



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

Tuesday, December 5, 2017 @ 6:00 PM
COUNCIL CHAMBERS

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

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

E. City Manager Report:

District Citywide [The National Recreation and Parks Association recognized Surprise's efforts to provide high quality parks and recreation services and experience to its residents and visitors.](#)

None
Bob
Wingenroth,
City
Manager

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 only on issues within the jurisdiction of the City Council which are not an item on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

I. Regular City Council Meeting Agenda:

Consent Agenda:

1. District 5 [Consideration and action pertaining to acceptance of certain public](#) None

		<u>utility improvements at Marketplace at the City, generally located at Tierra Buena Lane and Litchfield Road; Resolution # 2017-125.</u>	Karl Zook, Public Works Department
2.	District 1	<u>Consideration and action pertaining to declaring the City's intention to establish a street 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 Rancho Mercado Parcel A14 #160 Street Lighting Improvement District; Resolution #2017-103.</u>	None Karl Zook, Public Works Department
3.	District Internal	<u>Consideration and action pertaining to an amendment of the Fiscal Year 2018 budget by reallocating appropriations of \$53,400 from contingency within the Grants Fund to the Neighborhood Revitalization Fund to increase budget authority for the 2017 Community Development Block Grant (CDBG) Program; Resolution # 2017-141.</u>	None Seth Dyson, Human Service & Community Vitality
4.	District 1	<u>Consideration and action pertaining to the final plat entitled, "Rancho Mercado Parcel A14" dated July 19, 2017, a approximately 20.13 acre property located generally north of the Happy Valley Road alignment between the Bullard Road and Litchfield Road alignments.</u>	Approve Robert Kuhfuss - Community Development
5.	District Citywide	<u>Consideration and action pertaining to a request by the Surprise Arts & Cultural Advisory Commission to hold a joint meeting with the Tourism Advisory Commission and the Community & Recreation Advisory Commission.</u>	None Paul Bernardo, Government & Community Partnerships Director
6.	District 6	<u>Consideration and action on a request for a series 12 liquor New License/Interim Permit for Las Fuentes Mexican Grill located at 13621 N. Litchfield Road, Suite 131, Surprise, AZ. 85379 (1207B206).</u>	None Sherry Ann Aguilar, City Clerk
7.	District 1	<u>Consideration and action on a request for a Series 12 liquor license application for Sakura Sushi Teppan Steak Seafood (New License) located at 16525 W. Bell Road, Surprise, AZ. 85388 (1207B205).</u>	None Sherry Ann Aguilar, City Clerk
8.	District Internal	<u>Consideration and action on the 2018 Work Session and Regular Council Meeting schedule.</u>	None Sherry Ann Aguilar, City Clerk
9.	District 1	<u>Consideration and action on the minutes of the Special Joint Council/Planning & Zoning Meeting of November 9, 2017 and the Work Session and Regular Council Meeting of November 21, 2017.</u>	None Sherry Ann Aguilar, City Clerk

Regular Agenda Item - Public Hearing:

- | | | |
|----------------|--|---|
| 10. District 1 | <u>Consideration and action pertaining to approval of the preliminary plat entitled, "Mirano at Desert Oasis" dated July 17, 2017, to allow for the development of a single-family residential subdivision in the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.</u> | None
Sergio Angulo - Community Development |
|----------------|--|---|

Regular Agenda Item - Non-Public Hearing:

- | | | |
|-----------------------|--|--|
| 11. District Citywide | <u>Consideration and action pertaining to Neighborhood Grant Program awards as recommended by the Subcommittee on Community Outreach, Partnerships, and Grants for the fiscal year 2018.</u> | None
Seth Dyson, Human Service & Community Vitality |
|-----------------------|--|--|

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

- | | | |
|-----------------------|---|-------------------------------------|
| 12. District Internal | <u>Consideration and action to enter into executive session for discussion and consultation with staff and legal counsel to consider the City Council's position and instruct staff regarding negotiations with Ottawa University for the lease and/or sale of real property in the proximate vicinity of Surprise City Hall and Surprise Stadium pursuant to A.R.S. 38-431.03(A)(3) and 38-431.03(A)(7).</u> | None
Robert Wingo, City Attorney |
|-----------------------|---|-------------------------------------|

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

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date: December 5, 2017

Contact Person: Bob Wingenroth, City Manager

Submitting Department:

District: Citywide

Staff Recommendations: None

Consent

Regular

Public Hearing

Report/Discussion

Agenda Wording:

The National Recreation and Parks Association recognized Surprise's efforts to provide high quality parks and recreation services and experience to its residents and visitors.

Motion:

N/A

Background:

The Commission for Accreditation of Park and Recreation Agencies (CAPRA) has issued a five year accreditation to the city's Community & Recreation Services Department after meeting more than 140 standards ranging from hiring practices to marketing techniques, from park planning to program implementation.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

+ Back Print

Council Meeting Date:	December 5, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	5
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to acceptance of certain public utility improvements at Marketplace at the City, generally located at Tierra Buena Lane and Litchfield Road; Resolution # 2017-125.

Motion:

I move to approve Resolution # 2017-125.

Background:

The Public Works Department conducted the final inspection of the public improvements for Marketplace at the City on or about August 23, 2017, totaling 147 LF of waterline and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes a 10" water line. Roadways, sewer lines, and stormwater facilities serving the development are existing and not a part of this acceptance.

Objective Analysis:

The water line improvement for this property conveys water to the property for fire protection. This action will accept the required infrastructure.

Policy Compliant:

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

Financial Impact:

Acceptance of water infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$13,911.00.

Budget Impact:

Funding for the infrastructure maintenance now and in the future will be supported from the City's Water, operations fund. The anticipated incremental additional maintenance expense associated with the acceptance of these infrastructure items will be incorporated in future year budgets.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Reso 2017-125](#)
 - ☐ [Notice of Completion Letter](#)
 - ☐ [Inspector Sign-off form](#)
-

RESOLUTION # 2017-125

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY ACCEPTING THE PUBLIC UTILITY IMPROVEMENTS AT MARKETPLACE AT THE CITY, GENERALLY LOCATED TIERRA BUENA LANE AND LITCHFIELD ROAD.

WHEREAS, the City of Phoenix conveyed public roadway via special warranty deed to the City for street and public utility improvements, generally located at Litchfield Road, south of Tierra Buena Lane, on April 28th, 2000;

WHEREAS, Surprise Center Development Company L.L.C conveyed right of way via warranty deed to the City for street and public utility improvements, generally located at Tierra Buena Lane and Litchfield Road, on June 30, 2006;

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Surprise Medical Plaza at the City" on, January 27th, 2011;

WHEREAS, Surprise Center Development Company L.L.C., the developer of the Surprise Medical Plaza, dedicated a public utility easement, generally located adjacent to Litchfield Road, south of Tierra Buena Lane;

WHEREAS, the City of Surprise Public Works Department Engineering Division conditionally accepted the improvements describes in this resolution on August 23, 2017;

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

WHEREAS, the City of Surprise will release the warranty and begin maintenance of the street and public utility improvements upon final acceptance of the improvements.

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

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

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

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this _____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

MARKETPLACE AT THE CITY

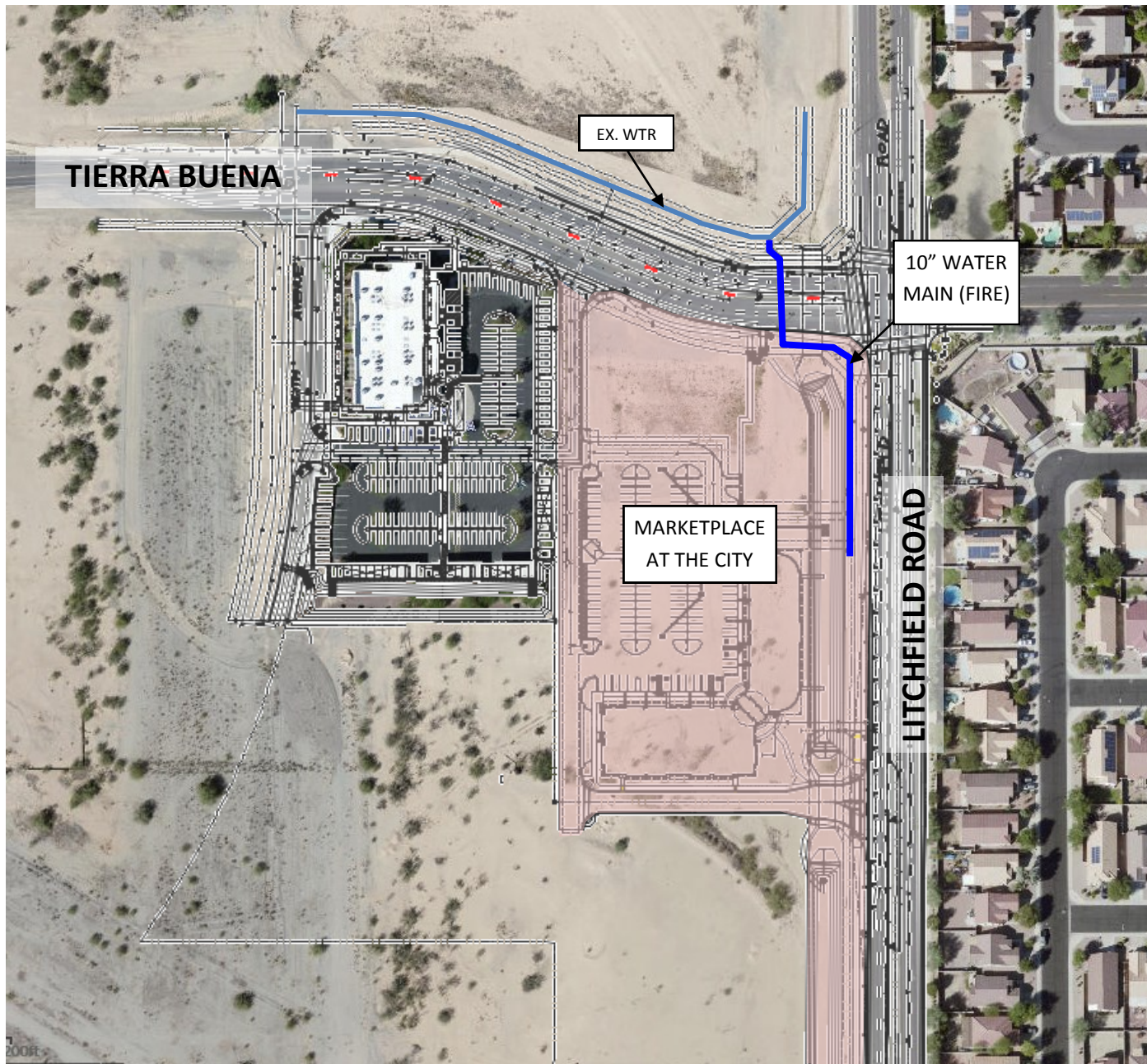




EXHIBIT B

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 10/12/17
Re: Marketplace at the City Improvements and City Acceptance

The public improvements for the above project have been completed and are on the November 21, 2017 council agenda for acceptance. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting.

- City Water - \$13,911.00



Public Works Department
Engineering Development Services
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6141
Fax 623-222-6006

September 25, 2017

Low Mountain Construction Inc.
4105 N. 20th St. #205
Phoenix, AZ 85021

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR
MARKETPLACE AT THE CITY - FS16-399**

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

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

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

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

If you have any questions or concerns, you can reach me at 623-222-6141.

Sincerely,



Kristin Tytler, P.E.,
Development Engineering Manager

kt/jg

c: David Mobley, Civil Inspector
Mike Gent, Public Works
David Kohlbeck, Public Works
John McFarland, Public Works
Lee Lambert, Water Resource Management
Warren Bert, GIS

Lora Ingram, Finance
Antonio DeLaCruz, Public Works
Fermin Camacho, Public Works
Terry Lowe, Water Resource Management
Warren Dancer, Water Resource Management
File



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 9/11/2017 ☐ Commercial ☒ Commercial w/Offsite ☐ Residential

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

8/1/2017 Date of Punch-List Walk 8/23/2017 Date Punch-List Completed

FS Number: FS16-399 Permit Number(s): E16P-0527 thru E16P-0538
Project Name: Market Place at the City Project Description (Phase/Parcel): _____
Project Developer/Builder: (Name, Address, and Phone #)
Low Mountain Construction Inc
4105 N. 20 St. 205, Phoenix AZ, 85021

MAG TIP Reporting:

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

MATERIALS:

Asphalt: SouthWest Materials Supplier Total Lane Miles Total Square Yards
Water: Size/Type Total Linear Feet Size/Type Total Linear Feet
 Size/Type Total Linear Feet Size/Type Total Linear Feet
Sewer: Size/Type Total Linear Feet Size/Type Total Linear Feet
 Size/Type Total Linear Feet Size/Type Total Linear Feet
Storm: Box Culvert Size/Type 4' 3 barrel Total Linear Feet Size/Type Total Linear Feet
 Size/Type Total Linear Feet Size/Type Total Linear Feet
Fire Ln: 10" DIP Size/Type 147' Total Linear Feet 8" PVC Size/Type 645' Total Linear Feet

Additional Comments: _____

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List
☐ Final Certification Letter from Engineer of Record ☐ Asphalt Concrete Emulsion Fog Seal Cert. (SS1H)
☒ Complete Geotechnical Testing Packet ☐ Asphalt Concrete Ticket w/ Name of Contractor
☐ Sewer Pressure Testing Results ☐ Streetlight Energize Letter
☐ Sewer Manhole Vacuum Testing Certification ☒ As built Documents (PDF copy on CD)
☐ Sewer Manhole Insecticide Certification ☒ As Built Documents in PDF format (copy on CD)
☐ Sewer Videos with Operators Notes (inc. re-videos) ☐ Updated asbuilt CAD base files (copy on CD)
 Other _____ (Specify)

APPROVAL:

Civil Inspector: 

Date: 9/11/2017

Civil Engineering Supervisor: 

Date: 9/19/2017



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date:	December 5, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to declaring the City's intention to establish a street 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 Rancho Mercado Parcel A14 #160 Street Lighting Improvement District; Resolution #2017-103.

Motion:

I move to approve Resolution # 2017-103

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 Rancho Mercado Parcel A14 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 FY2018 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 FY2018, 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 FY2019, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-103](#)
 - ☐ [Petition](#)
-

RESOLUTION # 2017-103

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, RANCHO MERCADO PARCEL A14 #160 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 A 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, RANCHO MERCADO PARCEL A14 #160 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, Rancho Mercado Parcel A14 #160 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 A 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 _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney



ONE COMPANY.
INFINITE SOLUTIONS.

EXHIBIT A
STREET LIGHT IMPROVEMENT DISTRICT - LEGAL DESCRIPTION
RANCHO MERCADO PARCEL A14 #160

A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54'

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S89°46'48"E A DISTANCE OF 1970.93 FEET;

THENCE, LEAVING SAID WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S00°10'38"E A DISTANCE OF 959.10 FEET TO THE **POINT OF BEGINNING** AND TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 170.08 FEET, WITH A RADIUS OF 222.50 FEET AND THE RADIAL BEARING OF S11°12'08"W AND A CENTRAL ANGLE OF 43°47'51";

THENCE, N54°59'59"E A DISTANCE OF 27.50 FEET;

THENCE, N61°34'35"E A DISTANCE OF 186.65 FEET;

THENCE, S28°25'25"E A DISTANCE OF 244.23 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 923.49 FEET, WITH A RADIUS OF 1,850.00 FEET AND A CENTRAL ANGLE OF 28°36'05";

THENCE, S00°10'40"W A DISTANCE OF 532.00 FEET;

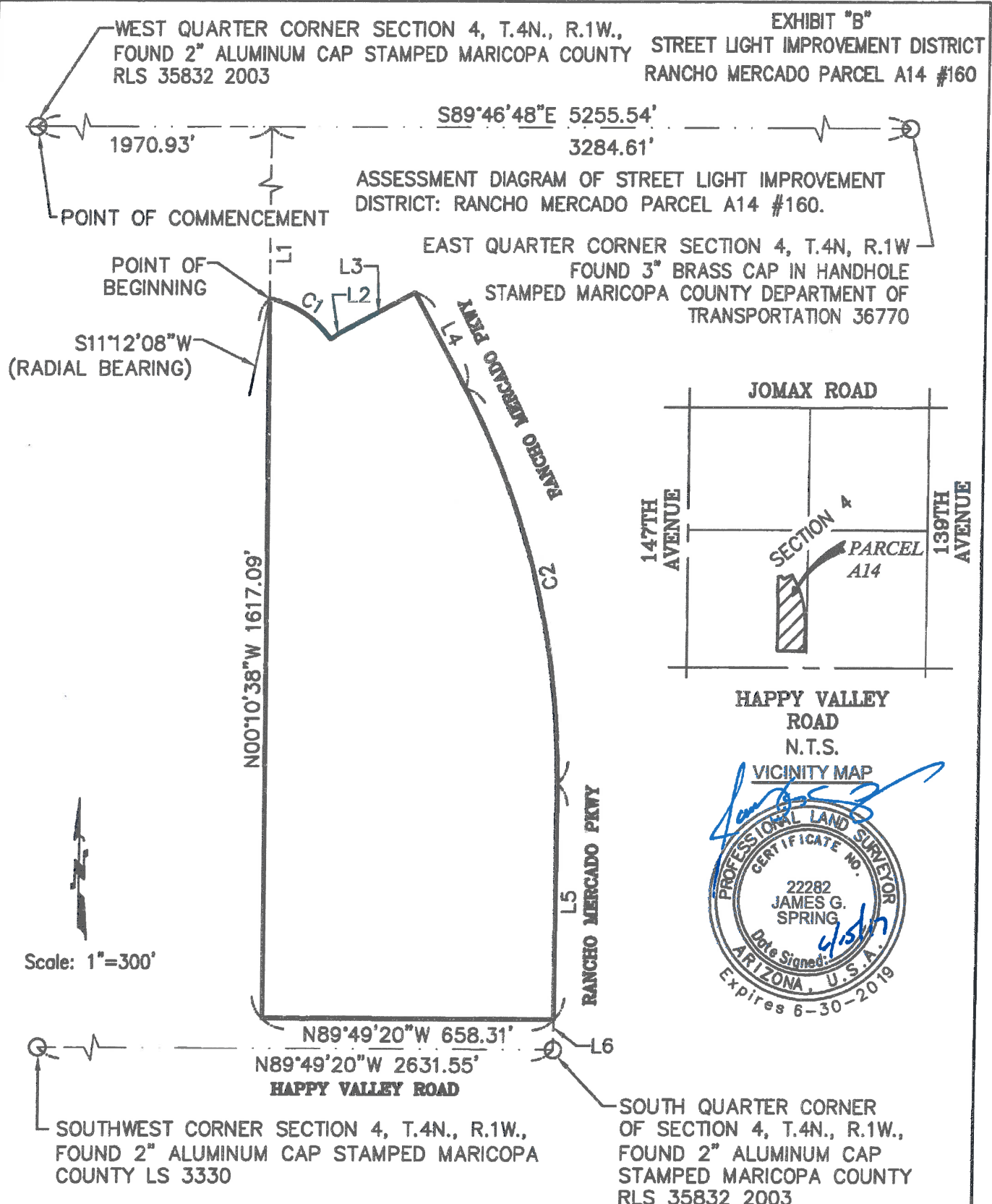
THENCE, N89°49'20"W A DISTANCE OF 658.31 FEET;

THENCE, N00°10'38"W A DISTANCE OF 1,617.09 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 940,686 SQUARE FEET OR 21.595 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

PREPARED BY: ATWELL, LLC
4700 E. SOUTHERN AVENUE MESA, ARIZONA 85206
PROJECT NO. 09001944
JUNE 15, 2017





JOB #09001944-Sheet 2 of 3 06-15-2017
STREET LIGHT IMPROVEMENT DISTRICT
RANCHO MERCADO PARCEL A14 #160
CITY OF SURPRISE, ARIZONA

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S00°10'38"E	959.10'
L2	N54°59'59"E	27.50'
L3	N61°34'35"E	186.65'
L4	S28°25'25"E	244.23'
L5	S00°10'40"W	532.00'
L6	S00°10'40"W	68.00'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	170.08'	222.50'	043°47'51"
C2	923.49'	1850.00'	028°36'05"



JOB #09001944-Sheet 3 of 3 06-15-2017
 STREET LIGHT IMPROVEMENT DISTRICT
 RANCHO MERCADO PARCEL A14 #160
 CITY OF SURPRISE, ARIZONA

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:

Rancho Mercado Parcel A14 #160

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
William Lyon Homes	Part of Section 4, R4N, R1W	503-54-003A	



**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 Transit	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
	5,300 LED	75	26	26.40	5.69
	8,300 LED	100	34	28.27	6.47
	10,500 LED	150	52	30.35	7.91
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	
		Lumens	Watts	kWh	Investment By Company	Investment By Others
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		
		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	3.42
		Stepped	25 ft.	49.72
			32 ft.	52.36
			49 ft.	64.99
	Square Steel	4" 34 ft.	15.87	2.75
		5" 20 ft.	15.07	2.49
			30 ft.	15.71
			38 ft.	17.05
		8" 28 ft.	28.45	2.32
			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		PV Factor			
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		
Equipment	Charge Type	
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.
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.



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

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.



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date:	December 5, 2017	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to an amendment of the Fiscal Year 2018 budget by reallocating appropriations of \$53,400 from contingency within the Grants Fund to the Neighborhood Revitalization Fund to increase budget authority for the 2017 Community Development Block Grant (CDBG) Program; Resolution # 2017-141.

Motion:

I move to approve Resolution # 2017-141.

Background:

The FY2018 adopted budget includes funding for the Community Development Block Grant (CDBG) programs. To ensure that the new fiscal year had enough budget authority for all potential expenditures, conservative 2017 funding estimates were used and included in the adopted budget. The funding agreement was received with a 10% increase in funding over the estimated funding amount. It is necessary to adjust those amounts by reallocating appropriations of \$53,400 for the CDBG grant to allow the City to have current and updated budgetary amounts that coincide with the funding agreement.

Objective Analysis:

This action will allow HSCV and the City to have current and updated budgetary amounts that coincide with the funding agreement.

Policy Compliant:

This action follows City policy and general grant practices.

Financial Impact:

This action allows for an increase of grant funding in the amount of \$53,360 for Neighborhood Revitalization.

Budget Impact:

The adoption of the FY2018 budget occurred prior to the 2017 CDBG funding being released. To ensure that the new fiscal year had enough budget authority for all potential expenditures, conservative 2017 funding estimates were used and included in the adopted budget. Adjustments to the FY2018 budget are necessary for this grants to allow for current and updated budgetary amounts. This action reallocates appropriation in the amount of \$53,400 from contingency within the Grants Fund to the Neighborhood Revitalization Fund to adjust budget authority the CDBG grants without exceeding the approved total annual budget for FY2018.

FTE Impact:

This item does not impact the overall FTE count.

ATTACHMENTS:

Click to download

- ☐ [Resolution](#)
 - ☐ [Funding Agreement](#)
-

RESOLUTION # 2017-141

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 BUDGET BY REALLOCATING APPROPRIATIONS OF \$53,400 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE NEIGHBORHOOD REVITALIZATION FUND TO INCREASE SPENDING AUTHORITY FOR THE 2017 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM.

WHEREAS, the FY2018 budget was adopted included funding for the 2017 Community Development Block Grant (CDBG) in the amount of \$585,200;

WHEREAS, the 2017 Community Development Block Grant funding agreement was received with an awarded amount of \$638,560, for a difference of \$53,360;

WHEREAS, the FY2018 budget was adopted by Council Resolution #2017-64 on June 6, 2017;

WHEREAS, this action will necessitate a budget amendment; and

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

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

Section 1. That the statements and schedules attached as *Exhibit A* and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2017 through June 30, 2018.

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2017-141
Exhibit A

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$53,400 from contingency within the Grants Fund to the Neighborhood Revitalization Fund to increase spending authority for the Community Development Block Grant Program. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51400 2017 CDBG Administration	E	112,000	8,200	120,200
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51400 2017 CDBG Administration	R	112,000	8,200	120,200
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51410 2017 CDBG Admin - advertising	E	5,000	2,500	7,500
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51410 2017 CDBG Admin - advertising	R	5,000	2,500	7,500
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51420 2017 CDBG Public Service	E	87,800	8,000	95,800
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51420 2017 CDBG Public Service	R	87,800	8,000	95,800
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51580 2017 CDBG AZTC Improv Bld A	E	150,000	34,700	184,700
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51580 2017 CDBG AZTC Improv Bld A	R	150,000	34,700	184,700
Grants	General Operations	Contingency	E	12,387,800	(53,400)	12,334,400
Grants	General Operations	Other	R	12,726,700	(53,400)	12,673,300
Expense Total				12,742,600	-	12,742,600
Revenue Total				13,081,500	-	13,081,500



U.S. Department of Housing and Urban Development

San Francisco Regional Office – Region IX
One Sansome Street, Suite 1200
San Francisco, California 94104-4430
www.hud.gov
espanol.hud.gov

OCT 19 2017

The Honorable Sharon Wolcott
Mayor of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374-7463

Dear Mayor Wolcott:

SUBJECT: Fiscal Year 2017 Annual Action Plan
City of Surprise, Arizona

As a participating member of the Maricopa County Home Consortium, the city of Surprise has participated in the development and submission of the Consortium's Annual Action Plan. The Consortium's Annual Action Plan, which incorporates the city's non-housing community development plan and its Fiscal Year 2017 Annual Action Plan for the Community Development Block Grant (CDBG) program, has been reviewed and approved. With this approval, the city is being provided **\$638,560** in CDBG funds. Any HOME funds that are expended for eligible HOME activities in your community will be administered by Maricopa County staff.

The Department is forwarding two copies of the Grant Agreement and Funding Approval forms, along with statements and/or conditions applicable to the CDBG program, to Bob Wingenroth, City Manager, for execution as your designee. Mr. Wingenroth should sign and date all copies, retain one for the city's records, and return the remaining copy to the HUD San Francisco Office. Within three weeks of our receipt of your executed grant agreement, the city should be able to begin draw down of these funds through the Integrated Disbursement and Information System (IDIS).

Furthering fair housing is one of the Department's highest priorities. Included in your Annual Action Plan was a certification that your jurisdiction will affirmatively further fair housing, which means that the city will (1) conduct an analysis to identify impediments to fair housing choice within your community (to be replaced by an Assessment of Fair Housing, when required by regulations), (2) take appropriate actions to overcome the effects of any impediments or contributing factors identified through that analysis or assessment, and (3) maintain records reflecting the analysis/assessment and actions. Pursuant to the Department's regulations and Guidelines, you should when required update your Analysis of Impediments to an Assessment of Fair Housing. Actions and milestones your jurisdiction plans to accomplish to overcome the effects of impediments to fair housing choice, or factors contributing to lack of fair housing choice or opportunity, should be included in each Annual Action Plan. The source and amount of all funding for the actions to affirmatively further fair housing should also be noted in the

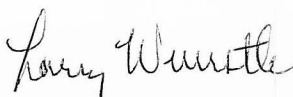
Annual Action Plan. The results of actions taken during the program year to address the impediments/contributing factors identified in your AI/AFH should be reported in the Consolidated Annual Performance Evaluation Report (CAPER) submitted to HUD.

Please note the following:

- The performance reports for the FY 2016 Annual Action Plan will be due on **September 30, 2017**, and should include accomplishments compared to performance goals;
- There are a number of conditions included in the CDBG grant agreement, including:
 - With the shift to grant-by-grant accounting, no obligations to be paid with FY 2017 funds may be incurred after September 1, 2024, and
 - If funds are to be used for payment of indirect costs, a schedule meeting the prescribed requirements must be attached to the grant agreement. (If applicable, note that the same requirements have been incorporated into the HOME Program grant agreement.)

HUD looks forward to working with you over the coming year to accomplish the housing and community development goals set forth in the city's Annual Action Plan. If there are any questions or if further information or assistance is required, please contact Richard Thomason, Senior Community Planning and Development Representative, at (602) 379-7172, or Richard.m.thomason@hud.gov.

Sincerely,



Larry Wuerstle
Program Manager
Community Planning
and Development Division

cc:

- ✓ Bob Wingenroth, w/Enclosures
- Christina Ramirez, w/copy of enclosure

GRANTEE: Surprise, Arizona

PROGRAM: FY 2017 Community Development Block Grant (CDBG)

PROGRAM NO.: B-17-MC-04-0514

Enclosed is the Grant Agreement and Funding Approval (two copies of HUD-7082) which constitutes the contract between the Department of Housing and Urban Development and the city of Surprise for the CDBG program. Please sign these forms (two original signatures), retain one copy for your records, and return the remaining copy to the address below.

U.S. Department of Housing and Urban Development
Community Planning and Development, 9AD
San Francisco Regional Office
One Sansome Street, Suite 1200
San Francisco, CA 94104-4430

Upon receipt of the executed Grant Agreement, the funds can then be accessed through the Integrated Disbursement and Information System (IDIS). If there is a need to add individuals authorized to access IDIS, an IDIS Access Request Form must be prepared, notarized, and returned to this office with the Grant Agreement. Also, if there is a need to establish or change the depository account to which these grant funds are to be wired, a Direct Deposit Sign-up Form (SF-1199A), along with a voided check, must be completed by you and your financial institution and mailed to this office.

Certain activities are subject to the provisions of 24 CFR Part 58 (Environmental Review Procedures for the CDBG program). Funds for such activities may not be obligated or expended unless the release of funds has been approved in writing by HUD. A request for the release of funds must be accompanied by an environmental certification.

The Special Condition in your Grant Agreement and Funding Approval concerning the review procedures under Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs, and HUD's implementing regulations at 24 CFR Part 52, restricts the obligation or expenditure of funds for the planning or construction of water or sewer facilities until the completion of the review process and receipt of written notification of Release of Funds from HUD. Because you have not submitted your Consolidated Plan for review under E.O. 12372, we assume you do not propose to use funds for activities subject to review. However, the condition requires that in the event you amend or otherwise revise your Consolidated Plan to use funds for the planning or construction of water or sewer facilities you must receive a written Release of Funds from HUD before obligating or expending funds for such activities.

Funding Approval/Agreement

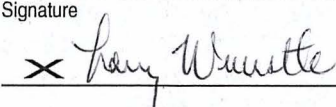
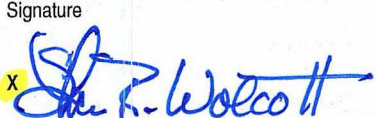
Title I of the Housing and Community
Development Act (Public Law 930383)
HI-00515R of 20515R

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Community Development Block Grant Program

OMB Approval No. 2506-0193
exp 5/31/2018

1. Name of Grantee (as shown in item 5 of Standard Form 424) City Of Surprise	3a. Grantee's 9-digit Tax ID Number 866007796	3b. Grantee's 9-digit DUNS Number 021648936
2. Grantee's Complete Address (as shown in item 5 of Standard Form 424) 16000 N Civic Ctr Plz Surprise, AZ 85374-7463	4. Date use of funds may begin 07/01/2017	
	5a. Project/Grant No. 1 B-17-MC-04-0514	6a. Amount Approved \$638,560.00
	5b. Project/Grant No. 2	6b. Amount Approved

Grant Agreement: This Grant Agreement between the Department of Housing and Urban Development (HUD) and the above named Grantee is made pursuant to the authority of Title I of the Housing and Community Development Act of 1974, as amended, (42 USC 5301 et seq.). The Grantee's submissions for Title I assistance, the HUD regulations at 24 CFR Part 570 (as now in effect and as may be amended from time to time), and this Funding Approval, including any special conditions, constitute part of the Agreement. Subject to the provisions of this Grant Agreement, HUD will make the funding assistance specified here available to the Grantee upon execution of the Agreement by the parties. The funding assistance specified in the Funding Approval may be used to pay costs incurred after the date specified in item 4 above provided the activities to which such costs are related are carried out in compliance with all applicable requirements. Pre-agreement costs may not be paid with funding assistance specified here unless they are authorized in HUD regulations or approved by waiver and listed in the special conditions to the Funding Approval. The Grantee agrees to assume all of the responsibilities for environmental review, decision making, and actions, as specified and required in regulations issued by the Secretary pursuant to Section 104(g) of Title I and published in 24 CFR Part 58. The Grantee further acknowledges its responsibility for adherence to the Agreement by sub-recipient entities to which it makes funding assistance hereunder available.

U.S. Department of Housing and Urban Development (By Name) Larry Wuerstle (Acting)	Grantee Name City Of Surprise
Title CPD Director	Title
Signature 	Date (mm/dd/yyyy) OCT 19 2017
	Signature 
	Date (mm/dd/yyyy) 11/1/17

7. Category of Title I Assistance for this Funding Action: Entitlement, Sec 106(b)	8. Special Conditions (check one) ☐ None ☒ Attached	9a. Date HUD Received Submission 08/14/2017	10. check one ☒ a. Orig. Funding Approval ☐ b. Amendment Amendment Number
		9b. Date Grantee Notified OCT 19 2017	
		9c. Date of Start of Program Year (07/01/2017)	
	11. Amount of Community Development		
	Block Grant	FY (2017)	FY (2016)
	a. Funds Reserved for this Grantee	\$638,506.00	\$ 54.00
	b. Funds now being Approved		
	c. Reservation to be Cancelled (11a minus 11b)		

12a. Amount of Loan Guarantee Commitment now being Approved N/A	12b. Name and complete Address of Public Agency N/A
Loan Guarantee Acceptance Provisions for Designated Agencies: The public agency hereby accepts the Grant Agreement executed by the Department of Housing and Urban Development on the above date with respect to the above grant number(s) as Grantee designated to receive loan guarantee assistance, and agrees to comply with the terms and conditions of the Agreement, applicable regulations, and other requirements of HUD now or hereafter in effect, pertaining to the assistance provided it.	12c. Name of Authorized Official for Designated Public Agency
	Title
	Signature N/A

HUD Accounting use Only

Batch	TAC	Program	Y	A	Reg	Area	Document No.	Project Number	Category	Amount	Effective Date (mm/dd/yyyy)	F
	1 5 3											
	1 7 6											
			Y					Project Number		Amount		
			Y					Project Number		Amount		

Date Entered PAS (mm/dd/yyyy)	Date Entered LOCCS (mm/dd/yyyy)	Batch Number	Transaction Code	Entered By	Verified By
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8. Special Conditions.

- (a) The period of performance for the funding assistance specified in the Funding Approval ("Funding Assistance") shall begin on the date specified in item 4 and shall end on September 1, 2024. The Grantee shall not incur any obligations to be paid with such assistance after September 1, 2024.
- (b) If Funding Assistance will be used for payment of indirect costs pursuant to 2 CFR 200, Subpart E - Cost Principles, attach a schedule in the format set forth below to the executed Grant Agreement that is returned to HUD. The schedule shall identify each department/agency that will carry out activities with the Funding Assistance, the indirect cost rate applicable to each department/agency (including if the de minimis rate is charged per 2 CFR §200.414), and the direct cost base to which the rate will be applied. Do not include indirect cost rates for subrecipients.

<u>Administering Department/Agency</u>	<u>Indirect cost rate</u>	<u>Direct Cost Base</u>
_____	_____ %	_____
_____	_____ %	_____
_____	_____ %	_____

- (c) In addition to the conditions contained on form HUD 7082, the grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Data Universal Numbering System (DUNS), the System for Award Management (SAM.gov), and the Federal Funding Accountability and Transparency Act as provided in 2 CFR part 25, Universal Identifier and Central Contractor Registration, and 2 CFR part 170, Reporting Subaward and Executive Compensation Information.
- (d) The grantee shall ensure that no CDBG funds are used to support any Federal, State, or local projects that seek to use the power of eminent domain, unless eminent domain is employed only for a public use. For the purposes of this requirement, public use shall not be construed to include economic development that primarily benefits private entities. Any use of funds for mass transit, railroad, airport, seaport or highway projects as well as utility projects which benefit or serve the general public (including energy-related, communication-related, water-related and wastewater-related infrastructure), other structures designated for use by the general public or which have other common-carrier or public-utility functions that serve the general public and are subject to regulation and oversight by the government, and projects for the removal of an immediate threat to public health and safety or brownfield as defined in the Small Business Liability Relief and Brownfields Revitalization Act (Public Law 107-118) shall be considered a public use for purposes of eminent domain.
- (e) The Grantee or unit of general local government that that indirectly receives CDBG funds may not sell, trade, or otherwise transfer all or any such portion of such funds to another such entity in exchange for any other funds, credits or non-Federal considerations, but must use such funds for activities eligible under title I of the Act.
- (f) E.O. 12372-Special Contract Condition - Notwithstanding any other provision of this agreement, no funds provided under this agreement may be obligated or expended for the planning or construction of water or sewer facilities until receipt of written notification from HUD of the release of funds on completion of the review procedures required under Executive Order (E.O.) 12372, Intergovernmental Review of Federal Programs, and HUD's implementing regulations at 24 CFR Part 52. The recipient shall also complete the review procedures required under E.O. 12372 and 24 CFR Part 52 and receive written notification from HUD of the release of funds before obligating or expending any funds provided under this agreement for any new or revised activity for the planning or construction of water or sewer facilities not previously reviewed under E.O. 12372 and implementing regulations.
- (g) CDBG funds may not be provided to a for-profit entity pursuant to section 105(a)(17) of the Act unless such activity or project has been evaluated and selected in accordance with Appendix A to 24 CFR 570 - "Guidelines and Objectives for Evaluating Project Costs and Financial Requirements." (Source - P.L. 113-235, Consolidated and Further Continuing Appropriations Act, 2015, Division K, Title II, Community Development Fund.



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date:	December 5, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	Approve		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to the final plat entitled, "Rancho Mercado Parcel A14" dated July 19, 2017, a approximately 20.13 acre property located generally north of the Happy Valley Road alignment between the Bullard Road and Litchfield Road alignments.

Motion:

I move to approve the final plat entitled, "Rancho Mercado Parcel A14" dated July 19, 2017.

Background:

The subject request involves an 88 lot Final Plat within the Rancho Mercado PAD. This follows the recent approval of Maps of Dedication for Rancho Mercado Parkway, and two (2) segments of Happy Valley Road. Additional Final Plats and MODs are under review. As of the writing of this report, the applicant has submitted four (4) Final Plats and six (6) Maps of Dedication (MOD) for review. Three (3) of these MODs were approved by City Council on October 17, 2017. The MOD for Happy Valley Road Phase 1 / 154th Avenue is nearing the completion of its review and will be scheduled for City Council in the near future. Parcels A11 and A12 Final Plats are also completing their review and will be scheduled for City Council following approval of the adjacent MOD. The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant is also working with Maricopa Water District to secure a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Cabrillo. The applicant has secured a grading permit to allow "at-risk" grading over portions of Rancho Mercado Unit 1.

Objective Analysis:

The proposed Final Plat is one of several case activities related to the Rancho Mercado development. Approval of the subject Final Plat will allow the developer to continue construction of the necessary infrastructure needed to support the development of the Rancho Mercado PAD. The proposed Final Plat is consistent with the Rancho Mercado PAD, the Rancho Mercado Unit I Preliminary Plat, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

Policy Compliant:

The requested Final Plat is policy compliant, consistent with the Rancho Mercado PAD and advances the goals and policies of the General Plan.

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 - FS16-385 Rancho Mercado Parcel A 14 - Final Plat - Staff Report](#)
 - ☐ [01 - FS16-385 Rancho Mercado Parcel A 14 - Final Plat - Vicinity Map](#)
 - ☐ [02 - FS16-385 Rancho Mercado Parcel A 14 - Final Plat - Case Map](#)
 - ☐ [03 - FS16-385 Rancho Mercado Parcel A 14 - Final Plat](#)
 - ☐ [04 - FS16-385 Rancho Mercado Parcel A 14 - Final Plat - LS Plans \(selected sheets\)](#)
 - ☐ [05 - FS16-385 Rancho Mercado Parcel A 14 - Final Plat - Presentation](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: **FS16-385**

Project Name: Rancho Mercado Parcel A14 Final Plat

Council District: 1

City Council Date: **December 05, 2017**

Planner: Robert H. Kuhfuss, AICP

Owner: William Lyon Homes

Applicant: Fil Luna of William Lyon Homes

Request: Final Plat for Rancho Mercado Parcel A14

Site Location: Generally north of the Happy Valley Road alignment between the Bullard Road and Litchfield Road alignments

Site Size: 20.13 acres (approx.)

Density: 4.31 DU/Ac.

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

Support/Opposition: None known

Findings:

- The proposed Final Plat is consistent with the Rancho Mercado PAD.
- The proposed Final Plat is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the developer to continue to build the necessary infrastructure needed to support the development of the Rancho Mercado PAD.

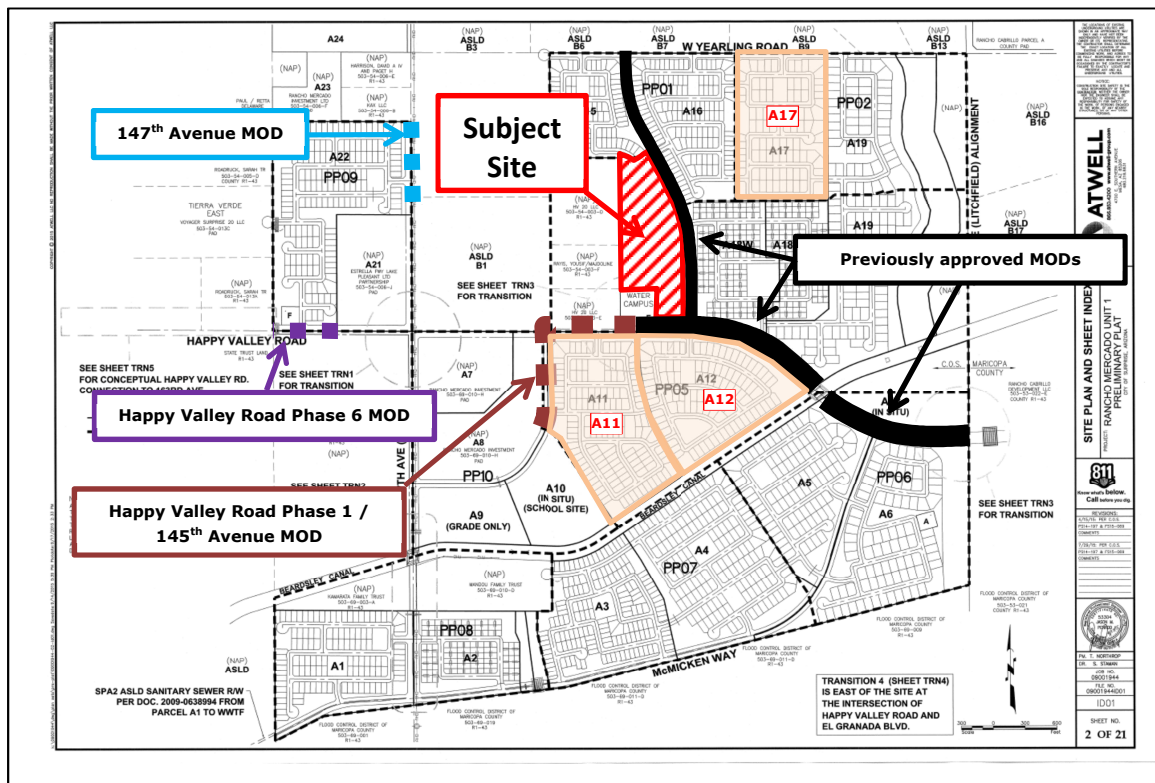
Denial of the requested Final Plat will deny the applicant the opportunity to develop the property.

Project Description:

The subject request involves an 88 lot Final Plat within the Rancho Mercado PAD. This follows the recent approval of Maps of Dedication for Rancho Mercado Parkway, and two (2) segments of Happy Valley Road. Additional Final Plats and MODs are under review.

As of the writing of this report, the applicant has submitted four (4) Final Plats and six (6) Maps of Dedication (MOD) for review. Three (3) of these MODs were approved by City Council on October 17, 2017. The MOD for Happy Valley Road Phase 1 / 145th Avenue is nearing the completion of its review and will be scheduled for City Council in the near future. Parcels A11 and A12 Final Plats are also completing their review and will be scheduled for City Council following approval of the adjacent MOD. The applicant is working with the State Land Department and other land owners to secure the land necessary to extend Happy Valley Road west to 163rd Avenue, and 147th Avenue north to Jomax Road. The applicant is also working with Maricopa Water District to secure a License Agreement to cross the Beardsley Canal at Happy Valley Road, and is working with Maricopa County to extend Happy Valley Road east to Rancho Mercado. The applicant has secured a grading permit to allow "at-risk" grading over portions of Rancho Mercado Unit 1.

The following map, taken from the Rancho Mercado Unit 1 Preliminary Plat, is annotated to depict the location of the subject Final Plat in relation to the other activity occurring within the PAD.



Background:

July 11, 2006: The Maricopa County Board of Supervisors approved a request for a Development Master Plan (DMP) and associated Zone Change for the Rancho Mercado project in what was then unincorporated Maricopa County.

May 25, 2007: The Surprise City Council entered into a Pre-Annexation Development Agreement with the applicant, which was recorded under 2007-0794202 MCR.

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, subject to stipulations “a” through “u”, Ordinance #07-46.

November 10, 2007: The subject property was annexed into the City of Surprise via Ordinance # 2007-47.

December 2, 2010: Staff met with the applicant to discuss a Preliminary Plat for Rancho Mercado under case CR10-256.

December 7, 2010: Staff approved a Minor PAD Amendment to under case FS10-210.

March 30, 2011: The applicant filed a request for a Preliminary Plat covering the subject property under case PS11-093, which expired due to inactivity.

February 28, 2013: Staff met with a homebuilder during a regularly scheduled Concept Review meeting to discuss the possibility of platting a portion of Rancho Mercado under case CR13-054.

August 8, 2013: Staff met with the applicant to discuss a Preliminary Plat and Major Zoning Amendment for Rancho Mercado under case CR13-365.

May 15, 2014: The applicant submitted water master plans for Rancho Mercado case PS14-197.

July 31, 2014: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR14-278.

February 18, 2015: The applicant filed a request for a Preliminary Plat for Rancho Mercado Unit 1 under case FS15-069.

December 17, 2015: The Planning and Zoning Commission heard the subject request at their regularly scheduled meeting and recommended the City Council approve the proposed Preliminary Plat subject to staff recommended stipulations ‘a’ through ‘f’ as noted in the Recommendation section of this report.

January 5, 2016: The City Council approved the Preliminary Plat for Rancho Mercado Unit 1 under case FS15-069.

September 9, 2016: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A14 under case FS16-385, the subject request.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A11 under case FS17-257, which is still under review.

May 22, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A12 under case FS17-258, which is still under review.

May 24, 2017: The applicant submitted a request for a Minor Site Plan regarding the Rancho Mercado Water Campus under case FS17-262, which is still under review.

May 24, 2017: The applicant submitted a request for the 145th Avenue Phase 1 MOD under case FS17-264, which is still under review.

August 24, 2017: The applicant submitted a request for the Happy Valley Road Phase 1 / 145th Avenue MOD under case FS17-499, which is still under review.

September 14, 2017: The applicant submitted a request for a Final Plat for Rancho Mercado Parcel A17 under case FS17-546, which is still under review.

October 17, 2017: The City Council approved the Map of Dedication for Rancho Mercado Parkway under case FS16-384.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 3 under case FS17-097.

October 17, 2017: The City Council approved the Map of Dedication for Happy Valley Road Phase 2 under case FS17-098.

October 27, 2017: The applicant submitted a request for the Happy Valley Road Phase 6 MOD under case FS17-634, which is still under review.

Reviewing Agencies:

The subject request was routed to the standard reviewing agencies, who have indicated no objections to the request.

Summary:

The proposed Final Plat is one of several case activities related to the Rancho Mercado development. Approval of the subject Final Plat will allow the developer to continue construction of the necessary infrastructure needed to support the development of the Rancho Mercado PAD. The proposed Final Plat is consistent with the Rancho Mercado PAD, the Rancho Mercado Unit I Preliminary Plat, and the reviewing agencies have expressed no objections to the approval of the Final Plat.

Findings:

The proposed Final Plat is consistent with the Rancho Mercado PAD.
The proposed Final Plat is consistent with the Rancho Mercado Unit 1 Preliminary Plat.
The proposed Final Plat is consistent with the applicable City of Surprise regulations.
The reviewing agencies have indicated no objections to the request.

Attachments:

01 Vicinity Map
02 Case Map
03 Final Plat
04 Landscape Plans (selected sheets)

FS16-385
Rancho Mercado
Parcel A14 Final Plat

Subject Site

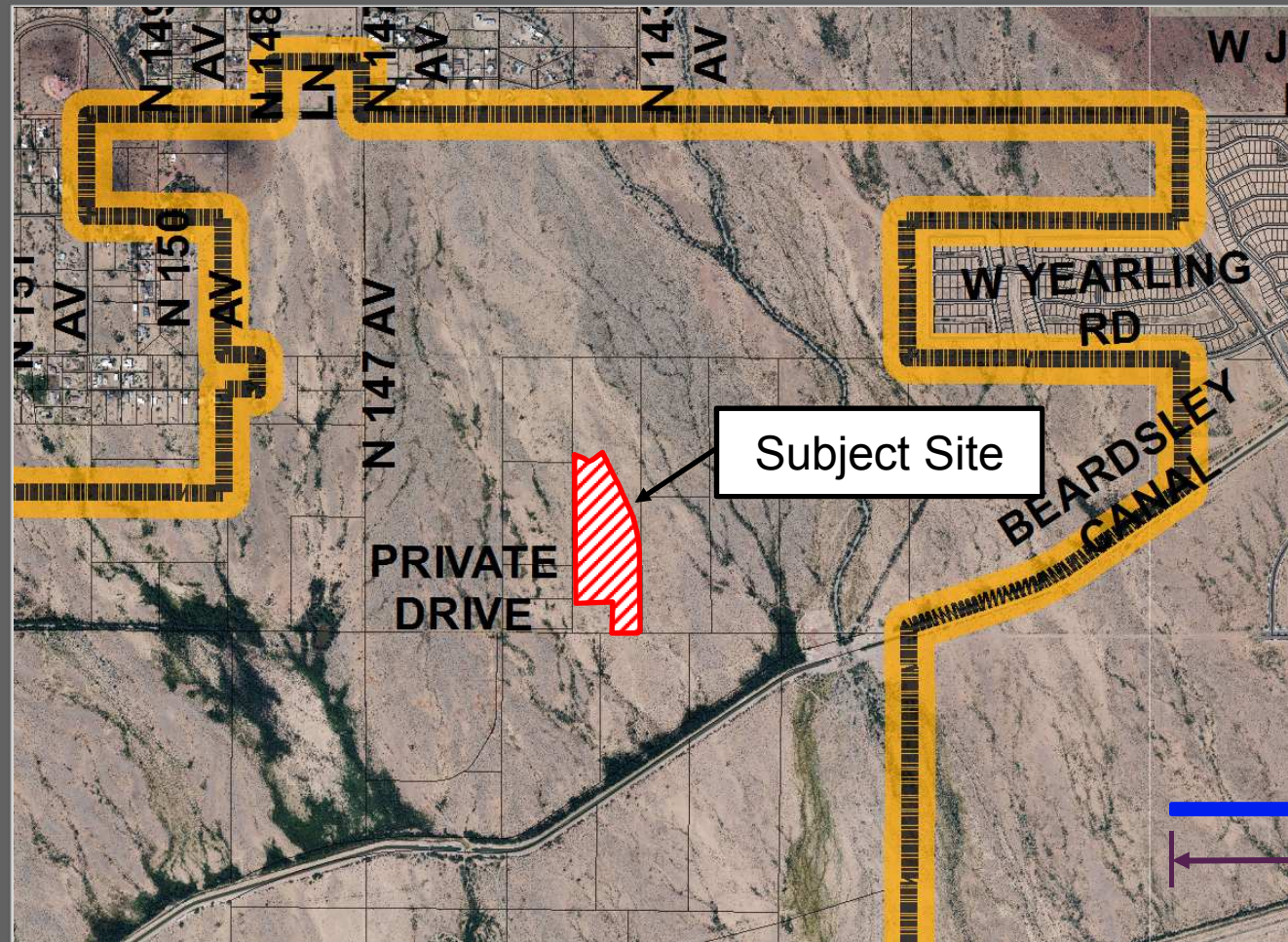
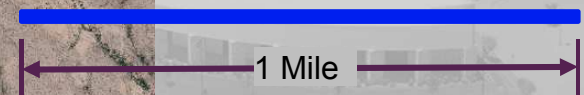
Vicinity Map

North

1 Mile

FS16-385
Rancho Mercado
Parcel A14 Final Plat

Case Map



LEGEND

---	SUBDIVISION BOUNDARY
---	RIGHT OF WAY LINE
---	EXISTING RIGHT OF WAY LINE
---	CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	SECTION LINE
---	ALIQUOT SECTION LINE
▲	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
⊙	CENTERLINE MONUMENT (TO BE SET BY CITY OF SURPRISE STANDARDS)
①	30'x30' SIGHT VISIBILITY EASEMENT
②	40'x40' SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
M.O.D.	MAP OF DEDICATION
R/W	RIGHT-OF-WAY
FBSL	FRONT BUILDING SETBACK LINE
D	DELTA
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
Ⓡ	RADIAL BEARING
FP	FINAL PLAT

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N48°30'55"E	62.24'
L2	S80°05'05"E	13.24'
L3	N61°34'35"E	91.24'
L4	N16°34'35"E	13.44'
L5	S28°25'25"E	74.00'
L6	S73°25'25"E	9.19'
L7	S45°10'40"W	9.19'
L8	S00°10'40"W	74.00'
L9	S44°49'20"E	9.19'
L10	S00°10'40"W	153.00'
L11	S45°10'40"W	28.28'
L12	S00°01'03"W	100.05'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
*C1	144.90'	222.50'	037°18'47"

* C1 RADIAL BEARING S11°12'03"W

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 35832 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDHOLE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION 36770, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS S89°46'48"E A DISTANCE OF 5255.54'

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S89°46'48"E A DISTANCE OF 1970.93 FEET;

THENCE, LEAVING SAID WEST-EAST MID-SECTION LINE OF SAID SECTION 4, S00°10'38"E A DISTANCE OF 959.10 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 144.90 FEET, WITH A RADIUS OF 222.50 FEET AND THE RADIAL BEARING OF S11°12'08"W AND A CENTRAL ANGLE OF 37°18'47";

THENCE, N48°30'55"E A DISTANCE OF 62.24 FEET;

THENCE, S80°05'05"E A DISTANCE OF 13.24 FEET;

THENCE, N61°34'35"E A DISTANCE OF 91.24 FEET;

THENCE, N16°34'35"E A DISTANCE OF 13.44 FEET;

THENCE, S28°25'25"E A DISTANCE OF 74.00 FEET;

THENCE, S73°25'25"E A DISTANCE OF 9.19 FEET;

THENCE, S28°25'25"E A DISTANCE OF 200.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 903.53 FEET, WITH A RADIUS OF 1,810.00 FEET AND A CENTRAL ANGLE OF 28°36'05";

THENCE, S00°10'40"W A DISTANCE OF 272.00 FEET;

THENCE, S45°10'40"W A DISTANCE OF 9.19 FEET;

THENCE, S00°10'40"W A DISTANCE OF 74.00 FEET;

THENCE, S44°49'20"E A DISTANCE OF 9.19 FEET;

THENCE, S00°10'40"W A DISTANCE OF 153.00 FEET;

THENCE, S45°10'40"W A DISTANCE OF 28.28 FEET;

THENCE, N89°49'20"W A DISTANCE OF 598.31 FEET;

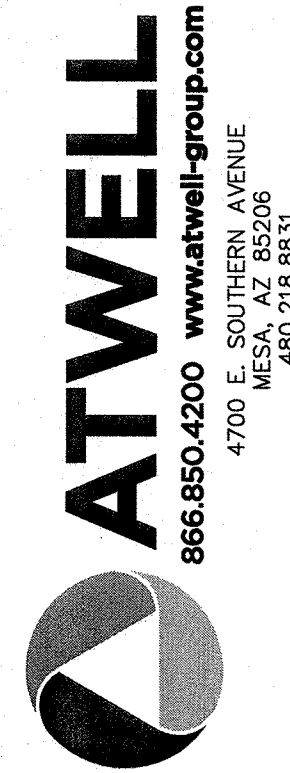
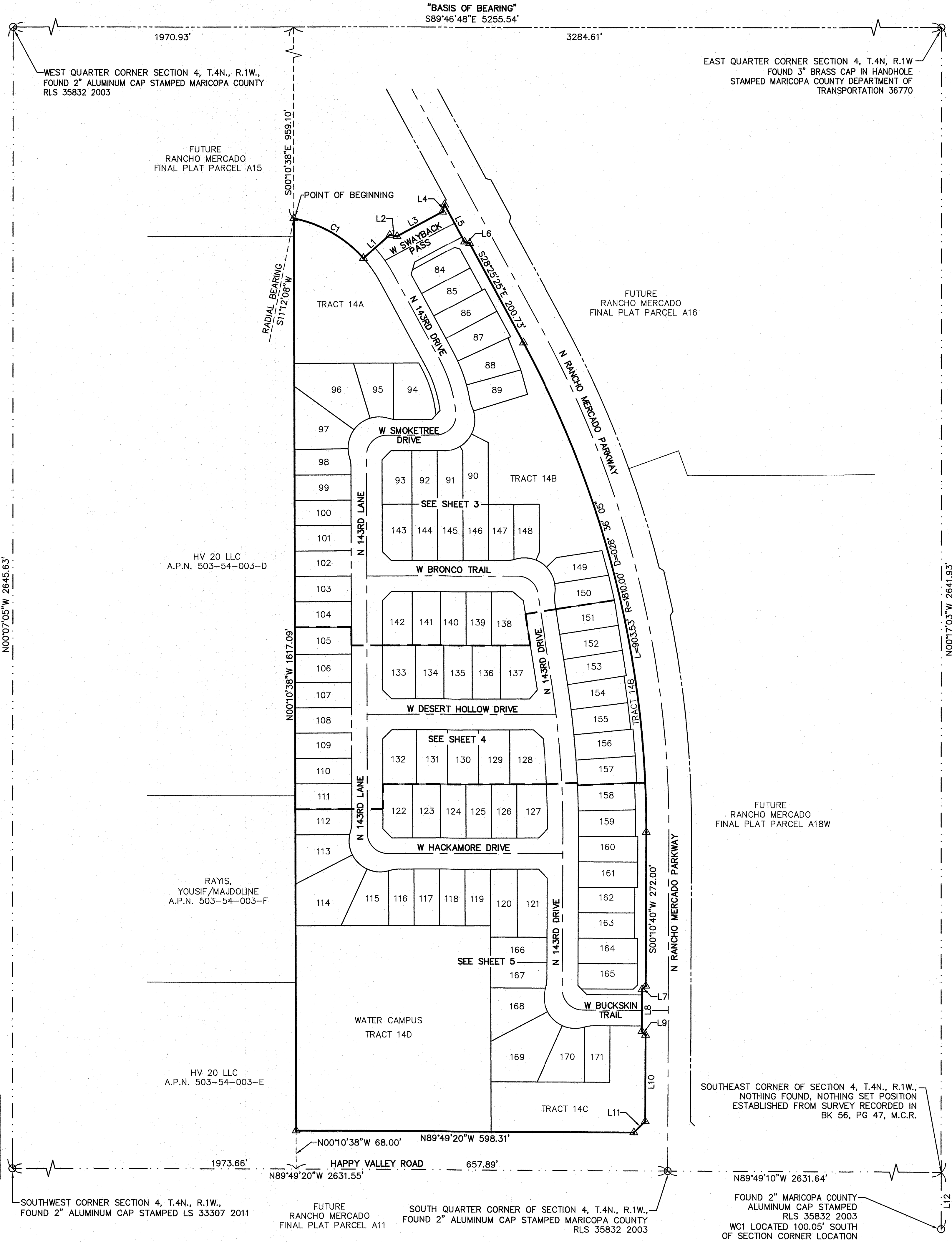
THENCE, N00°10'38"W A DISTANCE OF 1,617.09 FEET TO THE POINT OF BEGINNING.

TRACT TABLE

TRACT TABLE			
TRACT	AREA SQ. FT.	AREA ACRES	USAGE
14A	39656	0.910	OPEN SPACE, DRAINAGE, PUE, RECREATION & COMMUNITY AMENITIES
14B	60829	1.396	OPEN SPACE, DRAINAGE, PUE, RECREATION & COMMUNITY AMENITIES
14C	30376	0.697	OPEN SPACE, DRAINAGE, PUE, RECREATION, COMMUNITY AMENITIES AND WELL STORAGE TANK DISCHARGE EASEMENT
14D	125606	2.885	WATER CAMPUS, PUE AND WELL SITE
TOTAL	256466	5.888	

CITY OF SURPRISE CASE ZONING

DEVELOPMENT STANDARDS ARE PER CITY OF SURPRISE ZONING CASE FS10-210 OR AS SUBSEQUENTLY AMENDED.

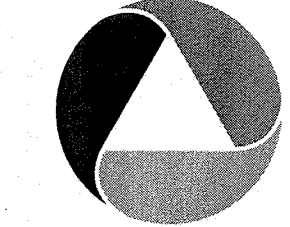


COUNTY: MARICOPA
SECTION: 4
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A14
CITY OF SURPRISE, ARIZONA

JULY 2017

REVISIONS:



PM. J. SPRING

DR. R. GILES

JOB NO.

09001944

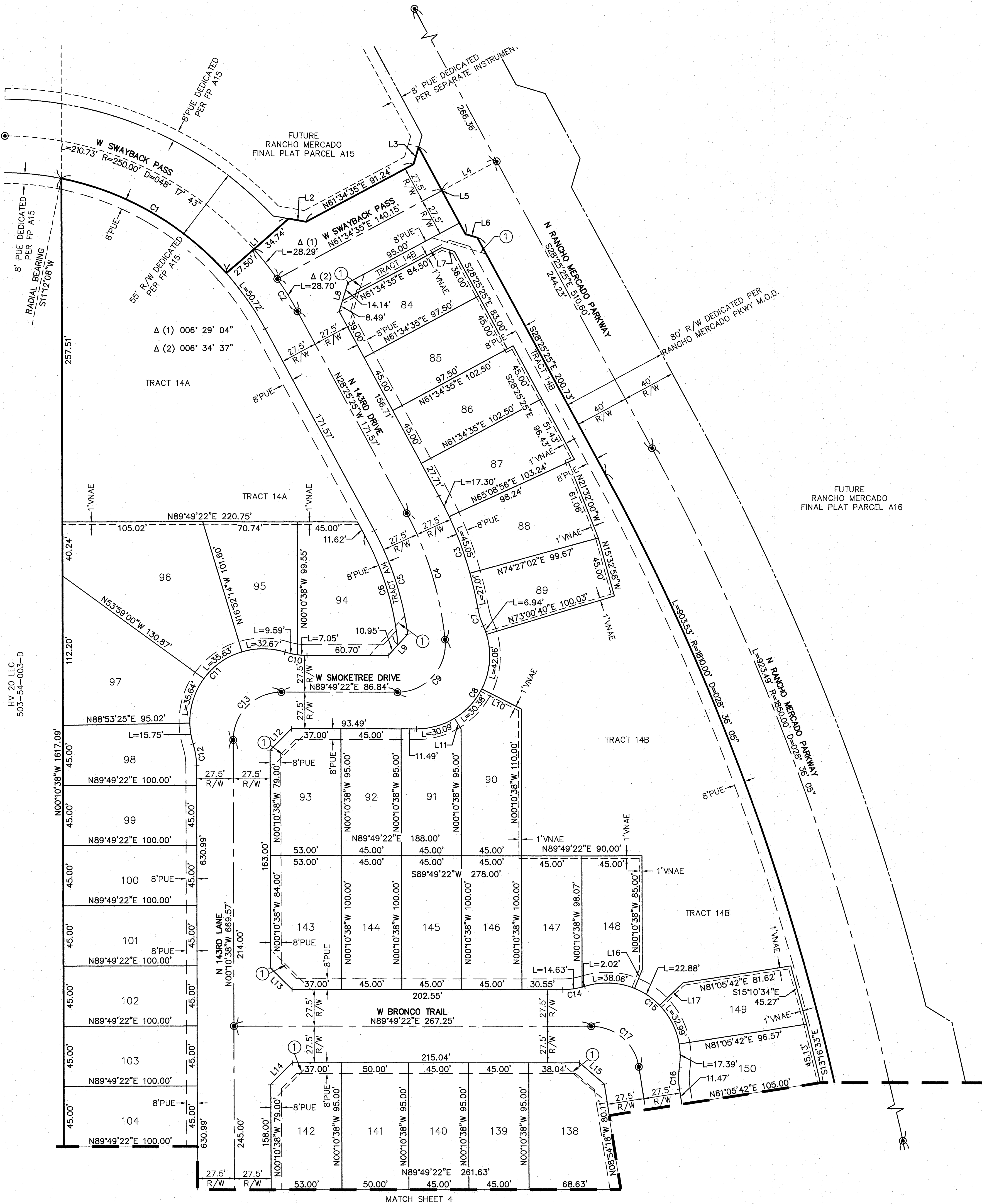
SCALE 0 50 100

1" = 100 FEET

09001944 FP A14.DWG

SHEET NO.

2 OF 5



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N48°30'55"E	62.24'	L10	N63°10'41"W	33.11'
L2	S80°05'05"E	13.24'	L11	N31°31'39"W	9.40'
L3	N16°34'35"E	13.44'	L12	N44°49'22"E	22.63'
L4	S61°34'35"W	46.50'	L13	N45°10'38"W	22.63'
L5	S28°25'25"E	74.00'	L14	N44°49'22"E	22.63'
L6	S73°25'25"E	9.19'	L15	S49°32'28"E	24.28'
L7	S73°25'25"E	9.90'	L16	N22°07'43"E	15.26'
L8	N16°34'35"E	22.63'	L17	N45°57'37"E	24.48'
L9	S42°16'42"W	21.60'			

CURVE TABLE				CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH	RADIUS	DELTA
*C1	144.90'	222.50'	037°18'47"	C10	16.65'	55.00'	017°20'29"
C2	56.99'	250.00'	013°03'40"	C11	119.69'	55.00'	124°40'58"
C3	89.36'	277.50'	018°27'01"	C12	16.65'	55.00'	017°20'29"
C4	99.55'	250.00'	022°48'56"	C13	56.55'	36.00'	090°00'00"
C5	81.93'	222.50'	021°05'50"	C14	16.65'	55.00'	017°20'29"
C6	85.88'	214.50'	022°56'28"	C15	111.31'	55.00'	115°57'19"
C7	13.68'	55.00'	014°14'51"	C16	16.65'	55.00'	017°20'29"
C8	109.47'	55.00'	114°02'36"	C17	51.06'	36.00'	081°16'20"
C9	59.96'	36.00'	095°25'51"				

* C1 RADIAL BEARING S11°12'03"W

LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
84	4345	0.100	45.0'	101	4500	0.103	45.0'
85	4387	0.101	45.0'	102	4500	0.103	45.0'
86	4612	0.106	45.0'	103	4500	0.103	45.0'
87	4947	0.114	45.8'	104	4500	0.103	45.0'
88	5202	0.119	47.0'	138	5700	0.131	52.0'
89	4645	0.107	47.3'	139	4275	0.098	45.0'
90	5266	0.121	45.0'	140	4275	0.098	45.0'
91	4369	0.100	46.6'	141	4750	0.109	50.0'
92	4275	0.098	45.0'	142	4907	0.113	49.0'
93	4907	0.113	49.0'	143	5172	0.119	49.0'
94	6440	0.148	74.8'	144	4500	0.103	45.0'
95	5428	0.125	45.8'	145	4500	0.103	45.0'
96	9915	0.228	45.0'	146	4500	0.103	45.0'
97	7435	0.171	45.0'	147	4491	0.103	45.3'
98	4504	0.103	46.8'	148	4305	0.099	45.0'
99	4500	0.103	45.0'	149	4336	0.100	45.0'
100	4500	0.103	45.0'	150	4562	0.105	45.5'

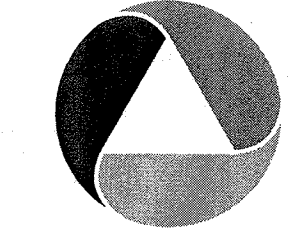


COUNTY: MARICOPA
SECTION: 4
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A14
CITY OF SURPRISE, ARIZONA

JULY 2017

REVISIONS:



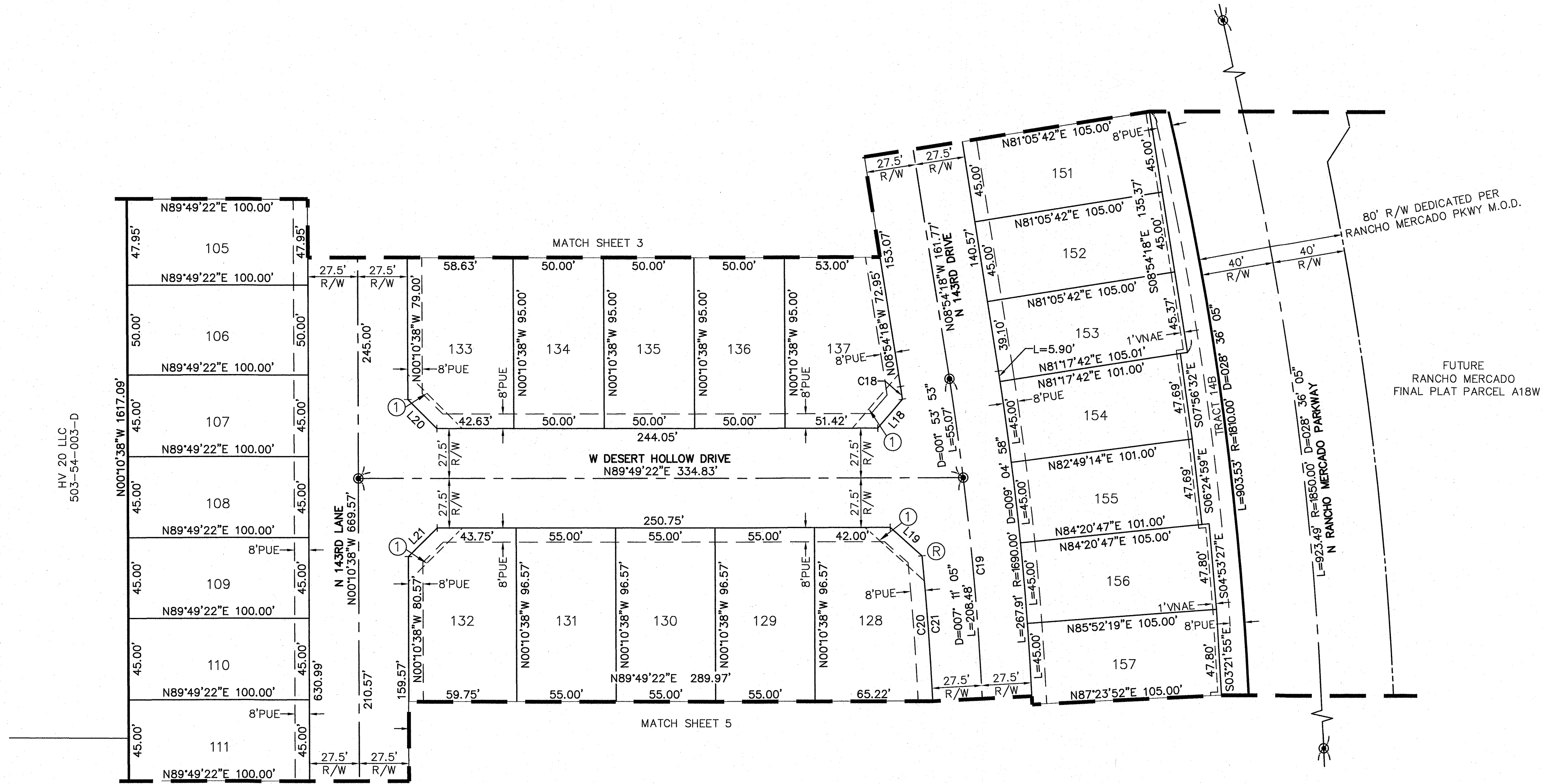
PM. J. SPRING
DR. R. GILES
JOB NO.
09001944

SCALE 0 20 40
1" = 40 FEET

09001944 TP A14.DWG

SHEET NO.

3 OF 5

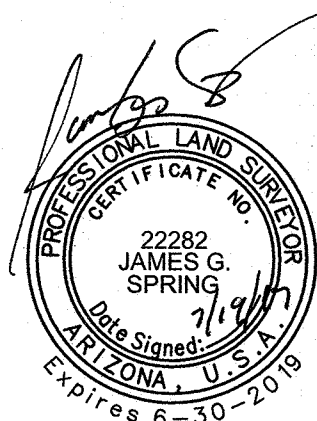


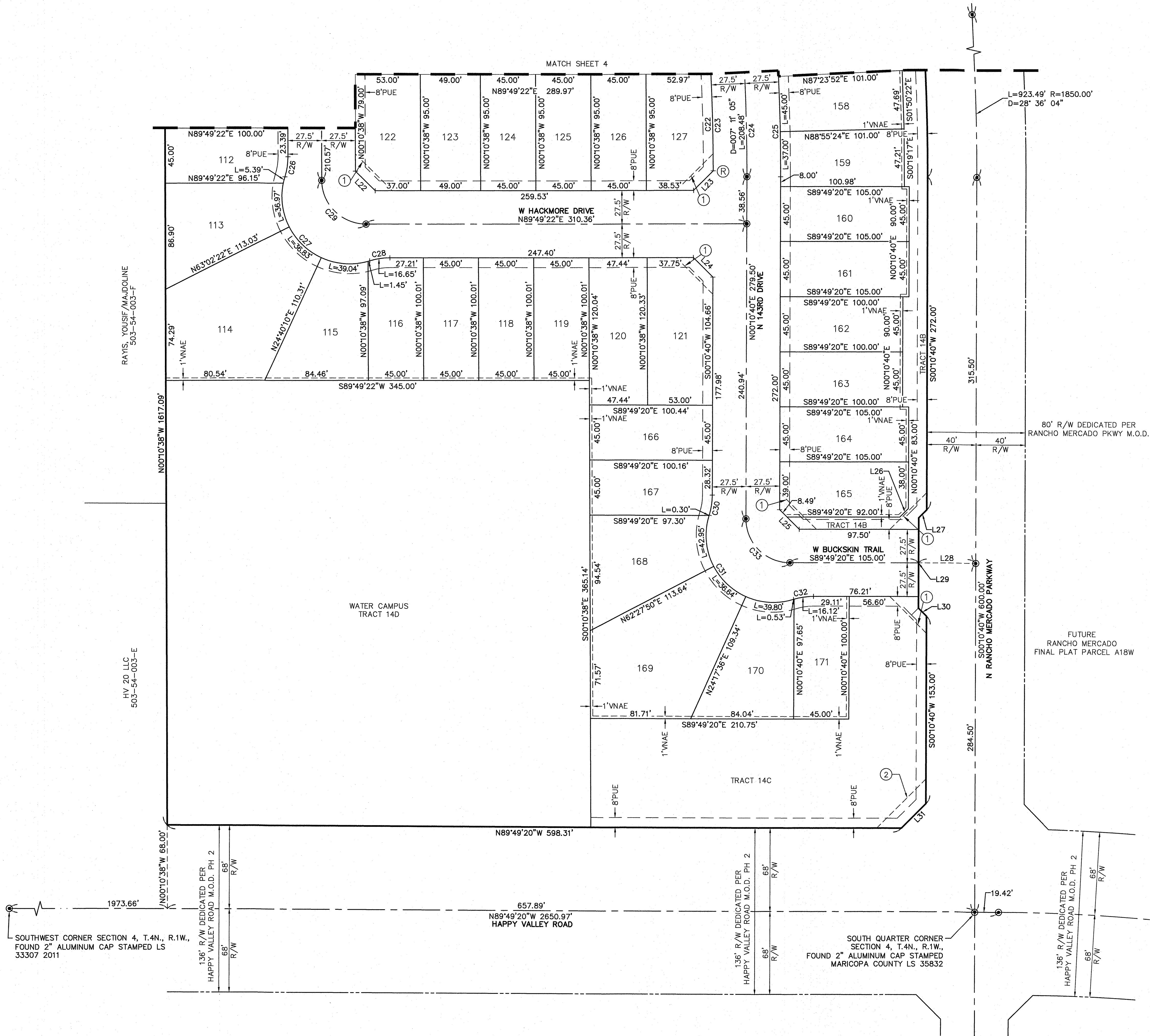
HV 20 LLC
503-54-003-D

LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
105	4795	0.110	47.9'	133	5442	0.125	54.6'
106	5000	0.115	50.0'	134	4750	0.109	50.0'
107	4500	0.103	45.0'	135	4750	0.109	50.0'
108	4500	0.103	45.0'	136	4750	0.109	50.0'
109	4500	0.103	45.0'	137	5600	0.129	61.8'
110	4500	0.103	45.0'	151	4725	0.108	45.0'
111	4500	0.103	45.0'	152	4725	0.108	45.0'
128	5868	0.135	55.2'	153	4744	0.109	45.0'
129	5311	0.122	55.0'	154	4676	0.107	45.3'
130	5311	0.122	55.0'	155	4676	0.107	45.3'
131	5311	0.122	55.0'	156	4867	0.112	45.3'
132	5642	0.130	55.7'	157	4867	0.112	45.3'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C18	7.13'	1635.00'	000°15'00"	N/A
C19	263.55'	1662.50'	009°04'58"	N/A
C20	80.85'	1635.00'	002°50'00"	N/A
C21	159.88'	1635.00'	005°36'09"	S84°24'29"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	N45°10'38"W	22.63'
L23	S44°59'16"W	22.69'
L24	S44°59'59"E	22.56'
L25	N44°49'20"W	22.63'
L26	S45°10'40"W	9.90'
L27	S45°10'40"W	9.19'
L28	S89°49'20"E	46.50'
L29	S00°10'40"W	74.00'
L30	S44°49'20"E	9.19'
L31	S45°10'40"W	28.28'

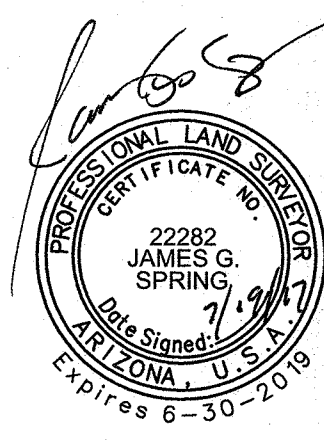




LINE TABLE		
LINE #	DIRECTION	LENGTH
L22	N45°10'38\"W	22.63'
L23	S44°59'16\"W	22.69'
L24	S44°59'59\"E	22.56'
L25	N44°49'20\"W	22.63'
L26	S45°10'40\"W	9.90'
L27	S45°10'40\"W	9.19'
L28	S89°49'20\"E	46.50'
L29	S00°10'40\"W	74.00'
L30	S44°49'20\"E	9.19'
L31	S45°10'40\"W	28.28'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C22	79.03'	1635.00'	002°46'09\"	N89°59'22\"W
C23	159.88'	1635.00'	005°36'09\"	N/A
C24	263.55'	1662.50'	009°04'58\"	N/A
C25	267.91'	1690.00'	009°04'58\"	N/A
C26	16.65'	55.00'	017°20'29\"	N/A
C27	119.69'	55.00'	124°40'58\"	N/A
C28	16.65'	55.00'	017°20'29\"	N/A
C29	56.55'	36.00'	090°00'00\"	N/A
C30	16.65'	55.00'	017°20'29\"	N/A
C31	119.69'	55.00'	124°40'58\"	N/A
C32	16.65'	55.00'	017°20'29\"	N/A
C33	56.55'	36.00'	090°00'00\"	N/A

LOT TABLE\WIDTH BASED ON FBSL				LOT TABLE\WIDTH BASED ON FBSL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
112	4470	0.103	45.4'	127	5020	0.115	50.6'
113	6038	0.139	45.0'	158	4676	0.107	45.3'
114	10599	0.243	46.6'	159	4652	0.107	45.3'
115	5989	0.137	46.0'	160	4725	0.108	45.0'
116	4483	0.103	45.4'	161	4725	0.108	45.0'
117	4500	0.103	45.0'	162	4500	0.103	45.0'
118	4500	0.103	45.0'	163	4500	0.103	45.0'
119	4500	0.103	45.0'	164	4725	0.108	45.0'
120	5702	0.131	47.4'	165	4683	0.107	45.0'
121	6303	0.145	49.6'	166	4514	0.104	45.0'
122	4907	0.113	49.0'	167	4487	0.103	45.3'
123	4655	0.107	49.0'	168	6683	0.153	51.3'
124	4275	0.098	45.0'	169	10480	0.241	46.3'
125	4275	0.098	45.0'	170	6020	0.138	46.9'
126	4275	0.098	45.0'	171	4488	0.103	45.3'



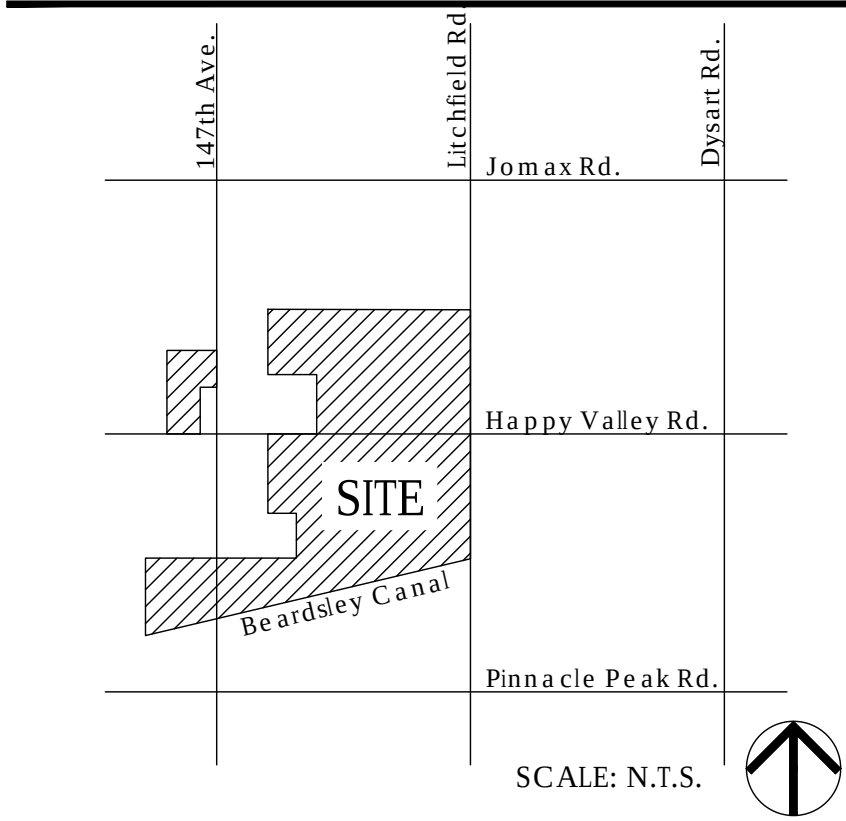
RANCHO MERCADO

BY WILLIAM LYON HOMES
PARCEL A14
SURPRISE, ARIZONA
LANDSCAPE CONSTRUCTION DOCUMENTS

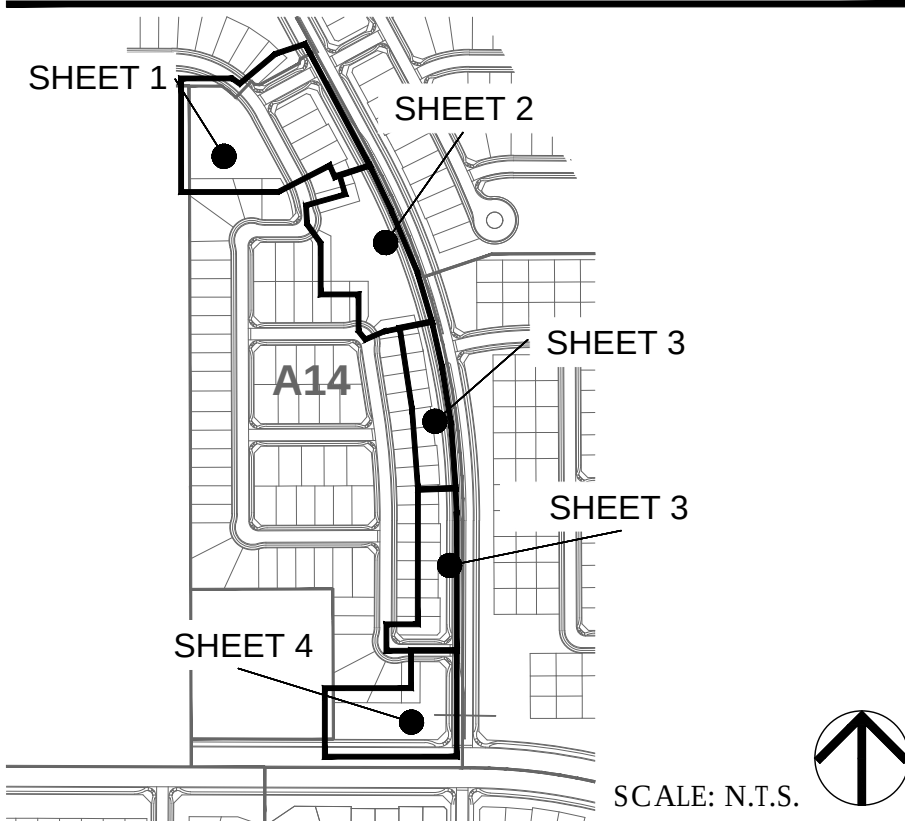
CITY OF SURPRISE NOTES

- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN TEN FEET OF SIDEWALK, CURB, OR PAVEMENT.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL TREES ARE TO BE LOCATED A MINIMUM OF TEN FEET FROM ANY CURB OR WALL STRUCTURE. ALL TREES ARE TO BE LOCATED A MINIMUM OF TWELVE FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES. IN CASES WHERE MEDIANS ARE LESS THAN TWENTY FEET WIDE, TREES MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. IF A MEDIAN OR PARK STRIP IS FIVE FEET WIDE OR LESS, THE SPACE SHALL BE FILLED WITH PAVERS AND HAVE NO PLANTING.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS DEPARTMENT.
- ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED.
- UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
- ALL SPRINKLERS SHALL BE EQUIPPED WITH TWO-WAY CHECK VALVES TO PREVENT WATER LOSS CAUSED BY BROKEN SPRINKLER HEADS.
- DEVELOPERS SHALL USE ONLY LANDSCAPE EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT AND THAT IS AVAILABLE FROM THE CITY'S LANDSCAPE MAINTENANCE YARD. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, SAN MARCOS, CALIFORNIA, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE DIG, LEIT SERIES, POST-MOUNTED SOLAR CONTROLLERS OR AN APPROVED EQUAL.
- DEVELOPER SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS IN THE SURPRISE UNIFIED DEVELOPMENT CODE.
- ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
- THE LINE SEPARATION REQUIREMENTS OF CHAPTER 6 APPLY TO ALL LINES.
- PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITH THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
- LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC PEDESTALS AND/OR SOLAR CONTROLLERS.
- A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR BOTH POTABLE WATER AND RECLAIMED WATER.
- THE APPROVED COLOR AND SIZE FOR DECOMPOSED GRANITE (DG) IN THE CITY OF SURPRISE RIGHT-OF-WAY IS MADISON GOLD, 1/2 INCH SCREENED.

VICINITY MAP



KEY MAP



PLANT LEGEND

* INDICATES SPECIES IS APPROVED BY AZ DEPARTMENT OF WATER RESOURCES

SALVAGE TREES (SEE SHEET 2, NOTE #20)

OLNEYA TESOTA*	IRONWOOD	SALVAGE	4	VARIES
PARKINSONIA FLORIDA*	BLUE PALO VERDE	SALVAGE	9	VARIES
PROSOPIS VELUTINA*	VELVET MESQUITE	SALVAGE	12	VARIES

TREES

		SIZE	QTY.	CALIPER
ACACIA FARNESIANA*	SWEET ACACIA	24" BOX	11	1.0"-1.75"
CAESALPINIA CACALACO*	CASCALOTE	24" BOX	31	1.0"-1.5"
CHILOPSIS LINEARIS*	'LUCRETIA HAMILTON'	24" BOX	20	1.0"-1.5"
OLNEYA TESOTA*	IRONWOOD	48" BOX /	11	7.0"-9.0"
PARKINSONIA FLORIDA*	BLUE PALO VERDE	24" BOX /	10	1.0"-1.5"
PARSONSONIA SP.*	'DESERT MUSEUM'	24" BOX	21	1.0"-1.5"
PROSOPIS VELUTINA*	VELVET MESQUITE	24" BOX /	18	1.0"-1.5"
QUERCUS VIRGINIANA*	HERTIAGE LIVE OAK	24" BOX	5	1.0"-1.5"

SHRUBS

		SIZE	QTY.
AMBROSIA DELTOIDEA	BURSAGE	5 GAL.	177
CELTIS PALLIDA*	DESERT HACKBERRY	5 GAL.	5
CORDIA PARVIOLIA*	LITTLE LEAF CORDIA	5 GAL.	28
DALEA PULCHRA*	INDIGO BUSH	5 GAL.	27
ENCCELIA FARINOSA*	BRITTLEBUSH	5 GAL.	76
EREMOPHILA MACULATA*	VALENTINE BUSH	5 GAL.	42
ERICAMERIA LARICIFOLIA*	TURPENTINE BUSH	5 GAL.	57
JUSTICIA CALIFORNICA*	CHUPAROSA	5 GAL.	67
LARREA TRIDENTATA*	CREOSOTE BUSH	5 GAL.	67
LEUCOPHYLLUM LANGMANIAE*	RIO BRAVO	5 GAL.	75
MUHLENBERGIA CAPILLARIS*	REGAL MIST	5 GAL.	40
NERIUM OLEANDER*	PETITE PINK OLEANDER	5 GAL.	15
NOLINA MICROCARPA*	BEAR GRASS	5 GAL.	32
SIMMONDSIA CHINENSIS*	JOJOBA	5 GAL.	81
SPHAERALCEA AMBIGUA*	DESERT GLOBE MALLOW	5 GAL.	74
TECOMA STANS 'ORANGE JUBILEE'*	ORANGE BELLS	5 GAL.	64
ZIZIPHUS OBtusIFOLIA*	GRAYTHORN	5 GAL.	3

ACCENTS

AGAVE WEBERI*	WEBER AGAVE	5 GAL.	11
ASCLEPIAS SUBULATA*	DESERT MILKWEED	5 GAL.	37
CARNEGIEA GIGANTEA*	SAGUARO	SPEAR	2
DASYLIIRION LONGISSIMUM*	MEXICAN GRASS TREE	5 GAL.	8
DASYLIIRION WHEELERI*	DESERT SPOON	5 GAL.	30
FEROCACTUS WISLIZENII*	FISHHOOK BARREL	5 GAL.	5
HESPERALOE PARVIFLORA*	RED YUCCA	5 GAL.	11
HESPERALOE PARVIFLORA*	YELLOW YUCCA	5 GAL.	12
YUCCA BACCATA*	BANANA YUCCA	5 GAL.	16
YUCCA ELATA*	SOAPTREE YUCCA	5 GAL.	11

GROUND COVERS

		SIZE	QTY.
ACACIA REDOLENS*	DESERT CARPET	1 GAL.	31
BAILEYA MULTIRADIATA*	DESERT MARIGOLD	1 GAL.	10
DALEA CAPITATA*	SIERRA GOLD	1 GAL.	85
DALEA GREGGII*	TRAILING INDIGO BUSH	1 GAL.	86
LANTANA 'DALLAS RED'*	DALLAS RED LANTANA	1 GAL.	80
LANTANA 'NEW GOLD'*	NEW GOLD LANTANA	1 GAL.	189
VERBENA PULCHELLA*	MOSS VERBENA	1 GAL.	45

LANDSCAPE MATERIALS

TURF	HYBRID BERMUDA SOD	51,500
ARTIFICIAL TURF	SEE HARDSCAPE PLAN	
STABILIZED DECOMPOSED GRANITE-SEE AMENITY PLAN		420 S.F.
DECOMPOSED GRANITE	1/2" PALOMINO GOLD-SCREENED	78,600 S.F.

④ SURFACE SELECT BOULDERS	DATE CREEK GOLD	1 TON	8
② SURFACE SELECT BOULDERS	DATE CREEK GOLD	2 TON	6
③ SURFACE SELECT BOULDERS	DATE CREEK GOLD	3 TON	4
④ SURFACE SELECT BOULDERS	DATE CREEK GOLD	4 TON	2

PROJECT TEAM

Discipline	Company Contact Info.
Client	William Lyon Homes Fil Luna 8840 East Chaparral Road, Suite 200 Scottsdale, Arizona 85250 480.850.3729 fil.luna@lyonhomes.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA 120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 lthelen@lva.design.com
Civil Engineer	Atwell Group Scott Staman 4700 E Southern Avenue Mesa, Arizona 85206 480.218.8831 sstaman@atwell-group.com
Electrical Engineer	GTR Engineering, LLC Doug Horning 2340 W. Parkside Lane, #H109 Phoenix, Arizona 85027 602.241.1144 doug@gtrengineering.com
Irrigation Designer	Watermarc Design LLC Marc Lange 3351 E. Hatcher Road Phoenix, Arizona 85028 480.529.7337 marc@watermarc.com

SHEET INDEX

SHEET	PAGE #	TITLE
C-1	1	COVER SHEET
C-2	2	LANDSCAPE NOTES
L-1	3	LANDSCAPE PLAN
L-2	4	LANDSCAPE PLAN
L-3	5	LANDSCAPE PLAN
L-4	6	LANDSCAPE PLAN
YP-1	7	TYPICAL YARD PLANTING
LD-1	8	LANDSCAPE DETAILS
I-1	9	IRRIGATION PLAN
I-2	10	IRRIGATION PLAN
I-3	11	IRRIGATION PLAN
I-4	12	IRRIGATION PLAN
ID-1	13	IRRIGATION DETAILS
ID-2	14	IRRIGATION DETAILS
ID-3	15	IRRIGATION DETAILS
ID-4	16	IRRIGATION DETAILS
HS-1	17	HARDSCAPE PLAN
HS-2	18	HARDSCAPE PLAN
HS-3	19	HARDSCAPE PLAN
R-1	20	REFERENCE PLAN
HD-1	21	HARDSCAPE DETAILS
HD-2	22	HARDSCAPE DETAILS
HD-3	23	HARDSCAPE DETAILS
W-1	24	WALL PLAN
WD-1	25	WALL DETAILS
WD-2	26	WALL DETAILS
SP-1	27	LANDSCAPE SPECIFICATIONS
ISP-1	28	IRRIGATION SPECIFICATIONS
E-1	29	O.S. ELECTRICAL AND LIGHTING PLANS COVER SHEET
E-2	30	O.S. ELECTRICAL AND LIGHTING PLANS SITE PLAN
E-3	31	O.S. ELECTRICAL AND LIGHTING PLANS SITE PLAN
E-4	32	O.S. ELECTRICAL AND LIGHTING PLANS SITE PLAN
E-5	33	O.S. ELECTRICAL AND LIGHTING PLANS SES DETAILS AND CALCULATIONS
E-6	34	O.S. ELECTRICAL AND LIGHTING PLANS ELECTRICAL AND LIGHTING DETAILS
E-7	35	O.S. ELECTRICAL AND LIGHTING PLANS ELECTRICAL AND LIGHTING DETAILS

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RANCHO MERCADO A14
LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY ROAD AND LITCHFIELD ROAD
SURPRISE, AZ

WILLIAM LYON HOMES

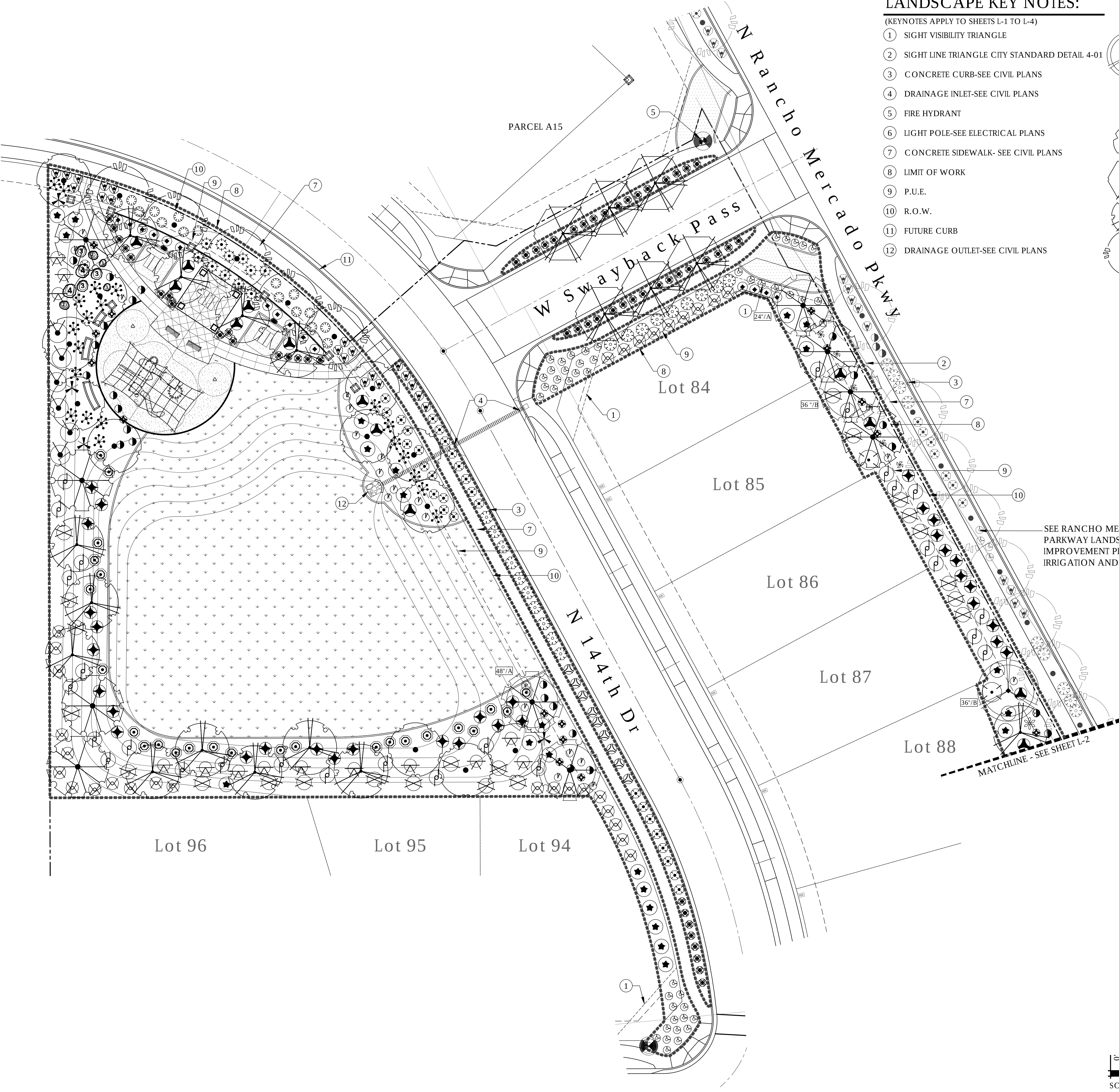
COVER
SHEET

revision	date
① City Comments	03/07/17
② City Comments	05/05/17
③	
④	



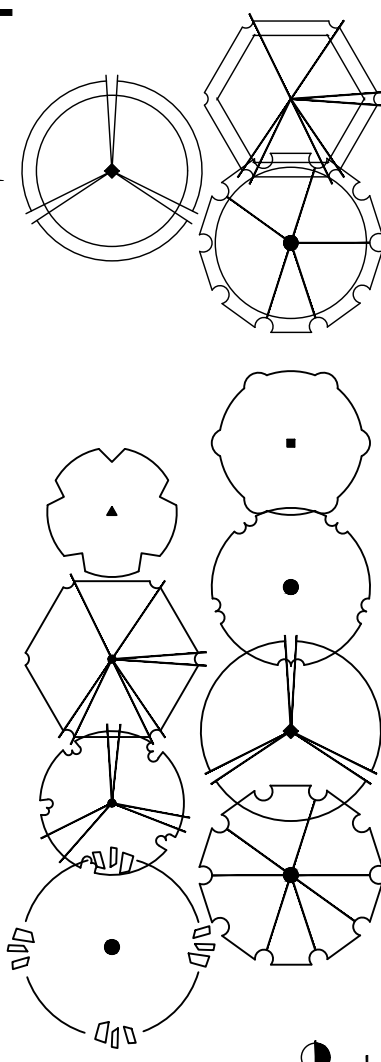
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job no.: 0342
drawn: JC/LT
sheet #

C-1
1 of 35



LANDSCAPE KEY NOTES:

- (KEYNOTES APPLY TO SHEETS L-1 TO L-4)
- 1 SIGHT VISIBILITY TRIANGLE
 - 2 SIGHT LINE TRIANGLE CITY STANDARD DETAIL 4-01
 - 3 CONCRETE CURB-SEE CIVIL PLANS
 - 4 DRAINAGE INLET-SEE CIVIL PLANS
 - 5 FIRE HYDRANT
 - 6 LIGHT POLE-SEE ELECTRICAL PLANS
 - 7 CONCRETE SIDEWALK- SEE CIVIL PLANS
 - 8 LIMIT OF WORK
 - 9 P.U.E.
 - 10 R.O.W.
 - 11 FUTURE CURB
 - 12 DRAINAGE OUTLET-SEE CIVIL PLANS



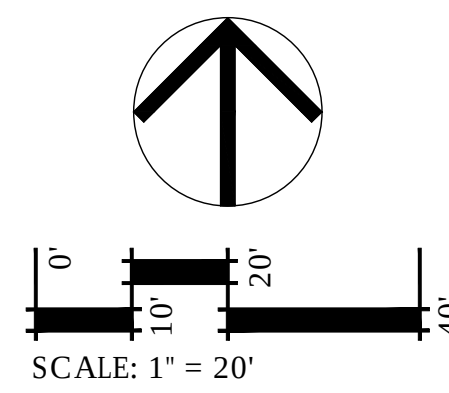
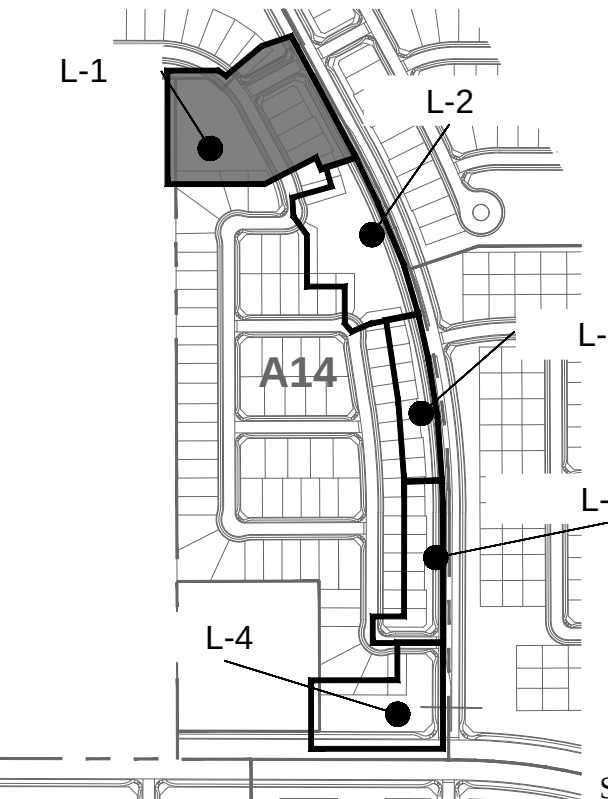
PLANT LEGEND * INDICATES SPECIES IS APPROVED BY AZ DEPARTMENT OF WATER RESOURCES

SALVAGE TREES (SEE SHEET 2, NOTE #20)	
OLNEYA TESOTA*	IRONWOOD
PARKINSONIA FLORIDA*	BLUE PALO VERDE
PROSOPIS VELUTINA*	VELVET MESQUITE
TREES	
ACACIA FARNESIANA*	SWEET ACACIA
CAESALPINIA CACALACO*	CASCALOTE
CHILOPSIS LINEARIS*	'LUCRETIA HAMILTON'
OLNEYA TESOTA*	IRONWOOD
PARKINSONIA FLORIDA*	BLUE PALO VERDE
PARSINSONIA SP.*	'DESERT MUSEUM'
PROSOPIS VELUTINA*	VELVET MESQUITE
QUERCUS VIRGINIANA*	HERTIAGE LIVE OAK
SHRUBS	
AMBROSIA DELTOIDEA	BURSAGE
CELTIS PALLIDA*	DESERT HACKBERRY
CORDIA PARVIOIA*	LITTLE LEAF CORDIA
DALEA PULCHRA*	INDIGO BUSH
ENCELIA FARINOSA*	BRITTLEBUSH
EREMOPHILA MACULATA*	VALENTINE BUSH
ERICAMERIA LARICIFOLIA*	TURPENTINE BUSH
JUSTICIA CALIFORNICA*	CHUPAROSA
LARREA TRIDENTATA*	CREOSOTE BUSH
LEUCOPHYLLUM LANGMANIAE*	RIO BRAVO
MUHLENBERGIA CAPILLARIS*	REGAL MIST
NERIUM OLEANDER*	PETITE PINK OLEANDER
NOLINA MICROCARPA*	BEAR GRASS
SIMMONDSIA CHINENSIS*	JOJOBA
SPHAERALCEA AMBIGUA*	DESERT GLOBE MALLOW
TECOMA STANS 'ORANGE JUBILEE**	ORANGE BELLS
ZIZIPHUS OBUSIFOLIA*	GRAYTHORN
ACCENTS	
AGAVE WEBERI*	WEBER AGAVE
ASCLEPIAS SUBULATA*	DESERT MILKWEED
CARNEGIEA GIGANTEA*	SAGUARO
DASYLIRION LONGISSIMUM*	MEXICAN GRASS TREE
DASYLIRION WHEELERI*	DESERT SPOON
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YUCCA ELATA*	SOAPITREE YUCCA
GROUNDCOVERS	
ACACIA REDOLENS*	DESERT CARPET
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DALEA CAPITATA*	SIERRA GOLD
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LANTANA 'NEW GOLD**	NEW GOLD LANTANA
VERBENA PULCHELLA*	MOSS VERBENA
LANDSCAPE MATERIALS	
TURF	HYBRID BERMUDA SOD
ARTIFICIAL TURF	SEE HARDSCAPE PLAN
STABILIZED DECOMPOSED GRANITE-SEE AMENITY PLAN	
DECOMPOSED GRANITE	1/2" PALOMINO GOLD-SCREENED
1 SURFACE SELECT BOULDERS	DATE CREEK GOLD
2 SURFACE SELECT BOULDERS	DATE CREEK GOLD
3 SURFACE SELECT BOULDERS	DATE CREEK GOLD
4 SURFACE SELECT BOULDERS	DATE CREEK GOLD

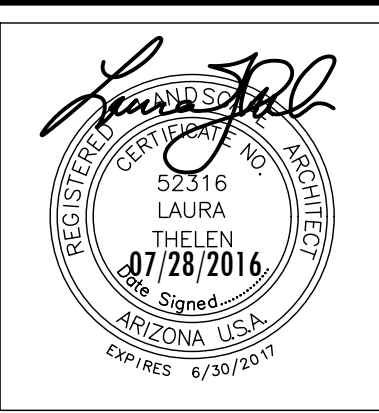
SEE RANCHO MERCADO PARKWAY LANDSCAPE IMPROVEMENT PLANS, FOR IRRIGATION AND PLANTING.

MATCHLINE - SEE SHEET L-2

KEY MAP



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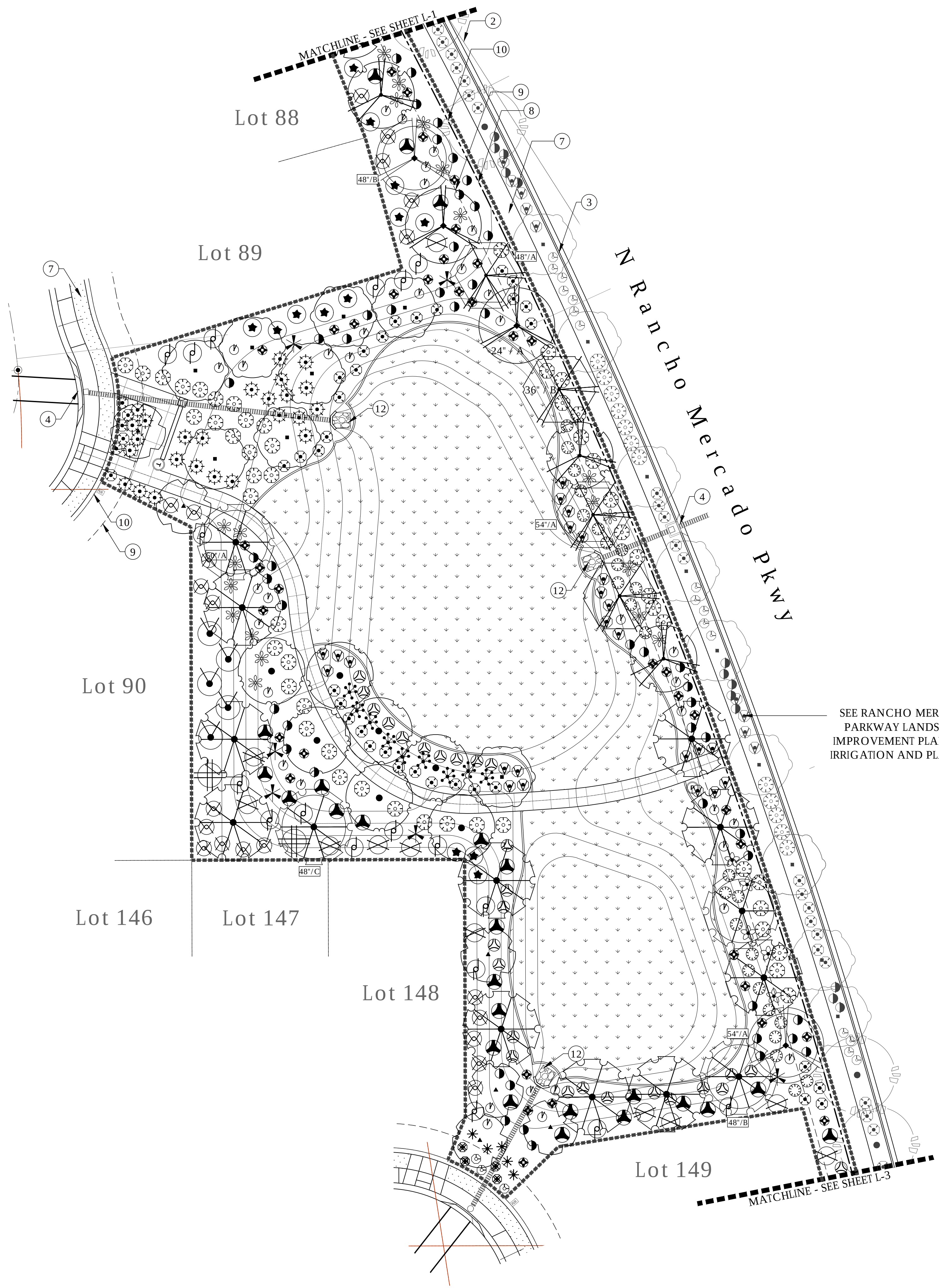
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LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY ROAD AND LITCHFIELD ROAD
SURPRISE, AZ
WILLIAM LYON HOMES

LANDSCAPE PLAN

revision date
1 City Comments 03/07/17
2 City Comments 05/05/17
3
4

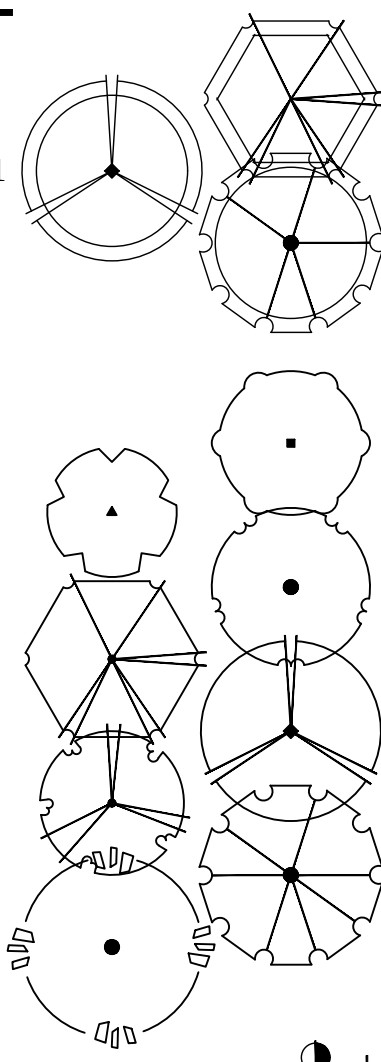
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sheet #
L-1
3 of 35



LANDSCAPE KEY NOTES:

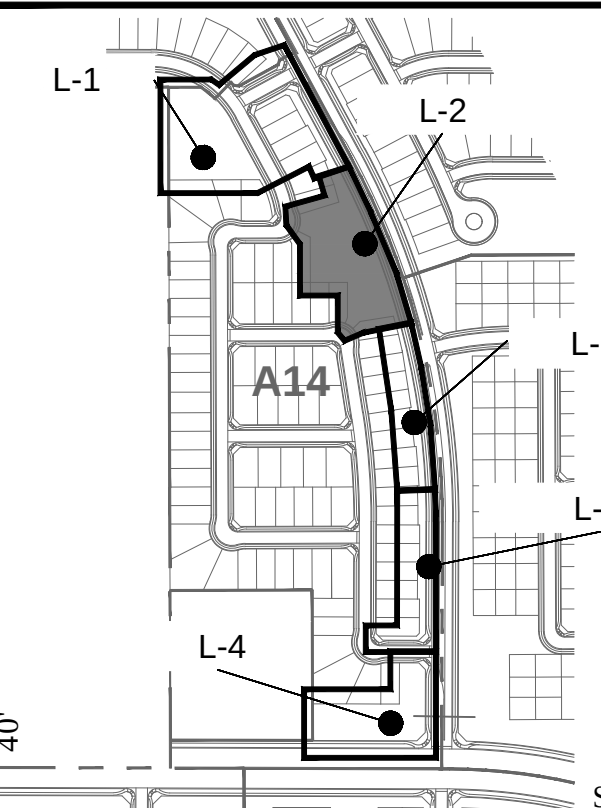
- (KEYNOTES APPLY TO SHEETS L-1 TO L-4)
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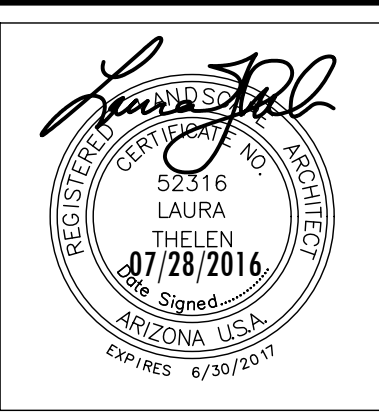
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KEY MAP



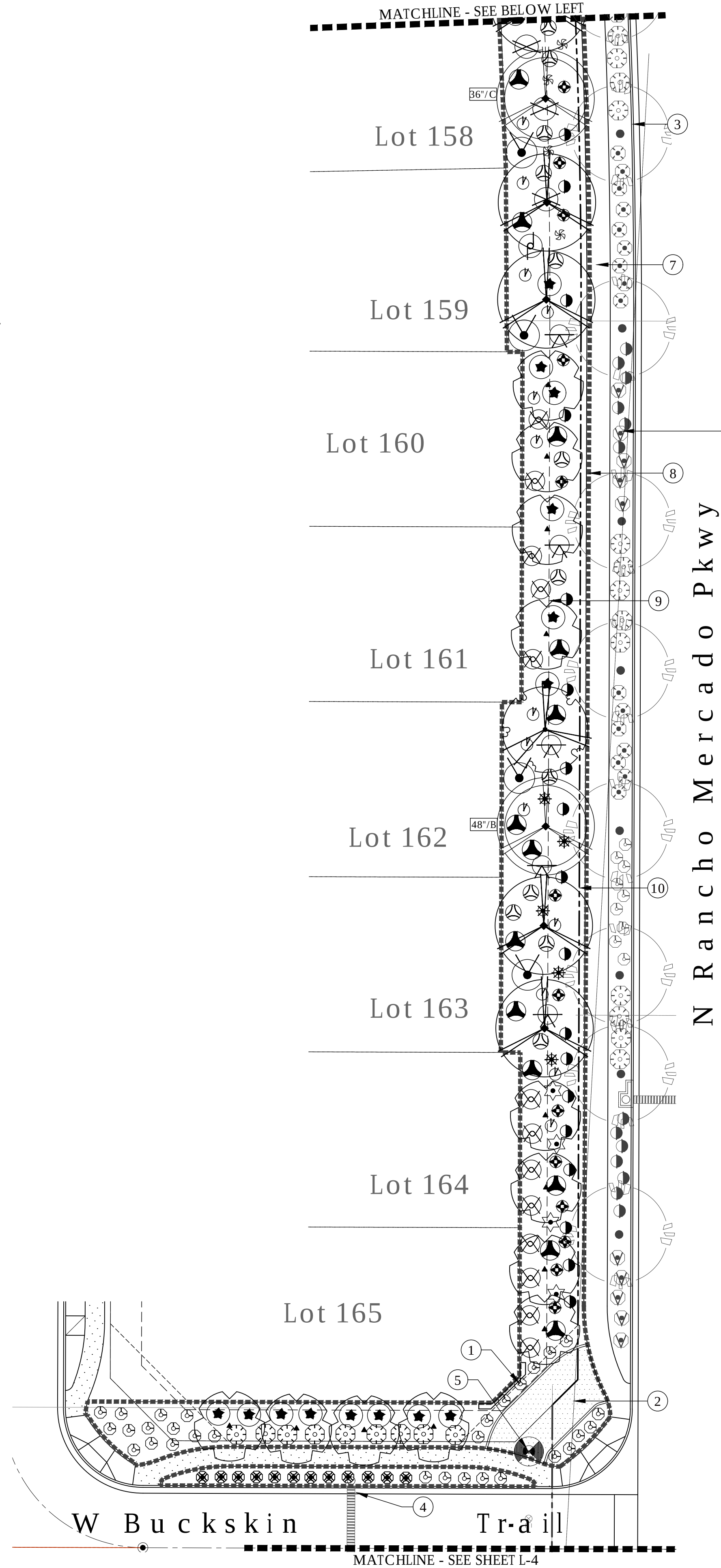
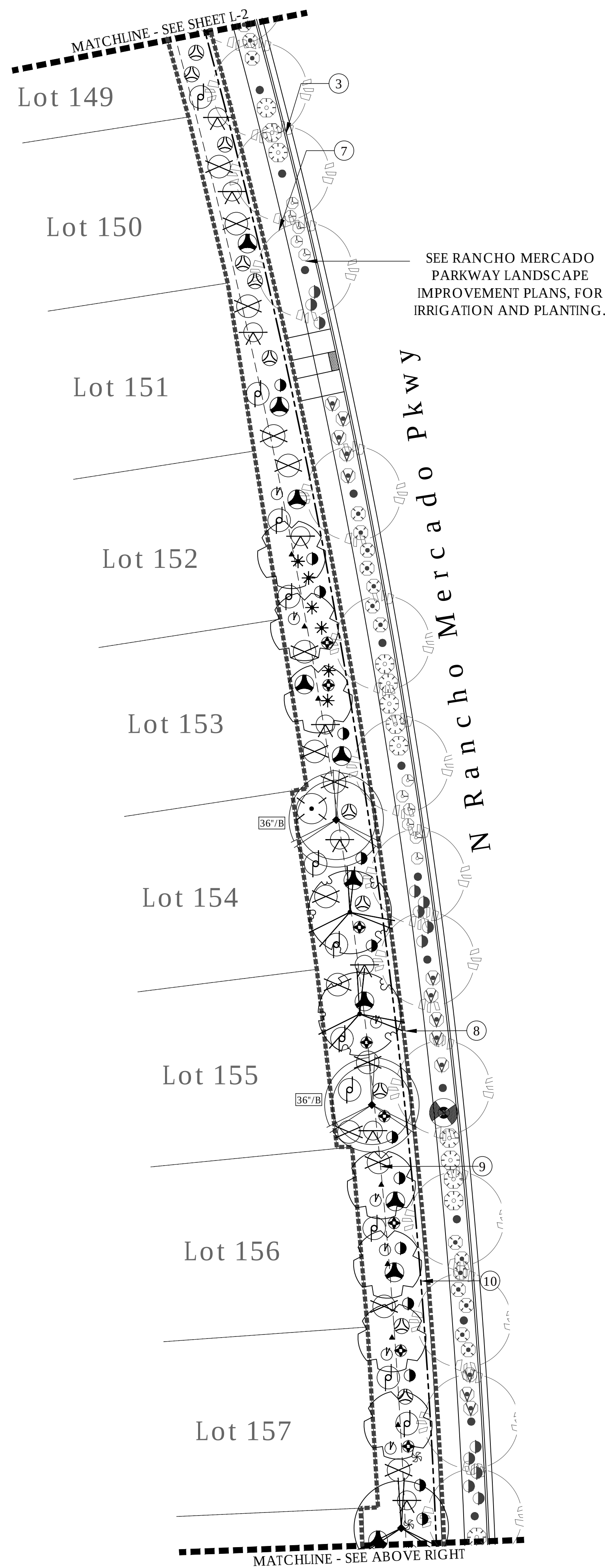
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LANDSCAPE PLAN

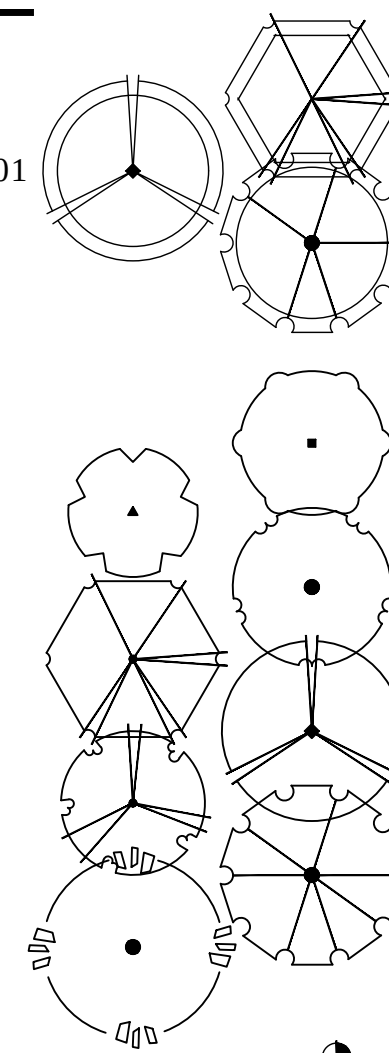
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1 City Comments 03/07/17
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LANDSCAPE KEY NOTES:

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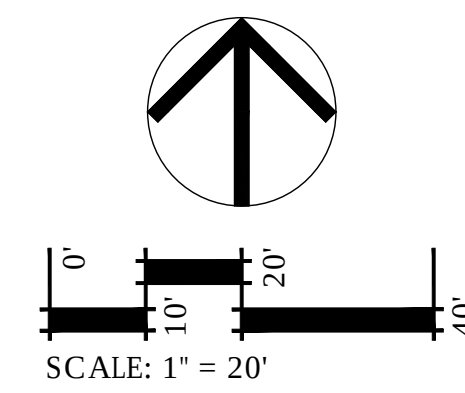
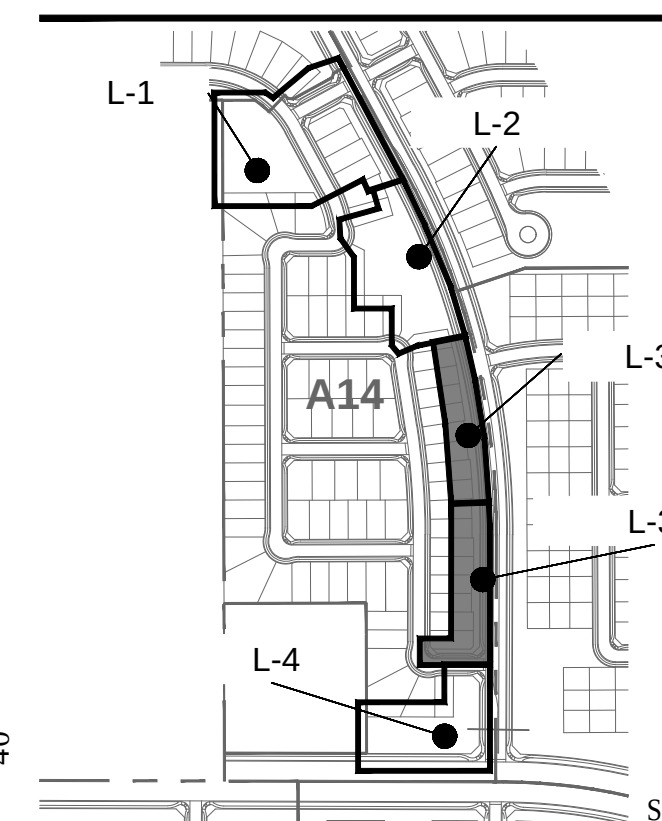
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KEY MAP



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RANCHO MERCADO A14
LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY ROAD AND LITCHFIELD ROAD
SURPRISE, AZ

WILLIAM LYON HOMES

LANDSCAPE PLAN

revision	date
City Comments	03/07/17
City Comments	05/05/17



date: 11/17/2016
job no.: 0342
drawn: JC/LT
sheet #

L-3
5 of 35

(KEYNOTES APPLY TO SHEETS L-1 TO L-4)

-

SALVAGE TREES (SEE SHEET 2, NOTE #20)

LANDSCAPE MATERIALS		
	TURF	HYBRID BERMUDA SOD
	ARTIFICIAL TURF	SEE HARDSCAPE PLAN
	STABILIZED DECOMPOSED GRANITE	SEE AMENITY PLAN
	DECOMPOSED GRANITE	1/2" PALOMINO GOLD-SCREENED
④	SURFACE SELECT BOULDERS	DATE CREEK GOLD
②	SURFACE SELECT BOULDERS	DATE CREEK GOLD
③	SURFACE SELECT BOULDERS	DATE CREEK GOLD
④	SURFACE SELECT BOULDERS	DATE CREEK GOLD

The site plan shows a proposed development with four buildings labeled L-1, L-2, L-3, and L-4. Building L-1 is a small structure at the top left. Building L-2 is a larger structure to its right. Building L-3 is a long, narrow structure to the right of L-2. Building L-4 is a small structure at the bottom left. An existing building, labeled A14, is located between L-1 and L-2. The plan also shows a north arrow and a scale bar.

SCALE: N.T.S.

Professional Engineer Seal for Laura S. Juhl, State of Arizona, No. 52316, expires 6/30/2017.

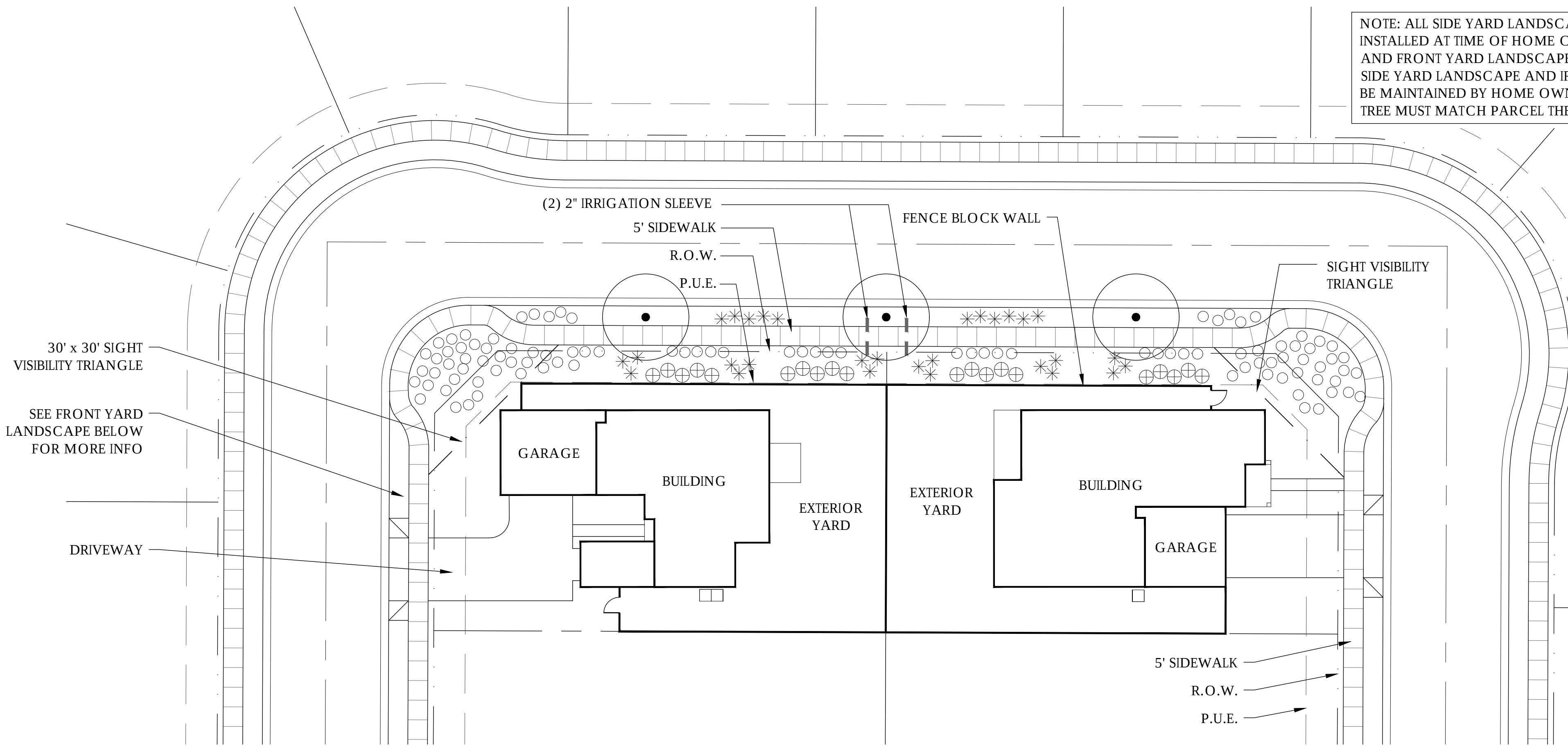
WILLIAM LYON HOMES

revision	date
1 City Comments	03/07/17
2 City Comments	05/05/17

	revision	date
1	City Comments	03/07/17
2	City Comments	05/05/17



L-4
6 of 35



TYPICAL SIDE YARD LANDSCAPING

SCALE: 1" = 20'

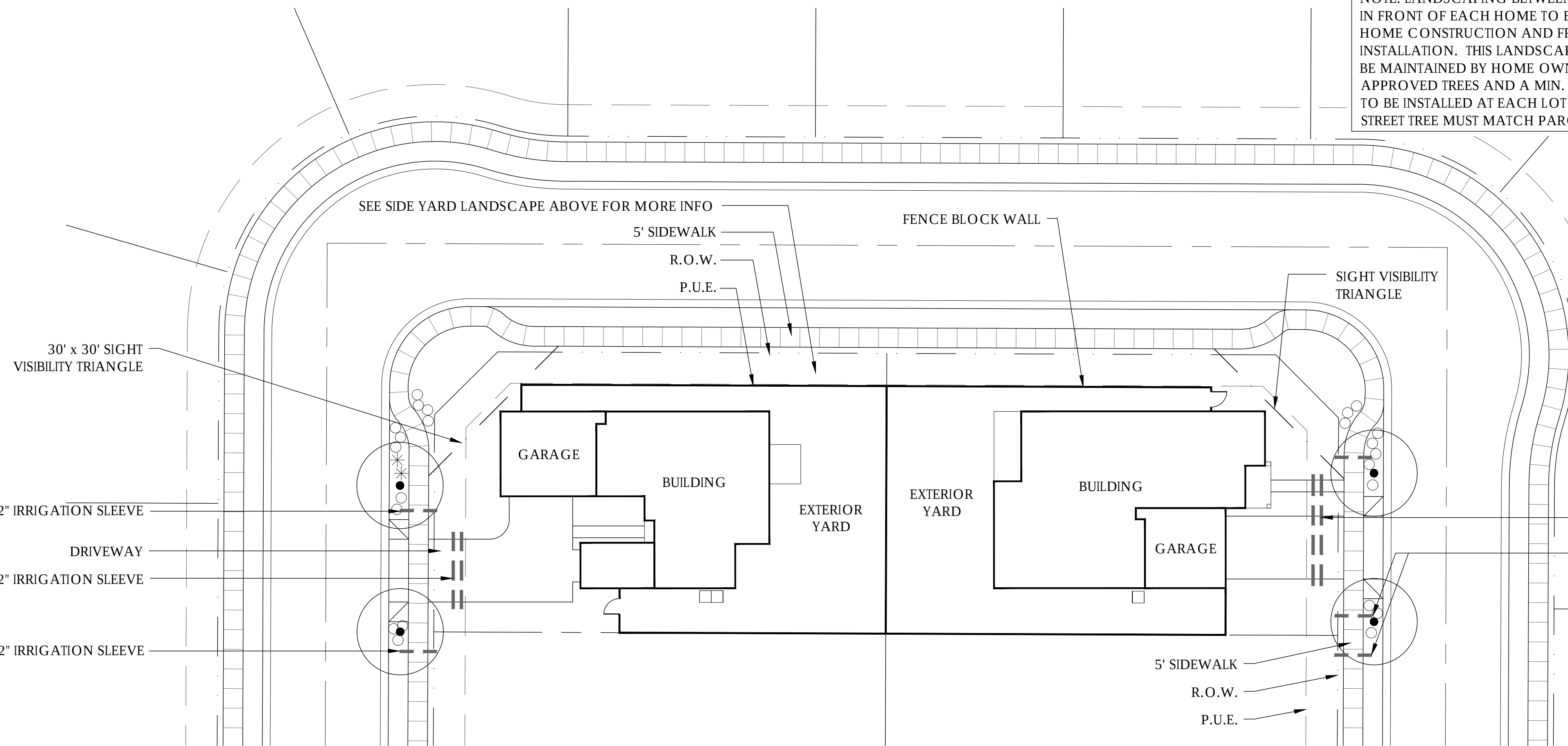
NOTE: ALL SIDE YARD LANDSCAPING TO BE INSTALLED AT TIME OF HOME CONSTRUCTION AND FRONT YARD LANDSCAPE INSTALLATION. SIDE YARD LANDSCAPE AND IRRIGATION TO BE MAINTAINED BY HOME OWNER. STREET TREE MUST MATCH PARCEL THEME TREE.

PLANT LEGEND-'A'

- TREES
- PARKINSONIA SPP. 'DESERT MUSEUM'
 - DESERT MUSEUM PALO VERDE
 - *STREET TREE FOR PARCELS A1, A2, A6, A14, A15, A16, A17, A19, A20, & A22
- CACTI AND ACCENTS
- AGAVE WEBERI
 - WEBER'S AGAVE
 - ASCLEPIAS SUBULATA
 - DESERT MILKWEED
 - DASYLIRION WHEELERI
 - DESERT SPOON
 - FEROCACTUS WISLIZENII
 - BARREL CACTUS
- SHRUBS
- ENCELIA FARINOSA
 - BRITTLEBUSH
 - ERICAMERIA LARCIFOLIA
 - TURPENTINE BUSH
 - JUSTICIA CALIFORNICA
 - CHUPAROSA
 - LEUCOPHYLLUM LANGMANIAE
 - 'RIO BRAVO' SAGE
 - SIMMONDSIA CHINENSIS
 - JOJOBA
 - SPHAERALCEA AMBIGUA
 - GLOBEMALLOW
- GROUNDCOVERS
- AMBROSIA DELTOIDEA
 - BURSAGE
 - LANTANA SPP.
 - LANTANA
 - VERBENA SPP.
 - VERBENA

PLANT LEGEND-'B'

- TREES
- QUERCUS VIRGINIANA
 - SOUTHERN LIVE OAK
 - *STREET TREE FOR PARCELS A3, A4, A5, A11, A12, A18W, & A18E
- CACTI AND ACCENTS
- HESPERALOE PARVIFLORA
 - RED / YELLOW YUCCA, MIXED
 - MUHLENBERGIA CAP. 'R. MIST' TM
 - DEERGRASS VARIETY
 - NOLINA MICROCARPA
 - BEARGRASS
 - YUCCA ELATA
 - SOAPTREE YUCCA
- SHRUBS
- CORDIA PARVIFOLIA
 - LITTLE LEAF CORDIA
 - DALEA PULCHRA
 - BUSH DALEA
 - EREMOPHILA 'VALENTINE'
 - EMU BUSH VARIETY
 - ERICAMERIA LARCIFOLIA
 - TURPENTINE BUSH
 - NERIUM OLEANDER
 - PETITE PINK DWARF OLEANDER
 - SPHAERALCEA AMBIGUA
 - GLOBEMALLOW
- GROUNDCOVERS
- ACACIA REDOLENS
 - TRAILING ACACIA
 - DALEA GREGGII
 - INDIGO BUSH
 - LANTANA SPP.
 - LANTANA



TYPICAL FRONT YARD LANDSCAPING

SCALE: 1" = 20'

NOTE: LANDSCAPING BETWEEN CURB AND SIDEWALK IN FRONT OF EACH HOME TO BE INSTALLED AT TIME OF HOME CONSTRUCTION AND FRONT YARD LANDSCAPE INSTALLATION. THIS LANDSCAPE AND IRRIGATION TO BE MAINTAINED BY HOME OWNER. TWO CITY APPROVED TREES AND A MIN. OF 3 SHRUBS PER TREE TO BE INSTALLED AT EACH LOT WHERE SPACE PERMITS. STREET TREE MUST MATCH PARCEL THEME TREE.

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SURPRISE, AZ

WILLIAM LYON HOMES

TYPICAL

YARD

PLANTING

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(Outside Maricopa County)

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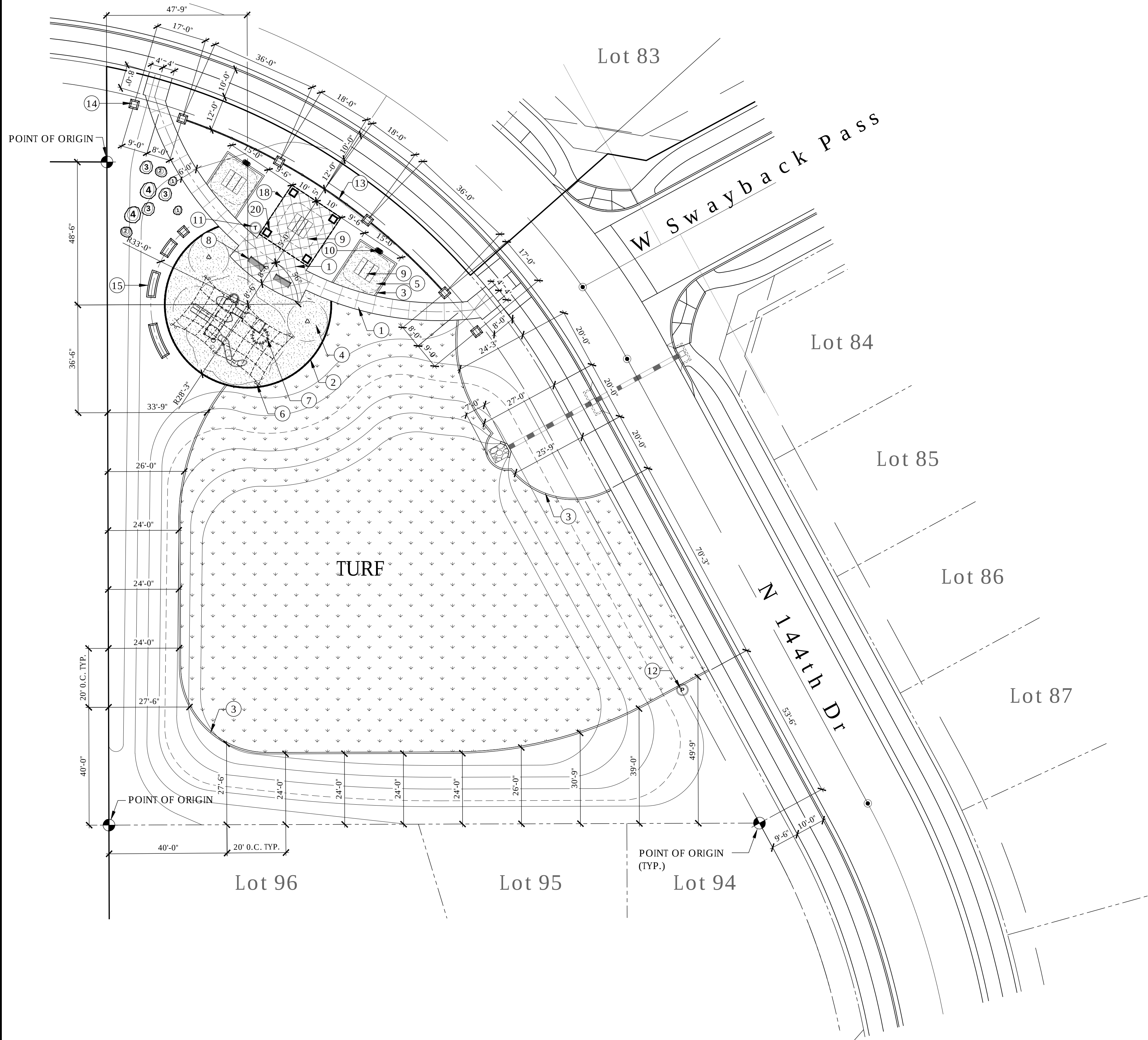
job no.: 0342

drawn: JC/LT

sheet #

YP-1

7 of 35

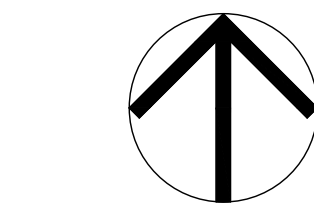
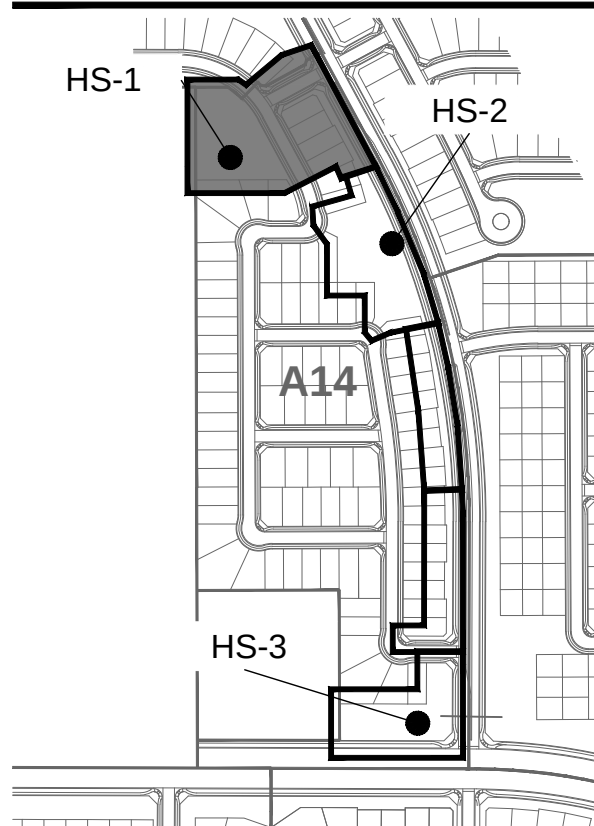


AMENITY SCHEDULE (SEE SHEET C-2 FOR COMPLETE SCHEDULE WITH QUANTITIES)

SYMBOL	DESCRIPTION	SPECIFICATION	SUPPLIER
①	6' CONCRETE PATH	SEE DETAIL 14, SHEET LD-1 SCORE PER PLAN	BY CONTRACTOR
②	CONCRETE TURNDOWN	SEE DETAIL 1, SHEET HD-1	BY CONTRACTOR
③	CONCRETE HEADER	SEE DETAIL 13, SHEET LD-1	BY CONTRACTOR
④	PLAY SURFACE	MANUF: SOF'SOLUTIONS COLOR: NATURAL SEE DETAIL 2, SHEET HD-1	SOF'SOLUTIONS 1-800-8690
⑤	STABILIZED DECOMPOSED GRANITE	1/4" MINUS MADISON GOLD SEE DETAIL 3, SHEET HD-1	BY CONTRACTOR
⑥	SHADE STRUCTURE	MODEL: 94899-2A-TS TYPE: "TENT" STRUCTURE SIZE: 36'X20' W/11' ENTRY SEE DETAIL 5, SHEET HD-1	EXERPLAY CONTACT: JUSTIN GALION TEL: 480.219.6679
⑦	PLAY EQUIPMENT	MODEL: 94899-1-3B COLOR PALETTE: W SEE DETAIL 7, SHEET HD-2	EXERPLAY CONTACT: JUSTIN GALION TEL: 480.219.6679
⑧	BENCH*	MODEL: WAINWRIGHT FRAME COLOR: BLACK SLAT COLOR: MAHOGANY SIZE: 6' CONTOUR (BACKED) SEE DETAIL 3, SHEET HD-2	ANOVA FURNISHINGS CONTACT: SAMANTHA STRAUTMANN TEL: 314-755-1236
⑨	PICNIC TABLE*	MODEL: WAINWRIGHT FRAME COLOR: BLACK SLAT COLOR: MAHOGANY SIZE: 6' SEE DETAIL 4, HD-2	ANOVA FURNISHINGS CONTACT: SAMANTHA STRAUTMANN TEL: 314-755-1236
⑩	CHARCOAL GRILL*	ITEM#: 136-1050 POLE MOUNT SEE DETAIL 6, HD-2	THE PARK CATALOG THEPARKCATALOG.COM TEL: 1-800-695-3503
⑪	TRASH RECEPTACLE*	MODEL: WAINWRIGHT FRAME COLOR: BLACK SLAT COLOR: MAHOGANY SIZE: 45 GAL, CURVED TOP SEE DETAIL 5, HD-2	ANOVA FURNISHINGS CONTACT: SAMANTHA STRAUTMANN TEL: 314-755-1236
⑬	SPLIT RAIL FENCE	TYPE: TWO RAIL HDPE EQUINE COLOR: BROWN SEE DETAIL 8, SHEET HD-1	PLASTIC LUMBER YARD TEL: 610.277.3900
⑭	FENCE PILASTER	STONE TYPE: TOBASCO TAN SIZE: 1-2" THICK VENEER SEE DETAIL 8, SHEET HD-1	NAME: KIRK POGORZELSKI CONTACT: APACHE STONE TEL: 623-581-7625
⑮	ACCENT WALL 'A'	STONE TYPE: TOBASCO TAN SIZE: 1-2" THICK VENEER SEE DETAIL 1, SHEET HD-2	NAME: KIRK POGORZELSKI CONTACT: APACHE STONE TEL: 623-581-7625
⑱	RAMADA	MODEL: DB-29 CUST. GABLE ROOF TYPE: MULTI-RIB ROOF: TUDOR BROWN FRAME: BUMPER BACK 'RAMADA BRAND LOGO' ACCESSORY WITH DETAIL SEE DETAIL 1, SHEET HD-3	POLYGON CONTACT: MONTE CORLEY TEL: 800.264.7225 EXT. 105
⑳	RAMADA COLUMN	STONE TYPE: TOBASCO TAN SIZE: 1"-2" THICK VENEER DETAIL 1, SHT HD-3	EL DORADO STONE CONTACT: APACHE STONE TEL: 623-581-7625

* INSTALL PER MANUFACTURER'S INSTRUCTIONS

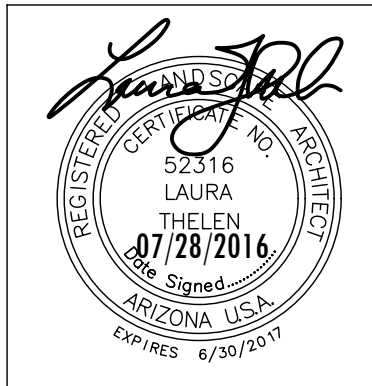
KEY MAP



SCALE: 1" = 20'

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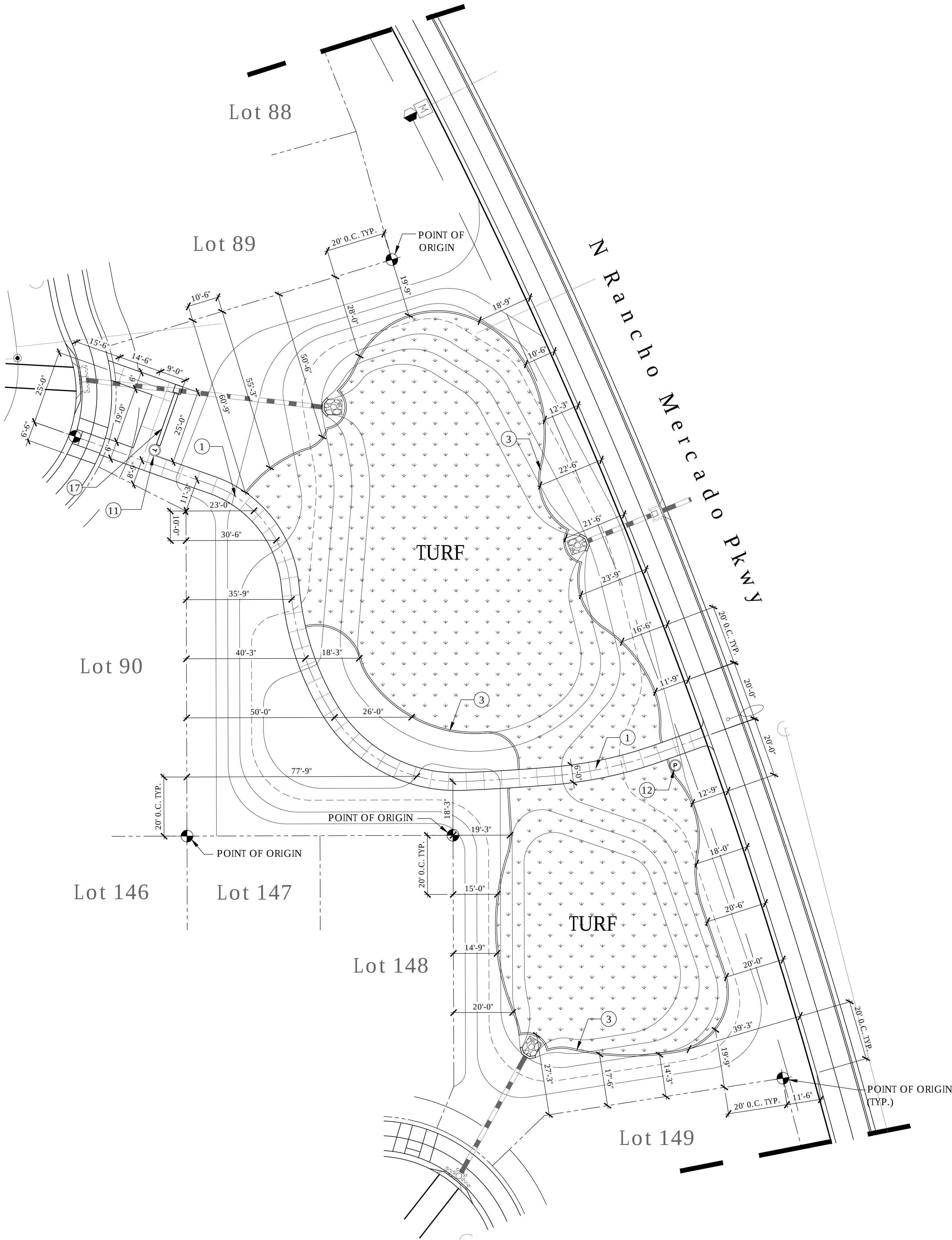
HARDSCAPE
PLAN

revision	date
City Comments	03/07/17
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drawn: JC/LT
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HS-1
17 of 35

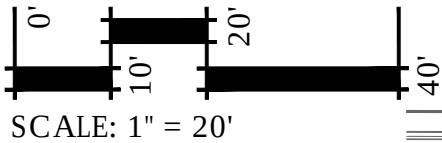
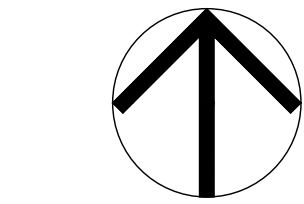
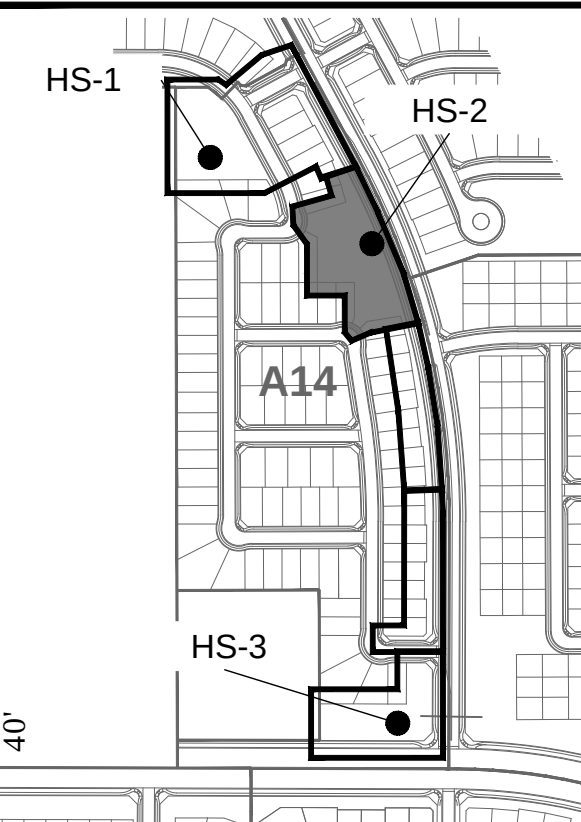


AMENITY SCHEDULE (SEE SHEET C-2 FOR COMPLETE SCHEDULE WITH QUANTITIES)

SYMBOL	DESCRIPTION	SPECIFICATION	SUPPLIER
①	6' CONCRETE PATH	SEE DETAIL 14, SHEET LD-1 SCORE PER PLAN	BY CONTRACTOR
③	CONCRETE HEADER	SEE DETAIL 13, SHEET LD-1	BY CONTRACTOR
⑪	TRASH RECEPTACLE*	MODEL: WAINWRIGHT FRAME COLOR: BLACK SLAT COLOR: MAHOGANY SIZE: 45 GAL, CURVED TOP SEE DETAIL 5, HD-2	ANOVA FURNISHINGS CONTACT: SAMANTHA STRAUTMANN TEL: 314-755-1236
⑫	PET WASTE RECEPTACLE*	MODEL: ALUMINUM HEADER PAK PET STATION (#1003HP-L) SEE DETAIL 4, HD-1	DOGIPOT CONTACT: 888-364-7681
⑰	COMMUNITY MAILBOX	TYPE: N/A SIZE: N/A SEE DETAIL 2, SHEET WD-2	NAME: N/A CONTACT: N/A TEL: N/A

* INSTALL PER MANUFACTURER'S INSTRUCTIONS

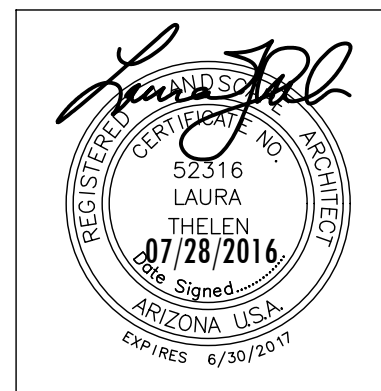
KEY MAP



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SURPRISE, AZ

WILLIAM LYON HOMES

HARDSCAPE PLAN

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HS-2
18 of 35

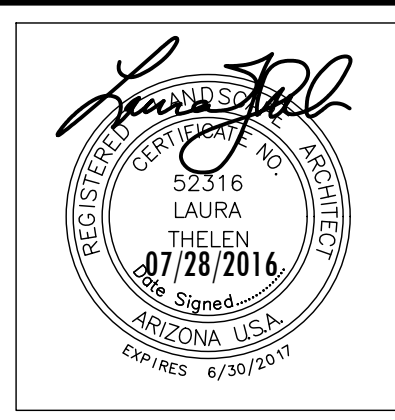
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HARDSCAPE

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job no.: 0342

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HS-3

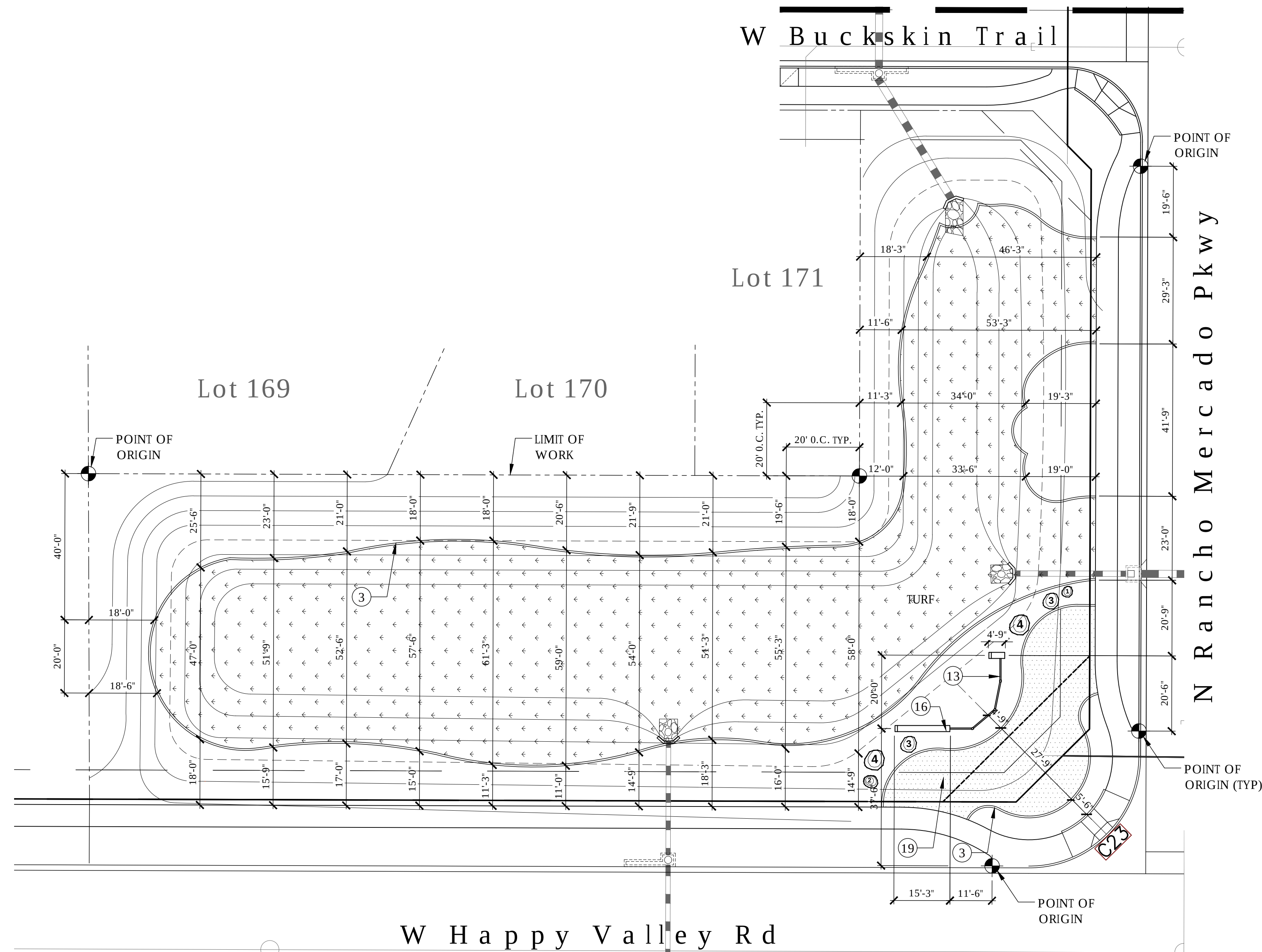
19 of 35

AMENITY SCHEDULE

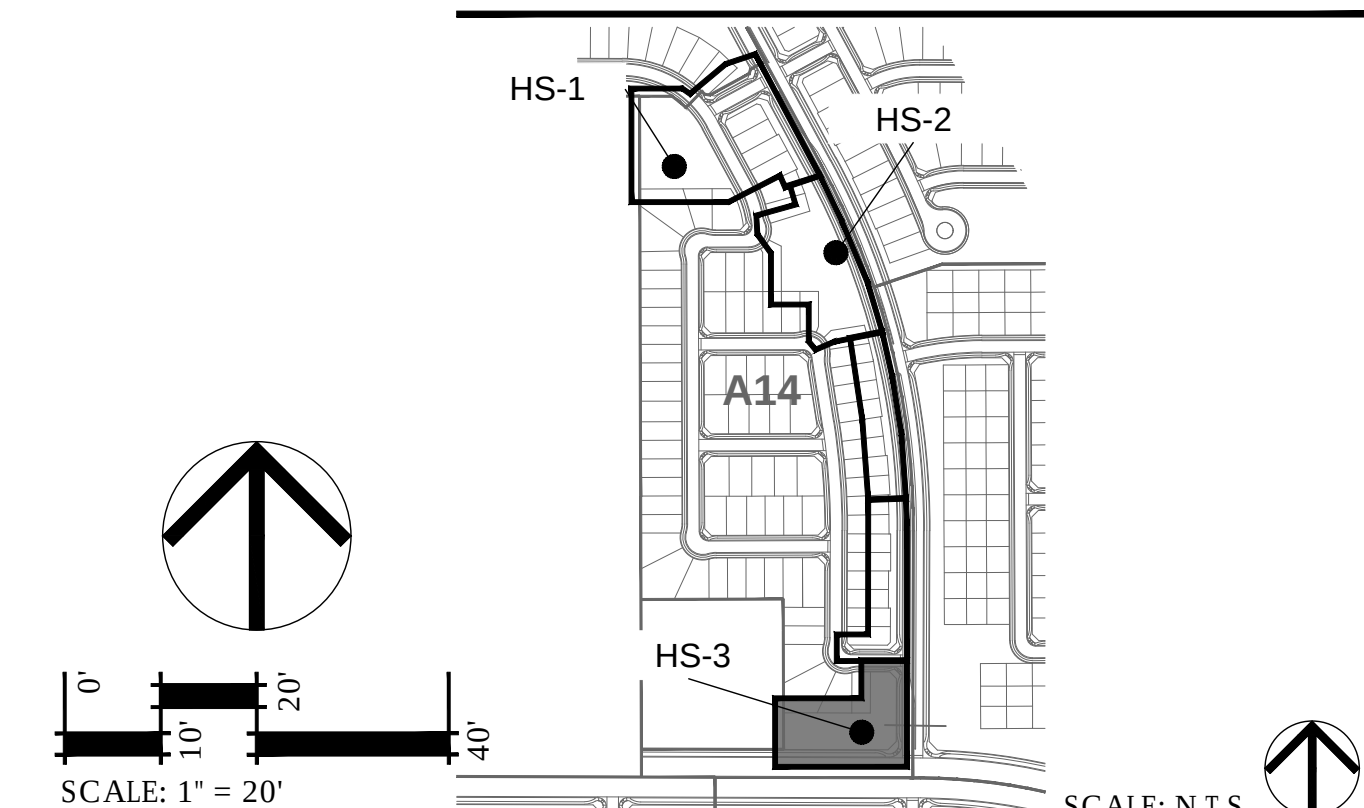
(SEE SHEET C-2 FOR COMPLETE SCHEDULE WITH QUANTITIES)

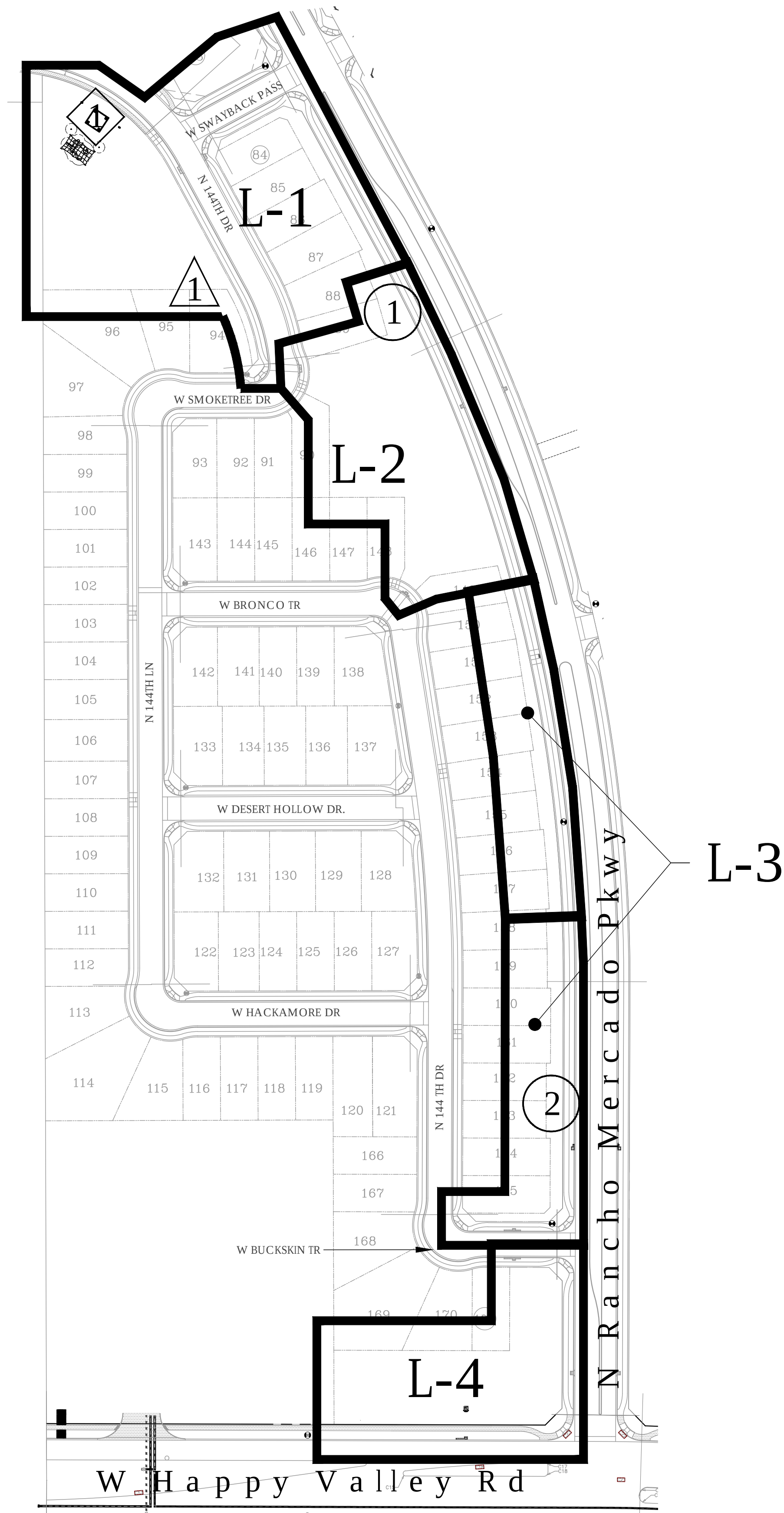
SYMBOL	DESCRIPTION	SPECIFICATION	SUPPLIER
3	CONCRETE HEADER	SEE DETAIL 13, SHEET LD-1	BY CONTRACTOR
13	SPLIT RAIL FENCE	TYPE: TWO RAIL HDPE EQUINE COLOR: BROWN SEE DETAIL 8, SHEET HD-1	PLASTIC LUMBER YARD TEL: 610.277.3900
16	ACCENT WALL 'B'	STONE TYPE: TOBASCO TAN SIZE: 1-2" THICK VENEER SEE DETAIL 2, SHEET HD-2	NAME: KIRK POGORZELSKI CONTACT: APACHE STONE TEL: 623-581-7625
19	ARTIFICIAL TURF*	MODEL: FESCUE ELITE	ARTIFICIAL GRASS SUPERSTORE CONTACT: CHRIS LOY TEL: 480.205.0100

* INSTALL PER MANUFACTURER'S INSTRUCTIONS



KEY MAP

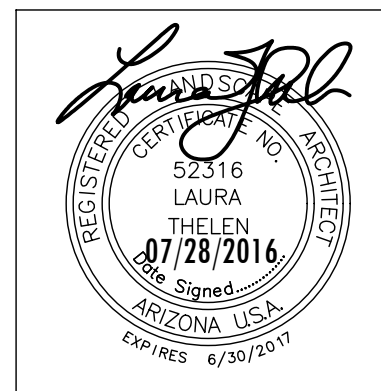
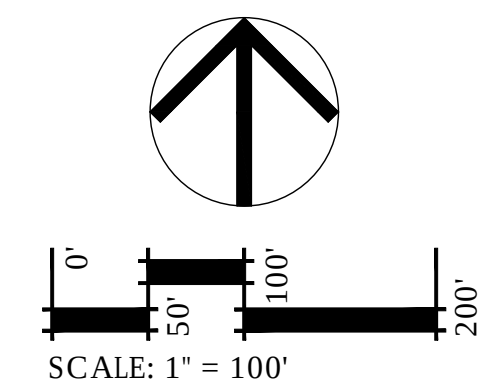




LEGEND:

- ① IRRIGATION METER & CONTROLLER LOCATION 1
- ② IRRIGATION METER & CONTROLLER LOCATION 2
- ◊ RAMADA
- △ 100 AMP SES (NEW PEDESTAL MOUNTED A-14B PANEL)

NOTES:
1. REFER TO ELECTRICAL ENGINEERING PLANS, SHEETS E-1 THROUGH E-7, FOR POWER TO IRRIGATION CONTROLLERS AND RAMADA LIGHTS

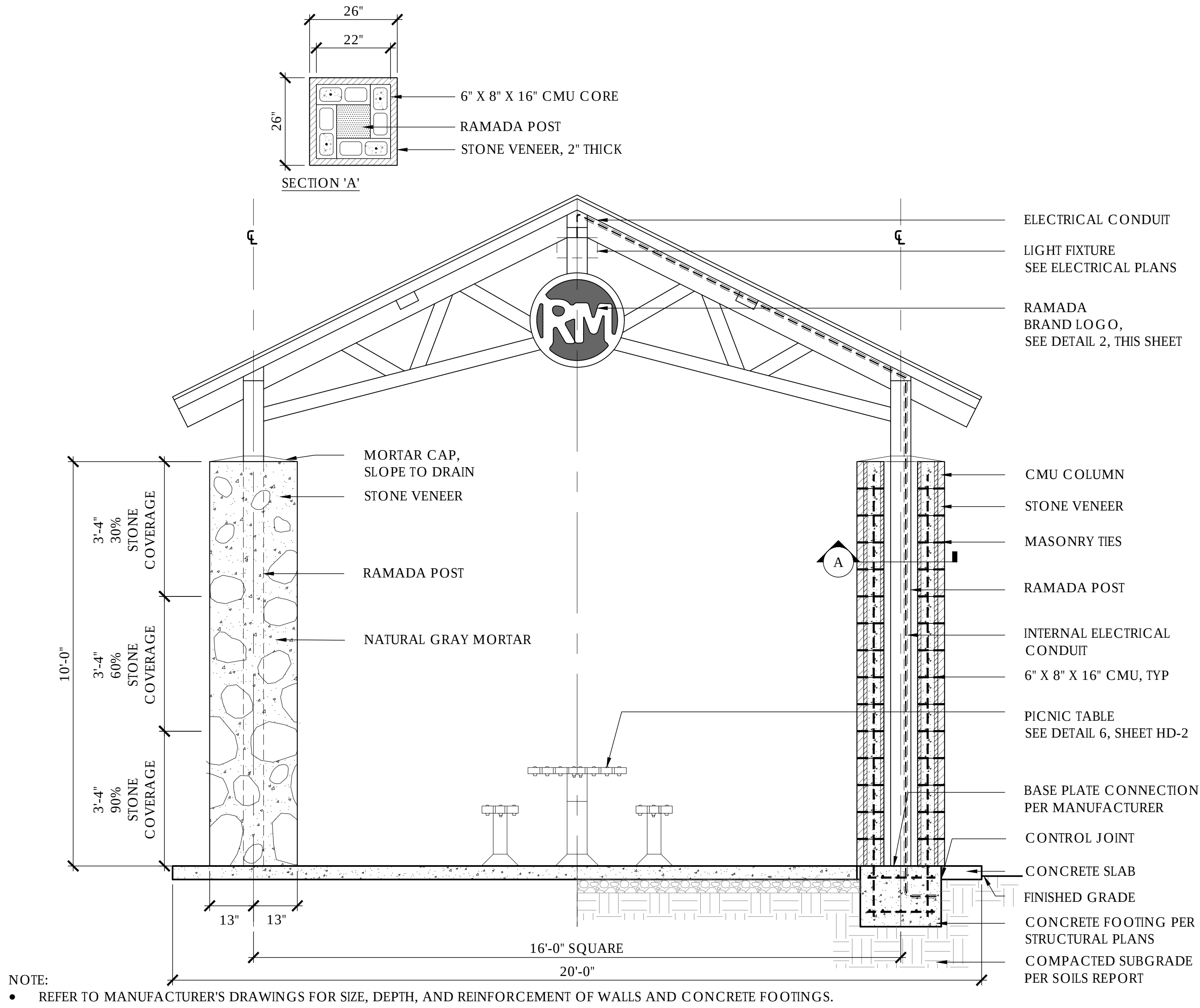


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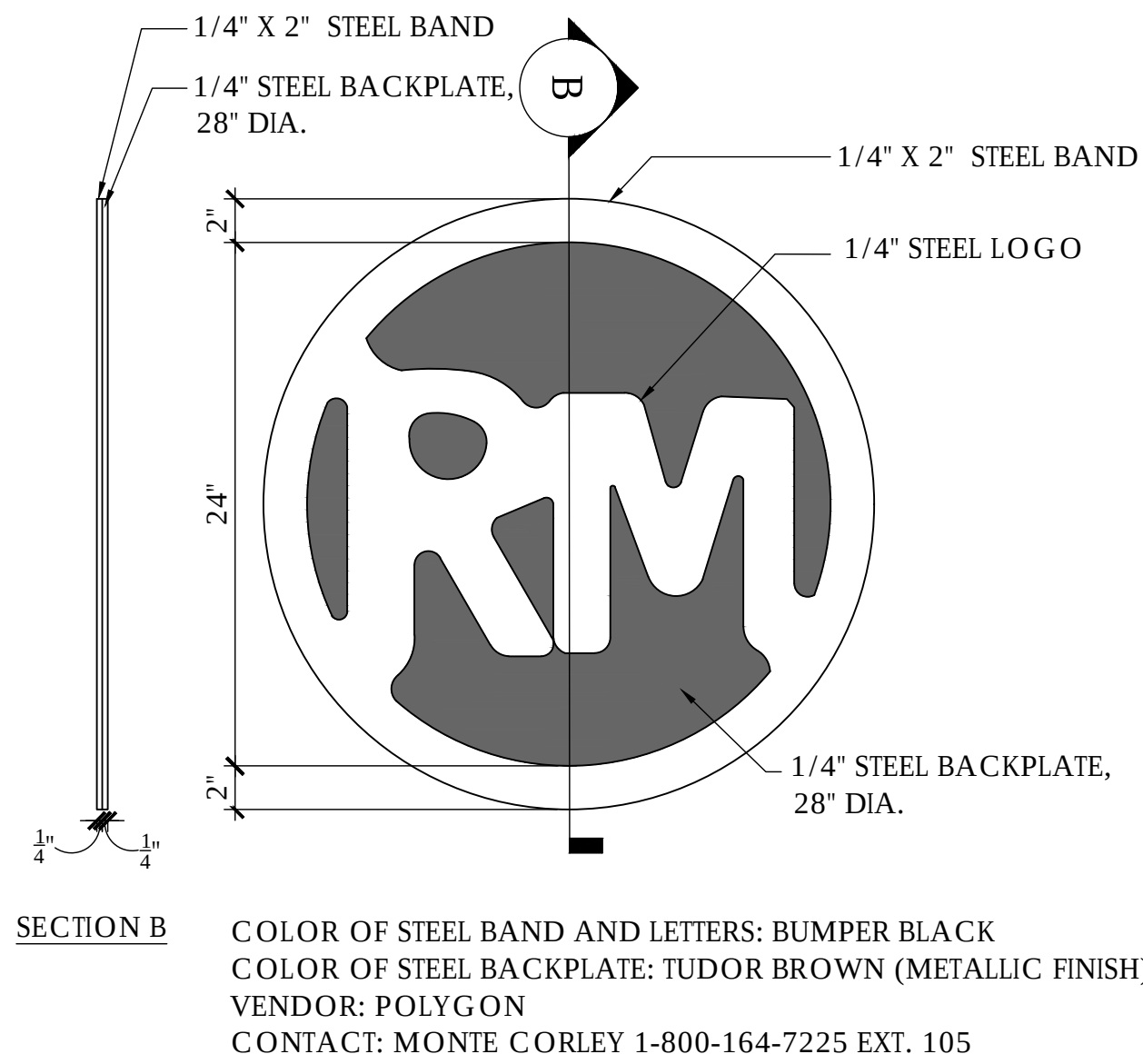


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1 PARK RAMADA

SCALE: 1/2" = 1'-0"



2 RAMADA BRAND LOGO

SCALE: 1-1/2" = 1'-0"

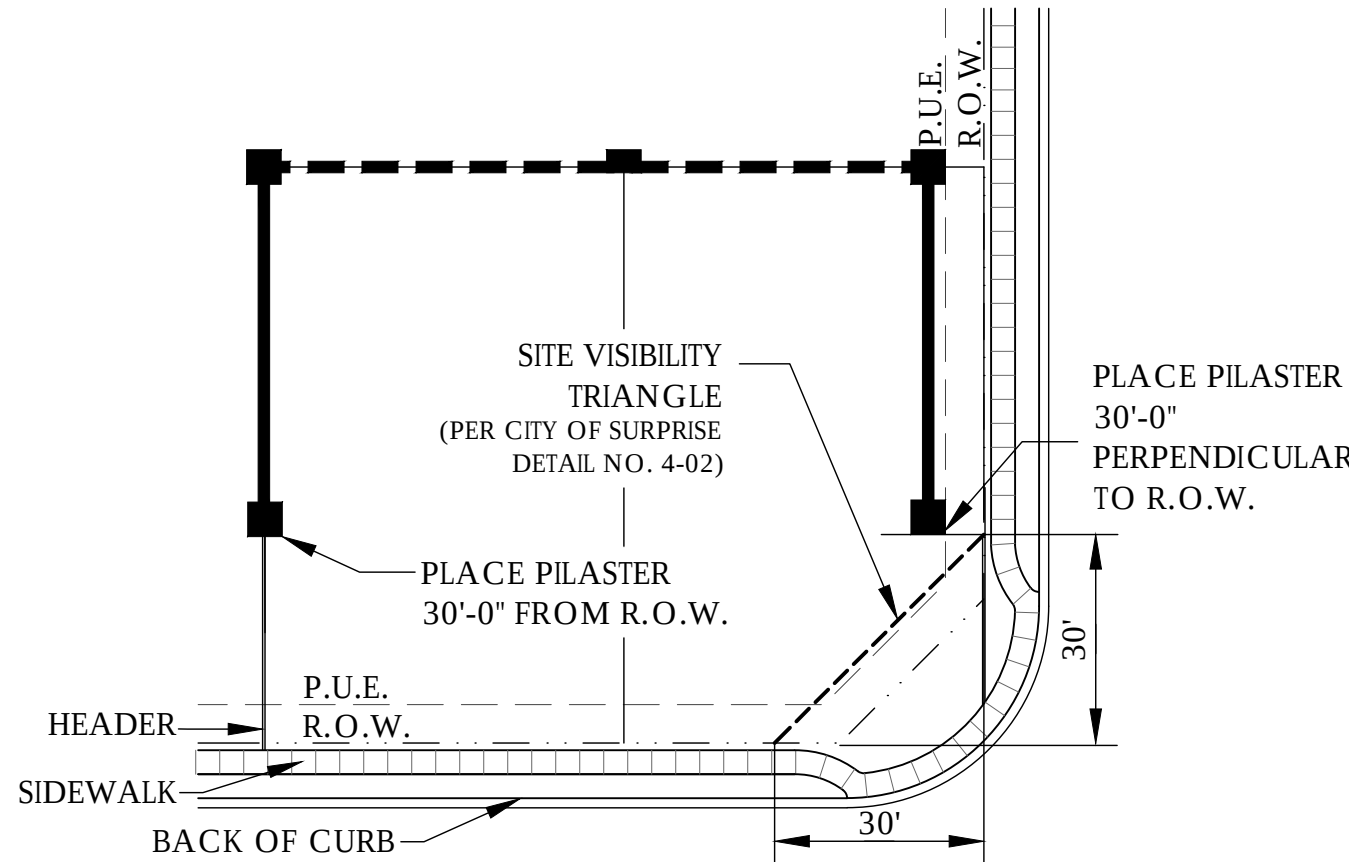
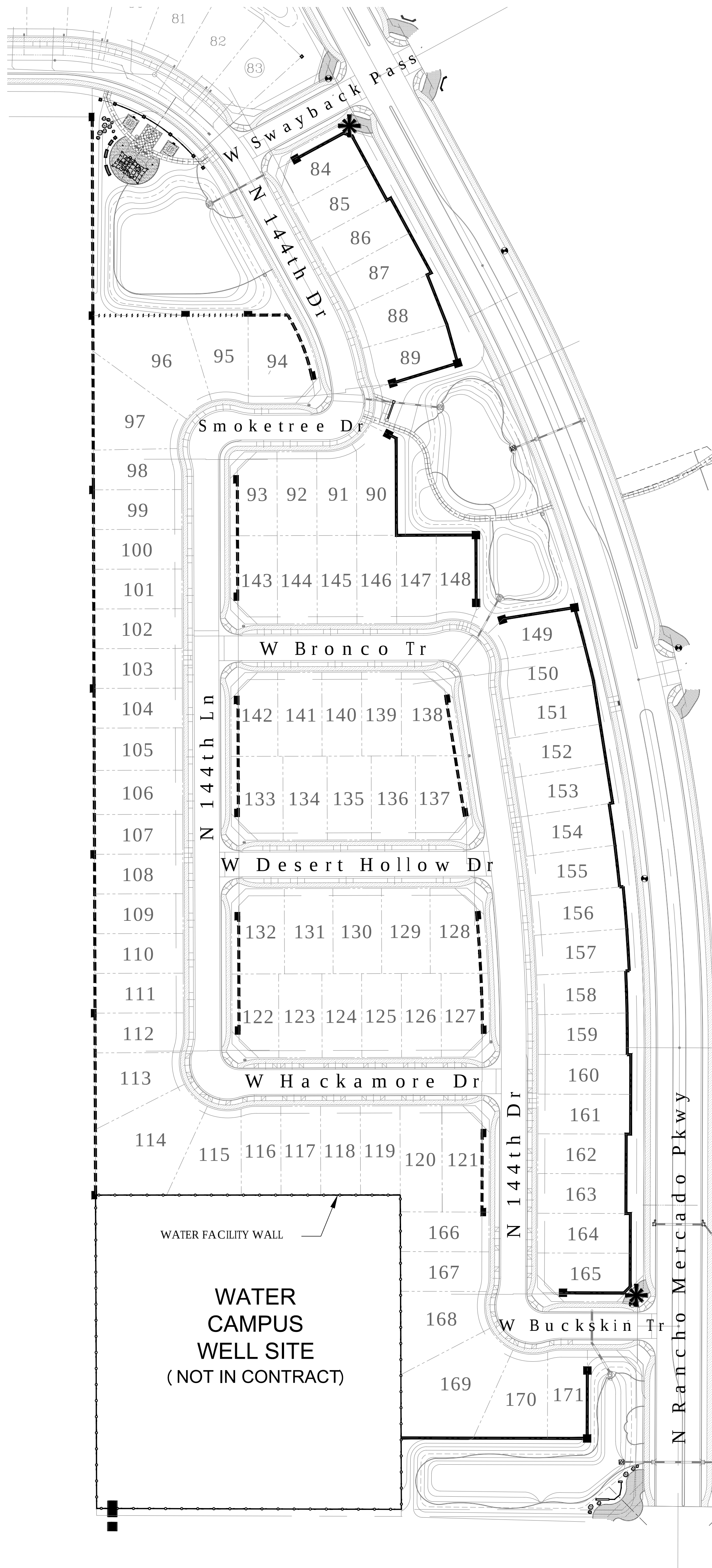
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HD-3

23 of 35



TYPICAL WALL LOCATIONS FROM R.O.W.
SCALE: N.T.S.

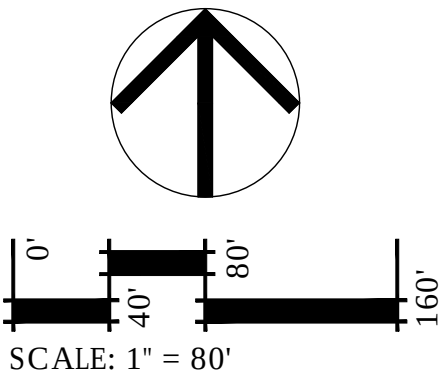
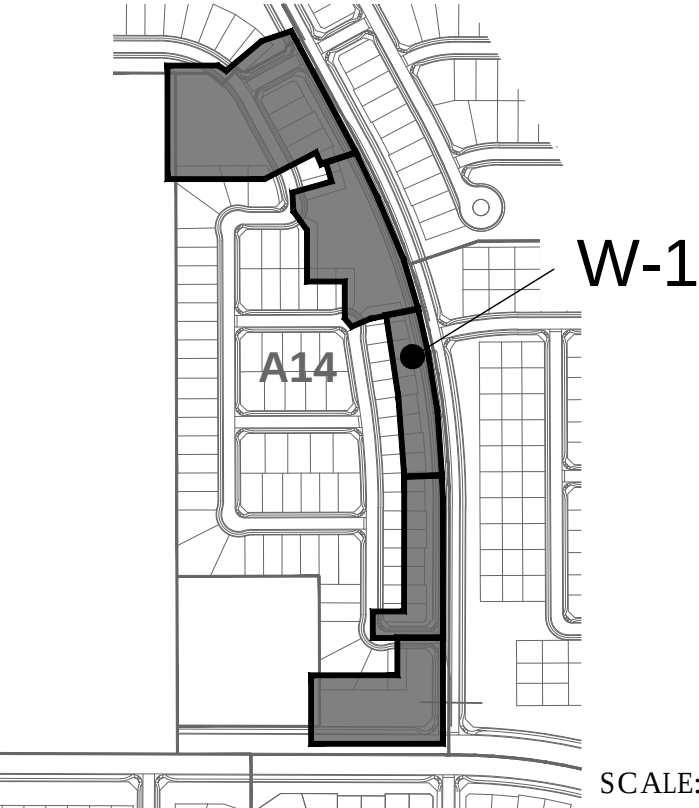
WALL LEGEND

	THEME WALL SEE DETAIL 1, SHEET WD-1	1,981 L.F.
	VIEW FENCE SEE DETAIL 3, SHEET WD-1	175 L.F.
	PILASTER WALL SEE DETAIL 5, SHEET WD-1	2,081 L.F.
	LARGE THEME COLUMN SEE DETAIL 2, SHEET WD-1	17
	SMALL THEME COLUMN SEE DETAIL 4, SHEET WD-1	22
	NEIGHBORHOOD ACCENT WALL SEE DETAIL 2, SHEET WD-2	1
	8' HIGH WELL SITE WALL SEE WATER CAMPUS PLANS	1,400 L.F.

GENERAL WALL NOTES:

- ALL WALLS SHALL BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.
- WALLS MAY BE MODIFIED TO SLOPE WITH GRADE 3% OR LESS TO MINIMIZE STEPS IN TOP OF WALL.
- FIELD VERIFY ALL WALL LAYOUTS AND SIDEYARD WALL LENGTHS WITH A REPRESENTATIVE OF HOME BUILDER PRIOR TO BEGINNING WORK FOR ANY NECESSARY ADJUSTMENTS
- WALL CONSTRUCTION ASSUMES ALL SUBGRADES ARE UNDISTURBED OR 95% COMPACTED
- SETBACK DIMENSIONS NOTED FOR SIDEYARD WALLS ARE FROM R.O.W.
- ALL REAR YARD ENCLOSURES SHALL SATISFY COUNTY AND CITY POOL BARRIER REQUIREMENTS. FIELD VERIFY AND ADJUST AS REQUIRED
- ALL WALLS SHALL TERMINATE WITH A FULL PIER.
- FIELD VERIFY ALL WALL CONDITIONS PRIOR TO CONSTRUCTION. CONTACT OWNER'S REPRESENTATIVE OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
- ADJUST WALL LAYOUT AS SHOWN IF NECESSARY TO ACCOMMODATE SPECIAL GRADING CONSIDERATIONS
- COORDINATE ALL WATER, SEWER AND ELECTRICAL SERVICE LOCATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK
- WALL STEP-DOWNS SHALL BE LOCATED PER GRADE ELEVATION.

KEY MAP



SCALE: N.T.S.



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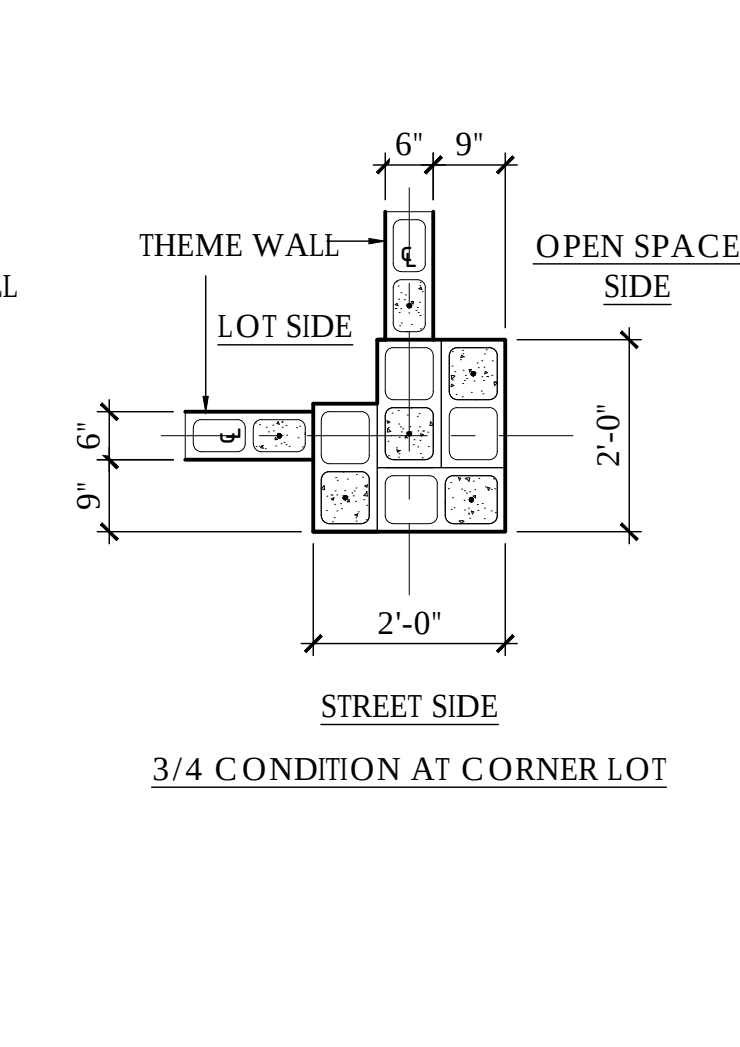
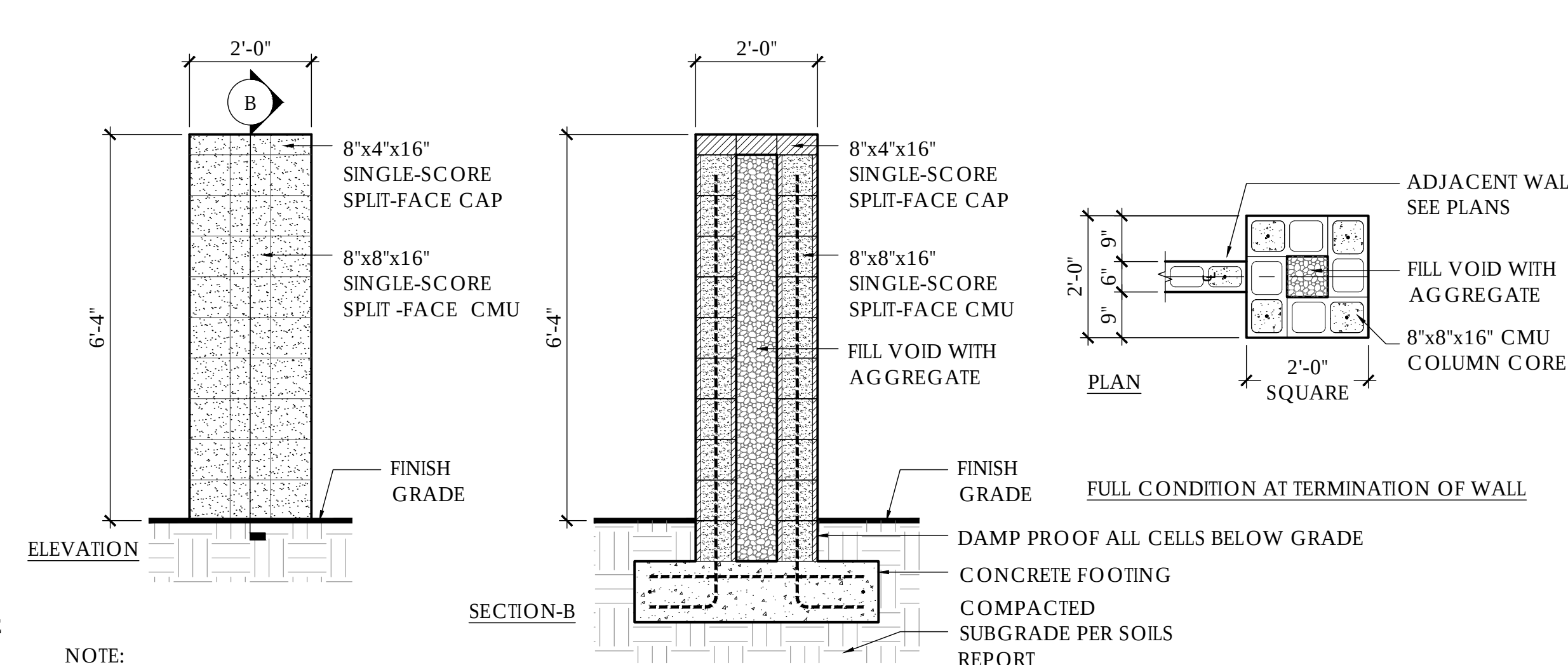
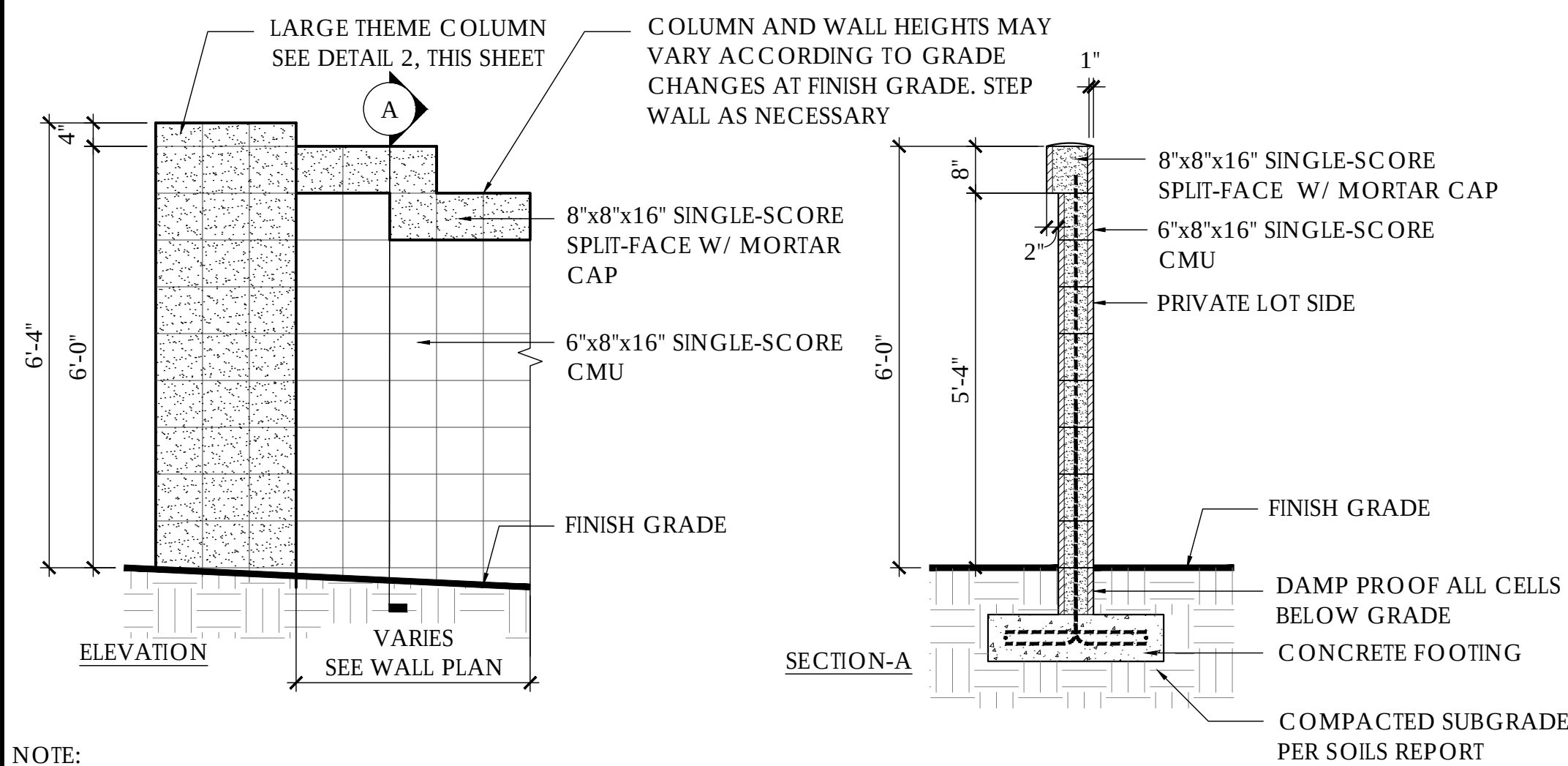
WALL
PLAN

revision	date
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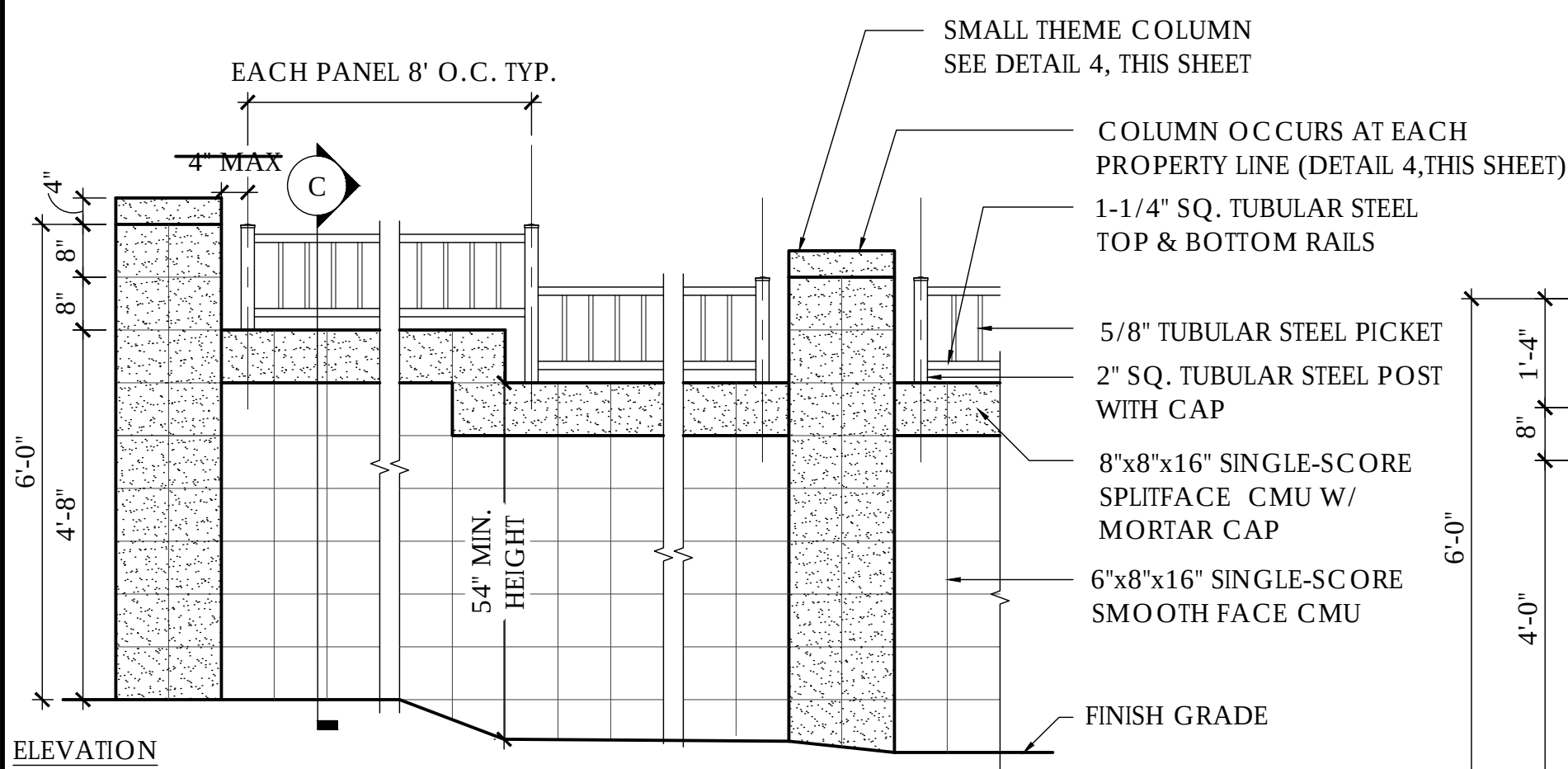


NOTE:
1) REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE, DEPTH, AND REINFORCEMENT OF WALLS AND CONCRETE FOOTINGS.
2) FOR COLORS, SEE COLOR SCHEDULE ON THIS SHEET.

NOTE:
1) REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE, DEPTH, AND REINFORCEMENT OF WALLS AND CONCRETE FOOTINGS.
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1 THEME WALL

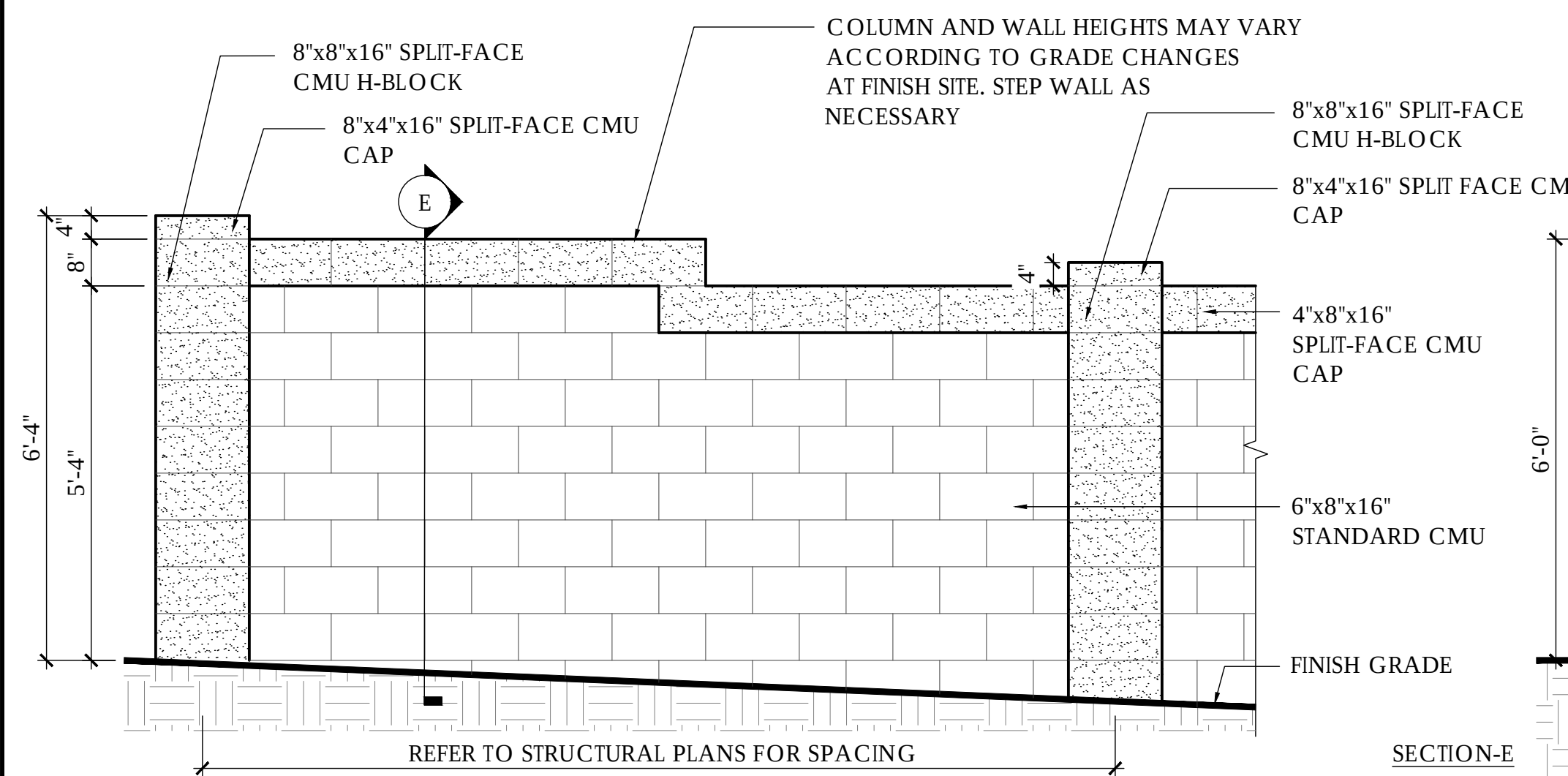
SCALE: 1/2" = 1'-0"



NOTE:
1) REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE, DEPTH, AND REINFORCEMENT OF WALLS AND CONCRETE FOOTINGS.
2) FOR COLORS, SEE COLOR SCHEDULE ON THIS SHEET.
3) CONTRACTOR TO SUBMIT SHOP DRAWING OF VIEW FENCE TO LANDSCAPE ARCHITECT FOR APPROVAL.
4) COLUMN AND WALL HEIGHTS WILL VARY ACCORDING TO GRADE CHANGES. STEP WALL AS NECESSARY, ENSURING THAT FINAL WALL HEIGHT MEETS CURRENT MARICOPA COUNTY ENVIRONMENT HEALTH CODE POOL REQUIREMENTS.

3 VIEW FENCE

SCALE: 1/2" = 1'-0"



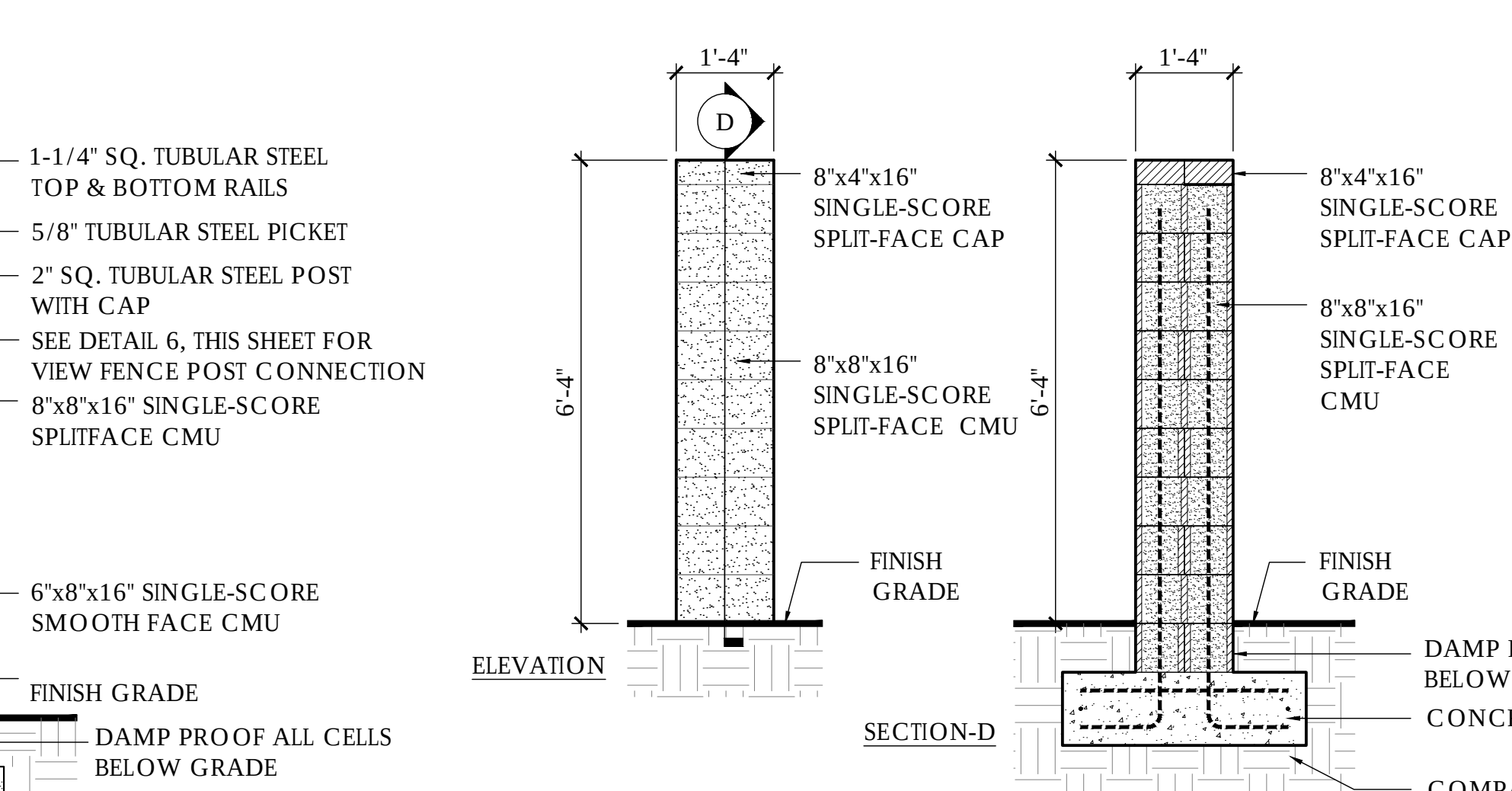
NOTE:
1) REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE, DEPTH, AND REINFORCEMENT OF WALLS AND CONCRETE FOOTINGS.
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5 PILASTER WALL

SCALE: 1/2" = 1'-0"

2 LARGE THEME COLUMN

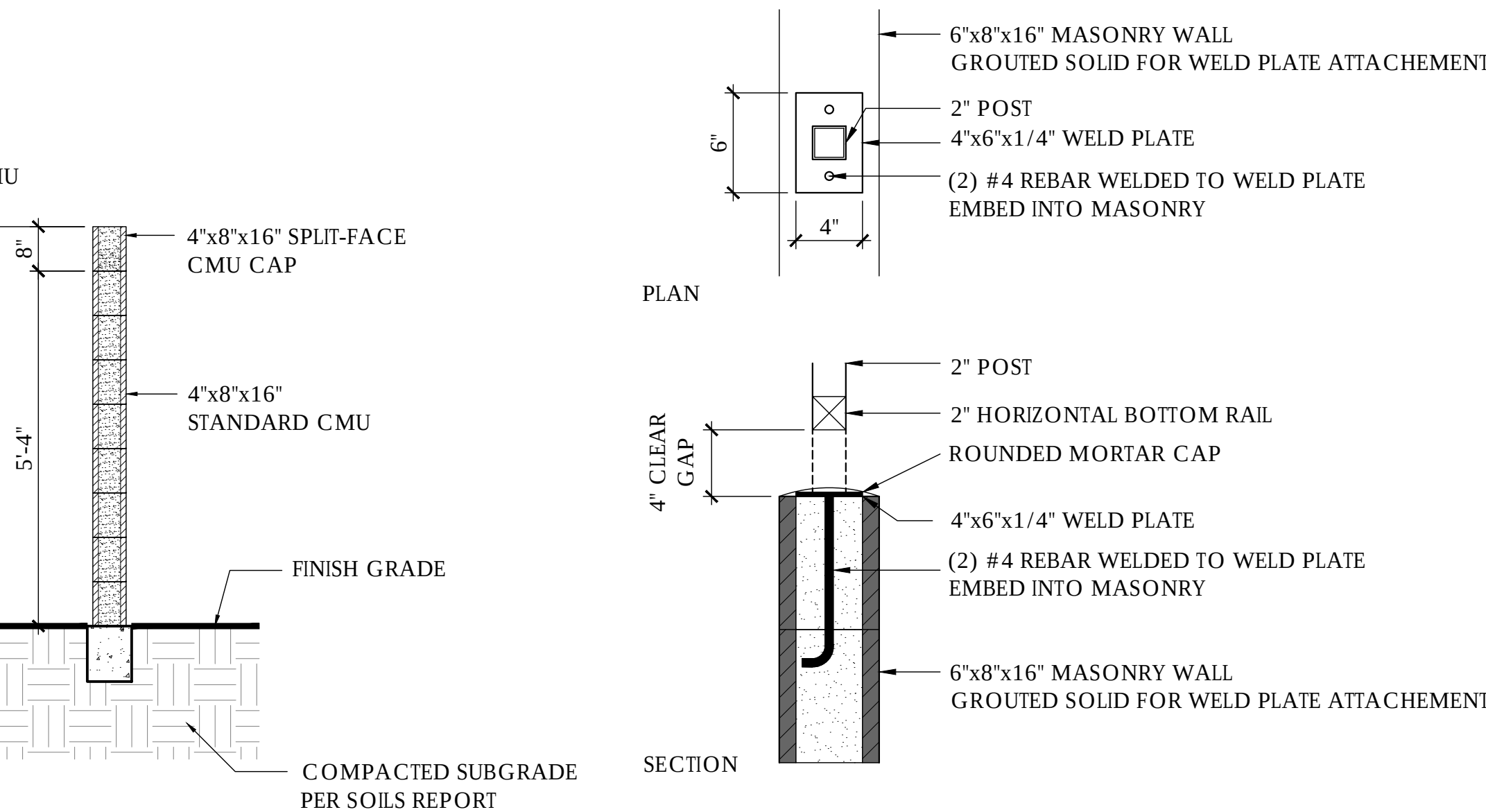
SCALE: 1/2" = 1'-0"



NOTES:
1) REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE, DEPTH, AND REINFORCEMENT OF WALLS AND CONCRETE FOOTINGS.
2) SMALL THEME COLUMNS SHALL BE LOCATE AT ALL LOT LINES BETWEEN ADJACENT LOTS.
3) FOR COLORS, SEE COLOR SCHEDULE ON THIS SHEET.

4 SMALL THEME COLUMN

SCALE: 1/2" = 1'-0"



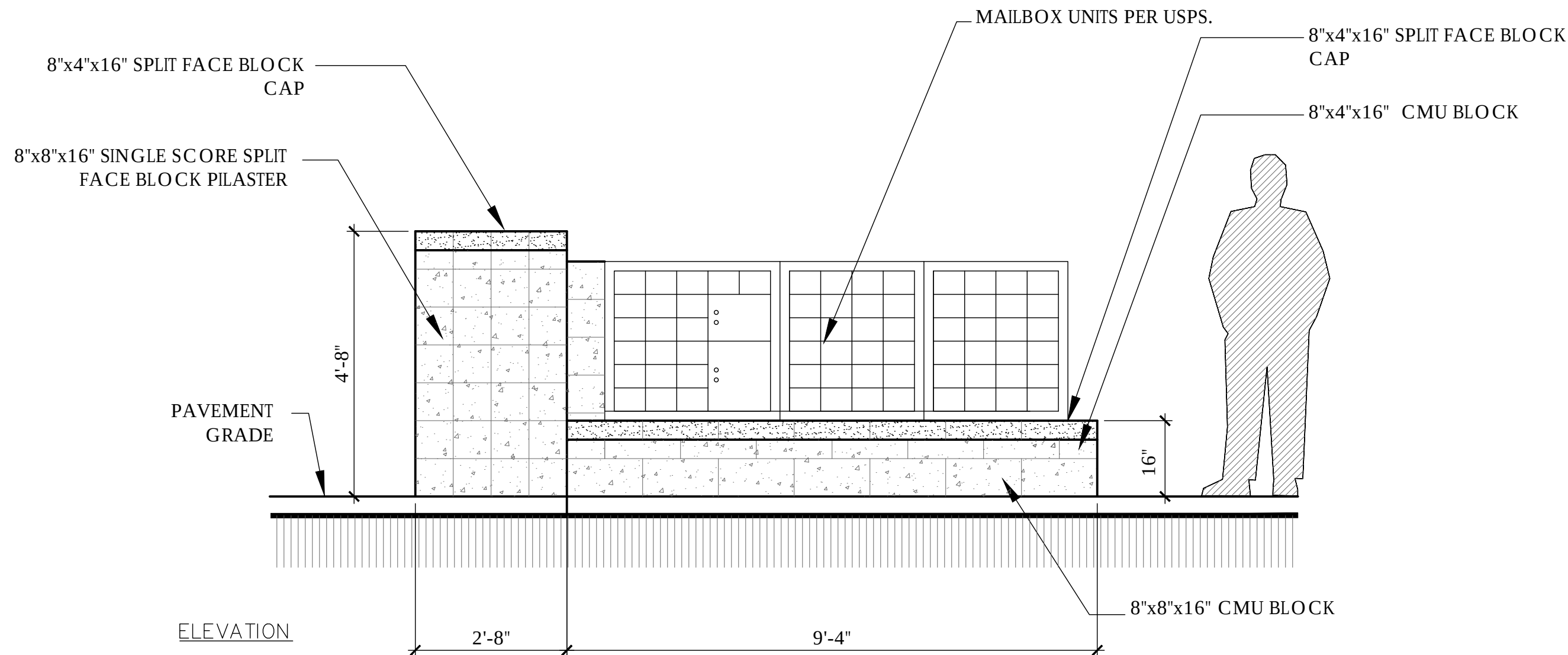
6 VIEW FENCE POST CONNECTION

SCALE: 1-1/2" = 1'-0"

COLOR SCHEDULE

MATERIAL	COLOR	MANUFACTURER	METHOD
SPLIT FACE CMU	DEC 750, BISON BEIGE	DUNN EDWARDS	STAIN
SINGLE SCORE CMU	DEC 751, ASH GRAY	DUNN EDWARDS	STAIN
TUBE STEEL FENCE	DEC 756, WEATHERED BROWN	DUNN EDWARDS	PAINT

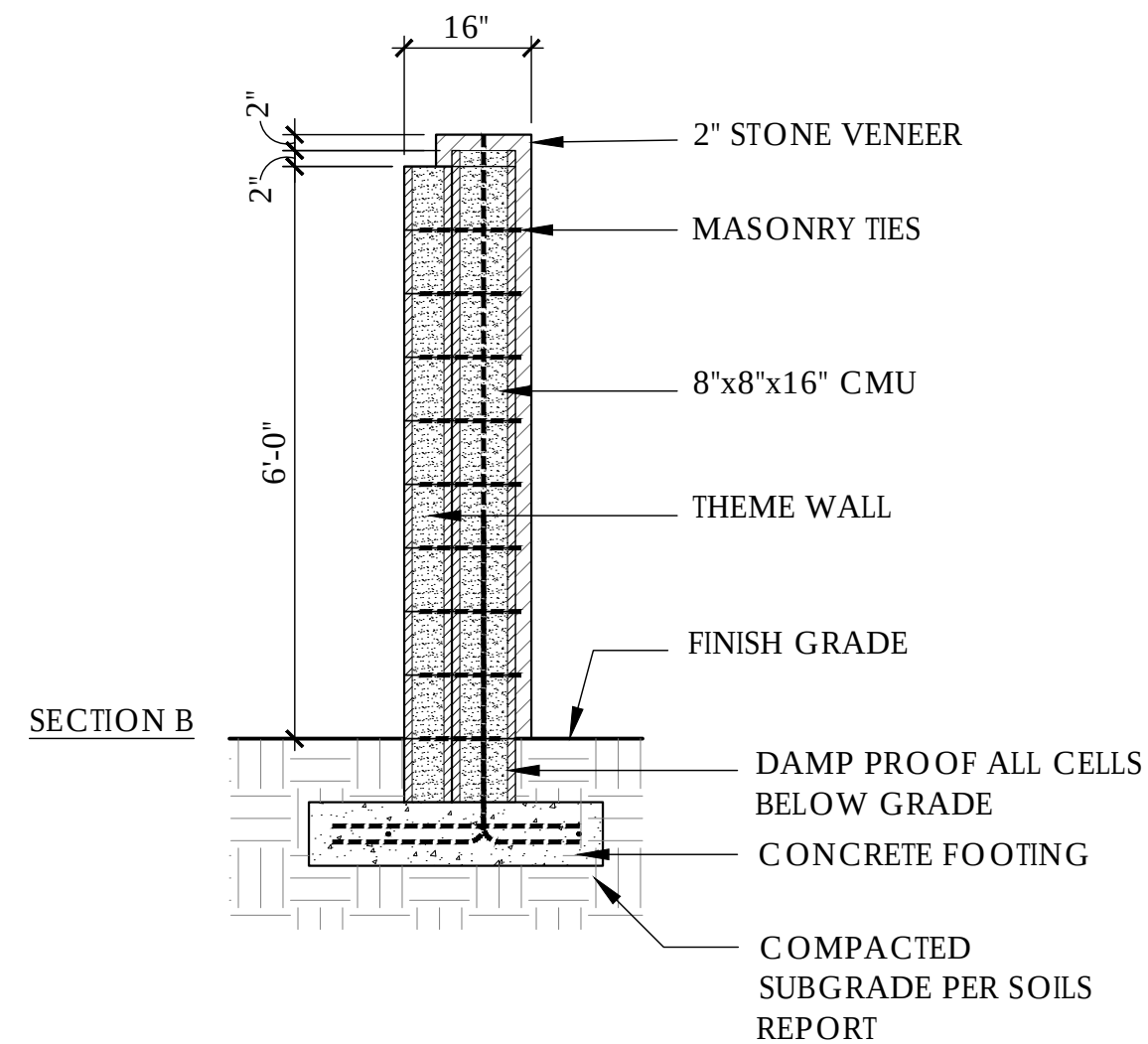
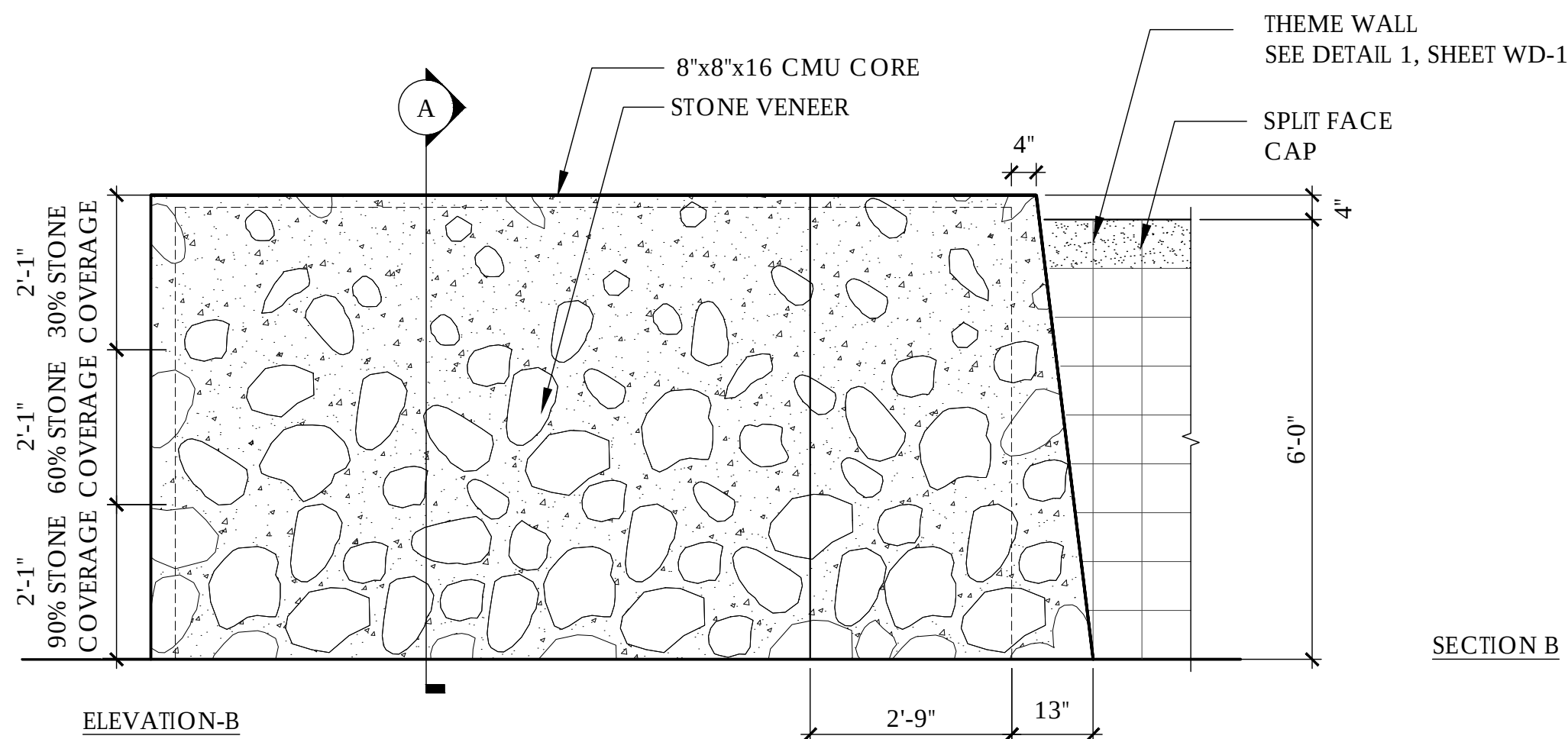
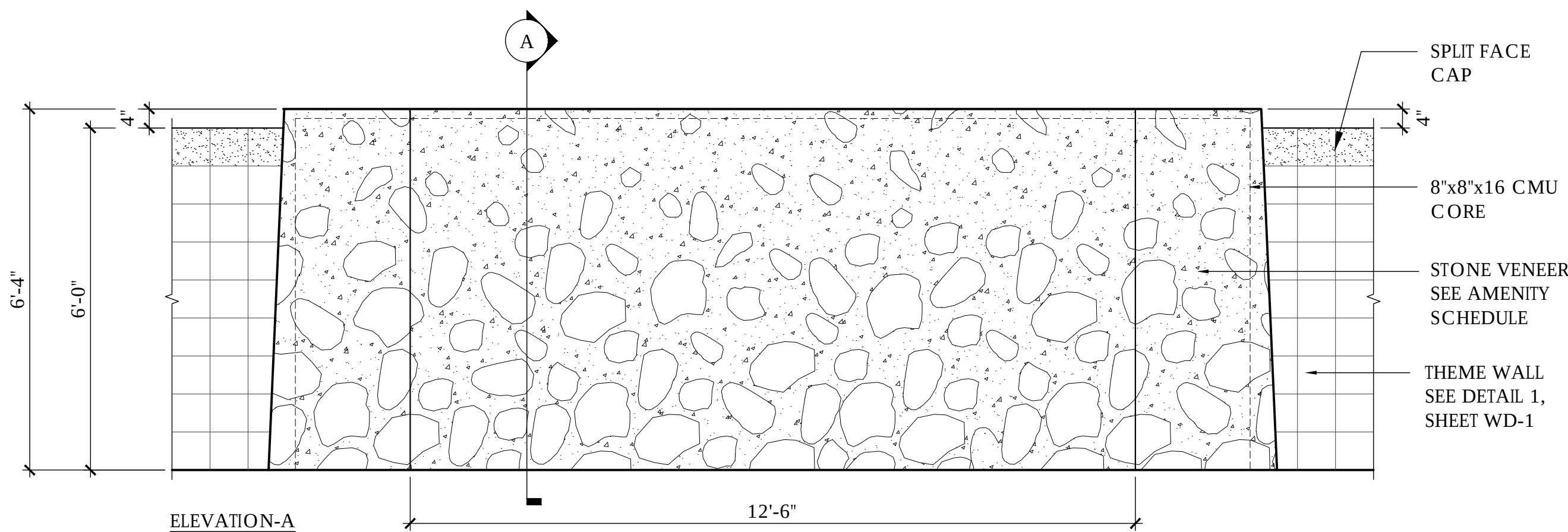
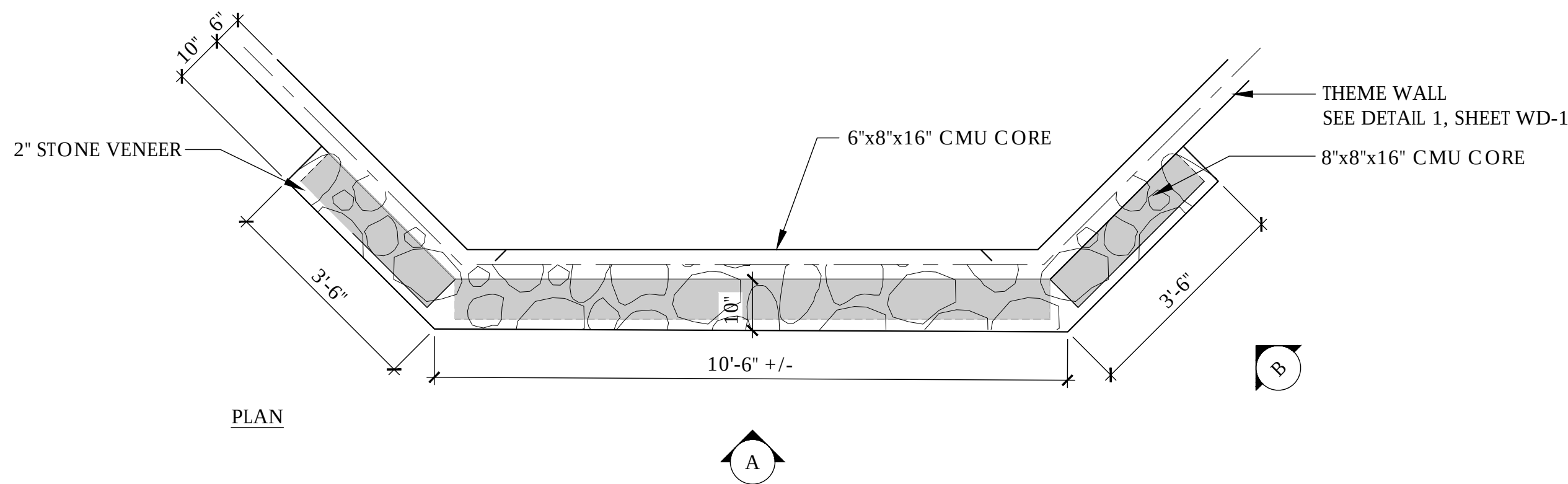
revision	date
City Comments	03/07/17
City Comments	05/05/17



NOTE:
1. MAILBOX LOCATION PER UNITED STATES POSTAL SERVICE
2. ADEQUATE LIGHTING WILL BE PROVIDED IN MAILBOX LOCATION.

1 MAILBOX CLUSTER

SCALE: 1/2" = 1'-0"



NOTE:
• REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE, DEPTH, AND REINFORCEMENT OF WALLS AND CONCRETE FOOTINGS.
• CONTRACTOR TO BUILD MOCK-UP IN FIELD FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION

2 NEIGHBORHOOD ACCENT WALL

SCALE: 1/2" = 1'-0"

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RANCHO MERCADO A14
LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY ROAD AND LITCHFIELD ROAD
SURPRISE, AZ
WILLIAM LYON HOMES

**WALL
DETAILS**

revision	date
City Comments	03/07/17
City Comments	05/05/17



date: 11/17/2016
job no.: 0342
drawn: JC/LT
sheet #

WD-2
26 of 35

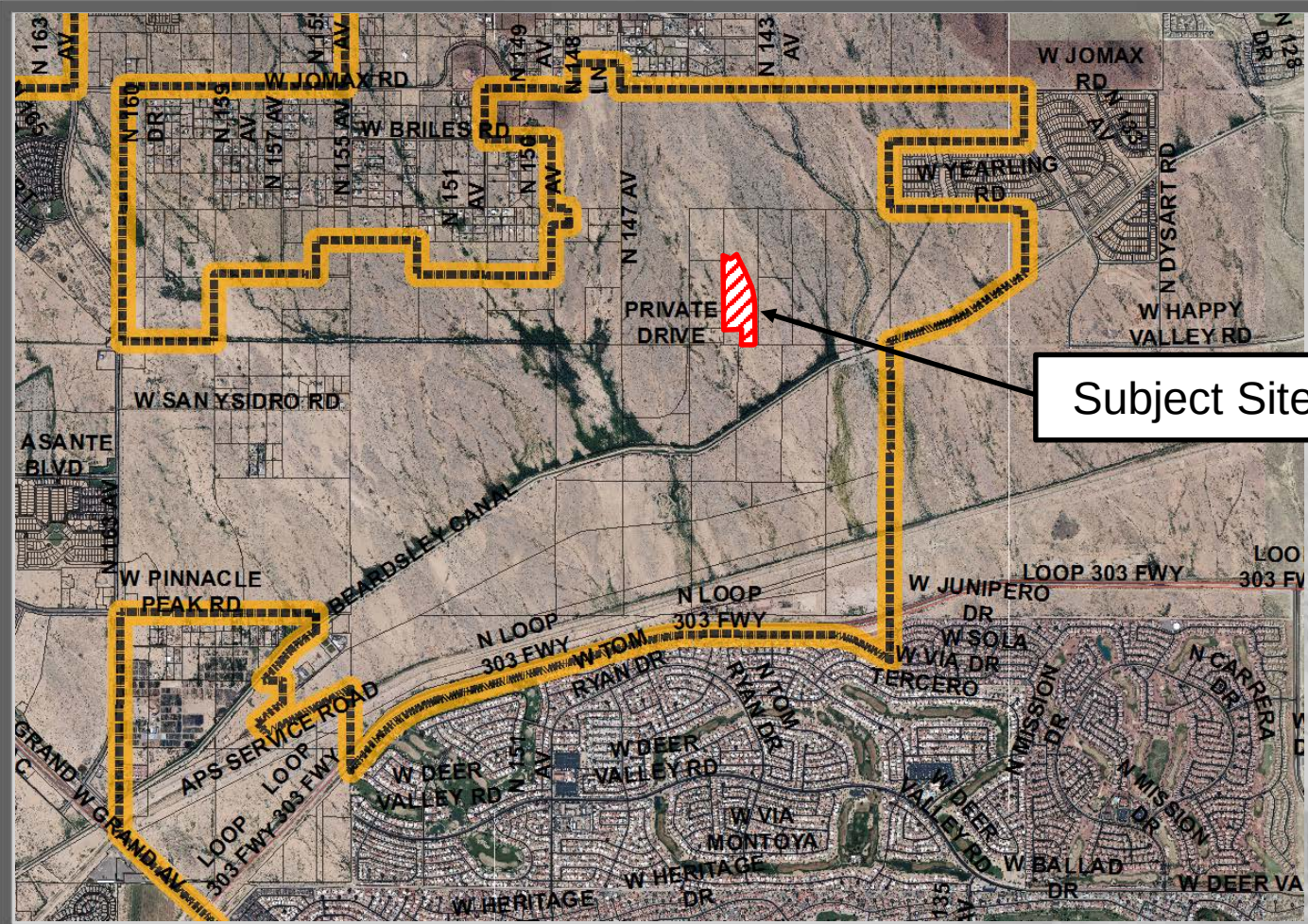


FS16-385 Rancho Mercado Parcel A14 Final Plat

City Council
December 5, 2017

FS16-385
Rancho Mercado
Parcel A14 Final Plat

Vicinity Map



Subject Site

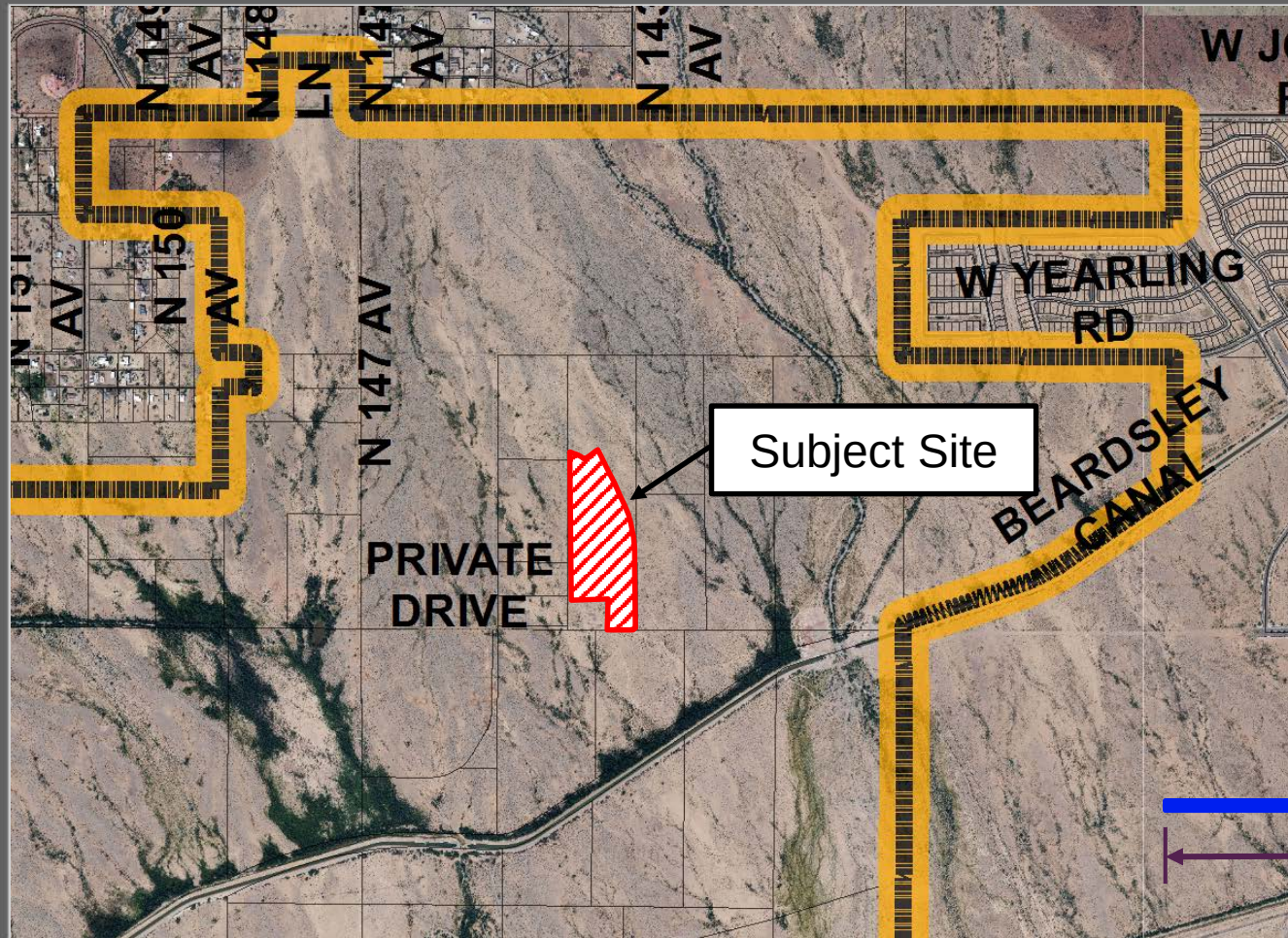


North

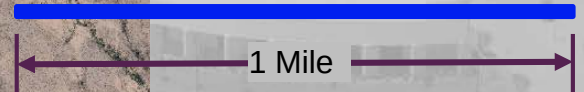
1 Mile



FS16-385
Rancho Mercado
Parcel A14 Final Plat



North



Case Map

Rancho Mercado

City of Surprise, Arizona

Planned Area Development
Figure 9
Circulation Plan

LEGEND

Rancho Mercado Parkway MOD

Happy Valley Road Phase 1 MOD

Happy Valley Road Phase 2 MOD

Happy Valley Road Phase 3 MOD

147th Ave MOD

Parcel A11 Final Plat

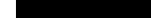
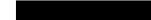
Parcel A12 Final Plat

Parcel A14 Final Plat

Parcel A17 Final Plat

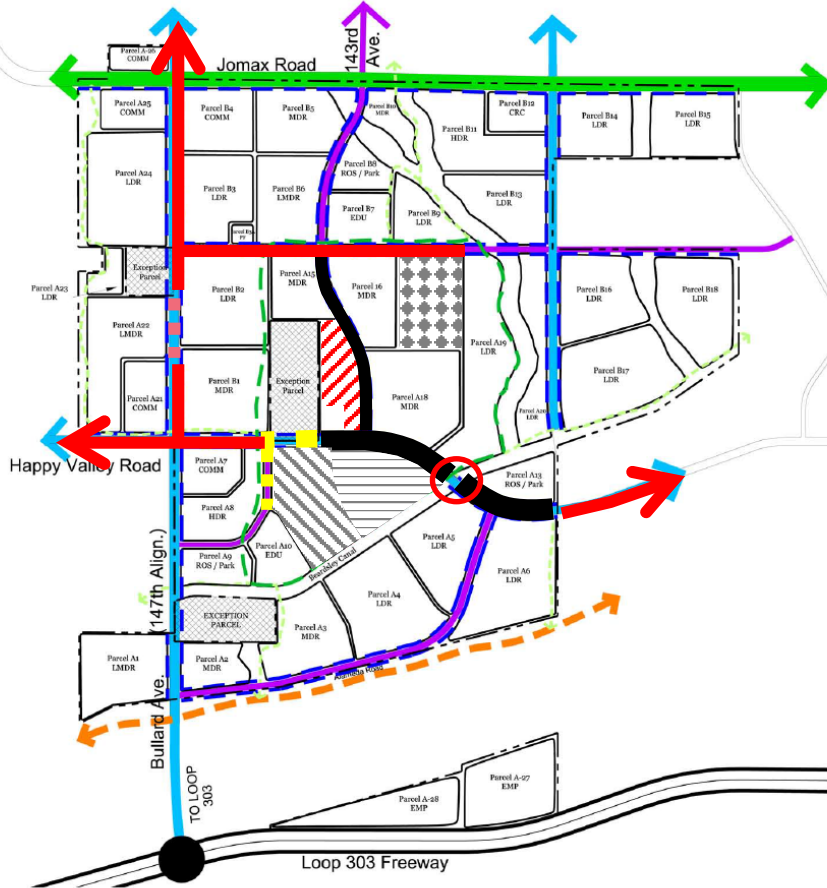
Future Connections

MWD Crossing



Urban Design
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LEGEND	
---	SUBDIVISION BOUNDARY
---	RIGHT OF WAY LINE
---	EXISTING RIGHT OF WAY LINE
---	CENTERLINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	SECTION LINE
---	ADJUT SECTION LINE
---	SUBDIVISION CORNER TO BE SET
○	FOUND MONUMENT AS NOTED
○	CENTERLINE MONUMENT
○	(TO BE SET BY CITY OF SURPRISE STANDARDS)
①	30'x30' SIGHT VISIBILITY EASEMENT
②	40'x40' SIGHT VISIBILITY EASEMENT
WAC	VEHICULAR NON-ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
M.O.S.	MAP OF DEEDITION
R/W	RIGHT-OF-WAY
FB/L	FRONT BUILDING SETBACK LINE
D	DETA
C1	CURVE TABLE NUMBER
L1	LINE TABLE NUMBER
RP	RADIAL BEARING
FP	FINAL PLAT

LINE TABLE	
LINE #	LENGTH
L1	144'00"00" 82.24'
L2	58'00"00" 13.34'
L3	18'13'43" 31.24'
L4	11'13'43" 31.24'
L5	50'00"00" 74.00'
L6	52'00"00" 9.19'
L7	54'00"00" 9.19'
L8	50'00"00" 74.00'
L9	54'49'20" 9.19'
L10	54'00"00" 103.00'
L11	54'00"00" 28.38'
L12	50'00"00" 100.00'

CURVE TABLE	
CURVE #	LENGTH
C1	144.00'
C2	222.50'
C3	111.25'
C4	111.25'

* C1 RADIAL BEARING 511°12'00"W

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GLA AND SALT RIVER BASIN AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 2" ALUMINUM CAP STAMPED MARICOPA COUNTY RLS 2082 2003, ACCEPTED AS THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, FROM WHICH A FOUND 3" BRASS CAP IN HANDMADE STAMPED MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION NOTED, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, THEREOF BEARS 50°00'00"N, A DISTANCE OF 200.54'

THENCE, ALONG THE WEST-EAST MID-SECTION LINE OF SAID SECTION 4, 50°00'00"N, A DISTANCE OF 111.25 FEET;

THENCE, LEAVING SAID WEST-EAST MID-SECTION LINE OF SAID SECTION 4, 50°00'00"N, A DISTANCE OF 508.50 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 144.00 FEET, WITH A RADIUS OF 222.50 FEET AND THE RADIAL BEARING OF 511°12'00"W AND A CENTRAL ANGLE OF 37°04'27";

THENCE, 144°00'00"E, A DISTANCE OF 82.24 FEET;

THENCE, 58°00'00"E, A DISTANCE OF 13.34 FEET;

THENCE, 18°13'43"E, A DISTANCE OF 31.24 FEET;

THENCE, 11°13'43"E, A DISTANCE OF 31.24 FEET;

THENCE, 50°00'00"E, A DISTANCE OF 74.00 FEET;

THENCE, 52°00'00"E, A DISTANCE OF 9.19 FEET;

THENCE, 54°00'00"E, A DISTANCE OF 9.19 FEET;

THENCE, 50°00'00"E, A DISTANCE OF 200.73 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE RIGHT;

THENCE, SOUTHERLY ALONG SAID CURVE AN ARC LENGTH OF 103.53 FEET, WITH A RADIUS OF 1,810.00 FEET AND A CENTRAL ANGLE OF 28°36'00";

THENCE, 50°00'00"W, A DISTANCE OF 272.00 FEET;

THENCE, 54°00'00"W, A DISTANCE OF 9.19 FEET;

THENCE, 50°00'00"W, A DISTANCE OF 74.00 FEET;

THENCE, 54°00'00"E, A DISTANCE OF 9.19 FEET;

THENCE, 50°00'00"W, A DISTANCE OF 103.00 FEET;

THENCE, 54°00'00"W, A DISTANCE OF 28.38 FEET;

THENCE, 18°49'20"W, A DISTANCE OF 598.31 FEET;

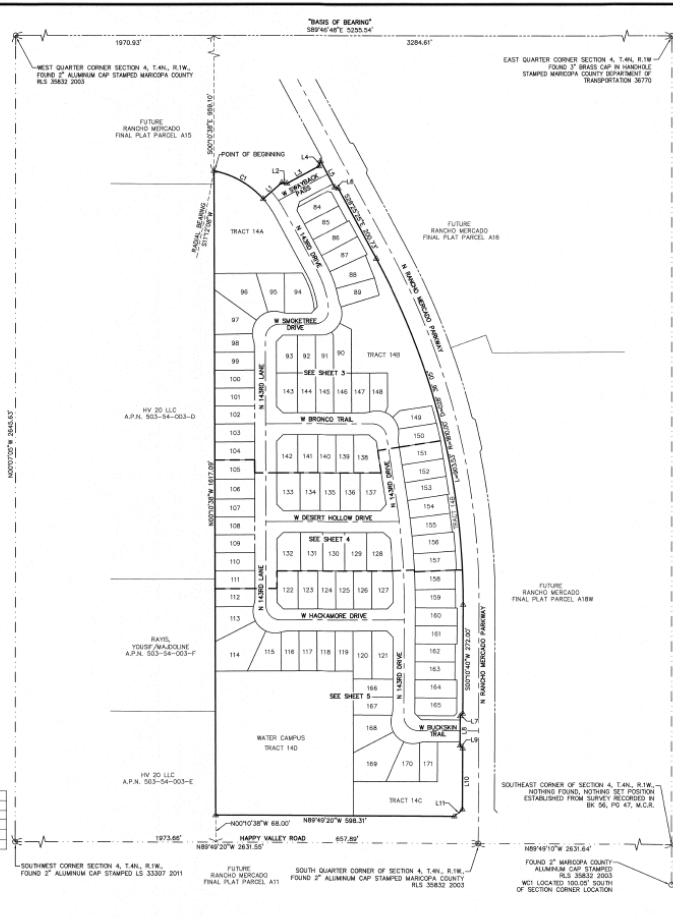
THENCE, 100°00'38"W, A DISTANCE OF 1,817.09 FEET TO THE POINT OF BEGINNING.

TRACT TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USE
14A	20551	0.470	OPEN SPACE, BIKENWAY, PUE, RECREATION & COMMUNITY AMENITIES
14B	6000	1.366	OPEN SPACE, BIKENWAY, PUE, RECREATION & COMMUNITY AMENITIES
14C	33376	0.767	OPEN SPACE, BIKENWAY, PUE, RECREATION, COMMUNITY AMENITIES AND WELL STORAGE TANK DISCHARGE EASEMENT
14D	12566	2.880	WATER CAMPUS, PUE AND WELL SITE
TOTAL	29493	6.882	

CITY OF SURPRISE CASE ZONING

DEVELOPMENT STANDARDS ARE PER CITY OF SURPRISE ZONING CODE F20-210 OR AS SUBSEQUENTLY AMENDED.



FS16-385 Rancho Mercado Parcel A14 Final Plat



COUNTY: MARICOPA
SECTION: 4
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A14
CITY OF SURPRISE, ARIZONA

JULY 2017

REVISIONS

ATWEI
P.L.L.C.
J. SPRING
DR. R. GILES
DR. H. GILES
DR. M. GILES
DR. S. GILES
DR. T. GILES
DR. U. GILES
DR. V. GILES
DR. W. GILES
DR. X. GILES
DR. Y. GILES
DR. Z. GILES

SCALE
1" = 100 FEET

DATE
JULY 2017

BY
J. SPRING

2 OF 5



FS16-385 Rancho Mercado Parcel A14 Final Plat



COUNTY: MARICOPA
SECTION: 4
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A14
CITY OF GLENDALE, ARIZONA

JULY 2017

REVISIONS



PREPARED BY:
J. SPRING
DR. R. GILES
JOB NO.
08001944

SCALE:
1" = 40 FEET

SHEET
3 OF 5

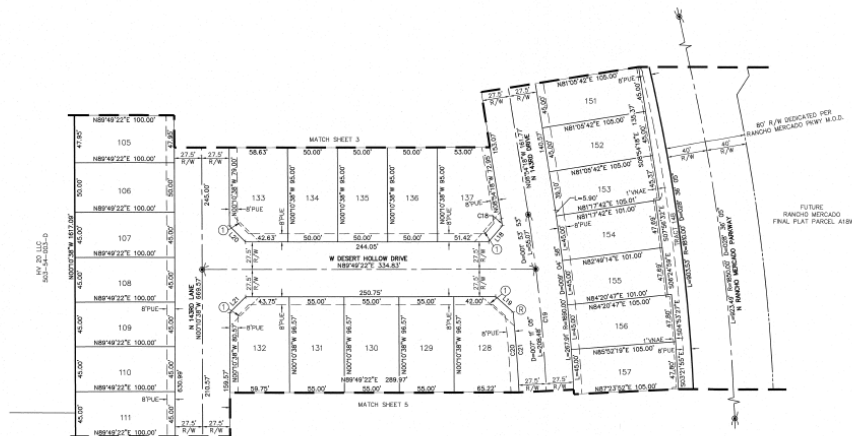
LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N48°00'00"E	42.24	L10	N42°00'00"E	33.11
L2	S80°00'00"E	13.24	L11	N03°30'30"W	9.42
L3	N18°34'20"E	13.44	L12	N44°00'22"E	22.63
L4	S81°34'38"W	46.50	L13	N40°00'38"W	22.63
L5	S28°20'20"E	74.00	L14	N44°00'22"E	22.63
L6	S72°20'20"E	9.10	L15	S49°30'20"E	24.28
L7	S72°20'20"E	9.80	L16	N02°00'00"E	15.30
L8	N18°34'20"E	22.63	L17	N49°57'33"E	24.48
L9	S42°16'42"W	21.80			

CURVE TABLE			CURVE TABLE		
CURVE #	LENGTH	RADIUS	DELTA	CURVE #	LENGTH
C1	144.90	222.50	037°16'47"	C10	18.60
C2	36.94	250.00	013°03'40"	C11	119.80
C3	89.36	277.50	018°27'01"	C12	16.85
C4	99.55	250.00	022°48'58"	C13	56.50
C5	81.87	222.50	021°00'30"	C14	16.80
C6	85.88	214.50	022°36'28"	C15	111.31
C7	13.68	55.00	014°15'11"	C16	18.60
C8	109.47	55.00	114°02'36"	C17	51.00
C9	59.84	36.00	080°20'51"	C18	50.00

* C1 RADIAL BEARING 511°23'03"W

LOT TABLE (WIDTH BASED ON FBSL)				LOT TABLE (WIDTH BASED ON FBSL)			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
84	4340	0.100	45.0'	91	4369	0.100	45.0'
85	4387	0.101	45.0'	92	4300	0.100	45.0'
86	4612	0.106	45.0'	93	4275	0.098	45.0'
87	4947	0.114	45.0'	94	4300	0.100	45.0'
88	5032	0.116	45.0'	95	4300	0.100	45.0'
89	4645	0.107	45.0'	96	4375	0.100	45.0'
90	5286	0.121	45.0'	97	4375	0.100	45.0'
91	4369	0.100	45.0'	98	4300	0.100	45.0'
92	4375	0.100	45.0'	99	4300	0.100	45.0'
93	4627	0.113	45.0'	100	4300	0.100	45.0'
94	5440	0.125	45.0'	101	4300	0.100	45.0'
95	5428	0.125	45.0'	102	4300	0.100	45.0'
96	5975	0.138	45.0'	103	4300	0.100	45.0'
97	7435	0.171	45.0'	104	4300	0.100	45.0'
98	6024	0.139	45.0'	105	4300	0.100	45.0'
99	4300	0.100	45.0'	106	4300	0.100	45.0'
100	4300	0.100	45.0'	107	4300	0.100	45.0'





LOT TABLE/WIDTH BASED ON FBEL				LOT TABLE/WIDTH BASED ON FBEL			
LOT	AREA SQ FT	AREA ACRES	WIDTH	LOT	AREA SQ FT	AREA ACRES	WIDTH
105	4795	0.110	47.9	133	5442	0.125	54.4
106	5000	0.115	50.0	134	4795	0.109	50.0
107	4500	0.103	45.0	135	4795	0.109	50.0
108	4500	0.103	45.0	136	4795	0.109	50.0
109	4500	0.103	45.0	137	5690	0.129	56.9
110	4500	0.103	45.0	138	4795	0.109	50.0
111	4500	0.103	45.0	139	4795	0.109	50.0
112	5868	0.135	58.7	140	4795	0.109	50.0
129	5311	0.122	55.0	141	4676	0.107	45.3
130	5311	0.122	55.0	142	4676	0.107	45.3
131	5311	0.122	55.0	143	4676	0.112	45.3
132	5642	0.130	55.7	144	4676	0.112	45.3

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C18	7.13'	1635.00'	000°10'00"	N/A
C19	283.50'	1663.50'	009°04'58"	N/A
C20	40.89'	1635.00'	002°00'00"	N/A
C21	158.88'	1635.00'	005°36'00"	184°42'26"

LINE TABLE	
LINE #	DIRECTION
122	N45°10'38"W
123	S44°39'18"W
124	S44°59'59"W
125	N44°49'20"W
126	S45°10'40"W
127	S45°10'40"W
128	S89°49'20"W
129	S00°10'40"W
130	S44°49'20"W
131	S45°10'40"W



FS16-385

Rancho Mercado

Parcel A14 Final Plat



COUNTY	MARICOPA
SECTION	4
TOWNSHIP	4 NORTH
RANGE	1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A14
CITY OF SURREY, ARIZONA

JULY 2017



PH. J. SPRING
DR. K. GILES
OR. M.S.
00001844

SCALE
1" = 40 FEET

SHEET
4 OF 5



FS16-385 Rancho Mercado Parcel A14 Final Plat



COUNTY: MARICOPA
SECTION: 4
TOWNSHIP: 4 NORTH
RANGE: 1 WEST

FINAL PLAT
RANCHO MERCADO
PARCEL A14
CITY OF SURREY, ARIZONA

JULY 2017

REVISIONS



FW: J. SPRING
DR: R. GILES
JOB NO.
09001944

SCALE
1" = 40 FEET

DATE: 7/20/17
5 OF 5

LINE #	DIRECTION	LENGTH
L22	N45°10'38"W	22.63'
L23	S44°58'16"W	22.69'
L24	S44°58'16"W	22.56'
L25	S44°58'16"W	22.63'
L26	S45°10'40"W	9.90'
L27	S45°10'40"W	9.19'
L28	S89°49'20"E	46.50'
L29	S00°10'40"W	74.00'
L30	S44°58'16"W	9.19'
L31	S45°10'40"W	28.29'

CURVE #	LENGTH	RADIUS	DELTA	RADIAL BEARING
C22	79.03'	1635.00'	002°48'09"	N89°59'22"W
C23	158.88'	1635.00'	002°38'09"	N/A
C24	263.58'	1660.50'	009°04'58"	N/A
C25	267.81'	1660.50'	009°04'58"	N/A
C26	18.65'	55.00'	017°20'29"	N/A
C27	119.68'	55.00'	124°40'58"	N/A
C28	18.65'	55.00'	017°20'29"	N/A
C29	54.55'	36.00'	080°10'00"	N/A
C30	18.65'	55.00'	017°20'29"	N/A
C31	119.68'	55.00'	124°40'58"	N/A
C32	18.65'	55.00'	017°20'29"	N/A
C33	54.55'	36.00'	080°10'00"	N/A

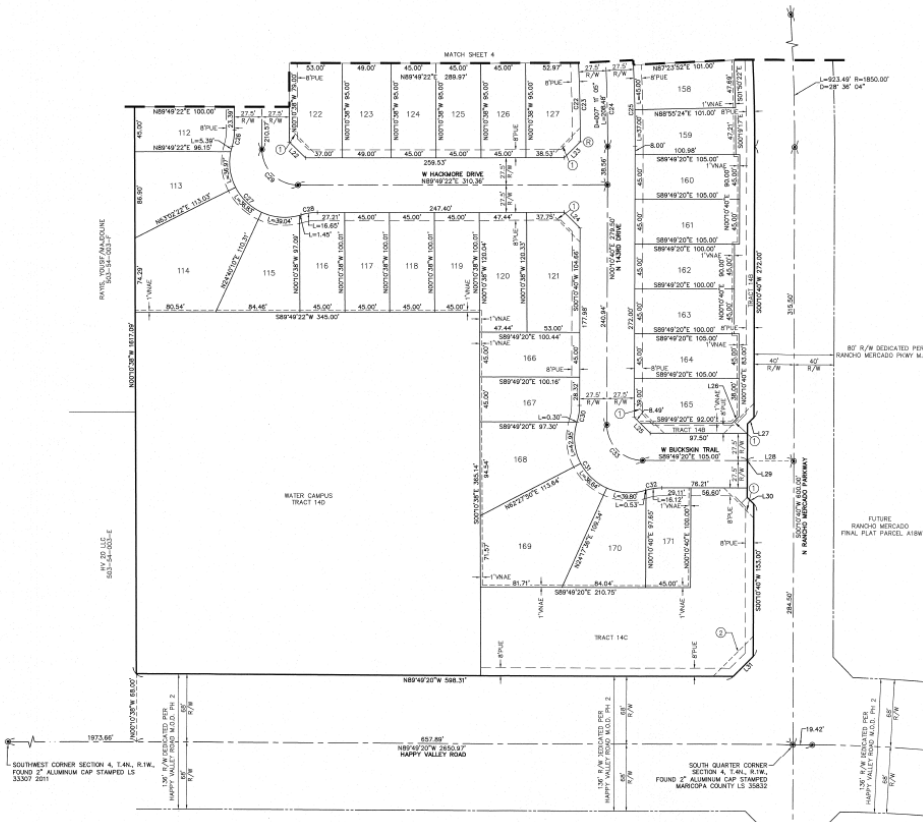
LOT #	AREA ACRES	WIDTH	LOT #	AREA ACRES	WIDTH
112	4470	0.103	127	3000	0.105
113	6038	0.139	158	4676	0.107
114	10599	0.243	159	4652	0.107
115	5889	0.137	160	4725	0.108
116	4463	0.103	161	4725	0.108
117	4500	0.103	162	4560	0.103
118	4500	0.103	163	4500	0.103
119	4500	0.103	164	4725	0.108
120	5302	0.131	165	4683	0.107
121	6303	0.145	166	4514	0.104
122	4907	0.113	167	4487	0.103
123	4550	0.107	168	4663	0.103
124	4275	0.098	169	10480	0.291
125	4275	0.098	170	6020	0.138
126	4275	0.098	171	4488	0.103



1. I, the undersigned, am a duly licensed Professional Engineer in the State of Arizona, and I am the author of this plat.

2. I am not aware of any other persons who are entitled to a share of the proceeds of this plat.

3. I am not aware of any other persons who are entitled to a share of the proceeds of this plat.



RANCHO MERCADO

BY WILLIAM LYON HOMES

PARCEL A14

SURPRISE, ARIZONA

LANDSCAPE CONSTRUCTION DOCUMENTS

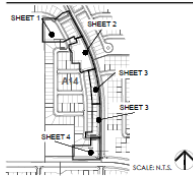
CITY OF SURPRISE NOTES

1. SIGNS REQUIRE A SEPARATE PERMIT.
2. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
3. TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN TEN FEET OF SIDEWALK, CURB, OR PAVEMENT.
4. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
5. ALL TREES ARE TO BE LOCATED A MINIMUM OF TEN FEET FROM ANY CURB OR WALL STRUCTURE. ALL TREES ARE TO BE LOCATED A MINIMUM OF TWENTY FEET FROM THE WALLS FOR WELL, TIRE, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES. IN CASES WHERE MEDIANS ARE LESS THAN TWENTY FEET WIDE, TREES MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. IF A MEDIAN OR PARK STRIP IS FIVE FEET WIDE OR LESS, THE SPACE SHALL BE FILLED WITH PAVERS AND HAVE NO PLANTING.
6. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FREE WORKMAN WATER METER OR VALVE.
7. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS DEPARTMENT.
8. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED.
9. UTILITY BOXES, METERS, VALVES, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
10. ALL SPRINKLERS SHALL BE EQUIPPED WITH TWO-WAY CHECK VALVES TO PREVENT WATER LOSS CAUSED BY BROKEN SPRINKLER HEADS.
11. DEVELOPERS SHALL USE ONLY LANDSCAPE EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT AND THAT IS AVAILABLE FROM THE CITY'S LANDSCAPE MAINTENANCE YARD. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, SAN MARCOS, CALIFORNIA, IS COMPATIBLE WITH THE CITY'S LANDSCAPE AND WATER EQUIPMENT. OF AN APPROVED EQUAL SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE USED. IRRIGATION POST MOUNTED SOLAR CONTROLLERS OR AN APPROVED EQUAL.
12. DEVELOPER SHALL CONFORM WITH THE LANDSCAPING REQUIREMENTS IN THE SURPRISE UNIFIED DEVELOPMENT CODE.
13. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
14. THE LINE SEPARATION REQUIREMENTS OF CHAPTER 6 APPLY TO ALL LINES.
15. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITH THE LINE SEPARATION OF WAY AT ALL INTERSECTIONS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
16. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC PRESTALS AND/OR SOLAR CONTROLLERS.
17. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES FOR BOTH POTABLE WATER AND RECLAIMED WATER.
18. THE APPROVED COLOR AND SIZE FOR DECOMPOSED GRANITE (DGO) IN THE CITY OF SURPRISE RIGHT-OF-WAY IS MADISON GOLD, 1/2" INCH SCREENED.

VICINITY MAP



KEY MAP



PROJECT TEAM

Discipline	Company/Contact Info.
Client	William Lyon Homes 8840 East Chicanos Road, Suite 200 Scottsdale, Arizona 85220 800.833.3729 Bill@williamlyonhomes.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA 120 South Ash Avenue Tempe, Arizona 85281 480.794.0294 thelen@lvaurban.com
Civil Engineer	Atwell Group Scott Starnes 4007 Southern Avenue Mesa, Arizona 85205 480.218.8831 starnes@atwellgroup.com
Electrical Engineer	GEM Engineering, LLC Doug Waring 2345 W. Parkside Lane, #109 Phoenix, Arizona 85027 602.241.1144 doug@gemengr.com
Irrigation Designer	Waterman Design LLC Mark Long 3335 E. Richter Road Phoenix, Arizona 85028 480.239.7337 mark@watermandesign.com

SHEET INDEX

SHEET	PAGE	TITLE
C-1	1	COVER SHEET
C-2	2	LANDSCAPE NOTES
L-1	3	LANDSCAPE PLAN
L-2	4	LANDSCAPE PLAN
L-3	5	LANDSCAPE PLAN
L-4	6	LANDSCAPE PLAN
L-5	7	TYPICAL PLANTINGS
LD-1	8	LANDSCAPE DETAILS
LI-1	9	IRRIGATION PLAN
LI-2	10	IRRIGATION PLAN
LI-3	11	IRRIGATION PLAN
LI-4	12	IRRIGATION PLAN
LI-5	13	IRRIGATION DETAILS
DO-1	14	IRRIGATION DETAILS
DO-2	15	IRRIGATION DETAILS
DO-3	16	IRRIGATION DETAILS
DO-4	17	IRRIGATION DETAILS
HS-1	18	HARDSCAPE PLAN
HS-2	19	HARDSCAPE PLAN
HS-3	20	REFERENCE PLAN
HO-1	21	HARDSCAPE DETAILS
HO-2	22	HARDSCAPE DETAILS
HO-3	23	HARDSCAPE DETAILS
W-1	24	WALL PLAN
WD-1	25	WALL DETAILS
WD-2	26	WALL DETAILS
SP-1	27	LANDSCAPE SPECIFICATIONS
SP-2	28	IRRIGATION SPECIFICATIONS
B-1	29	O.I.S. ELECTRICAL AND LIGHTING PLANS COVER SHEET
E-2	30	O.I.S. ELECTRICAL AND LIGHTING PLANS SITE PLAN
E-3	31	O.I.S. ELECTRICAL AND LIGHTING PLANS SITE PLAN
E-4	32	O.I.S. ELECTRICAL AND LIGHTING PLANS SITE PLAN
E-5	33	O.I.S. ELECTRICAL AND LIGHTING PLANS SITE PLAN
E-6	34	O.I.S. ELECTRICAL AND LIGHTING PLANS ELECTRICAL AND LIGHTING DETAILS
E-7	35	O.I.S. ELECTRICAL AND LIGHTING PLANS ELECTRICAL AND LIGHTING DETAILS

PLANT LEGEND

PLANT TREES (SEE SHEET D, NOTE #00)					
OLIVEA TESCOTA*	IRONWOOD	SALVAGE	4	VARES	
PARKINSONIA FLORIDA*	BLUE PALM VERDE	SALVAGE	9	VARES	
PROSCOPUS VELUTINA*	VELVET MESQUITE	SALVAGE	12	VARES	
TREES					
ACACIA FARNESIANA*	SWEET ACACIA	24" BOX	11	1.0-1.25	
CASALPINA CACALACOP*	CASCALOTE	24" BOX	31	1.0-1.25	
CHLOPSIDE LINEARIS*	'LUCRETIA HAMILTON'	24" BOX	20	1.0-1.25	
OLIVEA TESCOTA*	IRONWOOD	48" BOX	11	7.9-9.25	
PARKINSONIA FLORIDA*	BLUE PALM VERDE	24" BOX	10	1.0-1.25	
PARKINSONIA SP.*	'DESERT MUSEUM'	24" BOX	21	1.0-1.25	
PROSCOPUS VELUTINA*	VELVET MESQUITE	24" BOX	18	1.0-1.25	
QUERCUS VIRGINIANA*	HERITAGE LIVE OAK	24" BOX	5	1.0-1.25	
SHRUBS					
AMBROSIA DELTOIDEA	BURSAGE	5 GAL	177		
CRISTE PALLIDA*	DESERT HACKBERRY	5 GAL	5		
CORONIA PARVIFOLIA*	LITTLE LEAF CORONIA	5 GAL	28		
DALEA PULCHRA*	INDIGO BUSH	5 GAL	27		
ENCLEA PARVIFOLIA*	BUTTBUSH	5 GAL	74		
ERBONCHIA MACULATA*	VALERIANE BUSH	5 GAL	42		
ERICACERIA LARICIFOLIA*	TURBENTINE BUSH	5 GAL	57		
JUTICHA CALIFORNICA*	CHAPARRAL	5 GAL	67		
LARREA TRIDENTATA*	CREOSOTE BUSH	5 GAL	75		
LEUCOPHYLLUM LAMNARNA*	PIO BRAVO	5 GAL	40		
MAURIBERBERIA CAPILLARIS*	PRICKLY HEDGECOCK	5 GAL	40		
NERIUM OLEANDER*	PETITE PINK OLIVANDER	5 GAL	15		
NOLINA MICROCARPA*	BEAR GRASS	5 GAL	32		
SPINACIOSA CHINENSIS*	JOJOBA	5 GAL	81		
SPINACIOSA AMBIGUA*	DESERT GLOBE MALLOW	5 GAL	74		
TECOMA STANS ORANGE JUBILEE*	ORANGE BELLS	5 GAL	64		
ZEPHYRUS CORYMBOSUS*	GRAYTHORN	5 GAL	3		
AGAVES					
AGAVE WEBBER*	WEBBER AGAVE	5 GAL	11		
ASCLEPIAS TUBEROSA*	DESERT MILKWED	5 GAL	27		
CARNIVORA GIGANTEA*	SAGUARO	SPR	2		
DASTURION LONGISPICUM*	AMERICAN GRASS TREE	5 GAL	8		
DASTURION HUMBERBY*	DESERT BROOM	5 GAL	30		
FEROCACTUS WILSONII*	RHINOCK BARREL	5 GAL	5		
HEPHERALIA PARYVIRICIA*	RED YUCCA	5 GAL	81		
HEPHERALIA PARYVIRICIA*	YELLOW YUCCA	5 GAL	12		
YUCCA BACCATA*	BAHIANA YUCCA	5 GAL	14		
YUCCA BLUNT*	SCAPPIRE YUCCA	5 GAL	11		
GROUNDCOVERS					
ACACIA RECOLURIS*	DESERT CHAFFR	1 GAL	31		
BALEFIA MEXICANICA*	DESERT MARIGOLD	1 GAL	12		
DALEA CAPATA*	SERRA GOLD	1 GAL	85		
DALEA GREGGII*	TRAILING INDIGO BUSH	1 GAL	84		
LAETANIA DALLASII RED*	DALLAS RED LAETANIA	1 GAL	80		
LAETANIA 'NEW GOLD'	NEW GOLD LAETANIA	1 GAL	48		
VERBENA PULCHRA*	MOSS VERBENA	1 GAL	45		
LANDSCAPE MATERIALS					
TURF	HYBRID BERNUDA 300		51,500		
ARTIFICIAL TURF					
STABILIZED DECOMPOSED GRANITE SEE AMENITY PLAN			420 1/2		
DECOMPOSED GRANITE	1/2" MADISON GOLD-SCREENED		78,400 1/2		
SURFACE SELECT BOULDERS	DATE CRIBB GOLD	1 TON	8		
SURFACE SELECT BOULDERS	DATE CRIBB GOLD	2 TON	4		
SURFACE SELECT BOULDERS	DATE CRIBB GOLD	3 TON	4		
SURFACE SELECT BOULDERS	DATE CRIBB GOLD	4 TON	2		

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RANCHO MERCADO A14
LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY ROAD AND LITCHFIELD ROAD
WILLIAM LYON HOMES

COVER SHEET

REVISIONS
NO. DATE
1 11/17/2016
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FS16-385 Rancho Mercado Parcel A14 Final Plat

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RANCHO MERCADO A14
LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY ROAD & HITCHED ROAD
WILLIAM LYON HOMES

LANDSCAPE
PLAN

revision: 001
date: 11/17/2016
designed by: JCAT
checked by: JCAT
drawn by: JCAT
scale: 1/8" = 1'-0"

sheet: 11/17/2016
job no: 0342
drawn: JCAT
sheet: L-1

LANDSCAPE KEY NOTES:

1. SIGHT TRIANGLE CITY STANDARD DETAIL 401
2. SIGHT TRIANGLE CITY STANDARD DETAIL 401
3. CONCRETE CURB-SEE CIVIL PLANS
4. DRAINAGE CURB-SEE CIVIL PLANS
5. RRE HIDEAWAY
6. LIGHT POLE-SEE ELECTRICAL PLANS
7. CONCRETE SIDEWALK-SEE CIVIL PLANS
8. LIMIT OF WORK
9. P.U.E.
10. R.O.V.I.
11. FUTURE CURB
12. DRAINAGE OUTLET-SEE CIVIL PLANS

PLANT LEGEND

INDICATES SPECIES IS APPROVED BY
AZ DEPARTMENT OF WATER RESOURCES

PLANT LEGEND
SALVAGE TREES: SEE SHEET 2, NOTE B30
OLIVEIRA TESSA*
PARKINSONIA FLORIDA*
PROSCOPUS VELUTINA*

TREES
ACACIA FARNESIANA*
CAESALPINIA CALALACOP*
CHLOPSUS LINEARIS*
OLIVEIRA TESSA*
PARKINSONIA FLORIDA*
PARKINSONIA SP.*
PROSCOPUS VELUTINA*
QUERCUS VIRGINIANA*

SHRUBS
AMBROSIA DELTOIDEA
CERISIA PAVONIA*
DALEA PULCHRA*
ENCLEA FARNESIANA*
EREBOSIA MACULATA*
ERICACEA LARICOLIA*
JUTICIA CALIFORNICA*
LARREA TRIDENATA*
LEUCOPHYLLUM LAMCANNAN*
MIMUSOPUS CAPILLARIS*
NERIUM OLEANDER*
NOLINA MICROCARPA*
SPHARALCEA CUNEATA*
SPHARALCEA AMBROIA*
TICOMIA TRINIS ORANGE SUBLE*
ZEPHUS ORBICULARIS*

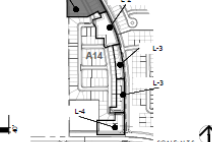
ACCENTS
AGAVE WISSEY*
ACICAPUS SUBULATA*
CARNEGIA GIGANTEA*
DASYLIRION LONGICORNIS*
DASYLIRION WHEELER*
FEROCACTUS WISSEY*
HESPERALOE FARNESIANA*
HESPERALOE FARNESIANA*
YUCCA BACCATA*
YUCCA BACCATA*

GROUNDCOVERS
ACACIA RETOLIN*
BALEIA HILTRADIA*
DALEA CARPATA*
DALEA GREGGII*
LANTANA DALLAS RED*
LANTANA NEW GOLD*
VERBENA PULCHRA*

LANDSCAPE MATERIALS

TURF
ARTIFICIAL TURF
STABILIZED DECOMPOSED GRANITE-SEE AMBITY PLAN
DECOMPOSED GRANITE
1/2" PALMWOOD GOLD-SCREENED
DATE CREEK GOLD
DATE CREEK GOLD
DATE CREEK GOLD
DATE CREEK GOLD

KEY MAP



SCALE: 1" = 30'

SCALE: N.T.S.

FS16-385 Rancho Mercado Parcel A14 Final Plat

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RANCHO MERCADO A14
LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY, SUPERIOR, AZ
WILLIAM LYON HOMES

LANDSCAPE
PLAN

revision: 11/17/2016
date: 11/17/2016
job no.: 0342
drawn: JC/AT
sheet: 1
L-4

LANDSCAPE KEY NOTES:

- REVISIONS APPLY TO SHEETS L1 TO L-4
1. 10' VISIBILITY TRIANGLE
 2. 10' LINE TRIANGLE CITY STANDARD DETAIL 4-01
 3. CONCRETE CURB-SEE CIVIL PLANS
 4. DRAINAGE INLET-SEE CIVIL PLANS
 5. FIRE HYDRANT
 6. 10' POL-SEE ELECTRICAL PLANS
 7. CONCRETE SIDEWALK-SEE CIVIL PLANS
 8. LIMIT OF WORK
 9. P.U.E.
 10. S.O.V.
 11. FUTURE CURB
 12. DRAINAGE OUTLET-SEE CIVIL PLANS

PLANT LEGEND

*INDICATES SPECIES IS APPROVED BY ARIZONA DEPARTMENT OF WATER RESOURCES

SALVAGE TREES (SEE SHEET 2, NOTE #30)

- | | |
|-----------------------|-------------------|
| OLIVEA TESOTA* | ROCKWOOD |
| PARSONSIA FLORIDA* | BLUE PALM VERDE |
| PROSCYRUS VELUTINA* | VELVET MESQUITE |
| TREES | |
| ACACIA FARNESIANA* | SWEET ACACIA |
| CASUALPINA CALACALCO* | CASCALOTE |
| CHELOPS LINEARIS* | LUCRETIA HAMILTON |
| OLIVEA TESOTA* | ROCKWOOD |
| PARSONSIA FLORIDA* | BLUE PALM VERDE |
| PARSONSIA SP.* | DESERT MESQUITE |
| PROSCYRUS VELUTINA* | VELVET MESQUITE |
| QUERCUS VIRGINIANA* | HERITAGE LIVE OAK |

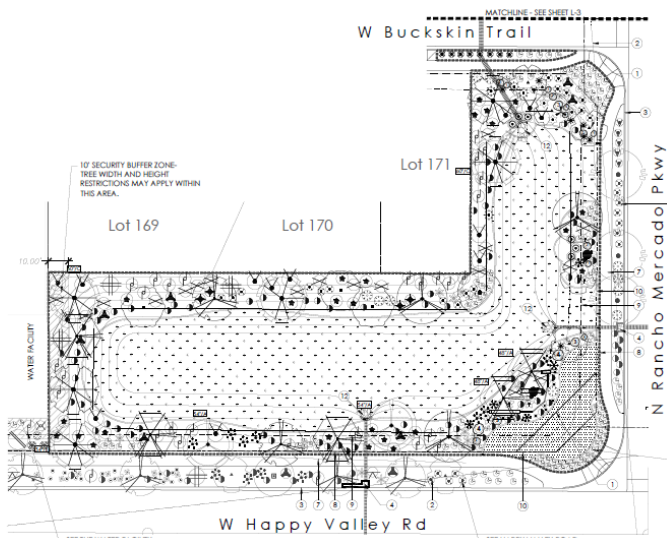
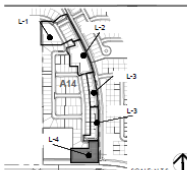
- | | |
|---------------------------|----------------------|
| AMORPHOSA DELTOIDEA | BURRAO |
| ARTIS FALLIDA* | DESERT HACKBERRY |
| CORDEA PARVIFLORA* | LITTLE LEAF CORDEA |
| DALEA PULCHRA* | NODDIO BUSH |
| ELCELA FARNESIANA* | BIRTLERBUSH |
| EPICAMPYLA MACULATA* | VALTINER BUSH |
| EPICAMPYLA LARICIFOLIA* | TURPENTINE BUSH |
| JACINTA CALIFORNICA* | CHAPARRAL |
| LARREA TRIDENRATA* | CINCOSETE BUSH |
| LEUCOPHYLLUM LAMOSMANNA* | RIO BRAVO |
| MUNIMBERGIA CAPILLARIA* | RECAL MIST |
| NERIUM OLEANDER* | PETITE PINK OLEANDER |
| NOLINA MICROCARPA* | BEAR GRASS |
| OPUNTIA COCHINILLO* | JOJOBA |
| SPHARALCEA AMBROIA* | DESERT GLOBE MALLOW |
| TROPAEOLIS ORANGE JUBBER* | ORANGE BELLS |
| ZEPHYRUS ORANGE* | GRAYTHORN |

- | | |
|-------------------------|--------------------|
| ACCENTS | |
| AGAVE HIBBER* | HIBBER AGAVE |
| ASCLEPIAS SUBULATA* | DESERT MILKWEED |
| CARIBBEA GIGANTEA* | SAGUARO |
| DASYLIRION LONGISSIMUM* | MEXICAN GRASS TREE |
| DASYLIRION WHEELER* | DESERT SPOON |
| FEROCACTUS WHEELER* | RHINO HOOK BARREL |
| HESPERALOE PARVIFLORA* | RED YUCCA |
| HESPERALOE PARVIFLORA* | YELLOW YUCCA |
| YUCCA BACCATA* | BAHIANA YUCCA |
| YUCCA ELATA* | SCAMPREE YUCCA |

- | | |
|---------------------|----------------------|
| GROUNDCOVERS | |
| ACACIA REDOLIN* | DESERT CARPET |
| BALEIA MULTICAUDA* | DESERT MARGOLD |
| DALEA CAPATA* | SERRA GOLD |
| DALEA GREGG* | TRAILING NODDIO BUSH |
| LANTANA DALLAS RED* | DALLAS RED LANTANA |
| LANTANA NEW GOLD* | NEW GOLD LANTANA |
| VERBERNA PULCHRA* | MOSS VERBERNA |

- | | |
|-------------------------------|-----------------------------|
| LANDSCAPE MATERIALS | |
| TURF | HYBRID BERMUDA SOD |
| ARTIFICIAL TURF | SEE HARDSCAPE PLAN |
| STABILIZED DECOMPOSED GRANITE | SEE AMENITY PLAN |
| DECOMPOSED GRANITE | 1/2" PALLMANN GOLD-SCREENED |
| SURFACE SELECT BOULDERS | DATE CREEK GOLD |
| SURFACE SELECT BOULDERS | DATE CREEK GOLD |
| SURFACE SELECT BOULDERS | DATE CREEK GOLD |

KEY MAP



PLANTING AND BRIGGATION
BETWEEN CONCRETE
SIDEWALK AND W. HAPPY
VALLEY ROAD AT CORNER S
TO BE INSTALLED FOR THIS
PLAN.

SEE HAPPY VALLEY ROAD
LANDSCAPE IMPROVEMENT
PLANS, FOR BRIGGATION AND
PLANTING.

SEE THE WATER FACILITY
LANDSCAPE IMPROVEMENT
PLANS, FOR BRIGGATION AND
PLANTING.

FS16-385 Rancho Mercado Parcel A14 Final Plat

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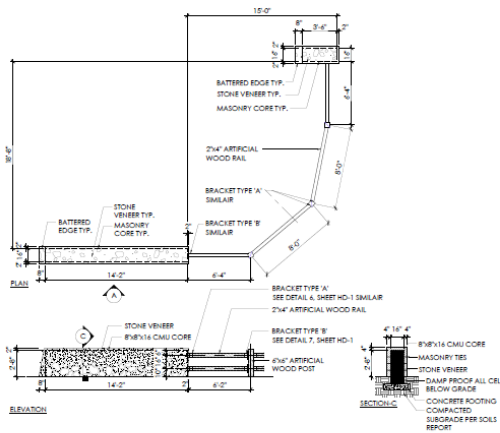
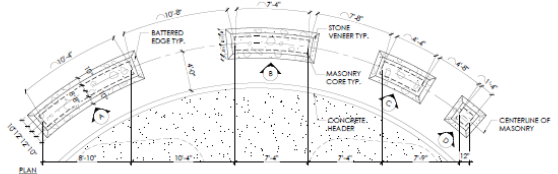
Professional Seal
Landscape Architect
No. 10000

RANCHO MERCADO A14
LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY, COLORADO SPRINGS, AZ
WILLIAM LYON HOMES

HARDSCAPE
DETAILS

REVISION
DATE
1. City Comments (05/01/2016)
2. City Comments (05/01/2016)
3. City Comments (05/01/2016)
4. City Comments (05/01/2016)
5. City Comments (05/01/2016)
6. City Comments (05/01/2016)
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97. City Comments (05/01/2016)
98. City Comments (05/01/2016)
99. City Comments (05/01/2016)
100. City Comments (05/01/2016)

DATE: 11/17/2014
JOB NO: 0342
DRAWN: JCV
PROJECT: HD-2
2016.05



NOTE:
• SEE HARDSCAPE SCHEDULE ON HARDSCAPE PLANS FOR FINISHES AND PRODUCT INFORMATION.
• REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE, DEPTH, AND REINFORCEMENT OF WALLS AND CONCRETE FOOTINGS.

1 ACCENT WALL 'A'
SCALE: 1/4" = 1'-0"

2 ACCENT WALL 'B'
SCALE: 1/4" = 1'-0"



NOTE:
1. REFER TO AMENITY PLAN FOR PROPER PLACEMENT.
2. PLACE BENCH ON CONCRETE PAD AND CORE DRILL FOR SURFACE MOUNTING.
3. MOUNT BENCH TO CONCRETE WITH NON-CORROSIVE EXPANSION ANCHOR BOLTS.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 BENCH
SCALE: N.T.S.

NOTE:
1. REFER TO AMENITY PLAN FOR PROPER PLACEMENT.
2. PLACE PICNIC TABLE ON CONCRETE PAD AND CORE DRILL FOR SURFACE MOUNTING.
3. MOUNT BENCH TO CONCRETE WITH NON-CORROSIVE EXPANSION ANCHOR BOLTS.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

4 PICNIC TABLE
SCALE: N.T.S.

NOTE:
1. REFER TO AMENITY PLAN FOR PROPER PLACEMENT.
2. PLACE TRASH RECEPTACLE ON CONCRETE PAD AND CORE DRILL FOR SURFACE MOUNTING.
3. MOUNT BENCH TO CONCRETE WITH NON-CORROSIVE EXPANSION ANCHOR BOLTS.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

5 TRASH RECEPTACLE
SCALE: N.T.S.

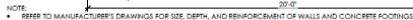
NOTE:
1. REFER TO AMENITY PLAN FOR PROPER PLACEMENT.
2. PLACE BARBECUE GRILL ON CONCRETE PAD AND CORE DRILL FOR SURFACE MOUNTING.
3. MOUNT BENCH TO CONCRETE WITH NON-CORROSIVE EXPANSION ANCHOR BOLTS.
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

6 BARBECUE GRILL
SCALE: N.T.S.

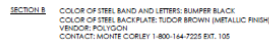


CHARACTER RANGE

7 PLAY EQUIPMENT
SCALE: N.T.S.

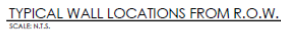


1	PARK RAM.
	SCALE: 1/2" = 1'-0"



2 RAMADA BR
SCALE: 1-1/2" = 1'-0"

HD-3



	THEME WALL SEE DETAIL 1, SHEET WD-1	1,981 L.F.
	VIEW FENCE SEE DETAIL 3, SHEET WD-1	175 L.F.
	PLASTER WALL SEE DETAIL 5, SHEET WD-1	2,081 L.F.
	LARGE THEME COLUMN SEE DETAIL 2, SHEET WD-1	17
	SMALL THEME COLUMN SEE DETAIL 4, SHEET WD-1	22
	NEIGHBORHOOD ACCENT WALL SEE DETAIL 2, SHEET WD-2	1
	8' HIGH WELLSITE WALL SEE WATER CAMPUS PLANS	1,400 L.F.

1. ALL WALLS SHALL BE CENTERED ON PROPERTY LINES UNLESS OTHERWISE NOTED.
2. ALL WALLS SHALL BE LOCATED TO SLORE WITH GRADE 20% OR LESS TO MINIMIZE STEEP SLOPE OF WALL.
3. VERTIFY ALL WALL LAYOUTS AND SIDEWALK WALL ENCHLOSURES TO BE CONSTRUCTED TO MATCH BUDGET PRIOR TO BEGINNING WORK FOR ANY NECESSARY ADJUSTMENTS.
4. WALL CONSTRUCTION ASSUMES ALL GRADES ARE ACCURATE. VERIFY PERMITS FOR ANY CHANGES.
5. CHECK DIMENSIONS NOTED FOR SIDEWALK WALLS ARE BUILT TO.
6. ALL BRACK YARD ENCLOSURES SHALL SATISFY COUNTY AND CITY R.O. BARRIER REQUIREMENTS. VERIFY PERMITS AND ADJUSTMENTS.
7. WALLS SHALL TERMINATE WITH A FULL BRICK.
8. VERTIFY ALL WALL CONDITIONS PRIOR TO CONSTRUCTION. CORRECT ANY DEFECTS REPRESENTATIVE OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.
9. ADVISE ALL CHANGES PRIOR TO CONSTRUCTION TO ACCOMMODATE SATELITE GRADING CONSIDERATIONS.
10. COORDINATE ALL WATER SEWER AND ELECTRICAL SERVICE LOCATIONS. ADVISE CHANGES REPRESENTATIVE PRIOR TO BEGINNING WORK.
11. WALL STOP-OWING SHALL BE LOCATED PER GRADE



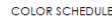
LVA urban design studio
architectural planning • development • implementation • landscape architecture
270 south arroyo avenue, suite 200 • arroyo, ca 91501 • 405.964.1994

WALL DETAILS

revision	date
1 City Community 03/04/07	
2 City Community 03/04/07	

Call Our Working Days
Before Ten Pm
602-263-1100
1-800-STAKE-IT

date: 11/17/2016
job no.: 0342
drawn: JC/LT
sheet #
WD-1
25 of 35



<u>MATERIAL</u>	<u>COLOR</u>	<u>MANUFACTURER</u>	<u>METHOD</u>
SPLIT FACE CMU	DEC 730, BISON BEIGE	DUNN EDWARDS	STAIN
SINGLE SCORE CMU	DEC 731, ASH GRAY	DUNN EDWARDS	STAIN
TUBE STEEL FENCE	DEC 736, WEATHERED BROWN	DUNN EDWARDS	PAINT



FS16-385 Rancho Mercado Parcel A14 Final Plat

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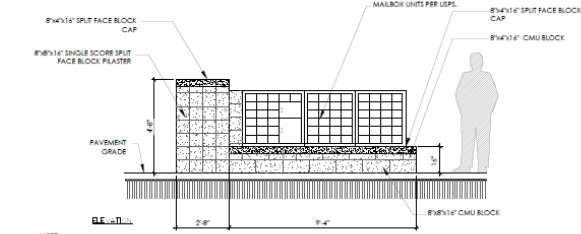
RANCHO MERCADO A14
LANDSCAPE IMPROVEMENT PLANS
HAPPY VALLEY ROAD AND LITCHFIELD ROAD
WILLIAM LYON HOMES

**WALL
DETAILS**

REVISION	DATE
1. CITY COMMENTS, 2020/04/14	
2. CITY COMMENTS, 2020/04/14	



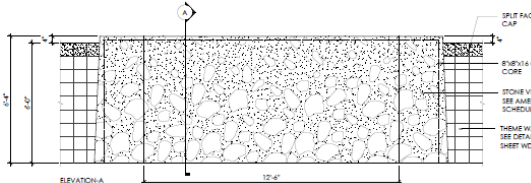
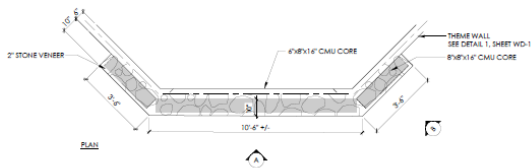
DATE: 11/17/2016
JOB NO: 0342
SHEET: JCAT
SHEET #
WD-2
26 OF 36



- NOTE:
1. MAILBOX LOCATION PER UNITED STATES POSTAL SERVICE.
2. ADEQUATE LIGHTING WILL BE PROVIDED IN MAILBOX LOCATION.

1 MAILBOX CLUSTER

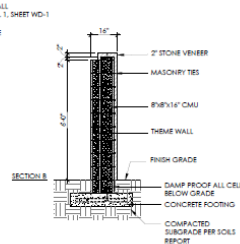
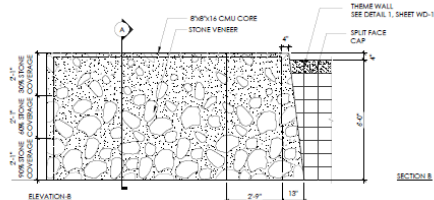
SCALE: 1/2" = 1'-0"



- NOTE:
1. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR SIZE, DEPTH, AND REINFORCEMENT OF WALLS AND CONCRETE FOOTINGS.
2. CONTRACTOR TO BUILD MOCK-UP IN FIELD FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.

2 NEIGHBORHOOD ACCENT WALL

SCALE: 1/2" = 1'-0"





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Contents

- [Vicinity Map](#)
- [Case Map](#)
- [Composite Map](#)
- [Final Plat](#)
- [Landscape Plan](#)





CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date:	December 5, 2017	Contact Person:	Paul Bernardo, Government & Community Partnerships Director
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to a request by the Surprise Arts & Cultural Advisory Commission to hold a joint meeting with the Tourism Advisory Commission and the Community & Recreation Advisory Commission.

Motion:

I move to approve a joint meeting between the Surprise Arts & Cultural Advisory Commission, Tourism Advisory Commission, and Community & Recreation Advisory Commission.

Background:

The Surprise Arts & Cultural Advisory Commission seeks to collaborate with the Tourism Advisory and Community & Recreation Advisory Commissions on common issues. With the creation of the new Sports & Tourism Department, the City of Surprise will be taking on projects and events of a larger scale. The Surprise Arts & Cultural Advisory Commission seeks a joint meeting to discuss with other Commissions how to go about working collaboratively with one another and to find an identity and cohesive vision for the City as it relates to arts, tourism, and recreation.

Objective Analysis:

This action will allow the three Advisory Commissions to convene with the goal of establishing a cohesive vision and discussing common issues.

Policy Compliant:

The City of Surprise City Code, Article VIII, Section 2-293 (c) states that "City Council may, by motion approved by majority vote, refer any item, question, or topic to a consolidated meeting consisting of two or more of its public bodies." This action directly follows protocol as established in the City Code.

Financial Impact:

There is no financial impact associated with this item, however items discussed at the joint meeting could lead to a future financial impact.

Budget Impact:

There is no budget impact associated with this item, however items discussed at the joint meeting could lead to a future budget impact.

FTE Impact:

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

ATTACHMENTS:

Click to download

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

+ Back Print

Council Meeting Date:	December 5, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	6
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a request for a series 12 liquor New License/Interim Permit for Las Fuentes Mexican Grill located at 13621 N. Litchfield Road, Suite 131, Surprise, AZ. 85379 (1207B206).

Motion:

I move to approve a request for a series 12 liquor New License/Interim Permit for Las Fuentes Mexican Grill located at 13621 N. Litchfield Road, Suite 131, Surprise, AZ. 85379 (1207B206).

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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☐ [Las Fuentes Dept. Reports](#)



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

November 20, 2017

LAS FUENTAS MEXICAN GRILL AND BAR

Agent: Theresa June Morse

E-Mail: TJMORSE1208@Q.COM

Dear Ms. Morse:

Please be advised that we are in receipt of your request for a Series 12 New/Interim for **LAS FUENTAS MEXICAN GRILL AND BAR** (1207B206) located at 13621 N. Litchfield Road, Suite 131, Surprise, AZ. 85379.

The notice for the applications has been posted on the properties and will need to remain posted until the public hearing has taken place.

You are hereby notified that your presence is being requested by the City of Surprise Mayor and Common Council to attend a public hearing at our regular scheduled Council Meeting to be held on:

Tuesday, December 5, 2017 – 6:00 p.m.
Surprise City Hall - Council Chambers
16000 N. Civic Center Plaza

Upon receipt of this correspondence, please acknowledge receipt by email to clerk@surpriseaz.gov and advise who will be representing you at this meeting. Your cooperation is greatly appreciated.

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

Sincerely,

City Clerk, MMC



City Clerk's Office

Date: November 2, 2017

To: Lloyd Abrams/James Stewart – Community Development
Police Department, Greg Welch/Chris Tovar - PD
James Whitehead/Tom Abbott/Jonathan Klidas – Fire
Stacie McQuarrie, Business License Technician

From: Sherry Ann Aguilar - City Clerk, MMC

Re: **Liquor License Application #1207B206:**

LAS FUENTAS MEXICAN GRILL AND BAR
New License, Interim Permit
13621 N. Litchfield Road, Suite 131, Surprise, AZ. 85379

The above referenced application has been submitted for consideration by the Surprise City Council at their **Regular Council Meeting** scheduled for:

Tuesday, December 5, 2017 6:00 p.m.

REPORT DUE DATE TO CITY CLERK

A copy of the application is attached for your review and comments. Please provide a written statement regarding this application by no later **than Wednesday, November 15, 2017 - noon**, as the questions apply to your respective departments to the City Clerk.

COMMUNITY DEVELOPMENT DIRECTOR (Please respond to the following questions):

- 1) The number and series of licenses in close proximity of establishment.
- 2) The residential and commercial population of the community and its likelihood of increasing, decreasing or remaining static.
- 3) The residential and commercial population in close proximity.

- 4) The effect or impact of the proposed premises on businesses or residential neighborhood whose activities might be affected by granting the license.
- 5) Review to ensure that parking space requirements meet City Code.
- 6) If the applicant has not applied for rezoning or has applied for rezoning but the requested zoning is not appropriate for a business as detailed in the application, the **"Denial"** can be given by the Zoning Division, and the reasons such denial are detailed on the Review Form.

POLICE DEPARTMENT (Please respond to the following questions):

- 1) Evidence concerning the nature of the proposed business, its potential market and its likely customers.
- 2) Effect of vehicular traffic in close proximity.
- 3) The history for the past five (5) years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report(s) of such activity at least 20 days before the hearing by the board.
- 4) Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.
- 5) Appropriateness of series license requested.

FIRE MARSHALL (Please respond to the following questions in written form):

- 1) Review property to ensure building or plot plan is in compliance with applicable fire codes.

TAX AND LICENSE DIVISION (Please respond to the following questions in written form):

- 1) Review to ensure that applicant has current business license, or has been contacted by Tax and Licensing regarding the need for a business license or is in the process of applying for a business license (whichever is applicable).

Please contact me if you have any questions – 222-1220.



City Clerk, MMC

**SURPRISE POLICE DEPARTMENT
LIQUOR LICENSE APPLICATION REVIEW**

REFERENCE:

DATE: November 15, 2017

LICENSE NUMBER – 1207B206
Series #12 – New License, Interim Permit

APPLICANT:

Las Fuentes Mexican Grill and Bar
13621 N. Litchfield Road #131
Surprise, Arizona 85379

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Las Fuentes is an existing full service restaurant specializing in Mexican cuisine. Their market is open to all ages and demographics. There is seating for 106 patrons inside the restaurant along with seven in the designated bar area. There is no live entertainment scheduled.
- 2) ***Effect of vehicular traffic in close proximity.***
This new license/interim permit should have no effect on vehicular traffic.
- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***
In April of 2014, two patrons got into a verbal altercation with another patron in the store. No charges. In December of 2016 in the late evening hours, some patrons, who had been drinking alcohol began arguing inside the restaurant and escalated into an apparent mutual fight outside the restaurant. No charges pressed.
- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Las Fuentes is open most days until 9 PM except Saturdays when it closes at 10 PM. The Uptown Alley is in the same retail plaza and is fairly close to Las Fuentes. It has a bar inside and is open until 2AM on the weekends. Across the plaza on the west end of the parking lot, there is a bar/restaurant, Under Review which is open late until early morning as well on the weekends. The local AMC movie theater is open until approximately midnight when the last movie ends.
- 5) ***Appropriateness of series license requested.***
A series 12 license is appropriate and applicable for the Las Fuentes, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059



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



November 7, 2017

To: Sherry Ann Aguilar
From: James Whitehead, Fire Inspector
Subject: Liquor License Application
Applicant: Las Fuentes Mexican Grill and Bar
13621 N Litchfield Rd Suite #131
Surprise, Arizona 85379

On November 6, 2017, I conducted a fire inspection for a liquor license application at the above referenced location to ensure compliance with the applicable fire codes within the tenant space.

This tenant space has some outstanding fire code violations that will need to be corrected however they will be handled through the normal channels and will not interfere with the liquor license application.

Therefore we have no comment on the application at this time.

If you have any questions feel free to contact me.

James Whitehead, Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department



COMMUNITY DEVELOPMENT DEPARTMENT

Date: November 7, 2017
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

**Las Fuentes Mexican Grill and Bar
New License, interim Permit
13621 N. Litchfield Road, Suite 131
Surprise, Arizona 85379**

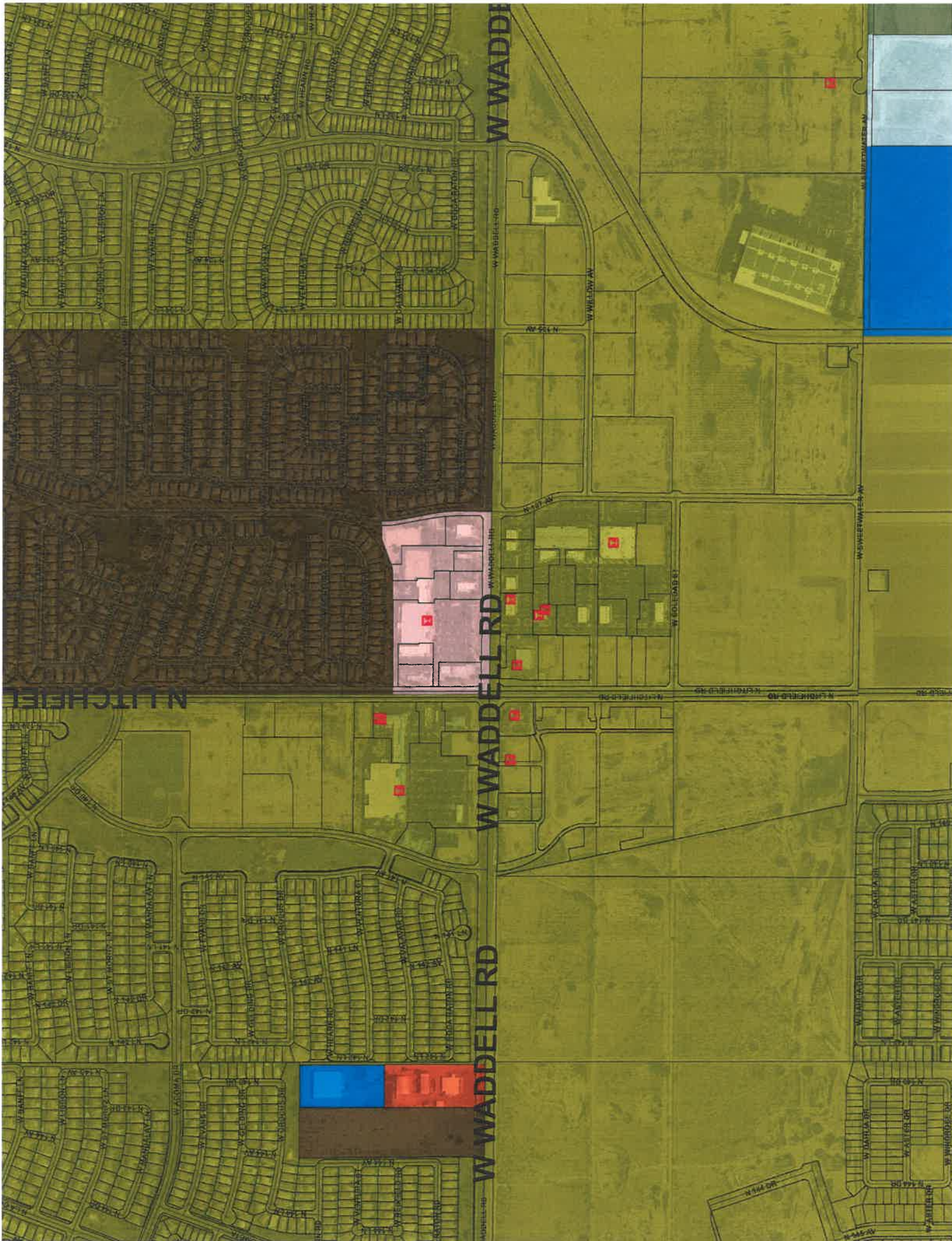
The number and series of licenses in close proximity to the subject site are:

1. Uptown Alley II (Series 6) – 13525 N. Litchfield Rd.
2. Nick's Diner II (Series 12) – 13765 N. Litchfield Rd.
3. Under Review Sports Grill (Series 12) – 13699 N. Litchfield Rd.
4. PT Noodles (Series) – 13749 N. Litchfield Rd.
5. Walgreen's #12087 (Series 10) – 13723 N. Litchfield Rd.
6. Native New Yorker (Series 12) – 13929 W. Waddell Rd.
7. Quiktrip #466 (Series 10) – 14057 W. Waddell Rd.
8. Fry's Marketplace #674 (Series 9) – 13982 W. Waddell Rd.
9. Bronco Billy's Pizza (Series 12) – 13982 W. Waddell Rd.
10. N & B Pizza (Series 12) – 14010 N. Litchfield Rd.
11. Safeway Food & Drug # 2699 (Series # 9) – 13828 W Waddell Rd

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

Commercial and residential growth is expected to remain static.

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





MEMO

Date: 11/09/2017

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

RE: Liquor License Application – EEYM Foods LLC dba Las Fuentes Mexican Grill & Bar

Business License Status:

Application packet mailed on 11/9/17.

Mailing to:

EEYM Foods LLC
Dba Las Fuentes Mexican Grill Bar
13621 N Litchfield Rd Ste 131
Surprise AZ 85379



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

+ Back Print

Council Meeting Date:	December 5, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a request for a Series 12 liquor license application for Sakura Sushi Teppan Steak Seafood (New License) located at 16525 W. Bell Road, Surprise, AZ. 85388 (1207B205).

Motion:

I move to approve a liquor license application for Sakura Sushi Teppan Steak Seafood (New License) located at 16525 W. Bell Road, Surprise, AZ. 85388 (1207B205).

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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☐ [Sakura Dept. Reports](#)



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

November 20, 2017

SAKURA SUSHI TEPPAN STEAK SEAFOOD

Agent: Young Ran Lee

E-Mail: leehappy25@hotmail.com

Dear Mr. Lee:

Please be advised that we are in receipt of your request for a Series 12 New License for **SAKURA SUSHI TEPPAN STEAK SEAFOOD** (1207B205) located at 16525 W. Bell Road, Surprise, AZ. 85388.

The notice for the applications has been posted on the properties and will need to remain posted until the public hearing has taken place.

You are hereby notified that your presence is being requested by the City of Surprise Mayor and Common Council to attend a public hearing at our regular scheduled Council Meeting to be held on:

Tuesday, December 5, 2017 – 6:00 p.m.
Surprise City Hall - Council Chambers
16000 N. Civic Center Plaza

Upon receipt of this correspondence, please acknowledge receipt by email to clerk@surpriseaz.gov and advise who will be representing you at this meeting. Your cooperation is greatly appreciated.

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

Sincerely,

City Clerk, MMC



City Clerk's Office

Date: November 2, 2017

To: Lloyd Abrams/James Stewart – Community Development
Police Department, Greg Welch/Chris Tovar - PD
James Whitehead/Tom Abbott/Jonathan Klidas – Fire
Stacie McQuarrie, Business License Technician

From: Sherry Ann Aguilar - City Clerk, MMC

Re: **Liquor License Application #1207B205:**

SAKURA SUSHI TEPPAN STEAK SEAFOOD
New License, LLC
16525 W. Bell Road, Surprise, AZ. 85388

The above referenced application has been submitted for consideration by the Surprise City Council at their **Regular Council Meeting** scheduled for:

Tuesday, December 5, 2017 6:00 p.m.

REPORT DUE DATE TO CITY CLERK

A copy of the application is attached for your review and comments. Please provide a written statement regarding this application by no later **than Wednesday, November 15, 2017 - noon**, as the questions apply to your respective departments to the City Clerk.

COMMUNITY DEVELOPMENT DIRECTOR (Please respond to the following questions):

- 1) The number and series of licenses in close proximity of establishment.
- 2) The residential and commercial population of the community and its likelihood of increasing, decreasing or remaining static.
- 3) The residential and commercial population in close proximity.

- 4) The effect or impact of the proposed premises on businesses or residential neighborhood whose activities might be affected by granting the license.
- 5) Review to ensure that parking space requirements meet City Code.
- 6) If the applicant has not applied for rezoning or has applied for rezoning but the requested zoning is not appropriate for a business as detailed in the application, the “**Denial**” can be given by the Zoning Division, and the reasons such denial are detailed on the Review Form.

POLICE DEPARTMENT (Please respond to the following questions):

- 1) Evidence concerning the nature of the proposed business, its potential market and its likely customers.
- 2) Effect of vehicular traffic in close proximity.
- 3) The history for the past five (5) years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report(s) of such activity at least 20 days before the hearing by the board.
- 4) Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.
- 5) Appropriateness of series license requested.

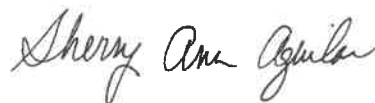
FIRE MARSHALL (Please respond to the following questions in written form):

- 1) Review property to ensure building or plot plan is in compliance with applicable fire codes.

TAX AND LICENSE DIVISION (Please respond to the following questions in written form):

- 1) Review to ensure that applicant has current business license, or has been contacted by Tax and Licensing regarding the need for a business license or is in the process of applying for a business license (whichever is applicable).

Please contact me if you have any questions – 222-1220.



City Clerk, MMC

**SURPRISE POLICE DEPARTMENT
LIQUOR LICENSE APPLICATION REVIEW**

REFERENCE:

DATE: November 15, 2017

LICENSE NUMBER – 1207B205
Series #12 – New License / LLC

APPLICANT:

Sakura Sushi Teppan Steak Seafood
16525 W. Bell Road
Surprise, Arizona 85388

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***
Sakura is a full service restaurant specializing in Japanese and Asian dishes. Their market is open to all ages and demographics. There is seating for 214 patrons inside the restaurant with no designated bar area. There is no live entertainment scheduled.
- 2) ***Effect of vehicular traffic in close proximity.***
Sakura is under construction in the northeast corner of the Sam's Club parking lot and just south of a Bank of America and a McDonald's. The main road into this area a street light controlled 165th Avenue. There are also two other private ingress/egress points on either side of 165th Avenue. These entrances should be adequate for traffic in the area.
- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at lest 20 days before the hearing.***
N/A. New construction.
- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***
Sakura will be open daily from 11 AM to 10 PM. There are a variety of other fast food restaurants in this general area along Babbo Italian Restaurant. Babbo is open approximately the same hours as Sakura will be. There's also a Denny's Restaurant in the area which is 24 hours a day.
- 5) ***Appropriateness of series license requested.***
A series 12 license is appropriate and applicable for the Sakura, per state guidelines for restaurants.

Submitted by Officer Chris Tovar #2059



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



November 6, 2017

To: Sherry Ann Aguilar, City Clerk

From: James Whitehead, Fire Inspector

Subject: Liquor License Application

Applicant: Sakura Sushi Teppan Steak Seafood
16525 W Bell Rd
Surprise, Arizona 85388
LIS permit #2017001542

The Surprise Fire-Medical Department has reviewed the plans for the above referenced location to ensure compliance with the applicable fire codes within the tenant space. Based on the plans submitted we have no comments at this time.

Final approval for occupancy will require an approved fire final inspection once construction is complete.

If you have any questions feel free to contact me.

James Whitehead, Fire Inspector
Fire Prevention Division
Surprise Fire-Medical Department



COMMUNITY DEVELOPMENT DEPARTMENT

Date: November 7, 2017

To: Sherry Aguilar, City Clerk

From: Eric Fitzer, Community Development Director
James Stewart, Zoning Specialist

Re: Liquor License Application for:

SAKURA SUSHI TEPPAN STEAK SEAFOOD
New License / LLC
16525 W. Bell Road
Surprise, Arizona 85388

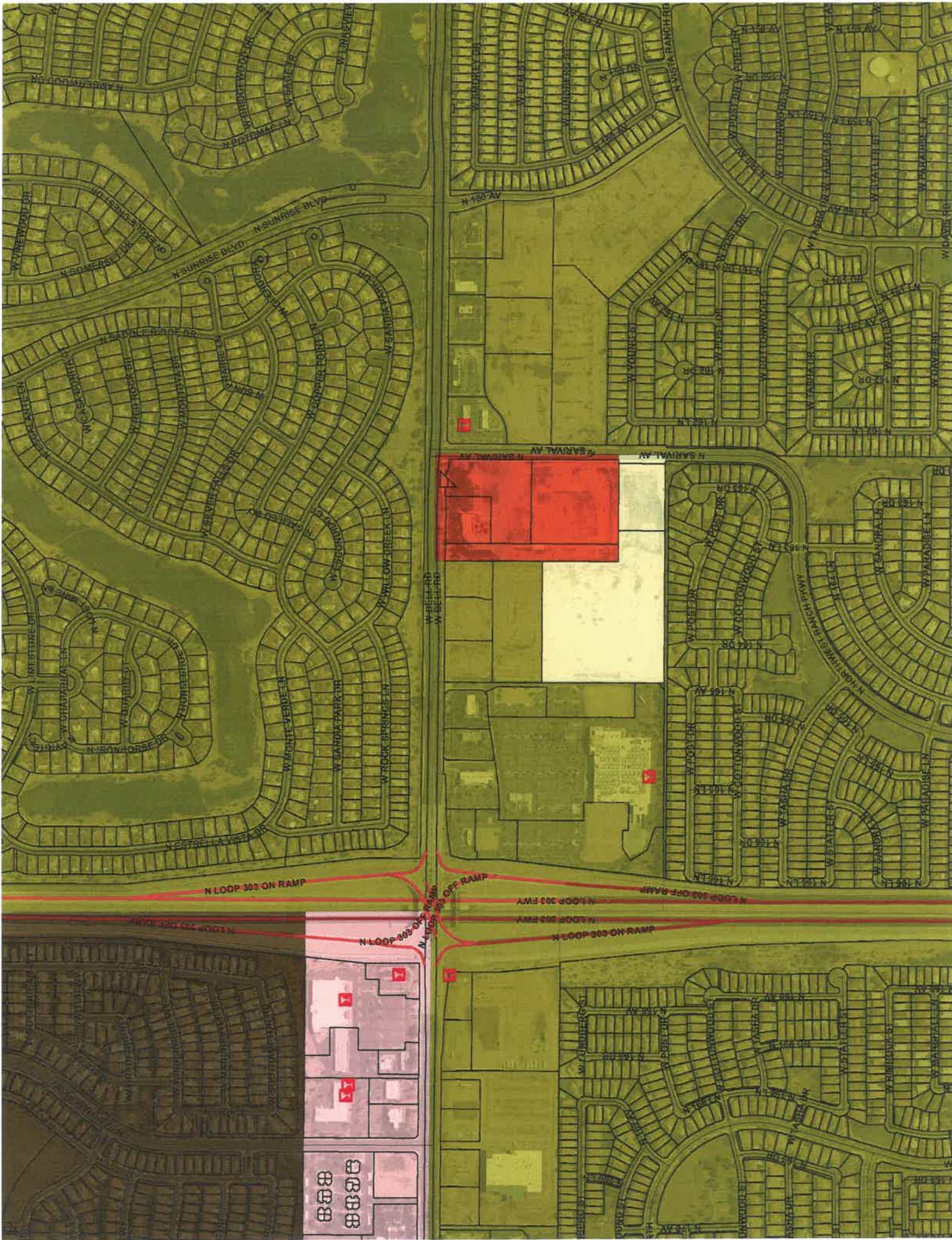
The number and series of licenses in close proximity to the subject site are:

1. Sam's Club #4955 (Series 9) – 16573 W. Bell Rd.
2. Peter Piper Pizza (Series 12) – 16641 W. Bell Rd. (EXPIRED)
3. Winco Foods #127 (Series 9) – 16925 W. Bell Rd.
4. Safeway Food & Drug #1997 (Series 9) – 17049 W. Bell Rd.
5. Walgreens #6806 (Series 10) – 17088 W. Bell Rd.
6. Amuse Bouche (Series 12) – 17058 W. Bell Rd. (EXPIRED)
7. Golden Wei Chinese Cuisine (Series # 12) – 17104 W Bell Rd.
8. Rumor's Sports Bar (Series) – 16846 W. Bell Rd. #100
9. Oregano's Pizza Bistro (Series 12) – 16914 W. Bell Rd.
10. Eddie's European Bistro (Series 12) – 16846 W. Bell Rd. (EXPIRED)
11. Coyote Alley (Series 6) – 16846 W. Bell Rd #100 (EXPIRED)
12. Albertson's #1026 (Series 9) – 16750 W. Bell Rd. (EXPIRED)
13. Corner Store #1713 (Series 10) – 16794 W. Bell Rd..
14. Circle K #3395 (Series 10) – 16247 W. Bell Rd.
15. Babbo Italian Eatery (Series 12) – 16433 W. Bell Rd.

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

Commercial growth is increasing in this area and residential growth is expected to remain static.

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





MEMO

Date: 11/09/2017

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

RE: Liquor License Application – Young Hayashi LLC dba Sakura Sushi Teppan Steak Seafood

Business License Status:

Application packet mailed on 11/9/17.

Mailing to:

Young Hayashi LLC
Dba Sakura Sushi Teppan Steak Seafood
20649 W Saguara Vista Dr
Wittmann AZ 85361



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date: December 5, 2017

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: Internal

Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the 2018 Work Session and Regular Council Meeting schedule.

Motion:

I move to approve the 2018 Work Session and Regular Council Meeting schedule.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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☐ [2018 Work Session and Regular Meeting Calendar](#)

NOVUS TIMELINE

JANUARY THROUGH DECEMBER 2018

COUNCIL WORK SESSION AND MEETING DATES:	ITEMS DUE INTO WORKFLOW (15 days prior to meeting)	AGENDA CALL MEETING DATES (14 days prior to meeting)
Tuesday, January 2, 2018	Monday, December 18, 2017 no later than 5:00 p.m. (End of business day)	Tuesday, December 19, 2017 (Time will depend on CM Schedule)
Tuesday, January 16, 2018	Monday, January 1, 2018 (City Offices Closed – New Year's)	Tuesday, January 2, 2018
Tuesday, February 6, 2018	Monday, January 22, 2018	Tuesday, January 23, 2018
Tuesday, February 20, 2018	Monday, February 5, 2018	Tuesday, February 6, 2018
Tuesday, March 6, 2018	Monday, February 19, 2018	Tuesday, February 20, 2018
Tuesday, March 20, 2018	Monday, March 5, 2018	Tuesday, March 6, 2018
Tuesday, April 3, 2018	Monday, March 19, 2018	Tuesday, March 20, 2018
Tuesday, April 17, 2018	Monday, April 2, 2018	Tuesday, April 3, 2018
Tuesday, May 1, 2018	Monday, April 16, 2018	Tuesday, April 17, 2018
Tuesday, May 15, 2018	Monday, April 30, 2018	Tuesday, May 1, 2018
Tuesday, June 5, 2018	Monday, May 21, 2018	Tuesday, May 22, 2018
Tuesday, June 19, 2018	Monday, June 4, 2018	Tuesday, June 5, 2018
NO MEETINGS IN JULY 2018		

Tuesday, August 7, 2018	Monday, July 24, 2018	Tuesday, July 25, 2018
Tuesday, August 21, 2018	Monday, August 6, 2018	Tuesday, August 7, 2018
Tuesday, September 4, 2018	Monday, August 20, 2018	Tuesday, August 21, 2018
Tuesday, September 18, 2018	Monday, September 3, 2018 (City Offices Closed - Labor Day)	Tuesday, September 4, 2018
Tuesday, October 2, 2018	Monday, September 17, 2018	Tuesday, September 18, 2018
Tuesday, October 16, 2018	Monday, October 1, 2018	Tuesday, October 2, 2018
Tuesday, November 6, 2018	Monday, October 22, 2018	Tuesday, October 23, 2018
Tuesday, November 20, 2018	Monday, November 5, 2018	Tuesday, November 6, 2018
Tuesday, December 4, 2018	Monday, November 19, 2018	Tuesday, November 20, 2018
Tuesday, December 18, 2018	Monday, December 3, 2018	Tuesday, December 4, 2018

JANUARY 2019 MEETINGS

**** Tuesday, January 1st – City Hall will be closed for the holiday. Possibly move to Wed., or cancel**

Tuesday, January 15, 2019



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date: December 5, 2017

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: 1

Staff Recommendations: None

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the minutes of the Special Joint Council/Planning & Zoning Meeting of November 9, 2017 and the Work Session and Regular Council Meeting of November 21, 2017.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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- ☐ [Special Joint Mtg](#)
 - ☐ [Comments](#)
 - ☐ [Work Session](#)
 - ☐ [Reg Mtg](#)
-

Special Joint Meeting/City Council and Planning & Zoning Commission

Call to Order @ 6:00 p.m. at the Surprise Ottawa University - 15950 N Civic Center Plaza, Surprise, AZ 85374

Roll Call: Mayor Sharon Wolcott; Vice-Mayor, Todd Tande; Councilmembers Patrick Duffy, Ken Remley, Skip Hall and Roland Winters. Councilmember Jim Hayden was excused.

Planning & Zoning Commission – Chair, Ken Chapman; Vice-Chair, Mitchell Rosenbaum; Commission members Dennis Bash, Dennis Smith, Gisele Norberg; Eric Cultum & Matthew Keating.

Pledge of Allegiance:

Special Meeting Agenda:

1. Presentation and discussion pertaining to Ottawa University – Strategic activator for the City Center; where we are, what do we need?

Mayor Wolcott opened the discussion by giving an overview of what she would like to see as an outcome from this meeting, what the Council and Planning & Zoning Commission would like to see for the land surrounding the City Center and Ottawa University. Mayor Wolcott asked Dean, Dennis Heiner to come forward.

Ottawa University Dean, Dennis Heiner gave an overview of the Strategic Activator for the City Center. Recruitment was no easy task but many that came here saw the same vision that we saw and came to our school. We hit the ground running hard and we reached out to areas that had connections. Students are coming from many different states including California and several right here from Surprise. Activities that we are participating in such as Club Bowling with a beautiful bowling alley close by. Established a program to bring high school students here to be awarded with scholarships at the end. Our conversations always involve the City, he thanked City staff for their cooperation.

The short term goal for us is to buildout 3 buildings: indoor/outdoor athletic facility; KDR (Kitchen, dining and recreation area); 1st Residential hall. We have looked at this plan for a while but it is a plan that evolves. We are looking at leasing space at Stadium Village within the next ½ year.

We are looking forward to the built out of this campus, student growth and how they will interface with our community. We are looking for participatory students and faculty and how they will interface with our community. This is a win-win opportunity for the City of Surprise and Ottawa University.

Mayor Wolcott congratulated Mr. Heiner for the news on the gift and to build future facilities that you mentioned. Yes there are always snags, you are right, we are blessed to have such wonderful staff that we will work with side by side to reach our goals.

Commissioner Cultum – Thank you for your presentation, a couple of questions on the snags you mentioned in your presentation. The housing challenge where the 434 students are and currently residing?

Dean Heiner commented that there are several locations including University sponsored housing, we have established a relationship with the Windmill Inn, Harmony Apartments and cottages next door to Harmony apartments for the future.

Mayor Wolcott commented that this campus has changed City Hall and added such energy, it has been a pleasure working with you. We look forward to continuing our working partnership and thanking you for the use of your facility this evening.

Mayor Wolcott asked the audience to come forward and fill out a public comment form for the next item.

2. Discussion and open dialogue pertaining to City Center – creating an “ecosystem” – building a downtown from scratch and enabling it to thrive.

Mayor Wolcott opened up discussion on this item by looking at the large maps from 1997 on the projector screens, then on to the next map which was from 2007, showing significant growth in a 10-year period.

Mayor Wolcott read aloud a few of the comments for the record from comments received by email prior to the meeting. All of the submitted emails are attached for public view.

Councilmember Winters asked when are we going to do something with the property around City Hall? We want a mixed use place, stores, restaurants, etc., this is a good start

Councilmember Remley –commented that we have a regional courthouse located outside this building, but we don’t have a decent professional building in close proximity for attorneys, etc., We should consider this as part of our strategic plan.

Commissioner Bash – if we are not a bedroom community, then what do we want to be? professional buildings, industry, etc., if we decide this question, then we can plan around this. Arts, dining, etc.

Commissioner Smith – When are we going to see something happen with Prasada? Shopping, dining, we need to find what we need to do to move forward.

Vice-Mayor Tande - music, dining, entertainment, shopping, a sense of place. Come up with a master plan to help us envision this. Employment, just come here for lunch? Performing arts, culture, not a static plan, a working plan. We need the residents to help us out with this.

Commissioner Cultum – part of what I hear throughout the districts, partnerships, what other partnerships can we create, make existing partnerships better. Theatre, nice place for special events, partnership with Dysart School District. When space begins to

run out, then the Amazons will look elsewhere. Bringing more jobs to our area, most are driving outside of our City to work. High visibility for public safety, Police presence.

Mayor Wolcott – We have been successful with partnerships on the Arts, Surprise Pops Band, Symphony, home office of West Valley Arts Council. Very active Arts Commission. Mayor asked to view the map of the entire planning area, 1/3 complete, still have 2/3 to develop.

PUBLIC COMMENTS:

Susan Dejong commented that the Arts Commissions is working on a Master Plan for the Arts and it should be finished by Spring 2018. Some of the smaller venues can be in the downtown area. Mixed use venues, surrounded by restaurants, galleries, shops, etc., in a downtown area are specific areas we are looking at.

Leo Mankiewicz – Would like to tell you what I think it would look like. You need a Master Plan, haven't seen that yet. Need to engage in some creative types, so let's not just scrawl out in a tiny square mile. High rise, walkable, protect residents from the sun. Desert appropriate architecture with view of white tank mountains. Transportation/circulator, bus service to bring people to the downtown area are just a few suggestions.

Mike Woodard – One thing that concerns me about the City Center, its one little corner of the City. You go out to the desert and it goes on forever. Need to have long range planning, and move City Center farther out to the west. What do we want in a City Center? A developer that wants to put houses around here, he has owned the property for years. The plans were approved through planning and zoning, and denied by the Council. That's not right.

Mike Planeta – The most significant information in the past 4 years, study on the amount of money leaving our City and going east. I really believe that if we had a master plan, have a natural partnership with Ottawa. Right now, there is really not much for kids to do, have a main street with activities for all ages. I think we have one opportunity to do this right. You are getting lot of good feedback tonight; you need to do this right.

Donna Bronski- Its essential that we have a master plan that works, we have one chance to get this right, we need to take the opportunity. Attractive public spaces, then you can fill the spaces in between. Concepts of a form base code, set the stage for the public spaces. Take this space and have a planning contest of what this space could be. Don't know what the prize could be, but could get amazing ideas. We are going to have to find a finance mechanism to make this happen. Hire a major planning firm, but will need money to do this. I think our parking needs to be underground, not enough land and would give more room for development on top.

Ed Hanzel commented on the Heritage area in San Diego, unique shops, restaurants, they have outdoor dining, not the usual shops, we could duplicate the environment, 2nd

floor, legal offices, 3rd floor, art lofts, defer the costs. Would like to see a Starbucks and In n out Burger in this planning area.

Mayor read another email submitted earlier in the week.

Sean Collins – Former military Navy, moved here specifically for financial reasons, purchased a home. A couple of things stood out, safety, organization and plan of the City. Work hand in hand in development. Being 2017, this is the perfect time to be planning the City, with technology, we can be the station and the mark for the future. We need to keep the money in our City, we shop outside of the City now. We are blessed to be in Arizona, I-11 is in transition and will connect with Nevada, will really put us on the map. I don't think the City was ready for the massive growth of Prasad. I am a father of 4, the schooling is an issue and will be in the future. Ottawa is incredibly crucial for the future of our families. This is a multi-generational community. He thanked Council for all their efforts. In connecting better with the community and its residents.

Charlotte Confer – Propose purposeful engagement of Ottawa students in the master planning. My son says there is nothing to do here, he would love to stay here. Our community would greatly benefit from lofts living in the downtown area. I want to stay here in Surprise and return to a walkable lifestyle. Have the next generation stay here in the City.

Joe Larue with Sun Health, greatly appreciate the dialogue on the future of Surprise Downtown. Thanked Council and Planning & Zoning Commission on their work with Colonnade. I think what you are doing here tonight is absolutely spot on.

Mayor Wolcott – We are a bedroom community and we are working on making that shift. We have many drive out of town to work, and we are working on keeping our residents here. Shopping has changed, entertainment as well. We recognize doing this public outreach.

Randal Kidd – Prasad has already been set up, it's crucial that we set that up and move forward. Would like to see a parking garage, 2 or 3 story, surrounded by stores, take advantage of the land and it would look good. Developing street fairs in center of roads, food vendors like in Glendale. We need more development here.

Scott Phillips – The concept of a plan is part of a grand history and tradition of a plan. My view of streets is part of the urban experience. What I would love is to create the most efficient, shaded, walkable streets possible. Have an Open space plan, then the rest will continue to improve. It would be great to have feedback on the plans presented to you ahead of schedule.

Bill Tomsa – Walkability is admirable but if you look at the map, the walk to Bell Road and Litchfield Road is a far walk. Some won't be able to walk that far, maybe intercity transportation on a smaller scale to Scottsdale trolley to accommodate more people.

Councilmember Duffy – This downtown center should be small businesses, boutiques, go to a game, go get an ice cream and be able to walk. After the sporting events, you can go to dinner. We don't have to move so fast, take it easy, walk together, slow down.

Vice Chair, Commissioner Rosenbaum – A lifetime resident of Surprise, Grandfather was here in 1952 and there were very few stores in Surprise. There needs to be two main things to move this City forward, Prasad and a downtown area. I appreciate everyone being here tonight, would like to see more residents participating. A master plan is one of the first things that needs to be done.

Commissioner Bash – The Master Plan is the critical piece, how can we move forward?

Mayor Wolcott – Explained the process with the Bloomberg Study. All day workshop, very intense. The existing City today, does not meet the needs of our City. Application for the Bloomberg Challenge to create a Master Plan, \$100,000. If we are selected. The Master Plan is critical and will make our jobs easier. We will continue to take feedback and continue to meet.

Commissioner Smith – driverless buses along Las Vegas Blvd. is a new concept, may see this in Surprise at some point.

Commissioner Norberg – Clarify are we going to wait until January or are we going to move forward with the developers.

Mayor Wolcott – Will not stop the process of holding conversations with developers while we are exploring the Bloomberg Study. Lance – draft document as a roadway for the City Center, preliminary document.

Councilmember Remley – Observation, this is the first time that all of us have assembled at the same time where everyone can hear what is being said in a group setting. I feel that we can all move forward together as a collaborative effort.

Mayor Wolcott gave a closing statement and adjourned the meeting at 7:48 p.m.

11-9-17
packet

From: Mary Campbell [<mailto:m.l.campbell@cox.net>]
Sent: Saturday, October 21, 2017 10:34 AM
To: Mayor <Mayor@surpriseaz.gov>
Subject: City Council/Planning & Zoning Commission Meeting

Dear Mayor Wolcott,

Thanks for allowing the sending of email comments for the above-referenced upcoming meeting. I have a few comments which I hope will be of some use:

- Consideration for a Performing Arts Center such as those in Mesa or Scottsdale – or even a small center like the one in Peoria. Those that seem most successful, from what I have experienced, appear to be the types that encompass both art and performance.
- Consider an upscale type of shopping area with live/work accommodations such as what is experienced at Kierland Commons or Scottsdale Quarter just to name a few.
- Lastly, consider that Surprise desperately needs some upscale restaurants and an enclosed mall for shopping. Perhaps not in the “old town” concept area, but somewhere within the city limits. I believe this is essential if you really want to grow the city.

Thanks for allowing me to comment and I wish you well in your endeavor to make Surprise a better place for all our residents.

Best regards,

Mary Campbell
Surprise Resident

From: Jeff Gibbs [<mailto:jeffgibbs44@gmail.com>]

Sent: Saturday, October 21, 2017 8:18 PM

To: Mayor <Mayor@surpriseaz.gov>

Cc: Bob Wingenroth <Bob.Wingenroth@surpriseaz.gov>

Subject: Fwd: Mayor's e-Bulletin - Joint City Council/Planning & Zoning Commission Meeting

Booh. . . I have a hard conflict on November 9 and will not be able to participate in this session.

That said, I would definitely like to be a part of whatever initiative is established for this project going forward.

For the record, the following are the comments I sent your way on this project a couple of weeks ago following the workshop. Please use them in the session November 9 if you think they will further the cause!

Following our workshop the other day, the following are some of my perspectives on what it will take to create a heart for our community:

- If we are to pull this off, this will be an enormous job, probably requiring a decade to complete and requiring the City to be ready to invest 10s of millions of dollars.
- But what is the alternative? Pave over the city center with parking lots and single family subdivisions? LOL!
- In my simplistic view, this project is about refining and further defining, and then elaborating the conceptual model outlined in the 2001 PAD.
- No other community in the West Valley has yet been successful in such a venture - although Litchfield Park now has 20+ years invested in a similar initiative. However, there are lessons which could be learned from communities in other parts of the Valley.
- Because of the scale of this undertaking (1 square mile), the heart that we create will need to have REGIONAL significance - it's area is just too big to

only serve the residents of Surprise. Thus, we should look for how we can work together with others in the West Valley to ensure the success of this project.

- Seems to me (from our workshop output) that the first step will need to be for the City Council to make a very public commitment to completing this project over the next decade.
- Next, we are going to need some working leadership. The City needs to designate at least one staff person at least .5 FTE to continuously drive this project over the next several years.
- We also need to start working NOW to put together a project steering committee of 10-15 thought leaders in the community who can dedicate a significant amount of time to making this happen over the next few years. This needs to be a WORKING committee.
- Finally, very short-term, we need to get together a 5-10 person task team SOMETIME THIS WEEK to strategize how to go after the \$100K 2nd round prize from Bloomberg. We could definitely use that money for some of the help we will need to just get the design work done early next year.

-----Original Message-----

From: Dorothy Hoffman [<mailto:dehoffjo@gmail.com>]

Sent: Wednesday, October 18, 2017 1:01 PM

To: Mayor <Mayor@surpriseaz.gov>

Subject: Input for downtown expansion

Dear Sharon Wolcott,

I am writing to give some ideas/input for the growth of our Surprise downtown corridor.

We just built and moved down here over a year and a half ago from Seattle, WA. We are gradually learning this expansive state of AZ. After coming from some quaint areas north and traveling around some local areas north of here, we were hoping to see more of a cozy, friendly, village atmosphere locally.

For instance, the idea of Carefree's town center park/fireplace seating/small stage area/meandering 'river' with restaurants and neat gift shops clustered around that area - very inviting and user-friendly (wish it was thriving more business-wise)! We had several areas like this north, as well as in Meridian, ID.....a large meandering square for gathering, socializing (for families, friends, etc.), great variety of shopping, varied restaurants, music playing over speakers, activities going on in middle, just lots of ENERGY, LIFE, FUN happening.....very similar to Park West, which we love going to, just wish and hope for more shops to come in there soon! Most of the parking is around the perimeter...you don't see a huge parking lot first-the shops, etc. are the predominant focus.

What we notice is strip mall after strip mall, no real variety, character - cars and stores all lined up....sterile environment....no real gift shops, or fun places to wander and find unusual things (artsy, creative places)....having talked with many other people around our neighborhood, or with friends who have just moved here....we all agreed that we have to go to Kohl's, Target, Stein Mart, Pier One Imports, or clear down to Arrowhead area of Bell to World Market, Home Goods, or the mall for anything "different"! Not too convenient!

I would love to be involved with brainstorming, idea-collecting, or whatever, in these early stages of Surprise's development! Please consider me in if you can use me....not really knowing what direction the City is moving!? It seems a lot of building is really happening around here, with great expanses of empty land left. But again, strip mall types again along Bell....does it really cost more to be different and creative with these areas? I need to be educated/ informed on how plans come to be for development of a town area.

Thank you for reading/ listening to my thoughts. I would appreciate and enjoy your responses to my input.

Respectfully,
Dorothy (De) Hoffman
18015 W Tasha Dr
Surprise, AZ. 85388
296-910-0587

-----Original Message-----

From: Linda [<mailto:ltdesktop@yahoo.com>]

Sent: Friday, October 13, 2017 9:02 PM

To: Mayor <Mayor@surpriseaz.gov>

Cc: Skip Hall <Skip.Hall@surpriseaz.gov>

Subject: Several ideas for new restaurants and another hospital

Wildflower
Schlotskys Deli
Cracker Barrel
Boston Market
El Pollo Asada

These are fast food restaurants that are a little healthier. Maybe fit into your development along Bell and Civic Center.

A hospital (not Banner) west of Grand Ave, preferably Dignity, Abrazo, or Steward Healthcare (recently purchased IASIS - formerly St. Luke's Hospital)

Believe you requested suggestions for new development.

Linda Thomas
14650 W. Raindance Rd.
Surprise, 85374

From: Teuta Fleming [<mailto:teuta777@gmail.com>]

Sent: Sunday, October 08, 2017 5:17 PM

To: Mayor <Mayor@surpriseaz.gov>

Subject: Downtown at City Center

Hell Mayor Wolcott!

I am glad you invited us, Surprise residents, to share our desires and ideas about our old downtown new building project. I call it old because I and my family moved to Surprise in 1999 so 18yrs ago when our children were very young. There was no downtown even though previous mayors and city Council promised and promised and promised without delivering. Our children became teenagers and city of Surprise did not have a nice downtown to be considered a city...just a boring young family oriented suburban town that never grew with its citizens.

Our kids are out of the house now and my husband and I, in our prime enjoying years of life, still drive out of Surprise for city life which we tremendously enjoy as it gets boring to eat at the old generic Olive Garden and Red Lobster, also boring to shop only at Kohls and Ross, waiting and wating on Prasada since 2007 and on downtown since 1999! We hear you now you saying downtown is coming. I am glad because I have for the last 5 yrs wanting to leave this town and move closer to better urban areas and employment but my husband loves our house too much and wants to continue to live here and retire here. Not me...I have had it with waiting for a vibrant life...has not been coming.

Now, since you sound more excited than you ever have about a nice downtown coming, here are a couple of my ideas and desires:

- build a place where we can eat and walk outside for the 8 beautiful weather months we are blessed here with, for one.

- Have restaurants and stores right on sidewalks and under 3-4 floor high apartments so people live, eat, shop and entertain without needing to get in cars and drive, but they can enjoy walking, using bikes etc.

- Fill the walk boulevard/street with nice non desert, but full of shade trees to walk and sit under, hang lights all over for a quient feel

- No parking lots above the ground...the most terrible thing that has happened in Surprise! You sit out to eat and enjoy the weather and you can do that only looking at uuugllyyy gray parking lots or next to an oil change shop....a shame!

Thanks for reading and with hope we will have a nice enjoyable downtown and not leave Surprise...otherwise bye!

Sincerely,

Teuta Fleming

From: Linda Antonio [<mailto:circelinda@live.com>]

Sent: Wednesday, October 04, 2017 10:19 AM

To: Mayor <Mayor@surpriseaz.gov>

Subject: City Council: Ask a Question

A question has been submitted from the City of Surprise website.

Name: Linda Antonio

Email: circelinda@live.com

Phone: 623-584-1906

Question: If the City of Surprise allows developers to just build homes in the area that was intended to be an actual shopping mecca type normal Downtown like everyone had envisioned, wouldn't it be counter-productive to just build more houses and/or condos and apartments like we already have in this bedroom type community?? I think we citizens of Surprise deserve better. I have waited 17 years to get the Downtown that was promised. We should not settle for less.

From: Eileen Patton [<mailto:empatton07@gmail.com>]

Sent: Tuesday, October 03, 2017 7:48 PM

To: Mayor <Mayor@surpriseaz.gov>

Subject: Fwd: Downtown Surprise

Hello Mayor Sharon Wolcott,

I wanted to start with saying how thrilled I am with the future plans to build a downtown Surprise.

I have been a Surprise resident since 2005. I am a 28 year old female who not only lives in Surprise but also works in Surprise. My husband and I try to shop locally and dine in Surprise as much as we can. Having limited choices for shopping and dining, sometimes we travel outside of Surprise and spend our money in Peoria or Scottsdale. What we would love is for Surprise to create a downtown that brings entertainment, trendy shops and dining that is not your typical fast food chains. With that being said, here are my recommendations for Downtown Surprise:

Ruth's Chris Steakhouse

wine bar

Bath & Body Works

Victoria's Secret

Pottery Barn

Kirkland's

Charming Charlie's

Indoor rock climbing

The Yard House

Angry Crab Shack

I look forward to this new growth.

Thank you for your time.

Eileen Patton

[623-202-6501](tel:623-202-6501)

From: Edward Dimas [<mailto:edwarddimasjr@yahoo.com>]

Sent: Sunday, October 01, 2017 8:54 PM

To: Mayor <Mayor@surpriseaz.gov>

Subject: Downtown

I recently read a flyer in the mail about ideas for the new Downtown, I have always thought we have a great opportunity to build a downtown, people would love to visit.

I attached three pictures, Naperville Il, Whittier Ca., and Farmville. Having the small town feel, especially during the holidays would be great. I have always felt, if we can get some restaurant chain from where our spring training teams are from? (Kansas City, and Arlington) to set up shop in downtown would be great also. I think we have a chance to really have a place the west valley can visit. I do not want to be another Glendale or Peoria.

Hope this can help,

Thank you,

Eddie Dimas





-----Original Message-----

From: Betty Dahl [<mailto:zonagolfd@gmail.com>]

Sent: Saturday, September 30, 2017 3:40 PM

To: Mayor <Mayor@surpriseaz.gov>

Subject: Thoughts on Surprise downtown.....

Dear Mayor Walcott,

I read your article in "Surprise Progress" and since you asked for ideas in building a downtown in Surprise, I have a few suggestions!

First of all, I would like to suggest no more fast food restaurants! Everyone I know or have talked to have agreed with me on this point!

We have lived in Surprise for approx. 16 yrs and have heard about a downtown to be build for most of that time and have only seen one fast food or pizza restaurant after another move in. Bell Road now is filled with these places along with a few "chain" type restaurants.

I would like to see a real plan for a downtown, not just a haphazard approach, letting any business build who wants to, whether it really is appropriate or not. I think a really excellent model for you all to look at is Verado. They have done a beautiful job building a quaint little "downtown" that includes shops and restaurants. A couple slightly higher end restaurants that are unique and new to Surprise and some shops like maybe a classy gift shop, home accessory shop, lady's dress shop like Chicos or similar would be great! I would love to see the store fronts COORDINATED; like colors and architecture, not wild colors and brick choices that fight with one another. Parking could be similar to Kierland in Scottsdale; another well planned, attractive shopping area.

When starting from scratch, you have the opportunity to do a fantastic job and make our Surprise downtown a place where ladies want to come to shop and have a nice lunch and couples to enjoy a nice evening dinner out. It can be done, but it definitely will take planning with restrictions, by someone who has excellent taste!!

Well, you asked for ideas, and now you have a few!!

Sincerely,

Betty Dahl

zonagolfd@gmail.com

To whom it may concern,

My ideas for what I would like to see in downtown Surprise include:

Housing: medium density, lofts, condos, studios.

Shopping: Mall type stores in an open setting among the dining and entertainment choices.(clothing, housewares, specialty items)

Dining: A mix of bar/wine, cafes (Snooze A.M. eatery), coffee shops, treats(ice cream, chocolate/fudge, bakeries) to pet friendly full service restaurants (Lazy Dog)

A blend of tastes for any craving! Spanish Tapas, Italian, New American, Mexican, Thai etc. A dining experience that features piano or jazz would be wonderful too!

Entertainment: Kid and Adult activities, Flowrider (indoor surfing), IFly (indoor skydiving), Irock (indoor rock climbing), mini golf (indoor/outdoor) batting cages, archery, art&wine (liquid canvas, paint mixer)

Health: Independent fitness studios, Yoga, Pilates, Barre, TRX, Bootcamp, (TruFusion, Lifetime Fitness)

I would love to see the downtown be walk-able with plenty of green areas throughout for people to gather, host events and personal leisure (farmers market, art walks, other free events). I would also like to see running events added to the city of Surprise like fitness walks, 5k, 10k, 15k etc.

Thank you for your time,
The DePirro's

- **Tonight you can participate and watch the meeting on Facebook Live.**
- **On Facebook search or go to Surprise City Gov**
- **Simply use the comment area on the feed to ask your question, share an idea or make a suggestion.**
- **As time permits we will do our best to respond during the meeting.**
- **If we don't get to your comment, all submissions will be part of our public record, summarized and reviewed and responded to as soon as possible. City offices will be closed tomorrow in honor of Veteran's Day.**

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

Tuesday, November 21, 2017 @ 05:00 PM

Call to Order

Roll Call

Vice Mayor Tande called the **Regular City Council Work Session** to order at 05:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, November 21, 2017**. Also in attendance with Vice Mayor Tande were Council Member Winters, Council Member Duffy, Council Member Hall, Council Member Remley, Mayor Wolcott (excused), and Council Member Hayden (excused).

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

Pledge of Allegiance

Regular City Council Work Session Agenda

Regular Agenda Items - Non Public Hearing:

1. **Presentation [by Bernadette Carroll of the West Valley Arts Council] and discussion pertaining to an Arts and Economic Prosperity report - NO ACTION**

Paul Bernardo opened up the discussion and gave an overview of the process leading up to the presentation.

Mr. Bernardo introduced Bernadette Carroll.

Ms. Carroll opened up the discussion on the Arts and Economic Prosperity Report.

Regular City Council Work Session Minutes – November 21, 2017 – Page 2

Council Member Hall - Second time I have seen this study, very impressed with the way this was conducted. I think they defined resident as a Maricopa County resident, and outside the County would be a non-resident. He further asked for clarification. The Cities we like to be around has significant amount of art, I think with the stadium and tennis facility, there might be opportunities there. I love your neighborhood Block Parties, maybe there is a way for the City to help expand this event.

Council Member Winters gave thanks for Ms. Carroll's efforts in the community.

Council Member Remley - Great presentation and great statistics, but did the report say anything about Surprise in the numbers, attendance, revenues, etc.?

Ms. Carroll - Can ask to see if numbers can be pulled by zip code, not sure about this.

Council Member Remley - I have been very appreciative of the things I have seen at City Hall, student art programs, kudos to these types of programs.

Vice Mayor Tande - Thank you for bringing this report to us so we can discuss this. Public Arts policies coming forward, encourage partnerships with the City, economic development, etc.,

Call to the Public

Dr. Nancy Schaefer - Elite Group Home - Addressed the hours I have had to wait for transportation. Difficulty getting transportation for doctor appointments, when I call for an appointment., there is no availability, then I have to call a Discount Cab. Need transportation for dialysis. Waited 4 hours outside of Stein Mart, very upsetting and frustrating. Conclusion, would like them to be more prompt. I feel we are held captive here without transportation.

Michael Ellison - Thank you for the opportunity to present my griefs and concerns here with transportation. It doesn't matter when I call and try to schedule doctor appointments, it feels like you are getting punished, there is never a ride available. When I call the City staff, then magically a ride appears available. When you are paying co-pays, your Dr. office calls to confirm your appt., and if you are late you still have to pay your co-pay. This really emotionally bothers me; I am on edge not knowing if I will have a ride available. Also commented on the mannerisms of the drivers that arrive to pick me up.

Executive Session

Regular City Council Work Session Minutes – November 21, 2017 – Page 3

Adjournment

Council Member Hall made the motion to adjourn the Regular City Council Work Session of November 21, 2017 at 5:34 PM. Council Member Remley seconded the motion. Five yes votes, two excused (Wolcott and Hayden). 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 Work Session of **Tuesday, November 21, 2017.**

Sherry Ann Aguilar, City Clerk,

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

Tuesday, November 21, 2017 @ 06:00 PM

Call to Order

Roll Call

Vice Mayor Tande 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, November 21, 2017**. Also in attendance with Vice Mayor Tande were Council Member Winters, Council Member Duffy, Council Member Hall, Council Member Remley, Mayor Wolcott (excused), and Council Member Hayden (excused).

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

Pledge of Allegiance

Proclamation and Community Acknowledgements

West Point Elementary Arts Academy led the Pledge of Allegiance

City Manager Report:

A check was presented from the Pickleball Association as a donation in the amount of \$34,000.

City Attorney Report:

City Clerk Report

Call to the Public:

Regular City Council Meeting Agenda:

Consent Agenda:

Regular City Council Meeting Minutes – November 21, 2017 – Page 2

Council Member Winters made the motion to approve the consent agenda, excluding items 2 and 3. Council Member Hall seconded the motion. Five yes votes, two excused (Wolcott and Hayden), motion carried.

1. **Consideration and action on the minutes of November 7, 2017 Regular City Council Work Session and Regular City Council Meeting - APPROVED**
2. **Consideration and action accepting the donation from the Surprise Pickleball Association and amending the Fiscal Year 2018 budget by reallocating appropriations of \$34,000 from Contingency within the Grants Fund to the Donations Fund within Project P54070 for the installation of bleachers and shade structures due to the donation; Resolution # 2017-136 - APPROVED**

CRS Director, Donna Miller reported on this item.

Council Member Remley made the motion to approve Resolution 2017-136. Council Member Winters seconded the motion. Five yes votes, two excused (Wolcott and Hayden), motion carried.

3. **Consideration and action pertaining to an amendment to the Fiscal Year 2018 Capital and Operating list of items over \$50,000 by an additional \$50,000 for increased landscaping projects; Resolution #2017-139 - APPROVED**

CRS Director, Donna Miller reported on this item.

Council Member Hall - some of that work has been done by various vendors and now putting it under one?

Council Member Remley - reclassify from one line item to another?

Council Member Remley made the motion to approve Resolution 2017-139. Council Member Winters seconded the motion. Five yes votes, two excused (Wolcott and Hayden), motion carried.

4. **Consideration and action pertaining to approval of a Fiscal Year 2018 budget amendment of the Capital and Operating List of Items Over \$50,000 to include the additional cost of up fit equipment along with the cost of the vehicles; Resolution #2017-137 - APPROVED**

5. Consideration and action pertaining to an amendment to fiscal year 2018 Capital and Operating list of Items Over \$50,000 for Federal Lobbying Services; Resolution #2017-142 - APPROVED
6. Consideration and action pertaining to approval of the Intergovernmental Agreement for the Regional Metropolitan Phoenix Fire Service Automatic Aid between participating cities, towns fire districts, and governmental jurisdictions for automatic assistance for an all hazards response throughout the automatic aid response area; Resolution # 2017-79 - APPROVED
7. Consideration and action pertaining to approval of the Final Plat entitled, "Surprise Pointe Amended" dated October 17, 2017, a property located North of Sweetwater Ave, East of 137th Ave, and West of the Burlington Northern Santa Fe Railroad Enis Spur, within the Surprise Pointe Planned Area Development - APPROVED
8. Consideration and action to enlarge an existing 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 Sun City Grand Lighting Improvement District No. 2; Resolution # 2017-105 - APPROVED
9. Consideration and action on 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 B10 #168 Street Lighting Improvement District; Resolution # 2017-106 - APPROVED

Regular Agenda Item - Public Hearing:

10. Consideration and action pertaining to approval of the Preliminary Plat entitled, "Desert Oasis- Parcel B10" dated August 28, 2017, to allow for the development of a single-family residential subdivision in parcel B10 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis - APPROVED

City Planner, Sergio Angulo reported on items 10 and 11.

Council Member Hall - questioned no left turn on second access point. What prevents left hand turns?

Mr. Angulo - we are providing a safer intersection for the future. Median will prevent left hand turns.

Council Member Hall - connectivity on trails?

Mr. Angulo - yes, that is correct.

Council Member Winters - is it under existing HOA?

Applicant, Carolyn Overholt on behalf of Centex Homes, it will be included within the existing HOA.

No public comments were made.

Council Member Winters made the motion to approve Resolution 2017-144.

City Attorney Wingo - the first item before you is item 10 which is not a resolution, I think you skipped a step. He advised that the motion be rescind the motion.

Council Member Winters - I rescind the motion.

Council Member Hall made the motion to approve the preliminary plat for Desert Oasis, Parcel B-10. Council Member Winters seconded the motion. Five yes votes, two excused (Wolcott and Hayden), motion carried.

11. Consideration and action pertaining to approval of the Preliminary Plat entitled, "Desert Oasis- Parcel B10" dated August 28, 2017, to allow for the development of a single-family residential subdivision in parcel B10 of the Desert Oasis at Surprise PAD generally located south of Jomax Road and east of 163rd Avenue in Desert Oasis - APPROVED

Council Member Winters made the motion to approve Resolution 2017-144. Council Member Remley seconded the motion. Voice vote - five yes votes, two excused (Wolcott and Hayden), motion carried.

12. Consideration and action authorizing the transition of one Utility Billing Customer Service Representative position to two part-time positions and amending the FY2018 adopted budget by reallocating appropriations in the amount of \$8,400 within the Water Operations Fund, \$11,200 within the Sewer Operations Fund, \$5,000 within the Solid Waste Operations Fund, and \$1,600 within the Stormwater Operations Fund from full-time salaries to part-time salaries; Resolution # 2017-143 - APPROVED

Finance Director, Lindsey Duncan reported on this item.

Council Member Hall - outstanding job, questioned call response time.

Ms. Duncan - we have the option of leaving a call back number.

Council Member Winters - great job.

Council Member Remley - complimented Ms. Duncan and her team.

Council Member Remley made the motion to approve Resolution 2017-143. Council Member Winters seconded the motion. Five yes votes, two excused (Wolcott and Hayden), motion carried.

13. Consideration and action on adopting the results of the General Election held on November 7, 2017 and ordering the recording of such resolution; Resolution 2017-134 - APPROVED

Council Member Hall

Vice Mayor

Council Member Hall made the motion to approve Resolution 2017-134. Council Member Remley seconded the motion. Five yes votes, two excused (Wolcott and Hayden), motion carried.

Other business and future agenda items:

Mayor/Council Reports:

Vice Mayor and Council reported on the events that they attended.

Adjournment:

Council Member Hall made the motion to adjourn the Regular City Council Meeting of November 21, 2017 at 6:57 PM. Council Member Duffy seconded the motion. Five yes votes, two excused (Wolcott and Hayden), 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, November 21, 2017.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date:	December 5, 2017	Contact Person:	Sergio Angulo - 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 approval of the preliminary plat entitled, "Mirano at Desert Oasis" dated July 17, 2017, to allow for the development of a single-family residential subdivision in the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue.

Motion:

I move to approve the preliminary plat entitled "Mirano at Desert Oasis" subject to stipulations A through C as recommended by the Planning and Zoning Commission.

Background:

On April 4, 2017 EPS Group, Inc. submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in the Desert Oasis at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue. On November 2, 2017 the Planning and Zoning Commission passed a motion to recommend approval of the Preliminary Plat, Case FS17-176, to the Mayor and City Council.

Objective Analysis:

This proposed Preliminary Plat will allow for the development of a single-family residential subdivision on the subject site.

Policy Compliant:

The proposed project is consistent with City and Council Policy.

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-FS17-176-Mirano at Desert Oasis-Staff Report](#)
 - ☐ [01 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat - Vicinity Maps](#)
 - ☐ [02 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat](#)
 - ☐ [03 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat - Landscape Plans](#)
 - ☐ [04 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat - Pedestrian Circulation Exhibit](#)
 - ☐ [05 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat - Nadaburg Unified School District Letter](#)
 - ☐ [06 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat - Luke AFB Letter](#)
 - ☐ [07 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat - ADOT Comment](#)
 - ☐ [08 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat - MWD Comment](#)
 - ☐ [09 - FS17-176 - Mirano at Desert Oasis - Preliminary Plat - Presentation](#)
-

Preliminary Plat

REPORT TO THE CITY COUNCIL

Case: **FS17-176**

Project Name: Mirano at Desert Oasis

Council District: **1 – ACACIA**

Meeting Date: **December 5, 2017**

Planner: Sergio Angulo

Owner: DKJ Desert Oasis, LLC.

Applicant: EPS Group, Inc.

Request: Preliminary Plat for 106 lots.

Site Location: Northwest corner of Jomax Road and 171st Avenue in Desert Oasis.

Site Size: 28.3 Acres (approx.)

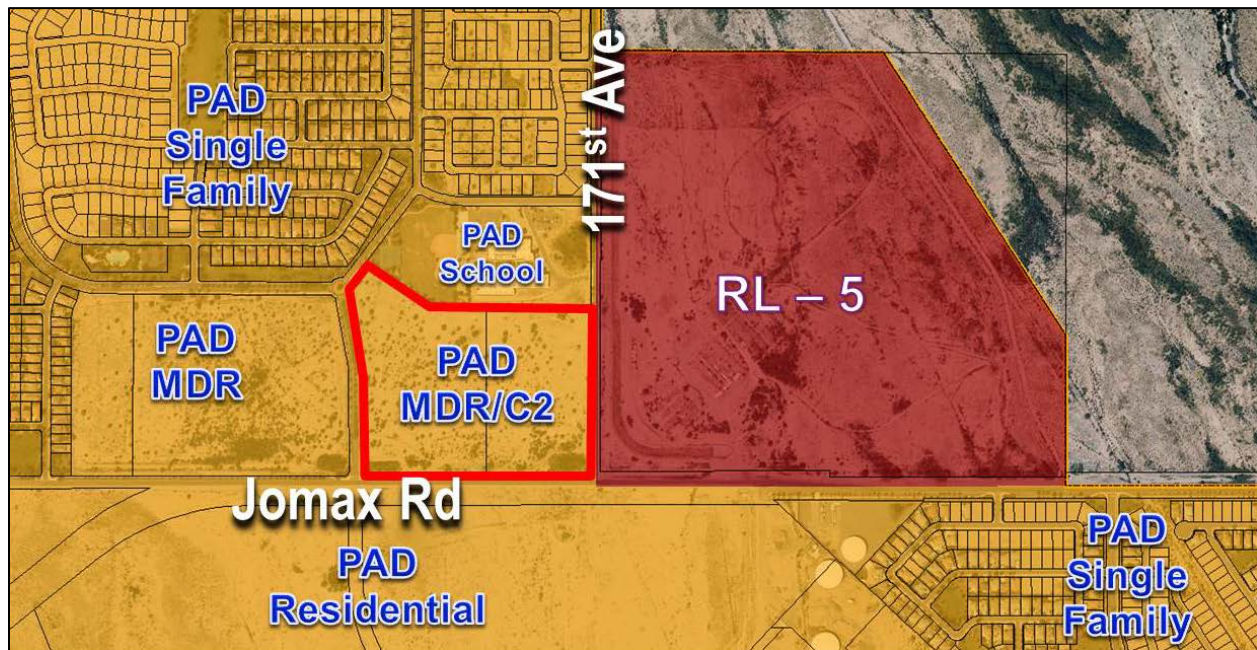
Density: 3.75 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS17-176.

Support/Opposition: None known.

Staff Recommendation: On November 2, 2017 the Planning and Zoning Commission passed a motion to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS17-230, subject to stipulations 'A' through 'C'.

32 **Existing Land Zoning:**



PAD (Single Family Residential)	PAD (School)	RL-5
PAD (MDR)	PAD (MDR/Commercial)	RL-5
PAD (Residential)	PAD (Residential)	PAD (Residential)

33 **History:**

34

35 **October 12, 2000:** The subject parcel was annexed into the City.

36 **September 14, 2000:** The Mayor and City Council approved The Desert Oasis at Surprise Planned
37 Area Development (PAD).

38 **December 20, 2016:** The Mayor and City Council approved a Major Amendment to the Desert Oasis
39 at Surprise Planned Area Development (PAD) to change the designated land use of approximately
40 eight (8) acres of subject site from Commercial to Medium Density Residential.

41 **January 19, 2017:** Staff met with the applicant to discuss the project during a regularly scheduled
42 Concept Review meeting under CR17-001.

43 **April 4, 2017:** The applicant filed a request for a Preliminary Plat and Final Plat approval for a new
44 106-lots residential subdivision.

45 **November 2, 2017:** The Planning and Zoning Commission passed a motion to recommend **approval**
46 to the Mayor and City Council of the Preliminary Plat case FS17-230, subject to stipulations 'A'
47 through 'C'.

48 **Project Description:**

49
50 EPS Group, Inc., on behalf of DKJ Desert Oasis, LLC., requests approval of a Preliminary Plat to allow
51 for the development of a single-family residential subdivision in parcels L7 & L8 of the Desert Oasis
52 at Surprise PAD located on the Northwest corner of Jomax Road and 171st Avenue. The applicant
53 proposes 106 residential lots with an amenity open space lot on approximately 28.3 acres and a
54 commercial component on the corner of Jomax Road and 171st Avenue.

55
56 The subject property is zoned Planned Area Development (PAD) and has a land use designations of
57 Medium Density Residential (23.8 acres) and Commercial (4.5 acres). The PAD allows a maximum
58 density of 6 dwelling units per acre and this development proposes a total density of 3.75 dwelling
59 units per acre.

60
61 The proposed subdivision shows three (3) access points; on the west side from 173rd Avenue, on the
62 south from Jomax Road, and on the east from 171st Avenue. An addition emergency-only access is
63 proposed at the northwest of the property. Stipulations 'A' and 'B' guarantee the construction of
64 the appropriate medians on Jomax Road and 171st Avenue which are required by the City's traffic
65 standards and ensure safe vehicular access to the commercial lot located on the northwest corner
66 of Jomax Road and 171st Avenue. The site proposes good pedestrian connectivity from the
67 residential lots to the open space tracts as well as to the existing sidewalks along Jomax Road, 173rd
68 Avenue and 171st Avenue. The applicant is also working with the Elementary School to the north to
69 provide a pedestrian access gate to the school site, allowing children a safer route to school. Along
70 Jomax Road the site proposes a multi-use trail easement which will provide connections to and
71 from future developments to the east and west of the subject site.

72
73 The proposed subdivision is composed of 106 single-family detached homes. The typical lot size is
74 5,750 sq. ft. and the minimum lot width is 50'. The site dedicated 5.44 acres (21%) for open space
75 which include a tot lot with playground equipment, BBQ facilities, and shaded seating. Landscape
76 and retention tracts also contribute to the total open space. The proposed open space and
77 landscape meets and exceeds the requirements of the PAD (10%) and the SUDC.

78
79 This Preliminary application is in conjunction with a related Final Plat which will be presented to the
80 Mayor and City Council for action at a later date.

81
82 **Reviewing Agencies:**

83
84 In addition to the standard city internal reviewing departments, the Nadaburg Unified School
85 District, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were
86 included in the routing of this request. None of the reviewing agencies indicated any concerns over
87 the request.

88 **Summary:**

89
90 Staff believes by accepting and incorporating stipulations 'A' through 'C' the proposed Preliminary
91 Plat will meet the requirements of the Desert Oasis at Surprise PAD, the SUDC, and the General
92 Plan.

93
94 **Findings:**

- 95
96
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat will meet the provisions of the Desert Oasis at Surprise PAD
98 and the SUDC as applicable once all stipulations are met.

99
100 **Recommendation:**

101
102 On November 2, 2017 the Planning and Zoning Commission passed a motion to recommend
103 **approval** to the Mayor and City Council of the Preliminary Plat case FS17-230, subject to
104 stipulations 'A' through 'C' as outlined below:

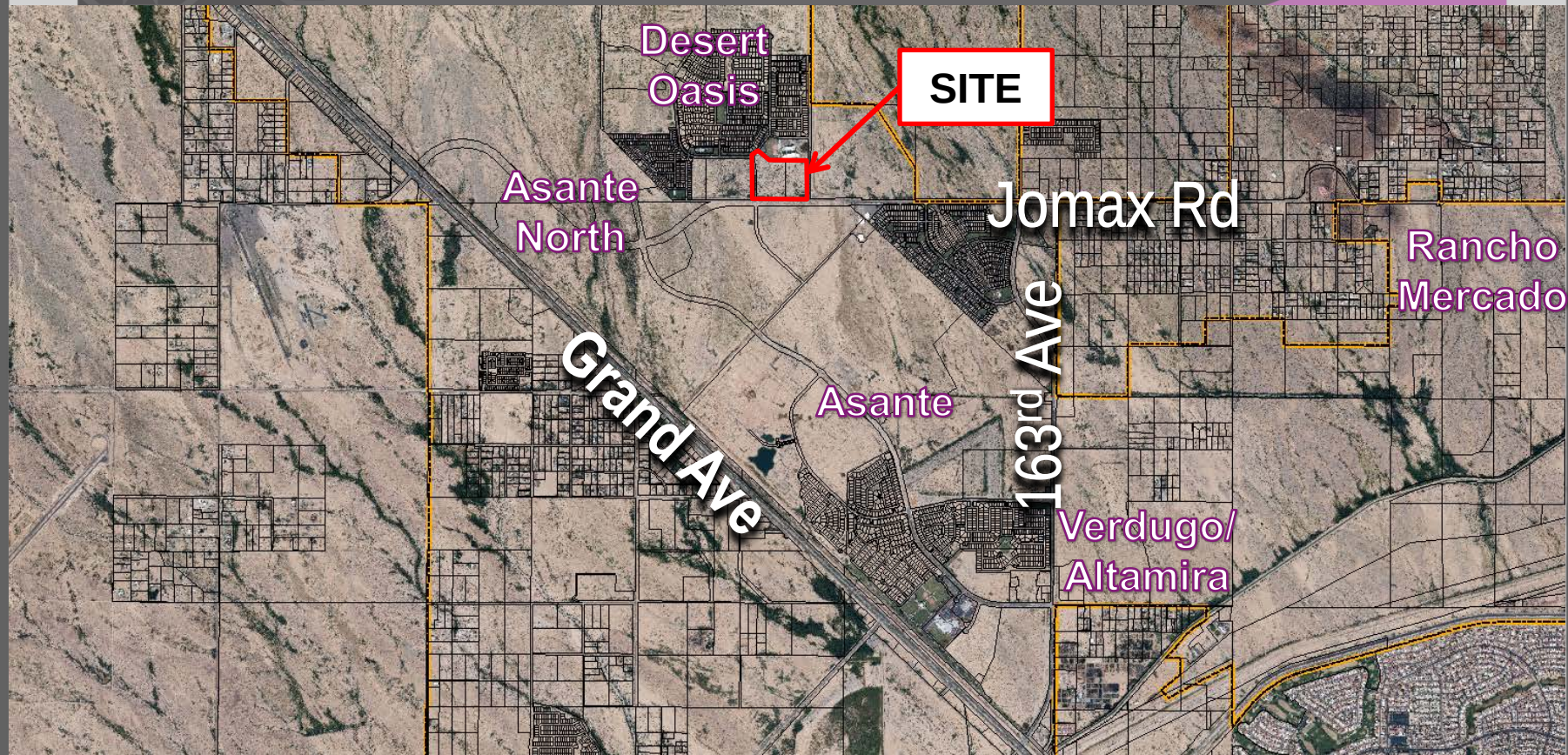
- 105
106 A. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a
107 City reviewed and approved engineer's estimate, for the raised median and landscape on
108 171st Avenue along the project frontage.
- 109 B. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a
110 City reviewed and approved engineer's estimate for a "pork chop" median at the 172nd
111 Avenue alignment, with an acceleration lane and median with landscaping on Jomax Road
112 along the project frontage.
- 113 C. Non-compliance with the stipulations of approval of this case will be treated as a violation
114 in accordance with the provisions of Article XIV of the Surprise Unified Development
115 Code.

116 However, should the Mayor and City Council wish to recommend **denial** of the request, the Mayor
117 and City Council should make its own findings and base its decision on those alternative findings.

118
119 **Attachments:**

- 120
121 01 Vicinity Maps
122 02 Preliminary Plat
123 03 Landscape Plans
124 04 Pedestrian Circulation Exhibit
125 05 Nadaburg Unified School District Letter
126 06 Luke AFB Letter
127 07 ADOT Comments
128 08 MWD Comments

VICINITY MAP

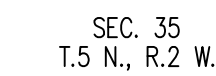


VICINITY MAP



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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5
NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN
MARICOPA COUNTY, ARIZONA



VICINITY MAP

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE AND OPEN SPACE	8,851	0.2032
B	LANDSCAPE AND OPEN SPACE	1,000	0.0230
C	LANDSCAPE AND OPEN SPACE	3,500	0.0804
D	LANDSCAPE AND OPEN SPACE	7,019	0.1611
E	LANDSCAPE AND OPEN SPACE	5,024	0.1153
F	LANDSCAPE AND OPEN SPACE	6,900	0.1584
G	LANDSCAPE AND OPEN SPACE	3,501	0.0804
H	LANDSCAPE, OPEN SPACE AND DRAINAGE EASEMENT	47,949	1.1008
I	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT AND AMENITY	122,661	2.8159
J	LANDSCAPE AND OPEN SPACE	3,979	0.0913
K	LANDSCAPE AND OPEN SPACE	13,893	0.3189
L	FUTURE COMMERCIAL PARCEL	199,590	4.5820

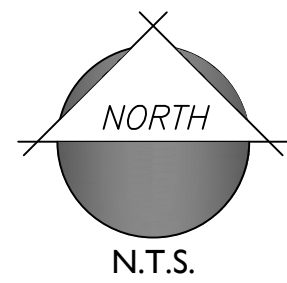


Diagram illustrating the cross-section of a LOCAL RESIDENTIAL STREET. The diagram shows the street width, sidewalks, and the locations of the water and sewer lines relative to the street centerline.

Key dimensions and labels:

- Overall Right-of-Way (R/W): 55'
- Public Utility Easement (P.U.E.): 8' on each side
- Right-of-Way (R/W) offset from centerline: 10' on each side
- Street Width (S/W): 5' on each side
- Left-of-Sidewalk (L/S): 5' on each side
- Centerline to Building Centerline (C/L - B/C): 16' on each side
- Offset from C/L - B/C to water/sewer lines: 0.5' on each side
- Water line (W) and Sewer line (S) are shown with a 2.0% slope.
- Water line (W) is located on the North & West side of the street.
- Sewer line (S) is located on the South & East side of the street.
- Labels: WATER (N&W SIDE OF ST.), SEWER (S&E SIDE OF ST.), LOCAL RESIDENTIAL STREET, N.T.S.

DEVELOPER:

ENGINEER:

EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN AUXIER, P.E.

A.P.N.	503-51-984 503-51-985
EXISTING GENERAL PLAN:	NEIGHBORHOOD LAND USE CHARACTER AREA
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 00-18)
RELATED CASE NO.'S:	PAD99-129 FS16-343
GROSS AREA:	28.30± AC
NET AREA:	25.41± AC
NO. OF LOTS:	106
DENSITY:	3.75 DU/AC
OVERALL OPEN SPACE:	5.44 AC (21%)

MINIMUM LOT WIDTH:	50'
MINIMUM LOT DEPTH:	75'
MINIMUM LOT AREA:	3,750 SF
FRONT SETBACK (LIVABLE):	10'
FRONT SETBACK (GARAGE):	10"
REAR SETBACK (HOUSE):	10'
REAR SETBACK (GARAGE):	3'
SIDE SETBACK (HOUSE):	5'15"
SIDE SETBACK (GARAGE):	3'
STREET SIDE (HOUSE):	7'
STREET SIDE (GARAGE):	5'
BUILDING COVERAGE:	55%
AVERAGE DENSITY:	6 DU/AC

* GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE LOADED GARAGE ONLY. OTHERWISE, THE GARAGE FRONT SETBACK WILL BE A MINIMUM OF 20' BEHIND THE SIDEWALK.

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

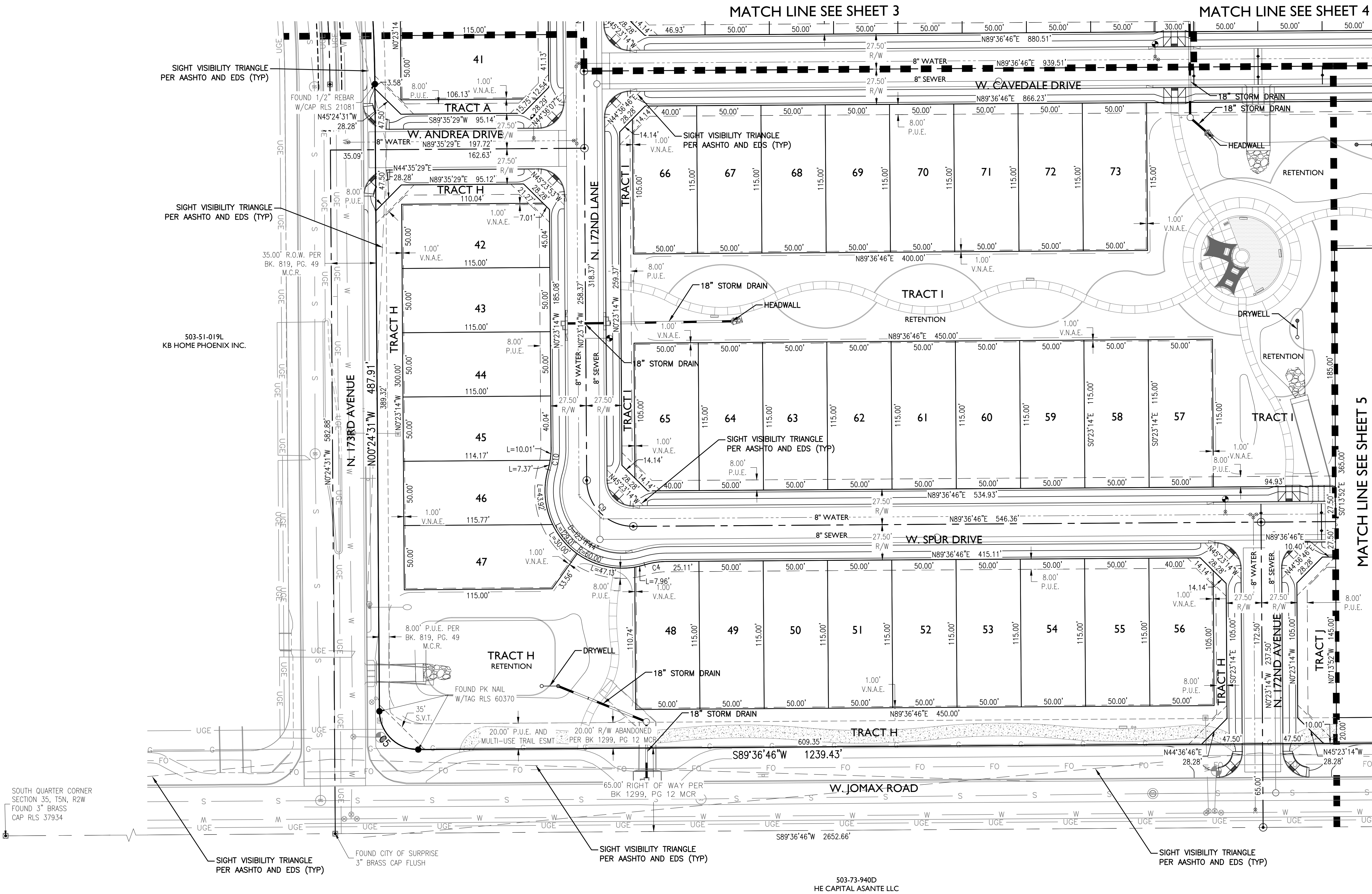
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA, AS MEASURED AND AS SHOWN ON THE FINAL PLAN FOR "DESERT OASIS AT
SURPRISE PARCEL L5-A", RECORDED IN BOOK 822, PAGE 45, RECORDS OF MARICOPA
COUNTY, ARIZONA: SOUTH 89 DEGREES 36 MINUTES 46 SECONDS WEST

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

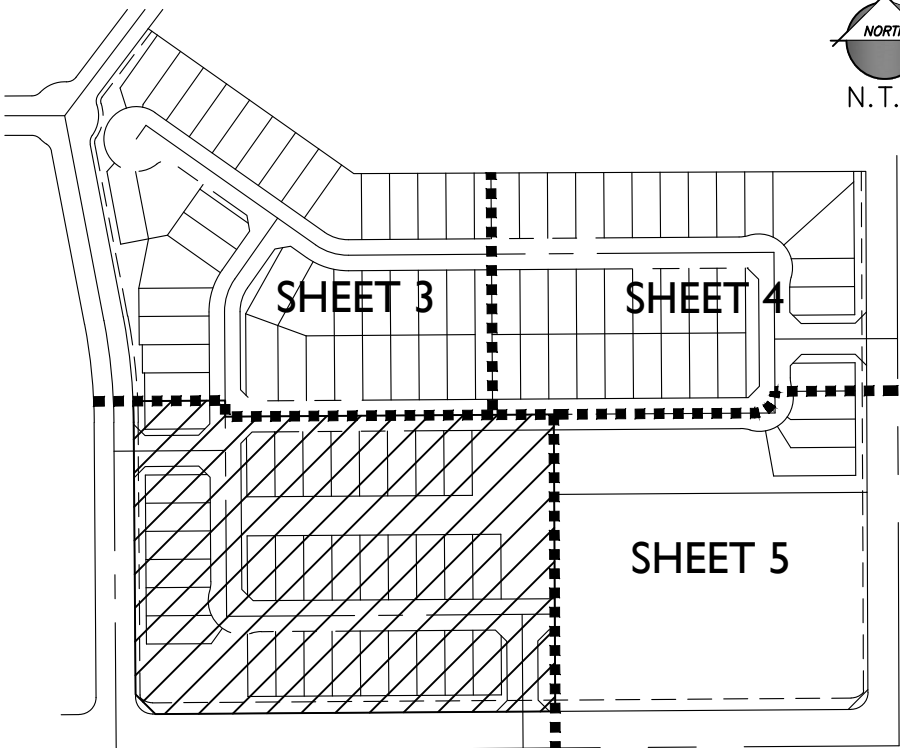
SHEET 1	CS01	COVERSHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT
SHEET 4	PP03	PRELIMINARY PLAT
SHEET 5	PP04	PRELIMINARY PLAT

I6-246 - Mirano at Desert Oasis - Preliminary Plat

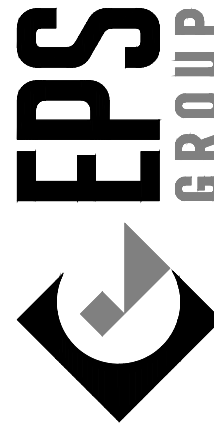
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KEY MAP



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com



Mirano at Desert Oasis
Preliminary Plat

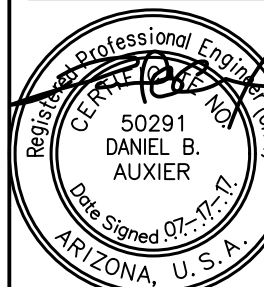
Surprise, Arizona
PRELIMINARY PLAT

Project:

Revisions:



Designer: DMA
Drawn by: GAM



Expires: 12/31/2018

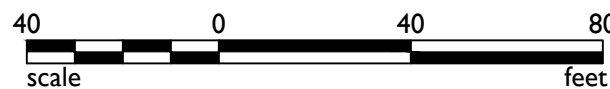
Job No.
16-246

PP01

Sheet No.
2
of 5

CASE #FS17-176

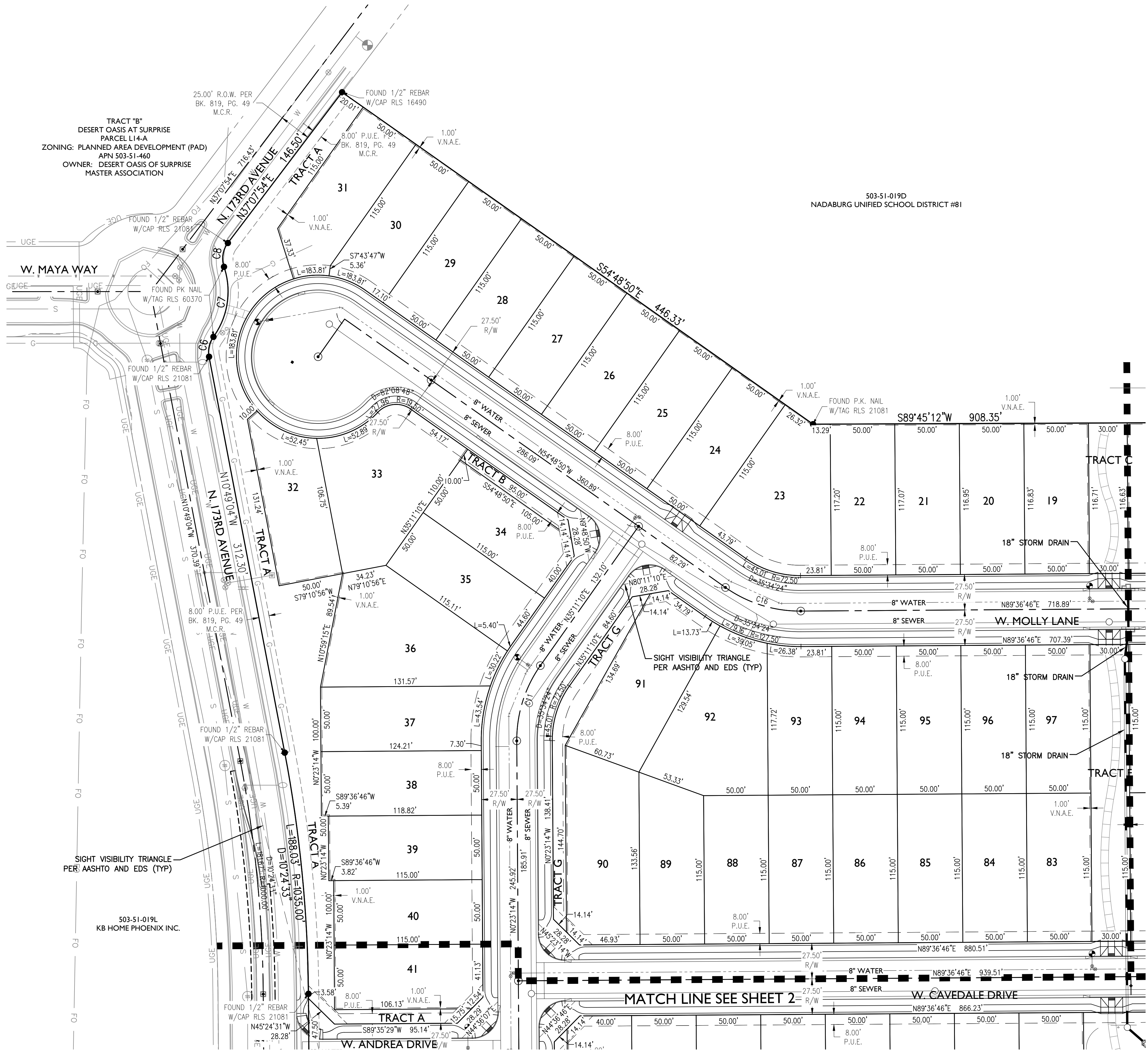
*NOTE:
ACCESS OFF OF JOMAX ROAD WILL BE LIMITED TO RIGHT-IN /
RIGHT-OUT ONLY ONCE THE SOUTH SIDE OF JOMAX ROAD IS
COMPLETED TO ITS FULL BUILD OUT



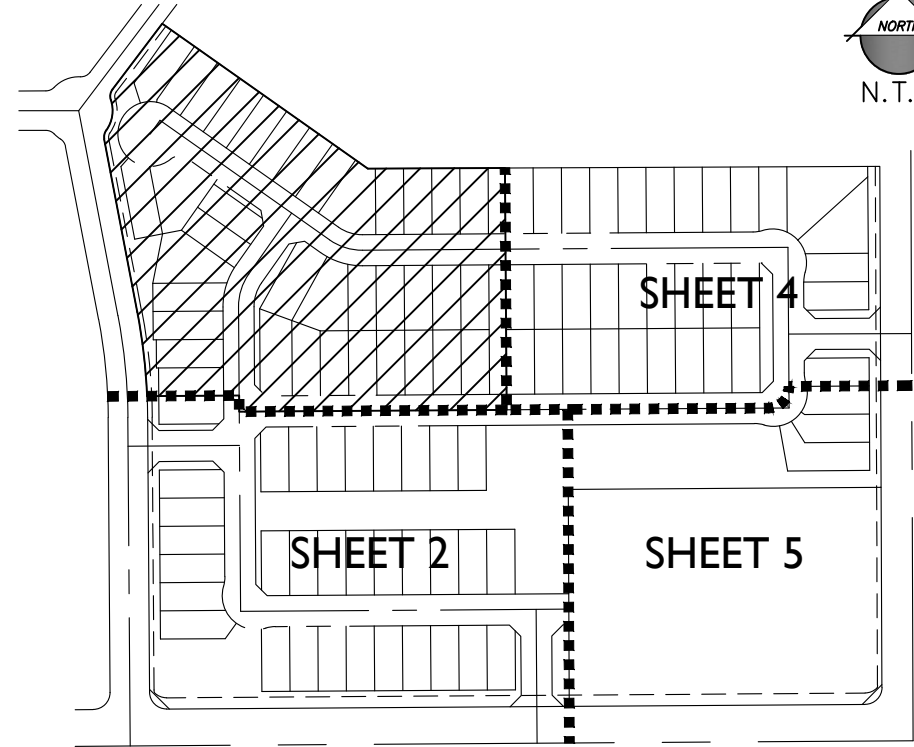
I6-246 - Mirano at Desert Oasis - Preliminary Plat

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mambrosio



KEY MAP



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS

GROUP

Project:

Mirano at Desert Oasis
Preliminary Plat
Surprise, Arizona

Revisions:

Design:

DMA

Drawn by:

GAM

Call it first for the working days
before you begin excavating.

ARIZONA

GO

State of Arizona
Department of Transportation
Division of Motor Vehicles
In Maricopa County (800)263-1100

Registered Professional Engineer
50291
DAVID B. AUXIER
Date Signed 07-17-17
ARIZONA, U.S.A.

Expires:12/31/2018

Job No.
16-246

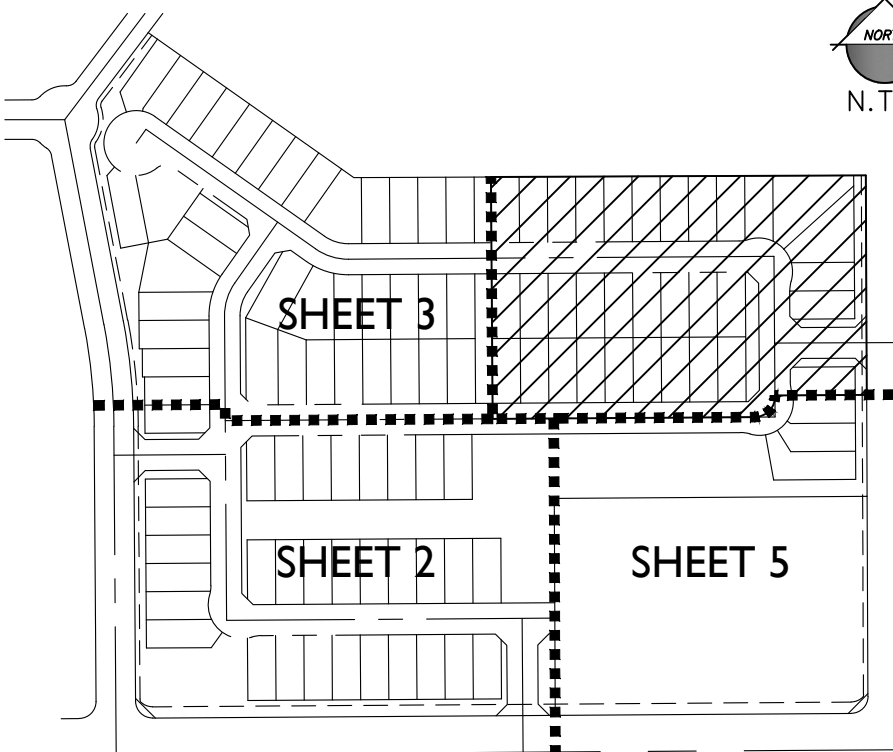
PP02

Sheet No.
3
of 5

PRELIMINARY PLAT

CASE #FS17-176

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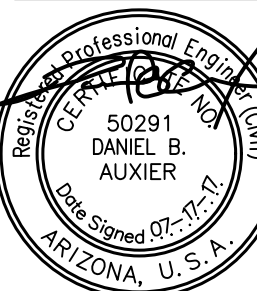


Project:

Revisions:

[illegible]

Designer: DMA
Drawn by: GAM



Expires:12/31/2018

Job No.
16-246

PP03

Sheet No.
4
of 5

CASE #FS517-176

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I16-246 - Mirano at Desert Oasis - Preliminary Plat



Project: **Mirano at Desert Oasis**
Preliminary Plat
Surprise, Arizona

PRELIMINARY PLAT

[illegible]

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

ARIZONA811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-6348)
In Maricopa County: 602-263-1180

Designer:	DMA
Drawn by:	GAM

Registered Professional Engineer (Civil)
 50291
 DANIEL B. AUXIER
 Date Signed 07-17-17
 ARIZONA U.S.A.

Expires:12/31/2018

Job No.

16-246

PP04

Sheet No.
5
of 5

CASE #FS517-176

LANDSCAPE NOTES

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.

2. PREPARED BACKFILL FOR PLANTING FITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN FIT.

3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.

4. PLANT TABLETS TO BE AGRIFORM 21 GRAM, 20-10-5 FERTILIZER TABLETS.

5. CONTRACTORS RESPONSIBILITY TO FIELD ESTIMATED DECOMPOSED GRANITE QUANTITIES. INDICATE THE UNIT PRICE ONLY AT THE TIME OF BIDDING.

6. ALL PLANTS MUST BE INSPECTED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

7. PLANT QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE.

8. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.

9. PRIOR TO BIDDING, THE LANDSCAPE SUPERINTENDENT SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK REQUIRED.

10. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUNDCOVERS SHALL CARRY A 90 DAY WARRANTY.

11. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

12. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE.

13. THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND THE CITY OF SURPRISE SHALL APPROVE ANY AND ALL SUBSTITUTIONS.

14. THE LANDSCAPE ARCHITECT AND /OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.

15. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.

16. SEE ENGINEERING OR ARCHITECTURAL DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND ARE NOT IMPAIRED WITH OBSTRUCTIONS.

17. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.

18. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.

19. LANDSCAPE CONTRACTOR SHALL INSPECT WITH OWNER'S REPRESENTATIVE ALL SIDEWALK AND CURB DEFECTS PRIOR TO BEGINNING WORK. ALL HARDSCAPE TO BE RE-INSPECTED DURING FINAL WALK THRU. ANY DAMAGED AREAS TO BE REPAIRED AT CONTRACTOR'S EXPENSE.

20. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.

21. LANDSCAPE CONTRACTOR TO CONTACT ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.

22. LANDSCAPE PLANS MUST CONFORM TO CIVIL DRAWINGS.

23. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

IRRIGATION NOTES

1. ALL IRRIGATION TO UTILIZE AN AUTOMATIC CLOCK AS SPECIFIED. LOCATE POWER SOURCE IN THE FIELD.

2. USE COMMON TRENCHES WHERE POSSIBLE.

3. USE PEN-TITES AND SEALER FOR ALL LOW VOLTAGE WIRING WITH ELECTRICAL VALVES.

4. ALL MAINLINE TO BE BURIED A MINIMUM OF 18" BELOW FINISH GRADE. ALL LATERALS TO BE BURIED A MINIMUM OF 12" BELOW FINISH GRADE.

5. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. VALVE BOX LOCATION TO BE APPROVED BY LANDSCAPE ARCHITECT.

6. VACUUM BREAKER TO BE ASSEMBLED WITH ALL HARD COPPER PIPE AND FITTINGS. A UNION SHALL BE INSTALLED ON BOTH INLET AND OUTLET SIDES OF PIPE ABOVE GRADE.

7. MAINTAIN IRRIGATION AS-BUILT'S AND TURN OVER TO OWNER PRIOR TO INSTALLATION ACCEPTANCE.

8. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.

9. IRRIGATION AND ELECTRICAL SLEEVES TO BE SCHEDULE 40 PVC. ALL SLEEVES TO EXTEND AT LEAST 1" BEYOND CONCRETE STRUCTURES. ALLOW 4-6" FROM END OF SLEEVES TO FIRST FITTING ON IRRIGATION LINE. ALL SLEEVES TO BE 24" BELOW GRADE AND/OR AS PER OWNER'S SPECIFICATIONS.

10. LANDSCAPE CONTRACTOR RESPONSIBLE FOR ALL LANDSCAPE SLEEVING. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. VERIFY ANY EXISTING SLEEVES INSTALLED BY OTHER CONTRACTORS.

11. LOCATE EMITTERS ON UPHILL SIDE OF PLANTS ON SLOPED PLANTING AREA.

12. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETELY VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.

13. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.

14. LOCATE PRESSURE REGULATOR AND "Y" STRAINER IN A VALVE BOX AS REQUIRED- REMOTE CONTROL VALVES TO BE LOCATED ON A SEPARATE, ADJACENT, VALVE BOX OR A JUMBO VALVE BOX MAY BE USED IN LIEU OF TWO SEPARATE BOXES. ALL BOXES TO BE LOCATED IN PLANTING AREAS AND INSTALLED FLUSH W/ GRADE.

15. ALL DRIP SYSTEMS TO BE FLUSHED THROUGH FLUSH CAPS. FLUSH CAPS TO BE LOCATED IN 1" ROUND ECONOMY BOXES.

16. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.

17. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:

A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.

B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.

C. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE 100% COVERAGE.

D. AVOID SPRAY ONTO ALL WALKS, CURBS, WALLS EXISTING STRUCTURES, AND ANY OTHER HARD-SCAPE AREAS.

E. ALL IRRIGATION HEADS TO BE ADJUSTED TO PROPER HEIGHT.

F. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.

G. CONTRACTOR TO CAP OFF ALL IRRIGATION @ PHASING LIMITS AS REQUIRED.

H. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST ONE EXTRA CONTROL WIRE TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.

I. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.

J. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING AND INSTALLING ALL SLEEVING NECESSARY TO RUN IRRIGATION LINES & CONTROL WIRE UNDER ANY REQUIRED HARD-SCAPE AREAS, WALLS, ETC.

K. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ANY MAINLINE 2" OR LARGER.

PLANT LEGEND

		SIZE	QTY.
	TREES		
	ACACIA ANEURA/ MULGA TREE	24" BOX STANDARD	63
	CHITALPA X TASHKENTENSIS/ CHITALPA TREE	24" BOX MULTI	18
	PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE	24" BOX MULTI	96
	PISTACIA LENTISCUS/ MASTIC TREE	24" BOX STANDARD	41
	PROSOPIS HYBRID 'RIO SALADO' 'RIO SALADO' MESQUITE	24" BOX STANDARD	43
	QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK	24" BOX STANDARD	66
	SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS	N/A	45
	#		
	SHRUBS (ALL CAN FULL)		
	CAESALPINIA PULCHERRIMA/ RED BIRD OF PARADISE	5 GAL.	39
	CALLIANDRA CALIFORNICA/ BAJA FAIRY DUSTER	5 GAL.	56
	DURANTA REPENS/ BRAZILIAN SKY FLOWER	5 GAL.	248
	LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/ 'HEAVENLY CLOUD' SAGE	5 GAL.	321
	LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF SAGE	5 GAL.	457
	RUELLIA PENINSULARIS/ BAJA RUELLIA	5 GAL.	177
	TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE	5 GAL.	129
	TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS	5 GAL.	162
	TECOMARIA CAPENSIS/ CAPE HONEYSUCKLE	5 GAL.	174
	ACCENTS (ALL CAN FULL)		
	AGAVE FARRYI TRUNCATA/ ARTICHOKE AGAVE	5 GAL.	115
	AGAVE WEBERI/ WEBER'S AGAVE	5 GAL.	105
	HESPERALOE FUNIFERA/ GIANT HESPERALOE	15 GAL.	293
	HESPERALOE PARVIFOLIA/ RED YUCCA	5 GAL.	392
	MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS	5 GAL.	562
	MUHLENBERGIA RIGENS/ DEER GRASS	5 GAL.	301
	GROUNDCOVERS (ALL CAN FULL)		
	EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU	5 GAL.	700
	EREMOPHILA PROSTRATA/ 'OUTBACK SUNRISE' EMU	5 GAL.	111
	LANTANA sp. 'NEW GOLD'/ 'NEW GOLD' LANTANA	5 GAL.	431
	TEUCRIUM CHAMAEDRYS/ GERMANDER	5 GAL.	143
	EXISTING R.O.W./MEDIAN PLANTING		
	EXISTING TREE		
	EXISTING SHRUB		
	EXISTING ACCENT		
	DECOMPOSED GRANITE		
	SANTA FE GOLD, 2" MIN. DEPTH COVERAGE REQUIRED.		193,970
	TURF		
	'MIDIRON' HYBRID BERMUDA SOD		41,120
	6" CONCRETE HEADER		1,577

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.

2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.

3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.

5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OF GRASS SEED/SOD.

6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.

7. ALL TREES AND SHRUBS LOCATED IN THE LINE-OF-SIGHT WILL BE MAINTAINED FOR A CLEAR AREAS BETWEEN 2' TO 7'.

SPECIAL NOTES:

1. INSTALL TREE ROOT BARRIERS WHEN TREES ARE LOCATED WITHIN 10' OF SIDEWALKS, CURBING.

2. CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.

3. STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS. CORNER LOTS WITH SIDEYARDS THAT DO NOT HAVE LANDSCAPE TRACTS WILL HAVE A MINIMUM OF (2) 24-INCH BOX TREES AND (3) FIVE GALLON SHRUBS.

4. TREE SPECIES PERMITTED WITHIN THE R.O.W.:

- ACACIA SALICINA (WILLOW ACACIA)

- ACACIA WILLARDIANA (PALO BLANCO)

- QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)

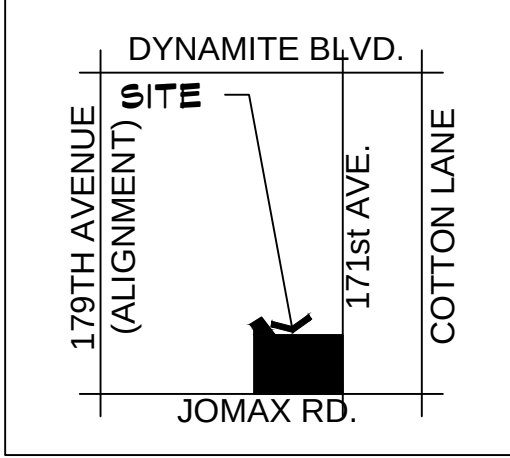
- SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)

- CHILOPSIS LINEARIS (DESERT WILLOW)

- OLEA EUROPAEA (SWAN HILL OLIVE)

5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.

VICINITY MAP



DEVELOPER

WALSH DESIGN GROUP
(602) 619 7581
CONTACT: JOE WALSH
landoc@cox.net

LANDSCAPE ARCHITECT

THE MCGOUGH GROUP
11110 N. TATUM BLVD. STE. 100
PHOENIX, AZ 85028
(602) 997-9093
CONTACT: NICK ADAMSON, RLA
NICKA@mg-az.com

SHEET INDEX

L 0.1	COVER
L 1.1 - 1.10	PLANTING PLANS
L 2.1 - 2.10	IRRIGATION PLANS
L 3.1	WALL PLAN
L 4.1 - 4.2	MONUMENT & WALL DETAILS
L 5.1	AMENITIES DETAILS
L 6.1 - 6.2	LANDSCAPE & IRRIGATION DETAILS

L1.1/ L2.1	KEY MAP			
L1.2/ L2.2	L1.3/ L2.3	L1.4/ L2.4	L1.5/ L2.5	
L1.8/ L2.8	L1.7/ L2.7	L1.6/ L2.6	L1.5/ L2.5	
L1.9/ L2.9	L1.10/ L2.10			

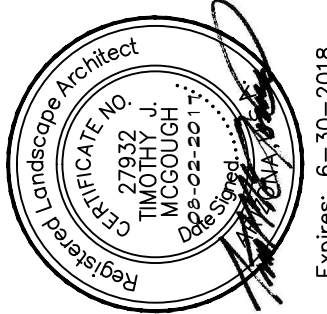


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Group

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COVER SHEET

MIRANO AT DESERT OASIS

NEC OF 173rd AVE. AND JOMAX RD.
SURPRISE, ARIZONA

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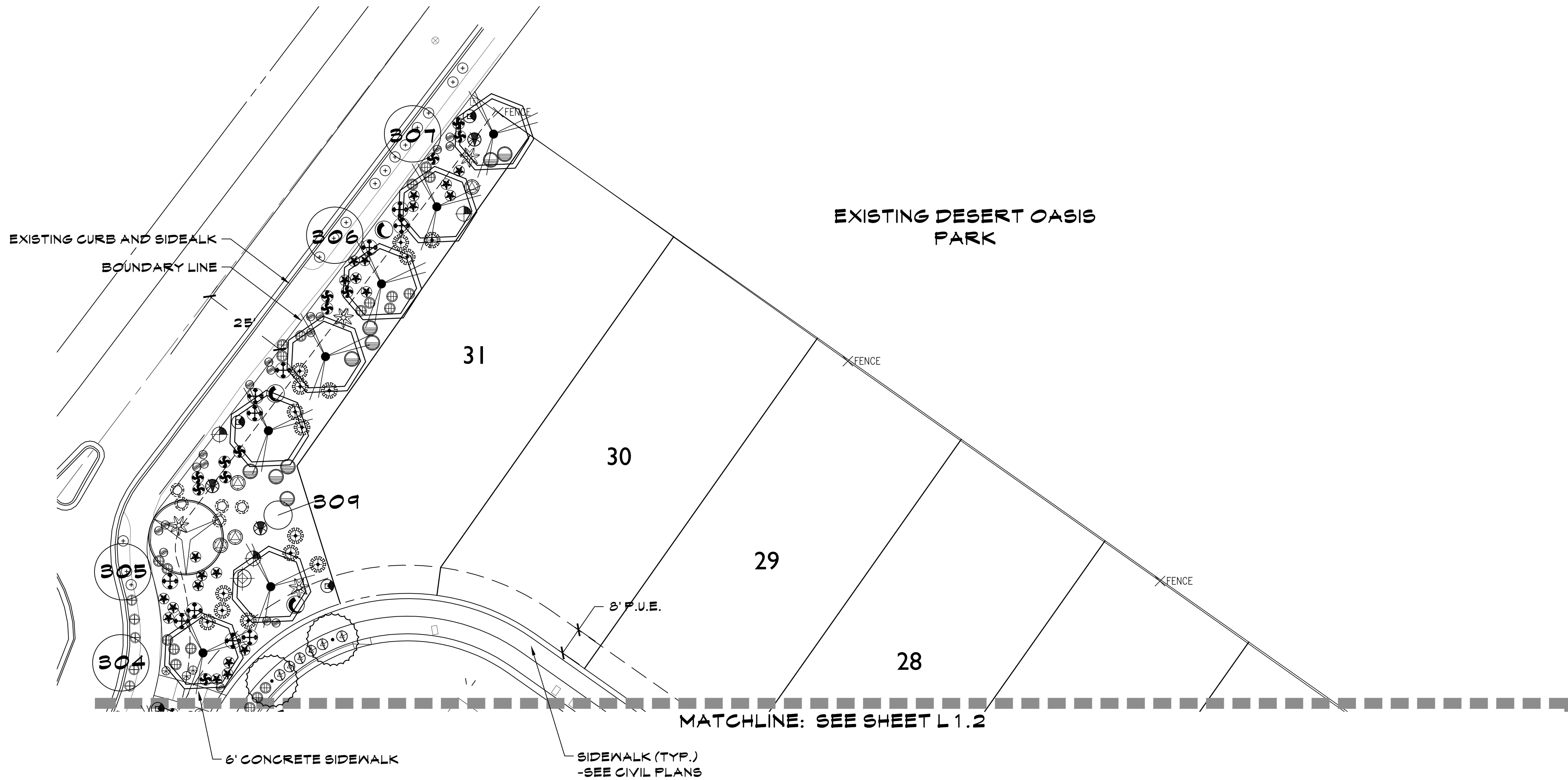
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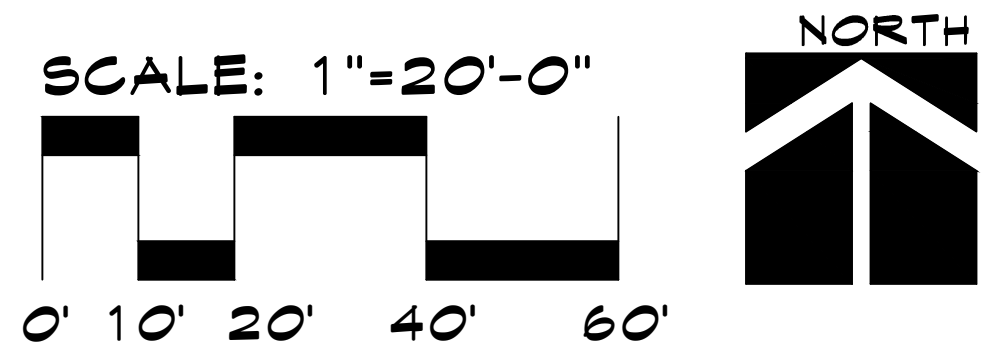
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L0.1



PLANT LEGEND	
	TREES
	ACACIA ANEURA/ MULGA TREE
	CHITALPA X TASHKENTENSIS/ CHITALPA TREE
	PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE
	PISTACIA LENTISCUS/ MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO' 'RIO SALADO' MESQUITE
	QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK
	SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS
	SHRUBS(ALL CAN FULL)
	CAESALPINIA PULCHERRIMA/ RED BIRD OF PARADISE
	CALLIANDRA CALIFORNICA/ BAJA FAIRY DUSTER
	DURANTA REPENS/ BRAZILIAN SKY FLOWER
	LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/ 'HEAVENLY CLOUD' SAGE
	LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF SAGE
	RUPELLIA PENINSULARIS/ BAJA RUPELLIA
	TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE
	TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS
	TECOMARIA CAPENSIS/ CAPE HONEYSUCKLE
	ACCENTS (ALL CAN FULL)
	AGAVE FARRYI TRUNCATA/ ARTICHOKE AGAVE
	AGAVE WEBERI/ WEBER'S AGAVE
	HESPERALOE FUNIFERA/ GIANT HESPERALOE
	HESPERALOE PARVIFOLIA/ RED YUCCA
	MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS
	MUHLENBERGIA RIGENS/ DEER GRASS
	GROUNDCOVERS (ALL CAN FULL)
	EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU
	EREMOPHILA PROSTRATA/ 'OUTBACK SUNRISE' EMU
	LANTANA sp. 'NEW GOLD'/ 'NEW GOLD' LANTANA
	TEUCRIUM CHAMAEDRY'S/ GERMANDER
	EXISTING R.O.W./MEDIAN PLANTING
	EXISTING TREE
	EXISTING SHRUB
	EXISTING ACCENT
	DECOMPOSED GRANITE SANTA FE GOLD, 2" MIN. DEPTH COVERAGE REQUIRED.
	TURF 'MIDIRON' HYBRID BERMUDA SOD
	6" CONCRETE HEADER

L1.1/ L2.1	KEY MAP			
L1.2/ L2.2	L1.3/ L2.3	L1.4/ L2.4	L1.5/ L2.5	
L1.8/ L2.8	L1.7/ L2.7	L1.6/ L2.6	L1.5/ L2.5	
L1.9/ L2.9	L1.10/ L2.10			

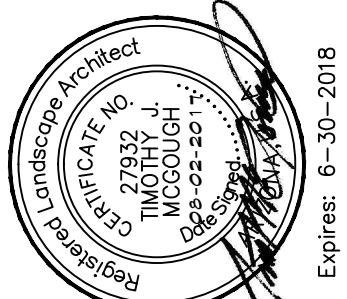


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PLANTING PLAN

MIRANO AT DESERT OASIS

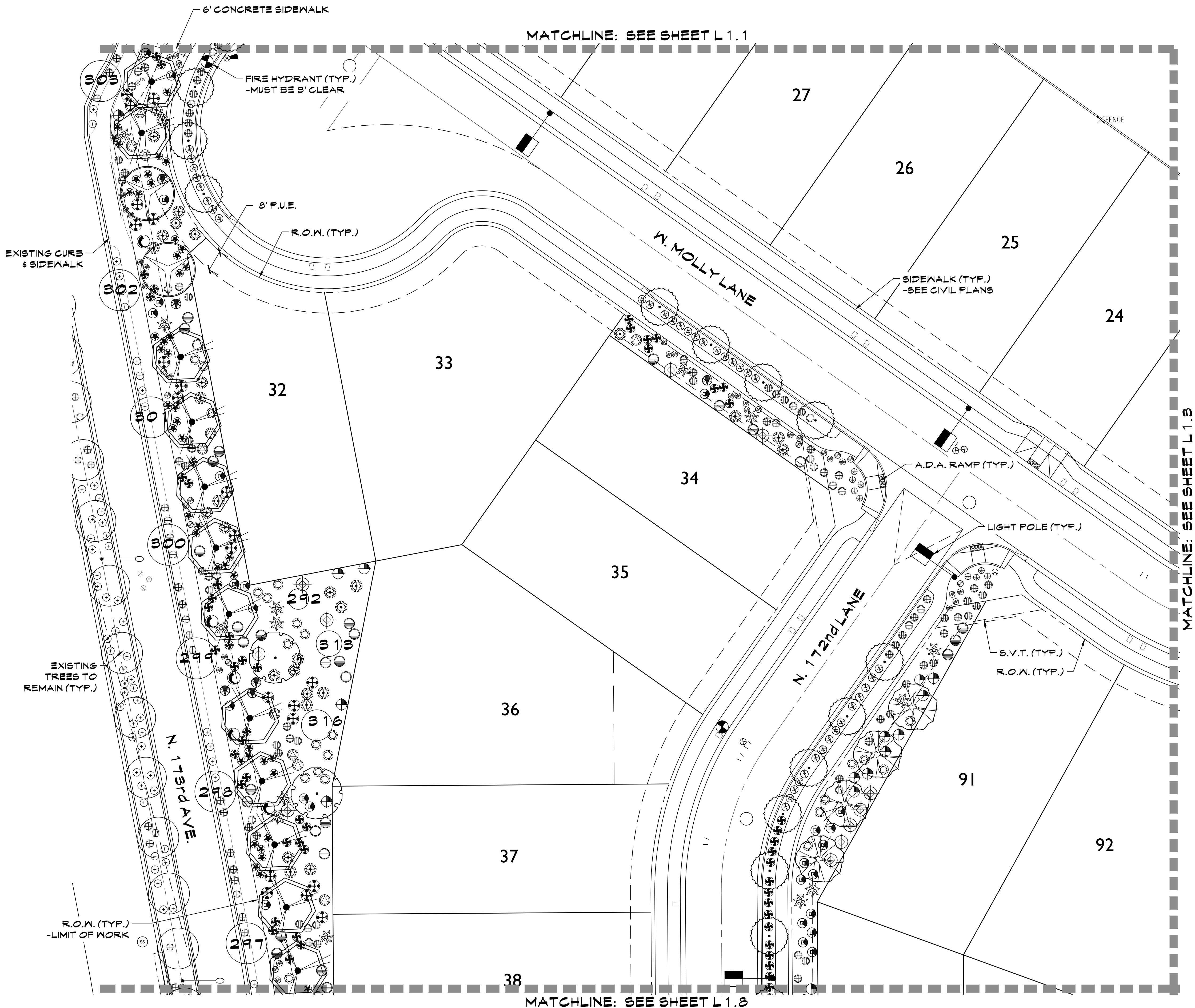
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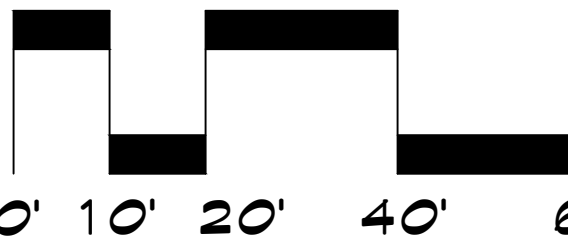
REVISIONS:



PLANT LEGEND	
TREES	
	ACACIA ANEURA/ MULGA TREE
	CHITALPA X TASHKENTENSIS/ CHITALPA TREE
	PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE
	PISTACIA LENTISCUS/ MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO'/ 'RIO SALADO' MESQUITE
	QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK
	SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS
SHRUBS(ALL CAN FULL)	
	CAESALPINIA PULCHERRIMA/ RED BIRD OF PARADISE
	CALLIANDRA CALIFORNICA/ BAJA FAIRY DUSTER
	DURANTA REPENS/ BRAZILIAN SKY FLOWER
	LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/ 'HEAVENLY CLOUD' SAGE
	LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF SAGE
	RUELLIA PENINSULARIS/ BAJA RUELLIA
	TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE
	TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS
	TECOMARIA CAPENSIS/ CAPE HONEYSUCKLE
ACCENTS (ALL CAN FULL)	
	AGAVE PARRYI TRUNCATA/ ARTICHOKE AGAVE
	AGAVE WEBER/ WEBER'S AGAVE
	HESPERALOE FUNIFERA/ GIANT HESPERALOE
	HESPERALOE PARVIFOLIA/ RED YUCCA
	MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS
	MUHLENBERGIA RIGENS/ DEER GRASS
GROUNDCOVERS (ALL CAN FULL)	
	EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU
	EREMOPHILA PROSTRATA/ 'OUTBACK SUNRISE' EMU
	LANTANA sp. 'NEW GOLD'/ 'NEW GOLD' LANTANA
	TEUCRUM CHAMAEDRYIS/ GERMANDER
	EXISTING R.O.W./MEDIAN PLANTING
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	TURF 'MIDIRON' HYBRID BERMUDA SOD
	6" CONCRETE HEADER

L1.1/ L2.1	KEY MAP		
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L1.8/ L2.8	L1.7/ L2.7	L1.6/ L2.6	L1.5/ L2.5
L1.9/ L2.9	L1.10/ L2.10		

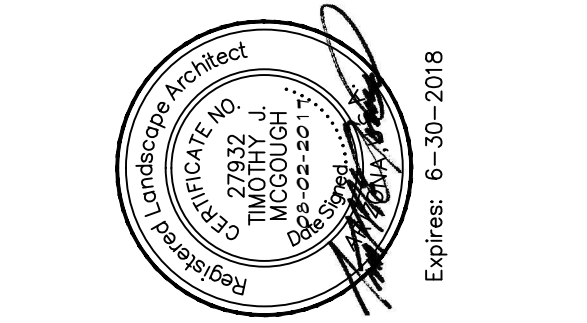
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PLANTING PLAN
MIRANO AT DESERT OASIS
NEC OF 173rd AVE. AND JOMAX RD.
SURPRISE, ARIZONA

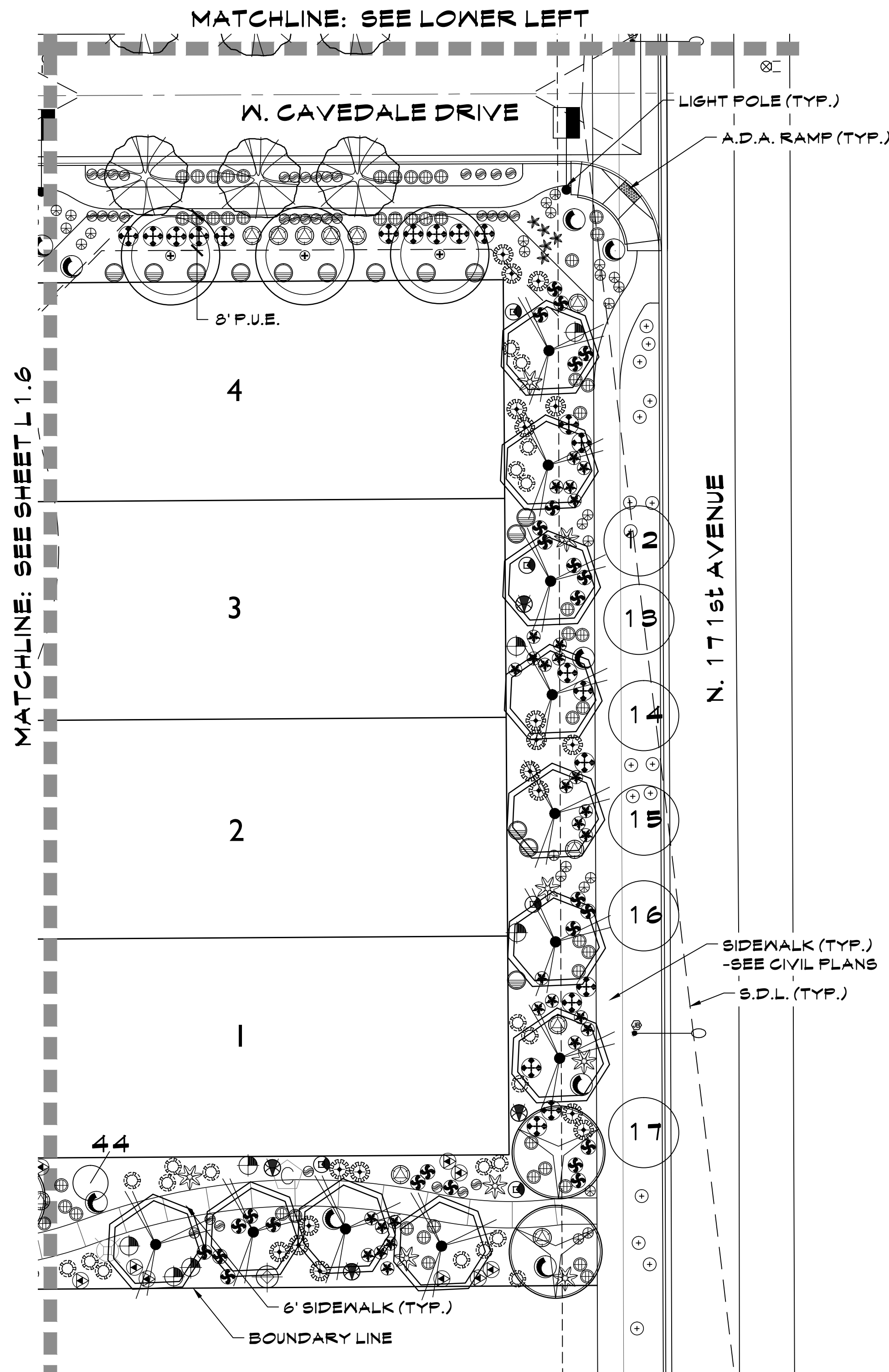
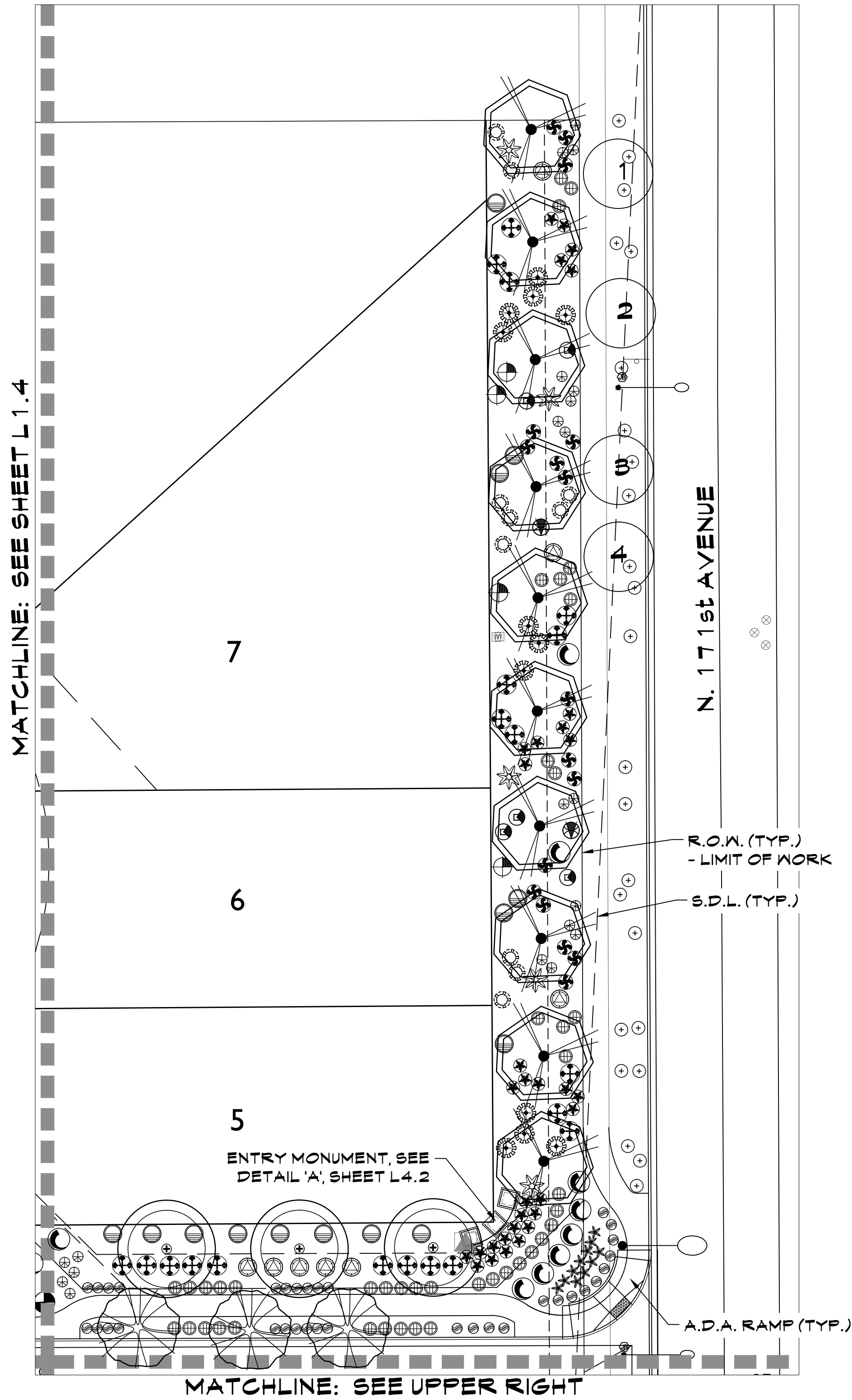
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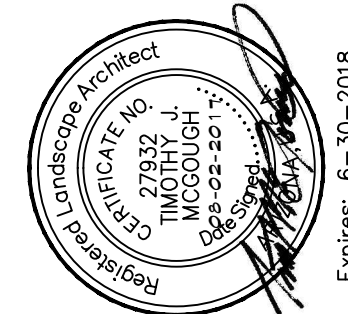
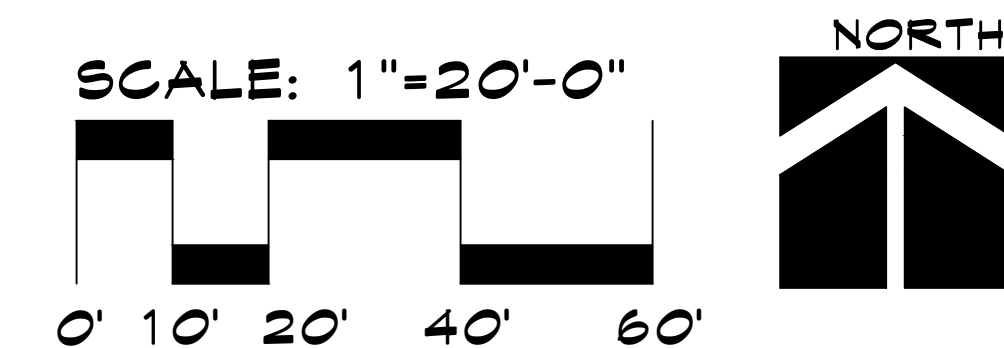
REVISIONS:

SHEET NO.
L 1.2



PLANT LEGEND	
TREES	
	ACACIA ANEURA/ MULGA TREE
	CHITALPA X TASHKENTENSIS/ CHITALPA TREE
	PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE
	PISTACIA LENTISCUS/ MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO'/ 'RIO SALADO' MESQUITE
	QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK
	SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS
SHRUBS (ALL CAN FULL)	
	CAESALPINIA PULCHERRIMA/ RED BIRD OF PARADISE
	CALLIANDRA CALIFORNICA/ BAJA FAIRY DUSTER
	DURANTA REPENS/ BRAZILIAN SKY FLOWER
	LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/ 'HEAVENLY CLOUD' SAGE
	LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF SAGE
	RUELLIA PENINSULARIS/ BAJA RUELLIA
	TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE
	TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS
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	AGAVE WEBERI/ WEBER'S AGAVE
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	HESPERALOE PARVIFOLIA/ RED YUCCA
	MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS
	MUHLENBERGIA RIGENS/ DEER GRASS
GROUNDCOVERS (ALL CAN FULL)	
	EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU
	EREMOPHILA PROSTRATA/ 'OUTBACK SUNRISE' EMU
	LANTANA sp. 'NEW GOLD'/ 'NEW GOLD' LANTANA
	TEUCRIMUM CHAMAEDRY'S/ GERMANDER
	EXISTING R.O.W./MEDIAN PLANTING
	EXISTING TREE
	EXISTING SHRUB
	EXISTING ACCENT
	DECOMPOSED GRANITE SANTA FE GOLD, 2" MIN. DEPTH COVERAGE REQUIRED.
	TURF
	'MIDIRON' HYBRID BERMUDA SOD
	6" CONCRETE HEADER

L1.1/ L2.1	KEY MAP		
L1.2/ L2.2	L1.3/ L2.3	L1.4/ L2.4	L1.5/ L2.5
L1.8/ L2.8	L1.7/ L2.7	L1.6/ L2.6	L1.5/ L2.5
L1.9/ L2.9	L1.10/ L2.10		



PLANTING PLAN

MIRANO AT DESERT OASIS

NEC OF 173rd AVE. AND JOMAX RD.
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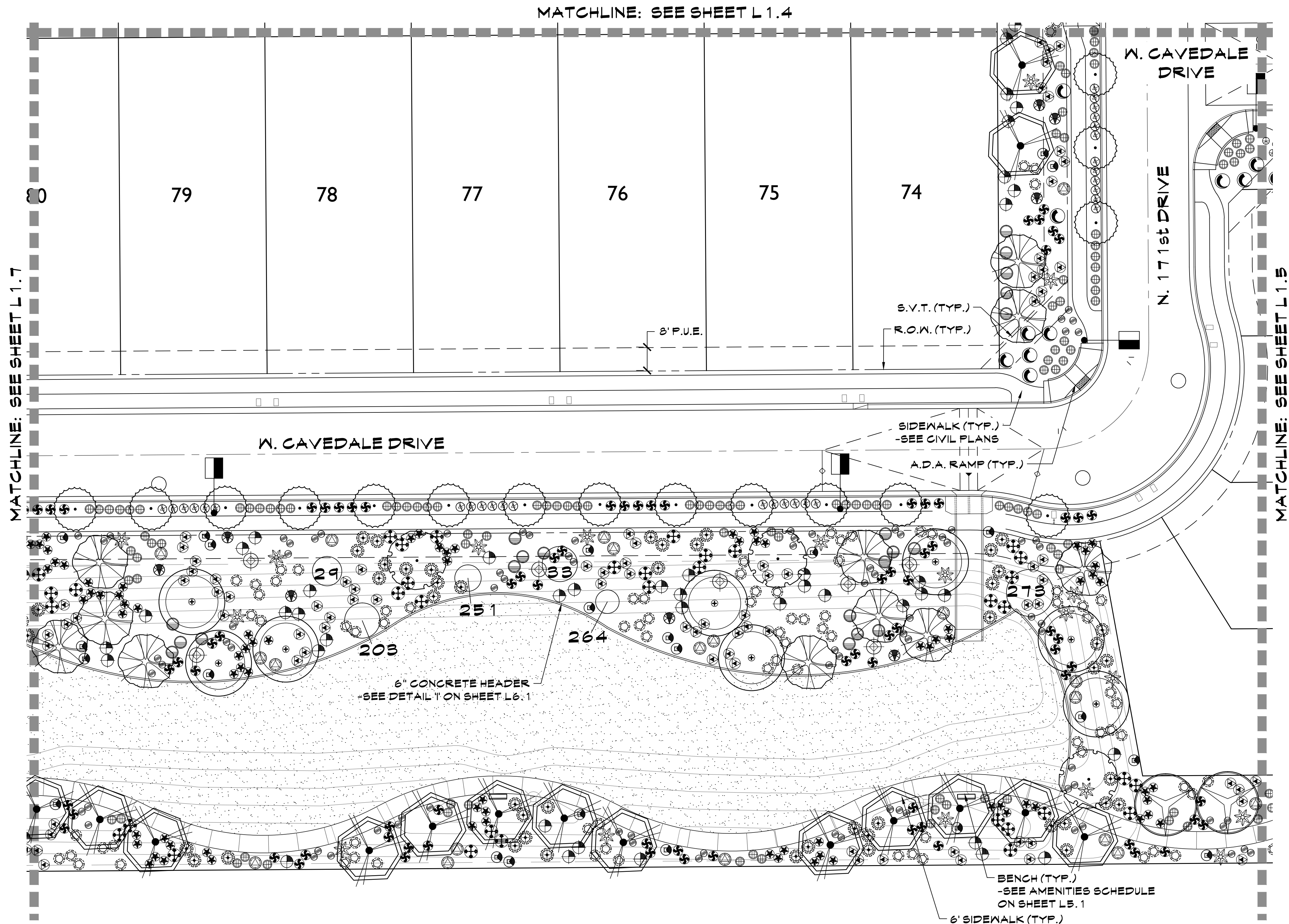
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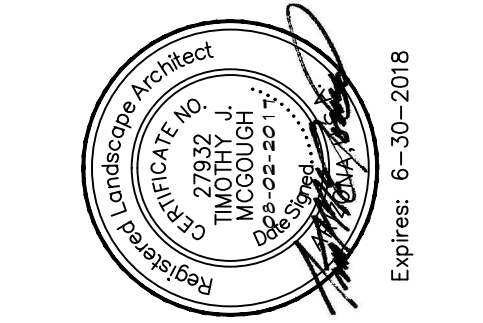
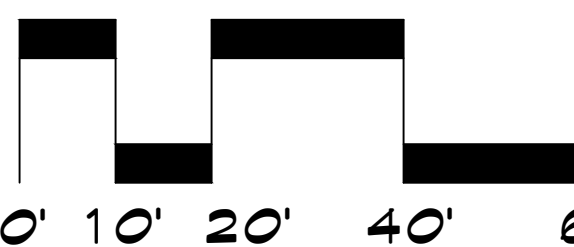
SHEET NO.
L1.5



PLANT LEGEND	
TREES	
	ACACIA ANEURA/ MULGA TREE
	CHITALPA X TASHKENTENSIS/ CHITALPA TREE
	PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE
	PISTACIA LENTISCUS/ MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO' 'RIO SALADO' MESQUITE
	QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK
	SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS
SHRUBS (ALL CAN FULL)	
	CAESALPINIA PULCHERRIMA/ RED BIRD OF PARADISE
	CALLIANDRA CALIFORNICA/ BAJA FAIRY DUSTER
	DURANTA REPENS/ BRAZILIAN SKY FLOWER
	LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/ 'HEAVENLY CLOUD' SAGE
	LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF SAGE
	RUPELLIA PENINSULARIS/ BAJA RUELLIA
	TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE
	TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS
	TECOMARIA CAPENSIS/ CAPE HONEYSUCKLE
ACCENTS (ALL CAN FULL)	
	AGAVE PARRYI TRUNCATA/ ARTICHOKE AGAVE
	AGAVE WEBERI/ WEBER'S AGAVE
	HESPERALOE FUNIFERA/ GIANT HESPERALOE
	HESPERALOE PARVIFOLIA/ RED YUCCA
	MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS
	MUHLENBERGIA RIGENS/ DEER GRASS
GROUNDCOVERS (ALL CAN FULL)	
	EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU
	EREMOPHILA PROSTRATA/ 'OUTBACK SUNRISE' EMU
	LANTANA sp. 'NEW GOLD'/ 'NEW GOLD' LANTANA
	TEUCRIUM CHAMAEDRYS/ GERMANDER
	EXISTING R.O.W./MEDIAN PLANTING
	EXISTING TREE
	EXISTING SHRUB
	EXISTING ACCENT
	DECOMPOSED GRANITE SANTA FE GOLD, 2" MIN. DEPTH COVERAGE REQUIRED.
	TURF 'MIDIRON' HYBRID BERMUDA SOD
	6" CONCRETE HEADER

L1.1/ L2.1	KEY MAP			
L1.2/ L2.2	L1.3/ L2.3	L1.4/ L2.4	L1.5/ L2.5	
L1.8/ L2.8	L1.7/ L2.7	L1.6/ L2.6	L1.5/ L2.5	
L1.9/ L2.9	L1.10/ L2.10			

SCALE: 1"=20'-0"



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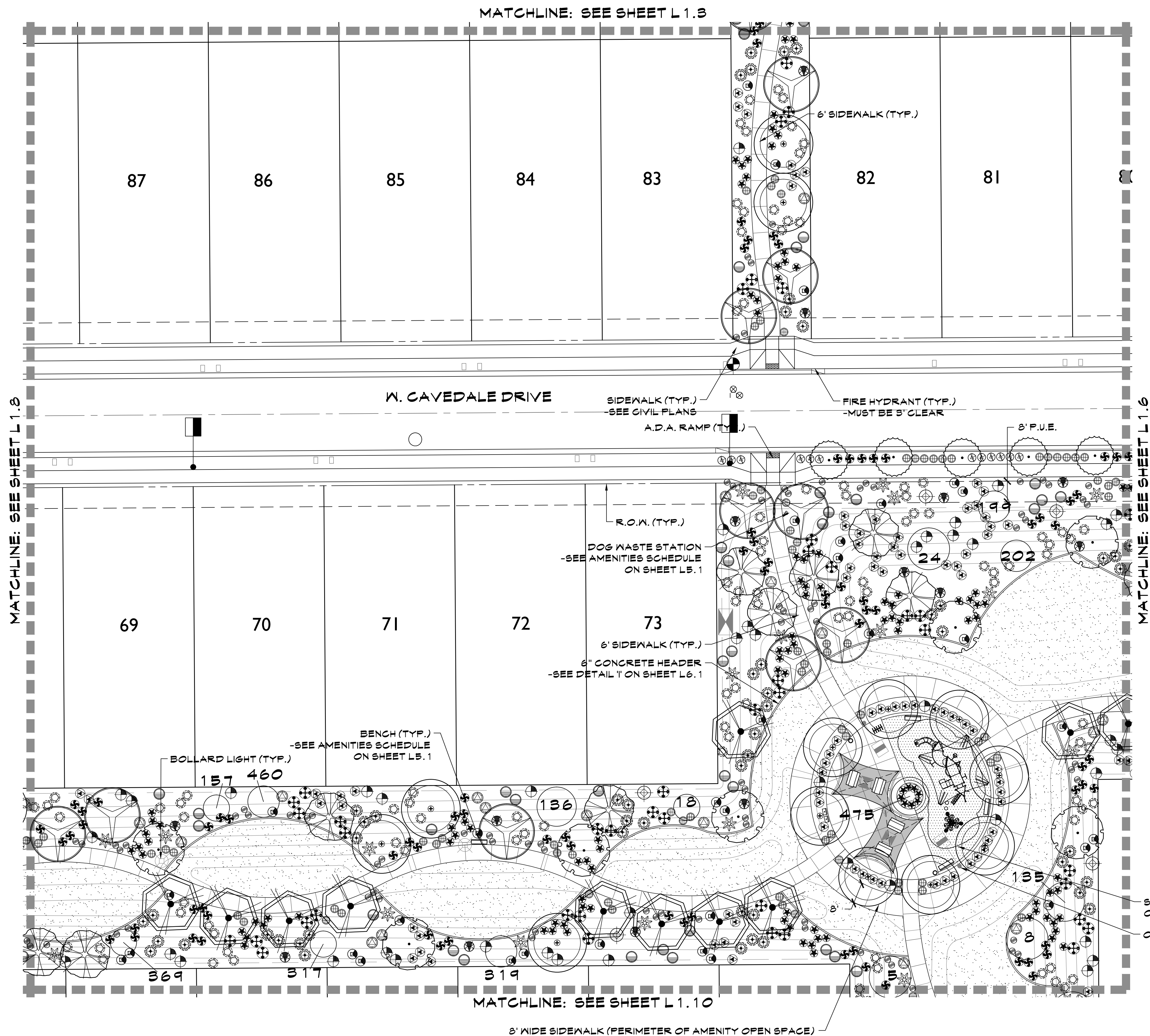
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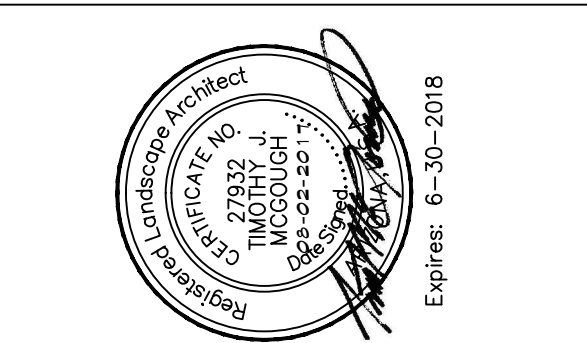
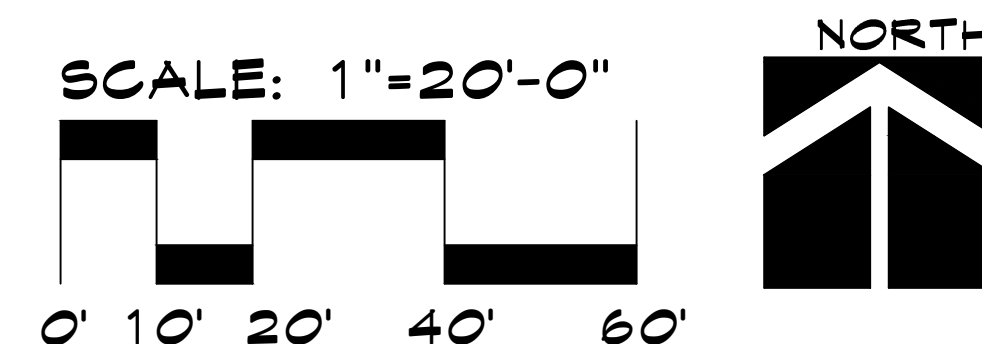
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SHEET NO.
L1.6



PLANT LEGEND	
TREES	
	ACACIA ANEURA/ MULGA TREE
	CHITALPA X TASHKENTENSIS/ CHITALPA TREE
	PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE
	PISTACIA LENTISCUS/ MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO' 'RIO SALADO' MESQUITE
	QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK
	SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS
SHRUBS (ALL CAN FULL)	
	CAESALPINIA PULCHERRIMA/ RED BIRD OF PARADISE
	CALLIANDRA CALIFORNICA/ BAJA FAIRY DUSTER
	DURANTA REPENS/ BRAZILIAN SKY FLOWER
	LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/ 'HEAVENLY CLOUD' SAGE
	LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF SAGE
	RUELLIA PENINSULARIS/ BAJA RUELLIA
	TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE
	TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS
	TECOMARIA CAPENSIS/ CAPE HONEYSUCKLE
ACCENTS (ALL CAN FULL)	
	AGAVE PARRYI TRUNCATA/ ARTICHOKE AGAVE
	AGAVE WEBERI/ WEBER'S AGAVE
	HESPERALOE FUNIFERA/ GIANT HESPERALOE
	HESPERALOE PARVIFOLIA/ RED YUCCA
	MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS
	MUHLENBERGIA RIGENS/ DEER GRASS
	GROUNDCOVERS (ALL CAN FULL)
	EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU
	EREMOPHILA PROSTRATA/ 'OUTBACK SUNRISE' EMU
	LANTANA sp. 'NEW GOLD'/ 'NEW GOLD' LANTANA
	TEUCRUM CHAMAEDRYS/ GERMANDER
	EXISTING R.O.W./MEDIAN PLANTING
	EXISTING TREE
	EXISTING SHRUB
	EXISTING ACCENT
	DECOMPOSED GRANITE SANTA FE GOLD, 2" MIN. DEPTH COVERAGE REQUIRED.
	TURF
	'MIDIRON' HYBRID BERMUDA SOD
	6" CONCRETE HEADER

KEY MAP				
L1.1/ L2.1	L1.3/ L2.3	L1.4/ L2.4	L1.5/ L2.5	
L1.2/ L2.2	L1.7/ L2.7	L1.6/ L2.6	L1.5/ L2.5	
L1.8/ L2.8	L1.10/ L2.10			
L1.9/ L2.9				



PLANTING PLAN

MIRANO AT DESERT OASIS

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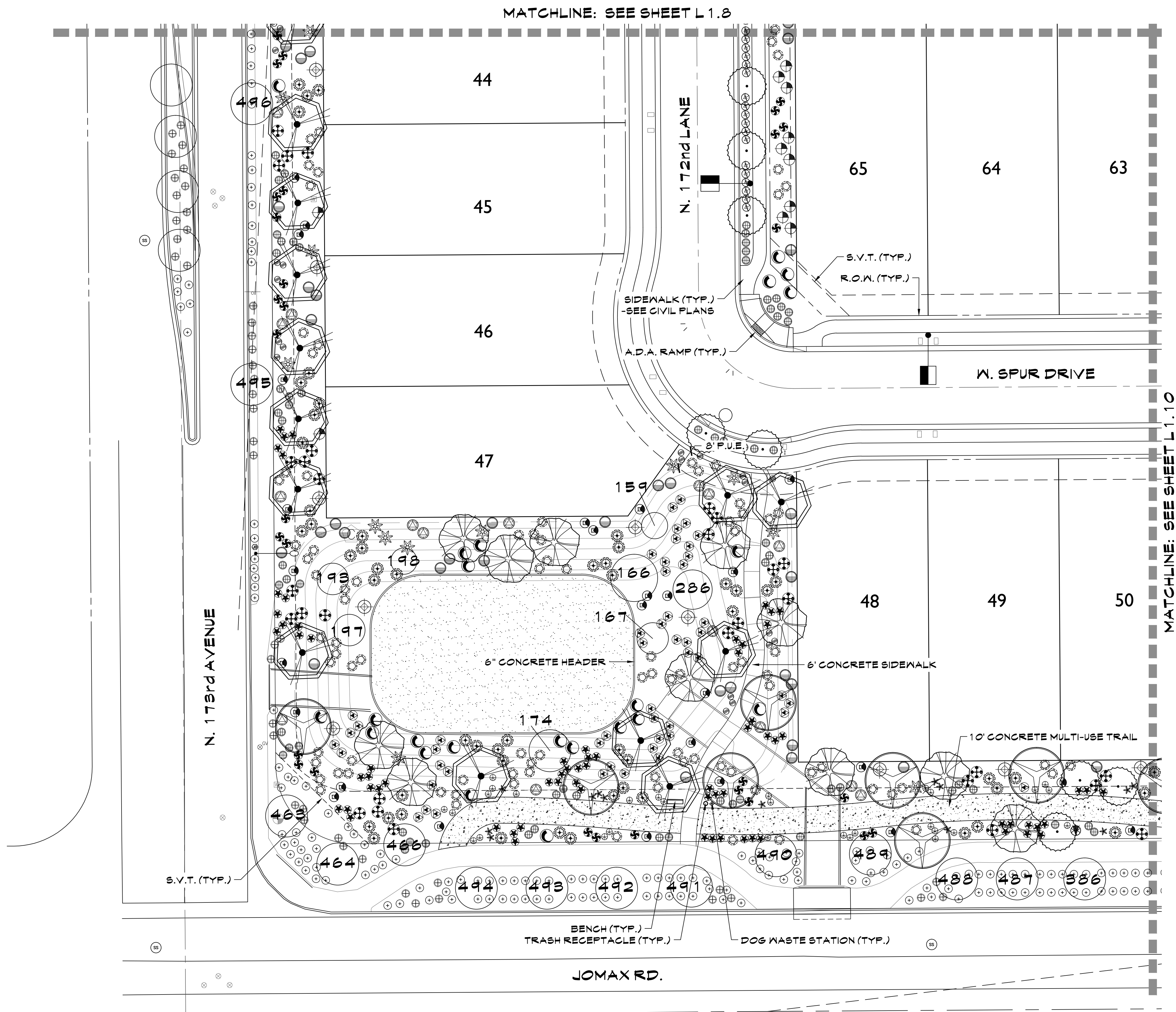
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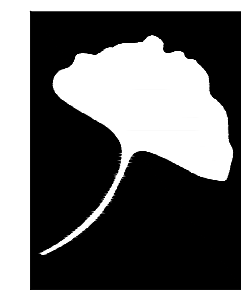
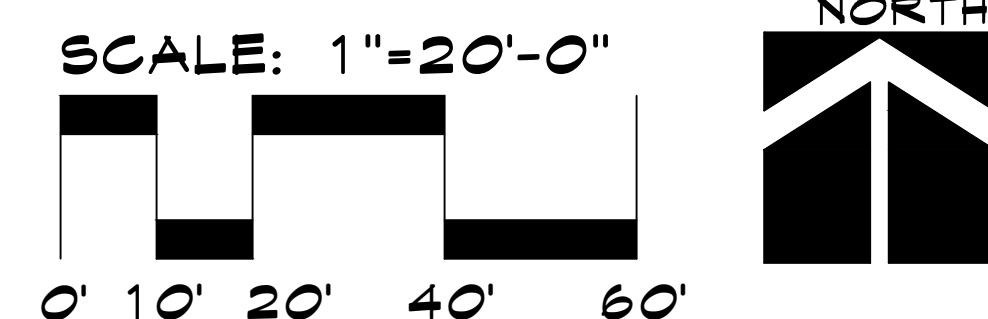
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SHEET NO.
L1.7



PLANT LEGEND	
	TREES
	ACACIA ANEURA/ MULGA TREE
	CHITALPA X TASHKENTENSIS/ CHITALPA TREE
	PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE
	PISTACIA LENTISCUS/ MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO'/ 'RIO SALADO' MESQUITE
	QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK
	SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS
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	RUELLIA PENINSULARIS/ BAJA RUELLIA
	TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE
	TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS
	TECOMARIA CAPENSIS/ CAPE HONEYSUCKLE
	ACCENTS (ALL CAN FULL)
	AGAVE PARRYI TRUNCATA/ ARTICHOKE AGAVE
	AGAVE WEBERI/ WEBER'S AGAVE
	HESPERALOE FUNIFERA/ GIANT HESPERALOE
	HESPERALOE PARVIFOLIA/ RED YUCCA
	MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS
	MUHLENBERGIA RIGENS/ DEER GRASS
	GROUNDCOVERS (ALL CAN FULL)
	EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU
	EREMOPHILA PROSTRATA/ 'OUTBACK SUNRISE' EMU
	LANTANA sp. 'NEW GOLD'/ 'NEW GOLD' LANTANA
	TEUCRUM CHAMAEDRYS/ GERMANDER
	EXISTING R.O.W./MEDIAN PLANTING
	EXISTING TREE
	EXISTING SHRUB
	EXISTING ACCENT
	DECOMPOSED GRANITE SANTA FE GOLD, 2" MIN. DEPTH COVERAGE REQUIRED.
	TURF 'MIDIRON' HYBRID BERMUDA SOD
	6" CONCRETE HEADER

KEY MAP			
L1.1/ L2.1	L1.3/ L2.3	L1.4/ L2.4	L1.5/ L2.5
L1.2/ L2.2	L1.7/ L2.7	L1.6/ L2.6	L1.5/ L2.5
L1.8/ L2.8	L1.10/ L2.10	L1.9/ L2.9	L1.5/ L2.5

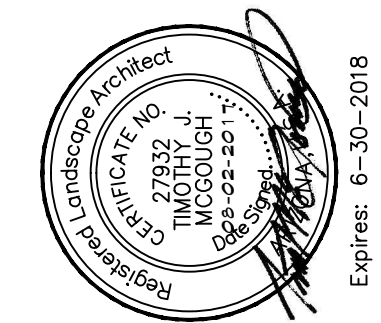


**McGough
Group**

Landscape Architecture
Urban Design · Site Imaging
Parks and Recreation

11110 N Tatum Blvd.
Suite 100
Phoenix, Arizona
85028

602-997-9093
602-997-9031 fax
E-Mail: Timm@mg-az.com



PLANTING PLAN MIRANO AT DESERT OASIS NEC OF 173RD AVE. AND JOMAX RD. SURPRISE, ARIZONA

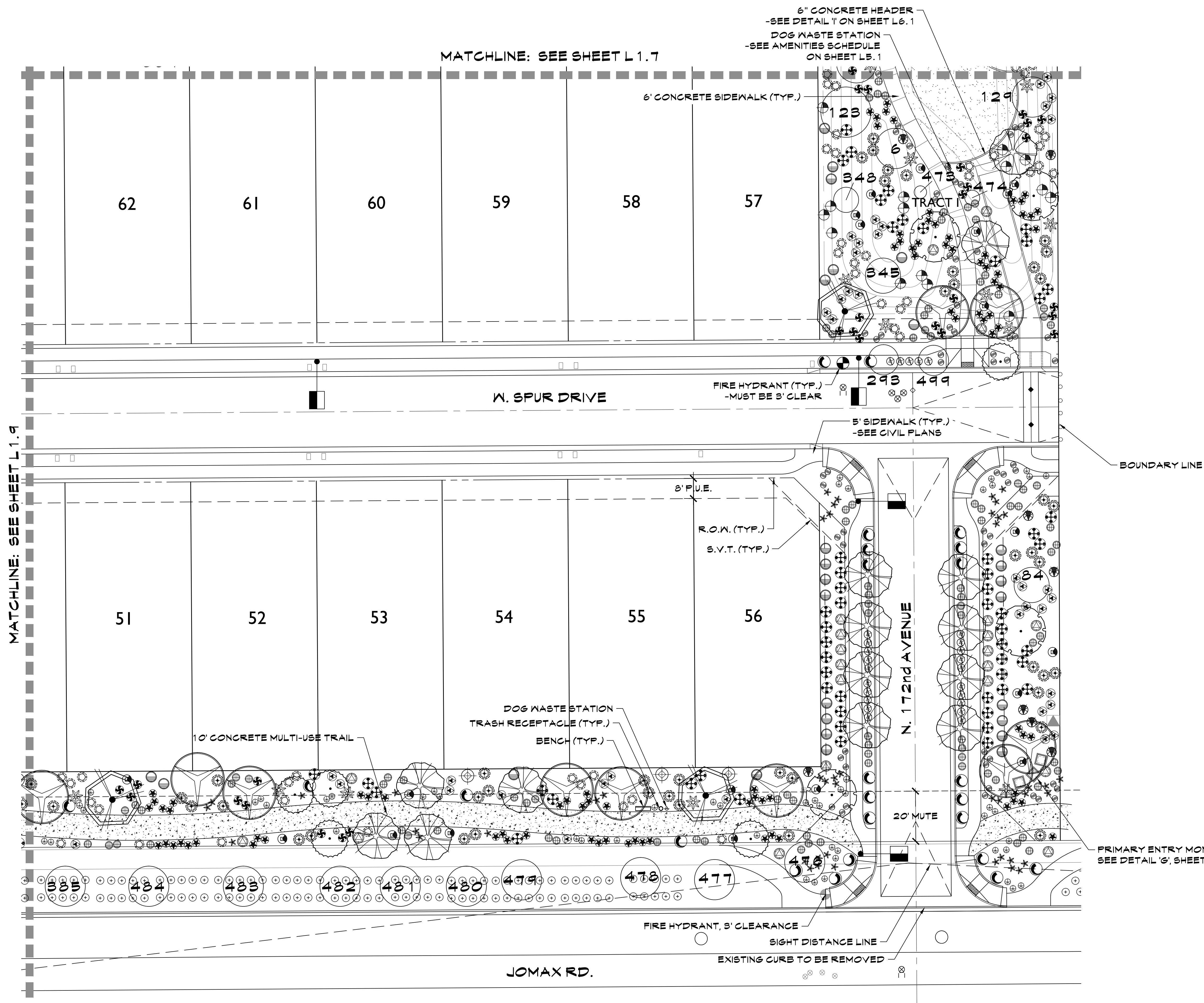
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JOB NO. 16-96
DATE: 08-02-17
DRAWN BY: CS
CHECKED BY: TM

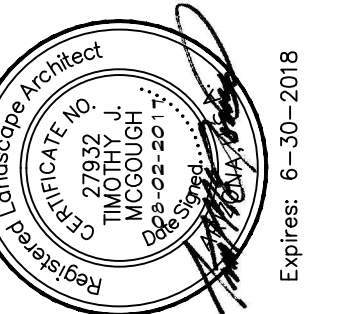
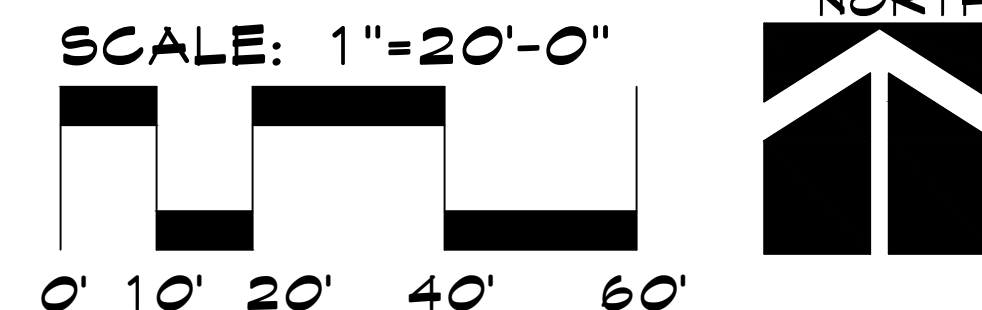
REVISIONS:

SHEET NO.
L1.9



PLANT LEGEND	
TREES	
ACACIA ANEURA/ MULGA TREE	
CHITALPA X TASHKENTENSIS/ CHITALPA TREE	
PARKINSONIA HYBRID 'AZT'/ 'AZT' THORNLESS PALO VERDE	
PISTACIA LENTISCUS/ MASTIC TREE	
PROSOPIS HYBRID 'RIO SALADO' 'RIO SALADO' MESQUITE	
QUERCUS VIRGINIANA 'HERITAGE'/ 'HERITAGE' LIVE OAK	
SALVAGE/REMAIN IN PLACE TREES SEE INVENTORY PLANS	
SHRUBS (ALL CAN FULL)	
CAESALPINIA PULCHERRIMA/ RED BIRD OF PARADISE	
CALLIANDRA CALIFORNICA/ BAJA FAIRY DUSTER	
DURANTA REPENS/ BRAZILIAN SKY FLOWER	
LEUCOPHYLLUM sp. 'HEAVENLY CLOUD'/ 'HEAVENLY CLOUD' SAGE	
LEUCOPHYLLUM CANDIDUM/ VIOLET SILVERLEAF SAGE	
RUPELLIA PENINSULARIS/ BAJA RUPELLIA	
TECOMA sp. 'BELLS OF FIRE'/ BELLS OF FIRE	
TECOMA sp. 'LYDIA'/ 'LYDIA' YELLOW BELLS	
TECOMARIA CAPENSIS/ CAPE HONEYSUCKLE	
ACCENTS (ALL CAN FULL)	
AGAVE PARRYI TRUNCATA/ ARTICHOKE AGAVE	
AGAVE WEBERI/ WEBER'S AGAVE	
HESPERALOE FUNIFERA/ GIANT HESPERALOE	
HESPERALOE PARVIFOLIA/ RED YUCCA	
MUHLENBERGIA CAPILLARIS/ PINK MUHLY GRASS	
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EREMOPHILA HYGROPHANA/ 'BLUE BELLS' EMU	
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TEUCRIUM CHAMAEDRYD/ GERMANDER	
EXISTING R.O.W./MEDIAN PLANTING	
EXISTING TREE	
EXISTING SHRUB	
EXISTING ACCENT	
DECOMPOSED GRANITE SANTA FE GOLD, 2" MIN. DEPTH COVERAGE REQUIRED.	
TURF	
'MIDIRON' HYBRID BERMUDA SOD	
6" CONCRETE HEADER	

KEY MAP	
L1.1/ L2.1	L1.3/ L2.3
L1.2/ L2.2	L1.4/ L2.4
L1.8/ L2.8	L1.5/ L2.5
L1.7/ L2.7	L1.6/ L2.6
L1.9/ L2.9	L1.10/ L2.10



PLANTING PLAN
MIRANO AT DESERT OASIS
 NEC OF 173RD AVE. AND JOMAX RD.
 SURPRISE, ARIZONA

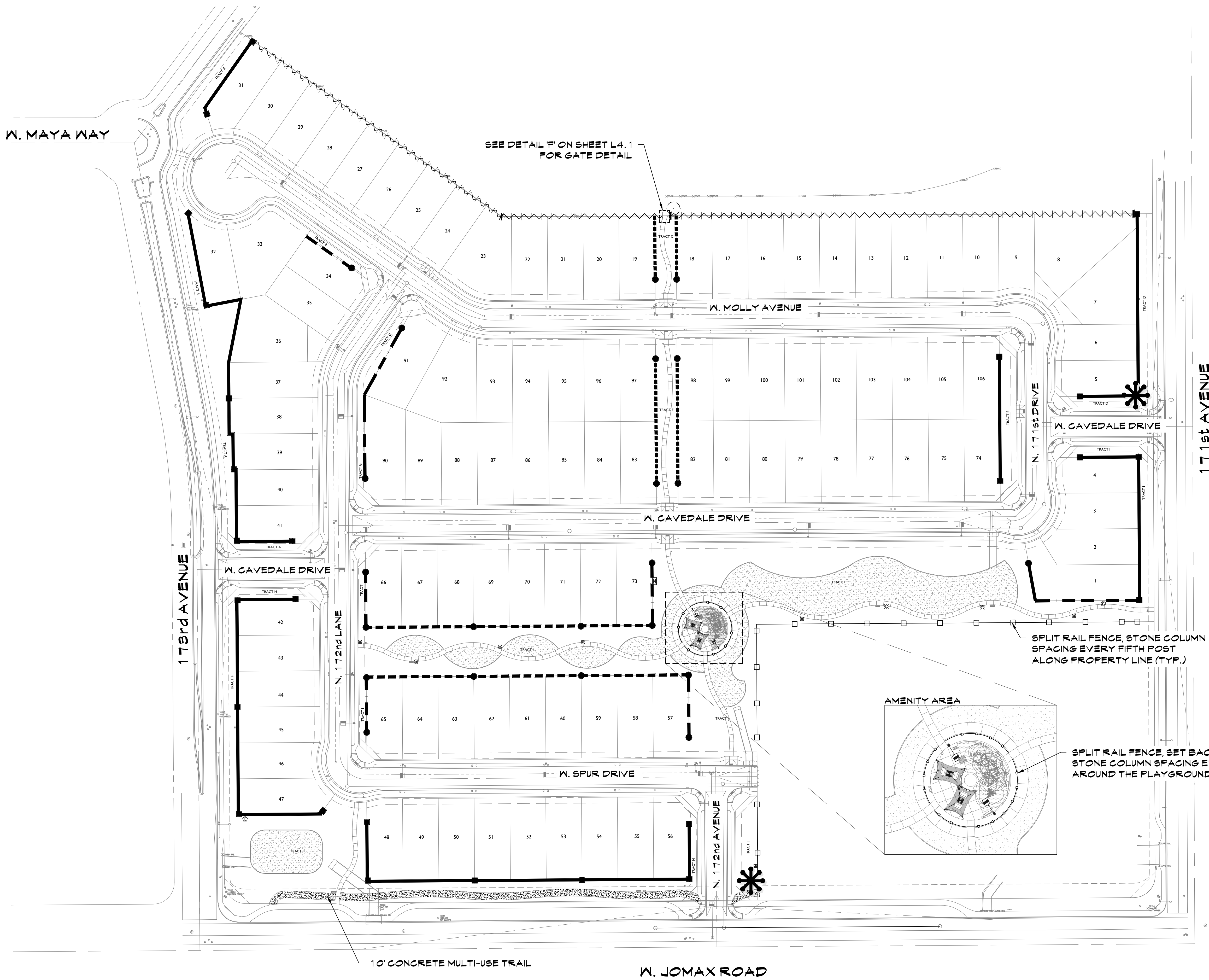
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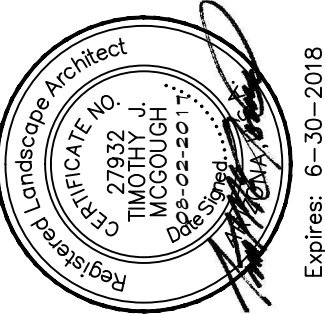
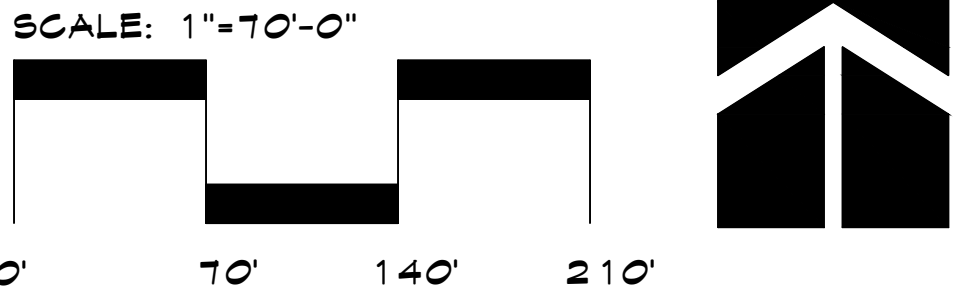
REVISIONS:

SHEET NO.
L1.10



LEGEND

- PRIMARY ENTRY MONUMENTS
SEE DETAIL 'A', SHEET L4.2
- PRIMARY THEME WALL- 2,605 L.F.
SEE DETAIL 'A', SHEET L4.1
- SECONDARY WALL- 2,170 L.F.
SEE DETAIL 'B', SHEET L4.1
- VIEW WALL 'A'- 850 L.F.
SEE DETAIL 'C', SHEET L4.1
- VIEW WALL 'B'- 540 L.F.
SEE DETAIL 'C 1', SHEET L4.1
- CMU BUILDER WALL- 1,300 L.F.
SEE DETAIL 'D', SHEET L4.1
- RANCH RAIL FENCING- 1,060 L.F.
SEE DETAIL 'E', SHEET L4.1
- PRIMARY THEME COLUMN- 26 TOTAL
SEE DETAILS 'A', SHEET L4.1
- SECONDARY THEME COLUMN- 22 TOTAL
SEE DETAILS 'B', SHEET L4.1



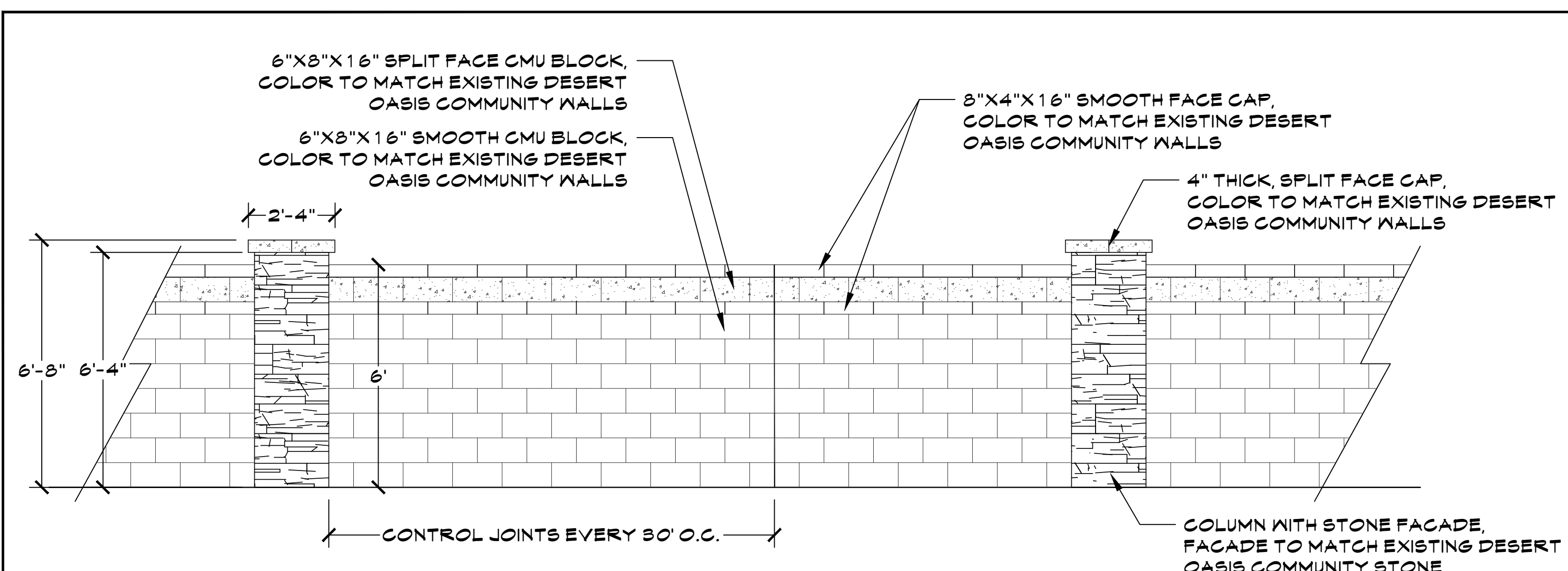
WALL PLAN
MIRANO AT DESERT OASIS
NEC OF 173RD AVE. AND JOMAX RD.
SURPRISE, ARIZONA

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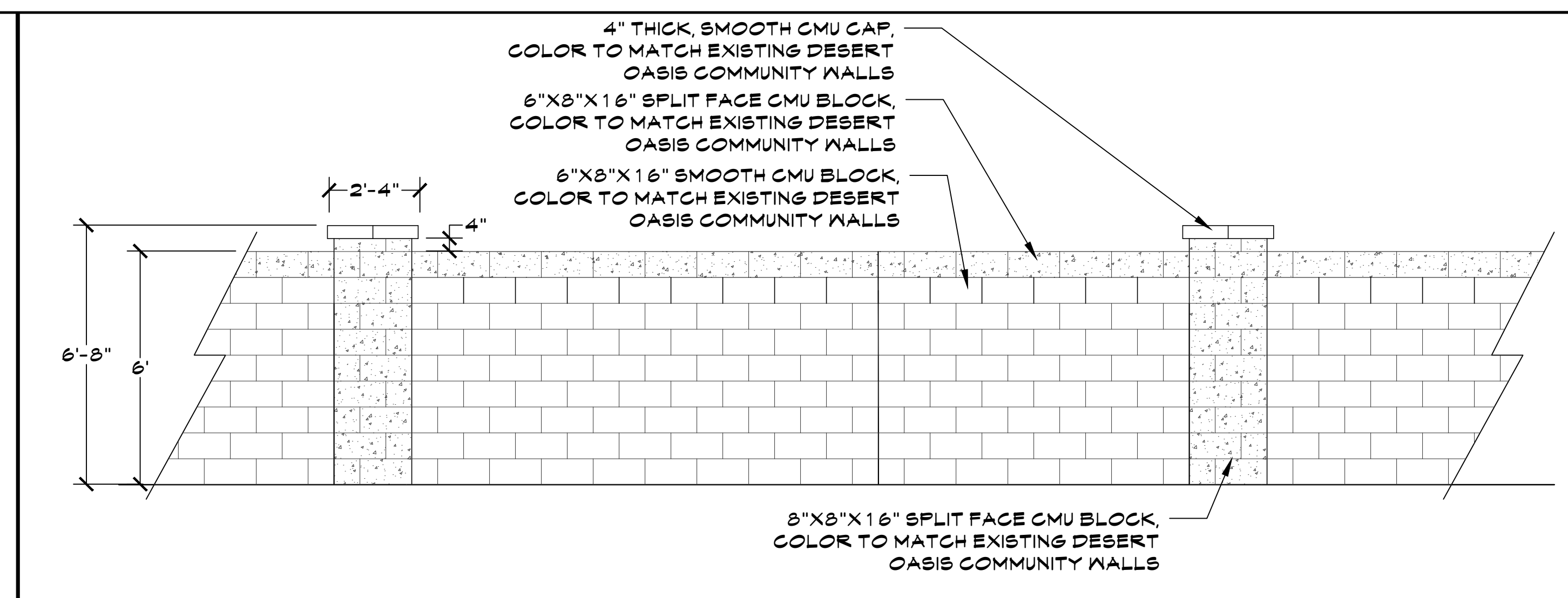
JOB NO. 16-96
DATE: 08-02-17
DRAWN BY: CS
CHECKED BY: TM

REVISIONS:

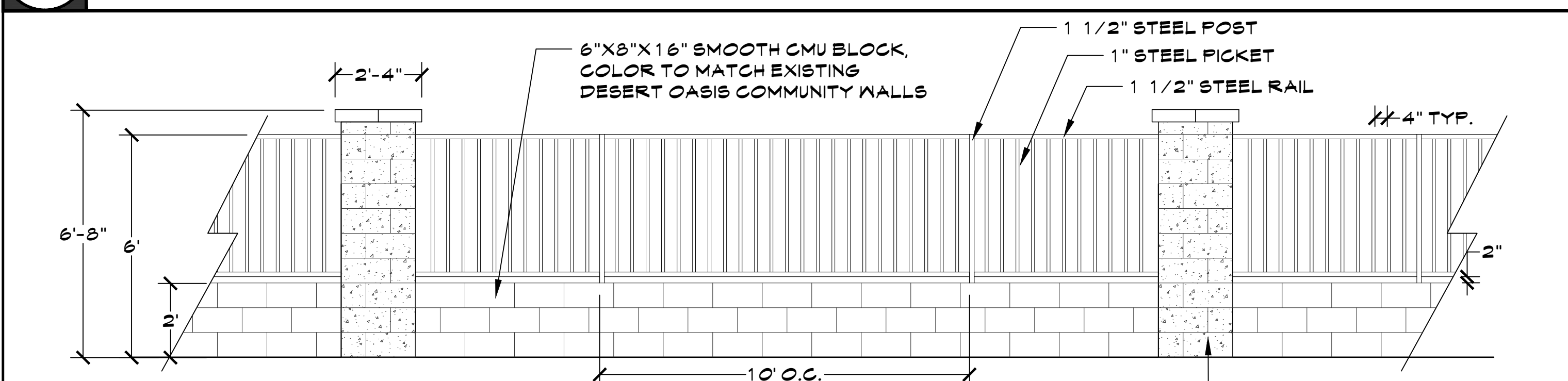
SHEET NO.
L3.1



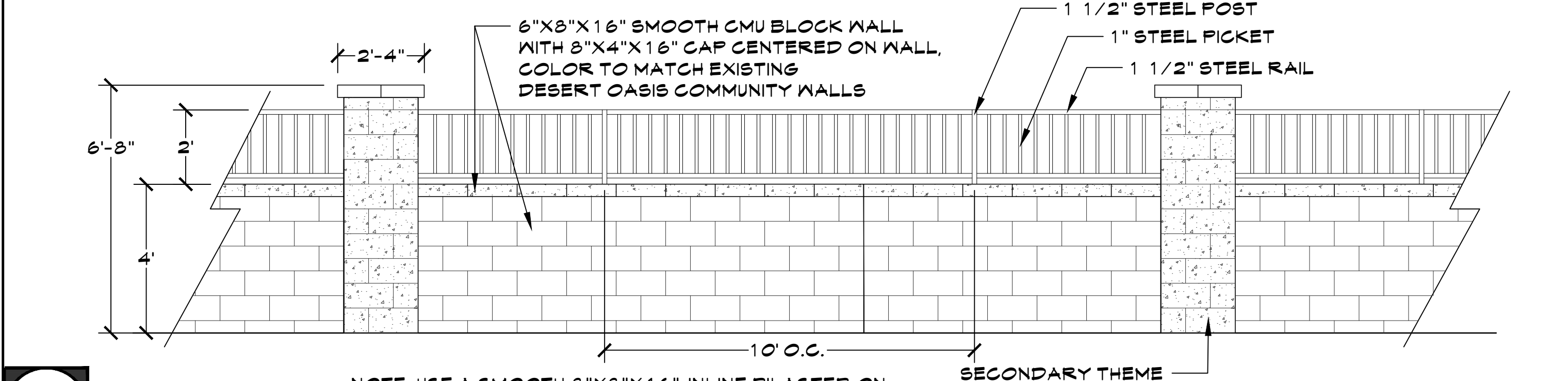
A PRIMARY THEME WALL
SCALE: 3/8" = 1'-0"



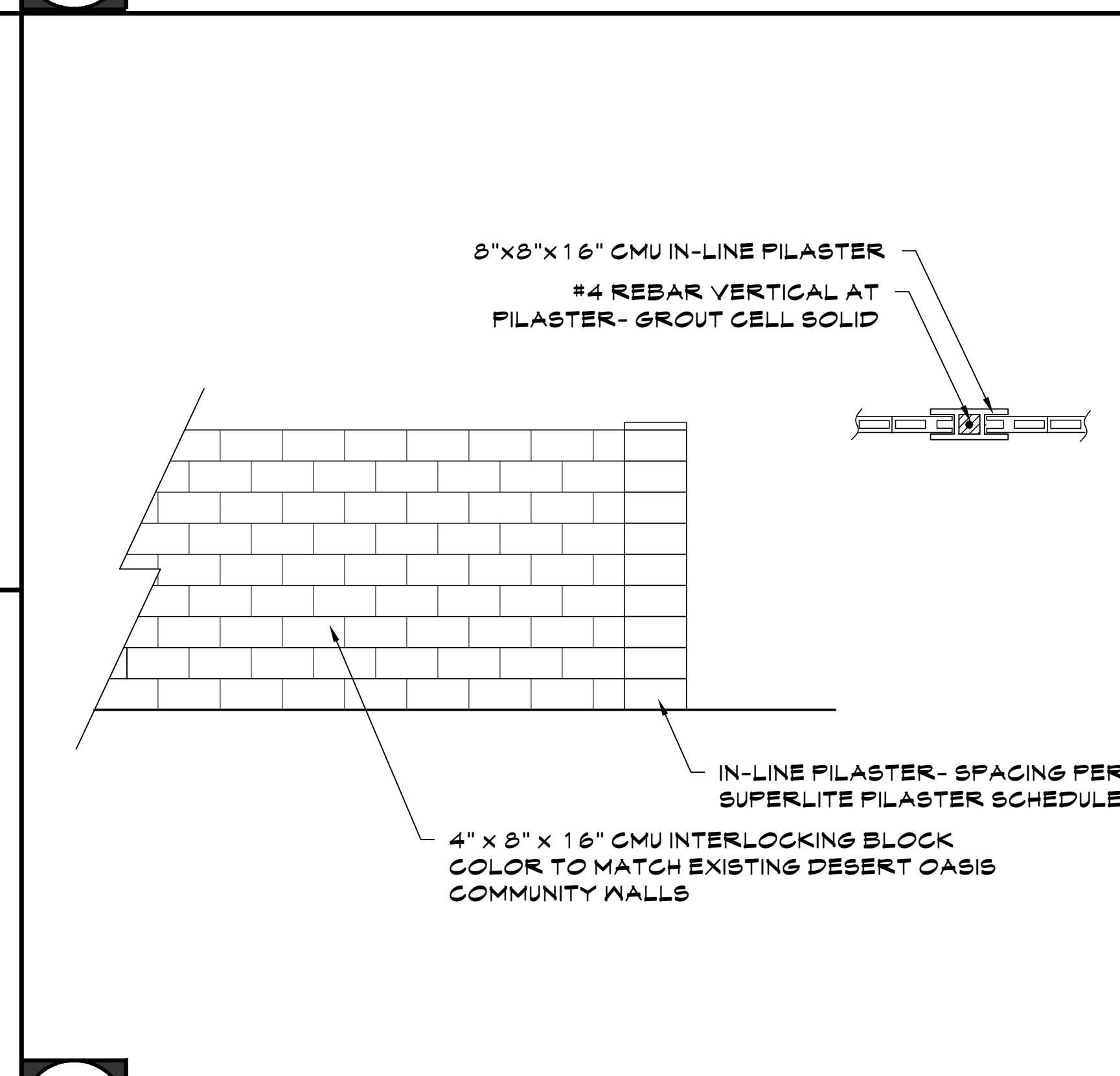
B SECONDARY THEME WALL
SCALE: 3/8" = 1'-0"



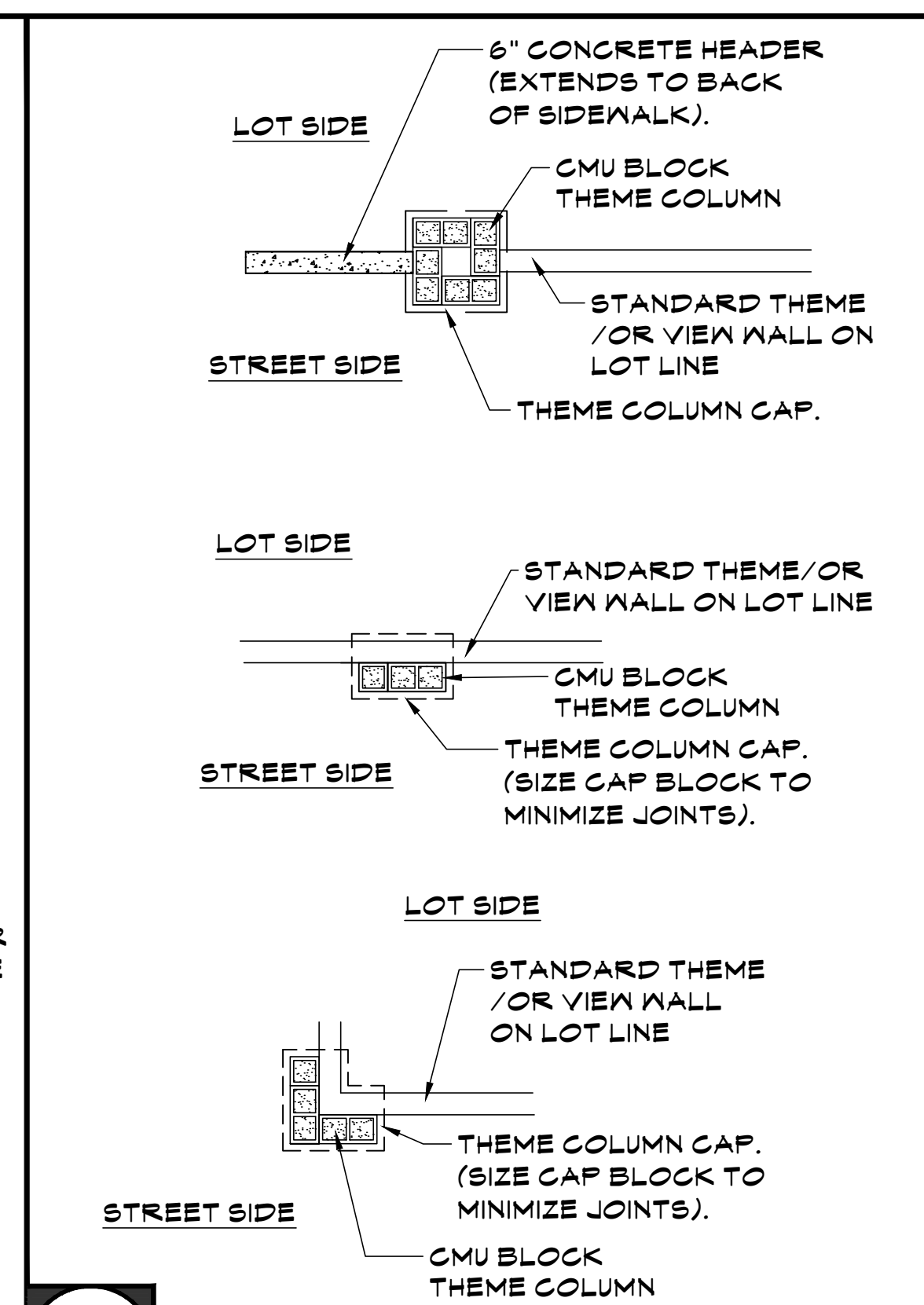
C VIEW WALL 'A'
NOTE: USE A SMOOTH 8"X8"X16", IN-LINE PILASTER ON ALL REAR YARD LOT LINES NOT DESIGNATED WITH A SECONDARY THEME COLUMN. MATCH WALL COLOR.
SCALE: 3/8" = 1'-0"



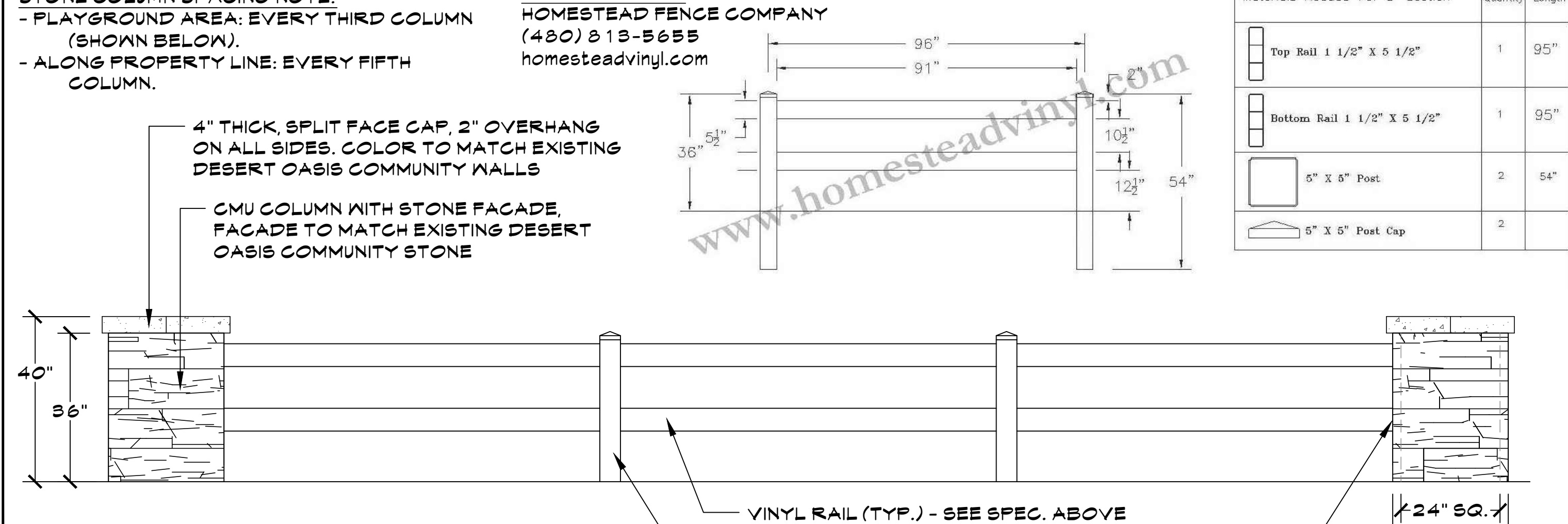
C1 VIEW WALL 'B'
NOTE: USE A SMOOTH 8"X8"X16", IN-LINE PILASTER ON ALL REAR YARD LOT LINES NOT DESIGNATED WITH A SECONDARY THEME COLUMN. MATCH WALL COLOR.
SCALE: 3/8" = 1'-0"



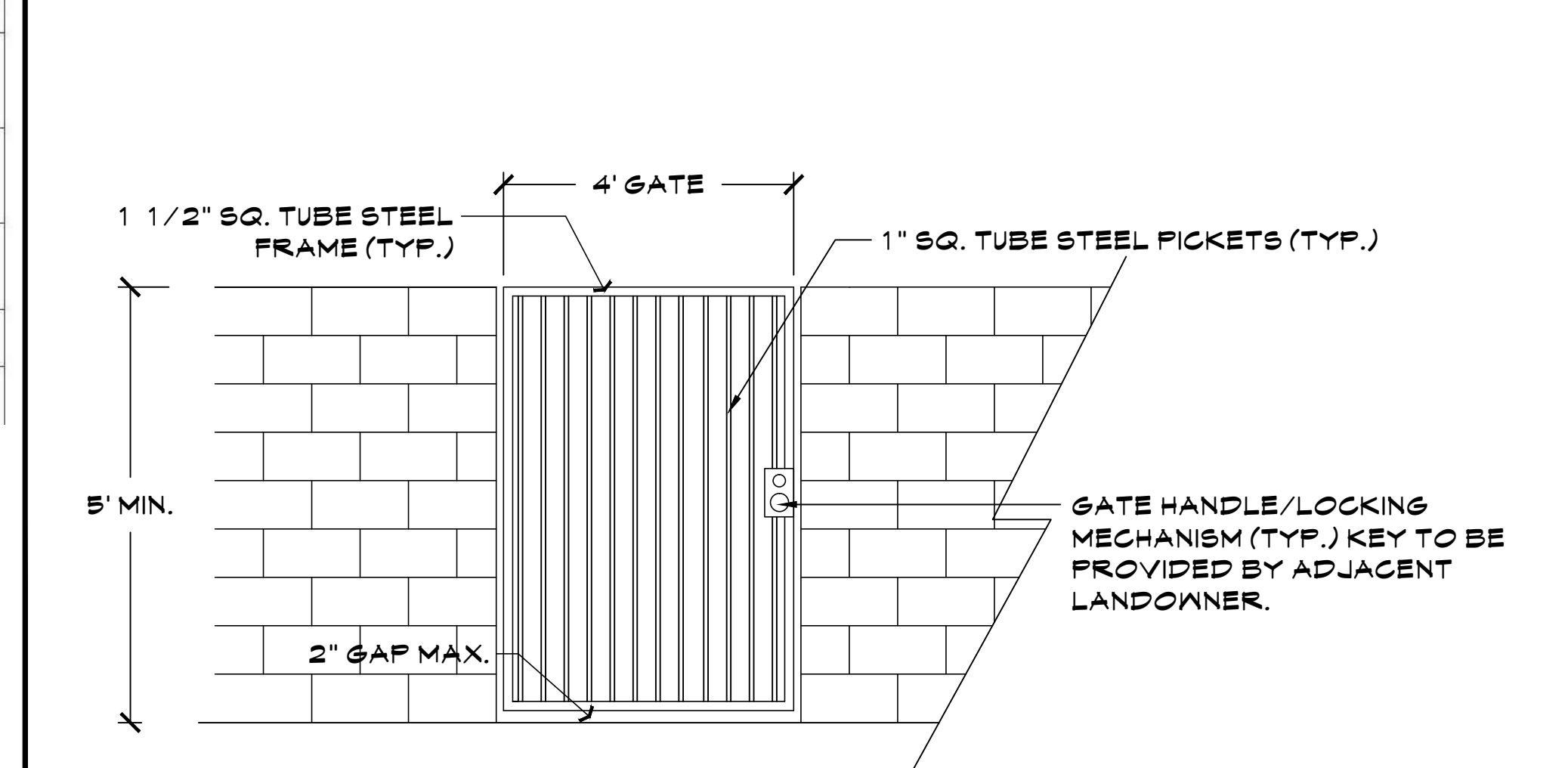
D BUILDER WALL
SCALE: 3/8" = 1'-0"



D2 COLUMN LAYOUT
SCALE: NTS



E RANCH RAIL FENCING
SCALE: 1/2" = 1'-0"



F PEDESTRIAN GATE
SCALE: 1/2" = 1'-0"

NOTES: (APPLY TO ALL DETAILS)

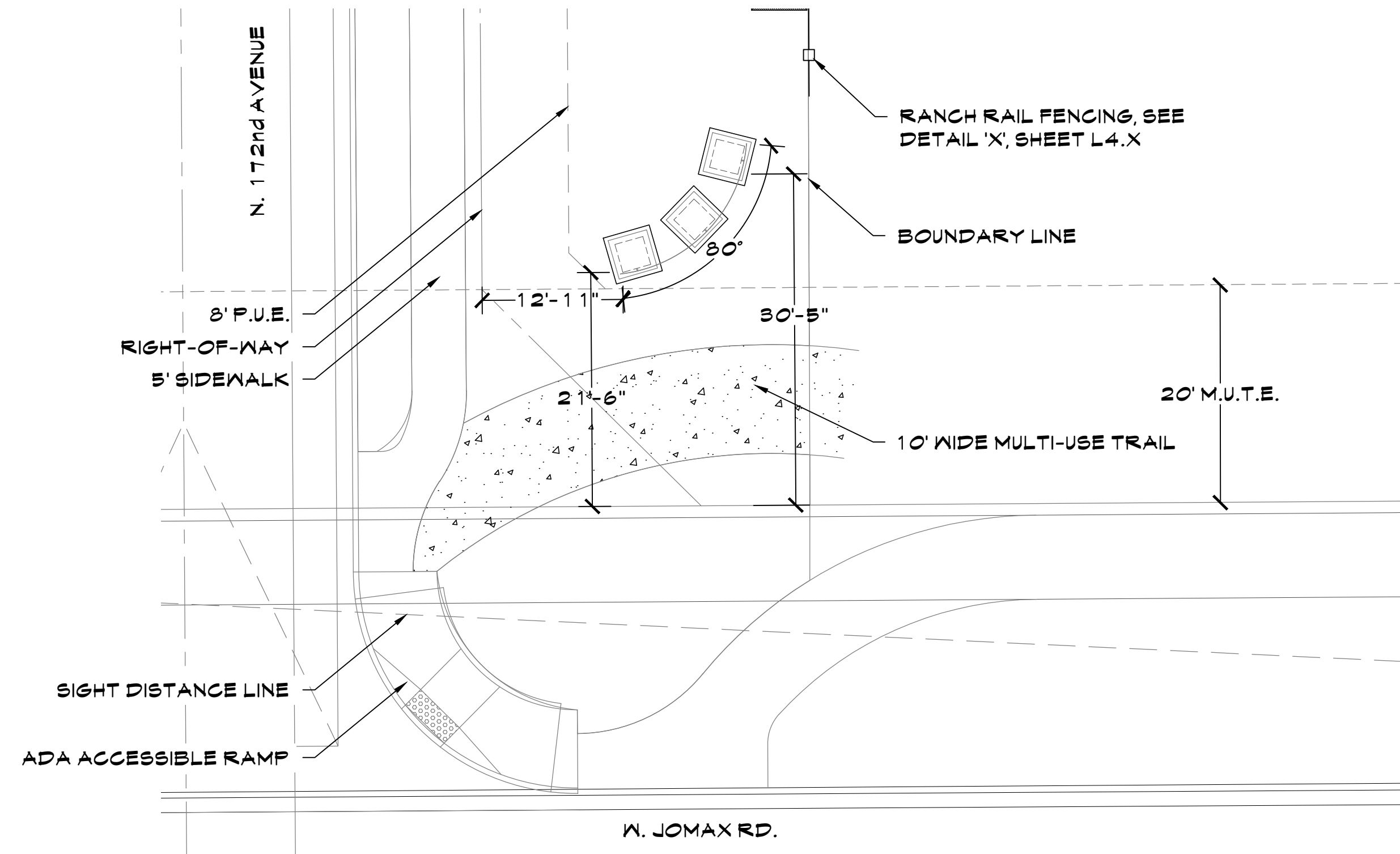
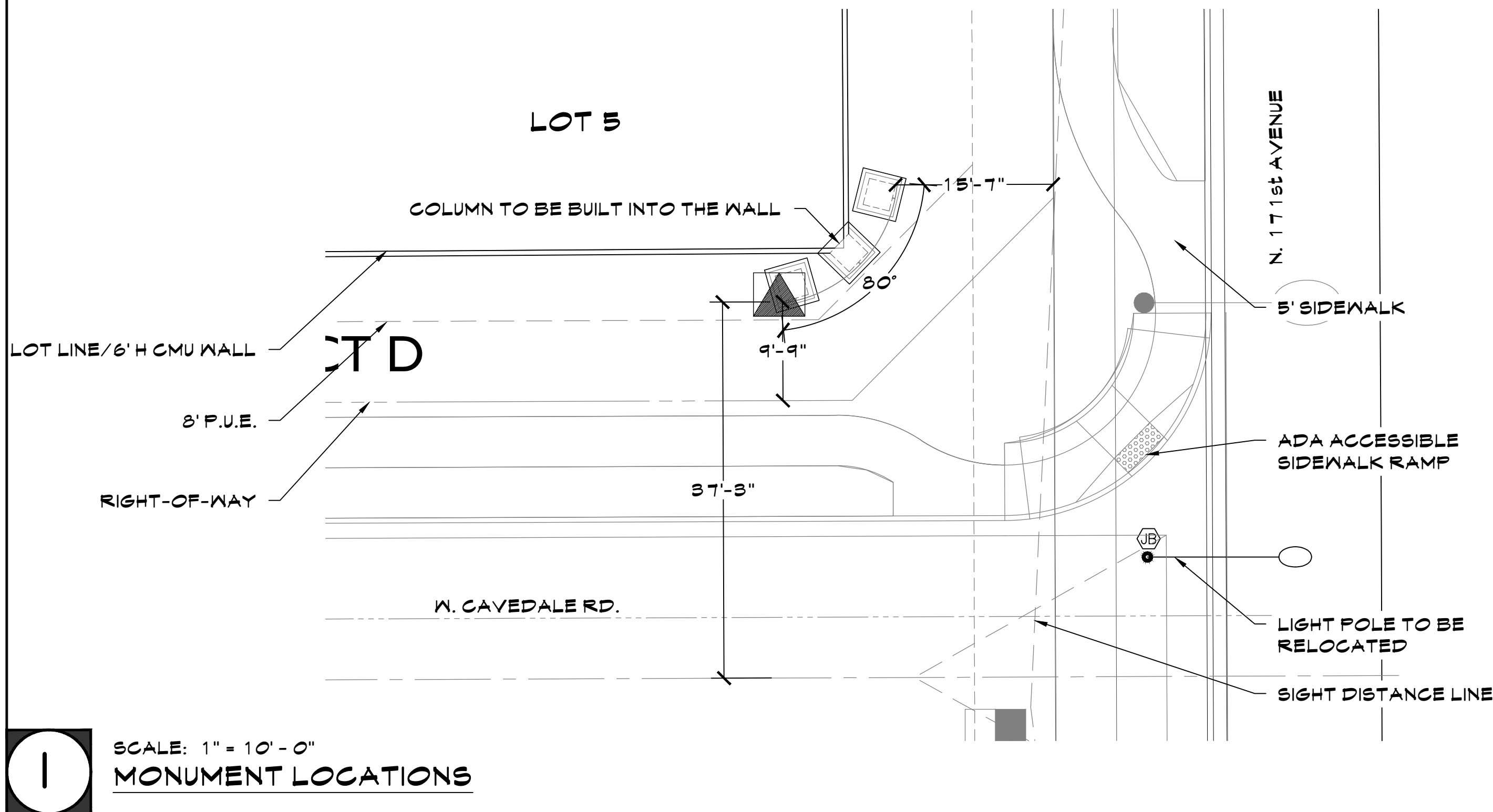
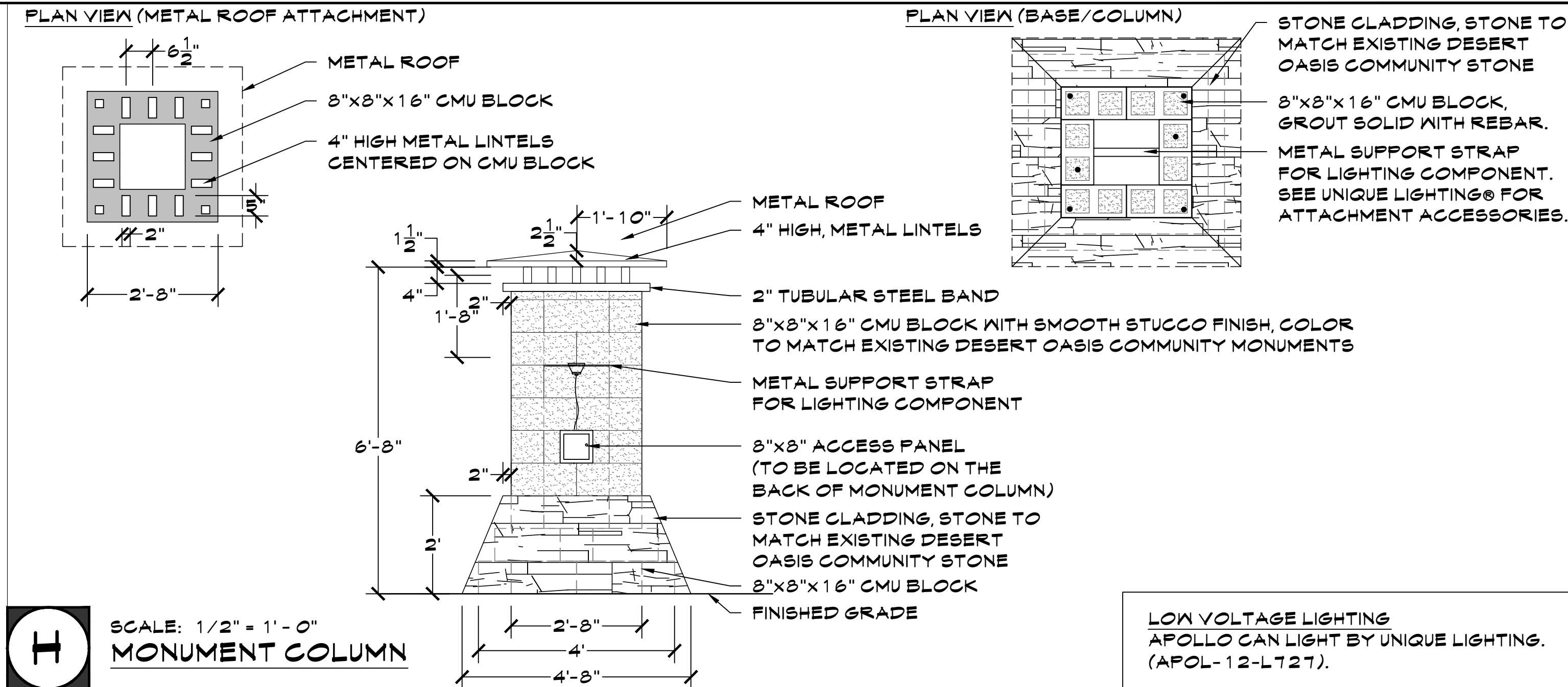
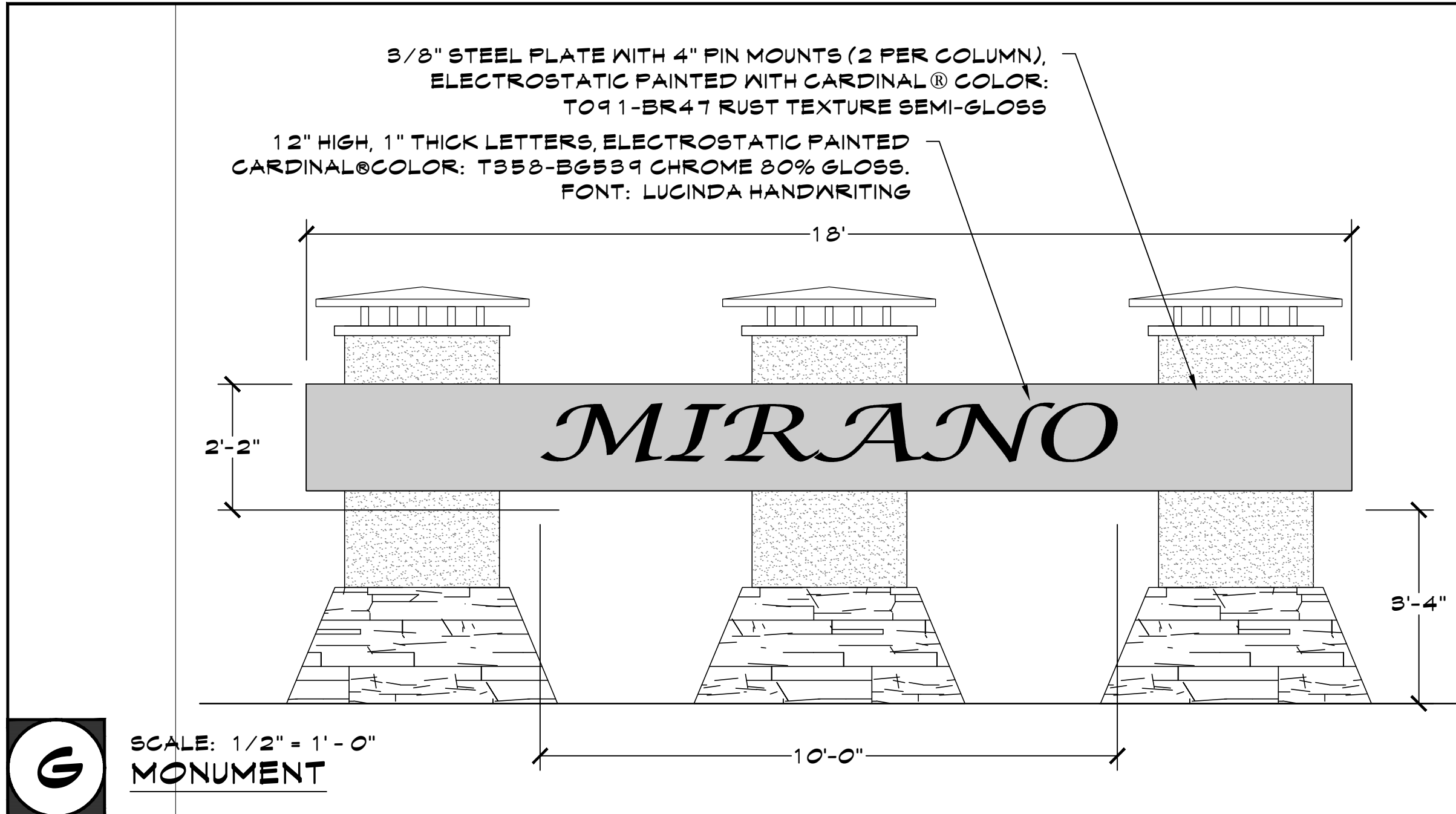
1. DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
2. SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.
3. SIGNAGE PANEL BY OTHERS. SEE ASSOCIATED PLANS AND SHOP DRAWINGS.
4. ALL PAINT COLORS TO BE APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.
5. MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.

STONE COLUMN SPACING NOTE:
- PLAYGROUND AREA: EVERY THIRD COLUMN (SHOWN BELOW).
- ALONG PROPERTY LINE: EVERY FIFTH COLUMN.

MANUFACTURER:
HOMESTEAD FENCE COMPANY
(480) 813-5655
homesteadvinyl.com

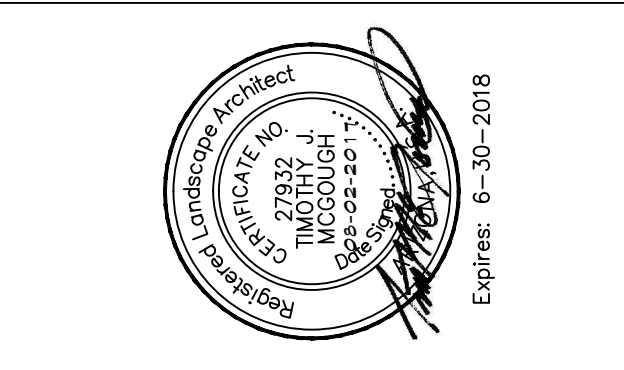
Materials Needed For 8' Section

Item	Quantity	Length
Top Rail 1 1/2" X 5 1/2"	1	95"
Bottom Rail 1 1/2" X 5 1/2"	1	95"
8" X 8" Post	2	54"
8" X 8" Post Cap	2	



NOTE:
ALL SIGNAGE IS TO BE REVIEWED AND APPROVED AS PART OF A SEPARATE SUBMITTAL/PERMIT.

NOTE:
ALL DRAWINGS REQUIRE STRUCTURAL DETAILS AND CALCULATIONS BEFORE CONSTRUCTION CAN BEGIN. DETAILS SHOWN ON SHEET ARE FOR AESTHETICS ONLY.



WALL DETAILS
MIRANO AT DESERT OASIS
NEC OF 173RD AVE. AND JOMAX RD.
SURPRISE, ARIZONA

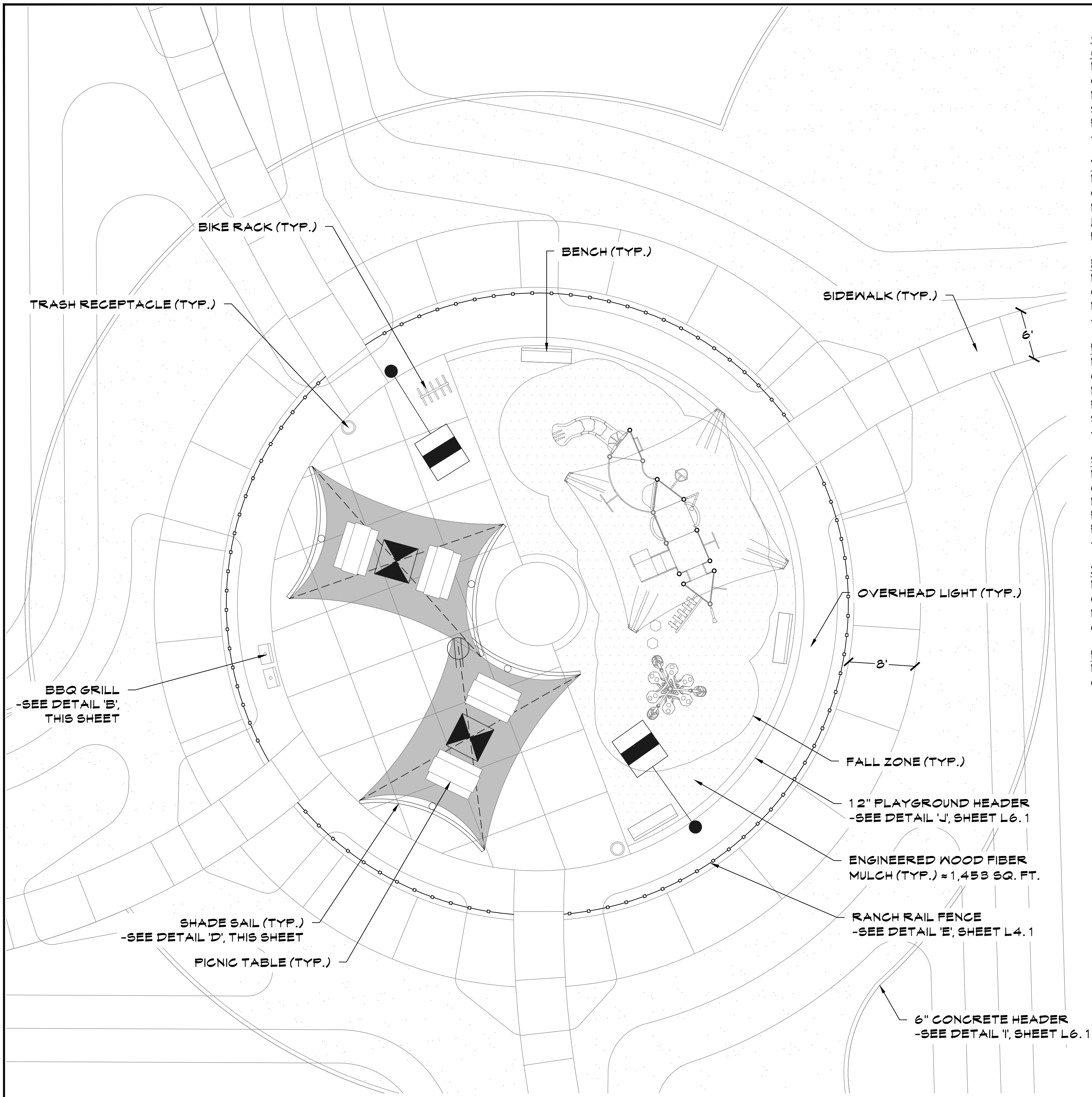
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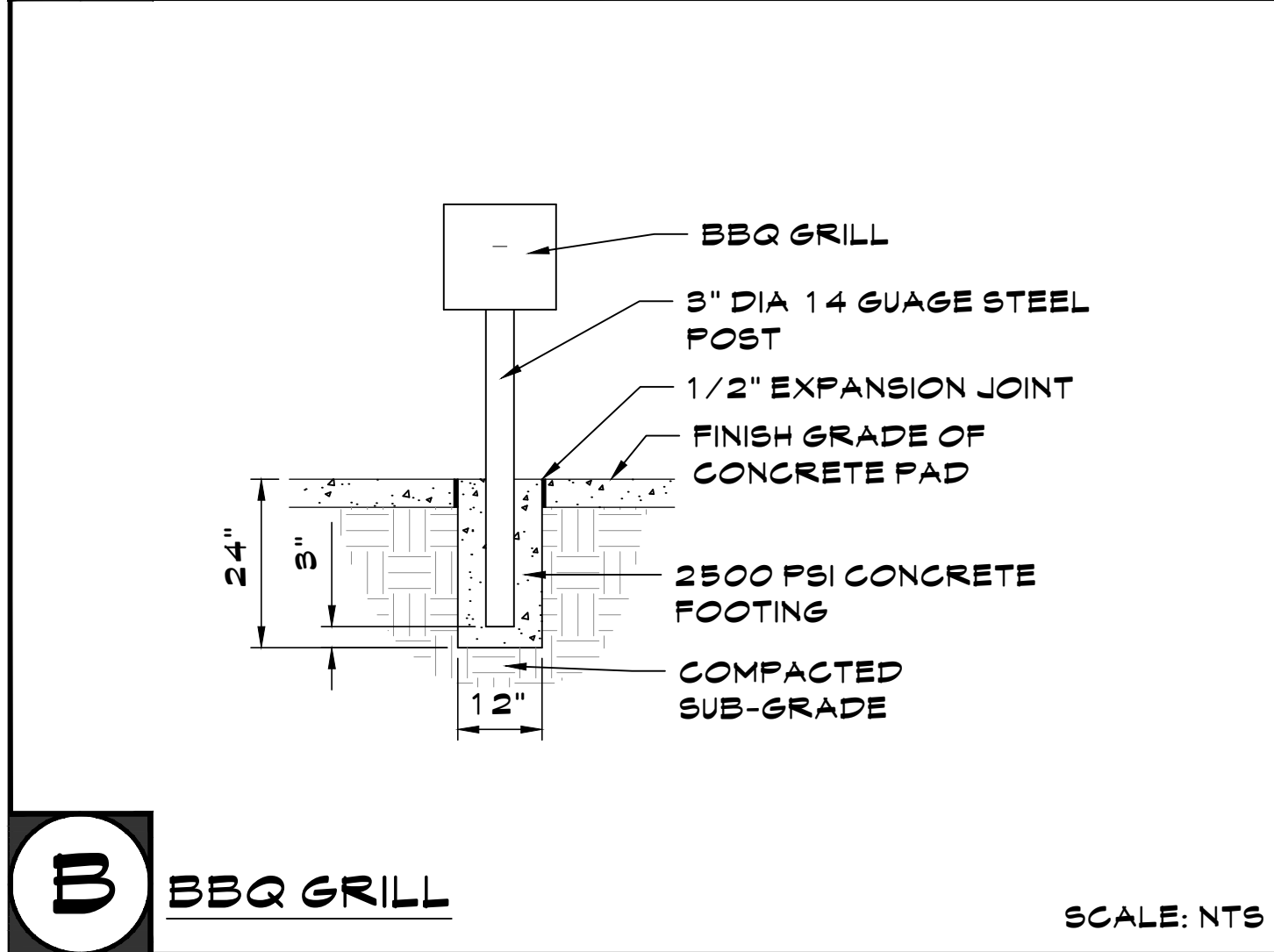
REVISIONS:

SHEET NO.
L4.2



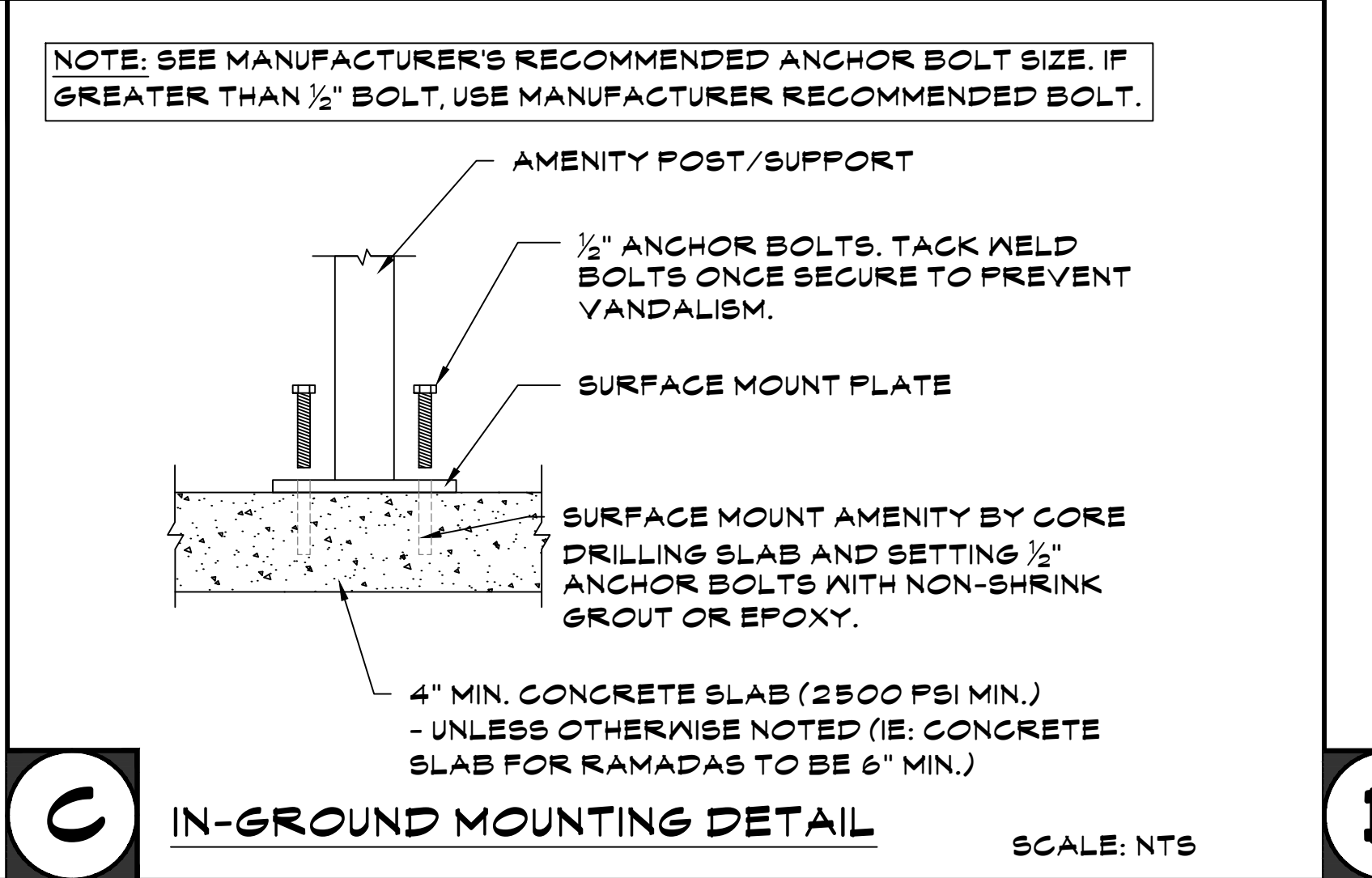
SCALE: 1/8" = 1'-0"

A AMENITIES AREA



B BBQ GRILL

SCALE: NTS



C IN-GROUND MOUNTING DETAIL

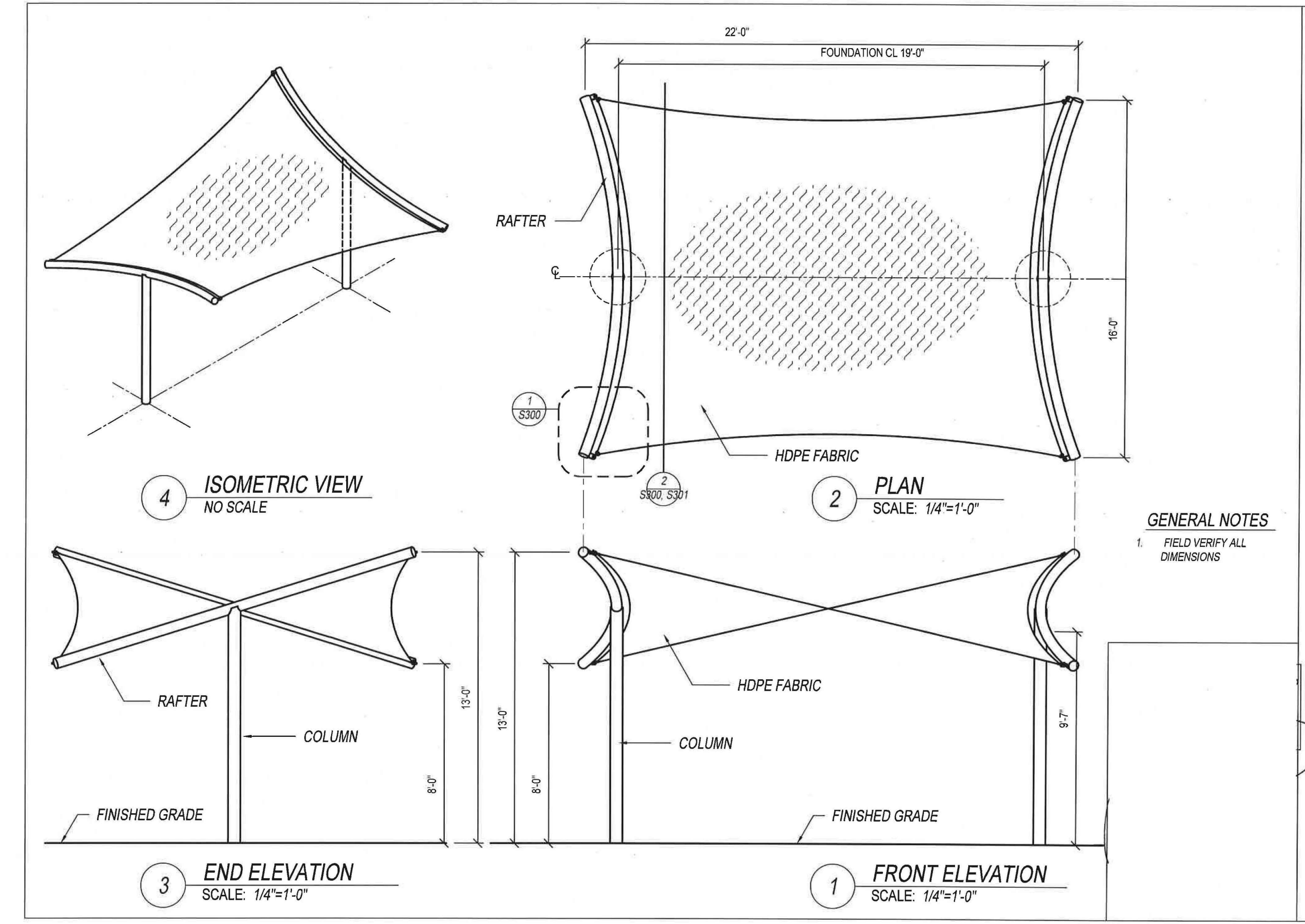
SCALE: NTS

- AMENITIES SCHEDULE**
- 6' BENCH (QUANTITY: 7)
MANUFACTURER: ANOVA
CONTACT: EXERPLAY - (480) 323 - 0337
MODEL# LNC6 6' BENCH, SURFACE MOUNT
SEAT COLOR: NAVY
FRAME COLOR: SILVER
-SEE DETAIL 'C' FOR SURFACE MOUNTING DETAIL
- TRASH RECEPTACLE (QUANTITY: 2)
MANUFACTURER: ANOVA
CONTACT: EXERPLAY - (480) 323 - 0337
MODEL# L 1439, 40 GALLON TRASH RECEPTACLE (ADD SURFACE MOUNT KIT)
LID COLOR: SILVER
RECEPTACLE: SILVER
- BBQ GRILL (QUANTITY: 2)
MANUFACTURER: PATTERSON-WILLIAMS
CONTACT: DAVE BANG ASSOCIATES - 480-892-2266
MODEL# 1140-00 (ADD 1140-00SH)
-SEE DETAIL 'B'
- PICNIC TABLE (QUANTITY: 4)
MANUFACTURER: ANOVA
CONTACT: EXERPLAY - (480) 323 - 0337
MODEL# LSO16 (ADA COMPLIANT) SURFACE MOUNT
FRAME COLOR: SILVER
SEAT/TABLE TOP COLOR: NAVY
-SEE DETAIL 'C' FOR SURFACE MOUNTING DETAIL
- SHADE SAIL (QUANTITY: 2)
MANUFACTURER: TOTAL SHADE LLC
CONTACT: JEFF STRASSER 602-265-0902
MODEL: TPOST DESIGN
FRAME COLOR: SILVER
FABRIC: NAVY
-SEE DETAIL 'D' FOR GENERAL NOTES
- DOG WASTE BAG/DISPOSAL STATIONS (QUANTITY: 4)
MANUFACTURER: DOG-ON-IT PARKS
CONTACT: EXERPLAY - (480) 323 - 0337
MODEL# 14085 (COMPLETE WASTE STATION - ONEPUL)
COLOR: GREEN
- PLAYGROUND EQUIPMENT
MANUFACTURER: MIRACLE PLAYGROUNDS
CONTACT: MONTE CORLEY (800) 905-1411 X105

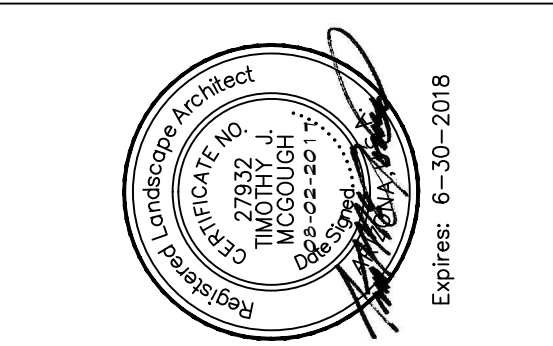
NOTE: CONCRETE SLAB SEATING AREAS (BENEATH SHADE STRUCTURES) ARE TO BE 6" THICK MIN. AND HAVE A MEDIUM BROOM FINISH. SLAB TO HAVE A 2% MAX. SLOPE TOWARD LANDSCAPE OR TURF AREAS. SCORE AS SHOWN, TYP. OF ALL INSTANCES.

NOTE: ALL AMENITIES ARE TO BE INSTALLED AS SPECIFIED ON THIS SHEET OR EQUIVALENT. EQUIVALENT MUST BE APPROVED BY LANDSCAPE ARCHITECT AND OWNER PRIOR TO SUBSTITUTION.

NOTE: PLAYGROUND COMPANY AND/OR INSTALLATION COMPANY MUST VERIFY THAT ALL PLAY EQUIPMENT FALL ZONES FIT WITHIN THE PROPOSED PLAY AREA, PRIOR TO THE INSTALLATION OF THE CONCRETE SIDEWALKS AND 12" CONCRETE PLAYGROUND HEADER. - SEE THE REQUIRED SHOP DRAWINGS.



D SHADE SAIL



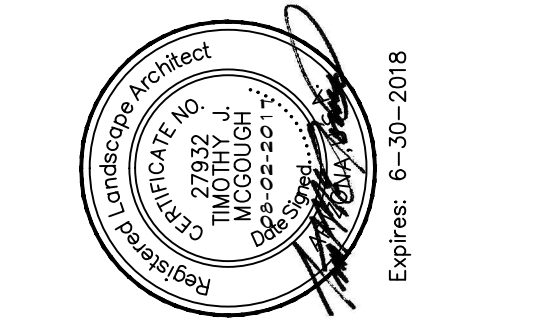
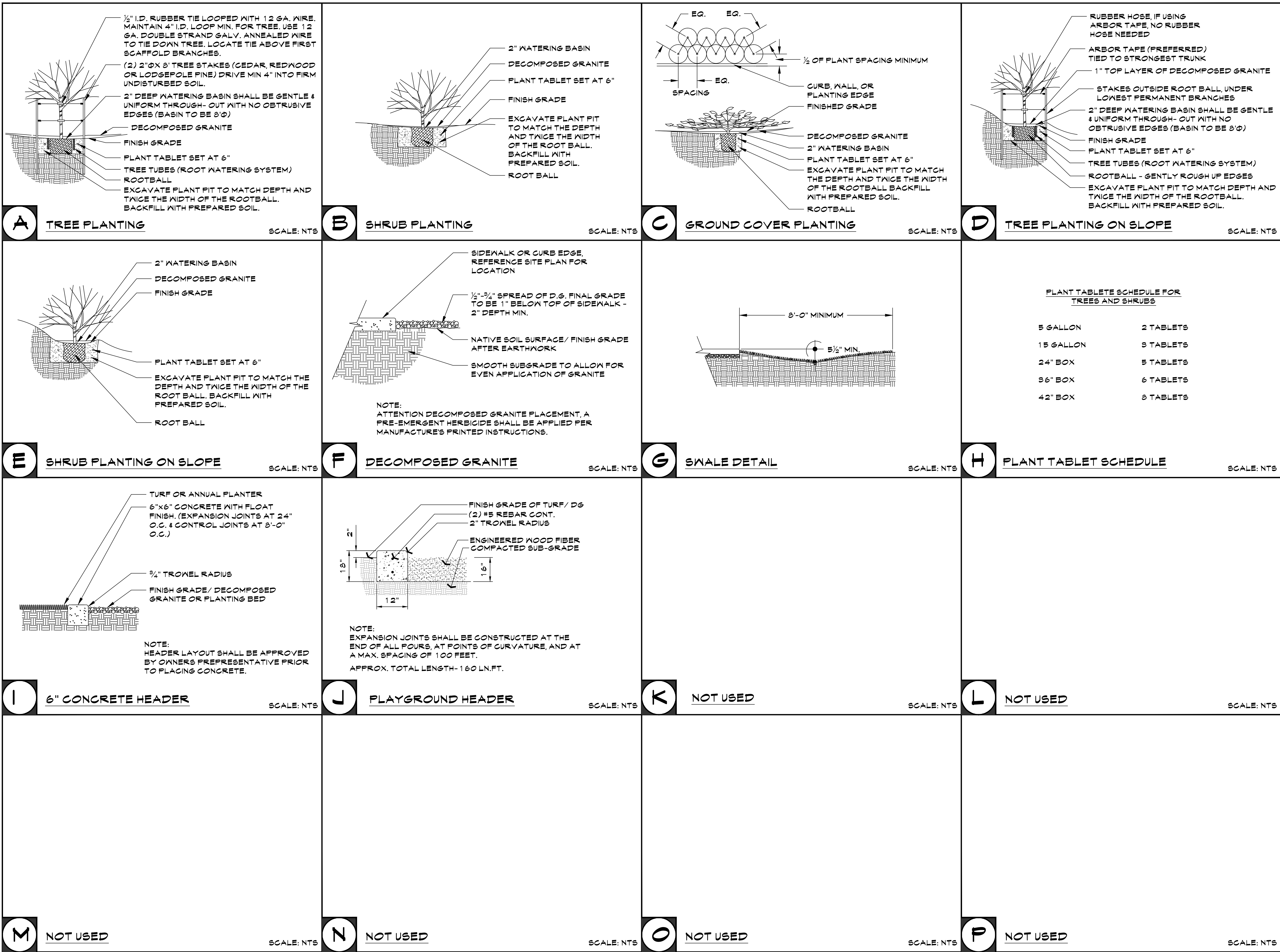
AMENITY DETAILS
MIRANO AT DESERT OASIS
NEC OF 173RD AVE AND JOMAX RD.
SURPRISE, ARIZONA

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CHECKED BY: TM

REVISIONS:

SHEET NO. L5.1



LANDSCAPE DETAILS

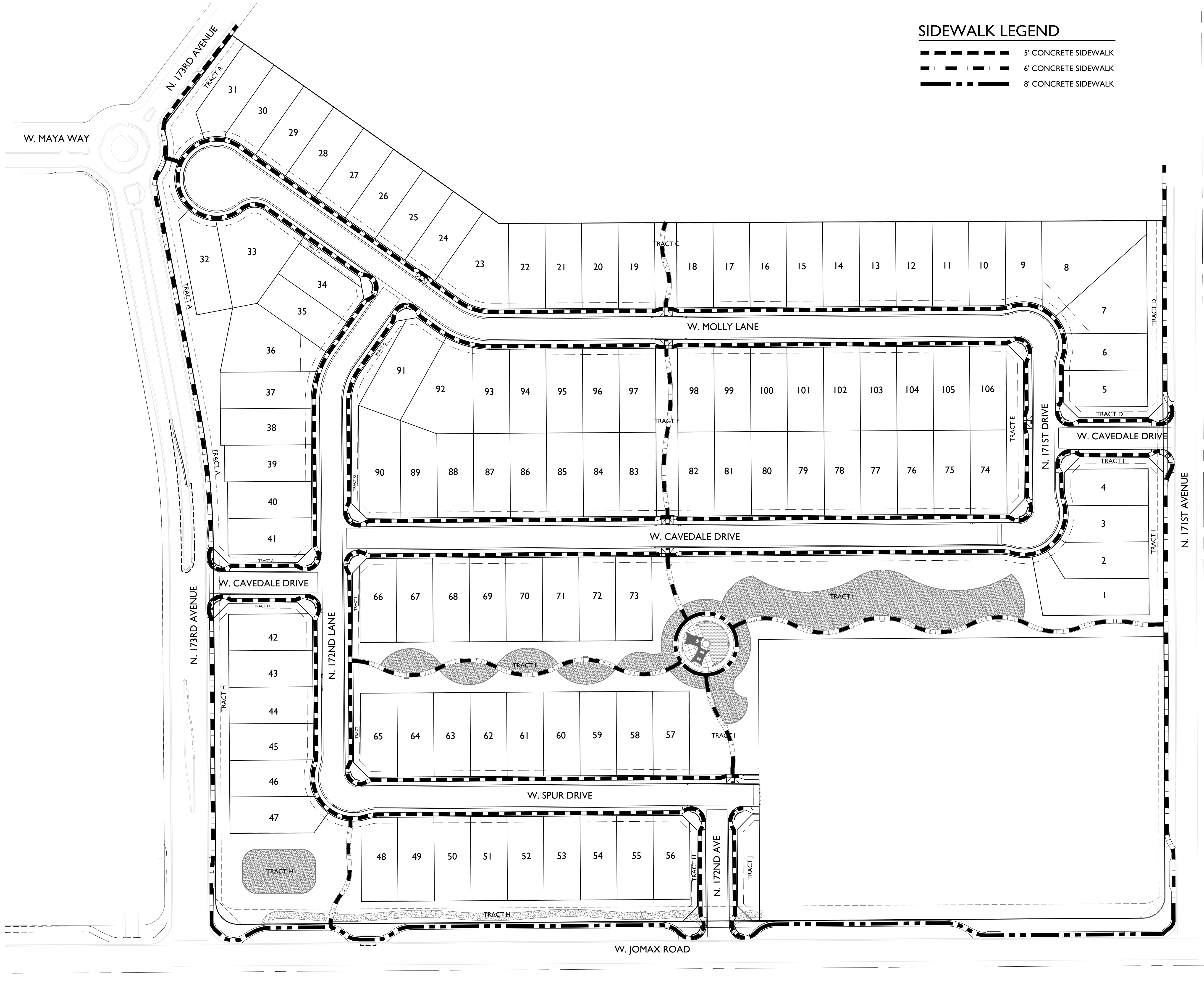
MIRANO AT DESERT OASIS

NEC OF 173RD AVE. AND JOMAX RD.
SURPRISE, ARIZONA

I6-246 - Mirano @ Desert Oasis

Mar. 30, 2017 5:15pm S:\Projects\2016\16-246\Civil\Construction Documents\Exhibit\20170329 - Ped Circulation Exhibit.dwg

gmhala



SIDEWALK LEGEND

- 5' CONCRETE SIDEWALK
- 6' CONCRETE SIDEWALK
- 8' CONCRETE SIDEWALK

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project:

Mirano @ Desert Oasis
Surprise, Arizona

Revisions:

Call at least two full working days before you begin excavation.
ARIZONA
Equal to or better than 1980 STD-107 (1991-01-01)
In Maricopa County: (602)263-1100

Designer: DMA
Drawn by: MSA

Professional Engineer
50291
DANIEL B. AUXIER
Date Signed 03/29/17
ARIZONA, U.S.A.

Expires: 12/31/2018

Job No.
16-246

EX01

Sheet No.
1
of **1**

NADABURG UNIFIED SCHOOL DISTRICT No. 81

"Quality Education: Every Student! Every Day!"

32919 Center Street, Wittmann, Arizona 85361 Phone: (623) 388-2100 Fax: (623) 388-2915

July 26, 2016

To Whom It May Concern:

I am in possession of the development plan for "Mirano" at Desert Oasis Case CR16-238 to amend and/or rezone the north 8 acres of Parcel L8 at Desert Oasis from Commercial to thirty-three (33) Medium Density Residential lots. The ultimate development plan for Mirano shows 106 residential lots built on Parcel L7 and the north 8 acres of Parcel L8 totaling 25 acres.

Nadaburg Unified School District has a proposed Agreement from the Owner of Parcel L7 concerning their intentions to enter into a School Donation Agreement.

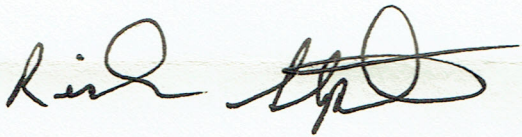
Mirano new homes will be within the attendance boundaries of the Nadaburg Unified School District No. 81, specifically Desert Oasis Elementary School located at 17161 W. Bajada Road, Surprise, Arizona.

Nadaburg Unified School District No. 81 has no objections to the proposed amendment or rezoning for Parcel 8 and final platting Parcel 7 and Parcel 8 together.

Mirano Case CR16-238 has the Nadaburg Unified School District's full support in commencing the development of this Project. The School has the capacity to house any new students who will attend as a result of this development.

Should you require further information, please do not hesitate to contact me.

Sincerely,



Rick Stephen
Superintendent



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

1 May 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon St.
Luke AFB AZ 85309-1629

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

Re: FS17-176; Mirano at Desert Oasis

Dear Ms. Donaldson

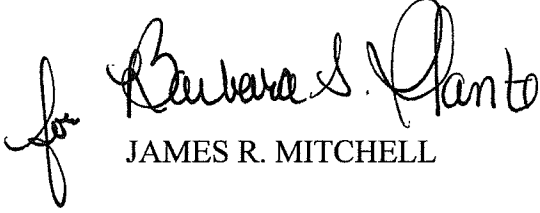
Thank you for the opportunity to provide comments on the Preliminary & Final Plat Application for Mirano at Desert Oasis. The site is on 28.30 net acres located at the northwest corner of 171st Avenue and Jomax Road in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan. The purpose of this request is to initiate the final plat and improvement plan process for 106 single family homes. The site is approximately 2.6 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. The density of 3.75 du/acre meets these guidelines.

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

If there are any questions, please contact my Community Planner, Ms. Barbara Plante,
at (623) 856-9981.

Sincerely


JAMES R. MITCHELL

cc:

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

From: [Dennis Haley](#)
To: [Heather Donaldson](#)
Cc: [Vanessa Nunez](#)
Subject: FS-17-176 Mirano at Desert Oasis
Date: Thursday, April 06, 2017 3:10:13 PM
Attachments: [image003.jpg](#)

RE: FS-17-176
Mirano at Desert Oasis
NWC Jomax & 171st Ave.

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment. Thank you,

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV



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From: [Debbie Trasancos](#)
To: [Heather Donaldson](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: RE: FS17-176 - Mirano at Desert Oasis Electronic Submittal
Date: Thursday, April 06, 2017 2:13:55 PM

Heather,

Thank you for providing the electronic submittal for Mirano at Desert Oasis (FS17-176).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com



SURPRISE
ARIZONA

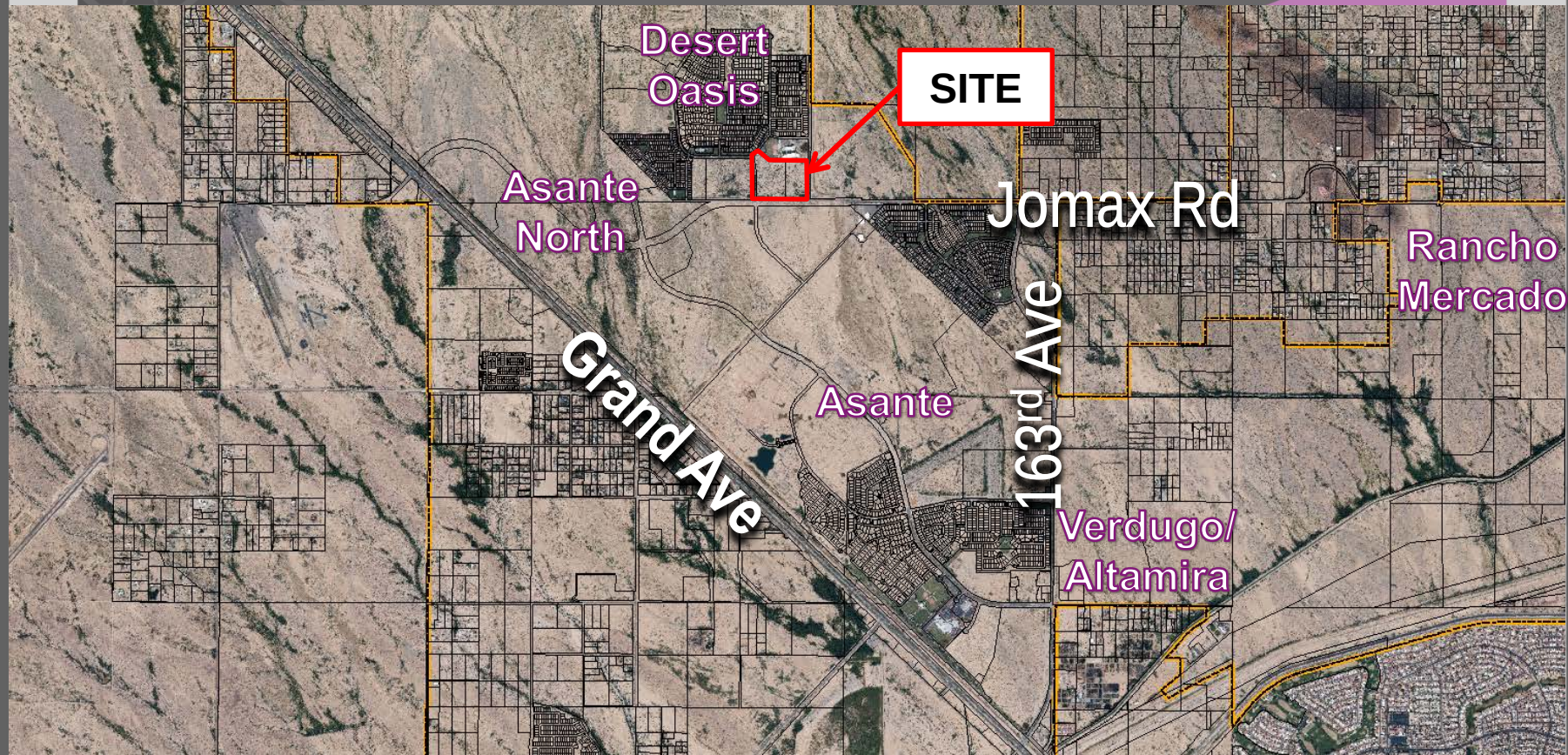
Mirano at Desert Oasis

Preliminary Plat

FS17-176

City Council
December 5, 2017

VICINITY MAP



VICINITY MAP





Zoning History

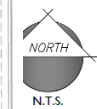
- October 12, 2000: Annexation
- September 14, 2000: PAD Approval
- December 20, 2015: PAD Amendment/Rezone



Surrounding Zoning



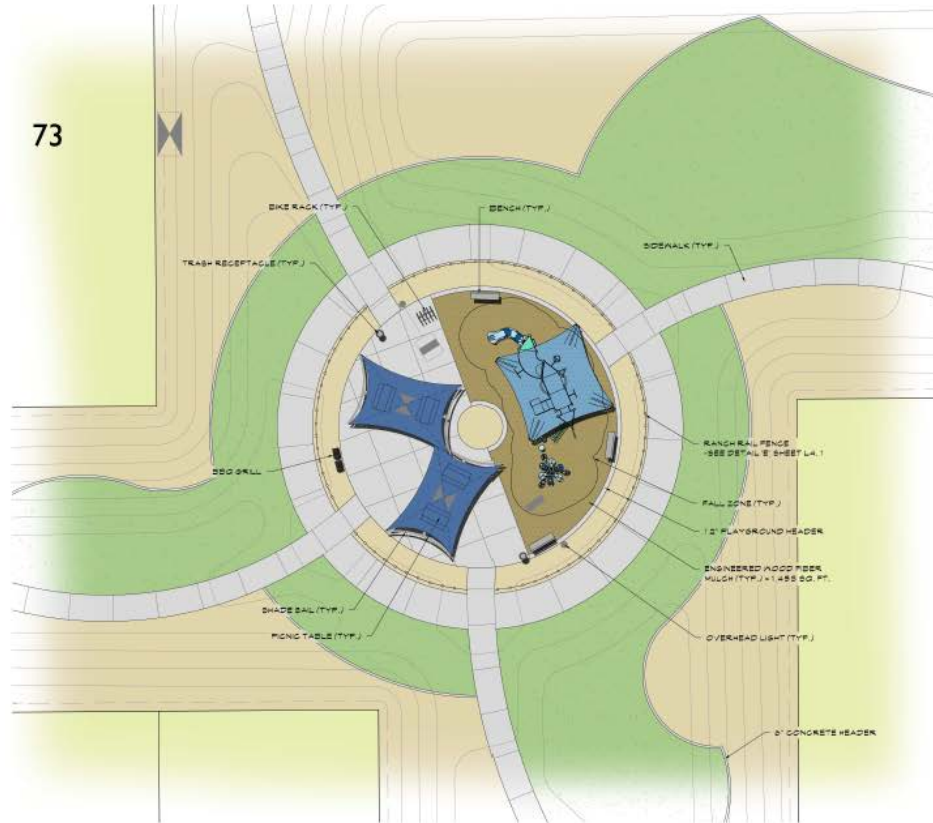
DESERT OASIS AT SURPRISE
PARCEL L14-A
ZONING: PLANNED AREA
DEVELOPMENT (PAD)
APN 503-51-460



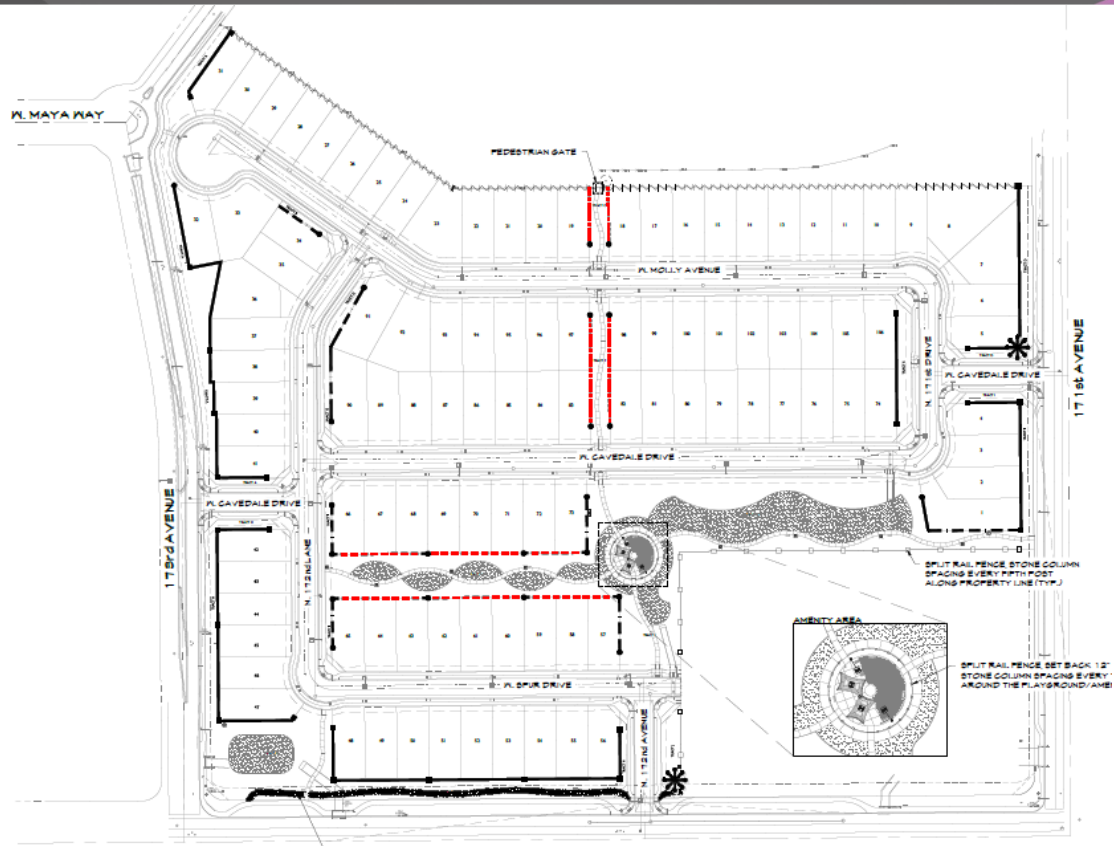
Landscape



Amenity Area



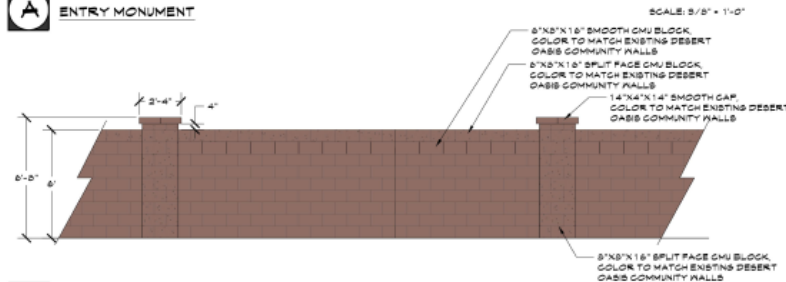
Wall Plan



Wall Plan

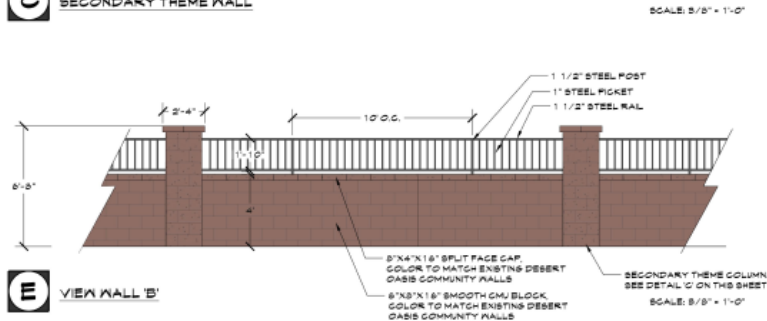


A ENTRY MONUMENT



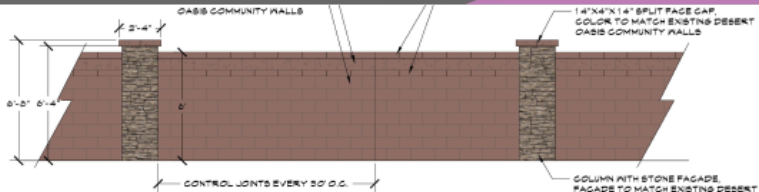
B PRIMARY THEME WALL

C SECONDARY THEME WALL



E VIEW WALL 'B'

D VIEW WALL 'A'



F RANCH RAIL FENCING

STONE COLUMN SPACING NOTE:
- PLAYGROUND AREA: EVERY THIRD COLUMN (SHOWN BELOW)
- ALONG PROPERTY LINE: EVERY FIFTH COLUMN

MANUFACTURER:
HOMESTEAD FENCE COMPANY
(480) 512-8080
homesteadfence.com

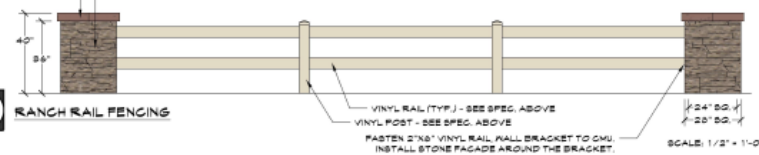
4" THICK, SPLIT FACE GAP. 2" OVERHANGS ON ALL SIDES. COLOR TO MATCH EXISTING DESERT OASIS COMMUNITY WALLS

CMU COLUMN WITH STONE FACADE. FACADE TO MATCH EXISTING DESERT OASIS COMMUNITY STONE



SCALE: 3/8" = 1'-0"

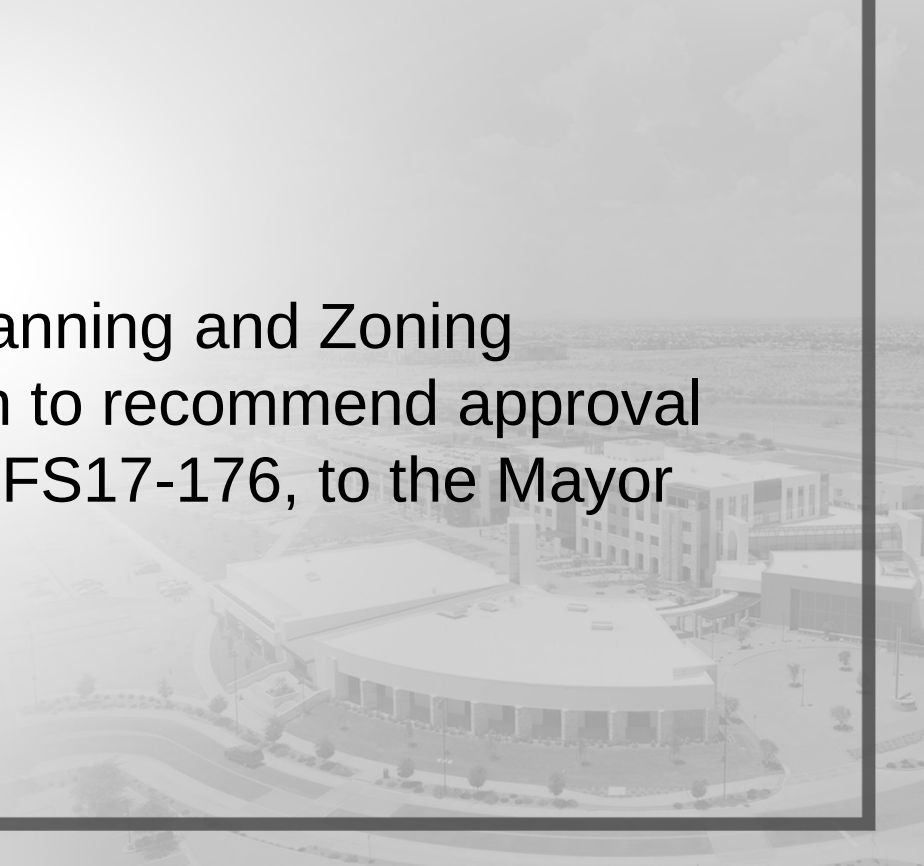
Materials Needed For 8' Section	Quantity	Length
1" x 1/2" x 8' Steel Post	1	8'
1" x 1/2" x 8' Steel Picket	1	8'
1" x 1/2" x 8' Steel Rail	2	8'
1" x 1/2" x 8' Steel Post	2	8'





RECOMMENDATION

On November 2, 2017 the Planning and Zoning Commission passed a motion to recommend approval of the Preliminary Plat, Case FS17-176, to the Mayor and City Council.





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

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

Council Meeting Date:	December 5, 2017	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	District:	Citywide
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to Neighborhood Grant Program awards as recommended by the Subcommittee on Community Outreach, Partnerships, and Grants for the fiscal year 2018.

Motion:

I move to approve the funding recommendations as presented.

Background:

The Surprise Neighborhood Grant Program was designed to engage residents and increase community engagement, interest, and involvement within the City of Surprise. Funding will be available beginning December 2017. All funding should be spent by June 13, 2018. The Committee on Community Outreach, Partnerships and Grants have reviewed applications and are making funding recommendations to City Council.

Objective Analysis:

The Surprise Community Outreach Program was designed to provide neighborhoods with options for funding programs, community events or improvements. This outlet would provide them the opportunity to request assistance with the goal of building community engagement and stronger relationships with the City of Surprise.

Policy Compliant:

The Neighborhood Grant Program is consistent with the Surprise Community Outreach Program initiative, city, and council policies.

Financial Impact:

This item will allow for one-time grants up to \$10,000 to be distributed to the qualified applicants upon completion of their projects.

Budget Impact:

The FY2018 budget includes appropriation within the General Fund in the amount of \$75,000 for the Community Outreach Program, \$10,000 of which is for the Neighborhood Grant Program. Since funding for both the Community Outreach Program and Neighborhood Grant Program are combined, no budget amendment is necessary.

FTE Impact:

This item does not change the full time equivalent count.

ATTACHMENTS:**Click to download**

- ☐ [Staff Report](#)
 - ☐ [Friends of the Library](#)
 - ☐ [Kingswood Parke](#)
 - ☐ [Surprise Community Garden](#)
 - ☐ [Northwest Ranch](#)
 - ☐ [Sarah Ann Ranch](#)
 - ☐ [WHAM](#)
 - ☐ [Marley Park](#)
 - ☐ [Arizona FC Youth Soccer](#)
 - ☐ [Presentation](#)
-



HUMAN SERVICE AND COMMUNITY VITALTY

Date: November 1, 2016

To: Mayor and City Council

From: Seth Dyson, Director
Jodi Tas, Assistant to Council II

Re: Neighborhood Grant Program FY18

Introduction

The Neighborhood Grant Program provides neighborhoods with grant opportunities or monetary assistance for funding community events, neighborhood functions or even some improvements. This outlet provides the opportunity to request assistance with the goal of building community engagement and stronger relationships with the City of Surprise.

Background

The Neighborhood Grant Program began in FY16 when City Council approved the pilot program with a recommended budget of \$10,000. The city received five applications totaling \$31,976. Four of those programs were funded. In FY17, two rounds of applications were needed in order to fund four applications totaling \$11,460.

Funding

The City Council designated \$10,000 for the Neighborhood Grant Program of the \$75,000 approved for the Surprise Community Outreach Program.

The Committee on Community Outreach, Partnerships and Grants reviewed applications and are making recommendations to the full City Council for which groups get funding.

Committee Recommendations

The Committee on Community Outreach, Partnerships and Grants held a meeting November 20th to review, discuss and act upon the eligible applications received. A total of 8 neighborhood applications were received. Applicants were invited to the committee meeting to present their project to the committee. All applicants made presentations.

Committee recommendations are as follows:

Neighborhood/Applicant	Project Name	Requested Amount	Committee Recommendation
Friends of the Library	Raising a Reader	\$8,500	\$1,000
Kingswood Parke	Kingswood Parke Parent University – Early Literacy Program	\$10,000	\$1,000
Surprise Community Garden	Mini Stage	\$2,570	\$2,000
Northwest Ranch	Tree Replacement	\$9,900	\$2,000
Sarah Ann Ranch	Erosion Control Project	\$10,000	\$2,000
WHAM	Recycled Arts Festival	\$5,574	\$1,000
Marley Park	Sci-Tech Festival	\$2,000	\$1,000
Arizona FC Youth Soccer	Field Repair at Calibre Academy	\$4,614	\$0
	Request Total	\$53,158	\$10,000

Future Actions

- Award notifications to be sent immediately after Council action
- Spending and projects must be complete by June 13, 2018

Recommendation

Approval of Neighborhood Grant Program awards as recommended by the Committee on Community Outreach, Partnerships and Grants.

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.**

Name of Neighborhood:	Original Town Site / Historical Section of Town
Name of Proposed Project:	Raising A Reader 8 week program
Contact Person:	Name: <u>Alyson "Aly" Cline</u> Address: <u>16089 N. Bullard Ave Surprise AZ 85374</u> Telephone: <u>622-826-4939</u> Email: <u>President@friendsofthesurpriselibraries.org</u>
Other Contacts (If Applicable):	Name: <u>Kendra Smiley M.E. Literacy Program Manager</u> Address: <u>2850 N 24th Street Phoenix AZ 88008</u> Telephone: <u>602-266-5976</u> Email: <u>ksmiley@swhd.org</u>
Note: May include a community partner working on the project.	
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete.	The City of Surprise had 8,225 children under the age of 5 based on the 2010 census. There are 21 licensed pre-schools in the Surprise area; many only accept children at the age of 4 years old. Based on the census count of 8,225 children there should be at least 274 pre-schools. While there are a number of non-licensed in home day care facilities; there is still a great need. Only 4 of the Pre-Kinder schools are certified as Quality First Pre-Kinder schools. None of the public school programs are certified. Raising a Reader is a fully self contained program, put on by Southwest Human Development, where parents and children attend eight weekly early literacy workshops, and after each, they take home a bag of books to share with their children. Each week, the bag is exchanged for a new set of books. Parents who complete the program receive five high-quality children's books to keep. Facilitators are bi-lingual. (Continued on additional page)
Note: Please use additional paper if needed.	

PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.		\$
Contracted Services such as site planning, sidewalk installation, etc.		\$
Material/Supplies such as refreshments, safety equipment, etc.		\$
Communication such as long distance phone calls, internet usage, etc.		\$
Printing/Reproduction such as fliers, invitations, applications, etc.	Advertising, Fliers and Invitations; \$250 for each event (\$250x2=\$500)	\$ 500.00

Rentals/Leases such as renting a PA System for an event		\$
Capital Purchases such as playground equipment, trees, etc.		\$
Other Program cost for Raising a Reader 8 week Program	Two programs @ \$5,000 each presented by South West Human Development. This program is all inclusive. Staff, music, books, games are all provided.	10,000.00 \$
Grand Total of Expenses		a) \$ 10,500.00

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or, Organization **\$ Amount**

City of Surprise Community Outreach Grant	\$ 2,000.00
	\$
	\$
	\$
	\$
	\$
Total Cash From Partners	b) \$ 2,000.00

In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

City of Surprise - Community Center	\$	
Dysart Unified School District - communication	\$	
to Pre-K and Kinder Class Parents	\$	
Friends of the Surprise Libraries Inc - communication	\$	
Pre-Schools and Home School groups	\$	
Total In-Kind From Partners	c)	\$

Volunteer Hours (Valued at \$23.07 per hour)

of Hours
X \$23.07
per hour =

Person/Group & Activity Performed

	\$	
	\$	
	\$	
	\$	
	\$	
Total Volunteer Labor	d)	\$

Grand Total (b+c+d=e)

e)

\$ 2,000.00

Project Overage or Shortage (a-e=f)

f)

\$ 8,500.00

City Grant Request

g)

\$ 8,500.00

(Total cash request from the City of Surprise)

PROJECT INFORMATION (continued)

Class size is optimal at 12 – 15 families. Families must register with at least 1 child under the age of 5; but are encouraged to bring any other children. A room that can accommodate 25 participants is needed. Dysart Unified Schools has offered to assist in finding a location for the class as part of their partnership; however using the Surprise Senior Center, located at 15832 N. Hollyhock St, in the afternoon or evening would allow greater use of the facility and make the facility more multi-generational and locate the classes in the Historic Town site of Surprise.

Currently only 41% of the students within the Surprise area are reading at grade level. Getting our students ready for Kindergarten and helping our parents understand how they can help their children is a need within the entire area of Surprise. *“Independent evaluation of parents who participated in this programs conducted at the national level, show that parents reported a 471% increase in time spent sharing stories with their children (five or more times a week) and Spanish-speaking families increased library visits with their children by 300%”* Southwest Human Development 2016 report.

The goal of offering this program at no charge to Surprise residents is to involve parents of children under the age of 5 in the learning process. *“The research is clear – when families are meaningfully involved, children’s academic achievement improves”.* Southwest Human Development 2016 report.

Improving the Kindergarten and First grade readiness of the children in Surprise will improve literacy and test scores within our community. Increasing test scores relate to “Good School” ratings. Good Schools and good housing bring in new businesses and with those businesses new homeowners resulting in a vibrant City.

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three-page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.**

Name of Neighborhood:	Kingswood Parke
Name of Proposed Project:	Kingswood Parke Parent University
Contact Person: Name: <u>Dawn Mortellaro</u> Address: <u>17404 N. Melissa Lane, Surprise, AZ 85374</u> Telephone: <u>623-933-6238</u> Email: <u>dawnm@q.com</u> Other Contacts (If Applicable): Name: <u>Beverly Ray</u> Address: <u>16387 W. Post Drive, Surprise, AZ 85388</u> Telephone: <u>480-206-1866</u> Email: <u>raybj5000@gmail.com</u> Note: May include a community partner working on the project.	
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	Please see Attachment: Project: Kingswood Parke Parent University

PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.	Instructors (10) @ \$22per hour x 2.5 hours per session x 4 sessions	2200
	Baby Sitters (4) @ \$10 per hour x 2.0 hours per session x 4 sessions	\$ 800
	Clean-up/Janitor 1 @ \$18 per hour x 2.5 hours per session x 4 sessions	180
Contracted Services such as site planning, sidewalk installation, etc.	Grant Writer: Completion of Application including budget, Preparation of Reports and related grant meetings	450
		\$
Material/Supplies such as refreshments, safety equipment, etc.	Refreshments x 4 Sessions for 100 Parents. \$450 per Session	1,800
	Parent Notebooks/Folders \$ 4.00 x 200	\$ 800
	Copies/Materials for Notebook/Folders	570
	Canvas Tote Bags, 200, pens or pencils, notepads	900
Communication such as long distance phone calls, internet usage, etc.		
		\$
Printing/Reproduction such as fliers, invitations, applications, etc.	Flyers for Distribution by school & HOA	450
	Certificates	\$ 150
	Advertising and Poster Boards	650
	Books, Foldables, "Make and Takes", Educational Games	450

Rentals/Leases such as renting a PA System for an event			\$
Capital Purchases such as playground equipment, trees, etc.			\$
Other	Prizes for Drawings	250	\$
	Classroom Resources	250	
	Book Bucks/Friends of Surprise Libraries	100	
Grand Total of Expenses			\$ 10,000

a)

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or Organization	\$ Amount
	\$
	\$
	\$
	\$
	\$
	\$
Total Cash From Partners	b) \$ 0

In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

Kingwood Elementary School, Space Rental, PA System, Support Services

\$ 5,000

First Thing First – Tool Kits

\$ 750

Resource Materials, informational brochures

\$ 800

\$

\$

Total In-Kind From Partners

c)

\$ 6,550

of Hours

X \$23.07

per hour =

Volunteer Hours (Valued at \$23.07 per hour)

Person/Group & Activity Performed

Alfreda International of West Valley 15 Members x 3 hours (Misc)

\$ 899.73

Read on Volunteers (2) – Presenters, Kingswood Elementary School, Misc staff

\$ 1642.77

First Things First Volunteers – (2) Presenters

\$ 92.88

Friends of Surprise Libraries – (2) Presenters

\$ 92.88

Grandparents Raising Grandchildren – (2) Presenters

\$ 92.88

Total Volunteer Labor

d)

\$ 2,821.14

Grand Total (b+c+d=e)

e)

\$ 9,371.14

Project Overage or Shortage (a-e=f)

f)

\$ 628.86

City Grant Request

g)

\$ 10,000

(Total cash request from the City of Surprise)

The City of Surprise, Arizona Neighborhood Grant Program

Project: Kingswood Parke Parent University

Description of Project including:

a. Goal/need of the project

1. The goal of this Project, Parent University is to provide educational opportunities and resources for parents in the Kingswood Parke Neighborhood that would help parents to assist their Preschool thru Second grade student(s) in improving their literacy skills, outside of regular school hours.

b. How support has evolved in the neighborhood

Altrusa International of the West Valley is currently volunteering at Kingswood Elementary School in their Reading Program and became aware of the need for students to have increased practice time on developing basic literacy skills, outside of what teachers can provide at school. That's when the idea of offering resources and classes to parents was formed. The classes and resources would create opportunities for parents to be even more aligned with their student(s) literacy skills development.

From Altrusa's volunteer efforts at Kingswood Elementary School and their other volunteer efforts with other agencies in the community we have solicited support from these community partners to assist us in this effort for the Kingswood Parke neighborhood project.

The Project will be based on the Arizona College & Career Ready Standards, and will address specific milestones related to literacy for students who are in preschool through second grade in order to achieve mastery of those milestones. Kingswood Elementary School will play an integral role in sharing the data specific to the Kingswood Parke neighborhood.

c. Who is involved

- a. Those involved in the Project include: Altrusa International of the West Valley, who will administer the grant, coordinate the classes with Kingswood Parke neighborhood partners, and provide volunteers for other miscellaneous activities related to Parent University during the grant period.
- b. Kingswood Elementary School will provide their Instructional Team for preschool – 2nd grade to conduct interactive sessions. The School will also

provide space to conduct the classes, distribution of fliers promoting Parent university, registration for the classes and babysitting for each session.

- c. Kingswood Parke Home Owners Association, will provide notice of Parent University in their monthly newsletter that will be distributed to the homes in the Kingswood Parke neighborhood.
- d. Numerous literacy agencies such as Read-On, First Things First, Friends of the Surprise Libraries, and Grandparents Raising Grandchildren have agreed to participate. Each agency will provide a specific presentation of the resources they provide and how parents can contact them for further support.
- e. We will also use food vendors near the Kingswood Parke area to provide a light dinner for the parents. Vendors such as Benevilla's Birt's Bistro, the local Subway, and Domino's Pizza have been contacted to provide a catering quote based on the proposed budget.
- f. Below is a proposed outline of how the Parent University will be structured so that there is an informational exchange along with interactive sessions to engage parents in activities that they can practice with their student(s). We will conduct one class per month, and the dates of each class will be scheduled after notice of the grant award has been received.

	<i>Program Content</i>
January	Overview of Parent University, Session Understanding the data regarding your student. Resource Agency Presentation: First Things First Interactive Session: Phonemic Awareness, Patterning, Rhyming, Parent Awareness
February	Overview of Session Understanding the data regarding your student. Resource Agency Presentation: Read On Interactive Session: Phonics Fluency, Math & Literacy
March	Overview of Session Understanding the data regarding your student Resource Agency Presentation – Grandparents Raising Grandchildren Interactive Session: Comprehension, Story Problems, Vocabulary
April	Overview of Session Resource Agency Presentation: Friends of the Surprise Libraries Interactive Session: Literacy Activities for Summer Break Literacy Resources for Summer Break - Toolkits Certificate of Completion Presentation – Altrusa International of the West Valley

d. What you expect the benefits to be when the project is complete

It is our expectation that the parents who participate in Parent University classes will:

- a. Have increased understanding of the Standards used to measure their student(s) progress, and how to interpret the results.
- b. Develop skills related to literacy that will support what their student(s) is learning at school that can be practiced at home.
- c. Develop simple practices that can be implemented in the home that create an ideal learning environment for their student.
- d. Have increased awareness of local agencies that can provide resources to assist them in their efforts to support their student(s) in developing literacy skills.

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.**

Name of Neighborhood:	Surprise Community Garden		
Name of Proposed Project:	Mini Stage		
Contact Person:	Name:	Linda Cabrera	
	Address:	12814 W. Pontiac Dr. Sun City West, 85375	
	Telephone:	602-339-7036	
	Email:	Cabrera-LD@yahoo.com	
Other Contacts (If Applicable):	Name:	Pol Dano	
	Address:	1492 S.W. Country Gables Dr. Surprise 85379	
	Telephone:	602-908-7403	
Note: May include a community partner working on the project.	Email:	poldano4@yahoo.com	
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	See project description on additional sheet		

PROJECT DESCRIPTION:

a) Goal/Need for the Project:

The Surprise Community Gardeners would like to construct a mini stage inside the Surprise Community Garden.

The proposed mini stage would provide a dedicated area in the Garden for:

- Community outreach activities such as lectures, educational presentations, informal concerts, etc.
- Special social events for resident gardeners
- Distribution of garden produce to the public
- Functional meetings and fundraising events.

At the current time, the activities listed above have been limited and some unable to be held due to the lack of this type of venue in the garden.

b) How Support Has Evolved in the Neighborhood:

For the past 4 years, the Surprise Community Garden has been involved in the community Harvest Festival. This has given the garden visibility to the surrounding neighborhood and the general Surprise community.

The Garden has had visitors from the AZ Charter Academy, neighbors, and other private gardeners.

The Garden has increased the garden bed rentals of Surprise citizens from 30% to 59%. And 6 beds are community beds which include:

- Hunger bed – food donated to the local Surprise food bank
- Community bed – for short-term growing projects for schools, groups, etc.
- Dysart School Extension Program
- Blue Mountain Developmental Group

c) Who is Involved:

This project will be led by community gardeners Linda Cabrera and Pol Dano.

d) Expected Benefits upon Project Completion:

With the completion of the mini stage project, it is expected that the aforementioned activities in the Garden will be able to take place. Gardeners will be able to involve more neighborhood residents and promote the Surprise Community Garden to many who would otherwise not be aware that it existed.

*Preliminary drawings of the proposed mini stage are attached to this proposal.

PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.		\$
Contracted Services such as site planning, sidewalk installation, etc.	Concrete foundation; concrete flooring; load bearing structures; Wood framing/Wood work. Gardeners will provide volunteer labor where required	\$ 6,876.10
Material/Supplies such as refreshments, safety equipment, etc.	Concrete/sand/gravel; wood; reinforcement materials, roofing and misc.	\$ 850
Communication such as long distance phone calls, internet usage, etc.		\$
Printing/Reproduction such as fliers, invitations, applications, etc.	Incidentals	\$ 150

Rentals/Leases such as renting a PA System for an event		\$
Capital Purchases such as playground equipment, trees, etc.		\$
Other		\$
Grand Total of Expenses a)		\$ 7,876.10

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or, Organization \$ Amount

	\$
	\$
	\$
	\$
	\$
	\$
Total Cash From Partners b)	\$

In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

	\$	
	\$	
	\$	
	\$	
	\$	
Total In-Kind From Partners	c)	\$

of Hours

X \$23.07

per hour =

Volunteer Hours (Valued at \$23.07 per hour)

Person/Group & Activity Performed

Pol Dano - Planning, design, vendor and material coordination, mason/carpentry work (80 hrs)	\$	
	\$	1845.60
Linda Cabrera - oversee and monitor project progress and accomplishments (50 hrs)	\$	
	\$	1153.50
Other volunteers - provide additional manual labor (100 hrs)	\$	2307.00
Total Volunteer Labor	d)	\$ 5306.10

Grand Total (b+c+d=e)

e)

\$ **5306.10**

Project Overage or Shortage (a-e=f)

f)

\$ **2570.00**

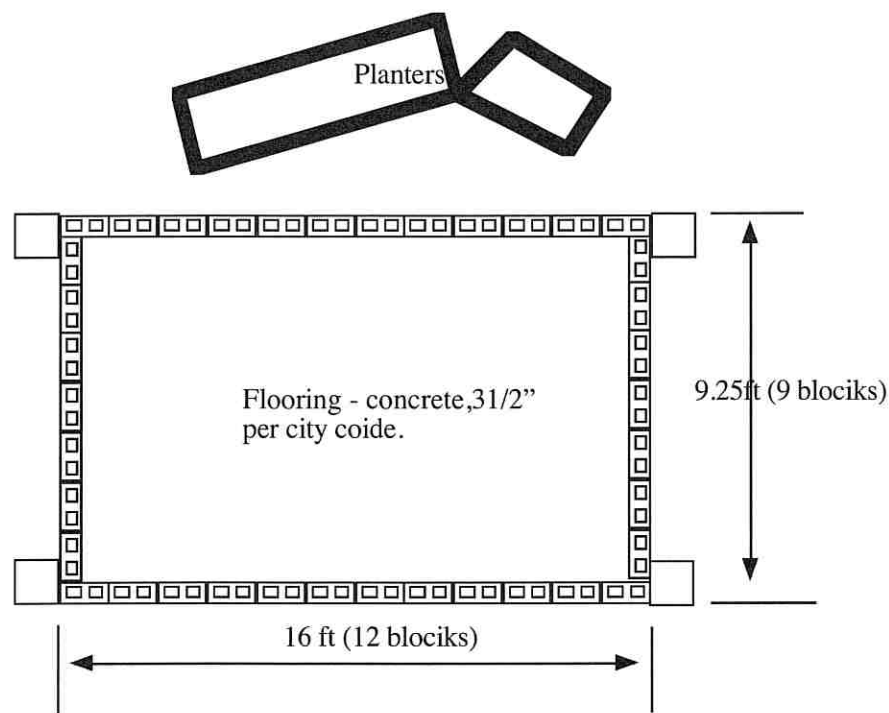
City Grant Request

g)

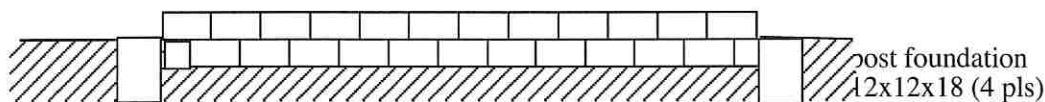
\$ **2570.00**

(Total cash request from the City of Surprise)

Suprise Community Garden -Mini Stage

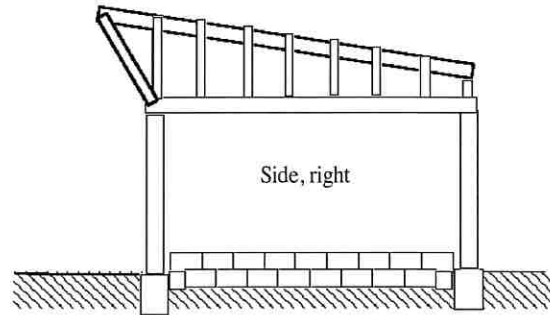
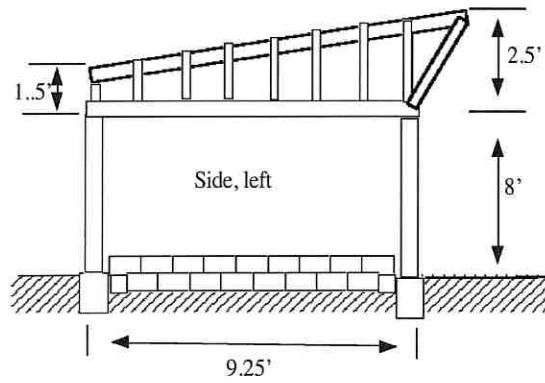
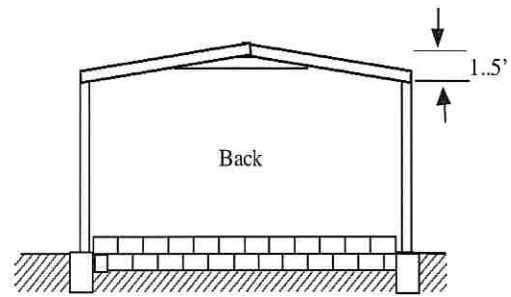
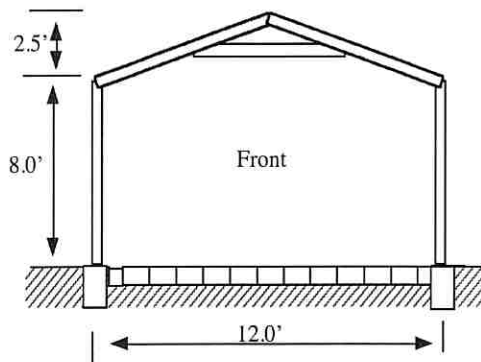


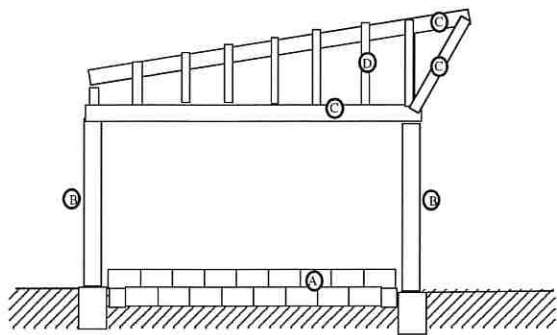
Floor Plan



Flooring/Post foundation

Construction Views



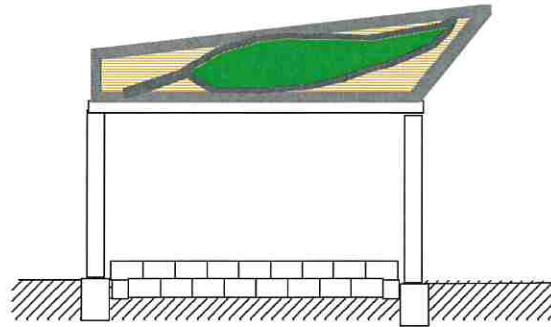


Side - structure

Materials:

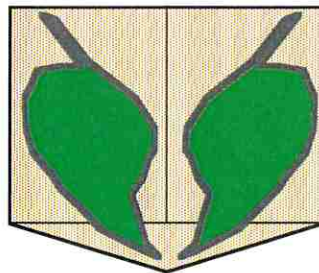
- Ⓐ - concrete hollow blocks 6x8x16,
- Ⓑ - 4x6x8, posts, lumber
- Ⓒ - 2x6x1g, beams, lumber
- Ⓓ - 2x4x1g, rafters, lumber

Roof:
 Leaf, green sunshade fabric
 Roof: brown sunshade fabric

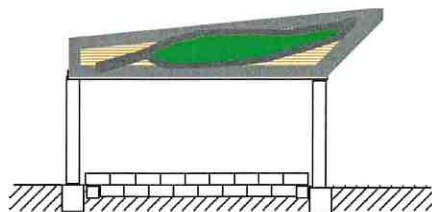


Side with roof

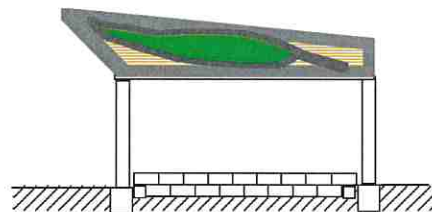
Page 3



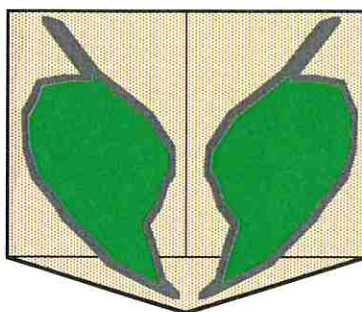
Top view - Roof



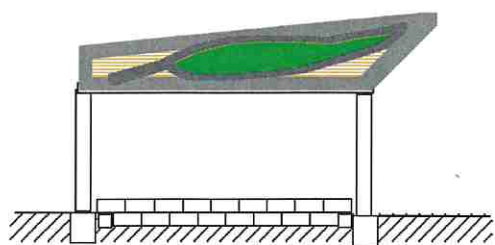
side, left



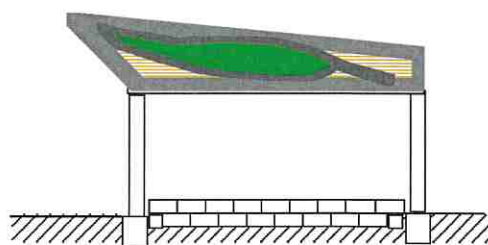
side, right



Top view - Roof

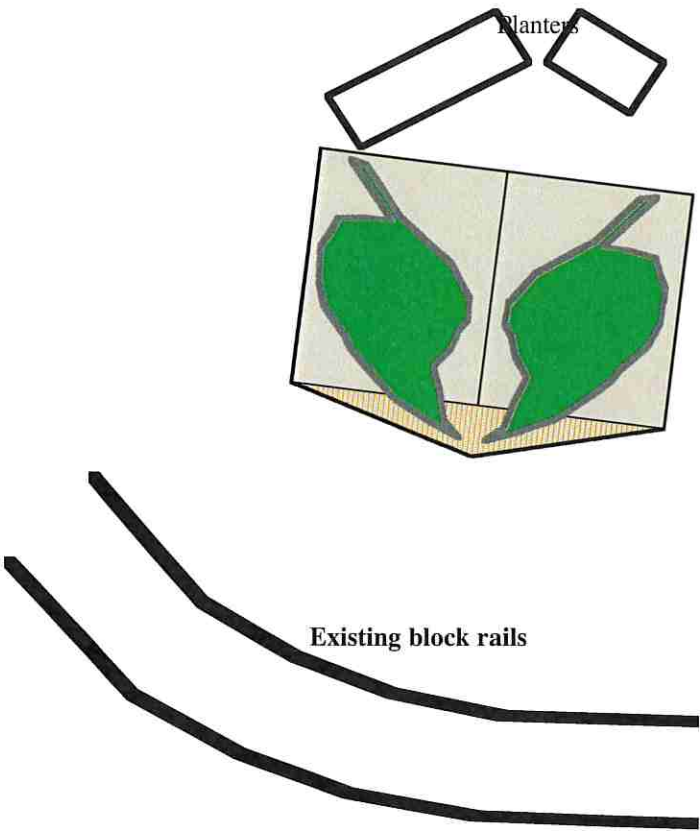


side, left



side, right

TWO-LEAF POD (podium)



PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.**

Name of Neighborhood:	Northwest Ranch
Name of Proposed Project:	Tree replacement and beatuifucation project
Contact Person: Other Contacts (If Applicable): Note: May include a community partner working on the project.	Name: <u>Kelly Hall</u> Address: <u>16331 N. 164th Lane, Surprise</u> Telephone: <u>602-999-1753</u> Email: <u>khallnwrboard@gmail.com</u> Name: <u>Melanie Veach, Community Mgr. AAM</u> Address: _____ Telephone: <u>602-288-2663</u> Email: <u>MVeach@associatedAsset.com</u>
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	The goal of this tree replacement and beatuification project is to replace 36 trees in the Northwest Ranch community with 24" box trees. Many trees had to be removed along NWR Parkway becasue they were lifting the sidewalks and common walls, resulting in extensive damage. Some trees had to be removed due to disease, and some trees we lost in several monsoon storms. Northest Ranch is a beatuiful community, and we pride ourselves with community involvement where people can enjoy our parks, walkways and playground. Trees are vital for our community, and this tree replacement and beatufication project would enrich the community with lush, healthy trees for all to enjoy!

PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.		\$
Contracted Services such as site planning, sidewalk installation, etc.	See attached proposal from Mariposa Landscape Arizona, Inc. Installation of 36 24" box trees	\$ 9,900.00
Material/Supplies such as refreshments, safety equipment, etc.		\$
Communication such as long distance phone calls, internet usage, etc.		\$
Printing/Reproduction such as fliers, invitations, applications, etc.		\$

Rentals/Leases such as renting a PA System for an event		\$
Capital Purchases such as playground equipment, trees, etc.		\$
Other		\$
Grand Total of Expenses	a)	\$ 9,900.00

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or Organization \$ Amount

	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Cash From Partners	b)	\$

In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

	\$	
	\$	
	\$	
	\$	
	\$	
Total In-Kind From Partners	c)	\$

Volunteer Hours (Valued at \$23.07 per hour)

of Hours
X \$23.07
per hour =

Person/Group & Activity Performed

	\$	
	\$	
	\$	
	\$	
	\$	
Total Volunteer Labor	d)	\$

Grand Total (b+c+d=e)

e) \$

Project Overage or Shortage (a-e=f)

f) \$

City Grant Request

g) \$ 9,900.00

(Total cash request from the City of Surprise)



Install 36-24" box Trees

October 20, 2017

Northwest Ranch HOA – C/O AAM
7740 N. 16th St. suite 300
Phoenix AZ. 85020
Attn: Melanie Veach
602-957-9191

Description This proposal provides for all labor, material and equipment to install 36-24" box trees (Chinese Elm, Brazilian Pepper and Red Push Pistache) throughout community.

Price Price for above described work \$9,900.00
Nine Thousand Nine Hundred Dollars and 00/100s

Terms Total due upon completion

Exclusions This does not include if we have to move or add irrigation lines. No tree stakes or guy wires will be extra.

Time Project start date is 30 days after notice to proceed.

Limits Time limit for the acceptance of this proposal is 30 calendar days from the above

Respectfully submitted,

Gauss Gonzalez

10/20/17

Gauss Gonzalez
Mariposa Landscape Arizona, Inc.
gauss.gonzalez@mariposa-az.com
623-308-4081 cell; 623-463-2223 fax

Date

Authorized Signature for
acceptance

Date

The City of Surprise Neighborhood Grant Program

Project Application for Northwest Ranch Tree Replacement and Beautification Project

The below-listed homeowners of Northwest Ranch support the Northwest Ranch Tree Replacement and Beatification Project:

1. Name: Philip Ritter PHILIP RITTER
Address: 16319 N 164th Ln. Surprise AZ 85388-1127
2. Name: Tyler Greenlee Tyler Greenlee
Address: 16356 N. 164th Lane Surprise AZ 85388
3. Name: Norm Shultz NORM SHULTZ
Address: 15652 N. 164th Lane SURPRISE, 85388
4. Name: Mary Matthews
Address: 16253 N. 164th Lane
5. Name: TOD LINKER (H)
Address: 16320 N. 164th Lane

Northwest Ranch Homeowners Association

AAM West Valley Office
14780 W. Mountain View Blvd., Suite 206
Surprise, AZ 85374
Thursday, October 19, 2017
Immediately following Annual Meeting

General Session Meeting Minutes

Call to Order

Kelly Hall called the meeting to order at 7:42 pm

Board Positions

The board positions were nominated as follows:

Kelly Hall, President
Mike Cesena, Vice President
Albert Cardenas, Treasurer
Dennis Vanderplow, Secretary
PJ Hughes, Director

Grant

Kelly Hall spoke to the homeowners about the \$10,000 Grant program offered by the City of Surprise. Suggestions for the \$10,000 were monument signs and trees.

Dennis Vanderplow made a motion to proceed with the Grant for trees. Mike Cesena seconded. Motion passed unanimously.

Next Meeting

November 19, 2017 – Kelly Hall reported that Melanie Veach will be on medical leave for a few months and Kim Sims will be in attendance at the next meeting.

Kelly Hall informed PJ Hughes as a new board member personal things regarding other homeowners cannot be discussed outside of an Executive Meeting or put up on social media.

Chinese Elms

Melanie Veach presented a proposal from Mariposa to treat the Chinese Elms within the community. PJ Hughes made a motion to approve the proposal. Dennis Vanderplow seconded. Motion passed unanimously.

Adjournment

Kelly Hall adjourned the meeting at 8:06 pm

Respectfully submitted by,

Liz Miller

**Liz Miller, Recording Secretary
For the Board of Directors
Northwest Ranch Homeowners Association**

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.**

Name of Neighborhood:	Sarah Ann Ranch mountainside
Name of Proposed Project:	Erosion Control Project
Contact Person: Other Contacts (If Applicable): Note: May include a community partner working on the project.	Name: <u>Crystal Miller</u> Address: <u>13687 N 175th Ct</u> Telephone: <u>623-792-3662</u> Email: <u>Crystal.Sarah@aol.com</u> Name: _____ Address: _____ Telephone: _____ Email: _____
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	Please see attached.

Sarah Ann Ranch Mountainside homeowners association is looking to improve the north east corner of Citrus and Cactus. This area is a continual area of problem for erosion; due to run off from the roads and adjacent farm lands. It is an eyesore to the community and the city residents who drive by the area.

The goal of this project will be to improve the water retention area and area above by adding products that will not only beautify the area but be used as a long term solution to the erosion problem. This will help to build community pride, increase appeal, appearance, safety and helps property values.

This project is under full support of the Sarah Ann Ranch HOA board as a relevant and needed improvement for the enhancement of the community as a whole.

The area at Citrus and Cactus has been a problem for several years resulting in thousands of dollars spent by many parties to improve. If we are granted the funds it will help to alleviate the large financial burden this area has caused to our community.

We hope that with the help of this grant we can start the first steps into making this area beautiful again.

The total to fix this area is approximately \$43,000 dollars. We are looking to start with phase one at a total of \$10,258.78.

PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.		\$
Contracted Services such as site planning, sidewalk installation, etc.		\$
Material/Supplies such as refreshments, safety equipment, etc.		\$
Communication such as long distance phone calls, internet usage, etc.		\$
Printing/Reproduction such as fliers, invitations, applications, etc.		\$

Rentals/Leases such as renting a PA System for an event		\$
Capital Purchases such as playground equipment, trees, etc.		\$
Other See attached Quote		\$ 10,258.78
Grand Total of Expenses	a)	\$ 10,258.78

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or Organization

\$ Amount

Sarah Ann Ranch	\$ 258.78
	\$
	\$
	\$
	\$
	\$
Total Cash From Partners	b) \$ 258.78

In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

	\$
	\$
	\$
	\$
	\$

Total In-Kind From Partners

c)

\$

Volunteer Hours (Valued at \$23.07 per hour)

of Hours
X \$23.07
per hour =

Person/Group & Activity Performed

	\$
	\$
	\$
	\$
	\$

Total Volunteer Labor

d)

\$

Grand Total (b+c+d=e)

e)

\$

253.72

Project Overage or Shortage (a-e=f)

f)

\$

10,000

City Grant Request

g)

\$

(Total cash request from the City of Surprise)

10,000



PO BOX 24530
Tempe, AZ 85282-24530
Phone: 480-456-0608

PROPOSAL

Date	Proposal #
11/3/2017	24446

Customer/ Address

Sarah Ann Ranch
c/o AAM, LLC
1600 W. Broadway Road, Suite 200
Tempe, AZ 85282

Web Site

www.proquallandscaping.com

Description	Quantity	Cost	Total
Project and Purpose: ProQual Landscaping is to repair erosion at Cactus and Citrus Road (red highlighted area), caused by run off from adjacent areas and recent storms. Includes repairing erosion and loss of soil and grade at the corner in eroded areas using existing materials, adding rip rap to the red highlighted area to stabilize the bank, and returning this entire area back to original condition. Our goal is to build community pride, increase appeal, appearance, safety, and property values in the community. See attached proposal for project details. Install: (66) tons Express Brown Rip Rap Proposal includes all labor, materials, rental equipment, delivery, and disposal fees.	1	10,258.78	10,258.78
Work will be scheduled when authorization is received.			
		Sales Tax (0.0%)	\$0.00
		Total	\$10,258.78

THIS IS NOT AN INVOICE. PLEASE DO NOT PAY.
THIS PRICE IS ONLY VALID FOR 30 DAYS.

SIGNATURE _____



Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.**

Name of Neighborhood:	Original Town Site
Name of Proposed Project:	2018 Recycle Art Festival: Reclaim, Proclaim & Preserve
Contact Person: Other Contacts (If Applicable): Note: May include a community partner working on the project.	Name: Kim Sterling and Nancy Sterling Address: 16560 N. Dysart Rd. Telephone: 623-584-8311 Email: Nancy.Sterling@wham-art.org Name: Nancy Sterling Address: 16560 N. Dysart. Rd., Surprise, AZ 85378 Telephone: 623-584-8311 Email: Nancy.Sterling@wham-art.org
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	SEE ATTACHED

PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.	Four (4) Instructors for Kids Zone free art activities during festival. Each instructor to be paid for 8 hrs @ \$25.00 x 4 = \$800	\$800.00
Contracted Services such as site planning, sidewalk installation, etc.	Installation of 15 recycle 6' repurposed material Flowers for decoration along Side Walk. Recycle Artist time to install 5hrs X \$25 per hours = \$125	\$125.00
Security, Traffic and parking attendants	6 traffic and parking attendants x 8hr = 48hrs x \$23 = \$1,104	\$1,104.00
Material/Supplies such as refreshments, safety equipment, Art Supplies	Four stations at kids zone will offer Free art activity during the event. Est. art supplies for up to 150 children per station x 4 = 600 children @ \$2.50 art supplies = \$1500	\$1,500.00
Special needs art supplies	20' x 20' lg canvas & paint, plus equipment for wheel chairs	\$800.00
Eco Chic Fashion Show Supplies and awards	Supplies children's recycled fashions = \$600 + awards/ children and adults = \$500 = \$1,100	\$1,100.00
Car Show awards	Awards and Ribbons for Car Show = \$500	\$500.00
	Refreshments for volunteers 15 X \$5 each = \$75.00	\$75.00
Communication such as long distance phone calls, internet usage, etc.		
Printing/Reproduction such as fliers, invitations, applications, etc.	Flyers, Social Media, Newspaper Ads, Signage	\$ \$8,000.00

Rentals/Leases such as renting a PA System for an event	Sage for Fashion Show and musicians, Tents, Lighting equipment, PA system, Barricades	\$4,000.00
Surprise Shuttle Service	Service to bring festival attendees to the event site from a parking lot	\$1,200.00
Capital Purchases such as playground equipment, trees, etc. Possible grading of parking lot north of event, and hiring water truck to spray lot to lesson dust.	Landscaper to drag lot to rid weeds and water truck to wet the soil to prevent dust.	\$1,400.00
Other Musicians and DJ	Entertainment ask local musicians for volunteer but may pay 4 performers at \$200 each= \$800 plus DJ *\$750 for all day	\$1,550.00
Grand Total of Expenses		a) \$ 22,154.00

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or, Organization	\$ Amount
Parks and Sons hopefully sponsor again	\$2,000.00
Grant from Surprise Outreach Program	\$ 1,000.00
Individual sponsorships est.	\$ 1,500.00
Arizona Commission on the Arts/Festival Grant	\$ 3,000.00
	\$
	\$
Total Cash From Partners	b) \$ 7,500.00

In-Kind Donations from Partners

Person/Group & Activity Performed	\$ Amount
APS printed materials for WHAM	\$ 800.00

Teen Volunteers for set up, tear down, on-site for direction and help during the event 25 x 8 hrs = 200 x \$23 per hr.		\$4600.00	
Total In-Kind From Partners	c)		\$ 4,480.00
Volunteer Hours (Valued at \$23.07 per hour)	# of Hours X \$23.07 per hour = 120 hrs.		
Person/Group & Activity Performed			
WHAM Volunteers (20 for 8hrs)		\$ 3,680.00	
		\$	
		\$	
		\$	
		\$	
Total Volunteer Labor	d)		\$ 3,680.00
Grand Total (b+c+d=e)	e)		\$ 15,660.00
Project Overage or Shortage (a-e=f)	f)		\$6,494.00
City Grant Request (Total cash request from the City of Surprise)	g)		\$6,494.00

Narrative

Description of project including:

2018 Recycle Arts Fest: Reclaim, Proclaim & Preserve
April 7th, 2018 from 10:00 a.m. to 7p.m.

The 2018 Recycle Arts Fest: Reclaim, Proclaim & Preserve is a one-day community driven recycled arts festival that highlights the spirit of imaginative/skillful/innovative artistic expression, collaboration, and education on the importance of conservation and saving our natural resources. The festivities include a recycled art exhibit in WHAM West Gallery, food, eco-friendly vendors, free art activities for children, a special needs art activity, local musicians, a car show, concluding with the best recycled art fashion created showcased from participants walking down a runway. This Recycle Arts Fest: Reclaim, Proclaim & Preserve fits in WHAM's mission to advance and promote visual arts in the West Valley, thus fostering cultural enrichment, participation and awareness.

a) Goal/Need of the project

The goals and objective of this festival are to foster community spirit within and around the Original Town Site, to demonstrate collaboration between WHAM and its partners and supporters, and to provide a unique educational experience for participants and attendees. There are three ways the goals will be met:

- **Fostering Community Spirit** – WHAM appeals to all members of the community to gather together to participate in and/or attend this community event featuring quality arts programming and entertainment in their neighborhood.
- **Demonstrating Collaboration**- WHAM partners with local government, corporations, small business, residents and artists to create a successful neighborhood event.
- **Providing a Unique Educational Opportunity** – In partnership with city departments, recycle businesses, and eco-friendly organizations as well as schools, WHAM provides an educational experience highlighting creative artistic expression and technique while learning proper recycling practices.

b) How support has evolved in the neighborhood

Since WHAM's first recycle event in 2013, support from the community has steadily increased, as well as artists from outside Arizona submitting to our Recycled Exhibit. The number of participants and attendees has expanded beyond the bounds of the WHAM's organizational membership, into the community at large. People are already planning on what their recycle fashion will be made of. Our influence in the area to get people to be more aware of recycling has spilled into the local schools with many planning their own entry for this year. Our motto is to be 'Inclusive Not Exclusive' by involving the residents of the Original Town Site to participate with advertising and handouts to their residents.

c) Who is involved, and

WHAM invites the community to come and enjoy all the festivities. Our partners and supporters will get recognition from those who attend through having a booth presence and the advertising to promote this festival. The previous partners and sponsors such as the City of Surprise, Arizona Public Service, Waste Management and Parks and Sons will again be invited to participate as well as new sponsors. Through calls for art, WHAM engages artists and fashionistas of all ages to participate in the various art displays and exhibits. WHAM will have a staff of approximately 20 members to guide, organize, direct and implement the festival. WHAM's Teen Art Club will be involved to help the instructors with Kids Zone, set up and tear down, and to assist schools with their booths. Finally, members of the local community-including residents of the Original Old Town Site, Surprise, the West Valley and out of state areas, are encouraged to attend.

d) What you expect the benefits to be when the project is complete.

Benefits of the 2018 Recycled Arts Fest: Reclaim, Proclaim and Preserve are numerous for all involved. When this art event is complete, festival attendees will have participated in a successful community event that they will remember and look forward attending in the future, as well as purchasing some unique artworks made of repurposed material. Through this event many children will have experienced a valuable, artistic and educational opportunity to understand the importance of recycling. Not only will they have attended a quality recycled arts exhibit and show but they will have gained an understanding of proper recycling practices allowable in their locale. As partners, the various City Departments will have an opportunity to interact with local residents, thus strengthening the relationship between the city and its inhabitants. For WHAM staff, volunteers, and artists, they will have had an opportunity to engage with its closest neighbors, advancing artistic awareness in the community. Overall the Recycle Arts Fest: Reclaim, Proclaim, Preserve will have served as an attraction for outside visitors and residents to visit the City of Surprise, becoming a signature event for Surprise.

See Neighborhood approval with signatures:

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.**

Name of Neighborhood:	Marley Park and The City of Surprise
Name of Proposed Project:	Surprise AZ SciTech Festival
Contact Person: Other Contacts (If Applicable): Note: May include a community partner working on the project.	Name: <u>Larry Henley</u> Address: <u>13169 N. 154th Ave, Surprise, AZ 85379</u> Telephone: <u>623-866-2255</u> Email: <u>larry@fastq.com</u> Name: _____ Address: <u>Mailing P.O. 1714, Surprise, AZ 85378</u> Telephone: _____ Email: _____
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	

Rentals/Leases such as renting a PA System for an event	Toward Rent/Lease space for presentors, activities and demonstrations.	\$ 1,000
Capital Purchases such as playground equipment, trees, etc.		\$
Other	Traveling expenses for presentors who donate their time and talent.	\$ 700
Grand Total of Expenses		a) \$

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or, Organization

\$ Amount

David Cinader	\$ 50
R.L. STAUPTMANN	\$ 50
Victoria Oliver	\$ 50
Quillan	\$ 70 -
L.J. Henley	\$ 50
	\$ 270
Total Cash From Partners	b) \$ 270.00

PROJECT APPLICATION FORM

DESCRIPTION OF PROJECT INCLUDING:

a). goal/need of the project, - It will be a STEM (Science, Technology, Engineering and Math) festival filled with activities, presentations and demonstrations for anyone from six to one hundred and six. It is intended for students, educational institutions and businesses to showcase STEM utilizing community engagement while educating the public, to the importance it is in our daily lives.

b). how support has evolved in the neighborhood. - Marley Park Elementary has a science fair every year. A STEM activist and resident of Marley Park is championing this mission for the community.

c). who is involved, and - The City of Surprise director of human services and community vitality, Seth Dyson, et. al., Dysart School District No. 89 and Larry Henley, activist for STEM.

d). what you expect the benefits to be when the project is complete - Benefits of this project will enlighten how STEM improves our lives in a myriad of ways. It will also elicit interest in our youth to gravitate to professions that require a STEM background and hopefully will solve some of problems we face in our world. This event will entice businesses to locate their companies in Surprise, AZ viewing our strong support and acceptance in STEM. It will educate and engage the community to what is possible today and what is possible in the near future and beyond.

ADDENDUM

We have secured one event day April 21, 2018 for the Surprise AZ SciTech Festival and looking to have another two event days or more for the year.

At this point we are looking to have:

- . three to five presenters e.g. DNA, etc.
- . Dysart School District No. 89 students will be showcasing their STEM projects, displays and demonstrations e.g. robotics, drones, automotive, medical, etc.
- . The City of Surprise will showcase their involvement e.g. green energy, water treatment, etc.

Marketing and advertising the project would be through:

- . City of Surprise - the marquee located on Bell and Bullard, the Surprise Progress, Surprise television station, website, hopefully radio and television, etc.
- . Dysart School District No. 89 - announcements, leaflets, posters, social media, etc.
- . RISE - leaflets, newspaper, website, APP, etc.

Note: All monies that are not used in this venture project will be returned to the City of Surprise if this grant is accepted.

With NASA - Project 2

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. This three page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.

Name of Neighborhood:	Marley Park and The City of Surprise
Name of Proposed Project:	Surprise AZ SciTech Festival
Contact Person: Other Contacts (If Applicable): Note: May include a community partner working on the project.	Name: <u>Larry Henley</u> Address: <u>13169 N. 154th Ave., Surprise, AZ 85379</u> Telephone: <u>623-866-2255</u> Email: <u>larry@fastq.com</u> Name: _____ Mailing Address: <u>P.O. Box 1714, Surprise, AZ 85378</u> Telephone: _____ Email: _____
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	

Rentals/Leases such as renting a PA System for an event	Toward Rent/Lease space for presentors, activities and demonstrations.	\$ 1,000
Capital Purchases such as playground equipment, trees, etc.		\$
Other	Traveling expenses for presentors	\$ 1700
Grand Total of Expenses a)		\$

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or, Organization	\$ Amount
	\$
	\$
	\$
	\$
	\$
	\$
Total Cash From Partners b)	\$ 270. ⁰⁰

PROJECT APPLICATION FORM

DESCRIPTION OF PROJECT INCLUDING:

a). goal/need of the project, - It will be a STEM (Science, Technology, Engineering and Math) festival filled with activities, presentations and demonstrations for anyone from six to one hundred and six. It is intended for students, educational institutions and businesses to showcase STEM utilizing community engagement while educating the public, to the importance it is in our daily lives.

b). how support has evolved in the neighborhood. - Marley Park Elementary has a science fair every year. A STEM activist and resident of Marley Park is championing this mission for the community.

c). who is involved, and - The City of Surprise director of human services and community vitality, Seth Dyson, et. al., Dysart School District No. 89 and Larry Henley, activist for STEM.

d). what you expect the benefits to be when the project is complete - Benefits of this project will enlighten how STEM improves our lives in a myriad of ways. It will also elicit interest in our youth to gravitate to professions that require a STEM background and hopefully will solve some of problems we face in our world. This event will entice businesses to locate their companies in Surprise, AZ viewing our strong support and acceptance in STEM. It will educate and engage the community to what is possible today and what is possible in the near future and beyond.

ADDENDUM

We have secured one event day April 21, 2018 for the Surprise AZ SciTech Festival and looking to have another two event days or more for the year.

At this point we are looking to have:

- . three to five presenters e.g. DNA, etc.
- . Dysart School District No. 89 students will be showcasing their STEM projects, displays and demonstrations e.g. robotics, drones, automotive, medical, etc.
- . The City of Surprise will showcase their involvement e.g. green energy, water treatment, etc.

Marketing and advertising the project would be through:

- . City of Surprise - the marquee located on Bell and Bullard, the Surprise Progress, Surprise television station, website, hopefully radio and television, etc.
- . Dysart School District No. 89 - announcements, leaflets, posters, social media, etc.
- . RISE - leaflets, newspaper, website, APP, etc.

Note: All monies that are not used in this venture project will be returned to the City of Surprise if this grant is accepted.

SPECIAL EVENT PROJECT

A NASA speaker from Jet Propulsion Laboratories (JPL) in Pasadena, California for the Surprise AZ SciTech Festival was promised as a high interest headliner to attract the community to STEM. Money has become an issue. However with a thousand dollars more would help to make this a reality. The speaker is free. The expenses we would have to cover is food, a place to stay and transportation.

If this was possible the Surprise AZ SciTech Festival would have built-in marketing and advertising due to NASA's great reputation. This should create an abundant amount of enthusiasm throughout the Valley of the Sun. A special event like this should provide the City of Surprise major, significant recognition and publicity.

IMPORTANT: The Project Application Forms on the following three pages must be thoroughly completed.

For more information contact:

Jodi Tas

Assistant to Council

623.222.1330

Jodi.tas@surpriseaz.gov

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Friday, November 10th by 5:00PM.**

Name of Neighborhood:	
Name of Proposed Project:	Arizona FC Youth Soccer Initiative
Contact Person:	Name: <u>Jeff Kelly</u> Address: <u>15979 W Christy Dr</u> Telephone: <u>6235007500</u> Email: <u>Jeff@Arizonafc.com</u>
Other Contacts (If Applicable):	Name: _____ Address: _____ Telephone: _____ Email: _____
Note: May include a community partner working on the project.	

Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	a) The goal of the Arizona FC youth soccer initiative is to improve the fields at Calibre Academy to support competitive youth soccer in Surprise, AZ. b) Improving the fields at Calibre Academy will allow Surprise, AZ to host competitive soccer games in a safe and beautiful environment. Arizona FC is committed to providing high level soccer education to the youth of Surprise, AZ. Arizona FCs youth soccer players are culturally and economical diverse. Soccer at Arizona FC provides a level playing field for the children of Surprise to achieve and succeed in youth athletics. Providing safe and functional fields will allow the kids to focus on their development. c) Arizona FC is in partnership with Calibre Academy to provide safe and functional soccer fields. Arizona FC is ran by an organization of local volunteers. d) The availability of a quality youth soccer complex in Surprise will impact the local community by providing a positive outlet for local youth. Currently, many Surprise residents travel outside of Surprise to participate in competitive soccer within neighboring cities. The talented athletes are being lost due to lack of facilities. This grant would allow us to maintain the talent in Surprise without increasing cost to the local residents participating in youth soccer. The benefits of upgrading the facilities are not limited to an athletic benefit. Currently, Arizona, FC participates in the Port of Sub soccer league. Due to the lack of fields the home games are hosted in the city of Avondale at Fear Farm. With the help of the Neighborhood Improvement Grant, Arizona FC would be able to host the home soccer games in Surprise, AZ. Approximately 100 home games each year hosted by Arizona FC at the Fear Farm complex. The Surprise community loses the opportunity to host and represent Surprises beautiful city every game that must be played on appropriate fields. This is a missed opportunity for local business to capitalize on the
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	economic impact of visiting teams, that are currently shopping, eating, and touring the Fear Farm area.
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PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.	200 Hoursx 23.07	\$ 4614
Contracted Services such as site planning, sidewalk installation, etc.	Install 2 backstops	\$ 500
Material/Supplies such as refreshments, safety equipment, etc.	45 tons of topsoil \$1050 10 50 lbs bags of grass seed Seed broadcaster, trailer 2 backstops	\$ 1800
Communication such as long distance phone calls, internet usage, etc.		\$

Printing/Reproduction such as fliers, invitations, applications, etc.		\$
Rentals/Leases such as renting a PA System for an event	Loader landscaper tractor	\$ 540
Capital Purchases such as playground equipment, trees, etc.	2 backstops	\$ 3000
Other		\$
Grand Total of Expenses		a) \$ 10454

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or Organization	\$ Amount
	\$
	\$
	\$
	\$
	\$
	\$
Total Cash From Partners	b) \$

In-Kind Donations from Partners

Person/Group & Activity Performed**\$ Amount**

	\$
	\$
	\$
	\$
	\$

Total In-Kind From Partners**c)**

\$

of Hours
X \$23.07
per hour =**Volunteer Hours (Valued at \$23.07 per hour)****Person/Group & Activity Performed**

200+ hours	\$
	\$
	\$
	\$
	\$

Total Volunteer Labor**d)**

\$ 4614

Grand Total (b+c+d=e)**e)****Project Overage or Shortage (a-e=f)****f)****City Grant Request****g)**

\$
\$
\$ 5840 requested

(Total cash request from the City of Surprise)



Neighborhood Grant Program

FY2017-2018

PROGRAM PURPOSE & OVERSIGHT

- To empower residents and increase community engagement, interest and involvement within the City of Surprise
- Surprise Sub-Committee on Community Outreach, Partnerships & Grants makes funding recommendations
- Sub-Committee Members are Council Members Patrick Duffy (Chair), Ken Remley and Roland F. Winters Jr.

PROGRAM GUIDELINES

To receive support, projects must:

- Provide a public benefit,
- Result in a product, which benefits a neighborhood or the larger Surprise Community;
- Be feasible for completion by June 13, 2018;
- Involve the benefiting neighborhood in project identification, planning and execution;
- Emphasize neighborhood self-help, or
- Be educational, community-building, or a public physical improvement

APPLICATION PROCESS

- Application must be signed by a minimum of 5 neighbors within applicant's respective residential area supporting ideas and project applicant
- Must include a thorough description of how funding will be utilized
- Project must comply with City and HOA policies
 - Application must include approval of HOA Board, if necessary

PROCESS TIMELINE

August 28, 2017 –
November 10, 2017

Application Period

Information session
held September 21st

November 20, 2017

Committee on
Community
Outreach,
Partnerships & Grants
Meeting &
Recommendation

December 5, 2017

City Council
Recommendation

APPLICATION DESCRIPTION

Neighborhood/Applicant	Project Name	Requested Amount	Committee Recommendation
Friends of the Library	Raising a Reader	\$8,500	\$1,000
Kingswood Parke	Kingswood Parke Parent University – Early Literacy Program	\$10,000	\$1,000
Surprise Community Garden	Mini Stage	\$2,570	\$2,000
Northwest Ranch	Tree Replacement	\$9,900	\$2,000
Sarah Ann Ranch	Erosion Control Project	\$10,000	\$2,000
WHAM	Recycled Arts Festival	\$5,574	\$1,000
Marley Park	Sci-Tech Festival	\$2,000	\$1,000
Arizona FC Youth Soccer	Field Repair at Calibre Academy	\$4,614	\$0
	Request Total	\$53,158	\$10,000

PROGRAM GUIDELINES

- Funding would be available after City Council approval
- All funding must be spent by June 13, 2018
- Reporting will be similar to the Surprise Community Outreach Program





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

December 5, 2017 @ 6:00:00 PM

+ Back Print

Council Meeting Date:	December 5, 2017	Contact Person:	Robert Wingo, City Attorney
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to enter into executive session for discussion and consultation with staff and legal counsel to consider the City Council's position and instruct staff regarding negotiations with Ottawa University for the lease and/or sale of real property in the proximate vicinity of Surprise City Hall and Surprise Stadium pursuant to A.R.S. 38-431.03(A)(3) and 38-431.03(A)(7).

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

No Attachments Available