF FOUR)

SOUTH

REVISIONS		
#	Date	Comment
1	8/31/01	Visibility triangles and setbacks
2	9/10/01	Text revisions
3	10/30/01	Housing/Entrance designations
4	12/12/01	Additional setback notes

CLUSTER HOUSING
INTERNAL

SETBACK NOTES:

Front-Yard Setback:

- All structures shall maintain a front-yard setback of 10', measured from back-of-sidewalk.
- Side-loaded garages shall maintain a 15' setback from face of garage to property line.
- Per this example, only one-half of the common drive (private) is shown. Actual clear space for vehicle movement is 30'.
- No driveways shall be less than 20' and none shall obstruct pedestrian movement.
- Garages loaded directly onto local or collector streets shall maintain a 20' setback from back-of-sidewalk.

Side-Yard Setback:

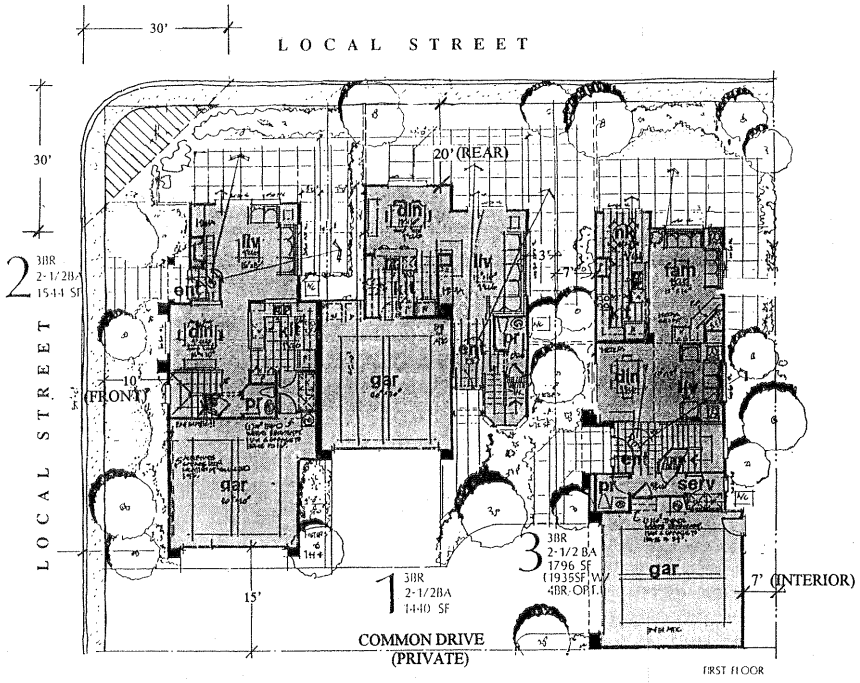
- One side-yard setback shall be at least 7'. The setback for the remaining side may be reduced to 3' providing that the minimum separation of 10' between structures is maintained.

Rear-Yard Setback:

- All structures shall maintain a 20' rear-yard setback, measured from the property line.

Corner Lots:

- Driveways shall be set back a minimum of 40' from the intersection. This distance is measured from back-of-curb at the intersection.
- A sight-triangle shall be maintained as shown, measured from back-of-curb. No structures, walls, vegetation, or other obstacles may exceed 30 inches in height.
- Corner lots shall maintain a 10' setback from adjacent local street edges, measured from back-of-sidewalk.



THE VILLAGES AT SURPRISE
Surprise Village Company

SETBACK EXHIBIT

EXHIBIT "M"
(FOUR OF FOUR)

SOUTH

REVISIONS		
#	Date	Comments
1	02/11/05	Boundary straighten, lots re-numbered
2	03/15/05	Tract 10 updated
3	03/24/05	Boundary/numbering changes/notes
4	05/11/05	Additional setback notes

EXHIBIT N

ZONING ORDINANCE §7-701(G)

G. Encroachment Into Required Front and Side Yard Setbacks

(1) Open steps and decks shall be permitted to extend into the required front and side yard setbacks a distance of not more than five (5) feet.

(2) Covered patios, decks, porches or carports shall not be permitted encroachments in any required setbacks.

(3) Normal Roof Projections (Eaves) Into Required Side Yards. A house or garage roof may not be constructed within three (3) feet of a side property line.

EXHIBIT O

ARTICLE VIII
General Building and Performance Requirements

8-801 Purpose
The purpose of this section of the Zoning Ordinance is to establish general development performance standards. These standards are intended and designed to assure compatibility of uses; to prevent urban blight, deterioration and decay; and to enhance the health, safety and general welfare of the residents of the community.

8-802 Screening
All multi-family and mobile home developments' principal and accessory uses (except signs) which are situated on a parcel which abutts a single-family residential district and all business and industrial developments' principal and accessory uses (except signs) which are situated on a parcel which abutts a residential district shall be screened from such a district by an approved wall or fence not less than six (6) feet in height above the level of the adjacent property at the District boundary. Walls or fences of lesser heights or planting screens may be permitted by the Town if there is a finding that the nature or extent of the use being screened is such that a lesser degree of screening will adequately promote the use and enjoyment of the properties within the adjacent residential district, or there is a finding that a screening of the type required by this Ordinance would interfere with the provision of adequate amounts of light and air to same said properties. All required screening devices shall be designed so that they are architecturally harmonious with the principal structures on the site and they shall be properly maintained so as not to become unsightly, hazardous or less opaque than when originally constructed.

8-803 Landscaping Requirements

A. Generally
Landscaping requirements as set forth in this Ordinance have been established to encourage quality development within the Town, to provide a smooth transition between adjoining properties; to screen service yards, parking lots and other areas which tend to be unsightly; to facilitate the buffering of one land use from other land uses; to encourage harmonious relationships between buildings which are part of one development and buildings located on abutting properties; to provide open space and recreational areas to serve the needs of the residents of the Town; to soften the effect of development; to improve erosion and storm water runoff control; to reduce the particulate matter in the air; to encourage a sense of commitment to the Town and its residents on the part of developers; and to provide for the health, safety and general welfare of the residents of the Town.

B. Definition
Landscaping for purposes of this Ordinance shall be defined as including any or all of the following: lawn or grass areas; trees, shrubs, ground cover or other plantings; sprinkler or irrigation systems; decorative rock, natural or manmade; decorative lighting; benches, tables, fountains, planters or other similar outdoor fur-

niture; decorative fences; detention and retention ponds; waterfalls and manmade streams; and berms or mounds.

C. Landscaping Plan

A landscaping plan shall be submitted in conjunction with any required site plan and shall be reviewed and approved, denied or modified in conjunction with said site plan. All exposed ground areas surrounding or within a principal or accessory use, including street boulevards, which are not devoted to drives, parking lots, sidewalks, patios or other such uses shall be landscaped.

At minimum, seven percent of any site shall be landscaped with at least 30 percent of the landscaped area being covered by plant materials or a plant canopy at the end of the first year and 50 percent of the area being covered at plant maturity.

When possible, areas of any particular site allocated to landscaping shall be located on that site in such a way so as to provide substantial benefit to the general public as well as to the site itself.

Where practical, landscaping shall also be provided within parking lots in a manner which will serve to visually reduce the expanse of paved areas.

D. Minimum Landscaping

(1) Multi-family, apartment, condominium and commercial developments: All areas, including adjacent unpaved rights-of-way, not used for buildings, parking, drives or other impervious materials or used for storage of materials shall be landscaped according to an approved landscape plan. For townhouses with individually screened and/or fenced rear yards, landscaping shall be required only in the front yards, side yards and unpaved rights-of-way.

(2) Industrial Developments: All areas in front and corner side yards, including adjacent unpaved rights-of-way, not used for parking, drives or other impervious materials or storage shall be landscaped according to an approved landscape plan.

E. Installation Prior to Occupancy Permit

All landscaping materials and equipment as provided for on the approved landscape plan for any residential, business or industrial development, or in the case of phased development, for the particular phase, shall be installed prior to the issuance of any occupancy permit, unless a financial guarantee in the amount of 150% of the cost of the materials and labor is submitted to the Town. Financial guarantees shall be of the types and forms provided in the Town of Surprise Subdivision Ordinance, Section 11-1106A. In the event that a cash deposit is made for the purpose of a financial guarantee, no interest shall be paid by the Town unless specific arrangements are made for such interest to be paid, prior to Town acceptance of the deposit.

Upon completion of the landscaping requirements as provided on the approved landscape plan, the financial guarantee shall be released except for a portion in the amount of 20% of the cost of materials and installation which shall be retained for a warranty period of one year as a guarantee of proper installation and maintenance. Following the warranty period the remaining 20% guarantee shall be released upon a finding that installation and maintenance has occurred as per approved landscape plan.

F. Maintenance
All landscaped areas shall be kept neat, clean and uncluttered. No landscaped area shall be used for the parking of vehicles or the storage or display of materials, supplies or merchandise.

8-804 Dwelling Unit Restrictions

No cellar, garage, tent, basement with unfinished structure above, or accessory building or any mobile home or recreational vehicle outside of an approved mobile home or recreational vehicle development shall at any time be used as a dwelling unit. The basement portion of a finished home may be used for normal living, eating, and sleeping purposes, provided it is properly damp-proofed and has suitable fire protection and exits.

8-805 Accessory Buildings, Uses and Equipment

A. An accessory building shall be considered an integral part of the principal building if it is connected to the principal building by a covered passageway.
B. Accessory buildings and garages in residential districts shall not exceed the height of the principal structure and shall not be located within a utility easement.
C. No accessory building or garage for single-family homes shall occupy more than 25 percent of a rear yard nor exceed 600 square feet of floor area, except that garages which exceed the aforesaid maximum may be allowed with a Conditional Use Permit.
D. No permit shall be issued for the construction of more than one accessory, detached, private garage structure for each dwelling.
E. No accessory building or use shall be constructed or developed on a lot prior to the time of construction of the principal building to which it is accessory, except by Conditional Use Permit.
F. Accessory buildings in any business or industrial district may be located only to the rear of the principal building.
G. No accessory building in any business or industrial district shall exceed the height of the principal building except by Conditional Use Permit.

8-806 Fences

A. Permit Required
No persons, firm or corporation, except on a farm and related to farming, shall hereafter construct, or cause to be constructed or erected within the Town of Surprise any fence without first making an application for and securing a building permit.

B. Locations
All fences shall be located entirely upon the private property of

the persons, firms or corporation constructing, or causing the construction, of such fence unless the owner of the property adjoining agrees, in writing, that such fence may be erected on the division line of the respective properties.

C. Construction, Maintenance and Height Measurement

(1) Construction and Maintenance

Every fence shall be constructed in a substantial, workmanlike manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair, damage, or unsightliness, or constitute a nuisance, public or private. Any such fence which is, or has become, dangerous to the public safety, health or welfare, or has become unsightly through improper maintenance or neglect is a public nuisance, and the Zoning Administrator shall commence proper proceedings for the abatement thereof.

Link, or wire fences, wherever permitted, shall be constructed in such a manner that no barbed ends shall be at the top, except in industrial districts and shall be constructed of at least 11 gauge wire or its comparable.

Electrical or barbed wire fences shall be prohibited, except in an I-1 district.

(2) Measuring Fence Height

The height of any fence shall be calculated to the uppermost points as follows:

(a) In required yards abutting a street, the height of the fence shall be the total effective height measured from the finished grade on the side nearest the street.

(b) In other required yards, the height of the fence shall be the total effective height above the finished grade measured on the side nearest the abutting property.

(c) On property lines the height may be measured from the finished grade of either side when the abutting property owners are in joint agreement, with such agreement submitted in writing.

D. Residential Fences

(1) In all parts of Surprise zoned residential, no fence or wall shall be erected or maintained more than six (6) feet in height and also;

(a) In R1-8, R1-5, R-2 or R-3 zones, no fence or wall shall be allowed in any required front yard.

(b) In R1-43 or R1-18 Zones, no fence or wall shall be allowed in any required residential front yard which has any supporting member measuring 36" in height, or any horizontal member or series of vertical members spaced closer than four (4) feet from one another over 30" in height or is less than 65 percent transparent, except that walls or fences 24" or less in height with a transparency of less than 65 percent, shall be permitted.

(Note: Generally chainlink fences and two-rail fences are 70-90 percent transparent)

(2) Fences, walls, or hedges which are erected in any sideyard and which run parallel or approximately parallel to the front line of a building or mobile home shall be set back from the front line of the building or mobile home a minimum of five (5) feet.

(3) On corner lots in all districts, no fence or planting in excess of 30 inches above the street center line grade shall be permitted within a triangular area defined as follows: beginning at the intersection of the projected curbing lines of two intersecting streets, thence 40 feet along one curb line, thence diagonally to a point 40 feet from the point of beginning on the other curb line, then to the point of beginning.

(4) In those instances where a fence is erected as an enclosure which restricts access from the front to the rear yard, a gate, identifiable collapsible section, or other such means of recognizable ingress shall be installed, shall remain unobstructed and shall be a minimum of three (3) feet in width. The location of such ingress points shall be positioned at any point paralleling the front lot line between the side lot property line and the principal structure.

(5) In corner side yards, fences up to six (6) feet in height may be permitted provided that no fence may be built in a corner side yard that is adjacent to a neighboring front yard.

E. Business and Industrial District Fences
Fences in all Commercial and Industrial Districts shall not exceed 10 feet in height except that boundary-line fences abutting Residential Districts shall not be greater than six (6) feet in height.

F. Special-Purpose Fences
Fences for special purposes and fences differing in construction, height or length may be permitted in any district by issuance of Conditional Use Permit approved by the Planning and Zoning Commission. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the fence is intended and will not detrimentally effect adjacent property.

G. Fences in all Districts
Any fence constructed so as to have only one elevation "finished," which shall be defined as not having its supporting members significantly visible, shall be erected such that the finished elevation of the fence is exposed to the adjacent property.

8-807 Setback and Height Encroachments, Limitations and Exceptions

The following shall be considered as permitted encroachments on setback and height requirements except as hereinafter provided:

A. In Any Yards
Posts; off-street, open-parking spaces; sills; pilasters; lintels, cornices; eaves; gutters; awnings; open terraces; service-station pump islands; open canopies; steps; flag poles; ornamental features; open fire escapes; sidewalks; and fences, except as hereinafter

amended. Also, terraces, steps, exposed ramps (wheelchair), uncovered porches, stoops, or similar features provided they do not extend above the height of the ground-floor level of the principal structure or to a distance of less than three (3) feet from any lot line nor less than one (1) foot from any existing or proposed access drive. Also, yard lights and nameplate signs in residential districts; trees; shrubs; plants; floodlights or other sources of light-illumination, authorized lights or light standards for illuminating parking areas, loading areas or yards for safety and security reasons, provided the direct source of light is not visible from the public right-of-way or adjacent, residential property.

B. In Side and Rear Yards
Balconies eight (8) feet above grade may extend into the yards to within five (5) feet of a lot line provided said balconies do not extend over nonresidential driveways. Recreational equipment, picnic tables and apparatus needed for the operation of active and passive solar-energy systems.

C. In Rear Yards
Laundry, drying equipment; covered but not enclosed porches, breezeways and detached outdoor livingrooms may extend 20 feet into the rear yard but not closer than ten (10) feet from the rear lot line. Apparatus needed for the operation of active and passive solar-energy systems.

D. Height
Height limitations shall not apply to church spires, belfries, cupolas and domes; monuments; chimneys and smokestacks; flag poles; public and private-utility facilities; transmission towers of commercial and private radio-broadcasting stations; television antennae; parapet walls extending no more than four (4) feet above the limiting height of the building except as hereinafter provided; and solar-energy collectors and equipment used for the mounting or operation of such collectors.

E. Side and Rear Setbacks - Zero Lot Line Provision
Subject to regulations contained in the Uniform Building Code and other applicable regulations, buildings may be excluded from side and rear setback requirements provided party walls are used and if the adjacent buildings are constructed as an integral unit. This primarily pertains to townhomes and condominium structures.

F. Front Setbacks Averaging
When more than 25 percent of the frontage on the side of a street between intersections is occupied by structures having setbacks from the street rights-of-way of greater or lesser amounts than hereinafter required, the average setback of all existing buildings between the intersections shall be maintained by all new or relocated structures. In the event a building is to be built where there is an established average setback different from that required hereinafter and there are existing buildings on one side only, the front setback of said new building needs to be no greater than that of the next adjoining existing building. In a case where a building is to be built where there is such an established average setback

and there are existing buildings on both sides of the said new building, the front setback shall not be required to be greater than that which would be established by connecting a straight line between the furthest extension of the first adjacent building on each side.

8-808 Off-Street-Parking Requirements

A. General Provisions

(1) Floor Area

The term "floor area," for the purpose of calculating the number of off-street parking spaces required, shall be determined on the basis of the exterior-area dimensions of the building, structure or use multiplied by the number of floors, minus 10%, except as may hereinafter be provided or modified.

(2) Change of Use or Occupancy of Buildings

Any change of use or occupancy of any building or buildings including additions thereto requiring more parking shall not be permitted until such additional parking spaces as required by this Ordinance are furnished.

(3) Parking Accessory to a Residential Use

Off-street parking facilities accessory to residential use shall be utilized solely for the parking of licensed and operable, passenger automobiles; no more than one (1) truck not to exceed gross capacity of 12,000 pounds; and recreational vehicles and equipment. Under no circumstances shall required parking facilities accessory to a residential structure be used for storage of commercial vehicles or equipment or for the parking of automobiles belonging to the employees, owners, tenants, or customers of business or manufacturing establishments.

(4) Parking in Residential Setbacks

No motor or recreational vehicle shall be parked in any front or corner side setback except on a paved, parking surface.

B. Stall, Aisle and Driveway Design

(1) Parking Dimensions:

The following shall be the minimum parking-space dimensions:

Angle	Width [1]			Length			Aisle Width [2]
	Standard	Handicapped	Compact [4]	Standard	Handicapped	Compact [4]	
90 degrees	9'	13'	8'	18'	18'	16'	25'
60 degrees	9'	13'	8'	18'	18'	16'	20'
45 degrees	9'	13'	8'	18'	18'	16'	15' [3]

[1] As measured by a line perpendicular to the stall line at a point on the outside end of the stall, except when the stall is on the inside edge of a curve, in which case the point of

measurement shall be on the inside end of the stall.

2 For 90° parking, aisles are 2-way; for 60° and 75° parking they are 1-way only.

3 Except where needed as a fire lane in which case a 20' minimum is required.

4 Unless otherwise approved all parking spaces shall be of standard width, but in no case shall compact spaces exceed 30% of the total required spaces.

(2) Within Structures

The off-street parking requirements may be furnished by providing spaces so designed within the principal building or structure attached thereto; however, unless provisions are made, no building permit shall be used to convert said parking structures into a dwelling unit or living area or other activity until other adequate provisions are made to comply with the required off-street parking provisions of this Ordinance.

(3) Circulation Between Bays

Except in the case of single, two-family, townhouse, three-family and four-family dwellings, parking areas shall be designed so that circulation between parking bays occurs within the designated parking lot and does not depend upon a public street or alley. Except in the case of single, two-family, townhouse, three-family and four-family dwellings, parking area design which requires backing into the public street is prohibited.

(4) Preserving Off-Site Parking

When required, accessory off-street parking facilities are provided elsewhere than on the lot with the same ownership or control, either by deed or long-term lease, than the property occupied by such principal use, the owner of the principal use shall file a recordable document with the Town and County Clerk requiring the owner and his or her heirs and assigns to maintain the required number of off-street spaces during the existence of said principal use.

(5) Drive Access

All drive accesses shall be approved by the Town Engineer for width and location.

(6) Drive Access Required

All off-street parking spaces shall have access from a drive access and not directly from the public street.

(7) Distance from Intersection

No drive access shall be located nearer than 40 feet (in a Residential District), 150 feet (in a Commercial District), or 150 feet (in an Industrial District) from the intersection of two public street rights-of-way.

(8) Parallel parking spaces
Shall be a minimum of 22 feet in length.

(9) Distance Between Drive Accesses
Drive accesses to a public street except for single, two-family and townhouse dwellings shall not be located less than 40 feet from one another as measured from inside of drive to inside of drive.

(10) Number of Drive Accesses
Each property shall be allowed one (1) drive access for each 100 feet of street frontage. Single family uses shall be limited to one (1) drive access per property. These conditions shall apply unless otherwise granted approval by the Planning and Zoning Commission.

(11) Grade
The grade elevation of any parking area shall not exceed three (3%) percent.

(12) Surfacing
All areas intended to be utilized for parking space and driveways shall be paved with materials suitable to control dust and drainage. Plans for paving and drainage of driveways and stalls for five or more vehicles shall be submitted to the Town Engineer for his/her review, and the final drainage plan shall be subject to his/her written approval.

(13) Striping
Except for townhouses and single-, two-, three- and four-family dwellings, all parking stalls shall be marked with painted lines not less than four (4) inches wide.

(14) Lighting
Any lighting used to illuminate an off-street parking area shall be so arranged as to reflect the light away from adjoining property, abutting residential uses and public rights-of-way and be in compliance with this Ordinance.

(15) Signs
No sign shall be so located as to restrict the sight lines and orderly operation and traffic movement within any parking lot. All signs shall conform to Town Sign Requirements.

(16) Curbing
Except for townhouses and single-, two-, three-, and four-family dwellings, all open off-street parking areas and driveways shall have a perimeter concrete curb and gutter around the entire parking lot built according to standards provided by the Town Engineer.

(17) Protruding Vehicles
All on-site parking stalls which abut property lines shall be designed and constructed such that parked vehicles shall not protrude over property lines.

C. Maintenance

It shall be the joint and separate responsibility of the leasee and owner of the principal use, uses or building to maintain in a neat and adequate manner, the parking space, accessways, striping, landscaping, and required fences.

D. Use of Required Parking Areas for Parking Only

Required accessory off-street parking spaces in any district shall not be utilized for open storage, sale or rental of goods, or storage of inoperable vehicles.

E. Number of Spaces Required

The following minimum number of off-street parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth:

(1) Residential Uses

Dwelling Types	Off-Street Parking Spaces Required W/ Street Parking	W/O Street Parking
Single-Family Dwelling	2 Spaces/Unit	3 Spaces/Unit
Mobile Homes	2 Spaces/Unit	3 Spaces/Unit
Two-Family Dwelling	2 Spaces/Unit	2.25 Spaces/Unit
Three-Family Dwelling	2 Spaces/Unit	2.25 Spaces/Unit
Four-Family Dwelling	2 Spaces/Unit	2.25 Spaces/Unit
Townhouse	2 Spaces/Unit	2.25 Spaces/Unit
Apartments	2.25 Spaces/Unit	2.25 Spaces/Unit
Boarding Houses	2.25 Spaces/Unit	2.25 Spaces/Unit
Group Homes	1 Space per Potential Guest Room	1 Space per Potential Guest Room

(2) Non Residential Uses

Use Type	Off-Street Parking Spaces Required
Automobile Sales	a) One (1) space per 200 square feet of indoor floor area, plus b) Two (2) spaces per 20 outdoor vehicle display spaces
Automobile Service Station	a) Two (2) spaces per service stall but no less than four (4) spaces
Automobile Washing Establishment o Automatic Drive-Through	a) Three (3) spaces or one for each employee on maximum shift, in addition to stacking space
o Self-Service	a) Two (2) spaces per stall not including washing or drying spaces

Bowling Alley	a) Four (4) spaces per alley, plus b) Two (2) spaces per billiard tables, plus c) One (1) space per pinball and/or electronic game machine, plus d) One (1) space per each five visitor gallery seats
Church	a) One (1) space per four seats based upon design capacity of main assembly hall
Community or Recreation Center	a) One (1) space per 200 square feet of floor area
Dance Halls, Skating Rinks or Similar Uses	a) One (1) space per 300 square feet of floor area
Court Clubs, (Racquetball, Handball, Tennis)	a) One (1) space per 200 square feet of floor area, plus 3 spaces per court
Day Care Centers	a) One (1) space per 200 square feet of floor area
Elderly (Senior Citizens) Housing	a) One (1) space per unit
Furniture Stores Over 20,000 Square Feet	a) Three (3) spaces per 1,000 square feet of floor area
Golf Courses	a) One (1) space per 200 square feet of main building floor area, plus b) One (1) space for every two practice tees in driving range, plus c) Four (4) spaces per each green in the playing area
Hospital	a) One (1) space per bed

Manufacturing and Industrial Uses	a) One (1) space per 450 square feet of floor area, plus b) One (1) space for each company owned truck if not stored within the building
Medical and Dental Offices	a) Four (4) spaces for each doctor or dentist, plus b) One (1) space for each employee
Motels, Hotels o Restaurants, Bars, Dining Rooms o Commercial Areas o Public Assembly Areas	a) One and One-tenth (1.1) spaces per each guest room, plus b) One (1) space per employee on maximum shift, plus c) Spaces for accessory uses as follows: d) One (1) space per 60 square feet e) One (1) space per each 400 square feet of floor area f) One (1) space for each five seats based upon design capacity, except that g) Total off-street parking for public assembly may be reduced by one space for every four guest rooms.
Nursing Homes, Rest Homes or Similar Uses	a) Four (4) spaces, plus b) One (1) space for each three beds, plus c) One (1) space for each employee on maximum shift
Offices (Except Medical and Dental) o Floor Area 0-5,000 square feet o Floor Area 5,000-20,000 square feet o Floor Area of over 20,000 square feet	a) Minimum of four (4) spaces and b) Four (4) spaces per 1,000 square feet c) Three and one-half (3.5) spaces per 1,000 square feet d) Three (3) spaces per 1,000 square feet
Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)	a) One (1) space per 300 square feet of sales and/or display area
Restaurants, Cafes, Bars and Similar Uses	a) One (1) space per 50 square feet of indoor public floor area, plus b) One (1) space per 200 square feet of outdoor serving (patio) area

Retail Store and Service Establishments	a) One (1) space per 250 square feet of floor area
Schools	
o Elementary and/or Junior High	a) One and one-half (1.5) spaces for each classroom, library, lecture hall and cafeterias, plus b) One (1) space per each three fixed seats in the main area of public assembly, or c) One (1) space for each 21 square feet of area available for public assembly if fixed seats are not provided.
o Senior High	a) One and one-half (1.5) spaces for each classroom or lecture hall, plus b) One (1) space per each five students, plus c) One (1) space for each non-teaching employee, plus d) One (1) space per each three fixed seats in the area of public assembly, or e) One (1) space per 21 square feet of area available for public assembly if fixed seats are not provided.
o Business or Similar School	a) One (1) space for each 150 square feet of floor area
Theatre, Auditorium or Similar Place of Public Assembly	a) One (1) space per four seats based upon design capacity
Warehousing, Storage or Handling of Bulk Goods	a) One (1) space per 1,000 square feet of floor area devoted to storage of goods, plus b) One (1) space for each employee on maximum shift, plus c) One (1) space for each company truck not stored inside of building, plus d) Appropriate spaces to support accessory office or retail sales facilities, subject to the office and/or retail sales parking requirements

(F) Joint Use of Parking Facilities

(1) Up to 80% of the parking facilities required by this Subsection for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities by the following daytime uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or ser-

vice shops, manufacturing, wholesale and similar uses.

(2) Other joint use of parking by adjacent commercial uses to reduce total parking spaces may be allowed with approved Parking Study Submittal by a Registered Transportation Engineer.

(3) Conditions Required for Joint Use

(a) The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within three hundred feet of such parking facilities.

(b) The applicant shall show that there is no substantial conflict in the operating hours of the two buildings or uses for which joint use of off-street parking facilities is proposed.

(c) A properly drawn legal instrument, executed by the parties concerned for joint use of off-street parking facilities, duly approved as to form and manner of execution by the Town Attorney, shall be filed with the Town Clerk and recorded with the County Recorder.

(G) Off-Site Parking

(1) Any off-site parking which is used to meet the requirements of this Ordinance shall be a conditional use as regulated by this Ordinance and shall be subject to the conditions listed below.

(2) Off-site parking shall be developed and maintained in compliance with all requirements and standards of this Ordinance.

(3) Reasonable access from off-site parking facilities to the use being served shall be provided.

(4) The site used for meeting the off-site parking requirements of this Ordinance shall be under the same ownership as the principal use being served, under public ownership, or shall have guaranteed permanent use by virtue of a perpetual lease filed with the Town Clerk and County Clerk.

(5) Off-site parking for multiple-family dwellings shall not be located more than 200 feet from any normally used entrance of the principal use served.

(6) Off-site parking for non-residential uses shall not be located more than 300 feet from the main entrance of the principal use being used.

(7) Any use which depends upon off-site parking to meet the requirements of this Ordinance shall maintain ownership or prove a long term irrevocable lease agreement for parking utilization of the off-site location.

8-809 Off-Street Loading

A. Location

(1) All required loading berths shall be off-street and located on the same lot as the building or use to be served.

(2) Except for loading berths required for apartments, no loading berths shall be located closer than 50 feet from a residential district unless within a structure.

(3) Loading berths shall not be located within the minimum front yard building setback.

(4) Loading berths located at the front or at the side of buildings on a corner lot shall observe the following requirements:
(a) Loading berths shall not conflict with pedestrian movement.
(b) Loading berths shall not obstruct the view of the public right-of-way from off-street parking access.
(c) Loading berths shall comply with all other requirements of this Section.

B. Screening
Except in the case of multiple dwellings, all loading areas shall be screened and landscaped from abutting and surrounding residential uses.

C. Size
Unless otherwise specified in these zoning regulations, the first loading berth shall be at least 70 feet in length and additional berths required shall be at least 30 feet in length and all loading berths shall be at least 10 feet in width and 14 feet in height, exclusive of aisle and manuevering space.

8-810 Signs

All signs must conform to Town of Surprise Ordinance 85-8, Town of Surprise Sign Ordinances for all site plans, conditional uses, Planned Area Developments and other applicable procedures addressed in this Ordinance. Any and all requirements pertaining to signs shall comply with Ordinance 85-8.

8-811 Home Occupations

A. Generally
A home occupation is an accessory use of a dwelling unit, conducted entirely within the dwelling unit, carried on by one or more persons, all of whom reside within the dwelling unit, and where no persons are employed other than resident and domestic help; anywhere the use is clearly incidental and secondary to the use of the dwelling for residence purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part. There shall be no outside storage of any kind; any indoor storage, construction, alterations, or electrical or mechanical equipment used, shall not change the fire rating of the structure or the fire district in which the structure is located. The use may increase vehicular traffic flow and parking by no more than one additional vehicle at a time. It shall not cause an increase in the use of one or more utilities (water, sewer, or garbage) so that the combined total use for dwelling and home occupation purposes of the one or more utilities exceeds the average for residences in the neighborhood. When a use is a home occupation, it means that the owner, leasee, or other persons who have a legal right to the use of the dwelling unit also have the vested right to conduct the home occupation without securing special permission to do so. However, such person shall be subject to all conditions set forth in this Ordinance, such as off-street parking, and to all other permits required by the Town, such as Building Permits and Business Licenses, and is encouraged to check with Town officials before establishing such home occupation.

B. Purpose

It is the intent of this Section to eliminate as home occupations all uses except those that conform to the standards set forth in this Section. In general, a home occupation is an accessory use so located and conducted that the average neighbor, under normal circumstances, would not be aware of its existence. The standards for home occupations in this Section are intended to insure compatibility with other permitted uses and with the residential character of the neighborhood, and a clearly secondary or incidental status in relation to the residential use of the main building as the criteria for determining whether a proposed accessory use qualifies as a home occupation.

C. Necessary Conditions

Home occupations are permitted accessory uses in residential zones only so long as all the following conditions are observed:

(1) Such occupation shall be conducted solely by resident occupants in their residence;

(2) No more than one room or twenty-five (25%) percent of the gross area of one floor of said residence, whichever is less, shall be used for such purpose. Use of accessory buildings or garages for these purposes is prohibited;

(3) No use shall require internal or external alterations or involve construction features or the use of electrical or mechanical equipment that would change the fire rating of the structure or the fire district in which the structure is located;

(4) No home occupation shall cause an increase in the use of any one or more utilities (water, sewer, garbage, etc.) so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood;

(5) There shall be no outside storage of any kind related to the home occupation;

(6) The use may increase vehicular traffic flow and parking by no more than one additional vehicle at a time;

(7) No use shall create noise, dust, vibration, smell, smoke, glare, electrical interference, fire hazard, or any other hazard or nuisance to any greater or more frequent extent than that usually experienced in an average residential occupancy in the district in question under normal circumstances wherein no home occupation exists.

Complaints by citizens or residents may be cause for termination of the home occupation.

D. Examples of the Uses That Frequently Qualify as Home Occupations

The following are typical examples of uses which can be conducted within the limits of the restrictions established in this section and thereby qualify as home occupations. Uses which may qualify as "home occupations" are not limited to those named in this paragraph (nor does the listing of a use in this paragraph automatically qualify as a home occupation): accountant; architect; artist; attorney-at-law; author; consultant; dressmaking; individual stringed-instrument instruction; individual tutoring; insurance; millinery; preserving and home cooking; realtor.

E. Uses That Are Prohibited

The following uses by the nature of the investment of operation have

a pronounced tendency, once started, to rapidly increase beyond the limits permitted for home occupations and thereby impair the use and value of a residentially zoned area for residential purposes. Therefore, the following uses shall not be permitted as home occupations: auto repair, minor or major; barber shop; carpentry work; dance instruction; dental offices; medical offices; painting of vehicles, trailers, or boats; photo developing; photo studios; private schools with organized classes; radio repair; television repair; upholstering.

8-812 Miscellaneous Performance Requirements

A. Glare and Lighting

(1) Any lighting used to illuminate an off-street parking area, sign or other structure, shall be arranged so as to deflect light away from any adjoining residential zone or from the public streets. Direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding shall not be directed into any adjoining property. The source of lights shall be hooded or controlled in some manner so as not to light adjacent property. Bare incandescent light bulbs shall not be permitted in view of adjacent property or public right-of-way. Any light or combination of lights which cause light on a public street, other than lights specifically intended for that purpose, shall not exceed one (1) foot candle (meter reading) as measured from the center line of said street. Any light or combination of lights which cast light on residential property shall not exceed four (4) foot candles (meter reading) as measured from said property.

(2) No light which is flashing, revolving, or otherwise resembles a traffic-control signal shall be allowed in any area where it could create a hazard for passing vehicular traffic.

B. Surface-Water Ponding

Natural ponding areas shall be retained as much as possible or, if necessary, enlarged or modified as directed by the Town Engineer to restrict the off-site runoff, subject to Town subdivision requirements for storm water runoff control and Town Ordinance 85-01, Stormwater Retention.

C. Storage; Exterior Displays

All materials, supplies, merchandise or other similar matter not on display for direct sale, rental or lease to the ultimate consumer or user shall be stored within the confines of a 100% opaque wall or fence not less than six (6) feet tall. Merchandise which is offered for sale as described may be displayed beyond the confines of a building in any General Commercial District, but the area occupied by such outdoor display shall not constitute a greater number of square feet than 10% of the ground floor area of the building housing the principal use, unless such merchandise is a type customarily displayed outdoors such as automobiles and garden supplies. No storage of any type shall be permitted within the one-half of the required front or side street setback nearest the street nor within any required interior side or rear setback.

D. Trash and Garbage Incinerators; Storage
No exterior incineration of trash or garbage is permissible. exterior storage of trash or garbage is permissible except in accessory building enclosed by walls and roof or in closed containers within a totally screened area.

E. Refuse Containers
It shall be the duty of the owner or developer of all new single family residential construction and development within the Town of Surprise, when such development is not subject to the provisions of the Surprise Subdivision Ordinance with respect to refuse containers, to supply at his/her expense refuse containers which shall become the property of the Town. The type of such containers shall be approved by the Town Engineer.

F. Public-Street Frontage
Except as otherwise allowed or required by this Ordinance, no lot shall contain any building unless such lot abutts for at least 50 feet on a public street or a private street approved as part of Town approved planned development.

G. Smoke, Dust and Other Particulate Matter
The emission of smoke, dust and other particulate matter shall be in compliance with the County Bureau of Air Pollution Standards as regulated by the Maricopa County Health Services Department.

H. Bulk Storage (Liquid)
All uses associated with bulk storage of all gasoline, liquid fertilizer, chemicals, flammable and similar liquids shall comply with Uniform Building and Fire Code requirements and Maricopa County regulations.

I. Water Quality, Hazardous Wastes and Wastewater
Discharge of hazardous waste, chemicals and wastewater will be subject to Arizona Department of Health Services, Division of Environmental Health standards.

J. Odors
The emission of odors by any use shall be in compliance with Town standards and regulations.

K. Noise
The emission of noise from any use shall be in compliance with Town standards and regulations.

8-813 Non-Conforming Uses and Structures

A. Any structure or use lawfully existing upon the effective date of this Ordinance may be continued at the size and in the manner of operation existing upon such date except as hereinafter specified.

B. When a structure has been declared unsafe by the Building Safety Department it may be placed in a safe condition unless such condition was created as described in Section 8-813 D of this Ordinance.

C. When any lawful non-conforming use of any structure or land in any district has been changed to a conforming use, it shall not thereafter be changed to any non-conforming use.

D. Whenever a lawful non-conforming use of a building or structure has been damaged by fire, flood, explosion, earthquake, war, riot, or act of God, to an extent greater than 60 percent of its originally appraised value, it shall not be reconstructed, but such property shall revert to a conforming use.

E. Whenever a lawful, non-conforming use of a building or structure or land is discontinued for a period of 90 days, any future use of said building or structure or land shall be in conformity with the provisions of this Ordinance.

F. Normal maintenance of a building or other structure containing or related to a lawful non-conforming use is permitted, including necessary structural repairs provided such structural repairs do not enlarge or intensify the non-conforming use.

G. A lawful non-conforming use shall not be changed except in conformance with the use requirements of the zone in which it is located.

H. Alterations may be made to a structure or building containing lawful non-conforming residential units when they will improve the liveability thereof, provided they will not increase the number of dwelling units.

I Existing Lots:

(1) At the time of the enactment of this Ordinance, if any owner of a plot of land consisting of one or more adjacent lots in a subdivision of record does not own sufficient contiguous land to enable him/her to conform to the minimum lot size requirements or does not have sufficient lot width to conform to the minimum lot width requirements, such plot of land may nevertheless be used as a building site. The dimensional requirements of the district in which the piece of land is located may be reduced by the smallest amount that will permit a structure of acceptable size to be built upon the lot, such reduction to be determined by the Board of Adjustment.

(a) In the R1-43, R1-18, R1-8 and R1-5 zones, the reductions shall permit only a single-family residence.

(b) In the R-2 zone, the reduction shall permit only a duplex.

(c) In the R-3 zone, the reduction shall permit only a townhouse cluster or apartment containing no more than four units.

(2) No lot, even though it may consist of one or more adjacent lots in the same ownership at the time of passage of this Ordinance, shall be reduced in size so that lot width or size of yards or lot area per family or any other requirement of this Ordinance is not maintained. This Section shall not apply when a portion of a lot is acquired for a public purpose.

8-814 Mobile Homes and Mobile Home Parks

A. Purpose

The purpose of these regulations is to ensure quality mobile home development within the Town of Surprise.

B. Permitted Uses

(1) Mobile Homes 18' in width or greater on individual lots with permanent foundations
(2) Mobile Homes within mobile home parks
(3) Accessory uses approved by the Planning and Zoning Commission
(4) Recreational vehicles in mobile home parks, not to exceed 10 percent of mobile home spaces provided.

C. Lot Area and Lot Dimensions

(1) Required Lot Area

Use	Minimum Lot Area
Mobile Home in Mobile Home Park	4,000 square feet
Recreational Vehicle in Mobile Home Park	4,000 square feet
Mobile Home 18' in width or greater on individual Lot	5,500 square feet

(2) Required Lot Dimensions

Use	Minimum Lot Width	Minimum Lot Depth
Mobile Home in Mobile Home Park	40'	100'
Recreational Vehicle in Mobile Home Park	40'	100'
Mobile Home on Individual Lot	50'	100'

D. Setbacks, Yards and Heights

(1) Minimum setbacks from property (lot) lines:

Use	Front	Interior Side	Corner Side	Rear
Mobile Home in Mobile Home Park	20'	8'	10'	10'
Recreational Vehicle in Mobile Home Park	10'	8'	10'	10'
Mobile Home on Individual Lot	20'	8'	10'	10'

E. Encroachment into Front and Side Yard Setbacks

(1) Open steps and decks shall be permitted to extend into the front and side yard setback a distance of not more than five (5) feet in the case of front yards and not closer than five (5) feet to the property line in the case of side yards.

(2) Covered patios, decks, porches or carports shall not be permitted encroachments in any setback.

(3) Roof Projections into Required Side yards. A mobile home or garage roof may not be constructed closer than five (5) feet of a side property line.

F. Landscaping

(1) The front setback area of each mobile home lot shall be landscaped.

(2) All private, commonly owned recreation areas not devoted to buildings, structures, surfaced courts, sand boxes, etc. shall be landscaped and irrigated.

G. Maintenance

(1) There shall be no occupancy of any mobile home until an occupancy permit is issued; no occupancy permit shall be issued unless the mobile home is connected to public sewer and water lines.

(2) No mobile home may be parked on a roadway for more than 24 hours.

(3) No abandoned, burned, or wrecked mobile home may be kept on a lot for more than 30 days.

(4) Each mobile home must bear an insignia which attests that the construction of the mobile home meets regulation A119.1 of the American National Standards Institute (adopted by the U.S. Department of Housing and Urban Development).

(5) Standard mobile home skirting must be provided around the entire perimeter of the mobile home between the bottom of the body of the mobile home and the ground, except where the mobile home is attached to a permanent foundation.

(6) Each mobile home must be securely anchored to the ground in a manner acceptable to the Town of Surprise.

(7) Each mobile home must be stabilized from beneath using a concrete masonry, and/or metal support system acceptable to the Town of Surprise.

(8) There shall be no exposed outdoor storage of furniture (except lawn furniture), household goods, tools, equipment, or building materials or supplies.

H. Other Requirements

Applicable regulations of Article VIII of this Ordinance shall apply.

ZONING ORDINANCE §7-712

7-712. Floodway Overlay Zone (F-1)

A. Purpose
The F-1 Floodway Zone is intended to allow unimpeded passage of water during a flood through those areas of the Town of Surprise identified as floodway by the Federal Insurance Administration of the National Flood Insurance Program of the U.S. Department of Housing and Urban Development and shown as such on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the Town of Surprise. The purpose of these regulations is to promote the public health, safety, and general welfare, and to minimize public and private losses because of flood conditions. Since the floodway is an extremely hazardous area because of the velocity of flood waters which carry debris and erosion potential, development is closely regulated.

B. Principally Permitted Uses
Those principally permitted uses which are allowed in the underlying zoning district only if a technical evaluation demonstrates that encroachments, fill, new construction, substantial improvements, or other development shall not result in any increase in flood levels during the occurrence of the base flood discharge.

C. Conditionally Permitted Uses
Those conditionally permitted uses which are allowed in the underlying zoning district only if a technical evaluation demonstrates that encroachments, fill, new construction, substantial improvements, or other development shall not result in any increase in flood levels during the occurrence of the base flood discharge.

D. Non-Conforming Uses
Non-conforming uses in the Floodway Overlay Zone shall not be expanded but may be modified, altered, or repaired to incorporate flood-proofing measures provided such measures do not raise the level of a 100-year flood.

EXHIBIT Q
ZONING ORDINANCE §7-713

7-713. Floodplain Overlay Zone (F-2)

A. Purpose
The F-2 Floodplain Overlay Zone is intended to regulate the nature of permitted development in the 100-year floodplain as identified by the Federal Insurance Administration of the National Flood Insurance Program of the U.S. Department of Housing and Urban Development and shown as "A" Zones on the Town's Flood Insurance Rate Maps, so as to lessen property damage and hazards resulting from such events.

B. Principally Permitted Uses
Those principally permitted uses of the underlying zoning district, which may be any of the residential, commercial, or industrial zones defined in this Ordinance, provided, however, that such uses comply with the restrictions of Section 7-713 E and F of this Ordinance.

C. Conditionally Permitted Uses
Those conditionally permitted uses of the underlying zoning district, which may be any of the residential, commercial, or industrial zones defined in this Ordinance, provided, however, that such uses comply with the restrictions of Section 7-713 E and F of this Ordinance.

D. Permitted Accessory Uses
Those permitted accessory uses of the underlying zoning district, which may be any of the residential, commercial or industrial zones defined in this Ordinance, provided, however, that such uses comply with the restrictions of Section 7-713 E and F of this Ordinance.

(b) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and

(c) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

F. Specific Standards for Flood Hazard Reduction

The following standards shall apply in all areas where base flood elevation data has been established by the Federal Insurance Administrator of the National Flood Insurance Program of the U.S. Department of Housing and Urban Development.

(1) Residential Construction

(a) New construction and substantial improvement of any residential structure shall have the lowest finished floor elevation, including basement, at least one foot above the base flood elevation.

(b) New construction and substantial improvement of any residential structure located in an AO Zone as specified on the community's Flood Insurance Rate Map (FIRM) shall have the lowest floor, including basement, elevated above the crown of the nearest street or to the depth number specified in the community's FIRM.

(2) Nonresidential Construction

(a) New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to one foot above the base flood elevation; or, together with attendant utility and sanitary facilities, shall:

1. Be floodproofed so that below one foot above the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certifications shall be provided to the Building Safety Department.

(b) New construction and substantial improvement of any nonresidential structure located in an AO Zone as specified on the community's FIRM shall have the lowest floor, including basement, elevated above the crown of the nearest street or to the depth number specified on the community's FIRM or together with attendant utility and sanitary facilities shall:

1. Be floodproofed so that below the base flood level the structure is watertight with walls substantially impermeable to the passage of water;
2. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
3. Be certified by a registered professional engineer that the standards of this subsection are satisfied. Such certifications shall be provided to the Building Safety Department.

(3) Mobile Homes

(a) Mobile homes shall be anchored in accordance with Section 8-814.

(b) For new mobile home parks and mobile home subdivisions; for expansions to existing mobile home parks and mobile home subdivisions; for existing mobile home parks and mobile home

subdivisions where the repair, reconstruction or improvement has commenced; and for mobile homes not placed in a mobile home park or mobile home subdivision; require that:

1. Stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the mobile home will be at or above one foot above the base flood level;
2. Adequate surface drainage and access for a hauler are provided; and
3. In the instance of elevation on piling, that:
   - lots are large enough to permit steps,
   - piling foundations are placed in stable soil no more than ten feet apart; and

(c) No mobile home shall be placed in a floodway.

7-705. Multi-Family Residential Zone (R-2)

A. Purpose
The purpose of the R-2 Multi-Family Residential Zone is to provide for medium density housing in multiple-family structures and directly related complementary uses. The R-2 Zone is designed to allow economical use of land while creating an attractive, functional and safe residential environment.

B. Principally Permitted Uses
See Section 6-602 A.

C. Conditionally Permitted Uses
See Section 6-602 B.

D. Permitted Accessory Uses
See Section 6-602 C.

E. Lot Area and Lot Dimensions
In determining minimum lot area and minimum lot dimensions, the following table should be used:

Use	Minimum Area Per Unit	Minimum Lot Dimensions [1]	Outdoor Living Area [2]
Two-family dwelling	3,000 sq. ft.	Width: 70' Depth: 90'	600 sq. ft./ dwelling unit
Three-family dwelling	3,000 sq. ft.	Width: 80' Depth: 90'	500 sq. ft./ dwelling unit
Four-family dwelling	3,000 sq. ft.	Width: 80' Depth: 90'	400 sq. ft./ dwelling unit
Townhouse cluster	3,000 sq. ft.[3]	Width: 90' Depth: 90'	400 sq. ft./ dwelling unit
Other Permitted Uses		Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.	

[1] These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

[2] Outdoor Living Area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or townhouse building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking areas, ornamental landscaped areas (having a width of less than 20 feet), and required side or front yards shall not be considered as an Outdoor Living Area, except

in the case of interior townhouse units where said unit is less than 20 feet in width, in which case the minimum width of the outdoor living area shall be the width of the lot.

[3] May be calculated as average lot size per unit per structure.

F. Schedule of Allowances

The minimum areas per unit in 7-705 E may be adjusted according to the following, except allowance shall not be made for two or three family dwellings.

(1) For each parking stall in or under the residence, or otherwise completely underground, subtract 400 sq. ft. from the total minimum lot area.

(2) For each unit with a balcony or patio greater than 40 sq. ft., subtract 100 sq. ft. from the Outdoor Living Area.

G. Setbacks, Yards, and Heights

(1) Minimum Setbacks from Property Line:

Use	Front	Interior Side	Corner Side	Rear
Two-family dwelling structure	20'	10'	20'	20'
Three-family dwelling structure	20'	10'	20'	20'
Four-family dwelling structure	20'	15'	20'	20'
Townhouse cluster structure	20'	15'	20'	20'
Schools, civic, cultural and religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to two family dwelling structures	20'	3'	20'	3'
Structures for all other principal or conditional uses	20'	10'	20'	20'

(2) For apartment buildings, parking of motor vehicles shall not be allowed within the required front or corner side setbacks.

(3) Maximum Building Height: 30 feet.

H. Multi-Family Accessory Buildings

(1) Accessory buildings shall observe the same setback requirements established for the multiple residence building except that accessory buildings located within the rear yard of the multiple-residence building may be located to within five (5) feet of the rear or interior side property line. The Town Council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten (10) feet.

(2) Exteriors of accessory buildings shall have an exterior finish compatible to the main structure. Compatibility shall be determined by the Town based on type and use of building materials.

I. Distance Between Buildings
When two (2) or more principal buildings are located on one (1) lot, the minimum separation between any two (2) adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or twenty (20) feet, whichever is greater when developed as a Planned Area Development. For major and minor site plans, building separation shall be the sum of two interior side yard setbacks.

J. Additional Building and Performance Standards
Development of any parcel of land within this district shall be subject to all applicable requirements of Article VIII of this Ordinance.

K. Relationship to Overlay Zones
Any property located in the R-2 Zone as well as in the F-1 or F-2 Overlay Zones must comply with the regulations of the Overlay Zones.

THE VILLAGES AT SURPRISE

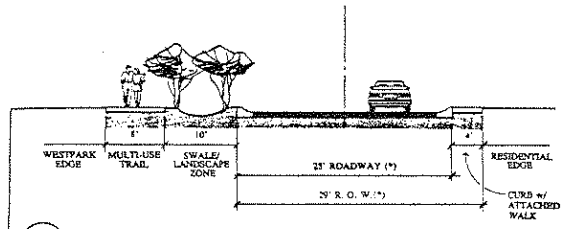
Surprise Village Company

STREET CROSS SECTIONS

EXHIBIT "S"

S O U T H

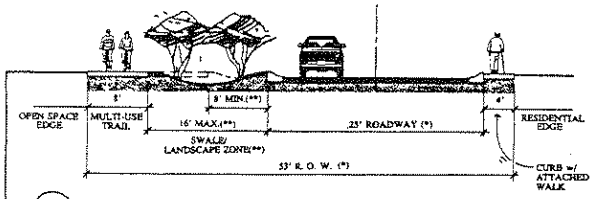
(ONE OF THREE)



1.A. Internal Collector Street:
Primary Multi-use Trail on Westpark Edge

NOTES

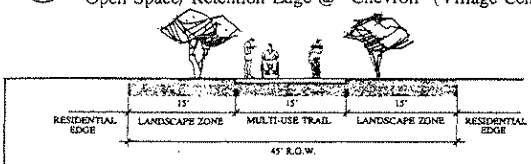
1. Final roadway cross section and R.O.W. width.
(*) With parking on one side pavement width increases to 31' and R.O.W. increases to 35'.



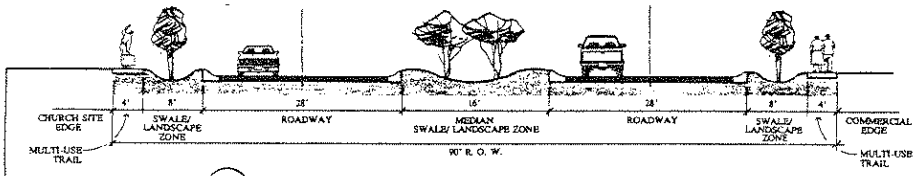
1.B. Internal Collector Street:
Open Space/ Retention Edge @ "Chevron" (Village Center)

NOTES

1. Final roadway cross section and R.O.W. width.
(*) With parking on one side pavement width increases to 31' and R.O.W. increases to 59'. Parking permitted on nonresidential side only. See additional detail sheet 2.
(**) Landscape zone width varies as path meanders.



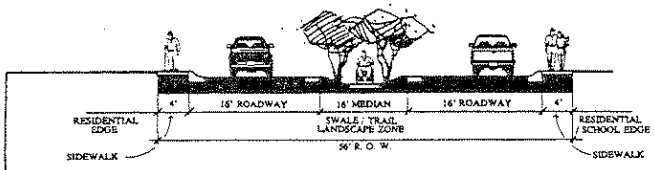
1.C. Multi-use Trail connection to the Beardsley Canal Regional Trail



2. Village Center Entry Drive/ Approach from Bell Road to "Chevron"

NOTES:

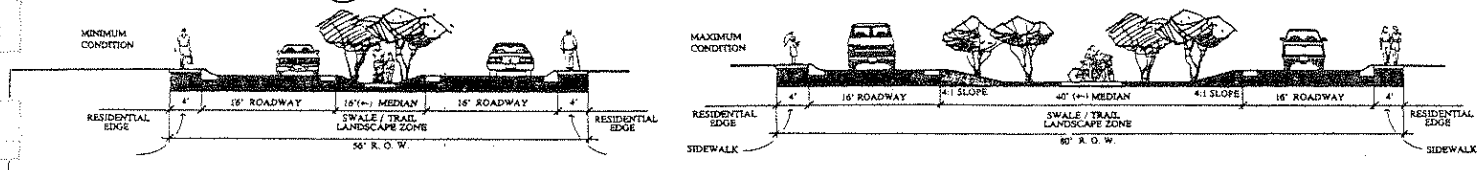
1. Final roadway cross-section and R.O.W. width.



3. Primary Multi-Use Trail on East / West Collectors

NOTES:

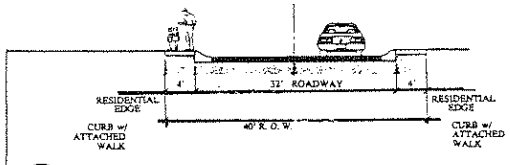
1. Final roadway cross-section and R.O.W. width.
2. With parking at sidewalk edges, roadway widths increase to 19.5' and total R.O.W. increases to 63'.



4. Multi-Use Trail/ Connections Links on North/ South Collectors

NOTES

1. Final roadway cross section and R.O.W. width.
2. With parking at sidewalk edges, roadway widths increase to 19.5' and total R.O.W. increases to 63'(minimum condition) and 87' (maximum condition).



5. Local Street

NOTES

1. Final roadway cross section and R.O.W. width.
2. Parking on both sides for this section typically.
3. Narrowest paving widths permitted subject to staff approval.

REVISIONS		
#	Date	Comments
1	12/07/94	Trail to medium ROW width
2	12/22/94	Roadway width; parking; intersections
3	1/11/95	Roadway width; removed 3A
4	2/15/95	Additional notes - parking
5	3/23/95	Roadway width; additional sheet
6	3/24/95	Roadway width; notes
7	3/28/95	Section 1 width & text
8	3/15/95	Section 1 roadway width

AWS & A

THE PLANNING CENTER

PROJECT: WCP-02P
DATE: NOVEMBER 22, 1994

THE VILLAGES AT SURPRISE

Surprise Village Company

STREET INTERSECTIONS & PEDESTRIAN CROSSINGS

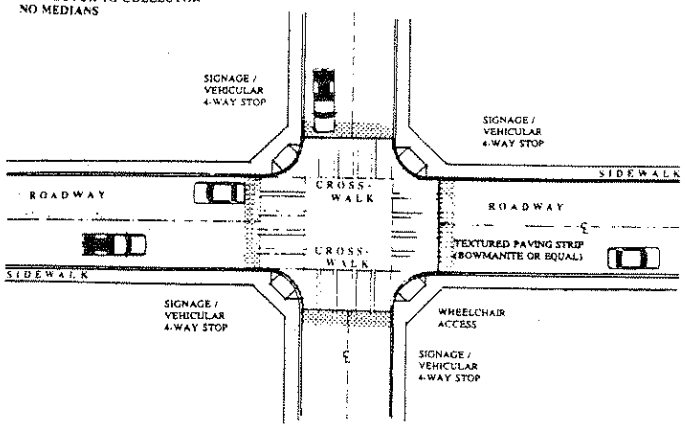
EXHIBIT "S"

S O U T H

(TWO OF THREE)

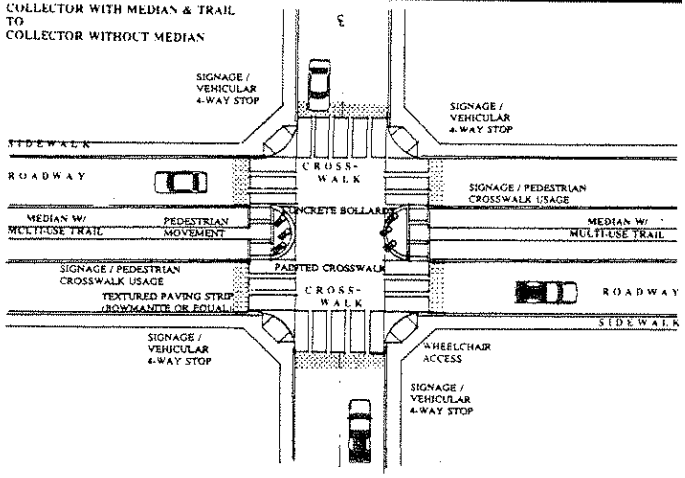
INTERSECTION (TYPICAL)

COLLECTOR TO COLLECTOR
NO MEDIANS



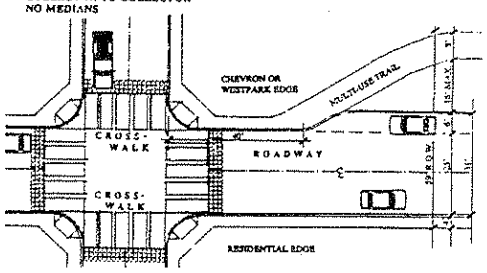
INTERSECTION (TYPICAL)

COLLECTOR WITH MEDIAN & TRAIL
TO
COLLECTOR WITHOUT MEDIAN



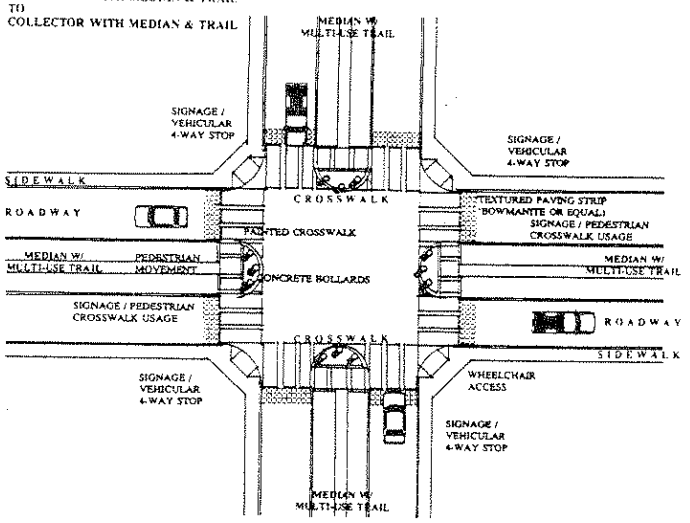
PARKING BAY (TYPICAL)

COLLECTOR TO COLLECTOR
NO MEDIANS



INTERSECTION (TYPICAL)

COLLECTOR WITH MEDIAN & TRAIL
TO
COLLECTOR WITH MEDIAN & TRAIL



REVISIONS		
#	Date	Comments
1	12/07/94	Trail in median, ROW width
2	12/22/94	Roadway widths, parking, intersections
3	1/13/95	Roadway widths, removed 2A
4	3/13/95	Additional notes - parking
5	3/23/95	Roadway widths, additional sheet
6	5/24/95	Roadway widths, notes
7	7/28/95	Section 1 width & x-sn
8	9/15/95	Section 1 roadway width

AWS & A

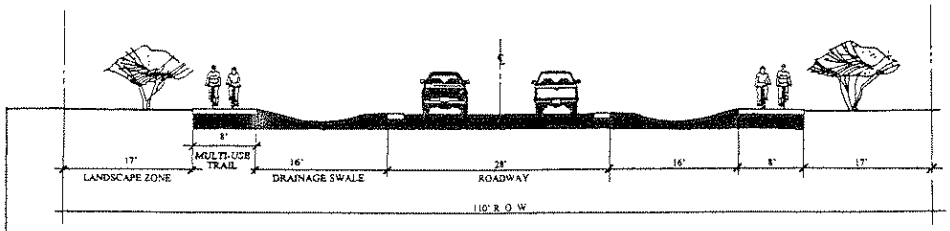
THE PLANNING CENTER

PROJECT: WCP-02P
DATE: NOVEMBER 22, 1994

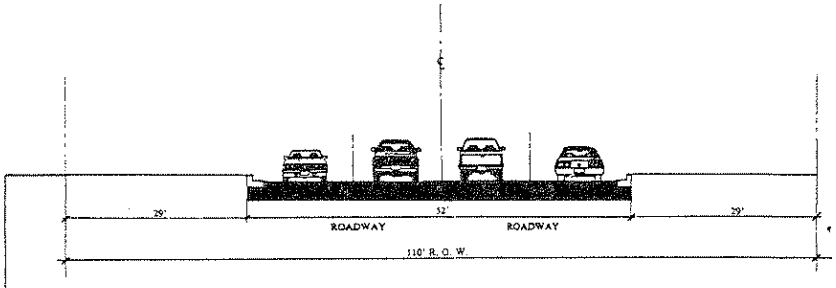
THE VILLAGES AT SURPRISE
Surprise Village Company

STREET CROSS SECTIONS

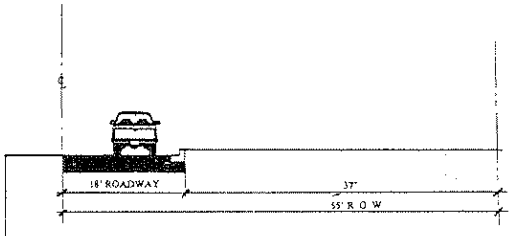
EXHIBIT "S"
S O U T H
(THREE OF THREE)



6. Cotton Lane (typical)



7. Greenway Road (East of Cotton Lane - typical)



8. Greenway Road (West of Cotton Lane - typical)

REVISIONS		
#	Date	Comments
1	12/07/94	Trail to median; ROW width
2	12/22/94	Roadway width; parking; intersections
3	1/12/95	Roadway widths; removed 2A
4	2/15/95	Additional areas - parking
5	2/23/95	Roadway widths; additional sheet
6	3/24/95	Roadway widths; areas
7	3/28/95	Section 5 width & area
8	5/15/95	Section 8 roadway width

AWS &A
THE PLANNING CENTER
[illegible] ARIZONA BILTMORE CIRCLE, SUITE 2[illegible]
PHOENIX, ARIZONA 8[illegible] (602) 957-7[illegible]

PROJECT: WCP-02P
DATE: NOVEMBER 22, 1994

Executive Summary

The Villages at Surprise
Traffic Impact Study

for:

Surprise Village Company

December 22, 1994
Revised February 16, 1995

by:

Lee Engineering, Inc.
3240 East Camelback, Suite 180
Phoenix, Arizona 85018
(602) 955-7206

I. INTRODUCTION AND SUMMARY

The Villages at Surprise will be a 2,000 acre residential community fronting on Bell Road west of the Estrella Freeway. Village 1, north of Bell Road, is planned as an active adult community with a golf course. Villages 2 and 3, south of Bell Road, are planned as affordable family residential areas, with a community center, schools and neighborhood commercial activities.

Village 1 is expected to be built from 1995 to 2003, Village 2 from 1995 to 2004, and Village 3 from 2001 to 2007. At build-out, up to 25,000 people may live at the Villages at Surprise.

PURPOSE OF THE REPORT AND STUDY OBJECTIVES

This report analyzes traffic conditions expected in and around the Villages at Surprise in 2005 and 2015. It includes both site and regional traffic. Because of the size of the project, a regional travel demand model was used to analyze traffic conditions, and the proposed Villages at Surprise were included in the model simulation.

The objectives of this analysis are:

1) To determine the level of roadway improvements, both on and off site, needed to accommodate future traffic at acceptable levels of service;

2) To determine the timing and phasing for roadway improvements; and

3) To provide reliable traffic projections for use in further design and planning activities for the Villages at Surprise.

Procedures and assumptions used in this report conform to the requirements for traffic impact studies provided by the *Surprise Comprehensive Development Guide,* adopted February, 1987, Pages 179-181.

PRINCIPAL FINDINGS AND RECOMMENDATIONS

Traffic service in and around the Villages at Surprise will move very well during peak periods in both 2005 and 2015 given the proposed roadway network. Bell Road and the Estrella Interim Freeway have significant extra capacity available, while the unique characteristics of the area reduce the amount of through traffic on other roads.

Based on the results of this analysis, the principal recommendations are:

- The Main Entrance road from the Village 1 loop road south Bell Road should be four lanes.

- The Main Entrance road for Village 2 from Bell Road south to the Village Center should be 4 lanes.

- All other internal roads should be 2 lanes wide.

- Cotton Lane should be two lanes from Bell Road to Greenway Road, with left turn lanes at each quarter mile cross street. Four-way stop sign control is appropriate for intersections on Cotton Lane one-quarter mile south of Bell Road and one-quarter mile north of Greenway; two-way stop sign is appropriate for the intersection of Cotton Lane and Paradise Lane.

- Traffic signals will be needed at the intersections of Bell Road and the Main Entrance (Citrus alignment), and Bell Road and 175th Avenue. Traffic signals should be installed when volumes warrant a signal based on the signal warrants contained in the *Manual on Uniform Traffic Control Devices* (MUTCD).

- If the area south of Greenway Road, west of the Estrella Interim Freeway, develops faster than anticipated by the Maricopa Association of Governments' population forecasts, then a traffic signal would probably be warranted at the Greenway Road/Cotton Lane intersection sometime after 2005.

  If this area remains undeveloped or very low density, then stop signs on Greenway Road and a free right turn for westbound to northbound traffic (with yield sign) would accommodate traffic through 2015.

- Greenway Road should be widened to 4 lanes from Cotton Lane to the Estrella Interim Freeway when traffic exceeds 8,000 vehicles per average weekday.

- If expansion of the Marketplace exceeding the trip generation potential of 250,000 square feet of retail development is proposed in the future, then further traffic analysis of the specific proposed uses should be undertaken at that time.

- In general, the network of local roads will be highly interconnected with alternate routes to each destination and numerous connections to collector and arterial streets.

The Villages at Surprise
Traffic Impact Study

for:

Surprise Village Company

December 22, 1994
Revised February 16, 1995

by:

Lee Engineering, Inc.
3240 East Camelback, Suite 180
Phoenix, Arizona 85018
(602) 955-7206

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I. INTRODUCTION AND SUMMARY

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- Cotton Lane should be two lanes from Bell Road to Greenway Road, with left turn lanes at each quarter mile cross street. Four-way stop sign control is appropriate for intersections on Cotton Lane one-quarter mile south of Bell Road and one-quarter mile north of Greenway; two-way stop sign is appropriate for the intersection of Cotton Lane and Paradise Lane.

- Traffic signals will be needed at the intersections of Bell Road and the Main Entrance (Citrus alignment), and Bell Road and 175th Avenue. Traffic signals should be installed when volumes warrant a signal based on the signal warrants contained in the *Manual on Uniform Traffic Control Devices* (MUTCD).

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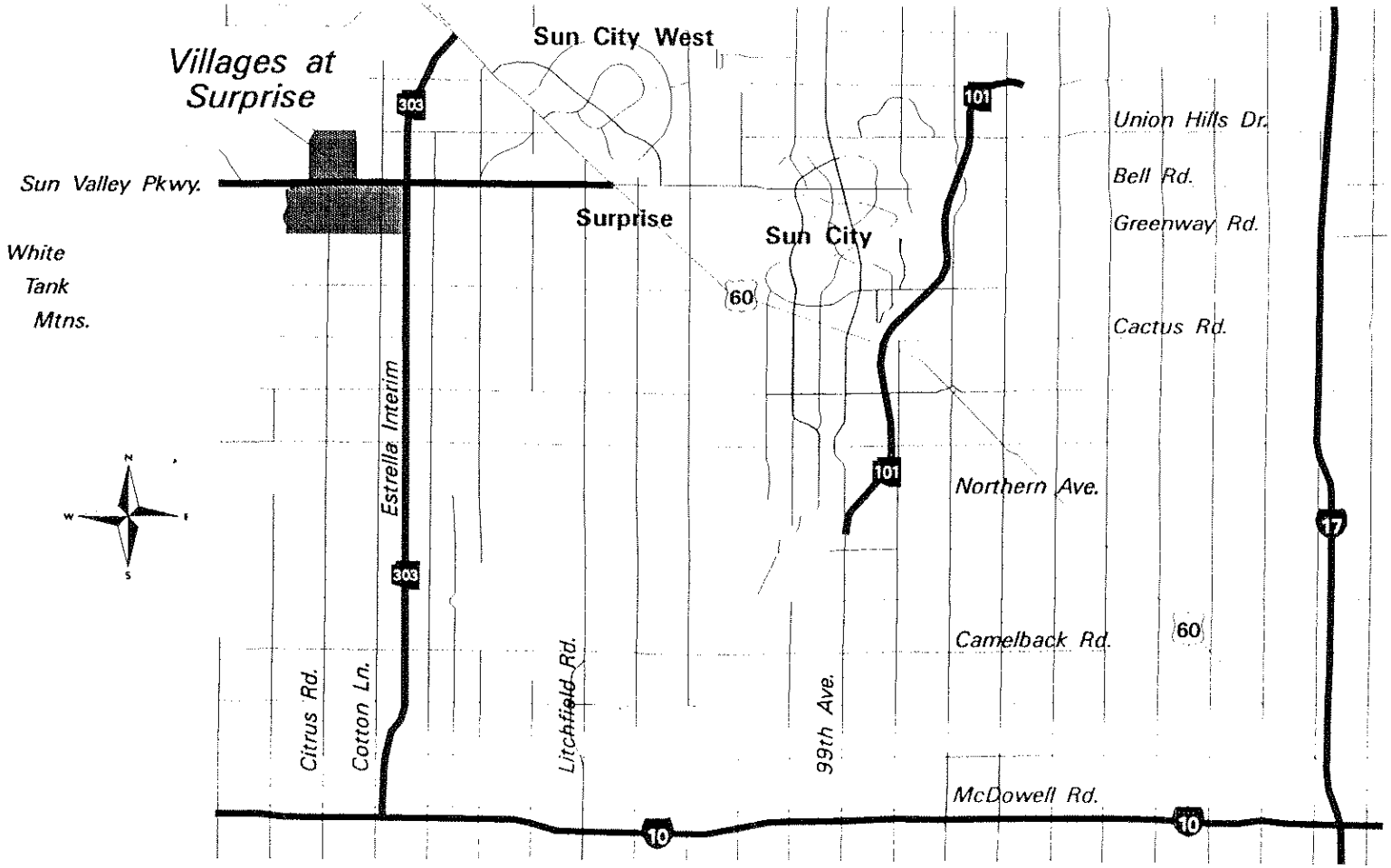
- Greenway Road should be widened to 4 lanes from Cotton Lane to the Estrella Interim Freeway when traffic exceeds 8,000 vehicles per average weekday.

- If expansion of the Marketplace exceeding the trip generation potential of 250,000 square feet of retail development is proposed in the future, then further traffic analysis of the specific proposed uses should be undertaken at that time.

- In general, the network of local roads will be highly interconnected with alternate routes to each destination and numerous connections to collector and arterial streets.

PROPOSED DEVELOPMENT

Figure 1 shows the location of the Villages at Surprise relative to the roadway system on the west side of the metropolitan area. The proposed development is at the northwest edge of the metropolitan area, adjacent to both the Sun Valley Parkway and the Estrella Interim Freeway, State Route 303. The White Tank Mountains, regional park development and lack of urban infrastructure will delay further development to the west.



LEE ENGINEERING

Figure 1
Site Location

Villages at Surprise
Traffic Impact Study

Several fortuitous circumstances contribute to the successful accommodation of traffic at the Villages at Surprise. First, there are two major, high speed, high capacity facilities which can serve the development. Bell Road (Sun Valley Parkway) is an existing 6 lane divided roadway with median and left turn bays, but with very little current use. Current volume on Bell Road is less than 1,000 ADT.

The Estrella Interim Freeway along the east edge of the development is a second high speed, high capacity facility. The Estrella Interim Freeway is assumed to be improved from a 2 lane limited access road today to a 4 lane divided parkway with at grade intersections each mile by the year 2005. The extra capacity available on Bell Road and the Estrella Interim Freeway is key to uncongested traffic patterns in and around The Villages at Surprise.

A second fortuitous circumstance is that the roadway network does not promote traffic patterns through the Villages at Surprise. Cotton Lane and Citrus Road are not through routes north of the Villages at Surprise, blocked by the Del Webb development, state land and the Beardsley Canal. Union Hills Drive and Greenway Road do not extend west of The Villages at Surprise, blocked by the Beardsley Canal, McMicken Dam, the regional park, and the White Tank Mountains.

A third helpful circumstance is the nature of the roadway system within the development. A traditional grid-oriented system is proposed with an interlocking network of collector and local streets throughout Villages 2 and 3. This creates many entrances and exits, and many alternate routes between any two destinations. Traffic is thus spread across several roadways instead of being concentrated.

The network of collectors and arterials serving the Villages at Surprise is shown on Figure 2. The model for the network in Villages 2 and 3, south of Bell Road, also anticipates additional local street connections to Cotton Lane and Bell Road.

The Main Entrance (Citrus Road alignment), 183rd Avenue and 175th Avenue collectors intersect Bell Road at existing median breaks with left turn bays. The 175th Avenue collector is aligned with the entrance to Happy Trails on the north side of Bell Road.

STUDY AREA

Existing Conditions: Existing traffic volumes are shown on Figure 3. These volumes reflect the essentially rural nature of this area today.

The current land use of the Villages at Surprise is agricultural land, either in use or fallow. To the west is desert land. To the east and south are farmlands. There is a retirement community, Happy Trails, west of Cotton Lane and north of Bell Road. This takes access off Bell Road, but may take its main access off Cotton Lane in the future when the road network becomes more mature.

Cotton Lane is a two lane asphalt road from a point about one-quarter mile south of Union Hills

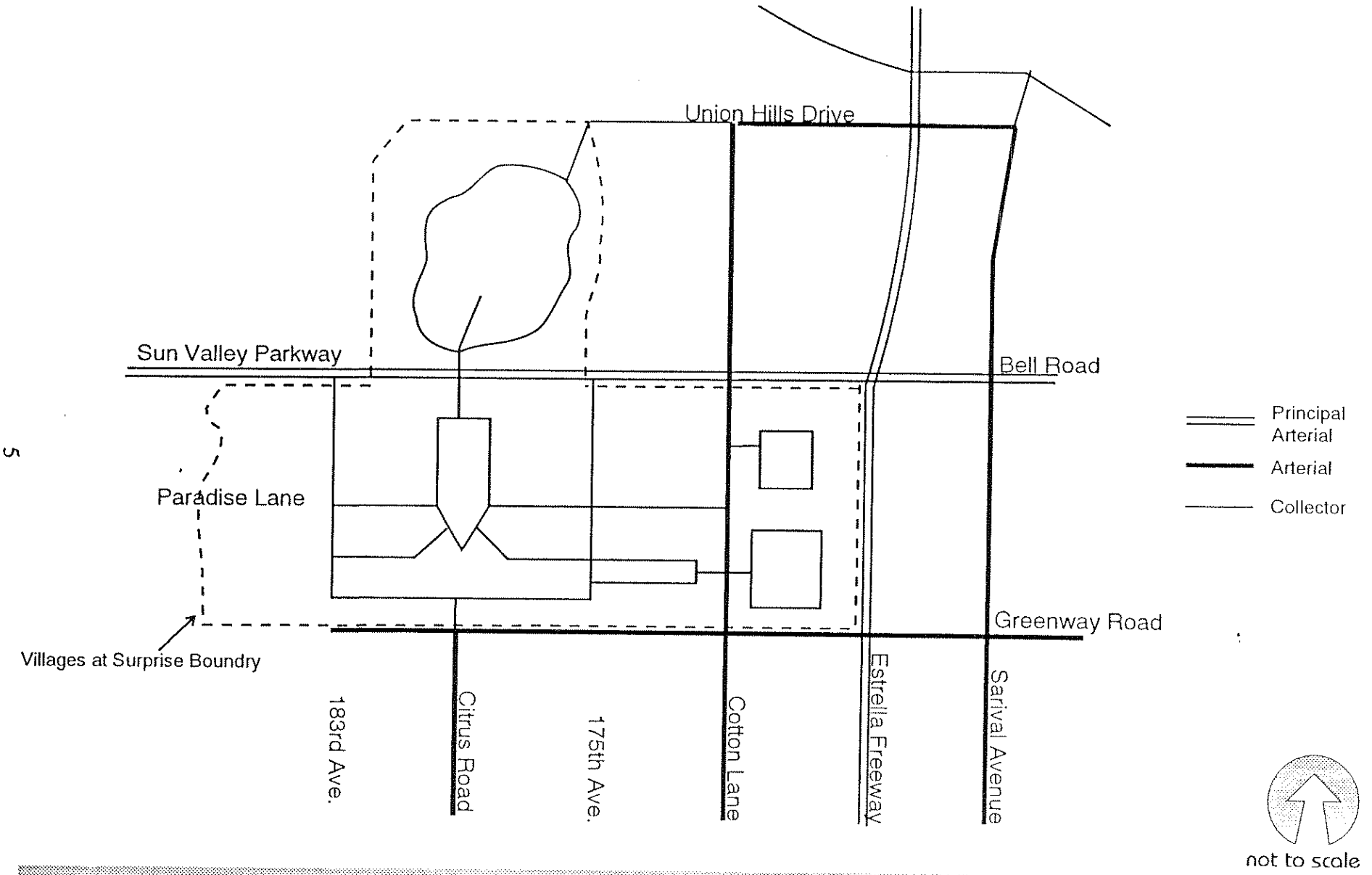


Figure 2
Future Road Network

Villages at Surprise
Traffic Impact Study

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Figure 3
Existing Traffic
(Average Daily Traffic)

Villages at Surprise
Traffic Impact Study

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Drive to the south. There is an existing traffic signal at Cotton Lane and Bell Road. Union Hills Drive is a dirt road east of Cotton Lane. West of Cotton Lane, the Union Hills Drive alignment is an irrigation maintenance road only.

Greenway Road is an unpaved road west of the Interim Estrella Parkway. Citrus Road is an informal farm access road north of Greenway with no paving, set alignment, or through traffic.

Future land use: The proposed land use maps, dated November 11, 1994, are presented in Appendix A. These are taken from the Application for PAD Zoning for The Villages at Surprise-North, and The Villages at Surprise-South, submitted November 23, 1994. The proposed development is summarized below. The data used for trip generation is presented in detail in the Trip Generation section of this report.

The Villages at Surprise-North consist of Village 1, a potential retirement-oriented community north of Bell Road. The Villages at Surprise-North will include approximately 1,694 single-family homes and approximately 520 cluster homes in a series of neighborhoods located around the interior and exterior boundaries of the golf course/open space and the perimeter of the loop road. The primary home sizes will range from 1,000 to 3,000 square feet. This study assumes a golf course, club house, and community center will be located on Citrus Road (Main Entrance) north of the loop road. The PAD Land Use Plan provides an alternate plan for commercial use of a 12 acre parcel at the northwest corner of Bell Rd. and Citrus Road. This study assumes the commercial use of this land, as that would generate more trips than the cluster housing alternative.

The Villages at Surprise-South consists of Villages 2 and 3 south of Bell Road. This will include approximately 5,598 single-family homes, approximately 474 cluster homes and approximately 990 multi-family units. The single-family homes will be situated in a series of 15 to 40 acre neighborhoods south, west and east of the Village Center. Homes are anticipated to range from 1,000 to 3,000 square feet. Parcels for multi-family projects are located along Bell Road and Cotton Lane, providing visibility for apartments and serving as a buffer for the single-family homes. Sites for cluster housing are situated around the Village Center, WestPark, and along Bell Road and Cotton Lane.

The Village Center is a chevron shaped area centered on the Citrus Road (Main Entrance) alignment. It is planned to include an elementary school, a middle school, a multi-purpose community center and sports complex and neighborhood convenience stores. South of the Village Center is WestPark, a large open space recreation area. North of the Village Center, adjacent to the Main Entrance road are three sites planned for places of worship.

The four-lane Main Entrance road to the project leads directly to the Village Center, and connects with a perimeter collector road designed to disperse traffic. An integrated pedestrian and bike trail system planned along the collector roads will provide for non-vehicular access to the Village Center, WestPark and church sites from neighborhoods within the project.

Stop signs, narrow streets, "T" intersections and rotary intersections are used within the project to

reduce traffic speeds. Reduced speeds increase pedestrian safety and encourage traffic to use more direct travel paths to the high speed arterials serving the community. The increased pedestrian-friendly environment and mixed uses should encourage more walk, bike and transit trips and less vehicle traffic. This analysis assumes a "worst case" condition, with no adjustment for decreased traffic generation, to show that the planned circulation system has ample capacity.

Village 3 includes a commercial site, planned as a Farmer's Marketplace. The site is located on Bell Road between Cotton Lane and the Estrella Interim Freeway. The Farmer's Marketplace is initially planned to offer items such as fresh produce, local wines and specialty foods. This phase may also include a petting corral and displays. The Farmer's Marketplace may be expanded to include approximately 150,000 to 250,000 square feet of community retail space.

Finally, significant expansion of the Marketplace to include thematic retail and entertainment activities may occur. At such a time a tree farm, orchard, historic village, minitrain, museum and art center may be added. This analysis assumes that the Marketplace site will be developed as community commercial and residential, since this will probably generate more trips than orchards and tree farms. If expansion of the Marketplace exceeding the trip generation potential of 250,000 square feet of retail development is proposed, then additional traffic analysis should be done at that time.

STUDY METHODOLOGY

Traffic for the Villages at Surprise was projected using Lee Engineering's regional travel demand model. This model is a conversion and modification of the Maricopa Association of Governments (MAG) regional travel demand model to the MINUTP set of computer programs.

There are several advantages to using a regional travel model for this traffic impact study.

- A regional travel model uses the same trip generation, distribution and assignment procedures for site traffic as for background traffic.
- A regional model has a more sophisticated trip distribution procedure than is used when site traffic is generated separately and added to background traffic. It distributes trips from the site to off-site destinations more realistically.
- A regional model accounts for the effect of site traffic on non-site traffic patterns, as well as the effect of changing street patterns on both site and non-site traffic.
- Once calibrated, a regional model can simulate alternative street and/or land use patterns faster than other methods.
- A regional model explicitly models "pass-by" and "diverted traffic," existing traffic which stops at the new development.

There are two disadvantages of using a regional travel model for traffic impact studies.

- It is difficult to separate site and non-site traffic.

- Peak hour traffic must be calculated manually from average daily traffic.

For larger developments, the advantages far outweigh the disadvantages. For large developments, the effect of the site on non-site traffic patterns should not be ignored. Increased congestion could cause some non-site trips to be redirected. Some non-site trips may change their origin or destination to take advantage of the new development. Changing street patterns can alter trip paths.

On the other hand, the disadvantages of regional travel models are not serious. Both site and non-site traffic have to be accommodated by the road system, and if the site is large enough to change trip distributions, the difference between site and non-site traffic is blurred. There is little accuracy lost by manually factoring total daily traffic to get peak hour traffic if non-site traffic has to be factored anyway.

The MAG regional travel demand model estimates average weekday traffic for a given set of population and employment projections, street and highway network, and transit network. It is documented in *Phoenix Travel Demand Model Update Project, Final Report* January 1990 by Maricopa Association of Governments. A truck trip model has been added recently, as documented in *Development of an Urban Truck Travel Model for the Phoenix Metropolitan Area*, Research Project No. HPR-PL-1(35)314, by Cambridge Systematics, for Arizona Transportation Research Center, August 1, 1991. The following changes have been made in the MAG model for use in this study.

- Since the original MAG model was run on IBM mainframe using outdated UTPS programs, the model was converted to MINUTP to run on IBM PC's. However, the MAG format for highway networks and input data was retained.

- A simplified version of the MAG modal split model was substituted. This model simply divides person trips by average auto occupancy for each purpose and assumes 3 percent take transit.

- Trip generation rates for retirement zones were reduced to be in line with the results of studies of retirement communities in Maricopa County. *Retirement Community Trip Generation Study* prepared for Maricopa County Department of Transportation by JHK & Associates, March 18, 1993 reports rates of 4.30 vehicle trips per dwelling unit per weekday at Leisure World, and 5.15 trips per day at Sun Lakes. The MAG trip generation equations and mode split model result in roughly 6 vehicle trips per dwelling unit per day. Assuming that retirement communities average 5 vehicle trips per dwelling unit per day, the MAG trip generation equations for retirement communities were multiplied by 5/6.

- Travel analysis zones (TAZs) were disaggregated in and near the Villages at Surprise and population and employment projections were revised to reflect the Villages at

Surprise and anticipated nearby development. This disaggregation increases the accuracy of traffic assignments in the study area. Specific changes are explained below.

- The MAG submodel which estimates trips from internal TAZs to external stations (i.e. from within the Phoenix metropolitan area to outside the region) is sensitive to the size of TAZs. So when some TAZs were disaggregated and others were aggregated, adjustments had to be made to this submodel in order to maintain the same total number of trips.

Preparation of Input Databases

Year 2005 and 2015 street and highway networks and TAZ databases were obtained from the Maricopa Association of Governments (MAG) Transportation Planning Office. The 2015 Plan network (2015PL) and 2005 new-funding scenario were used based on discussions with MAG staff. The TAZ databases include MAG's most recent population and employment projections and other variables as needed to run the travel demand models.

The next step was to adjust the network and projections for new and planned development in Surprise which is not yet reflected in the MAG model. TAZs in Surprise were disaggregated into smaller TAZs and input population and employment projections were changed based on discussions with City of Surprise staff.

The City of Surprise directed that new development known to the City be included in this analysis. These are shown in Appendix A, Figure A4. This resulted in a significant increase in population and employment, reflecting the accelerated rate of development in this area over the past several years. These changes are summarized in Table 1. This added over 22,000 dwelling units and over 6,000 employees to the area around the Villages at Surprise, over and above the MAG growth forecasts. This is over and above the development of the Villages at Surprise.

Table 1. Changes to MAG, Projections for the Years 2005 and 2015 to Reflect New Developments

		2005		2015	
Development	**Location**	**HHs**	**Emp.**	**HHs**	**Emp.**
Del Webb Grand Ave.	SW of Grand Ave., N. of Union Hills	5,641	1,629	5,641	1,629
Del Webb	Bell Rd. to Union Hills	715	290	4,448	290
Kingswood Parke	NW of Bullard/Bell	2,497	584	2,497	584
Happy Trails	East of Village 1	2,070	4	2,070	4
Mountain Vista Estates	Sarival to Reems, S. of Bell Rd.	2,850	584	2,850	584
Cavanaugh	Reems to Bullard, S. of Bell Rd.	1,500	70	1,500	70
Old Phoenix Luke Auxiliary AFB	Bullard to Litchfield S. of Bell Rd.	0	0	1,500	143
Jarren Corp.	Litchfield to Dysart, S. of Bell Rd.	1,800	0	1,800	0
Industrial Development	Bullard to Litchfield S. of Greenway	0	2,823	0	2,823
Low Density Residential	S. of Greenway, Cotton Lane to Perryville	384	0	384	0
TOTAL		16,319	6,127	22,690	6,127

The arterial system in the Del Webb development area was recoded to reflect the loop road and other changes approved by the City of Surprise. This included removing Cotton Lane north of Union Hills Drive, and cutting off Union Hills Drive east of Sarival Avenue. These two roadways are no longer through arterials. Within the Villages at Surprise, all collector roads were added to the network, including the Loop Road in Village 1 and the roads around the Village Center in Village 2. The road network shown in Figure 2 was included in the computer road network file.

The accuracy of a travel demand model can be improved by disaggregating zones and including a finer network of streets. To this end, 19 additional zones were added to the area around the Villages at Surprise. Five new TAZs were established to represent Village 1, 13 for Village 2 and 5 for Village 3.

To maintain the same total number of TAZs, zones in Apache Junction and east Mesa were aggregated. Maintaining the same number of TAZs was convenient for running the programs, and large zones on the other side of the metropolitan area do not impact travel patterns in the study area.

Trip Generation

The MAG travel model input databases were modified for 2005 and 2015 to include all necessary variables for all new and modified zones comprising the Villages at Surprise and surrounding area as described in the previous section. Land Use Summaries are shown on Table 2 for 2005 and Table 3 for 2015.

Table 2. 2005 Land Use for The Villages at Surprise (acres)

	Village 1	Village 2	Village 3	Total
Single Family Residential	308.0	801.5	107.7	1,217.2
Cluster Housing Residential	40.0	47.4	0.0	87.4
Multi-Family Residential	0.0	55.0	0.0	55.0
Open Space	0.0	(±) 125.2	(±) 16.0	(±) 141.2
Schools	0.0	27.4	8.0	35.4
Commercial	12.0	6.3	25.0	43.3
Community Facilities	4.0	7.2	0.0	11.2
Churches	0.0	12.7	0.0	12.7
Golf Course	148.0	0.0	0.0	148.0
ROW	18.0	44.8	18.7	81.5
Undeveloped	0.0	0.0	108.6	108.6
Total Area	530.0	1,128.0	284.0	1,942.0

Table 3. 2015 Land Use for The Villages at Surprise (acres)

	Village 1	Village 2	Village 3	Total
Single Family Residential	308.0	801.5	216.3	1,326.3
Cluster Housing Residential	40.0	47.4	0.0	87.4
Multi-Family Residential	0.0	55.0	0.0	55.0
Open Space	0.0	(±) 125.2	(±) 16.0	(±) 141.2
Schools	0.0	27.4	8.0	35.4
Commercial	12.0	6.3	25.0	43.3
Community Facilities	4.0	7.2	0.0	11.2
Churches	0.0	12.7	0.0	12.7
Golf Course	148.0	0.0	0.0	148.0
ROW	18.0	44.8	18.7	81.5
Undeveloped	0.0	0.0	0.0	0.0
Total Area	530.0	1,128.0	284.0	1,942.0

According to the phasing plan for the Villages at Surprise, Villages 1 and 2 will be built out by 2005, and Village 3 will be built out between 2005 and 2010. Table 3 shows that at buildout a total of 1,326 acres of single family residential units will be the major land use. Other significant uses are cluster housing, multi-family housing, open space/golf course. There will be 43 acres of Commercial development to serve the community, as well as three grade schools and a middle school.

Tables 2 and 3 include the most intensive land use option for this development. In Village 1, the Commercial overlay option is assumed. In Villages 2 and 3, the overlay districts are not assumed in this analysis, as the non-overlay options are more trip intensive. This means that a 25 acre commercial cluster faces Bell Road from Cotton Lane to the Estrella Freeway, instead of "The Marketplace."

Tables 4 and 5 show the resulting trip generation variables for the Villages at Surprise, assuming average densities of 5.5 DUs/acre for single family, 10 DUs/acre for cluster and 18 DUs/acre for multifamily housing. Because Village 1 is assumed to be a retirement community, a resident population of 1.8 persons/DU is used to generate the population of Village 1. Populations for Villages 2 and 3 are based on resident populations of 3 persons/DU for single family, 2.3 persons/DU for cluster, and 2.1 persons/DU for multifamily housing. These resident populations are consistent with MAG's projections of household occupancy rates for the Surprise area, and for nearby retirement communities.

Table 4. 2005 Trip Generation Variables for The Villages at Surprise

	Village 1	Village 2	Village 3	Total
Dwelling Units	2,095	5,875	592	8,562
Population	3,770	16,402	1,776	21,948
Other Employment	92	38	246	376
Public Employment	0	275	41	316
Retail Employment	92	40	246	378
Office Employment	0	0	0	0
Industrial Employment	0	0	0	0
Mean Household Income ($)	30,000	36,000	36,000	34,532

Table 5. 2015 Trip Generation Variables for The Villages at Surprise

	Village 1	Village 2	Village 3	Total
Dwelling Units	2,095	5,875	1,190	9,160
Population	3,770	16,402	3,570	23,742
Other Employment	92	38	246	376
Public Employment	0	275	41	316
Retail Employment	92	40	246	378
Office Employment	0	0	0	0
Industrial Employment	0	0	0	0
Mean Household Income ($)	30,000	36,000	36,000	34,628

Mean Household Income is in 1988 dollars. The trip model generates trips for a total population of 23,742 plus a small amount of employment for the Villages at Surprise. As described above, Village 1 is a "retirement zone" and generates slightly fewer trips per person than other zones.

Tables 6 and 7 present the resulting person trips generated in each Village.

Table 6. 2005 Productions and Attractions for the Villages of Surprise

Trip Purpose	Village 1	Village 2	Village 3	Total
Productions				
Home-based Work	1,191	11,815	1,243	14,249
Home-based Shop	2,976	7,530	786	11,292
Home-based Other	5,065	11,204	1,177	17,446
Home-based School	382	6,346	735	7,463
Home-based Univ.	0	298	34	332
Home-based ASU	0	17	2	19
Non-home-based Work	1,074	2,867	1,007	4,948
Non-home-based Other	2,242	4,805	1,291	8,338
Total Productions	12,930	44,882	6,275	64,087
Attractions				
Home-based Work	294	563	851	1,708
Home-based Shop	392	249	823	1,464
Home-based Other	3,471	8,139	1,290	12,900
Home-based School	817	6,138	698	7,653
Home-based Univ.	0	0	0	0
Home-based ASU	0	0	0	0
Non-home-based Work	1,074	2,867	1,007	4,948
Non-home-based Other	2,242	4,805	1,291	8,338
Total Attractions	8,290	22,761	5,960	37,011

Table 7. 2015 Productions and Attractions for the Villages of Surprise

Trip Purpose	Village 1	Village 2	Village 3	Total
Productions				
Home-based Work	1,119	10,731	2,266	14,116
Home-based Shop	2,970	7,397	1,549	11,916
Home-based Other	5,055	10,903	2,295	18,253
Home-based School	381	6,262	1,454	8,097
Home-based Univ.	0	312	70	382
Home-based ASU	0	18	5	23
Non-home-based Work	1,097	2,938	1,263	5,298
Non-home-based Other	2,295	4,922	1,712	8,929
Total Productions	12,917	43,483	10,614	67,014
Attractions				
Home-based Work	293	563	851	1,707
Home-based Shop	406	257	949	1,612
Home-based Other	3,447	8,083	1,947	13,477
Home-based School	818	6,144	1,406	8,368
Home-based Univ.	0	0	0	0
Home-based ASU	0	0	0	0
Non-home-based Work	1,097	2,938	1,263	5,298
Non-home-based Other	2,295	4,922	1,712	8,929
Total Attractions	8,356	22,907	8,128	39,391

Since these are generally residential areas, more productions are generated than attractions. A total of about 100,000 person trip ends are generated on an average day in 2015 in the Villages at Surprise. Some of these are auto passenger trips and some take public transit. Total vehicle trips generated by the Villages, taken from the assignments, are given by Table 8.

Table 8. Trip Generation Summary

	Village 1	Village 2	Village 3	Total
2005				
Person Trip Ends	21,220	67,643	12,235	101,098
Vehicle Trip Ends	14,521	44,890	9,677	69,088
2015				
Person Trip Ends	21,273	66,390	18,742	106,405
Vehicle Trip Ends	15,120	45,359	44,521	74,931

A total of nearly 75,000 vehicle trip ends per day are generated in 2015 by the projected development. These are scattered over many collector roads, and some travel from one part of The Villages to another.

Trip Distribution

Person trips were distributed for each trip purpose using the "gravity" trip distribution model similar to the MAG regional travel demand model. This model, calibrated against trip length information collected in the 1988/1989 household interview survey, distributes trips according to travel time and number of trips attracted to each zone. For instance, a zone with 1,000 employment 10 minutes away will attract more work trips than a zone with 500 employment 50 minutes away.

Trip Assignment

As described above, person trips were factored by auto occupancy and transit usage to obtain vehicle trips. Truck trips are generated and distributed separately and added, along with trips from and to areas outside the metropolitan area.

The resulting total trip table of vehicle trips is assigned to the regional street and highway network as modified to provide greater accuracy and detail in the Surprise area. The procedures used are similar to the MAG regional travel demand models. Trips are assigned to the network by the shortest path from origin to destination. Then travel speeds on all routes are recalculated based on assigned volumes. Speeds on congested routes are reduced. Traffic is then assigned again using the new speeds. This process is repeated seven times and an average volume, representing an equilibrium between travel speeds and volumes, is used as the final traffic estimate for each link.

Peak Hour Traffic

The computer traffic analysis gives traffic projections for an average weekday in the forecast year.

This must be converted to AM and PM peak hour traffic volumes by direction for use in estimating peak hour congestion levels. This is done by multiplying the average daily traffic (ADT) by a percentage of traffic that occurs during the peak hour, and then splitting the peak hour traffic between the peak direction and the off peak direction.

The *Surprise Comprehensive Development Guide*, Page 181, specifies that peak hour traffic is assumed to be eight (8) percent of ADT for non-site traffic, and this is assumed to split 60/40. These assumptions were used for principal arterials and arterials. For collector streets within the Villages at Surprise, peak hour factors were developed from the peak hour and directional rates in *Trip Generation, 5th Edition,* by the Institute of Transportation Engineers. Weighted factors were calculated for each village based on the assumed mix of land uses at build-out. The resulting factors are shown in Table 9.

Village 1 has lower peak hour percent of ADT for both morning and evening peak periods because it is a potential retirement community and so has less commuter traffic. Retirement community trips tend to be spread more evenly across the mid-day period. Village 2, on the other hand, has a larger share of work trips, and so has a higher peak hour factor as well as higher directional splits. The commercial activity in Village 3 reduces the directional split for that Village.

Table 9. Peak Hour Factors

	Arterials	Village 1 Internal Streets	Village 2 Internal Streets	Village 3 Internal Streets
AM Peak Hour				
Percent of ADT	0.08	0.06	0.08	0.08
Directional Split(in/out)	40/60	40/60	40/60	40/60
PM Peak Hour				
Percent of ADT	0.08	0.08	0.11	0.11
Directional Split(in/out)	60/40	57/43	62/38	55/45

Level of Service

The next step was to estimate the traffic congestion, or traffic level of service, for major intersections in and near the development for both morning and evening peak hours. These major intersections are the locations where traffic congestion will first manifest itself. So if the number of through lanes, turning lanes and traffic control devices can be determined which will enable them to work at an 19 acceptable level of service during forecast year peak hours, then it can be concluded that the rest of the network will be functioning at least as well.

Procedures to estimate traffic for signalized and unsignalized intersections were taken from the *Highway Capacity Manual*, Transportation Research Board Special Report No. 209, 1985. Updates to these procedures, as adopted by the Transportation Research Board and incorporated into the Highway Capacity Software were used. For 4-way stop sign intersections, updated capacity procedures were published in *Interim Materials on Unsignalized Intersection Capacity*, Transportation Research Circular No. 373, July, 1991. A spreadsheet incorporating these procedures was used for this study.

Several older procedures exist for analyzing traffic circles, but these were not assumed to be appropriate for the rotary intersections proposed here. The older procedures assume weaving movements between the entrance and exit legs of the traffic circle. The rotary intersections proposed here are only one lane wide, so traffic merges instead of weaves. Use of a weaving analysis may overestimate capacity, all other things being equal. For this analysis, each entrance to the rotary intersection was analyzed as a right turn at an unsignalized intersection with a yield sign.

Level of service is defined by letter from A to F. Level of service A is considered excellent conditions, while level of service F is considered over capacity and unacceptable. Table 10 defines the level of service for signalized and unsignalized intersections. For signalized intersections, level of service is defined by the average stopped delay for vehicles entering the intersection. For unsignalized intersections, level of service is defined by the "Reserve Capacity," which is the number of unused gaps per hour available to cars on the minor street.

For this study, level of service D was assumed to be acceptable for urban peak hour conditions. For left turns from stop sign controlled intersections onto arterial streets, level of service E is allowed. Drivers in urban conditions know and expect long delays for this movement.

If an analysis showed traffic conditions below these levels, traffic signals, turning lanes or more through lanes were recommended and the case was reanalyzed. In this way the recommended road network was sized to provide an adequate and acceptable level of service for traffic in the peak hours of 2005 and 2015.

Application of these factors to the average daily traffic volumes results in directional intersection approach and departure volumes for the AM and PM peak hours. Straight application of these factors generally results in a non-balance of the intersection approach and departure volumes (e.g. approach and departure volumes for the peak hour are not equal). To correct for this, the approach and departure volumes were adjusted to balance at the midpoint volume between the two volumes. For example, if the total approach volume was 1000 and the total departure volume was 1100, the approach and departure volumes were adjusted to 1050.

Table 10. Level of Service Criteria for Signalized and Unsignalized Intersections

Signalized Intersections		
	Level of Service	**Stopped Delay per Vehicle (sec)**
	A	≤ 5.0
	B	5.1 to 15.0
	C	15.1 to 25.0
	D	25.1 to 40.0
	E	40.1 to 60.0
	F	> 60.0
Unsignalized Intersections		
Reserve Capacity	**Level of Service**	**Expected Delay to Minor Street Traffic**
≥ 400	A	Little or no Delay
300 - 399	B	Short Traffic Delays
200 - 299	C	Average Traffic Delays
100 - 199	D	Long Traffic Delays
0 - 99	E	Very Long Traffic Delays
a	F	a

a - When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvement to the intersection.

Sources: Table 9-1 and Table 10-3, *Highway Capacity Manual, Special Report 209*, Transportation Research Board

To obtain the AM and PM peak hour intersection turning movements required for the intersection capacity analysis, the AM and PM balanced approach and departure volumes were processed using the TURNS software package. This software package, written by Rick Ernstmeyer of the Nebraska Department of Roads, outputs turning movement volumes from input balanced approach and departure volumes. The software utilizes the methodologies presented in Chapter 8 of NCHRP 255 *Highway Traffic Data for Urbanized Area Project Planning and Design* to estimate the turning movement volumes.

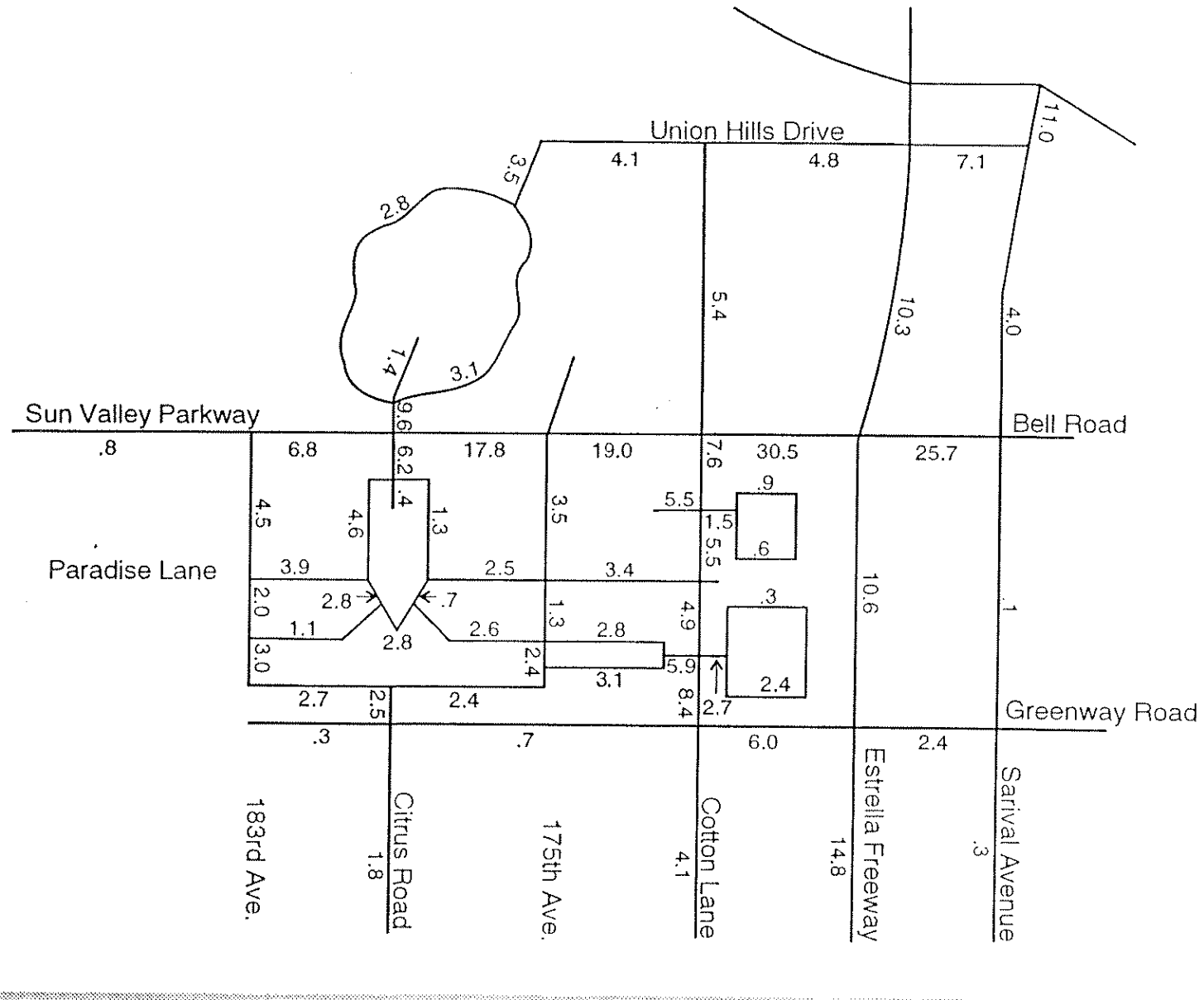


Figure 4
2005 ADT in 1000's

Villages at Surprise
Traffic Impact Study

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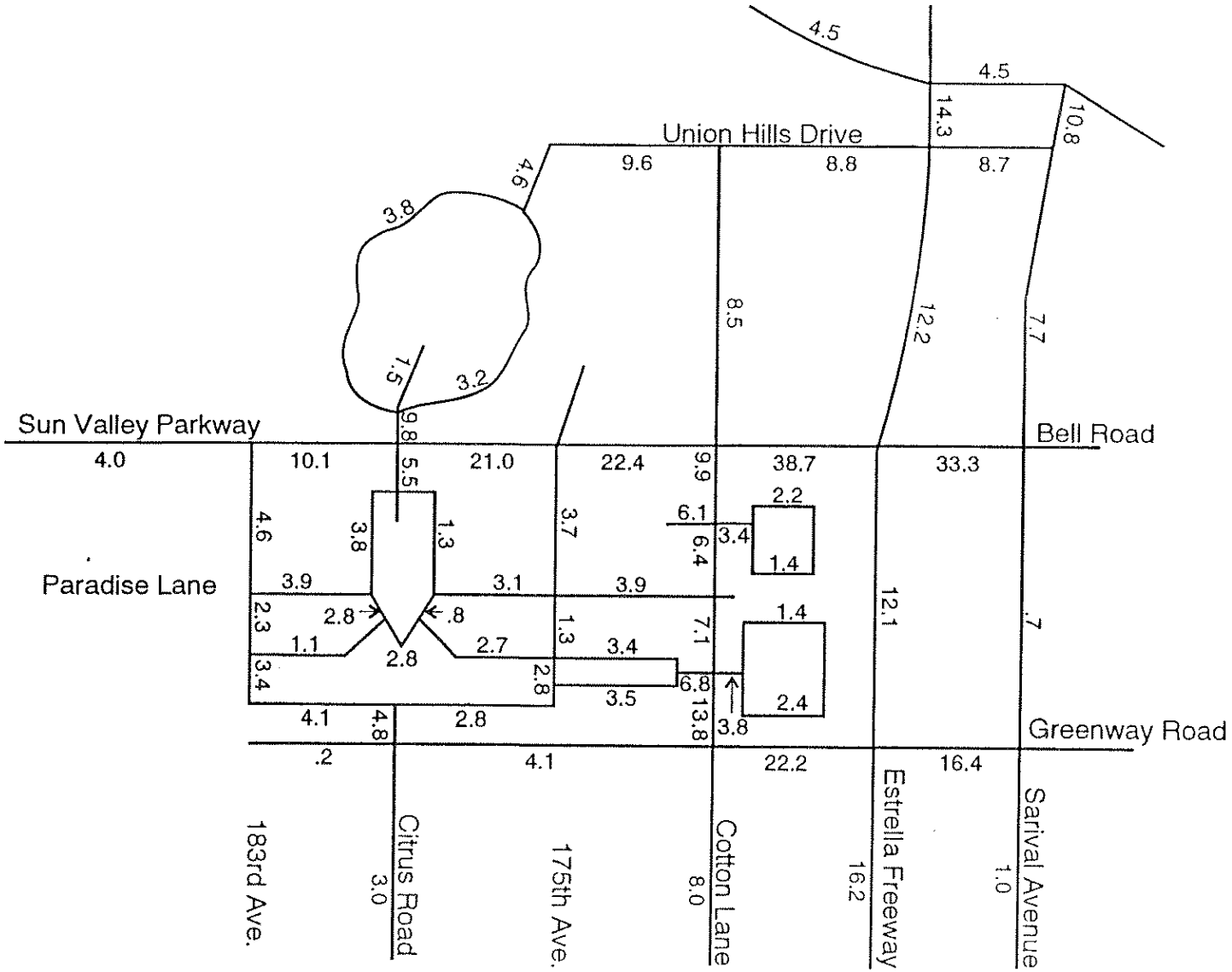
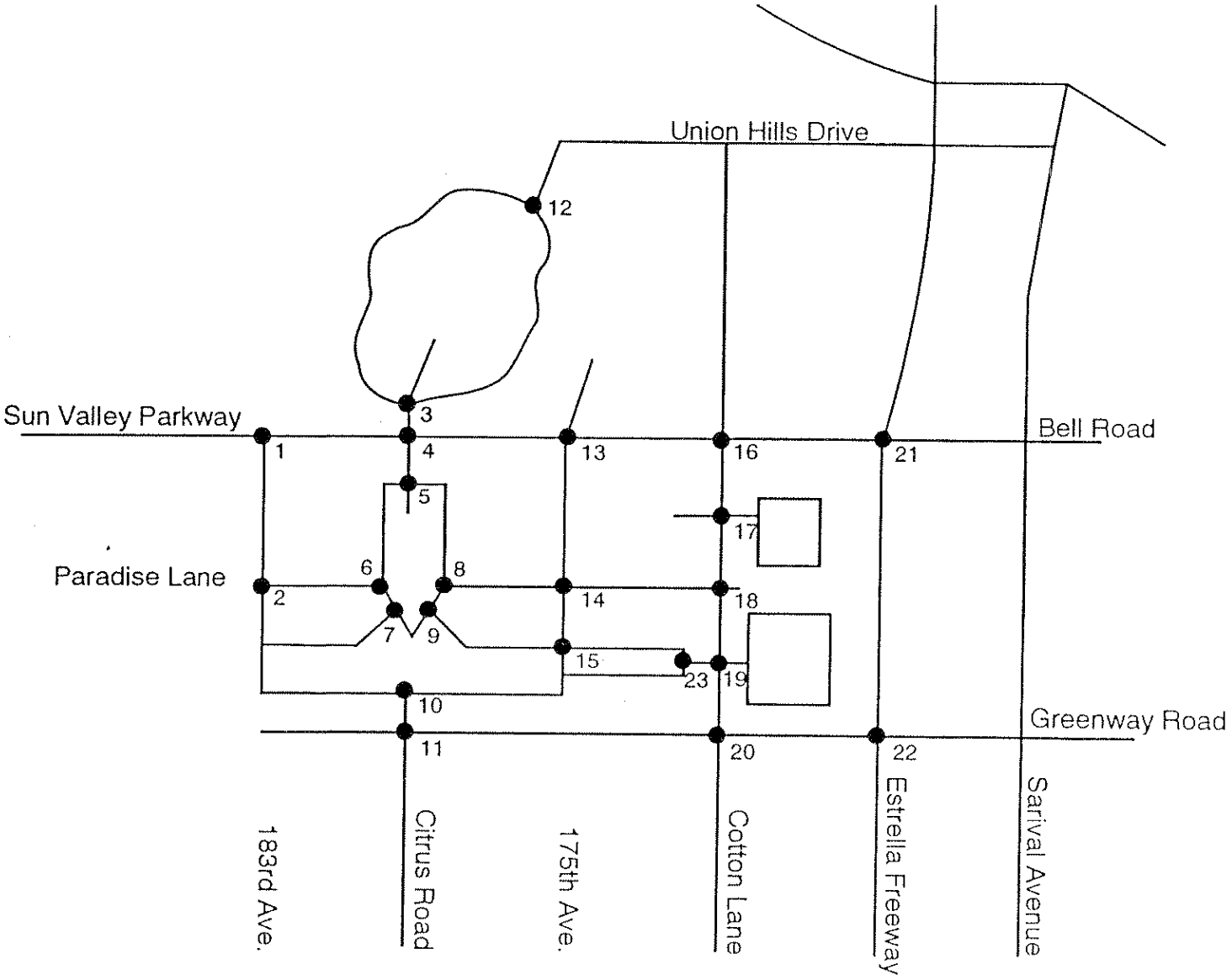


Figure 5
2015 ADT in 1000's

Villages at Surprise
Traffic Impact Study

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Figure 6
Intersection Locations

Villages at Surprise
Traffic Impact Study

The AM and PM peak hour volumes were calculated from ADT forecasts using the procedures described in preceding sections. The resulting turning and through traffic movements are shown on Figures 7A and 7B for 2005, and on Figures 8A and 8B for 2015.

Recommended Road Network

The level of service for each critical intersection was calculated for both AM and PM peak hours using procedures described earlier. If the level of service was below D, improvements were added to the intersection to bring the level of service up to D. For left turns from stop sign controlled intersections, level of service E was allowed, but in fact all such intersections had levels of service better than E.

The resulting recommended network is summarized on Figure 9. Individual intersections are shown in detail in Figures 10A and 10B.

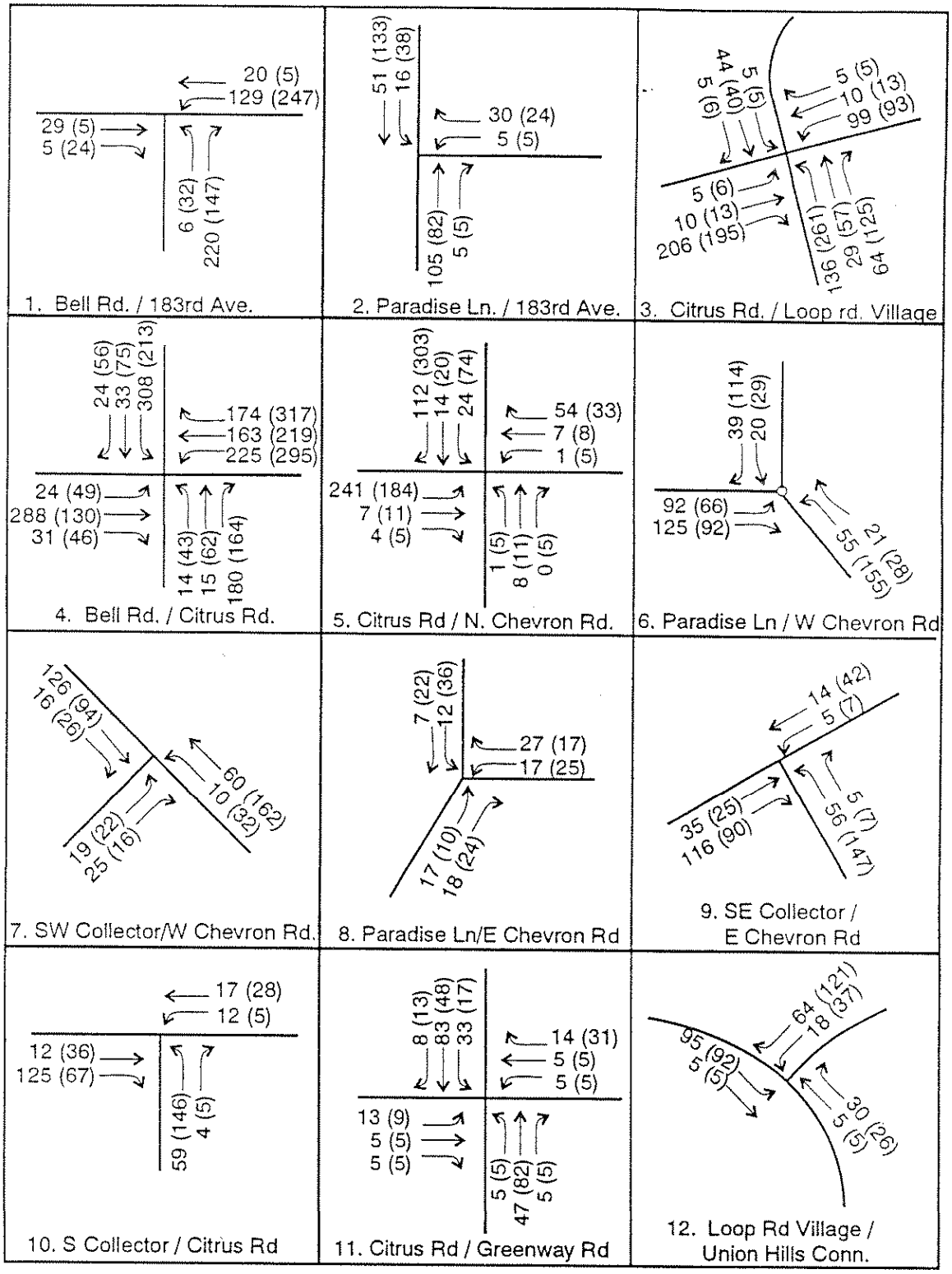
Figure 9 shows that all internal collector streets operate well with one lane in each direction (two lanes total), except for the main entrance road on the Citrus Road alignment. This road requires a total of 4 lanes from the Village 1 loop road to the chevron-shaped community center in Village 2.

Traffic levels on Cotton Lane are low enough that they can be served by a two lane road with left turn lanes at each quarter mile intersection. Four-way stop signs are needed on Cotton Lane one quarter mile south of Bell Road and one quarter mile north of Greenway. These stop signs provide east-west traffic a chance to enter Cotton Lane and reduce speeds on Cotton Lane to make them more consistent with the residential nature of the community. The intersection of Cotton Lane and Paradise Lane works well with a two way stop on Paradise Lane.

Rotary intersections are recommended for four internal locations. Three of these are critical intersections and so traffic service levels are calculated for them. The fourth is the southern tip of the chevron shaped Village Center. There are only two legs to this rotary, which is used to control speeds and improve operations around the 90 degree turn. No congestion level analysis was necessary for this location.

Traffic signals are needed at three locations, plus the existing signal at Bell Road and Cotton Lane. Traffic signals are assumed at the one-mile intersections along the Estrella Interim Freeway. The signal at Greenway Road/Cotton Lane will not be warranted if the area south of Greenway remains undeveloped or very low density, as projected by th Maricopa Association of Governments (MAG) population forecasts. In this situation, stop signs on Greenway and a free right turn with turn lane for westbound to northbound traffic, would be sufficient through the year 2015.

Although no north-south collector road is shown through Village 3, the analysis assumes that local road connections exist in a north-south direction in Village 3. It is also assumed that the commercial development along Bell has direct access to Bell Road. These local road connections are needed to reduce the traffic volume through the Bell Road/Cotton Lane intersection, and to encourage bike, pedestrian and vehicle traffic from the commercial area to the residential areas of Villages 2 and 3.

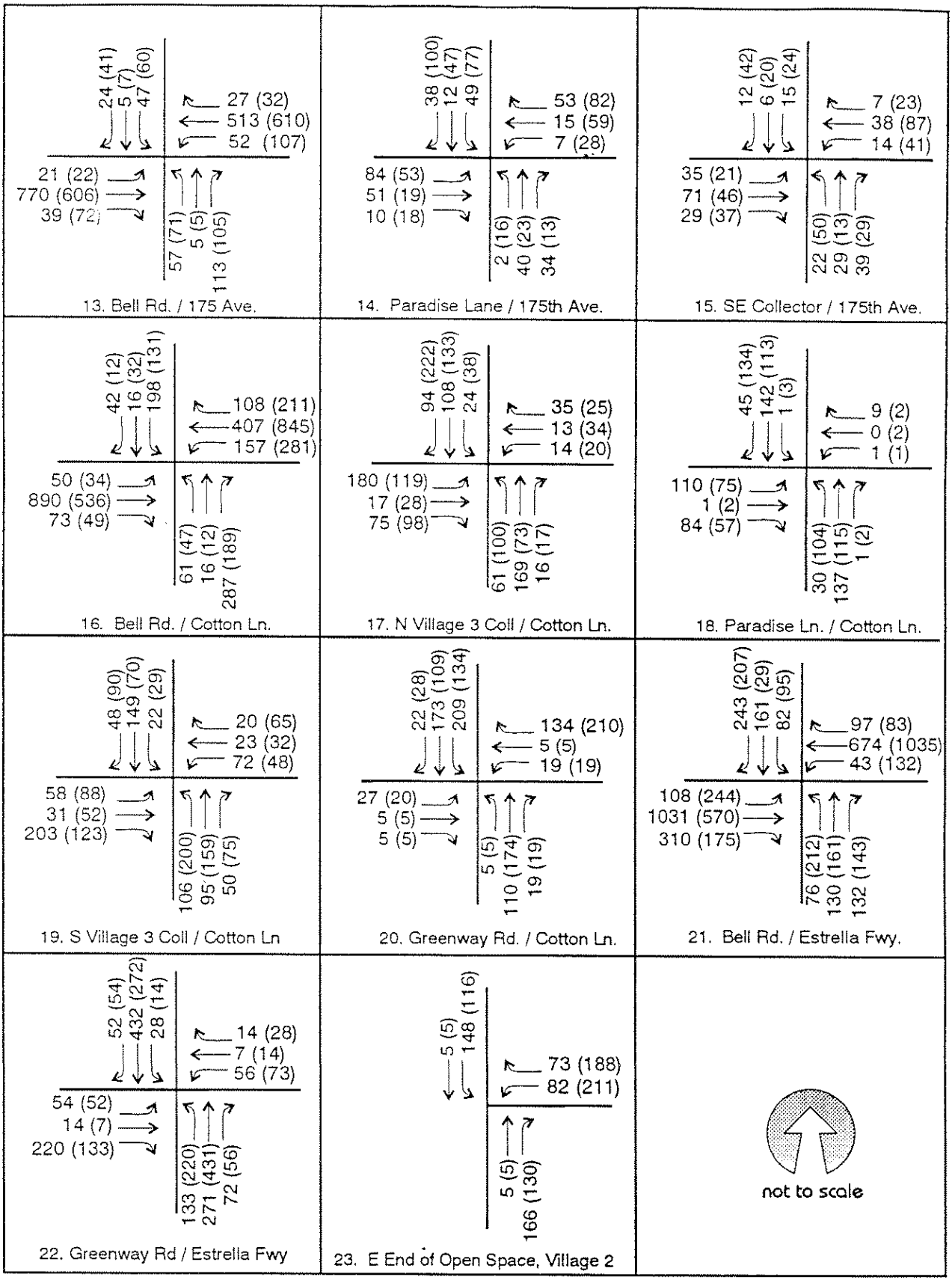


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Figure 7A
2005 AM / PM Peak Hr. Traffic
(PM in Parenthesis)

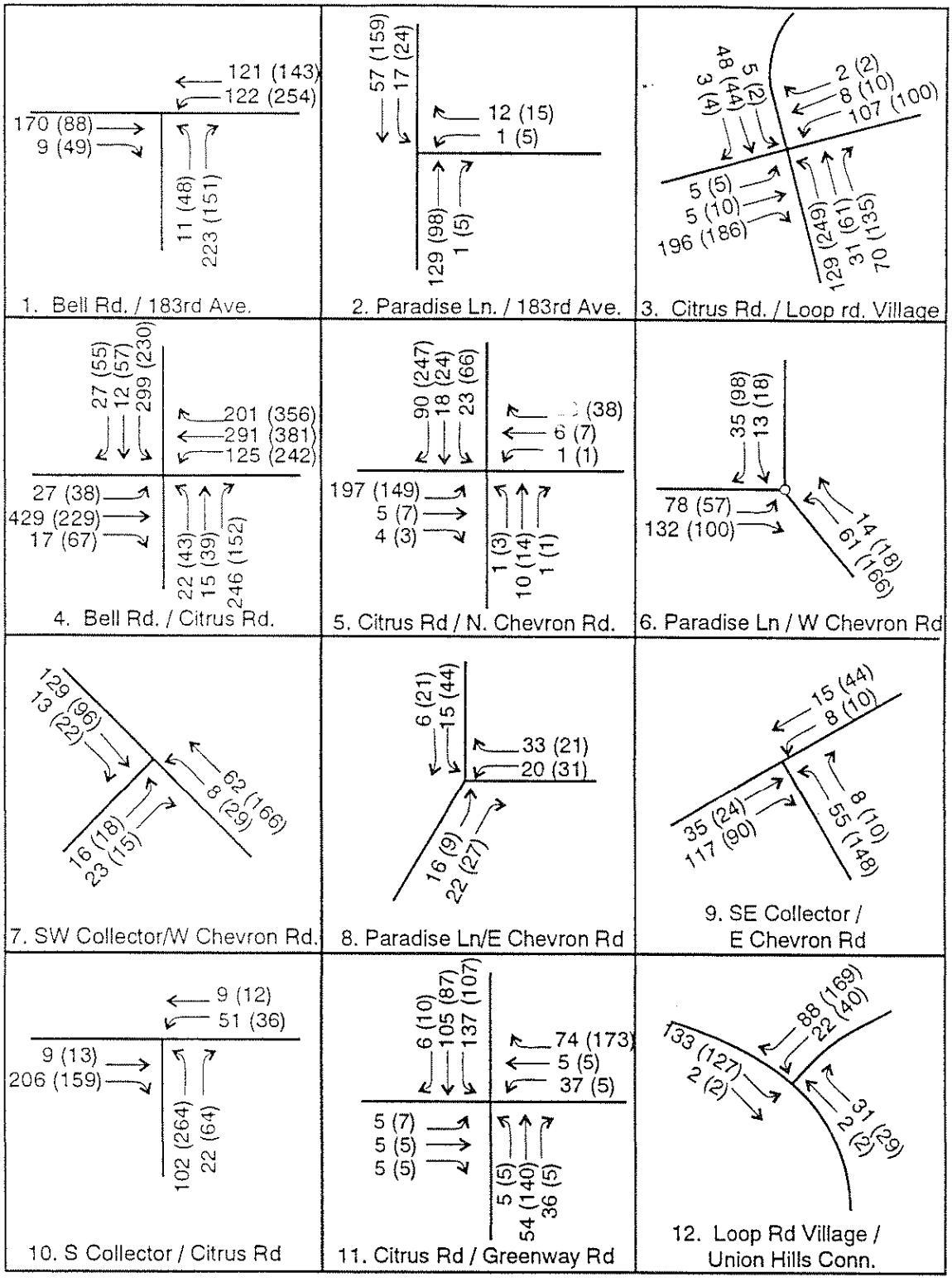
Villages at Surprise
Traffic Impact Study



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Figure 7B
2005 AM / PM Peak Hour Traffic
(PM in Parenthesis)

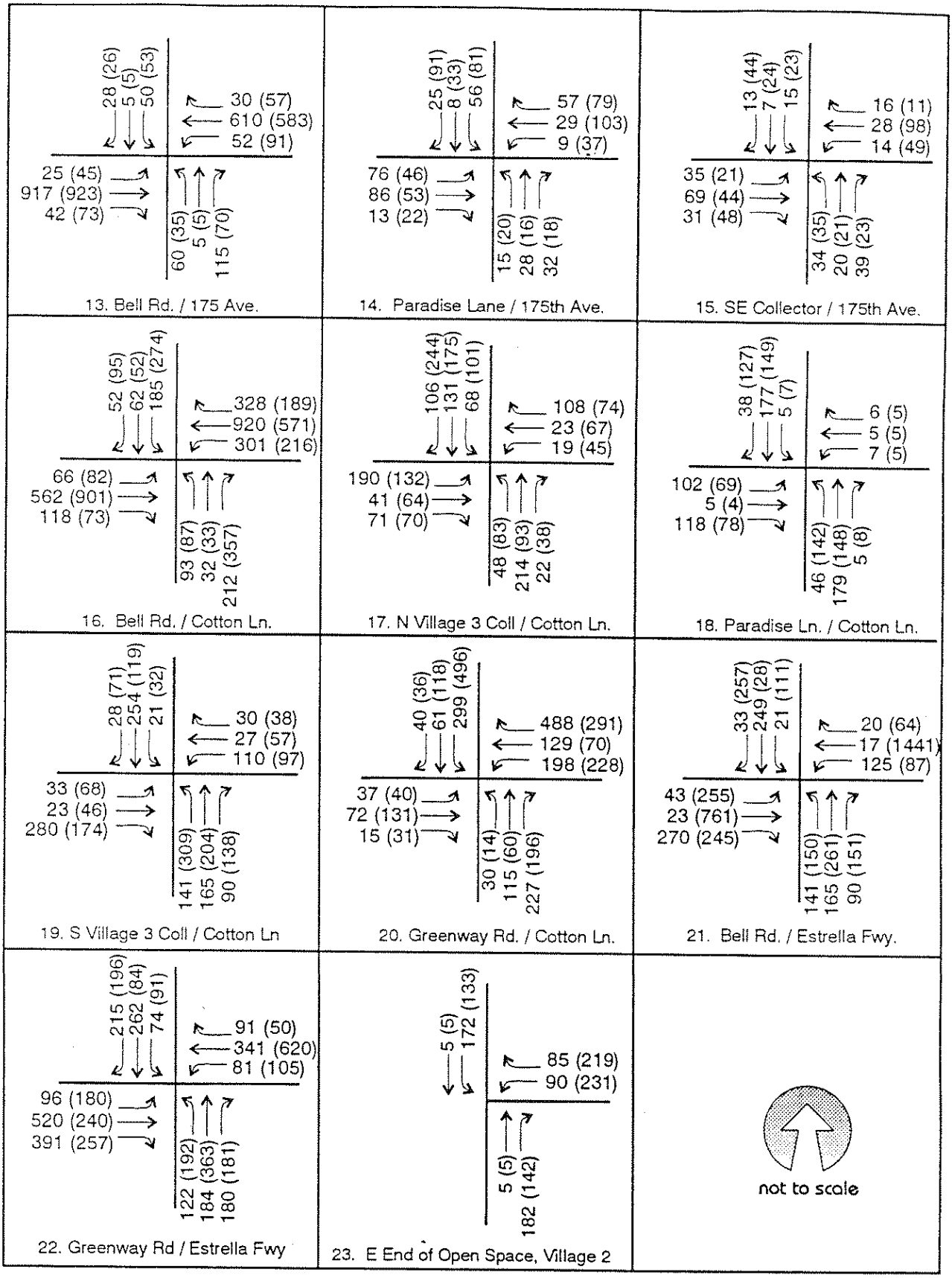
Villages at Surprise
Traffic Impact Study



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Figure 8A
2015 AM / PM Peak Hr. Traffic
(PM in Parenthesis)

Villages at Surprise
Traffic Impact Study



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Figure 8B
2015 AM / PM Peak Hour Traffic
(PM in Parenthesis)

Villages at Surprise
Traffic Impact Study

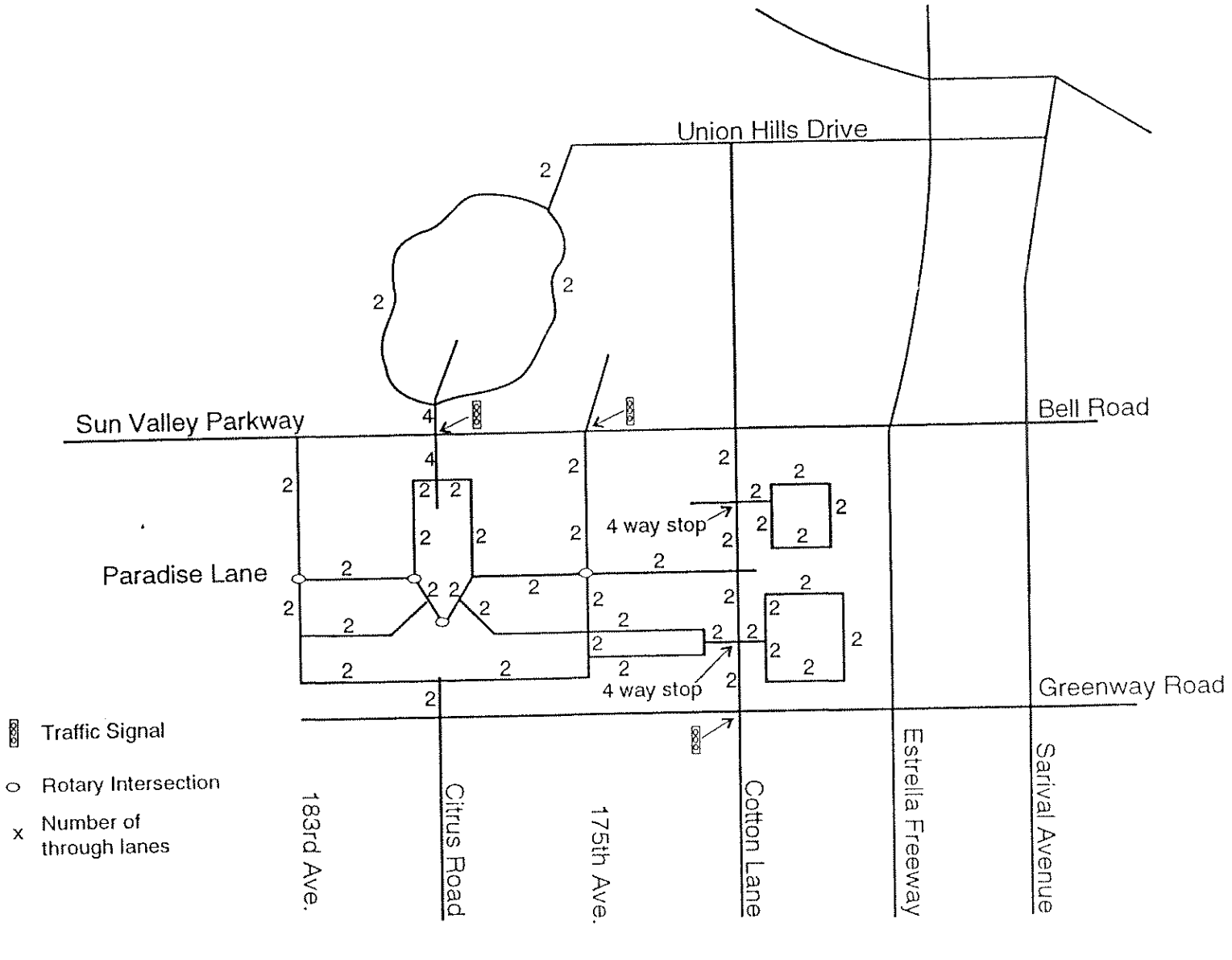
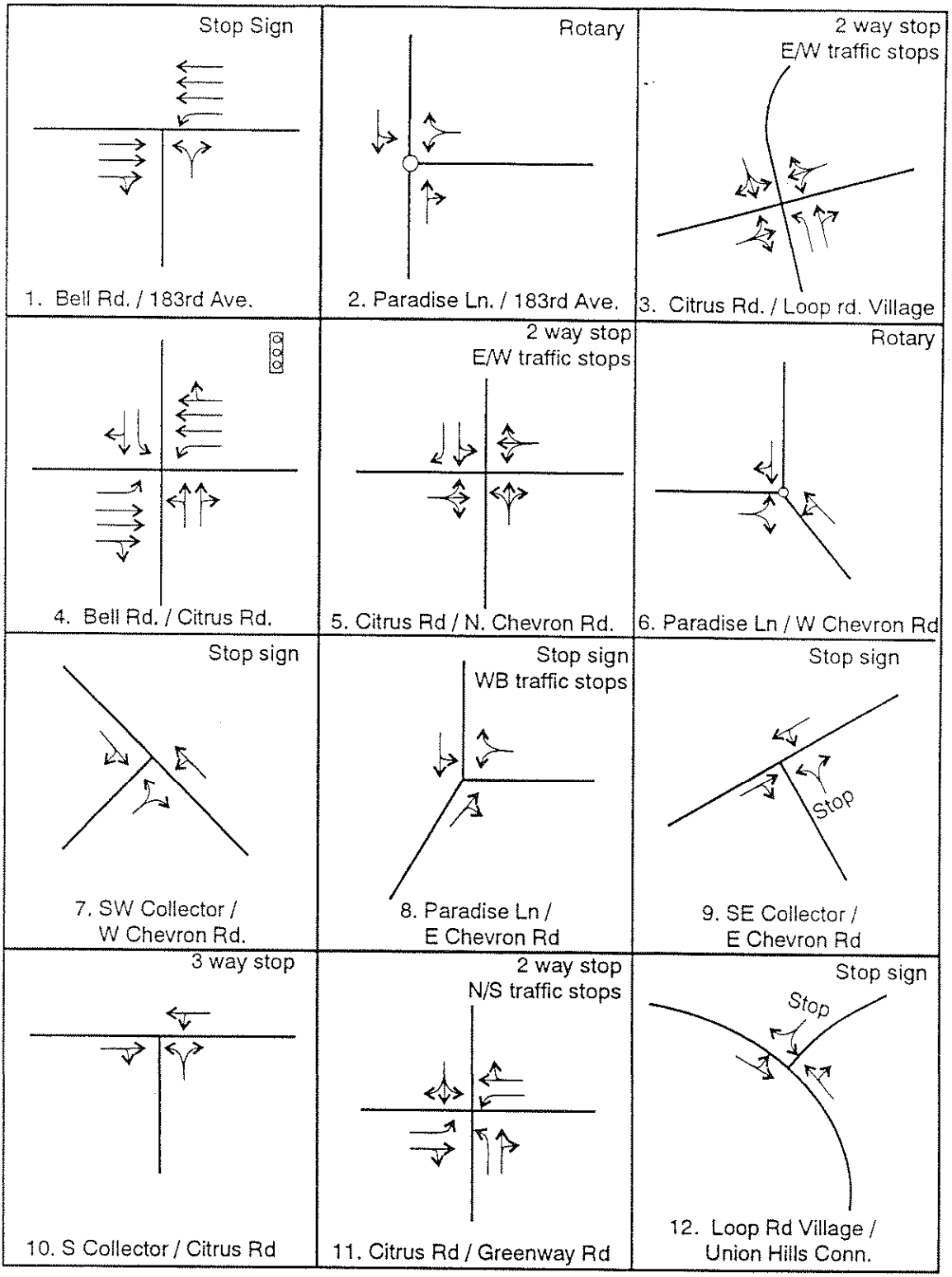


Figure 9
Recommended Roadway System
(Number of Lanes and Traffic Control)

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Villages at Surprise
Traffic Impact Study

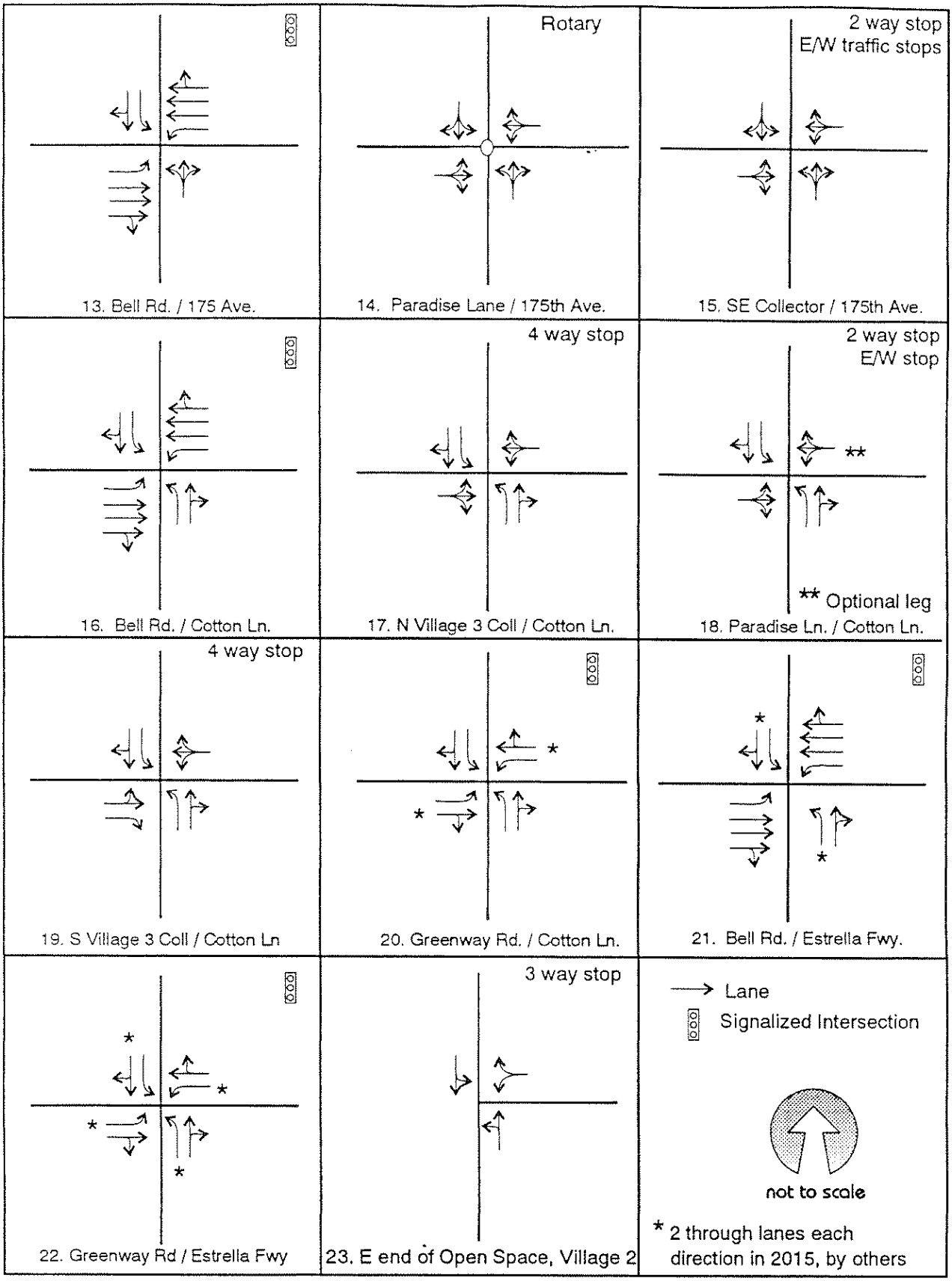


not to scale

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Figure 10A
Recommended Lanes
and Traffic Control

Villages at Surprise
Traffic Impact Study



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Figure 10B
Recommended Lanes
and Traffic Control

Villages at Surprise
Traffic Impact Study

Each arrow on Figures 10A and 10B represents an approach lane. The direction of the arrows represent the allowable movements from that lane. The number of departure lanes equals the number of through lanes. Traffic control is shown in the upper right hand corner of each intersection.

Level of Service

The resulting morning and evening peak hour levels of service are shown on Figure 11 for 2005 and Figure 12 for 2015. For signalized intersections and four-way stops, the level of service shown on Figures 11 and 12 represents the average level for all vehicles entering the intersection. For two-way stops and rotary intersections, the level of service is for the worst movement through the intersection.

Most intersections operate at very high levels of service for both 2005 and 2015. All rotaries operate at level of service A. The intersections along Bell Road operate at A or B in 2005, and A, B or C in 2015. The intersections along Cotton Lane operate at A, B or C in both years.

The reasons for the good levels of service are described in the first section of this report.

Signalization Timing

A peak hour signal warrant analysis was conducted to estimate the year that traffic signalization might be warranted for the intersections of Bell Road/Citrus Road, Bell Road/175th Avenue, and Greenway Road/Cotton Lane. Intersection approach volumes were estimated for each year from 1995 to 2004, based on the proposed development phasing plans. The analysis was conducted based on estimated PM peak hour volumes.

To estimate the major and minor street approach volumes, required as part of the analysis, the development was divided into various areas. Based on the proposed construction phasing plan, the number of trips anticipated to be generated by each area was estimated for each of the analysis years between 1995 and 2004. The trips into and out of each area were manually assigned a route. These trips were summed to estimate the approach volumes at each intersection.

Based on the analysis, it is anticipated that a traffic signal might be warranted at the intersection of Bell Road/175th Avenue around the year 1998, at the intersection of Bell Road/Citrus Road around 2001, and at Greenway Road/Cotton Lane around 2015. It should be noted that the years listed are estimates only and that traffic signal installation should occur at these intersections only when volumes warrant a traffic signal based upon the traffic signal warrants contained in Part IV "Signals" of the *Manual on Uniform Traffic Control Devices* (MUTCD).

Street Cross Sections

Table 11 summarizes street widths for various street classifications in the Villages at Surprise. Detailed cross sections are presented in the Application for Planned Area Development North (PAD), submitted November 28, 1994, Exhibit S, and application for PAD South, submitted November 23, 1994, Exhibit S.

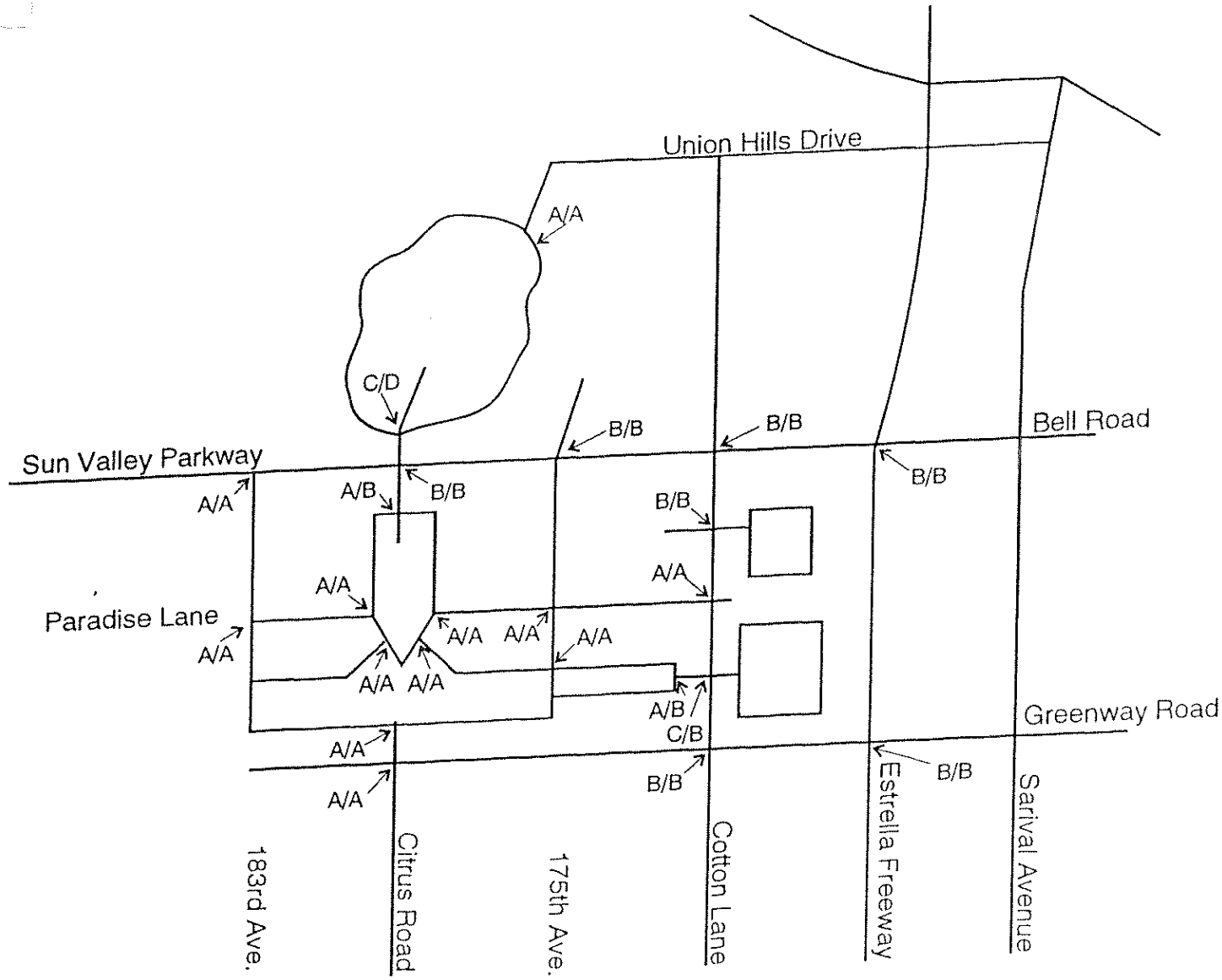


Figure 11
2005 Level of Service
(AM / PM)

Traffic Analysis for
Surprise Village Company

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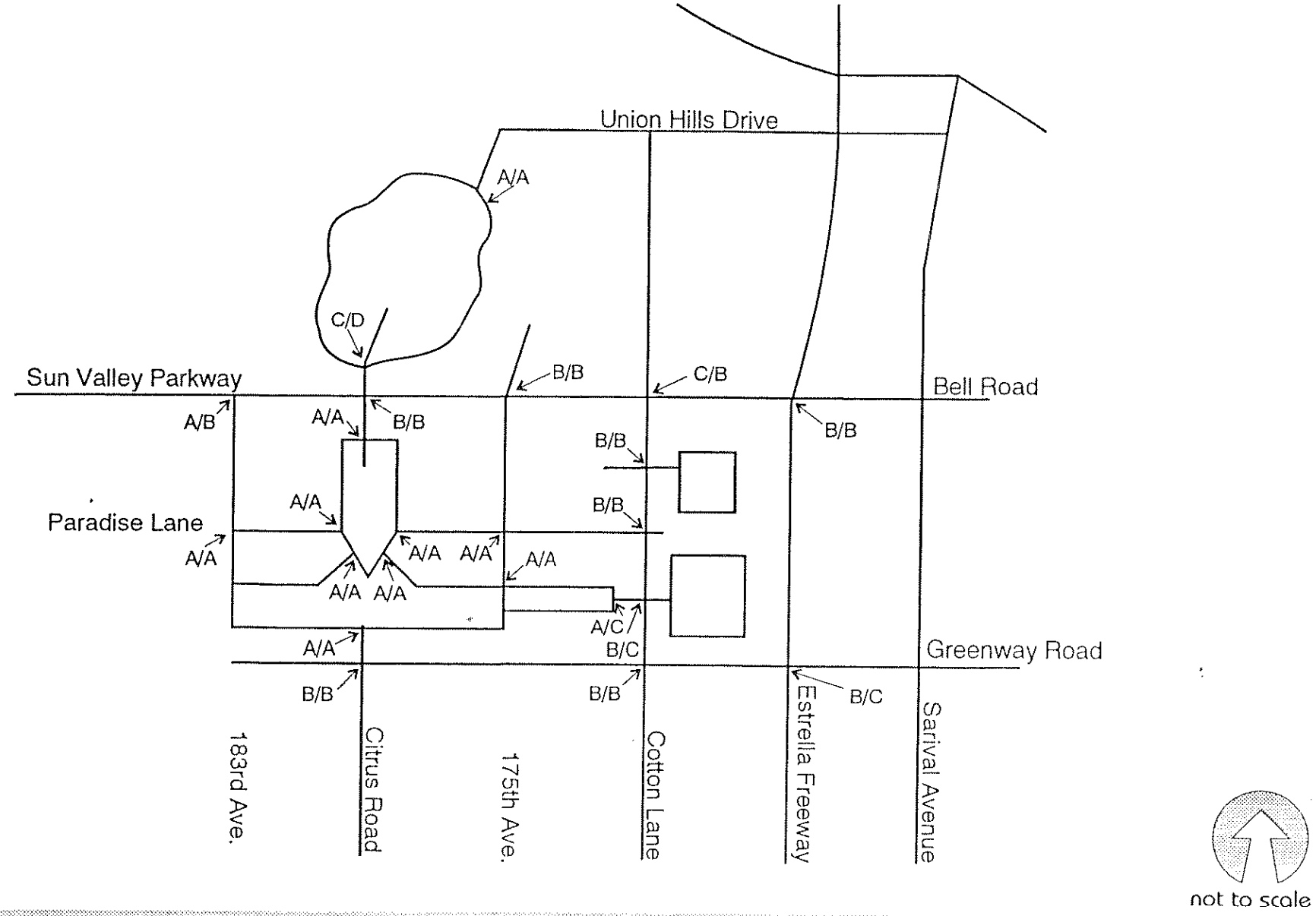


Figure 12
2015 Level of Service
(AM / PM)

Traffic Analysis for
Surprise Village Company

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When parking is allowed on the outside of the one-lane collector section, the total width should be 19.5 feet. This includes a 7 foot parallel parking lane which utilizes the outside roll-top curb and gutter section, an 11 foot lane, and the inside 1.5 foot ribbon type gutter section. The *AASHTO Green Book*, page 483, calls for 7 to 10 foot parking lanes on urban collector streets in residential areas. A minimum pavement width is chosen to discourage high speeds on the collector street. The median shoulder is assumed to be available for use in passing stalled vehicles.

Two lane collector streets which are not divided consist of two 11 foot lanes plus the curb and gutter sections on each side. For a two lane collector street with no parking, this amounts to 25 feet. For parking on one side, a 7 foot parking lane is added, but part of this lane uses the curb and gutter. The total width is then 31 feet.

Collector streets bordering the Village Center and Westpark are anticipated to have parking allowed on the park or village center side of the street only. No parking will be allowed on the residential side of these streets to allow access by garbage pick up vehicles.

Local residential streets will allow parking on one side. The need for trash collection vehicles to access the curb makes parking on two sides impractical. The *AASHTO Green Book*, page 436, states that

> "On residential streets in areas where the primary function is to provide land service and foster a safe and pleasant environment, at least one unobstructed lane must be ensured even where parking occurs on both sides. The level of inconvenience occasioned by the lack of two moving lanes is remarkably low in areas where single-family units prevail."

The density of driveways along the local residential streets provides many passing opportunities even if cars cannot pass with parked cars. The narrow traveled way encourages drivers to drive slowly and remain alert. If new developments "encourage narrower streets with parking, then vehicles will naturally slow and stop for parking maneuvers and for larger approaching or turning vehicles that may encroach on the other lane. The (neo-traditional neighborhood design) concept is that drivers must be more watchful (as they usually are in CBD areas) and, once more watchful, drivers expect to and do stop more frequently" *(Traffic Engineering for Neo-Traditional Neighborhood Design*, An Informational Report of the Institute Transportation Engineers, February 1994, P. 10).

The Villages at Surprise will be designed with a highly connected network of local streets. Local streets feed into collector streets, instead of feeding into other local streets. Cul-de-sacs are generally avoided. The result is that no single local street is carrying a great deal of traffic. A typical local street may carry traffic from the middle of a quarter section to a collector street on the half mile alignment, a total length of about 1200 feet, after rights of way for cross streets are subtracted. At 40 linear feet per lot, this residential street would serve about 60 houses. At a trip generation rate of 1.0 peak hour trip per house (*ITE Trip Generation*, 5th Edition, Page 261), the busiest location on this street would carry 60 trips per hour, or one per minute. Even if vehicles must wait to go

around parked cars, there is obviously capacity to accommodate this level of traffic.

The parallel parking lane should be at least 7 feet wide (*AASHTO Green Book*, Page 437). The lane width should be at least 10 feet wide, and where feasible 11 feet wide. (*AASHTO Green Book*, Page 436). However, the governing restriction is that the width of the traveled way should be at least 17 feet to allow vehicles to pass a stalled car, as described above for divided collector streets. A 19 foot clearance allows vehicles to pass a stalled vehicle on curves as tight as 150 foot radius on the inside edge of pavement (*AASHTO Green Book*, Page 209).

Since some local residential streets could be curved, a 19 foot clearance is used. This includes the roll top curb and gutter section. A seven foot parking lane, including use of curb and gutter, is added to this to give a total width of 26 feet. On tangent sections, this could be reduced to a total of 24 feet back of curb to back of curb.

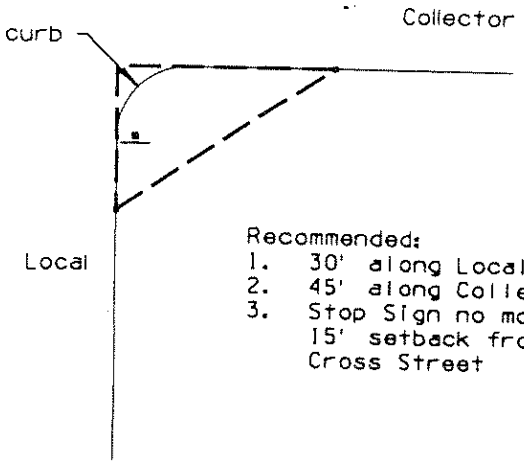
Sight Triangles

Vehicles approaching an intersection require good visibility up and down the cross street. To accomplish this, "sight triangles" are delineated on corner lots. On object higher than 30 inches above the street centerline is allowed within these sight triangles.

Figure 13 shows these sight triangles. For intersections between local streets and collector streets, the sight triangle extends 30 feet along the local street and 45 feet along the collector street. For intersections between local streets, the sight triangle extends 30 feet along each street. In each case, the stop sign should be located no more than 15 feet back from the curb of the cross street.

The longer sight triangle along the collector street is needed to give longer sight distance due to potentially higher speeds on collectors.

Street Corner at the Intersection of a Local Street and a Collector Street

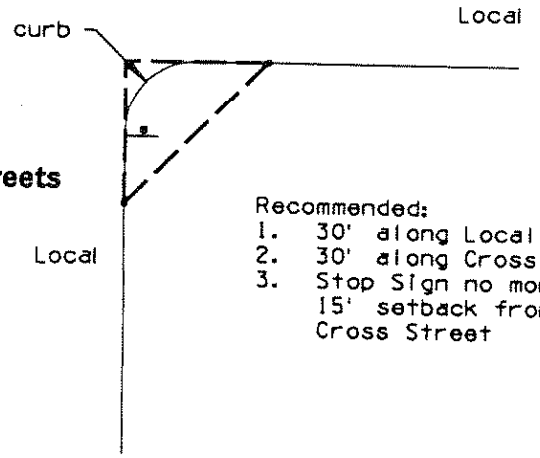


Recommended:
1. 30' along Local Street
2. 45' along Collector Street
3. Stop Sign no more than 15' setback from curb of Cross Street

Stop Sign

Recommended Sight Triangle

Street Corner at the Intersection of Two Local Streets



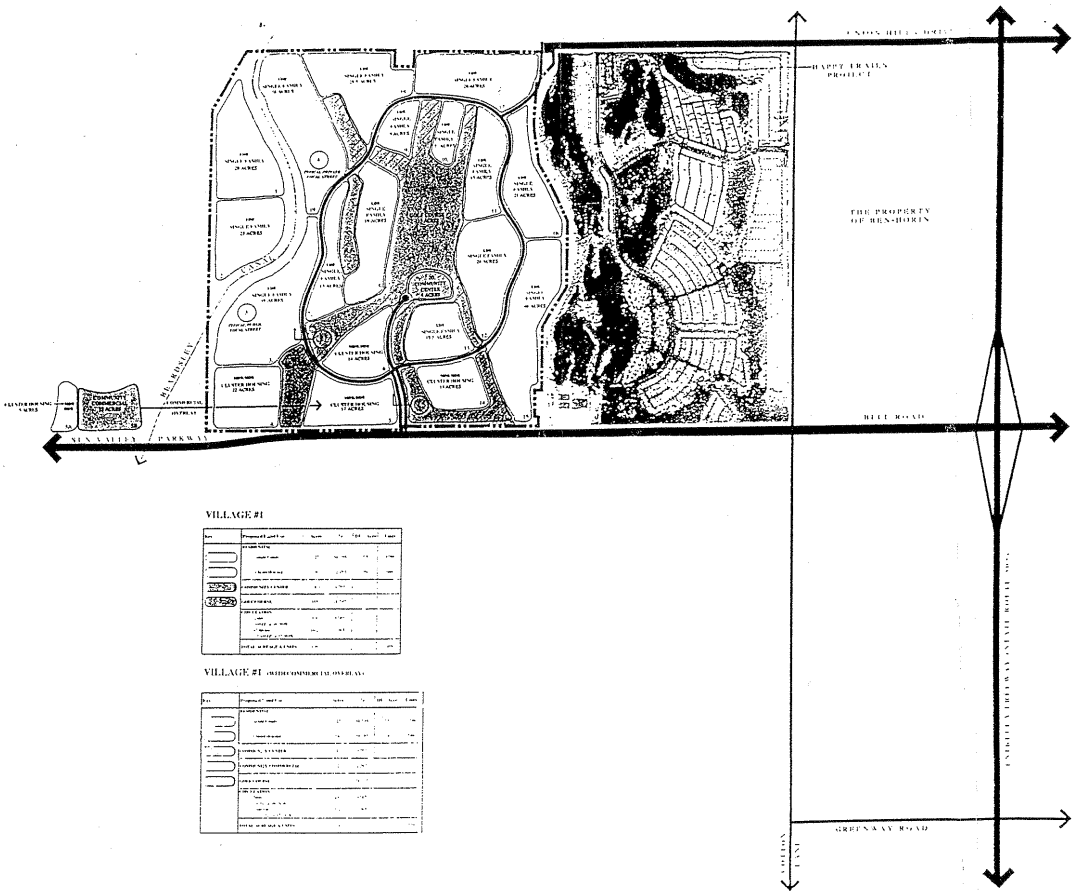
Recommended:
1. 30' along Local Street
2. 30' along Cross Street
3. Stop Sign no more than 15' setback from curb of Cross Street

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Sight Triangles for 2-way Stop Sign Controlled Intersections

Figure 13

APPENDIX A



VILLAGE #1

VILLAGE #1

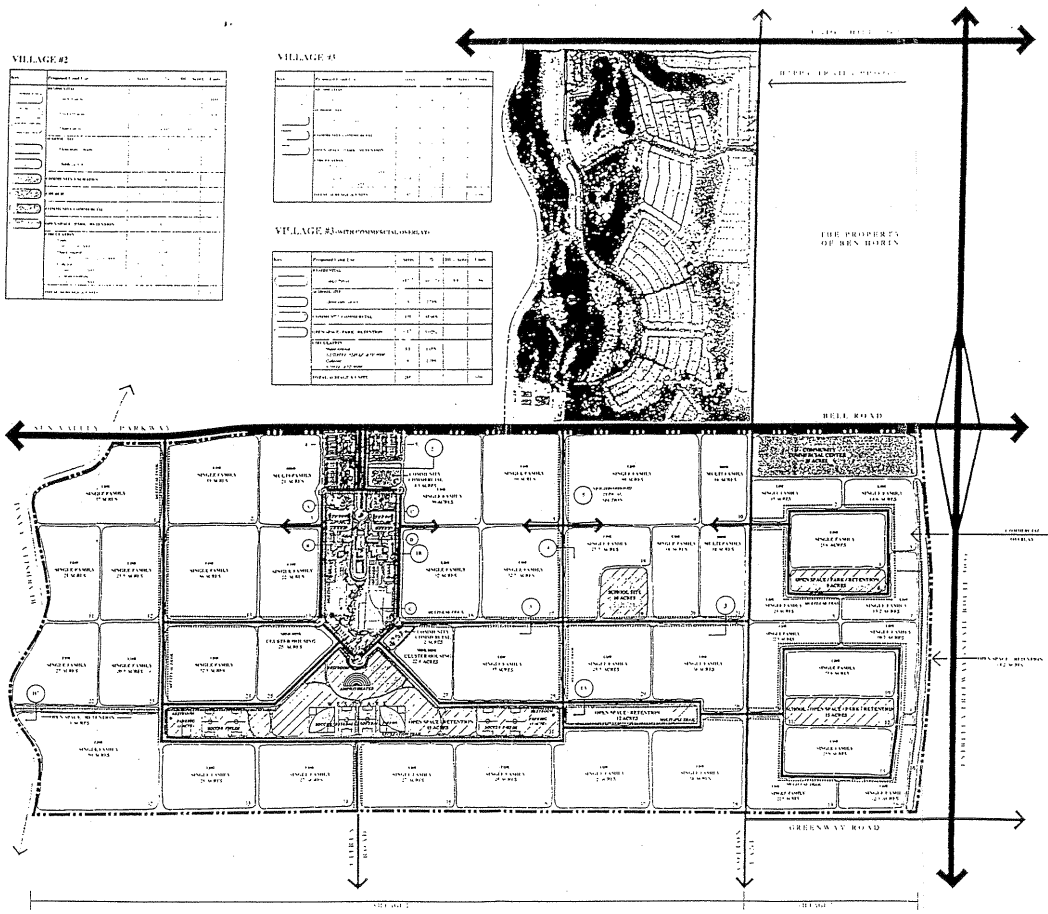
THE VILLAGES AT SURPRISE

Surprise Village Company

LAND USE PLAN

NORTH

FIGURE A.1



THE VILLAGES AT SURPRISE

Surprise Village Company

LAND USE PLAN SOUTH

FIGURE A.2

AWS &A

THE PLANNING CENTER

TABLE 14
Minimum Design Standards At-Grade Intersections - Undivided
(Table Values in Feet)

Cross Section Element	Element Width	Facility Description T-L-R 6-2-2	6-1-2	6-0-2	6-2-0	6-1-0	6-0-0	4-2-2	4-1-2	4-0-2	4-2-0	4-1-0	4-0-0
Through Lanes (T)	12	72	72	72	72	72	72	48	48	48	48	48	48
Left Turn Lanes (L)	10	20	10	-	20	10	-	20	10	-	20	10	-
Right Turn Lanes (R)	10	20	20	20	-	-	-	20	20	20	-	-	-
Lateral Clearances	2	6	6	4	6	6	4	6	6	4	6	6	4
Curb/Curb Width	-	118	108	96	98	88	76	94	84	72	74	64	52
R/W Clearances (Min.)	3	12	12	14	12	12	14	6	6	8	6	6	8
R/W Width (Min.)	-	130	120	110	110	100	90	100	90	80	80	70	60
R/W Width (Des.)	-	130	130	130	130	130	130	110	110	110	110	110	110

NOTE: Facilities are described according to the number of through lanes (T), left turn lanes (L), and right turn lanes (R). Minimum R/W widths provide roadside areas sufficient only for sign poles, and other traffic control devices. Desirable R/W widths provide roadside areas that are sufficient for future expansion and the addition of other roadside facilities such as transit stops, pedestrian elements, etc. After an appropriate transition back from an intersection as shown in the "Uniform Standard Details for Public Works Construction" distributed by the Maricopa Association of Governments, all turn lanes may be tapered out of the cross-section, in which case the dimensions for L=0 and R=0 would apply.

Source: BRW, Inc., 1986

Figure A-3
From: Surprise Comprehensive Development Guide, City of Surprise, Arizona, adopted February, 1987. Table 14, Page 169.

CITY OF SURPRISE DEVELOPMENT PROJECTS

#	NAME	ADULT	FAMILY
1	CAVANAUGH PRELIM PLAT 3/94		1500
2	COTTAGE APARTMENTS		184
3	COYOTE LAKES		780
4	DEL WEBB	10089	
5	DIXON		412
6	HAPPY TRAILS	1100/2300	
7	JAREN CORPORATION		1800
8	KINGSWOOD PARKE READY TO BUILD ON		1130/1200
9	LENNAR UNDER CONSTR.		188
10	MOUNTAIN VISTA well site for city water		2000
11	RADNOR SUN VILLAGE	380/1400	
12	WESTCOR - NORTH	2400	
	WESTCOR - SOUTH		6000
13	YOUNG AFFORDABLE		120
		13,969	14,184

Figure A4
Villages at Surprise
Traffic Impact Study

REVISED 6/13/94

The Villages at Surprise-South

City of Surprise, Arizona

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
THIS APPROVAL IS NOT TO BE CONSTRUED AS AN APPROVAL OF ANY VIOLATION OF THE SURPRISE MUNICIPAL CODE
Case No: PAD 95-03
P&Z Comm. Approval: 3-2-95 B.O.A.
City Council Approval: 3-27-95
Stipulations:

RECEIVED
JUN 22 1995
CITY OF SURPRISE

Application for:
Planned Area Development (PAD) Zoning
With Preliminary Development Plan

Submitted February 16, 1995
Revised February 24, 1995
Revised March 29, 1995
Revised June 15, 1995

Volume II of II

THE VILLAGES AT SURPRISE

Master Water Study Report

Executive Summary

for:
Surprise Village Company



by:
Greiner, Inc.
7310 N. 16th Street, Suite 160
Phoenix, AZ 85020

December 30, 1994

THE VILLAGES AT SURPRISE
Master Water Study Report

Executive Summary

The master study on the proposed domestic water system and irrigation system for the Villages at Surprise project includes predictions of domestic and irrigation water consumptions; investigation of the existing water supplies; and analyses of a new proposed water distribution system. The study was based on the Land Use Plans, dated November 22, 1994. The entire property consists of approximately 1,950 acres of land which will include about 9,300 homes. The development is planned for three distinct villages in nine phases which will include communities for retired and working families as well as commercial sites, a golf course, parks and schools.

The average domestic water demand for the ultimate build-out is estimated to be 3,223 gallons per minute or about 4.64 million gallons per day. The annual amount of irrigation water for the 287 acres of golf course and parks was estimated to be 1,695 acre feet for the first year and 1,407 acre feet for the years after in accordance with the Arizona Department of Water Resources' conservation requirements.

Existing potential domestic water supplies to the planned area include the Happy Trails Water Plant owned by the Citizens Utilities Company (CUC) and the 10 wells owned by the Maricopa Water District (MWD) and located within or adjacent to the project site. In this study, a flow capacity of 640 gpm is provided to this project by the Happy Trails Water Plant. It is also anticipated that nine of the 10 MWD wells will be used for the domestic supply. The production of these wells ranges from 540 to 1,100 gpm. The quality of groundwater in the planning area is generally good and chlorination should be the only treatment process required. Supply of irrigation water can also come from these sources. Moreover, drilling new on-site wells or purchasing water from the Central Arizona Project are also possible alternatives.

Two system layout alternatives were considered in the study. The water system for Alternative No. 1 consists of nine wells which pump water through a common transmission line to a central water plant. The plant consists of five 200-horsepower service pumps, one 3-MG ground or underground storage system, one chlorination system and two 15,000-gallon hydropneumatic tanks. Alternative No. 2 will consist of the same number of wells and storage volume as for Alternative No. 1 except that each well will pump water directly into the system through an on-line booster station. A pumping system consisting of three 200-horsepower service pumps will be required at the reservoirs to deliver water to the service areas. A separate chlorination system will be installed at each station for water disinfection before discharge. Supply from the Happy Trails Water Plant are considered in both alternatives.

WATER MASTER STUDY REPORT

For

The Villages at Surprise

EXHIBIT U

Prepared for:

Surprise Village Company, LLC

11411 North Tatum Boulevard

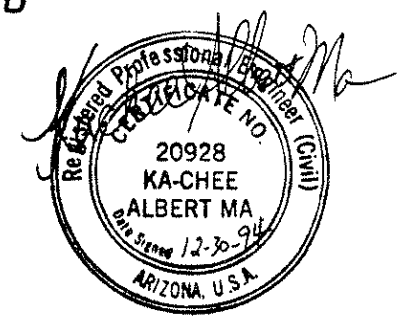
Phoenix, AZ 85028-2399

Prepared by:

Greiner, Inc.

7310 N. 16th Street, Suite 160

Phoenix, AZ 85020



December 30, 1994

THE CITY OF SURPRISE, ARIZONA

12425 WEST BELL ROAD
SUITE D-100
SURPRISE, AZ 85374
OFFICE 583-1000 FAX 583-1084

January 18, 1995

Greiner, Inc.
7310 N. 16th Street
Phoenix, Arizona 85020

Re: **THE VILLAGES AT SURPRISE: MASTER REPORTS FOR WATER, SEWER and DRAINAGE**

Gentlemen:

Plan review for the above referenced Reports has been completed. This letter reflects comments to be addressed. In order to facilitate a shorter backcheck time, we request that you please provide revised reports, plans and calculations, highlighting any changes, along with a written response to each of the noted items indicating the action taken.

MASTER WATER REPORT

1. The report appears to address the main concerns of the development.

MASTER SEWER REPORT

1. Land Use Plans are to be reviewed by City staff and coordinated with the report.
2. The impact of Mountain Vista Ranch development on the Bell Road sewer and the Reems Road interceptor is not addressed in this report.
3. The impact on plant capacity of diverting flow from the Sunflower WWTP to the South Surprise WWTP is not addressed in this report.
4. On page 6, it is stated that only 0.19 MGD of Village 1 wastewater can be transported in the existing 15-inch main in Bell Road. This statement should be revisited keeping in mind the capacity to be used by Del Webb and also Mountain Vista Ranch.
5. Tables 16 and 17 forecast construction phasing. It should be noted that these projections are dependent upon construction of conveyance and treatment facilities.
6. The last paragraph on page 19 indicates that three emission pathways occur for air pollution, but only two are listed.

7. The fifth note on Figure 5 is incorrect. The reference to "Regional WWTP" should read "South Surprise WWTP".

8. The sewer line slopes in Tables 18 and 19 need to be revised to provide a minimum velocity in the pipelines of 2 feet per second. Several reaches indicate velocities less than that.

9. The recommendation has been made to use Alternative 1B for collection and conveyance of wastewater. Coordination with the City needs to take place regarding upsizing the Reems Road interceptor, scheduling and allocation of costs shared by various developers if Alternative 1B is approved.

MASTER DRAINAGE REPORT

1. Provide a copy of each input and output file for all post development HEC-1 models.

2. The City of Surprise requires that storm water runoff from off-site drainage areas be conveyed through the project site. It is not clear if the peak flow values in Figure 4 represent off-site flows only. Clearly show the off-site peak flows for this project.

3. State the total acreage for the project site and the total acreage for each village.

4. Values in Table 1 for Drainage Area Name(s) 111A, 111B, and 104A do not match those illustrated in Figure 4.

5. Provide a summary table that summarizes the ADMS peak flow values for subbasins 104, 111, 112, 113A, 119, 119A, 120 and 121A.

6. To where will the proposed retention basin bleed-off pipes discharge the retained storm water? Provide a description for each basin and a detail for a typical bleed-off pipe configuration.

7. If Table 9 is summarizing the retention volumes required for each village and Table 8 the retention volumes provided per the Master Plan for each village; then Village 1 is 2.8 ac-ft short, Village 2 is 1.6 ac-ft short, and Village 3 is 4.0 ac-ft short of providing the retention volume required. Adjust the retention basin volumes to provide the minimum required.

8. Clearly illustrate in Figure 3 how each off-site flow is routed through the project site. Provide the 100-year peak flow values as they enter and exit the site and if necessary at intermediate points along the way.

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APPENDIX A – Water Quality Data

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SURF-WR.GEN

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LIST OF EXHIBITS

EXHIBIT NO.	TITLE
*	*(Exhibits are placed in the pockets of the report)*
A	Proposed Water System – Alternative No. 1
B	Proposed Water System – Alternative No. 2

LIST OF CHARTS

CHART NO.	TITLE	PAGE
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7	Domestic Water Demand for Phase 1 of Village 1
8	Domestic Water Demand for Phase 1 of Village 2
9	Domestic Water Demand for Phase 1–6 of Village 3
10	Domestic Water Demand for Phase 2 of Village 2
11	Domestic Water Demand for Phase 3 of Village 2
12	Domestic Water Demand for Phase 4 of Village 2
13	Domestic Water Demand for Phase 5 of Village 2
14	Domestic Water Demand for Phase 2 of Village 1
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16	Storage Required for Phase 1 of Village 1
17	Storage Required for Phase 1 of Villages 1 & 2 Combined
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21	Storage Required for Phase 1 of Village 1, Phases 1–4 of Village 2, Phases 1–6 of Village 3
22	Storage Required for Phase 1 of Village 1, Phases 1–5 of Village 2, Phases 1–6 of Village 3
23	Storage Required for Phases 1–2 of Village 1, Phases 1–5 of Village 2, Phases 1–6 of Village 3
24	Storage Required for All Phases – Ultimate System

INTRODUCTION

Purpose

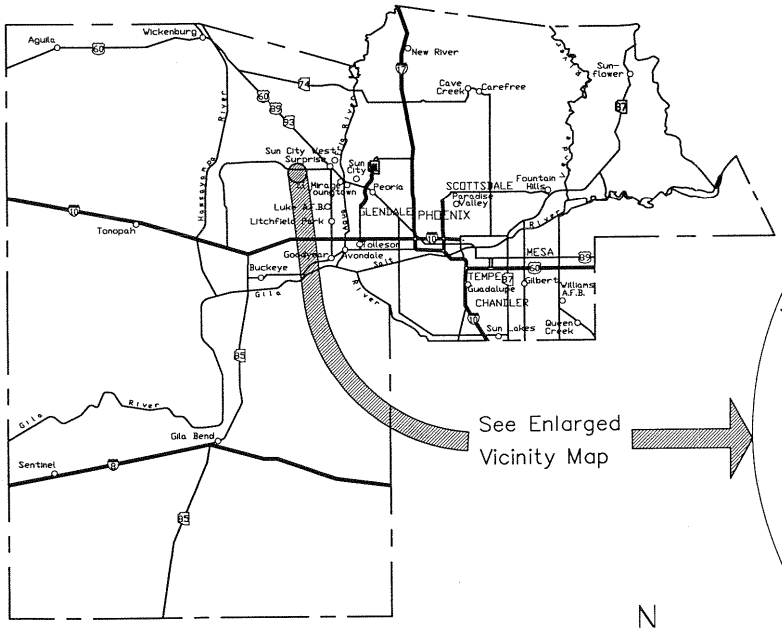
The intent of this report is to document the master study on the proposed domestic water system and irrigation system for The Villages at Surprise project. The study includes the predictions of domestic and irrigation water consumptions; investigation of the existing water supplies; and analyses of a new water distribution system. Conceptual design of the well system, storage system, booster stations and water distribution network is recommended.

Project Description

This study is based on the Land Use Plans, dated November 22, 1994, taken from the application for Planned Area Development (PAD) Zoning for The Villages at Surprise - North, and The Villages at Surprise - South. The project site is located between Union Hills Drive and Greenway Road, east of the Beardsley Canal and west of Estrella Freeway (SR 303) within the City of Surprise (see Figure 1). The entire property consists of approximately 1,950 acres of land which will include about 9,300 units. The development is planned for three distinct villages in six phases which will include communities for retired and working families as well as commercial sites, a golf course, parks and schools (see Figure 2).

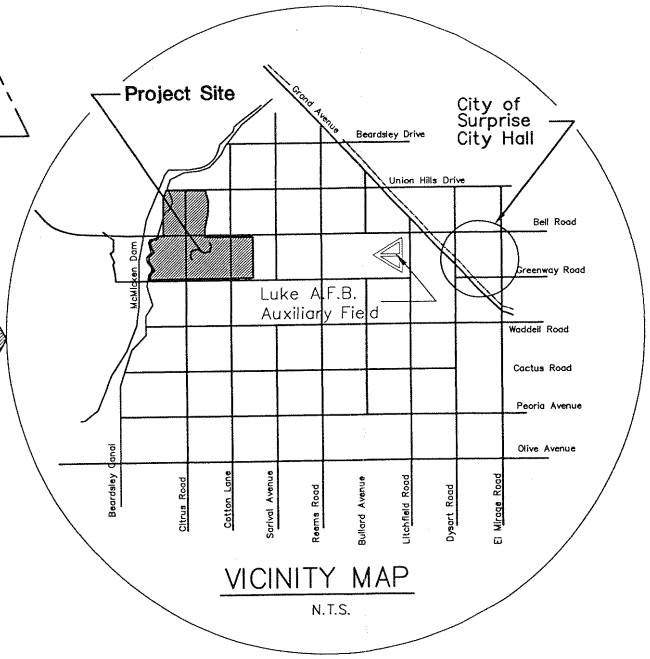
Scope of Study

- Estimating water consumption for domestic and irrigation uses based on the land use and phasing plans of this project.
- Estimating the excess capacity of the Happy Trails Water Plant (HTWP) facilities for the use of this development.
- Performing water balance studies and determining the amount of water available in the planning area. Quality and quantity are the two main factors in the selection of water sources.
- Calculating the storage volumes to meet daily demand and fire flow requirements.
- Establishing pressure zones within the site for water distribution design to meet the minimum pressure requirements on various conditions.
- Developing system layouts for the water system and alternatives according to water use and development phasing conditions.
- Estimating construction costs for each alternative.
- Recommending a feasible alternative.
- Documenting the master water study in report and plan formats for the Planned Area Development Zoning application.



LOCATION MAP

N.T.S.



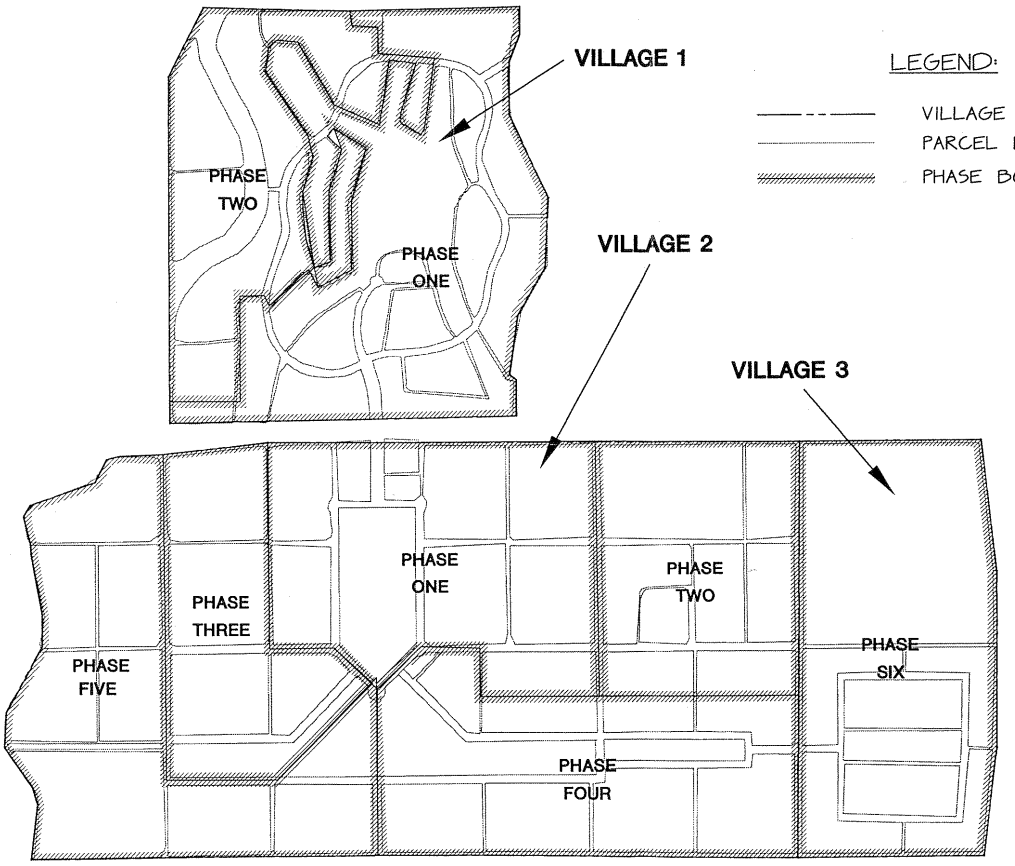
VICINITY MAP

N.T.S.

N

The Villages at Surprise	Greiner
Project no.: E037501	
December 23, 1994	Figure 1

Project: E03 P:\CADD\VICINITY.DWG



LEGEND:

VILLAGE BOUNDARY

PARCEL BOUNDARY

PHASE BOUNDARY

N

Graphic Scale in Feet

600 0 600 1200

The Villages at Surprise	Greiner
Village Locations and Development Phases	
Project no.: E037501	
December 23, 1994	Figure 2

EXISTING WATER SUPPLIES FOR PLANNING AREA

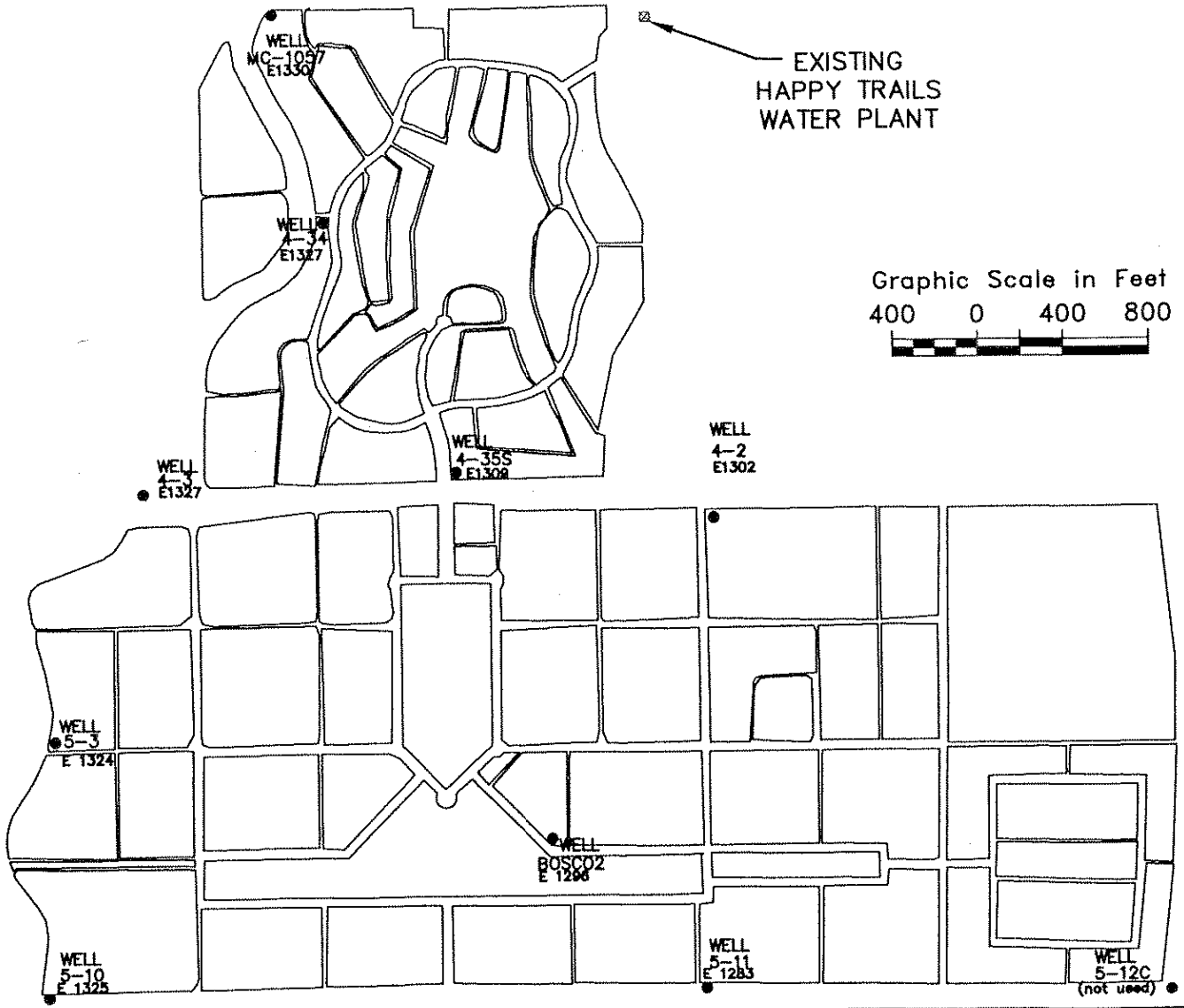
The domestic water sources for this development will be mainly the Happy Trails Water Plant (HTWP) owned by the Citizens Utilities Company (CUC) and some of the wells located within or near the project site (see Figure 3).

HTWP is located in the northwest corner of the northeast quarter of Section 35. Water is supplied to this facility from a well situated near the northwest corner of the southwest quarter of Section 35 within the project site. The well has a production yield of about 900 gallons per minute (gpm). The excess capacity of the HTWP will be considered for this development use, according to CUC's agreement.

The Happy Trails Development which consists of mobile homes, RV's and park units is being served by the water plant. The total number of lots is 1,875 of which about 1,250 lots have been sold at present. The occupancy is 1,100 lots during winter and 350 lots during summer. Based on the water billing records provided by the Citizens Utilities Company, the existing average water consumption per lot of Happy Trails is about 200 gpd (see Appendix B).

The average day and peak day demands for the ultimate design of Happy Trails (see Appendix B) are estimated to be 260 and 520 gpm, respectively. The total pumping capacity of the plant is 3,180 gpm, including the fire pump. During the average flow period, it will take about seven hours to fill up both the reservoir and the hydropneumatic tank. At full pumping capacity with a fire flow of 1,500 gpm, the storage will be depleted in less than four hours. The depletion time has taken into account the 900 gpm well supply. To be conservative, the required storage for this project is estimated without considering the existing storage at HTWP. A surplus supply of 640 gpm (i.e., 900 - 260 = 640) will be considered from HTWP to this development.

There are 10 wells owned by the Maricopa Water District (MWD) and located within or adjacent to the project site which can be considered for domestic water supply (Figure 3). The description of these wells is provided in the Section, "Development of Water System."



The Villages at Surprise

Greiner

Water Supplies for Planning Area

Project no.: E037501

December 27, 1994

Figure 3

DESIGN CRITERIA AND ASSUMPTIONS

For the prediction of domestic water consumption, the following criteria and guidelines were used. The density and capita per unit for single family, cluster housing and multi-family are according to the Land Use Plan provided by The Planning Center, the planner for The Villages at Surprise, on November 22, 1994.

- Single Family [1]
  5.5 dwelling units per acre
  2.0 capita per unit (Village One)
  3.2 capita per unit (Villages Two and Three)

- Cluster Housing [1]
  10 dwelling units per acre
  2.0 capita per units (All Villages)

- Multi Family [1]
  18 dwelling units per acre
  2.0 capita per unit (All Villages)

- Elementary School [2]
  500 students plus 10 percent staff
  Average 20 gallons per student or staff per day

- Middle School [2]
  1,000 students plus 10 percent staff
  Average 25 gallons per student or staff per day

- Church [3]
  1,000 people per church
  Average 3 gallons per person per day

- Commercial [4]
  3,000 gallons per acre per day

- Fire Flows [5]
  3,000 gpm for Commercial
  1,000 gpm for Residential

- Community Center [6]
  200 people per day
  Average 10 gallons per person per day

- Peak Day Demand [7] = 2.0 x Average Day Demand
  Peak Hour Demand [7] = 1.76 x Peak Day Demand
  Average Day Demand per person [8] = 175 gpd

[1] According to the Land Use Plans provided by the Planning Center, dated November 22, 1994.
[2] The number of students for each type of school was recommended by the Planning Center on August 3, 1994, based on their contacts with the Tempe and Kyrene School Districts.
An assumption of 10 percent staff was made.
The average consumption rates per student are referenced from "Manual of Individual Water Supply Systems" by the U.S. Environmental Protection Agency, 1973.

[3] Reference from "Community Water Systems Source Book," by Joseph S. Ameen, 5th edition, 1980.

[4] Based on the City of Phoenix Planning Department's ratio between estimated employees and projected employment square footage of 480 square feet per employee; and the rate for winter commercial/industrial of 141 gpd/employee (25-percent lot coverage was assumed).

[5] Data provided by Surprise Fire Department on August 15, 1994.

[6] Same as (3).

[7] Peak factors were recommended by Citizens Utilities Company, dated December 23, 1994.

[8] Different sources indicate the average day demand per person varies from 100 to 250 gpcd. The average number is approximately 175 gpcd.

For establishments such as schools, churches and community centers, water consumption based on the number of fixture units was also estimated and compared with that based on the number of persons. The larger of the two was used in the study.

The Hazen-Williams equation was used to calculate friction head losses in the water distribution system. For study purposes, Polyvinyl Chloride (PVC) pipes were assumed with a "C" value of 150. Minor pipe losses were assumed insignificant.

The amount of irrigation water for the golf course in Village One will be estimated according to the Arizona Department of Water Resources' (ADWR's) criteria. For various "turf-related facilities," such as schools, parks, golf courses and common areas with more than 10 acres of water intensive landscaping, ADWR requires the water application rate for turfed acres to be 4.9 acre feet per acre per year and 1.5 acre feet per acre for low-water-use landscaped areas. "Turfed acres" are those acres planted primarily in grass or other high-water-use plants, while low-water-use landscaped areas are planted primarily with low-water-use plants identified by ADWR. During the first year the property is landscaped, the facility will be allowed an additional one acre foot of water for each acre planted in grass for grow-in purposes.

DEVELOPMENT OF WATER SYSTEM

Sources of Water Supply

Domestic Water

For domestic water, both the Happy Trails Water Plant (HTWP) and Maricopa Water District (MWD) wells adjacent to the project site can be considered as water sources. According to MWD well information, there are 10 district wells located within or near the project site (see Figure 3). The production and static water levels below ground of each well are provided by MWD on September 7, 1994 as in Chart A below.

Chart A: Maricopa Water District Well Data

Wells	Ground Elevation (feet)	Production (gpm)	Static Water Level (feet)	Pump Horsepower (HP)
4-2	1,302	538	427	125
4-3	1,327	799	442	150
4-34	1,327	609	439	150
4-35S	1,309	1,038	438	200
BOSC02	1296	543	471	125
MC1057	1329	707	440	150
5-3	1324	777	442	150
5-10	1325	1092	458	200
5-11	1283	598	443	200
5-12C	1255	1000	414	200

The existing plant consists of two 15-horsepower booster pumps, two 50-horsepower booster pumps, one 100-horsepower fire pump, a 250,000-gallon storage tank, a 10,000-gallon hydropneumatic tank and a 10-inch transmission line connecting the well and the plant. The 15-horsepower pumps can provide a capacity of 190 gpm at 165 feet of head, while the 50-horsepower pumps have a capacity of 725 gpm at 165 feet of head. The fire pump can discharge 1,350 gpm at 150 feet of head (see Appendix B).

Irrigation Water

The MWD wells can be used to provide water for irrigation purposes. The other source which can be used to replace groundwater for irrigating the golf courses and public landscape areas is the Beardsley Canal which is located along the west boundary of the property and is managed

by MWD. Water is now being diverted from the CAP Canal, Lake Pleasant, Agua Fria River and other areas into this canal.

Reuse water can be another source for irrigation use depending on the treatment cost. The costs and water rights for using different sources shall be compared to determine the most feasible one. If groundwater is not used for irrigation, a dual water pumping and distribution system should be designed.

Water Demand

Domestic Water

The domestic water consumptions were estimated in accordance with the Land Use Plans, dated November 22, 1994:

- Ultimate Conditions (3 Villages)

Acreage	- 1,942 acres
Dwelling Units	- 8,762 DU
Population (Residential)	- 24,171 persons
Average Day Demand	- 3,223 gpm
Peak Day Demand	- 6,445 gpm
Peak Hour Demand	- 11,343 gpm
Average Day Flow	- 4,637,591 gpd

- Village One (Without Commercial Overlay)

Acreage	- 530 acres
Dwelling Units	- 2,214 DU
Population (Residential)	- 4,428 persons
Average Day Demand	- 540 gpm
Peak Day Demand	- 1,081 gpm
Peak Hour Demand	- 1,902 gpm
Average Day Flow	- 778,282 gpd

- Village Two (Without Golf Course Overlay)

Acreage	- 1,128 acres
Dwelling Units	- 5,873 DU
Population (Residential)	- 17,584 persons
Average Day Demand	- 2,129 gpm
Peak Day Demand	- 4,258 gpm
Peak Hour Demand	- 7,493 gpm
Average Day Flow	- 3,065,393 gpd

- Village Three (With Commercial Overlay)

Acreage	- 284 acres
Dwelling Units	- 675 DU
Population (Residential)	- 2,159 persons
Average Day Demand	- 552 gpm
Peak Day Demand	- 1,103 gpm
Peak Hour Demand	- 1,941 gpm
Average Day Flow	- 793,916 gpd

Derivations of these data for each Village are shown in Tables 1 through 6. Water demands for the phases of the development are also estimated according to the development schedule indicated on the Land Use Maps, dated November 22, 1994 (see Chart B) and provided in Tables 7 through 15 of this report. For planning purposes, the overlay with the larger water demand for each Village will be used.

Chart B: Development Schedule for The Villages at Surprise Project

Order of Development	Village No.	Phase	Average Day Demand (gpm)	Peak Day Demand (gpm)	Year
1	1	1	266.87	533.73	1995 - 1998
2	2	1	489.10	978.21	1995 - 1998
3	3	1 - 6	281.25	562.50	Not Indicated
4	2	2	423.22	846.43	1996 - 1999
5	2	3	284.08	568.16	1997 - 2000
6	2	4	425.23	850.46	1998 - 2003
7	2	5	509.06	1018.11	1999 - 2004
8	1	2	273.61	547.22	2000 - 2003
9	2	6	270.08	540.16	2001 - 2007
		Total	**3222.50**	**6444.98**	

Irrigation Water

Golf course, schools, parks and landscaped areas are planned for the project. A plan is needed to provide irrigation water to these areas. This plan has to comply with ADWR's conservation requirements. Storage may be required based on the reliability of MWD's daily deliveries from the Beardsley Canal and MWD wells. According to the hydrogeological draft report by Water Development Corporation, the total area for golf course and parks is approximately 287 acres. Assuming that the areas are turf acres, the annual amount of irrigation water will be 1,695 (= 287 x 5.9) acre feet for the first year and 1,407 (= 287 x 4.9) acre feet for the years after.

Several supplemental sources of water are potentially available to the project besides MWD. Two of the likely options are using the Citizen Utilities Company's (CUC's) service and/or developing a well system. In addition to these two supplemental sources, the possibility of using effluent and the Central Arizona Project (CAP) water as supplemental supplies may be considered. Using CUC's service may end up with a higher potable water service rate for a supplemental supply. However, the potable delivery system would already be in place and no additional storage capacity would be required.

A well may be drilled at the property and used to pump water with the Grandfathered Groundwater Rights. There are three types of Grandfathered Groundwater Rights: Irrigation Right, Type 1 Right and Type 2 Right. Irrigation Right can be used for farming and may be converted to Type 1 Right. There are about 988 acres of land within the project site which have Irrigation Right. Type 1 Right can be used for golf courses and parks, but not for agricultural usages, and is limited to 3 acre feet per acre per year. Type 2 Right is also not for agricultural, but for feeding lots and rural uses. Type 2 Right can be purchased or leased and is based on the total volume instead of per acre limit. If groundwater is used, an appropriate location of the well would be determined and a well impact analysis would be required. If water rights in addition to the present Type 1 Rights are required, then Type 2 Rights could be purchased or leased.

Due to the probable timing of the construction of a wastewater treatment plant by the City, reuse water may not be available when the golf course and the Village Center are finished. However, the effluent option may become viable in the future.

Arrangements could be made to purchase sufficient CAP water to offset any shortages that might occur from whatever primary method of golf course irrigation might be developed. Physical delivery of CAP storage reservoir at Lake Pleasant (behind New Waddell Dam), then through the MWD Beardsley Canal to the northwest corner of The Villages at Surprise.

Quality and Treatment

According to the water quality laboratory test results on selective wells provided by MWD, the water from well sites in the planning area is generally of good quality without organic contents. Chlorination should be the only treatment process required for the project (see Appendix A for detailed water quality data).

A review of groundwater quality in the vicinity of the planned project was also performed by Water Development Corporation in June, 1994. The data indicates that the groundwater underlying the project and other nearby projects meets all of the Arizona Drinking Water Standards.

Pressure Zones

According to CUC's pressure zone map, dated May 1993, the project site will be divided into two different pressure zones (see Figure 4). The boundary for Zone 3 is south of Bell Road and east of Cotton Lane. The design pressure for this zone is 1,290 feet with desirable low and high

residual pressure limits from 55 psi to 70 psi. The remainder areas are in Zone 4 which has a design pressure of 1,290 feet with a low and high pressure range of 75 psi to 90 psi. Elevation 1,290 is the elevation at which the pressure zones are divided.

Since the site has a very uniform and mild slope of 0.6 percent, with an approximate 65-foot elevation drop across the entire property, and also since the area within Zone 3 is comparatively small, the pressure zone division will not have much impact on the overall design of the water system.

Fire Flow Requirements

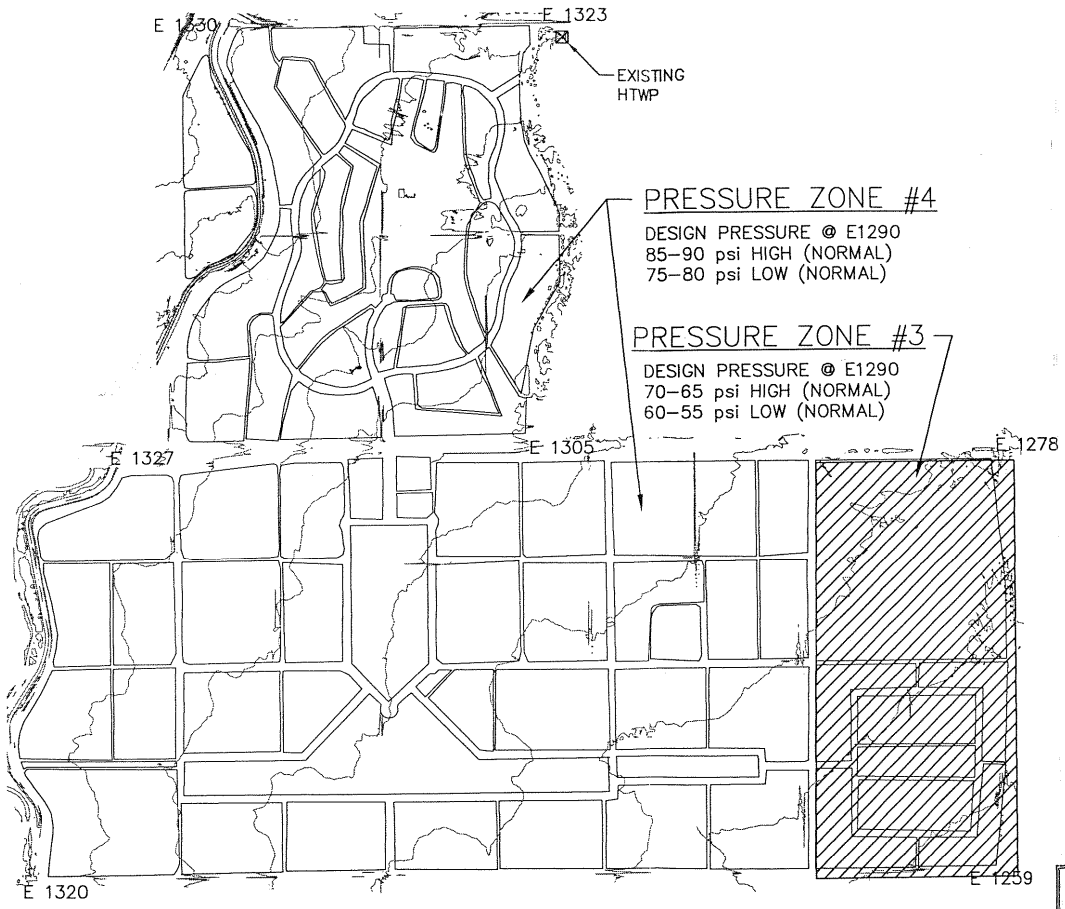
According to the Surprise Fire Department, the fire flow requirements for the residential area are 700 to 1,100 gpm and 2,500 to 3,500 gpm for commercial areas. For this study, a fire flow of 3,000 gpm was assumed to be the worst case to occur in the commercial area for a duration of two hours. However, a fire flow of 1,000 gpm was used for the residential development in Phase 1 of Village 1. A minimum residual pressure of 20 pounds per square inch (psi) under all conditions must be maintained throughout the entire distribution system.

The City of Surprise Subdivision Ordinance indicates that the maximum distance between fire hydrants should not exceed 400 feet and the distance of fire hydrant from the exterior wall of any structure should not exceed 300 feet.

Storage Requirements

The required storage volume includes the fire flow for a duration of two hours and the net volume between supply capacity and system demand (see Tables 16 through 24). It is based on the assumption that the total system demand and the total supply capacity of the well system are the same. A fire flow of 1,000 gpm is considered for Phase 1 of Village 1. When the commercial areas are being developed for Phase 1 of Village 2, a fire flow of 3,000 gpm is used. The peak hour distribution data were provided by the Citizens Utilities Company on October 14, 1994.

Chart C shows the number of wells and storage required for each phase of the development. Since the total capacity of the well system selected is actually larger than the peak day demand, the system is expected to run 90 percent or less of the time in one day to fill up the reservoir.



SOURCE: CITIZEN'S UTILITIES COMPANY PRESSURE ZONE MAP 5/13/93

The Villages at Surprise	Greiner
Pressure Zone Map	
Project no.: E037501	
December 27, 1994	Figure 4

Chart C: Required Wells and Storage for Development Phases

Phases	Wells in System	Well System Running Time Per Day (%)	Total Design Storage, MG
Phase 1 of Village 1	HTWP + No Well	83	0.36
Phase 1 of Villages 1 & 2 Combined	HTWP + Well 4-35S	90	1.03
Phase 1 of Villages 1 & 2 Combined + Phases 1-6 of Village 3	HTWP + Wells 4-35S, 4-34	90	1.25
Phase 1 of Village 1, Phases 1-2 of Village 2 + Phases 1-6 of Village 3	HTWP + Wells 4-35S, 4-34, 4-3, 4-2	81	1.59
Phase 1 of Village 1, Phases 1-3 of Village 2 + Phases 1-6 of Village 3	HTWP + Wells 4-35S, 4-34, 4-3, 4-2, MC1057	81	1.81
Phase 1 of Village 1, Phases 1-4 of Village 2 + Phases 1-6 of Village 3	HTWP + Wells 4-35S, 4-34, 4-3, 4-2, MC1057, 5-10	80	2.15
Phase 1 of Village 1, Phases 1-5 of Village 2, Phases 1-6 of Village 3	HTWP + Wells 4-35S, 4-34, 4-3, 4-2, MC1057, 5-10, 5-3	86	2.55
Phased 1-2 of Village 1, Phases 1-5 of Village 2, Phases 1-6 of Village 3	HTWP + Wells 4-35S, 4-34, 4-3, 4-2, MC1057, 5-10, 5-3, BOSCO2	88	2.77
All Phases - Ultimate	HTWP + Wells 4-35S, 4-34, 4-3, 4-2, MC1057, 5-10, 5-3, BOSCO2, 5-11	88	2.98

System Layouts and Alternatives

For domestic water, two system layout alternatives are considered for the ultimate water system:

Alternative No. 1

The proposed water system will consist of nine wells (Wells 4-2, 4-3, 4-34, 4-35S, MC1057, 5-10, 5-3, BOSCO2 and 5-11) which pump water through a common transmission line of sizes varying from eight to 20 inches, to a water plant located near Well No. 4-3 on the east side of the Beardsley Canal. The location of the plant is tentative for the purpose of the study only, and the site will be determined during the final design. The production of each well is provided in the "Development of Water System" Section. The well pumps will be sized so that water is pumped from each well to the proposed water plant without adding extra booster stations. The plant will consist of five 200-horsepower service pumps, one 3 MG ground or underground storage system, one chlorination system and two 15,000 gallon hydropneumatic tanks. The total capacity of the service pumps are selected to handle at least the peak hourly flow and the fire

flow. Water will be discharged at about 80 psi from the plant to the service areas through a network of 12-inch diameter distribution lines. The system will connect HTWP through a 10-inch line (see Exhibit A). The discharge pressure at HTWP will be maintained at about 70 psi.

Another option is to connect the wells which are closer to the proposed plant location, such as Wells 4-3, 4-34, 4-35S, 4-2 and 5-3, and discharge water to the plant through the transmission main while the remaining wells farther away discharge directly into the distribution system with booster stations. This option can reduce the cost for constructing a long transmission main for all wells.

Alternative No. 2

The proposed water system will consist of the same new wells as Alternative No. 1 except that each well will pump water directly into the system through an on-line booster station. Each booster station will consist of two centrifugal pumps, each with a capacity approximately equal to the corresponding well yield. A separate chlorination system will be installed at each station for water disinfection before discharge. The required storage is 3 MG. The distribution network is similar to that for Alternative No. 1 and will connect to HTWP for additional supply. A pumping system consisting of three 200-horsepower service pumps will be installed near the reservoirs to supply water from the storage system to the service areas during periods of peak demand and fire (See Exhibit B). The total capacity of the service pumps are selected to handle at least the peak hourly flows and the fire flow minus the total capacity of the supply system. The discharge pressure at HTWP will be maintained at approximately 70 psi.

SYSTEM ANALYSES AND RESULTS

The Hazen-Williams equation was used to calculate friction head losses in the water distribution system. For study purposes, Polyvinyl Chloride (PVC) pipes were assumed with a "C" value of 150. Minor pipe losses were assumed insignificant.

Three flow conditions were considered for each alternative to obtain the residual pressures at the demand nodes of the distribution network system: (1) Average Flow Demand, (2) Peak Day Demand and (3) Peak Day Demand plus Fire Flow. Assuming that a commercial fire occurs at the most hydraulically remote portion of the project, the location was determined to be at Node No. 306 in Village 3.

Alternative No. 1

Under Average Flow Conditions, the minimum residual pressure is 74 psi at Node No. 115 and the maximum pressure is 104 psi at Node No. 312 (see Exhibit A). HTWP discharges at a rate of 640 gpm into the Villages at Surprise system while the new plant discharges 2,583 gpm.

Under Peak Day Flow Conditions, the minimum and maximum residual pressures are 56 psi and 85 psi, respectively, at the same nodes as in Average Flow Conditions. The discharges from the HTWP and the proposed plant are 640 gpm and 5,805 gpm, respectively.

Under Peak Day Flow plus Fire Flow Conditions, the minimum and maximum residual pressures are found to be 30 and 47 psi at the same locations. The fire demand of 3,000 gpm occurs at Node No. 306 with a residual pressure of 39 psi. The discharges from the HTWP and the new plant are 640 gpm and 8,805 gpm, respectively.

Alternative No. 2

Under Average Flow Conditions, the minimum and maximum residual pressures are 54 psi and 83 psi at Nodes 115 and 312, respectively (see Exhibit B). The HTWP contributes a flow of 640 gpm while the wells are working approximately at their yield limits. The storage system is being filled at a rate of 4,118 gpm.

Under Peak Day Flow Conditions, the minimum and maximum pressures in the system are 53 psi and 82 psi. The HTWP contributes 640 gpm to the system while the wells are yielding at their maximum capacities. The storage system is being filled at a rate of 896 gpm.

Under Peak Day Flow plus Fire Flow Conditions, the minimum and maximum pressures in the system are found to be 36 psi and 48 psi. The HTWP contributes 640 gpm while the wells are yielding at their maximum capacities. The fire demand of 3,000 gpm occurs at Node No. 306 with a pressure of 39 psi. The discharge from the storage system is 2,104 gpm.

CONCLUSIONS AND RECOMMENDATIONS

The pros and cons for each alternative layout are indicated in Chart D below:

Chart D: Comparisons of Alternative No. 1 and Alternative No. 2

Item No.	Issue	Alternative No. 1 (Exhibit A)	Alternative No. 2 (Exhibit B)
1	Residual pressure condition in water system	Pro: This provides a better pressure in the system due to the centralized pressure control/regulation at the water plant.	Con: This provides a comparatively lower but satisfactory pressure in the system than in Alternative No. 1.
2	Operation and maintenance work	Pro: O&M work is reduced and limited at the plant.	Con: O&M work is performed at different locations of the well site, due to the numbers of chlorination systems and booster stations.
3	Flow of supply	Pro: This provides a more consistent flow supply and metering due to the level pressure control of the storage system.	Con: The flow of supply depends on the water production and pump performance at each well.
4	Surge occurrence	Pro: No cavitation problems. Surge effect will be eliminated with hydropneumatic tank system.	Con: Cavitation and surge problem may occur at well discharge.
5	System upgrade or modification	Con: Upgrade or modification of the system is more complicated and inflexible than in Alternative No. 2.	Pro: Upgrading or modification of the system is flexible. Well systems can be connected or disconnected according to the phasing needs.
6	Construction costs	Con: Higher in total construction costs.	Pro: Lower in total construction costs.

The above information will be used for discussions with the Citizen Utilities Company staff.

REFERENCES

1. Metropolitan Domestic Water Improvement District - Water System Management Plan Draft Report, Camp Dresser & McKee, Inc., February 1994.

2. Guidelines for the Construction of Water Systems, Engineering Bulletin No. 10, Arizona Department of Environmental Quality, May 1978.

3. Maricopa Water District Wells Location Map, January 1993.

4. Draft Hydrogeological Report for the Villages at Surprise Project, Water Development Corporation, June 1994.

5. Citizen Utilities Company Maricopa County Operations Map, Latest Edition.

6. Happy Trails Water Plant As-Built Plans, January 1985.

7. PAD Master Water Report for Mountain Vista Ranch, American Engineering Company, April 1994.

8. Water Distribution System Report for Sun City West Expansion Area, Stanley Consultants Inc., January 1992.

9. Maricopa Water District Well Yields and Water Quality Data.

10. Citizen Utilities Company Pressure Zone Map for the Agua Fria System.

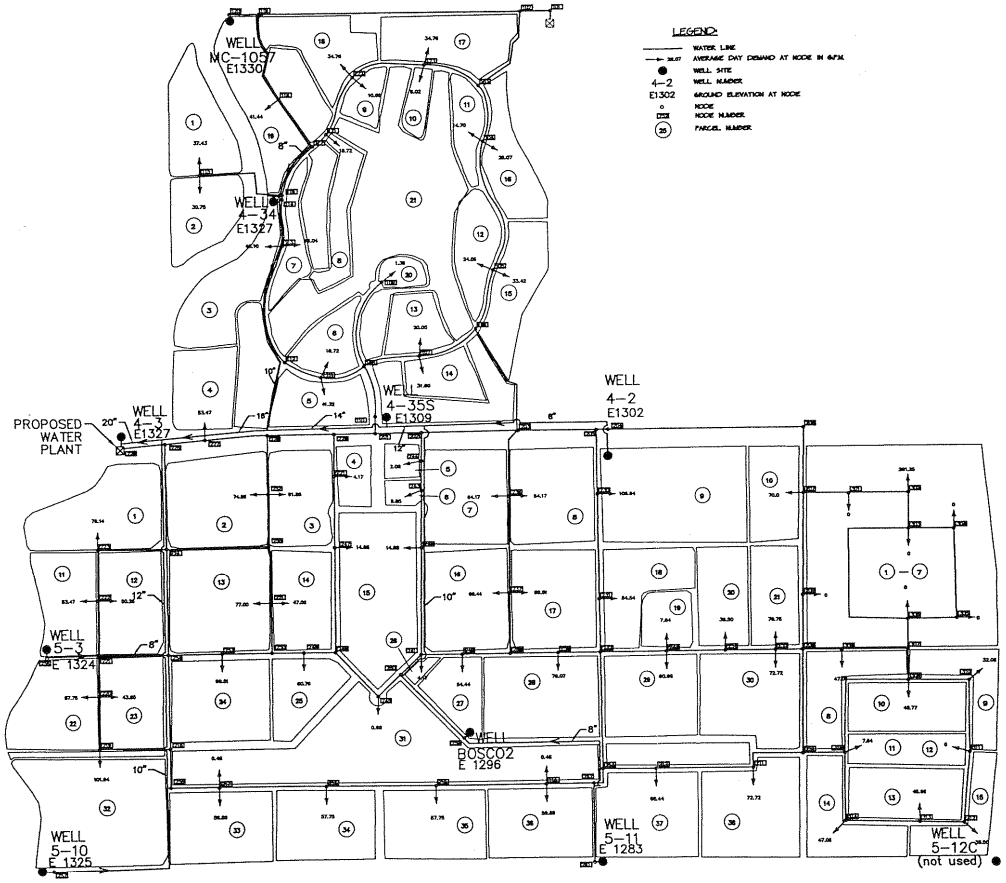
11. Land Use Maps for The Villages at Surprise Project, The Planning Center, dated November 22, 1994.

12. PAD Report for Del Webb's Grand Avenue Project.

13. Water Quality Data by Maricopa Water District (Appendix A).

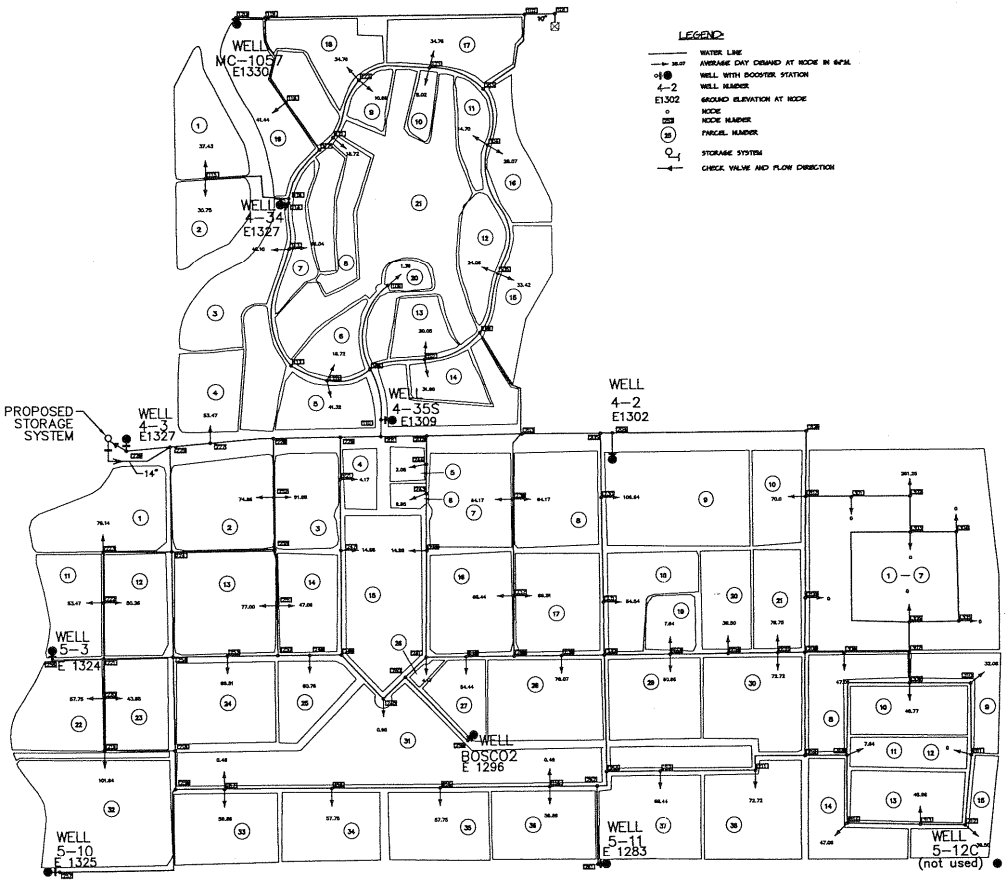
14. Water Billing Records for Happy Trails Development (Appendix B).

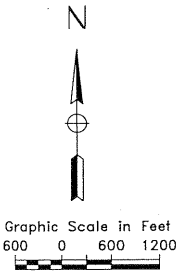
SURP-WR.GEN



Note: FullSize Exhibit is in Pocket

The Villages at Surprise	Greiner
Water System Layout	
Project no.: E037501	Alternative No. 1
December 27, 1994	**Exhibit A**





Note: FullSize Exhibit is in Pocket

The Villages at Surprise	Greiner
Water System Layout	
Project no.: E037501	Alternative No. 2
December 27, 1994	Exhibit B

TABLE 1: DOMESTIC WATER DEMAND FOR VILLAGE ONE (SCENERIO 1 - W/O COMMERCIAL OVERLAY)

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1XA.WK3)

PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
1	SF	28.00	5.50	DU/Ac	154.00	2.00	308.00	175.00	53,900.00	37.43	74.86	131.76
2	SF	23.00	5.50	DU/Ac	126.50	2.00	253.00	175.00	44,275.00	30.75	61.49	108.23
3	SF	30.00	5.50	DU/Ac	165.00	2.00	330.00	175.00	57,750.00	40.10	80.21	141.17
4	CL	22.00	10.00	DU/Ac	220.00	2.00	440.00	175.00	77,000.00	53.47	106.94	188.22
5	CL	17.00	10.00	DU/Ac	170.00	2.00	340.00	175.00	59,500.00	41.32	82.64	145.44
6	SF	14.00	5.50	DU/Ac	77.00	2.00	154.00	175.00	26,950.00	18.72	37.43	65.88
7	SF	12.00	5.50	DU/Ac	66.00	2.00	132.00	175.00	23,100.00	16.04	32.08	56.47
8	SF	14.00	5.50	DU/Ac	77.00	2.00	154.00	175.00	26,950.00	18.72	37.43	65.88
9	SF	8.00	5.50	DU/Ac	44.00	2.00	88.00	175.00	15,400.00	10.69	21.39	37.64
10	SF	6.00	5.50	DU/Ac	33.00	2.00	66.00	175.00	11,550.00	8.02	16.04	28.23
11	SF	11.00	5.50	DU/Ac	60.50	2.00	121.00	175.00	21,175.00	14.70	29.41	51.76
12	SF	18.00	5.50	DU/Ac	99.00	2.00	198.00	175.00	34,650.00	24.06	48.13	84.70
13	SF	15.00	5.50	DU/Ac	82.50	2.00	165.00	175.00	28,875.00	20.05	40.10	70.58
14	CL	13.00	10.00	DU/Ac	130.00	2.00	260.00	175.00	45,500.00	31.60	63.19	111.22
15	SF	25.00	5.50	DU/Ac	137.50	2.00	275.00	175.00	48,125.00	33.42	66.84	117.64
16	SF	21.00	5.50	DU/Ac	115.50	2.00	231.00	175.00	40,425.00	28.07	56.15	98.82
17	SF	26.00	5.50	DU/Ac	143.00	2.00	286.00	175.00	50,050.00	34.76	69.51	122.34
18	SF	26.00	5.50	DU/Ac	143.00	2.00	286.00	175.00	50,050.00	34.76	69.51	122.34
19	SF	31.00	5.50	DU/Ac	170.50	2.00	341.00	175.00	59,675.00	41.44	82.88	145.87
20	CC	4.00	****	Ac	****	****	200.00	10.00	2,000.00	1.39	2.78	4.89
21	GC	148.00	****	Ac	****	****	0.00	0.00	1,382.00	0.96	1.92	3.38
22	ROW	18.00	****	Ac	****	****	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		530.00			2,214.00		4,628.00		778,282.00	540.47	1,080.95	1,902.47

ABBREVIATION:

SF - SINGLE FAMILY
CC - COMMUNITY CENTER
CL - CLUSTER HOUSING
ROW - RIGHT-OF-WAY
GC - GOLF COURSE

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW
PARCEL 21: TWO SETS OF RESTROOMS FOR THE CLUBHOUSE IN GOLF COURSE AREA.

TABLE 2: DOMESTIC WATER DEMAND FOR VILLAGE ONE (SCENERIO 2 - W/ COMMERCIAL OVERLAY)

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1XB.WK3)

PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
1	SF	28.00	5.50	DU/Ac	154.00	2.00	308.00	175.00	53,900.00	37.43	74.86	131.76
2	SF	23.00	5.50	DU/Ac	126.50	2.00	253.00	175.00	44,275.00	30.75	61.49	108.23
3	SF	30.00	5.50	DU/Ac	165.00	2.00	330.00	175.00	57,750.00	40.10	80.21	141.17
4	CL	22.00	10.00	DU/Ac	220.00	2.00	440.00	175.00	77,000.00	53.47	106.94	188.22
5A	CL	5.00	10.00	DU/Ac	50.00	2.00	100.00	175.00	17,500.00	12.15	24.31	42.78
5B	CM	12.00	3,000.00	GPD/Ac	****	****	****	****	36,000.00	25.00	50.00	88.00
6	SF	14.00	5.50	DU/Ac	77.00	2.00	154.00	175.00	26,950.00	18.72	37.43	65.88
7	SF	12.00	5.50	DU/Ac	66.00	2.00	132.00	175.00	23,100.00	16.04	32.08	56.47
8	SF	14.00	5.50	DU/Ac	77.00	2.00	154.00	175.00	26,950.00	18.72	37.43	65.88
9	SF	8.00	5.50	DU/Ac	44.00	2.00	88.00	175.00	15,400.00	10.69	21.39	37.64
10	SF	6.00	5.50	DU/Ac	33.00	2.00	66.00	175.00	11,550.00	8.02	16.04	28.23
11	SF	11.00	5.50	DU/Ac	60.50	2.00	121.00	175.00	21,175.00	14.70	29.41	51.76
12	SF	18.00	5.50	DU/Ac	99.00	2.00	198.00	175.00	34,650.00	24.06	48.13	84.70
13	SF	15.00	5.50	DU/Ac	82.50	2.00	165.00	175.00	28,875.00	20.05	40.10	70.58
14	CL	13.00	10.00	DU/Ac	130.00	2.00	260.00	175.00	45,500.00	31.60	63.19	111.22
15	SF	25.00	5.50	DU/Ac	137.50	2.00	275.00	175.00	48,125.00	33.42	66.84	117.64
16	SF	21.00	5.50	DU/Ac	115.50	2.00	231.00	175.00	40,425.00	28.07	56.15	98.82
17	SF	26.00	5.50	DU/Ac	143.00	2.00	286.00	175.00	50,050.00	34.76	69.51	122.34
18	SF	26.00	5.50	DU/Ac	143.00	2.00	286.00	175.00	50,050.00	34.76	69.51	122.34
19	SF	31.00	5.50	DU/Ac	170.50	2.00	341.00	175.00	59,675.00	41.44	82.88	145.87
20	CC	4.00	****	Ac	****	****	200.00	10.00	2,000.00	1.39	2.78	4.89
21	GC	148.00	****	DU/Ac	****	****	0.00	0.00	1,382.00	0.96	1.92	3.38
22	ROW	18.00	****	DU/Ac	****	****	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		530.00			2,094.00		4,388.00		772,282.00	536.31	1,072.61	1,887.80

ABBREVIATION:
SF - SINGLE FAMILY
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PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW
PARCEL 21: TWO SETS OF RESTROOMS FOR THE CLUBHOUSE IN GOLF COURSE AREA.

TABLE 3: DOMESTIC WATER DEMAND FOR VILLAGE TWO (SCENERIO 1 - W/O GOLF COURSE OVERLAY)

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV2XA.WK3)

PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
1	SF	37.00	5.50	DU/Ac	203.50	3.20	651.20	175.00	113,960.00	79.14	158.28	278.57
2	SF	35.00	5.50	DU/Ac	192.50	3.20	616.00	175.00	107,800.00	74.86	149.72	263.51
3	MF	21.00	18.00	DU/Ac	378.00	2.00	756.00	175.00	132,300.00	91.88	183.75	323.40
4	CH	8.50	2.00	EACH	****	****	2,000.00	3.00	6,000.00	4.17	8.33	14.67
5	CH	4.25	1.00	EACH	****	****	1,000.00	3.00	3,000.00	2.08	4.17	7.33
6	CM	4.25	3,000.00	GPD/Ac	****	****	****	****	12,750.00	8.85	17.71	31.17
7	SF	30.00	5.50	DU/Ac	165.00	3.20	528.00	175.00	92,400.00	64.17	128.33	225.87
8	SF	30.00	5.50	DU/Ac	165.00	3.20	528.00	175.00	92,400.00	64.17	128.33	225.87
9	SF	50.00	5.50	DU/Ac	275.00	3.20	880.00	175.00	154,000.00	106.94	213.89	376.44
10	MF	16.00	18.00	DU/Ac	288.00	2.00	576.00	175.00	100,800.00	70.00	140.00	246.40
11	SF	25.00	5.50	DU/Ac	137.50	3.20	440.00	175.00	77,000.00	53.47	106.94	188.22
12	SF	23.50	5.50	DU/Ac	129.25	3.20	413.60	175.00	72,380.00	50.26	100.53	176.93
13	SF	36.00	5.50	DU/Ac	198.00	3.20	633.60	175.00	110,880.00	77.00	154.00	271.04
14	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
15A	ES	7.50	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
15B	MS	11.90	1.00	EACH	****	****	1,100.00	25.00	27,500.00	19.10	38.19	67.22
15C	CF	7.20	****	Ac	****	****	300.00	10.00	4,329.00	3.01	6.01	10.58
15D	OS/PK/R	22.20	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
16	SF	32.00	5.50	DU/Ac	176.00	3.20	563.20	175.00	98,560.00	68.44	136.89	240.92
17	SF	32.50	5.50	DU/Ac	178.75	3.20	572.00	175.00	100,100.00	69.51	139.03	244.69
18	SF	25.50	5.50	DU/Ac	140.25	3.20	448.80	175.00	78,540.00	54.54	109.08	191.99
19A	ES	8.00	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
19B	OS	2.00	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
20	SF	18.00	5.50	DU/Ac	99.00	3.20	316.80	175.00	55,440.00	38.50	77.00	135.52
21	MF	18.00	18.00	DU/Ac	324.00	2.00	648.00	175.00	113,400.00	78.75	157.50	277.20
22	SF	27.00	5.50	DU/Ac	148.50	3.20	475.20	175.00	83,160.00	57.75	115.50	203.28
23	SF	20.50	5.50	DU/Ac	112.75	3.20	360.80	175.00	63,140.00	43.85	87.69	154.34
24	SF	32.50	5.50	DU/Ac	178.75	3.20	572.00	175.00	100,100.00	69.51	139.03	244.69
25	CL	25.00	10.00	DU/Ac	250.00	2.00	500.00	175.00	87,500.00	60.76	121.53	213.89
26	CM	2.00	3,000.00	GPD/Ac	****	****	****	****	6,000.00	4.17	8.33	14.67
27	CL	22.40	10.00	DU/Ac	224.00	2.00	448.00	175.00	78,400.00	54.44	108.89	191.64
28	SF	36.50	5.50	DU/Ac	200.75	3.20	642.40	175.00	112,420.00	78.07	156.14	274.80
29	SF	28.50	5.50	DU/Ac	156.75	3.20	501.60	175.00	87,780.00	60.96	121.92	214.57
30	SF	34.00	5.50	DU/Ac	187.00	3.20	598.40	175.00	104,720.00	72.72	145.44	255.98
31	OS/R	101.00	****	Ac	****	****	****	****	2,794.00	1.94	3.88	6.83
32	SF	50.00	5.50	DU/Ac	275.00	3.20	880.00	175.00	154,000.00	106.94	213.89	376.44
33	SF	28.00	5.50	DU/Ac	154.00	3.20	492.80	175.00	86,240.00	59.89	119.78	210.81
34	SF	27.00	5.50	DU/Ac	148.50	3.20	475.20	175.00	83,160.00	57.75	115.50	203.28
35	SF	27.00	5.50	DU/Ac	148.50	3.20	475.20	175.00	83,160.00	57.75	115.50	203.28
36	SF	28.00	5.50	DU/Ac	154.00	3.20	492.80	175.00	86,240.00	59.89	119.78	210.81
37	SF	32.00	5.50	DU/Ac	176.00	3.20	563.20	175.00	98,560.00	68.44	136.89	240.92
38	SF	34.00	5.50	DU/Ac	187.00	3.20	598.40	175.00	104,720.00	72.72	145.44	255.98
39	ROW	44.80	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
TOTAL		1,127.50			5,872.25		22,534.40		3,065,393.00	2,128.75	4,257.49	7,493.18

ABBREVIATION:

SF - SINGLE FAMILY
CL - CLUSTER HOUSING
CH - CHURCH
OS - OPEN SPACE
CF - COMMUNITY FACILITY
R - RETENTION
GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
Ac - Acres

CM - COMMERCIAL
ROW - RIGHT-OF-WAY
ES - ELEMENTARY SCHOOL
MF - MULTI-FAMILY
MS - MIDDLE SCHOOL

GPM - Gallons Per Minute
DU - Dwelling Unit

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW
*FOR PARCEL 15C, USE 10.58 GPM BASED ON NO. OF FIXTURE UNITS INSTEAD OF 7.33 GPM BASED ON NO. OF PERSONS.
THREE RESTROOM FACILITIES WERE CONSIDERED FOR PARCEL 31.

TABLE 4: DOMESTIC WATER DEMAND FOR VILLAGE TWO (SCENERIO 2 - W/ GOLF COURSE OVERLAY)

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV2XB.WK3)

PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
1	SF	37.00	5.50	DU/Ac	203.50	3.20	651.20	175.00	113,960.00	79.14	158.28	278.57
2	SF	35.00	5.50	DU/Ac	192.50	3.20	616.00	175.00	107,800.00	74.86	149.72	263.51
3	MF	21.00	18.00	DU/Ac	378.00	2.00	756.00	175.00	132,300.00	91.88	183.75	323.40
4	CH	8.50	2.00	EACH	****	****	2,000.00	10.00	20,000.00	13.89	27.78	48.89
5	CH	4.25	1.00	EACH	****	****	1,000.00	10.00	10,000.00	6.94	13.89	24.44
6	CM	4.25	3,000.00	GPD/Ac	****	****	****	****	12,750.00	8.85	17.71	31.17
7	SF	30.00	5.50	DU/Ac	165.00	3.20	528.00	175.00	92,400.00	64.17	128.33	225.87
8	SF	30.00	5.50	DU/Ac	165.00	3.20	528.00	175.00	92,400.00	64.17	128.33	225.87
9	SF	50.00	5.50	DU/Ac	275.00	3.20	880.00	175.00	154,000.00	106.94	213.89	376.44
10	MF	16.00	18.00	DU/Ac	288.00	2.00	576.00	175.00	100,800.00	70.00	140.00	246.40
11	SF	25.00	5.50	DU/Ac	137.50	3.20	440.00	175.00	77,000.00	53.47	106.94	188.22
12	SF	23.50	5.50	DU/Ac	129.25	3.20	413.60	175.00	72,380.00	50.26	100.53	176.93
13	SF	36.00	5.50	DU/Ac	198.00	3.20	633.60	175.00	110,880.00	77.00	154.00	271.04
14	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
15A	ES	7.50	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
15B	MS	11.90	1.00	EACH	****	****	1,100.00	25.00	27,500.00	19.10	38.19	67.22
15C	CF	7.20	****	Ac	****	****	300.00	10.00	4,329.00	3.01	6.01	10.58
15D	OS/PK/R	27.20	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
16	SF	32.00	5.50	DU/Ac	176.00	3.20	563.20	175.00	98,560.00	68.44	136.89	240.92
17	SF	32.50	5.50	DU/Ac	178.75	3.20	572.00	175.00	100,100.00	69.51	139.03	244.69
18	SF	25.50	5.50	DU/Ac	140.25	3.20	448.80	175.00	78,540.00	54.54	109.08	191.99
19A	ES	8.00	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
19B	OS	2.00	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
20	SF	18.00	5.50	DU/Ac	99.00	3.20	316.80	175.00	55,440.00	38.50	77.00	135.52
21	MF	18.00	18.00	DU/Ac	324.00	2.00	648.00	175.00	113,400.00	78.75	157.50	277.20
22	SF	27.00	5.50	DU/Ac	148.50	3.20	475.20	175.00	83,160.00	57.75	115.50	203.28
23	SF	20.50	5.50	DU/Ac	112.75	3.20	360.80	175.00	63,140.00	43.85	87.69	154.34
24	SF	32.50	5.50	DU/Ac	178.75	3.20	572.00	175.00	100,100.00	69.51	139.03	244.69
25	CL	24.00	10.00	DU/Ac	240.00	2.00	480.00	175.00	84,000.00	58.33	116.67	205.33
26	CM	2.00	3,000.00	GPD/Ac	****	****	0.00	****	6,000.00	4.17	8.33	14.67
27	CL	21.00	10.00	DU/Ac	210.00	2.00	420.00	175.00	73,500.00	51.04	102.08	179.67
28	SF	36.50	5.50	DU/Ac	200.75	3.20	642.40	175.00	112,420.00	78.07	156.14	274.80
29	SF	28.50	5.50	DU/Ac	156.75	3.20	501.60	175.00	87,780.00	60.96	121.92	214.57
30	SF	34.00	5.50	DU/Ac	187.00	3.20	598.40	175.00	104,720.00	72.72	145.44	255.98
31	GC	146.00	****	AC	****	****	****	****	1,382.00	0.96	1.92	3.38
32	SF	30.00	5.50	DU/Ac	165.00	3.20	528.00	175.00	92,400.00	64.17	128.33	225.87
33	SF	23.00	5.50	DU/Ac	126.50	3.20	404.80	175.00	70,840.00	49.19	98.39	173.16
34	SF	23.00	5.50	DU/Ac	126.50	3.20	404.80	175.00	70,840.00	49.19	98.39	173.16
35	SF	23.00	5.50	DU/Ac	126.50	3.20	404.80	175.00	70,840.00	49.19	98.39	173.16
36	SF	24.00	5.50	DU/Ac	132.00	3.20	422.40	175.00	73,920.00	51.33	102.67	180.69
37	SF	23.00	5.50	DU/Ac	126.50	3.20	404.80	175.00	70,840.00	49.19	98.39	173.16
38	SF	29.00	5.50	DU/Ac	159.50	3.20	510.40	175.00	89,320.00	62.03	124.06	218.34
39	ROW	50.20	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
TOTAL		1,129.50			5,567.75		21,588.80		2,919,501.00	2,027.43	4,054.86	7,136.56

ABBREVIATION:

SF - SINGLE FAMILY
CL - CLUSTER HOUSING
CH - CHURCH
OS - OPEN SPACE
GC - GOLF COURSE
CM - COMMERCIAL
ROW - RIGHT-OF-WAY
ES - ELEMENTARY SCHOOL
MF - MULTI-FAMILY
MS - MIDDLE SCHOOL

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
Ac - Acres
GPM - Gallons Per Minute
DU - Dwelling Unit

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW
PARCEL 31: TWO SETS OF RESTROOMS FOR THE CLUBHOUSE IN GOLF COURSE AREA.
PARCEL 15C: USE 10.58 GPM BASED ON NO. OF FIXTURE UNITS INSTEAD OF 7.33 GPM BASED ON NO. OF PERSONS.

TABLE 5: DOMESTIC WATER DEMAND FOR VILLAGE THREE (SCENARIO 1 -W/O COMMERCIAL OVERLAY)

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV3XA.WK3)

PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL UNIT	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
1	CM	25.00	3000.00	GPD/Ac	****	****	****	****	75,000.00	52.08	104.17	183.33
2	SF	15.00	5.50	DU/Ac	82.50	3.20	264.00	175.00	46,200.00	32.08	64.17	112.93
3	SF	16.00	5.50	DU/Ac	88.00	3.20	281.60	175.00	49,280.00	34.22	68.44	120.46
4	SF	23.60	5.50	DU/Ac	129.80	3.20	415.36	175.00	72,688.00	50.48	100.96	177.68
5	SF	23.00	5.50	DU/Ac	126.50	3.20	404.80	175.00	70,840.00	49.19	98.39	173.16
6	OS/PK/R	9.00	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
7	SF	16.00	5.50	DU/Ac	88.00	3.20	281.60	175.00	49,280.00	34.22	68.44	120.46
8	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
9	SF	15.00	5.50	DU/Ac	82.50	3.20	264.00	175.00	46,200.00	32.08	64.17	112.93
10	SF	22.80	5.50	DU/Ac	125.40	3.20	401.28	175.00	70,224.00	48.77	97.53	171.66
11	ES	8.00	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
12	PK/R	7.00	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
13	SF	22.90	5.50	DU/Ac	125.95	3.20	403.04	175.00	70,532.00	48.98	97.96	172.41
14	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
15	SF	18.00	5.50	DU/Ac	99.00	3.20	316.80	175.00	55,440.00	38.50	77.00	135.52
16	ROW	18.70	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
TOTAL		284.00			1,189.65		4,356.88		752,204.00	522.36	1,044.73	1,838.72

ABBREVIATION:
SF - SINGLE FAMILY
PK/R - PARK/RETENTION
ES - ELEMENTARY SCHOOL
CM - COMMERCIAL AREA
ROW - RIGHT-OF-WAY
OS - OPEN SPACE

Ac - Acres
DU - Dwelling Unit
GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 6: DOMESTIC WATER DEMAND FOR VILLAGE THREE (SCENARIO 2 -W/ COMMERCIAL OVERLAY)

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV3XB.WK3)

PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL UNIT	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
1-7	CM	135.00	3000.00	GPD/Ac	****	****	****	****	405,000.00	281.25	562.50	990.00
8	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
9	SF	15.00	5.50	DU/Ac	82.50	3.20	264.00	175.00	46,200.00	32.08	64.17	112.93
10	SF	22.80	5.50	DU/Ac	125.40	3.20	401.28	175.00	70,224.00	48.77	97.53	171.66
11	ES	8.00	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
12	PK/R	7.00	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
13	SF	22.90	5.50	DU/Ac	125.95	3.20	403.04	175.00	70,532.00	48.98	97.96	172.41
14	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
15	SF	18.00	5.50	DU/Ac	99.00	3.20	316.80	175.00	55,440.00	38.50	77.00	135.52
16	ROW	11.30	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
TOTAL		284.00			674.85		2,709.52		793,916.00	551.33	1,102.66	1,940.68

ABBREVIATION:
SF - SINGLE FAMILY
PK/R - PARK/RETENTION
ES - ELEMENTARY SCHOOL
CM - COMMERCIAL AREA
ROW - RIGHT-OF-WAY
OS - OPEN SPACE

Ac - Acres
DU - Dwelling Unit
GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 7: DOMESTIC WATER DEMAND FOR PHASE 1 OF VILLAGE 1

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1P1XA.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
1	4	CL	7.33	10.00	DU/Ac	73.30	2.00	146.60	175.00	25,655.00	17.82	35.63	62.71
	5	CL	17.00	10.00	DU/Ac	170.00	2.00	340.00	175.00	59,500.00	41.32	82.64	145.44
	6	SF	14.00	5.50	DU/Ac	77.00	2.00	154.00	175.00	26,950.00	18.72	37.43	65.88
	11	SF	11.00	5.50	DU/Ac	60.50	2.00	121.00	175.00	21,175.00	14.70	29.41	51.76
	12	SF	18.00	5.50	DU/Ac	99.00	2.00	198.00	175.00	34,650.00	24.06	48.13	84.70
	13	SF	15.00	5.50	DU/Ac	82.50	2.00	165.00	175.00	28,875.00	20.05	40.10	70.58
	14	CL	13.00	10.00	DU/Ac	130.00	2.00	260.00	175.00	45,500.00	31.60	63.19	111.22
	15	SF	25.00	5.50	DU/Ac	137.50	2.00	275.00	175.00	48,125.00	33.42	66.84	117.64
	16	SF	21.00	5.50	DU/Ac	115.50	2.00	231.00	175.00	40,425.00	28.07	56.15	98.82
	17	SF	26.00	5.50	DU/Ac	143.00	2.00	286.00	175.00	50,050.00	34.76	69.51	122.34
	20	CC	4.00	****	Ac	****	****	200.00	10.00	2,000.00	1.39	2.78	4.89
	21	GC	148.00	****	Ac	****	****	0.00	0.00	1,382.00	0.96	1.92	3.38
	22	ROW	18.00	****	Ac	****	****	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			337.33			1,088.30		2,376.60		384,287.00	266.87	533.73	939.37

ABBREVIATION:
SF - SINGLE FAMILY
CC - COMMUNITY CENTER
CL - CLUSTER HOUSING
ROW - RIGHT-OF-WAY
GC - GOLF COURSE

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 8: DOMESTIC WATER DEMAND FOR PHASE 1 OF VILLAGE 2

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1P1XB.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
2	3	MF	21.00	18.00	DU/Ac	378.00	2.00	756.00	175.00	132,300.00	91.88	183.75	323.40
	4	CH	8.50	2.00	EACH	****	****	2,000.00	3.00	6,000.00	4.17	8.33	14.67
	5	CH	4.25	1.00	EACH	****	****	1,000.00	3.00	3,000.00	2.08	4.17	7.33
	6	CM	4.25	3,000.00	GPD/Ac	****	****	****	****	12,750.00	8.85	17.71	31.17
	7	SF	30.00	5.50	DU/Ac	165.00	3.20	528.00	175.00	92,400.00	64.17	128.33	225.87
	8	SF	30.00	5.50	DU/Ac	165.00	3.20	528.00	175.00	92,400.00	64.17	128.33	225.87
	14	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
	15A	ES	7.50	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
	15B	MS	11.90	1.00	EACH	****	****	1,100.00	25.00	27,500.00	19.10	38.19	67.22
	15C	CF	7.20	****	Ac	****	****	300.00	10.00	4,329.00	3.01	6.01	10.58
	15D	OS/PK/R	22.20	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
	16	SF	32.00	5.50	DU/Ac	176.00	3.20	563.20	175.00	98,560.00	68.44	136.89	240.92
	17	SF	32.50	5.50	DU/Ac	178.75	3.20	572.00	175.00	100,100.00	69.51	139.03	244.69
	28	SF	18.25	5.50	DU/Ac	100.38	3.20	321.20	175.00	56,210.00	39.03	78.07	137.40
	39	ROW	44.80	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
TOTAL			296.35			1,284.13		8,605.60		704,309.00	489.10	978.21	1,721.64

ABBREVIATION:
SF - SINGLE FAMILY
CF - COMMUNITY FACILITY
OS/PK/R - OPEN SPACE/PARK/RETENTION
ROW - RIGHT-OF-WAY
MF - MULTI-FAMILY
CM - COMMERCIAL
CH - CHURCH
ES - ELEMENTARY SCHOOL
MS - MIDDLE SCHOOL

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 9: DOMESTIC WATER DEMAND FOR PHASES 1-6 OF VILLAGE 3

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1P1XC.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
3	1-7	CM	135.00	3,000.00	GPD/Ac	****	****	****	****	405,000.00	281.25	562.50	990.00
TOTAL			135.00			0.00		0.00		405,000.00	281.25	562.50	990.00

ABBREVIATION:
GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres
CM - COMMERCIAL

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 10: DOMESTIC WATER DEMAND FOR PHASE 2 OF VILLAGE 2

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1PIXD.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
2	9	SF	50.00	5.50	DU/Ac	275.00	3.20	880.00	175.00	154,000.00	106.94	213.89	376.44
	10	MF	16.00	18.00	DU/Ac	288.00	2.00	576.00	175.00	100,800.00	70.00	140.00	246.40
	18	SF	25.50	5.50	DU/Ac	140.25	3.20	448.80	175.00	78,540.00	54.54	109.08	191.99
	19A	ES	8.00	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
	19B	OS	2.00	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
	20	SF	18.00	5.50	DU/Ac	99.00	3.20	316.80	175.00	55,440.00	38.50	77.00	135.52
	21	MF	18.00	18.00	DU/Ac	324.00	2.00	648.00	175.00	113,400.00	78.75	157.50	277.20
	29	SF	14.25	5.50	DU/Ac	78.38	3.20	250.80	175.00	43,890.00	30.48	60.96	107.29
	30	SF	17.00	5.50	DU/Ac	93.50	3.20	299.20	175.00	52,360.00	36.36	72.72	127.99
													0.00
TOTAL			168.75			1,298.13		3,969.60		609,430.00	423.22	846.43	1,489.72

ABBREVIATION:
SF - SINGLE FAMILY
MF - MULTI-FAMILY
OS - OPEN SPACE
ES - ELEMENTARY SCHOOL

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 11: DOMESTIC WATER DEMAND FOR PHASE 3 OF VILLAGE 2

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1P1XF.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
2	2	SF	35.00	5.50	DU/Ac	192.50	3.20	616.00	175.00	107,800.00	74.86	149.72	263.51
	13	SF	36.00	5.50	DU/Ac	198.00	3.20	633.60	175.00	110,880.00	77.00	154.00	271.04
	24	SF	32.50	5.50	DU/Ac	178.75	3.20	572.00	175.00	100,100.00	69.51	139.03	244.69
	25	CL	25.00	10.00	DU/Ac	250.00	2.00	500.00	175.00	87,500.00	60.76	121.53	213.89
	31	OS/R	28.00	****	Ac	****	****	****	****	2,794.00	1.94	3.88	6.83
TOTAL			156.50			819.25		2,321.60		409,074.00	284.08	568.16	999.96

ABBREVIATION:
SF - SINGLE FAMILY
OS - OPEN SPACE
CL - CLUSTER HOUSING
R - RETENTION

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 12: DOMESTIC WATER DEMAND FOR PHASE 4 OF VILLAGE 2

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1P1XG.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
2	26	CM	2.00	3,000.00	GPD/AC	****	****	****	****	6,000.00	4.17	8.33	14.67
	27	CL	22.40	10.00	DU/Ac	224.00	2.00	448.00	175.00	78,400.00	54.44	108.89	191.64
	28	SF	18.25	5.50	DU/Ac	100.38	3.20	321.20	175.00	56,210.00	39.03	78.07	137.40
	29	SF	14.25	5.50	DU/Ac	78.38	3.20	250.80	175.00	43,890.00	30.48	60.96	107.29
	30	SF	17.00	5.50	DU/Ac	93.50	3.20	299.20	175.00	52,360.00	36.36	72.72	127.99
	31	OS/R	55.00	****	Ac	****	****	****	****	2,794.00	1.94	3.88	6.83
	35	SF	27.00	5.50	DU/Ac	148.50	3.20	475.20	175.00	83,160.00	57.75	115.50	203.28
	36	SF	28.00	5.50	DU/Ac	154.00	3.20	492.80	175.00	86,240.00	59.89	119.78	210.81
	37	SF	32.00	5.50	DU/Ac	176.00	3.20	563.20	175.00	98,560.00	68.44	136.89	240.92
	38	SF	34.00	5.50	DU/Ac	187.00	3.20	598.40	175.00	104,720.00	72.72	145.44	255.98
TOTAL			249.90			1,161.75		3,448.80		612,334.00	425.23	850.46	1,496.82

ABBREVIATION:
SF - SINGLE FAMILY
CM - COMMERCIAL
CL - CLUSTER HOUSING
OS - OPEN SPACE
R - RETENTION

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW
THREE RESTROOM FACILITIES WERE ASSUMED IN PARCEL 31.

TABLE 13: DOMESTIC WATER DEMAND FOR PHASE 5 OF VILLAGE 2

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1P1XH.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
2	1	SF	37.00	5.50	DU/Ac	203.50	3.20	651.20	175.00	113,960.00	79.14	158.28	278.57
	11	SF	25.00	5.50	DU/Ac	137.50	3.20	440.00	175.00	77,000.00	53.47	106.94	188.22
	12	SF	23.50	5.50	DU/Ac	129.25	3.20	413.60	175.00	72,380.00	50.26	100.53	176.93
	22	SF	27.00	5.50	DU/Ac	148.50	3.20	475.20	175.00	83,160.00	57.75	115.50	203.28
	23	SF	20.50	5.50	DU/Ac	112.75	3.20	360.80	175.00	63,140.00	43.85	87.69	154.34
	31	OS/R	18.00	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
	32	SF	50.00	5.50	DU/Ac	275.00	3.20	880.00	175.00	154,000.00	106.94	213.89	376.44
	33	SF	28.00	5.50	DU/Ac	154.00	3.20	492.80	175.00	86,240.00	59.89	119.78	210.81
	34	SF	27.00	5.50	DU/Ac	148.50	3.20	475.20	175.00	83,160.00	57.75	115.50	203.28
TOTAL			256.00			1,309.00		4,188.80		733,040.00	509.06	1,018.11	1,791.88

ABBREVIATION:
SF - SINGLE FAMILY
OS - OPEN SPACE
R - RETENTION

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 14: DOMESTIC WATER DEMAND FOR PHASE 2 OF VILLAGE 1

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1PIXE.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
1	1	SF	28.00	5.50	DU/Ac	154.00	2.00	308.00	175.00	53,900.00	37.43	74.86	131.76
	2	SF	23.00	5.50	DU/Ac	126.50	2.00	253.00	175.00	44,275.00	30.75	61.49	108.23
	3	SF	30.00	5.50	DU/Ac	165.00	2.00	330.00	175.00	57,750.00	40.10	80.21	141.17
	4	CL	14.67	10.00	DU/Ac	146.70	2.00	293.40	175.00	51,345.00	35.66	71.31	125.51
	7	SF	12.00	5.50	DU/Ac	66.00	2.00	132.00	175.00	23,100.00	16.04	32.08	56.47
	8	SF	14.00	5.50	DU/Ac	77.00	2.00	154.00	175.00	26,950.00	18.72	37.43	65.88
	9	SF	8.00	5.50	DU/Ac	44.00	2.00	88.00	175.00	15,400.00	10.69	21.39	37.64
	10	SF	6.00	5.50	DU/Ac	33.00	2.00	66.00	175.00	11,550.00	8.02	16.04	28.23
	18	SF	26.00	5.50	DU/Ac	143.00	2.00	286.00	175.00	50,050.00	34.76	69.51	122.34
	19	SF	31.00	5.50	DU/Ac	170.50	2.00	341.00	175.00	59,675.00	41.44	82.88	145.87
													0.00
TOTAL			192.67			1,125.70		2,251.40		393,995.00	273.61	547.22	963.10

ABBREVIATION:
SF - SINGLE FAMILY
CL - CLUSTER HOUSING

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 15: DOMESTIC WATER DEMAND FOR PHASE 6 OF VILLAGE 3

THE VILLAGES AT SURPRISE WATER MASTER STUDY
GREINER, INC. AS OF 12/27/94 (FILE: SV1P1XI.WK3)

VILLAGE NO.	PARCEL NO.	TYPE	AREA (Ac)	DENSITY	UNIT	TOTAL DU	CAPITA/UNIT	POPULATION	AVG RATE (GPCD)	AVG DAY FLOW (GPD)	AVG DAY FLOW (GPM)	PEAK DAY FLOW (GPM)	PEAK HR FLOW (GPM)
3	8	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
	9	SF	15.00	5.50	DU/Ac	82.50	3.20	264.00	175.00	46,200.00	32.08	64.17	112.93
	10	SF	22.80	5.50	DU/Ac	125.40	3.20	401.28	175.00	70,224.00	48.77	97.53	171.66
	11	ES	8.00	1.00	EACH	****	****	550.00	20.00	11,000.00	7.64	15.28	26.89
	12	PK/R	7.00	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
	13	SF	22.90	5.50	DU/Ac	125.95	3.20	403.04	175.00	70,532.00	48.98	97.96	172.41
	14	SF	22.00	5.50	DU/Ac	121.00	3.20	387.20	175.00	67,760.00	47.06	94.11	165.64
	15	SF	18.00	5.50	DU/Ac	99.00	3.20	316.80	175.00	55,440.00	38.50	77.00	135.52
	16	ROW	11.30	****	Ac	****	****	****	****	0.00	0.00	0.00	0.00
TOTAL			149.00			674.85		2,709.52		388,916.00	270.08	540.16	950.68

ABBREVIATION:
SF - SINGLE FAMILY
ROW - RIGHT-OF-WAY
ES - ELEMENTARY SCHOOL
PK - PARK
OS - OPEN SPACE

GPD - Gallons Per Day
GPCD - Gallons Per Capita Per Day
GPM - Gallons Per Minute
DU - Dwelling Unit
Ac - Acres

PEAK DAY FLOW = 2.00 * AVERAGE DAY FLOW
PEAK HOUR FLOW = 1.76 * PEAK DAY FLOW

TABLE 16: STORAGE REQUIRED FOR PHASE 1 OF VILLAGE 1

FILE: VSEXTRAB.WK3

Time	Peak Day Demand (%)	System Demand (1000 gph)	Supply Capacity (1000 gph)	Flow to/ from Storage (1000 gal)	Net Storage Required (1000 gal)
6-7 am	5.3	40.73	32.02	(8.71)	8.71
7-8	9.4	72.25	32.02	(40.22)	48.93
8-9	11.4	87.62	32.02	(55.59)	104.53
9-10	8.6	66.10	32.02	(34.07)	138.60
10-11	6.1	46.88	32.02	(14.86)	153.46
11-12	4.6	35.35	32.02	(3.33)	156.79
12-1 pm	4.0	30.74	32.02	1.28	155.51
1-2	3.2	24.59	32.02	7.43	148.08
2-3	2.9	22.29	32.02	9.74	138.34
3-4	3.6	27.67	32.02	4.36	133.99
4-5	4.1	31.51	32.02	0.51	133.48
5-6	4.2	32.28	32.02	(0.26)	133.73
6-7	6.0	46.11	32.02	(14.09)	147.82
7-8	6.7	51.49	32.02	(19.47)	167.29
8-9	5.3	40.73	32.02	(8.71)	176.00
9-10	3.3	25.36	32.02	6.66	169.34
10-11	2.2	16.91	32.02	15.12	154.23
11-12	1.4	10.76	32.02	21.26	132.96
12-1 am	0.9	6.92	32.02	25.11	107.86
1-2	0.9	6.92	32.02	25.11	82.75
2-3	0.9	6.92	32.02	25.11	57.64
3-4	0.9	6.92	32.02	25.11	32.54
4-5	1.4	10.76	32.02	21.26	11.27
5-6	2.7	20.75	32.02	11.27	(0.00)
	100.0	768.57	768.57		

NOTE: THE PEAK HOURLY DISTRIBUTION DATA WERE PROVIDED BY CUC ON OCT 14, 1994.

Average Day Flow = 384,293 gpd (or 267 gpm)
Peak Day Demand = 768,570 gpd (or 534 gpm or 32,024 gph)

Net Storage =	176,000.00 gal
2-Hr Fire Flow @ 1,000 gpm =	120,000.00 gal
	296,000.00 gal
Total Required Storage (x 1.2)	355,200.00 gal

Booster Station Capacity =	87,620.00 gph
	1,460.33 gpm @ 40 psi (minimum)
	1,000.00
TOTAL	2,460.33 gpm @ 20 psi (minimum)

TABLE 17: STORAGE REQUIRED FOR PHASE 1 OF VILLAGES 1 & 2 COMBINED

FILE: VSEXTRAC.WK3

Time	Peak Day Demand (%)	System Demand (1000 gph)	Supply Capacity (1000 gph)	Flow to/ from Storage (1000 gal)	Net Storage Required (1000 gal)
6-7 am	5.3	115.39	90.72	(24.67)	24.67
7-8	9.4	204.66	90.72	(113.94)	138.61
8-9	11.4	248.20	90.72	(157.48)	296.10
9-10	8.6	187.24	90.72	(96.52)	392.62
10-11	6.1	132.81	90.72	(42.09)	434.71
11-12	4.6	100.15	90.72	(9.43)	444.15
12-1 pm	4.0	87.09	90.72	3.63	440.52
1-2	3.2	69.67	90.72	21.05	419.47
2-3	2.9	63.14	90.72	27.58	391.89
3-4	3.6	78.38	90.72	12.34	379.56
4-5	4.1	89.26	90.72	1.45	378.11
5-6	4.2	91.44	90.72	(0.73)	378.83
6-7	6.0	130.63	90.72	(39.92)	418.75
7-8	6.7	145.87	90.72	(55.16)	473.90
8-9	5.3	115.39	90.72	(24.67)	498.58
9-10	3.3	71.85	90.72	18.87	479.71
10-11	2.2	47.90	90.72	42.82	436.89
11-12	1.4	30.48	90.72	60.24	376.65
12-1 am	0.9	19.59	90.72	71.12	305.53
1-2	0.9	19.59	90.72	71.12	234.41
2-3	0.9	19.59	90.72	71.12	163.29
3-4	0.9	19.59	90.72	71.12	92.17
4-5	1.4	30.48	90.72	60.24	31.93
5-6	2.7	58.78	90.72	31.93	(0.00)
	100.0	2,177.19	2,177.19		

NOTE: THE PEAK HOURLY DISTRIBUTION DATA WERE PROVIDED BY CUC ON OCT 14, 1994.

Average Day Flow = 1,088,597 gpd (or 756 gpm)
Peak Day Demand = 2,177,194 gpd (or 1,512 gpm or 90,716 gph)

Net Storage =	498,580.00 gal
2-Hr Fire Flow @ 3,000 gpm =	360,000.00 gal
	858,580.00 gal
Total Required Storage (x 1.2)	1,030,296.00 gal

Booster Station Capacity =	248,200.00 gph
	4,136.67 gpm @ 40 psi (minimum)
	3,000.00
TOTAL	7,136.67 gpm @ 20 psi (minimum)

TABLE 19: STORAGE REQUIRED FOR PHASE 1 OF VILLAGE 1, PHASES 1-2 OF VILLAGE 2, PHASES 1-6 OF VILLAGE 3

FILE: VSEXTRAE.WK3

Time	Peak Day Demand (%)	System Demand (1000 gph)	Supply Capacity (1000 gph)	Flow to/ from Storage (1000 gal)	Net Storage Required (1000 gal)
6-7 am	5.3	222.92	175.25	(47.67)	47.67
7-8	9.4	395.37	175.25	(220.12)	267.79
8-9	11.4	479.49	175.25	(304.24)	572.02
9-10	8.6	361.72	175.25	(186.47)	758.49
10-11	6.1	256.57	175.25	(81.32)	839.81
11-12	4.6	193.48	175.25	(18.23)	858.03
12-1 pm	4.0	168.24	175.25	7.01	851.02
1-2	3.2	134.59	175.25	40.66	810.37
2-3	2.9	121.98	175.25	53.28	757.09
3-4	3.6	151.42	175.25	23.83	733.26
4-5	4.1	172.45	175.25	2.80	730.45
5-6	4.2	176.65	175.25	(1.40)	731.85
6-7	6.0	252.36	175.25	(77.11)	808.96
7-8	6.7	281.81	175.25	(106.55)	915.52
8-9	5.3	222.92	175.25	(47.67)	963.19
9-10	3.3	138.80	175.25	36.45	926.73
10-11	2.2	92.53	175.25	82.72	844.01
11-12	1.4	58.88	175.25	116.37	727.65
12-1 am	0.9	37.85	175.25	137.40	590.25
1-2	0.9	37.85	175.25	137.40	452.85
2-3	0.9	37.85	175.25	137.40	315.45
3-4	0.9	37.85	175.25	137.40	178.06
4-5	1.4	58.88	175.25	116.37	61.69
5-6	2.7	113.56	175.25	61.69	0.00
	100.0	4,206.05	4,206.05		

NOTE: THE PEAK HOURLY DISTRIBUTION DATA WERE PROVIDED BY CUC ON OCT 14, 1994.

Average Day Flow = 2,103,034 gpd (or 1,460 gpm)
Peak Day Demand = 4,206,067 gpd (or 2,921 gpm or 175,253 gph)

Net Storage =	963,190.00 gal
2-Hr Fire Flow @ 3,000 gpm =	360,000.00 gal
	1,323,190.00 gal
Total Required Storage (x 1.2)	1,587,828.00 gal

Booster Station Capacity =	479,490.00 gph
	7,991.50 gpm @ 40 psi (minimum)
	3,000.00
TOTAL	10,991.50 gpm @ 20 psi (minimum)

TABLE 20: STORAGE REQUIRED FOR PHASE 1 OF VILLAGE 1, PHASES 1-3 OF VILLAGE 2, PHASES 1-6 OF VILLAGE 3

FILE: VSEXTRAF.WK3

Time	Peak Day Demand (%)	System Demand (1000 gph)	Supply Capacity (1000 gph)	Flow to/ from Storage (1000 gal)	Net Storage Required (1000 gal)
6-7 am	5.3	266.28	209.34	(56.94)	56.94
7-8	9.4	472.28	209.34	(262.93)	319.87
8-9	11.4	572.76	209.34	(363.42)	683.29
9-10	8.6	432.08	209.34	(222.74)	906.03
10-11	6.1	306.48	209.34	(97.13)	1,003.17
11-12	4.6	231.11	209.34	(21.77)	1,024.94
12-1 pm	4.0	200.97	209.34	8.37	1,016.56
1-2	3.2	160.77	209.34	48.57	968.00
2-3	2.9	145.70	209.34	63.64	904.36
3-4	3.6	180.87	209.34	28.47	875.89
4-5	4.1	205.99	209.34	3.35	872.54
5-6	4.2	211.02	209.34	(1.67)	874.21
6-7	6.0	301.45	209.34	(92.11)	966.32
7-8	6.7	336.62	209.34	(127.28)	1,093.60
8-9	5.3	266.28	209.34	(56.94)	1,150.54
9-10	3.3	165.80	209.34	43.54	1,107.00
10-11	2.2	110.53	209.34	98.81	1,008.19
11-12	1.4	70.34	209.34	139.00	869.19
12-1 am	0.9	45.22	209.34	164.12	705.06
1-2	0.9	45.22	209.34	164.12	540.94
2-3	0.9	45.22	209.34	164.12	376.82
3-4	0.9	45.22	209.34	164.12	212.69
4-5	1.4	70.34	209.34	139.00	73.69
5-6	2.7	135.65	209.34	73.69	(0.00)
	100.0	5,024.20	5,024.20		

NOTE: THE PEAK HOURLY DISTRIBUTION DATA WERE PROVIDED BY CUC ON OCT 14, 1994.

Average Day Flow = 2,512,109 gpd (or 1,745 gpm)
Peak Day Demand = 5,024,218 gpd (or 3,489 gpm or 209,342 gph)

Net Storage =	1,150,540.00 gal
2-Hr Fire Flow @ 3,000 gpm =	360,000.00 gal
	1,510,540.00 gal
Total Required Storage (x 1.2)	1,812,648.00 gal

Booster Station Capacity =	572,760.00 gph
	9,546.00 gpm @ 40 psi (minimum)
	3,000.00
TOTAL	12,546.00 gpm @ 20 psi (minimum)

TABLE 21: STORAGE REQUIRED FOR PHASE 1 OF VILLAGE 1, PHASES 1-4 OF VILLAGE 2, PHASES 1-6 OF VILLAGE 3

FILE: VSEXTRAG.WK3

Time	Peak Day Demand (%)	System Demand (1000 gph)	Supply Capacity (1000 gph)	Flow to/ from Storage (1000 gal)	Net Storage Required (1000 gal)
6-7 am	5.3	331.19	260.37	(70.82)	70.82
7-8	9.4	587.39	260.37	(327.02)	397.84
8-9	11.4	712.37	260.37	(452.00)	849.85
9-10	8.6	537.40	260.37	(277.03)	1,126.88
10-11	6.1	381.18	260.37	(120.81)	1,247.69
11-12	4.6	287.45	260.37	(27.08)	1,274.77
12-1 pm	4.0	249.95	260.37	10.41	1,264.35
1-2	3.2	199.96	260.37	60.41	1,203.95
2-3	2.9	181.22	260.37	79.15	1,124.80
3-4	3.6	224.96	260.37	35.41	1,089.39
4-5	4.1	256.20	260.37	4.17	1,085.22
5-6	4.2	262.45	260.37	(2.08)	1,087.30
6-7	6.0	374.93	260.37	(114.56)	1,201.87
7-8	6.7	418.67	260.37	(158.30)	1,360.17
8-9	5.3	331.19	260.37	(70.82)	1,430.99
9-10	3.3	206.21	260.37	54.16	1,376.83
10-11	2.2	137.48	260.37	122.89	1,253.94
11-12	1.4	87.48	260.37	172.89	1,081.05
12-1 am	0.9	56.24	260.37	204.13	876.92
1-2	0.9	56.24	260.37	204.13	672.79
2-3	0.9	56.24	260.37	204.13	468.66
3-4	0.9	56.24	260.37	204.13	264.54
4-5	1.4	87.48	260.37	172.89	91.65
5-6	2.7	168.72	260.37	91.65	(0.00)
	100.0	6,248.87	6,248.87		

NOTE: THE PEAK HOURLY DISTRIBUTION DATA WERE PROVIDED BY CUC ON OCT 14, 1994.

Average Day Flow = 3,124,440 gpd (or 2,170 gpm)
Peak Day Demand = 6,248,880 gpd (or 4,340 gpm or 260,370 gph)

Net Storage =	1,430,990.00 gal
2-Hr Fire Flow @ 3,000 gpm =	360,000.00 gal
	1,790,990.00 gal
Total Required Storage (x 1.2)	2,149,188.00 gal

Booster Station Capacity =	712,370.00 gph
	11,872.83 gpm @ 40 psi (minimum)
	3,000.00
TOTAL	14,872.83 gpm @ 20 psi (minimum)

TABLE 24: STORAGE REQUIRED FOR ALL PHASES - ULTIMATE SYSTEM FOR THE VILLAGES AT SURPRISE

FILE: VSEXTRAA.WK3

Time	Peak Day Demand (%)	System Demand (1000 gph)	Supply Capacity (1000 gph)	Flow to/from Storage (1000 gal)	Net Storage Required (1000 gal)
6-7 am	5.3	491.88	386.70	(105.18)	105.18
7-8	9.4	872.39	386.70	(485.69)	590.88
8-9	11.4	1,058.01	386.70	(671.31)	1,262.18
9-10	8.6	798.15	386.70	(411.45)	1,673.63
10-11	6.1	566.13	386.70	(179.43)	1,853.06
11-12	4.6	426.92	386.70	(40.22)	1,893.28
12-1 pm	4.0	371.23	386.70	15.47	1,877.81
1-2	3.2	296.98	386.70	89.71	1,788.10
2-3	2.9	269.14	386.70	117.56	1,670.54
3-4	3.6	334.11	386.70	52.59	1,617.95
4-5	4.1	380.51	386.70	6.19	1,611.76
5-6	4.2	389.79	386.70	(3.09)	1,614.85
6-7	6.0	556.85	386.70	(170.15)	1,785.00
7-8	6.7	621.81	386.70	(235.11)	2,020.11
8-9	5.3	491.88	386.70	(105.18)	2,125.30
9-10	3.3	306.27	386.70	80.43	2,044.86
10-11	2.2	204.18	386.70	182.52	1,862.34
11-12	1.4	129.93	386.70	256.77	1,605.57
12-1 am	0.9	83.53	386.70	303.17	1,302.40
1-2	0.9	83.53	386.70	303.17	999.23
2-3	0.9	83.53	386.70	303.17	696.06
3-4	0.9	83.53	386.70	303.17	392.89
4-5	1.4	129.93	386.70	256.77	136.12
5-6	2.7	250.58	386.70	136.12	0.00
TOTAL	100.0	9,280.77	9,280.77		

NOTE: THE PEAK HOURLY DISTRIBUTION DATA WERE PROVIDED BY CUC ON OCT 14, 1994.

Average Day Flow = 4,637,520 gpd (or 3,223 gpm)
Peak Day Demand = 9,280,771 gpd (or 6,445 gpm or 386,699 gph)

Net Storage =	2,125,300.00 gal
2-Hr Fire Flow =	360,000.00 gal
	2,485,300.00 gal
Total Required Storage =	2,982,360.00 (= 1.2 x 2,485,300)
Booster Station Capacity =	1,058,010.00 gph
	17,633.50 gpm @ 40 psi (minimum)
	3,000.00
TOTAL	20,633.50 gpm @ 20 psi (minimum)

APPENDICES

APPENDIX A
Water Quality Data

Source: Maricopa Water District

Arizona Testing Laboratories

815 West Madison · Phoenix, Arizona 85007 · Telephone 254-6181

For: Maricopa County Municipal Water Conservation District Number One
Post Office Box 730
Peoria, Arizona 85345

Date: July 10, 1978

Lab. No.: 7307

Received: 7-5-78

Marked: Your Purchase Order 721 (also see below)

Submitted by: Mr. Lavoy Henry

REPORT OF WATER TESTS

	14-28-E	14-28W	15-27	BOS-2
Total Dissolved Solids @180°C	301	240	260	190
Chromium, hexavalent	0.03	0.03	0.03	0.05
Iron, total	lt* 0.2	lt* 0.2	lt* 0.2	lt* 0.2
Calcium	12	3	22	9
Magnesium	6	0.7	9	5
Sodium	78	76	49	44
Chloride	60	34	46	26
Carbonate	2	14	0	0
Bicarbonate	112	102	122	124
Sulfate	49	22	23	17
Nitrate, N	3.5	1.4	4.3	0.9
Fluoride	2.5	1.8	2.2	1.6
Phenolphthalein Alkalinity	2	12	0	0
Methyl Orange Alkalinity	96	108	100	102
Calcium Hardness	30	8	55	23
Magnesium Hardness	25	3	37	21
Total Hardness	55	11	92	44
pH	8.7	9.1	8.2	8.3

lt* = less than above reported in mg/l

Respectfully submitted,
ARIZONA TESTING LABORATORIES

Steven Hankins
Steven Hankins

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017161-02
Clnt Smp:
Descript: WELL WATER
Location: MC 1057
Samp D/T: 12/02/93 10:12
Sampler.: LARRY
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/02/93
Date Rpt: 12/20/93

Analysis		MCL	Results	Date
SELENIUM	EPA 270.2		<0.005	
SILVER	EPA 200.7		<0.001	
SODIUM	EPA 273.1		36	
SULFATE	EPA 375.2		26	
TOT DISS SOLIDS	EPA 160.1		170	
ZINC	EPA 200.7		0.020	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Thomas Graf
Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

Arizona Testing Laboratories
810 East Hammond Lane ☐ Phoenix, Arizona 85034 ☐ 602/254-6181

For: Maricopa Water District
Attn: Mike Laform
P.O. Box 260
Waddell, Arizona 85355

Date: December 11, 1992

Lab. No.: 92-107393

Sample: Water

Marked: 4-2

Received: 11/09/92

Sampled: 11/09/92

Submitted by: Same

REPORT OF LABORATORY TESTS

METHOD	ANALYSIS DATE			
150.1	11/11/92	pH	7.9	
310.1	11/11/92	Alkalinity	88.	mg/L
407A	11/20/92	Chloride	82.	
340.2	11/16/92	Fluoride	0.45	
314A	12/08/92	Hardness	210.	
300.0	11/12/92	Nitrate-N	17.	
375.4	11/20/92	Sulfate	70.	
160.1	11/12/92	Total Dissolved Solids	400.	
206.2	11/18/92	Arsenic	< 0.01	
200.7	12/04/92	Barium	< 0.5	
213.2	11/16/92	Cadmium	< 0.005	
200.7	12/04/92	Calcium	47.	
218*2	11/17/92	Chromium	0.017	
200.7	12/04/92	Copper	< 0.05	
200.7	12/04/92	Iron	< 0.1	
239.2	11/17/92	Lead	< 0.002	
200.7	12/04/92	Magnesium	22.	
200.7	12/04/92	Manganese	< 0.05	
245.1	11/16/92	Mercury	< 0.001	
270.2	12/01/92	Selenium	< 0.005	
272.2	11/18/92	Silver	< 0.02	
325B	12/07/92	Sodium	53.	
200.7	12/04/92	Zinc	< 0.05	

< = less than the practical quantitation limit (PQL) given

Respectfully submitted,

ARIZONA TESTING LABORATORIES

Steven Hankins

Steven Hankins

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017178-01
Clnt Smp:
Descript: DRINKING WATER
Location: 4-3
Samp D/T: 12/03/93 10:09
Sampler.: CLIENT
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/03/93
Date Rpt: 12/21/93

Analysis		MCL	Results	Date
Q01	DW-TOTAL INORGANIC ANALYSIS			12/14/93
	ALKALINITY	EPA 310.2	98	
	ARSENIC	EPA 206.2	<0.005	
	BARIUM	EPA 200.7	0.092	
	CADMIUM	EPA 213.1	<0.0005	
	CALCIUM	EPA 200.7	21.0	
	CHLORIDE	EPA 407A	24	
	CHROMIUM	EPA 218.2	0.032	
	COPPER	EPA 200.7	0.005	
	FLUORIDE	EPA 340.2	0.64	
	HARDNESS	EPA 130.1	92	
	IRON	EPA 200.7	0.009	
	LEAD	EPA 239.2	<0.002	
	MAGNESIUM	EPA 200.7	9.52	
	MANGANESE	EPA 200.7	<0.007	
	MERCURY	EPA 245.1	0.00029	
	NITRATE (N)	EPA 300.0	3.5	
	PH	EPA 150.1	8.0	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories
Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017178-01
Clnt Smp:
Descript: DRINKING WATER
Location: 4-3
Samp D/T: 12/03/93 10:09
Sampler.: CLIENT
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/03/93
Date Rpt: 12/21/93

Analysis		MCL	Results	Date
SELENIUM	EPA 270.2		<0.005	
SILVER	EPA 200.7		<0.001	
SODIUM	EPA 273.1		40	
SULFATE	EPA 375.2		28	
TOT DISS SOLIDS	EPA 160.1		200	
ZINC	EPA 200.7		0.002	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Thomas Leif
Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017161-03
Clnt Smp:
Descript: WELL WATER
Location: 4-34
Samp D/T: 12/02/93 10:19
Sampler.: LARRY
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/02/93
Date Rpt: 12/15/93

Analysis		MCL	Results	Date
EQ01	DW-TOTAL INORGANIC ANALYSIS			12/14/93
	ALKALINITY EPA 310.2		100	
	ARSENIC EPA 206.2		<0.005	
	BARIUM EPA 200.7		0.077	
	CADMIUM EPA 213.1		<0.0005	
	CALCIUM EPA 200.7		18.3	
	CHLORIDE EPA 407A		19	
	CHROMIUM EPA 218.2		0.023	
	COPPER EPA 200.7		<0.003	
	FLUORIDE EPA 340.2		0.63	
	HARDNESS EPA 130.1		81	
	IRON EPA 200.7		0.104	
	LEAD EPA 239.2		<0.007	
	MAGNESIUM EPA 200.7		8.54	
	MANGANESE EPA 200.7		<0.007	
	MERCURY EPA 245.1		<0.0002	
	NITRATE (N) EPA 300.0		2.2	
	PH EPA 150.1		8.0	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017161-03
Clnt Smp:
Descript: WELL WATER
Location: 4-34
Samp D/T: 12/02/93 10:19
Sampler.: LARRY
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/02/93
Date Rpt: 12/15/93

Analysis		MCL	Results	Date
SELENIUM	EPA 270.2		<0.005	
SILVER	EPA 200.7		<0.001	
SODIUM	EPA 273.1		38	
SULFATE	EPA 375.2		34	
TOT DISS SOLIDS	EPA 160.1		190	
ZINC	EPA 200.7		0.013	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 016983-02
Clnt Smp:
Descript: DRINKING WATER
Location: 4-35S
Samp D/T: 11/11/93 12:58
Sampler.: RON FLOWERS
Trans By: CLIENT
Recvd By: REBECCA L DIXON
Date Rcv: 11/11/93
Date Rpt: 12/16/93

Analysis		MCL	Results	Date
EQ01	DW-TOTAL INORGANIC ANALYSIS			12/13/93
	ALKALINITY	EPA 310.2	99	
	ARSENIC	EPA 206.2	<0.005	
	BARIUM	EPA 200.7	0.052	
	CADMIUM	EPA 213.1	<0.0005	
	CALCIUM	EPA 200.7	15.6	
	CHLORIDE	EPA 407A	18	
	CHROMIUM	EPA 218.2	0.042	
	COPPER	EPA 200.7	<0.003	
	FLUORIDE	EPA 340.2	0.77	
	HARDNESS	EPA 130.1	75	
	IRON	EPA 200.7	<0.009	
	LEAD	EPA 239.2	0.013	
	MAGNESIUM	EPA 200.7	8.75	
	MANGANESE	EPA 200.7	<0.007	
	MERCURY	EPA 245.1	<0.001	
	NITRATE (N)	EPA 300.0	1.7	
	PH	EPA 150.1	8.1	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories
Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION
Sample..: 016983-02
Clnt Smp:
Descript: DRINKING WATER
Location: 4-35S
Samp D/T: 11/11/93 12:58
Sampler.: RON FLOWERS
Trans By: CLIENT
Recvd By: REBECCA L DIXON
Date Rcv: 11/11/93
Date Rpt: 12/16/93

Analysis		MCL	Results	Date
SELENIUM	EPA 270.2		<0.005	
SILVER	EPA 200.7		<0.001	
SODIUM	EPA 273.1		40	
SULFATE	EPA 375.2		26	
TOT DISS SOLIDS	EPA 160.1		190	
ZINC	EPA 200.7		<0.001	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories
Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017161-04
Clnt Smp:
Descript: WELL WATER
Location: 5-3
Samp D/T: 12/03/93 10:22
Sampler.: LARRY
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/02/93
Date Rpt: 12/15/93

Analysis		MCL	Results	Date
SELENIUM	EPA 270.2		<0.005	
SILVER	EPA 200.7		0.046	
SODIUM	EPA 273.1		37	
SULFATE	EPA 375.2		22	
TOT DISS SOLIDS	EPA 160.1		170	
ZINC	EPA 200.7		0.022	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017178-02
Clnt Smp:
Descript: DRINKING WATER
Location: 5-10
Samp D/T: 12/03/93 10:30
Sampler.: CLIENT
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/03/93
Date Rpt: 12/21/93

Analysis		MCL	Results	Date
EQ01	DW-TOTAL INORGANIC ANALYSIS			12/14/93
ALKALINITY	EPA 310.2		100	
ARSENIC	EPA 206.2		<0.005	
BARIUM	EPA 200.7		0.065	
CADMIUM	EPA 213.1		<0.0005	
CALCIUM	EPA 200.7		19.6	
CHLORIDE	EPA 407A		14	
CHROMIUM	EPA 218.2		0.038	
COPPER	EPA 200.7		<0.003	
FLUORIDE	EPA 340.2		1.3	
HARDNESS	EPA 130.1		81	
IRON	EPA 200.7		0.050	
LEAD	EPA 239.2		<0.002	
MAGNESIUM	EPA 200.7		7.67	
MANGANESE	EPA 200.7		<0.007	
MERCURY	EPA 245.1		<0.0002	
NITRATE (N)	EPA 300.0		0.94	
PH	EPA 150.1		8.0	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Thomas M Stief
Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017178-02
Clnt Smp:
Descript: DRINKING WATER
Location: 5-10
Samp D/T: 12/03/93 10:30
Sampler.: CLIENT
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/03/93
Date Rpt: 12/21/93

Analysis		MCL	Results	Date
SELENIUM	EPA 270.2		<0.005	
SILVER	EPA 200.7		<0.001	
SODIUM	EPA 273.1		38	
SULFATE	EPA 375.2		23	
TOT DISS SOLIDS	EPA 160.1		200	
ZINC	EPA 200.7		0.022	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Thomas M. Graf
Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017161-05
Clnt Smp:
Descript: WELL WATER
Location: 5-11
Samp D/T: 12/02/93 10:38
Sampler.: LARRY
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/02/93
Date Rpt: 12/15/93

	Analysis		MCL	Results	Date
EQ01	DW-TOTAL INORGANIC ANALYSIS				12/14/93
	ALKALINITY	EPA 310.2		78	
	ARSENIC	EPA 206.2		<0.005	
	BARIUM	EPA 200.7		0.147	
	CADMIUM	EPA 213.1		<0.0005	
	CALCIUM	EPA 200.7		50.3	
	CHLORIDE	EPA 407A		90	
	CHROMIUM	EPA 218.2		0.013	
	COPPER	EPA 200.7		<0.003	
	FLUORIDE	EPA 340.2		0.52	
	HARDNESS	EPA 130.1		243	
	IRON	EPA 200.7		0.122	
	LEAD	EPA 239.2		<0.007	
	MAGNESIUM	EPA 200.7		19.2	
	MANGANESE	EPA 200.7		0.007	
	MERCURY	EPA 245.1		<0.0002	
	NITRATE (N)	EPA 300.0		20.3	
	PH	EPA 150.1		7.8	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories
Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION
Sample..: 017161-05
Clnt Smp:
Descript: WELL WATER
Location: 5-11
Samp D/T: 12/02/93 10:38
Sampler.: LARRY
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/02/93
Date Rpt: 12/15/93

Analysis		MCL	Results	Date
SELENIUM	EPA 270.2		<0.005	
SILVER	EPA 200.7		<0.001	
SODIUM	EPA 273.1		57	
SULFATE	EPA 375.2		68	
TOT DISS SOLIDS	EPA 160.1		410	
ZINC	EPA 200.7		0.012	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories
Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
P.O. BOX 900
WADDELL, AZ 85355-

SAMPLE INFORMATION

Sample..: 017161-06
Clnt Smp:
Descript: WELL WATER
Location: 5-12C
Samp D/T: 12/02/93 10:45
Sampler.: LARRY
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/02/93
Date Rpt: 12/15/93

Analysis		MCL	Results	Date
EQ01	DW-TOTAL INORGANIC ANALYSIS			12/14/93
	ALKALINITY	EPA 310.2	74	
	ARSENIC	EPA 206.2	<0.005	
	BARIUM	EPA 200.7	0.086	
	CADMIUM	EPA 213.1	<0.0005	
	CALCIUM	EPA 200.7	37.9	
	CHLORIDE	EPA 407A	120	
	CHROMIUM	EPA 218.2	0.020	
	COPPER	EPA 200.7	<0.003	
	FLUORIDE	EPA 340.2	0.52	
	HARDNESS	EPA 130.1	170	
	IRON	EPA 200.7	0.075	
	LEAD	EPA 239.2	<0.007	
	MAGNESIUM	EPA 200.7	18.2	
	MANGANESE	EPA 200.7	<0.007	
	MERCURY	EPA 245.1	<0.0002	
	NITRATE (N)	EPA 300.0	19.8	
	PH	EPA 150.1	8.0	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

American Analytical Laboratories

Tucson — Phoenix — Mexico

LABORATORY ANALYSIS REPORT

Code: MARWAT
MARICOPA WATER
ATTN: MIKE LAFORM
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SAMPLE INFORMATION
Sample..: 017161-06
Clnt Smp:
Descript: WELL WATER
Location: 5-12C
Samp D/T: 12/02/93 10:45
Sampler.: LARRY
Trans By: CLIENT
Recvd By: REBECCA DIXON
Date Rcv: 12/02/93
Date Rpt: 12/15/93

Analysis	MCL	Results	Date
SELENIUM	EPA 270.2	<0.005	
SILVER	EPA 200.7	<0.001	
SODIUM	EPA 273.1	73	
SULFATE	EPA 375.2	44	
TOT DISS SOLIDS	EPA 160.1	400	
ZINC	EPA 200.7	<0.010	

Comments:
All units are MG/L unless otherwise specified.
ND means analyte not detected.
MDL is the Method Detection Limit.

Analyst(s)

810 E. Hammond Lane Phoenix, Arizona 85034 FAX 602-340-0473 602-254-6181 800-279-6181

APPENDIX B
Happy Trails Data

Source: Citizen Utilities Company

Happy Trails

FIRE PUMP (1)

MFR.	Goulds - Centrifugal pump
Impeller dia.	13 1/4
Model	3405
Size	5x8 14
GPM	1350
FT-Head	150
RPM	1780
Serial No.	275 B 829

Motor:

MFR.	Cummins Engine Co.
HP	100 @ 2500 RPM
Model Name	4BT - 3.9
low Idle	750 RPM

BOOSTER PUMPS #3 & #4

MFR	Goulds
Impeller dia.	6.87
Model	3655
Size	5x5-7
GPM	725
FT Head	165
RPM	3600
Serial NO.	765 C 948-1-2

Motor:

MFR.	Marathon Elect.
HP	50
Model Name	RE 326TTFS7606 AN W

BOOSTER PUMPS #1 & #2

MFR.	Goulds
Impeller dia.	6.75
Model	3655
Size	2x3-7
GPM	190
FT-Head	165
RPM	3600
Serial No.	765 C 947-[illegible]

Motor:

MFR	Marathon Elect
HP	15
Model Name	RE 254TTFS7512 AN W

HAPPY TRAILS INFORMATION

Total No. of lots	1875
Lots sold	1250
Occupancy	600 (present 4/19/94)
Winter	1100
Summer	350
Projected Growth	15% (1 year) 4 to 5 years to sell the rest of lots

AGUA FRIA WELLS

WELL SITE	PUMP HORSEPOWER	WELL YIELD	CASING SIZE	CASING DEPTH	METER SIZE
2A	75	300	10	975	6
2B	200	1,000	16	1,000	12
SUN VILLAGE	250	1,200	20	1,000	

SUN CITY WELLS

WELL SITE	PUMP HORSEPOWER	WELL YIELD	CASING SIZE	CASING DEPTH	METER SIZE
HAPPY TRAILS	200	1,000	16	1,000	
4B	400	1,200	20	910	12
4C	NONE	STAND BY	16	1,200	NONE
4D	450	1,820	16	1,317	12
5A	350	1,320	20	1,176	12
5D	400	1,910	16	1,206	12
7B	400	1,420	20	1,000	12
7C	325	1,250	20	1,200	10
8D	350	1,340	20	760	12
9A	350	1,325	20	1,006	12
17A	450	2,000	20	1,000	12
17E	400	2,000	16	1,200	14
18B	250	1,575	20	900	12
19B	200	875	20	750	12
20A	NONE	OBSERVATION	16	650	NONE
29A	125	300	16	600	10
30A	250	1,025	20	1,000	12
31D	500	1,850	16	1,214	12
32B	350	1,600	20	1,000	12
32C	400	1,765	16	1,215	12
33B	200	1,100	20	1,000	8

4/92

Monthly usage

1	Happy Trails	Sun Plant	Village Well
01/31/93	2868	4431	3843
02/28/93	2918	4026	3080
03/31/93	3384	5208	4958
04/30/93	2799	5800	5112
05/31/93	2002	7225	6418
06/30/93	1759	6814	6059
07/31/93	1840	7376	6564
08/31/93	1731	6934	5945
09/30/93	1739	6623	5868
10/31/93	2269	6559	5608
11/30/93	2769	6512	5661
12/31/93	2805	7050	6358
	28,883	74,558	65,474

Weekly Usage

	Happy Trails	Sun Plant	Village Well
01/04/93	477	842	715
01/11/93	511	940	819
01/18/93	739	1031	876
01/25/93	670	1013	868
02/01/93	639	989	838
02/08/93	706	1020	857
02/15/93	806	941	805
02/22/93	717	943	828
03/01/93	750	1186	806
03/08/93	789	1085	1014
03/15/93	831	1143	1012
03/22/93	758	1378	1282
03/29/93	745	1095	995
04/05/93	599	1195	1101
04/12/93	687	1586	1419
04/19/93	713	1262	1112
04/26/93	615	1294	1131
05/03/93	471	1335	1246
05/10/93	436	1222	1217
05/17/93	539	1748	1303
05/24/93	438	1939	1750
05/31/93	449	1761	1582
06/07/93	333	1331	1242
06/14/93	447	1557	1356
06/21/93	411	1663	1482
06/28/93	454	1683	1477
07/05/93	449	1757	1549
07/12/93	362	1811	1642
07/19/93	438	1563	1386
07/26/93	453	1529	1343
08/02/93	441	1819	1622
08/09/93	460	1490	1207
08/16/93	321	1691	1537
08/23/93	448	1646	1359
08/30/93	206	1391	1239
09/06/93	419	1542	1235
09/13/93	435	1659	1531
09/20/93	326	1500	1334
09/27/93	446	1541	1341
10/04/93	450	1487	1340
10/11/93	448	1302	1089
10/18/93	560	1515	1239
10/25/93	449	1488	1239
11/01/93	582	1784	1479
11/08/93	701	1349	1271
11/15/93	687	1494	1331
11/22/93	572	1490	1220
11/29/93	694	1437	1367
12/06/93	694	1804	1606
12/13/93	592	1719	1606
12/20/93	586	1447	1311
12/27/93	582	1510	1288
01/03/94	722	1424	1354
	29,253	75,371	66,198

1994 Pumpage Report
prepared for Ricardo Jimenez

1/	HAPTRLS	SUNVIL	SVILWELL	_2/	HAPTRLS	SUNVIL	SVILWELL
01/04/94	384	813	734	01/04/94	625	1131	1198
01/11/94	686	1722	1301	01/11/94	686	1722	1301
01/18/94	776	1759	1347	01/18/94	776	1759	1347
01/25/94	823	1978	1721	01/25/94	823	1978	1721
01/31/94	702	1961	1762				
	3,371	8,233	6,865		2,910	6,590	5,567
02/01/94	114	530	523	02/01/94	816	2491	2285
02/08/94	800	2078	1784	02/08/94	800	2078	1784
02/15/94	821	1912	1733	02/15/94	821	1912	1733
02/22/94	923	2089	1800	02/22/94	923	2089	1800
02/28/94	800	1589	1464				
	3,458	8,198	7,304		3,360	8,570	7,602
03/01/94	131	315	257	03/01/94	931	1904	1721
03/08/94	715	1847	1604	03/08/94	715	1847	1604
03/15/94	1007	1649	1483	03/15/94	1007	1649	1483
03/22/94	930	1979	1823	03/22/94	930	1979	1823
03/29/94	973	1801	1639	03/29/94	973	1801	1639
03/31/94	140	473	346				
	3896	8064	7152		4556	9180	8270
04/01/94	119	299	234	04/05/94	779	1916	1676
04/05/94	520	1144	1096	04/12/94	701	1787	1636
04/12/94	701	1787	1636				
04/16/94	426	1092	1037				
	1766	4322	4003		1480	3703	3312
Grand Total 94 Year To Date:	12,491	28,817	25,324		12,306	28,043	24,751

_1/ Modified to reflect any pumpage in the month through complete or partial weeks as needed.

_2/ Monthly pumpage as pulled directly from the Pumpage Spreadsheet. Numbers from each month may reflect several days usage from any given month reported.

THE VILLAGES AT SURPRISE

Master Wastewater Report

Executive Summary

for:
Surprise Village Company

by:
Greiner, Inc.
7310 N. 16th Street, Suite 160
Phoenix, AZ 85020

December 30, 1994
Revised February 3, 1995

THE VILLAGES AT SURPRISE
Master Wastewater Report

Executive Summary

The master study on the proposed wastewater conveyance system and treatment options for the Villages at Surprise project includes prediction of wastewater flow rates as it develops by phases. It includes recommended on-site sewer service conveyance mains necessary to handle the design flows and it makes recommendations for both off-site conveyance and treatment alternatives.

The study was based on the Land Use Plans, dated November 22, 1994. The entire property consists of approximately 1,950 acres of land which will include about 9,300 homes. The development is planned for three distinct villages in nine phases which will include communities for retired and working families, as well as commercial sites, a golf course, parks and schools.

The development of the recommendations within the report are based on a snapshot of existing facilities, both currently constructed and in planning stages, the project's projected phasing and build-out rate, and the quantity of wastewater generated by the project over the phasing and build-out rate.

At project build-out, this development is anticipated to generate approximately 2.7 million gallons per day (average daily flow) of wastewater that will require appropriately sized conveyance and treatment facilities.

Three alternatives were developed during the process of planning for wastewater conveyance and treatment. Two of the three alternatives (1A and 1B) involve conveyance of a portion of the ultimate flow east to the planned and currently under design Reems Road alignment. The third alternative avoids the Reems Road alignment and proposes a new treatment facility south of the Villages at Surprise.

One important point to note is that in all three alternatives, additional treatment capacity is required to be planned for and built. This is in addition to the current planned treatment capacity of the City's Treatment Plant No. 2, known as the South Surprise Wastewater Treatment Plant.

This report concludes with the observation that implementation of one of the first alternatives will probably tend to be more cost effective and easier to implement. This is primarily due to the fact that the South Surprise Wastewater Treatment Plant has been planned to accommodate a substantial amount of currently unallocated treatment capacity.

WASTEWATER MASTER PLAN REPORT

For

The Villages at Surprise

EXHIBIT U

Prepared for:

Surprise Village Company, LLC

11411 North Tatum Boulevard

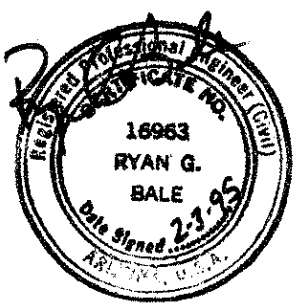
Phoenix, AZ 85028-2399

Prepared by:

Greiner, Inc.

7310 N. 16th Street, Suite 160

Phoenix, AZ 85020



December 30, 1994

Revised February 3, 1995

WILLDAN ASSOCIATES ☐ ENGINEERS & PLANNERS

Professional Consulting Services Since 1964

May 19, 1995

Ms. Shirley Berg,
Planning Director
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

Re: **THE VILLAGES AT SURPRISE, MASTER WASTEWATER REPORT**

Dear Ms. Berg:

Please be advised that plan review backcheck for the above referenced project has been completed and accepted.

Sincerely

WILLDAN ASSOCIATES

Wm. Ross "Skip" Nelson
Director of Public Works Plan Review

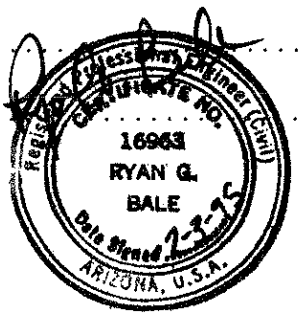
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1717 WEST NORTHERN AVE. • SUITE 112 • PHOENIX, ARIZONA 85021-5489 • (602) 870-7600 • (800) 843-3671 • FAX (602) 870-7601

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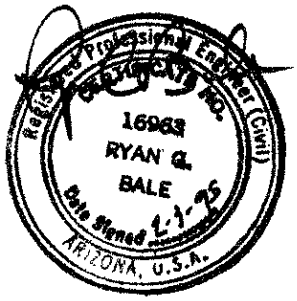
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SURP-WW.GEN



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1.0 INTRODUCTION

The 1,970-acre planning area known as the Villages at Surprise is located between Union Hills Drive and Greenway Road, east of the Beardsley Canal and west of the future SR 303 in the City of Surprise (Figure 1). Figure 2 presents the location of the three planned villages: Village 1 is north of Bell Road and Villages 2 and 3 are south of Bell Road.

The Wastewater Master Plan Report for the Villages at Surprise, prepared by Greiner, Inc. in December 1994, presents the plan for the following study tasks:

- Project the sewage system needs for projected land uses
- Document the alternative wastewater treatment plans considered
- Document the alternative effluent reuse and disposal plans considered
- Recommend a selected plan

2.0 WASTEWATER COLLECTION SYSTEM DESIGN

2.1 Existing Conditions and Facilities

This study is based on the land use plans dated November 22, 1994, taken from the application for PAD zoning for the Villages at Surprise – North and the Villages at Surprise – South.

The City of Surprise's existing wastewater management system relating to the project site includes the following (current system developments under construction or under design were assumed to be "existing" when developing the Master Plan):

- One trunk sewer which totals approximately four miles of 15-inch diameter pipe along Bell Road, from Cotton Lane to the Litchfield Wastewater Treatment Plant (WWTP).

- One planned sewer interceptor which will carry sewage from the Del Webb development area is approximately seven miles of 21-inch-diameter pipe following the alignment of Reems Road from Bell Road to Peoria Road, and then the alignment of Peoria Road from Reems Road to Dysart Road.

- Two wastewater treatment facilities: (1) Litchfield WWTP and (2) South Surprise WWTP. The Litchfield WWTP is in use, with a capacity of 0.43 million gallons per day (MGD), and an ultimate capacity of 1.32 MGD. Currently, daily flows treated by the existing facilities are in the range of 0.25 MGD. The South Surprise WWTP is scheduled to begin service in 1995. The initial stage of the South Surprise WWTP will have 0.8 MGD treatment capacity, two subsequent phases with 0.8 MGD capacity (which will be designed and constructed by Del Webb), and a fourth phase of 0.8 MGD capacity, for an ultimate capacity of 3.2 MGD. Of this ultimate treatment capacity, 0.4 MGD will be used by City, 1.6 MGD will be used by Del Webb and the remaining 1.2 MGD is unclaimed.

The existing wastewater system is shown in Figure 3.

The existing 15-inch trunk sewer follows the alignment of Bell Road from Cotton Lane to Reems Road, and goes through the subdivisions of Kingswood Parke and Radnor Sun Village, then connects to the Litchfield WWTP. The City owns and operates the Litchfield WWTP serving the Radnor Sun Village, Kingswood Parke and Happy Trails developments.

The proposed 21-inch interceptor being dedicated by Del Webb will be connected to the South Surprise WWTP along an alignment designated by the City. However, the final size of the interceptor sewer line will be determined during final engineering and approval to construct.

2.2 Sewage Flow Estimates

The projections for Villages 1, 2 and 3, with different overlays shown on the Land Use Plans, include sewage flow and population and are presented in Tables 1 to 6 (see Appendix). Tables 7 to 14 (see Appendix) indicate the sewage projections by phases. Table 15 lists the highest flow comparisons of six tables mentioned above:

Table 15 – List of Sewage Predictions for Village 1, Village 2 and Village 3 with Highest Use Overlay			
	Table 1	***Table 3***	***Table 6***
Description	Village 1 without commercial overlay	Village 2 without golf course	Village 3 with commercial overlay
Average flow (GPD)	444,702	1,751,6623	458,362
Design flow (CFS)	5.39	18.41	3.64

Therefore, the whole planned area will generate approximately 2.7 MGD of average daily flow based on the consideration of highest flow rate from Tables 1, 3 and 6. The following are assumptions and criteria for sewage flow estimates:

- Population Densities *

Single Family with Retirement Type	5.5 dwelling units/acre (DU/Ac) 2.0 persons/dwelling unit
Single Family	5.5 dwelling units/acre (DU/Ac) 3.2 persons/dwelling unit
Multi Family	18 dwelling units/acre (DU/Ac) 2.0 persons/dwelling unit
Cluster Housing	10 dwelling units/acre (DU/Ac) 2.0 persons/dwelling unit

* The above data was obtained from the "Land Use Plan," dated November 22, 1994.

- Sewage Design Rate

Average daily wastewater flow in residential area *1	100 gallons per capita per day (gpcd)
Average daily wastewater flow in commercial area *2	1,750 gallons per acre per day (gpad)
Average daily wastewater flow in school, church, community center and community facility *3, *4	56 percent of water consumption

*1. The design rate is based on reasonable data from design guidelines of several cities and agencies, such as the City of Phoenix, Town of Queen Creek and Arizona Department of

Health Services "Engineering Bulletin No. 11." The City of Surprise's design guidelines present the design factor of 0.02 cfs/acre for one and two family dwellings and 0.02 cfs/acre for apartments, townhouses and condominiums; however, those factors are not applicable to this study.

*2. The data was obtained from the same sources as *1. The City of Surprise's design guidelines present the design factor of 0.02 cfs/acre for commercial – small stores, offices and miscellaneous businesses; however, that factor is not applicable to this study.

*3. The above design rate was adopted from "Hydrogeological Investigation of Adequacy of Groundwater Supply, Westcor/Sunbelt Project," by Leonard C. Halpenny.

*4. Each restroom in the Community Facility has one men's room and one ladies' room; each restroom in the golf course areas has two men's rooms and two ladies' rooms. Each restroom in Parcel No. 31 with open space in Village 2 has one men's room and one ladies' room.

- Peaking Factor

The estimates of flow of residential area *1	$Q_{max}/Q_{avg} = 5.0/P^{1/6}$ (where Q is the flow rate in gpd and P is the population in thousands)
The estimates of flow of commercial area, school, community center and church *2	2.5
The estimates of flow of community facility and restrooms in Parcel No. 31 of Village 2 and Parcel No. 20 in Village 1 *2	3.0

*1. The design factor was obtained from "Engineering Bulletin No. 11," by the Arizona Department of Health Services, July, 1978. The City of Surprise's design guidelines do not present design criteria regarding this factor.

*2. The design factors were obtained from the same source as *1 in the table of sewage design rates above. The City of Surprise's design guidelines do not present design criteria regarding this factor.

- In areas with residential, commercial and industrial uses, the design flows are calculated as follows *3:

  Design Flow = 1.2 X Peak Flow

  Design is for full pipe flow at the design flow.

*3. The design criteria was based on the same source as *1 in the table of Sewage Design Rate. The City of Surprise's design guidelines do not present design criteria regarding this factor.

- Infiltration is included into the design flow *4.

*4. The design criteria was based on the same source as *1 in the table of Sewage Design Rates. The City of Surprise design guidelines do not present design criteria regarding this factor.

2.3 System Layout

The approximately 1,970-acre Villages at Surprise slopes gently from its northwestern boundary at the Beardsley Canal to its southeastern boundary. Although many system layout possibilities exist, three alternatives are defined by this study. For those alternatives, based on discussions with the City of Surprise Engineers, potential locations of the future Regional WWTP are assumed to be either at Thunderbird Road and the Estrella Parkway or east of the Estrella Parkway between Cactus Road and Peoria Road. In this study, it is assumed that the location of the future Regional WWTP is at Thunderbird Road and Estrella Parkway due to its short distance from the site. Figure 7 depicts the corresponding on-site sewage collection system for Alternatives 1A and 1B. Figure 8 depicts the on-site sewage collection system for Alternative 2. Figures 4, 5 and 6 depict the off-site wastewater management system of Alternatives 1A, 1B and 2. These alternative strategies are defined as follows:

Alternative 1A

Alternative 1A assumes all wastewater from the planned area is treated by the Litchfield WWTP, the South Surprise WWTP and a future Regional WWTP. The purchased or contracted treatment capacity from Litchfield WWTP, South Surprise WWTP and the future Regional WWTP will be 0.19 MGD, 1.2 MGD and 1.31 MGD, respectively.

In this scenario, wastewater collected from Village 1 flows by gravity to the southeast corner of Village 1. A 12-inch line would then be built to connect from Village 1 to Cotton Lane and connect to the existing 15-inch line. It is assumed that Happy Trails, adjacent to Village 1, uses 0.26 MGD of this capacity. This sewage quantity is based on 1,100 lots sold in the winter of 1993 (this data comes from the Citizen's Utility Company). Although the existing 15-inch sewer can carry 0.45 MGD of average daily flow rate, only 0.19 MGD of wastewater from Village 1 can be sent to the Litchfield WWTP through the existing 15-inch sewer. The remaining wastewater from Village 1, 0.25 MGD, is collected by the trunk sewer system south through Village 2. Village 2 lines are oversized to account for this extra discharge. The wastewater is then conveyed to the southeast corner of Village 3. At the southeast corner of Village 3, a 24-inch line is proposed to be built east to Reems Road and then south to Peoria Road, running parallel to the Del Webb line, and then east to the South Surprise WWTP.

This proposed 24-inch sewer conveys 1.2 MGD of average daily flow rate, including 0.25 MGD from Village 1, 0.71 MGD from Village 2 and 0.24 MGD from Village 3. This is the maximum capacity that can be assumed from the South Surprise WWTP.

The remaining wastewater from Villages 2 and 3, 1.31 MGD of average daily flow rate, also flows by gravity to southeast corner of Village 3, and then discharges to the future Regional WWTP through a proposed 27-inch sewer line.

- All trunks, mains or branches shall have a range of depth of 7 feet to 20 feet of cover measured from finished ground at the property line or easement line. The design criteria was based on the City of Surprise design guidelines.

3.0 WASTEWATER TREATMENT PLANT DESIGN

The following discussion regarding wastewater treatment plant design is only for the future Regional WWTP.

3.1 Projecting Demand

The Villages at Surprise will generate an annual average wastewater daily flow of approximately 2.7 MGD, serving a maximum of approximately 9,280 dwelling units. Evaluating the two alternatives of the on-site sewage collection system layout, the treatment capacity for this development to be allocated for the future Regional WWTP is 1.31 MGD for Alternative 1 and 2.7 MGD for Alternative 2.

The treatment capacity of the Regional WWTP is undecided so far, but it is certain that the Regional WWTP will have a substantially larger treatment capacity than that of the South Surprise WWTP, based on a conversation with the City of Surprise Engineer on December 22, 1994.

3.2 Selection of Wastewater Treatment Processes

The level of treatment provided depends on the effluent quality required for disposal at different disposal sites. A significant portion of the effluent from the proposed wastewater treatment plant will be used for irrigation and must meet Arizona Department of Environmental Quality's (ADEQ) Rules for the Reuse of Reclaimed Water. Based on the above considerations, this will require a minimum of secondary treatment. Most of the irrigation reuse sites identified for effluent disposal are golf courses and parks. The ADEQ's effluent reuse rule imposes strict limitations on the public's access, landscape irrigation and use of these sites unless the effluent is treated to high levels of reclaimed water quality.

The ADEQ's Rules for the Reuse of Reclaimed Water indicates a potential need for nutrient removal for effluent from the standard secondary treatment plant. Secondary treatment is defined as the combination of processes customarily used for the removal of biodegradable organics, suspended solids and includes biological treatment by activated sludge, fixed-film reactors, or lagoon systems and sedimentation. Development and evaluation of standard secondary wastewater treatment alternatives have been based on the assumption that treatment capacity will be 1.31 MGD or 2.7 MGD.

A number of treatment processes are capable of providing secondary treatment. Processes exceeding standard secondary treatment may be needed to meet the requirements for effluent reuse. This means that the secondary process will achieve a higher BOD, solids removal and disinfection and that nutrient removal facilities may follow the secondary process. During the process, nitrification and denitrification are provided to meet the nutrient removal.

3.3 Wastewater Characteristics

Wastewater is characterized in terms of its physical, chemical and biological composition. The principle physical properties and the chemical and biological constituents of wastewater from this planning area are reported in Table 20 (see Appendix). The effluent standard limits for landscape irrigation and discharging to groundwater also are shown on Table 20.

3.4 Construction Phasing

Sewage collection and treatment are closely related in the overall scheme. With the consideration of consistency with the phasing of the sewage collection system, construction phases are used in developing each alternative system layout:

Alternative 1

- Phase 1 (0.15 MGD) - 1995 to 1996
- Phase 2 (0.15 MGD) - 1996 to 1997
- Phase 3 (0.4 MGD) - 1997 to 1998
- Phase 4 (0.4 MGD) - 1998 to 1999
- Phase 5 (0.21 MGD) - 2000 to 2001

Alternative 2

- Phase 1 (0.9 MGD) - 1995
- Phase 2 (0.6 MGD) - 1995 to 1996
- Phase 3 (0.6 MGD) - 1997 to 1998
- Phase 4 (0.3 MGD) - 1998 to 1999
- Phase 5 (0.3 MGD) - 2000 to 2001

3.5 Descriptions of Alternatives of The Treatment Processes

The feasible process trains for the proposed wastewater treatment plant are based on the effluent constituent levels meeting values at or below the maximum contaminant levels set by the Aquifer Protection Permit and Effluent Reuse Permit.

Three biological treatment processes were investigated for the stabilization of wastewater. These processes are capable of producing an effluent of sufficient quality to meet the requirements of an ADEQ Effluent Reuse Permit and the Aquifer Protection Permit (APP). The two processes are:

(1) Complete-mix Activated Sludge Process

(2) Extended Aeration Process with Package Type

(3) Sequencing Batch Reactor (SBR) Process with Package Type

3.5.1 Complete-Mix Activated Sludge Process

The complete-mix activated sludge process is one of the most common treatment processes used to provide secondary treatment. Its distinguishing features are: (1) uniform distribution of the inflow and return solids to the reactor (aeration tank); and (2) uniform withdrawal of mixed liquor from the reactor. It requires relatively little land area but has appreciable power consumption and a complex operation. The process under consideration in this alternative is an application of the flow regime of a continuous-flow mixed tank reactor with pretreatment consisting of comminution and grit removal. Based on the consideration of achieving better suspended solids removal efficiency, the primary clarifier, followed by the aeration tank, are used to settle settleable suspended solids. Because the effluent from the wastewater treatment plant has to meet the reuse standard of the concentration of nitrogen below 10 mg/l, the control of nitrogen, nitrification and denitrification processes should be taken.

In the nitrification process, carbon oxidation and nitrification may occur in a single reactor, termed "single stage"; or different reactors, termed "separate stage." In most conventional activated-sludge processes, it has been found that when the BOD/TKN ratio is greater than about five, the process can be classified as a combined carbon oxidation and nitrification process. When the ratio is less than three, it can be classified as a separate-stage nitrification process. Therefore, the BOD/TKN ratio can be used for single-stage or separate-stage nitrification.

At the proposed future WWTP, the waste sludge from the primary clarifier is thickened by a gravity thickener, and the waste activated sludge from the activated sludge clarifier, nitrification clarifier and denitrification clarifier are aerobically digested by an aerobic digester. Return activated sludge is recycled continuously to the aeration tanks, mixes with entering primary effluent, and enters the aeration tanks as mixed liquor. Then, the combined activated sludge from the gravity thickener and aerobic digester is blended and conditioned by polymer prior to dewatering in the belt press. Before discharge, the effluent from the denitrification clarifier flows through the filter to achieve supplemental removal of suspended solids from the wastewater effluent of the biological process and is chlorinated to provide the required level of disinfection for reuse. The treatment process is shown in Figure 9. The major disadvantage of the process is the occurrence of the short-circuit in the aeration tank, appreciable power consumption and a complex operation.

3.5.2 Extended Aeration Process with Package Type

Commercially available prefabricated treatment plants, known as package plants, are often used for the treatment of wastewater for individual properties and small communities. Package plants are available in capacities up to 1.0 MGD. Properly sized, operated and maintained, the plant usually provides satisfactory treatment for small wastewater flows.

A typical process of a commercially available extended aeration package plant is shown in Figure 10. The package treatment plant with nitrification and denitrification involves flow equalization zone, anoxic zone, aeration zone, sedimentation zone and sludge digestion zone. A two-stage aeration process mixes activated sludge with the incoming wastewater in the first stage aeration compartment. This activated sludge absorbs and adsorbs the organics in the incoming waste. The mixture passes into the sedimentation zone, the supernatant overflows the effluent weir and the sludge settles. The sludge is removed to the second stage aeration zone where the materials are oxidized through completion of the metabolism process. This mixed liquor is then returned to the waste influent area to begin the process again. When the solids level in the second stage aeration zone approach an inefficient operational level, sludge from the sedimentation zone is diverted to the aerobic digestion zone for future oxidation and stabilization.

3.5.3 Sequencing Batch Reactor (SBR) Process

The SBR is a fill-and-draw activated sludge process. While the activated sludge process is based on continuous flow through the process tanks, the SBR treats the influent alternately in two or more parallel tanks on a batch basis. Each tank serves as both an aeration tank and a secondary clarifier, thus eliminating the need for separate clarifiers. A normal treatment cycle for each tank consists of filling the tank, aerating the tank, shutting off the air to allow the biomass to settle to the bottom, and decanting the final effluent from above the settled biomass. Figure 11 presents a general schematic of the SBR system.

The SBR process is a relatively new development. Most of the experience with the process has been from small plants. The SBR treatment process has the following operational advantages:

- Minimum land requirements because secondary clarifiers are not required.
- Elimination of RAS pumping.
- High tolerance for peak flows and shock loadings.
- Avoidance of mixed liquor suspended solid (MLSS) "washout" during peak flow events.

The major disadvantage to the process is the relative lack of operational experience to date and high maintenance costs for automatic operation.

A general comparison of alternatives is provided in Table 21.

Table 21 – Advantages and Disadvantages of Alternative Treatment Processes		
Alternative	**Advantage**	**Disadvantage**
Complete-Mix Activated Sludge Process	▸ High tolerance for shock loadings ▸ Higher BOD removal efficiency	▸ Larger land requirement ▸ Appreciable power consumption and complex operation ▸ The problem of bulking sludge
Sequencing Batch Reactor Process	▸ Less land requirement ▸ Elimination of a secondary clarifier, return activated sludge pumping and nitrification/denitrification facilities ▸ Low installation fee	▸ Relative lack of operational experience to date ▸ The problem of probe fouling and transfer pump clogging
Extended Aeration Process	▸ Less land requirement ▸ Concentrated operation	▸ More sensitive to poor operation than a conventional treatment process ▸ Not good treatment performance if the package plant is not carrying at least half its design loading

3.6 Effluent Reuse Options

Options investigated for treated effluent reuse include either a direct reuse or an underground storage and recovery system, known as banking, which would involve a percolation basin or dry well system. With reuse for landscape irrigation, a force main would pump effluent directly to the locations. The banking option involves depositing the effluent to groundwater via either a percolation basin or a dry well system. A percolation basin would require about 3.91 acres to percolate 1.31 MGD or approximately 8.1 acres to percolate 2.7 MGD at a rate of one inch per two hours. Percolation basins require a setback of 100 feet. The dry well system involves discharging the effluent underground so it may eventually return to groundwater. Reuse may be achieved with banking either by well pumps within the storage basin, which would draw from the groundwater to which the effluent was taken, or by diverting effluent from banking and pumping it directly to reuse. It is possible that percolation in combination with reuse may be located north or south of Greenway Road between Beardsley Canal and McMicken Dam.

Standards for recharging to groundwater are more stringent than those for landscape irrigation. For example, nitrogen concentrations in the standards for groundwater and reclaimed water are 6 mg/l and 10 mg/l, respectively. The reason for the greater stringency is that all aquifers in the state are classified for drinking water protected use. The reuse of effluent for landscape irrigation is apparently feasible within the performance standards of the discussed treatment systems.

The demand for irrigation water for golf courses at each site varies through the year, primarily as a function of the evapotranspiration rate and precipitation. Relative monthly reuse demands used to determine disposal capacity by irrigation are shown in Table 22.

These relative demands are based on average climatological conditions and are also from available irrigation data of the "Hydrogeological Investigation of Adequacy of Groundwater Supply Westcor/Sunbelt Project," by Leonard C. Halpenny. At the end of the construction period, the

average annual plant discharge is projected to reach 1.31 MGD for Alternative 1 and 2.7 MGD for Alternative 2. Design peak reuse demand for the 148-acre golf course in Village 1 is projected to be approximately 0.52 MGD, which is about 40 percent and 19 percent, respectively, of the annual plant discharge.

Table 22 – Monthly Reuse Demand of Golf Course Irrigation in Village 1

Month	Monthly Irrigation Demand (ac-ft)
January	6.4
February	6.4
March	38.7
April	59.2
May	62.1
June	86.7
July	100.8
August	88.5
September	64.5
October	59.2
November	7.0
December	6.4
TOTAL	**585.9**

A storage facility with a seven-day average flow rate capacity is proposed at the treatment plant site to provide emergency and wet weather storage. Besides providing effluent storage during power, pipeline or major equipment failures, the storage ponds will receive excess effluent during wet weather.

3.7 Sludge Treatment and Disposal

The wastewater treatment process generates significant quantities of sludge from suspended solids in the feed, biomass from biological operations and precipitation from added chemicals. The conventional sludge treatment process includes thickening, stabilization (digestion), conditioning, dewatering and ultimate disposal.

The various sludge disposal alternatives are available to the planning area. The proposed sludge disposal regulations encourage beneficial reuse of sludge. Disposal in monofills, surface disposal sites and landfills are not considered beneficial reuse disposal methods. Distribution or marketing of compost is considered beneficial reuse and, for that reason, composting is an implementable method of sludge disposal for the City of Surprise. Although the sludge disposal in the solid waste landfill is not a beneficial reuse disposal method, it offers other important advantages, such as easy implementation and low cost. Furthermore, although composting is considered a beneficial reuse disposal method, it offers a number of disadvantages, including regulatory constraints. The options for sludge disposal are available to the City of Surprise and the above recommendations are provided for the City's sludge disposal alternative choices.

4.0 PERMITTING REQUIREMENTS

Treatment objectives must go hand-in-hand with water quality objectives or standards established by federal, state and regional regulatory authorities. The requirements for permits depend on the methods of the effluent/sludge disposal.

Before applying for pertinent permits, the applicant needs to consider the "208 Water Quality Management Plan." Wastewater treatment plants greater than 2.0 MGD are required to go through a formal 208 Plan analysis and amendment; wastewater treatment plants with an ultimate capacity of 2.0 MGD or less are considered to be in compliance with "Maricopa Association of Government (MAG) Small Plant Process." The 208 planning process is used to ensure that all affected parties are involved in the water quality planning decisions affecting them. The planning process is also used to ensure public input for all plans. Furthermore, the 208 Plan is used by ADEQ to determine the consistency of National Pollution Discharge Elimination System (NPDES) permit, aquifer protection permit and reuse permit with the plan. In addition to the 208 Plan, the 201 Wastewater Facilities Plan for the proposed wastewater treatment plant has to be taken into account. The purpose of the 201 Plan is to present the treatment and disposal needs for the planning period and recommendations to meet those needs are presented.

The following permits are potentially required for effluent and sludge disposal.

4.1 Federal Regulations

4.1.1 National Pollution Discharge Elimination System (NPDES) Permit

Discharges of treated wastewater to federally designed waters of the United States are regulated by the United States Environmental Protection Agency (USEPA) through the NPDES permit. The NPDES permit program establishes the quantity and quality of wastewater which can be discharged to the receiving water. Three permits are required within the permit program: construction, operation and stormwater discharge. Monitoring requirements are also stipulated in the NPDES permit program. Operating permits are issued for a period of five years. Regulations which have been adopted by the U.S. and the State of Arizona government regarding surface water quality and treated wastewater discharge are used as the basis for portions of the NPDES permit program.

The NPDES permit has to be obtained before the start-up of the wastewater treatment plant. Generally, the processing for the permit takes six months.

4.1.2 503 Permit

The disposal of sludge from the treatment of domestic wastewater must follow Regulation 40 CFR Part 503. Regulation 40 CFR Part 501 provides the requirements for approvals of state sludge management programs and permitting procedures for a 503 Permit. In addition, if sewage sludge is disposed of in a municipal solid waste landfill unit, it must meet the requirements in 40 CFR Part 258.

The 503 Permit must be granted before disposing of sludge from a wastewater treatment plant. Usually, the processing for a 503 Permit takes four months.

4.1.3 404 Permit

Section 404 of the Clean Water Act (CWA) prohibits the discharge of dredged or fill material into waters of the United States without a permit from the Corps of Engineers. The 404 permit is a routine process that normally requires three to four months and shall be obtained before the effluent from the wastewater treatment plant is discharged. An inquiry letter must be filed with the Corps of Engineers for any major plant construction.

4.2 State Regulations

4.2.1 Aquifer Protection Permit (APP)

The 1986 Environmental Quality Act (EQA) provided for replacement of the former State Groundwater Quality Protection Permit Program with the Aquifer Protection Permit program. Most discharges to groundwater in Arizona, including all wastewater treatment plants, are required to apply for and obtain an APP. APP requirements include achievement of State Aquifer Water Quality Standards at a designated point of compliance and implementation of Best Available Demonstrated Control Technology (BADCT) in the treatment process to achieve the necessary water quality. Currently-promulgated Aquifer Water Quality Standards generally correspond to Federal Drinking Water Maximum Containment Levels (MCLs). BADCT determination will vary between the facilities and existing facilities; will be applied on a plant-specific basis with considerations for toxicity, cost/benefit analyses and facility age/existing processes; and may be dependent on the end uses applied to the effluent.

The guidelines for implementation of BADCT are not final, but it is anticipated at this time that nitrogen removal will be required to meet the Aquifer Water Quality Standards for nitrates (10 mg/l NO_3-N). ADEQ is currently issuing APP with total nitrogen limitations of 10 mg/l, and alert levels of 6 mg/l for plants with capacity of 100,000 gpd or more. In addition, alternative disinfection methods of chlorination (regardless of whether dechlorination is also employed) may be required to reduce the potential for the formation of trihalomethanes and other disinfection by-products. State APP Permit and Federal NPDES Permit reviews will be coordinated by ADEQ for those facilities which discharge to both surface water and groundwater.

An APP needs to be obtained before the construction of the wastewater treatment plant. Conservatively speaking, the processing for an APP takes 11.5 months.

4.2.2 Effluent Reuse Permit

The ADEQ currently is responsible for redeveloping and enforcing regulatory requirements for the reuse of wastewater in the state. Wastewater reuse permits specify the quantity and quality of effluent to be used for specific purposes. State regulations currently specify minimum water quality criteria for individual reuse classifications falling within the general categories of agricultural

irrigation (orchards, fiber, seed and forage; pastures; processed food; food consumed raw), livestock watering, landscape irrigation and human contact.

Restricted access water quality criteria is currently limited to numeric standards for pH, fecal coliform bacteria, enteric virus and several other pathogenic organisms. Reuse permits are issued by ADEQ for a period of five years.

ADEQ proposes that effluent water quality and treatment reliability be assured through amendment of existing sewage system rules or the BADCT determination to include treatment reliability features for wastewater treatment plants engaged in reuse. Monitoring of effluent water quality for reuse will be conducted by the treatment facility, and will be incorporated into the APP monitoring requirements.

ADEQ Engineering Bulletin 11 provides an interpretation of the current rules and regulations for design of effluent reuse systems. For irrigation of adult retirement community golf courses (landscaped areas - restricted access), Bulletin 11 requires secondary treatment and disinfection. As a minimum, the wastewater reclamation facility must reliably produce water which meets the ADEQ quality standards. Other requirements may be imposed by the aesthetic or functional needs of the users.

The Effluent Reuse Permit must be obtained before reusing the effluent from the wastewater treatment plant. The processing for the permit takes four months.

4.3 Maricopa County's Regulations

4.3.1 Approval of Wastewater Treatment Plant Construction

State regulations require the submission of an application to construct sewerage systems, sewerage system extensions, waste treatment works or any equipment in whole or in part to ADEQ, together with associated engineering design reports, drawings, specifications and other supporting data required by the Department. The state has delegated authority for review and approval of sewerage systems to the Maricopa County Department of Health Services (MCDHS). MCDHS requires one set of plans and specifications, as well as a regulation of Public Sewerage Systems letter of intent from ADEQ.

The plan design must be in compliance with MCDHS Rules and Regulations, and ADEQ Design Guidelines. Engineering Bulletin No. 11 by ADEQ is to assist sewage agencies in compliance with ADEQ's Rules and Regulations concerning to the design criteria and practices of sewage system and treatment works. The approval of Wastewater Treatment Plant Construction must be obtained before construction of a wastewater treatment plant. Generally, it takes five months to process the approval.

4.3.2 Air Pollution Emissions Permit

Federal regulations represent minimum criteria for air pollution control; states must adopt regulations at least as stringent. The USEPA has left the development of many specific air pollution

control regulations to the state's discretion. ADEQ is currently revising their air pollution control regulations to implement the 1992 Arizona Comprehensive Air Quality Act (ACAQA). The 1992 ACAQA was developed in response to the 1990 Federal Clean Air Act (FCAA). However, the 1992 ACAQA does contain requirements which are more stringent than those contained in the 1990 FCAA.

The State has granted individual counties the right to regulate air quality at the local level. The Maricopa Association of Government (MAG) is the designated county air quality planning agency for Maricopa County. The Air Pollution Control Division (APCD) within the Maricopa County Environmental Quality and Community Services Agency is the local executive agency which regulates air quality and issues permits in Maricopa County. APCD is currently revising their air pollution control regulations to incorporate revisions to the state regulations resulting from the implementation of the 1992 ACAQA. Generally speaking, the processing for the permit will take four months.

To determine the permit and controls required for a wastewater treatment plant, the applicant must identify the sources of air pollution emissions by completing the application forms for permits. APCD will then respond with a list of the required permits and controls to be completed. In general, air pollution emissions occur via three different emission pathways:

- Pollutants are volatilized from wastewater
- Pollutants are volatilized from sludge
- Pollutants are emitted from the combustion of sludge digester gas

5.0 RECOMMENDATION

Alternative 1B for the off-site wastewater management system, including the sewage collection system and treatment plant, is the most likely to be adopted because the Litchfield WWTP and the South Surprise WWTP have treatment capacity to meet the initial phase needs for the project site. Alternative 1B may also reduce the environmental impact on the sewer construction as compared to Alternative 1A.

With the selection of the treatment process for Alternative 1B, it can be seen that the SBR treatment process or the extended aeration process with package type has good treatability when treatment capacity is below 1.0 MGD. In addition, both of the processes need less land requirements compared to a complete-mix activated sludge process. However, the treatment process has to be upgraded to a complete-mix activated sludge process or conventional activated sludge process when the treatment capacity is larger than 1.0 MGD because the SBR process or the extended aeration process with package type is less efficient with regard to contaminant removal. As for effluent disposal, landscape irrigation is recommended based on the above discussion. In addition, the selection of sludge disposal must be evaluated based on the City's alternative choices.

The selection of the treatment process, effluent disposal and sludge disposal needs to be done with the implementation of the 208 Plan, the 201 Plan and the pertinent permits and regulations.

6.0 REFERENCES

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2. Surprise Comprehensive Development Guide – Subdivision Ordinance, December 1986 – City of Surprise Arizona

3. City of Phoenix Public Work Design Manual, 1993 – City of Phoenix

4. Engineering Bulletin No. 11, Minimum Requirements for Design, Submission of Plans and Specifications of Sewage Works, 1978 – Arizona Department of Environmental Quality

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8. Sewer System Master Plan, City of Mesa, Arizona, 1983 – Brown and Caldwell Consulting Engineers

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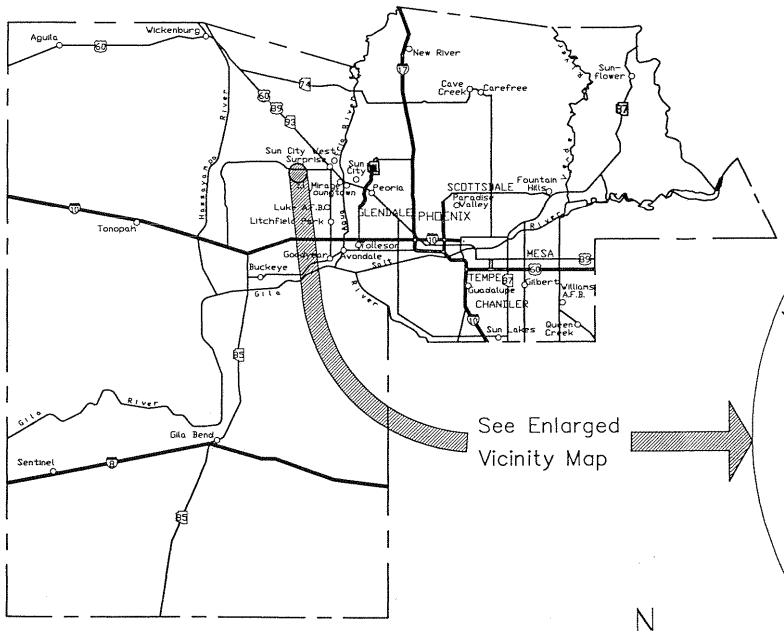
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13. Water Supply and Pollution Control, 1989 – Warren Viessman, Jr. and Mark J. Hammer

14. City of Queen Creek Wastewater Treatment Master Plan, 1993 – Greiner, Inc.

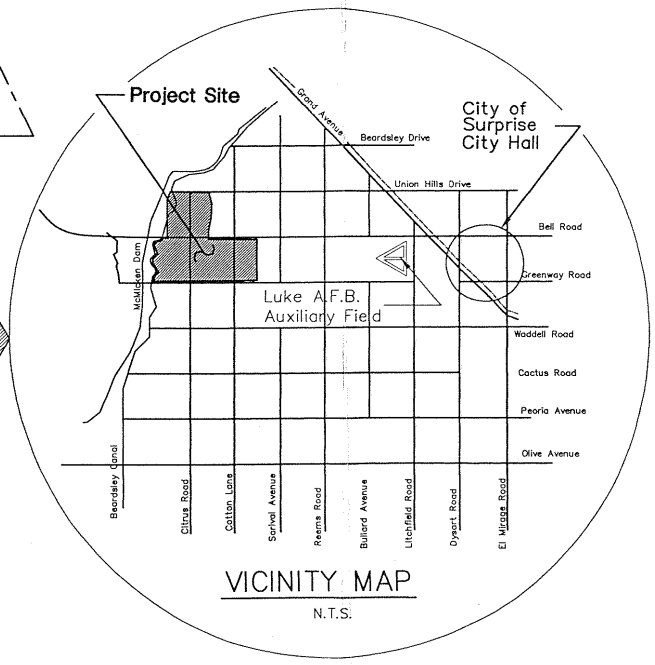
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SURP-WW.GEN



LOCATION MAP

N.T.S.



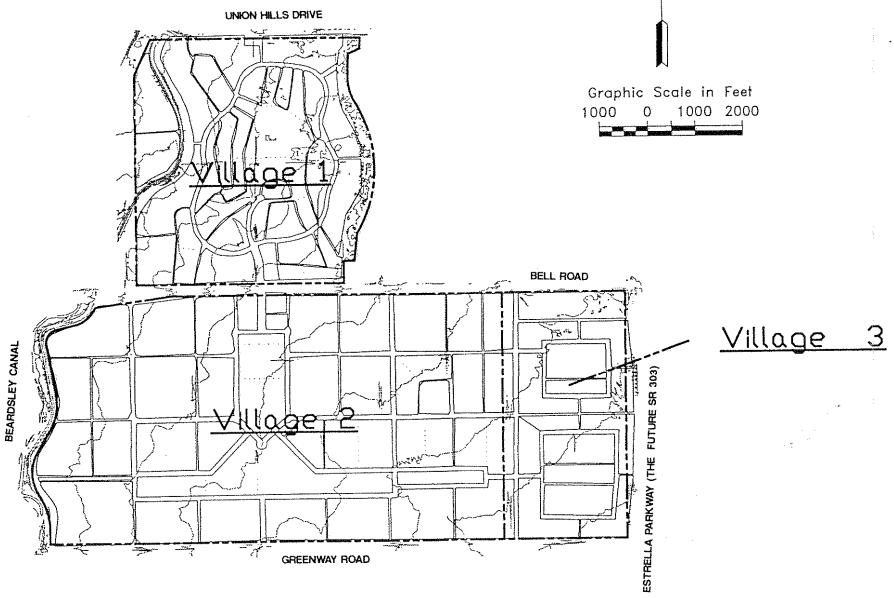
VICINITY MAP

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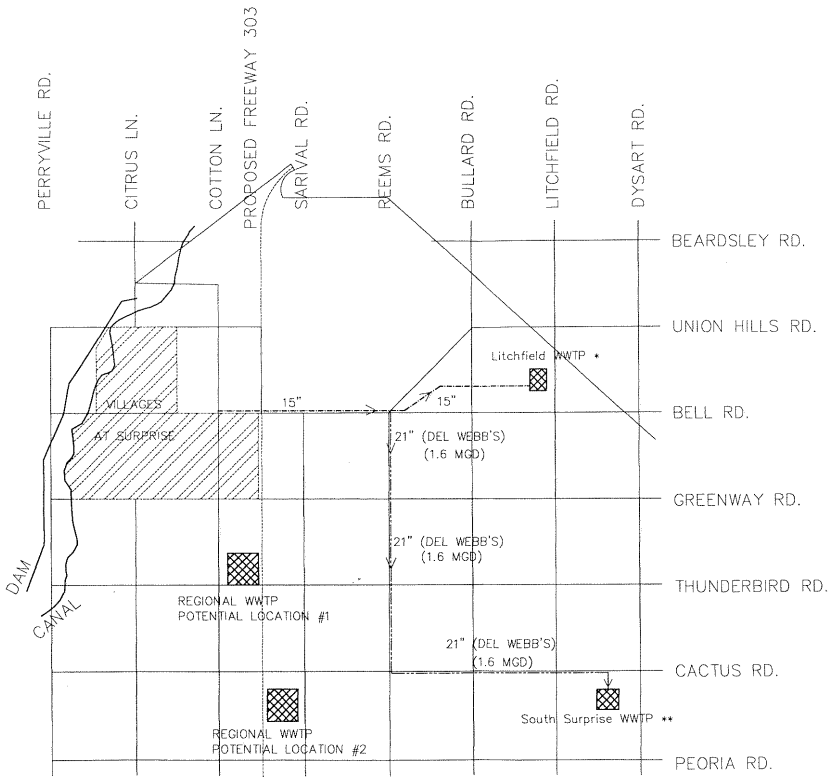
The Villages at Surprise	Greiner
Project no.: E037501	
December 23, 1994	Figure 1

Project: E037501 P:\CADD\VICINITY.DWG



THE LOCATIONS OF VILLAGES 1, 2 AND 3

The Villages at Surprise	Greiner
Village Locations	
December 1994	
Project no.: E037501	FIGURE 2



N

N.T.S.

LEGEND:

- EXISTING SEWER LINE
- PROPOSED SEWER LINE BY DEL WEBB
- WWTP
- PROJECT SITE

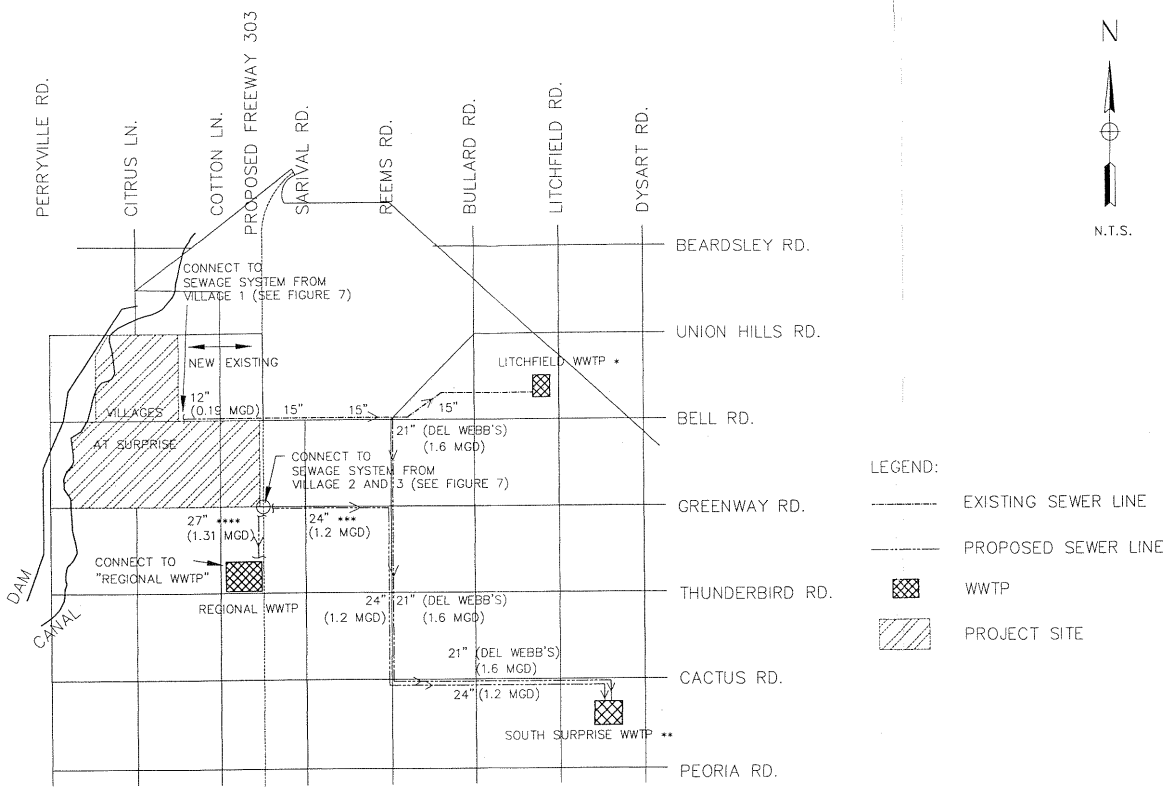
NOTE:

*: CURRENT CAPACITY IS 0.43 MGD, AND ULTIMATE CAPACITY WILL BE 1.32 MGD.

**: ULTIMATE CAPACITY WILL BE 3.2 MGD, INCLUDING CITY'S 0.4 MGD, DEL WEBB'S 1.6 MGD AND UNCLAIMED 1.2 MGD.

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The Villages at Surprise	Greiner
The Existing Wastewater Management System	
January 1995	
Project no.: E037501	Figure 3



NOTES:

*: CURRENT CAPACITY IS 0.43 MGD, AND ULTIMATE CAPACITY WILL BE 1.32 MGD.

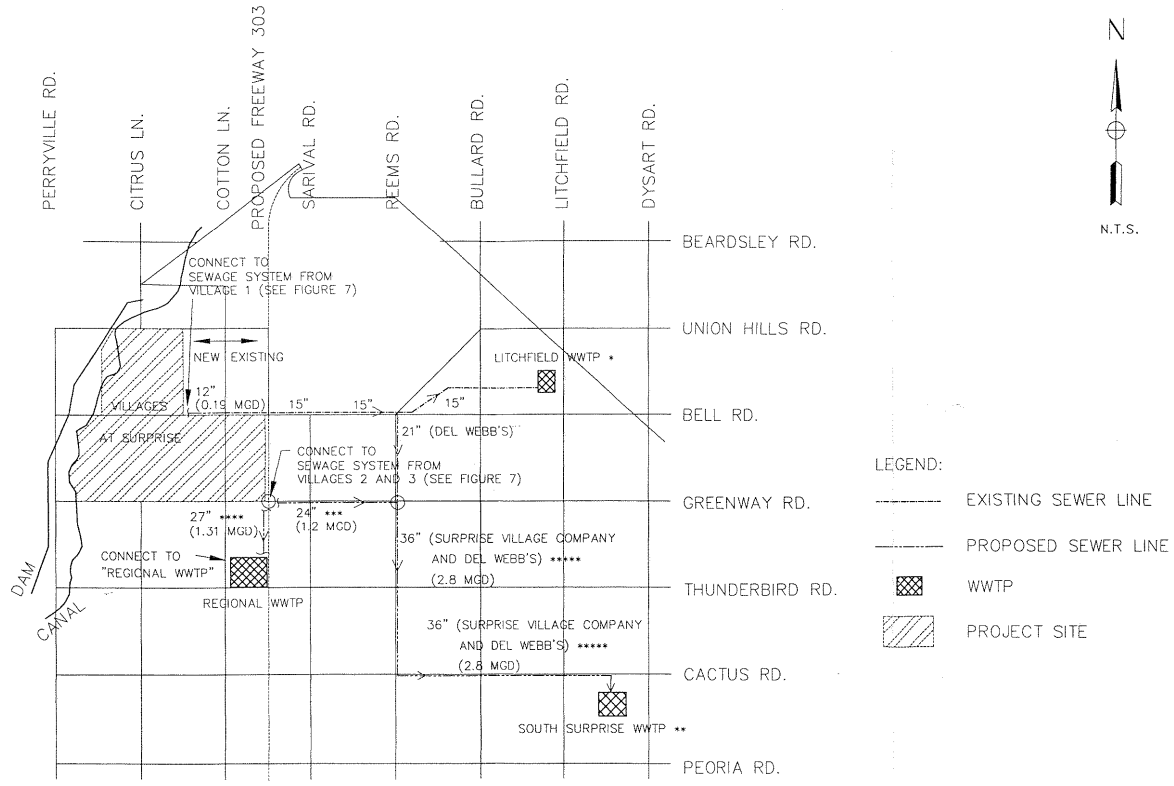
**: ULTIMATE CAPACITY WILL BE 3.2 MGD, INCLUDING CITY'S 0.4 MGD, DEL WEBB'S 1.6 MGD AND UNCLAIMED 1.2 MGD.

***: 24" SEWER, FROM MANHOLE # 154 TO #230, CARRIES SEWAGE FROM SOUTHEAST CORNER OF VILLAGE 3 TO SOUTH SURPRISE WWTP.

****: 27" SEWER, FROM MANHOLE #336 TO #341, CARRIES SEWAGE FROM SOUTHEAST CORNER OF VILLAGE 3 TO "REGIONAL WWTP".

The Villages at Surprise	Greiner
Off-Site Wastewater Management System with Alternative 1A	
December 1994	
Project no.: E037501	Figure 4

FILE: P:\CADD\PLAN-4.DWG



NOTE:

*: CURRENT CAPACITY IS 0.43 MGD, AND ULTIMATE CAPACITY WILL BE 1.32 MGD.

**: ULTIMATE CAPACITY WILL BE 3.2 MGD, INCLUDING CITY'S 0.4 MGD, DEL WEBB'S 1.6 MGD AND UNCLAIMED 1.2 MGD.

***: 24" SEWER, FROM MANHOLE #154 TO #171, CARRIES SEWAGE FROM SOUTHEAST CORNER OF VILLAGE 3 TO SOUTH SURPRISE WWTP.

****: 27" SEWER, FROM MANHOLE #336 TO #341, CARRIES SEWAGE FROM SOUTHEAST CORNER OF VILLAGE 3 TO "REGIONAL WWTP".

*****: 36" SEWER, FROM MANHOLE #171 TO #230, CARRIES SEWAGE OF 1.2 MGD FROM VILLAGE OF SURPRISE AND 1.6 MGD FROM DEL WEBB'S PROPERTY TO SOUTH SURPRISE WWTP.

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The Villages at Surprise

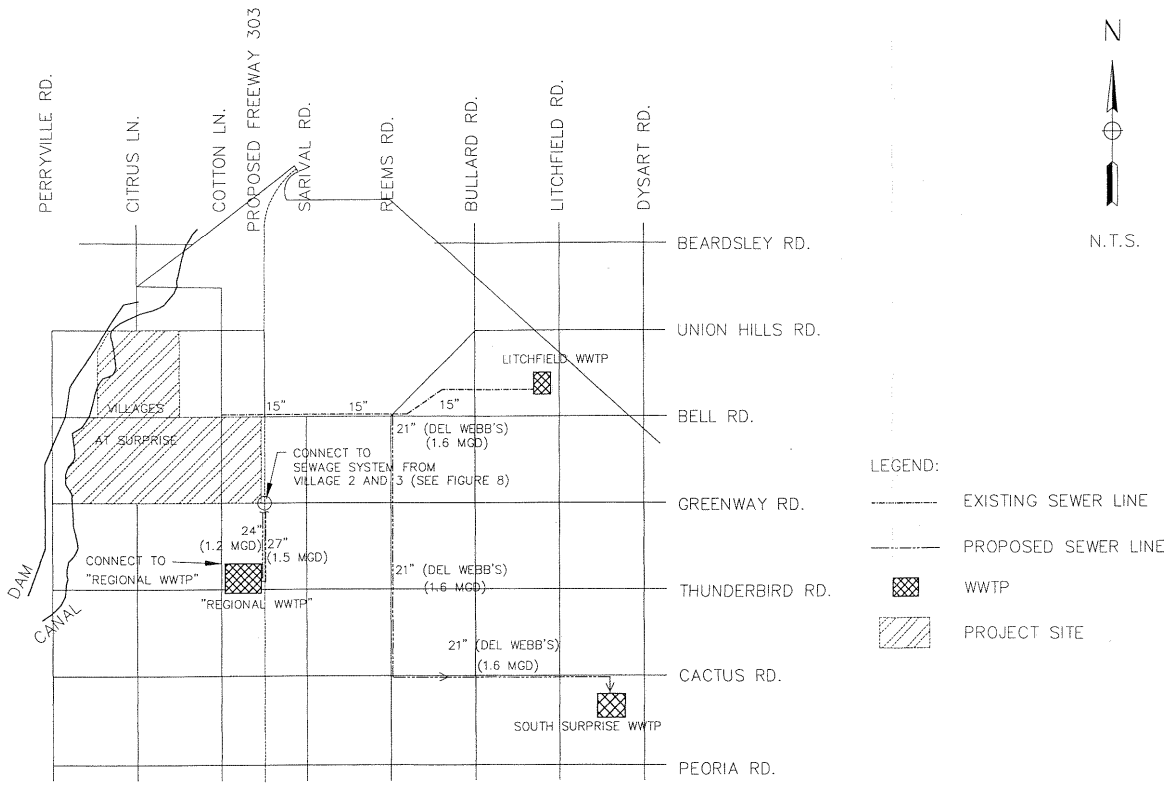
Greiner

Off-Site Wastewater Management System with Alternative 1B

January 1995

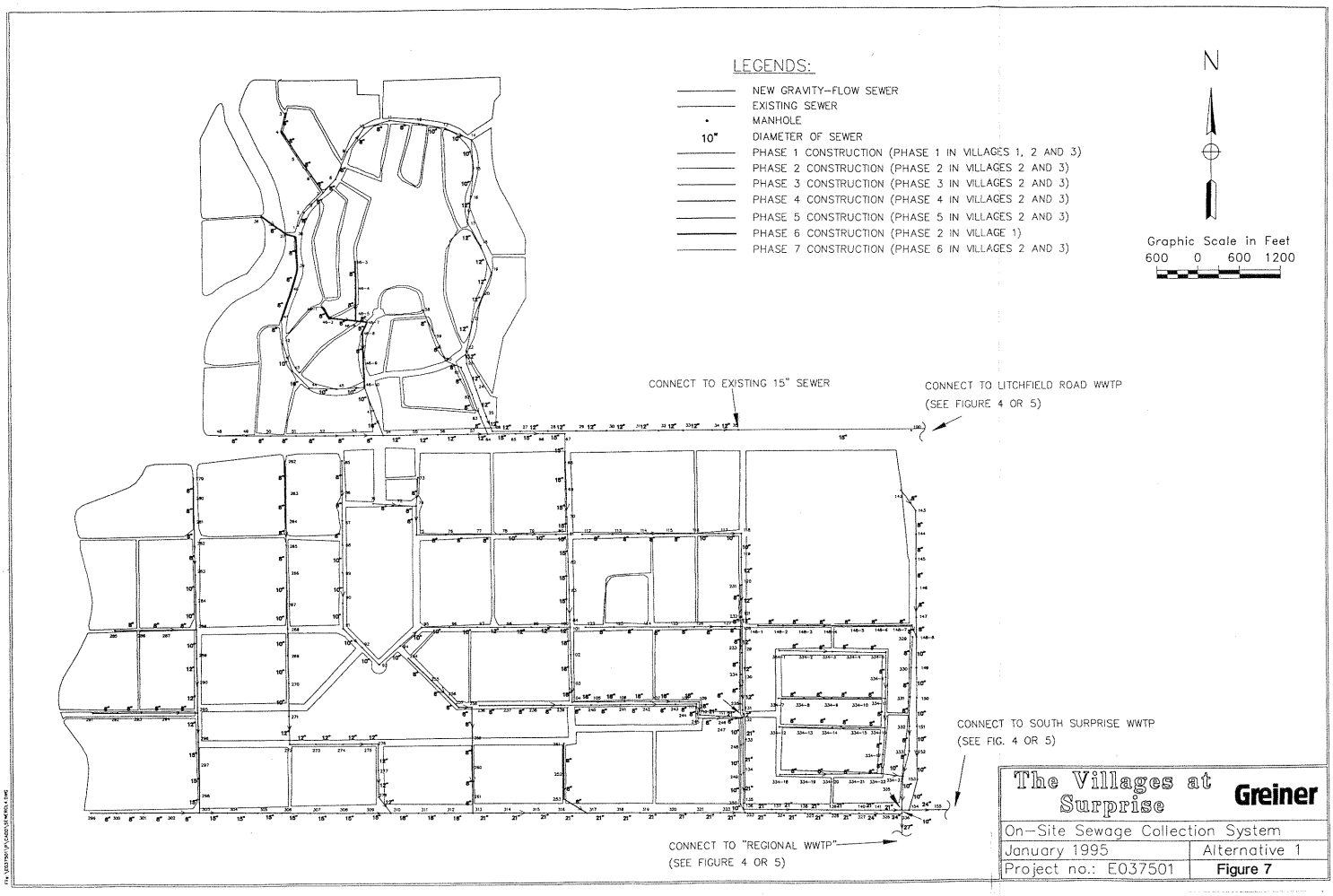
Project no.: E037501

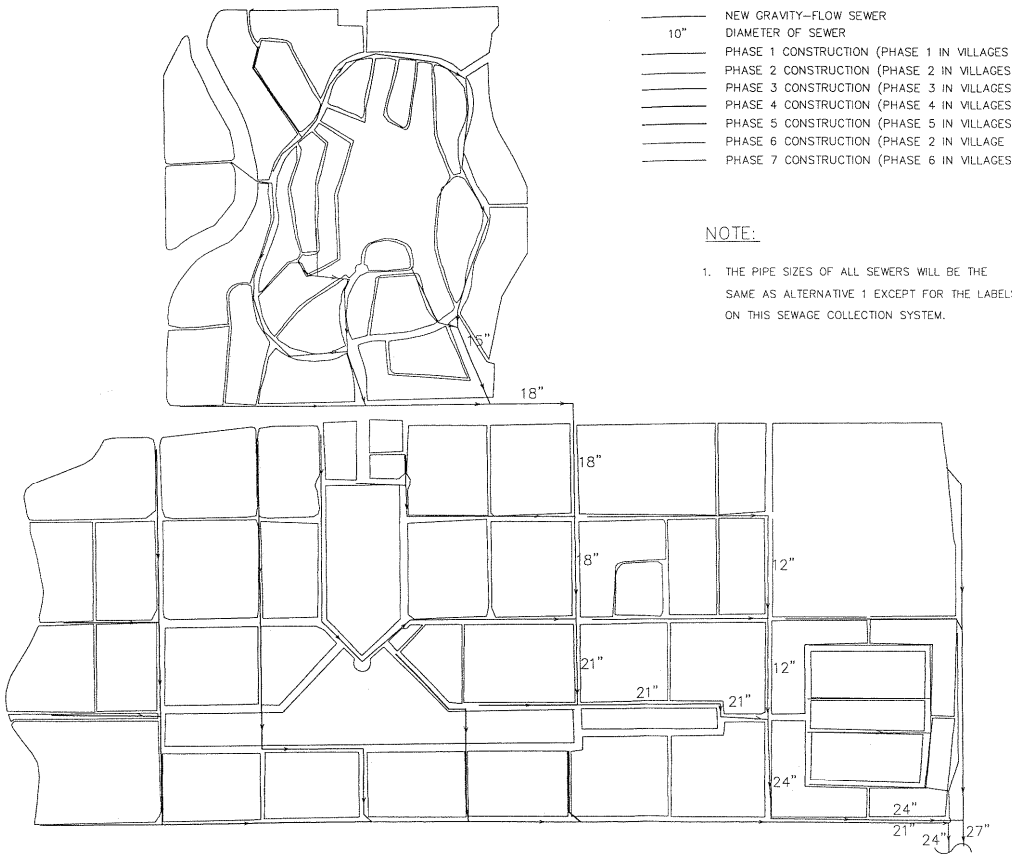
Figure 5



The Villages at Surprise	Greiner
Off-Site Wastewater Management System with Alternative 2	
January 1995	
Project no.: E037501	Figure 6

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LEGENDS:
NEW GRAVITY-FLOW SEWER
EXISTING SEWER
MANHOLE
10" DIAMETER OF SEWER
PHASE 1 CONSTRUCTION (PHASE 1 IN VILLAGES 1, 2 AND 3)
PHASE 2 CONSTRUCTION (PHASE 2 IN VILLAGES 2 AND 3)
PHASE 3 CONSTRUCTION (PHASE 3 IN VILLAGES 2 AND 3)
PHASE 4 CONSTRUCTION (PHASE 4 IN VILLAGES 2 AND 3)
PHASE 5 CONSTRUCTION (PHASE 5 IN VILLAGES 2 AND 3)
PHASE 6 CONSTRUCTION (PHASE 2 IN VILLAGE 1)
PHASE 7 CONSTRUCTION (PHASE 6 IN VILLAGES 2 AND 3)
N
Graphic Scale in Feet
600 0 600 1200
CONNECT TO EXISTING 15" SEWER
CONNECT TO LITCHFIELD ROAD WWTP
(SEE FIGURE 4 OR 5)
CONNECT TO SOUTH SURPRISE WWTP
(SEE FIG. 4 OR 5)
CONNECT TO "REGIONAL WWTP"
(SEE FIGURE 4 OR 5)
The Villages at Surprise
Greiner
On-Site Sewage Collection System
January 1995
Alternative 1
Project no.: E037501
Figure 7



LEGENDS:

- NEW GRAVITY–FLOW SEWER
- 10" DIAMETER OF SEWER
- PHASE 1 CONSTRUCTION (PHASE 1 IN VILLAGES 1, 2 AND 3)
- PHASE 2 CONSTRUCTION (PHASE 2 IN VILLAGES 2 AND 3)
- PHASE 3 CONSTRUCTION (PHASE 3 IN VILLAGES 2 AND 3)
- PHASE 4 CONSTRUCTION (PHASE 4 IN VILLAGES 2 AND 3)
- PHASE 5 CONSTRUCTION (PHASE 5 IN VILLAGES 2 AND 3)
- PHASE 6 CONSTRUCTION (PHASE 2 IN VILLAGE 1)
- PHASE 7 CONSTRUCTION (PHASE 6 IN VILLAGES 2 AND 3)

NOTE:

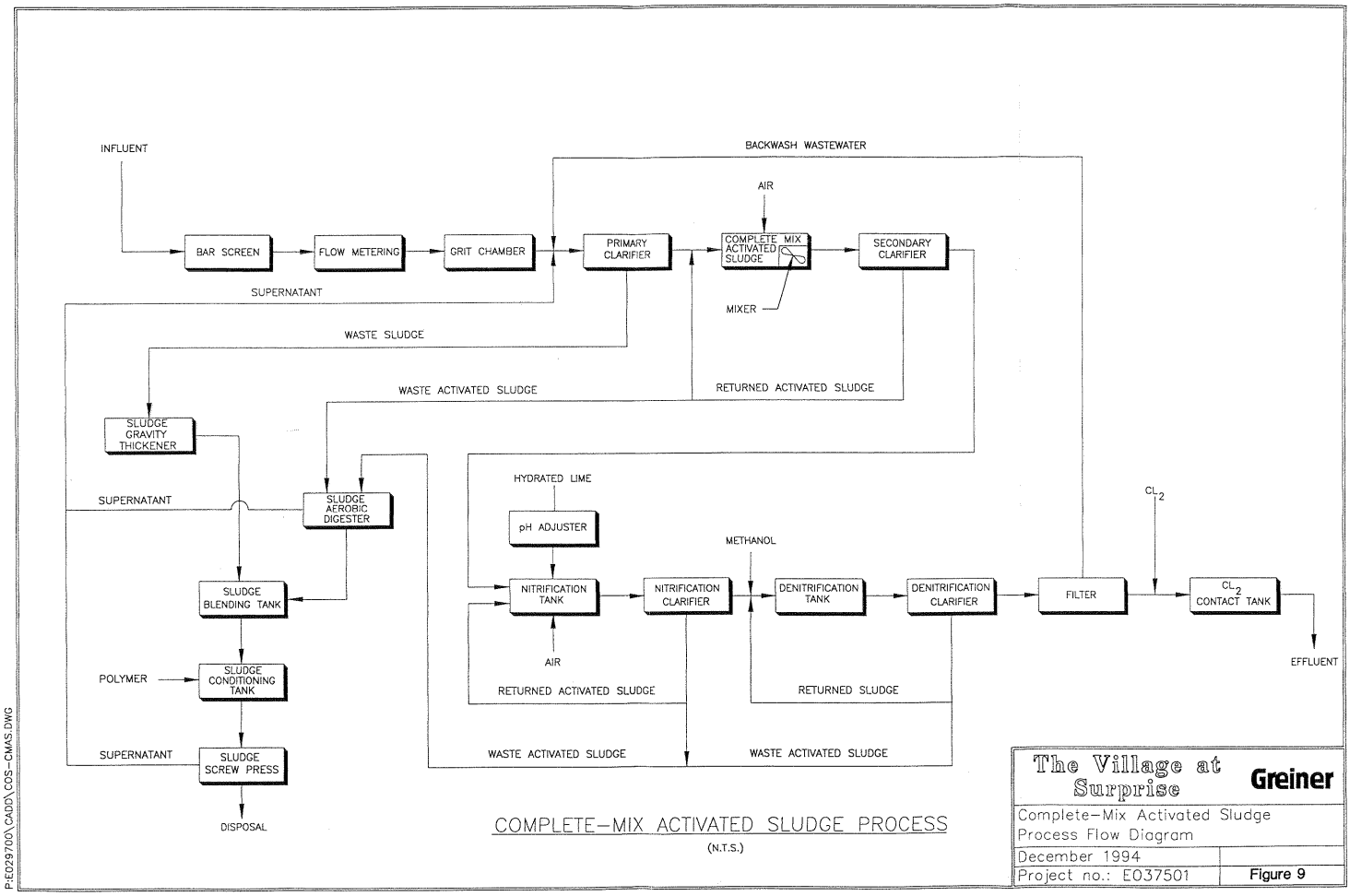
1. THE PIPE SIZES OF ALL SEWERS WILL BE THE SAME AS ALTERNATIVE 1 EXCEPT FOR THE LABELS ON THIS SEWAGE COLLECTION SYSTEM.

N

Graphic Scale in Feet
600 0 600 1200

CONNECT TO THE FUTURE "REGIONAL WWTP" (SEE FIG. 6)

The Villages at Surprise	Greiner
On–Site Sewage Collection System	
January 1995	Alternative 2
Project no.: E037501	FIGURE 8

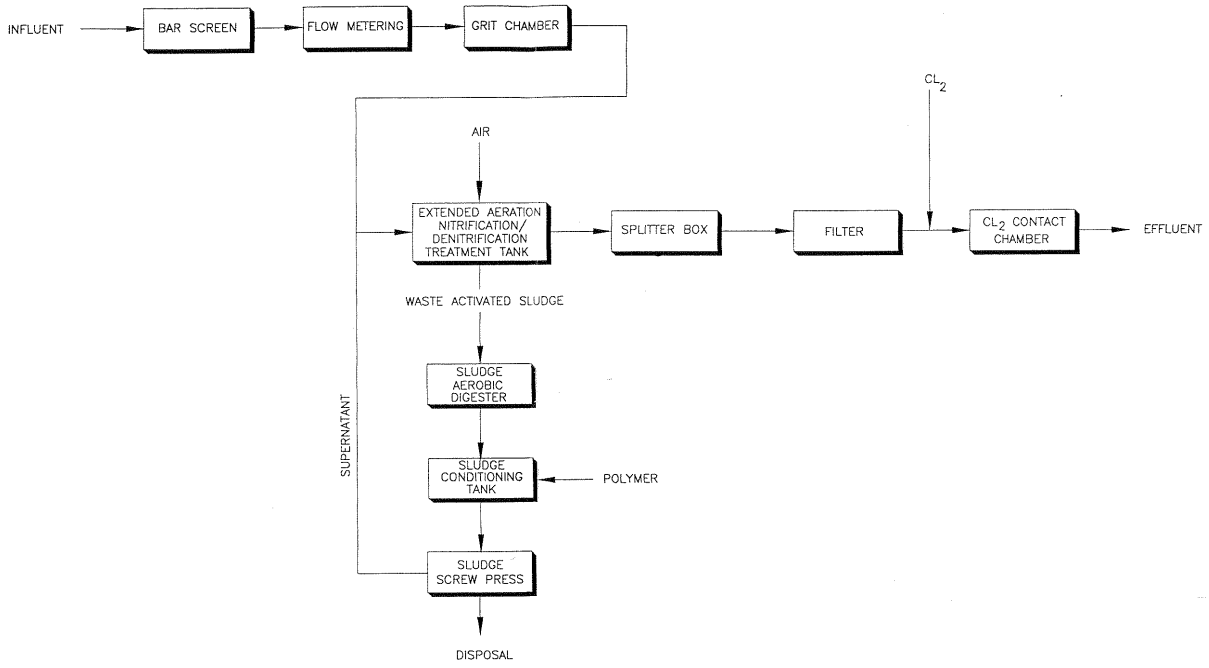


COMPLETE–MIX ACTIVATED SLUDGE PROCESS

(N.T.S.)

The Village at Surprise	Greiner
Complete–Mix Activated Sludge Process Flow Diagram	
December 1994	
Project no.: E037501	Figure 9

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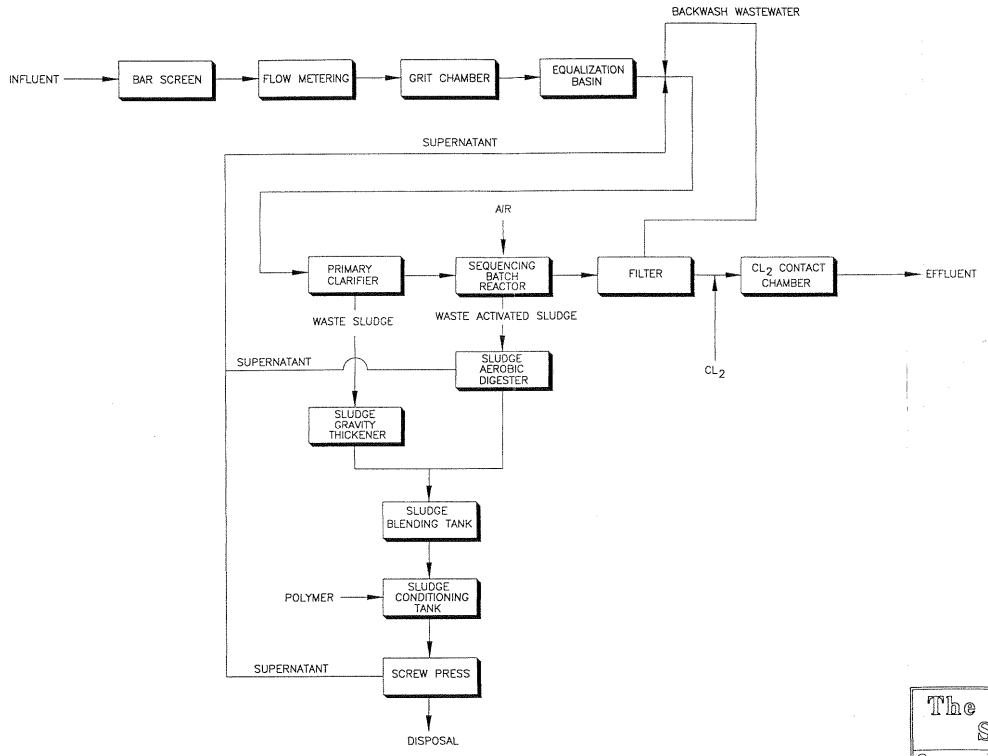


EXTENDED AERATION PROCESS WITH PACKAGE TYPE

(N.T.S.)

The Villages at Surprise	Greiner
Extended Aeration Process Flow Diagram	
December 1994	
Project no.: E037501	Figure 10

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SEQUENCING BATCH REACTOR TREATMENT PROCESS

(N.T.S.)

The Villages at Surprise	Greiner
Sequencing Batch Reactor Process Flow Diagram	
December 1994	
Project no.: E037501	Figure 11

P:\E029700\\CADD\COS-SBR.DWG

APPENDIX

TABLE 1. S RISE VILLAGE DEVELOPMENT -- VILLAGE ONE (SCENARIO 1 WITHOUT CO...ERCIAL OVERLAY)
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
							BASIS	VALUE				
1	SF	28.0	5.5	DU/Ac	2.0	308.00	GPCD	100.0	30,800.00	6.08	130.14	0.36
2	SF	23.0	5.5	DU/Ac	2.0	253.00	GPCD	100.0	25,300.00	6.29	110.46	0.31
3	SF	30.0	5.5	DU/Ac	2.0	330.00	GPCD	100.0	33,000.00	6.01	137.84	0.38
4	CL	22.0	10.0	DU/Ac	2.0	440.00	GPCD	100.0	44,000.00	5.73	175.18	0.49
5	CL	17.0	10.0	DU/Ac	2.0	340.00	GPCD	100.0	34,000.00	5.98	141.31	0.39
6	SF	14.0	5.5	DU/Ac	2.0	154.00	GPCD	100.0	15,400.00	6.83	73.04	0.20
7	SF	12.0	5.5	DU/Ac	2.0	132.00	GPCD	100.0	13,200.00	7.01	64.23	0.18
8	SF	14.0	5.5	DU/Ac	2.0	154.00	GPCD	100.0	15,400.00	6.83	73.04	0.20
9	SF	8.0	5.5	DU/Ac	2.0	88.00	GPCD	100.0	8,800.00	7.50	45.82	0.13
10	SF	6.0	5.5	DU/Ac	2.0	66.00	GPCD	100.0	6,600.00	7.87	36.05	0.10
11	SF	11.0	5.5	DU/Ac	2.0	121.00	GPCD	100.0	12,100.00	7.11	59.74	0.17
12	SF	18.0	5.5	DU/Ac	2.0	198.00	GPCD	100.0	19,800.00	6.55	90.05	0.25
13	SF	15.0	5.5	DU/Ac	2.0	165.00	GPCD	100.0	16,500.00	6.75	77.36	0.22
14	CL	13.0	10.0	DU/Ac	2.0	260.00	GPCD	100.0	26,000.00	6.26	113.00	0.31
15	SF	25.0	5.5	DU/Ac	2.0	275.00	GPCD	100.0	27,500.00	6.20	118.41	0.33
16	SF	21.0	5.5	DU/Ac	2.0	231.00	GPCD	100.0	23,100.00	6.38	102.40	0.29
17	SF	26.0	5.5	DU/Ac	2.0	286.00	GPCD	100.0	28,600.00	6.16	122.34	0.34
18	SF	26.0	5.5	DU/Ac	2.0	286.00	GPCD	100.0	28,600.00	6.16	122.34	0.34
19	SF	31.0	5.5	DU/Ac	2.0	341.00	GPCD	100.0	34,100.00	5.98	141.66	0.39
20	CC	4.0	-	-	-	200.00	GPCD	5.6	1,120.00	2.50	1.94	0.01
21	GC	148.0	-	-	-	-	-	-	782.32	3.00	1.63	0.00
	ROW	18.0	-	-	-	-	-	-	-	-	-	0.00
TOTAL		530.0				4,628.00			444,702.32		1,937.97	5.40

NOTES:

SF - SINGLE FAMILY
CC - COMMUNITY CENTER
CL - CLUSTER HOUSING
GC - GOLF COURSE
ROW - RIGHT-OF-WAY

DU - DWELLING UNIT
Ac - ACRES
GPCD - GALLONS PER CAPITA PER DAY
GPD - GALLONS PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (FROM PARCEL NO. 1 TO 19) = {5/[(POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-V1U.WK3 (UNDER WORKSHEET A)

TABLE 2. SURPRISE VILLAGE DEVELOPMENT -- VILLAGE ONE (SCENARIO 2 WITH COMMERCIAL OVERLAY)
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
							BASIS	VALUE				
1	SF	28.0	5.5	DU/Ac	2.0	308.00	GPCD	100.0	30,800.00	6.08	130.14	0.36
2	SF	23.0	5.5	DU/Ac	2.0	253.00	GPCD	100.0	25,300.00	6.29	110.46	0.31
3	SF	30.0	5.5	DU/Ac	2.0	330.00	GPCD	100.0	33,000.00	6.01	137.84	0.38
4	CL	22.0	10.0	DU/Ac	2.0	440.00	GPCD	100.0	44,000.00	5.73	175.18	0.49
5A	CL	5.0	10.0	DU/Ac	2.0	100.00	GPCD	100.0	10,000.00	7.34	50.97	0.14
5B	CM	12	-	Ac	-	-	GPAD	1750.0	21000.00	2.50	36.46	0.10
6	SF	14.0	5.5	DU/Ac	2.0	154.00	GPCD	100.0	15,400.00	6.83	73.04	0.20
7	SF	12.0	5.5	DU/Ac	2.0	132.00	GPCD	100.0	13,200.00	7.01	64.23	0.18
8	SF	14.0	5.5	DU/Ac	2.0	154.00	GPCD	100.0	15,400.00	6.83	73.04	0.20
9	SF	8.0	5.5	DU/Ac	2.0	88.00	GPCD	100.0	8,800.00	7.50	45.82	0.13
10	SF	6.0	5.5	DU/Ac	2.0	66.00	GPCD	100.0	6,600.00	7.87	36.05	0.10
11	SF	11.0	5.5	DU/Ac	2.0	121.00	GPCD	100.0	12,100.00	7.11	59.74	0.17
12	SF	18.0	5.5	DU/Ac	2.0	198.00	GPCD	100.0	19,800.00	6.55	90.05	0.25
13	SF	15.0	5.5	DU/Ac	2.0	165.00	GPCD	100.0	16,500.00	6.75	77.36	0.22
14	CL	13.0	10.0	DU/Ac	2.0	260.00	GPCD	100.0	26,000.00	6.26	113.00	0.31
15	SF	25.0	5.5	DU/Ac	2.0	275.00	GPCD	100.0	27,500.00	6.20	118.41	0.33
16	SF	21.0	5.5	DU/Ac	2.0	231.00	GPCD	100.0	23,100.00	6.38	102.40	0.29
17	SF	26.0	5.5	DU/Ac	2.0	286.00	GPCD	100.0	28,600.00	6.16	122.34	0.34
18	SF	26.0	5.5	DU/Ac	2.0	286.00	GPCD	100.0	28,600.00	6.16	122.34	0.34
19	SF	31.0	5.5	DU/Ac	2.0	341.00	GPCD	100.0	34,100.00	5.98	141.66	0.39
20	CC	4.0	-	-	-	200.00	GPCD	5.6	1,120.00	2.50	1.94	0.01
21	GC	148.0	-	-	-	-	-	-	782.32	3.00	1.63	0.00
	ROW	18.0	-	-	-	-	-	-	-	-	-	0.00
TOTAL		530.0				4,388.00			441,702.32		1,884.08	5.25

NOTES:

SF - SINGLE FAMILY
CC - COMMUNITY CENTER
CL - CLUSTER HOUSING
GC - GOLF COURSE
ROW - RIGHT-OF-WAY

DU - DWELLING UNIT
Ac - ACRES
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPD - GALLONS PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (FROM PARCEL NO. 1 TO 19) = {5/[(POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-V1U.WK3 (UNDER WORKSHEET B)

TABLE 3. SURPRISE VILLAGE DEVELOPMENT -- VILLAGE TWO (SCENARIO 1 WITHOUT GOLF COURSE)
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
							BASIS	VALUE				
1	SF	37.00	5.5	DU/Ac	3.2	651.20	GPCD	100.00	65,120.00	5.37	242.87	0.68
2	SF	35.00	5.5	DU/Ac	3.2	616.00	GPCD	100.00	61,600.00	5.42	231.88	0.65
3	MF	21.00	18.0	DU/Ac	2.0	756.00	GPCD	100.00	75,600.00	5.24	275.03	0.77
4	CH	8.50	2.0	EACH	1000.0	2000.00	GPCD	1.68	3,360.00	2.50	5.83	0.02
5	CH	4.25	1.0	EACH	1000.0	1000.00	GPCD	1.68	1,680.00	2.50	2.92	0.01
6	CM	4.25	-	Ac	-	-	GPAD	1750.00	7,437.50	2.50	12.91	0.04
7	SF	30.00	5.5	DU/Ac	3.2	528.00	GPCD	100.00	52,800.00	5.56	203.92	0.57
8	SF	30.00	5.5	DU/Ac	3.2	528.00	GPCD	100.00	52,800.00	5.56	203.92	0.57
9	SF	50.00	5.5	DU/Ac	3.2	880.00	GPCD	100.00	88,000.00	5.11	312.14	0.87
10	MF	16.00	18.0	DU/Ac	2.0	576.00	GPCD	100.00	57,600.00	5.48	219.26	0.61
11	SF	25.00	5.5	DU/Ac	3.2	440.00	GPCD	100.00	44,000.00	5.73	175.18	0.49
12	SF	23.50	5.5	DU/Ac	3.2	413.60	GPCD	100.00	41,360.00	5.79	166.38	0.46
13	SF	36.00	5.5	DU/Ac	3.2	633.60	GPCD	100.00	63,360.00	5.40	237.39	0.66
14	SF	22.00	5.5	DU/Ac	3.2	387.20	GPCD	100.00	38,720.00	5.86	157.48	0.44
15A	ES	7.50	1.0	EACH	550.0	550.00	GPCD	11.20	6,160.00	2.50	10.69	0.03
15B	MS	11.90	1.0	EACH	1100.0	1100.00	GPCD	14.00	15,400.00	2.50	26.74	0.07
15C	CF	7.20	-	-	-	-	-	-	2,424.24	3.00	5.05	0.01
15D	OS/PK/R	22.20	-	-	-	-	-	-	0.00	-	0.00	0.00
16	SF	32.00	5.5	DU/Ac	3.2	563.20	GPCD	100.00	56,320.00	5.50	215.19	0.60
17	SF	32.50	5.5	DU/Ac	3.2	572.00	GPCD	100.00	57,200.00	5.49	217.99	0.61
18	SF	25.50	5.5	DU/Ac	3.2	448.80	GPCD	100.00	44,880.00	5.71	178.09	0.50
19	ES	8.00	1.0	EACH	550.0	550.00	GPCD	11.20	6,160.00	5.52	23.63	0.07
20	OS	2.00	-	-	-	-	-	-	0.00	-	0.00	0.00
20	SF	18.00	5.5	DU/Ac	3.2	316.80	GPCD	100.00	31,680.00	6.06	133.23	0.37
21	MF	18.00	18.0	DU/Ac	2.0	648.00	GPCD	100.00	64,800.00	5.37	241.87	0.67
22	SF	27.00	5.5	DU/Ac	3.2	475.20	GPCD	100.00	47,520.00	5.66	186.78	0.52
23	SF	20.50	5.5	DU/Ac	3.2	360.80	GPCD	100.00	36,080.00	5.93	148.48	0.41
24	SF	32.50	5.5	DU/Ac	3.2	577.36	GPCD	100.00	57,736.25	5.48	219.69	0.61
25	CL	25.00	10.0	DU/Ac	2.0	500.00	GPCD	100.00	50,000.00	5.61	194.87	0.54
26	CM	2.00	-	Ac	-	-	GPAD	1750.00	3,500.00	2.50	6.08	0.02
27	CL	22.40	10.0	DU/Ac	2.0	448.00	GPCD	100.00	44,800.00	5.72	175.20	0.50
28	SF	36.50	5.5	DU/Ac	3.2	642.40	GPCD	100.00	64,240.00	5.38	111.83	0.67
29	SF	28.50	5.5	DU/Ac	3.2	501.60	GPCD	100.00	50,160.00	5.61	149.88	0.54
30	SF	34.00	5.5	DU/Ac	3.2	598.40	GPCD	100.00	59,840.00	5.45	226.34	0.63
31	OS/R	101.00	-	-	-	-	-	-	1,564.64	3.00	3.26	0.01
32	SF	50.00	5.5	DU/Ac	3.2	880.00	GPCD	100.00	88,000.00	5.11	312.14	0.87
33	SF	28.00	5.5	DU/Ac	3.2	492.80	GPCD	100.00	49,280.00	5.63	192.53	0.54
34	SF	27.00	5.5	DU/Ac	3.2	475.20	GPCD	100.00	47,520.00	5.66	186.78	0.52
35	SF	27.00	5.5	DU/Ac	3.2	475.20	GPCD	100.00	47,520.00	5.66	186.78	0.52
36	SF	28.00	5.5	DU/Ac	3.2	492.80	GPCD	100.00	49,280.00	5.63	192.53	0.54
37	SF	32.00	5.5	DU/Ac	3.2	563.20	GPCD	100.00	56,320.00	5.50	215.19	0.60
38	SF	34.00	5.5	DU/Ac	3.2	598.40	GPCD	100.00	59,840.00	5.45	226.34	0.63
	ROW	44.80	-	-	-	-	-	-	0.00	-	0.00	0.00
TOTAL		1127.50				22,239.76			1,751,662.63		6,434.30	18.41

NOTES:

SF - SINGLE FAMILY
MF - MULTIPLE FAMILY
CL - CLUSTER HOUSING
CH - CHURCH
ES - ELEMENTARY SCHOOL
MS - MIDDLE SCHOOL
CF - COMMUNITY FACILITY
CM - COMMERCIAL
OS - OPEN SPACE

ROW - RIGHT-OF-WAY
PK - PARK
R - RETENTION BASIN
DU - DWELLING UNIT
Ac - ACRES
GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCEL NO. 4, 5, 6, 15, 19, 26, AND 31) = (5/[(POPULATION/1000)^(1/6)])
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\603750\VCDS-V1U.WK3 (UNDER WORKSHEET C)

TABLE 4. SUR[illegible]E VILLAGE DEVELOPMENT -- VILLAGE TWO (SCENARIO 2 WITH GOLF COURSE)
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
							BASIS	VALUE				
1	SF	37.00	5.5	DU/Ac	3.2	651.20	GPCD	100.00	65,120.00	5.37	242.87	0.68
2	SF	35.00	5.5	DU/Ac	3.2	616.00	GPCD	100.00	61,600.00	5.42	231.88	0.65
3	MF	21.00	18.0	DU/Ac	2.0	756.00	GPCD	100.00	75,600.00	5.24	275.03	0.77
4	CH	8.50	2.0	EACH	1000.0	2000.00	GPCD	1.68	3,360.00	2.50	5.83	0.02
5	CH	4.25	1.0	EACH	1000.0	1000.00	GPCD	1.68	1,680.00	2.50	2.92	0.01
6	CM	4.25	-	Ac	-	-	GPAD	1750.00	7,437.50	2.50	12.91	0.04
7	SF	30.00	5.5	DU/Ac	3.2	528.00	GPCD	100.00	52,800.00	5.56	203.92	0.57
8	SF	30.00	5.5	DU/Ac	3.2	528.00	GPCD	100.00	52,800.00	5.56	203.92	0.57
9	SF	50.00	5.5	DU/Ac	3.2	880.00	GPCD	100.00	88,000.00	5.11	312.14	0.87
10	MF	16.00	18.0	DU/Ac	2.0	576.00	GPCD	100.00	57,600.00	5.48	219.26	0.61
11	SF	25.00	5.5	DU/Ac	3.2	440.00	GPCD	100.00	44,000.00	5.73	175.18	0.49
12	SF	23.50	5.5	DU/Ac	3.2	413.60	GPCD	100.00	41,360.00	5.79	166.38	0.46
13	SF	36.00	5.5	DU/Ac	3.2	633.60	GPCD	100.00	63,360.00	5.40	237.39	0.66
14	SF	22.00	5.5	DU/Ac	3.2	387.20	GPCD	100.00	38,720.00	5.86	157.48	0.44
15A	ES	7.50	1.0	EACH	550.0	550.00	GPCD	11.20	6,160.00	2.50	10.69	0.03
15B	MS	11.90	1.0	EACH	1100.0	1100.00	GPCD	14.00	15,400.00	2.50	26.74	0.07
15C	CF	7.20	-	-	-	-	-	-	2,424.24	3.00	5.05	0.01
15D	OS/PK/R	27.20	-	-	-	-	-	-	0.00	-	0.00	0.00
16	SF	32.00	5.5	DU/Ac	3.2	563.20	GPCD	100.00	56,320.00	5.50	215.19	0.60
17	SF	32.50	5.5	DU/Ac	3.2	572.00	GPCD	100.00	57,200.00	5.49	217.99	0.61
18	SF	25.50	5.5	DU/Ac	3.2	448.80	GPCD	100.00	44,880.00	5.71	178.09	0.50
19	ES	8.00	1.0	EACH	550.0	550.00	GPCD	11.20	6,160.00	5.52	23.63	0.07
20	OS	2.00	-	-	-	-	-	-	0.00	-	0.00	0.00
20	SF	18.00	5.5	DU/Ac	3.2	316.80	GPCD	100.00	31,680.00	6.06	133.23	0.37
21	MF	18.00	18.0	DU/Ac	2.0	648.00	GPCD	100.00	64,800.00	5.37	241.87	0.67
22	SF	27.00	5.5	DU/Ac	3.2	475.20	GPCD	100.00	47,520.00	5.66	186.78	0.52
23	SF	20.50	5.5	DU/Ac	3.2	360.80	GPCD	100.00	36,080.00	5.93	148.48	0.41
24	SF	32.50	5.5	DU/Ac	3.2	577.36	GPCD	100.00	57,736.25	5.48	219.69	0.61
25	CL	24.00	10.0	DU/Ac	2.0	480.00	GPCD	100.00	48,000.00	5.65	188.35	0.52
26	CM	2.00	-	Ac	-	-	GPAD	1750.00	3,500.00	2.50	6.08	0.02
27	CL	21.00	10.0	DU/Ac	2.0	420.00	GPCD	100.00	42,000.00	5.78	175.20	0.47
28	SF	36.50	5.5	DU/Ac	3.2	642.40	GPCD	100.00	64,240.00	5.38	111.83	0.67
29	SF	28.50	5.5	DU/Ac	3.2	501.60	GPCD	100.00	50,160.00	5.61	149.88	0.54
30	SF	34.00	5.5	DU/Ac	3.2	598.40	GPCD	100.00	59,840.00	5.45	226.34	0.63
31	GC	146.00	-	-	-	-	-	-	782.32	3.00	1.63	0.00
32	SF	30.00	5.5	DU/Ac	3.2	528.00	GPCD	100.00	52,800.00	5.56	203.92	0.57
33	SF	23.00	5.5	DU/Ac	3.2	404.80	GPCD	100.00	40,480.00	5.81	163.42	0.46
34	SF	23.00	5.5	DU/Ac	3.2	404.80	GPCD	100.00	40,480.00	5.81	163.42	0.46
35	SF	23.00	5.5	DU/Ac	3.2	404.80	GPCD	100.00	40,480.00	5.81	163.42	0.46
36	SF	24.00	5.5	DU/Ac	3.2	422.40	GPCD	100.00	42,240.00	5.77	169.32	0.47
37	SF	23.00	5.5	DU/Ac	3.2	404.80	GPCD	100.00	40,480.00	5.81	163.42	0.46
38	SF	29.00	5.5	DU/Ac	3.2	510.40	GPCD	100.00	51,040.00	5.59	198.24	0.55
	ROW	50.20	-	-	-	-	-	-	0.00	-	0.00	0.00
TOTAL		1129.50				21,294.16			1,656,320.31		6,139.03	17.56

NOTES:

SF - SINGLE FAMILY
MF - MULTIPLE FAMILY
CL - CLUSTER HOUSING
CH - CHURCH
ES - ELEMENTARY SCHOOL
MS - MIDDLE SCHOOL
CF - COMMUNITY FACILITY
CM - COMMERCIAL
OS - OPEN SPACE

ROW - RIGHT-OF-WAY
PK - PARK
R - RETENTION BASIN
DU - DWELLING UNIT
Ac - ACRES
GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCEL NO. 4, 5, 6, 15, 19, 26, AND 31) = {5/[(POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-V1U WK3 (UNDER WORKSHEET D)

TABLE 5. SURPRISE VILLAGE DEVELOPMENT -- VILLAGE THREE (SCENARIO 1 WITH SMALLER COMMUNITY COMMERCIAL)
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG DAY FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
							BASIC	VALUE				
1	CM	25.00	-	-	-	-	GPAD	1750.00	43,750.00	2.50	75.95	0.21
2	SF	15.00	5.50	DU/Ac	3.20	264.00	GPCD	100.00	26,400.00	6.24	114.45	0.32
3	SF	16.00	5.50	DU/Ac	3.20	281.60	GPCD	100.00	28,160.00	6.18	120.77	0.34
4	SF	23.60	5.50	DU/Ac	3.20	415.36	GPCD	100.00	41,536.00	5.79	166.97	0.46
5	SF	23.00	5.50	DU/Ac	3.20	404.80	GPCD	100.00	40,480.00	5.81	163.42	0.46
6	OS/PK/R	9.00	-	-	-	-	-	-	0.00	0.00	0.00	0.00
7	SF	16.00	5.50	DU/Ac	3.20	281.60	GPCD	100.00	28,160.00	6.18	120.77	0.34
8	SF	22.00	5.50	DU/Ac	3.20	387.20	GPCD	100.00	38,720.00	5.86	157.48	0.44
9	SF	15.00	5.50	DU/Ac	3.20	264.00	GPCD	100.00	26,400.00	6.24	114.45	0.32
10	SF	22.80	5.50	DU/Ac	3.20	401.28	GPCD	100.00	40,128.00	5.82	162.24	0.45
11	ES	8.00	1.00	EACH	-	550.00	GPCD	11.20	6,160.00	2.50	10.69	0.03
12	OS/PK/R	7.00	-	-	-	-	-	-	0.00	-	0.00	0.00
13	SF	22.90	5.50	DU/Ac	3.20	403.04	GPCD	100.00	40,304.00	5.82	162.83	0.45
14	SF	22.00	5.50	DU/Ac	3.20	387.20	GPCD	100.00	38,720.00	5.86	157.48	0.44
15	SF	18.00	5.50	DU/Ac	3.20	316.80	GPCD	100.00	31,680.00	6.06	133.23	0.37
	ROW	18.70	-	-	-	-	-	-	0.00	-	0.00	0.00
TOTAL		284.00				4356.88			430,598.00		1,660.73	4.62

NOTES:

SF - SINGLE FAMILY
PK - PARK
ES - ELEMENTARY SCHOOL
CM - COMMERCIAL AREA
ROW - RIGHT-OF-WAY
OS - OPEN SPACE
R - RETENTION BASIN

DU - DWELLING UNIT
Ac - ACRES
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPD - GALLONS PER DAY
GPM - GALLONS PER MINUTE

PEAK FACTOR (ALL PARCELS EXCEPT FOR PARCEL NO. 1, 6 & 12) = {5/[POPULATION/1000]^(1/6)}]
PEAK FLOW = [AVG FLOW * PEAKING FACTOR)/(24 * 60)]
DESIGN FLOW = [PEAK FLOW * 1.2)

FILE:\E037501\COS-V3U.WK3 (UNDER WORKSHEET A)

TABLE 6. SUNRISE VILLAGE COMPANY -- VILLAGE THREE(SCENARIO 2 WITH MARKETPLACE)
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE BASIC	AVG RATE VALUE	AVG DAY FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
1-7	CM	135.00	-	-	-	-	GPAD	1750.00	236,250.00	2.50	410.16	1.14
8	SF	22.00	5.5	DU/Ac	3.2	387.20	GPCD	100.00	38,720.00	5.86	157.48	0.44
9	SF	15.00	5.5	DU/Ac	3.2	264.00	GPCD	100.00	26,400.00	6.24	114.45	0.32
10	SF	22.80	5.5	DU/Ac	3.2	401.28	GPCD	100.00	40,128.00	5.82	162.24	0.45
11	ES	8.00	5.5	EACH	550	550.00	GPCD	11.20	6,160.00	2.50	10.69	0.03
12	OS/PK/R	7.00	-	-	-	-	-	-	0.00	-	0.00	0.00
13	SF	22.90	5.5	DU/Ac	3.2	403.04	GPCD	100.00	40,304.00	5.82	162.83	0.45
14	SF	22.00	5.5	DU/Ac	3.2	387.20	GPCD	100.00	38,720.00	5.86	111.83	0.44
15	SF	18.00	5.5	DU/Ac	3.2	316.80	GPCD	100.00	31,680.00	6.06	133.23	0.37
	ROW	11.30	-	-	-	-	-	-	0.00	-	0.00	0.00
TOTAL		284.00				2709.52			458,362.00		1,262.90	3.64

NOTES:

SF - SINGLE FAMILY
PK - PARK
ES - ELEMENTARY SCHOOL
CM - COMMERCIAL AREA
R - RETENTION BASIN
PK - PARK
ROW - RIGHT-OF-WAY

DU - DWELLING UNIT
Ac - ACRES
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPD - GALLONS PER DAY
GPM - GALLONS PER MINUTE

PEAK FACTOR (FROM PARCEL NO. 8, 9, 10, 13, 14, AND 15) = {5/[POPULATION/1000]^(1/6)}
PEAK FLOW = [AVG FLOW * PEAKING FACTOR)/(24 * 60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-V3U.WK3 (UNDER WORKSHEET B)

TABLE 7. SUNRISE VILLAGE DEVELOPMENT -- VILLAGE 1 WITH PHASE 1
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
							BASIS	VALUE				
4	CL	7.3	10.0	DU/Ac	2.0	146.67	GPCD	100.00	14,666.67	6.89	70.13	0.20
5	CL	17.0	10.0	DU/Ac	2.0	340.00	GPCD	100.00	34,000.00	5.98	141.31	0.39
6	SF	14.0	5.5	DU/Ac	2.0	154.00	GPCD	100.00	15,400.00	6.83	73.04	0.20
11	SF	11.0	5.5	DU/Ac	2.0	121.00	GPCD	100.00	12,100.00	7.11	59.74	0.17
12	SF	18.0	5.5	DU/Ac	2.0	198.00	GPCD	100.00	19,800.00	6.55	90.05	0.25
13	SF	15.0	5.5	DU/Ac	2.0	165.00	GPCD	100.00	16,500.00	6.75	77.36	0.22
14	CL	13.0	10.0	DU/Ac	2.0	260.00	GPCD	100.00	26,000.00	6.26	113.00	0.31
15	SF	25.0	5.5	DU/Ac	2.0	275.00	GPCD	100.00	27,500.00	6.20	118.41	0.33
16	SF	21.0	5.5	DU/Ac	2.0	231.00	GPCD	100.00	23,100.00	6.38	102.40	0.29
17	SF	26.0	5.5	DU/Ac	2.0	286.00	GPCD	100.00	28,600.00	6.16	122.34	0.34
20	CC	4.0	-	-	-	200.00	GPCD	5.60	1,120.00	2.50	1.94	0.01
21	GC	148.0	-	-	-	-	-	-	782.32	3.00	1.63	0.00
TOTAL		319.33				2,376.67			219,568.99		971.35	2.70

NOTES:

SF - SINGLE	DU - DWELLING UNIT
CL - CLUSTE	Ac - ACRES
CC - COMMERCIAL	GPD - GALLONS PER DAY
GC - GOLF C	GPCD - GALLONS PER CAPITA PER DAY
	GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCELS NO. 20 AND 21) = {5/[POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS1PH12.WK3 (UNDER WORKSHEET A)

TABLE 8. SU.. RISE VILLAGE DEVELOPMENT -- VILLAGE 1 WITH PHASE 2
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
							BASIS	VALUE				
1	SF	28.00	5.5	DU/Ac	2.0	308.00	GPCD	100.00	30,800.00	6.08	130.14	0.36
2	SF	23.00	5.5	DU/Ac	2.0	253.00	GPCD	100.00	25,300.00	6.29	110.46	0.31
3	SF	30.00	5.5	DU/Ac	2.0	330.00	GPCD	100.00	33,000.00	6.01	137.84	0.38
4	CL	14.67	10.0	DU/Ac	2.0	293.33	GPCD	100.00	29,333.33	6.13	124.95	0.35
7	SF	12.00	5.5	DU/Ac	2.0	132.00	GPCD	100.00	13,200.00	7.01	64.23	0.18
8	SF	14.00	5.5	DU/Ac	2.0	154.00	GPCD	100.00	15,400.00	6.83	73.04	0.20
9	SF	8.00	5.5	DU/Ac	2.0	88.00	GPCD	100.00	8,800.00	7.50	45.82	0.13
10	SF	6.00	5.5	DU/Ac	2.0	66.00	GPCD	100.00	6,600.00	7.87	36.05	0.10
18	SF	26.00	5.5	DU/Ac	2.0	286.00	GPCD	100.00	28,600.00	6.16	122.34	0.34
19	SF	31.00	5.5	DU/Ac	2.0	341.00	GPCD	100.00	34,100.00	5.98	141.66	0.39
TOTAL		192.67				2,251.33			225,133.33		986.52	2.75

NOTES:

SF - SINGLE F
CL - CLUSTEF
DU - DWELLING UNIT
Ac - ACRES

GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR = {5/[(POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS1PH12.WK3 (UNDER WORKSHEET B)

TABLE 9. SUNRISE VILLAGE DEVELOPMENT -- VILLAGES 2 AND 3 WITH PHASE 1
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

VILLAGE NO.	PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
								BASIS	VALUE				
2	3	MF	21.00	18.0	DU/Ac	2.0	756.00	GPCD	100.00	75,600.00	5.24	275.03	0.77
	4	CH	8.50	2.0	EACH	1000.0	2000.00	GPCD	1.68	3,360.00	2.50	5.83	0.02
	5	CH	4.25	1.0	EACH	1000.0	1000.00	GPCD	1.68	1,680.00	2.50	2.92	0.01
	6	CM	4.25	-	Ac	-	-	GPAD	1750.00	7,437.50	2.50	12.91	0.04
	7	SF	30.00	5.5	DU/Ac	3.2	528.00	GPCD	100.00	52,800.00	5.56	203.92	0.57
	8	SF	30.00	5.5	DU/Ac	3.2	528.00	GPCD	100.00	52,800.00	5.56	203.92	0.57
	14	SF	22.00	5.5	DU/Ac	3.2	387.20	GPCD	100.00	38,720.00	5.86	157.48	0.44
	15A	ES	7.50	1.0	EACH	550.0	550.00	GPCD	11.20	6,160.00	2.50	10.69	0.03
	15B	MS	11.90	1.0	EACH	1100.0	1100.00	GPCD	14.00	15,400.00	2.50	26.74	0.07
	15C	CF	7.20	-	-	-	-	-	-	2,379.44	3.00	4.96	0.01
	15D	OS/PK/R	22.20	-	-	-	-	-	-	0.00	-	0.00	0.00
	16	SF	32.00	5.5	DU/Ac	3.2	563.20	GPCD	100.00	56,320.00	5.50	215.19	0.60
	17	SF	32.50	5.5	DU/Ac	3.2	572.00	GPCD	100.00	57,200.00	5.49	217.99	0.61
	28	SF	18.25	5.5	DU/Ac	3.2	321.20	GPCD	100.00	32,120.00	6.04	111.83	0.31
3	1-7	CM	135.00	-	-	-	-	GPAD	1750.00	236250.00	2.50	410.16	1.14
TOTAL			386.55				8,305.60			638,226.94		1,859.57	5.18

NOTES:

SF - SINGLE FAMILY
MF - MULTIPLE FAMILY
CH - CHURCH
ES - ELEMENTARY SCHO
MS - MIDDLE SCHOOL
CF - COMMUNITY FACILITY
CM - COMMERCIAL
CC - COMMERCIAL
GC - GOLF COURSE

OS - OPEN SPACE
PK - PARK
R - RETENTION BASIN
DU - DWELLING UNIT
Ac - ACRES
GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCELS NO. 4, 5, 6, AND 15 IN VILLAGE 2, AND PARCEL NO. 1 TO 7 IN VILLAGE 3) = (5/[(POPULATION/1000)^(1/6)])
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-PH12.WK3 (UNDER WORKSHEET A)

TABLE 10. SU... RISE VILLAGE DEVELOPMENT -- VILLAGES 2 AND 3 WITH PHASE 2
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

VILLAGE NO.	PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
								BASIS	VALUE				
2	9	SF	50.00	5.5	DU/Ac	3.2	880.00	GPCD	100.00	88,000.00	5.11	312.14	0.87
	10	MF	16.00	18.0	DU/Ac	2.0	576.00	GPCD	100.00	57,600.00	5.48	219.26	0.61
	18	SF	25.50	5.5	DU/Ac	3.2	448.80	GPCD	100.00	44,880.00	5.71	178.09	0.50
	19A	ES	8.00	1.0	EACH	550.0	550.00	GPCD	11.20	6,160.00	2.50	10.69	0.03
	19B	OS	2.00	-	-	-	-	-	-	0.00	-	0.00	0.00
	20	SF	18.00	5.5	DU/Ac	3.2	316.80	GPCD	100.00	31,680.00	6.06	133.23	0.37
	21	MF	18.00	18.0	DU/Ac	2.0	648.00	GPCD	100.00	64,800.00	5.37	241.87	0.67
	29	SF	14.25	5.5	DU/Ac	3.2	250.80	GPCD	100.00	25,080.00	6.30	149.88	0.42
	30	SF	17.00	5.5	DU/Ac	3.2	299.20	GPCD	100.00	29,920.00	6.11	127.03	0.35
TOTAL			168.75				3,969.60			348,120.00		1,372.20	3.82

NOTES:

SF - SINGLE FAMILY
MF - MULTIPLE FAMILY
ES - ELEMENTARY SCHOOL
OS - OPEN SPACE
DU - DWELLING UNIT

Ac - ACRES
GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCEL NO. 19 IN VILLAGE 2) = (5/[(POPULATION/1000)^(1/6)])
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E03750\CCOS-PH12.WK3 (UNDER WORKSHEET B)

TABLE 11. SURPRISE VILLAGE DEVELOPMENT -- VILLAGE 2 AND 3 WITH PHASE 3
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

VILLAGE NO.	PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
								BASIS	VALUE				
2	2	SF	35.00	5.5	DU/Ac	3.2	616.00	GPCD	100.00	61,600.00	5.42	231.88	0.65
	13	SF	36.00	5.5	DU/Ac	3.2	633.60	GPCD	100.00	63,360.00	5.40	237.39	0.66
	24	SF	32.50	5.5	DU/Ac	3.2	577.36	GPCD	100.00	57,736.25	5.48	219.69	0.61
	25	CL	25.00	10.0	DU/Ac	2.0	500.00	GPCD	100.00	50,000.00	5.61	194.87	0.54
	31	OS/R	28.00	-	-	-	-	-	-	518.93	3.00	1.08	0.00
TOTAL	TOTAL		156.50				2,326.96			233,215.18		884.91	2.46

NOTES:

SF - SINGLE FAMILY
CL - CLUSTER HOUSING
OS - OPEN SPACE
R - RETENTION BASIN
DU - DWELLING UNIT

Ac - ACRES
GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCEL NO. 31 IN VILLAGE 2) = {5/[(POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-PH12.WK3 (UNDER WORKSHEET C)

TABLE 12. SUNRISE VILLAGE DEVELOPMENT -- VILLAGES 2 AND 3 WITH PHASE 4
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

VILLAGE NO.	PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
								BASIS	VALUE				
2	26	CM	2.00	-	Ac	-	-	GPAD	1750.00	3,500.00	2.50	6.08	0.02
	27	CL	22.40	10.0	DU/Ac	2.0	448.00	GPCD	100.00	44,800.00	5.72	175.20	0.49
	28	SF	18.25	5.5	DU/Ac	3.2	321.20	GPCD	100.00	32,120.00	6.04	111.83	0.31
	29	SF	14.25	5.5	DU/Ac	3.2	250.80	GPCD	100.00	25,080.00	6.30	149.88	0.42
	30	SF	17.00	5.5	DU/Ac	3.2	299.20	GPCD	100.00	29,920.00	6.11	127.03	0.35
	31	OS/R	55.00	-	-	-	-	-	-	1037.87	3.00	2.16	0.01
	35	SF	27.00	5.5	DU/Ac	3.2	475.20	GPCD	100.00	47,520.00	5.66	186.78	0.52
	36	SF	28.00	5.5	DU/Ac	3.2	492.80	GPCD	100.00	49,280.00	5.63	192.53	0.54
	37	SF	32.00	5.5	DU/Ac	3.2	563.20	GPCD	100.00	56,320.00	5.50	215.19	0.60
	38	SF	34.00	5.5	DU/Ac	3.2	598.40	GPCD	100.00	59,840.00	5.45	226.34	0.63
TOTAL			249.90				3,448.80			349,417.87		1,393.03	3.88

NOTES:

SF - SINGLE FAMILY
CL - CLUSTER HOUSING
CM - COMMERCIAL
OS - OPEN SPACE
R - RETENTION BASIN

DU - DWELLING UNIT
Ac - ACRES
GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCEL NO. 26 AND 31 IN VILLAGE 2) = {5/[(POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-PH45.WK3 (UNDER WORKSHEET A)

TABLE 13. SUN RISE VILLAGE DEVELOPMENT -- VILLAGES 2 AND 3 WITH PHASE 5
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

VILLAGE NO.	PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
								BASIS	VALUE				
2	1	SF	37.00	5.5	DU/Ac	3.2	651.20	GPCD	100.00	65,120.00	5.37	242.87	0.68
	11	SF	25.00	5.5	DU/Ac	3.2	440.00	GPCD	100.00	44,000.00	5.73	175.18	0.49
	12	SF	23.50	5.5	DU/Ac	3.2	413.60	GPCD	100.00	41,360.00	5.79	166.38	0.46
	22	SF	27.00	5.5	DU/Ac	3.2	475.20	GPCD	100.00	47,520.00	5.66	186.78	0.52
	23	SF	20.50	5.5	DU/Ac	3.2	360.80	GPCD	100.00	36,080.00	5.93	148.48	0.41
	31	OS/R	18.00	-	-	-	-	-	-	0.00	-	0.00	0.00
	32	SF	50.00	5.5	DU/Ac	3.2	880.00	GPCD	100.00	88,000.00	5.11	312.14	0.87
	33	SF	28.00	5.5	DU/Ac	3.2	492.80	GPCD	100.00	49,280.00	5.63	192.53	0.54
	34	SF	27.00	5.5	DU/Ac	3.2	475.20	GPCD	100.00	47,520.00	5.66	186.78	0.52
TOTAL			256.00				4,188.80			418,880.00		1,611.13	4.49

NOTES:

SF - SINGLE FAMILY
OS - OPEN SPACE
R - RETENTION BASIN
DU - DWELLING UNIT
Ac - ACRES

GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCEL NO. 31 IN VILLAGE 2) = {5/[(POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-PH45.WK3 (UNDER WORKSHEET B)

TABLE 14. S RISE VILLAGE DEVELOPMENT -- VILLAGES 2 AND 3 WITH PHASE 6
SEWAGE PREDICTION AS OF 12/22/94
GREINER, INC.

VILLAGE NO.	PARCEL NO.	TYPE	AREA (ACRES)	DENSITY	UNIT	CAPITA/UNIT	POPULATION	AVG RATE		AVG FLOW (GPD)	PEAKING FACTOR	PEAK FLOW (GPM)	DESIGN FLOW (CFS)
								BASIS	VALUE				
3	8	SF	22.00	5.5	DU/Ac	3.2	387.20	GPCD	100.00	38,720.00	5.86	157.48	0.44
	9	SF	15.00	5.5	DU/Ac	3.2	264.00	GPCD	100.00	26,400.00	6.24	114.45	0.32
	10	SF	22.80	5.5	DU/Ac	3.2	401.28	GPCD	100.00	40,128.00	5.82	162.24	0.45
	11	ES	8.00	5.5	EACH	550.0	550.00	GPCD	11.20	6,160.00	2.50	10.69	0.03
	12	OS/PK/R	7.00	-	-	-	-	-	-	0.00	-	0.00	0.00
	13	SF	22.90	5.5	DU/Ac	3.2	403.04	GPCD	100.00	40,304.00	5.82	162.83	0.45
	14	SF	22.00	5.5	DU/Ac	3.2	387.20	GPCD	100.00	38,720.00	5.86	157.48	0.44
	15	SF	18.00	5.5	DU/Ac	3.2	316.80	GPCD	100.00	31,680.00	6.06	133.23	0.37
TOTAL	TOTAL		137.70				2,709.52			222,112.00		898.39	2.50

NOTES:

SF - SINGLE FAMILY
ES - ELEMENTARY SCHOOL
OS - OPEN SPACE
PK - PARK
R - RETENTION BASIN

DU - DWELLING UNIT
Ac - ACRES
GPD - GALLONS PER DAY
GPCD - GALLONS PER CAPITA PER DAY
GPAD - GALLONS PER ACRE PER DAY
GPM - GALLONS PER MINUTE

PEAKING FACTOR (ALL PARCELS EXCEPT FOR PARCEL NO. 11 AND 12 IN VILLAGE 3) = {5/[(POPULATION/1000)^(1/6)]}
PEAK FLOW = [(AVG FLOW * PEAK FACTOR)/(24*60)]
DESIGN FLOW = (PEAK FLOW * 1.2)

FILE:\E037501\COS-PH45.WK3 (UNDER WORKSHEET C)

TABLE 18. SURPRISE VILLAGE COMPANY -- VILLAGE ONE
CALCULATION OF SEWER LINE AS OF 12/22/94
GREINER, INC.

Phase no./Pipe no.	Manhole		Pipe lgth	Design flow	Cumulative Design flow	Sewer design											Ground elev.		Invert elev.		Cover	
	From	To	(ft)	(cfs)	(cfs)	St. Slope (ft/ft)	Min. slope (ft/ft)	Des. slope (ft/ft)	Cal size (in)	Pipe size (in)	Pipe flow full (cfs)	Q/Q-full	d/d-max	V-full (ft/s)	V/V-full	Velocity (ft/s)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)
1-1	1	2	200	0.0267	0.0267	0.00150	0.00330	0.00335	2.35133	8	0.69917	0.03819	0.13	2.00298	0.41	0.82122	1326.4	1326.1	1318.7	1318.1	7.7	8.0
1-2	2	7	400	0.0855	0.1122	0.00575	0.00330	0.00479	3.76705	8	0.83604	0.13420	0.24	2.39509	0.64	1.53286	1326.1	1323.8	1318.1	1316.1	8.0	7.7
1-3	3	4	250	0.0801	0.0801	0.00160	0.00330	0.00335	3.55004	8	0.69917	0.11456	0.22	2.00298	0.60	1.20179	1328.0	1327.6	1320.3	1319.5	7.7	8.1
1-4	4	5	400	0.0588	0.1389	0.00400	0.00330	0.00335	4.36400	8	0.69917	0.19866	0.30	2.00298	0.73	1.46217	1327.6	1326.0	1319.5	1318.2	8.1	7.8
1-5	5	6	400	0.0668	0.2057	0.00425	0.00330	0.00396	4.90018	8	0.76017	0.27060	0.36	2.17772	0.82	1.78573	1326.0	1324.3	1318.2	1316.6	7.8	7.7
1-6	6	7	270	0.0721	0.2778	0.00185	0.00330	0.00335	5.65941	8	0.69917	0.39733	0.43	2.00298	0.91	1.82271	1324.3	1323.8	1316.6	1315.7	7.7	8.1
1-7	7	8	250	0.0000	0.3900	0.00640	0.00330	0.00450	6.08120	8	0.81034	0.48128	0.48	2.32145	0.99	2.29824	1323.8	1322.2	1315.7	1314.5	8.1	7.7
1-8	8	9	400	0.0000	0.3900	-0.00150	0.00330	0.00335	6.42718	8	0.69917	0.55780	0.54	2.00298	1.05	2.10313	1322.2	1322.8	1314.5	1313.2	7.7	9.6
1-9	9	10	400	0.1703	0.5603	0.00200	0.00330	0.00335	7.36256	8	0.69917	0.80138	0.68	2.00298	1.12	2.24334	1322.8	1322.0	1313.2	1311.9	9.6	10.1
1-10	10	11	400	0.2979	0.8582	0.00325	0.00330	0.00505	7.99918	8	0.85843	0.99973	0.81	2.45923	1.15	2.82812	1322.0	1320.7	1311.9	1309.8	10.1	10.9
1-11	11	12	400	0.0681	0.9263	0.00225	0.00330	0.00589	7.99747	8	0.92708	0.99916	0.81	2.65590	1.15	3.05428	1320.7	1319.8	1309.8	1307.5	10.9	12.3
1-12	12	13	400	0.0681	0.9944	0.00350	0.00240	0.00249	9.65195	10	1.09292	0.90986	0.75	2.00383	1.14	2.28436	1319.8	1318.4	1307.5	1306.5	12.3	11.9
1-13	13	14	400	0.2044	1.1988	0.00400	0.00240	0.00300	9.99740	10	1.19963	0.99931	0.81	2.19949	1.15	2.52941	1318.4	1316.8	1306.5	1305.3	11.9	11.5
1-14	14	15	400	0.1384	1.3372	0.00500	0.00240	0.00373	9.99874	10	1.33765	0.99966	0.81	2.45253	1.15	2.82041	1316.8	1314.8	1305.3	1303.8	11.5	11.0
1-15	15	16	400	0.1534	1.4906	0.00525	0.00240	0.00464	9.99667	10	1.49192	0.99911	0.81	2.73539	1.15	3.14570	1314.8	1312.7	1303.8	1301.9	11.0	10.8
1-16	16	17	400	0.1016	1.5922	0.00350	0.00240	0.00200	11.99839	12	1.59277	0.99964	0.81	2.02798	1.15	2.33217	1312.7	1311.3	1301.9	1301.1	10.8	10.2
1-17	17	18	400	0.1145	1.7067	0.00425	0.00190	0.00230	11.99643	12	1.70805	0.99921	0.81	2.17476	1.15	2.50098	1311.3	1309.6	1301.1	1300.2	10.2	9.4
1-18	18	19	400	0.1460	1.8527	-0.00125	0.00190	0.00271	11.99671	12	1.85405	0.99927	0.81	2.36066	1.15	2.71475	1309.6	1310.1	1300.2	1299.1	9.4	11.0
1-19	19	20	400	0.1468	1.9995	0.00250	0.00190	0.00316	11.99420	12	2.00208	0.99871	0.81	2.54913	1.15	2.93150	1310.1	1309.1	1299.1	1297.9	11.0	11.2
1-20	20	21	400	0.0872	2.0867	0.00075	0.00190	0.00344	11.99527	12	2.08890	0.99895	0.81	2.65967	1.15	3.05862	1309.1	1308.8	1297.9	1296.5	11.2	12.3
1-21	21	22	400	0.0243	2.1110	-0.00150	0.00190	0.00352	11.99564	12	2.11305	0.99903	0.81	2.69042	1.15	3.09398	1308.8	1309.4	1296.5	1295.1	12.3	14.3
1-22	22	23	220	0.0000	2.1110	-0.00182	0.00190	0.00352	11.99564	12	2.11305	0.99903	0.81	2.69042	1.15	3.09398	1309.4	1309.8	1295.1	1294.3	14.3	15.5
1-23	23	24	400	0.1278	2.2388	0.00450	0.00190	0.00396	11.99513	12	2.24122	0.99892	0.81	2.85362	1.15	3.28166	1309.8	1308.0	1294.3	1292.7	15.5	15.3
1-24	24	25	400	0.0264	2.2652	0.00650	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1308.0	1305.4	1292.7	1291.1	15.3	14.3
1-25	25	26	250	0.0000	2.2652	0.00160	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1305.4	1305.0	1291.1	1290.1	14.3	14.9
1-26	26	27	400	0.0000	2.2652	0.00425	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1305.0	1303.3	1290.1	1288.5	14.9	14.8
1-27	27	28	400	0.0000	2.2652	0.00775	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1303.3	1300.2	1288.5	1286.9	14.8	13.3
1-28	28	29	400	0.0000	2.2652	0.00300	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1300.2	1299.0	1286.9	1285.2	13.3	13.8
1-29	29	30	400	0.0000	2.2652	0.00250	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1299.0	1298.0	1285.2	1283.6	13.8	14.4
1-30	30	31	400	0.0000	2.2652	-0.00250	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1298.0	1299.0	1283.6	1282.0	14.4	17.0
1-31	31	32	400	0.0000	2.2652	0.01500	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1299.0	1293.0	1282.0	1280.4	17.0	12.6
1-32	32	33	400	0.0000	2.2652	0.00250	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1293.0	1292.0	1280.4	1278.8	12.6	13.2
1-33	33	34	400	0.0000	2.2652	0.00375	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1292.0	1290.5	1278.8	1277.1	13.2	13.4
1-34	34	35	400	0.0000	2.2652	0.00175	0.00190	0.00405	11.99732	12	2.26655	0.99940	0.81	2.88586	1.15	3.31874	1290.5	1289.8	1277.1	1275.5	13.4	14.3
2-1	36	37	400	0.6700	0.6700	0.01150	0.00330	0.01600	5.87250	8	1.52799	0.43848	0.48	4.37738	0.97	4.24606	1332.0	1327.4	1324.3	1317.9	7.7	9.5
2-2	37	38	190	0.0000	0.6700	0.00368	0.00330	0.00522	7.24489	8	0.87276	0.76768	0.67	2.50028	1.12	2.80032	1327.4	1326.7	1317.9	1316.9	9.5	9.8
2-3	38	39	400	0.0958	0.7658	0.00475	0.00330	0.00522	7.61723	8	0.87276	0.87744	0.72	2.50028	1.13	2.82532	1326.7	1324.8	1316.9	1314.9	9.8	9.9
2-4	39	40	400	0.0758	0.8416	0.00400	0.00330	0.00486	7.99811	8	0.84213	0.99937	0.81	2.41253	1.15	2.77441	1324.8	1323.2	1314.9	1312.9	9.9	10.3
2-5	40	41	400	0.0717	0.9133	0.00175	0.00330	0.00573	7.99638	8	0.91440	0.99879	0.81	2.61958	1.15	3.01251	1323.2	1322.5	1312.9	1310.6	10.3	11.9
1-35	41	42	400	0.1434	1.0567	0.00650	0.00330	0.00766	7.99846	8	1.05724	0.99949	0.81	3.02878	1.15	3.48310	1322.5	1319.9	1310.6	1307.6	11.9	12.3
1-36	42	43	400	0.0932	1.1499	0.00650	0.00240	0.00276	9.99756	10	1.15065	0.99935	0.81	2.10967	1.15	2.42612	1319.9	1317.3	1307.6	1306.4	12.3	10.9
1-37	43	44	400	0.0000	1.1499	0.00575	0.00240	0.00276	9.99756	10	1.15065	0.99935	0.81	2.10967	1.15	2.42612	1317.3	1315.0	1306.4	1305.3	10.9	9.7
1-38	44	45	400	0.1000	1.2499	0.00375	0.00240	0.00326	9.99809	10	1.25054	0.99949	0.81	2.29282	1.15	2.63674	1315.0	1313.5	1305.3	1304.0	9.7	9.5
1-39	45	46-10	400	0.1000	1.3499	0.00375	0.00240	0.00380	9.99933	10	1.35014	0.99982	0.81	2.47544	1.15	2.84676	1313.5	1312.0	1304.0	1302.5	9.5	9.5
2-6	46-1	46-2	200	0.0969	0.0969	0.00750	0.00330	0.00750	3.27804	8	1.04614	0.09263	0.21	2.99699	0.59	1.76822	1321.2	1319.7	1313.5	1312.0	7.7	7.7
2-7	46-2	46-6	400	0.0000	0.0969	0.00175	0.00330	0.00335	3.81279	8	0.69917	0.13859	0.26	2.00298	0.67	1.34200	1319.7	1319.0	1312.0	1310.7	7.7	8.3
2-8	46-3	46-4	400	0.1600	0.1600	0.00350	0.00330	0.00367	4.52363	8	0.73180	0.21864	0.32	2.09646	0.78	1.63524	1322.0	1320.6	1314.3	1312.9	7.7	7.7
2-9	46-4	46-5	400	0.0400	0.2000	0.00300	0.00330	0.00335	5.00331	8	0.69917	0.28605	0.38	2.00298	0.84	1.68250	1320.6	1319.4	1312.9	1311.5	7.7	7.9
2-10	46-5	46-6	90	0.0000	0.2000	0.00444	0.00330	0.00335	5.00331	8	0.69917	0.28605	0.38	2.00298	0.84	1.68250	1319.4	1319.0	1311.5	1311.2	7.9	7.8
2-11	46-6	46-7	150	0.0000	0.2969	0.00333	0.00330	0.00367	5.70389	8	0.73180	0.40571	0.44	2.09646	0.93	1.94971	1319.0	1318.5	1310.7	1310.1	8.3	8.4
2-12	46-7	46-8	170	0.0000	0.2969	0.00471	0.00330	0.00367	5.70389	8	0.73180	0.40571	0.44	2.09646	0.93	1.94971	1318.5	1317.7	1310.1	1309.5	8.4	8.2
2-13	46-8	46-9	400	0.0000	0.2969	0.00875	0.00330	0.00750	4.98852	8	1.04614	0.28380	0.38	2.99699	0.84	2.51747	1317.7	1314.2	1309.5	1306.5	8.2	7.7
2-14	46-9	46-10	400	0.0000	0.2969	0.00550	0.00330	0.00545	5.29629	8	0.89178	0.33293	0.40	2.55477	0.88	2.24820	1314.2	1312.0	1306.5	1304.3	7.7	7.7
1-40	46-10	47	400	0.0000	1.6468	0.00500	0.00240	0.00566	9.99780	10	1.64777	0.99941	0.81	3.02113	1.15	3.47429	1312.0	1310.0	1302.5	1300.3	9.5	9.7
1-41	47	54	380	0.0000	1.6468	0.00579	0.00240	0.00566	9.99780	10	1.64777	0.99941	0.81	3.02113	1.15	3.47429	1310.0	1307.8	1300.3	1298.1	9.7	9.7
1-42	48	49	400	0.4900	0.4900	0.01000	0.00330	0.01000	5.70349	8	1.20798	0.40563	0.44	3.46062	0.93	3.21838	1322.0	1318.0	1314.3	1310.3	7.7	7.7
1-43	49	50	400	0.0000	0.4900	0.00250	0.00330	0.00335	7.00156	8	0.69917	0.70083	0.62	2.00298	1.10	2.20328	1318.0	1317.0	1310.3	1309.0	7.7	8.0
1-44	50	51	400	0.0709	0.5609	0.00425	0.00330	0.00360	7.26679	8	0.72479	0.77388	0.67	2.07637	1.10	2.28401	1317.0	1315.3	1309.0	1307.6	8.0	7.7

TABLE 18. SURPRISE VILLAGE COMPANY -- VILLAGE ONE (CONT.)
CALCULATION OF SEWER LINE AS OF 12/22/94
GREINER, INC.

Phase no./Pipe no.	Manhole		Pipe lgth	Design flow	Cumulative Design flow	Sewer design												Ground elev.		Invert elev.		Cover	
	From	To	(ft)	(cfs)	(cfs)	St. Slope (ft/ft)	Min. slope (ft/ft)	Des. slope (ft/ft)	Cal size (in)	Pipe size (in)	Pipe flow full (cfs)	Q/Q-full	d/d-max	V-full (ft/s)	V/V-full	Velocity (ft/s)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)
1-45	51	52	400	0.1418	0.7027	0.00575	0.00330	0.00575	7.24299	8	0.91600	0.76714	0.67	2.62415	1.10	2.88656	1315.3	1313.0	1307.6	1305.3	7.7	7.7
1-46	52	53	400	0.1064	0.8091	0.00750	0.00330	0.00750	7.26514	8	1.04614	0.77341	0.67	2.99699	1.10	3.29668	1313.0	1310.0	1305.3	1302.3	7.7	7.7
1-47	53	54	400	0.0709	0.8800	0.00550	0.00330	0.00550	7.94658	8	0.89586	0.98229	0.80	2.56646	1.15	2.95143	1310.0	1307.8	1302.3	1300.1	7.7	7.7
1-48	54	55	400	0.0000	2.5268	0.00225	0.00190	0.00504	11.99708	12	2.52844	0.99935	0.81	3.21931	1.15	3.70221	1307.8	1306.9	1298.1	1296.1	9.7	10.8
1-49	55	56	400	0.0000	2.5268	0.00100	0.00190	0.00504	11.99708	12	2.52844	0.99935	0.81	3.21931	1.15	3.70221	1306.9	1306.5	1296.1	1294.1	10.8	12.4
1-50	56	57	400	0.0000	2.5268	0.00075	0.00190	0.00504	11.99708	12	2.52844	0.99935	0.81	3.21931	1.15	3.70221	1306.5	1306.2	1294.1	1292.1	12.4	14.1
1-51	57	64	300	0.0000	2.5268	0.00400	0.00190	0.00504	11.99708	12	2.52844	0.99935	0.81	3.21931	1.15	3.70221	1306.2	1305.0	1292.1	1290.5	14.1	14.5
1-52	58	59	400	0.0833	0.0833	0.00150	0.00330	0.00335	3.60258	8	0.69917	0.11914	0.23	2.00298	0.62	1.24185	1314.0	1313.4	1306.3	1305.0	7.7	8.4
1-53	59	60	380	0.1467	0.2300	0.00421	0.00330	0.00335	5.27253	8	0.69917	0.32896	0.40	2.00298	0.88	1.76262	1313.4	1311.8	1305.0	1303.7	8.4	8.1
1-54	60	61	250	0.0000	0.2300	0.00720	0.00330	0.00600	4.72674	8	0.93570	0.24581	0.34	2.68058	0.81	2.17127	1311.8	1310.0	1303.7	1302.2	8.1	7.8
1-55	61	62	400	0.2256	0.4556	0.00625	0.00330	0.00625	6.06120	8	0.95499	0.47707	0.48	2.73586	0.98	2.68114	1310.0	1307.5	1302.2	1299.7	7.8	7.8
1-56	62	63	400	0.1240	0.5796	0.00375	0.00330	0.00375	7.30061	8	0.73974	0.78352	0.67	2.11919	1.10	2.33111	1307.5	1306.0	1299.7	1298.2	7.8	7.8
1-57	63	64	250	0.0000	0.5796	0.00400	0.00330	0.00400	7.21280	8	0.76400	0.75864	0.65	2.18869	1.11	2.42944	1306.0	1305.0	1298.2	1297.2	7.8	7.8
1-58	64	65	400	0.0000	3.1064	0.00250	0.00140	0.00232	14.99287	15	3.11034	0.99873	0.81	2.53454	1.15	2.91472	1305.0	1304.0	1290.5	1289.6	14.5	14.4
1-59	65	66	400	0.0000	3.1064	0.00750	0.00140	0.00232	14.99287	15	3.11034	0.99873	0.81	2.53454	1.15	2.91472	1304.0	1301.0	1289.6	1288.7	14.4	12.3
1-60	66	67	340	0.0000	3.1064	0.00294	0.00140	0.00232	14.99287	15	3.11034	0.99873	0.81	2.53454	1.15	2.91472	1301.0	1300.0	1288.7	1287.9	12.3	12.1

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TABLE 19. SURPRISE VILLAGE COMPANY -- VILLAGE TWO AND THREE WITH ALTERNATIVE 1A
CALCULATION OF SEWER LINE AS OF 12/22/94
GREINER, INC.

Phase no./Pipe no	Manhole		Pipe lgth	Design flow	Cumulative Design flow	Sewer design											Ground elev.		Invert elev.		Cover	
	From	To	(ft)	(cfs)	(cfs)	St. Slope (ft/ft)	Min. slope (ft/ft)	Des. slope (ft/ft)	Cal size (in)	Pipe size (in)	Pipe flow full (cfs)	Q/Q-full	d/d-max	V-full (ft/s)	V/V-full	Velocity (ft/s)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)
1-61	67	68	400	0.0838	3.1064	0.00050	0.00140	0.00232	14.99287	15	3.11034	0.99873	0.81	2.53454	1.15	2.91472	1300.0	1299.8	1287.9	1287.0	12.1	12.8
1-62	68	69	400	0.1676	3.2740	0.00850	0.00140	0.00258	14.98970	15	3.28000	0.99817	0.81	2.67279	1.15	3.07371	1299.8	1296.4	1287.0	1285.9	12.8	10.5
1-63	69	70	400	0.0559	3.3299	0.00350	0.00140	0.00266	14.99904	15	3.33047	0.99983	0.81	2.71391	1.15	3.12100	1296.4	1295.0	1285.9	1284.9	10.5	10.1
1-64	70	81	250	0.0000	3.3299	0.00480	0.00140	0.00266	14.99904	15	3.33047	0.99983	0.81	2.71391	1.15	3.12100	1295.0	1293.8	1284.9	1284.2	10.1	9.6
1-65	71	72	400	0.0500	0.0500	0.00425	0.00330	0.00425	2.84517	8	0.78751	0.06349	0.18	2.25605	0.50	1.12802	1306.0	1304.3	1298.3	1296.6	7.7	7.7
1-66	72	74	250	0.0000	0.0500	0.01320	0.00330	0.01320	2.30051	8	1.38787	0.03603	0.13	3.97595	0.40	1.59038	1304.3	1301.0	1296.6	1293.3	7.7	7.7
1-67	73	74	400	0.0800	0.0800	0.00550	0.00330	0.00550	3.23339	8	0.89586	0.08930	0.20	2.56646	0.55	1.41156	1303.2	1301.0	1295.5	1293.3	7.7	7.7
1-68	74	75	400	0.1172	0.2472	0.00400	0.00330	0.00400	5.23991	8	0.76400	0.32356	0.40	2.18869	0.89	1.94793	1301.0	1299.4	1293.3	1291.7	7.7	7.7
1-69	75	76	400	0.2129	0.4601	0.00450	0.00330	0.00450	6.47008	8	0.81034	0.56779	0.54	2.32145	1.04	2.41431	1299.4	1297.6	1291.7	1289.9	7.7	7.7
1-70	76	77	400	0.2129	0.6730	0.00300	0.00330	0.00335	7.88637	8	0.69917	0.96257	0.78	2.00298	1.14	2.28340	1297.6	1296.4	1289.9	1288.6	7.7	7.8
1-71	77	78	400	0.1987	0.8717	0.00175	0.00330	0.00521	7.99922	8	0.67193	0.99974	0.81	2.49789	1.15	2.87257	1296.4	1295.7	1288.6	1286.5	7.8	9.2
1-72	78	79	400	0.1397	1.0114	0.00025	0.00240	0.00249	9.71350	10	1.09292	0.92541	0.77	2.00383	1.14	2.28436	1295.7	1295.6	1286.5	1285.5	9.2	10.1
1-73	79	80	400	0.1229	1.1343	0.00400	0.00240	0.00269	9.99451	10	1.13596	0.99854	0.81	2.08275	1.15	2.39516	1295.6	1294.0	1285.5	1284.4	10.1	9.6
1-74	80	81	200	0.0000	1.1343	0.00100	0.00240	0.00269	9.99451	10	1.13596	0.99854	0.81	2.08275	1.15	2.39516	1294.0	1293.8	1284.4	1283.9	9.6	9.9
1-75	81	82	400	0.1617	4.6259	0.00525	0.00140	0.00514	14.99547	15	4.62963	0.99920	0.81	3.77256	1.15	4.33845	1293.8	1291.7	1283.9	1281.8	9.9	9.9
1-76	82	83	400	0.1848	4.8107	0.00425	0.00140	0.00555	14.99997	15	4.81073	0.99999	0.81	3.92014	1.15	4.50816	1291.7	1290.0	1281.8	1279.6	9.9	10.4
1-77	83	84	400	0.0462	4.8569	0.00450	0.00140	0.00566	14.99853	15	4.85817	0.99974	0.81	3.95880	1.15	4.55261	1290.0	1288.2	1279.6	1277.4	10.4	10.8
1-78	84	101	90	0.0000	4.8569	0.00222	0.00140	0.00566	14.99853	15	4.85817	0.99974	0.81	3.95880	1.15	4.55261	1288.2	1288.0	1277.4	1276.8	10.8	11.2
1-79	85	86	400	0.3850	0.3850	0.00475	0.00330	0.00475	5.99080	8	0.83255	0.46244	0.48	2.38507	0.97	2.31352	1310.2	1308.3	1302.5	1300.6	7.7	7.7
1-80	86	87	400	0.2310	0.6160	0.00450	0.00330	0.00450	7.21826	8	0.81034	0.76017	0.66	2.32145	1.11	2.57681	1308.3	1306.5	1300.6	1298.8	7.7	7.7
1-81	87	88	400	0.1540	0.7700	0.00300	0.00330	0.00407	7.99746	8	0.77065	0.99915	0.81	2.20776	1.15	2.53892	1306.5	1305.3	1298.8	1297.2	7.7	8.1
1-82	88	89	400	0.1711	0.9411	0.00075	0.00240	0.00249	9.45460	10	1.09292	0.86109	0.71	2.00383	1.13	2.26432	1305.3	1305.0	1297.2	1296.2	8.1	8.8
1-83	89	90	400	0.1467	1.0878	0.00300	0.00240	0.00249	9.98242	10	1.09292	0.99532	0.81	2.00383	1.15	2.30440	1305.0	1303.8	1296.2	1295.2	8.8	8.6
1-84	90	91	400	0.1222	1.2100	-0.00050	0.00240	0.00306	9.99514	10	1.21157	0.99870	0.81	2.22137	1.15	2.55458	1303.8	1304.0	1295.2	1294.0	8.6	10.0
1-85	91	92	400	0.0300	1.2400	0.00500	0.00240	0.00322	9.99142	10	1.24264	0.99771	0.81	2.27871	1.15	2.62051	1304.0	1302.0	1294.0	1292.7	10.0	9.3
1-86	92	93	350	0.0450	1.2850	0.00571	0.00240	0.00345	9.99573	10	1.28646	0.99886	0.81	2.35869	1.15	2.71249	1302.0	1300.0	1292.7	1291.5	9.3	8.5
1-87	93	94	400	0.0450	1.3300	0.00150	0.00240	0.00369	9.99871	10	1.33046	0.99966	0.81	2.43935	1.15	2.80525	1300.0	1299.4	1291.5	1290.0	8.5	9.4
1-88	94	95	400	0.0300	1.3600	0.01150	0.00240	0.00750	8.82714	10	1.89679	0.71700	0.81	3.47769	1.15	3.99935	1299.4	1294.8	1290.0	1287.0	9.4	7.8
1-89	95	96	400	0.2247	1.5847	0.00625	0.00240	0.00525	9.99465	10	1.58696	0.99857	0.81	2.90965	1.15	3.34609	1294.8	1292.3	1287.0	1284.9	7.8	7.4
1-90	96	97	400	0.2247	1.8094	0.00550	0.00240	0.00683	9.99859	10	1.81008	0.99962	0.81	3.31872	1.15	3.81653	1292.3	1290.1	1284.9	1282.2	7.4	7.9
1-91	97	98	400	0.1500	1.9594	0.00450	0.00190	0.00303	11.99756	12	1.96046	0.99946	0.81	2.49614	1.15	2.87056	1290.1	1288.3	1282.2	1281.0	7.9	7.3
1-92	98	99	400	0.1155	2.0749	0.00125	0.00190	0.00340	11.99606	12	2.07672	0.99913	0.81	2.64416	1.15	3.04078	1288.3	1287.8	1281.0	1279.6	7.3	8.2
1-93	99	100	400	0.1017	2.1766	-0.00050	0.00190	0.00374	11.99695	12	2.17808	0.99932	0.81	2.77322	1.15	3.18920	1287.8	1288.0	1279.6	1278.1	8.2	9.9
1-94	100	101	210	0.0000	2.1766	0.00000	0.00190	0.00374	11.99695	12	2.17808	0.99932	0.81	2.77322	1.15	3.18920	1288.0	1288.0	1278.1	1277.3	9.9	10.7
1-95	101	102	400	0.2233	7.2568	0.01200	0.00110	0.00620	17.14049	18	8.26818	0.87768	0.71	4.67884	1.13	5.28709	1288.0	1283.2	1276.8	1274.4	11.2	8.8
1-96	102	103	400	0.2233	7.4801	0.00550	0.00110	0.00570	17.61189	18	7.92778	0.94353	0.78	4.48621	1.15	5.15914	1283.2	1281.0	1274.4	1272.1	8.8	8.9
1-97	103	104	300	0.0000	7.4801	0.00533	0.00110	0.00508	17.99629	18	7.48421	0.99945	0.81	4.23520	1.15	4.87048	1281.0	1279.4	1272.1	1270.6	8.9	8.8
1-98	104	105	400	0.0900	7.5701	0.00350	0.00110	0.00520	17.99822	18	7.57209	0.99974	0.81	4.28493	1.15	4.92767	1279.4	1278.0	1270.6	1268.5	8.8	9.5
1-99	105	106	400	0.0900	7.6601	0.00025	0.00110	0.00533	17.99466	18	7.66616	0.99921	0.81	4.33816	1.15	4.98889	1278.0	1277.9	1268.5	1266.4	9.5	11.5
1-100	106	107	400	0.0900	7.7501	0.00000	0.00110	0.00545	17.99836	18	7.75198	0.99976	0.81	4.38673	1.15	5.04474	1277.9	1277.9	1266.4	1264.2	11.5	13.7
1-101	107	108	400	0.0000	7.7501	0.00225	0.00110	0.00545	17.99836	18	7.75198	0.99976	0.81	4.38673	1.15	5.04474	1277.9	1277.0	1264.2	1262.0	13.7	15.0
1-102	108	109	300	0.0000	7.7501	0.00533	0.00110	0.00545	17.99836	18	7.75198	0.99976	0.81	4.38673	1.15	5.04474	1277.0	1275.4	1262.0	1260.4	15.0	15.0
1-103	109	110	200	0.0000	7.7501	0.00700	0.00110	0.00545	17.99836	18	7.75198	0.99976	0.81	4.38673	1.15	5.04474	1275.4	1274.0	1260.4	1259.3	15.0	14.7
1-104	110	111	400	0.0000	7.7501	0.00500	0.00092	0.00240	20.99026	21	7.75970	0.99876	0.81	3.22611	1.15	3.71003	1274.0	1272.0	1259.3	1258.3	14.7	13.7
1-105	111	132	250	0.0000	7.7501	0.00360	0.00092	0.00240	20.99026	21	7.75970	0.99876	0.81	3.22611	1.15	3.71003	1272.0	1271.1	1258.3	1257.7	13.7	13.4
2-1	112	113	400	0.2610	0.2610	0.00150	0.00330	0.00336	5.52546	8	0.70021	0.37274	0.42	2.00597	0.90	1.80537	1292.6	1292.0	1284.9	1283.6	7.7	8.4
2-2	113	114	400	0.1738	0.4348	0.00450	0.00330	0.00336	6.69094	8	0.70021	0.62095	0.58	2.00597	1.05	2.10626	1292.0	1290.2	1283.6	1282.2	8.4	8.0
2-3	114	115	400	0.1738	0.6086	0.00475	0.00330	0.00420	7.27918	8	0.78286	0.77740	0.67	2.24274	1.11	2.48944	1290.2	1288.3	1282.2	1280.6	8.0	7.7
2-4	115	116	400	0.2608	0.8694	0.00325	0.00330	0.00518	7.99996	8	0.86941	0.99999	0.81	2.49069	1.15	2.86429	1288.3	1287.0	1280.6	1278.5	7.7	8.5
2-5	116	117	400	0.3660	1.2354	0.00450	0.00240	0.00319	9.99503	10	1.23704	0.99868	0.81	2.26807	1.15	2.60828	1287.0	1285.2	1278.5	1277.2	8.5	8.0
2-6	117	118	330	0.3053	1.5407	0.00727	0.00240	0.00650	9.50146	10	1.76581	0.87252	0.72	3.23756	1.13	3.65844	1285.2	1282.8	1277.2	1275.1	8.0	7.7
2-7	118	119	400	0.1876	1.7283	0.00300	0.00240	0.00623	9.99903	10	1.72875	0.99974	0.81	3.16960	1.15	3.64504	1282.8	1281.6	1275.1	1272.6	7.7	9.0
2-8	119	120	400	0.1086	1.8369	0.00225	0.00190	0.00267	11.99163	12	1.84032	0.99814	0.81	2.34317	1.15	2.69465	1281.6	1280.7	1272.6	1271.5	9.0	9.2
2-9	120	121	400	0.0000	1.8369	0.00325	0.00190	0.00267	11.99163	12	1.84032	0.99814	0.81	2.34317	1.15	2.69465	1280.7	1279.4	1271.5	1270.4	9.2	9.0
2-10	121	128	120	0.0000	1.8369	0.00583	0.00190	0.00267	11.99163	12	1.84032	0.99814	0.81	2.34317	1.15	2.69465	1279.4	1278.7	1270.4	1270.1	9.0	8.6
2-11	122	123	400	0.3250	0.3250	0.00050	0.00330	0.00335	6.00244	8	0.69917	0.46484	0.48	2.00298	0.98	1.96292	1286.0	1285.8	1278.3	1277.0	7.7	8.8
2-12	123	124	400	0.1783	0.5033	0.00200	0.00330	0.00335	7.07223	8	0.69917	0.71985	0.63	2.00298	1.10	2.20328	1285.8	1285.0	1277.0	1275.7	8.8	9.3
2-13	124	125	400	0.1826	0.6859	0.00300	0.00330	0.00335	7.94272	8	0.69917	0.98102	0.81	2.00298	1.15	2.30343	1285.0	1283.8	1275.7	1274.3	9.3	9.5

TABLE 19. SURPRISE VILLAGE COMPANY -- VILLAGE TWO AND THREE WITH ALTERNATIVE 1A (CONT.)
CALCULATION OF SEWER LINE AS OF 12/22/94
GREINER, INC.

Phase no./Pipe no	Manhole		Pipe lgth	Design flow	Cumulative Design flow	Sewer design											Ground elev.		Invert elev.		Cover	
	From	To	(ft)	(cfs)	(cfs)	St. Slope (ft/ft)	Min. slope (ft/ft)	Des. slope (ft/ft)	Cal size (in)	Pipe size (in)	Pipe flow full (cfs)	Q/Q-full	d/d-max	V-full (ft/s)	V/V-full	Velocity (ft/s)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)
2-14	125	126	400	0.2226	0.9085	0.00450	0.00330	0.00566	7.99900	8	0.90880	0.99967	0.81	2.60353	1.15	2.99406	1283.8	1282.0	1274.3	1272.0	9.5	10.0
2-15	126	127	400	0.0000	0.9085	0.00500	0.00330	0.00566	7.99900	8	0.90880	0.99967	0.81	2.60353	1.15	2.99406	1282.0	1280.0	1272.0	1269.8	10.0	10.2
2-16	127	128	350	0.0000	0.9085	0.00371	0.00330	0.00566	7.99900	8	0.90880	0.99967	0.81	2.60353	1.15	2.99406	1280.0	1278.7	1269.8	1267.8	10.2	10.9
2-17	128	129	400	0.0000	2.7454	0.00575	0.00190	0.00595	11.99699	12	2.74724	0.99933	0.81	3.49789	1.15	4.02258	1278.7	1276.4	1267.8	1265.4	10.9	11.0
2-18	129	130	400	0.0000	2.7454	0.00700	0.00190	0.00595	11.99699	12	2.74724	0.99933	0.81	3.49789	1.15	4.02258	1276.4	1273.6	1265.4	1263.0	11.0	10.6
2-19	130	131	400	0.0000	2.7454	0.00475	0.00190	0.00595	11.99699	12	2.74724	0.99933	0.81	3.49789	1.15	4.02258	1273.6	1271.7	1263.0	1260.7	10.6	11.0
2-20	131	132	60	0.0000	2.7454	0.01000	0.00190	0.00595	11.99699	12	2.74724	0.99933	0.81	3.49789	1.15	4.02258	1271.7	1271.1	1260.7	1260.3	11.0	10.8
1-106	132	133	400	0.0000	10.4955	0.00475	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1271.1	1269.2	1257.7	1255.9	13.4	13.3
1-107	133	134	400	0.0000	10.4955	0.00300	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1269.2	1268.0	1255.9	1254.2	13.3	13.8
1-108	134	135	400	0.0000	10.4955	0.00475	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1268.0	1266.1	1254.2	1252.4	13.8	13.7
1-109	135	136	100	0.0000	10.4955	0.02100	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1266.1	1264.0	1252.4	1252.0	13.7	12.0
1-110	136	137	400	0.0000	10.4955	0.00000	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1264.0	1264.0	1252.0	1250.2	12.0	13.8
1-111	137	138	400	0.0000	10.4955	0.00500	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1264.0	1262.0	1250.2	1248.5	13.8	13.5
1-112	138	139	400	0.0000	10.4955	0.00500	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1262.0	1260.0	1248.5	1246.7	13.5	13.3
1-113	139	140	400	0.0000	10.4955	0.00500	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1260.0	1258.0	1246.7	1244.9	13.3	13.1
1-114	140	141	400	0.0000	10.4955	0.00000	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1258.0	1258.0	1244.9	1243.2	13.1	14.8
1-115	141	154	400	0.0000	10.4955	0.00025	0.00092	0.00440	20.99162	21	10.50668	0.99894	0.81	4.36817	1.15	5.02340	1258.0	1257.9	1243.2	1241.4	14.8	16.5
1-116	142	143	240	0.2377	0.2377	0.00833	0.00330	0.00833	4.49994	8	1.10251	0.21560	0.32	3.15847	0.78	2.46360	1278.0	1276.0	1270.3	1268.3	7.7	7.7
1-117	143	144	400	0.0397	0.2774	0.00925	0.00330	0.00925	4.67553	8	1.16180	0.23877	0.33	3.32832	0.79	2.62937	1276.0	1272.3	1268.3	1264.6	7.7	7.7
1-118	144	145	400	0.3628	0.6402	0.00575	0.00330	0.00575	6.99436	8	0.91600	0.69891	0.62	2.62415	1.10	2.88656	1272.3	1270.0	1264.6	1262.3	7.7	7.7
1-119	145	146	400	0.0358	0.6760	0.00500	0.00330	0.00500	7.32808	8	0.85417	0.79141	0.68	2.44703	1.12	2.74067	1270.0	1268.0	1262.3	1260.3	7.7	7.7
1-120	146	147	400	0.0397	0.7157	0.01000	0.00330	0.01000	6.57418	8	1.20798	0.59248	0.55	3.46062	1.05	3.63365	1268.0	1264.0	1260.3	1256.3	7.7	7.7
1-121	147	148-8	400	0.0000	0.7157	-0.00250	0.00330	0.00352	7.99585	8	0.71669	0.99862	0.81	2.05317	1.15	2.36115	1264.0	1265.0	1256.3	1254.9	7.7	10.1
1-122	148-1	148-2	400	0.1188	0.1188	0.00375	0.00330	0.00375	4.02942	8	0.73974	0.16060	0.28	2.11919	0.70	1.48343	1277.4	1275.9	1269.7	1268.2	7.7	7.7
1-123	148-2	148-3	400	0.0647	0.1835	0.00475	0.00330	0.00475	4.53733	8	0.83255	0.22041	0.19	2.38507	0.51	1.21638	1275.9	1274.0	1268.2	1266.3	7.7	7.7
1-124	148-3	148-4	400	0.1044	0.2879	0.00500	0.00330	0.00500	5.32079	8	0.85417	0.33705	0.30	2.44703	0.73	1.78633	1274.0	1272.0	1266.3	1264.3	7.7	7.7
1-125	148-4	148-5	400	0.0238	0.3117	0.00300	0.00330	0.00335	5.90912	8	0.69917	0.44581	0.36	2.00298	0.83	1.66247	1272.0	1270.8	1264.3	1263.0	7.7	7.8
1-126	148-5	148-6	400	0.0949	0.4066	0.00225	0.00330	0.00335	6.52843	8	0.69917	0.58155	0.48	2.00298	0.97	1.94289	1270.8	1269.9	1263.0	1261.7	7.8	8.2
1-127	148-6	148-7	350	0.0199	0.4265	0.01686	0.00330	0.01542	4.99196	8	1.50004	0.28433	0.32	4.29730	0.78	3.35190	1269.9	1264.0	1261.7	1256.3	8.2	7.7
1-128	148-7	148-8	240	0.0000	0.4265	-0.00417	0.00330	0.00335	6.64647	8	0.69917	0.61001	0.48	2.00298	0.98	1.96292	1264.0	1265.0	1256.3	1255.5	7.7	9.5
1-129	148-8	149	400	0.0000	1.1422	0.00000	0.00330	0.00272	9.99974	10	1.14228	0.99993	0.81	2.09433	1.15	2.40848	1265.0	1265.0	1254.9	1253.8	10.1	11.2
1-130	149	150	400	0.0000	1.1422	0.00500	0.00330	0.00272	9.99974	10	1.14228	0.99993	0.81	2.09433	1.15	2.40848	1265.0	1263.0	1253.8	1252.8	11.2	10.2
1-131	150	151	400	0.0000	1.1422	0.00750	0.00330	0.00272	9.99974	10	1.14228	0.99993	0.81	2.09433	1.15	2.40848	1263.0	1260.0	1252.8	1251.7	10.2	8.3
1-132	151	152	400	0.0000	1.1422	0.00250	0.00330	0.00272	9.99974	10	1.14228	0.99993	0.81	2.09433	1.15	2.40848	1260.0	1259.0	1251.7	1250.6	8.3	8.4
1-133	152	153	400	0.0000	1.1422	0.00250	0.00330	0.00272	9.99974	10	1.14228	0.99993	0.81	2.09433	1.15	2.40848	1259.0	1258.0	1250.6	1249.5	8.4	8.5
1-134	153	154	400	0.0000	1.1422	0.00025	0.00330	0.00272	9.99974	10	1.14228	0.99993	0.81	2.09433	1.15	2.40848	1258.0	1257.9	1249.5	1248.4	8.5	9.5
1-135 to 1-210	154	230	38,400	0.0000	11.6377	0.00353	0.00077	0.00334	22.97814	24	13.06946	0.89045	0.72	4.16014	1.13	4.70096	1257.9	1122.5	1241.4	1113.2	16.5	9.3
2-21	231	232	400	0.2948	0.2948	0.00150	0.00330	0.00335	5.78687	8	0.69917	0.42164	0.47	2.00298	0.97	1.94289	1280.4	1279.8	1272.7	1271.4	7.7	8.4
2-22	232	233	400	0.0827	0.3775	0.00700	0.00330	0.00520	5.84669	8	0.87109	0.43337	0.47	2.49549	0.97	2.42062	1279.8	1277.0	1271.4	1269.3	8.4	7.7
2-23	233	234	400	0.1464	0.5239	0.00700	0.00330	0.00700	6.25287	8	1.01067	0.51837	0.51	2.89536	1.01	2.92432	1277.0	1274.2	1269.3	1266.5	7.7	7.7
2-24	234	235	400	0.0636	0.5875	0.00525	0.00330	0.00525	6.88914	8	0.87527	0.67122	0.59	2.50746	1.07	2.68298	1274.2	1272.1	1266.5	1264.4	7.7	7.7
2-25	235	247	200	0.0000	0.5875	0.00550	0.00330	0.00550	6.82931	8	0.89586	0.65579	0.59	2.56646	1.07	2.74612	1272.1	1271.0	1264.4	1263.3	7.7	7.7
4-1	236	237	400	0.1241	0.1241	0.00575	0.00330	0.00575	3.78045	8	0.91600	0.13548	0.26	2.62415	0.68	1.78442	1291.9	1289.6	1284.2	1281.9	7.7	7.7
4-2	237	238	400	0.0869	0.2110	0.00900	0.00330	0.00900	4.24134	8	1.14599	0.18412	0.28	3.28303	0.70	2.29812	1289.6	1286.0	1281.9	1278.3	7.7	7.7
4-3	238	239	400	0.1241	0.3351	0.01250	0.00330	0.01250	4.74337	8	1.35057	0.24812	0.34	3.86909	0.80	3.09527	1286.0	1281.0	1278.3	1273.3	7.7	7.7
4-4	239	240	400	0.0450	0.3801	0.00550	0.00330	0.00550	5.80044	8	0.89586	0.42428	0.47	2.56646	0.97	2.48947	1281.0	1278.8	1273.3	1271.1	7.7	7.7
4-5	240	241	400	0.0938	0.4739	0.00250	0.00330	0.00335	6.91439	8	0.69917	0.67780	0.59	2.00298	1.07	2.14319	1278.8	1277.8	1271.1	1269.8	7.7	8.0
4-6	241	242	400	0.0938	0.5677	0.00000	0.00330	0.00335	7.39888	8	0.69917	0.81196	0.69	2.00298	1.12	2.24334	1277.8	1277.8	1269.8	1268.5	8.0	9.3
2-26	242	243	400	0.1330	0.7007	0.00250	0.00330	0.00337	7.99763	8	0.70125	0.99921	0.81	2.00895	1.15	2.31029	1277.8	1276.8	1268.5	1267.1	9.3	9.7
2-27	243	244	400	0.1591	0.8598	0.00300	0.00330	0.00507	7.99884	8	0.86013	0.99961	0.81	2.46410	1.15	2.83371	1276.8	1275.6	1267.1	1265.1	9.7	10.5
2-28	244	245	200	0.0000	0.8598	0.00750	0.00330	0.00507	7.99884	8	0.86013	0.99961	0.81	2.46410	1.15	2.83371	1275.6	1274.1	1265.1	1264.1	10.5	10.0
2-29	245	246	400	0.0827	0.9425	0.00425	0.00330	0.00609	7.99939	8	0.94269	0.99980	0.81	2.70061	1.15	3.10571	1274.1	1272.4	1264.1	1261.6	10.0	10.8
2-30	246	247	250	0.0000	0.9425	0.00560	0.00330	0.00609	7.99939	8	0.94269	0.99980	0.81	2.70061	1.15	3.10571	1272.4	1271.0	1261.6	1260.1	10.8	10.9
2-31	247	248	400	0.0000	1.5300	0.00425	0.00240	0.00488	9.99995	10	1.53002	0.99999	0.81	2.80524	1.15	3.22603	1271.0	1269.3	1260.1	1258.2	10.9	11.1
2-32	248	249	400	0.0000	1.5300	0.00275	0.00240	0.00488	9.99995	10	1.53002	0.99999	0.81	2.80524	1.15	3.22603	1269.3	1268.2	1258.2	1256.2	11.1	12.0
2-33	249	250	400	0.0000	1.5300	0.00975	0.00240	0.00488	9.99995	10	1.53002	0.99999	0.81	2.80524	1.15	3.22603	1268.2	1264.3	1256.2	1254.2	12.0	10.1

TABLE 19. SURPRISE VILLAGE COMPANY -- VILLAGE TWO AND THREE WITH ALTERNATIVE 1A (CONT.)
CALCULATION OF SEWER LINE AS OF 12/22/94
GREINER, INC.

Phase no./Pipe no	Manhole		Pipe lgth	Design flow	Cumulative Design flow	Sewer design											Ground elev.		Invert elev.		Cover	
	From	To	(ft)	(cfs)	(cfs)	St. Slope (ft/ft)	Min. slope (ft/ft)	Des. slope (ft/ft)	Cal size (in)	Pipe size (in)	Pipe flow full (cfs)	Q/Q-full	d/d-max	V-full (ft/s)	V/V-full	Velocity (ft/s)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)
2-34	250	323	140	0.0000	1.5300	0.01643	0.00240	0.00488	9.99995	10	1.53002	0.99999	0.81	2.80524	1.15	3.22603	1264.3	1262.0	1254.2	1253.6	10.1	8.4
4-7	251	252	400	0.0025	0.0025	-0.00250	0.00330	0.00335	0.96738	8	0.69917	0.00358	0.08	2.00298	0.27	0.54080	1282.0	1283.0	1274.3	1273.0	7.7	10.0
4-8	252	253	400	0.0000	0.0025	0.00425	0.00330	0.00335	0.96738	8	0.69917	0.00358	0.08	2.00298	0.27	0.54080	1283.0	1281.3	1273.0	1271.7	10.0	9.6
4-9	253	317	350	0.0000	0.0025	0.00400	0.00330	0.00335	0.96738	8	0.69917	0.00358	0.08	2.00298	0.27	0.54080	1281.3	1279.9	1271.7	1270.5	9.6	9.4
4-10	254	255	400	0.0806	0.0806	0.00525	0.00330	0.00525	3.27087	8	0.87527	0.09209	0.21	2.50746	0.50	1.25373	1296.7	1294.6	1289.0	1286.9	7.7	7.7
4-11	255	256	400	0.1667	0.2473	0.00125	0.00330	0.00335	5.41789	8	0.69917	0.35370	0.41	2.00298	0.89	1.78265	1294.6	1294.1	1286.9	1285.6	7.7	8.5
4-12	256	257	200	0.1389	0.3862	0.00050	0.00330	0.00335	6.40362	8	0.69917	0.55237	0.53	2.00298	1.03	2.06307	1294.1	1294.0	1285.6	1284.9	8.5	9.1
4-13	257	258	200	0.1389	0.5251	0.00650	0.00330	0.00335	7.18558	8	0.69917	0.75103	0.64	2.00298	1.10	2.20328	1294.0	1292.7	1284.9	1284.3	9.1	8.4
4-14	258	259	400	0.0000	0.5251	0.00150	0.00330	0.00335	7.18558	8	0.69917	0.75103	0.64	2.00298	1.10	2.20328	1292.7	1292.1	1284.3	1282.9	8.4	9.2
4-15	259	260	400	0.0000	0.5251	0.00325	0.00330	0.00335	7.18558	8	0.69917	0.75103	0.64	2.00298	1.10	2.20328	1292.1	1290.8	1282.9	1281.6	9.2	9.2
4-16	260	261	400	0.0000	0.5251	0.00450	0.00330	0.00335	7.18558	8	0.69917	0.75103	0.64	2.00298	1.10	2.20328	1290.8	1289.0	1281.6	1280.2	9.2	8.8
4-17	261	313	260	0.0000	0.5251	0.01269	0.00330	0.00850	6.03451	8	1.11371	0.47149	0.48	3.19053	0.97	3.09482	1289.0	1285.7	1280.2	1278.0	8.8	7.7
3-1	262	263	400	0.3250	0.3250	0.00475	0.00330	0.00475	5.62203	8	0.83255	0.39037	0.43	2.38507	0.92	2.19426	1313.8	1311.9	1306.1	1304.2	7.7	7.7
3-2	263	264	400	0.1950	0.5200	0.00025	0.00330	0.00335	7.15933	8	0.69917	0.74374	0.64	2.00298	1.10	2.20328	1311.9	1311.8	1304.2	1302.9	7.7	8.9
3-3	264	265	400	0.1300	0.6500	0.00050	0.00330	0.00335	7.78420	8	0.69917	0.92967	0.77	2.00298	1.13	2.26337	1311.8	1311.6	1302.9	1301.6	8.9	10.0
3-4	265	266	400	0.2567	0.9067	0.00450	0.00330	0.00564	7.99836	8	0.90719	0.99945	0.81	2.59892	1.15	2.98876	1311.6	1309.8	1301.6	1299.3	10.0	10.5
3-5	266	267	400	0.2200	1.1267	-0.00025	0.00240	0.00265	9.99739	10	1.12748	0.99930	0.81	2.06721	1.15	2.37729	1309.8	1309.9	1299.3	1298.2	10.5	11.7
3-6	267	268	400	0.1833	1.3100	0.00300	0.00240	0.00358	9.99864	10	1.31048	0.99964	0.81	2.40271	1.15	2.76312	1309.9	1308.7	1298.2	1296.8	11.7	11.9
3-7	268	269	400	0.2440	1.5540	0.00750	0.00240	0.00504	9.99783	10	1.55490	0.99942	0.81	2.85086	1.15	3.27849	1308.7	1305.7	1296.8	1294.8	11.9	10.9
3-8	269	270	400	0.2440	1.7980	0.00425	0.00240	0.00674	9.99976	10	1.79812	0.99994	0.81	3.29678	1.15	3.79130	1305.7	1304.0	1294.8	1292.1	10.9	11.9
3-9	270	271	400	0.1245	1.9225	0.00800	0.00240	0.00772	9.99629	10	1.92440	0.99901	0.81	3.52833	1.15	4.05758	1304.0	1300.8	1292.1	1289.0	11.9	11.8
3-10	271	272	400	0.0000	1.9225	0.00675	0.00190	0.00292	11.99521	12	1.92455	0.99894	0.81	2.45041	1.15	2.81798	1300.8	1298.1	1289.0	1287.8	11.8	10.3
3-11	272	273	400	0.2700	2.1925	0.00175	0.00190	0.00379	11.99982	12	2.19259	0.99996	0.81	2.79169	1.15	3.21045	1298.1	1297.4	1287.8	1286.3	10.3	11.1
3-12	273	274	400	0.2700	2.4625	0.00100	0.00190	0.00479	11.99555	12	2.46493	0.99901	0.81	3.13845	1.15	3.60922	1297.4	1297.0	1286.3	1284.4	11.1	12.6
3-13	274	275	400	0.0000	2.4625	0.00250	0.00190	0.00479	11.99555	12	2.46493	0.99901	0.81	3.13845	1.15	3.60922	1297.0	1296.0	1284.4	1282.5	12.6	13.5
3-14	275	276	100	0.0000	2.4625	0.00200	0.00190	0.00479	11.99555	12	2.46493	0.99901	0.81	3.13845	1.15	3.60922	1296.0	1295.8	1282.5	1282.0	13.5	13.8
3-15	276	277	400	0.0000	2.4625	0.00850	0.00190	0.00479	11.99555	12	2.46493	0.99901	0.81	3.13845	1.15	3.60922	1295.8	1292.4	1282.0	1280.1	13.8	12.3
3-16	277	278	400	0.0000	2.4625	0.00625	0.00190	0.00479	11.99555	12	2.46493	0.99901	0.81	3.13845	1.15	3.60922	1292.4	1289.9	1280.1	1278.2	12.3	11.7
3-17	278	310	230	0.0000	2.4625	0.00826	0.00190	0.00479	11.99555	12	2.46493	0.99901	0.81	3.13845	1.15	3.60922	1289.9	1288.0	1278.2	1277.1	11.7	10.9
5-1	279	280	200	0.1447	0.1447	0.00100	0.00330	0.00335	4.43146	8	0.69917	0.20696	0.30	2.00298	0.73	1.46217	1321.8	1321.6	1314.1	1313.5	7.7	8.1
5-2	280	281	400	0.2894	0.4341	0.00425	0.00330	0.00335	6.69064	8	0.69917	0.62088	0.58	2.00298	1.05	2.10313	1321.6	1319.9	1313.5	1312.1	8.1	7.8
5-3	281	282	400	0.2460	0.6801	0.00225	0.00330	0.00335	7.91746	8	0.69917	0.97272	0.79	2.00298	1.15	2.30343	1319.9	1319.0	1312.1	1310.8	7.8	8.2
5-4	282	283	400	0.1769	0.8570	0.00750	0.00330	0.00620	7.69328	8	0.95117	0.90100	0.73	2.72490	1.14	3.10638	1319.0	1316.0	1310.8	1308.3	8.2	7.7
5-5	283	284	400	0.1415	0.9985	0.00375	0.00330	0.00684	7.99834	8	0.99905	0.99945	0.81	2.86208	1.15	3.29139	1316.0	1314.5	1308.3	1305.6	7.7	8.9
5-6	284	288	400	0.0000	0.9985	-0.00125	0.00240	0.00249	9.66686	10	1.09292	0.91361	0.73	2.00383	1.14	2.28436	1314.5	1315.0	1305.6	1304.6	8.9	10.4
5-7	285	286	400	0.4900	0.4900	0.00125	0.00330	0.00335	7.00156	8	0.69917	0.70083	0.62	2.00298	1.10	2.20328	1324.3	1323.8	1316.6	1315.3	7.7	8.5
5-8	286	287	400	0.0708	0.5608	0.01250	0.00330	0.01050	5.94494	8	1.23781	0.45306	0.48	3.54608	0.97	3.43970	1323.8	1318.8	1315.3	1311.1	8.5	7.7
5-9	287	288	400	0.0708	0.6316	0.00950	0.00330	0.00950	6.33373	8	1.17740	0.53644	0.53	3.37300	1.03	3.47419	1318.8	1315.0	1311.1	1307.3	7.7	7.7
5-10	288	289	400	0.1577	1.7878	0.00250	0.00240	0.00667	9.99800	10	1.78875	0.99947	0.81	3.27962	1.15	3.77156	1315.0	1314.0	1304.6	1301.9	10.4	12.1
5-11	289	290	400	0.1262	1.9140	0.00550	0.00190	0.00289	11.99850	12	1.91464	0.99967	0.81	2.43779	1.15	2.80346	1314.0	1311.8	1301.9	1300.7	12.1	11.1
5-12	290	295	400	0.0000	1.9140	0.00600	0.00190	0.00289	11.99850	12	1.91464	0.99967	0.81	2.43779	1.15	2.80346	1311.8	1309.4	1300.7	1299.6	11.1	9.8
5-13	291	292	400	0.3343	0.3343	0.01000	0.00330	0.01000	4.94161	8	1.20798	0.27674	0.37	3.46062	0.83	2.87231	1322.0	1318.0	1314.3	1310.3	7.7	7.7
5-14	292	293	400	0.1857	0.5200	0.00300	0.00330	0.00335	7.15933	8	0.69917	0.74374	0.64	2.00298	1.11	2.22331	1318.0	1316.8	1310.3	1309.0	7.7	7.8
5-15	293	294	400	0.0631	0.5831	0.01200	0.00330	0.01200	5.88334	8	1.32328	0.44065	0.48	3.79092	0.97	3.67719	1316.8	1312.0	1309.0	1304.2	7.8	7.8
5-16	294	295	400	0.0631	0.6462	0.00650	0.00160	0.00650	6.85936	8	0.97391	0.66351	0.59	2.79004	1.07	2.98534	1312.0	1309.4	1304.2	1301.6	7.8	7.8
5-17	295	296	400	0.1305	2.6907	0.00050	0.00190	0.00571	11.99906	12	2.69126	0.99979	0.81	3.42662	1.15	3.94062	1309.4	1309.2	1299.6	1297.3	9.8	11.9
5-18	296	297	400	0.1305	2.8212	-0.00150	0.00140	0.00191	14.99809	15	2.82216	0.99966	0.81	2.29970	1.15	2.64466	1309.2	1309.8	1297.3	1296.5	11.9	13.3
5-19	297	298	400	0.0000	2.8212	-0.00200	0.00140	0.00191	14.99809	15	2.82216	0.99966	0.81	2.29970	1.15	2.64466	1309.8	1310.6	1296.5	1295.8	13.3	14.8
5-20	298	303	200	0.0000	2.8212	0.00300	0.00140	0.00191	14.99809	15	2.82216	0.99966	0.81	2.29970	1.15	2.64466	1310.6	1310.0	1295.8	1295.4	14.8	14.6
5-21	299	300	400	0.2436	0.2436	0.01250	0.00330	0.01250	4.20872	8	1.35057	0.18037	0.29	3.86909	0.71	2.74705	1326.0	1321.0	1318.3	1313.3	7.7	7.7
5-22	300	301	400	0.1914	0.4350	0.00800	0.00330	0.00800	5.68750	8	1.08045	0.40261	0.43	3.09527	0.90	2.78575	1321.0	1317.8	1313.3	1310.1	7.7	7.7
5-23	301	302	400	0.0870	0.5220	0.00450	0.00330	0.00450	6.78369	8	0.81034	0.64417	0.59	2.32145	1.07	2.48396	1317.8	1316.0	1310.1	1308.3	7.7	7.7
5-24	302	303	400	0.0870	0.6090	0.01500	0.00330	0.01500	5.73497	8	1.47947	0.41163	0.43	4.23838	0.90	3.81454	1316.0	1310.0	1308.3	1302.3	7.7	7.7
5-25	303	304	400	0.1620	3.5922	0.00000	0.00140	0.00310	14.99502	15	3.59538	0.99911	0.81	2.92978	1.15	3.36925	1310.0	1310.0	1295.4	1294.2	14.6	15.8
5-26	304	305	400	0.1620	3.7542	0.02000	0.00140	0.00338	14.99993	15	3.75425	0.99999	0.81	3.05924	1.15	3.51812	1310.0	1302.0	1294.2	1292.8	15.8	9.2

TABLE 19. SURPRISE VILLAGE COMPANY -- VILLAGE TWO AND THREE WITH ALTERNATIVE 1A (CONT.)
CALCULATION OF SEWER LINE AS OF 12/22/94
GREINER, INC.

Pipe no./Pipe no	Manhole		Pipe lgth	Design flow	Cumulative Design flow	Sewer design											Ground elev.		Invert elev.		Cover	
	From	To	(ft)	(cfs)	(cfs)	St. Slope (ft/ft)	Min. slope (ft/ft)	Des. slope (ft/ft)	Cal size (in)	Pipe size (in)	Pipe flow full (cfs)	Q/Q-full	d/d-max	V-full (ft/s)	V/V-full	Velocity (ft/s)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)	Upper end (ft)	Lower end (ft)
5-27	305	306	400	0.1620	3.9162	0.00500	0.00140	0.00368	14.99840	15	3.91731	0.99972	0.81	3.19212	1.15	3.67093	1302.0	1300.0	1292.8	1291.3	9.2	8.7
5-28	306	307	400	0.1465	4.0627	0.01000	0.00140	0.00900	12.85885	15	6.12612	0.66318	0.59	4.99202	1.07	5.34146	1300.0	1296.0	1291.3	1287.7	8.7	8.3
5-29	307	308	400	0.1858	4.2485	0.01000	0.00140	0.01000	12.82052	15	6.45750	0.65792	0.59	5.26205	1.07	5.63039	1296.0	1292.0	1287.7	1283.7	8.3	8.3
5-30	308	309	400	0.1858	4.4343	0.00000	0.00140	0.00472	14.99728	15	4.43645	0.99952	0.81	3.61515	1.15	4.15742	1292.0	1292.0	1283.7	1281.8	8.3	10.2
5-31	309	310	400	0.0957	4.5300	0.01000	0.00140	0.00524	14.82448	15	4.67444	0.96910	0.79	3.80908	1.15	4.38045	1292.0	1288.0	1281.8	1279.7	10.2	8.3
3-18	310	311	400	0.1600	7.1525	0.00000	0.00110	0.00464	17.99976	18	7.15275	0.99996	0.81	4.04763	1.15	4.65478	1288.0	1288.0	1277.1	1275.2	10.9	12.8
3-19	311	312	400	0.1600	7.3125	0.00250	0.00110	0.00485	17.99970	18	7.31283	0.99996	0.81	4.13822	1.15	4.75895	1288.0	1287.0	1275.2	1273.3	12.8	13.7
3-20	312	313	400	0.1600	7.4725	0.00325	0.00110	0.00507	17.99608	18	7.47684	0.99942	0.81	4.23103	1.15	4.86569	1287.0	1285.7	1273.3	1271.3	13.7	14.4
3-21	313	314	400	0.1688	8.1664	-0.00075	0.00092	0.00266	20.99729	21	8.16921	0.99966	0.81	3.39636	1.15	3.90582	1285.7	1286.0	1271.3	1270.2	14.4	15.8
3-22	314	315	400	0.1675	8.3339	0.00500	0.00092	0.00277	20.99763	21	8.33641	0.99970	0.81	3.46588	1.15	3.98576	1286.0	1284.0	1270.2	1269.1	15.8	14.9
3-23	315	316	400	0.1688	8.5027	0.00500	0.00092	0.00289	20.99856	21	8.51507	0.99855	0.81	3.54016	1.15	4.07118	1284.0	1282.0	1269.1	1267.9	14.9	14.1
3-24	316	317	400	0.1338	8.6365	0.00525	0.00092	0.00298	20.99076	21	8.64664	0.99883	0.81	3.59486	1.15	4.13409	1282.0	1279.9	1267.9	1266.7	14.1	13.2
3-25	317	318	400	0.1997	8.8387	0.00475	0.00110	0.00460	19.51847	21	10.74281	0.82275	0.70	4.46635	1.12	5.00231	1279.9	1278.0	1266.7	1264.9	13.2	13.1
3-26	318	319	400	0.1997	9.0384	0.00550	0.00110	0.00560	18.96995	21	11.85313	0.76253	0.67	4.92796	1.10	5.42076	1278.0	1275.8	1264.9	1262.7	13.1	13.1
3-27	319	320	400	0.1778	9.2162	0.00500	0.00110	0.00660	18.52933	21	12.86800	0.71621	0.62	5.34990	1.10	5.88489	1275.8	1273.8	1262.7	1260.0	13.1	13.8
3-28	320	321	400	0.1945	9.4107	0.01950	0.00110	0.00700	18.47011	21	13.25220	0.71012	0.62	5.50963	1.10	6.06059	1273.8	1266.0	1260.0	1257.2	13.8	8.8
3-29	321	322	400	0.2023	9.6130	0.00000	0.00092	0.00369	20.99287	21	9.62171	0.99909	0.81	4.00025	1.15	4.60028	1266.0	1266.0	1257.2	1255.7	8.8	10.3
3-30	322	323	400	0.1556	9.7686	0.01000	0.00092	0.00381	20.99331	21	9.77691	0.99915	0.81	4.06477	1.15	4.67449	1266.0	1262.0	1255.7	1254.2	10.3	7.8
2-35	323	324	400	0.1752	11.4738	0.00000	0.00092	0.00525	20.99798	21	11.47675	0.99974	0.81	4.77148	1.15	5.48720	1262.0	1262.0	1254.2	1252.1	7.8	9.9
2-36	324	325	400	0.1752	11.6490	0.00500	0.00092	0.00541	20.99911	21	11.65032	0.99989	0.81	4.84364	1.15	5.57019	1262.0	1260.0	1252.1	1249.9	9.9	10.1
2-37	325	326	400	0.2103	11.8593	0.00500	0.00092	0.00561	20.99707	21	11.86371	0.99963	0.81	4.93236	1.15	5.67222	1260.0	1258.0	1249.9	1247.7	10.1	10.3
2-38	326	327	400	0.2629	12.1222	0.00125	0.00092	0.00586	20.99807	21	12.12517	0.99975	0.81	5.04107	1.15	5.79722	1258.0	1257.5	1247.7	1245.4	10.3	12.1
2-39	327	328	400	0.3505	12.4727	0.00500	0.00077	0.00305	23.98811	24	12.48919	0.99868	0.81	3.97544	1.15	4.57175	1257.5	1255.5	1245.4	1244.1	12.1	11.4
2-40	328	336	350	0.2629	12.7356	-0.00143	0.00077	0.00318	23.98802	24	12.75257	0.99867	0.81	4.05927	1.15	4.66816	1255.5	1256.0	1244.1	1243.0	11.4	13.0
6-1	329	330	400	0.0867	0.0867	0.00000	0.00330	0.00335	3.65703	8	0.69917	0.12400	0.24	2.00298	0.63	1.26188	1265.0	1265.0	1257.3	1256.0	7.7	9.0
6-2	330	331	400	0.0667	0.1534	0.00500	0.00330	0.00335	4.52956	8	0.69917	0.21940	0.31	2.00298	0.77	1.54229	1265.0	1263.0	1256.0	1254.7	9.0	8.3
6-3	331	332	400	0.0703	0.2237	0.00750	0.00330	0.00600	4.67777	8	0.93570	0.23907	0.33	2.68058	0.79	2.11766	1263.0	1260.0	1254.7	1252.3	8.3	7.7
6-4	332	333	400	0.0740	0.2977	0.00300	0.00330	0.00335	5.80816	8	0.69917	0.42579	0.47	2.00298	0.96	1.92286	1260.0	1258.8	1252.3	1250.9	7.7	7.9
6-5	333	334-23	400	0.0740	0.3717	0.00150	0.00330	0.00335	6.31238	8	0.69917	0.53163	0.52	2.00298	1.03	2.06307	1258.8	1258.2	1250.9	1249.6	7.9	8.6
6-6	334-1	334-2	400	0.1561	0.1561	0.00475	0.00330	0.00475	4.27035	8	0.83255	0.18750	0.29	2.38507	0.71	1.69340	1273.9	1272.0	1266.2	1264.3	7.7	7.7
6-7	334-2	334-3	400	0.0710	0.2271	0.00450	0.00330	0.00450	4.96502	8	0.81034	0.28025	0.37	2.32145	0.83	1.92681	1272.0	1270.2	1264.3	1262.5	7.7	7.7
6-8	334-3	334-4	400	0.0667	0.2938	0.00350	0.00330	0.00350	5.73223	8	0.71465	0.41111	0.47	2.04733	0.96	1.96544	1270.2	1268.8	1262.5	1261.1	7.7	7.7
6-9	334-4	334-5	400	0.0667	0.3605	0.00200	0.00330	0.00335	6.24038	8	0.69917	0.51561	0.51	2.00298	1.00	2.00298	1268.8	1268.0	1261.1	1259.8	7.7	8.2
6-10	334-5	334-6	400	0.0000	0.3605	0.00500	0.00330	0.00370	6.12518	8	0.73479	0.49062	0.50	2.10501	1.00	2.10501	1268.0	1266.0	1259.8	1258.3	8.2	7.7
6-11	334-6	334-11	250	0.0000	0.3605	0.00480	0.00330	0.00470	5.85650	8	0.82815	0.43531	0.47	2.37248	0.96	2.27758	1266.0	1264.8	1258.3	1257.1	7.7	7.7
6-12	334-7	334-8	400	0.2686	0.2686	0.00325	0.00330	0.00335	5.58838	8	0.69917	0.38417	0.40	2.00298	0.88	1.76262	1270.1	1268.8	1262.4	1261.1	7.7	7.7
6-13	334-8	334-9	400	0.1125	0.3811	0.00450	0.00330	0.00459	6.00644	8	0.81840	0.46566	0.48	2.34455	0.97	2.27422	1268.8	1267.0	1261.1	1259.3	7.7	7.7
6-14	334-9	334-10	400	0.1125	0.4936	0.00425	0.00330	0.00425	6.71444	8	0.78751	0.62679	0.59	2.25605	1.06	2.39141	1267.0	1265.3	1259.3	1257.6	7.7	7.7
6-15	334-10	334-11	400	0.1125	0.6061	0.00125	0.00330	0.00335	7.58273	8	0.69917	0.86688	0.72	2.00298	1.13	2.26337	1265.3	1264.8	1257.6	1256.2	7.7	8.6
6-16	334-11	334-16	400	0.0000	0.9666	0.00650	0.00240	0.00641	7.99832	8	0.96714	0.99944	0.81	2.77066	1.15	3.18626	1264.8	1262.2	1256.2	1253.7	8.6	8.5
6-17	334-12	334-13	400	0.0768	0.0768	0.00400	0.00330	0.00400	3.38019	8	0.76400	0.10052	0.21	2.18869	0.60	1.31321	1268.6	1267.0	1260.9	1259.3	7.7	7.7
6-18	334-13	334-14	400	0.0200	0.0968	0.00400	0.00330	0.00400	3.68667	8	0.76400	0.12670	0.25	2.18869	0.62	1.35699	1267.0	1265.4	1259.3	1257.7	7.7	7.7
6-19	334-14	334-15	400	0.0000	0.0968	0.00400	0.00330	0.00400	3.68667	8	0.76400	0.12670	0.25	2.18869	0.62	1.35699	1265.4	1263.8	1257.7	1256.1	7.7	7.7
6-20	334-15	334-16	400	0.0000	0.0968	0.00400	0.00330	0.00400	3.68667	8	0.76400	0.12670	0.25	2.18869	0.62	1.35699	1263.8	1262.2	1256.1	1254.5	7.7	7.7
6-21	334-16	334-17	400	0.0000	1.0634	0.00550	0.00330	0.00775	7.99990	8	1.06344	0.99997	0.81	3.04653	1.15	3.50350	1262.2	1260.0	1253.7	1250.6	8.5	9.4
6-22	334-17	334-22	300	0.0000	1.0634	0.00500	0.00330	0.00775	7.99990	8	1.06344	0.99997	0.81	3.04653	1.15	3.50350	1260.0	1256.5	1250.6	1248.2	9.4	10.3
6-23	334-18	334-19	300	0.2817	0.2817	0.00467	0.00330	0.00467	5.34552	8	0.82550	0.34125	0.41	2.36490	0.90	2.12841	1265.4	1264.0	1257.7	1256.3	7.7	7.7
6-24	334-19	334-20	400	0.1125	0.3942	0.00525	0.00330	0.00525	5.93172	8	0.87527	0.45038	0.48	2.50746	0.97	2.43223	1264.0	1261.9	1256.3	1254.2	7.7	7.7
6-25	334-20	334-21	400	0.1125	0.5067	0.00475	0.00330	0.00475	6.64077	8	0.83255	0.60862	0.56	2.38507	1.05	2.50432	1261.9	1260.0	1254.2	1252.3	7.7	7.7
6-26	334-21	334-22	400	0.1125	0.6192	0.00375	0.00330	0.00375	7.48381	8	0.73974	0.83706	0.71	2.11919	1.13	2.39468	1260.0	1258.5	1252.3	1250.8	7.7	7.7
6-27	334-22	334-23	300	0.0000	1.6826	0.00100	0.00240	0.00591	9.99741	10	1.68376	0.99931	0.81	3.08713	1.15	3.55019	1258.5	1258.2	1248.2	1246.5	10.3	11.7
6-28	334-23	335	360	0.0000	2.0543	0.00056	0.00240	0.00880	9.99944	10	2.05461	0.99985	0.81	3.76706	1.15	4.33211	1258.2	1258.0	1246.5	1243.3	11.7	14.7

Table 20. Potential Wastewater Characteristics and Effluent Standard Limits

Contaminants	Influent Concentration*	Standards Limits For Discharging To Groundwater**	Standards Limits For Landscape Irrigation***
TSS	155.0 mg/l	10 mg/l	30 mg/l
BOD	120.0 mg/l	10 mg/l	30 mg/l
Total Nitrogen	40 mg/l	10 mg/l (6 mg/l for alert level)	10 mg/l
pH	6.0-9.0	6.0-9.0	4.5-9.0
Fecal Coliform	1,000,000 cfu/100 ml	4 cfu/100 ml	25 cfu/100 ml
Turbidity	40 NTU	1 NTU	5 NTU
Chloride Residual	50 mg/l	2.0 mg/l	2.0 mg/l

*: The data was obtained from Town of Gilbert's WWTP. The data from the City of Surprise's WWTPs were not available.
**: The data come from Aquifer Water Quality Standards and BADCT Guidance Document for Municipal Wastewater Treatment Plants
***: The data come from Effluent Reuse Permit, Arizona Administrative Code and BADCT Guide Document for Municipal Wastewater Treatment Plants

File:COS-WW1.WK3

THE VILLAGES AT SURPRISE

Master Drainage Report

Executive Summary

for:
Surprise Village Company

by:
Greiner, Inc.
7310 N. 16th Street, Suite 160
Phoenix, AZ 85020

December 30, 1994
Revised June 8, 1995

THE VILLAGES AT SURPRISE
Master Drainage Report

Executive Summary

The master study of the proposed drainage system for the Villages at Surprise project includes predictions of storm flows, storage area sizes and locations, and conveyance alignments and routes. The study was based on the Land Use Plans, dated November 22, 1994. The entire property consists of approximately 1,950 acres of land which will include about 9,300 homes. The development is planned for three distinct villages in nine phases which will include communities for retired and working families, as well as commercial sites, a golf course, parks and schools.

The design solutions presented within the Master Drainage Report are based on the Area Drainage Master Study (ADMS) for the region prepared by WLB Engineering for the Flood Control District of Maricopa County (FCDMC). In addition, the FCDMC Design Manuals, Volumes 1 and 2, were used to develop discharges, flows and volumes. Contact with both the FCDMC and the Arizona Department of Water Resources was maintained during the preparation of the report to ensure compliance with the City's adopted guidelines.

In summary, the routings and calculations presented within the Master Drainage Report comply with standard practice as presented within the FCDMC Design Manuals and the City of Surprise standards and practices.

Results of this analysis and planning process are as follows:

- Village One is planned to contain two small basins that, when combined, provide a total of 71.0-acre-feet of retention storage.
- Village Two is planned to contain 10 drainage basins, ranging from 8.7-acre-feet to 58.2-acre-feet in volume that, when combined, provide the Villages with a total of 171.9-acre-feet of retention storage.
- Village Three is planned to contain three small basins that provide a combined total of 45.8-acre-feet of storage volume for retention.

MASTER DRAINAGE REPORT

For

The Villages at Surprise

EXHIBIT U

Prepared for:

Surprise Village Company, LLC

11411 North Tatum Boulevard

Phoenix, AZ 85028-2399

Prepared by:

Greiner, Inc.

7310 N. 16th Street, Suite 160

Phoenix, AZ 85020



December 30, 1994

Revised June 8, 1995

WILLDAN ASSOCIATES ☐ ENGINEERS & PLANNERS
Professional Consulting Services Since 1964

May 22, 1995

Ms. Shirley Berg,
Planning Director
City of Surprise
12425 West Bell Road, Suite D-100
Surprise, Arizona 85374

Re: **THE VILLAGES AT SURPRISE, MASTER DRAINAGE REPORT**

Dear Ms. Berg:

Please be advised that plan review backcheck for the above referenced project has been completed and accepted, with one stipulation. This being that the design engineer, Greiner, verifies that the ADMS event duration used for the hydrographs is 6 hours. If it is not, then the 24 hour duration used by FCDMC is not compatible with Greiner's HEC 1 analysis.

Sincerely

WILLDAN ASSOCIATES

Wm. Ross "Skip" Nelson
Director of Public Works Plan Review

SN:db

1717 WEST NORTHERN AVE. • SUITE 112 • PHOENIX, ARIZONA 85021-5469 • (602) 870-7800 • (800) 843-3671 • FAX (602) 870-7601

Greiner

Greiner, Inc.
7310 N. 16th Street, Suite 160
Phoenix, Arizona 85020-2402
(602) 275-5400
FAX: (602) 943-1891

Project No. E10037502

June 14, 1995

Mr. Wm. Ross "Skip" Nelson
Director of Public Works Plan Review
1717 West Northern Ave., Suite 112
Phoenix, AZ 85021

RE: The Villages at Surprise Master Drainage Report Approval

Dear Mr. Nelson:

The attached report has been modified to reflect the changes resulting from your approval letter dated 5-22-95. Our expectation is that this work effort concludes our analysis and the approval of this report provided by your on firm 5-22-95 is still valid.

Please don't hesitate to call or inform our firm if this expectation is not acceptable.

Sincerely,

GREINER, INC.

Ryan Bale, P.E.
Senior Engineering Manager

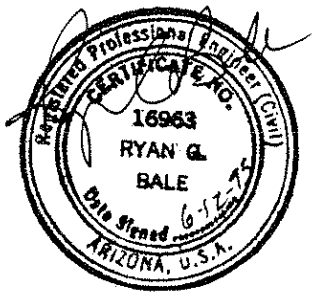
Attachment

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cc: Russ Ewers
Correspondence File

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1.0 INTRODUCTION

1.1 Scope

This is the Master Drainage Study (MDS) for The Villages at Surprise, a planned residential community. This MDS shall be used as the drainage guidelines to design parcels for development of this site. This study is based on the Land Use Maps dated November 22, 1994, taken from the application for Planned Area Development (PAD) Zoning for The Villages at Surprise-North and The Villages at Surprise-South.

1.2 Location

The Villages at Surprise is located in Maricopa County in the City of Surprise. A portion of the development is located in the east one-half of Section 34 and the west one-half of Section 35, T4N, R2W, adjacent and west of the existing golf course mobile home development, Happy Trails. The majority of the parcel lies to the east of the Beardsley Canal (Canal) with a small portion north of Bell Road situated between the McMicken Dam and the Canal. The remainder of the project is located south of Bell Road in Section 2, the west one-half of Section 1 and approximately the east three-quarters of Section 3, T3N, R2W Gila and Salt River Base and Meridian. Bell Road is the division line between T3N and T4N. The project is located between Union Hills Drive on the north and Greenway Road on the south (Figure 1).

2.0 METHODOLOGY

The Area Drainage Master Study (ADMS) prepared by WLB for the Flood Control District of Maricopa County (FCDMC) provided the design approach and the backup hydrologic parameters used in the calculations for this report. The original ADMS was modeled in HEC-1 for a 100-year, 24-hour storm precipitation distribution. However, the HEC-1 model created for the Villages at Surprise was modeled for the 100-year, 6-hour storm precipitation distribution. The portion of the ADMS which is off-site and affects the site, as well as the on-site area, were edited out of the original ADMS HEC-1 model and a new HEC-1 model was created using the 100-year, 6-hour storm precipitation distribution. Hydrographs for off-site flows which flow onto the site were directly input into the HEC-1 model for the Villages at Surprise.

The FCDMC Design Manuals Volumes 1 and 2 were used to develop discharges, means of conveyance and retention volume requirements for this project as directed by the City Engineer of the City of Surprise. The City has adopted the FCDMC Design Volumes 1 and 2 as their design manuals. Specific issues regarding design approach were directed to the Hydrologic and Development Sections of the FCDMC. The Arizona Department of Water Resources was contacted and informed of the proposed development location and design approach. Their comments have been incorporated into this report.

Drainage areas were delineated using US Geologic Survey 7.5-minute Quadrangle Maps, topographic maps flown for this study and supplied by the client, data taken from the ADMS, aerial photographs and telephone conversations with FCDMC Staff and City of Surprise Staff.

Off-site contributing discharges, where possible, were taken directly from the ADMS but modified to the 100-year, six-hour storm from the 100-year, 24-hour storm. Where appropriate, ADMS subareas were subdivided as determined by investigation of more detailed topographic maps and their discharges computed by the US Army Corps of Engineers' hydrologic program HEC-1.

Developed discharges were computed using the US Army Corps of Engineers Program HEC-1. The hydrologic variables entered into the program were computed using procedures described in the FCDMC Volume 1, Hydrology, and entered into the computer program developed for the FCDMC, MCUHP1 – Green and Ampt Loss Procedure. Precipitation data were taken from the ADMS for the area appropriate for this location. Drainage areas were delineated on the soils maps prepared by FCDMC and percentages of soil type for each area computed (Figure 2). Water course lengths were measured on 400-scale topographic maps in miles (On-site Drainage Area Map, Figure 3).

The Kinematic Wave Routing Procedure was used to route hydrographs through proposed channels from one concentration point to another so that they can be combined with the downstream hydrograph. This procedure is considered acceptable by the FCDMC.

Retention volumes were calculated for the 100-year, 2-hour storm using procedures in the FCDMC Volume 1, Hydrology, Section 3, Pgs. 3-7 through 3-8. The 100-year, 2-hour precipitation value is 2.78 inches. The proposed retention basins will be sized to contain the design volume with a small bleed-off pipe located at the invert of the basin to allow for complete draining within 36 hours. Specific outfall locations from each basin are discussed in Section 5, On-Site Drainage. Because the design storm for the runoff magnitudes are for the 100-year, 6-hour storm, the inflow volume will be greater than the basin can contain. Therefore, a weir structure has been provided to allow for flows in excess of the 100-year, 2-hour storm to exit the basin.

The site was analyzed for retention requirements for both regional and local parcel sizes. Where possible, the retention basins shall be located in golf courses, parks and school playgrounds. Off-site flows shall be routed around the retention basins as specified by the FCDMC. Retention basins that are located internal to a Village, not at a property line, shall have their outflows confluenced with an off-site flow being conveyed through or around a Village. Retention basins which are located adjacent to a property line shall be released into an existing natural outflow location such as a natural wash.

Developed discharges released after retention shall be returned to their existing water courses in magnitudes equal to or less than the existing condition discharges. Flows from one watershed shall not be released into adjacent watersheds unless the flow would ultimately join the flow of the adjacent watershed downstream. This downstream existing confluence must occur within a reasonable reach and the released combined flow shall be less than the existing conditions flow. Channels will be located in the roadway rights-of-way where possible. They shall be designed to convey the 100-year, 6-hour storm with a minimum of one foot of freeboard for subcritical flow conditions. Depths of flow shall not exceed three feet as specified in the PAD Exhibit S.

3.0 FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)

The most recent FEMA flood maps were acquired and the site plotted on the maps. The project site lies within Zone X, which is defined as: "Areas of 500-year flood; areas of 100-year flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from the 100-year flood." Please refer to FEMA Flood Insurance Rate Map (FIRM) Numbers 0413C1140 F, 0413C1145 E and 04013C1600 E with revision dates December 3, 1993, September 4, 1991, and September 4, 1991, respectively (not included with this report).

4.0 EXISTING DRAINAGE CONDITIONS AND OFF-SITE AREAS

The existing McMicken Dam and the Trilby Wash Detention Basin flood control facilities remove the majority of the pre-dam off-site drainage areas from the project. There are some small areas located north of Union Hills Drive which contribute runoff directly to Village I (see Figure 4). According to the ADMS, 236 cfs is directed into the Happy Trails development from Village 1 and 166 cfs is directed into Village 2 from Village 1 at Bell Road and Citrus Road.

There is an existing retention basin located north of Bell Road, west of the entrance to Happy Trails that intercepts runoff from Bell Road. This basin shall be incorporated in the final design of the project.

The existing land use for the proposed development site is a combination natural desert that has been used for farming in the past but has been allowed to return to natural desert conditions and areas currently used for agricultural. That area north of Bell Road, east of the McMicken Dam and west of Happy Trails development is natural desert. The portion of the site south of Bell Road and situated between the McMicken Dam and the proposed Estrella Freeway. Portions of Sections 1, 2 and 3 are currently used for agriculture.

According to the ADMS, there is a diversion located at Bell Road and Cotton Lane. There is 399 cfs directed south into Village 2 and 399 cfs directed south east into Village 3 (see Figure 4 and Figure 5). At the corner of Bell Road and the proposed Estrella Freeway Alignment, 129 cfs is directed south into Village 3.

The flows which exit Village 2 include diversions located at Greenway Road and Citrus, Cotton Lane and the proposed Estrella Freeway. At Citrus and Greenway, 454 cfs is directed south and 417 cfs directed east north of Greenway Road into the west one-half of Section 2. At about the one-half section line, 903 cfs is directed east north of Greenway Road into the east one-half of Section 2. At the corner of Cotton Lane and Greenway Road, 1,696 cfs is diverted south of Greenway Road.

There is 702 cfs which exits Village 3 to the east at the Estrella Freeway alignment north of Greenway Road. There is no flow which is directed south at this location. Table 1 lists the off-site drainage area names and their flows.

5.0 ON-SITE DRAINAGE

5.1 Village 1

Village 1, consisting of 530 acres, is located between Union Hills Drive on the north and Bell Road on the south, with the Beardsley Canal (Canal) on the west and the existing Happy Trails development on the east (see Village Location Map – Figure 6). The Canal which separates Village 1 on the west side of the development provides a natural divide for storm water flows. Village 1 was analyzed assuming a non-commercial overlay. The area to the east of the canal is called Drainage Basin A. Figure 7 shows the areas and the HEC-1 hydrologic schematic diagram for this basin. Figure 8 shows Drainage Basin B for Village 1 both as a map and as an HEC-1 hydrologic schematic diagram. Tables 2 and 3, Discharges per Drainage Area and Discharges at Concentration Points, respectively, list the discharges for the developed conditions. Figure 3, On-Site Drainage Area Map, illustrates drainage areas, flow paths, concentration points and retention basin locations.

Discharges from the retention basins will be of magnitudes less than the existing condition and will be discharged into Village 2. The off-site flow from the north will have 236 cfs directed into Happy Trails. The remainder of the off-site flow will combine with the outflow from the retention basin and be directed under Bell Road and into Village 2.

5.2 Village 2

Village 2, consisting of 1,128 acres, is located between Bell Road on the north, Greenway Road on the south, the Beardsley Canal on the west and Cotton Lane on the east (Figures 3 and 6). Village 2 was analyzed based on the open space overlay. The area is split into three hydrologic drainage basins: A, B and C which closely resemble the existing areas from the ADMS. The hydrologic response of the proposed drainage scheme will discharge flows downstream in a manner that will not mix runoff from different drainage basins. Figures 9, 10 and 11 show a small Location Map and HEC-1 Hydrologic Schematic Map for the three basins. Tables 4 and 5, Discharge per Drainage Area and Discharges at Concentration Points, respectively, list the discharges at important locations. Flows exiting the parcel will be south of Greenway Road at Citrus Road and Cotton Lane and shall be released with a magnitude less than the existing conditions. Regional retention basins have been shown on the map which are schematic only.

5.3 Village 3

Village 3, consisting of 287 acres, is located between Bell Road on the north, Greenway Road on the south, Cotton Lane on the west and the proposed Estrella Freeway on the east. Village 3 was analyzed not assuming the marketplace overlay. It was divided into three drainage basins based on the topographic map. Figure 12 provides a small Location Map and the Hydrologic Schematic Diagram. The development is subdivided into commercial, single family, schools and parks. Retention volumes were calculated and basins located appropriately. Figure 3, On-Site Drainage Area Map, illustrates these locations along with proposed outflow locations. Tables 6 and 7 list the developed discharges per drainage area and discharges at concentration points.

6.0 RETENTION REQUIREMENTS

Both individual and regional retention basin volumes have been calculated and are listed in Tables 8 and 9. The basins have been analyzed with 4:1 side slopes and a maximum of three feet of depth to eliminate the need for fencing. The 100-year, 2-hour volume is provided at the first 1.5 feet of depth, the weir crest height, with an additional one-half foot of depth provided for the rise and fall of the hydrograph of the 100-year, 6-hour storm. One foot of freeboard is designed into the basin.

7.0 PHASING RECOMMENDATIONS

The Villages at Surprise is a planned, phased community having a total of six proposed development phases which will be completed over a span of several years. However, the guidelines require retention during all phases of development. Should a portion of any of the drainage basins be developed in one phase, with the remaining portion of the drainage basin left in existing condition, a retention basin will be built that can accommodate the retention volume required for the developed portion of the drainage basin. Where the phased development ends, temporary channels shall be constructed to convey the flow to the developed retention basin. These basins will be maintained throughout the phasing process by the City of Surprise.

8.0 REFERENCES

1. Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, Special Project Branch Hydrology Division. FCDMC, June, 1992.

2. Drainage Design Manual for Maricopa County, Arizona, volume II, Hydraulics, Prepared by NBS Lowry Engineers and Planners and McLaughlin Water Engineers, Ltd. for FCDMC, November, 1991.

3. HEC-1 Flood Hydrograph Package Users Manual. U.S. Army Corps of Engineers, the Hydrologic Engineering Center. September 1990, Version 4.0.

4. Introduction and Application of Kinematic Wave Routing Techniques Using HEC-1. They Hydrologic Engineering Center Training Document No. 10, May 1979.

5. White Tanks/Agua Fria Area Drainage Master Study. Prepared by WLB, City of Phoenix, October, 1992.

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TABLE 1
DISCHARGES FOR OFF-SITE AREAS

Drainage Area Name	*Drainage Area (sq. mi.)*	*HEC-1 Q^{100} (cfs)*
111A	0.03	19
111B	0.01	17
111C	0.04	87
111D	0.02	64
111E	0.03	93
111F	0.06	176
104A	0.05	120
104B	0.10	189
Diversion From	***Diversion To***	***FCDMC Q_{100} (cfs)***
104	0.15	263
112	Village 2	399
112	Village 3 – Farmer's Mkt.	399
112	113A	399
113A	Village 3 – Farmer's Mkt.	129

Note: Discharges for Drainage Areas 111A, 111B, 111C, 104A and 104B were computed by HEC-1.

Note: Discharges for the Diversions came from the FCDMC, ADMS Study by WLB.

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PROJECT NAME: THE VILLAGES OF SURPRISE

PROJECT NO. : E037501

TABLE 2

VILLAGE 1 DISCHARGES PER DRAINAGE AREA

DRAINAGE AREA NAME	AREA OF DRAINAGE AREA (Ac.)	LAND USE	100-YR. 6-HR. DISCHARGE (cfs)
1-V1	28	SINGLE FAMILY	118
2-V1	23	SINGLE FAMILY	78
3-V1	30	SINGLE FAMILY	103
4-V1	22	CLUSTER HOUSING	94
5-V1	17	CLUSTER HOUSING	64
6-V1	14	SINGLE FAMILY	45
7-V1	12	SINGLE FAMILY	35
8A-V1	6.7	SINGLE FAMILY	24
8B-V1	7.3	SINGLE FAMILY	24
9-V1	8	SINGLE FAMILY	33
10-V1	6	SINGLE FAMILY	18
11-V1	11	SINGLE FAMILY	29
12-V1	18	SINGLE FAMILY	56
13-V1	15.3	SINGLE FAMILY	66
14-V1	13	CLUSTER HOUSING	52
15-V1	25	SINGLE FAMILY	72
16-V1	21	SINGLE FAMILY	63
17-V1	26	SINGLE FAMILY	118
18-V1	26	SINGLE FAMILY	86
19-V1	31.3	SINGLE FAMILY	94
20-V1	4	COMMERCIAL	18
G1-V1	14	GOLF COURSE	48
G2-V1	3.1	GOLF COURSE	12
G3-V1	5.2	GOLF COURSE	13
G4-V1	5.8	GOLF COURSE	17
G5-V1	32.5	GOLF COURSE	126
G6-V1	15.2	GOLF COURSE	61
G7-V1	4.7	GOLF COURSE	20
G8-V1	6.5	GOLF COURSE	26
G9-V1	5.9	GOLF COURSE	20
G10-V1	10.2	GOLF COURSE	24
G11-V1	15.7	GOLF COURSE	41
G12-V1	7.5	GOLF COURSE	27
G13-V1	7.5	GOLF COURSE	24
G14-V1	5.4	GOLF COURSE	21
G15-V1	5.4	GOLF COURSE	21
G16-V1	3.4	GOLF COURSE	11

TOTAL DEVELOPED AREA:	**512.6**
TOTAL CIRCULATION AREA:	**18.0**

PROJECT NAME: THE VILLAGES AT SURPRISE

PROJECT NO. : E037501

TABLE 3

VILLAGE 1: DISCHARGES AT CONCENTRATION POINTS

CONCENTRATION POINT NAME	CONTRIBUTING AREA (Ac.)	DISCHARGE (cfs)
C1-V1	70.4	227
C2-V1	89.6	289
C3-V1	96.0	303
C4-V1	38.4	143
C5-V1	134.4	445
C6-V1	140.8	474
C7-V1	179.2	592
C8-V1	198.4	667
C9-V1	230.4	802
C10-V1	249.6	880
C11-V1	44.8	134
C12-V1	300.8	1000
C13-V1	300.8	1020
C14-V1	32.0	81
C15-V1	44.8	121
C16-V1	83.2	249
C17-V1	115.2	353
C18-V1	128.0	415
C19-V1	19.2	65
C20-V1	153.6	499
C21-V1	160.0	510
C22-V1	460.8	1530
C23-V1	51.2	193
C1-OF1*	-	394
C1V1P1*	467.2	134

* OFF-SITE ADDITIONAL CONTRIBUTING AREA

PROJECT NAME: THE VILLAGES AT SURPRISE

PROJECT NO. : E037501

TABLE 5

VILLAGE 2: DISCHARGES AT CONCENTRATION POINTS

CONCENTRATION POINT NAME	CONTRIBUTING AREA (Ac.)	DISCHARGE (cfs)
C1–V2	51.2	194
C2–V2	57.6	223
C3–V2	83.2	297
C4–V2	134.4	494
C40–V2	70.4	270
C5–V2	102.4	401
C6–V2	121.6	496
C7–V2	300.8	1,105
C8–V2	345.6	1,274
C10–V2	44.8	171
C11–V2	19.2	91
C12–V2	70.4	283
C14–V2	108.8	389
C50–V2	25.6	120
C15–V2	64.0	285
C16–V2	83.2	369
C17–V2	64.0	290
C18–V2	102.4	490
C60–V2	83.2	380
C19–V2	185.6	869
C20–V2	230.4	1,017
C70–V2	57.6	252
C75–V2	288.0	1,269
C22–V2	44.8	208
C23–V2	51.2	263
C24–V2	25.6	129
C25–V2	44.8	199
C26–V2	38.4	162
C27–V2	51.2	240
C28–V2	96.0	439
C29–V2	224.0	1,043
C30–V2	32.0	150
C31–V2	51.2	246
C1V1P1*	25.6	134
C1V2P1*	128.0	138
C2V2P1*	480.0	152
C3V2P1*	531.2	161
C1V2P3*	64.0	405
C2V2P3*	288.0	439
C1V2P2*	32.0	38
C3V293*	320.0	471

* OFF–SITE ADDITONAL CONTRIBUTING AREA

PROJECT NAME: THE VILLAGES OF SURPRISE

PROJECT NO. : E037501

TABLE 6

VILLAGE 3 DISCHARGES PER DRAINAGE AREA

DRAINAGE AREA NAME	AREA OF DRAINAGE AREA (Ac.)	LAND USE	100-YR. 6-HR. DISCHARGE (cfs)
1-V3	25	COMMERCIAL	81
2-V3	15	SINGLE FAMILY	55
3-V3	16	SINGLE FAMILY	60
4-V3	23.6	SINGLE FAMILY	106
5-V3	23	SINGLE FAMILY	92
6-V3	9	PARK	33
7-V3	16	SINGLE FAMILY	75
8A-V3	9.2	SINGLE FAMILY	37
8B-V3	12.8	SINGLE FAMILY	60
9-V3	15	SINGLE FAMILY	50
10-V3	22.8	SINGLE FAMILY	101
11-V3	15	SCHOOL	58
13-V3	22.9	SINGLE FAMILY	91
14-V3	22	SINGLE FAMILY	80
15-V3	18	SINGLE FAMILY	67

TOTAL DEVELOPED AREA:	**265.3**
TOTAL CIRCULATION AREA:	**18.7**

PROJECT NAME: THE VILLAGES AT SURPRISE

PROJECT NO. : E037501

TABLE 7

VILLAGE 3: DISCHARGES AT CONCENTRATION POINTS

CONCENTRATION POINT NAME	CONTRIBUTING AREA (Ac.)	DISCHARGE (cfs)
C1–V3*	76.8	513
C2–V3	102.4	417
C3–V3*	179.2	518
C4–V3	25.6	116
C5–V3	76.8	299
C6–V3	134.4	535
C1V3P1*	313.6	527

* OFF–SITE ADDITIONAL CONTRIBUTING AREA

TABLE 8
REGIONAL RETENTION VOLUMES

Basin Name	Inflow (cfs)	Outflow (cfs)	Volume (ac.-ft.)	Peak Depth in Basin (ft.)	Time to Peak (hr.)	Drainage Basin Name
VILLAGE 1	**(Village 1 Total Retention Volume = 71.0 ac.-ft.)**					
B1-V1	1,530	57	61.5	2.9	5.1	Basin A
B2-V1	193	11	9.5	2.4	5.0	Basin B
VILLAGE 2	**(Village 2 Total Retention Volume = 171.9 ac.-ft.)**					
B1-V2	194	11	8.7	2.3	4.7	Basin A
B2-V2	1,274	11	58.2	2.6	6.0	Basin A
B5-V2	389	11	15.6	2.5	4.9	Basin A
B6-V2	252	7	45.4	1.4	4.7	Basin B
B9-V2	263	15	9	2.7	4.6	Basin C
B10-V2	1,043	37	35	2.8	4.8	Basin C
VILLAGE 3	**(Village 3 Retention Volume = 45.8 ac.-ft.)**					
B1-V3	81	10	5.1	2.2	5.0	Basin A
B2-V3	417	11	17.2	2.4	4.8	Basin A
B3-V3	302	17	23.5	2.4	4.8	Basin A

Note: Retention Basin B10-V2 (Basin 10, Village 2) had to have its total calculated retention volume increased from 16.4 ac.-ft. to 35.0 ac.-ft. at 1.5 feet deep in the retention basin to prevent overtopping the retention basin.

SUR-TBL8.GEN

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9A

Flood Control District of Maricopa County – Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = 2.78

VILLAGE 1

DRAINAGE AREA NAME	AREA sq. mi.	AREA ac.	From Table 3.2 (FCDMC Vol. 1) LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"	100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)
1-V1	0.04	28.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.5
	0.00	1.0	ROAD	R	0.95	2.78	0.2
TOTAL	**0.045**	**29.0**					**4.7**
2-V1	0.04	23.0	SINGLE FAMILY DETACHED	F	0.69	2.78	3.7
	0.00	0.8	ROAD	R	0.95	2.78	0.2
TOTAL	**0.037**	**23.8**					**3.9**
3-V1	0.05	30.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.8
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.05**	**31.1**					**5.0**
4-V1	0.03	22.0	MULTI-FAMILY - ATTACHED	M	0.75	2.78	3.8
	0.00	0.8	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**22.0**					**4.0**
5-V1	0.03	17.0	MULTI-FAMILY - ATTACHED	M	0.75	2.78	3.0
	0.00	0.6	ROAD	R	0.95	2.78	0.1
TOTAL	**0.03**	**17.0**					***3.1**
6-V1	0.02	14.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.2
	0.00	0.5	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**14.5**					**2.3**
7-V1	0.02	12.0	SINGLE FAMILY DETACHED	F	0.69	2.78	1.9
	0.00	0.4	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**12.5**					**2.0**
8A-V1	0.01	6.7	SINGLE FAMILY DETACHED	F	0.69	2.78	1.1
	0.00	0.2	ROAD	R	0.95	2.78	0.1
TOTAL	**0.01**	**7.0**					**1.1**
8B-V1	0.01	7.3	MULTI-FAMILY - APPARTMENTS	A	0.88	2.78	1.5
	0.00	0.3	ROAD	R	0.95	2.78	0.1
TOTAL	**0.01**	**7.6**					**1.5**
9-V1	0.01	8.0	SINGLE FAMILY DETACHED	F	0.69	2.78	1.3
	0.00	0.3	ROAD	R	0.95	2.78	0.1
TOTAL	**0.01**	**8.3**					**1.3**
10-V1	0.01	6.0	SINGLE FAMILY DETACHED	F	0.69	2.78	1.0
	0.00	0.2	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**6.2**					**1.0**
11-V1	0.02	11.0	SINGLE FAMILY DETACHED	F	0.69	2.78	1.8
	0.00	0.4	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**11.4**					**1.8**
12-V1	0.03	18.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.9
	0.00	0.6	ROAD	R	0.95	2.78	0.1
TOTAL	**0.03**	**18.6**					**3.0**
13-V1	0.02	15.3	SINGLE FAMILY DETACHED	F	0.69	2.78	2.4
	0.00	0.5	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**15.8**					**2.6**
14-V1	0.02	13.0	MULTI-FAMILY - ATTACHED	M	0.75	2.78	2.3
	0.00	0.5	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**13.4**					**2.4**
15-V1	0.04	25.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.0
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**25.9**					**4.2**
16-V1	0.03	21.0	SINGLE FAMILY DETACHED	F	0.69	2.78	3.4
	0.00	0.7	ROAD	R	0.95	2.78	0.2

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9A

Flood Control District of Maricopa County -- Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = 2.78

VILLAGE 1

DRAINAGE AREA NAME	AREA sq. mi.	AREA ac.	From Table 3.2 (FCDMC Vol. 1) LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"	100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)
TOTAL	**0.03**	**21.7**					**3.5**
17-V1	0.04	26.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.2
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**26.9**					**4.4**
18-V1	0.04	26.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.2
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**26.9**					**4.4**
19-V1	0.05	31.3	SINGLE FAMILY DETACHED	F	0.69	2.78	5.0
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.05**	**32.4**					**5.2**
20-V1	0.01	4.0	COMMERCIAL / CHURCHES	C	0.81	2.78	0.8
	0.00	0.1	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**4.2**					**0.8**
G1-V1	0.02	14.0	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	1.0
	0.00	0.5	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**14.5**					**1.1**
G2-V1	0.00	3.1	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.2
	0.00	0.1	ROAD	R	0.95	2.78	0.0
TOTAL	**0.00**	**3.2**					**0.2**
G3-V1	0.01	5.2	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.4
	0.00	0.2	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**5.4**					**0.4**
G4-V1	0.01	5.8	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.4
	0.00	0.2	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**6.0**					**0.5**
G5-V1	0.05	32.5	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	2.3
	0.00	1.1	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**33.7**					**2.6**
G6-V1	0.02	15.2	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	1.1
	0.00	0.5	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**15.8**					**1.2**
G7-V1	0.01	4.7	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.3
	0.00	0.2	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**4.8**					**0.4**
G8-V1	0.01	6.5	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.5
	0.00	0.2	ROAD	R	0.95	2.78	0.1
TOTAL	**0.01**	**6.8**					**0.5**
G9-V1	0.01	5.9	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.4
	0.00	0.2	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**6.1**					**0.5**
G10-V1	0.02	10.2	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.7
	0.00	0.4	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**10.5**					**0.8**
G11-V1	0.02	15.7	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	1.1
	0.00	0.6	ROAD	R	0.95	2.78	0.1
TOTAL	**0.03**	**16.2**					**1.2**
G12-V1	0.01	7.5	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.5
	0.00	0.3	ROAD	R	0.95	2.78	0.1
TOTAL	**0.01**	**7.8**					**0.6**
G13-V1	0.01	7.5	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.5
	0.00	0.3	ROAD	R	0.95	2.78	0.1

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9A

Flood Control District of Maricopa County – Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = 2.78

VILLAGE 1

DRAINAGE AREA NAME	AREA sq. mi.	AREA ac.	From Table 3.2 (FCDMC Vol. 1) LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"	100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)
TOTAL	**0.01**	**7.8**					**0.6**
G14-V1	0.01	5.4	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.4
	0.00	0.2	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**5.6**					**0.4**
G15-V1	0.01	5.4	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.4
	0.00	0.2	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**5.6**					**0.4**
G16-V1	0.01	3.4	GOLF COURSE/OPEN SPACE	GC/OS	0.31	2.78	0.2
	0.00	0.1	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**3.5**					**0.3**

TOTAL AREA W/O CIRCULATION

0.801	**512.6**

TOTAL AREA OF CIRCULATION

0.028	**18.0**

MINIMUM REQUIRED RETENTION VOLUME

0.115	**73.8**

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9B

Flood Control District of Maricopa County – Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = 2.78

VILLAGE 2

DRAINAGE AREA NAME	AREA sq. mi.	AREA ac.	From Table 3.2 (FCDMC Vol. 1) LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"	100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)
1-V2	0.06	37.0	SINGLE FAMILY DETACHED	F	0.69	2.78	5.9
	0.00	1.5	ROAD	R	0.95	2.78	0.3
TOTAL	**0.06**	**38.5**					**6.3**
2-V2	0.05	35.0	SINGLE FAMILY DETACHED	F	0.69	2.78	5.6
	0.00	1.5	ROAD	R	0.95	2.78	0.3
TOTAL	**0.057**	**36.5**					**5.9**
3-V2	0.03	21.0	MULTI-FAMILY - APPARTMENTS	A	0.88	2.78	4.3
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**21.9**					**4.5**
4-V2	0.02	10.0	COMMERCIAL / CHURCHES	C	0.81	2.78	1.9
	0.00	0.4	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**10.0**					**2.0**
5-V2	0.01	6.0	COMMERCIAL / CHURCHES	C	0.81	2.78	1.1
	0.00	0.3	ROAD	R	0.95	2.78	0.1
TOTAL	**0.01**	**6.0**					**1.2**
6-V2	0.01	4.0	COMMERCIAL / CHURCHES	C	0.81	2.78	0.8
	0.00	0.2	ROAD	R	0.95	2.78	0.0
TOTAL	**0.01**	**4.2**					**0.8**
7-V2	0.05	30.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.8
	0.00	1.2	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**31.3**					**5.1**
8-V2	0.05	30.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.8
	0.00	1.2	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**31.3**					**5.1**
9A-V2	0.05	32.0	SINGLE FAMILY DETACHED	F	0.69	2.78	5.1
	0.00	1.3	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**33.3**					**5.4**
9B-V2	0.03	18.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.9
	0.00	0.7	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**18.7**					**3.0**
10-V2	0.03	16.0	MULTI-FAMILY - APPARTMENTS	A	0.88	2.78	3.3
	0.00	0.7	ROAD	R	0.95	2.78	0.1
TOTAL	**0.03**	**16.7**					**3.4**
11-V2	0.04	25.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.0
	0.00	1.0	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**26.1**					**4.2**
12-V2	0.04	23.5	SINGLE FAMILY DETACHED	F	0.69	2.78	3.8
	0.00	1.0	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**24.5**					**4.0**
13-V2	0.06	36.0	SINGLE FAMILY DETACHED	F	0.69	2.78	5.8
	0.00	1.5	ROAD	R	0.95	2.78	0.3
TOTAL	**0.06**	**37.5**					**6.1**
14-V2	0.03	22.0	SINGLE FAMILY DETACHED	F	0.69	2.78	3.5
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**22.9**					**3.7**
15A-V2	0.01	6.0	PARK	P	0.31	2.78	0.4
	0.00	0.3	ROAD	R	0.95	2.78	0.1
TOTAL	**0.01**	**6.3**					**0.5**
15B-V2	0.02	14.0	SCHOOL	S	0.5	2.78	1.6
	0.00	0.6	ROAD	R	0.95	2.78	0.1

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9B

Flood Control District of Maricopa County -- Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = 2.78

VILLAGE 2

DRAINAGE AREA NAME	AREA sq. mi.	AREA ac.	From Table 3.2 (FCDMC Vol. 1) LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"	100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)
TOTAL	**0.02**	**14.6**					**1.8**
15C-V2	0.04	24.0	PARK	P	0.31	2.78	1.7
	0.00	1.0	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**25.0**					**1.9**
16-V2	0.05	32.0	SINGLE FAMILY DETACHED	F	0.69	2.78	5.1
	0.00	1.3	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**33.3**					**5.4**
17-V2	0.05	32.5	SINGLE FAMILY DETACHED	F	0.69	2.78	5.2
	0.00	1.4	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**33.9**					**5.5**
18A-V2	0.02	14.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.2
	0.00	0.6	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**14.6**					**2.4**
18B-V2	0.02	11.5	SINGLE FAMILY DETACHED	F	0.69	2.78	1.8
	0.00	0.5	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**12.0**					**1.9**
19-V2	0.02	10.0	SCHOOL	S	0.5	2.78	1.2
	0.00	0.4	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**10.4**					**1.2**
20-V2	0.03	18.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.9
	0.00	0.7	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**18.7**					**3.0**
21-V2	0.03	18.0	MULTI-FAMILY - APPARTMENTS	A	0.88	2.78	3.7
	0.00	0.7	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**18.7**					**3.8**
22-V2	0.04	27.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.3
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**28.1**					**4.6**
23-V2	0.03	20.5	SINGLE FAMILY DETACHED	F	0.69	2.78	3.3
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**21.3**					**3.5**
24-V2	0.05	32.5	SINGLE FAMILY DETACHED	F	0.69	2.78	5.2
	0.00	1.4	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**33.9**					**5.5**
25-V2	0.04	25.0	MULTI-FAMILY - ATTACHED	M	0.75	2.78	4.3
	0.00	1.0	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**26.1**					**4.6**
26-V2	0.00	2.0	COMMERCIAL / CHURCHES	C	0.81	2.78	0.4
	0.00	0.1	ROAD	R	0.95	2.78	0.0
TOTAL	**0.00**	**2.1**					**0.4**
27-V2	0.04	22.4	MULTI-FAMILY - ATTACHED	M	0.75	2.78	3.9
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**23.3**					**4.1**
28A-V2	0.03	18.2	SINGLE FAMILY DETACHED	F	0.69	2.78	2.9
	0.00	0.8	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**19.0**					**3.1**
28B-V2	0.03	18.2	SINGLE FAMILY DETACHED	F	0.69	2.78	2.9
	0.00	0.8	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**19.0**					**3.1**
29A-V2	0.02	14.3	SINGLE FAMILY DETACHED	F	0.69	2.78	2.3
	0.00	0.6	ROAD	R	0.95	2.78	0.1

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9B

Flood Control District of Maricopa County -- Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = 2.78

VILLAGE 2

DRAINAGE AREA NAME	AREA sq. mi.	AREA ac.	From Table 3.2 (FCDMC Vol. 1) LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"	100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)
TOTAL	**0.02**	**14.9**					**2.4**
29B-V2	0.02	14.3	SINGLE FAMILY DETACHED	F	0.69	2.78	2.3
	0.00	0.6	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**14.9**					**2.4**
30A-V2	0.02	15.5	SINGLE FAMILY DETACHED	F	0.69	2.78	2.5
	0.00	0.6	ROAD	R	0.95	2.78	0.1
TOTAL	**0.03**	**16.1**					**2.6**
30B-V2	0.03	18.5	SINGLE FAMILY DETACHED	F	0.69	2.78	3.0
	0.00	0.8	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**19.3**					**3.1**
31A-V2	0.03	18.0	PARK	P	0.31	2.78	1.3
	0.00	0.7	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**18.7**					**1.5**
31B-V2	0.03	20.5	PARK	P	0.31	2.78	1.5
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**21.3**					**1.7**
31C-V2	0.07	46.5	PARK	P	0.31	2.78	3.3
	0.00	1.9	ROAD	R	0.95	2.78	0.4
TOTAL	**0.08**	**48.5**					**3.8**
31D-V2	0.02	12.0	PARK	P	0.31	2.78	0.9
	0.00	0.5	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**12.5**					**1.0**
32-V2	0.08	50.0	SINGLE FAMILY DETACHED	F	0.69	2.78	8.0
	0.00	2.1	ROAD	R	0.95	2.78	0.5
TOTAL	**0.08**	**52.1**					**8.4**
33-V2	0.04	28.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.5
	0.00	1.2	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**29.1**					**4.7**
34-V2	0.04	27.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.3
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**28.1**					**4.6**
35-V2	0.04	27.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.3
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.04**	**28.1**					**4.6**
36-V2	0.04	28.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.5
	0.00	1.2	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**29.1**					**4.7**
37-V2	0.05	32.0	SINGLE FAMILY DETACHED	F	0.69	2.78	5.1
	0.00	1.3	ROAD	R	0.95	2.78	0.3
TOTAL	**0.05**	**33.3**					**5.4**
38-V2	0.05	34.0	SINGLE FAMILY DETACHED	F	0.69	2.78	5.4
	0.00	1.4	ROAD	R	0.95	2.78	0.3
TOTAL	**0.06**	**35.4**					**5.7**

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9B

Flood Control District of Maricopa County -- Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = 2.78

VILLAGE 2

DRAINAGE AREA NAME	AREA sq. mi.	AREA ac.	From Table 3.2 (FCDMC Vol. 1) LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"	100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)

TOTAL AREA W/O CIRCULATION

1.68	1076.9

TOTAL AREA OF CIRCULATION

0.07	44.8

MINIMUM REQUIRED RETENTION VOLUME

0.27	173.5

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9C

Flood Control District of Maricopa County -- Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = 2.78

VILLAGE 3

DRAINAGE AREA NAME	AREA sq. mi.	AREA ac.	From Table 3.2 (FCDMC Vol. 1) LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"	100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)
1-V3	0.04	25.0	SINGLE FAMILY DETACHED	F	0.69	2.78	4.0
	0.00	1.8	ROAD	R	0.95	2.78	0.4
TOTAL	**0.042**	**26.8**					**4.4**
2-V3	0.02	15.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.4
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.025**	**16.0**					**2.6**
3-V3	0.03	16.0	MULTI-FAMILY - APPARTMENTS	A	0.88	2.78	3.3
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**17.1**					**3.5**
4-V3	0.04	23.6	COMMERCIAL / CHURCHES	C	0.81	2.78	4.4
	0.00	1.7	ROAD	R	0.95	2.78	0.4
TOTAL	**0.04**	**23.6**					**4.8**
5-V3	0.04	23.0	COMMERCIAL / CHURCHES	C	0.81	2.78	4.3
	0.00	1.6	ROAD	R	0.95	2.78	0.4
TOTAL	**0.04**	**23.0**					**4.7**
6-V3	0.01	9.0	COMMERCIAL / CHURCHES	C	0.81	2.78	1.7
	0.00	0.6	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**9.7**					**1.8**
7-V3	0.03	16.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.6
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**17.1**					**2.8**
8A-V3	0.01	9.2	SINGLE FAMILY DETACHED	F	0.69	2.78	1.5
	0.00	0.6	ROAD	R	0.95	2.78	0.1
TOTAL	**0.02**	**9.9**					**1.6**
8B-V3	0.02	12.8	SINGLE FAMILY DETACHED	F	0.69	2.78	2.0
	0.00	0.9	ROAD	R	0.95	2.78	0.2
TOTAL	**0.02**	**13.7**					**2.2**
9-V3	0.02	15.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.4
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**16.0**					**2.6**
10-V3	0.04	22.8	MULTI-FAMILY - APPARTMENTS	A	0.88	2.78	4.6
	0.00	1.6	ROAD	R	0.95	2.78	0.4
TOTAL	**0.04**	**24.4**					**5.0**
11-V3	0.02	15.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.4
	0.00	1.1	ROAD	R	0.95	2.78	0.2
TOTAL	**0.03**	**16.0**					**2.6**
13-V3	0.04	22.9	SINGLE FAMILY DETACHED	F	0.69	2.78	3.7
	0.00	1.6	ROAD	R	0.95	2.78	0.4
TOTAL	**0.04**	**24.5**					**4.0**
14-V3	0.03	22.0	SINGLE FAMILY DETACHED	F	0.69	2.78	3.5
	0.00	1.6	ROAD	R	0.95	2.78	0.3
TOTAL	**0.04**	**23.6**					**3.9**
15-V3	0.03	18.0	SINGLE FAMILY DETACHED	F	0.69	2.78	2.9
	0.00	1.3	ROAD	R	0.95	2.78	0.3
TOTAL	**0.03**	**19.3**					**3.2**

PROJECT NAME: The Villages at Surprise

PROJECT NO.: E037500

DATE PREPARED : 10-27-94

TABLE 9C

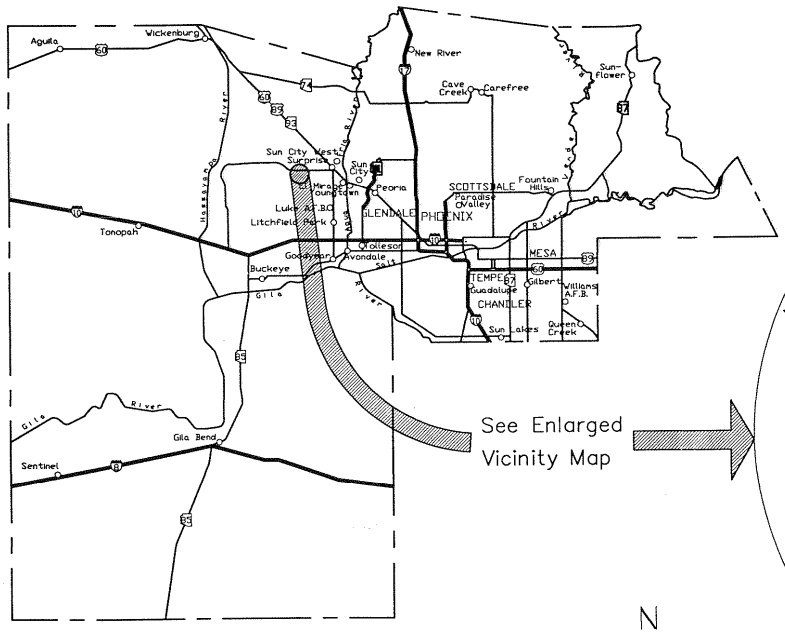
Flood Control District of Maricopa County -- Retention Requirements

100-YEAR, 2-HOUR PRECIPITATION = **2.78**

VILLAGE 3

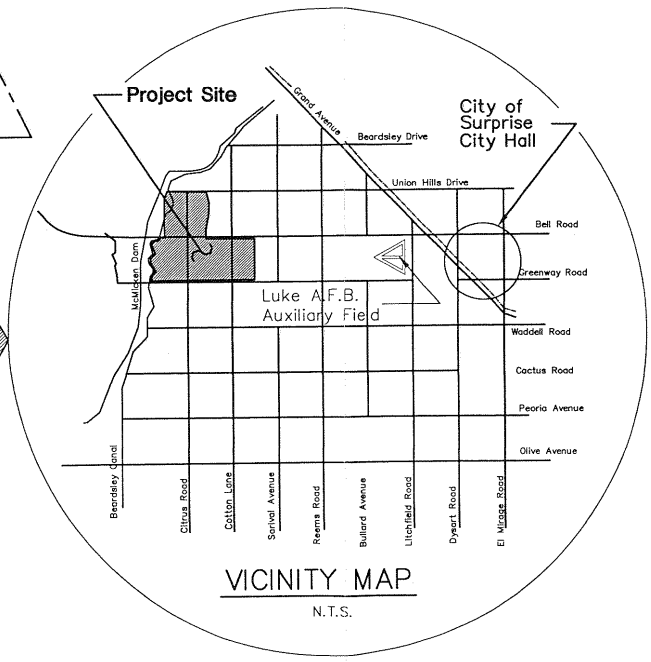
DRAINAGE AREA NAME	AREA		From Table 3.2 (FCDMC Vol. 1)			100-YEAR 2-HOUR PRECIPICATION	RETENTION VOLUME (AC-FT)
	sq. mi.	ac.	LAND USE TYPE	LANE USE ABBREVIATION	LAND USE "C"		
TOTAL AREA W/O CIRCULATION							
	0.415						**265.3**
TOTAL AREA OF CIRCULATION							
	0.029						**18.7**
MINIMUM REQUIRED RETENTION VOLUME							
	0.078						**49.8**

APPENDIX



LOCATION MAP

N.T.S.



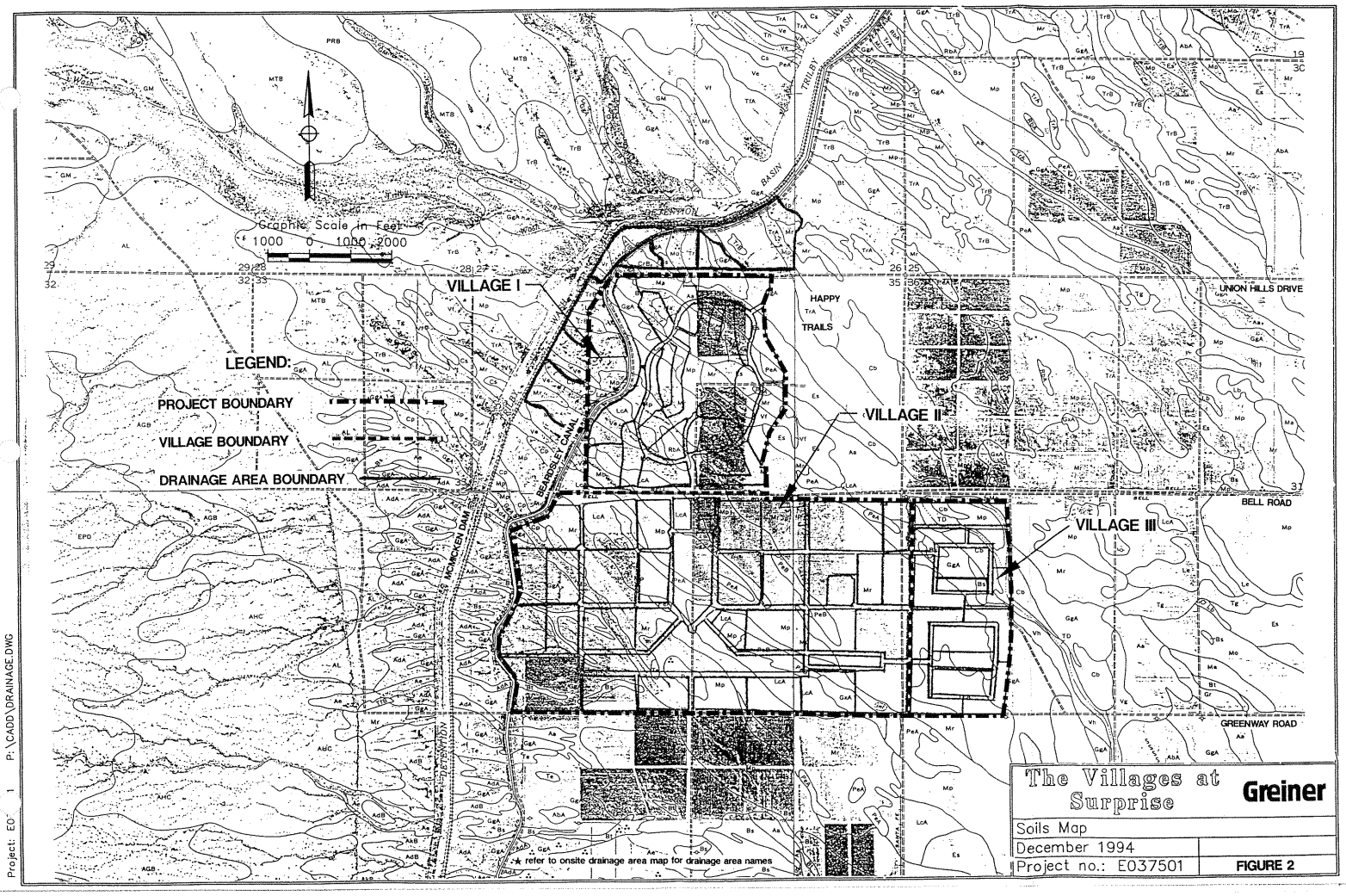
VICINITY MAP

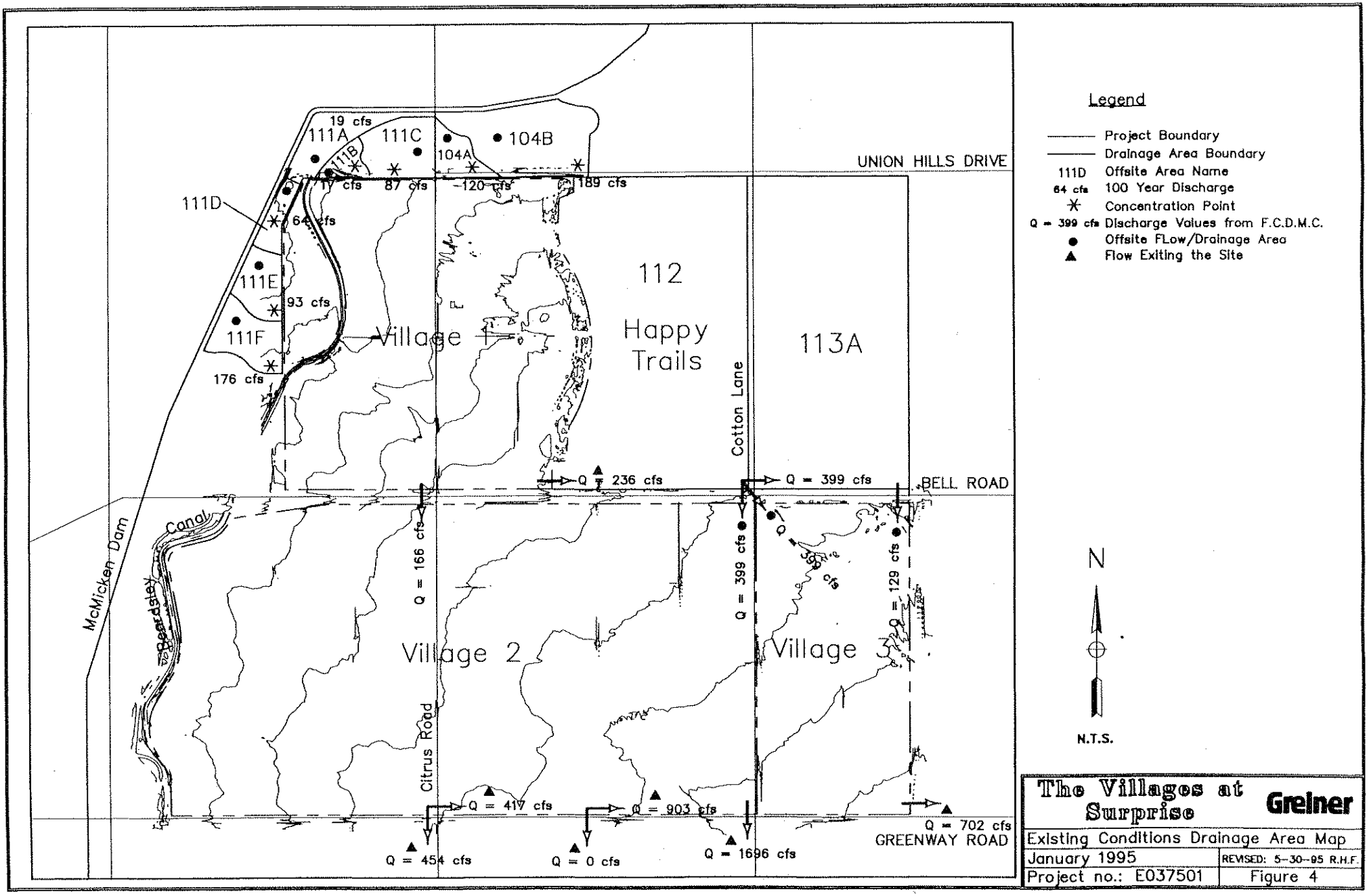
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N

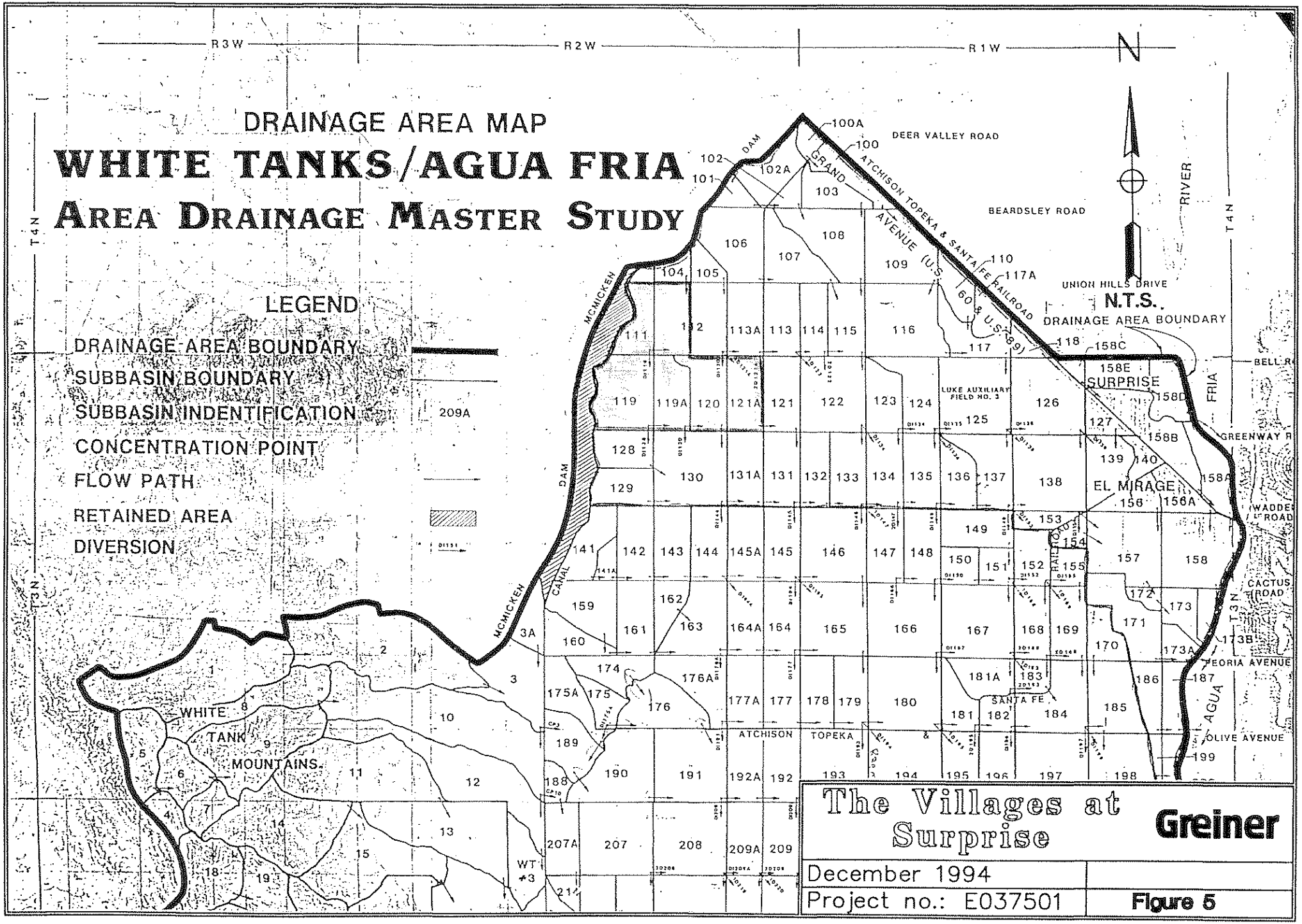
The Villages at Surprise	Greiner
December 1994	
Project no.: E037501	FIGURE 1

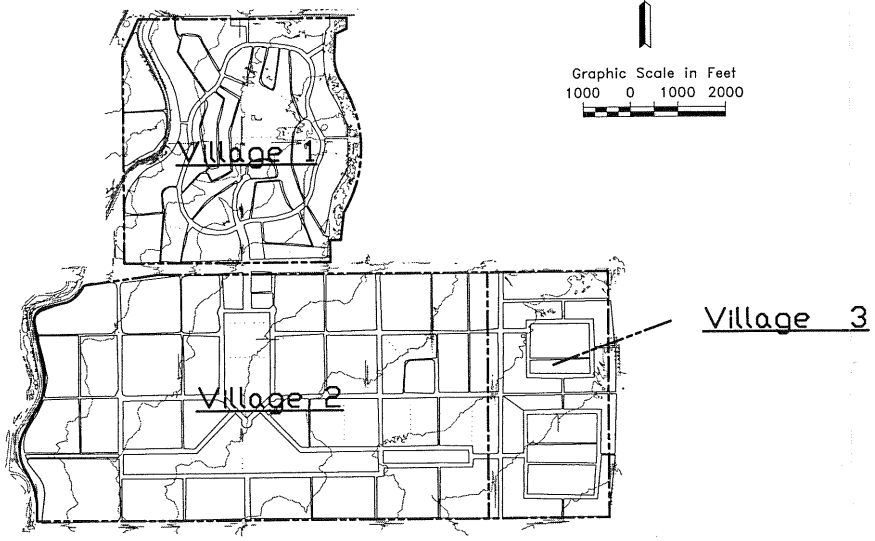
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Graphic Scale in Feet
1000 0 1000 2000
VILLAGE I
VILLAGE II
VILLAGE III
HAPPY TRAILS
UNION HILLS DRIVE
BELL ROAD
GREENWAY ROAD
LEGEND:
PROJECT BOUNDARY
VILLAGE BOUNDARY
DRAINAGE AREA BOUNDARY
* refer to onsite drainage area map for drainage area names
The Villages at Surprise
Greiner
Soils Map
December 1994
Project no.: E037501
FIGURE 2
Project: E0 1 P:\CADD\DRAINAGE.DWG


Legend
Project Boundary
Drainage Area Boundary
111D Offsite Area Name
64 cfs 100 Year Discharge
Concentration Point
Q = 399 cfs Discharge Values from F.C.D.M.C.
Offsite FLow/Drainage Area
Flow Exiting the Site
UNION HILLS DRIVE
BELL ROAD
GREENWAY ROAD
Cotton Lane
Citrus Road
McMicken Dam
Beardsley Canal
Village 1
Village 2
Village 3
Happy Trails
112
113A
111A
111B
111C
111D
111E
111F
104A
104B
19 cfs
87 cfs
120 cfs
189 cfs
64 cfs
93 cfs
176 cfs
Q = 236 cfs
Q = 399 cfs
Q = 166 cfs
Q = 399 cfs
Q = 129 cfs
Q = 417 cfs
Q = 903 cfs
Q = 702 cfs
Q = 454 cfs
Q = 0 cfs
Q = 1696 cfs
N
N.T.S.
The Villages at Surprise
Greiner
Existing Conditions Drainage Area Map
January 1995
REVISED: 5-30-95 R.H.F.
Project no.: E037501
Figure 4

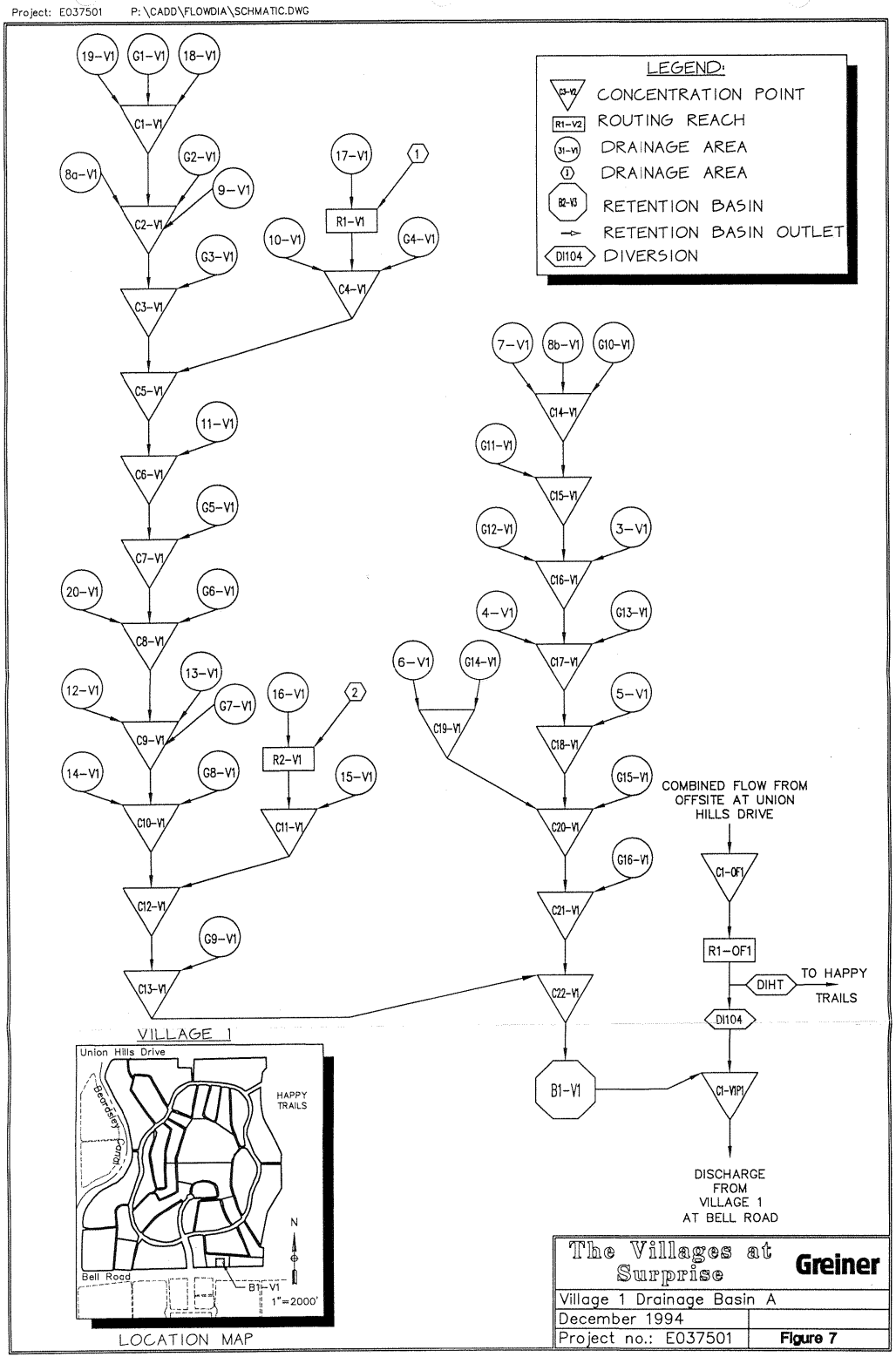
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The Villages at Surprise	Greiner
Village Locations	
December 1994	
Project no.: E037501	FIGURE 6

Project: E037501 P:\CADD\FLOWDIA\SCHMATIC.DWG

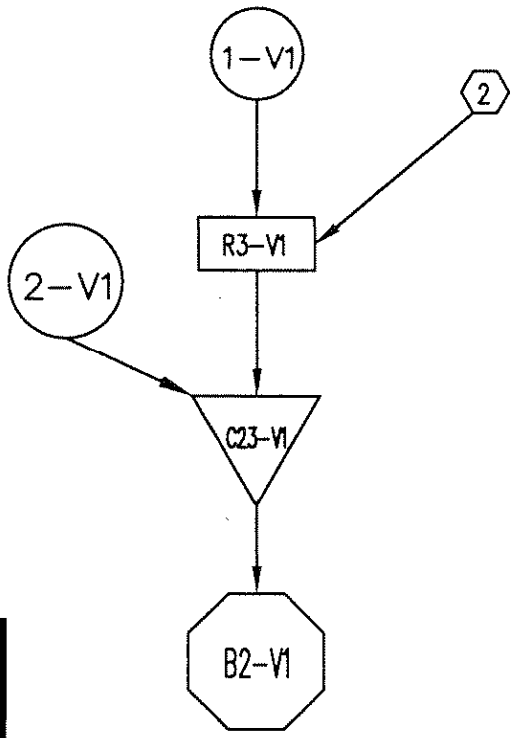


The Villages at Surprise	Greiner
Village 1 Drainage Basin A	
December 1994	
Project no.: E037501	Figure 7

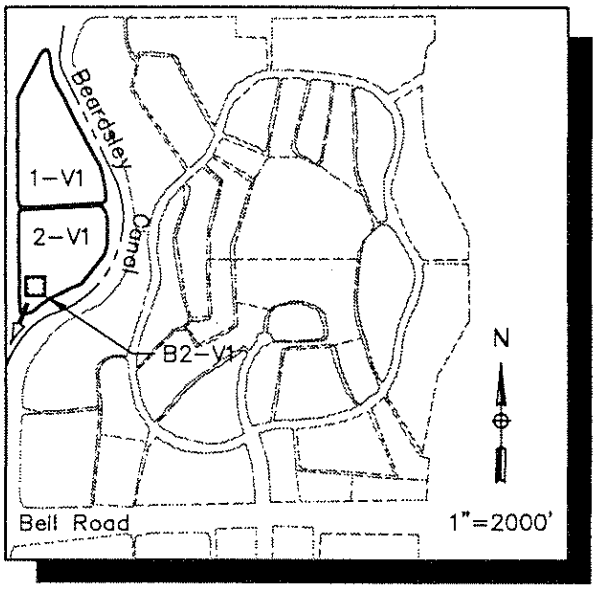
Project: E037501 P:\CADD\FLOWDI...\CHMATIC.DWG

LEGEND:

- C3-V2 — CONCENTRATION POINT
- R1-V2 — REACH
- 31-V1 — DRAINAGE AREA
- 3 — DRAINAGE AREA
- B2-V3 — RETENTION BASIN
- RETENTION BASIN OUTLET



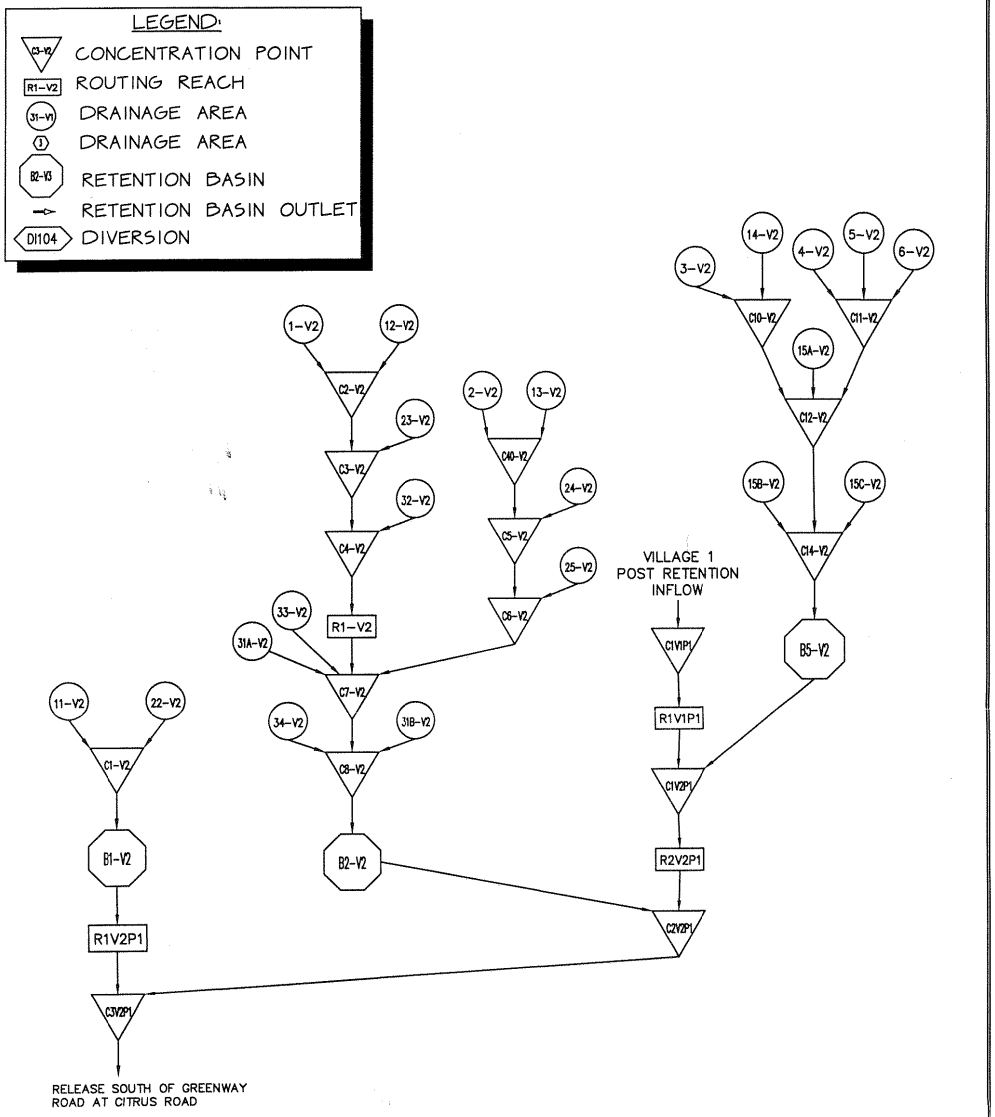
VILLAGE 1



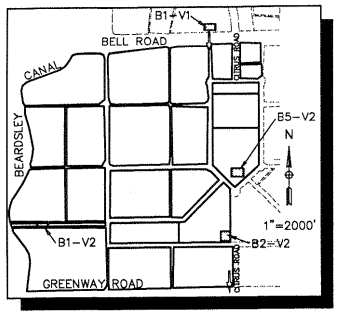
LOCATION MAP

The Villages at Surprise	Greiner
Village 1 Drainage Basin B	
December 1994	
Project no.: E037501	Figure 8

Project: E037501 P:\CADD\FLOWDIA\SCHMATIC.DWG

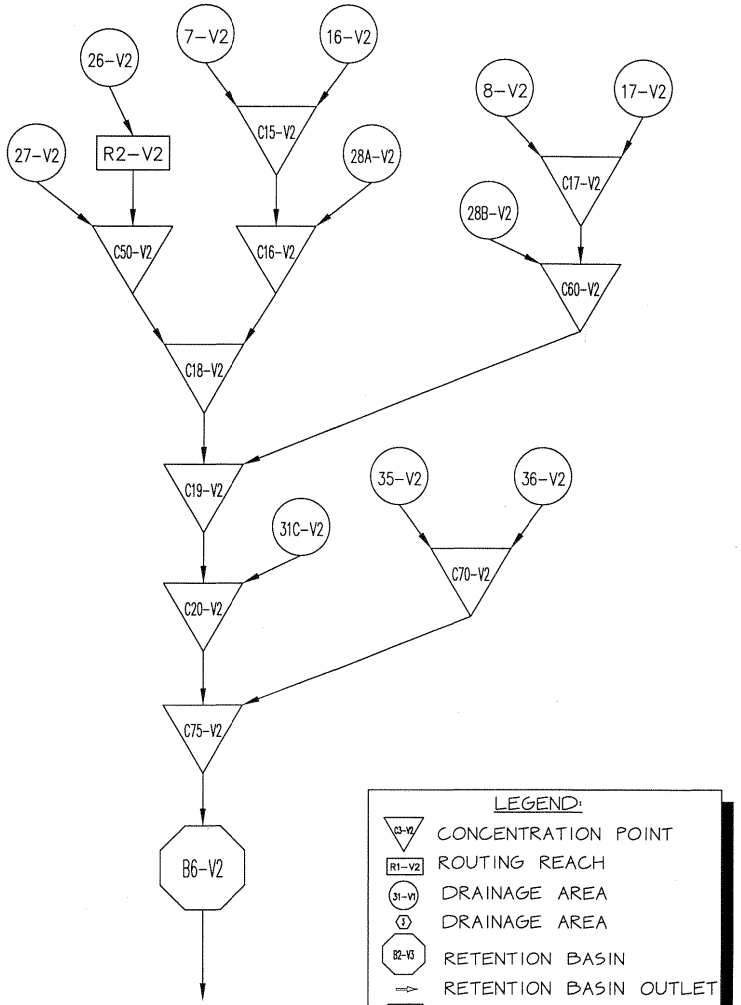


VILLAGE 2



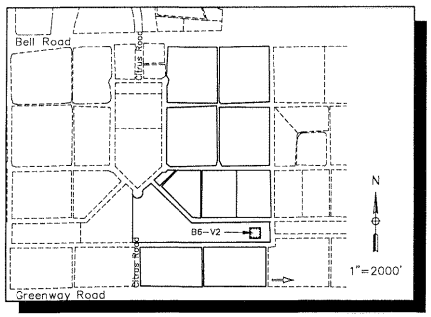
LOCATION MAP

The Villages at Surprise	Greiner
Village 2 Drainage Basin A	
December 1994	
Project no.: E037501	Figure 9



RELEASED COMBINED POST-RETAINED FLOW TO THE EAST, INTO VILLAGE 2 DRAINAGE BASIN C

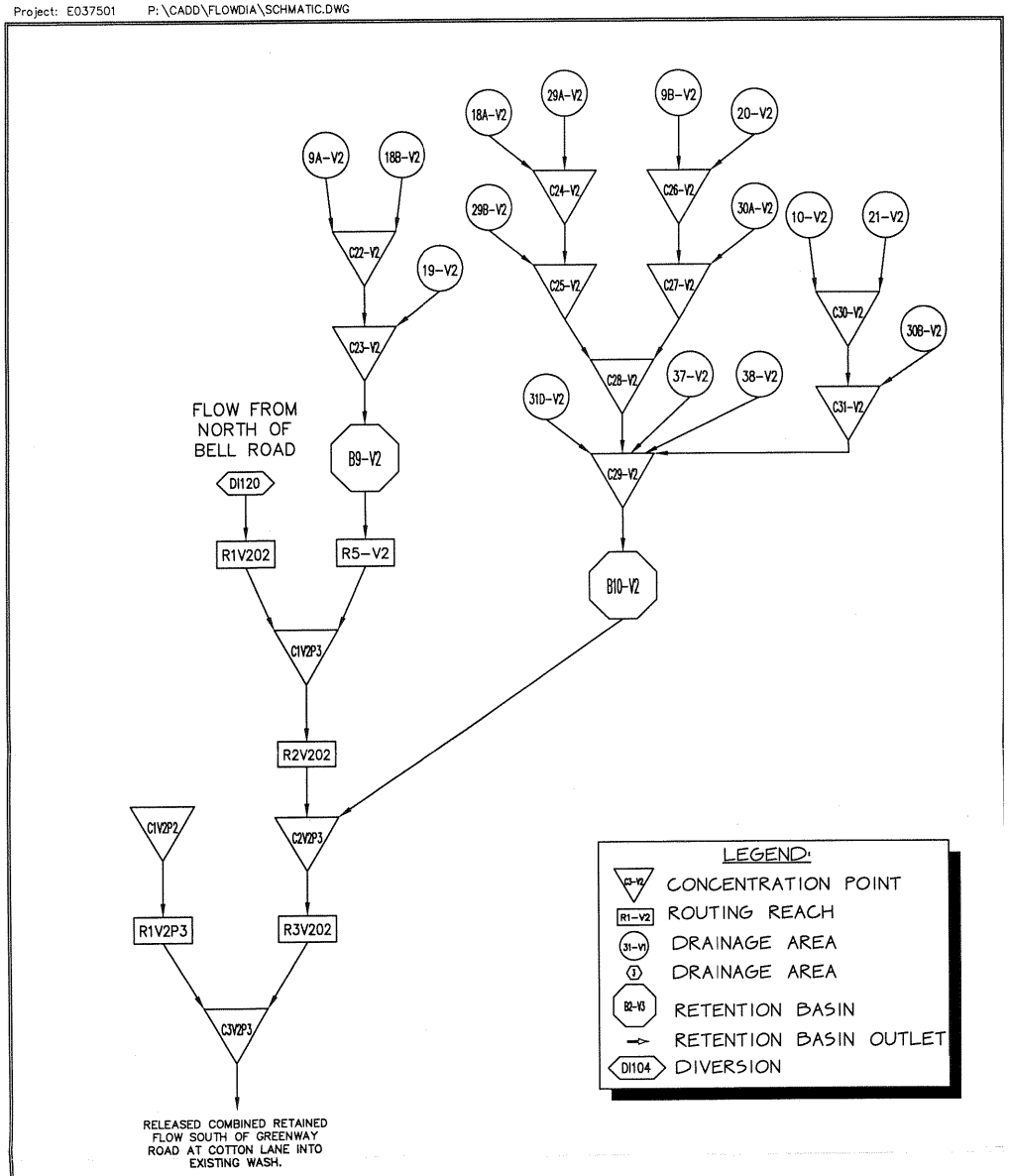
VILLAGE 2



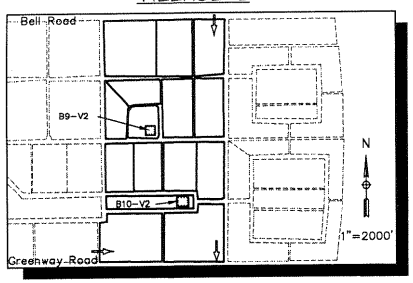
LOCATION MAP

The Villages at Surprise	Greiner
Village 2 Drainage Basin B	
December 1994	
Project no.: E037501	Figure 10

Project: E037501 P:\CADD\FLOWDIA\SCHMATIC.DWG



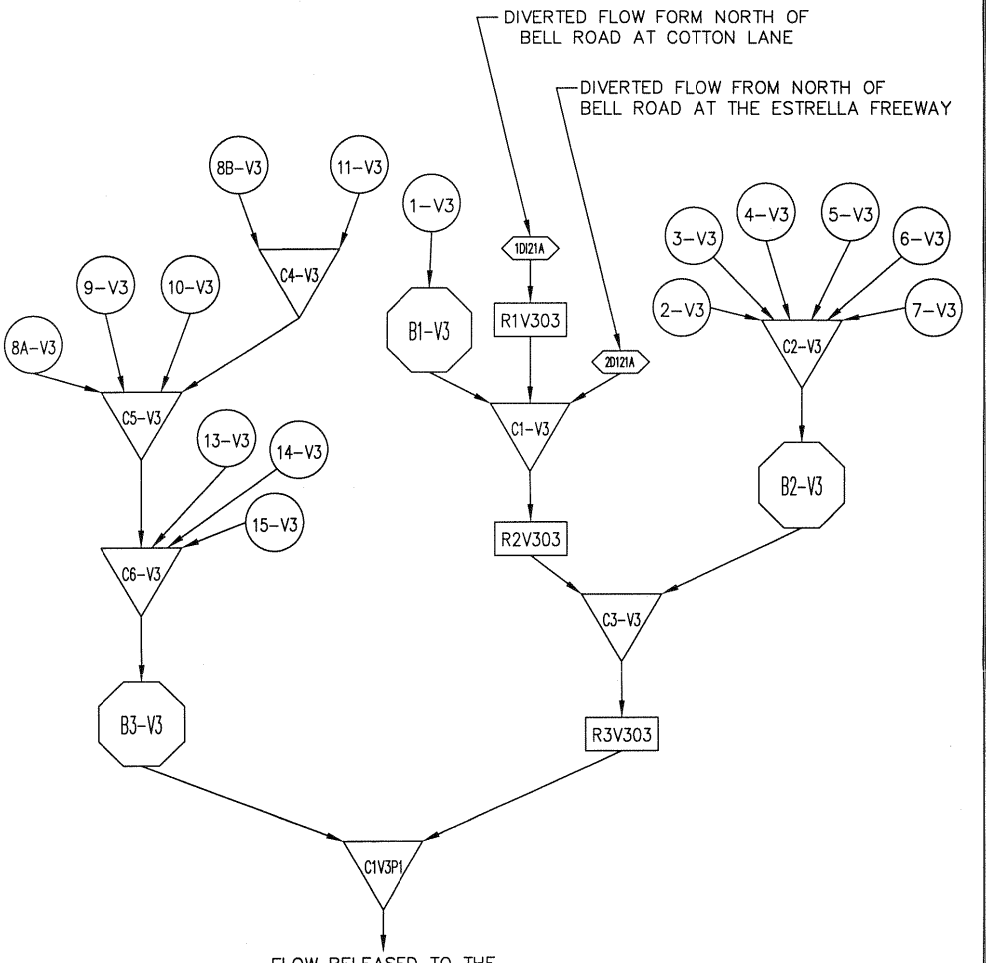
VILLAGE 2

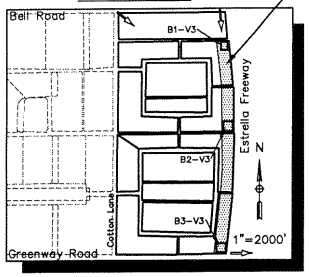


LOCATION MAP

The Villages at Surprise	Greiner
Village 2 Drainage Basin C	
December 1994	
Project no.: E037501	Figure 11

Project: E037501 P:\CADD\FLOWDIA\SCHMATIC.DWG





LOCATION MAP

LEGEND:

- CONCENTRATION POINT
- ROUTING REACH
- DRAINAGE AREA
- DRAINAGE AREA
- RETENTION BASIN
- RETENTION BASIN OUTLET
- DIVERSION

The Villages at Surprise	Greiner
Village 3 Drainage Basins	
December 1994	
Project no.: E037501	Figure 12

Greiner, Inc.
7310 N. 16th Street, Suite 160
Phoenix, Arizona 85020-2402
(602) 275-5400
FAX: (602) 943-1891

Greiner

Project No. E10037501

June 9, 1995

Mr. Bill Parrish, P.E., City Engineer
City of Surprise
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374

RE: Response to City Comments dated 5-22-95, Verify Storm Duration Compatibility Between the White Tanks/Agua Fria Area Drainage Master Study and the Villages at Surprise Master Drainage Report

Dear Mr. Parrish:

In response to the letter, dated May 22, 1995, from Willdan Associates, the review engineer for the City of Surprise, we have reviewed the inflow hydrographs taken from the White Tanks/Agua Fria Area Drainage Master Study (ADMS), which are modeled for a 24-hour (Q24) duration precipitation pattern, and have made a revised computer run with the 6-hour (Q6) duration storm. These Hydrographs are the existing condition discharges at off-site and on-site locations adjacent to the Villages at Surprise project property lines as they either enter or exit the site. These peak flow rates are shown on Figure 4 in the report. As requested by the Arizona Department of Water Resources (ADWR), flows that exit the site must be of a magnitude less than or equal to the existing condition flows. Greiner incorporated these hydrographs into the Villages at Surprise study following the drainage requirements of ADWR and FCDMC.

The results from the Q6 model have been used to update the tables in the report. As a result, the times to peak for all discharges were shortened and the discharges which inflow and exit the site were increased. A review of the results of the revised HEC-1 computer model for the Villages at Surprise indicate that no changes need to be made to the on-site retention basins or local developed area channels or culverts leading to on-site basins. This is because the off-site flows, which did increase in peak magnitude, do not flow through on-site structures. Consequently, no changes need to be made to the on-site connector channels, culverts and the basins themselves or their outflow structures. However, flows which exit retention basins do combine with off-site flows and these channels will have to be increased in size.

The only impacted areas of the project by the Q24 to Q6 change in the upstream off-site hydrographs are Village 2 Drainage Basin C and Village 3. The following items address the specific anticipated drainage structures which will have to be enlarged.

- The culvert under Bell Road on the west side of Cotton Lane that conveys flows into Village 2 Drainage Basin C from off-site areas. The 100-year, 24-hour discharge was 263 cfs, and the 100-year, 6-hour discharge is 399 cfs.

- The channel within Village 2 Drainage Basin C, runs parallel and west of Cotton Lane, flowing south through the site.

    - The channel will have to convey 399 cfs, an increase from 263 cfs, at the upstream reach.

- The channel flow increases to 405 cfs from 268 cfs at approximately 245 feet south of Bell Road at Concentration Point C1V2P3 where the outflow from Retention Basin B9-V2 confluences with the off-site flow.

- The flows will increase from 275 cfs to 439 cfs at Concentration Point C2V2P3 at approximately 400 feet south of Bell Road where the outflow from Retention Basin B10-V2 confluences with the flow from Concentration Point C1V2P3.

- At Greenway Road, the 38 cfs from Village 2 Drainage Basin B will confluence with the flow from C2V2P3.

- The revised flow is 471 cfs at concentration Point C3V2P3, which is an increase from 286 cfs.

- The culvert under the intersection of Bell Road and Cotton Lane coming from off-site into Village 3 had to convey 263 cfs for the 100-year, 24-hour flow. It will now have to convey 399 cfs.

- The channel which runs from west to east on the south side of Bell Road in Village 3 will have to convey 399 cfs rather than 263 cfs.

- The culvert under Bell Road adjacent to the proposed Estrella Freeway which conveys flows into Village 3 will have to convey 129 cfs, an increase from 58 cfs.

- The channel which runs adjacent to the proposed Estrella Freeway alignment from north to south in Village 3, which conveys the combined discharges of off-site flows with outflows from retention basins. The total flow in this channel beginning at the north end will be the 513 cfs from Concentration Point C1-V3, an increase from 316 cfs. About 190 feet south of Concentration Point C1-V3, outflow from Retention Basin B2-V3 will confluence with the upstream flow at Concentration Point C3-V3 and the channel will have to convey 518 cfs, an increase from 321 cfs. The total flow which is directed off-site is 527 cfs, an increase from 330 cfs.

Sincerely,

GREINER, INC.

Ryan Bale, P.E.
Senior Engineering Manager

RGB/ml
RG060995.L01

EXHIBIT V

ORDINANCE NO. 85-8

AN ORDINANCE OF THE TOWN OF SURPRISE, ARIZONA, REPEALING ORDINANCE NO.83-2, AND APPROVING AND ADOPTING THE "TOWN OF SURPRISE SIGN ORDINANCE" BY REFERENCE, ESTABLISHING A PENALTY FOR VIOLATION THEREOF AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SURPRISE, ARIZONA, AS FOLLOWS:

Section 1: Ordinance No.83-2 of the Town of Surprise is hereby repealed.

Section 2: That certain document, known as the "TOWN OF SURPRISE SIGN ORDINANCE" three copies of which are on file in the Office of the Town Clerk of the Town of Surprise, which document was declared public record by Resolution No.85-8 of the Town of Surprise, is hereby adopted and made part of this Ordinance as if fully set forth herein.

Section 3: Any person violating any of the provisions of the "TOWN OF SURPRISE SIGN ORDINANCE", shall, upon conviction, be deemed guilty of a misdemeanor, and shall be subject to punishment by a fine not to exceed $1,000.00, imprisonment for not to exceed six months, or both. Each day a violation of the Ordinance is allowed to continue shall constitute a separate offense.

Section 4: If any section, subsection, sentence, clause, phrase, or portion of this Ordinance or of the "TOWN OF SURPRISE SIGN ORDINANCE", adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not effect the validity or enforceability of the remaining provisions thereof.

Section 5: Whereas, it is necessary for the preservation of the peace, health and safety of the Town of Surprise, Arizona, an emergency is hereby declared to exist, and this Ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Town Council of the TOWN OF SURPRISE, ARIZONA, this 10 day of October, 1985.

Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

TOWN OF SURPRISE SIGN ORDINANCE 85-8

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ARTICLE I. PURPOSE

It is declared that the regulation of signs within the Town of Surprise is necessary and in the public interest (1) to protect the property values within the Town of Surprise; (2) to encourage the creation of an aesthetic appearance along street frontages through the use of attractive signing; (3) to promote and aid in the tourist industry which is of importance to the economy of the Town of Surprise; (4) to protect the general public from damage and injury which may be caused by the faulty and uncontrolled construction of signs within the Town of Surprise; (5) to protect pedestrians and motorists from damage or injury caused, or partially attributable to the distractions and obstructions which are hereby declared to be caused by improperly situated signs; (6) to promote the public safety, welfare, convenience and enjoyment of travel and the free flow of traffic within the Town of Surprise.

The sign regulations as set forth in Articles V, VI, and VII are designed to be both logical and equitable for the various uses and identification needs. These sign standards and regulations help to effectuate an aesthetic and functional street environment.

ARTICLE II. DEFINITIONS

1. SIGN: Any device providing identification, advertising or directional information for a specific business, service, product, person, organization, place or building. Included in this definition as signs are graphic devices such as logos, attention-attracting media such as banners or logo sculpture, and obtrusive, colored fascie or architectural elements.

2. ABANDONED SIGN: A sign is presumed to have been abandoned when it is located on property which becomes vacant and unoccupied for a period of three (3) or more months.

3. ADVERTISING SIGN: A sign which includes any copy and/or graphics relating to any service, product, person, business, place, activity or organization in addition to simple identification, excluding directional information.

4. ARTERIAL STREET: Any street with in the Town of Surprise with a right-of-way of 60 feet or greater.

5. BOARD OF APPEALS: In the absence of a Board of Appeals, the Planning and Zoning Commission will exercise that function.

6. CBD or CENTRAL BUSINESS DISTRICT: Comprises two principal areas: (1) the Grand Avenue CBD - extending from Greenway Road to Union Hills Drive and extending roughly 300 feet west from the Grand Avenue right-of-way, and (2) the Bell Road CBD - extending from 115th Avenue to 183rd Avenue and extending roughly 300 feet north and south (within Surprise corporate limits) from the Bell Road right-of-way.

7. DEPARTMENT OF COMMUNITY DEVELOPMENT and TOWN COMMUNITY DEVELOPMENT DIRECTOR: In the absence of a Department of Community Development, the Town Manager or his/her appointee will exercise that function.

8. DESIGN REVIEW BOARD: In the absence of a Design Review Board, the Town Manager, Director of Community Development, and Director of Building Safety will exercise that function.

9. DIRECTIONAL SIGN: A sign that does not contain either identification or advertising copy, but includes pertinent information, including assisting the flow of traffic.

10. DIRECTORY SIGN: Any sign listing the names and/or uses, and/or locations of the various businesses or activities within a building, or a multi-tenant development, not for the purpose of advertising products, goods or services to the attention of vehicular traffic.

11. FASCIA SIGN: A sign which is permanently affixed to the horizontal piece covering the joint between the top of a wall and the projecting eaves of the roof.

12. FREESTANDING SIGN: An identification sign which is erected on or mounted upon its own self-supporting permanent structure, detached from the supporting elements of the main building which it identifies. Such signs shall have a maximum height of 8 ft. and a maximum area of 24 sq. ft., or as hereinafter provided.

13. GRAND OPENING: The introduction, promotion, or announcement of a new business, store, shopping center, office or the introduction, promotion or announcement of an established business changing ownership.

14. GROUND LEVEL: The finished grade of existing sidewalk or where there is no sidewalk six (6) inches above street grade measured at the base of the curb, or at the shoulder of the roadway where no curb exists.

15. IDENTIFICATION SIGN: A sign that includes, as copy, only the name of the business, place, organization, building or person it identifies.

16. ILLUMINATED SIGN: A sign whose surface is lighted internally or externally and which identifies, advertises, or attracts attention to a use or activity.

17. MAINTENANCE: The replacing or repairing of a part or portion of a sign made unusable by ordinary wear, tear or damage beyond the control of the owner, or the reprinting of existing copy without changing the wording, composition or color of said copy.

18. MANSARD & PARAPET SIGNS: A sign permanently affixed to a wall or surface designed to protect the edge of a roof, constructed no more than 20 degrees from vertical.

19. MENU BOARD: A permanently mounted sign displaying the bill of fare of a drive-in or drive-thru restaurant.

20. NONCONFORMING SIGN: Any sign which is not allowed under this Ordinance, but which, when first constructed, was legally allowed by the Town of Surprise or the political subdivision then having the control and regualtion over construction of signs.

21. OFF-PREMISE: A structure which bears a sign which is not appurtenant to the use of the property where the sign is located, or a product sold or a service offered upon the property where the sign is located, and which does not identify the place of business where the sign is located as a purveyor of the merchandise or services advertised upon the sign. Permanent off-premise signs are prohibited absolutely.

22. PAD (PLANNED AREA DEVELOPMENT): A legally designated area no smaller than ten acres in size which may form a miniature community within the municipality because of its regulated mix of land uses.

23. PERMANENT SIGN: Any sign which is intended to be and is so constructed as to be a lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear) and position, and in a permanent manner affixed to the ground, wall or building.

24. PRICE SIGN: A permanently mounted sign displaying the retailing cost of a gallon of gasoline on the premises of a service station.

25. SANDWICH SIGN: Any sign which is not permanently affixed to any structure on the site or permanently ground-mounted; any portable sign.

d. Number of sign faces:

One - Area of the single face only

Two - The maximum allowable interior angle between two sign faces is 45 degrees. If the distance between the two sign faces at their widest point is six (6) feet or less, the area will be the area of one face only; if the distance between the two sign faces is greater than six (6) feet, the sign area will be the sum of the areas of the two faces.

Three or more - The sign area will be the sum of the areas of the three or more faces.

Spherical, free-form, sculptural, & other non-planar signs - Sign area will be the sum of the areas of the four vertical sides of the smallest polyhedron that will encompass the sign structure.

e. Sign area will include the areas of all permitted signs, except non-residential district directional signs assisting the flow of traffic, street addresses, or signs necessary for safety (e.g., stop engine, no smoking) that do not exceed two square feet in area.

f. For a sign having more than one component - e.g., a service station identification/price sign combination on a monument base - mounted on the same surface; the sign area will be the area of the smallest rectangle that will encompass the several components of the sign.

SECTION 2: SIGN HEIGHTS shall be measured as follows:

a. Free-standing sign: Height shall be the distance from the top of the sign structure to the top of curb or crown of roadway where no curb exists. The height of any monument base or other structure erected to support or ornament the sign shall be measured as part of the sign height.

b. Wall or Fascia Mounted Signs: Height shall be the distance from the top of the sign structure to the top of curb or crown of road where no curb exists.

ARTICLE VI. MISCELLANEOUS

SECTION 1: PROXIMITY TO RIGHT-OF-WAY

No sign shall be erected or placed within any traffic median or any public sidewalk or bicycle path. The Town employees may remove any sign located in these areas.

SECTION 2: ILLUMINATED SIGNS

The source of a sign's illumination shall not be visible from any adjacent residential areas or streets.

SECTION 3: CHANGE OF BUSINESS NAME

Whenever the name of a business changes, the signs on the premises shall be modified to bring them into conformance with these regulations, even though the intended change is a change of sign copy only. This regulation shall not apply to directory signs designed with interchangable letters or panels.

SECTION 4: PERMITTED AREA OF WINDOW SIGN

When any window sign or signs are placed so as to attract the attention of persons outside the building where such signs are displayed, the total area of all such window signs shall not exceed twenty-five percent (25%) of the total window area of the window in which such sign is placed.

ARTICLE VII. SIGNS PERMITTED FOR RESIDENTIAL USE

SECTION 1: ONE & TWO FAMILY DWELLINGS

1. Identification Signs: A sign not exceeding one (1) square foot in area, giving the name only of the land or building on which displayed, or of the owner or lessee thereof.

2. Temporary Signs (See Article VI)

3. Permanent Subdivision Identification Signs for recorded Subdivisions in accordance with the following:

   a. Maximum area of such sign to be 24 square feet with a maximum height of five (5) feet.

   b. Such signs to be monument type; i.e., individually mounted letters on a free-standing wall.

c. Final location of such signs to be approved by the Town Community Development Director.

d. Such signs shall be located in a landscaped area of at least two (2) square feet per each one (1) square foot of sign area.

4. Directional Signs: Not to exceed two (2) square feet in area or three (3) feet in height.

SECTION 2: MULTI-FAMILY DWELLINGS

1. All signs permitted in Section 1: One & Two Family Dwellings, above, of this Article.

2. Identification signs for apartments and condominium complexes and such uses as follows:

a. A free-standing sign, not exceeding 24 square feet in area. Such sign shall not exceed ten (10) feet in width or five (5) feet in height. Such sign must be located at least five (5) feet from any property line.

b. A wall-mounted sign, not exceeding six (6) square feet in area. Height of such sign shall not exceed ten (10) feet.

SECTION 3: MOBILE HOME, RV & TRAILER PARKS

1. All signs permitted in Section 1: One & Two Family Dwellings, of this Article.

2. One (1) identification sign for each entrance to the Park set back at least five feet from the Park's exterior property line. Each sign shall not exceed 24 square feet in area, five (5) feet in height, nor ten (10) feet in width.

ARTICLE VIII. SIGNS PERMITTED FOR NON-RESIDENTIAL USE

SECTION 1: IN RESIDENTIAL AREAS

1. All signs permitted in Section 1: One & Two Family Dwellings, Article VII.

2. Civic organizations such as Kiwanis, Rotary, Jaycees, etc., may be identified on group display structures in accordance with the following standards:

   a. Such structures shall be on arterial streets and in commercial or industrial districts and within 1/4 mile of the town limits of Surprise.

   b. Structures shall not be over six (6) feet in height or an area in excess of 60 square feet.

   c. The signs shall not be illuminated.

   d. Each civic organization shall be limited to a maximum area of two (2) square feet.

   e. Churches shall not be included in the above.

   f. Exact location and design of the sign structure shall require approval of the Community Development Director.

3. Identification signs displaying only the name of the building or tenant business with a total maximum sign area not exceeding 24 square feet. Such signs may be wall-mounted with a maximum height of ten (10) feet, and/or such signs may be free-standing according to the following:

   a. One (1) free-standing identification sign shall be permitted with a maximum height of five (5) feet. A second such freestanding sign shall be permitted for a lot whose front property line measures greater than 80 lineal feet. Where two free-standing signs are permitted, they shall be located at least 60' feet apart.

   b. Free-standing identification signs shall be located at least five (5) feet from any property line.

   c. A landscaped area shall be provided, on site at the street frontage at the base of the free-standing sign, with said landscaped area to have a minimum area of four (4) square feet for each one square foot of sign area.

4. In addition to the above, each tenant may be allocated three (3) square feet of non-illuminated sign area, identifying the business. Such sign shall be located on the wall adjacent to the entry of the tenant's business.

C. SIGNS PERMITTED IN THE CENTRAL BUSINESS DISTRICT (CBD)

a. Awning signs, with the following requirements may be permitted on tenant-leased areas:

1) Business name and building address numerals only to be allowed on the vertical portion of the awning with a maximum copy height of ten (10) inches.

2) Logos (with Design Review Board approval) may be permitted on the diagonal portion of the awning.

3) Total area of logo or awning sign not to exceed twenty-five percent (25%) of allowed sign area and to be deducted from that area.

4) Awnings and signs to be non-illuminated and displayed on tenant's leased area only.

b. Flag-mounted signs, with the following requirements, may be permitted on individual tenants' leased area only.

1) Maximum area of six (6) square feet, identifying primary businesses and building address numerals only, to be deducted from allowed sign area.

2) Height to be eight (8) feet minimum to the bottom of the sign and fifteen (15) feet maximum to the top of the sign with the sign centrally located on the tenant's leased area.

3) Signs to be wall-mounted shall be non-illuminated.

D. SIGNS PERMITTED IN PLANNED AREA DEVELOPMENTS (PAD)

1. All signs permitted in Section 1, Article VIII and Section 1 and 2, Article VII.

2. Business signs shall be in accordance with the following regulations:

   a. The total aggregate area of one (1) face of all signs on the premises pertaining to any one business shall not exceed 40 square feet. However, if the portion of the building adjacent to its lot's street-property line measures more than 40 lineal feet, then the total aggregate area of one face of all such signs on the premises may be increased in area at the rate of one (1) square foot of sign area for each foot of building frontage in excess of 40 lineal feet; but the total aggregate area of one face of all such signs on the premises shall not exceed 80 square feet for each business. For corner buldings, only the main entrance frontage shall be so measured.

   b. One (1) free-standing identification sign per street frontage of the entire site is permitted in accordance with the following:

      1) Such signs shall identify the center only, and shall not be counted in the total aggregate sign area for individual business identification.

      2) Maximum area of 24 square feet per sign.

      3) ~~A free-standing sign~~ identifying an individual business rather than the center shall be obtained only by the approval of the Director of Community Development with the final plan of development.

      4) A landscaped area shall be provided on site at the street frontage at the base of the free-standing sign, with said landscaped area of four (4) square feet for each square foot of sign area.

   c. All wall or fascia-mounted signs for individual business shall be uniform in terms of colors, shapes, and maximum vertical dimension with all other such signs in the center. A proposal for signing for the entire center shall be submitted prior to the issuance of any sign permit.

3. Service station price signs shall be as specified in Section 2.A, Article V.

IX

ARTICLE ~~VIII~~. TEMPORARY SIGNS

The following signs shall be permitted in all zoning districts according to the following regulations:

SECTION 1: SALE, LEASE OR RENT SIGNS: non-illuminated and not exceeding six (6) square feet in aggregate area and eight (8) feet in maximum height pertaining only to the land or building upon which displayed.

SECTION 2: SUBDIVISION ADVERTISING SIGNS: to be located on the site or within three quarters of a mile radius of the recorded subdivision and in accordance with the following schedule:

1. One (1) sign per arterial street or major entry.
2. Maximum sum of all such signs to total 160 square feet.
3. Maximum height above grade level shall be 18' for all such signs.
4. Such signs may be illuminated only by non-flashing lights and so shielded that only the face of the sign is illuminated.
5. Such signs may be maintained for a period of two (2) years, or until all the lots in the subdivision are sold, whichever occurs first.
6. Such signs shall not be located within 100' of any existing residential structure.
7. All off-site subdivision signs shall be subject to a Use Permit.

SECTION 3: FUTURE DEVELOPMENT SIGNS: Signs announcing the proposed development of property prior to issuance of a building permit for the purpose of displaying the name of the project, contractors, architect and any additional information pertaining to the site on which the signs are located are allowed in accordance with the following:

1. Maximum sign area shall not exceed thirty-two (32) square feet.
2. Such signs shall not be internally illuminated.
3. Such signs may be double faced.
4. One free-standing sign per each street on which the development has frontage.

3. The maximum size of any corporate flag shall not exceed 15 square feet. No one dimension to exceed six (6) feet in any direction.

4. Flags shall not include any advertising copy.

5. A permit is required to display any Corporate flag.

6. Corporate flags shall be permitted in industrial zoned districts only.

EXHIBIT W

ZONING ORDINANCE §9-906(D)(3)(d)

d. Duration of P.A.D. Zoning
Approval of a P.A.D. rezoning request shall be conditioned upon the start of construction beginning within one year of the date of approval action taken by the Town Council. If, at the expiration of this period, the start of construction has not begun, the property shall revert to its former zoning classification without Council or Commission action.

In the case of a proposed phased development, start of construction for the first phase must commence within one year, with the remaining phases commencing according to the approved phasing plan.

The Town may authorize extensions when deemed necessary.

VILLAGE AT SURPRISE-SOUTH P.A.D.

APPLICATION NO. PAD95-03

It is recommended to approve this request, PAD95-03, a Planned Area Development with a Preliminary Development Plan (dated February 24, 1995) be approved with the following stipulations:

a) Development in accordance with the Report entitled "Application for: Planned Area Development (PAD) Zoning with Preliminary Development Plan for The Villages at Surprise-South" as required to be revised,

b) Major changes to this P.A.D. and Land Use Plan with regard to use and intensity, must be processed as a revised application with approval by the City Council upon recommendation of the Commission. Minor changes to the Land Use Plan may be administratively approved by the City Manager and Planning and Zoning Department,

c) Phased final water, sewer and drainage reports for subject site must be approved by the City Engineer prior to approval of any further approval or issuance of any permits,

d) The irrigation system should be of the type which keeps overspray and wind drift to a minimum,

e) The applicant shall obtain an Earth Moving Permit from the County Bureau of Air Pollution Control prior to construction,

f) The Surprise Village Co. L.L.C. or its successor in interest is required to submit a Master Landscape Plan prior to approval of any further applications or issuance of permits,

g) Surprise Village Co. L.L.C. or its successor in interest, shall provide financial assurance for construction of a busbay at the following locations:

1) east of Citrus Road and Bell Road; and
2) east of Cotton Lane and Bell Road

Furthermore, a financial assurance shall be provided for construction of a bus shelter upon commencement of bus services in subject area or as deemed necessary by the City Council,

h) Surprise Village Co. L.L.C. or its successor in interest shall be responsible for 50% of cost for traffic signalization at the Citrus Road and Bell Road intersection,

i) Surprise Village Co. L.L.C. or its successor in interest shall be responsible for 50% of the cost for traffic signalization which consists of the following items:

1) Design of traffic signalization
2) Underground conduit
3) Pole Bases
4) Furnish and set four traffic signal poles with illuminares

The aforementioned improvements shall be installed upon improvement of the following intersections:

1) Bell Road and the 175th Avenue Alignment (Happy Trails Primary Entrance)
2) Greenway and Cotton Lane

j) The City will provide reasonable cooperation to Surprise Village Co. L.L.C. or its successor in interest for consideration of reduced pavement widths for **local roads only** in areas of limited access (i.e. cul-de-sacs, etc.). Final decision of local roadway widths less than 32' from back-of-curb to back-of-curb shall be administratively approved by the City Manager, City Engineer and Planning Director.

k) Submission of five (5) copies of the Report revised to incorporate the following data and information within 30 days of Council approval:

1) The site plan for school facilities located within the chevron shall be oriented to include multi-use parking for special events within the designated chevron area.

2) Delete the Residential Overlay concept shown on Figure Four (4), sheet two of two.

3) Consistency with the Surprise Comprehensive Development Guide, Section e, page 8, amend text to indicate MDR properties will not exceed 10 dwelling units per acre.

4) Common Areas, page 11, clarify the City will only maintain the WestPark area and all other open space areas may be maintained by a Maintenance District, Improvement District, or Community Facilities District...,

5) Building Setbacks, HDR Parcels, page 17, correct the subtitles of the Residential Building Setbacks.

6) Lot Area and Dimensions, LDR and MDR Parcels, (iii) Density, page 19, modify language to state except for accessory attached structures,

7) Lot Area and Dimensions, HDR Parcels, (iv) Distances Between Buildings, page 21, add "which ever is greater" at end of sentence.

8) Specifications and Standards for Streets, Utilities and Services, (c) Greenway Road, page 23, shall indicate Greenway Road as a 110' minor arterial. The Surprise Village Co. L.L.C. or its successor in interest shall dedicate 55' to centerline from east edge of property to Beardsley Canal. Additionally, section (i) to state as traffic warrants and if any subdivision penetrates through to Greenway Road.

9) Specifications and Standards for Streets, Utilities and Services, subsection g, page 25, revise text for local street right-of-way (minimum 32' from back-of-curb to back-of-curb).

10) Amendment, subsection (a), page 28, delete "except with regard to the Developer's ability to modify the residential area of Village 3 as discussed in the Villages at Surprise-South PAD."

11) Density Transfer, page 29, to include "Neither the Planning and Zoning Commission nor the City Council is obligated to approve an increase in the Maximum Density. The Developer agrees to provide the City at the time of platting, notice to the density assigned to parcel subject to platting.

12) Exhibit A, Legal Description and associated maps to be approved by the City Engineer.

13) Exhibit J, Design Guidelines, Parking Requirement section on page 3, must be amended to clarify intent and provide additional landscaping in parking lot areas.

14) Exhibit L, clarify proposed plat plans (i.e. public road, private drive, etc).

15) Exhibit S, Roadway Cross-Sections, modify local roadway section to reflect minimum 32' from back-of-curb to back-of-curb.

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
A P P R O V E D

Case No.: PADA 97-063

P&Z Comm. Approval: _____

City Council Approval: 11/28/1999

B.O.A. Approval: _____

Stipulations: _____

ORDINANCE NO. 98-25

AN ORDINANCE AMENDING THE ZONING OF A PARCEL LOCATED SOUTH OF BELL ROAD AND NORTH OF GREENWAY ROAD, EAST OF THE BEARDSLEY CANAL AND WEST OF THE AGUA FRIA EXPRESSWAY (303), IN THAT PART OF SECTIONS 1, 2 AND 3, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS DEFINED IN THAT PARTICULAR PLANNED AREA DEVELOPMENT KNOWN AS THE VILLAGES AT SURPRISE - SOUTH P.A.D. (PAD 95-03), BY AMENDING THE FINAL DEVELOPMENT PLAN WHICH IS CURRENTLY REQUIRED UNDER THE PARCEL'S PLANNED AREA DEVELOPMENT ZONING, AS APPLICATION PADA 97-63.

WHEREAS, the subject parcel is currently zoned Planned Area Development; and

WHEREAS, as a condition of that zoning the property owner is currently required to develop the property in accordance with a particular Final Development Plan; and

WHEREAS, the property owner desires to amend the Final Development Plan; and

WHEREAS, the amended Final Development Plan is consistent with changes which are occuring in the neighborhood, enhances the public health, safety and welfare, and complies with the Comprehesive Development Guide;

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The Planned Area Development zoning classification which currently applies to the property described on Exhibit A is amended as follows. The Final Development Plan which was previously approved as a requirement of the Planned Area Development zoning is amended as set forth in that certain document entitled "The Villages at Surprise - South P.A.D." dated September 22, 1998, as Application No.

PADA97-63, a copy of which is on file in the Community Development Department, is approved.

Section 3. All present and future owners of the property described on Exhibit A shall develop the property only as provided in the amended Final Development Plan and in compliance with the Stipulations contained in Exhibit B.

PASSED AND ADOPTED this 28th day of January, 1999

Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM

City Attorney

YEAS: Mayor Shafer, Vice-Mayor Broich, Councilmembers Montoya, Villanueva, Anderson & Johnson.

NAYS: Gutierrez was absent.

EXHIBIT A

Legal Description

AMRESCO

Recorded at the request of: **LEGAL DESCRIPTION**

FIRST SERVICE TITLE AGENCY, INC.

When recorded, mail to:
Teresa J. Storey, Esq.
NEHORE CRAIG, P.C.
[illegible] N. Central, Suite 2200
Phoenix, Arizona 85004-2390

0102825
11 of 14

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
94-0440320 06/02/94 02:16
[illegible]

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, the undersigned FIRST SERVICE TITLE AGENCY, INC., an Arizona corporation, as Trustee, under Trust No. 2010 the Grantor herein, does hereby convey to

Surprise Village Company L.L.C., an Arizona Limited Liability Company the Grantee,

the following real property located in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit "A" Attached Hereto and By Reference Made a Part Hereof

Subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Grantor warrants the title against all acts of the Grantor herein and no other, subject to the matters above set

Trustee named herein states that pursuant to the provisions of ARS 33-401, the affidavit of disclosure relative to its Trust No. 2010 has been recorded in the office of the County Recorder in the above County as Recording No. 88-457526.

Dated: June 1, 1994.

FIRST SERVICE TITLE AGENCY, INC., an Arizona Corporation, as Trustee under Trust No. 2010

BY: William C. Penn
William C. Penn Trust Officer

STATE OF Arizona
County of Maricopa } ss.

Date of Acknowledgement: June 1, 1994

Acknowledgement of William C. Penn as Trust Officer of FIRST SERVICE TITLE AGENCY, INC., An Arizona corporation, as Trustee. This instrument was acknowledged before me this date by the persons above-subscribed and if subscribed in a representative capacity, for the principal named and in the capacity indicated.

OFFICIAL SEAL
BARBARA M. NIEVES
NOTARY PUBLIC - STATE OF ARIZONA
MARICOPA COUNTY
My Comm. Expires May 3, 1995

Barbara M Nieves

My commission expires: 5-3-95

FST 2011 (8-90)

First Service Title Agency

EXHIBIT A TO ORDINANCE NO. 98-25

EXHIBIT 'A'

PARCEL NO. 1:

THAT PART OF SECTIONS 1, 2 AND 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 01 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 299.97 FEET; THENCE SOUTH 00 DEGREES 58 MINUTES 27 SECONDS WEST, A DISTANCE OF 65.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "STATE ROUTE 303", SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID "STATE ROUTE 303" THE FOLLOWING COURSES: THENCE SOUTH 00 DEGREES 57 MINUTES 06 SECONDS WEST, A DISTANCE OF 335.03 FEET; THENCE SOUTH 05 DEGREES 22 MINUTES 48 SECONDS EAST, A DISTANCE OF 1358.46 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 1807.34 FEET; THENCE SOUTH 07 DEGREES 17 MINUTES 45 SECONDS WEST, A DISTANCE OF 1359.33 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 36 SECONDS WEST, A DISTANCE OF 367.03 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "GREENWAY ROAD", SAID LINE BEING PARALLEL WITH AND 33.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 23 MINUTES 29 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2302.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "COTTON LANE", SAID LINE BEING PARALLEL WITH AND 33.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID SECTION 1; THENCE NORTH 00 DEGREES 54 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2621.78 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 50 SECONDS EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2583.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "BELL ROAD", SAID LINE BEING PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 01 MINUTES 33 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.00 FEET; THENCE NORTH 00 DEGREES 52 MINUTES 50 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 01 MINUTES 33 SECONDS EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2287.03 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT ALL MINERALS INCLUDING, WITHOUT LIMITING THE GENERALITY THEREOF, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, AS WELL AS METALLIC OR OTHER SOLID MINERALS, CONTAINED IN THAT PORTION OF SAID PREMISES LYING WITHIN THAT PART OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY'S FORMER 50 FOOT WIDE RIGHT-OF-WAY DESCRIBED IN PARCEL 1 OF INSTRUMENT RECORDED IN BOOK 215 OF DEEDS, PAGES 133 AND 134, AS SAID MINERALS ARE RESERVED TO THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY COMPANY, IN INSTRUMENT RECORDED JULY 19, 1960 IN DOCKET 3353, PAGE 116.

PARCEL NO. 2:

THAT PART OF SECTIONS 2 AND 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST QUARTER CORNER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 52 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2, A DISTANCE OF 85.28 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 10 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "COTTON LANE", SAID LINE BEING PARALLEL WITH AND 33.00 FEET WESTERLY, AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE OF SAID SECTION 2, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 52 MINUTES 50 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2583.27 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 11 SECONDS WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2655.07 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 19 MINUTES 44 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2608.77 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 2609.21 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST, DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST, A DISTANCE OF 75.00 FEET; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 33.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2519.05 FEET TO A POINT ON THE EAST-WEST MIDSECTION LINE OF SAID SECTION 2; THENCE NORTH 89 DEGREES 09 MINUTES 42 SECONDS WEST ALONG SAID EAST-WEST MIDSECTION LINE, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 13.00 FEET EASTERLY, AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 00 DEGREES 51 MINUTES 15 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 2627.11 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 2; THENCE NORTH 89 DEGREES 19 MINUTES 00 SECONDS WEST, A DISTANCE OF 13.00 FEET TO THE SOUTHEAST CORNER OF SECTION 3; THENCE NORTH 00 DEGREES 51 MINUTES 15 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 33.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "GREENWAY ROAD", SAID LINE BEING PARALLEL WITH AND 33.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID SECTION 3; THENCE NORTH 89 DEGREES 49 MINUTES 43 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2645.88 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 53 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1454.80 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 07 SECONDS EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 40.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 49 MINUTES 53 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 134.33 FEET TO A POINT ON THE EASTERLY LINE OF THAT CERTAIN STRIP OF LAND 30.00 FEET WIDE, IMMEDIATELY ADJOINING AND PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF THE MAIN CANAL OF THE MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NO. 1; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING COURSES: THENCE NORTH 07 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 645.87 FEET TO A POINT ON A 458.47 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 81 DEGREES 38 MINUTES 29 SECONDS WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 58

MINUTES 00 SECONDS, A DISTANCE OF 383.82 FEET; THENCE NORTH 39 DEGREES 36 MINUTES 29 SECONDS WEST, A DISTANCE OF 329.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 379.30 FOOT RADIUS, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38 DEGREES 12 MINUTES 00 SECONDS, A DISTANCE OF 252.89 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 29 SECONDS WEST, A DISTANCE OF 339.60 FEET TO THE BEGINNING OF A TANGENT CURVE OF 259.54 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34 DEGREES 39 MINUTES 00 SECONDS, A DISTANCE OF 156.96 FEET; THENCE NORTH 33 DEGREES 14 MINUTES 31 SECONDS EAST, A DISTANCE OF 553.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 816.09 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 17 DEGREES 31 MINUTES 00 SECONDS, A DISTANCE OF 249.50 FEET; THENCE NORTH 15 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 126.60 FEET TO THE BEGINNING OF A TANGENT CURVE OF 578.09 FOOT RADIUS, CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25 DEGREES 26 MINUTES 00 SECONDS, A DISTANCE OF 256.61 FEET; THENCE NORTH 09 DEGREES 42 MINUTES 29 SECONDS WEST, A DISTANCE OF 1327.80 FEET TO THE BEGINNING OF A TANGENT CURVE OF 140.99 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 84 DEGREES 48 MINUTES 00 SECONDS, A DISTANCE OF 208.67 FEET; THENCE NORTH 75 DEGREES 05 MINUTES 31 SECONDS EAST, A DISTANCE OF 583.90 FEET TO THE BEGINNING OF A TANGENT CURVE OF 577.83 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56 DEGREES 22 MINUTES 00 SECONDS, A DISTANCE OF 568.46 FEET; THENCE NORTH 18 DEGREES 43 MINUTES 31 SECONDS EAST, A DISTANCE OF 39.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "BELL ROAD"; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID "BELL ROAD" THE FOLLOWING COURSES: THENCE SOUTH 89 DEGREES 18 MINUTES 22 SECONDS EAST, A DISTANCE OF 24.64 FEET TO THE BEGINNING OF A TANGENT CURVE OF 6865.00 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 41 MINUTES 56 SECONDS, A DISTANCE OF 802.64 FEET; THENCE NORTH 83 DEGREES 59 MINUTES 42 SECONDS EAST, A DISTANCE OF 500.00 FEET TO THE BEGINNING OF A TANGENT CURVE OF 6735.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 42 MINUTES 15 SECONDS, A DISTANCE OF 788.06 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 18 MINUTES 03 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1056.16 FEET; THENCE SOUTH 44 DEGREES 14 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.25 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE SOUTH 89 DEGREES 18 MINUTES 03 SECONDS EAST, A DISTANCE OF 100.77 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST, A DISTANCE OF 9.23 FEET; THENCE NORTH 45 DEGREES 37 MINUTES 22 SECONDS EAST, A DISTANCE OF 28.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1993.46 FEET TO THE BEGINNING OF A TANGENT CURVE OF 6735.00 FOOT RADIUS, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 00 SECONDS, A DISTANCE OF 305.62 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 6865.00 FOOT RADIUS, CONCAVE NORTHERLY; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 01 MINUTES 48 SECONDS, A DISTANCE OF 243.22 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 45 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 19 SECONDS EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT ON A 6865.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 00 DEGREES 34 MINUTES 32 SECONDS EAST; THENCE EASTERLY ALONG SAID CURVE,

THROUGH A CENTRAL ANGLE OF 00 DEGREES 10 MINUTES 01 SECONDS, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 79.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1966.09 FEET TO THE BEGINNING OF A TANGENT CURVE OF 6865.00 FOOT RADIUS, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 00 SECONDS, A DISTANCE OF 311.52 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE OF 6735.00 FOOT RADIUS, CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02 DEGREES 36 MINUTES 00 SECONDS, A DISTANCE OF 305.62 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 65.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 9.67 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 50 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 85.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 35 MINUTES 40 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 22.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT FROM THE WEST HALF OF SECTION 3, ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 100 FEET BELOW THE SURFACE AS RESERVED BY THE SANTA FE LAND IMPROVEMENT COMPANY, A CALIFORNIA CORPORATION, IN INSTRUMENT RECORDED IN BOOK 412 OF DEEDS, PAGE 558.

PARCEL NO. 3:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 8.85 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 22 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 34 MINUTES 38 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 45 DEGREES 37 MINUTES 22 SECONDS WEST, A DISTANCE OF 28.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE NORTH 00 DEGREES 49 MINUTES 22 SECONDS EAST, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 4:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 18 MINUTES 03 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 120.89 FEET; THENCE SOUTH 00 DEGREES 41 MINUTES 57 SECONDS WEST, A DISTANCE OF 55.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, SAID POINT ALSO BEING

THE TRUE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 18 MINUTES 03 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 49 MINUTES 22 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 75.00 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE NORTH 44 DEGREES 14 MINUTES 21 SECONDS WEST, A DISTANCE OF 28.25 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT B

Stipulations

RECOMMENDATION: (PADA97-63)

Subject request is consistent with the amended Surprise Comprehensive Development Guide. Furthermore, approval of this request would allow for efficient and orderly development. Additionally, approval of this request will not adversely impact the surrounding area. Planning and Zoning Commission **recommends** that this request, a Planned Area Development Amendment for Villages at Surprise-South (Application No. PADA97-63), **be approved** by City Council subject to the following stipulations:

SPECIAL STIPULATIONS:

a) The text to be inserted into the sideyard setback portion of the amended setback exhibit shall be revised to match revised language highlighted on page three of Design Guidelines;

b) The following items shall be deleted from the proposed language on Page 4 allowing administrative review and approval of facilities: "utility facilities, such as telephone and electric switching cabinets, electrical transformers and substations, gas metering and vent piping, sewage lift stations, well sites, water plant and other similar facilities,"

STANDARD STIPULATIONS:

c) Major changes to this PAD amendment with regard to use and intensity must be processed as a revised application with approval by the City Council upon recommendation of the Planning and Zoning Commission. Minor changes to the PAD amendment may be administratively approved by the City Manager and the Community Development Director;

d) Submission of a Written Response to Stipulations and four (4) copies of the revised PAD document. Said submission must be under one (1) transmittal package.

MEMORANDUM

Date: December 30, 1998

TO: Richard McComb, City Manager, for the Honorable Mayor and City Council

From: Shirley Berg, Community Development Director
By: Ed Packard, Planner

RE: ADMINISTRATIVE APPROVAL OF TEMPORARY AND OTHER USES IN RESIDENTIAL ZONES

This memo is in response to a request from City Council for information concerning administrative approvals for certain uses, including temporary uses in single-family residential zones. Ordinance 98-25, an amendment to the Villages at Surprise – South PAD, is scheduled for a second reading by City Council on January 14, 1999.

As part of this amendment, the applicant has requested that certain temporary and utility uses be allowed with administrative approval of a site plan only instead of requiring approval of a Conditional Use Permit. *Administrative Approval* requires approval of a site plan by the Community Development Director. A *Conditional Use Permit* requires approval of the Planning and Zoning Commission at a public hearing. Public notification is also required for a Conditional Use Permit.

The following chart outlines by use, what is allowed in the current Zoning Ordinance, previously approved PADs, and the proposed PAD amendment.

	Temporary Construction Trailer/Yard	Tempororay Sales Office	Temporary Model Homes (typically 3 years)	Water Storage, Wells, Sewage, and Other Utility Facilities
Title 17 Zoning Ordinance (No PAD)	CUP	CUP	CUP	CUP
Mtn Vista Ranch PAD approved 3/96	Admin Approval	Admin Approval	Admin Approval	CUP
Arizona Traditions PAD approved 3/95	Admin Approval	Admin Approval	Admin Approval	CUP
Sun City Grand PAD approved 11/94	Admin Approval	Admin Approval	Admin Approval	CUP
Proposed Amendment to Surprise Farms PAD	Admin Approval	Admin Approval	Admin Approval	Admin Approval

CUP = Conditional Use Permit (Planning and Zoning Commission approval with public noticing)
Admin Approval = Minor site plan approval by Community Development Director

Please contact the Community Development Director with any questions you may have.

CITY MANAGER'S OFFICE

City of Surprise
MEMORANDUM
1/12/99

To: Mayor Shafer
Vice Mayor Broich
Councilman Anderson
Councilman Gutierrez
Councilwoman Johnson
Councilman Montoya
Councilman Villanueva

From: City Manager Richard McComb

Subject: Administrative Approval of Temporary and Other Uses in Residential Areas

At a recent council meeting Rus Ewers with Westcor asked to have his PAD amended to allow the administration to approve certain changes in the PAD. At that time I was unfamiliar with what he was talking about and the council tabled the issue until we could receive some additional information. I now have that information.

Per the chart on the attached memo, there are four categories that Russ wanted to have the staff be able to approve rather than going through the extensive paper work required to take it to P&Z.

The four areas are Temporary Construction Trailer/Yards; Temporary Sales Office; Temporary Model Homes; and Water Storage, Wells, Sewage, and Other utility Facilities. Three of the four are temporary uses.

At the present time all four categories require C&P approval under the City's Title 17 Zoning Ordinance unless the council approves a variance of that code in the PAD.

The workload going to P&Z has been more cumbersome over the past few years and there are certain issues that can be best resolved through the administrative process. I would suggest to the council that it would be appropriate to allow administrative approval of the following temporary uses such as:

1. Temporary Construction Trailer/Yards
2. Temporary Sales Offices
3. Temporary Model Homes

However, I do not agree that the administration should possess the power to approve Water Storage, Wells, Sewage (wastewater treatment facilities) and other Utility Facilities since they are permanent type facilities which will have a long term impact on the development and the city.

There are three ways of dealing with the issue and I seek council direction on how to proceed.

A. Leave it the way it is.
B. Approve, or consider approving, each time a PAD is considered.
C. Do a text amendment on Article 17, to address the issue as the council desires.

Please advise me as to how you wish for me to proceed.

Memorandum

DATE: DECEMBER 3, 1998

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

RE: VILLAGES AT SURPRISE – SOUTH PLANNED AREA DEVELOPMENT AMENDMENT PADA 97-63

The first reading of Ordinance No. 98-25 was read as the Planning and Zoning Commission recommended including stipulation "b" stating:

"The following items shall be deleted from the proposed language on Page 4 concerning administrative review and approval of facilities: "sewage lift stations, well sites, water plant and other similar facilities, model complexes, temporary construction offices and yards";

The applicant has requested reconsideration of stipulation "b" as recommended by the Planning and Zoning Commission. Deletion of stipulation "b" would allow an administrative approval process by staff of sewage lift stations, well sites, water plant and other similar facilities, model complexes, temporary construction offices and yards. The applicant requests that stipulation "b" be omitted from the second reading of Ordinance 98-25. Staff supports this request.

REPORT TO THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL

PREPARED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

CASE NO: PADA 97-63 (Planned Area Development Amendment, Villages at Surprise - South)

Planning and Zoning Commission Hearing Date: October 20, 1998
City Council Hearing Date: November 12, 1998

REQUEST: Russ Ewers of Carefree Partners is requesting approval of a planned area development amendment for Villages at Surprise–South (Surprise Farms) PAD.

SITE LOCATION: Subject site is located south of Bell Road, north of Greenway Road, west of Estrella Highway, and east of Beardsley Canal; within Section 2 and portions of Section 1 and 3, Township 3 North, Range 2 West, Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SITE SIZE: Subject subdivision consists of **1,415 acres.**

CONFORMANCE TO ADOPTED LAND USE PLANS:

GENERAL PLAN: This request complies with the Surprise Comprehensive Development Guide. If approved, this request will comply with the General Plan Land Use Map.

DEVELOPMENT PLAN: If approved by the City Council, this PAD amendment will comply with the Villages at Surprise–South Planned Area Development Plan.

COMMENTING JURISDICTIONS:

Town of Buckeye:	No comments were received.
City of El Mirage:	No comments were received.
City of Peoria:	No comments were received.
Maricopa County:	No comments were received.
Dysart Unified School District:	No comments were received.
Maricopa Water District:	No comments were received.
Luke Air Force Base:	No comments were received.
Maricopa County Flood Control	No comments were received.

DEPARTMENTAL REVIEW:

The **Engineering Department** has reviewed this application and is recommending approval subject to the stipulations listed under "Recommendations."

The **Fire Department** has reviewed this application and is recommending approval subject to the stipulations listed under "Recommendations."

The **Public Works Department** has reviewed this application and is recommending approval subject to the stipulations listed under "Recommendations."

RECOMMENDATION:

Planning and Zoning Commission recommends that City Council approve the planned area development amendment for Villages at Surprise–South (PADA97-63), subject to stipulations listed under "Recommendations."

EXISTING AND SURROUNDING ZONING:

1.	ON-SITE:	Planned Area Development (Villages at Surprise-South)
	NORTH:	Planned Area Development (Villages at Surprise-North, and Happy Trails)
	EAST:	Planned Area Development (Northwest Ranch)
	SOUTH:	County zoned R-43
	WEST:	County zoned R-43

EXISTING AND SURROUNDING LAND USE :

2.	ON-SITE:	Agriculture
	NORTH:	Single family residential
	EAST:	Agriculture
	SOUTH:	Agriculture
	WEST:	Vacant undeveloped land

ADJACENT ROAD STATUS:

3.	**Bell Road**	Currently exists 130 feet right-of-way, three lanes in each direction, landscaped median, and landscape tracts and meandering sidewalks on both sides.
4.	**Greenway Road**	Currently exists as a 66 foot right-of-way dirt road.

5. **Estrella Highway** — Exists as a 300 foot right-of-way expanding to 600 feet at intersections with one lane of travel in each direction.

EXISTING UTILITIES AND SERVICES STATUS:

6. **WATER** — Citizens Utilities

7. **SEWER** — City of Surprise

8. **FIRE PROTECTION:** — The Surprise Fire Department has a fire stations located at 15616 North Hollyhock Street and 18600 North Reems Road.

9. **POLICE PROTECTION:** — The Surprise Police Department currently has a station located at 12425 W. Bell Road and a substation at 18600 North Reems Road.

100 YEAR ASSURED WATER SUPPLY CERTIFICATION:

10. A Certificate of 100 Year Assured Water Supply will be required for development within this PAD at the time of Final Plat submittal.

STREET LIGHT IMPROVEMENT DISTRICT:

11. Not applicable to this project.

PLAN ANALYSIS:

12. This application is to amend the existing Surprise Villages-South PAD (PAD95-03). No development has yet been approved for this PAD. Proposed changes to the PAD are mostly minor, to bring the older PAD up to date with general development in the City of Surprise and current market conditions.

13. References to the old zoning ordinance are updated to refer to the correct sections of the present ordinance. For example Zoning Ordinance § 6-602 is changed to Zoning Ordinance Section 17.24.020.

14. The concept of three separate villages in the PAD is proposed to be changed and references to these villages will be eliminated.

15. The scope of administrative approvals for permitted uses within the PAD is proposed. These uses include "(e.g. utility facilities such as telephone and electric switching cabinets, electric transformers and substations, gas metering and vent piping, sewage lift stations,

well sites, water plant and other similar facilities, model complexes, temporary construction offices and yards ....".

16. Figures 6 and 7, exhibits showing primary and secondary entrance details have been enhanced to show more detail in landscaping, features, and design.

17. Language on setback exhibits has been changed for clarification. Current sideyard setbacks required are minimum seven feet on one side with minimum three feet on the other and a required ten feet separation between buildings. Language proposed maintains the ten foot separation between homes but allows a minimum three foot setback on either side. This allows homes to have five foot sideyard setbacks and other possibilities as long as the ten foot separation between structures is maintained.

18. Plant species have been added to the Landscape Palette to update the desired design concept for this development and to add variety to the landscape.

19. Changes have been made in the legal and planning parts of the Project Team. The Legal Team is made up of property owners and consultants responsible for the development of this project.

20. A page has been added to depict flag lot setbacks. This is a new exhibit and not a revision.

21. It has been determined that the Planned Area Development Amendment for Villages at Surprise will not adversely impact the surrounding property values and provides acceptable land use types and densities. Furthermore, this request will not be detrimental to the health, safety, or welfare of the community.

Attachments:

1. Applicant's Project Narrative and pages with proposed changes.

ATTACHMENT 1

CAREFREE
PARTNERS

September 22, 1998

RECEIVED
OCT - 1 1998

Hand Delivered

Mr. Edward Packard
CITY OF SURPRISE
12425 West Bell Road, Bldg. D-100
Surprise, AZ 85374

RE: The Villages at Surprise – South Revised PAD
Sixth Submittal

Dear Ed:

Attached please find a summary of the revisions, which included your comments that comprise our revised PAD for the above referenced project.

We offer the following comments for your better understanding:

Table of Contents

This page will only be revised if in its final accepted format there are housekeeping changes that necessitate final page numbering.

Exhibits

The listed Exhibits have been revised and updated as follows:

A - This Exhibit was noted in earlier submittals as "pending". Since Staff has indicated that the pending legal descriptions can be handled as a later minor amendment, it is being removed from consideration at this time.

11411 North Tatum Boulevard / Phoenix, Arizona 85028-2399 / Tel 602 953 8700 / Fax 602 953 6449

C, D, E, F, G, I, N, O, P, Q, R, V and W – We have replaced the old Zoning Ordinances with new Zoning Ordinance sections. (Note: these are not attached in order to simplify the size of this review packet.) Furthermore, any place in the text where the old Ordinance was referenced has been replaced with the new reference.

H - We have updated the Landscape Palette with new species, and revised the plan to properly reflect the primary and secondary entries.

J- We have updated the Design Guidelines to (i) include the above listed plant palette, (ii) define a mechanical equipment location requirement with regard to side yard setbacks, and (iii) corrected a spelling error on page 3.

M- We have (i) added the flag lot detail, (ii) added the mechanical equipment location language as noted above in Exhibit "J", (iii) included a sketch defining setbacks and building element spacing, and (iv) corrected the language in the notes to agree with the data table on Page 17.

Y - We have added a section for Minor and Administrative Amendment Approvals.

Figures

4-	(6-10-97)	Combined the Land Use Data Tables, eliminating reference to Villages 2 & 3 and correcting the density totals to agree with the narrative
6-	(11-24-97)	Revised location map and provided conforming design details for entry.
7-	(7-24-97)	Revised location map and provided conforming design and location details for entries.
8 -	(7-24-97)	Revised phasing to conform to current planned build-out.

Pages 3, 6, 11 and 24

References to Villages 2 and 3 have been removed and appropriate language changes have been made in each instance.

Page 4 – Principally Permitted Uses

Under this item we have added a listing of utility facility and other uses that would more practically be handled with administrative review and approval.

Added the word "is" to the sixth line from the bottom after R1-5 to make the sentence complete.

Pages 20, 22

References made to the City of Surprise Zoning Ordinances have been changed from Chapters to Sections.

Page 12

The further refinement provided in this revision of the primary and secondary entry elements along Cotton Lane and Bell Road have been addressed appropriately in the narrative.

Page 17 – Minimum Residential Building Setbacks

After our experience in evaluating the acceptable setbacks of patio covers on the Arizona Traditions project, we have added an example of an "unenclosed patio cover" as an accessory use to the table of minimum building setbacks, in order to avoid future confusion.

Footnote 2 (2a and 2b) has also been revised to deal separately with LDR and MDR setback issues and to better define and clarify the original intent of these setbacks for both product types.

Page 31

The Planning group has been expanded to include James Dalton & Associates and Legal representation has been revised to include Storey & Pieroni PLC (Lesa J. Storey).

The revision of this document is reflected in the City Approvals section and the front cover page.

EXHIBIT J – DESIGN GUIDELINES

Page 3

The space in any required side yard shall be open and unobstructed from any permanent structure. Mechanical equipment, such as air conditioners, pool equipment, etc., may be constructed within the rear yard or side yard provided that in no case shall such equipment be nearer than five feet (5') to the property line.

Please provide us with any additional comments or questions at your earliest opportunity.

Very truly yours,

Russell E. Ewers

Enclosures

cc: Lesa Storey w/attachments
John Graham w/attachments

SUMMARY OF VILLAGE AT SURPRISE – SOUTH

PAD REVISION
September 22, 1998

Cover Page. This page has been revised to reflect the current revisions date of September 22, 1998

Table of Contents. This will only be revised if in its final accepted format there are house keeping changes that need to be made that will necessitate a change in page numbering.

Exhibits. The Exhibits list has been revised as follows:

Exhibits	Old	New
C	Zoning Ordinance § 6-602	Zoning Ordinance Section 17.24.020
D	Zoning Ordinance § 7-704	Zoning Ordinance Section 17.28.040
E	Zoning Ordinance § 7-706	Zoning Ordinance Section 17.28.060
F	Zoning Ordinance § 6-603	Zoning Ordinance Section 17.24.030
G	Zoning Ordinance § 7-708	Zoning Ordinance Section 17.28.080
H	Landscape Palette (2-23-95)	Landscape Palette (8-12-97)
I	Zoning Ordinance § 9-906G	Zoning Ordinance 17.36.060;G(1)&(2)
J	Design Guidelines (3-29-95)	Design Guidelines (8-26-98)
M	Typical Detail Setbacks (5-15-95)	Typical Detail Setbacks (8-26-98)
N	Zoning Ordinance § 7-701 (G)	Zoning Ordinance Section 17.28.010(G)
O	Zoning Ordinance Article VIII	Zoning Ordinance Chapter 17.32
P	Zoning Ordinance § 7-712	Zoning Ordinance Section 17.28.120
Q	Zoning Ordinance § 7-713	Zoning Ordinance Section 17.28.130
R	Zoning Ordinance § 7-705(F)	Zoning Ordinance Section 17.28.050
V	Ordinance No. 85-8	Zoning Ordinance Section 17.32.100
W	Zoning Ordinance § 9-906(D)(3)(d)	Zoning Ordinance Section 17.36.060(D)(3)(d)
Y	None	Minor and Administrative Amendments

Figures The Figures list has been revised as follows:

Figure	Old	New
4	Land Use Plan – South (3-24-95)	Land Use Plan – South (6-10-97)
6	Village Center Entry Conceptual Plan (12-7-94)	Village Center Entry Conceptual Plan (11-24-97)
7	Secondary Entry Conceptual Plan (11-22-94)	Secondary Entry Conceptual Plan (7-24-97)
8	Land Use Plan – South – Phasing Plan (2-23-95)	Land Use Plan – South – Phasing Plan (7-24-97)

Page 3 – Land Uses (a) Residential

Delete - "… Village 3 …."
Add - "…the property abutting the west right-of-way line at Loop 303…"

Figure 4 – Land Use Plan

The Land Use Plan has been revised removing references to Village 2 & 3, combining the acreage table, and correcting the allowed densities to agree with the PAD narrative, which was correct.

Page 4 – Land Uses (a) Residential (Continued)

Under Principally Permitted Uses add, "(e.g. utility facilities such as telephone and electric switching cabinets, electric transformers and substations, gas metering and vent piping, sewage lifts stations, well sites, water plant and other similar facilities, model complexes, temporary construction offices and yards with Administrative review and approval)".

Page 4 – Land Uses (a) Residential (Continued)

Delete - "…6-602 and 7-704…"
Add - "…17.24.020 and 17.28.040…"

Page 4 – Land Uses (a) Residential (Continued)

Added "is" after R1-5 in the sixth line from the bottom to complete the sentence.

Page 5 – Land Uses (a) Residential (Continued)

Delete - "…6-602 and 7-706…"
Add - "…17.24.020 and 17.28.060…"

Page 6 – Land Uses (c) Commercial

Delete - "…rest of Village 3…"
Add - "…residential uses immediately to the South…"

Delete - "…from both Village 2 and 3…"
Add - "…throughout the community…"

Page 7 – Land Uses (c) Commercial (Continued)

Delete - "...6-603 and 7-708..."
Add - "...17.24.030 and 17.28.080..."

Page 11 – Allocation of Land Uses

Delete - Heading, "Villages 2 & 3"

Page 12 – Common Areas

Add - "...features..." (two places)
Delete - "...on Bell Road..."
Add - "...the intersections of ..."
Add - "...and Cotton Lane with Bell Road..."

Figure 6 – Primary Entry

Figure 6 has been revised to reflect a more detailed presentation of the entry theme elements at the intersections of Cotton Lane and Citrus Road with Bell Road.

The windmill element has been noted to be subject to separate Master Sign Plan approval.

Figure 7 – Secondary Entry

Figure 7 has been revised to reflect a more detailed presentation of the entry theme elements.

Page 13 – Landscaping

Delete - "...9-906 G(1) and (2)..."
Add - "...17.36.060; G(1) and (2)..."

Page 14 – Landscaping

Delete - "...8-803..."
Add - "...17.32..."

Page 17 – Building Setbacks

Add - "...(e.g., unenclosed patio covers)..."

Page 17 – Building Setbacks, Footnotes 2a and 2b

2 – Delete - Existing footnote
2a – Add - "A minimum separation of 10' between adjacent structures (measured between exterior walls) shall be maintained, and the minimum setback on each side yard shall be 3'."
2b – Add - "A 0' setback is permitted as long as the remaining sideyard on that individual lot is a minimum of 10'."

Page 20 – Lot Area and Dimensions (a) LDR and MDR Parcels

(iv)
Delete - "…7-701(G)…"
Add - "…17.28.010(G)…"

(v)
Delete - "…Article VIII…"
Add - "…Section 17.32…"

(vi)
Delete - "…7-712 and 7-713…"
Add - "…17.28.120 and 17.28.130…"

Page 21 – Lot Area and Dimensions (b) HDR Parcels

(iii) Schedule of Allowances
Delete - "…7-705(F)…"
Add - "…17.28.050…"

Page 22 – Lot Area and Dimensions (b) HDR Parcels

(v) Additional Building and Performance Standards
Delete - "…Article VIII…"
Add- "…Section 17.32…"

(vi) Relationship to Overlay Zones
Delete - "…7-712 and 7-713…"
Add - "…7.28.120 and 7.28.130…"

Page 22 – Lot Area and Dimensions (c) Commercial Parcels

(ii) Additional Building and Performance Standards
Delete - "…Article VIII…"
Add - "…Section 17.32…"

Page 23 – Lot Area and Dimensions (c) Commercial Parcels

(iii) Relationship to Overlay Zones
Delete - "…7-712 and 7-713…"
Add - "…17.28.120 and 17.28.130…"

Page 23 – Lot Area and Dimensions (d) and Access (iii)

Delete - "…7-708 E (2) and (3)…"
Add - "…17.28.080…"

Page 24 – Specifications and Standards for Street, Utilities and Services (b) Cotton Lane

Delete - "Village 2 shall be responsible for the west half and Village 3 shall be responsible for the east half improvements."

Page 27 – Signage

Add - "…Sign…"
Delete - "…85-8…"

Add - "…the current Sign…" (two places)
Delete - "…85-8…"(two places)

Page 28 – Phasing

Delete - "…9-906(D)(3)(d)…"
Add - "…17.36.060(D)(3)(d)…"

Delete - "…9-906 G(1) and (2)…"
Add - "…17.36.060G(1) and (2)…"

Figure 8 – Phasing Plan

Figure 8 has been revised to reflect the most current phasing plan.

Page 31 – Project Team

Add to Planning -	James Dalton & Associates 7502 East Monterey Way Scottsdale, AZ 85251 Attn: Doug Dunn
Delete from Legal	Gallagher & Kennedy, P.A. 2600 N. Central Avenue Phoenix, AZ 85004 Attn: Steven A. Betts Dana Stagg Belknap
Add to Legal	Storey & Pieroni 3030 East Camelback Road, Suite 265 Phoenix, AZ 85016 Attn: Lesa Storey

Page 32 – City Approvals

Add - "...and revised and approved as dated September 22, 1998..."

Exhibits

C, D, E, F, G, I, N, O, P, Q, R, V, W – Have all been updated with the most current City Zoning Ordinance.

H - Revised the plan to reflect the primary and secondary entries.
The Landscape Palette has been revised to include:

Orchid Tree
Cascalote
Australian Willow
Glossy Previt
Desert Fern
Swan Hill Olive
Chinese Pistach
Oak
African Sumac
Brazilian Pepper Tree
Texas Mountain Laurel

Cassia
Dalia
Chuparosa
Sage
Red Salvia
Desert Carpet Acacia
Desert Broom "Centennial"
Lantana
Rock Point Keplant
Verbena

J- Design Guidelines (Revised September 22, 1998)

Page 3 – Set backs

Add - "The space in any required side yard shall be open and unobstructed from any permanent structures. Mechanical equipment, such as air conditioners, pool equipment, etc., may be constructed within the rear yard or side yard provided that in no case shall such equipment be nearer than five feet (5') to the property line."

Pages 25 & 26 – Recommended Landscape Palette

The landscape palette has been revised to match the Exhibit H listing above.

M - Setback Exhibit (Revised August 26, 1998)

A fifth page has been added to depict flag lots and pages 1 through 4 of 5 have been renumbered accordingly.

- Added setback language related to mechanical equipment in side yard (see above).
- Added sketch defining setbacks and building element spacing.
- Corrected the language in the notes to agree with the data table on Page 17.

X - Will be revised to incorporate any new stipulations.

Y - A new section is added for approved minor and administrative amendments.

approve an increase in the Maximum Density. The Developer agrees to provide the City, at the time of platting, notice as to the density assigned to the parcel subject to platting.

Project Team

Ownership

Surprise Village Co., L.L.C.
11411 North Tatum Blvd.
Phoenix, AZ 85028
Attn: Richard B. West

and

426 North 44th Street, Suite 315
Phoenix, AZ 85008
Attn: John Graham

Planning

A. Wayne Smith & Associates
6106 South 32nd Street
Phoenix, AZ 85040

and

The Planning Center
2525 East Arizona Biltmore Circle, Suite 236
Phoenix, AZ 85016

and

James Dalton & Associates
7502 East Monterey Way
Scottsdale, AZ 85251
Attn: Doug Dunn

Civil Engineering

Greiner, Inc.
7310 North 16th Street, Suite 160
Phoenix, AZ 85020
Attn: Albert ma

Traffic Engineering

Lee Engineering
3240 East Camelback Road, Suite 180
Phoenix, AZ 85018
Attn: Ken Howell

Zoning/Legal

~~Gallagher & Kennedy, P.A.~~
~~2600 North Central Avenue~~
~~Phoenix, AZ 85004~~
~~Attn: Steven a. Betts~~
~~Dana Stagg Belknap~~

Storey & Pieroni
3030 East Camelback Road, Suite 265
Phoenix, AZ 85016
Attn: Lesa Storey

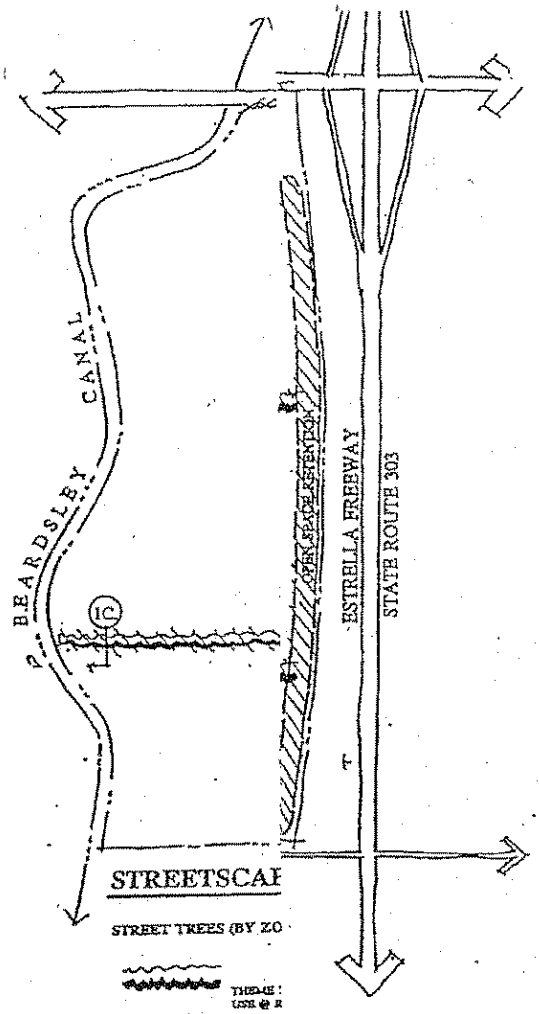
THE VILLAGES AT SURPRISE

Surprise Village Company

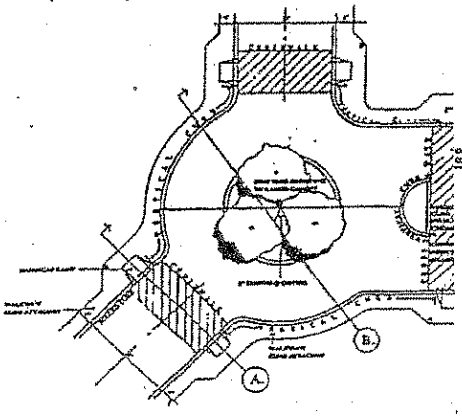
LANDSCAPE CONCEPT

SOUTH

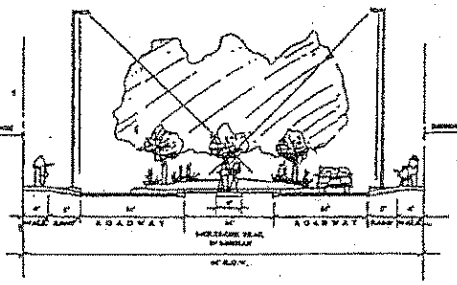
EXHIBIT "H"
(ONE OF THREE)



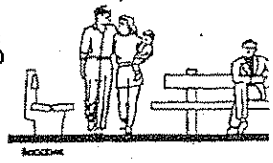
6. ROTARY - PLAN & SECTIONS (TYPICAL)



C. SECTION / ELEVATION:
VIEW TO "ROUNDABOUT" FROM COLLECTOR STREET W/ MEDIAN
(16' MEDIAN WITH TWO ADJACENT TRAVEL LANES @ 16' EACH)



7. STREET FURNISHINGS
(TYPICAL GROUPING @ CHEVRON EDGE AND WESTPARK)



REVISIONS		
#	Date	Comments
1	12/22/94	Landscape Concept Plan
2	2/15/95	Add'l site furnishings/ Legend note
3	2/23/95	Revised text
4	6/10/97	Add primary entry at Cotton Ln
5	8/12/97	Update species

AWS & A

THE PLANNING CENTER

City Approvals

The Preliminary and Final Development Plan PAD No. 95-03 for the Villages at Surprise-South was approved on March 27, 1995, and revised and approved as dated ~~August 26, 1998~~ September 22, 1998, subject to stipulations found in the Appendix at Exhibit "X".

c:/surprise/farms/padsou

EXHIBIT "H"
(TWO OF THREE)

Botanical Name	*Common Name*
PALMS	
Phoenix Dactylifera	Phoenix Date Palm
TREES	
Acacia (species)	Acacia
*Bauhinia (Species)	Orchid Tree
*Caesalpinia Cacalaco	Cascalote
Cercidium Floridum	Blue Palo Verde
Cercidium Praecox	Palo Brea
Chilopsis Linearis	Desert Willow
Dahlbergia Sissoo	Sissoo Tree
Faxinus Velutina "Rio Grande"	Fan-Tex Ash
*Geijera Parviflora	Australian Willow
Jacaranda Mimosifolia	Jacaranda
ligustrum Japonica	Glossy Privet
Leysiloma Thornberi	Desert Fern
*Olea Europaea	Swan Hill Olive
Pinus Halepensis	Aleppo Pine
*Pistacia Chinensis	Chinese Pistache
Pithecellobium Flexicaule	Texas Ebony
Prosopis Chilensis	Chilian Mesquite
Prosopis Glandulosa	Honey Mesquite
Prosopis Juliflora	Native Mesquite
*Quercus (Species)	Oak
*Rhus Iancea	African Sumac
*Schinus Terebinthifolius	Brazilian Pepper Tree
*Sophora Secundiflora	Texas Mountain Laurel
Ulmus Parvifolia	Evergreen Elm
SHRUBS	
Caesalpinia Mexicana	Mexican Yellow Bird of Paradise
Caesalpinia Pulcherrima	Red Bird of Paradise
Calliandra Californica	Baja Fairy Duster
*Cassia (Species)	Cassia
Convolvulus Cneorum	Bush Morning Glory
Cordia Boissieri	Texas Olive

Botanical Name	*Common Name*
Cordia Parvifolia	Littleleaf Cordia
*Dalea (Species)	Dalea
odonea Viscosa	Green Hopbush
Justicia Californica	Chuparosa
Justicia Spicigera	Mexican Honeysuckle
*Leucophyllum (Species)	Sage
Myrtus Communis 'Boetica'	Twisted Desert Myrtle
Nerium Oleander 'Petite Pink'	Petite Pink Oleander
Ruellia Peninsularis	Baja Ruellia
*Salvia Greggii	Red Salvia
Simmondsia Chinensis	Jojoba
Tecoma Stans	Arizona Yellowbells

GROUNDCOVERS/ VINES/ PERENNIALS

*Acacia Redolens 'Desert Carpet'	Desert Carpet Acacia
*Baccharis Hybrid 'Centennial'	Desert Broom 'Centennial'
*Lantana (Species)	Lantana
*Malephora Luteola	Rocky Point Iceplant
*Verbena (Species)	Verbena

ACCENTS

Agave Vilmoriniana	Octopus Agave
Agave Weberi	Smooth Edged Agave
Bougainvillea sp. 'Barbara Karst'	Barbara Karst Bougainvillea
Dasylirion Wheeleri	Desert Spoon
Fouquieria Splendens	Ocotillo
Hesperaloe Parviflora	Red Yucca
Nolina Microcarpa	Bear Grass
Opuntia Basilaris	Beavertail Prickly Pear

* Supplemental plants added to previously approved P.A.D. "Recommended Landscape Palette"

EXHIBIT "H"
(THREE OF THREE)

EXHIBIT "J"

The Villages at Surprise-South

A Planned Residential Development

DESIGN GUIDELINES

~~February 16, 1995~~
~~Revised February 23, 1995~~
~~Revised March 29, 1995~~
~~Revised August 12, 1997~~
~~Revised March 20, 1998~~
~~Revised August 26, 1998~~
Revised September 22, 1998

mass of buildings, by providing reasonable transitions between on-site uses, and by providing elevation transitions between lots to encourage on-site and off-site views.

- All finished graded slopes shall be stabilized and planted with those plant materials listed in the plant palette.
- Retention areas on residential lots are discouraged. However, if this method is utilized, retention areas shall be located away from building foundations and utilized as grassy play areas, gardens or similar uses.
- Retention areas enclosed by solid walls and fences shall be prohibited.

2. *Setbacks*

- Building setbacks help to create view corridors and provide an open project feeling. Setbacks shall be as stated in the Villages at Surprise-South Planned Area Development (PAD) Preliminary Development Plan (PDP) document.
- Varied lot widths along a street frontage are encouraged to strengthen the character of the architectural theme.
- The space in any required side yard shall be open and unobstructed from any permanent structure. Mechanical equipment, such as air conditioners, pool equipment, etc., may be constructed within the rear yard or side yard provided that in no case shall such equipment be nearer than five feet (5') to the property line.

3. *Lot Size and Coverage*

- Refer to the PDP for applicable lot sizes and lot coverage standards.

4. *Parking Requirements*

- Parking lots shall include planted islands, a minimum of 5 feet in width, which

RECOMMENDED LANDSCAPE PALETTE

Botanical Name	*Common Name*
Trees	
Acacia Aneura	Mulga
Acacia Salicina	Willow Acacia
Acacia Smallii	Sweet Acacia
Bauhinia (Species)	Orchid Tree
Caesalpinia Cacalaco	Cascalote
Cercidium Floridum	Blue Palo Verde
Cercidium Praecox	Palo Brea
Chilopsis Linearis	Desert Willow
Dahlbergia Sissoo	Sissoo Tree
Fraxinus Velutina 'Rio Grande'	Fan-Tex Ash
Geijera Parviflora	Australian Willow
Jacaranda Mimosifolia	Jacaranda
Ligustrum Japonica	Glossy Privit
Lysiloma Thornberi	Desert Fern
Olea Europaea	Swan Hill Olive
Phoenix Dactylifera	Date Palm
Pinus Halepensis	Aleppo Pine
Pistacia Chinensis	Chinese Pistache
Pithecellobium Flexicaule	Texas Ebony
Prosopis Chilensis	Chilian Mesquite
Prosopis Glandulosa	Honey Mesquite
Prosopis Juliflora	Native Mequite
Quercus (Species)	Oak
Rhus Lancea	African Sumac
Schinus Terebinthifolius	Brazilian Pepper Tree
Sophora Secundiflora	Texas Mountain Laurel
Ulnus Parvifolia	Evergreen Elm
Shrubs	
Caesalpinia Mexicana	Mexican Yellow Bird of Paradise
Caesalpinia Pulcherrima	Mexican Red Bird of Paradise
Calliandra Californica	Baja Fairyduster
Cassis (Species)	Cassia
~~Cassia Phyllodenia~~	~~Silverleaf Cassia~~
Convolvulus Cneorum	Bush Morning Glory
Cordia Boissieri	Texas Olive
Cordia Parvifolia	Littleleaf Cordia
~~Dalea Frutescens~~	~~Black Dalea~~
Dalea (Species)	Dalea
~~Dalea Pulchra~~	~~Pea Bush~~

Dodonea Viscosa	Green Hopbush
Justicia Californica	Chuparosa
Justicia Spicigera	Mexican Honeysuckle
Leucophyllum (Species)	Sage
~~Leucophyllum Frutescens 'Green Cloud'~~	~~Green Cloud Texas Sage~~
~~Leucophyllum Laevigatum~~	~~Chihuahuan Sage~~
Myrtus Communis 'Boetica'	Twisted Desert Myrtle
Nerium Oleander 'Petite Pink'	Dwarf Oleander
Ruellia Peninsularis	Baja Ruellia
Salvia Greggii	Red Salvia
Simmondsia Chinensis	Jojoba
Tecoma Stans 'Stans'	Arizona Yellowbells

Botanical Name	*Common Name*
Groundcover/Vines/Perennials	
Acacia Redolens "Desert Carpet"	Desert Carpet Acacia
Baccharis hybrid "Centennial"	Desert Broom Centennial
~~Bougainvillea sp. 'Barbara Karst'~~	~~Barbara Karst Bougainvillea~~
Lantana (Species)	Lantana
~~Lantana Camara~~	~~Trailing Yellow Lantana~~
~~Lantana Montevidensis~~	~~Trailing Purple Lantana~~
Malephora Luteola	Rocky Point Iceplant
~~Verbena Pulchella~~	~~Rock Verbena~~
~~Verbena Rigida~~	~~Vervain~~
Verbena (Species)	Verbena
Accents	
Agave Vilmoriniana	Octopus Agave
Agave Weberi	Smooth Edged Agave
Bougainvillea sp. "Barbara Karst"	Barbara Karst Bougainvillea
Fouquieria Splendens	Ocotillo
Hesperaloe Parviflora	Red Yucca
Nolina Microcarpa	Bear Grass
Opuntia Basilaris	Beavertail Prickly Pear

The Villages at Surprise - South

City of Surprise, Arizona

Application for:
Planned Area Development (PAD) Zoning
With Preliminary Development Plan

~~Submitted February 16, 1995~~
~~Revised February 24, 1995~~
~~Revised March 29, 1995~~
~~Revised June 15, 1995~~
~~Revised June 10, 1997~~
~~Revised August 12, 1997~~
~~Revised November 25, 1997~~
~~Revised March 20, 1998~~
~~Revised August 26, 1998~~
Revised September 22, 1998

CONDENSED

Exhibits

Exhibit	Description
A	Legal Description
B	Topographical Map
~~C~~	~~Zoning Ordinance Section 6-602~~
C	Zoning Ordinance Section 17.24.020
~~D~~	~~Zoning Ordinance § 7-704~~
D	Zoning Ordinance Section 17.28.040
~~E~~	~~Zoning Ordinance § 7-706~~
E	Zoning Ordinance Section 17.28.060
~~F~~	~~Zoning Ordinance § 6-603~~
F	Zoning Ordinance Section 17.24.030
~~G~~	~~Zoning Ordinance § 7-708~~
G	Zoning Ordinance Section 17.28.080
~~H~~	~~Landscape Palette (Revised 2-23-95)~~
H	Landscape Palette (Revised 8-12-97)
~~I~~	~~Zoning Ordinance § 9-906 (G)~~
I	Zoning Ordinance Section 17.36.060, G(1) & (2)
~~J~~	~~Design Guidelines (Revised 3-29-95)~~
J	Design Guidelines (Revised 8-12-97, 11-25-97, 8-6-98)
K	Conceptual Single Family Elevations (Revised 2-15-95)
L	Conceptual Multi-Family Elevations (Revised 3-24-95)
~~M~~	~~Typical Detail Setbacks (Revised 5-15-95)~~
M	Typical Detail Setbacks (Revised 8-12-97, 11-25-97, 8-26-98)
~~N~~	~~Zoning Ordinance § 7-701 (G)~~
N	Zoning Ordinance Section 17.28.010 (G)
~~O~~	~~Zoning Ordinance Article VIII~~
O	Zoning Ordinance Section 17.32

Exhibits

Exhibit	Description
~~P~~	~~Zoning Ordinance § 7-712~~
P	Zoning Ordinance Section 17.28.120
~~Q~~	~~Zoning Ordinance § 7-713~~
Q	Zoning Ordinance Section 17.28.130
~~R~~	~~Zoning Ordinance § 7-705 (F)~~
R	Zoning Ordinance Section 17.28.050
S	Roadway Cross-Sections (Revised 5-15-95)
T	Traffic Report (Revised 2-16-95)
U	Civil Site Plan and Other Plans (Water-Revised 12-30-94) (Sewer-Revised 2-3-95) (Drainage-Revised 6-8-95) and Other Pertinent Approval Correspondence
~~V~~	~~Ordinance No. 85-8~~
V	Zoning Ordinance Section 17.32.100
~~W~~	~~Zoning Ordinance § 9-906(D)(3)(d)~~
W	Ordinance Section 17.36.060 (D)(3)(d)
X	Preliminary and Final Development Plan P.A.D. Stipulations
Y	Minor and Administrative Amendment Approvals

Figures

Figure	Description
1	Site Location Map - South
2	Aerial Photograph Area Map
3	Metropolitan Phoenix Area Map
~~4~~	~~Land Use Plan - South (Revised 3-24-95)~~
4	Land Use Plan - South (Revised 6-10-97)
5	Village Center Conceptual Plan - South (Revised 12-7-94)
~~6~~	~~Village Center Entry Conceptual Plan (Revised 12-7-94)~~
6	Primary Entry Conceptual Plan (Revised 7-24-97 [illegible]-24-97)
~~7~~	~~Secondary Entry Conceptual Plan (Revised 11-22-94)~~
7	Secondary Entry Conceptual Plan (Revised 7-24-97)
~~8~~	~~Land Use Plan South - Phasing Plan (Revised 2-23-95)~~
8	Phasing Plan (Revised 7-24-97)

All required utilities (water, sewer, natural gas, electricity, telephone, and cable television) are available to the project. The site is located outside of the AICUZ noise contours of Luke Air Force Base, and there are no known hazardous conditions which would affect development. A topographical map of the site is attached as Exhibit "B".

A significant portion of the site is currently being farmed and can continue to be farmed during the entitlement period and the phased development of the site. As the project develops, the irrigation ditches located on the site will be removed or tiled, and the overhead power lines will be buried, removed or relocated.

Land Uses

(a) Residential. The Villages at Surprise-South will include approximately 5,539 single-family homes, 474 cluster homes and 990 multi-family units. The single-family homes will be situated in a series of 15 to 40 acre neighborhood villages located south, west and east of the Village Center. The primary home sizes will range from 1,000 to 3,000 square feet. Parcels for multi-family projects are located along Bell Road and Cotton Lane, thereby providing maximum visibility for apartment developments and serving as a buffer for the single-family homes. Sites for cluster housing are situated around the Village Center, WestPark, and along Bell Road and Cotton Lane. Screening along the proposed State Route 303, Estrella Freeway, will be accomplished through a combination of the approximately 400' of setback along the parkway edge, a rear lot line privacy wall, and an approximate 135' width of retention area running along the total eastern residential edge of ~~Village 3~~ the property abutting the west right-of-way line at Loop 303. This linear retention buffer would include a multi-use trail similar to that shown on the rest of the project, and be appropriately landscaped with xeriscape material to further assist in buffering the residential edge along State Route 303. The privacy wall at rear lot lines addresses

problems of sound attenuation, privacy and visual exposure to housing. Additional plantings by ADOT may assist in softening the visual appearance of the wall and assist in buffering. The underlying PAD zoning for the residential parcels is Low Density Residential (LDR; 2-5.5 du/ac), Medium Density Residential (MDR; 5-10 du/ac) and High Density Residential (HDR; 8-18 du/ac) as shown on the PAD Land Use Plan, Figure 4.

Uses permitted on the LDR and MDR parcels shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses (~~e.g. utility facilities, such as telephone and electric switching cabinets, electric transformers and substations, gas metering and vent piping, sewage lift stations, well sites, water plant and other similar facilities, model complexes, temporary construction offices and yards with Administrative review and approval~~). Conditional Permitted Uses and Permitted Accessory Uses in the current R1-5 District as set forth in Sections ~~6-602 and 7-704~~ 17.24.020 and 17.28.040 of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "C" and "D". In addition, "cluster dwellings", which shall be defined as a grouped arrangement of residential product (detached or duplex dwelling units) that can be sharing a common drive or motor court, shall be permitted as a Principally Permitted Use on parcels designated as MDR only. R1-5 is the zoning category most nearly equivalent to the LDR and MDR land use categories. Current zoning is shown as PAD zoning in Figure 9, Zoning (Planning Area), of the Surprise Comprehensive Development Plan. Permitted uses are described on page 42 of the Surprise Comprehensive Development Plan as: "A minimum project area of 10 acres utilizing a cohesive mixture of residential, commercial, or industrial land uses in accordance with a carefully formulated and reviewed site plan."

Uses permitted on the HDR parcels shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses, Conditional Permitted Uses and Permitted Accessory Uses in the current R-3 District as set forth in Sections ~~6-602 and 7-706~~ [illegible] ~~and 17-28-060~~ of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "C" and "E". R-3 is the zoning category most nearly equivalent to the HDR land use category.

(b) *Community Facilities.* The central focus for the project is a chevron shaped Village Center which is planned to include an elementary school, a middle school, a multi-purpose community center and sports complex, ball fields, playgrounds, and adjacent neighborhood/convenience stores. The Village Center allows for shared facilities among these uses, thereby maximizing space allocation and minimizing construction costs. The ball fields and organized play fields also will serve project retention needs. The site plan for school facilities located within the Village Center shall be oriented to include multi-use parking for special events within the Village Center.

South of the Village Center is WestPark, a large open space feature which is planned to contain an amphitheater, ball fields, trails, picnic areas and natural open spaces. This area also will serve project drainage and retention needs.

Along the Village Center and Bell Road entry corridor, three sites are planned for places of worship. The main entrance road to the project leads directly to the Village Center, and connects with a perimeter collector road designed to disperse traffic throughout the community via the interconnecting collector and neighborhood roadways. An integrated pedestrian and bike trail system planned along the collector roads will provide for non-

vehicular access to the Village Center, WestPark and church sites from neighborhoods within the project.

The PAD zoning underlying the Village Center, WestPark and the church sites shall be Low Density Residential (LDR) and Medium Density Residential (MDR) as noted on the Land Use Plan, except for that portion of land required for the overall project's needs for schools, open space and drainage. If for any reason the City, School District, Maintenance District or other District does not wish to accept any of the facilities for maintenance, such parcels may be developed in accordance with the noted equivalent residential zoning district as discussed in the Section on residential land uses, above.

(c) *Commercial.* The Villages at Surprise-South includes a commercial site, planned to be developed as a Farmer's Marketplace with a 1920s to 1940s southwestern farm theme. The site is located on Bell Road between two major north-south roads--Cotton Lane and the 303 Loop. These roadways provide easy access to the commercial site and will allow for superior site identification. Local road connections from the commercial site to the ~~rest of Village 3~~ residential uses immediately to the South will be encouraged, so as to encourage pedestrian, bike and vehicular traffic ~~from both Villages 2 and 3~~ throughout the community.

It is planned that the Farmer's Marketplace initially will include a farmer's market offering items such as fresh produce, local wines, and specialty foods. This phase may also include a petting corral and interactive displays of historic and/or current farm equipment.

The Farmer's Marketplace then may be expanded to include approximately 150,000 to 250,000 square feet of community retail space anchored by a major food and drug store,

and possibly to include a discount store, food vendors and a complement of other retail uses needed to serve a community of 20,000 or more at build-out.

Uses permitted on the commercial parcel shall be the uses permitted, or analogous to the uses permitted, as Principally Permitted Uses, Conditional Permitted Uses and Permitted Accessory Uses in the current C-2 District as set forth in Sections ~~6-603 and 7-708~~ 17.24.030 and 17.28.030 of the Surprise Zoning Ordinance, included in the Appendix as Exhibits "F" and "G". C-2 is the zoning category most nearly equivalent to the commercial land use category.

Consistency with the Surprise Comprehensive Development Guide

The site is currently designated "Typical Neighborhood" (TN) on the City's Comprehensive Development Plan (the "Plan"). The proposed Villages at Surprise-South consists of single-family, multi-family, commercial, parks, open space and potential public facilities and is consistent with the City's Plan. Particular provisions of the City's Plan which are complemented by the proposed development include:

(a) In accordance with Objective D-2 of the Plan, the project will promote the development of quality, affordable housing for families in Surprise.

(b) In accordance with Objective B-1 of the Plan, the project will create stable, identifiable residential neighborhoods which contain a full complement of single-family, multi-family and commercial development to promote a sense of community.

Allocation of Land Uses

The proposed allocation of land uses, expressed in acres and as a percentage of the area, is as follows:

~~VILLAGES 2 & 3~~

Proposed Land Use	Acres	%	DU/Acres	Units
RESIDENTAL				
Single Family	1007.1	71.17%	5.5	5539
Cluster Housing	47.4	3.35%	10.0	474
Multi-Family	55.0	3.88%	18.0	990
SCHOOL SITE				
Elementary School	23.5	1.66%		
Middle School	11.9	0.84%		
COMMUNITY FACILITIES	7.2	0.51%		
CHURCH	12.7	0.90%		
COMMERCIAL	31.3	2.21%		
OPEN SPACE/PARK/RETENTION	155.4	10.98%		
CIRCULATION:				
Entry	1.8	0.13%		
800 LF @ 96' ROW				
Arterial	6.6	0.47%		
½ STREET: 5205 LF @ 55' ROW				
Collector	43.3	3.06%		
23,340 LF @ 52' ROW				
Westpark Frontage	11.8	0.83%		
16,100 LF @ 32' ROW				
TOTAL ACREAGE & UNITS	1,415.00			7,003

As depicted on the Land Use Plan, a minimum of 7.0% of open space will be provided within the Villages at Surprise-South PAD. This open space will include WestPark and will serve to link Bell Road, WestPark, the Village Center and the Beardsley Canal through a network of trails, park, and play fields into a cohesive public amenity. WestPark will be dedicated by the developer and accepted and maintained by the City, and all other open space areas will be maintained by a Maintenance District, Improvement District, or Community Facilities District or otherwise privately maintained, as provided in the Development Agreement entered into between the City and the developer (the "Development Agreement").

Common Areas

WestPark is designed to accommodate a park, a trail system and necessary onsite retention. The integrated trail system will visually and physically link residential uses within the Villages at Surprise-South PAD as well as provide a system of walkways/ trails for pedestrians and bicycles. The Village Center and the large open space feature will provide active and passive recreation opportunities for the greater Surprise community. A Conceptual Plan for these facilities follows as Figure 5. The developer may also provide neighborhood parks within selected subdivisions which would be maintained by either a homeowner's association or maintenance district.

The primary entry features ~~on Bell Road~~ at the intersections of Citrus Road and Cotton Lane with Bell Road will provide identity, openness, and attraction. The secondary entry features will mimic the primary features, but be appropriately reduced in scale. Conceptual plans for those entry features follow as Figures 6 and 7.

In addition, appropriately located busbays will be included as part of the public facilities to be provided within the Villages at Surprise-South PAD. In particular, busbays

are planned at or near the intersections of Bell Road, Citrus Road, and Cotton Lane.

The integrated trail system will be provided in place of traditional sidewalks along collector street rights-of-way. Sidewalks will be built in the LDR and MDR neighborhood by the respective builders of such developments prior to the occupancy thereof.

Landscaping

Xeriscape plant materials will be visible to the public on the periphery of the site and within the Villages at Surprise-South. The Landscape Concept Plan and the recommended landscape palette, from which open space/trail system landscaping within the Villages at Surprise-South PAD shall be selected, is located in the Appendix as Exhibit "H". Upon request from the developer, the addition of plants and materials to the recommended landscape palette may be Administratively Approved by the City's Community Development Director. Significant changes in the recommended landscaping pallet may be approved by the City when deemed necessary through either the minor changes or major changes processes for amendments to the PAD approval, as found in Sections ~~9-906 (G) (1) and (2)~~ 17.56.060, G(1) and (2) of the City's current Zoning Ordinance, copies of which are located in the Appendix as Exhibit "I".

Cotton Lane, collector streets, and the Bell Road entry shall be landscaped with low water use, native canopy trees planted in a regular alignment with xeriscape planting below. To provide cohesiveness throughout the project, the landscaping along neighborhood streets shall be compatible with the landscaping along the perimeter roadways and internal arterial and collector streets.

To soften and screen the properties, the front yards of single-family homes shall be landscaped with at least two trees and two shrubs, and cluster homes shall be landscaped with at least one tree and one shrub per unit. Ground cover may be turf, decomposed granite or other natural rock material. All bare earth must be covered by an approved organic material to provide a neat, dust-free appearance.

Commercial and multi-family developments shall be landscaped with trees, shrubs and ground covers compatible with the Villages at Surprise-South xeriscape theme and in compliance with Section ~~8-803~~ 17-32 of the City's current Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "O".

The minimum plant sizes to be used to provide the required landscaping are as follows:

Type	General Locations	Entries and Landscape Features
Trees	15 gallon	24" box
Shrubs	5 gallon	5 gallon
Ground covers	1 gallon	1 gallon

Rocks and boulders, railroad ties, and other decorative materials may be used to supplement and create imaginative landscaping design compatible with the southwest character of the development and the xeriscape theme. Creative use of hardscape elements with lighting and thematic planting is encouraged. Artificially colored rock yards are not acceptable in any location.

The front yards of all single-family and cluster homes must be landscaped and street trees planted at the time construction of such homes is completed. All landscaping areas visible to the public within multi-family and commercial developments must be

Building Setbacks

Minimum building setbacks from property lines are illustrated on the following tables. Additional building setbacks needed for visibility triangles and other health-safety requirements may be required during the subdivision plat process.

MINIMUM RESIDENTIAL BUILDING SETBACKS

Use	Front	Interior Side	Corner Side	Rear Yard
LDR & MDR Parcels[5]				
Single Family Detached	15'[1]	See footnote 2a	10'[3]	20'
Cluster Housing[4]	10'	See footnote 2b	10'[3]	20'
Schools, civic, cultural & religious institutions (including their accessory use structures)	50'	50'	50'	50'
Structures accessory to SF residences and two-family residences	20'	3'	10'[3]	1'
Structures for all other principal, conditional or accessory uses (e.g. unenclosed patio covers)	15'	See footnotes 2a, 2b	10'[3]	10'

---

[1] 15' is measured from back of curb. Except for this LDR and MDR front yard setback, all other setbacks are measured from the property lines. A typical detail depicting such setbacks is located in the Appendix as Exhibit "M".

[2a] A minimum separation of 10' between adjacent structures (measured between exterior walls) shall be maintained and the minimum setback on each side yard shall be 3'.

[2b] A 0' setback is permitted as long as the remaining side yard on that individual lot is a minimum of 10'.

[3] Corner side setbacks of a minimum of 20' back of curb shall be provided adjacent to collector and arterial streets and for key lots.

[4] Cluster housing allowed only on MDR parcels and defined as a grouping of detached and/or duplex family dwelling units that can be sharing a common drive or motor court.

[5] Maximum lot coverage (building area footprint including the garage divided by the total lot area) shall not exceed 55% for LDR and MDR parcels.

(iii) Density: There shall not be more than one (1) single family dwelling unit on any one (1) lot, except for accessory attached residential units, which shall not be permitted to have separate kitchen facilities.

(iv) Encroachment into required front and side yards shall be permitted as provided in the current Section ~~7-701-(G)~~ ~~17.28.010.G~~ and the Zoning Ordinance, which is located in the Appendix as Exhibit "N"; provided however, that with respect to encroachment into a side yard, such encroachment shall occur only on a side yard that is at least seven feet wide in the area of the encroachment and shall not cause the distance from the outside edge of the encroachment to the property line to be less than five feet wide.

(v) Development of LDR and MDR parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current ~~Article VIII~~ ~~Section 17.32~~ of the Zoning Ordinance ("General Building and Performance Requirements"), a copy of which is located in the Appendix as Exhibit "O".

(vi) Any property located within a parcel designated LDR or MDR as well as the F-1 or F-2 overlay zones must comply with the current regulations of Sections ~~7-712 and 7-713~~ ~~17.28.120 and 17.28.130~~ of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(b) *HDR Parcels.*

(i) Lot area and dimensions. In determining minimum lot area and minimum lot dimensions, the following table shall be used:

Use	Minimum Area	Minimum Lot Dimensions[9]	Outdoor Living Area[10]
Multi-family Structure	2,000 sq. ft./bldg.	See footnote 9	300 sq. ft./unit
Attached cluster (more than two family dwelling units attached)	1,000 sq. ft./ unit[11]	See footnote 9	300 sq. ft./unit
Other permitted uses:	Minimum area and lot dimensions to be determined by building area, parking requirements and required setbacks.		

(ii) Schedule of Allowances. The minimum areas per unit may be adjusted in accordance with the current Section ~~7-705 (F)~~ 17.28.050 of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "R".

(iii) Accessory Buildings. Accessory buildings shall observe the same setback requirements established for the multiple residence building except that accessory buildings located within the rear yard of the multiple-residence building may be located to within three (3) feet of the rear or interior side property line. The City Council may require common walls for accessory buildings on the same lot where common walls will eliminate unsightly and hazardous areas. Accessory buildings on the same lot shall otherwise be separated by a distance of not less than ten (10) feet.

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[9] These dimensions apply to the initial lot size per structure. Initial lots may be divided to accommodate individual ownership of the structures' dwelling units.

[9] Minimum lot size to be determined at site plan approval, including all requirements for parking, open space and the building footprint.

[10] Outdoor living area in the minimum amount specified above must be provided on any lot occupied by the multiple residence or cluster building. This space must be easily accessible for daily recreational use by the occupants of the building. Driveways, parking, ornamental landscaped areas (having a width of 20') and required side or front yards shall not be considered as Outdoor Living Area, except in the case of interior cluster units where said unit is less than 20 feet in width, in which case the minimum width of the Outdoor Living Area shall be the width of the lot.

[11] May be calculated as average lot size per unit per structure.

(iv) Distances Between Buildings. When two (2) or more principal buildings are located on one (1) lot, the minimum separation between any two (2) adjacent principal buildings shall be a distance not less than an amount equal to the height of the taller of the two buildings or twenty (20) feet, whichever is greater.

(v) Additional Building and Performance Standards. Development of HDR parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current ~~Article VIII~~ Section 17.32 of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "O".

(vi) Relationship to Overlay Zones. Any property designated HDR, as well as located in the F-1 or F-2 Overlay Zone, must comply with the current regulations of Sections ~~7-712 and 7-713~~ 17.28.120 and 17.28.130 of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(c) *Commercial Parcels.*

(i) Lot Width and Lot Area.

(A) The minimum lot width shall be 100 feet except that corner lots shall have a minimum width of 150 feet.

(B) Minimum lot area shall be determined by building area, parking requirements and required setbacks.

(ii) Additional Building and Performance Standards. Development on Commercial parcels shall, except as otherwise provided in the Villages at Surprise-South PAD, be subject to all applicable requirements of the current ~~Article VIII~~ Section 17.32 of the Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "O".

(iii) Relationship to Overlay Zones. Any property designated Commercial, as well as located in the F-1 or F-2 Overlay Zones, must comply with the current regulations of Sections ~~7-712 and 7-713~~ 17.28.120 and 17.28.130 of the Zoning Ordinance, copies of which are located in the Appendix as Exhibits "P" and "Q", respectively.

(d) *Access.*

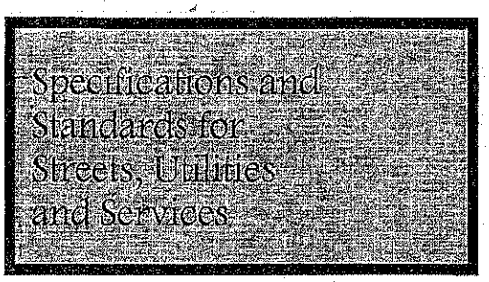
(i) Access to commercial activities shall be allowed only on major streets (minor arterials, entry drives, or internal collectors).

(ii) Access points on the same street shall not be spaced closer than 100 feet (as measured from centerline). Commercial developments of a small scale shall be encouraged to develop common access drives and parking facilities.

(iii) Commercial developments which may not be able to meet the requirements of the current Section ~~7-708 (E) (2) and (3)~~ 17.28.080 of the Zoning Ordinance (which are located in the Appendix as Exhibit "G"), and are requesting deviations from the above noted standards, shall submit to the City Engineer an engineer's report certified by a Professional Engineer addressing the following site conditions, both present and future:

- traffic volumes,
- turning movements,
- traffic controls,
- site design,
- site distances, and
- location and alignment of other access points.

Based upon the above data, the City Engineer shall determine whether a deviation from the requirement standards is justified and, if so, what alternative requirements will be necessary.



Streets will be provided in accordance with the following standards and specifications for such improvements:

(a) *Bell Road.* Existing/built.

(b) *Cotton Lane.* 110' of R.O.W. Improvements shall consist of an adequate number of travel lanes and left and right turn lanes as required by the Traffic Report. Cotton Lane is to be dedicated and improved in conjunction with the development of the Villages at Surprise-South between Bell and Greenway Roads. ~~Villages 2 shall be responsible for the west half and Village 3 shall be responsible for the east half improvements~~. The scope and phasing of such improvements, appropriate transitions, etc. shall be discussed and agreed to between the City and the Developer upon: (a) prior to the development of parcels that are abutting this street, or (b) such time as the Developer desires, whichever occurs first.

(c) *Greenway Road.* West of Cotton Lane 110' R.O.W. The north one-half of Greenway Road is to be dedicated from Cotton Lane west to the Beardsley Canal. Improvements in conjunction with the development of the Villages at Surprise-South parcels abutting Greenway Road shall be as follows:

(i) The north half of a two lane minor arterial roadway section from Cotton Lane west to the Citrus Road alignment as traffic warrants and if any subdivision penetrates through to Greenway Road.

Typical cross-sections for the various roadway classifications are located in the Appendix as Exhibit "S"; provided, however, that medians shall not be required in Cotton Lane, Greenway Road, or any interior collector streets unless they are to be maintained by the City.

Lee Engineering's Traffic Report, providing appropriate justification for the street standards and specifications, is located in the Appendix as Exhibit "T".

The Civil Site Plan, and other plans illustrating the location of existing and future water lines, sewer lines, etc., are located in the Appendix as Exhibit "U". Except as otherwise approved by the City through its plans review/approval processes, such utilities and services will be provided in accordance with the City's typical specifications and standards for such improvements.

All on-site utilities shall be installed underground.

Signage

Signage within the Villages at Surprise-South shall, except as provided below, be in compliance with the City's current Sign Ordinance ~~85-8~~, a copy of which is located in the Appendix as Exhibit "V". In addition to signage allowed pursuant to the current Sign Ordinance ~~85-8~~ subject to obtaining a Use Permit approving a Master Sign Plan for the Villages at Surprise-South, signage may be provided which is not in strict compliance with the provisions of the current Sign Ordinance ~~85-8~~ but which is appropriate to the character of the development, provides adequate identification and information, provides a good visual environment, promotes traffic safety and is regulated to the extent necessary to be safe and compatible with the Villages at Surprise-South PAD. The Use Permit for the Master Sign Plan, or any modification thereto, may contain such conditions, requirements or standards that may be

stipulated by the City to assure that signs covered by the Use Permit will not be detrimental to persons or property in the vicinity or to the pubic welfare in general.

Phasing

The Conceptual Phasing Plan is illustrated in Figure 8. The Phasing Plan sets forth the intended times for beginning and completion of each phase. Construction in any phase may be commenced prior to the time shown on the Phasing Plan. Commencement of construction of a phase prior to or within the time designated on the Phasing Plan for commencement of that phase shall satisfy the current Zoning Ordinance Section ~~9-906-(D)(3)(d)~~ 17.36.060(D)(3)(d) provision concerning start of construction, a copy of which is located in the Appendix as Exhibit "W".

Extensions of time for up to two years to commence construction in any phase may be administratively approved by the City's Community Development Director. Extensions of time for greater than two years may be approved by the City when deemed necessary through either the minor changes or major changes processes for amendments to the PAD approval as found in the Sections ~~9-906-G(1) and (2)~~ 17.36.060.G(1) and (2) of the City's current Zoning Ordinance, a copy of which is located in the Appendix as Exhibit "I".

Phase I provides four lane access onto Bell Road. Similar means of (paved) access and emergency (all weather) access will be provided, as necessary and appropriate, in conjunction with the development of subsequent phases of the PAD.

Amendment

The City of Surprise (the "City") and the Developer of the Villages at Surprise (the "Developer") agree that amendments to the Villages at Surprise-South PAD may be necessary from time to time.

CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

X Regular Meeting
___ Special Meeting
___ Workshop

MEETING SCHEDULE
Time: 7:00 P. M.
Date: January 28, 1999

#12

Agenda Item # NEW BUSINESS ____ Consent Agenda XX Regular Agenda
PUBLIC HEARING
RESOLUTION NO. _____

Title: Consideration & action to approve **Ordinance No. 98-25.** An Ordinanance of the Mayor and Common Council of the City of Surprise, Arizona, amending th Zoning of a parcel located south of Bell Road and north of Greenway Road, east of the Beardsley Canal and west of the Agua Fria Expressway (303), in that part of Sections 1,2 and 3, Township 3 north, Range 2 west of the Gila and Salt River Base and Meridian, as defined in that particular Planned Area Development known as the Villages at Surprise - South P.A.D. (PAD 95-03), by amending the Final Development Plan which is currently required under the parcel's Planned Area Development zoning, as application PADA 97-63 **(Carefree Partners - Surprise Farms - FINAL READING).**

Name of Department/Individual: COMMUNITY DEVELOPMENT DEPARTMENT, Shirley Berg

Action Requested: Action to approve with recommended stipulations

Attached: Ordinance No. 98-25, Memorandum dated December 30, 1998
Staff Report & Project Narrative

Fiscal Impact: _____ Budgeted _____ Not Budgeted
Comments:

City Manager's Recommendation: ___ Approve ___Disapprove ___None

---

Council Action:

Motion/ Second	Councilor's Name	Vote
*********	**********	*******
_____	Shafer	_____
2nd	Villanueva	_____
_____	Broich	_____
M	Johnson	_____
_____	Montoya	_____
_____	Palm	_____
_____	Reafleng	_____

Results:
Votes: For 6 **Against** 0
Abstained _____
Passed X **Failed** _____
Absent - Gutierrez +1

Legend: Motion-M, Second-S, Yes-Y, No-N, Abstain-A, Absent-X

Fax to BPC + DNS - 2-2-99
CC - Shelley Holman / Agenda file - 2-1-99

PUBLIC HEARING - Discussion regarding **proposed annexation - Petition 98-05** - Petitioners Fleet/Fisher Engineering - Discussion only, No action required.

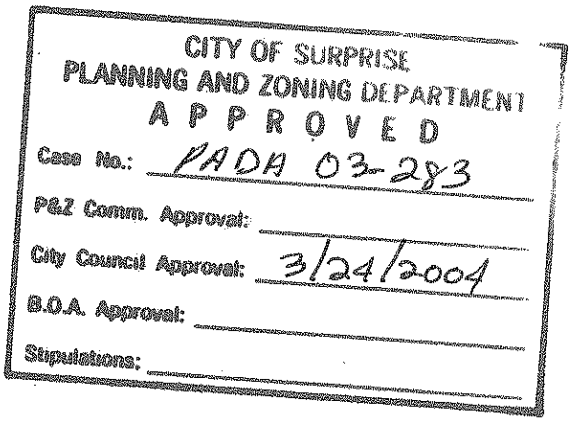
Special Assistant to the City Manager, Sharon Flack gave a brief presentation regarding a **proposed annexation (Petition 98-05)** pursuant to A.R.S. Section 9-471, pertaining to certain property located within the west half of Section 9, Township 3 north, Range 1 west of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, generally bounded by Greenway Road on the north, Bullard Road on the west, Waddell/Thunderbird Road on the south and Litchfield Road to the east (Petitioners Fleet/Fisher Engineering). No public comments were made. Johnson made the motion to close the public hearing. Broich seconded the motion. Carried unanimously.

Consideration and action to **authorize** the City Manager to enter into an agreement with **Partners for Strategic Action (PSA) - PASSED.**

Johnson made the motion to authorize the City Manager to enter into an agreement with **Partners for Strategic Action (PSA)** and sub-consultant Contract Planning Services, for Phase I review of the zoning, sign and subdivision regulations in an amount not to exceed **$7,000**. Broich seconded the motion. Carried unanimously.

Consideration and action to approve **Ordinance No. 98-25** - Amending the Zoning - Surprise Farms/Carefree Partners - **TABLED UNTIL FURTHER NOTICE.**

Russ Ewers, Developer for Surprise Farms commented that he would like for Council to consider removing Stipulation "B" from the staff report and would like to receive the same consideration that Del Webb has in the past regarding the PAD Zoning Revision. Johnson made the motion to **table** this issue until further notice to allow staff time to research and review Mr. Ewers request. Broich seconded the motion. Carried unanimously.


CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PADA 03-283
P&Z Comm. Approval:
City Council Approval: 3/24/2004
B.O.A. Approval:
Stipulations:

APPROVED

ORDINANCE NO. 04-14

AN ORDINANCE APPROVING THE PLANNED AREA DEVELOPMENT AMENDMENT PADA03-283, AMENDING THE VILLAGES AT SURPRISE SOUTH PAD (SURPRISE FARMS) TO PROVIDE ADDITIONAL POINTS OF ACCESS TO GREENWAY ROAD AND PROVIDE ADDITIONAL CLARIFICATION OF OPEN SPACE PROVISIONS IN THE PAD, GENERALLY BOUNDED BY BELL ROAD, GREENWAY ROAD, COTTON LANE, AND THE BEARDSLEY CANAL.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, this application was initiated by the City of Surprise in response to traffic concerns and concerns from neighboring communities about traffic flow; and

WHEREAS, this proposed PAD Amendment is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the City of Surprise General Plan; and

WHEREAS, the Planning and Zoning Commission has recommended approval of this rezone application.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property displayed in Exhibit A remains subject to all applicable stipulations relating to the original Villages at Surprise, South PAD, except as amended pursuant to the PAD narrative attached hereto as Exhibit B.

PASSED AND ADOPTED THIS 24 day of March, 2004

Mayor

ATTEST:

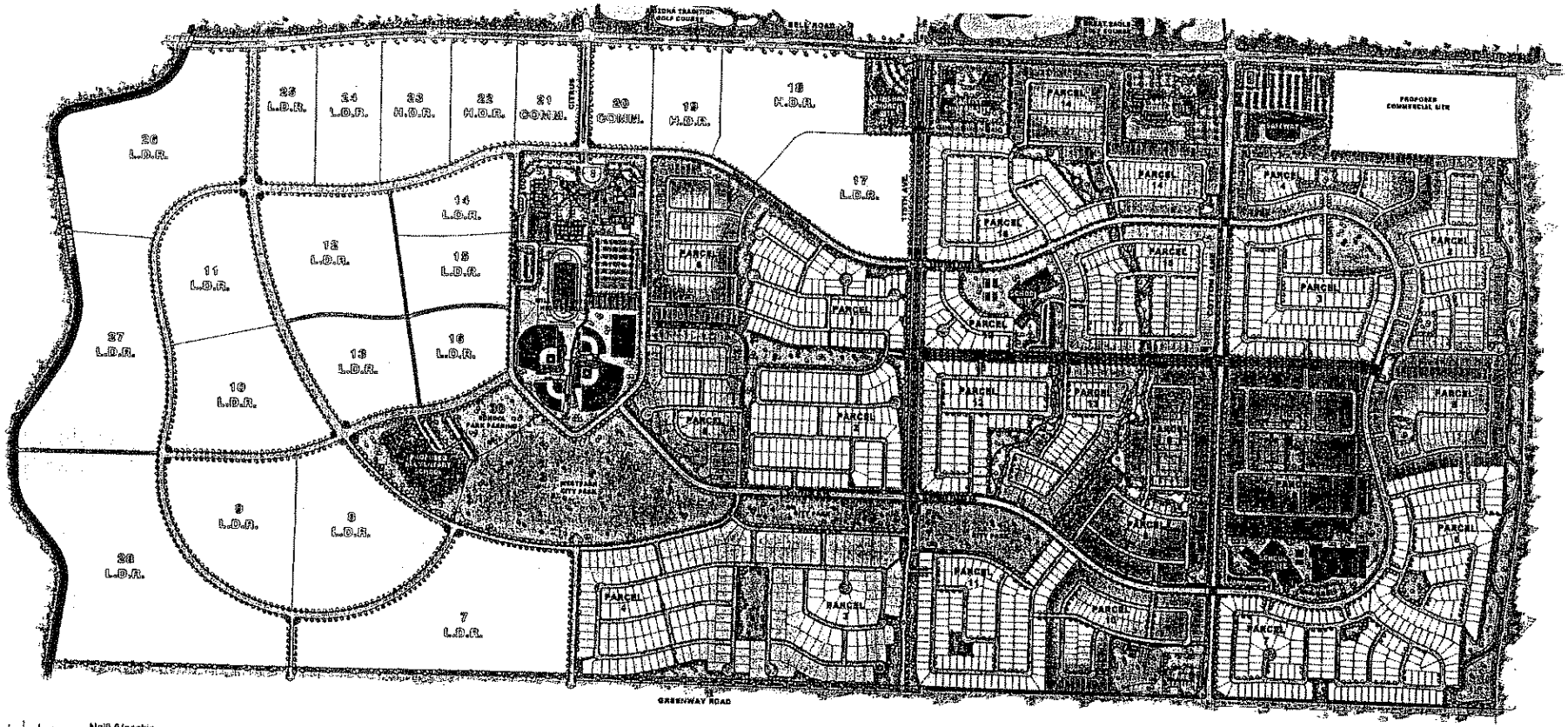
City Clerk

APPROVED AS TO FORM:

City Attorney

YEAS: Mayor Shafe, Vice-Mayor Cox, Council Members, Arismendez, Bails, Sullivan & Vukanovich. (Excused-Allen)

NEAS:



Neill /Vecchia & Associates, Inc.

PAD Exhibit A

Surprise Farms

Prepared for: Surprise Village Company, LLC

7 November 2003

EXHIBIT A TO ORDINANCE 04-14

SURPRISE
ARIZONA

The Villages at Surprise South, PAD Amendment
City-Initiated PADA

Introduction

Due to recent concerns related to transportation and connectivity of the Villages at Surprise South PAD (Surprise Farms), the City of Surprise is proposing a City initiated PAD amendment, in accordance with stipulations on a previous preliminary plat application, to address the connectivity issues.

Additionally, in order to further refine the design and community layout of Surprise Farms, additional clarification of the circulation system, as well as clarification and final determination of the Westpark size and layout, this PAD Amendment will incorporate further information related to these topics.

Section 1 – Land Uses

Within this PAD Amendment, there is no proposed change in the uses and/or intensity of the previously approved land uses.

For purposes of providing the most updated information in relation to general layouts of parcels, proximity to open space, and the master circulation plan, a revised master land use exhibit has been provided and is approved as Exhibit A.

Section 2 – Circulation

Based upon previous Planning and Zoning Commission and City Council approvals and stipulations, the circulation system is to be revised as follows:

175th Avenue

The PAD is to be amended to include a southerly extension of 175th Avenue, as a local road, from Desert Lane to the midsection of Greenway Road. The roadway and the adjacent open space will be completed at the expense of Surprise Village Company, to be dedicated to, and maintained by the City of Surprise as a public roadway and open space.

Citrus Road

Citrus Road will be extended from southern tip of the high school site, south to the midsection of Greenway Road as conceptually shown in Alternate A as attached hereto,

to be developed as a local or lesser roadway, at the expense of Surprise Village Company, to be dedicated to, and maintained by the City of Surprise as a public roadway.

183rd Avenue

An additional access to Greenway Road from Surprise Farms via 183rd Avenue will be provided at the expense of Surprise Village Company, to be dedicated to, and maintained by the City of Surprise as a public roadway. 183rd Avenue shall be constructed as a minor collector.

For general cross-sections of these roadways, please refer to Exhibit B.

For purposes of clarification, Cotton Lane, 175th Avenue, Citrus Road, and 183rd Avenue will be the only points of access for public roadways to both Bell Road and to Greenway Road from the Surprise Farms development.

Additionally, Surprise Village Company will have no obligation or responsibility to construct Greenway Road, west of Cotton Lane.

Section 3 – Open Space

Within the Surprise Farms PAD, the initial approval contained the following requirements for open space and community facilities:

Community Facilities	7.2 acres
Open Space/Park/Retention	155.4 acres
School sites	
Elementary	23.5 acres
Middle School	11.9 acres
Total	198.0 acres

To date, within the Surprise Farms development, the following acreages have been provided and proposed for open space and community facilities:

	In Place	Proposed	Total
Community Facilities	2.4 acres		2.4 acres
Open Space/Park/Retention	98.6 acres	91.4 acres	190 acres
School sites			
Elementary	26.3 acres		26.3 acres
High School	49.7 acres		49.7 acres
Total			268.4 acres

Westpark

Westpark is a centrally located and important public facility for the City of Surprise. Within the PAD, there is no specific acreage provided for the ultimate build-out of Westpark, though through discussion with the Parks and Recreation Staff, an appropriate overall size of Westpark and adjacent open space areas would be approximately 87.3 acres. Through this amendment, the developer has also expressed an interest in donating a third elementary school site to the Dysart School district, which they would like the City to authorize using land that could be allocated to Westpark to give to the school district. This would potentially provide another opportunity for joint use facilities at the elementary school adjacent to Westpark. Therefore, this amendment proposes to clarify the Westpark acreage as follows:

Total Westpark Acreage (including adjacent open space lands)	74.3 Acres
Total additional school site acreage	13 Acres
Total	87.3 acres

Additionally, through this PAD amendment, we propose the following items of clarification in relation to Westpark:

- That basic City improvements to Westpark, including a minimum of turf and/or other types of appropriate ground cover across the entire Westpark be provided, to the extent possible, in phases according to the following schedule:

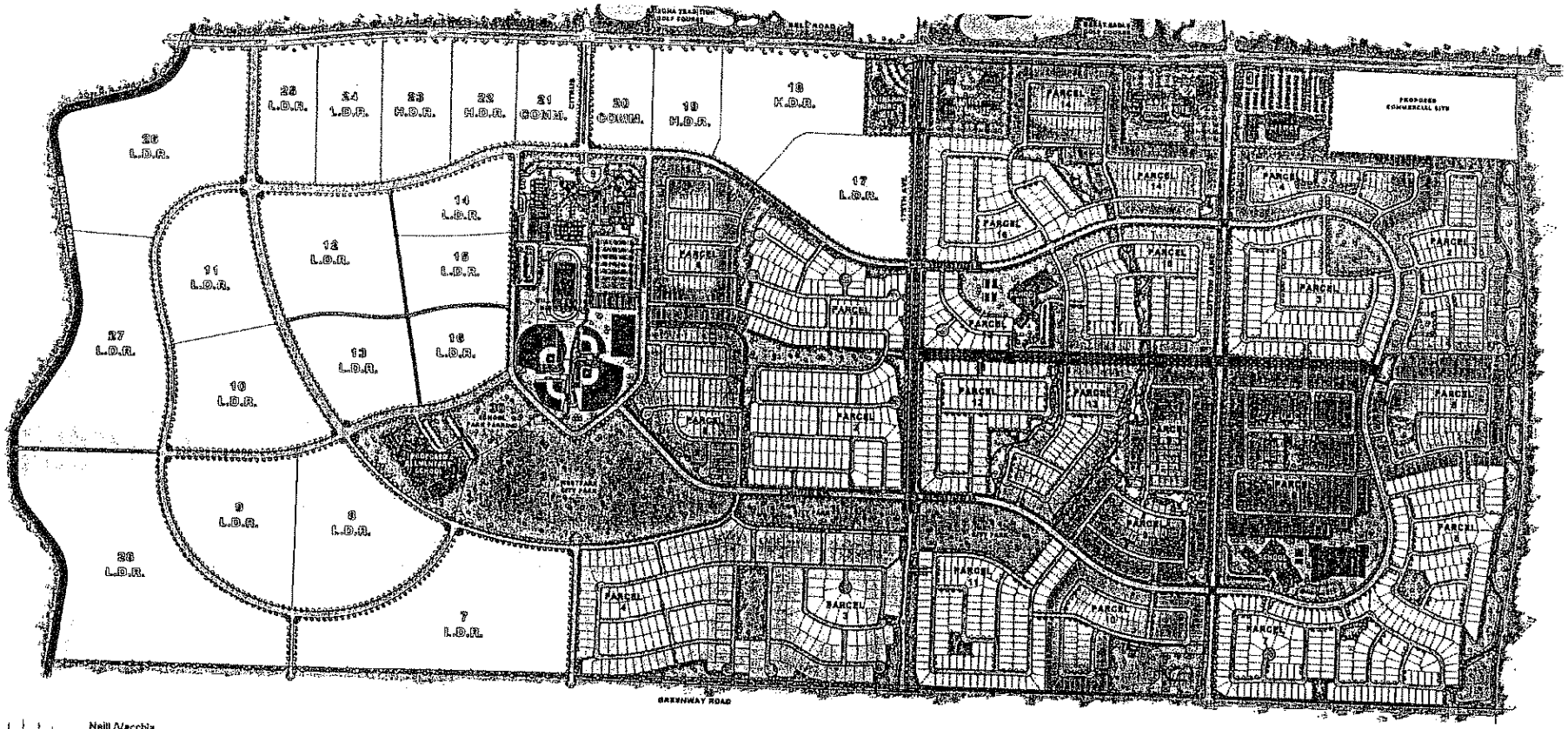
▪ City Open Space east of 175th Avenue	2004-2005
▪ City Open Space adjacent to Phase 2:	2005-2006
▪ Remaining City Open Space	2006-2007

- That the perimeter landscaping provided by the developer will consist of trees planted at 40 feet on center with necessary irrigation; and

Section 4 – Additional Items

All other aspects of the original PAD shall remain in tact.

Upon approval, the included exhibits shall replace and/or amend the existing PAD document.



Neill Vecchia & Associates, Inc

PAD Exhibit A

Surprise Farms

Prepared for: Surprise Village Company, LLC

7 November 2003

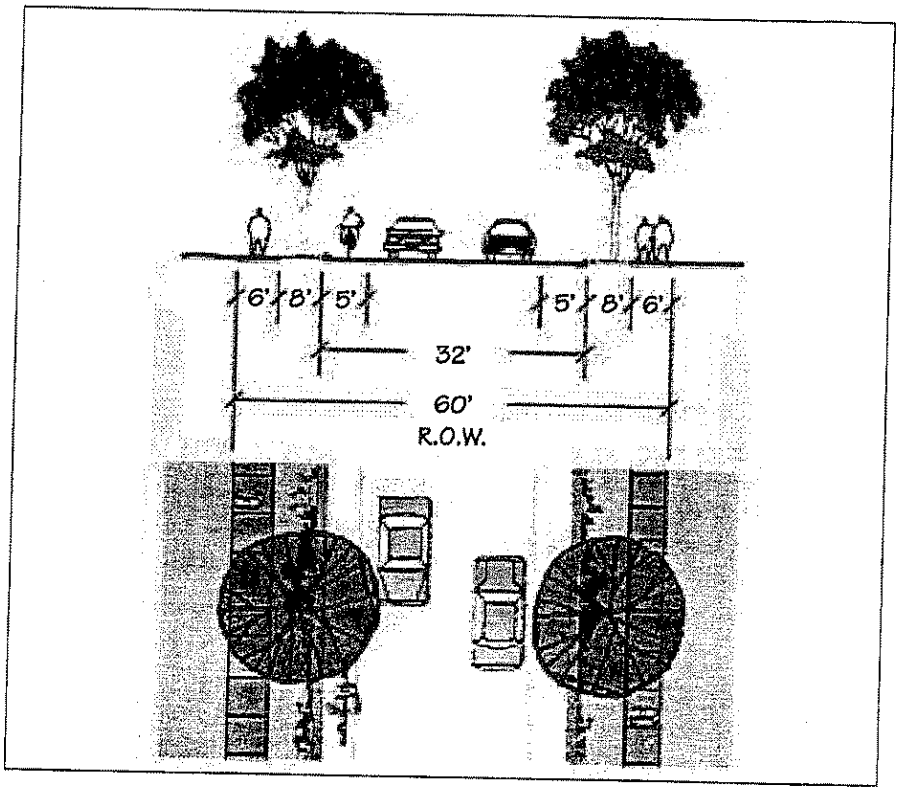
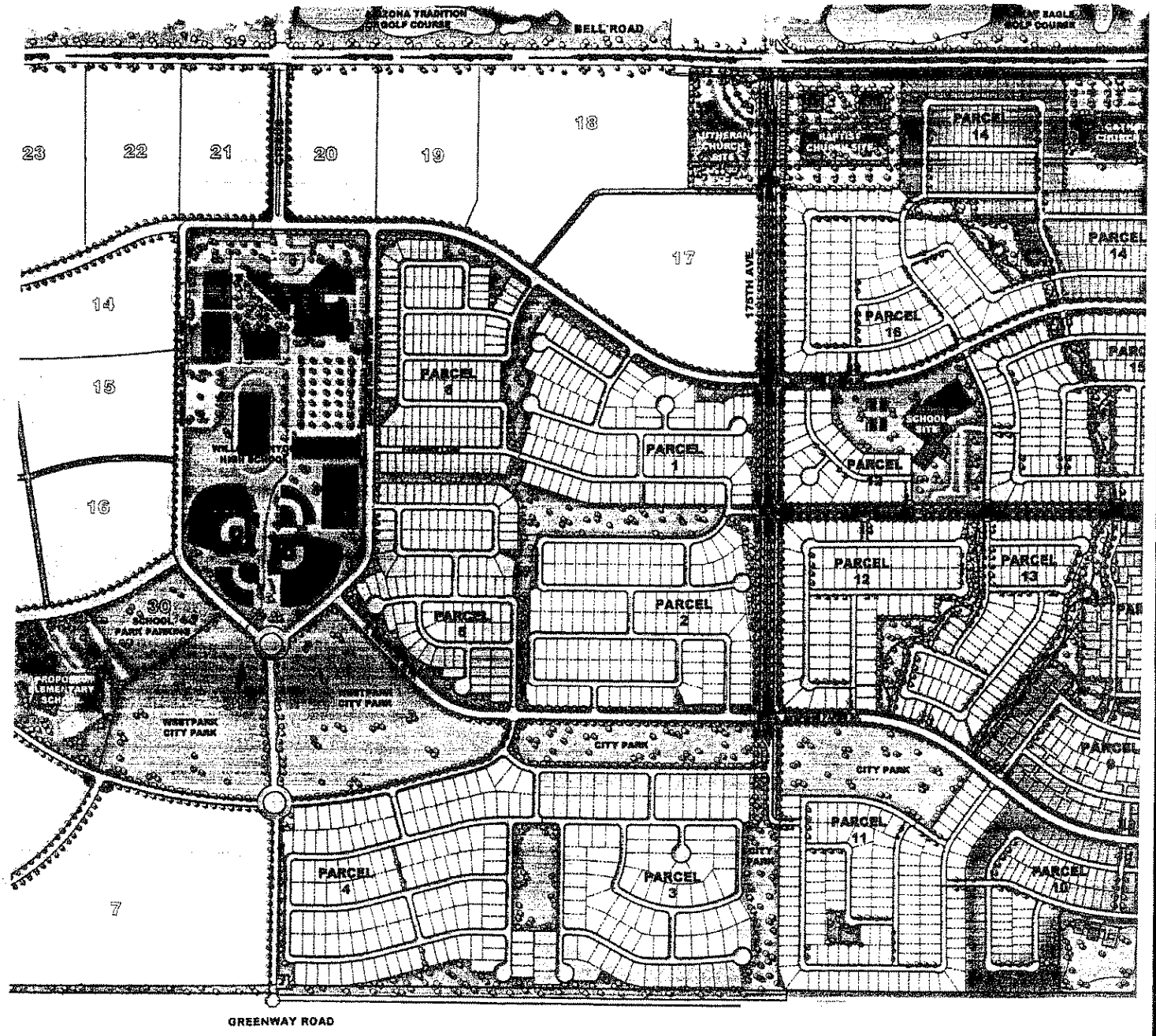


EXHIBIT B TO VILLAGES AT SURPRISE SOUTH PADA



Alternate 'A'

Overall Conceptual Landscape

Surprise Farms

Prepared for: Surprise Village Company, LLC

CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

#30

SURPRISE ARIZONA

Meeting Type: Regular Meeting **Time Scheduled:** March 24, 2004 7:00 PM
If Special submit date time

Submitting Department: Planning and Zoning **Contact Person:** Scott Phillips
Consent ☒ **Regular** ☐ **Requesting Action** ☒ **Report Only** ☐

Type of Document Needing Approval (Check all that apply):

☐ Public Hearing	☐ Resolution	☐ First Reading/Ordinance
☐ Agreement	☐ Emergency Clause	☒ Final Reading/Ordinance
☐ Special Consideration	☐ Intergovernmental Agreement	
☐ Grant	☐ Submission	☐ Acceptance
☐ Council Request	☐ Finance Related	☐ Liquor/Bingo License Application

Council Priority (Check Appropriate Areas):

☐ Education	☐ Public Fitness	☐ Neighborhood Revitalization
☐ Job Creation	☐ Quality Service Delivery	☐ Employment Infrastructure
☐ Public Safety	☐ Housing Rehabilitation	☐ Work Force Preparation
☐ Transportation	☐ Human Service Needs	☐ Parks, Recreation & Library
☐ City Elections	☐ Community Activities	☒ Community Growth

Regular Agenda Wording: Consideration and Action on Ordinance 04-14, an ordinance approving the Planned Area Development Amendment PADA03-283, amending the Villages at Surprise South PAD (Surprise Farms) to provide additional points of access to Greenway Road and provide additional clarification of open space provisions in the PAD, generally bounded by Bell Road, Greenway Road, Cotton Lane, and the Beardsley Canal.

Staff Recommendation:Approve Fiscal Impact:Yes If yes: Budget code:All new development will have a long-term fiscal impact on the City of Surprise.
Available:

Signatures of Submitting Officers (Sign Legibly):

Philip A. Testa
Department Head

Supervisor

Budget Authorization

Legal Review

City Manager/Designee

Council Action:
Motion/Second

/

		For 6
Shafer		Against 0
Cox		Passed ✓
Bails	M	Failed
Sullivan	S	Deny
Arismendez		Continue
Vukanovich		Tabled

Results:

Distribution After Council Action:

- Shelley H.
- Agenda file

CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

Allen _____ Absent 1 (T.A.)
Other _____

City Clerk: Originals

Form version: C2-2004

Background Info: At a Council meeting approving the preliminary plat for phase two of Surprise Farms, there was a request to bring back a PAD amendment indicating additional points of access to Greenway Road from Surprise Farms. Therefore, this application is a city-initiated PAD to show the changes requested by Council.

List Attachments as Follows: Ordinance, PAD Amendment Narrative, Land Plan

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2004 11:01
NAME : CITY CLERK'S OFFICE
FAX : 623-583-3396
TEL : 623-583-1098

DATE,TIME	03/29 10:58
FAX NO./NAME	96238762589
DURATION	00:02:32
PAGE(S)	07
RESULT	OK
MODE	STANDARD ECM

SURPRISE
ARIZONA

Facsimile Transmittal – City Clerk's Office

To:	Janet Gerster	**Fax:**	623-876-2589
Agency:	Daily News-Sun	**Phone:**	623-876-2547
From:	Rosa Herrera, Deputy Clerk	**Phone:**	623-875-4213
Date:	03/29/04	**Pages:**	7
RE:	**Ord. Nos. 04-14**		

[X] Urgent [ ] For Review [ ] Please Comment [X] Please Reply [ ] Other

Please publish the above-mentioned ordinances on the following dates:

Thursday	04/01/04
Friday	04/02/04
Saturday	04/03/04
Monday	04/05/04

Please confirm receipt.

Thank you.

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2004 10:57
NAME : CITY CLERK'S OFFICE
FAX : 623-583-3396
TEL : 623-583-1098

DATE,TIME	03/29 10:55
FAX NO./NAME	914254606822
DURATION	00:02:37
PAGE(S)	07
RESULT	OK
MODE	STANDARD ECM

SURPRISE
ARIZONA

Facsimile Transmittal – City Clerk's Office

To: Kate Guschausky **Fax:** 1-425-460-6822

Agency: Matthew Bender & Co., Inc. **Phone:** 1-866-501-5155x6830

From: Rosa Herrera, Deputy Clerk **Phone:** 623-875-4213

Date: 03/29/04 **Pages:** 7

RE: **Ordinance No. 04-14**

[ ] Urgent [X] For Review [ ] Please Comment [ ] Please Reply [ ] Other

Attached is a copy of the above-mentioned ordinance:

Ord. #	# of pages
04-14	6

Status report as follows:

Ord. #	Description	Status
04-10	Zoning Text Amendment – Kennels	Pending
04-11	Amending the CUP process	Pending
04-13	Code Amendment – Tie & Bag Garbage	Pending

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2004 11:50
NAME : CITY CLERK'S OFFICE
FAX : 623-583-3396
TEL : 623-583-1098

DATE,TIME	03/29 11:48
FAX NO./NAME	914349727678
DURATION	00:01:36
PAGE(S)	03
RESULT	NG
MODE	STANDARD ECM

NG: POOR LINE CONDITION

SURPRISE
ARIZONA

Facsimile Transmittal – City Clerk's Office

To: Linda J. Sohigian **Fax:** 1-434-972-7678

Agency: Lexis Nexis **Phone:** 1-800-446-3410

From: Rosa Herrera, Deputy Clerk **Phone:** 623-875-4213

Date: 03/29/04 **Pages:** 7

RE: **Ordinance No. 04-14**

[ ] Urgent [X] For Review [ ] Please Comment [ ] Please Reply [ ] Other

Attached are copies of the above-mentioned ordinance:

Ord. #	# of pages
04-14	6

Status report as follows:

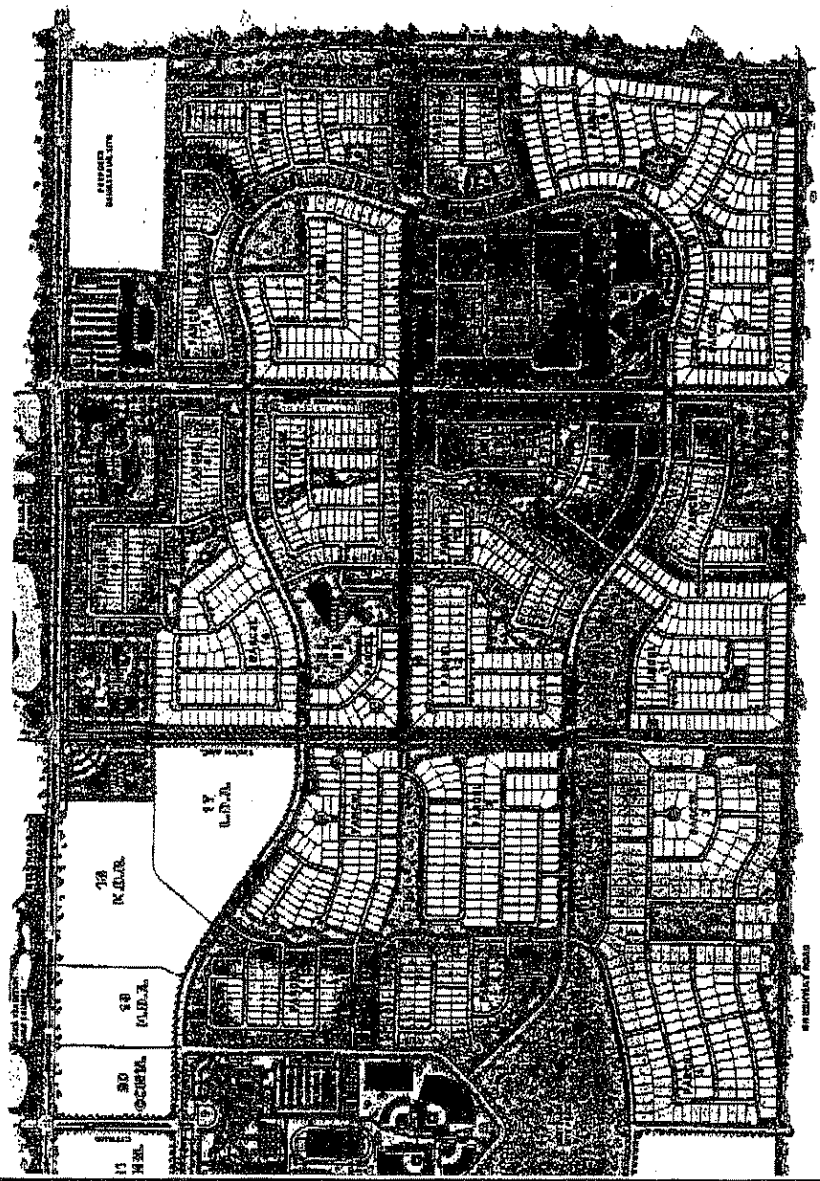
Ord. #	Description	Status
04-10	Zoning Text Amendment – Kennels	Pending
04-11	Amending the CUP Process	Pending
04-13	Code Amendment – Tie & Bag Garbage	Pending

If you have any questions, please call me at 623-875-4213. Thank you

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2004 11:53
NAME : CITY CLERK'S OFFICE
FAX : 623-583-3396
TEL : 623-583-1098

DATE,TIME	03/29 11:51
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MODE	STANDARD ECM



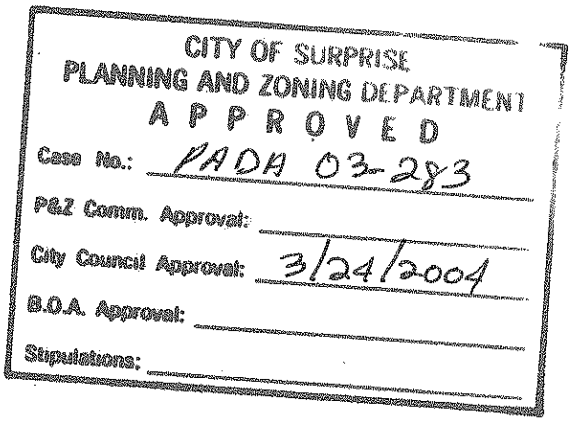
PAD Exhibit A

Surprise Farms

Prepared for: Surprise Village Company, LLC

7 November 2003

IBIT A TO ORDINANCE 04-14


CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PADA 03-283
P&Z Comm. Approval:
City Council Approval: 3/24/2004
B.O.A. Approval:
Stipulations:

APPROVED

ORDINANCE NO. 04-14

AN ORDINANCE APPROVING THE PLANNED AREA DEVELOPMENT AMENDMENT PADA03-283, AMENDING THE VILLAGES AT SURPRISE SOUTH PAD (SURPRISE FARMS) TO PROVIDE ADDITIONAL POINTS OF ACCESS TO GREENWAY ROAD AND PROVIDE ADDITIONAL CLARIFICATION OF OPEN SPACE PROVISIONS IN THE PAD, GENERALLY BOUNDED BY BELL ROAD, GREENWAY ROAD, COTTON LANE, AND THE BEARDSLEY CANAL.

WHEREAS, this Ordinance has been properly noticed for public hearing and the necessary hearings and opportunity for public input have been completed; and

WHEREAS, this application was initiated by the City of Surprise in response to traffic concerns and concerns from neighboring communities about traffic flow; and

WHEREAS, this proposed PAD Amendment is in harmony with the purposes and intent of the zoning ordinance, the plan for the area, and the City of Surprise General Plan; and

WHEREAS, the Planning and Zoning Commission has recommended approval of this rezone application.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Surprise, Arizona, that:

Section 1. This Ordinance is not of a general and permanent nature and shall not be codified.

Section 2. The property displayed in Exhibit A remains subject to all applicable stipulations relating to the original Villages at Surprise, South PAD, except as amended pursuant to the PAD narrative attached hereto as Exhibit B.

PASSED AND ADOPTED THIS 24 day of March, 2004

Mayor

ATTEST:

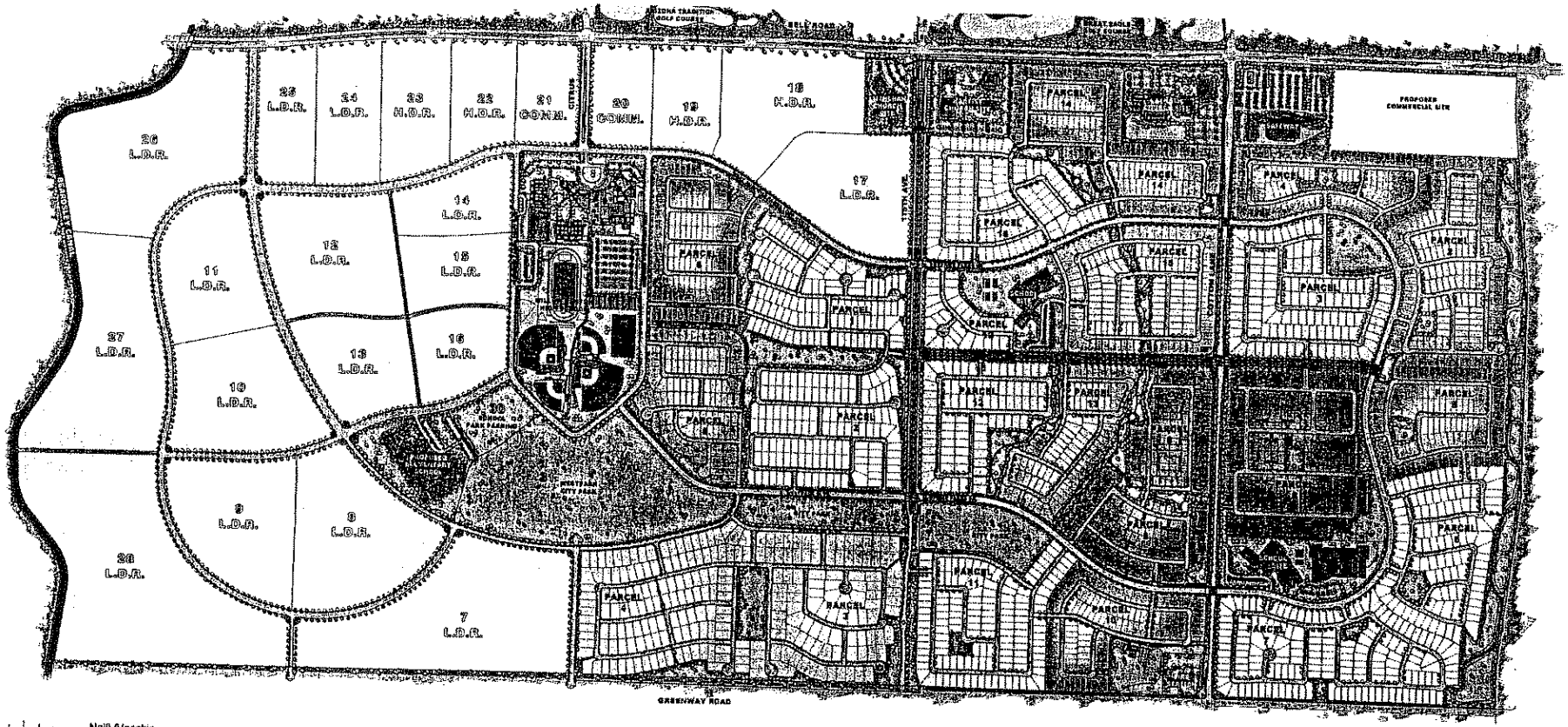
City Clerk

APPROVED AS TO FORM:

City Attorney

YEAS: Mayor Shafe, Vice-Mayor Cox, Council Members, Arismendez, Bails, Sullivan & Vukanovich. (Excused-Allen)

NEAS:



Neill /Vecchia & Associates, Inc.

PAD Exhibit A

Surprise Farms

Prepared for: Surprise Village Company, LLC

7 November 2003

EXHIBIT A TO ORDINANCE 04-14

SURPRISE
ARIZONA

The Villages at Surprise South, PAD Amendment
City-Initiated PADA

Introduction

Due to recent concerns related to transportation and connectivity of the Villages at Surprise South PAD (Surprise Farms), the City of Surprise is proposing a City initiated PAD amendment, in accordance with stipulations on a previous preliminary plat application, to address the connectivity issues.

Additionally, in order to further refine the design and community layout of Surprise Farms, additional clarification of the circulation system, as well as clarification and final determination of the Westpark size and layout, this PAD Amendment will incorporate further information related to these topics.

Section 1 – Land Uses

Within this PAD Amendment, there is no proposed change in the uses and/or intensity of the previously approved land uses.

For purposes of providing the most updated information in relation to general layouts of parcels, proximity to open space, and the master circulation plan, a revised master land use exhibit has been provided and is approved as Exhibit A.

Section 2 – Circulation

Based upon previous Planning and Zoning Commission and City Council approvals and stipulations, the circulation system is to be revised as follows:

175th Avenue

The PAD is to be amended to include a southerly extension of 175th Avenue, as a local road, from Desert Lane to the midsection of Greenway Road. The roadway and the adjacent open space will be completed at the expense of Surprise Village Company, to be dedicated to, and maintained by the City of Surprise as a public roadway and open space.

Citrus Road

Citrus Road will be extended from southern tip of the high school site, south to the midsection of Greenway Road as conceptually shown in Alternate A as attached hereto,

to be developed as a local or lesser roadway, at the expense of Surprise Village Company, to be dedicated to, and maintained by the City of Surprise as a public roadway.

183rd Avenue

An additional access to Greenway Road from Surprise Farms via 183rd Avenue will be provided at the expense of Surprise Village Company, to be dedicated to, and maintained by the City of Surprise as a public roadway. 183rd Avenue shall be constructed as a minor collector.

For general cross-sections of these roadways, please refer to Exhibit B.

For purposes of clarification, Cotton Lane, 175th Avenue, Citrus Road, and 183rd Avenue will be the only points of access for public roadways to both Bell Road and to Greenway Road from the Surprise Farms development.

Additionally, Surprise Village Company will have no obligation or responsibility to construct Greenway Road, west of Cotton Lane.

Section 3 – Open Space

Within the Surprise Farms PAD, the initial approval contained the following requirements for open space and community facilities:

Community Facilities	7.2 acres
Open Space/Park/Retention	155.4 acres
School sites	
Elementary	23.5 acres
Middle School	11.9 acres
Total	198.0 acres

To date, within the Surprise Farms development, the following acreages have been provided and proposed for open space and community facilities:

	In Place	Proposed	Total
Community Facilities	2.4 acres		2.4 acres
Open Space/Park/Retention	98.6 acres	91.4 acres	190 acres
School sites			
Elementary	26.3 acres		26.3 acres
High School	49.7 acres		49.7 acres
Total			268.4 acres

Westpark

Westpark is a centrally located and important public facility for the City of Surprise. Within the PAD, there is no specific acreage provided for the ultimate build-out of Westpark, though through discussion with the Parks and Recreation Staff, an appropriate overall size of Westpark and adjacent open space areas would be approximately 87.3 acres. Through this amendment, the developer has also expressed an interest in donating a third elementary school site to the Dysart School district, which they would like the City to authorize using land that could be allocated to Westpark to give to the school district. This would potentially provide another opportunity for joint use facilities at the elementary school adjacent to Westpark. Therefore, this amendment proposes to clarify the Westpark acreage as follows:

Total Westpark Acreage (including adjacent open space lands)	74.3 Acres
Total additional school site acreage	13 Acres
Total	87.3 acres

Additionally, through this PAD amendment, we propose the following items of clarification in relation to Westpark:

- That basic City improvements to Westpark, including a minimum of turf and/or other types of appropriate ground cover across the entire Westpark be provided, to the extent possible, in phases according to the following schedule:

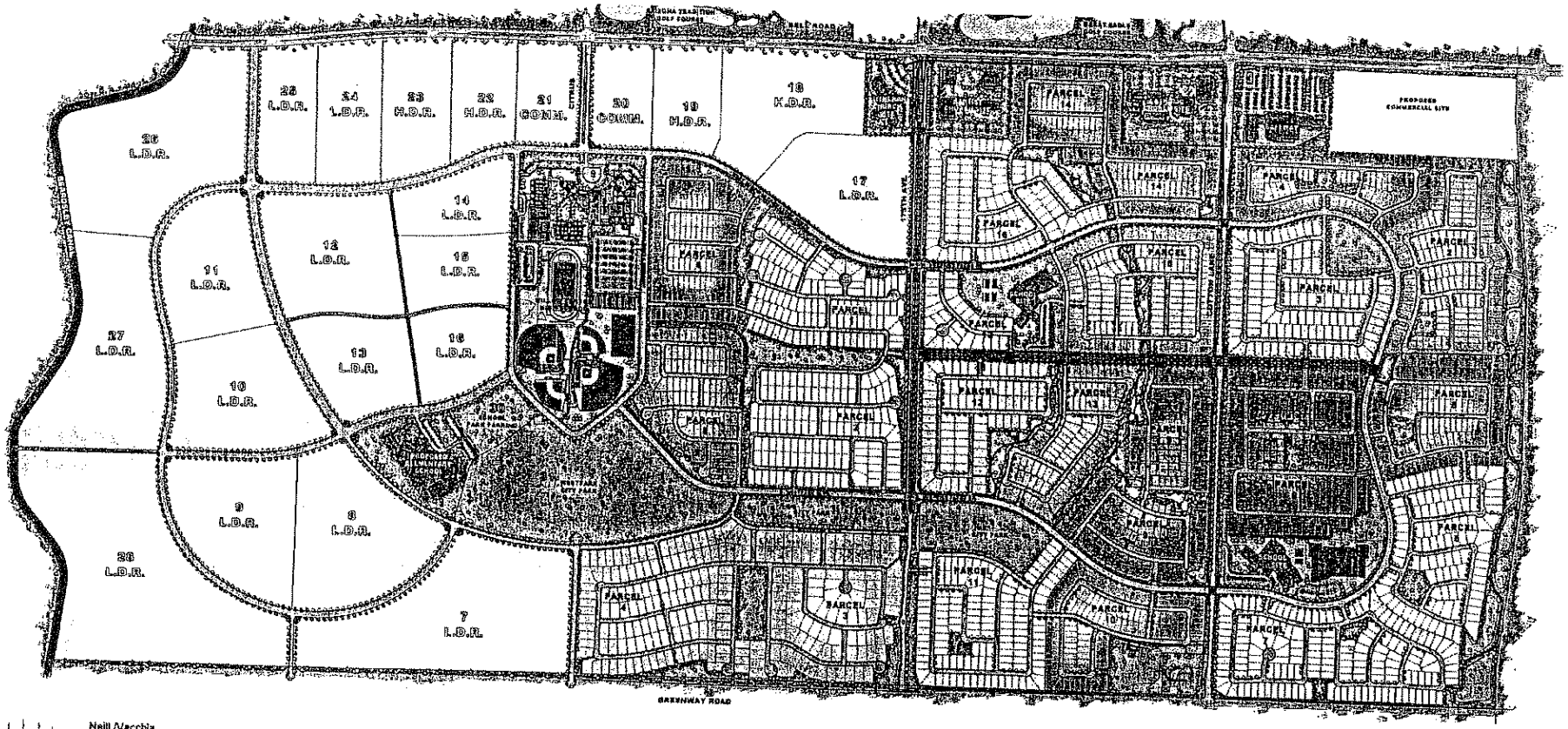
▪ City Open Space east of 175th Avenue	2004-2005
▪ City Open Space adjacent to Phase 2:	2005-2006
▪ Remaining City Open Space	2006-2007

- That the perimeter landscaping provided by the developer will consist of trees planted at 40 feet on center with necessary irrigation; and

Section 4 – Additional Items

All other aspects of the original PAD shall remain in tact.

Upon approval, the included exhibits shall replace and/or amend the existing PAD document.



Neill Vecchia & Associates, Inc

PAD Exhibit A

Surprise Farms

Prepared for: Surprise Village Company, LLC

7 November 2003

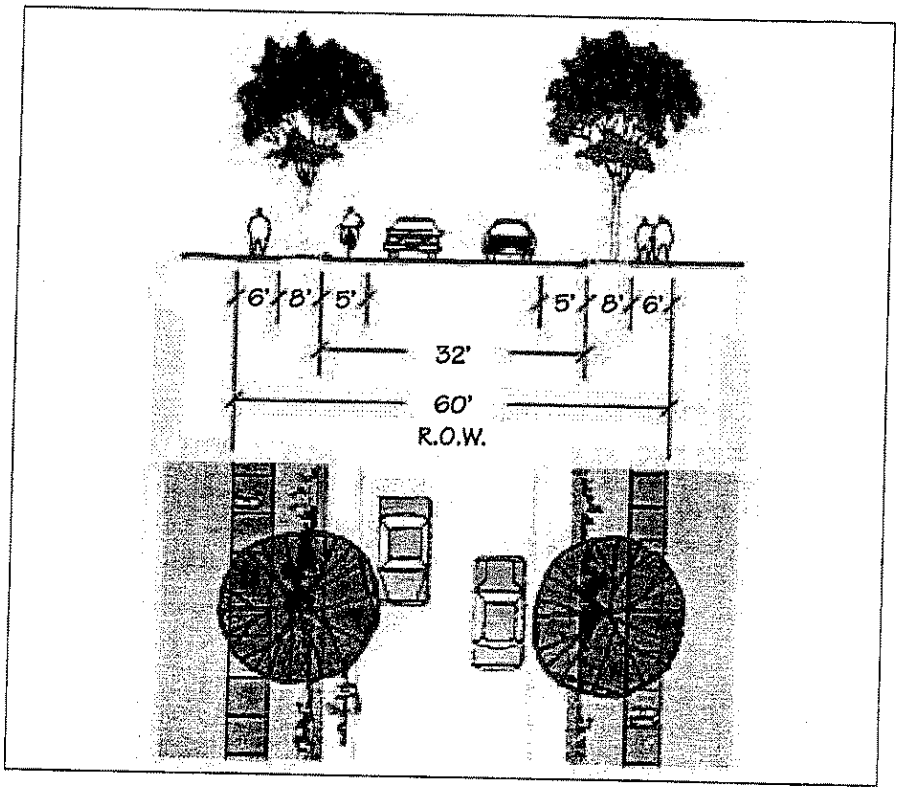
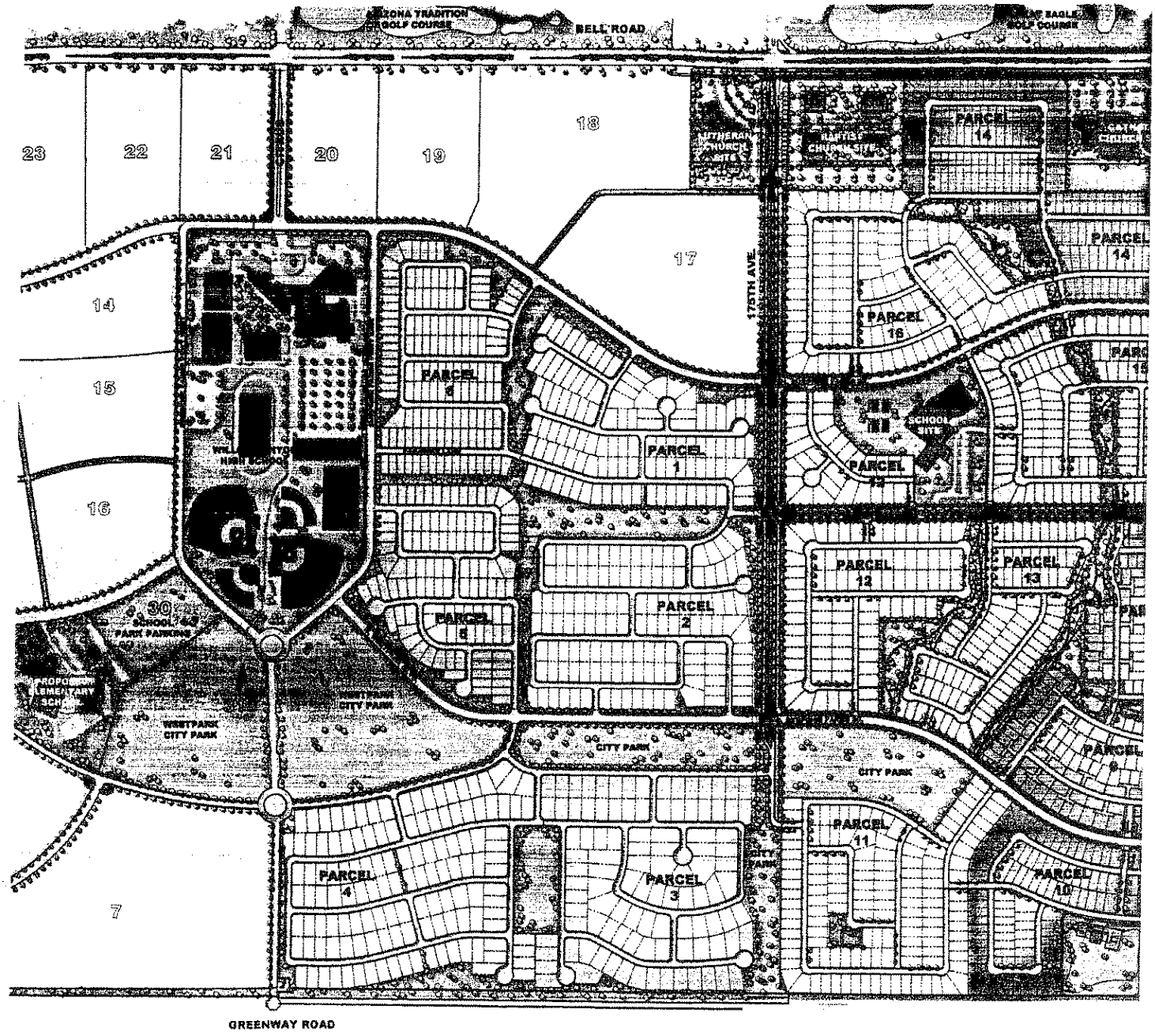


EXHIBIT B TO VILLAGES AT SURPRISE SOUTH PADA



Alternate 'A'

Overall Conceptual Landscape

Surprise Farms

Prepared for: Surprise Village Company, LLC

CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

#30

SURPRISE ARIZONA

Meeting Type: Regular Meeting **Time Scheduled:** March 24, 2004 7:00 PM
If Special submit date time

Submitting Department: Planning and Zoning **Contact Person:** Scott Phillips
Consent ☒ **Regular** ☐ **Requesting Action** ☒ **Report Only** ☐

Type of Document Needing Approval (Check all that apply):

☐ Public Hearing	☐ Resolution	☐ First Reading/Ordinance
☐ Agreement	☐ Emergency Clause	☒ Final Reading/Ordinance
☐ Special Consideration	☐ Intergovernmental Agreement	
☐ Grant	☐ Submission	☐ Acceptance
☐ Council Request	☐ Finance Related	☐ Liquor/Bingo License Application

Council Priority (Check Appropriate Areas):

☐ Education	☐ Public Fitness	☐ Neighborhood Revitalization
☐ Job Creation	☐ Quality Service Delivery	☐ Employment Infrastructure
☐ Public Safety	☐ Housing Rehabilitation	☐ Work Force Preparation
☐ Transportation	☐ Human Service Needs	☐ Parks, Recreation & Library
☐ City Elections	☐ Community Activities	☒ Community Growth

Regular Agenda Wording: Consideration and Action on Ordinance 04-14, an ordinance approving the Planned Area Development Amendment PADA03-283, amending the Villages at Surprise South PAD (Surprise Farms) to provide additional points of access to Greenway Road and provide additional clarification of open space provisions in the PAD, generally bounded by Bell Road, Greenway Road, Cotton Lane, and the Beardsley Canal.

Staff Recommendation:Approve Fiscal Impact:Yes If yes: Budget code:All new development will have a long-term fiscal impact on the City of Surprise.
Available:

Signatures of Submitting Officers (Sign Legibly):

Philip A. Testa
Department Head

Supervisor

Budget Authorization

Legal Review

City Manager/Designee

Council Action:
Motion/Second

		For 6
Shafer		Against 0
Cox		Passed ✓
Bails	M	Failed
Sullivan	S	Deny
Arismendez		Continue
Vukanovich		Tabled

Results:

Distribution After Council Action:

- Shelley H.
- Agenda file

CITY OF SURPRISE
COUNCIL AGENDA ACTION FORM

Allen _____ Absent 1 (T.A.)
Other _____

City Clerk: Originals

Form version: C2-2004

Background Info: At a Council meeting approving the preliminary plat for phase two of Surprise Farms, there was a request to bring back a PAD amendment indicating additional points of access to Greenway Road from Surprise Farms. Therefore, this application is a city-initiated PAD to show the changes requested by Council.

List Attachments as Follows: Ordinance, PAD Amendment Narrative, Land Plan

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2004 11:01
NAME : CITY CLERK'S OFFICE
FAX : 623-583-3396
TEL : 623-583-1098

DATE,TIME	03/29 10:58
FAX NO./NAME	96238762589
DURATION	00:02:32
PAGE(S)	07
RESULT	OK
MODE	STANDARD ECM

SURPRISE
ARIZONA

Facsimile Transmittal – City Clerk's Office

To:	Janet Gerster	**Fax:**	623-876-2589
Agency:	Daily News-Sun	**Phone:**	623-876-2547
From:	Rosa Herrera, Deputy Clerk	**Phone:**	623-875-4213
Date:	03/29/04	**Pages:**	7
RE:	**Ord. Nos. 04-14**		

[X] Urgent [ ] For Review [ ] Please Comment [X] Please Reply [ ] Other

Please publish the above-mentioned ordinances on the following dates:

Thursday	04/01/04
Friday	04/02/04
Saturday	04/03/04
Monday	04/05/04

Please confirm receipt.

Thank you.

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2004 10:57
NAME : CITY CLERK'S OFFICE
FAX : 623-583-3396
TEL : 623-583-1098

DATE,TIME	03/29 10:55
FAX NO./NAME	914254606822
DURATION	00:02:37
PAGE(S)	07
RESULT	OK
MODE	STANDARD ECM

SURPRISE
ARIZONA

Facsimile Transmittal – City Clerk's Office

To: Kate Guschausky **Fax:** 1-425-460-6822

Agency: Matthew Bender & Co., Inc. **Phone:** 1-866-501-5155x6830

From: Rosa Herrera, Deputy Clerk **Phone:** 623-875-4213

Date: 03/~~29~~/04 **Pages:** 7

RE: **Ordinance No. 04-14**

[ ] Urgent [X] For Review [ ] Please Comment [ ] Please Reply [ ] Other

Attached is a copy of the above-mentioned ordinance:

Ord. #	# of pages
04-14	6

Status report as follows:

Ord. #	Description	Status
04-10	Zoning Text Amendment – Kennels	Pending
04-11	Amending the CUP process	Pending
04-13	Code Amendment – Tie & Bag Garbage	Pending

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2004 11:50
NAME : CITY CLERK'S OFFICE
FAX : 623-583-3396
TEL : 623-583-1098

DATE,TIME	03/29 11:48
FAX NO./NAME	914349727678
DURATION	00:01:36
PAGE(S)	03
RESULT	NG
MODE	STANDARD ECM

NG: POOR LINE CONDITION

SURPRISE
ARIZONA

Facsimile Transmittal – City Clerk's Office

To: Linda J. Sohigian **Fax:** 1-434-972-7678

Agency: Lexis Nexis **Phone:** 1-800-446-3410

From: Rosa Herrera, Deputy Clerk **Phone:** 623-875-4213

Date: 03/29/04 **Pages:** 7

RE: **Ordinance No. 04-14**

[ ] Urgent [X] For Review [ ] Please Comment [ ] Please Reply [ ] Other

Attached are copies of the above-mentioned ordinance:

Ord. #	# of pages
04-14	6

Status report as follows:

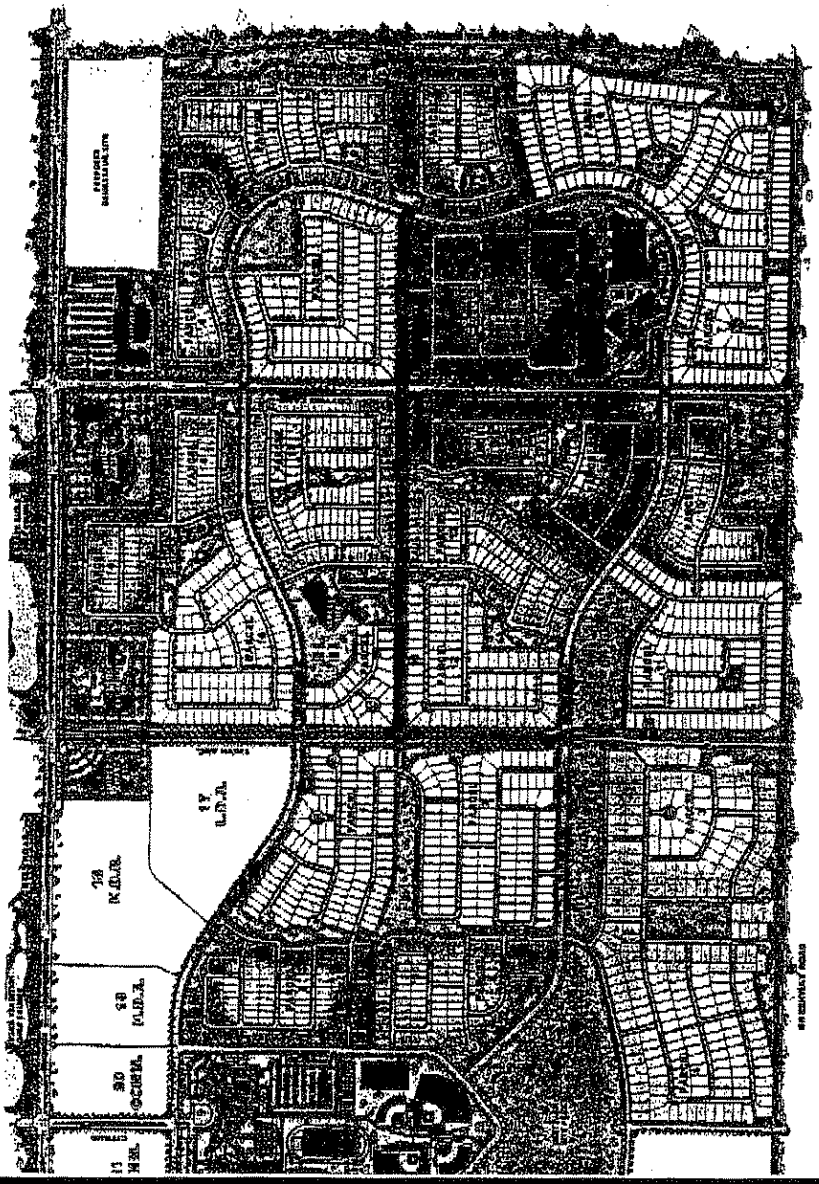
Ord. #	Description	Status
04-10	Zoning Text Amendment – Kennels	Pending
04-11	Amending the CUP Process	Pending
04-13	Code Amendment – Tie & Bag Garbage	Pending

If you have any questions, please call me at 623-875-4213. Thank you

TRANSMISSION VERIFICATION REPORT

TIME : 03/29/2004 11:53
NAME : CITY CLERK'S OFFICE
FAX : 623-583-3396
TEL : 623-583-1098

DATE,TIME	03/29 11:51
FAX NO./NAME	914349727678
DURATION	00:02:02
PAGE(S)	04
RESULT	OK
MODE	STANDARD ECM



PAD Exhibit A

Surprise Farms

Prepared for: Surprise Village Company, LLC

7 November 2003

IBIT A TO ORDINANCE 04-14

PRDR06-389

ORIGINAL

Project Narrative
September 14, 2006
Surprise Farms 6a and 6b Minor Land Division

Purpose/Objective

The Surprise Village Company, LLC is proposing a minor land division to split the parcels 6a and 6b, as two separate and distinct parcels, into two parcels each. This application is being done in conjunction with a minor PAD amendment for the subject property.

Site Layout

The site will be designed at a later date. However, the ingress and egress proposed for the property will provide a joint use/access opportunity on the south side of the commercial properties, and the north side of the multi-family parcels. This is also the only location proposed for full turning movement points of access. The remainders of the points of access are proposed to be right in, right out only. Additionally, there is a proposed dedicated easement for ingress and egress splitting the newly created properties. Also, as a part of this application, we are providing a detail showing how a pedestrian linkage between the properties may function and committing to an appropriate pedestrian connection between the adjacent HDR and commercial parcels.

Drainage

This configuration will not change the drainage requirements for the site.

Landscaping theme

Landscaping will following the theme established as a part of the Villages at Surprise South PAD.

Parking

Parking will be provided in accordance with the Villages at Surprise South PAD.

Proposed Uses

The proposed minor land division will not change the permitted uses for the site. The 7.5 acre parcels are zoned for commercial uses as proscribed within the PAD, and the remainder parcels are zoned for residential uses as proscribed in the PAD.

REVIEWED
PLANNING AND ZONING DEPT.
DATE 11-19-06
APPROVED BY
CITY OF SURPRISE

11811 N. Tatum Boulevard, Suite 4052 / Phoenix, Arizona 85028-2399 / Tel. 602 953 8700 / Fax 602 953 8707

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
A P P R O V E D
Case No.: PADA 06-420 (Surprise Farms)
P&Z Comm. Approval:
City Council Approval:
~~B.O.A. Approval~~: Admin 9/26/2006
Stipulations:

ORIGINAL

Surprise Farms Minor PAD Amendment

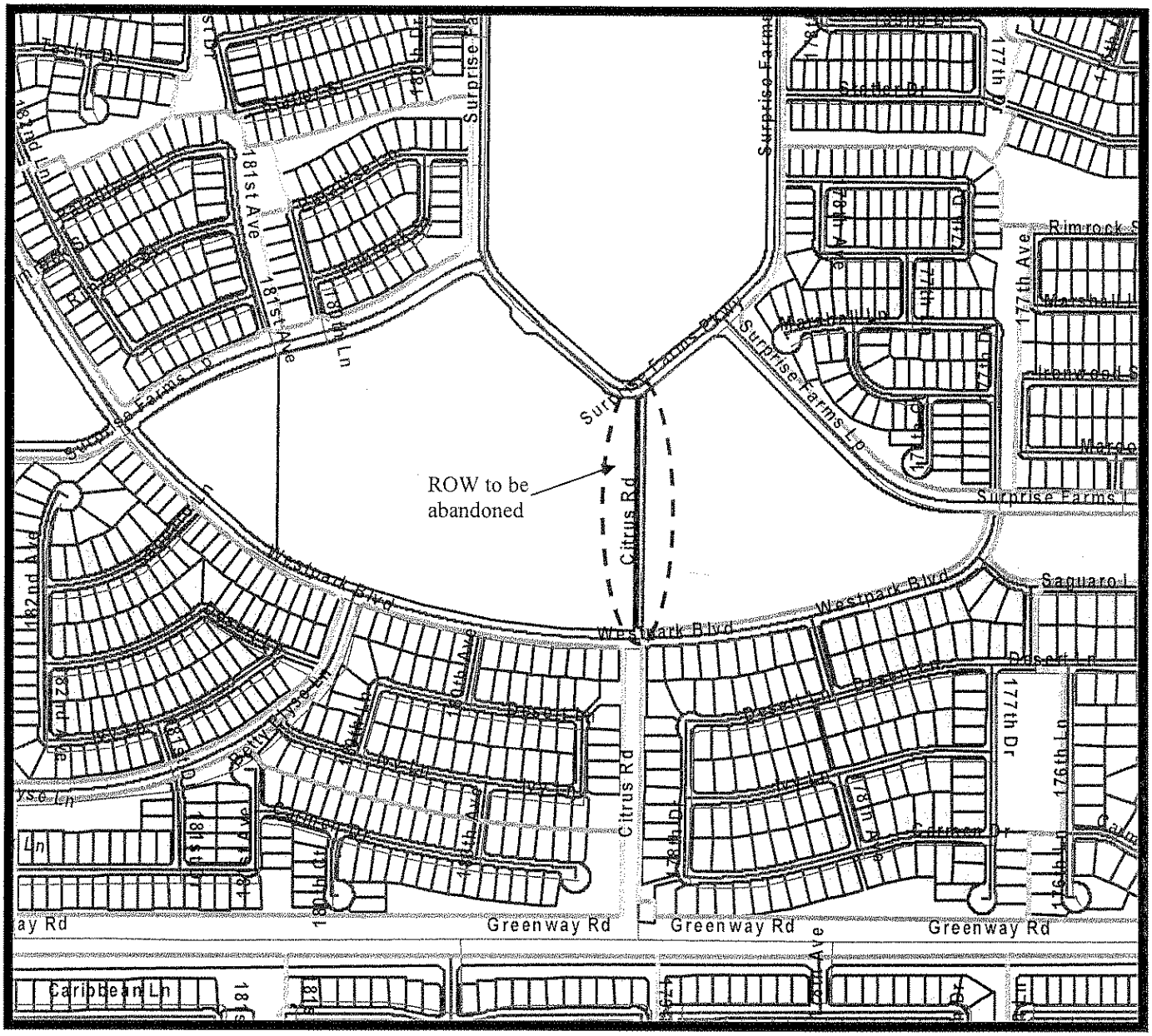
PADA06-420

Abandonment of Citrus Road ROW

The City of Surprise is presently in the process of designing a community park at the northern tip of Willow Canyon High School between Surprise Farms Parkway and Westpark Blvd. A PADA was approved in 2003 to add this road for improved vehicular circulation to Willow Canyon High School. Scott Thompson, from the Dysart School District, states "While multiple accesses to a high school are always preferred, the districts feels the amount of access to WCHS through the neighborhood streets and from Bell are sufficient. As we have discussed in the past, the district severely limits the number of student drivers and both our buses and students have been accessing the campus without issue. As a result we will defer to the needs of the City and community on this issue."

The elimination of this ROW will improve the amount of amenities available while eliminating a potential danger caused by a vehicular path through the middle of the park.

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PADA06-420
Admin. Approval: 10/26/06
City Council Approval:
B.O.A. Approval:
Stipulations:



Surprise Farms Minor PAD Amendment

PADA06-420

Abandonment of Citrus Road ROW

CITY OF SURPRISE
PLANNING AND ZONING DEPARTMENT
APPROVED
Case No.: PADA06-420
ADMIN
~~P&Z Comm. Approval:~~ 10/26/06
City Council Approval:
B.O.A. Approval:
Stipulations:

COMPREHENSIVE SIGN PLAN
SWC Bell Road and 303 Freeway
PADA 08-037

OWNER:
Diversified Partners
Contact: Justin Gubler
5635 N. Scottsdale Road
Scottsdale, AZ 85250
(480) 947-8800 Phone
(480) 222-7648 Fax

SIGNAGE CONSULTANT:
Bootz & Duke
Contact: Charlie Gibson
4028 West Whitton
Phoenix, AZ 85019
(602) 272-9356 Phone
(602) 272-4608 Fax

CONSULTANT:
Pew & Lake, PLC
Contact: Sean B. Lake, Esq.
1930 East Brown Road, Suite 101
Mesa, AZ 85203
(480) 461-4670 Phone
(480) 461-4676 Fax

April 2008

SURPRISE FARMS GATEWAY
GENERAL REQUIREMENTS
SITE SIGNAGE AND BUILDING SIGNAGE

Introduction

Surprise Farms Gateway is a distinct retail development offering a variety of shopping and dining experiences. The overall design concept this center offers is a strategically integrated shopping environment providing convenient and efficient vehicular and pedestrian access to a high quality regional commercial core.

Surprise Farms Gateway consists of approximately 26 acres located in City of Surprise at the SWC of the 303 Freeway and Bell Road. The center's architecture is designed to be distinctive, yet subtly compliment adjacent commercial developments. Meanwhile, the use of varied horizontal and vertical planes and softened architectural materials creates an implied mass typical of smaller, pedestrian scaled projects.

This signage submittal has been created to fulfill the objectives of the City of Surprise standards for signage within the community and generally consistent with the PAD zoning and the City Code. It has also been designed to compliment the sign package approved by the City of Surprise for the adjacent Sam's Club Center located east of the freeway and the Albertson's Center located directly north of the site. The proposed sign package is consistent with and in harmony with the number, size and scale of signs for this type major retail corridor along a main arterial and freeway intersection.

Through the PAD Minor process, sign ordinance provisions may be varied to best attenuate the needs of a particular development. In this case, Surprise Farms Gateway is located approximately between the freeway and several developed or planned major retail developments. In light of the intensity of the surrounding land and transportation uses, this site can and should justify deviation from the City's standard sign ordinance provisions.

Site Description & Adjacent Land Uses

The Center is located on approximately 26 acres located at the southwest corner of the intersection of the 303 Freeway and Bell Road. Formerly used for agriculture purposes, the site is the remaining corner yet to be developed at this intersection. Adjacent land uses include large scale commercial/retail (i.e. Sam's Club Center) to the east, a mixed use project featuring residential and retail to the

northeast, and shopping center located to the north. The land to the south has been developed for residential purposes.

Project Description

Surprise Farms Gateway will include several freestanding Pad Buildings, freestanding retail buildings and cluster retail buildings, Major Anchors, and Shops Tenants. The project's architecture is designed to be consistent with the goals and desires of the community while providing a distinct identity. Connections to the neighboring projects are made through similar elements like the landscape palette, building materials and accents, and architectural details. Conversely, the Center relies on color, and contemporized massing and architectural styling to differentiate itself from its neighbors. These design elements and materials have been included in this sign package submittal.

The boundaries of the site allow substantial frontage on both Bell Road and the 303 Freeway for the Major Anchors and in-line Shops. Several free standing pad sites are also located along the Bell Road frontage. The orientation of the site plan, landscape concepts, and building architecture and placement have been focused on consolidating the existing "Gateway" appearance at the intersection of Bell and the 303 Freeway. Freestanding signs are grouped into two principal categories, each having a unique function as part of integrated wayfinding system.

Based on the wayfinding system the sign package creates a hierarchy of signage elements that bolsters the strong sense of arrival and continuity at this major intersection. Once off the freeway, the wayfinding system begins to direct motorists to their ultimate destination. Multi-tenant and Anchor tenants' monument signs are strategically located adjacent to primary driveways and are used to identify tenants within the site. Low profile monument type signs are also provided for the Pad tenants while entry walls are used to identify Surprise Farms Gateway.

Major Anchors

With the inclusion of Major Anchors in the project, it is anticipated that this establishment will draw shoppers from nearby neighboring communities thereby adding valuable sales tax revenue to the City of Surprise, and creating synergies with the adjacent existing commercial developments.

Site Configuration & Proposed Uses

Surprise Farms Gateway is being developed as a Regional Shopping Center with Major Anchors sized at 45,000, 20,500. 20,500 and 10,000 square foot buildings complimented by inline Shop tenants ranging from 2,000 to 9,700 square feet. Freestanding Pad buildings, which may include, but are not limited to, fast food

restaurants, retail shops buildings, free standing restaurants and banks, will be placed at the perimeter of the site ranging in size from 3,500 square feet to 10,000 square feet. Uses on the site shall conform to the use requirements of the PAD zoning, which are similar to the City's C-2 commercial zoning district. In addition, to those described above, uses may include clothing stores, general retailers, restaurants, neighborhood services, and professional offices.

SITE SIGNAGE

SURPRISE FARMS GATEWAY

Freestanding Sign Matrix

SIGN	SIGN TYPE	FUNCTION	LOCATION	QUANTITY	HEIGHT	SIZE	ILLUMINATION	MATERIALS
TYPE 1 Freeway Pylon	Pylon	Center ID with tenant identification	Placed along Loop 303 Freeway	1	Sixty–five (65') feet to top of Pylon	725 SF maximum tenant sign area exclusive of center identification and architectural embellishments	Combination of interior and exterior illumination	Masonry, Stucco, Brushed Aluminum, Powder Coat and Acrylics
TYPE 2 Monument	Monument	Multi-tenant identification	Placed along Bell Road	3	Fifteen (15') feet to top of sign panel exclusive of architectural embellishment	80 SF maximum sign area exclusive of architectural embellishment	Combination of interior and exterior illumination	Masonry, Stucco, Brushed Aluminum, Powder Coat and Acrylics
TYPE 3 Pad Monument	Monument	Pad-Tenant identification	Placed along Bell Road	1	Six (6') feet to top of sign	24 SF maximum sign area exclusive of architectural embellishment	Internally illuminated	Masonry, Stucco, Brushed Aluminum, Powder Coat and Acrylics

BUILDING SIGNAGE

SURPRISE FARMS GATEWAY

Building Sign Matrix – Major Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Major tenant with occupancy greater than 15,000 SF but less than 50,000 SF	Wall Mounted Signs	Tenant Identification	All elevations	80% of Sign Band	1.5 SF/Linear foot of building frontage (typical)	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Major tenant with occupancy less than 15,000 SF	Wall Mounted Signs	Tenant Identification	All elevations	80% of Sign Band	1.5 SF/Linear foot of building frontage (typical	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material

SURPRISE FARMS GATEWAY

Building Sign Matrix – Shop Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Shop Tenants	Wall Signs	Tenant Identification	Wall surfaces and architectural features designed to accommodate signage	Within building silhouette	1.5 SF/Linear foot of building frontage (typical) 80% Maximum Of sign fascia	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material

SURPRISE FARMS GATEWAY

Building Sign Matrix – PAD Tenants

SIGN	SIGN TYPE	FUNCTION	LOCATION	HEIGHT	SIZE	ILLUMINATION	MATERIALS
Pad Tenant	Wall Signs	Tenant Identification	Wall surfaces and architectural features designed to accommodate signage	Within building silhouette	1.5 SF/Linear foot of building frontage (typical)	Interior, Backlit or a combination thereof	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Menu Signs	Menu display and pricing	Drive Thru	Per Sign Ordinance	Per Sign Ordinance	Interior and ground illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	Traffic Directionals	Vehicular	Driveways and drive-thru as required	Per Sign Ordinance	Per Sign Ordinance	Interior and ground illumination	Aluminum, Acrylic, Painted Metal, Flexface Material
Pad Tenant	ATM	ATM	Wall or freestanding	Per Sign Ordinance	Per Sign Ordinance	Interior and ground illumination	Aluminum, Acrylic, Painted Metal, Flexface Material

sheet M1.0 of
job 070325
design jmc
drawn jmc
check ks

Surprise Farms Commercial Center

SWC of Loop 303 and Bell Road
Surprise, Arizona
Diversified Partners Development Co., LLC
CTW Retail Partners, LLC

COLOR and MATERIAL BOARD



STONE VENEER
"foothills vista" custom mix
DURA STONE

CORRUGATED METAL AWNINGS
"cavern"
DUNN EDWARDS

ALUMINUM STOREFRONT
"anodized aluminum"
KAWNEER

"afternoon tea"
ICI PAINTS

"western trail"
ICI PAINTS

"cocoa"
DUNN EDWARDS

"bison beige"
DUNN EDWARDS

"endurance"
DUNN EDWARDS

"granite"
DUNN EDWARDS

MATERIAL and COLOR BOARD

ROBERT KUBICEK Architects And Associates, Inc.
2233 East Thomas Road
Phoenix, Az. 85016-9474
(602) 955-3900 Phone
(602) 955-0486 Fax
www.rkaa.com

SURPRISE FARMS GATEWAY
COMPREHENSIVE SIGN PACKAGE
Sign specifications and Requirements

The purpose of this Comprehensive Sign Package is to create a graphic environment that is individual and distinctive in identity for the merchant and also compatible with other signs within the Property. The total concept should give an impression of quality and professionalism, as well as, instill a good business image.

The following specifications shall be used for the design of all signage within Surprise Farms Gateway; however, in all cases, final written approval by Loop 303 & Bell, LLC and/or it's assigne is required prior to manufacturing and installation of all signs.

For purposes of this Master Signage Plan, any reference herein to "Tenant" shall also include all tenants, subtenants, licensees and other occupants of Owner's Parcel.

PROCEDURE: All signage drawing proposals will be submitted in three (3) copies to Loop 303 & Bell, LLC and/or it's assigne for written approval, prior to application for sign permit from the City of Surprise.

NOTICE:

WRITTEN APPROVAL AND CONFORMANCE WITH THE REQUIREMENTS SET FORTH HEREIN DOES NOT IMPLY CONFORMANCE WITH APPLICABLE LAWS, CODES, RULES, AND REGULATIONS PROMULGATED BY THE CITY OF SURPRISE OR ANY OTHER APPLICABLE GOVERNMENTAL AGENCY OR BODY (COLLECTIVELY, THE "LAWS"). ALL SIGNAGE LOCATED WITHIN THE PROPERTY SHALL BE APPROVED IN WRITING BY DECLARANT, SHALL COMPLY WITH THE APPLICABLE LAWS AND RECEIPT BY OWNER OF A SIGN PERMIT MUST BE RECEIVED PRIOR TO MANUFACTURING AND INSTALLATION OF ANY SIGNAGE.

A. GENERAL PROVISIONS

1. All signs and signage programs must confirm to the requirements of this Comprehensive Sign Package, the City of Surprise, and all applicable Laws. Applications and submittals for signage permits shall be per the City of Surprise procedure and requirements.

2. Signs shall identify the person or company operating the use conducted on the Parcel. No off-premises advertising is permitted.

B. GENERAL REQUIREMENTS

1. No signs, advertisements, notices, or other lettering shall be displayed, exhibited, inscripted, painted or affixed in any manner to any part of the building exterior except as approved in writing by Loop 303 & Bell, LLC and/or it's assigne.

2. Each Tenant shall defend, indemnify and hold Loop 303 & Bell, LLC and/or it's assigne harmless for, from, and against all claims, costs (including attorneys' fees, expert witness fees and other litigation related costs), damages, expenses, liabilities and losses arising from the installation, maintenance and repair of Tenant's signs.

3. Each electrical sign, and the installation thereof, shall comply with all applicable Laws. Double back connections must be utilized for all electrical connections through the building structure.

4. Tenant shall obtain all necessary permits for signs and the construction and installation of signs.

5. No labels shall be placed on the exposed surfaces of signs except those required by applicable Laws. Required labels shall be applied in inconspicuous locations.

6. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.

7. The use of a crest, shield, logo, or other established corporate insignia or modifier which has been displayed or associated with Tenant's firm name shall be permitted subject to Loop 303 & Bell, LLC and/or it's assigne written approval.

8. Any sign that does not conform with the requirements of this Master Signage Plan or was not approved by the Loop 303 & Bell, LLC and/or it's assigne as required hereby shall be immediately removed or brought into conformance at the Teant's expense.

C. SPECIFIC REQUIREMENTS FOR BUILDINGS SIGNAGE

1. Anchor Tenants

   A. Size Guidelines

      1. Each Anchor will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

         A. Each frontage will be calculated independently (Example: If a Anchor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage.)

      2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign(Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

      3. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty(30) feet wide will be twenty-four(24) feet).

      4. Height: Sign may not exceed 80% of SIGN BAND height

2. Major Tenants

   A. Size Guidelines

      1. Each Majors will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

         A. Each frontage will be calculated independently (Example: If a Major has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

      2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

      3. Pan Channel Letters must be a minimum of five (5) inches in depth and a maximum of ten (10) inches in depth.

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height

3. Minor Tenants

A. Size Guidelines

1. Each Minors will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently (Example: If a Minor has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

2. The square footage for an individual sign will be calculated by using two(2) rectangles that contain the entire sign(Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

3. Pan Channel Letters must be five (5) inches in depth

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height

4. Pad Tenants

A. Size Guidelines

1. Each Pads will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently (Example: If a Pad has 4 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

2. The square footage for an individual sign will be calculated by using two (2) rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

3. Pan Channel Letters must be five (5) inches in depth

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height

5. Shops & Inline Tenants

A. Size Guidelines

1. Each Shop or Inline Tenant will be allowed one and one-half (1.5) square feet of building signage per foot of linear building frontage.

A. Each frontage will be calculated independently (Example: If a Shop or Inline Tenant has 3 elevations, each elevation is entitled to have a building sign based on that elevation frontage)

2. The square footage for an individual sign will be calculated by using two (2) rectangles that contain the entire sign (Letter descender do not have to be included in the calculating rectangle; for example, the letters "y", "p", "q", "j", "g", all have descender that do not get calculated as apart of the total signage area. *Calculating Rectangles may be rotated to allow for unique sign shapes.*

3. Pan Channel Letters must be a minimum of five (5) inches in depth and a maximum of ten (10) inches in depth.

4. Length: The overall length of spread of letters shall not exceed 80% of the total leased frontage as specified by lease. (Example Maximum spread for a sign for a space thirty (30) feet wide will be twenty-four (24) feet).

5. Height: Sign may not exceed 80% of SIGN BAND height

6. Any Inline suite is guaranteed a minimum of forty (40) square feet of Signage

D. LIGHTING

1. All electrical will be U.L. or equivalent approved.

2. Primary copy (store name) required to be lighted. Illumination of secondary copy such as crests, shields, logos, established corporate insignias, or any other modifiers is subject to Loop 303 & Bell, LLC and/or it's assigne written approval.

3. Electrical power shall be brought to required location at Tenant's expense. The routing and location of other required items shall not be visible on the front of fascia.

4. Penetration of structure and graphics beams shall be kept to a minimum and must have proper insulation for voltage cable.

5. Transformers shall be concealed behind fascia and mounted in metal boxes.

E. DETAIL DRAWING

1. Three copies of a complete sign detail package by Owner's sign company, shall be submitted to Loop 303 & Bell, LLC and/or it's assigne for final review and written approval.

2. Elevation of building fascia and sign shall be drawn using a minimum ¼" to 1" scale.

3. Drawing shall indicate the following specifications:

   a. Type, thickness, and color of Plexiglas type of material used for backs, returns, and trim caps, including color
   b. Finish used on returns
   c. Type of illumination and mounting method

4. Drawing must include fascia cross section showing electrical connections.

F. SIGNAGE REMOVAL

If Tenant is allowed to remove their sign for whatever reason, Tenant shall patch and repair and damage to the building to Owner's satisfaction. Tenant's Sign Contractor shall repair and damage caused by said contractor's work, or by its agents or employees and Tenant shall be liable for the operations of Tenant's Sign Contractor.

G. WINDOW SIGNAGE

Window sign shall not to exceed two (2) square feet and limited to store name, hours, and phone numbers. Any other variation s must be approved by Loop 303 & Bell, LLC and/or it's assigne in writing.

Window signs to be created in a professional manner, and approved by Loop 303 & Bell, LLC and/or it's assigne.

H. TRAILER SIGNS OR TEMPORARY SIGNS WILL NOT BE PERMITTED.

I. ADDRESS SIGNS

Each store is required to display a street address and suite number above storefront door and service door of four (4) inch white exterior vinyl.

J. THE FOLLOWING ARE NOT PERMITTED

Roof signs.

Cloth signs or streamers hanging in front of business.

Exposed seam tubing.

Animated or moving components.

Intermittent or flashing illumination.

Iridescent painted signs.

Letter mounted or painted-on illuminated panels.

Signs or letters painted directly on any surface.

Signs will not be permitted to be installed or placed along perimeter of Property.

K. AUTHORIZED SIGN VENDORS

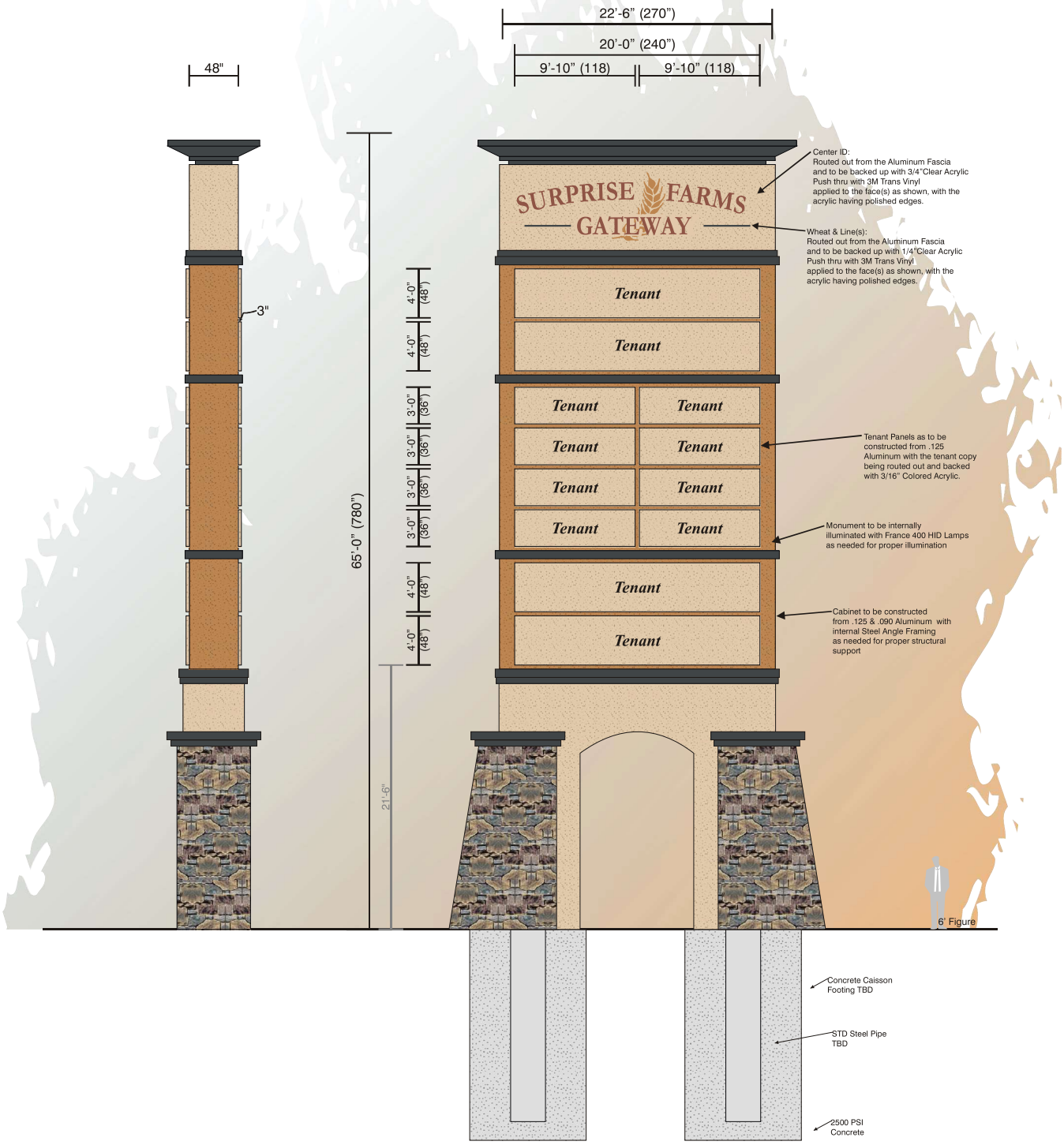
All sign vendors are subject to Loop 303 & Bell, LLC and/or it's assigne's approval

If you have any questions please call:

Charlie Gibson
Bootz and Duke Sign Company
4028 W. Whitton Ave
Phoenix, AZ 85019

Phone: 602-272-9356
Fax: 602-272-4608

Charlie@bootzandduke.com



A 65' Multi-Tenant Center ID Monument

Scale: 1/8"=1'

Color Chart

Color A	Color B	Color C	Color D
Dunn Edwards "Cocoa" satin finish	ICI Paints "Afternoon Tea" with a medium montex finish	Dunn Edwards "Endurance" with a medium montex finish	Stone Veneer "Foothills Vista" Custom Mix DURA STONE

Construction:
.125 Aluminum Construction 2" x 2" 3/16" Steel Angle

Illumination:
Cabinet: to be illuminated with Halophane lights as needed for proper illumination throughout.

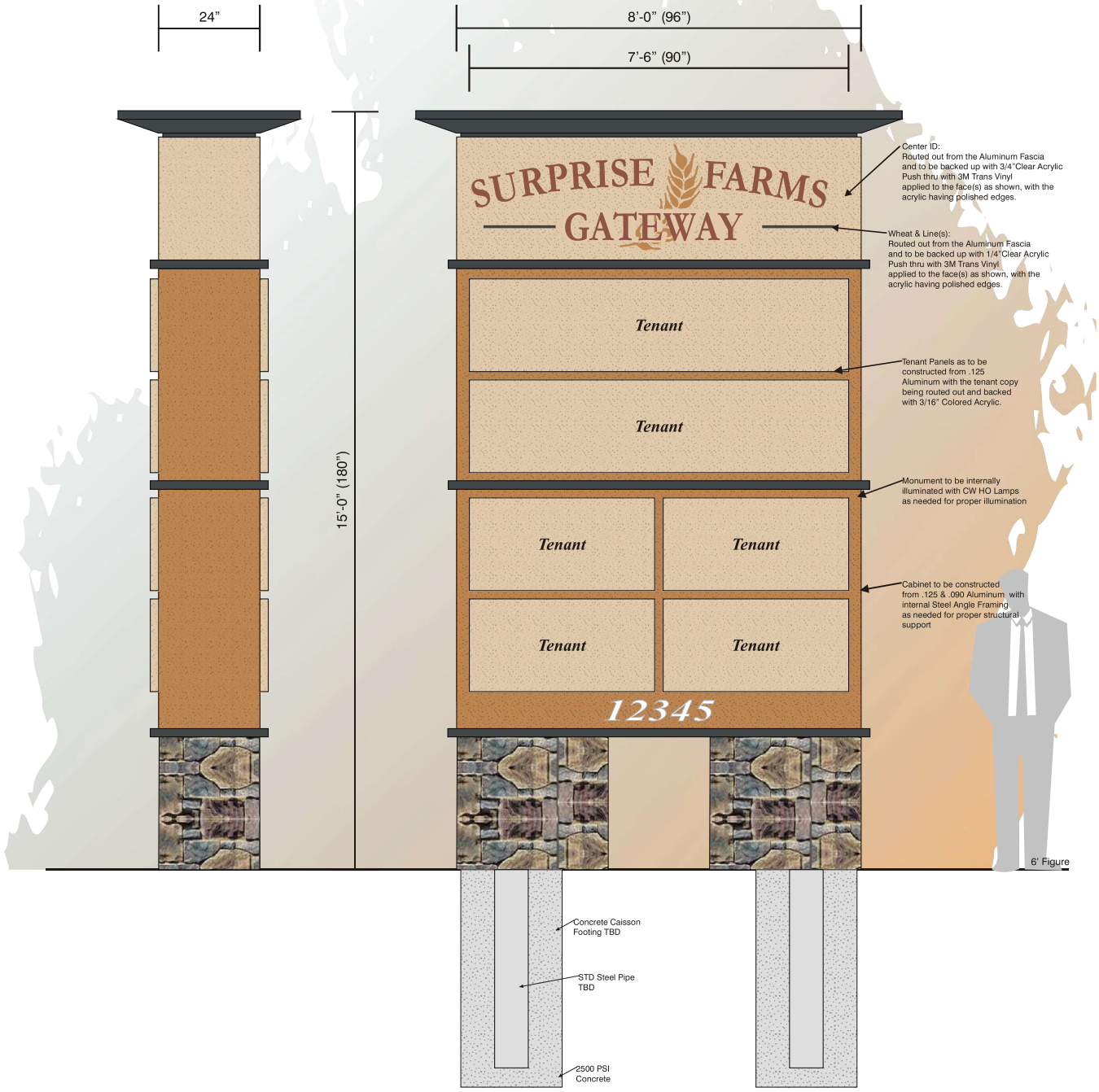
Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2003 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2002 N.E.C. Specifications

CLIENT: Surprise Farms Gateway	REVISIONS: △	ADDRESS: 4028 W. WHITTON PHX, AZ. 85019	BOOTZ & DUKE Signs SINCE 1964
ADDRESS: Loop 303 & Bell		PHONE: (602)-272-9356	
SALESMAN: Charlie Gibson		FAX: (602)-272-4608	
DESIGNER: AVMoralesII	DESIGN # : A-1314-07	E-MAIL: www.bootzandduke.com	
DATE: 08-15-2007	SCALE: AS NOTED / PAGE: 1 of 3		

THIS CUSTOM DESIGN SUBMITTED FOR YOUR PERSONAL USE IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION TO ANYONE OUTSIDE OF YOUR ORGANIZATION WITHOUT THE WRITTEN PERMISSION OF AN AUTHORIZED OFFICIAL OF BOOTZ & DUKE SIGN CO.

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT
ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



B 15' Multi-Tenant Center ID Monument

Scale: ½"=1'

Color Chart

Color A	Color B	Color C	Color D
Dunn Edwards "Cocoa" satin finish	ICI Paints "Afternoon Tea" with a medium montex finish	Dunn Edwards "Endurance" with a medium montex finish	Stone Veneer "Foothills Vista" Custom Mix DURA STONE

Construction:
.125 Aluminum Construction 2" x 2" 3/16" Steel Angle

Illumination:
Cabinet: to be illuminated with Halophane lights as needed for proper illumination throughout.

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2003 I.B.C.

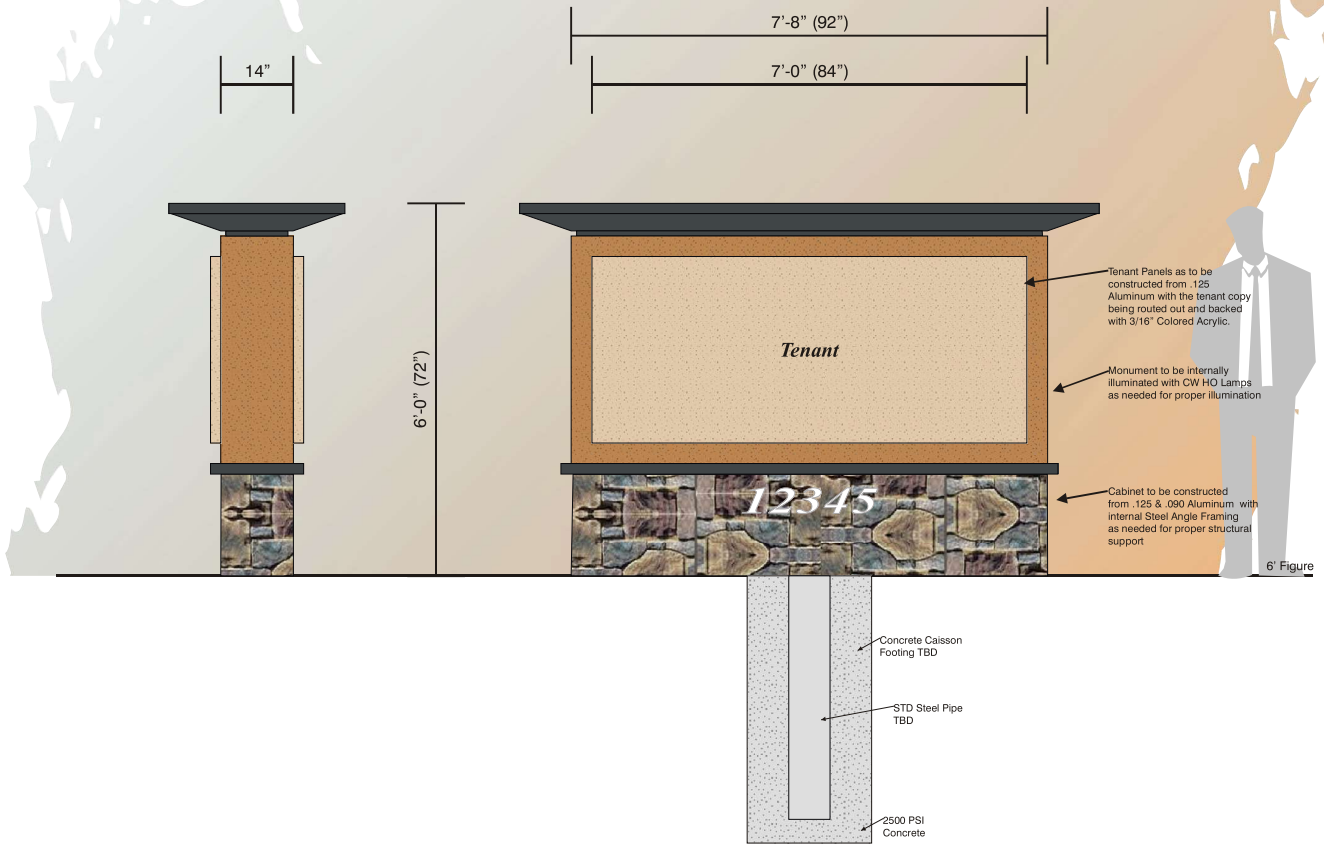
Electrical Specifications
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SALESMAN: Charlie Gibson		FAX: (602)-272-4608
DESIGNER: AVMoralesII / DESIGN # : A-1314-07		E-MAIL: www.bootzandduke.com
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BOOTZ & DUKE SINCE 1964 Signs

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT
ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



C PAD-Tenant Monument

Scale: ½"=1'

Color Chart

Color A	Color B	Color C	Color D
Dunn Edwards "Cocoa" satin finish	ICI Paints "Afternoon Tea" with a medium montex finish	Dunn Edwards "Endurance" with a medium montex finish	Stone Veneer "Foothills Vista" Custom Mix DURA STONE

Construction:
.125 Aluminum Construction 2" x 2" 3/16" Steel Angle

Illumination:
Cabinet: to be illuminated with Halophane lights as needed for proper illumination throughout.

Engineering Specifications
All Signs Fabricated as per A.S.A. Specifications & 2003 I.B.C.

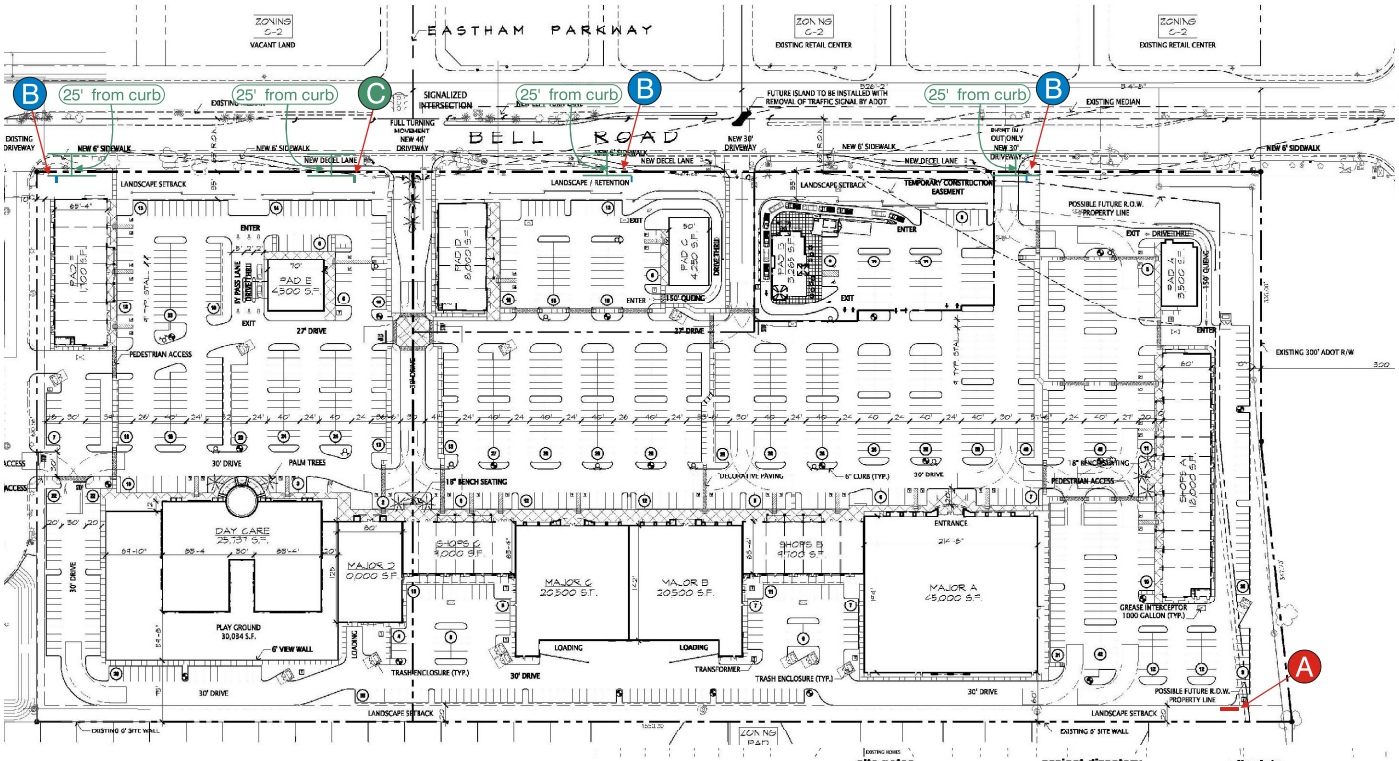
Electrical Specifications
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BOOTZ & DUKE SINCE 1964 Signs

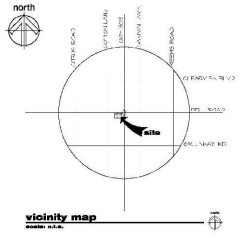
NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT
ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING



A 65' Multi-Tenant Center ID Monument

B 15' Multi-Tenant Center ID Monument

C PAD-Tenant Monument



site notes

* ALL CONSTRUCTION, ALL EQUIPMENT AND SITE ACCESS ADOPTED BY AHJ AT THE TIME OF PERMIT APPLICATION.
* THE EXISTING 5' SIDEWALK ALONG BELL RD. IS TO BE REPLACED WITH A 6' SIDEWALK. ALL COMPLIANT WITH REQUIREMENTS OF PR-90-10.
* ALL ACCESS ROADS AND ALL TURNING RADIUS, INCLUDING PARKING AISLE SLANTS, ALL COMPLY WITH REQUIREMENTS OF PR-90-10.
* PADS A, B, AND C AND THE DAYCARE ALL REQUIRE A SEPARATE GRADING AND DRAINAGE PERMIT (GDP).
* FIRE LANES SHALL BE IDENTIFIED PER THE SURPRISE FIRE DEPARTMENT DIRECTION ACCESS ROADS.
* SIDEWALKS TO BE MINIMUM OF 5' WIDE AND 7' WIDE ADJACENT PARKING SPACES. LARGE PARKING STOPS ARE ADA.
* ALL ACCESSIBLE PARKING SHALL BE SIGNED AND MARKED TO BUILDING OFFICIAL APPROVAL PRIOR TO BUILDING FINAL.

project directory

DEVELOPER:
LAND TEAM AND BELL, LLC
GDD DIVERSIFIED PARTNERS
3636 NORTH SCOTTSDALE ROAD SUITE 450
SCOTTSDALE, ARIZONA 85251
CONTACT: JOE HUELLER
PHONE: (480) 947-8800
FAX: (480) 947-8850
E-MAIL: jgueller@gdpre.com

AREA TEAM:
RESIDENT ARCHITECTS & ASSOCIATES
2232 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: KEVIN D. LEHMAN
PHONE: (602) 956-9760
FAX: (602) 956-0749
E-MAIL: klehman@rasa.com

BUILDING TYPE	OCCUPANCY CLASS	BUILDING HEIGHT
MAJOR A	A-2	40'-0"
MAJOR B	A-2	28'-0"
MAJOR C	A-2	28'-0"
MAJOR D	A-2	28'-0"
SHOPS A	A-2 / M	28'-0"
SHOPS B	A-2 / M	28'-0"
SHOPS C	A-2 / M	28'-0"
PAD A	A-2 / M	28'-0"
PAD B	A-2 / M	28'-0"
PAD C	A-2 / M	28'-0"
PAD D	A-2 / M	28'-0"
PAD E	A-2 / M	28'-0"
PAD F	A-2 / M	28'-0"
PAD G	A-2 / M	28'-0"

legend

FIRE LANE
GREASE INTERCEPTOR
TRANSFORMER
PROPOSED FIRE HYDRANT
PROPOSED FDC

site data

EXISTING ZONING: COMMERCIAL - PAD
GROSS SITE AREA: 25.60 ACRES (1,115,136 S.F.)
NET SITE AREA: 25.17 ACRES (1,095,913 S.F.)

PROPOSED USE: NEIGHBORHOOD SHOPPING CENTER

BUILDING AREA:

MAJOR A	45,000 S.F.
MAJOR B	20,500 S.F.
MAJOR C	20,500 S.F.
MAJOR D	9,000 S.F.
DAY CARE	25,737 S.F.
SHOPS A	8,000 S.F.
SHOPS B	4,700 S.F.
SHOPS C	4,000 S.F.
PAD A	5,000 S.F.
PAD B	4,500 S.F.
PAD C	4,250 S.F.
PAD D	8,000 S.F.
PAD E	4,500 S.F.
PAD F	1,500 S.F.
PAD G	4,250 S.F.
TOTAL BUILDING AREA:	179,037 S.F.
SITE COVERAGE:	16.1 %

TOTAL PARKING REQUIRED: 1,115 SPACES
TOTAL PARKING PROVIDED: 1,115 SPACES
ACCESSIBLE SPACES REQUIRED: 44 SPACES
ACCESSIBLE SPACES PROVIDED: 44 SPACES

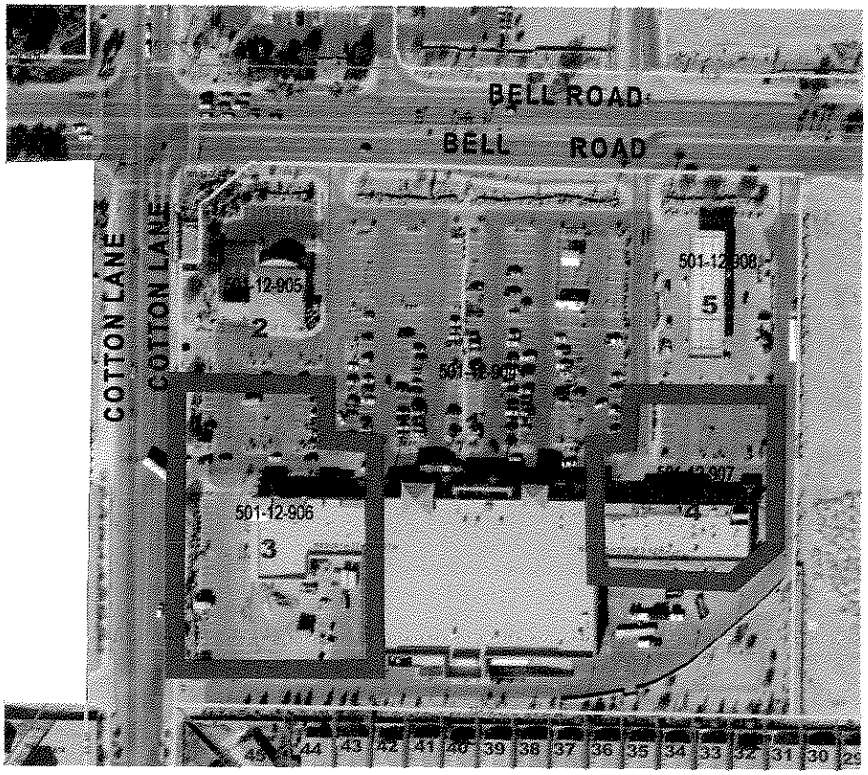
BOOTZ & DUKE Signs

ADDRESS: 4029 W. WHITTON PHX, AZ. 85019
PHONE: (602)-272-9356
FAX: (602)-272-4608
E-MAIL: www.bootzandduke.com

CLIENT: Surprise Farms Gateway
ADDRESS: Loop 303 & Bell
SALESMAN: Charlie Gibson
DESIGNER: AVMoralesII
DESIGN #: A-1314-07
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SCALE: AS NOTED
PAGE: 3 of 3

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ & DUKE SIGNS ARE 120 VOLT
ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING

This City of Surprise initiated Planned Area Development Amendment to the Villages at Surprise South application number PADA08-117 will classify a pet grooming and dog overnight stay as a permitted use within the Safeway shops, as highlighted in red below. It is staff's opinion that this use will not increase the density or intensity of the zoning, so it was found that adding a "pet grooming and dog overnight stay" use to the list of permitted uses in the PAD for the parcels highlighted in red below, is considered minor.



SIGNATURE BLOCK

ADMINISTRATIVE APPROVAL

Kathy D Rice
COMMUNITY DEVELOPMENT DIRECTOR

WATER SERVICES DIRECTOR 5/23/08

FIRE MARSHALL 5/25/08

for CITY ENGINEER

*This approval is contingent on the owner's authorization on attachment.

RECEIVED
APR 24 2009
COMMUNITY DEVELOPMENT

TaylorMorrison

Phoenix Division
9000 East Pima Center Parkway
Suite 350
Scottsdale, AZ 85258
p. (480) 344-7000
f. (480) 344-7001
taylormorrison.com
ROC #179178 B

April 6, 2009

Mr. Adam Copeland
City of Surprise
Community Development Department
12425 W. Bell Road, Suite D-100
Surprise, AZ 85374

Re: Surprise Farms Phase 3 Parcel 3 – Request for PAD Minor Amendment PADA09-065

Dear Adam,

Taylor Morrison/Arizona, Inc. (TM) is currently building in Surprise Farms Phase 3 Parcel 3, located on 183rd Avenue south of Bell Road in Surprise, Arizona. For your reference, the plat is attached as Exhibit A.

As evidenced by the Title Report attached as Exhibit B, TM has nine (9) lots remaining to sell in this subdivision, one of which is a corner lot. Pursuant to the PAD for the Villages at Surprise, "corner lots shall maintain a 20' setback from adjacent collector street edges, measured from back-of-curb." Please see Exhibit C for relevant PAD pages.

The only corner lot left in this subdivision is lot 23, which is depicted on the plot plan attached as Exhibit D. As shown on the plot plan, the garage encroaches approximately 2 feet into the side yard setback. Lots 26, 40, 43, and 71 had similar encroachments, but the City allowed us to pull the building permits and the homes have been sold and closed (see Exhibit E). On Lot 23, TM has tried various approved product plans and configurations to eliminate the encroachment, but to no avail. As this is the last corner lot and the subdivision is almost sold out, TM respectfully requests a minor PAD amendment to allow a 2' encroachment into the 20' side yard setback.

Amending the PAD to allow TM to place the approved product on this lot would not alter the integrity or appeal of the community, but rather allow TM to build out the subdivision in conformance and unity with the rest of the community.

Thank you for your time and consideration in this matter. Please do not hesitate to contact me if you have questions or need additional information. My direct line is 480-346-1734 and my email is lgrogan@taylormorrison.com.

Sincerely,

Taylor Morrison/Arizona, Inc.

Leah Grogan
Land Project Manager

Enclosures

Approvals:

	Community Development Director	
For	Water Services Director	
	Fire Marshall	
FOR	City Engineer	Jason Markert

Taylor Woodrow Communities

taylor morrison Homes Inspired by You

Exhibit A

Final Plat Surprise Farms –Phase 3, Parcel 3

FINAL PLAT
SURPRISE FARMS-PHASE 3, PARCEL 3
SURPRISE, ARIZONA
A PORTION OF THE EAST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF SURPRISE FARMS DEVELOPMENT AGREEMENT

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

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

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

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

THE AGREEMENT AND ANY AMENDMENTS THERETO ARE ON FILE AT THE OFFICES OF LANDOWNER AT 11811 N. TATUM BOULEVARD SUITE 4032, PHOENIX, AZ 85028 AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTIONS 10, 12 AND 22 UPON REASONABLE REQUEST.

DATED THIS 1st DAY OF October 2004

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

BY: _____

ITS: Commissioner's Chairman

ATTEST:

BY: _____

ITS: Assistant Secretary

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

BY: CAREFREE SUNBELT I L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: SUNBELT HOLDINGS II L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP
ITS MEMBER

BY: SUNBELT HOLDINGS MANAGEMENT, INC., AN ARIZONA CORPORATION
ITS GENERAL PARTNER

BY: _____

ITS: President

BY: CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS MEMBER

BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
ITS MANAGER

BY: THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION
ITS GENERAL PARTNER

BY: _____
RICHARD B. WEST III
ITS PRESIDENT.

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MWD ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO 97-0231750 ("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.

FLYOVERS NOTICE:

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 HOMES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE 70DB NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY

SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, ON 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.

VEHICLES OF ALL TYPES SHALL BE PROHIBITED IN THE AREAS DESIGNATED HEREON AS "VEHICULAR NON-ACCESS EASEMENT"

DEDICATION:

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS: THAT SURPRISE VILLAGE COMPANY, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "SURPRISE FARMS – PHASE 3, PARCEL 3", A SUBDIVISION LOCATED IN A PORTION OF THE EAST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "SURPRISE FARMS – PHASE 3, PARCEL 3", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

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

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

OWNER HEREBY GRANTS TO THE 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.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES (AS SHOWN ON THE TABLE OF TRACTS HEREIN), LANDSCAPED TRACTS (AS SHOWN ON THE TABLE OF TRACTS HEREIN), RETENTION BASINS (AS LOCATED ON ANY TRACT HEREIN), PARKS AND PUBLIC RIGHTS-OF-WAY (AS LOCATED ON ANY TRACT HEREIN), INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ASSOCIATION (AS DEFINED BELOW), AS MORE FULLY SET FORTH IN THE DECLARATION (AS DESCRIBED BELOW).

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

TRACTS A, B, K, O, E, F, C, H, I AND J SHALL BE CONVEYED TO, OWNED AND MAINTAINED BY THE ASSOCIATION (AS DEFINED BELOW) AS COMMON AREA PURSUANT TO THE TERMS OF THE DECLARATION (AS DEFINED BELOW) AND SHALL BE USED FOR THE PURPOSES SHOWN THEREFORE IN THE "TABLE OF TRACTS" APPEARING ON THIS PLAT.

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.

AS USED IN THIS PLAT THE TERM "ASSOCIATION" SHALL MEAN THE SURPRISE FARMS III COMMUNITY ASSOCIATION, AN ARIZONA NON-PROFIT CORPORATION. AS USED IN THIS PLAT THE TERM "DECLARATION" SHALL MEAN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS, AND EASEMENTS FOR SURPRISE FARMS III RECORDED ON JANUARY 15, 2004, IN INSTRUMENT NO. 2004-0043733 AND RE-RECORDED AS 2004-0317778, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, AS AMENDED AND/OR SUPPLEMENTED FROM TIME TO TIME.

IN WITNESS WHEREOF:

THAT SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF ITS DESIGNEE THEREUNTO DULY AUTHORIZED THIS 1st DAY OF October 2004

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

BY: CAREFREE SUNBELT I L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: SUNBELT HOLDINGS II L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP
ITS MEMBER

BY: SUNBELT HOLDINGS MANAGEMENT, INC., AN ARIZONA CORPORATION
ITS GENERAL PARTNER

BY: _____

ITS: President

BY: CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
ITS MEMBER

BY: WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP
ITS MANAGER

BY: THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION
ITS GENERAL PARTNER

BY: _____
RICHARD B. WEST III
ITS PRESIDENT

ACKNOWLEDGMENT:

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October 2004, BY RICHARD B. WEST III, THE PRESIDENT OF THE RICHARD WEST COMPANY, AN ARIZONA CORPORATION, THE GENERAL PARTNER IN WEST MANAGEMENT LIMITED PARTNERSHIP, AN ARIZONA LIMITED PARTNERSHIP, THE MANAGER OF CAREFREE PARTNERS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, A MEMBER IN CAREFREE SUNBELT I L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

November 5, 2004
MY COMMISSION EXPIRES

_____
NOTARY PUBLIC

OFFICIAL SEAL
CHRISTINE DAVIS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires November 5, 2004

ACKNOWLEDGMENT:

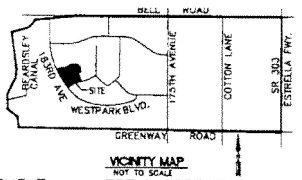
STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF October 2004, BY John W. Graham THE President OF SUNBELT HOLDINGS MANAGEMENT, INC., AN ARIZONA CORPORATION, THE GENERAL PARTNER OF SUNBELT HOLDINGS II, L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, A MEMBER IN CAREFREE SUNBELT I L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, THE MANAGER OF SURPRISE VILLAGE COMPANY L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

November 5, 2004
MY COMMISSION EXPIRES

_____
NOTARY PUBLIC

OFFICIAL SEAL
CINDI L. DAVIS
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires November 5, 2004



VICINITY MAP
NOT TO SCALE

UTILITIES STATEMENT

ALL UTILITIES TO BE UNDERGROUND

SHEET INDEX

FP01–FP02 COVER SHEETS
FP03–FP04 FINAL PLAT – PARCEL 3

TOTAL ACREAGE

GROSS AREA	= 17.12 AC
RIGHT-OF-WAY AREA	= 3.08 AC
NET AREA	= 14.04 AC
EXISTING ZONING: PAD	
TOTAL NUMBER OF LOTS	= 73

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING: SOUTH 89°18'04" EAST

DEVELOPER

SURPRISE VILLAGE COMPANY, L.L.C.
11811 NORTH TATUM BLVD., #4052
PHOENIX, ARIZONA 85028
PHONE (602) 953-8706
CONTACT: TIM KEENAN

TABLE OF TRACTS

TRACT	DESCRIPTION OF USES	ACRES
"A"	LANDSCAPE	0.117
"B"	LANDSCAPE	0.019
"C"	LANDSCAPE	0.028
"D"	LANDSCAPE	0.019
"E"	LANDSCAPE	0.019
"F"	LANDSCAPE, OPEN SPACE & DRAINAGE	1.452
"G"	LANDSCAPE, OPEN SPACE & DRAINAGE	0.89A
"H"	LANDSCAPE	0.023
"I"	LANDSCAPE	0.020
"J"	LANDSCAPE	0.019

THE USES AND/OR EASEMENTS SHOWN IN THIS TRACT TABLE ARE BLANKET AND COVER THE ENTIRE TRACT. OTHER EASEMENTS MAY AFFECT ONLY PORTIONS OF THE ABOVE LISTED TRACTS AND ARE AS SHOWN ON THE VARIOUS PLAT SHEETS.

CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS 14 DAY OF October 2004, 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 15 DAY OF October 2004

_____
MAYOR

ATTEST: _____
CITY CLERK

ARIZONA-AMERICAN WATER CO. SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING ARIZONA-AMERICAN WATER CO. FACILITIES FOR THE PURPOSES OF CONSTRUCTION, REPLACEMENT, AND/OR REPAIR. ACCESS BY ARIZONA-AMERICAN WATER CO. FOR THESE PURPOSES SHALL BE UNRESTRICTED, AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION OR SIMILAR GROUP WILL NOT BE REQUIRED.

SURVEYOR'S CERTIFICATION:

I, PETER E. DEWITT, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 4 SHEETS CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER 1999, AND THIS PLAT IS CORRECT AND ACCURATE AND THE FOUND MONUMENTS SHOWN HEREON HAVE BEEN LOCATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

709-32

REGISTERED LAND SURVEYOR
PETER E. DEWITT, R.L.S. #18421
CMX, L.L.C.
7740 NORTH 16TH STREET, SUITE 100
PHOENIX, AZ 85020

REGISTERED LAND SURVEYOR
PETER EDWARD DEWITT
18421
STATE OF ARIZONA

Peter E. Dewitt

COUNTY RECORDER

BOOK 709 PAGE 32
OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-1213698
10/18/2004 12:33 PM

CMX
7740 N. 16TH ST. STE. 100
PHOENIX, AZ 85020
PHONE: (602) 957-1900
FAX: (602) 957-1901
www.cmxinc.com
PROMOTERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS

SURPRISE FARMS PHASE 3, PARCEL 3
SURPRISE, ARIZONA
FINAL PLAT

DWG. NO. FP01
SHT. 1 OF 4
CMX PROJ. 5542-24 DATE: MAR 2004 SCALE:
DESIGNED: CLK DRAWN: SCW TCW APPROVED: PED
REV:

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• owned by TM as of 4/1/09

▨ Affected by 20' side yard setback

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST HALF OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 3 FROM WHICH A BRASS CAP IN A HAND HOLE ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION BEARS SOUTH 89 DEGREES 18 MINUTES 04 SECONDS EAST A DISTANCE OF 2637.95 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 04 SECONDS EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 231.64 FEET

THENCE SOUTH 00 DEGREES 41 MINUTES 56 SECONDS WEST A DISTANCE OF 2565.45 FEET TO THE ;

THENCE NORTH 65 DEGREES 54 MINUTES 57 SECONDS EAST A DISTANCE OF 170.00 FEET TO A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 3450.00 FEET, THE CENTER OF WHICH BEARS NORTH 65 DEGREES 54 MINUTES 57 SECONDS EAST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00 DEGREES 26 MINUTES 51 SECONDS, AN ARC LENGTH OF 27.26 FEET;

THENCE NORTH 65 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 115.21 FEET;

THENCE SOUTH 24 DEGREES 58 MINUTES 51 SECONDS EAST A DISTANCE OF 54.89 FEET;

THENCE NORTH 64 DEGREES 04 MINUTES 75 SECONDS EAST A DISTANCE OF 111.00 FEET;

THENCE NORTH 62 DEGREES 10 MINUTES 47 SECONDS EAST A DISTANCE OF 285.74 FEET;

THENCE NORTH 65 DEGREES 09 MINUTES 02 SECONDS EAST A DISTANCE OF 34.21 FEET;

THENCE NORTH 82 DEGREES 34 MINUTES 04 SECONDS EAST A DISTANCE OF 207.32 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS NORTH 61 DEGREES 32 MINUTES 46 SECONDS EAST;

THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 32 MINUTES 54 SECONDS, AN ARC LENGTH OF 59.08 FEET;

THENCE SOUTH 11 DEGREES 59 MINUTES 03 SECONDS EAST A DISTANCE OF 111.20 FEET;

THENCE NORTH 78 DEGREES 00 MINUTES 57 SECONDS EAST A DISTANCE OF 86.82 FEET;

THENCE SOUTH 15 DEGREES 29 MINUTES 07 SECONDS EAST A DISTANCE OF 232.50 FEET;

THENCE SOUTH 49 DEGREES 03 MINUTES 30 SECONDS EAST A DISTANCE OF 10.00 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, THE CENTER OF WHICH BEARS SOUTH 49 DEGREES 03 MINUTES 30 SECONDS EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24 DEGREES 33 MINUTES 55 SECONDS, AN ARC LENGTH OF 23.58 FEET;

THENCE NORTH 73 DEGREES 37 MINUTES 25 SECONDS WEST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 76 DEGREES 32 MINUTES 18 SECONDS WEST A DISTANCE OF 108.82 FEET;

THENCE SOUTH 13 DEGREES 27 MINUTES 42 SECONDS EAST A DISTANCE OF 428.95 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1340.00 FEET, THE CENTER OF WHICH BEARS SOUTH 13 DEGREES 28 MINUTES 51 SECONDS EAST;

THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREES 17 MINUTES 34 SECONDS, AN ARC LENGTH OF 34.75 FEET;

THENCE NORTH 80 DEGREES 35 MINUTES 32 SECONDS WEST A DISTANCE OF 22.83 FEET;

THENCE SOUTH 73 DEGREES 53 MINUTES 13 SECONDS WEST A DISTANCE OF 40.00 FEET;

THENCE SOUTH 26 DEGREES 21 MINUTES 58 SECONDS WEST A DISTANCE OF 22.83 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1340.00 FEET, THE CENTER OF WHICH BEARS SOUTH 17 DEGREES 27 MINUTES 05 SECONDS EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 09 MINUTES 27 SECONDS, AN ARC LENGTH OF 541.79 FEET;

THENCE NORTH 82 DEGREES 54 MINUTES 54 SECONDS WEST A DISTANCE OF 22.63 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1960.00 FEET, THE CENTER OF WHICH BEARS NORTH 52 DEGREES 18 MINUTES 41 SECONDS EAST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 53 MINUTES 11 SECONDS, AN ARC LENGTH OF 132.95 FEET TO A POINT OF TANGENCY;

THENCE NORTH 33 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 200.97 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3660.00 FEET;

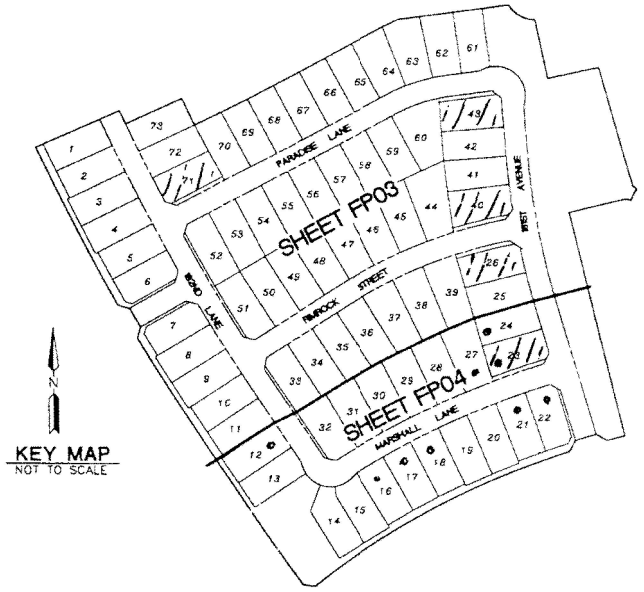
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 24 MINUTES 37 SECONDS, AN ARC LENGTH OF 217.85 FEET;

THENCE NORTH 14 DEGREES 57 MINUTES 09 SECONDS EAST A DISTANCE OF 22.54 FEET;

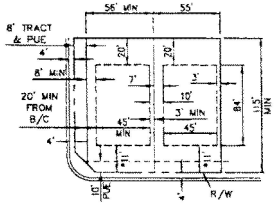
THENCE NORTH 29 DEGREES 49 MINUTES 42 SECONDS WEST A DISTANCE OF 40.00 FEET;

THENCE NORTH 74 DEGREES 38 MINUTES 33 SECONDS WEST A DISTANCE OF 22.54 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3660.00 FEET, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 44 MINUTES 07 SECONDS EAST;

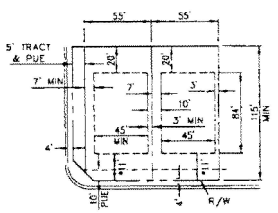
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05 DEGREES 10 MINUTES 50 SECONDS, AN ARC LENGTH OF 330.93 FEET TO THE POINT OF BEGINNING.



KEY MAP
NOT TO SCALE



TYP. 55' WIDE KEY LOT
MINIMUM SETBACKS
(LOTS 23,26,40,43,71)
SCALE: NOT TO SCALE



TYP. 55' WIDE LOT
MINIMUM SETBACKS
SCALE: NOT TO SCALE

LEGEND

⊙	EXISTING BRASS CAP IN HAND HOLE	R/W	RIGHT-OF-WAY
⊙	EXISTING BRASS CAP FLUSH	VNAE	VEHICULAR NON-ACCESS EASEMENT
		PUE	PUBLIC UTILITY EASEMENT
⊡	INSTALL SURVEY MONUMENT PER M.A.G. DET 120-1, TYPE "A"	P.O.B.	POINT OF BEGINNING
⊛	BRASS CAP TO BE SET FLUSH PER M.A.G. DET 120-1, TYPE "B", UPON COMPLETION OF PAVING IMPROVEMENTS	B/C	BACK OF CURB
		S/W	SIDEWALK
C5	CURVE TABLE NUMBER	— — — —	EASEMENT LINE
L12	LINE TABLE NUMBER	————	SUBDIVISION BOUNDARY
B.S.L.	BUILDING SETBACK LINE	— · — · —	CENTER LINE

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 30'x30' 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)

4. ALL SUBDIVISION AND INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

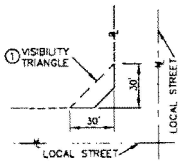
5. LANDSCAPING WITHIN TRACTS A, B, C, D, E, F, G, H, I AND J WILL BE MAINTAINED BY THE ASSOCIATION

6. 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 (SLID).

7. 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 THIS PLAT, UNTIL SUCH TIME AS THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.

8. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON - SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

9. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" AND HAS BEEN DETERMINED TO BE AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1740 G AND 04013C1745 G, WITH A DATE OF IDENTIFICATION OF JULY 16, 2001, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.



2' HIGH VISIBILITY RESTRICTION

709-32

SINGLE FAMILY SETBACK NOTES:

1. 15' MIN. FRONT YARD SETBACK FROM BACK OF CURB, 20' MIN. SETBACK FROM R/W LINE TO GARAGE DOOR FOR FRONT FACING GARAGE.
2. 20' MIN. SIDE YARD SETBACK FROM BACK OF CURB ON KEY LOTS
3. 3' MIN. SIDE SETBACK ON ONE SIDE, WITH 10' MIN. BETWEEN STRUCTURES UNLESS OTHERWISE NOTED
4. 20' MIN. REAR YARD SETBACK.
5. 30'x30' SIGHT TRIANGLE SHALL BE AT ALL LOCAL INTERSECTIONS.
6. CORNER LOT DRIVEWAYS SHALL BE A MINIMUM OF 30 FEET FROM ADJACENT STREET BACK OF CURB

NOTE:
1). ALL TRACT WIDTHS ARE 8.00', UNLESS OTHERWISE SPECIFIED

WATER SUPPLY ASSURANCE

THE LAND DESCRIBED IN THIS PLAT IS LOCATED WITHIN THE SERVICE AREA OF ARIZONA-AMERICAN WATER COMPANY, AN ARIZONA CORPORATION. CERTIFICATE OF ASSURED WATER SUPPLY NO. 77-401388 HAS BEEN SUBMITTED WITH THIS PLAT.

REGISTERED LAND SURVEYOR
PETER EDWARD
EXPIRES 9/30/06

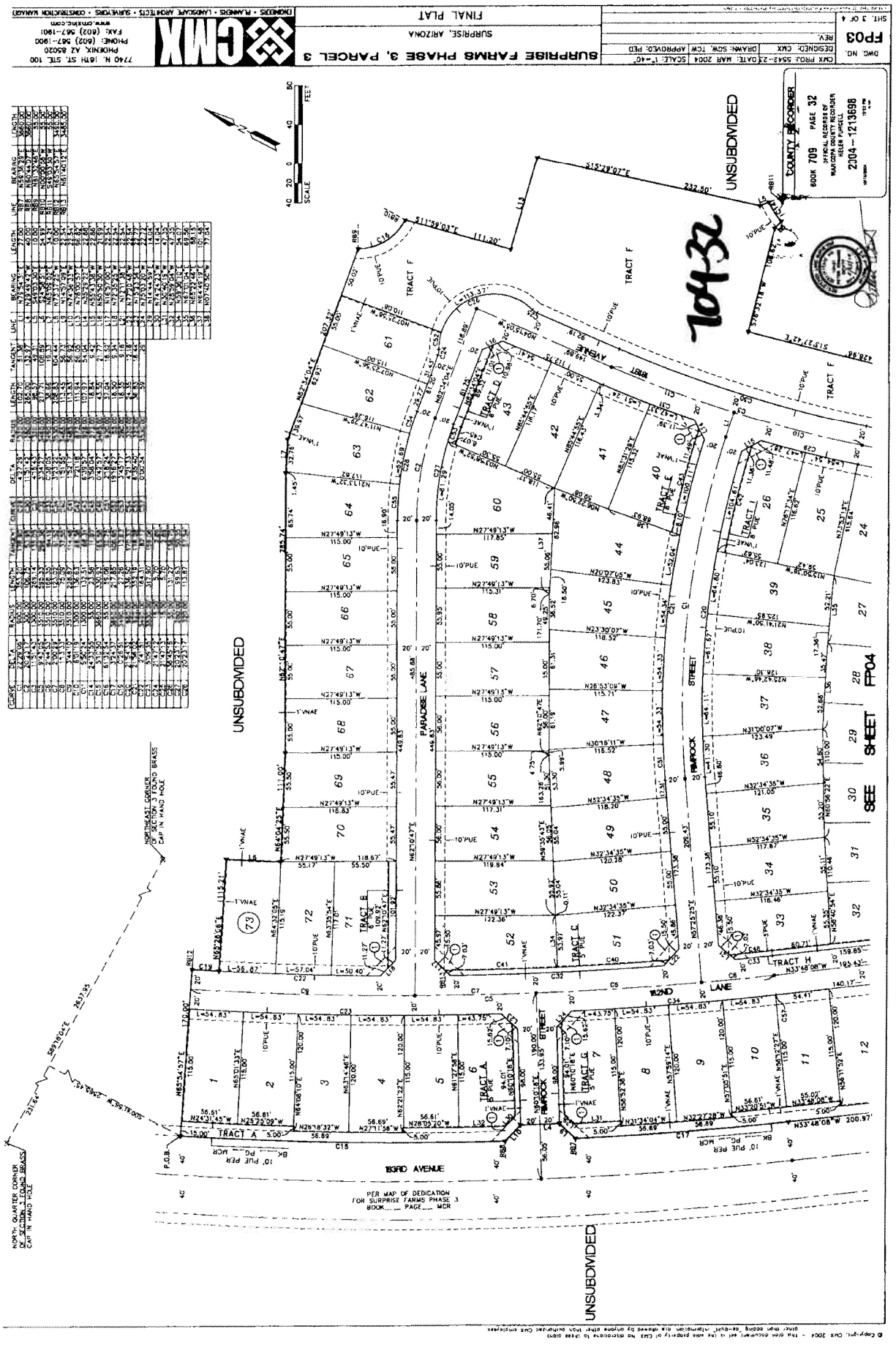
COUNTY RECORDER
BOOK 709 PAGE 32
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-1213698
10/14/2004 12:03 PM

CMX
7740 N. 16TH ST., STE. 100
PHOENIX, AZ 85020
PHONE: (602) 567-1900
FAX: (602) 567-1901
www.cmxinc.com
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGER

SURPRISE FARMS PHASE 3, PARCEL 3
SURPRISE, ARIZONA
FINAL PLAT

CMX PROJ: 5542-23 | DATE: MAR 2004 | SCALE:
DESIGNED: CMX | DRAWN: SCW, TCW | APPROVED: RED
REV:
DWG. NO. FP02 | SHT 2 OF 4

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SURPRISE FARMS PHASE 3, PARCEL 3
FINAL PLAT
SURPRISE, ARIZONA
CMX
FP03
SHT. 3 OF 4
2004-1213698
BOOK 709 PAGE 32
104-32
SEE SHEET FP04
UNSUBDIVIDED
TRACT F
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT G
TRACT H
PARADISE LANE
FAIRROCK STREET
183RD AVENUE
182ND LANE
PER MAP OF DEDICATION FOR SURPRISE FARMS PHASE 3 BOOK ___ PAGE ___ MCR

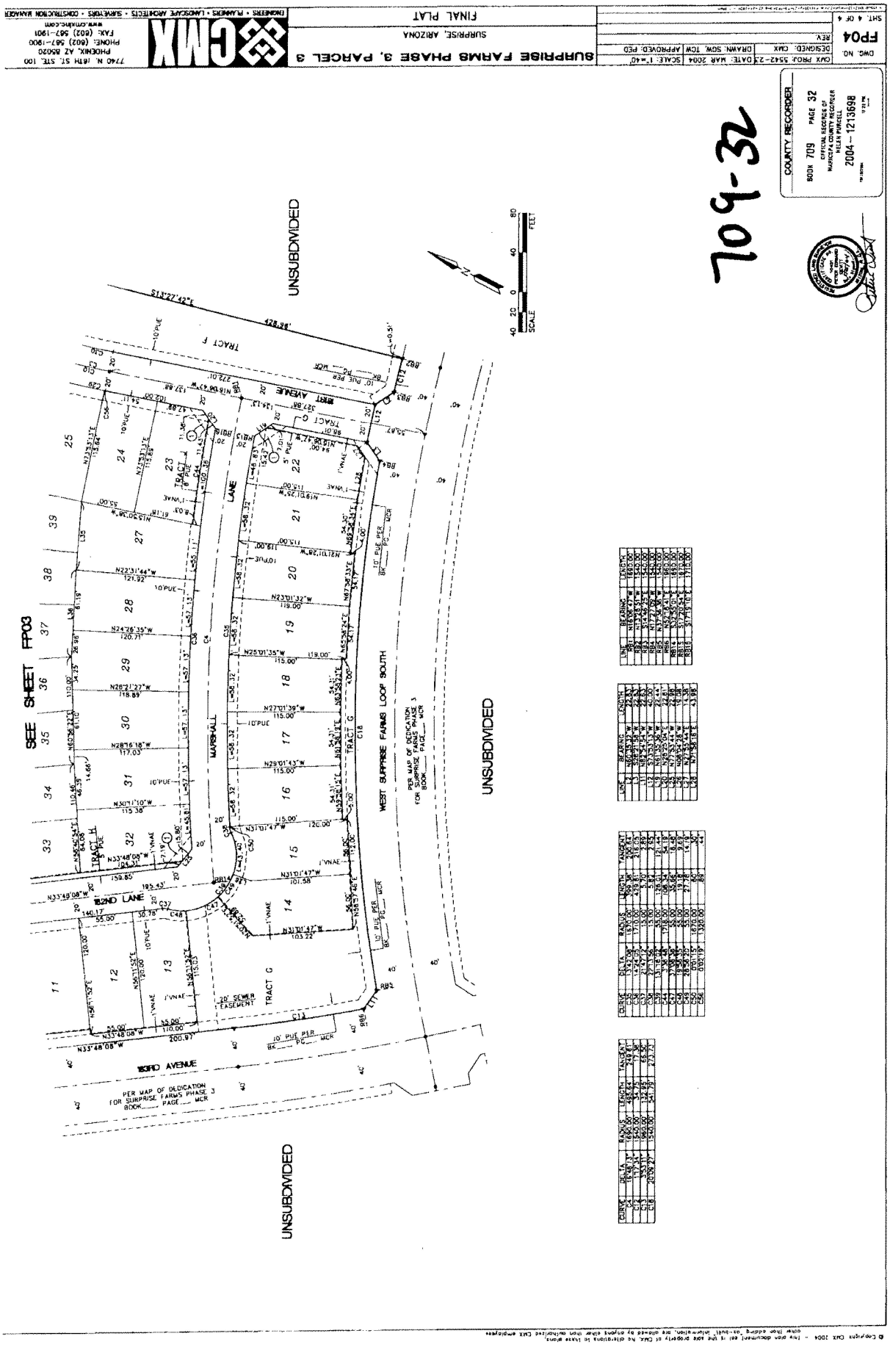

SURPRISE FARMS PHASE 3, PARCEL 3
FINAL PLAT
SURPRISE, ARIZONA
CMX
7740 N. 16TH ST. STE. 100
PHOENIX, AZ 85020
PHONE: (602) 367-1900
FAX: (602) 367-1901
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ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CONSTRUCTION MANAGERS
DWG. NO. FP04
SHT. 4 OF 4
CMX PROJ. 5542-22
DESIGNED: CMX
DRAWN: SCM
APPROVED: PED
DATE: MAR 2004
SCALE: 1"=40'
COUNTY RECORDER
BOOK 709 PAGE 32
OFFICIAL RECORDS OF MARICOPA COUNTY RECORDER
HELEN PURCELL
2004-1213698
709-32
UNSUBDIVIDED
UNSUBDIVIDED
UNSUBDIVIDED
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
WEST SURPRISE FARMS LOOP SOUTH
PER MAP OF DEDICATION FOR SURPRISE FARMS PHASE 3 BOOK ___ PAGE ___ MCR
163RD AVENUE
162ND LANE
MARSHALL LANE
BENT AVENUE
20' SEWER EASEMENT
SEE SHEET FP03
SCALE
FEET
© Copyright CMX 2004 - This area document and is the sole property of CMX. No alterations to these plans, other than adding "as-built" information, are allowed by persons other than authorized CMX employees.

Exhibit B

Title Report

Articles of Amendment
Taylor Woodrow/Arizona, Inc.
name change to
Taylor Morrison/Arizona, Inc.

SPECIAL REPORT

SCHEDULE A

1. This report is for informational purposes only and is not to be considered as a commitment to issue any form of Title Insurance Policy. This report is for the sole use and benefit of the parties set forth in Number 2 below and liability is hereby limited to the amount of the fee paid.

   This report was prepared from only those items of public record shown in the title plant indices of the issuing company to show the condition of title as reflected by same. Those items to which the hereinafter described land is subject are set forth in Schedule B, Part Two. No attempt has been made to reflect the condition of title relating to the items set forth in Schedule B, Part One.

2. For the use and benefit of:

   Taylor Morrison

3. The Title to the fee estate in the land described herein is at this date hereof vested in:

   Taylor Woodrow/Arizona, Inc., an Arizona corporation

4. The land referred to in this report is situated in Maricopa County, Arizona, and is described as:

   SEE EXHIBIT "A" ATTACHED HEREIN

Search made to March 27, 2009 at 7:30 A.M.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: *Mike S. Jones/KLB (602)567-8149*

EXHIBIT "A"

LOT 12, LOTS 16 THROUGH 18, INCLUSIVE, LOTS 21 THROUGH 24, INCLUSIVE, LOT 27 OF SURPRISE FARMS-PHASE 3, PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 709 OF MAPS, PAGE 32 AND CERTIFICATE OF CORRECTION RECORDED AS 2007-075086 OF OFFICIAL RECORDS.

SCHEDULE B

PART ONE:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

   Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.

3. Easements, liens, or encumbrances, or claims thereof, which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; whether or not the aforementioned matters excepted are shown by the public records.

6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

7. Lack of a right of access to and from the land.

SCHEDULE B

(All recording data refers to records in the office of the County Recorder in the County in which the land is situated.)

EXCEPTIONS:

1. Second installment of 2008 taxes, a lien, payable on or before March 1, 2009, and delinquent May 1, 2009.

2. Taxes for the full year of 2009.
(The first half is due October 1, 2009 and is delinquent November 1, 2009. The second half is due March 1, 2010 and is delinquent May 1, 2010 .)

3. Any charge upon said land by reason of its inclusion in The Surprise Farms III Community Association.

4. Any charge upon said land by reason of its inclusion in Maricopa County Municipal Water Conservation District No. 1.

5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Surprise Farms-Phase 3, Parcel 3, as recorded in Plat Book 709 of Maps, Page(s) 32 and a Certificate of Correction recorded as 2007-075086 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

6. Covenants, Conditions and Restrictions as set forth in document recorded in 2004-043703 of Official Records; re-recorded as 2004-317276 of Official Records and a Supplemental Declaration recorded as 2004-1268266 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

7. All matters set forth in Tract Declaration recorded as 2004-1268267 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.

8. The terms and provisions contained in the document entitled "Declaration of Covenants, Conditions, and Restrictions for Surprise Farms Phase 3 Parcel 3 regarding Membership in the Central Arizona Groundwater Replenishment District" recorded September 15, 2004 as 2004-1075667 of Official Records.

9. The terms and provisions contained in the document entitled "Agreement and Notice of Municipal Provider Reporting Requirements for Surprise Farms Phase 3 Parcel 3 regarding Membership in the Central Arizona Groundwater Replenishment District" recorded September 15, 2004 as 2004-1075668 of Official Records.

10. The terms and provisions contained in the document entitled "Development Agreement" recorded July 14, 1995 as 95-411252 of Official Records and First Amendment recorded March 19, 2007 as 2007-320977 of Official Records.

11. The terms and provisions contained in the document entitled "Development Agreement (Sarival Road Sewer Line Extension)" recorded December 02, 1999 as 99-1090865 of Official Records.

12. The terms and provisions contained in the document entitled "Memorandum of Surprise Farms Development Agreement" recorded December 03, 1999 as 99-1092981 of Official Records.

13. An Option Agreement by and between Taylor Morrison/Arizona, Inc., an Arizona corporation, as Optionor, and TM Homes of Arizona, Inc., an Arizona corporation, as Optionee, dated January 02, 2008, recorded January 11, 2008 as 2008-030214 of Official Records.

14. Water rights, claims or title to water, whether or not shown by the public records.

End of Schedule B

The First American Corporation

PRIVACY POLICY

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from public records or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our web site at www.firstam.com.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial services providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products and services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

c2001 The First American Corporation - All Rights Reserved

COMMISSIONERS
MIKE GLEASON - Chairman
WILLIAM A. MUNDELL
JEFF HATCH-MILLER
KRISTIN K. MAYES
GARY PIERCE

ARIZONA CORPORATION COMMISSION

BRIAN C. MCNEIL
Executive Director

LINDA FISHER
Director, Corporations Division

January 2, 2008

Capitol Corporate Services, Inc.
P.O. Box 13461
Phoenix, AZ 85002

Re: TAYLOR MORRISON/ARIZONA, INC.

We are pleased to notify you that your Articles have been approved with effective date January 01, 2008. This letter concerns the document checked below which was approved for the entity referenced above.

- [x] Articles of Amendment
- [ ] Articles of Restatement
- [ ] Articles of Merger
- [ ] Application for New Authority
- [ ] Articles of Domestication

The Commission strongly recommends that you periodically check Commission records regarding the corporation. The Commission web site: **www.azcc.gov/divisions/corporations** contains information specific to each corporation of record and is a good general source of information.

Theresa Tittle 602-542-0794
Examiner
Corporations Division

If you have any questions, please call the Corporations Division Phoenix (602) 542-3026, Tucson 520-628-6560 or toll free (Arizona residents only) at 1-800-345-5819
For more information contact our web site, at the address indicated below.

FilApprother
Revised 11/07

AZ CORPORATION COMMISSION
FILED

DEC 28 2007

AZ Corp. Commission
02162845

FILE NO. -1046708-1

ARTICLES OF AMENDMENT
Pursuant to A.R.S. §10-1005 and §10-1006

1. The name of the corporation is:

Taylor Woodrow/Arizona, Inc.

2. Attached hereto as Exhibit A is the text of each amendment adopted.

3. ☒ The amendment does not provide for an exchange, reclassification or cancellation of issued shares.

4. ☐ The amendment does provide for an exchange, reclassification or cancellation of issued shares. (Please check either "A" or "B" below.)

   A. ☐ Exhibit A contains provisions for implementing the exchange, reclassification or cancellation of issued shares provided for therein.

   B. ☐ Exhibit A does not contain provisions for implementing the exchange, reclassification or cancellation of issued shares provided for therein. Such actions will be implemented as follows:

5. The amendment was adopted the _____ day of December, 2007.

6. ☐ The amendment was adopted by the (choose one):

   A. ☐ Incorporators
   (without shareholder action and either shareholder action was not required or no shares have been issued).

   B. ☐ Board of Directors
   (without shareholder action and either shareholder action was not required or no shares have been issued).

   C. ☒ Shareholders
   There is (are) 1 voting groups eligible to vote on the amendment. The designation of voting groups entitled to vote separately on the amendment, the number of votes in each, the number of votes represented at the meeting at which the amendment was adopted and the votes cast for and against the amendment were as follows:

The voting group consisting of 1,000 outstanding shares of common (class or series) stock is entitled to 1,000 votes. There were 1,000 votes present at the meeting. The voting group cast 1,000 votes for and 0 votes against approval of the amendment. The number of votes cast for approval of the amendment was sufficient for approval by the voting group.

ARS §10-120F requires that changes to corporation(s) be executed by The Chairman of the Board of Director or by an officer of the corporation.

Dated this 27TH day of December, 2007

Signature: [signature]

Title: President

Printed Name: Stephen J. Wethor

EXHIBIT A

1. Name. The name of the Corporation is Taylor Morrison/Arizona, Inc. (hereinafter the "Corporation"). The foregoing shall be effective on January 1, 2008.

Exhibit C

The Villages at Surprise – South PAD
Relevant Pages

The Villages at Surprise - South

City of Surprise, Arizona

Application for:
Planned Area Development (PAD) Zoning
With Preliminary Development Plan

Submitted February 16, 1995
Revised February 24, 1995
Revised March 29, 1995
Revised June 15, 1995
Revised June 10, 1997
Revised August 12, 1997
Revised November 25, 1997
Revised March 20, 1998
Revised August 26, 1998
Revised September 22, 1998
Revised March 23, 1999

CONDENSED

SINGLE FAMILY
COLLECTOR FRONTAGE

SETBACK NOTES:

Front-Yard Setback:

- All structures shall maintain a front-yard setback of 15', measured from back-of-curb.
- All garages shall maintain a 20' setback, measured from back-of-sidewalk.

Side-Yard Setback:

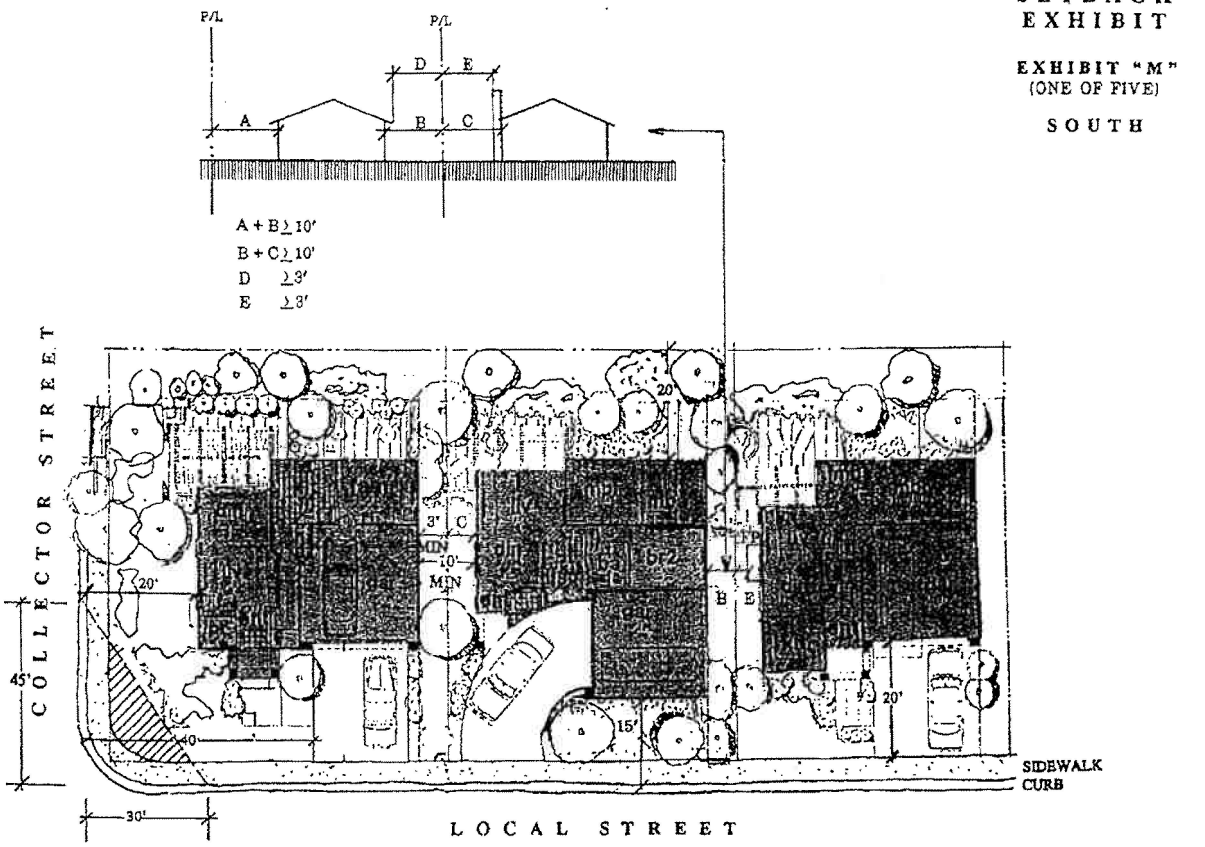
- The minimum separation of 10' between adjacent structures (measured between exterior walls) shall be maintained, and the minimum setback on each side yard shall be 3'.
- The space in any required side yard shall be open and unobstructed from any permanent structure. Mechanical equipment, such as air conditioners, pool equipment, etc., may be constructed within the rear yard or side yard provided that in no case shall such equipment be nearer than five feet (5') to the property line.

Rear-Yard Setback:

- All structures shall maintain a 20' rear-yard setback, measured from the property line.

Corner Lots:

- Driveways shall be set back a minimum of 40' from the intersection. This distance is measured from back-of-curb at the intersection.
- A site-triangle shall be maintained as shown, measured from back-of-curb. No structures, walls, vegetation, or other obstacles may exceed 30 inches in height.
- Corner lots shall maintain a 20' setback from adjacent collector street edges, measured from back-of-curb.



THE VILLAGES AT SURPRISE
Surprise Village Company

SETBACK EXHIBIT

EXHIBIT "M"
(ONE OF FIVE)

SOUTH

REVISIONS		
#	Date	Comments
1	02/15/95	Visibility triangles; text revisions
2	02/23/95	Text revisions
3	03/24/95	Front/rear/interior designations
4	05/15/95	Additional setback notes
5	08/26/98	Revised setback notes/plan

Building Setbacks

Minimum building setbacks from property lines are illustrated on the following tables. Additional building setbacks needed for visibility triangles and other health-safety requirements may be required during the subdivision plat process.

MINIMUM RESIDENTIAL BUILDING SETBACKS

Use	Front	Interior Side	Corner Side	Rear Yard
LDR & MDR Parcels[5]				
Single Family Detached	15'[1]	See footnote[2a]	10'[3]	20'
Cluster Housing[4]	10'	See footnote[2b]	10'[3]	20'
Schools, civic, cultural & religious institutions (Including their accessory use structures)	50'	50'	50'	50'
Structures accessory to SF residences and two-family residences	20'	3'	10'[3]	1'
Structures for all other principal, conditional or accessory uses (e.g. unenclosed patio covers)	15'	See footnotes[2a, 2b]	10'[3]	10'

---

1 15' is measured from back of curb. Except for this LDR and MDR front yard setback, all other setbacks are measured from the property lines. A typical detail depicting such setbacks is located in the Appendix as Exhibit "M".

2a A minimum separation of 10' between adjacent structures (measured between exterior walls) shall be maintained, and the minimum setback on each side yard shall be 3'.

2b A 0' setback is permitted as long as the remaining sideyard on that individual lot is a minimum of 10'.

* 3 Corner side setbacks of a minimum of 20' back of curb shall be provided adjacent to collector and arterial streets and for key lots.

4 Cluster housing allowed only on MDR parcels and defined as a grouping of detached and/or duplex family dwelling units that can be sharing a common drive or motor court.

5 Maximum lot coverage (building area footprint including the garage divided by the total lot area) shall not exceed 55% for LDR and MDR parcels.

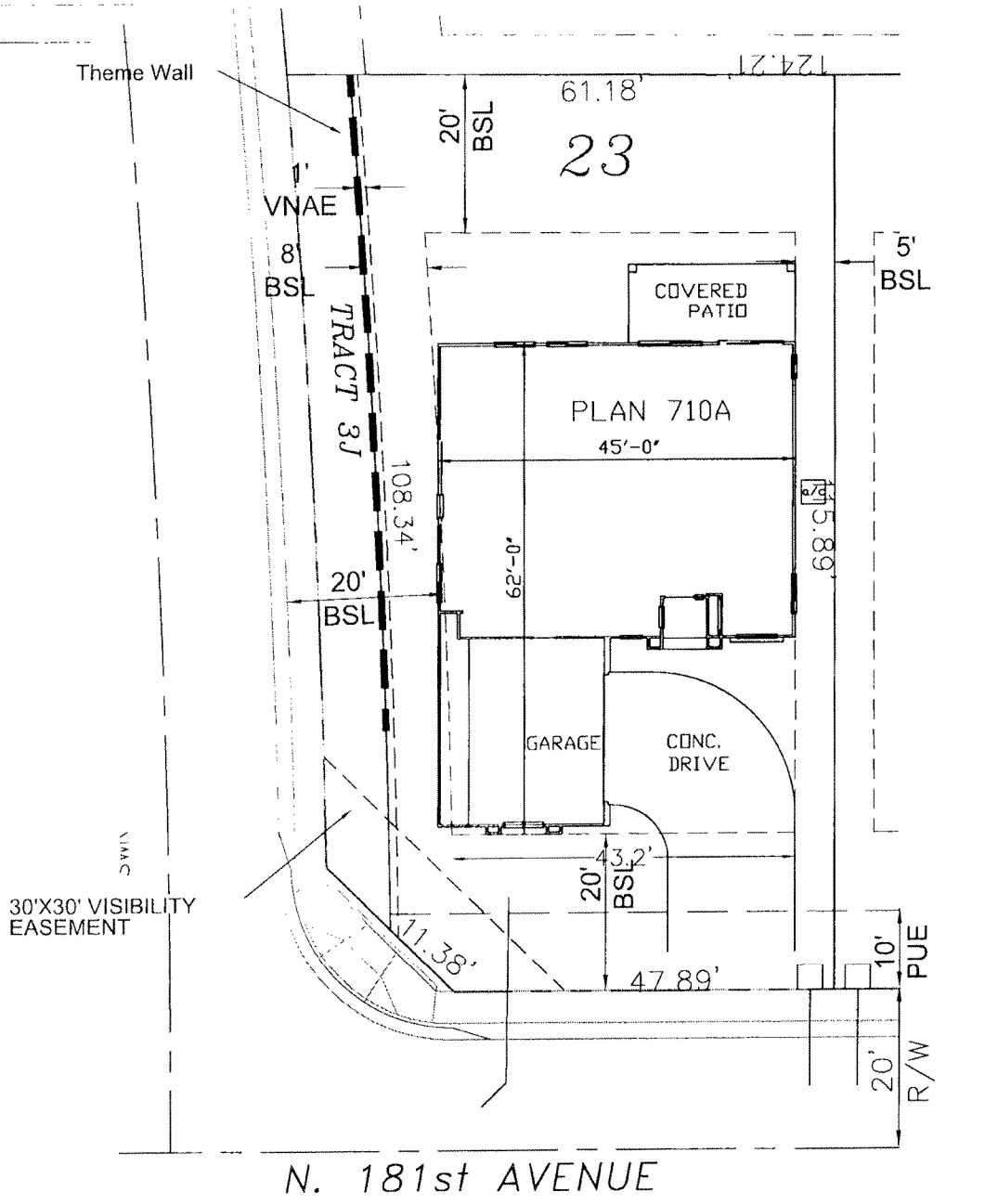
Exhibit D

Taylor Morrison Lot 23
Plot Plan

I hereby certify that I am the owner or the fully authorized owner's agent of the property shown on this plot plan, and further that this is a complete and accurate plan showing all correct recorded lot dimensions and setbacks of all structures.

By: _____

Date: _____



This Lot Area: 6683

SCALE: 1"= 20'

Model Number: 710 (4503)A

Street Number: 16040 North

Lineal Feet of Fence:

Date: 3/24/9

SURPRISE FARMS PARCEL 3

taylor morrison

Homes Inspired by You

PLOT PLAN

LOT 23

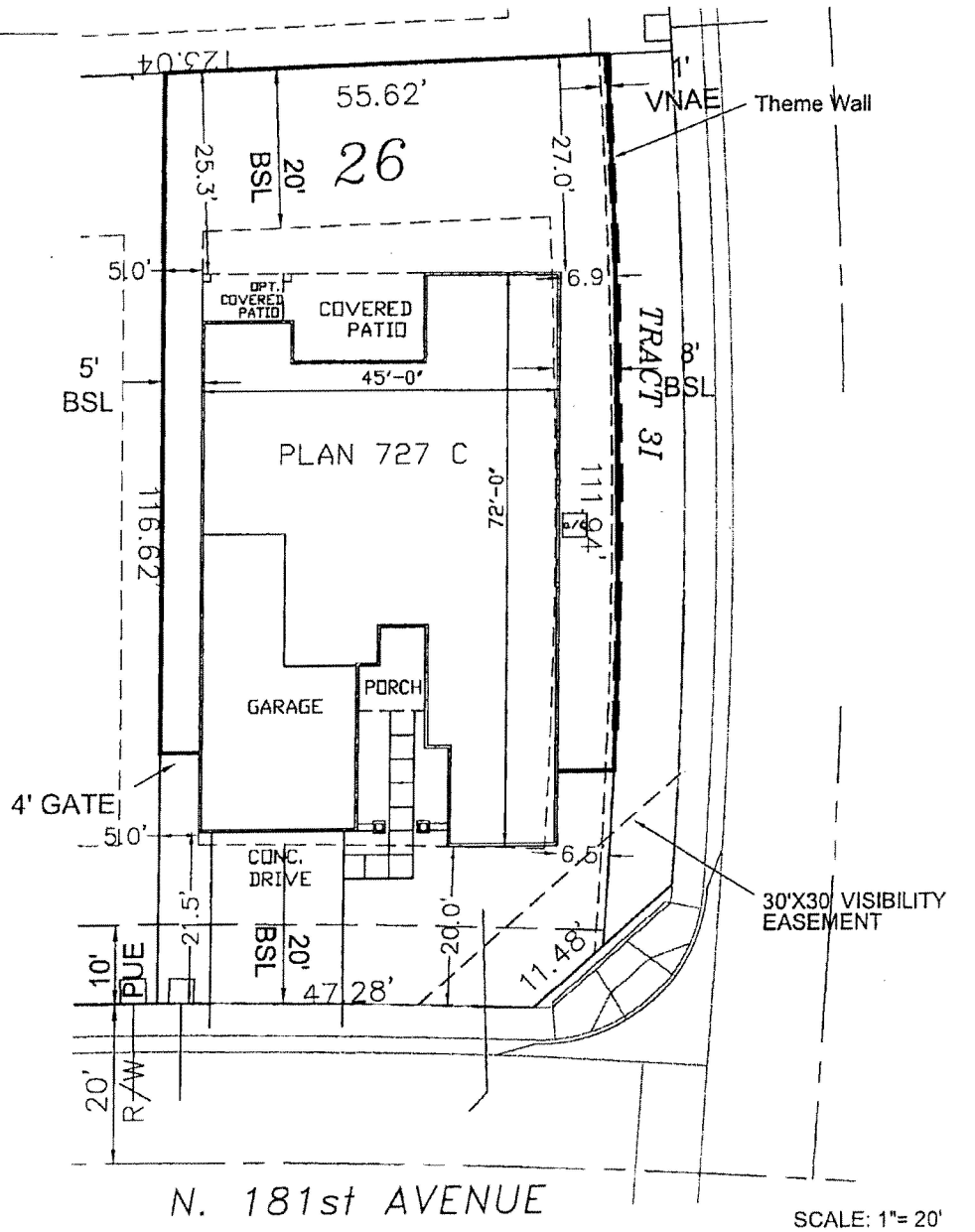
Exhibit E

Lots 26, 40, 43, 71
Approved Plot Plans

I hereby certify that I am the owner or the fully authorized owner's agent of the property shown on this plot plan, and further that this is a complete and accurate plan showing all correct recorded lot dimensions and setbacks of all structures.

By: _____

Date: _____



This Lot Area: 6675

SCALE: 1"= 20'

Model Number: 727 C

Street Number: 16094 North

Lineal Feet of Fence: 242

Date: 5/20/8

SURPRISE FARMS PARCEL 3

Morrison Homes

PLOT PLAN

LOT 26

SURPRISE
ARIZONA

PERMIT ISSUE DATE: 6/5/2008

ZONING CLEARANCE/BUILDING AND FIRE PERMIT

CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT
12425 WEST BELL ROAD, SUITE B-205 • SURPRISE, ARIZONA 85374
FOR INSPECTIONS (OR REINSPECTIONS) CALL (623) 222-3012

PERMIT NUMBER
2008001539

CONSTRUCTION ADDRESS: 16094 N 181 AV	BUILDING #:	# OF UNITS: 1	
PARCEL NUMBER: 502-02-330	MCR NUMBER: 709-32	LOT: 26	ZIP CODE: 85388
DEVELOPMENT NAME: Surprise Farms	SUBDIVISION NAME: Surprise Farms Phase 3 Parcel 3		
OWNER NAME: TAYLOR MORRISON/ARIZONA INC		OWNER PHONE: (480) 344-7000	
OWNER MAILING ADDRESS: 6720 N SCOTTSDALE RD 390			
CITY: SCOTTSDALE	STATE: AZ	ZIP: 85253	
CONTRACTOR: TAYLOR MORRISON/ARIZONA INC	CONTRACTOR LIC.: 179178	CITY BUSN. LIC.: 1002343	
CONTRACTOR MAILING ADDRESS: 6720 N SCOTTSDALE RD 390	CONTRACTOR PHONE: (480) 344-7000		
CITY: SCOTTSDALE	STATE: AZ	ZIP: 85253	

WORK DESCRIPTION: SFR 4523 (727) C W/FENCE & LANDSCAPE INCL

WATER METERS: 1 - 0.75" Displacement - Potable

BUSINESS NAME:

UTILITY PROVIDERS: WATER CO: ARIZONA AMERICAN WATER CO; SEWER: SURPRISE; GAS: SW GAS; ELECTRIC: APS

ZONE DISTRICT: PAD	ZONE CASE NO.: PAD95-003	CENSUS TRACT: 61008	S.P.A. NO.: SPA 1	RURAL RD .SQ.FT.	
F.YD.: 20	R.YD.: 25	S.YD.1: 5	S.YD.2: 6	# OF SIGNS	

REMARKS: MDR ZONING

CONST. TYPE: VB	OCC.: R-3	VALUATION TYPE: Residential, one- and two-family	COMM. AREA: 0	BLDG. HT.: 17'-8"	NO. STORIES: 1
CONST. TYPE: BLOCK	OCC.: U	VALUATION TYPE: FENCE	COMM. AREA: 0	BLDG. HT.: 0	NO. STORIES: 0
CONST. TYPE	OCC.	VALUATION TYPE	COMM. AREA	BLDG. HT.	NO. STORIES
CONST. TYPE	OCC.	VALUATION TYPE	COMM. AREA	BLDG. HT.	NO. STORIES
CONST. TYPE	OCC.	VALUATION TYPE	COMM. AREA	BLDG. HT.	NO. STORIES

RESID. AREA: 2102	GAR. AREA: 585	MISC. AREA: 428	# BR: 3	# BATH: 2
VALUATION: $232,041.50	SPRINKLER REQ'D: No	OCCUPANCY LOAD: 0		

SPECIAL INSPECTION REQUIRED: No

LIST DEFERRAL(S):

ASSOCIATED PERMIT #'S:

FEES

Flat Fee	$0.00	General Government	$661.00
Valuation Fee	$1,022.58	Public Works	$998.00
Signs	$0.00	Fire	$706.00
CE INSP Fee	$0.00	Sanitary Sewer SPA	$3,853.00
Special Use	$0.00	Fire Inspection Fees	$0.00
Re-Inspection Fee	$0.00	Dysart Sewer Extension	$0.00
C Of O Fee	$0.00	Fire Permit Fees	$0.00
Tract Homes	$55.00	Reems Sewer Extension	$0.00
Deferred Submittals	$0.00	Fire Plan Review	$0.00
Plan Review	$0.00	Deferred Fire Submittals	$0.00
Bell Pointe Sewer Extension	$0.00	Water System	$0.00

Water Resource	$0.00
Sarival Relief Line	$153.00
Library Fee	$467.00
Cactus Sewer Line Extension	$0.00
Litchfield Sewer Interceptor	$0.00
Royal Ranch Water Line Extension	$0.00
Landscape Plan Review	$0.00
Landscape Permit	$0.00
Park\Rec	$2,114.00
Police	$372.00
Dumping Permit	$0.00
Other1	$0.00
Other2	$0.00
Other3	$0.00
Other4	$0.00
Waddell Sewer line Extension	$0.00
Address Dedicated Access	$0.00
Zoning Verification or compliance letter	$0.00
Address Private Easement or Vacant Property	$0.00
Rural Roads Fee	$0.00
Roads of Reg Significance	$0.00
Non-Potable Water System	$0.00
	$
SUBTOTAL	$10,401.58
PAYMENT AT SUBMITTAL	$10,401.58
TOTAL / BALANCE	$0.00

INSPECTION REQUESTS MADE BY 4:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY. IF, FOR ANY REASON, INSPECTORS ARE UNABLE TO MEET THIS SCHEDULE, THE INSPECTION WILL BE RE-SCHEDULED FOR THE NEXT BUSINESS DAY.
EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED AND REQUIRED INSPECTIONS ARE REQUESTED BY THE PERMITTEE AND APPROVED WITHIN 180 DAYS AFTER ITS ISSUANCE (DATE OF ISSUE), OR IF MORE THAN 180 DAYS ELAPSES BETWEEN APPROVAL OF REQUIRED INSPECTION(S).

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction, or with any private deed restrictions or requirements.

PERMIT # 2008001539

ADDRESS 16094 N 181 AV **LOT #** 26

Inspection Record – Do Not Cover Work Until Inspected And Approved

FOUNDATION	REQ	* P/F	Date/ Initials	* P/F	Date/ Initials
500- Fgt	X				
501- Stem	X				
502- Preslab/int. ftg	X				
503- Post tension/ufer	X				
504- Fence	X				
UNDERGROUND					
510- Building drain	X				
510C- Combo of 510-513	X				
511- Sewer	X				
512- Water service	X				
513- Copper underslab	X				
514- Electric conduit	X				
515- Gas line					
TOP OUT					
520- Roof nail	X				
520C- Combo of 520-521	X				
521- Strap and shear	X				
522- Frame					
522C- Combo of 522-525	X				
523- Plumbing	X				
524- Electrical	X				
525- Mechanical	X				
526- Insulation	X				
FIRE					
527- Fire sprinklers					
MASONRY					
530- Wall grout					
530C- Combo of 530-531					
531- Bond beam					
WALL COVER					
540- Drywall nail	X				
541- Lath nail	X				
MOBILE HOME					

	REQ	* P/F	Date/ Initials	* P/F	Date/ Initials
550- Electric					
550C- Combo of 550-553					
551- Water service					
552- Sewer					
553- Gas					
554- Awning					
555- Skirting					
556- Foundation / support					
POOLS					
560- Pre-gunite					
561- Electric					
562- Gas heater					
563- Final/barriers (pre-plaster)					
MISCELLANEOUS					
571- Landscape/elec/backflow					
FINAL					
580- Building	X				
580C- Combo of 580-586	X				
581- Plumbing	X				
582- Electric	X				
583- Mechanical	X				
584- Fence	X				
586- Patio cover					
587- Other					
588- Gas	X				
599- Courtesy inspection					

FIRE PREVENTION

FIRE ACCESS	REQ
701- 2 point of access & signage	
702- 20 ft width	
703- Fire lane	
704- Fire sub-divisions	
FIRE ABOVE GROUND	
720- 200 lb test	
FIRE FINAL	
750- Residential sprinklers	
752- Fire alarm	
753- Fire extinguishers	
755- Lpg tank & piping	
756- Compressed gases	
757- Tomar equipment	
759- Ust/ast (storage tanks)	
FIRE CERT OF OCCUPANCY	
760- Fire final c of o	
761- Fire temporary c of o	

***P - PASSED INSPECTION** **F – FAILED, RECALL INSPECTION**

Building Inspection Number (623) 222-3012
Inspection requests made by 4:00 PM will be scheduled for the next business day. If, for any reason, inspectors are unable to meet this schedule, the inspection will be rescheduled for the next business day.
Cancel Inspection (623) 222-3014 up until 7:30 AM the day of the inspection.

METER CLEARANCES

CONSTRUCTION POWER	
ELECTRIC FINAL	RESET
GAS FINAL	RESET

Fire Inspection Number (623) 222-5111
Inspection requests must be scheduled 72 hours in advance.
Cancel Inspection (623) 222-5111, up until 8:00 AM the day of the inspection.

I hereby certify that I am the owner or the fully authorized owner's agent of the property shown on this plot plan, and further that this is a complete and accurate plan showing all correct recorded lot dimensions and setbacks of all structures.

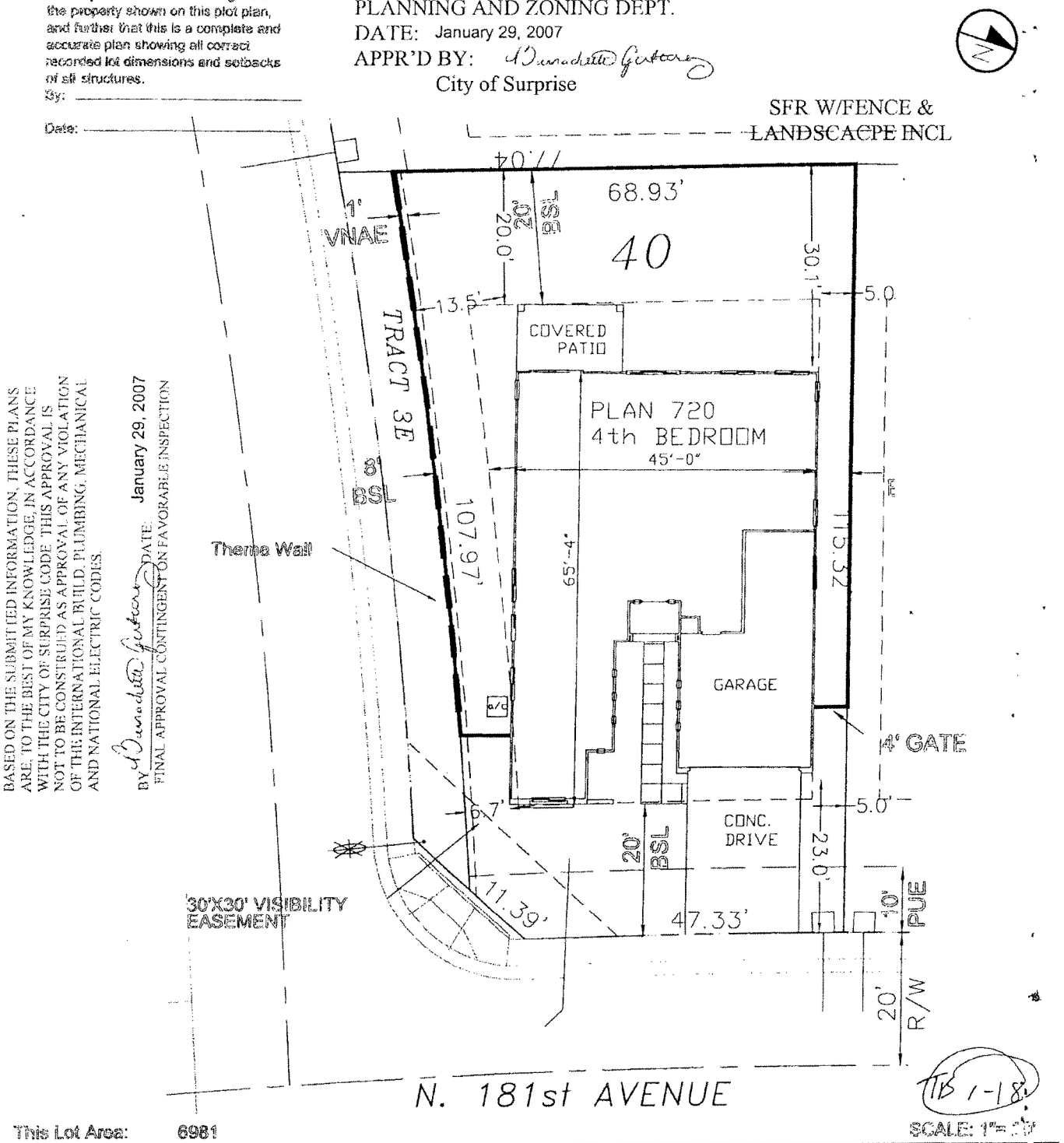
By: _____

Date: _____

APPROVED
PLANNING AND ZONING DEPT.
DATE: January 29, 2007
APPR'D BY: Danielle Gutierrez
City of Surprise

BASED ON THE SUBMITTED INFORMATION, THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, IN ACCORDANCE WITH THE CITY OF SURPRISE CODE. THIS APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF ANY VIOLATION OF THE INTERNATIONAL BUILD, PLUMBING, MECHANICAL AND NATIONAL ELECTRIC CODES.

BY Danielle Gutierrez DATE January 29, 2007
FINAL APPROVAL CONTINGENT ON FAVORABLE INSPECTION



TB 1-18

This Lot Area: 6981

SCALE: 1"= 30'

Model Number: 720 A
Street Number: 16112 North
Lineal Feet of Fence: 248
Date: 1/16/7

SURPRISE FARMS PARCEL 3

Morrison Homes

PLOT PLAN

LOT 40

SURPRISE
ARIZONA

PERMIT ISSUE DATE: **1/31/2007**

ZONING CLEARANCE/BUILDING AND FIRE PERMIT

CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT
12425 WEST BELL ROAD, SUITE B-205 • SURPRISE, ARIZONA 85374
FOR INSPECTIONS (OR REINSPECTIONS) CALL (623) 222-3012

PERMIT NUMBER
2007000265

CONSTRUCTION ADDRESS	BUILDING #	# OF UNITS
16112 N 181 AV		

PARCEL NUMBER	MCR NUMBER	LOT	ZIP CODE
502-02-344	709-32	40	85388

DEVELOPMENT NAME	SUBDIVISION NAME
SURPRISE FARMS	SURPRISE FARMS PHASE 3 PARCEL 3

OWNER NAME	OWNER PHONE
MORRISON HOMES	(480) 941-0818

OWNER MAILING ADDRESS: 4800 N SCOTTSDALE RD 2300

CITY	STATE	ZIP
SCOTTSDALE	AZ	85251

CONTRACTOR	CONTRACTOR LIC.	CITY BUSN. LIC.
MORRISON HOMES	113900	1001350

CONTRACTOR MAILING ADDRESS: 6720 N SCOTTSDALE RD 390
CONTRACTOR PHONE: (480) 344-7018

CITY	STATE	ZIP
SCOTTSDALE	AZ	85253

WORK DESCRIPTION: SFR 720 A

WATER METERS: 1 - 0.75" Displacement - Potable

BUSINESS NAME:

UTILITY PROVIDERS: WATER CO: ARIZONA AMERICAN WATER CO; SEWER: SURPRISE; GAS: NA; ELECTRIC: APS

INSPECTION REQUESTS MADE BY 4:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY. IF, FOR ANY REASON, INSPECTORS ARE UNABLE TO MEET THIS SCHEDULE, THE INSPECTION WILL BE RE-SCHEDULED FOR THE NEXT BUSINESS DAY.
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PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction, or with any private deed restrictions or requirements.

ZONE DISTRICT	ZONE CASE NO.	CENSUS TRACT	S.P.A. NO.	RURAL RD .SQ.FT.
PAD	PAD95-003	61008	SPA 1	

F.YD.	R.YD.	S.YD.1	S.YD.2	# OF SIGNS
20	20	6	5	

REMARKS:

CONST. TYPE	OCC.	VALUATION TYPE	COMM. AREA	BLDG. HT.	NO. STORIES
B - TYPE V - WOOD	R-3	DWELLINGS	0	17' 2"	1
FENCE-BLOCK	N/A	DWELLINGS	0	0	0

RESID. AREA	GAR. AREA	MISC. AREA	# BR	# BATH
1765	517	309	4	2

VALUATION	SPRINKLER REQ'D	OCCUPANCY LOAD
$118,176.70	No	0

SPECIAL INSPECTION REQUIRED: No

LIST DEFERRAL(S):

ASSOCIATED PERMIT #'S:

FEES

Flat Fee	$0.00	General Government	$314.00	Waddell Sewer line Extension	$0.00
Signs	$0.00	Public Works	$885.00	Rural Roads Fee	$0.00
CE INSP Fee	$0.00	Fire	$454.00		$
Special Use	$0.00	Fire Inspection Fees	$0.00		$
Re-Inspection Fee	$0.00	Sanitary Sewer	$1,808.00		$
Valuation Fee	$1,100.15	Dysart Sewer Extension	$0.00		$
C Of O Fee	$0.00	Fire Permit Fees	$0.00		$
Deferred Submittals	$0.00	Fire Plan Review	$0.00		$
Plan Review	$0.00	Reems Sewer Extension	$0.00	SUBTOTAL	$6,581.15
Bell Pointe Sewer Extension	$0.00	Deferred Fire Submittals	$0.00	PAYMENT AT SUBMITTAL	$6,581.15
Tract Homes	$50.00	Water System	$0.00	TOTAL / BALANCE	$0.00

Water Resource	$0.00
Sarival Relief Line	$153.00
Library Fee	$266.00
Cactus Sewer Line Extension	$0.00
Litchfield Sewer Interceptor	$0.00
Royal Ranch Water Line Extension	$0.00
Landscape Plan Review	$0.00
Landscape Permit	$0.00
Park\Rec	$1,127.00
Police	$424.00
Dumping Permit	$0.00
Other2	$0.00
Other3	$0.00
Other1	$0.00
Other4	$0.00

PERMIT # 2007000265

ADDRESS 16112 N 181 AV **LOT #** 40

Inspection Record – Do Not Cover Work Until Inspected And Approved

FOUNDATION	REQ	* P/F	Date/ Initials	* P/F	Date/ Initials
500- Fgt	X				
501- Stem	X				
502- Preslab/int. ftg	X				
503- Post tension/ufer	X				
504- Fence	X				
UNDERGROUND					
510- Building drain	X				
510C- Combo of 510-513	X				
511- Sewer	X				
512- Water service	X				
513- Copper underslab	X				
514- Electric conduit	X				
515- Gas line					
TOP OUT					
520- Roof nail	X				
520C- Combo of 520-521	X				
521- Strap and shear	X				
522- Frame					
522C- Combo of 522-525	X				
523- Plumbing	X				
524- Electrical	X				
525- Mechanical	X				
526- Insulation	X				
FIRE					
527- Fire sprinklers	X				
MASONRY					
530- Wall grout	X				
530C- Combo of 530-531					
531- Bond beam	X				
WALL COVER					
540- Drywall nail	X				
541- Lath nail	X				
MOBILE HOME					

	REQ	* P/F	Date/ Initials	* P/F	Date/ Initials
550- Electric					
550C- Combo of 550-553					
551- Water service					
552- Sewer					
553- Gas					
554- Awning					
555- Skirting					
556- Foundation / support					
POOLS					
560- Pre-gunite					
561- Electric					
562- Gas heater					
563- Final/barriers (pre-plaster)					
MISCELLANEOUS					
571- Landscape/elec/backflow					
FINAL					
580- Building	X				
580C- Combo of 580-586	X				
581- Plumbing	X				
582- Electric	X				
583- Mechanical	X				
584- Fence	X				
586- Patio cover	X				
587- Other					
588- Gas	X				
599- Courtesy inspection					

FIRE PREVENTION

FIRE ACCESS	REQ
701- 2 point of access & signage	
702- 20 ft width	
703- Fire lane	
704- Fire sub-divisions	
FIRE ABOVE GROUND	
720- 200 lb test	
FIRE FINAL	
750- Residential sprinklers	
752- Fire alarm	
753- Fire extinguishers	
755- Lpg tank & piping	X
756- Compressed gases	
757- Tomar equipment	
759- Ust/ast (storage tanks)	
FIRE CERT OF OCCUPANCY	
760- Fire final c of o	
761- Fire temporary c of o	

*P - PASSED INSPECTION F – FAILED, RECALL INSPECTION

Building Inspection Number (623) 222-3012
Inspection requests made by 4:00 PM will be scheduled for the next business day. If, for any reason, inspectors are unable to meet this schedule, the inspection will be rescheduled for the next business day.
Cancel Inspection (623) 222-3014 up until 7:30 AM the day of the inspection.

METER CLEARANCES	
CONSTRUCTION POWER	
ELECTRIC FINAL	RESET
GAS FINAL	RESET

Fire Inspection Number (623) 222-5111
Inspection requests must be scheduled 72 hours in advance.
Cancel Inspection (623) 222-5111, up until 8:00 AM the day of the inspection.

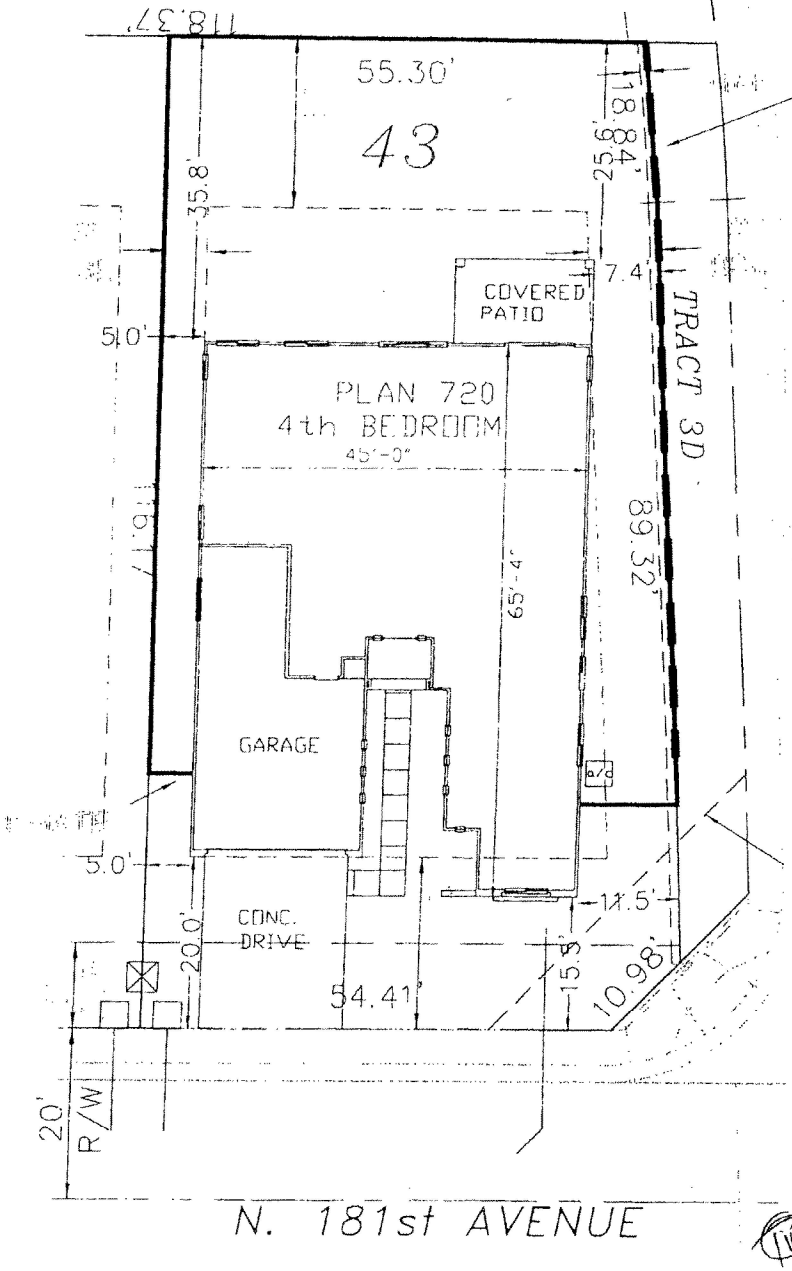
BASED ON THE SUBMITTED INFORMATION, THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, IN ACCORDANCE WITH THE CITY OF SURPRISE CODE. THIS APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF ANY VIOLATION OF THE INTERNATIONAL BUILD, PLUMBING, MECHANICAL AND NATIONAL ELECTRIC CODES.

BY Bernadette Gilstrap DATE: March 2, 2007

FINAL APPROVAL CONTINGENT ON FAVORABLE INSPECTION

SFR W/FENCE & LANDSCACPE INCL

APPROVED
PLANNING AND ZONING DEPT.
DATE: March 2, 2007
APPR'D BY: Bernadette Gilstrap
City of Surprise



Morrison Homes

SURPRISE
ARIZONA

PERMIT ISSUE DATE: 3/8/2007

ZONING CLEARANCE/BUILDING AND FIRE PERMIT

CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT
12425 WEST BELL ROAD, SUITE B-205 • SURPRISE, ARIZONA 85374
FOR INSPECTIONS (OR REINSPECTIONS) CALL (623) 222-3012

PERMIT NUMBER
2007000843

CONSTRUCTION ADDRESS: 16166 N 181 AV	BUILDING #:	# OF UNITS:	
PARCEL NUMBER: 502-02-347	MCR NUMBER: 709-32	LOT: 43	ZIP CODE: 85388
DEVELOPMENT NAME: SURPRISE FARMS	SUBDIVISION NAME: SURPRISE FARMS PHASE 3 PARCEL 3		
OWNER NAME: MORRISON HOMES		OWNER PHONE: (480) 941-0818	
OWNER MAILING ADDRESS: 4800 N SCOTTSDALE RD 2300			
CITY: SCOTTSDALE	STATE: AZ	ZIP: 85251	
CONTRACTOR: MORRISON HOMES	CONTRACTOR LIC.: 113900	CITY BUSN. LIC.: 1001350	
CONTRACTOR MAILING ADDRESS: 6720 N SCOTTSDALE RD 390	CONTRACTOR PHONE: (480) 344-7018		
CITY: SCOTTSDALE	STATE: AZ	ZIP: 85253	

WORK DESCRIPTION: SFR 720 C W/FENCE & LANDSCAPE INCL

WATER METERS: 1 - 0.75" Displacement - Potable

BUSINESS NAME:

UTILITY PROVIDERS: WATER CO: ARIZONA AMERICAN WATER CO; SEWER: SURPRISE; GAS: NA; ELECTRIC: APS

INSPECTION REQUESTS MADE BY 4:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY. IF, FOR ANY REASON, INSPECTORS ARE UNABLE TO MEET THIS SCHEDULE, THE INSPECTION WILL BE RE-SCHEDULED FOR THE NEXT BUSINESS DAY.
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ZONE DISTRICT: PAD	ZONE CASE NO.: PAD95-003	CENSUS TRACT: 61008	S.P.A. NO.: SPA 1	RURAL RD .SQ.FT.	
F.YD.: 15	R.YD.: 25	S.YD.1: 5	S.YD.2: 7	# OF SIGNS	

REMARKS: MDR ZONING

CONST. TYPE	OCC.	VALUATION TYPE	COMM. AREA	BLDG. HT.	NO. STORIES
B - TYPE V - WOOD	R-3	DWELLINGS	0	17' 2"	1
FENCE-BLOCK	U	DWELLINGS	0	0	0

RESID AREA	GAR. AREA	MISC. AREA	# BR	# BATH
1765	517	309	4	2

VALUATION	SPRINKLER REQ'D	OCCUPANCY LOAD
$118,176.70	No	0

SPECIAL INSPECTION REQUIRED: No

LIST DEFERRAL(S):

ASSOCIATED PERMIT #'S:

FEES

C Of O Fee	$0.00	General Government	$314.00	Waddell Sewer line Extension	$0.00
Signs	$0.00	Public Works	$885.00	Rural Roads Fee	$0.00
CE INSP Fee	$0.00	Fire	$454.00		$
Flat Fee	$0.00	Fire Inspection Fees	$0.00		$
Valuation Fee	$1,100.15	Sanitary Sewer	$1,808.00		$
Special Use	$0.00	Dysart Sewer Extension	$0.00		$
Re-Inspection Fee	$0.00	Fire Permit Fees	$0.00		$
Plan Review	$0.00	Fire Plan Review	$0.00		$
Bell Pointe Sewer Extension	$0.00	Deferred Fire Submittals	$0.00	SUBTOTAL	$6,581.15
Deferred Submittals	$0.00	Reems Sewer Extension	$0.00	PAYMENT AT SUBMITTAL	$6,581.15
Tract Homes	$50.00	Water System	$0.00	TOTAL / BALANCE	$0.00

Water Resource	$0.00
Sarival Relief Line	$153.00
Library Fee	$266.00
Cactus Sewer Line Extension	$0.00
Litchfield Sewer Interceptor	$0.00
Royal Ranch Water Line Extension	$0.00
Landscape Plan Review	$0.00
Landscape Permit	$0.00
Park\Rec	$1,127.00
Police	$424.00
Dumping Permit	$0.00
Other1	$0.00
Other2	$0.00
Other3	$0.00
Other4	$0.00

PERMIT # 2007000843

ADDRESS 16166 N 181 AV **LOT #** 43

Inspection Record – Do Not Cover Work Until Inspected And Approved

FOUNDATION	REQ	* P/F	Date/ Initials	* P/F	Date/ Initials
500- Fgt	X				
501- Stem	X				
502- Preslab/int. ftg	X				
503- Post tension/ufer	X				
504- Fence	X				
UNDERGROUND					
510- Building drain	X				
510C- Combo of 510-513	X				
511- Sewer	X				
512- Water service	X				
513- Copper underslab	X				
514- Electric conduit	X				
515- Gas line					
TOP OUT					
520- Roof nail	X				
520C- Combo of 520-521	X				
521- Strap and shear	X				
522- Frame					
522C- Combo of 522-525	X				
523- Plumbing	X				
524- Electrical	X				
525- Mechanical	X				
526- Insulation	X				
FIRE					
527- Fire sprinklers	X				
MASONRY					
530- Wall grout	X				
530C- Combo of 530-531					
531- Bond beam	X				
WALL COVER					
540- Drywall nail	X				
541- Lath nail	X				
MOBILE HOME					

	REQ	* P/F	Date/ Initials	* P/F	Date/ Initials
550- Electric					
550C- Combo of 550-553					
551- Water service					
552- Sewer					
553- Gas					
554- Awning					
555- Skirting					
556- Foundation / support					
POOLS					
560- Pre-gunite					
561- Electric					
562- Gas heater					
563- Final/barriers (pre-plaster)					
MISCELLANEOUS					
571- Landscape/elec/backflow					
FINAL					
580- Building	X				
580C- Combo of 580-586	X				
581- Plumbing	X				
582- Electric	X				
583- Mechanical	X				
584- Fence	X				
586- Patio cover	X				
587- Other					
588- Gas	X				
599- Courtesy inspection					

FIRE PREVENTION

FIRE ACCESS	REQ
701- 2 point of access & signage	
702- 20 ft width	
703- Fire lane	
704- Fire sub-divisions	
FIRE ABOVE GROUND	
720- 200 lb test	
FIRE FINAL	
750- Residential sprinklers	
752- Fire alarm	
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755- Lpg tank & piping	X
756- Compressed gases	
757- Tomar equipment	
759- Ust/ast (storage tanks)	
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760- Fire final c of o	
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METER CLEARANCES

CONSTRUCTION POWER	
ELECTRIC FINAL	RESET
GAS FINAL	RESET

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Cancel Inspection (623) 222-5111, up until 8:00 AM the day of the inspection.

I hereby certify that I am the owner or the fully authorized owner's agent of the property shown on this plot plan, and further that this is a complete and accurate plan showing all correct recorded lot dimensions and setbacks of all structures.

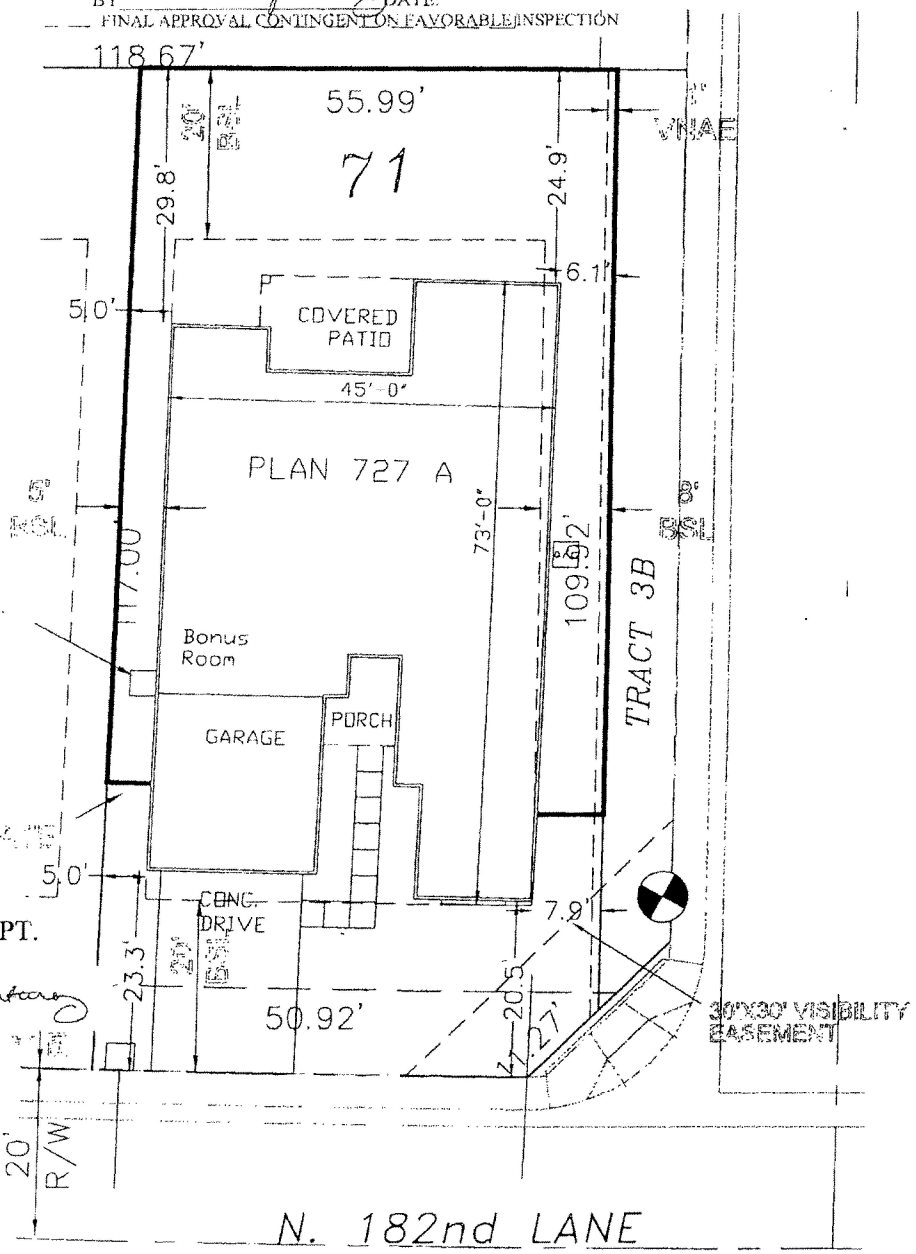
By: _____

Date: _____

BASED ON THE SUBMITTED INFORMATION, THESE PLANS ARE, TO THE BEST OF MY KNOWLEDGE, IN ACCORDANCE WITH THE CITY OF SURPRISE CODE. THIS APPROVAL IS NOT TO BE CONSTRUED AS APPROVAL OF ANY VIOLATION OF THE INTERNATIONAL BUILD, PLUMBING, MECHANICAL AND NATIONAL ELECTRIC CODES.

BY Bunadette Gutierrez DATE: March 2, 2007

FINAL APPROVAL CONTINGENT ON FAVORABLE INSPECTION



APPROVED
PLANNING AND ZONING DEPT.
DATE: March 2, 2007
APPR'D BY: Bunadette Gutierrez
City of Surprise

SFR W/FENCE & LANDSCACPE INCL

This Lot Area: 9721

Lineal Feet of Fence: 230

Date: 3/20/7

Morrison Homes

PLOT PLAN

LOT 71

SURPRISE
ARIZONA

PERMIT ISSUE DATE: 3/8/2007

ZONING CLEARANCE/BUILDING AND FIRE PERMIT

CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT
12425 WEST BELL ROAD, SUITE B-205 • SURPRISE, ARIZONA 85374
FOR INSPECTIONS (OR REINSPECTIONS) CALL (623) 222-3012

PERMIT NUMBER
2007000842

CONSTRUCTION ADDRESS: 16181 N 182 LN	BUILDING #:	# OF UNITS:	
PARCEL NUMBER: 502-02-375	MCR NUMBER: 709-32	LOT: 71	ZIP CODE: 85388
DEVELOPMENT NAME: SURPRISE FARMS	SUBDIVISION NAME: SURPRISE FARMS PHASE 3 PARCEL 3		
OWNER NAME: MORRISON HOMES		OWNER PHONE: (480) 941-0818	
OWNER MAILING ADDRESS: 4800 N SCOTTSDALE RD 2300			
CITY: SCOTTSDALE	STATE: AZ	ZIP: 85251	
CONTRACTOR: MORRISON HOMES	CONTRACTOR LIC.: 113900	CITY BUSN. LIC.: 1001350	
CONTRACTOR MAILING ADDRESS: 6720 N SCOTTSDALE RD 390	CONTRACTOR PHONE: (480) 344-7018		
CITY: SCOTTSDALE	STATE: AZ	ZIP: 85253	
WORK DESCRIPTION: SFR 727 A W/FENCE & LANDSCAPE INCL			
WATER METERS: 1 - 0.75" Displacement -			
BUSINESS NAME			
UTILITY PROVIDERS	WATER CO: ARIZONA AMERICAN WATER CO SEWER: SURPRISE	GAS: NA ELECTRIC: APS	

ZONE DISTRICT: PAD	ZONE CASE NO.: PAD95-003	CENSUS TRACT: 61008	S.P.A. NO.: SPA 1	RURAL RD .SQ.FT.	
F.YD.: 20	R.YD.: 24	S.YD.1: 5	S.YD.2: 6	# OF SIGNS	
REMARKS: MDR ZONING					

CONST. TYPE: B - TYPE V - WOOD	OCC.: R-3	VALUATION TYPE: DWELLINGS	COMM. AREA: 0	BLDG. HT.: 17' 10"	NO. STORIES: 1
CONST. TYPE: FENCE-BLOCK	OCC.: U	VALUATION TYPE: DWELLINGS	COMM. AREA: 0	BLDG. HT.: 0	NO. STORIES: 0
CONST. TYPE	OCC.	VALUATION TYPE	COMM. AREA	BLDG. HT.	NO. STORIES
CONST. TYPE	OCC.	VALUATION TYPE	COMM. AREA	BLDG. HT.	NO. STORIES
CONST. TYPE	OCC.	VALUATION TYPE	COMM. AREA	BLDG. HT.	NO. STORIES

RESID. AREA: 2280	GAR. AREA: 407	MISC. AREA: 365	# BR: 4	# BATH: 2
VALUATION: $146,729.70	SPRINKLER REQ'D: No	OCCUPANCY LOAD: 0		
SPECIAL INSPECTION REQUIRED: No				
LIST DEFERRAL(S)				
ASSOCIATED PERMIT #'S				

FEES

Signs	$0.00	General Government	$314.00	Waddell Sewer line Extension	$0.00
CE INSP Fee	$0.00	Public Works	$885.00	Rural Roads Fee	$0.00
Re-Inspection Fee	$0.00	Fire	$454.00		$
Special Use	$0.00	Sanitary Sewer	$1,808.00		$
C Of O Fee	$0.00	Fire Inspection Fees	$0.00		$
Flat Fee	$0.00	Dysart Sewer Extension	$0.00		$
Valuation Fee	$1,256.95	Fire Permit Fees	$0.00		$
Bell Pointe Sewer Extension	$0.00	Deferred Fire Submittals	$0.00		$
Deferred Submittals	$0.00	Fire Plan Review	$0.00	SUBTOTAL	$6,737.95
Plan Review	$0.00	Reems Sewer Extension	$0.00	PAYMENT AT SUBMITTAL	$6,737.95
Tract Homes	$50.00	Water System	$0.00	TOTAL / BALANCE	$0.00

Water Resource	$0.00
Library Fee	$266.00
Sarival Relief Line	$153.00
Cactus Sewer Line Extension	$0.00
Litchfield Sewer Interceptor	$0.00
Royal Ranch Water Line Extension	$0.00
Landscape Plan Review	$0.00
Police	$424.00
Park\Rec	$1,127.00
Landscape Permit	$0.00
Dumping Permit	$0.00
Other2	$0.00
Other4	$0.00
Other1	$0.00
Other3	$0.00

INSPECTION REQUESTS MADE BY 4:00 PM WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY. IF, FOR ANY REASON, INSPECTORS ARE UNABLE TO MEET THIS SCHEDULE, THE INSPECTION WILL BE RE-SCHEDULED FOR THE NEXT BUSINESS DAY.
EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS THE WORK AUTHORIZED BY SUCH PERMIT IS COMMENCED AND REQUIRED INSPECTIONS ARE REQUESTED BY THE PERMITTEE AND APPROVED WITHIN 180 DAYS AFTER ITS ISSUANCE (DATE OF ISSUE), OR IF MORE THAN 180 DAYS ELAPSES BETWEEN APPROVAL OF REQUIRED INSPECTION(S).

PROVISIONS: The applicant is advised that issuance of this permit will not relieve responsibility of the owner or owner's agents to comply with the provisions of all laws and ordinances, including federal, state and local jurisdictions, which regulate construction, or with any private deed restrictions or requirements.

PERMIT # 2007000842

ADDRESS 16181 N 182 LN **LOT #** 71

Inspection Record – Do Not Cover Work Until Inspected And Approved

FOUNDATION	REQ	* P/F	Date/ Initials	* P/F	Date/ Initials
500- Fgt	X				
501- Stem	X				
502- Preslab/int. ftg	X				
503- Post tension/ufer	X				
504- Fence					
UNDERGROUND					
510- Building drain	X				
510C- Combo of 510-513	X				
511- Sewer	X				
512- Water service	X				
513- Copper underslab	X				
514- Electric conduit	X				
515- Gas line					
TOP OUT					
520- Roof nail	X				
520C- Combo of 520-521	X				
521- Strap and shear	X				
522- Frame					
522C- Combo of 522-525	X				
523- Plumbing	X				
524- Electrical	X				
525- Mechanical	X				
526- Insulation	X				
FIRE					
527- Fire sprinklers	X				
MASONRY					
530- Wall grout	X				
530C- Combo of 530-531					
531- Bond beam	X				
WALL COVER					
540- Drywall nail	X				
541- Lath nail	X				
MOBILE HOME					

	REQ	* P/F	Date/ Initials	* P/F	Date/ Initials
550- Electric					
550C- Combo of 550-553					
551- Water service					
552- Sewer					
553- Gas					
554- Awning					
555- Skirting					
556- Foundation / support					
POOLS					
560- Pre-gunite					
561- Electric					
562- Gas heater					
563- Final/barriers (pre-plaster)					
MISCELLANEOUS					
571- Landscape/elec/backflow					
FINAL					
580- Building	X				
580C- Combo of 580-586	X				
581- Plumbing	X				
582- Electric	X				
583- Mechanical	X				
584- Fence	X				
586- Patio cover	X				
587- Other					
588- Gas	X				
599- Courtesy inspection					

FIRE PREVENTION

FIRE ACCESS	REQ
701- 2 point of access & signage	
702- 20 ft width	
703- Fire lane	
704- Fire sub-divisions	
FIRE ABOVE GROUND	
720- 200 lb test	
FIRE FINAL	
750- Residential sprinklers	
752- Fire alarm	
753- Fire extinguishers	
755- Lpg tank & piping	X
756- Compressed gases	
757- Tomar equipment	
759- Ust/ast (storage tanks)	
FIRE CERT OF OCCUPANCY	
760- Fire final c of o	
761- Fire temporary c of o	

*P - PASSED INSPECTION F – FAILED, RECALL INSPECTION

Building Inspection Number (623) 222-3012
Inspection requests made by 4:00 PM will be scheduled for the next business day. If, for any reason, inspectors are unable to meet this schedule, the inspection will be rescheduled for the next business day.
Cancel Inspection (623) 222-3014 up until 7:30 AM the day of the inspection.

METER CLEARANCES

CONSTRUCTION POWER	
ELECTRIC FINAL	RESET
GAS FINAL	RESET

Fire Inspection Number (623) 222-5111
Inspection requests must be scheduled 72 hours in advance.
Cancel Inspection (623) 222-5111, up until 8:00 AM the day of the inspection.

Addendum

Surprise Farms Major PAD Amendment

Submitted: October 11, 2021

SURPRISE FARMS-SOUTH PAD AMENDMENT NARRATIVE

OVERVIEW

The following request is for an amendment to the Surprise Farms-South PAD of approximately 11-acres located at the immediate southwest corner of Bell Road and Citrus Road (the "Property"). (See attached **Exhibit 'A' –** 11-Acre Property Location Map and Surprise Farms-South PAD Map) The request is to rezone the Property from the current Surprise Farms-South PAD designation of Commercial (i.e., C-2) to High Density Residential ("HDR") at 8-18 du/ac (i.e., R-3) designation (the "PAD Amendment"). The end result of this PAD Amendment will be the creation of approximately 35 total acres at this corner with an HDR designation allowing for the development of a single-family rental community (i.e., a proposed 315-unit multifamily residential project, 1-2 stories in height). (See attached: **Exhibit 'B' –** 35 Total Acre Property Location Map and Conceptual Site Plans)

The existing zoning on the Property is Planned Area Development, which was approved in 1995. The proposed PAD Amendment is necessary to realign the Surprise Farms-South PAD's land designation at this corner to provide for an appropriate acreage/lot configuration that works for the proposed single-family rental product type to meet the market demand. Moreover, market research has established that higher density residential communities serve an important role in stimulating growth in core/transit areas of established communities as well as serving to buffer/transition from uses.

The Property is currently vacant and has frontages along Bell Road to the north, Citrus Road to the east, and Lundberg Street south. Thus, the Property has good street access and will provide a nice buffer/transition from the abutting streets, single-family detached residential neighborhoods in the area, and the high school. The Property combined with the abutting 24-acres of HDR will create a nice infill development with a housing product that is highly sought-after, compatible, and at an appropriate density/intensity at this corner/entry into the Surprise Farms-South development. The proposed single-family rental homes are a unique product that allows residents to enjoy the best qualities of both single-family living coupled with multifamily development amenities in a community that promotes an active, engaging and maintenance-free lifestyle. With that being said, the proposed single-family rental homes will be designed with a choice of floor plans, amenities, and elevations creating a unique environment for fostering community involvement/pride within the Surprise Farms-South, and within the City of Surprise. (See attached: **Exhibit 'C' –** Conceptual Elevation Examples)

THE GENERAL PLAN

The Property has a General Plan Land Use Designation of Neighborhood – Urban and Transit Oriented Development ("TOD") area designation along Bell Road. (See attached: **Exhibit 'D' –** General Plan Map with Property Outlined) These designations are defined in the city's General Plan as follows below, and the proposed 315-unit total (i.e., combined 11-acres proposed HDR request and 24-acres existing HDR) multifamily residential project at 1-2 stories in height is indeed an appropriate development option within this area of Surprise.

Neighborhood Character Area (*emphasis added*)

Covering the largest geographic planning area, ***the Neighborhood Land Use Character Area represents the various residential neighborhoods within Surprise***. While neighborhoods are predominantly residential areas they can also be supported by locally oriented commercial and

public facility uses, and can range from established to emerging and urban to rural in nature. The combination of the majority of residential uses into the Neighborhood Character Area makes this one of the most character defining features of the City. While each neighborhood can have particular elements that make it unique (i.e. architectural style, streetscape design, recreational amenities, etc.), all neighborhoods can generally be classified into three basic Development Types based on their existing or desired mix of uses, building type, and density.

The Neighborhood Land Use Character Area includes the following Development Types:

- Rural Neighborhoods
- Suburban Neighborhoods
- Urban Neighborhoods

Urban Neighborhood (*emphasis added*)

Urban neighborhoods are the highest density residential areas in the City. ***They generally function as a transitional use between lower intensity suburban areas and high volume roadways/transit corridors, more intensive regional commercial centers, or employment areas***. Urban neighborhoods are predominantly residential in nature and are characterized by a ***diverse mix of residential types; from small-lot to vertical multi-unit developments***. However, community commercial uses along with professional employment and civic uses can also be embedded within this neighborhood type. This mixture of residential and nonresidential uses is typically in close proximity to one another to promote a dense, pedestrian oriented, urban environment. The resulting development patterns provide higher street connectivity, smaller block lengths, ***improved transit options*** and the greatest degree of public infrastructure services.

Density Range

8+ du/ac

Typical Uses

- Small-lot ***single-family attached residential uses – such as duplexes, court or patio homes***, and townhouses
- Multi-family residential uses – such as condominiums and apartments

In addition, the Urban Neighborhood designation provides suggestions for the future aesthetics and built form, which will be taken into account when further refining/designing of the proposed multifamily development continues. For reference, below are those items specific to the residential design from the city's General Plan for Urban Neighborhood. Based on the conceptual site plan for the total acreage (35-acres), many of the site design elements are being met.

Aesthetics and Built Form

- Buildings should be articulated with varied massing and enhanced architectural details.

- Development patterns should promote a more human scale that places emphasis on the mixing of land uses in a pedestrian-friendly way. Urban residential uses should be designed around some type of neighborhood center or focus area, such as a school complex, civic amenity, community park or commercial services.

- Single-family attached dwellings should relate to and address the street with the main entrance oriented to the street, avoiding garage dominant frontages. The relationship between public and private spaces along residential streets should also be preserved by incorporating covered front porches, defined courtyards or other semi-private transition zones.

- Multi-family buildings should be located along, and oriented toward, a proposed or existing collector or arterial corridor or in conjunction with existing multi-family sites, commercial centers, or employment areas where direct access to transit is available or will be provided over time.

- All parking for multi-family buildings should be provided off-street and accommodated internally on site in covered parking clusters, or in garages or carports that are attached and integrated into the building architecture.

- All single-family attached or multi-family buildings should have shallow to moderate front setbacks. Individual multi-family buildings shall also be separated by ample space for pedestrian walkways and landscaping.

- Multi-family or non-residential development with frontage on a urban neighborhood street should limit public access from that street and limit business associated parking on that street so as to avoid significantly altering the residential character and scale of the existing street.

- All building heights should be appropriate in scale and transition in relation to surrounding developments.

- The incorporation of "complete streets" should be utilized to enable safe, attractive, and comfortable travel for all users, including automobiles, pedestrians, bicyclists, and transit.

- All residential development should include active and passive open space areas designed, located, and oriented to provide high pedestrian accessibility within and around the development, connections to adjacent development, and buffer between less developed and more urban developed areas.

- Sustainable building practices should be promoted for all new construction

Although there are no "light rail" or "commuter rail lines" proposed/built within close proximity to the Property, the city is promoting these corridors for density of people/uses which are imperative to garnering bus, rail, etc. (i.e., multi-modal options). To that end, the proposed Property being amended to HDR combined with the existing HDR to the west will create a reasonable 315-unit multifamily residential project that will fit within this vision as noted on the next page.

Transit Oriented Development (*emphasis added*)

The Transit Oriented Development area (TOD) designation denotes ***roadways and adjacent development areas where existing or planned high capacity vehicular multi-modal, and transit corridors provide regionally significant connections to and from Surprise***. The TOD is designated for the following transportation facilities:

1) US 60 (Grand Avenue)

2) SR 74 (Carefree Highway)

3) Loop 303

4) Sun Valley Parkway

5) Bell Road

The intent of the TOD is to recognize the unique connection between the character of the adjoining land uses together with the motorized, non-motorized and potential transit operations of each corridor by developing individual corridor plans. ***Developments proposed within these corridors will have expanded design and policy guidance on incorporating safe and convenient walking and biking connections to current and future planned transit operations.*** Transit operations could be commuter rail planned along Grand Avenue or perhaps expanded bus route opportunities on all corridors. In either case, ***the Transit Oriented Development areas promote a higher intensification of residential and non-residential uses near existing and planned transit stops*** to ensure that motorized and non-motorized mobility in proximity to transit stops is efficient and effective in design.

ZONING

As mentioned, the Property is zoned Planned Area Development and is a part of the "Surprise Farms / The Villages at Surprise Farms-South PAD," which is approximately 1,415 acres located between Bell Road and Greenway Road. The Property has maintained a Commercial (i.e., C-2) land use designation since it was zoned in 1995 and the Property abuts HDR (i.e., 8-18 du/ac) making it a good candidate for an amendment to HDR in order to be combined with this existing HDR. (See attached: **Exhibit 'E' –** Surprise Farms-South PAD Map with Property Outlined) The Commercial acreage was also envisioned to be the "Village Center" for the Surprise Farms-South PAD. (See attached: **Exhibit 'F' –** The Village Center Plan with Commercial Acreage of the Property Outlined)

The "Village Center" was envisioned to provide supporting "low intensity" retail/commercial/church uses lining a main boulevard promenade into the community, which said uses have not come to fruition in almost 30-years (and is unlikely). In addition, the recent global pandemic has realigned the retail/commercial users and how they operate (i.e., online, delivery/shipping, pick-up, drive-thru, etc.). Moreover many retail/commercial users are now strategically locating any future "brick-and-mortar" establishments to garner the most customers possible (i.e., freeway corridor, major retail/commercial cores, major intersections, etc.). Finally, this area of Surprise has evolved since 1995 with the 303-freeway being built and retail/commercial corridors being established/promoted along this freeway corridor and major streets/intersections; thus, the need/vision for this originally proposed "low intensity" retail/commercial corner is obsolete and needs to be readjusted to meet the market demand/current built environment.

The following points below supports the request for an amendment to the Surprise Farms-South PAD for the Property.

1. A unique/hot-market housing product, which is highly sought-after in other abutting communities.

2. Diversity of housing type in a city (i.e., rental or otherwise) is important for long-term economic stability and sustainability.

3. Renters in this type of community typical rent longer than typical apts. due to price points, style of product (i.e., single-family feeling/living with single-story/backyards), and amenities offered.

4. Already committed within the PAD (i.e., multifamily) and the additional 11-acres provides for a more appropriate size/lot configuration to accommodate this unique product type, design, etc.

5. Long-term maintenance by one (1) master entity – housing product/landscaping needs to look good long-term to attract renters and maintain investor portfolio stability. Thus, a nice entry look/feel will be established at this corner to the Surprise Farms-South community, which this development will also eliminate vehicular conflicts with retail/commercial users as well as less impactful to the street system at this entry.

6. Sales tax with a rental community offers a long-term/growing source of revenue.

7. Density of people along the Bell Road transit corridor is important to garner more transportation options (i.e., bus, etc.). The proposed single-family rental community accomplishes that endeavor by adding more people within proximity to this corridor.

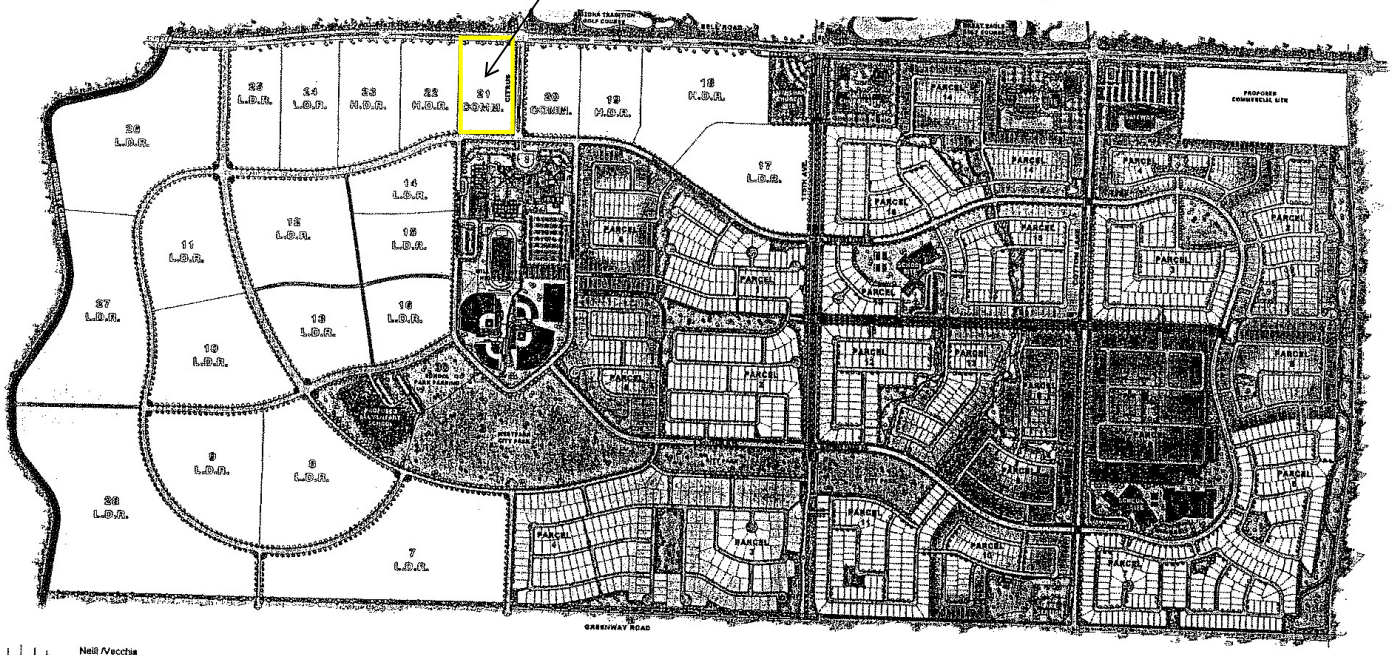
In summation, we think the Property is well-suited for the proposed HDR land use designation for a multifamily residential use combined with the abutting existing HDR (i.e., a total of 35-acres) to allow the development of a 315-unit (i.e., at 1-2 stories in height) single-family rental multifamily project. The proposal is supported, reasonable, and in conformance to the city's General Plan and the surrounding/existing context (i.e., high school, single-family homes at 1-2 stories in height, etc.). The reclassification/alignment of the Commercial land use designation with a High Density Residential (HDR) at 8-18 du/ac land use designation is appropriate and reasonable due to lack of interest to develop said uses in 30-years. The final site/development plan for the 11-acres will also fit seamlessly with the future multifamily proposed to be developed west of this request. It should be noted, the 24-acre site plan is designed to accommodate the 11-acres, if approved, or it will stand on its own. With that said, we look forward to working with the city of Surprise on realizing this valuable, and needed, asset to the city and look forward to receiving approval.

EXHIBIT 'A'

Map


W Udall Dr
N Elm Ln
N Cactus Rd
W Udall Dr
N Dixon Ln
N Elm Dr
W Legend Dr
W Legend Dr
W BELL RD
N Cactus Rd
W BELL RD
W Smokey Dr
W Elm St
N 162Nd Ave
W Lundberg St
W Bridger St
N 161st Dr
W Surprise Farms Loop N
W Young St
N 161st Ave
W Young St
N 160th Dr
W Post Dr
W Lundberg St
N 178th Ave
502-01-008H
502-01-006C
Property
(Amend. PAD
Commercial to HDR)
Maricopa County GIO, Maricopa County Assessor's Office
4/2/2021 4:12:34 PM

Property (Amend. PAD - Commercial to HDR)



Neill Vecchia & Associates, Inc.

PAD Exhibit A

Surprise Farms

Prepared for: Surprise Village Company, LLC

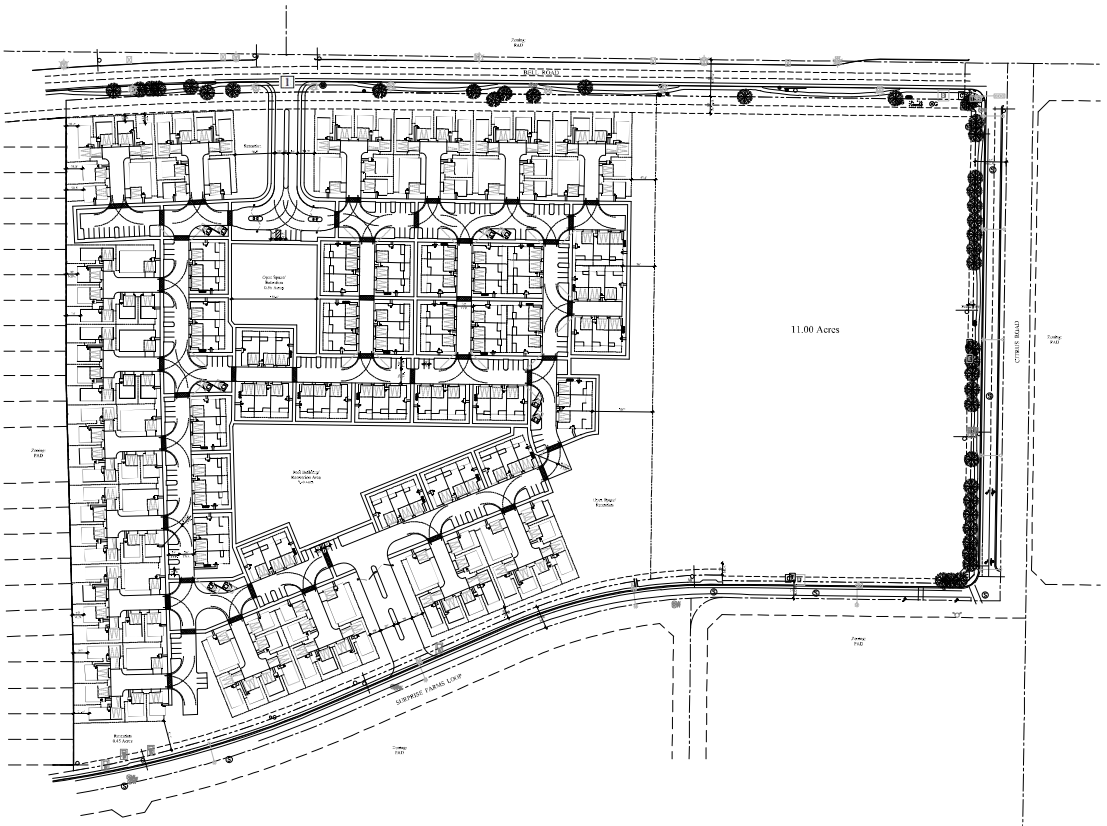
7 November 2003

EXHIBIT A TO ORDINANCE 04-14

EXHIBIT ‘B’

Map


W Udall Dr
N Elm Ln
N Cactus Rd
N Dogwood Ln
N Elm Dr
W Legend Dr
W BELL RD
N Citrus Rd
W Smokey Dr
W Elm St
N 162nd Ave
W Lundberg St
W Bridger St
N 161st Dr
W Surprise Farms Loop N
W Young St
N 160th Dr
N 159th Ave
W Post Dr
N 178th Ave
Existing HDR to be Developed with Single-Family Rental Community (24 Acres)
502-01-008H
502-01-006C
Property (Amend. PAD Commercial to HDR)
Maricopa County GIO, Maricopa County Assessor's Office
4/2/2021 4:12:34 PM



Site Summary

Current Zoning: West 24.42 Acres - HDR PAD
East 11.00 Acres - Commercial PAD
Proposed Zoning: R-3 (Residential High Density) PAD

Gross Site Area: 24.42 Acres
Total Units: 199 Units
Gross Density: 8.15 DU/Acre

Plan Summary

Detached Cluster Units:
16 units - Plan 1: 1-story, 2-3 bed, 2.0 bath, ±1,700 SF
32 units - Plan 2: 2-story, 3 bed, 2.5 bath, ±1,600 SF
32 units - Plan 3: 2-story, 3 bed, 2.5 bath, ±1,800 SF
32 units - Plan 4: 2-story, 3-4 bed, 2.5 bath, ±2,000 SF
112 units - Detached Units (56%)

Attached Triplex Units:
29 units - Plan 1: 2-story, 3 bed, 2.5 bath, ±1,600 SF
29 units - Plan 2: 2-story, 3 bed, 2.5 bath, ±1,895 SF
29 units - Plan 3: 2-story, 4 bed, 3.0 bath, ±2,250 SF
87 units - Attached Triplex Units (44%)

Parking Required

2.0 Spaces/Unit: 398 Spaces

Parking Provided

Private Garages: 398 Spaces
Private Driveways: 32 Spaces
Open Parking: 125 Spaces (including 5 ADA spaces)
Total Parking: 555 Spaces

Parking Ratio: 2.79 per Unit

Keynote

1. Per the Bell Road Access Management Plan, the proposed driveway on Bell Road at the existing median opening will be limited to 3/4 access, ie: right in, right out, left in. Left out will be prohibited. This development will modify the median for 3/4 access.

0 80
40 160

Conceptual Site Plan

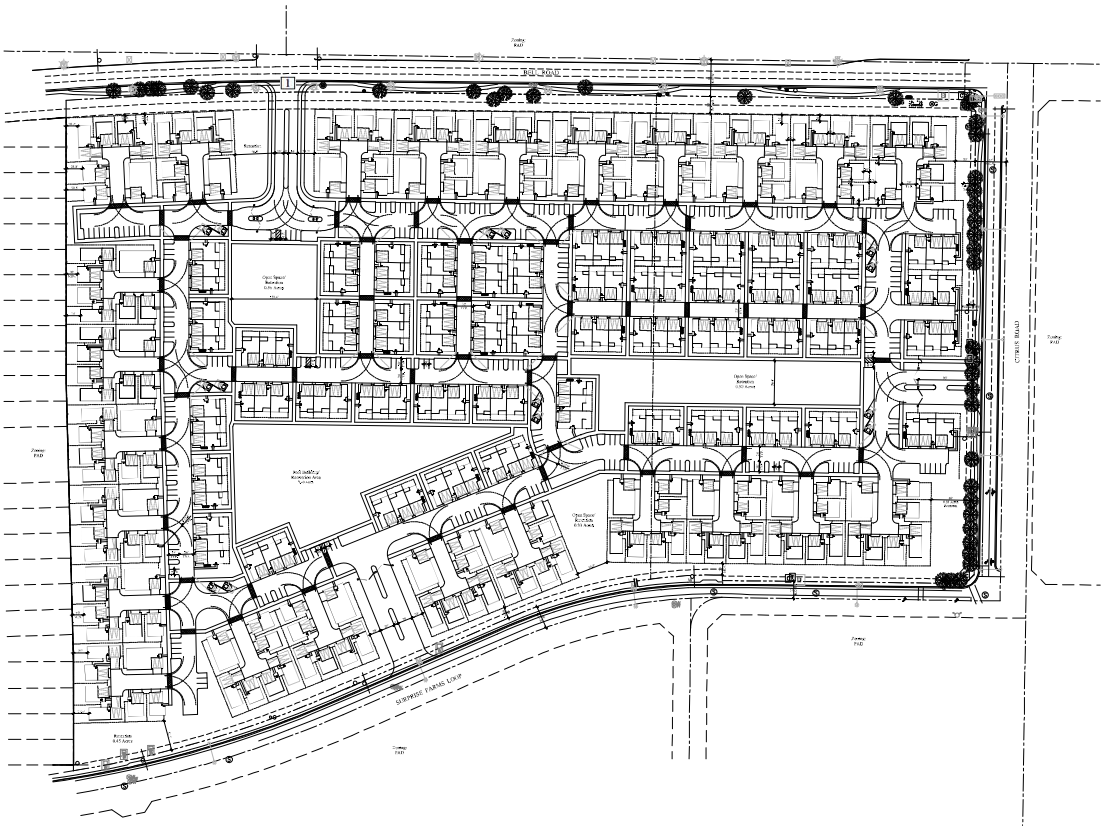
Surprise Farms

Surprise, Arizona

SUNBELT HOLDINGS 10th ANNIVERSARY

Design & Planning
PH: 444.230.4557

PROJECT NO. 2020-052
06-30-2021



Site Summary

Current Zoning: West 24.42 Acres - HDR PAD
East 11.00 Acres - Commercial PAD
Proposed Zoning: R-3 (Residential High Density) PAD

Gross Site Area: 35.42 Acres (West: 24.42 Acres + East: 11.00 Acres)
Total Units: 315 Units
Gross Density: 8.90 DU/Acre

Plan Summary

Detached Cluster Units:
- 24 units - Plan 1: 1-story, 2-3 bed, 2.0 bath, ±1,700 SF
- 48 units - Plan 2: 2-story, 3 bed, 2.5 bath, ±1,600 SF
- 48 units - Plan 3: 2-story, 3 bed, 2.5 bath, ±1,800 SF
- 48 units - Plan 4: 2-story, 3-4 bed, 2.5 bath, ±2,000 SF
- 168 units - Detached Units (53%)

Attached Triplex Units:
- 49 units - Plan 1: 2-story, 3 bed, 2.5 bath, ±1,600 SF
- 49 units - Plan 2: 2-story, 3 bed, 2.5 bath, ±1,895 SF
- 49 units - Plan 3: 2-story, 4 bed, 3.0 bath, ±2,250 SF
- 147 units - Attached Triplex Units (47%)

Parking Required

2.0 Spaces/Unit: 630 Spaces

Parking Provided

Private Garages: 630 Spaces
Private Driveways: 48 Spaces
Open Parking: 200 Spaces (including 7 ADA spaces)
Total Parking: 878 Spaces

Parking Ratio: 2.79 per Unit

Keynote

1. Per the Bell Road Access Management Plan, the proposed driveway on Bell Road at the existing median opening will be limited to 3/4 access, ie: right in, right out, left in. Left out will be prohibited. This development will modify the median for 3/4 access.

0 80
40 160

Conceptual Site Plan

Surprise Farms

Surprise, Arizona

SUNBELT HOLDINGS 10th ANNIVERSARY

Design & Planning
PH: 949.250.4557

PROJECT NO. 2020-052
06-30-2021



DESIGN ELEMENTS

1. PRIMARY ENTRY SIGN WITH ENHANCED LANDSCAPE.
2. SYNTHETIC LAWN TO ENHANCE PRIMARY ENTRY & SIGNAGE.
3. DATE PALMS IN CENTER MEDIAN EXTEND INTO LEASING OFFICE / POOL AREA.
4. PRIMARY ENTRY WITH DOUBLE BI-PARTING GATES (FOR UNRESTRICTED ACCESS TO LEASING OFFICE).
5. SECONDARY ENTRY WITH BI-PARTING GATES THROUGH CENTER MEDIAN.
6. LEASING OFFICE / MEETING ROOM BUILDING.
7. FITNESS & RESTROOM BUILDING.
8. GARDEN WALK BETWEEN BUILDINGS TO POOL DECK.
9. SYNTHETIC LAWN AREA FOR SUNBATHING.
10. SHADE STRUCTURE FOR BBQ & GATHERING.
11. TREES SHADE WALK & BACKYARDS. (TYP.)
12. SEATING NODE
13. GARDEN WITH SPECIALTY PLANTING
14. FENCED IN DOG PARK WITH DOUBLE GATED ENTRY & SYNTHETIC LAWN / BARK MULCH AREAS.
15. ADDITIONAL SEATING OUTSIDE DOG PARK.
16. PICKLE BALL COURT
17. BASKETBALL / SPORT COURT
18. PICNIC TABLES OVERLOOKING OPEN SPACE / PLAY AREA
19. SECONDARY ENTRY SIGN IN CENTER MEDIAN
20. PRIMARY CONNECTION WALK BETWEEN AMENITIES AND GATED ENTRIES
21. INFORMAL TREE & SHRUB PLANTING TO MATCH BELL ROAD CHARACTER
22. EXISTING SIDEWALK & STREETSCAPE PLANTING TO REMAIN.
23. NEW TREE PLANTING IN FORMAL MASSING TO MATCH EXISTING ON THIS STREET.
24. PARK BENCH SEATING
25. INFORMAL TREE PLANTING ALONG PERIMETER STREETS.
26. EXISTING TREES AND SHRUBS ALONG CITRUS ROAD TO REMAIN.
27. NEIGHBORHOOD GATHERING SPACE.
28. PER THE BELL ROAD ACCESS MANAGEMENT PLAN, THE PROPOSED DRIVEWAY ON BELL ROAD AT THE EXISTING MEDIAN OPENING WILL BE LIMITED TO 3/4 ACCESS, IE: RIGHT IN, RIGHT OUT, LEFT IN. LEFT OUT WILL BE PROHIBITED. THIS DEVELOPMENT WILL MODIFY THE MEDIAN FOR 3/4 ACCESS.

CONCEPTUAL LANDSCAPE PLAN
SURPRISE FARMS
SURPRISE, ARIZONA

SUNBELT 40th HOLDINGS ANNIVERSARY

collectiV landscape architects

EXHIBIT ‘C’



Front Elevation



Left Side Elevation

Triplex Elevations

Surprise Farms

Surprise, Arizona

SUNBELT HOLDINGS 10th ANNIVERSARY

0 2 4 8

Design & Planning IDEA

PH: 949.250.4587

PROJECT NO. 2020-052
06-30-2021



Plan 1 - Craftsman Elevation

Plan 2 - Craftsman Elevation



Plan 1 - Modern Elevation

Plan 2 - Modern Elevation

0 4
2 8

Cluster - Front Elevations

Surprise Farms

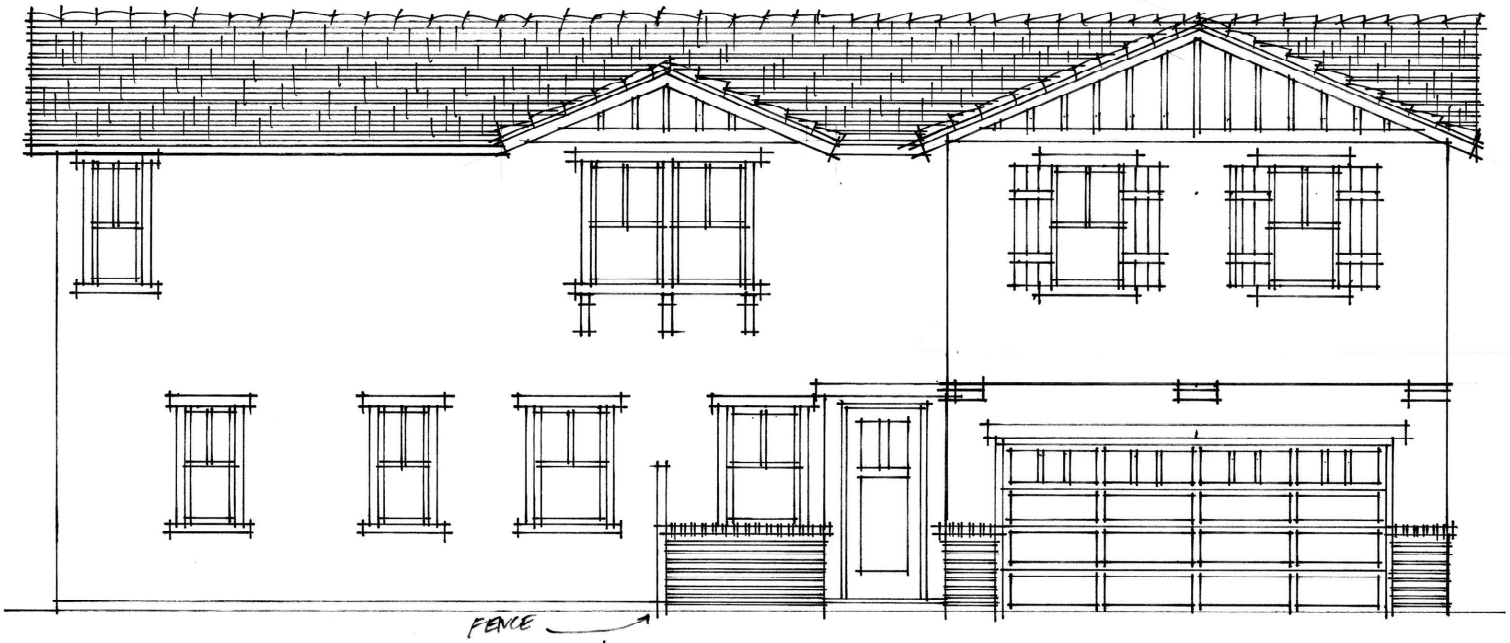
Surprise, Arizona

SUNBELT 30th HOLDINGS ANNIVERSARY

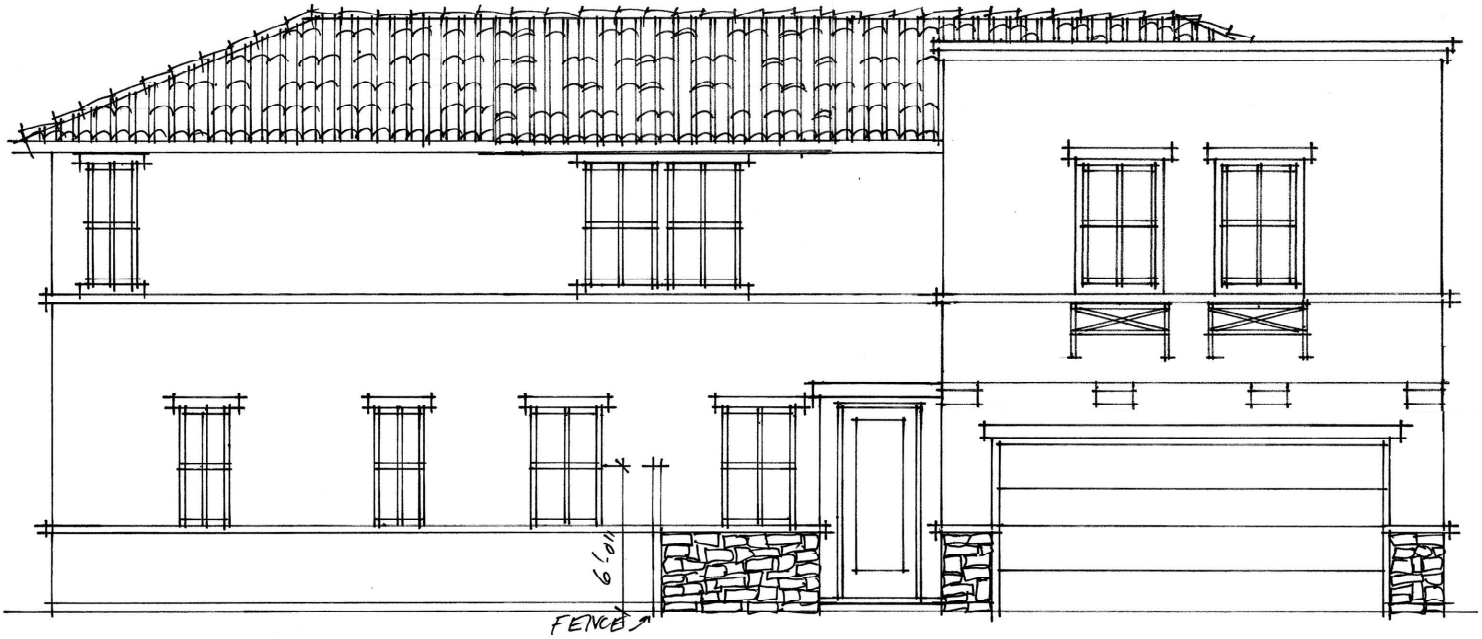
Design & Planning IDEA

PH: 949.230.4587

PROJECT NO. 2020-052
06-30-2021

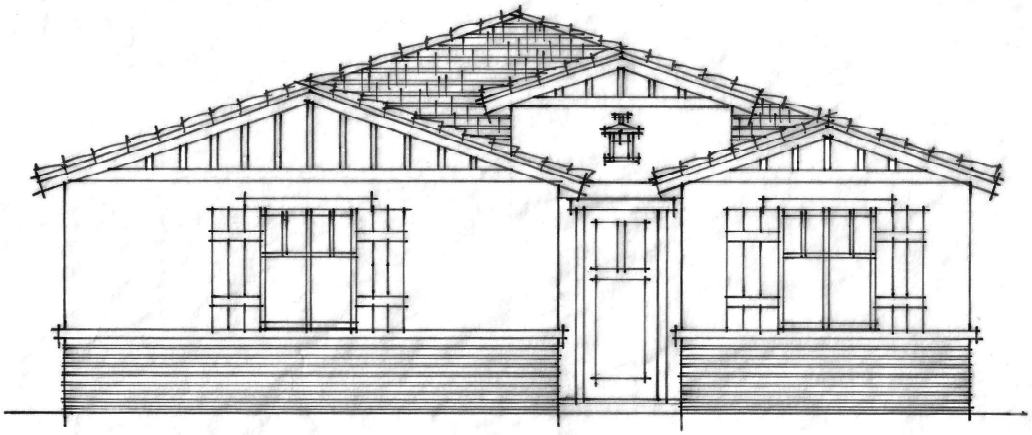


PLAN 4 CRAFTSMAN ELEVATION.
SURPRISE FARMS. REVISED 3-2-2021



PLAN 4 MODERN ELEVATION

SURPRISE FARMS REVISED 3-2-2021



SURPRISE FARMS PLAN 1
CRAFTSMAN ELEV.



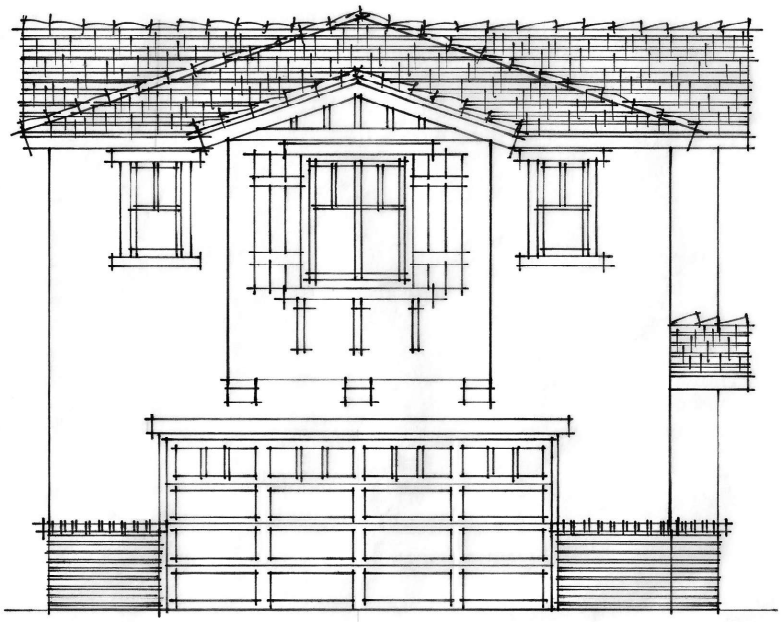
SURPRISE FARMS PLAN1
MODERN ELEVATION



PLAN 2 CRAFTSMAN ELEVATION
SURPRISE FARMS



PLAN 2 MODERN ELEVATION
SURPRISE FARMS



PLAN 3 CRAFTSMAN
SURPRISE FARMS

EXHIBIT ‘D’

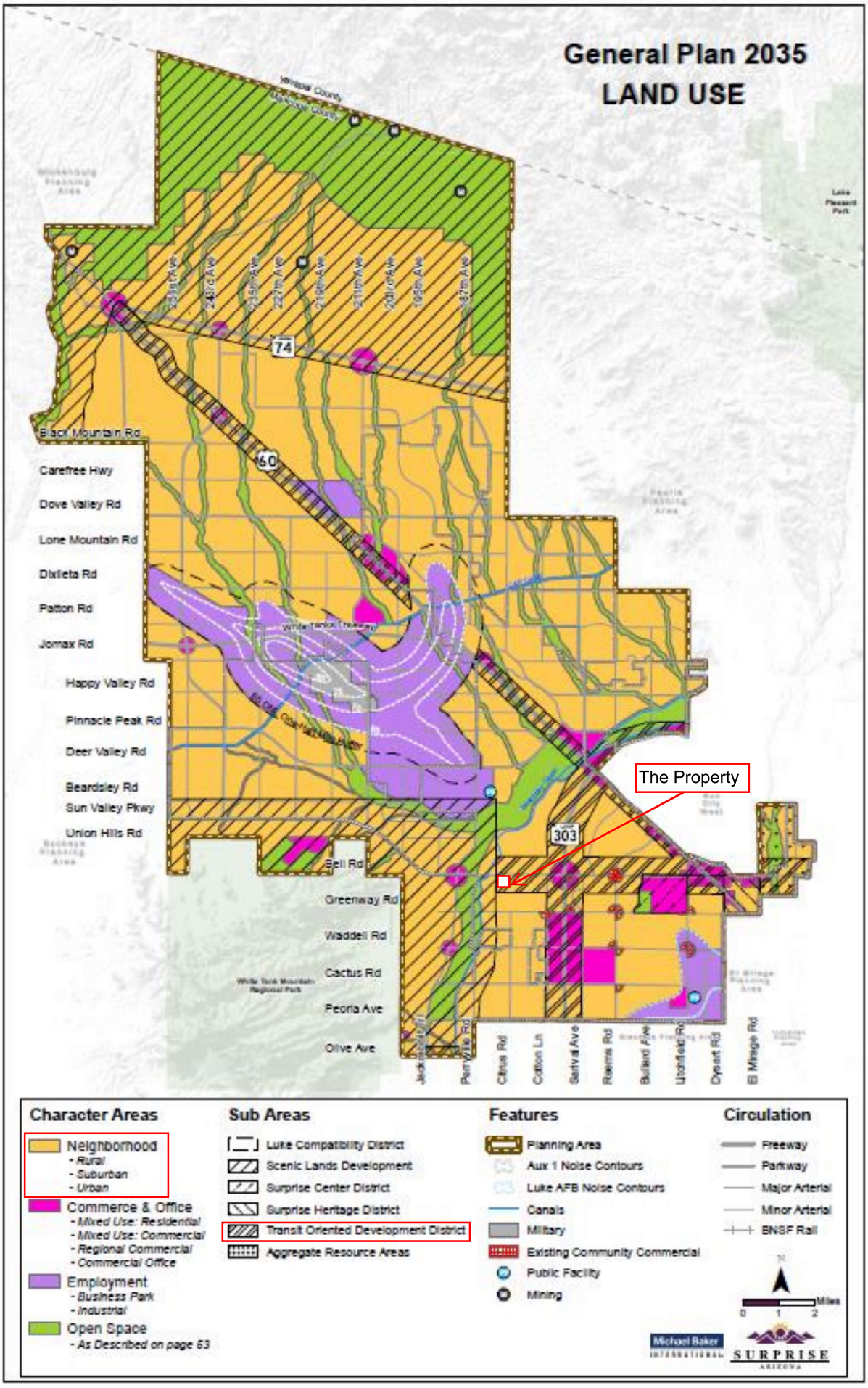
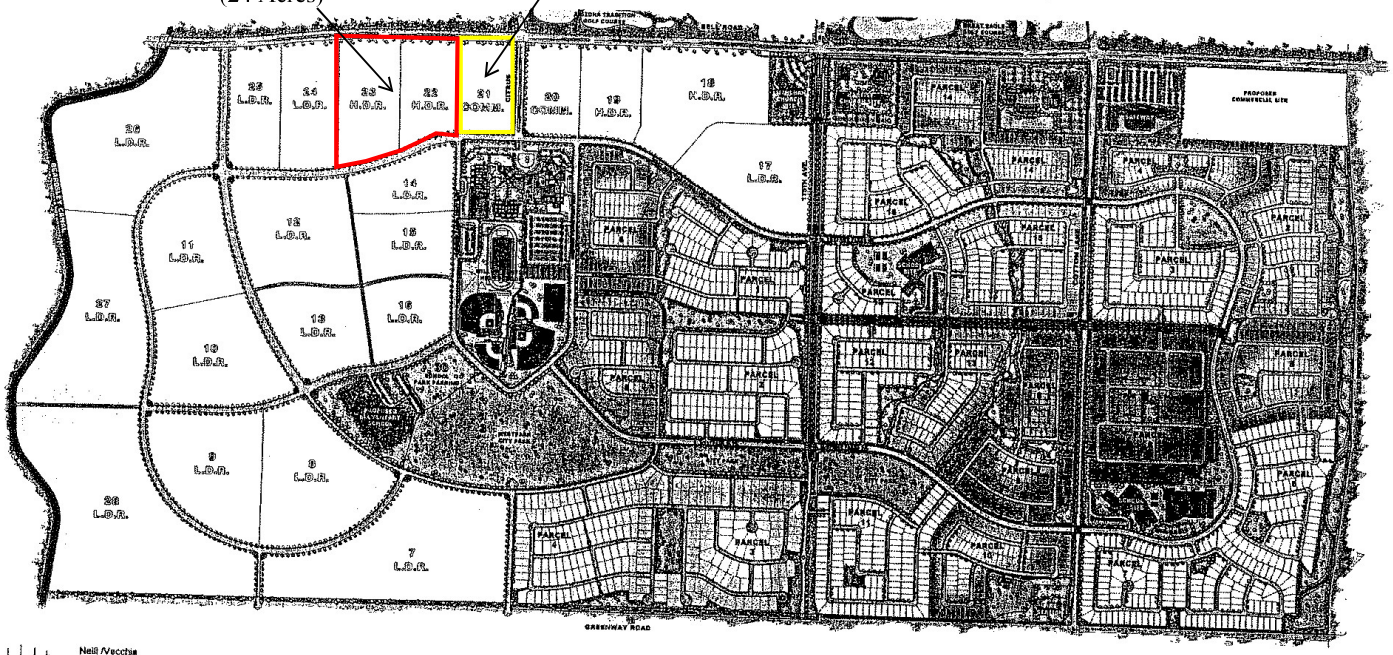

General Plan 2035
LAND USE
Black Mountain Rd
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Rd
Patton Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
Union Hills Rd
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Olive Ave
74
60
303
The Property
Character Areas
Neighborhood
- Rural
- Suburban
- Urban
Commerce & Office
- Mixed Use: Residential
- Mixed Use: Commercial
- Regional Commercial
- Commercial Office
Employment
- Business Park
- Industrial
Open Space
- As Described on page 63
Sub Areas
Luke Compatibility District
Scenic Lands Development
Surprise Center District
Surprise Heritage District
Transit Oriented Development District
Aggregate Resource Areas
Features
Planning Area
Aux 1 Noise Contours
Luke AFB Noise Contours
Canals
Military
Existing Community Commercial
Public Facility
Mining
Circulation
Freeway
Parkway
Major Arterial
Minor Arterial
BNSF Rail
Miles
0 1 2
Michael Baker INTERNATIONAL
SURPRISE ARIZONA

EXHIBIT 'E'

Existing HDR to be Developed with Single-Family Rental Community - (24 Acres)

Property (Amend. PAD - Commercial to HDR) - (11 Acres)



Neill Vecchia & Associates, Inc.

PAD Exhibit A

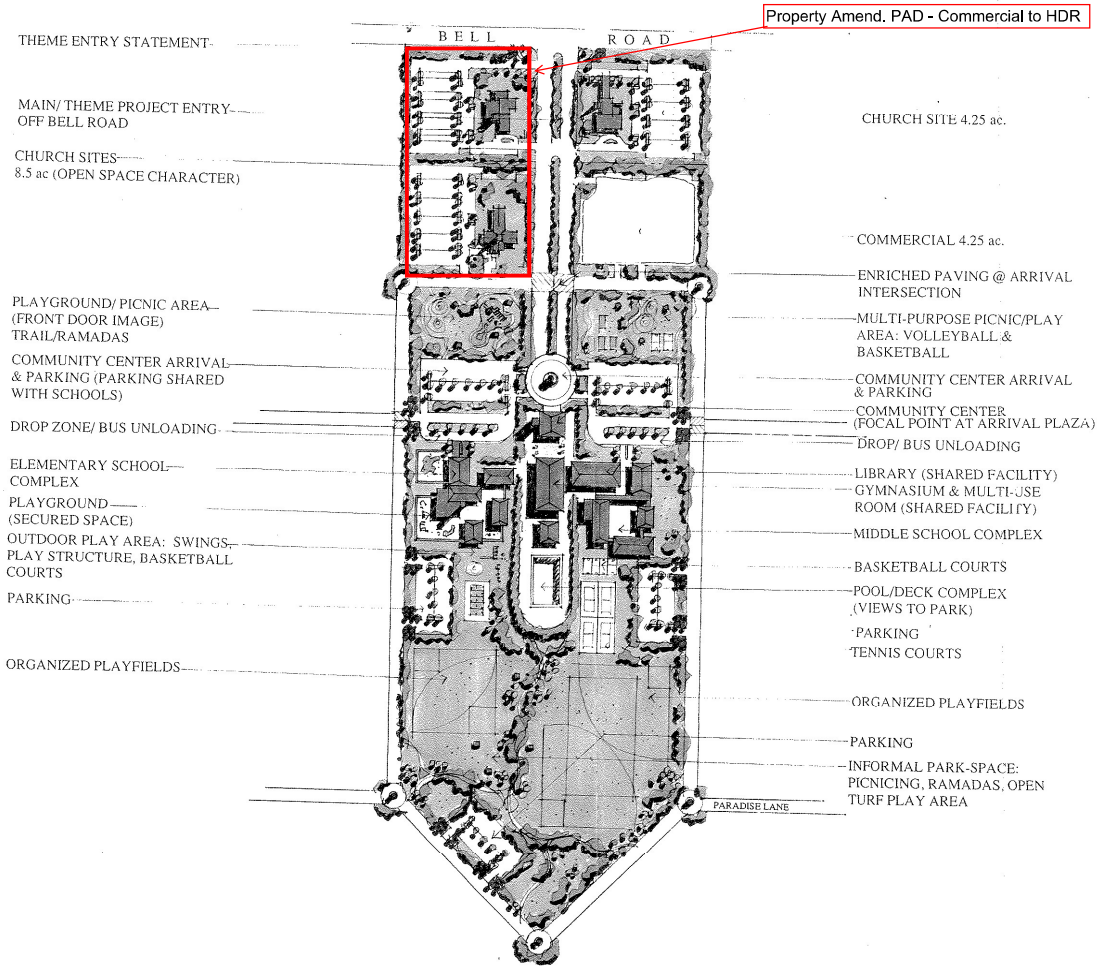
Surprise Farms

Prepared for: Surprise Village Company, LLC

7 November 2003

EXHIBIT A TO ORDINANCE 04-14

EXHIBIT 'F'



THE VILLAGES AT SURPRISE

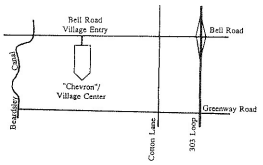
Surprise Village Company

VILLAGE CENTER CONCEPTUAL PLAN

FIGURE 5

S O U T H

LOCATION MAP



REVISIONS		
#	Date	Comments
1	12/7/94	Omitted sheet two

0 100 200 400 NORTH

AWS & A

THE PLANNING CENTER

PROJECT: WCP-02P

DATE: NOVEMBER 22, 1994

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS21-555

Applicant Name: Gammage & Burnham

Location: SWC of Bell Rd and Citrus Rd

Date Site Posted: 01/04/22

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett — Applicant/Representative Signature

1/4/22 — Date

This instrument was acknowledged before me on 01/04/22, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

MaryBeth Conrad
Notary Public

10.25.24
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*


Notice of Public Hearing
City of Surprise
Planning & Zoning
Date: January 20, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: March 1, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Surprise Planning Case: FS21-555
Major Amendment to the Surprise Farms - South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height.
Bell Road
24-acres zoned HDR
N Citrus Road
W Surprise Farms Loop
Project location
Please call to confirm dates:
623-222-3011
Arizona Traditions Golf Club
N WHITE TANK VISTA
N CITRUS RD
Willow Canyon High School
Maps
Jan 4, 2022 at 7:29:23 AM
N 33° 38' 19", W 112° 26' 41"
17901–17975 W Bell Rd
Surprise AZ 85388


Notice of Public Hearing
City of Surprise
Planning & Zoning
Date: January 20, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: March 1, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
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Bell Road
24-acres zoned HDR
N Citrus Road
W Surprise Farms Loop
Project location
Please call to confirm dates:
623-222-3011
Arizona Traditions Golf Club
N WHITE TANK VISTA
N CITRUS RD
Willow Canyon High School
Maps
Jan 4, 2022 at 7:29:09 AM
N 33° 38' 19", W 112° 26' 41"
17901–17975 W Bell Rd
Surprise AZ 85388


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City of Surprise
Planning & Zoning
Date: January 20, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
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Bell Road
24-acres zoned HDR
N Citrus Road
W Surprise Farms Loop
Project location
Please call to confirm dates:
623-222-3011
N CITRUS RD
BELL RD
Willow Canyon High School
Maps
Jan 4, 2022 at 7:52:36 AM
N 33° 38' 11", W 112° 26' 44"
17956–17998 W Lundberg St
Surprise AZ 85388


Notice of Public Hearing
City of Surprise
Planning & Zoning
Date: January 20, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: March 1, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Surprise Planning Case: FS21-555
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Bell Road
24-acres zoned HDR
N Citrus Road
W Surprise Farms Loop
Project location
Please call to confirm dates:
623-222-3011
N CITRUS RD
BELL RD
Willow Canyon High School
Maps
Jan 4, 2022 at 7:52:49 AM
N 33° 38' 11", W 112° 26' 44"
17956–17998 W Lundberg St
Surprise AZ 85388

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: F21-555

Applicant Name:

Location: Southwest corner of Bell Road and Citrus Road

Date Site Posted: September 7th , 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

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It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt — 9.7.2021

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 7th day of September, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

MaryBeth Conrad
Notary Public

10.25.2024
My commission expires

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024


DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING
Please be advised, Manjula Vaz on behalf of Gammage and Burnham PLC, will host a Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in this conversation as it pertains to this project by utilizing the access information provided under Meeting Details below. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present their project to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting; however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.
Applicant: Manjula M Vaz, (602) 256-4461, MVAZ@GBLAW.COM
City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov
NEIGHBORHOOD MEETING DETAILS
In Person
DATE: Thursday, September 23, 2021
TIME: 6:00 PM
LOCATION: Canyon Ridge School - Media Center
17359 West Surprise Farms Loop North
Virtual
Thursday, September 23, 2021
6:00 PM
https://www.gblaw.com/surprisefarmspad
For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com
Bell Road
Bell Road
24-acres zoned HDR
N 132nd Ave
W Surprise Farms Loop
Project location
W Surprise Farms Loop
Meeting Site
Neighborhood Meeting Location
PROJECT DESCRIPTION:
Major Amendment to the Surprise Farms - South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height. Surprise Planning Case FS21-555.
9/7/21 10:27:55


DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING
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Applicant: Manjula M Vaz, (602) 256-4461, MVAZ@GBLAW.COM
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NEIGHBORHOOD MEETING DETAILS
In Person
DATE: Thursday, September 23, 2021
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LOCATION: Canyon Ridge School - Media Center
17359 West Surprise Farms Loop North
Virtual
Thursday, September 23, 2021
6:00 PM
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For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com
Bell Road
Bell Road
24-acres zoned HDR
N 132nd Ave
W Surprise Farms Loop
Project location
W Surprise Farms Loop
Meeting Site
Neighborhood Meeting Location
PROJECT DESCRIPTION:
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9/7/21 10:28:23


DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING
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NEIGHBORHOOD MEETING DETAILS
In Person
DATE: Thursday, September 23, 2021
TIME: 6:00 PM
LOCATION: Canyon Ridge School - Media Center
17359 West Surprise Farms Loop North
Virtual
Thursday, September 23, 2021
6:00 PM
https://www.gblaw.com/surprisefarmspad
For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com
Bell Road
Bell Road
24-acres zoned HDR
N 132nd Ave
W Surprise Farms Loop
Project location
W Surprise Farms Loop
Meeting Site
Neighborhood Meeting Location
PROJECT DESCRIPTION:
Major Amendment to the Surprise Farms - South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height. Surprise Planning Case FS21-555.
9/7/21 10:44:52


DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING
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City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov
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DATE: Thursday, September 23, 2021
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Thursday, September 23, 2021
6:00 PM
https://www.gblaw.com/surprisefarmspad
For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com
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Bell Road
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9/7/21 10:45:30

SURPRISE FARMS

PLANNED AREA DEVELOPMENT AMENDMENT

CITY OF SURPRISE CASE NO. FS21-555

CITIZEN PARTICIPATION REPORT

DECEMBER 20, 2021

OVERVIEW

Sunbelt Holdings ("Applicant") is proposing a Major Amendment (case no. FS21-555 or the "Application") to the Surprise Farms – South Planned Area Development (PAD). The request is to rezone the east approximately 11 acres ("Property") of a 35-acre site located at the immediate southwest corner of Bell Road and Citrus Road from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height (the "Project").

Sunbelt Holdings conducted public outreach for the Application in accordance with Sec. 102-3 of the Surprise Land Development Ordinance ("LDO"). The purpose of this Citizen Participation Report is to document how the Applicant conducted citizen participation in accordance with the provisions of the LDO.

NEIGHBORHOOD MEETING

On September 7, 2021, two (2) double-sided Notice of Neighborhood Meeting / Public Hearing signs were installed on the Property (one perpendicular to Bell Road; one perpendicular to Citrus Road). The Notice of Neighborhood Meeting / Public Hearing signs included the following information: a brief description of the request; the Application case number; the name and contact information for the Applicant and City Planner assigned to the case; the date, time, location and attendance instructions for the hybrid neighborhood meeting, including a link to the Project website; a vicinity map of the in-person neighborhood meeting location; and a map of the Project / rezone area. The property was posted 16 days prior to the hybrid neighborhood meeting. The Affidavit of Posting and photographic evidence are attached at **Tab A**.

On or before September 8, 2021, City Staff sent a Notice of Neighborhood meeting by first class mail to property owners and City-registered homeowners associations within 300-feet of the Property. The Notice of Neighborhood Meeting included the following project information: a brief description of the request; the Application case number; the name and

contact information for the Applicant and City Planner assigned to the case; the date, time, location and attendance instructions for the hybrid neighborhood meeting, including a link to the Project website; a vicinity map of the in-person neighborhood meeting location; and a map of the Project / rezone area. The Notice of Neighborhood Meeting is attached at **Tab B**.

On September 8, 2021, and again on September 15, 2021, City Staff published a legal advertisement for the hybrid neighborhood meeting in the *Daily Independent* newspaper. The legal advertisement included the same information contained in the mailed Notice of Neighborhood Meeting. A copy of the legal advertisement is attached at **Tab C**.

HYBRID NEIGHBORHOOD MEETING

The Applicant hosted a neighborhood meeting for the Application on September 23, 2021 from 6:00 PM to 7:30 PM. As requested by City Staff, the meeting was a hybrid in-person and virtual format. The in-person meeting portion was held at the Canyon Ridge School – Media Center located at 17359 West Surprise Farms Loop North, and the virtual component was hosted via the Zoom conferencing platform.

Representatives from Sunbelt Holdings and Gammage & Burnham, PLC attended the in-person meeting and gave a formal presentation on the Application. The formal presentation consisted of an overview of the Property, a description of the Project (e.g. proposed density, height, amenities, access, parking, etc.), a summary of the rezoning request, and an overview of the next steps of the entitlement process. Following the formal presentation, there was an informal question and answer session with the in-person and virtual meeting attendees.

During the question and answer session, members of the development team responded to questions and concerns regarding the Property's commercial viability and the regional demand for high-quality commercial uses, water availability, school capacity, availability of on-site amenities, site access and traffic, and guest parking. After the formal question and answer session, members of the development team had informal discussions with the community to address follow-up questions regarding the proposal.

Approximately 28 members of the public attended the in-person meeting, and approximately 14 members of the public attended the virtual meeting. The sign-in sheets from the in-person meeting and the registration report from the virtual meeting are attached to this Report at **Tab D**.

The day after the neighborhood meeting, the Project website was updated to include the neighborhood meeting presentation.

NEIGHBORHOOD MEETING FOLLOW UP

Following the neighborhood meeting, the Applicant's legal representative received several inquiries related to the Project. The nature of the inquiries included: school capacity, HOA dues, amenities, resident demographics, estimated rents, traffic signal improvements, traffic mitigation, plans for commercial uses, and construction dust mitigation. The Applicant's legal representative responded to all inquiries in a timely fashion via email and/or telephone call. To address inquiries regarding school capacity, the Applicant spoke with the Superintendent of the Dysart Unified School District. The Superintendent had no issues or concerns with school capacity for the Project.

City Staff separately received and responded to additional inquiries related to traffic, parking, construction timing, and electric vehicle charging.

In addition, Mr. Santos Jasso, the Community Manager for the Surprise Farms III HOA, asked the development team to present at a future meeting of the Surprise Farms III HOA. Prior to the November 18th meeting listed below, Mr. Jasso provided the Applicant's legal representative with a list of questions from the Board pertaining to the proposed unit mix and layout, open space and amenities, architectural themes, landscaping, and guest parking. The Applicant's legal representative responded to the Board's questions via email, and later confirmed a time to present to the Surprise Farms III HOA Board.

SURPRISE FARMS III HOA MEETING

On November 18, 2010, the development team attended the Surprise Farms III HOA Board Meeting. At the Surprise Farms HOA meeting, the Applicant's legal representative gave an informal in-person presentation to the Surprise Farms III HOA Board and community members in attendance. The presentation consisted of a brief overview of the Project and the rezoning request. The Applicant's legal representative responded to follow-up questions from the Board related to the inquiries noted above.

NOTICE OF PUBLIC HEARING

The Notice of Neighborhood Meeting / Public Hearing signs will be updated to include public hearing location(s), dates and times in accordance with Section 102-3.2.A(4) of the LDO.

City Staff is required to prepare and complete the Notice of Public Hearing mailing and legal advertisement in accordance with Section 102-3.2.A(1) through (3) of the LDO.

OTHER INQUIRIES / INVOLVEMENT

The Applicant's legal representative has responded to all inquiries received to date regarding the Application. Any future substantive inquiries received by the Applicant will be included in an addendum to this Report.

TAB A

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: F21-555

Applicant Name:

Location: Southwest corner of Bell Road and Citrus Road

Date Site Posted: September 7th , 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt — 9.7.2021

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 7th day of September, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

MaryBeth Conrad
Notary Public

10.25.2024
My commission expires

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024


DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING
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Applicant: Manjula M Vaz, (602) 256-4461, MVAZ@GBLAW.COM
City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov
NEIGHBORHOOD MEETING DETAILS
In Person
DATE: Thursday, September 23, 2021
TIME: 6:00 PM
LOCATION: Canyon Ridge School - Media Center
17359 West Surprise Farms Loop North
Virtual
Thursday, September 23, 2021
6:00 PM
https://www.gblaw.com/surprisefarmspad
For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com
Bell Road
Bell Road
24-acres zoned HDR
N 132nd Ave
N 132nd Ave
W Surprise Farms Loop
Project location
W Surprise Farms Loop
Meeting Site
Neighborhood Meeting Location
PROJECT DESCRIPTION:
Major Amendment to the Surprise Farms - South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height. Surprise Planning Case FS21-555.
9/7/21 10:27:55


DEVELOPMENT PROJECT
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NEIGHBORHOOD MEETING DETAILS
In Person
DATE: Thursday, September 23, 2021
TIME: 6:00 PM
LOCATION: Canyon Ridge School - Media Center
17359 West Surprise Farms Loop North
Virtual
Thursday, September 23, 2021
6:00 PM
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For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com
Bell Road
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24-acres zoned HDR
N 132nd Ave
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W Surprise Farms Loop
Project location
W Surprise Farms Loop
Meeting Site
Neighborhood Meeting Location
PROJECT DESCRIPTION:
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9/7/21 10:28:23


DEVELOPMENT PROJECT
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City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov
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In Person
DATE: Thursday, September 23, 2021
TIME: 6:00 PM
LOCATION: Canyon Ridge School - Media Center
17359 West Surprise Farms Loop North
Virtual
Thursday, September 23, 2021
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Bell Road
Bell Road
24-acres zoned HDR
N 132nd Ave
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W Surprise Farms Loop
Project location
W Surprise Farms Loop
Meeting Site
Neighborhood Meeting Location
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9/7/21 10:44:52


DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING
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In Person
DATE: Thursday, September 23, 2021
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LOCATION: Canyon Ridge School - Media Center
17359 West Surprise Farms Loop North
Virtual
Thursday, September 23, 2021
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For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com
Bell Road
Bell Road
24-acres zoned HDR
N 132nd Ave
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Project location
W Surprise Farms Loop
Meeting Site
Neighborhood Meeting Location
PROJECT DESCRIPTION:
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9/7/21 10:45:30

TAB B

DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING

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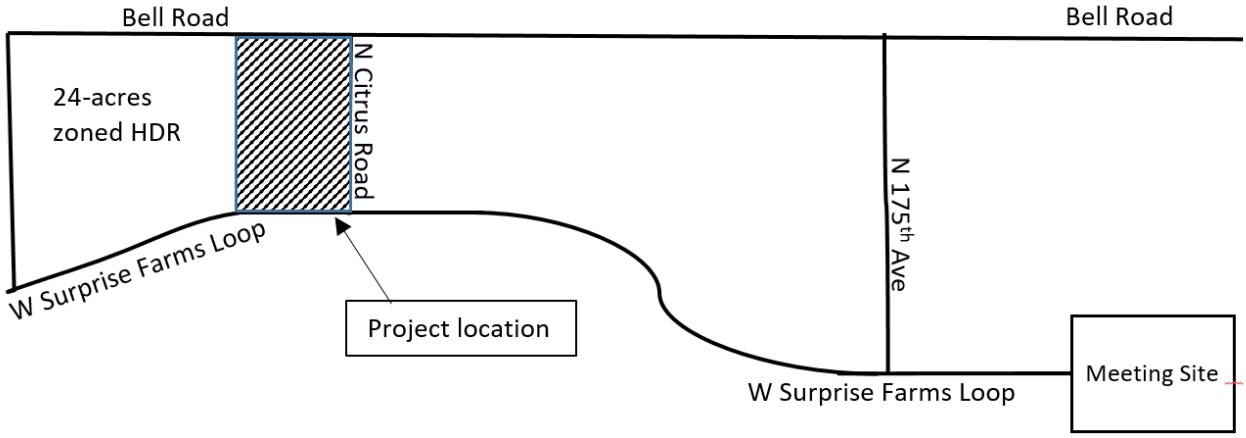
Applicant: Manjula M Vaz, (602) 256-4461, MVAZ@GBLAW.COM
City of Surprise Planner: Chris Sexton (623) 222-3134, Christina.Sexton@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

	In Person	Virtual
DATE:	**Thursday, September 23, 2021**	**Thursday, September 23, 2021**
TIME:	6:00 PM	6:00 PM
LOCATION:	Canyon Ridge School – Media Center 17359 West Surprise Farms Loop North Surprise, AZ 85388	https://www.gblaw.com/surprisefarmspad For assistance with virtual meeting registration, please contact Ellie Brundige at (602) 256-4409 or ebrundige@gblaw.com

Project Location

Meeting Location



PROJECT DESCRIPTION:

Major Amendment to the Surprise Farms – South Planned Area Development (PAD). The request is to rezone approximately 11 acres, located at the immediate southwest corner of Bell Road and Citrus Road, from Commercial (C-2) to High Density Residential (HDR). The end result will be to develop the proposed 11-acres with the abutting 24-acres of existing HDR to develop a 315-unit multifamily residential project at 1-2 stories in height. Surprise Planning Case FS21-555.

TAB C

DEVELOPMENT PROJECT
NEIGHBORHOOD MEETING

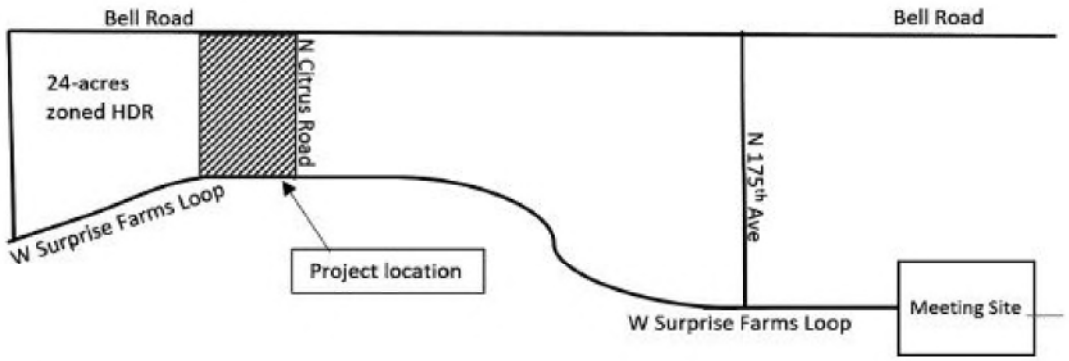
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NEIGHBORHOOD MEETING DETAILS

	In Person	Virtual
DATE:	**Thursday, September 23, 2021**	**Thursday, September 23, 2021**
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Project Location



Meeting Location

PROJECT DESCRIPTION:

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Publish: Daily Independent, September 8, Surprise Independent, September 15, 2021/496053

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TAB D

SURPRISE FARMS
NEIGHBORHOOD MEETING

Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North, Surprise, Arizona 85388
September 23, 2021at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Steve Austin	[redacted]	[redacted]	[redacted]
Margot Schlueter	[redacted]	[redacted]	[redacted]
Sue Schultz	[redacted]	[redacted]	[redacted]
Scott Schultz	[redacted]	[redacted]	[redacted]
Kamie Ulery	[redacted]	[redacted]	[redacted]
MJ TARDIF	[redacted]	[redacted]	[redacted]
AL "	[redacted]	[redacted]	[redacted]
DANNY MESSINA	[redacted]	[redacted]	[redacted]
Charles & Karen Smith	[redacted]	[redacted]	[redacted]
Deborah Sharakhanie	[redacted]	[redacted]	[redacted]

SURPRISE FARMS
NEIGHBORHOOD MEETING

Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North, Surprise, Arizona 85388
September 23, 2021at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Delila Bong	[redacted]	[redacted]	[redacted]
Gordon Gon 40	[redacted]	[redacted]	[redacted]
Santos Jasso	[redacted]	[redacted]	[redacted]
Bill + Linda Johnston	[redacted]	[redacted]	[redacted]
Joan + John Woolcock	[redacted]	[redacted]	[redacted]
Mike Zullo	[redacted]	[redacted]	[redacted]
JERRY + KIM RANIERI	[redacted]	[redacted]	[redacted]
MARY ANN MADDEN	[redacted]	[redacted]	[redacted]
ROSEANNE ODESSKY	[redacted]	[redacted]	[redacted]
Peter + Joyce	[redacted]	[redacted]	[redacted]

SURPRISE FARMS
NEIGHBORHOOD MEETING

Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North, Surprise, Arizona 85388
September 23, 2021at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Mike Rohlfing	[redacted]	[redacted]	[redacted]
Mrs. Lyn Cody	[redacted]	[redacted]	[redacted]
Linda Wisocki	[redacted]	[redacted]	[redacted]

SURPRISE FARMS
NEIGHBORHOOD MEETING

Canyon Ridge School – Media Center
17359 West Surprise Farms Loop North, Surprise, Arizona 85388
September 23, 2021at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
A.J. Rozdilsky	[redacted]	[redacted]	[redacted]

September 23, 2021 Hybrid Neighborhood Meeting - Virtual Attendee Report				
Attendee Name	**Address**	**City**	**State**	**ZIP**
William Yockey	[redacted]	Surprise	AZ	[redacted]
Ken Clark	[redacted]	Surprise	AZ	[redacted]
Diana Warbeck	[redacted]	Surprise	AZ	[redacted]
Janelle Forrester	[redacted]	Surprise	AZ	[redacted]
Dana Hanson	[redacted]	Surprise	AZ	[redacted]
David and Deborah Gentry	[redacted]	Surprise	AZ	[redacted]
Harley Adams	[redacted]	Surprise	AZ	[redacted]
Nicholas Cvetanovich	[redacted]	Surprise	AZ	[redacted]
Julie Shelton-Mollo	[redacted]	Surprise	AZ	[redacted]
Michael Adame	[redacted]	Surprise	AZ	[redacted]
Paul Outlaw	[redacted]	Surprise	AZ	[redacted]
Jeff Pfeifer	[redacted]	Surprise	AZ	[redacted]
Steve Mitchell	[redacted]	Surprise	AZ	[redacted]

From: Ashley Labhart
Sent: Wednesday, September 29, 2021 8:37 AM
To: Christina Sexton
Subject: FW: High Density Housing in Surprise Farms

Good morning Miss Chris,

I am not sure if Lloyd routed this to you or not, so am sending on to be safe so you can be sure it's included in the folder for this project as it pertains to citizen comments which will need to be included when preparing the files for CivicClerk. If you have questions regarding this, don't hesitate to let me know.

Thank you,
Ash~

From: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Sent: Wednesday, September 15, 2021 7:11 AM
To: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: RE: High Density Housing in Surprise Farms

FS21-555 Surprise Farms – South PAD

Ashley Labhart
Business Analyst
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Sent: Wednesday, September 15, 2021 6:08 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Subject: Re: High Density Housing in Surprise Farms

Yes, do you have the case number?

From: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Date: Tuesday, September 14, 2021 at 9:20 PM
To: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: RE: High Density Housing in Surprise Farms

Lloyd,

Is this Chris' current project for Surprise Farms? I want to route it the appropriate place.

Please advise.

Thank you,

Ashley Labhart
Business Analyst
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Mayor <Mayor@surpriseaz.gov>
Sent: Tuesday, September 14, 2021 11:19 AM
To: Ashley Labhart <Ashley.Labhart@surpriseaz.gov>
Cc: Lloyd Abrams <Lloyd.Abrams@surpriseaz.gov>
Subject: FW: High Density Housing in Surprise Farms

Good morning! Please retain with this particular development file.

Thank you!

Jodi

From: suzq517 <[redacted]>
Sent: Tuesday, September 7, 2021 7:07 PM
To: Aly Cline <Aly.Cline@surpriseaz.gov>; Ken Remley <Ken.Remley@surpriseaz.gov>; Chris Judd <Chris.Judd@surpriseaz.gov>; Patrick Duffy <Patrick.Duffy@surpriseaz.gov>; Jack Hastings <Jack.Hastings@surpriseaz.gov>; Roland Winters <Roland.Winters@surpriseaz.gov>; Mayor <Mayor@surpriseaz.gov>
Subject: High Density Housing in Surprise Farms

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

Hello.

I currently live in Surprise Farms and was just made aware of a meeting for the proposed change from commercial to HDR for a section of land located at Bell and Citrus. The plan is to build 315 unit multi-family dwelling at that location.

With all due respect, please tell me that you have not lost your minds and that you all intend to vote against allowing this change.

There are so many reasons this proposal should be denied:

There is already an apartment complex being built directly across Citrus.

Willow Canyon High School is right there which presents multiple issues alone.

All of the schools are already overcrowded.

Bell Road is already overcrowded.

Surprise Farms Loop North is already overcrowded.

West Surprise is in desperate need of commercial businesses so this would be taking away valuable commercial space.

There is nothing local for these families to do.

Surprise is trying to increase its median income to attract better businesses and builders.

Please consider these reasons that I just typed, in no time at all, in addition to the many other reasons that exist which I am sure you are aware of. I know,, through conversations with City employees, that the City of Surprise is trying to increase its median income. Adding more high density housing is not the way to do that. In addition, the high density housing development proposal at Cotton and Waddell is right down the street. That proposal needs to be denied as well. West Surprise is simply not the proper location for these types of housing developments.

My family moved here over 14 years ago and was promised so many things in West Surprise. Shopping centers, movie theaters, restaurants, retail stores....all promised and not delivered. We need these types of businesses, not only on the West side of town, but in the City itself. I am tired of leaving the City every time I want a nice dinner or new shoes.

Now you want to take the space for potential business that are still desperately needed and add high density housing? Between the currently being built apartments, the proposal at Cotton and Waddell and now these right by my house, I am now ready to move.

It appears that the City simply does not care about its current residents and it's sad.

Thank you for your time and consideration.

Sue Schultz
[redacted]

Sent from my Verizon, Samsung Galaxy smartphone

From:	Dave and Deb Gentry
To:	Christina Sexton
Cc:	Roland Winters
Subject:	Planning Zone Case #: FS21-555
Date:	Monday, November 8, 2021 3:22:45 PM

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

We are new residents of Surprise and reside at 16112 N. 181st Avenue. My wife, Deb, and I attended the virtual meeting concerning the new development on Citrus and Bell. The design and development plan have reduced our concerns about having a new development in the designated area, but we still have some issues we would like to bring to your attention.

Development of the open spaces adjacent to Bell Road is inevitable. In some ways a nicely cared for "townhouse type" area would be more attractive than the overgrown and trash strewn area we have now. Adding more people, cars, and trucks along this section of Bell and on Lundberg will create more congestion and additional safety risks for Willow Canyon High School. If you drive around Willow Canyon during periods when students are arriving and, especially, getting out of school, the bicycle lanes are blocked with parked cars as parents wait for their children. At times they will double park adding further congestion to those of us that live in Surprise Farms trying to get to Bell Road. If the exit from the new development is on Citrus or Lundberg, it will add a lot more traffic around the school. This would be even more problematic if the entrance onto Citrus is a right only turn because of the median. Cars would be forced to make a U-turn at the entrance to the school to access Bell Road. We do not like the idea of tearing out part of the Citrus Road median, but I do not see many other solutions other than using a Bell Road only entrance to the new development. I would hope the city will look carefully at the Willow Canyon situation. I encourage you to take the time to observe the traffic around dismissal time on Lundberg and Citrus.

In talks with the developer representatives, we have been assured that there will be plenty of parking for residents and guests. I am still not sure that this is true. Driving through Surprise Farms streets, there are many cars and trucks parked in the street. Garage and driveway space is not adequate for a fair number of families. I see no reason to believe that residents of this new development will be any different. If I am right, there will be overflow parked cars that will have to go somewhere. Will the city allow on street parking inside the development? I hope the developer/landlord for these rental properties has some way to assure those of us currently living here that this will not become a problem.

There is clear evidence that the US is heading toward more electric cars. Atlis trucks announced their electric truck manufacturing start up in Mesa. Rivian Motors has begun rolling trucks and SUVs off their assembly line in Normal, IL with 100,000 trucks already ordered by Amazon. (We moved to Surprise from Normal, IL, so we have watched Rivian's development closely.) Ford, GM, Chrysler, Audi, Volvo, BMW, Mercedes-Benz, Kia, Nissan, Porsche, Toyota, and Subaru have all announced electric development plans. I would hope the city would be encouraging the developer to incorporate recharging capabilities in each rental unit. Surprise has been very forward thinking when it comes to water conservation. I hope the Council will consider electric vehicle charging capabilities a necessity in any future development.

Thank you for your time considering our thoughts and concerns. We are excited to be residents of Surprise and look forward to many years in this community.

David and Deb Gentry
[redacted]

From: Dave and Deb Gentry
To: Christina Sexton
Subject: Re: Planning Zone Case #: FS21-555
Date: Friday, November 12, 2021 12:24:00 PM
Attachments: image001.png

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

Good afternoon, Ms. Sexton....

We have had an additional thought since our first communication with you about the projected residential development on the corner of Bell and Citrus and want to share it with you.

The tiny homes development just east of this projected development (Estonia, we think it is named) appears to be slow to have building completed, perhaps because of shortages of crews or shortages of building materials or possibly both. While not too unsightly, it is a safety and security matter to have them half built. It does appear that there are walls/gates that prevent people from wandering around.

These same concerns for unfinished construction, safety, and security are ones we have for the proposed high density residential area. Shortages of materials and crews are likely to continue. Would construction of this development get underway only to sit unfinished just as the Estonia one remains today. We have lived in Surprise for only four months, but have not observed much work going on at Estonia during that time.

If the development is indeed to be approved, then it would be our hope that construction does not begin in earnest until the shortages in materials and crews have significantly subsided thus allowing the project to be completed on time/in a timely manner.

Thank you for considering these other concerns we have newly shared.

Deborah (Deb) and David Gentry
[redacted]

On Tue, Nov 9, 2021 at 8:14 AM Christina Sexton <Christina.Sexton@surpriseaz.gov> wrote:

> Good morning Mr. and Mrs. Gentry,
>
> I am in receipt of your email.
>
> Thank you for your comments regarding the Surprise Farms PAD Amendment project.

They are saved in the project file.

If you have any additional questions, please feel free to contact me.

Thank you again and have a great day.

Best,

Chris Sexton, Planner II

City of Surprise|Community Development

16000 N. Civic Center Plaza|Surprise, AZ 85374

Office: 623.222.3134| Fax: 623-222-3001

From: Dave and Deb Gentry <[redacted]>
Sent: Monday, November 8, 2021 3:23 PM
To: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Cc: Roland Winters <Roland.Winters@surpriseaz.gov>
Subject: Planning Zone Case #: FS21-555

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

We are new residents of Surprise and reside at 16112 N. 181st Avenue. My wife, Deb, and I attended the virtual meeting concerning the new development on Citrus and Bell. The design and development plan have reduced our concerns about having a new development in the designated area, but we still have some issues we would like to bring to your attention.

Development of the open spaces adjacent to Bell Road is inevitable. In some ways a nicely cared for "townhouse type" area would be more attractive than the overgrown and trash strewn area we have now. Adding more people, cars, and trucks along this section of Bell and on Lundberg will create more congestion and additional safety risks for Willow Canyon High School. If you drive around Willow Canyon during periods when students are arriving and, especially, getting out of school, the bicycle lanes are blocked with parked cars as parents wait for their children. At times they will double park adding further congestion to those of us that live in Surprise Farms trying to get to Bell Road. If the exit from the new development is on Citrus or Lundberg, it will add a lot more traffic around the school. This would be even more problematic if the entrance onto Citrus is a right only turn because of the median. Cars would be forced to make a U-turn at the entrance to the school to access Bell Road. We do not like the idea of tearing out part of the Citrus Road median, but I do not see many other solutions other than using a Bell Road only entrance to the new development. I would hope the city will look carefully at the Willow Canyon situation. I encourage you to take the time to observe the traffic around dismissal time on Lundberg and Citrus.

In talks with the developer representatives, we have been assured that there will be plenty of parking for residents and guests. I am still not sure that this is true. Driving through Surprise Farms streets, there are many cars and trucks parked in the street. Garage and driveway space is not adequate for a fair number of families. I see no reason to believe that residents of this new development will be any different. If I am right, there will be overflow parked cars that will have to go somewhere. Will the city allow on street parking inside the development? I hope the developer/landlord for these rental properties has some way to assure those of us currently living here that this will not become a problem.

There is clear evidence that the US is heading toward more electric cars. Atlis trucks announced their electric truck manufacturing start up in Mesa. Rivian Motors has begun rolling trucks and SUVs off their assembly line in Normal, IL with 100,000 trucks already ordered by Amazon. (We moved to Surprise from Normal, IL, so we have watched Rivian's development closely.) Ford, GM, Chrysler, Audi, Volvo, BMW, Mercedes-Benz, Kia, Nissan, Porsche, Toyota, and Subaru have all announced electric development plans. I would hope the city would be encouraging the developer to incorporate recharging capabilities in each rental unit. Surprise has been very forward thinking when it comes to water conservation. I hope the Council will consider electric vehicle charging capabilities a necessity in any future development.

Thank you for your time considering our thoughts and concerns. We are excited to be residents of Surprise and look forward to many years in this community.

David and Deb Gentry
[redacted]

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

From: Christina Sexton
To: Stephen Chang; Johnathan Futch
Subject: RE: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555
Date: Wednesday, September 29, 2021 7:57:00 AM
Attachments: image001.png

Good morning Stephen and Johnathan,

I appreciate the response back and let the applicant know.

Best,

Chris

From: Stephen Chang <Stephen.Chang@surpriseaz.gov>
Sent: Tuesday, September 28, 2021 5:00 PM
To: Johnathan Futch <Johnathan.Futch@surpriseaz.gov>; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555

Thanks Johnathan. We can ask the PD to patrol and put up speed feedback signs.
Surprise Farms Loops North is a public street.

Stephen S. Chang, AICP
City of Surprise
Direct: 623-222-3136
Stephen.Chang@SurpriseAZ.gov

From: Johnathan Futch <Johnathan.Futch@surpriseaz.gov>
Sent: Tuesday, September 28, 2021 4:04 PM
To: Stephen Chang <Stephen.Chang@surpriseaz.gov>; Christina Sexton <Christina.Sexton@surpriseaz.gov>
Subject: RE: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555

Only other option is to contact Sergeant Hall and have him put patrols in place for a little bit. We can discuss but we are limited if controlled by an HOA. Its private property.

Regards,

Johnathan Futch
Associate Civil Engineer
City of Surprise · Public Works Department
16000 N Civic Center Plaza, Surprise, AZ 85374
Direct (623) 222-6149

From: Stephen Chang <Stephen.Chang@surpriseaz.gov>
Sent: Tuesday, September 28, 2021 4:01 PM
To: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Cc: Johnathan Futch <Johnathan.Futch@surpriseaz.gov>
Subject: RE: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555

Hi Chris,
Our Fire department will not allow any speed bumps or humps to be installed on city streets because of the damage they may cause to fire trucks. Besides, on long stretches of road like Surprise Farms Loops, they are not very effective to control speeds because motorists will just speed up between the speed humps.

Johnathan, do you have any suggestions? Maybe we can bring this up at our Traffic Committee meeting?

Stephen S. Chang, AICP
City of Surprise
Direct: 623-222-3136
Stephen.Chang@SurpriseAZ.gov

From: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Sent: Tuesday, September 28, 2021 3:38 PM
To: Stephen Chang <Stephen.Chang@surpriseaz.gov>
Subject: FW: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent - FS21-555

Good afternoon Stephen,

We are working together on the rezone of the PAD (FS21-555) for Surprise Farms. Last Thursday night, I attended the developer-held neighborhood meeting. The applicant reached out to me today as he had an email from one of the residents who is asking for speed bumps or traffic calming devices along Surprise Farms Loop N. Please see email below.

Would you be the one to assist with this? If not, can you please point me to the correct person?

Thanks for your help, as always.

Best,

Chris Sexton, Planner II
City of Surprise|Community Development

16000 N. Civic Center Plaza|Surprise, AZ 85374
Office: 623.222.3134| Fax: 623-222-3001

From: [redacted]
Sent: Tuesday, September 28, 2021 6:58 AM
To: Manjula M. Vaz <mvaz@gblaw.com>
Cc: Ellie Brundige <ebrundige@gblaw.com>; Dennis M. Newcombe <dnewcombe@gblaw.com>
Subject: Re: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent

Good Morning Manjula!

Yes i was one of the technical victims, unfortunately. I did try reaching out to Dennis after the meeting, and I'm just waiting for a team member to get back with me when it's convenient.

I just have two things i wanted to put out there. First, Yes! Build your houses and please don't allow for any smelly and noisy gas stations, or blighted strip malls, or unsightly storage facilities. I was told by Homes by Towne (our builder) that the entire area was zoned residential...i was upset to hear there were commercial lots. Get rid if them!
I live directly across from these lots. I don't know if any of my neighbors were in attendance, but i'd do know that a lot of the nay-sayers did not live anywhere close to the site. Whatever gets built, I will have to look at this for the rest of my life...so no businesses please.
Second, I would really, really like for the City, Developer, or HOA (or a collective of all three) to fund and build speed humps and more traffic calming devices along Surprise Farms Loop North. Especially near the high school. We have too many speeders on that street at ALL hours of the day, even as the children are walking home! I'd like to see speed humps in place BEFORE a family loses their child to these irresponsible drivers. I believe that more houses will mean even more speeders on that street and this is the perfect opportunity to put speed humps in place.

That's all I have with regards to your client's initiative. Please fell free to call me after 4 PM, evenings are fine too.

Thanks Manjula!

Jeff Pfeifer
[redacted]

> On September 27, 2021 at 6:38 PM "Manjula M. Vaz" <mvaz@gblaw.com> wrote:
>
> Dear Surprise Farm Neighbors,

Thank you for attending our virtual neighborhood meeting last Thursday regarding the proposed rezone of 11 acres at the southwest corner of Citrus and Bell Roads. Unfortunately, we experienced some technical difficulties, and the virtual component of the meeting did not work as well as we had hoped.

Since several of you were unable to participate in the question and answer session during the meeting, I am happy to set up a call or virtual meeting to discuss the project and answer any questions you may have regarding the project. Please let me know if there is a convenient time for you to discuss the proposal.

Thank you for your time and understanding, and we appreciate your interest in the project.

Thank you,
Manjula

Manjula M. Vaz
Gammage & Burnham | Profile
602.256.4461 Direct

From: [redacted]
To: Manjula M. Vaz
Cc: Ellie Brundige; Dennis M. Newcombe
Subject: Re: Virtual Neighborhood Meeting Follow Up // Surprise Farms Single-Family for Rent
Date: Tuesday, September 28, 2021 6:58:17 AM

Good Morning Manjula!

Yes i was one of the technical victims, unfortunately. I did try reaching out to Dennis after the meeting, and I'm just waiting for a team member to get back with me when it's convenient.

I just have two things i wanted to put out there. First, Yes! Build your houses and please don't allow for any smelly and noisy gas stations, or blighted strip malls, or unsightly storage facilities. I was told by Homes by Towne (our builder) that the entire area was zoned residential...i was upset to hear there were commercial lots. Get rid if them!
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Thank you for your time and understanding, and we appreciate your interest in the project.

Thank you,
Manjula

Manjula M. Vaz
Gammage & Burnham | Profile
602.256.4461 Direct

[redacted]

January 18, 2022

Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374

RE: Zoning Change on SW Corner of Bell Rd. and Citrus

Dear Commission:

This letter is being written to address the "NOTICE" of trying to change our Planning and Zoning on the SW Corner of Bell Rd. and Citrus from "Commercial" to high Density residential. We are requesting that this not be done and list below the reasons this should not be done. Among promises of the City of Surprise 20+ years ago of giving us more legitimate shopping and sit-down restaurants at which time have never been done, you now want to take that capability away, by not leaving us any commercial property opportunities available on the West side of Surprise. Please do not change this planning and take to heart the very serious issues we have in regard to this matter.

The communities of Surprise deserve a complete published "Impact Statement" to address the following issues, and any others that would pertain, that would definitely impact our communities, our investments, our traffic flow, and the safety issues on several levels which are very real.

First Issue: Crimes that are plaguing several of our communities and lack of police compliance already known to the public.

Second Issue: Traffic is a dilemma by combining teen drivers and senior drivers in this area already, and is a safety hazard.

Third Issue: Current housing you have already put in place will be adding to the above and inundate us beyond our control and yours. Our property values are at stake here and have dropped due to the high density housing you have already put in our midst. Complaints due to the above are already high. These will add to the ones being related in this letter.

Fourth Issue: Mis-guided or lack of vision for the west side of Surprise and its perceived growth for everyone who lives here and works here is to say the least....disappointing!

These plans should be for those who are invested here and work here, not just a quick dollar to those involved in this change with no consequences for them or their family, just bad planning. This city promised Prasada would be a shopping mall that would have high end shops, restaurants, etc. 20+ years ago. You did none of that. Instead we got car dealers,Walmart and a Goodwill. Nothing against Walmart or Goodwill, just not what we expected to say the least but do appreciate. Nothing that could really sustain and support our families and way of life we want to live in this community.

Some of the possible problems to our community of AZT is the fact that one of our amenities is an open bar, at which time, is open to the public in accordance with a liquor license. Eventually, this could lead to the possibility of causing some serious issues in regard to under age individuals things that destroy the peace, and compromise our parking lot situation immensely. You may not see this as your problem, but as a whole, an Impact Statement would probably say otherwise with all of this combined.

At this time, several surrounding communities are experiencing car thefts, property damage, break-ins, and recently fires being set in public parks. Currently, our local police are already having trouble keeping up with these issues to the point of doing nothing, an excuse being that they're teenagers and nothing will happen. Well, excuse me, but plenty would have happened in my world. Unsupervised teens are of great concern to every property owner within a 10-mile radius as these are becoming serious issues and making a major impact on property values as well. No one wants to live in a neighborhood like this. The more these reports are made public, the bigger their concern. This is of special concern to seniors, especially since many will be, or soon be, depending and relying on the their home investments for their future health and well-being, if and when, they will be looking at independent or assistant living alternatives, and can't afford a downward spiral caused by an, undesirable neighborhood.

Traffic on Bell Rd. is known to everyone who lives here, has become a nightmare in the last year. It's become so congested and impacts saftey issues for seniors and teen drivers alike. Safety is a big issue here. Common sense would tell you that this dilemma might need to be addressed “before” you complicate these issues and make them worse. But instead, you plan to drop 1,000's more of diverse ages within less than a ½ mile from each other.

Surprise, sad to say, comprises of mostly fast food restaurants, car washes, banks and fitness centers on just about every block....still no mall of a variety that consist of clothing, shoes, dine-in restaurants, etc. that would actually make a neighborhood. There is no town per sae that exists and no promised standard of shopping. Is this how you perceive the future of Surprise? Traffic issues, crime, disillusionment in our town fathers? If it is, you planners are very short cited and missing the mark by a long shot.

Please listen to the people who live and work here. Please don't build something that will do nothing but cause more serious problems than we already have that haven't been able to be controlled, let alone resolved. Building another future slum project, that is how we, the neighbors seeing this turn out. Everyone knows, through experience one time or the other, that renters don't regard properties as their responsibility to maintain, and soon look deplorable. This plan is terrible planning and is of no use to anyone here.

We beg you to not be like so many town hall people, who never listen to their residents, and wind up being sorry you made the wrong decision. Please, we ask you to DO THE RIGHT THING by the people who live here ALREADY!!!

Sincerely,

Jim and Judy Hathorn

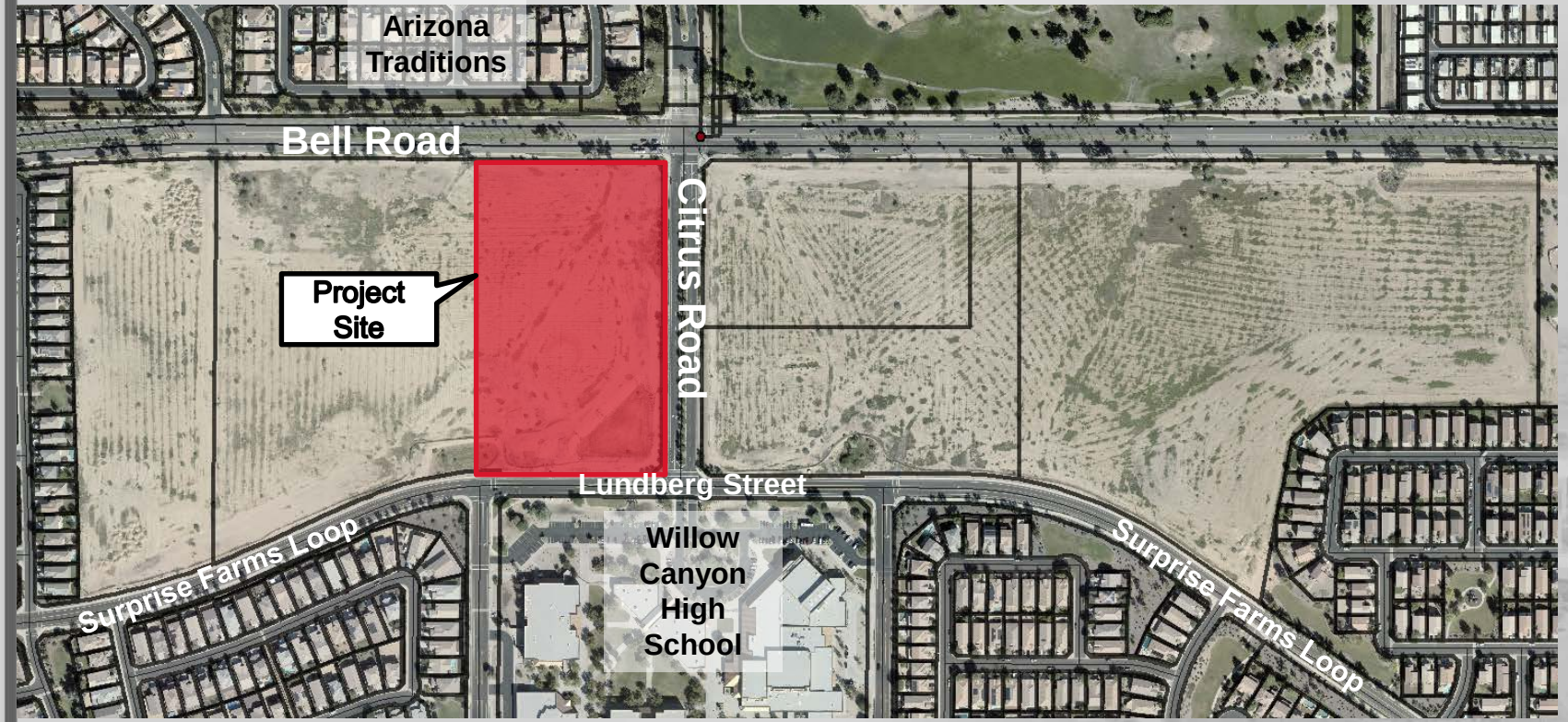
SURPRISE
ARIZONA

FS21-555
Surprise Farms – South PAD
PAD Amendment

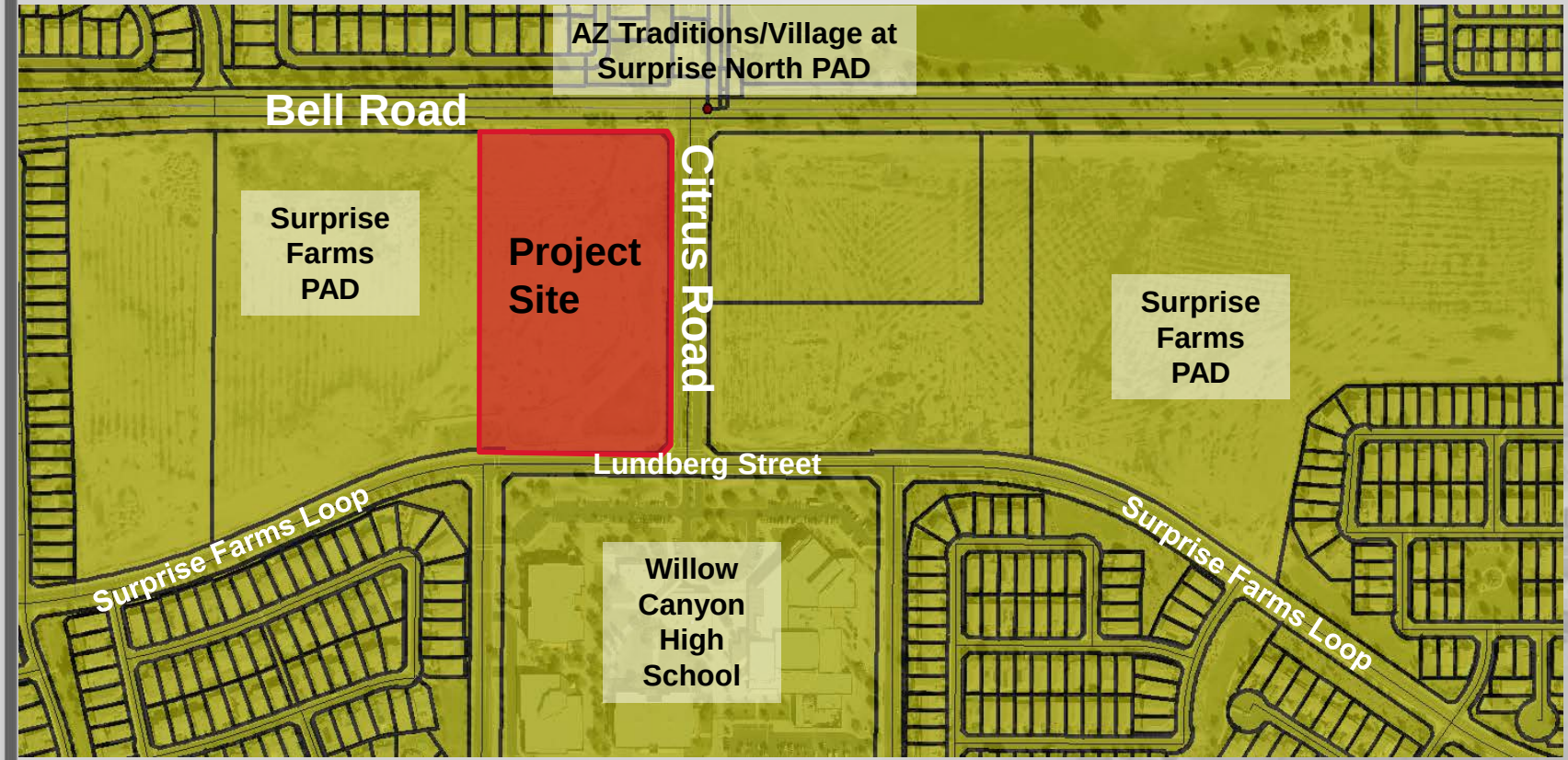
City Council

March 1, 2022

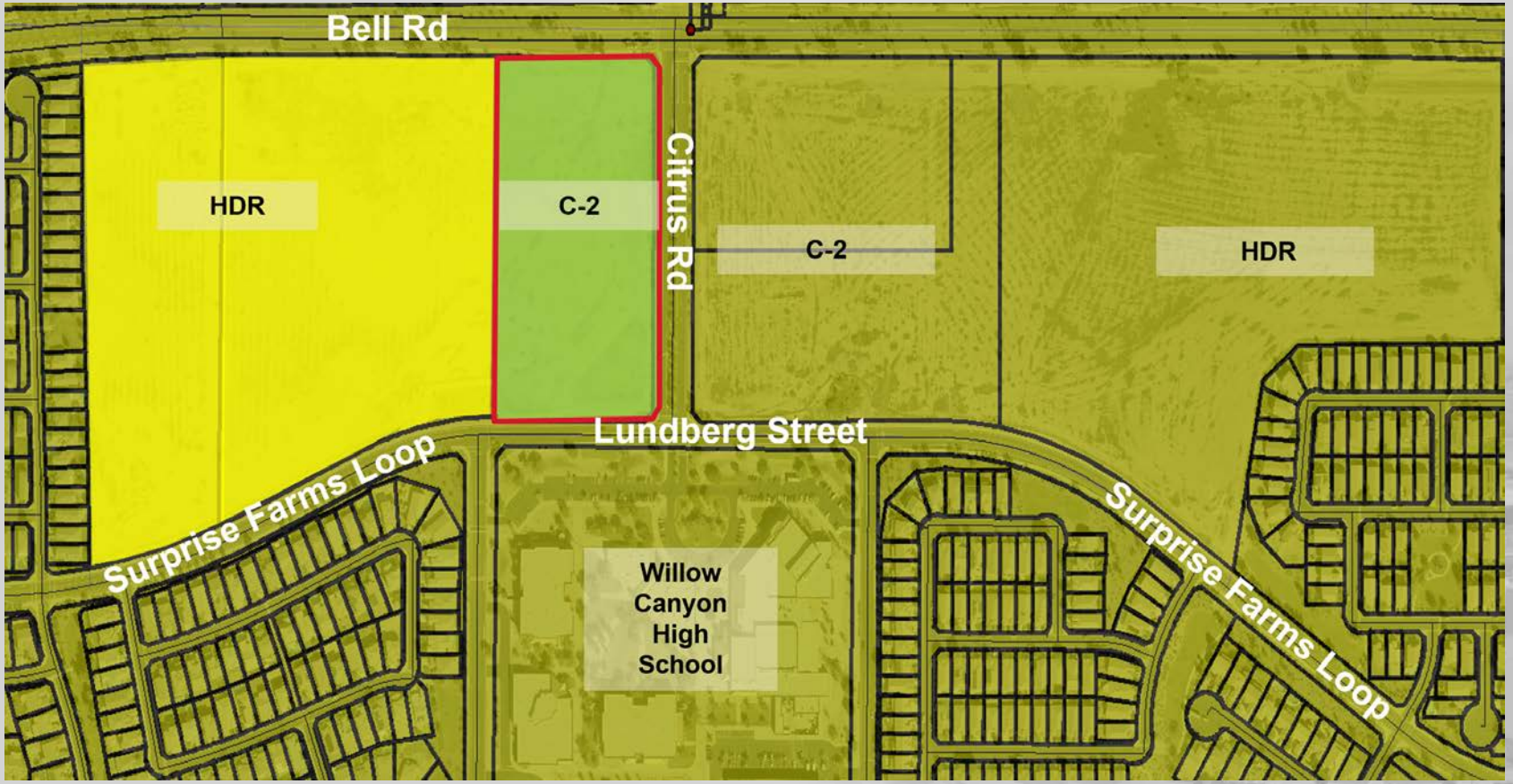
FS21-555 Vicinity Map

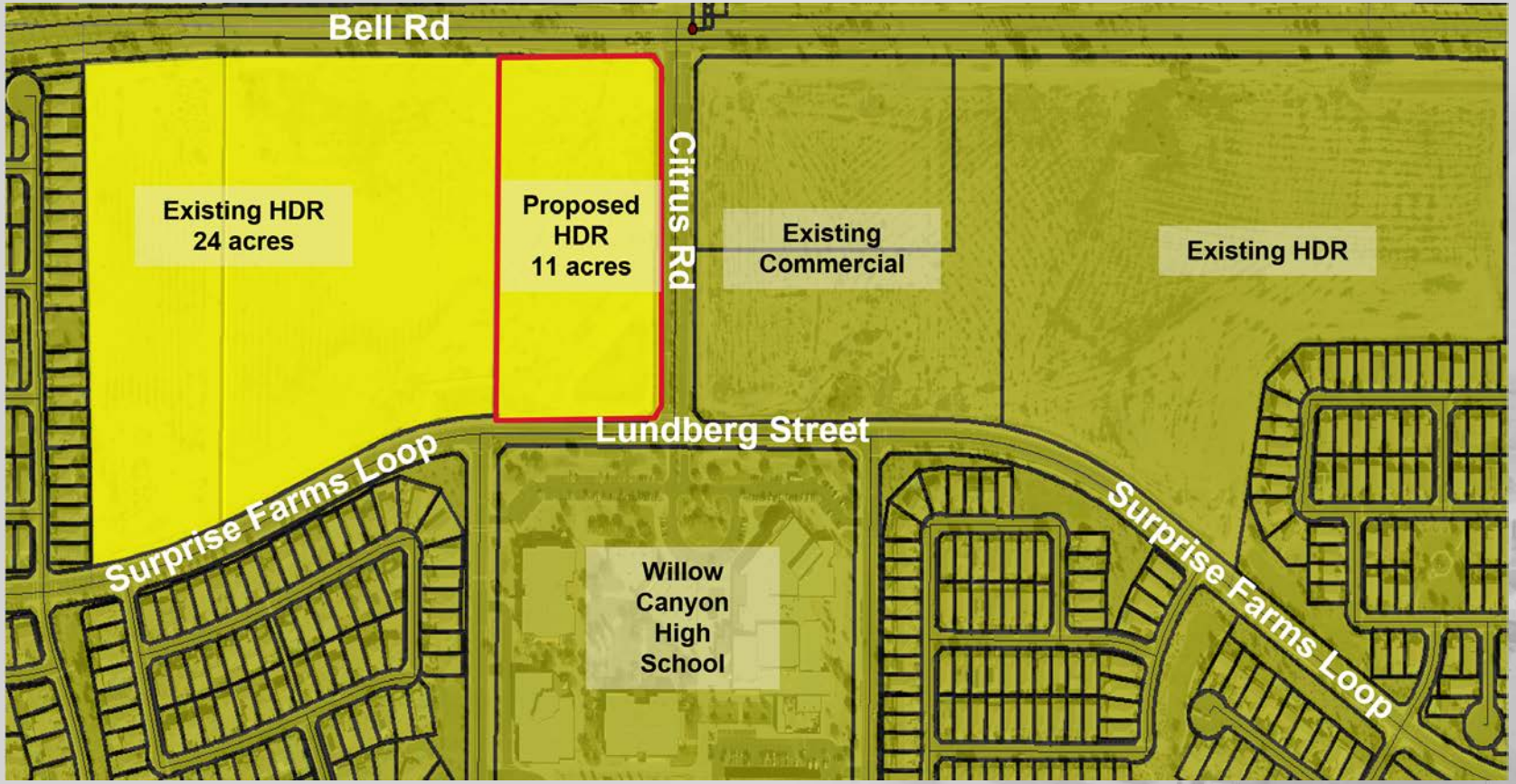


FS21-555 Zoning Map



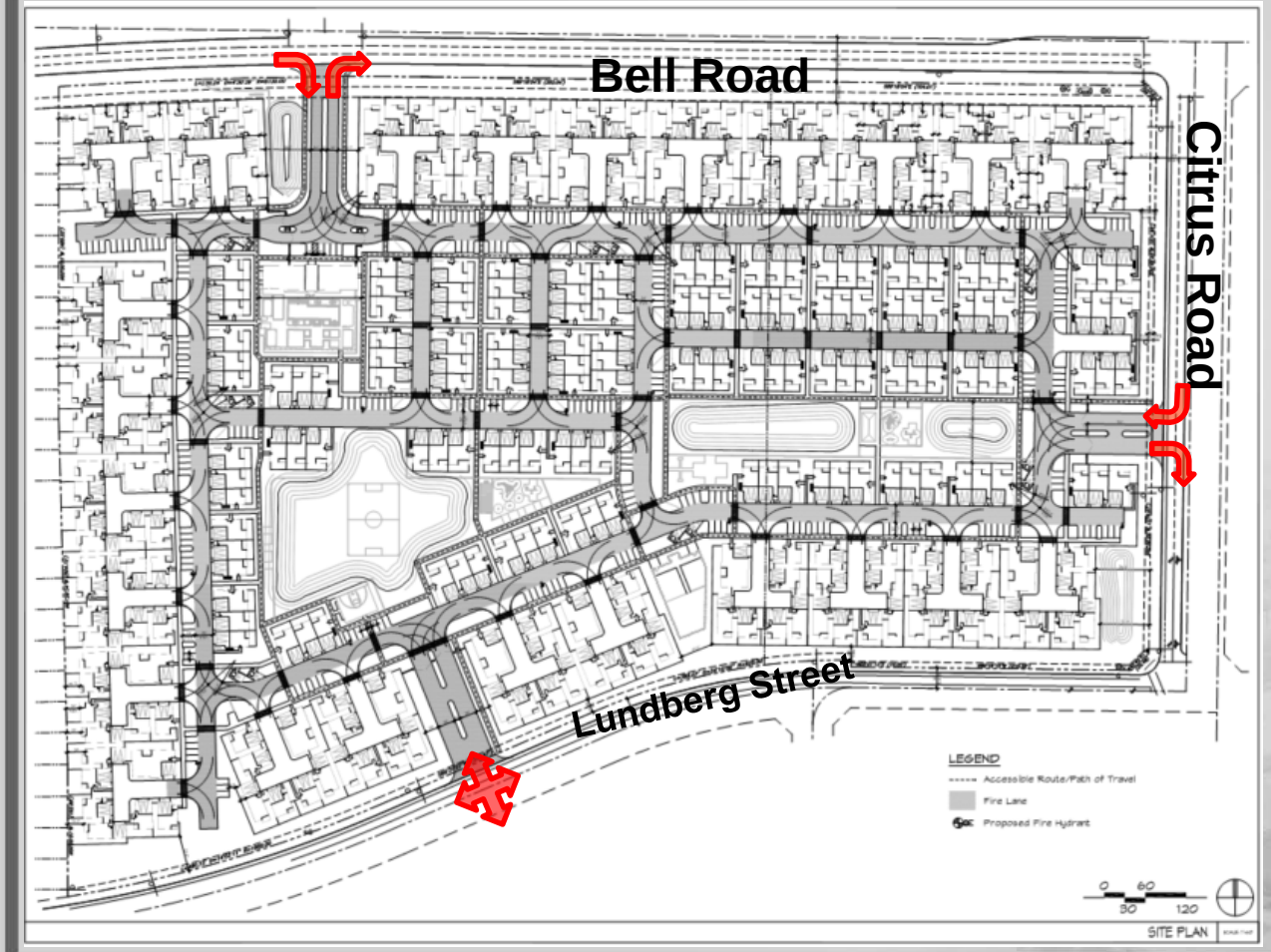
Existing Zoning





Proposed Zoning

Conceptual Site Plan



PAD allows max 432 units Proposed 315 units

Outreach

- Site posting, 300’ mailers, newspaper publishings
- Citizen Participation Meeting 9/23
  - Members of public in attendance
  - Questions and opposition
- Staff received additional comments

Commission Recommendation:

Approve subject to stipulations ‘a’ and ‘b’



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

ORDINANCE # 2022-06

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A MAJOR PAD AMENDMENT TO THE SURPRISE FARMS PAD TO REZONE APPROXIMATELY 11 ACRES FROM COMMERCIAL (C-2) TO HIGH DENSITY RESIDENTIAL (HDR) OF PARCEL 21 LOCATED AT THE SOUTHWEST CORNER OF BELL ROAD AND CITRUS ROAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located at the southwest corner of Bell Road and Citrus Road;

WHEREAS, the subject site is zoned Surprise Farms PAD;

WHEREAS, the proposed use change is in harmony with the purposes and intent of the Surprise Farms PAD; and

WHEREAS, on January 20, 2022, the Planning and Zoning Commission recommended approval of the Surprise Farms Park PAD amendment.

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

Section 1. *Major PAD Amendment.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as "Surprise Farms – South PAD Amendment" is rezoned from Commercial (C-2) to High Density Residential (HDR) subject to the following stipulations:

a. Development and use of the site shall be consistent with the zoning document titled "PAD Zoning Amendment – FS21-555 9th Amendment to the Surprise Farms PAD", received October 11, 2021.

b. 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.

Section 2. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 3. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 4. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

This ordinance will become effective at the time and manner prescribed by law.

Section 5. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____, 2022.

Skip Hall, Mayor

Attest:

Sherry Aguilar, City Clerk

Approved as to form:

Robert Wingo, City Attorney

EXHIBIT A
LEGAL DESCRIPTION FOR PROPERTY

EXHIBIT "A"
LEGAL DESCRIPTION FOR
REZONING AREA

PAD Amendment to the Surprise Farms PAD, rezone from Commercial (C-2) to High Density Residential (HDR)

All that certain lot, tract, or parcel of land, situated in a portion of the Northeast Quarter of Section 3, Township 3 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found 3" brass cap in handhole for the Northeast corner of said Section 3, from which a found City of Surprise brass cap in handhole for the North Quarter corner of said Section 3 bears North 89 deg. 18 min. 04 sec. West (Basis of Bearings) - 2,638.07 feet;

THENCE North 89 deg. 18 min. 04 sec. West along the North line of the Northeast Quarter of said Section 3, a distance of 120.76 feet;

THENCE South 00 deg. 41 min. 55 sec. West departing said North line, a distance of 65.00 feet to the beginning of a corner clip at the intersection of West Bell Road and North Citrus Road, said point being the **TRUE POINT OF BEGINNING**;

THENCE South 44 deg. 14 min. 21 sec. East along said corner clip, a distance of 28.14 feet to the end of same;

THENCE South 00 deg. 49 min. 20 sec. West along the West right-of-way line of said North Citrus Road (110' right-of-way width) as shown in Book 653 of Maps, Page 12 of Maricopa County Records (MCR), a distance of 808.92 feet to the being of a corner clip at the intersection of said North Citrus Road and West Lundberg Street;

THENCE South 45 deg. 45 min. 41 sec. West along said corner clip, a distance of 35.48 feet to the end of same;

THENCE North 89 deg. 18 min. 15 sec. West along the North right-of-way line of said West Lundberg Street (60' right-of-way width) as shown in Book 653 of Maps, Page 12 (MCR), a distance of 410.26 feet;

THENCE North 00 deg. 41 min. 13 sec. East, a distance of 10.00 feet to the North right-of-way line of West Surprise Farms Loop North (80' right-of-way width) as shown in Book 695 of Maps, Page 34 (MCR), said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 920.00 feet, a central angle of 07 deg. 55 min. 17 sec., and being subtended by a chord which bears South 86 deg. 43 min. 34 sec. West - 127.09 feet;

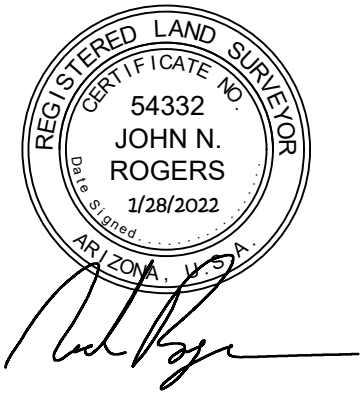
TEXAS • 2405 Mustang Drive • Grapevine, TX 76051 • 817.329.4373 • TxSurv Firm #10021700
ARIZONA • 2705 South Alma School Road, Suite 2 • Chandler, AZ 85286 • 602.218.7285
TENNESSEE • 6074 Apple Tree Drive • Memphis, TN 38115 • 901.881.9188
COLORADO • 8400 E. Prentice Ave. • Greenwood Village, CO 80111 • 303.459.4861

THENCE in a westerly direction along said curve to the left and said North right-of-way line, a distance of 127.20 feet;

THENCE North 00 deg. 41 min. 43 sec. East departing said North right-of-way line, a distance of 852.73 feet to the South right-of-way line of said West Bell Road;

THENCE South 89 deg. 18 min. 04 sec. East along said South right-of-way line, being 65.00 feet South of and parallel with the North line of the Northeast Quarter of said Section 3, a distance of 544.09 feet to the **POINT OF BEGINNING**, containing 479,394 square feet or 11.005 acres of land, more or less.

Exhibit map attached and made a part hereof.



TEXAS • 2405 Mustang Drive • Grapevine, TX 76051 • 817.329.4373 • TxSurv Firm #10021700
ARIZONA • 2705 South Alma School Road, Suite 2 • Chandler, AZ 85286 • 602.218.7285
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COLORADO • 8400 E. Prentice Ave. • Greenwood Village, CO 80111 • 303.459.4861

EXHIBIT B
DEPICTION OF THE PROPERTY TO BE RE-ZONED

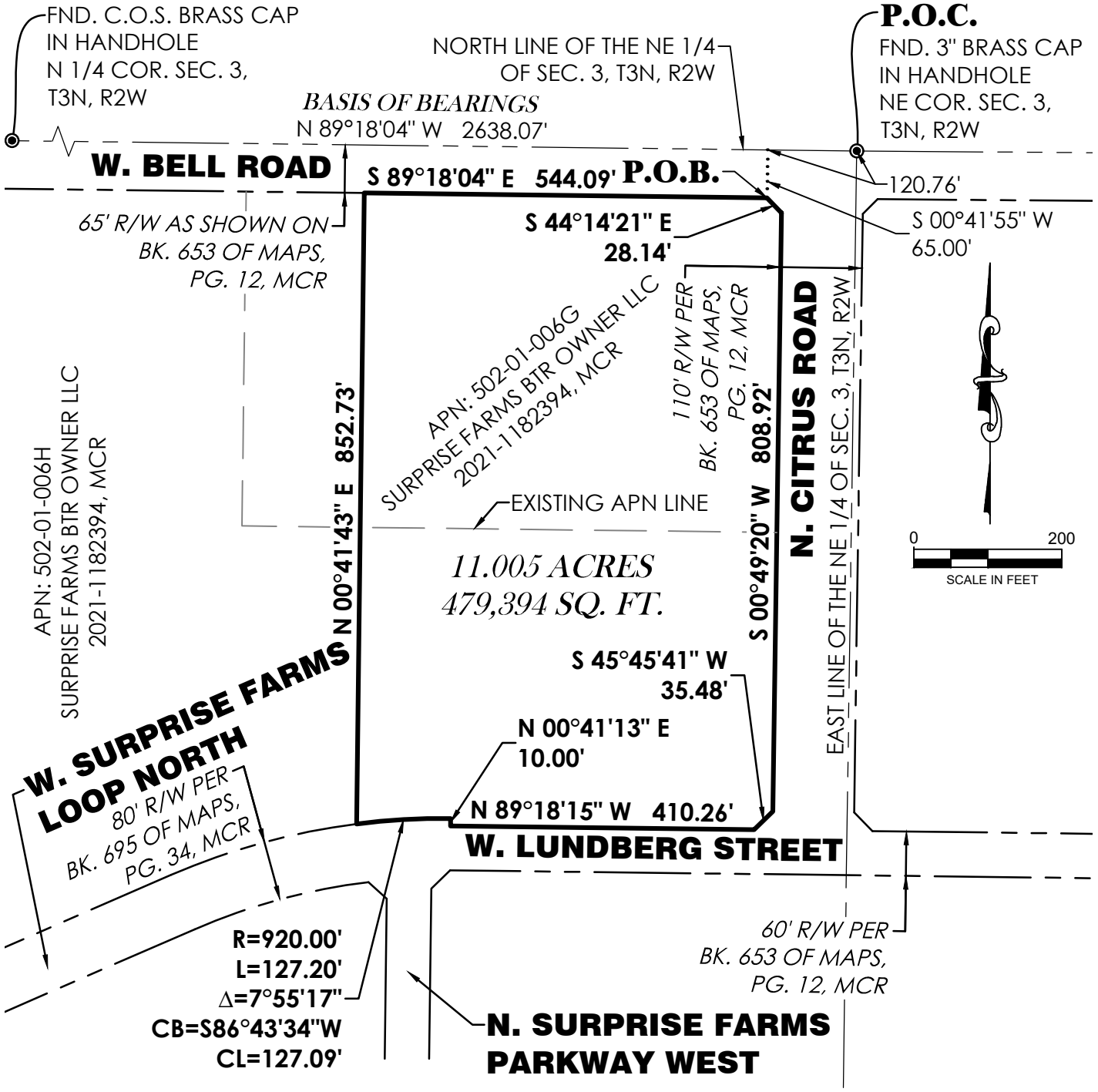


EXHIBIT "A" MAP SHOWING
REZONING AREA, SITUATED IN A PORTION
OF THE NORTHEAST QUARTER OF SECTION 3, T3N, R2W
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

Scale:	1" = 200'
Date:	1/28/2022
Job No.:	10931A
Drafted:	J.N.R.
Checked:	J.N.R.

Sheet 3 of 3

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
54332
JOHN N.
ROGERS
Date Signed 1/28/2022
ARIZONA, U.S.A.

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CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of the annexation of approximately 93.97 acres of county land, generally located south of Pinnacle Peak Road and east of 163rd Avenue; Ordinance # 2022-04.

Motion:
I move to approve Ordinance # 2022-04.

Background:
EPS Group, representing the property owner, seeks annexation of approximately 93.97 acres of undeveloped land generally located south of Pinnacle Peak Road and east of 163rd Avenue. The annexation proposal is for ten (10) parcels, consisting of approximately 93.97 acres of unincorporated land zoned Maricopa County Rural-43. If annexed, the property will assume the similar zoning district of Rural Residential (RR) as outlined in the Land Development Ordinance. The owners will request a rezoning (FS21-513) request for Residential Low Density (R-1) and Residential High Density (R-3). An annexation blank petition was recorded on December 22, 2021 to start the 30-day waiting period.

Objective Analysis:
Positive impacts include adding additional property to the incorporated limits, which will generate additional property taxes and potential development fees for the City. Negative impacts could include providing services to a 93.97-acre area not previously served by the City.

Policy Compliant:
If the City Council moves forward to annex property into the City limits, the annexation would be deemed policy compliant by expanding the range of influence of the City.

Financial Impact:
At this time, there are no financial impacts associated with this item. If the City Council moves forward to annex property into the City limits, there could be financial impacts to the City to provide services to an area that was not previously served. If the area is annexed, that could result in future development fees and sales and property taxes. In addition, a Financial Impact Analysis has been completed and is

included with the final annexation documents.

Budget Impact:

At this time, there are no budget impacts associated with this item. If the City Council moves forward to annex property into the City limits, there could be minor budget impacts resulting from the need to provide services to an area not previously served by the City. If the area is annexed, that could result in future development fees and sales and property taxes.

FTE Impact:

At this time, there would be no additional FTEs associated with this item. If the City Council moves forward to annex property into the City limits, staff does not believe any future FTEs would be needed based on the potential annexation.

ATTACHMENTS:

1. 00 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Staff Report
2. 01 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Vicinity Map
3. 02 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Annex Map
4. 03 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Annex Narrative
5. 04 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Assessor Annexation Report
6. 05 - FS21-512 - 163rd Ave & Grand Ave - Annexation - AZ DOR Value Transmittal Report
7. 06 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Ordinance - LEGAL REVISIONS
8. 07 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Signed Petition
9. 08 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Citizen Participation Report_Redacted
10. 09 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Affidavit of Posting
11. 10 - FS21-512 - 163rd Ave & Grand Ave - Annexation - Financial Impact Analysis
12. FS21-512 - 163rd Ave & Grand Ave - Annexation - PowerPoint

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SURPRISE
ARIZONA

ANNEXATION

REPORT TO THE CITY COUNCIL

Case:	**FS21-512; Ordinance No. 2022-04**
Project Name:	163rd Ave and Grand Ave - Annexation
Council District:	1
City Council Date:	**March 1, 2022**
Planner:	Trever Fleetham, Planner II

Owner:	Campania, LLC Valparaiso, LLC
Applicant:	Josh Hannon with EPS Group, Inc.
Request:	Annexation of 93.97 acres (approx.) of County land
Site Location:	Generally south of Pinnacle Peak Road and east of 163rd Avenue
Site Size:	93.97 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Actions:	**Approve:** Approval of the proposed annexation will increase the corporate limits of the City of Surprise and allow for the subsequent approval of a related Zone Change request (FS21-513), which in turn will allow the property to be developed in accordance with the City of Surprise General Plan and Surprise Land Development Ordinance. **Deny:** Denial of the proposed annexation will result in the continuation of a long-standing county jurisdiction and prevent the City Council from taking action regarding the related Zone Change requests.

Introduction:

EPS Group, representing the property owner, seeks annexation of approximately 93.97 acres of undeveloped land generally located south of Pinnacle Peak Road and east of 163rd Avenue. The annexation proposal consists of ten (10) parcels with two owners of unincorporated land adjacent to Surprise City limits.

Project Description:

The property is currently zoned Maricopa County Rural-43. If annexed, the property will assume similar Rural Residential (RR) zoning of the Surprise Land Development Ordinances (LDO). In a concurrent development application, this property is part of a rezoning case FS21-513, and will be heard by both the Planning and Zoning Commission and City Council.
The parcels associated with this proposed annexation boundary includes the following APN's:

- 503-57-003B
- 503-57-006
- 503-57-008D
- 503-57-009J
- 503-57-009K
- 503-57-009L
- 503-57-010F
- 503-57-010G
- 503-57-021A
- 503-57-026

Background:

March 11, 2021: Staff reviewed the subject request at a Concept Review meeting under CR21-146.

July 7, 2021: The applicant filed the Annexation request under Case FS21-512.

July 29, 2021: The applicant held a Neighborhood Outreach meeting for this request.

December 21, 2021: Surprise City Council approved Resolution #2021-185 Intent to Annex.

December 22, 2021: Surprise City Clerk filed with the Maricopa County Recorder's Office a blank petition with legal description and affidavit verifying that the territory is not subject to an earlier filing for annexation. Notice and copies of the filings were sent to the Clerk of the Board of Supervisors and County Assessor.

January 18, 2022: Surprise City Council held a public hearing within the last ten days of the 30-day waiting period pursuant to A.R.S. §9-471.

January 24, 2022: The City received signed petition.

Neighborhood Outreach

The applicant held a neighborhood outreach meeting on July 29, 2021 that was properly advertised per the requirements of the LDO. The meeting took place in-person and was available virtually via Go-To-Meeting. During this meeting, residents from the vicinity expressed their concerns regarding the proposed annexation and had questions in regards to the process, proposed uses within the annexation boundary, and infrastructure improvements to the area. County residents asked if this application looked to annex their properties and change their existing county zoning. In response, the applicant explained that this application was not forcing the annexation or rezone of those who do not wish to be included. See the attached Citizen Participation Report for a detailed summary of the meeting.

Arizona Revised Statute Description:

Arizona Revised Statutes require the filling of a blank annexation petition. The blank petition relating to the subject property was recorded with the Maricopa County Recorder's Office on December 22, 2021. Arizona Revised Statutes also requires that no signatures be obtained during a 30-day waiting period immediately following the filing of the blank petition, and that a public hearing must be held during the last 10 days of the 30-day waiting period. To meet that requirement, the public hearing occurred on the 28th day of the 30-day waiting period.

Once the public hearing is held and the 30-day waiting period has ended, signatures may be collected. State statute further requires that an excess of 50% of the landowners and assessed valuation for all real and personal property sign the petition in order to validate the petition. State statute also allows up to one year following the end of the 30-day period to obtain the required number of signatures.

Utility and Services Table:

Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Schools:	Dysart USD

Summary:

The proposed annexation includes ten (10) parcels, 93.97 acres, and requires signatures from representatives of two (2) owners after the Arizona Revised Statute's required 30-day waiting period that concluded on January 22, 2022. Upon receiving those signatures, the subject site will be eligible for annexation by the City of Surprise. The signed petition must be presented and considered by City Council within one (1) year.

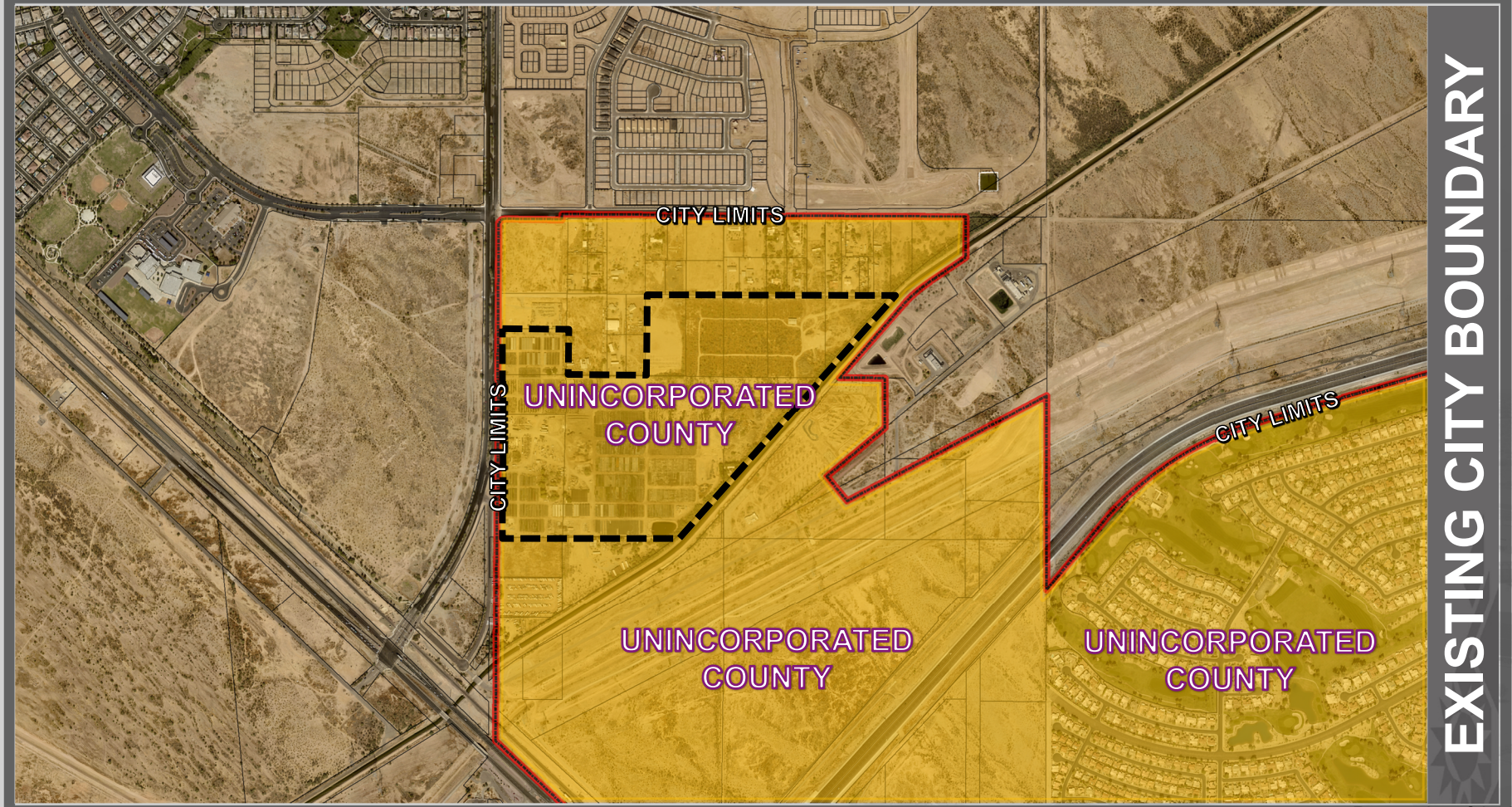
Annexation Details	A.R.S Requirements	Provided	Percentage provided
Real Property - 10 parcels (2 owners)	2 signature	2 signature	100%
Total Assessed Value - $70,715	$70,715	$70,715	100%

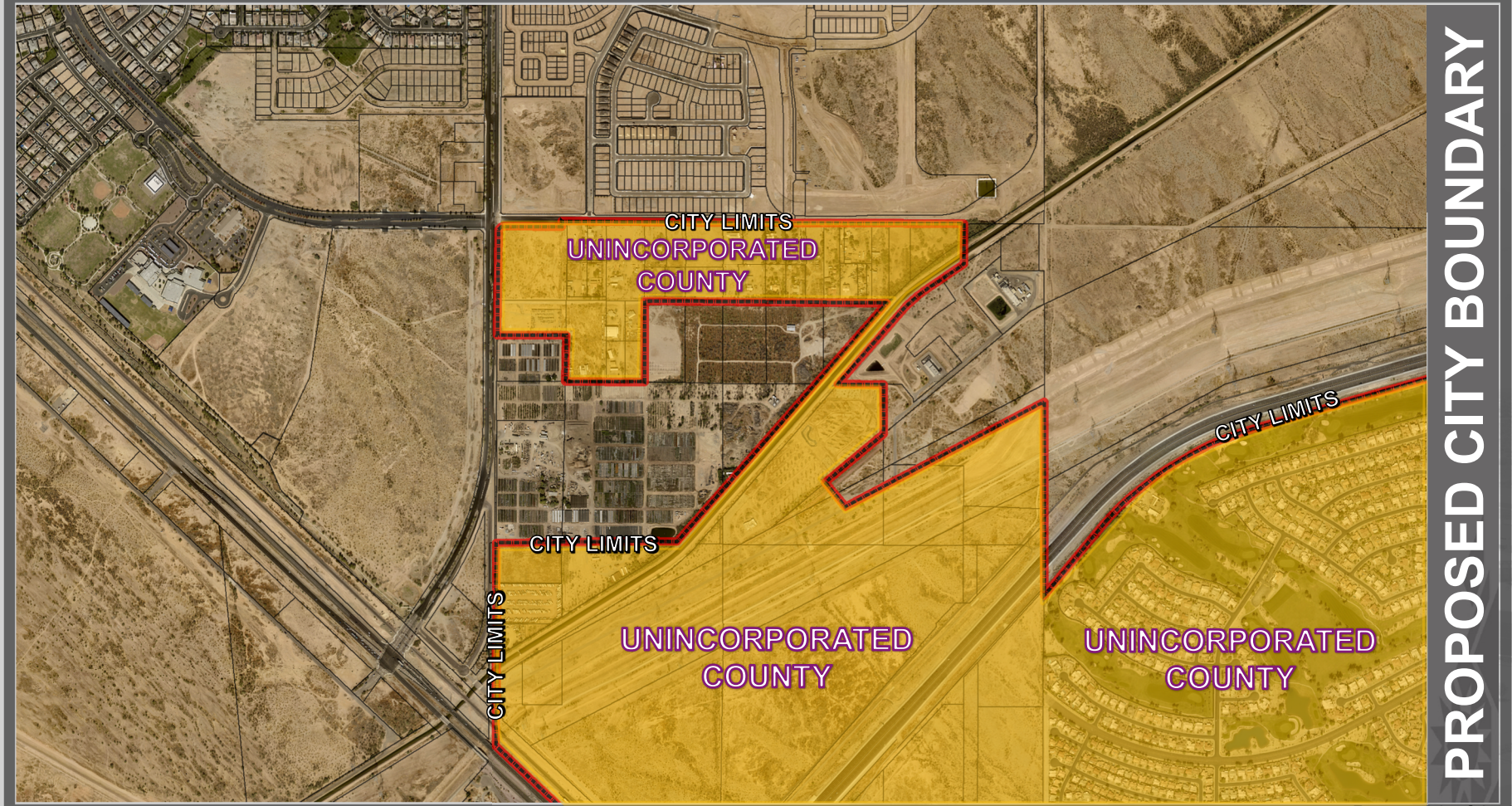
The parcels to be annexed comply with all requirements for size, shape, and contiguity set forth in the Arizona annexation statutes.

Attachments:

01 Vicinity Map
02 Annexation Map
03 Annexation Narrative
04 Assessor Annexation Report
05 AZ DOR Value Transmittal Report
06 Ordinance 2022-04
07 Signed Annexation Petition
08 Citizen Participation Report
09 Affidavit of Posting
10 Financial Impact Analysis
PowerPoint Presentation


ASANTE
ESCALANTE
STATE LANDS
Pat Tillman Blvd
163rd Ave
Pinnacle Peak Rd
Beardsley Canal
ASANTE
93.97 Ac
Grand Ave
MARICOPA COUNTY FCD
Loop 303
SUN CITY WEST
VICINITY MAP


CITY LIMITS
CITY LIMITS
UNINCORPORATED COUNTY
CITY LIMITS
UNINCORPORATED COUNTY
UNINCORPORATED COUNTY
EXISTING CITY BOUNDARY


CITY LIMITS
UNINCORPORATED
COUNTY
CITY LIMITS
CITY LIMITS
CITY LIMITS
UNINCORPORATED
COUNTY
UNINCORPORATED
COUNTY
PROPOSED CITY BOUNDARY

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

Annexation
Project Narrative

NEC 163rd Avenue and Grand Ave

City of Surprise

October 1, 2021

DEVELOPMENT TEAM

PROPERTY OWNER	Campania LLC Valparaiso LLC c/o Saul Carranza 22435 N 163rd Avenue Surprise, AZ 85387 Tel. 623.556.7748 oaguirre@sunrisenurseryllc.com
Legal Representation	Beus Gilbert McGroder PLLC c/o Jeffrey Blilie 701 N 44th Street Phoenix, AZ 85008 Tel. 623.606.0532 jblilie@beusgilbert.com
PLANNING **CIVIL ENGINEER** **LANDSCAPE ARCHITECTURE** **TRAFFIC ENGINEER**	EPS Group, Inc. c/o Dan Auxier, PE, and Josh Hannon 1130 N. Alma School Road, Suite 120 Mesa, AZ 85201 Tel. 480.503.2250 dan.auxier@epsgroupinc.com josh.hannon@epsgroupinc.com

Table of Contents

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Introduction 1

Description of Request 1

Compliance with the General Plan 1

Relationship to Surrounding Properties 1

Location & Accessibility 1

Development Standards 2

Landscape and Open Space 2

Utilities & Services 2

Grading and Drainage 2

Conclusion 2

Appendix 3

- Appendix 1: Proposed Annexation Exhibit 3
- Appendix 2: Existing Site Zoning Exhibit 3
- Appendix 3: Post-Annexation Zoning Exhibit 3
- Appendix 4: Existing Site General Plan Exhibit 3
- Appendix 5: Proposed Site General Plan Exhibit 3

Introduction

EPS Group, Inc., on behalf of the developer, submits this Annexation request for a proposed residential community on ±93.97-acres, located on the northeast corner of 163rd Avenue and Grand Avenue within the unincorporated limits of Surprise, Arizona. The site is currently undeveloped, agricultural land and is identified as Maricopa County Assessor Parcel Numbers (APNs): 503-57-003B, -006, -008D, -009J, -009L, -009K, -010F, - 010G, -021A, and -026. The site is currently zoned RU-43.



Figure 1: Site Location Map

Description of Request

This request is to Annex the property into the City of Surprise. The purpose of these requests is to allow the development of a high-quality single-family residential community on approximately 93.97 acres. Approximately 69.44-acres shall be rezoned to R-1 District and approximately 24.53-acres shall be rezoned to R-3. *(See Appendices 1 & 2)*

Project Data	
A.P.N.	503-57-003B, -006, -008D, -009J, -009L, -009K, -010F, -010G, -021A, & -026
Current Land Use	Agricultural / Undeveloped
Existing General Plan Character Area	Commerce & Office
Proposed General Plan Character Area	Neighborhood (Case No. FS21-257)
Existing Zoning District	RU-43 (Maricopa County)
Post-Annexation Zoning District	RR
Gross Area	93.97-Acres

Compliance with the General Plan

A General Plan Amendment request to change the character area designation from Commerce & Office to Neighborhoods is currently under City review under Case Number: FS21-257. *(See Appendices 3 & 4)*

Relationship to Surrounding Properties

This site is located on existing agricultural/undeveloped fields at the northeast corner of 163rd Avenue and Grand Avenue. 303 RV Storage, and unincorporated residences reside south of the site. Multiple unincorporated residences are also located along the site's northern boundary and are within the RU-43 district of Maricopa County. The Beardsley Canal runs along the western boundary of the site, which separates the site from the adjacent 29 Palms RV & Boat Storage. Last, to the west of the site is Lennar Homes' Asante mixed-use PAD.

Location & Accessibility

The property has minimal property frontage for accessibility that only allows for two points of ingress/egress from 163rd Ave and 162nd Drive, which run parallel to each other and is not suitable for 'typical' shopping areas or office development given the scale of the site and isolated location with limited access. As such, the purpose of this requested annexation is to allow for the future development of a high-quality residential community within the City of Surprise.

Development Standards

The property will be developed in accordance with the City of Surprise Land Development Ordinance and the Planning & Engineering Design Standards.

Landscape and Open Space

A unique and diverse level of recreational amenities throughout the community shall provide opportunities and places for residents of all ages and abilities to gather, socialize, and explore. The landscape and open space theme shall include street trees and streetscape design in order to promote a strong community identity. The landscape and open space network shall provide both visual and actual connection to bring the neighborhood residents together and focus amenity activity on open space and amenities. Onsite retention areas will be landscaped to provide areas for active and passive recreation. All passive and active open space areas for the community are located within close proximity to all lots.

Utilities & Services

The proposed residential community shall be serviced by the following utility companies and community services:

Utilities & Services	
Water	City of Surprise
Sewer	City of Surprise
Electric	APS
Gas	Southwest Gas
Telephone	Century Link / Cox Communication
Cable TV	Century Link / Cox Communication
Refuse	City of Surprise
School District	Dysart Unified School District

Grading and Drainage

All drainage design will be in accordance with the City of Surprise design standards. Proposed drainage improvements will require that the Property retain the specified City of Surprise 100-year storm onsite prior to outfall. Grading will require all finished floor elevations (existing and proposed) to be elevated above the 100-year, 2-hour storm event. Retention basins will be maintained by the subdivision HOA. Maintenance access will be provided down the side slope of the basin (4:1 max) to allow ample access to maintain the basin and all drainage structures within the basin. Additional evaluation of the project site for on-site and off-site drainage shall be provided in later entitlements with the Preliminary and Final Plat.

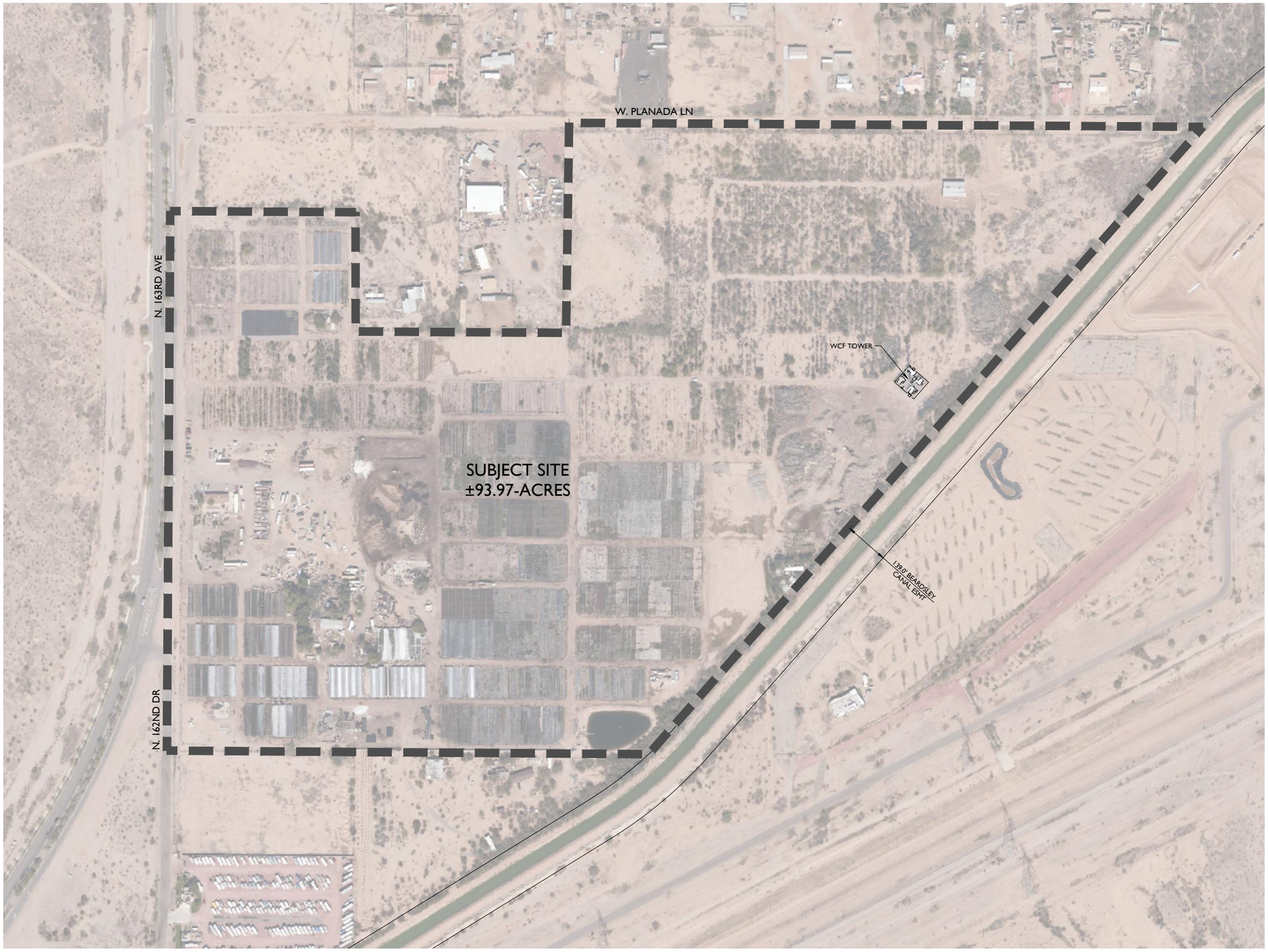
Conclusion

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City of Surprise as we move forward into the Rezone, Preliminary Plat and permitting approvals.

Appendix

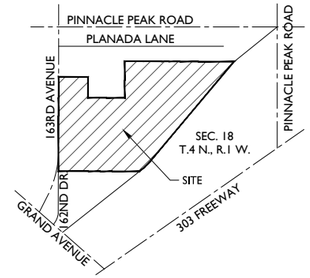
- Appendix 1: Proposed Annexation Exhibit
- Appendix 2: Existing Site Zoning Exhibit
- Appendix 3: Post-Annexation Zoning Exhibit
- Appendix 4: Existing Site General Plan Exhibit
- Appendix 5: Proposed Site General Plan Exhibit

Appendix 1



VICINITY MAP

NTS



PROJECT TEAM

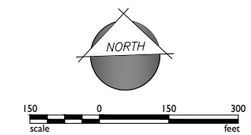
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

PLANNING & ENGINEERING:
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1130 N ALMA SCHOOL RD., STE 120
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TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgroupinc.com / josh.hannon@epsgroupinc.com

LAND USE ATTORNEY:
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701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -006, -008D, -009J, -009L, -009K, -010F, -010G, -021A, & -026
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET



1130 N. Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

163RD & GRAND AVENUE

Maricopa County, Arizona

Project:

PROPOSED ANNEXATION EXHIBIT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: NG

Preliminary Not For Construction Or Recording

Job No.
21-0187

Sheet No.
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of 01

21-0187

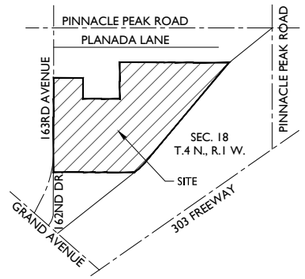
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Appendix 2



VICINITY MAP

NTS



PROJECT TEAM

PROPERTY OWNER:
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CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
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NORTH

150 0 150 300
scale feet

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w w w . e p s g r o u p i n c . c o m

EPS GROUP

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Maricopa County, Arizona

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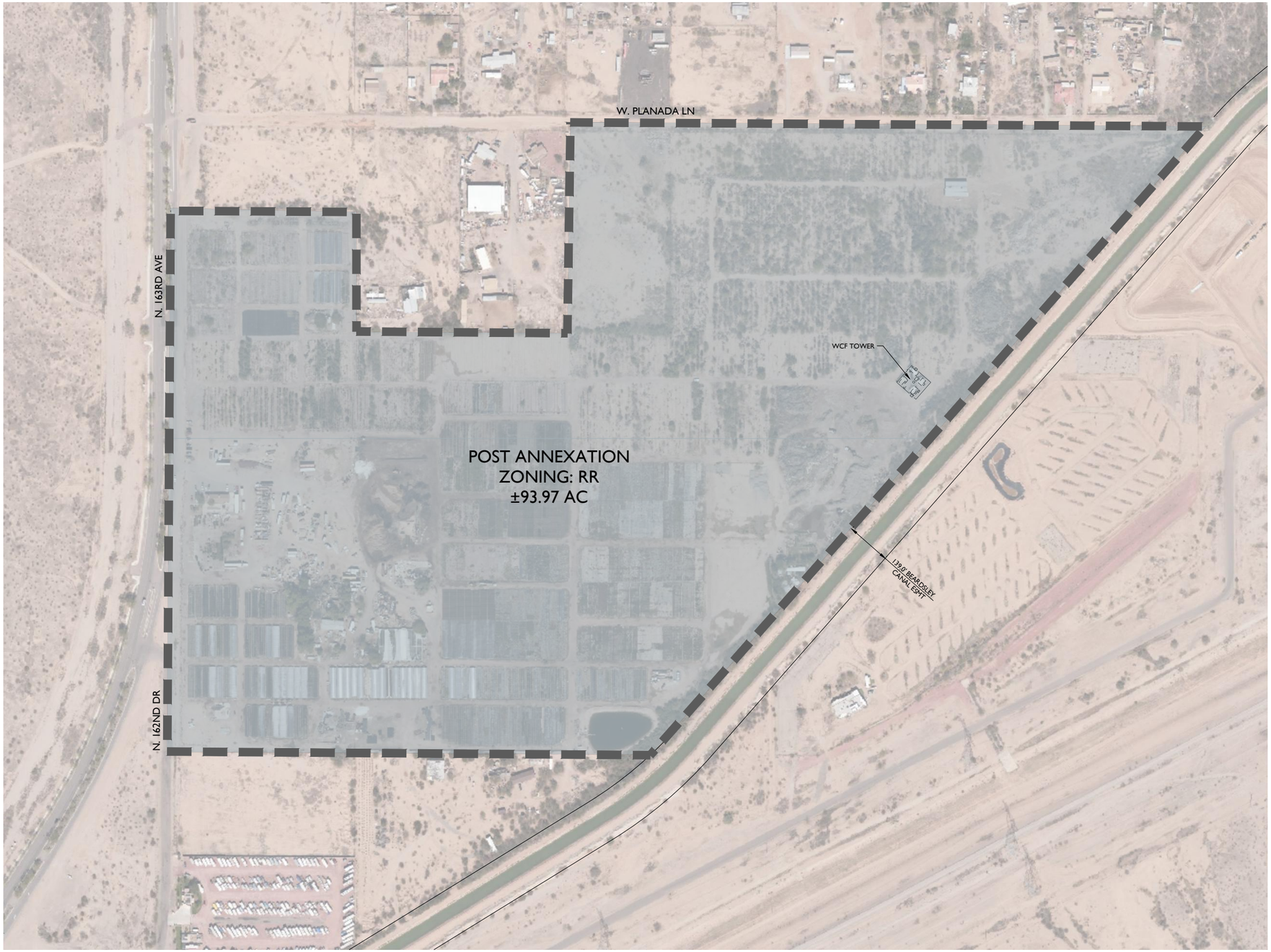
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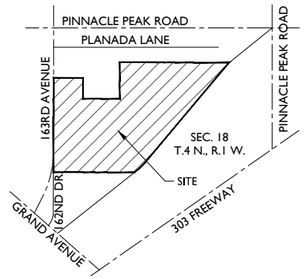
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Appendix 3



VICINITY MAP

NTS



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NORTH

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scale feet

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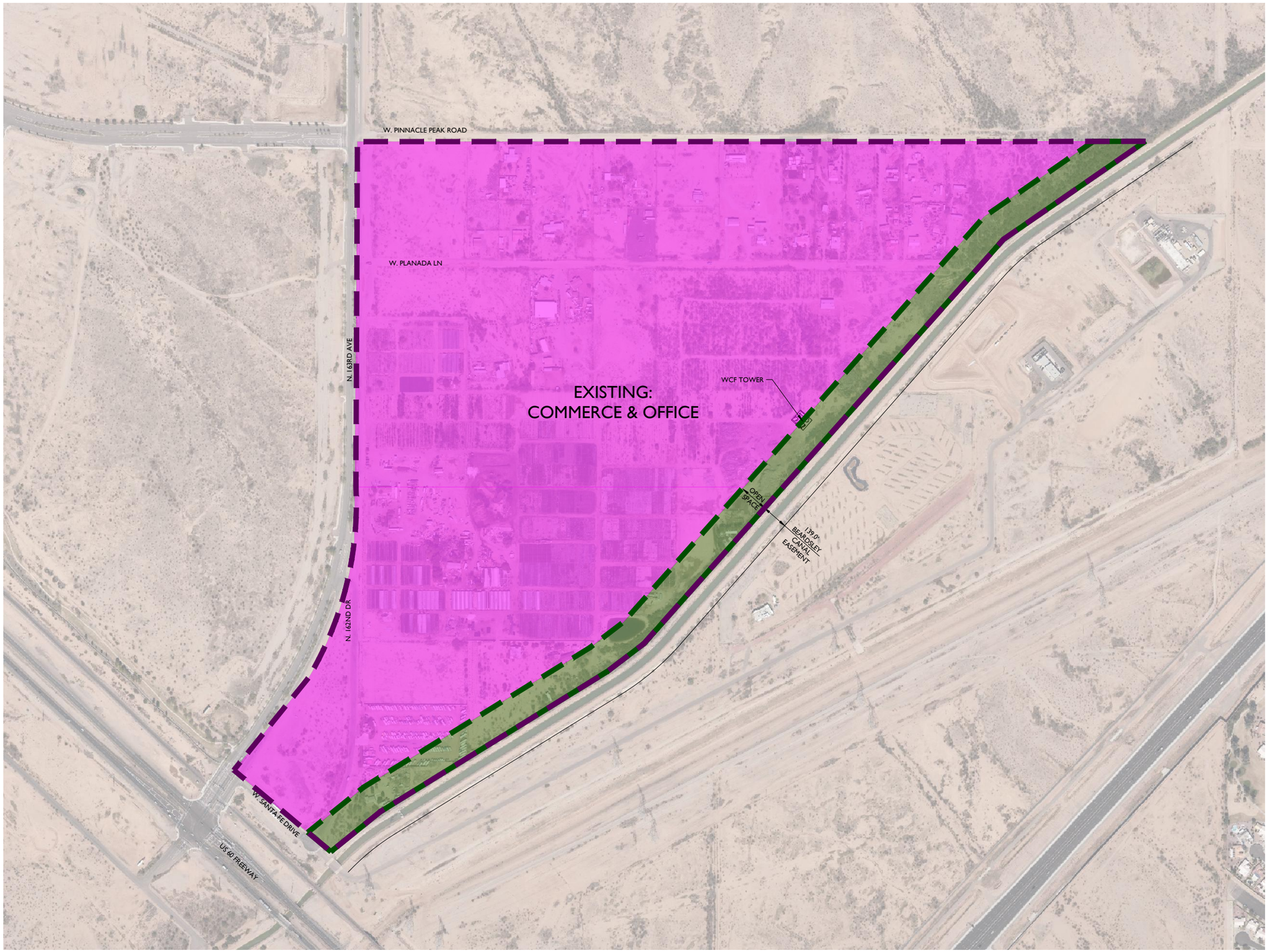
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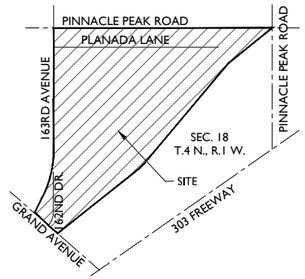
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Appendix 4



VICINITY MAP

NTS



PROJECT TEAM

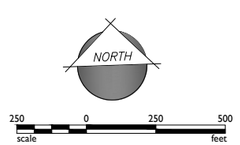
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgroupinc.com / josh.hannon@epsgroupinc.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -004D, -004J, -005B, -005D, -005E, -005F, -006, -007F, -007G, -007H, -007J, -007K, -008C, -008D, -008E, -009J, -009K, -009L, -009P, -009U, -009VV, -009X, -009Z, -010F, -010G, -010K, -010L, -010M, -010N, -010Q, -010R, -010S, -010T, -021A, -025Y, -025Z, -026, -028B, -031, -033A, -033B, -034, -035, -038A, -039, -040, -041A, -041B, -042A, -043, -044, -045, -046, -047, -048, -049A, -049B, -051, -052, 503-73-756A & -756B
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD



1130 N. Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m
EPS GROUP

163RD & GRAND AVENUE

Maricopa County, Arizona

Project:

EXISTING GENERAL PLAN EXHIBIT

Revisions:

Call at least two full working days before you excavate.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 602-263-1100
(602)263-1100
In Maricopa County

Designer: JH
Drawn by: NG

Preliminary Not For Construction Or Recording

Job No.
21-0187

Sheet No.
1
of 01

21-0187

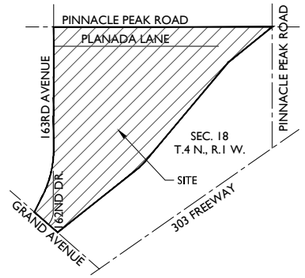
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ngriffin

Appendix 5



VICINITY MAP

NTS



PROJECT TEAM

PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgroupinc.com / josh.hannon@epsgroupinc.com

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BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -004D, -004J, -005B, -005D, -005E, -005F, -006, -007F, -007G, -007H, -007J, -007K, -008C, -008D, -008E, -009J, -009K, -009L, -009P, -009U, -009W, -009X, -009Z, -010F, -010G, -010K, -010L, -010M, -010N, -010Q, -010R, -010S, -010T, -021A, -025Y, -025Z, -026, -028B, -031, -033A, -033B, -034, -035, -038A, -039, -040, -041A, -041B, -042A, -043, -044, -045, -046, -047, -048, -049A, -049B, -051, -052, 503-73-756A & -756B
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD

NORTH

250 0 250 500
scale feet

1130 N. Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

Project:
163RD & GRAND AVENUE
Maricopa County, Arizona

PROPOSED GENERAL PLAN EXHIBIT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: NG

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0187

Sheet No.
1
of 01

21-0187

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ngriffin

Parcel No	Tax Year	PUC	Property Use	Tax Area Code	Owner Name	Mailing Address	City State Zip	Situs Address	Situs City Zip
503-57-003B	2021	4012	NURSERIES & GREENHOUSES	890003	VALPARAISO LLC	22435 N 163RD AVENUE	SURPRISE AZ 85387	22439 N 163RD AVE,	SURPRISE 85387
503-57-006	2021	4010	NURSERIES & GREENHOUSES	890003	VALPARAISO LLC	22435 N 163RD AVENUE	SURPRISE AZ 85387		
503-57-008D	2021	4010	NURSERIES & GREENHOUSES	890003	CAMPANIA LLC	22439 N 163RD AVE	SURPRISE AZ 85387	23015 N 163RD AVE,	SURPRISE 85387
503-57-009J	2021	4010	NURSERIES & GREENHOUSES	890000	VALPARAISO LLC	22435 N 163RD AVENUE	SURPRISE AZ 85387	22439 N 163RD AVE,	SURPRISE 85387
503-57-009K	2021	4010	NURSERIES & GREENHOUSES	890000	VALPARAISO LLC	22435 N 163RD AVENUE	SURPRISE AZ 85387		
503-57-009L	2021	4010	NURSERIES & GREENHOUSES	890000	VALPARAISO LLC	22435 N 163RD AVENUE	SURPRISE AZ 85387		
503-57-010F	2021	4010	NURSERIES & GREENHOUSES	890000	VALPARAISO LLC	22435 N 163RD AVENUE	SURPRISE AZ 85387	22439 N 163RD AVE,	SURPRISE 85387
503-57-010G	2021	4011	NURSERIES & GREENHOUSES	890000	CAMPANIA LLC	22435 N 163RD AVE	SURPRISE AZ 85387	8135 E ROOSEVELT ST,	SURPRISE 85387
503-57-021A	2021	4012	NURSERIES & GREENHOUSES	890000	VALPARAISO LLC	22435 N 163RD AVENUE	SURPRISE AZ 85387	22815 N 159TH AVE,	SURPRISE 85387
503-57-026	2021	4010	NURSERIES & GREENHOUSES	890003	VALPARAISO LLC	22435 N 163RD AVENUE	SURPRISE AZ 85387	22439 N 163RD AVE,	SURPRISE 85387

Parcel No	Parcel Sq Ft	IWCD Acreage	IWDD Acreage	Total Acreage	Pers Prop FCV	Pers Prop Net Assessed
503-57-003B	526,858	12.100	0.000	12.095	$0.00	$0.00
503-57-006	174,414	4.000	0.000	4.004	$0.00	$0.00
503-57-008D	196,543	4.510	0.000	4.512	$0.00	$0.00
503-57-009J	217,147	0.000	0.000	4.985	$0.00	$0.00
503-57-009K	218,453	0.000	0.000	5.015	$0.00	$0.00
503-57-009L	226,730	0.000	0.000	5.205	$0.00	$0.00
503-57-010F	216,667	0.000	0.000	4.974	$0.00	$0.00
503-57-010G	216,667	0.000	0.000	4.974	$0.00	$0.00
503-57-021A	307,969	0.000	0.000	7.070	$0.00	$0.00
503-57-026	1,738,044	39.900	0.000	39.900	$0.00	$0.00
		60.510	**0.000**	**92.734**	**$0.00**	**$0.00**

Parcel No	Land FCV	Improvement FCV	CVP PP FCV	Total FCV	Total Assed FCV	Total Exmpt Assed FCV	Total Net FCV	Total LPV	Total Assessed Va	Exempt Assessed V	Net Assessed Value(LPV)
503-57-003B	$211,200	$161,600	$0	$372,800	$63,873	$0	$63,873	$184,013	$31,466	$0	$31,466
503-57-006	$82,100	$0	$0	$82,100	$12,315	$0	$12,315	$10,463	$1,569	$0	$1,569
503-57-008D	$16,243	$0	$0	$16,243	$2,436	$0	$2,436	$9,259	$1,389	$0	$1,389
503-57-009J	$105,100	$0	$0	$105,100	$15,765	$0	$15,765	$13,027	$1,954	$0	$1,954
503-57-009K	$110,300	$2,800	$0	$113,100	$16,965	$0	$16,965	$17,795	$2,669	$0	$2,669
503-57-009L	$89,500	$0	$0	$89,500	$13,425	$0	$13,425	$13,604	$2,041	$0	$2,041
503-57-010F	$17,906	$0	$0	$17,906	$2,686	$0	$2,686	$10,206	$1,531	$0	$1,531
503-57-010G	$103,203	$0	$0	$103,203	$15,480	$0	$15,480	$58,826	$8,824	$0	$8,824
503-57-021A	$105,100	$7,400	$0	$112,500	$17,729	$0	$17,729	$22,990	$3,632	$0	$3,632
503-57-026	$143,640	$0	$0	$143,640	$21,546	$0	$21,546	$104,266	$15,640	$0	$15,640
	$984,292	**$171,800**	**$0**	**$1,156,092**	**$182,220**	**$0**	**$182,220**	**$444,449**	**$70,715**	**$0**	**$70,715**

STATE OF ARIZONA

Department of Revenue
Local Jurisdictions District
Fax (602) 542-4425

Douglas A. Ducey
Governor

Robert Woods
Director

December 22, 2021

Mr. Sergio Angulo
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

RE: Valuation Transmittal for Docket # 07-1330-00, FS21-512 (163rd Ave. & Grand Ave.)

Dear Mr. Angulo:

According to information provided by the taxpayer(s) and based on unit values established by the Division of Property Valuation and Equalization, the estimates of value for properties located in the proposed annexation areas are as follows:

Taxpayer #	Taxpayer Name	Full Cash Value	Assessed Value
51701	BNSF RAILWAY COMPANY	$0.00	$0.00
56729	QWEST CORPORATION	$0.00	$0.00
57610	SALT RIVER PROJECT (T&D)	$0.00	$0.00
56786	AT&T MOBILITY LLC	$229.15	$41.25
54650	ARIZONA PUBLIC SERVICE COMPANY	$39,596.32	$7,127.34

Please direct any inquiries you may have regarding this estimate to my email address:
fvillaverde@azdor.gov

Sincerely,

Flo Villaverde

Flo Villaverde
GIS Annexations
Telephone: 602 716 6832
Fax: 602 542 4425

ORDINANCE # 2022-04

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF SURPRISE, MARICOPA COUNTY, STATE OF ARIZONA PURSUANT TO THE PROVISIONS OF ARIZONA REVISED STATUTES TITLE 9 CHAPTER 4 ARTICLE 7 AND AMENDMENTS THERETO BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING CITY LIMITS OF THE CITY OF SURPRISE, CONSISTING OF APPROXIMATELY 93.97 ACRES LOCATED ON A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, STATE OF ARIZONA, AND ESTABLISHING EQUIVALENT CITY OF SURPRISE ZONING.

WHEREAS, a petition in writing accompanied by a map or plot of said real property having been filed and presented to the Mayor and Council of the City of Surprise, Arizona, signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning real and personal property as would be subject to taxation by the City of Surprise in the event of annexation within the territory and land hereinafter described in the attached ***Exhibit A*** (the "Annexation Area") and as shown by the last assessment of said property which said Annexation Area is contiguous to the City of Surprise, and not now embraced within its limits, asking that the Annexation Area be annexed to the City of Surprise, and to extend and increase the corporate limits of the City of Surprise so as to embrace the same;

WHEREAS, the Mayor and City Council of the City of Surprise, Arizona are desirous of accepting said petition and extending and increasing the corporate limits of the City of Surprise to include said territory;

WHEREAS, the said petition sets forth a true and correct description of all the exterior boundaries of the entire Annexation Area proposed to be annexed to the City of Surprise and had attached thereto at all times an accurate map of the Annexation Area, as shown in ***Exhibit B***, desired to be annexed;

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property within the Annexation Area;

WHEREAS, the provisions of A.R.S. § 9-471, and amendments thereto, have been fully observed;

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the City Clerk of the City of Surprise, Arizona, together with a true and correct copy of the original petition referred to herein, which is on file in the office of the County Recorder for Maricopa County, Arizona;

WHEREAS, the Annexation Area described in ***Exhibit A*** and depicted on ***Exhibit B*** includes approximately 93.97 acres of improved property owned by Campania, LLC and Valparaiso, LLC;

WHEREAS, the subject property is within the Annexation Area having zoning in Maricopa County, as shown in ***Exhibit C***, the Mayor and City Council, pursuant to A.R.S. § 9-471(L), shall adopt and apply to this area the City of Surprise zoning districts that permit densities and uses no greater than those permitted by the Maricopa County zoning immediately before annexation;

WHEREAS, the City Council has reviewed the Staff Reports and supporting materials which discuss the proposed annexation to be considered by the Council, and now finds that the annexation of the Annexation Area would be beneficial to Surprise by ensuring that all future development would be controlled by and be consistent with the objectives and policies of the Surprise General Plan 2035, the requirements of the Surprise Land Development Ordinance (LDO), all future land development ordinances, and all other applicable City of Surprise codes and regulations; and

WHEREAS, the City Council finds that annexation of the Annexation Area would not require any current expenditures in the City's Capital Improvement Plan ("CIP"), infrastructure for the site has been previously constructed within Maricopa County under Maricopa County's jurisdiction.

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

Section 1. That the Annexation Area described in the attached ***Exhibit A*** be and the same hereby is annexed to the City of Surprise and that the present corporate limits be and the same hereby are extended and increased to include the Annexation Area described in ***Exhibit A*** contiguous to the present City limits.

Section 2. That a copy of this Ordinance, together with an accurate map of the territory hereby annexed as shown in ***Exhibit B*** and certified by the Mayor of the City of Surprise shall be recorded in the office of the County Recorder of Maricopa County, Arizona, and that a copy of this Ordinance shall be provided to the Clerk of the Board of Supervisors of Maricopa County, Arizona.

Section 3. That the property described in Section 1 of this Ordinance with Maricopa County zoning as shown in ***Exhibit C*** shall be designated with equivalent City of Surprise zoning as shown in ***Exhibit C*** upon the effective date of this Ordinance.

Section 4. That the City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 3, above.

Section 5. This Ordinance shall take effect, and the annexation of the subject property shall become final, thirty days after this Ordinance is adopted.

Section 6. This Ordinance is not of general application throughout the City and therefore is not required to be codified.

Section 7. That the provisions of this Ordinance are not severable, and the entirety of this Ordinance shall become null and void and of no effect in the event any provision is finally determined to be illegal or invalid by a court of competent jurisdiction or if any provision should be invalidated by a referendum vote.

PASSED AND ADOPTED this _____ day of _____, 2022.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXHIBIT A
LEGAL DESCRIPTION

Legal Description
Annexation & Zoning

Job No. 21-0787 10/4/2021

A portion of the North Half of Section 18, 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 18, being marked by a 2-3/4" Maricopa County Highway Department brass cap in handhole, from which the Northwest Corner of said Section 18, being marked by a 3" City of Surprise brass cap flush, bears North 0 degrees 21 minutes 23 seconds East, 2633.85 feet;

thence along the West line of the Northwest Quarter of said Section 18, North 0 degrees 21 minutes 23 seconds East, 1690.43 feet;

thence along the North line of that parcel described in Document No. 2016-0833046 of Maricopa County Records, South 89 degrees 36 minutes 43 seconds East, 580.61 feet to the Northeast corner thereof;

thence along the East line of said parcel, South 0 degrees 01 minutes 53 seconds East, 373.51 feet to the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 18;

thence along the North line of said Southeast Quarter, South 89 degrees 37 minutes 24 seconds East, 659.08 feet to the Southwest Corner of that parcel described in Document No. 2018-0374381 of Maricopa County Records;

thence along the West line of said parcel, North 0 degrees 00 minutes 05 seconds West, 658.06 feet to the Northwest Corner thereof;

thence along the North line of said parcel and also along the North line of that parcel described in Document No. 2015-0095268 of Maricopa County Records, South 89 degrees 39 minutes 37 seconds East, 658.43 feet to the Northeast corner thereof;

thence along the North line of those parcels described in Document No. 2012-0451702 of Maricopa County Records, South 89 degrees 37 minutes 09 seconds East, 1318.44 feet;

EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258
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thence continuing along said North line, South 89 degrees 39 minutes 13 seconds East, 17.68 feet to a point on the Northwesterly right-of-way of the Maricopa County Municipal Water Conservation District No. 1 Main Canal;

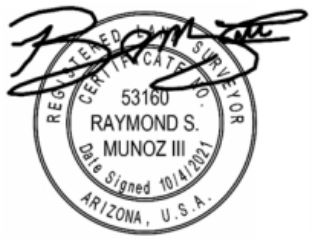
thence along said Northwesterly right-of-way, South 41 degrees 18 minutes 56 seconds West, 2498.28 feet to the beginning of a curve, concave Northwest, having a radius of 1230.67 feet;

thence continuing along said Northwesterly right-of-way, Southwesterly 123.92 feet along the arc of said curve to the right through a central angle of 5 degrees 46 minutes 09 seconds to a point on the South line of the Southeast Quarter of the Northwest Quarter of said Section 18;

thence along said South line, on a non-tangent line North 89 degrees 34 minutes 37 seconds West, 917.36 feet to the Southeast corner of Lot 2 of said Section 18;

thence along the South line of said Lot 2, North 89 degrees 33 minutes 38 seconds West, 591.82 feet to the **POINT OF BEGINNING**.

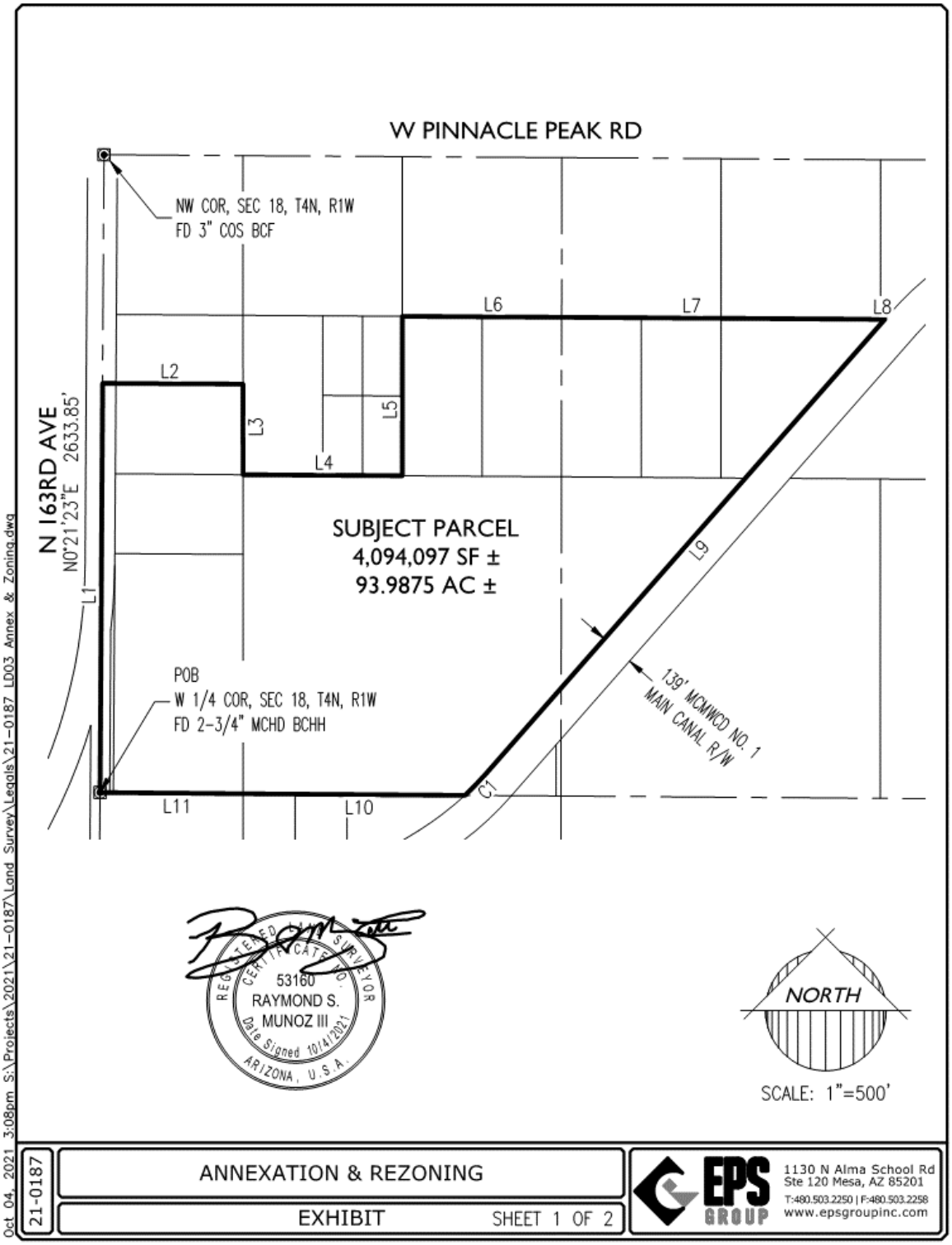
Contains 4,094,097 square feet or 93.9875 acres, more or less.



EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

EXHIBIT B

MAP



Ordinance No. 2022-04
RFLS # 8115
Rev 01/22

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'23"E	1690.43'
L2	S89°36'43"E	580.61'
L3	S00°01'53"E	373.51'
L4	S89°37'24"E	659.08'
L5	N00°00'05"W	658.06'
L6	S89°39'37"E	658.43'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S89°37'09"E	1318.44'
L8	S89°39'13"E	17.68'
L9	S41°18'56"W	2498.28'
L10	N89°34'37"W	917.36'
L11	N89°33'38"W	591.82'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	123.92'	1230.67'	5°46'09"	62.01'	123.87'	S44°12'01"W



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21-0187

ANNEXATION & REZONING

EXHIBIT SHEET 2 OF 2

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

EXHIBIT C

Zoning Table

APN	Owner	Pre-annexation Maricopa County Zoning	Post-annexation Surprise Zoning
503-57-003B	VALPARAISO LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-006	VALPARAISO LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-008D	CAMPANIA LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-009J	VALPARAISO LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-009K	VALPARAISO LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-009L	VALPARAISO LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-010F	VALPARAISO LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-010G	CAMPANIA LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-021A	VALPARAISO LLC	Rural-43 (RU-43)	Residential Ranch (RR)
503-57-026	VALPARAISO LLC	Rural-43 (RU-43)	Residential Ranch (RR)

ANNEXATION PETITION

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

We, the undersigned, the owners of one-half or more of the real and personal property that also represents one-half or more of the value of the real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter described, said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked "Exhibit "B" and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of A.R.S. §9- 471, and amendments thereto are fully observed.

The description of the territory proposed to be annexed as part of the Surprise Case #FS21-512, not already within the present limits of the City of Surprise and located in Maricopa County, Arizona, is as described and attached hereto, marked Exhibit "A" and made part thereof:

Date	Name of Property Owner	Mailing Address	Phone No.	Parcel Number or Legal Description
1-24-22	Campania LLC	22439 N. 163 Rd ave Surprise AZ 85387	623-764-0324	503-57-008D 503-57-010G

Campania, LLC, an Arizona limited liability company

By: Diamante Trust, its Manager

By: _____
Saul C. Carranza, Management Trustee

ANNEXATION PETITION

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

We, the undersigned, the owners of one-half or more of the real and personal property that also represents one-half or more of the value of the real and personal property that would be subject to taxation by the City of Surprise in the event of annexation within the territory proposed to be annexed, which is hereafter described, said territory being contiguous to the corporate limits of the City of Surprise, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked "Exhibit "B" and made a part hereof, request the City of Surprise to annex the following described territory, provided that the requirements of A.R.S. §9- 471, and amendments thereto are fully observed.

The description of the territory proposed to be annexed as part of the Surprise Case #FS21-512, not already within the present limits of the City of Surprise and located in Maricopa County, Arizona, is as described and attached hereto, marked Exhibit "A" and made part thereof:

Date	Name of Property Owner	Mailing Address	Phone No.	Parcel Number or Legal Description
1/24/2022	Valparaiso, LLC	22439 N 163rd Ave., Surprise, AZ, 85387	623-764-0324	503-57-010F
				503-57-009J
				503-57-009K
				503-57-009L
				503-57-021A
				503-57-026B
				503-57-006
				503-57-003B

VALPARAISO, LLC, an Arizona limited liability company

By: The Brescia Trust, its Co-Manager

By:_____
Saul C. Carranza, Management Trustee

By: The Tuscany Trust, its Co-Manager

By:_____
Saul C. Carranza, Management Trustee

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

Citizen Participation Report

NEC 163rd Avenue and Grand Ave

City of Surprise

September 16, 2021

Parties Affected by Annexation & General Plan Amendment Request

Individual Canvassing Survey letters were sent to all property owners south of Pinnacle Peak, east of 163rd/162nd Avenue and north of the Beardsley Canal to seek out surrounding owner interest in joining the existing General Plan Amendment and Annexation requests. A map of the area identified is provided in **Appendix 1.** The City of Surprise published a newspaper ad and sent out notice letters to the property owners to inform them of a neighborhood meeting, which was held on July 29, 2021.

The survey letter, provided in **Appendix 2,** included a fillable survey and all of the information required by the city to explain the annexation and general plan amendment process and application. Interested parties were instructed to return the survey portion to the project representative, Jeffrey Blilie with Beus Gilbert McGroder PLLC.

Parties Affected by Annexation, General Plan Amendment, & Rezone Applications

Individual Neighborhood Meeting Invitations were sent by the City of Surprise in addition to posting an ad in the newspaper. These letters were sent to all property owners within 300' of the approximately 190.54-gross acres generally located at the northeast corner of 163rd Avenue and Grand Avenue. The letters invited the property owners to attend the meeting and included all of the information required by the city to explain the annexation, general plan amendment, and rezoning applications.

The below interested parties have been identified as part of this process. Returned surveys, emails, and letters received as part of this process are provided in **Appendix 3**.

OWNER	ADDRESS	GPA & SURVEY CANVASS			NOT A PART
		NO RESPONSE	ANNEX	GPA	
ARREOLA ALFREDO/NORMA	[redacted]	X			
BARCLAY SURPRISE INC	[redacted]	X			
BLUESHORE HOLDINGS LLC	[redacted]	X			
BREWER MARIA D	[redacted]	X			
CAMACHO CESAR/LETITIA	[redacted]	X			
CAMPANIA LLC	[redacted]	X			
CAMPANIA LLC	[redacted]	X			
DEACETIS VINCENT/ GERALDINE TR	[redacted]	X			
FERNANDEZ CARMEN R	[redacted]	X			
FREDRICKSON FAMILY TRUST	[redacted]	X			
FRONSMAN ADELLA M	[redacted]		NO	NO	
FRONSMAN GEORGE/ CRYSTAL	[redacted]	X			
GOMEZ CONSEPCION S	[redacted]	X			
HANCOCK LAWRENCE G	[redacted]		NO	NO	
HERNANDEZ CASIMIRO	[redacted]		NO	NO	
HUEY RICHARD G/IRENE TR/ WONG W O/S O TR/ETAL	[redacted]		NO	YES	

JOSEPH A SOLDEVERE/ ARLENE R REV TRUST	[redacted]	X			
LENNAR COMMUNITIES DEVELOPMENT INC	[redacted]	X			
MC REAL ESTATE DEVELOPMENT LLC	[redacted]	X			
MORGAN CAREY D/LAUREN L	[redacted]	X			
ODOGUI SAMUEL/NELLIE	[redacted]	X			
OROZCO SALVADOR D	[redacted]	X			
PASILLAS ALBINA SOLIS/FRANCISCO	[redacted]	X			
PASILLAS ANTONIO C/ ROSARIO IBARRA	[redacted]	X			
PASILLAS ANTONIO/ AUGUSTIN	[redacted]	X			
PEAK RV STORAGE LLC	[redacted]	X			
SCHULTZ ENTERPRISES WEST LLC	[redacted]		NO	NO	
SKAGGS M R/M E/RUCH R J/N A	[redacted]	X			
SOLIS JUAN A JR/ MARTINEZ NORMA	[redacted]	X			
SOLIS JUAN A SR	[redacted]	X			
SOLIS MARIANO/CYNTHIA	[redacted]	X			
SOLIS MARIANO/CYNTHIA	[redacted]	X			
SOLIS MARTIN F/ ALEJANDRINA/PASILLAS ANTONIO C	[redacted]	X			
SOLIS MARTIN F/ ALEJANDRINA/ PASILLAS ANTONIO C	[redacted]	X			
STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV	[redacted]		NO	NO	
TELLEZ ELIZABETH ANNAMARIE/ VERONICA ADELICIA	[redacted]	X			
VALPARAISO LLC	[redacted]	X			
VALPARAISO LLC	[redacted]	X			
VARGAS ALEJANDRINA HERNANDEZ	[redacted]	X			
WALKER RONALD/PAULA	[redacted]	X			
WEBB GARY	[redacted]				X
PHILLIPS SCOTT & JANICE	[redacted]				X
KEATING MATT	[redacted]				X

ODOGUI SAM & NELLIE	[redacted]				X
FRONSMAN CRYSTAL	[redacted]				X

Notification and Information Procedures

We will meet all City noticing requirements for annexing, rezoning, and amending the general plan land use designation of the property. These include notice of Public Hearing letters to be sent to surrounding property owners within 300' of the Property and other interested stakeholders, as identified on the buffer map provided in **Appendix 4**. The notification letters will include case information as well as our contact information. The interested parties and stakeholders identified are listed in **Appendix 5**.

We will post the site on our 163rd Avenue frontages with signs informing of the proposed annexation, general plan amendment, and rezoning request within the required timeframes. We have worked with City staff on the exact location and number of posted signs. Photographic evidence and the affidavit of posting are provided in **Appendix 6**.

Response Procedures

We will continue to respond to all input and comments received from parties affected by our application. We will also provide our responses to City Staff for their records. We will follow-up as necessary to ensure proper responses are provided and information is shared regarding the status of the request to interested stakeholders.

Schedule of Completion

June - Conducted Public outreach to generally secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan. Consulted with, informed, and provided an opportunity for official comment by:

- All property owners south of Pinnacle Peak
- All property owners east of 163rd/162nd Avenue
- All property owners north of the Beardsley Canal

July – Completed Review and Submitted a Citizen Participation Plan to reflect outreach strategies to engage property owners and residents.

July 14 - Posted notifications on site (2 signs for the GPA and 3 for the rezoning and annexation) at least 15 days in advance of the Neighborhood Meetings, on July 14, 2021.

The City of Surprise published notification with local newspapers, press release, City website, and social media and mailed letters to property owners and neighbors at least 15 days in advance of the Neighborhood Meeting.

This Citizen Participation Report includes a list of attendees and an accurate account of the items discussed such as opposition, proposed alternatives solutions (by either neighbors or applicant), responses to proposed solutions, and any mutual agreements reached during the meeting. The Sign-In List is provided in **Appendix 7**. Completed Comment Cards are provided in **Appendix 8**.

July 19, 2021 – Held Neighborhood Meeting at the Asante Prepatory Academy at 6:00 PM.

August – Began 60-day notice: transmit the proposal to P&Z, City Council, and submit a copy to outside agencies and municipalities for review and further comment

October – 60-Day Review period closes

October – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

November 4 – Public Hearing at offsite P&Z meeting to discuss

November 18 – Public Hearing at P&Z for recommendation (recommendation)

November – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

December 7 – Public Hearing at City Council to consider Major General Plan Amendment (via resolution with 2/3s vote)

December – send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption.

After affirmation from Attorney General – Send a copy of the adopted general plan to the planning agency of Maricopa County.

Status Procedure

We will update city staff via email and telephone calls if any important issues come about as we continue our public outreach. If additional public outreach occurs after the submittal of the Public Outreach Plan, we will provide updates to inform city staff and council members.

CITIZEN PARTICIPATION PLAN RESULTS

Details and Techniques Used to Involve the Public

As part of the Public Outreach Process, the Applicant's representatives have not received any inquiries on the request except as found at the Neighborhood Meeting and through returned Canvassing letters.

Summary of Concerns, Issues and Problems & How They will be Addressed

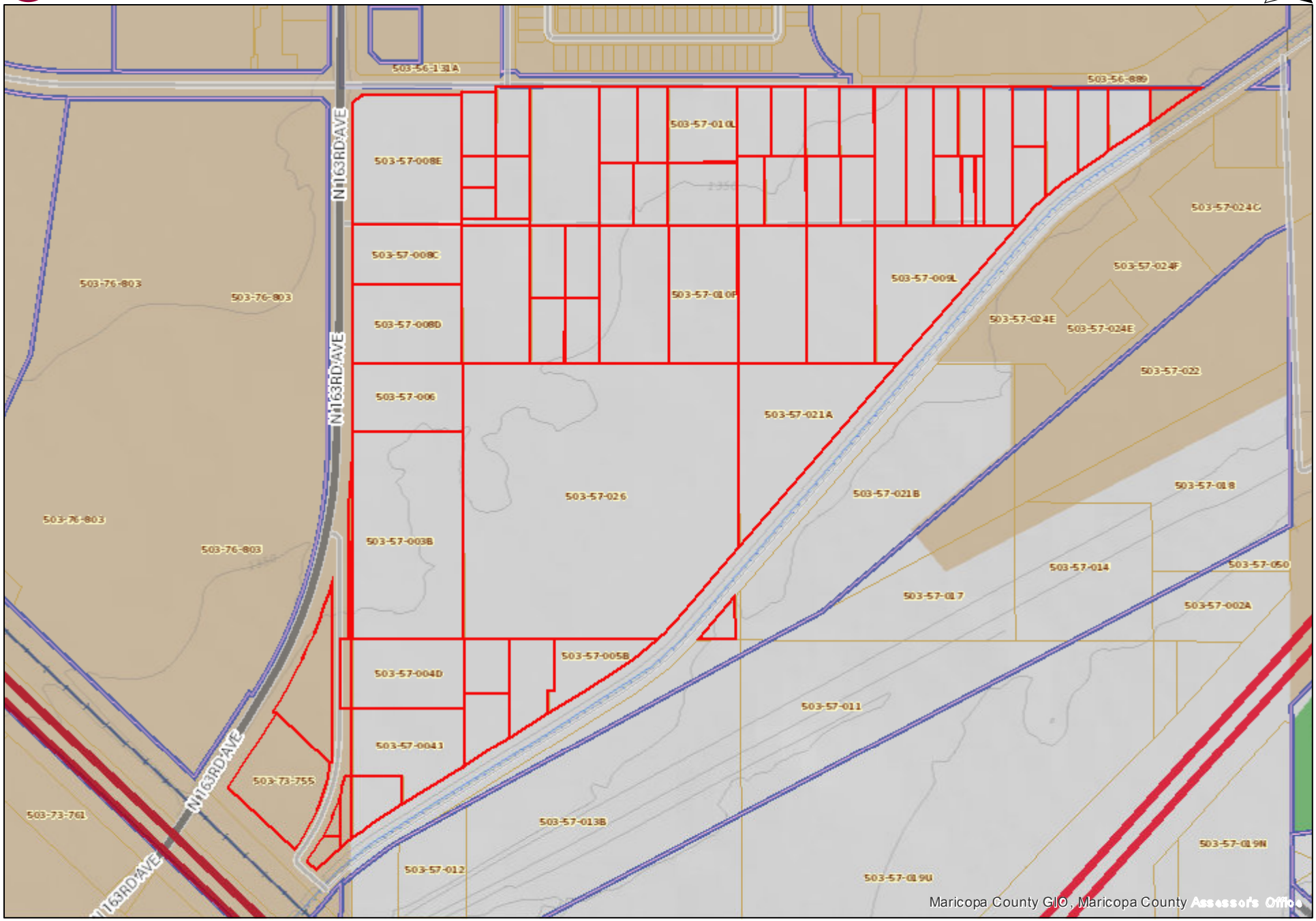
The interactions we had with community members at the 7/24/2021 neighborhood meeting were inquisitive in nature and primarily to discuss and further describe the request. The Neighborhood Meeting Minutes are provided in **Appendix 9**.

APPENDIX

- Appendix 1: Buffer Map
- Appendix 2: Canvassing Survey Letter
- Appendix 3: Completed Canvassing Surveys & Correspondence
- Appendix 4: Neighborhood Meeting & Public Hearing Buffer Map
- Appendix 5: Neighborhood Meeting & Public Hearing Mailing List
- Appendix 6: Public Notice Sign Posting Photographic Evidence & Affidavit
- Appendix 7: Neighborhood Meeting Sign-In Sheet
- Appendix 8: Neighborhood Meeting Comment Cards
- Appendix 9: Neighborhood Meeting Minutes

APPENDIX 1

163rd & Grand Avenue - Survey Buffer Map



5/25/2021 12:48:28 PM

163RD & GRAND AVENUE - GPA & ANNEXATION SURVEY MAILING LIST					
APN	OWNER	ADDRESS	CITY	STATE	ZIP
503-57-010S	ARREOLA ALFREDO/NORMA	[redacted]			
503-57-010T	BARCLAY SURPRISE INC				
503-57-007K	BLUESHORE HOLDINGS LLC				
503-57-038A	BREWER MARIA D				
503-57-039	BREWER MARIA D				
503-57-010N	CAMACHO CESAR/LETITIA				
503-57-008D	CAMPANIA LLC				
503-57-010G	CAMPANIA LLC				
503-57-026	CAMPANIA LLC				
503-73-755	DEACETIS VINCENT/GERALDINE TR				
503-57-009W	FERNANDEZ CARMEN R				
503-57-025Y	FREDRICKSON FAMILY TRUST				
503-57-025Z	FREDRICKSON FAMILY TRUST				
503-57-010Q	FRONSMAN ADELLA M				
503-57-010R	FRONSMAN GEORGE/CRYSTAL				
503-57-033A	GOMEZ CONSEPCION S				
503-57-004C	HANCOCK LAWRENCE G				
503-57-004D	HANCOCK LAWRENCE G				
503-57-035	HERNANDEZ CASIMIRO				
503-57-008E	HUEY RICHARD G/IRENE TR/WONG W O/S O TR/ETAL				
503-73-028V	JOSEPH A SOLDEVERE/ARLENE R REV TRUST				
503-57-028B	LENNAR COMMUNITIES DEVELOPMENT INC				
503-73-756A	LENNAR COMMUNITIES DEVELOPMENT INC				
503-73-756B	LENNAR COMMUNITIES DEVELOPMENT INC				
503-57-007F	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007G	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007H	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007J	MC REAL ESTATE DEVELOPMENT LLC				
503-57-008C	MORGAN CAREY D/LAUREN L				
503-57-047	ODOGUI SAMUEL N/NELLIE				
503-57-049A	ODOGUI SAMUEL/NELLIE				
503-57-048	OROZCO SALVADOR D				
503-57-040	PASILLAS ALBINA SOLIS/FRANCISCO				
503-57-009U	PASILLAS ANTONIO C/ROSARIO IBARRA				
503-57-009P	PASILLAS ANTONIO/AUGUSTIN				
503-57-010L	PEAK RV STORAGE LLC				
503-57-010M	PEAK RV STORAGE LLC				
503-57-004J	SCHULTZ ENTERPRISES WEST LLC				
503-57-010K	SKAGGS M R/M E/RUCH R J/N A				
503-57-041A	SOLIS JUAN A JR/MARTINEZ NORMA				
503-57-041B	SOLIS JUAN A JR/MARTINEZ NORMA				
503-57-042A	SOLIS JUAN A SR				
503-57-009X	SOLIS MARIANO/CYNTHIA				
503-57-033B	SOLIS MARIANO/CYNTHIA				
503-57-009Z	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-031	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-043	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-044	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-045	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-046	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-049B	TELLEZ ELIZABETH ANNAMARIE/VERONICA ADELICIA				
503-57-003A	VALPARAISO LLC				
503-57-003B	VALPARAISO LLC				
503-57-005B	VALPARAISO LLC				
503-57-005D	VALPARAISO LLC				
503-57-005E	VALPARAISO LLC				
503-57-005F	VALPARAISO LLC				
503-57-006	VALPARAISO LLC				
503-57-009J	VALPARAISO LLC				
503-57-009K	VALPARAISO LLC				

503-57-009L	VALPARAISO LLC	[redacted]
503-57-010F	VALPARAISO LLC	
503-57-021A	VALPARAISO LLC	
503-57-051	VARGAS ALEJANDRINA HERNANDEZ	
503-57-052	VARGAS ALEJANDRINA HERNANDEZ	
503-57-034	WALKER RONALD/PAULA	

APPENDIX 2

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

May 26, 2021

Proposed Major General Plan Amendment & Annexation to the City of Surprise

Dear Neighbor:

The owners of a property located near you at the northeast corner of 163rd Avenue and Grand Avenue are working with the City of Surprise regarding a Major General Plan Amendment and Annexation of this property. Because Surprises' corporate boundaries surround your area, the City of Surprise has requested that you be contacted to gauge your level of interest in joining the General Plan Amendment and petition for annexation.

This request is specifically to amend the City of Surprise General Plan designation for this area from Commerce & Business to Neighborhood and for annexation into the City of Surprise.

Recognizing that annexation is a personal decision, the City of Surprise typically relies on applications from property owners for proposed annexations to the City. Because the City has requested that you be contacted, information has been provided in this letter describing the annexation process and answering some of the most frequently asked question regarding annexations. A form consenting or opposing to annexation has also been included with a stamped envelope in this letter for your response.

Additional information may be obtained by contacting Jeffrey Blilie with Beus Gilbert McGroder PLLC at (623) 606-0532 or jblilie@beusgilbert.com. You may also contact Joshua Mike at the City of Surprise at (623) 222-3134 or joshua.mike@surpriseaz.gov. If EPS Group, Inc. or the City does not receive a response from you by June 9, 2021, it will be understood that you are not interested in annexing to the City of Surprise.

HOW MUCH DOES IT COST TO ANNEX?

There will be no cost to you to be included with the requests.

WHAT IF THERE IS ONLY SCATTERED INTEREST IN ANNEXING TO THE CITY?

The City is responsible for ensuring logical boundary expansions of cities. This includes ensuring that territory involved in annexation is physically contiguous to city boundaries and that the annexation configuration assures the efficient provision of municipal services. Although annexation boundaries are evaluated on a case-by-case basis, the City's goal is to annex blocks of territory that round out city boundaries and avoid creating unincorporated islands. If the annexation survey of this area results in a scattered response of property owners favoring annexation, the City may decide not to annex properties within the survey area and annex only the area requesting annexation.

HOW LONG WILL IT TAKE TO COMPLETE THE ANNEXATION PROCESS?

To complete the process, it will take approximately 10-12 months. A specific set of steps must be completed prior to and during a required 30-day waiting period before a 1-year timeline is initiated to obtain the necessary signatures on the annexation petition. After the signatures on the annexation petition are verified to meet the requirements of A.R.S. 9-471, the mayor and City Council shall consider an ordinance for annexation. The annexation shall be effective 30 days after adoption.

WHAT SERVICES ARE PROVIDED BY THE CITY?

When you annex into the City of Surprise, you gain access to a number of valuable, high quality benefits, such as:

- **Fire Protection & Medical Response**: The average response time for the City of Surprise Fire is 5 minutes. With well trained and certified firefighters, state of the art medical and firefighting equipment and excellent training programs, the City of Surprise Fire Department is one of the best in Arizona.
- **Police Protection**: Surprise Police's average response time for priority-1 calls is under 5 minutes. The Police department has highly trained officers who work to keep the neighborhoods safe and respond quickly to emergencies as they arise.
- **Refuse Recycling Collection**: The City's weekly collection service includes pickup of both trash and recyclables. A low monthly fee also covers other solid waste services such as curbside Brush and Bulky pickup, landfill operations, neighborhood cleanup, annual Christmas tree recycling and household hazardous waste events.
- **Street Maintenance**: Upon annexation, the City of Surprise assumes responsibility for repair, sweeping and maintenance of all paved public streets. Street name and traffic regulation signs also will be maintained and/or installed where appropriate.
- **Neighborhood Services**: The City of Surprise helps interested neighborhoods form neighborhood associations, supports neighborhood associations by mailing newsletters, keeping associations informed about important City issues, and assisting with code enforcement.
- **Participation in City Elections & Decisions**: Joining the City of Surprise gives you a voice in decisions and issues that are governed by the City of Surprise, many of which impact the entire region.
- **Water Services**: Water and wastewater service for your area will not change when you join the City of Surprise.

Sincerely,

Jeffrey M. Blilie

Beus Gilbert McGroder PLLC

(623) 606-0532

Jblilie@beusgilbert.com

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

_____ _____

Name (please print) Signature Date

_____ _____

Name (please print) Signature Date

_____ _____

Address (please print)

_____

Assessor Parcel Number(s)

_____

Phone Number

APPENDIX 3

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

__✓__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

__✓__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Curtis R. Schultz		6/1/21
Name (please print)	Signature	Date
Name (please print)	Signature	Date
[redacted]		
Address (please print)		

Assessor Parcel Number(s)

[redacted]
Phone Number

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

X The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

X The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Name (please print)	Signature	Date
Walter Wong	Walter Wong	6/9/2021
Shirley Wong	Shirley Wong	6/9/2021

[redacted]
Address (please print)

[redacted]
Assessor Parcel Number(s)

[redacted]
Phone Number

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

__X__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

__X__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Lawrence Hancock — Signature — 5/30/21

Name (please print) | Signature | Date

Name (please print) | Signature | Date

[redacted]

Address (please print)

[redacted]

Assessor Parcel Number(s)

[redacted]

Phone Number

From: Natalie Maikoski
To: "Jeffrey Blilie" [redacted]
Cc: "Joshua Mike"
Subject: RE: Project on 163rd and Grand Ave in Surprise
Date: Monday, June 14, 2021 3:57:00 PM
Attachments: image001.png
21-0187-163rd & Grand Ave_Final Plat (Narrative).pdf
21-0187-163rd & Grand Ave_Major General Plan Amendment (Exhibit).pdf

---

Good afternoon Dr. Musial,

I am a Planner with EPS Group and am representing the property owner regarding a proposed General Plan Amendment and future Rezone and Annexation into the City of Surprise. The owner wishes to develop a high-quality residential community and is requesting the site's General Plan designation be amended from Commerce/Office to Neighborhood land uses.

I've attached our formal General Plan Amendment package to this email for your review. These documents are also currently under review by the City. The Annexation and Rezone requests are anticipated to be submitted after the neighborhood meeting on 6/23.

Please let me know if you have any questions or comments.
Thank you!

Natalie Maikoski (Griffin) | EPS Group, Inc.

Planner

1130 N Alma School Road, Suite 120 | Mesa, AZ 85201

O: 480.503.2250 | natalie.griffin@epsgroupinc.com

LinkedIn | Twitter | Facebook



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From: Jeffrey Blilie <jblilie@beusgilbert.com>
Sent: Friday, June 11, 2021 1:34 PM
To: Natalie Maikoski <Natalie.Maikoski@epsgroupinc.com>
Subject: FW: Project on 163rd and Grand Ave in Surprise

Jeffrey M. Blilie

BEUS GILBERT MCGRODER PLLC

701 North 44th Street | Phoenix, AZ 85008
Direct: 623.606.0532
Email: jblilie@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: izabela musial[redacted]
Sent: Friday, June 11, 2021 1:33 PM
To: Jeffrey Blilie <jblilie@beusgilbert.com>; joshua.mike@surpriseaz.gov
Subject: Project on 163rd and Grand Ave in Surprise

Goodafternoon.

My name is Izabela Musial and with my family I live at 16059 W. Pinnacle Peak RD
Im requesting documents regarding this project and maps so I can prepare for the meeting.
The letter is very vague and maps confusing. Please provide us with what is proposed what developments will be in the area Etc?

Thank you,
Sincerely,
Izabela Musial MD FAAFP

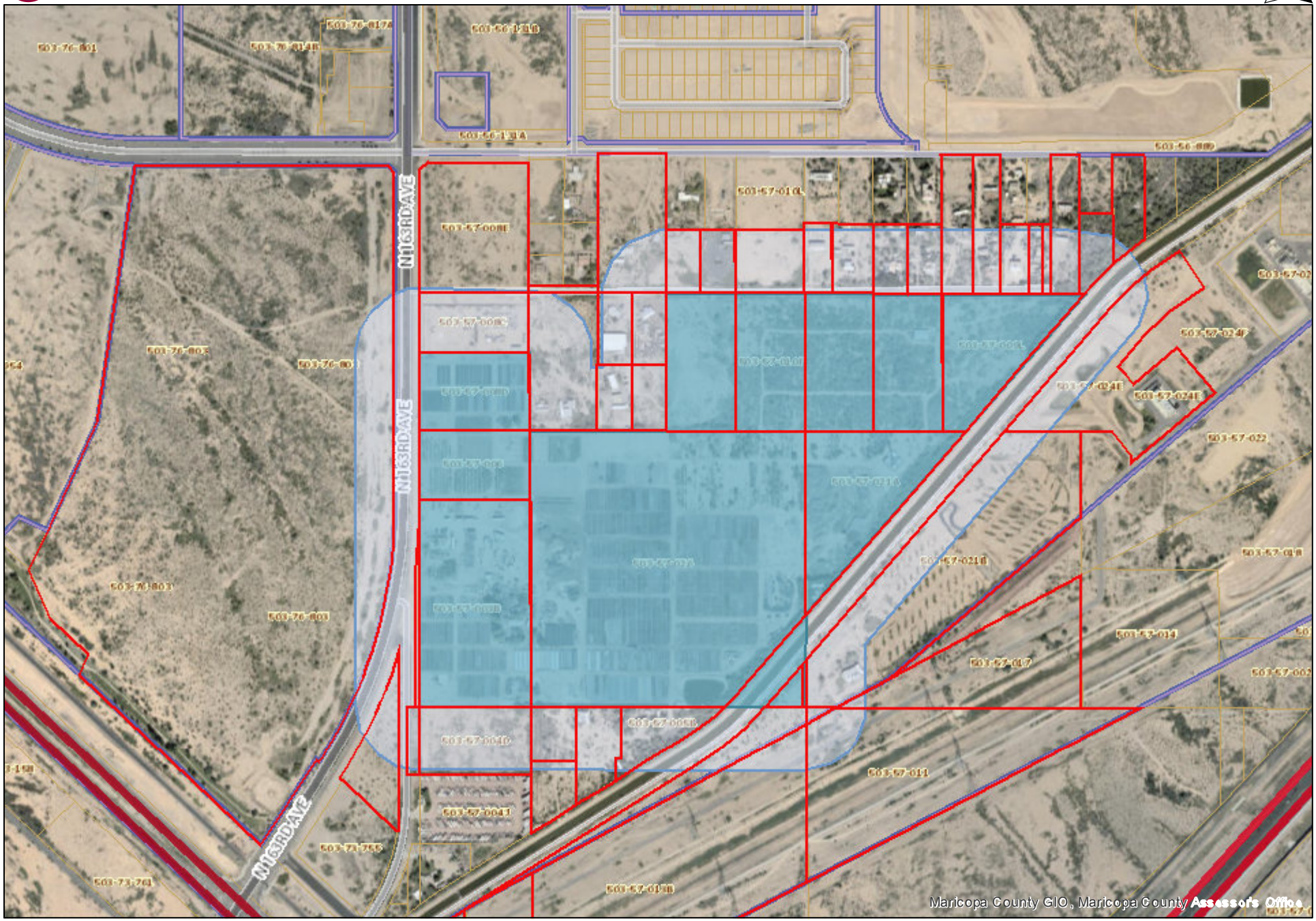
[redacted]

CAUTION - EXTERNAL EMAIL

Phishing? Forward to Helpdesk or _Trouble ticket

APPENDIX 4

163rd & Grand Avenue - 300' Buffer Map



5/25/2021 11:34:04 AM

APPENDIX 5

163RD & GRAND AVENUE - MAILING LIST (300')					
APN	OWNER	ADDRESS	CITY	STATE	ZIP
503-57-016	29 PALMS RV & BOAT STORAGE LLC	[redacted]			
503-57-019G	29 PALMS RV & BOAT STORAGE LLC				
503-57-021B	29 PALMS RV & BOAT STORAGE LLC				
503-57-025G	29 PALMS RV & BOAT STORAGE LLC				
503-57-010S	ARREOLA ALFREDO/NORMA				
503-57-010T	BARCLAY SURPRISE INC				
503-57-038A	BREWER MARIA D				
503-57-010N	CAMACHO CESAR/LETITIA				
503-57-008D	CAMPANIA LLC				
503-57-010G	CAMPANIA LLC				
503-57-026	CAMPANIA LLC				
503-57-009W	FERNANDEZ CARMEN R				
503-57-011	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-013B	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-017	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-010Q	FRONSMAN ADELLA M				
503-57-010R	FRONSMAN GEORGE/CRYSTAL				
503-57-033A	GOMEZ CONSEPCION S				
503-57-004C	HANCOCK LAWRENCE G				
503-57-004D	HANCOCK LAWRENCE G				
503-57-008E	HUEY RICHARD G/IRENE TR/WONG W O/S O TR/ETAL				
503-73-028V	JOSEPH A SOLDEVERE/ARLENE R REV TRUST				
503-76-803	KIMCO BARCLAY SURPRISE II LLC				
503-57-024E	LCD ASANTE LLC				
503-57-007G	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007H	MC REAL ESTATE DEVELOPMENT LLC				
503-57-008C	MORGAN CAREY D/LAUREN L				
503-57-047	ODOGUI SAMUEL N/NELLIE				
503-57-048	OROZCO SALVADOR D				
503-57-009U	PASILLAS ANTONIO C/ROSARIO IBARRA				
503-57-009P	PASILLAS ANTONIO/AUGUSTIN				
503-57-010M	PEAK RV STORAGE LLC				
503-57-010K	SKAGGS M R/M E/RUCH R J/N A				
503-57-009X	SOLIS MARIANO/CYNTHIA				
503-57-009Z	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-031	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-045	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-046	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-003A	VALPARAISO LLC				
503-57-003B	VALPARAISO LLC				
503-57-005B	VALPARAISO LLC				
503-57-005D	VALPARAISO LLC				
503-57-005E	VALPARAISO LLC				
503-57-005F	VALPARAISO LLC				
503-57-006	VALPARAISO LLC				
503-57-009J	VALPARAISO LLC				
503-57-009K	VALPARAISO LLC				
503-57-009L	VALPARAISO LLC				
503-57-010F	VALPARAISO LLC				
503-57-021A	VALPARAISO LLC				
503-57-034	WALKER RONALD/PAULA				

APPENDIX 6


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
Description: The applicant is requesting the following entitlements:
FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.
FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).
For more information, call:
623-222-3011
7/14/21 09:53:12


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
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For more information, call:
623-222-3011
7/14/21 09:53:23


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
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Location:
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For more information, call:
623-222-3011
7/14/21 10:08:01


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
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For more information, call:
623-222-3011
7/14/21 10:08:14


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
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For more information, call:
623-222-3011
7/14/21 10:28:51


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
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For more information, call:
623-222-3011
7/14/21 10:29:03


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/649338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major GPA Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:15:27


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/649338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major GPA Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:15:38


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
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623-222-3011
Surpriseaz.gov
7/14/21 11:25:28


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
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Location:
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https://global.gotomeeting.com/join/649338101
Call-in Access: +1 (312) 757-3121
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623-222-3011
Surpriseaz.gov
7/14/21 11:25:43

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS21-257

Applicant Name: _____.

Location: South of the Southeast corner of 163rd and Ave and Pinnacle Peak Rd

Date Site Posted: May 28th, 2021 sign modified: July 14th, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt — 7-14-2021

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 14th day of July, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad

Notary Public

10-25-2021

My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning andZoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS21-512 and FS21-513

Applicant Name:

Location: South of the Southeast corner of 163rd Ave and Pinnacle Peak Rd

Date Site Posted: July 14, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

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It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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Maria Hitt — 7.14.2021

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 14th day of July, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

MaryBeth Conrad
Notary Public

10.25.2024
My commission expires

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

APPENDIX 7

Sign-In Sheet
Neighborhood Meeting

Please provide all information so that we can provide you with future updates and notifications of meetings and/or hearing.

Name	Larry Hancock	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Casimiro Hernandez	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	Resident
Name	Gary Webb & Vicki Webb	Phone	
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Scott & Janice Phillips	Phone	
Address	[redacted]		
Email		Affiliation	Resident
Name	Donald Thomas Izabela music	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Matt Keating	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	P&Z Commissioner
Name	Sam & Nellie Odogui	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	
Name	Crystal Fronsman	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	
Name	Adella Fronsman	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	

APPENDIX 8

Comment Card
Neighborhood Meeting

EPS GROUP

Optional

Name: GARY WEBB

Address: [redacted]

[redacted]

Email: [redacted]

Would you like to be added to an e-mail subscription list for updates on this project?

Yes [X] No [ ]

Please provide your comments:

WHAT ROAD IMPROVEMENT ARE PLANED WITH THIS DEVELOPMENT

AND WILL THE DEVELOPERS BE HELPING WITH ANY OF THEM

APPENDIX 9

Meeting Minutes

Project Name: 163rd and Grand Avenue
Project No.: 21-0167

Date: July 29, 2021

Meeting Location: Asante Prep Academy and Online – GoToMeeting
Meeting Date: July 29, 2021
Meeting Time: 6:00 – 6:50 PM

Development Team Attendees:

Jeff Blilie	Beus Gilbert Mcgroder, PLLC	jblilie@beusgilbert.com
David Hughes	EPS Group	david.hughes@epsgroupinc.com
Peter Margoliner	EPS Group	peter.margoliner@epsgroupinc.com
Natalie Maikoski (online)	EPS Group	natalie.maikoski@epsgroupinc.com

Public Attendees:
See attached attendance list.

Meeting Summary:
A neighborhood meeting was held at the above listed date, time and place to discuss a proposed annexation, General Plan Amendment, and Rezone request for future residential development, located on the east corner of 163rd and Grand Avenue, within the proposed annexation boundary of the City of Surprise. Jeff Blilie, along with EPS Group, hosted the meeting and gave a presentation. Following the presentation, a Question & Answer Session was in held in which members of the public were able to ask questions and give comments, to which the Development Team responded to. The public's comments and concerns are described below.

Questions Asked:

- Some residents stated that they did not get letters in the mail while others stated that they did.
  - The Development Team will update the list of residents to be notified of future meetings and Public Hearings.
- How many residential units will be created and if there was going to be any multi-family?
  - There is a multifamily development planned for about 240 units.
- Will the R-3 be for rent?
  - Yes.

Meeting Minutes

Project Name: 163rd and Grand Avenue Date: July 29, 2021
Project No.: 21-0167

- What will happen to the tree farm?
    - It will go away.
- How long until it develops.
    - An estimate would be around two years.
- Who started the process?
    - The subject site property owners initiated the request and started the process.
- What are the advantages and disadvantages of joining the city?
    - One major advantage is for access to city utilities. A disadvantage discussed was being under City of Surprise code enforcement.
- What will happen to Planada Street? Will it go to 163rd?
    - It will be improved out to 163rd Street.
- How far north will 163rd be improved?
    - 163rd will be improved along the property line and will comply with City requirements for future developments.
- How does council feel about this?
    - The council member that was present was not a fan of the proposed product.
- Is there a range on square footage and price for the proposed development?
    - It is too early to determine price and square footage.
- Will the rezoning affect anything outside the boundary?
    - No.

Conclusion:
The meeting was adjourned at 6:50 PM when no other questions or comments were requested.

The above is the author's recollection of items discussed and the decisions reached. If there are any corrections or additions to be made, please contact the author. These meeting notes shall become part of the project file.

By: Natalie Maikoski EPS Group natalie.maikoski@epsgroupinc.com

AFFIDAVIT OF POSTING

Case Number: FS21-512 & FS21-513

Project Name: 163rd & Grand

Project Location: NEC 163rd Ave & Grand Ave

Date Site Posted: 2/11/22

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 2/11/22

Owner/Applicant Signature Date

This instrument was acknowledged before me this 11th day of February, 20 22 by Meghan Liggett

Mary Beth Conrad

Notary Public

My Commission Expires: 10-25-24

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
City Council Public Hearing (Blank Petition)
Date: December 21. 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
Planning & Zoning Commission Regular Public Hearing
Date: January 20, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
City Council Public Hearing (Discussion)
Date: January 18, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
City Council Public Hearing (Approval/Denial)
Date: March 1, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
VICINITY MAP
NTS
PINNACLE PEAK ROAD
PLANADA LANE
SARIVAL AVENUE
LITCHFIELD ROAD
PINNACLE PEAK ROAD
SEC. 18 T.4 N., R.1 W.
SITE
303 FREEWAY
Project Name: NEC 163rd & Grand Major Annexation and Rezone
Description: The applicant is requesting the following entitlements:
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FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).
For more information, call:
623-222-3011
W PLANADA
163RD AVE
N 162ND DR
N 159TH
Maps
N 162nd Dr
Surprise AZ 85387
+33.690253, -112.409256
Friday, February 11, 2022 at 1:40:36 PM

Notice of Public Hearing
City of Surprise

FS21-512 Annexation Request
FS21-513 Rezone Request

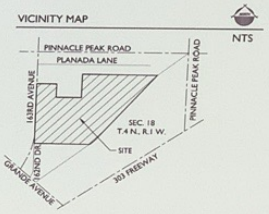
City Council Public Hearing (Blank Petition)
Date: December 21. 2021
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

Planning & Zoning Commission Regular Public Hearing
Date: January 20, 2022
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Surprise, AZ 85374

City Council Public Hearing (Discussion)
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Council Chambers
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Surprise, AZ 85374

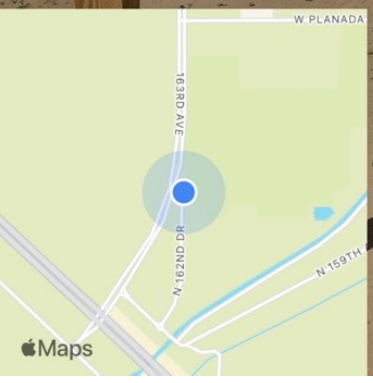
City Council Public Hearing (Approval/Denial)
Date: March 1, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

VICINITY MAP NTS



Project Name: NEC 163rd & Grand Major Annexation and Rezone
Description: The applicant is requesting the following entitlements:
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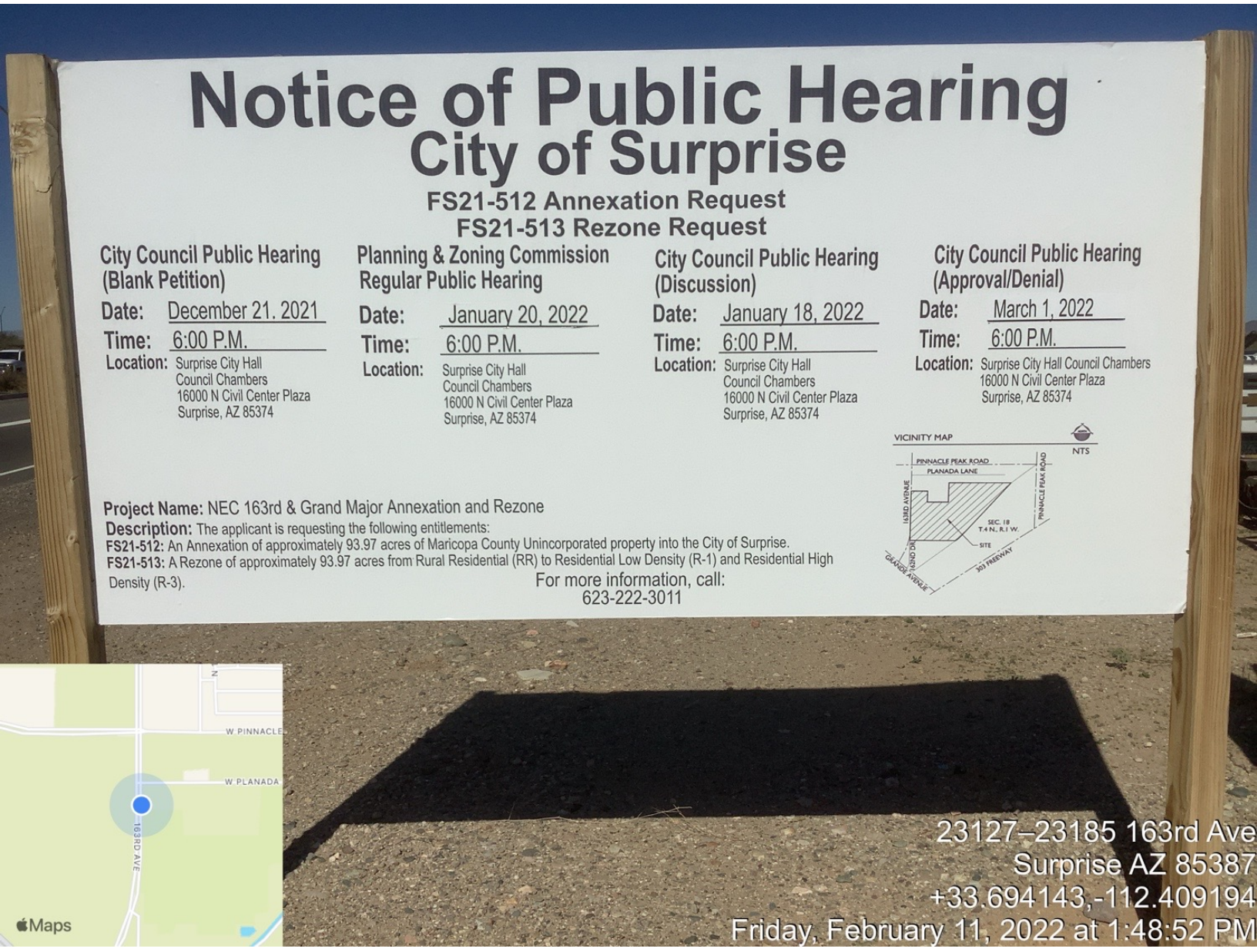


N 162nd Dr
Surprise AZ 85387
+33.690253,-112.409256
Friday, February 11, 2022 at 1:40:19 PM


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
City Council Public Hearing (Blank Petition)
Date: December 21. 2021
Time: 6:00 P.M.
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Planning & Zoning Commission Regular Public Hearing
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PINNACLE PEAK ROAD
PLANADA LANE
163RD AVENUE
PINNACLE PEAK ROAD
SEC. 18 T.4 N., R.1 W.
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For more information, call:
623-222-3011
W PINNACLE
W PLANADA
163RD DR
N 159TH
Maps
22439 163rd Ave
Surprise AZ 85387
+33.692390,-112.409175
Friday, February 11, 2022 at 1:45:29 PM


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
City Council Public Hearing (Blank Petition)
Date: December 21, 2021
Time: 6:00 P.M.
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Planning & Zoning Commission Regular Public Hearing
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Date: March 1, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
VICINITY MAP
NTS
PINNACLE PEAK ROAD
PLANADA LANE
163RD AVENUE
PINNACLE PEAK ROAD
SEC. 18 T 4 N., R 1 W.
SITE
GRANDE AVENUE
303 FREEWAY
Project Name: NEC 163rd & Grand Major Annexation and Rezone
Description: The applicant is requesting the following entitlements:
FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.
FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).
For more information, call:
623-222-3011
W PINNACLE
W PLANADA
163RD
Maps
22439 163rd Ave
Surprise AZ 85387
+33.692390,-112.409175
Friday, February 11, 2022 at 1:45:10 PM


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
City Council Public Hearing (Blank Petition)
Date: December 21. 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
Planning & Zoning Commission Regular Public Hearing
Date: January 20, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
City Council Public Hearing (Discussion)
Date: January 18, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
City Council Public Hearing (Approval/Denial)
Date: March 1, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
VICINITY MAP
NTS
PINNACLE PEAK ROAD
PLANADA LANE
163RD AVENUE
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For more information, call:
623-222-3011
W PINNACLE
W PLANADA
163RD AVE
Maps
23127–23185 163rd Ave
Surprise AZ 85387
+33.694143, -112.409194
Friday, February 11, 2022 at 1:49:07 PM



23127–23185 163rd Ave
Surprise AZ 85387
+33.694143,-112.409194
Friday, February 11, 2022 at 1:48:52 PM

SURPRISE
ARIZONA

Memorandum

To: Lloyd Abrams, Assistant Director, Community Development
From: Stacie Cameron, Sr. Financial Management Analyst
Date: January 26, 2022
Re: FS21-512 163rd & Grand Ave Fiscal Impact Analysis

Per the Annexation Policy Manual – 2008 Revision, a land use based fiscal impact analysis has been conducted utilizing data provided by the applicant. The data provided assumes residential development of approximately 93.97 acres generally located south of Pinnacle Peak Road and east of 163rd Avenue.

Based on the land use information, the construction timeline, and the development assumptions, the net financial impact to the operating funds of the City of Surprise is positive. Due to construction sales tax collection, a positive impact is projected annually during the first four years of development. Over twenty years, expenses are projected to be $13,092,010 and revenue is projected to be $15,237,837, resulting in a net financial impact of $2,145.827.

SURPRISE
ARIZONA

FS21-512
163rd Ave & Grand Ave Annexation

City Council

March 1, 2022

Annexation Steps

File Blank Petition: ☑

- December 22, 2021: Record Blank Petition
- Began 30-day waiting period;

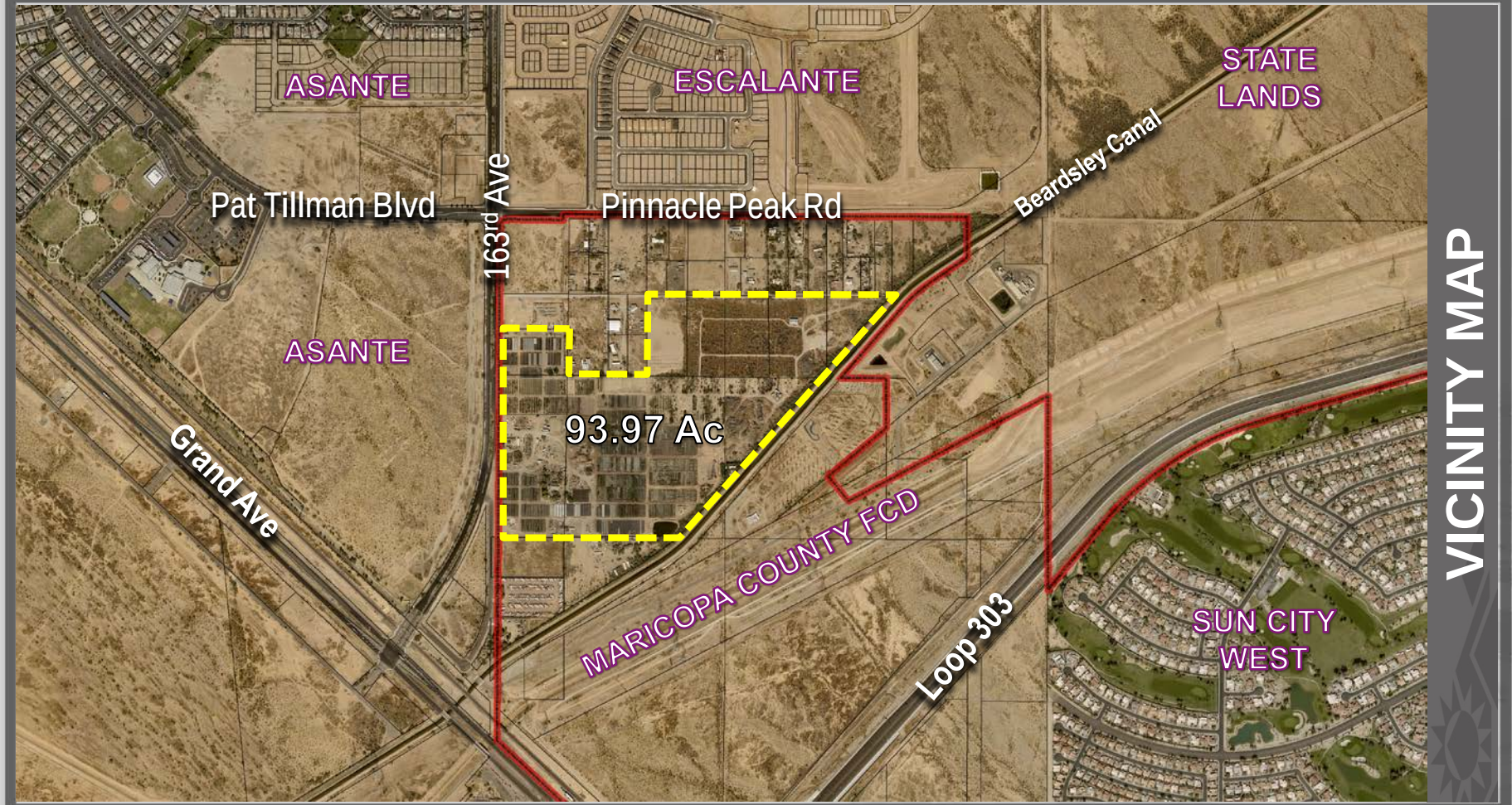
Public Hearing (Discussion Only): ☑

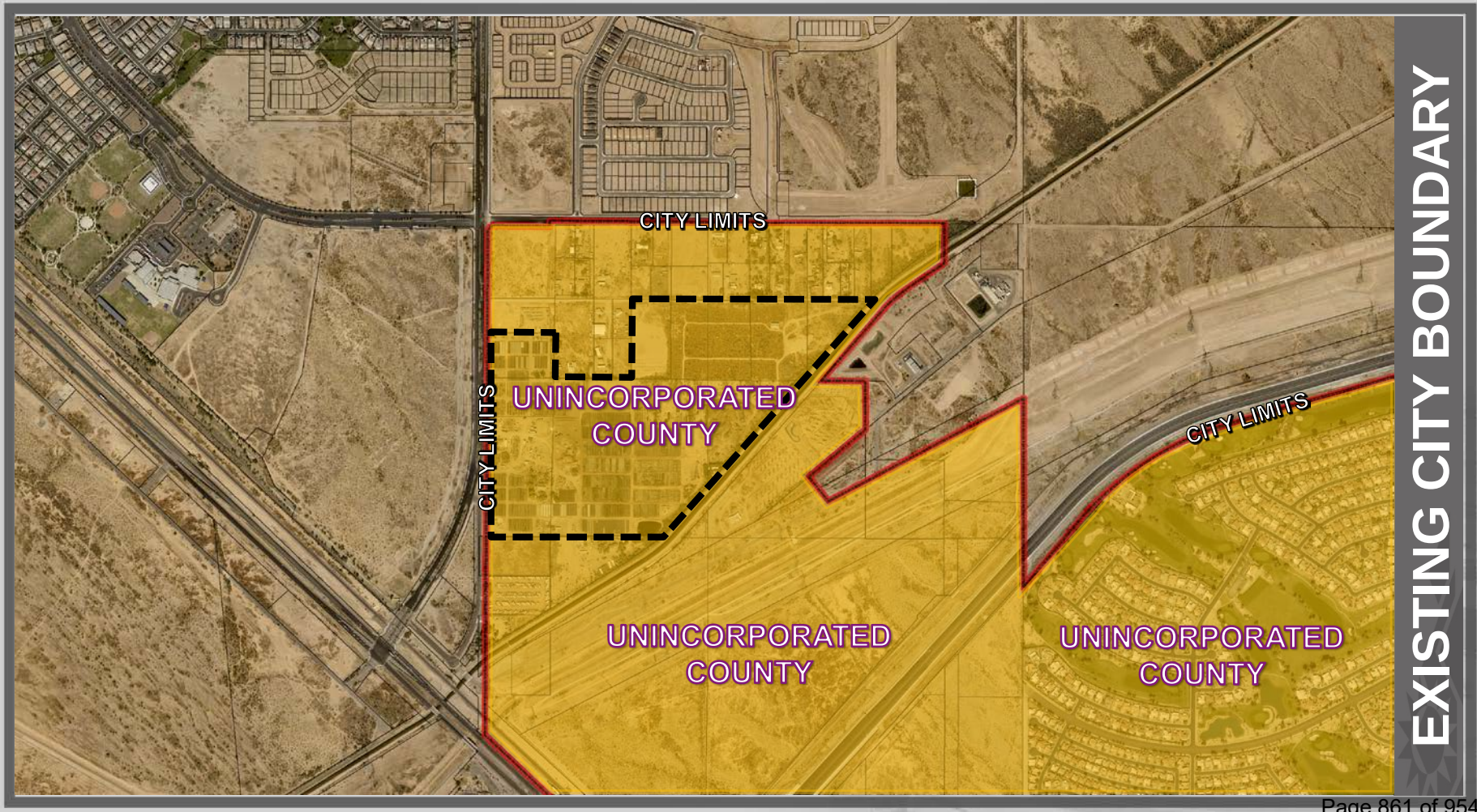
- January 18, 2022
- No Public Comment
- January 22, 2022 Concluded 30-day waiting period

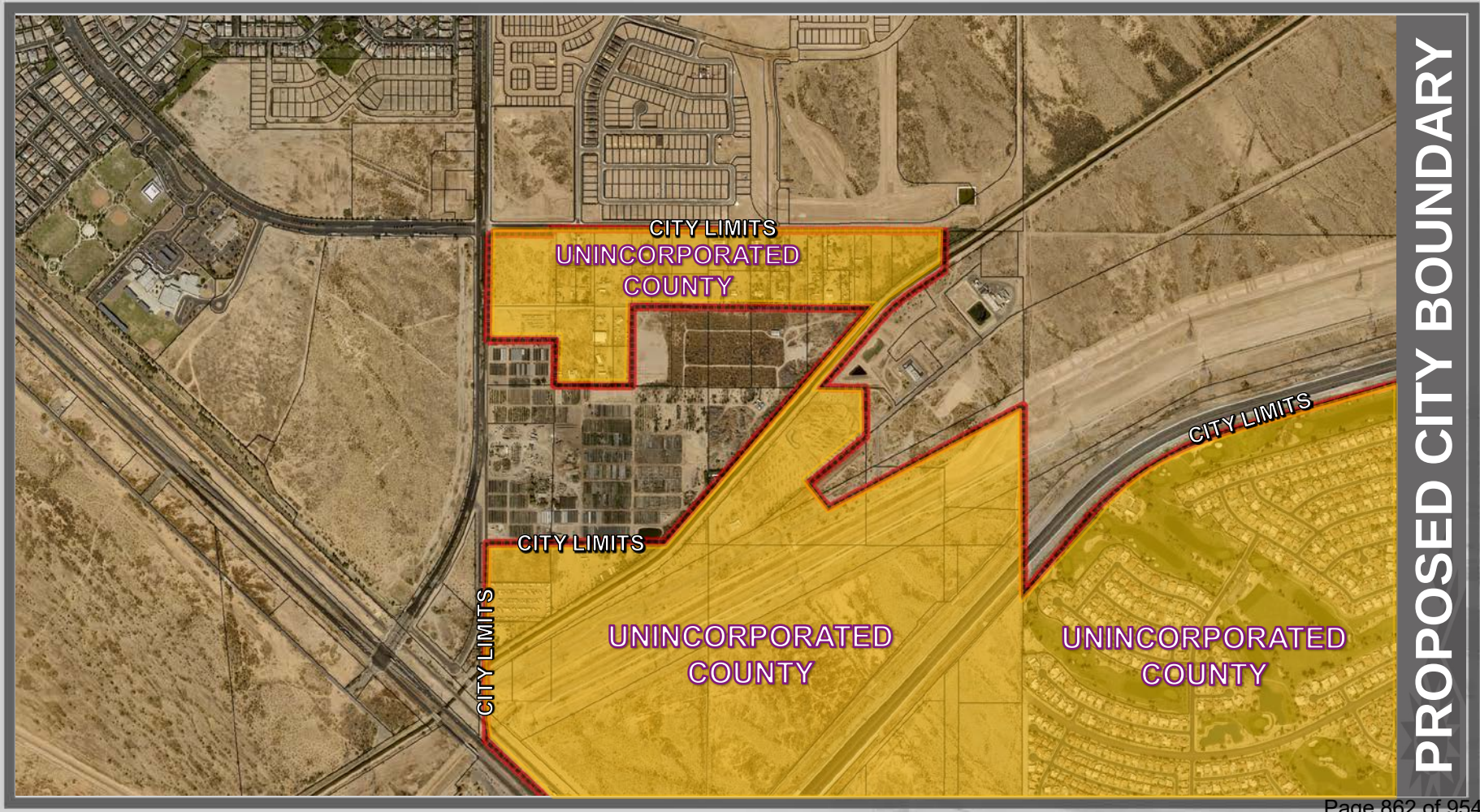
Obtained Property Owner Signatures ☑

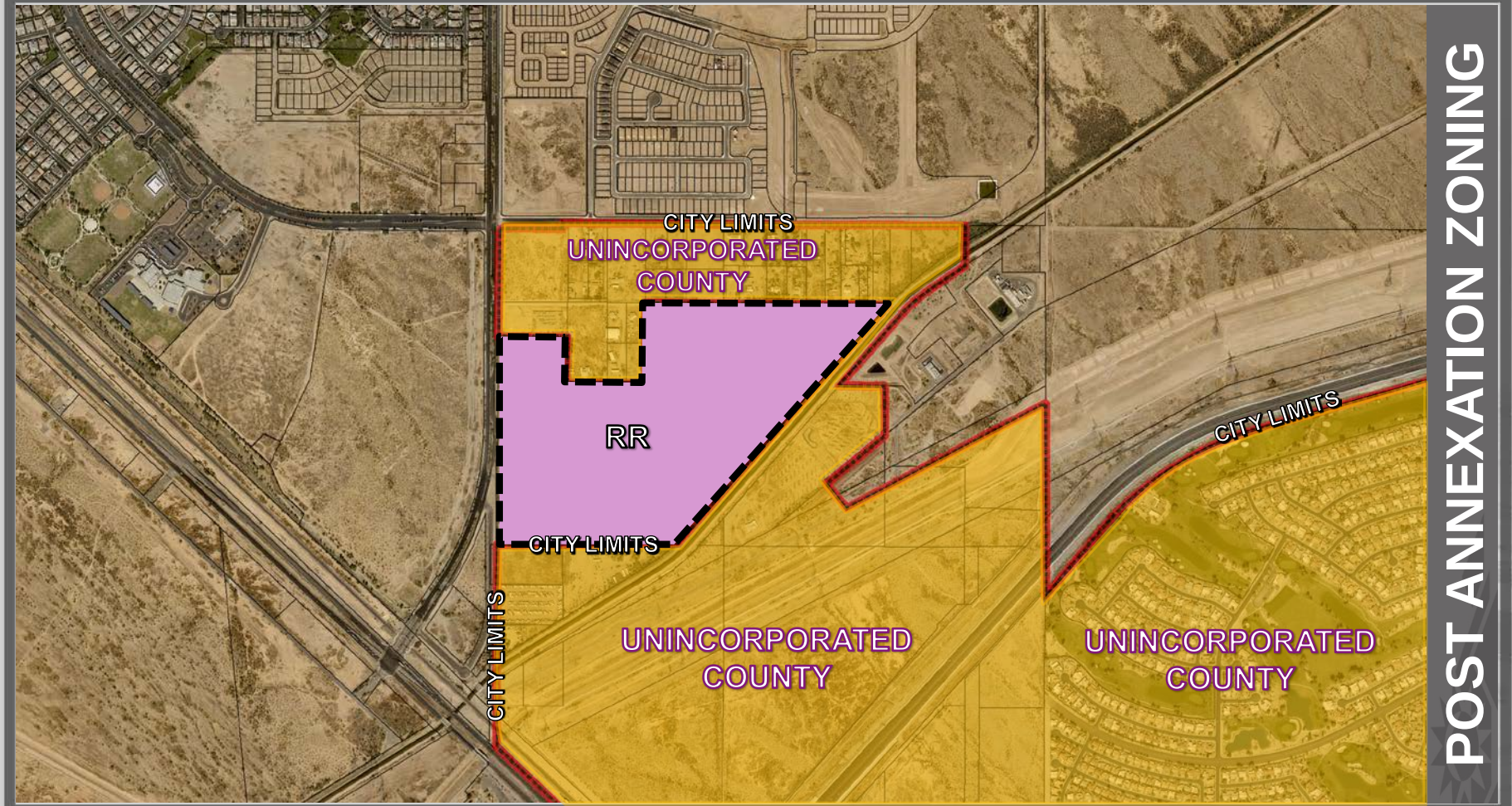
- January 24, 2022

Public Hearing to approve/deny annexation ← **Tonight**

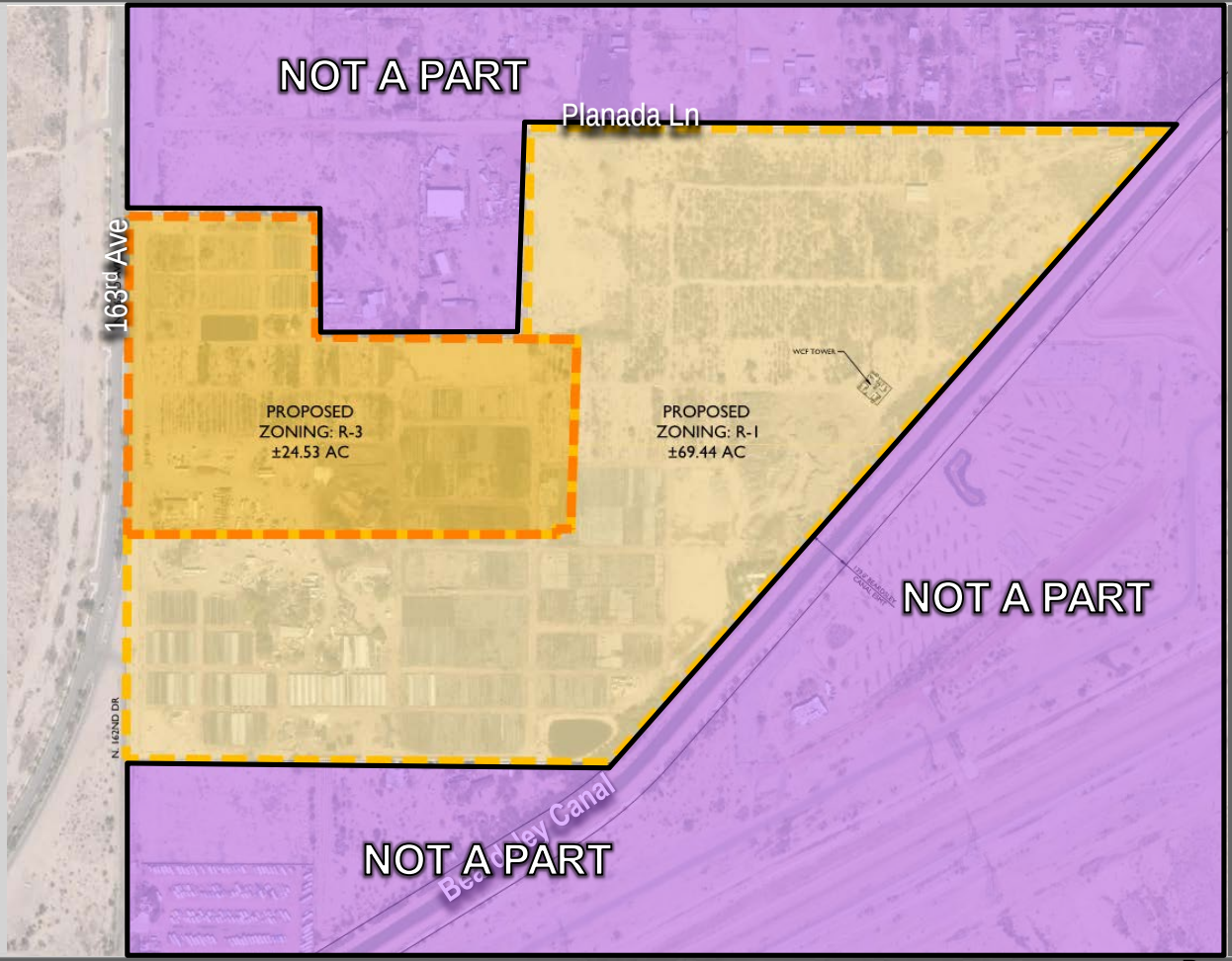

ASANTE
ESCALANTE
STATE LANDS
Pat Tillman Blvd
163rd Ave
Pinnacle Peak Rd
Beardsley Canal
ASANTE
93.97 Ac
Grand Ave
MARICOPA COUNTY FCD
Loop 303
SUN CITY WEST
VICINITY MAP


CITY LIMITS
CITY LIMITS
UNINCORPORATED COUNTY
CITY LIMITS
UNINCORPORATED COUNTY
UNINCORPORATED COUNTY
EXISTING CITY BOUNDARY


CITY LIMITS
UNINCORPORATED
COUNTY
CITY LIMITS
CITY LIMITS
CITY LIMITS
UNINCORPORATED
COUNTY
UNINCORPORATED
COUNTY
PROPOSED CITY BOUNDARY


CITY LIMITS
UNINCORPORATED
COUNTY
RR
CITY LIMITS
CITY LIMITS
CITY LIMITS
UNINCORPORATED
COUNTY
UNINCORPORATED
COUNTY
POST ANNEXATION ZONING

FS21-513
Rezone to
R-1: ±69.44 Acres
R-3: ±24.53 Acres



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 1
Staff Recommendations: None

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

Agenda Wording:
Consideration and action pertaining to approval of a Zone Change of approximately 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) and approximately 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1), located south of Pinnacle Peak Road and east of 163rd Avenue; Ordinance #2022-03.

Motion:
I move to approve/deny Ordinance #2022-03.

Background:
At the time of this report, the subject property is in Maricopa County jurisdiction outside of City limits and is zoned RU-43. This Zone Change will follow the annexation of the subject property. Following the annexation, the applicant proposes to rezone 24.53 acres to R-3 and 69.44 acres to R-1 for single-family and multi-family residential developments south of Pinnacle Peak Road and east of 163rd Avenue. On January 20, 2022, the Planning and Zoning Commission passed a motion to recommend approval of the Zone Change case FS21-513 to the Mayor and City Council.

Objective Analysis:
This Zone Change will allow the applicant to develop single-family and multi-family residential developments on the subject property.

Policy Compliant:
The requested Zone Change is consistent with the Surprise Land Development Ordinance 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 - FS21-513 - 163rd Ave Grand Rezone - Staff Report
2. 01 - FS21-513 - 163rd Ave & Grand Rezone - Vicinity Map
3. 02 - FS21-513 - 163rd Ave & Grand Rezone - Zoning Map
4. 03 - FS21-513 - 163rd Ave & Grand Rezone - Zone Change Document
5. 04 - FS21-513 - 163rd Ave & Grand Rezone - Luke AFB Comments
6. 05 - FS21-513 - 163rd Ave & Grand Rezone - Citizen Participation Report_Redacted
7. 06 - FS21-513 - 163rd Ave & Grand Rezone - Affidavit of Posting
8. 07 - FS21-513 - 163rd Ave Grand Rezone - Ordinance - LEGAL REVISIONS
9. FS21-513 - 163rd Ave & Grand Rezone - PowerPoint

SURPRISE
ARIZONA

ZONE CHANGE

REPORT TO THE CITY COUNCIL

Case:	**FS21-513; Ordinance No. 2022-03**
Project Name:	163rd Ave and Grand Ave - Rezone
Council District:	1 – Acacia
Planning and Zoning Commission Meeting Date:	January 20, 2022
City Council Date:	**March 1, 2022**
Planner:	Trever Fleetham, Planner II

Owner:	Campania, LLC Valparaiso, LLC
Applicant:	Josh Hannon with EPS Group, Inc.
Request:	Zone Change from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).
Site Location:	Generally south of Pinnacle Peak Road and east of 163rd Avenue in a portion of Section 18, Township 4 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
Site Size:	93.97 acres (approx.)
Max. Density:	R-1: 5 DU/Ac R-3: 12 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan.
Support/Opposition:	Residents from the vicinity attended the applicant's Neighborhood Outreach Meeting on July 29, 2021. During the meeting, there was some initial opposition from adjacent County residents.
Commission Recommendation:	**Approval** of case **FS21-513**, subject to stipulation 'a' and 'b'.

Project Description:

The applicant on behalf of Campania, LLC and Valparaiso, LLC, requests a Zone Change of 93.97 acres (approx.) from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3) to accommodate future single-family and multi-family residential developments, on a property located south of Pinnacle Peak Road and east of 163rd Avenue.

Background:

March 11, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-146.

July 7, 2021: The applicant filed a related request for a Zone Change from RR to R-1 and R-3 under case FS21-513, the subject case.

July 29, 2021: The applicant held a neighborhood outreach meeting to discuss the project.

January 20, 2022: The Planning and Zoning Commission passed a motion to recommend approval of this Zone Change to the Mayor and City Council subject to staff recommended stipulations 'a' and 'b'.

Neighborhood Meeting Summary:

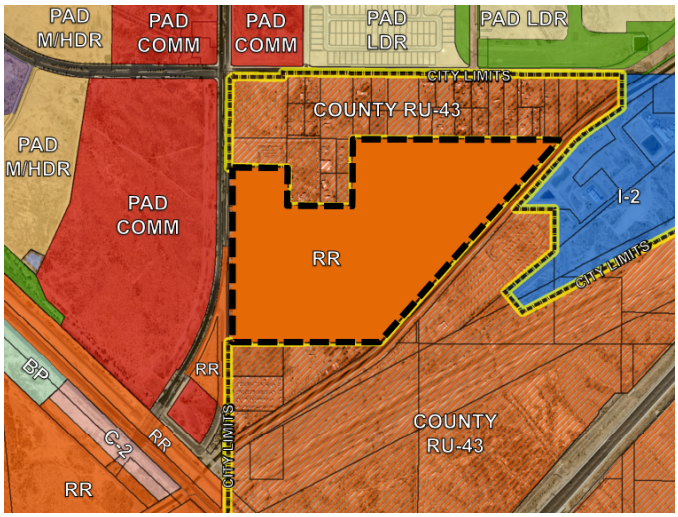
The applicant held a neighborhood outreach meeting on July 29, 2021 that was properly advertised per the requirements of the LDO. The meeting took place in-person and was available virtually via Go-To-Meeting. During this meeting, residents from the vicinity expressed their concerns regarding the proposed project and had questions in regards to the process, proposed uses within the zoning boundary, and infrastructure improvements to the area. County residents asked if this application looked to annex their properties and change their existing county zoning. In response, the applicant explained that this application was not forcing the annexation or rezone of those who do not wish to be included. See the attached Citizen Participation Report for a detailed summary of the meeting.

Analysis and Discussion:

At the time of this report, the subject property is in Maricopa County jurisdiction outside of City limits. The current zoning of the subject property is Rural-43 (RU-43) under County jurisdiction. In conjunction with this Zone Change application the applicant submitted an annexation request under case FS21-512 to incorporate the subject property into the City of Surprise. The subject Zone Change will follow the annexation if approved. If the annexation is approved by the Mayor and City Council the subject property will assume like-zoning of Rural Residential (RR), which is the City's equivalent zoning to Maricopa's County RU-43 zoning district. If the annexation is denied by the Mayor and City Council this Zone Change request becomes null and void.

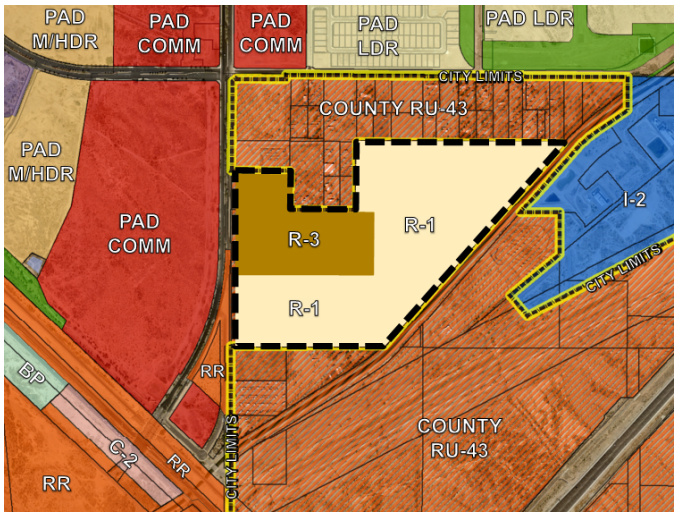
Following the annexation of the subject property, the applicant requests to rezone 69.44 acres from Rural Residential (RR) to Residential Low Density (R-1) to accommodate a future single-family residential subdivision, and 24.53 acres from Rural Residential (RR) to Residential High Density (R-3) to accommodate a future multi-family residential developments.

Existing Zoning (post-annexation)



PAD – Asante	Maricopa County (RU-43)	Maricopa County (RU-43)
PAD – Asante	**RR**	I-2
RR	Maricopa County (RU-43)	Maricopa County (RU-43)

Proposed Zoning



PAD – Asante	Maricopa County (RU-43)	Maricopa County (RU-43)
PAD – Asante	**R-1 / R-3**	I-2
RR	Maricopa County (RU-43)	Maricopa County (RU-43)

88

89 **Development Standards:**

The proposed residential projects will be developed per the current development standards for R-1 and R-3 zoning districts as shown in the Surprise Land Development Ordinance (LDO).

The following table depicts the R-1 Development Standards per Lot Category as depicted in the LDO.

Table 106-2c - Residential Low Density (R-1) Zoning district						
Lot Categories	A [3]	B	C	D	E	F
General Plan Compatibility	Suburban	Suburban	Suburban	Suburban and Rural	Rural	Rural
Lot Area (sf)	4950-7,999	8,000-11,999	12,000-17,999	18,000-27,999	28,000-43,559	≥ 43,560
Min Lot Width (sf)	45	60	80	90	100	130
Min. Front setback [1] (ft)	12	12	15	20	20	30
Max. Front setback (ft)	25	25	30	35		
Min. Rear setback [1] (ft)	15	20	20	25	30	30
Min. Side setback [1] (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. Street side setback [1] (ft)	15	15	15	15	20	20
Max. Bldg. Height (ft)	35	35	35	35	35	35
Max Lot coverage		45%	40%	30%	30%	25%
Open space (% of gross area of residential development) [3]	20%	20%	20%	15%	15%	10%

Notes:

1. *Garage* face and embellishments shall be *setback* a minimum of twenty feet (20') measured from any opposing property line; except rear *alley* loaded *garages*, which shall be *setback* six feet (6') from edge of *alley* line.
2. The City requires *open space* on a development/subdivision basis rather than on a *lot*-by-*lot* basis. Subdivisions with more than one lot category will provide the higher percentage of open space.
3. Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.

At the time of this report, the applicant proposes approximately 272 single-family units in the R-1 portion of the project. The total number of units and lot sizes will be determined during the preliminary plat process. At the time of Preliminary Plat, the project will be reviewed against the requirements of the LDO and the Planning and Engineering Design Standards (PEDS). This project shall provide a minimum of 20% open space area and meet the amenity requirements as listed in the PEDS.

The following table depicts the R-3 Development Standards per Density as depicted in the Land Development Ordinance (LDO).

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft) [2]	20	20	20
Min. Setback to Collector and Local ROW (ft) [2]	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height[1] (ft)	45	50	60
Open space (sf/du)	150	150	150

Notes:

1. The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to *Single-family*, *Two-family*, *Three-family development parcels*. The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum *height* equal to the *zoning*
2. *Setback* may be reduced to 10' along Collector or Local *right-of-way* for units that open to the *street* and exclude a perimeter wall

The applicant proposes a multi-family residential development with a maximum density of 12 DU/Ac. in the R-3 portion of the project. At the time of this report, the applicant has not established the total number of units, this will be determined at the time of Site Plan review. At the time of Site Plan review, the project will be reviewed against the requirements of the LDO and the Planning and Engineering Design Standards (PEDS).

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Dysart Unified School District

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 in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac) and in an urban neighborhood supports residential development of eight dwelling units per acre (8 DU/Ac) or greater. The proposed Zone Change will allow for a single-family residential development with a maximum density of 5 DU/Ac. and a multi-family development with a maximum density of 12 DU/Ac. The proposed Zone Change demonstrates consistency with this land use category.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The proposed Zone Change from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3) is consistent with the recently approved General Plan Amendment under case FS21-257 and will be developed under the provisions of the LDO.

Findings:

- The proposed Zone Change and density is consistent with the Surprise General Plan 2035 as amended under case FS21-257.

Recommendation:

Based on the findings noted above, the Commission voted to recommend **approval** of case **FS21-513** to the City Council, subject to stipulation 'a' and 'b' as outlined below:

a. Development and use of the site shall be consistent with the rezone narrative entitled "NEC 163rd Avenue and Grand Ave", prepared by EPS Group and dated October 1, 2021.

b. 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.

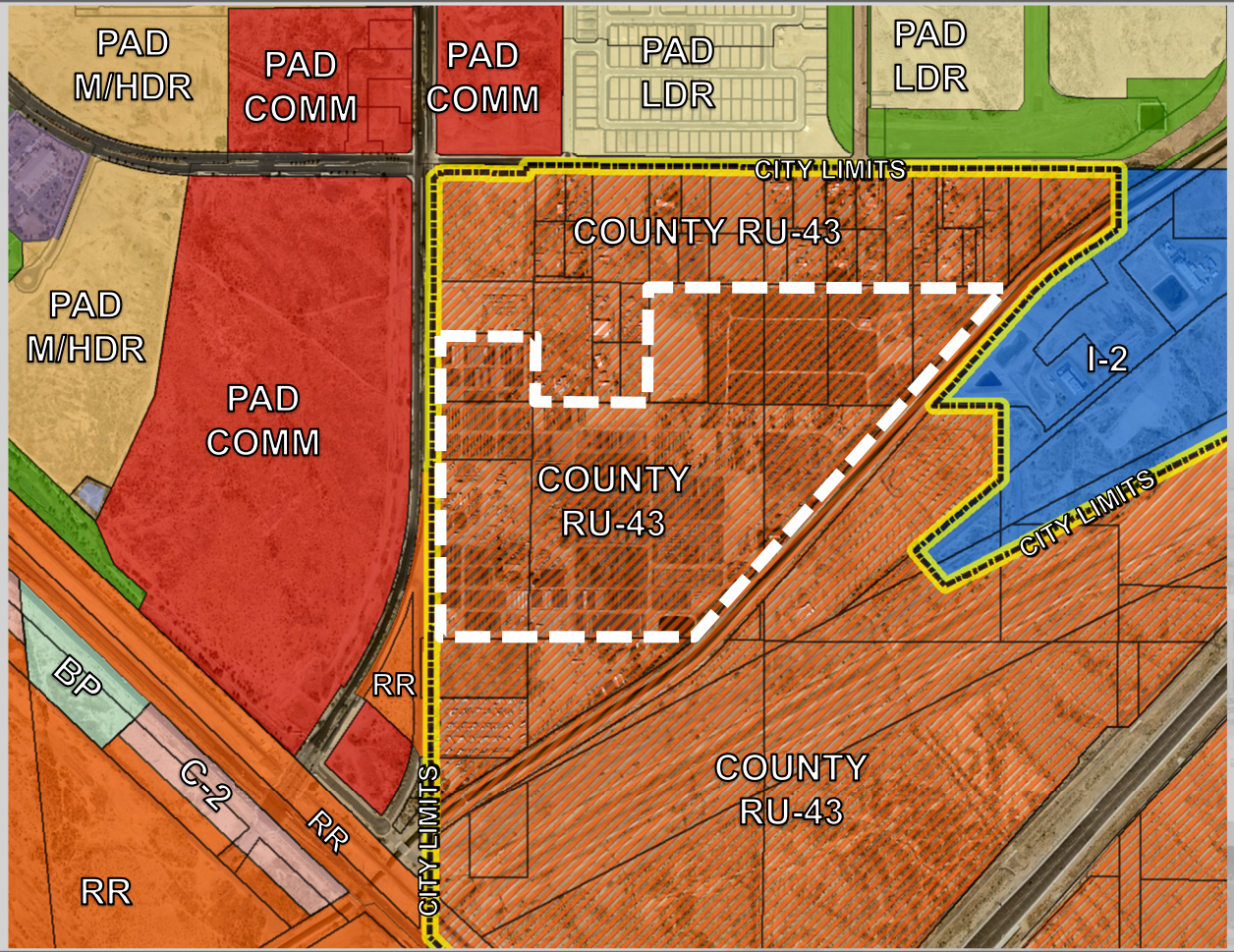
However, should the City Council wish to **deny** the request, the City Council should make its own findings and base its decision on those alternative findings.

Attachments:

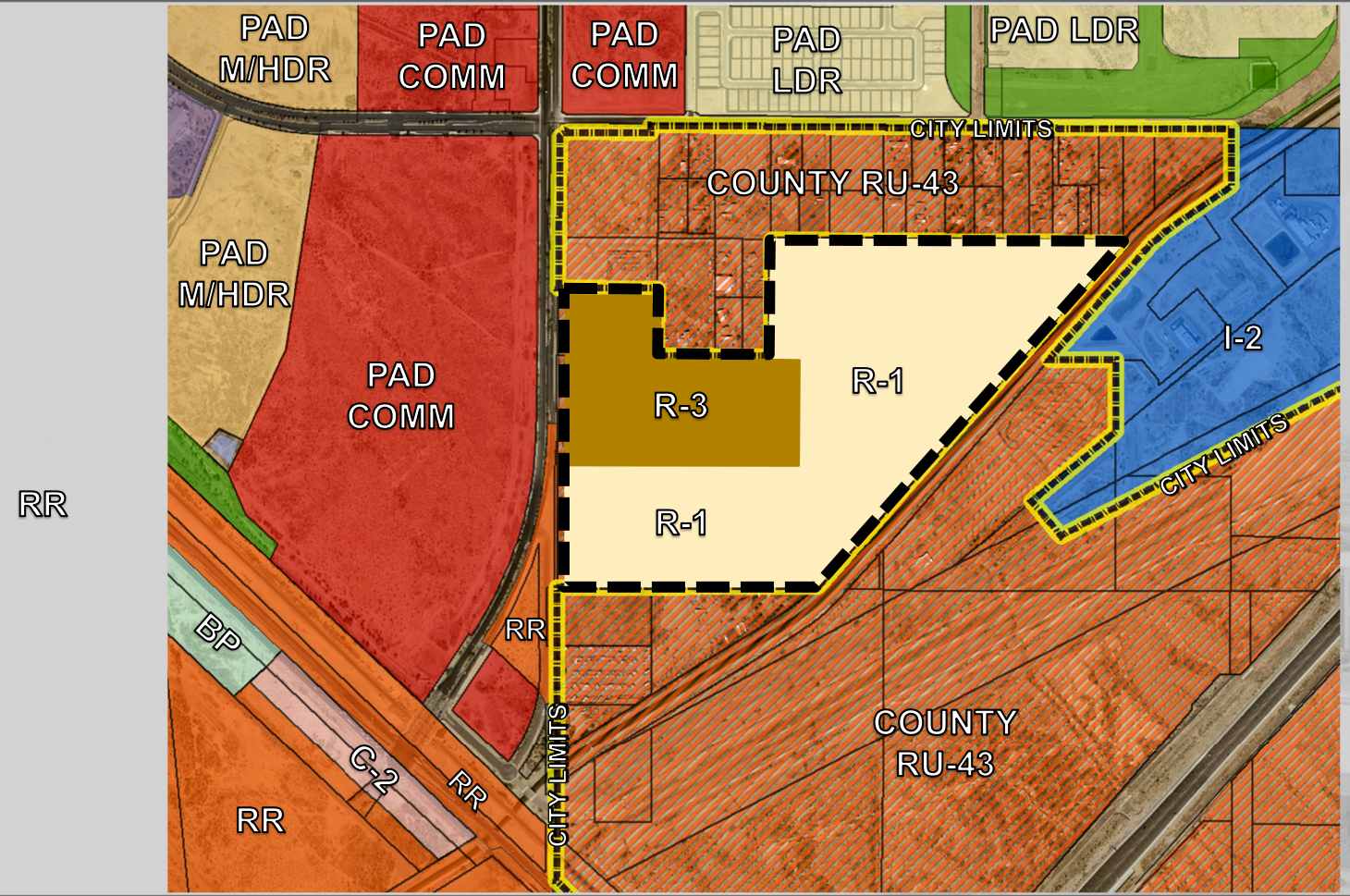
01 Vicinity Map

02 Zoning Map
03 Zone Change Document
04 Luke AFB comments
05 Citizen Participation Report
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ASANTE
ESCALANTE
STATE LANDS
Pat Tillman Blvd
163rd Ave
Pinnacle Peak Rd
Beardsley Canal
ASANTE
93.97 Ac
Grand Ave
MARICOPA COUNTY FCD
Loop 303
SUN CITY WEST
VICINITY MAP



EXISTING ZONING



PROPOSED ZONING

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

Rezone
Project Narrative

NEC 163rd Avenue and Grand Ave

City of Surprise

October 1, 2021

DEVELOPMENT TEAM

PROPERTY OWNER	Campania LLC Valparaiso LLC c/o Saul Carranza 22435 N 163rd Avenue Surprise, AZ 85387 Tel. 623.556.7748 oaguirre@sunrisenurseryllc.com
Legal Representation	Beus Gilbert McGroder PLLC c/o Jeffrey Blilie 701 N 44th Street Phoenix, AZ 85008 Tel. 623.606.0532 jblilie@beusgilbert.com
PLANNING **CIVIL ENGINEER** **LANDSCAPE ARCHITECTURE** **TRAFFIC ENGINEER**	EPS Group, Inc. c/o Dan Auxier, PE, and Josh Hannon 1130 N. Alma School Road, Suite 120 Mesa, AZ 85201 Tel. 480.503.2250 dan.auxier@epsgroupinc.com josh.hannon@epsgroupinc.com

Table of Contents

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Compliance with the General Plan 1

Relationship to Surrounding Properties 2

Location & Accessibility 2

Development Standards 2

Landscape and Open Space 2

Utilities & Services 2

Grading and Drainage 2

Conclusion 3

Appendix 3

- Appendix 1: Existing Site Zoning Exhibit 3
- Appendix 2: Post-Annexation Exhibit 3
- Appendix 3: Proposed Site Zoning Exhibit 3
- Appendix 4: Existing Site General Plan Exhibit 3
- Appendix 5: Proposed Site General Plan Exhibit 3

Introduction

EPS Group, Inc., on behalf of the developer, submits this Rezone request for a proposed residential community on ±93.97-acres, located on the northeast corner of 163rd Avenue and Grand Avenue within the unincorporated limits of Surprise, Arizona. The site is currently undeveloped, agricultural land and is identified as Maricopa County Assessor Parcel Numbers (APNs): 503-57-003B, -006, -008D, -009J, -009K, -009L, -010F, - 010G, -021A, and -026. The site is currently zoned RU-43.



Figure 1: Site Location Map

Description of Request

An annexation request is currently being reviewed by the City of Surprise under Case No. FS21-512. This request is to Rezone the property from the post-annexation designation of RR and current designation of RU-43 to Residential Low-Density R-1 and Residential High-Density R-3. The purpose of these requests is to allow the development of a high-quality single-family residential community on approximately 93.97 acres. Approximately 69.44-acres shall be rezoned to R-1 District and approximately 24.53-acres shall be rezoned to R-3. *(See Appendices 1 & 2)*

Project Data	
A.P.N.	503-57-003B, -006, -008D, -009J, -009K, -009L, -010F, -010G, -021A, & -026
Current Land Use	Agricultural / Undeveloped
Existing General Plan Character Area	Commerce & Office
Proposed General Plan Character Area	Neighborhood (Case No. FS21-257)
Existing Zoning District	RU-43 (Maricopa County)
Post-Annexation Zoning District	RR
Proposed Zoning District	R-1 & R-3
Gross Area R-1 R-3 **Total**	 69.44-Acres 24.53-Acres 93.97-Acres
Maximum Density R-1 R-3	 5.0 du/ac 12 du/ac

Compliance with the General Plan

A General Plan Amendment request to change the character area designation from Commerce & Office to Neighborhoods is currently under City review under Case Number: FS21-257 as the current designation is not suitable for the property due to its minimal accessible property frontage, allowing for only one full access ingress/egress near the intersection of 163rd Ave and 162nd Drive, which run parallel to each other. *(See Appendices 3 & 4)* Additionally, this site is not suitable for 'typical' shopping areas or office development given the scale of the site and the abundance of better situated commercial/office acreage on the west side of 163rd Avenue. As such, the requested General Plan Amendment, concurrent annexation request and this rezone request is to allow the development of a high-quality

multi-family and single-family residential community, with potentially some limited commercial/office uses along 163rd Avenue.

Relationship to Surrounding Properties

This site is located on existing agricultural/undeveloped fields at the northeast corner of 163rd Avenue and Grand Avenue. 303 RV Storage, and unincorporated residences reside south of the site. Multiple unincorporated residences are also located along the site's northern boundary and are within the RU-43 district of Maricopa County. The Beardsley Canal runs along the western boundary of the site, which separates the site from the adjacent 29 Palms RV & Boat Storage. Last, to the west of the site is Lennar Homes' Asante mixed-use PAD.

Location & Accessibility

The property has minimal property frontage for accessibility that only allows for two points of ingress/egress from 163rd Ave and 162nd Drive, which run parallel to each other and is not suitable for 'typical' shopping areas or office development given the scale of the site and isolated location with limited access. As such, the purpose of this requested rezone is to allow the development of a high-quality residential community.

Development Standards

The property will be developed in accordance with the City of Surprise Land Development Ordinance and the Planning & Engineering Design Standards.

Landscape and Open Space

A unique and diverse level of recreational amenities throughout the community shall provide opportunities and places for residents of all ages and abilities to gather, socialize, and explore and will meet all requirements of the City of Surprise Land Development Ordinance (LDO) and Planning & Engineering Design Standards (PEDS). The landscape and open space theme shall include street trees and streetscape design in order to promote a strong community identity. The landscape and open space network shall provide both visual and actual connection to bring the neighborhood residents together and focus amenity activity on open space and amenities. Onsite retention areas will be landscaped to provide areas for active and passive recreation. All passive and active open space areas for the community are located within close proximity to all lots.

Utilities & Services

The proposed residential community shall be serviced by the following utility companies and community services:

Utilities & Services	
Water	City of Surprise
Sewer	City of Surprise
Electric	APS
Gas	Southwest Gas
Telephone	Century Link / Cox Communication
Cable TV	Century Link / Cox Communication
Refuse	City of Surprise
School District	Dysart Unified School District

Grading and Drainage

All drainage design will be in accordance with the City of Surprise design standards. Proposed drainage improvements will require that the Property retain the specified City of Surprise 100-year storm onsite prior to outfall. Grading will

require all finished floor elevations (existing and proposed) to be elevated above the 100-year, 2-hour storm event. Retention basins will be maintained by the subdivision HOA. Maintenance access will be provided down the side slope of the basin (4:1 max) to allow ample access to maintain the basin and all drainage structures within the basin. Additional evaluation of the project site for on-site and off-site drainage shall be provided in later entitlements with the Preliminary and Final Plat.

Conclusion

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City of Surprise as we move forward into the Rezone, Preliminary Plat and permitting approvals.

Appendix

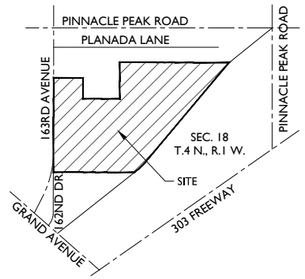
- Appendix 1: Existing Site Zoning Exhibit
- Appendix 2: Post-Annexation Exhibit
- Appendix 3: Proposed Site Zoning Exhibit
- Appendix 4: Existing Site General Plan Exhibit
- Appendix 5: Proposed Site General Plan Exhibit

APPENDIX 1



VICINITY MAP

NTS



PROJECT TEAM

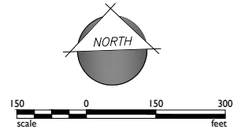
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgroupinc.com / josh.hannon@epsgroupinc.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -006, -008D, -009J, -009K, -009L, -010F, -010G, -021A, & -026
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
PROPOSED ZONING:	R1 & R-3
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET



EPS GROUP
1130 N. Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

163RD & GRAND AVENUE
Maricopa County, Arizona
Project

EXISTING ZONING EXHIBIT

Revisions:

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

Designer: JH
Drawn by: NG

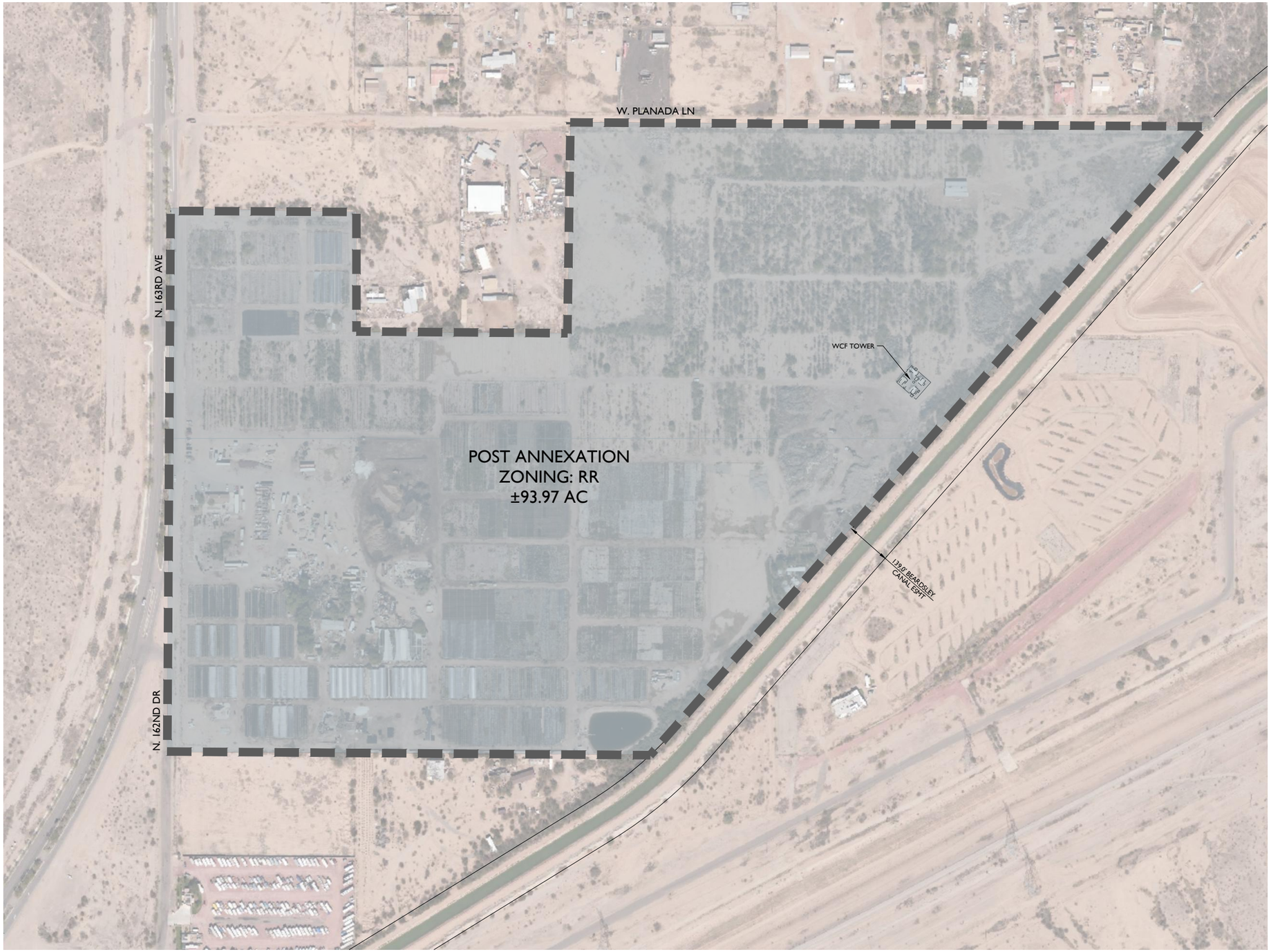
Preliminary
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Or
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21-0187

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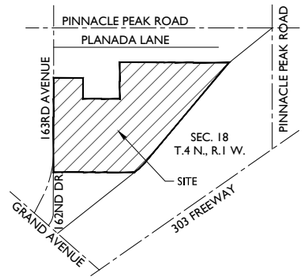
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ngriffin

APPENDIX 2



VICINITY MAP

NTS



PROJECT TEAM

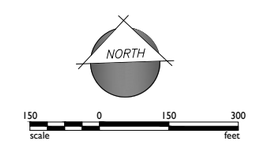
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

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PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -006, -008D, -009J, -009L, -009K, -010F, -010G, -021A, & -026
EXISTING LAND USE: PROPOSED LAND USE:	UNDEVELOPED/AGRICULTURE MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN: PROPOSED GENERAL PLAN:	COMMERCE/OFFICE NEIGHBORHOOD
EXISTING ZONING: POST ANNEXATION ZONING:	RU-43 (MARICOPA COUNTY) RR
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET
MAX DENSITY: R-1 R-3	 5 DU/AC 12 DU/AC



1130 N. Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m
EPS GROUP

163RD & GRAND AVENUE

Maricopa County, Arizona

Project:

POST ANNEXATION ZONING EXHIBIT

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: NG

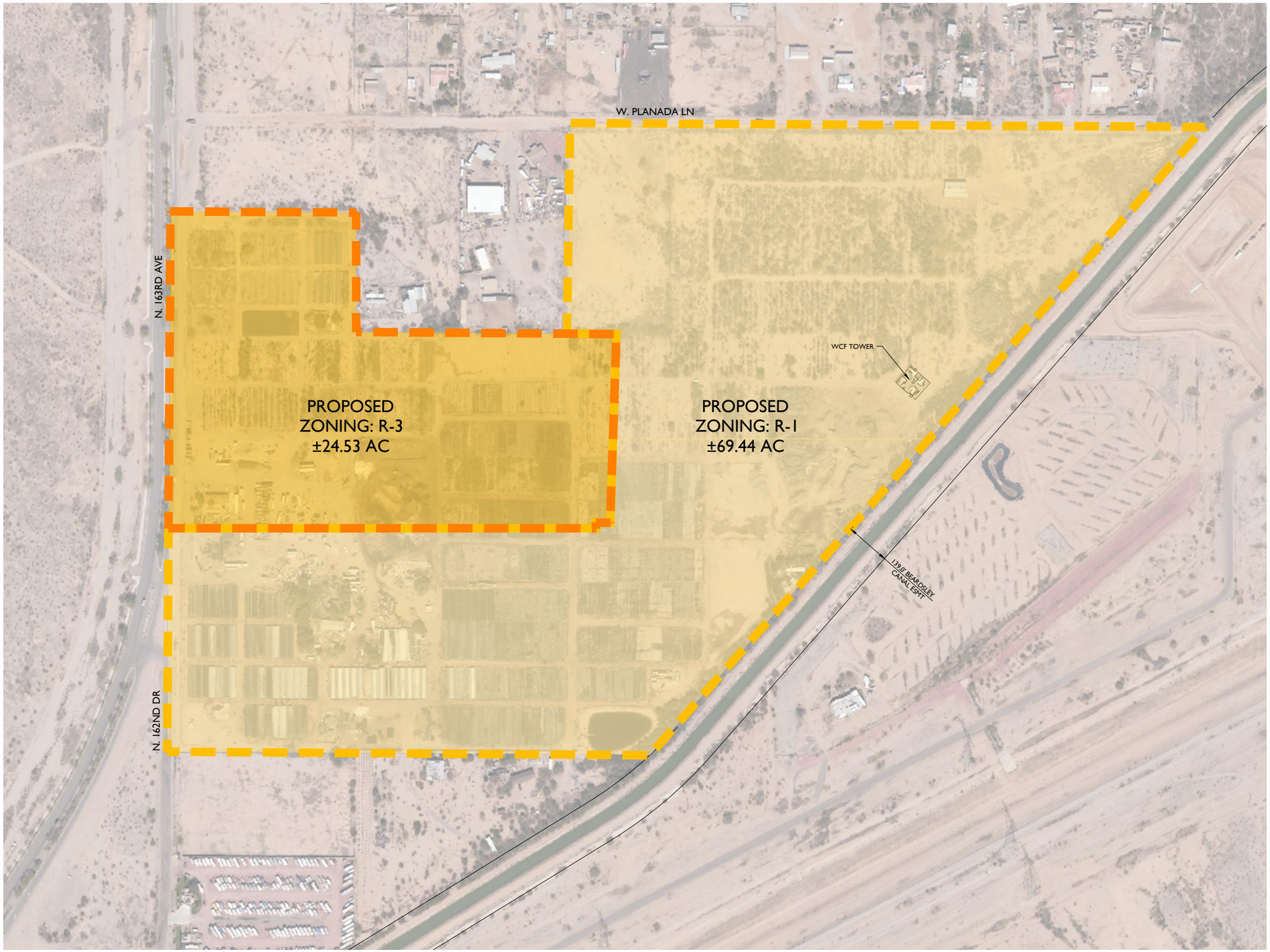
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21-0187

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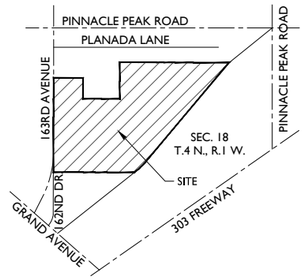
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ngriffin

APPENDIX 3



VICINITY MAP

NTS



PROJECT TEAM

PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

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BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -006, -008D, -009J, -009L, -009K, -010F, -010G, -021A, & -026
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RU-43 (MARICOPA COUNTY)
POST ANNEXATION ZONING:	RR
PROPOSED ZONING:	R1 & R-3
SITE ACREAGE:	93.97 GROSS ACRES 4,093,333 SQUARE FEET
MAX DENSITY:	
R-1	5 DU/AC
R-3	12 DU/AC

NORTH

150 0 150 300
scale feet

EPS GROUP
1130 N. Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

163RD & GRAND AVENUE
Maricopa County, Arizona

PROPOSED ZONING EXHIBIT

Project:

Revisions:

Call at least two full working days before you excavate.
ARIZONA 811
Arizona Blue Stake, Inc.
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In Maricopa County: (602)263-1100

Designer: JH
Drawn by: NG

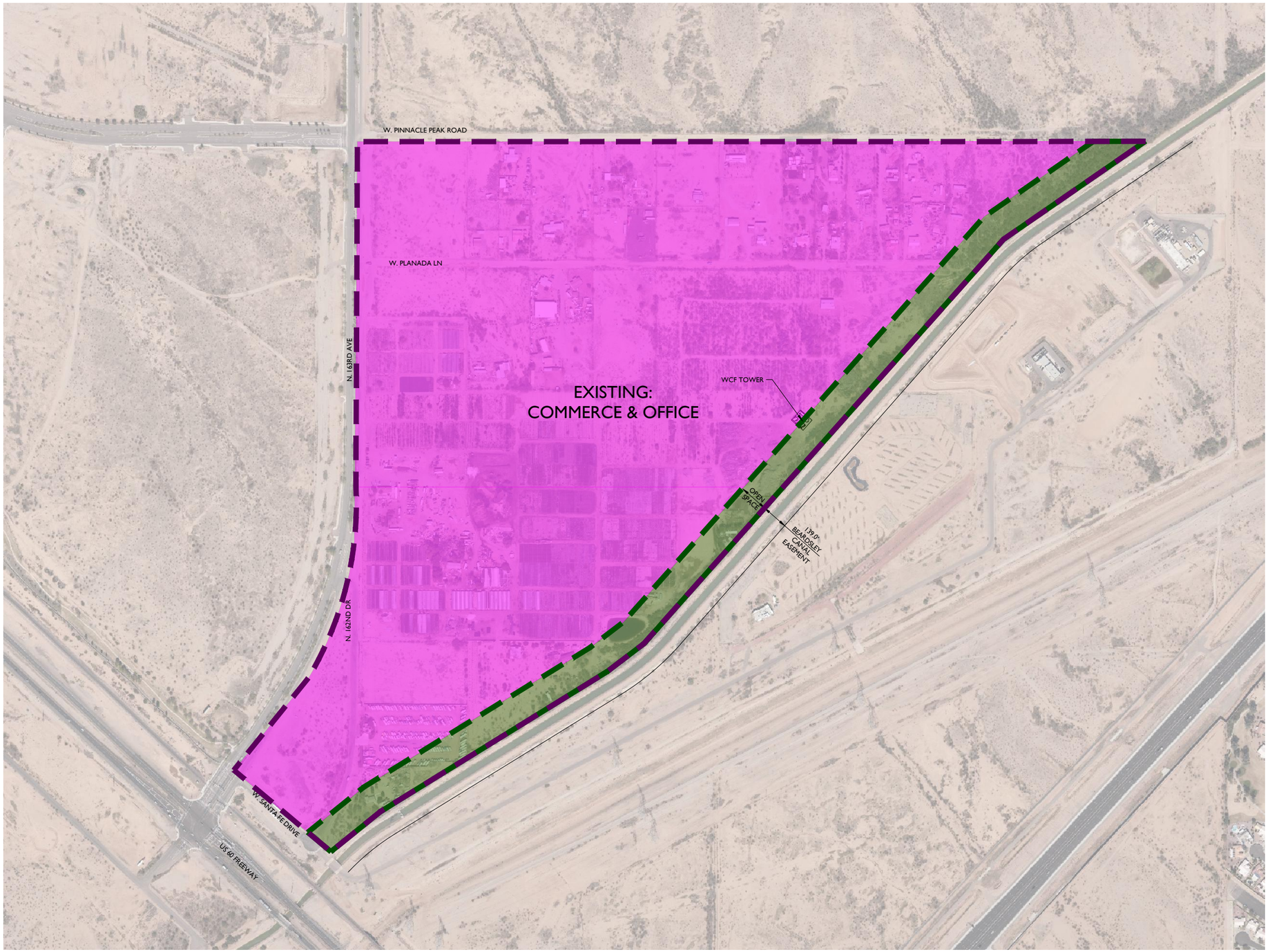
Preliminary
Not For
Construction
Or
Recording

Job No.
21-0187

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of 01

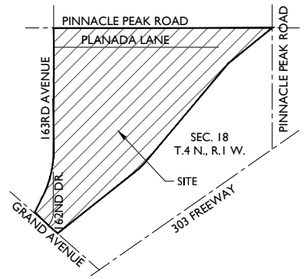
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APPENDIX 4



VICINITY MAP

NTS



PROJECT TEAM

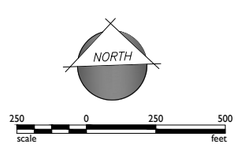
PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

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PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -004D, -004J, -005B, -005D, -005E, -005F, -006, -007F, -007G, -007H, -007J, -007K, -008C, -008D, -008E, -009J, -009K, -009L, -009P, -009U, -009VV, -009X, -009Z, -010F, -010G, -010K, -010L, -010M, -010N, -010Q, -010R, -010S, -010T, -021A, -025Y, -025Z, -026, -028B, -031, -033A, -033B, -034, -035, -038A, -039, -040, -041A, -041B, -042A, -043, -044, -045, -046, -047, -048, -049A, -049B, -051, -052, 503-73-756A & -756B
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD



1130 N. Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

163RD & GRAND AVENUE

Maricopa County, Arizona

Project:

EXISTING GENERAL PLAN EXHIBIT

Revisions:

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

Designer: JH
Drawn by: NG

Preliminary
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Construction
Or
Recording

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21-0187

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21-0187

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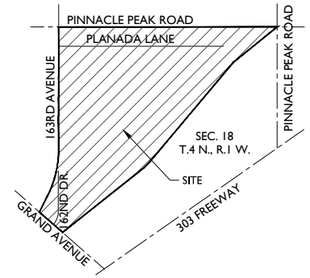
ngriffin

APPENDIX 5



VICINITY MAP

NTS



PROJECT TEAM

PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

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CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgroupinc.com / josh.hannon@epsgroupinc.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -004D, -004J, -005B, -005D, -005E, -005F, -006, -007F, -007G, -007H, -007J, -007K, -008C, -008D, -008E, -009J, -009K, -009L, -009P, -009U, -009VV, -009X, -009Z, -010F, -010G, -010K, -010L, -010M, -010N, -010Q, -010R, -010S, -010T, -021A, -025Y, -025Z, -026, -028B, -031, -033A, -033B, -034, -035, -038A, -039, -040, -041A, -041B, -042A, -043, -044, -045, -046, -047, -048, -049A, -049B, -051, -052, 503-73-756A & -756B
EXISTING LAND USE:	UNDEVELOPED/AGRICULTURE
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD

NORTH

250 0 250 500
scale feet

1130 N. Alma School Road, Suite120
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

Project:
163RD & GRAND AVENUE
Maricopa County, Arizona

PROPOSED GENERAL PLAN EXHIBIT

Revisions:

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ARIZONA811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602)263-1100

Designer: JH
Drawn by: NG

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0187

Sheet No.
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of 01

21-0187

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ngriffin

From:	JAMES, MARK C GS-12 USAF AETC 56 FW/CVE
To:	Nichole Flores
Cc:	56 FW/CIT Community Initiative
Subject:	RE: FS21-512 163rd & Grand Ave Annexation - New Digital Submittal 07.07.21
Date:	Thursday, July 8, 2021 2:34:38 PM

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

Nichole,

Thank you for allowing Luke AFB to make comments on the 163rd & Grand Ave Annexation and Rezone Application. This application proposes a residential community on 94 acres. The site is located on the northeast corner of 163rd Ave and Grand Ave in Surprise, AZ. It is approximately 3.5 miles outside the Aux-1 2004 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

Respectfully,

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

Citizen Participation Report

NEC 163rd Avenue and Grand Ave

City of Surprise

September 16, 2021

Parties Affected by Annexation & General Plan Amendment Request

Individual Canvassing Survey letters were sent to all property owners south of Pinnacle Peak, east of 163rd/162nd Avenue and north of the Beardsley Canal to seek out surrounding owner interest in joining the existing General Plan Amendment and Annexation requests. A map of the area identified is provided in **Appendix 1.** The City of Surprise published a newspaper ad and sent out notice letters to the property owners to inform them of a neighborhood meeting, which was held on July 29, 2021.

The survey letter, provided in **Appendix 2,** included a fillable survey and all of the information required by the city to explain the annexation and general plan amendment process and application. Interested parties were instructed to return the survey portion to the project representative, Jeffrey Blilie with Beus Gilbert McGroder PLLC.

Parties Affected by Annexation, General Plan Amendment, & Rezone Applications

Individual Neighborhood Meeting Invitations were sent by the City of Surprise in addition to posting an ad in the newspaper. These letters were sent to all property owners within 300' of the approximately 190.54-gross acres generally located at the northeast corner of 163rd Avenue and Grand Avenue. The letters invited the property owners to attend the meeting and included all of the information required by the city to explain the annexation, general plan amendment, and rezoning applications.

The below interested parties have been identified as part of this process. Returned surveys, emails, and letters received as part of this process are provided in **Appendix 3**.

OWNER	ADDRESS	GPA & SURVEY CANVASS			NOT A PART
		NO RESPONSE	ANNEX	GPA	
ARREOLA ALFREDO/NORMA	[redacted]	X			
BARCLAY SURPRISE INC	[redacted]	X			
BLUESHORE HOLDINGS LLC	[redacted]	X			
BREWER MARIA D	[redacted]	X			
CAMACHO CESAR/LETITIA	[redacted]	X			
CAMPANIA LLC	[redacted]	X			
CAMPANIA LLC	[redacted]	X			
DEACETIS VINCENT/ GERALDINE TR	[redacted]	X			
FERNANDEZ CARMEN R	[redacted]	X			
FREDRICKSON FAMILY TRUST	[redacted]	X			
FRONSMAN ADELLA M	[redacted]		NO	NO	
FRONSMAN GEORGE/ CRYSTAL	[redacted]	X			
GOMEZ CONSEPCION S	[redacted]	X			
HANCOCK LAWRENCE G	[redacted]		NO	NO	
HERNANDEZ CASIMIRO	[redacted]		NO	NO	
HUEY RICHARD G/IRENE TR/ WONG W O/S O TR/ETAL	[redacted]		NO	YES	

JOSEPH A SOLDEVERE/ ARLENE R REV TRUST	[redacted]	X			
LENNAR COMMUNITIES DEVELOPMENT INC	[redacted]	X			
MC REAL ESTATE DEVELOPMENT LLC	[redacted]	X			
MORGAN CAREY D/LAUREN L	[redacted]	X			
ODOGUI SAMUEL/NELLIE	[redacted]	X			
OROZCO SALVADOR D	[redacted]	X			
PASILLAS ALBINA SOLIS/FRANCISCO	[redacted]	X			
PASILLAS ANTONIO C/ ROSARIO IBARRA	[redacted]	X			
PASILLAS ANTONIO/ AUGUSTIN	[redacted]	X			
PEAK RV STORAGE LLC	[redacted]	X			
SCHULTZ ENTERPRISES WEST LLC	[redacted]		NO	NO	
SKAGGS M R/M E/RUCH R J/N A	[redacted]	X			
SOLIS JUAN A JR/ MARTINEZ NORMA	[redacted]	X			
SOLIS JUAN A SR	[redacted]	X			
SOLIS MARIANO/CYNTHIA	[redacted]	X			
SOLIS MARIANO/CYNTHIA	[redacted]	X			
SOLIS MARTIN F/ ALEJANDRINA/PASILLAS ANTONIO C	[redacted]	X			
SOLIS MARTIN F/ ALEJANDRINA/ PASILLAS ANTONIO C	[redacted]	X			
STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV	[redacted]		NO	NO	
TELLEZ ELIZABETH ANNAMARIE/ VERONICA ADELICIA	[redacted]	X			
VALPARAISO LLC	[redacted]	X			
VALPARAISO LLC	[redacted]	X			
VARGAS ALEJANDRINA HERNANDEZ	[redacted]	X			
WALKER RONALD/PAULA	[redacted]	X			
WEBB GARY	[redacted]				X
PHILLIPS SCOTT & JANICE	[redacted]				X
KEATING MATT	[redacted]				X

ODOGUI SAM & NELLIE	[redacted]				X
FRONSMAN CRYSTAL	[redacted]				X

Notification and Information Procedures

We will meet all City noticing requirements for annexing, rezoning, and amending the general plan land use designation of the property. These include notice of Public Hearing letters to be sent to surrounding property owners within 300' of the Property and other interested stakeholders, as identified on the buffer map provided in **Appendix 4**. The notification letters will include case information as well as our contact information. The interested parties and stakeholders identified are listed in **Appendix 5**.

We will post the site on our 163rd Avenue frontages with signs informing of the proposed annexation, general plan amendment, and rezoning request within the required timeframes. We have worked with City staff on the exact location and number of posted signs. Photographic evidence and the affidavit of posting are provided in **Appendix 6**.

Response Procedures

We will continue to respond to all input and comments received from parties affected by our application. We will also provide our responses to City Staff for their records. We will follow-up as necessary to ensure proper responses are provided and information is shared regarding the status of the request to interested stakeholders.

Schedule of Completion

June - Conducted Public outreach to generally secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan. Consulted with, informed, and provided an opportunity for official comment by:

- All property owners south of Pinnacle Peak
- All property owners east of 163rd/162nd Avenue
- All property owners north of the Beardsley Canal

July – Completed Review and Submitted a Citizen Participation Plan to reflect outreach strategies to engage property owners and residents.

July 14 - Posted notifications on site (2 signs for the GPA and 3 for the rezoning and annexation) at least 15 days in advance of the Neighborhood Meetings, on July 14, 2021.

The City of Surprise published notification with local newspapers, press release, City website, and social media and mailed letters to property owners and neighbors at least 15 days in advance of the Neighborhood Meeting.

This Citizen Participation Report includes a list of attendees and an accurate account of the items discussed such as opposition, proposed alternatives solutions (by either neighbors or applicant), responses to proposed solutions, and any mutual agreements reached during the meeting. The Sign-In List is provided in **Appendix 7**. Completed Comment Cards are provided in **Appendix 8**.

July 19, 2021 – Held Neighborhood Meeting at the Asante Prepatory Academy at 6:00 PM.

August – Began 60-day notice: transmit the proposal to P&Z, City Council, and submit a copy to outside agencies and municipalities for review and further comment

October – 60-Day Review period closes

October – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

November 4 – Public Hearing at offsite P&Z meeting to discuss

November 18 – Public Hearing at P&Z for recommendation (recommendation)

November – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

December 7 – Public Hearing at City Council to consider Major General Plan Amendment (via resolution with 2/3s vote)

December – send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption.

After affirmation from Attorney General – Send a copy of the adopted general plan to the planning agency of Maricopa County.

Status Procedure

We will update city staff via email and telephone calls if any important issues come about as we continue our public outreach. If additional public outreach occurs after the submittal of the Public Outreach Plan, we will provide updates to inform city staff and council members.

CITIZEN PARTICIPATION PLAN RESULTS

Details and Techniques Used to Involve the Public

As part of the Public Outreach Process, the Applicant's representatives have not received any inquiries on the request except as found at the Neighborhood Meeting and through returned Canvassing letters.

Summary of Concerns, Issues and Problems & How They will be Addressed

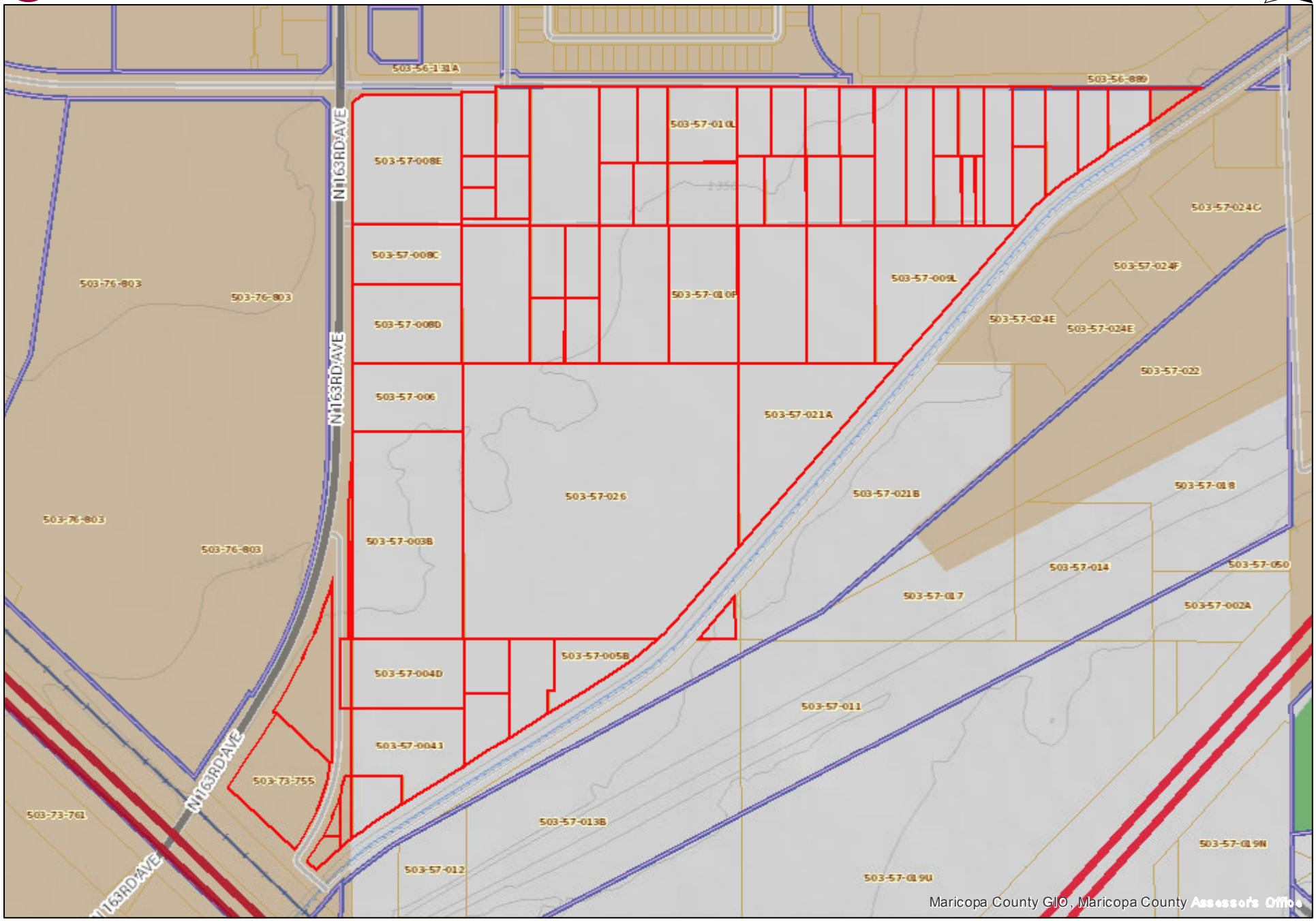
The interactions we had with community members at the 7/24/2021 neighborhood meeting were inquisitive in nature and primarily to discuss and further describe the request. The Neighborhood Meeting Minutes are provided in **Appendix 9**.

APPENDIX

- Appendix 1: Buffer Map
- Appendix 2: Canvassing Survey Letter
- Appendix 3: Completed Canvassing Surveys & Correspondence
- Appendix 4: Neighborhood Meeting & Public Hearing Buffer Map
- Appendix 5: Neighborhood Meeting & Public Hearing Mailing List
- Appendix 6: Public Notice Sign Posting Photographic Evidence & Affidavit
- Appendix 7: Neighborhood Meeting Sign-In Sheet
- Appendix 8: Neighborhood Meeting Comment Cards
- Appendix 9: Neighborhood Meeting Minutes

APPENDIX 1

163rd & Grand Avenue - Survey Buffer Map



5/25/2021 12:48:28 PM

163RD & GRAND AVENUE - GPA & ANNEXATION SURVEY MAILING LIST					
APN	OWNER	ADDRESS	CITY	STATE	ZIP
503-57-010S	ARREOLA ALFREDO/NORMA	[redacted]			
503-57-010T	BARCLAY SURPRISE INC				
503-57-007K	BLUESHORE HOLDINGS LLC				
503-57-038A	BREWER MARIA D				
503-57-039	BREWER MARIA D				
503-57-010N	CAMACHO CESAR/LETITIA				
503-57-008D	CAMPANIA LLC				
503-57-010G	CAMPANIA LLC				
503-57-026	CAMPANIA LLC				
503-73-755	DEACETIS VINCENT/GERALDINE TR				
503-57-009W	FERNANDEZ CARMEN R				
503-57-025Y	FREDRICKSON FAMILY TRUST				
503-57-025Z	FREDRICKSON FAMILY TRUST				
503-57-010Q	FRONSMAN ADELLA M				
503-57-010R	FRONSMAN GEORGE/CRYSTAL				
503-57-033A	GOMEZ CONSEPCION S				
503-57-004C	HANCOCK LAWRENCE G				
503-57-004D	HANCOCK LAWRENCE G				
503-57-035	HERNANDEZ CASIMIRO				
503-57-008E	HUEY RICHARD G/IRENE TR/WONG W O/S O TR/ETAL				
503-73-028V	JOSEPH A SOLDEVERE/ARLENE R REV TRUST				
503-57-028B	LENNAR COMMUNITIES DEVELOPMENT INC				
503-73-756A	LENNAR COMMUNITIES DEVELOPMENT INC				
503-73-756B	LENNAR COMMUNITIES DEVELOPMENT INC				
503-57-007F	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007G	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007H	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007J	MC REAL ESTATE DEVELOPMENT LLC				
503-57-008C	MORGAN CAREY D/LAUREN L				
503-57-047	ODOGUI SAMUEL N/NELLIE				
503-57-049A	ODOGUI SAMUEL/NELLIE				
503-57-048	OROZCO SALVADOR D				
503-57-040	PASILLAS ALBINA SOLIS/FRANCISCO				
503-57-009U	PASILLAS ANTONIO C/ROSARIO IBARRA				
503-57-009P	PASILLAS ANTONIO/AUGUSTIN				
503-57-010L	PEAK RV STORAGE LLC				
503-57-010M	PEAK RV STORAGE LLC				
503-57-004J	SCHULTZ ENTERPRISES WEST LLC				
503-57-010K	SKAGGS M R/M E/RUCH R J/N A				
503-57-041A	SOLIS JUAN A JR/MARTINEZ NORMA				
503-57-041B	SOLIS JUAN A JR/MARTINEZ NORMA				
503-57-042A	SOLIS JUAN A SR				
503-57-009X	SOLIS MARIANO/CYNTHIA				
503-57-033B	SOLIS MARIANO/CYNTHIA				
503-57-009Z	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-031	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-043	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-044	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-045	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-046	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-049B	TELLEZ ELIZABETH ANNAMARIE/VERONICA ADELICIA				
503-57-003A	VALPARAISO LLC				
503-57-003B	VALPARAISO LLC				
503-57-005B	VALPARAISO LLC				
503-57-005D	VALPARAISO LLC				
503-57-005E	VALPARAISO LLC				
503-57-005F	VALPARAISO LLC				
503-57-006	VALPARAISO LLC				
503-57-009J	VALPARAISO LLC				
503-57-009K	VALPARAISO LLC				

503-57-009L	VALPARAISO LLC	[redacted]
503-57-010F	VALPARAISO LLC	
503-57-021A	VALPARAISO LLC	
503-57-051	VARGAS ALEJANDRINA HERNANDEZ	
503-57-052	VARGAS ALEJANDRINA HERNANDEZ	
503-57-034	WALKER RONALD/PAULA	

APPENDIX 2

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

May 26, 2021

Proposed Major General Plan Amendment & Annexation to the City of Surprise

Dear Neighbor:

The owners of a property located near you at the northeast corner of 163rd Avenue and Grand Avenue are working with the City of Surprise regarding a Major General Plan Amendment and Annexation of this property. Because Surprises' corporate boundaries surround your area, the City of Surprise has requested that you be contacted to gauge your level of interest in joining the General Plan Amendment and petition for annexation.

This request is specifically to amend the City of Surprise General Plan designation for this area from Commerce & Business to Neighborhood and for annexation into the City of Surprise.

Recognizing that annexation is a personal decision, the City of Surprise typically relies on applications from property owners for proposed annexations to the City. Because the City has requested that you be contacted, information has been provided in this letter describing the annexation process and answering some of the most frequently asked question regarding annexations. A form consenting or opposing to annexation has also been included with a stamped envelope in this letter for your response.

Additional information may be obtained by contacting Jeffrey Blilie with Beus Gilbert McGroder PLLC at (623) 606-0532 or jblilie@beusgilbert.com. You may also contact Joshua Mike at the City of Surprise at (623) 222-3134 or joshua.mike@surpriseaz.gov. If EPS Group, Inc. or the City does not receive a response from you by June 9, 2021, it will be understood that you are not interested in annexing to the City of Surprise.

HOW MUCH DOES IT COST TO ANNEX?

There will be no cost to you to be included with the requests.

WHAT IF THERE IS ONLY SCATTERED INTEREST IN ANNEXING TO THE CITY?

The City is responsible for ensuring logical boundary expansions of cities. This includes ensuring that territory involved in annexation is physically contiguous to city boundaries and that the annexation configuration assures the efficient provision of municipal services. Although annexation boundaries are evaluated on a case-by-case basis, the City's goal is to annex blocks of territory that round out city boundaries and avoid creating unincorporated islands. If the annexation survey of this area results in a scattered response of property owners favoring annexation, the City may decide not to annex properties within the survey area and annex only the area requesting annexation.

HOW LONG WILL IT TAKE TO COMPLETE THE ANNEXATION PROCESS?

To complete the process, it will take approximately 10-12 months. A specific set of steps must be completed prior to and during a required 30-day waiting period before a 1-year timeline is initiated to obtain the necessary signatures on the annexation petition. After the signatures on the annexation petition are verified to meet the requirements of A.R.S. 9-471, the mayor and City Council shall consider an ordinance for annexation. The annexation shall be effective 30 days after adoption.

WHAT SERVICES ARE PROVIDED BY THE CITY?

When you annex into the City of Surprise, you gain access to a number of valuable, high quality benefits, such as:

- **Fire Protection & Medical Response**: The average response time for the City of Surprise Fire is 5 minutes. With well trained and certified firefighters, state of the art medical and firefighting equipment and excellent training programs, the City of Surprise Fire Department is one of the best in Arizona.
- **Police Protection**: Surprise Police's average response time for priority-1 calls is under 5 minutes. The Police department has highly trained officers who work to keep the neighborhoods safe and respond quickly to emergencies as they arise.
- **Refuse Recycling Collection**: The City's weekly collection service includes pickup of both trash and recyclables. A low monthly fee also covers other solid waste services such as curbside Brush and Bulky pickup, landfill operations, neighborhood cleanup, annual Christmas tree recycling and household hazardous waste events.
- **Street Maintenance**: Upon annexation, the City of Surprise assumes responsibility for repair, sweeping and maintenance of all paved public streets. Street name and traffic regulation signs also will be maintained and/or installed where appropriate.
- **Neighborhood Services**: The City of Surprise helps interested neighborhoods form neighborhood associations, supports neighborhood associations by mailing newsletters, keeping associations informed about important City issues, and assisting with code enforcement.
- **Participation in City Elections & Decisions**: Joining the City of Surprise gives you a voice in decisions and issues that are governed by the City of Surprise, many of which impact the entire region.
- **Water Services**: Water and wastewater service for your area will not change when you join the City of Surprise.

Sincerely,

Jeffrey M. Blilie

Beus Gilbert McGroder PLLC

(623) 606-0532

Jblilie@beusgilbert.com

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

_____ _____

Name (please print) Signature Date

_____ _____

Name (please print) Signature Date

_____

Address (please print)

_____

Assessor Parcel Number(s)

_____

Phone Number

APPENDIX 3

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

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____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

__✓__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

__✓__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Curtis R. Schultz		6/1/21
Name (please print)	Signature	Date
Name (please print)	Signature	Date
[redacted]		
Address (please print)		

Assessor Parcel Number(s)

[redacted]
Phone Number

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

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____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

X The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Name (please print)	Signature	Date
WALTER WONG	Walter Wong	6/9/2021
SHIRLEY WONG	Shirley Wong	6/9/2021

[redacted]
Address (please print)

[redacted]
Assessor Parcel Number(s)

[redacted]
Phone Number

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

__X__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

__X__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Lawrence Hancock — Signature — 5/30/21

Name (please print) | Signature | Date

Name (please print) | Signature | Date

[redacted]

Address (please print)

[redacted]

Assessor Parcel Number(s)

[redacted]

Phone Number

From: Natalie Maikoski
To: "Jeffrey Blilie" [redacted]
Cc: "Joshua Mike"
Subject: RE: Project on 163rd and Grand Ave in Surprise
Date: Monday, June 14, 2021 3:57:00 PM
Attachments: image001.png
21-0187-163rd & Grand Ave_Final Plat (Narrative).pdf
21-0187-163rd & Grand Ave_Major General Plan Amendment (Exhibit).pdf

---

Good afternoon Dr. Musial,

I am a Planner with EPS Group and am representing the property owner regarding a proposed General Plan Amendment and future Rezone and Annexation into the City of Surprise. The owner wishes to develop a high-quality residential community and is requesting the site's General Plan designation be amended from Commerce/Office to Neighborhood land uses.

I've attached our formal General Plan Amendment package to this email for your review. These documents are also currently under review by the City. The Annexation and Rezone requests are anticipated to be submitted after the neighborhood meeting on 6/23.

Please let me know if you have any questions or comments.
Thank you!

Natalie Maikoski (Griffin) | EPS Group, Inc.

Planner

1130 N Alma School Road, Suite 120 | Mesa, AZ 85201

O: 480.503.2250 | natalie.griffin@epsgroupinc.com

LinkedIn | Twitter | Facebook



Notice to Recipients of Electronic Files from EPS Group, Inc.: *All electronic files are for recipient's use only and all files are subject to revisions. EPS Group, Inc. makes no guarantees nor warrants the accuracy or completeness of any of the information contained in these files, as recipients should verify all information with actual sealed and signed documents. It shall be the responsibility of recipients to obtain any future updates from EPS Group, Inc.*

From: Jeffrey Blilie <jblilie@beusgilbert.com>
Sent: Friday, June 11, 2021 1:34 PM
To: Natalie Maikoski <Natalie.Maikoski@epsgroupinc.com>
Subject: FW: Project on 163rd and Grand Ave in Surprise

Jeffrey M. Blilie

BEUS GILBERT MCGRODER PLLC

701 North 44th Street | Phoenix, AZ 85008
Direct: 623.606.0532
Email: jblilie@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: izabela musial[redacted]
Sent: Friday, June 11, 2021 1:33 PM
To: Jeffrey Blilie <jblilie@beusgilbert.com>; joshua.mike@surpriseaz.gov
Subject: Project on 163rd and Grand Ave in Surprise

Goodafternoon.

My name is Izabela Musial and with my family I live at 16059 W. Pinnacle Peak RD
Im requesting documents regarding this project and maps so I can prepare for the meeting.
The letter is very vague and maps confusing. Please provide us with what is proposed what developments will be in the area Etc?

Thank you,
Sincerely,
Izabela Musial MD FAAFP

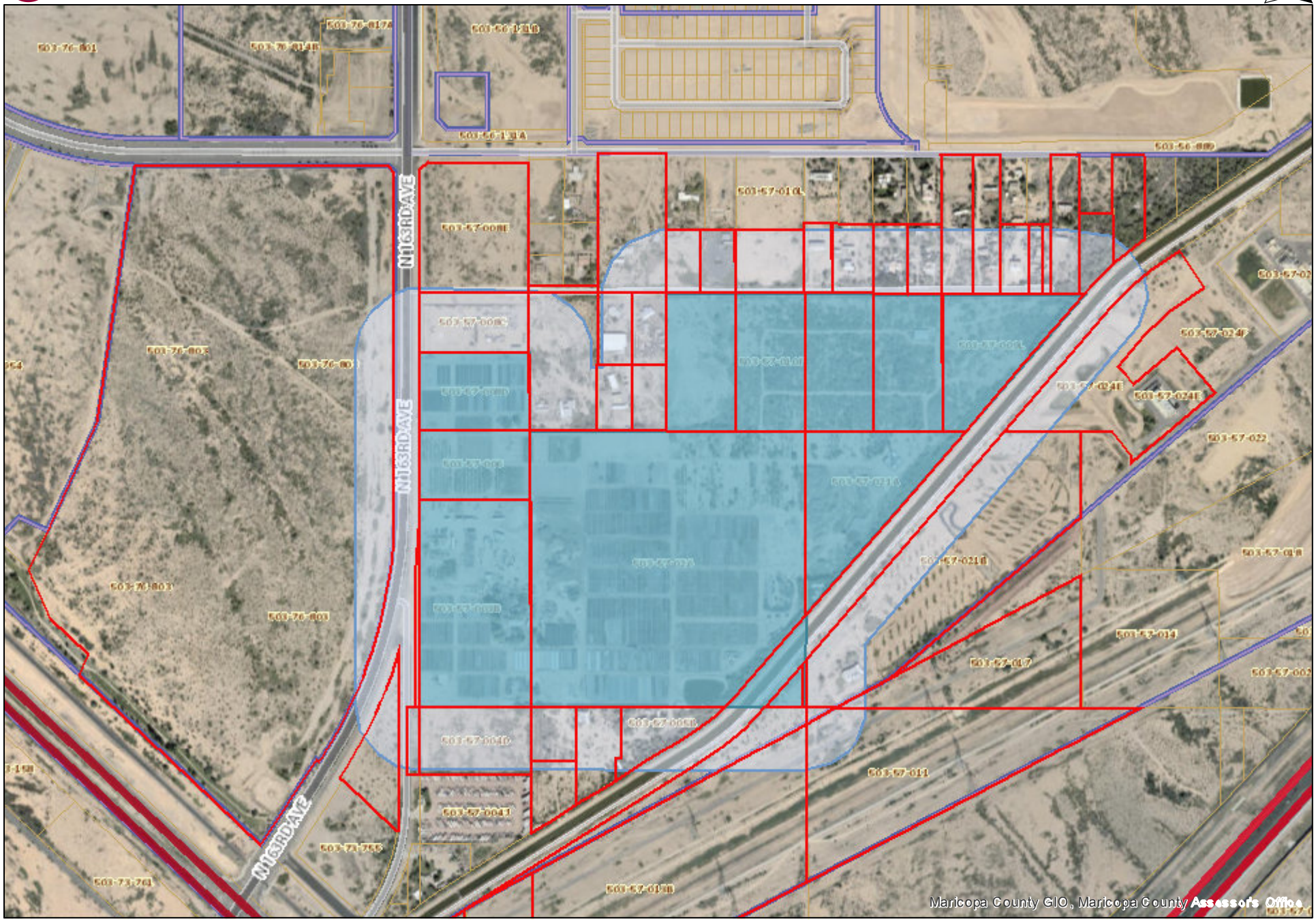
[redacted]

CAUTION - EXTERNAL EMAIL

Phishing? Forward to Helpdesk or _Trouble ticket

APPENDIX 4

163rd & Grand Avenue - 300' Buffer Map



5/25/2021 11:34:04 AM

APPENDIX 5

163RD & GRAND AVENUE - MAILING LIST (300')					
APN	OWNER	ADDRESS	CITY	STATE	ZIP
503-57-016	29 PALMS RV & BOAT STORAGE LLC	[redacted]			
503-57-019G	29 PALMS RV & BOAT STORAGE LLC				
503-57-021B	29 PALMS RV & BOAT STORAGE LLC				
503-57-025G	29 PALMS RV & BOAT STORAGE LLC				
503-57-010S	ARREOLA ALFREDO/NORMA				
503-57-010T	BARCLAY SURPRISE INC				
503-57-038A	BREWER MARIA D				
503-57-010N	CAMACHO CESAR/LETITIA				
503-57-008D	CAMPANIA LLC				
503-57-010G	CAMPANIA LLC				
503-57-026	CAMPANIA LLC				
503-57-009W	FERNANDEZ CARMEN R				
503-57-011	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-013B	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-017	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-010Q	FRONSMAN ADELLA M				
503-57-010R	FRONSMAN GEORGE/CRYSTAL				
503-57-033A	GOMEZ CONSEPCION S				
503-57-004C	HANCOCK LAWRENCE G				
503-57-004D	HANCOCK LAWRENCE G				
503-57-008E	HUEY RICHARD G/IRENE TR/WONG W O/S O TR/ETAL				
503-73-028V	JOSEPH A SOLDEVERE/ARLENE R REV TRUST				
503-76-803	KIMCO BARCLAY SURPRISE II LLC				
503-57-024E	LCD ASANTE LLC				
503-57-007G	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007H	MC REAL ESTATE DEVELOPMENT LLC				
503-57-008C	MORGAN CAREY D/LAUREN L				
503-57-047	ODOGUI SAMUEL N/NELLIE				
503-57-048	OROZCO SALVADOR D				
503-57-009U	PASILLAS ANTONIO C/ROSARIO IBARRA				
503-57-009P	PASILLAS ANTONIO/AUGUSTIN				
503-57-010M	PEAK RV STORAGE LLC				
503-57-010K	SKAGGS M R/M E/RUCH R J/N A				
503-57-009X	SOLIS MARIANO/CYNTHIA				
503-57-009Z	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-031	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-045	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-046	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-003A	VALPARAISO LLC				
503-57-003B	VALPARAISO LLC				
503-57-005B	VALPARAISO LLC				
503-57-005D	VALPARAISO LLC				
503-57-005E	VALPARAISO LLC				
503-57-005F	VALPARAISO LLC				
503-57-006	VALPARAISO LLC				
503-57-009J	VALPARAISO LLC				
503-57-009K	VALPARAISO LLC				
503-57-009L	VALPARAISO LLC				
503-57-010F	VALPARAISO LLC				
503-57-021A	VALPARAISO LLC				
503-57-034	WALKER RONALD/PAULA				

APPENDIX 6


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 09:53:12


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 09:53:23


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 10:08:01


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 10:08:14


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 10:28:51


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 10:29:03


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major GPA Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:15:27


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major GPA Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
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For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:25:28


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
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Planning & Zoning Commission
Regular Public Hearing
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https://global.gotomeeting.com/join/649338101
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For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:25:43

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS21-257

Applicant Name: _____.

Location: South of the Southeast corner of 163rd and Ave and Pinnacle Peak Rd

Date Site Posted: May 28th, 2021 sign modified: July 14th, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt
Applicant/Representative Signature

7-14-2021
Date

This instrument was acknowledged before me on this 14th day of July, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public

10-25-2021
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning andZoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS21-512 and FS21-513

Applicant Name:

Location: South of the Southeast corner of 163rd Ave and Pinnacle Peak Rd

Date Site Posted: July 14, 2021

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior to** the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt — 7.14.2021

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 14th day of July, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

MaryBeth Conrad
Notary Public

10.25.2024
My commission expires

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

APPENDIX 7

Sign-In Sheet
Neighborhood Meeting

Please provide all information so that we can provide you with future updates and notifications of meetings and/or hearing.

Name	Larry Hancock	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Casimiro Hernandez	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	Resident
Name	Gary Webb & Vicki Webb	Phone	
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Scott & Janice Phillips	Phone	
Address	[redacted]		
Email		Affiliation	Resident
Name	Donald Thomas Izabela music	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Matt Keating	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	P&Z Commissioner
Name	Sam & Nellie Odogui	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	
Name	Crystal Fronsman	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	
Name	Adella Fronsman	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	

APPENDIX 8

Comment Card
Neighborhood Meeting

EPS GROUP

Optional

Name: GARY WEBB

Address: [redacted]

[redacted]

Email: [redacted]

Would you like to be added to an e-mail subscription list for updates on this project?

Yes [X] No [ ]

Please provide your comments:

WHAT ROAD IMPROVEMENT ARE PLANED WITH THIS DEVELOPMENT

AND WILL THE DEVELOPERS BE HELPING WITH ANY OF THEM

APPENDIX 9

Meeting Minutes

Project Name: 163rd and Grand Avenue
Project No.: 21-0167

Date: July 29, 2021

Meeting Location: Asante Prep Academy and Online – GoToMeeting
Meeting Date: July 29, 2021
Meeting Time: 6:00 – 6:50 PM

Development Team Attendees:

Jeff Blilie	Beus Gilbert Mcgroder, PLLC	jblilie@beusgilbert.com
David Hughes	EPS Group	david.hughes@epsgroupinc.com
Peter Margoliner	EPS Group	peter.margoliner@epsgroupinc.com
Natalie Maikoski (online)	EPS Group	natalie.maikoski@epsgroupinc.com

Public Attendees:
See attached attendance list.

Meeting Summary:
A neighborhood meeting was held at the above listed date, time and place to discuss a proposed annexation, General Plan Amendment, and Rezone request for future residential development, located on the east corner of 163rd and Grand Avenue, within the proposed annexation boundary of the City of Surprise. Jeff Blilie, along with EPS Group, hosted the meeting and gave a presentation. Following the presentation, a Question & Answer Session was in held in which members of the public were able to ask questions and give comments, to which the Development Team responded to. The public's comments and concerns are described below.

Questions Asked:

- Some residents stated that they did not get letters in the mail while others stated that they did.
  - The Development Team will update the list of residents to be notified of future meetings and Public Hearings.
- How many residential units will be created and if there was going to be any multi-family?
  - There is a multifamily development planned for about 240 units.
- Will the R-3 be for rent?
  - Yes.

By: Natalie Maikoski EPS Group natalie.maikoski@epsgroupinc.com

Meeting Minutes

Project Name: 163rd and Grand Avenue Date: July 29, 2021
Project No.: 21-0167

- What will happen to the tree farm?
    - It will go away.
- How long until it develops.
    - An estimate would be around two years.
- Who started the process?
    - The subject site property owners initiated the request and started the process.
- What are the advantages and disadvantages of joining the city?
    - One major advantage is for access to city utilities. A disadvantage discussed was being under City of Surprise code enforcement.
- What will happen to Planada Street? Will it go to 163rd?
    - It will be improved out to 163rd Street.
- How far north will 163rd be improved?
    - 163rd will be improved along the property line and will comply with City requirements for future developments.
- How does council feel about this?
    - The council member that was present was not a fan of the proposed product.
- Is there a range on square footage and price for the proposed development?
    - It is too early to determine price and square footage.
- Will the rezoning affect anything outside the boundary?
    - No.

Conclusion:
The meeting was adjourned at 6:50 PM when no other questions or comments were requested.

The above is the author's recollection of items discussed and the decisions reached. If there are any corrections or additions to be made, please contact the author. These meeting notes shall become part of the project file.

By: Natalie Maikoski EPS Group natalie.maikoski@epsgroupinc.com

AFFIDAVIT OF POSTING

Case Number: FS21-512 & FS21-513

Project Name: 163rd & Grand

Project Location: NEC 163rd Ave & Grand Ave

Date Site Posted: 2/11/22

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett — 2/11/22

Owner/Applicant Signature — Date

This instrument was acknowledged before me this 11th day of February, 20 22 by Meghan Liggett

Mary Beth Conrad

Notary Public

My Commission Expires: 10-25-24

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024



N 162nd Dr
Surprise AZ 85387
+33.690253, -112.409256
Friday, February 11, 2022 at 1:40:36 PM

Notice of Public Hearing
City of Surprise

FS21-512 Annexation Request
FS21-513 Rezone Request

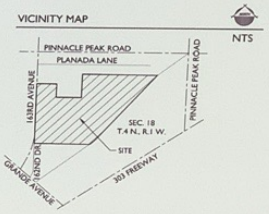
City Council Public Hearing (Blank Petition)
Date: December 21. 2021
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

Planning & Zoning Commission Regular Public Hearing
Date: January 20, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

City Council Public Hearing (Discussion)
Date: January 18, 2022
Time: 6:00 P.M.
Location: Surprise City Hall
Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

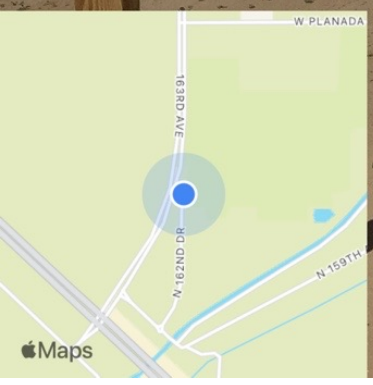
City Council Public Hearing (Approval/Denial)
Date: March 1, 2022
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers
16000 N Civil Center Plaza
Surprise, AZ 85374

VICINITY MAP NTS



Project Name: NEC 163rd & Grand Major Annexation and Rezone
Description: The applicant is requesting the following entitlements:
FS21-512: An Annexation of approximately 93.97 acres of Maricopa County Unincorporated property into the City of Surprise.
FS21-513: A Rezone of approximately 93.97 acres from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3).

For more information, call:
623-222-3011

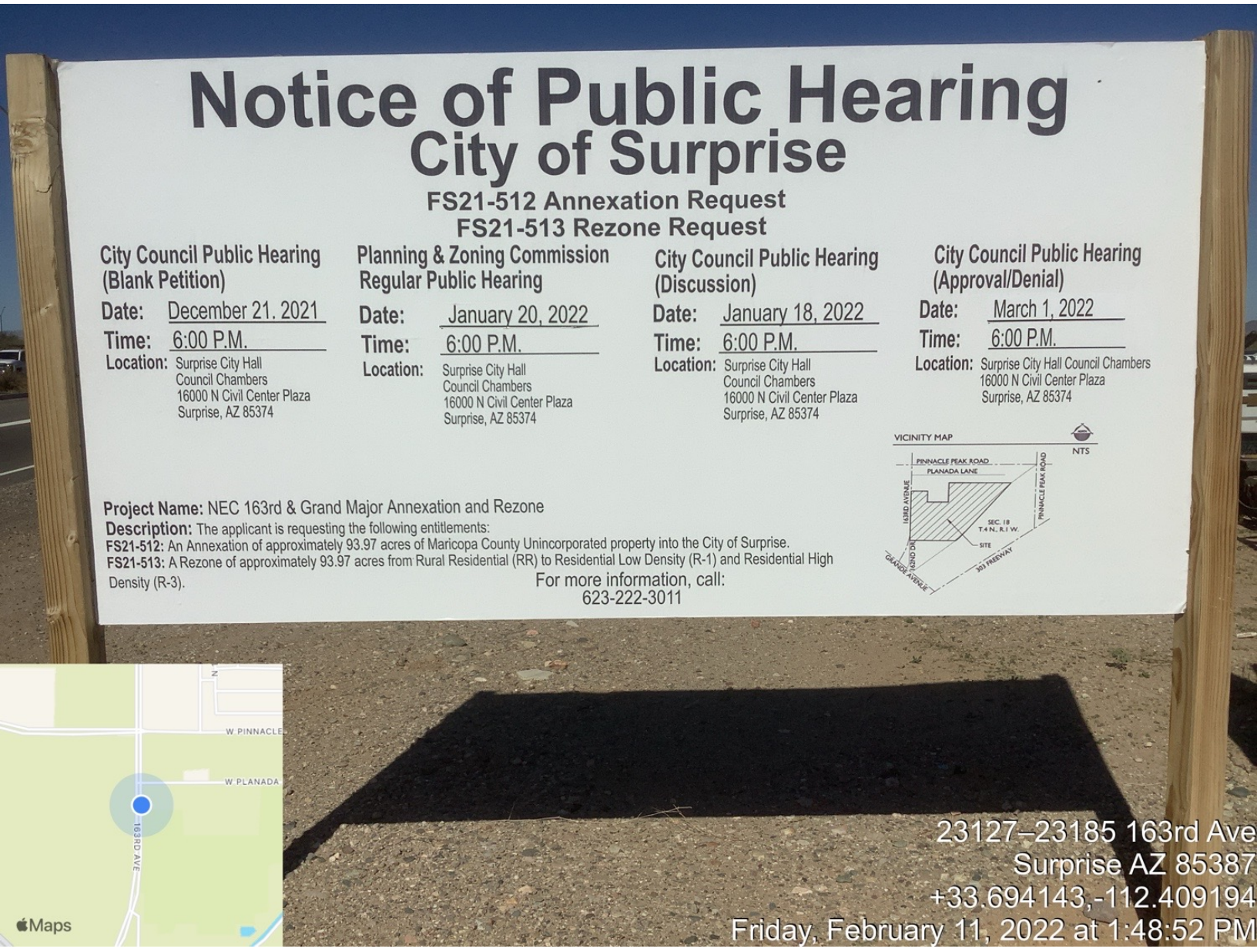


N 162nd Dr
Surprise AZ 85387
+33.690253,-112.409256
Friday, February 11, 2022 at 1:40:19 PM


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
City Council Public Hearing (Blank Petition)
Date: December 21. 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
Planning & Zoning Commission Regular Public Hearing
Date: January 20, 2022
Time: 6:00 P.M.
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Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
VICINITY MAP
NTS
PINNACLE PEAK ROAD
PLANADA LANE
163RD AVENUE
PINNACLE PEAK ROAD
SEC. 18 T.4 N., R.1 W.
SITE
303 FREEWAY
Project Name: NEC 163rd & Grand Major Annexation and Rezone
Description: The applicant is requesting the following entitlements:
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For more information, call:
623-222-3011
W PINNACLE
W PLANADA
163RD DR
N 159TH
Maps
22439 163rd Ave
Surprise AZ 85387
+33.692390,-112.409175
Friday, February 11, 2022 at 1:45:29 PM


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
City Council Public Hearing (Blank Petition)
Date: December 21, 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
Planning & Zoning Commission Regular Public Hearing
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City Council Public Hearing (Approval/Denial)
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VICINITY MAP
NTS
PINNACLE PEAK ROAD
PLANADA LANE
163RD AVENUE
PINNACLE PEAK ROAD
SEC. 18 T 4 N., R 1 W.
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GRANDE AVENUE
303 FREEWAY
Project Name: NEC 163rd & Grand Major Annexation and Rezone
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623-222-3011
W PINNACLE
W PLANADA
163RD
Maps
22439 163rd Ave
Surprise AZ 85387
+33.692390,-112.409175
Friday, February 11, 2022 at 1:45:10 PM


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
City Council Public Hearing (Blank Petition)
Date: December 21. 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
Planning & Zoning Commission Regular Public Hearing
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VICINITY MAP
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For more information, call:
623-222-3011
W PINNACLE
W PLANADA
163RD AVE
Maps
23127–23185 163rd Ave
Surprise AZ 85387
+33.694143, -112.409194
Friday, February 11, 2022 at 1:49:07 PM


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
City Council Public Hearing (Blank Petition)
Date: December 21. 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civil Center Plaza Surprise, AZ 85374
Planning & Zoning Commission Regular Public Hearing
Date: January 20, 2022
Time: 6:00 P.M.
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NTS
PINNACLE PEAK ROAD
PLANADA LANE
163RD AVENUE
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SEC. 18 T.4N., R.1 W.
SITE
GRAND AVENUE
303 FREEWAY
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For more information, call:
623-222-3011
W PINNACLE
W PLANADA
163RD AVE
Maps
23127–23185 163rd Ave
Surprise AZ 85387
+33.694143,-112.409194
Friday, February 11, 2022 at 1:48:52 PM

ORDINANCE # 2022-03

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM RURAL RESIDENTIAL (RR) TO RESIDENTIAL LOW DENSITY (R-1) AND RESIDENTIAL HIGH DENSITY (R-3), FOR APPROXIMATELY 94 ACRES OF PROPERTY LOCATED GENERALLY SOUTH OF PINNACLE PEAK ROAD AND EAST OF 163RD AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located generally south of Pinnacle Peak Road and east of 163rd Avenue;

WHEREAS, the subject site is zoned Rural Residential (RR);

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed rezone to Residential Low Density (R-1) and Residential High Density (R-3), satisfies the requirements set forth in the Surprise Land Development Ordinance;

WHEREAS, this rezone is in harmony with the purposes and intent of the Land Development Ordinance and the Surprise General Plan 2035; and

WHEREAS, on January 20, 2022, the Planning and Zoning Commission recommended approval of the subject rezone.

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

Section 1. *Rezoning.* The parcel legally described on ***Exhibit A*** and depicted on ***Exhibit B***, known as "163rd Ave and Grand Ave" is rezoned from Rural Residential (RR) to Residential Low Density (R-1) and Residential High Density (R-3) subject to the following stipulations:

a. Development and use of the site shall be consistent with the rezone narrative entitled "NEC 163rd Avenue and Grand Ave", prepared by EPS Group and dated October 1, 2021.

b. 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.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this_____day of _____2022.

_____
Skip Hall, Mayor

Attest:

_____
Sherry Aguilar, City Clerk

Approved as to form:

_____
Robert Wingo, City Attorney

EXHIBIT A
LEGAL DESCRIPTION FOR PROPERTY

Legal Description
Annexation & Zoning

Job No. 21-0787 10/4/2021

A portion of the North Half of Section 18, 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 18, being marked by a 2-3/4" Maricopa County Highway Department brass cap in handhole, from which the Northwest Corner of said Section 18, being marked by a 3" City of Surprise brass cap flush, bears North 0 degrees 21 minutes 23 seconds East, 2633.85 feet;

thence along the West line of the Northwest Quarter of said Section 18, North 0 degrees 21 minutes 23 seconds East, 1690.43 feet;

thence along the North line of that parcel described in Document No. 2016-0833046 of Maricopa County Records, South 89 degrees 36 minutes 43 seconds East, 580.61 feet to the Northeast corner thereof;

thence along the East line of said parcel, South 0 degrees 01 minutes 53 seconds East, 373.51 feet to the Northwest Corner of the Southeast Quarter of the Northwest Quarter of said Section 18;

thence along the North line of said Southeast Quarter, South 89 degrees 37 minutes 24 seconds East, 659.08 feet to the Southwest Corner of that parcel described in Document No. 2018-0374381 of Maricopa County Records;

thence along the West line of said parcel, North 0 degrees 00 minutes 05 seconds West, 658.06 feet to the Northwest Corner thereof;

thence along the North line of said parcel and also along the North line of that parcel described in Document No. 2015-0095268 of Maricopa County Records, South 89 degrees 39 minutes 37 seconds East, 658.43 feet to the Northeast corner thereof;

thence along the North line of those parcels described in Document No. 2012-0451702 of Maricopa County Records, South 89 degrees 37 minutes 09 seconds East, 1318.44 feet;

EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258
S:\Projects\2021\21-0187\Land Survey\Legals\21-0187 LD03 Annex & Zoning.docx

thence continuing along said North line, South 89 degrees 39 minutes 13 seconds East, 17.68 feet to a point on the Northwesterly right-of-way of the Maricopa County Municipal Water Conservation District No. 1 Main Canal;

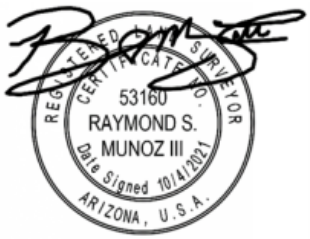
thence along said Northwesterly right-of-way, South 41 degrees 18 minutes 56 seconds West, 2498.28 feet to the beginning of a curve, concave Northwest, having a radius of 1230.67 feet;

thence continuing along said Northwesterly right-of-way, Southwesterly 123.92 feet along the arc of said curve to the right through a central angle of 5 degrees 46 minutes 09 seconds to a point on the South line of the Southeast Quarter of the Northwest Quarter of said Section 18;

thence along said South line, on a non-tangent line North 89 degrees 34 minutes 37 seconds West, 917.36 feet to the Southeast corner of Lot 2 of said Section 18;

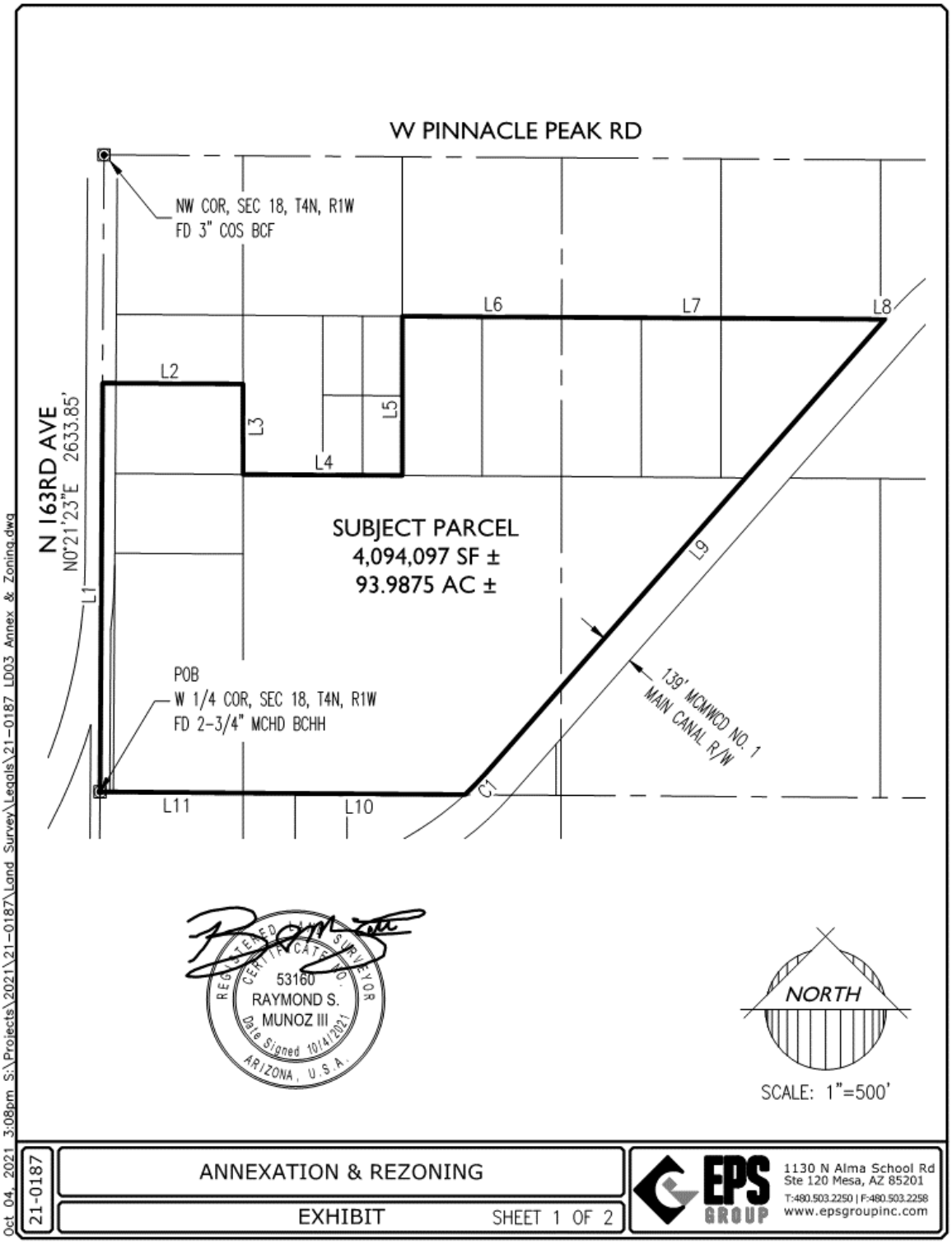
thence along the South line of said Lot 2, North 89 degrees 33 minutes 38 seconds West, 591.82 feet to the **POINT OF BEGINNING**.

Contains 4,094,097 square feet or 93.9875 acres, more or less.



EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

EXHIBIT B
DEPICTION OF THE PROPERTY TO BE RE-ZONED



Ordinance No. 2022-03
RFLS # 8113
Rev 01/22

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°21'23"E	1690.43'
L2	S89°36'43"E	580.61'
L3	S00°01'53"E	373.51'
L4	S89°37'24"E	659.08'
L5	N00°00'05"W	658.06'
L6	S89°39'37"E	658.43'

LINE TABLE		
LINE	BEARING	LENGTH
L7	S89°37'09"E	1318.44'
L8	S89°39'13"E	17.68'
L9	S41°18'56"W	2498.28'
L10	N89°34'37"W	917.36'
L11	N89°33'38"W	591.82'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	123.92'	1230.67'	5°46'09"	62.01'	123.87'	S44°12'01"W



Oct 04, 2021 3:09pm S:\Projects\2021\21-0187\Land Survey\Legals\21-0187 LD03 Annex & Zoning.dwg

21-0187

ANNEXATION & REZONING

EXHIBIT SHEET 2 OF 2

EPS GROUP
1130 N Alma School Rd
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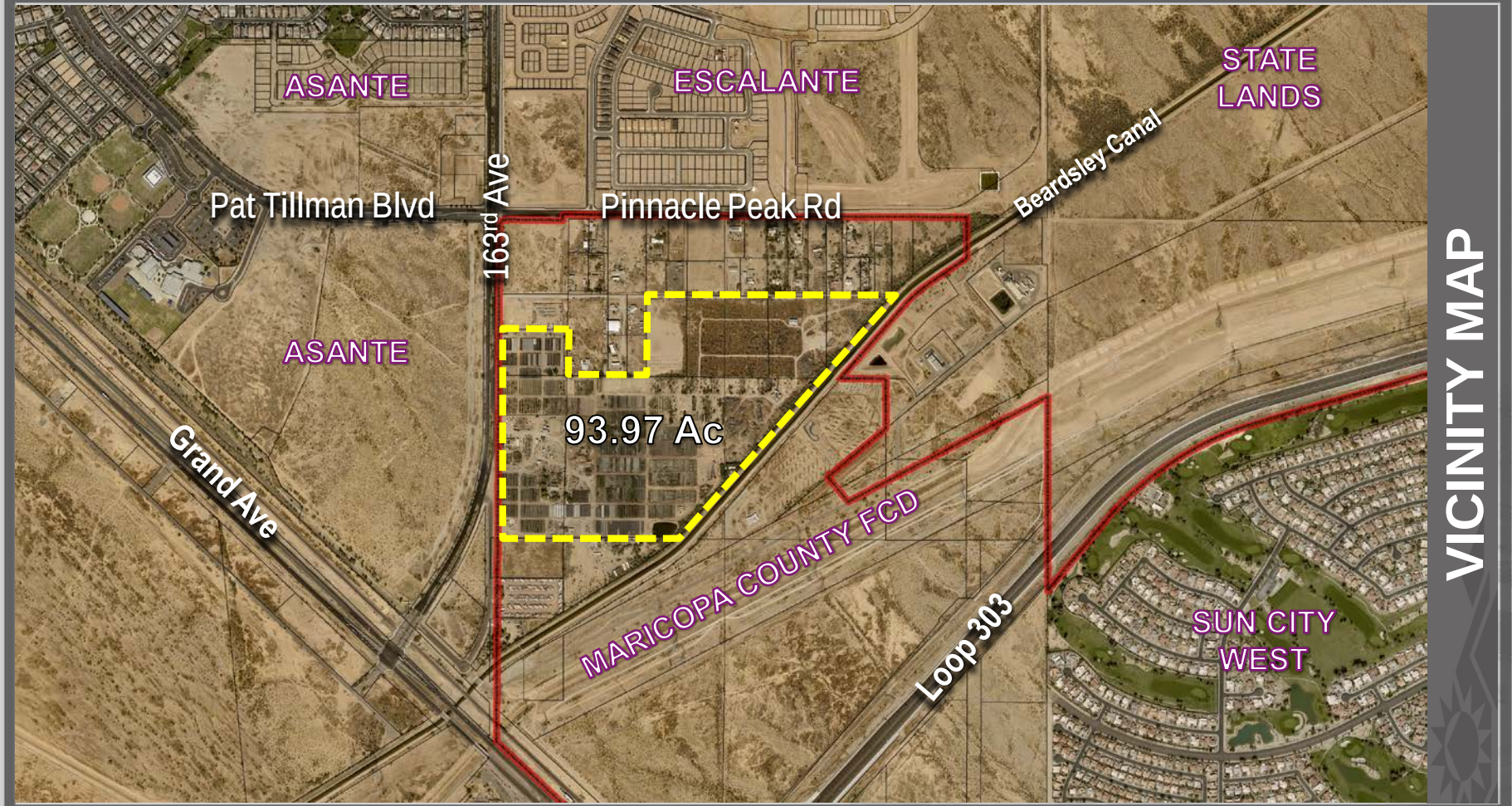
Ordinance No. 2022-03
RFLS # 8113
Rev 01/22

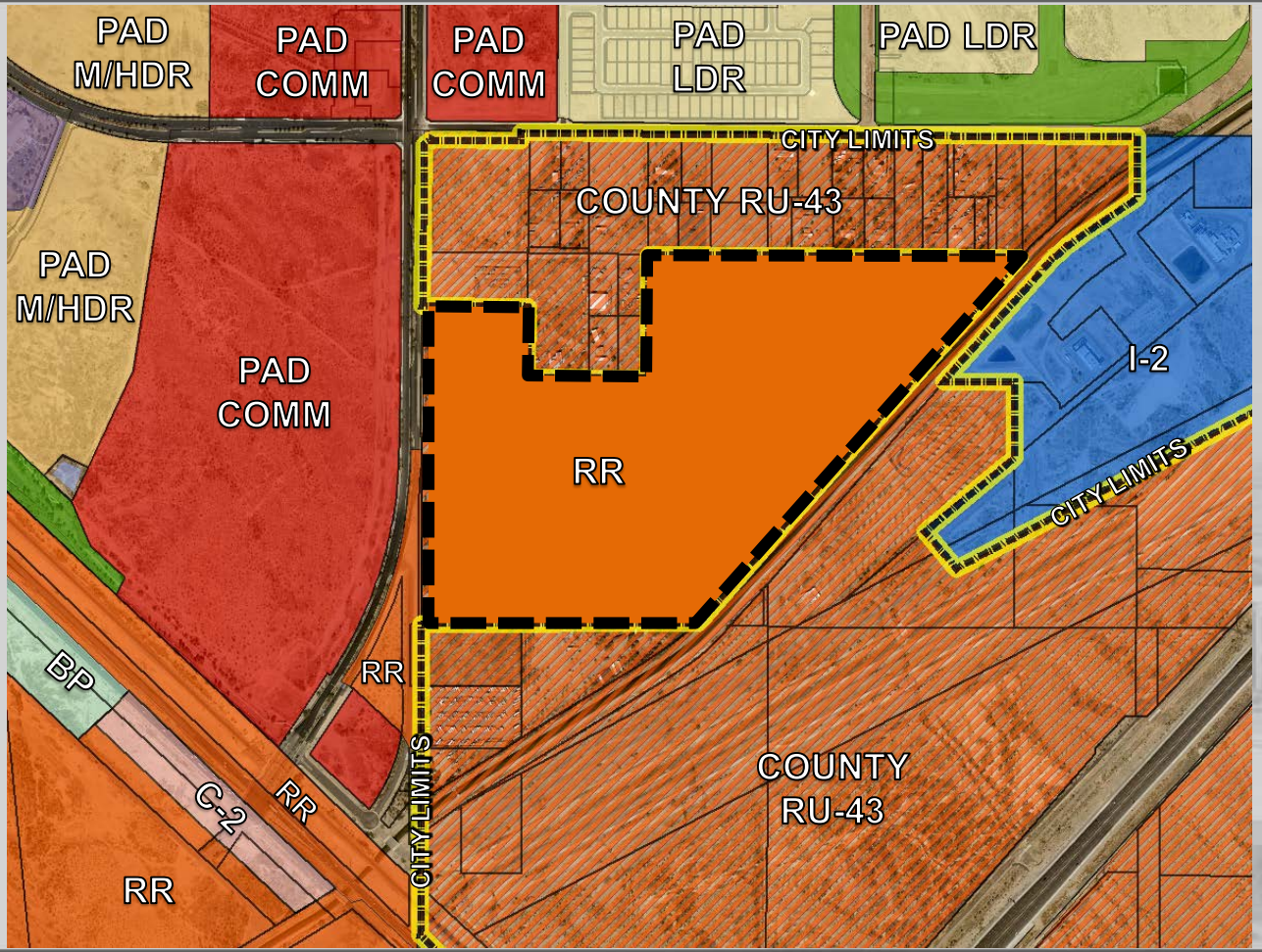
SURPRISE
ARIZONA

FS21-513
163rd Ave & Grand Ave Rezone

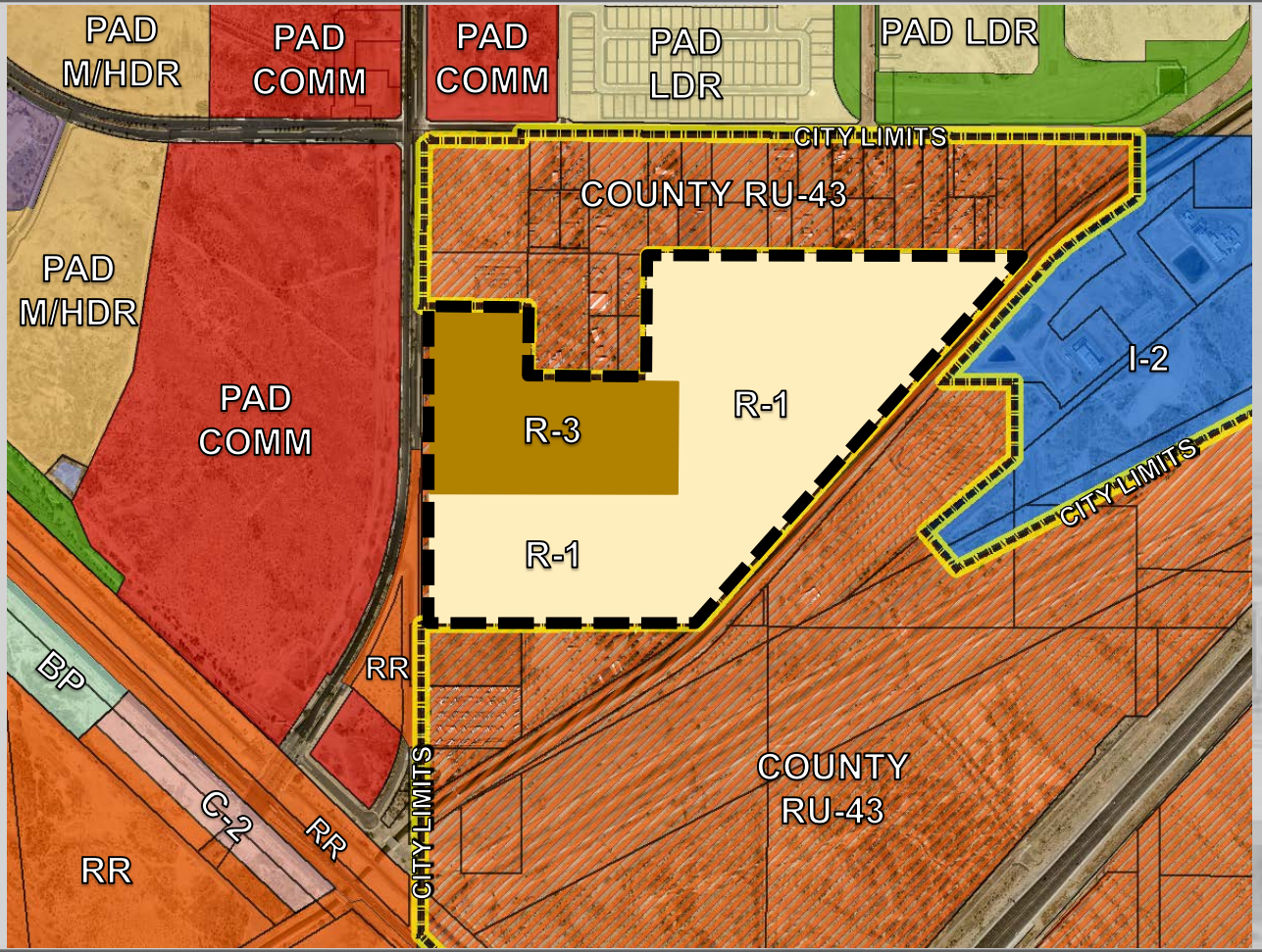
City Council

March 1, 2022


ASANTE
ESCALANTE
STATE LANDS
Pat Tillman Blvd
163rd Ave
Pinnacle Peak Rd
Beardsley Canal
ASANTE
93.97 Ac
Grand Ave
MARICOPA COUNTY FCD
Loop 303
SUN CITY WEST
VICINITY MAP



POST ANNEX ZONING



PROPOSED ZONING

OUTREACH

Neighborhood Meeting: July 29, 2021

- Infrastructure Improvements
- Proposed Uses

Outside Agencies Review

- No Concerns

RECOMMENDATION

January 20, 2022

P&Z Commission Recommended Approval to the Mayor and City Council, subject to stipulation ‘a’ and ‘b’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022

Contact Person: Donna Meuse, Human Resources Director

Submitting Department: Human Resources

District: Internal

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of the City Auditor Employment Agreement with Carol Holley appointing her City Auditor pursuant to Surprise Municipal Code Section 2-170.

Motion:

I move to approve the City Auditor Employment Agreement with Carol Holley.

Background:

The council has approved the Internal Auditor - Senior to change employment categories from a non-classified employee position to an appointed official position. This action allows the council to formally appoint Carol Holley, who is currently serving as the Internal Auditor - Senior, to this appointed position. The employment agreement provides a base salary of $150,00.24 per year. Ms. Holley will receive all benefits and future pay increases on the same basis as non-represented City employees in accordance with the City's ordinances, policies, and procedures.

Objective Analysis:

Appointment of Ms. Holley to this position will allow her to continue to serve as the lead of the city's internal audit program as the appointed City Auditor.

Policy Compliant:

This action is consistent with Surprise Municipal Code Section 2-170 which requires the city council to appoint a city auditor.

Financial Impact:

With the proposed increase in salary, there will be a budget impact at both the budget and position levels. Overall, that fund is projected to have savings to cover the impact.

Budget Impact:

With the proposed increase in salary, there will be a budget impact at both the budget and position levels. Overall, that fund is projected to have savings to cover the impact.

FTE Impact:

This item does not impact the full-time position count since the Internal Auditor - Senior position is being changed from a non-classified employee position to an appointed official.

ATTACHMENTS:

1. 22.03.01 City Auditor Contract

City Auditor Employment Agreement

THIS AGREEMENT, between the Mayor and Council of the City of Surprise Arizona ("City") and Carol Holley ("Employee"), is authorized by Ariz. Rev. Stat. §9-237,entered into pursuant to Surprise Municipal Code §§ 2-170 and 2-171 , and shall commence ("Effective Date") on the effective date of Ordinance # 2022-07 . The following sets forth the duties and responsibilities of the Parties:

1. Upon the Effective Date of this Agreement, Employee will serve as the City Auditor. Employee will perform all duties of the position of City Auditor for the City as set forth in the Surprise Municipal Code, using reasonable care, diligence, skill, and expertise to fulfill Employee's role as City Auditor.

2. Employee agrees to devote such time as is necessary for the full and proper performance of the Employee's duties, including work outside normal business hours, and to perform such duties exclusively for the City of Surprise.

3. The City Council will formally evaluate the performance of Employee on an annual basis, defining such goals and performance objectives as deemed necessary.

4. Beginning the first pay period after the Effective Date of this Agreement, City will pay Employee a biweekly salary of $5,769.24 ($150,000.24) per year) in accordance with the normal and usual procedure for payment of employees by the City. Salary will be adjusted annually on the same basis as non-represented employees, consistent with City's compensation policies (e.g. performance pay, market adjustments, cost of living adjustments, etc.) as approved by the City Council as part of the annual budget process. This Agreement will be automatically amended to reflect any such salary adjustments.

5. Employee will receive all benefits, including stipends and reimbursable expenses, on the same basis as non-represented City employees in accordance with the City's ordinances, policies and procedures.

6. The Parties understand and agree that Employee serves at the pleasure of the City Council and that either party may terminate this Agreement at any time and for any reason upon 30 day written notice delivered in person or by mail to:

Mayor, City of Surprise 16000 N. Civic Center Plaza Surprise, Arizona 85374	Carol Holley 16000 N. Civic Center Plaza Surprise, Arizona 85374

Notice under this section is for the benefit of the City and can be waived, in whole or in part, by the City. Upon notice of termination under this section, the Parties will agree upon an appropriate transition plan.

7. To the extent permitted by law, City agrees to defend, hold harmless and indemnify Employee from all demands, claims, suits, acts, errors or other omissions in legal proceedings brought against Employee in the Employee's official capacity; or

individually as long as the action is determined to be within the scope of employment. Should any acts, errors, or other alleged omissions be determined to be outside the scope of employment, the City may elect not to defend, hold harmless or indemnify.

8. This Agreement constitutes the entire agreement between parties, and both parties acknowledge that there are no other agreements, oral or otherwise. This Agreement cannot be amended or modified without the written concurrence of both parties, except as specifically set forth herein.

9. This Agreement will be interpreted in accordance with the law of the State of Arizona. If any provision or portion of this Agreement is held to be unconstitutional, invalid or unenforceable, the remaining portion will remain unaffected, and City and Employee will enter into negotiations to correct the Agreement's defect in order to assure the intent of the Agreement is carried out to the fullest extent possible.

10. Each Party has had opportunity to consult legal counsel for advice regarding the drafting of this Agreement and the provisions of this Agreement may not be construed against or in favor of either party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of this ____day of March 2022.

City of Surprise

_____ _____

Mayor Skip Hall Carol Holley

Approved as to Form:

_____

Robert Wingo, City Attorney

DRAFT

CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: March 1, 2022
Submitting Department: Legal
Staff Recommendations:

Contact Person: Robert Wingo, CITY ATTORNEY
District: Internal

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

Agenda Wording:
Consideration and action to recess into executive session for discussion and consultation for legal advice with the City's Attorneys pertaining to Case No. FS20-829 pursuant to A.R.S. § 38-431.03(A)(3).

Motion:
I move to recess into executive session for the purpose noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:
FTE Impact:

ATTACHMENTS: