



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

Tuesday, January 19, 2016 @ 6:00 PM

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- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS
- E. City Manager Report:
- F. City Attorney Report:
- G. City Clerk Report:
- H. 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 on any item not 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.

I. Regular City Council Meeting Agenda:

Consent Agenda:

- | | | |
|---------------|---|--|
| 1. District 1 | <u>Consideration and action on Resolution No. 2016-03, a Resolution of the Mayor and Council of the City of Surprise, Arizona, declaring its intention to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Desert Oasis Parcel 13B #151 Street Lighting Improvement District.</u> | Approve
Karl Zook,
Public
Works
Department |
|---------------|---|--|

2. District Citywide Consideration and action amending the fiscal year 2016 budget by reallocating appropriations of \$250,000 within the General Fund from Economic Development Contingency to Economic Development Operations, and \$12,500 within the Donations Fund from Contingency to Economic Development Operations, for the purpose of covering costs related to new and increased programming; Resolution #2016-13. None
Jeanine Jerkovic,
Director
Economic Development
3. District 3 Consideration and action on Resolution No. 2016-01, a Resolution of the Mayor and Council of the City of Surprise, Arizona, declaring its intention to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets for the Autoshow West 1 #150 Street Lighting Improvement District. Approve
Kristin Tytler,
Public Works
Department
4. District Citywide Consideration and action amending the Fiscal Year 2016 budget by reallocating appropriations of \$38,900 from Grants fund contingency to capital projects 27192 and 27193, and \$31,300 within the General Capital fund, from capital project 21106, to capital projects 27192 and 27193, for the Federal Emergency Management Administration (FEMA) Debris removal and Bridge repair projects; Resolution # 2016-12. None
Harold Hartman,
Public Works CIP
Manager
5. District Citywide Consideration and action on the minutes of January 5, 2016 Regular City Council Meeting Minutes. None
Sherry Ann Aguilar,
City Clerk

Regular Agenda Item - Public Hearing:

6. District 1 Consideration and action pertaining to the "Preliminary Plat for Desert Oasis- Parcel L13B", a 103-lot, 13-tract Preliminary Plat, a property generally located West of 171st Avenue, North of Jomax Road, within the Desert Oasis Planned Area Development. None
Robert Kuhfuss,
Community Development

Regular Agenda Item - Non-Public Hearing:

7. District 1 Consideration and action pertaining to "A Final Plat of Desert Oasis Parcel L13B", a 103-lot, 13-tract final plat, a property generally located West of 171st Avenue, North of Jomax Road, within the Desert Oasis Planned Area Development. None
Robert Kuhfuss,
Community Development

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

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

- discussion or consideration of personnel matters (A.R.S. §38-431.03 (A)(1));
- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2));
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3));
- discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid or resolve litigation (A.R.S. §38-431.03 (a)(4));
- discussion or consultation with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03 (A)(5)); or
- discussion, consultation or consideration for international and interstate negotiations or for negotiations by a city or town, or its designated representatives, with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city or town. A.R.S. §38-401.03 (A)(6)).
- discussing or consulting with designated representatives of the city in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03 (A)(7)).

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

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

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED:

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

January 19, 2016 @ 6:00:00 PM

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Council Meeting Date:	January 19, 2016	Contact Person:	Karl Zook, Public Works Department
Submitting Department:		District:	1
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on Resolution No. 2016-03, a Resolution of the Mayor and Council of the City of Surprise, Arizona, declaring its intention to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Desert Oasis Parcel 13B #151 Street Lighting Improvement District.

Motion:

I move to approve Resolution No. 2016-03

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders.

The City and Arizona Public Service Company (“APS”) have approved the street layout and facilities design. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of equal apportionment taxes based on the number and classification of properties within the district.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Desert Oasis Parcel 13B development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street

Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2016 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2016, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2017, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Petition](#)
 - ☐ [Map](#)
 - ☐ [Resolution 2016-03](#)
-

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

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

Expenses of the District shall be paid by the levy and collection of an equal apportionment of taxes based on the number and classification of properties within the District.

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

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

The name of the proposed street light improvements district shall be:

Desert Oasis Parcel L 13B SLID # 151

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Centex Homes	17404 W. Blue Sky Drive Surprise, AZ 85387	503-51-020P	



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

AVAILABILITY

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

APPLICATION

This rate schedule is applicable to service for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities where such service for the entire area is contracted for from the Company by the city, town, other governmental agencies, or a responsible individual for unincorporated communities. Dusk is defined as the time between sunset and full night when a photocontrol senses the lack of sufficient sunlight and turns on the lights. Dawn is defined as the time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

RATES

The bill shall be computed at the following rates for each type of standard facility and/or service utilized to provide street lighting, plus any adjustments incorporated in this schedule:

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	RATES	
				Investment by Company	Investment by Others
A. Acorn	9,500 HPS	100	41	\$ 27.06	\$9.22
	16,000 HPS	150	69	30.04	11.65
	6000 IND	85	29	17.87	4.77
B. Architectural	9,500 HPS	100	41	15.38	7.34
	16,000 HPS	150	69	17.96	9.82
	30,000 HPS	250	99	21.31	12.60
	50,000 HPS	400	153	26.29	18.13
	14,000 MH	175	72	21.51	11.79
	21,000 MH	250	101	24.42	14.54
	36,000 MH	400	159	30.54	20.00
	8,000 LPS	55	30	22.35	9.82
	13,500 LPS	90	50	26.36	11.84
	22,500 LPS	135	72	30.11	14.45
	33,000 LPS	180	90	36.22	17.02
	6,200 IND	85	29	9.40	3.65
	8,400 IND	100	34	9.93	4.05
	10,200 IND	120	41	10.91	4.63
	13,000 IND	150	52	12.05	5.50
	20,500 IND	200	69	13.72	6.84
	22,500 IND	265	91	16.37	8.62
	5,800 LED	94	32	16.53	4.79
	7,400 LED	127	44	18.96	5.89
	12,300 LED	203	70	23.66	8.22



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

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

				RATES	
	Lumen	Watts	kWh	Investment by Company	Investment by Others
B. Architectural	9,200 LED	139	48	\$23.77	\$6.78
	13,620 LED	202	70	26.45	8.58
	6,400 LED	89	31	16.61	4.73
C. Cobra/Roadway	5,800 HPS	70	29	8.73	5.16
	9,500 HPS	100	41	10.28	6.32
	16,000 HPS	150	69	12.87	8.82
	30,000 HPS	250	99	15.52	11.46
	50,000 HPS	400	153	21.06	16.37
	14,000 MH	175	72	14.97	10.20
	21,000 MH	250	101	17.49	12.69
	36,000 MH	400	159	23.03	17.63
	8,000 FL	100	38	17.20	5.04
	6,200 IND	75	26	9.78	3.50
	6,400 IND	85	29	8.33	3.51
	8,000 IND	88	30	9.72	3.75
	8,400 IND	100	34	9.01	3.93
	10,200 IND	120	41	9.69	4.47
	13,000 IND	150	52	10.67	5.32
	15,250 IND	200	69	12.87	6.73
	22,500 IND	250	86	17.22	8.41
	Gray/Bronze 3,500 IND	55	19	9.75	3.03
	6,000 LED	95	33	15.83	4.76
	8,700 LED	142	49	17.80	6.06
	9,600 LED	157	54	18.94	6.54
	11,600 B-LED	181	62	17.67	6.90
	Gray/Bronze 3,300 LED	43	15	8.36	2.59
	Gray/Bronze 5,300 LED	67	23	9.70	3.29
	Gray/Bronze 8,300 LED	106	37	12.58	4.59
	Gray/Bronze 10,500 LED	130	45	14.00	5.29
	Gray/Bronze 20,000 LED	258	89	24.33	9.54
D. Decorative	9,500 HPS	100	41	37.09	11.11
	16,000 HPS	150	69	36.88	12.41
	30,000 HPS	250	99	42.46	16.02
E. Flood	30,000 HPS	250	99	20.61	12.81
	50,000 HPS	400	153	25.56	17.77
	21,000 MH	250	101	22.00	13.53
	36,000 MH	400	159	26.82	18.35



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

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

					Rates	
					Investment By Company	Investment By Others
		Lumens	Watts	kWh		
F. Post Top	Colonial Gray	8,000 FL	100	38	\$18.54	\$5.23
		9,500 HPS	100	41	10.60	6.65
	Colonial Black	9,500 HPS	100	41	12.21	6.88
	Decorative Transit	9,500 HPS	100	41	32.47	10.24
	Copper Square	6,000 IND	85	29	17.52	4.72
	Gray/Black	8,000 IND	88	30	13.80	4.29
	Gray/Black	4,350 LED	86	30	12.52	4.12
G. FROZEN						
	4,000 INC	295	103		\$9.78	\$5.47
	7,000 MV	175	73		12.67	7.27
	11,000 MV	250	96		15.87	9.68
	20,000 MV	400	150		24.92	14.12

NOTES:

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



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

II. POLES

			RATES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$12.17	\$1.68
			22 ft.	13.70	1.88
			25 ft.	14.82	2.05
			30 ft.	17.03	2.34
			32 ft.	17.89	2.37
		2 Simplex Adapters	12 ft.	12.98	1.79
			22 ft.	14.91	2.06
			25 ft.	15.55	2.14
			30 ft.	18.07	2.49
			32 ft.	19.28	2.66
	Square Steel	5"	13 ft.	13.95	1.92
			15 ft.	12.47	1.72
			23 ft.	14.79	2.03
			25 ft.	16.26	2.23
			28 ft.	18.05	2.48
			32 ft.	17.95	2.47
	Concrete		12 ft.	41.58	5.73
Fiberglass		12 ft.	35.21	4.85	
Decorative Transit Pedestrian	4"	16 ft.	34.33	4.73	
Decorative Transit	6"	30 ft.	66.28	9.13	
Hinged Poles	Square	15 ft.	13.20	1.08	
	Round	19 ft.	11.93	.97	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	11.71	1.61
			22 ft.	13.24	1.82
			25 ft.	14.35	1.98
			30 ft.	16.58	2.29
			32 ft.	17.41	2.40
		2 Simplex Adapters	12 ft.	12.51	1.72
			22 ft.	13.97	1.92
			25 ft.	15.08	2.07
			30 ft.	17.61	2.42
			32 ft.	18.81	2.59
		3 Bolt Arm	32 ft.	21.62	2.97
		Square Steel	5"	13 ft.	13.50
	15 ft.			13.80	1.89
	23 ft.			14.32	1.98
	25 ft.			15.80	2.19
	28 ft.			17.56	2.42
	32 ft.			18.23	2.50



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

II POLES (cont)

			RATES		
			Investment by Company	Investment by Others	
			Height		
C. Direct Bury	Round Steel		19 ft.	\$18.42	\$2.54
			30 ft.	14.38	2.66
			38 ft.	17.55	2.73
		Self Support	40 ft.	21.62	3.42
		Stepped	25 ft.	49.72	4.06
			32 ft.	52.36	4.27
			49 ft.	64.99	8.96
	Square Steel	4"	34 ft.	15.87	2.75
		5"	20 ft.	15.07	2.49
			30 ft.	15.71	2.59
			38 ft.	17.05	2.96
		8"	28 ft.	28.45	2.32
			32 ft.	29.74	2.43
	Decorative Transit	41 ft 6 in	20.47	3.01	
	Decorative Transit	47 ft.	25.50	3.75	
	Steel Distribution Pole (for lighting only)	35 ft.	23.54	3.10	
D. Post Top	Decorative Transit Anchor Base	16 ft.	35.07	4.82	
	Gray Steel/Fiberglass	23 ft.	12.16	2.00	
	Black Steel	23 ft.	13.41	2.21	
E. Existing distribution pole suitable for streetlight use			1.48	--	
F. FROZEN	Wood Poles	30 ft.	\$8.95	\$1.55	
		35 ft.	8.95	1.48	

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

III. ANCHOR BASE

		RATES		
			Investment by Company	Investment by Others
		Height		
A. Flush		4 ft.	\$9.91	\$1.36
		6 ft.	11.82	2.05
B. Pedestal		8 ft.	13.54	2.36
	For 32' Round Steel Pole only	4 ft. 6"	9.39	1.63



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

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		RATES
		Company Owned
Underground Circuit Charges:		
a. Per foot of cable, installed under paving		\$0.15716
b. Per foot of cable, not installed under paving		0.05589

V. DETERMINATION OF RATES FOR NEW EQUIPMENT

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

Step 1 Determination of Charges for each Charge Type							
Charge Type	Monthly Charge		Cost Inputs		PV Factor		Monthly Fixed Charge Rate
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.533%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.449%
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.132	x	1.533%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.082	x	1.449%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.381	x	1.533%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.04023		
7	T&D, RCS, SB	=	kWh per month	x	0.03516		

Step 2 Determination of Total Monthly Charge		
The total monthly charge shall be the summation of the charges for each applicable charge type		
	Charge	
	e	
<u>Equipment</u>	<u>Type</u>	
Fixture - IBC	1,5,6,7	
Fixture - IBO	3,5,6,7	
Pole, Anchor Base - IBC	2	
Pole, Anchor Base - IBO	4	



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

TRIP CHARGE

When Company is not the responsible party contracted for the regular maintenance of a street lighting system owned by a city, town or other governmental entity, a \$100.00 trip charge per light will be charged when Customer requests a disconnect and/or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street light equipment. The trip charge will also apply when Customer request disconnect or reconnect for non-maintenance purposes.

ADJUSTMENTS

1. The bill is subject to the Renewable Energy Standard as set forth in the Company's Adjustment Schedule REAC-1 pursuant to Arizona Corporation Commission Decision No. 70313.
2. The bill is subject to the Power Supply Adjustment factor as set forth in the Company's Adjustment Schedule PSA-1 pursuant to Arizona Corporation Commission Decision No. 67744 Arizona Corporation Commission Decision No. 69663, and Arizona Corporation Commission No. 71448, and 73183.
3. The bill is subject to the Transmission Cost Adjustment factor as set forth in the Company's Adjustment Schedule TCA-1 pursuant to Arizona Corporation Commission Decision No. 67744.
4. The bill is subject to the Environmental Improvement Surcharge as set forth in the Company's Adjustment Schedule EIS pursuant to Arizona Corporation Commission Decision No. 69663 and Arizona Corporation Commission Decision No. 73183.
5. Direct Access customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge as set forth in the Company's Adjustment Schedule RCDAC-1 pursuant to Arizona Corporation Commission Decision No. 67744.
6. The bill is subject to the Demand Side Management Adjustment Charge as set forth in the Company's Adjustment Schedule DSMAC-1 pursuant to Arizona Corporation Commission Decision No. 71448.
7. The bill is subject to the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of APS and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.
2. The Company cannot guarantee that streetlighting facilities will always operate as intended. Therefore, the customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by customer; however, if the maintenance requires cable replacement or repairs, the Company shall use reasonable efforts to complete said repairs within twenty (20) working days.
3. The customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.



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

SPECIAL PROVISIONS (cont')

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

NON-STANDARD FACILITIES

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

EXTENSION OF STREET LIGHTING SYSTEM

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

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

TERMS AND CONDITIONS

Service under this rate schedule is subject to the Company's Schedule 1, Terms and Conditions for Standard Offer and Direct Access Services and the Company's Schedule 10, Terms and Conditions for Direct Access. These schedules have provisions that may affect the customer's bill. In addition, service may be subject to special terms and conditions as provided for in a customer contract or service agreement.

Desert Oasis Parcel L13B



RESOLUTION # 2016-03

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF EQUAL APPORTIONMENT OF TAXES BASED ON THE NUMBER AND CLASSIFICATION OF PROPERTIES WITHIN THE DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, DESERT OASIS PARCEL L13B #151 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public streets and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

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

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of

mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, DESERT OASIS PARCEL L13B #151 LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvements as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of an equal apportionment of taxes based on the number and classification of properties within the District to be known and designated as "City of Surprise, Arizona Desert Oasis Parcel L13B #151 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of equal apportionment of taxes based on the number and classification of properties within the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by an equal apportionment of taxes based on the number and classification of the properties within the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed

One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this __day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Legal Description

For

Desert Oasis Parcel L13B

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A G.L.O. BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR STAMPED "T5N R2W 1/4 S34 S35 2002 RLS 21782", BEARS AS BASIS OF BEARINGS

SOUTH 00°16'25" WEST, A DISTANCE OF 2640.89 FEET;

THENCE SOUTH 00°16'25" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1891.71 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°43'35" EAST, A DISTANCE OF 1819.02 FEET TO THE NORTHERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, MARICOPA COUNTY RECORDS (M.C.R.), AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2013-0419538, M.C.R., THE FOLLOWING 13 COURSES, NORTH 35° 17' 59" EAST, A DISTANCE OF 1076.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 35° 17' 59" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE CURVE'S END;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 465.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°28'03", AN ARC DISTANCE OF 166.11 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 75° 10' 04" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 75° 10' 04" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85°33'23", AN ARC DISTANCE OF 29.86 FEET TO THE CURVE'S END;

THENCE SOUTH 70° 43' 27" EAST, A DISTANCE OF 146.86 FEET;

THENCE NORTH 00° 16' 21" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 14.40 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 408.00 FEET TO THE NORTHWEST CORNER OF DESERT OASIS PARCEL 13A AS RECORDED IN BOOK 892, PAGE 16, M.C.R.;

THENCE DEPARTING SAID SOUTHERLY LINE, ALONG THE WEST LINE OF SAID DESERT OASIS PARCEL 13A THE FOLLOWING 16 COURSES, SOUTH 00°16'21" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 9.14 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 286.00 FEET;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 131.18 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 225.50 FEET;

THENCE SOUTH 38°56'24" WEST, A DISTANCE OF 28.25 FEET TO THE BEGINNING OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 38°56'24" WEST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°40'26", AN ARC DISTANCE OF 65.92 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°23'10" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 455.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°55'52" WEST A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 98°44'06", AN ARC DISTANCE OF 94.78 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 08°20'02" EAST, A DISTANCE OF 10.74 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 106.00 FEET;

THENCE ALONG SAID WEST LINE AND ALONG THE NORTH LINE OF DESERT OASIS PARCEL L14C AS RECORDED IN BOOK 974, PAGE 46, M.C.R., NORTH 89°43'39" WEST, A DISTANCE OF 177.69 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING 13 COURSES, NORTH 89°12'53" WEST, A DISTANCE OF 79.31 FEET;

THENCE NORTH 84°48'24" WEST, A DISTANCE OF 86.56 FEET;

THENCE NORTH 08°19'07" EAST, A DISTANCE OF 1.24 FEET;

THENCE NORTH 81°40'53" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 08°19'07" WEST, A DISTANCE OF 1.27 FEET;

THENCE NORTH 78°12'25" WEST, A DISTANCE OF 86.54 FEET;

THENCE NORTH 74°17'30" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 70°22'36" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 66°27'42" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 62°32'48" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 58°37'53" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 55°11'40" WEST, A DISTANCE OF 86.47 FEET;

THENCE NORTH 55°00'27" WEST, A DISTANCE OF 81.98 FEET TO THE EAST LINE OF TRACT R AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, NORTH 38°14'37" EAST, A DISTANCE OF 120.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 38°14'37" EAST A DISTANCE OF 55.00 FEET;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71°30'34", AN ARC DISTANCE OF 68.64 FEET TO A POINT OF NON-TANGENCY AND TO THE NORTH LINE OF SAID TRACT R;

THENCE DEPARTING SAID EAST LINE, ALONG SAID NORTH LINE, NORTH 70°15'02" WEST, A DISTANCE OF 145.33 FEET TO THE WEST LINE OF SAID TRACT R;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID WEST LINE, SOUTH 35° 17' 59" WEST, A DISTANCE OF 272.96 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

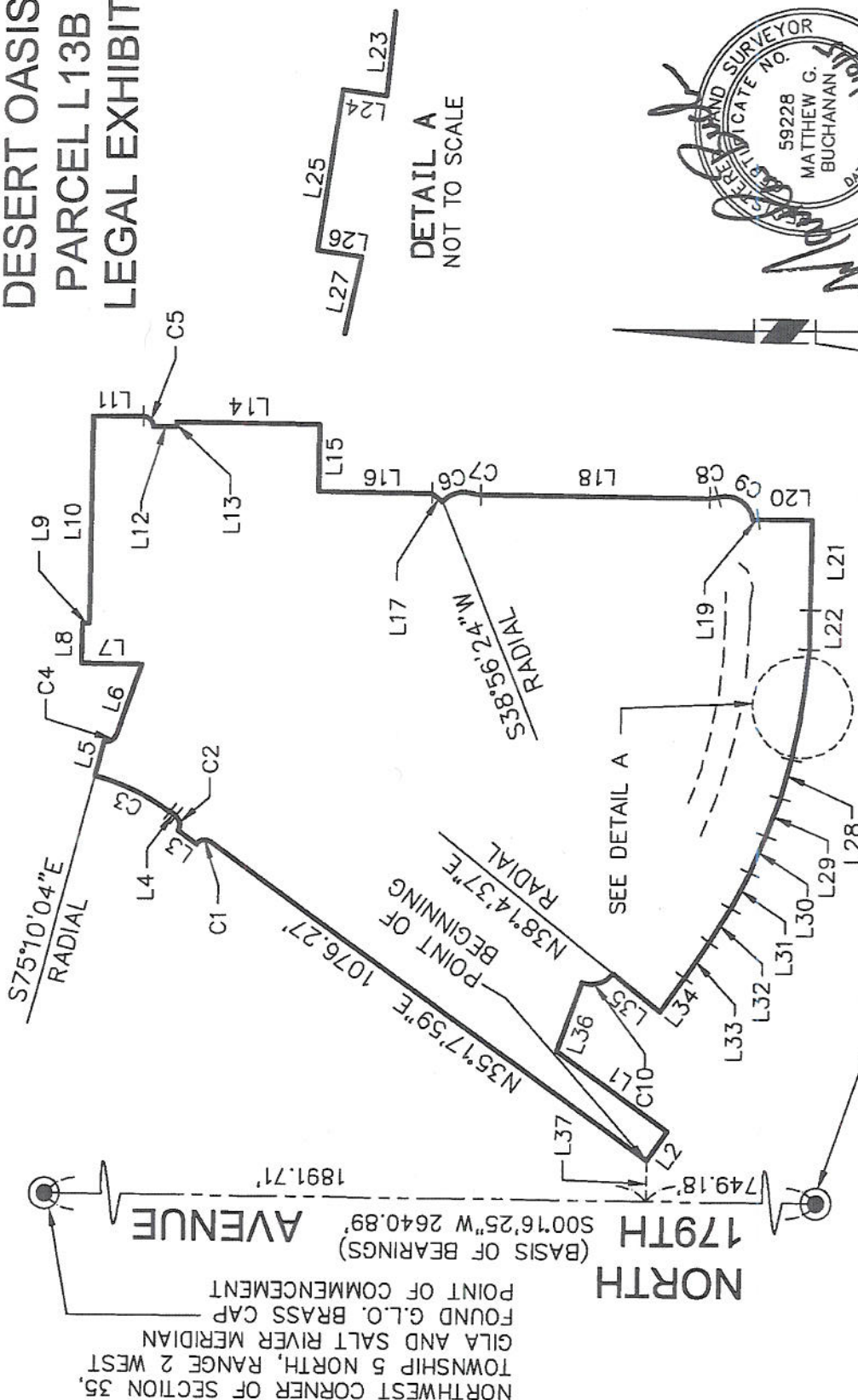
THENCE DEPARTING SAID WEST LINE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 175TH AVENUE, NORTH 54° 42' 01" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.



EXHIBIT B

MAP

DESERT OASIS
PARCEL L13B
LEGAL EXHIBIT



WEST QUARTER CORNER OF SECTION 35,
TOWNSHIP 5 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
FOUND ALUMINUM CAP AND REBAR
STAMPED "T5N R2W 1/4 S34 S35 2002

CARDNO JOB # 4151086000
SHEET 1 OF 2
SEE SHEET 2 FOR LINE TABLE
AND CURVE TABLE

SCALE: 1" = 300'



Cardno
Shaping the Future

LINE TABLE		
NO.	BEARING	LENGTH
L1	S35°17'59"W	272.96'
L2	N54°42'01"W	70.00'
L3	N35°17'59"E	46.00'
L4	N35°17'59"E	14.89'
L5	S75°10'04"E	70.00'
L6	S70°43'27"E	146.86'
L7	N00°16'21"E	120.00'
L8	S89°43'39"E	80.00'
L9	S00°16'21"W	14.40'
L10	S89°43'39"E	408.00'
L11	S00°16'21"W	100.00'
L12	S00°16'21"W	46.00'
L13	S89°43'39"E	9.14'

LINE TABLE		
NO.	BEARING	LENGTH
L14	S00°16'21"W	286.00'
L15	N89°43'39"W	131.18'
L16	S00°16'21"W	225.50'
L17	S38°56'24"W	28.25'
L18	S00°16'21"W	455.43'
L19	S08°20'02"E	10.74'
L20	S00°16'21"W	106.00'
L21	N89°43'39"W	177.69'
L22	N89°12'53"W	79.31'
L23	N84°48'24"W	86.56'
L24	N08°19'07"E	1.24'
L25	N81°40'53"W	46.00'
L26	S08°19'07"W	1.27'

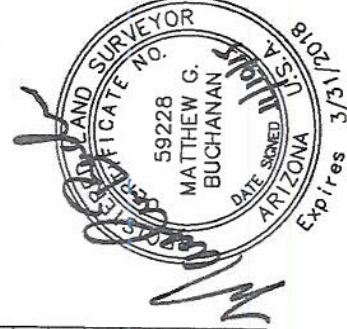
LINE TABLE		
NO.	BEARING	LENGTH
L27	N78°12'25"W	86.54'
L28	N74°17'30"W	78.94'
L29	N70°22'36"W	78.94'
L30	N66°27'42"W	78.94'
L31	N62°32'48"W	78.94'
L32	N58°37'53"W	78.94'
L33	N55°11'40"W	86.47'
L34	N55°00'27"W	81.98'
L35	N38°14'37"E	120.23'
L36	N70°15'02"W	145.33'
L37	S89°43'35"E	1819.02'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	20.00'	31.42'	20.00'	28.28'	N09°42'01"W
C2	90°00'00"	20.00'	31.42'	20.00'	28.28'	N80°17'59"E
C3	20°28'03"	465.00'	166.11'	83.95'	165.23'	N25°03'57"E
C4	85°33'23"	20.00'	29.86'	18.51'	27.17'	S27°56'46"E
C5	90°00'00"	20.00'	31.42'	20.00'	28.28'	S45°16'21"W
C6	68°40'26"	55.00'	65.92'	37.57'	62.05'	S16°43'23"E
C7	17°20'29"	55.00'	16.65'	8.39'	16.58'	S08°56'36"W
C8	17°20'29"	55.00'	16.65'	8.39'	16.58'	S08°23'54"E
C9	98°44'06"	55.00'	94.78'	64.10'	83.48'	S32°17'55"W
C10	71°30'34"	55.00'	68.64'	39.60'	64.27'	N16°00'06"W

**DESERT OASIS
PARCEL L13B
LEGAL EXHIBIT**

CARDNO JOB # 4151086000
SHEET 2 OF 2
SEE SHEET 1 FOR EXHIBIT





CITY OF SURPRISE
Regular City Council Meeting

January 19, 2016 @ 6:00:00 PM

+ [Back](#) [Print](#)

Council Meeting Date:	January 19, 2016	Contact Person:	Jeanine Jerkovic, Director Economic Development
Submitting Department:	Econ Development	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action amending the fiscal year 2016 budget by reallocating appropriations of \$250,000 within the General Fund from Economic Development Contingency to Economic Development Operations, and \$12,500 within the Donations Fund from Contingency to Economic Development Operations, for the purpose of covering costs related to new and increased programming; Resolution #2016-13.

Motion:

I move to approve Resolution # 2016-13.

Background:

The Economic Development Department transitioned from a division in FY2015 to a department in FY2016. Four staff members have been added to the department to better execute initiatives related to the City Council strategic plan. The department has initiated or expanded six programs. The funds will be directed toward program implementation, support and execution.

Objective Analysis:

The department fund request is addressing strategic programs the previous division was not able to fully execute due to lack of staffing. The programmatic support being requested aligns with the recent approvals for staffing upgrades and City Council Strategic plan initiatives. The funds will help proactively position the department to successfully execute on its programs.

Policy Compliant:

This action item is consistent with Council policy including the adopted City Council strategic plan on Economic Development and Education.

Financial Impact:

The additional programming is expected to cost approximately \$262,500 for the remainder of the year. The department will be requesting additional funding during the FY2017 budget process for currently

unfunded ongoing programming.

Budget Impact:

Funds for the additional programming were not included in the FY2016 adopted Economic Development operating budget, however \$1 million was budgeted in Economic Development contingency for unforeseen economic development opportunities. If approved, the FY2016 Annual Budget will be amended by this action, reallocating appropriations among lawfully available appropriations and does not represent an actual transfer of funds, but only spending authority. The reallocation does not increase or decrease the total budget. The budget amendment will move \$250,000 within the General Fund from Economic Development contingency to Economic Development Department's operating budget. Additionally, the amendment will allow the department to utilize donations received in FY2014 and FY2015 by moving \$12,500 within the Donations Fund from contingency to Economic Development operations.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [ED presentation](#)
 - ☐ [Resolution 2016.-13](#)
-

Economic Development Contingency Fund Request

January 19, 2016



Economic Development Fund Request



Overview

Q1 2015

12 Month Look Back

Q4 2015

Google
MD24

IRIS USA
C2B

Residential Retail
Survey

Cobalt
Mainstreet

Q1 2016

6 Month Look Ahead

Q2 2016

Beehive
Global Concierge
TechCelerator 2.0

Mega Site
Analysis
C2B 2.0

Retail Corporate
Real Estate

Education
Workforce

Economic Development Fund Request



Description	City Council Strategic Plan Economic Development & Education	Amended Appropriation
Mega Site Analysis, C2B, Education, Workforce	Goal 1, Goal 8, Goal 3 & Goal 1	\$210,000
Part-Time Salaries	Goal 2	\$15,000
TechCelerator, Beehive, Global Concierge, Retail	Goal 2 & Goal 4	\$25,000

Q1 2016

6 Month Look Ahead

Q2 2016



Beehive
Global Concierge
TechCelerator 2.0

Mega Site
Analysis
C2B 2.0

Retail Corporate
Real Estate

Education
Workforce

Economic Development Fund Request



Thank You

RESOLUTION # 2016-13

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2016 BUDGET BY REALLOCATING APPROPRIATIONS OF \$250,000 FROM ECONOMIC DEVELOPMENT CONTINGENCY TO ECONOMIC DEVELOPMENT OPERATIONS WITHIN THE GENERAL FUND AND \$12,500 WITHIN THE DONATION FUND FROM CONTINGENCY TO ECONOMIC DEVELOPMENT OPERATIONS TO COVER COSTS RELATED TO NEW AND INCREASED PROGRAMMING.

WHEREAS, the City's Economic Development Department has developed new and reconstituted programs that align with the City Council strategic plan on Economic Development and Education that when fully implemented will increase economic and social sustainability for the community;

WHEREAS, the FY2016 budget was adopted by Council Resolution #2015-53 on June 2, 2015;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, 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, 2015 through June 30, 2016.

APPROVED AND ADOPTED this _____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2016-13

Exhibit A

The FY2016 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget.

Fund, Department, Account	Current Appropriation	Increase (Decrease)	Amended Appropriation
General Fund, Economic Development, Contingency	\$1,000,000	(\$250,000)	\$750,000
General Fund, Economic Development, Personnel	739,500	15,000	754,500
General Fund, Economic Development, Supplies	40,600	25,000	65,600
General Fund, Economic Development, Services	5,550,300	210,000	5,760,300
Donations Fund, General Operations, Contingency	282,200	(12,500)	269,700
Donations Fund, Economic Development, Supplies	0	12,500	12,500
	<u>\$7,612,600</u>	<u>\$0</u>	<u>\$7,612,600</u>

The changes are as follows:

- The budget amendment will move \$250,000 within the General Fund from Economic Development contingency to Economic Development Department's operating budget for new and reconstituted programs that align with the City Council strategic plan on Economic Development and Education that when fully implemented will increase economic and social sustainability for the community. The Economic Development contingency is for unforeseen economic development opportunities and is budgeted at \$1 million for FY2016.
- The amendment will also allow the department to utilize donations received in FY's 2014 and 2015 by moving \$12,500 within the Donations Fund from contingency to Economic Development operations.



CITY OF SURPRISE
Regular City Council Meeting

January 19, 2016 @ 6:00:00 PM

+ Back Print

Council Meeting Date:	January 19, 2016	Contact Person:	Kristin Tytler, Public Works Department
Submitting Department:		District:	3
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on Resolution No. 2016-01, a Resolution of the Mayor and Council of the City of Surprise, Arizona, declaring its intention to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets for the Autoshow West 1 #150 Street Lighting Improvement District.

Motion:

I move to approve Resolution No. 2016-01.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders.

The street light facilities exist, but are not currently operational. The electric rates are established by APS tariff.

The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection of ad valorem taxes based upon the assessed value of all property in the District.

Objective Analysis:

A SLID is a neighborhood and commercial partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will create a SLID boundary for the Honda (Autoshow West 1 #150) development.

Policy Compliant:

This action is compliant with City and Council Policy.

Financial Impact:

Any financial impact on the City is anticipated to be minimal, as the Developer and District will be bearing the costs and expenses of the District and street light improvement facilities.

Budget Impact:

Funding was not included as part of the FY2016 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2016, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2017, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

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- ☐ [Petition](#)
 - ☐ [MAP](#)
 - ☐ [Resolution 2016-01](#)
-

STREET LIGHT IMPROVEMENT DISTRICT PETITION

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities.

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

Expenses of the District shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District.

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

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

The name of the proposed street light improvements district shall be:
Autoshow West 1 #150

PETITIONERS :

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Surprise Auto Property, LLC	Lot 7, Prasada 1A	501-40-947	



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

AVAILABILITY

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

APPLICATION

This rate schedule is applicable to service for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities where such service for the entire area is contracted for from the Company by the city, town, other governmental agencies, or a responsible individual for unincorporated communities. Dusk is defined as the time between sunset and full night when a photocontrol senses the lack of sufficient sunlight and turns on the lights. Dawn is defined as the time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

RATES

The bill shall be computed at the following rates for each type of standard facility and/or service utilized to provide street lighting, plus any adjustments incorporated in this schedule:

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	RATES	
				Investment by Company	Investment by Others
A. Acorn	9,500 HPS	100	41	\$ 27.06	\$9.22
	16,000 HPS	150	69	30.04	11.65
	6000 IND	85	29	17.87	4.77
B. Architectural	9,500 HPS	100	41	15.38	7.34
	16,000 HPS	150	69	17.96	9.82
	30,000 HPS	250	99	21.31	12.60
	50,000 HPS	400	153	26.29	18.13
	14,000 MH	175	72	21.51	11.79
	21,000 MH	250	101	24.42	14.54
	36,000 MH	400	159	30.54	20.00
	8,000 LPS	55	30	22.35	9.82
	13,500 LPS	90	50	26.36	11.84
	22,500 LPS	135	72	30.11	14.45
	33,000 LPS	180	90	36.22	17.02
	6,200 IND	85	29	9.40	3.65
	8,400 IND	100	34	9.93	4.05
	10,200 IND	120	41	10.91	4.63
	13,000 IND	150	52	12.05	5.50
	20,500 IND	200	69	13.72	6.84
	22,500 IND	265	91	16.37	8.62
	5,800 LED	94	32	16.53	4.79
	7,400 LED	127	44	18.96	5.89
	12,300 LED	203	70	23.66	8.22



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

I. FIXTURES (Includes Mounting Arm, if Applicable) (cont):

				RATES		
		Lumen	Watts	kWh	Investment by Company	Investment by Others
C. Cobra/Roadway		5,800 HPS	70	29	\$8.73	\$5.16
		9,500 HPS	100	41	10.28	6.32
		16,000 HPS	150	69	12.87	8.82
		30,000 HPS	250	99	15.52	11.46
		50,000 HPS	400	153	21.06	16.37
		14,000 MH	175	72	14.97	10.20
		21,000 MH	250	101	17.49	12.69
		36,000 MH	400	159	23.03	17.63
		8,000 FL	100	38	17.20	5.04
		6,200 IND	75	26	9.78	3.50
		6,400 IND	85	29	8.33	3.51
		8,000 IND	88	30	9.72	3.75
		8,400 IND	100	34	9.01	3.93
		10,200 IND	120	41	9.69	4.47
		13,000 IND	150	52	10.67	5.32
		15,250 IND	200	69	12.87	6.73
		22,500 IND	250	86	17.22	8.41
		6,000 LED	95	33	15.83	4.76
		8,700 LED	142	49	17.80	6.06
		9,600 LED	157	54	18.94	6.54
		11,600 B-LED	181	62	17.67	6.90
D. Decorative		9,500 HPS	100	41	37.09	11.11
		16,000 HPS	150	69	36.88	12.41
		30,000 HPS	250	99	42.46	16.02
E. Flood		30,000 HPS	250	99	20.61	12.81
		50,000 HPS	400	153	25.56	17.77
		21,000 MH	250	101	22.00	13.53
		36,000 MH	400	159	26.82	18.35
F. Post Top	Colonial Gray	8,000 FL	100	38	18.54	5.23
		9,500 HPS	100	41	10.60	6.65
	Colonial Black	9,500 HPS	100	41	12.21	6.88
	Decorative Transit	9,500 HPS	100	41	32.47	10.24
	Copper Square	6,000 IND	85	29	17.52	4.72
G. FROZEN		4,000 INC	295	103	\$9.78	\$5.47
		7,000 MV	175	73	12.67	7.27
		11,000 MV	250	96	15.87	9.68
		20,000 MV	400	150	24.92	14.12



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

NOTES:

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



RATE SCHEDULE E-58
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

II. POLES

			RATES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$12.17	\$1.68
			22 ft.	13.70	1.88
			25 ft.	14.82	2.05
			30 ft.	17.03	2.34
			32 ft.	17.89	2.37
		2 Simplex Adapters	12 ft.	12.98	1.79
			22 ft.	14.91	2.06
			25 ft.	15.55	2.14
			30 ft.	18.07	2.49
			32 ft.	19.28	2.66
	Square Steel	5"	13 ft.	13.95	1.92
			15 ft.	12.47	1.72
			23 ft.	14.79	2.03
			25 ft.	16.26	2.23
			28 ft.	18.05	2.48
			32 ft.	17.95	2.47
	Concrete		12 ft.	41.58	5.73
Fiberglass		12 ft.	35.21	4.85	
Decorative Transit Pedestrian	4"	16 ft.	34.33	4.73	
Decorative Transit	6"	30 ft.	66.28	9.13	
Hinged Poles	Square	15 ft.	13.20	1.08	
	Round	19 ft.	11.93	.97	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	11.71	1.61
			22 ft.	13.24	1.82
			25 ft.	14.35	1.98
			30 ft.	16.58	2.29
			32 ft.	17.41	2.40
		2 Simplex Adapters	12 ft.	12.51	1.72
			22 ft.	13.97	1.92
			25 ft.	15.08	2.07
			30 ft.	17.61	2.42
			32 ft.	18.81	2.59
		3 Bolt Arm	32 ft.	21.62	2.97
		Square Steel	5"	13 ft.	13.50
	15 ft.			13.80	1.89
	23 ft.			14.32	1.98
	25 ft.			15.80	2.19
	28 ft.			17.56	2.42
	32 ft.			18.23	2.50



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

II POLES (cont)

		RATES		
		Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel	19 ft.	\$18.42	\$2.54
		30 ft.	14.38	2.66
		38 ft.	17.55	2.73
		Self Support	40 ft.	21.62
		Stepped	25 ft.	49.72
			32 ft.	52.36
			49 ft.	64.99
	Square Steel	4"	34 ft.	15.87
		5"	20 ft.	15.07
			30 ft.	15.71
			38 ft.	17.05
		8"	28 ft.	28.45
			32 ft.	29.74
	Decorative Transit	41 ft 6 in	20.47	3.01
	Decorative Transit	47 ft.	25.50	3.75
	Steel Distribution Pole (for lighting only)	35 ft.	23.54	3.10
D. Post Top	Decorative Transit Anchor Base	16 ft.	35.07	4.82
	Gray Steel/Fiberglass	23 ft.	12.16	2.00
	Black Steel	23 ft.	13.41	2.21
E. Existing distribution pole suitable for streetlight use			1.48	--
F. FROZEN	Wood Poles	30 ft.	\$8.95	\$1.55
		35 ft.	8.95	1.48

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

III. ANCHOR BASE

		RATES		
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	\$9.91	\$1.36
		6 ft.	11.82	2.05
B. Pedestal		8 ft.	13.54	2.36
	For 32' Round Steel Pole only	4 ft. 6"	9.39	1.63



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

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		RATES
		Company Owned
Underground Circuit Charges:		
a.	Per foot of cable, installed under paving	\$0.15716
b.	Per foot of cable, not installed under paving	0.05589

V. DETERMINATION OF RATES FOR NEW EQUIPMENT

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

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge	=	Cost Inputs	x	PV Factor	x	
1	Carrying Cost (fixtures)	=	Equipment Cost (installed)	x	NA	x	1.533%
2	Carrying Cost (poles)	=	Equipment Cost (installed)	x	NA	x	1.449%
3	Fixture Replacement Cost	=	Equipment Cost (installed)	x	0.132	x	1.533%
4	Pole, Anchor Replacement Cost	=	Equipment Cost (installed)	x	0.082	x	1.449%
5	Lighting O&M	=	O&M Cost (lifecycle)	x	0.381	x	1.533%
Charge Type	Monthly Charge	=	kWh Input	x	\$/kWh		
6	Generation	=	kWh per month	x	0.04023		
7	T&D, RCS, SB	=	kWh per month	x	0.03516		

Step 2 Determination of Total Monthly Charge	
The total monthly charge shall be the summation of the charges for each applicable charge type	
<u>Equipment</u>	<u>Charge Type</u>
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4



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

TRIP CHARGE

When Company is not the responsible party contracted for the regular maintenance of a street lighting system owned by a city, town or other governmental entity, a \$100.00 trip charge per light will be charged when Customer requests a disconnect and/or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street light equipment. The trip charge will also apply when Customer request disconnect or reconnect for non-maintenance purposes.

ADJUSTMENTS

1. The bill is subject to the Renewable Energy Standard as set forth in the Company's Adjustment Schedule REAC-1 pursuant to Arizona Corporation Commission Decision No. 70313.
2. The bill is subject to the Power Supply Adjustment factor as set forth in the Company's Adjustment Schedule PSA-1 pursuant to Arizona Corporation Commission Decision No. 67744 Arizona Corporation Commission Decision No. 69663, and Arizona Corporation Commission No. 71448, and 73183.
3. The bill is subject to the Transmission Cost Adjustment factor as set forth in the Company's Adjustment Schedule TCA-1 pursuant to Arizona Corporation Commission Decision No. 67744.
4. The bill is subject to the Environmental Improvement Surcharge as set forth in the Company's Adjustment Schedule EIS pursuant to Arizona Corporation Commission Decision No. 69663 and Arizona Corporation Commission Decision No. 73183.
5. Direct Access customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge as set forth in the Company's Adjustment Schedule RCDAC-1 pursuant to Arizona Corporation Commission Decision No. 67744.
6. The bill is subject to the Demand Side Management Adjustment Charge as set forth in the Company's Adjustment Schedule DSMAC-1 pursuant to Arizona Corporation Commission Decision No. 71448.
7. The bill is subject to the applicable proportionate part of any taxes or governmental impositions which are or may in the future be assessed on the basis of gross revenues of APS and/or the price or revenue from the electric energy or service sold and/or the volume of energy generated or purchased for sale and/or sold hereunder.

SPECIAL PROVISIONS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.
2. The Company cannot guarantee that streetlighting facilities will always operate as intended. Therefore, the customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by customer; however, if the maintenance requires cable replacement or repairs, the Company shall use reasonable efforts to complete said repairs within twenty (20) working days.
3. The customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.



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

SPECIAL PROVISIONS (cont')

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

NON-STANDARD FACILITIES

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

EXTENSION OF STREET LIGHTING SYSTEM

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

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

TERMS AND CONDITIONS

Service under this rate schedule is subject to the Company's Schedule 1, Terms and Conditions for Standard Offer and Direct Access Services and the Company's Schedule 10, Terms and Conditions for Direct Access. These schedules have provisions that may affect the customer's bill. In addition, service may be subject to special terms and conditions as provided for in a customer contract or service agreement.

Honda (Autoshow West 1 #150)



RESOLUTION # 2016-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, AUTOSHOW WEST 1 #150 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, have petitioned the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as "City"), to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for the lighting of the public street and parks (hereinafter referred to as "Improvements") for the real property legally described in Exhibit A (such area hereinafter referred to as the "District") with such boundaries as shown in the map in Exhibit B attached hereto pursuant to the provisions of Section 48-576, Arizona Revised Statutes, giving the City immediate jurisdiction to order the improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes, without the necessity of the publications or posting of this Resolution provided for in Sections 48-578, Arizona Revised Statutes;

WHEREAS, the City has verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District, and;

WHEREAS, the Mayor and Council of the City hereby find and determine that they have jurisdiction to adopt this Resolution to order the Improvements pursuant to the provisions of Section 48-576, Arizona Revised Statutes, and have immediate jurisdiction to adopt this Resolution ordering the Improvements pursuant to the provisions of Section 48-581, Arizona Revised Statutes without the necessity of publications and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

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

Section 1. The City, after verifying ownership of the real property included within the boundaries of the District, hereby finds the Petitioner is the owner, exclusive of

mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, AUTOSHOW WEST 1 #150 LIGHTING IMPROVEMENT DISTRICT."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City to order the Improvement as so described above.

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as "City of Surprise, Arizona Autoshow West 1 #150 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 6. The Superintendent of Streets or equivalent of the City shall not be required to post or cause to be posted notices of the Resolution of Intention. The Clerk of the City shall certify to the passage of this Resolution of Intention but shall not be required to cause the same to be published in a newspaper published and of general circulation in the City.

Section 7. The Mayor and Council of the City shall make annual statements and estimates of the expenses of the district, which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Section 42-17101, et seq., 42-17152, Arizona Revised Statutes. The Mayor and Council of the City shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by ad valorem taxes upon all of the property of the District and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Mayor and Council of the City. All statutes providing for the levy and collection of State of Arizona and County taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 8. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per each hundred dollars of taxable valuation thereof in any year.

Section 9. The District shall not engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing of energy for street and public park lighting.

Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same territory as the District.

Section 11. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the City.

Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

Section 13. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

APPROVED AND ADOPTED this __ day of _____, 2016

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

S.L.I.D. EXHIBIT
LOT 7, PRASADA – PHASE 1A
LEGAL DESCRIPTION

That portion of "Prasada - Phase 1A", a subdivision recorded in Book 948 of Maps, Page 44, Records of Maricopa County, Arizona, and lying within the Northwest Quarter of Section 13, Township 3 North, Range 2 West, Gila and Salt River Base and Meridian, described as follows:

COMMENCING at the West quarter corner of said Section 13 marked by a brass cap in handhole, from which the East quarter corner of said Section 13 marked by an aluminum cap flush bears South 89 degrees 45 minutes 42 seconds East a distance of 5,256.35 feet;

Thence South 89 degrees 45 minutes 42 seconds East along the south line of the Northwest quarter of said Section 13 a distance of 1,761.40 feet to a point on the centerline of Autoshow Avenue;

Thence North 00 degrees 14 minutes 18 seconds East along the centerline of Autoshow Avenue a distance of 450.00 feet to the beginning of a tangent curve concave westerly having a radius of 1,400.00 feet;

Thence along the arc of said curve through a central angle of 05 degrees 01 minutes 17 seconds, an arc distance of 122.70 feet to the True Point of Beginning;

Thence radial to said curve, South 85 degrees 13 minutes 01 seconds West a distance of 29.00 feet to the southeast corner of Lot 7 of said "Prasada - Phase 1A";

Thence North 89 degrees 45 minutes 42 seconds West along the south line of said Lot 7 a distance of 619.74 feet to the Southwest corner of said Lot 7;

Thence North 26 degrees 14 minutes 22 seconds West along the west line of said Lot 7 a distance of 478.06 feet to the Northwest corner of said Lot 7;

Thence North 48 degrees 00 minutes 10 seconds West along a radial line a distance of 29.00 feet to a point on the centerline of Autoshow Drive also being a point on a curve concave Southeasterly, the center of which bears South 48 degrees 00 minutes 10 seconds East a radial distance of 1,000.00 feet;

Thence northeasterly along the centerline of Autoshow Drive and along the arc of said curve concave Southeasterly through a central angle of 24 degrees 43 minutes 42 seconds, and arc distance of 431.59 feet;

Thence North 66 degrees 43 minutes 32 seconds East a distance of 286.61 feet to a point on the centerline of Autoshow Avenue;

Thence South 23 degrees 16 minutes 28 seconds East along said centerline of Autoshow Avenue a distance of 407.87 feet to the beginning of a tangent curve concave westerly having a radius of 1,400.00 feet;

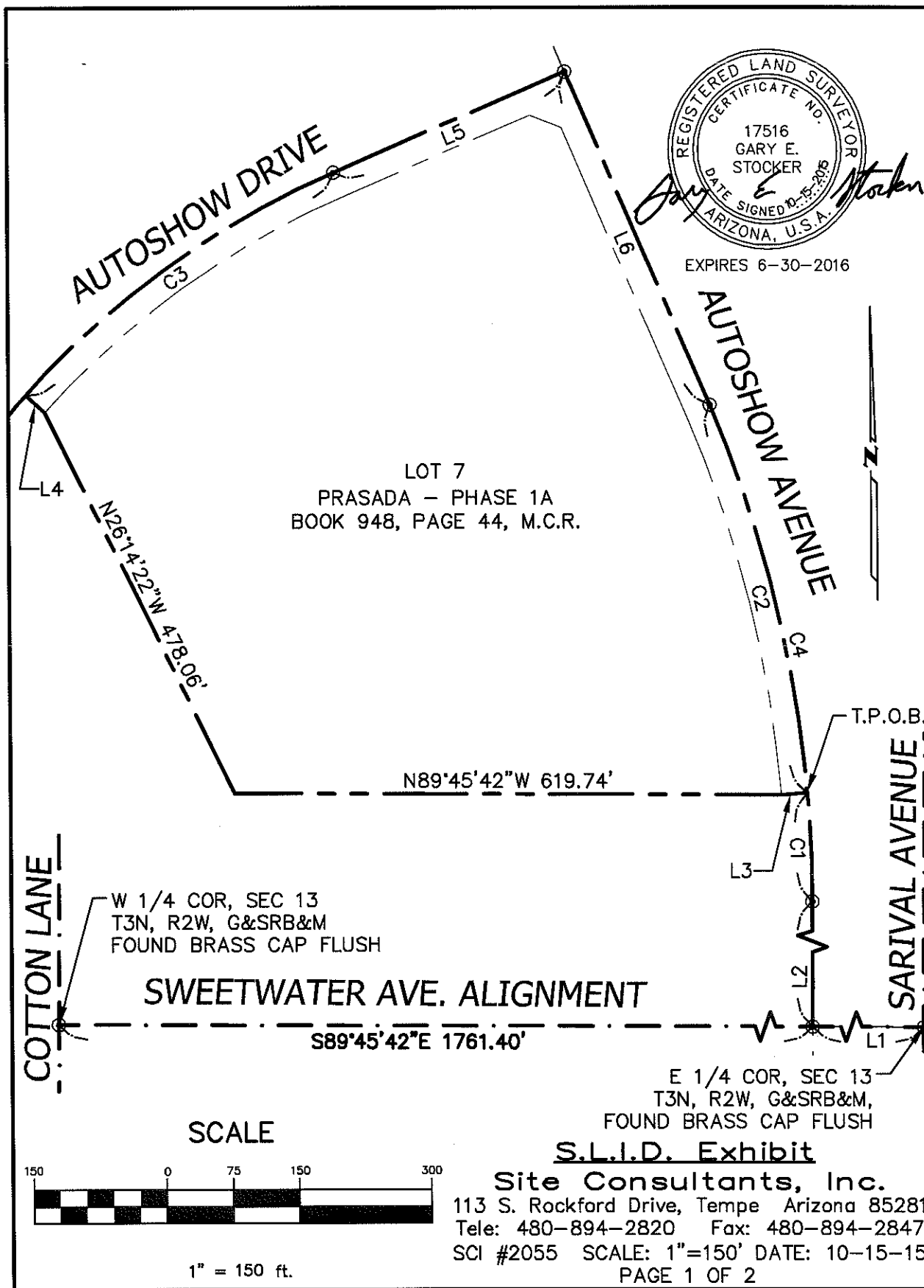
Thence along said centerline of Autoshow Avenue and the arc of said curve through a central angle of 18 degrees 29 minutes 29 seconds, an arc distance of 451.83 feet to the **POINT OF BEGINNING**.

Prepared by: Site Consultants, Inc.
113 S. Rockford Drive
Tempe, Arizona 85281
Project No. 2055
October 9, 2015



EXHIBIT B

MAP OF PROPERTY



CURVE TABLE

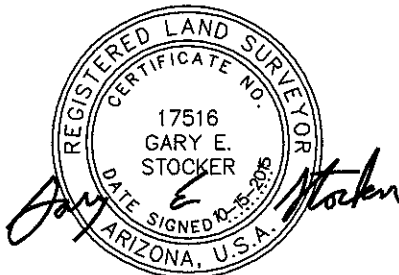
CURVE #	RADIUS	LENGTH	DELTA	TANGENT
C1	1400.00'	122.70'	5°01'17"	61.39
C2	1400.00'	451.83'	18°29'29"	227.90
C3	1000.00'	431.59'	24°43'42"	219.21
C4	1400.00'	574.53'	23°30'46"	291.36

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S89°45'42"E	3494.94'
L2	N0°14'18"E	450.00'
L3	S85°13'01"W	29.00'
L4	N48°00'10"W	29.00'
L5	N66°43'32"E	286.61'
L6	S23°16'28"E	407.87'

LEGEND:

 — — — — — PROPERTY LINE
 — — — — — SECTION LINE
 — — — — — CENTER LINE



EXPIRES 6-30-2016

S.L.I.D. Exhibit
Site Consultants, Inc.

113 S. Rockford Drive, Tempe Arizona 85281
 Tele: 480-894-2820 Fax: 480-894-2847

SCI #2055 SCALE: N.T.S. DATE: 10-15-15



CITY OF SURPRISE
Regular City Council Meeting

January 19, 2016 @ 6:00:00 PM

+ [Back](#) [Print](#)

Council Meeting Date:	January 19, 2016	Contact Person:	Harold Hartman, Public Works CIP Manager
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
---------	---	---------	----------------	-------------------

Agenda Wording:

Consideration and action amending the Fiscal Year 2016 budget by reallocating appropriations of \$38,900 from Grants fund contingency to capital projects 27192 and 27193, and \$31,300 within the General Capital fund, from capital project 21106, to capital projects 27192 and 27193, for the Federal Emergency Management Administration (FEMA) Debris removal and Bridge repair projects; Resolution # 2016-12.

Motion:

I move to approved Resolution # 2016-12.

Background:

In early September 2014, the City experienced flooding in a number of locations throughout the City associated with a storm event. Since the event, the Arizona Department of Emergency and Military Affairs and the Federal Emergency Management Administration authorized ADEM/FEMA-4203-DR-AZ for damages resulting from the event.

The City has identified twelve (12) sites/task for debris removal, bridge repairs and embankment refurbishment, ten of which are related to FEMA and two are related to Federal Highways Administration (FHWA). In April of 2015, the City took a Resolution (2015-37) to Council recognizing ten FEMA events with an original grant award based on estimates for the work to be performed. The City is still waiting on a commitment letter from FHWA for the remaining two projects.

Procurement and Public works has bid the projects three times and each bid has come in higher than the original estimates. In order for the City to complete all of the tasks and submit for reimbursement of site and task costs we are requesting a budget amendment to reallocate appropriations of \$38,900 within the Grants fund and \$31,300 within the General Capital fund. We anticipate funding reimbursement of 90% once site tasks are complete.

Objective Analysis:

This action item will allow the City to leverage city funds to obtain up to ninety percent (90%)

reimbursement of federal dollars for cleanup associated with storm damage as opposed to performing the work in house or by private contractor over several years.

By not performing this work the City will continue to experience flooding and flood damage in each of the identified sites which could lead to additional burden on general and HURF funds.

Policy Compliant:

This action is consistent with Council policy.

Financial Impact:

This item will add \$70,200 to the two FEMA projects discussed, bringing their total to \$311,600. Federal reimbursement for these grants is ninety percent (90%) totaling \$280,300. The City is required to provide 10% in grant match funds totaling \$31,300.

Budget Impact:

All projects were approved as a part of the FY2016 budget. This request will reallocate appropriations of \$16,800 to the FEMA Debris removal project (27192) and \$53,900 to the FEMA Bridge repair project (27193). The total increase of \$70,200 will come from \$38,900 of Grants fund contingency from an increase in federal grant revenues and \$31,300 of General Capital Fund appropriations through a reduction to the Martin Acres Flood Control project (21106).

The total project budget for Martin Acres will decrease from \$760,000 to \$728,700 while the project budget for FEMA Debris Removal will increase from \$166,400 to \$183,200 and FEMA Bridge repair project will increase from \$75,000 to \$128,400.

FTE Impact:

This action will not have an impact on FTE.

ATTACHMENTS:

Click to download

☐ [Resolution 2016-12](#)

RESOLUTION # 2016-12

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2016 BUDGET BY REALLOCATING APPROPRIATIONS OF \$38,900 WITHIN THE GRANTS FUND, FROM CONTINGENCY TO PROJECT 27192 (DEBRIS REMOVAL) AND PROJECT 27193 (BRIDGE REPAIRS) AND REALLOCATING APPROPRIATIONS OF \$31,300 WITHIN THE GENERAL CAPITAL FUND, FROM PROJECT 21106 (MARTIN ACRES) TO PROJECT 27192 (DEBRIS REMOVAL) AND PROJECT 27193 (BRIDGE REPAIRS) FOR THE COMPLETION OF PROJECTS ASSOCIATED WITH THE SEPTEMBER 2014 FLOOD EVENT.

WHEREAS, on November 5, 2014 the President declared the storms which occurred between September 7, 2014 and September 9, 2014 as a major disaster thus making federal funding available under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (ADEM/FEMA-4203-DR-AZ);

WHEREAS, The City accepted the original grant by adopting Resolution 2015-37 in April of 2015;

WHEREAS, Procurement has bid the tasks three (3) times;

WHEREAS, The construction bids came back higher than the remaining budget;

WHEREAS, The Public Works Department has identified construction savings from the Martin Acres project;

WHEREAS, the FY2016 budget was adopted by Council Resolution #2015-53 on June 2, 2015;

WHEREAS, this action will necessitate a budget amendment; and

WHEREAS, 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's Chief Financial Officer is authorized to make the fund source budget adjustments described and estimated in Exhibit "A".

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, 2015 through June 30, 2016.

APPROVED AND ADOPTED this ____ day of _____, 2016.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2016-12
Exhibit A

The FY2016 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget.

Grants Fund / Projects	Current Appropriation	Increase (Decrease)	Amended Appropriation
Expenses:			
FEMA MA85 Debris #27192	\$ 166,400	\$ (1,600)	\$ 164,800
FEMA MA86 Bridges #27193	75,000	40,500	115,500
Contingency, One-time #20001	7,632,300	(38,900)	7,593,500
	<u>\$ 7,873,700</u>	<u>\$ 0</u>	<u>\$ 7,873,800</u>
Revenues:			
FEMA MA85 Debris #27192	\$ 166,400	\$ (1,600)	\$ 164,800
FEMA MA86 Bridges #27193	75,000	40,500	115,500
Unforeseen Revenue, One-time #20001	7,778,700	(38,900)	7,739,800
	<u>\$ 8,020,100</u>	<u>\$ 0</u>	<u>\$ 8,020,100</u>

General Capital Fund / Projects	Current Appropriation	Increase (Decrease)	Amended Appropriation
Expenses:			
Martin Acres Flood Control #21106	\$ 760,000	\$ (31,300)	\$ 728,700
FEMA MA85 Debris #27192	0	18,400	18,400
FEMA MA86 Bridges #27193	0	12,900	12,900
	<u>\$ 760,000</u>	<u>\$ 0</u>	<u>\$ 760,000</u>

The fund changes are as follows:

- This amendment reallocates appropriations of \$38,900 within the Grants Fund from contingency to Project 27192 FEMA Debris removal and 27193 FEMA Bridge repairs

and \$31,300 within the General Capital Fund from Project 21106 Martin Acres to Project 27192 FEMA Debris removal and 27193 FEMA Bridge repairs for project completion without exceeding the approved total annual budget for FY2016.

- Total project budget for 21106 Martin Acres will decrease from \$760,000 to \$728,700.
- The FEMA Debris removal project #27192 total project funding will be revised to:

Fund	Amount
Grants Fund	\$164,800
General Capital Fund	18,400
Total	\$183,200

- The FEMA Bridge repairs project #27193 total project funding will be revised to:

Fund	Amount
Grants Fund	\$115,500
General Capital Fund	12,900
Total	\$128,400



CITY OF SURPRISE
Regular City Council Meeting

January 19, 2016 @ 6:00:00 PM

[Back](#) [Print](#)

Council Meeting Date: January 19, 2016

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: Citywide

Staff Recommendations: None

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the minutes of January 5, 2016 Regular City Council Meeting Minutes.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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☐ [Minutes](#)

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

Tuesday, January 5, 2016 @ 06:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Tuesday, January 5, 2016**. Also in attendance with Mayor Wolcott were Vice Mayor Williams, Council Member Winters, Council Member Biundo, Council Member Hall, and Council Member Tande.

Staff Present: City Manager, Bob Wingenroth, City Attorney, Robert Wingo, and City Clerk, Sherry Ann Aguilar.

Pledge of Allegiance

Proclamation and Community Acknowledgements

City Manager Report

City Attorney Report

City Clerk Report

Elections Update - Fall 2016

Call to the Public

New resident in Surprise from Yuma, AZ. New pet clinic in Surprise, Purrfurred Pets, non-profit, low cost services. Have a mobile surgery suite and also a permanent location. Government program with vouchers available to interested residents.

Consent Agenda

1 – Consideration and action pertaining to the "Milne Acres" Final Plat, a property generally located on the northwest corner of West Peakview Road and North 177th Avenue, in a RR (Rural Residential) zoning district - APPROVED

Council Member Winters: Staffs recommendations says to approve and the cover sheet says none.

Council Member Winters made the motion to approve the Milne Acres Final Plat. Council Member Biundo seconded the motion. Six yes votes. Motion carried.

2 – Consideration and action pertaining to the Final Plat entitled "Final Plat for P and L Acres" an approximately 6 acres property generally located on the southwest corner of West Dale Lane and North 173rd Avenue, in a RR (Rural Residential) zoning district - APPROVED

Council Member Winters removed this item from the consent agenda for clarification.

Council Member Winters made the motion to approve the Final Plat for P and L Acres. Council Member Biundo seconded the motion. Six yes votes. Motion carried.

3 – Consideration and action amending the Fiscal Year 2016 budget by reallocating appropriations of \$75,000 from Transportation Improvement fund, capital project 21504, to capital project 21525, for the Waddell Road median project; Resolution # 2016-06 - APPROVED

4 – Consideration and action pertaining to an Intergovernmental Agreement with Maricopa County for acceptance of HOME funds as part of the Maricopa County Housing Consortium; Resolution # 2016-07 - APPROVED

5 – Consideration and action amending the Fiscal Year 2016 budget by reallocating appropriations of \$339,000 from SPD RICO fund, supplies, and SB1398 Fines fund, supplies, and contingency, to the SPD RICO and SB1398 funds, Police Asset Replacement Projects for the replacement of firearms, dispatcher consoles, and electronic control devices; Resolution # 2016-04 - APPROVED

6 – Consideration and action on the minutes of December 15, 2015 Regular City Council Work Session, Special City Council Meeting and Regular City Council Meeting - APPROVED

Regular City Council Meeting Minutes – January 5, 2016 – Page 3

Council Member Tande made the motion to approve the consent agenda, excluding items 1 and 2. Council Member Hall seconded the motion. Six yes votes. Motion carried.

Regular Agenda Item - Public Hearing

7 – Consideration and action pertaining to the Preliminary Plat entitled "Rancho Mercado Unit 1", a 1,897-lot, 19-parcel, 5-phase Preliminary Plat within the Rancho Mercado PAD, a property generally located North and South of the Happy Valley Road Alignment between the Bullard Road and Litchfield Road alignments; Resolution #2016-02 - APPROVED

City Planner, Robert Kuhfuss gave an overview of this item.

Council Member Winters - Asked question regarding the temporary bridge at Arizona Traditions, will there be a pedestrian bridge across MWD canal?

Attorney Blilie - No bridge

Council Member Hall - Litchfield Road/303, is it in our plans?

Mayor Wolcott - Shared concerns about the Litchfield Connection and the limited access on 163rd Avenue. Concerns about making sure this Litchfield connection takes place.

Council Member Tande - Extend discussion on the 12 acre park. Where is the trail going to be? If some of the students across Beardsley canal; will be walking to school. How will landscape median be built? Cluster homes, changes form the first plat?

Council Member Hall - Question on the phasing, color coded which is really good. At what point will you build the park?

The park will be dedicated over to the City and the City will build the park and maintain.

No public comments were made.

Council Member Winters made the motion to approve Resolution 2016-02. Council Member Hall seconded the motion. Six yes votes. Motion carried.

Regular Agenda Item - Non-Public Hearing

8 – Consideration and action to appoint a Vice-Mayor - BIUNDO WAS SELECTED UNANIMOUSLY AS VICE MAYOR

Mayor Wolcott explained the process of selecting a Vice Mayor.

Council Member Biundo was selected unanimously as Vice Mayor.

9 – Consideration and action pertaining to a sponsorship agreement and name change of the West Valley Pops Band to the Surprise Pops Band - APPROVED

City Manager Wingenroth gave an overview of this item and recognized several members that were in attendance this evening.

Council Member Winters - This is another example of what a great thinker our City Manager to think out of the box.

Council Member Hall - Good job Mr. Wingenroth. Questioned the facility use agreement and reduced rate.

Mr. Wingenroth - Yes very reduced rate for all that serve the City of Surprise.

Mayor Wolcott - Cannot wait until the first concert in town this is truly a partnership we have all been dreaming of. Thrilled to have you on board.

Council Member Hall made the motion to approve the sponsorship agreement. Vice Mayor Williams seconded the motion. Six yes votes. Motion carried.

10 – Consideration and action pertaining to adoption of the City's 2016 State Legislative Agenda - APPROVED

Deputy City Manager, Nicole Lance gave an overview of this item.

Council Member Hall - Nicely done Nicole, it says what the City is looking for. Will you hand this to a group of legislators that represent us?

Ms. Lance - It is used in a variety of ways, used as a corner stone piece, some leverage for discussion.

Mayor Wolcott - The League has been sending us more updates since the session is getting ready to begin.

Council Member Biundo - I do appreciate highlighting military preservation, strengthening our part.

Council Member Hall made the motion to approve the City's 2016 Legislative Agenda. Council Member Tande seconded the motion. Six yes votes. Motion carried.

11 – Consideration and action pertaining to authorizing implementation of a Neighborhood Grant Program - APPROVED

Assistant to Council, Jodi Tas gave an overview of this item.

Council Member Winters - Thanked Ms. Tas for her hard work and efforts working on this program.

Council Member Tande - I like this idea and would like to see how this turns out.

Vice Mayor Williams - The intent is that we have skin in the game and will see how our residents react to this. The application process is very detailed and has specific guidelines.

Council Member Hall made the motion to approve the implementation of a Neighborhood Grant Program. Council Member Tande seconded the motion. Six yes votes. Motion carried.

12 – Presentation and discussion regarding the FY2016 Financial Status Report through November 2015 - NO ACTION

Finance Director, Lindsey Duncan gave an overview of this item.

13 – Consideration and action pertaining to a fiscal year 2015 budget amendment reallocating appropriations from various funds required to close the fiscal year 2015 budget; Resolution # 2016-09 - APPROVED

Finance Director, Lindsey Duncan gave an overview of this item.

Council Member Winters made the motion to approve Resolution 2016-09. Council Member Biundo seconded the motion. Six yes votes. Motion carried.

14 – Consideration and action pertaining to cash transfers between funds for Fiscal Year 2015; Resolution #2016-10 - APPROVED

Finance Director, Lindsey Duncan gave an overview of this item.

Council Member Hall - Questioned utilities to general fund and had Rangers and Royals Clubhouse questions.

Council Member Tande - Do we do our own study?

Ms. Duncan - 3rd party that we contract with for allocation needs.

Council Member Hall made the motion to approve Resolution 2016-10. Council Member Tande seconded the motion. Six yes votes. Motion carried.

15 – Consideration and action on a fiscal year 2016 budget amendment reallocating appropriations from various funds for fiscal year 2016 budget and adjusting budget authority; Resolution # 2016-08 - APPROVED

Finance Director, Lindsey Duncan gave an overview of this item.

Council Member Tande - New financial system, will this help to track and make this easier?

Council Member Hall made the motion to approve Resolution 2016-08. Council Member Tande seconded the motion. Six yes votes. Motion carried.

Other Business

Council Member Hall - Report on White Tanks Conservancy

Mayor Wolcott - Update on Bell/Grand Intersection closure at next work session

Mayor and Council Reports:

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

Council Member Winters - Desert Diamond Casino opening; bowl of friendship given to Mayor Wolcott. January starts 3rd year on this Council, proud to serve with my colleagues.

Vice Mayor Williams - Out of town for 2 weeks

Council Member Tande - Prospects for 2016, lots of projects lined up. Excited going into the budget season.

Council Member Hall - Taste of Surprise March 7th, Bingo center at Riverboat Acres. Our tennis facility is cranking, 5 major tournaments in the last few months. Recognize the Tennis Director for his hard work.

Council Member Biundo - Thanked everyone for their confidence in serving as Vice-Mayor.

Mayor Wolcott - Positive feedback for the Tennis Facility, very well recognized, very pleased in how well it is doing. She wished everyone a Happy New Year, going to be a great year.

Council Member Biundo made the motion to recess the Regular City Council Meeting and enter into executive session at 7:27 PM. Vice Mayor Williams seconded the motion. Six yes votes. Motion carried.

Executive Session

Consideration and action to enter into executive session for discussion or consultation for legal advice and discussion or consultation with its attorneys in order to consider its position and instruct its attorneys pertaining to legal matters relating to development of the property bounded by Bell, Litchfield, Greenway, and Bullard Roads pursuant to A.R.S. Sections 38-431.03(A)(3) & (4).

Adjournment

Council Member Hall made the motion to adjourn the Regular City Council Meeting of January 5, 2016 at 7:55 PM. Council Member Tande seconded the motion. Six yes votes. Motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, January 5, 2016.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

January 19, 2016 @ 6:00:00 PM

+ [Back](#) [Print](#)

Council Meeting Date:	January 19, 2016	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to "A Final Plat of Desert Oasis Parcel L13B", a 103-lot, 13-tract final plat, a property generally located West of 171st Avenue, North of Jomax Road, within the Desert Oasis Planned Area Development.

Motion:

I move to approve "A Final Plat of Desert Oasis Parcel L13B"

Background:

The subject proposal involves a Final Plat for a 103-lot, 13-tract single-family residential subdivision located within the Desert Oasis community. The PAD for Desert Oasis was approved in September of 2000, with significant platting activity occurring.
A companion Preliminary Plat is scheduled for City Council on January 19, 2016.

Objective Analysis:

The proposed subdivision is well designed and meets the requirements of the Desert Oasis PAD and the Surprise Unified Development Code. The amenities included will provide small-scale recreational opportunities for the residents of the community. Once developed, the population base generated by the subdivision contribute to the local schools enrollment, while providing incentive for much needed retail services in the area.

Policy Compliant:

The Surprise General Plan 2035, as amended by the City Council on December 19, 2015, shows the subject property as lying within Neighborhood Character Area, which supports residential development at densities of between 2 and 8 DU/Ac. At 3.28 DU/Ac, the subject Preliminary Plat meets this density requirement.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on

the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS15-268 - Desert Oasis L 13B - FP - Staff Report](#)
 - ☐ [01 - FS15-268 - Desert Oasis L 13B - FP - Vicinity Map](#)
 - ☐ [02 - FS15-268 - Desert Oasis L 13B - FP - Final Plat Case Map](#)
 - ☐ [03 - FS15-268 - Desert Oasis L 13B - FP - Final Plat](#)
 - ☐ [04 - FS15-268 - Desert Oasis L 13B - FP - Presentation](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS15-268

Project Name: Desert Oasis Parcel L13B

Council District: 1

Meeting Date: January 19, 2016

Planner: Robert H. Kuhfuss, AICP

Owner: Centex Homes

Applicant: Laura Meyers of Pulte Homes, Inc.

Request: 103-lot, 13-tract Final Plat

Site Location: West of 171st Avenue approximately 1/3 mile north of Jomax Road in Desert Oasis

Site Size: 29.49 acres (approx.)

Density: 3.49 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Desert Oasis PAD.
- The reviewing agencies have indicated no objections to the request.

Actions: Should the Council wish to approve the related Preliminary Plat the Council may also wish to approve the subject Final Plat as presented.

37 **PROJECT DESCRIPTION:**

38
39 Laura Meyers of Pulte Homes seeks approval of a 103-lot, 13-tract Final Plat located within the
40 Desert Oasis community. The site is located west of 171st Avenue and north of Jomax Road on a
41 currently vacant land. The property immediately to the north and west of the subject site is
42 currently vacant, while immediate to the east is Desert Oasis Parcel L13A, a 123-lot single-family
43 residential subdivision. Immediately to the south is Desert Oasis Parcel L14C, a 146-lot single-family
44 residential subdivision.

45
46 **REVIEWING AGENCIES:**

47
48 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
49 Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case.
50 These agencies also indicate no objections.

51
52 **SUMMARY:**

53
54 The proposed subdivision is well designed and meets the requirements of the Desert Oasis PAD and
55 the SUDC. The amenities included will provide small-scale recreational opportunities for the
56 residents of the community. Once developed, the population base generated by the subdivision
57 contribute to the local schools enrollment, while providing incentive for much needed retail
58 services in the area.

59
60 **FINDINGS:**

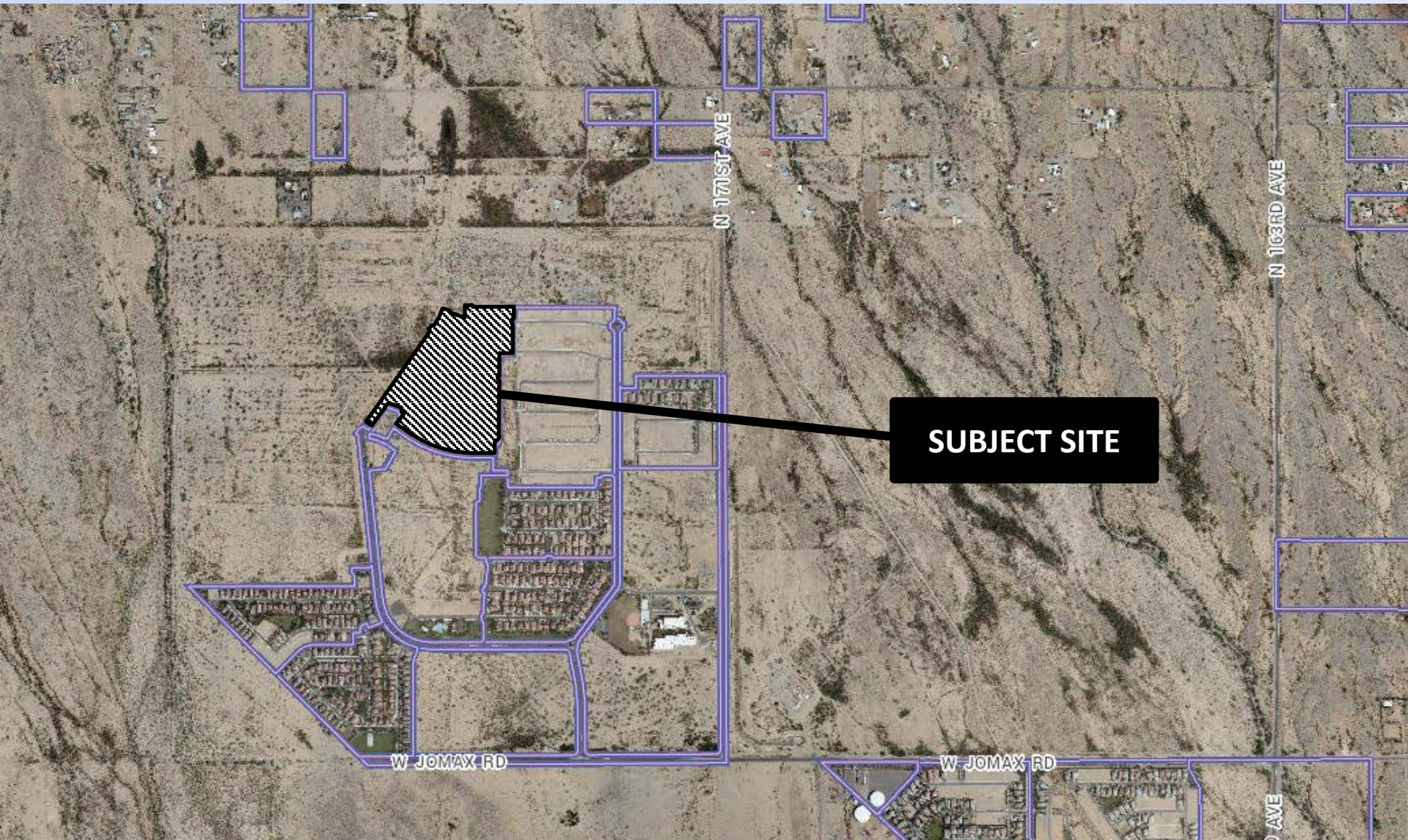
- 61
62
 - The proposed Final Plat is consistent with the Surprise General Plan 2035.
 - The proposed Final Plat is consistent with the Desert Oasis PAD.
 - The reviewing agencies have indicated no objections to the request.

64

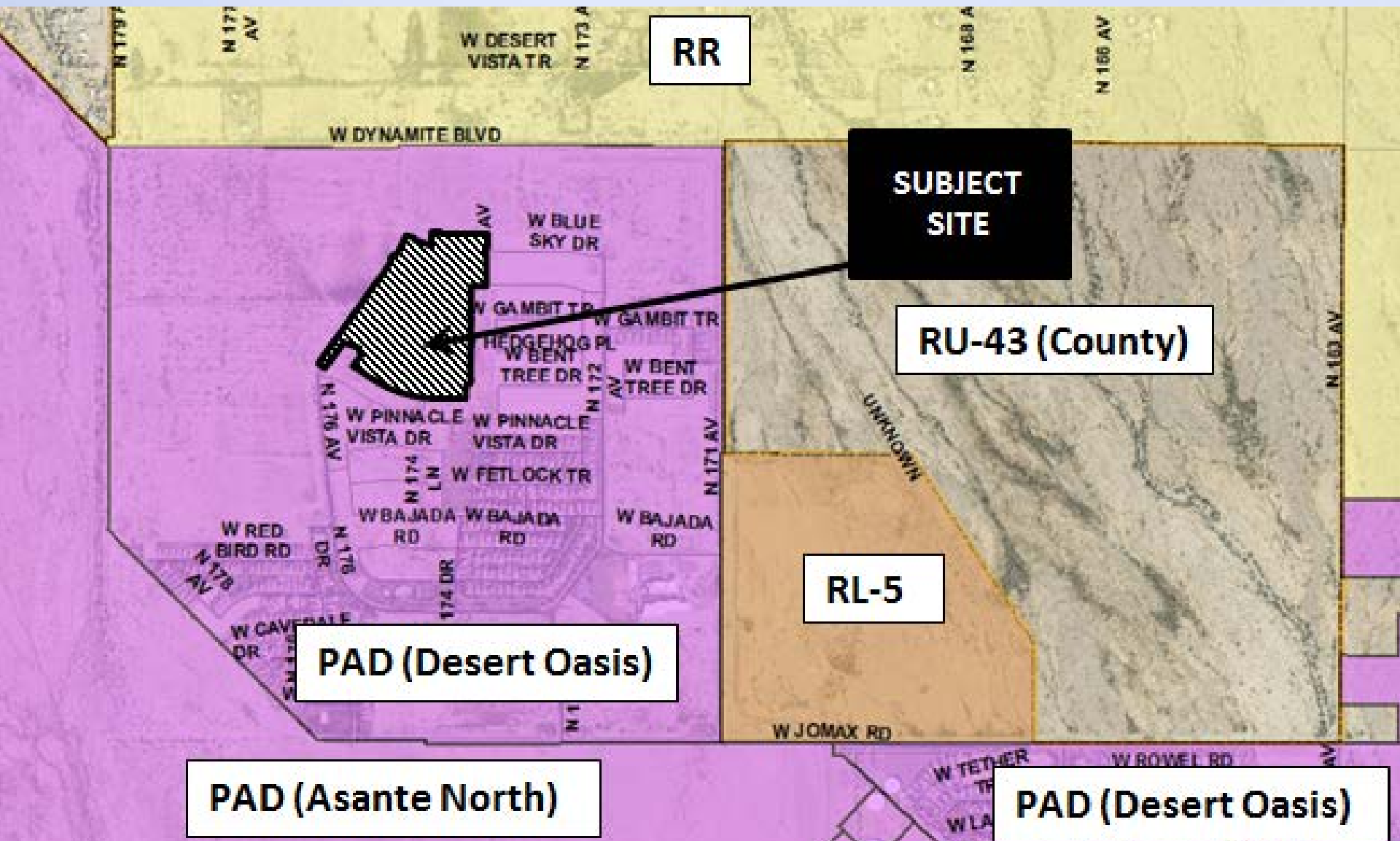
65
66 **Attachments:**

67
68 01 – Vicinity Map (1 page)
69 02 – Case Map (1 page)
70 03 – Final Plat (6 pages)

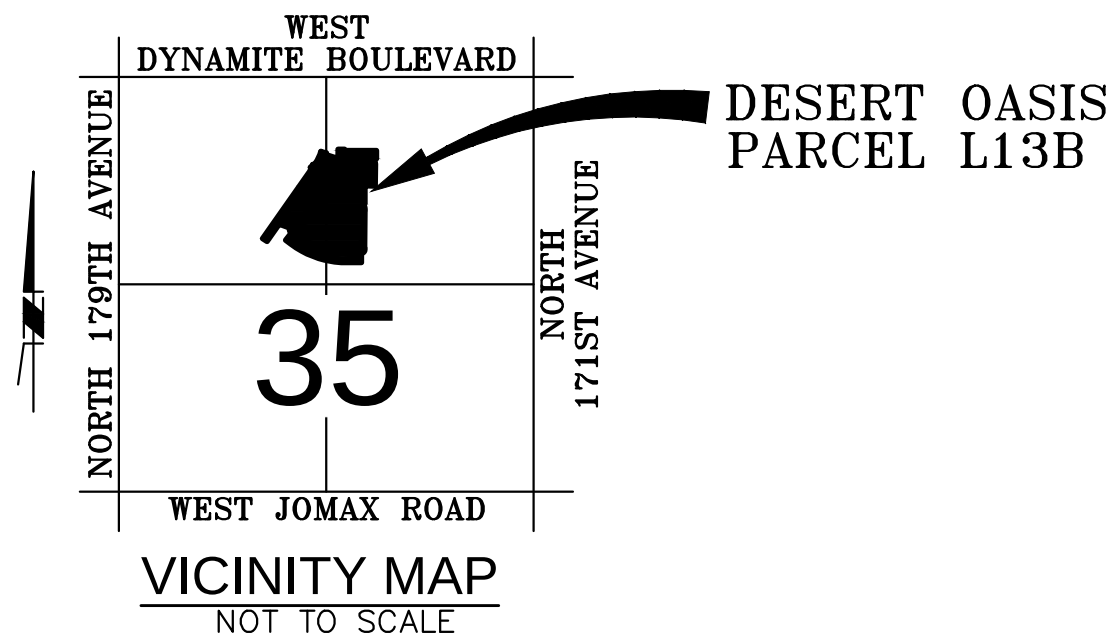
Vicinity Map



Final Plat Case Map



A FINAL PLAT OF
"DESERT OASIS PARCEL L13B"
A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A G.L.O. BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR STAMPED "TSN R2W 1/4 S34 S35 2002 RLS 21782", BEARS AS BASIS OF BEARINGS SOUTH 00°16'25" WEST, A DISTANCE OF 2640.89 FEET;

THENCE SOUTH 00°16'25" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1891.71 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°43'35" EAST, A DISTANCE OF 1819.02 FEET TO THE NORTHERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, MARICOPA COUNTY RECORDS (M.C.R.), AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2013-0419538, M.C.R., THE FOLLOWING 13 COURSES, NORTH 35° 17' 59" EAST, A DISTANCE OF 1076.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 35° 17' 59" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE CURVE'S END;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 465.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°28'03", AN ARC DISTANCE OF 166.11 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 75° 10' 04" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 75° 10' 04" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85°33'23", AN ARC DISTANCE OF 29.86 FEET TO THE CURVE'S END;

THENCE SOUTH 70° 43' 27" EAST, A DISTANCE OF 146.86 FEET;

THENCE NORTH 00° 16' 21" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 14.40 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 408.00 FEET TO THE NORTHWEST CORNER OF DESERT OASIS PARCEL 13A AS RECORDED IN BOOK 892, PAGE 16, M.C.R.;

THENCE DEPARTING SAID SOUTHERLY LINE, ALONG THE WEST LINE OF SAID DESERT OASIS PARCEL 13A THE FOLLOWING 16 COURSES, SOUTH 00°16'21" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 9.14 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 286.00 FEET;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 131.18 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 225.50 FEET;

THENCE SOUTH 38°56'24" WEST, A DISTANCE OF 28.25 FEET TO THE BEGINNING OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 38°56'24" WEST, A DISTANCE OF 55.00 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°40'26", AN ARC DISTANCE OF 65.92 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°23'10" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 455.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°55'52" WEST A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 98°44'06", AN ARC DISTANCE OF 94.78 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 08°20'02" EAST, A DISTANCE OF 10.74 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 106.00 FEET;

THENCE ALONG SAID WEST LINE AND ALONG THE NORTH LINE OF DESERT OASIS PARCEL L14C AS RECORDED IN BOOK 974, PAGE 46, M.C.R., NORTH 89°43'39" WEST, A DISTANCE OF 177.69 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING 13 COURSES, NORTH 89°12'53" WEST, A DISTANCE OF 79.31 FEET;

THENCE NORTH 84°48'24" WEST, A DISTANCE OF 86.56 FEET;

THENCE NORTH 08°19'07" EAST, A DISTANCE OF 1.24 FEET;

THENCE NORTH 81°40'53" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 08°19'07" WEST, A DISTANCE OF 1.27 FEET;

THENCE NORTH 78°12'25" WEST, A DISTANCE OF 86.54 FEET;

THENCE NORTH 74°17'30" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 70°22'36" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 66°27'42" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 62°32'48" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 58°37'53" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 55°11'40" WEST, A DISTANCE OF 86.47 FEET;

THENCE NORTH 55°00'27" WEST, A DISTANCE OF 81.98 FEET TO THE EAST LINE OF TRACT R AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, NORTH 38°14'37" EAST, A DISTANCE OF 120.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 38°14'37" EAST A DISTANCE OF 55.00 FEET;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71°30'34", AN ARC DISTANCE OF 68.64 FEET TO A POINT OF NON-TANGENCY AND TO THE NORTH LINE OF SAID TRACT R;

THENCE DEPARTING SAID EAST LINE, ALONG SAID NORTH LINE, NORTH 70°15'02" WEST, A DISTANCE OF 145.33 FEET TO THE WEST LINE OF SAID TRACT R;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID WEST LINE, SOUTH 35° 17' 59" WEST, A DISTANCE OF 272.96 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID WEST LINE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 175TH AVENUE, NORTH 54° 42' 01" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER

RICHARD LOPEZ
CENTEX HOMES
16767 NORTH PERIMETER DRIVE, SUITE 100
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 391-6000
FAX: (480) 391-6100

BASIS OF BEARINGS

THE BEARINGS FOR THIS PLAT ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MONUMENTED BY A DRILL HOLE WITH TAG AT THE SOUTHEAST CORNER OF SAID SECTION 35, AND MONUMENTED BY AN ALUMINUM CAP AND REBAR AT THE EAST QUARTER CORNER OF SAID SECTION 35, SAID LINE BEARS NORTH 00°04'08" EAST, A DISTANCE OF 2475.27 FEET (2474.87 GRID DISTANCE), PER MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, RECORDED IN BOOK 656, PAGE 21, MARICOPA COUNTY RECORDER'S OFFICE.

RELEASE OF LIABILITY

CENTEX HOMES DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES AIR FORCE AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. 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 UNITED STATES AIR FORCE FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO 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.

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

ASSURED WATER SUPPLY

DESIGNATION OF 100 YEAR ASSURED WATER SUPPLY NO. 86-002344.001 PURSUANT TO SECTION 45-576, A.R.S. ISSUED BY ARIZONA DEPARTMENT OF WATER RESOURCES ON SEPTEMBER 29, 2010.

PUBLIC NOTICE:
SOUND ATTENUATION AND
OVERFLIGHT LANGUAGE

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 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

CERTIFICATE FOR RECORDING

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER
AT _____ O'CLOCK _____ M., _____, 2015,
AND FULLY RECORDED IN BOOK _____, PAGE NO. _____
BY: _____

COUNTY RECORDER



9977 N 90th Street, Suite 150, Scottsdale, AZ 85258
TEL: (602) 977-8000 FAX: (602) 977-8099 www.cardno.com

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, 2015, BY _____

THE _____ OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, THE MANAGING GENERAL PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAND AND OFFICIAL SEAL,

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CERTIFICATIONS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____

DAY OF _____, 2015 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

CITY ENGINEER

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 2015.

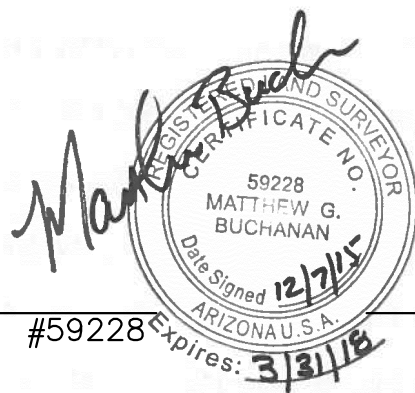
MAYOR

ATTEST:

CITY CLERK

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2015, AND THAT THE PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AND OR WILL BE LOCATED AS SHOWN HEREON.



MATTHEW G. BUCHANAN R.L.S. #59228 Expires: 3/31/16 DATE

LANDSCAPE MAINTENANCE

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

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

KNOW ALL BY THESE PRESENTS: THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, HAS SUBDIVIDED UNDER THE NAME DESERT OASIS PARCEL L13B, A SUBDIVISION LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF DESERT OASIS PARCEL L13B 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 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 AVIATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND 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 OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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.

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

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2015.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP

BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION,
ITS: MANAGING GENERAL PARTNER

BY: _____

NAME: _____

ITS: _____

DESERT OASIS PARCEL L13B
CARDNO # 4151086000, DATE: 12/7/2015
SHEET 1 OF 6

A FINAL PLAT OF
"DESERT OASIS PARCEL L13B"

NOTES

1. CONSTRUCTION WITHIN PUBLIC UTILITY AND FACILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE AREA WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE AREA. THE CITY OF SURPRISE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE AREA.
3. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPED AREAS, ETC. WITHIN THIS PROJECT.
4. IF REQUIRED FIRE FLOW IS NOT AVAILABLE, ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM.
5. PROPERTIES BEING SERVED BY PRIVATE WELLS OR SEPTIC SYSTEMS SHALL BE CONNECTED TO MUNICIPAL WATER AND/OR SEWER SERVICE WITHIN 90 DAYS FROM THE DATE SUCH SERVICE BECOMES AVAILABLE, AND THE PROPERTY OWNER SHALL PAY ALL APPLICABLE DEVELOPMENT, CONNECTION AND SERVICE FEES. S.M.C. 13.04.230, 13.08.180.
6. 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.
7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NOS. 04013C1205L AND 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PLAT IS SITUATED.
8. DEVELOPMENT OF EACH PARCEL SHALL BE IN ACCORDANCE WITH THE APPROVED MASTER SITE PLAN FOR THE ENTIRE PROPERTY. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT TO OBTAIN A COPY OF THE MASTER SITE PLAN.
9. THE ROADS DESIGNATED AS "PRIVATE" ARE PRIVATE ROADS, OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."
10. 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 2020.
11. VEHICULAR NON ACCESS EASEMENTS (V.N.A.E.) CREATED BY THIS PLAT ARE INTENDED TO BENEFIT THE CITY OF SURPRISE AND BE RESTRICTIVE IN NATURE. THE INTENT OF SAID EASEMENTS IS TO PREVENT ACCESS TO PUBLIC RIGHT-OF-WAY AND PRIVATE H.O.A. MAINTAINED TRACTS.
- THE RESTRICTIVE NATURE OF V.N.A.E. WOULD PREVENT CONSTRUCTION OF PERMANENT R.V. GATES, DRIVEWAYS, OR RELOCATE POINTS OF ACCESS OVER SAID V.N.A.E. INTO REAR OR SIDE YARDS.
- THE V.N.A.E. IS NOT INTENDED TO PREVENT TEMPORARY CONSTRUCTION ACCESS AS LONG AS APPROVED BY THE CITY OF SURPRISE AND THE WALLS ARE RECONSTRUCTED TO THEIR ORIGINAL CONDITION.

SITE SUMMARY TABLE

GROSS AREA	29.4922 ACRES	1,284,680 SQUARE FEET
AREA OF PUBLIC STREETS	7.5821 ACRES	330,275 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	21.9101 ACRES	954,405 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	1.8495 ACRES	80,563 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	8.44%	
AREA OF LOTS	20.0607 ACRES	873,842 SQUARE FEET
TOTAL NUMBER OF LOTS	103	
OVERALL GROSS DENSITY	3.7776 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.2127 ACRES	9,266 SQUARE FEET
MINIMUM LOT AREA	0.1790 ACRES	7,798 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.1947 ACRES	8,484 SQUARE FEET
MAXIMUM LOT AREA	0.3479 ACRES	15,154 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	103	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	329.60	
PROJECTED NUMBER OF FAMILIES	103	

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS FOR THIS SUBDIVISION ARE PER CITY OF SURPRISE PAD99-129 OR AS SUBSEQUENTLY AMENDED.

* INDICATES LOT THAT REQUIRES 19 FOOT FRONT SETBACK FOR FRONT LOADING GARAGES.

LOT SIZE SUMMARY

CATEGORY	LOT SIZE	LOT YIELD
D	65' X 115'	103 UNITS

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE
A-L13B	889	0.0204	LANDSCAPING, PUBLIC UTILITIES
B-L13B	23,739	0.5450	LANDSCAPING, PUBLIC UTILITIES
C-L13B	9,307	0.2136	LANDSCAPING, PUBLIC UTILITIES
D-L13B	5,372	0.1233	LANDSCAPING, PUBLIC UTILITIES
E-L13B	1,792	0.0411	LANDSCAPING, PUBLIC UTILITIES, TRAIL
F-L13B	11,875	0.2726	LANDSCAPING, PUBLIC UTILITIES
G-L13B	1,791	0.0411	LANDSCAPING, PUBLIC UTILITIES
H-L13B	1,827	0.0419	LANDSCAPING, PUBLIC UTILITIES
I-L13B	1,791	0.0411	LANDSCAPING, PUBLIC UTILITIES
J-L13B	7,174	0.1647	LANDSCAPING, PUBLIC UTILITIES
K-L13B	903	0.0207	LANDSCAPING, PUBLIC UTILITIES
L-L13B	903	0.0207	LANDSCAPING, PUBLIC UTILITIES
M-L13B	13,200	0.3030	LANDSCAPING, PUBLIC UTILITIES, RETENTION
TOTAL	80,563	1.8495	

LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT WIDTH
1	10,403	81.41'
2	8,000	66.67'
3	8,000	66.67'
4	8,000	66.67'
5	8,000	66.67'
6	8,000	66.67'
7	7,983	66.65'
8	7,800	65.00'
9	7,800	65.00'
10	7,800	65.00'
11	7,800	65.00'
12	7,800	65.00'
13	7,798	65.00'
14	7,800	65.00'
15	7,800	65.00'
16	7,800	65.00'
17	7,800	65.00'
18	7,833	65.00'
19	7,832	65.00'
20	7,832	65.00'
21	8,253	65.00'
22	9,845	66.03'
23	9,463	65.76'
24	8,063	65.00'
25	8,036	65.45'
26	8,080	69.64'
27	9,022	84.59'
28	9,022	84.59'
29	8,763	81.10'
30	8,143	65.24'
31	13,964	64.03'
32	8,248	65.29'
33	8,169	65.00'
34	8,169	65.00'
35	8,169	65.00'

LOT SUMMARY TABLE

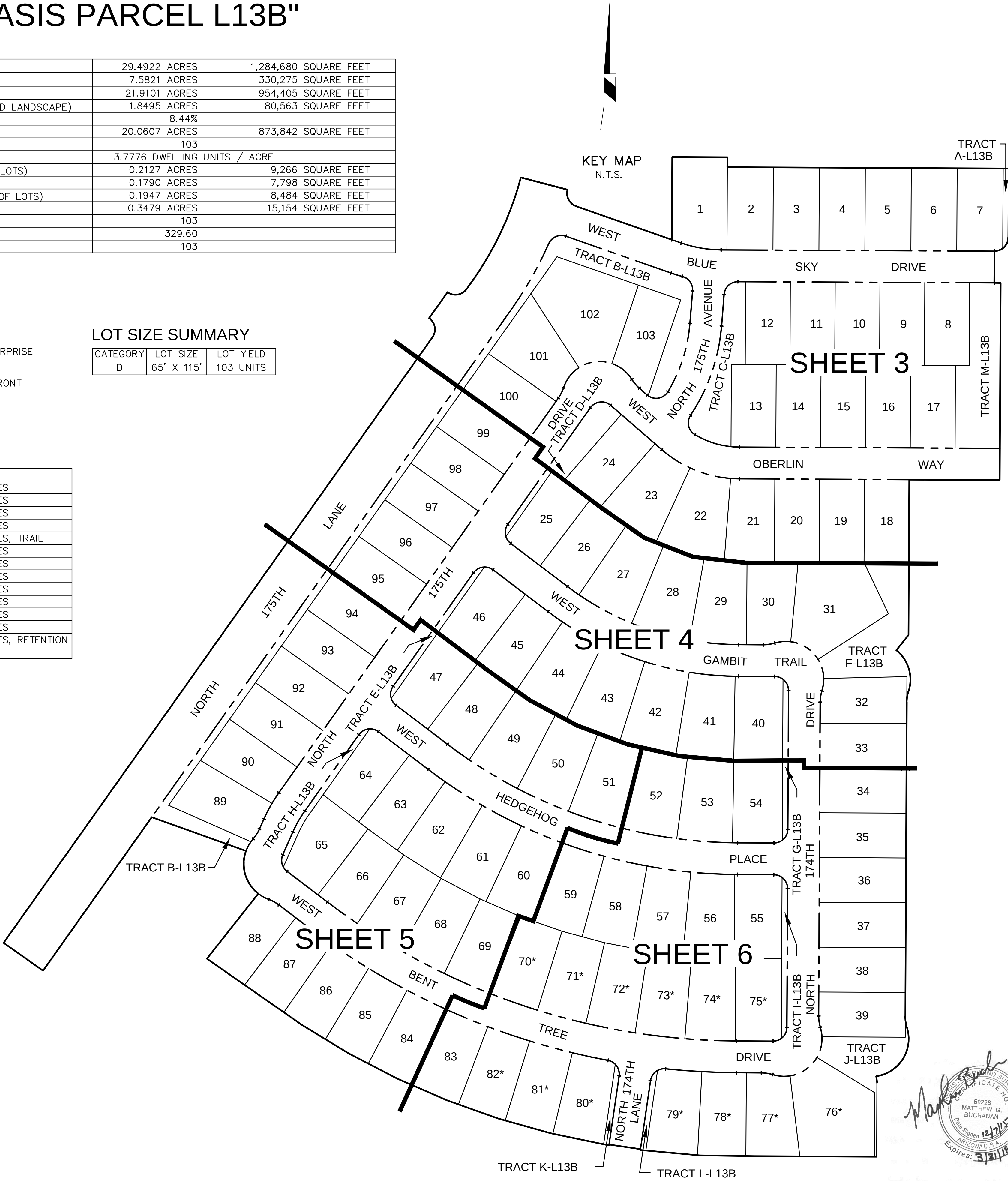
LOT #	AREA (SF)	LOT WIDTH
36	8,169	65.00'
37	8,169	65.00'
38	8,169	65.00'
39	8,100	65.19'
40	8,515	69.72'
41	9,147	68.73'
42	9,066	68.18'
43	9,066	68.18'
44	9,114	68.48'
45	8,536	67.87'
46	8,433	71.21'
47	8,516	69.45'
48	8,603	74.43'
49	8,954	79.77'
50	8,954	79.77'
51	8,954	79.77'
52	8,954	79.77'
53	8,954	79.77'
54	8,567	72.00'
55	8,352	68.62'
56	8,380	65.06'
57	8,377	65.06'
58	8,376	65.06'
59	8,376	65.06'
60	8,378	65.06'
61	8,381	65.06'
62	8,380	65.06'
63	8,120	65.00'
64	8,129	68.71'
65	9,099	66.79'
66	8,116	70.04'
67	8,224	71.84'
68	8,224	71.84'
69	8,224	71.84'
70	8,224	71.84'

LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT WIDTH
71	8,224	71.84'
72	8,224	71.84'
73	8,224	71.84'
74	8,238	72.08'
75	8,025	67.00'
76	13,958	63.97'
77	8,416	65.55'
78	8,146	65.02'
79	8,390	65.17'
80	8,372	65.17'
81	8,197	65.03'
82	8,198	65.03'
83	8,199	65.03'
84	8,200	65.03'
85	8,200	65.03'
86	8,205	65.03'
87	8,127	65.02'
88	8,012	64.77'
89	9,002	64.99'
90	8,245	64.99'
91	7,800	65.00'
92	7,800	65.00'
93	7,800	65.00'
94	7,800	65.00'
95	7,800	65.00'
96	7,800	65.00'
97	7,800	65.00'
98	7,800	65.00'
99	7,800	65.00'
100	7,800	65.00'
101	9,748	65.54'
102	15,154	65.02'
103	8,550	70.23'
TOTAL	873,842 SF	



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DESERT OASIS PARCEL L13B
CARDNO # 4151086000, DATE: 12/7/2015
SHEET 2 OF 6

A FINAL PLAT OF
"DESERT OASIS PARCEL L13B"

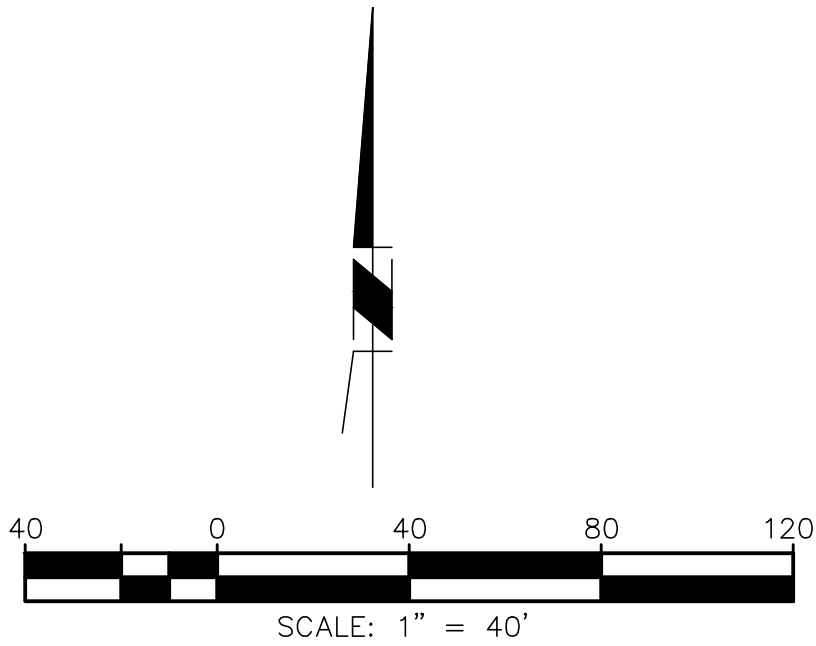
METRO OASIS, LLLP
INST. NO. 2013-0419538, M.C.R.
APN 503-51-021C

LINE TABLE		
NO.	BEARING	LENGTH
L1	N75°10'04"W	70.00'
L2	S00°16'21"W	14.40'
L3	S00°16'21"W	46.00'
L4	S89°43'39"E	9.14'
L5	N35°17'59"E	32.33'
L6	N49°02'21"W	19.95'
L7	N04°37'22"E	46.13'
L8	N04°37'22"E	47.39'
L9	N49°02'21"W	14.98'
L10	N70°43'27"W	14.60'
L11	N89°43'39"W	11.06'
L12	N53°04'40"W	17.75'
L13	N53°04'40"W	46.50'
L14	N61°39'23"W	49.46'
L15	N61°39'23"W	12.38'
L16	N82°39'45"W	29.33'
L17	N88°21'52"W	33.15'
L18	N89°43'39"W	39.81'
L19	N35°17'59"E	1076.27'
L20	N35°17'59"E	46.00'
L21	N35°17'59"E	14.89'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	11°34'49"	535.00'	108.13'
C2	85°33'23"	20.00'	29.86'
C3	90°00'00"	20.00'	31.42'
C4	19°00'12"	200.00'	66.33'
C5	14°39'11"	200.00'	51.15'
C6	04°21'01"	200.00'	15.19'
C7	30°40'37"	250.00'	133.85'
C8	40°41'18"	150.00'	106.52'
C9	19°00'12"	177.00'	58.71'
C10	04°27'38"	223.00'	17.36'
C11	79°48'27"	20.00'	27.86'
C12	85°38'59"	20.00'	29.90'
C13	26°27'55"	227.00'	104.85'
C14	29°03'19"	273.00'	138.44'
C15	99°52'22"	20.00'	34.86'
C16	92°17'26"	20.00'	32.39'
C17	30°36'54"	127.00'	67.86'
C18	40°41'18"	173.00'	122.86'
C19	95°39'40"	20.00'	33.39'
C20	17°20'29"	55.00'	16.65'
C21	130°20'38"	55.00'	125.12'
C22	17°20'29"	55.00'	16.65'
C23	36°52'12"	20.00'	12.87'
C24	53°07'48"	20.00'	18.55'
C25	25°01'28"	127.00'	55.47'
C26	05°35'26"	127.00'	12.39'
C27	38°59'20"	55.00'	37.43'
C28	51°46'12"	55.00'	49.70'
C29	39°35'06"	55.00'	38.00'
C30	05°38'54"	20.00'	1.97'
C31	94°13'28"	20.00'	32.89'
C32	16°15'05"	173.00'	49.07'
C33	20°14'10"	173.00'	61.10'
C34	04°12'03"	173.00'	12.68'
C35	90°00'00"	20.00'	31.42'
C36	90°00'00"	20.00'	31.42'
C37	20°28'03"	465.00'	166.11'
C38	85°33'23"	20.00'	29.86'
C39	16°01'26"	500.00'	139.83'
C40	20°28'03"	500.00'	178.61'
C41	04°26'37"	500.00'	38.78'

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP LS #59228 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- 33' X 33' SIGHT VISIBILITY EASEMENT
- R= INDICATES RADIUS
- M.C.R. MARICOPA COUNTY RECORDER



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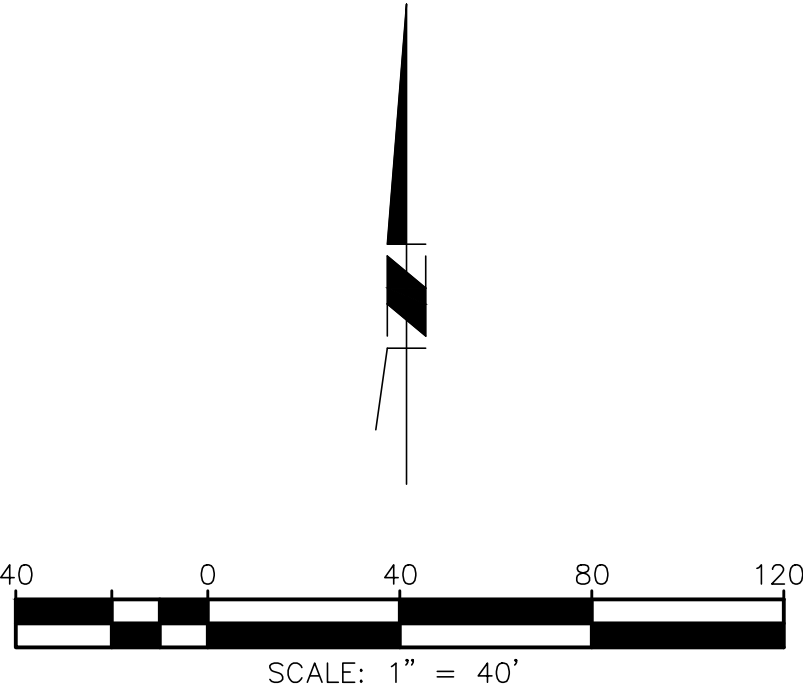
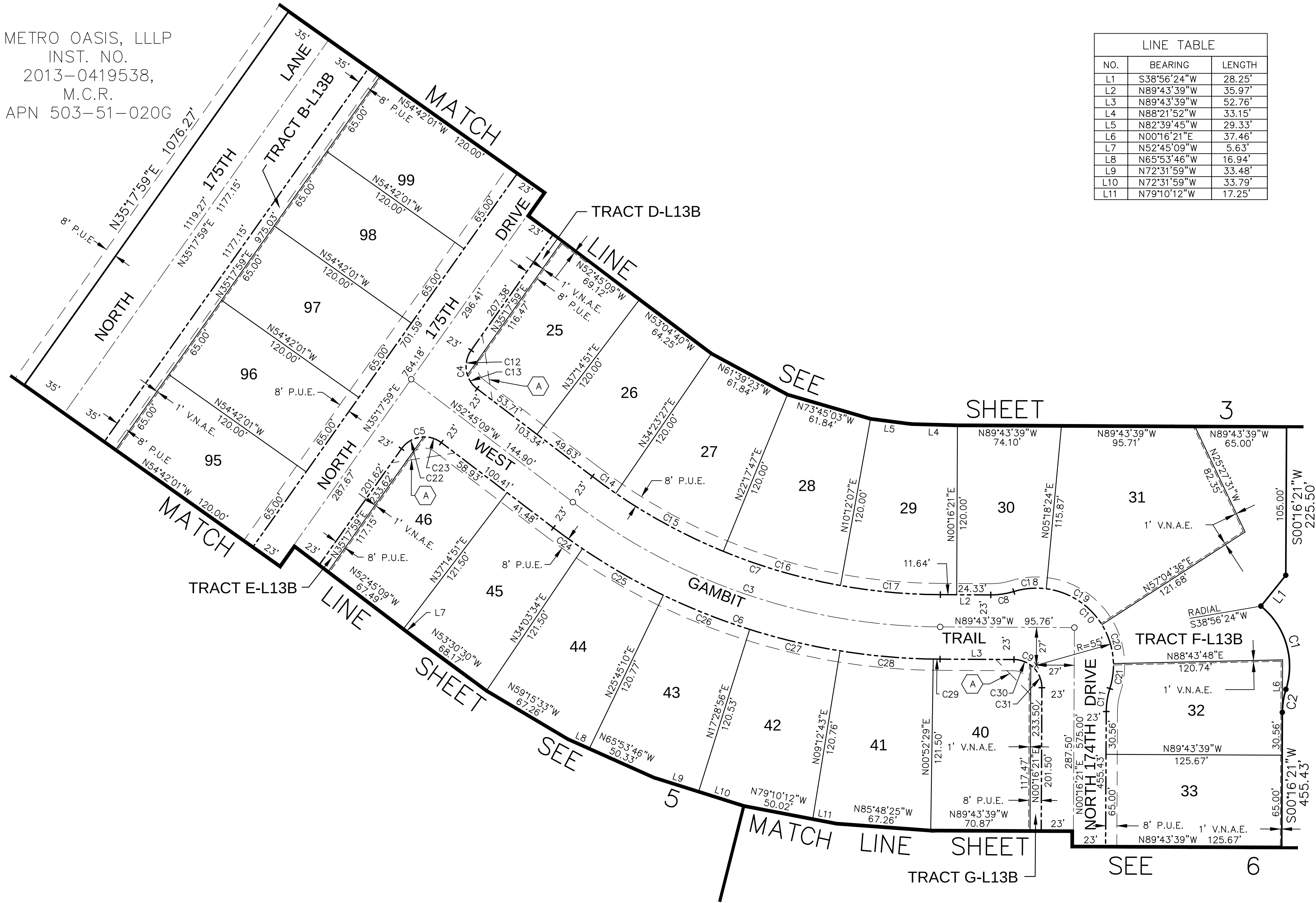
DESERT OASIS PARCEL L13B
CARDNO # 4151086000, DATE: 12/7/2015
SHEET 3 OF 6

A FINAL PLAT OF
"DESERT OASIS PARCEL L13B"

METRO OASIS, LLLP
INST. NO.
2013-0419538,
M.C.R.
APN 503-51-020G

LINE TABLE		
NO.	BEARING	LENGTH
L1	S38°56'24"W	28.25'
L2	N89°43'39"W	35.97'
L3	N89°43'39"W	52.76'
L4	N88°21'52"W	33.15'
L5	N82°39'45"W	29.33'
L6	N00°16'21"E	37.46'
L7	N52°45'09"W	5.63'
L8	N65°53'46"W	16.94'
L9	N72°31'59"W	33.48'
L10	N72°31'59"W	33.79'
L11	N79°10'12"W	17.25'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	68°40'26"	55.00'	65.92'
C2	17°20'29"	55.00'	16.65'
C3	36°58'30"	436.50'	281.69'
C4	88°03'08"	20.00'	30.74'
C5	91°56'52"	20.00'	32.10'
C6	36°58'30"	459.50'	296.53'
C7	36°58'30"	413.50'	266.85'
C8	17°20'29"	55.00'	16.65'
C9	90°00'00"	20.00'	31.42'
C10	124°40'58"	55.00'	119.69'
C11	17°20'29"	55.00'	16.65'
C12	53°07'49"	20.00'	18.55'
C13	34°55'19"	20.00'	12.19'
C14	02°51'24"	413.50'	20.62'
C15	12°05'40"	413.50'	87.28'
C16	12°05'40"	413.50'	87.28'
C17	09°55'46"	413.50'	71.66'
C18	24°27'05"	55.00'	23.47'
C19	50°50'06"	55.00'	48.80'
C20	30°34'07"	55.00'	29.34'
C21	18°49'40"	55.00'	18.07'
C22	53°07'48"	20.00'	18.55'
C23	38°49'04"	20.00'	13.55'
C24	03°11'17"	459.50'	25.57'
C25	08°18'24"	459.50'	66.62'
C26	08°16'14"	459.50'	66.33'
C27	08°16'13"	459.50'	66.33'
C28	08°20'14"	459.50'	66.86'
C29	00°36'08"	459.50'	4.83'
C30	36°52'12"	20.00'	12.87'
C31	53°07'48"	20.00'	18.55'



DESERT OASIS
PARCEL 13A
BOOK 829, PAGE 16, M.C.R.

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP LS #59228 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- ⬢ 33' X 33' SIGHT VISIBILITY EASEMENT
- R= INDICATES RADIUS
- M.C.R. MARICOPA COUNTY RECORDER



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DESERT OASIS PARCEL L13B
CARDNO # 4151086000, DATE: 12/7/2015
SHEET 4 OF 6

A FINAL PLAT OF
"DESERT OASIS PARCEL L13B"

NORTHWEST CORNER OF SECTION 35
TOWNSHIP 5 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
FOUND G.L.O. BRASS CAP
POINT OF COMMENCEMENT

METRO OASIS, LLLP
INST. NO.
2013-0419538,
M.C.R.
APN 503-51-020G

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP LS #59228 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- A 33' X 33' SIGHT VISIBILITY EASEMENT
- R= INDICATES RADIUS
- M.C.R. MARICOPA COUNTY RECORDER

METRO OASIS, LLLP
INST. NO.
2013-0419538,
M.C.R.
APN 503-51-020N

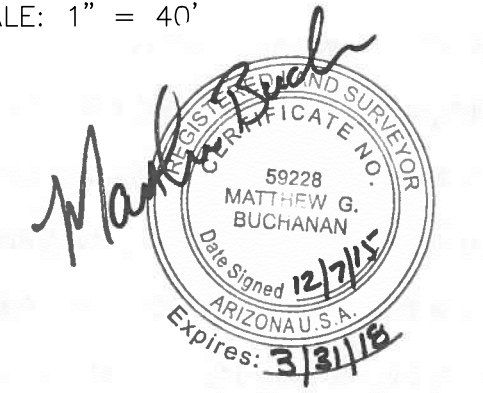
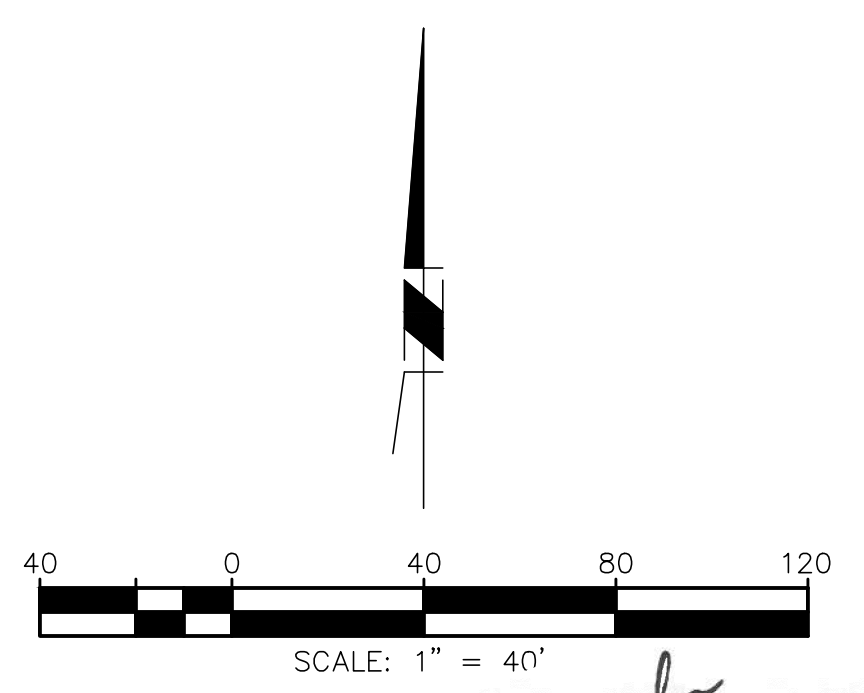
TRACT R
DESERT OASIS AT SURPRISE
LANCER PARCEL-PHASE 1
MAP OF DEDICATION
BOOK 819, PAGE 49, M.C.R.

DESERT OASIS
PARCEL L14C
BOOK 974, PAGE 46, M.C.R.

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LINE TABLE		
NO.	BEARING	LENGTH
L1	N66°27'42"W	78.94'
L2	N23°56'18"E	70.14'
L3	N23°56'18"E	15.99'
L4	N23°56'18"E	36.13'
L5	N70°36'33"W	19.73'
L6	N57°57'37"W	1.25'
L7	N23°56'18"E	52.13'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	71°30'34"	55.00'	68.64'
C2	36°58'30"	724.00'	467.22'
C3	11°21'41"	200.00'	39.66'
C4	36°58'30"	1011.50'	652.76'
C5	88°03'08"	20.00'	30.74'
C6	91°56'52"	20.00'	32.10'
C7	36°58'30"	701.00'	452.38'
C8	36°58'30"	747.00'	482.07'
C9	11°21'41"	177.00'	35.10'
C10	11°21'41"	223.00'	44.22'
C11	17°20'29"	55.00'	16.65'
C12	111°22'25"	55.00'	106.91'
C13	76°41'27"	20.00'	26.77'
C14	17°20'29"	55.00'	16.65'
C15	26°35'31"	1034.50'	480.13'
C16	36°58'30"	988.50'	637.91'
C17	04°46'59"	223.00'	18.62'
C18	06°34'42"	223.00'	25.60'
C19	05°44'54"	55.00'	5.52'
C20	15°46'42"	55.00'	15.15'
C21	18°20'15"	55.00'	17.60'
C22	02°18'35"	1034.50'	41.70'
C23	03°33'33"	1034.50'	64.26'
C24	03°33'34"	1034.50'	64.27'
C25	03°33'33"	1034.50'	64.26'
C26	53°07'49"	20.00'	18.55'
C27	34°55'19"	20.00'	12.19'
C28	03°11'17"	701.00'	39.01'
C29	06°38'13"	701.00'	81.20'
C30	06°38'13"	701.00'	81.20'
C31	06°38'13"	701.00'	81.20'
C32	02°19'32"	747.00'	30.32'
C33	04°54'30"	747.00'	63.99'
C34	04°54'29"	747.00'	63.99'
C35	04°54'30"	747.00'	63.99'
C36	11°21'41"	169.00'	33.51'
C37	53°07'48"	20.00'	18.55'
C38	38°49'04"	20.00'	13.55'
C39	53°07'49"	20.00'	18.55'
C40	23°33'38"	20.00'	8.22'
C41	03°05'59"	988.50'	53.48'
C42	04°12'58"	988.50'	72.74'
C43	04°12'59"	988.50'	72.74'
C44	04°12'58"	988.50'	72.74'
C45	28°55'44"	1011.50'	510.71'



SOUTHEAST CORNER OF SECTION 35
TOWNSHIP 5 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
FOUND DRILL HOLE IN CONCRETE CATTLE
GUARD WITH TAG STAMPED "RLS 21782".

DESERT OASIS PARCEL L13B
CARDNO # 4151086000, DATE: 12/7/2015
SHEET 5 OF 6

A FINAL PLAT OF
"DESERT OASIS PARCEL L13B"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S08°20'02"E	10.74'
L2	N08°19'07"E	1.24'
L3	N81°40'53"W	46.00'
L4	S08°19'07"W	1.27'
L5	N89°43'39"W	52.76'
L6	N89°43'39"W	52.76'
L7	N89°43'39"W	52.76'
L8	N89°43'39"W	35.97'
L9	N00°16'21"E	30.14'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	17°20'29"	55.00'	16.65'
C2	98°44'06"	55.00'	94.78'
C3	36°58'30"	724.00'	467.22'
C4	36°58'30"	1011.50'	652.76'
C5	08°02'46"	1011.50'	142.05'
C6	28°55'44"	1011.50'	510.71'
C7	90°00'00"	20.00'	31.42'
C8	90°00'00"	20.00'	31.42'
C9	36°58'30"	701.00'	452.38'
C10	36°58'30"	747.00'	482.07'
C11	17°20'29"	55.00'	16.65'
C12	90°00'00"	20.00'	31.42'
C13	124°40'58"	55.00'	119.69'
C14	17°20'29"	55.00'	16.65'
C15	05°42'33"	1034.50'	103.08'
C16	36°58'30"	988.50'	637.91'
C17	87°39'47"	20.00'	30.60'
C18	87°39'47"	20.00'	30.60'
C19	26°35'31"	1034.50'	480.13'
C20	06°38'13"	701.00'	81.20'
C21	06°38'13"	701.00'	81.20'
C22	36°52'12"	20.00'	12.87'
C23	53°07'48"	20.00'	18.55'
C24	00°36'08"	701.00'	7.37'
C25	14°34'50"	55.00'	14.00'
C26	32°41'47"	55.00'	31.39'
C27	50°46'34"	55.00'	48.74'
C28	26°37'47"	55.00'	25.56'
C29	02°46'58"	1034.50'	50.24'
C30	02°55'35"	1034.50'	52.84'
C31	34°31'59"	20.00'	12.05'
C32	53°07'48"	20.00'	18.55'
C33	34°31'59"	20.00'	12.05'
C34	53°07'48"	20.00'	18.55'
C35	02°55'35"	1034.50'	52.84'
C36	03°33'34"	1034.50'	64.27'
C37	03°33'33"	1034.50'	64.26'
C38	03°33'34"	1034.50'	64.27'
C39	04°54'30"	747.00'	63.99'
C40	04°54'30"	747.00'	63.99'
C41	04°54'29"	747.00'	63.99'
C42	04°54'30"	747.00'	63.99'
C43	00°17'30"	747.00'	3.80'
C44	36°52'12"	20.00'	12.87'
C45	53°07'48"	20.00'	18.55'
C46	04°12'59"	988.50'	72.74'
C47	04°12'59"	988.50'	72.74'
C48	04°12'58"	988.50'	72.74'
C49	04°12'59"	988.50'	72.74'
C50	04°13'54"	988.50'	73.01'
C51	00°07'47"	988.50'	2.24'
C52	36°52'12"	20.00'	12.87'
C53	53°07'48"	20.00'	18.55'

DESERT OASIS
PARCEL 13A
BOOK 829, PAGE 16, M.C.R.

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP LS #59228 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
- ⬡ 33' X 33' SIGHT VISIBILITY EASEMENT
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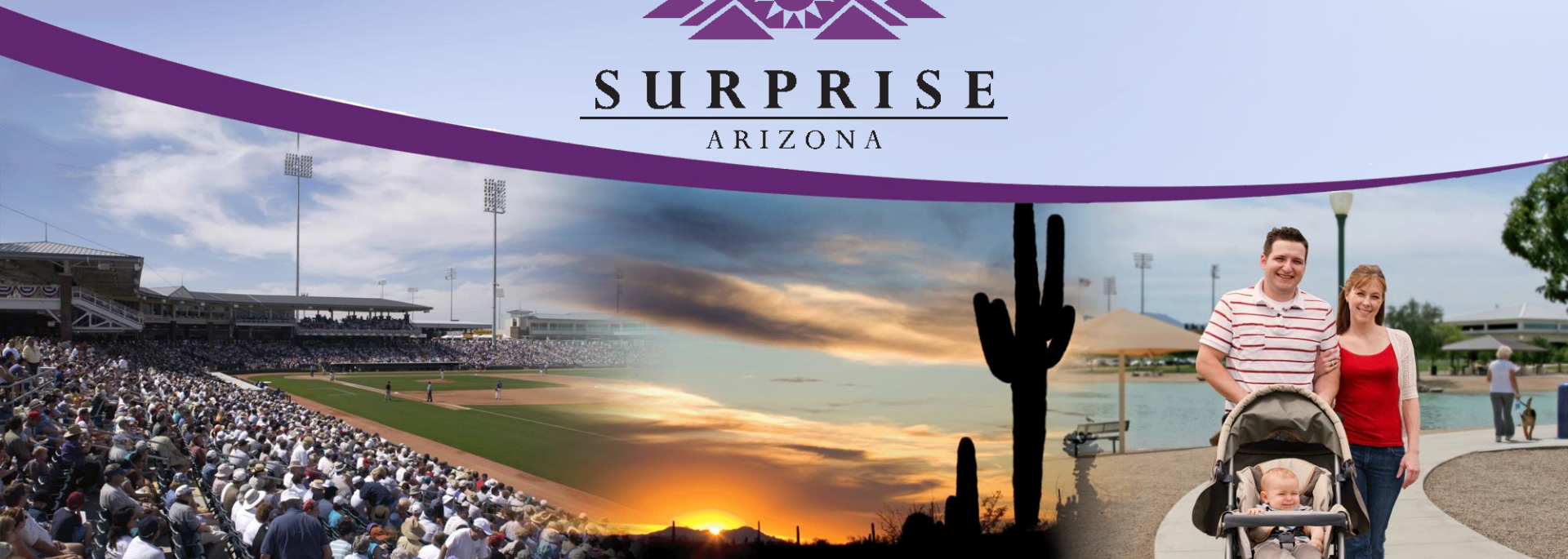
DESERT OASIS PARCEL L13B
CARDNO # 4151086000, DATE: 12/7/2015
SHEET 6 OF 6

FS15-268 Desert Oasis Parcel L13B

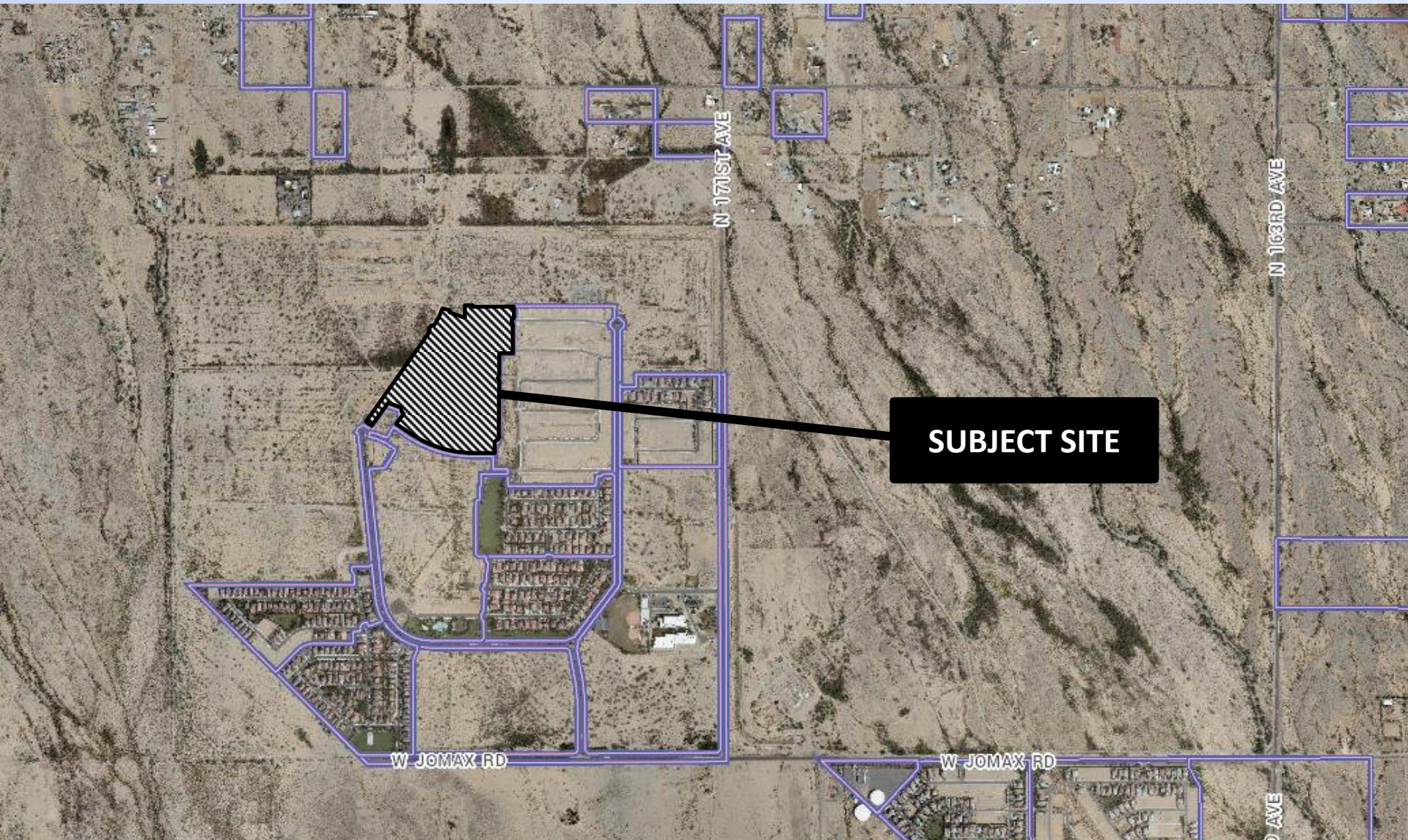
Final Plat

City Council Regular Session

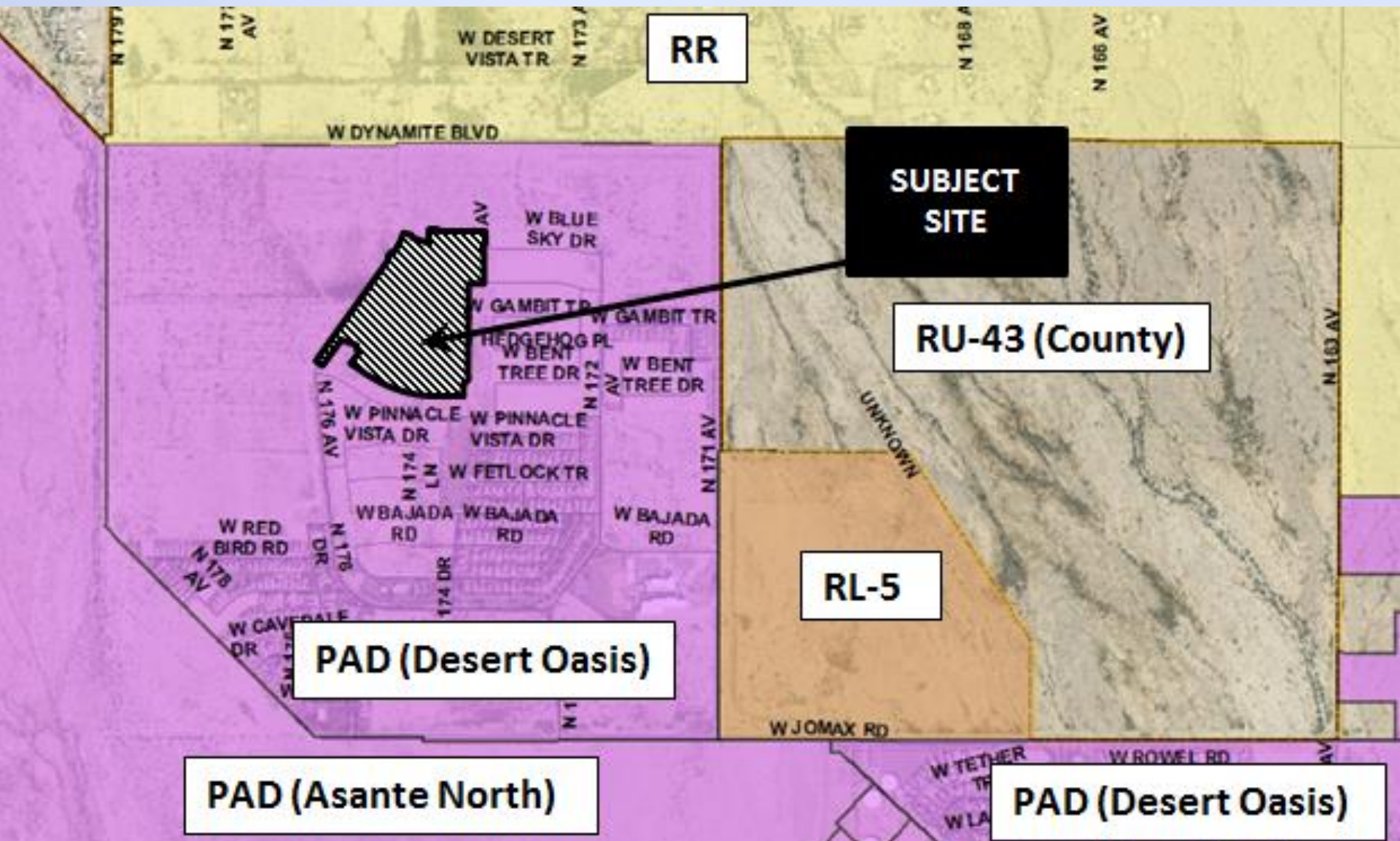
January 19, 2015



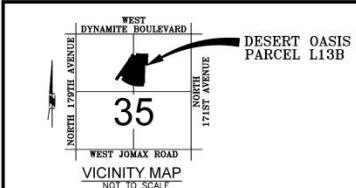
Vicinity Map



Final Plat Case Map



FS15-268 Desert Oasis Parcel L13B



LEGAL DESCRIPTION
A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A 6.00" BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND BEAR STAMPED "TSM R2W 1/4 S34 S35 2002 RLS 21780" BEARS AS BASIS OF BEARINGS, SOUTH 00°16'25" WEST, A DISTANCE OF 2640.89 FEET;
THENCE SOUTH 00°16'25" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1891.71 FEET;
THENCE DEPARTING SAID WEST LINE, SOUTH 89°43'39" EAST, A DISTANCE OF 1819.02 FEET TO THE NORTHERLY RIGHT-OF-WAY CORNER OF 17TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS PARCEL L13B, MARICOPA COUNTY RECORDS (M.C.R.), AND THE POINT OF BEGINNING;
THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINE OF THE PARCEL, OF LAND DESCRIBED BY INSTRUMENT NUMBER 2013-0419538, M.C.R., THE FOLLOWING 13 COURSES, NORTH 35° 17' 59" EAST, A DISTANCE OF 1076.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 35° 17' 59" EAST, A DISTANCE OF 20.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE CURVE'S END;
THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 46.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°28'03", AN ARC DISTANCE OF 166.11 FEET TO A POINT OF NON-TANGENCY;
THENCE NORTH 75° 10' 04" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 75° 10' 04" EAST, A DISTANCE OF 20.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85°33'23", AN ARC DISTANCE OF 29.86 FEET TO THE CURVE'S END;
THENCE SOUTH 70° 43' 27" EAST, A DISTANCE OF 146.86 FEET;
THENCE NORTH 00° 16' 21" EAST, A DISTANCE OF 120.00 FEET;
THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 80.00 FEET;
THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 14.40 FEET;
THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 438.00 FEET TO THE NORTHWEST CORNER OF DESERT OASIS PARCEL L13A AS RECORDED IN BOOK 892, PAGE 16, M.C.R.;
THENCE DEPARTING SAID SOUTHERLY LINE, ALONG THE WEST LINE OF SAID DESERT OASIS PARCEL L13A, THE FOLLOWING 16 COURSES, SOUTH 00°16'21" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;
THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 46.00 FEET;
THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 9.14 FEET;
THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 286.00 FEET;
THENCE NORTH 89°43'39" WEST, A DISTANCE OF 131.18 FEET;
THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 225.50 FEET;
THENCE SOUTH 38°56'24" WEST, A DISTANCE OF 28.25 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 38°56'24" WEST, A DISTANCE OF 55.00 FEET;

LEGAL DESCRIPTION CONTINUED
THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°40'26", AN ARC DISTANCE OF 65.92 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°23'01" EAST, A DISTANCE OF 55.00 FEET;
THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO A POINT OF TANGENCY;
THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 455.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 55.00 FEET;
THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°25'52" WEST A DISTANCE OF 55.00 FEET;
THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 89°44'06", AN ARC DISTANCE OF 94.78 FEET TO A POINT OF NON-TANGENCY;
THENCE SOUTH 08°20'02" EAST, A DISTANCE OF 10.74 FEET;
THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 106.00 FEET;
THENCE NORTH ALONG SAID WEST LINE AND ALONG THE NORTH LINE OF DESERT OASIS PARCEL L13A, BOOK 874, PAGE 49, M.C.R., NORTH 46° 00' 00" EAST, A DISTANCE OF 177.69 FEET;
THENCE CONTINUING ALONG SAID NORTH LINE, THE FOLLOWING 13 COURSES, NORTH 89°12'53" WEST, A DISTANCE OF 79.31 FEET;
THENCE NORTH 84°48'24" WEST, A DISTANCE OF 86.56 FEET;
THENCE NORTH 08°19'07" EAST, A DISTANCE OF 1.24 FEET;
THENCE NORTH 81°40'53" WEST, A DISTANCE OF 46.00 FEET;
THENCE SOUTH 08°19'07" WEST, A DISTANCE OF 1.27 FEET;
THENCE NORTH 78°12'25" WEST, A DISTANCE OF 86.54 FEET;
THENCE NORTH 74°17'30" WEST, A DISTANCE OF 78.94 FEET;
THENCE NORTH 70°22'36" WEST, A DISTANCE OF 78.94 FEET;
THENCE NORTH 68°27'42" WEST, A DISTANCE OF 78.94 FEET;
THENCE NORTH 62°32'48" WEST, A DISTANCE OF 78.94 FEET;
THENCE NORTH 58°37'53" WEST, A DISTANCE OF 78.94 FEET;
THENCE NORTH 55°11'40" WEST, A DISTANCE OF 86.47 FEET;
THENCE NORTH 55°02'27" WEST, A DISTANCE OF 81.98 FEET TO THE EAST LINE OF TRACT R AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL L13A, RECORDED IN BOOK 818, PAGE 49, M.C.R.;
THENCE DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, NORTH 38°14'37" EAST, A DISTANCE OF 120.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 38°14'37" EAST A DISTANCE OF 55.00 FEET;
THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71°35'04", AN ARC DISTANCE OF 68.64 FEET TO A POINT OF NON-TANGENCY AND TO THE NORTH LINE OF SAID TRACT R;
THENCE DEPARTING SAID EAST LINE, ALONG SAID NORTH LINE, NORTH 70°15'02" WEST, A DISTANCE OF 145.33 FEET TO THE WEST LINE OF SAID TRACT R;
THENCE DEPARTING SAID NORTH LINE, ALONG SAID WEST LINE, SOUTH 35° 17' 59" WEST, A DISTANCE OF 272.96 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF 17TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL L13A, RECORDED IN BOOK 818, PAGE 49, M.C.R.;
THENCE DEPARTING SAID WEST LINE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 17TH AVENUE, NORTH 54° 42' 01" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

OWNER/DEVELOPER
RICHARD LOPEZ
CENTER HOMES
16767 NORTH PERIMETER DRIVE, SUITE 100
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 391-6000
FAX: (480) 391-6100

A FINAL PLAT OF "DESERT OASIS PARCEL L13B" A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS
THE BEARINGS FOR THIS PLAT ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MONUMENTED BY A GRILL-HOLE WITH TAG AT THE SOUTHEAST CORNER OF SAID SECTION 35, AND MONUMENTED BY AN ALUMINUM CAP AND BEAR AT THE EAST QUARTER CORNER OF SAID SECTION 35, SAID LINE BEARS NORTH 00°04'08" EAST, A DISTANCE OF 2475.27 FEET (2474.87 GRID DISTANCES), PER MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, RECORDED IN BOOK 856, PAGE 21, MARICOPA COUNTY RECORDER'S OFFICE.

RELEASE OF LIABILITY
CENTX HOMES DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES AIR FORCE AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. 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 UNITED STATES AIR FORCE FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

OWNER HEREBY FURTHER AGREES TO 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.

CENTX HOMES, A NEVADA GENERAL PARTNERSHIP ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT, UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

ASSURED WATER SUPPLY
DESIGNATION OF 100 YEAR ASSURED WATER SUPPLY NO. 86-002344-001 PURSUANT TO SECTION 45-576, A.R.S. MARICOPA COUNTY DEPARTMENT OF WATER RESOURCES ON SEPTEMBER 29, 2010.

**PUBLIC NOTICE:
SOUND ATTENUATION AND
OVERFLIGHT LANGUAGE**
THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE RIGHT-OF-WAY OF LUKE AIR FORCE BASE, AND ARE 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 1988 MAG NOISE CONTOUR LINES IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN THE PUBLIC RIGHT-OF-WAY. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

CERTIFICATE FOR RECORDING
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER
AT _____ O'CLOCK _____ M., _____ DAY OF _____, 2015,
AND FULLY RECORDED IN BOOK _____, PAGE NO. _____,
BY _____ COUNTY RECORDER

Cardno
Shaping the Future
9977 N 90th Street, Suite 150, Scottsdale, AZ 85258
TEL: (602) 491-8000 FAX: (602) 491-8000 www.cardno.com

ACKNOWLEDGMENT
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
DAY OF _____, 2015, BY _____
_____, OF CENTX REAL ESTATE CORPORATION, A NEVADA CORPORATION, THE MANAGING GENERAL PARTNER OF CENTX HOMES, A NEVADA GENERAL PARTNERSHIP.
IN WITNESS WHEREOF: I HERETO SET MY HAND AND OFFICIAL SEAL,
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

CERTIFICATIONS
DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____
DAY OF _____, 2015 BY THE CITY ENGINEER OF SURPRISE, ARIZONA.
CITY ENGINEER
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS _____ DAY OF _____, 2015.
MAYOR
ATTEST:
CITY CLERK

SURVEYOR'S CERTIFICATE
THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF OCTOBER 2015, AND THAT THE PLAT IS CORRECT AND ACCURATE AND THE MONUMENTS DESCRIBED IN IT HAVE BEEN LOCATED AND OR WILL BE LOCATED AS SHOWN HEREON.

Matthew G. Buchanan
MATTHEW G. BUCHANAN R.L.S. #59228 DATE _____

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.
IN WITNESS WHEREOF:
OWNER HAS HERETO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2015.
CENTX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: CENTX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS: MANAGING GENERAL PARTNER
BY: _____
NAME: _____
ITS: _____

SURVEYOR
MATTHEW G. BUCHANAN, R.L.S.
CARDNO, INC.
7901 EAST PIERCE, SUITE C40
SCOTTSDALE, AZ 85257
PHONE: (602) 749-8550
FAX: (602) 749-8551

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

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

DEDICATION
STATE OF ARIZONA } SS
COUNTY OF MARICOPA }
KNOW ALL BY THESE PRESENTS: THAT CENTX HOMES, A NEVADA GENERAL PARTNERSHIP, HAS SUBDIVIDED UNDER THE NAME DESERT OASIS PARCEL L13B, A SUBDIVISION LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS IS FOR THE PLAT OF DESERT OASIS PARCEL L13B 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 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 AVIATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE PUBLIC AN EASEMENT FOR RECREATION OVER, UPON, AND ACROSS THOSE AREAS DESIGNATED AS RECREATION TRAILS OR AREAS FOR THE PURPOSE OF ALLOWING THE PUBLIC ACCESS TO THE TRAIL SYSTEM.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS, PARKS, AND 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 OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

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.

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.

DESERT OASIS PARCEL L13B
CARDNO #4151086000, DATE: 12/7/2015
SHEET 1 OF 6

FS15-268 Desert Oasis Parcel L13B



NOTES

1. CONSTRUCTION WITHIN PUBLIC UTILITY AND FACILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCING.
2. NO STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE AREA WHICH WOULD IMPIDE THE FLOW OF WATER OVER, UNDER OR THROUGH THE AREA. THE CITY OF SURPRISE MAY, IF IT SO DESIRES, CONSTRUCT AND/OR MAINTAIN DRAINAGE FACILITIES ON OR UNDER THE LAND IN THE AREA.
3. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE FACILITIES, LANDSCAPED AREAS, ETC. WITHIN THIS PROJECT.
4. IF REQUIRED FIRE FLOW IS NOT AVAILABLE, ALL RESIDENTIAL UNITS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM.
5. PROPERTIES BEING SERVED BY PRIVATE WELLS OR SEPTIC SYSTEMS SHALL BE CONNECTED TO MUNICIPAL WATER AND/OR SEWER SERVICE WITHIN 90 DAYS FROM THE DATE SUCH SERVICE BECOMES AVAILABLE, AND THE PROPERTY OWNER SHALL PAY ALL APPLICABLE DEVELOPMENT, CONNECTION AND SERVICE FEES. S.M.C. 15.04.230, 13.08.160.
6. 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.
7. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE DESIGNATION "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NOS. 04013C1205L AND 04013C1210L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PLAT IS SITUATED.
8. DEVELOPMENT OF EACH PARCEL SHALL BE IN ACCORDANCE WITH THE APPROVED MASTER SITE PLAN FOR THE ENTIRE PROPERTY. PLEASE CONTACT THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT TO OBTAIN A COPY OF THE MASTER SITE PLAN.
9. THE ROADS DESIGNATED AS "PRIVATE" ARE PRIVATE ROADS, OWNED, MAINTAINED AND REPAIRED BY OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY OWNER AS MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."
10. 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 2020.
11. VEHICULAR NON ACCESS EASEMENTS (V.N.A.E.) CREATED BY THIS PLAT ARE INTENDED TO BENEFIT THE CITY OF SURPRISE AND BE RESTRICTIVE IN NATURE. THE INTENT OF SAID EASEMENTS IS TO PREVENT ACCESS TO PUBLIC RIGHT-OF-WAY AND PRIVATE H.O.A. MAINTAINED TRACTS.
12. THE RESTRICTIVE NATURE OF V.N.A.E. WOULD PREVENT CONSTRUCTION OF PERMANENT R.V. SITES, DRIVEWAYS, OR RELOCATE POINTS OF ACCESS OVER SAID V.N.A.E. INTO REAR OR SIDE YARDS.
13. THE V.N.A.E. IS NOT INTENDED TO PREVENT TEMPORARY CONSTRUCTION ACCESS AS LONG AS APPROVED BY THE CITY OF SURPRISE AND THE WALLS ARE RECONSTRUCTED TO THEIR ORIGINAL CONDITION.

LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT WIDTH
1	10,403	81.41'
2	8,000	66.67'
3	8,000	66.67'
4	8,000	66.67'
5	8,000	66.67'
6	8,000	66.67'
7	7,983	66.66'
8	7,800	65.00'
9	7,800	65.00'
10	7,800	65.00'
11	7,800	65.00'
12	7,800	65.00'
13	7,798	65.00'
14	7,800	65.00'
15	7,800	65.00'
16	7,800	65.00'
17	7,800	65.00'
18	7,833	65.00'
19	7,832	65.00'
20	7,832	65.00'
21	8,253	65.00'
22	9,845	66.03'
23	9,463	65.76'
24	8,063	65.00'
25	8,036	65.40'
26	8,080	65.64'
27	9,022	84.59'
28	9,022	84.59'
29	8,763	81.10'
30	8,143	65.24'
31	13,964	64.03'
32	8,248	65.29'
33	8,169	65.00'
34	8,169	65.00'
35	8,169	65.00'

LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT WIDTH
36	8,169	65.00'
37	8,169	65.00'
38	8,169	65.00'
39	8,100	65.19'
40	8,515	69.72'
41	9,147	68.73'
42	9,066	68.18'
43	9,066	68.18'
44	9,114	68.48'
45	8,536	67.87'
46	8,433	71.21'
47	8,516	69.45'
48	8,603	74.43'
49	8,954	79.77'
50	8,954	79.77'
51	8,954	79.77'
52	8,954	79.77'
53	8,954	79.77'
54	8,567	72.00'
55	8,352	68.62'
56	8,380	65.06'
57	8,377	65.06'
58	8,376	65.06'
59	8,378	65.06'
60	8,378	65.06'
61	8,381	65.06'
62	8,380	65.06'
63	8,120	65.00'
64	8,129	68.71'
65	9,099	66.79'
66	8,116	70.04'
67	8,224	71.84'
68	8,224	71.84'
69	8,224	71.84'
70	8,224	71.84'

LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT WIDTH
71	8,224	71.84'
72	8,224	71.84'
73	8,224	71.84'
74	8,238	72.08'
75	8,025	67.00'
76	13,958	63.97'
77	8,416	65.58'
78	8,146	65.02'
79	8,390	65.17'
80	8,372	65.17'
81	8,197	65.03'
82	8,198	65.03'
83	8,199	65.03'
84	8,200	65.03'
85	8,200	65.03'
86	8,205	65.03'
87	8,127	65.02'
88	8,012	64.77'
89	9,002	64.99'
90	8,245	64.99'
91	7,800	65.00'
92	7,800	65.00'
93	7,800	65.00'
94	7,800	65.00'
95	7,800	65.00'
96	7,800	65.00'
97	7,800	65.00'
98	7,800	65.00'
99	7,800	65.00'
100	7,800	65.00'
101	9,748	65.54'
102	15,154	65.02'
103	8,550	70.23'
TOTAL	873,842	SF

SITE SUMMARY TABLE

GROSS AREA	29.4922 ACRES	1,284,680 SQUARE FEET
AREA OF PUBLIC STREETS	7.5821 ACRES	330,275 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	21.9101 ACRES	954,405 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	1.8495 ACRES	80,563 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	8.44%	
AREA OF LOTS	20.0607 ACRES	873,842 SQUARE FEET
TOTAL NUMBER OF LOTS	103	
OVERALL GROSS DENSITY	3.7776 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.2127 ACRES	9,266 SQUARE FEET
MINIMUM LOT AREA	0.1790 ACRES	7,798 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.1947 ACRES	8,484 SQUARE FEET
MAXIMUM LOT AREA	0.3479 ACRES	15,154 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	103	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	329.60	
PROJECTED NUMBER OF FAMILIES	103	

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS FOR THIS SUBDIVISION ARE PER CITY OF SURPRISE PDAG99-129 OR AS SUBSEQUENTLY AMENDED.

- * INDICATES LOT THAT REQUIRES 19 FOOT FRONT SETBACK FOR FRONT LOADING GARAGES.

LOT SIZE SUMMARY

CATEGORY	LOT SIZE	LOT YIELD
D	65' X 115'	103 UNITS

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE
A-L13B	889	0.0204	LANDSCAPING, PUBLIC UTILITIES
B-L13B	23,739	0.5450	LANDSCAPING, PUBLIC UTILITIES
C-L13B	9,307	0.2136	LANDSCAPING, PUBLIC UTILITIES
D-L13B	5,372	0.1233	LANDSCAPING, PUBLIC UTILITIES
E-L13B	1,792	0.0411	LANDSCAPING, PUBLIC UTILITIES, TRAIL
F-L13B	11,875	0.2726	LANDSCAPING, PUBLIC UTILITIES
G-L13B	1,791	0.0411	LANDSCAPING, PUBLIC UTILITIES
H-L13B	1,897	0.0439	LANDSCAPING, PUBLIC UTILITIES
I-L13B	1,791	0.0411	LANDSCAPING, PUBLIC UTILITIES
J-L13B	7,174	0.1647	LANDSCAPING, PUBLIC UTILITIES
K-L13B	903	0.0207	LANDSCAPING, PUBLIC UTILITIES
L-L13B	903	0.0207	LANDSCAPING, PUBLIC UTILITIES
M-L13B	13,200	0.3030	LANDSCAPING, PUBLIC UTILITIES, RETENTION
TOTAL	80,563	1.8495	



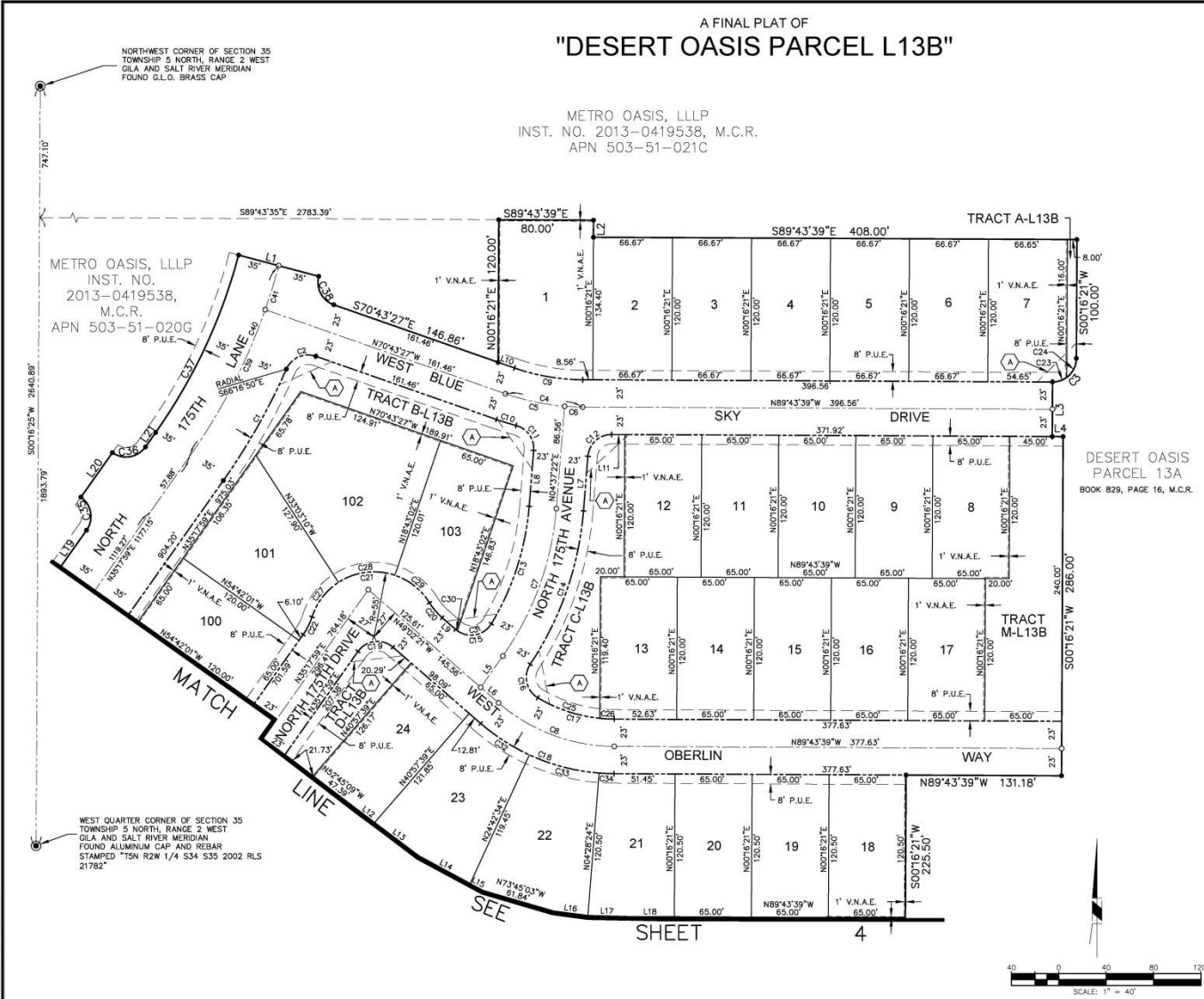
FS15-268 Desert Oasis Parcel L13B



A FINAL PLAT OF "DESERT OASIS PARCEL L13B"

METRO OASIS, LLLP
INST. NO. 2013-0419538, M.C.R.
APN 503-51-021C

METRO OASIS, LLLP
INST. NO.
2013-0419538,
M.C.R.
APN 503-51-020G



LINE TABLE		
NO.	BEARING	LENGTH
L1	N75°0'04"W	70.00'
L2	S00°16'21"W	14.40'
L3	S00°16'21"W	46.00'
L4	S89°43'39"E	914'
L5	N35°17'59"E	32.33'
L6	N49°02'21"W	19.95'
L7	N04°37'22"E	46.13'
L8	N04°37'22"E	47.39'
L9	N49°02'21"W	14.89'
L10	N70°43'27"W	14.80'
L11	N89°43'39"W	11.08'
L12	N53°04'40"W	17.75'
L13	N53°04'40"W	46.50'
L14	N81°39'23"W	49.46'
L15	N81°39'23"W	12.38'
L16	N89°43'39"W	29.33'
L17	N88°21'52"W	33.15'
L18	N89°43'39"W	39.81'
L19	N35°17'59"E	1078.22'
L20	N35°17'59"E	46.00'
L21	N35°17'59"E	14.89'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	17°34'49"	535.00'	108.13'
C2	85°13'23"	20.00'	43.86'
C3	90°00'00"	20.00'	31.42'
C4	19°00'12"	200.00'	66.33'
C5	14°39'11"	200.00'	51.10'
C6	04°21'01"	200.00'	15.19'
C7	30°40'37"	250.00'	133.85'
C8	04°11'18"	150.00'	106.52'
C9	19°00'12"	177.00'	58.71'
C10	04°27'38"	223.00'	17.36'
C11	19°48'27"	20.00'	17.86'
C12	85°38'59"	20.00'	29.50'
C13	26°27'55"	227.00'	104.85'
C14	29°03'19"	273.00'	138.44'
C15	99°52'22"	20.00'	34.86'
C16	92°47'26"	20.00'	32.39'
C17	30°38'54"	127.00'	67.86'
C18	04°41'18"	173.00'	122.86'
C19	95°39'40"	20.00'	33.39'
C20	17°20'59"	55.00'	16.63'
C21	130°02'58"	55.00'	125.12'
C22	17°20'29"	55.00'	16.65'
C23	36°32'17"	20.00'	12.67'
C24	53°17'48"	20.00'	18.55'
C25	25°01'28"	127.00'	55.47'
C26	09°35'26"	127.00'	12.39'
C27	38°59'29"	55.00'	37.43'
C28	51°48'12"	55.00'	49.70'
C29	39°35'06"	55.00'	38.00'
C30	05°38'54"	20.00'	1.97'
C31	94°13'28"	20.00'	32.89'
C32	16°15'05"	173.00'	49.07'
C33	10°14'10"	173.00'	51.10'
C34	04°12'03"	173.00'	12.68'
C35	90°00'00"	20.00'	31.42'
C36	80°00'00"	20.00'	31.42'
C37	20°28'03"	465.00'	166.11'
C38	85°33'23"	20.00'	29.86'
C39	18°01'26"	500.00'	139.83'
C40	20°28'03"	500.00'	178.61'
C41	04°26'37"	500.00'	38.78'

- LEGEND**
- SURVEY MONUMENT (FOUND AS NOTED)
 - CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP LS #59228 UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - ⊙ 33' X 33' SIGHT VISIBILITY EASEMENT
 - R= INDICATES RADIUS
 - M.C.R. MARICOPA COUNTY RECORDER



FS15-268 Desert Oasis Parcel L13B

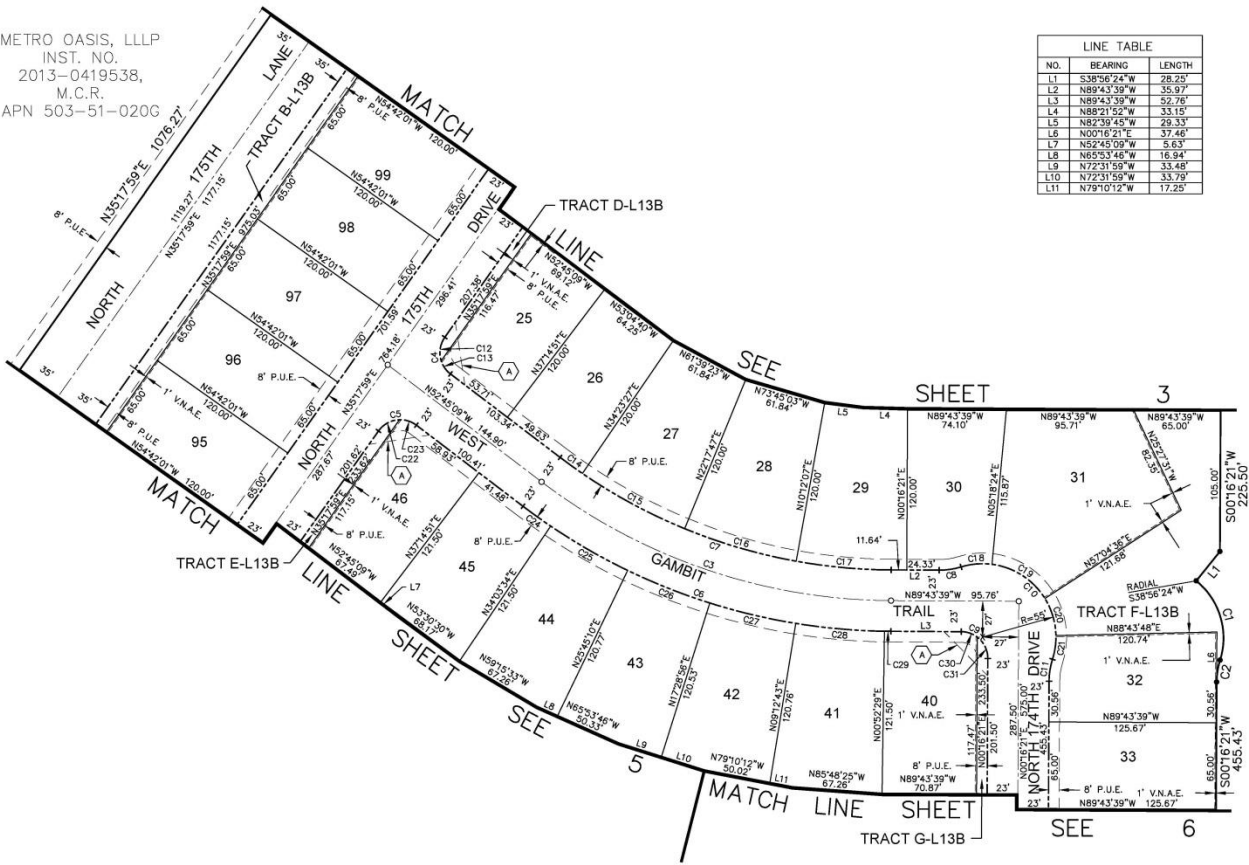


METRO OASIS, LLLP
INST. NO.
2013-0419538,
M.C.R.
APN 503-51-020G

A FINAL PLAT OF "DESERT OASIS PARCEL L13B"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S38°56'24"W	28.25'
L2	N89°43'39"W	35.97'
L3	N89°43'39"W	52.76'
L4	N88°21'52"W	33.15'
L5	N82°39'43"W	29.33'
L6	N00°16'21"E	37.46'
L7	N52°45'09"W	5.63'
L8	N65°53'45"W	16.94'
L9	N72°31'59"W	33.48'
L10	N72°31'59"W	33.79'
L11	N79°10'12"W	17.25'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	68°40'26"	55.00'	65.92'
C2	17°20'29"	55.00'	16.65'
C3	36°58'30"	436.50'	281.69'
C4	88°03'08"	20.00'	30.74'
C5	91°56'52"	20.00'	32.10'
C6	36°58'30"	436.50'	286.53'
C7	36°58'30"	413.50'	266.85'
C8	17°20'29"	55.00'	16.65'
C9	90°00'00"	20.00'	31.42'
C10	124°40'58"	55.00'	119.69'
C11	17°20'29"	55.00'	16.65'
C12	53°07'48"	20.00'	18.55'
C13	84°59'19"	20.00'	12.19'
C14	02°51'24"	413.50'	20.62'
C15	12°05'40"	413.50'	87.28'
C16	12°05'40"	413.50'	87.28'
C17	09°58'46"	413.50'	71.66'
C18	24°27'05"	55.00'	23.47'
C19	50°50'06"	55.00'	48.90'
C20	30°34'07"	55.00'	29.34'
C21	18°49'40"	55.00'	18.07'
C22	53°07'48"	20.00'	18.55'
C23	38°49'04"	20.00'	13.53'
C24	03°11'17"	459.50'	25.57'
C25	08°18'24"	459.50'	66.87'
C26	08°16'14"	459.50'	66.33'
C27	08°18'13"	459.50'	66.33'
C28	08°20'14"	459.50'	66.86'
C29	00°36'08"	459.50'	4.83'
C30	36°52'12"	20.00'	12.87'
C31	53°07'48"	20.00'	18.55'



DESERT OASIS
PARCEL 13A
BOOK 829, PAGE 16, M.C.R.

- LEGEND**
- SURVEY MONUMENT (FOUND AS NOTED)
 - CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP L5 #59228 UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - (A) 33' X 33' SIGHT VISIBILITY EASEMENT
 - R= INDICATES RADIUS
 - M.C.R. MARICOPA COUNTY RECORDER

FS15-268 Desert Oasis Parcel L13B



A FINAL PLAT OF "DESERT OASIS PARCEL L13B"

METRO OASIS, LLLP
INST. NO.
2013-0419538,
M.C.R.
APN 503-51-020G

LEGEND

- SURVEY MONUMENT (FOUND AS NOTED)
- CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP LS #69228 UNLESS OTHERWISE STATED
- INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
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- R= INDICATES RADIUS
- M.C.R. MARICOPA COUNTY RECORDER

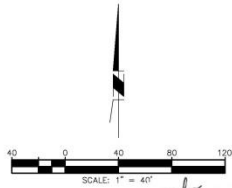
METRO OASIS, LLLP
INST. NO.
2013-0419538,
M.C.R.
APN 503-51-020N

TRACT R
DESERT OASIS AT SURPRISE
LANDER PARCEL-PHASE I
MAP OF DEDICATION
BOOK 819, PAGE 49, M.C.R.

DESERT OASIS
PARCEL L14C
BOOK 974, PAGE 46, M.C.R.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N86°27'42"W	78.94'
L2	N23°56'18"E	70.14'
L3	N23°56'18"E	15.99'
L4	N23°56'18"E	36.17'
L5	N70°36'33"W	19.73'
L6	N57°57'37"W	1.25'
L7	N23°56'18"E	52.13'

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	71°30'34"	55.00'	68.84'
C2	36°58'30"	724.00'	487.22'
C3	11°21'41"	200.00'	39.66'
C4	36°58'30"	1011.50'	652.76'
C5	88°33'08"	20.00'	30.74'
C6	91°56'52"	20.00'	32.10'
C7	36°58'30"	701.00'	452.38'
C8	36°58'30"	747.00'	482.07'
C9	11°21'41"	177.00'	35.10'
C10	11°21'41"	223.00'	44.22'
C11	17°20'29"	55.00'	18.65'
C12	11°22'25"	55.00'	106.91'
C13	78°41'27"	20.00'	26.77'
C14	17°20'29"	55.00'	18.65'
C15	26°35'31"	1034.50'	480.13'
C16	36°58'30"	988.50'	637.91'
C17	04°46'59"	223.00'	18.82'
C18	06°34'42"	223.00'	25.60'
C19	05°44'54"	55.00'	5.52'
C20	15°46'42"	55.00'	15.15'
C21	18°01'15"	55.00'	17.60'
C22	02°16'35"	1034.50'	41.70'
C23	03°33'33"	1034.50'	64.26'
C24	03°33'33"	1034.50'	64.26'
C25	03°33'33"	1034.50'	64.26'
C26	53°07'49"	20.00'	18.55'
C27	34°52'19"	20.00'	12.19'
C28	03°11'17"	701.00'	39.01'
C29	06°38'13"	701.00'	81.20'
C30	06°38'13"	701.00'	81.20'
C31	06°38'13"	701.00'	81.20'
C32	02°19'32"	747.00'	30.32'
C33	04°54'30"	747.00'	63.99'
C34	04°54'30"	747.00'	63.99'
C35	04°54'30"	747.00'	63.99'
C36	11°21'41"	169.00'	33.51'
C37	53°07'48"	20.00'	18.55'
C38	38°49'04"	20.00'	13.55'
C39	53°07'48"	20.00'	18.55'
C40	23°33'38"	20.00'	8.22'
C41	03°05'59"	988.50'	53.48'
C42	04°12'58"	988.50'	72.74'
C43	04°12'59"	988.50'	72.74'
C44	04°12'58"	988.50'	72.74'
C45	28°55'44"	1011.50'	510.71'



SOUTHEAST CORNER OF SECTION 35
TOWNSHIP 5 NORTH, RANGE 2 WEST
GILA AND SALT RIVER MERIDIAN
FOUND DRILL HOLE IN CONCRETE CATTLE
GUARD WITH TAG STAMPED "RLS 21782".

FS15-268 Desert Oasis Parcel L13B



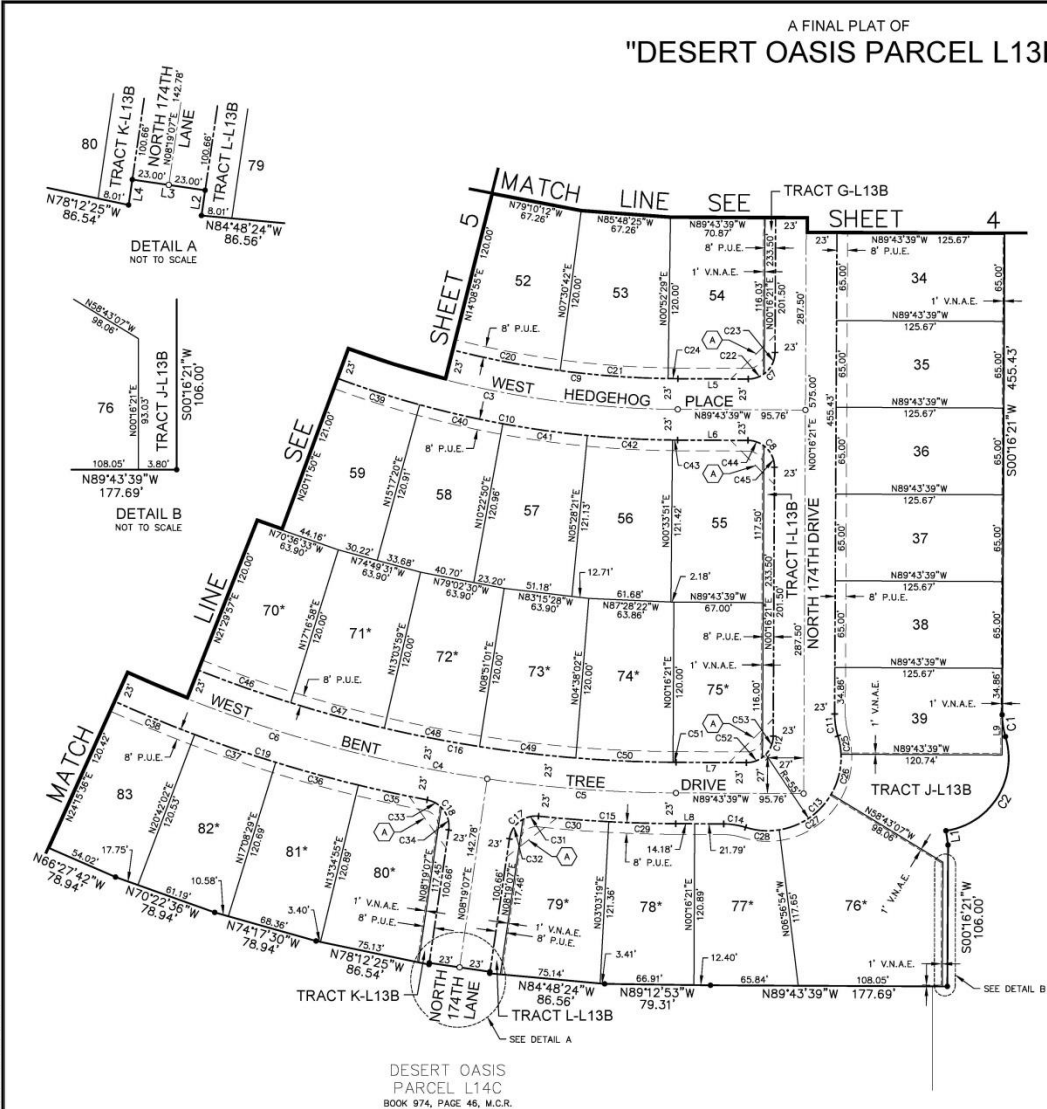
A FINAL PLAT OF "DESERT OASIS PARCEL L13B"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S08°20'02"E	10.74'
L2	N08°19'07"E	1.24'
L3	N81°40'53"W	48.00'
L4	S08°19'07"W	1.27'
L5	N89°43'39"W	52.78'
L6	N89°43'39"W	52.78'
L7	N89°43'39"W	52.78'
L8	N89°43'39"W	35.97'
L9	N00°16'21"E	30.14'

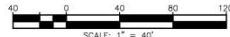
CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	17°20'29"	55.00'	16.65'
C2	88°44'08"	55.00'	84.78'
C3	36°58'30"	724.00'	467.22'
C4	36°58'30"	1011.50'	652.76'
C5	08°02'48"	1011.50'	142.08'
C6	28°55'44"	1011.50'	510.71'
C7	90°00'00"	20.00'	31.42'
C8	90°00'00"	20.00'	31.42'
C9	36°58'30"	701.00'	452.38'
C10	36°58'30"	747.00'	482.07'
C11	17°20'29"	55.00'	16.65'
C12	90°00'00"	20.00'	31.42'
C13	124°40'58"	55.00'	119.69'
C14	17°20'29"	55.00'	16.65'
C15	09°42'13"	1034.50'	153.08'
C16	36°58'30"	988.50'	637.81'
C17	87°39'47"	20.00'	30.60'
C18	87°39'47"	20.00'	30.60'
C19	26°35'31"	1034.50'	480.13'
C20	06°38'13"	701.00'	81.20'
C21	06°38'13"	701.00'	81.20'
C22	36°52'12"	20.00'	12.87'
C23	53°07'48"	20.00'	18.55'
C24	00°30'08"	701.00'	7.37'
C25	4°34'50"	55.00'	14.00'
C26	32°41'47"	55.00'	31.39'
C27	26°46'34"	55.00'	48.74'
C28	26°37'47"	55.00'	25.95'
C29	02°46'58"	1034.50'	50.24'
C30	02°55'35"	1034.50'	52.84'
C31	34°31'59"	20.00'	12.05'
C32	53°07'48"	20.00'	18.55'
C33	34°31'59"	20.00'	12.05'
C34	53°07'48"	20.00'	18.55'
C35	02°55'35"	1034.50'	52.84'
C36	03°33'34"	1034.50'	64.27'
C37	03°33'34"	1034.50'	64.28'
C38	03°33'34"	1034.50'	64.27'
C39	04°54'30"	747.00'	63.99'
C40	04°54'30"	747.00'	63.99'
C41	04°54'29"	747.00'	63.99'
C42	04°54'30"	747.00'	63.99'
C43	00°17'30"	747.00'	3.80'
C44	36°52'12"	20.00'	12.87'
C45	53°07'48"	20.00'	18.55'
C46	04°17'59"	988.50'	72.74'
C47	04°17'59"	988.50'	72.74'
C48	04°17'58"	988.50'	72.74'
C49	04°17'59"	988.50'	72.74'
C50	04°17'54"	988.50'	73.01'
C51	00°07'47"	988.50'	2.24'
C52	36°52'12"	20.00'	12.87'
C53	53°07'48"	20.00'	18.55'

DESERT OASIS
PARCEL 13A
BOOK 829, PAGE 16, M.C.R.

- LEGEND**
- SURVEY MONUMENT (FOUND AS NOTED)
 - CORNER OF THIS SUBDIVISION SET 1/2" REBAR WITH CAP L.S. #95228 UNLESS OTHERWISE STATED
 - INTERIOR MONUMENT SET BRASS CAP PER MAG STD DETAIL 120-1 TYPE B
 - P.U.E. PUBLIC UTILITY EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.N.A.E. VEHICULAR NON-ACCESS EASEMENT
 - 33' x 33' SIGHT VISIBILITY EASEMENT
 - R= INDICATES RADIUS
 - M.C.R. MARICOPA COUNTY RECORDER



DESERT OASIS
PARCEL 114C
BOOK 974, PAGE 46, M.C.R.



Questions or Comments?





CITY OF SURPRISE
Regular City Council Meeting

January 19, 2016 @ 6:00:00 PM

+ [Back](#) [Print](#)

Council Meeting Date:	January 19, 2016	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to the "Preliminary Plat for Desert Oasis- Parcel L13B", a 103-lot, 13-tract Preliminary Plat, a property generally located West of 171st Avenue, North of Jomax Road, within the Desert Oasis Planned Area Development.

Motion:

I move to approve the "Preliminary Plat for Desert Oasis - Parcel L13B"

Background:

The subject proposal involves a Preliminary Plat for a 103-lot, 13-tract single-family residential subdivision located within the Desert Oasis community. The PAD for Desert Oasis was approved in September of 2000, with significant platting activity occurring. A companion Final Plat is scheduled for City Council on January 19, 2016.

Objective Analysis:

The proposed subdivision is well designed and meets the requirements of the Desert Oasis PAD and the Surprise Unified Development Code. The amenities included will provide small-scale recreational opportunities for the residents of the community. Once developed, the population base generated by the subdivision contribute to the local schools enrollment, while providing incentive for much needed retail services in the area.

Policy Compliant:

The Surprise General Plan 2035, as amended by the City Council on December 19, 2015, shows the subject property as lying within Neighborhood Character Area, which supports residential development at densities of between 2 and 8 DU/Ac. At 3.28 DU/Ac, the subject Preliminary Plat meets this density requirement.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on

the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS15-268 - Desert Oasis L 13B - PP - Staff Report](#)
 - ☐ [01 - FS15-268 - Desert Oasis L 13B - PP - Vicinity Map](#)
 - ☐ [02 - FS15-268 - Desert Oasis L 13B - PP - Preliminary Plat Case Map](#)
 - ☐ [03 - FS15-268 - Desert Oasis L 13B - PP - Preliminary Plat](#)
 - ☐ [04 - FS15-268 - Desert Oasis L 13B - PP - Landscape Plans](#)
 - ☐ [05 - FS15-268 - Desert Oasis L 13B - PP - Presentation](#)
-

PRELIMINARY PLAT

REPORT TO THE CITY COUNCIL

Case: FS15-268

Project Name: Desert Oasis Parcel L13B

Council District: 1

Meeting Date: January 19, 2016

Planner: Robert H. Kuhfuss, AICP

Owner: Centex Homes

Applicant: Laura Meyers of Pulte Homes, Inc.

Request: 103-lot, 13-tract Preliminary Plat

Site Location: West of 171st Avenue approximately 1/3 mile north of Jomax Road in Desert Oasis

Site Size: 29.49 acres (approx.)

Density: 3.49 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Commission Recommendation: Unknown as of the writing of this report.

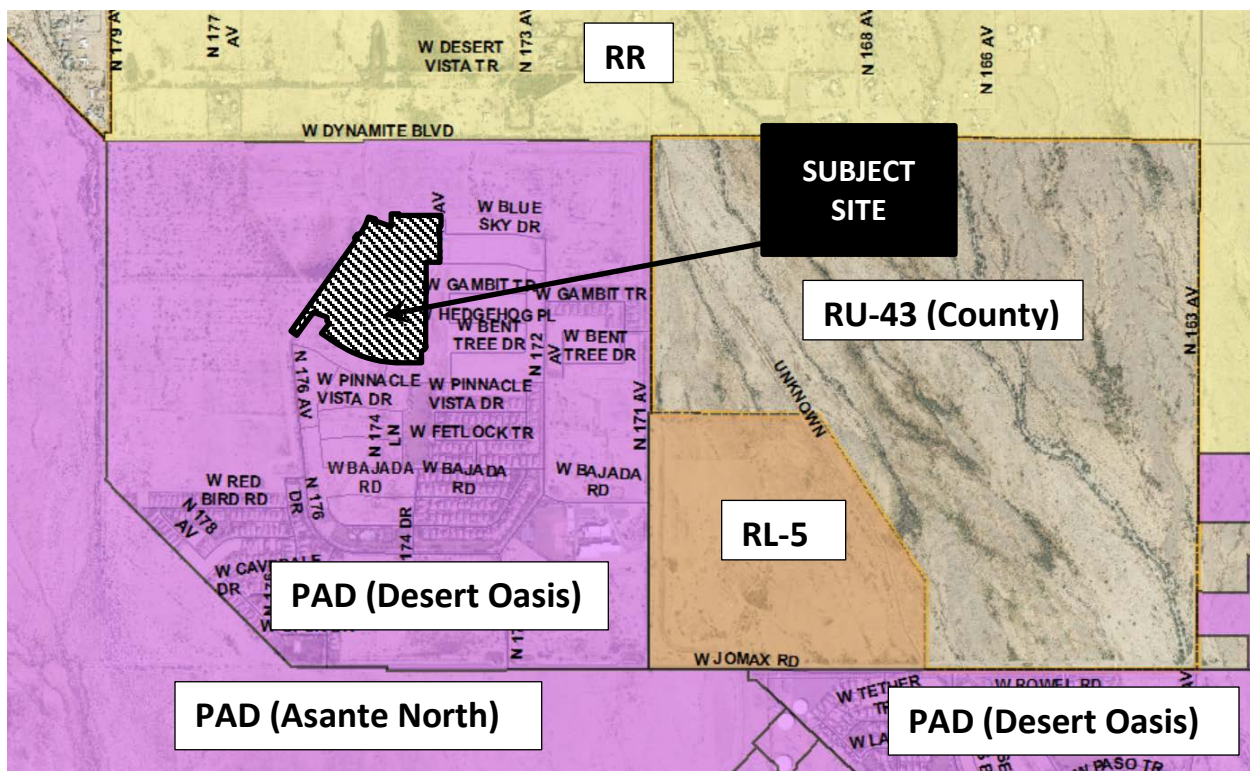
PROJECT DESCRIPTION:

Laura Meyers of Pulte Homes seeks approval of a 103-lot, 13-tract Preliminary Plat located within the Desert Oasis community. The site is located west of 171st Avenue and north of Jomax Road on a currently vacant land. The property immediately to the north and west of the subject site is currently vacant, while immediate to the east is Desert Oasis Parcel L13A, a 123-lot single-family residential subdivision. Immediately to the south is Desert Oasis Parcel L14C, a 146-lot single-family residential subdivision.

EXISTING ZONING:

The following chart and associated map depict the existing zoning of the subject site and its surrounds.

PAD (Desert Oasis)	PAD (Desert Oasis)	PAD (Desert Oasis)
PAD (Desert Oasis)	PAD (Desert Oasis)	PAD (Desert Oasis)
PAD (Desert Oasis)	PAD (Desert Oasis)	PAD (Desert Oasis)



BACKGROUND:

September 14, 2000: The City Council approved the Desert Oasis PAD under case PAD 99-129.

January 8, 2014: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR14-018.

July 16, 2015: The applicant filed a request for a Preliminary Plat and Final Plat under case FS15-268, the subject case.

CITIZEN OUTREACH:

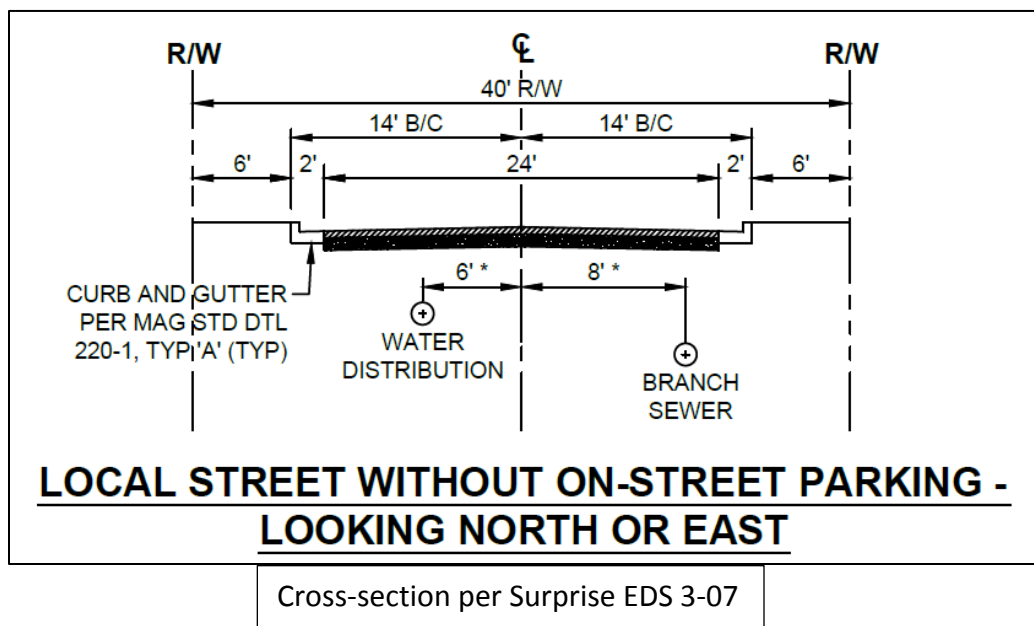
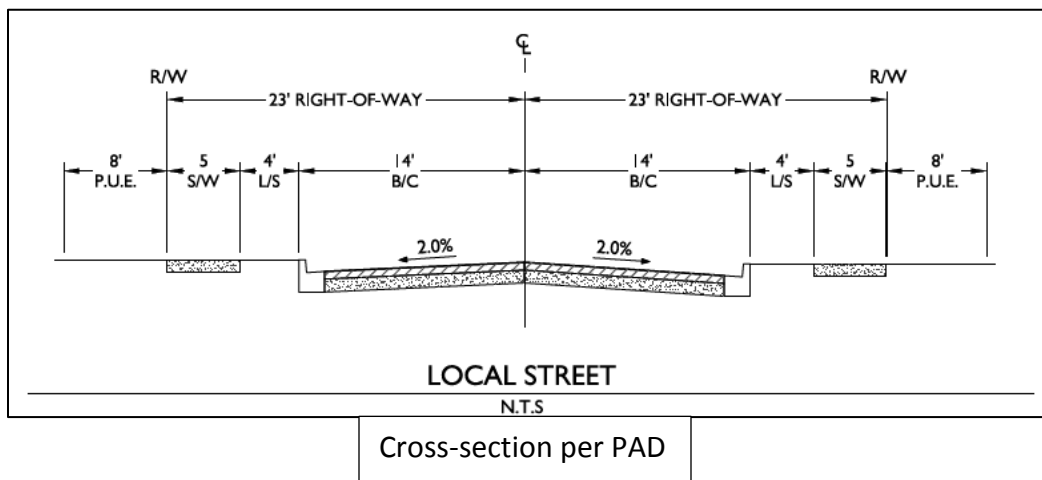
N/A.

ANALYSIS AND DISCUSSION:

The proposed subdivision will include 103 single-family residential lots, which will generally be 65' wide and not less than 7,798 square feet. Each lot will be oriented to the street with no key lots present. Some of the lots will either back or side onto open space. The configuration is expressed in the following diagram, taken from the Preliminary Plat document.



175th Lane, located along the west perimeter, will be dedicated and constructed with this project. Interior streets will be dedicated with the related Final Plat, which is scheduled for City Council action on January 19, 2016. These interior streets will include a 5' detached sidewalk separated from the curb by a 4'-wide landscaping strip. The paved surface will be 28' measured back-of-curb to back-of-curb, with a total ROW width of 46', which is consistent with the Desert Oasis PAD and the existing development that has occurred within the PAD to date. While this may seem somewhat narrow, the cross-section is generally consistent with the current City of Surprise Standard 3-07 with respect to pavement width and was to calm traffic. Staff notes that the Desert Oasis CC&Rs limit overnight on-street parking, although any new CC&R declarations may not include such controls per a recent change in state law. The following two diagrams depict the Desert Oasis and City of Surprise standards.



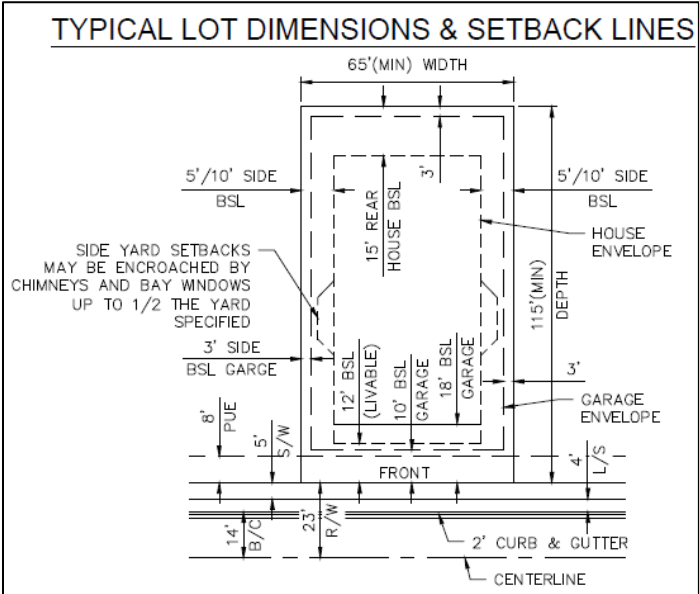
78 The PAD includes robust development standards intended to provide flexibility and diversity. These
79 development standards are included on the Preliminary Plat document and are repeated here.
80

SINGLE FAMILY DEVELOPMENT STANDARDS

LOT CATEGORY	D	GENERAL NOTES
WIDTH RANGE	63'-67'	
MINIMUM WIDTH	65'	1. THE DEVELOPMENT STANDARDS FOR THE LDR LOTS MEET OR SURPASS THE MINIMUM STANDARDS FOR THE DESIGN GUIDELINES WITH THE EXCEPTION OF GARAGE SIDE AND REAR YARD SETBACKS.
MIN. LOT AREA	7450	
MIN. LOT DEPTH	115'	
FRONT SETBACK LIVABLE	12'	
FRONT SETBACK GARAGE ¹²	10'	
REAR SETBACK HOUSE	15'	
REAR SETBACK GARAGE ¹³	3'	
SIDE SETBACK HOUSE ¹⁴	5'/10'	2. THE SMALLER SIDE AND REAR YARD FOR GARAGE ALLOW THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OPTION OF REAR YARD GARAGES.
SIDE SETBACK GARAGE ¹⁵	3'	
STREET SIDE HOUSE ¹⁷	10'	
STREET SIDE GARAGE ¹⁸	5'	
BUILDING COVERAGE ¹⁹	40%	3. "GRANNY FLATS" SHALL BE ALLOWED OVER REAR DETACHED GARAGES.
AVERAGE DENSITY	3.7	

¹²GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE-LOADED GARAGE ONLY. OTHERWISE, MINIMUM OF 18' BEHIND SIDEWALK.
¹³ALLEY OR STREET ACCESS
¹⁴SIDE YARD SETBACKS MAY BE ENCROACHED BY CHIMNEYS AND BAY WINDOWS UP TO 1/2 THE YARD SPECIFIED.
¹⁵REAR INTERIOR LOT GARAGE.
¹⁶VARIES WITH HOUSING PRODUCT. SEE DESIGN GUIDELINES.
¹⁷LANDSCAPE BUFFER TRACTS CAN REDUCE STREET SIDE YARD REQUIREMENTS BY THE WIDTH OF TRACT, UP TO 5'.
¹⁸REAR OR RECESSED FRONT ACCESS ONLY. SIDE STREET ACCESS SAME AS FRONT SETBACK.
¹⁹BASEMENTS, "GRANNY FLATS" AND ATTIC LOFTS ARE ENCOURAGED FOR THE EXPANSION OF LIVABLE AND STORAGE SPACE AND THE REDUCTION OF ENERGY AND LAND CONSUMPTION.

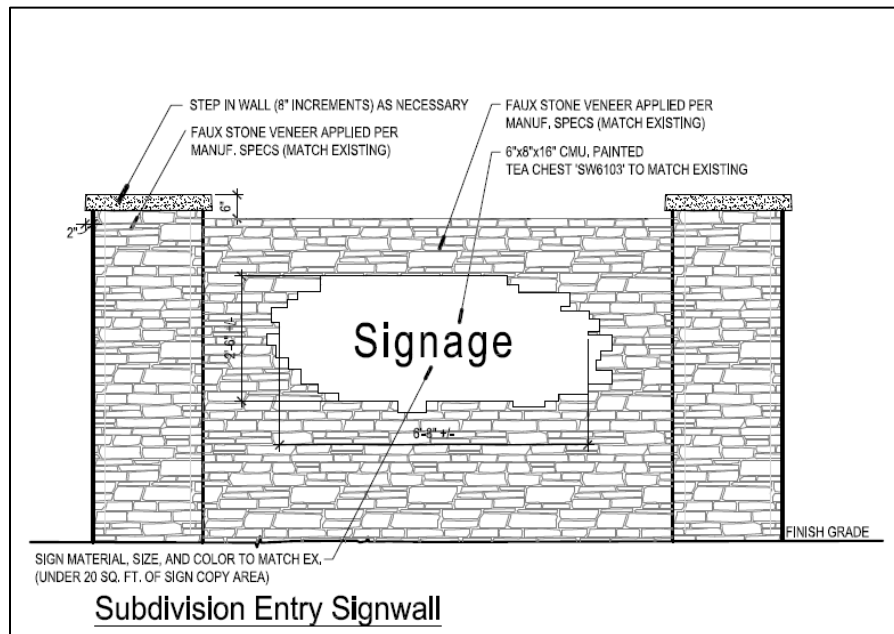
81



- Garage front setback exceeds the house on side loading garage only.
- Garage side yard setback exceeds the house side setback only when the garage front setback significantly exceeds the house front setback.

The project will be well landscaped using a plant palette consisting of native or near-native plant species consistent with the Desert Oasis PAD, and will directly access the amenities platted and developed with the adjacent parcel L13A, which include a tot-lot, BBQ, and ramada meeting the aesthetic requirements of the Desert Oasis PAD. Walls within the site will be themed using smooth-face CMU with a split-face accent, punctuated by a stone veneer column with precast concrete cap.

A subdivision entry wall sign consisting of a 20 sq. ft. sign panel of as yet to be determined sign copy will be embedded within a segment of stone-faced wall panel at the southeast corner of 175th Lane and Blue Sky Drive West.



UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Nadaburg

92 **CONFORMANCE WITH ADOPTED PLANS:**

93
94 **Surprise General Plan 2035:** The Surprise General Plan 2035, as amended by the City Council on
95 December 19, 2015, shows the subject property as lying within Neighborhood Character Area,
96 which supports residential development at densities of between 2 and 8 DU/Ac. At 3.28 DU/Ac, the
97 subject Preliminary Plat meets this density requirement.
98

99 **REVIEWING AGENCIES:**

100
101 In addition to the standard city reviewing agencies, who indicate no objections to the requests,
102 Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case.
103 These agencies also indicate no objections.
104

105 **SUMMARY:**

106
107 The proposed subdivision is well designed and meets the requirements of the Desert Oasis PAD and
108 the SUDC. The amenities included will provide small-scale recreational opportunities for the
109 residents of the community. Once developed, the population base generated by the subdivision
110 contribute to the local schools enrollment, while providing incentive for much needed retail
111 services in the area.
112

113 **FINDINGS:**

- 114
115
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Desert Oasis PAD.
 - The reviewing agencies have indicated no objections to the request.
118

119 **COMMISSION**

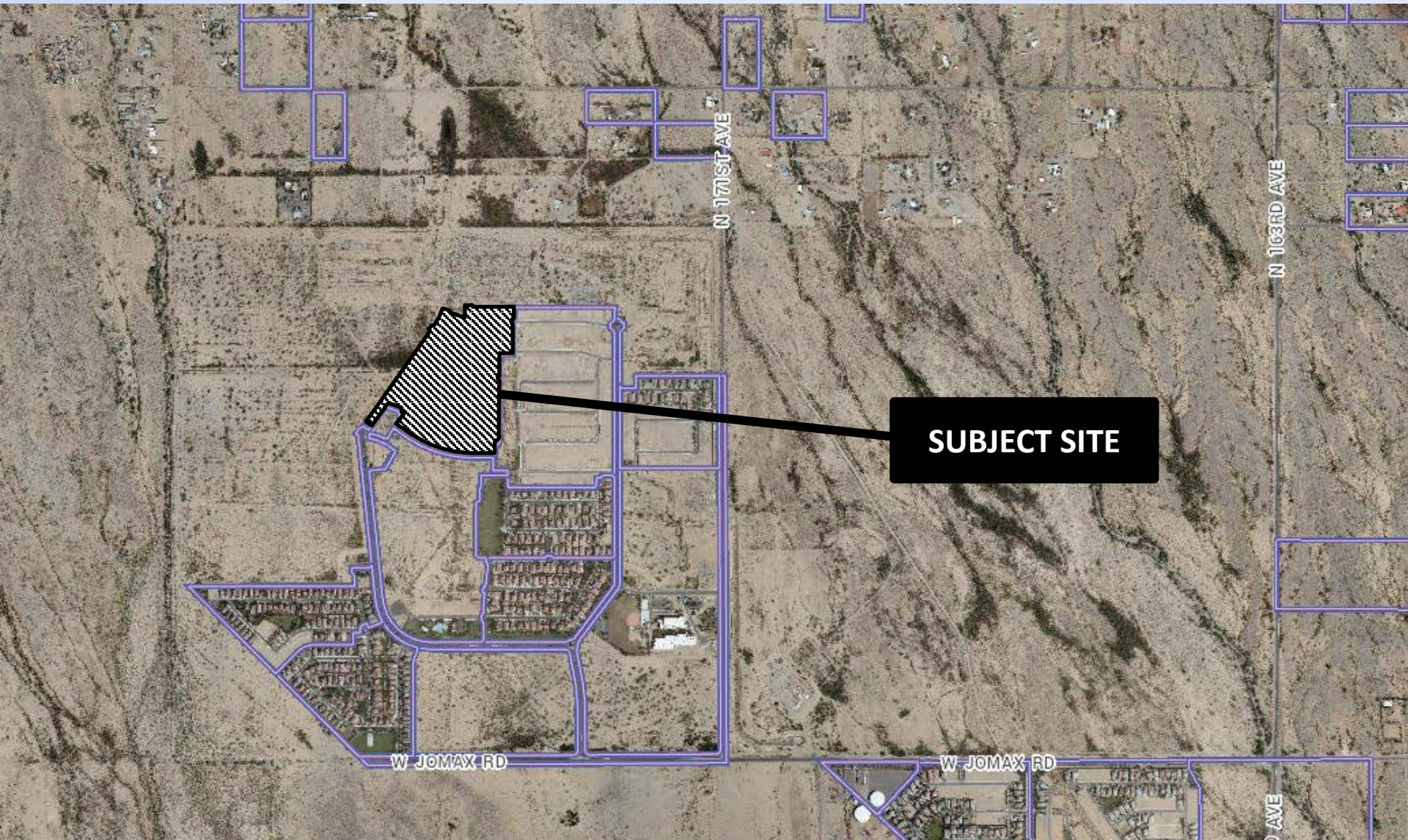
120 **RECOMMENDATION:**

121
122 Unknown as of the writing of this report.
123

124 **Attachments:**

- 125
126 01 – Vicinity Map (1 page)
127 02 – Case Map (1 page)
128 03 – Preliminary Plat (3 pages)
129 04 – Landscape Plans, color version (3 pages)

Vicinity Map



RR

SUBJECT SITE

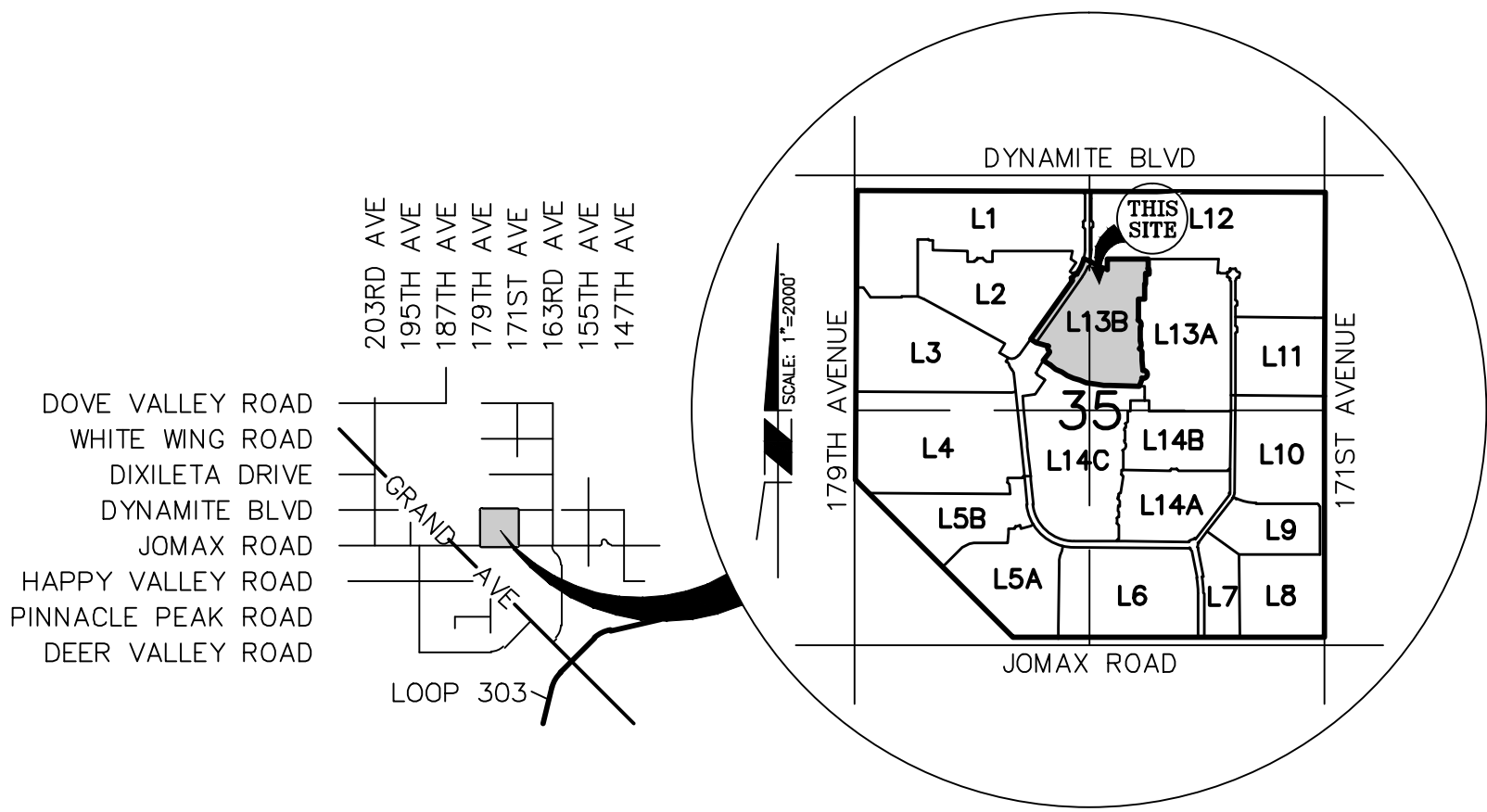
RU-43 (County)

RL-5

PAD (Desert Oasis)

PAD (Asante North)

PAD (Desert Oasis)



VICINITY MAP
1"=2000'

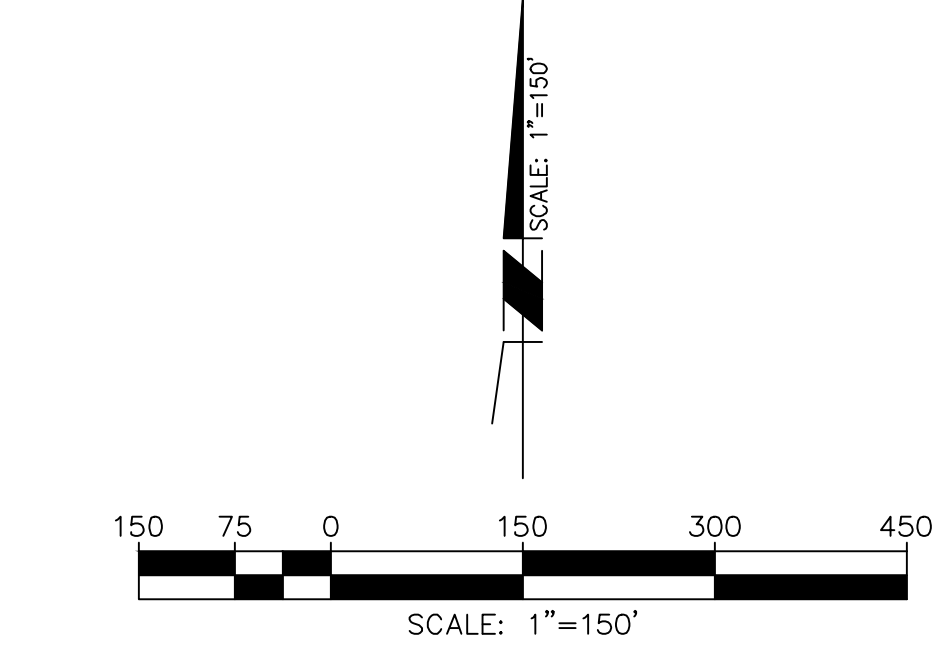
FLOOD ZONE

THE SITE LIES WITHIN FLOOD ZONE X AND FLOOD ZONE A (SHADED) AS INDICATED ON THE F.I.R.M. FOR THE CITY OF SURPRISE, MAP NO. 04013C1205L AND 04013C1210L, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013.

ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL FLOOD."

LEGEND

- 6" W PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- 8" S PROPOSED SEWER
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- EX 8" W EXISTING WATER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EX 8" S EXISTING SEWER
- EXISTING SEWER MANHOLE
- EXISTING CONTOURS
- VNAE VEHICLE NON-ACCESS EASEMENT
- STREET DRAINAGE
- PROPOSED SEWER FLOW



OWNER

CENTEX HOMES
CONTACT: LAURA MEYERS
16767 PERIMETER DRIVE, STE 100
SCOTTSDALE, ARIZONA 85260
PHONE (480) 421-8530

DEVELOPER

PULTE DEVELOPMENT CORPORATION
CONTACT: LAURA MEYERS
16767 PERIMETER DRIVE, STE 100
SCOTTSDALE, ARIZONA 85260
PHONE (480) 421-8530

ENGINEER

CARDNO, INC.
DANIEL J. POTTINGER, P.E.
9977 N. 90TH STREET, SUITE 150
SCOTTSDALE, ARIZONA 85258
PHONE (602) 977-8000
FAX (602) 977-8099

SURVEYOR

CARDNO, INC.
MATTHEW S. BUCHANAN, R.L.S.
7901 E. PIERCE STREET, SUITE C & D
SCOTTSDALE, ARIZONA 85257
PHONE (602) 749-8550
FAX (602) 749-8551

SHEET INDEX

- 1 COVER SHEET
- 2 NOTES/DETAILS
- 3 PRELIMINARY PLAT

BENCH MARK

BRASS CAP IN HEADWALL AT THE SOUTHEAST CORNER OF JOMAX ROAD AND 163RD AVENUE. PROJECT ELEVATION=1423.28' (NGVD 1929) CONVERSION TO NAVD 88 DATUM +1.68'.

BASIS OF BEARING

THE BEARINGS FOR THIS PLAT ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MONUMENTED BY A DRILL HOLE WITH TAG AT THE SOUTHEAST CORNER OF SAID SECTION 35, AND MONUMENTED BY AN ALUMINUM CAP AND REBAR AT THE EAST QUARTER CORNER OF SAID SECTION 35, SAID LINE BEARS NORTH 00°04'08" EAST, A DISTANCE OF 2475.27 FEET, (NORTH 00°04'08" EAST, A DISTANCE OF 2474.87' (GRID) PER MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, RECORDED IN BOOK 656, PAGE 21, MARICOPA COUNTY RECORDER'S OFFICE). FIELD MEASURED VALUES WERE LOCATED BY GPS TECHNIQUES AND WERE SCALED HORIZONTALLY BY MULTIPLYING THE GRID COORDINATE VALUES BY A COMBINED SCALE FACTOR OF 1.000140799. ALL DISTANCES SHOWN IN THIS PLAT ARE GROUND VALUES. GPS CONTROL FOR THIS PROJECT UTILIZED GDACS MONUMENT "41C1", WITH COORDINATES BASED ON NORTH AMERICAN DATUM 1983 STATE PLANE ARIZONA CENTRAL ZONE.

UTILITY COMPANIES

GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE	CENTURYLINK
CATV	COX COMMUNICATIONS
WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE

ASSURED WATER SUPPLY

DESIGNATION OF 100 YEAR ASSURED WATER SUPPLY NO. 86-002344.001 PURSUANT TO SECTION 45-576, A.R.S. ISSUED BY ARIZONA DEPARTMENT OF WATER RESOURCES ON SEPTEMBER 29, 2010.



PHOENIX
9977 N 90TH ST, STE 150, SCOTTSDALE, AZ 85258
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com



SCALE: 1"=150'
DESERT OASIS - PARCEL L13B
PRELIMINARY PLAT
SHEET 1 OF 3

NOV/2015
45102480

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A G.L.O. BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR STAMPED "TSN R2W 1/4 S34 S35 2002 RLS 21782", BEARS AS BASIS OF BEARINGS SOUTH 00°16'25" WEST, A DISTANCE OF 2640.89 FEET;

THENCE SOUTH 00°16'25" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1891.71 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°43'35" EAST, A DISTANCE OF 1819.02 FEET TO THE NORTHERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, MARICOPA COUNTY RECORDS (M.C.R.), AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2013-0419538, M.C.R., THE FOLLOWING 13 COURSES, NORTH 35° 17' 59" EAST, A DISTANCE OF 1076.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 35° 17' 59" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE CURVE'S END;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 465.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°28'03", AN ARC DISTANCE OF 166.11 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 75° 10' 04" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 75° 10' 04" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85°33'23", AN ARC DISTANCE OF 29.86 FEET TO THE CURVE'S END;

THENCE SOUTH 70° 43' 27" EAST, A DISTANCE OF 146.86 FEET;

THENCE NORTH 00° 16' 21" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 14.40 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 408.00 FEET TO THE NORTHWEST CORNER OF DESERT OASIS PARCEL 13A AS RECORDED IN BOOK 892, PAGE 16, M.C.R.;

THENCE DEPARTING SAID SOUTHERLY LINE, ALONG THE WEST LINE OF SAID DESERT OASIS PARCEL 13A THE FOLLOWING 16 COURSES, SOUTH 00°16'21" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 9.14 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 286.00 FEET;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 131.18 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 225.50 FEET;

THENCE SOUTH 38°56'24" WEST, A DISTANCE OF 28.25 FEET TO THE BEGINNING OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 38°56'24" WEST, A DISTANCE OF 55.00 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°40'26", AN ARC DISTANCE OF 65.92 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°23'10" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 455.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°55'52" WEST A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 98°44'06", AN ARC DISTANCE OF 94.78 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 08°20'02" EAST, A DISTANCE OF 10.74 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 106.00 FEET;

THENCE ALONG SAID WEST LINE AND ALONG THE NORTH LINE OF DESERT OASIS PARCEL L14C AS RECORDED IN BOOK 974, PAGE 46, M.C.R., NORTH 89°43'39" WEST, A DISTANCE OF 177.69 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING 13 COURSES, NORTH 89°12'53" WEST, A DISTANCE OF 79.31 FEET;

THENCE NORTH 84°48'24" WEST, A DISTANCE OF 86.56 FEET;

THENCE NORTH 08°19'07" EAST, A DISTANCE OF 1.24 FEET;

THENCE NORTH 81°40'53" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 08°19'07" WEST, A DISTANCE OF 1.27 FEET;

THENCE NORTH 78°12'25" WEST, A DISTANCE OF 86.54 FEET;

THENCE NORTH 74°17'30" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 70°22'36" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 66°27'42" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 62°32'48" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 58°37'53" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 55°11'40" WEST, A DISTANCE OF 86.47 FEET;

THENCE NORTH 55°00'27" WEST, A DISTANCE OF 81.98 FEET TO THE EAST LINE OF TRACT R AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, NORTH 38°14'37" EAST, A DISTANCE OF 120.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 38°14'37" EAST A DISTANCE OF 55.00 FEET;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71°30'34", AN ARC DISTANCE OF 68.64 FEET TO A POINT OF NON-TANGENCY AND TO THE NORTH LINE OF SAID TRACT R;

THENCE DEPARTING SAID EAST LINE, ALONG SAID NORTH LINE, NORTH 70°15'02" WEST, A DISTANCE OF 145.33 FEET TO THE WEST LINE OF SAID TRACT R;

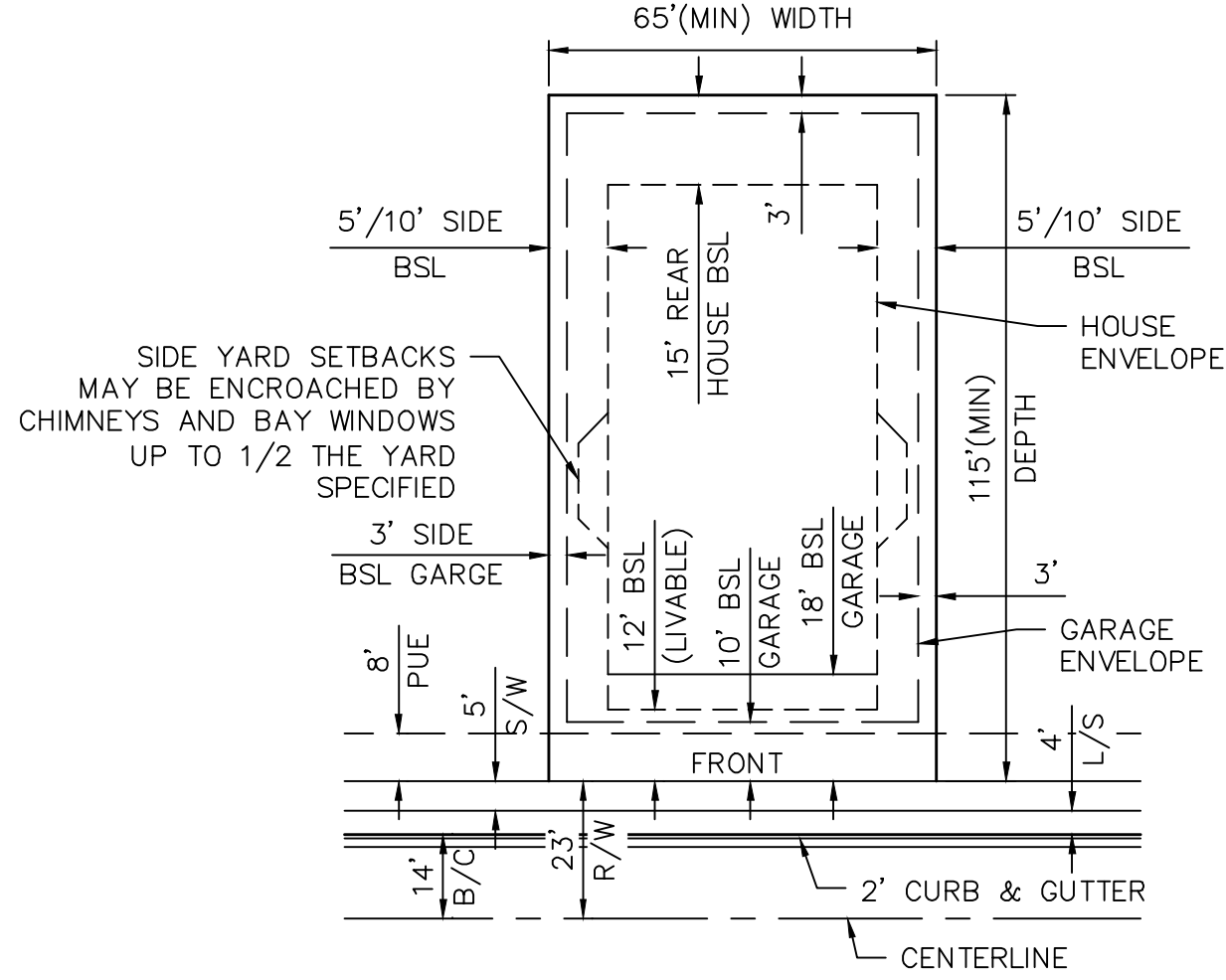
THENCE DEPARTING SAID NORTH LINE, ALONG SAID WEST LINE, SOUTH 35° 17' 59" WEST, A DISTANCE OF 272.96 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID WEST LINE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 175TH AVENUE, NORTH 54° 42' 01" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

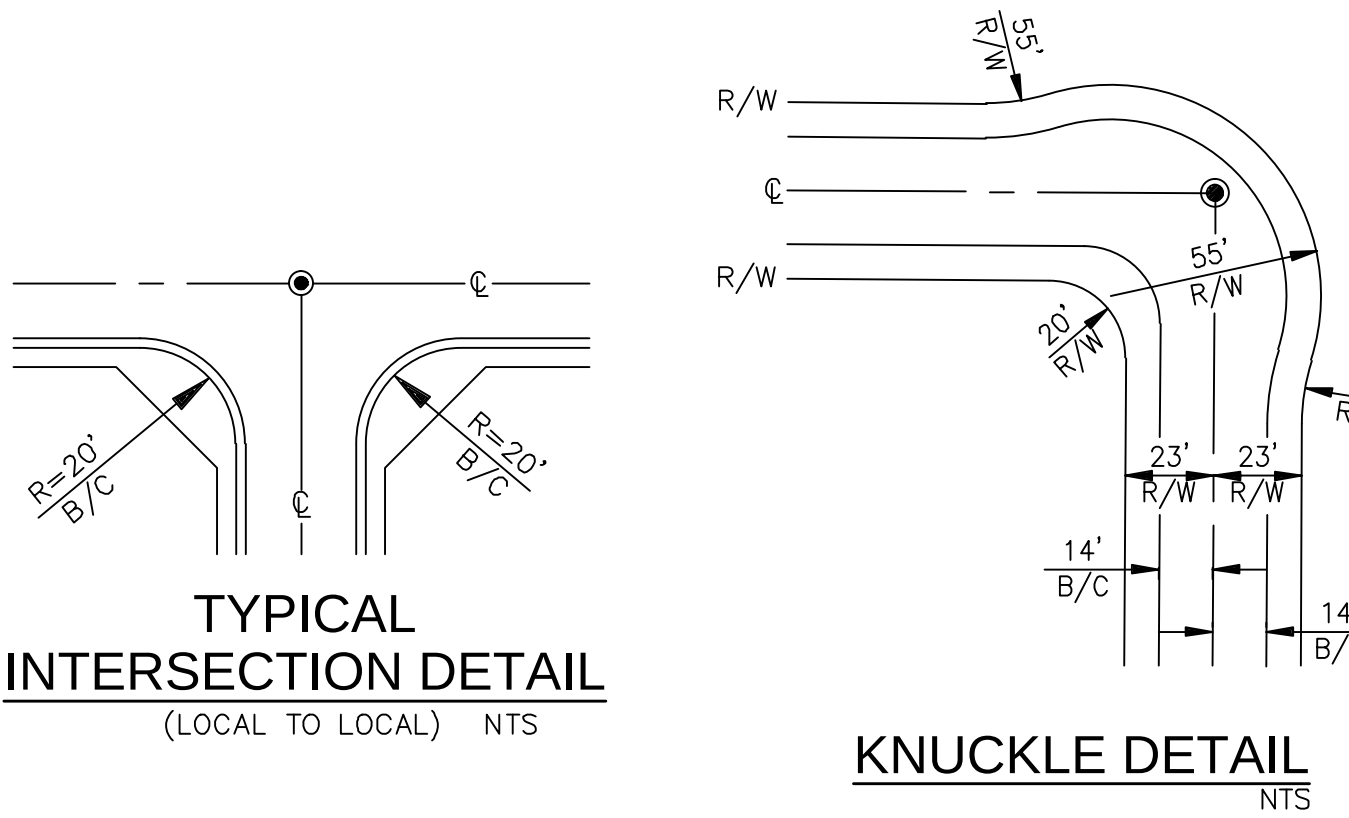
SITE SUMMARY TABLE

GROSS AREA	29.4922 ACRES	1,284,680 SQUARE FEET
AREA OF PUBLIC STREETS	7.8521 ACRES	330,275 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	21.9101 ACRES	954,405 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	1.8495 ACRES	80,563 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	8.44%	
AREA OF LOTS	20.0607 ACRES	873,842 SQUARE FEET
TOTAL NUMBER OF LOTS	103	
OVERALL GROSS DENSITY	3.7776 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.2127 ACRES	9,266 SQUARE FEET
MINIMUM LOT AREA	0.1790 ACRES	7,798 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.1947 ACRES	8,484 SQUARE FEET
MAXIMUM LOT AREA	0.3479 ACRES	15,154 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	103	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	329.60	
PROJECTED NUMBER OF FAMILIES	103	

TYPICAL LOT DIMENSIONS & SETBACK LINES



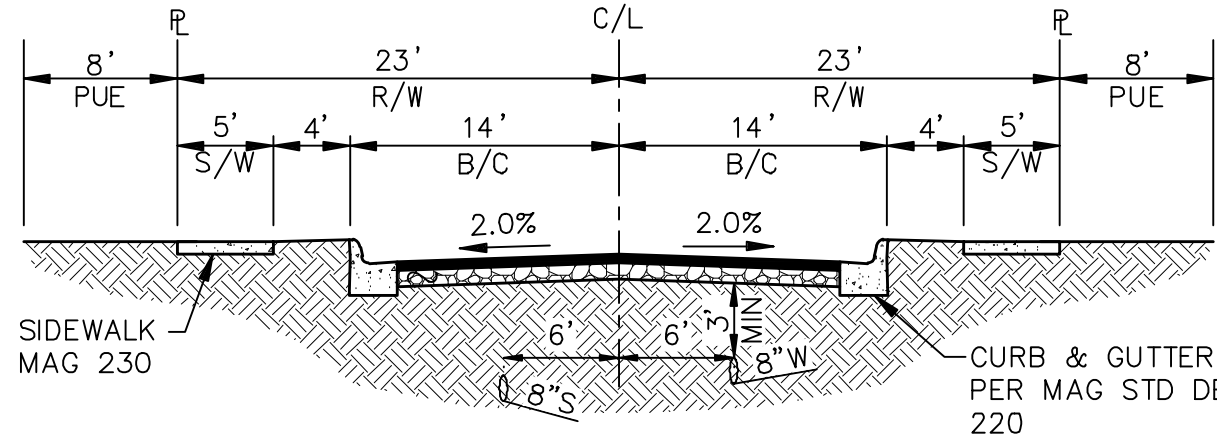
- NOTES:
- GARAGE FRONT SETBACK EXCEEDS THE HOUSE ON SIDE LOADING GARAGE ONLY.
 - GARAGE SIDE YARD SETBACK EXCEEDS THE HOUSE SIDE SETBACK ONLY WHEN THE GARAGE FRONT SETBACK SIGNIFICANTLY EXCEEDS THE HOUSE FRONT SETBACK.



SINGLE FAMILY DEVELOPMENT STANDARDS

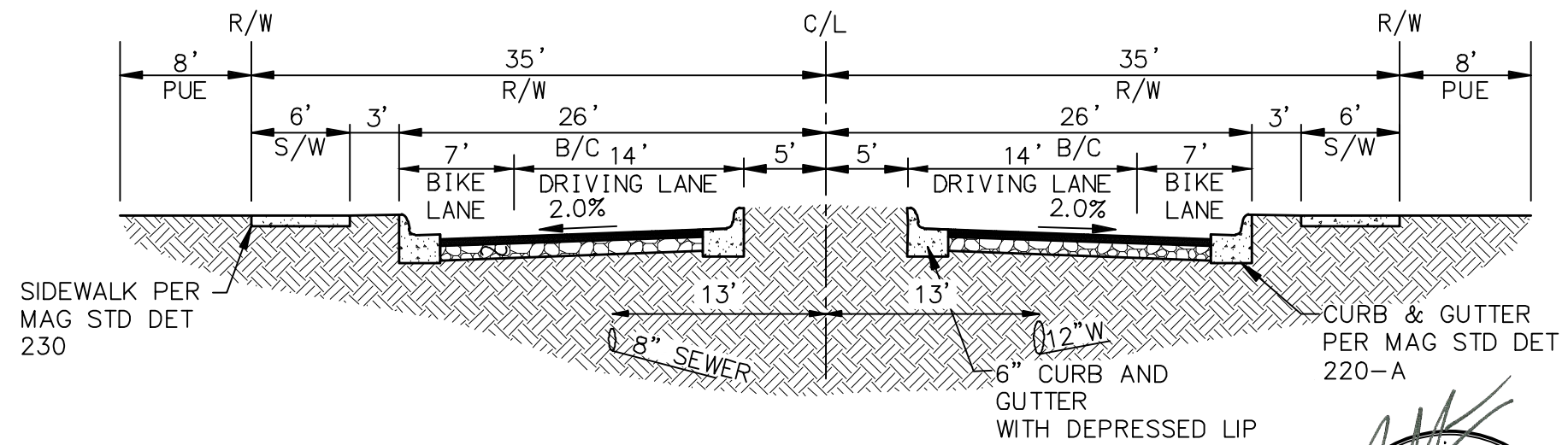
LOT CATEGORY	D	GENERAL NOTES
WIDTH RANGE	63'-67'	
MINIMUM WIDTH	65'	1. THE DEVELOPMENT STANDARDS FOR THE LDR LOTS MEET OR SURPASS THE MINIMUM STANDARDS FOR THE DESIGN GUIDELINES WITH THE EXCEPTION OF GARAGE SIDE AND REAR YARD SETBACKS.
MIN. LOT AREA	7450	
MIN. LOT DEPTH	115'	
FRONT SETBACK LIVABLE	12'	
FRONT SETBACK GARAGE ¹²	10'	
REAR SETBACK HOUSE	15'	
REAR SETBACK GARAGE ¹³	3'	
SIDE SETBACK HOUSE ¹⁴	5'/10'	2. THE SMALLER SIDE AND REAR YARD FOR GARAGE ALLOW THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OPTION OF REAR YARD GARAGES.
SIDE SETBACK GARAGE ¹⁵	3'	
STREET SIDE HOUSE ¹⁷	10'	
STREET SIDE GARAGE ¹⁸	5'	
BUILDING COVERAGE ¹⁹	40%	3. "GRANNY FLATS" SHALL BE ALLOWED OVER REAR DETACHED GARAGES.
AVERAGE DENSITY	3.7	

- ¹²GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE-LOADED GARAGE ONLY. OTHERWISE, MINIMUM OF 18' BEHIND SIDEWALK.
- ¹³ALLEY OR STREET ACCESS
- ¹⁴SIDE YARD SETBACKS MAY BE ENCROACHED BY CHIMNEYS AND BAY WINDOWS UP TO 1/2 THE YARD SPECIFIED.
- ¹⁵REAR INTERIOR LOT GARAGE.
- ¹⁶VARIES WITH HOUSING PRODUCT. SEE DESIGN GUIDELINES.
- ¹⁷LANDSCAPE BUFFER TRACTS CAN REDUCE STREET SIDE YARD REQUIREMENTS BY THE WIDTH OF TRACT, UP TO 5'.
- ¹⁸REAR OR RECESSED FRONT ACCESS ONLY. SIDE STREET ACCESS SAME AS FRONT SETBACK.
- ¹⁹BASEMENTS, "GRANNY FLATS" AND ATTIC LOFTS ARE ENCOURAGED FOR THE EXPANSION OF LIVABLE AND STORAGE SPACE AND THE REDUCTION OF ENERGY AND LAND CONSUMPTION.



TYPICAL RESIDENTIAL STREET

(LOOKING NORTH & WEST) NTS



NORTH 175TH LANE/ NORTH 175TH DRIVE

(LOOKING NORTH) NTS

SCALE: NTS
DESERT OASIS – PARCEL L13B
PRELIMINARY PLAT
SHEET 2 OF 3

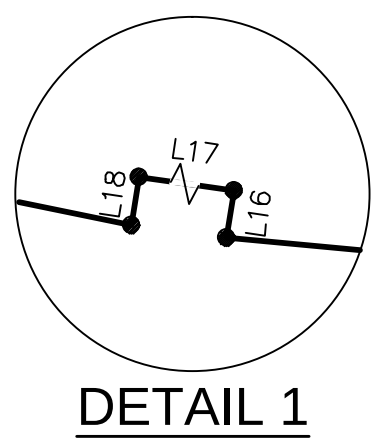
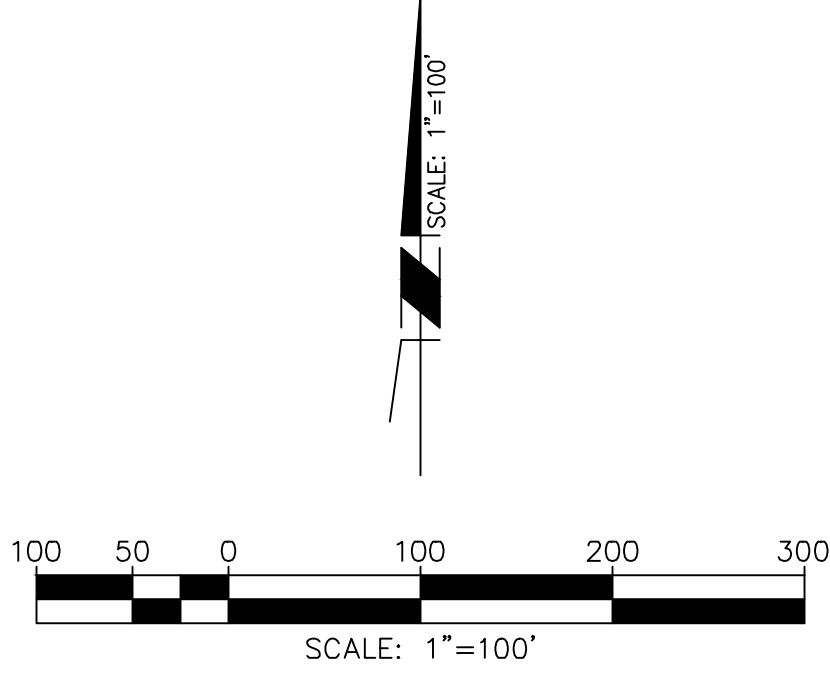
NOV/2015
45102480



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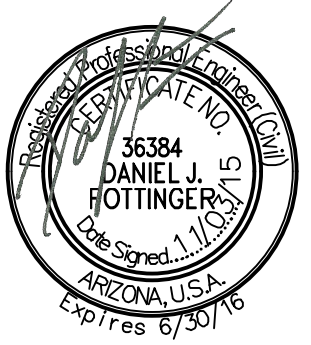


LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	20°28'03"	465.00'	166.11'	83.95'
C2	85°33'23"	20.00'	29.86'	18.51'
C3	90°00'00"	20.00'	31.42'	20.00'
C4	68°40'26"	55.00'	65.92'	37.57'
C5	17°20'29"	55.00'	16.65'	8.39'
C6	17°20'29"	55.00'	16.65'	8.39'
C7	98°44'06"	55.00'	94.78'	64.10'
C8	71°30'34"	55.00'	68.64'	39.60'
C9	90°00'00"	20.00'	31.42'	20.00'
C10	90°00'00"	20.00'	31.42'	20.00'
L1	N19°16'33"E	---	46.00'	---
L2	N70°43'27"W	---	146.86'	---
L3	N00°16'21"E	---	120.00'	---
L4	N89°43'39"W	---	80.00'	---
L5	N00°16'21"E	---	14.40'	---
L6	N00°16'21"E	---	100.00'	---
L7	N00°16'21"E	---	46.00'	---
L8	N89°43'39"W	---	9.14'	---
L9	N89°43'39"W	---	131.18'	---
L10	N38°56'24"E	---	28.25'	---
L11	N08°20'02"W	---	10.74'	---
L12	N00°16'21"E	---	106.00'	---
L13	N89°43'39"W	---	177.69'	---
L14	N89°12'53"W	---	79.31'	---
L15	N84°48'24"W	---	86.56'	---
L16	N08°19'07"E	---	1.24'	---
L17	N81°40'53"W	---	46.00'	---
L18	N08°19'07"E	---	1.27'	---
L19	N78°12'25"W	---	86.54'	---
L20	N74°17'30"W	---	78.94'	---
L21	N70°22'36"W	---	78.94'	---
L22	N66°27'42"W	---	78.94'	---
L23	N62°32'48"W	---	78.94'	---
L24	N58°37'53"W	---	78.94'	---
L25	N55°11'40"W	---	86.47'	---
L26	N55°00'27"W	---	81.98'	---
L27	N38°14'37"E	---	120.23'	---
L28	N70°15'02"W	---	145.33'	---
L29	S35°17'59"W	---	272.96'	---
L30	N54°42'01"W	---	70.00'	---
L31	N35°17'59"E	---	46.00'	---
L32	N35°17'59"E	---	14.89'	---

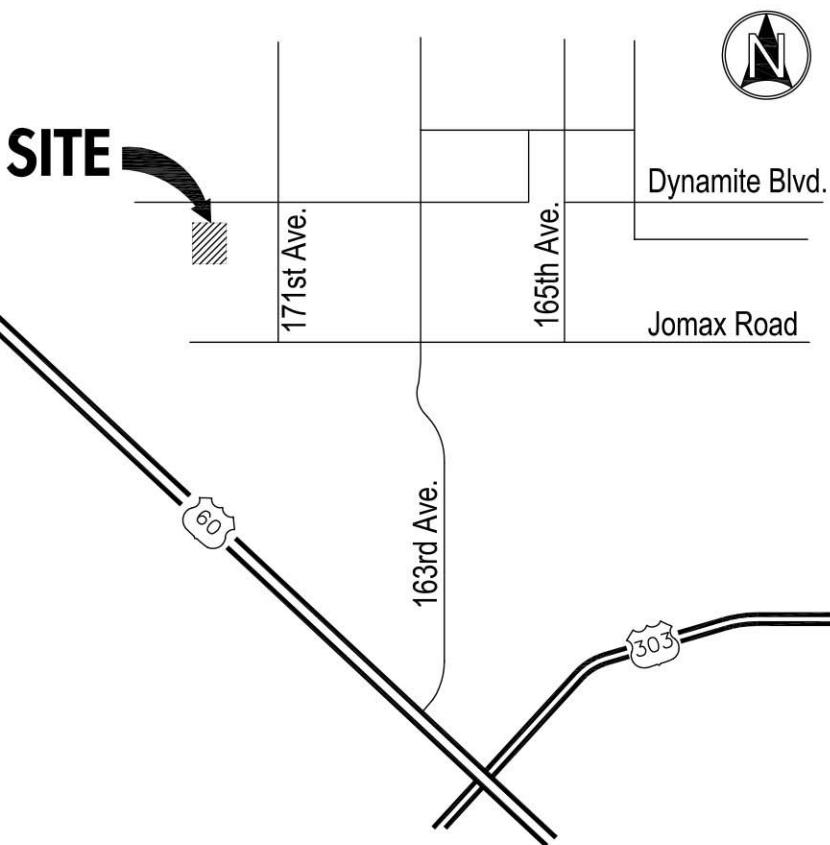


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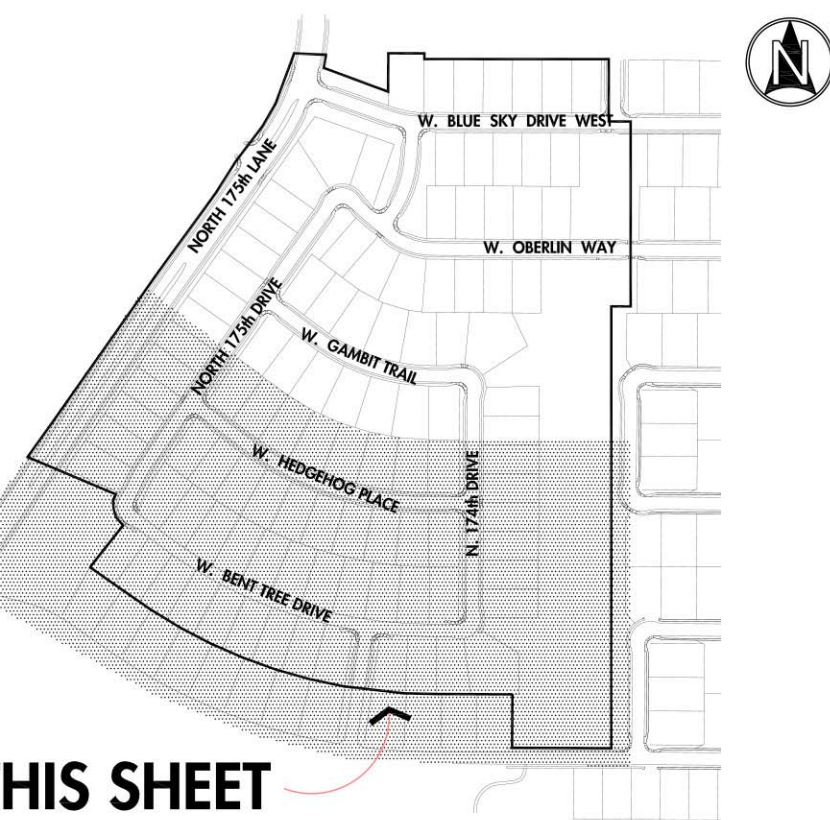
SCALE: 1"=100'
DESERT OASIS - PARCEL L13B
PRELIMINARY PLAT
SHEET 3 OF 3
NOV/2015
45102480



VICINITY MAP



KEY MAP



LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR MAXIMUM WATER EFFICIENCY. THE IRRIGATION SYSTEM REQUIRES A REDUCED PRESSURE VACUUM BREAKER.
- 2" DEPTH OF DECOMPOSED GRANITE TOP DRESSING TO BE INSTALLED ON ALL LANDSCAPE AREAS. COLOR TO MATCH GRANITE TO ADJACENT PARCEL. PRE-EMERGENT HERBICIDE TO BE APPLIED TO THE GROUND PRIOR TO THE INSTALLATION OF DECOMPOSED GRANITE.
- TREES TO BE SELECTED FOR TALL, UPRIGHT GROWTH.

MAINTENANCE NOTES:

- THE MAINTENANCE OF LANDSCAPE WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPE MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPE AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPE MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHTS-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

CITY OF SURPRISE NOTES:

- ALL TREES SHALL HAVE A MINIMUM CALIPER SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION (ANA) "RECOMMENDED TREE SPECIFICATION" LIST.
- ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE "STANDARD TREE PLANTING DETAIL".
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF 5' AWAY FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL 8-14 WHEN TREES ARE WITHIN TEN FEET OF SIDEWALK, CURB OR PAVEMENT.
- PROVIDE WATER BASIN AROUND TREES AS SHOWN IN SECTION 6, PAGE 113, FIGURE 6.3. CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

LANDSCAPE & WALL PLAN

DESERT OASIS - PARCEL L13B

SURPRISE, ARIZONA

WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXTERIOR THEME WALL
	INTERIOR SIDEYARD THEME WALL
	FULL VIEW FENCE
	MAILBOX KIOSK

KEYNOTES

- SUBDIVISION ENTRY SIGNAGE TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
- EXTERIOR PERIMETER THEMEWALL (6'-0" HIGH SPLITFACE CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
- INTERIOR SIDEYARD THEMEWALL (6'-0" HIGH CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHT. 2.
- MAILBOX KIOSK LOCATIONS, FINAL LOCATION TO BE DETERMINED PER U.S.P.S. APPROVALS.
- ADJACENT PLAY AND OPENSACE W/ PEDESTRIAN PATHS AND MULTIPLE PARCEL CONNECTIONS.
- SIDEYARD THEMETREES AND FOUNDATIONS SHRUBS INSTALLED WITH PARCEL IMPROVEMENTS, TYP.
- FUTURE FRONT YARD TREES INSTALLED BETWEEN S/W AND BACK OF CURB. TREES TO BE INSTALLED WITH THE FRONT YARD LANDSCAPE (HOME) PACKAGE.
- 175th LANE LANDSCAPE R.O.W. DESIGN TO MATCH AND SEAMLESSLY BLEND TO PREVIOUS PHASES. PROPOSING UPRIGHT TREES, LOW MAINTENANCE AND WATER USE SHRUBS/ GROUNDCOVERS.

MASTER PLANT LIST

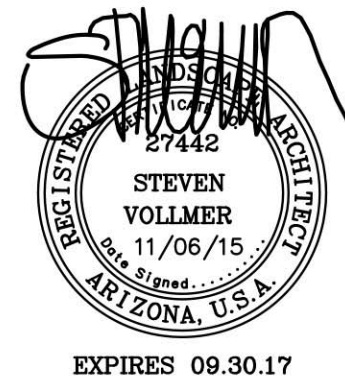
*REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR FINAL NOTES AND LEGENDS.

COMMON NAME	BOTANICAL NAME	SIZE	QTY.	MIN. CALIPER
TREES				
LIVE OAK	QUERCUS VIRGINIANA	24" BOX	77	1"
THORNLESS MESQUITE	PROSOPIS SPECIES	36" BOX	27	.75"
DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	24" BOX	3	.75"
WILLOW ACACIA	ACACIA SALICINA	24" BOX	50	.75"
ACACIA MULGA	ACACIA ANEURA	24" BOX	28	1.5"
SHRUBS / GROUNDCOVERS				
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	33	
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194	
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	639	
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311	
AUTUMN GLOW DEERGRASS	MUHLENBERGIA RIGENS	1 GAL.	256	
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL.	461	
RED YUCCA	HESPERALOE PARVIFLORA	1 GAL.	266	
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL.	125	
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.	279	



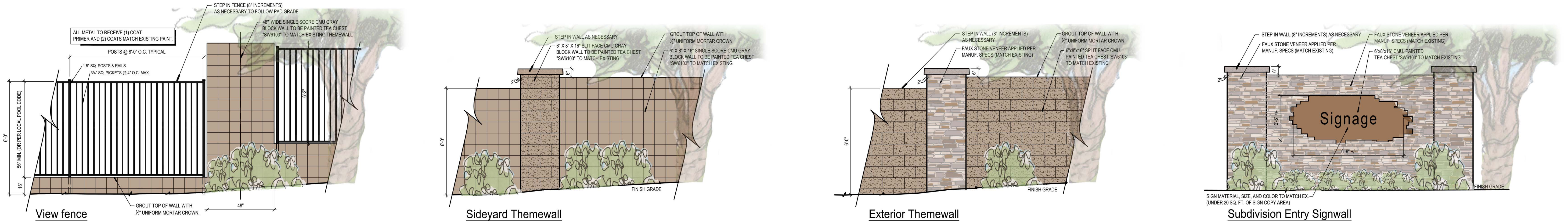
PROJECT INFORMATION

OWNER	LANDSCAPE ARCHITECT
PULTE GROUP	VOLLMER & ASSOCIATES
16767 N. Perimeter Drive Suite 100 Scottsdale, Arizona 85260 Contact: Laura Meyers Tel: (480) 515.8132 Laura.Meyers@PulteGroup.com	1426 N. 2nd Street Suite 200 Phoenix, Arizona 85004 Contact: Ryan Wilt Tel: (602) 358.7711 ryanw@vollmerinc.com



DATE: NOVEMBER 2015
SHEET 1 OF 3

VOLLMER
& ASSOCIATES LANDSCAPE ARCHITECTS



WALL & SITE DETAILS

KEYNOTES

- 1 SUBDIVISION ENTRY SIGNAGE TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
- 2 EXTERIOR PERIMETER THEMEWALL (6'-0" HIGH SPLITFACE CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
- 3 INTERIOR SIDEYARD THEMEWALL (6'-0" HIGH CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHT. 2.
- 4 MAILBOX KIOSK LOCATIONS, FINAL LOCATION TO BE DETERMINED PER U.S.P.S. APPROVALS.
- 5 ADJACENT PLAY AND OPENSACE W/ PEDESTRIAN PATHS AND MULTIPLE PARCEL CONNECTIONS.
- 6 SIDEYARD THEMETREES AND FOUNDATIONS SHRUBS INSTALLED WITH PARCEL IMPROVEMENTS, TYP.
- 7 FUTURE FRONT YARD TREES INSTALLED BETWEEN S/W AND BACK OF CURB. TREES TO BE INSTALLED WITH THE FRONT YARD LANDSCAPE (HOME) PACKAGE.
- 8 175th LANE LANDSCAPE R.O.W. DESIGN TO MATCH AND SEAMLESSLY BLEND TO PREVIOUS PHASES. PROPOSING UPRIGHT TREES, LOW MAINTENANCE AND WATER USE SHRUBS/ GROUNDCOVERS.

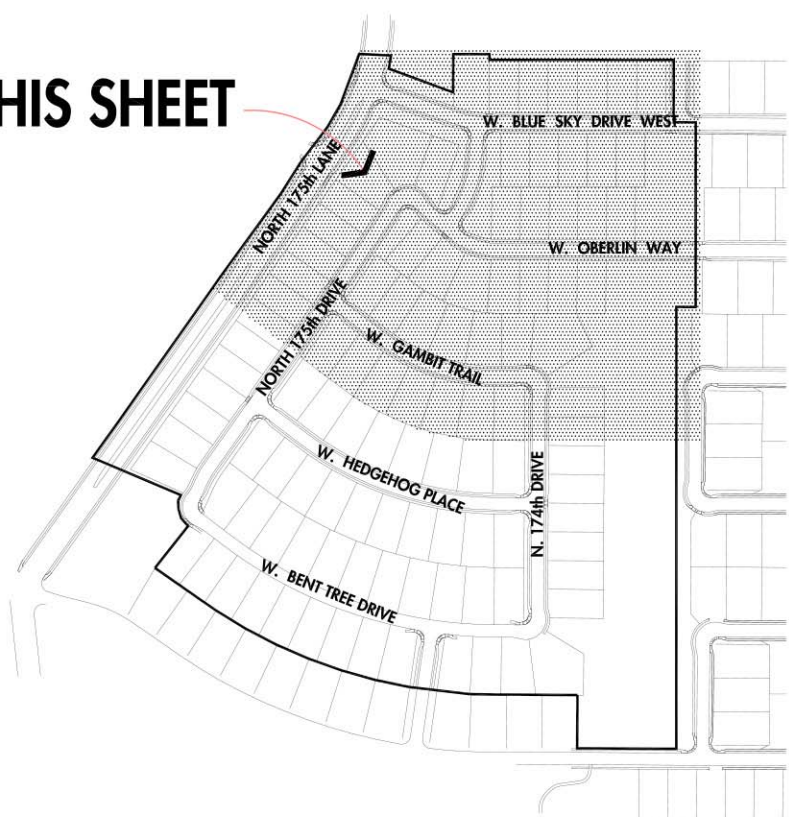
WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXTERIOR THEME WALL
	INTERIOR SIDEYARD THEME WALL
	FULL VIEW FENCE
	MAILBOX KIOSK

MASTER PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TREES			
LIVE OAK	QUERCUS VIRGINIANA	24" BOX	77
THORNLESS MESQUITE	PROSOPIS SPECIES	36" BOX	27
DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	24" BOX	3
WILLOW ACACIA	ACACIA SALICINA	24" BOX	50
ACACIA MULGA	ACACIA ANEURA	24" BOX	28
SHRUBS / GROUNDCOVERS			
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	33
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	639
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311
AUTUMN GLOW DEERGRASS	MUHLENBERGIA RIGENS	1 GAL	256
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL	461
RED YUCCA	HESPERALOE PARVIFLORA	1 GAL	266
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL	125
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL	279

KEY MAP



LANDSCAPE & WALL PLAN

DESERT OASIS - PARCEL L13B



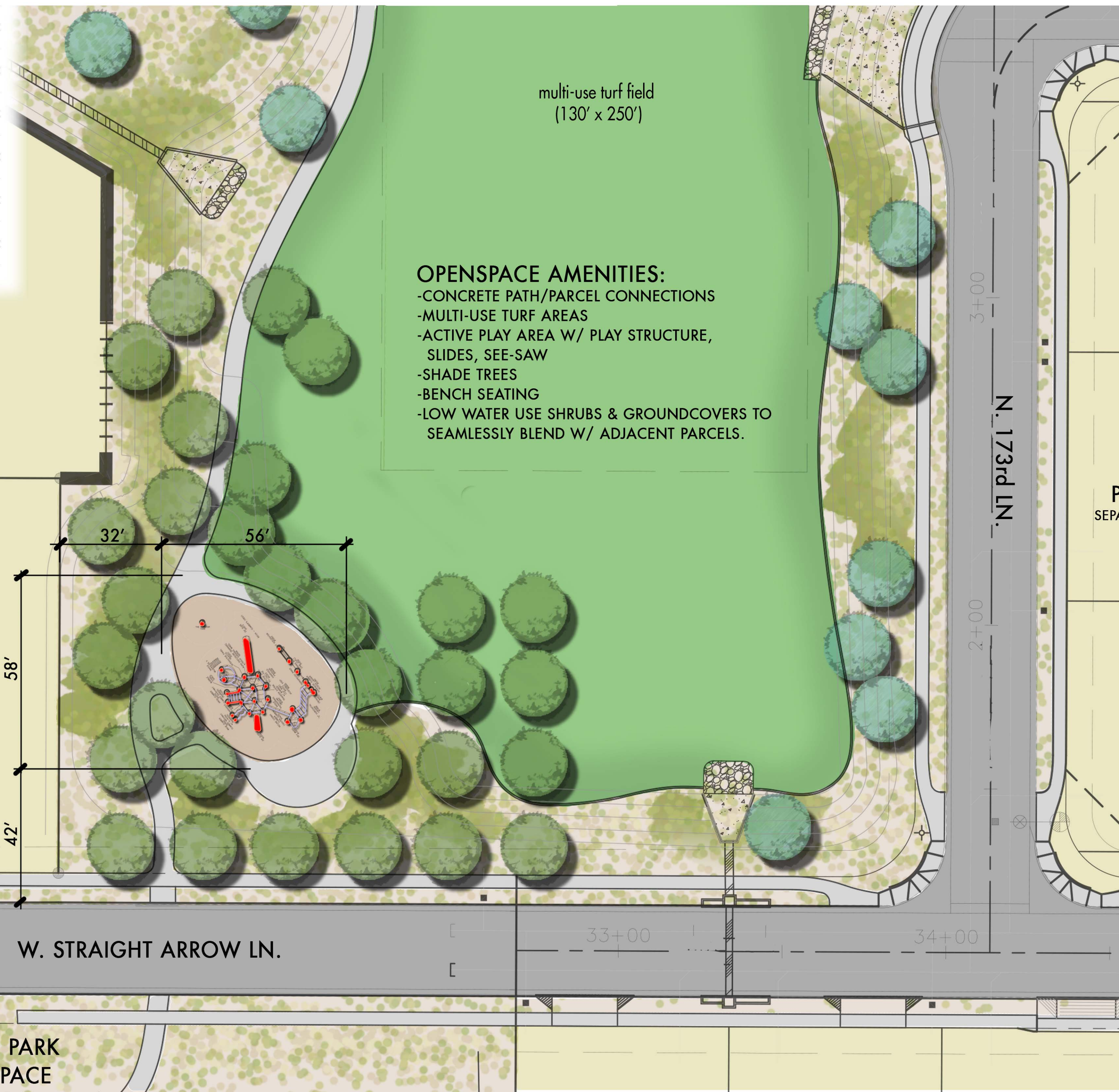
KEY MAP



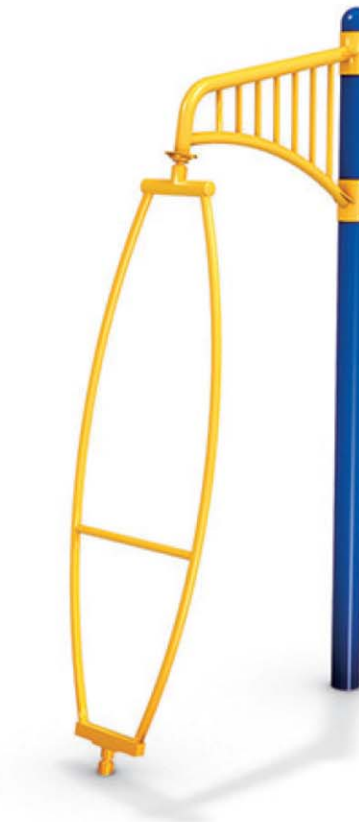
THIS SHEET

ADJACENT
PARCEL L-13B

ADJACENT
PARCEL L-14C



ADJACENT
PARCEL L-13A
SEPARATE REVIEW & PERMIT



GT XCELERATOR



PLAYLAB SEE SAW



CLIMBER'S CREST



NORTH

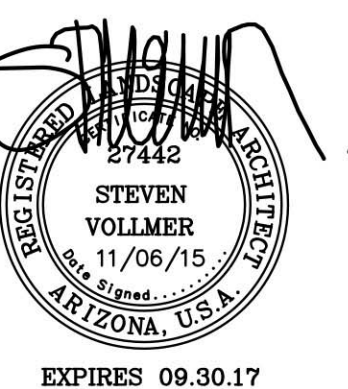
0 20 40 60 feet
SCALE: 1" = 20'

OPENSACE AMENITIES

DESERT OASIS - PARCEL L13B

SURPRISE, ARIZONA

DATE: NOVEMBER 2015
SHEET 3 OF 3



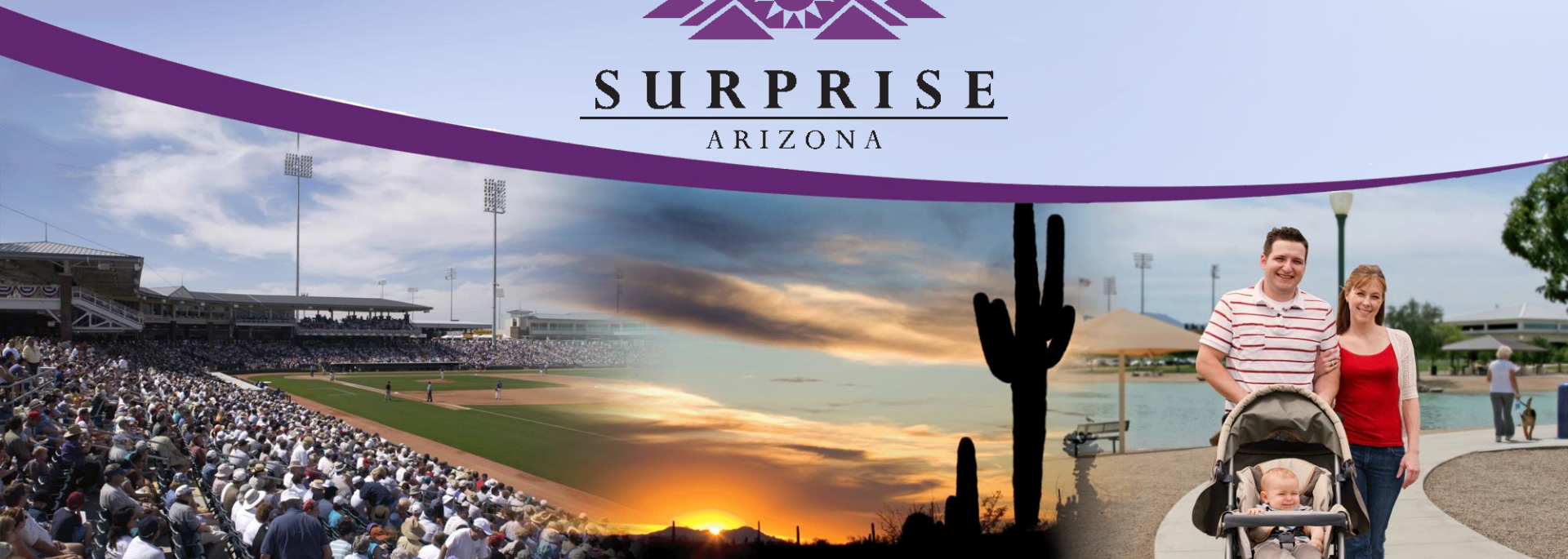
VOLLMER
& ASSOCIATES LANDSCAPE ARCHITECTS

FS15-268 Desert Oasis Parcel L13B

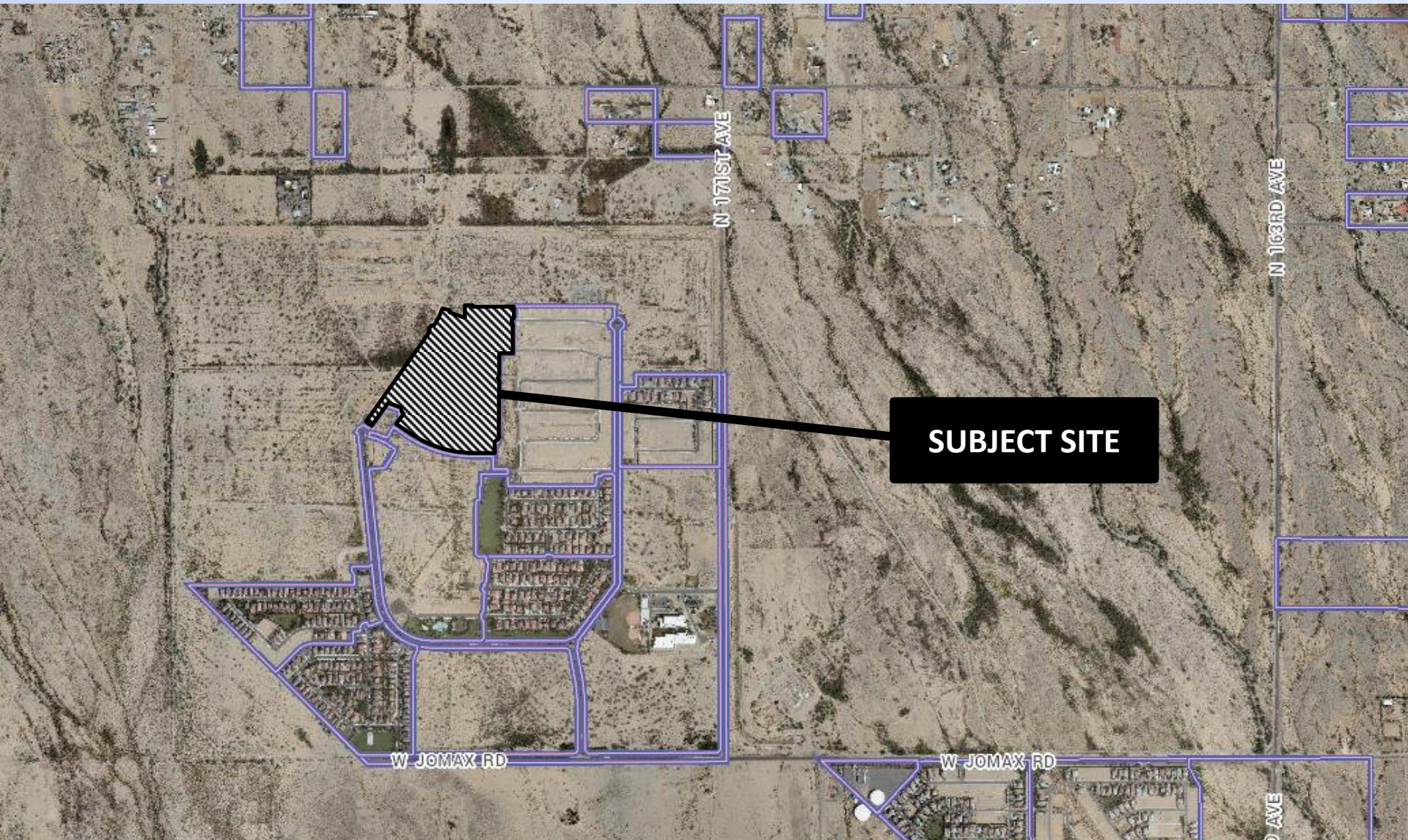
Preliminary Plat

City Council Regular Session

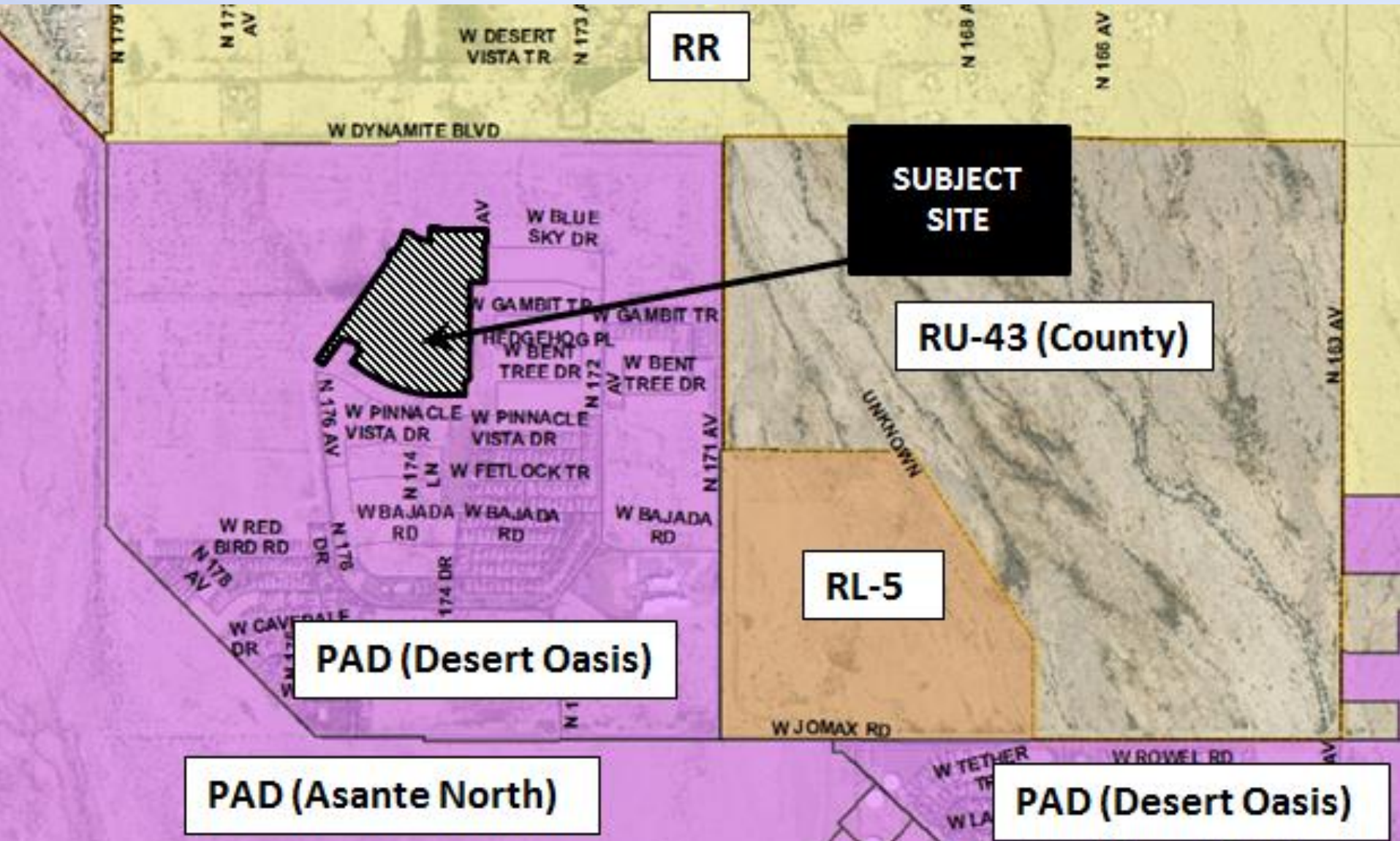
January 19, 2015



Vicinity Map



Preliminary Plat Case Map



**PRELIMINARY PLAT
FOR
DESERT OASIS - PARCEL L13B**

AT
A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.

LEGEND

- 12" — PROPOSED WATER
- 18" — PROPOSED FIRE HYDRANT
- 24" — PROPOSED WATER VALVE
- 30" — PROPOSED SEWER
- 36" — PROPOSED SEWER MANHOLE
- 42" — PROPOSED SEWER CLEANOUT
- 48" — EXISTING WATER
- 54" — EXISTING WATER VALVE
- 60" — EXISTING FIRE HYDRANT
- 66" — EXISTING SEWER
- 72" — EXISTING SEWER MANHOLE
- 78" — EXISTING CONTOURS
- 84" — VEHICLE NON-ACCESS EASEMENT
- 90" — STREET EASEMENT
- 96" — PROPOSED SEWER PLANT

FLOOD ZONE

THE LIE USE WITH FLOOD ZONE X AND FLOOD ZONE A (SHADED) AS INDICATED ON THE PLAT FOR THE CITY OF SURPRISE, MAP NO. 04030202L AND 04030202L WITH AN EFFECTIVE DATE OF OCTOBER 16, 2012.

ZONE X IS DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEDES FROM 1% ANNUAL FLOOD."

BASIS OF BEARING

THE BEARINGS FOR THIS PLAT ARE BASED ON THE EASTLY LINE OF THE SOUTHWEST CORNER OF THE SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MONUMENTED BY IRON PIPE WITH TWO AT THE SOUTHWEST CORNER OF SAID SECTION 35, AND MONUMENTED BY AN ALUMINUM CAP AND SEWER AT THE EAST QUARTER CORNER OF SAID SECTION 35, SAID LINE BEARS NORTH 00°00'00" EAST, A DISTANCE OF 2475.27 FEET (NORTH COORDINATE EAST, A DISTANCE OF 2475.27 FEET) FROM MARICOPA COUNTY DEPARTMENT OF LAND AND AERIAL SURVEY, BEING IN PUBLIC RECORD NO. 20, MARICOPA COUNTY RECORDS (FILE).

REL. MONUMENT VALUES WERE LOCATED BY GPS TECHNIQUES AND WERE SCALED NUMERICALLY BY MULTIPLYING THE GRID COORDINATE VALUES BY A CORRECTION SCALE FACTOR OF 1.00040785. ALL DISTANCES SHOWN IN THIS PLAT ARE GROUND VALUES. GPS CONTROL FOR THE PROJECT UTILIZED COASTS MONUMENT "A" WITH COORDINATES BASED ON NORTH AMERICAN DATUM 1983 STATE PLANE ARIZONA CENTRAL ZONE.

UTILITY COMPANIES

GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE	CENTURION
CABLE	COM. COMMUNICATIONS
WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE

ASSURED WATER SUPPLY

DESIGNATION OF 100 YEAR ASSURED WATER SUPPLY NO. 05-000000001 PURSUANT TO SECTION 3-200, A.R.S. ISSUED BY ARIZONA DEPARTMENT OF WATER RESOURCES ON 12/15/2010.

SCALE: 1"=150'
DESERT OASIS - PARCEL L13B
PRELIMINARY PLAT
SHEET 1 OF 3

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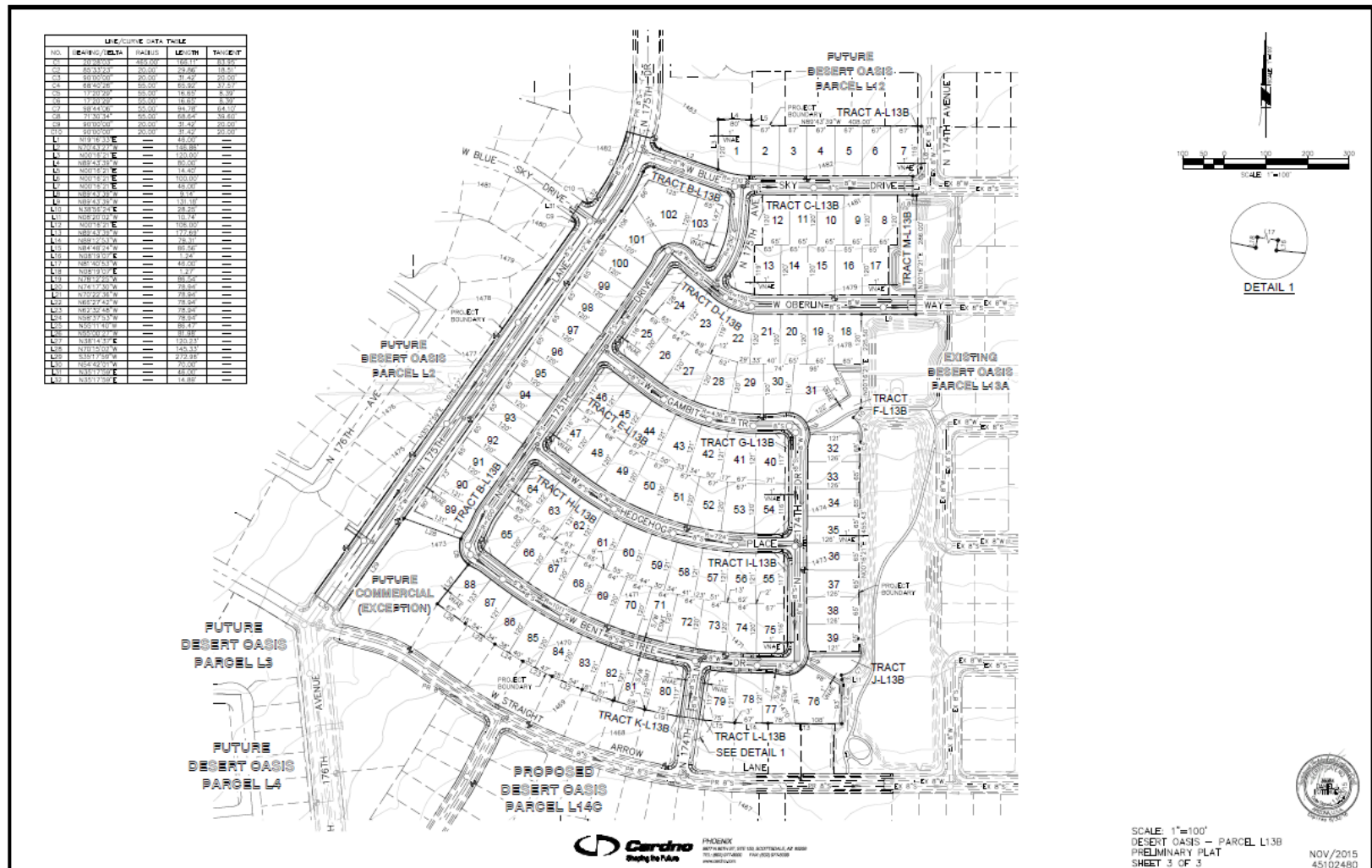
SHEET INDEX

SHEET	DESCRIPTION
1	DESERT OASIS - PARCEL L13B
2	DESERT OASIS - PARCEL L13C
3	DESERT OASIS - PARCEL L13D

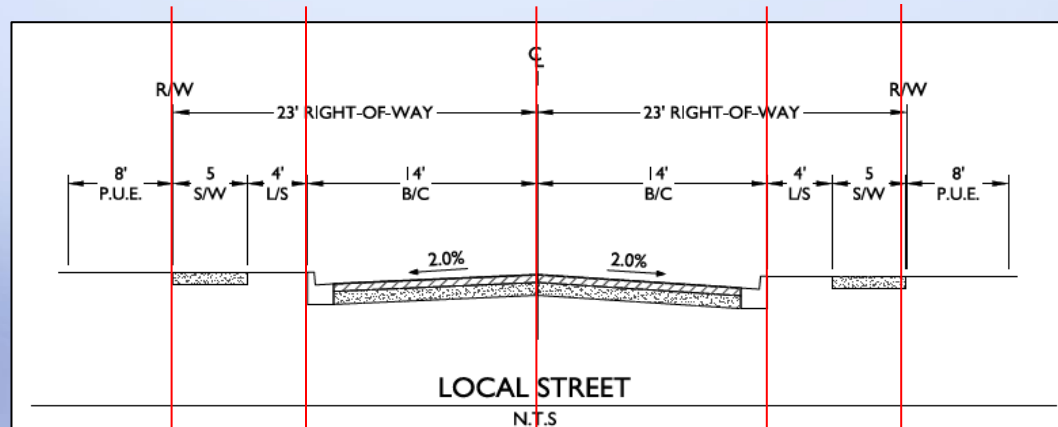
BENCH MARK

DESIGNATION OF 100 YEAR ASSURED WATER SUPPLY NO. 05-000000001 PURSUANT TO SECTION 3-200, A.R.S. ISSUED BY ARIZONA DEPARTMENT OF WATER RESOURCES ON 12/15/2010.

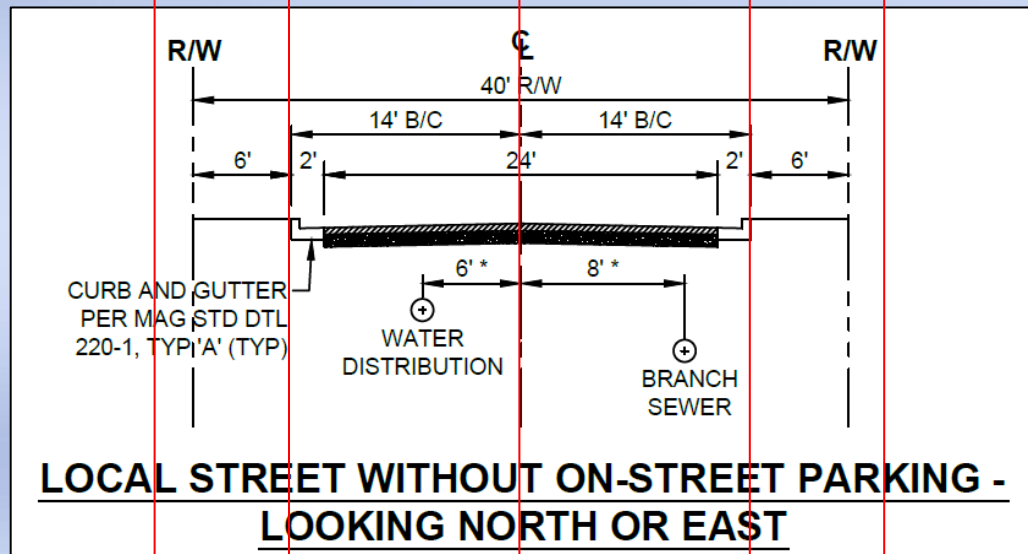
Proposed Preliminary Plat (3 of 3)



Proposed Street Cross-Section



Cross-section per PAD



Cross-section per Surprise EDS 3-07

Development Standards

SINGLE FAMILY DEVELOPMENT STANDARDS

LOT CATEGORY	D	GENERAL NOTES
WIDTH RANGE	63'-67'	
MINIMUM WIDTH	65'	1. THE DEVELOPMENT STANDARDS FOR THE LDR LOTS MEET OR SURPASS THE MINIMUM STANDARDS FOR THE DESIGN GUIDELINES WITH THE EXCEPTION OF GARAGE SIDE AND REAR YARD SETBACKS.
MIN. LOT AREA	7450	
MIN. LOT DEPTH	115'	
FRONT SETBACK LIVABLE	12'	
FRONT SETBACK GARAGE ¹²	10'	
REAR SETBACK HOUSE	15'	
REAR SETBACK GARAGE ¹³	3'	2. THE SMALLER SIDE AND REAR YARD FOR GARAGE ALLOW THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OPTION OF REAR YARD GARAGES.
SIDE SETBACK HOUSE ¹⁴	5'/10'	
SIDE SETBACK GARAGE ¹⁵	3'	
STREET SIDE HOUSE ¹⁷	10'	
STREET SIDE GARAGE ¹⁸	5'	
BUILDING COVERAGE ¹⁹	40%	3. "GRANNY FLATS" SHALL BE ALLOWED OVER REAR DETACHED GARAGES.
AVERAGE DENSITY	3.7	

¹²GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE-LOADED GARAGE ONLY. OTHERWISE, MINIMUM OF 18' BEHIND SIDEWALK.

¹³ALLEY OR STREET ACCESS

¹⁴SIDE YARD SETBACKS MAY BE ENCROACHED BY CHIMNEYS AND BAY WINDOWS UP TO 1/2 THE YARD SPECIFIED.

¹⁵REAR INTERIOR LOT GARAGE.

¹⁶VARIES WITH HOUSING PRODUCT. SEE DESIGN GUIDELINES.

¹⁷LANDSCAPE BUFFER TRACTS CAN REDUCE STREET SIDE YARD REQUIREMENTS BY THE WIDTH OF TRACT, UP TO 5'.

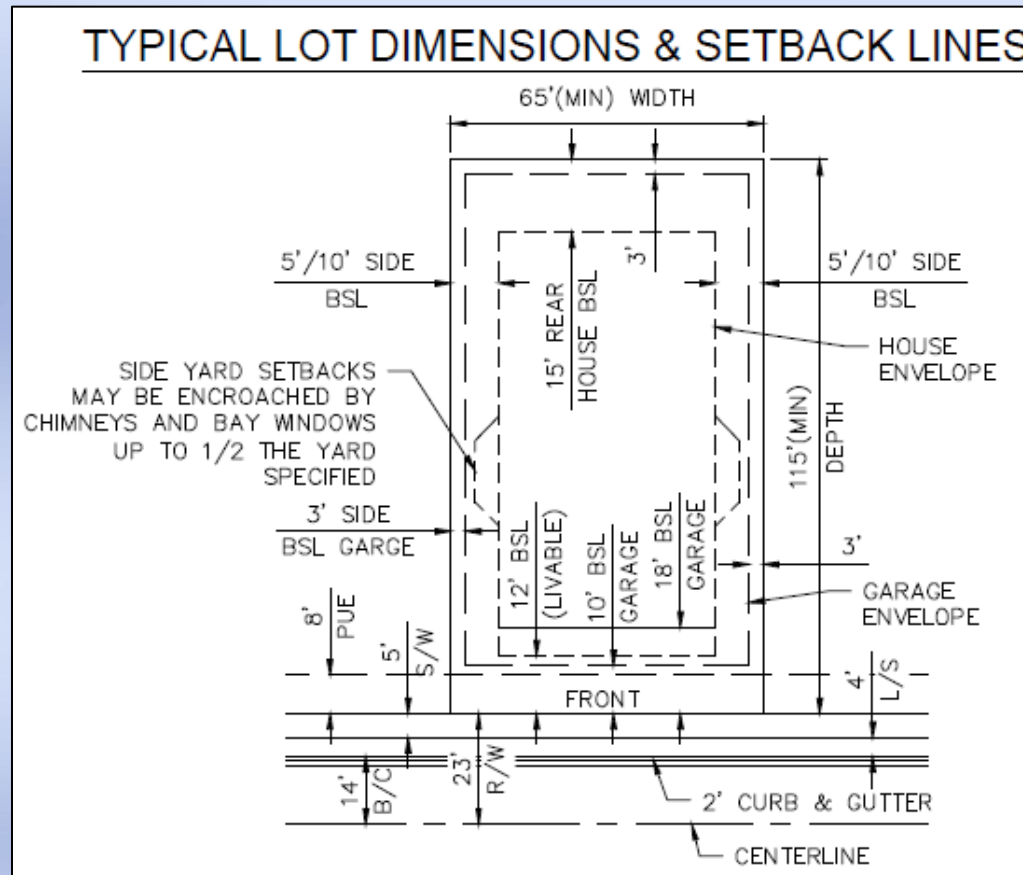
¹⁸REAR OR RECESSED FRONT ACCESS ONLY. SIDE STREET ACCESS SAME AS FRONT SETBACK.

¹⁹BASEMENTS, "GRANNY FLATS" AND ATTIC LOFTS ARE ENCOURAGED FOR THE EXPANSION OF LIVABLE AND STORAGE SPACE AND THE REDUCTION OF ENERGY AND LAND CONSUMPTION.

Garage front setback exceeds the house on side loading garage only.

Garage side yard setback exceeds the house side setback only when the garage front setback significantly exceeds the house front setback.

Development Standards



FS15-268 Desert Oasis Parcel L13B



Landscaping



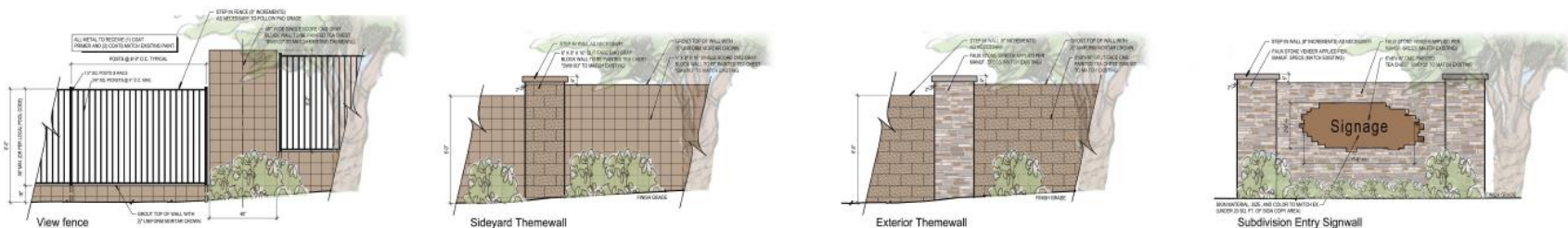
DATE: NOVEMBER 2015
SHEET 1 OF 3

VOLLMER & ASSOCIATES
LANDSCAPE ARCHITECTS

FS15-268 Desert Oasis Parcel L13B



Landscaping



WALL & SITE DETAILS

KEYNOTES

- 1. SUBDIVISION ENTRY SIGNAGE TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
- 2. EXTERIOR PERIMETER THEMEWALL (6" HIGH) SPOTFACE ONLY TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
- 3. INTERIOR SIDEYARD THEMEWALL (6" HIGH) ONLY TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
- 4. MAILBOX KIOSK LOCATIONS, FINAL LOCATION TO BE DETERMINED PER U.S.P.S. APPROVALS.
- 5. ADJACENT PLAY AND OPENSPACE W/ PEDESTRIAN PATHS AND MULTIPLE PARCEL CONNECTIONS.
- 6. SIDEYARD TREES AND FOUNDATIONS SHRUBS INSTALLED WITH PARCEL IMPROVEMENTS, TYP.
- 7. FUTURE FRONT YARD TREES INSTALLED BETWEEN S/W AND BACK OF CURB. TREES TO BE INSTALLED WITH THE FRONT YARD LANDSCAPE (PHONE PACKAGE).
- 8. 175th LANE LANDSCAPE B.O.W. DESIGN TO MATCH AND SEAMLESSLY BLEND TO PREVIOUS PHASES. PROPOSED UPRIGHT TREES, LOW MAINTENANCE AND WATER USE SHRUBS/ GROUNDCOVERS.

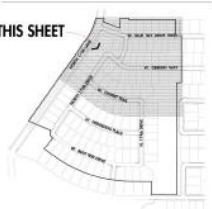
WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
[Solid line]	EXTERIOR THEME WALL
[Dashed line]	INTERIOR SIDEYARD THEME WALL
[Dotted line]	RULE VIEW FENCE
[Circle]	MAILBOX KIOSK

MASTER PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TREES			
LIVE OAK	QUERCUS VIRGINIANA	3" BOX	77
THORNLESS MESQUITE	PROSOPIS SPECIES	3" BOX	27
DESERT MUSEUM PALO VERDE	PARSONIA X DESERT MUSEUM	3" BOX	3
WILLOW ACACIA	ACACIA SALICINA	3" BOX	50
ACACIA MILGA	ACACIA ANEURA	3" BOX	28
SHRUBS / GROUNDCOVERS			
RED BIRD OF PARADISE	CAESALPINA PULCHERRIMA	5 GAL	33
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194
WINTER BLAZE	EREGAGOPHILA GLABRA	5 GAL	639
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311
AUTUMN GLOW DEERGRASS	MULLENBERGIA RIENS	1 GAL	256
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL	461
RED YUCCA	HESPERALOE PARVIFLORA	1 GAL	266
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL	125
NEW GOLD LANTANA	LANTANA X NEW GOLD	1 GAL	279

KEY MAP



LANDSCAPE & WALL PLAN DESERT OASIS - PARCEL L13B SURPRISE, ARIZONA

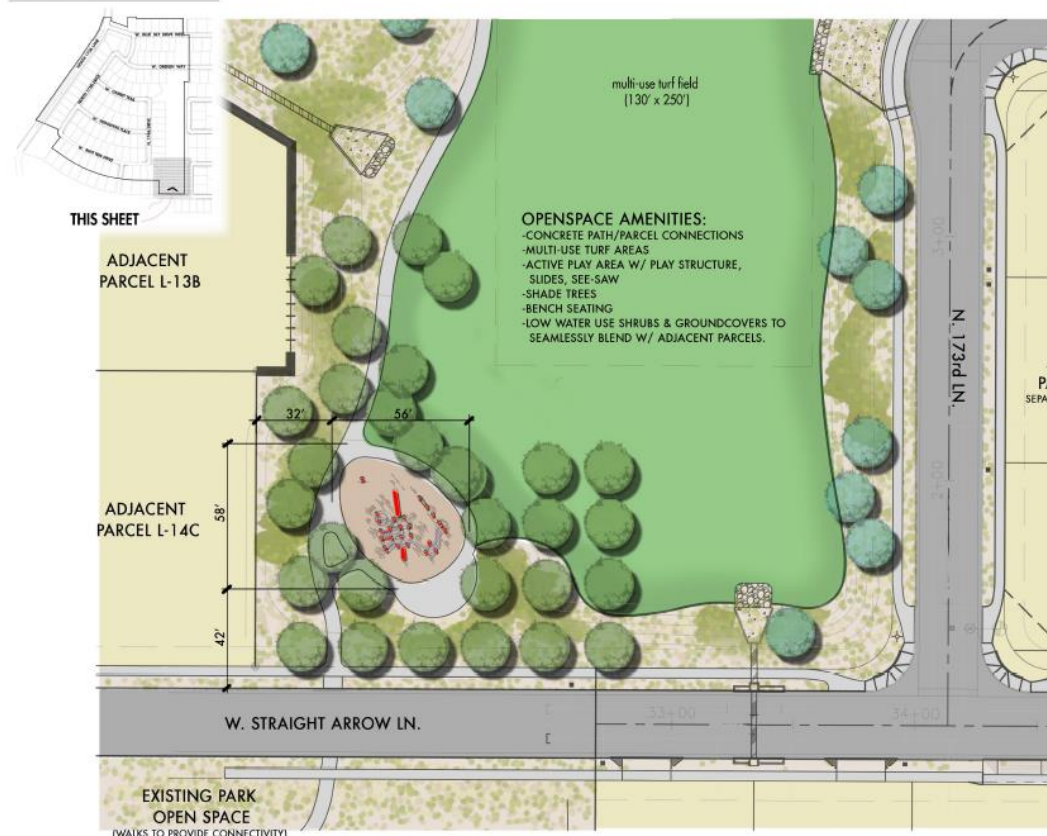
DATE: NOVEMBER 2015
SHEET 2 OF 3

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS



Landscaping

KEY MAP



OT XCELERATOR



PLAYLAB SEE SAW



CLIMBER'S CREST

Commission Recommendation:

- ✓ Unknown as of the writing of this report

Questions or Comments?

