



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

Tuesday, September 19, 2017 @ 6:00 PM
COUNCIL CHAMBERS

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

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

District Citywide [A proclamation acknowledging Constitution Week will be presented to a representative from the Daughters of the American Revolution.](#) None
Mayor
Wolcott

District Citywide [A proclamation acknowledging Suicide Prevention Month will be presented to a representative of the Human Service & Community Vitality Department.](#) None
Mayor
Wolcott

E. City Manager Report:

F. City Attorney Report:

G. City Clerk Report:

District Citywide [The City Clerk will brief Council on upcoming National Voter Registration Day event.](#) None
Sherry Ann
Aguilar,
City Clerk

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 Citywide | <u>Consideration and action on the minutes of August 15, 2017 Special City Council Meeting, Regular City Council Work Session and Regular City Council Meeting.</u> | None
Sherry Ann Aguilar,
City Clerk |
| 2. | District 1 | <u>Consideration and action to accept the donation from Surprise Farms III Community Association for Surprise Farms Community Park; Resolution #2017-110.</u> | None
Donna Miller, CRS
Director |
| 3. | District 1 | <u>Consideration and action accepting maintenance of the streets and public utility improvements at Austin Ranch Parcel 1, generally located on the Northwest corner of West Deer Valley Road and North Citrus Road; Resolution # 2017-100.</u> | None
Karl Zook,
Public Works
Department |
| 4. | District 1 | <u>Consideration and action on the final plat entitled "Verdugo Master Plat" dated June 20, 2017, which identifies the locations of main roads, residential parcels, and drainage tracts on approximately 191.31 acres located on the northeast corner of Pinnacle Peak Road and 163rd Avenue.</u> | None
Sergio Angulo -
Community Development |
| 5. | District 3 | <u>Consideration and action pertaining to approval of the Final Plat entitled, "Final Plat of Zanjero Trails, Phase 2, Parcels 16 and 17," dated August 2, 2017, a property generally located at the northwest corner of Peoria Avenue and Perryville Road, within Zanjero Trails Planned Area Development.</u> | None
Hobart Wingard -
Community Development |
| 6. | District 1 | <u>Consideration and action accepting maintenance of the streets and public utility improvements at Austin Ranch Parcel 4, generally located on the Northwest corner of West Deer Valley Road and North Citrus Road; Resolution # 2017-101.</u> | None
Karl Zook,
Public Works
Department |
| 7. | District 5 | <u>Consideration and action pertaining to approval of the Final Plat entitled, "Replat of Lots 2 & 3 of Replat of Final Plat Amendment of Lot 7, Stadium Village South," dated July 13, 2017, a property generally located north of the northeast corner of North Parkwood Place and West Paradise Lane, within the Stadium Village portion of the Orchards Planned Area Development.</u> | None
Hobart Wingard -
Community Development |
| 8. | District 3 | <u>Consideration and action accepting maintenance of the streets and public utility improvements at Zanjero Trails Parcel 13A, generally located on the Northeast corner of Desert Cove Road and Perryville Road; Resolution # 2017-90.</u> | None
Karl Zook,
Public Works
Department |
| 9. | District 3 | <u>Consideration and action declaring the 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</u> | None
Karl Zook,
Public |

- | | | |
|---|---|---|
| | <u>parks for the Zanjero Trails Parcels 16 & 17 #162 Street Lighting Improvement District; Resolution #2017-104.</u> | Works
Department |
| 10. District 3 | <u>Consideration and action accepting maintenance of the streets and public utility improvements at Zanjero Trails Phase 2 - Parcel 12B, generally located on the northwest corner of Desert Cove Road and Perryville Road; Resolution # 2017-97.</u> | None
Karl Zook,
Public
Works
Department |
| 11. District Internal | <u>Consideration and action pertaining to approval of an amendment to the Fiscal Year 2018 budget by reallocating appropriations in the amount of \$5,929 with the Grants and Contingency fund for the purpose of accepting and adjusting the budget authority to utilize grant money from the Gila River Indian Community; Resolution # 2017-111.</u> | None
Tom Abbott,
Fire/Medical |
| 12. District 5 | <u>Consideration and action to approve a Series 12 (New License/Corporation - 1207B148) Liquor License for Tokyo Joe's requested by Agent, Andrea Lewkowitz to be located at 14345 W. Bell Road, Suite #106, Surprise, AZ 85374.</u> | None
Sherry Ann
Aguilar, City
Clerk |
| 13. District Citywide | <u>Consideration and action pertaining to approval of an Intergovernmental Agreement between the City of Surprise and Central Arizona Water Conservation District for the sale and purchase of Long Term Storage Credits; Resolution # 2017-116.</u> | None
Terry Lowe,
Director,
Water
Resource
Management
Department |
| 14. District Citywide | <u>Consideration and action pertaining to approval of an Intergovernmental Agreement between the City of Surprise and Arizona Water Banking Authority for the sale and purchase of Long Term Storage Credits; Resolution # 2017-115.</u> | None
Terry Lowe,
Director,
Water
Resource
Management
Department |
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Regular Agenda Item - Public Hearing: | | |
| 15. District 1 | <u>Consideration and action pertaining to approval of a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone approximately 149.1 acres from PAD-residential to RM-6 with a Planned Unit Development overlay (RM-6 PUD) and RM-9 with a Planned Unit Development Overlay (RM-9 PUD), generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue; Ordinance #2017-16.</u> | None
Sergio
Angulo -
Community
Development |
| 16. District 1 | <u>Consideration and action pertaining to approval of a Major Amendment to the Asante Planned Area Development (PAD) to Rezone approximately 220.1 acres from PAD to RM-6 with a Planned Unit Development Overlay (RM-6 PUD), RM-9 with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD), generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue; Ordinance # 2017-17.</u> | None
Sergio
Angulo -
Community
Development |

- | | | |
|----------------|--|--|
| 17. District 1 | <u>Consideration and action pertaining to approval of a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned [cases FS17-011 and FS17-012] from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD) generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue; Ordinance # 2017-18.</u> | None
Sergio
Angulo -
Community
Development |
|----------------|--|--|

Regular Agenda Item - Non-Public Hearing:

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|-----------------------|--|---|
| 18. District Internal | <u>Consideration and action to appoint a District 3 Councilmember to serve through December 31, 2018. The Applicants for consideration are as follows: Randal J. Kidd, Jr.; Patrick Duffy; Gary "Doc" Sullivan; James Hodge; Gisele Norberg; Kevin Loken.</u> | None
Sherry Ann
Aguilar, City
Clerk |
| 19. District Internal | <u>Consideration and action to approve the following applicants to fill vacancies for the Arts & Cultural Advisory Commission: Doug Tolf with a term expiration of June 30, 2020 and John "Jack" Hastings with a term expiration of June 30, 2019.</u> | None
Sherry Ann
Aguilar, City
Clerk |
| 20. District Citywide | <u>Consideration and action pertaining to approval of a Fiscal Year 2018 Budget amendment reallocating appropriations of \$55,000 within the General Fund from the Economic Development Contingency to Services to implement the new citywide "Shop Local" program proposed by the Surprise Regional Chamber of Commerce; Resolution # 2017-112.</u> | None
City
Manager,
Bob
Wingenroth |
| 21. District Citywide | <u>Consideration and action pertaining to adoption of a new City Council policy establishing the process to honor exceptional leadership in the City of Surprise.</u> | None
Bob
Wingenroth,
City
Manager |

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

- | | | |
|-----------------------|--|---|
| 22. District Internal | <u>Consideration and action to enter into executive session for discussion of information technology records and information which is exempt by law from public inspection pursuant to A.R.S. 38-431.03(A)(2).</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

September 19, 2017 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 19, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	☒ x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the minutes of August 15, 2017 Special City Council Meeting, Regular City Council Work Session and Regular City Council Meeting.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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☐ [Regular Mtg](#)

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

Tuesday, September 5, 2017 @ 05:02 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Work Session** to order at 05:02 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, September 5, 2017**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Hayden, Council Member Hall, Council Member Remley, and District 3 Vacant.

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

Pledge of Allegiance

Call to the Public

Regular Agenda Item - Non-Public Hearing

1 – Presentation and discussion pertaining to the Capital Improvement Projects, Transportation & Pavement Preservation - NO ACTION

Karl Zook of Public Works gave a powerpoint presentation regarding this item.

Pavement project updates
Asphalt temperatures
Surprise Farms Park dedication
Concerns about Bullard, safety issues
Civic Center Drive project
8 acre park fence project
What are close-out funds? Controlled through MAG

Executive Session

Regular City Council Work Session Minutes – September 5, 2017 – Page 2

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Work Session of September 5, 2017 at 5:34 PM. Council Member Hall seconded the motion. Six yes votes, one vacant (D3), 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, September 5, 2017.**

Sherry Ann Aguilar, City Clerk

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

Tuesday, September 5, 2017 @ 06:19 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:19 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, September 5, 2017**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Hayden, Council Member Remley, Council Member Hall, and District 3 - Vacant.

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

Pledge of Allegiance

Proclamation and Community Acknowledgements

City Manager Report

City Attorney Report

City Clerk Report

National Voter Registration Day, September 26, 2017.

Call to the Public

Consent Agenda

1 – Consideration and action pertaining to a Intergovernmental Agreement (IGA) with Maricopa County department of transportation (McDOT), to waive traffic control permit fees for City of Surprise projects; Resolution #2017-36 - APPROVED

2 – Consideration and action on the Regular City Council Work Session and Regular Council Meeting Minutes for August 15, 2017 - APPROVED

3 – Consideration and action pertaining to an Intergovernmental Agreement (IGA) with Maricopa County Department of Transportation (MCDOT) for uniform design and construction standards associated with roads that will be annexed into the City; Resolution #2017-37 - APPROVED

4 – Consideration and action by Mayor and Council of the City of Surprise, Arizona, declaring its intention to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Bell Pointe South #157 Street Lighting Improvement District; Resolution # 2017-94 - APPROVED

5 – Consideration and action to amend the City of Surprise Public Art Policies and Procedures Guide to include minor revisions which were inadvertently omitted in the document adopted by the City Council on March 21, 2017 - APPROVED

6 – Consideration and action by Mayor and Council of the City of Surprise, Arizona, declaring its intention to create a lighting improvement district pursuant to A.R.S. 48-616 for the purpose of purchasing facilities and energy for lighting the public streets and parks for the Bell Pointe North #156 Street Lighting Improvement District; Resolution # 2017-93 - APPROVED

7 – Consideration and action amending the fiscal year 2018 Capital and Operating List of Items over \$50,000 and the fiscal year 2018 budget by reallocating appropriations of \$20,000 from Contingency within the Grants Fund to the Donations Fund for the donation from the Friends of the Library; Resolution #2017-102 - APPROVED

8 – Consideration and action amending the fiscal year 2018 budget by reallocating appropriations of \$36,200 within the Grants Fund and approving an Intergovernmental Agreement (IGA) between the City of Surprise and the Department of Justice Drug Enforcement Administration (DEA) for two 2) experienced officers to be assigned to the DEA Task Force for a period of not less than two years; Resolution # 2017-96 - APPROVED

9 – Consideration and action pertaining to approval of a Final Plat entitled "Bell Pointe II – North and Tract LL of the Bell Pointe I Plat" dated July 7, 2017, a property generally located at the northeast corner of Bell Pointe Boulevard and Weatherly Drive - APPROVED

10 – Consideration and action pertaining to approval of a Final Plat entitled "Bell Pointe II – South" dated July 7, 2017, a property generally located on the northeast corner of Bell Pointe Boulevard and Ewers Drive within the Bell Pointe 2 Planned Area Development (PAD) - APPROVED

11 – Consideration and action pertaining to approval of the Final Plat entitled "Re-Plat of Marley Park Parcels 15 & 16" dated August 3, 2017, generally north of Cactus Road and east of Bullard Avenue - APPROVED

12 – Consideration and action pertaining to approval of the Final Plat entitled "Christopher Todd Collection at Marley Park" dated May 19, 2017, dedicating public recreation/trail and sidewalk easements for a 14.77 acre property generally located south of Old Oak Lane and west of Whisperwood Drive - APPROVED

Council Member Winters made the motion to approve the consent agenda. Council Member Hayden seconded the motion. Six yes votes, one vacant (D3), motion carried.

Regular Agenda Item - Non-Public Hearing

13 – Consideration and action pertaining to the Committee on Community Outreach, Partnerships and Grants recommendations for Surprise Community Outreach Program funding for Fiscal Year 2018 - APPROVED AS AMENDED

Community Initiative, Seth Dyson and Jodi Tas, City Manager's Office gave a presentation on this item.

Council Member Hall - Friends of the Library, recommend giving money to this organization, they do so much for our community. He questioned the Lutheran Social Services that do not have a location in Surprise. This would be for a future project.

Ms. Tas - Friends of the Library was looking to add locations for the proposed reading program. Serve 30 families with this funding.

Council Member Hall made the motion to amend as follows: change Friends of the Library from zero to \$2,000 and change Youngtown Community Fund from \$2,000 to zero. Council Member Winters seconded the motion. Four yes votes, two no votes (Tande and Remley) and one vacant (D3), motion carried.

14 – Consideration and action pertaining to adoption of a Citywide Temporary Sign Policy; Resolution # 2017-98 - APPROVED

Regular City Council Meeting Minutes – September 5, 2017 – Page 4

Community Development Director, Eric Fitzer gave a powerpoint presentation on this item.

Council Member Winters - This is a tough decision, need to think of businesses too. The businesses in homes in the OTS cannot have this type of signage. Definition of Cottage Industry?

Mayor Wolcott - Cottage Industry is generally allowed in the specific area, is this correct?

Mr. Fitzer - Yes correct.

Council Member Remley - Explained the Cottage Industry within the heritage district.

Council Member Remley - Temporary signs has no time restrictions.

Council Member Hall - Prohibitive signs, festoons, or hanging out of the window of a business?

Council Member Hall - A-frame signs, 15 feet from the entry of your business.

Vice Mayor Tande - This might solve some of the issues until we get to a permanent ordinance.

Council Member Remley - Prohibitive signs, nothing about tear drop signs. Currently not allowed under the ordinance.

Public comments:

Nate Brill - Thanked Council for bringing this forward. One arterial is not enough for Open House signs and the A-Frames 15 feet away from the door, this doesn't solve the problem for the smaller businesses that are located far away from the main roads.

Wendy Cosentino - Local business owner, would like to offer an opinion from a local business owner. The location is hard to find far away from main road. I cannot agree with what signage should be on private property. This has been tough to survive, please look at the new laws that are being proposed and revise immediately.

Liz Recchio - Thank City Council and staff, you have been listening to us and we appreciate this. Gave examples of different signage.

Regular City Council Meeting Minutes – September 5, 2017 – Page 5

Michelle Leski - Have lost business dramatically because people cannot see my business, I have received 2 tickets that I cannot afford to pay them. I have lost employees because I can't afford to pay them. I am doing everything in my power to keep my business. The A-Frames really help and asked Council to reconsider this.

Council Member Hall - I know where the Imagine Spa is, there is a breeze way, her business faces east. There are some exceptions that we have to try and help these businesses.

Mayor Wolcott - I frequent many of the businesses that are tucked back off of the road, I am a customer of Michelle's business. The concern I have is that if we are start making exceptions and there are businesses that pay a premium along the roadways, if we start making exceptions we are going to be walking down the same slippery slope that was challenged by the Court saying we have to have rules. I just want to stand up for the planning department on this bata test project, it's not perfect but it will help us sort out the issues.

Council Member Hall- I am really surprised that the Chamber of Commerce is not here advocating for the businesses. They knew this was on the agenda tonight. I know we can't go back and reinvent the process.

Council Member Winters - Is there any kind of appeals process with this policy?

Mr. Fitzer - If adopted, this is the policy that will be in place.

Council Member Remley - I sympathize with the business folks that have come forward, I totally agree where Hall is coming from, we are going to need to work out something for some of these businesses. It is critical that we get this bata test on board now.

Vice Mayor Tande - This will solve a lot of people's problems. Would like to see solutions, maybe directories.

Council Member Hayden - It's our responsibility to support our small businesses, I am interesting in making this work for everyone.

Council Member Remley made the motion to approve Resolution 2017-98. Council Member Hayden seconded the motion. Five yes votes, one no vote (Winters), one vacancy (D3).

Regular City Council Meeting Minutes – September 5, 2017 – Page 6

Other Business

Council Member Winters - renaming Bullard to Coronado Avenue, seconded by Council Member Hayden.

Council Member Hayden - poor ordinance waiver, seconded by Council Member Winters.

Mayor/Council Report

Mayor and Council reported on the activities/meetings that they attended.

Executive Session

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Meeting of September 5, 2017 at 8:31 PM. Council Member Hall seconded the motion. Six yes votes, one vacancy (D3), motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

Regular City Council Meeting Minutes – September 5, 2017 – Page 7

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, September 5, 2017**.

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Donna Miller, CRS Director
Submitting Department:	CRS	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to accept the donation from Surprise Farms III Community Association for Surprise Farms Community Park; Resolution #2017-110.

Motion:

I move to approve Resolution #2017-110.

Background:

On February 21, 2017, the City Council approved a Capital Improvement Project to improve an 8.5 acre undeveloped parcel of Surprise Farms Community Park. The Surprise Farms III Community Association that surrounds the park was highly supportive of this project and offered to make a financial contribution to the overall project as well as offered to maintain the turf (mowing, trimming and fertilizing) for a period of three years. The project was bid in early June and it was determined that the full landscaping project, including the installation of sod, was able to be completed within the City's budgeted amount of \$500,000. As a result, the Association offered to install benches and trash can stations in the park as their contribution to the project. A total of four benches and trash can stations will be installed by the Association valued at approximately \$9,700. The City will also be entering into an agreement with the Association for the Association to maintain the turf through June 2020.

Objective Analysis:

The benches and trash can stations will be a beneficial enhancement to this portion of the park. The maintenance of the area by the Association will save the City approximately \$45,000 annually for the next three years.

Policy Compliant:

The action is consistent with City and Council Policy.

Financial Impact:

The financial impact of this donation will save the City approximately \$45,000 annually for the next three years.

Budget Impact:

The Association will provide landscaping services for this area for the next three years. For the 2021 fiscal year, the City will need to budget accordingly to maintain the area.

FTE Impact:

There is no immediate FTE impact at this time as the Association will provide landscaping services through June 2020. The City will need to budget for a part-time FTE at the expiration of the agreement with the Association.

ATTACHMENTS:

Click to download

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

RESOLUTION # 2017-110

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ACCEPTING A DONATION FOR PARK IMPROVEMENTS AT SURPRISE FARMS COMMUNITY PARK FROM SURPRISE FARMS III COMMUNITY ASSOCIATION.

WHEREAS, the Mayor and City Council of the City of Surprise approved a Capital Improvement Project to improve an 8.5 acre undeveloped parcel of Surprise Farms Community Park;

WHEREAS, the Surprise Farms III Community Association for Surprise Farms Community Park wish to donate park benches and trash can stations to the City to be used in the Surprise Farms Community Park improvement project;

WHEREAS, the City of Surprise Community and Recreation Services Department conditionally accepts the improvements described in this resolution;

WHEREAS, the City of Surprise will own and maintain the improvements upon final acceptance.

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

Section 1. The City of Surprise accepts the park improvements from Surprise Farms III Community Association as described in Exhibit A.

Section 2. The City Council hereby directs the City to accept the donation of park 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

Memo listing improvements and costs



**Community & Recreation
Services Department**

Memorandum

To: Lindsey Duncan, Finance Director
From: Donna Miller, Community and Recreation Services Director
Date: 8/23/2017
Re: Surprise Farms III Community Association Donation

On February 21, 2017, the City Council approved a Capital Improvement Project to improve an 8.5 acre undeveloped parcel of Surprise Farms Community Park. The Surprise Farms III Community Association that surrounds the park was highly supportive of this project and offered to make a financial contribution to the overall project as well as offered to maintain the turf (mowing, trimming and fertilizing) for a period of three years.

The project was bid in early June and it was determined that the full landscaping project, including the installation of turf, was able to be completed within the City's budgeted amount of \$500,000. As a result, the Association offered to install benches and trash can stations in the park as their contribution to the project. A total of four benches and trash can stations will be installed by the Association.

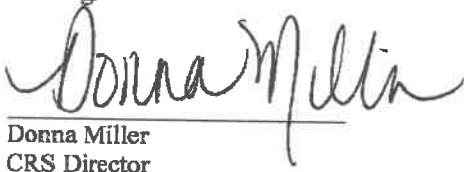
Each station will include:

1. One 6 ft. park bench with in-ground mount, vinyl-coated, blue/black color. Brand: Diversified Metal Fabricators
2. One 32 gallon trash receptacle with flat lid, liner, security chain and in-ground mount. Brand: Diversified Metal Fabricators
3. 4 x 8 concrete slab, 3" thick

The value of the benches and trash can stations is approximately \$9,700.00. The benches and trash can stations will be a beneficial enhancement to this portion of the park.

The maintenance of the area by the Association will save the City approximately \$45,000 annually for the next three years.

Per the Donations policy, approval of the Finance Director is required for this restricted donation from the Association. CRS will be taking the resolution to the City Council for approval at the September 19, 2017 meeting.


Donna Miller
CRS Director


Lindsey Duncan
Finance Director

LANDSCAPE MAINTENANCE AGREEMENT

This LANDSCAPE MAINTENANCE AGREEMENT (the "Agreement") is entered into by and between The Surprise Farms III Community Association, an Arizona non-profit corporation (the "Association") and the City of Surprise (the "City"). When necessary, the Association and the City are referred to, collectively, as the "Parties."

RECITALS

WHEREAS, the Association is a non-profit corporation that operates as a planned community under Arizona law.

WHEREAS, the City owns a parcel of land (located adjacent to Westpark Boulevard and Surprise Farms Loop Road South) within the boundaries of the Association and identified by Maricopa County Assessor Parcel Number 502-01-007T (the "Property"). The Property includes nine (9) acres of undeveloped land (the "Park").

WHEREAS, the Association desires to assist the City (for the benefit of the Association's members) in landscaping the undeveloped area and maintaining turf at the Park.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties voluntarily and knowingly agree as follows:

TERMS

1. **Recitals.** The above recitals are incorporated into the terms of this Agreement as if fully set forth herein.

2. **City Contribution.** The City agrees to plant grass on the Property by October 1, 2017, including all pre-planting activities such as design, grading, irrigation, drainage, fencing, curbing, and soil amendment.

3. **Association Donation:** The Association agrees to purchase and install four park bench/trash can stations within the Property. Each station shall include:

- a. One 6ft. park bench with in-ground mount, vinyl-coated, blue/black color. Brand: Diversified Metal Fabricators
- b. One 32 gallon trash receptacle with flat lid, liner, security chain and in-ground mount. Brand: Diversified Metal Fabricators
- c. 4 x 8 concrete slab, 3" thick

Products shall be purchased and installed from Sunstate Recreation. Association will work with the City on a mutually acceptable installation schedule. The approximate value of the donation will be approximately \$9,800.00. Upon installation, ownership of the improvements made by the Association will transfer to the City.

4. **Scope of Work:** Subject to the termination provision below, the Association agrees to maintain the turf at the Park for three (3) years from the Effective Date of the Agreement (collectively, the "Work"). As part of the Work, the Association intends to perform the following services: (i) mow the turf at least one (1) time per week (weather permitting) to an appropriate height for the species of turf at the specific time of year; (ii) mulch and/or remove the turf clippings from the site; (iii) edge the turf areas adjacent to the sidewalks and curbing after weekly mowing; (iv) fertilize the turf areas up to four (4) times per year (including any yearly soil / turf samples to determine the appropriate fertilizer); (v) apply pre-emergent herbicide application twice per year; and (vi) at the discretion of the Association and after prior approval by the City, over-seed some or all of the turf areas with winter ryegrass. The Work shall not include any sprinkler or irrigation repairs within the Park, which repairs will be the responsibility of the City. However, repairs that must be made because of the negligence of the Association or its agents will be the responsibility of the Association. The City will maintain all irrigation systems and pay for all irrigation water.

5. **Term of Agreement.** This Agreement is effective as of the date the last party executes the Agreement. The term of this Agreement, subject to the termination provision below, will end on June 30, 2020.

6. **License to Perform Work.** The City hereby provides the Association (along with the Association's agents, contractors, representatives and vendors) with a temporary, non-exclusive license to perform the Work on the Property. This license may be revoked by the City at any time for the City's convenience. This license does not extend over or apply to any areas that are fenced off by the City.

7. **Termination of Agreement.** The Association reserves the right to terminate this Agreement (without any recourse or penalty by the City) at any time after the installation of the four park bench/trash can stations on the Property (as more fully set forth in Section 3) by providing the City with thirty (30) days written notice. Upon termination, the Association shall have no further obligation to complete and/or perform any Work on the Property (including, but not limited to, the maintenance of turf at the Park). The City reserves the right to terminate this Agreement at any time after the installation/planting of the grass on the Property (as more fully set forth in Section 2), including the revocation of the temporary license described above.

8. **Indemnification.** To the fullest extent permitted by law, the Association will indemnify, defend and hold harmless the City and its council members, officers, boards, commissions, officials, employees, or agents (collectively the "Indemnified Party"), for, from, and against any and all losses, claims, damages, liabilities, costs, and expenses (including, but not limited to, reasonable attorneys' fees, claims processing, investigation, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions with respect thereof) relate to, arise out of, or are caused by, or in connection with the negligent or willful acts or omissions of the Association, its officers, employees, agents, or any tier of subcontractor in the performance of this Agreement.

9. **Insurance.** The Association and any agent or subcontractor of the Association performing the Work must procure and maintain until all of their obligations have been discharged, insurance against claims for injury to persons or damage to property which may arise

from or in connection with the performance of the Work hereunder by the Association, its agents, representatives, employees or subcontractors.

- a. **Minimum Scope and Limits of Insurance.** Association must maintain coverage with limits of liability not less than those stated in this Agreement below.

- i. **Commercial General Liability.** The Association's policy must include bodily injury, property damage, personal injury, and broad form contractual liability coverage as follows:

General Aggregate	\$2,000,000
Products - Completed Operations Aggregate	\$1,000,000
Personal and Advertising Injury	\$1,000,000
Blanket Contractual Liability =	
Written and Oral	\$1,000,000
Fire Legal Liability	\$50,000
Each Occurrence	\$1,000,000

- ii. **Business Automobile Liability.** The policy must include coverage for bodily injury and property damage for any owned, hired, and/or non-owned vehicles used in the performance of this Agreement.

Combined Single Limit (CSL) \$1,000,000

10. Complete Agreement / Modification. This Agreement sets forth the entire agreement among the Parties. Any modification or amendment to this Agreement must be approved in writing by both Parties.

11. Choice of Law and Forum; Attorneys' Fees. This Agreement shall be construed, enforced and governed by the laws of the State of Arizona. If any action is brought to enforce the terms of this Agreement, the prevailing party shall be entitled to an award of reasonable attorneys' fees.

12. Severability. Should any provision of this Agreement be declared illegal or invalid, the validity of the remaining provisions shall not be affected thereby.

13. Execution. This Agreement may be executed in counterparts, which shall constitute one and the same instrument. Facsimile signatures are binding as originals.

14. Effective Date. This Agreement is effective as of the date of the last party's signature herein.

[Signature Page to Follow]

[Signature Page]

**The Surprise Farms III Community Association,
an Arizona non-profit corporation**



President

Date: 8-7-17

City of Surprise, an Arizona municipal corporation



Department Director
Community and Recreation Services Department

Date: 8/24/17



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 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 accepting maintenance of the streets and public utility improvements at Austin Ranch Parcel 1, generally located on the Northwest corner of West Deer Valley Road and North Citrus Road; Resolution # 2017-100.

Motion:

I move to approve Resolution No. 2017-100.

Background:

The Public Works Department conducted the final inspection of the public utility improvements for Austin Ranch Parcel 1, on or about March 23, 2017, totaling 54,948 SY (approximately 12.5 lane miles) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drain and wastewater lines. Domestic water lines are located within the Beardsley Water jurisdiction.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

Acceptance of streets, sewer, and storm drain infrastructure increases the city's asset base and adds to

future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$3,527,722.

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-100](#)
 - ☐ [NOC Letter](#)
 - ☐ [Inspector Sign off](#)
-

RESOLUTION # 2017-100

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY ACCEPTING THE STREET AND PUBLIC UTILITY IMPROVEMENTS AT AUSTIN RANCH PARCEL 1, GENERALLY LOCATED AT N. CITRUS AND W. DEER VALLEY ROADS.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Austin Ranch West Parcel 1" on, December 21st, 2016;

WHEREAS, Austin Ranch, LLC., the developer of Austin Ranch Parcel 1, dedicated to the City the street and public utility improvements, generally located at the northwest corner of N. Citrus Road and W. Deer Valley Road;

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

WHEREAS, the City of Surprise notes that the one-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.

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

1



EXHIBIT B

Public Works Department
Engineering Division
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6000

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 8/11/2017
Re: Austin Ranch Parcel 1

The public improvements for the above project have been completed and are on the September 19, 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 Paving - \$1,299,193
- City Concrete - \$1,078,871
- City Sewer - \$989,426
- City Storm Drain - \$160,232



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

June 27th, 2017

Hans Koppenhoeffter
Austin Ranch, LLC
4160 W. Kitty Hawk Street
Chandler, AZ 85226

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR
FS15-274 AUSTIN RANCH WEST PARCEL 1**

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 one (1) year; 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.

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

Sincerely,

Kristin Tytler, P.E.
Engineering Manager

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



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: _____ Commercial _____ Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

3/23/2017 Date of Punch-List Walk _____ Date Punch-List Completed

FS Number: FS15-274 Permit Number(s): E16P-0137, E16P-0139, E16P-0167, E16P-0168

Project Name: Austin Ranch West Parcel 1 Phase 1,2,3,4

Project Description (Phase/Parcel): 4

Project Developer/Builder: (Name, Address, and Phone #)

Austin Ranch LLC, 4160 W. Kitty Hawk St., Chandler, Az. 85226 480-893-7515

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest 1/4 mi.	Features
W Via Del Sol	Local	N Citrus Road	Cul De Sac	2	1/2	
W Tina Ln	Local	N Citrus Road	183rd Avenue	2	1/2	
W Louise Dr	Local	N Austin Ranch Dr	N 182nd Ln	2	1/2	
W Ida Ln	Local	N Austin Ranch Dr	N 182nd Ln	2	1/2	
W Carlota Ln	Local	N 180th Dr	N 182nd Ln	2	1/4	

MATERIALS:

Asphalt: Markham/DCS/Vulcan Supplier 12 1/2 Total Lane Miles 54,948 Total Square Yards

Water: 12" PVC Size/Type 7976 Total Linear Feet 8" PVC Size/Type 12,924 Total Linear Feet

Sewer: 8" PVC Size/Type 13,950 Total Linear Feet 10" PVC Size/Type 2,194 Total Linear Feet

12" PVC Size/Type 2,866 Total Linear Feet 15" PVC Size/Type 522 Total Linear Feet

Storm: 18" RGRCP Size/Type 226 Total Linear Feet _____ Size/Type _____ Total Linear Feet

24" SWR Size/Type 68 Total Linear Feet _____ Size/Type _____ Total Linear Feet

Fire Ln: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

XX Copy of Punch List

N/A Final Certification Letter from Engineer of Record

XX Complete Geotechnical Testing Packet

XX Sewer Pressure Testing Results

XX Sewer Manhole Vacuum Testing Certification

XX Sewer Manhole Insecticide Certification

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

XX Other Domestic Water Purveyor is Beardley (Specify)

N/A Asphalt Concrete Emulsion Fog Seal Cert. (SS1H)

XX Asphalt Concrete Ticket w/ Name of Contractor

N/A Streetlight Energize Letter

XX As built Documents (PDF copy on CD)

XX As Built Documents in PDF format (copy on CD)

XX Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: Melina Vadey

Date: 06/27/17

Civil Engineering Supervisor: Kristen Jett

Date: 06/27/17



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: _____ Commercial _____ Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

3/23/2017 Date of Punch-List Walk _____ Date Punch-List Completed

FS Number: FS15-274 Permit Number(s): E16P-0137,E16P--0139,E16P-0167,E16P-0168

Project Name: Austin Ranch West Parcel 1, Phase1,2,3,4 Project Description (Phase/Parcel): _____

Project Developer/Builder: (Name, Address, and Phone #)

Austin Ranch LLC,4160 West Kitty Hawk Street, Chandler, Az 85226 480-893-7515

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
W Via Montoya Dr	Local	N 183rd Ave	N 181st Dr.	2	1/4	
W Candelaria Dr	Local	N 180th Dr.	Cul de Sac	2	1/4	
W Foothill Dr	Local	N 182nd Ln	N 180th Dr	2	1/4	
W Robin Ln	Local	N 182nd Ln	N 180th Ln	2	1/4	
W Williams Rd	Local	N 183rd Ave	N 181st Ln	2	1/4	

MATERIALS:

Asphalt: _____ 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: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

_____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Fire Ln: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

_____ Copy of Punch List

_____ Final Certification Letter from Engineer of Record

_____ Complete Geotechnical Testing Packet

_____ Sewer Pressure Testing Results

_____ Sewer Manhole Vacuum Testing Certification

_____ Sewer Manhole Insecticide Certification

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

xx Other Sheet 2

_____ Asphalt Concrete Emulsion Fog Seal Cert. (SS1H)

_____ Asphalt Concrete Ticket w/ Name of Contractor

_____ Streetlight Energize Letter

_____ As built Documents (PDF copy on CD)

_____ As Built Documents in PDF format (copy on CD)

_____ Updated asbuilt CAD base files (copy on CD)

(Specify)

APPROVAL:

Civil Inspector: _____

Date: _____

Civil Engineering Supervisor: _____

Date: _____



PROJECT SIGN OFF FORM PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: _____ Commercial _____ Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

3/23/2017 _____ Date of Punch-List Walk _____ Date Punch-List Completed

FS Number: FS15-274 Permit Number(s): E16P-0137, E16P-0139, E16P-0167, E16P-0168

Project Name: Austin Ranch West Parcel 1, Phase 1,2,3,4 Project Description (Phase/Parcel): _____

Project Developer/Builder: (Name, Address, and Phone #)

Austin Ranch LLC, 4160 W. Kitty Hawk St. Chandler, Az 85226

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
N 183rd Ave	Collector	W Deer Valley Rd	W Williams Rd	2	1/2	
N 182nd Ln	Local	W Tina Ln	W Robin Ln	2	1/4	
N 182nd Ave	Local	W Louise Dr	W Foothill Dr	2	1/4	
N 181st Dr	Local	W Via Del Sol	W Via Montoya Dr	2	1/4	
N 181st Ave	Local	W Deer Valley Rd	W Ida Ln	2	1/4	

MATERIALS:

Asphalt: _____ 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: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

_____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Fire Ln: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

_____ Copy of Punch List

_____ Final Certification Letter from Engineer of Record

_____ Complete Geotechnical Testing Packet

_____ Sewer Pressure Testing Results

_____ Sewer Manhole Vacuum Testing Certification

_____ Sewer Manhole Insecticide Certification

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

XX Other _____ Sheet 3

_____ Asphalt Concrete Emulsion Fog Seal Cert. (SS1H)

_____ Asphalt Concrete Ticket w/ Name of Contractor

_____ Streetlight Energize Letter

_____ As built Documents (PDF copy on CD)

_____ As Built Documents in PDF format (copy on CD)

_____ Updated asbuilt CAD base files (copy on CD)

(Specify)

APPROVAL:

Civil Inspector: _____

Date: _____

Civil Engineering Supervisor: _____

Date: _____



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: _____ Commercial _____ Commercial w/Offsite XX Residential

XX COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

3/23/2017 Date of Punch-List Walk _____ Date Punch-List Completed

FS Number: FS15-274 Permit Number(s): E16P-0137, E16P-0139, E16P-0167, E16P-0168

Project Name: Austin Ranch West Parcel 1, Phase 1,2,3,4 Project Description (Phase/Parcel): _____

Project Developer/Builder: (Name, Address, and Phone #)

Austin Ranch LLC, 4160 w Kitty Hawk, Chandler, Az 85226 480-893-7515

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
N 180th Dr	Local	W Tina Ln	W Robin Ln	2	1/2	
N 180th Ave	Local	W Via Del Sol	W Tina Ln	2	1/4	
N Citrus Rd	Collector	W Deer Valley Rd	N Austin Ranch Dr	2	1/4	
N Austin Ranch Dr	Collector	N Citrus Rd	W Ida Ln	2	1/4	

MATERIALS:

Asphalt: _____ 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: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

_____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Fire Ln: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

_____ Copy of Punch List

_____ Final Certification Letter from Engineer of Record

_____ Complete Geotechnical Testing Packet

_____ Sewer Pressure Testing Results

_____ Sewer Manhole Vacuum Testing Certification

_____ Sewer Manhole Insecticide Certification

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

XX Other Sheet 4 of 4 _____ (Specify)

_____ Asphalt Concrete Emulsion Fog Seal Cert. (SS1H)

_____ Asphalt Concrete Ticket w/ Name of Contractor

_____ Streetlight Energize Letter

_____ As built Documents (PDF copy on CD)

_____ As Built Documents in PDF format (copy on CD)

_____ Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector: _____

Date: _____

Civil Engineering Supervisor: _____

Date: _____



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the final plat entitled "Verdugo Master Plat" dated June 20, 2017, which identifies the locations of main roads, residential parcels, and drainage tracts on approximately 191.31 acres located on the northeast corner of Pinnacle Peak Road and 163rd Avenue.

Motion:

I move to approve the final plat entitled "Verdugo Master Plat" dated June 20, 2017.

Background:

Cardno, Inc. submitted a request for the Master Plat for Verdugo which identifies the locations of main roads, residential parcels, and drainage tracts on approximately 191.31 acres located on the northeast corner of Pinnacle Peak Road and 163rd Avenue.

Objective Analysis:

The applicant proposes to develop as a 629-lot subdivision to include a mixture of low-density and medium density residential lots, community parks, and a public trail, leaving a commercial parcel for future development on the northeast corner of Pinnacle Peak Road and 163rd Avenue.

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

- ☐ [FS14-471 Verdugo Master Plat - Final Plat - Staff Report](#)
 - ☐ [01 - FS16-471 - Verdugo Master Plat - Final Plat - Vicinity Map](#)
 - ☐ [02 - FS16-471 - Verdugo Master Plat - Final Plat - Final Plat](#)
 - ☐ [03 - FS16-471 - Verdugo Master Plat - Final Plat - Landscape Plan](#)
 - ☐ [04 - FS16-471 - Verdugo Master Plat - Final Plat - Luke AFB Comments](#)
 - ☐ [05 - FS16-471 - Verdugo Master Plat - Final Plat - ADOT Comments](#)
 - ☐ [06 - FS16-471 - Verdugo Master Plat - Final Plat - MWD Comments](#)
 - ☐ [07 - FS16-471 - Verdugo Master Plat - Final Plat - Presentation](#)
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS16-471

Project Name: Verdugo Master Plat

Council District: 1 - Acacia

Meeting Date: September 19, 2017

Planner: Sergio Angulo

Owners: Verdugo Land, LLC
Evergreen 163rd & Pinnacle Peak, LLC
Walgreen Arizona Drug Company

Applicant: Dan Pottinger with Cardno, Inc.

Request: Master Plat to include 6 parcels and 7 tracts

Site Location: On the northeast corner of Pinnacle Peak Road and 163rd Avenue within the Verdugo Planned Area Development (PAD)

Site Size: Approximately 191.31 Acres

Density: N/A

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

Support/Opposition: None known

Findings:

- The proposed Master Plat is consistent with the Surprise General Plan 2035
- The proposed Master Plat is consistent with the Verdugo PAD as amended under case FS14-159
- The proposed Master Plat is consistent with the Preliminary Plat approved under case FS14-159
- The reviewing agencies have indicated no objections to the request

40 **Background:**

41 **January 22, 2004:** The subject property was annexed into the City of Surprise by the
42 Mayor and City Council.

43 **February 12, 2004:** The Mayor and City Council approved the Pinnacle Peak Country
44 Estates PAD under case PAD03-110. This PAD was subsequently amended by virtue of
45 the Verdugo PAD approved in 2008.

46 **April 22, 2008:** The Mayor and City Council approved the Verdugo PAD under case
47 PAD08-171.

48 **June 9, 2009:** The Community Development Director approved a Minor Amendment to the
49 Verdugo PAD such to reduce the right-of-way dedication requirement for 163rd Avenue
50 from 100' half-width to 68' half-width adjacent to the site.

51 **December 15, 2015:** The Mayor and City Council approved a Preliminary Plat and a Mayor
52 Amendment to the Verdugo PAD under case FS14-159.

53 **August 4, 2016:** A Concept Review meeting was held for the current proposal under case
54 CR16-319.

55 **October 27, 2016:** The applicant filed a request for a Master Plat under case FS16-471,
56 the subject case.

57 **PROJECT DESCRIPTION:**

58
59 Cardno, Inc., on behalf of Verdugo Land, LLC, Evergreen 163rd & Pinnacle Peak, LLC, and
60 Walgreen Arizona Drug Company, seeks approval of a Master Plat to include 6 parcels and
61 7 tracts for the Verdugo development located on the northeast corner of Pinnacle Peak
62 Road and 163rd Avenue. The proposed Master Plat identifies five (5) tracts for Right-Of-
63 Way; Tract A (Pinnacle Peak Road), Tract B (163rd Avenue), Tract C (Asante Boulevard),
64 Tract D (San Ysidro Road), and Tract G (158th Lane). No Right-of-Way is being dedicated
65 with this Master Plat. The applicant proposes to dedicate Right-of-Way of Tracts A
66 (Pinnacle Peak Road), B (163rd Avenue), and C (Asante Boulevard) as a separate Map of
67 Dedication (MOD) application. Right-of-Way of Tracts D (San Ysidro) and G (158th Lane)
68 will be dedicated under the applications of the Final Plats of the adjacent Parcels.

69 This Master Plan also identifies the location of five (5) residential parcels (Parcels 1-5), one
70 (1) commercial parcel (Parcel 6), and two (2) drainage tracts (Tracts E and F) along the
71 north and east boundaries of the subject property that include a public multi-use trail, a
72 Frisbee golf course, exercise station with fitness equipment, and seating areas.

73 The site is currently vacant land that proposes to develop as a 629-lot subdivision to
74 include a mixture of low-density and medium density residential lots, community parks, a
75 public trail, and a commercial parcel on the northeast corner of Pinnacle Peak Road and
76 163rd Avenue.

77 **REVIEWING AGENCIES:**

78
79 In addition to the standard city reviewing agencies, who indicate no objections to the
80 requests, Luke Air force Base, Maricopa Water District, and ADOT were included in the
81 routing of this case. These agencies also indicate no objections.

82
83 **SUMMARY:**

84
85 The proposed Master Plat is well designed and meets the requirements of the Verdugo
86 PAD and the Surprise Municipal Code. This Master Plat does not include any Right-of-Way
87 dedication it simply identifies the locations of main roads, residential parcels, and drainage
88 tracts.

89
90 **FINDINGS:**

- 91
92
 - The proposed Master Plat is consistent with the Surprise General Plan 2035
 - The proposed Master Plat is consistent with the Verdugo PAD
 - The proposed Master Plat is consistent with the Preliminary Plat approved under
95 case FS14-159.
 - The reviewing agencies have indicated no objections to the request

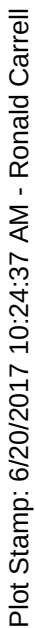
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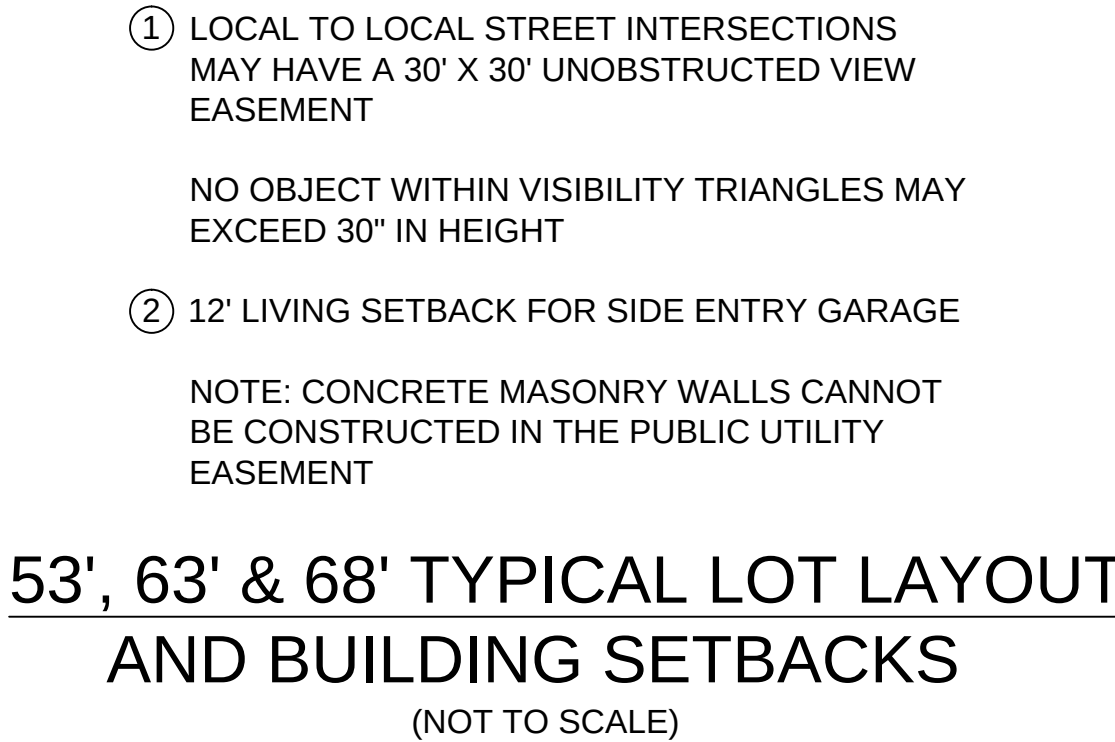
98 **Attachments:**

- 99
100 01 – Vicinity Maps
101 02 – Final Plat
102 03 – Landscape Plans
103 04 – Luke AFB Comments
104 05 – ADOT Comments
105 06 – MWD Comments

VICINITY MAP





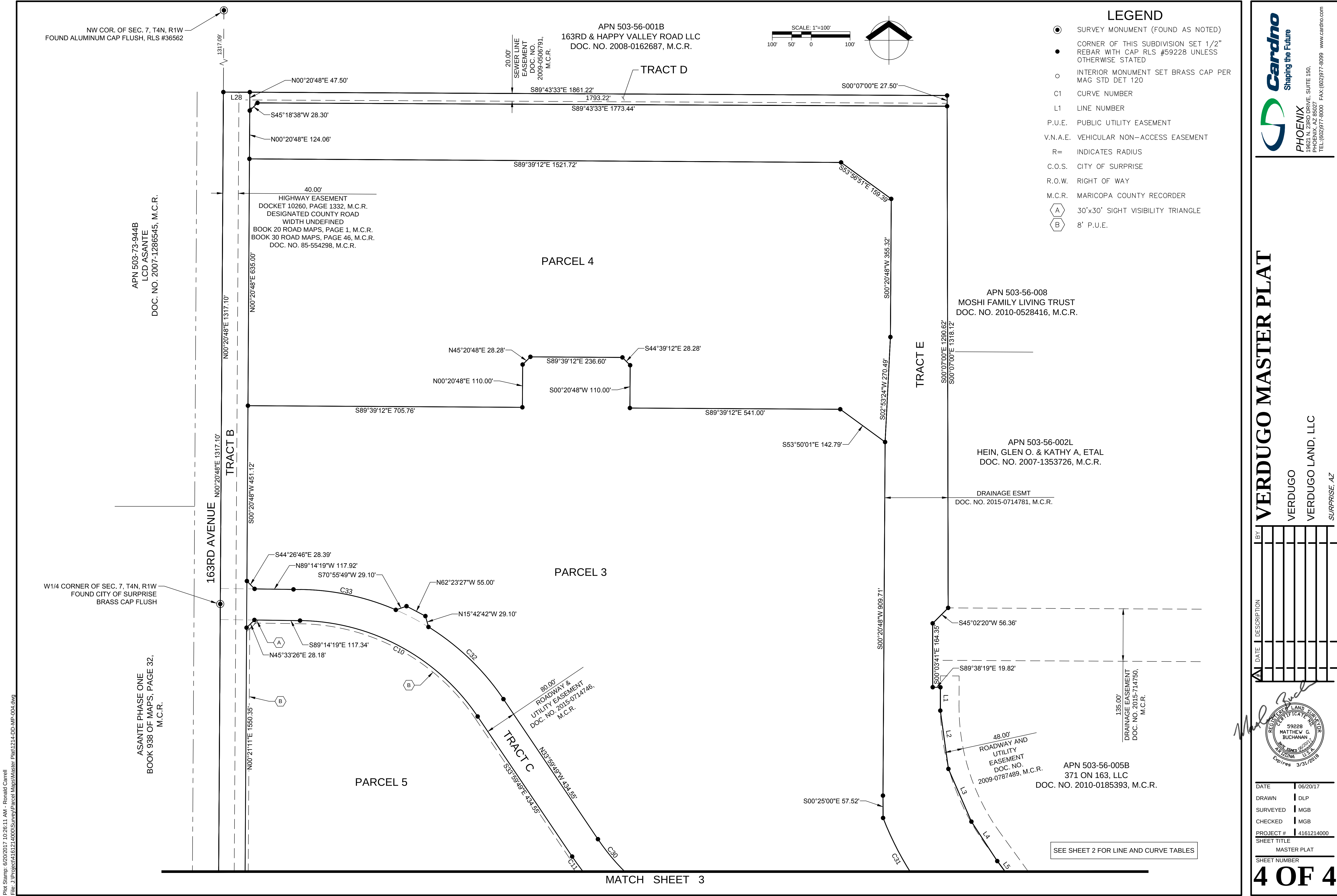


LINE TABLE		
<i>NO.</i>	<i>BEARING</i>	<i>LENGTH</i>
L22	S00°21'39"W	53.00'
L23	S49°52'51"E	17.61'
L24	S73°12'41"E	133.63'
L25	S89°37'50"E	68.00'
L26	N00°21'11"E	75.00'
L27	S00°16'27"W	27.50'
L28	N89°43'33"W	87.97'
L29	N00°07'00"W	27.50'
L30	S45°22'04"W	28.28'
L31	N00°21'39"E	55.00'
L32	S73°12'41"E	28.62'
L35	S73°12'41"E	162.26'
L36	S73°12'41"E	46.07'
L37	S73°12'41"E	162.26'
L38	S20°49'00"E	9.08'
L39	S20°49'00"E	96.25'
L40	S16°47'19"W	80.00'

TRACT USE AND AREA TABLE			
TRACT	PRIMARY USE	SQ. FT.	ACRES
TRACT A	RIGHT OF WAY	131,439.05	3.02
TRACT B	RIGHT OF WAY	268,680.75	6.17
TRACT C	RIGHT OF WAY	196,911.04	4.52
TRACT D	RIGHT OF WAY	49,516.48	1.14
TRACT E	DRAINAGE	653,058.43	14.99
TRACT F	DRAINAGE	198,200.53	4.55
TRACT G	RIGHT OF WAY	75,979.15	1.74

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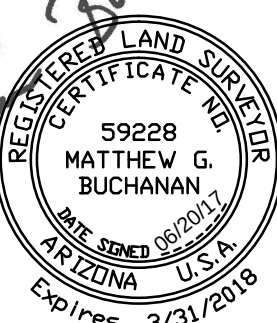
Shaping the Future



PHOENIX
19621 N. 23RD DRIVE, SUITE 150,
PHOENIX, AZ 85027
TEL (602) 977-8000 FAX (602) 977-8099 www.cardno.com

VERDUGO MASTER PLAT

VERDUGO
VERDUGO LAND, LLC
SURPRISE, AZ



Matthew G. Buchanan
Surveyor
Arizona
Expires 3/31/2018

DATE	06/20/17
DRAWN	DLP
SURVEYED	MGB
CHECKED	MGB
PROJECT #	4161214000
SHEET TITLE	MASTER PLAT
SHEET NUMBER	4 OF 4

GENERAL CONSTRUCTION NOTES

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDA, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND/OR FEDERAL LAWS OR REGULATIONS PERTAINING TO THE PROJECT.
- IN ALL CASES WHERE A CONFLICT MAY OCCUR, SUCH AS BETWEEN ITEMS COVERED IN SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND HE OR SHE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
- A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.
- DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE.
- LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE START OF ANY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT TO REPAIR AND/OR REPLACE, AT THEIR OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. LIKEWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREAS OUTSIDE THE CONTRACT LIMITS. THE DAMAGED ITEMS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRADES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. PRIOR TO THE START OF WORK, ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND PROTECTED. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKE AT 602-263-1100. EXISTING UNDERGROUND SERVICES SHALL NOT BE DISTURBED OR REMOVED WITHOUT APPROVAL OF THE OWNER'S AND/OR OWNER'S AUTHORIZED REPRESENTATIVE, UNLESS SPECIFICALLY NOTED OTHERWISE ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
- PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, AND DUE TO GRADE LIMITATIONS ON SITE.
- REFER TO ENGINEERING PLANS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
- NO PART OF THE CONTRACT DOCUMENTS ARE INTENDED TO BE IN VIOLATION OF CODES. IF DISCREPANCIES EXIST, NOTIFY LANDSCAPE ARCHITECT AND OWNER IMMEDIATELY.
- COORDINATE AND COOPERATE WITH ALL CONTRACTORS OF ATTACHED, ADJOINING AND/OR INTERFACING WORK TO INSURE ORDERLY AND EFFICIENT COMPLETION OF ALL WORK.
- ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES (FEDERAL, STATE, LOCAL, AND HEALTH DEPARTMENTS), EXCEPT WHERE REQUIREMENTS OF CONTRACT DOCUMENTS ARE MOST STRINGENT.
- ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED.
- ANY PLANT MATERIAL THAT MUST BE REMOVED DUE TO CONSTRUCTION MUST BE APPROVED BY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE. NOTIFY OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE AT LEAST 48 HOURS PRIOR TO REMOVAL AND/OR RELOCATION OF ALL PLANTS.
- IF ANY EXISTING PLANT MATERIAL THAT IS TO REMAIN IS DAMAGED BY CONTRACTOR, THE CONTRACTOR SHALL REPLACE THE DAMAGED PLANT WITH A NEW ONE OF THE SAME SIZE AND VARIETY AT NO COST TO THE OWNER.
- DO NOT DISTURB SOIL WITHIN BRANCH SPREAD OF TREES OR SHRUBS TO REMAIN WITHOUT APPROVAL OF THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- ANY DISCREPANCIES BETWEEN THE PLANS AND CONDITIONS ON SITE SHALL BE REPORTED IMMEDIATELY TO THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS AND ANY OTHER PRODUCT INFORMATION FOR ALL NEW EQUIPMENT OR MACHINERY INSTALLED ON THE SITE WITHIN TWO WEEKS AFTER SUBSTANTIAL COMPLETION.
- NO DESIGN MODIFICATIONS SHALL BE MADE WITHOUT THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HAULING AND LEGALLY DISPOSING OF MATERIALS DESIGNATED TO BE REMOVED. PROVIDE RECEIPTS FOR DUMPING TO OWNER FOR THEIR FILES.
- ALL BASE INFORMATION IS FROM OTHER PROJECT TEAM MEMBERS AS LISTED IN THE 'PROJECT TEAM' LIST ON THIS SHEET. A THOROUGH ATTEMPT HAS BEEN MADE TO KEEP UP TO DATE WITH THE MOST CURRENT BASE INFORMATION. HOWEVER, DISCREPANCIES MAY EXIST BETWEEN THESE PLANS AND OTHER TEAM MEMBERS PLANS. IN ALL CASES THE ENGINEERS PLANS SHALL HAVE PRECEDENCE OVER THE LANDSCAPE PLANS FOR FINAL PROJECT CONFIGURATION.
- ALL SIDEWALKS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING PLANS FOR FINAL LAYOUT, GRADES, FINISHES, DETAILS, AND METHODS OF CONSTRUCTION. CARDNO UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS, OR INSTALLATION THAT IS BEYOND OUR CONTROL.
- SIGHT LINES AND VISIBILITY TRIANGLES ARE SHOWN ON THESE PLANS FOR REFERENCE ONLY. REFER TO ENGINEERING PLANS OR GOVERNING MUNICIPALITY FOR SPECIFIC GUIDELINES. IN CASES WHERE THERE IS MORE THAN ONE GOVERNING BODY, THE MOST RESTRICTIVE GUIDELINE SHALL PREVAIL.
- ALL WALLS AND VERTICAL SITE FEATURES DESIGNED IN THE INTEREST OF THIS PROJECT ARE SCHEMATIC IN NATURE. POTENTIAL CONSTRUCTION DETAILING AND TECHNIQUES ARE SHOWN FOR DESIGN INTENT CLARIFICATION ONLY. THE CONTRACTOR SHALL HAVE THE ULTIMATE RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTED ELEMENTS ON THIS PROJECT ARE STRUCTURALLY SOUND AND ARE BUILT WITHIN ALL APPLICABLE CITY, STATE, AND FEDERAL GUIDELINES. CARDNO UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.
- SHOP DRAWING REVIEWS WILL BE DONE TO ENSURE THAT PRODUCT DATA, MATERIALS, AND SAMPLES MEET OR EXCEED THE ORIGINAL DESIGN INTENT OF THESE DRAWINGS ONLY. CARDNO UNDER NO CIRCUMSTANCES ASSUMES RESPONSIBILITY FOR UNFORESEEN CONFLICTS, ENGINEERING, STRUCTURAL CALCULATIONS OR INSTALLATION RESULTING FROM THE PRODUCTION OF ANY SHOP DRAWINGS.

LANDSCAPE CONSTRUCTION DOCUMENTS

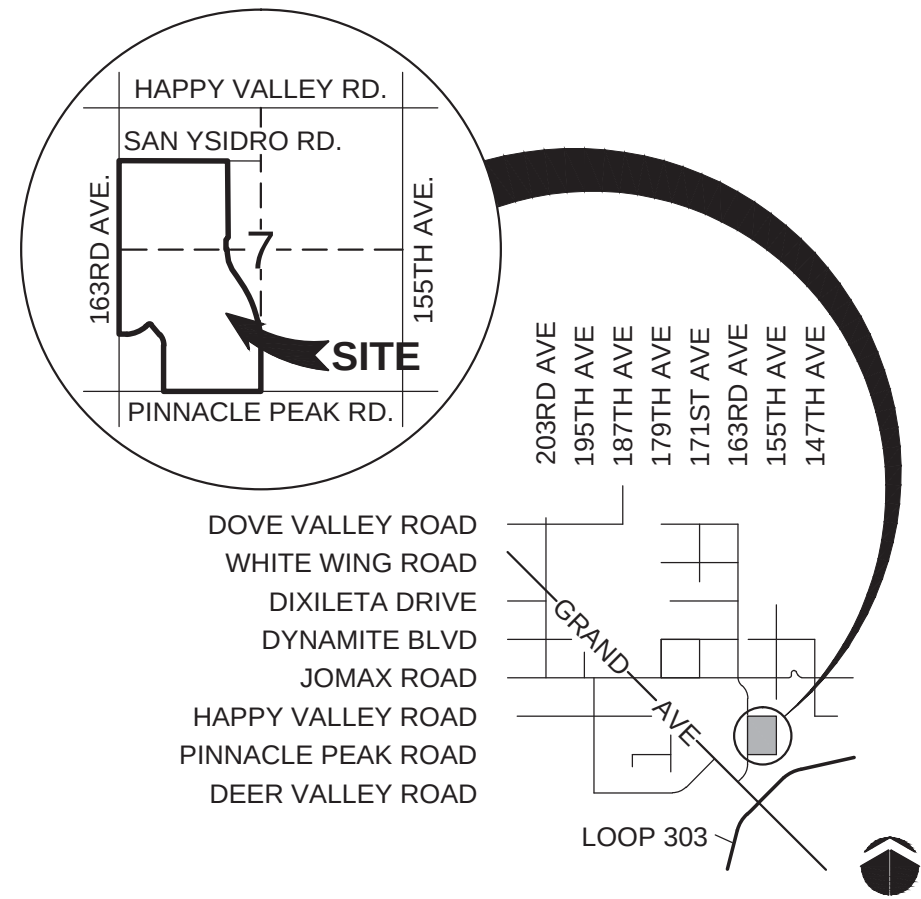
FOR
VERDUGO

DRAINAGE CHANNEL

SURPRISE, AZ
VERDUGO LAND, L.L.C.



VICINITY MAP



PLANTING WARRANTY & MAINTENANCE NOTES

1. MAINTAIN ALL AREAS INCLUDED IN THE CONTRACT ON A WEEKLY BASIS DURING THE PROGRESS OF WORK, A 90 DAY MAINTENANCE PERIOD, AND UNTIL THE FINAL ACCEPTANCE OF WORK IS RECEIVED IN WRITING.
2. UPON ACCEPTANCE AFTER THE 90 DAY MAINTENANCE PERIOD, THE CONTRACTOR SHALL FURNISH A WRITTEN WARRANTY ON ALL PLANT MATERIAL AGREEING TO GUARANTEE THE CONTINUED GROWTH OF ACTIVE PLANT MATERIAL FOR THE SPECIFIED GUARANTEE PERIODS. ALL GUARANTEE PERIODS COMMENCE FROM THE TIME OF FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
3. THE CONTRACTOR SHALL WATER AND MAINTAIN ALL LANDSCAPE MATERIAL DURING THE MAINTENANCE PERIOD. THE OWNER WILL WATER AND MAINTAIN THE LANDSCAPE MATERIAL DURING THE WARRANTY PERIOD. THE CONTRACTOR SHALL INSPECT THE LANDSCAPE MATERIALS PERIODICALLY DURING THE WARRANTY PERIOD AND SHALL NOTIFY THE OWNER IN WRITING, IF, IN THE CONTRACTOR'S OPINION, THE LANDSCAPE MATERIALS ARE NOT RECEIVING PROPER CARE.
4. ALL TREES, PALMS, CACTI, ACCENTS, AND TURF SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR AND ALL SHRUBS, GROUNDCOVERS, AND OTHER NON SPECIFIED PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 90 DAYS FROM THE DATE OF FINAL ACCEPTANCE. THE GUARANTEE SHALL BE AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY OWNER, ABUSE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL.
5. ANY PLANT MATERIALS WHICH ARE NOT APPROVED PRIOR TO OCTOBER 1 OF THE CALENDAR YEAR IN WHICH THEY ARE INSTALLED, SHALL BE FURTHER GUARANTEED UNTIL MAY 15 OF THE FOLLOWING CALENDAR YEAR.
6. ALL PLANT MATERIALS MUST BE MAINTAINED IN HEALTH AND VIGOR AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH THE ORIGINALLY APPROVED LANDSCAPE PLAN.
7. REFER TO BOOK SPECIFICATIONS, IF INCLUDED IN THIS DOCUMENT SET, FOR ADDITIONAL INFORMATION ON THE SPECIFICS OF THE ANTICIPATED WARRANTY.
8. LANDSCAPE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE OWNER TYPEWRITTEN MAINTENANCE GUIDELINES AT FINAL WALK-THRU AND PRIOR TO FINAL ACCEPTANCE OF WORK.
9. IF TURF IS USED ON THIS PROJECT THE LANDSCAPE CONTRACTOR SHALL REAPPLY SEED OR SOD IN ALL AREAS WHICH HAVE DEVELOPED BARE SPOTS HALFWAY THROUGH THE MAINTENANCE PERIOD. AREAS WHICH CANNOT BE RESEED FOR SUMMER GROWTH DUE TO CONTRACTOR'S INABILITY TO RESEED DURING PROPER GROWING SEASON SHALL BE OVERSEEDED OR SODDED WITH GRASS APPROPRIATE FOR THE CURRENT SEASON, CARED FOR THROUGHOUT THE OFF SEASON, AND PROPERLY SEEDED AT THE NEXT APPROPRIATE GROWING SEASON. THESE ARRANGEMENTS MUST BE MADE WITH THE OWNER PRIOR TO CONDITIONAL ACCEPTANCE OF THE WORK AND MAY REQUIRE A MONETARY HOLD-BACK.
10. COST FOR REPLACEMENTS DURING THE WARRANTY PERIOD IS ASSUMED PART OF THE BID QUOTATIONS AND THEREFORE WILL NOT RESULT IN ANY ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

EXISTING LANDSCAPE NOTES

1. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
2. ALL DEMOLITION AREAS SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
3. ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

HYDROSEED NOTES

BOTANICAL NAME	COMMON NAME	LBS./AC.	BOTANICAL NAME	COMMON NAME	LBS./AC.
CYNODON DACYLON 'BLACKJACK'	BERMUDA GRASS	90			

NOTE:
SEED MIX SHALL BE PURE LIVE SEED. HYDRO MULCH SHALL BE GRADE A FIBER (NO PAPER) CONSISTING OF A SPECIALLY PREPARED VIRGIN WOOD FIBER PROCESSED TO CONTAIN NO GROWTH OR GERMINATION INHIBITING FACTORS. FURTHER, THE MULCH SHALL BE MANUFACTURED AND PROCESSED SO THE WOOD CELLULOSE FIBERS WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, 16-20-0 FERTILIZER (250 LBS./AC.), TACKIFIER (60 LBS./AC.), AND OTHER ADDITIVES TO FORM A HOMOGENOUS SLURRY. THE PROPOSED MULCH MATERIAL SHALL HAVE CHARACTERISTICS TO FORM A BLOTTER-LIKE GROUND COVER UPON APPLICATION, WITH MOISTURE AND PERCOLATION PROPERTIES AND THE ABILITY TO COVER AND HOLD SEED IN CONTACT WITH THE SOIL. HYDRO MULCH SHALL BE APPLIED AT 1,500 LBS./AC.

PLANTING GENERAL NOTES

1. VERIFY PLANT QUANTITIES PRIOR TO BIDDING AND INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY, THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES LISTED WITHIN THE LANDSCAPE MATERIAL SCHEDULE. THE CONTRACTOR SHALL FURNISH ALL PLANT MATERIAL NECESSARY TO COMPLETE THE PLANTINGS AS SHOWN ON THE PLANS.
2. CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY.
3. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY PLANT MATERIAL SUBSTITUTIONS.
4. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH ARIZONA NURSERY ASSOCIATION SPECIFICATIONS.
5. ALL PLANT MATERIAL MAY BE INSPECTED PRIOR TO ACCEPTANCE. THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE, EVEN AFTER DELIVERY TO SITE.
6. PLANT TREES AND SHRUBS PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS. IF ANY SOIL NUTRIENT DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL.
7. PLANTING METHODS, SOIL AMENDMENT QUANTITIES (IF ANY), AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.
8. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PRE-EMERGENT PER THE GUIDELINES SET FORTH WITHIN THE SPECIFICATIONS AND DETAILS. REAPPLY AS NECESSARY TO COMPLETELY KILL NOXIOUS MATERIAL. REMOVE ALL DEAD AND/OR DYING DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL TREES LOCATED WITHIN SIGHT DISTANCE AREAS MUST BE TRIMMED TO 6'-0" CLEARANCE ABOVE FINISHED GRADE.
10. UNLESS OTHERWISE NOTED ON PLANS, ROCK/BARK MULCH SHALL EXTEND UNDER ALL PLANTINGS AND BE RAKED UNIFORMLY ALONG CONCRETE FLATWORK, CURBS AND ETC.
11. THE FINISH GRADE OF LANDSCAPE AREAS RECEIVING ROCK/BARK MULCH MUST BE GRADED 2-1/2" BELOW CONCRETE OR OTHER ADJACENT PAVED SURFACES PRIOR TO INSTALLATION OF THE MULCH. FINISH GRADE OF LANDSCAPE AREAS RECEIVING TURF MUST BE GRADED 1-1/2" BELOW CONCRETE OR OTHER PAVED SURFACES PRIOR TO INSTALLATION OF TURF.
12. BOULDERS, IF USED, TO BE SURFACE SELECT GRANITE WITH A MINIMUM OF SHARP EDGES AND/OR CRACKING. ANY EXPOSED SURFACE SCARRING THAT MAY HAVE OCCURRED DURING TRANSPORTING OR CONSTRUCTION IS TO BE EONITED WITH NO ADDITIONAL COST TO THE OWNER.
13. STAKE ALL NURSERY GROWN TREE STOCK A MINIMUM OF 12" OUT FROM EDGE OF PLANTING WELL. THE EDGE OF ALL TREE PLANTING WELLS SHALL BE A MINIMUM OF 2 FEET AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 12 FEET AWAY FROM ALL BUILDING FOUNDATIONS. THE EDGE OF ALL SHRUB PLANTING WELLS SHALL BE A MINIMUM OF 18" AWAY FROM ALL CURB AND SIDEWALKS AND A MINIMUM OF 3 FEET AWAY FROM ALL BUILDING FOUNDATIONS.
14. LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. CONTRACTOR SHALL PROVIDE OWNER WITH PROOF OF PRE-EMERGENT APPLICATION NO MORE THAN 7 DAYS AFTER EACH APPLICATION WITHOUT EXCEPTION.
15. ALL TREES WITHIN TURF AREAS SHALL BE INSTALLED WITH TEMPORARY PVC ARBOR GUARDS.
16. ALL TURF AREAS SHALL BE GRADED SMOOTH AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLING SOD OR SEED. ALL AREAS TO RECEIVE TURF SHALL BE COMPLETELY FREE OF ANY RUTS, TRENCH SETTLING, OR ANY MATERIAL OVER 1/2" IN DIAMETER PRIOR TO SOD OR SEED INSTALLATION.
17. LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN ANY REQUIRED PERMITS FOR ALL ON-SITE AND OFF-SITE IMPROVEMENTS OUTLINED WITHIN THIS SET OF PLANS AND/OR ANY OTHER ADDITIONAL WORK THEY MAY PERFORM IN THE INTEREST OF THIS PROJECT.
18. ROCK/BARK MULCH SHALL BE AS SPECIFIED IN THE LANDSCAPE MATERIAL SCHEDULE. ALL PLANTING AREAS, UNLESS OTHERWISE NOTED ON THE PLANS, SHALL RECEIVE A UNIFORM APPLICATION OF THE SPECIFIED MATERIAL. CONTRACTOR SHALL SUBMIT A SAMPLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO SCHEDULING MASS DELIVERY. OWNER MAY REQUEST THAT AN INITIAL LOAD OF MATERIAL BE DELIVERED TO THE SITE AND BE SPREAD BY THE LANDSCAPE CONTRACTOR FOR THE OWNER'S APPROVAL PRIOR TO MATERIAL APPLICATION ON THE REMAINDER OF THE SITE.
19. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO COORDINATE WITH THE OWNER THE FINAL LAYOUT OF ALL HARDSCAPE ITEMS FOR THIS PROJECT. OWNER MAY REQUEST ALL HARDSCAPE ITEMS (HEADERS, SIDEWALKS, FLATWORK, ETC.) BE STAKED AND/OR CHALKED OUT FOR THEIR APPROVAL PRIOR TO INITIAL POUR.
20. LANDSCAPE CONTRACTOR SHALL PRUNE ALL TREES AFTER INSTALLATION SO THAT NO BRANCH IS TOUCHING FINAL GRADE AND TRIM CANOPIES/BRANCHING TO A CLEAN AND NEAT APPEARANCE. ALL DEAD AND/OR DYING MATERIAL SHALL BE PRUNED FROM THE TREE PRIOR TO FINAL ACCEPTANCE.
21. WATER TEST ALL TREE PLANTING WELLS PRIOR TO PLANTING. IF TREE WELLS DO NOT PROPERLY DRAIN, REFER TO THE HARDPAN PLANTING DETAIL FOR ADDITIONAL INFORMATION.
22. REFER TO GENERAL CONSTRUCTION NOTES ON THE COVER SHEET FOR ADDITIONAL INFORMATION THAT RELATES TO THE SCOPE OF WORK IN THIS SECTION. ALSO REFER TO ANY WRITTEN SPECIFICATION, SHOULD THEY ACCOMPANY THESE DRAWINGS, FOR ADDITIONAL REQUIREMENTS NOT COVERED WITHIN THESE PLANS.

LANDSCAPE MATERIAL SCHEDULE

TREES ITEM	SIZE	QTY.	COMMENTS
Salvage	VARIABLES	45	
Acacia willardiana PALO BLANCO	24" BOX	54	STD. TRUNK
Chilopsis linearis DESERT WILLOW	15 GAL. 24" BOX	53 15	MULTI TRUNK
Dalbergia sissoo SISSOO TREE	15 GAL.	57	STD. TRUNK
Olneya tesota 'AZT™' IRONWOOD	24" BOX	39	MULTI TRUNK
Parkinsonia hybrid 'Desert Museum' DESERT MUSEUM PALO VERDE	24" BOX 36" BOX	19 3	MULTI TRUNK
Parkinsonia praecox 'AZT™' SONORAN PALO VERDE	36" BOX	4	MULTI TRUNK
Parkinsonia floridum BLUE PALO VERDE	15 GAL. 24" BOX	54 26	MULTI TRUNK
Prosopis 'AZT™' THORNLESS HYBRID MESQUITE	24" BOX	12	MULTI TRUNK
Prosopis glandulosa 'AZT™' THORNLESS HONEY MESQUITE	24" BOX	58	MULTI TRUNK
Vitex agnus-castus CHASTE TREE	15 GAL.	74	MULTI TRUNK
SHRUBS & ACCENTS ITEM	SIZE	QTY.	COMMENTS
Calliandria californica BAJA RED FAIRY DUSTER	5 GAL.	152	
Dasylirion wheeleri DESERT SPOON	5 GAL.	172	
Dodonaea viscosa 'Purpurea' PURPLE HOPSEED	5 GAL.	55	
Eremophila maculata 'Valentine®' VALENTINE EMU BUSH	5 GAL.	151	
Euphorbia rigida GOPHER PLANT	5 GAL.	80	
Justicia californica CHUPAROSA	5 GAL.	472	
Leucophyllum l. 'Lynn's Legacy' 'LYNN'S LEGACY' TEXAS SAGE	5 GAL.	257	
Muhlenbergia capillaris 'Regal Mist®' REGAL MIST GRASS	5 GAL.	297	
Muhlenbergia emersleyi 'El Toro®' BULL GRASS	5 GAL.	49	
Muhlenbergia l. 'Autumn Glow®' AUTUMN GLOW MUHLY	5 GAL.	358	
Ruselia equisetiformis CORAL FOUNTAIN	5 GAL.	47	
Tecoma stans 'Goldstar®' GOLDSTAR TECOMA	5 GAL.	111	
Tecoma x. 'Crimson Flare®' CRIMSON FLARE TECOMA	5 GAL.	95	
GROUNDCOVERS ITEM	SIZE	QTY.	COMMENTS
Acacia redolens 'Desert Carpet®' PROSTRATE ACACIA	1 GAL.	72	
Baccharis pilularis 'Thompson®' DWARF COYOTE BUSH	1 GAL.	305	
Convolvulus cneorum BUSH MORNING GLORY	1 GAL.	8	
Dalea greggii TRAILING INDIGO BUSH	1 GAL.	16	
Lantana 'New Gold' NEW GOLD LANTANA	1 GAL.	46	
MISCELLANEOUS ITEM	SIZE	QTY.	COMMENTS
CONCRETE HEADER	6" x 4"	20,014 L.F.	FIELD VERIFY L.F., REFER TO DETAIL 6 / L1.11
ROCK MULCH 'DESERT VISTA BROWN'	1/2" MINUS	266,391 S.F.	2" DEPTH, FIELD VERIFY S.F., REFER TO DETAIL 5 / L1.11
ANGULAR RIP RAP 'DESERT VISTA BROWN'	4" - 8"	63,896 S.F.	1 LAYER, FIELD VERIFY S.F., REFER TO DETAIL 5 / L1.11 (SIMILAR)
STABILIZED ROCK 'DESERT TAN'	1/4" MINUS	53,477 S.F.	2" DEPTH, FIELD VERIFY S.F., REFER TO DETAIL 7 / L1.11
'BLACKJACK' BERMUDA HYDROSEED		319,225 S.F.	REFER TO HYDROSEED NOTES FIELD VERIFY S.F.

SALVAGE TREE/CACTI TAG

IRONWOOD
10 3

NAME
TREE CALIPER/CACTUS HT.
ID#

NOTE:

1. TAGS FOR REGISTERED OR TRADEMARKED (® / ™) PLANT MATERIAL ARE TO REMAIN ON THE PLANTS

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19621 N 23RD DRIVE, STE 150, PHOENIX, AZ 85027

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In Maricopa County: (602) 953-1100

LANDSCAPE CONSTRUCTION DOCUMENTS

VERDUGO - DRAINAGE CHANNEL

VERDUGO LAND, L.L.C.

SURPRISE, AZ

REGISTERED PROFESSIONAL

LANDSCAPE ARCHITECT

1967

MICHAEL B. DEW

One signed 06/26/17

ARIZONA, U.S.A.

EXPIRES 06/30/18

DATE

06/26/2017

DRAWN

MBD

DESIGNED

MBD

CHECKED

MBD

PROJECT #

4161214000

SHEET TITLE

PLANTING NOTES

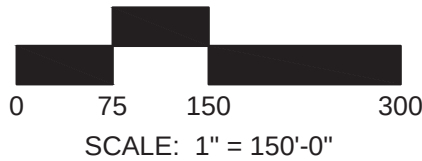
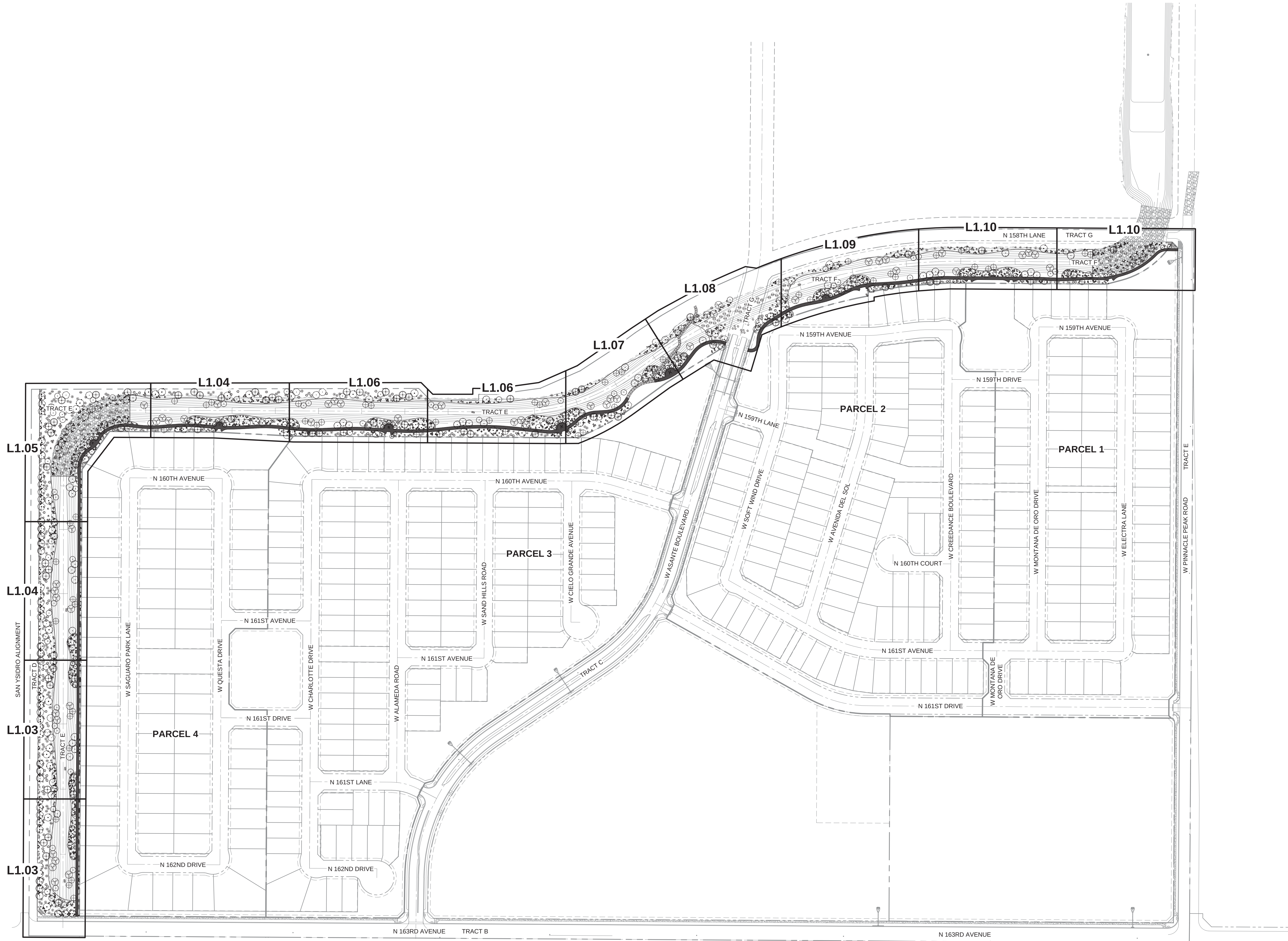
SHEET NUMBER

L1.01

02 OF 25 SHEETS

3RD SUBMITTAL

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3RD SUBMITTAL

DATE | 06/26/2017
DRAWN | MBD
DESIGNED | MBD
CHECKED | MBD
PROJECT # | 4161214000

SHEET TITLE
PLANTING MASTER PLAN
SHEET NUMBER

L1.02

03 OF 25 SHEETS



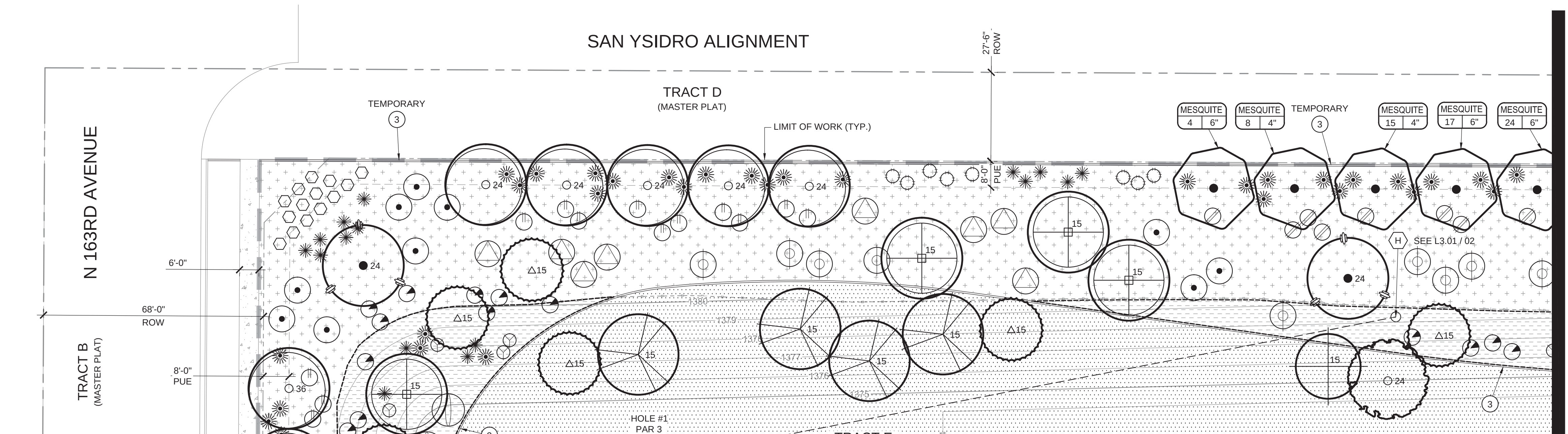
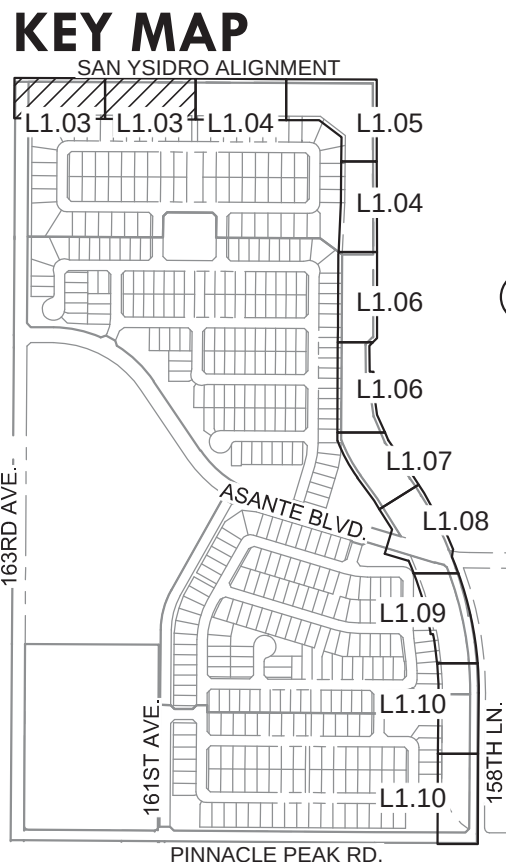
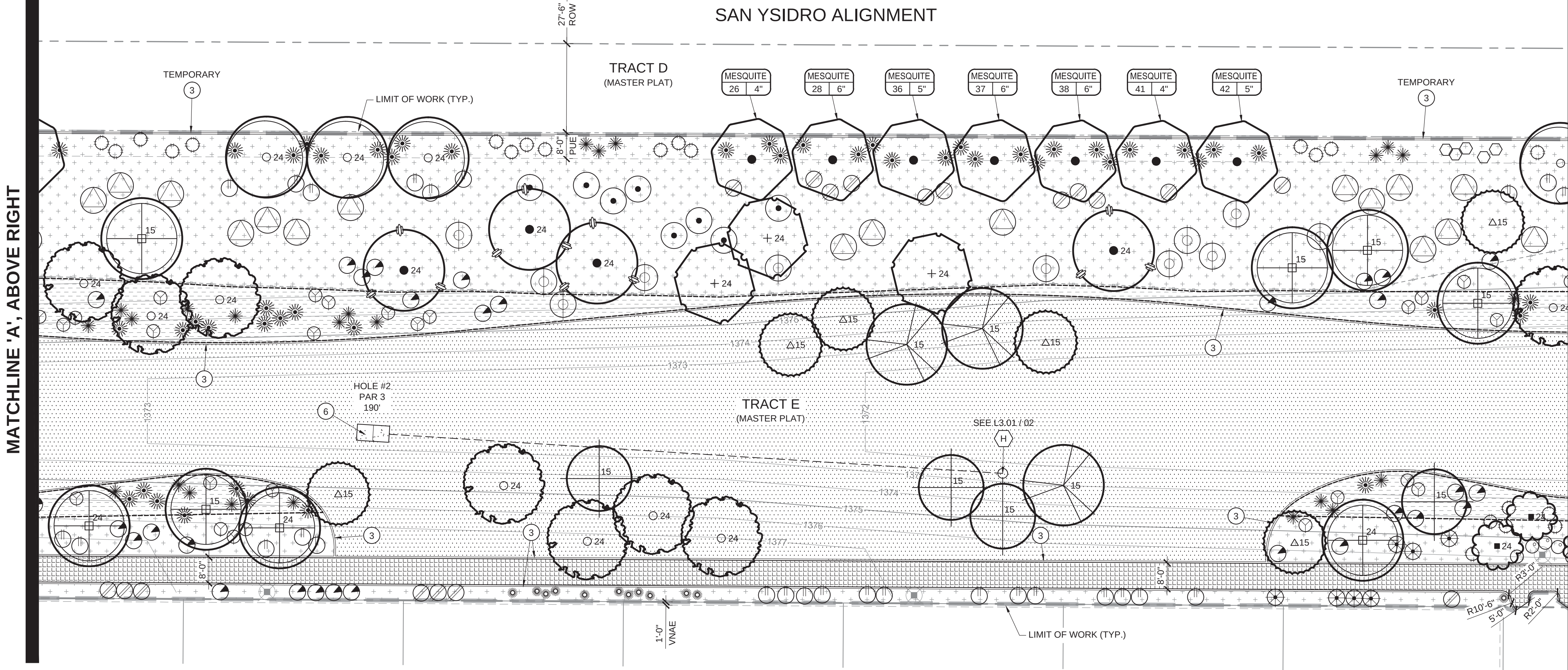
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LANDSCAPE CONSTRUCTION DOCUMENTS
VERDUGO - DRAINAGE CHANNEL
VERDUGO LAND, L.L.C.
SURPRISE, AZ



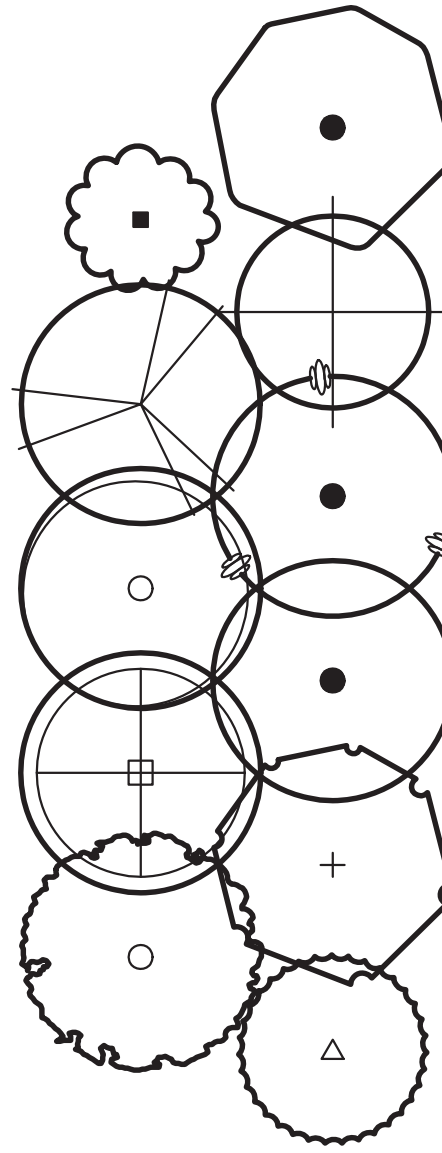
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MATCHLINE 'A', ABOVE RIGHT



MATCHLINE 'B', SHEET L1.04

LANDSCAPE PALETTE



LANDSCAPE KEYNOTES

1. DRAINAGE EASEMENT, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
2. LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
3. 6" x 4" CONCRETE HEADER, REFER TO DETAIL 6 / L1.11.
4. FITNESS EQUIPMENT, REFER TO SHEETS L3.01 & L3.02 FOR MORE INFORMATION.
5. FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A MIN. 5'-0" CLEARANCE.
6. 5' x 10' x 4" CONCRETE PAD (TEE BOX)
7. 5' x 10' STABILIZED ROCK (TEE BOX)

3RD SUBMITTAL

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in Maricopa County: (602) 353-1100

LANDSCAPE CONSTRUCTION DOCUMENTS

VERDUGO - DRAINAGE CHANNEL

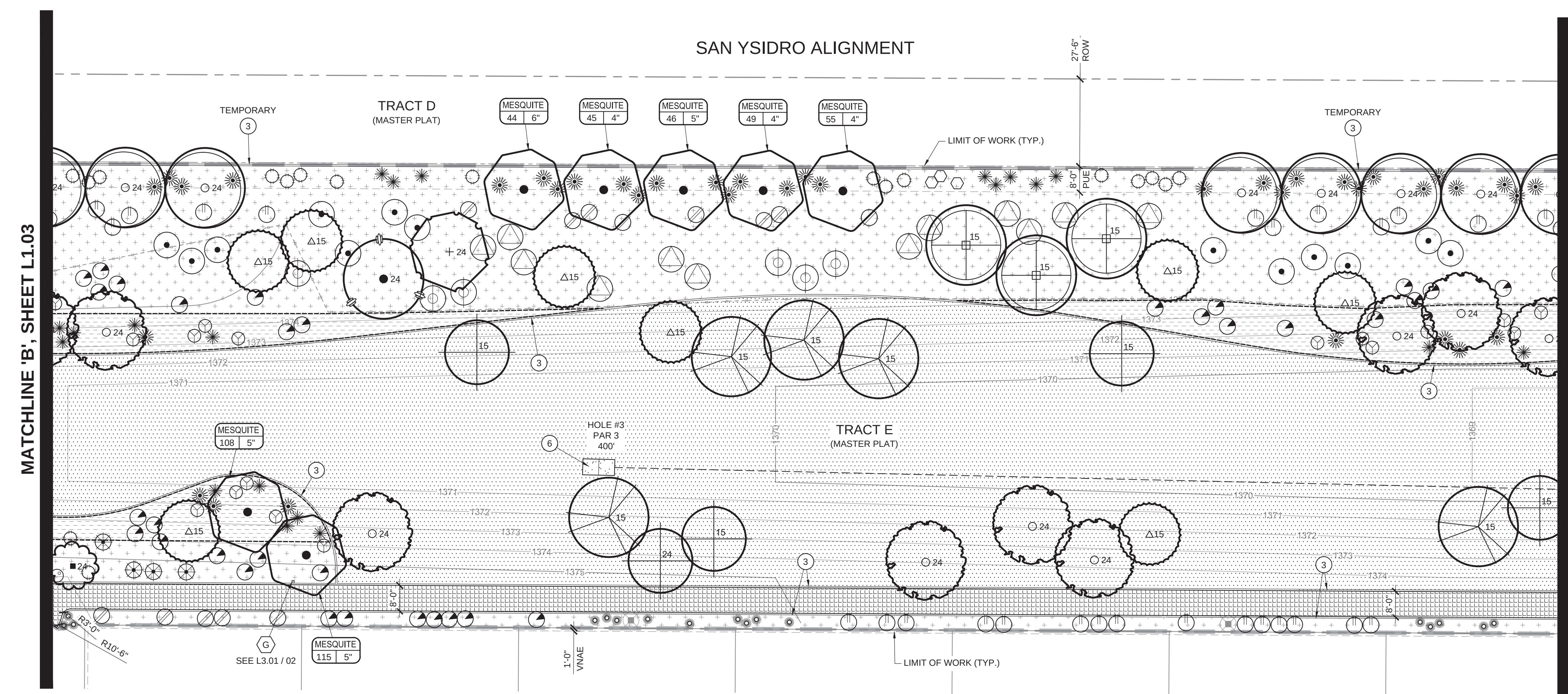
VERDUGO LAND, L.L.C.

SURPRISE, AZ

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
MICHAEL B. DEW
EXPIRES 06/30/18

DATE | 06/26/2017
DRAWN | MBD
DESIGNED | MBD
CHECKED | MBD
PROJECT # | 14161214000
SHEET TITLE
PLANTING PLAN
SHEET NUMBER
L1.03
04 OF 25 SHEETS

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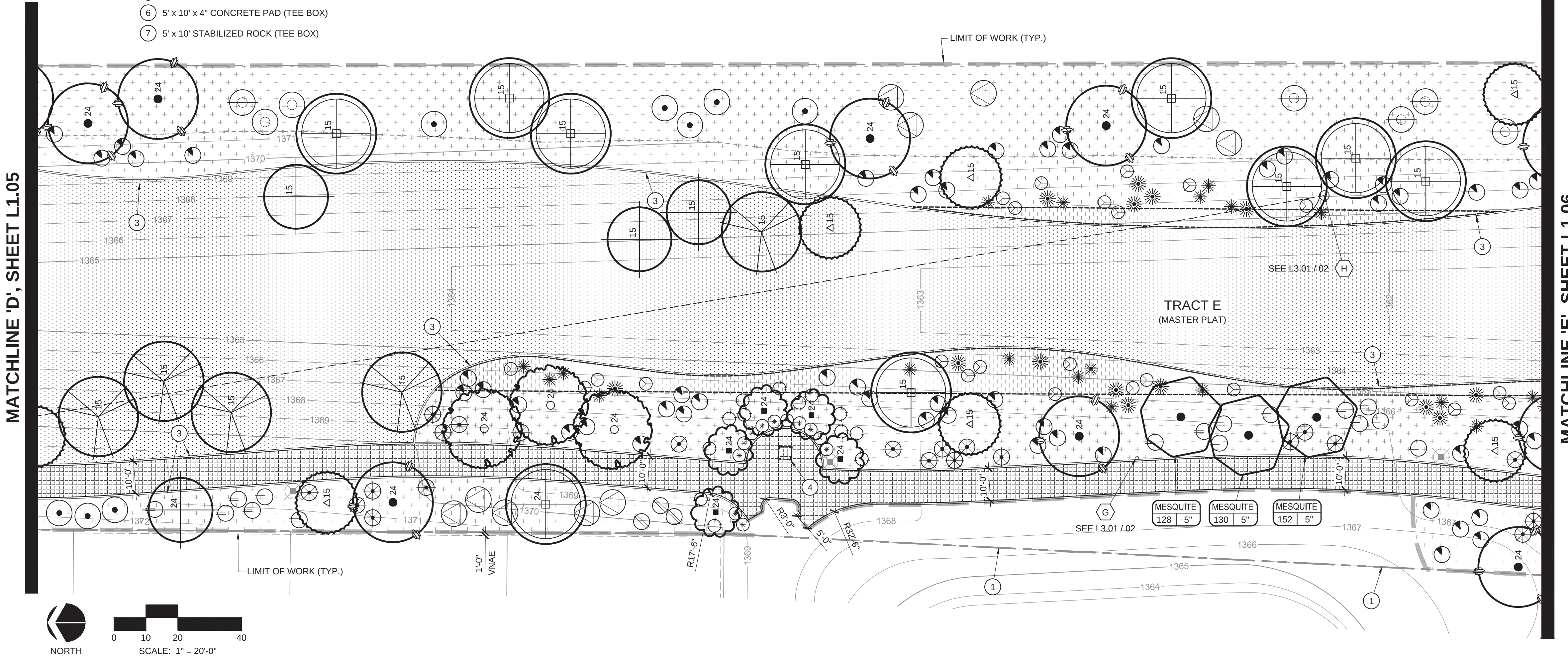
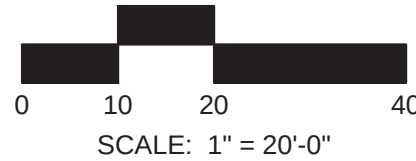


LANDSCAPE KEYNOTES

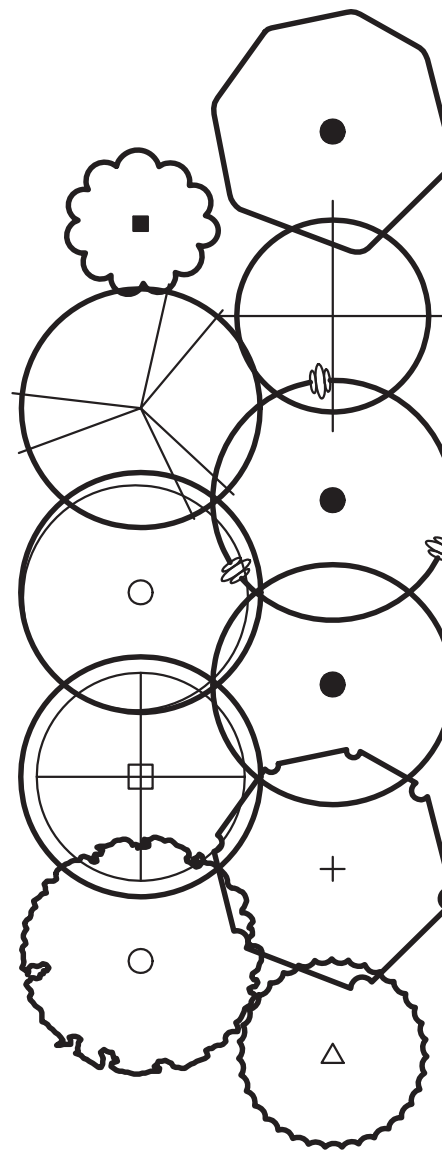
- 1 DRAINAGE EASEMENT, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 6" x 4" CONCRETE HEADER, REFER TO DETAIL 6 / L1.11
- 4 FITNESS EQUIPMENT, REFER TO SHEETS L3.01 & L3.02 FOR MORE INFORMATION.
- 5 FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A MIN. 5'-0" CLEARANCE.
- 6 5' x 10' x 4" CONCRETE PAD (TEE BOX)
- 7 5' x 10' STABILIZED ROCK (TEE BOX)

PAVING SCHEDULE

- ALL OPEN SPACE SIDEWALKS - NATURAL GRAY CONCRETE w/ ALTERNATING HEAVY BROOM FINISH & 6" SHINER (TROWEL FINISH) BORDER. REFER TO DETAIL 8 / L1.11.
- STABILIZED ROCK TRAIL, REFER TO LANDSCAPE MATERIAL SCHEDULE & DETAIL 7 / L1.11. MAX. 5% RUNNING SLOPE & 2% CROSS SLOPE. MAX. 1/4" VERTICAL DIFFERENCE BETWEEN ADJACENT CONCRETE HEADER OR ANY OTHER ADJACENT PAVED SURFACE.



LANDSCAPE PALETTE



TREES
ITEM
Salvage
<i>Acacia willardiana</i> PALO BLANCO
<i>Chilopsis linearis</i> DESERT WILLOW
<i>Dalbergia sissoo</i> SISSOO TREE
<i>Olneya tesota</i> 'AZT™' IRONWOOD
<i>Parkinsonia hybrid</i> 'Desert Museum' DESERT MUSEUM PALO VERDE
<i>Parkinsonia praecox</i> 'AZT™' SONORAN PALO VERDE
<i>Parkinsonia floridum</i> BLUE PALO VERDE
<i>Prosopis</i> 'AZT™' THORNLESS HYBRID MESQUITE
<i>Prosopis glandulosa</i> 'AZT™' THORNLESS HONEY MESQUITE
<i>Vitex agnus-castus</i> CHASTE TREE

SHRUBS & ACCENTS
ITEM
<i>Calliandra californica</i> BAJA RED FAIRY DUSTER
<i>Dasylirotia wheeleri</i> DESERT SPOON
<i>Dodonaea viscosa</i> 'Purpurea' PURPLE HOPSEED
<i>Eremophila maculata</i> 'Valentine®' VALENTINE EMU BUSH
<i>Euphorbia rigida</i> GOPHER PLANT
<i>Justicia californica</i> CHUPAROSA
<i>Leucophyllum l.</i> 'Lynn's Legacy' LYNN'S LEGACY TEXAS SAGE
<i>Muhlenbergia capillaris</i> 'Regal Mist®' REGAL MIST GRASS
<i>Muhlenbergia emersleyi</i> 'El Toro®' BULL GRASS
<i>Muhlenbergia l.</i> 'Autumn Glow®' AUTUMN GLOW MUHLY
<i>Ruselia equisetiformis</i> CORAL FOUNTAIN
<i>Tecoma stans</i> 'Goldstar' GOLDSTAR TECOMA
<i>Tecoma x.</i> 'Crimson Flare®' CRIMSON FLARE TECOMA

GROUNDCOVERS
ITEM
<i>Acacia redolens</i> 'Desert Carpet®' PROSTRATE ACACIA
<i>Baccharis pilularis</i> 'Thompson®' DWARF COYOTE BUSH
<i>Convolvulus cneorum</i> BUSH MORNING GLORY
<i>Dalea greggii</i> TRAILING INDIGO BUSH
<i>Lantana</i> 'New Gold' NEW GOLD LANTANA

MISCELLANEOUS
ITEM
CONCRETE HEADER
ROCK MULCH 'DESERT VISTA BROWN'
ANGULAR RIP RAP 'DESERT VISTA BROWN'
STABILIZED ROCK 'DESERT TAN'
'BLACKJACK' BERMUDA HYDROSEED

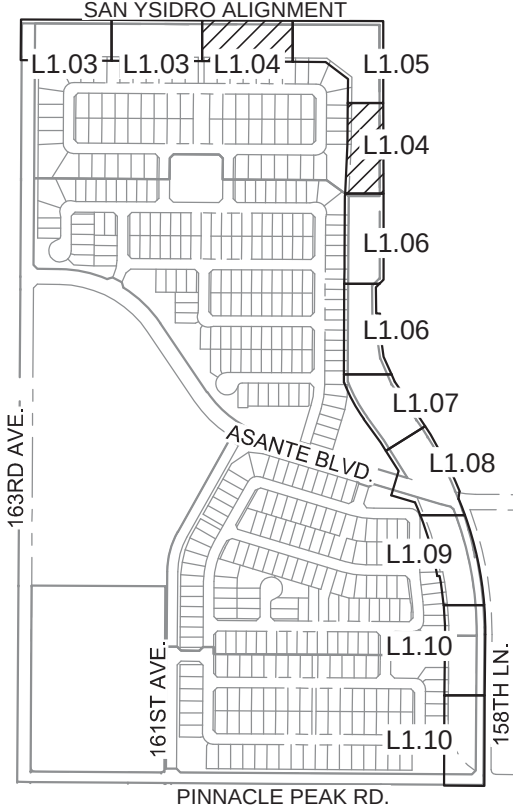
SALVAGE TREE/CACTI TAG

IRONWOOD	NAME	TREE CALIPER/CACTUS HT.
10, 3	ID#	

NOTE:

1. TAGS FOR REGISTERED OR TRADEMARKED (® / ™) PLANT MATERIAL ARE TO REMAIN ON THE PLANTS

KEY MAP



LANDSCAPE CONSTRUCTION DOCUMENTS

VERDUGO - DRAINAGE CHANNEL

VERDUGO LAND, L.L.C.

SURPRISE, AZ



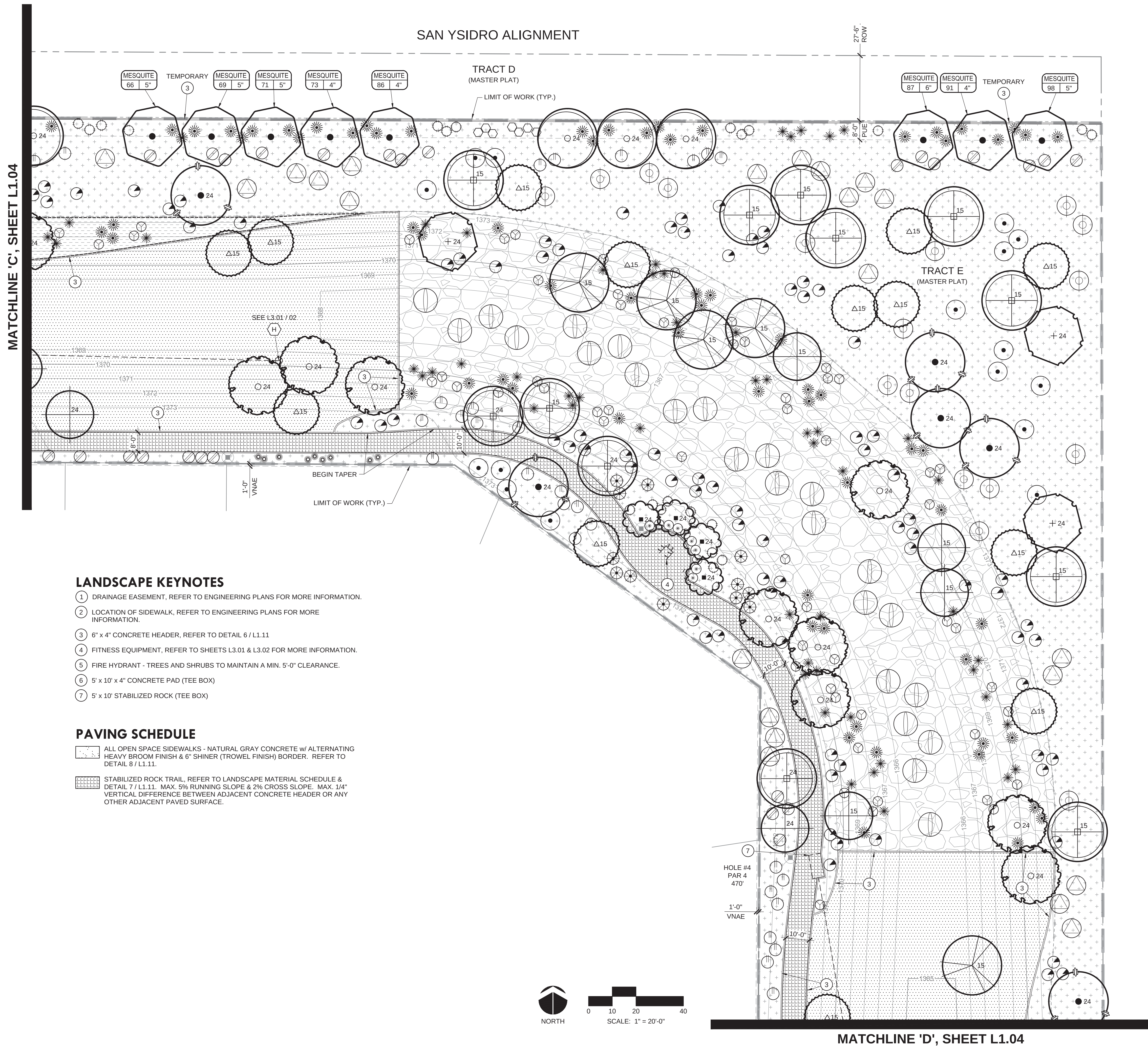
DATE	06/26/2017
DRAWN	MBD
DESIGNED	MBD
CHECKED	MBD
PROJECT #	14161214000

SHEET TITLE
PLANTING PLAN
SHEET NUMBER

L1.04

05 OF 25 SHEETS

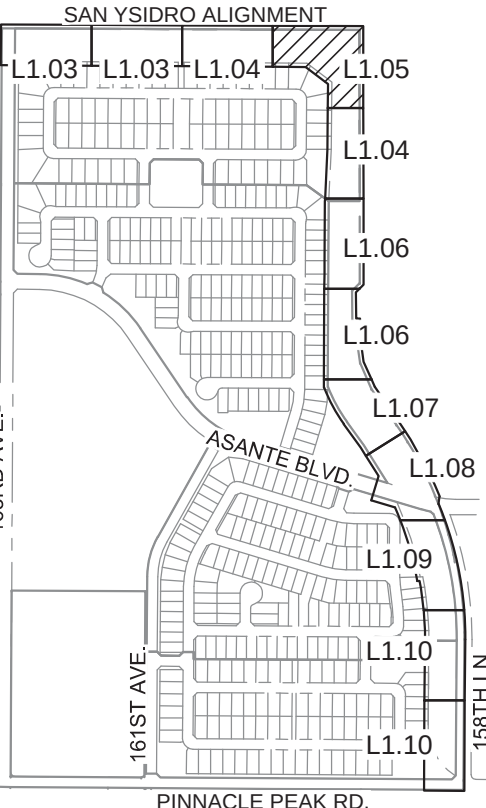
3RD SUBMITTAL



LANDSCAPE PALETTE

	TREES ITEM
	Salvage
	<i>Acacia willardiana</i> PALO BLANCO
	<i>Chilopsis linearis</i> DESERT WILLOW
	<i>Dalbergia sissoo</i> SISSOO TREE
	<i>Olneya tesota</i> 'AZT™' IRONWOOD
	<i>Parkinsonia hybrid</i> 'Desert Museum' DESERT MUSEUM PALO VERDE
	<i>Parkinsonia praecox</i> 'AZT™' SONORAN PALO VERDE
	<i>Parkinsonia floridum</i> BLUE PALO VERDE
	<i>Prosopis</i> 'AZT™' THORNLESS HYBRID MESQUITE
	<i>Prosopis glandulosa</i> 'AZT™' THORNLESS HONEY MESQUITE
	<i>Vitex agnus-castus</i> CHASTE TREE
	SHRUBS & ACCENTS ITEM
	<i>Calliandra chilensis</i> BAJA RED FAIRY DUSTER
	<i>Dasylirion wheeleri</i> DESERT SPOON
	<i>Dodonaea viscosa</i> 'Purpurea' PURPLE HORSEDEE
	<i>Eremophila maculata</i> 'Valentine'® VALENTINE EMU BUSH
	<i>Euphorbia rigida</i> GOPHER PLANT
	<i>Justicia chilensis</i> CHUPAROSA
	<i>Leucophyllum l.</i> 'Lynn's Legacy' 'LYNN'S LEGACY' TEXAS SAGE
	<i>Muhlenbergia capillaris</i> 'Regal Mist'® REGAL MIST GRASS
	<i>Muhlenbergia emersleyi</i> 'El Toro'® BULL GRASS
	<i>Muhlenbergia l.</i> 'Autumn Glow'® AUTUMN GLOW MUHLY
	<i>Ruselia equisetiformis</i> CORAL FOUNTAIN
	<i>Tecoma stans</i> 'Goldstar' GOLDSTAR TECOMA
	<i>Tecoma x.</i> 'Crimson Flare'® CRIMSON FLARE TECOMA
	GROUNDCOVERS ITEM
	<i>Acacia redolens</i> 'Desert Carpet'® PROSTRATE ACACIA
	<i>Baccharis pilularis</i> 'Thompson'® DWARF COYOTE BUSH
	<i>Convolvulus cneorum</i> BUSH MORNING GLORY
	<i>Dalea greggii</i> TRAILING INDIGO BUSH
	<i>Lantana</i> 'New Gold' NEW GOLD LANTANA
	MISCELLANEOUS ITEM
	CONCRETE HEADER
	ROCK MULCH 'DESERT VISTA BROWN'
	ANGULAR RIP RAP 'DESERT VISTA BROWN'
	STABILIZED ROCK 'DESERT TAN'
	'BLACKJACK' BERMUDA HYDROSEED

KEY MAP



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MATCHLINE 'F', ABOVE RIGHT

MATCHLINE 'E', SHEET L1.04

MATCHLINE 'G', SHEET L1.07

LANDSCAPE PALETTE

TREES	ITEM
Salvage	
Acacia willardiana	PALO BLANCO
Chilopsis linearis	DESERT WILLOW
Dalbergia sissoo	SISSOO TREE
Oleynya tesota 'AZT™'	IRONWOOD
Parkinsonia hybrid 'Desert Museum'	DESERT MUSEUM PALO VERDE
Parkinsonia praecox 'AZT™'	SONORAN PALO VERDE
Parkinsonia floridum	BLUE PALO VERDE
Prosopis 'AZT™'	THORNLESS HYBRID MESQUITE
Prosopis glandulosa 'AZT™'	THORNLESS HONEY MESQUITE
Vitex agnus-castus	CHASTE TREE
SHRUBS & ACCENTS	ITEM
Calliandria californica	BAJA RED FAIRY DUSTER
Dasyliroton wheeleri	DESERT SPOON
Dodonaea viscosa 'Purpurea'	PURPLE HOPSEED
Eremophila maculata 'Valentine®'	VALENTINE EMU BUSH
Euphorbia rigida	GOPHER PLANT
Justicia californica	CHUPAROSA
Leucophyllum l. 'Lynn's Legacy'	LYNN'S LEGACY TEXAS SAGE
Muhlenbergia capillaris 'Regal Mist®'	REGAL MIST GRASS
Muhlenbergia emersleyi 'El Toro®'	BULL GRASS
Muhlenbergia l. 'Autumn Glow®'	AUTUMN GLOW MUHLY
Ruellia equisetiformis	CORAL FOUNTAIN
Tecoma stans 'Goldstar'	GOLDSTAR TECOMA
Tecoma x. 'Crimson Flare®'	CRIMSON FLARE TECOMA
GROUNDCOVERS	ITEM
Acacia redolens 'Desert Carpet®'	PROSTRATE ACACIA
Baccharis pilularis 'Thompson®'	DWARF COYOTE BUSH
Convolvulus cneorum	BUSH MORNING GLORY
Dalea greggii	TRAILING INDIGO BUSH
Lantana 'New Gold'	NEW GOLD LANTANA
MISCELLANEOUS	ITEM
CONCRETE HEADER	
ROCK MULCH 'DESERT VISTA BROWN'	
ANGULAR RIP RAP 'DESERT VISTA BROWN'	
STABILIZED ROCK 'DESERT TAN'	
'BLACKJACK' BERMUDA HYDROSEED	

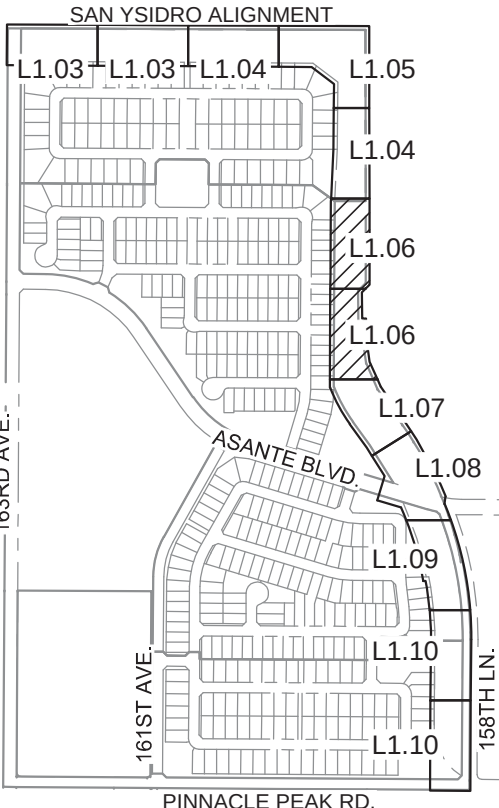
SALVAGE TREE/CACTI TAG

IRONWOOD	NAME	TREE CALIPER/CACTUS HT.	ID#
10	3		

NOTE:

- TAGS FOR REGISTERED OR TRADEMARKED (® / ™) PLANT MATERIAL ARE TO REMAIN ON THE PLANTS

KEY MAP



LANDSCAPE KEYNOTES

- DRAINAGE EASEMENT, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 6" x 4" CONCRETE HEADER, REFER TO DETAIL 6 / L1.11
- FITNESS EQUIPMENT, REFER TO SHEETS L3.01 & L3.02 FOR MORE INFORMATION.
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A MIN. 5'-0" CLEARANCE.
- 5' x 10' x 4" CONCRETE PAD (TEE BOX)
- 5' x 10' STABILIZED ROCK (TEE BOX)

PAVING SCHEDULE

- ALL OPEN SPACE SIDEWALKS - NATURAL GRAY CONCRETE w/ ALTERNATING HEAVY BROOM FINISH & 6" SHINER (TROWEL FINISH) BORDER. REFER TO DETAIL 8 / L1.11.
- STABILIZED ROCK TRAIL, REFER TO LANDSCAPE MATERIAL SCHEDULE & DETAIL 7 / L1.11. MAX. 5% RUNNING SLOPE & 2% CROSS SLOPE. MAX. 1/4" VERTICAL DIFFERENCE BETWEEN ADJACENT CONCRETE HEADER OR ANY OTHER ADJACENT PAVED SURFACE.

3RD SUBMITTAL

LANDSCAPE CONSTRUCTION DOCUMENTS
VERDUGO - DRAINAGE CHANNEL
VERDUGO LAND, L.L.C.
SURPRISE, AZ



DATE	I 06/26/2017
DRAWN	I MBD
DESIGNED	I MBD
CHECKED	I MBD
PROJECT #	I 4161214000
SHEET TITLE	PLANTING PLAN
SHEET NUMBER	L1.06
	07 OF 25 SHEETS



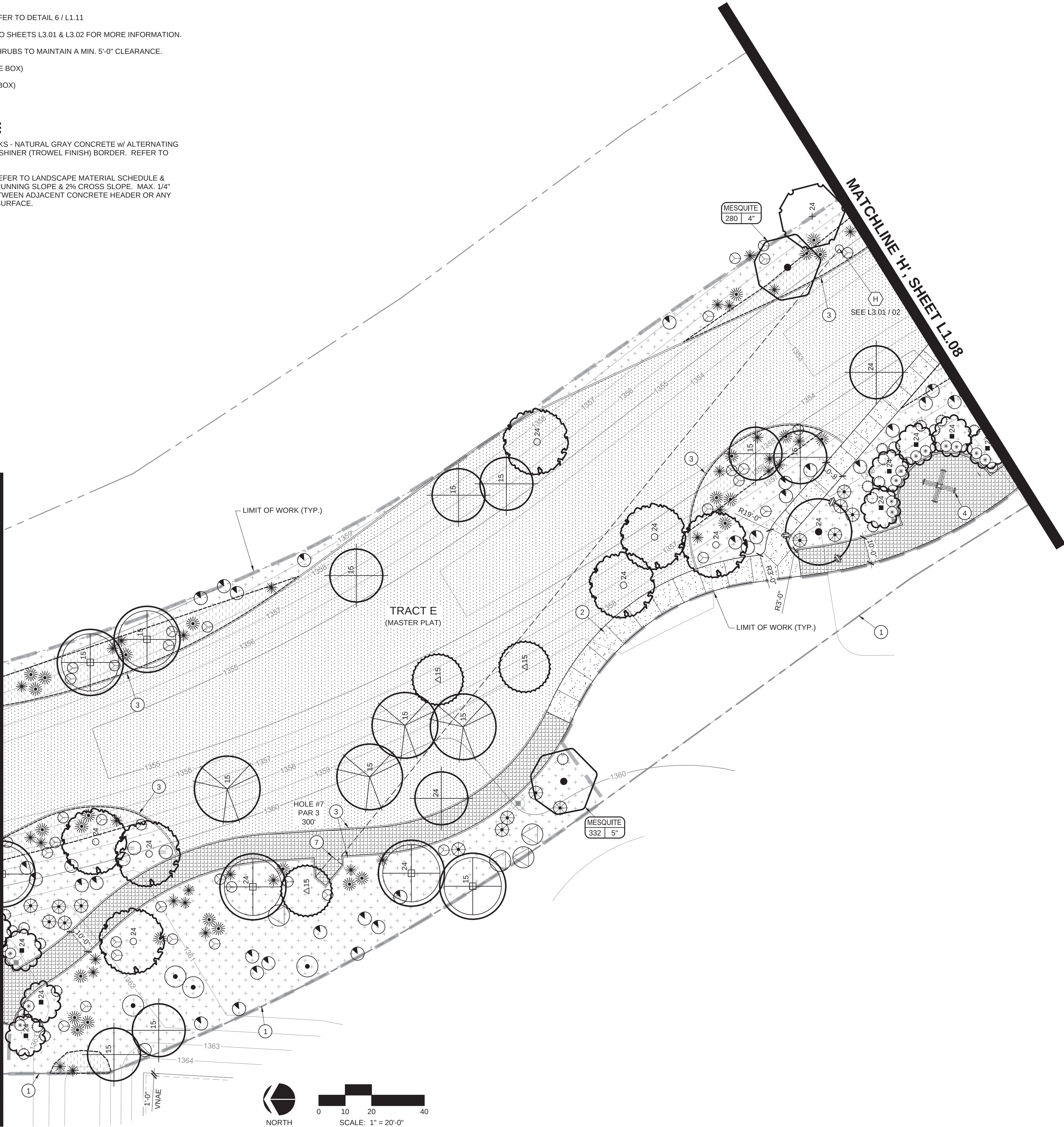
LANDSCAPE KEYNOTES

- 1
- DRAINAGE EASEMENT, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 2
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3
- 6" x 4" CONCRETE HEADER, REFER TO DETAIL 6 / L1.11
- 4
- FITNESS EQUIPMENT, REFER TO SHEETS L3.01 & L3.02 FOR MORE INFORMATION.
- 5
- FIRE HYDRANT - TREES AND SHRUBS TO MAINTAIN A MIN. 5'-0" CLEARANCE.
- 6
- 5' x 10' x 4" CONCRETE PAD (TEE BOX)
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- 5' x 10' STABILIZED ROCK (TEE BOX)

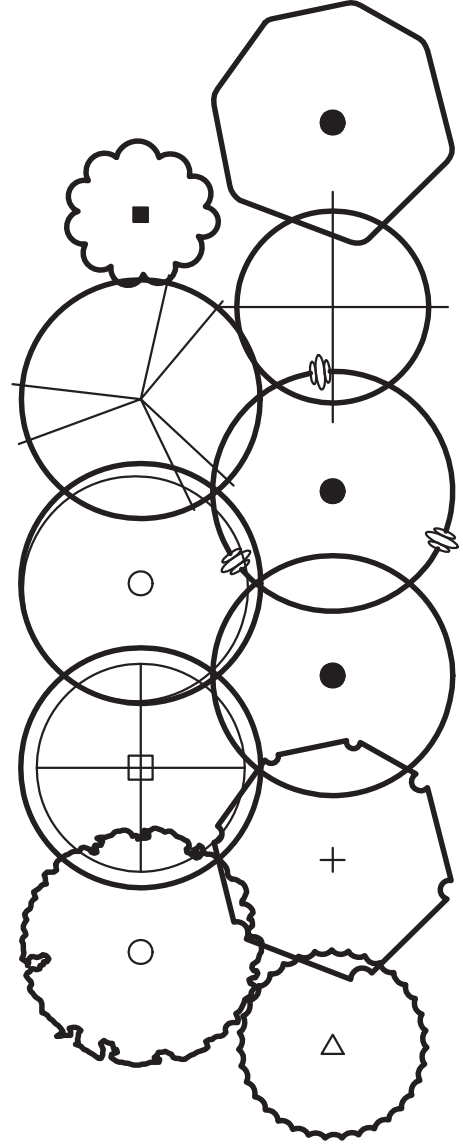
PAVING SCHEDULE

- ALL OPEN SPACE SIDEWALKS - NATURAL GRAY CONCRETE w/ ALTERNATING HEAVY BROOM FINISH & 6" SHINER (TROWEL FINISH) BORDER. REFER TO DETAIL 8 / L1.11.
- STABILIZED ROCK TRAIL, REFER TO LANDSCAPE MATERIAL SCHEDULE & DETAIL 7 / L1.11. MAX. 5% RUNNING SLOPE & 2% CROSS SLOPE. MAX. 1/4" VERTICAL DIFFERENCE BETWEEN ADJACENT CONCRETE HEADER OR ANY OTHER ADJACENT PAVED SURFACE.

MATCHLINE 'G', SHEET L1.06



LANDSCAPE PALETTE



TREES
ITEM
Salvage
Acacia willardiana PALO BLANCO
Chilopsis linearis DESERT WILLOW
Dalbergia sissoo SISSOO TREE
Olneya tesota 'AZT' IRONWOOD
Parkinsonia hybrid 'Desert Museum' DESERT MUSEUM PALO VERDE
Parkinsonia praecox 'AZT' SONORAN PALO VERDE
Parkinsonia floridum BLUE PALO VERDE
Prosopis 'AZT' THORNLESS HYBRID MESQUITE
Prosopis glandulosa 'AZT' THORNLESS HONEY MESQUITE
Vitex agnus-castus CHASTE TREE

SHRUBS & ACCENTS
ITEM
Calliandria californica BAJA RED FAIRY DUSTER
Dasyliroton wheeleri DESERT SPOON
Dodonaea viscosa 'Purpurea' PURPLE HOPSEED
Eremophila maculata 'Valentine' VALENTINE EMU BUSH
Euphorbia rigida GOPHER PLANT
Justicia californica CHUPAROSA
Leucophyllum l. 'Lynn's Legacy' LYNN'S LEGACY TEXAS SAGE
Muhlenbergia capillaris 'Regal Mist' REGAL MIST GRASS
Muhlenbergia emersleyi 'El Toro' BULL GRASS
Muhlenbergia l. 'Autumn Glow' AUTUMN GLOW MUHLY
Ruselia equisetiformis CORAL FOUNTAIN
Tecoma stans 'Goldstar' GOLDSTAR TECOMA
Tecoma x. 'Crimson Flare' CRIMSON FLARE TECOMA

GROUNDCOVERS
ITEM
Acacia redolens 'Desert Carpet' PROSTRATE ACACIA
Baccharis pilularis 'Thompson' DWARF COYOTE BUSH
Convolvulus cneorum BUSH MORNING GLORY
Dalea greggii TRAILING INDIGO BUSH
Lantana 'New Gold' NEW GOLD LANTANA

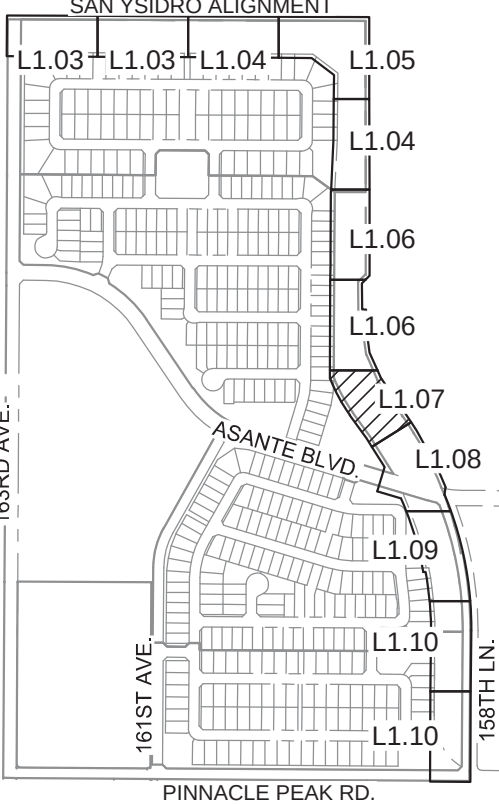
MISCELLANEOUS
ITEM
CONCRETE HEADER
ROCK MULCH 'DESERT VISTA BROWN'
ANGULAR RIP RAP 'DESERT VISTA BROWN'
STABILIZED ROCK 'DESERT TAN'
'BLACKJACK' BERMUDA HYDROSEED

SALVAGE TREE/CACTI TAG

IRONWOOD	NAME	TREE CALIPER/CACTUS HT.
10 3	ID#	

- NOTE:
- 1
- TAGS FOR REGISTERED OR TRADEMARKED (® / ™) PLANT MATERIAL ARE TO REMAIN ON THE PLANTS

KEY MAP



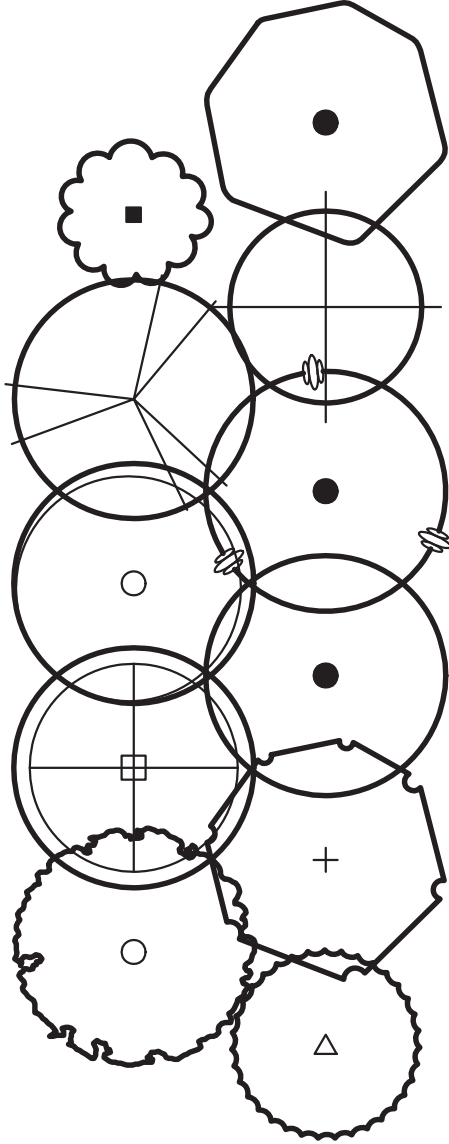
LANDSCAPE KEYNOTES

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- 2
- LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3
- 6" x 4" CONCRETE HEADER, REFER TO DETAIL 6 / L1.11
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- 5
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- 5' x 10' STABILIZED ROCK (TEE BOX)

PAVING SCHEDULE

- ALL OPEN SPACE SIDEWALKS - NATURAL GRAY CONCRETE w/ ALTERNATING HEAVY BROOM FINISH & 6" SHINER (TROWEL FINISH) BORDER. REFER TO DETAIL 8 / L1.11.
- STABILIZED ROCK TRAIL, REFER TO LANDSCAPE MATERIAL SCHEDULE & DETAIL 7 / L1.11. MAX. 5% RUNNING SLOPE & 2% CROSS SLOPE. MAX. 1/4" VERTICAL DIFFERENCE BETWEEN ADJACENT CONCRETE HEADER OR ANY OTHER ADJACENT PAVED SURFACE.

LANDSCAPE PALETTE



TREES
ITEM
Salvage
Acacia willardiana PALO BLANCO
Chilopsis linearis DESERT WILLOW
Dalbergia sissoo SISSOO TREE
Olneya tesota 'AZT™' IRONWOOD
Parkinsonia hybrid 'Desert Museum' DESERT MUSEUM PALO VERDE
Parkinsonia praecox 'AZT™' SONORAN PALO VERDE
Parkinsonia floridum BLUE PALO VERDE
Prosopis 'AZT™' THORNLESS HYBRID MESQUITE
Prosopis glandulosa 'AZT™' THORNLESS HONEY MESQUITE
Vitex agnus-castus CHASTE TREE

SHRUBS & ACCENTS
ITEM
Calliandria californica BAJA RED FAIRY DUSTER
Dasyliroton wheeleri DESERT SPOON
Dodonaea viscosa 'Purpurea' PURPLE HOPSEED
Eremophila maculata 'Valentine®' VALENTINE EMU BUSH
Euphorbia rigida GOPHER PLANT
Justicia californica CHUPAROSA
Leucophyllum l. 'Lynn's Legacy' LYNN'S LEGACY TEXAS SAGE
Muhlenbergia capillaris 'Regal Mist®' REGAL MIST GRASS
Muhlenbergia emersleyi 'El Toro®' BULL GRASS
Muhlenbergia l. 'Autumn Glow®' AUTUMN GLOW MUHLY
Ruselia equisetiformis CORAL FOUNTAIN
Tecoma stans 'Goldstar' GOLDSTAR TECOMA
Tecoma x. 'Crimson Flare®' CRIMSON FLARE TECOMA

GROUNDCOVERS
ITEM
Acacia redolens 'Desert Carpet®' PROSTRATE ACACIA
Baccharis pilularis 'Thompson®' DWARF COYOTE BUSH
Convolvulus cneorum BUSH MORNING GLORY
Dalea greggii TRAILING INDIGO BUSH
Lantana 'New Gold' NEW GOLD LANTANA

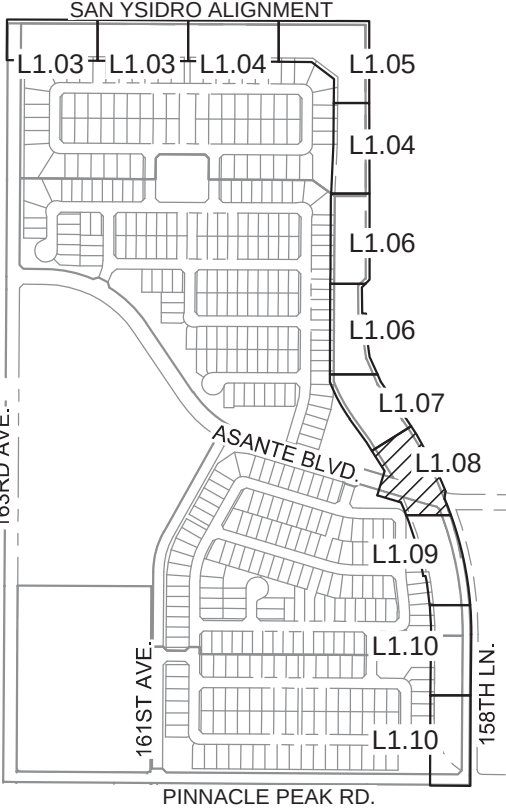
MISCELLANEOUS
ITEM
CONCRETE HEADER
ROCK MULCH 'DESERT VISTA BROWN'
ANGULAR RIP RAP 'DESERT VISTA BROWN'
STABILIZED ROCK 'DESERT TAN'
'BLACKJACK' BERMUDA HYDROSEED

SALVAGE TREE/CACTI TAG

IRONWOOD	NAME
10	TREE CALIPER/CACTUS HT.
3	ID#

- NOTE:
- 1
- TAGS FOR REGISTERED OR TRADEMARKED (® / ™) PLANT MATERIAL ARE TO REMAIN ON THE PLANTS

KEY MAP



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ARIZONA 811

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In Maricopa County: (602) 353-1100

LANDSCAPE CONSTRUCTION DOCUMENTS

VERDUGO - DRAINAGE CHANNEL

VERDUGO LAND, L.L.C.

SURPRISE, AZ

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

13567

MICHAEL B. DEW

Exp. 06/30/18

DATE

06/26/2017

DRAWN

MBD

DESIGNED

MBD

CHECKED

MBD

PROJECT #

14161214000

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

L1.08

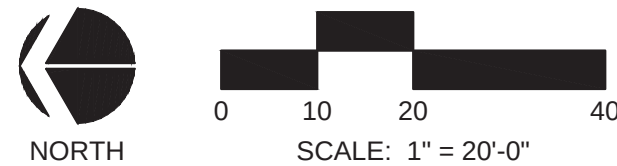
09 OF 25 SHEETS



- ① DRAINAGE EASEMENT, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- ② LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- ③ 6" x 4" CONCRETE HEADER, REFER TO DETAIL 6 / L1.11
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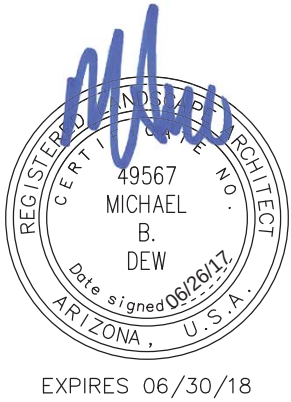
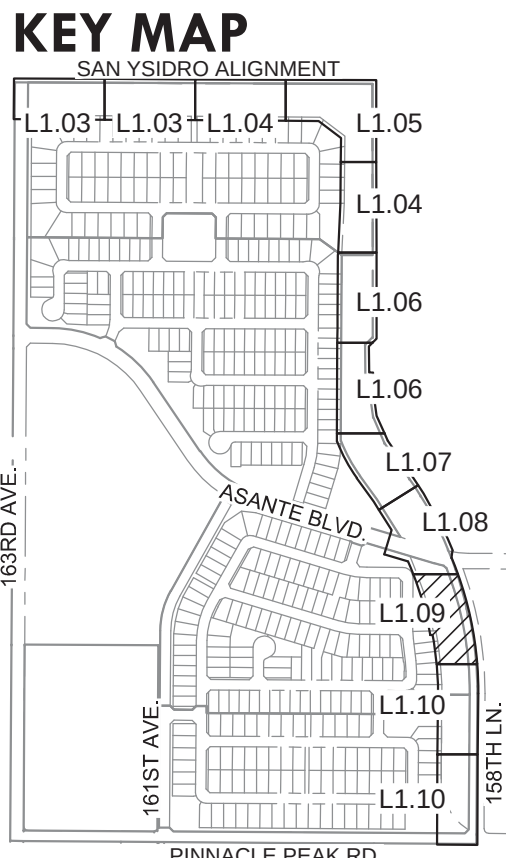


A vertical sequence of ten geometric shapes. From top to bottom: a square, a circle, a circle, a circle, a circle, a circle, a circle, a circle, a circle, and a circle.

REEFS ITEM
Salvage
Acacia willardiana PALO BLANCO
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NOTE:

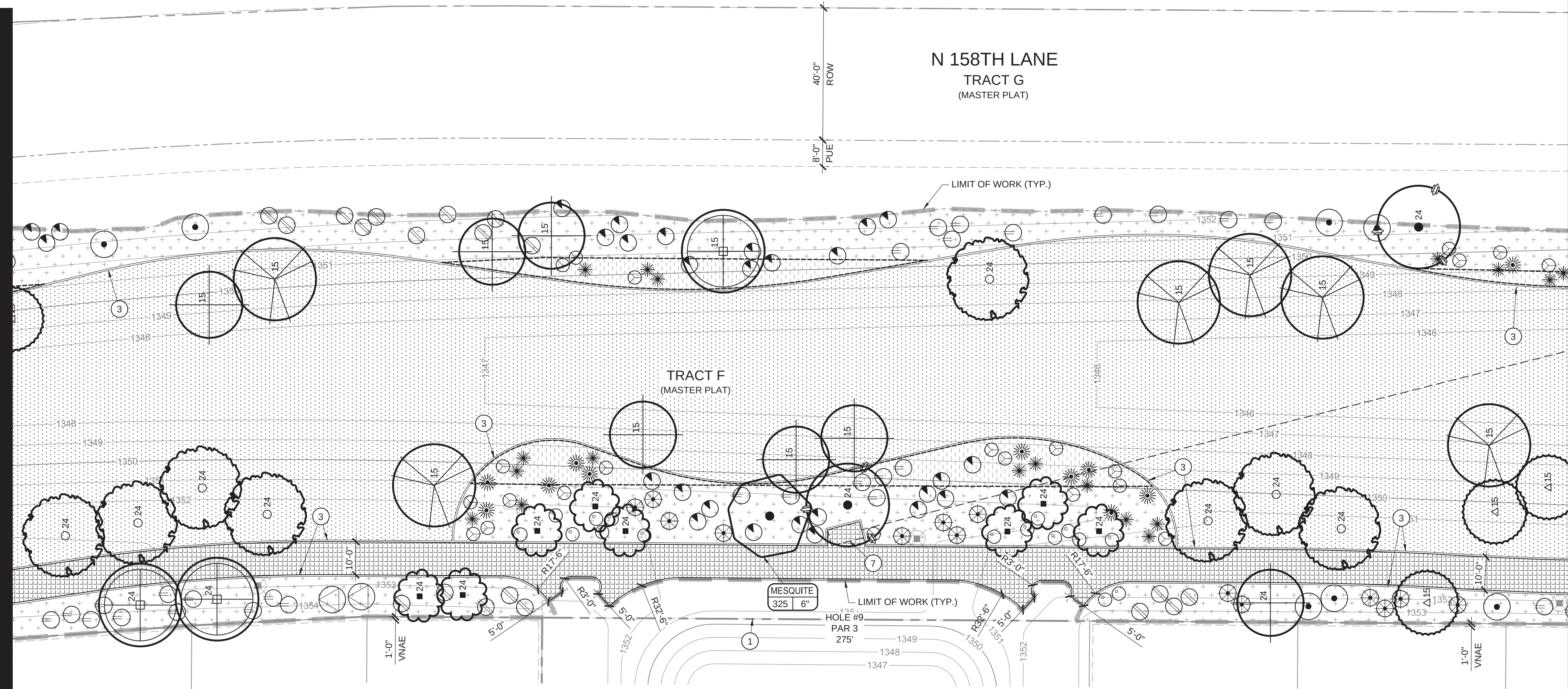
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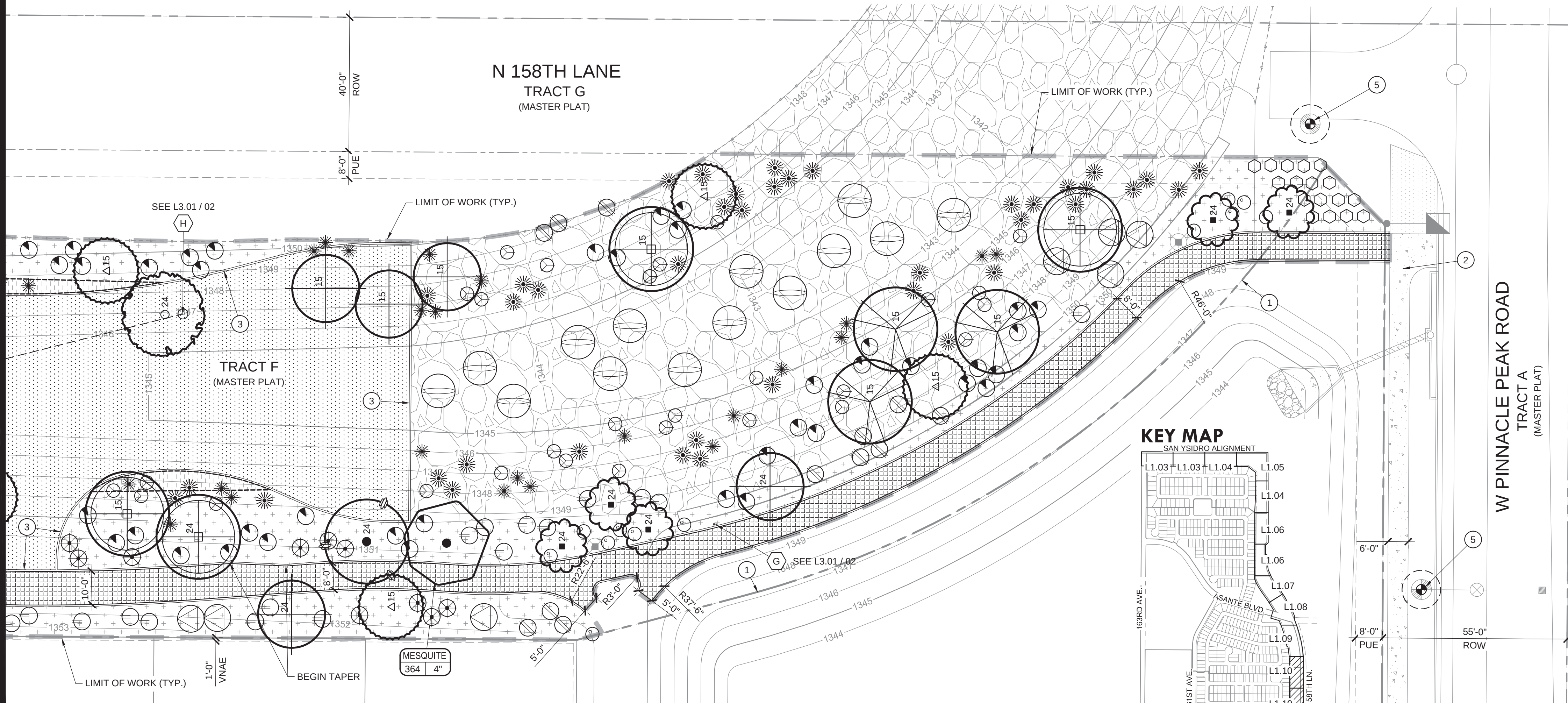
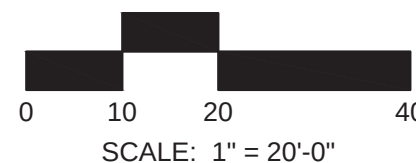
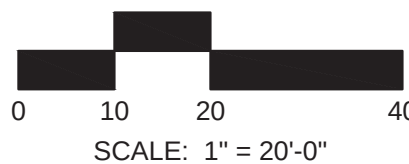
MATCHLINE 'K', THIS SHEET

MATCHLINE 'J', SHEET L1.09

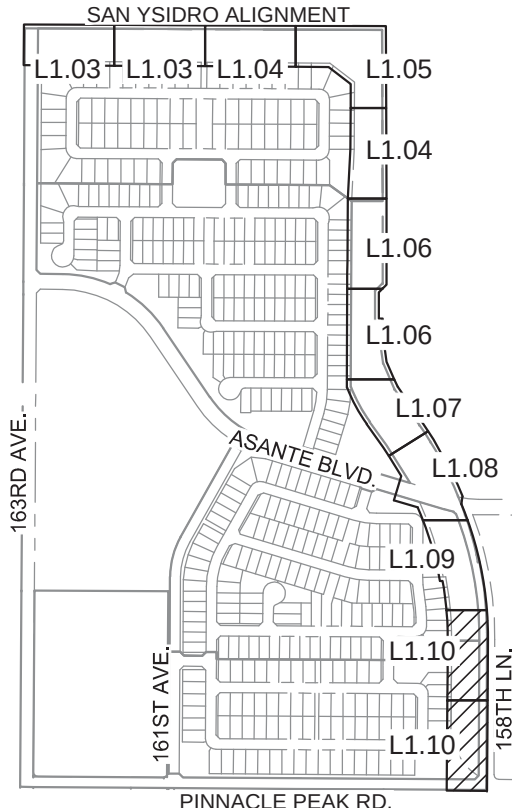


PAVING SCHEDULE

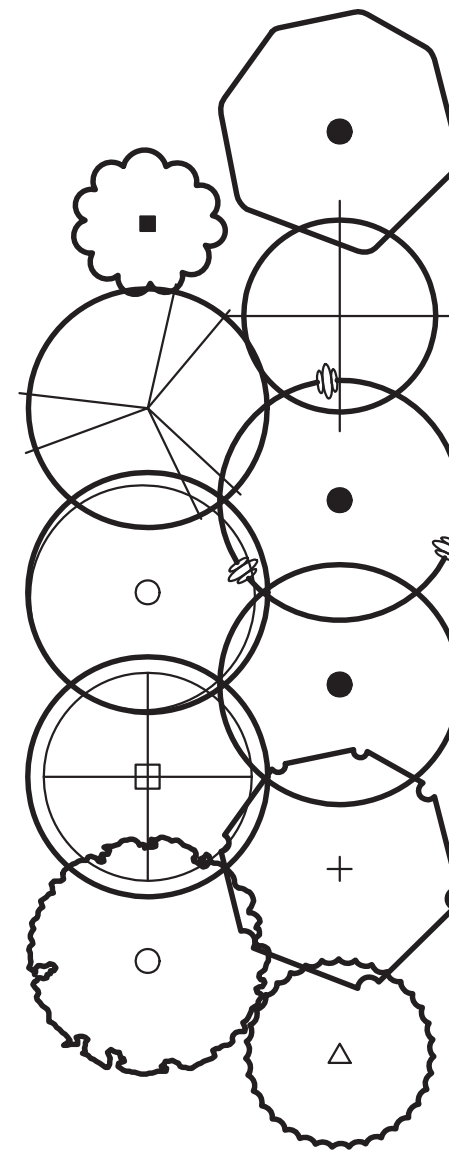
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10	3	ID#

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4. FITNESS EQUIPMENT, REFER TO SHEETS L3.01 & L3.02 FOR MORE INFORMATION.
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6. 5' x 10' x 4" CONCRETE PAD (TEE BOX)
7. 5' x 10' STABILIZED ROCK (TEE BOX)

3RD SUBMITTAL

LANDSCAPE CONSTRUCTION DOCUMENTS
VERDUGO - DRAINAGE CHANNEL
VERDUGO LAND, L.L.C.
SURPRISE, AZ



DATE	I 06/26/2017
DRAWN	I MBD
DESIGNED	I MBD
CHECKED	I MBD
PROJECT #	I 4161214000
SHEET TITLE	PLANTING PLAN
SHEET NUMBER	

L1.10
11 OF 25 SHEETS



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12

NOT USED

NOT TO SCALE

13

NOT USED

NOT TO SCALE

14

NOT USED

NOT TO SCALE

7

STABILIZED ROCK

NOT TO SCALE

NOTE:

- Refer to Landscape Material Schedule for rock size and color.
- Stabilizer and rock shall be pre-mixed prior to installation (see manufacturer's recommendations).
- Where stabilized rock meets existing or new concrete surfaces, the vertical distance between the two surfaces shall be no greater than 1/4".
- Stabilized rock shall have a 2% min. cross slope.

PROVIDE FINAL APPLICATION OF WEED CONTROL UPON FINAL RAKING.

ROCK MULCH w/ STALOK SOIL STABILIZER BY STABILIZER SOLUTIONS, INC. (1.800.336.2468). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

APPLY PRE-EMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDATIONS (SURFLAN, DACTHOL, OR APPROVED EQUAL).

COMPACTED SUBGRADE - RAKE SMOOTH TO ALLOW FOR AN EVEN APPLICATION OF GRANITE & INSURE POSITIVE DRAINAGE FROM ALL STRUCTURES

WIDTH PER PLANS

2" MIN.

8

SIDEWALK FINISH DETAIL

NOT TO SCALE

SCORE JOINT, REFER TO DETAIL 11, SHEET L1.11

EXPANSION JOINT WHERE TWO NON-CONTINUOUS POURS OCCUR, REFER TO DETAIL 9, SHEET L1.11

PER PLAN

± WIDTH OF WALK

6" SHINER (TROWEL) FINISH BORDER

ALTERNATING HEAVY BROOM FINISH

9

EXPANSION JOINT

NOT TO SCALE

CAULKING

1/2" BITUMINOUS EXPANSION JOINT

CLASS 'B' CONCRETE THICKNESS, FINISH, & COLOR PER PLANS

A.B.C., THICKNESS PER PLANS (IF APPLICABLE)

95% COMPACTED SUBGRADE

10

CONTROL JOINT

NOT TO SCALE

3/8" RADIUS TOOLED CONTROL JOINT 1/3 THE DEPTH OF SLAB

CLASS 'B' CONCRETE - THICKNESS, FINISH, & COLOR PER PLANS

A.B.C., THICKNESS PER PLANS (IF APPLICABLE)

95% COMPACTED SUBGRADE

11

SCORE JOINT

NOT TO SCALE

1/4" RADIUS SCORE JOINT TO BE A MIN. 1/2" IN DEPTH AND OCCUR A MIN. DISTANCE A PART EQUAL TO THE WIDTH OF CONCRETE OR AS SHOWN ON PLANS FOR ALL SIDEWALK APPLICATIONS.

CLASS 'B' CONCRETE - THICKNESS, FINISH, & COLOR PER PLANS

A.B.C., THICKNESS PER PLANS (IF APPLICABLE)

95% COMPACTED SUBGRADE

4

TREE STAKING

NOT TO SCALE

SINGLE TRUNK

DOUBLE TRUNK

MULTI-TRUNK

NEW 1/2" RUBBER HOSE, 18" MIN., TYP.

NEATLY TWIST GUY WIRE A MIN. OF 5 TIMES AT ALL LOCATIONS & BEND DOWN, TYP.

#12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.

WRAP WIRE AROUND LODGEPOLE A MINIMUM OF 5 TIMES & BEND DOWN, TYP.

2"Ø x 8' LODGEPOLE PINE STAKES FOR 15 GAL. TREE. 2"Ø x 12' STAKES FOR 24" BOX OR LARGER. DRIVE STAKES 2± INTO GROUND, 6" MIN. BELOW ROOTBALL, TYP.

12" MIN.

18" MAX. TYP.

TREE TRUNK, MULTI-TRUNKED TREES SHALL HAVE ALL MAJOR LEADERS STAKED OR SUPPORTED.

ONE CONTINUOUS PIECE OF #12 GAUGE PLASTIC COATED MULTI-STRAND STEEL, TYP.

5

ROCK/BARK MULCH

NOT TO SCALE

PROVIDE FINAL APPLICATION OF WEED CONTROL UPON FINAL RAKING.

ROCK/BARK MULCH. REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MORE INFO.

APPLY PRE-EMERGENT HERBICIDE AS PER MANUFACTURER'S RECOMMENDATIONS (SURFLAN, DACTHOL, OR APPROVED EQUAL).

FINE GRADED SUBGRADE, RAKE SMOOTH TO ALLOW FOR AN EVEN APPLICATION OF MULCH & INSURE POSITIVE DRAINAGE FROM ALL STRUCTURES

DEPTH 2" MIN.

6

CONCRETE HEADER

NOT TO SCALE

TOP OF HEADER SHALL BE INSTALLED TO BE THE SAME HEIGHT AS ADJACENT SIDEWALKS, CURBS, AND/OR OTHER FLATWORK.

CLASS "A" CONCRETE MIN. (3000 PSI), 1/2" RADIUS EDGES

TURF

2 1/2"± TYP.

6"

1 1/2"± TYP.

ROCK/BARK MULCH

COMPACTED OR UNDISTURBED SUBGRADE

1

TREE PLANTING

NOT TO SCALE

NOTE:

- Plants delivered w/ cracked or broken containers will be rejected.
- Thin, tall trees may need more than one tie.
- Remove nursery stake after planting.
- Install temporary pvc arbor guards on all trees planted in turf.

12 GA. PLASTIC COATED MULTI STRAND STEEL WIRE. WRAP END OF WIRE A MIN. OF 5 TIMES AROUND STAKE. INSTALL HOSES AT LOWEST HEIGHT POSSIBLE ON THE TRUNK THAT KEEPS THE LEADER UPRIGHT, WHILE ALLOWING MAXIMUM MOVEMENT OF THE CROWN.

(2) 2"Ø x 8' LODGEPOLE PINE STAKES FOR 15 GAL. TREE. (2) 2"Ø x 12' LODGEPOLE PINE STAKES FOR 24" & 36" BOX (48" BOX AND LARGER DO NOT REQUIRE STAKING). SEE TREE STAKING DETAIL MORE INFORMATION.

FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 4 PER 15 GAL., 6 PER 24" BOX, AND 8 PER 36" BOX OR LARGER, 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.

ROCK/BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.

FINISH GRADE

BACKFILL w/ NATIVE SOIL. TAMP & WATER SETTLED ONCE PRIOR TO TREE PLANTING & ONCE AFTER THE TREE WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.

UNDISTURBED NATIVE SOIL

PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.

ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.

1/2%

6" MIN.

2

SHRUB PLANTING

NOT TO SCALE

TYPICAL SHRUB

FERTILIZER TABLETS, AGRIFORM 21 GRAM 20-10-5, 1 PER 1 GAL., 2 PER 5 GAL., 4 PER 15 GAL., 3" MIN. BELOW FINISH GRADE EVENLY AROUND ROOTBALL.

ROCK/BARK MULCH, REFER TO LANDSCAPE MATERIAL SCHEDULE FOR MULCH SPECIFICATIONS.

FINISH GRADE

UNDISTURBED NATIVE SOIL

ROOT BALL, SCARIFY SIDES PRIOR TO PLANTING. DO NOT COVER CROWN OF ROOTBALL w/ SOIL. PLANT 1" TO 2" ABOVE FINAL GRADE TO ALLOW FOR SETTLEMENT.

BACKFILL w/ NATIVE SOIL. TAMP & WATER SETTLED ONCE PRIOR TO SHRUB PLANTING & ONCE AFTER THE SHRUB WELL HAS BEEN BACKFILLED. SECOND WATERING SHALL BE WITHIN 24 HOURS.

PLANT PIT IS 2x THE WIDTH & EQUAL TO THE DEPTH OF THE ROOTBALL. SCARIFY SIDES & BOTTOM PRIOR TO PLANTING.

3

PLANTING IN HARDPAN

NOT TO SCALE

TREE/SHRUB (REFER TO TREE OR SHRUB PLANTING DETAIL FOR GUIDELINES)

ROOTBALL

FINISH GRADE

COMPACTED PAD FOR ROOT BALL SUPPORT. PAD TO BE GRADED TO ALLOW FOR POSITIVE DRAINAGE AWAY FROM ROOTBALL & INTO WELLS.

8"Ø x 5'-0" DEEP AUGER DUG WELL FILLED w/1" - 3" PEA GRAVEL. WELLS TO EXTEND BEYOND HARDPAN LAYER. WELLS TO OCCUR @ ALL 4 CORNERS OF TREE PLANTING WELLS & @ DOWNHILL SIDE OF SHRUBS. LOCATE WELLS TO THE SIDE OF THE ROOTBALL, NOT UNDER.

HARDPAN/CALICHE CONDITION

6" MIN.

NOTE:

- Test all planting wells prior to planting. Fill all wells with water and modify all wells that do not completely drain within 24 hours.
- It shall be the responsibility of the contractor to review the site prior to bidding for soil conditions. No change orders will be processed for hard dig conditions after acceptance of bid.

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VERDUGO LAND, L.L.C.

SURPRISE, AZ

REGISTERED

10567

MICHAEL B. DEW

PROFESSIONAL LANDSCAPE ARCHITECT

ARIZONA, U.S.A.

Exp. 06/30/18

DATE

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DRAWN

MBD

DESIGNED

MBD

CHECKED

MBD

PROJECT #

4161214000

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

L1.11

12 OF 25 SHEETS

3RD SUBMITTAL

LOCATION 'C'

TRACT E

1'-0" VNAE

BEGIN TAPER TO 8'-0"

10'-0"

R171'-0"

1373

1372

1371

1370

1369

1368

1367

1369

1370

1371

1372

1373

5

R133'-0"

3

A

20'-7"

R63'-0"

R92'-0"

1'-0" VNAE

10'-0"

0 10 20 40

SCALE: 1" = 20'-0"

NORTH

3. THESE NOTES ARE GENERAL AND MAY BE SUPERSEDED BY EITHER THE SPECIFICATIONS OR LOCAL TRADE PRACTICES.
2. ALL FORMWORK ALIGNMENT SHALL BE STRAIGHT AND EVEN. RADII AND CURVES ARE TO HAVE SMOOTH, CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS. JOINT LOCATIONS NOT SPECIFICALLY INDICATED ON THE PLANS SHALL BE EVENLY SPACED AND VISUALLY UNOBTRUSIVE.
3. ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE FIRMLY SECURED IN THE PROPER POSITION PRIOR TO PLACING CONCRETE.
4. ALL FLATWORK SHALL BE LAID WITH A CONSTANT SLOPE BETWEEN TWO SPOT ELEVATIONS. CHANGES IN SLOPE SHALL BE ACCOMPLISHED IN A GRADUAL MANNER. ALL LANDSCAPE SHALL SLOPE AWAY FROM BUILDINGS AT 1% SLOPE UNLESS NOTED OTHERWISE ON DRAWINGS.
5. NEW CONCRETE PAVING SHALL MATCH EXISTING IN COLOR AND TEXTURE, UNLESS NOTED OTHERWISE ON DRAWINGS.
6. IT IS RECOMMENDED THAT THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO PERFORM NECESSARY TESTING AND INSPECTIONS FOR QUALITY CONTROL TO ENSURE THAT THE REQUIREMENTS REFERENCED ARE COMPLIED WITH.
7. THE LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED IN THE DRAWINGS.
8. ALL STEEL SURFACES SHALL BE CLEAN AND FREE OF OILS, BURRS, HARD RESIDUE AND OTHER DELETERIOUS MATERIALS PRIOR TO FINISHING.
9. CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS BASED ON FIELD DIMENSIONS, FOR ALL STEEL ELEMENTS PRIOR TO CONSTRUCTION, FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT FINISH SAMPLE FOR REVIEW BY OWNER AND/OR LANDSCAPE ARCHITECT.
10. MEMBER SIZES INDICATED ARE FOR DESIGN INTENT ONLY. CONTRACTOR SHALL ENGINEER FOR STRUCTURAL INTEGRITY. FIELD VERIFY DIMENSIONS OF ADJACENT AND ADJOINING WORK. REPORT ANY DISCREPANCIES TO OWNER AND/OR LANDSCAPE ARCHITECT.
11. WELD CONNECTIONS CONTINUOUS AND SOLID. REMOVE ANY SPLATTER AND SLAG AND GRIND WELDS SMOOTH. PREPARE SURFACE FOR PAINTING TO CLEAN, SMOOTH, AND FREE OF OBJECTIONABLE MATERIAL. WASH, STEAM CLEAN, SANDBLAST, OR WIRE BRUSH TO BASE METAL.
12. BOLTS TO BE CADMIUM PLATED OR STAINLESS STEEL.
13. CAP EXPOSED ENDS OF TUBING.
14. REINFORCING MARKED "CONTINUOUS" MAY BE SPLICED WITH A LAP OF 30 BAR DIAMETERS (2'-0" MINIMUM) IN CONCRETE, 40 BAR DIAMETERS (2'-6" MINIMUM IN MASONRY), UNLESS NOTED OTHERWISE.
15. ALL REINFORCING SHALL BE SUPPORTED IN CONFORMANCE WITH "THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE STRUCTURES" LATEST EDITION.
16. REINFORCING SHALL HAVE THE FOLLOWING CONCRETE COVER UNLESS OTHERWISE INDICATED:
 - A. WALLS @ 1-1/2"
 - B. FORMED SURFACE IN CONTACT WITH EARTH @ 2"
 - C. SURFACE DEPOSITED DIRECTLY AGAINST EARTH @ 3"
16. ANY DOWELS USED SHALL BE EQUAL IN SIZE AND SPACING TO VERTICAL BARS.
17. MASONRY UNITS: SHALL BE GRADE "N" TYPE I CONFORMING TO LATEST ASTM STANDARD SPECIFICATION C-90 AND MANUFACTURED IN ACCORDANCE WITH "CONCRETE MASONRY ASSOCIATION" STANDARDS. SPECIALTY BLOCK SHALL AS NOTED ON PLANS.
18. MORTAR: SHALL BE TYPE S, CONFORMING TO ASTM C270, WITH A 28 DAY COMPRESSIVE STRENGTH OF 1800 PSI.
19. GROUT: FRESHLY PREPARED AND UNIFORMLY MIXED. GROUT SHALL BE COMPOSED BY VOLUME OF 1 PART PORTLAND CEMENT AND 2 1/4 TO 3 PARTS SAND, TO WHICH MAY BE ADDED NOT MORE THAN ONE-TENTH PART LIME. WATER SHALL BE ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION OF THE CONSTITUENTS. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
20. PORTLAND CEMENT: SHALL BE TYPE II AND CONFORM TO LATEST ASTM STANDARD SPECIFICATION C-150.
21. WATERPROOF ALL MASONRY BELOW GRADE.

LOCATION 'E'

Diagram showing the layout of Tract E with various survey points and dimensions. Key features include:

- Survey points: 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Dimensions: 1'-0" VNAE, 1366, 1365, 1364, 1363, 1362, 1361, 1360, 1359, 1358, 1357, 1356, 1355, 1354, 1353, 1352, 1351, 1350, 1349, 1348, 1347, 1346, 1345, 1344, 1343, 1342, 1341, 1340, 1339, 1338, 1337, 1336, 1335, 1334, 1333, 1332, 1331, 1330, 1329, 1328, 1327, 1326, 1325, 1324, 1323, 1322, 1321, 1320, 1319, 1318, 1317, 1316, 1315, 1314, 1313, 1312, 1311, 1310, 1309, 1308, 1307, 1306, 1305, 1304, 1303, 1302, 1301, 1300, 1299, 1298, 1297, 1296, 1295, 1294, 1293, 1292, 1291, 1290, 1289, 1288, 1287, 1286, 1285, 1284, 1283, 1282, 1281, 1280, 1279, 1278, 1277, 1276, 1275, 1274, 1273, 1272, 1271, 1270, 1269, 1268, 1267, 1266, 1265, 1264, 1263, 1262, 1261, 1260, 1259, 1258, 1257, 1256, 1255, 1254, 1253, 1252, 1251, 1250, 1249, 1248, 1247, 1246, 1245, 1244, 1243, 1242, 1241, 1240, 1239, 1238, 1237, 1236, 1235, 1234, 1233, 1232, 1231, 1230, 1229, 1228, 1227, 1226, 1225, 1224, 1223, 1222, 1221, 1220, 1219, 1218, 1217, 1216, 1215, 1214, 1213, 1212, 1211, 1210, 1209, 1208, 1207, 1206, 1205, 1204, 1203, 1202, 1201, 1200, 1199, 1198, 1197, 1196, 1195, 1194, 1193, 1192, 1191, 1190, 1189, 1188, 1187, 1186, 1185, 1184, 1183, 1182, 1181, 1180, 1179, 1178, 1177, 1176, 1175, 1174, 1173, 1172, 1171, 1170, 1169, 1168, 1167, 1166, 1165, 1164, 1163, 1162, 1161, 1160, 1159, 1158, 1157, 1156, 1155, 1154, 1153, 1152, 1151, 1150, 1149, 1148, 1147, 1146, 1145, 1144, 1143, 1142, 1141, 1140, 1139, 1138, 1137, 1136, 1135, 1134, 1133, 1132, 1131, 1130, 1129, 1128, 1127, 1126, 1125, 1124, 1123, 1122, 1121, 1120, 1119, 1118, 1117, 1116, 1115, 1114, 1113, 1112, 1111, 1110, 1109, 1108, 1107, 1106, 1105, 1104, 1103, 1102, 1101, 1100, 1099, 1098, 1097, 1096, 1095, 1094, 1093, 1092, 1091, 1090, 1089, 1088, 1087, 1086, 1085, 1084, 1083, 1082, 1081, 1080, 1079, 1078, 1077, 1076, 1075, 1074, 1073, 1072, 1071, 1070, 1069, 1068, 1067, 1066, 1065, 1064, 1063, 1062, 1061, 1060, 1059, 1058, 1057, 1056, 1055, 1054, 1053, 1052, 1051, 1050, 1049, 1048, 1047, 1046, 1045, 1044, 1043, 1042, 1041, 1040, 1039, 1038, 1037, 1036, 1035, 1034, 1033, 1032, 1031, 1030, 1029, 1028, 1027, 1026, 1025, 1024, 1023, 1022, 1021, 1020, 1019, 1018, 1017, 1016, 1015, 1014, 1013, 1012, 1011, 1010, 1009, 1008, 1007, 1006, 1005, 1004, 1003, 1002, 1001, 1000, 999, 998, 997, 996, 995, 994, 993, 992, 991, 990, 989, 988, 987, 986, 985, 984, 983, 982, 981, 980, 979, 978, 977, 976, 975, 974, 973, 972, 971, 970, 969, 968, 967, 966, 965, 964, 963, 962, 961, 960, 959, 958, 957, 956, 955, 954, 953, 952, 951, 950, 949, 948, 947, 946, 945, 944, 943, 942, 941, 940, 939, 938, 937, 936, 935, 934, 933, 932, 931, 930, 929, 928, 927, 926, 925, 924, 923, 922, 921, 920, 919, 918, 917, 916, 915, 914, 913, 912, 911, 910, 909, 908, 907, 906, 905, 904, 903, 902, 901, 900, 899, 898, 897, 896, 895, 894, 893, 892, 891, 890, 889, 888, 887, 886, 885, 884, 883, 882, 881, 880, 879, 878, 877, 876, 875, 874, 873, 872, 871, 870, 869, 868, 867, 866, 865, 864, 863, 862, 861, 860, 859, 858, 857, 856, 855, 854, 853, 852, 851, 850, 849, 848, 847, 846, 845, 844, 843, 842, 841, 840, 839, 838, 837, 836, 835, 834, 833, 832, 831, 830, 829, 828, 827, 826, 825, 824, 823, 822, 821, 820, 819, 818, 817, 816, 815, 814, 813, 812, 811, 810, 809, 808, 807, 806, 805, 804, 803, 802, 801, 800, 799, 798, 797, 796, 795, 794, 793, 792, 791, 790, 789, 788, 787, 786, 785, 784, 783, 782, 781, 780, 779, 778, 777, 776, 775, 774, 773, 772, 771, 770, 769, 768, 767, 766, 765, 764, 763, 762, 761, 760, 759, 758, 757, 756, 755, 754, 753, 752, 751, 750, 749, 748, 747, 746, 745, 744, 743, 742, 741, 740, 739, 738, 737, 736, 735, 734, 733, 732, 731, 730, 729, 728, 727, 726, 725, 724, 723, 722, 72

HARDSCAPE KEYNOTES

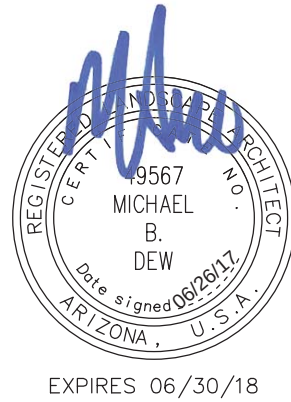
- 1 DRAINAGE EASMENT, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 2 LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- 3 6" x 4" CONCRETE HEADER, REFER TO DETAIL 6 / L1.11
- 4 4' x 10' x 4" CONCRETE PAD (TEE BOX)
- 5 LIGHTING, TYP. REFER TO OPEN SPACE ELECTRICAL PLANS PREPARED BY WRIGHT AND ASSOCIATES.

 ALL OPEN SPACE SIDEWALKS - NATURAL GRAY CONCRETE w/ ALTERNATING HEAVY BROOM FINISH & 6" SHINER (TROWEL FINISH) BORDER. REFER TO DETAIL 8 / L1.11.

 STABILIZED ROCK TRAIL, REFER TO LANDSCAPE MATERIAL SCHEDULE & DETAIL 7 / L1.11. MAX. 5% RUNNING SLOPE & 2% CROSS SLOPE. MAX. 1/4" VERTICAL DIFFERENCE BETWEEN ADJACENT CONCRETE HEADER OR ANY OTHER ADJACENT PAVED SURFACE.

LANDSCAPE CONSTRUCTION DOCUMENTS
VERDUGO - DRAINAGE CHANNEL
VERDUGO LAND, L.L.C.
SURPRISE, AZ

1		
2		
3		
4		
5		
6		
7		

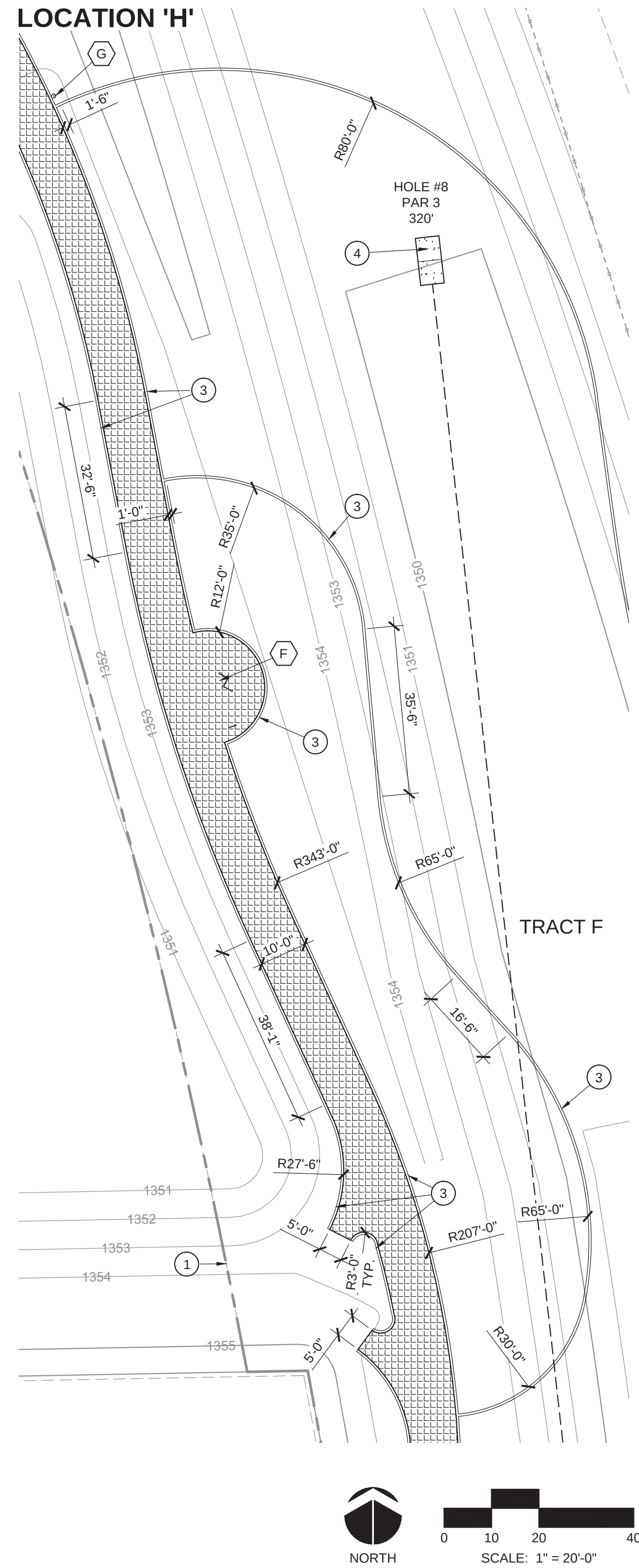
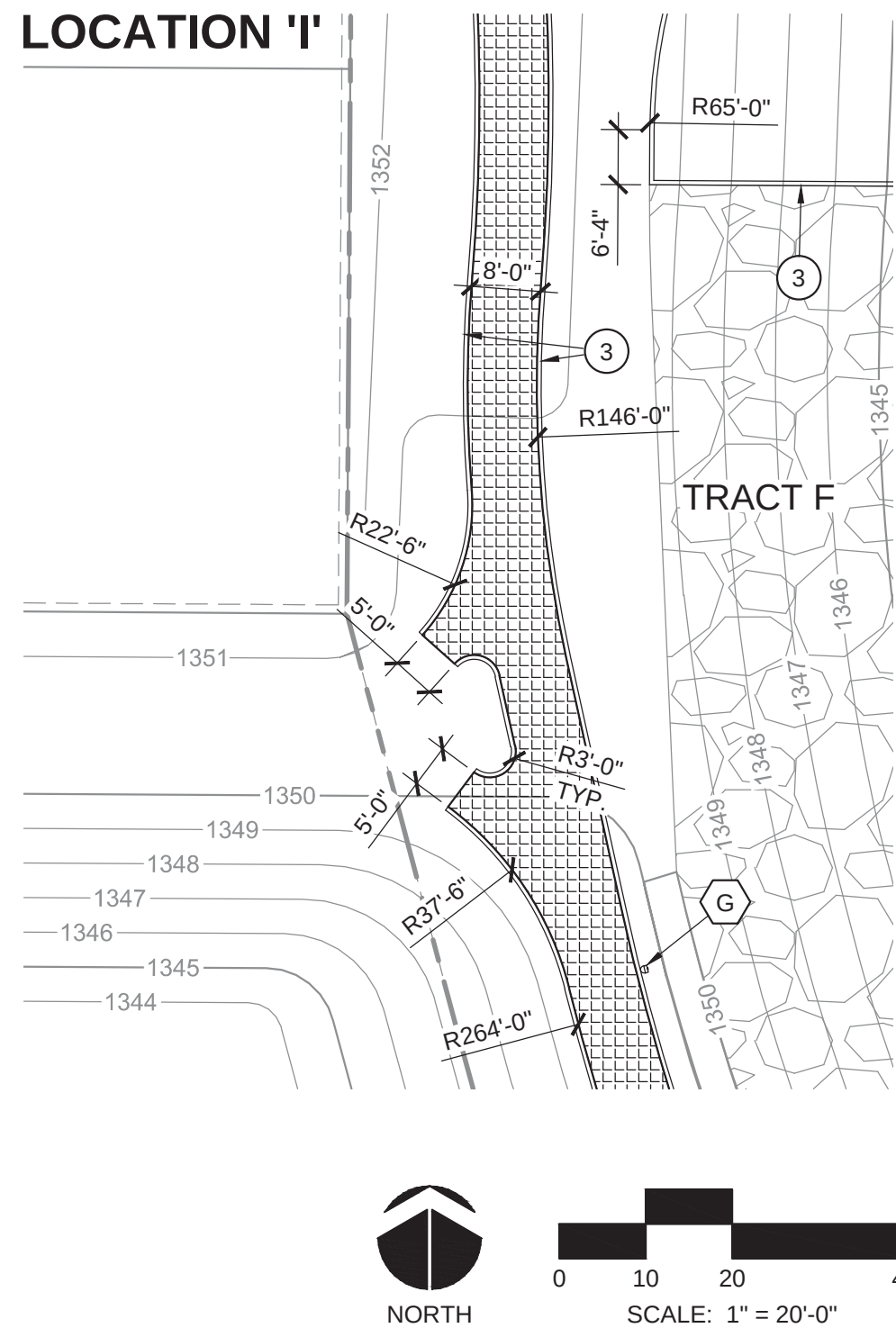
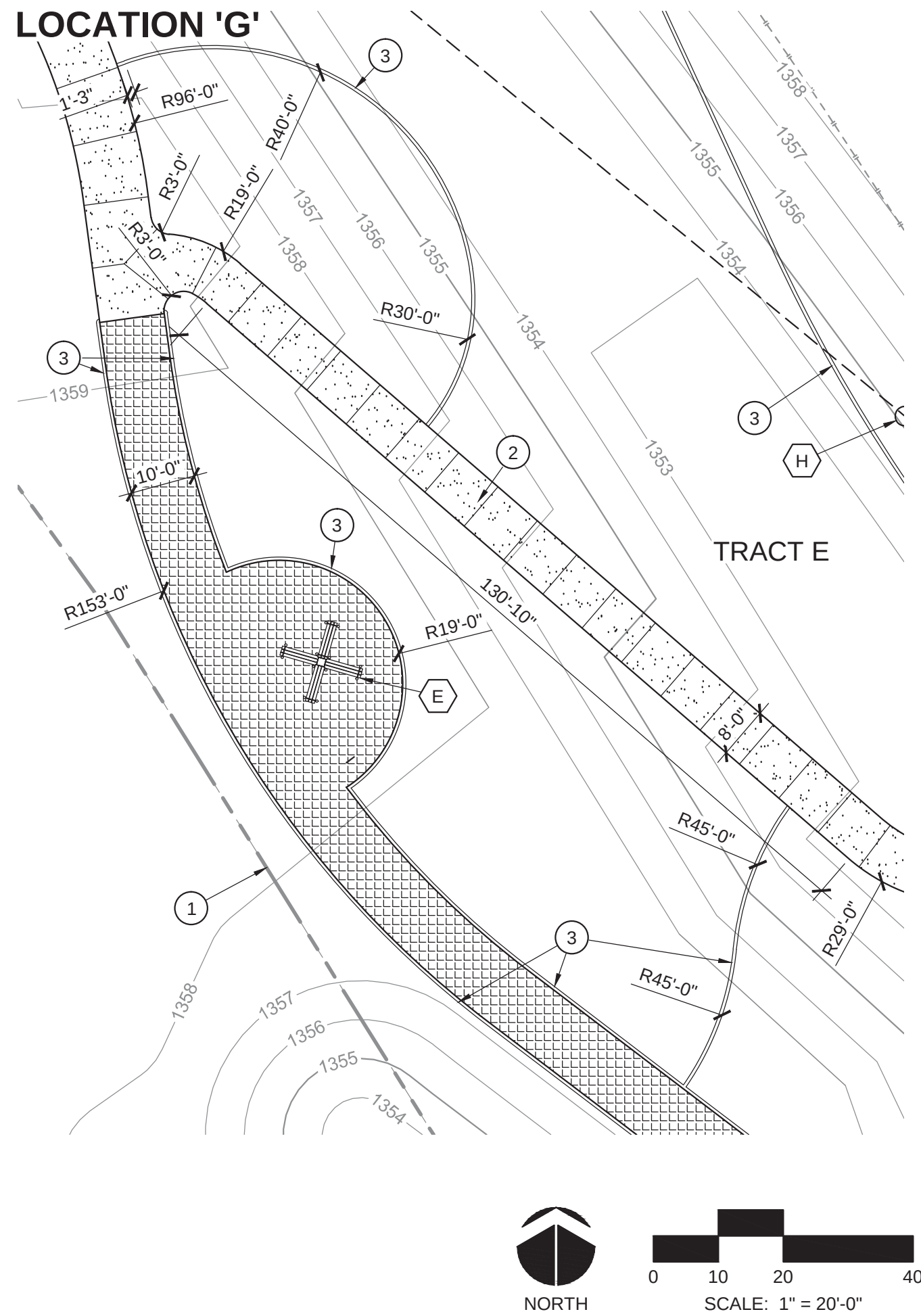
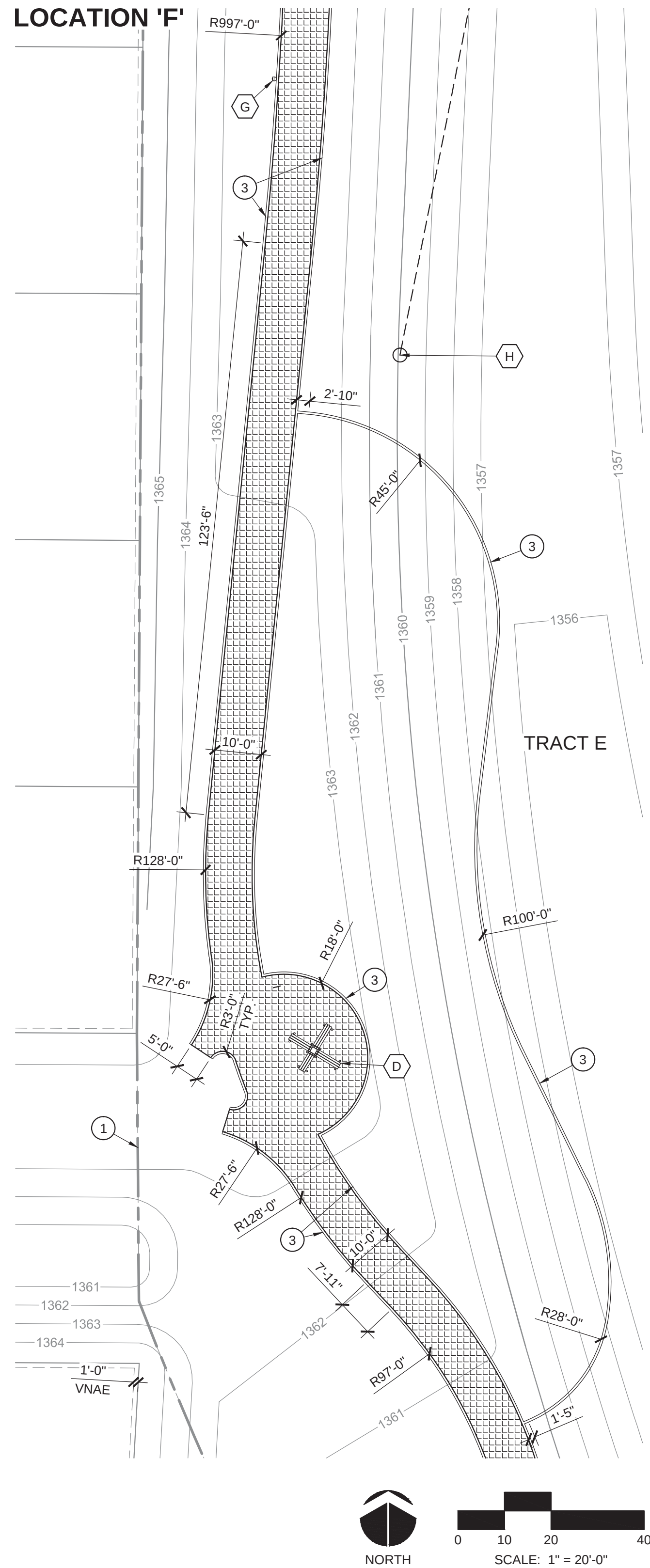


DATE | 06/26/2017
DRAWN | MBD
DESIGNED | MBD
CHECKED | MBD
PROJECT # | 4161214000

SHEET TITLE
AMENITY PLAN

SHEET NUMBER

L3.01
OF 25 SHEETS



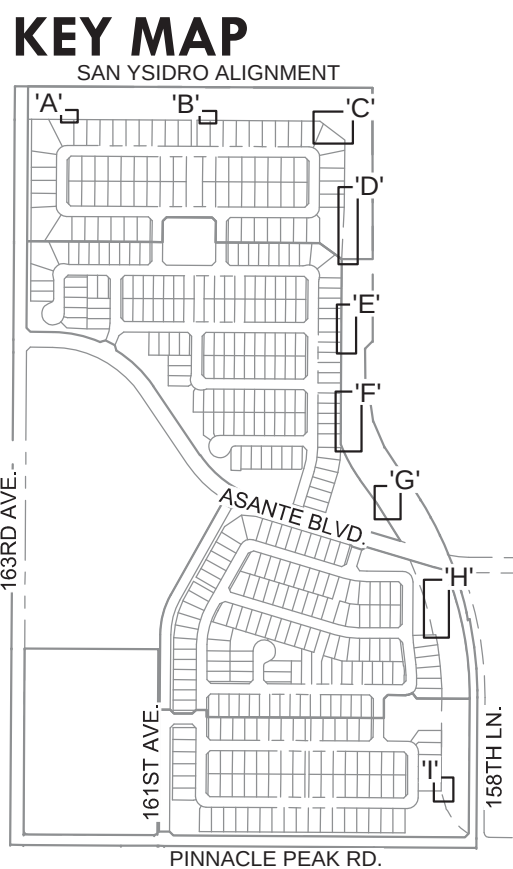
AMENITY SCHEDULE		
A	ITEM QUANTITY COLOR	FITNESS STATION 1 1
	SPECIFICATIONS	'EVERGREEN' POSTS & GRAPHIC FRAME w/ 'COFFEE TAN' CROSS MEMBERS (GREEN GRAPHIC PANEL) PIPELINE 'ARM STRETCH' (MODEL #9708-03) - INSTALL PER MFR'S SPEC'S.
	MANUFACTURER	TIMBERFORM - www.timberform.com (1.800.426.9788)
B	ITEM QUANTITY COLOR	FITNESS STATION 2 1
	SPECIFICATIONS	'EVERGREEN' POSTS & GRAPHIC FRAME w/ 'COFFEE TAN' CROSS MEMBERS (GREEN GRAPHIC PANEL) PIPELINE 'BODY PULL' (MODEL #9710-03) - INSTALL PER MFR'S SPEC'S.
	MANUFACTURER	TIMBERFORM - www.timberform.com (1.800.426.9788)
C	ITEM QUANTITY COLOR	FITNESS STATION 3 1
	SPECIFICATIONS	'EVERGREEN' POSTS & GRAPHIC FRAME w/ 'COFFEE TAN' CROSS MEMBERS (GREEN GRAPHIC PANEL) PIPELINE 'SIT UP' (MODEL #9713-03) w/ SOFDEK BENCHES - INSTALL PER MFR'S SPEC'S.
	MANUFACTURER	TIMBERFORM - www.timberform.com (1.800.426.9788)
D	ITEM QUANTITY COLOR	FITNESS STATION 4 1
	SPECIFICATIONS	'EVERGREEN' POSTS & GRAPHIC FRAME w/ 'COFFEE TAN' CROSS MEMBERS (GREEN GRAPHIC PANEL) PIPELINE 'BODY TUCK' (MODEL #9709-03) w/ SOFDEK BENCHES - INSTALL PER MFR'S SPEC'S.
	MANUFACTURER	TIMBERFORM - www.timberform.com (1.800.426.9788)
E	ITEM QUANTITY COLOR	FITNESS STATION 5 1
	SPECIFICATIONS	'EVERGREEN' POSTS & GRAPHIC FRAME w/ 'COFFEE TAN' CROSS MEMBERS (GREEN GRAPHIC PANEL) PIPELINE 'TOE REACH' (MODEL #9702-03) w/ SOFDEK BENCHES - INSTALL PER MFR'S SPEC'S.
	MANUFACTURER	TIMBERFORM - www.timberform.com (1.800.426.9788)
F	ITEM QUANTITY COLOR	FITNESS STATION 6 1
	SPECIFICATIONS	'EVERGREEN' POSTS & GRAPHIC FRAME w/ 'COFFEE TAN' CROSS MEMBERS (GREEN GRAPHIC PANEL) PIPELINE 'PUSH OFF' (MODEL #9714-03) - INSTALL PER MFR'S SPEC'S.
	MANUFACTURER	TIMBERFORM - www.timberform.com (1.800.426.9788)
G	ITEM QUANTITY COLOR	PET WASTE STATION (6 TOTAL) 6 GREEN
	SPECIFICATIONS	ONE PULL BAG SYSTEM & ROUND MESH WASTE CAN (MODEL #DEPOT-222-B) - INSTALL PER MFR'S SPEC'S.
	MANUFACTURER	DOG WASTE DEPOT - www.dogwastedepot.com SEE PLANTING PLANS FOR ALL LOCATIONS. (800.678.1612)
H	ITEM QUANTITY COLOR	DISC GOLF BASKET / HOLE 9 STANDARD (GALVANIZED STEEL)
	SPECIFICATIONS	MACH II DISC GOLF BASKET w/ IN-GROUND INSTALL & NUMBER PLATE CONVERSION KIT, BASIC COLOR TEE SIGN (6' x 10') TO BE INCLUDED AT THE TEE BOX. SEE PLANTING PLANS FOR ALL LOCATIONS.
	MANUFACTURER	DISC GOLF ASSOCIATION (DGA) - www.discgolf.com (831.722.6037)

HARDCAPE KEYNOTES

- ① DRAINAGE EASMENT, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- ② LOCATION OF SIDEWALK, REFER TO ENGINEERING PLANS FOR MORE INFORMATION.
- ③ 6" x 4" CONCRETE HEADER, REFER TO DETAIL 6 / L.1.11
- ④ 4' x 10' x 4" CONCRETE PAD (TEE BOX)
- ⑤ LIGHTING, TYP. REFER TO OPEN SPACE ELECTRICAL PLANS PREPARED BY WRIGHT AND ASSOCIATES.

PAVING SCHEDULE

-  ALL OPEN SPACE SIDEWALKS - NATURAL GRAY CONCRETE w/ ALTERNATING HEAVY BROOM FINISH & 6" SHINER (TROWEL FINISH) BORDER. REFER TO DETAIL 8/7.1.11.
-  STABILIZED ROCK TRAIL, REFER TO LANDSCAPE MATERIAL SCHEDULE & DETAIL 7/7.1.11. MAX. 5% RUNNING SLOPE & 2% CROSS SLOPE. MAX. 1/4" VERTICAL DIFFERENCE BETWEEN ADJACENT CONCRETE HEADER OR ANY OTHER ADJACENT PAVED SURFACE.



3RD SUBMITTAL



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

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 W. Falcon St.
Luke AFB AZ 85309-1629

3 November 2016

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

Re: FS16-471, 472, 473, 474, 475, 476, 477; Verdugo Master Plan, Modifications and Parcels 1, 2, 3, & 4

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Final Master Plat, modifications and Parcels 1, 2, 3 and 4 Final Plat applications for the Verdugo Master Plat. The site is located on 173-acres at the northeast corner of 163rd Avenue and Pinnacle Peak Road in Surprise AZ. The development is proposing 629 single-family residential lots for a gross density of 3.63 dwellings units per acres. The site is located approximately 3 ¼ miles from Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," for Luke AFB, also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The Verdugo Master Plat with and overall density of 3.63 du/ac meets these guidelines.

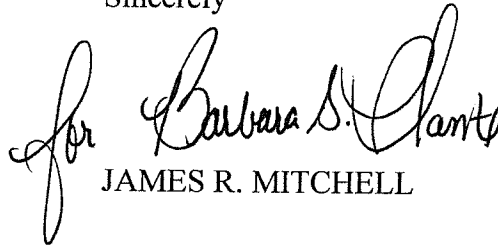
Parcels 1-4 cover 121.37 acres and make up 409 single-family lots of the overall master plan. Parcel 1 is 22.15 acres with 73 lots for a density of 3.3 du/ac; Parcel 2 is 29.15 acres with 117 lots for an overall density of 4.01 du/ac; Parcel 3 is 37.86 acres with 141 lots for an overall density of 3.72 du/ac and Parcel 4 is 23.21 acres which will consist of 78 lots for a 3.36 du/ac.

As described in the narratives, this development will not negatively impact the flying operation at Luke AFB. Since Verdugo will be located within 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 would be 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

for Barbara S. Plante
JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

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

Sergio Angulo

From: Vanessa Nunez <VNunez@azdot.gov>
Sent: Tuesday, November 01, 2016 11:07 AM
To: Jamie Sullivan
Cc: Bob Patoni; Dennis Haley
Subject: Verdugo Electronic Submittals
Attachments: FS16-471 Vergugo Master Plat Electronic Submittal; FS16-472 Vergugo MOD Pinnacle Peak Electronic Submittal; FS16-473 Vergugo MOD 163rd Ave Electronic Submittal; FS16-474 Vergugo MOD Asante Blvd Electronic Submittal; FS16-475 Vergugo Parcel 1 Electronic Submittal; FS16-476 Vergugo Parcel 2 Electronic Submittal; FS16-477 Vergugo Parcel 3 Electronic Submittal; FS16-478 Vergugo Parcel 4 Electronic Submittal

RE: FS16-471; FS16-472; FS16-473; FS16-474; FS16-475; FS16-476; FS16-477; FS16-478
Verdugo Master Plat; Verdugo MOD Pinnacle Peak; Verdugo MOD 163rd Ave; Verdugo MOD Asante Blvd;
Verdugo Parcel 1; Verdugo Parcel 2; Verdugo Parcel 3; Verdugo Parcel 4
NEC of 163rd Ave & Pinnacle Peak Rd

Attn: Jamie Sullivan

Thank you for your notices for the above-referenced development.

After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facilities. As such, ADOT has no comment.

Please feel free to contact Bob Patoni at BPatoni@azdot.gov should you have any further questions. We appreciate the opportunity to review and comment. Thank you.

Vanessa Nuñez
Administrative Assistant II
205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov



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Sergio Angulo

From: Leslie Jarrell <LeslieJ@mwdaz.com>
Sent: Tuesday, April 04, 2017 1:18 PM
To: Jamie Sullivan
Cc: Daniel Pottinger, Cardno; Glen Vorthems; Chris Cain; Don Breeding
Subject: Verdugo Development - MWD Beardsley Canal Potential Impact

Jamie,

MWD has had a chance to review the grading and drainage improvement plans for the Verdugo Development and MWD has approved them, therefore, no further drawings are required.

Thank you,

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

From: Jamie Sullivan [<mailto:Jamie.Sullivan@surpriseaz.gov>]
Sent: Wednesday, February 08, 2017 2:03 PM
To: Leslie Jarrell <LeslieJ@mwdaz.com>
Cc: Chris Cain <ChrisC@mwdaz.com>
Subject: RE: Verdugo Development & Altamira Development - MWD Beardsley Canal Potential Impact

Thanks Leslie – I will pass on to the applicant for each project.

Jamie Sullivan
Planning Project Coordinator
16000 N Civic Center Plaza
Surprise, AZ 85374
623.222.3099
jamie.sullivan@surpriseaz.gov

From: Leslie Jarrell [<mailto:LeslieJ@mwdaz.com>]
Sent: Wednesday, February 08, 2017 1:00 PM
To: Jamie Sullivan
Cc: Chris Cain
Subject: Verdugo Development & Altamira Development - MWD Beardsley Canal Potential Impact

Jamie,

On July 19, 2016, Maricopa Water District (MWD) received the attached City of Surprise Notification for the Verdugo development and MWD originally responded that this was a *No Impact*, however, as a result our review of the Verdugo Drainage Report, prepared by Cardno dated October 20, 2016, which was submitted to us for the Altamira Development, MWD has determined that it could possibly affect the Beardsley Canal. Therefore, the developers for Verdugo and Altamira will need to provide copies of drainage and grading improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*.

Upon our review of the above mentioned improvement plans once they are provided by the developers, MWD will copy the City on our approval and/or comments.

Thank you.

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

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08 Feb 2017 21:03:35 -0000



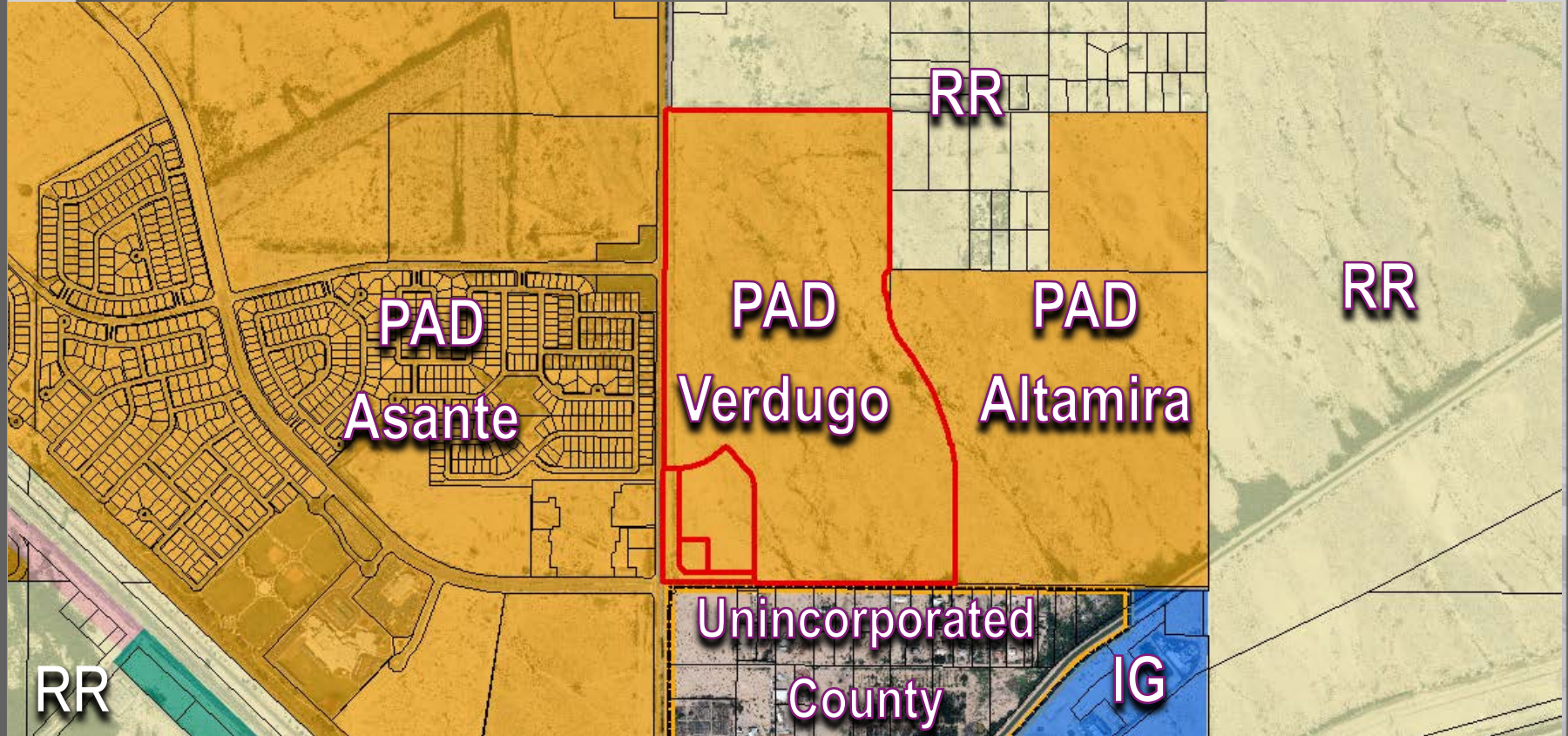
S U R P R I S E
ARIZONA

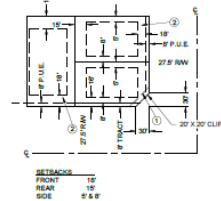
FS16-471
Verdugo
Master Plat

VICINITY MAP



Surrounding Zoning





LINE TABLE		
NO	BEARING	LENGTH
L.1	N67°51'22"E	80.00
L.2	N67°54'47"E	151.35
L.3	N67°39'28"E	148.04
L.4	N72°13'12"W	121.34
L.5	N67°34'36"E	106.11
L.6	N67°30'42"W	105.47
L.7	N67°10'14"E	105.48
L.8	N67°14'25"W	105.48
L.9	N67°36'18"W	105.81
L.10	N67°49'07"E	105.33
L.11	S17°40'13"E	105.87
L.12	S14°31'26"W	105.72
L.13	N67°31'26"E	39.84
L.14	N67°15'24"E	26.00
L.15	S88°30'51"E	12.78
L.16	N101°18'49"W	52.79
L.17	N66°28'12"W	53.01
L.18	N66°28'12"W	56.43
L.19	N67°17'12"W	64.07
L.20	N66°54'44"W	53.09

LINE TABLE		
NO.	BEARING	LENGTH
L22	500°21'30"W	53.00
L23	546°52'51"E	17.61
L24	573°12'41"E	133.65
L25	589°37'50"E	69.00
L26	500°21'11"E	75.00
L27	500°16'22"W	27.50
L28	N65°43'30"W	67.50
L29	500°02'00"W	27.50
L30	545°22'04"W	28.25
L31	N60°21'30"E	55.00
L32	573°12'41"E	28.62
L33	573°12'41"E	162.26
L34	573°12'41"E	46.00
L37	573°12'41"E	162.26
L38	S35°49'00"E	9.00
L39	S35°49'00"E	96.25
L40	S16°47'10"W	80.00

PARCEL	SQ. FT.	ACRES
PARCEL 1	964,656.91	22.15
PARCEL 2	1,289,592.80	29.15
PARCEL 3	1,646,117.15	37.80
PARCEL 4	1,071,117.00	24.57
PARCEL 5	1,140,174.40	26.32
PARCEL 6	874,875.86	19.99

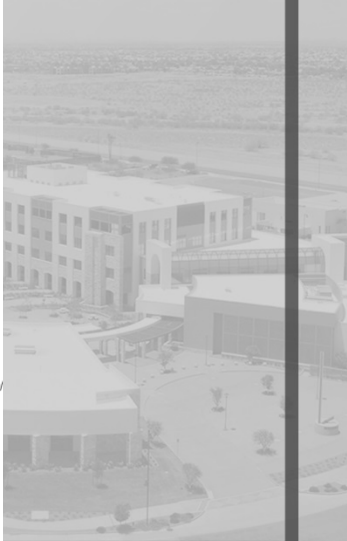
TRACT	PRIMARY USE	SQ. FT.	ACRES
TRACT A	RIGHT OF WAY	131,459.05	3.02
TRACT B	RIGHT OF WAY	298,680.75	6.87
TRACT C	RIGHT OF WAY	146,971.64	3.33
TRACT D	RIGHT OF WAY	46,516.48	1.04
TRACT E	DRAINAGE	653,058.43	14.99
TRACT F	DRAINAGE	146,300.53	3.33
TRACT G	RIGHT OF WAY	75,876.15	1.73

A PORTION OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAO SECTION 7;
 THENCE NORTH 00°00'00" DEGREES 54 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF
 SAO SECTION 7, A DISTANCE OF 205.3 FEET TO THE WEST QUARTER CORNER OF SAO
 SECTION 7;
 THENCE SOUTH 00°00'00" DEGREES 54 MINUTES 48 SECONDS EAST, ALONG THE WEST LINE OF
 SAO SECTION 7, A DISTANCE OF 157.2 FEET;
 THENCE ALONG THE WEST LINE OF SAO SECTION 7, SOUTH 59 DEGREES 55 MINUTES 23
 SECONDS EAST, A DISTANCE OF 1381.1 FEET;
 THENCE SOUTH 00°00'00" DEGREES 23 MINUTES 47 SECONDS EAST, A DISTANCE OF 1318.19 FEET
 TO THE CENTER OF SAO SECTION 7;
 THENCE SOUTH 44 DEGREES 40 MINUTE 14 SECONDS WEST, A DISTANCE OF 953.7 FEET;
 THENCE SOUTH 00°00'00" DEGREES 22 MINUTE 54 SECONDS WEST, A DISTANCE OF 1954.1 FEET;
 THENCE SOUTH 89 DEGREES 46 MINUTE 39.3 SECONDS EAST, A DISTANCE OF 19.81 FEET;
 THENCE SOUTH 89 DEGREES 46 MINUTE 39.3 SECONDS EAST, A DISTANCE OF 19.81 FEET;
 THENCE SOUTH 89 DEGREES 46 MINUTE 39.3 SECONDS EAST, A DISTANCE OF 19.81 FEET;
 THENCE SOUTH 89 DEGREES 46 MINUTE 39.3 SECONDS EAST, A DISTANCE OF 19.81 FEET;
 THENCE SOUTH 25 DEGREES 52 MINUTE 39 SECONDS EAST, A DISTANCE OF 1430.5 FEET;
 THENCE SOUTH 39 DEGREES 52 MINUTE 39 SECONDS EAST, A DISTANCE OF 1214.37 FEET;
 THENCE SOUTH 36 DEGREES 44 MINUTE 30 SECONDS EAST, A DISTANCE OF 1061.17 FEET;
 THENCE SOUTH 36 DEGREES 38 MINUTE 30 SECONDS EAST, A DISTANCE OF 1054.37 FEET;
 THENCE SOUTH 36 DEGREES 38 MINUTE 30 SECONDS EAST, A DISTANCE OF 1054.37 FEET;
 THENCE SOUTH 27 DEGREES 30 MINUTE 45 SECONDS EAST, A DISTANCE OF 1054.37 FEET;
 THENCE SOUTH 27 DEGREES 30 MINUTE 45 SECONDS EAST, A DISTANCE OF 1054.37 FEET;
 THENCE SOUTH 21 DEGREES 08 MINUTE 30 SECONDS EAST, A DISTANCE OF 1054.37 FEET;
 THENCE SOUTH 17 DEGREES 48 MINUTE 30 SECONDS EAST, A DISTANCE OF 1054.37 FEET;
 THENCE SOUTH 14 DEGREES 48 MINUTE 30 SECONDS EAST, A DISTANCE OF 1054.37 FEET;
 THENCE SOUTH 00°00'00" DEGREES 41 MINUTE 00 SECONDS EAST, A DISTANCE OF 40.50 FEET TO
 THE BEGINNING OF A NON-TANGENT CURVE;
 THENCE EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 480.0 FEET, CONCAVE
 NORTH, BY THE METHOD OF ANGLES AND DISTANCES, 100 DEGREES 14 MINUTES 55 SECONDS,
 THROUGH A CENTRAL ANGLE OF 51 DEGREES 54 MINUTES 30 SECONDS, A DISTANCE OF
 430.5 FEET;
 THENCE SOUTH 00°00'00" DEGREES 40 MINUTE 45 SECONDS EAST, A DISTANCE OF 430.5 FEET;
 THENCE SOUTH 00°00'00" DEGREES 40 MINUTE 37 SECONDS EAST, A DISTANCE OF 1134.37 FEET;
 THENCE SOUTH 00°00'00" DEGREES 40 MINUTE 30 SECONDS EAST, A DISTANCE OF 1134.37 FEET;
 THENCE SOUTH 00°00'00" DEGREES 37 MINUTE 30 SECONDS EAST, A DISTANCE OF 36.16 FEET;
 THENCE SOUTH 00°00'00" DEGREES 54 MINUTE 48 SECONDS WEST, A DISTANCE OF 786.42 FEET
 TO THE SOUTH LINE OF SAO SECTION 7;
 THENCE ALONG THE SOUTHLINE OF SAO SECTION 7, NORTH 00 DEGREES 55 MINUTES 12
 SECONDS WEST, A DISTANCE OF 533.5 FEET TO THE SOUTH QUARTER CORNER OF SAO
 SECTION 7;
 THENCE ALONG THE SOUTHLINE OF SAO SECTION 7, NORTH 00 DEGREES 54 MINUTE 10
 SECONDS WEST, TO THE SOUTHWEST CORNER OF SAO SECTION 7 AND THE TRUE POINT
 OF BEGINNING.



REACTOR OF 2000

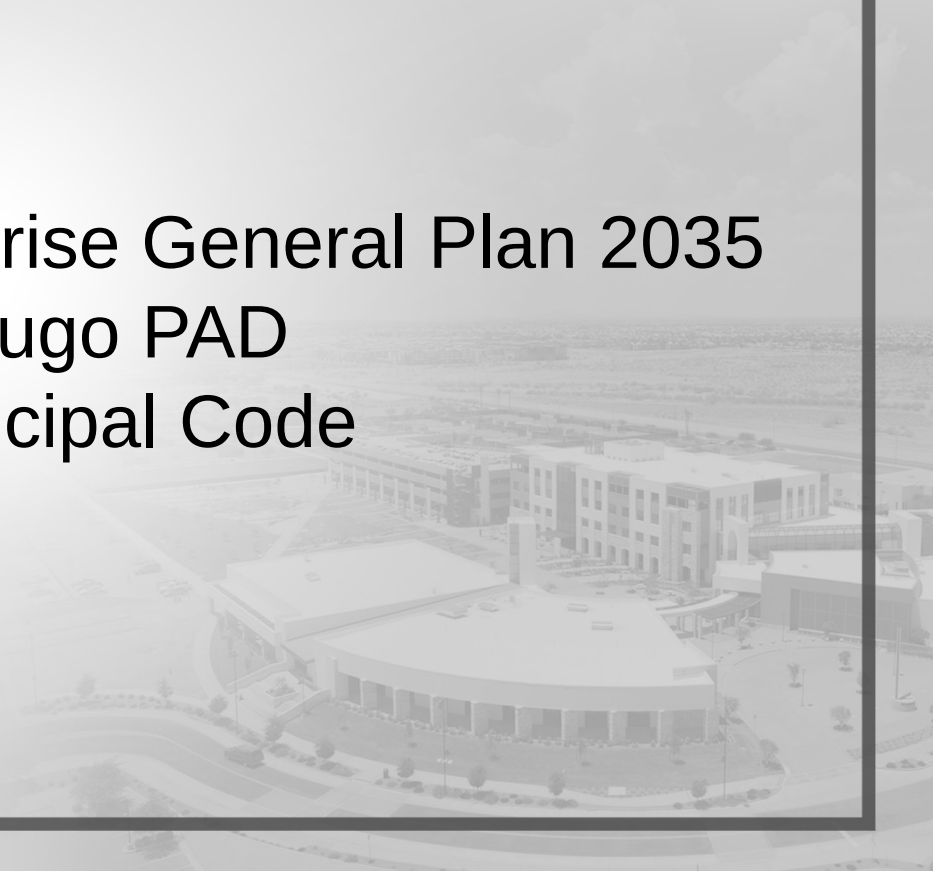






Compliance

- Consistent with the Surprise General Plan 2035
- Consistent with the Verdugo PAD
- Consistent with the Municipal Code





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Final Plat of Zanjero Trails, Phase 2, Parcels 16 and 17,” dated August 2, 2017, a property generally located at the northwest corner of Peoria Avenue and Perryville Road, within Zanjero Trails Planned Area Development.

Motion:

I move to approve the Final Plat entitled, “Final Plat of Zanjero Trails, Phase 2, Parcels 16 and 17,” dated August 2, 2017.

Background:

Hilgart Wilson, LLC on behalf of JEN Arizona 11, LLC, seeks approval of a 103-lot, 11-tract Final Plat located within the Zanjero Trails community. The site is generally located on the northwest corner of Peoria Avenue and Perryville Road on currently vacant land.

Objective Analysis:

Staff believes the proposed Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, the site will be able to be developed in accordance with the requirements of the City of Surprise and the approved Preliminary Plat.

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 - FS17-234 – Zanjero Trails, Phase 2, Parcels 16 and 17 Final Plat - Staff Report](#)
 - ☐ [01- FS17-234 – Zanjero Trails, Phase 2, Parcels 16 and 17 Final Plat - Vicinity Maps](#)
 - ☐ [02 - FS17-234 – Zanjero Trails, Phase 2, Parcels 16 and 17 Final Plat - Final Plat](#)
 - ☐ [03 - FS17-234 – Zanjero Trails, Phase 2, Parcels 16 and 17 Final Plat - Landscape](#)
 - ☐ [04 - FS17-234 – Zanjero Trails, Phase 2, Parcels 16 and 17 Final Plat - Presentation](#)
-

Case: FS17-234

Project Name: Zanjero Trails, Phase 2, Parcels 16 and 17, Final Plat

Council District: 3 – Mesquite

Meeting Date: September 19, 2017

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: JEN Arizona 11, LLC

Applicant: Hilgart Wilson, LLC

Request: A Final Plat to create a 103-lot, 11-tract single family residential subdivision.

Site Location: Generally on the northwest corner of Peoria Avenue and Perryville Road, within Zanjero Trails Planned Area Development (PAD).

Site Size: Approximately 30.34 acres

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

Support/Opposition: No support or opposition was encountered.

Project Description:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of a 103-lot, 11-tract Final Plat located within the Zanjero Trails community. The approximate 30.34 acre site is generally located on the northwest corner of Peoria Avenue and Perryville Road on currently vacant land.

EXISTING ZONING:

The following chart and associated map depict the existing zoning of the subject PAD and its surroundings for the entire PAD and the specific area to be developed:

Zanjero Trails Residential PAD		
Zanjero Trails Residential PAD	Zanjero Trails Residential and Commercial PAD	Zanjero Trails PAD/Shadow Ridge High School
Maricopa County Residential Unit Plan of Development		

Background:

September 11, 2008: The subject lands associated with Zanjero Trails were annexed into the City of Surprise.

September 11, 2008: The Mayor and City Council approved a PAD for the Zanjero Trails PAD under case PAD07-341.

February 7, 2017: The Mayor and City Council approved a PAD amendment of Zanjero Trails Parcels 16 and 17 from Multifamily Residential and Neighborhood Commercial to Single-Family Residential.

April 27, 2017: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR17-166.

May 2, 2017: The Mayor and City Council approved a Preliminary Plat for Zanjero Trails Parcels 16 and 17 under Case FS16-539.

May 11, 2015: The applicant filed a request for a Final Plat under case FS16-234, the subject case.

Analysis and Discussion:

Hilgart Wilson, LLC, on behalf of JEN Arizona 11, LLC, seeks approval of a 103-lot, 11-tract Final Plat located within the Zanjero Trails community. The approximate 30.34 acre site is generally located on the northwest corner of Peoria Avenue and Perryville Road on currently vacant land.

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential uses such as that proposed.

79 **REVIEWING AGENCIES:**

80
81 **Luke Air Force Base (LAFB):** In a letter dated May 22, 2017, LAFB indicated that the property will
82 not have a negative impact on the flying operations at Luke AFB.

83 **Maricopa Water District (MWD):** In an email dated May 18, 2017, MWD indicated the proposal will
84 not have any impact on their facilities.

85 **Arizona Department of Transportation (ADOT):** In an email dated May 15, 2017, ADOT indicated
86 the proposal will have no impact on existing highway facilities.

87
88 **Summary:**

89 Staff believes the proposed Amended Final Plat is consistent with the manner and intent of the
90 Surprise Municipal Code. Once platted, the site will be able to be developed in accordance with the
91 requirements of the City of Surprise.

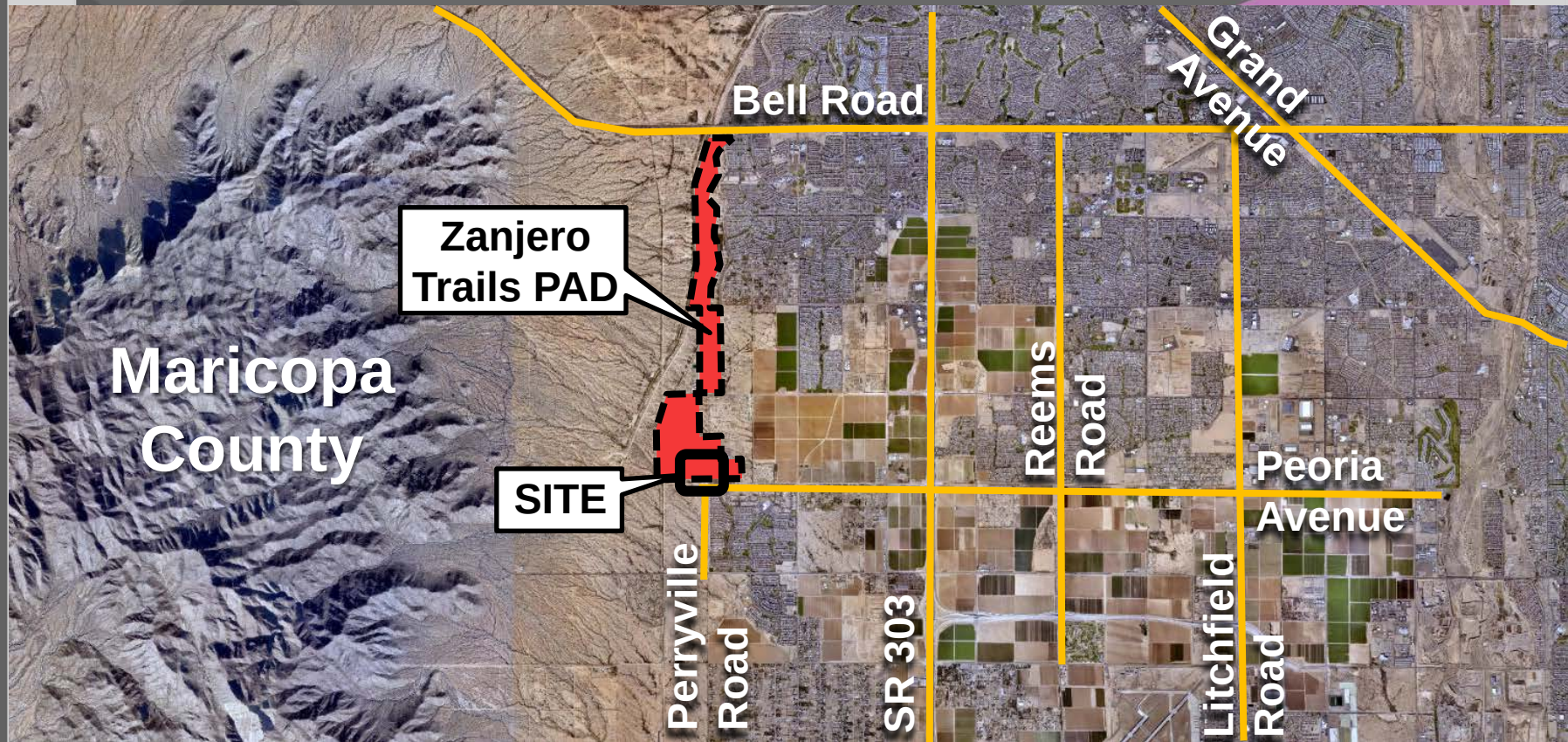
92
93 **Findings:**

- 94 • The proposed Amended Final Plat is consistent with the Zanjero Trails PAD as amended.
95 • The proposed Amended Final Plat is consistent with the Surprise General Plan.
96 • The proposed Amended Final Plat is consistent with the Surprise Municipal Code.
97 • The reviewing agencies have indicated no objections to the request.

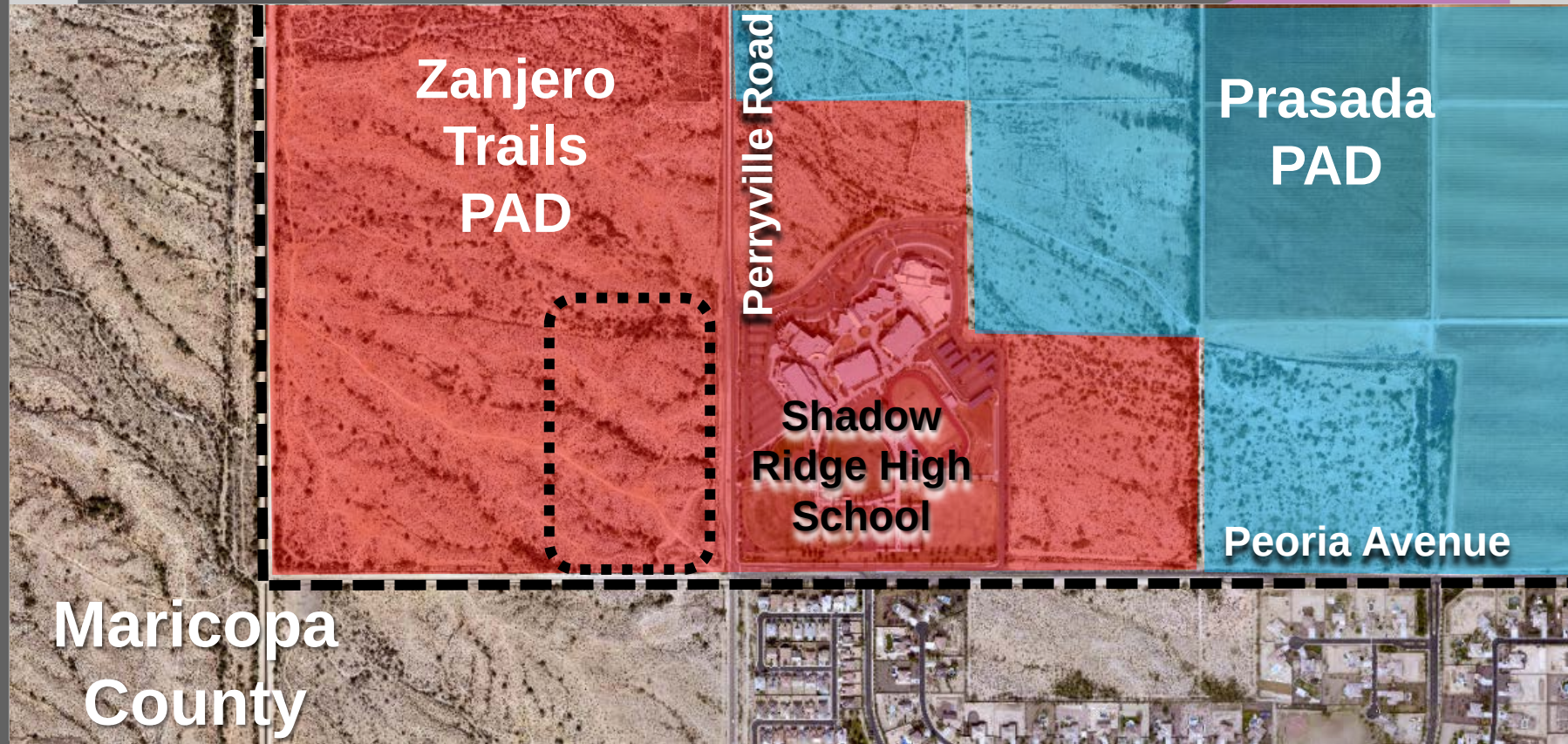
98
99 **Attachments:**

- 100 01 - Vicinity Maps
101 02 - Final Plat
102 03 - Landscape Plans
103 04 - PowerPoint

VICINITY MAP



LOCATION MAP



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOW ALL PERSONS BY THESE PRESENTS:
THAT JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, OF A SUBDIVISION WITHIN THE COUNTY OF MARICOPA, HAS SUBDIVIDED UNDER THE NAME OF "ZANJERO TRAILS PHASE 2 – PARCELS 16 & 17", BEING A RESUBDIVISION OF TRACT Q AS SHOWN ON THE FINAL PLAT OF ZANJERO TRAILS PHASE 2 – PARCEL 12C RECORDED AS BOOK 1326, PAGE 12 RECORDS OF MARICOPA COUNTY, ARIZONA BEING LOCATED IN A PORTION THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF SAID "ZANJERO TRAILS PHASE 2 – PARCELS 16 & 17" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS–OF–WAY AS SHOWN ON THIS MAP AND DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT– OF–WAY AS DEPICTED ON THIS PLAT UNTIL SUCH A TIME THE RIGHT OF WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT–OF–WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT–OF–WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SEWER EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE SEWER LINES AND MANHOLES.

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

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

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

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

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

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

PERPETUAL WATER EASEMENT ("EASEMENT") AS DESCRIBED IN THE PLAT IS GRANTED TO EPCOR WATER ARIZONA INC, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY, "GRANTEE"), TO CONSTRUCT, OPERATE, AND MAINTAIN WATER LINES AND APPURTENANT FACILITIES (COLLECTIVELY, "FACILITIES") UPON, ACROSS, OVER AND UNDER THE SURFACE OF THE EASEMENT, TOGETHER WITH THE RIGHT TO OPERATE, REPAIR, REPLACE, MAINTAIN, AND REMOVE THE FACILITIES FROM THE PREMISES; TO ADD OR TO ALTER THE FACILITIES, AND TO PROVIDE GRANTEE WITH REASONABLE INGRESS AND EGRESS TO THE FACILITIES. GRANTEE WILL HAVE UNRESTRICTED ACCESS TO THE EASEMENT FOR THE ACTIVITIES DESCRIBED ABOVE AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION PRIOR TO ACCESSING THE EASEMENT WILL NOT BE REQUIRED.

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

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

IN WITNESS WHEREOF:

JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2017.

JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS
ON THIS, THE _____ DAY OF _____, 2017, BEFORE ME, _____, OF JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE, AS SUCH OFFICER, BEING DULY AUTHORIZED SO TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES CONTAINED THEREIN.

IN WITNESS WHEREOF:

I HEREUNTO SET MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC MY COMMISSION EXPIRES _____

COMMUNITY ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY ELECTED PRESIDENT OF _____ ASSOCIATION, ACKNOWLEDGES THE RESPONSIBILITIES DEDICATED HEREIN.

NAME _____

TITLE _____

FINAL PLAT
OF
ZANJERO TRAILS PHASE 2 - PARCEL 16 & 17
SURPRISE, ARIZONA

A RESUBDIVISION OF TRACT Q AS SHOWN ON THE FINAL PLAT OF
ZANJERO TRAILS PHASE 2 - PARCEL 12C RECORDED AS BOOK
1326, PAGE 12 RECORDS OF MARICOPA COUNTY, ARIZONA AND A
PORTION OF THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT
RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

NOTICE OF ZANJERO TRAILS PHASE 2 - PARCELS 12D, 14 & 15
DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS PHASE 2 – PARCELS 12D, 14 & 15 DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013, ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCUMENT NO. 2013–0935552. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT JEN ARIZONA 11 LLC., 20045 NORTH 19TH AVENUE, BUILDING 10, SUITE 3, PHOENIX, ARIZONA, 85027, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2017.
MARICOPA COUNTY MUNICIPAL WATER CONSERVATION
DISTRICT NUMBER ONE,
A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

CHRISTINE CAIN, PROPERTY AND CONTRACTS SUPERVISOR
ATTEST:

GLEN VORTHERMS, ASSISTANT SECRETARY

JEN ARIZONA 11 LLC
BY: JEN ARIZONA 11 LLC
BY: _____
ITS: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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

PUBLIC NOTICE:

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

RELEASE OF LIABILITY

JEN ARIZONA 11 LLC, ("OWNER"), DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

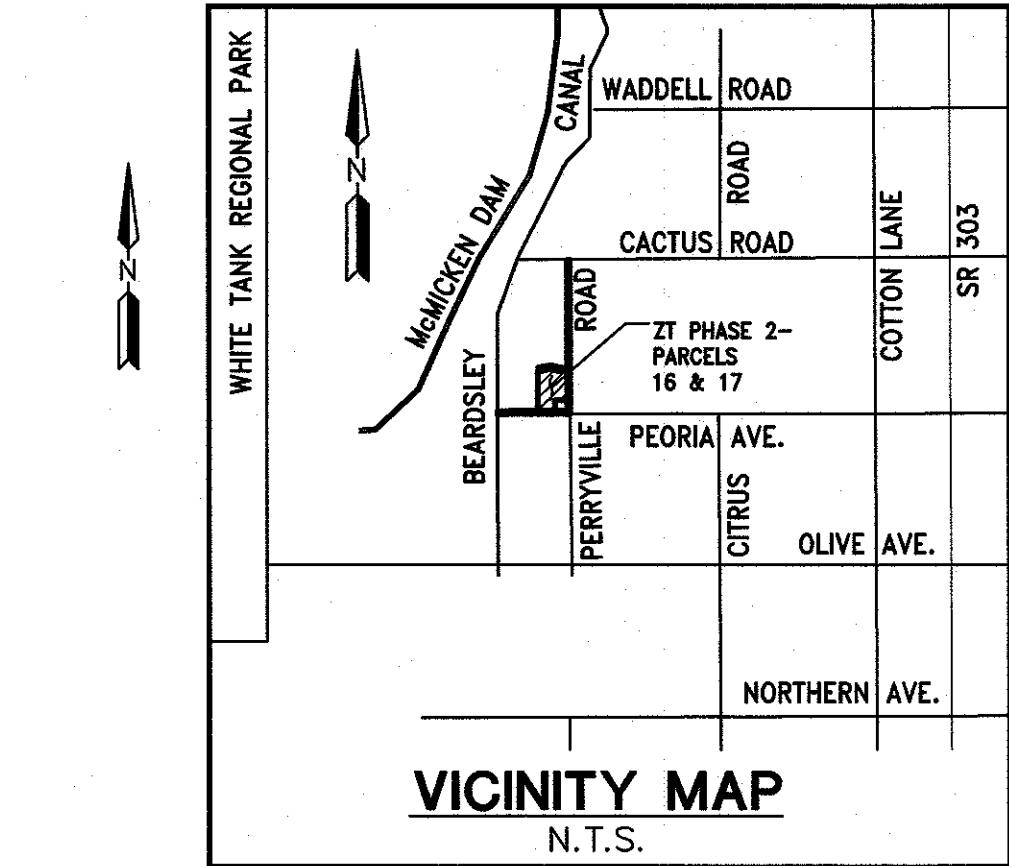
OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF SIDEWALKS LOCATED WITHIN THE RIGHT–OF–WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE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

ACKNOWLEDGMENT FOR RATIFICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS
ON THIS, THE _____ DAY OF _____, 2017, BEFORE ME, PERSONALLY APPEARED WHO ACKNOWLEDGED HIMSELF/HERSELF TO BE THE _____ OF THE ASSOCIATION AND ACKNOWLEDGED THAT HE/SHE AS BEING DULY AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE CONTAINED HEREIN, BY SIGNING IN THE NAME OF THE ASSOCIATION, BY HIMSELF/HERSELF AS, _____.

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

BY: _____ DATE _____



OWNER
JEN ARIZONA 11 LLC, AN ARIZONA LIMITED LIABILITY COMPANY
20045 NORTH 19TH AVENUE
BUILDING 10, SUITE 3
PHOENIX, ARIZONA 85027
PH: (602)374–2777
FAX: (480)393–4016
CONTACT: TOM CHENEY

SURVEYOR
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PH: (602) 490–0535
FAX: (602) 368–2436
CONTACT: ROBERT A. JOHNSTON

BASIS OF BEARING
BASIS OF BEARING IS S00°19'56"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA PER THE RECORD OF SURVEY PLSS SUBDIVISION, MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY AS RECORDED IN BOOK 661, PAGE 18, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATE OF ASSURED WATER SUPPLY
THIS SUBDIVISION WAS ISSUED A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES ON JANUARY 25, 2017. CERTIFICATE NUMBER 27–700722.0004. THIS SUBDIVISION WILL BE SERVED BY EPCOR WATER COMPANY.

APPROVALS
CITY OF SURPRISE ENGINEER APPROVAL:
DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2017, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL:
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 2017.

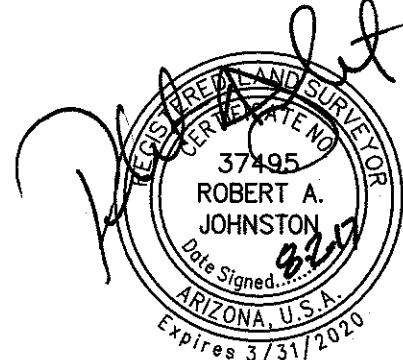
MAYOR _____

ATTEST: _____

CITY CLERK _____

CERTIFICATION
THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF NOVEMBER 2016; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THEIR POSITIONS ARE CORRECTLY SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

ROBERT A. JOHNSTON, RLS
RLS# 37495
HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
P: (602) 490–0535
rjohnston@hilgartwilson.com



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

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ZANJERO TRAILS - PARCELS 16 & 17
PERRYVILLE ROAD & CACTUS ROAD
SURPRISE, ARIZONA
FINAL PLAT

HILGARTWILSON
ENGINEER | PLANNING | SURVEY | MANAGEMENT
2141 E. HIGHLAND AVE., STE. 250 | P. 602.490.0535 / F. 602.368.2436
www.hilgartwilson.com
PHOENIX, AZ 85016

STATUS:
PROJ. NO.: 1078
DATE: AUG 2017
SCALE: NTS
DRAWN: DSP
APPROVED: RAJ
MUNICIPAL TRACKING NO: FS17–234

DWG. NO.
FP01
SHT. 1 OF 8

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED WITHIN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 21 FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 21 THEREOF BEARS NORTH 89°42'03" WEST, 2639.43 FEET;
THENCE NORTH 89°42'03" WEST, 551.50 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;
THENCE LEAVING SAID SOUTH LINE, NORTH 00°17'57" EAST, 68.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PEORIA AVENUE AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA TO THE POINT OF BEGINNING;
THENCE NORTH 89°42'03" WEST, 258.71 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 85°07'37" WEST, 25.08 FEET;
THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°42'03" WEST, 203.05 FEET;
THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°00'01" EAST, 443.44 FEET;
THENCE NORTH 00°00'00" EAST, 965.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DESERT COVE ROAD AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE THE FOLLOWING 6 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY;
THENCE NORTH 78°21'17" EAST, 282.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 460.00 FEET;
THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°57'09", AN ARC LENGTH OF 224.42 FEET TO A TANGENT LINE;
THENCE SOUTH 73°41'35" EAST, 169.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'29", AN ARC LENGTH OF 167.29 FEET TO A TANGENT LINE;
THENCE SOUTH 89°40'04" EAST, 148.82 FEET;
THENCE SOUTH 44°40'04" EAST, 22.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PERRYVILLE ROAD AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°19'56" WEST, 843.18 FEET ALONG SAID WESTERLY RIGHT-OF-WAY;
THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 01°18'50" WEST, 82.08 FEET;
THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°59'48" WEST, 495.41 FEET;
THENCE SOUTH 00°17'54" WEST, 447.96 FEET TO THE POINT OF BEGINNING.

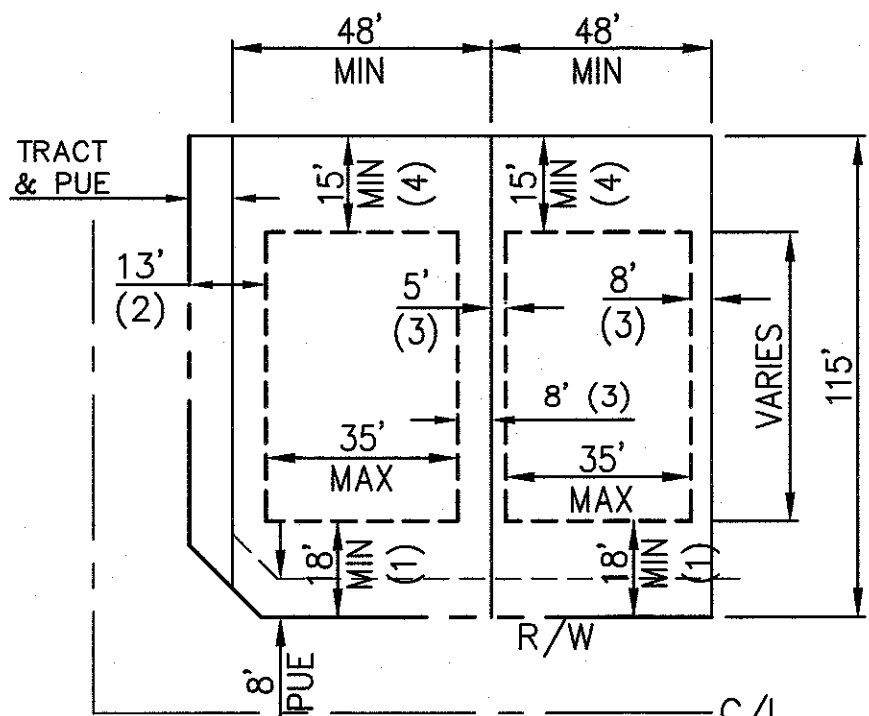
AND INCLUDING;

TRACT Q AS SHOWN ON THE FINAL PLAT OF ZANJERO TRAILS PHASE 2 - PARCEL 12C RECORDED AS BOOK 1326, PAGE 12 RECORDS OF MARICOPA COUNTY, ARIZONA.

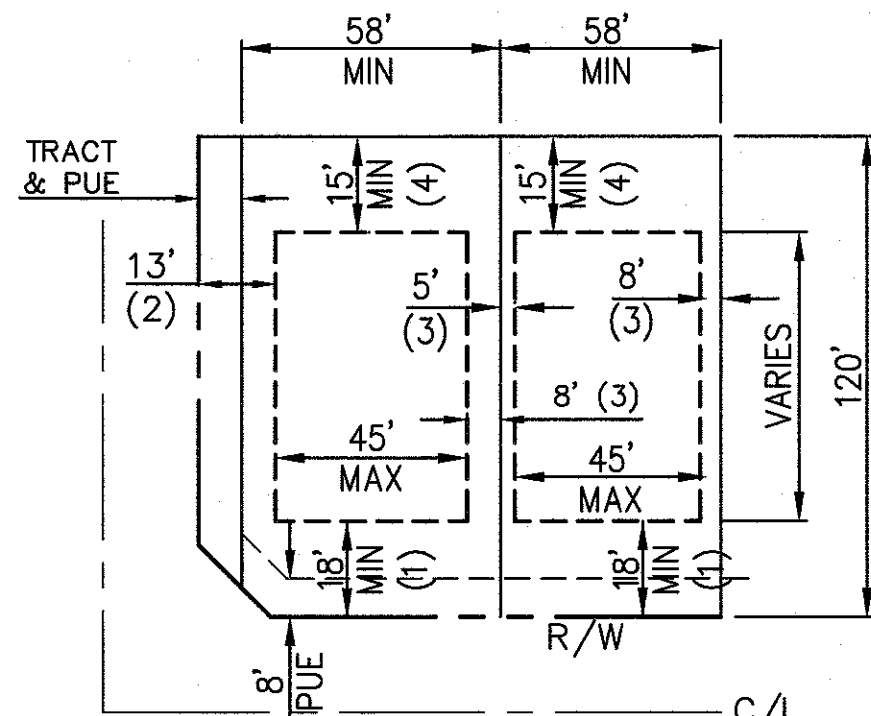
EXCEPT AS TO ANY AREAS SUBJECT TO THE EASEMENT OR EASEMENTS GRANTED TO MARICOPA WATER DISTRICT, AS DEPICTED ON THIS PLAT AND RECORDED IN THE OFFICE OF THE RECORDER, MARICOPA COUNTY, ARIZONA, EPCOR WATER COMPANY SHALL HAVE THE RIGHT TO ACCESS ANY TRACT AND/OR EASEMENT CONTAINING EPCOR WATER COMPANY FACILITIES FOR THE PURPOSES OF CONSTRUCTION, REPLACEMENT, AND/OR REPAIR. ACCESS BY EPCOR WATER COMPANY FOR THESE PURPOSES SHALL BE UNRESTRICTED, AND FORMAL NOTIFICATION OR APPROVAL BY ANY ASSOCIATION OR SIMILAR GROUP WILL NOT BE REQUIRED.

NOTES

- NO PERMANENT STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL STRUCTURES AND LANDSCAPING WITHIN THE 30'x30' VISIBILITY TRIANGLE ALONG THE PROPERTY LINES AT LOT CORNERS SHALL BE MAINTAINED AT A MAXIMUM HEIGHT OF 30' ABOVE GROUND LEVEL (SEE DETAIL THIS SHEET).
- ALL EXTERIOR SUBDIVISION BOUNDARY CORNERS ARE AS SHOWN PER THIS PLAT IN CONFORMANCE WITH ARIZONA STATUTE. ALL INTERIOR CORNERS AND MONUMENTS ARE TO BE SET BY THE SURVEYOR RESPONSIBLE FOR THE CONSTRUCTION SURVEY AND STAKING OF THIS PROJECT AND MUST BE IN CONFORMANCE WITH SAID ARIZONA STATUTORY REQUIREMENTS.
- LANDSCAPING SHALL BE MADE FOR DEVELOPMENT AND MAINTENANCE OF STREET LIGHTS THROUGH EITHER THE ASSOCIATION OR THROUGH THE CREATION OF A STREET LIGHT IMPROVEMENT DISTRICT (S.L.I.D.).
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
- THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1655L, PANEL NUMBER 1655 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2020.
- PURSUANT TO A.R.S. § 42-1102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS # 14751 AND 14710, WHEN APPLICABLE.



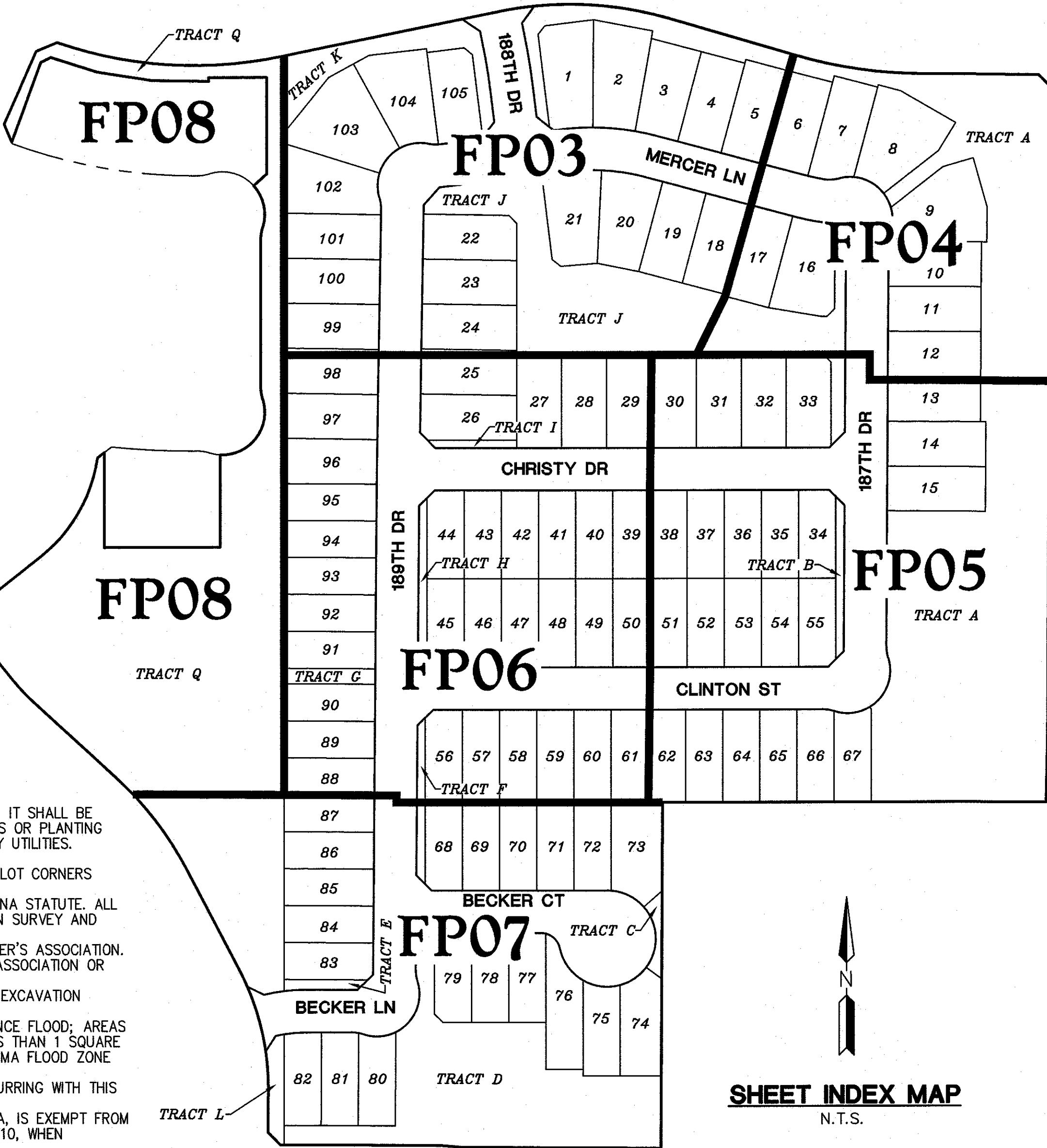
TYP. 48' MINIMUM WIDE LOT AND SETBACKS DETAIL
SCALE: N.T.S.



TYP. 58' MINIMUM WIDE LOT AND SETBACKS DETAIL
SCALE: N.T.S.

SINGLE FAMILY SETBACK NOTES:

- FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
- A 13 FOOT (SINGLE STORY), 20 FOOT (MULTI STORY) SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUDING OF THE LANDSCAPE TRACT.
- A) TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
B) IF ANY PORTION OF A MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
- THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY MEASURED FROM THE RIGHT-OF-WAY.

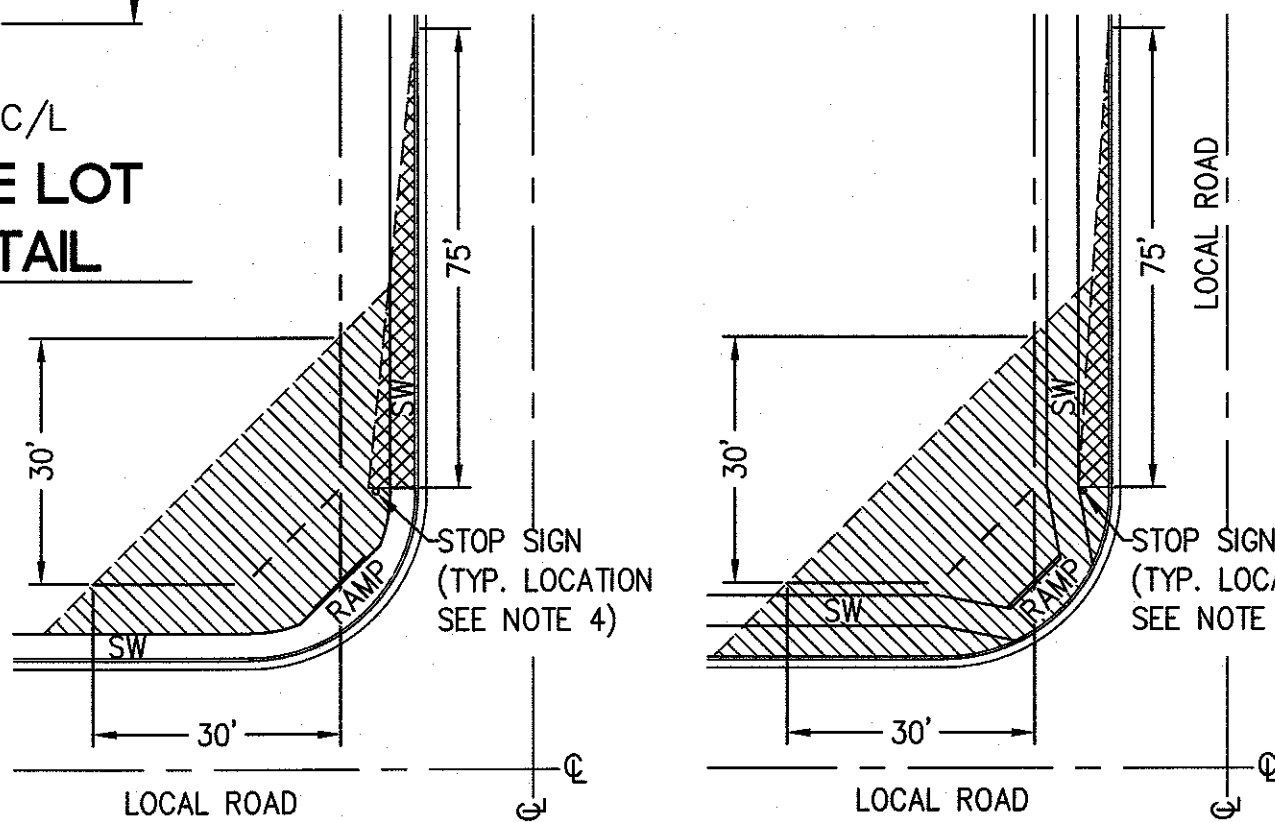


PEORIA AVENUE

TRACT AREA = 450,128 SQ. FT. 10.333 ACRES
LOT AREA = 678,558 SQ. FT. 15.582 ACRES
RIGHT-OF-WAY = 235,682 SQ. FT. 5.411 ACRES
GROSS AREA = 1,364,368 SQ. FT. 31.322 ACRES
NET AREA = 1,128,686 SQ. FT. 25.911 ACRES
(NET = GROSS MINUS RIGHT-OF-WAYS)

NOTES:

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

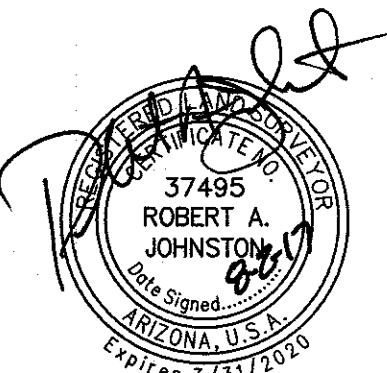


LOCAL STREET SIGHT VISIBILITY TRIANGLES

LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
LOT : 1	8725	0.2003	LOT : 41	5520	0.1267	LOT : 81	5757	0.1322
LOT : 2	8894	0.2042	LOT : 42	5520	0.1267	LOT : 82	5763	0.1323
LOT : 3	7416	0.1702	LOT : 43	5520	0.1267	LOT : 83	5506	0.1264
LOT : 4	6960	0.1598	LOT : 44	5470	0.1256	LOT : 84	5548	0.1274
LOT : 5	7250	0.1664	LOT : 45	5486	0.1259	LOT : 85	5566	0.1278
LOT : 6	7250	0.1664	LOT : 46	5520	0.1267	LOT : 86	5584	0.1282
LOT : 7	7491	0.1720	LOT : 47	5520	0.1267	LOT : 87	5601	0.1286
LOT : 8	10328	0.2371	LOT : 48	5520	0.1267	LOT : 88	5619	0.1290
LOT : 9	10081	0.2314	LOT : 49	5520	0.1267	LOT : 89	5637	0.1294
LOT : 10	6960	0.1598	LOT : 50	5520	0.1267	LOT : 90	5655	0.1298
LOT : 11	6960	0.1598	LOT : 51	5520	0.1267	LOT : 91	5680	0.1304
LOT : 12	6960	0.1598	LOT : 52	5520	0.1267	LOT : 92	5698	0.1308
LOT : 13	6960	0.1598	LOT : 53	5520	0.1267	LOT : 93	5715	0.1312
LOT : 14	7374	0.1693	LOT : 54	5520	0.1267	LOT : 94	5733	0.1316
LOT : 15	7374	0.1693	LOT : 55	5472	0.1256	LOT : 95	5751	0.1320
LOT : 16	8480	0.1947	LOT : 56	5710	0.1311	LOT : 96	7023	0.1612
LOT : 17	7095	0.1629	LOT : 57	5760	0.1322	LOT : 97	7033	0.1615
LOT : 18	6960	0.1598	LOT : 58	5760	0.1322	LOT : 98	7088	0.1627
LOT : 19	6960	0.1598	LOT : 59	5760	0.1322	LOT : 99	7144	0.1640
LOT : 20	8169	0.1875	LOT : 60	5760	0.1322	LOT : 100	7199	0.1653
LOT : 21	8077	0.1854	LOT : 61	5760	0.1322	LOT : 101	7254	0.1665
LOT : 22	6968	0.1600	LOT : 62	5760	0.1322	LOT : 102	8850	0.2032
LOT : 23	7073	0.1624	LOT : 63	5760	0.1322	LOT : 103	11602	0.2664
LOT : 24	7128	0.1636	LOT : 64	5760	0.1322	LOT : 104	9078	0.2084
LOT : 25	7183	0.1649	LOT : 65	5760	0.1322	LOT : 105	6906	0.1585
LOT : 26	7275	0.1670	LOT : 66	5749	0.1320	TOTAL LOT AREA = 678,558 SQ. FT. OR 15.582 ACRES		
LOT : 27	6960	0.1598	LOT : 67	5623	0.1291			
LOT : 28	6960	0.1598	LOT : 68	5486	0.1259			
LOT : 29	6960	0.1598	LOT : 69	5520	0.1267			
LOT : 30	6960	0.1598	LOT : 70	5520	0.1267			
LOT : 31	6960	0.1598	LOT : 71	5520	0.1267			
LOT : 32	6960	0.1598	LOT : 72	5520	0.1267			
LOT : 33	6907	0.1586	LOT : 73	8166	0.1875			
LOT : 34	5483	0.1259	LOT : 74	6832	0.1569			
LOT : 35	5520	0.1267	LOT : 75	5617	0.1289			
LOT : 36	5520	0.1267	LOT : 76	6940	0.1593			
LOT : 37	5520	0.1267	LOT : 77	5560	0.1277			
LOT : 38	5520	0.1267	LOT : 78	5562	0.1277			
LOT : 39	5520	0.1267	LOT : 79	5505	0.1264			
LOT : 40	5520	0.1267	LOT : 80	5605	0.1287			

TRACT TABLE			
TRACT	AREA (SQ.FT.)	AREA (ACRES)	USE
TRACT A	152,997	3.5123	COMMON AREA, DRAINAGE
TRACT B	2,173	0.0499	COMMON AREA, DRAINAGE
TRACT C	1,373	0.0315	COMMON AREA, DRAINAGE
TRACT D	51,310	1.1779	COMMON AREA, DRAINAGE
TRACT E	1,357	0.0311	COMMON AREA, DRAINAGE
TRACT F	2,236	0.0513	COMMON AREA, DRAINAGE
TRACT G	2,361	0.0542	COMMON AREA, DRAINAGE
TRACT H	2,186	0.0502	COMMON AREA, DRAINAGE
TRACT I	1,104	0.0253	COMMON AREA, DRAINAGE
TRACT J	50,304	1.1548	COMMON AREA, DRAINAGE
TRACT K	11,748	0.2697	COMMON AREA, DRAINAGE
TRACT L	2,753	0.0632	COMMON AREA, DRAINAGE
TRACT Q	168,225	3.8619	LANDSCAPE, OPEN SPACE, PUBLIC UTILITY EASEMENT, & SIDEWALK ACCESS EASEMENT

- COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPING, PEDESTRIAN PATHS AND/OR AMENITIES.
- SPECIFIC EASEMENTS THAT ARE BEING DEDICATED AS PART OF THIS PLAT ARE FULLY DELINEATED ON THE FOLLOWING SHEETS.
- TRACT Q USAGE PER THE FINAL PLAT OF ZANJERO TRAILS PHASE 2 - PARCEL 12C PER BOOK 1326, PAGE 12 MCR
- TOTAL OPEN SPACE 450,128 SQ. FT. 10.333 ACRES



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STATUS:

PROJ. NO.: 1078

DATE: AUG 2017

SCALE: NTS

DRAWN: DSP

APPROVED: RAJ

MUNICIPAL TRACKING NO: FS17-234

ZANJERO TRAILS - PARCELS 16 & 17

PERRYVILLE ROAD & CACTUS ROAD

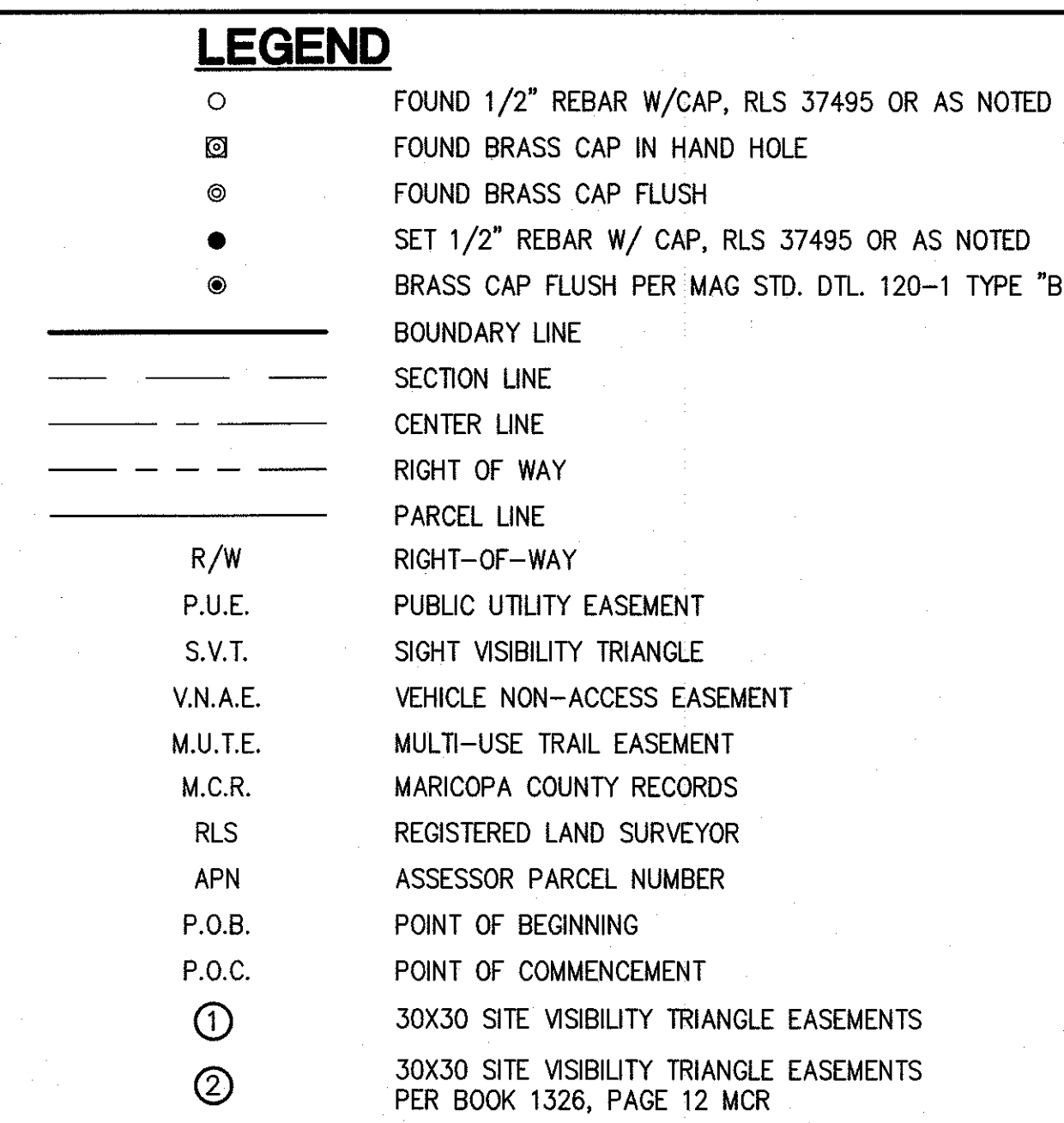
SURPRISE, ARIZONA

FINAL PLAT

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
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DWG. NO.
FP02

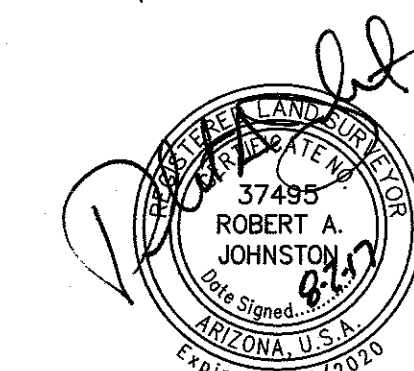
SHT. 2 OF 8

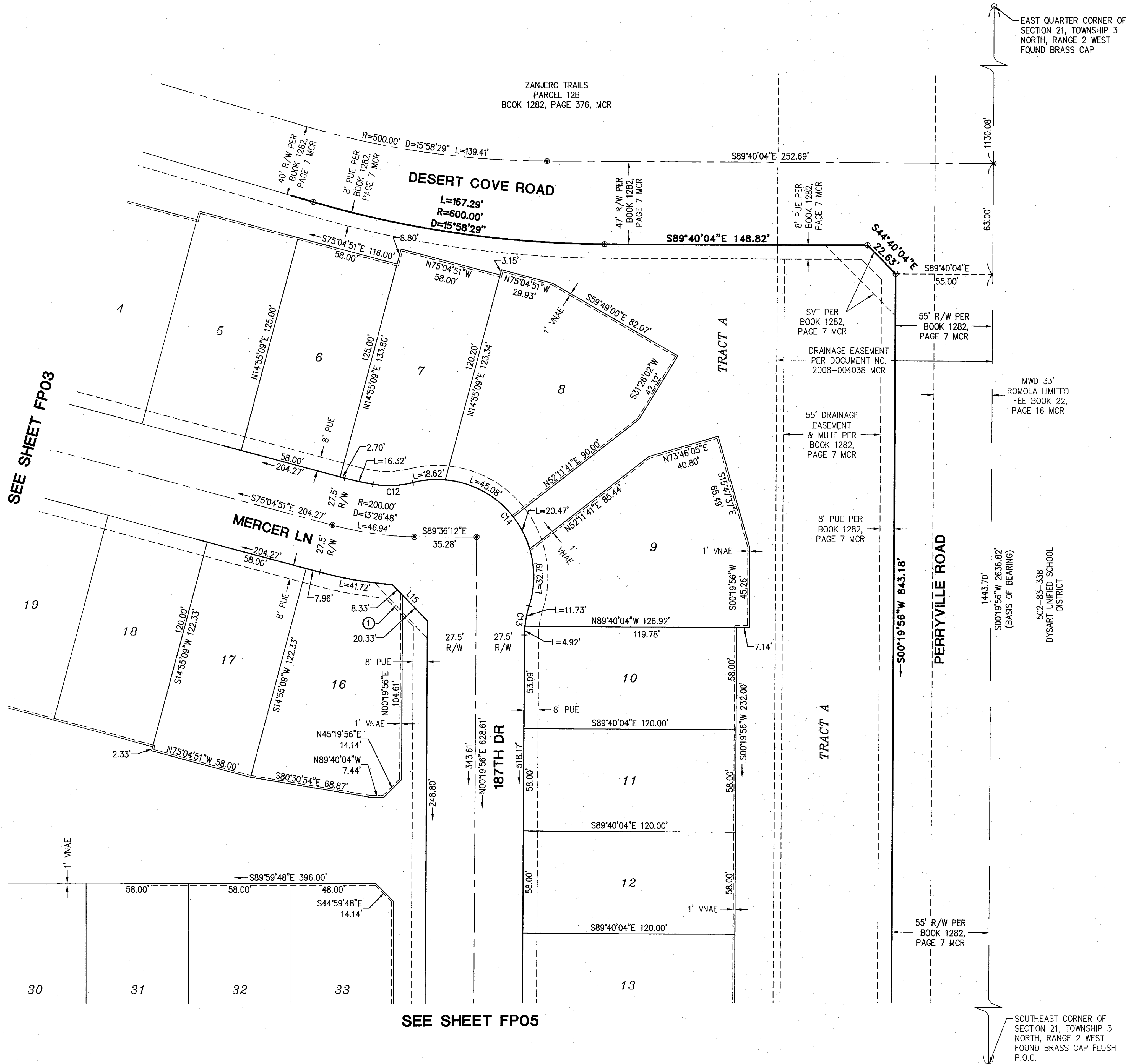


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L10	N41°57'49"E	30.18'
L11	S37°59'10"W	28.28'
L12	N52°00'50"W	28.28'
L13	S56°38'43"E	28.28'
L14	N35°41'19"E	27.11'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C9	55.00'	17°20'29"	16.65'
C10	55.00'	116°43'40"	112.05'
C11	55.00'	17°20'29"	16.65'

A north arrow pointing upwards with the letter 'N' in the center. Below it is a scale bar with markings at 30, 15, 0, 30, and 60. The word 'SCALE' is written below the first 30, and 'FEET' is written below the 60.



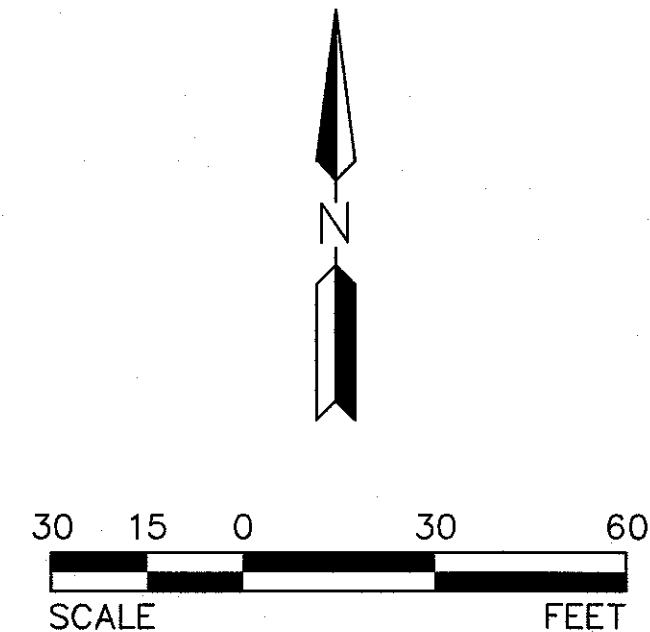
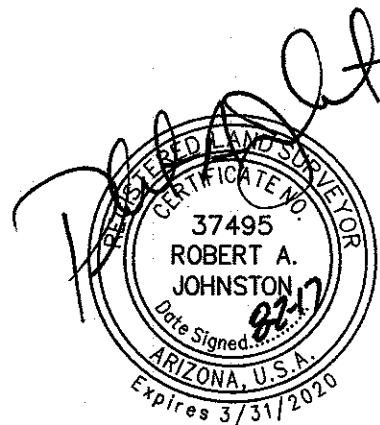


LEGEND

- FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
- BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE
- - - RIGHT OF WAY
- - - PARCEL LINE
- - - RIGHT-OF-WAY
- - - PUBLIC UTILITY EASEMENT
- - - SIGHT VISIBILITY TRIANGLE
- - - V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- - - M.U.T.E. MULTI-USE TRAIL EASEMENT
- - - M.C.R. MARICOPA COUNTY RECORDS
- - - RLS REGISTERED LAND SURVEYOR
- - - APN ASSESSOR PARCEL NUMBER
- - - P.O.B. POINT OF BEGINNING
- - - P.O.C. POINT OF COMMENCEMENT
- ① 30X30 SITE VISIBILITY TRIANGLE EASEMENTS
- ② 30X30 SITE VISIBILITY TRIANGLE EASEMENTS PER BOOK 1326, PAGE 12 MCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	N43°52'42"W	28.66'

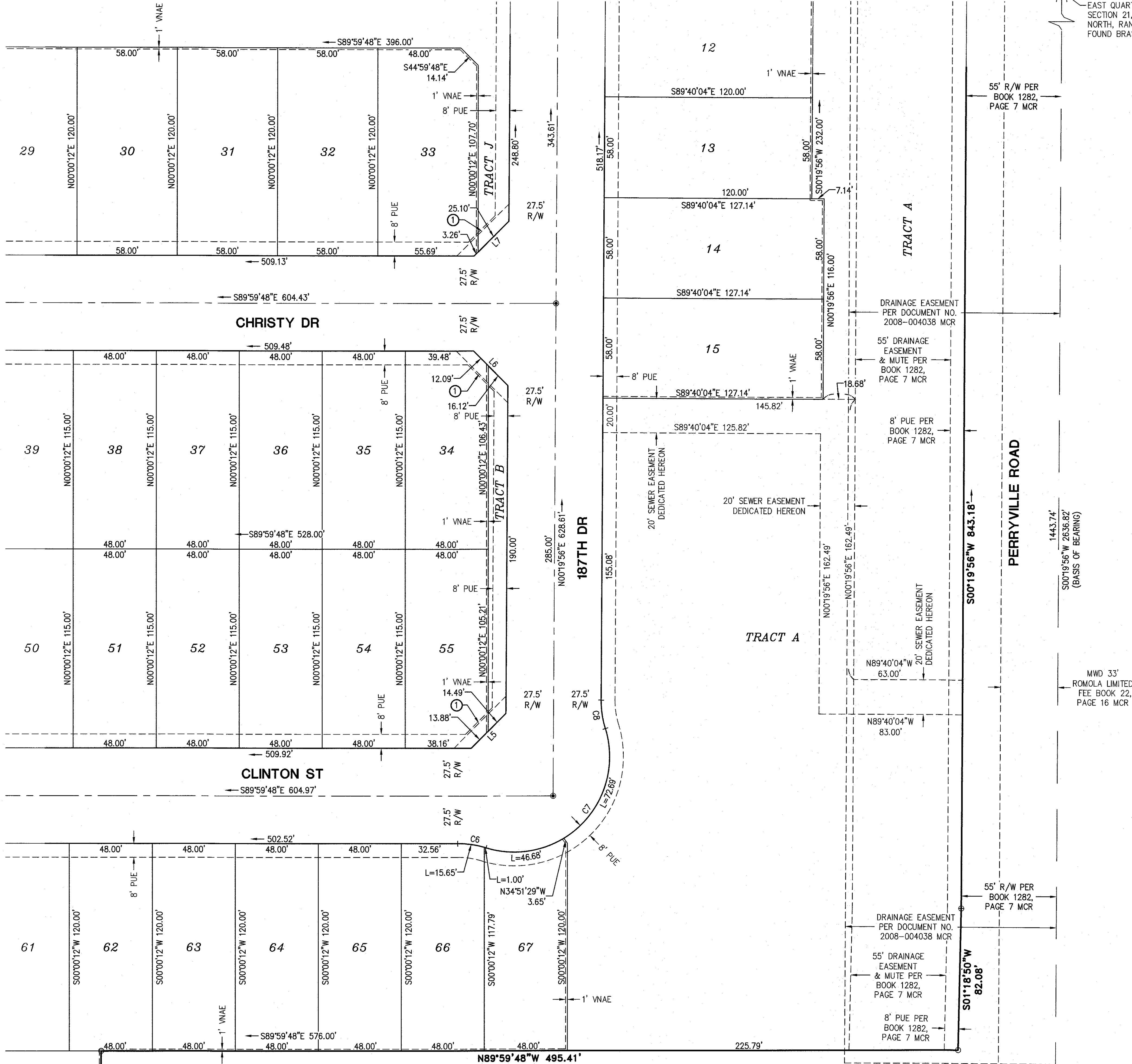
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C12	55.00'	23°39'29"	22.71'
C13	55.00'	17°20'29"	16.65'
C14	55.00'	121°49'54"	116.95'



SEE SHEET FP06

SEE SHEET FP07

SEE SHEET FP04

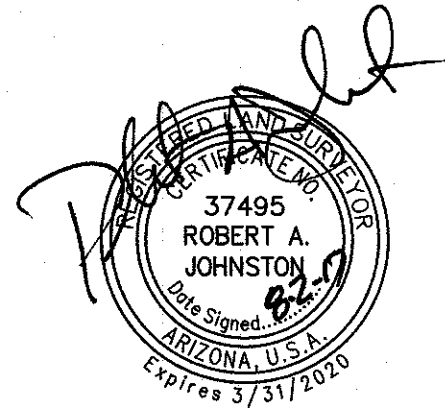


LEGEND

- FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
- ⊠ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- ⦿ BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- M.U.T.E. MULTI-USE TRAIL EASEMENT
- M.C.R. MARICOPA COUNTY RECORDS
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- ① 30X30 SITE VISIBILITY TRIANGLE EASEMENTS
- ② 30X30 SITE VISIBILITY TRIANGLE EASEMENTS PER BOOK 1326, PAGE 12 MCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L5	N45°10'04"E	28.37'
L6	N44°49'56"W	28.20'
L7	N45°10'04"E	28.37'

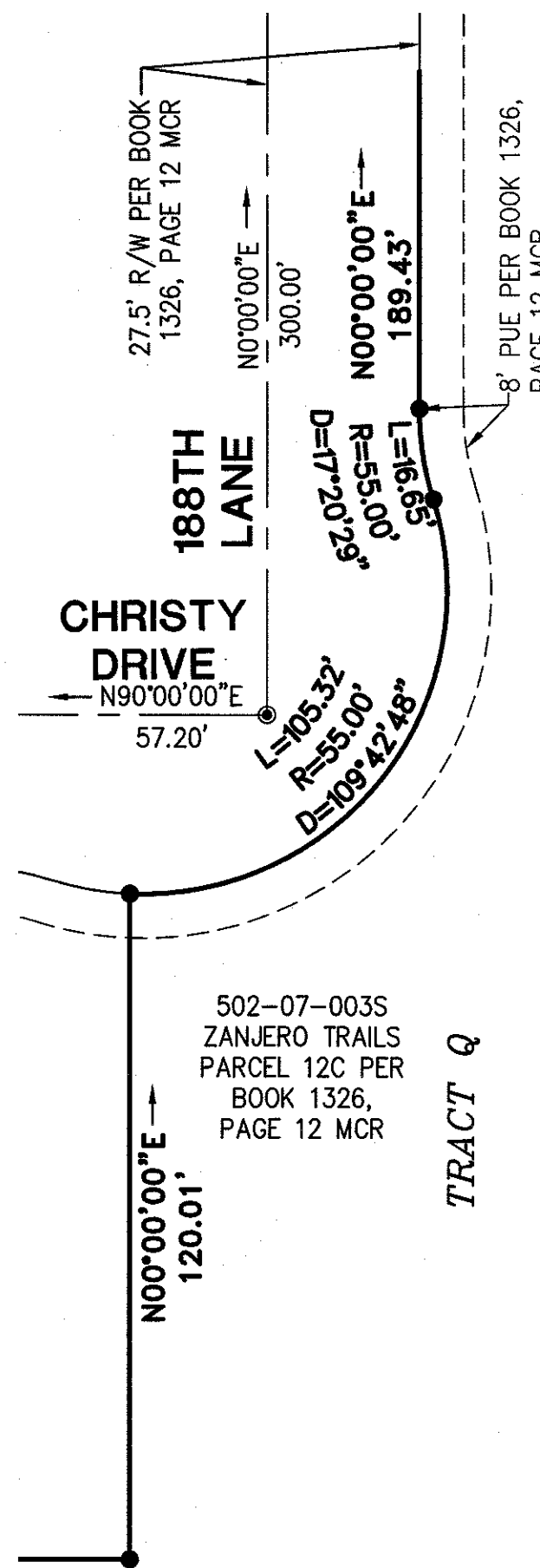
CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C6	55.00'	17°20'36"	16.65'
C7	55.00'	124°21'13"	119.37'
C8	55.00'	17°20'39"	16.65'



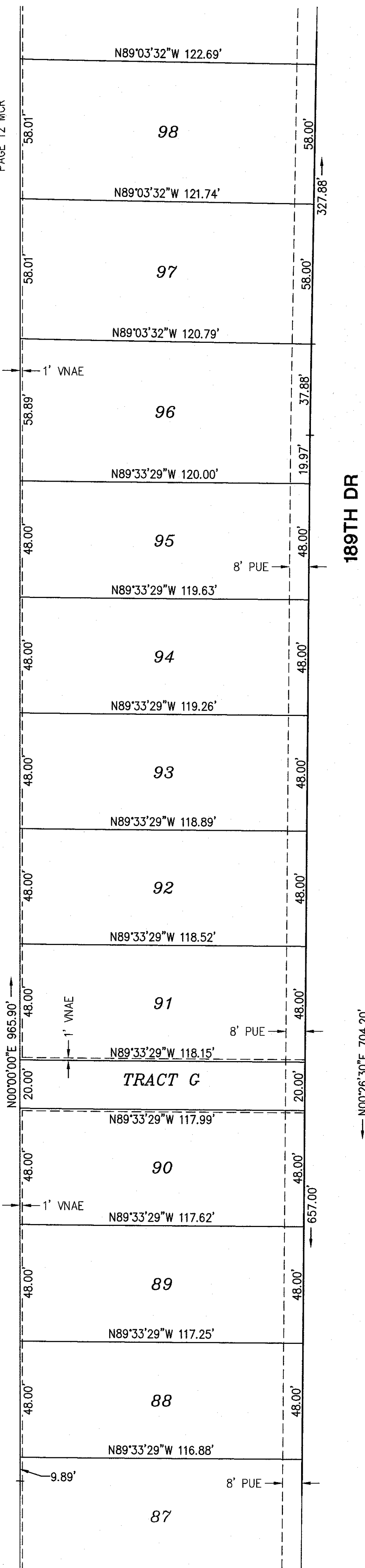
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SEE SHEET FP08

SEE SHEET FP08

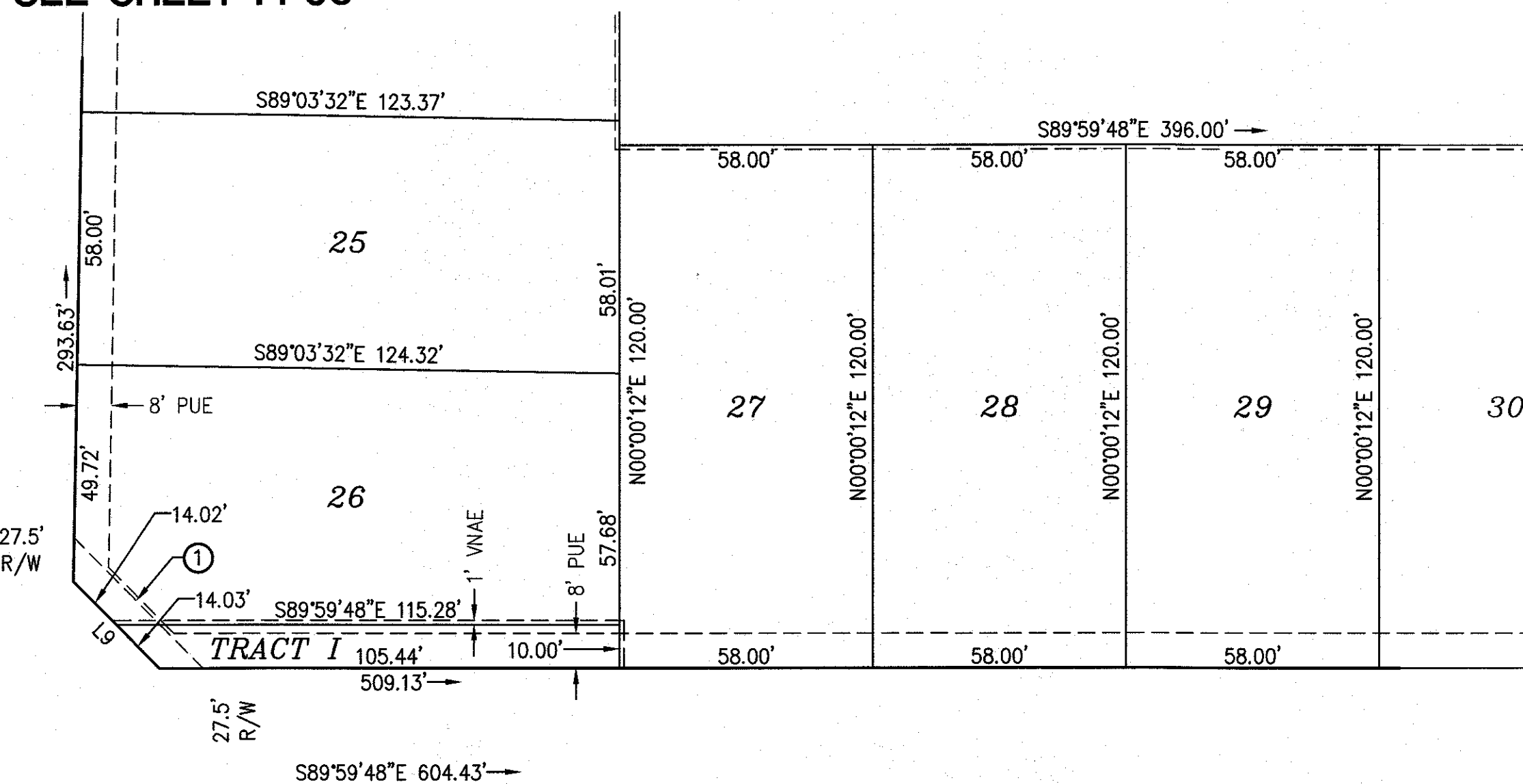


502-07-003S
ZANJERO TRAILS
PARCEL 12C PER
BOOK 1326,
PAGE 12 MCR

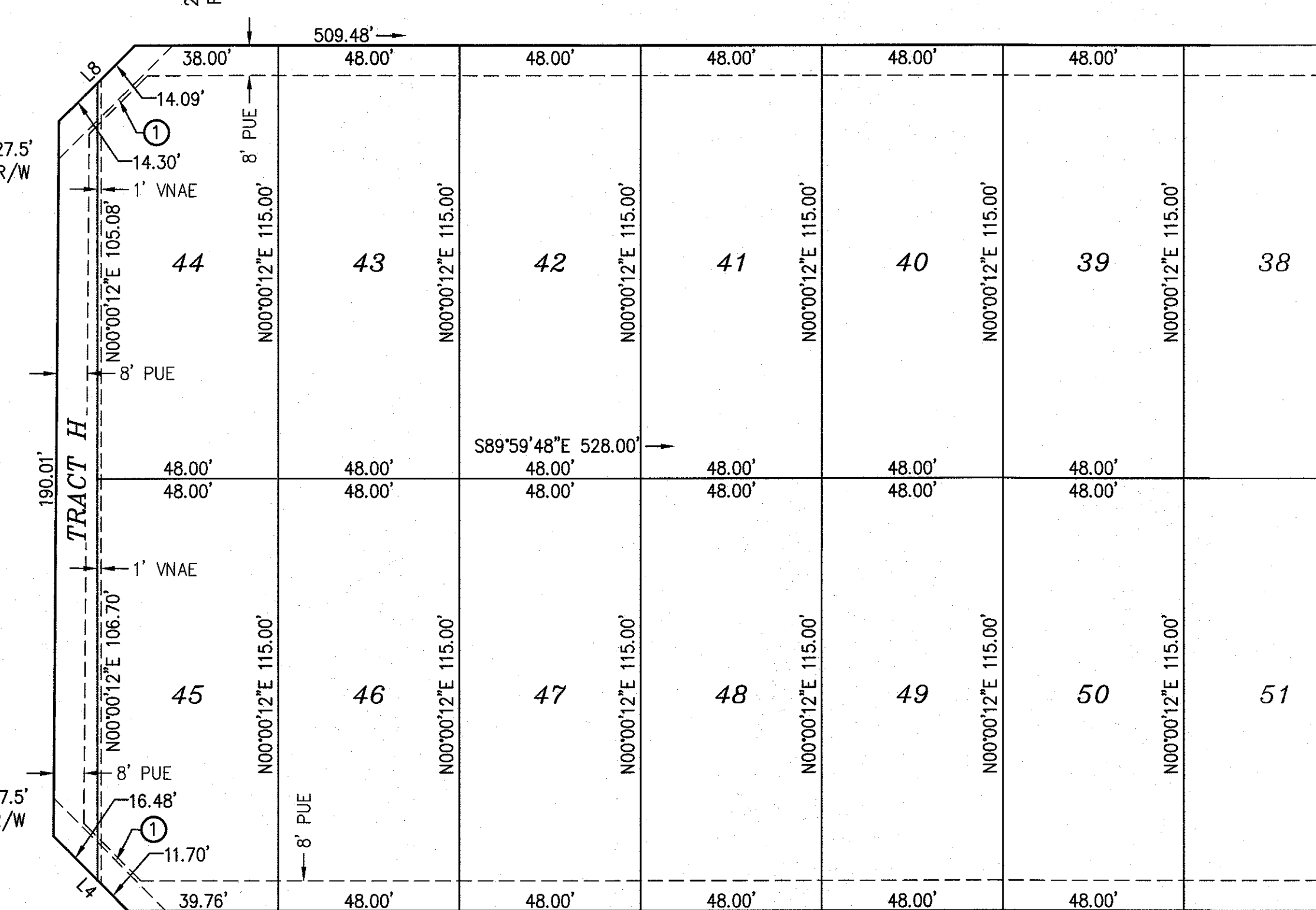


189TH DR

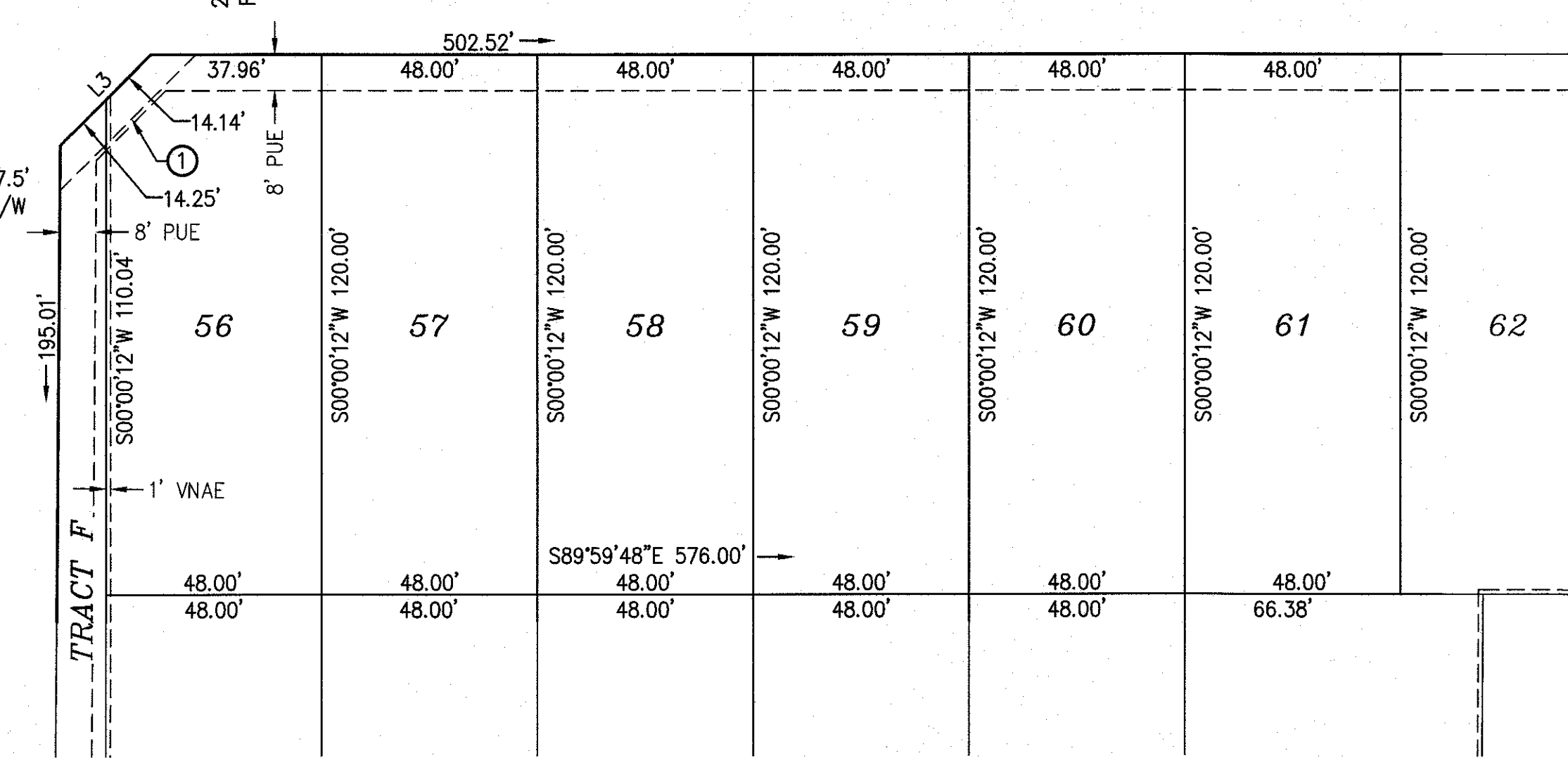
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CHRISTY DR



CLINTON ST

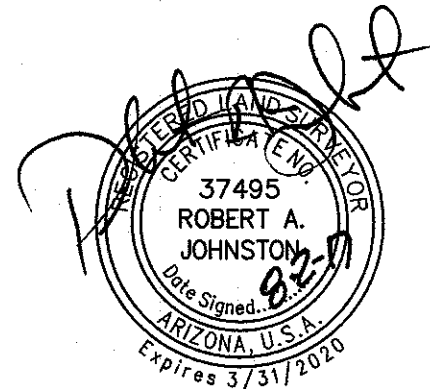
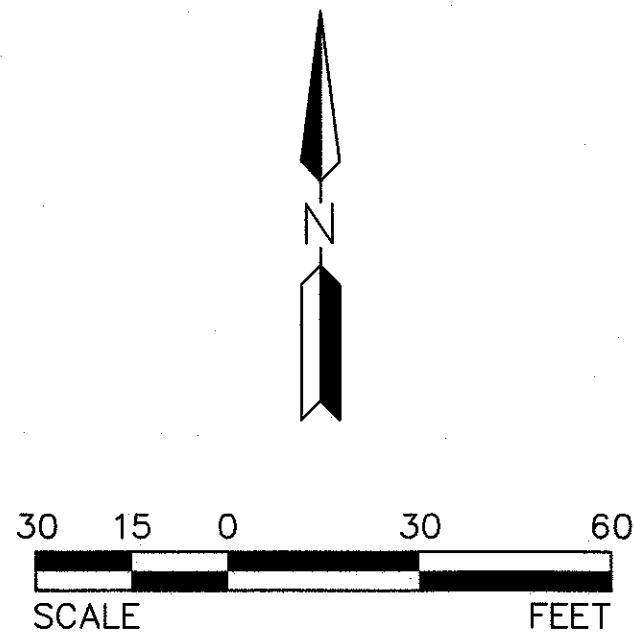


SEE SHEET FP07

LEGEND

- FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
- FOUND BRASS CAP IN HAND HOLE
- FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
- BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
- BOUNDARY LINE
- SECTION LINE
- CENTER LINE
- RIGHT OF WAY
- PARCEL LINE
- RIGHT-OF-WAY
- R/W PUBLIC UTILITY EASEMENT
- P.U.E. SIGHT VISIBILITY TRIANGLE
- S.V.T. VEHICLE NON-ACCESS EASEMENT
- V.N.A.E. MULTI-USE TRAIL EASEMENT
- M.U.T.E. MARICOPA COUNTY RECORDS
- M.C.R. REGISTERED LAND SURVEYOR
- RLS ASSESSOR PARCEL NUMBER
- APN POINT OF BEGINNING
- P.O.B. POINT OF COMMENCEMENT
- P.O.C. 30X30 SITE VISIBILITY TRIANGLE EASEMENTS
- ① 30X30 SITE VISIBILITY TRIANGLE EASEMENTS
- ② PER BOOK 1326, PAGE 12 MCR

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L3	S45°13'21"W	28.39'
L4	S44°46'39"E	28.18'
L8	N45°13'21"E	28.39'
L9	N44°31'40"W	28.05'



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ZANJERO TRAILS - PARCELS 16 & 17

PERRYVILLE ROAD & CACTUS ROAD
SURPRISE, ARIZONA

FINAL PLAT

STATUS:

PROJ. NO: 1078

DATE: AUG 2017

SCALE: NTS

DRAWN: DSP

APPROVED: RAJ

DWG. NO.

FP06

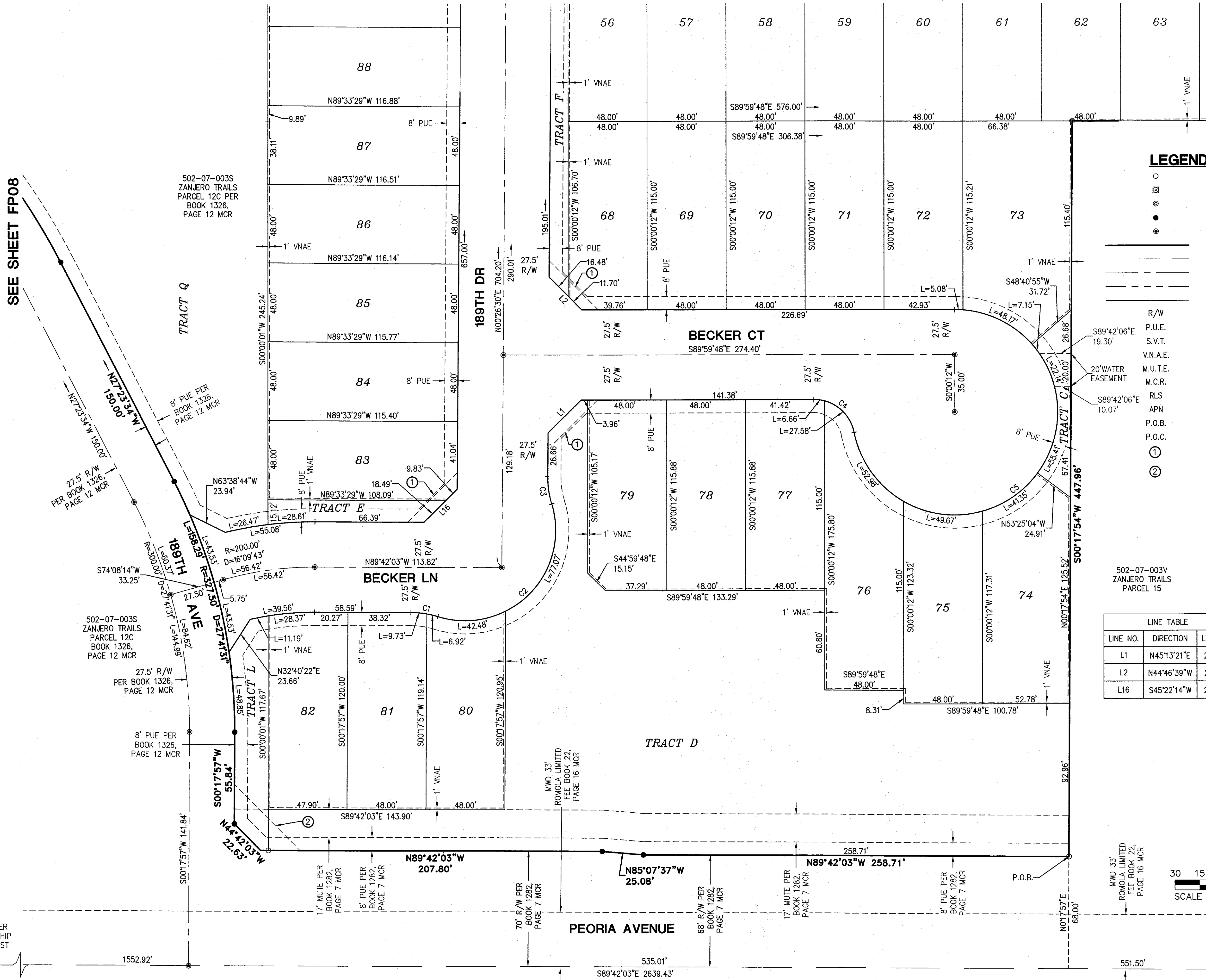
SHT. 6 OF 8

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2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com
PHOENIX, AZ 85016

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SEE SHEET FP06

SEE SHEET FP05

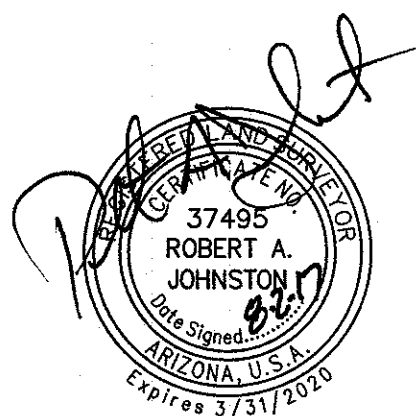
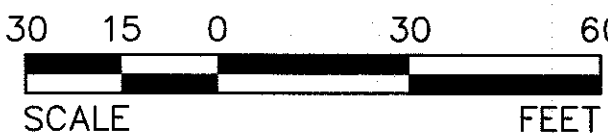


LEGEND

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- FOUND BRASS CAP IN HAND HOLE
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- MARICOPA COUNTY RECORDS
- REGISTERED LAND SURVEYOR
- ASSESSOR PARCEL NUMBER
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- ① 30X30 SITE VISIBILITY TRIANGLE EASEMENTS
- ② 30X30 SITE VISIBILITY TRIANGLE EASEMENTS PER BOOK 1326, PAGE 12 MCR

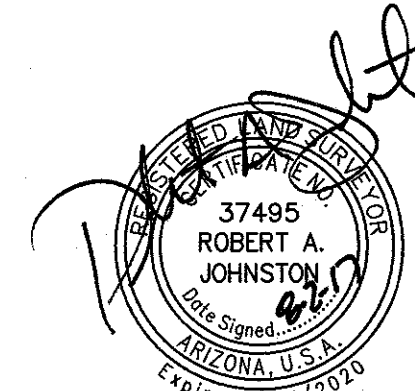
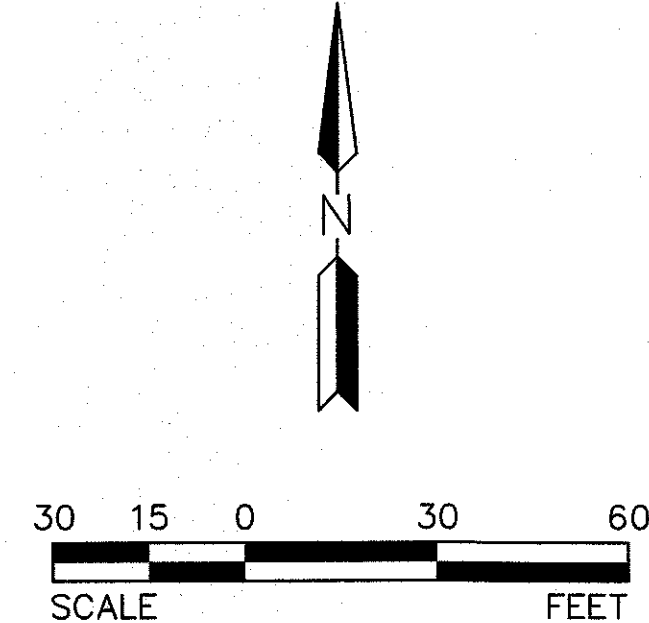
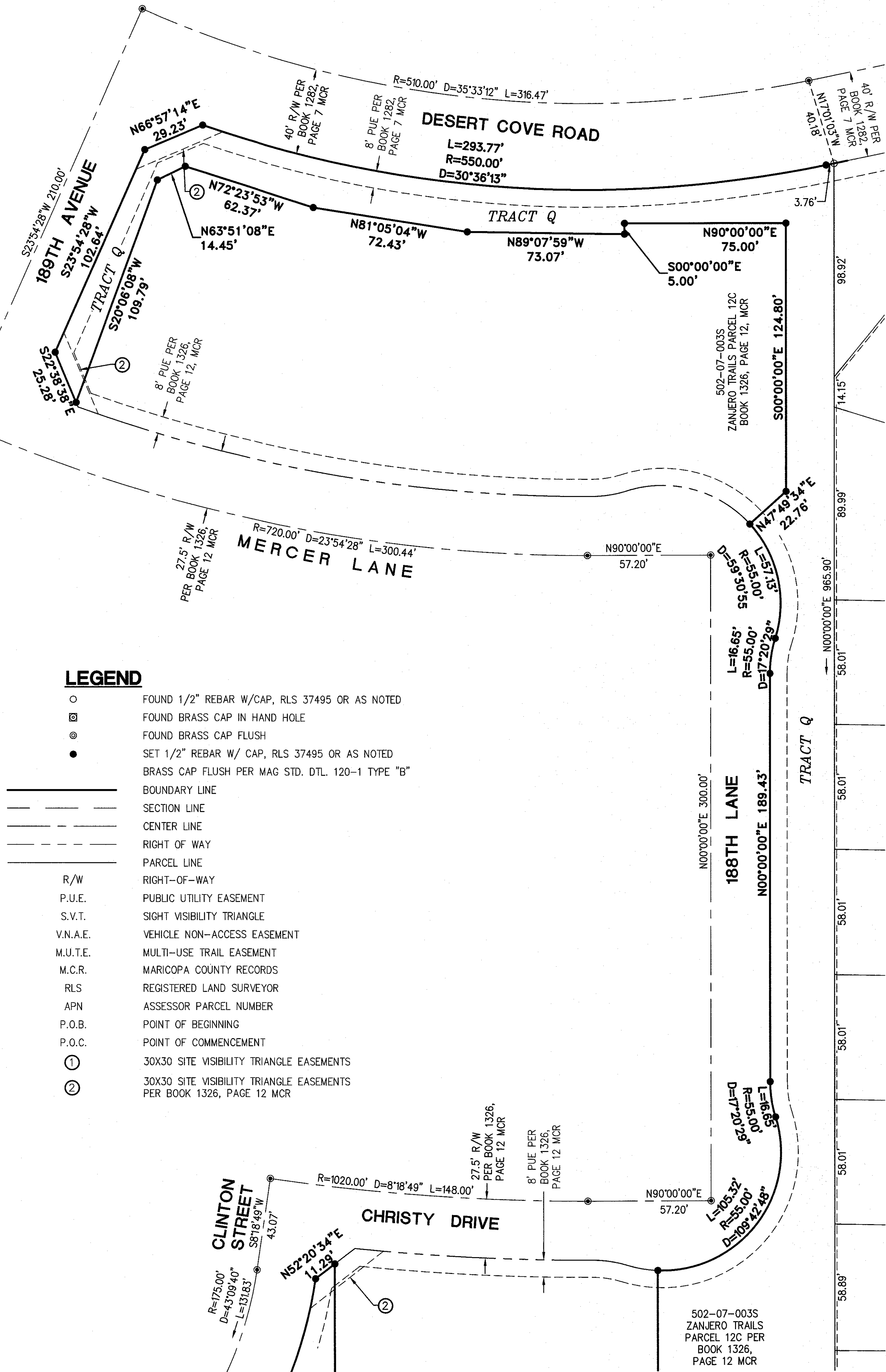
LINE TABLE			
LINE NO.	DIRECTION	LENGTH	
L1	N45°13'21"E	28.39'	
L2	N44°46'39"W	28.18'	
L16	S45°22'14"W	28.32'	

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°32'25"	119.55'
C3	55.00'	17°20'29"	16.65'
C4	25.00'	78°27'47"	34.24'
C5	62.50'	209°53'51"	228.96'



SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST FOUND BRASS CAP FLUSH P.O.C.

- LEGEND**
- FOUND 1/2" REBAR W/CAP, RLS 37495 OR AS NOTED
 - FOUND BRASS CAP IN HAND HOLE
 - FOUND BRASS CAP FLUSH
 - SET 1/2" REBAR W/ CAP, RLS 37495 OR AS NOTED
 - BRASS CAP FLUSH PER MAG STD. DTL. 120-1 TYPE "B"
 - BOUNDARY LINE
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 - PUBLIC UTILITY EASEMENT
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 - VEHICLE NON-ACCESS EASEMENT
 - MULTI-USE TRAIL EASEMENT
 - MARICOPA COUNTY RECORDS
 - REGISTERED LAND SURVEYOR
 - ASSESSOR PARCEL NUMBER
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - ① 30X30 SITE VISIBILITY TRIANGLE EASEMENTS
 - ② 30X30 SITE VISIBILITY TRIANGLE EASEMENTS PER BOOK 1326, PAGE 12 MCR
- R/W
P.U.E.
S.V.T.
V.N.A.E.
M.U.T.E.
M.C.R.
RLS
APN
P.O.B.
P.O.C.



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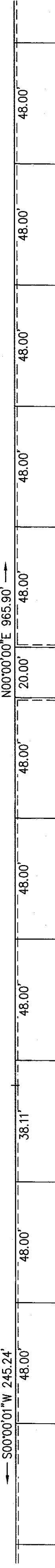
SEE SHEET 7

SEE SHEET FP03

SEE SHEET FP06

SEE SHEET FP07

SEE SHEET FP06



PROJ. NO.: 1078	STATUS:
DATE: AUG 2017	
SCALE: NTS	MUNICIPAL TRACKING NO: FS17-234
DRAWN: DSP	
APPROVED: RAJ	

ZANJERO TRAILS - PARCELS 16 & 17
PERRYVILLE ROAD & CACTUS ROAD
SURPRISE, ARIZONA
FINAL PLAT

Landscape Notes (Not Approved by the City)

1. PROVIDE LANDSCAPE ARCHITECT A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.
2. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
3. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 195. 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 WARRANT 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.

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.
4. TREE SPECIES PERMITTED WITHIN THE R.O.W.::
 - ACACIA SALICINA (MILLOW ACACIA)
 - ACACIA STENOPHYLLA (SHOESTRING ACACIA)
 - ACACIA MILLARDIANA (PALO BLANCO)
 - CALLISTEMON RIGIDUS (BOTTLEBRUSH)
 - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK)
 - SOPHORA SECUNDIFLORA (TEXAS MTN. LAUREL)
 - CHILOPSIS LINEARIS (DESERT WILLOW)
 - OLEA EUROPAEA (SWAN HILL OLIVE)
 - FRAXINUS GREGGII (LITTLE LEAF ASH)
5. TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.

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-BUILTS 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 SLEEVEING. 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 COMPLETE 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 SLEEVEING 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.

Developer

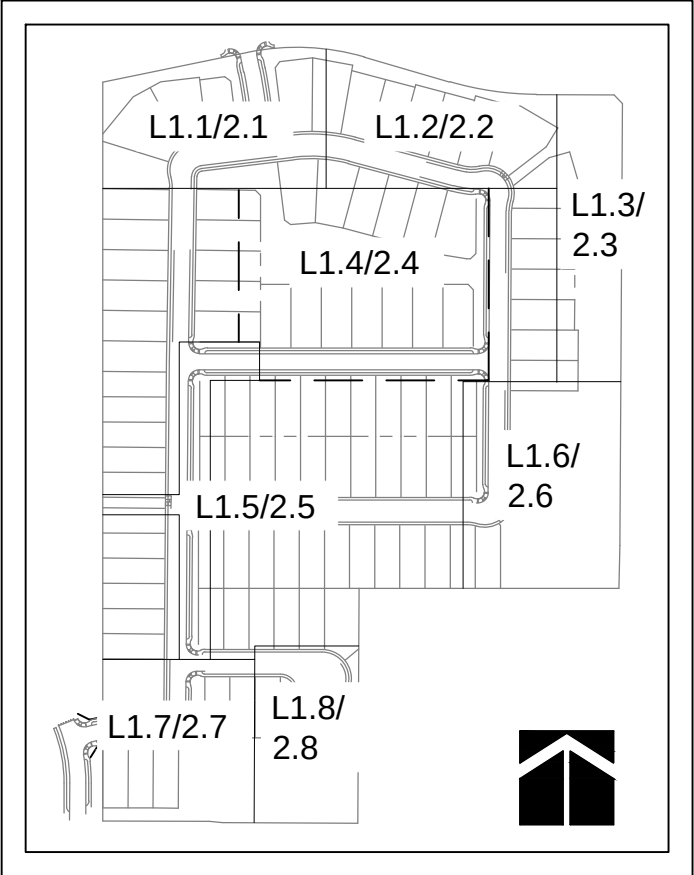
TERRANEST COMMUNITIES
20045 N. 19TH AVE., BLDG. #10, SUITE #3
PHOENIX, AZ 85027
(602) 374-2777
CONTACT: TOM CHENEY
tcheney@terrawestaz.com

Landscape Architect

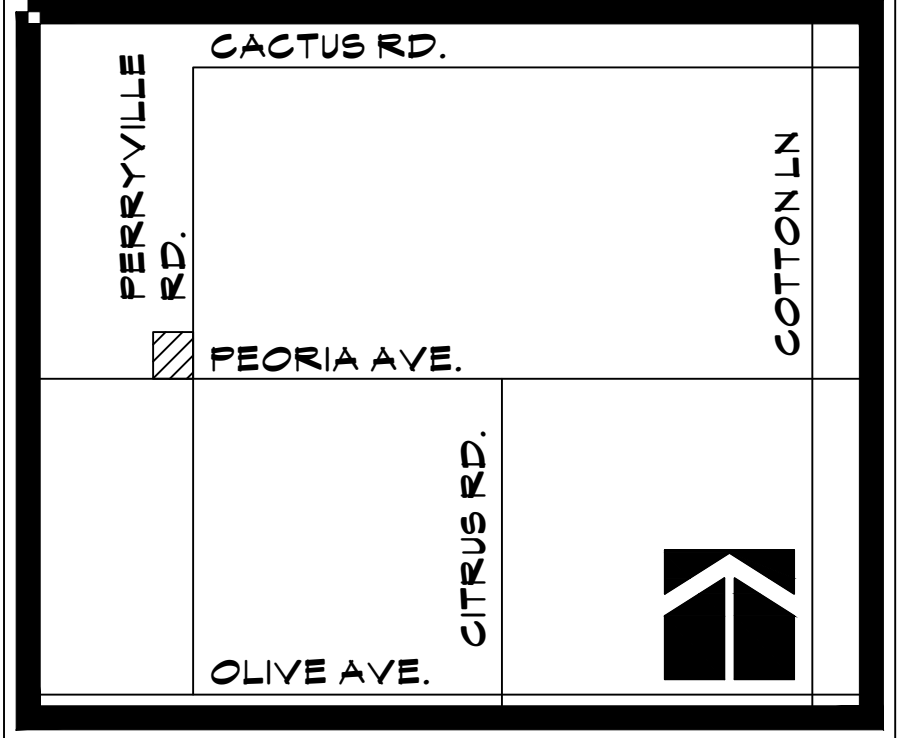
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11110 N. TATUM BLVD. STE. 100
PHOENIX, AZ 85028
(602) 997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

SYMBOL	BOTANICAL NAME - COMMON NAME	CALIPER	QTY.	SIZE	COMMENTS
TREES - 24" BOX MIN.					
	ACACIA SALICINA - MILLOW ACACIA	1" - 1.5"	39	24" BOX	STANDARD
	PARKINSONIA 'HYBRID' - THORNLESS PALO VERDE	1" - 1.5"	56	24" BOX	STANDARD
	PARKINSONIA PRAECOX - PALO BREA	1" - 1.5"	3	24" BOX	STANDARD
	PROSOPIS GLANDULOSA - HONEY MESQUITE 'MAVERICK' 'MAVERICK'	1" - 1.5"	5	24" BOX	STANDARD
	ACACIA ANUERA - MULGA TREE	1" - 1.5"	9	24" BOX	STANDARD
	QUERCUS VIRGINIANA 'HERITAGE' - LIVE OAK	1" - 1.5"	55	24" BOX	STANDARD
	PROSOPIS SP. 'AZT' - 'AZT' THORNLESS MESQUITE	1" - 1.5"	40	24" BOX	STANDARD
	PARKINSONIA FLORIDUM - BLUE PALO VERDE	1" - 1.5"	37	24" BOX	STANDARD
SHRUBS					
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE		167	5 GAL.	
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA		59	5 GAL.	
	CASSIA NEMOPHILA - GREEN CASSIA		42	5 GAL.	
	EREMOPHILA MACULATA - VALENTINE		172	5 GAL.	
	LEUCOPHYLLUM 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE		108	5 GAL.	
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE		176	5 GAL.	
	LEUCOPHYLLUM 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE		153	5 GAL.	
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA		120	5 GAL.	
	RUELLIA PENINSULARIS - BAJA RUELLIA		165	5 GAL.	
ACCENTS					
	MUHLENBERGIA RIGENS - DEER GRASS		110	5 GAL.	
	DASYLIRION WHEELERI - DESERT SPOON		103	5 GAL.	
GROUND COVERS					
	LANTANA 'NEW GOLD' - NEW GOLD		269	5 GAL.	
	LANTANA 'BANDANA RED' - RED LANTANA		201	5 GAL.	
	ACACIA REDOLENS - DESERT CARPET ACACIA		92	5 GAL.	
	DECOMPOSED GRANITE - 3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'		221,535 SQ.FT		
	RIP RAP COLOR TO MATCH DECOMPOSED GRANITE, SEE CIVIL PLANS FOR SIZE				
	MID-IRON BERMUDA TURF		41,780 SQ.FT		
	MULTI-USE TRAIL - 1/4" MINUS COMPACTED AND STABILIZED D.G., 3" DEPTH, COLOR TO BE 'EXPRESS BROWN'				

KEYMAP



VICINITY MAP



SHEET INDEX

LO.1 L1.1-1.8 L2.1-2.8 L3.1 L4.1-4.3	COVER SHEET PLANTING PLAN IRRIGATION PLAN WALL PLAN DETAILS
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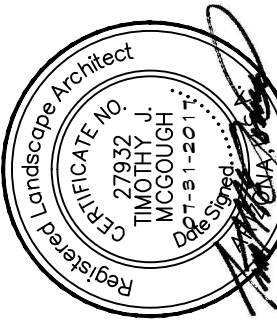


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COVER SHEET
ZANJERO TRAILS PHASE 2
PARCELS 16 & 17

INTERSECTION OF PEORIA AVE. & PERRYVILLE RD.
SURPRISE, ARIZONA

PREPARED FOR: TERRANEST

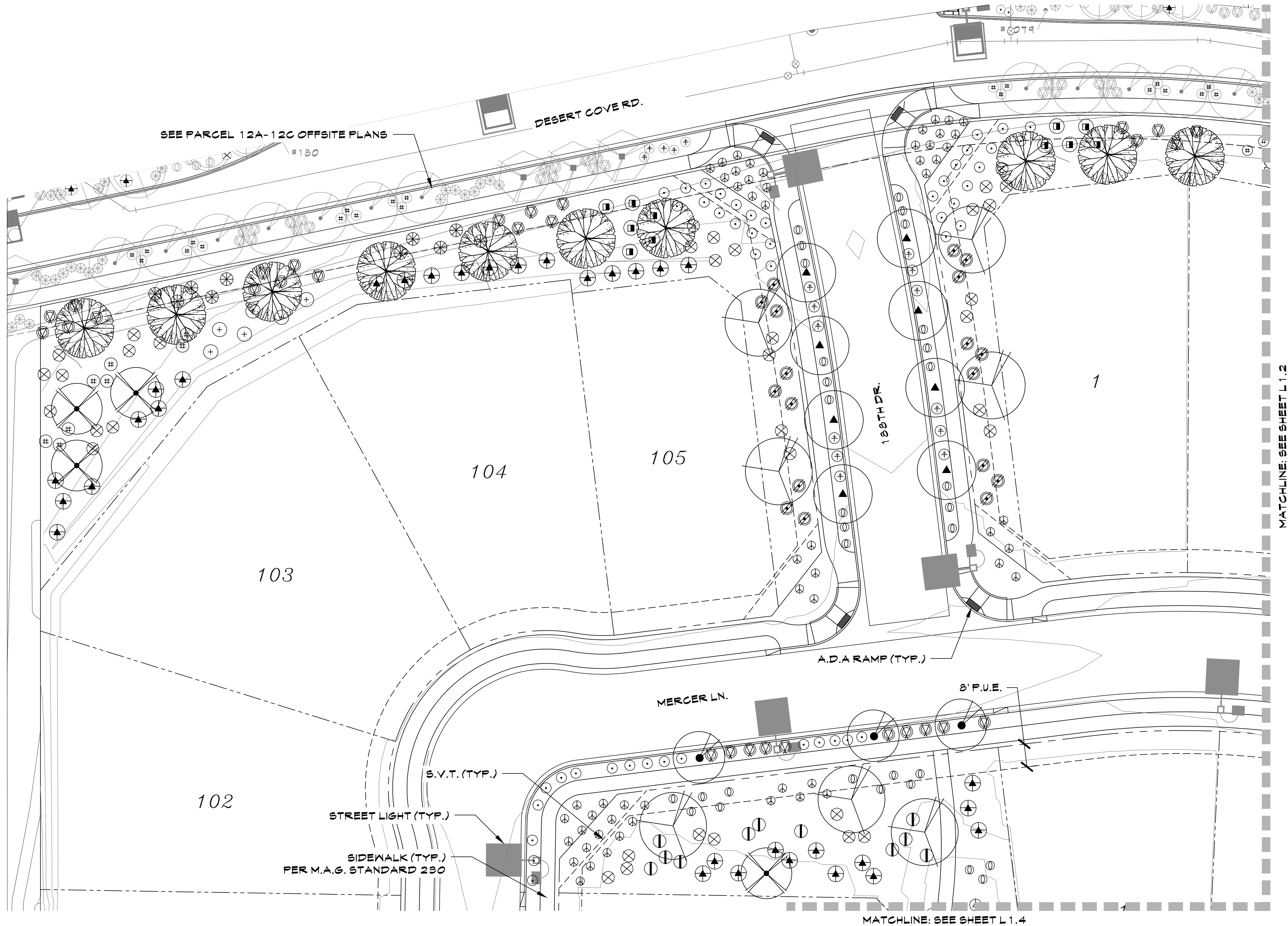
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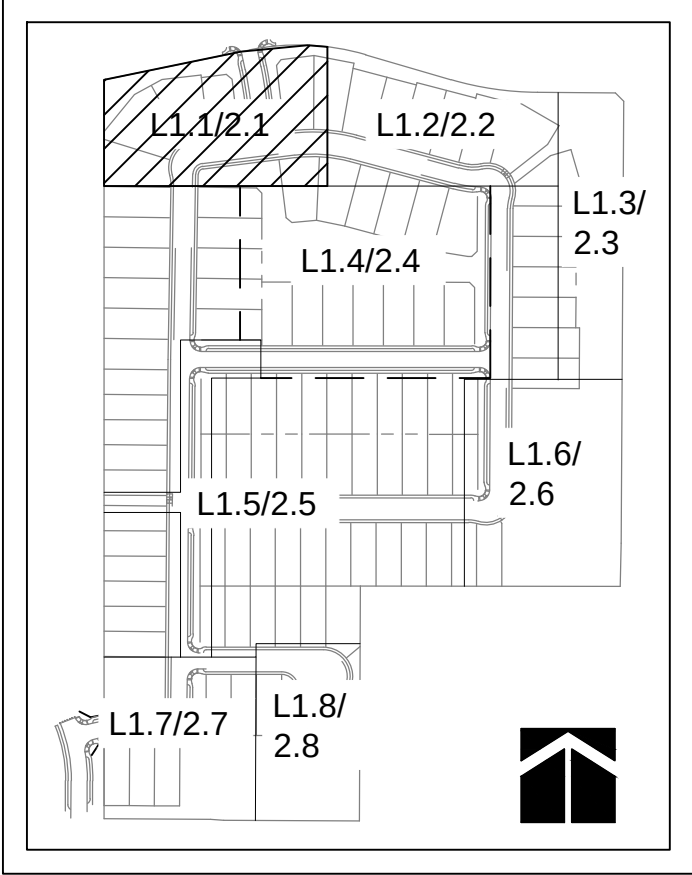
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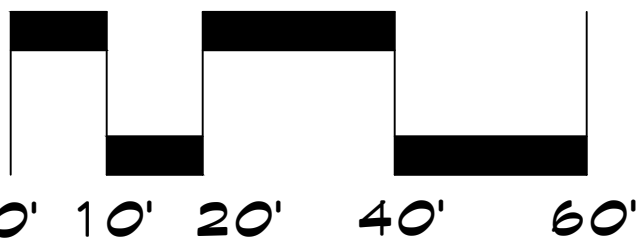


SYMBOL BOTANICAL NAME - COMMON NAME	
TREES - 24" BOX MIN.	
	ACACIA SALICINA - WILLOW ACACIA
	PARKINSONIA 'HYBRID' - THORNLESS PALO VERDE
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS GLANDULOSA - HONEY MESQUITE
	ACACIA ANUERA - MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE' - LIVE OAK
	PROSOPIS SP. 'AZT' - 'AZT' THORNLESS MESQUITE
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SHRUBS	
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	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
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	RIP RAP COLOR TO MATCH DECOMPOSED GRANITE, SEE CIVIL PLANS FOR SIZE
	MID-IRON BERMUDA TURF
	MULTI-USE TRAIL - 1/4" MINUS COMPACTED AND STABILIZED D.G., 3" DEPTH, COLOR TO BE 'EXPRESS BROWN'

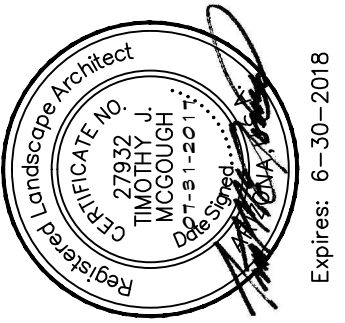
KEYMAP



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PLANTING PLAN
ZANJERO TRAILS PHASE 2
PARCELS 16 & 17
INTERSECTION OF PEORIA AVE. & PERRYVILLE RD.
SURPRISE, ARIZONA

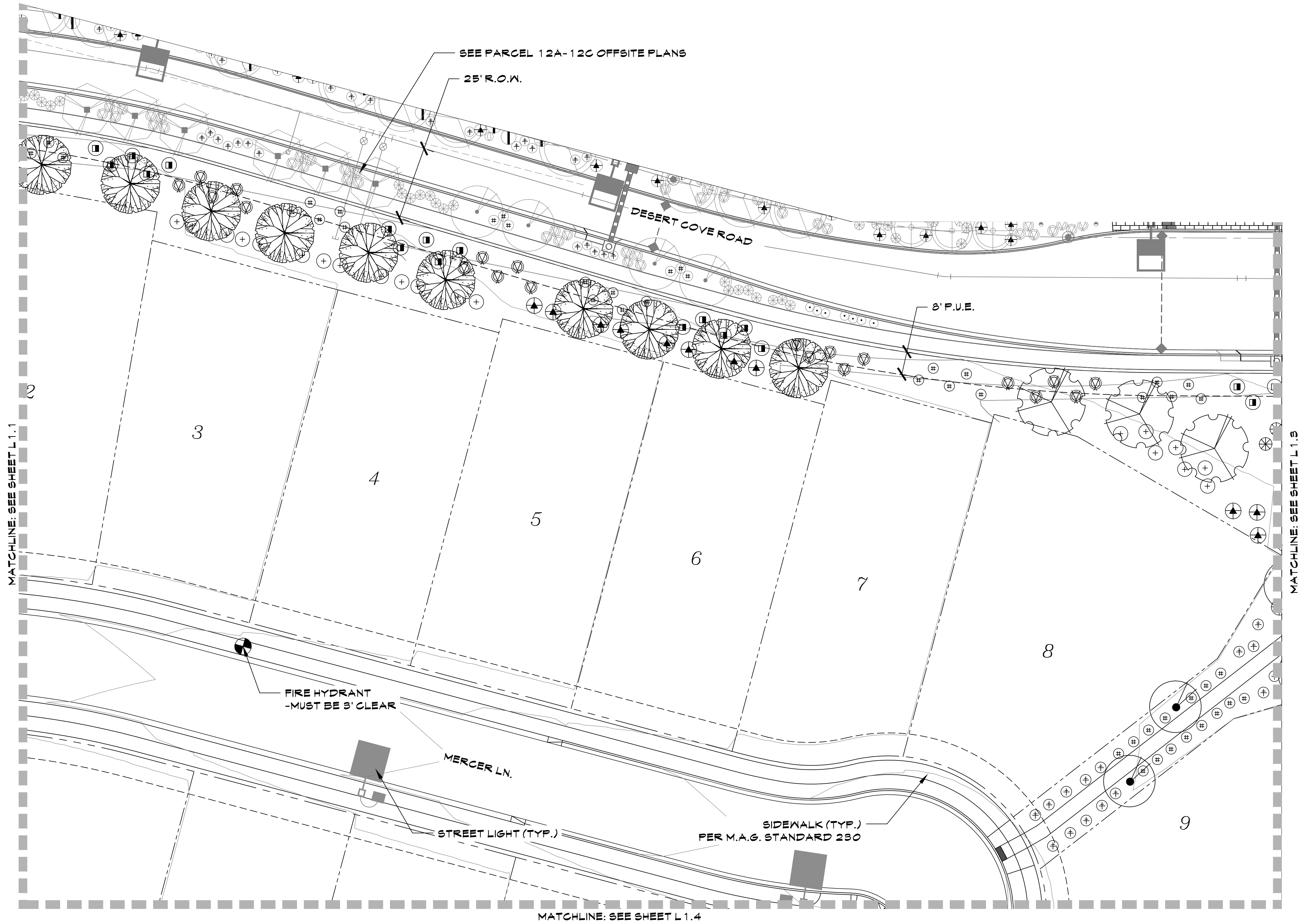
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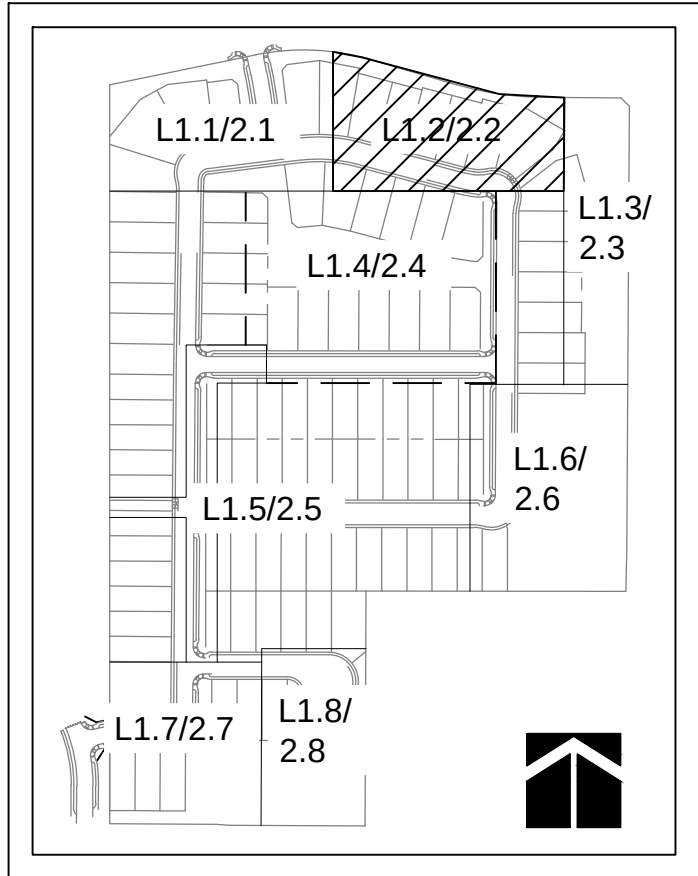
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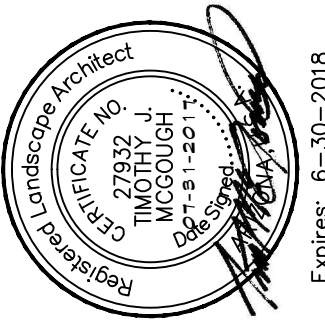
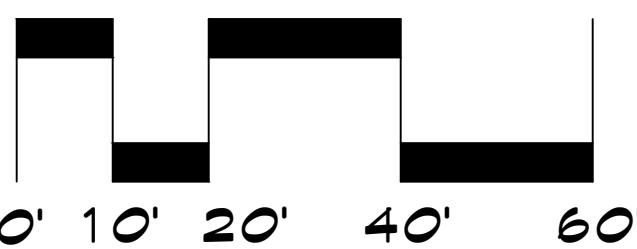


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ZANJERO TRAILS PHASE 2
PARCELS 16 & 17
INTERSECTION OF PEORIA AVE. & PERRYVILLE RD.
SURPRISE, ARIZONA**

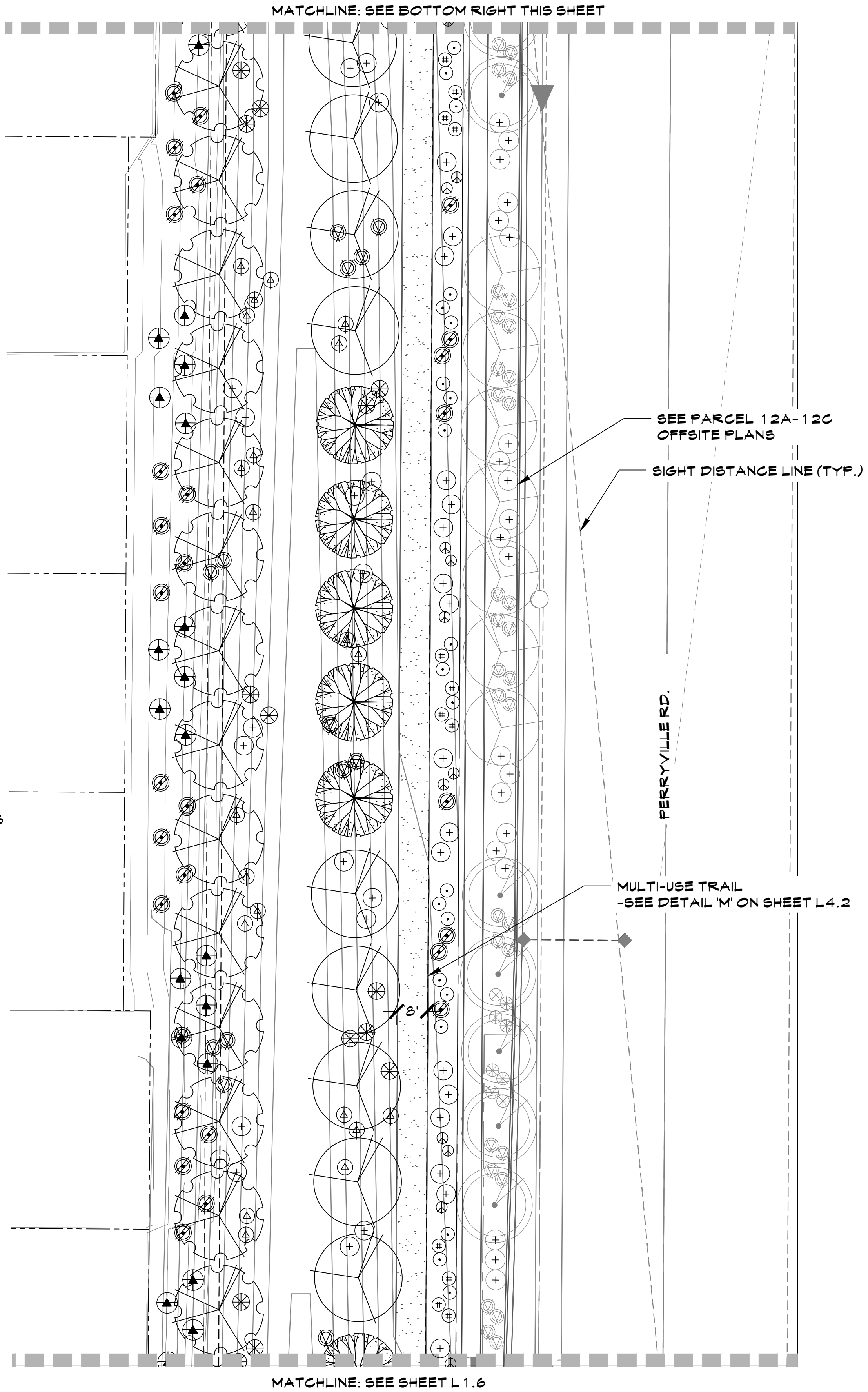
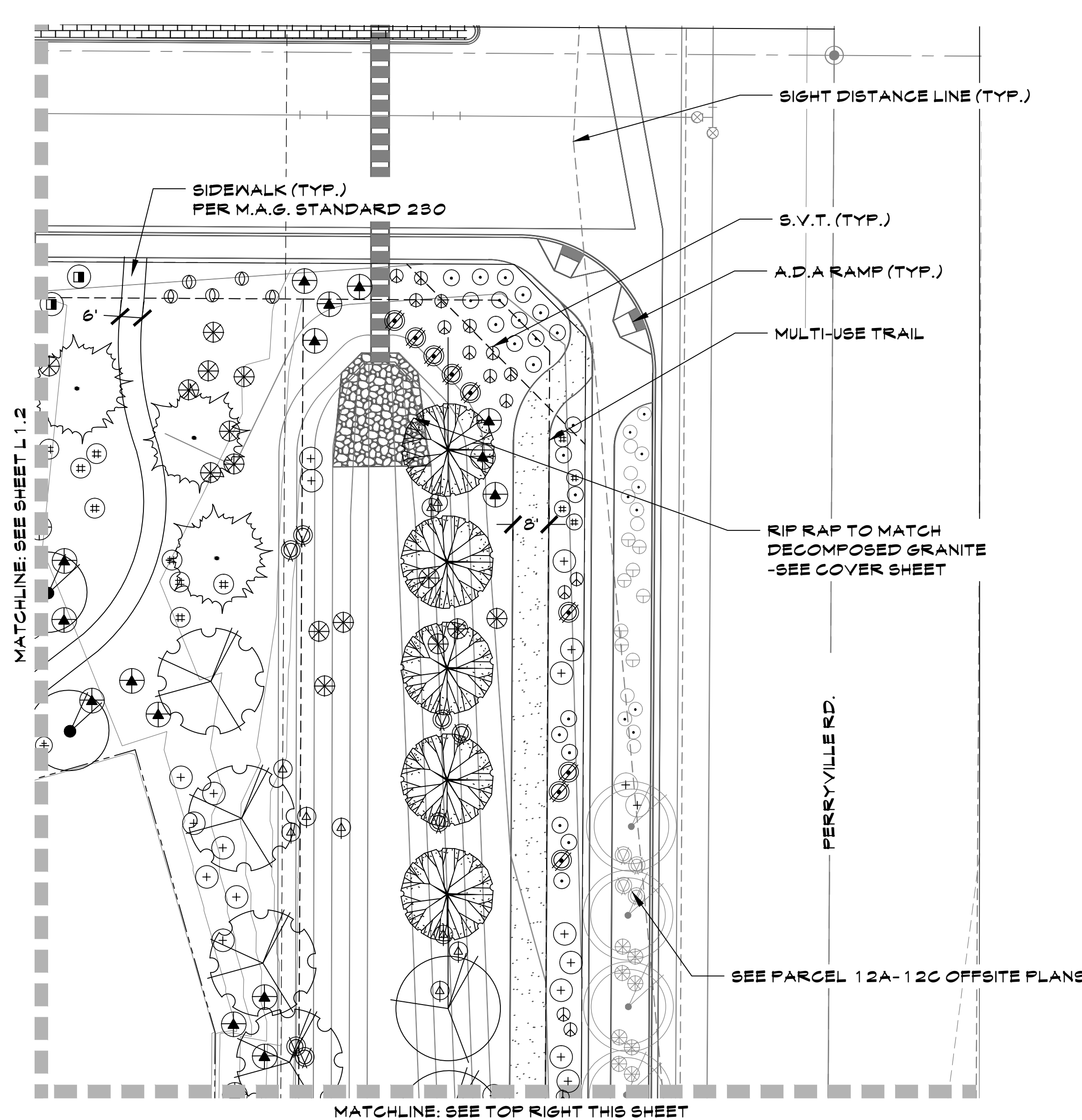
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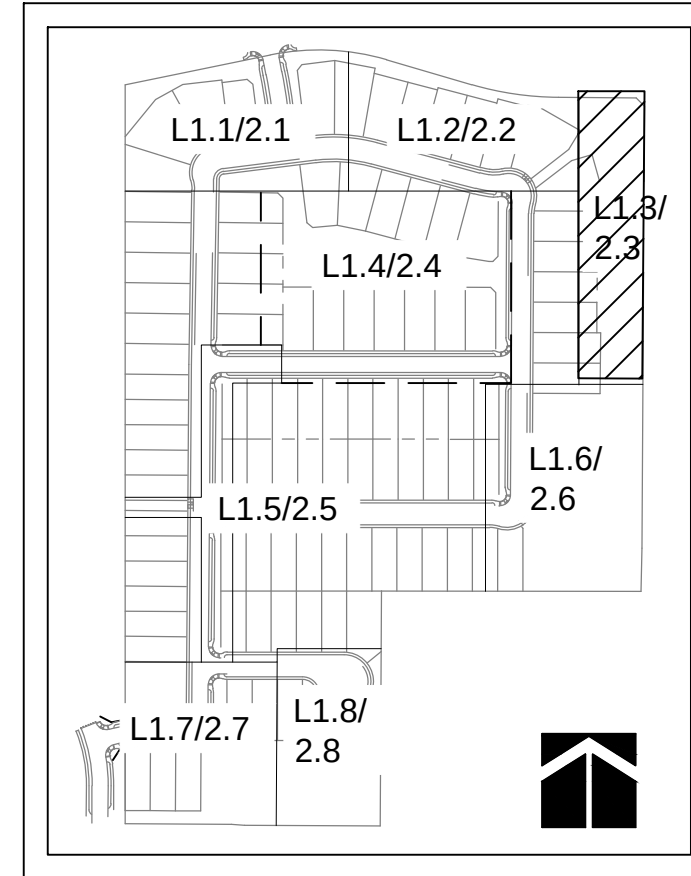
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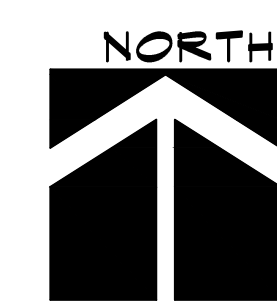
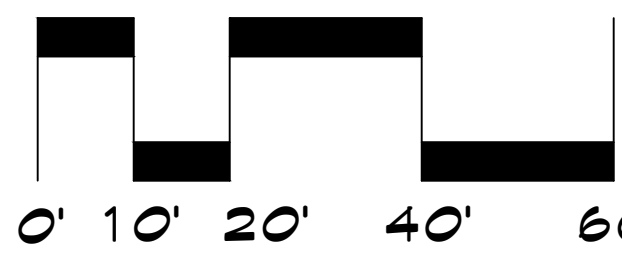


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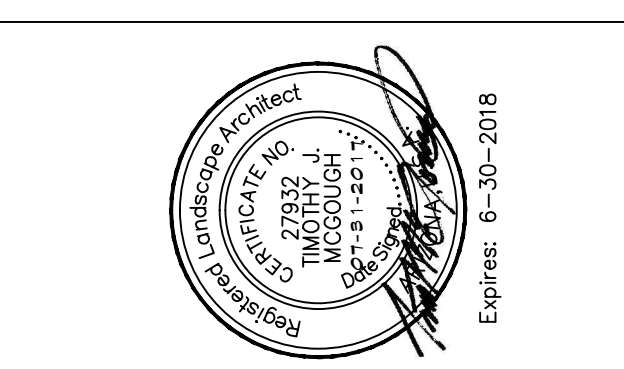


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PLANTING PLAN
ZANJERO TRAILS PHASE 2
PARCELS 16 & 17

INTERSECTION OF PEORIA AVE. & PERRYVILLE RD.
SURPRISE, ARIZONA

PREPARED FOR: TERRANEST

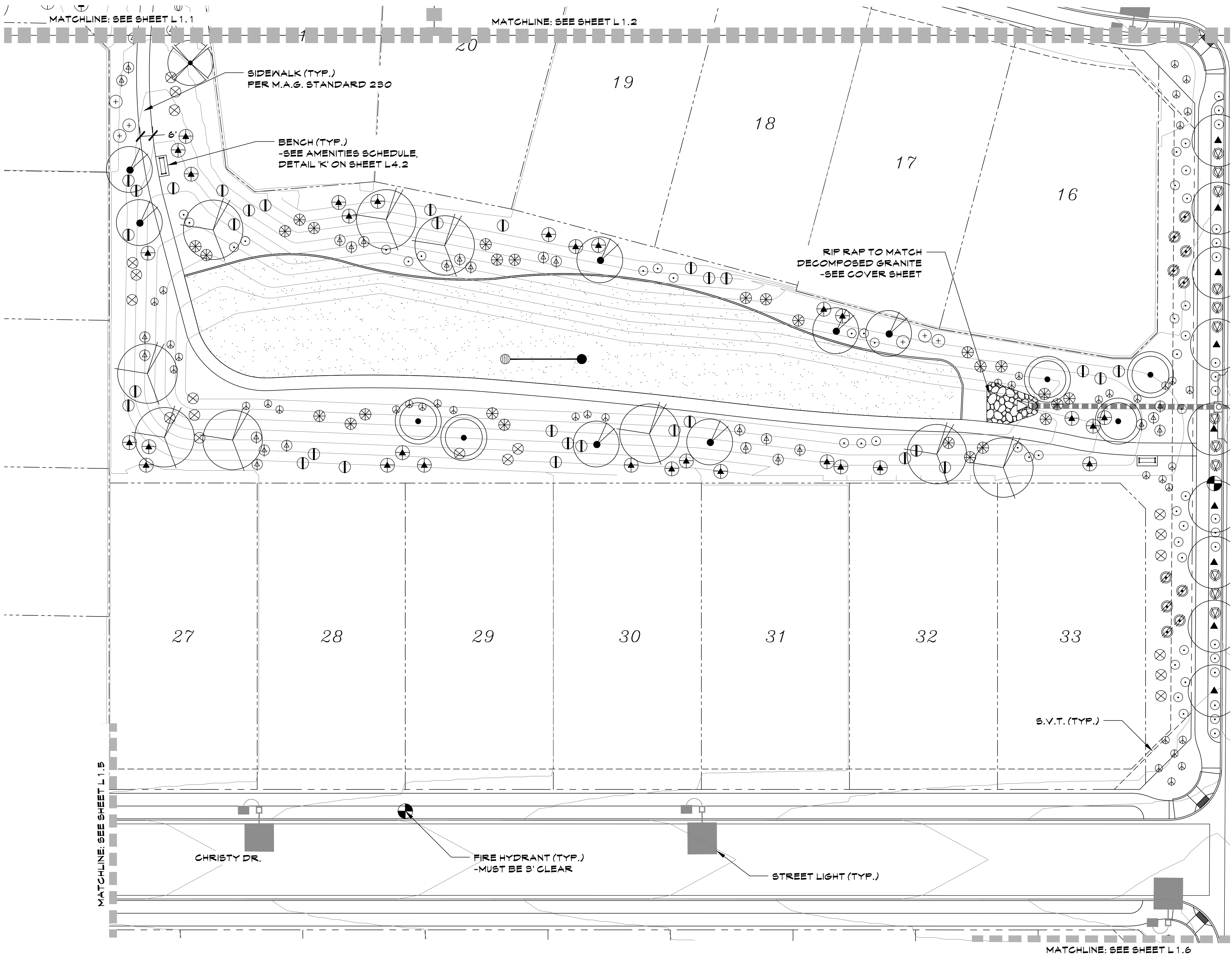
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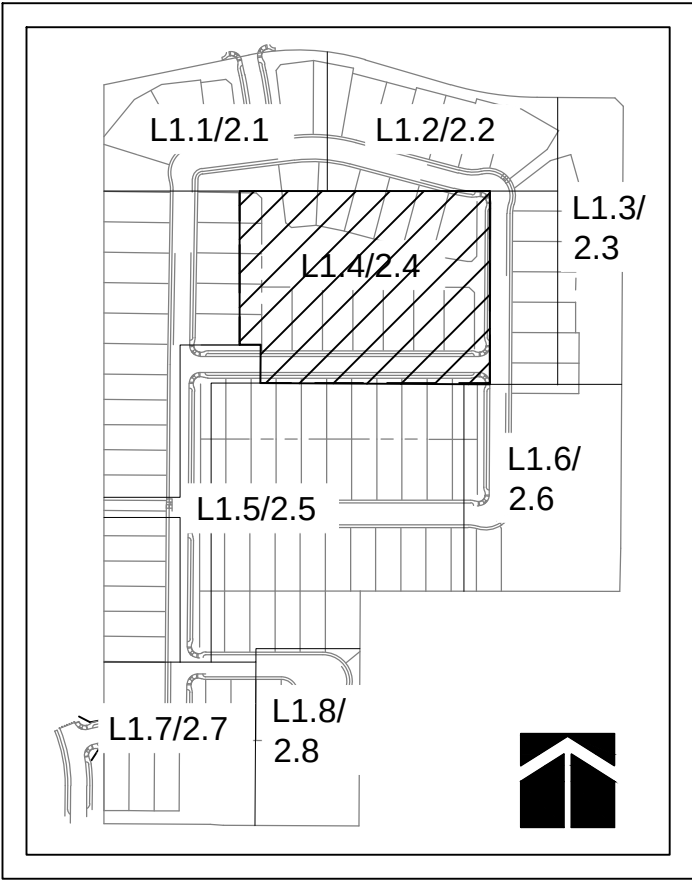
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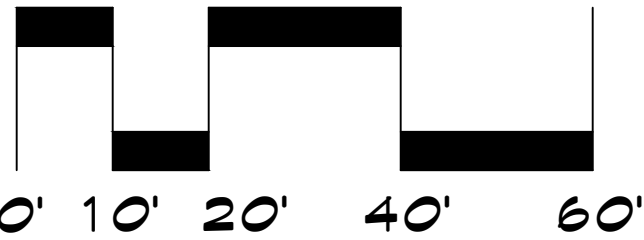


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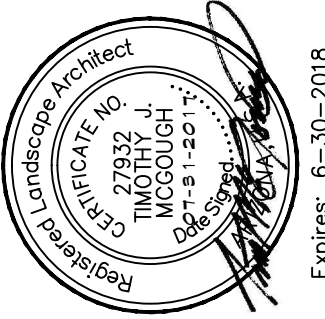
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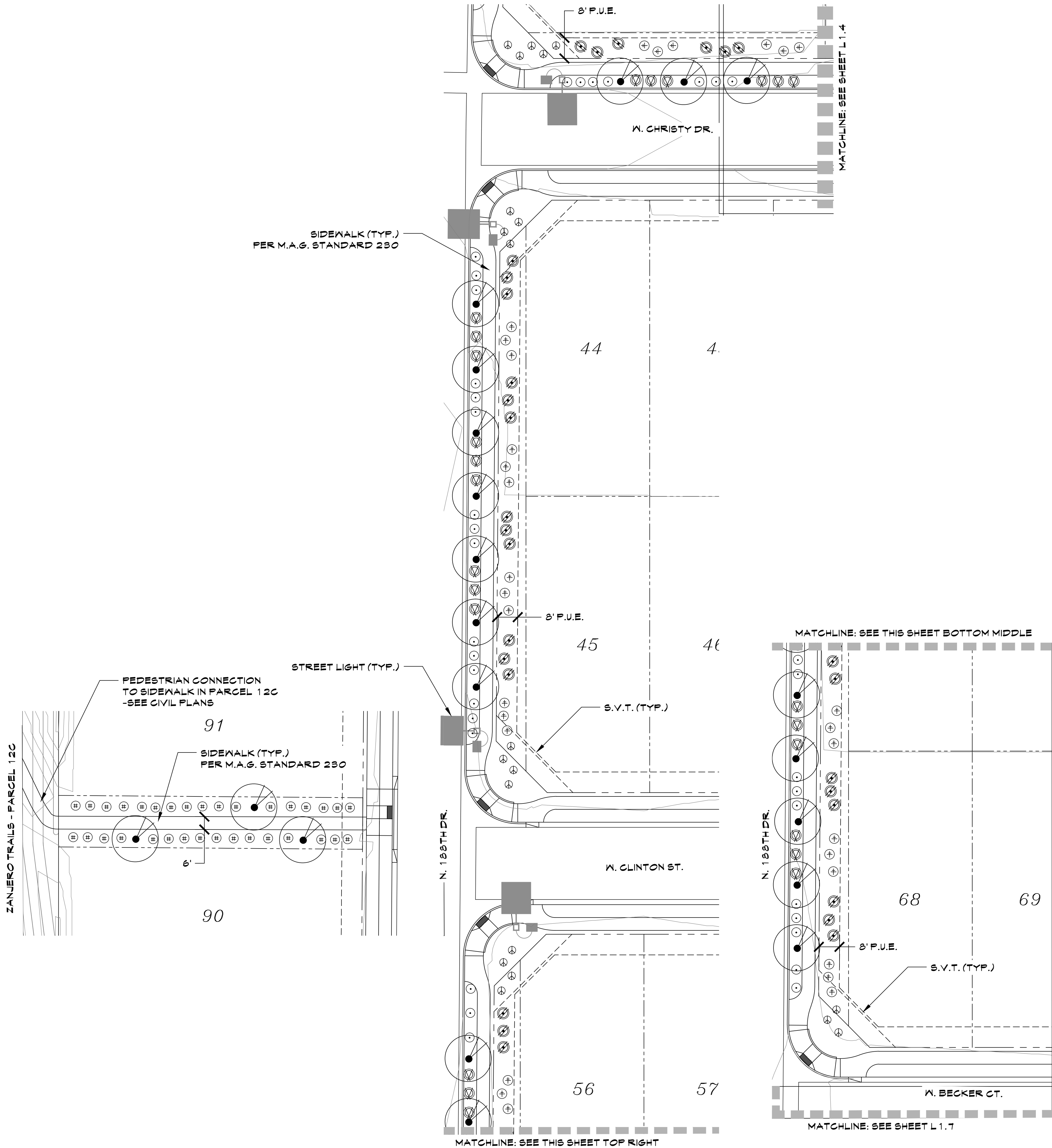
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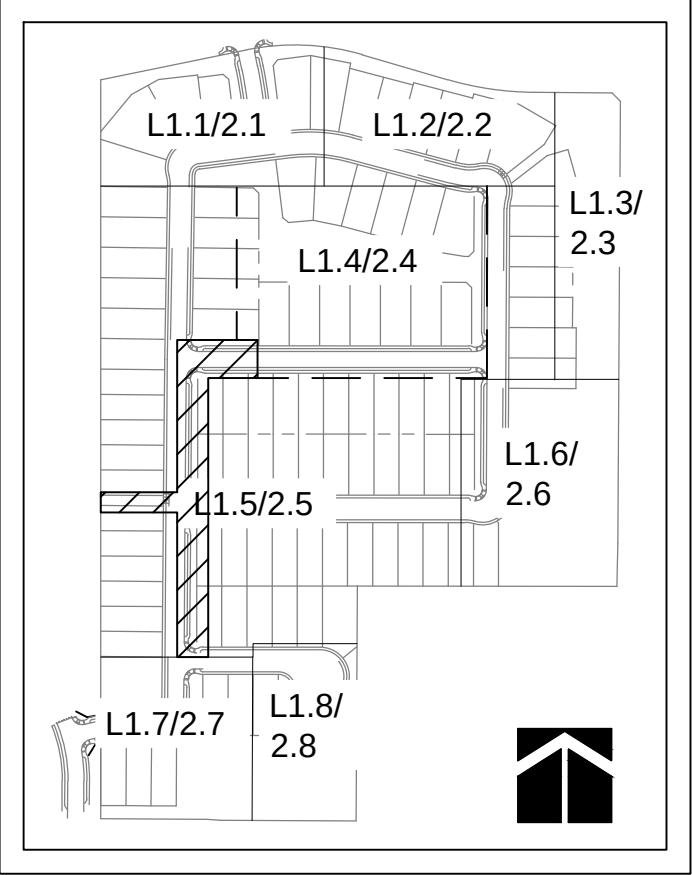
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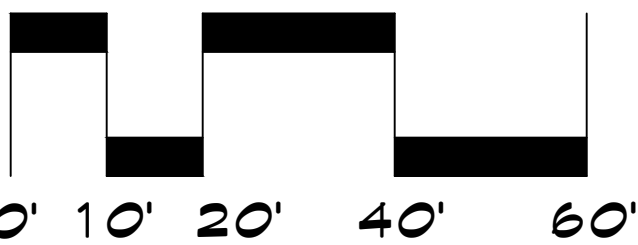


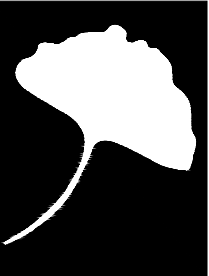
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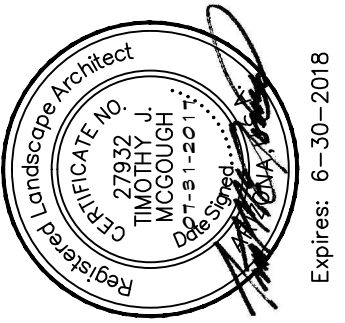


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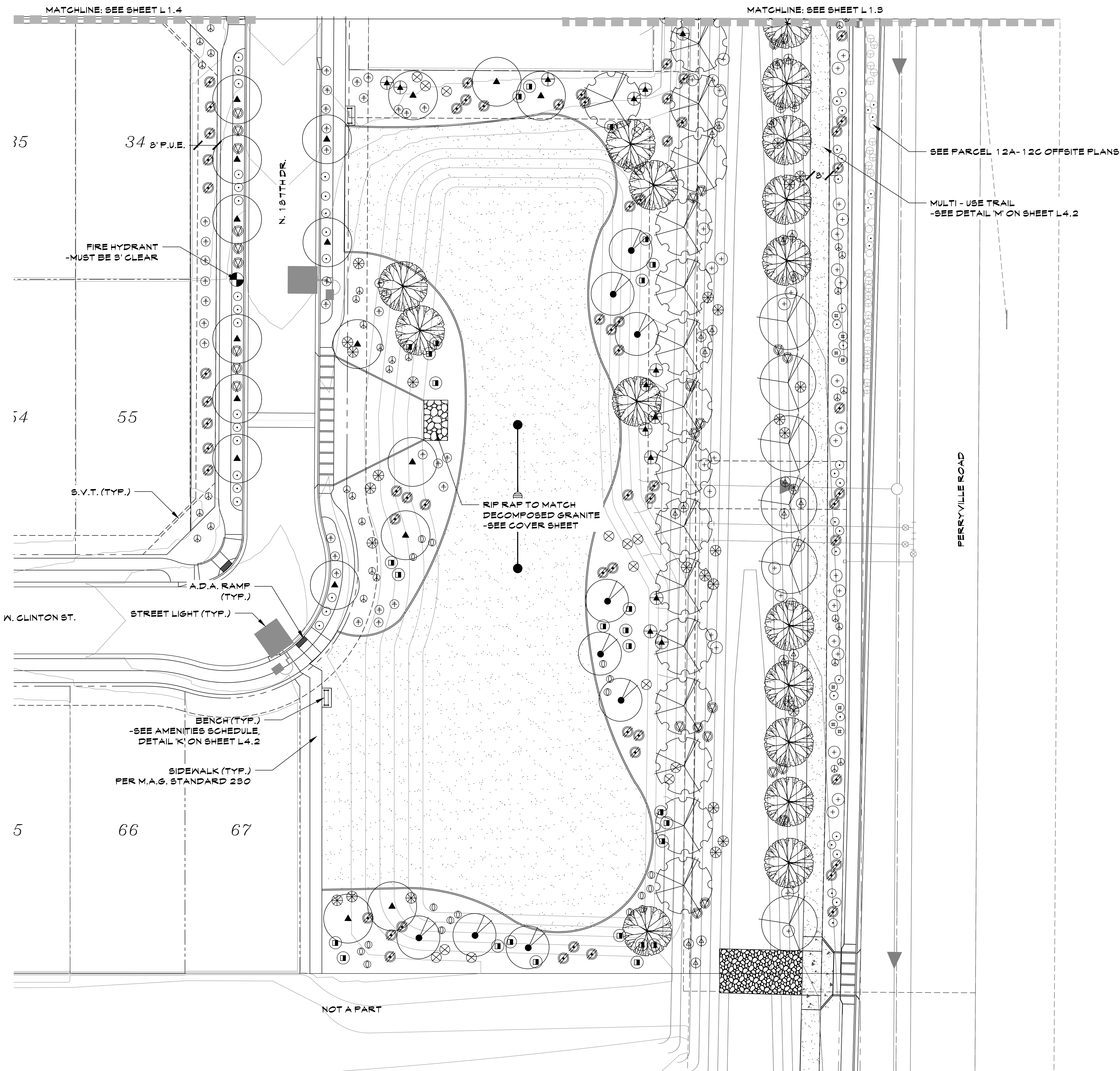
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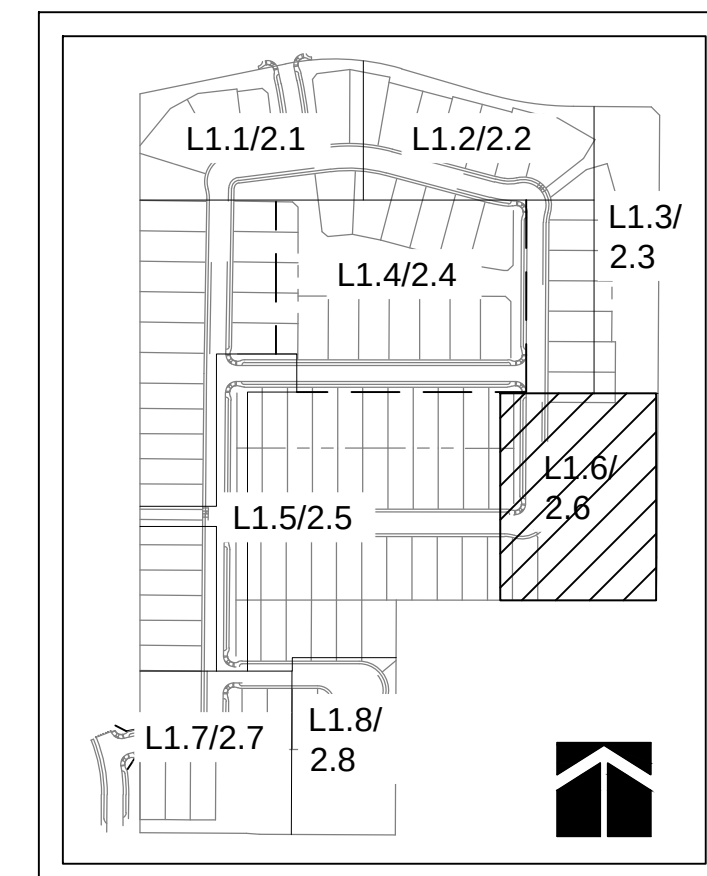
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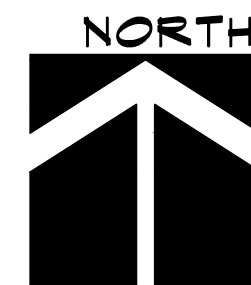
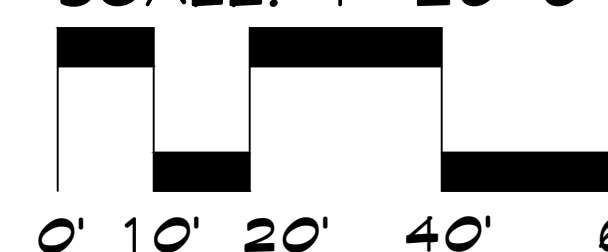


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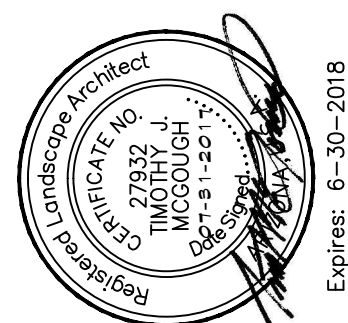
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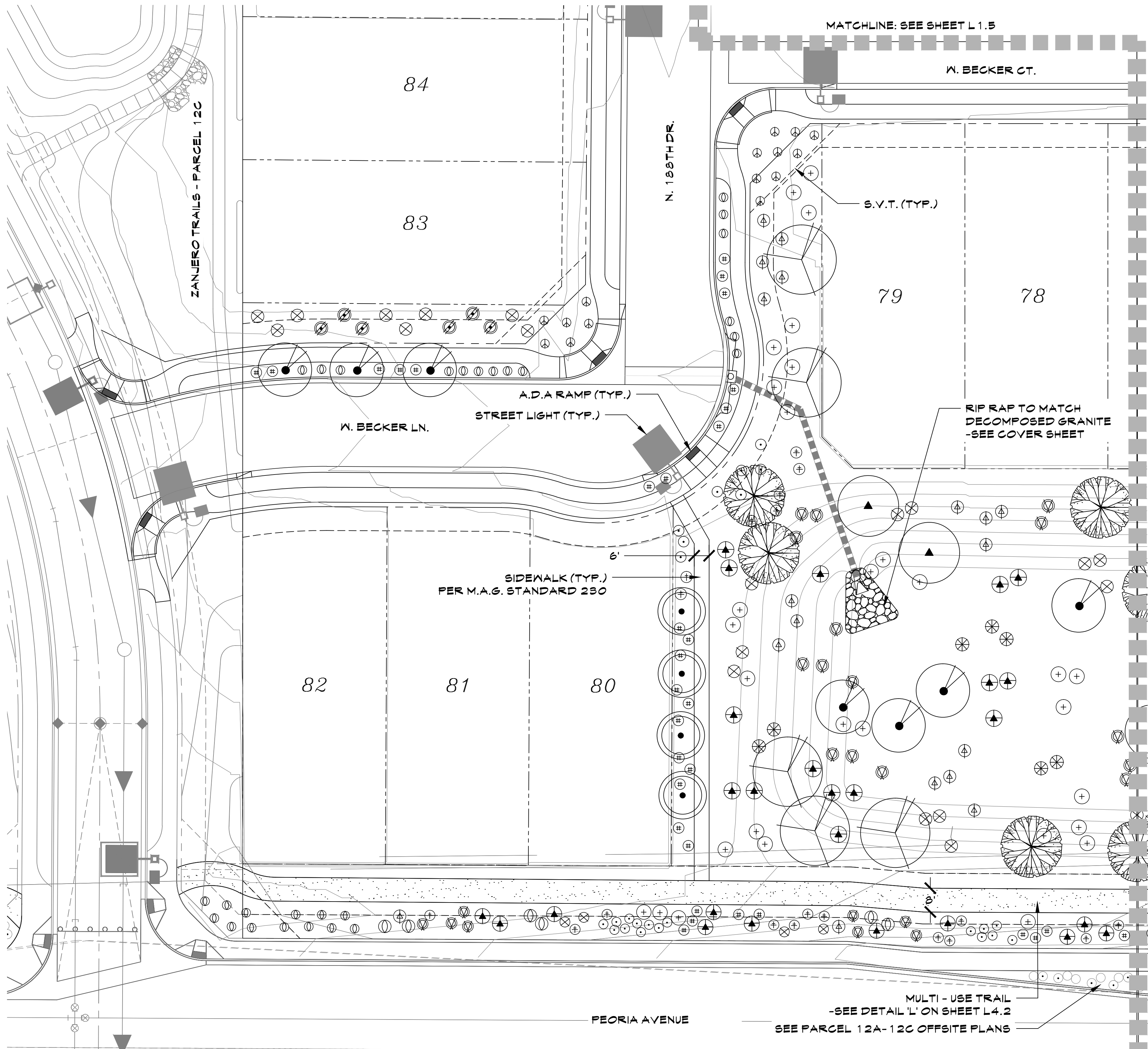
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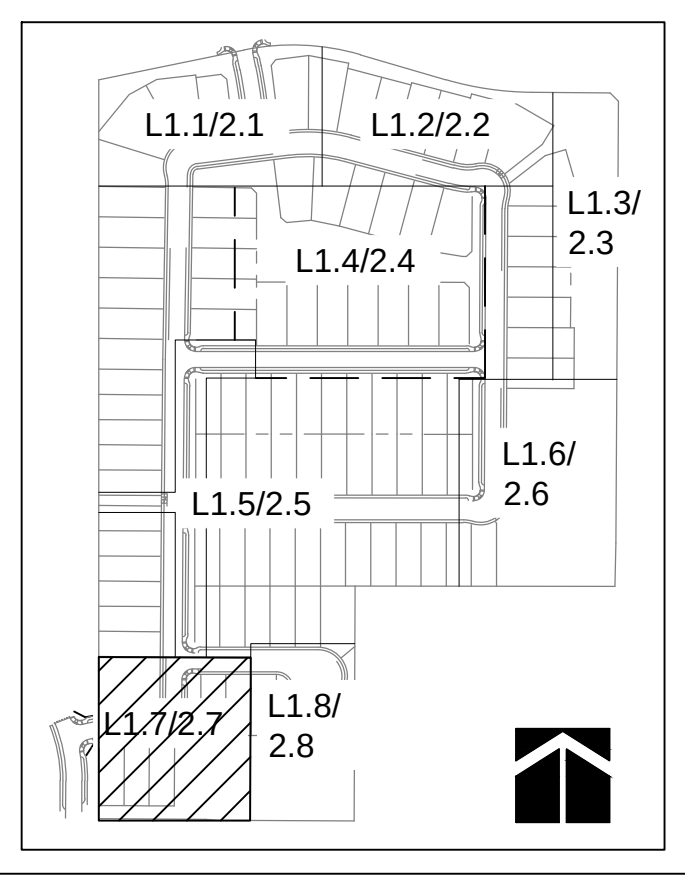
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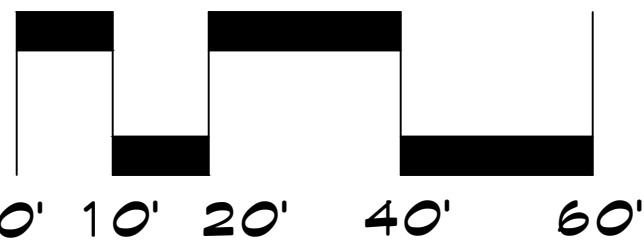


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	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS	
	MUHLENBERGIA RIGENS - DEER GRASS
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS	
	LANTANA 'NEW GOLD' - NEW GOLD
	LANTANA 'BANDANA RED' - RED LANTANA
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE - 3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	RIP RAP COLOR TO MATCH DECOMPOSED GRANITE, SEE CIVIL PLANS FOR SIZE
	MID-IRON BERMUDA TURF
	MULTI-USE TRAIL - 1/4" MINUS COMPACTED AND STABILIZED D.G., 3" DEPTH, COLOR TO BE 'EXPRESS BROWN'

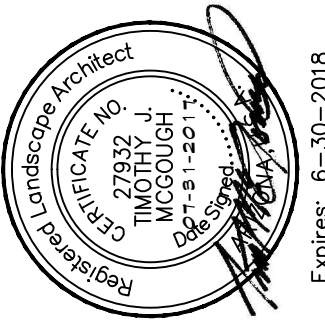
KEYMAP



SCALE: 1"=20'-0"



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



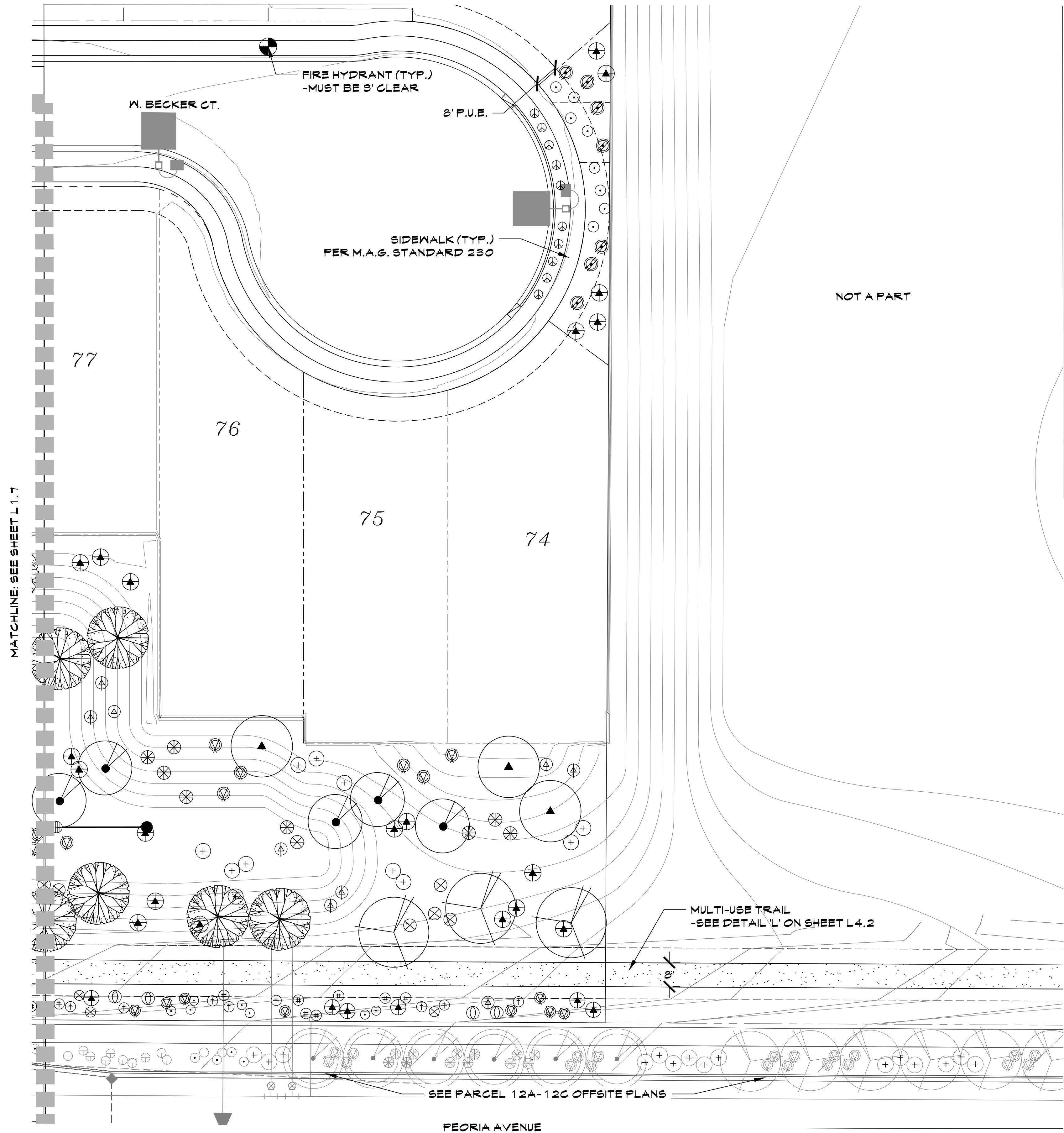
**PLANTING PLAN
 ZANJERO TRAILS PHASE 2
 PARCELS 16 & 17
 INTERSECTION OF PEORIA AVE. & PERRYVILLE RD.
 SURPRISE, ARIZONA**

PREPARED FOR: TERRANEST

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.
 These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

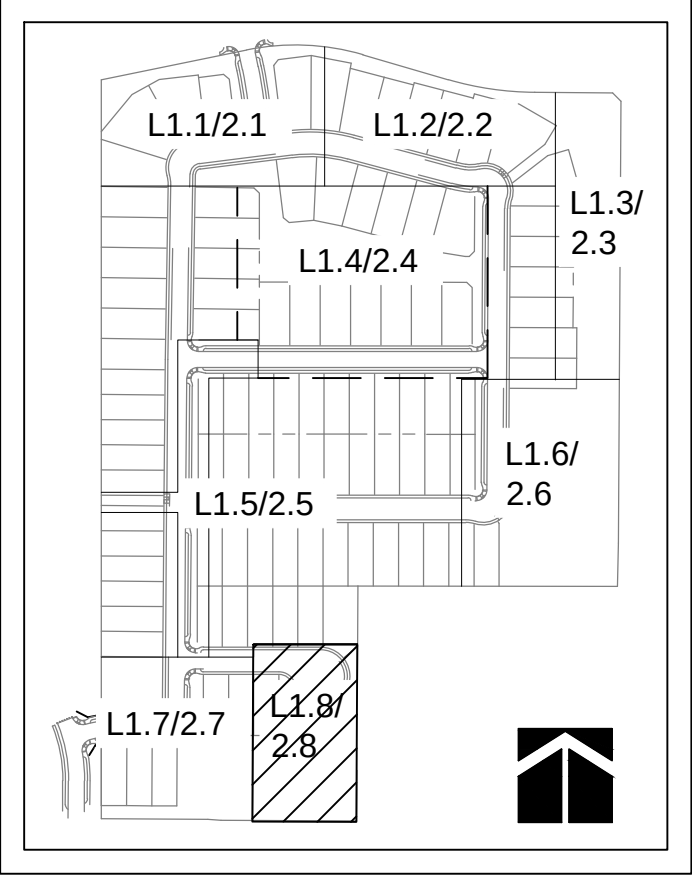
JOB NO. 16-77
 DATE: 07-31-17
 DRAWN BY: CS
 CHECKED BY: TM

REVISIONS:

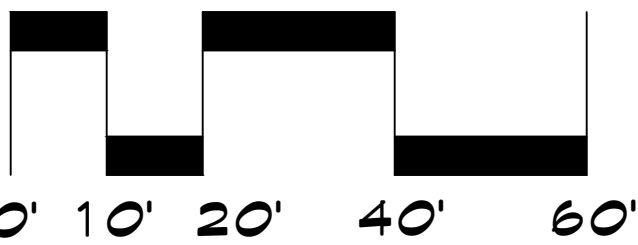


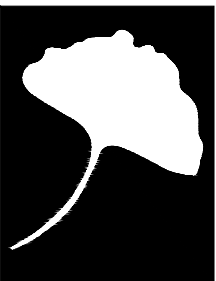
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN.	
	ACACIA SALICINA - WILLOW ACACIA
	PARKINSONIA 'HYBRID' - THORNLESS PALO VERDE
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS GLANDULOSA - HONEY MESQUITE 'MAVERICK'
	ACACIA ANURA - MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE' - LIVE OAK
	PROSOPIS SP. 'AZT' - 'AZT' THORNLESS MESQUITE
	PARKINSONIA FLORIDUM - BLUE PALO VERDE
SHRUBS	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	BOUGAINVILLEA 'LA JOLLA' - BUSH BOUGAINVILLEA
	CASSIA NEMOPHILA - GREEN CASSIA
	EREMOPHILA MACULATA - VALENTINE
	LEUCOPHYLLUM 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
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KEYMAP

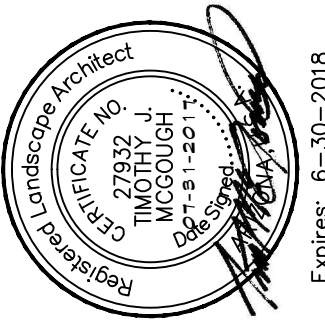


SCALE: 1"=20'-0"





The **McGough Group**
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PLANTING PLAN
ZANJERO TRAILS PHASE 2
PARCELS 16 & 17
INTERSECTION OF PEORIA AVE. & PERRYVILLE RD.
SURPRISE, ARIZONA

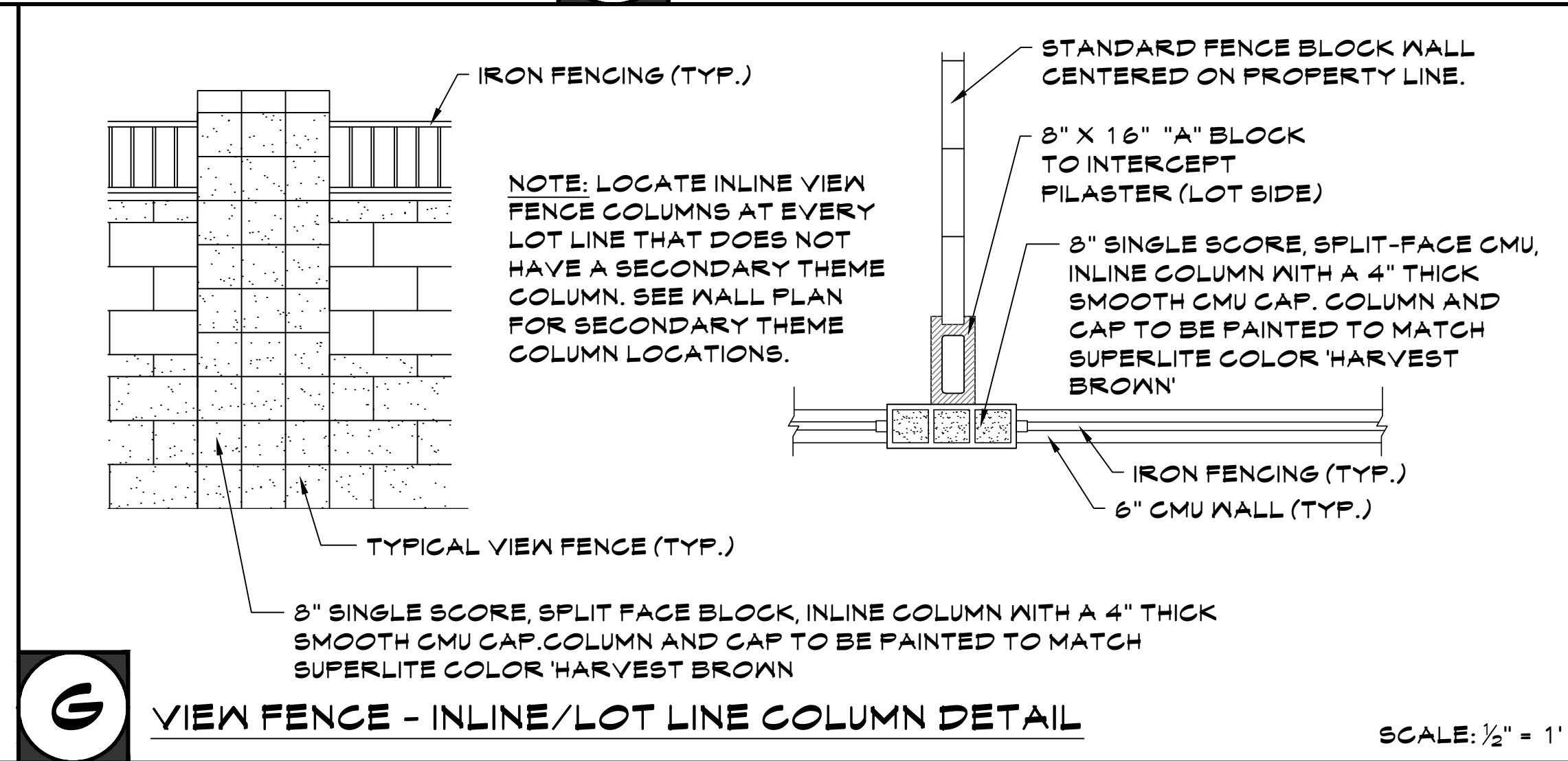
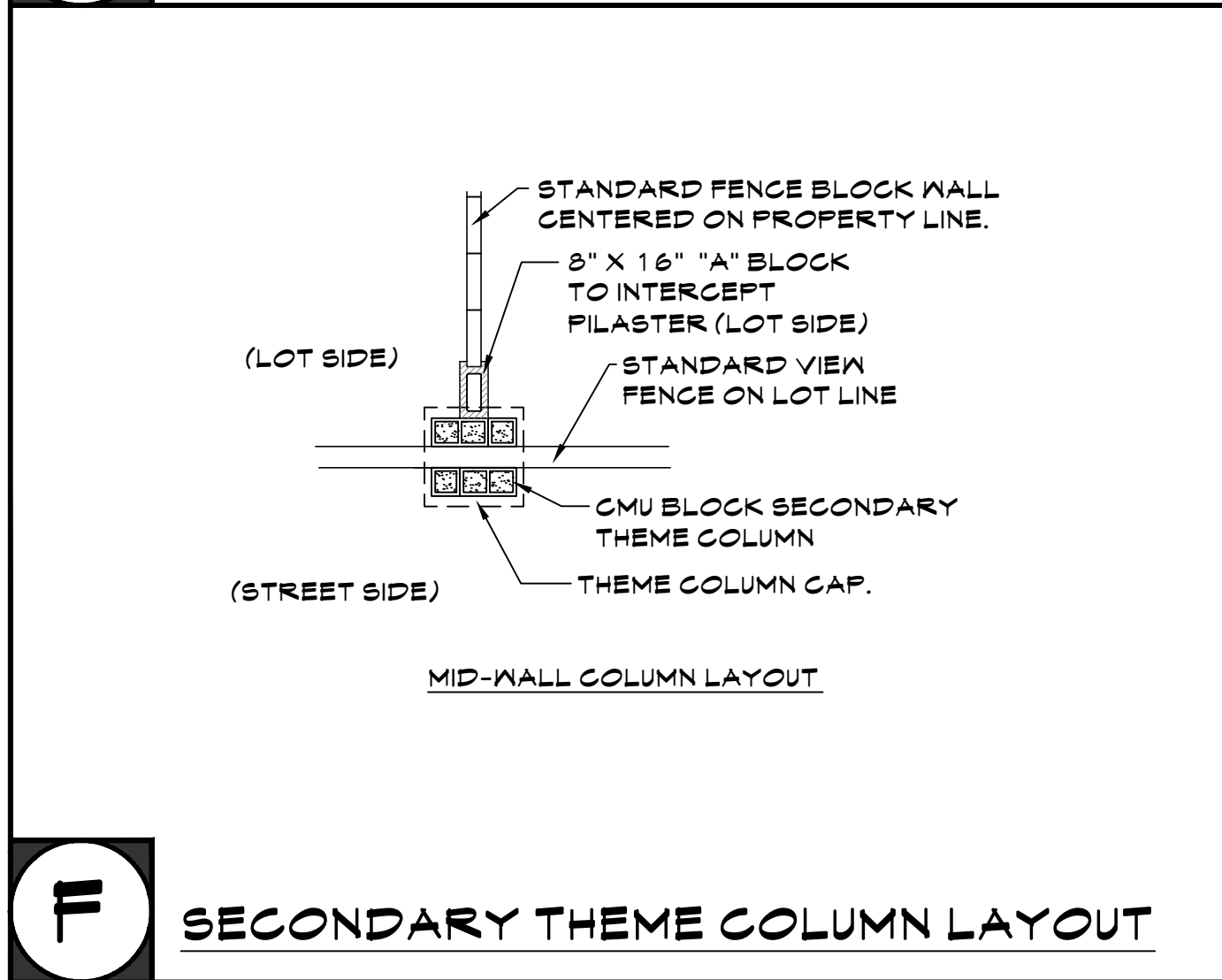
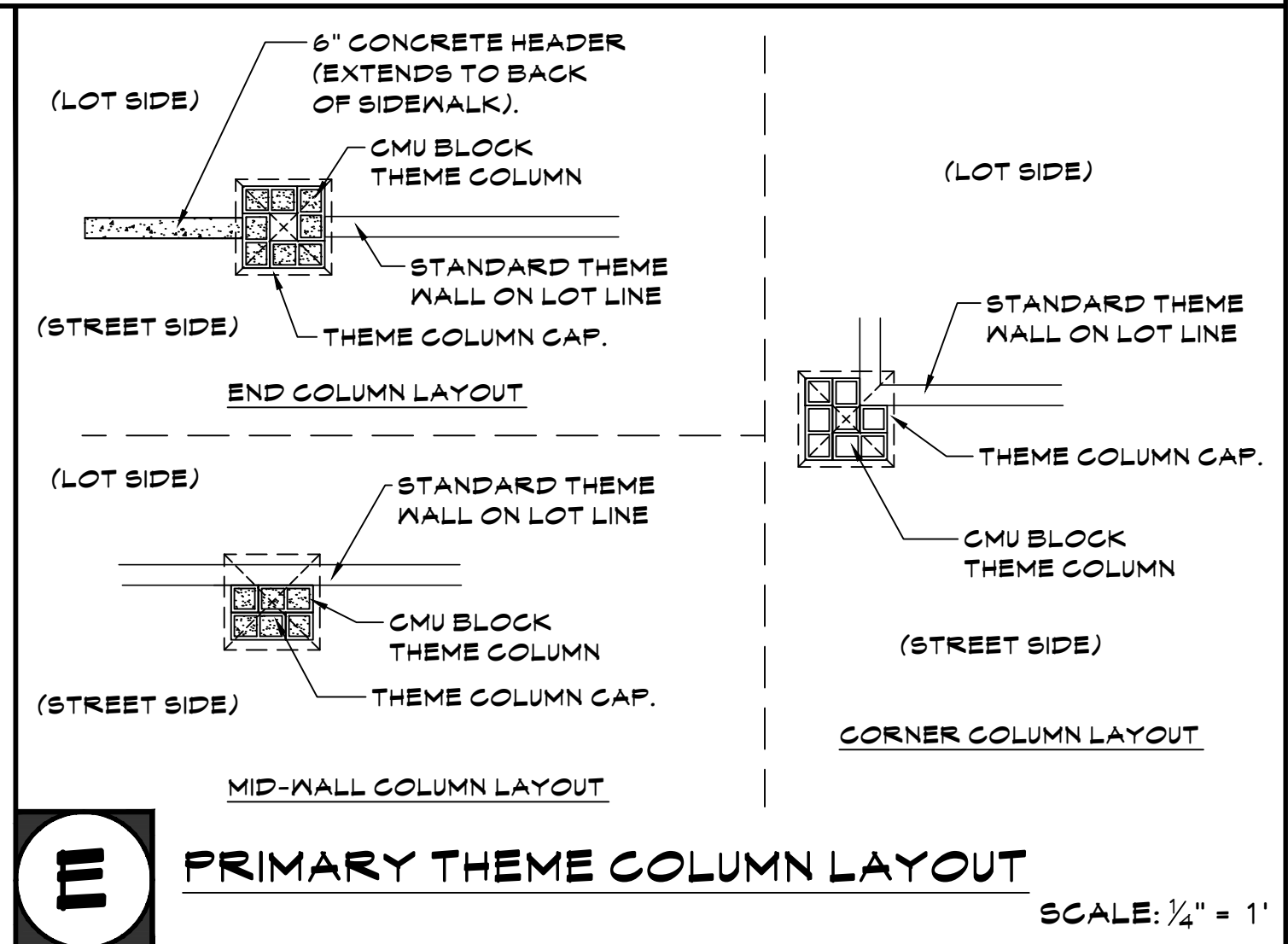
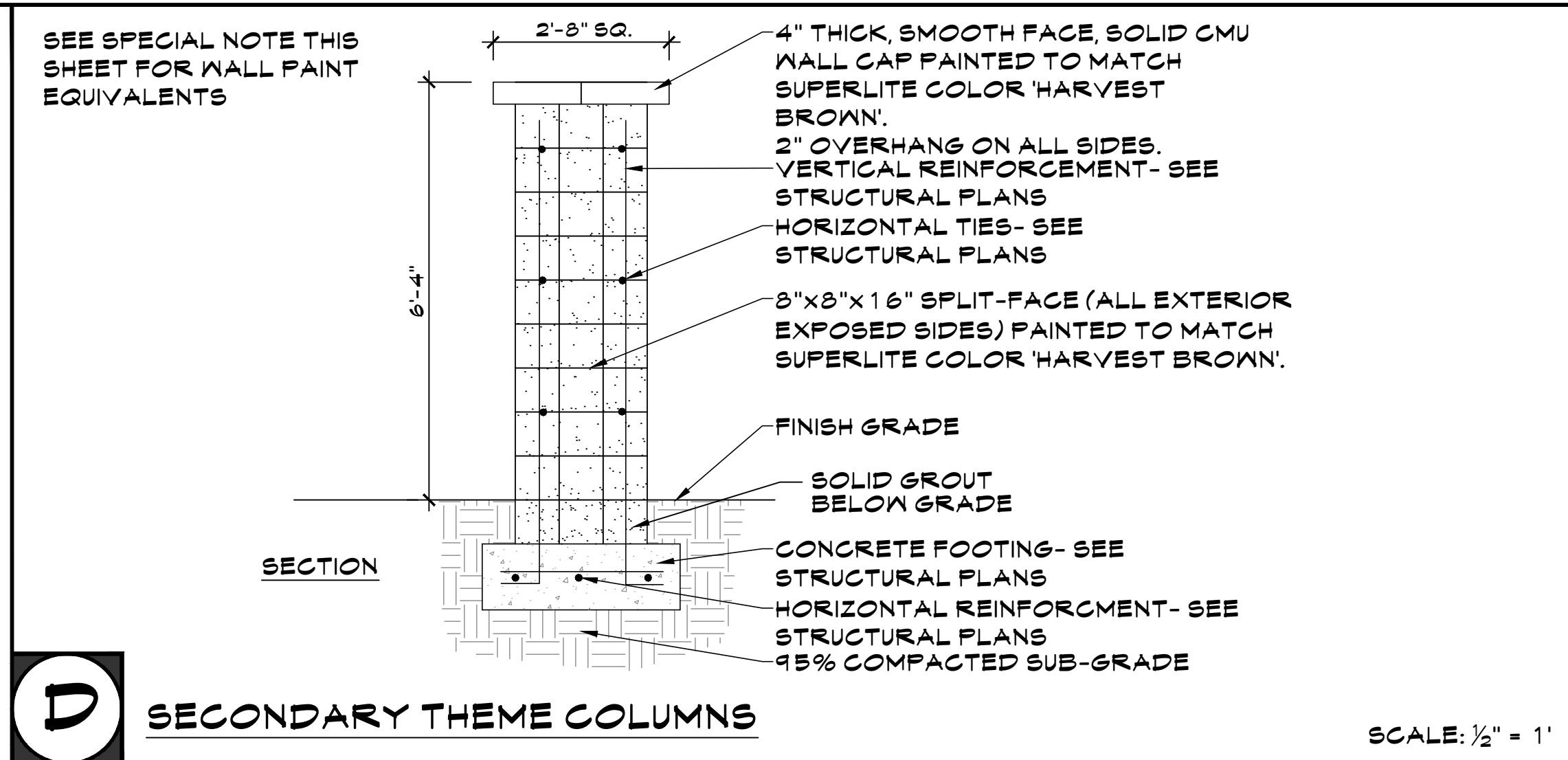
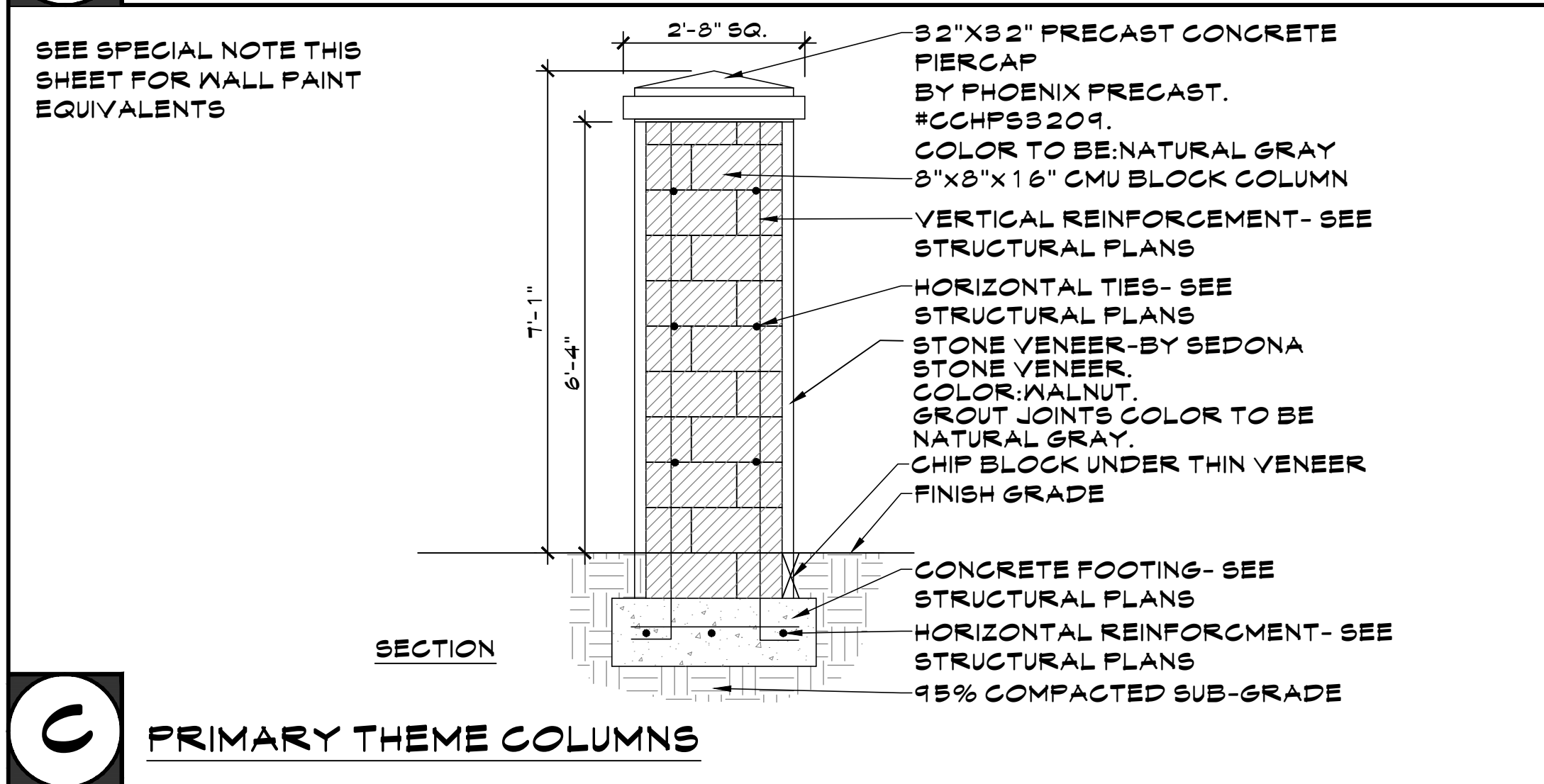
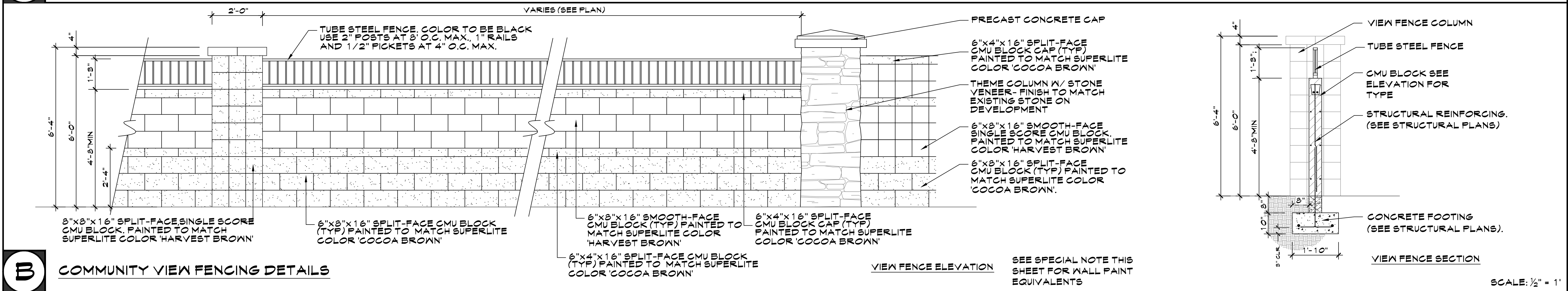
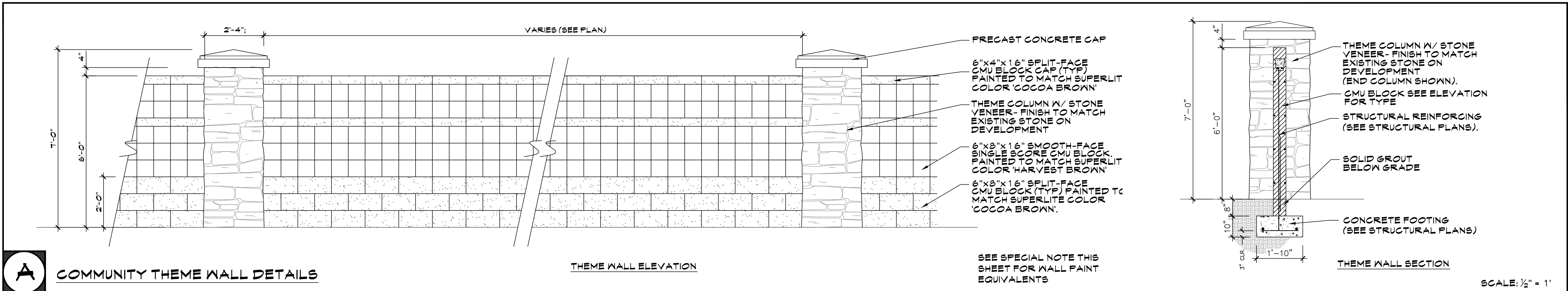
PREPARED FOR: TERRANEST

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JOB NO. 16-77
DATE: 07-31-17
DRAWN BY: CS
CHECKED BY: TM

REVISIONS: _____

SHEET NO.
L 1.8



SPECIAL NOTE:

WALL COLOR - PAINT EQUIVALENTS
(ALL DUNN EDWARDS PAINT)

FOR "COCOA BROWN" USE:
1008-0735-03 17-U SANJERO TRIM
W6240V VERSAFLAT

FOR "HARVEST BROWN" USE:
1008-0734-03 17-M SANJERO BODY
W6240V VERSAFLAT

NOTES: (APPLY TO ALL DETAILS)

- DETAILS FOR AESTHETIC/MATERIAL REFERENCE ONLY; STRUCTURAL DETAILS REQUIRED PRIOR TO CONSTRUCTION.
- SHOP DRAWINGS ARE REQUIRED PRIOR TO ISSUE OF PERMIT AND CONSTRUCTION.
- SIGNAGE/MONUMENT AND VEHICULAR ENTRANCE GATE BY OTHERS. SEE ASSOCIATED PLANS AND SHOP DRAWINGS.
- ALL PAINT COLORS AND STONE SPECIFICATIONS TO BE APPROVED BY THE OWNER PRIOR TO ORDERING, PURCHASING AND PAINTING ALL THEME/VIEW WALLS.
- MOCK WALL TO BE CONSTRUCTED SHOWING SPECIFIED PAINT COLORS AND ANY ALTERNATES PROVIDED BY THE OWNER.
- ALL WROUGHT IRON TO BE PAINTED WITH EPOXY PRIMER AND THEN WITH URETHANE, ELECTROSTATICALLY APPLIED. FINISH COAT AND COLOR TO MATCH SPECIFICATION.

H NOTES



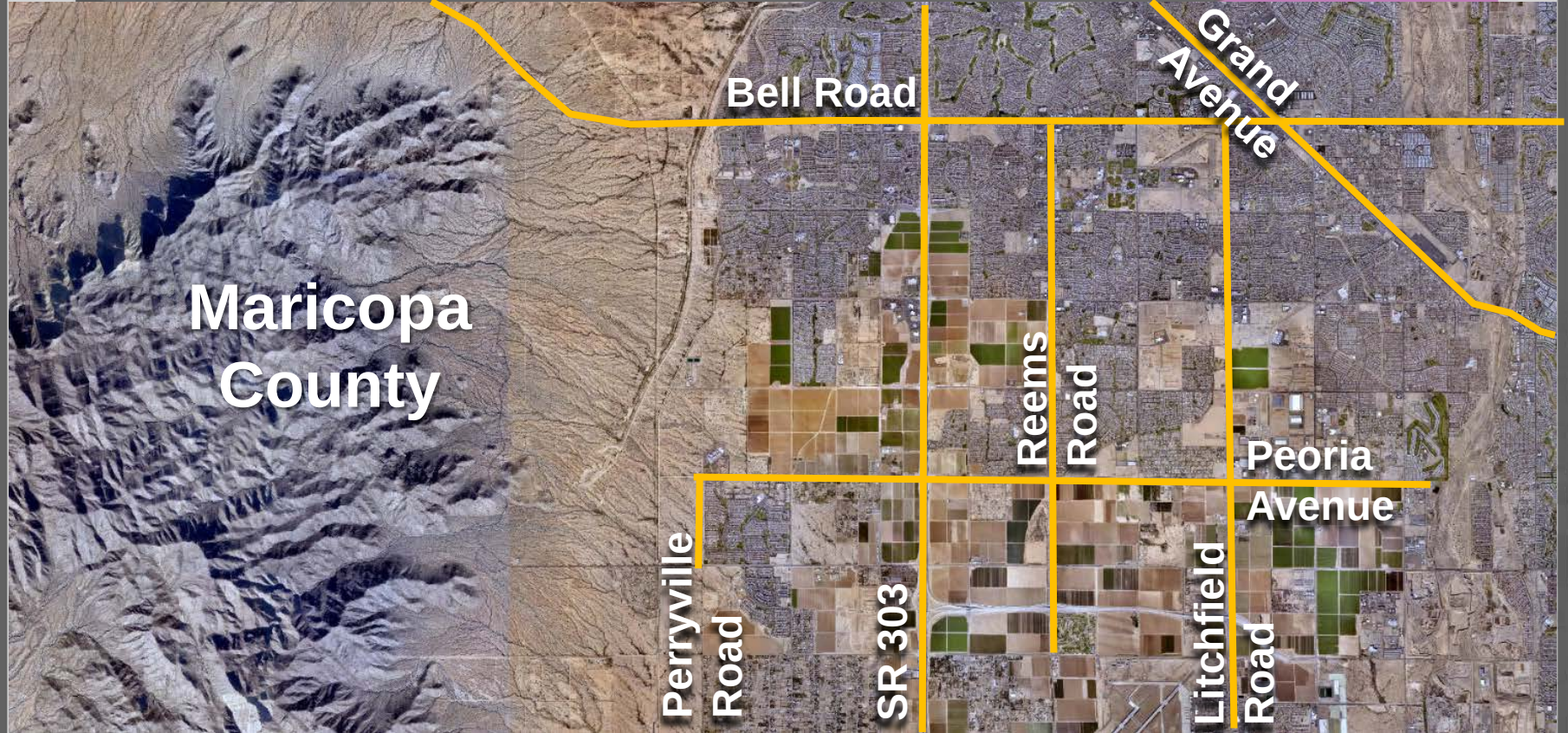
SURPRISE
ARIZONA

ZANJERO TRAILS

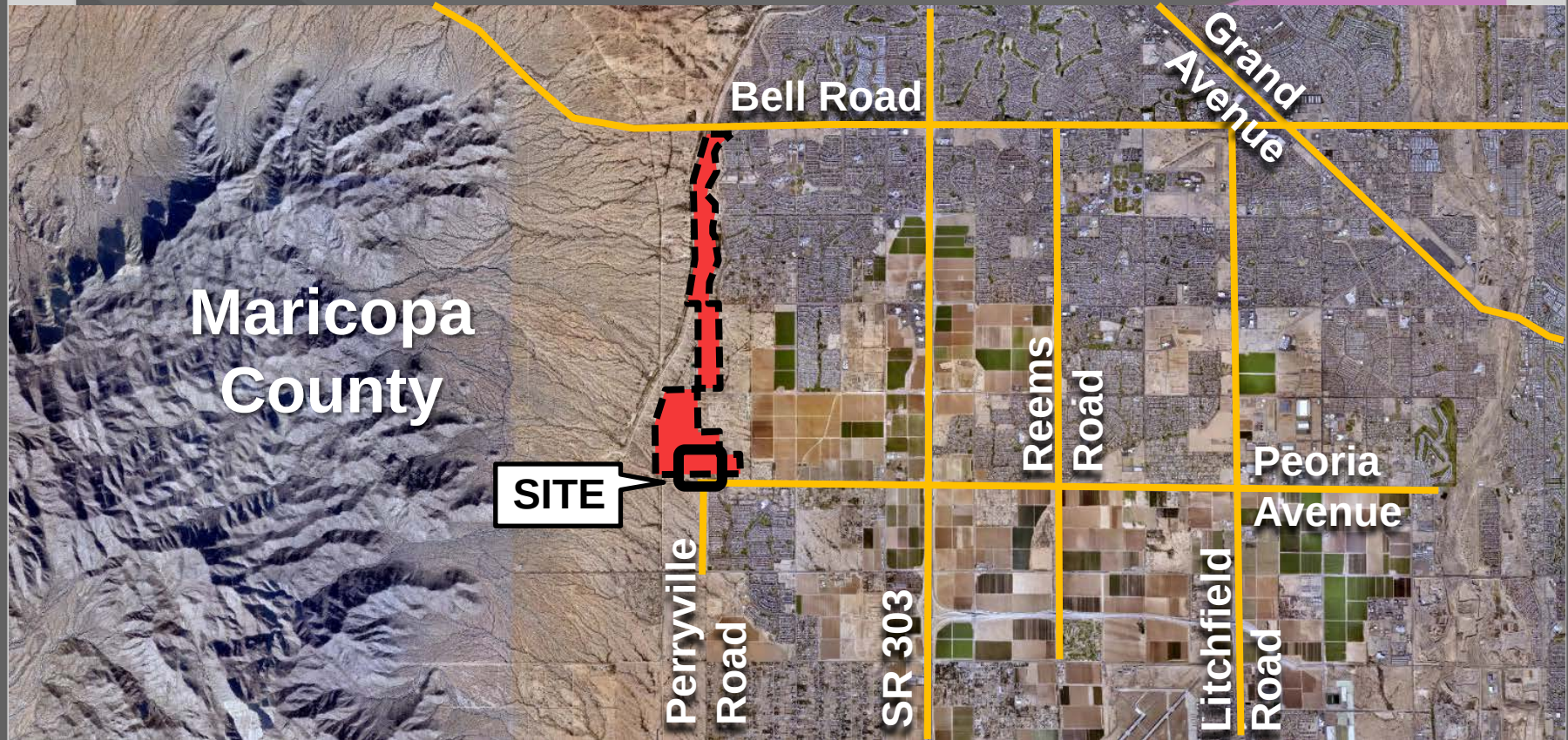
Phase 2, Parcels 16 and 17

Final Plat – September 19, 2017

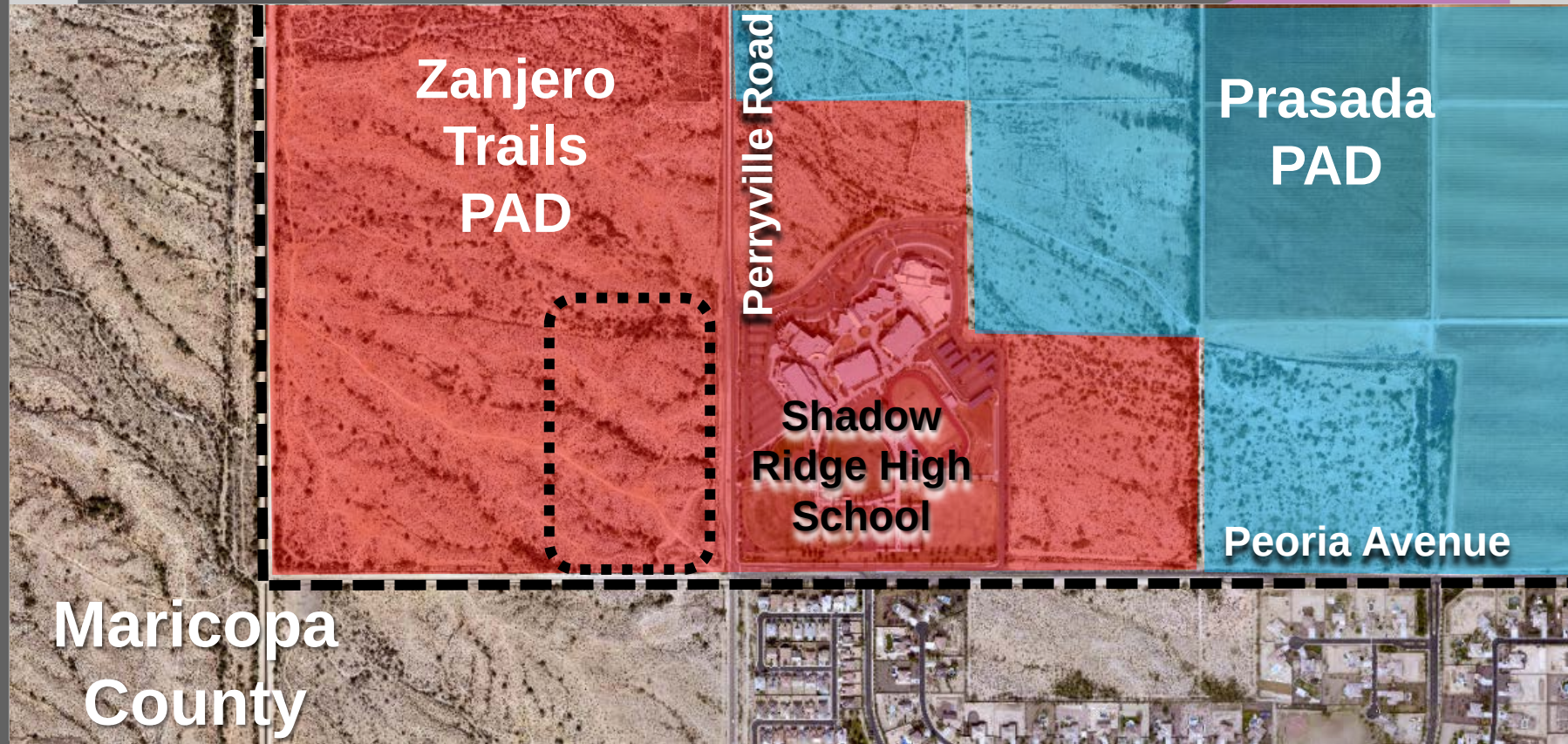
VICINITY MAP



VICINITY MAP



LOCATION MAP



PARCEL 13
PAD R1-5

PARCEL 14
PAD R1-5

PARCEL 15
PAD R1-5

PARCEL 16
PAD R1-5

PARCEL 17
PAD R1-5

PARCEL 18
PAD C-2

PARCEL 19
PAD R1-5

PARCEL 20

PARCEL 21
PAD R1-5

SHADOW RIDGE HIGH SCHOOL

BEARDSLEY CANAL

PERRYVILLE ROAD

PEORIA AVENUE

DESERT COVE ROAD

YUCATAN DR

SHANGRI LA RD

MESCAL ST

DESKET MIRAGE DR

MERCER LN

CHRISTY DR

CLINTON ST

BECKER LN

189TH AVE

188TH DR

187TH DR

186TH DR

185TH DR

184TH DR

183RD DR

182ND DR

181ST DR

180TH DR

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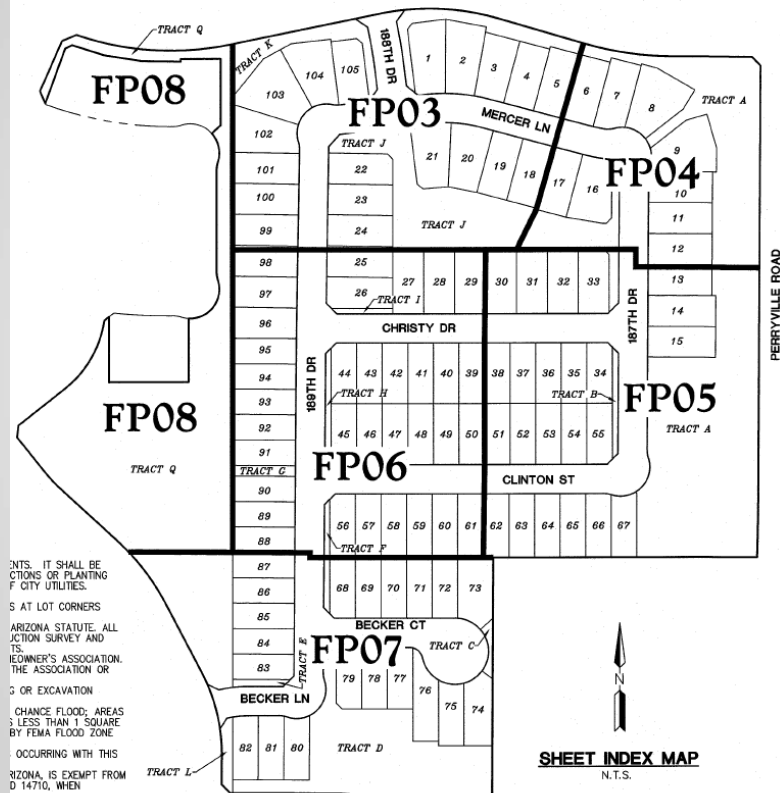
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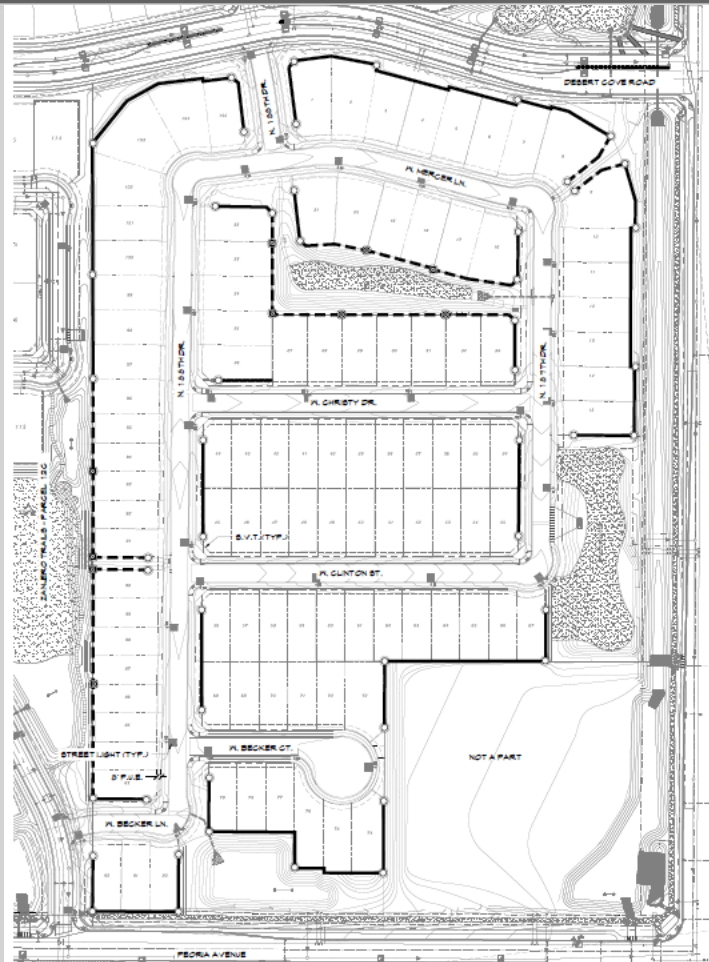
BEARDSLEY CANAL



ENTS. IT SHALL BE
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D 14710, WHEN

TRACT AREA =	450,128 SQ. FT. 10.333 ACRES
LOT AREA =	678,558 SQ. FT. 15.582 ACRES
RIGHT-OF-WAY =	235,682 SQ. FT. 5.411 ACRES
GROSS AREA =	1,364,368 SQ. FT. 31.322 ACRES
NET AREA =	1,128,686 SQ. FT. 25.911 ACRES (NET = GROSS MINUS RIGHT-OF-WAYS)

FINAL PLAT



WALL LEGEND

	PRIMARY THEME WALL (4.425 LINT) -SEE DETAIL A' ON SHEET L4.1
	PARTIAL VIEW FENCE (4.040 LINT) -SEE DETAIL B' ON SHEET L4.1
	PRIMARY THEME COLUMN (41 TOTAL) -SEE DETAIL A, C & E ON SHEET L4.1
	SECONDARY THEME COLUMN (10 TOTAL) -SEE DETAIL D & F ON SHEET L4.1

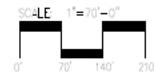
QUANTITIES ABOVE ARE PROVIDED AS A COURTESY ONLY. CONTRACTOR TO USE FINAL SITE PLAN TO VERIFY ALL WALL QUANTITIES NECESSARY TO COMPLETE THE PROJECT.

NOTES

1. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE BASSEMENTS.
2. THEME COLUMNS ARE TO BE 28'-0" OFF OF THE RIGHT-OF-WAY. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF OF THE RIGHT-OF-WAY WHERE SITE VISIBILITY TRIANGLE BASSEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6" DIA' CONCRETE HEADERS FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.
3. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
4. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

SPECIAL NOTE

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



LANDSCAPE



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action accepting maintenance of the streets and public utility improvements at Austin Ranch Parcel 4, generally located on the Northwest corner of West Deer Valley Road and North Citrus Road; Resolution # 2017-101.

Motion:

I move to approve Resolution # 2017-101.

Background:

The Public Works Department conducted the final inspection of the public utility improvements for Austin Ranch Parcel 4, February 22, 2017, totaling 29,106 SY (approximately 4.25 lane miles) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, storm drain and wastewater lines. Domestic water lines are located within the Beardsley Water jurisdiction.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

Acceptance of streets, sewer, and storm drain infrastructure increases the city's asset base and adds to

future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$1,514,343.

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-101](#)
 - ☐ [NOC LETTER](#)
 - ☐ [Inspector Sign off](#)
-

RESOLUTION # 2017-101

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY ACCEPTING THE STREET AND PUBLIC UTILITY IMPROVEMENTS AT AUSTIN RANCH PARCEL 4, GENERALLY LOCATED AT N. 183RD AVENUE AND W. DEER VALLEY ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Austin Ranch West Parcel 4" on, December 21st, 2016;

WHEREAS, Austin Ranch, LLC., the developer of Austin Ranch Parcel 4, dedicated to the City the street and public utility improvements, generally located at the northwest corner of N. 183RD Avenue and W. Deer Valley Road;

WHEREAS, the City of Surprise Public Works Department Engineering Division conditionally accepted the improvements describes in this resolution on February 22, 2017;

WHEREAS, the City of Surprise notes that the one-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.

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 - AUSTIN RANCH PARCEL 4

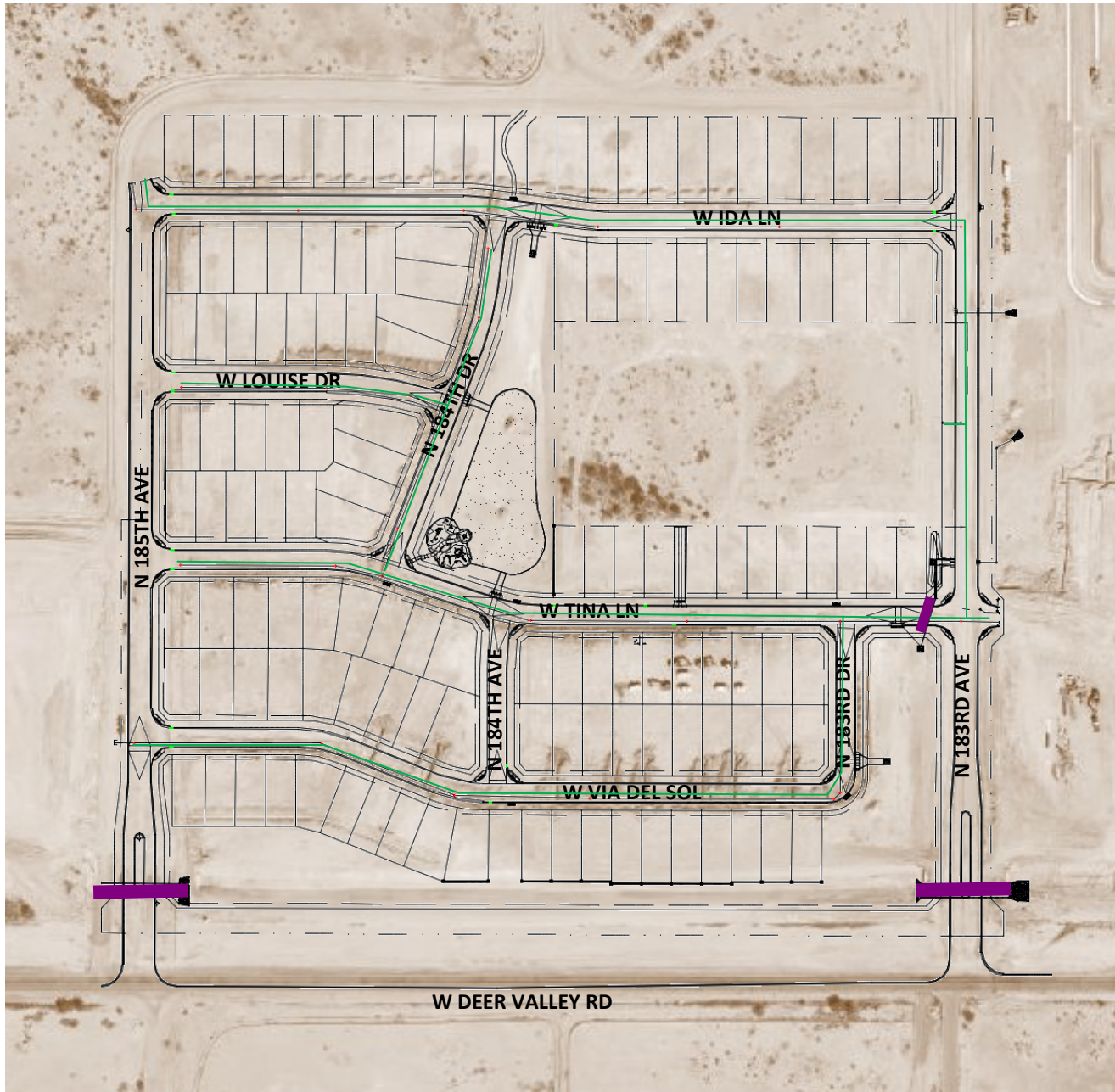




EXHIBIT B

Public Works Department
Engineering Division
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6000

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 8/11/2017
Re: Austin Ranch Parcel 4

The public improvements for the above project have been completed and are on the September 19, 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 Paving - \$602,474
- City Concrete - \$487,593
- City Sewer - \$262,306
- City Storm Drain - \$161,970



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

June 27th, 2017

Hans Koppenhoeffler
Austin Ranch, LLC
4160 W. Kitty Hawk Street
Chandler, AZ 85226

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR
FS14-259 AUSTIN RANCH WEST PARCEL 4**

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 one (1) year; 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.

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

Sincerely,

Kristin Tytler, P.E.
Engineering Manager

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



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: _____ Commercial _____ Commercial w/Offsite xx Residential

xx COMPLETION ACCEPTANCE (End of Construction) _____ FINAL ACCEPTANCE (End of Warranty)

2/22/2017 Date of Punch-List Walk _____ Date Punch-List Completed

FS Number: FS14-259

Permit Number(s): E16P-0127, E16P-0129, E16P-0134, E16P-0135

Project Name: Austin Ranch West

Project Description (Phase/Parcel): Par 4

Project Developer/Builder: (Name, Address, and Phone #)

Austin Ranch LLC, 4160 W Kitty Hawk St, Chandler, Az. 85226 480-893-7515

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest 1/4 mi.	Features
W Via Del Sol	Local	N 183rd Ave	N 185th Ave	2	1/4	
W Tina Ln	Local	N 183rd Ave	N 185th Ave	2	1/4	
W Louise Dr	Local	N 184th Dr	N 185th Ave	2	1/4	
W Ida Ln	Local	N 183rd Ave	N 185th Ave	2	1/4	
N 185th Ave	Collector	W Deer Valley Rd	W Ida Ln	2	1/4	

MATERIALS:

Asphalt:	Markham / Vulcan	Supplier	4 1/4	Total Lane Miles	29,106	Total Square Yards		
Water:	16" PVC	Size/Type	886	Total Linear Feet	12" PVC	Size/Type	1337	Total Linear Feet
	8" PVC	Size/Type	4,089	Total Linear Feet		Size/Type		Total Linear Feet
Sewer:	8" PVC	Size/Type	5223	Total Linear Feet	4" PVC	Size/Type	6340	Total Linear Feet
		Size/Type		Total Linear Feet		Size/Type		Total Linear Feet
Storm:	18" RGRCP	Size/Type	412	Total Linear Feet		Size/Type		Total Linear Feet
		Size/Type		Total Linear Feet		Size/Type		Total Linear Feet
Fire Ln:		Size/Type		Total Linear Feet		Size/Type		Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: William Valdez

Date: 02/27/17

Civil Engineering Supervisor: Kristen J. [Signature]

Date: 02/27/17



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: _____ Commercial _____ Commercial w/Offsite ☒ Residential

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

2/22/2017 _____ Date of Punch-List Walk _____ Date Punch-List Completed

FS Number: FS14-259 Permit Number(s): E16P-0127,E16P-0129,E16P-0134,E16P-0135

Project Name: Austin Ranch West, Project Description (Phase/Parcel): Par 4

Project Developer/Builder: (Name, Address, and Phone #)

Austin Ranch LLC, 4160 W. Kitty Hawk St. Chandler, Az. 85226

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
W Deer Valley Rd	Arterial	183rd Avenue	185th Avenue	1	1/4	
N 184th Dr	Local	W Tina Ln	W Ida Ln	2	1/4	
N 184th Ave	Local	W Via Del Sol	W Tina Ln	2	1/4	
N 183rd Dr	Local	W Via Del Sol	W Tina Ln	2	1/4	

MATERIALS:

Asphalt: _____ 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: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

_____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Fire Ln: _____ Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

_____ Copy of Punch List

_____ Final Certification Letter from Engineer of Record

_____ Complete Geotechnical Testing Packet

_____ Sewer Pressure Testing Results

_____ Sewer Manhole Vacuum Testing Certification

_____ Sewer Manhole Insecticide Certification

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

xx _____ Other Sheet 2

_____ Asphalt Concrete Emulsion Fog Seal Cert. (SS1H)

_____ Asphalt Concrete Ticket w/ Name of Contractor

_____ Streetlight Energize Letter

_____ As built Documents (PDF copy on CD)

_____ As Built Documents in PDF format (copy on CD)

_____ Updated asbuilt CAD base files (copy on CD)

_____ (Specify)

APPROVAL:

Civil Inspector: _____

Date: _____

Civil Engineering Supervisor: _____

Date: _____



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD	District:	5
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Replat of Lots 2 & 3 of Replat of Final Plat Amendment of Lot 7, Stadium Village South,” dated July 13, 2017, a property generally located north of the northeast corner of North Parkwood Place and West Paradise Lane, within the Stadium Village portion of the Orchards Planned Area Development.

Motion:

I move to approve the Final Plat entitled, “Replat of Lots 2 & 3 of Replat of Final Plat Amendment of Lot 7, Stadium Village South,” dated July 13, 2017.

Background:

Diamond Seniors, LLLP, on behalf of The Avenir Group, seeks approval of an Amended Final Plat to create three (3) buildable parcels ranging from 1.16 to 8.84 acres. A current assisted living facility exists on the southern lot, Lot 2A, and a proposed 16,000 square foot psychiatric hospital will occupy 1.61 acres of Lot 3B. Lot 3A will remain vacant at this time.

Objective Analysis:

Staff believes the proposed Amended Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, the site will be able to be developed in accordance with the requirements of the City of Surprise and the approved Site Plan.

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 - FS17-269 – Surprise Behavioral Amended Final Plat - Staff Report](#)
 - ☐ [01 - FS17-269 – Surprise Behavioral Amended Final Plat - Vicinity Maps](#)
 - ☐ [02 - FS17-269 – Surprise Behavioral Amended Final Plat - Final Plat](#)
 - ☐ [03 - FS17-269 – Surprise Behavioral Amended Final Plat - Site Plan](#)
 - ☐ [04 - FS17-269 – Surprise Behavioral Amended Final Plat - Elevations](#)
 - ☐ [05 - FS17-269 – Surprise Behavioral Amended Final Plat - Presentation](#)
-

AMENDED FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS17-269

Project Name: Replat of Lots 2 & 3 of Replat of Final Plat Amendment of Lot 7, Stadium Village South for Surprise Behavioral Hospital

Council District: 5 – Palm

Meeting Date: September 19, 2017

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: Diamond Seniors, LLLP

Applicant: The Avenir Group

Request: An Amended Final Plat to create three (3) buildable parcels ranging in size from 0.80 acres to 2.78 acres.

Site Location: Generally, north of the northeast corner of North Parkwood Place and West Paradise Lane, within the Stadium Village portion of the Orchards Planned Area Development (PAD).

Site Size: Approximately 1.16 acres of an 8.84 medical campus

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

Support/Opposition: No support or opposition was encountered.

Project Description:

Diamond Seniors, LLLP, on behalf of The Avenir Group, seeks approval of an Amended Final Plat to create three (3) buildable parcels ranging from 1.16 to 8.84 acres. A current assisted living facility exists on the southern lot, Lot 2A, and a proposed 16,000 square foot psychiatric hospital will occupy 1.61 acres of Lot 3B. Lot 3A will remain vacant at this time.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surroundings:

The Orchards PAD Existing Single Family Residential	The Orchards PAD Existing Assisted Living Facility	
	The Orchards PAD Mixed Use - Vacant	The Orchards PAD Existed Multi-Family Residential
The Orchards PAD Mixed Use - Vacant	The Orchards PAD Existing Memory Care Facility	

Background:

June 12, 1980: The subject parcel was annexed into the City of Surprise.

September 11, 1997: a Planned Area Development (PAD) for The Orchards was approved by the Mayor and City Council.

July 11, 2002: An amendment to the Orchards PAD was approved by the Mayor and City Council creating Stadium Village.

October 2, 2014: The Planning and Zoning Commission approved a Site Plan for the adjacent Surprise Memory Care Site Plan.

October 7, 2014: A Final Plat for Lot seven (7) of the Stadium Village South was approved by the Mayor and City Council.

February 9, 2017: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR17-040.

May 25, 2017: The applicant filed a request for a Site Plan and Amended Final Plat under Case FS17-269, the subject case.

September 7, 2017: The Planning and Zoning Commission approved a Site Plan for Surprise Behavioral Hospital.

Analysis and Discussion:

Diamond Seniors, LLLP, on behalf of The Avenir Group, seeks approval of an Amended Final Plat to create three (3) buildable parcels ranging from 1.16 to 8.84 acres. A current assisted living facility exists on the southern lot, Lot 2A, and a proposed 16,000 square foot psychiatric hospital will occupy 1.61 acres of Lot 3B. Lot 3A will remains vacant at this time.

An accompanying Site Plan for a psychiatric hospital was heard by the Planning and Zoning Commission on September 7, 2017. The proposed facility was approved with a condition that the Site Plan was not deemed approved until which time the subject Amended Final Plat is approved by the City Council.

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

Luke Air Force Base (LAFB): In a letter dated June 7, 2017, LAFB indicated that the property is 1.6 miles outside of the 1988 JLUS 65 Ln, "high noise or accident potential zone. The site does not meet the Graduated Density Concept (GDC) that the LAFB proposes which regulated a maximum density of six (6) dwelling units per acre.

Maricopa Water District (MWD): In an email dated June 14, 2017, MWD indicated the proposal will not impact on their facilities.

Arizona Department of Transportation (ADOT): In an email dated May 30, 2017, ADOT indicated the proposal will have no impact on existing highway facilities.

Summary:

Staff believes the proposed Amended Final Plat is consistent with the manner and intent of the Surprise Municipal Code. Once platted, the site will be able to be developed in accordance with the requirements of the City of Surprise and the accompanying Site Plan.

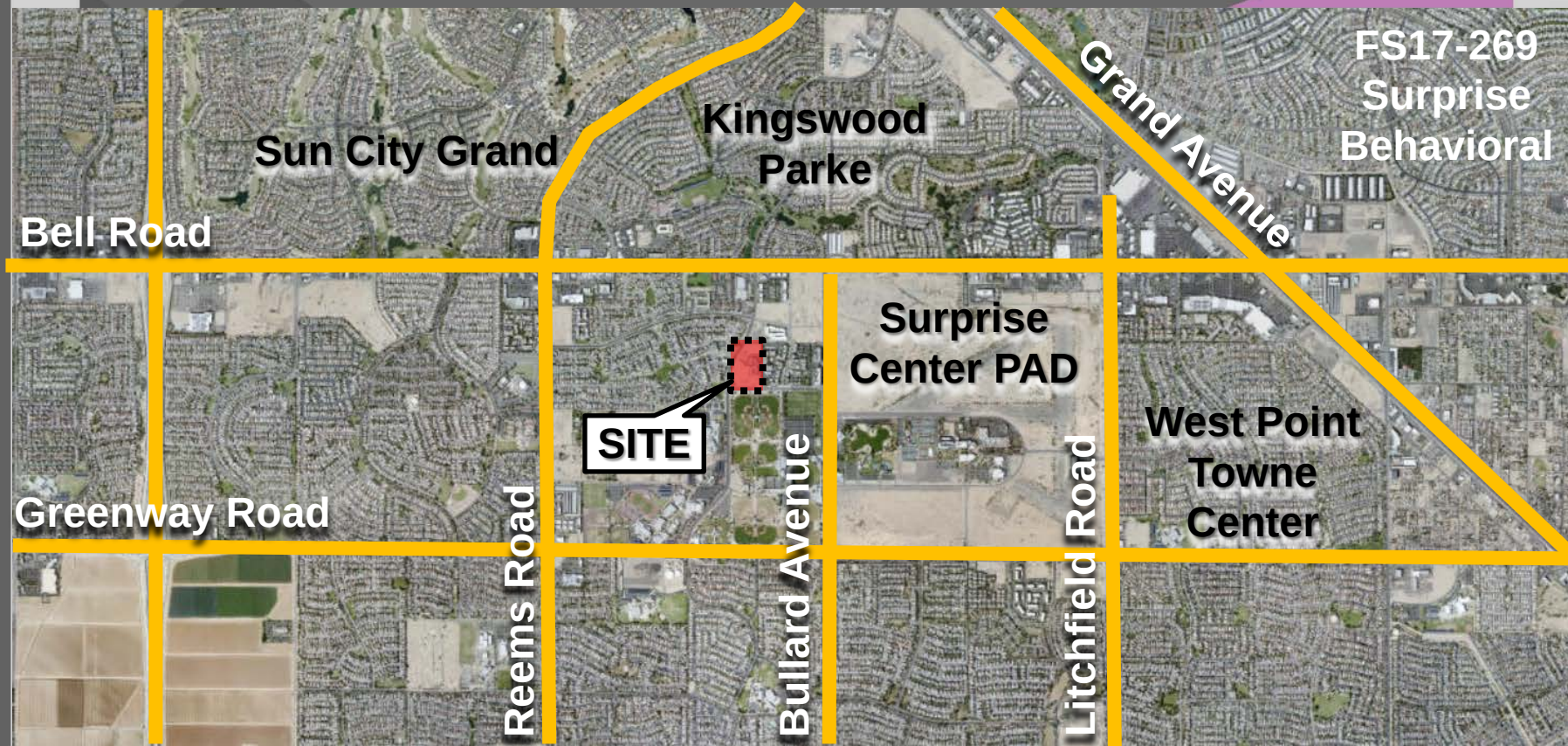
Findings:

- The proposed Amended Final Plat is consistent with the Orchards PAD as amended.
- The proposed Amended Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Amended Final Plat is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

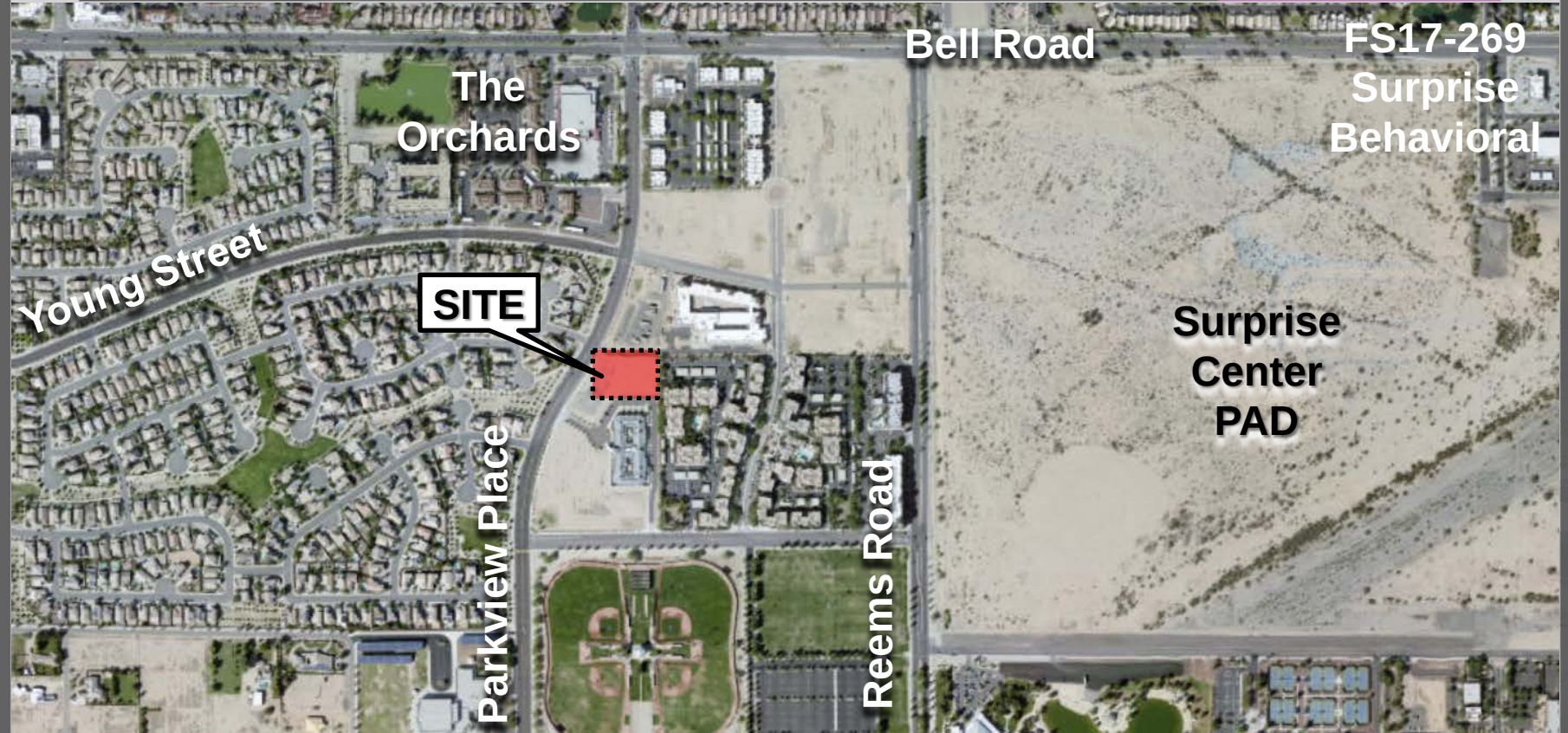
Attachments:

- 01 - Vicinity Maps
- 02 - Amended Final Plat
- 03 - Site Plan
- 04 - Elevations
- 05 - PowerPoint

VICINITY MAP



VICINITY MAP



DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

KNOWN ALL PERSONS BY THESE PRESENTS: THAT DIAMOND SENIORS, L.L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP AND SURPRISE MEMORY CARE, L.L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP ("OWNERS") HAS SUBDIVIDED UNDER THE NAME OF "REPLAT OF LOTS 2 & 3 OF REPLAT OF FINAL PLAT AMENDMENT OF LOT 7, STADIUM VILLAGE SOUTH", A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "REPLAT OF LOTS & 3 OF REPLAT OF FINAL PLAT AMENDMENT FOR LOT 7, STADIUM VILLAGE SOUTH", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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

OWNERS HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL WATER AND SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE WATER AND SEWER LINES, MANHOLES, FIRE HYDRANTS AND WATER METERS.

OWNERS HEREBY GRANTS TO THE CITY OF SURPRISE A CROSS-ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES.

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

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

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

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

OWNERS HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE PEDESTRIAN ACCESS AND SIDEWALK CONSTRUCTION AND MAINTENANCE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SIDEWALK EASEMENT AS SHOWN ON PLAT.

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

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

OWNERS HEREBY GRANTS A LIGHT POLE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS SHOWN ON THE PLAT FOR THE PURPOSE OF CONSTRUCTION, OPERATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF LIGHT POLES, ELECTRIC LINES AND APPURTENANCES.

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

IN WITNESS WHEREOF, DIAMOND SENIORS, L.L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2017.

DIAMOND SENIORS, L.L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: _____

ITS: _____

IN WITNESS WHEREOF, SURPRISE MEMORY CARE, L.L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2017.

SURPRISE MEMORY CARE, L.L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE _____ DAY OF _____, 2017, BEFORE ME THE UNDERSIGNED APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE _____, OF DIAMOND SENIORS, L.L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, ACKNOWLEDGED THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HIMSELF, AS SUCH OFFICER.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAD AND OFFICIAL SEAL.

BY: _____, MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

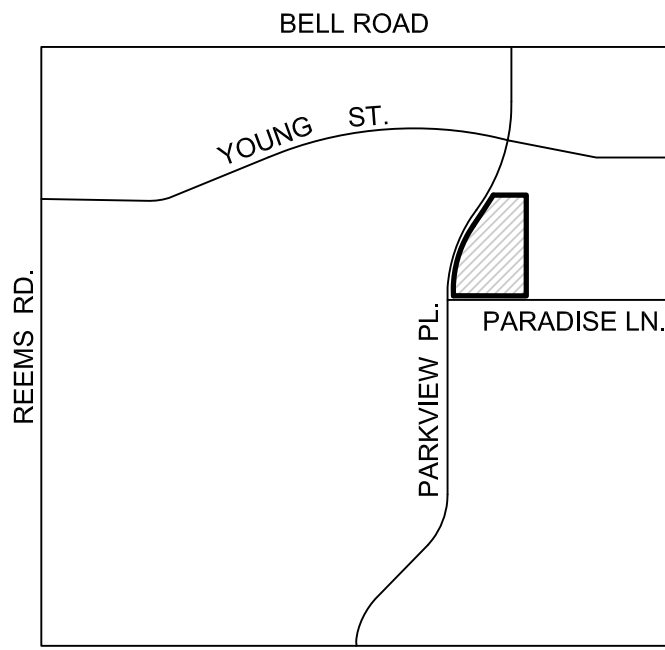
ON THIS THE _____ DAY OF _____, 2017, BEFORE ME THE UNDERSIGNED APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE _____, OF SURPRISE MEMORY CARE, L.L.L.P., AN ARIZONA LIMITED LIABILITY LIMITED PARTNERSHIP, ACKNOWLEDGED THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HIMSELF, AS SUCH OFFICER.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAD AND OFFICIAL SEAL.

BY: _____, MY COMMISSION EXPIRES: _____

REPLAT OF LOTS 2 & 3 OF
REPLAT OF FINAL PLAT AMENDMENT
OF LOT 7, STADIUM VILLAGE SOUTH

AS RECORDED IN BOOK 1205, PAGE 33, MARICOPA COUNTY RECORDER
LOCATED WITHIN THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP

SEC. 5, T3N, R1W
(NOT TO SCALE)

LENDER RATIFICATION

AS BENEFICIARY UNDER THAT CERTAIN DEED OF TRUST RECORDED ON APRIL 26, 2007, AS INSTRUMENT 2007-487087 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA, THE UNDERSIGNED HAS INTEREST IN AND HEREBY ACKNOWLEDGES, JOINS IN AND SUBORDINATES ITS INTEREST TO THE RECORDATION OF THE FINAL PLAT AMENDMENT FOR LOT 7, STADIUM VILLAGE SOUTH AND ALL MATTERS SHOWN THEREON.

ALLIANCE BANK OF ARIZONA, AN ARIZONA CORPORATION

DATED: _____

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA)
COUNTY OF MARICOPA) SS

ON THIS THE _____ DAY OF _____, 2017, BEFORE ME THE UNDERSIGNED APPEARED, _____, WHO ACKNOWLEDGED HIMSELF TO BE _____, OF ALLIANCE BANK OF ARIZONA, AN ARIZONA CORPORATION, ACKNOWLEDGED THAT HE AS SUCH OFFICER, BEING DULY AUTHORIZED, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED BY SIGNING THE NAME OF THE CORPORATION, BY HIMSELF, AS SUCH OFFICER.

IN WITNESS WHEREOF: I HEREUNTO SET MY HAD AND OFFICIAL SEAL.

BY: _____, MY COMMISSION EXPIRES: _____

NOTICE OF THE ORCHARDS DEVELOPMENT AGREEMENT

LANDOWNERS HAVE ENTERED INTO THE ORCHARDS DEVELOPMENT AGREEMENT DATED AUGUST 2, 2000 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 18, 2000, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET NO. 2000-0636115. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT DIAMOND SENIORS, L.L.L.P. AND SURPRISE MEMORY CARE L.L.L.P., 11648 E. SHEA BLVD., SUITE 101 SCOTTSDALE, AZ. 85259 AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, _____.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION
DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF
THE STATE OF ARIZONA ("MWD")

ATTEST:

BY: _____

BY: _____

ITS: _____

ITS: _____

DIAMOND SENIORS, L.L.L.P.

SURPRISE MEMORY CARE, L.L.L.P.

BY: _____

BY: _____

ITS: _____

ITS: _____

OWNER

SURPRISE MEMORY CARE, L.L.L.P.
SHEA BLVD., SUITE 101
SCOTTSDALE, AZ 85259
480-451-8200

OWNER

DIAMOND SENIORS, L.L.L.P.
11648 E. SHEA BLVD., SUITE 101
SCOTTSDALE, AZ 85259
480-451-8200

SURVEYOR

STARLINK SURVEYING, INC.
CONTACT: STEPHEN J. SHEARROW, R.L.S.
7836 W. ADOBE DRIVE
GLENDALE, AZ 85308
PHONE: 623-322-1116
FAX: 623-322-4637
EMAIL: STARLINK@COX.NET

CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL, 2017: AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, AND THAT MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

STEPHEN J. SHEARROW, R.L.S. # 40937

REPLAT OF LOTS 2 & 3 OF
REPLAT OF FINAL PLAT AMENDMENT
OF LOT 7, STADIUM VILLAGE SOUTH

AS RECORDED IN BOOK 1205, PAGE 33, M.C.R.
LOCATED WITHIN THE NORTHEAST QUARTER OF
SEC. 5, T. 3 N., R. 1 W., OF THE G. & S.R.B. & M.,
MARICOPA COUNTY, ARIZONA

FIELD: SJS DRAWN: CMS CHECKED: SJS	SCALE 1"= 50'	JOB NO. 14014-1A	DATE 7/13/17	SHEET 1 OF 3
Starlink Surveying, Inc.		7836 W. Adobe Drive Glendale, AZ 85308 Ph. 623-322-1116 Fax 623-322-4637		

REPLAT OF LOTS 2 & 3 OF
REPLAT OF FINAL PLAT AMENDMENT
OF LOT 7, STADIUM VILLAGE SOUTH
AS RECORDED IN BOOK 1205, PAGE 33, MARICOPA COUNTY RECORDER
LOCATED WITHIN THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

PUBLIC NOTICE

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

RELEASE OF LIABILITY

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

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

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCUMENT NO. 970231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

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

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

LEGAL DESCRIPTION

LOTS 2 AND 3, REPLAT OF FINAL PLAT AMENDMENT OF LOT 7, STADIUM VILLAGE SOUTH, ACCORDING TO BOOK 1205 OF MAPS, PAGE 33, RECORDS OF MARICOPA COUNTY, ARIZONA.

BASIS OF BEARINGS

S00°10'25"W ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST, AS RECORDED IN BOOK 1009, PAGE 17, M.C.R.

ASSURED WATER SUPPLY

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

NOTES

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

THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

RETENTION BASINS, SEDIMENT BASINS AND/OR TEMPORARY RETENTION BASINS WILL BE MAINTAINED IN A FUNCTIONING MANNER AND THAT ALL BASINS SHALL BE DRY WITHIN 36 HOURS AFTER A RAINFALL EVENT.

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1220L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY NO. 40053, IN MARICOPA COUNTY, STATE OF ARIZONA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

PURSUANT TO A.R.S. 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND #14710, WHEN APPLICABLE.

IN ACCORDANCE WITH ARS 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN

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

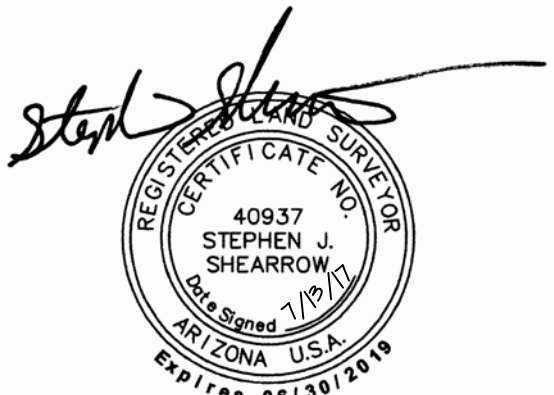
REPLAT OF LOTS 2 & 3 OF
REPLAT OF FINAL PLAT AMENDMENT
OF LOT 7, STADIUM VILLAGE SOUTH

AS RECORDED IN BOOK 1205, PAGE 33, M.C.R.
LOCATED WITHIN THE NORTHEAST QUARTER OF
SEC. 5, T. 3 N., R. 1 W., OF THE G. & S.R.B. & M.,
MARICOPA COUNTY, ARIZONA

FIELD: SJS	SCALE	JOB NO.	DATE	SHEET
DRAWN: CMS	1"= 50'	14014-1A	7/13/17	2 OF 3
CHECKED: SJS				

Starlink
Surveying, Inc.

7836 W. Adobe Drive
Glendale, AZ 85308
Ph. 623-322-1116 Fax 623-322-4637



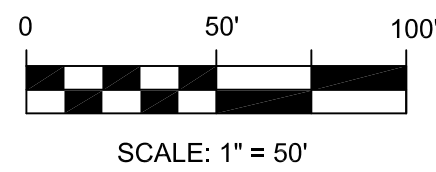
REPLAT OF LOTS 2 & 3 OF
REPLAT OF FINAL PLAT AMENDMENT
OF LOT 7, STADIUM VILLAGE SOUTH

AS RECORDED IN BOOK 1205, PAGE 33, MARICOPA COUNTY RECORDER
LOCATED WITHIN THE NORTHEAST QUARTER OF
SECTION 5, TOWNSHIP 3 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

WATER & SEWER LINE TABLE		
LINE	LENGTH	BEARING
WL14	198.92	S31°35'14"W
WL15	155.76	N89°50'03"W
WL16	479.68	N00°10'25"E
WL17	5.00	N89°49'35"W
WL18	10.00	N00°10'25"E
WL19	5.00	S89°49'35"E
WL20	128.82	N00°10'25"E
WL21	163.86	N00°10'25"E
WL22	6.00	N89°49'35"W
WL23	10.00	N00°10'25"E
WL24	6.00	S89°49'35"E
WL25	24.23	N00°10'25"E
WL26	5.00	N89°49'35"W
WL27	10.00	N00°10'25"E
WL28	5.00	S89°49'35"E
WL29	213.16	N00°10'25"E
WL30	140.15	N89°50'03"W
WL31	10.59	S31°35'14"W
WL32	20.98	S58°24'46"E
WL33	10.00	S31°35'14"W
WL34	20.98	N58°24'46"W
WL35	131.01	S31°35'14"W
WL36	11.85	S58°24'46"E
WL37	20.00	S31°35'14"W
WL38	3.49	S31°35'14"W
WL39	10.00	S58°24'46"E
WL40	3.49	S31°35'14"W
WL41	7.51	N31°35'14"E
WL42	10.00	S58°24'46"E
WL43	7.51	N31°35'14"E
WL44	22.50	S89°49'35"E
WL45	10.00	N00°10'25"E
WL46	22.50	S89°49'35"E
WL47	177.28	N00°10'25"E
WL52	20.98	S58°24'46"E
WL53	10.00	S31°35'14"W
WL54	20.98	N58°24'46"W
WL55	31.71	S31°35'14"W

LOT WIDTHS

LOT 2A	MINIMUM: 31.00'
	AVERAGE: 234.25'
LOT 3A	MINIMUM: 148.99'
	AVERAGE: 151.05'
LOT 3B	MINIMUM: 197.12'
	AVERAGE: 204.28'



LEGEND

— — — — —	PROPERTY LINE
- - - - -	CENTER LINE
- - - - -	EASEMENT LINE
M.C.R.	MARICOPA COUNTY RECORDER
R/W	RIGHT OF WAY
FND	FOUND
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
A.P.S.	ARIZONA PUBLIC SERVICE
P.U.E.	PUBLIC UTILITY EASEMENT
A.P.N.	ASSESSOR PARCEL NUMBER
⊙	FND BRASS CAP FLUSH (AS NOTED)
⊠	FND MARICOPA COUNTY BRASS CAP IN HANDHOLE
●	FND 1/2" REBAR WITH CAP LS #31034
○	FND 1/2" REBAR WITH CAP LS #19857
■	SET 1/2" REBAR WITH CAP LS #40937

SIGHT VISIBILITY TRIANGLE
LINE TABLE

LINE	LENGTH	BEARING
SL5	7.94	N89°56'54"W
SL6	22.76	N64°10'10"E
SL7	46.64	S80°13'12"E
SL8	10.60	N43°32'04"W
SL9	72.10	S01°02'05"E
SL10	196.30	N23°29'05"E

SIDEWALK LINE TABLE

LINE	LENGTH	BEARING
SWL11	8.67	N15°55'04"W
SWL12	38.84	N29°48'27"E
SWL13	9.13	N75°31'57"E
SWL48	27.83	S44°14'25"E
SWL49	39.95	S89°57'56"E
SWL50	27.80	N44°18'33"E
SWL51	78.78	N89°56'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	31.01'	1145.00'	1°33'07"	S30°05'02"W	31.01'
C2	62.74'	1145.00'	3°08'22"	S32°25'46"W	62.73'
C3	98.90'	1610.00'	3°31'11"	N32°14'21"E	98.89'
C5	23.38'	29.50'	45°24'09"	N63°54'10"E	22.77'
C6	15.91'	45.50'	20°02'02"	S76°35'13"W	15.83'
C7	28.33'	29.50'	55°01'01"	S85°55'17"E	27.25'
C8	43.38'	76.00'	32°42'08"	N69°47'19"E	42.79'
C9	32.15'	45.50'	40°29'03"	S23°38'17"E	31.48'
C10	12.79'	29.50'	24°49'55"	N15°48'43"W	12.69'
C13	511.65'	1145.00'	25°36'10"	S16°30'23"W	507.40'
C14	6.14'	1610.00'	0°13'07"	N30°22'13"E	6.14'

SIGHT VISIBILITY TRIANGLE EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
SC11	18.10'	1145.00'	0°54'21"	S28°51'18"W	18.10'

SIDEWALK EASEMENT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
SWC12	11.82'	1145.00'	0°35'29"	S31°09'19"W	11.82'

AREA

LOT 2A:	121,016 SQ.FT. OR 2.778 ACRES
LOT 3A:	34,664 SQ.FT. OR 0.796 ACRES
LOT 3B:	50,569 SQ.FT. OR 1.161 ACRES
TOTAL:	206,246 SQ.FT. OR 4.735 ACRES

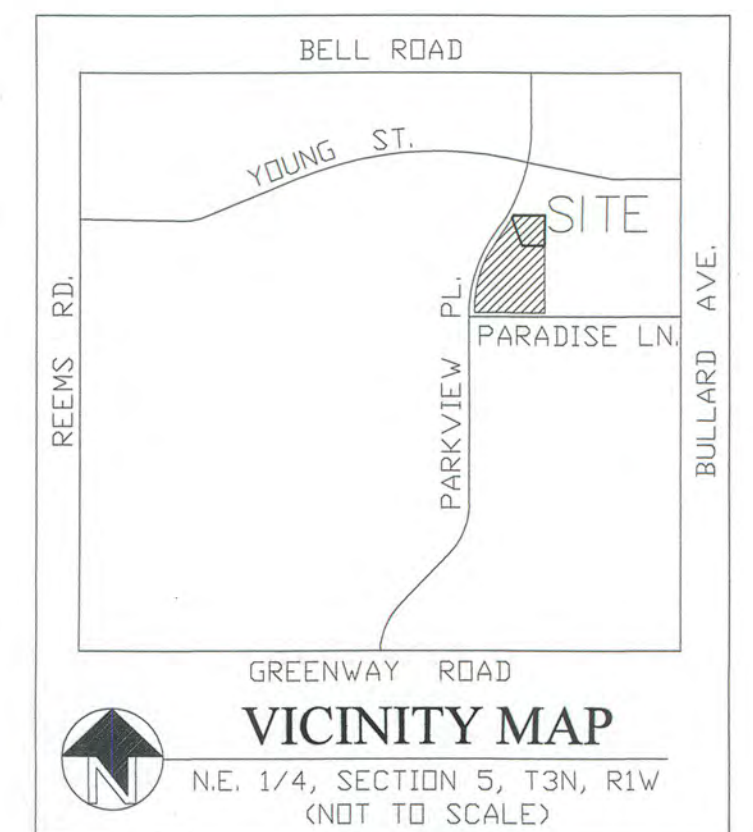
REPLAT OF LOTS 2 & 3 OF
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MARICOPA COUNTY, ARIZONA

FIELD: SJS	SCALE: 1"= 50'	JOB NO. 14014-1A	DATE 7/13/17	SHEET 3 OF 3
DRAWN: CMS				
CHECKED: SJS				

Starlink
Surveying, Inc.

7836 W. Adobe Drive
Glendale, AZ 85308
Ph. 623-322-1116 Fax 623-322-4637

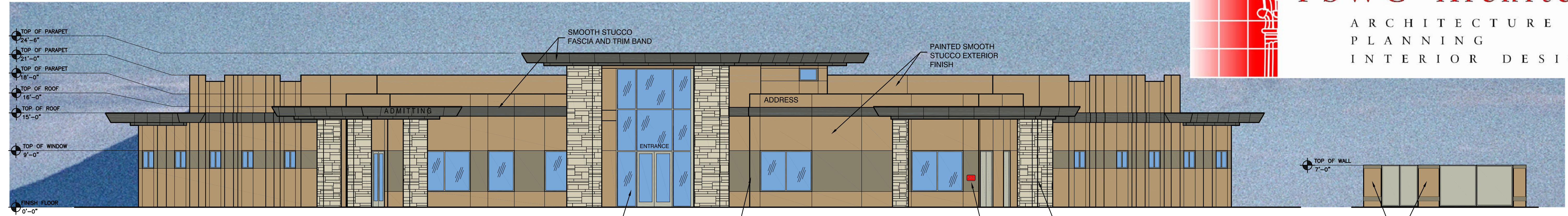


NOTE ALL EXISTING LANDSCAPE TO REMAIN AND BE PROTECTED DURING NEW CONSTRUCTION, ADD NEW REPLACE DAMAGED PLANTS AS REQUIRED.



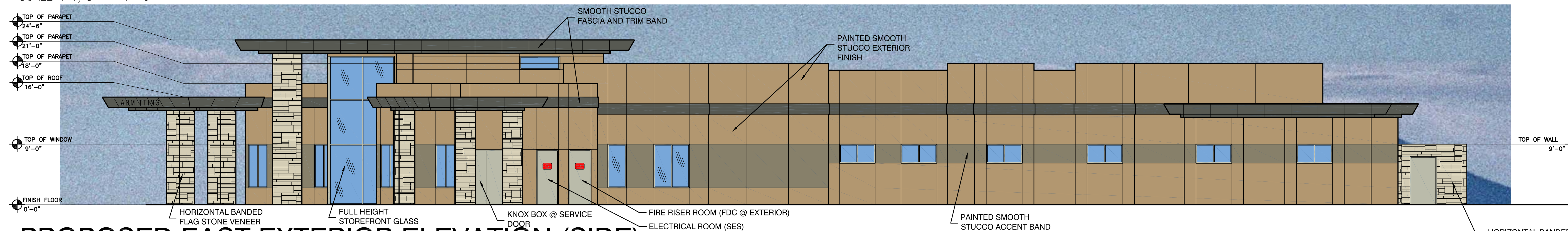


PSWC Architects
ARCHITECTURE
PLANNING
INTERIOR DESIGN



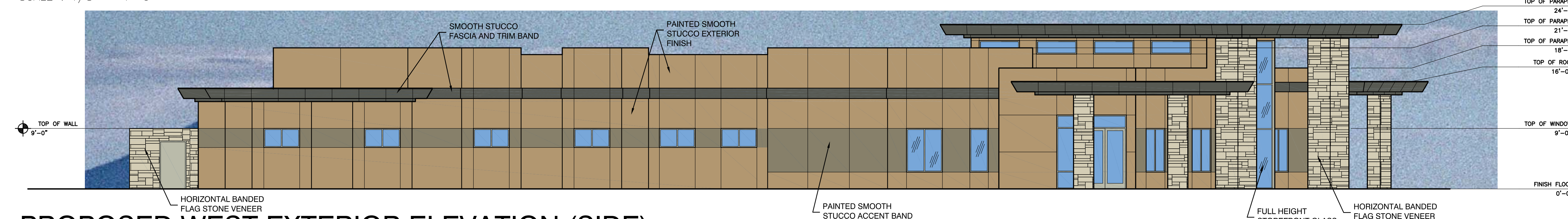
PROPOSED SOUTH EXTERIOR ELEVATION (FRONT)

SCALE : 1/8" = 1'-0"



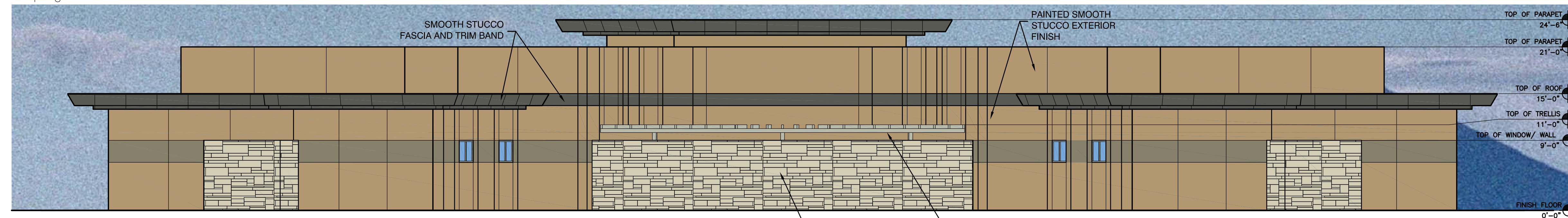
PROPOSED EAST EXTERIOR ELEVATION (SIDE)

SCALE : 1/8" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION (SIDE)

SCALE : 1/8" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION (REAR)

SCALE : 1/8" = 1'-0"

**PROJECT: SURPRISE
BEHAVIORAL HOSPITAL
SURPRISE, AZ**

© Copyright PSWC Architects
May 17, 2017

OWNER/ DEVELOPER:

AVENIR
101 E. SHEA BLVD., #101
SCOTTSDALE AZ, 85259
TEL: 602-723-6093

ARCHITECT:

PSWC ARCHITECTS
1930 VILLAGE CENTER CIR. #3-475
LAS VEGAS, NV 89134
TEL: 702-259-0011

CIVIL ENGINEER:

GRADING AND DRAINAGE ENGINEERS
4830 W. CREEDENCE BLVD
GLENDALE, AZ 85310
TEL: 623-581-3371

PLANNING SUBMITTAL

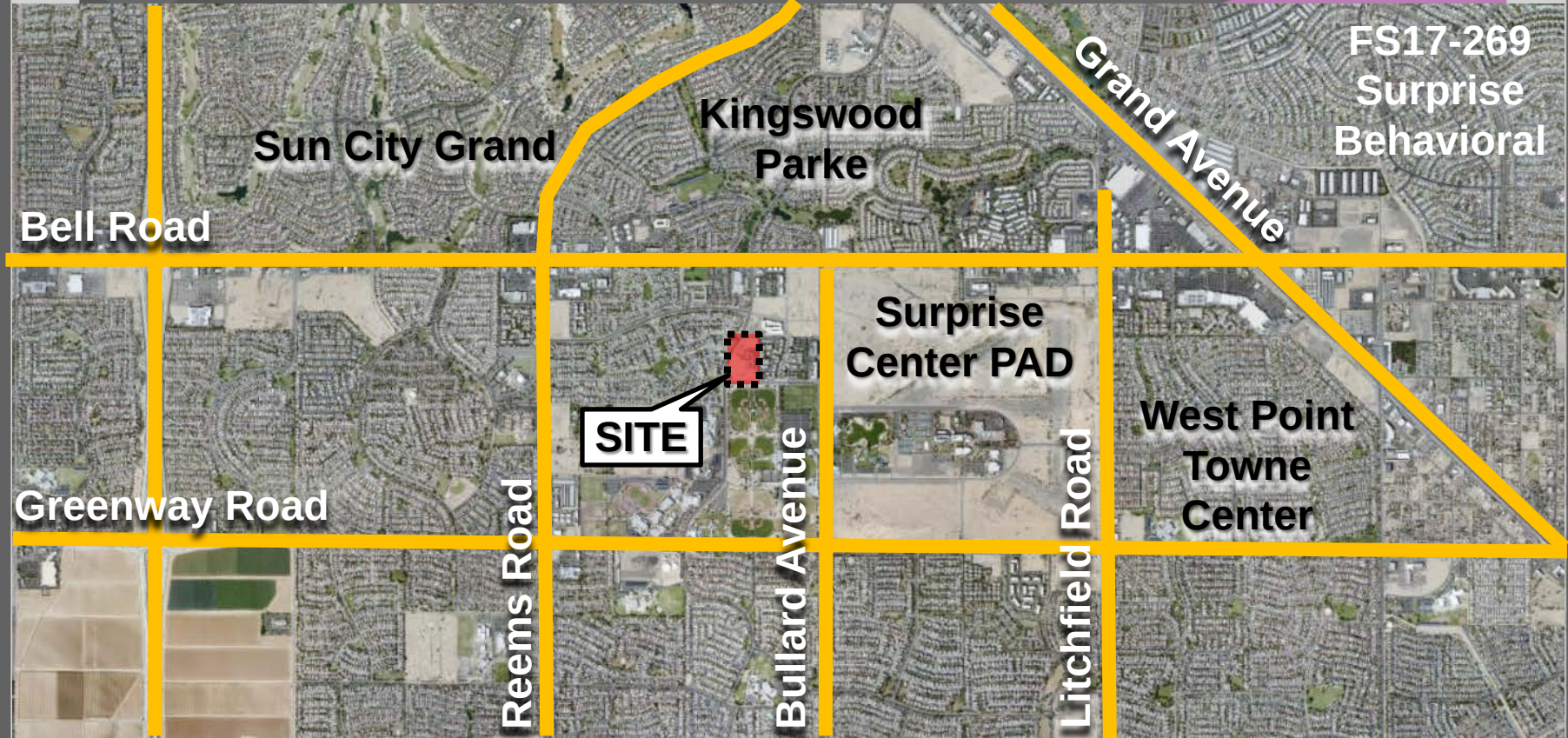


SURPRISE
ARIZONA

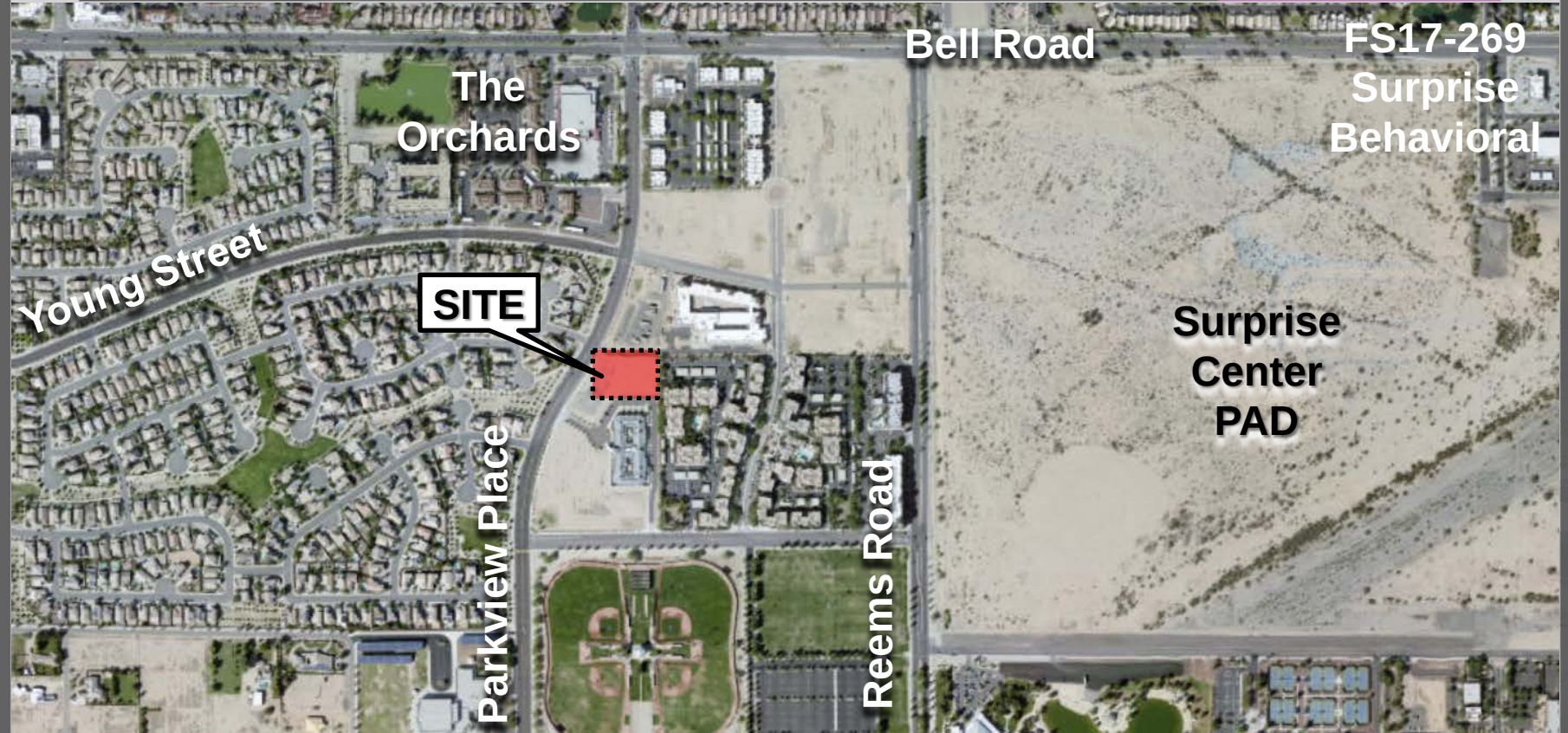
SURPRISE BEHAVIORAL AT STADIUM VILLAGE

Final Plat – September 19, 2017

VICINITY MAP



VICINITY MAP



**FS17-269
Surprise
Behavioral**

**Assisted
Living**

Multifamily

**Parkview
Place**

Paradise Lane

SITE PLAN



FS17-269
Surprise
Behavioral

SITE PLAN



FS17-269
Surprise
Behavioral



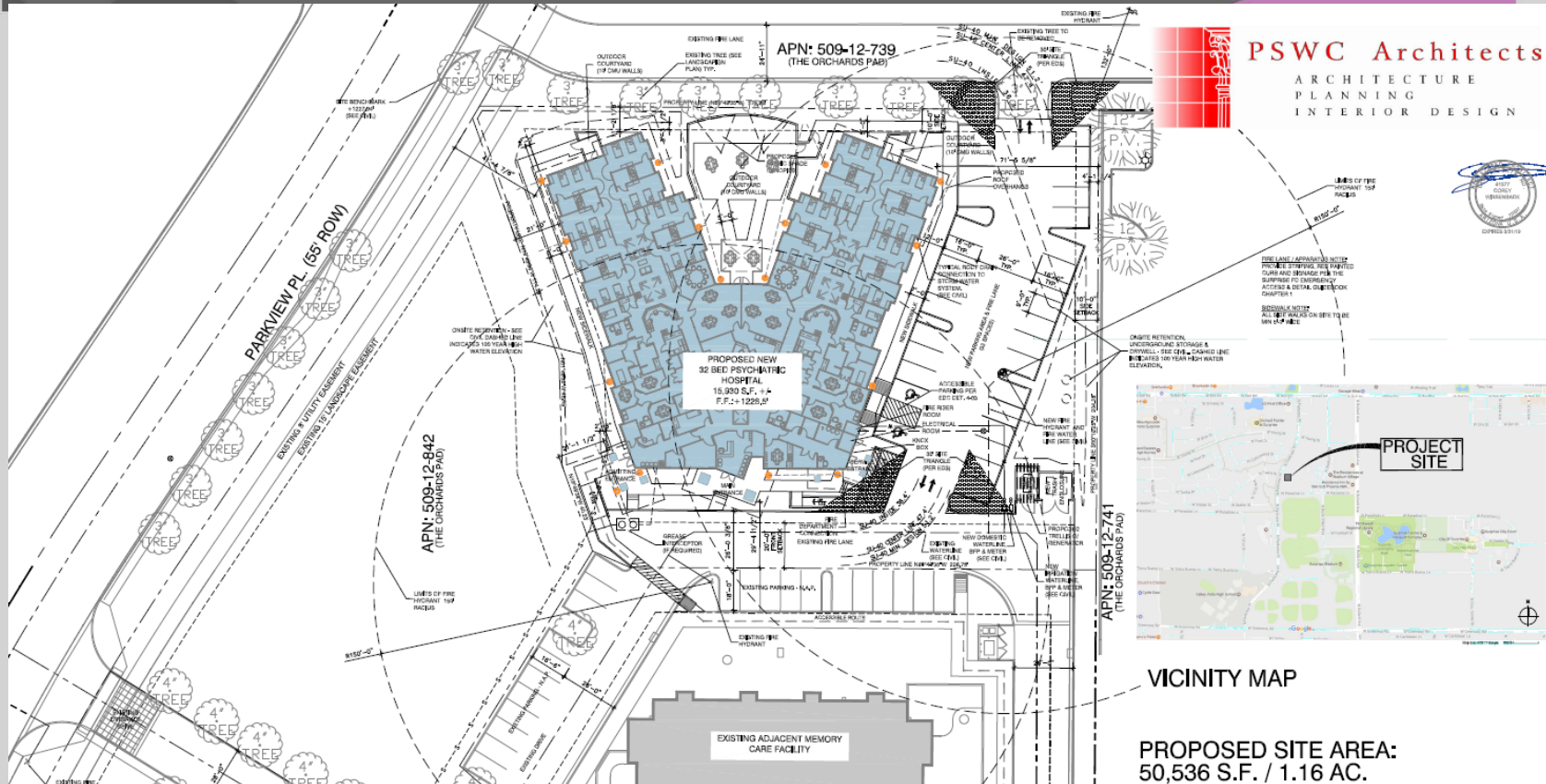
SITE PLAN

FS17-269
Surprise
Behavioral

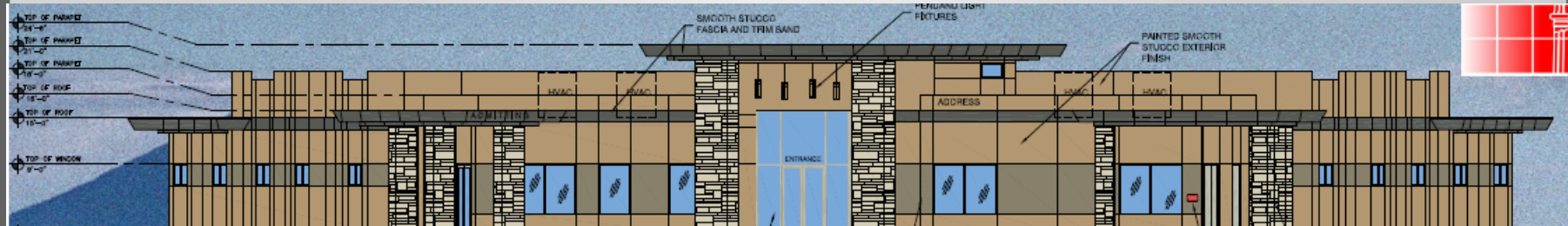


SITE PLAN

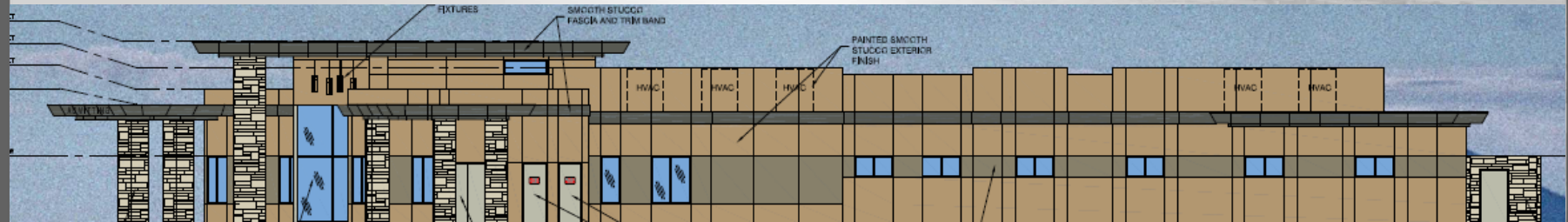
SITE PLAN



ELEVATIONS



South – Front



East – Towards Apartments



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action accepting maintenance of the streets and public utility improvements at Zanjero Trails Parcel 13A, generally located on the Northeast corner of Desert Cove Road and Perryville Road; Resolution # 2017-90.

Motion:

I move to approve Resolution # 2017-90.

Background:

The Public Works Department conducted the final inspection of the public improvements for Zanjero Trails Parcel 13A on or about March 8th, 2017 totaling 12,036SY (approximately 1 mile) and determined that the infrastructure was compliant and acceptable to the City.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

Acceptance of streets, sewer, and storm drain infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$564,976.

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-90](#)
 - ☐ [NOC Letter](#)
 - ☐ [Inspector Sign off](#)
-

RESOLUTION # 2017-90

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY ACCEPTING THE STREET AND PUBLIC UTILITY IMPROVEMENTS AT ZANJERO TRAILS PARCEL 13A, GENERALLY LOCATED DESERT COVE ROAD AND PERRYVILLE ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Zanjero Trails Phase 2 – Parcel 13A" on, February 16th, 2016;

WHEREAS, Zanjero 1, LLC the developer of Zanjero Trails Parcel 13A, dedicated to the City the street and public utility improvements, generally located at Desert Cove Road and Perryville Road;

WHEREAS, the City of Surprise Public Works Department Engineering Division conditionally accepted the improvements describes in this resolution on August 8, 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.

APPROVED AND ADOPTED this _____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

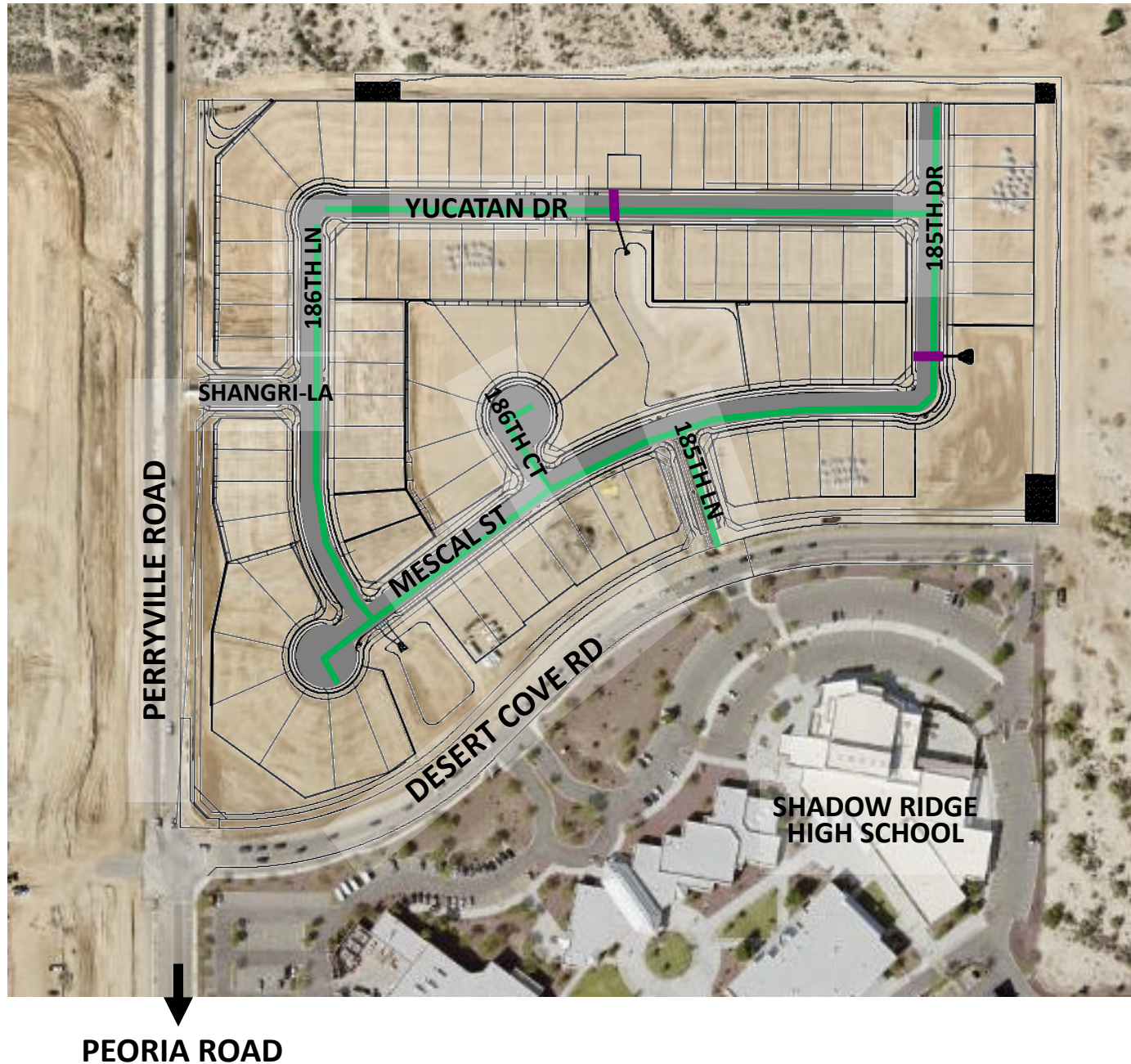
Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

ZANJERO TRAILS PARCEL 13A



LEGEND

- PAVEMENT/
SIDEWALK
- STORM DRAIN
- SEWER



Public Works Department
Engineering Division
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6000

EXHIBIT B

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 8/17/2015
Re: Zanjero Trails Parcel 13A

The public improvements for the above project have been completed and are on the September 19th, 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 Sewer - \$139,583.00
- City Stormwater - \$7,338
- City Concrete - \$196,796.04
- City Paving - \$221,259.00



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

August 08, 2017

HILGARTWILSON, LLC
2141 E. Highland Ave, Suite 250
Phoenix, AZ 85016

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR
ZANJERO TRAILS II PARCEL 13A – FS12-350**

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: 7/7/2017 Commercial ☐ Commercial w/Offsite ☒ Residential

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

5/8/2017 Date of Punch-List Walk 5/24/2017 Date Punch-List Completed

FS Number: FS12-350 Permit Number(s): E16P-0230,0231,0232,0234,0235,0236
 Project Name: Zanjero Trails II Project Description (Phase/Parcel): 13A
 Project Developer/Builder: (Name, Address, and Phone #)
Hilgart Wilson LLC
2141 E. Highland Ave 250, Phx AZ 85027

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest 1/4 mi.	Features
185th Drive	Local	Mescal Steet	Future Tie End	2	1/4	
Mescal Steet	Local	185th Drive	186th Lane	2	1/4	
186th Lane	Local	Mescal Street	Yucatan Drive	2	1/4	
Yucatan Drive	Local	186th Lane	185th Drive	2	1/4	
185th Lane	Local	Mescal street	Desert Cove Road	2	1/4	

MATERIALS:

Asphalt: Vulcan Materials Supplier 1 Total Lane Miles 12,036 Total Square Yards
 Water: 8" PVC Size/Type 3,342' Total Linear Feet Size/Type Total Linear Feet
Size/Type Total Linear Feet Size/Type Total Linear Feet
 Sewer: 8" PVC Size/Type 3,418' Total Linear Feet Size/Type Total Linear Feet
Size/Type Total Linear Feet Size/Type Total Linear Feet
 Storm: 18" RGRCP Size/Type 500' Total Linear Feet 24" RGRCP Size/Type 32' Total Linear Feet
36" RGRCP Size/Type 28' Total Linear Feet Size/Type Total Linear Feet
 Fire Ln: N/A Size/Type Size/Type Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List
☒ Final Certification Letter from Engineer of Record N/A 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) N/A Updated asbuilt CAD base files (copy on CD)
Other (Specify)

APPROVAL:

Civil Inspector: [Signature]

Date: 7/7/2017

Civil Engineering Supervisor: [Signature]

Date: 7/7/2017



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 7/7/2017 ☐ Commercial ☐ Commercial w/Offsite ☒ Residential

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

5/8/2017 Date of Punch-List Walk 5/24/2017 Date Punch-List Completed

FS Number: FS12-350

Permit Number(s): E16P-0230,0231,0232,0234,0235,0236

Project Name: Zanjero Trails II

Project Description (Phase/Parcel): 13A

Project Developer/Builder: (Name, Address, and Phone #)

Hilgart Wilson LLC

2141 E. Highland Ave 250, Phx AZ 85027

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
186th Court	Local	Mescal Street	Cul-de-sac	2	1/4	
Shangri-la	Local	Perryville road	186th Lane	2	1/4	

MATERIALS:

Asphalt: Vulcan Materials Supplier 1 Total Lane Miles 12,036 Total Square Yards

Water: 8" PVC Size/Type 3,342' Total Linear Feet Size/Type Total Linear Feet

 Size/Type Total Linear Feet Size/Type Total Linear Feet

Sewer: 8" PVC Size/Type 3,418' Total Linear Feet Size/Type Total Linear Feet

 Size/Type Total Linear Feet Size/Type Total Linear Feet

Storm: 18" RGRCP Size/Type 500' Total Linear Feet 24" RGRCP Size/Type 32' Total Linear Feet

36" RGRCP Size/Type 28' Total Linear Feet Size/Type Total Linear Feet

Fire Ln: N/A Size/Type Total Linear Feet Size/Type Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

☒ Copy of Punch List

☒ Final Certification Letter from Engineer of Record

☒ Complete Geotechnical Testing Packet

☒ Sewer Pressure Testing Results

☒ Sewer Manhole Vacuum Testing Certification

☒ Sewer Manhole Insecticide Certification

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

 Other (Specify)

N/A Asphalt Concrete Emulsion Fog Seal Cert. (SS1H)

☒ Asphalt Concrete Ticket w/ Name of Contractor

☒ Streetlight Energize Letter

☒ As built Documents (PDF copy on CD)

☒ As Built Documents in PDF format (copy on CD)

N/A Updated asbuilt CAD base files (copy on CD)

APPROVAL:

Civil Inspector:

Date: 7/7/2017

Civil Engineering Supervisor:

Date:



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action declaring the 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 Zanjero Trails Parcels 16 & 17 #162 Street Lighting Improvement District; Resolution #2017-104.

Motion:

I move to approve Resolution # 2017-104

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 ad valorem taxes based upon the assessed value of all property in the District.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Zanjero Trails Parcels 16 & 17 #162 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 2017-104](#)
 - ☐ [SLID Petition](#)
-

RESOLUTION # 2017-104

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, ZANJERO TRAILS PARCELS 16 & 17 #162 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

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

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

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

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

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

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, ZANJERO TRAILS PARCELS 16 & 17 #162 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 Zanjero Trails Parcels 16 & 17 #162 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

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

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

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

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

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

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

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

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

APPROVED AND ADOPTED this __day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"
ZANJERO TRAILS
PARCEL 16-17 SLID #162
LEGAL DESCRIPTION

A parcel of land being situated within the Southeast Quarter of Section 21, Township 3 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap flush accepted as the Southeast corner of said Section 21 from which a found brass cap flush accepted as the South Quarter corner of said Section 21 thereof bears North 89°42'03" West, 2639.43 feet;

Thence North 89°42'03" West, 551.50 feet along the south line of the Southeast Quarter of said Section 21

Thence leaving said south line, North 00°17'57" West, 68.00 feet to the north Right-of-Way of Peoria Avenue as recorded in Book 1282, Page 7 records of Maricopa County, Arizona being the **POINT OF BEGINNING**;

THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY

Thence North 89°42'03" West, 258.71 feet;

Thence North 85°07'37" West, 25.08 feet;

Thence North 89°42'03" West, 203.05 feet;

Thence leaving said north Right-of-Way, North 00°00'01" East, 443.44 feet;

Thence North 00°00'00" East, 1006.74 feet to the centerline of Desert Cove Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID CENTERLINE;

Thence North 78°21'17" East, 274.27 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 500.00 feet;

Thence northeasterly along said curve, through a central angle of 27°57'09", an arc length of 243.93 feet to a tangent line;

Thence South 73°41'35" East, 152.64 feet; to the beginning of a tangent curve, concave northeasterly, having a radius of 500.00 feet;

Thence southeasterly along said curve, through a central angle of 15°58'29", an arc length of 139.41 feet to a tangent line;

Thence South 89°40'04" East, 197.69 feet to the west Right-of-Way line of Perryville Road as recorded in Book 1282, Page 7 records of Maricopa County, Arizona;

Thence South 00°19'56" West, 906.18 feet along said west Right-of-Way;

Thence continuing along said west Right-of-Way, South 01°18'50" West, 82.08 feet;

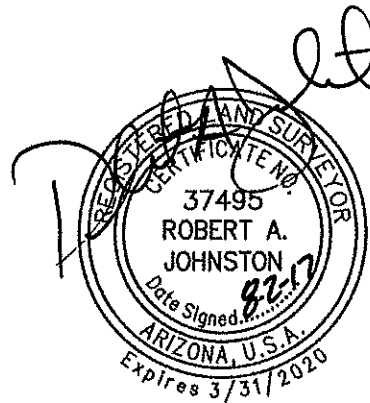
Thence leaving said west Right-of-Way, North 89°59'48" West, 495.41 feet;

Thence South 00°17'54" West, 447.96 feet to the **POINT OF BEGINNING**.

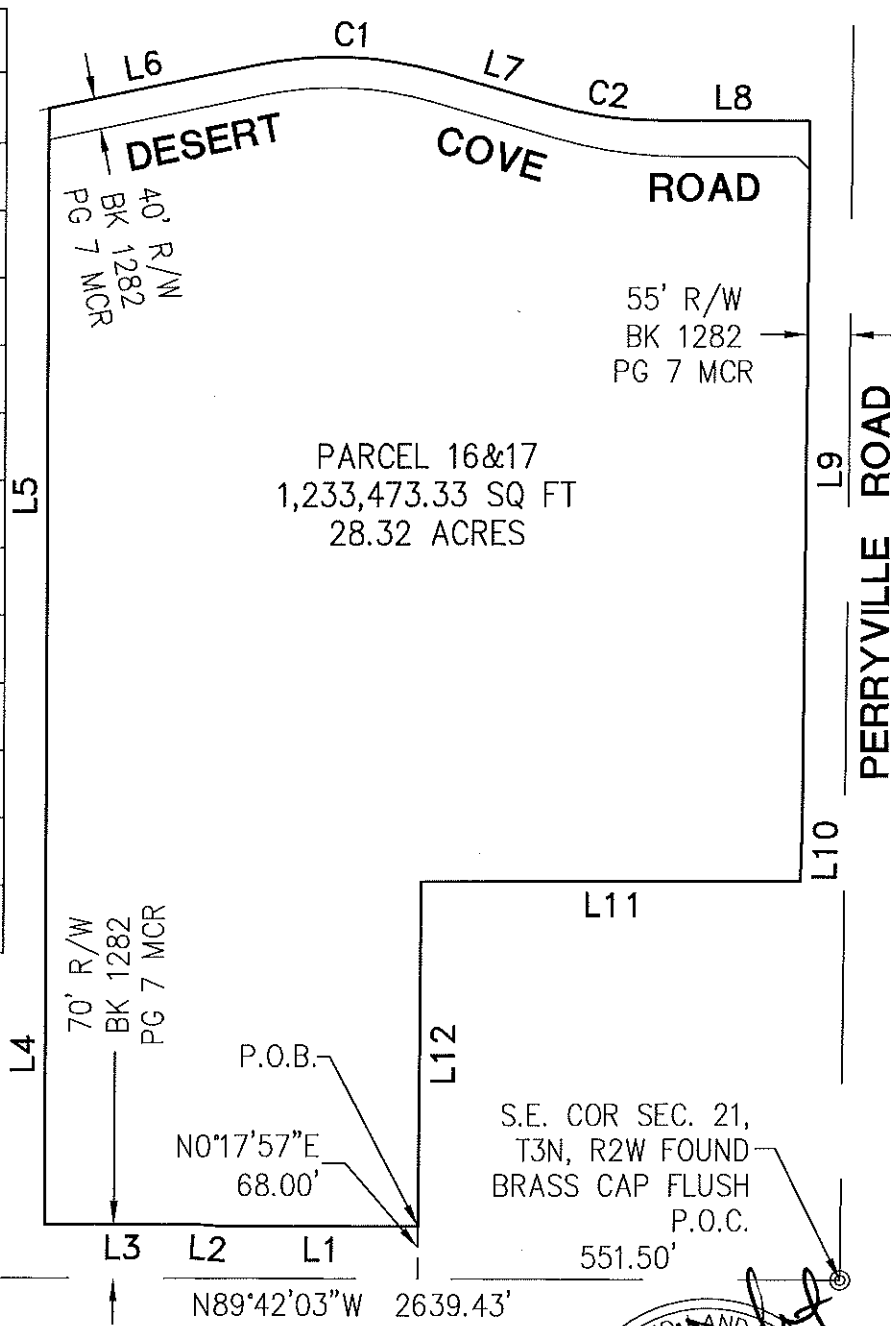
Said portion of land containing 1,233,473.33 sq.ft., or 28.317 acres, more or less. and being subject to any easements, restrictions, and/or rights-of-way.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1078
Date: August 2017



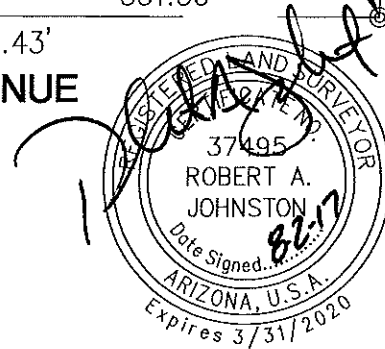
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°42'03"W	258.71'
L2	N85°07'37"W	25.08'
L3	N89°42'03"W	203.05'
L4	N00°00'01"E	443.44'
L5	N00°00'00"E	1006.74'
L6	N78°21'17"E	274.27'
L7	S73°41'35"E	152.64'
L8	S89°40'04"E	197.69'
L9	S00°19'56"W	906.18'
L10	S01°18'50"W	82.08'
L11	N89°59'48"W	495.41'
L12	S00°17'54"W	447.96'



CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	500.00'	27°57'09"	243.93'
C2	500.00'	15°58'29"	139.41'

P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING

PAGE 3 OF 3



PROJ.NO.: 1078	ZANJERO TRAILS PARCEL 16-17 SLID #162 MARICOPA COUNTY, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: AUG 2017		
SCALE: NTS		
DRAWN BY: DSP	EXHIBIT "B"	
CHECKED BY: RAJ		

FS 17-234

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.

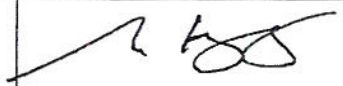
Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed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

Zanjero Trails Parcels 16 & 17 #162

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
JEN ARIZONA 11, LC	Zanjero Trails Parcels 16 & 17	502-07-003U, 502-07-003V	

RECEIVED

MAY 11 2017

BY: _____



**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. Acom	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	
				Investment by Company	Investment by Others
B. Architectural		Lumen	Watts	kWh	
	9,200 LED	139	48	\$23.77	\$6.78
	13,620 LED	202	70	26.45	8.58
C. Cobra/Roadway	6,400 LED	89	31	16.61	4.73
	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
		6,000 LED	95	33	15.83
		8,700 LED	142	49	17.80
		9,600 LED	157	54	18.94
		11,600 B-LED	181	62	17.67
	Gray/Bronze	3,300 LED	43	15	8.36
	Gray/Bronze	5,300 LED	67	23	9.70
	Gray/Bronze	8,300 LED	106	37	12.58
	Gray/Bronze	10,500 LED	130	45	14.00
	Gray/Bronze	20,000 LED	258	89	24.33
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	
					Investment By Company	Investment By Others
		Lumens	Watts	kWh		
F. Post Top	Colonial Gray	8,000 FL	100	38	\$18.54	\$5.23
		9,500 HPS	100	41	10.60	6.65
	Colonial Black	9,500 HPS	100	41	12.21	6.88
	Decorative Transit	9,500 HPS	100	41	32.47	10.24
	Copper Square	6,000 IND	85	29	17.52	4.72
	Gray/Black	8,000 IND	88	30	13.80	4.29
	Gray/Black	4,350 LED	86	30	12.52	4.12
G. FROZEN						
	4,000 INC	295	103		\$9.78	\$5.47
	7,000 MV	175	73		12.67	7.27
	11,000 MV	250	96		15.87	9.68
	20,000 MV	400	150		24.92	14.12

NOTES:

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



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

II. POLES

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



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

II POLES (cont)

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

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

III. ANCHOR BASE

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



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

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

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

V. DETERMINATION OF RATES FOR NEW EQUIPMENT

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

Step 1 Determination of Charges for each Charge Type							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

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	3
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action accepting maintenance of the streets and public utility improvements at Zanjero Trails Phase 2 - Parcel 12B, generally located on the northwest corner of Desert Cove Road and Perryville Road; Resolution # 2017-97.

Motion:

I move to approve Resolution # 2017-97

Background:

The Public Works Department conducted the final inspection of the public improvements for Zanjero Trails Phase 2 - Parcel 12B on or about July 18th, 2017 totaling 17,613 SY (approximately 2.5 lane miles) and determined that the infrastructure was compliant and acceptable to the city.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

Acceptance of streets and sewer infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$863,718.

Budget Impact:

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

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-97](#)
 - ☐ [NOC](#)
 - ☐ [Inspector Sign off](#)
-

RESOLUTION # 2017-97

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, CONDITIONALLY ACCEPTING THE STREET AND PUBLIC UTILITY IMPROVEMENTS AT ZANJERO TRAILS PHASE 2 - PARCEL 12B, GENERALLY LOCATED DESERT COVE ROAD AND PERRYVILLE ROAD.

WHEREAS, the Mayor and City Council of the City of Surprise approved a final plat entitled "Zanjero Trails Phase 2 – Parcel 12B" on, February 16th, 2016;

WHEREAS, Jen Arizona 7 LLC/Zanjero 1 LLC, the developer of Zanjero Trails Phase 2 - Parcel 12B, dedicated to the City the street and public utility improvements, generally located at Desert Cove Road and Perryville Road;

WHEREAS, the City of Surprise Public Works Department Engineering Division conditionally accepted the improvements describes in this resolution on August 17, 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.

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

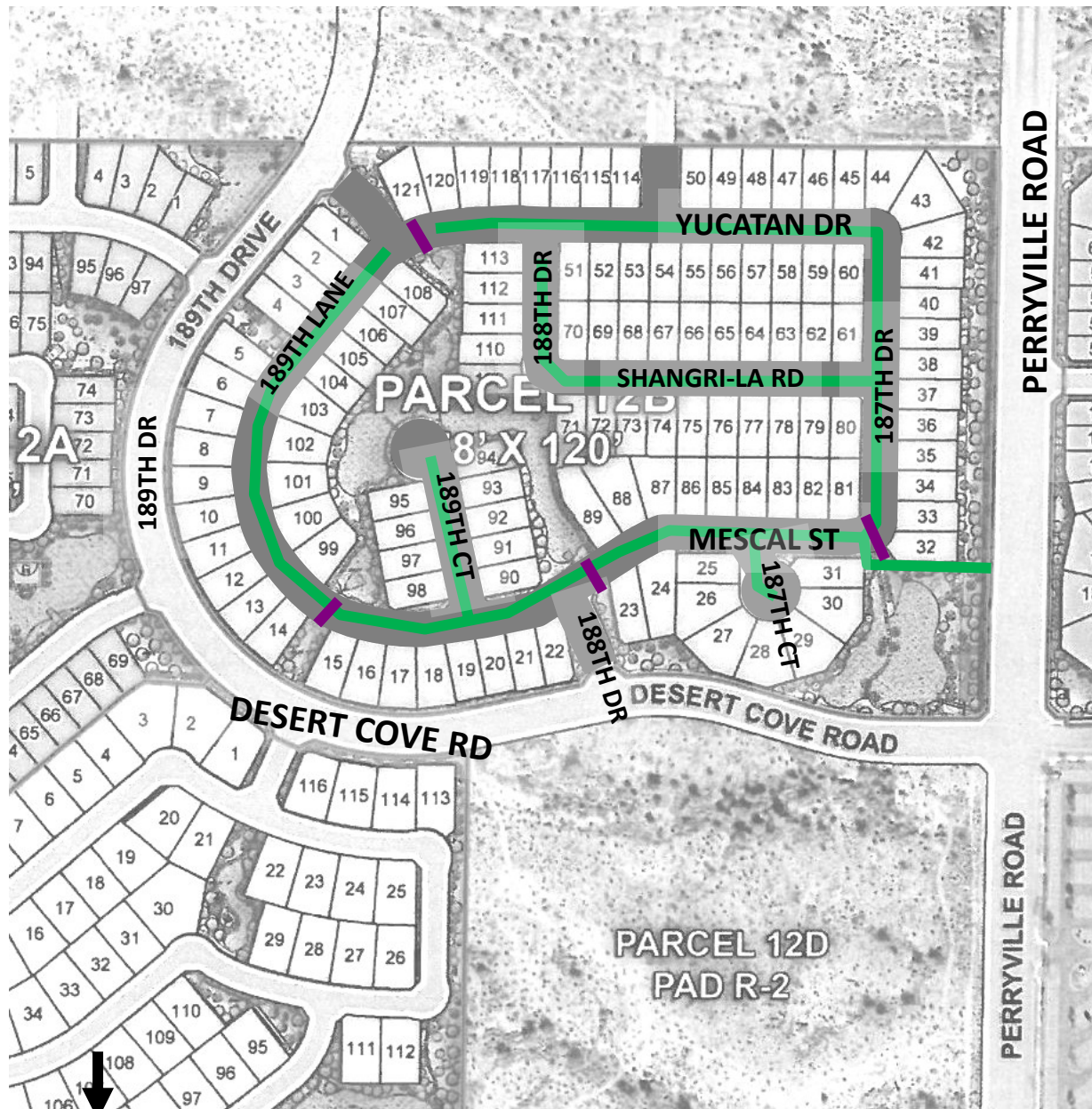
Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A
ZANJERO TRAILS PARCEL 12B

LEGEND

- PAVEMENT/
SIDEWALK
- STORM DRAIN
- SEWER



PEORIA ROAD



Public Works Department
Engineering Division
16000 North Civic Center Plaza
Surprise, Arizona 85374
Phone 623-222-6000

EXHIBIT B

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 8/17/2015
Re: Zanjero Trails Phase II – Parcel 12B

The public improvements for the above project have been completed and are on the September 19th, 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 Sewer - \$196,751.50
- City Stormwater - \$27,142.00
- City Concrete - \$325,589.84
- City Paving - \$314,234.90



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

August 17, 2017

HILGARWILSON, LLC
2141 E Highland Ave, Suite 250
Phoenix, AZ 85016

**RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR
ZANJERO TRAILS II PARCEL 12B – FS12-348**

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: 8/8/2017 ☐ Commercial ☐ Commercial w/Offsite ☒ Residential

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

7/18/2017 Date of Punch-List Walk 8/7/2017 Date Punch-List Completed

FS Number: FS12-348 Permit Number(s): E16P-0217,0218,0219,0220,0221,0222

Project Name: Zanjero Trails II Project Description (Phase/Parcel): 12B

Project Developer/Builder: (Name, Address, and Phone #)

Hilgart Wilson LLC

2141 E. Highland Ave 250, Phoenix AZ, 85016

MAG TIP Reporting:

Street Name	Classification	Begin Limits	End Limits	# Lanes	Length to nearest ¼ mi.	Features
187th Court	Local	Mescal Street		2	1/4	
189th Court	Local	Mescal Street		2	1/4	
Shangri-La Road	Local	187th Drive	188th Drive	2	1/4	
188th Drive	Local	Shangri-La Road	Yucatan Drive	2	1/4	
188th Ave	Local	Yucatan Drive	Future Parcel	2	1/4	

MATERIALS:

Asphalt:	SouthWest Materials	Supplier	2 1/2	Total Lane Miles	17,613	Total Square Yards
Water:	8" PVC	Size/Type	4,865'	Total Linear Feet		Total Linear Feet
		Size/Type		Total Linear Feet		Total Linear Feet
Sewer:	8" PVC	Size/Type	4,868'	Total Linear Feet		Total Linear Feet
		Size/Type		Total Linear Feet		Total Linear Feet
Storm:	18" RGRCP	Size/Type	241'	Total Linear Feet	30" RGRCP	Size/Type
		Size/Type		Total Linear Feet	138'	Total Linear Feet
		Size/Type		Total Linear Feet		Total Linear Feet
Fire Ln:	N/A	Size/Type		Total Linear Feet		Total Linear Feet
		Size/Type		Total Linear Feet		Total Linear Feet

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

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

APPROVAL:

Civil Inspector: [Signature]

Date: 8/8/2017

Civil Engineering Supervisor: [Signature]

Date: 8/8/17



<u>7/18/2017</u>	Date of Punch-List Walk	<u>8/7/2017</u>	Date Punch-List Completed
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Date: _____



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Tom Abbott, Fire/Medical
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of an amendment to the Fiscal Year 2018 budget by reallocating appropriations in the amount of \$5,929 with the Grants and Contingency fund for the purpose of accepting and adjusting the budget authority to utilize grant money from the Gila River Indian Community; Resolution # 2017-111.

Motion:

I move to approve Resolution # 2017-111.

Background:

The Surprise Fire-Medical Department (SFMD) has applied for funding in the amount of \$5,928.49 to purchase five (5) Automatic External Defibrillators (AEDs) and associated accessories to outfit areas of the City that currently have no coverage. This will enhance the Public Access Defibrillator (PAD) program that was implemented six years ago by SFMD. The goal of this program is to have an AED available when a medical emergency occurs thus improving the opportunity to provide immediate lifesaving interventions and simultaneously improving patient outcomes.

Objective Analysis:

Over the last six years, SFMD has identified a gap in the locations of AEDs available throughout the City. SFMD is also developing a team of employees that will be trained to be first responder level (CPR and First Aid) who can respond to a cardiac event when notified. This team of employees will be known as the Employee Emergency Response Team or EERT. The training will be focused on preparing staff members on appropriate and timely medical response to medical incidents involving residents, visitors, public at large and employees. AEDs are a vital part to the team's success. The requested (5) AEDs will outfit the areas that have been identified in the gap as having no coverage. According to the 2010 census, 19% of the Surprise population is age 65 or older. CPR and early AED application can double a person's chance of survival. This grant is a win for our City, citizens, visitors and employees.

Policy Compliant:

This grant complies with all City policies and follows all applicable state and city procurement codes.

Financial Impact:

This grant application includes the maximum estimate of in kind contributions of \$6,720 in training costs for staff time and materials which are already factored into the SFMD FY18 training budget. Most of which SFMD feels can be absorbed by light duty staff which can greatly reduce those in kind costs. The financial benefit will be garnering the cost of the five new AEDs and associated supplies which is not currently accounted for in the FY18 budget at a cost of \$5928.44. This will help to expand the program while simultaneously reducing the risk to life and safety throughout the City of Surprise.

Budget Impact:

This action will reallocate appropriations in the amount of \$5,929 within the Grants Fund from contingency to operating equipment. This does not represent an actual transfer of funds but only a transfer of budget authority and does not increase or decrease the total budget.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [Phase II Notification Email](#)
 - ☐ [GRIC Application](#)
 - ☐ [RESOLUTION 2017-111](#)
-

From: [Brenden Espie](#)
To: [Kimberly Drabik](#)
Cc: [Steven James](#)
Subject: FW: Gila River Indian Community Grant Application - Phase II Notification
Date: Tuesday, August 22, 2017 4:04:08 PM

Kim,

See below, it looks like Steve James's application was approved. I will come see you in the morning to come up with a plan for our next steps.

Espie

P.S. Steve, great job on this application.

From: Cheryl Pablo [mailto:Cheryl.Pablo@gric.nsn.us]
Sent: Tuesday, August 22, 2017 3:58 PM
To: Brenden Espie
Subject: Gila River Indian Community Grant Application - Phase II Notification

Good Afternoon Chief Espie,

The Gila River Indian Community Grants Review Committee has completed its review of applications submitted for our 2017 grants cycle. I am pleased to inform you that the application submitted for the Surprise Fire-Medical Department, Employee Emergency Response Team will be recommended for approval in the amount of \$5,928.49.

In order to move the application forward we will require a resolution from the City of Surprise acknowledging their willingness to accept the grant from the Gila River Indian Community for the proposed amount and purpose. The Gila River Indian Community does not enter into formal Intergovernmental Agreements for the purpose of these grants, so this requested resolution along with the resolution approved by the Gila River Community Council will serve to effectuate this grant. Please be aware that this "Phase II" of the grant cycle does not constitute an actual award. Final approval is contingent upon the receipt of the requested Municipal Resolution no later than September 21, 2017 and by approval of the Gila River Indian Community Council. You will be notified of a final decision no later than October 25, 2017.

Congratulations on advancing to the next phase of the grant cycle! We are happy to support such a great effort that benefits so many of our Arizona residents. If you have any questions please contact Cheryl Pablo or Terri Enos at the GRIC Office of Special Funding, 520-562-9698, extension 258 or 259.

Cheryl

Cheryl Pablo

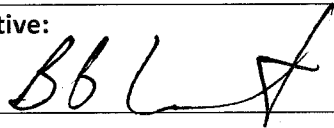
Program Administrator | Gila River Office of Special Funding | P.O. Box 2172 | Sacaton, AZ 85147
| O: 520-562-9698, ext. 259 | C: 520-610-9131 | www.gilariver.org

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Gila River Indian Community Grant Application
Grant Cycle 2017

Cover Sheet

Municipality Information	
1. Date of Application: 3/23/2016 (NOTE: Click or use up/down arrow keys to move among fields)	
2. Name of City, Town or County: City of Surprise	
3. Mayor (City or Town) or Board of Supervisor's Chairman (County): Mayor Sharon Wolcott	
4. Mailing Address: 16000 N Civic Center Plaza	
5. City: Surprise	State: Arizona Zip Code: 85374
6. Acknowledgement of Submission by Authorized Municipality Representative:	
Typed Name/Title: Bob Wingenroth, City Manager Signature: 	
Applicant Information	
7. Department/Organization Name: City of Surprise Fire- Medical Department	
8. Is this a 501c non-profit Organization? ☒ No ☐ Yes If yes, attach IRS Determination Letter	
9. Application Contact Person: Brenden Espie Title: Assistant Fire Chief	
10. Phone Number: 623.222.5000	
11. Mailing Address: 14250 W Statler Plaza Ste 101	
12. City: Surprise	State: Arizona Zip Code: 85374
13. Email Address: brenden.espie@surpriseaz.gov	Website Address: https://www.surpriseaz.gov/
Project Information	
14. Project Name: Employee Emergency Response Team	
15. Purpose of Grant: Fund the purchase of new AED units to start the Employee Emergency Response Team.	
16. Priority Funding Area	Public Safety
17. Annual amount requested	\$5928.49
18. Number of years that funding is requested	1 year
19. Total amount requested (annual amount x number of years)	\$5928.49
20. Has your organization received past funding from GRIC? If yes, list each year and amount	No
21. Geographic area served	Northwest Maricopa County

For Office Use Only:		
Data Entry	Receipt	Evaluation
Outcome ☐ Approval Recommended/Amount \$	☐ Denial	



Gila River Indian Community Grant Application Grant Cycle 2017

Narrative

Please structure your proposal to provide the following information in the order indicated. Provide the narrative in paragraph form in the text field provided. Please be thorough but strive for brevity.

1. Briefly describe the organization's history, mission and goals.

City of Surprise Fire- Medical Department became a full time all hazards response organization in 1986. Since that inception, the City and its Fire Department has grown exponentially to 7 Fire Stations serving a community of over 128,000 citizens sprawling over 103 sq miles. Our mission is to protect and preserve life and property with the highest level of safety, customer service, pride and professionalism. Our goal is to balance the needs of our people, organizational leaders, City, and public in our plans, policies, and operations.

2. If the applying organization is non-municipal or a non-profit 501c, please describe your relationship with Arizona municipalities including past and present support, whether it be through partnerships, collaborations, in-kind contributions, grants, tax-based funding or other. Describe the supporting municipality's role in this project. If the applying organization is a municipality governmental sub-division please enter the text "Not applicable."

Not applicable

3. Describe the proposed project and planned goals and activities.

The City of Surprise Fire-Medical Department (SFMD) initiated a Public Access Defibrillator (PAD) program 6 years ago. This program strategically located Automated External Defibrillators (AEDs) in specific locations throughout the City. The goal was to have an AED available when a medical emergency was occurring. Over the last 6 years, the SFMD has identified a gap that it would like to fill with this grant request. The SFMD is developing a team of employees that will be trained to the first responder level (CPR & First Aid) who can respond to a cardiac event when notified. This team of employees will be known as the Employee Emergency Response Team or EERT. The training will be focused on preparing the staff members on the appropriate and timely response to medical incidents involving residents, visitors, public at large, and employees. AED's are a vital part to the team's success and to positive outcomes. With the development of this team, the need for additional AED's is an identified gap. The current PAD program can't support the purchase of additional AED's. If approved, funds from the Gila River Indian Community would allow the SFMD to purchase five (5) new AED's and the associated equipment required to outfit the areas that currently have no coverage. According to the 2010 census, 19 percent of the population of Surprise is older than 65 years of age. In the event of a cardiac emergency, early CPR and early AED application can double a person's chance of survival. Pairing



Gila River Indian Community Grant Application

Grant Cycle 2017

the city staff training and new AEDs and equipment will undoubtedly give our residents, visitors, and employees a much better chance of survival in the event of a sudden cardiac arrest.

4. Describe how the proposed project satisfies one or more of the priority funding areas identified by the Gila River Indian Community.

The Surprise Fire Medical Department (SFMD) feels this project will satisfy the Education, Healthcare, and Public Safety funding priorities. If approved, this program will require education to all new members on proper response to critical, life saving incidents and to provide them with the knowledge and resources to mitigate any situation. The SFMD will provide this training to city staff with on-duty members. This cost is listed as an in-kind match in the budget narrative. In addition to education, this program will provide immediate response and healthcare to the residents, the public, and city staff on a first responder basis. Studies have shown that care rendered immediately by bystanders improve patient outcomes on most medical emergencies. In the event of a cardiac emergency, early interventions drastically increase patient outcomes. In some cases these early interventions have increased survival rates by as much as 50%. These studies have been conducted and verified by The American Heart Association. Finally, the Employee Emergency Response Team (EERT) will provide an increase to the level of public safety to all of those who visit, conduct business, and are employed within the City Municipal buildings.

5. Identify the needs/problems to be addressed, target population and number of people to be served by the project.

The Employee Emergency Response Team (EERT) is intended to add first responders into the municipal buildings to render immediate aid during medical emergencies. Specifically, this program will provide members with the basic training to recognize a sudden cardiac arrest event to perform early CPR and immediately deploy an Automated External Defibrillator (AED). The City of Surprise has approximately 128,000 residents that may visit its municipal buildings and locations. In addition to its residents, the City of Surprise also hosts multiple events throughout the year such as Major League Baseball spring training, professional tennis tournaments, and youth sports programs. Combined, these events easily attract over 200,000 patrons every year. If approved, this program would increase AED coverage to all of the events listed above.

6. Define the project as a new or continuing program.

This is a new project that incorporates some equipment from a preexisting program in order to cut costs.

7. Provide a brief timeline including start and finish dates. Indicate if the timeline is flexible.



Gila River Indian Community Grant Application Grant Cycle 2017

The timeline to start training employees will begin in fiscal year 2018 which begins on July 1st 2017.

Additional staff members will be trained on an as needed basis. This project will have some flexibility as the training of city staff will occur around the employees assigned duties.

8. Identify other organizations, partners or funders participating in the project and their roles.

Not Applicable

9. Would you be able to implement the proposed plan if your organization received partial funding for this project?

Yes, the SFMD is prepared to scale the program back as required. It is important to note that if partial funding is provided the proposed service area will be reduced accordingly.

10. Describe your plan for project sustainability beyond the grant period. If this is a program/project previously funded by the Gila River Indian Community describe efforts made towards the previously described sustainability plan.

The SFMD has allocated funding to provide maintenance and service of existing AEDs within the municipal complex and would increase this budget line to include new AEDs purchased with the Gila River Indian Community grant.

11. Describe your plan to document progress and results.

The SFMD will monitor and document the progress and results of the program with a multi tiered system that will be in place prior to the program commencement. First, the Employee Emergency Response Team (EERT) program manager will work with the SFMD Medical Services division to ensure an EMS encounter form is completed to include patient outcomes. Once documented, this chart will be reviewed for quality assurance and quality improvements. The focus of this review will be to determine what enhancements can be made to improve future service delivery by the EERT. The SFMD Medical Services division will also include these incidents in its review of all sudden cardiac arrest events with medical direction. These reviews are aimed to develop response modifications to enhance further patient encounters and their outcomes system wide. Finally, the SFMD is recognized as one of the cities in the Arizona HEART Safe City program. This program is sponsored and accredited through Arizona Department of Health Services. Each city has specific and measurable criteria that must be followed in order to maintain its status. All data collected as a part of this program is geared to enhance emergency response protocols at the state level. The SFMD hopes to help its residents and others in the state with its contributions to the Arizona HEART Safe City program.

12. Indicate any application to and/or awards made by a tribe other than the Gila River Indian Community for state shared revenues for this and any other project for the past five (5) years. If this information is included in a separate attachment, please indicate that here.



Gila River Indian Community Grant Application Grant Cycle 2017

In 2015, SFMD submitted and was awarded a grant from Tohono O'odham Nation in the amount of \$50,000. This request was made to facilitate the purchase of a replacement compressor for the air and light truck that the SFMD has in it's fleet.

In 2016, SFMD submitted and was denied a grant porposal from Tohono O'odham Nation in the amount of \$40,000. This request was made to facilitate the purchase of a new Lifepak 15 Heart Monitor.



Gila River Indian Community Grant Application *Grant Cycle 2017*

Project Budget

Budget Period: [Click here to enter text.](#)

For each budget item listed here please provide a narrative description on the following Project Budget Detail page.

Proposed Budget Expense (list each budget item)	Amount requested from GRIC	Amount requested or secured from other funders	In Kind contributions	Total Budget
1. Philips OnSite Defibrillator Ready Pack (5)	\$4689.95	\$0	\$0	\$4689.95
2. Fast Response Kit (5)	\$45.00	\$0	\$0	\$45.00
3. Surface Mount Cabinet (5)	\$595.00	\$0	\$0	\$595.00
4. AED sign (5)	\$100.00	\$0	\$0	\$100.00
5. Shipping/handling/Sales Tax	\$498.54	\$0	\$0	\$498.54
6. Train city staff members	\$0	\$0	\$6480.00	\$6480.00
7. ASHI CPR/AED/First Aid books	\$0	\$0	\$240.00	\$240.00
8. Click here to enter text.	\$0	\$0	\$0	\$0
9. Click here to enter text.	\$0	\$0	\$0	\$0
10. Click here to enter text.	\$0	\$0	\$0	\$0
11. Click here to enter text.	\$0	\$0	\$0	\$0
12. Click here to enter text.	\$0	\$0	\$0	\$0
13. Click here to enter text.	\$0	\$0	\$0	\$0
14. Click here to enter text.	\$0	\$0	\$0	\$0
15. Click here to enter text.	\$0	\$0	\$0	\$0
16. Click here to enter text.	\$0	\$0	\$0	\$0
17. Click here to enter text.	\$0	\$0	\$0	\$0
Total Budget	\$0	\$0	\$0	\$0

RESOLUTION # 2017-111

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA AUTHORIZING THE CITY TO ACCEPT GRANT FUNDING FROM THE GILA RIVER INDIAN COMMUNITY AND AMEND THE FY2018 BUDGET BY REALLOCATING APPROPRIATIONS IN THE AMOUNT OF \$6,000 WITHIN THE GRANTS AND CONTINGENCY FUND FOR THE PURPOSE OF ADJUSTING THE BUDGET AUTHORITY TO PERFORM THIS GRANT.

WHEREAS, the City of Surprise Fire-Medical Department has applied for a 2017 Public Safety grant in the amount of \$5,928.49 from the Gila River Indian Community for the purchase of five (5) Automatic External Defibrillators (AED) and associated accessories in support of the Surprise Fire-Medical Department Employee Emergency Response Team;

WHEREAS, the City desires to accept the grant funding totaling \$5,928.49 if awarded;

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 statement and schedule 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.

Section 2. The City is hereby authorized to accept the grant funding if awarded from the Gila River Indian Community in support of the Surprise Fire-Medical Department's Employee Emergency Response Team in the amount of \$5,928.49. The City Manager, or his designees, is authorized to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

SIGNATURES ON 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

RESOLUTION # 2017-111
Exhibit A

Appropriation - This allocation below represents a reallocation of appropriation in the amount of \$6,000 from/to projects within the Grants Medical Services and the Grants Contingency fund and also \$6,000 within the Grant Revenue funds to allocate the revenue allocation as well. This allocation is to cover associated expenditures to cover grant purchases and revenue reimbursements to manage the Gila River Indian Community grant project if awarded. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Grants	Fire - Medical	#G34230 Gila River Indian Community Grant	E	9,500	6,000	15,500
Grants	General Operations	Contingency	E	12,546,200	(6,000)	12,540,200
Grants	Fire - Medical	#G34230 Gila River Indian Community Grant	R	-	6,000	6,000
Grants	General Operations	Other	R	12,885,100	(6,000)	12,879,100
Expense Total				12,555,700	-	12,555,700
Revenue Total				12,885,100	-	12,885,100

The fund changes are as follows:

- The amendment utilizes the Grants and Contingency fund in the amount of \$6,000 for acceptance of the 2017 Gila River Indian Community Grant without exceeding the approved total annual budget for FY2018.



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date: September 19, 2017 Contact Person: Sherry Ann Aguilar, City Clerk
Submitting Department: District: 5
Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to approve a Series 12 (New License/Corporation - 1207B148) Liquor License for Tokyo Joe's requested by Agent, Andrea Lewkowitz to be located at 14345 W. Bell Road, Suite #106, Surprise, AZ 85374.

Motion:

I move to approve a Series 12 (New License/Corporation - 1207B148) Liquor License for Tokyo Joe's requested by Agent, Andrea Lewkowitz to be located at 14345 W. Bell Road, Suite #106, Surprise, AZ 85374.

Background:

This request is of a routine nature. All Departmental reports are attached with no concerns noted. Please note that this business is in the process of being constructed but follows all of the guidelines to apply for a license with the Arizona Department of Liquor License and Control.

Objective Analysis:

N/A

Policy Compliant:

Financial Impact:

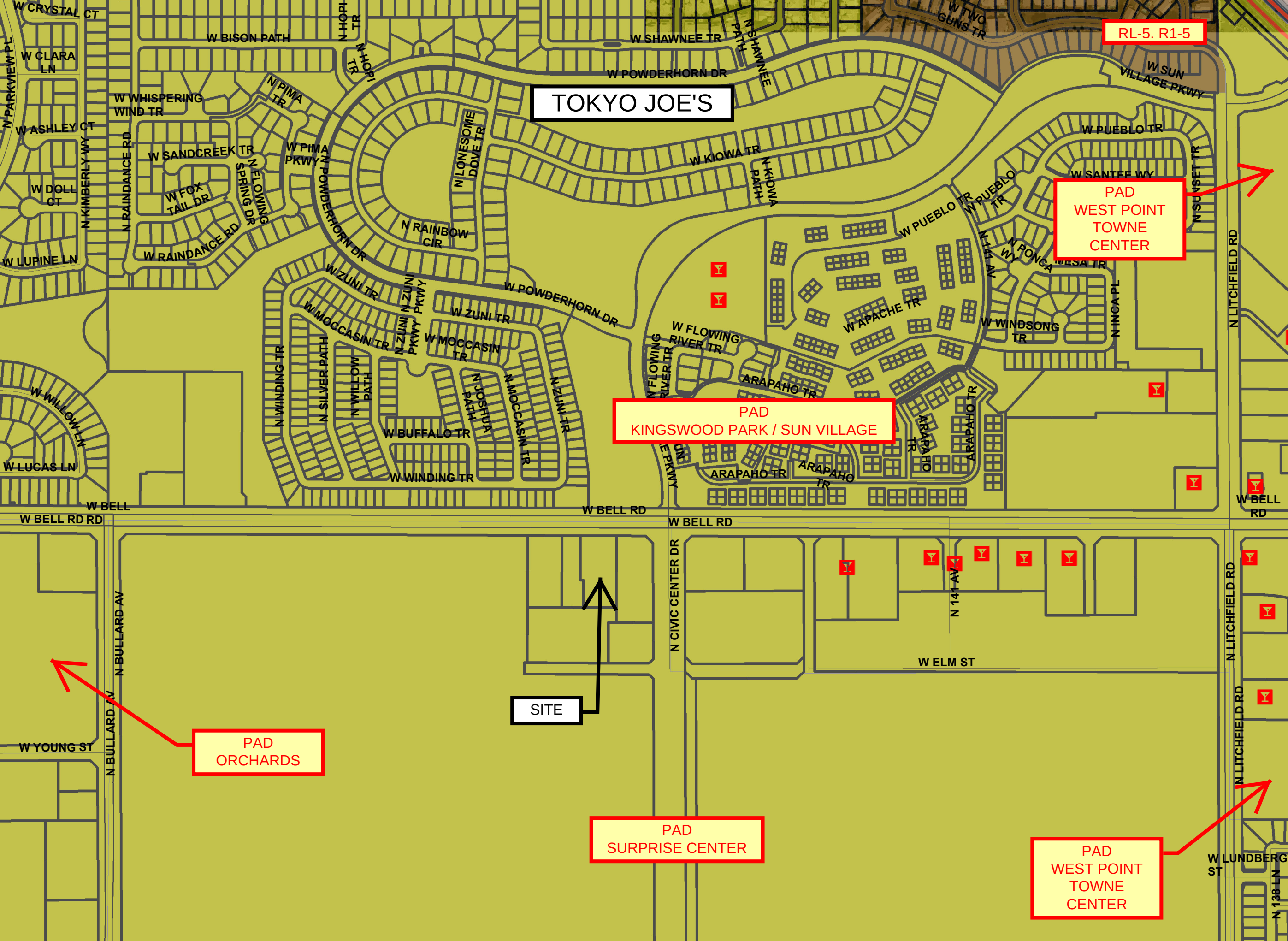
Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- ☐ [CD Report](#)
 - ☐ [Police Report](#)
 - ☐ [Fire Report](#)
 - ☐ [FINANCE REPORT](#)
-



TOKYO JOE'S

RL-5. R1-5

PAD
WEST POINT
TOWNE
CENTER

PAD
KINGSWOOD PARK / SUN VILLAGE

PAD
ORCHARDS

SITE

PAD
SURPRISE CENTER

PAD
WEST POINT
TOWNE
CENTER

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

REFERENCE:

DATE: September 5, 2017

LICENSE NUMBER – 1207B148
Series #12 – New License / LLC

APPLICANT:

TOKYO JOE'S

14345 W. Bell Road, Suite #106
Surprise, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Tokyo Joe's is a fast casual restaurant specializing in a variety of Japanese and Asian dishes. Their market is open to all ages and demographics. There is seating for 60 patrons inside the restaurant and 34 patrons on the outdoor patio. There is no designated bar area. There is no live entertainment scheduled.

- 2) ***Effect of vehicular traffic in close proximity.***

Tokyo Joe's is under construction in the brand new Thompson Thrift Shops retail plaza, located on the southwest corner of Bell Road and Civic Center Drive. Civic Center Drive from Bell Road south to Paradise Lane is currently under construction and will have one lane in both north bound and south bound directions. Bell Road is already three lanes wide in both east and west bound directions, and a dedicated right turn lane is being added in the east bound lanes of Bell Road, making for easy access into the plaza from Bell Road or onto south bound Civic Center Dr. From Civic Center Drive, there will be additional ingress/egress into the plaza parking lot. During initial opening season, there could be an effect on traffic due to the anticipation of this restaurant and other popular fast food restaurant opening in the same plaza; however the aforementioned added turn lane and the new Civic Center Drive should help in relief of traffic congestion.

- 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.***

Tokyo Joe's will be open daily from 11 AM to 9 PM. There are a variety of other fast food and fast casual restaurants in this same plaza that will soon open approximately the same time as Tokyo Joe's. We have not received any further requests for liquor licenses from these future establishments at this time. There is a restaurant inside the Sun Village gated retirement community across Bell Road which also has a series 12 license. They are not open passed 7 PM.

- 5) ***Appropriateness of series license requested.***

A series 12 license is appropriate and applicable for the Tokyo Joe's, per state guidelines for restaurants. According to the legal agent for this Tokyo Joe's and the five or so other existing Tokyo Joe's in the valley, liquor sales make up approximately for 1% of all sales.



Surprise Fire-Medical Department

14250 W. Statler Plaza Ste. 101

Surprise, AZ 85374-7479

Phone: 623-222-5000

Fax: 623-222-5001



August 28, 2017

To: Sherry Ann Aguilar, City Clerk

From: James Whitehead, Fire Inspector

Subject: Liquor License Application

Applicant: Tokyo Joes
14345 W Bell Rd #106
Surprise, Arizona 85374
LIS permit #2017002164

The Surprise Fire-Medical Department recently reviewed 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.

A handwritten signature in black ink, appearing to read "James Whitehead".

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



MEMO

Date: 09/06/2017

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

RE: Liquor License Application – Tokyo, Inc. dba Tokyo Joe's

Business License Status:

Application packet mailed on 9/6/17.

Mailing to:

Tokyo, Inc.
dba Tokyo Joe's
Attn: Ms. Andrea D. Lewkowitz
2600 N. Central Ave., Ste. 1775
Phoenix, AZ 85004



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Terry Lowe, Director, Water Resource Managment Department
Submitting Department:	Water Resource	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of an Intergovernmental Agreement between the City of Surprise and Central Arizona Water Conservation District for the sale and purchase of Long Term Storage Credits; Resolution # 2017-116.

Motion:

I move to approve Resolution # 2017-116.

Background:

The 2008 Integrated Water Master Plan identified the need for the acquisition of additional water sources to support future demand. At that time, a recommended Mid-term goal was to "...investigate potential of acquiring water company CAP allocations." The city has identified CAP allocation through the acquisition of a water company. The city intends to utilize revenue from the sale of long term storage credits to fund the acquisition of the identified CAP allocation.

Objective Analysis:

The sale will provide the City will have funding available for the acquisition process.

Policy Compliant:

This is consistent with the Water Acquisition Policy adopted on May 19, 2015.

Financial Impact:

This sale will generate \$2,000,000 in revenue which will be used to fund a portion of the water right acquisition.

Budget Impact:

Unanticipated revenue from the sales of long term credits of \$2,000,000 and does not require a budget amendment.

FTE Impact:

This item does not change the full time equivalent count.

ATTACHMENTS:

Click to download

☐ [Resolution 2017-116](#)

☐ [Agreement](#)

RESOLUTION # 2017-2016

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE CENTRAL ARIZONA WATER CONSERVATION DISTRICT ("CAWCD") FOR THE SALE OF LONG TERM STORAGE CREDITS (9,082.24 ACRE FEET) IN THE AMOUNT OF \$2,000,000.

WHEREAS, pursuant to Arizona Revised Statutes § 11-952, et seq., the City of Surprise has the authority to enter into intergovernmental agreements;

WHEREAS, pursuant to the City's Water Acquisition Policy, adopted May 2015, the City will acquire physical water and water rights;

WHEREAS, the City wishes to sell some of its long term storage credits; to be used to acquire future water and water rights;

WHEREAS, CAWCD operates the Central Arizona Project ("CAP");

WHEREAS, CAWCD also provides replenishment services to member lands and member service areas under authorities provided in Title 48, Chapter 22, Article 4 of the Arizona Revised Statutes;

WHEREAS, these replenishment authorities are commonly referred to as the Central Arizona Groundwater Replenishment District or CAGRD;

WHEREAS, the Central Arizona Water Conservation District wishes to purchase those credits for the benefit of CAGRD member lands and member service areas; and

WHEREAS, the parties now wish to approve the term of this one-time purchase agreement.

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

Section 1. The Intergovernmental Agreement between the City of Surprise and Central Arizona Water Conservation District, attached as Exhibit A hereto, is approved.

Section 2. The Mayor is hereby authorized and directed to sign this Intergovernmental Agreement between the Central Arizona Water Conservation District and the City of Surprise for the sale of long-term storage credits.

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 # 2017-116

EXHIBIT "A"

INTERGOVERNMENTAL AGREEMENT
WITH THE CENTRAL ARIZONA WATER CONSERVATION DISTRICT

**PURCHASE AND SALE AGREEMENT
FOR
LONG TERM STORAGE CREDITS**

This Purchase and Sale Agreement is made this ____ day of _____, 2017, (the "Effective Date"), between and among the Central Arizona Water Conservation District ("CAWCD"), a multi-county water conservation district organized and existing under the laws of the State of Arizona, and the City of Surprise ("Surprise"), a municipal corporation of the State of Arizona (together "Parties")

RECITALS

A. WHEREAS, CAWCD operates the Central Arizona Project ("CAP"). CAWCD also provides replenishment services to member lands and member service areas under authorities provided in Title 48, Chapter 22, Article 4 of the Arizona Revised Statutes. These replenishment authorities are commonly referred to as the Central Arizona Groundwater Replenishment District or CAGRD. CAGRD is not a separate legal entity, but functions within and is operated by CAWCD.

B. WHEREAS, CAWCD desires to purchase Long-Term Storage Credits developed by Surprise pursuant to Arizona Revised Statutes Title 45, Chapter 3.1, for the benefit of CAGRD member lands and member service areas.

C. WHEREAS, Surprise is willing to sell and transfer certain Long-Term Storage Credits to CAWCD under the price, terms and conditions set forth herein.

D. WHEREAS, Surprise is authorized to sell Long-Term Storage Credits and enter into this Agreement pursuant to , inter alia, Arizona Revised Statutes Title 9, Chapter 5, Article 2 and Title 45, Chapter 3.1, Article 4.

E. WHEREAS, the Parties desire to explore a potential future water supply partnership beyond this Agreement and intend that this Agreement be a starting point for development of that potential partnership.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and intending to be legally bound, the parties hereby agree as follows:

**ARTICLE 1
DEFINITIONS**

As used in this Agreement, the following terms, when capitalized, shall mean:

1.1 "ADWR" means the Arizona Department of Water Resources.

1.2 "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.

1.3 "CAGRD" means the Central Arizona Groundwater Replenishment District, the replenishment authority operated by CAWCD.

1.4 "CAGRD's Account(s)" means (i) the long-term storage account established pursuant to Arizona Revised Statutes § 45-859.01 for the Phoenix Active Management Area, Account No. 70- 441120.0001; (ii) the conservation district account established pursuant to Arizona Revised Statutes § 45-859.01 for the Phoenix Active Management Area, Account No. 75-441120.0000 and/or the (iii) the conservation district replenishment reserve subaccount for the Phoenix Active Management Area, Account No. 70-441120.0002.

1.5 "CAWCD" means the Central Arizona Water Conservation District.

1.6 "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).

1.7 "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3 below.

1.8 "Surprise" means the City of Surprise.

1.9 "Surprise's Long-Term Storage Account" means the Long-Term Storage account established pursuant to Arizona Revised Statutes § 45-852.01 in Surprise's name, Account No. 70-441155.0000.

ARTICLE 2 PURCHASE OF LONG-TERM STORAGE CREDITS

2.1 Sale and Purchase. Subject to the terms and conditions of this Agreement, Surprise agrees to sell, transfer and assign and CAWCD agrees to purchase, accept and pay for 9,082.24 acre-feet of Long-Term Storage Credits.

2.2 Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.

2.3 Long-Term Storage Credits. The Long-Term Storage Credits to be sold by Surprise are stored at the underground storage facility, under the ADWR Facility Permit and ADWR Water Storage Permit set forth in Exhibit A hereto.

2.4 Purchase Price. The purchase price for the 9,082.24 acre-feet of Long-Term Storage Credits to be sold by Surprise under this Agreement is \$2,000,000.00 ("Purchase Price"). The Purchase Price was calculated using a per-credit price \$220.21 (\$220.21/Long-Term Storage Credit x 9,082.24 acre-feet of Long-Term Storage Credits = \$2,000,000.00 (rounded to the nearest dollar)), which is equivalent to the cost of accruing Phoenix AMA Long-Term Storage Credits at a constructed underground storage facility in 2017. The per credit price was calculated using the following formula: Per credit price = [(CAP Long Term M&I Subcontract Capital Charge + CAP Fixed OM&R Charge + CAP Pumping Energy Rate Charge + CAP Underground

Water Storage O&M Charge for the Phoenix AMA) / 0.94]. As expressed in numbers, the formula is as follows: $[(\$31 + \$87 + \$77 + \$12) / 0.94 = \$220.21$ (rounded to the nearest cent)].

ARTICLE 3

TIME AND MANNER OF TRANSFER

3.1 Long-Term Storage Credit Transfer Form. To evidence the transfer of Long-Term Storage Credits, Surprise and CAWCD shall complete, sign and deliver the Long-Term Storage Credit Transfer Form to ADWR within ten (10) business days of the full execution of this Agreement. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit B to this Agreement. After Surprise has executed and delivered the Long-Term Storage Credit Transfer Form to CAWCD, CAWCD shall promptly deliver the fully executed Long-Term Storage Credit Transfer Form to ADWR.

3.2 Additional Actions and Documentation. CAWCD shall pay any administrative fees established by ADWR to effectuate the transfer of Surprise's Long-Term Storage Credits into CAGR's Account(s). The Parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

ARTICLE 4

COMPLETION OF DELIVERY AND PAYMENT

4.1 Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred pursuant to this Agreement shall be deemed complete when ADWR notifies CAWCD in writing that ADWR has received and accepted the Long-Term Storage Credit Transfer Form and intends to transfer the Long-Term Storage Credits from Surprise's Long-Term Storage Account to CAGR's Account(s) ("ADWR Acceptance"). CAWCD and Surprise shall cooperate with ADWR to facilitate completion of such transfer by ADWR.

4.2 Payment. CAWCD shall pay Surprise the Purchase Price no later than ten (10) business days after ADWR Acceptance.

ARTICLE 5

REJECTION OR INVALIDATION OF TRANSFER

If ADWR, pursuant to Arizona Revised Statutes § 45-854.01(C), rejects or invalidates any transfer or assignment of Long-Term Storage Credits made hereunder before CAWCD has paid for such Long-Term Storage Credits, CAWCD shall not be obligated to pay for the number of Long-Term Storage Credits affected by such rejection or invalidation. If such rejection or invalidation occurs after payment has been made by CAWCD, Surprise shall refund an amount equal to the number of Long-Term Storage Credits affected by such rejection or invalidation times the price per acre-foot for the affected Long-Term Storage Credits, as such price is established in Article 2.4 above. Surprise shall refund such amount within thirty (30) calendar days after either CAWCD or Surprise receives any notice of rejection or invalidation from

ADWR. CAWCD shall transfer and assign back to Surprise the number of credits affected by any such rejection or invalidation. Surprise's obligation to refund any payments under this Article 5 shall expire thirty (30) calendar days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into CAGRD's Account(s). The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

ARTICLE 6 EFFECTIVE DATE AND TERM

This Agreement shall be effective as of the date it has been executed by both Parties hereto, which date it set forth in the introductory paragraph of this Agreement (the "Effective Date"), and shall stay in effect until completion of performance by the Parties as contemplated herein unless terminated earlier in accordance with Article 7.

ARTICLE 7 DEFAULT AND REMEDIES

7.1 Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1 The failure of either party to perform any term, covenant, or condition of this Agreement, if that failure continues for fourteen (14) calendar days following the receipt of written notice from the other party.

7.1.2 (i) The filing by or against either party of a petition to have the party adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against a party, the same is dismissed within sixty (60) days); (ii) the making by a party of any general assignment for the benefit of creditors; (iii) the appointment of a trustee or receiver to take possession of substantially all of the party's assets, when possession is not restored to the party within sixty (60) days; or (iv) the attachment, execution, or other judicial seizure of substantially all of a party's assets, where such seizure is not discharged within sixty (60) days.

7.2 Remedies. If an event of default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid as of the date of termination under this provision shall survive such termination.

ARTICLE 8 MISCELLANEOUS PROVISIONS

8.1 Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a state court of competent jurisdiction located in Maricopa County, Arizona.

8.2 Surprise's Warranty of Title. Surprise warrants that to the best of its actual knowledge it has good and marketable title to the Long-Term Storage Credits that are the subject of this Agreement and agrees to convey marketable title to such Long-Term Storage Credits free and clear of all liens and encumbrances. Surprise shall warrant and defend title against all persons claiming by or through Surprise and no other.

8.3 Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.4 Entire Agreement. This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.5 Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.6 Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.7 Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations.

8.8 Conflicts of Interest. The parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.9 Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, or United States certified or registered mail. Any such notice must be addressed to the appropriate party at the following address (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

CAWCD:

For delivery use: c/o General Manager
23636 N. 7th Street
Phoenix, AZ 85024

For U.S. Mail use: c/o General Manager
P.O Box 43020

Phoenix, AZ 85080-3020

CITY OF SURPRISE:

For delivery use: City of Surprise
c/o Terry Lowe
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service, or mailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

8.10 Resolution of Disputes. The Parties may pursue any remedy at law or equity, including but not limited to injunctive relief to enforce this Agreement. The remedy(ies) set forth herein are not exclusive and election of one remedy does not preclude the use of other remedies.

8.11 Indemnification. Each Party to this Agreement is independently responsible in the event of its own negligence. Neither Party agrees to indemnify the other Party.

8.12 Severability. The provisions of this Agreement are severable to the extent that if any provision is held unenforceable under applicable law, the remaining provisions of the Agreement shall remain in effect.

8.13 No Third-Party Beneficiaries. This Agreement is solely for the benefit of the Parties and does not create, nor shall it be construed to create, rights in any third party unless expressly provided herein. No third party may enforce the terms and conditions of this Agreement.

8.14 Permits. The Parties shall obtain and maintain all licenses, permits and authority necessary to perform their obligations pursuant to this Agreement, and shall comply with all applicable state, federal and local laws, including but not limited to those regarding employment insurance, disability insurance and worker's compensation. This Agreement does not relieve either party from any obligation or responsibility imposed upon it by law.

8.15 No Employment. Neither Party shall be considered an officer, employee or agent of the other. No monitoring or supervisory responsibility over the other Party's activities arises on the part of the other arises or as a result of, or pursuant to, this Agreement other than as expressly provided herein.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the date first set forth above.

CAWCD: **CENTRAL ARIZONA WATER CONSERVATION DISTRICT**

By: _____

Its: President

ATTEST: _____

Secretary

SURPRISE: **CITY OF SURPRISE**

By: _____

Sharon Wolcott

Its: _____

Mayor

ATTEST: _____

Sherry Aguilar
City Council Clerk

APPROVED AS TO FORM:

Robert Wingo, City Attorney

EXHIBIT A
to
Purchase and Sale Agreement for Long Term Storage Credits
ADWR FACILITY PERMIT and ADWR WATER STORAGE PERMIT

Facility Name	ADWR Facility Permit No.	ADWR Water Storage Permit No.	ADWR Long-Term Storage Account No.	Credits (AF)	Water Source
Surprise SPA-1 Water Reclamation Facility	71-562521	73-562521.0002	71-441155.0000	9082.24	Effluent

EXHIBIT B
to
Purchase and Sale Agreement for Long Term Storage Credits
ADWR LONG-TERM STORAGE CREDIT TRANSFER FORM A.R.S. §45-854.01

ARIZONA DEPARTMENT OF WATER RESOURCES
Water Planning & Permitting Division
1110 West Washington St., Suite 310
Phoenix, Arizona 85007
Telephone (602) 771-8599
Fax (602) 771-8689

LONG-TERM STORAGE CREDIT TRANSFER FORM
A.R.S. § 45-854.01

For Official Use Only

DATE RECEIVED: _____

The fee for a Long-Term Storage Credit Transfer is \$250.00 per water storage transfer. Only one transaction may be requested per form. Payment may be made by cash, check, or credit card. Checks should be made payable to the Arizona Department of Water Resources. Failure to enclose the fee will cause the form to be returned. Fees for a Long-Term Credit Transfer are authorized by A.A.C. R12-15-104.

[FOR SELLER]

Name of Seller

Long-Term Storage Account No.

Contact Person/Telephone Number

Facility Permit Number (where source water was stored)

Mailing Address

Water Storage Permit Number (authority to store source water)

City/State/Zip

Email

Number of long-term storage credits (in acre-feet) transferred by type(s) of water and year credits were earned.

Type: _____ acre-feet _____ year earned _____

Type: _____ acre-feet _____ year earned _____

[FOR BUYER]

Name of Buyer

If the transfer includes long-term storage credits earned from the storage of Central Arizona Project (CAP) water in an Active Management Area (AMA), please state:

1. The date of Buyer's formation (if Buyer is a legal entity): _____

Contact Person/Telephone Number

2. The amount of groundwater withdrawn by Buyer in the AMA during the calendar year that the credits were earned:

Mailing Address

City/State/Zip

a. The groundwater right number(s) the Buyer withdrew the groundwater pursuant to:

Email

Long -Term Storage Account No. (if any)

Required Signature Block is on Page 2

Pursuant to A.R.S. § 45-854.01(C), the director of the Arizona Department of Water Resources may reject and invalidate any assignment of long-term storage credits in which the stored water would not have met the requirements for long-term storage credits as prescribed by A.R.S. § 45-852.01 if the assignee had stored the water.

The undersigned hereby certify, under penalty of perjury, that the information contained in this report is, to the best of their knowledge and belief, correct and complete and that they are authorized to sign on behalf of the party for whom their signature appears.

Authorized Signature for Seller DATE

Title

Authorized Signature for Buyer DATE

Title

NOTICE

A.R.S. § 41-1030(B), (D), (E) and (F) provide as follows:

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. This section may be enforced in a private civil action and relief may be awarded against the state. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the state for a violation of this section.

E. A state employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the agency's adopted personnel policy.

F. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

**PURCHASE AND SALE AGREEMENT
FOR
LONG TERM STORAGE CREDITS**

This Purchase and Sale Agreement is made this ____ day of _____, 2017, (the "Effective Date"), between and among the Central Arizona Water Conservation District ("CAWCD"), a multi-county water conservation district organized and existing under the laws of the State of Arizona, and the City of Surprise ("Surprise"), a municipal corporation of the State of Arizona (together "Parties")

RECITALS

A. WHEREAS, CAWCD operates the Central Arizona Project ("CAP"). CAWCD also provides replenishment services to member lands and member service areas under authorities provided in Title 48, Chapter 22, Article 4 of the Arizona Revised Statutes. These replenishment authorities are commonly referred to as the Central Arizona Groundwater Replenishment District or CAGR. CAGR is not a separate legal entity, but functions within and is operated by CAWCD.

B. WHEREAS, CAWCD desires to purchase Long-Term Storage Credits developed by Surprise pursuant to Arizona Revised Statutes Title 45, Chapter 3.1, for the benefit of CAGR member lands and member service areas.

C. WHEREAS, Surprise is willing to sell and transfer certain Long-Term Storage Credits to CAWCD under the price, terms and conditions set forth herein.

D. WHEREAS, Surprise is authorized to sell Long-Term Storage Credits and enter into this Agreement pursuant to , inter alia, Arizona Revised Statutes Title 9, Chapter 5, Article 2 and Title 45, Chapter 3.1, Article 4.

E. WHEREAS, the Parties desire to explore a potential future water supply partnership beyond this Agreement and intend that this Agreement be a starting point for development of that potential partnership.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and intending to be legally bound, the parties hereby agree as follows:

**ARTICLE 1
DEFINITIONS**

As used in this Agreement, the following terms, when capitalized, shall mean:

1.1 "ADWR" means the Arizona Department of Water Resources.

1.2 "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.

1.3 "CAGRD" means the Central Arizona Groundwater Replenishment District, the replenishment authority operated by CAWCD.

1.4 "CAGRD's Account(s)" means (i) the long-term storage account established pursuant to Arizona Revised Statutes § 45-859.01 for the Phoenix Active Management Area, Account No. 70- 441120.0001; (ii) the conservation district account established pursuant to Arizona Revised Statutes § 45-859.01 for the Phoenix Active Management Area, Account No. 75-441120.0000 and/or the (iii) the conservation district replenishment reserve subaccount for the Phoenix Active Management Area, Account No. 70-441120.0002.

1.5 "CAWCD" means the Central Arizona Water Conservation District.

1.6 "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).

1.7 "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3 below.

1.8 "Surprise" means the City of Surprise.

1.9 "Surprise's Long-Term Storage Account" means the Long-Term Storage account established pursuant to Arizona Revised Statutes § 45-852.01 in Surprise's name, Account No. 70-441155.0000.

ARTICLE 2 PURCHASE OF LONG-TERM STORAGE CREDITS

2.1 Sale and Purchase. Subject to the terms and conditions of this Agreement, Surprise agrees to sell, transfer and assign and CAWCD agrees to purchase, accept and pay for 9,082.24 acre-feet of Long-Term Storage Credits.

2.2 Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.

2.3 Long-Term Storage Credits. The Long-Term Storage Credits to be sold by Surprise are stored at the underground storage facility, under the ADWR Facility Permit and ADWR Water Storage Permit set forth in Exhibit A hereto.

2.4 Purchase Price. The purchase price for the 9,082.24 acre-feet of Long-Term Storage Credits to be sold by Surprise under this Agreement is \$2,000,000.00 ("Purchase Price"). The Purchase Price was calculated using a per-credit price \$220.21 (\$220.21/Long-Term Storage Credit x 9,082.24 acre-feet of Long-Term Storage Credits = \$2,000,000.00 (rounded to the nearest dollar)), which is equivalent to the cost of accruing Phoenix AMA Long-Term Storage Credits at a constructed underground storage facility in 2017. The per credit price was calculated using the following formula: Per credit price = [(CAP Long Term M&I Subcontract Capital Charge + CAP Fixed OM&R Charge + CAP Pumping Energy Rate Charge + CAP Underground

Water Storage O&M Charge for the Phoenix AMA) / 0.94]. As expressed in numbers, the formula is as follows: $[(\$31 + \$87 + \$77 + \$12) / 0.94 = \$220.21$ (rounded to the nearest cent)].

ARTICLE 3

TIME AND MANNER OF TRANSFER

3.1 Long-Term Storage Credit Transfer Form. To evidence the transfer of Long-Term Storage Credits, Surprise and CAWCD shall complete, sign and deliver the Long-Term Storage Credit Transfer Form to ADWR within ten (10) business days of the full execution of this Agreement. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit B to this Agreement. After Surprise has executed and delivered the Long-Term Storage Credit Transfer Form to CAWCD, CAWCD shall promptly deliver the fully executed Long-Term Storage Credit Transfer Form to ADWR.

3.2 Additional Actions and Documentation. CAWCD shall pay any administrative fees established by ADWR to effectuate the transfer of Surprise's Long-Term Storage Credits into CAGRD's Account(s). The Parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

ARTICLE 4

COMPLETION OF DELIVERY AND PAYMENT

4.1 Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred pursuant to this Agreement shall be deemed complete when ADWR notifies CAWCD in writing that ADWR has received and accepted the Long-Term Storage Credit Transfer Form and intends to transfer the Long-Term Storage Credits from Surprise's Long-Term Storage Account to CAGRD's Account(s) ("ADWR Acceptance"). CAWCD and Surprise shall cooperate with ADWR to facilitate completion of such transfer by ADWR.

4.2 Payment. CAWCD shall pay Surprise the Purchase Price no later than ten (10) business days after ADWR Acceptance.

ARTICLE 5

REJECTION OR INVALIDATION OF TRANSFER

If ADWR, pursuant to Arizona Revised Statutes § 45-854.01(C), rejects or invalidates any transfer or assignment of Long-Term Storage Credits made hereunder before CAWCD has paid for such Long-Term Storage Credits, CAWCD shall not be obligated to pay for the number of Long-Term Storage Credits affected by such rejection or invalidation. If such rejection or invalidation occurs after payment has been made by CAWCD, Surprise shall refund an amount equal to the number of Long-Term Storage Credits affected by such rejection or invalidation times the price per acre-foot for the affected Long-Term Storage Credits, as such price is established in Article 2.4 above. Surprise shall refund such amount within thirty (30) calendar days after either CAWCD or Surprise receives any notice of rejection or invalidation from

ADWR. CAWCD shall transfer and assign back to Surprise the number of credits affected by any such rejection or invalidation. Surprise's obligation to refund any payments under this Article 5 shall expire thirty (30) calendar days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into CAGRD's Account(s). The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

ARTICLE 6 EFFECTIVE DATE AND TERM

This Agreement shall be effective as of the date it has been executed by both Parties hereto, which date it set forth in the introductory paragraph of this Agreement (the "Effective Date"), and shall stay in effect until completion of performance by the Parties as contemplated herein unless terminated earlier in accordance with Article 7.

ARTICLE 7 DEFAULT AND REMEDIES

7.1 Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1 The failure of either party to perform any term, covenant, or condition of this Agreement, if that failure continues for fourteen (14) calendar days following the receipt of written notice from the other party.

7.1.2 (i) The filing by or against either party of a petition to have the party adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against a party, the same is dismissed within sixty (60) days); (ii) the making by a party of any general assignment for the benefit of creditors; (iii) the appointment of a trustee or receiver to take possession of substantially all of the party's assets, when possession is not restored to the party within sixty (60) days; or (iv) the attachment, execution, or other judicial seizure of substantially all of a party's assets, where such seizure is not discharged within sixty (60) days.

7.2 Remedies. If an event of default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid as of the date of termination under this provision shall survive such termination.

ARTICLE 8 MISCELLANEOUS PROVISIONS

8.1 Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a state court of competent jurisdiction located in Maricopa County, Arizona.

8.2 Surprise's Warranty of Title. Surprise warrants that to the best of its actual knowledge it has good and marketable title to the Long-Term Storage Credits that are the subject of this Agreement and agrees to convey marketable title to such Long-Term Storage Credits free and clear of all liens and encumbrances. Surprise shall warrant and defend title against all persons claiming by or through Surprise and no other.

8.3 Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.4 Entire Agreement. This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.5 Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.6 Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.7 Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations.

8.8 Conflicts of Interest. The parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.9 Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, or United States certified or registered mail. Any such notice must be addressed to the appropriate party at the following address (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

CAWCD:

For delivery use: c/o General Manager
23636 N. 7th Street
Phoenix, AZ 85024

For U.S. Mail use: c/o General Manager
P.O Box 43020

Phoenix, AZ 85080-3020

CITY OF SURPRISE:

For delivery use: City of Surprise
c/o Terry Lowe
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service, or mailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

8.10 Resolution of Disputes. The Parties may pursue any remedy at law or equity, including but not limited to injunctive relief to enforce this Agreement. The remedy(ies) set forth herein are not exclusive and election of one remedy does not preclude the use of other remedies.

8.11 Indemnification. Each Party to this Agreement is independently responsible in the event of its own negligence. Neither Party agrees to indemnify the other Party.

8.12 Severability. The provisions of this Agreement are severable to the extent that if any provision is held unenforceable under applicable law, the remaining provisions of the Agreement shall remain in effect.

8.13 No Third-Party Beneficiaries. This Agreement is solely for the benefit of the Parties and does not create, nor shall it be construed to create, rights in any third party unless expressly provided herein. No third party may enforce the terms and conditions of this Agreement.

8.14 Permits. The Parties shall obtain and maintain all licenses, permits and authority necessary to perform their obligations pursuant to this Agreement, and shall comply with all applicable state, federal and local laws, including but not limited to those regarding employment insurance, disability insurance and worker's compensation. This Agreement does not relieve either party from any obligation or responsibility imposed upon it by law.

8.15 No Employment. Neither Party shall be considered an officer, employee or agent of the other. No monitoring or supervisory responsibility over the other Party's activities arises on the part of the other or as a result of, or pursuant to, this Agreement other than as expressly provided herein.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the date first set forth above.

CAWCD: **CENTRAL ARIZONA WATER CONSERVATION DISTRICT**

By: _____

Its: President

ATTEST: _____

Secretary

SURPRISE: **CITY OF SURPRISE**

By: _____

Sharon Wolcott

Its: _____

Mayor

ATTEST: _____

Sherry Aguilar
City Council Clerk

APPROVED AS TO FORM:

Robert Wingo, City Attorney

EXHIBIT A
to
Purchase and Sale Agreement for Long Term Storage Credits
ADWR FACILITY PERMIT and ADWR WATER STORAGE PERMIT

Facility Name	ADWR Facility Permit No.	ADWR Water Storage Permit No.	ADWR Long-Term Storage Account No.	Credits (AF)	Water Source
Surprise SPA-1 Water Reclamation Facility	71-562521	73-562521.0002	71-441155.0000	9082.24	Effluent

EXHIBIT B
to
Purchase and Sale Agreement for Long Term Storage Credits
ADWR LONG-TERM STORAGE CREDIT TRANSFER FORM A.R.S. §45-854.01

ARIZONA DEPARTMENT OF WATER RESOURCES
Water Planning & Permitting Division
1110 West Washington St., Suite 310
Phoenix, Arizona 85007
Telephone (602) 771-8599
Fax (602) 771-8689

LONG-TERM STORAGE CREDIT TRANSFER FORM
A.R.S. § 45-854.01

For Official Use Only

DATE RECEIVED: _____

The fee for a Long-Term Storage Credit Transfer is \$250.00 per water storage transfer. Only one transaction may be requested per form. Payment may be made by cash, check, or credit card. Checks should be made payable to the Arizona Department of Water Resources. Failure to enclose the fee will cause the form to be returned. Fees for a Long-Term Credit Transfer are authorized by A.A.C. R12-15-104.

[FOR SELLER]

Name of Seller

Long-Term Storage Account No.

Contact Person/Telephone Number

Facility Permit Number (where source water was stored)

Mailing Address

Water Storage Permit Number (authority to store source water)

City/State/Zip

Email

Number of long-term storage credits (in acre-feet) transferred by type(s) of water and year credits were earned.

Type: _____ acre-feet _____ year earned _____

Type: _____ acre-feet _____ year earned _____

[FOR BUYER]

Name of Buyer

If the transfer includes long-term storage credits earned from the storage of Central Arizona Project (CAP) water in an Active Management Area (AMA), please state:

1. The date of Buyer's formation (if Buyer is a legal entity): _____

Contact Person/Telephone Number

2. The amount of groundwater withdrawn by Buyer in the AMA during the calendar year that the credits were earned:

Mailing Address

City/State/Zip

a. The groundwater right number(s) the Buyer withdrew the groundwater pursuant to:

Email

Long -Term Storage Account No. (if any)

Required Signature Block is on Page 2

Pursuant to A.R.S. § 45-854.01(C), the director of the Arizona Department of Water Resources may reject and invalidate any assignment of long-term storage credits in which the stored water would not have met the requirements for long-term storage credits as prescribed by A.R.S. § 45-852.01 if the assignee had stored the water.

The undersigned hereby certify, under penalty of perjury, that the information contained in this report is, to the best of their knowledge and belief, correct and complete and that they are authorized to sign on behalf of the party for whom their signature appears.

Authorized Signature for Seller DATE

Title

Authorized Signature for Buyer DATE

Title

NOTICE

A.R.S. § 41-1030(B), (D), (E) and (F) provide as follows:

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. This section may be enforced in a private civil action and relief may be awarded against the state. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the state for a violation of this section.

E. A state employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the agency's adopted personnel policy.

F. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Terry Lowe, Director, Water Resource Management Department
Submitting Department:	Water Resource	District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of an Intergovernmental Agreement between the City of Surprise and Arizona Water Banking Authority for the sale and purchase of Long Term Storage Credits; Resolution # 2017-115.

Motion:

I move to approve Resolution # 2017-115.

Background:

The 2008 Integrated Water Master Plan identified the need for the acquisition of additional water sources to support future demand. At that time, a recommended Mid-term goal was to "...investigate potential of acquiring water company CAP allocations." The city has identified CAP allocation through the acquisition of a water company. The city intends to utilize revenue from the sale of long term storage credits to fund the acquisition of the identified CAP allocation.

Objective Analysis:

The sale will provide the City will have funding available for the acquisition process.

Policy Compliant:

This is consistent with the Water Acquisition Policy adopted on May 19, 2015.

Financial Impact:

This sale will generate \$2,000,000 in revenue which will be used to fund a portion of the water right acquisition.

Budget Impact:

Unanticipated revenue from the sales of long term credits of \$2,000,000 and does not require a budget amendment.

FTE Impact:

This item does not change the full time equivalent count.

ATTACHMENTS:

Click to download

☐ [Resolution #2017-115](#)

☐ [Agreement](#)

RESOLUTION # 2017-115

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE ARIZONA WATER BANK AUTHORITY (AWBA) FOR THE SALE OF LONG TERM STORAGE CREDITS (9,082.24 ACRE FEET) IN THE AMOUNT OF \$2,000,000.

WHEREAS, pursuant to Arizona Revised Statutes § 11-952, et seq., the City of Surprise has the authority to enter into intergovernmental agreements;

WHEREAS, pursuant to the City's Water Acquisition Policy, adopted May 2015, the City will acquire physical water and water rights;

WHEREAS, the City wishes to sell some of its long term storage credits; to be used to acquire future water and water rights;

WHEREAS, the Arizona water bank wishes to purchase those credits in order to meet their obligations established under Chapter 14, Title 45 of the Arizona Revised Statutes, added by Law 1996, Ch. 308, § 16, effective April 30, 1996; and

WHEREAS, the parties now wish to approve the terms of this one-time purchase agreement.

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

Section 1. The Intergovernmental Agreement between the City of Surprise and Arizona Water Bank Authority, attached as Exhibit A hereto, is approved.

Section 2. The Mayor is hereby authorized and directed to sign this Intergovernmental Agreement between the Arizona Water Bank Authority and the City of Surprise for the one time sale of long-term storage credits.

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 # 2017-115

EXHIBIT "A"

INTERGOVERNMENTAL AGREEMENT WITH
ARIZONA WATER BANK AUTHORITY

**PURCHASE AND SALE AGREEMENT
FOR
LONG TERM STORAGE CREDITS**

This Purchase and Sale Agreement (Agreement) is made this ____ day of _____, 2017, (the "Effective Date"), between the Arizona Water Banking Authority ("AWBA"), an authority established under Chapter 14, Title 45 of the Arizona Revised Statutes, added by Law 1996, Ch. 308, § 16, effective April 30, 1996, and the City of Surprise ("Surprise"), a municipal corporation of the State of Arizona (together "Parties").

RECITALS

A. WHEREAS, the AWBA desires to purchase Long-Term Storage Credits developed by Surprise pursuant to Arizona Revised Statutes Title 45, Chapter 3.1, for the benefit of meeting the AWBA's storage goals.

B. WHEREAS, Surprise is willing to sell and transfer certain Long-Term Storage Credits to AWBA upon the price, terms and conditions set forth herein.

C. WHEREAS, Surprise is authorized to sell Long-Term Storage Credits and enter into this Agreement pursuant to, inter alia, Arizona Revised Statutes Title 9, Chapter 5, Article 2 and Title 45, Chapter 3.1, Article 4.

D. WHEREAS, the Parties desire to explore a potential future water supply partnership beyond this Agreement and intend that this Agreement be a starting point for development of that potential partnership.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and intending to be legally bound, the parties hereby agree as follows:

**ARTICLE 1
DEFINITIONS**

As used in this Agreement, the following terms, when capitalized, shall mean:

1.1 "ADWR" means the Arizona Department of Water Resources.

1.2 "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.

1.3 "AWBA" means the Arizona Water Banking Authority established by § 45-2421 or its successor.

1.4 "AWBA's Long-Term Storage Account" means the account established pursuant to Arizona Revised Statutes § 45-852.01 in the AWBA's name, account number 70-441150.0000.

- 1.5 "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).
- 1.6 "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3 below.
- 1.7 "Surprise" means the City of Surprise.
- 1.8 "Surprise's Long-Term Storage Account" means the Long-Term Storage account established pursuant to Arizona Revised Statutes § 45-852.01 in Surprise's name, Account No. 70-441155.0000.

ARTICLE 2 PURCHASE OF LONG-TERM STORAGE CREDITS

- 2.1 Sale and Purchase. Subject to the terms and conditions of this Agreement, Surprise agrees to sell, transfer and assign and AWBA agrees to purchase, acquire, and pay for 9,082.24 acre-feet of Long-Term Storage Credits.
- 2.2 Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.
- 2.3 Long-Term Storage Credits. The Long-Term Storage Credits to be sold by Surprise are stored at the underground storage facility, under the ADWR Facility Permit and ADWR Water Storage Permit set forth in Exhibit A hereto.
- 2.4 Purchase Price. The purchase price for the 9,082.24 acre-feet of Long-Term Storage Credits to be sold by Surprise under this Agreement is \$2,000,000.00 ("Purchase Price"). The Purchase Price was calculated using a per-credit price \$220.21 ($\$220.21/\text{Long-Term Storage Credit} \times 9,082.24 \text{ acre-feet of Long-Term Storage Credits} = \$2,000,000.00$ (rounded to the nearest dollar)), which is equivalent to the cost of accruing Phoenix AMA Long-Term Storage Credits at a constructed underground storage facility in 2017. The per credit price was calculated using the following formula: $\text{Per credit price} = [(\text{CAP Long Term M\&I Subcontract Capital Charge} + \text{CAP Fixed OM\&R Charge} + \text{CAP Pumping Energy Rate Charge} + \text{CAP Underground Water Storage O\&M Charge for the Phoenix AMA}) / 0.94]$. As expressed in numbers, the formula is as follows: $[(\$31 + \$87 + \$77 + \$12) / 0.94 = \$220.21$ (rounded to the nearest cent)].

ARTICLE 3 TIME AND MANNER OF TRANSFER

- 3.1 Long-Term Storage Credit Transfer Form. To evidence the transfer of Long-Term Storage Credits, Surprise and AWBA shall complete, sign and deliver the Long-Term Storage Credit Transfer Form to ADWR upon full execution of this Agreement. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit B to this Agreement. After Surprise

has executed and delivered the Long-Term Storage Credit Transfer Form to AWBA, AWBA shall promptly deliver the fully executed Long-Term Storage Credit Transfer Form to ADWR.

3.2 Additional Actions and Documentation. AWBA shall pay any administrative fees established by ADWR to effectuate the transfer of Long-Term Storage Credits into AWBA's Account. The Parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

ARTICLE 4 COMPLETION OF DELIVERY AND PAYMENT

4.1. Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred pursuant to this Agreement shall be deemed complete when ADWR notifies AWBA in writing that it has received and accepted the Long-Term Storage Credit Transfer Form and intends to transfer Long-Term Storage Credits from Surprise's Long-Term Storage Account to AWBA's Account ("ADWR Acceptance"). AWBA and Surprise shall cooperate with ADWR to facilitate completion of such transfer by ADWR.

4.2. Payment. Upon ADWR Acceptance, AWBA shall remit the Purchase Price to Surprise within thirty (30) business days.

ARTICLE 5 REJECTION OR INVALIDATION OF TRANSFER

If ADWR, pursuant to Arizona Revised Statutes § 45-854.01(C), rejects or invalidates any transfer or assignment of Long-Term Storage Credits made hereunder before AWBA has paid for such Long-Term Storage Credits, AWBA shall not be obligated to pay for the number of Long-Term Storage Credits affected by such rejection or invalidation. If such rejection or invalidation occurs after payment has been made by AWBA, Surprise shall refund an amount equal to the number of Long-Term Storage Credits affected by such rejection or invalidation times the price per acre-foot for the affected Long-Term Storage Credits, as such price is established in Article 2.4 above. Surprise shall refund such amount within thirty (30) business days after either AWBA or Surprise receives any notice of rejection or invalidation from ADWR. AWBA shall transfer and assign back to Surprise the number of credits affected by any such rejection or invalidation. Surprise's obligation to refund any payments under this Article 5 shall expire thirty (30) calendar days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into the AWBA Account. The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

ARTICLE 6 EFFECTIVE DATE AND TERM

This Agreement shall be effective as of the date set forth in the introductory paragraph of this Agreement (the “Effective Date”) and shall stay in effect until completion of performance by the Parties as contemplated herein unless terminated earlier in accordance with Article 7.

ARTICLE 7 DEFAULT AND REMEDIES

7.1. Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1 The failure of either party to perform any term, covenant, or condition of this Agreement, if that failure continues for thirty (30) calendar days following the receipt of written notice from the other party.

7.1.2 (i) The filing by or against either party of a petition to have the party adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against a party, the same is dismissed within sixty (60) days); (ii) the making by a party of any general assignment for the benefit of creditors; (iii) the appointment of a trustee or receiver to take possession of substantially all of the party’s assets, when possession is not restored to the party within sixty (60) days; or (iv) the attachment, execution, or other judicial seizure of substantially all of a party’s assets, where such seizure is not discharged within sixty (60) days.

7.2. Remedies. If an event of default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid as of the date of termination under this provision shall survive such termination.

ARTICLE 8 MISCELLANEOUS PROVISIONS

8.1. Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a state court of competent jurisdiction located in Maricopa County, Arizona.

8.2. No Third-Party Beneficiaries. This Agreement is solely for the benefit of the Parties and does not create, nor shall it be construed to create, rights in any third party unless expressly provided herein. No third party may enforce the terms and conditions of this Agreement.

8.3. Non-Discrimination. The Parties shall comply with State Executive Order No. 75-5, as amended by State Executive Order No. 2009-09, and all other applicable federal and state laws, rules and regulations relating to equal opportunity and non-discrimination, including the American with Disabilities Act.

8.4. Conflict of Interest. The Parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.5. Permits. The Parties shall obtain and maintain all licenses, permits and authority necessary to perform their obligations pursuant to this Agreement, and shall comply with all applicable state, federal and local laws, including but not limited to those regarding employment insurance, disability insurance and worker's compensation. This Agreement does not relieve either party from any obligation or responsibility imposed upon it by law.

8.6. No Employment. Neither Party shall be considered an officer, employee or agent of the other. No monitoring or supervisory responsibility over the other Party's activities arises on the part of the other arises or as a result of, or pursuant to, this Agreement other than as expressly provided herein.

8.7. Severability. The provisions of this Agreement are severable to the extent that if any provision is held unenforceable under applicable law, the remaining provisions of the Agreement shall remain in effect.

8.8. Books, Records and Inspections. All books, accounts, reports, files and other records relating to this Agreement shall be subject at all reasonable times to inspection and audit by the State of Arizona and the AWBA for five (5) years after the completion of the Agreement. Such records shall be produced at such state offices as are designated by the State of Arizona and the AWBA.

8.9. Indemnification. Each Party to this Agreement is independently responsible in the event of its own negligence. Neither Party agrees to indemnify the other Party.

8.10. Resolution of Disputes. The Parties may pursue any remedy at law or equity, including but not limited to injunctive relief to enforce this Agreement. The remedy(ies) set forth herein are not exclusive and election of one remedy does not preclude the use of other remedies.

8.11. Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.12. Entire Agreement. This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.13. Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any

right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.14. Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.15. Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations existing as of the date of this Agreement.

8.16. Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, facsimile, United States mail, or email. Any such notice must be addressed to the appropriate party at the following address and/or email (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

AWBA:

For personal delivery: Manager
Arizona Water Banking Authority
1110 W. Washington St., Suite 310
Phoenix, AZ 85007

For U.S. Mail/email: Manager
Arizona Water Banking Authority
P.O. Box 36020
Phoenix, Arizona 85067-6020
voconnell@azwater.gov

CITY OF SURPRISE:

For U.S. Mail/email: Water Resource Management Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service, transmitted by facsimile, mailed or emailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the date first set forth above.

ARIZONA WATER BANKING AUTHORITY

By: _____
Thomas Buschatzke
Its: Chairperson

ATTEST: _____
Kathryn A. Sorensen
Secretary

CITY OF SURPRISE

By: _____
Sharon Wolcott
Its: Mayor

ATTEST: _____
Sherry Aguilar
City Council Clerk

APPROVED AS TO FORM:

Robert Wingo, City Attorney

EXHIBIT A
to
Purchase and Sale Agreement for Long Term Storage Credits

ADWR FACILITY PERMIT and ADWR WATER STORAGE PERMIT

Facility Name	ADWR Facility Permit No.	ADWR Water Storage Permit No.	ADWR Long-Term Storage Account No.	Credits (AF)	Water Source
Agua Fria Managed	71-569775.0006	73-569775.1100	70-441155.0000	3962.26	CAP
Agua Fria Constructed	71-569776.0007	73-569776.1100	70-441155.0000	1068.24	CAP
Tonopah Desert	71-5933005.0002	73-593305.1200	70-441155.0000	1324.57	CAP
Hieroglyphic Mountain	71-584466.0003	73-584466.0900	70-441155.0000	2727.17	CAP

EXHIBIT B
to
Purchase and Sale Agreement for Long Term Storage Credits

ADWR LONG-TERM STORAGE CREDIT TRANSFER FORM A.R.S. § 45-854.01

ARIZONA DEPARTMENT OF WATER RESOURCES
Water Planning & Permitting Division
1110 West Washington St., Suite 310
Phoenix, Arizona 85007
Telephone (602) 771-8599
Fax (602) 771-8689

LONG-TERM STORAGE CREDIT TRANSFER FORM
A.R.S. § 45-854.01

For Official Use Only

DATE RECEIVED: _____

The fee for a Long-Term Storage Credit Transfer is \$250.00 per water storage transfer. Only one transaction may be requested per form. Payment may be made by cash, check, or credit card. Checks should be made payable to the Arizona Department of Water Resources. Failure to enclose the fee will cause the form to be returned. Fees for a Long-Term Credit Transfer are authorized by A.A.C. R12-15-104.

[FOR SELLER]

Name of Seller

Long-Term Storage Account No.

Contact Person/Telephone Number

Facility Permit Number (where source water was stored)

Mailing Address

Water Storage Permit Number (authority to store source water)

City/State/Zip

Email

Number of long-term storage credits (in acre-feet) transferred by type(s) of water and year credits were earned.

Type: _____ acre-feet _____ year earned _____

Type: _____ acre-feet _____ year earned _____

[FOR BUYER]

Name of Buyer

If the transfer includes long-term storage credits earned from the storage of Central Arizona Project (CAP) water in an Active Management Area (AMA), please state:

Contact Person/Telephone Number

1. The date of Buyer's formation (if Buyer is a legal entity): _____

Mailing Address

2. The amount of groundwater withdrawn by Buyer in the AMA during the calendar year that the credits were earned:

City/State/Zip

a. The groundwater right number(s) the Buyer withdrew the groundwater pursuant to:

Email

Long -Term Storage Account No. (if any)

Required Signature Block is on Page 2

Pursuant to A.R.S. § 45-854.01(C), the director of the Arizona Department of Water Resources may reject and invalidate any assignment of long-term storage credits in which the stored water would not have met the requirements for long-term storage credits as prescribed by A.R.S. § 45-852.01 if the assignee had stored the water.

The undersigned hereby certify, under penalty of perjury, that the information contained in this report is, to the best of their knowledge and belief, correct and complete and that they are authorized to sign on behalf of the party for whom their signature appears.

Authorized Signature for Seller DATE

Title

Authorized Signature for Buyer DATE

Title

NOTICE

A.R.S. § 41-1030(B), (D), (E) and (F) provide as follows:

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. This section may be enforced in a private civil action and relief may be awarded against the state. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the state for a violation of this section.

E. A state employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the agency's adopted personnel policy.

F. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

**PURCHASE AND SALE AGREEMENT
FOR
LONG TERM STORAGE CREDITS**

This Purchase and Sale Agreement (Agreement) is made this ____ day of _____, 2017, (the "Effective Date"), between the Arizona Water Banking Authority ("AWBA"), an authority established under Chapter 14, Title 45 of the Arizona Revised Statutes, added by Law 1996, Ch. 308, § 16, effective April 30, 1996, and the City of Surprise ("Surprise"), a municipal corporation of the State of Arizona (together "Parties").

RECITALS

A. WHEREAS, the AWBA desires to purchase Long-Term Storage Credits developed by Surprise pursuant to Arizona Revised Statutes Title 45, Chapter 3.1, for the benefit of meeting the AWBA's storage goals.

B. WHEREAS, Surprise is willing to sell and transfer certain Long-Term Storage Credits to AWBA upon the price, terms and conditions set forth herein.

C. WHEREAS, Surprise is authorized to sell Long-Term Storage Credits and enter into this Agreement pursuant to, inter alia, Arizona Revised Statutes Title 9, Chapter 5, Article 2 and Title 45, Chapter 3.1, Article 4.

D. WHEREAS, the Parties desire to explore a potential future water supply partnership beyond this Agreement and intend that this Agreement be a starting point for development of that potential partnership.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, and intending to be legally bound, the parties hereby agree as follows:

**ARTICLE 1
DEFINITIONS**

As used in this Agreement, the following terms, when capitalized, shall mean:

1.1 "ADWR" means the Arizona Department of Water Resources.

1.2 "Agreement" means this Purchase and Sale Agreement for Long-Term Storage Credits.

1.3 "AWBA" means the Arizona Water Banking Authority established by § 45-2421 or its successor.

1.4 "AWBA's Long-Term Storage Account" means the account established pursuant to Arizona Revised Statutes § 45-852.01 in the AWBA's name, account number 70-441150.0000.

- 1.5 "Long-Term Storage Credit" is as defined in Arizona Revised Statutes § 45-802.01(11).
- 1.6 "Long-Term Storage Credit Transfer Form" is a form, approved by ADWR, to effectuate the assignment of Long-Term Storage Credits, as defined in Arizona Revised Statutes § 45-854.01(B), and more specifically described in Article 3 below.
- 1.7 "Surprise" means the City of Surprise.
- 1.8 "Surprise's Long-Term Storage Account" means the Long-Term Storage account established pursuant to Arizona Revised Statutes § 45-852.01 in Surprise's name, Account No. 70-441155.0000.

ARTICLE 2 PURCHASE OF LONG-TERM STORAGE CREDITS

- 2.1 Sale and Purchase. Subject to the terms and conditions of this Agreement, Surprise agrees to sell, transfer and assign and AWBA agrees to purchase, acquire, and pay for 9,082.24 acre-feet of Long-Term Storage Credits.
- 2.2 Type of Water. It is the intent of the parties that all Long-Term Storage Credits purchased and sold under this Agreement shall retain the identity of the source of water used to generate such Long-Term Storage Credits.
- 2.3 Long-Term Storage Credits. The Long-Term Storage Credits to be sold by Surprise are stored at the underground storage facility, under the ADWR Facility Permit and ADWR Water Storage Permit set forth in Exhibit A hereto.
- 2.4 Purchase Price. The purchase price for the 9,082.24 acre-feet of Long-Term Storage Credits to be sold by Surprise under this Agreement is \$2,000,000.00 ("Purchase Price"). The Purchase Price was calculated using a per-credit price \$220.21 ($\$220.21/\text{Long-Term Storage Credit} \times 9,082.24 \text{ acre-feet of Long-Term Storage Credits} = \$2,000,000.00$ (rounded to the nearest dollar)), which is equivalent to the cost of accruing Phoenix AMA Long-Term Storage Credits at a constructed underground storage facility in 2017. The per credit price was calculated using the following formula: $\text{Per credit price} = [(\text{CAP Long Term M\&I Subcontract Capital Charge} + \text{CAP Fixed OM\&R Charge} + \text{CAP Pumping Energy Rate Charge} + \text{CAP Underground Water Storage O\&M Charge for the Phoenix AMA}) / 0.94]$. As expressed in numbers, the formula is as follows: $[(\$31 + \$87 + \$77 + \$12) / 0.94 = \$220.21$ (rounded to the nearest cent)].

ARTICLE 3 TIME AND MANNER OF TRANSFER

- 3.1 Long-Term Storage Credit Transfer Form. To evidence the transfer of Long-Term Storage Credits, Surprise and AWBA shall complete, sign and deliver the Long-Term Storage Credit Transfer Form to ADWR upon full execution of this Agreement. A copy of the Long-Term Storage Credit Transfer Form is attached as Exhibit B to this Agreement. After Surprise

has executed and delivered the Long-Term Storage Credit Transfer Form to AWBA, AWBA shall promptly deliver the fully executed Long-Term Storage Credit Transfer Form to ADWR.

3.2 Additional Actions and Documentation. AWBA shall pay any administrative fees established by ADWR to effectuate the transfer of Long-Term Storage Credits into AWBA's Account. The Parties shall cooperate to take such further actions and execute such further documents as may be determined by either party to be necessary or advisable in order to complete the transfer of the Long-Term Storage Credits contemplated by this Agreement.

ARTICLE 4

COMPLETION OF DELIVERY AND PAYMENT

4.1. Completion of Delivery. Delivery of the Long-Term Storage Credits to be transferred pursuant to this Agreement shall be deemed complete when ADWR notifies AWBA in writing that it has received and accepted the Long-Term Storage Credit Transfer Form and intends to transfer Long-Term Storage Credits from Surprise's Long-Term Storage Account to AWBA's Account ("ADWR Acceptance"). AWBA and Surprise shall cooperate with ADWR to facilitate completion of such transfer by ADWR.

4.2. Payment. Upon ADWR Acceptance, AWBA shall remit the Purchase Price to Surprise within thirty (30) business days.

ARTICLE 5

REJECTION OR INVALIDATION OF TRANSFER

If ADWR, pursuant to Arizona Revised Statutes § 45-854.01(C), rejects or invalidates any transfer or assignment of Long-Term Storage Credits made hereunder before AWBA has paid for such Long-Term Storage Credits, AWBA shall not be obligated to pay for the number of Long-Term Storage Credits affected by such rejection or invalidation. If such rejection or invalidation occurs after payment has been made by AWBA, Surprise shall refund an amount equal to the number of Long-Term Storage Credits affected by such rejection or invalidation times the price per acre-foot for the affected Long-Term Storage Credits, as such price is established in Article 2.4 above. Surprise shall refund such amount within thirty (30) business days after either AWBA or Surprise receives any notice of rejection or invalidation from ADWR. AWBA shall transfer and assign back to Surprise the number of credits affected by any such rejection or invalidation. Surprise's obligation to refund any payments under this Article 5 shall expire thirty (30) calendar days after ADWR has issued a non-appealable final agency decision approving the transfer and assignment of the Long-Term Storage Credits into the AWBA Account. The Parties' rights and obligations under this Article 5 shall remain in full force and effect, and shall survive termination of this Agreement for purposes of addressing a circumstance where ADWR rejects or invalidates any transfer of Long-Term Storage Credits made hereunder.

ARTICLE 6 EFFECTIVE DATE AND TERM

This Agreement shall be effective as of the date set forth in the introductory paragraph of this Agreement (the “Effective Date”) and shall stay in effect until completion of performance by the Parties as contemplated herein unless terminated earlier in accordance with Article 7.

ARTICLE 7 DEFAULT AND REMEDIES

7.1. Default. The occurrence of any of the following events constitutes an event of default by a party to this Agreement:

7.1.1 The failure of either party to perform any term, covenant, or condition of this Agreement, if that failure continues for thirty (30) calendar days following the receipt of written notice from the other party.

7.1.2 (i) The filing by or against either party of a petition to have the party adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy (unless, in the case of a petition filed against a party, the same is dismissed within sixty (60) days); (ii) the making by a party of any general assignment for the benefit of creditors; (iii) the appointment of a trustee or receiver to take possession of substantially all of the party’s assets, when possession is not restored to the party within sixty (60) days; or (iv) the attachment, execution, or other judicial seizure of substantially all of a party’s assets, where such seizure is not discharged within sixty (60) days.

7.2. Remedies. If an event of default occurs, the non-defaulting party may immediately terminate this Agreement by written notice to the defaulting party and/or may pursue any other rights available to it in law or equity. The obligation of the defaulting party to pay any amounts due but unpaid as of the date of termination under this provision shall survive such termination.

ARTICLE 8 MISCELLANEOUS PROVISIONS

8.1. Interpretation. This Agreement is governed by and must be construed and interpreted in accordance with and in reference to the laws of the State of Arizona, without regard to its conflicts of laws provisions. Any action to resolve any dispute regarding this Agreement shall be taken in a state court of competent jurisdiction located in Maricopa County, Arizona.

8.2. No Third-Party Beneficiaries. This Agreement is solely for the benefit of the Parties and does not create, nor shall it be construed to create, rights in any third party unless expressly provided herein. No third party may enforce the terms and conditions of this Agreement.

8.3. Non-Discrimination. The Parties shall comply with State Executive Order No. 75-5, as amended by State Executive Order No. 2009-09, and all other applicable federal and state laws, rules and regulations relating to equal opportunity and non-discrimination, including the American with Disabilities Act.

8.4. Conflict of Interest. The Parties to this Agreement are hereby notified of A.R.S. § 38-511.

8.5. Permits. The Parties shall obtain and maintain all licenses, permits and authority necessary to perform their obligations pursuant to this Agreement, and shall comply with all applicable state, federal and local laws, including but not limited to those regarding employment insurance, disability insurance and worker's compensation. This Agreement does not relieve either party from any obligation or responsibility imposed upon it by law.

8.6. No Employment. Neither Party shall be considered an officer, employee or agent of the other. No monitoring or supervisory responsibility over the other Party's activities arises on the part of the other arises or as a result of, or pursuant to, this Agreement other than as expressly provided herein.

8.7. Severability. The provisions of this Agreement are severable to the extent that if any provision is held unenforceable under applicable law, the remaining provisions of the Agreement shall remain in effect.

8.8. Books, Records and Inspections. All books, accounts, reports, files and other records relating to this Agreement shall be subject at all reasonable times to inspection and audit by the State of Arizona and the AWBA for five (5) years after the completion of the Agreement. Such records shall be produced at such state offices as are designated by the State of Arizona and the AWBA.

8.9. Indemnification. Each Party to this Agreement is independently responsible in the event of its own negligence. Neither Party agrees to indemnify the other Party.

8.10. Resolution of Disputes. The Parties may pursue any remedy at law or equity, including but not limited to injunctive relief to enforce this Agreement. The remedy(ies) set forth herein are not exclusive and election of one remedy does not preclude the use of other remedies.

8.11. Amendments. This Agreement may be modified, amended or revoked only by the express written agreement of the parties hereto.

8.12. Entire Agreement. This Agreement constitutes the entire agreement between the parties and no understandings or obligations not expressly set forth in this Agreement are binding upon the parties.

8.13. Waiver. No delay in exercising any right or remedy shall constitute a waiver unless such right or remedy is waived in writing signed by the waiving party. A waiver by any party of any

right or remedy hereunder shall not be construed as a waiver of any other right or remedy, whether pursuant to the same or a different term, condition or covenant.

8.14. Captions. All captions, titles, or headings in this Agreement are used for the purpose of reference and convenience only and do not limit, modify, or otherwise affect any of the provisions of this Agreement.

8.15. Rules, Regulations and Amendment or Successor Statutes. All references in this Agreement to the Arizona Revised Statutes include all rules and regulations promulgated by ADWR under such statutes and all amendment statutes and successor statutes, rules, and regulations to such statutes, rules, and regulations existing as of the date of this Agreement.

8.16. Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight delivery, facsimile, United States mail, or email. Any such notice must be addressed to the appropriate party at the following address and/or email (or at any other address as a party may hereafter designate by written notice given as required by this paragraph):

AWBA:

For personal delivery: Manager
Arizona Water Banking Authority
1110 W. Washington St., Suite 310
Phoenix, AZ 85007

For U.S. Mail/email: Manager
Arizona Water Banking Authority
P.O. Box 36020
Phoenix, Arizona 85067-6020
voconnell@azwater.gov

CITY OF SURPRISE:

For U.S. Mail/email: Water Resource Management Director
City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Notice is deemed to have been given on the date on which notice is personally delivered, delivered to an overnight delivery service, transmitted by facsimile, mailed or emailed. Notice is deemed to have been received on the date on which the notice is actually received or delivery is refused.

IN WITNESS WHEREOF, the parties to this Agreement have executed this Agreement as of the date first set forth above.

ARIZONA WATER BANKING AUTHORITY

By: _____
Thomas Buschatzke
Its: Chairperson

ATTEST: _____
Kathryn A. Sorensen
Secretary

CITY OF SURPRISE

By: _____
Sharon Wolcott
Its: Mayor

ATTEST: _____
Sherry Aguilar
City Council Clerk

APPROVED AS TO FORM:

Robert Wingo, City Attorney

EXHIBIT A
to
Purchase and Sale Agreement for Long Term Storage Credits

ADWR FACILITY PERMIT and ADWR WATER STORAGE PERMIT

Facility Name	ADWR Facility Permit No.	ADWR Water Storage Permit No.	ADWR Long-Term Storage Account No.	Credits (AF)	Water Source
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Agua Fria Constructed	71-569776.0007	73-569776.1100	70-441155.0000	1068.24	CAP
Tonopah Desert	71-5933005.0002	73-593305.1200	70-441155.0000	1324.57	CAP
Hieroglyphic Mountain	71-584466.0003	73-584466.0900	70-441155.0000	2727.17	CAP

EXHIBIT B
to
Purchase and Sale Agreement for Long Term Storage Credits
ADWR LONG-TERM STORAGE CREDIT TRANSFER FORM A.R.S. § 45-854.01

ARIZONA DEPARTMENT OF WATER RESOURCES
Water Planning & Permitting Division
1110 West Washington St., Suite 310
Phoenix, Arizona 85007
Telephone (602) 771-8599
Fax (602) 771-8689

LONG-TERM STORAGE CREDIT TRANSFER FORM
A.R.S. § 45-854.01

For Official Use Only

DATE RECEIVED: _____

The fee for a Long-Term Storage Credit Transfer is \$250.00 per water storage transfer. Only one transaction may be requested per form. Payment may be made by cash, check, or credit card. Checks should be made payable to the Arizona Department of Water Resources. Failure to enclose the fee will cause the form to be returned. Fees for a Long-Term Credit Transfer are authorized by A.A.C. R12-15-104.

[FOR SELLER]

Name of Seller

Long-Term Storage Account No.

Contact Person/Telephone Number

Facility Permit Number (where source water was stored)

Mailing Address

Water Storage Permit Number (authority to store source water)

City/State/Zip

Email

Number of long-term storage credits (in acre-feet) transferred by type(s) of water and year credits were earned.

Type: _____ acre-feet _____ year earned _____

Type: _____ acre-feet _____ year earned _____

[FOR BUYER]

Name of Buyer

If the transfer includes long-term storage credits earned from the storage of Central Arizona Project (CAP) water in an Active Management Area (AMA), please state:

1. The date of Buyer's formation (if Buyer is a legal entity): _____

Contact Person/Telephone Number

2. The amount of groundwater withdrawn by Buyer in the AMA during the calendar year that the credits were earned:

Mailing Address

City/State/Zip

a. The groundwater right number(s) the Buyer withdrew the groundwater pursuant to:

Email

Long -Term Storage Account No. (if any)

Required Signature Block is on Page 2

Pursuant to A.R.S. § 45-854.01(C), the director of the Arizona Department of Water Resources may reject and invalidate any assignment of long-term storage credits in which the stored water would not have met the requirements for long-term storage credits as prescribed by A.R.S. § 45-852.01 if the assignee had stored the water.

The undersigned hereby certify, under penalty of perjury, that the information contained in this report is, to the best of their knowledge and belief, correct and complete and that they are authorized to sign on behalf of the party for whom their signature appears.

Authorized Signature for Seller DATE

Title

Authorized Signature for Buyer DATE

Title

NOTICE

A.R.S. § 41-1030(B), (D), (E) and (F) provide as follows:

B. An agency shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule or state tribal gaming compact. A general grant of authority in statute does not constitute a basis for imposing a licensing requirement or condition unless a rule is made pursuant to that general grant of authority that specifically authorizes the requirement or condition.

D. This section may be enforced in a private civil action and relief may be awarded against the state. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the state for a violation of this section.

E. A state employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the agency's adopted personnel policy.

F. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone approximately 149.1 acres from PAD-residential to RM-6 with a Planned Unit Development overlay (RM-6 PUD) and RM-9 with a Planned Unit Development Overlay (RM-9 PUD), generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue; Ordinance #2017-16.

Motion:

I move to approve Ordinance # 2017-16.

Background:

Earl, Curley & Lagarde, P.C., submitted a request for a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue. On August 17, 2017 the Planning and Zoning Commission passed a motion to recommend approval of the Major PAD Amendment, Case FS17-012, to the Mayor and City Council.

Objective Analysis:

This proposed Major PAD Amendment will allow for the development of a private active-adult community 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 - FS17-012 Asante North Zoning Amendment RFLS# 5771 - Staff Report](#)
 - ☐ [01 - FS17-012 Asante North Zoning Amendment RFLS# 5771 - PADA Document](#)
 - ☐ [02 - FS17-012 Asante North Zoning Amendment RFLS# 5771 - Luke AFB Comments](#)
 - ☐ [03 - FS17-012 Asante North Zoning Amendment RFLS# 5771 - Luke AFB Comments](#)
 - ☐ [04 - FS17-012 Asante North Zoning Amendment RFLS# 5771 - ADOT Comments](#)
 - ☐ [05 - FS17-012 Asante North Zoning Amendment RFLS# 5771 - MWD Comments](#)
 - ☐ [06 - FS17-012 Asante North Zoning Amendment RFLS# 5771 - Ordinance 2017-16](#)
 - ☐ [07 - FS17-012 Asante North Zoning Amendment RFLS# 5771 - Presentation](#)
-

ZONE CHANGE

REPORT TO THE CITY COUNCIL

Case: FS17-012

Project Name: Asante North Zoning Amendment

Council District: 1 – Acacia

Meeting Date: September 19, 2017

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Stephen Earl with Earl, Curley & Lagarde, P.C.

Request: The applicant, on behalf of the owner, requests a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD.

Site Location: Generally north of Grand Avenue approximately 2.5 miles west of 163rd Avenue.

Site Size: Approximately 149.1 acres.

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

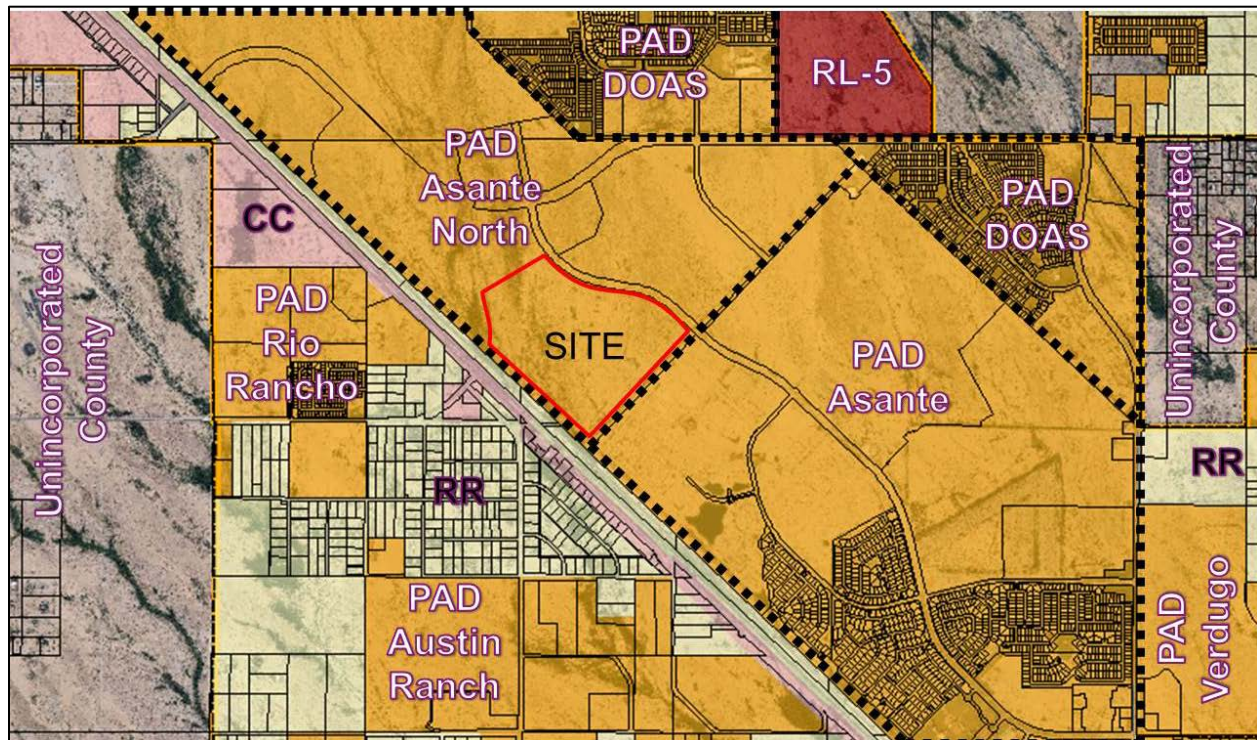
Support/Opposition: Both support and concerns was encountered during the Citizen Review meeting and are expanded upon in the Citizen Participation Report.

Staff Recommendation: On August 17, 2017 the Planning and Zoning Commission recommend approval of the Major Amendment to the Asante North PAD, Case FS17-012, to the Mayor and City Council.

Project Description:

Stephen Earl with Earl, Curley & Lagarde, P.C., on behalf of LCD Asante, LLC, requests a Major Amendment to the Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD – Residential to Medium Density Residential (RM-6) with a Planned Unit Development Overlay and Medium Density Residential (RM-9) with a Planned Unit Development Overlay. This application is in conjunction with cases FS17-010 and FS17-011 which all together will allow for the development of a 369.2 acre (approx.) private active adult community.

Surrounding Land Zoning:



PAD Asante North	PAD Asante North	PAD Asante
Community Commercial	PAD Asante North	PAD Asante
Community Commercial	Community Commercial	Community Commercial

Background:

July 27, 2006: The subject property was annexed into the City of Surprise by the Mayor and City Council.

July 27, 2006: The Mayor and City Council approved the Asante North Planned Area Development.

September 19, 2017 City Council

Case: FS17-012

Page 2 of 7

September 15, 2016: A Concept Review meeting was held for the current proposal under case CR16-365.

January 6, 2017: The applicant filed a related request for a Major PAD Amendment under case FS17-012, the subject case.

May 15, 2017: The applicant held a citizen outreach meeting to discuss the project.

August 17, 2017: The Planning and Zoning Commission held a Public Hearing for the subject case and **Recommended Approval** of the project to the Mayor and City Council.

Citizen Outreach:

The site was posted and advertised for a Citizen Outreach meeting in accordance with the SUDC. The applicant held the meeting for the proposed PAD Amendment at Desert Moon Elementary School located at 23251 N 166th Drive at 6:00pm on May 15, 2017. Residents from the Asante and Desert Oasis communities and from around the subject property attended and voiced their support and concerns in regards to the proposed project. The majority of the attendees expressed their support of the project but a couple residents continue to express concerns in regards to how the increase in traffic will affect the existing and ongoing traffic issues along 163rd Avenue.

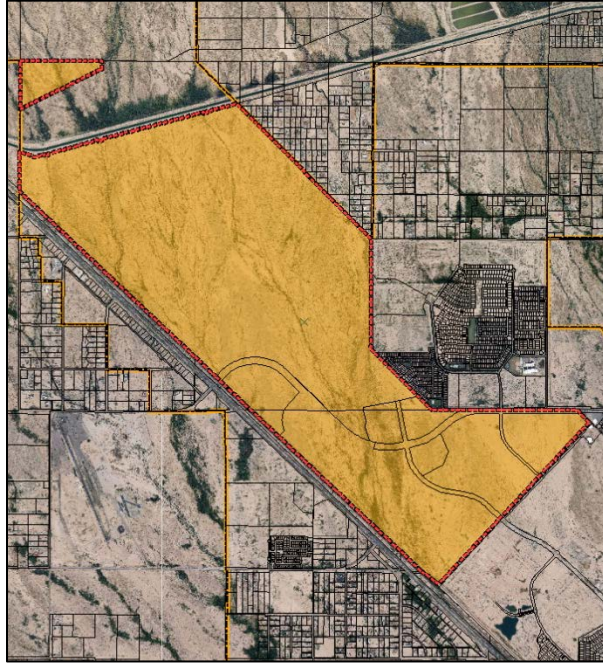
Analysis and Discussion:

The subject property is 149.1 acres (approx.) of vacant land generally located north of Grand Avenue and 2.5 miles (approx.) west of 163rd Avenue within the Asante North PAD. The subject property is currently zoned PAD with a Residential land use designation.

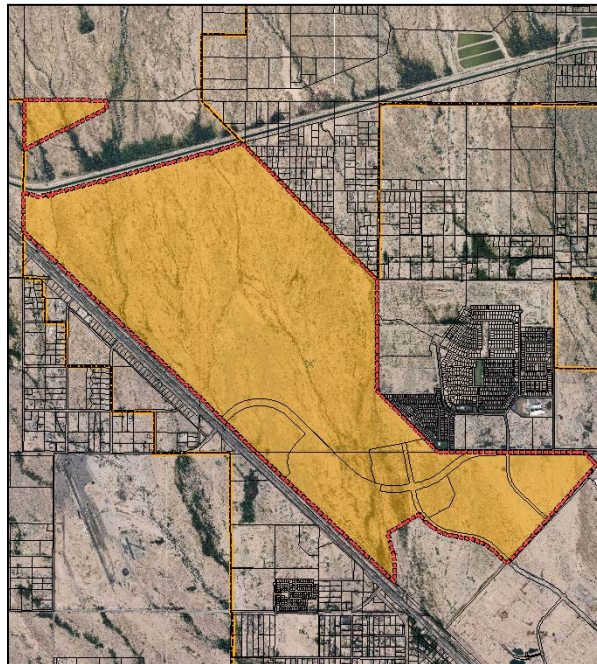
The site is surrounded by commercial zoned property south of Grand Avenue, residential zoned property to the east and to the north, and to the west some commercial and residential zoned property.

The Asante North PAD is a 2,105 acre (approx.) Planned Area Development that designates 1,786 acres (approx.) as Residential, 183 acres (approx.) as Commercial, 48 (approx.) acres as Employment, and 88 acres (approx.) as Open Space/Schools and Public Facilities. Originally the Asante North PAD envisioned a total of 8,835 dwelling units and proposed a maximum allowed overall density of 4.18 dwelling units per acre.

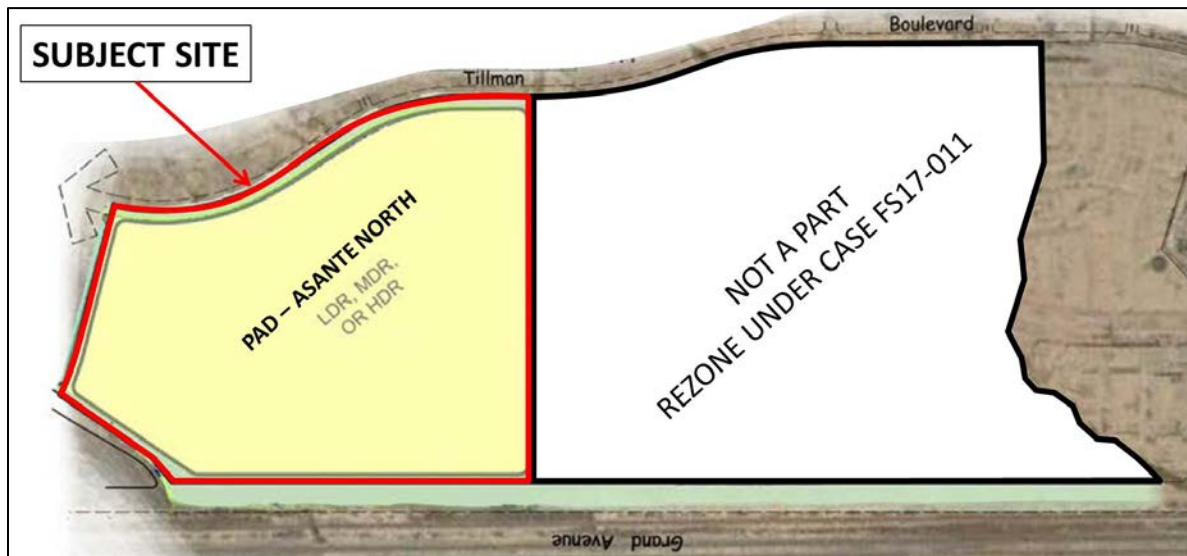
EXISTING ASANTE NORTH PAD BOUNDARY MAP



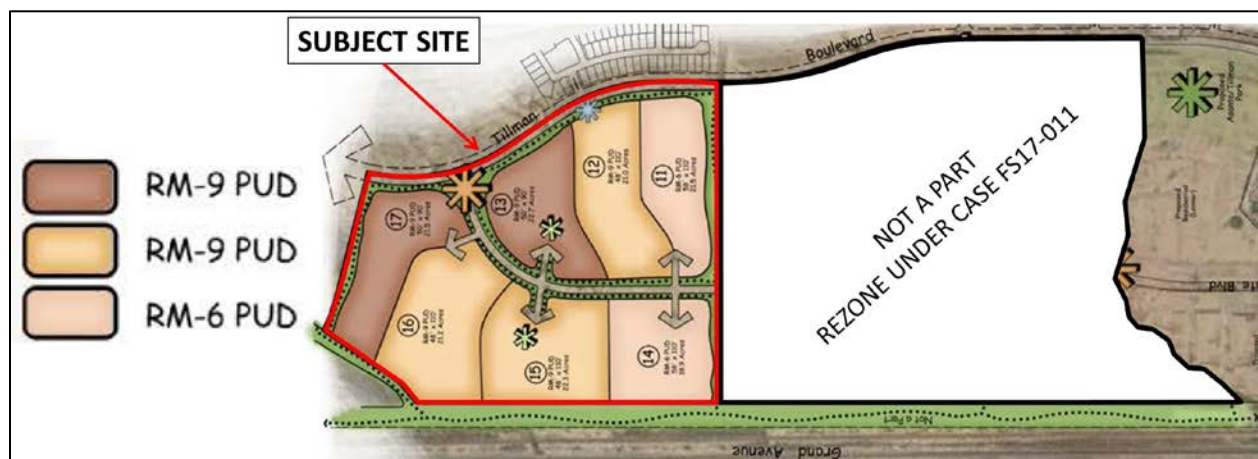
PROPOSED ASANTE NORTH PAD BOUNDARY MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP



81 This proposed PAD Amendment will Rezone 149.1 acres (approx.) from PAD – Residential to RM – 9
82 PUD (108.7 acres approx.) and RM – 6 PUD (40.4 acres approx.). If approved, this PAD Amendment
83 will reduce the overall acreage of the Asante North PAD to 1,955 acres (approx.), the total number
84 of dwelling units to 8,173, and the allowed overall density to 4.18 dwelling units per acre. The
85 amount of land designated as Commercial, Employment, and Open Space/Schools and Public
86 Facilities will remain as is.

87
88 The proposed PAD Amendment will also include language that will help better identify the
89 difference between a Major PAD Amendment and a Minor PAD Amendment.

The proposed PAD Amendment does not propose any changes to the development standards or any other section of the Original PAD.

This Major PAD Amendment application is in conjunction with a two related cases; FS17-011 and FS17-010. Case FS17-011 proposes a Major PAD Amendment to the Asante PAD to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed Use PUD. Case FS17-010 proposes a Planned Unit Development Overlay District which will establish specific permitted land uses, design guidelines, and development standards to allow for the development of a 369.2 acres (approx.) private active adult community.

Surprise General Plan 2035:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed PAD Amendment proposes a density decrease from 4.2 DU/Ac to 4.18 DU/Ac which demonstrates consistency with this land use category.

Reviewing Agencies:

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

Summary:

This proposed PAD Amendment will Rezone 149.1 acres (approx.) from PAD – Residential to RM – 9 PUD (108.7 acres approx.) and RM – 6 PUD (40.4 acres approx.) and reduce the overall density of the Asante North PAD from 4.2 DU/Ac to 4.18 DU/Ac.

Findings:

- The proposed land use change is consistent with the Surprise General Plan 2035.
- The proposed density change is consistent with the Surprise General Plan 2035.

Recommendation:

On August 17, 2017 the Planning and Zoning Commission passed a motion to recommend **Approval** of the Major PAD Amendment case **FS17-012** to the Mayor and City Council.

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

- 132 **Attachments:**
133
134 01 - PAD Amendment Document
135 02 - Citizen Participation Report
136 03 - Luke AFB comments
137 04 - ADOT comments
138 05 - MWD comments



Asante North

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD06-045	7/27/2006	Ordinance 06-34	
This Request- Land Use Map and acreage Change	FS17-012			

Asante North

Planned Area Development Amendment No. 1 Surprise, AZ

Zoning Case Number: FS17-012
(Original Case No. PAD06-045)

Lennar Arizona, Inc
Original Approval July 27, 2006 (Ordinance 06-34)

Submitted: January 6, 2017

Revised: March 30, 2017

Revised: May 1, 2017

Planning and Zoning Commission Hearing: August 17, 2017

City Council Hearing: September 19, 2017

Prepared For:
Lennar Arizona, Inc.

Alan Jones

Jeff Gunderson

Todd Skoro

1725 W Greentree Drive, Suite 114

Tempe, AZ 85284

Tel: 480-345-0077

Prepared By:

Earl, Curley & Lagarde

Stephen C. Earl

3101 N. Central Ave, Suite 1000

Phoenix, AZ 85012

Tel: 602-265-0094

TABLE OF CONTENTS

	PAGE
INTRODUCTION.....	1
PURPOSE OF REQUEST.....	2
LAND USE CATEGORY SUMMARY.....	2
AMENDMENTS.....	3
CONCLUSION.....	4

EXHIBITS

	PAGE
ASANTE NORTH PROPOSED LAND USE PLAN.....	5
LEGAL DESCRIPTION.....	6

Asante North Planned Area Development Amendment (PADA) – No. 1

INTRODUCTION

Asante North is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006. Asante, directly adjacent to and south of Asante North, is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante and Asante North function together as an overall master plan, which is located north and within the ‘V’ formed by the intersection of Grand and 163rd Avenues and the Central Arizona Project canal.

The original approval for Asante North included 2,105.4 gross acres, of which, 183.5 gross acres are designated for commercial uses, 48.8 gross acres are for an Employment Center, and 1,786.4 gross acres are planned for a variety of residential types with both attached and detached single family residences. With approximately 9% of the site devoted to commercial uses and 2% devoted to employment, Asante North is in keeping with the land use projections for the City’s General Plan. The northern portion of the site is planned be integrated with a proposed golf course and clubhouse. Four sites, totaling 26 gross acres, have been set aside to be used for establishments of community significance (i.e. churches, quasi-public, or private organizations). Additional amenities include a 6.6 gross acre fire station, a 3 gross acre water plant, two 15 gross acre school sites and one 21 gross acre combination school/park site. A minimum of 11% of the project area have been set aside for open space, buffer areas and linear parks. As mentioned, due to the companion Paradiso Asante PUD zoning request +/- 149.1 acreage from the overall Asante North is being rezoned thus reducing the overall Asante North PAD acreage. This amendment request therefore revises the Land Use Map and matrix and parcel acreages, to reflect the land going into Paradiso Asante. Except for the removal of +/-149.1 acres from Asante North and 220.1 acres from Asante PADs to be rezoned into the active adult component, no other changes are proposed to this PAD.

The proposed Asante North PAD remains committed to be a combination of commercial and residential uses planned in a comprehensive manner, which contribute a quality residential living environment and provide goods and services beneficial to the community as a whole. The project will be developed over multiple phases by a number of home developers and builders, some of whom have not even yet been identified due to the size and complexity of the project. The master developer Lennar Communities Development, Inc., with both local and national experience and a reputation for outstanding quality of homes and communities will not only be offering its own range of housing products, but will also be teamed up with other established builders to strength their diversity and breath of housing product.

This amendment seeks to round out the Asante master plan community by also offering, a small (10%) component for active adults who want to be close to family and services.

PURPOSE OF REQUEST

This amendment request simply seeks to rezone +/- 149.1 acres from the Asante North Planned Area Development (PAD) to RM-6 PUD and RM-9 PUD, for a compatible 369.2 acre active adult component as a functional part of the overall Asante and Asante North master planned communities. This separate but companion PUD zoning request seeks its own active adult Planned Unit Development zoning district for approximately 369.2 acres of land, which represents only 10% of the land, in the Asante and Asante North master plans. It is important to note, while the companion Paradiso Asante active adult PUD project seeks its own PUD zoning district, it is not requesting new or additional residential zoning in that it is simply rezoning land and related residential density from the approved PADs for Asante and Asante North into an “active adult/aged restricted housing” component of the overall Asante master planned communities. This PAD amendment and companion PUD Zoning will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families.

The following information will demonstrate that the proposed Asante North PAD amendment will continue to contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

LAND USE CATEGORY SUMMARY

Land Use Category	Gross Acres	DU (max.)	DU / AC
Community Facilities	26	-	-
Commercial	183.5	-	-
Employment Center	48.8	-	-
Fire	6.6	-	-
Park	5	-	-
Schools	46.1	-	-
Water Plant	3	-	-
Residential	1,636.9	8,173	-
TOTAL	1,955.9	8,173	4.18

- Note: 1) The gross residential areas include the area designated for the potential Golf Course and Club House amenities.
- 2) 11% (approximately 215 acres) have been designated as Open Space. Open Space and Right-of-Way areas are located throughout the project within the gross acreage of the above mentioned Land Use categories.

AMENDMENTS

Minor Changes

The City of Surprise Community Development Director may allow minor changes to the PAD, provided that such changes are not in conflict with the overall intent as expressed in the PAD document. The following items shall be considered as minor changes to the PAD:

- Changes in configuration of individual development parcels to include modifications to boundaries as long as there is no net loss of open space and no net increase in the total number of units or noncommercial acreage allowable within the PAD;
- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the PAD, nor change the overall intent of the PAD;
- Changes or modifications in lot sizes and setbacks by up to 10% of the required development standard in order to accommodate for unique circumstances or specific site constraints, so long as the change does not conflict with the City of Surprise Building Code or off -street parking requirements as defined within the PAD;
- Any analogous interpretations of the list of permitted, conditional and secondary uses of the property as set forth in the PAD, as determined by the Community Development Director;
- Changes in residential densities or unit count by up to 10% of the maximum allowable in each development parcel, provided the increase does not cause an increase in the total allowable unit count within the PAD or decrease the amount of open space within any development parcel;
- Minor modifications or adjustment to roadway alignments and/ or parcel configuration so long as the proposed modification does not change the overall intent of the PAD and the Surprise Transportation Plan;
- Minor modifications to the location and size of trails and pedestrian paths, so long as the modification meets the general intent of the PAD and the Parks and Trails Master Plan;
- Relocation of a park site, which either enhances the opportunity to create a sense of neighborhood and community or to better centralize the park site based on actual development densities, so long as the land uses and densities of the parcels proposed for the revision do not result in a net increase in total number of units and meets the intent of the Parks and Trails Master Plan.
- Other changes not identified above, but deemed appropriate by the Community

Development Director, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Surprise and does not impact the overall intent of the approved PAD.

Major Changes

- A Major change is a change that does not qualify as a minor change as defined above, and that significantly alters the intent of the approved PAD. Major Changes shall comply with the requirements set forth in Surprise Municipal Code and State Statute.

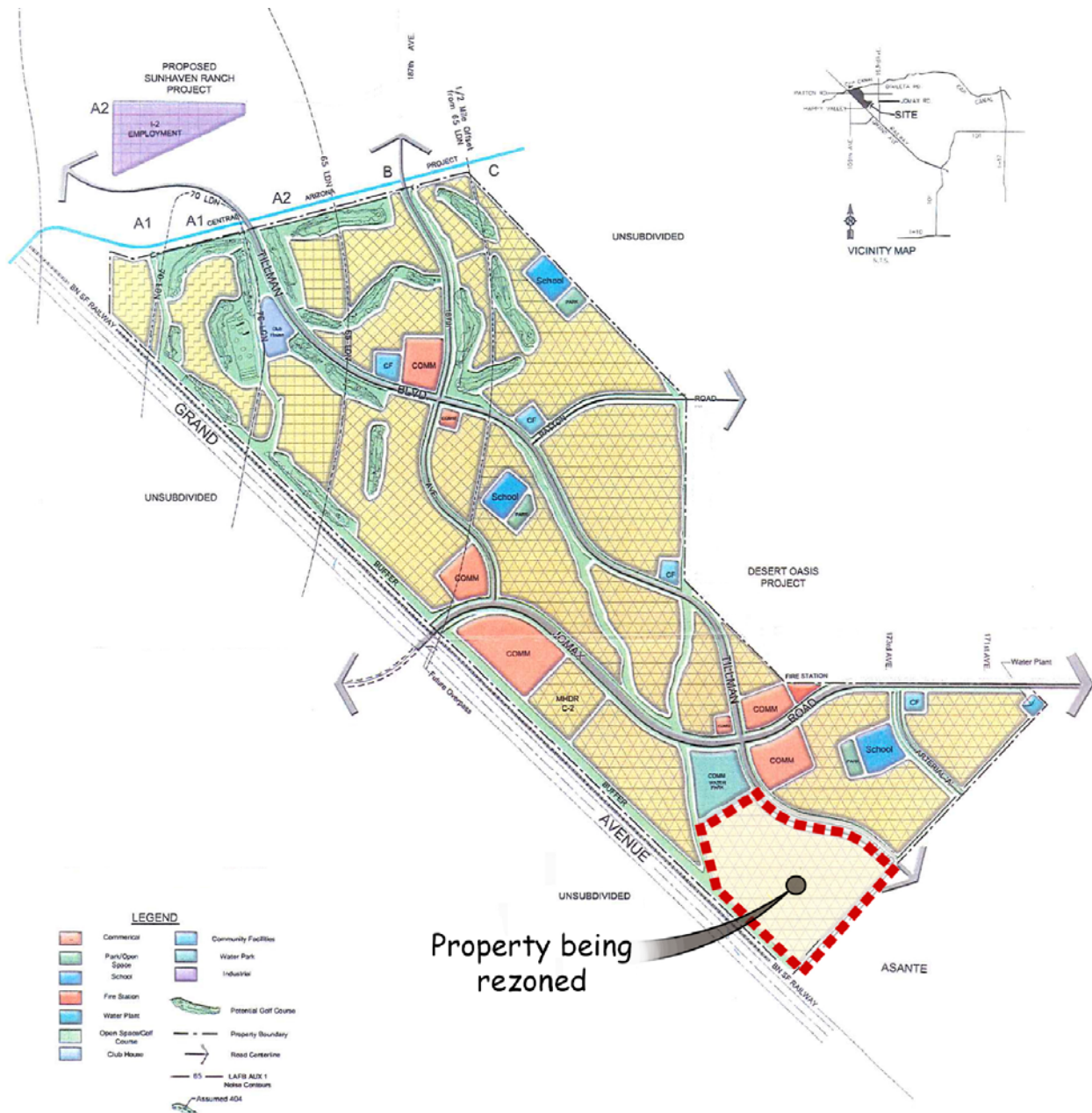
Upon the approval of any proposed amendment to the Planned Area Development (PAD), the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

Administrative Interpretations

On occasion, it may be necessary to request a formal or informal interpretation from the City of Surprise Community Development Director related to the implementation and/or interpretation of the project intent, use, or development standards as may be applicable to the interpretation of the provisions of the City of Surprise Zoning Ordinance or to the interpretation of the intent of narrative descriptions/statements contained in this Asante PAD application. Such requests for interpretation to these provisions will be made in written form to the Community Development Director by the Master Developer or a member of the Asante Property Owners Association.

CONCLUSION

Asante North PAD will continue to be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante North will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD Amendment and look forward to moving into project implementation.



Asante North

Proposed Land Use Plan



North
N.T.S.

Job #2016.01
Date: 5/2/17

Version 8 02-06-06



This plan is conceptual in nature and subject to engineering / agency review and revisions.



**Legal Description
Asante North**

Job No. 16-009.001

07/18/17

Portions of Sections 27, 28, 33, 34 and 35, Township 5 North, Range 2 West and Sections 1, 2 and 3, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the West Quarter Corner of said Section 28, said point being on the Southerly line of the Central Arizona Project Canal;

thence along said Southerly line, South 71 degrees 52 minutes 05 seconds East, 455.43 feet;

thence continuing along said Southerly line, North 75 degrees 33 minutes 21 seconds East, 315.06 feet;

thence continuing along said Southerly line, South 15 degrees 09 minutes 15 seconds East, 50.31 feet;

thence continuing along said Southerly line, North 75 degrees 31 minutes 55 seconds East, 100.00 feet;

thence continuing along said Southerly line, North 14 degrees 27 minutes 32 seconds West, 50.01 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 59 seconds East, 1557.21 feet;

thence continuing along said Southerly line, South 14 degrees 26 minutes 03 seconds East, 50.02 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 30 seconds East, 100.02 feet;

thence continuing along said Southerly line, North 14 degrees 20 minutes 19 seconds West, 49.98 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 52 seconds East, 3174.92 feet;

thence continuing along said Southerly line, South 14 degrees 30 minutes 24 seconds East, 49.97 feet;

thence continuing along said Southerly line, North 75 degrees 34 minutes 52 seconds East, 100.05 feet;

thence continuing along said Southerly line, North 14 degrees 30 minutes 53 seconds West, 50.05 feet;

thence continuing along said Southerly line, North 75 degrees 33 minutes 00 seconds East, 952.03 feet to a line determined by the Northwest Corner and the Southeast Corner of said Section 27;

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Tel (480) 503-2250 • Fax (480) 503-2258

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thence along said line, South 44 degrees 14 minutes 31 seconds East, 5719.02 feet to the Southeast Corner of said Section 27 and the Northeast Corner of said Section 34;

thence along the East line of the Northeast Quarter of said Section 34, South 0 degrees 40 minutes 33 seconds West, 2640.92 feet to the East Quarter corner thereof;

thence along the East line of the Southeast Quarter of said Section 34, South 0 degrees 40 minutes 19 seconds West, 632.58 feet;

thence along the Southwesterly lines and the prolongations therefrom of the final plats of 'Desert Oasis at Surprise Parcels L5-A' and 'Desert Oasis at Surprise Parcels L5-B', recorded in Book 822, Page 45 and Book 822, Page 47 of Maricopa County Records, respectively, South 44 degrees 30 minutes 32 seconds East, 2631.63 feet to the South line of the Southwest Quarter of said Section 35;

thence along said South line, South 89 degrees 41 minutes 53 seconds East, 786.16 feet to the South Quarter Corner of said Section 35;

thence along the South line of the Southeast Quarter of said Section 35, South 89 degrees 42 minutes 40 seconds East, 2653.20 feet to the Southeast Corner thereof;

thence South 89 degrees 37 minutes 54 seconds East, 907.37 feet to the Northeast Corner of said Section 2;

thence along the Southwesterly line and prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', recorded in Book 666, Page 8 of Maricopa County Records, South 46 degrees 28 minutes 39 seconds East, 535.26 feet;

thence South 43 degrees 31 minutes 21 seconds West, 3940.63 feet to a point on the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante North - Phase One', recorded in Book 918, Page 8 of Maricopa County Records;

thence along said centerline line, North 46 degrees 28 minutes 39 seconds West, 511.74 feet to the beginning of a curve, concave Southwest, having a radius of 1450.00 feet;

thence continuing along said centerline, Northwesterly 850.21 feet along the arc of said curve to the left through a central angle of 33 degrees 35 minutes 44 seconds;

thence continuing along said centerline, North 80 degrees 04 minutes 23 seconds West, 488.17 feet to the beginning of a curve, concave Northeast, having a radius of 1450.00 feet;

thence continuing along said centerline, Northwesterly 1173.78 feet along the arc of said curve to the right through a central angle of 46 degrees 22 minutes 52 seconds;

thence on a non-tangent line South 56 degrees 18 minutes 29 seconds West, 68.00 feet to a point on the Southerly line of said Tillman Boulevard;

thence South 58 degrees 10 minutes 18 seconds West, 985.65 feet;

thence South 62 degrees 42 minutes 29 seconds West, 163.11 feet;

thence South 70 degrees 14 minutes 44 seconds West, 99.78 feet;

thence South 12 degrees 05 minutes 10 seconds East, 736.65 feet;

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thence South 4 degrees 01 minutes 09 seconds West, 219.14 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 2459.43 feet;

thence South 43 degrees 31 minutes 21 seconds West, 200.00 feet to a point on the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 17244.64 feet to the West line of the Southwest Quarter of said Section 28;

thence along said West line, North 0 degrees 40 minutes 59 seconds East, 1150.34 feet to the POINT OF BEGINNING.

Contains 1907.5552 acres, more or less.

Together with:

A portion of the Northwest Quarter of Section 28, Township 5 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 28;

thence along the North line of said Northwest Quarter, South 89 degrees 14 minutes 38 seconds East, 2457.12 feet;

thence South 0 degrees 20 minutes 41 seconds West, 262.20 feet;

thence South 64 degrees 39 minutes 37 seconds West, 2736.04 feet to the West line of said Northwest Quarter;

thence along the West line of said Northwest Quarter, North 0 degrees 40 minutes 59 seconds East, 1465.70 feet to the POINT OF BEGINNING.

Contains 48.7593 acres, more or less.



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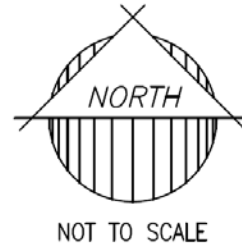
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Jul 18, 2017 10:42am S:\Projects\2016\16-009\16-009.001\Legal Survey\Drawings\16-009.001 Calcs.dwg

N 195TH AVE (ALIGN)

ASANTE NORTH
48.7593 ACRES, +/-



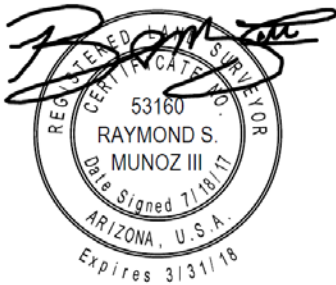
ASANTE NORTH
1907.5552 ACRES, +/-

GRAND AVE

PARADISO ASANTE

N 163RD AVE

ASANTE SOUTH



16-009

ASANTE NORTH

PAD EXHIBIT



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

Citizen Participation Final Report

For

Paradiso Asante PUD Zoning (FS17-010)
Asante PAD Amendment (FS17-011)
Asante North PAD Amendment (FS17-012)
Northwest corner of 163rd Avenue and Grand Avenue

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Owner/Developer:
LENNAR®
Lennar Arizona, Inc.
1725 W. Greentree Drive, #114
Tempe, Arizona 85284
Contacts: Jeff Gunderson, Sr. VP Land Acquisition & Development
Todd Skoro, Director of Land Acquisition
Telephone: (480) 345-0077
Fax: (480) 777-4696

Attorney
Earl, Curley & Lagarde P.C.
Contact: Stephen C. Earl
3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012

Prepared:
June 5, 2017

CITIZEN PARTICIPATION FINAL REPORT
for
Paradiso Asante PUD Zoning (FS17-010),
Asante PAD Amendment (FS17-011), and
Asante North PAD Amendment (FS17-012)
requests

PROJECT DESCRIPTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North is directly adjacent and is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006 and is directly north of Asante. Lennar, one of America’s leading homebuilding companies, is the master developer for both Asante and Asante North master planned communities totaling 3,613 acres.

Three companion zoning cases have been filed concurrently. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The purpose of this request is to add a small complimentary active adult component within the Asante and Asante North master planned communities. This active adult component in Asante will be called ***Paradiso Asante***. This component represents only 13% of the land within the Asante and Asante North PADs and will slightly reduce the total number of homes from the original overall approvals. It should also be noted that the same development standards and design features are elements approved in the Asante and Asante North PADs are being utilized in this zoning request.

The second companion request simply seeks a PAD amendment to remove the 311.7 acres from the Asante PAD that are now being incorporated into Asante Paradiso. The third companion request simply seeks a PAD amendment to remove the 153.7 acres from the Asante North PAD that are being rezoned as part of case FS17-010. Except for the removal of the 311.7 acres from Asante and 153.8 acres from Asante North PADs being rezoned into the active adult component called Asante Paradiso and the addition of a Major and Minor Amendment criteria, no other changes are proposed.

The PUD Zoning and the PAD amendments will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families and active adults.

This Citizen Participation Outreach Report provides a summary of the citizen participation and outreach for all three companion case (FS17-010, FS17-011, and FS17-012).

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Outreach Final Report was prepared in accordance with the City of Surprise Citizen Review Process requirements. It meets the City's requirements and the recommended notification area as identified by the Planning and Zoning Division. In accordance with requirements of the City, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- In accordance with the City of Surprise's Citizen Review Process, Earl, Curley & Lagarde P.C. had a sign consultant install 6 double sided neighborhood meeting signs at 6 different locations to notify and inform those interested of the upcoming neighborhood meeting to discuss the applications. (See appendix for sign posting locations, photo of sign and affidavit of posting.)
- The signs were installed 20 days prior to the neighborhood meeting on April 25, 2017. The neighborhood meeting signs included the date, time and location of the neighborhood meeting, a brief description of the requests and case numbers of each of the three cases. It also included the planning division's phone number for those with questions and/or concerns, issues, or problems.
- The City's Notification requirements requires the notice of the citizen review meeting to also be provided by the Planning and Zoning Division in the following manner:
 1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least fifteen (15) days prior to the meeting date;
 2. For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the country or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land;
 3. For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200' or 300' radius, the city shall send copies of the notice by first class mail, no less than seven (7) days prior to the hearing;
 4. Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application;
 5. The head of any homeowners association or registered neighborhood within the public notice area established in item 3 indicated above.

- The Citizen Review Meeting letter, that was sent out by the City, invited residents to attend a neighborhood meeting in the area at Sundown Mountain School (Desert Moon) Cafeteria on Monday, May 15, 2017 from 6:00 PM to 7:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included the boundaries of the requests and the location of the neighborhood meeting.

Neighborhood Meeting

- The neighborhood meeting was held on Monday, May 15, 2017 from 6:00 to 7:00 PM to inform those in attendance of the proposed applications. Approximately 25 individuals from the adjoining neighborhoods, Councilmember Roland Winters Jr., Councilmember Ken Remley, Planning Commissioner Vice Chair Matt Keating and Sergio Angulo, Planner, attended the meeting and they registered their attendance on the sign-in sheet (see *Appendix*). Additionally, two Lennar development representatives were in attendance to convey the vision of this community and respond to questions.
- The neighborhood meeting was set up in an open house format with 2 large stations. The first manned station included the following exhibits: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) An exhibit showing the overall master plan with the existing and proposed land uses and zoning inserted into the overall master plan; 3) An exhibit showing the total approved number of units and those proposed with the new PUD zoning case; and 4) An exhibit showing the existing and the proposed Zoning for the subject site.
- The second manned station included: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) A board showing representative examples of Recreational/Club house inspiration; 3) Two boards showing representative examples of house product; and 4) A board showing representative examples of house floor plans.
- Several members of the development team were at both stations to provide detailed information about the project and requests.
- Station 1: A brief review of the three companion requests was provided at the first station. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The second companion request simply seeks a PAD amendment to remove the 311.7 acres that are being rezoned as part of FS17-010 case from the Asante PAD. And the third companion request simply seeks a PAD

amendment to remove the 153.7 acres that are being rezoned as part of FS17-010 case from the Asante North PAD.

- It was further explained the subject property is part of the Asante and Asante North PADs, and the proposed rezone and Planned Unit Development (PUD) Overlay will create a complementary active adult community representing only 13% of the land in the Asante and Asante North PADs and will reduce the total number of homes from the original approvals. It was also noted that the development standards and the same design features and elements that have been approved through the Asante and Asante North PADs will carry through in this zoning case.
- Station 2: Detailed information regarding the proposed active adult component was provided at station 2. It was explained that the primary reason of all three cases was just to add the complementary active adult component within the Asante and Asante North master planned communities. Example representations of Recreational/Club house inspiration, representative examples of house product and representative examples of house floor plans were shown to provide interested residents with an understanding of the feel and quality of this project.
- Exhibits were shown at each station to allow the attendees the opportunity to view the elements of the proposed project. The floor was opened for questions and comments from the attendees at each station.
- The majority of those that attended the meeting lived in either Desert Oasis subdivision just to the east of Asante or in the County island just south of the Central Arizona Canal.
- Reaction to the overall plan and requests was positive from those in attendance.

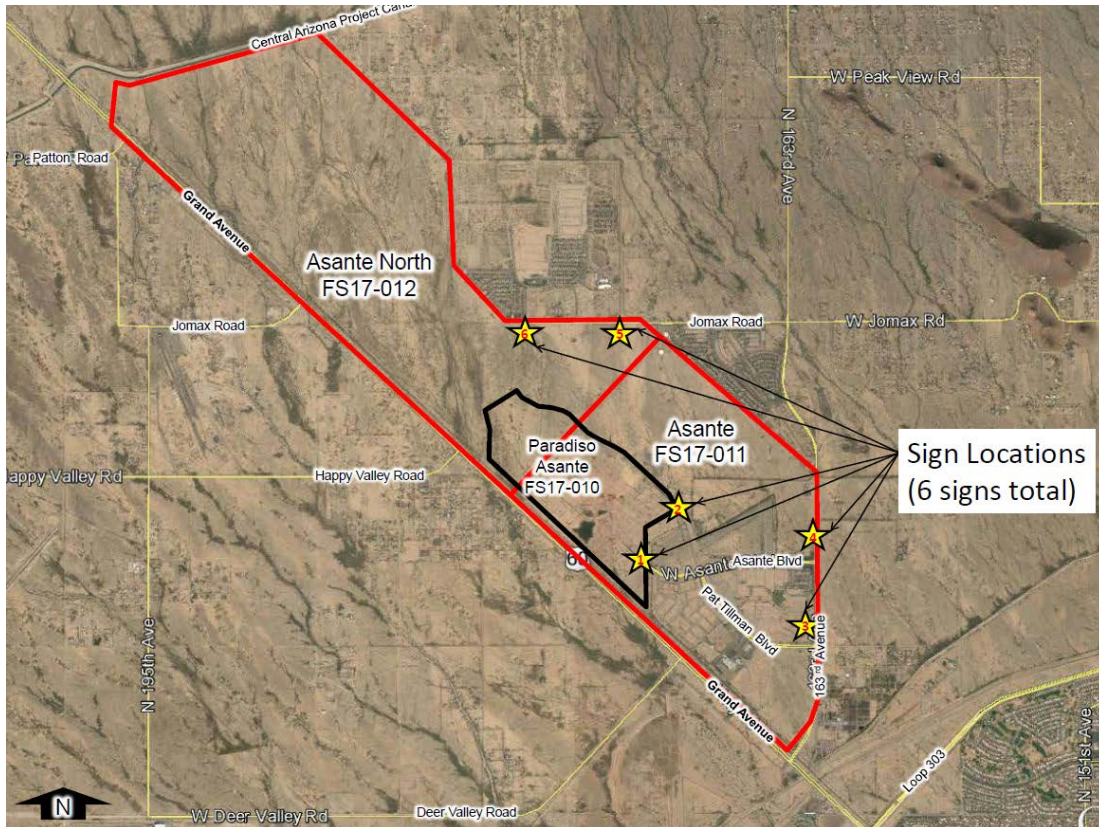
The questions from the neighborhood meeting consisted of:

Questions/Comments:	Response:
What are the requests? And why do we have three applications?	It was explained that three companion zoning cases are being filed concurrently. To simply add a complementary active adult component within the Asante and Asante North master planned communities. No additional residential density was being added by these actions. In fact, the total units would be less and all development would remain the same.
As question was raised regarding how the new component would function inside the master plan and how more external roadways	It was explained that the Asante Master Plan (including Asante and Asante North) included over 3,600 acres and had already been approved by the City for over 15,000 units. This request merely

affected such as 163 rd Avenue. They also wanted to know the timing of a second access to Grand Avenue.	created an active adult component within the Master Plan utilizing approximately 13% of the total acreage and 11.5% of the units. It was further explained that this request actually lowered the number of approved units by about 200. While this component would be for active adults and would be gated, all pedestrian ways would be unimpeded, including access to the linear park along the railroad tracks and access to the lakes. A future connection to Grand Avenue from either Jomax Road or Happy Valley Road alignments is planned to occur in the future according to the established phasing and infrastructure plan of Asante. This component will not negatively affect this timing.
A comment was made that this area has drainage and flooding problems during storm events. This was especially true of the County residents who do not have a storm water drainage system.	It was explained that when historic drainage flows enter the Asante Master Plan, they are properly handled pursuant to the City and County regulations, including appropriate storm water retention facilities. However, we have no control over drainage systems in the County exterior to the boundaries of Asante. They indicated that they had met with City and County officials on this issue and expressed their desire for the City to assist them. They realized this was not an Asante issue.
What are the home sizes?	It was conceptualized that the home sizes could range from 1,800 s.f. to over 2,700 s.f.
Several questions regarding the timing of the commercial development within Asante were asked.	It was explained that the commercial parcels are not owned or controlled by Lennar, however, Lennar is very supportive of commercial retail uses entering the Asante Master Plan to provide services for our residents. The timing of seeing commercial retail uses come will depend on home sales and projected future sales (i.e. rooftops) and we are hoping that by adding in a new, complimentary housing product within Asante, we will help to accelerate the residential development within Asante, which in turn will bring commercial uses to Asante.
Will this have a separate HOA?	It will be a sub-HOA within the master HOA. The sub-HOA will report to the master HOA and will pay dues like the rest of the members of the community. Additionally, because they will have private streets and their own separate amenities, they will also pay an additional HOA fee to maintain those amenities and assets.
Will it be gated?	Yes. It will be gated to restrict vehicular access but

	will be left open for pedestrian access.
Will it have a pool, as is being shown in the conceptual board?	It was explained, that the boards are conceptual only, showing what might be put in there. Because we are still at the zoning stage, we are still at the conceptual stage. We have not yet fully programmed that amenity space. But Lennar has devoted significant space and resources to the amenity package, which will include a clubhouse, along with other major amenities which could include a pool, ramadas, BBQs, walking trails and other elements.
Could a youth or child come and live long-term in one of these houses?	They would only be able to stay for a week similar to other prominent active adult community HOA rules.
What is the process?	Staff needs to complete their review. Once completed, they will schedule our requests for Planning Commission Hearing and final action by the City Council. After approvals, Lennar will submit their Preliminary and Final Plats for review and approval.

- Between May 15, 2017 and today's date June 5, 2017, there have been no other concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.
- This concludes the Citizen Participation Outreach Final Report for the proposed ***Paradiso Asante PUD (FS17-010), Asante PAD Amendment (FS17-011), and Asante North PAD Amendment (FS17-012).***



Sign Posting Locations



Photo of 1 of the 6 signs posted.

AFFIDAVIT OF POSTING

Application No: FS17-010, FS17-011, FS17-012

Applicant Name: Earl, Curley and Lagarde

Location: NWC of Grand Ave and 163rd Ave

Date Site Posted: April 25, 2017

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 4/25/17
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 25th day of April, 2017, and by Meghan Liggett, I witness whereof I hereunto

set my hand and official seal.

Mary Beth Conrad
Notary Public
10-25-20

My commission expires

CITY OF SURPRISE



Paradiso Asante, Asante and Asante North - Neighborhood Meeting
 Paradiso Asante PUD zoning (FS17-010),
 Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
 Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
 at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
 23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
WELDON EMERY	25918 N 160 th Av	Surprise 85378	623 684 0333
Jim & Cindy ANGARELLA	25600 N. DESERT HESLER	Surprise 85387	ANGARELLA@AOL.COM
Russ & Lisa Thayer	23918 N. 163 rd Dr	Surprise AZ 85387	RTUT2@aol.com
Stan Gutschall	29050 N. 163 rd	Surprise AZ. 85387	
MARTIN CASAS	17777 W. MAYA WAY	Surprise AZ 85387	575 749-3296
Ellen Allen	Kenallen23@gmail.com 18124 W. Roy Rogers	Surprise AZ 85387	623-556-2829
Matt & Linda Keating	16423 W. Cielo Grande Ave	Surprise 85387	stayonthebike@yahoo.com
Brad Wecker	18410 W. Stamm Dr.	Surprise 85374	BRADWECKER@GMAIL.COM
Jacqueline Rea Carroll	28517 N. 150 th Av	Surprise 85387	623-544-6304

Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
SHARV STEVE STRONG	26067 N. 163 RD DR.	SURPRISE, 85387	317-965-2446 574-6704410u.com 410-215-7466
ARMANDO BARR	16467 W. PACUITA	SURPRISE 85387	ADBARRE@gmail.com 623-500-5482
BILL + PAULA COUGHAN Ed, Jill, Wendie KEOTIN	17519 W. BUCKHORN 17539 W. FLOCKER LN.	SURPRISE SURPRISE	LOISLU1946@GMAIL.COM c.kuotin@gmail.com
CHRISTINE ADAIR	16379 N. CIELO GRANDE AVE	SURPRISE 85387	1510 adaire@gmail.com 1580
DIANE ADEN	16347 W. CIELO GRANDE AVE.	85387	JASWJOHNSON@gmail.com
Sally + Johnson	29222 N 163 RD Ave	85387	623-556 5908

From: [PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT](#)
To: [Jamie Sullivan](#)
Subject: Declined: CR16-365 Asante Active Adult

CR16-365

ASANTE ACTIVE ADULT

North and West of Asante Boulevard and Pat Tillman Boulevard Portion of 503-73-771 and 503-73-942A Major Zoning Amendment to PAD to allow active adult housing component

The site is located on 577 acres North and West of Asante Boulevard and Pat Tillman Boulevard and is part of the larger 3,613 total acres in the Asante and Asante North Master Plan community. The request is to rezone the 577 acres to accommodate an active adult house component with in the overall Asante master Plan. The site is located approximately .90 to 2.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, the change in zoning at the location stated above, will not negatively impact the flying operations at Luke AFB. However, without a precise Plan of Development we request the opportunity to make comments on the development as they begin to build specific facilities. This will ensure that detailed features and aspects of development, as they mature, will not negatively impact our flying operations.

Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. When building 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 would be essential to inform potential residents about Luke AFB operations.

v/r
Barbara

//SIGNED//

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Deputy Director, Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

From: [Bob Patoni](#)
To: [Jamie Sullivan](#)
Cc: [Vanessa Nunez](#)
Subject: CR16-365
Date: Friday, August 26, 2016 8:36:28 AM
Attachments: [image001.jpg](#)

RE: CR16-365
Asanti Active Adult Housing Community
Proposed development adjacent to US-60 (Grand Avenue)
Major Zoning Amendment action

Attn: Jamie Sullivan

Thank you for the notice of major zoning amendment to PAD for the above-referenced development.

ADOT has no comment on zoning issues.

We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



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From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: Declined: CR16-365 Asante Active Adult

Jamie,

Thank you for providing the Meeting Notification for Asante Active Adult (CR16-365).

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
HYPERLINK "mailto:debbiet@mwdaz.com" debbiet@mwdaz.com

ORDINANCE 2017-16

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO REZONE APPROXIMATELY 149.1 ACRES FROM PLANNED AREA DEVELOPMENT – RESIDENTIAL (PAD – RESIDENTIAL) TO RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-6 PUD) AND RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-9 PUD) FOR ASANTE PARADISO, GENERALLY LOCATED NORTH OF GRAND AVENUE APPROXIMATELY 2.5 MILES WEST OF 163RD AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located north of Grand Avenue approximately 2.5 miles west of 163rd Avenue within the Asante North Planned Area Development;

WHEREAS, the subject site is zoned Planned Area Development (PAD) with a Residential land use designation;

WHEREAS, this PAD amendment will reduce the acreage of the Asante North Planned Area development from approximately 2,105 acres to approximately 1,955 acres;

WHEREAS, this PAD amendment will identify a specific process and criteria for major and minor PAD amendments;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed PAD amendment to Rezone from Planned Area Development (PAD) to Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD) and Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on August 17th, 2017, the Planning and Zoning Commission recommended approval of the Major PAD Amendment to the Asante North PAD, case FS17-012.

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

Section 1. *Rezoning.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as "ASANTE NORTH" is rezoned from Planned Area Development – Residential (PAD – Residential) to Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD) and Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD).

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

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



Legal Description Asante North

Job No. 16-009.001

07/18/17

Portions of Sections 27, 28, 33, 34 and 35, Township 5 North, Range 2 West and Sections 1, 2 and 3, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the West Quarter Corner of said Section 28, said point being on the Southerly line of the Central Arizona Project Canal;

thence along said Southerly line, South 71 degrees 52 minutes 05 seconds East, 455.43 feet;

thence continuing along said Southerly line, North 75 degrees 33 minutes 21 seconds East, 315.06 feet;

thence continuing along said Southerly line, South 15 degrees 09 minutes 15 seconds East, 50.31 feet;

thence continuing along said Southerly line, North 75 degrees 31 minutes 55 seconds East, 100.00 feet;

thence continuing along said Southerly line, North 14 degrees 27 minutes 32 seconds West, 50.01 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 59 seconds East, 1557.21 feet;

thence continuing along said Southerly line, South 14 degrees 26 minutes 03 seconds East, 50.02 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 30 seconds East, 100.02 feet;

thence continuing along said Southerly line, North 14 degrees 20 minutes 19 seconds West, 49.98 feet;

thence continuing along said Southerly line, North 75 degrees 32 minutes 52 seconds East, 3174.92 feet;

thence continuing along said Southerly line, South 14 degrees 30 minutes 24 seconds East, 49.97 feet;

thence continuing along said Southerly line, North 75 degrees 34 minutes 52 seconds East, 100.05 feet;

thence continuing along said Southerly line, North 14 degrees 30 minutes 53 seconds West, 50.05 feet;

thence continuing along said Southerly line, North 75 degrees 33 minutes 00 seconds East, 952.03 feet to a line determined by the Northwest Corner and the Southeast Corner of said Section 27;

EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210

Tel (480) 503-2250 • Fax (480) 503-2258

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thence along said line, South 44 degrees 14 minutes 31 seconds East, 5719.02 feet to the Southeast Corner of said Section 27 and the Northeast Corner of said Section 34;

thence along the East line of the Northeast Quarter of said Section 34, South 0 degrees 40 minutes 33 seconds West, 2640.92 feet to the East Quarter corner thereof;

thence along the East line of the Southeast Quarter of said Section 34, South 0 degrees 40 minutes 19 seconds West, 632.58 feet;

thence along the Southwesterly lines and the prolongations therefrom of the final plats of 'Desert Oasis at Surprise Parcels L5-A' and 'Desert Oasis at Surprise Parcels L5-B', recorded in Book 822, Page 45 and Book 822, Page 47 of Maricopa County Records, respectively, South 44 degrees 30 minutes 32 seconds East, 2631.63 feet to the South line of the Southwest Quarter of said Section 35;

thence along said South line, South 89 degrees 41 minutes 53 seconds East, 786.16 feet to the South Quarter Corner of said Section 35;

thence along the South line of the Southeast Quarter of said Section 35, South 89 degrees 42 minutes 40 seconds East, 2653.20 feet to the Southeast Corner thereof;

thence South 89 degrees 37 minutes 54 seconds East, 907.37 feet to the Northeast Corner of said Section 2;

thence along the Southwesterly line and prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', recorded in Book 666, Page 8 of Maricopa County Records, South 46 degrees 28 minutes 39 seconds East, 535.26 feet;

thence South 43 degrees 31 minutes 21 seconds West, 3940.63 feet to a point on the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante North - Phase One', recorded in Book 918, Page 8 of Maricopa County Records;

thence along said centerline line, North 46 degrees 28 minutes 39 seconds West, 511.74 feet to the beginning of a curve, concave Southwest, having a radius of 1450.00 feet;

thence continuing along said centerline, Northwesterly 850.21 feet along the arc of said curve to the left through a central angle of 33 degrees 35 minutes 44 seconds;

thence continuing along said centerline, North 80 degrees 04 minutes 23 seconds West, 488.17 feet to the beginning of a curve, concave Northeast, having a radius of 1450.00 feet;

thence continuing along said centerline, Northwesterly 1173.78 feet along the arc of said curve to the right through a central angle of 46 degrees 22 minutes 52 seconds;

thence on a non-tangent line South 56 degrees 18 minutes 29 seconds West, 68.00 feet to a point on the Southerly line of said Tillman Boulevard;

thence South 58 degrees 10 minutes 18 seconds West, 985.65 feet;

thence South 62 degrees 42 minutes 29 seconds West, 163.11 feet;

thence South 70 degrees 14 minutes 44 seconds West, 99.78 feet;

thence South 12 degrees 05 minutes 10 seconds East, 736.65 feet;

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thence South 4 degrees 01 minutes 09 seconds West, 219.14 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 2459.43 feet;

thence South 43 degrees 31 minutes 21 seconds West, 200.00 feet to a point on the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 17244.64 feet to the West line of the Southwest Quarter of said Section 28;

thence along said West line, North 0 degrees 40 minutes 59 seconds East, 1150.34 feet to the POINT OF BEGINNING.

Contains 1907.5552 acres, more or less.

Together with:

A portion of the Northwest Quarter of Section 28, Township 5 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 28;

thence along the North line of said Northwest Quarter, South 89 degrees 14 minutes 38 seconds East, 2457.12 feet;

thence South 0 degrees 20 minutes 41 seconds West, 262.20 feet;

thence South 64 degrees 39 minutes 37 seconds West, 2736.04 feet to the West line of said Northwest Quarter;

thence along the West line of said Northwest Quarter, North 0 degrees 40 minutes 59 seconds East, 1465.70 feet to the POINT OF BEGINNING.

Contains 48.7593 acres, more or less.



EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210

Tel (480) 503-2250 • Fax (480) 503-2258

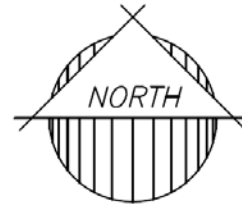
S:\Projects\2016\16-009\16-009.001\Legal Survey\Legals\LD_Asante North.docx

EXHIBIT B

Jul 18, 2017 10:42am S:\Projects\2016\16-009\16-009.001\Legal Survey\Drawings\16-009.001 Calcs.dwg

N 195TH AVE (ALIGN)

ASANTE NORTH
48.7593 ACRES, +/-



NOT TO SCALE

ASANTE NORTH
1907.5552 ACRES, +/-

GRAND AVE

PARADISO ASANTE

N 163RD AVE

ASANTE SOUTH



16-009

ASANTE NORTH

PAD EXHIBIT



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



Paradiso Asante
Active Adult Community
FS17-010, FS17-011, FS17-012

Planning and Zoning Commission

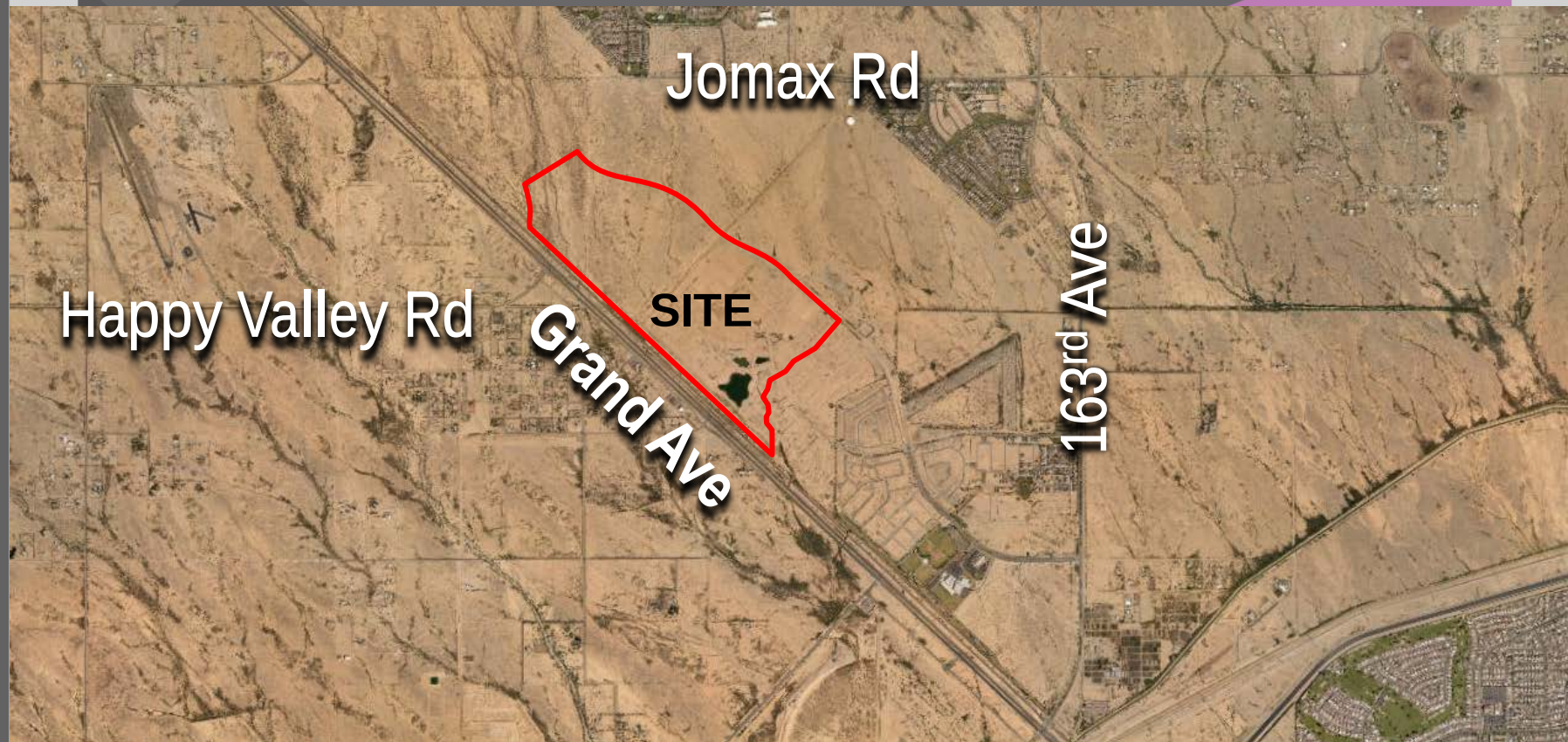
August 17, 2017



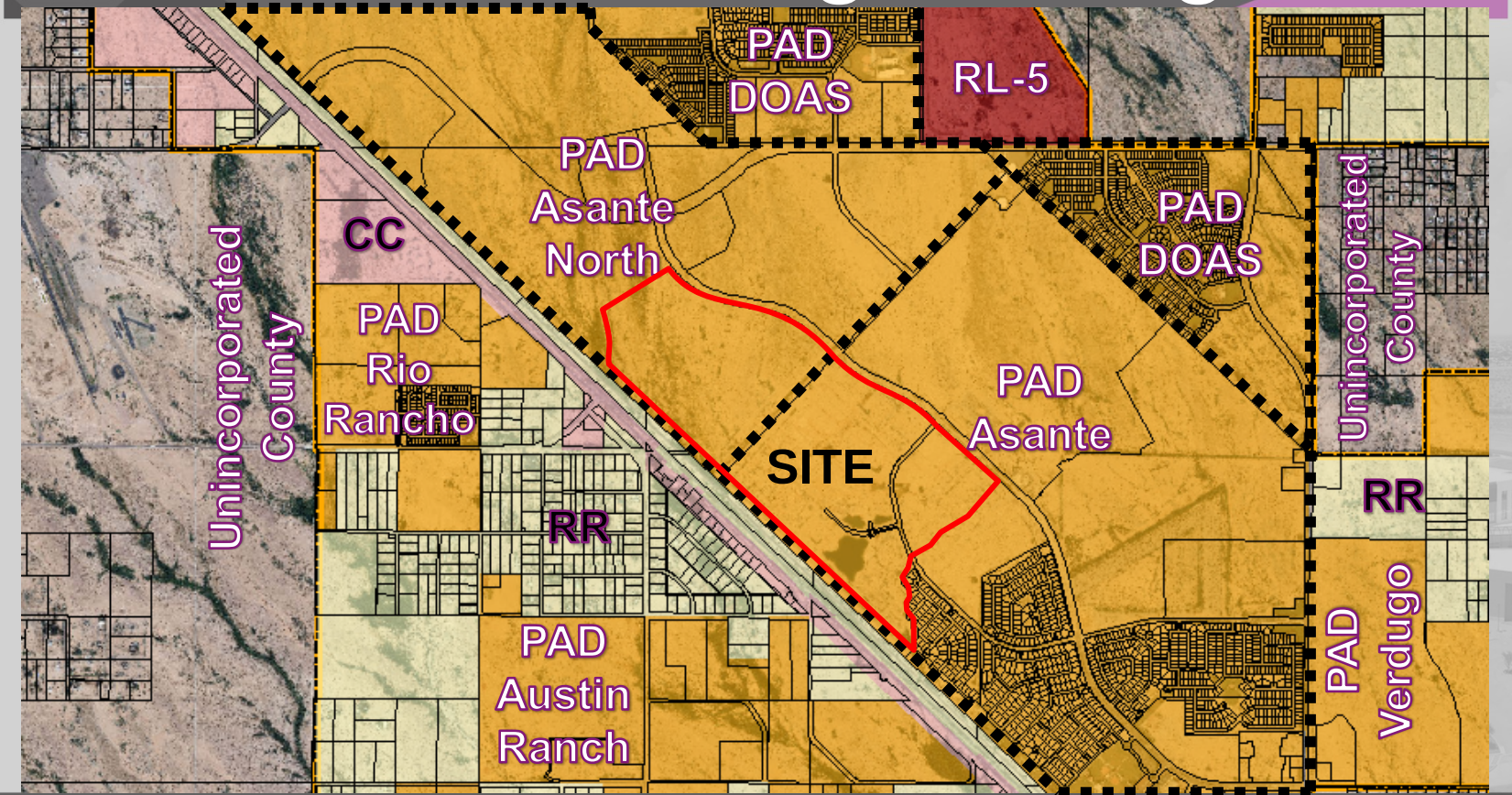
Paradiso Asante

- FS17-012: Asante North Major PAD Amendment (Rezone)
 - FS17-011: Asante Major PAD Amendment (Rezone)
 - FS17-010: Asante Paradiso PUD
- 

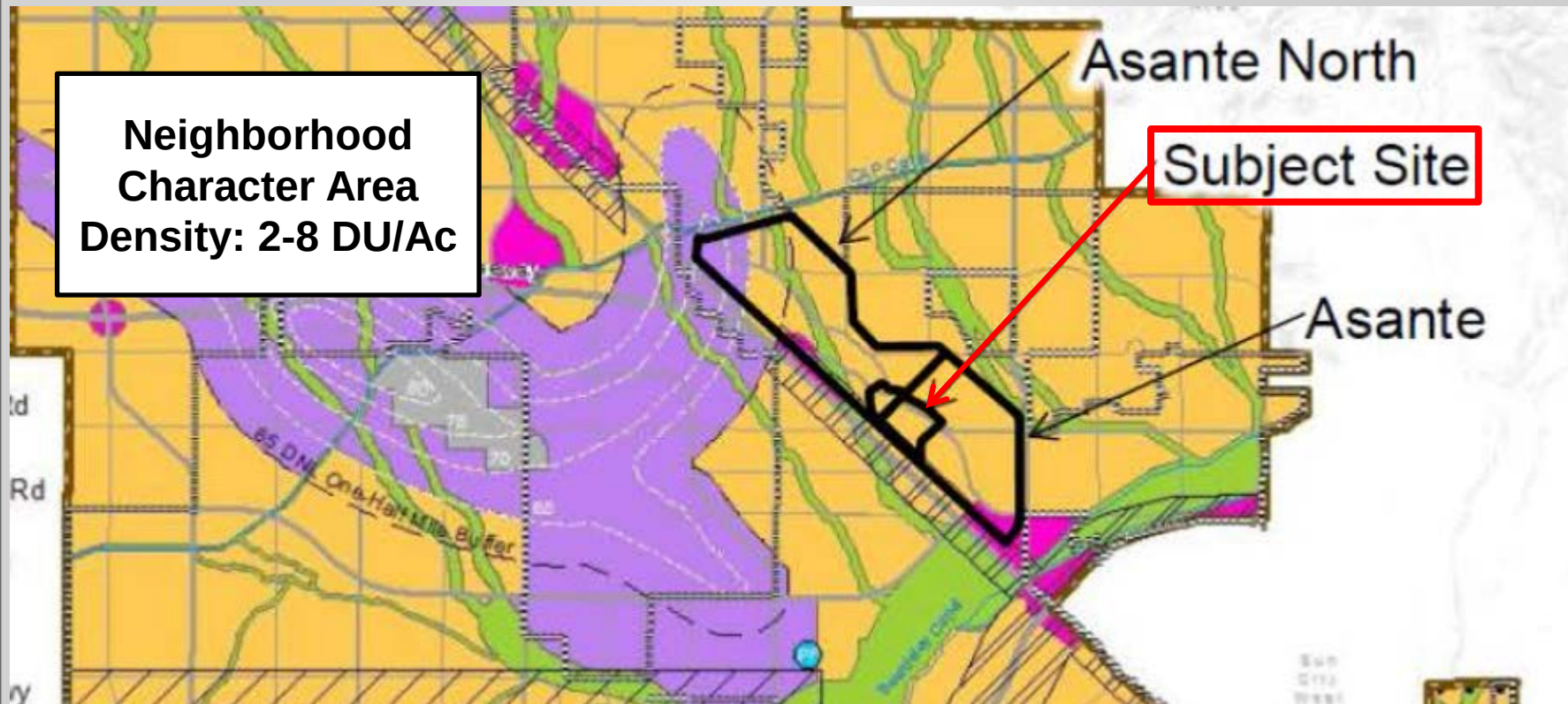
VICINITY MAP



Surrounding Zoning



General Plan Land Use

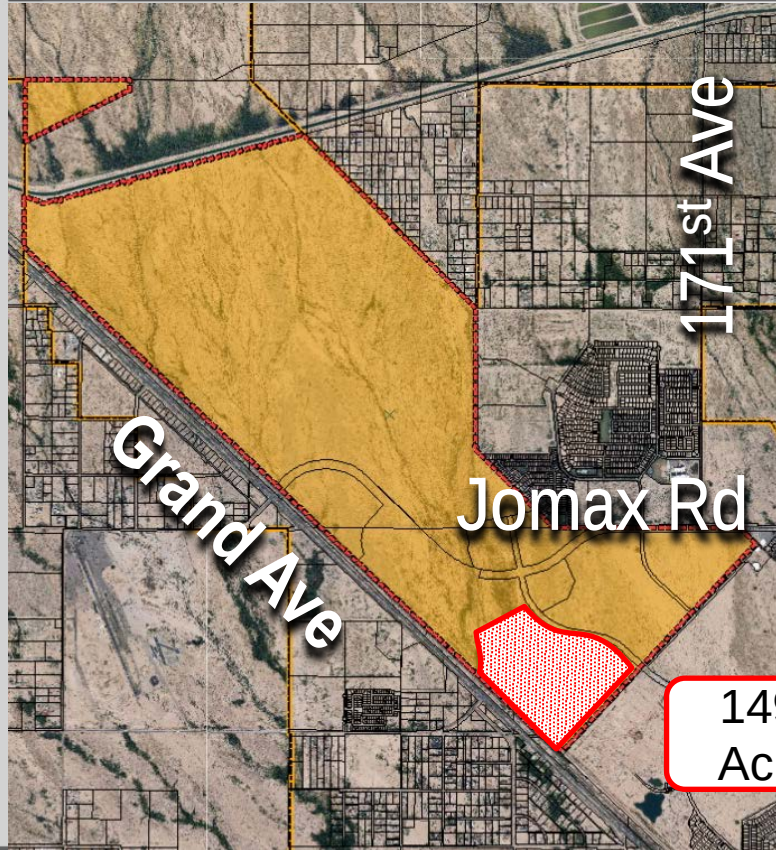




S U R P R I S E
A R I Z O N A

FS17-012
Asante North
Major PAD Amendment

Existing Asante North PAD Boundary



2,105 Acres

- 183 Ac. – Commercial
- 48 Ac. – Employment
- 88 Ac. – O.S./P.F./Schools
- 1,786 Ac. – Residential
 - 8,835 DU
 - 4.2 DU/Ac. (GP 2-8 DU/Ac)

Existing Zoning

SUBJECT SITE

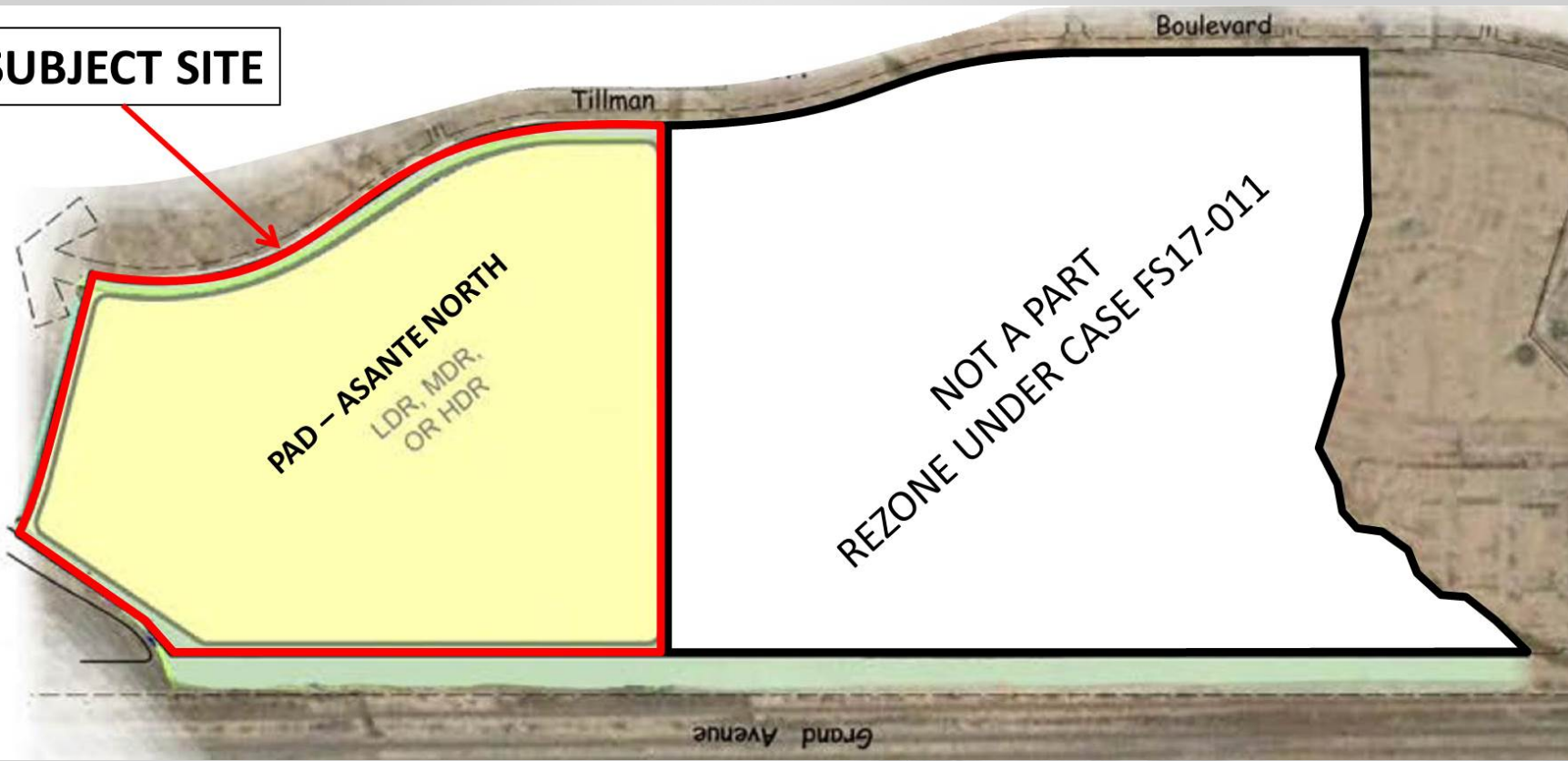
PAD – ASANTE NORTH
LDR, MDR,
OR HDR

NOT A PART
REZONE UNDER CASE FS17-011

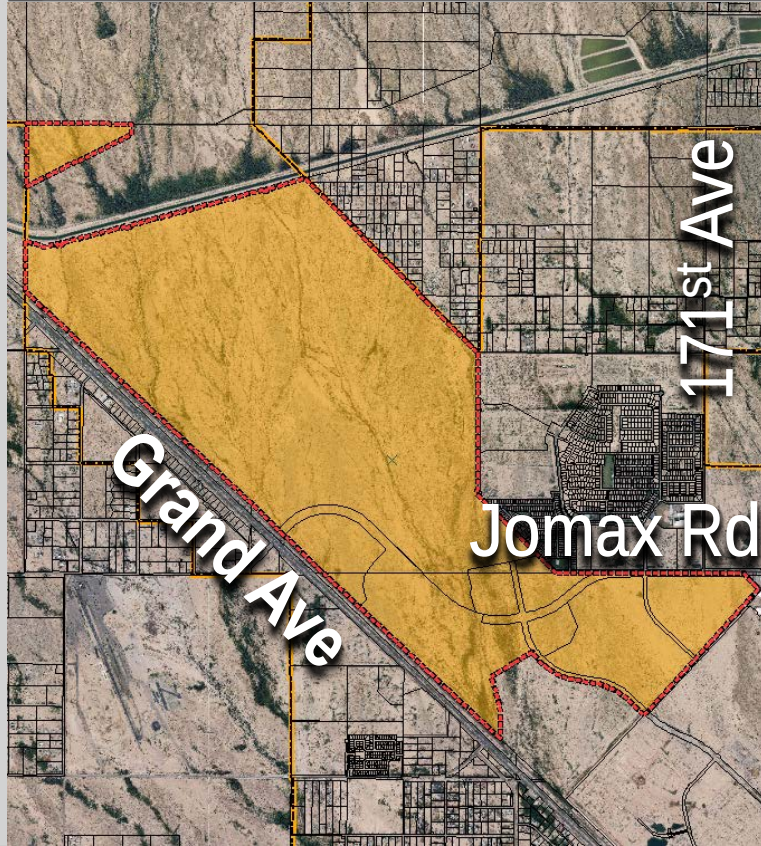
Tillman

Boulevard

Grand Avenue



Proposed Asante North PAD Boundary



1,955 Acres

- 183 Ac. – Commercial
- 48 Ac. – Employment
- 88 Ac. – O.S./P.F./Schools
- 1,636 Ac. – Residential
 - 8,173 DU
 - 4.18 DU/Ac. (GP 2-8 DU/Ac)

Proposed Zoning

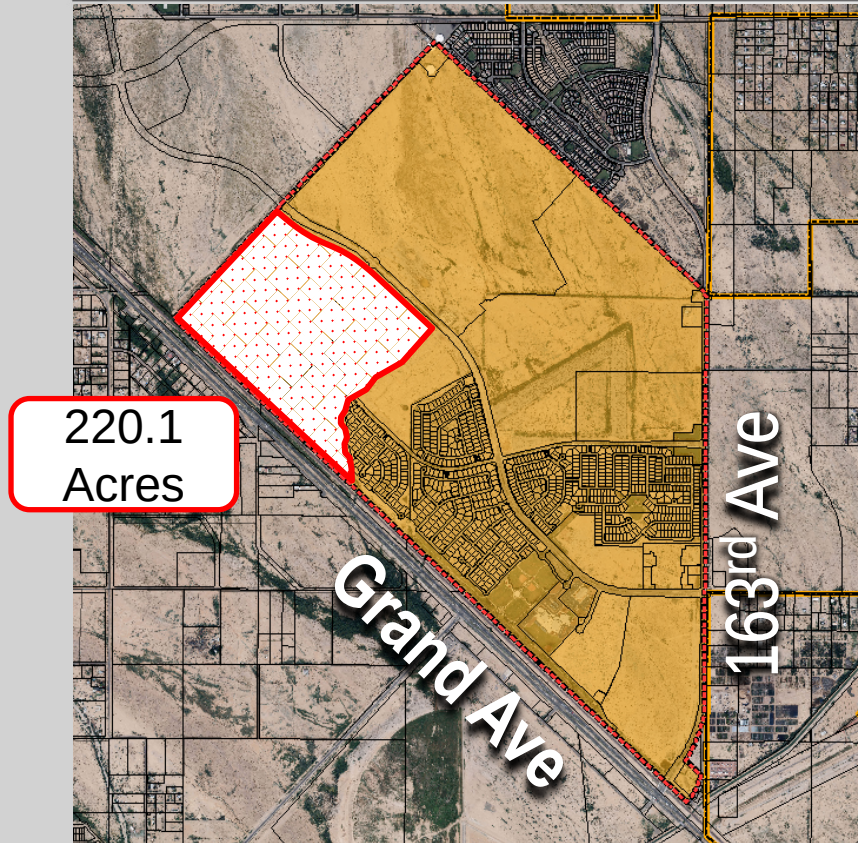




SURPRISE
ARIZONA

FS17-011
Asante
Major PAD Amendment

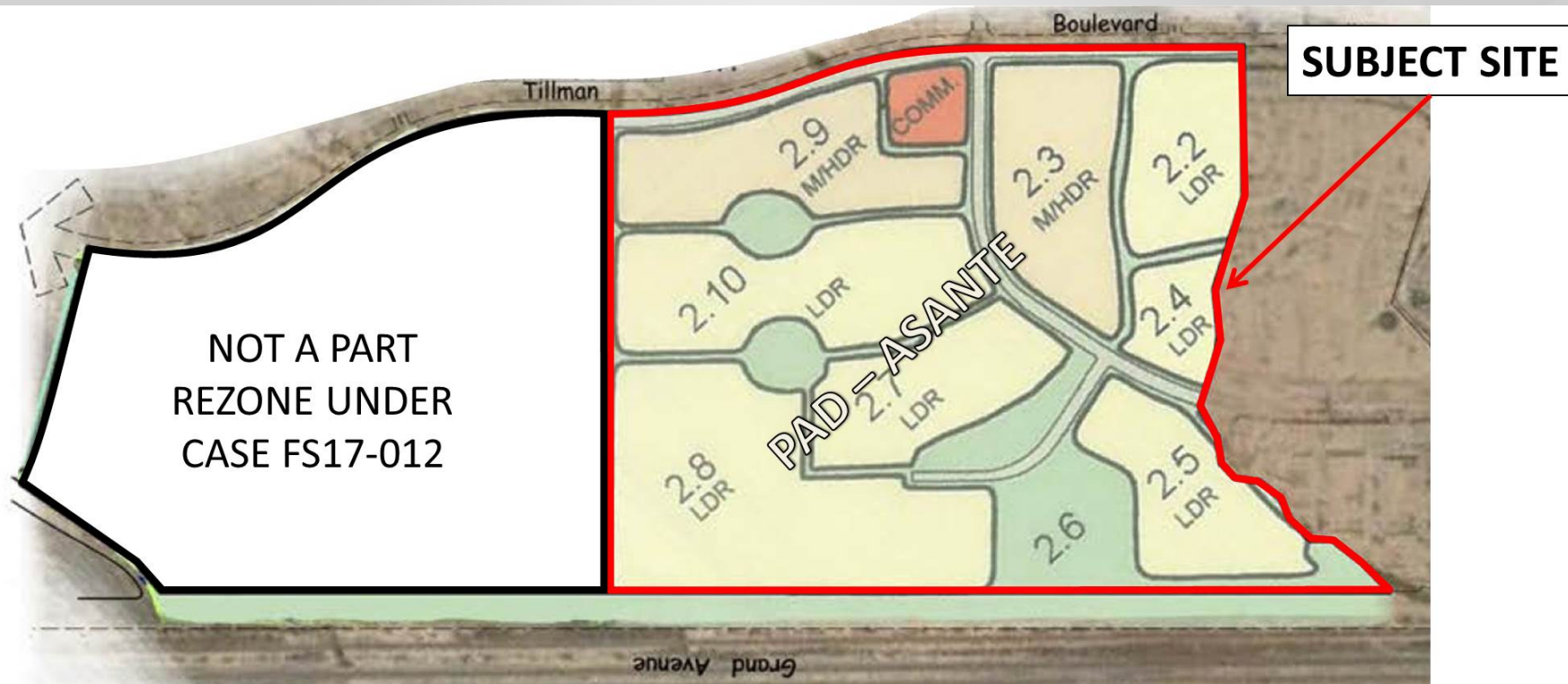
Existing Asante PAD Boundary



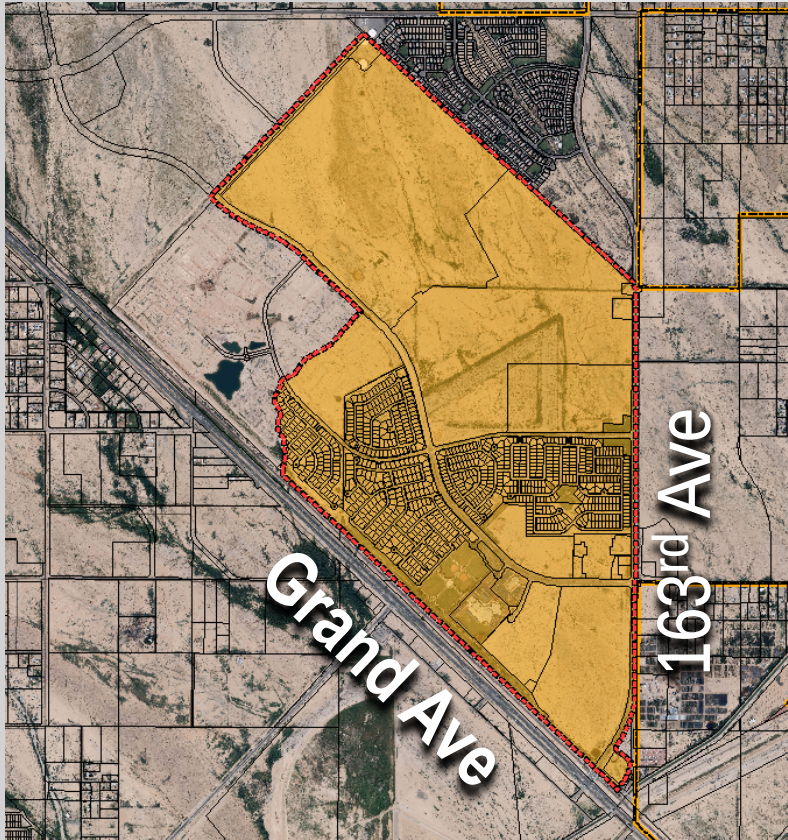
1,508 Acres

- 117 Ac. – Commercial
- 138 Ac. – O.S./P.F./Schools
- 1,251 Ac. – Residential
 - 6,703 DU
 - 4.4 DU/Ac. (GP 2-8 DU/Ac)

Existing Zoning



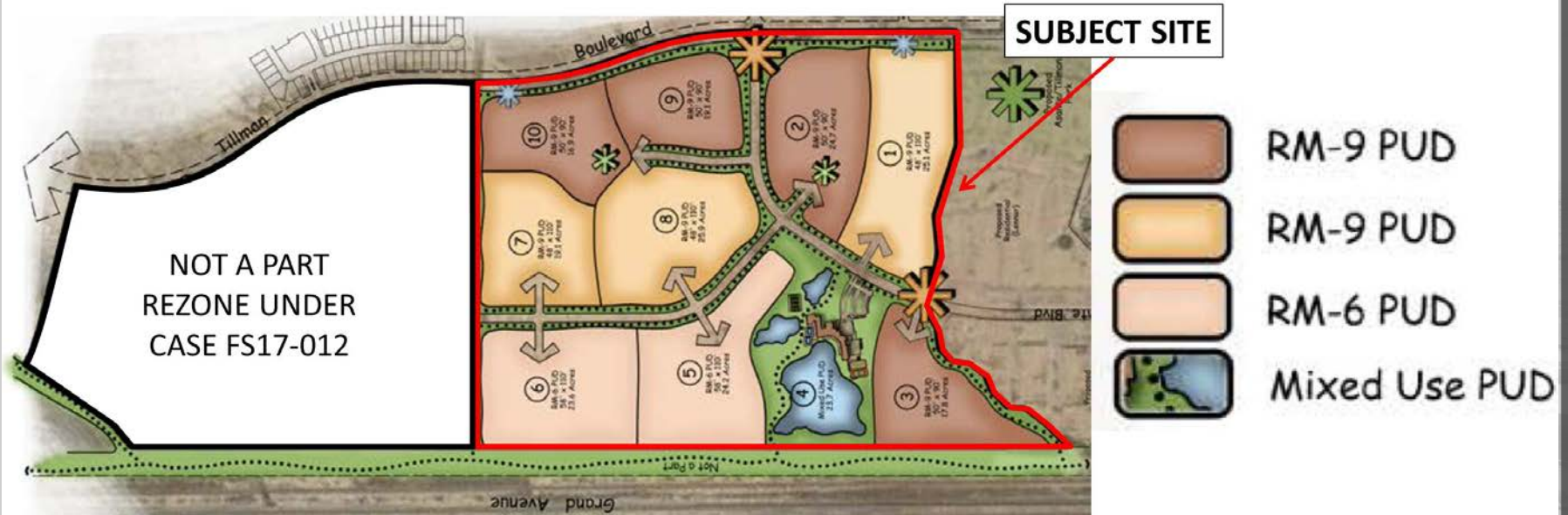
Proposed Asante PAD Boundary



1,288 Acres

- 112 Ac. – Commercial
- 120 Ac. – O.S./P.F./Schools
- 1,055 Ac. – Residential
 - 5,500 DU
 - 4.3 DU/Ac. (GP 2-8 DU/Ac)

Proposed Zoning





SURPRISE
ARIZONA

FS17-010
Asante Paradiso
Planned Unit Development

Zoning



RM-9 PUD (48'x110')	RM-9 PUD (50'x90')	RM-6 PUD (58'x110')	Mixed Use PUD	Total Acreage	Total Units	Max. Density
134.6 Acres 604 Units	122.7 Acres 611 Units	88.2 Acres 351 Units	23.7 Acres	369.2 Acres	1,566 Units	4.2 DU/Ac



Land Uses - Residential

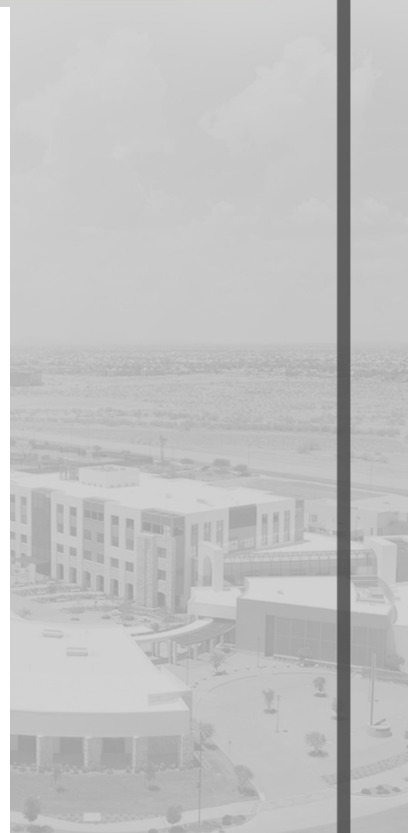
LIST A. USES PERMITTED in PARCELS 1-11, and 13-21.

1. Single Family Residential.
2. Accessory uses. The following accessory uses are permitted:
 - (1) Private garage, carport, ramada, shed or workshop, Greenhouse;
 - (2) Guest quarters may be allowed, provided the quarters meet the standards set forth in the Surprise Municipal Code;
 - (3) In-home day care for four or fewer persons.
 - (4) Home occupations, as set forth in the Surprise Municipal Code.
 - (5) Temporary uses, as regulated in the Surprise Municipal Code.
 - (6) Signs, provided they meet the requirements set forth in the Surprise Municipal Code.

Land Uses – Mixed Use

LIST B. USES PERMITTED in PARCEL 12

1. Retail.
2. Recreation Center.
3. Club House.
4. Golf course with ancillary uses.
5. Administrative offices (marketing, managers, activity coordinator etc.), Home healthcare office, Professional, Medical or Dental offices.
6. Libraries and museums.
7. Restaurant, Bistro or Coffee Shop.
8. Movie Theatre, Theatre or assembly use.
9. Hair salon and barber shop.
10. Health and fitness (workout facility with classes and spa area).
11. Spa.
12. Bank.
13. Pharmacy.
14. Game Room/Arcade.
15. Communication center.
16. Live Music as an ancillary to principal use.
17. Accessory uses. The following accessory uses are permitted:
 - (1) Parking lots.
 - (2) Refuse and service areas, as regulated in the Surprise Municipal Code.
 - (3) Accessory buildings, as regulated in the Surprise Municipal Code.
 - (4) Temporary construction buildings.
 - (5) Signs provided they meet the requirements set forth in chapter 113 of the Surprise Municipal Code.
 - (6) Temporary uses, as regulated in article VI of the Surprise Municipal Code.



Development Standards

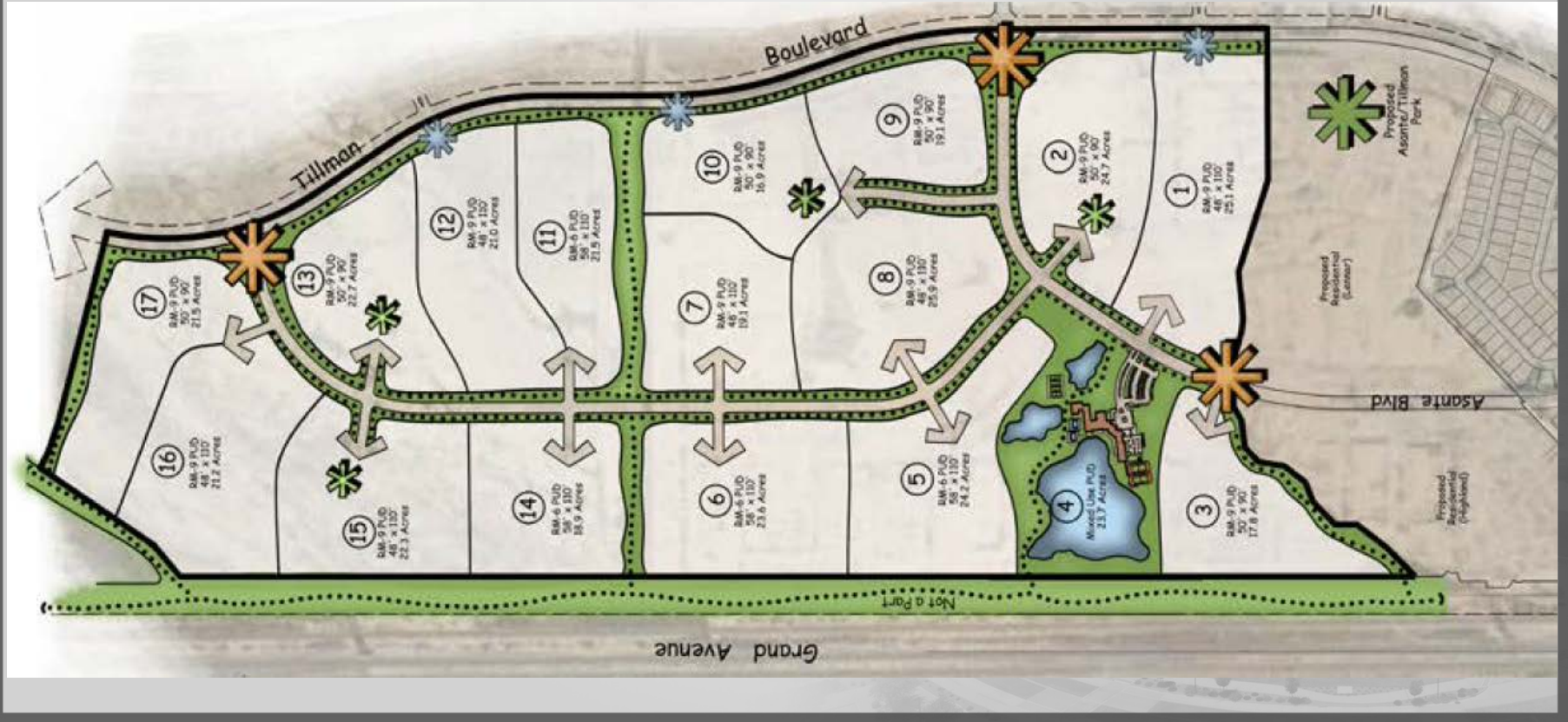
TABLE B. Single Family Residential

Lot Category	A	B	C
Parcel Numbers	1, 7, 8, 12, 15, 16	2, 3, 9, 10, 13, 17	5, 6, 11, 14
Typical Lot	48' x 110'	50' x 90'	58' x 110'
% Distribution(1)	No more than 35%	No more than 27%	No more than 31%
Min Area	5,280 sf	4,500 sf	6,380 sf
Min. Width	48'	50'	58'
Min. Depth	110'	90'	110'
Building Setbacks(2)			
Front	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)
Side	5'/8'	5'/8'	5'/8'
Street Side(3)	13'	13'	13'
Rear	15'	10'	15'
Rear Adj. to Arterial	20'	15'	20'
Min. Distance between Houses	10'	10'	10'
Bldg. Height	30'	30'	30'
Lot Coverage	50%	70%	50%

TABLE D. Mixed Use

Lot Category	
Parcel Number	4
Zoning District	
Min Area	N/A
Min. Width	N/A
Min. Depth	N/A
Building Setbacks	
Front	20-Feet
Side	20-Feet
Street Side	20-Feet
Rear	20-Feet
Bldg. Height	40'
Lot Coverage	N/A

Open Space

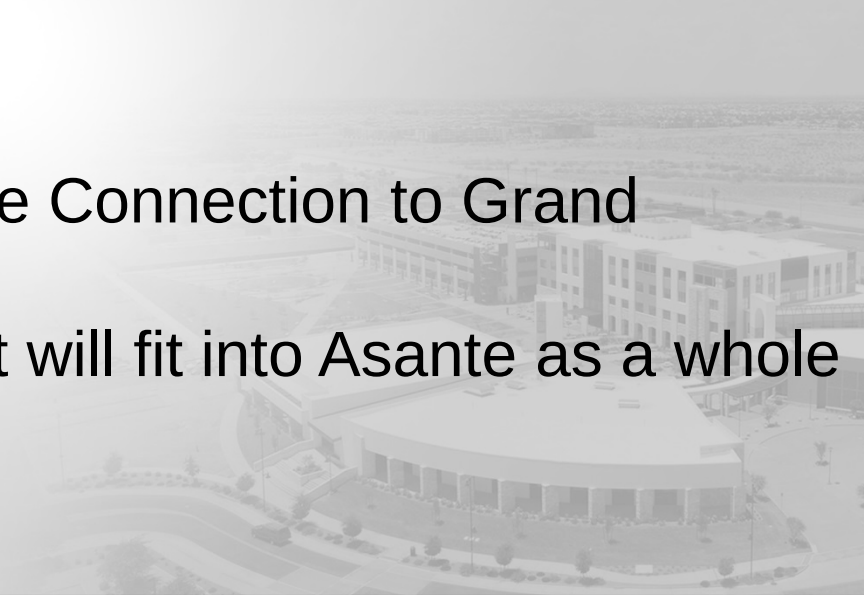


Conceptual Mixed Use Parcel





CITIZEN OUTREACH



1st Citizen Outreach Meeting

- May 15, 2017

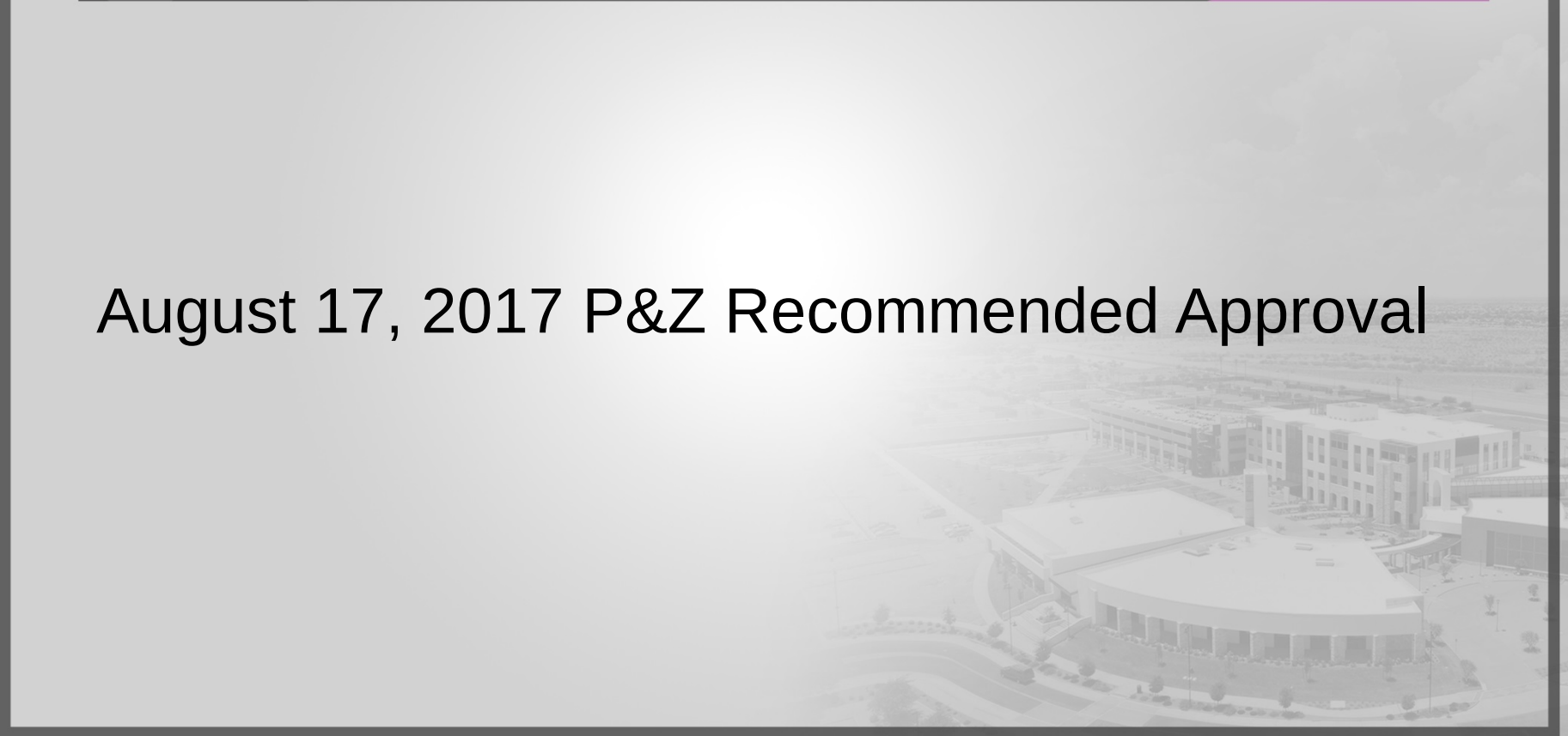
Comments/Concerns

- Traffic – 163rd Ave and Future Connection to Grand
- Drainage (Flooding)
- Design Standards and how it will fit into Asante as a whole



RECOMMENDATION

August 17, 2017 P&Z Recommended Approval





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of a Major Amendment to the Asante Planned Area Development (PAD) to Rezone approximately 220.1 acres from PAD to RM-6 with a Planned Unit Development Overlay (RM-6 PUD), RM-9 with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD), generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue; Ordinance # 2017-17.

Motion:

I move to approve Ordinance # 2017-17.

Background:

Earl, Curley & Lagarde, P.C., submitted a request for a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD, generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue. On August 17, 2017 the Planning and Zoning Commission passed a motion to recommend approval of the Major PAD Amendment, Case FS17-011, to the Mayor and City Council.

Objective Analysis:

This proposed Major PAD Amendment will allow for the development of a private active-adult community 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 - FS17-011 Asante Zoning Amendment RFLS# 5772 - Staff Report](#)
 - ☐ [01 - FS17-011 Asante Zoning Amendment RFLS# 5772 - PADA Document](#)
 - ☐ [02 - FS17-011 Asante Zoning Amendment RFLS# 5772 - Citizen Participation Report](#)
 - ☐ [03 - FS17-011 Asante Zoning Amendment RFLS# 5772 - Luke AFB Comments](#)
 - ☐ [04 - FS17-011 Asante Zoning Amendment RFLS# 5772 - ADOT Comments](#)
 - ☐ [05 - FS17-011 Asante Zoning Amendment RFLS# 5772 -MWD Comments](#)
 - ☐ [06 - FS17-011 Asante Zoning Amendment RFLS# 5772 - Ordinance 2017-17](#)
 - ☐ [07 - FS17-011 Asante Zoning Amendment RFLS# 5772 - Presentation](#)
-

Case: FS17-011

Project Name: Asante Zoning Amendment

Council District: 1 – Acacia

Meeting Date: September 19, 2017

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Stephen Earl with Earl, Curley & Lagarde, P.C.

Request: The applicant, on behalf of the owner, requests a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD.

Site Location: Generally north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Site Size: Approximately 220.1 acres.

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

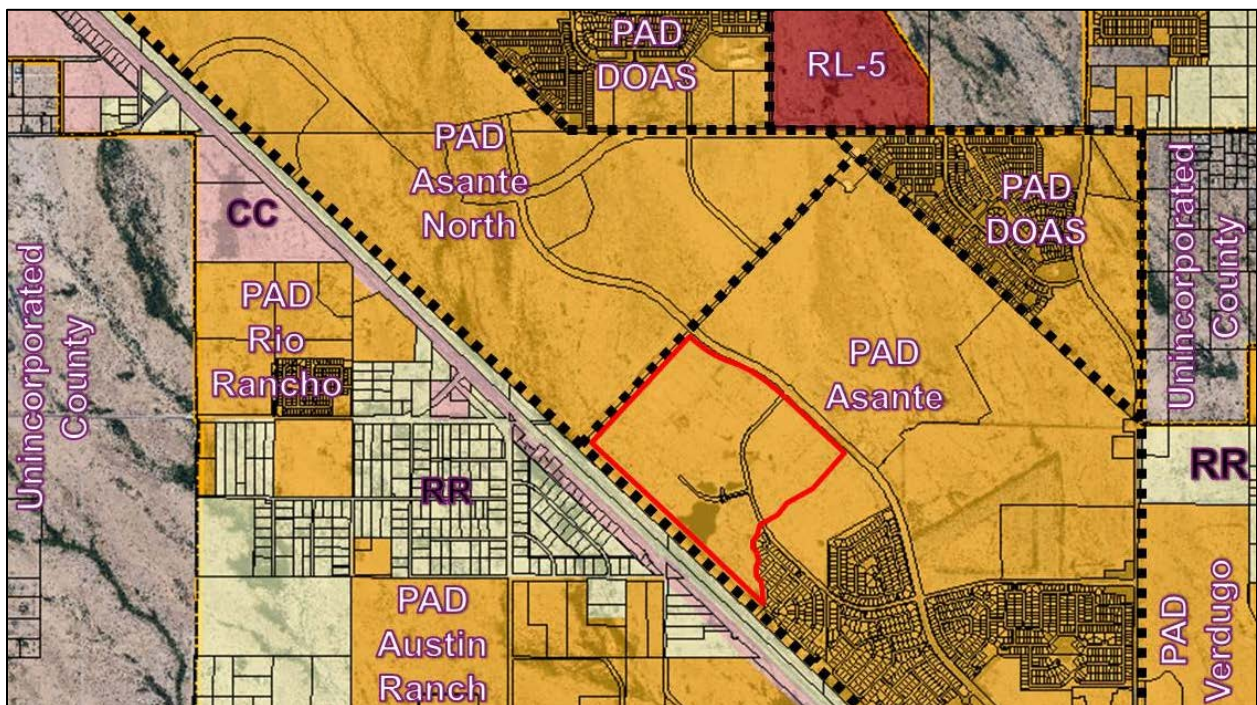
Support/Opposition: Both support and concerns was encountered during the Citizen Review meeting and are expanded upon in the Citizen Participation Report.

Staff Recommendation: On August 17, 2017 the Planning and Zoning Commission recommend approval of the Major Amendment to the Asante PAD, Case FS17-011, to the Mayor and City Council.

Project Description:

Stephen Earl with Earl, Curley & Lagarde, P.C., on behalf of LCD Asante, LLC, requests a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 220.1 acres (approx.) from PAD-Low Density Residential, PAD-Medium/High Density Residential, PAD-Commercial, PAD-Public Park/Facility to Medium Density Residential with a Planned Unit Development Overlay (RM-6 PUD), Medium Density Residential with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD). This application is in conjunction with cases FS17-010 and FS17-012 which all together will allow for the development of a 369.2 acre (approx.) private active adult community.

Surrounding Land Zoning:



PAD Asante North	PAD Asante North	PAD Asante
Community Commercial	PAD Asante	PAD Asante
Community Commercial	Community Commercial	Community Commercial

Background:

November 3, 1988: A portion (1,325.26 acres approx.) of the subject property was annexed into the City of Surprise by the Mayor and City Council.

October 14, 2004: A portion (182.84 acres approx.) of the subject property was annexed into the City of Surprise by the Mayor and City Council.

November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development.

September 15, 2016: A Concept Review meeting was held for the current proposal under case CR16-365.

January 6, 2017: The applicant filed a related request for a Major PAD Amendment under case FS17-011, the subject case.

May 15, 2017: The applicant held a citizen outreach meeting to discuss the project.

August 17, 2017: The Planning and Zoning Commission held a Public Hearing for the subject case and **Recommended Approval** of the project to the Mayor and City Council.

Citizen Outreach:

The site was posted and advertised for a Citizen Outreach meeting in accordance with the SUDC. The applicant held the meeting for the proposed PAD Amendment at Desert Moon Elementary School located at 23251 N 166th Drive at 6:00pm on May 15, 2017. Residents from the Asante and Desert Oasis communities and from around the subject property attended and voiced their support and concerns in regards to the proposed project. The majority of the attendees expressed their support of the project but a couple residents continue to express concerns in regards to how the increase in traffic will affect the existing and ongoing traffic issues along 163rd Avenue.

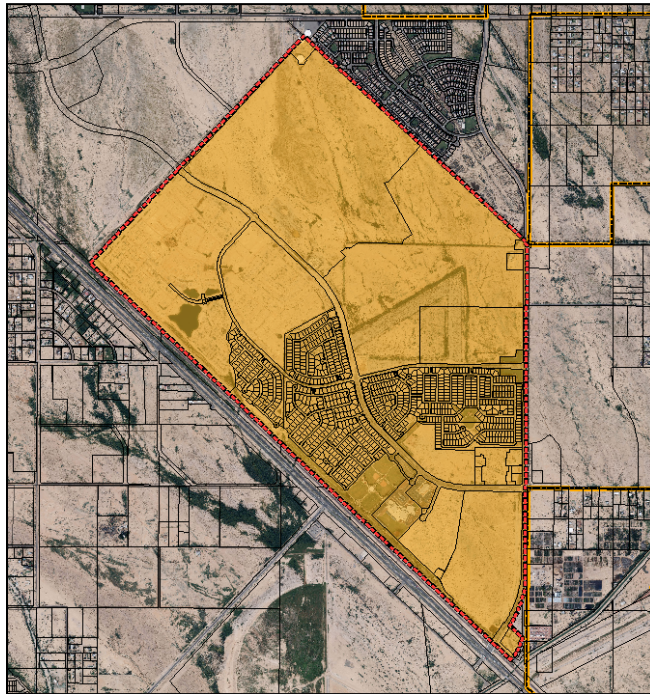
Analysis and Discussion:

The subject property is 220.1 acres (approx.) of vacant land generally located north of Grand Avenue and 1.5 miles (approx.) west of 163rd Avenue within the Asante PAD. The subject property is currently zoned PAD with portions of Low Density (LDR) and Medium/High Density (MDR/HDR) Residential, Commercial, and Public Park/Facility land use designations.

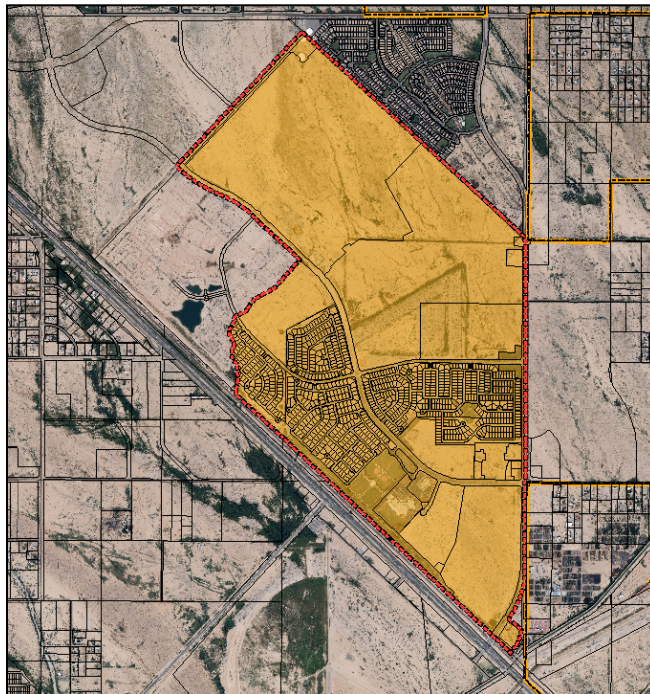
The site is surrounded by commercial zoned property south of Grand Avenue, residential land use property to the east and to the west, and to the north some commercial and residential land use property.

The Asante PAD is a 1,508.1 acre (approx.) Planned Area Development that designates 904 acres (approx.) as Low Density Residential, 347 acres (approx.) as Medium/High Density Residential, 117 acres (approx.) as Commercial, 31 acres (approx.) for an Elementary School, and 108 acres (approx.) as Public Park/Facility. Originally the Asante PAD envisioned a total of 6,703 dwelling units and proposed a maximum allowed overall density of 4.4 dwelling units per acre.

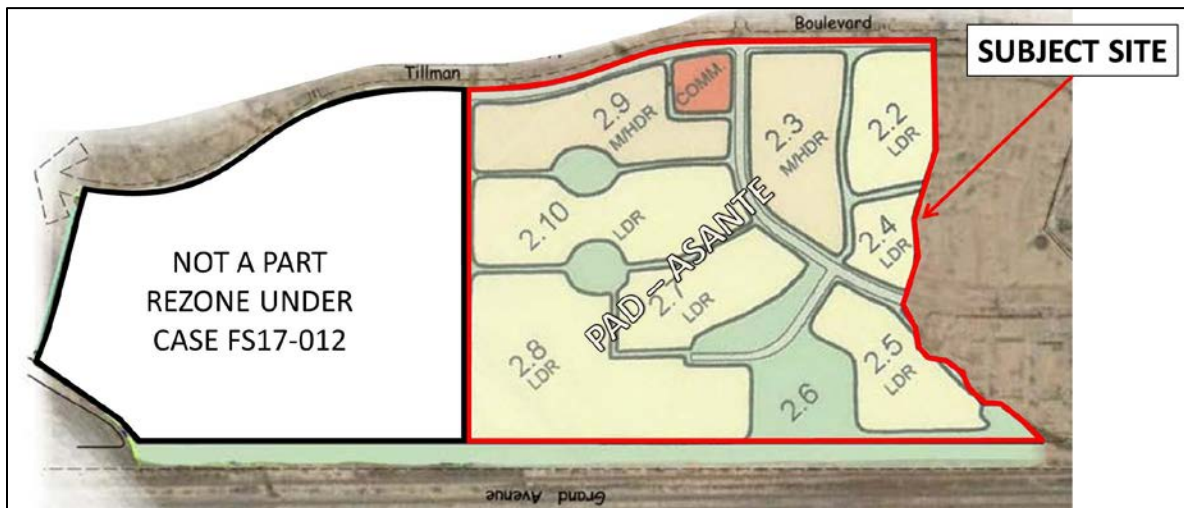
EXISTING ASANTE PAD BOUNDARY MAP



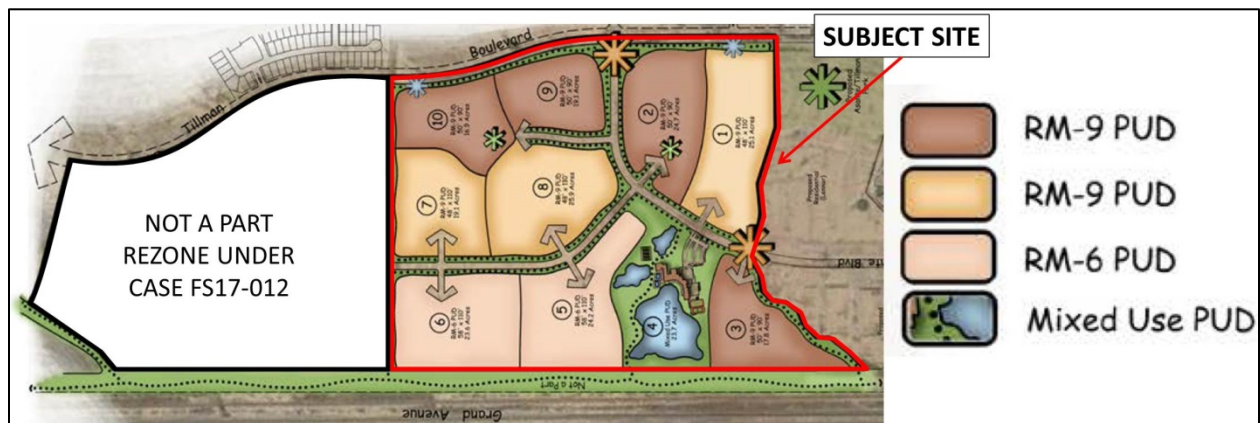
PROPOSED ASANTE NORTH PAD BOUNDARY MAP



EXISTING ZONING MAP



PROPOSED ZONING MAP



This proposed PAD Amendment will Rezone 220.1 acres (approx.) from PAD-LDR, PAD-M/HDR, PAD-Commercial, and PAD-Public Park/Facility to RM-6 PUD (47.8 acres approx.), RM-9 PUD (148.6 acres approx.), and MU PUD (23.7 acres approx.). If approved, this PAD Amendment will reduce the overall acreage of the Asante PAD to 1,288 acres (approx.), the total number of dwelling units to 5,500, and the allowed overall density to 4.3 dwelling units per acre. The amount of land designated as Commercial will be reduced to 112 acres (approx.) and Public Park/Facility to 89 acres (approx.). The amount of land designated for an Elementary School will remain as is.

The proposed PAD Amendment will also include language that will help better identify the difference between a Major PAD Amendment and a Minor PAD Amendment.

The proposed PAD Amendment does not propose any changes to the development standards or any other section of the Original PAD.

This Major PAD Amendment application is in conjunction with a two related cases; FS17-012 and FS17-010. Case FS17-012 proposes a Major PAD Amendment to the Asante North PAD to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD. Case FS17-010 proposes a Planned Unit Development Overlay District which will establish specific permitted land uses, design guidelines, and development standards to allow for the development of a 369.2 acres (approx.) private active adult community.

Surprise General Plan 2035:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed PAD Amendment proposes a density decrease from 4.4 DU/Ac to 4.3 DU/Ac which demonstrates consistency with this land use category.

Reviewing Agencies:

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

Summary:

This proposed PAD Amendment will Rezone 220.1 acres (approx.) from PAD-LDR, PAD-M/HDR, PAD-Commercial, and PAD-Public Park/ Facility to RM-6 PUD (47.8 acres approx.), RM-9 PUD (148.6 acres approx.), and MU PUD (23.7 acres approx.) and reduce the overall density of the Asante PAD from 4.4 DU/Ac to 4.3 DU/Ac.

Findings:

- The proposed land use change is consistent with the Surprise General Plan 2035.
- The proposed density change is consistent with the Surprise General Plan 2035.

Recommendation:

On August 17, 2017 the Planning and Zoning Commission passed a motion to recommend **Approval** of the Major PAD Amendment case **FS17-011** to the Mayor and City Council.

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

140 **Attachments:**
141
142 01 - PAD Amendment Document
143 02 - Citizen Participation Report
144 03 - Luke AFB comments
145 04 - ADOT comments
146 05 - MWD comments
147 06 - Ordinance 2017-17



Asante

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD04-124	11/24/2004	Ordinance 04-41	2
Land Use Revision	PADA05-309	12/01/2005	Ordinance 05-57	102
Sign Program	PADA08-147	8/15/2008	Administrative	139
Home Product Change	PADA09-091	6/09/2009	Administrative	159
Map and Land Use Change	FS12-083	6/26/2012	Ordinance 2012-07	199
This Request- Land Use Map and acreage Change	FS17-011			



Asante

**Planned Area Development
Amendment No. 5
Case No. FS17-011
Surprise, AZ**

Lennar Arizona, Inc
Original Approval 11/24/2004 (Ordinance 04-41)

Submitted: January 6, 2017
Revised March 30, 2017
Revised April 27, 2017

*Planning and Zoning Commission Hearing: August 17, 2017
City Council Hearing: September 19, 2017*

TABLE OF CONTENTS

	Page
INTRODUCTION	1
PURPOSE OF REQUEST	2
LAND USE TABULATION.....	2
LAND USE PLAN.....	3
ZONING.....	5
AMENDMENTS.....	5
CONCLUSION.....	7

EXHIBITS

	Page
LAND USE PLAN.....	8
COMMUNITY OPEN SPACE PLAN.....	9
PHASING PLAN.....	10
LEGAL DESCRIPTION.....	11

Asante Planned Area Development Amendment(PADA) - No. 5

INTRODUCTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North, directly adjacent to and the north of Asante, is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006. Asante and Asante North function together as an overall master plan, which is located north and within the ‘V’ formed by the intersection of Grand and 163rd Avenues and the Central Arizona Project canal.

The original approval for Asante included 1,508.1 gross acres. This Asante master plan has been amended several times since the original approval in 2004 and now the overall development consists of +/-117.1 acres for commercial uses, approximately 1,251.7 gross acres planned for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family and multi-family housing, and approximately 139.3 gross acres is set aside for public parks/public facilities and school sites. As mentioned, due to the companion Paradiso Asante PUD zoning request some acreage from the overall Asante is being rezoned thus reducing the overall Asante PAD acreage. This amendment request therefore revises the Land Use Map and matrix and parcel acreages, to reflect the land going into Paradiso Asante. Except for the removal of the +/- 220.1 acres from Asante and +/- 149.1 acres from Asante North PADs to be rezoned into the active adult component and the addition of the Major and Minor Amendment criteria, no other changes are proposed to this PAD. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all of the future residents.

The Asante PAD remains committed to be a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. The project is being developed over multiple phases by a number of developers and home builders, some of whom have not even yet been identified due to the size and complexity of the project. The master developer Lennar Communities Development, Inc., with both local and national experience and a reputation for outstanding quality of homes and communities will not only be offering its own range of housing products, but will also be teamed up with other established builders to strength their diversity and breath of housing product.

PURPOSE OF REQUEST

This amendment request simply seeks to rezone +/- 220.1 acres from the Asante Planned Area Development (PAD) to RM-6 PUD, RM-9 PUD, and Mixed Use PUD for a compatible 369.2 acre active adult component as a functional part of the overall Asante and Asante North master planned communities. This separate but companion PUD zoning request (Case No. FS17-010) seeks its own active adult Planned Unit Development zoning district for approximately 369.2 acres of land, which represents only 10% of the land, in the Asante and Asante North master plans. It is important to note, while the companion Paradiso Asante active adult PUD project seeks its own PUD zoning district, it is not requesting new or additional residential zoning in that it is simply rezoning land and related residential density from the approved PADs for Asante and Asante North into an “active adult/aged restricted housing” component of the overall Asante master planned communities. In fact, the potential total number of units has decreased from the original approvals. This PAD amendment and companion PUD Zoning will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families.

The following information will demonstrate that the proposed Asante PAD amendment will continue to contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

LAND USE TABULATION

Uses	Original Acres (gr)	Acreage Being Removed	New Acres	Target Density*	Max. Dwellings
LDR	904.3	-149.8	754.5	4.1 DU/ac	3,093.5 DU
M/HDR	347.4	-46.5	300.9	8.0 DU/ac	2,407.2 DU
COMMERCIAL	117.1	-5	112.1		
Elem. School	31.1	0	31.1		
Parks/ Facilities	108.2	-18.8	89.4		
Total	1,508.1	-220.1	1,288		5,500.7 DU

*Target density is gross average density; however, individual parcels may be higher as long as overall allowed dwellings are not exceeded.

Total maximum dwellings proposed for both Mixed Use - Gateway and Low Density Residential areas: 6526 DU (4.3 DU/gross acre).

LAND USE PLAN

The overall land use plan is shown in Tab F. Break down of planning areas by use type is as follows.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	93.6	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	24.3	R-1, R-2, R-3	
1.6	M/HDR	28.2	R-1, R-2, R-3	
1.7	LDR	59.4	R1-5	
1.9	LDR	31.5	R1-5	
1.10	LDR	40.3	R1-5	
1.11	LDR	33.1	R1-5	
1.12	LDR	45.5	R1-5	
1.13	LDR	30.7	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	16.1	R1-5	School Site
1.16	M/HDR	6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	32.8	R-1, R-2, R-3	
2.1	LDR	12.1	R1-5	
2.2	LDR	15.2	R1-5	<i>The original parcel size was 21.9 gross acres. 6.7 acres are now part of Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 15.2 gross acres.</i>
2.3	M/HDR	22.9	R-1, R-2, R-3	<i>Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).</i>
2.4	LDR	9.8	R1-5	<i>The original parcel size was 20.1 gross acres. 10.3 acres are now part of Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 9.8 gross acres.</i>
2.5	LDR	19.2	R1-5	<i>Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).</i>
2.6	PP/F	15.3	R1-5	Linear Trail, Open Space, Park. <i>The original parcel size was 39.3 gross acres. 24 acres are now part of</i>

				Paradiso Asante PUD zoning request (Case No. FS17-010). The new parcel size is 15.3 gross acres.
2.7	LDR	19.0	R1-5	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.8	LDR	44.1	R1-5	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.9	M/HDR	23.6	R-1, R-2, R-3	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.10	LDR	30.5	R-1, R-2, R-3	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.11	Comm	5.0	C-2	Removed. Now part of Paradiso Asante PUD zoning request (Case No. FS17-010).
2.12	Comm	8.1	C-2	
2.13	LDR	15.5	R1-5	
3.1	M/HDR	21.2	R-1, R-2, R-3	
3.2	M/HDR	12.9	R-1, R-2, R-3	
3.3	LDR	19.0	R1-5	
3.4	LDR	34.1	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	28.0	R1-5	
3.7	LDR	46.41	R1-5	
3.8	LDR	31.9	R1-5	
3.9	LDR	15.8	R1-5	
3.10	LDR	15.1	R1-5	
3.11	LDR	36.0	R1-5	
3.12	M/HDR	21.0	R-1, R-2, R-3	
3.13	LDR	18.6	R1-5	
4.1	LDR	32.1	R1-5	
4.2	M/HDR	26.2	R-1, R-2, R-3	
4.3	M/HDR	21.6	R-1, R-2, R-3	
4.4	M/HDR	24.0	R-1, R-2, R-3	
4.5	LDR	35.157.3	R1-5	
4.7	M/HDR	28.3	R-1, R-2, R-3	
4.8	PP/F	2.9	R-1, R-2, R-3	Fire Station Site
4.9	LDR	21.1	R1-5	
4.10	ES	14.5	R1-5	School Site
4.11	LDR	47.3	R1-5	
4.12	LDR	22.0	R1-5	

*Uses: Comm = Commercial; M/HDR = Medium/High Density Residential; LDR =

Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site

**Gross areas are approximate and subject to verification at platting.

***All base districts are for reference, zoning is PAD.

ZONING

Other than removing +/- 220.1 acres to become part of Paradiso Asante, there are no changes proposed to the Asante PAD. The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

Land Use Category	Zoning Districts*	Density Range	Target Density
Commercial, Regional	C-2	N/A	N/A
Commercial, Community (Grocery anchor)	C-2	N/A	N/A
Commercial, Neighborhood	C-2	N/A	N/A
Residential, Cluster Type, Townhouse, Z-Lot, Zero Lot Line,	R-1, R-2, R-3	6-20 DU/ac	8.0 DU/ac
Residential, Single Family	RI-5, RI-8	3-6 DU/ac	4.1 DU/ac

*Zoning Districts represent reference zoning. All zoning is PAD.

AMENDMENTS

Minor Changes

The City of Surprise Community Development Director may allow minor changes to the PAD, provided that such changes are not in conflict with the overall intent as expressed in the PAD document. The following items shall be considered as minor changes to the PAD:

- Changes in configuration of individual development parcels to include modifications to boundaries as long as there is no net loss of open space and no net increase in the total number of units or noncommercial acreage allowable within the PAD;

- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the PAD, nor change the overall intent of the PAD;
- Changes or modifications in lot sizes and setbacks by up to 10% of the required development standard in order to accommodate for unique circumstances or specific site constraints, so long as the change does not conflict with the City of Surprise Building Code or off-street parking requirements as defined within the PAD;
- Any analogous interpretations of the list of permitted, conditional and secondary uses of the property as set forth in the PAD, as determined by the Community Development Director;
- Changes in residential densities or unit count by up to 10% of the maximum allowable in each development parcel, provided the increase does not cause an increase in the total allowable unit count within the PAD or decrease the amount of open space within any development parcel;
- Minor modifications or adjustment to roadway alignments and/ or parcel configuration so long as the proposed modification does not change the overall intent of the PAD and the Surprise Transportation Plan;
- Minor modifications to the location and size of trails and pedestrian paths, so long as the modification meets the general intent of the PAD and the Parks and Trails Master Plan;
- Relocation of a park site, which either enhances the opportunity to create a sense of neighborhood and community or to better centralize the park site based on actual development densities, so long as the land uses and densities of the parcels proposed for the revision do not result in a net increase in total number of units and meets the intent of the Parks and Trails Master Plan.
- Other changes not identified above, but deemed appropriate by the Community Development Director, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Surprise and does not impact the overall intent of the approved PAD.

Major Changes

- A Major change is a change that does not qualify as a minor change as defined above, and that significantly alters the intent of the approved PAD. Major Changes shall comply with the requirements set forth in Surprise Municipal Code and State Statute.

Upon the approval of any proposed amendment to the Planned Area Development (PAD), the amendment shall be attached to the PAD as an addendum and shall become a part thereof.

Administrative Interpretations

On occasion, it may be necessary to request a formal or informal interpretation from the City of Surprise Community Development Director related to the implementation and/or interpretation of the project intent, use, or development standards as may be applicable to the interpretation of the provisions of the City of Surprise Zoning Ordinance or to the interpretation of the intent of narrative descriptions/statements contained in this Asante PAD application. Such requests for interpretation to these provisions will be made in written form to the Community Development Director by the Master Developer or a member of the Asante Property Owners Association.

CONCLUSION

Asante PAD will continue to be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD amendment and look forward to moving into project implementation.



Asante

Existing Land Use Plan



North
N.T.S.



Job #2016.01
Date: 4/28/17
Rev.: 7/21/17

This plan is conceptual in nature and subject to engineering / agency review and revisions.



Asante

Community Open Space Plan

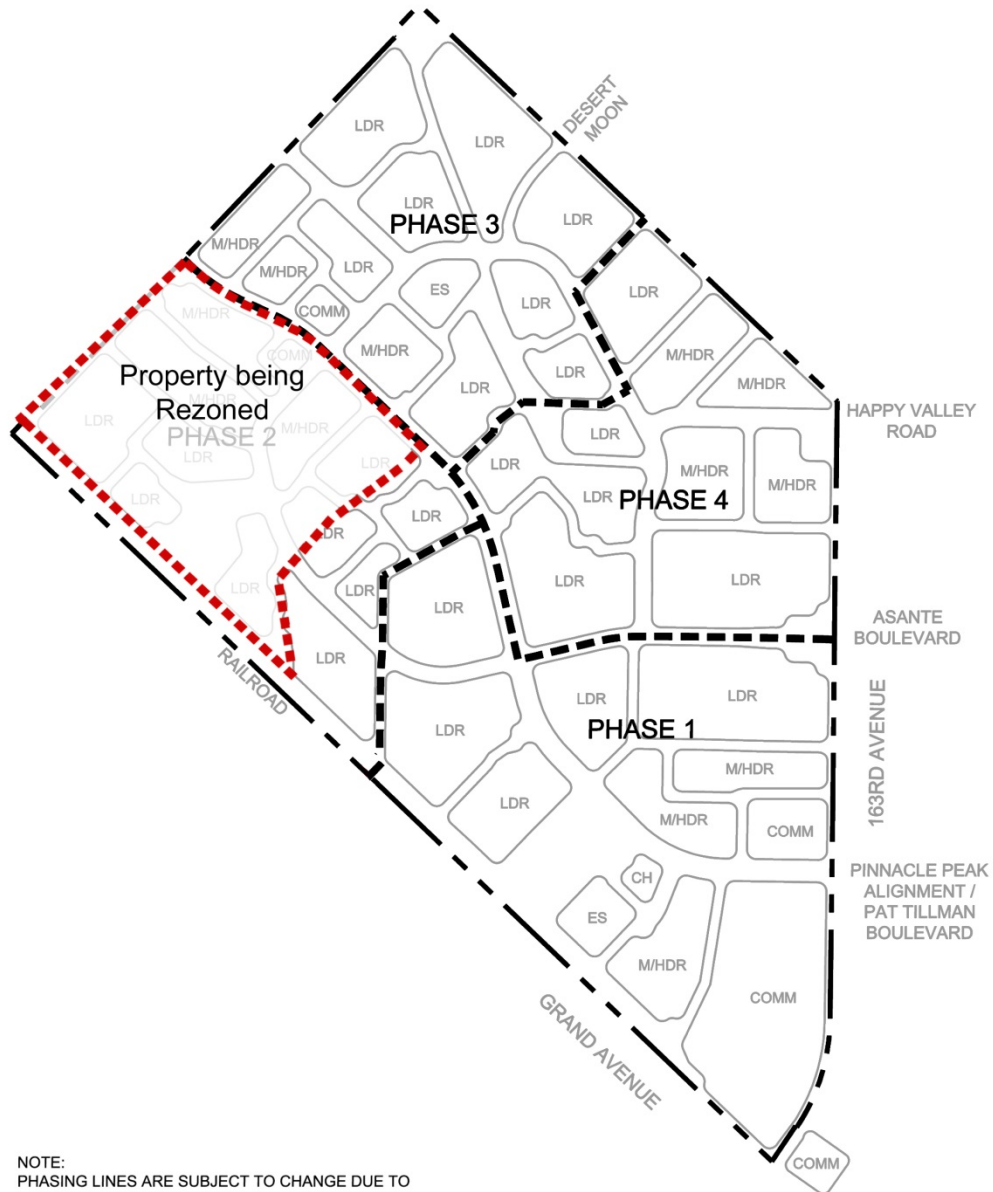


North
N.T.S.

Job #2016.01
Date: 4/28/17
Rev.: 7/21/17



This plan is conceptual in nature and subject to engineering / agency review and revisions.



NOTE:
PHASING LINES ARE SUBJECT TO CHANGE DUE TO
MARKET AND ENGINEERING CONDITIONS. ANY
CHANGES DO NOT CONSTITUTE A PAD AMENDMENT.

Asante

Phasing Plan



North
N.T.S.



Job #2016.01
Date: 4/28/17
Rev.: 7/21/17

This plan is conceptual in nature and subject
to engineering / agency review and revisions.



**Legal Description
Asante South**

Job No. 16-009.001

07/18/17

Portions of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northeast Corner of Said Section 12;

thence along the East line of the Northeast Quarter of said Section 12, South 0 degrees 45 minutes 04 seconds West, 2634.20 feet to the East Quarter Corner, thereof;

thence along the East line of the Southeast Quarter of said Section 12, South 0 degrees 45 minutes 18 seconds West, 2633.98 feet to the Southeast Corner thereof;

thence along the East line of the Northeast Quarter of said Section 13, South 0 degrees 45 minutes 24 seconds West, 2200.79 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 76 degrees 48 minutes 52 seconds West a distance of 2346.83 feet;

thence Southwesterly 843.48 feet along the arc of said curve to the right through a central angle of 20 degrees 35 minutes 34 seconds;

thence on a non-tangent line South 56 degrees 13 minutes 18 seconds East, 20.00 feet;

thence South 46 degrees 17 minutes 19 seconds East, 419.89 feet to the East line of the Southeast Quarter of said Section 13;

thence along said East line, South 0 degrees 45 minutes 27 seconds West, 302.31 feet;

thence North 86 degrees 39 minutes 12 seconds West, 84.93 feet;

thence South 36 degrees 23 minutes 43 seconds West, 229.50 feet to the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 12614.68 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 4156.20 feet to the Southwesterly line of the Final Plat of 'Asante Phase One unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, North 1 degrees 00 minutes 28 seconds West, 217.68 feet;

thence continuing along said Southwesterly line, North 8 degrees 23 minutes 45 seconds West, 201.45 feet;

thence continuing along said Southwesterly line, North 46 degrees 13 minutes 34 seconds West, 118.00 feet;

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thence continuing along said Southwesterly line, North 0 degrees 18 minutes 03 seconds West, 167.79 feet;

thence continuing along said Southwesterly line, North 21 degrees 59 minutes 17 seconds East, 115.66 feet;

thence continuing along said Southwesterly line, North 9 degrees 12 minutes 02 seconds West, 141.79 feet;

thence continuing along said Southwesterly line, North 37 degrees 01 minutes 17 seconds West, 137.39 feet;

thence continuing along said Southwesterly line, North, 107.48 feet;

thence continuing along said Southwesterly line, North 36 degrees 35 minutes 31 seconds East, 148.21 feet;

thence continuing along said Southwesterly line, North 13 degrees 27 minutes 06 seconds East, 185.40 feet;

thence North 61 degrees 38 minutes 56 seconds East, 70.00 feet;

thence North 60 degrees 51 minutes 30 seconds East, 194.80 feet;

thence North 57 degrees 16 minutes 35 seconds East, 69.04 feet;

thence North 50 degrees 38 minutes 45 seconds East, 61.11 feet;

thence North 39 degrees 06 minutes 51 seconds East, 62.76 feet;

thence North 38 degrees 03 minutes 56 seconds East, 191.80 feet;

thence North 61 degrees 33 minutes 28 seconds East, 518.15 feet;

thence North 43 degrees 31 minutes 21 seconds East, 812.52 feet to the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records;

thence along said centerline, North 46 degrees 28 minutes 39 seconds West, 1487.48 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 65 degrees 12 minutes 24 seconds West, 350.58 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 144.00 feet;

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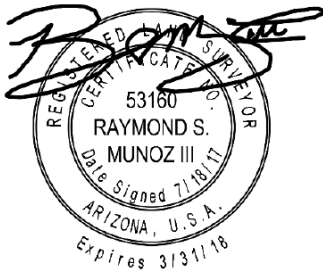
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thence North 43 degrees 31 minutes 21 seconds East, 3940.63 feet to the Southwesterly line and the prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', Final Plat of 'Desert Oasis of Surprise Parcel B5' and Final Plat of 'Desert Oasis of Surprise Parcel B6', recorded in Book 666, Page 8, Book 666, Page 7 and Book 665, Page 36 of Maricopa County Records respectively;

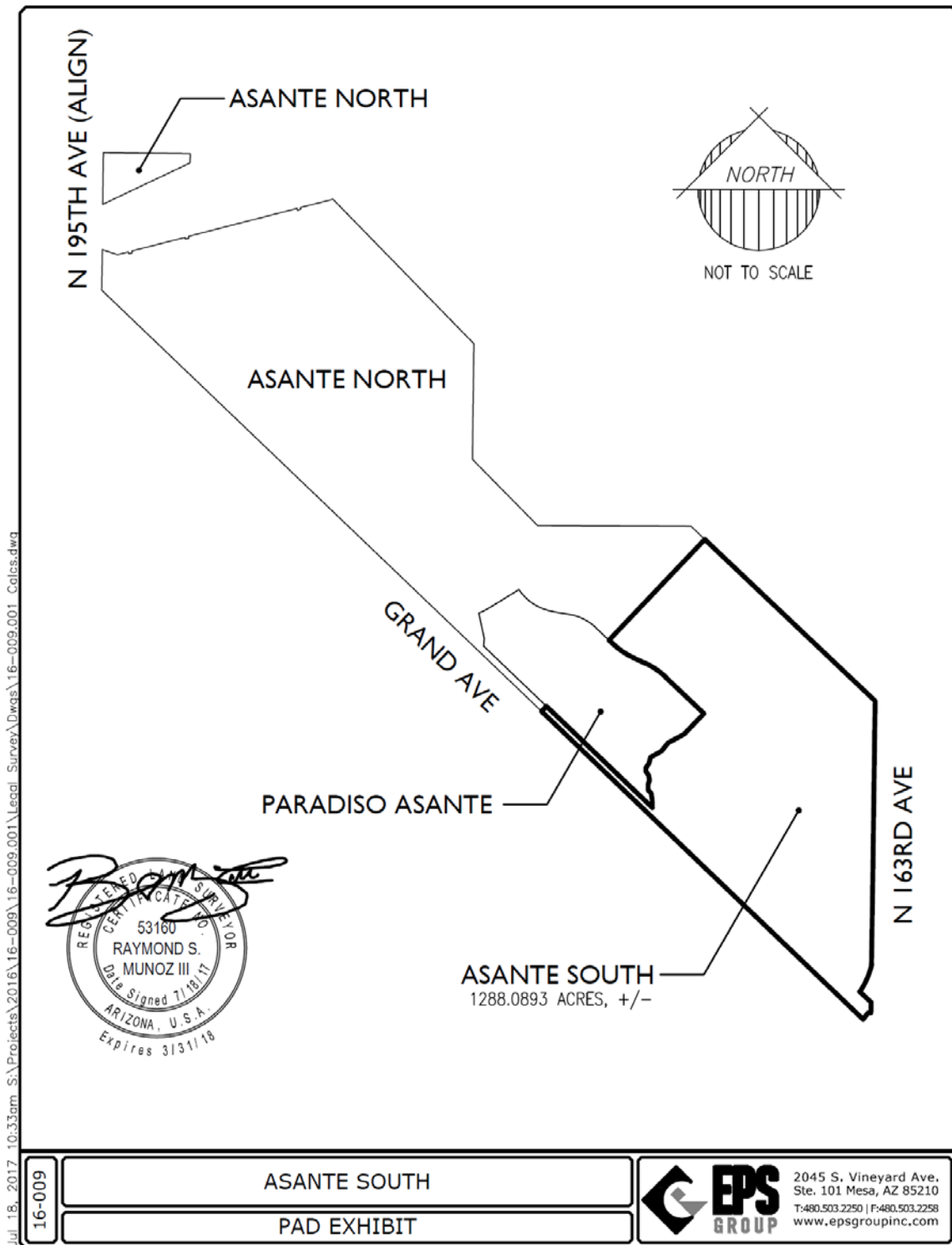
thence along said Southwesterly line, South 46 degrees 28 minutes 39 seconds East, 6646.92 feet to the POINT OF BEGINNING.

Contains 1288.0893 acres, more or less.



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Citizen Participation Final Report

For

Paradiso Asante PUD Zoning (FS17-010)
Asante PAD Amendment (FS17-011)
Asante North PAD Amendment (FS17-012)
Northwest corner of 163rd Avenue and Grand Avenue

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

Owner/Developer:
LENNAR®
Lennar Arizona, Inc.
1725 W. Greentree Drive, #114
Tempe, Arizona 85284
Contacts: Jeff Gunderson, Sr. VP Land Acquisition & Development
Todd Skoro, Director of Land Acquisition
Telephone: (480) 345-0077
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Attorney
Earl, Curley & Lagarde P.C.
Contact: Stephen C. Earl
3101 North Central Avenue, Suite 1000
Phoenix, Arizona 85012

Prepared:
June 5, 2017

CITIZEN PARTICIPATION FINAL REPORT
for
Paradiso Asante PUD Zoning (FS17-010),
Asante PAD Amendment (FS17-011), and
Asante North PAD Amendment (FS17-012)
requests

PROJECT DESCRIPTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North is directly adjacent and is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006 and is directly north of Asante. Lennar, one of America’s leading homebuilding companies, is the master developer for both Asante and Asante North master planned communities totaling 3,613 acres.

Three companion zoning cases have been filed concurrently. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The purpose of this request is to add a small complimentary active adult component within the Asante and Asante North master planned communities. This active adult component in Asante will be called **Paradiso Asante**. This component represents only 13% of the land within the Asante and Asante North PADs and will slightly reduce the total number of homes from the original overall approvals. It should also be noted that the same development standards and design features are elements approved in the Asante and Asante North PADs are being utilized in this zoning request.

The second companion request simply seeks a PAD amendment to remove the 311.7 acres from the Asante PAD that are now being incorporated into Asante Paradiso. The third companion request simply seeks a PAD amendment to remove the 153.7 acres from the Asante North PAD that are being rezoned as part of case FS17-010. Except for the removal of the 311.7 acres from Asante and 153.8 acres from Asante North PADs being rezoned into the active adult component called Asante Paradiso and the addition of a Major and Minor Amendment criteria, no other changes are proposed.

The PUD Zoning and the PAD amendments will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families and active adults.

This Citizen Participation Outreach Report provides a summary of the citizen participation and outreach for all three companion case (FS17-010, FS17-011, and FS17-012).

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Outreach Final Report was prepared in accordance with the City of Surprise Citizen Review Process requirements. It meets the City's requirements and the recommended notification area as identified by the Planning and Zoning Division. In accordance with requirements of the City, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- In accordance with the City of Surprise's Citizen Review Process, Earl, Curley & Lagarde P.C. had a sign consultant install 6 double sided neighborhood meeting signs at 6 different locations to notify and inform those interested of the upcoming neighborhood meeting to discuss the applications. (See appendix for sign posting locations, photo of sign and affidavit of posting.)
- The signs were installed 20 days prior to the neighborhood meeting on April 25, 2017. The neighborhood meeting signs included the date, time and location of the neighborhood meeting, a brief description of the requests and case numbers of each of the three cases. It also included the planning division's phone number for those with questions and/or concerns, issues, or problems.
- The City's Notification requirements requires the notice of the citizen review meeting to also be provided by the Planning and Zoning Division in the following manner:
 1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least fifteen (15) days prior to the meeting date;
 2. For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the country or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land;
 3. For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200' or 300' radius, the city shall send copies of the notice by first class mail, no less than seven (7) days prior to the hearing;
 4. Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application;
 5. The head of any homeowners association or registered neighborhood within the public notice area established in item 3 indicated above.

- The Citizen Review Meeting letter, that was sent out by the City, invited residents to attend a neighborhood meeting in the area at Sundown Mountain School (Desert Moon) Cafeteria on Monday, May 15, 2017 from 6:00 PM to 7:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included the boundaries of the requests and the location of the neighborhood meeting.

Neighborhood Meeting

- The neighborhood meeting was held on Monday, May 15, 2017 from 6:00 to 7:00 PM to inform those in attendance of the proposed applications. Approximately 25 individuals from the adjoining neighborhoods, Councilmember Roland Winters Jr., Councilmember Ken Remley, Planning Commissioner Vice Chair Matt Keating and Sergio Angulo, Planner, attended the meeting and they registered their attendance on the sign-in sheet (see *Appendix*). Additionally, two Lennar development representatives were in attendance to convey the vision of this community and respond to questions.
- The neighborhood meeting was set up in an open house format with 2 large stations. The first manned station included the following exhibits: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) An exhibit showing the overall master plan with the existing and proposed land uses and zoning inserted into the overall master plan; 3) An exhibit showing the total approved number of units and those proposed with the new PUD zoning case; and 4) An exhibit showing the existing and the proposed Zoning for the subject site.
- The second manned station included: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) A board showing representative examples of Recreational/Club house inspiration; 3) Two boards showing representative examples of house product; and 4) A board showing representative examples of house floor plans.
- Several members of the development team were at both stations to provide detailed information about the project and requests.
- Station 1: A brief review of the three companion requests was provided at the first station. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The second companion request simply seeks a PAD amendment to remove the 311.7 acres that are being rezoned as part of FS17-010 case from the Asante PAD. And the third companion request simply seeks a PAD

amendment to remove the 153.7 acres that are being rezoned as part of FS17-010 case from the Asante North PAD.

- It was further explained the subject property is part of the Asante and Asante North PADs, and the proposed rezone and Planned Unit Development (PUD) Overlay will create a complementary active adult community representing only 13% of the land in the Asante and Asante North PADs and will reduce the total number of homes from the original approvals. It was also noted that the development standards and the same design features and elements that have been approved through the Asante and Asante North PADs will carry through in this zoning case.
- Station 2: Detailed information regarding the proposed active adult component was provided at station 2. It was explained that the primary reason of all three cases was just to add the complementary active adult component within the Asante and Asante North master planned communities. Example representations of Recreational/Club house inspiration, representative examples of house product and representative examples of house floor plans were shown to provide interested residents with an understanding of the feel and quality of this project.
- Exhibits were shown at each station to allow the attendees the opportunity to view the elements of the proposed project. The floor was opened for questions and comments from the attendees at each station.
- The majority of those that attended the meeting lived in either Desert Oasis subdivision just to the east of Asante or in the County island just south of the Central Arizona Canal.
- Reaction to the overall plan and requests was positive from those in attendance.

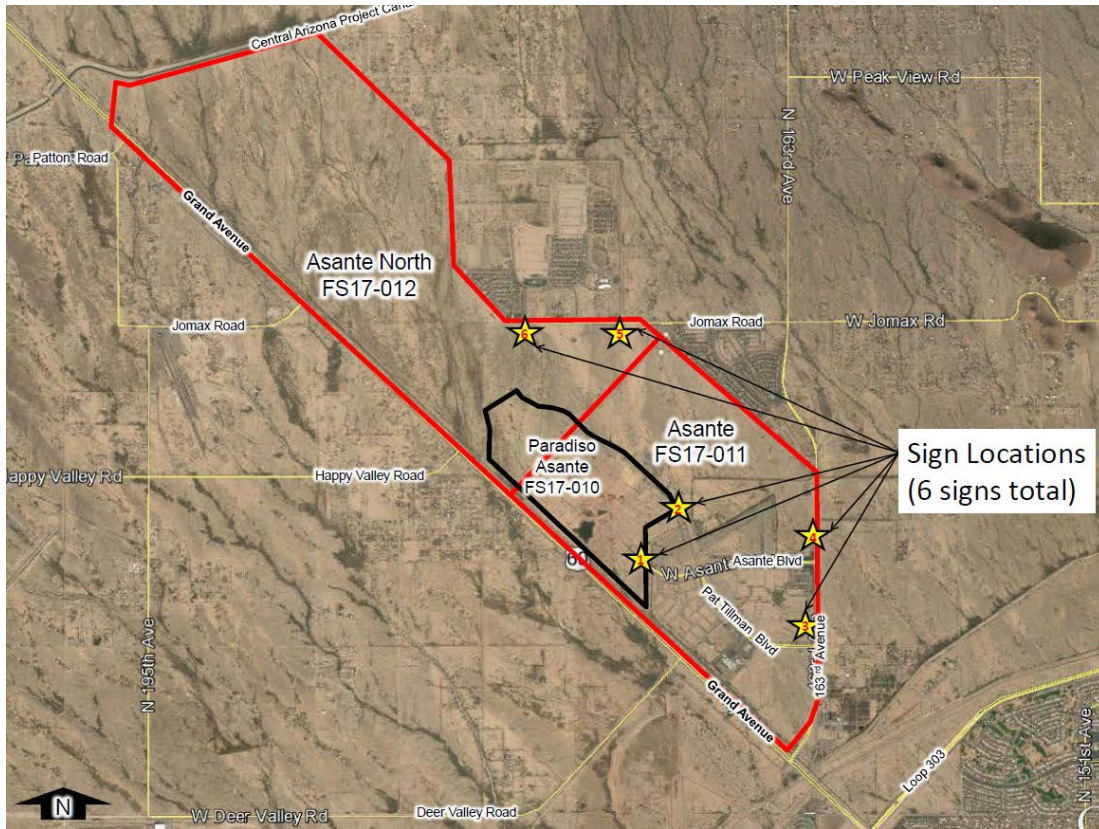
The questions from the neighborhood meeting consisted of:

Questions/Comments:	Response:
What are the requests? And why do we have three applications?	It was explained that three companion zoning cases are being filed concurrently. To simply add a complementary active adult component within the Asante and Asante North master planned communities. No additional residential density was being added by these actions. In fact, the total units would be less and all development would remain the same.
As question was raised regarding how the new component would function inside the master plan and how more external roadways	It was explained that the Asante Master Plan (including Asante and Asante North) included over 3,600 acres and had already been approved by the City for over 15,000 units. This request merely

affected such as 163 rd Avenue. They also wanted to know the timing of a second access to Grand Avenue.	created an active adult component within the Master Plan utilizing approximately 13% of the total acreage and 11.5% of the units. It was further explained that this request actually lowered the number of approved units by about 200. While this component would be for active adults and would be gated, all pedestrian ways would be unimpeded, including access to the linear park along the railroad tracks and access to the lakes. A future connection to Grand Avenue from either Jomax Road or Happy Valley Road alignments is planned to occur in the future according to the established phasing and infrastructure plan of Asante. This component will not negatively affect this timing.
A comment was made that this area has drainage and flooding problems during storm events. This was especially true of the County residents who do not have a storm water drainage system.	It was explained that when historic drainage flows enter the Asante Master Plan, they are properly handled pursuant to the City and County regulations, including appropriate storm water retention facilities. However, we have no control over drainage systems in the County exterior to the boundaries of Asante. They indicated that they had met with City and County officials on this issue and expressed their desire for the City to assist them. They realized this was not an Asante issue.
What are the home sizes?	It was conceptualized that the home sizes could range from 1,800 s.f. to over 2,700 s.f.
Several questions regarding the timing of the commercial development within Asante were asked.	It was explained that the commercial parcels are not owned or controlled by Lennar, however, Lennar is very supportive of commercial retail uses entering the Asante Master Plan to provide services for our residents. The timing of seeing commercial retail uses come will depend on home sales and projected future sales (i.e. rooftops) and we are hoping that by adding in a new, complimentary housing product within Asante, we will help to accelerate the residential development within Asante, which in turn will bring commercial uses to Asante.
Will this have a separate HOA?	It will be a sub-HOA within the master HOA. The sub-HOA will report to the master HOA and will pay dues like the rest of the members of the community. Additionally, because they will have private streets and their own separate amenities, they will also pay an additional HOA fee to maintain those amenities and assets.
Will it be gated?	Yes. It will be gated to restrict vehicular access but

	will be left open for pedestrian access.
Will it have a pool, as is being shown in the conceptual board?	It was explained, that the boards are conceptual only, showing what might be put in there. Because we are still at the zoning stage, we are still at the conceptual stage. We have not yet fully programmed that amenity space. But Lennar has devoted significant space and resources to the amenity package, which will include a clubhouse, along with other major amenities which could include a pool, ramadas, BBQs, walking trails and other elements.
Could a youth or child come and live long-term in one of these houses?	They would only be able to stay for a week similar to other prominent active adult community HOA rules.
What is the process?	Staff needs to complete their review. Once completed, they will schedule our requests for Planning Commission Hearing and final action by the City Council. After approvals, Lennar will submit their Preliminary and Final Plats for review and approval.

- Between May 15, 2017 and today's date June 5, 2017, there have been no other concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.
- This concludes the Citizen Participation Outreach Final Report for the proposed ***Paradiso Asante PUD (FS17-010), Asante PAD Amendment (FS17-011), and Asante North PAD Amendment (FS17-012).***



Sign Posting Locations



Photo of 1 of the 6 signs posted.

AFFIDAVIT OF POSTING

Application No: FS17-010, FS17-011, FS17-012

Applicant Name: Earl, Curley and Lagarde

Location: NWC of Grand Ave and 163rd Ave

Date Site Posted: April 25, 2017

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 4/25/17
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 25th day of April.

2017, and by Meghan Liggett, I witness whereof I hereunto

set my hand and official seal.

Mary Beth Conrad
Notary Public
10-25-20

My commission expires

CITY OF SURPRISE



Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
WELDON EMERY	25918 N 160 th Av	Surprise 85378	623 684 0333
Jim & Cindy ANGARELLA	25600 N. DESERT HESLER	Surprise 85387	ANGARELLA@AOL.COM
Russ & Lisa Thayer	23918 N. 163 rd Dr	Surprise AZ 85387	RTUT2@aol.com
Stan Gutschall	29050 N. 163 rd	Surprise AZ. 85387	
MARTIN CASAS	17777 W. MAYA WAY	Surprise AZ. 85387	575 749-3296
Ellen Allen	Kenallen23@gmail.com	Surprise AZ 85387	
	18124 W. Roy Rogers	Surprise AZ 85387	623-556-2829
Matt & Linda Keating	16423 W. Cielo Grande Ave	Surprise 85387	stayonthepike@yahoo.com
Brad Wecker	18410 W. Stamm Dr.	Surprise 85374	BRADWECKER@GMAIL.COM
Jaqueline Rea Carroll	28517 N. 150 th Av	Surprise 85387	623-544-6304

G:\INDEX\LENNAR\Asante - Active Adm\PD\Neighborhood Meeting Attendance Sheet_5.15.2017.doc

Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
SHARV STEVE STRONG	26067 N. 163 RD DR.	SURPRISE, 85387	317-965-2446 574-6704410u.com 410-215-7466
ARMANDO BARR	16467 W. PACUITA	SURPRISE 85387	ADBARRE@gmail.com 623-500-5482
BILL + PAULA COUGHAN Ed, Jill, Wendie KEOTIN	17519 W. BUCKHORN 17539 W. FLOCKING HILL	SURPRISE SURPRISE	LOISLU1946@GMAIL.COM c.kuotin@gmail.com 1510 adquire@gmail.com 1510
CHRISTINE ADAIR	16379 N. CIELO GRANDE AVE	SURPRISE 85387	
DIANE ADEN	16347 W. CIELO GRANDE AVE.	85387	
Sally + Johnson	29222 N 163 RD Ave	85387	JASWJOHNSON@gmail.com 623-556 5908

From: [PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT](#)
To: [Jamie Sullivan](#)
Subject: Declined: CR16-365 Asante Active Adult

CR16-365

ASANTE ACTIVE ADULT

North and West of Asante Boulevard and Pat Tillman Boulevard Portion of 503-73-771 and 503-73-942A Major Zoning Amendment to PAD to allow active adult housing component

The site is located on 577 acres North and West of Asante Boulevard and Pat Tillman Boulevard and is part of the larger 3,613 total acres in the Asante and Asante North Master Plan community. The request is to rezone the 577 acres to accommodate an active adult house component with in the overall Asante master Plan. The site is located approximately .90 to 2.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, the change in zoning at the location stated above, will not negatively impact the flying operations at Luke AFB. However, without a precise Plan of Development we request the opportunity to make comments on the development as they begin to build specific facilities. This will ensure that detailed features and aspects of development, as they mature, will not negatively impact our flying operations.

Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. When building 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 would be essential to inform potential residents about Luke AFB operations.

v/r
Barbara

//SIGNED//

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Deputy Director, Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

From: [Bob Patoni](#)
To: [Jamie Sullivan](#)
Cc: [Vanessa Nunez](#)
Subject: CR16-365
Date: Friday, August 26, 2016 8:36:28 AM
Attachments: [image001.jpg](#)

RE: CR16-365
Asanti Active Adult Housing Community
Proposed development adjacent to US-60 (Grand Avenue)
Major Zoning Amendment action

Attn: Jamie Sullivan

Thank you for the notice of major zoning amendment to PAD for the above-referenced development.

ADOT has no comment on zoning issues.

We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



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From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: Declined: CR16-365 Asante Active Adult

Jamie,

Thank you for providing the Meeting Notification for Asante Active Adult (CR16-365).

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
HYPERLINK "mailto:debbiet@mwdaz.com" debbiet@mwdaz.com

ORDINANCE 2017-17

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED AREA DEVELOPMENT (PAD) AMENDMENT TO REZONE APPROXIMATELY 220.1 ACRES FROM PLANNED AREA DEVELOPMENT – RESIDENTIAL, COMMERCIAL, AND PUBLIC PARK/FACILITY (PAD – RESIDENTIAL, COMMERCIAL, AND PUBLIC PARK/FACILITY) TO RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-6 PUD), RESIDENTIAL MEDIUM DENSITY WITH A PLANNED UNIT DEVELOPMENT OVERLAY (RM-9 PUD), AND MIXED-USE WITH A PLANNED UNIT DEVELOPMENT OVERLAY (MU-PUD) FOR ASANTE PARADISO, GENERALLY LOCATED NORTH OF GRAND AVENUE APPROXIMATELY 1.5 MILES WEST OF 163RD AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue within the Asante Planned Area Development;

WHEREAS, the subject site is zoned Planned Area Development (PAD) with Residential, Commercial, and Public Park/Facility land use designations;

WHEREAS, this PAD amendment will reduce the acreage of the Asante Planned Area development from approximately 1,508 acres to approximately 1,288 acres;

WHEREAS, this PAD amendment will identify a specific process and criteria for major and minor PAD amendments;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed PAD amendment to Rezone from Planned Area Development (PAD) to Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD) satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on August 17th, 2017, the Planning and Zoning Commission recommended approval of the Major PAD Amendment to the Asante PAD, case FS17-011.

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

Section 1. *Rezoning.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as “ASANTE” is rezoned from Planned Area Development – Residential, Commercial, and Public Park/Facility (PAD – Residential, Commercial, and Public Park/Facility) to Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) and Mixed-Use with a Planned Unit Development Overlay (MU PUD).

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This Ordinance is not of a general nature and shall not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

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



Legal Description Asante South

Job No. 16-009.001

07/18/17

Portions of Sections 1, 2, 11, 12 and 13, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

BEGINNING at the Northeast Corner of Said Section 12;

thence along the East line of the Northeast Quarter of said Section 12, South 0 degrees 45 minutes 04 seconds West, 2634.20 feet to the East Quarter Corner, thereof;

thence along the East line of the Southeast Quarter of said Section 12, South 0 degrees 45 minutes 18 seconds West, 2633.98 feet to the Southeast Corner thereof;

thence along the East line of the Northeast Quarter of said Section 13, South 0 degrees 45 minutes 24 seconds West, 2200.79 feet to the beginning of a non-tangent curve, concave Northwest, from which the radius point bears North 76 degrees 48 minutes 52 seconds West a distance of 2346.83 feet;

thence Southwesterly 843.48 feet along the arc of said curve to the right through a central angle of 20 degrees 35 minutes 34 seconds;

thence on a non-tangent line South 56 degrees 13 minutes 18 seconds East, 20.00 feet;

thence South 46 degrees 17 minutes 19 seconds East, 419.89 feet to the East line of the Southeast Quarter of said Section 13;

thence along said East line, South 0 degrees 45 minutes 27 seconds West, 302.31 feet;

thence North 86 degrees 39 minutes 12 seconds West, 84.93 feet;

thence South 36 degrees 23 minutes 43 seconds West, 229.50 feet to the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line, North 46 degrees 13 minutes 34 seconds West, 12614.68 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said parallel line, South 46 degrees 13 minutes 34 seconds East, 4156.20 feet to the Southwesterly line of the Final Plat of 'Asante Phase One unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, North 1 degrees 00 minutes 28 seconds West, 217.68 feet;

thence continuing along said Southwesterly line, North 8 degrees 23 minutes 45 seconds West, 201.45 feet;

thence continuing along said Southwesterly line, North 46 degrees 13 minutes 34 seconds West, 118.00 feet;

EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210

Tel (480) 503-2250 • Fax (480) 503-2258

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thence continuing along said Southwesterly line, North 0 degrees 18 minutes 03 seconds West, 167.79 feet;

thence continuing along said Southwesterly line, North 21 degrees 59 minutes 17 seconds East, 115.66 feet;

thence continuing along said Southwesterly line, North 9 degrees 12 minutes 02 seconds West, 141.79 feet;

thence continuing along said Southwesterly line, North 37 degrees 01 minutes 17 seconds West, 137.39 feet;

thence continuing along said Southwesterly line, North, 107.48 feet;

thence continuing along said Southwesterly line, North 36 degrees 35 minutes 31 seconds East, 148.21 feet;

thence continuing along said Southwesterly line, North 13 degrees 27 minutes 06 seconds East, 185.40 feet;

thence North 61 degrees 38 minutes 56 seconds East, 70.00 feet;

thence North 60 degrees 51 minutes 30 seconds East, 194.80 feet;

thence North 57 degrees 16 minutes 35 seconds East, 69.04 feet;

thence North 50 degrees 38 minutes 45 seconds East, 61.11 feet;

thence North 39 degrees 06 minutes 51 seconds East, 62.76 feet;

thence North 38 degrees 03 minutes 56 seconds East, 191.80 feet;

thence North 61 degrees 33 minutes 28 seconds East, 518.15 feet;

thence North 43 degrees 31 minutes 21 seconds East, 812.52 feet to the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records;

thence along said centerline, North 46 degrees 28 minutes 39 seconds West, 1487.48 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 65 degrees 12 minutes 24 seconds West, 350.58 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

thence continuing along said centerline, Northwesterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, North 46 degrees 28 minutes 39 seconds West, 144.00 feet;

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thence North 43 degrees 31 minutes 21 seconds East, 3940.63 feet to the Southwesterly line and the prolongation therefrom of the Map of Dedication of 'Desert Oasis of Surprise Baer Parcel', Final Plat of 'Desert Oasis of Surprise Parcel B5' and Final Plat of 'Desert Oasis of Surprise Parcel B6', recorded in Book 666, Page 8, Book 666, Page 7 and Book 665, Page 36 of Maricopa County Records respectively;

thence along said Southwesterly line, South 46 degrees 28 minutes 39 seconds East, 6646.92 feet to the POINT OF BEGINNING.

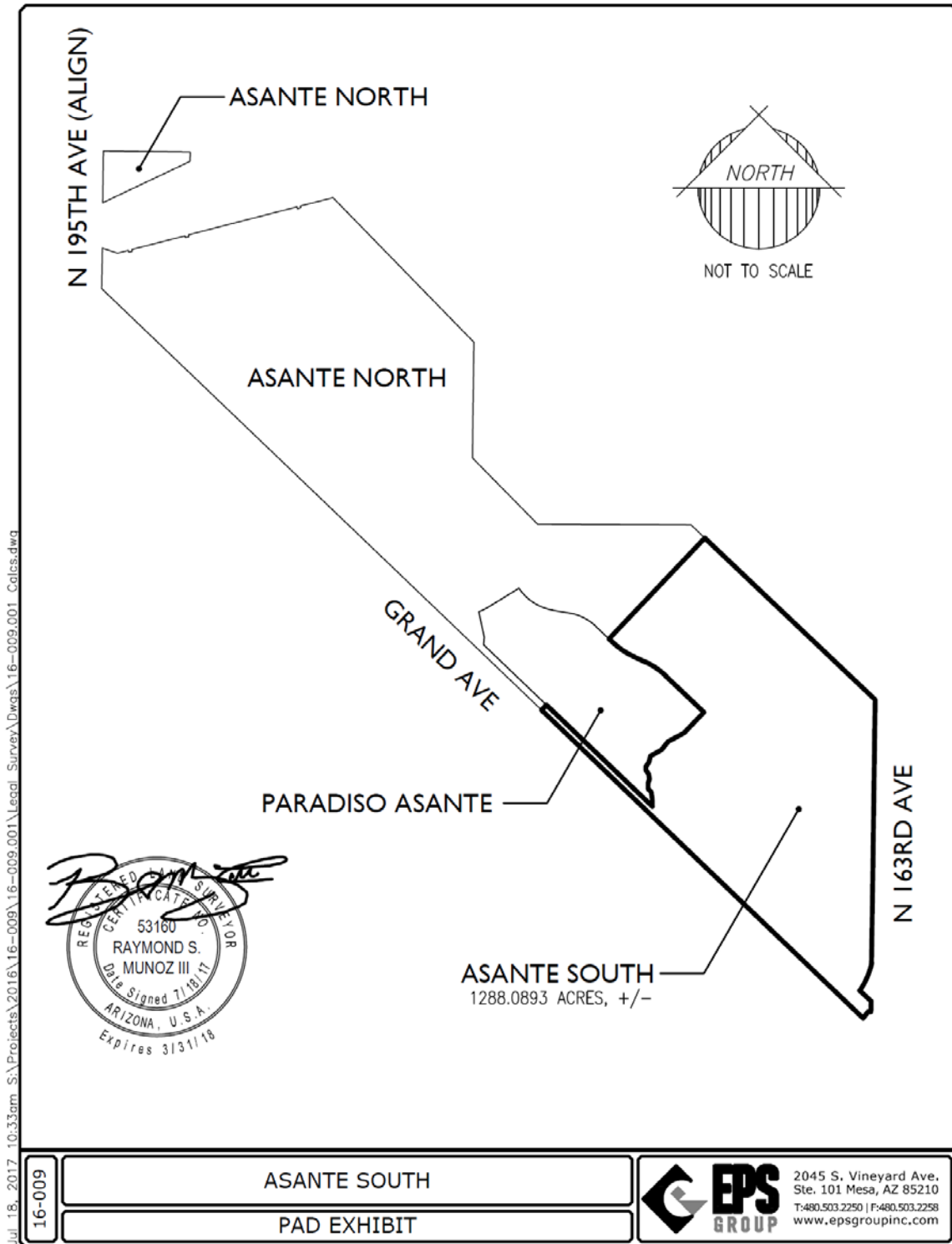
Contains 1288.0893 acres, more or less.



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EXHIBIT B



July 20, 2017



Paradiso Asante
Active Adult Community
FS17-010, FS17-011, FS17-012

Planning and Zoning Commission

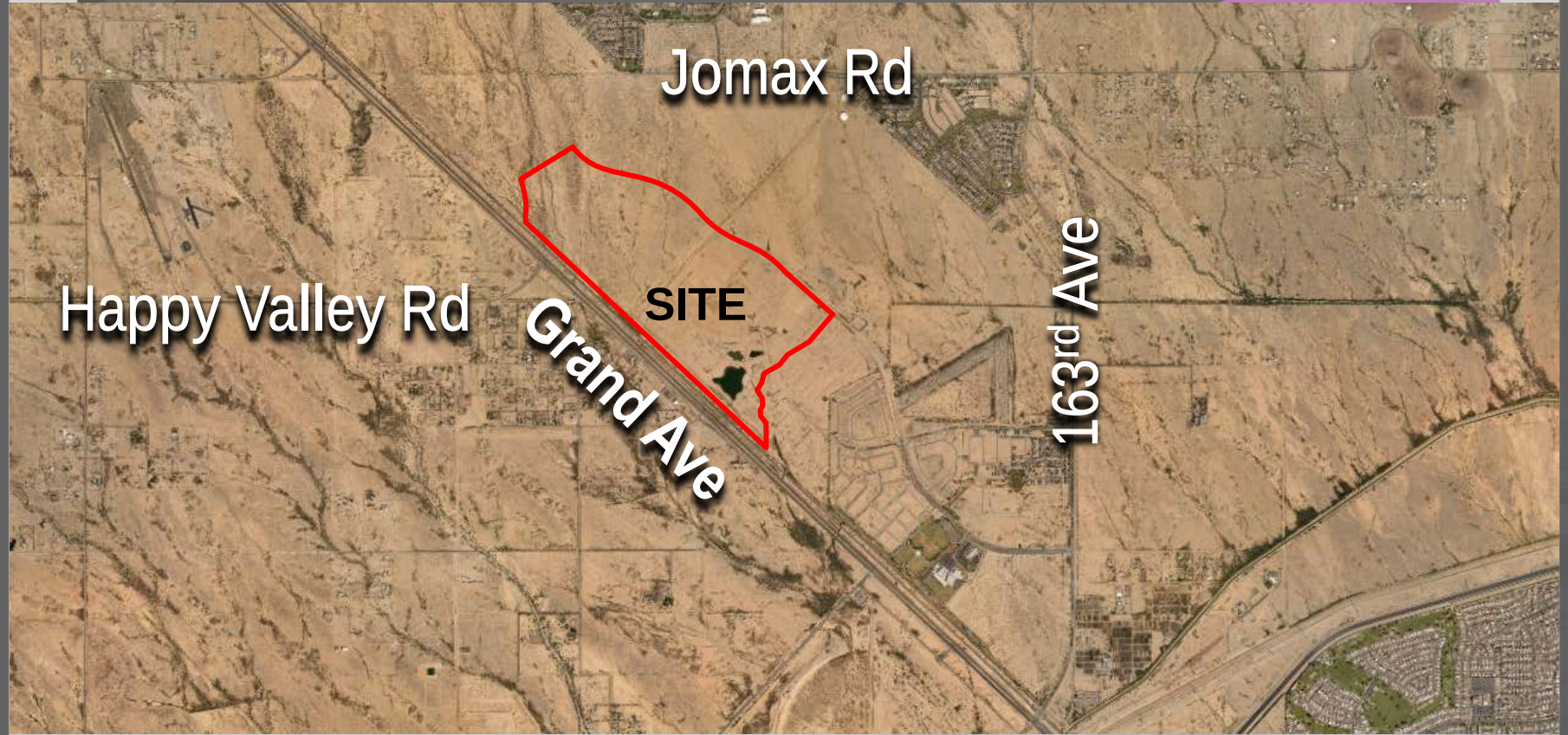
August 17, 2017



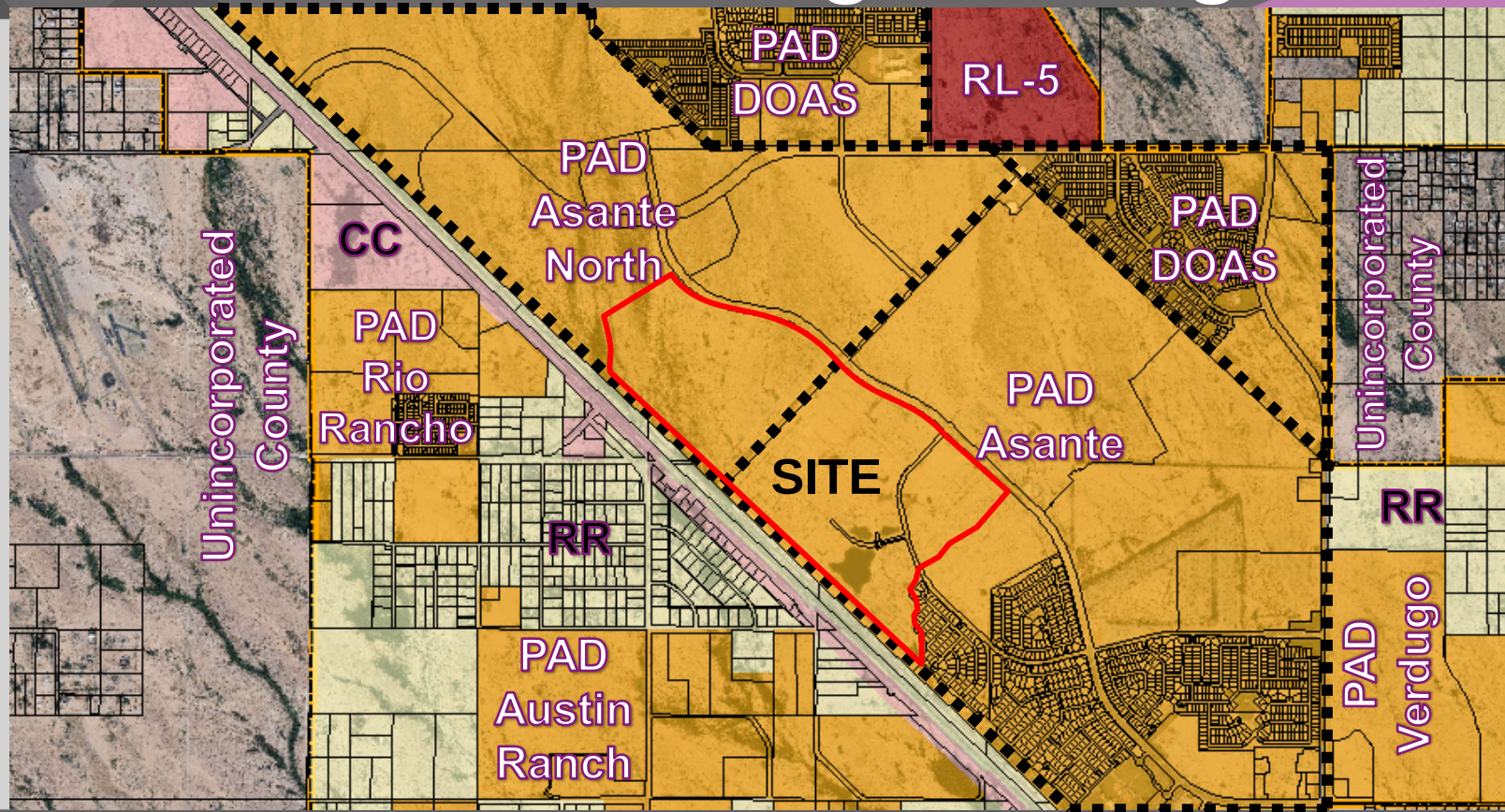
Paradiso Asante

- FS17-012: Asante North Major PAD Amendment (Rezone)
 - FS17-011: Asante Major PAD Amendment (Rezone)
 - FS17-010: Asante Paradiso PUD
- 

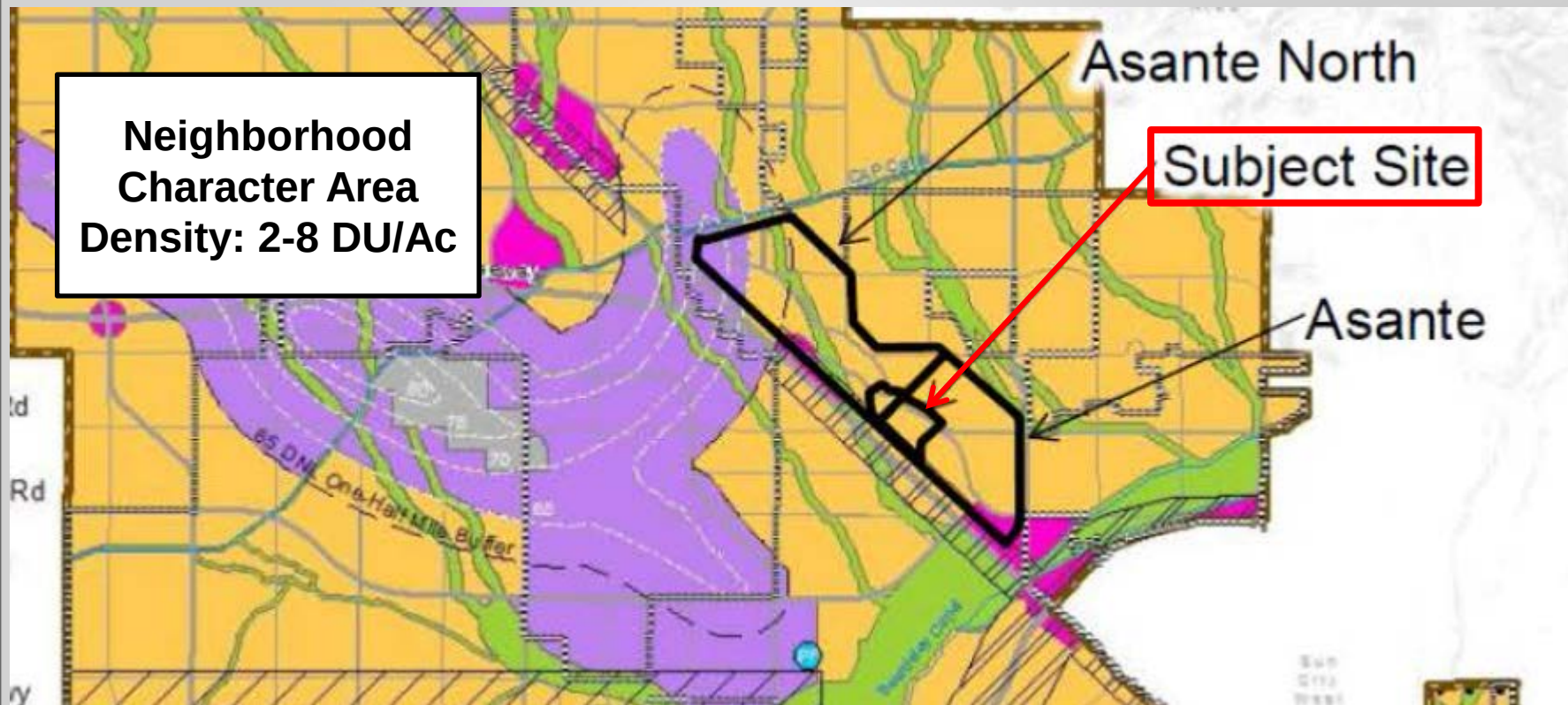
VICINITY MAP



Surrounding Zoning



General Plan Land Use

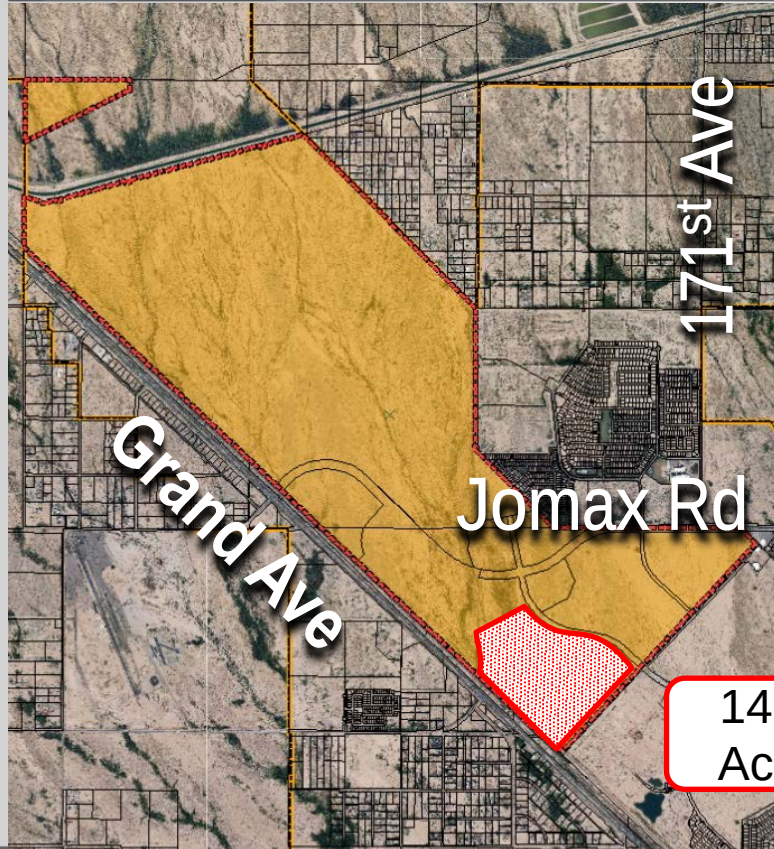




SURPRISE
ARIZONA

FS17-012
Asante North
Major PAD Amendment

Existing Asante North PAD Boundary



2,105 Acres

- 183 Ac. – Commercial
- 48 Ac. – Employment
- 88 Ac. – O.S./P.F./Schools
- 1,786 Ac. – Residential
 - 8,835 DU
 - 4.2 DU/Ac. (GP 2-8 DU/Ac)

Existing Zoning

SUBJECT SITE

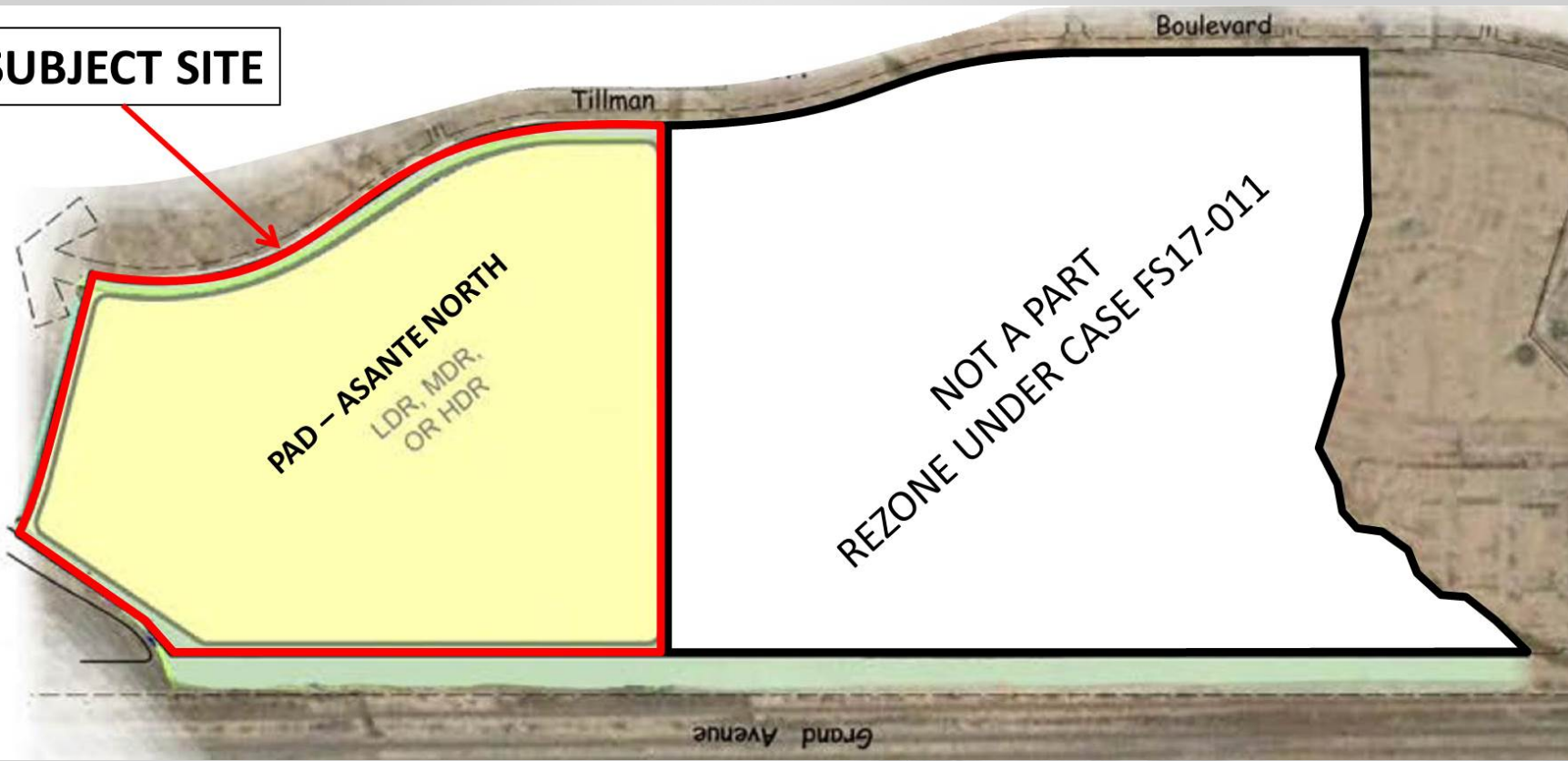
PAD – ASANTE NORTH
LDR, MDR,
OR HDR

**NOT A PART
REZONE UNDER CASE FS17-011**

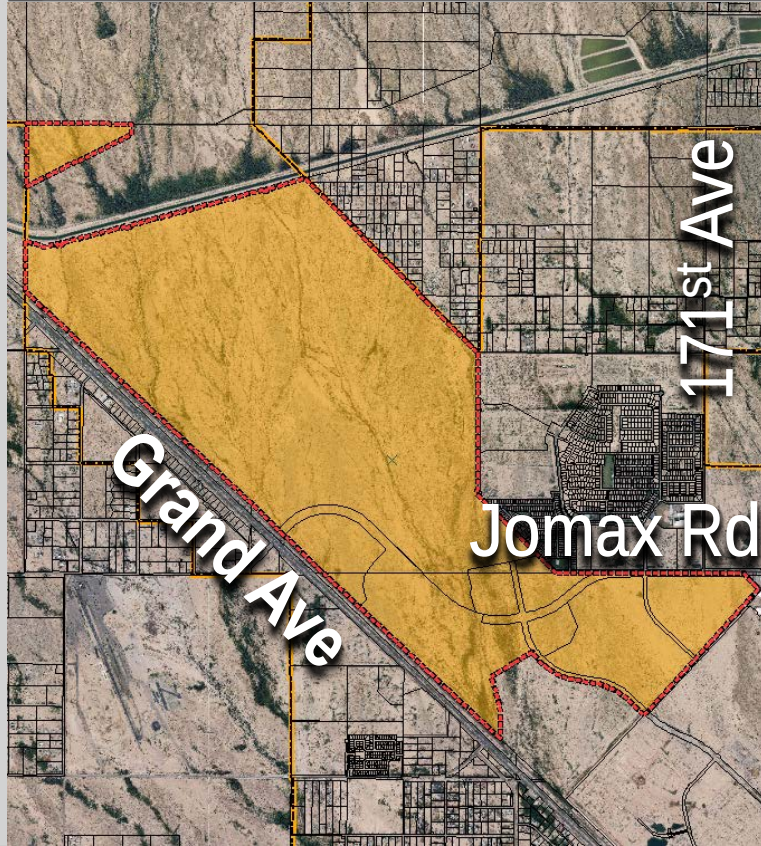
Tillman

Boulevard

Grand Avenue



Proposed Asante North PAD Boundary



1,955 Acres

- 183 Ac. – Commercial
- 48 Ac. – Employment
- 88 Ac. – O.S./P.F./Schools
- 1,636 Ac. – Residential
 - 8,173 DU
 - 4.18 DU/Ac. (GP 2-8 DU/Ac)

Proposed Zoning

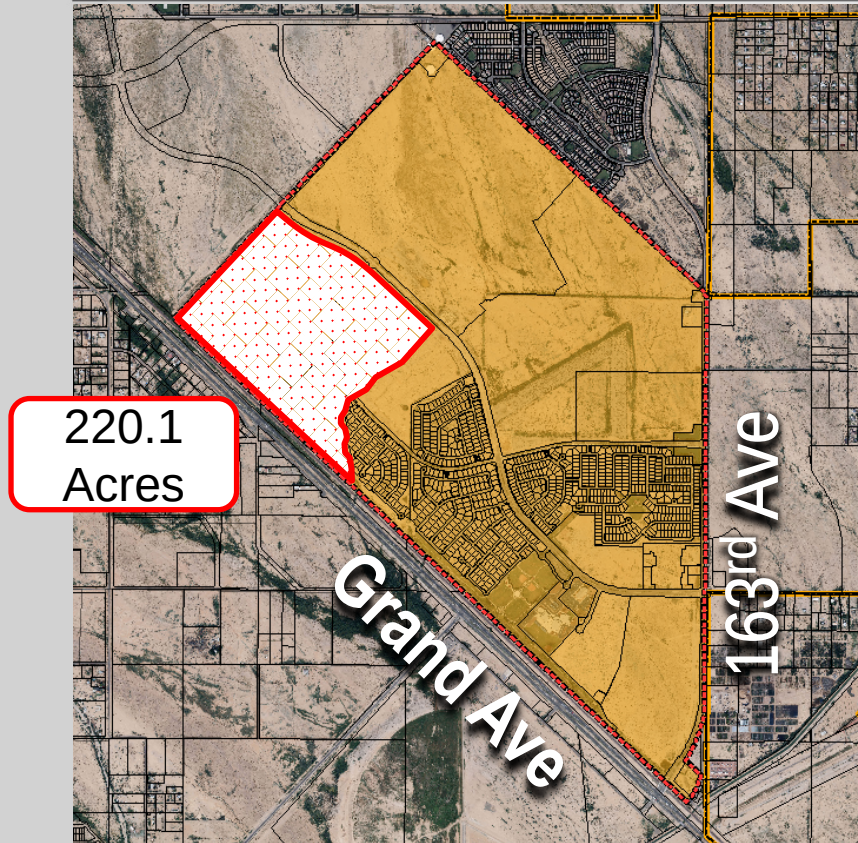




SURPRISE
ARIZONA

FS17-011
Asante
Major PAD Amendment

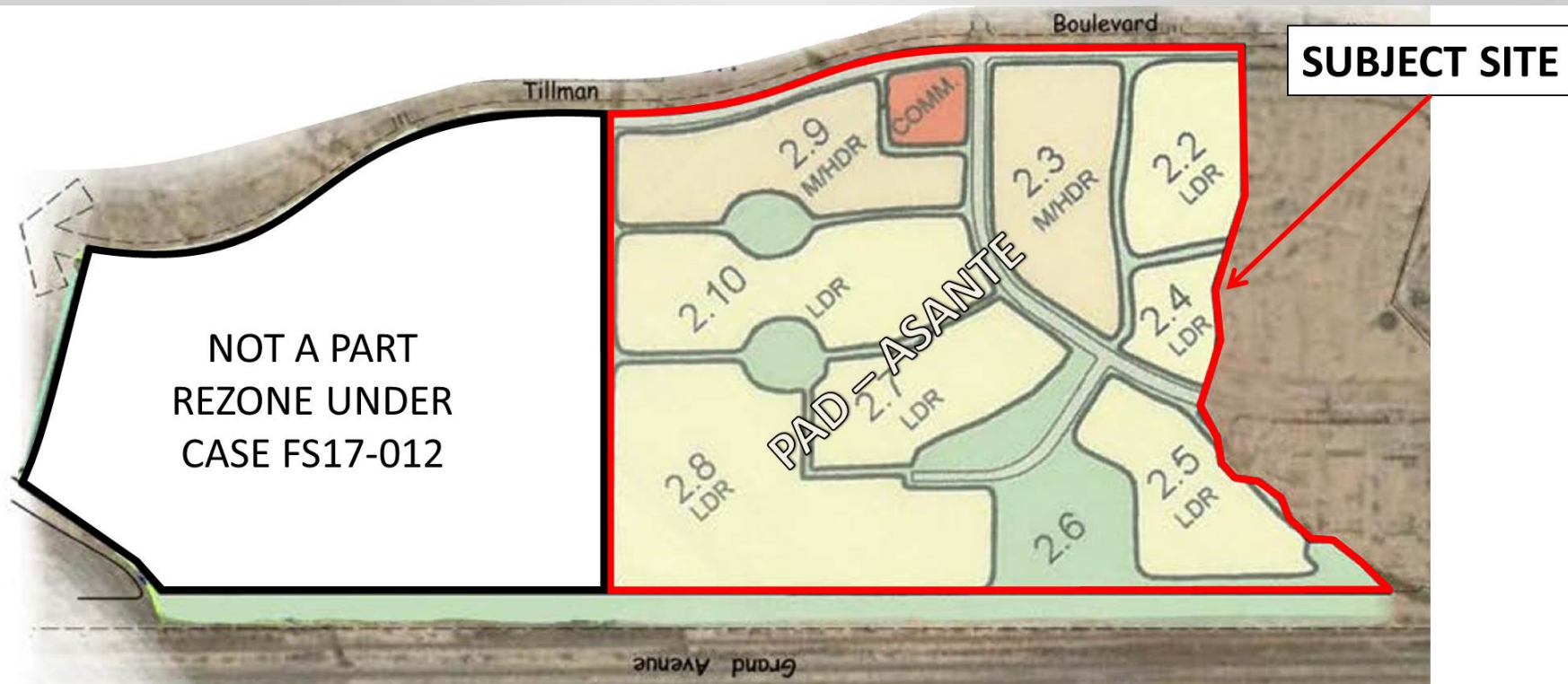
Existing Asante PAD Boundary



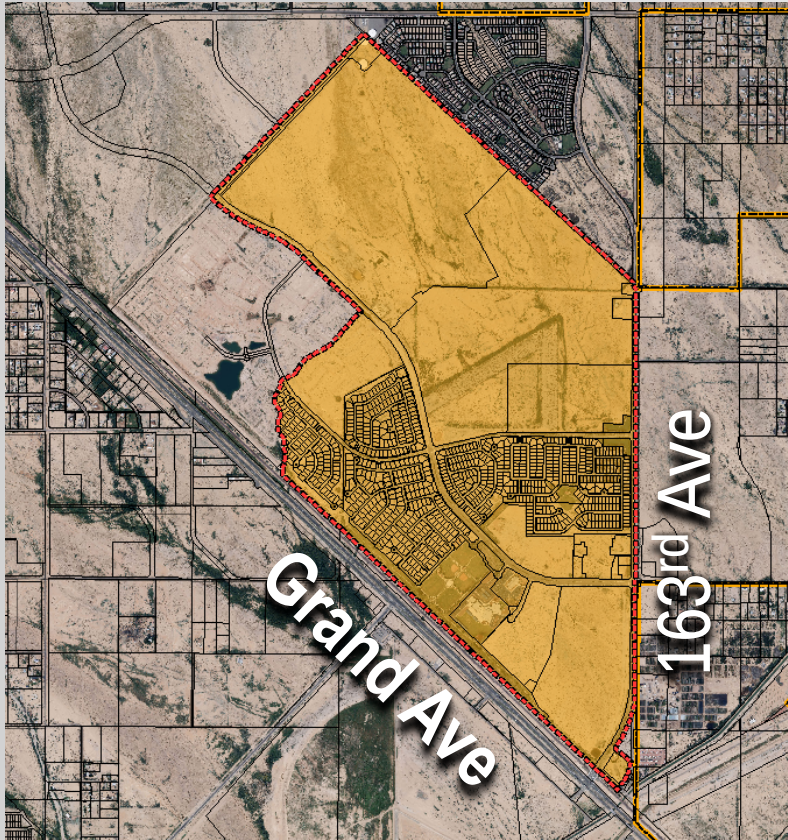
1,508 Acres

- 117 Ac. – Commercial
- 138 Ac. – O.S./P.F./Schools
- 1,251 Ac. – Residential
 - 6,703 DU
 - 4.4 DU/Ac. (GP 2-8 DU/Ac)

Existing Zoning



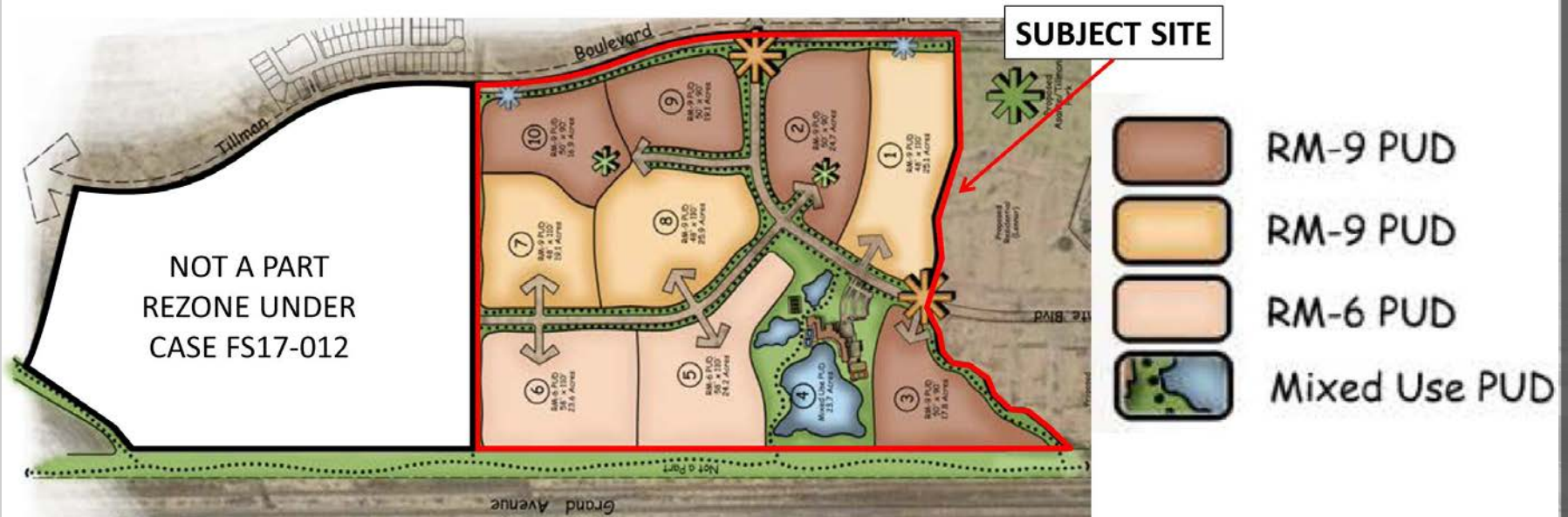
Proposed Asante PAD Boundary



1,288 Acres

- 112 Ac. – Commercial
- 120 Ac. – O.S./P.F./Schools
- 1,055 Ac. – Residential
 - 5,500 DU
 - 4.3 DU/Ac. (GP 2-8 DU/Ac)

Proposed Zoning





SURPRISE
ARIZONA

FS17-010
Asante Paradiso
Planned Unit Development

Zoning



RM-9 PUD (48'x110')	RM-9 PUD (50'x90')	RM-6 PUD (58'x110')	Mixed Use PUD	Total Acreage	Total Units	Max. Density
134.6 Acres 604 Units	122.7 Acres 611 Units	88.2 Acres 351 Units	23.7 Acres	369.2 Acres	1,566 Units	4.2 DU/Ac



Land Uses - Residential

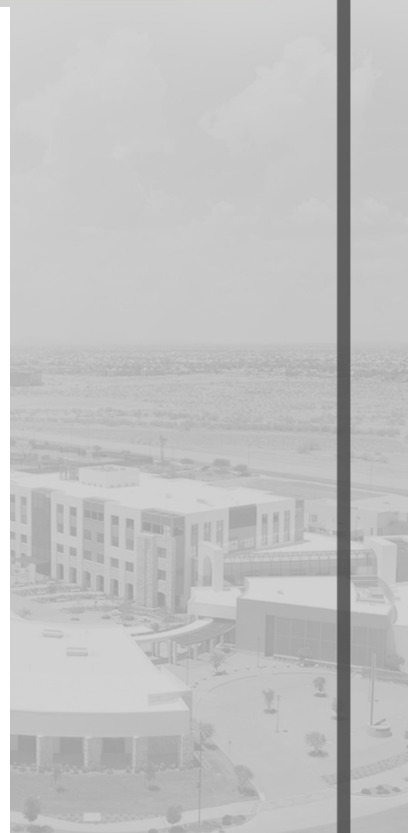
LIST A. USES PERMITTED in PARCELS 1-11, and 13-21.

1. Single Family Residential.
2. Accessory uses. The following accessory uses are permitted:
 - (1) Private garage, carport, ramada, shed or workshop, Greenhouse;
 - (2) Guest quarters may be allowed, provided the quarters meet the standards set forth in the Surprise Municipal Code;
 - (3) In-home day care for four or fewer persons.
 - (4) Home occupations, as set forth in the Surprise Municipal Code.
 - (5) Temporary uses, as regulated in the Surprise Municipal Code.
 - (6) Signs, provided they meet the requirements set forth in the Surprise Municipal Code.

Land Uses – Mixed Use

LIST B. USES PERMITTED in PARCEL 12

1. Retail.
2. Recreation Center.
3. Club House.
4. Golf course with ancillary uses.
5. Administrative offices (marketing, managers, activity coordinator etc.), Home healthcare office, Professional, Medical or Dental offices.
6. Libraries and museums.
7. Restaurant, Bistro or Coffee Shop.
8. Movie Theatre, Theatre or assembly use.
9. Hair salon and barber shop.
10. Health and fitness (workout facility with classes and spa area).
11. Spa.
12. Bank.
13. Pharmacy.
14. Game Room/Arcade.
15. Communication center.
16. Live Music as an ancillary to principal use.
17. Accessory uses. The following accessory uses are permitted:
 - (1) Parking lots.
 - (2) Refuse and service areas, as regulated in the Surprise Municipal Code.
 - (3) Accessory buildings, as regulated in the Surprise Municipal Code.
 - (4) Temporary construction buildings.
 - (5) Signs provided they meet the requirements set forth in chapter 113 of the Surprise Municipal Code.
 - (6) Temporary uses, as regulated in article VI of the Surprise Municipal Code.



Development Standards

TABLE B. Single Family Residential

Lot Category	A	B	C
Parcel Numbers	1, 7, 8, 12, 15, 16	2, 3, 9, 10, 13, 17	5, 6, 11, 14
Typical Lot	48' x 110'	50' x 90'	58' x 110'
% Distribution(1)	No more than 35%	No more than 27%	No more than 31%
Min Area	5,280 sf	4,500 sf	6,380 sf
Min. Width	48'	50'	58'
Min. Depth	110'	90'	110'
Building Setbacks(2)			
Front	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)
Side	5'/8'	5'/8'	5'/8'
Street Side(3)	13'	13'	13'
Rear	15'	10'	15'
Rear Adj. to Arterial	20'	15'	20'
Min. Distance between Houses	10'	10'	10'
Bldg. Height	30'	30'	30'
Lot Coverage	50%	70%	50%

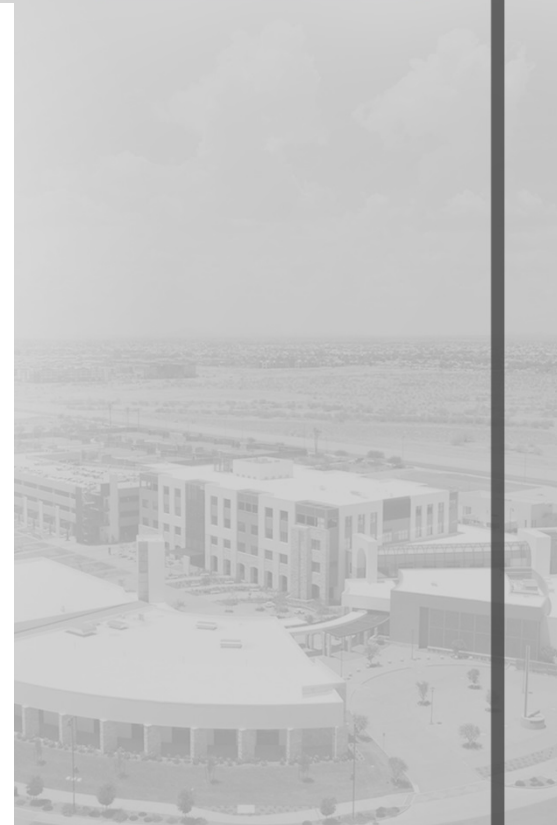
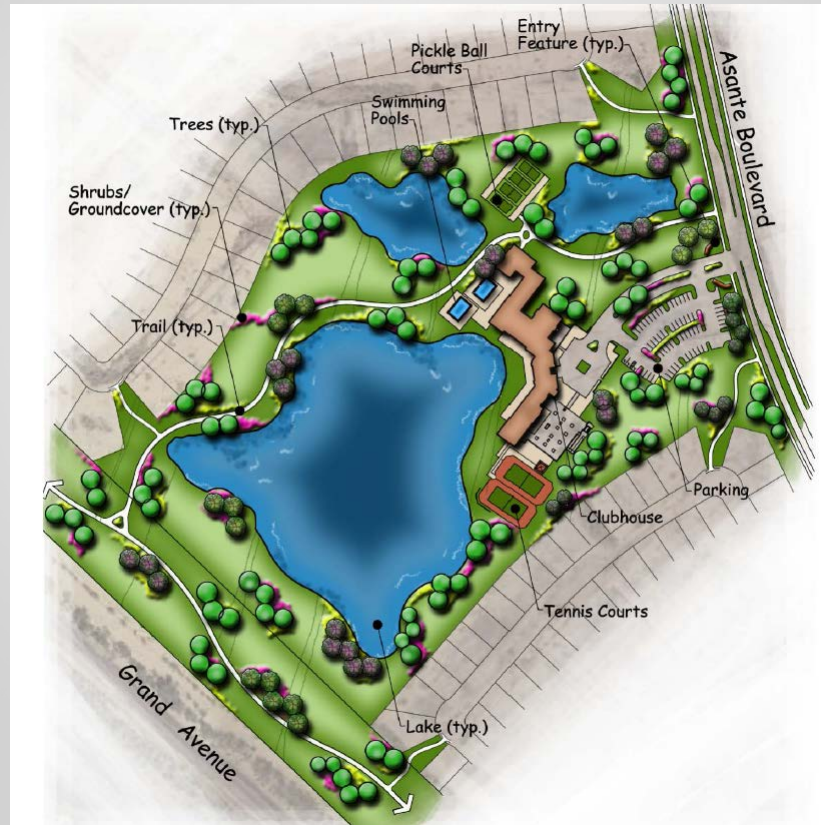
TABLE D. Mixed Use

Lot Category	
Parcel Number	4
Zoning District	
Min Area	N/A
Min. Width	N/A
Min. Depth	N/A
Building Setbacks	
Front	20-Feet
Side	20-Feet
Street Side	20-Feet
Rear	20-Feet
Bldg. Height	40'
Lot Coverage	N/A

Open Space

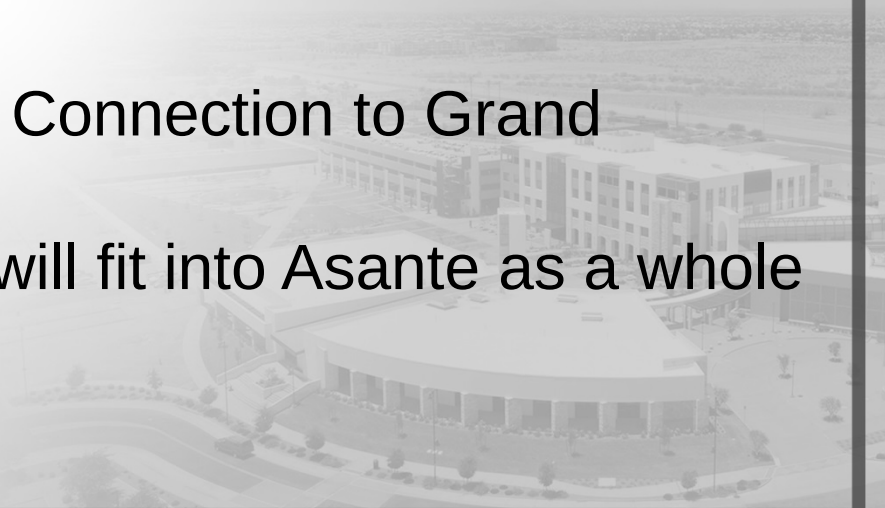


Conceptual Mixed Use Parcel





CITIZEN OUTREACH



1st Citizen Outreach Meeting

- May 15, 2017

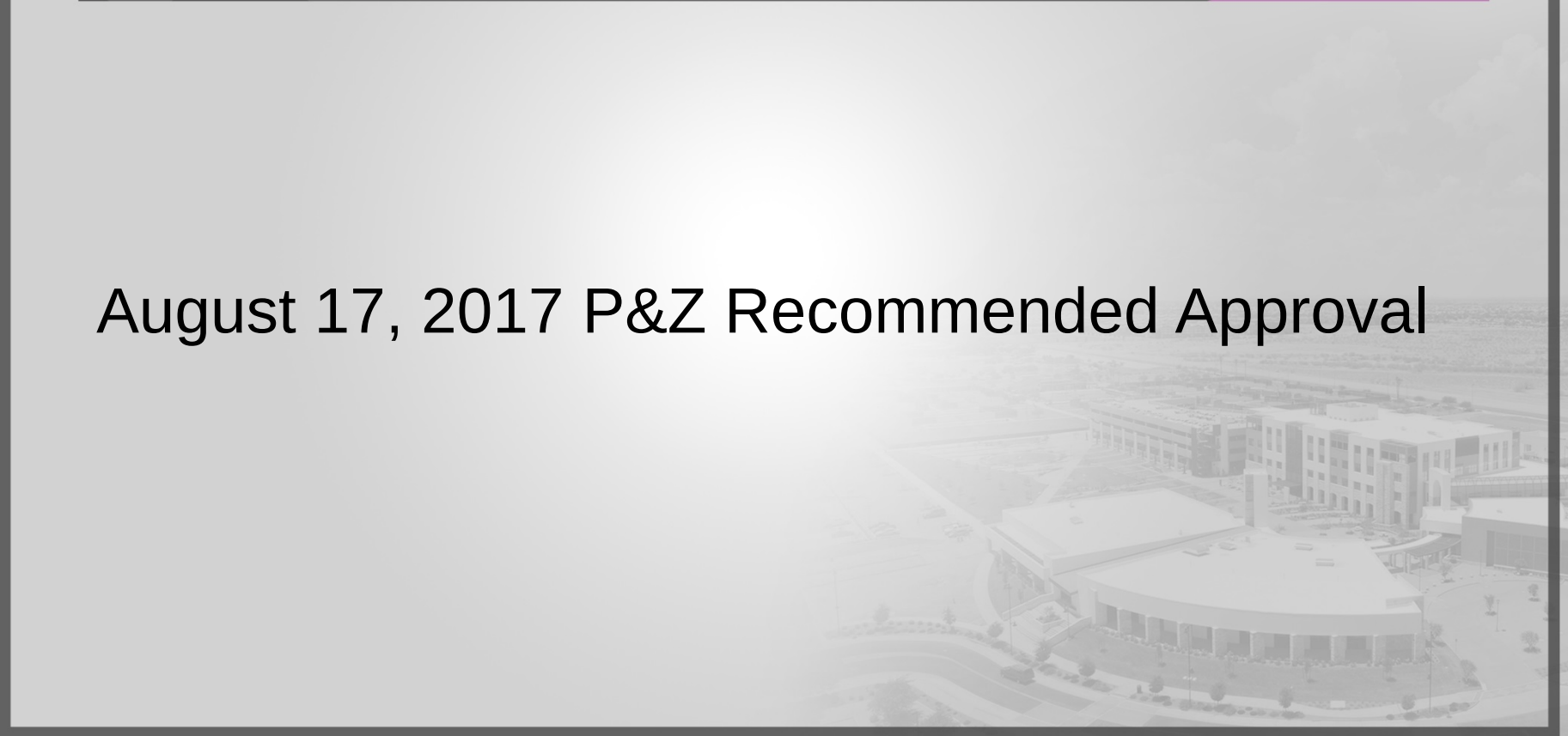
Comments/Concerns

- Traffic – 163rd Ave and Future Connection to Grand
- Drainage (Flooding)
- Design Standards and how it will fit into Asante as a whole



RECOMMENDATION

August 17, 2017 P&Z Recommended Approval





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to approval of a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned [cases FS17-011 and FS17-012] from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD) generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue; Ordinance # 2017-18.

Motion:

I move to approve Ordinance # 2017-18.

Background:

Earl, Curley & Lagarde, P.C., submitted a request for a a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD) generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue. On August 17, 2017 the Planning and Zoning Commission passed a motion to recommend approval of the PUD Overlay District, Case FS17-010, to the Mayor and City Council.

Objective Analysis:

This proposed PUD Overlay District will allow for the development of a private active-adult community 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 - FS17-010 Asante Paradiso Planned Unit Development - Staff Report](#)
 - ☐ [01 - FS17-010 Asante Paradiso Planned Unit Development - PUD Document](#)
 - ☐ [02 - FS17-010 Asante Paradiso Planned Unit Development - Citizen Participation Report](#)
 - ☐ [03 - FS17-010 Asante Paradiso Planned Unit Development - Luke AFB Comments](#)
 - ☐ [04 - FS17-010 Asante Paradiso Planned Unit Development - ADOT Comments](#)
 - ☐ [05 - FS17-010 Asante Paradiso Planned Unit Development - MWD Comments](#)
 - ☐ [06 - FS17-010 Asante Paradiso Planned Unit Development - Ordinance 2017-18](#)
 - ☐ [07 - FS17-010 Asante Paradiso Planned Unit Development - Presentation](#)
-

ZONE CHANGE

REPORT TO THE CITY COUNCIL

Case: **FS17-010**

Project Name: Asante Paradiso Adult Community PUD

Council District: **1 – Acacia**

Meeting Date: **September 19, 2017**

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Stephen Earl with Earl, Curley & Lagarde, P.C.

Request: The applicant, on behalf of the owner, requests approval of a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD).

Site Location: Generally north of Grand Avenue approximately 1.5 miles west of 163rd Avenue.

Site Size: Approximately 369.2 acres.

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

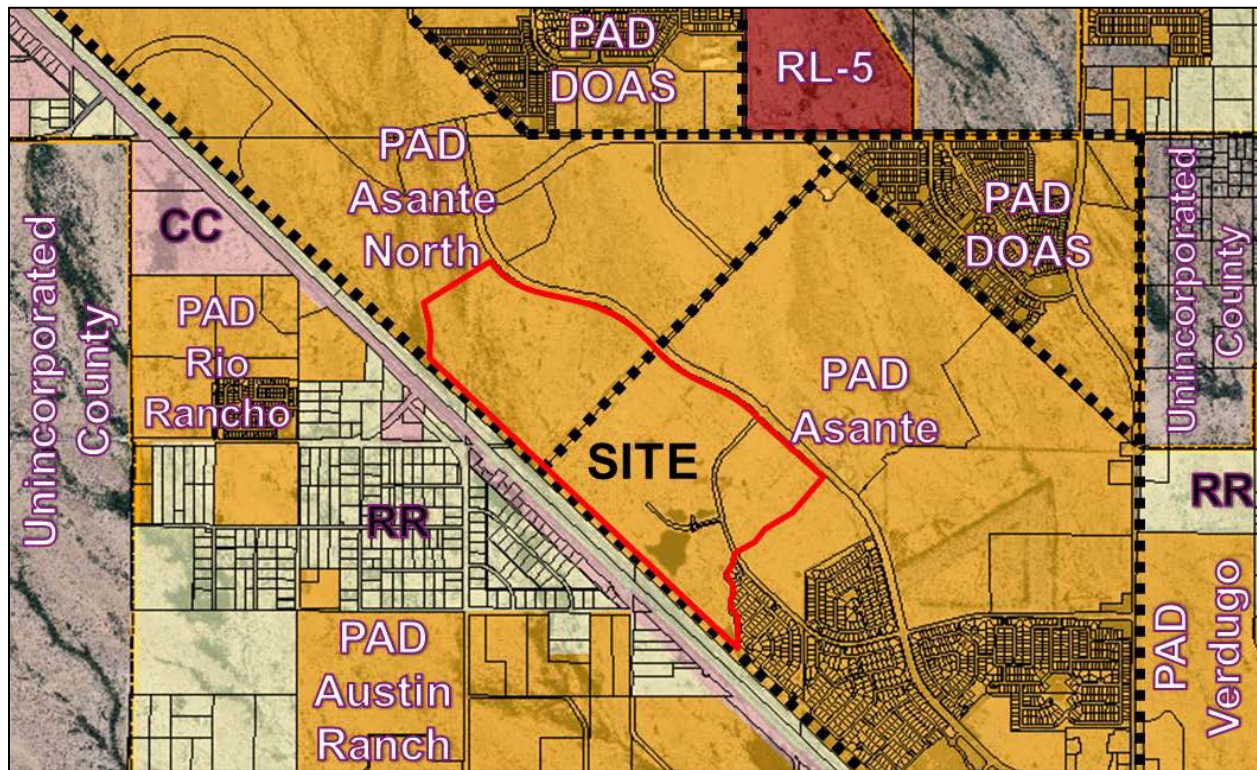
Support/Opposition: Both support and concerns was encountered during the Citizen Review meeting and are expanded upon in the Citizen Participation Report.

Recommendation: On August 17, 2017 the Planning and Zoning Commission recommend approval of the Planned Unit Development (PUD) Overlay District, Case FS17-010, to the Mayor and City Council.

Project Description:

Stephen Earl with Earl Curley & Lagarde, PC, on behalf of LCD Asante, LLC, requests approval of a Planned Unit Development (PUD) Overlay District over approximately 369.2 acres of property proposed to be Rezoned (cases FS17-011 and FS17-012) from PAD to Residential Medium Density with a PUD Overlay (RM-9 PUD), Residential Medium Density with a PUD Overlay (RM-6 PUD), and Mixed-Use with a PUD Overlay (MU PUD). This application is in conjunction with cases FS17-011 and FS17-012 which all together will allow for the development of a 369.2 acre (approx.) private active adult community.

Surrounding Land Zoning:



PAD Asante North	PAD Asante & Asante North	PAD Asante
PAD Asante North	Currently PAD (Proposed Rezone) Asante & Asante North	PAD Asante
Community Commercial	Community Commercial	Community Commercial

49 **Background:**

50 **November 3, 1988:** A portion of the Asante Planned Area Development was annexed into the City
51 of Surprise by the Mayor and City Council.

52 **October 14, 2004:** Another portion of the Asante Planned Area Development was annexed into the
53 City of Surprise by the Mayor and City Council.

54 **November 24, 2004:** The Mayor and City Council approved the Asante Planned Area Development.

55 **July 27, 2006:** The Asante North Planned Area Development was annexed into the City of Surprise
56 by the Mayor and City Council.

57 **July 27, 2006:** The Mayor and City Council approved the Asante North Planned Area Development.

58 **September 15, 2016:** A Concept Review meeting was held for the current proposal under case
59 CR16-365.

60 **January 6, 2017:** The applicant filed a related request for a Major PAD Amendment under case
61 FS17-011, the subject case.

62 **May 15, 2017:** The applicant held a citizen outreach meeting to discuss the project.

63
64 **August 17, 2017:** The Planning and Zoning Commission held a Public Hearing for the subject case
65 and **Recommended Approval** of the project to the Mayor and City Council.

66
67 **Citizen Outreach:**

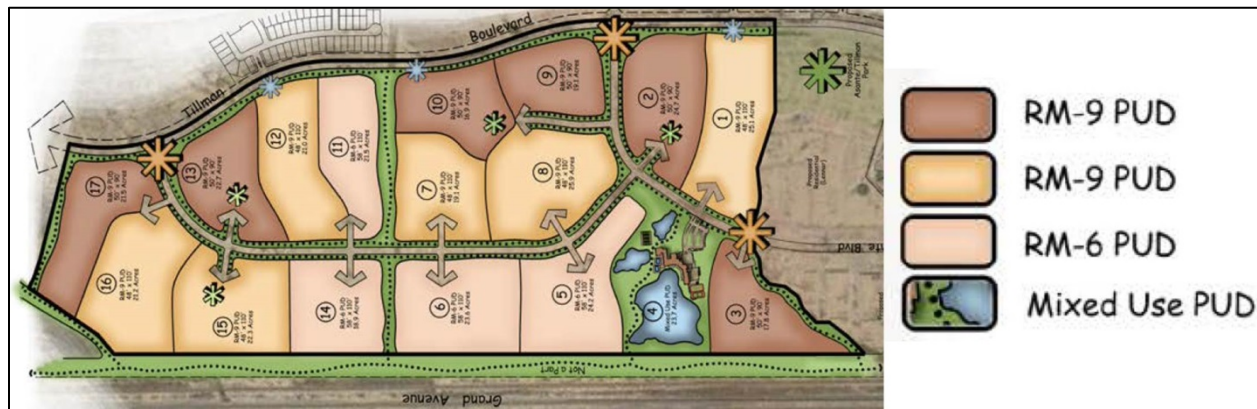
68
69 The site was posted and advertised for a Citizen Outreach meeting in accordance with the SUDC.
70 The applicant held the meeting for the proposed PAD Amendment at Desert Moon Elementary
71 School located at 23251 N 166th Drive at 6:00pm on May 15, 2017. Residents from the Asante and
72 Desert Oasis communities and from around the subject property attended and voiced their support
73 and concerns in regards to the proposed project. The majority of the attendees expressed their
74 support of the project but a couple residents continue to express concerns in regards to how the
75 increase in traffic will affect the existing and ongoing traffic issues along 163rd Avenue.

76
77 **Analysis and Discussion:**

78
79 The subject property is 369.2 acres (approx.) of vacant land generally located north of Grand
80 Avenue and 1.5 miles (approx.) west of 163rd Avenue within the Asante and Asante North PADs. The
81 subject property is currently zoned PAD with portions of Low Density (LDR) and Medium/High
82 Density (MDR/HDR) Residential, Commercial, and Public Park/Facility land use designations. The
83 subject property is also ongoing two (2) Major PAD Amendments to the Asante PAD (case FS17-
84 011) and the Asante North PAD (case FS17-012). Under case FS17-011 the applicant is requesting to
85 Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD. Under case
86 FS17-012 the applicant is requesting to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and
87 RM-9 PUD.

The aforementioned PAD Amendments and this proposed PUD will allow for the development of a private active adult community which proposes approximately 1,781 dwelling units and a maximum density of 4.2 dwelling units per acre. Within this development the applicant is proposing a total of 17 different parcels. One (1) Mixed-Use zoned parcel (Parcel 4), and 16 residential zoned parcels with a variety of three (3) different lot sizes; 48' x 110', 50' x 90', and 58' x 110'. Within the Mixed-Use parcel the applicant is proposing a Recreation Center, a Club House, and other small scale neighborhood services and commercial uses. The proposed PUD includes a specific list of allowed land uses for the Mixed-Use parcel to ensure that the future commercial uses benefit the future residents of this community.

ZONING MAP



Even though the proposed Asante Paradiso community will be private community, the applicant's intention is that it will complement the surrounding Asante and Asante North communities. For example, currently the Asante and Asante North PADs provide a public trail along Grand Avenue and the applicant proposes to keep that trail open to the public. Also, this proposed PUD Overlay will establish design guidelines and development standards similar to the ones set in the Asante and Asante North PADs.

This proposed PUD Overlay will also include language that will help better identify the difference between a Major PUD Amendment and a Minor PUD Amendment.

AS mentioned above, this Planned Unit Development application is in conjunction with two (2) related cases; FS17-011 and FS17-012. Case FS17-011 proposes a Major PAD Amendment to the Asante PAD to Rezone 220.1 acres (approx.) from PAD to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD. Case FS17-012 proposes a Major PAD Amendment to the Asante North PAD to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD.

112 **Surprise General Plan 2035:**

113
114 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
115 Character Area, which in a suburban neighborhood supports residential development between two
116 and eight dwelling units per acre (2-8 DU/Ac). The proposed PUD will allow for a development with
117 a density 4.2 DU/Ac. which demonstrates consistency with this land use category.

118
119 **Reviewing Agencies:**

120
121 In addition to the standard city internal reviewing departments, the Arizona Department of
122 Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request.
123 None of the reviewing agencies indicated any concerns over the request.

124
125 **Summary:**

126
127 This proposed Planned Unit Development Overlay District will establish specific permitted land
128 uses, design guidelines, and development standards to allow for the development of a 369.2 acres
129 (approx.) private active adult community.

130
131 **Findings:**

- 132
133
 - The proposed land use change is consistent with the Surprise General Plan 2035.
 - The proposed density change is consistent with the Surprise General Plan 2035.

135
136 **Recommendation:**

137
138 On August 17, 2017 the Planning and Zoning Commission passed a motion to recommend **Approval**
139 of the PUD Overlay District, Case **FS17-010**, to the Mayor and City Council.

140
141 However, should the Mayor and City Council wish to recommend denial of the request, the Mayor
142 and City Council should make its own findings and base its decision on those alternative findings.

143
144 **Attachments:**

- 145
146 01 - PUD Document
147 02 - Citizen Participation Report
148 03 - Luke AFB comments
149 04 - ADOT comments
150 05 - MWD comments
151 06 - Ordinance 2017-18

Paradiso Asante

An Active Adult Community

By

LENNAR®

Planned Unit Development
Zoning Case No. FS17-010
369.2-Acres

NWC 163rd Avenue & Grand Avenue

Prepared: January 6, 2017

Revised: March 3, 2017

Revised: April 21, 2017

Planning and Zoning Commission Hearing: August 17, 2017

City Council Hearing: September 19, 2017

Paradiso Asante

An Active Adult Community

By LENNAR

Planned Unit Development
369.2-Acres

Zoning Case No. FS17-010
NWC 163rd Avenue and Grand Avenue
Surprise, Arizona

Owner/Developer:

LENNAR®

Lennar Arizona, Inc.

1725 W. Greentree Drive, #114
Tempe, Arizona 85284

Contacts: Jeff Gunderson, Sr. VP Land Acquisition & Development

Todd Skoro, Director of Land Acquisition

Telephone: (480) 345-0077

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Attorney/Applicant:

EC&L

Earl, Curley & Lagarde, P.C.

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TABLE OF CONTENTS

	<u>Page</u>
Overview.....	1
Rezone with Planned Unit Development Overlay Request.....	5
General Plan Consistency.....	6
Permitted Land Uses.....	6
Land Use Plan.....	8
Development Standards-Single Family Residential.....	11
Development Standards-Medium/High Density Residential.....	13
Design Standards	14
Development Standards-Mixed Use.....	15
Architectural Design.....	15
Landscape Design/Theme Open Space/Trails.....	16
Drainage.....	18
Street Circulation.....	18
Infrastructure Improvements.....	19
Amendments.....	19
Conclusion.....	21

Exhibits

	Exhibit
Aerial Site Location.....	A
Paradiso Asante within Asante and Asante North Overall Land Use Map....	B
Existing Zoning Map.....	C
Paradiso Asante Zoning Map.....	D
General Plan Land Use Map.....	E
Conceptual Representation of Open Space.....	F
Street Cross-Section.....	G
Legal Description.....	H

Tables

Land Use Master Plan – Site Data.....	Table A
Single Family Residential Development Standards.....	Table B
Medium/High Density Residential Development Standards.....	Table C
Mixed-Use Development Standards.....	Table D

Lists

Uses Permitted in Parcels 1-3 and 5-17.....	List A
Uses Permitted in Parcel 4.....	List B

Attachments

Conceptual Representation of Recreational center.....	Attachment A
Example Representation of Housing Product.....	Attachment B
Example Representation of Amenities for Recreational Center.....	Attachment C
Conceptual Representation of Pocket/Mini Park.....	Attachment D

*** Exhibits are documents which establish requirements.**

***Attachments are documents which do not establish requirements.**

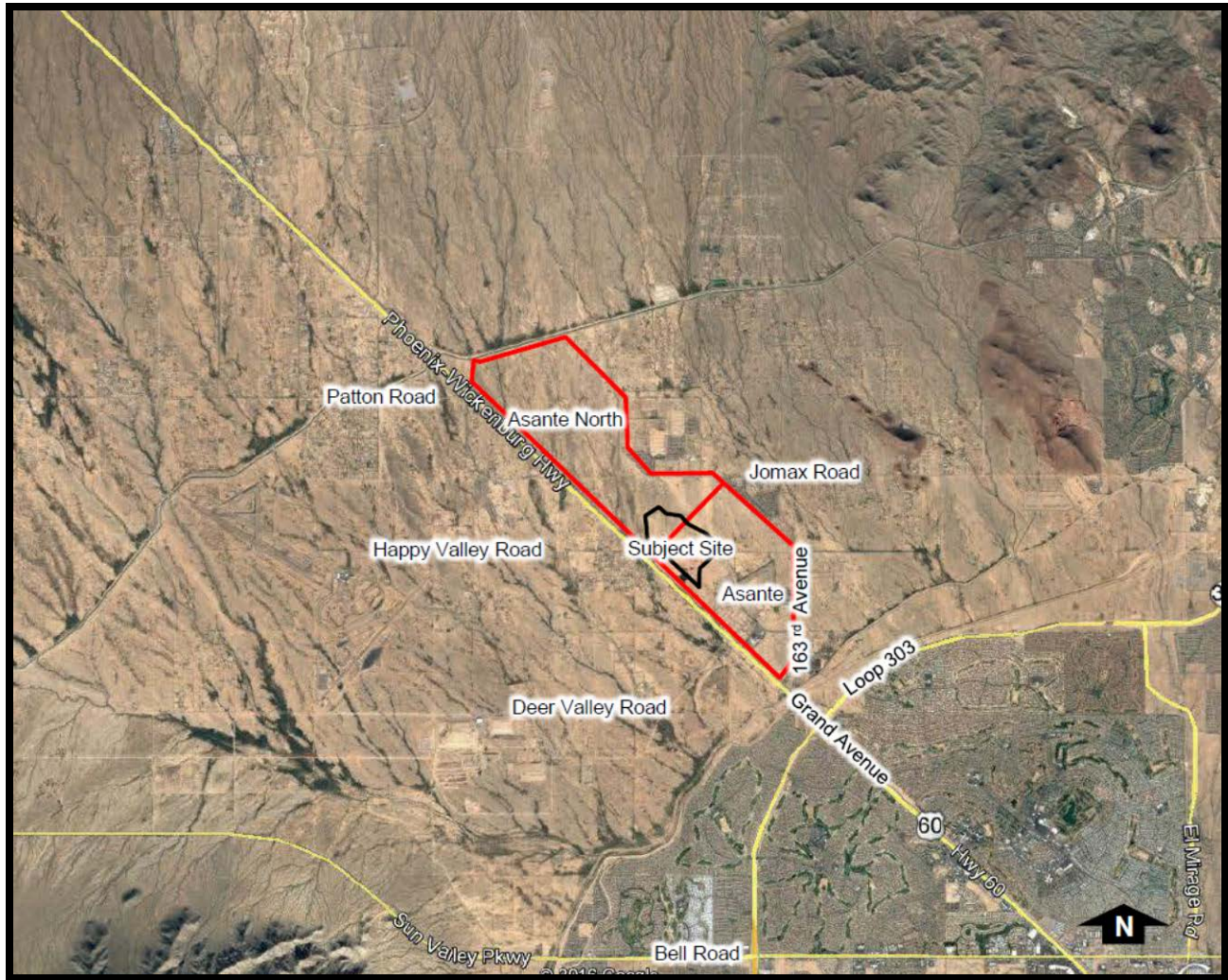
OVERVIEW



Lennar, one of America's leading homebuilding companies focusing on high quality residential development and master planned communities, is the master developer for both Asante and Asante North master planned communities totaling 3,613 acres. The purpose of this request is to add a complementary active adult component within the Asante and Asante North master planned communities. This active adult component in Asante will be called ***Paradiso Asante***.

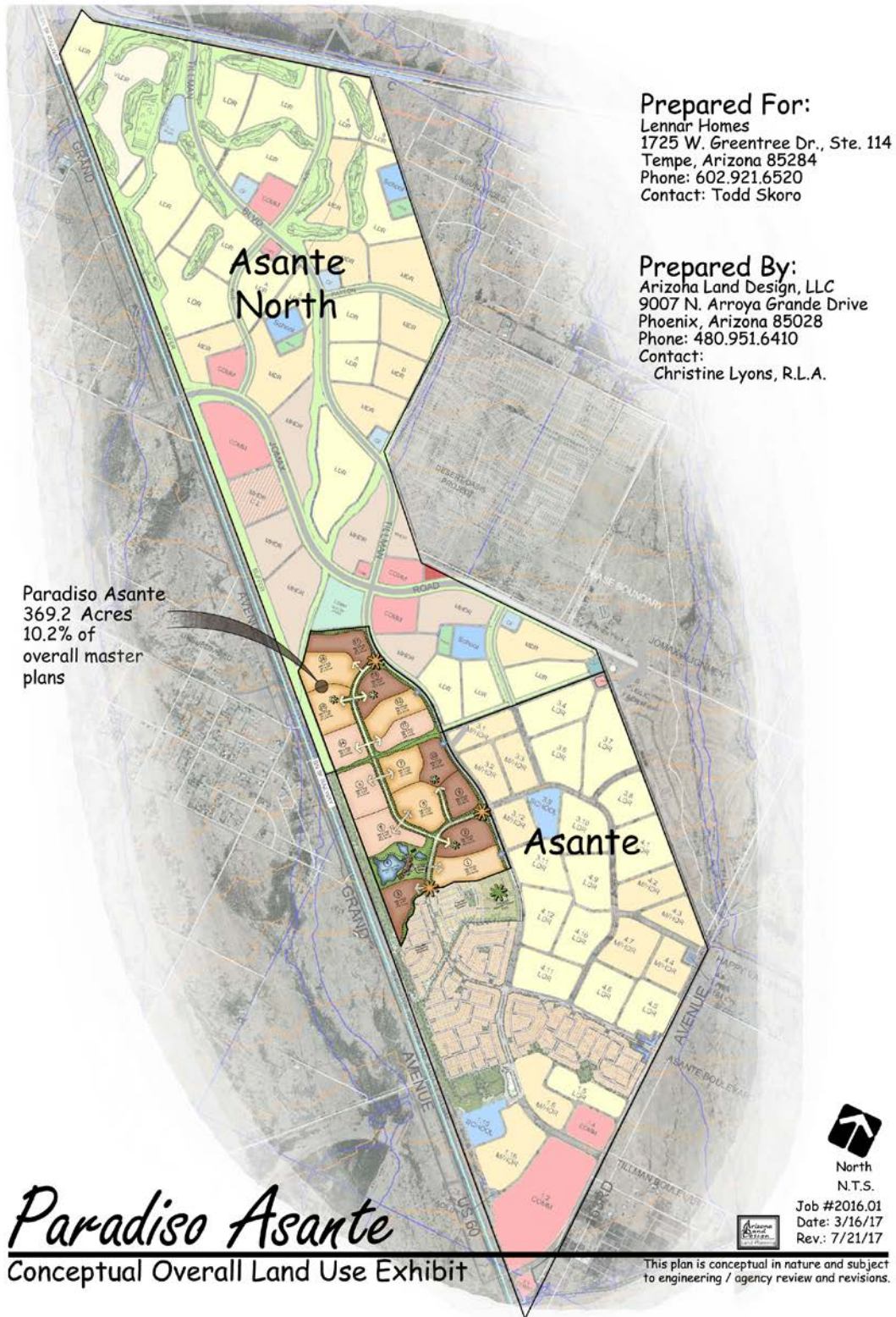
In simple terms, this request is rezoning 369.2 acres from Planned Area Development (PAD) to RM-6 PUD, RM-9 PUD, and Mixed-Use PUD. Currently the subject property is part of the Asante and Asante North PADs, the proposed rezone and Planned Unit Development (PUD) Overlay will create a complementary active adult community. The approximately 369.2 acres of land represents only 10% of the land in these Asante and Asante North PADs. This request reduces the total number of homes from the original overall approvals. It should also be noted that the development standards and the same design features and elements that have been approved through the Asante and Asante North PADs will carry through in this zoning case. This request will provide a better balance to the overall master plan concept with a full range of high quality living options for families and active adults.

Asante is a 1,508-acre Planned Area Development ("PAD") by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North is directly adjacent and is a 2,105-acre Planned Area Development ("PAD"), which was approved by the City Council in November 2006 and is directly north of Asante.



Aerial – Site Location – **EXHIBIT A**

Paradiso Asante is a proposed 369.2 acre private, age-restricted master planned component by the Lennar designed to integrate with and be complementary to the existing Asante and Asante North Master Plans. **Paradiso Asante** site conforms to the land use and density requirements of the General Plan. The subject site is generally bounded by Grand Avenue/B.N.S.F. Rail Road right-of-way along the western boundary, Tillman Boulevard along the eastern boundary, and Parcel 1.11 and Parcels 2.1 and 2.13 in the existing Asante PAD along the south boundary.



Paradiso Asante within Asante and Asante North Overall Land Use Map – **EXHIBIT B**



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Phone: 480.951.6410
Contact:
Christine Lyons, R.L.A.

Asante North			
Parcel	Use*	Area (Gross)**	Base Zone***
LDR, MDR or HDR	LDR, MDR or HDR	149.1	LDR, MDR or HDR
Asante South			
Parcel	Use*	Area (Gross)**	Base Zone***
2.2	LDR	15.2	R1-5
2.3	M/HDR	22.9	R-1, R-2, R-3
2.4	LDR	9.8	R1-5
2.5	LDR	19.2	R1-5
2.6	PP/F	39.3	R1-5
2.7	LDR	19.0	R1-5
2.8	LDR	44.1	R1-5
2.9	M/HDR	23.6	R-1, R-2, R-3
2.10	LDR	30.5	R-1, R-2, R-3
2.11	Comm	5.0	C-2

*Uses: Comm = Commercial; M/HDR = Medium/High Density

Residential; LDR = Low Density Residential;

PP/F = Public Park/Public Facility; ES = Elementary School Site

**Gross areas are approximate and subject to verification at platting.

***All base districts are for reference, zoning is PAD.

Paradiso Asante
Existing Zoning Exhibit



This plan is conceptual in nature and subject to engineering / agency review and revisions.

Existing Zoning Map – EXHIBIT C

REZONE with PLANNED UNIT DEVELOPMENT OVERLAY REQUEST



The **Paradiso Asante** project has been planned with an overall gross project density of slightly less than 4.2 dwelling units per acre, which is comparable to the surrounding Asante/Asante North developments. The **Paradiso Asante** project will be a private gated, active adult residential community within the Asante master planned community offering a range of housing on a variety of lot sizes. The lot size variation, combined with curvilinear streets, open space areas, a community recreation center and club house surrounded by lakes, and the multiple elevations and home designs will create a pleasant streetscape and a sense of neighborhood that is unique to the **Paradiso Asante** project. Approximately 1,566 dwelling units are proposed. As noted above, the project will be age-restricted.

The proposed residential lots will provide a variety of lot sizes ranging from 48' to 58' in width. See **EXHIBIT B** for overall Land Use Master Plan.

Each residential parcel shall contain features, which will provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall details, access to open space/trail system, at points at which a residential parcel may be entered from an arterial or collector streets. Strong landscape elements will be provided along arterial and collector roadway, as well as entrances into individual subdivisions to enhance the aesthetic streetscape appeal and soften the neighbor ambiance.

The wide open space corridor along the western boundary of the master plans will remain accessible to the general public.

The new recreational center and club house parcel, "Parcel 4" includes three lakes, open space, a recreational center and club house. The **Paradiso Asante** project recreation center and club house site is approximately 23.7 acres in size and will be zoned Mixed Use ("MU PUD") zoning. The recreation center and club house site has been planned to minimize the need to travel through the residential areas of the project to access the recreation center and club house amenities. The recreation center and club house site has been located adjacent to the main internal collector street to further buffer the residential areas of the project from vehicular traffic accessing the recreation center and club house. The recreation center and club house could also include a small 9-hole golf course or other recreational amenities for residents and may contain service amenities as listed under the List of Uses permitted in the MU PUD district.





Access to the ***Paradiso Asante*** project will be from Asante Boulevard and Tillman Boulevard. These three main entries will be gated. If required, all residential parcels will provide secondary ingress and egress points internal to the site onto Asante Boulevard. The ***Paradiso Asante*** community recreational center and club house ingress and egress access will be from Asante Boulevard. All internal local and collector streets within the ***Paradiso Asante*** development will be private streets owned and maintained by the ***Paradiso Asante*** Homeowners Association.

GENERAL PLAN CONSISTENCY

The original zoning of the Asante master plan community was reviewed under the Surprise General Plan 2020 which showed the property falling within the Low Density Residential (3-5 DU/Ac) Land Use Designation. The City's new General Plan, Surprise General Plan 2035 Foundation For The Future, was adopted December 19, 2015 through Resolution 2015-120. The location of the property in the context of the General Plan is shown in **EXHIBIT E** and is designated as part of the Neighborhood Character Area.

When the Asante and Asante North PAD zoning applications were approved by the City Council 2004 and 2006, a land use map was approved that designated a mix of commercial and residential land uses throughout the existing PADs. The new active adult component of the Asante communities simply adds another residential living component to complete the spectrum of housing options in the quality community.

PERMITTED LAND USES

Lennar, as the developer of the surrounding Asante and Asante North community, will design this active adult residential component with a unique recreation center and club house to be complimentary with and to architecturally blend seamlessly with the approved Asante developments surrounding the site. This new Paradise Asante rezone with PUD Overlay component will use similar permitted uses as already approved for Asante, but expand the breath of residential market to also include those seeking to live in an active adult setting.

LIST A. USES PERMITTED in PARCELS 1-3 and 5-17.

1. Single Family Residential.
2. Accessory uses. The following accessory uses are permitted:
 - (1) Private garage, carport, ramada, shed or workshop, Greenhouse;
 - (2) Guest quarters may be allowed, provided the quarters meet the standards set forth in the Surprise Municipal Code;
 - (3) In-home day care for four or fewer persons.
 - (4) Home occupations, as set forth in the Surprise Municipal Code.
 - (5) Temporary uses, as regulated in the Surprise Municipal Code.
 - (6) Signs, provided they meet the requirements set forth in the Surprise Municipal Code.

LIST B. USES PERMITTED in PARCEL 4

1. Retail.
2. Recreation Center.
3. Club House.
4. Golf course with ancillary uses.
5. Administrative offices (marketing, managers, activity coordinator etc.), Home healthcare office, Professional, Medical or Dental offices.
6. Libraries and museums.
7. Restaurant, Bistro or Coffee Shop.
8. Movie Theatre, Theatre or assembly use.
9. Hair salon and barber shop.
10. Health and fitness (workout facility with classes and spa area).
11. Spa.
12. Bank.
13. Pharmacy.
14. Game Room/Arcade.
15. Communication center.
16. Live Music as an ancillary to principal use.
17. Accessory uses. The following accessory uses are permitted:
 - (1) Parking lots.
 - (2) Refuse and service areas, as regulated in the Surprise Municipal Code.
 - (3) Accessory buildings, as regulated in the Surprise Municipal Code.
 - (4) Temporary construction buildings.
 - (5) Signs provided they meet the requirements set forth in chapter 113 of the Surprise Municipal Code.
 - (6) Temporary uses, as regulated in article VI of the Surprise Municipal Code.

The city manager or designee shall determine if uses not expressly listed in the matrix are significantly similar or dissimilar to particular uses listed within this PUD. Uses that are found to be similar shall meet the same requirements as the related use listed in the matrix.

General regulations.

- (1) Drive through uses shall be prohibited.
- (2) Pedestrian access to adjacent neighborhoods shall be provided.
- (3) No outdoor storage or display of goods shall be permitted except for outdoor dining.

Please refer to the **Paradiso Asante** TABLE A. Land Use Master Plan - Site Data for land use and zoning information and land use allocations.

LAND USE PLAN

The overall subject site is approximately 369.2 gross acres and is being zoned for a variety of detached single family residences, approximately 23.7 acres for a community recreation center and club house Mixed Use parcel.

Residential

The overall development provides two residential zoning categories (RM-9 PUD and RM-6 PUD) and one Mixed Use (MU PUD) category while providing three different residential lot sizes. Special attention has been placed to the orientation of this subject site to integrate an adult active community, while keeping strong pedestrian connections with each **Paradiso Asante** neighborhood community in the master plan and keeping the strong pedestrian connections to the adjacent Asante and Asante North residential communities. Appropriate landscaped buffers are being incorporated into the project to transition between the residential use and the adjacent Grand Avenue and Tillman Boulevard. Each parcel contains its own maximum dwelling unit limit.

Single-family residential development will be required to conform to residential design guidelines that promote community interaction, diversity of housing product, architectural embellishment, as well as promoting quality open space. The Land Use Master Plan - Site Data Table, lists the number of residential units by parcel within the **Paradiso Asante** development and provides for a unit cap of 1,566 dwelling units. Single Family homes will utilize current City of Surprise Design Guidelines.

Mixed Use Recreation Center and Club House

The proposed **Paradiso Asante** project by itself, at 1,566 units, will not generate sufficient market demand for large retail services other than retail/service amenities as listed under List B. The secluded location of the property (not within immediate proximity of a significant arterial intersection) also limits the potential success of such a large retail center. The recreation center and club house could provide neighborhood services for the community and guests. Any additional services would not be successful given the low overall density and lack of high volume arterial street exposure. These residents will therefore have easy access to and will

support the commercial uses located in the larger Asante community.

The following information has been included to demonstrate that the proposed **Paradiso Asante** neighborhood community will contribute to the orderly development of Surprise and meet the City's goals, policies, and objectives as stated in the City of Surprise General Plan and applicable ordinances. The overall land use plan is shown as **EXHIBIT B**. The parcels, land uses, parcel sizes, densities are as follows:

TABLE A. Land Use Master Plan - Site Data					
Parcel	Zoning	Lot Size	Area (Gross)	Density	Yield
1	RM-9 PUD	48' x 110'	25.1	4.5	113
2	RM-9 PUD	50' x 90'	24.7	5.0	123
3	RM-9 PUD	50' x 90'	17.8	5.0	89
4	Mixed-Use PUD		23.7	---	---
5	RM-6 PUD	58' x 110'	24.2	4.0	96
6	RM-6 PUD	58' x 110'	23.6	4.0	94
7	RM-9 PUD	48' x 110'	19.1	4.5	86
8	RM-9 PUD	48' x 110'	25.9	4.5	116
9	RM-9 PUD	50' x 90'	19.1	5.0	95
10	RM-9 PUD	50' x 90'	16.9	5.0	84
11	RM-6 PUD	58' x 110'	21.5	4.0	86
12	RM-9 PUD	48' x 110'	21.0	4.5	94
13	RM-9 PUD	50' x 90'	22.7	5.0	113
14	RM-6 PUD	58' x 110'	18.9	4.0	75
15	RM-9 PUD	48' x 110'	22.3	4.5	100
16	RM-9 PUD	48' x 110'	21.2	4.5	95
17	RM-9 PUD	50' x 90'	21.5	5.0	107
Total			369.2	4.2	1,566

Upon final platting of individual parcels acreage of parcel may vary up to 5% to accommodate actual platting lines.



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Phone: 480.951.6410
Contact:
Christine Lyons, R.L.A.

Legend:

- Gated Entry with Entry Feature
- Exit Only Gate
- Pocket/Mini Park
- Open Space/Lineal Greenway
- Parcel Entry
- Multi-Use Trail System
- RM-9 PUD 50' x 90'
- RM-9 PUD 48' x 110'
- RM-6 PUD 58' x 110'
- Mixed Use PUD

Parcel	Proposed Land Use/ Lot Size	Gross Area	Gross Density	Yield
1	RM-9 PUD / 48' x 110'	25.1	4.5	113
2	RM-9 PUD / 50' x 90'	24.7	5.0	123
3	RM-9 PUD / 50' x 90'	17.8	5.0	89
4	Mixed Use PUD	23.7	---	---
5	RM-6 PUD / 58' x 110'	24.2	4.0	96
6	RM-6 PUD / 58' x 110'	23.6	4.0	94
7	RM-9 PUD / 48' x 110'	19.1	4.5	86
8	RM-9 PUD / 48' x 110'	25.9	4.5	116
9	RM-9 PUD / 50' x 90'	19.1	5.0	95
10	RM-9 PUD / 50' x 90'	16.9	5.0	84
11	RM-6 PUD / 58' x 110'	21.5	4.0	86
12	RM-9 PUD / 48' x 110'	21.0	4.5	94
13	RM-9 PUD / 50' x 90'	22.7	5.0	113
14	RM-6 PUD / 58' x 110'	18.9	4.0	75
15	RM-9 PUD / 48' x 110'	22.3	4.5	100
16	RM-9 PUD / 48' x 110'	21.2	4.5	95
17	RM-9 PUD / 50' x 90'	21.5	5.0	107
Total		369.2	4.2	1,566

Proposed Park Size is Subject to Change.



Paradiso Asante
Zoning Exhibit

This plan is conceptual in nature and subject to engineering / agency review and revisions.

Proposed Paradiso Asante Zoning Map - **EXHIBIT D**

DEVELOPMENT STANDARDS-SINGLE FAMILY RESIDENTIAL

As noted earlier, the development standards for Paradiso Asante remain the same as those established in the Asante and Asante North PADs. These standards as applied to the single family lot sizes in Paradiso Asante are set forth in this chart.

TABLE B. Single Family Residential			
Lot Category	A	B	C
Parcel Numbers	1, 7, 8, 12, 15, 16	2, 3, 9, 10, 13, 17	5, 6, 11, 14
Typical Lot	48' x 110'	50' x 90'	58' x 110'
% Distribution(1)	No more than 35%	No more than 27%	No more than 31%
Min Area	5,280 sf	4,500 sf	6,380 sf
Min. Width	48'	50'	58'
Min. Depth	110'	90'	110'
Building Setbacks(2)			
Front	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)
Side	5'/8'	5'/8'	5'/8'
Street Side(3)	13'	13'	13'
Rear	15'	10'	15'
Rear Adj. to Arterial	20'	15'	20'
Min. Distance between Houses	10'	10'	10'
Bldg. Height	30'	30'	30'
Lot Coverage	50%	70%	50%

Notes:

1. Lot allocations may change areas to respond to market conditions as long as % allocations are not exceeded. Area changes do not require a PUD amendment. The lot count and lot mix will be required at Final build-out to comply with these numbers. Updates will be provided with every preliminary and final plat submittal to the City.
2. Non-structural elements such as fireplaces, bay windows, pop-outs, pergolas or patio covers may encroach no more than 3' into front and side setbacks and 10' into rear setbacks provided that a patio cover may not extend to a point closer than 10' from the rear property line except for Cluster Type & Z Lot homes, see Table 2.
3. Does not apply if landscape tract used (8' min).

4. Two adjacent multi-story houses must be separated by not less than 13 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 10 feet.
5. If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.
6. No driveway shall be less than 20 feet in length, as measured from face of garage to the back of sidewalk.
7. If the portion of a multi-story house or structure which abuts on an arterial street in the rear is single-story, then the rear setback shall not be less than 20 feet as measured from the property line.
8. If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows:
 - (a) If the adjacent houses or structures are both single-story, then the rear setback shall be 20-feet (20') for one and 25-feet (25') for the other; or
 - (b) If the adjacent house or structures are both multi-story, then the rear setback shall be 25-feet (25') for one and 30-feet (30') for the other; or
 - (c) If a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and
 - (d) If three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent house or structures may have the same rear setback.
9. If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection 8. (d) of this section shall apply. The average width of such landscape tract shall not be less than 15-feet (15'). The narrowest part of the tract must be 10-feet (10') or greater in width. Not less than 50-percent (50%) of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15-feet (15') in width or greater.
10. If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet (5'). For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8-feet (8') and 5-feet (5'), then the 8-feet (8') setback shall be increased to 13-feet (13') and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall

remain 5-feet (5').

11. In order to provide for unique or innovative site and building design, the Community Development Director may administratively modify any of the development standards up to 10% without a major amendment to this PUD.

DEVELOPMENT STANDARDS-MEDIUM/HIGH DENSITY RESIDENTIAL

We emphasize again that these standards apply to Medium/High Density single family residential and are the same as those standards set forth in Asante and Asante North. No changes are being proposed.

TABLE C. Medium/High Density Residential			
		<u>Cluster Type</u> <u>Alley Loaded</u>	<u>Zero Lots</u> <u>Z-Lots</u>
Minimum subdivision size		1-acre	N/A
Min. Lot Area – Square footage		1,200	2,730
Min. Lot Width – Interior Lot	(2)	20'	35'
Min. Lot Depth		60'	70'
Maximum Building Height		40'	30'
Minimum Yard Setbacks			
Front – Public Street	(1)	15'	10'
Front – Private Street		8'	8'
Front/Rear to Face of Garage Door – Public Street	(9)	20'	20'
Front/Rear to Face of Garage Door – Private Street		4'	N/A
Rear	(3)(5)	3'	5'
Sides	(4)	0'	0'/5'
Side – Aggregate	(8)	10'	10'
Minimum Distance Between Buildings	(6)(7)	10'	10'
Landscape Tracts			
Collector Street		10'	10'
Arterial Street		20'	20'

Notes:

1. May be reduced for auto-courts and landscaped tracts/easements.
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during preliminary plat process.
3. Patio covers may encroach to within 5' of the rear property line.

4. Non-structural architectural features such as fireplaces, bay windows, pergolas and pop-outs may encroach no more than 3' into the side yard setback.
5. Where a rear yard setback is provided, it must be a minimum of 5'.
6. Minimum separation of buildings on same lot for cluster type is 10'.
7. Min. separation of buildings for cluster type on adjacent Lots 0'/10' if setback is provided on at least one lot.
8. Z-Lot properties to have sufficient access for property maintenance.
9. No driveway shall be less than 20 feet in length, as measured from face of garage to the back of sidewalk.

DESIGN STANDARDS

The following design standards are related to architectural design, which will be evaluated on a per parcel basis as specific site and home design are available.

- A. Staggered Perimeter Wall: The Developer of a Residential Development shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.
- B. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent houses or structures shall have the same roof line.
- C. Off-street Parking/Driveway: There shall be space for two 20 foot parking spaces off-street, and outside of the garage if applicable, for all residential homes. Separate guest parking will be provided as appropriate for cluster type homes. Notwithstanding the above, no driveway shall be less than 20 feet in length, as measured from the back of sidewalk.
- D. All corner lots to be expanded or include landscape tract.
- E. Front setbacks shall be staggered in 3' increments.
- F. Drainage ways and retention are to be integrated into HOA maintained greenbelts and parks that meander.
- G. An interconnected system of Homeowner Association maintained landscaped open space will be visible from streets at key points within & between neighborhoods with Crime Prevention Through Environmental Design (CPTED) principles & natural surveillance encouraged.
- H. No lots will be centered on 'T' intersections.

- I. A combination of features will be used to visually break-up perimeter walls.
- J. Private parks and open space will include adult recreation facilities.
- K. A comprehensive open space/trail system was provided (see Tab J) of the Asante 2004 approval. This PUD does not encroach into the existing open space corridor along the entire Grand Ave. alignment. There will be smaller open space corridors, to be determined at platting, between various parcels. View fencing will be provided on the majority of lots backing up corridors. Parks will be installed by the developer and maintained by the HOA.
- L. The three existing lakes will remain. The overall Asante master plan has a water feature at the project entry. A portion of this project may have an executive type golf course, but this is not shown at this time.
- M. The landscaped open space may exceed 10%, however, this application exceeds the minimum allowed 10%.

DEVELOPMENT STANDARDS-MIXED USE

TABLE D. Mixed Use	
Lot Category	
Parcel Number	4
Zoning District	
Min Area	N/A
Min. Width	N/A
Min. Depth	N/A
Building Setbacks	
Front	20-Feet
Side	20-Feet
Street Side	20-Feet
Rear	20-Feet
Bldg. Height	40'
Lot Coverage	N/A

ARCHITECTURAL DESIGN

The development and preparation of the ***Paradiso Asante*** Master Plan is a positive step for the development of the Asante and Asante North site. Special attention has been placed on the integrated overall design character of the active adult community node to create the unique, upscale active adult residential community desired by the residential market that will also create a true mixture of housing for people to continue to live in the Asante community as they age.

This design flair is evident in the attached site plan and architectural exhibits.



Residential Design:

The overall design theme will recognize the Arizona setting by utilizing climate appropriate design elements including mission, territorial, craftsman and Italianate that are consistent with the southwest lifestyle and complimentary of the approved Asante house plans. The overall residential community design will utilize open space and park areas as active and visual project amenities and contribute to the overall character and enjoyment of the community. Specific design elements are also demonstrated in the landscape character, especially at project entries in which strong stone and concrete forms provide a sense of permanence and stability.

The proposed homes include both one, two and, for selected cluster products, up to three story plans of a high quality of materials and design features.

Recreation Center and Club House Design:

See **ATTACHMENT A** for conceptual representation for design theme and amenities for Recreation Center and Club House parcel.

LANDSCAPE DESIGN/THEME OPEN SPACE/TRAILS

The Open Space and Trails Plan for this active adult community is intended to provide this community with a wide range of active and passive open space and recreational areas with facilities designed to service the active needs of an adult oriented neighborhood. The overall plan continues to provide the linear open space/trail system along the Grand Avenue/B.N.S.F. Rail Road right-of-way that was approved with the Asante and Asante North PADs. While this project is gated, it is primarily gated from vehicular traffic and not from pedestrian pathways or connections. The overall plan blends the overall Asante and Asante North linear trail/pathways and provides visual open spaces, lakes, storm water management, and landscape buffering into a well-designed and coordinated system of open space and trails. Not less than 10 percent of the Gross Acreage shall be open space. Private parks and greenbelts (owned and maintained by the Asante Homeowner's Association) make up the balance of the open space. These elements will consist of smaller neighborhood parks as well as linear greenways that connect neighborhood park together larger trails/pathways.



Conceptual Photo Representation of Landscape Design and Open Space Theme

The Grand Avenue/B.N.S.F. Rail Road right-of-way open space corridor system that was approved with the Asante and Asante North PADs will remain. This open space corridor averages 200-feet and provides a buffer from the railroad and provides a continuous trail link between important community wide recreational facilities. The attached exhibits illustrate the nature and scope of the amenitized pedestrian linkages between this project and the adjacent residential developments.

Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential

Development Project shall be open space, and not be less than 5 percent of such Gross Acreage shall be open space which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

1. A storm water retention area;
2. A tract, other than a private street, which is owned and maintained by a homeowners association;
3. A power line corridor if the corridor is improved and maintained by a homeowners association;
4. A park if maintained by a homeowners association;
5. A lake;
6. A golf course;
7. A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and
8. Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

Project Entry: The Developer of a Residential Development Project shall construct an entry feature which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, at all points at which a Residential Development Project may be entered from an arterial street.

DRAINAGE

Please refer to the Approved Asante and Asante North PADs for information on the overall Asante and Asante North master plans drainage concepts.

The site drains from northwest to southeast. Retention will be distributed throughout the project and stored in open spaces and recreation areas.

STREET CIRCULATION

The site is currently served by Asante Boulevard and Tillman Boulevard via 163rd Avenue, an existing 110' ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

The commercial site is bi-sected by a new arterial street, the proposed Tillman Boulevard, which

is proposed to link to 163rd Ave at the Pinnacle Peak Road alignment and continue to the northwest generally parallel to Grand Avenue eventually connecting to Jomax Road.

No changes in street classification or rights-of-way approved as part of the Asante or Asante North PADs are proposed with this rezoning. The Street Classifications approved as part of the original zoning are as follows:

Major Arterial (163 rd Ave and Tillman Boulevard):	135 ft. ROW
Residential Collector (Asante Boulevard):	70 ft. and 60 ft. ROW
Arterial (Happy Valley Road):	110 ft. ROW
Local Street:	50 ft. ROW

All cul-de-sac radius shall comply with the current City of Surprise Engineering Development Standards.

See **EXHIBIT G** for proposed Street Sections.

INFRASTRUCTURE IMPROVEMENTS

Please refer to the Approved Asante and Asante North Planned Area Development Plans for information on existing infrastructure improvements.

AMENDMENTS

Minor Changes

The City of Surprise Community Development Director may allow minor changes to the PUD, provided that such changes are not in conflict with the overall intent as expressed in the PUD document. The following items shall be considered as minor changes to the PUD:

- Changes in configuration of individual development parcels to include modifications to boundaries as long as there is no net loss of open space and no net increase in the total number of units or noncommercial acreage allowable within the PUD;
- Changes to the community infrastructure, such as drainage, water and sewer systems which do not have the effect of increasing or decreasing development capacity in the PUD, nor change the overall intent of the PUD;
- Changes or modifications in lot sizes and setbacks by up to 10% of the required development standard in order to accommodate for unique circumstances or specific site constraints, so long as the change does not conflict with the City of Surprise Building Code or off -street parking requirements as defined within the PUD;

- Any analogous interpretations of the list of permitted, conditional and secondary uses of the property as set forth in the PUD, as determined by the Community Development Director;
- Changes in residential densities or unit count by up to 10% of the maximum allowable in each development parcel, provided the increase does not cause an increase in the total allowable unit count within the PUD or decrease the amount of open space within any development parcel;
- Minor modifications or adjustment to roadway alignments and/ or parcel configuration so long as the proposed modification does not change the overall intent of the PUD and the Surprise Transportation Plan;
- Minor modifications to the location and size of trails and pedestrian paths, so long as the modification meets the general intent of the PUD and the Parks and Trails Master Plan;
- Relocation of a park site, which either enhances the opportunity to create a sense of neighborhood and community or to better centralize the park site based on actual development densities, so long as the land uses and densities of the parcels proposed for the revision do not result in a net increase in total number of units and meets the intent of the Parks and Trails Master Plan.
- Other changes not identified above, but deemed appropriate by the Community Development Director, as long as the change does not impact the general health, safety, and welfare of the residents of the City of Surprise and does not impact the overall intent of the approved PUD.

Major Changes

- A Major change is a change that does not qualify as a minor change as defined above and that significantly alters the intent of the approved PUD. Major Changes shall comply with the requirements set forth in Surprise Municipal Code and State Statute.

Upon the approval of any proposed amendment to the Planned Unit Development (PUD), the amendment shall be attached to the PUD as an addendum and shall become a part thereof.

Administrative Interpretations

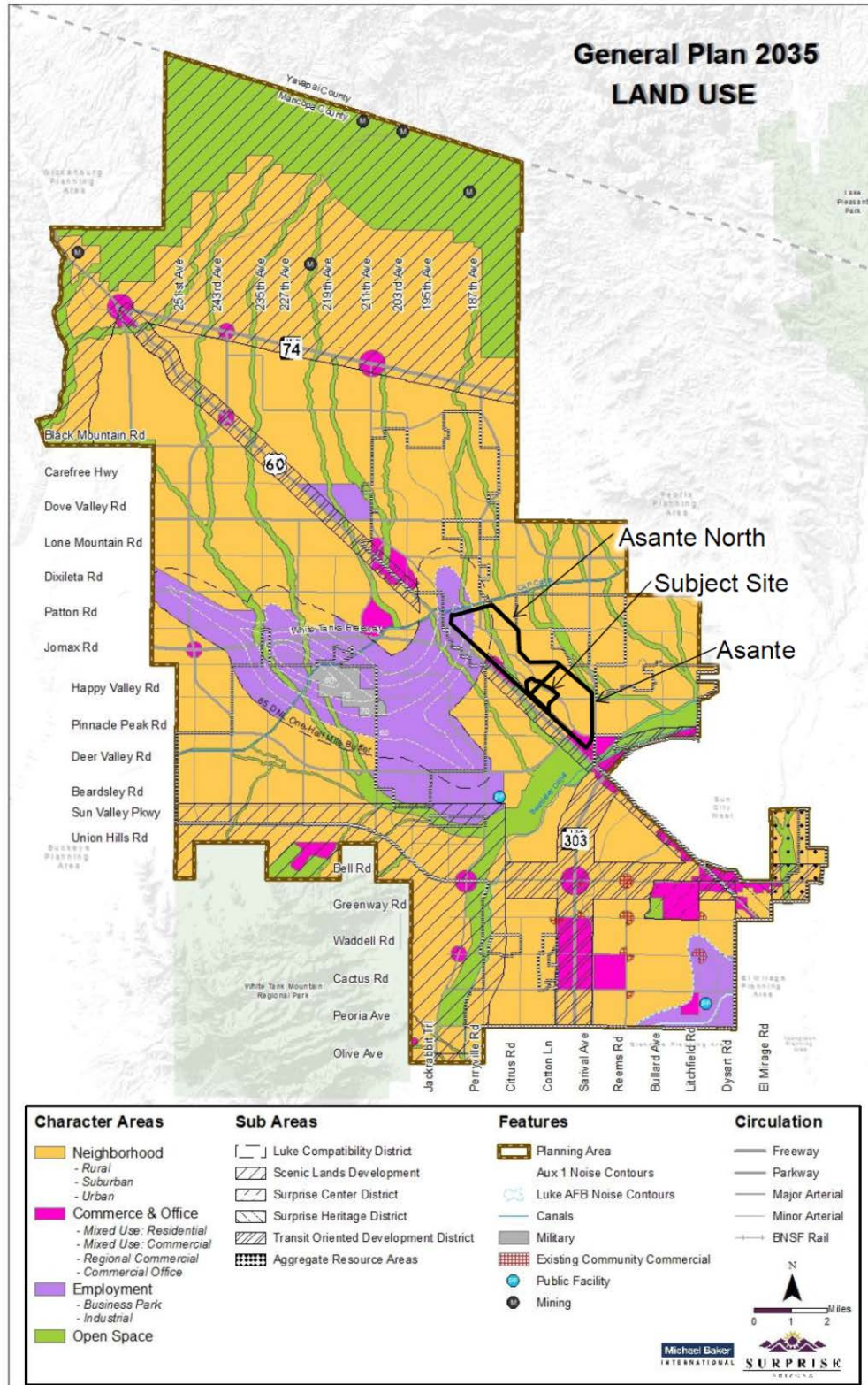
On occasion, it may be necessary to request a formal or informal interpretation from the City of Surprise Community Development Director related to the implementation and/or interpretation of the project intent, use, or development standards as may be applicable to the interpretation of the provisions of the City of Surprise Zoning Ordinance or to the interpretation of the intent of narrative descriptions/statements contained in this PUD application. Such requests for

interpretation to these provisions will be made in written form to the Community Development Director by the Master Developer or a member of the Asante Property Owners Association.

CONCLUSION

The ***Paradiso Asante*** PUD is consistent with the Surprise General Plan and applicable regulations and will be an exceptional active adult Component element of the Asante master planned community that continues the principles of diversity and enduring quality. The proposed ***Paradiso Asante*** PUD is essentially shifting and rezoning some of the “non-aged restricted” single-family acreage from the Asante and Asante North PADs into this active adult “age restricted” component that will contribute to the blossoming of the Asante master plan. We believe that this rezoning will contribute positively to the well planned growth of the City of Surprise and its enviable quality of life. We respectfully request approval of this PUD and look forward to moving into project implementation.

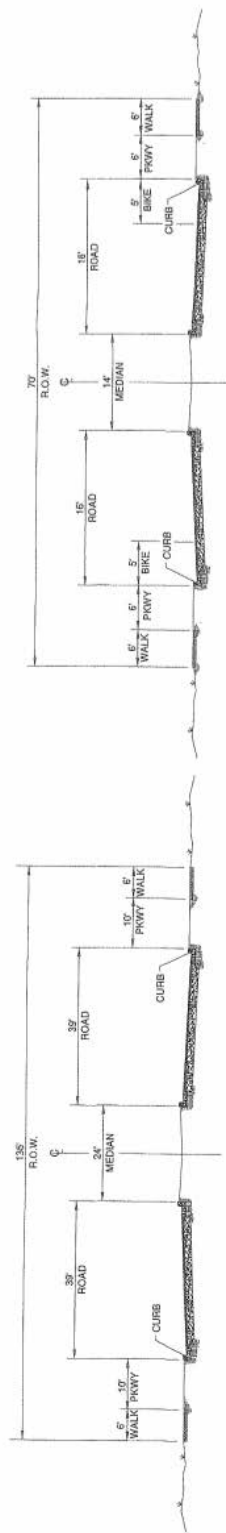
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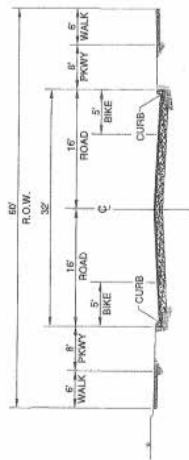
GENERAL PLAN LAND USE MAP- **EXHIBIT E**



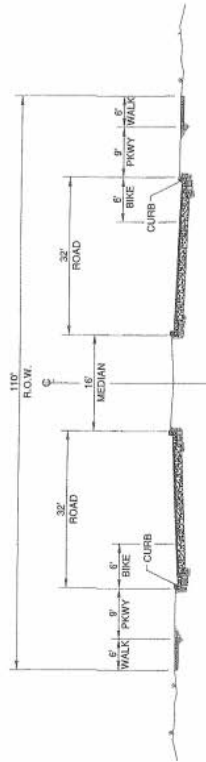
Conceptual Representation of Open Space – **EXHIBIT F**



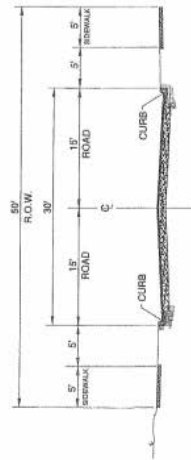
MAJOR ARTERIAL STREET
 N.T.S.
 (153RD AVENUE & NICHOL RD)



RESIDENTIAL MINOR COLLECTOR STREET
 N.T.S.



MINOR ARTERIAL
 N.T.S.
 (HAPPY VALLEY RD)



LOCAL STREET
 N.T.S.

NOTE: ALL LOCAL STREETS SHALL HAVE PARKING ON ONE SIDE ONLY, OPPOSITE SIDE FROM THE FIRE HYDRANTS INSTALLED ALONG THE STREETS IN THE PARCEL OR SUBDIVISION.

ASANTE PAD
 STREET
 SECTIONS



STREET CROSS SECTION – EXHIBIT G

LEGAL DESCRIPTION - **EXHIBIT H**



Legal Description Paradiso Asante

Job No. 16-009.001

07/25/17

Portions of Sections 1, 2, 3, 11 and 12, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the West Quarter Corner of Section 28, Township 5 North, Range 2 West of the Gila and Salt River Meridian;

thence along the West line of the Southwest Quarter of said section 28, South 0 degrees 40 minutes 59 seconds West to a point on the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line South 46 degrees 13 minutes 34 seconds East, 17244.64 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor and the POINT OF BEGINNING;

thence along said parallel line, North 46 degrees 13 minutes 34 seconds West, 2459.43 feet;

thence North 4 degrees 01 minutes 09 seconds East, 219.14 feet;

thence North 12 degrees 05 minutes 10 seconds West, 736.65 feet;

thence North 70 degrees 14 minutes 44 seconds East, 99.78 feet;

thence North 62 degrees 42 minutes 29 seconds East, 163.11 feet;

thence North 58 degrees 10 minutes 18 seconds East, 985.65 feet to a point on the Southerly line of Tillman Boulevard as depicted in the Map of Dedication of 'Asante North - Phase One', recorded in Book 918, Page 8 of Maricopa County Records;

thence North 56 degrees 18 minutes 29 seconds East, 68.00 feet to a point on the centerline of said Tillman Boulevard and the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 56 degrees 18 minutes 29 seconds East a distance of 1450.00 feet;

thence along said centerline, Southeasterly 1173.78 feet along the arc of said curve to the left through a central angle of 46 degrees 22 minutes 52 seconds;

thence continuing along said centerline, South 80 degrees 04 minutes 23 seconds East, 488.17 feet to the beginning of a curve, concave Southwest, having a radius of 1450.00 feet;

thence continuing along said centerline, Southeasterly 850.21 feet along the arc of said curve to the right through a central angle of 33 degrees 35 minutes 44 seconds;

thence continuing along said centerline and along the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records, South 46 degrees 28 minutes 39 seconds East, 655.74 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

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thence continuing along said centerline, Southeasterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, South 65 degrees 12 minutes 24 seconds East, 350.58 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Southeasterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, South 46 degrees 28 minutes 39 seconds East, 1487.48 feet;

thence South 43 degrees 31 minutes 21 seconds West, 812.52 feet;

thence South 61 degrees 33 minutes 28 seconds West, 518.15 feet;

thence South 38 degrees 03 minutes 56 seconds West, 191.80 feet;

thence South 39 degrees 06 minutes 51 seconds West, 62.76 feet;

thence South 50 degrees 38 minutes 45 seconds West, 61.11 feet;

thence South 57 degrees 16 minutes 35 seconds West, 69.04 feet;

thence South 60 degrees 51 minutes 30 seconds West, 194.80 feet;

thence South 61 degrees 38 minutes 56 seconds West, 70.00 feet to the Southwesterly line of the Final Plat of 'Asante Phase One unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, South 13 degrees 27 minutes 06 seconds West, 185.40 feet;

thence continuing along said Southwesterly line, South 36 degrees 35 minutes 31 seconds West, 148.21 feet;

thence continuing along said Southwesterly line, South, 107.48 feet;

thence continuing along said Southwesterly line, South 37 degrees 01 minutes 17 seconds East, 137.39 feet;

thence continuing along said Southwesterly line, South 9 degrees 12 minutes 02 seconds East, 141.79 feet;

thence continuing along said Southwesterly line, South 21 degrees 59 minutes 17 seconds West, 115.66 feet;

thence continuing along said Southwesterly line, South 0 degrees 18 minutes 03 seconds East, 167.79 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 118.00 feet;

thence continuing along said Southwesterly line, South 8 degrees 23 minutes 45 seconds East, 201.45 feet;

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thence continuing along said Southwesterly line, South 1 degrees 00 minutes 28 seconds East, 217.68 feet;

thence along a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor North 46 degrees 13 minutes 34 seconds West, 4156.20 feet;

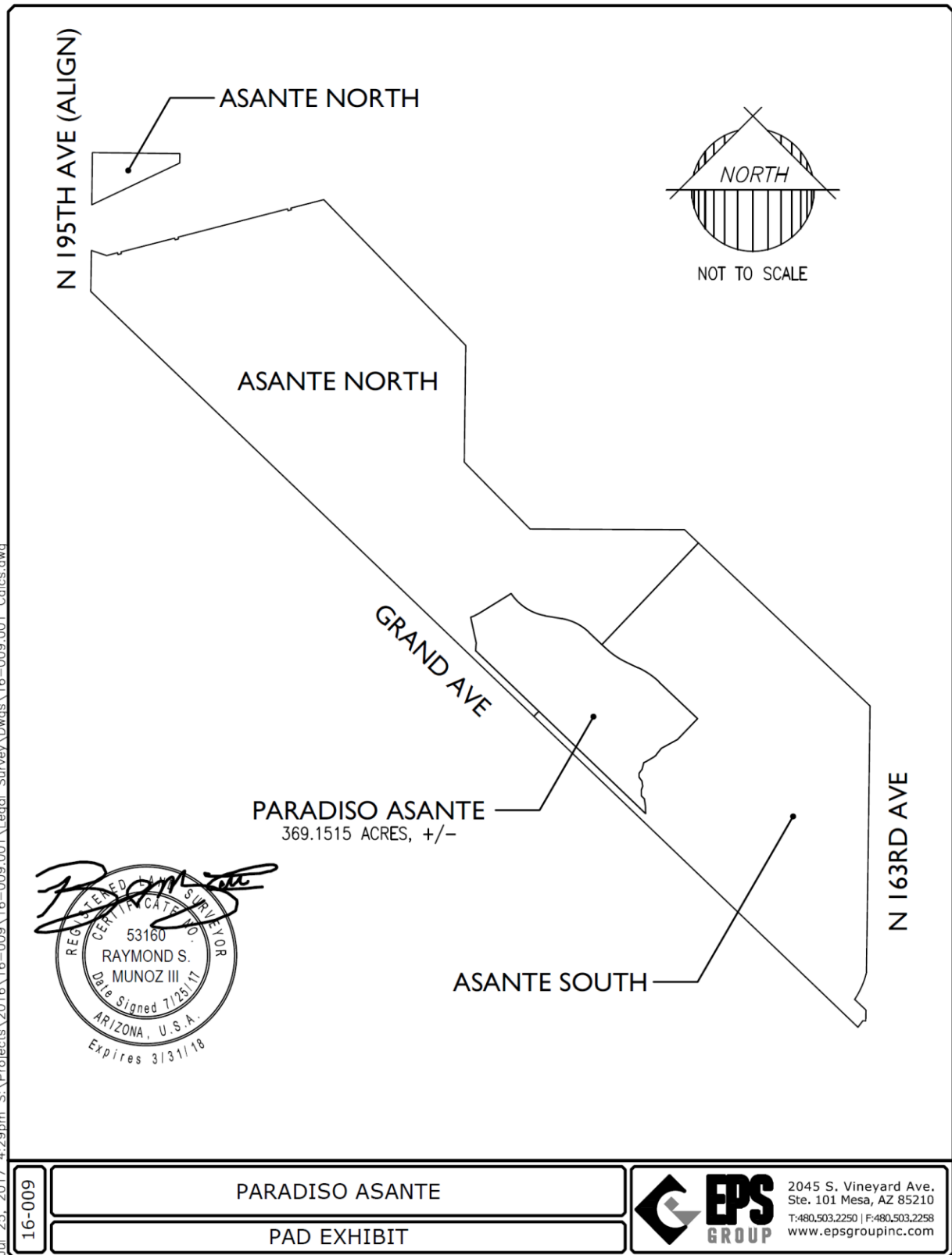
Contains 369.1515 acres, more or less.



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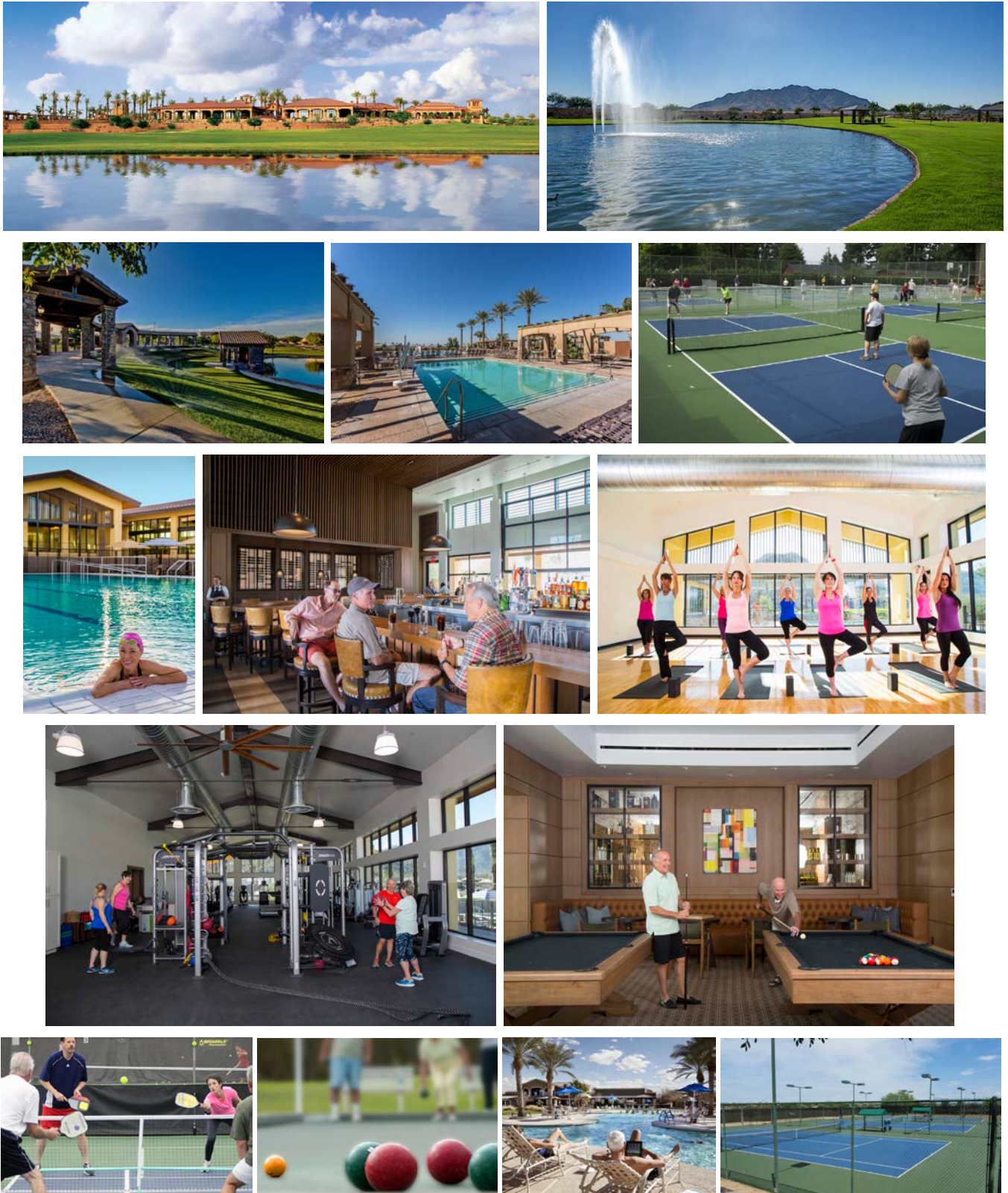
ATTACHMENTS



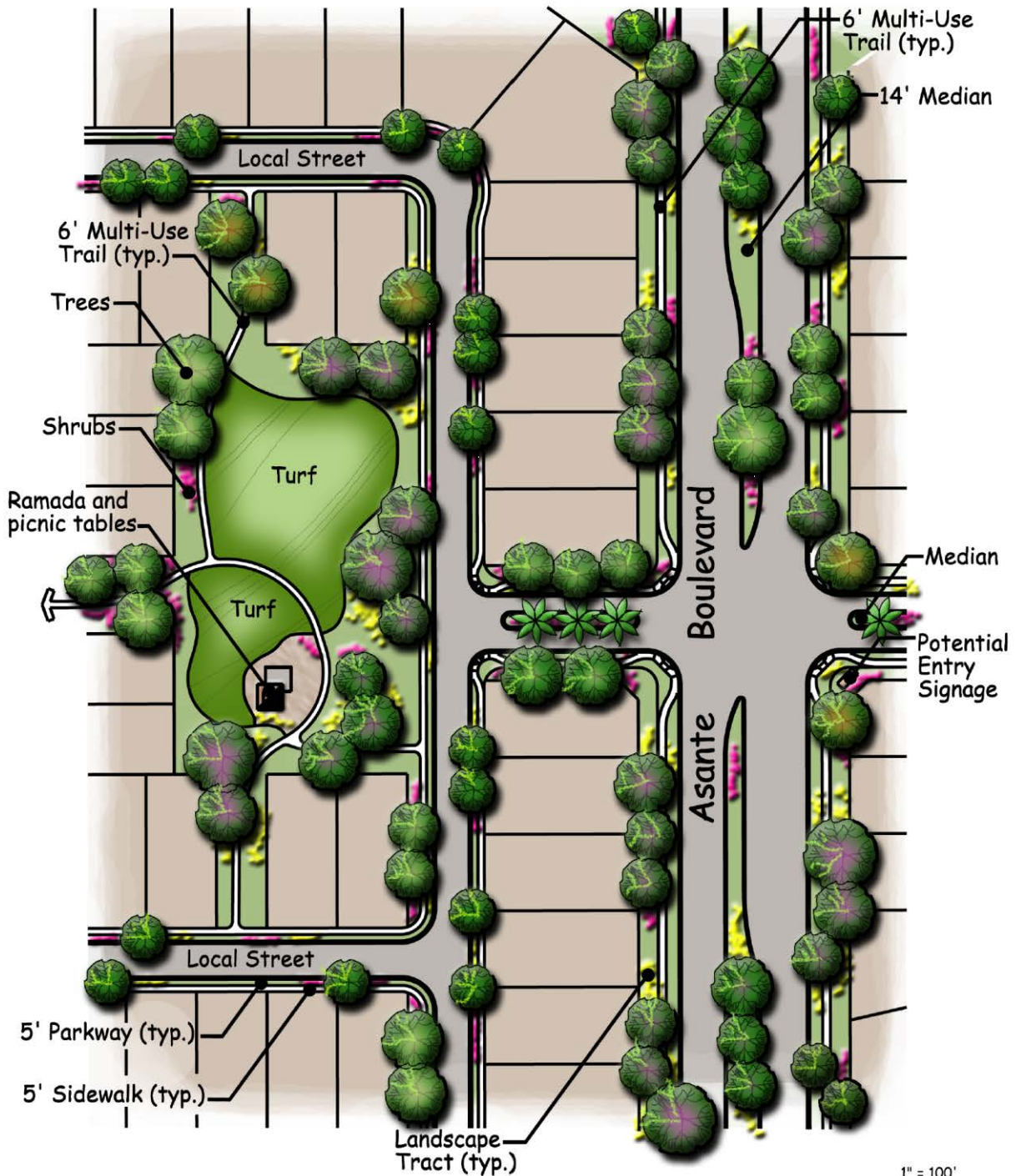
Conceptual Representation of Recreation Center and Club House Parcel – ATTACHMENT A



Example Representation of Housing Product – ATTACHMENT B



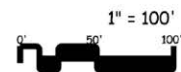
Example Representation of Amenities for Recreation Center and Club House Parcel – ATTACHMENT C



Paradiso Asante

Pocket/Mini Park and Streetscape Exhibit

Conceptual Representation Pocket/Mini Park and Streetscape – ATTACHMENT D



Job #2016.01
Date: 12/21/16

This plan is conceptual in nature and subject to engineering / agency review and revisions.

Citizen Participation Final Report

For

Paradiso Asante PUD Zoning (FS17-010)
Asante PAD Amendment (FS17-011)
Asante North PAD Amendment (FS17-012)
Northwest corner of 163rd Avenue and Grand Avenue

Prepared by:
EARL, CURLEY & LAGARDE, P.C.
ATTORNEYS AT LAW

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Phoenix, Arizona 85012

Prepared:
June 5, 2017

CITIZEN PARTICIPATION FINAL REPORT
for
Paradiso Asante PUD Zoning (FS17-010),
Asante PAD Amendment (FS17-011), and
Asante North PAD Amendment (FS17-012)
requests

PROJECT DESCRIPTION

Asante is a 1,508-acre Planned Area Development (“PAD”) by Lennar Arizona, Inc., which was approved by the City Council in November 2004 through adoption of Ordinance #04-41. Asante North is directly adjacent and is a 2,105-acre Planned Area Development (“PAD”), which was approved by the City Council in November 2006 and is directly north of Asante. Lennar, one of America’s leading homebuilding companies, is the master developer for both Asante and Asante North master planned communities totaling 3,613 acres.

Three companion zoning cases have been filed concurrently. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The purpose of this request is to add a small complimentary active adult component within the Asante and Asante North master planned communities. This active adult component in Asante will be called **Paradiso Asante**. This component represents only 13% of the land within the Asante and Asante North PADs and will slightly reduce the total number of homes from the original overall approvals. It should also be noted that the same development standards and design features are elements approved in the Asante and Asante North PADs are being utilized in this zoning request.

The second companion request simply seeks a PAD amendment to remove the 311.7 acres from the Asante PAD that are now being incorporated into Asante Paradiso. The third companion request simply seeks a PAD amendment to remove the 153.7 acres from the Asante North PAD that are being rezoned as part of case FS17-010. Except for the removal of the 311.7 acres from Asante and 153.8 acres from Asante North PADs being rezoned into the active adult component called Asante Paradiso and the addition of a Major and Minor Amendment criteria, no other changes are proposed.

The PUD Zoning and the PAD amendments will provide a better balance to the overall master plan concept with a full range of high quality living options for a full range and types of families and active adults.

This Citizen Participation Outreach Report provides a summary of the citizen participation and outreach for all three companion case (FS17-010, FS17-011, and FS17-012).

OVERVIEW OF ELEMENTS OF CITIZEN NOTIFICATION

The Citizen Participation Outreach Final Report was prepared in accordance with the City of Surprise Citizen Review Process requirements. It meets the City's requirements and the recommended notification area as identified by the Planning and Zoning Division. In accordance with requirements of the City, the following process was completed:

- A Neighborhood Meeting was deemed to be the most appropriate notification technique to inform the adjacent property owners/residents and/or interested parties of the request.
- In accordance with the City of Surprise's Citizen Review Process, Earl, Curley & Lagarde P.C. had a sign consultant install 6 double sided neighborhood meeting signs at 6 different locations to notify and inform those interested of the upcoming neighborhood meeting to discuss the applications. (See appendix for sign posting locations, photo of sign and affidavit of posting.)
- The signs were installed 20 days prior to the neighborhood meeting on April 25, 2017. The neighborhood meeting signs included the date, time and location of the neighborhood meeting, a brief description of the requests and case numbers of each of the three cases. It also included the planning division's phone number for those with questions and/or concerns, issues, or problems.
- The City's Notification requirements requires the notice of the citizen review meeting to also be provided by the Planning and Zoning Division in the following manner:
 1. The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least fifteen (15) days prior to the meeting date;
 2. For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the country or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land;
 3. For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200' or 300' radius, the city shall send copies of the notice by first class mail, no less than seven (7) days prior to the hearing;
 4. Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application;
 5. The head of any homeowners association or registered neighborhood within the public notice area established in item 3 indicated above.

- The Citizen Review Meeting letter, that was sent out by the City, invited residents to attend a neighborhood meeting in the area at Sundown Mountain School (Desert Moon) Cafeteria on Monday, May 15, 2017 from 6:00 PM to 7:00 PM. The letter provided a brief explanation of the proposed applications and explained the purpose of the meeting and included the boundaries of the requests and the location of the neighborhood meeting.

Neighborhood Meeting

- The neighborhood meeting was held on Monday, May 15, 2017 from 6:00 to 7:00 PM to inform those in attendance of the proposed applications. Approximately 25 individuals from the adjoining neighborhoods, Councilmember Roland Winters Jr., Councilmember Ken Remley, Planning Commissioner Vice Chair Matt Keating and Sergio Angulo, Planner, attended the meeting and they registered their attendance on the sign-in sheet (*see Appendix*). Additionally, two Lennar development representatives were in attendance to convey the vision of this community and respond to questions.
- The neighborhood meeting was set up in an open house format with 2 large stations. The first manned station included the following exhibits: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) An exhibit showing the overall master plan with the existing and proposed land uses and zoning inserted into the overall master plan; 3) An exhibit showing the total approved number of units and those proposed with the new PUD zoning case; and 4) An exhibit showing the existing and the proposed Zoning for the subject site.
- The second manned station included: 1) An aerial photo showing the three respective cases and their boundaries, and their proximity to the surrounding existing subdivisions and Grand Avenue; 2) A board showing representative examples of Recreational/Club house inspiration; 3) Two boards showing representative examples of house product; and 4) A board showing representative examples of house floor plans.
- Several members of the development team were at both stations to provide detailed information about the project and requests.
- Station 1: A brief review of the three companion requests was provided at the first station. The first case (FS17-010), in simple terms, is a request to rezoning 465.5 acres from the Asante and Asante North Planned Area Developments. The second companion request simply seeks a PAD amendment to remove the 311.7 acres that are being rezoned as part of FS17-010 case from the Asante PAD. And the third companion request simply seeks a PAD

amendment to remove the 153.7 acres that are being rezoned as part of FS17-010 case from the Asante North PAD.

- It was further explained the subject property is part of the Asante and Asante North PADs, and the proposed rezone and Planned Unit Development (PUD) Overlay will create a complementary active adult community representing only 13% of the land in the Asante and Asante North PADs and will reduce the total number of homes from the original approvals. It was also noted that the development standards and the same design features and elements that have been approved through the Asante and Asante North PADs will carry through in this zoning case.
- Station 2: Detailed information regarding the proposed active adult component was provided at station 2. It was explained that the primary reason of all three cases was just to add the complementary active adult component within the Asante and Asante North master planned communities. Example representations of Recreational/Club house inspiration, representative examples of house product and representative examples of house floor plans were shown to provide interested residents with an understanding of the feel and quality of this project.
- Exhibits were shown at each station to allow the attendees the opportunity to view the elements of the proposed project. The floor was opened for questions and comments from the attendees at each station.
- The majority of those that attended the meeting lived in either Desert Oasis subdivision just to the east of Asante or in the County island just south of the Central Arizona Canal.
- Reaction to the overall plan and requests was positive from those in attendance.

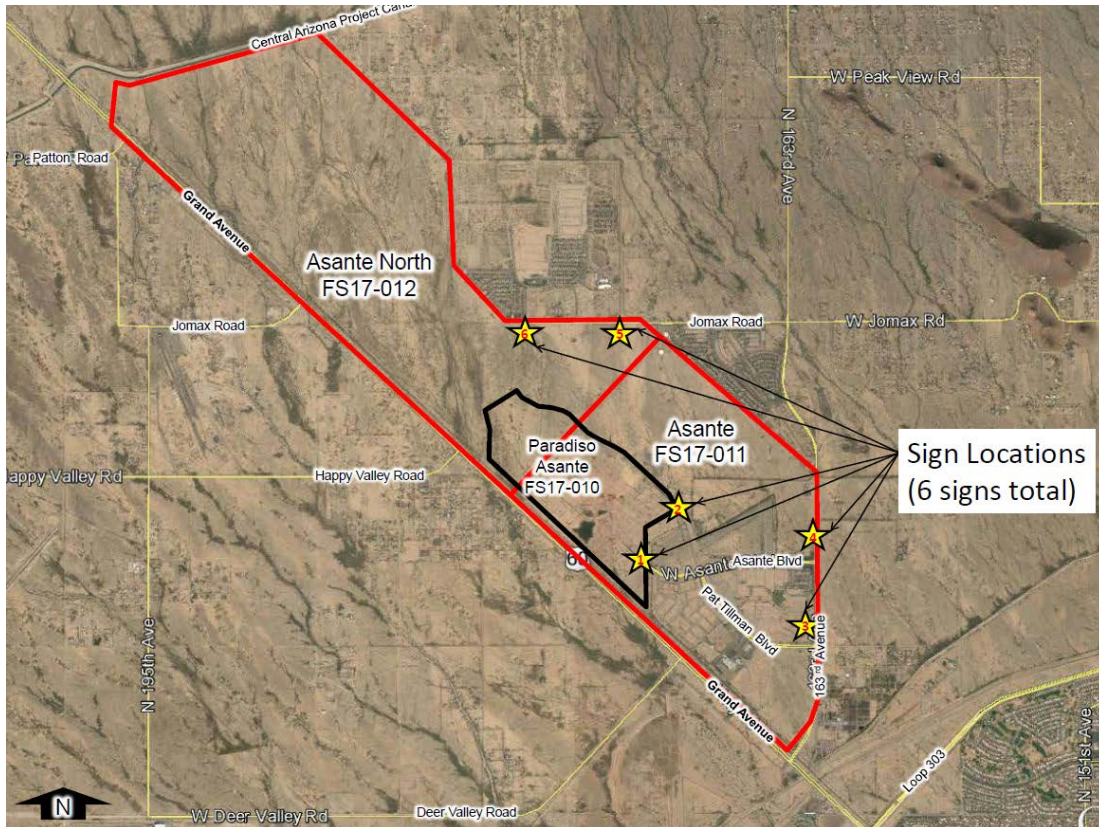
The questions from the neighborhood meeting consisted of:

Questions/Comments:	Response:
What are the requests? And why do we have three applications?	It was explained that three companion zoning cases are being filed concurrently. To simply add a complementary active adult component within the Asante and Asante North master planned communities. No additional residential density was being added by these actions. In fact, the total units would be less and all development would remain the same.
As question was raised regarding how the new component would function inside the master plan and how more external roadways	It was explained that the Asante Master Plan (including Asante and Asante North) included over 3,600 acres and had already been approved by the City for over 15,000 units. This request merely

affected such as 163 rd Avenue. They also wanted to know the timing of a second access to Grand Avenue.	created an active adult component within the Master Plan utilizing approximately 13% of the total acreage and 11.5% of the units. It was further explained that this request actually lowered the number of approved units by about 200. While this component would be for active adults and would be gated, all pedestrian ways would be unimpeded, including access to the linear park along the railroad tracks and access to the lakes. A future connection to Grand Avenue from either Jomax Road or Happy Valley Road alignments is planned to occur in the future according to the established phasing and infrastructure plan of Asante. This component will not negatively affect this timing.
A comment was made that this area has drainage and flooding problems during storm events. This was especially true of the County residents who do not have a storm water drainage system.	It was explained that when historic drainage flows enter the Asante Master Plan, they are properly handled pursuant to the City and County regulations, including appropriate storm water retention facilities. However, we have no control over drainage systems in the County exterior to the boundaries of Asante. They indicated that they had met with City and County officials on this issue and expressed their desire for the City to assist them. They realized this was not an Asante issue.
What are the home sizes?	It was conceptualized that the home sizes could range from 1,800 s.f. to over 2,700 s.f.
Several questions regarding the timing of the commercial development within Asante were asked.	It was explained that the commercial parcels are not owned or controlled by Lennar, however, Lennar is very supportive of commercial retail uses entering the Asante Master Plan to provide services for our residents. The timing of seeing commercial retail uses come will depend on home sales and projected future sales (i.e. rooftops) and we are hoping that by adding in a new, complimentary housing product within Asante, we will help to accelerate the residential development within Asante, which in turn will bring commercial uses to Asante.
Will this have a separate HOA?	It will be a sub-HOA within the master HOA. The sub-HOA will report to the master HOA and will pay dues like the rest of the members of the community. Additionally, because they will have private streets and their own separate amenities, they will also pay an additional HOA fee to maintain those amenities and assets.
Will it be gated?	Yes. It will be gated to restrict vehicular access but

	will be left open for pedestrian access.
Will it have a pool, as is being shown in the conceptual board?	It was explained, that the boards are conceptual only, showing what might be put in there. Because we are still at the zoning stage, we are still at the conceptual stage. We have not yet fully programmed that amenity space. But Lennar has devoted significant space and resources to the amenity package, which will include a clubhouse, along with other major amenities which could include a pool, ramadas, BBQs, walking trails and other elements.
Could a youth or child come and live long-term in one of these houses?	They would only be able to stay for a week similar to other prominent active adult community HOA rules.
What is the process?	Staff needs to complete their review. Once completed, they will schedule our requests for Planning Commission Hearing and final action by the City Council. After approvals, Lennar will submit their Preliminary and Final Plats for review and approval.

- Between May 15, 2017 and today's date June 5, 2017, there have been no other concerns, issues or problems expressed by any of the participating individuals. Since there were no concerns, issues, or problems raised by the adjacent property owners and other interested individuals, there was no need to hold a 2nd meeting to address public concerns.
- Should any adjacent property owners and/or other interested individuals raise any concern between now and the hearings, the Project Team will make every effort to address their concern in the appropriate manner, such as but not limited to personal visits, phone calls, or other acceptable means. Members of the Project Team are committed to working with the City of Surprise, surrounding neighbors, and any interested parties to ensure the compatibility and success of this application.
- This concludes the Citizen Participation Outreach Final Report for the proposed **Paradiso Asante PUD (FS17-010), Asante PAD Amendment (FS17-011), and Asante North PAD Amendment (FS17-012).**



Sign Posting Locations



Photo of 1 of the 6 signs posted.

AFFIDAVIT OF POSTING

Application No: FS17-010, FS17-011, FS17-012

Applicant Name: Earl, Curley and Lagarde

Location: NWC of Grand Ave and 163rd Ave

Date Site Posted: April 25, 2017

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett 4/25/17
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 25th day of April.

2017, and by Meghan Liggett, I witness whereof I hereunto

set my hand and official seal.

Mary Beth Conrad
Notary Public
10-25-20

My commission expires

CITY OF SURPRISE



Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
Asante PAD Amendment (FS17-011) and Asante North PAD Amendment (FS17-012)
Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
WELDON EMERY	25918 N 160 th Av	Surprise 85378	623 684 0333
Jim & Cindy ANGARELLA	25600 N. DESERT HESLER	Surprise 85387	ANGARELLA@AOL.COM
Russ & Lisa Thayer	23918 N. 163 rd Dr	Surprise AZ 85387	RTUT2@aol.com
Stan Gutschall	29050 N. 163 rd	Surprise AZ. 85387	
MARTIN CASAS	17777 W. MAYA WAY	Surprise AZ. 85387	575 749-3296
Ellen Allen	Kenallen23@gmail.com	SURPRISE AZ 85387	
	18124 W. Roy Rogers	Surprise AZ 85387	623-556-2829
Matt & Linda Keating	16423 W. Cielo Grande Ave	Surprise 85387	stayonthebike@yahoo.com
Brad Wecker	18410 W. Stamm Dr.	Surprise 85374	BRADWECKER@GMAIL.COM
Jacqueline Rea Carroll	28517 N. 150 th Av	Surprise 85387	623-544-6304

G:\INDEX\LENNAR\Asante - Active Adm\Docs\Neighborhood Meeting Attendance Sheet_5.15.2017.doc

Paradiso Asante, Asante and Asante North - Neighborhood Meeting
Paradiso Asante PUD zoning (FS17-010),
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Neighborhood Meeting-Monday, May 15, 2017, at 6:00-7:00 p.m.
at the Sundown Mountain Program (Desert Moon Elementary School) – CAFETERIA
23251 N. 166th Drive, Surprise, Arizona 85387

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
SHARV STEVE STRONG	26067 N. 163 RD DR.	SURPRISE, 85387	317-965-2446 574-67044100.com 410-215-7466
ARMANDO BARR	16467 W. PACUITA	SURPRISE 85387	ADBARRE@gmail.com 623-500-5482
BILL + PAULA COUGHAN Ed, Jill, Wendie KEOTIN	17519 W. BUCKHORN 17539 W. FLOCKER LN.	SURPRISE SURPRISE	LOISLU1946@GMAIL.COM c.kuotin@gmail.com
CHRISTINE ADAIR	16379 N. CIELO GRANDE AVE	SURPRISE 85387	1510 adaire@gmail.com 1580
DIANE ADEN	16347 W. CIELO GRANDE AVE.	85387	JASWJOHNSON@gmail.com
Sally + Johnson	29222 N 163 RD Ave	85387	623-556 5908

From: [PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT](#)
To: [Jamie Sullivan](#)
Subject: Declined: CR16-365 Asante Active Adult

CR16-365

ASANTE ACTIVE ADULT

North and West of Asante Boulevard and Pat Tillman Boulevard Portion of 503-73-771 and 503-73-942A Major Zoning Amendment to PAD to allow active adult housing component

The site is located on 577 acres North and West of Asante Boulevard and Pat Tillman Boulevard and is part of the larger 3,613 total acres in the Asante and Asante North Master Plan community. The request is to rezone the 577 acres to accommodate an active adult house component with in the overall Asante master Plan. The site is located approximately .90 to 2.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, the change in zoning at the location stated above, will not negatively impact the flying operations at Luke AFB. However, without a precise Plan of Development we request the opportunity to make comments on the development as they begin to build specific facilities. This will ensure that detailed features and aspects of development, as they mature, will not negatively impact our flying operations.

Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. When building 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 would be essential to inform potential residents about Luke AFB operations.

v/r
Barbara

//SIGNED//

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Deputy Director, Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

From: [Bob Patoni](#)
To: [Jamie Sullivan](#)
Cc: [Vanessa Nunez](#)
Subject: CR16-365
Date: Friday, August 26, 2016 8:36:28 AM
Attachments: [image001.jpg](#)

RE: CR16-365
Asanti Active Adult Housing Community
Proposed development adjacent to US-60 (Grand Avenue)
Major Zoning Amendment action

Attn: Jamie Sullivan

Thank you for the notice of major zoning amendment to PAD for the above-referenced development.

ADOT has no comment on zoning issues.

We appreciate the opportunity to review and comment.

Robert A. Patoni, SR/WA

Bob Patoni, SR/WA

Right of Way Project Coordinator

205 S. 17th Ave. MD: 612E

Phoenix, AZ 85007

602-712-6126

WWW.AZDOT.GOV



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From: [Debbie Trasancos](#)
To: [Jamie Sullivan](#)
Cc: [Chris Cain](#); [Leslie Jarrell](#)
Subject: Declined: CR16-365 Asante Active Adult

Jamie,

Thank you for providing the Meeting Notification for Asante Active Adult (CR16-365).

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
HYPERLINK "mailto:debbiet@mwdaz.com" debbiet@mwdaz.com

ORDINANCE 2017-18

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR ASANTE PARADISO, GENERALLY LOCATED NORTH OF GRAND AVENUE APPROXIMATELY 1.5 MILES WEST OF 163RD AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located north of Grand Avenue approximately 1.5 miles west of 163rd Avenue;

WHEREAS, the subject site is zoned as Residential Medium Density with a Planned Unit Development Overlay (RM-6 PUD), Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD), and Mixed-Use with a Planned Unit Development Overlay (MU PUD);

WHEREAS, this PUD overlay district establishes design guidelines and development standards for the subject site;

WHEREAS, this PUD overlay district establishes a list of permitted land uses for the subject site;

WHEREAS, this PUD overlay district will identify a specific process and criteria for major and minor PUD amendments;

WHEREAS, this PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on August 17th, 2017, the Planning and Zoning Commission recommended approval of the Asante Paradiso PUD overlay.

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

Section 1. *PUD overlay.* This PUD Overlay will apply to the parcel legally described on Exhibit A and depicted on Exhibit B, known as Asante Paradiso.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 4. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

APPROVED AND ADOPTED this _____ day of _____ 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

LEGAL DESCRIPTION - **EXHIBIT A**



Legal Description Paradiso Asante

Job No. 16-009.001

07/25/17

Portions of Sections 1, 2, 3, 11 and 12, Township 4 North, Range 2 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the West Quarter Corner of Section 28, Township 5 North, Range 2 West of the Gila and Salt River Meridian;

thence along the West line of the Southwest Quarter of said section 28, South 0 degrees 40 minutes 59 seconds West to a point on the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor;

thence along said Northeasterly line South 46 degrees 13 minutes 34 seconds East, 17244.64 feet;

thence North 43 degrees 31 minutes 21 seconds East, 200.00 feet to a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor and the POINT OF BEGINNING;

thence along said parallel line, North 46 degrees 13 minutes 34 seconds West, 2459.43 feet;

thence North 4 degrees 01 minutes 09 seconds East, 219.14 feet;

thence North 12 degrees 05 minutes 10 seconds West, 736.65 feet;

thence North 70 degrees 14 minutes 44 seconds East, 99.78 feet;

thence North 62 degrees 42 minutes 29 seconds East, 163.11 feet;

thence North 58 degrees 10 minutes 18 seconds East, 985.65 feet to a point on the Southerly line of Tillman Boulevard as depicted in the Map of Dedication of 'Asante North - Phase One', recorded in Book 918, Page 8 of Maricopa County Records;

thence North 56 degrees 18 minutes 29 seconds East, 68.00 feet to a point on the centerline of said Tillman Boulevard and the beginning of a non-tangent curve, concave Northeast, from which the radius point bears North 56 degrees 18 minutes 29 seconds East a distance of 1450.00 feet;

thence along said centerline, Southeasterly 1173.78 feet along the arc of said curve to the left through a central angle of 46 degrees 22 minutes 52 seconds;

thence continuing along said centerline, South 80 degrees 04 minutes 23 seconds East, 488.17 feet to the beginning of a curve, concave Southwest, having a radius of 1450.00 feet;

thence continuing along said centerline, Southeasterly 850.21 feet along the arc of said curve to the right through a central angle of 33 degrees 35 minutes 44 seconds;

thence continuing along said centerline and along the centerline of Tillman Boulevard as depicted in the Map of Dedication of 'Asante Phase Two', recorded in Book 885, Page 46 of Maricopa County Records, South 46 degrees 28 minutes 39 seconds East, 655.74 feet to the beginning of a curve, concave Northeast, having a radius of 2200.00 feet;

EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210

Tel (480) 503-2250 • Fax (480) 503-2258

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thence continuing along said centerline, Southeasterly 719.15 feet along the arc of said curve to the left through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, South 65 degrees 12 minutes 24 seconds East, 350.58 feet to the beginning of a curve, concave Southwest, having a radius of 2200.00 feet;

thence continuing along said centerline, Southeasterly 719.15 feet along the arc of said curve to the right through a central angle of 18 degrees 43 minutes 45 seconds;

thence continuing along said centerline, South 46 degrees 28 minutes 39 seconds East, 1487.48 feet;

thence South 43 degrees 31 minutes 21 seconds West, 812.52 feet;

thence South 61 degrees 33 minutes 28 seconds West, 518.15 feet;

thence South 38 degrees 03 minutes 56 seconds West, 191.80 feet;

thence South 39 degrees 06 minutes 51 seconds West, 62.76 feet;

thence South 50 degrees 38 minutes 45 seconds West, 61.11 feet;

thence South 57 degrees 16 minutes 35 seconds West, 69.04 feet;

thence South 60 degrees 51 minutes 30 seconds West, 194.80 feet;

thence South 61 degrees 38 minutes 56 seconds West, 70.00 feet to the Southwesterly line of the Final Plat of 'Asante Phase One unit Six', recorded in Book 888, Page 22 of Maricopa County Records;

thence along said Southwesterly line, South 13 degrees 27 minutes 06 seconds West, 185.40 feet;

thence continuing along said Southwesterly line, South 36 degrees 35 minutes 31 seconds West, 148.21 feet;

thence continuing along said Southwesterly line, South, 107.48 feet;

thence continuing along said Southwesterly line, South 37 degrees 01 minutes 17 seconds East, 137.39 feet;

thence continuing along said Southwesterly line, South 9 degrees 12 minutes 02 seconds East, 141.79 feet;

thence continuing along said Southwesterly line, South 21 degrees 59 minutes 17 seconds West, 115.66 feet;

thence continuing along said Southwesterly line, South 0 degrees 18 minutes 03 seconds East, 167.79 feet;

thence continuing along said Southwesterly line, South 46 degrees 13 minutes 34 seconds East, 118.00 feet;

thence continuing along said Southwesterly line, South 8 degrees 23 minutes 45 seconds East, 201.45 feet;

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thence continuing along said Southwesterly line, South 1 degrees 00 minutes 28 seconds East, 217.68 feet;

thence along a line 200.00 feet Northeast and parallel with the Northeasterly line of the 200' wide Burlington Northern and Santa Fe Railroad Corridor North 46 degrees 13 minutes 34 seconds West, 4156.20 feet;

Contains 369.1515 acres, more or less.

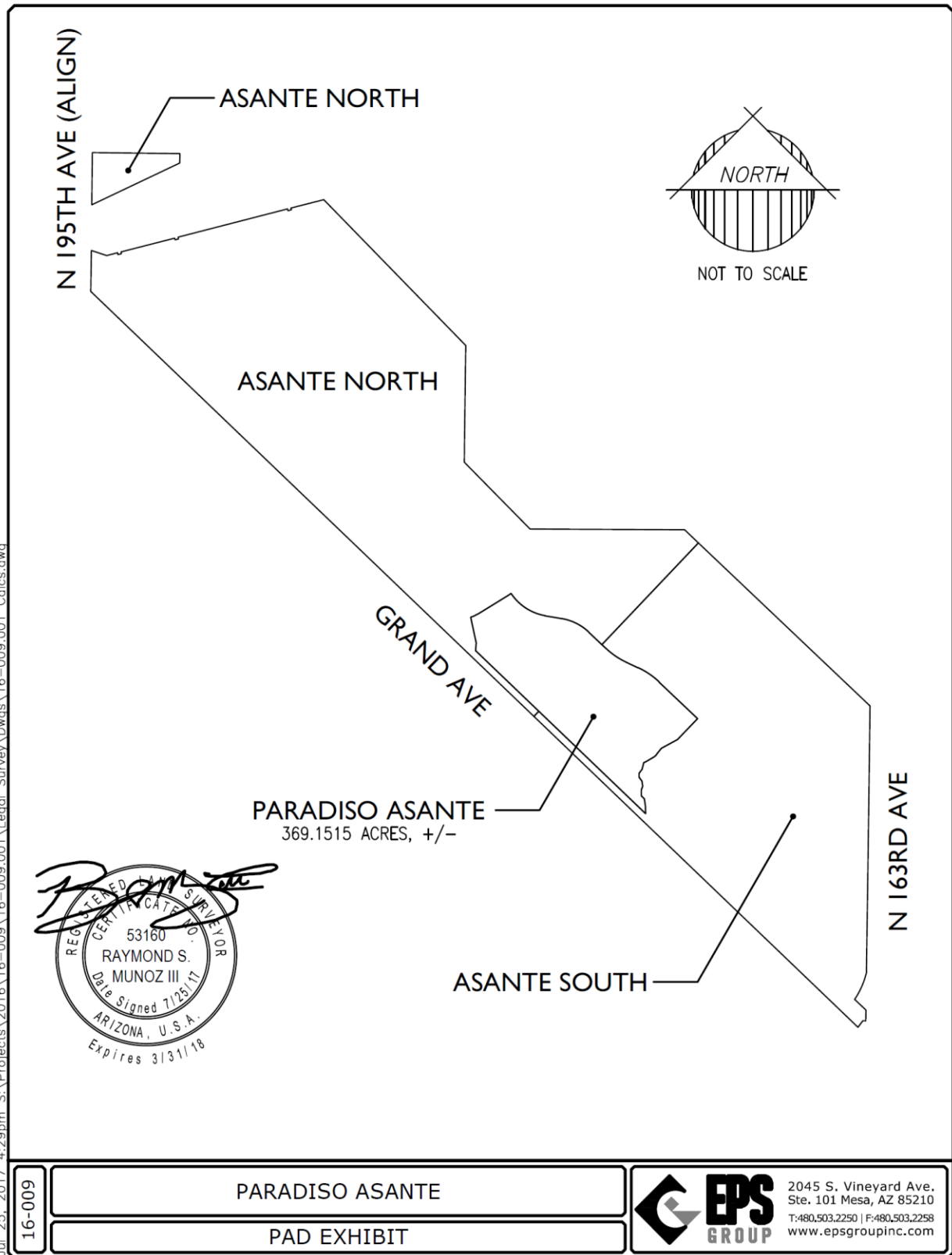


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EXHIBIT B





Paradiso Asante
Active Adult Community
FS17-010, FS17-011, FS17-012

Planning and Zoning Commission

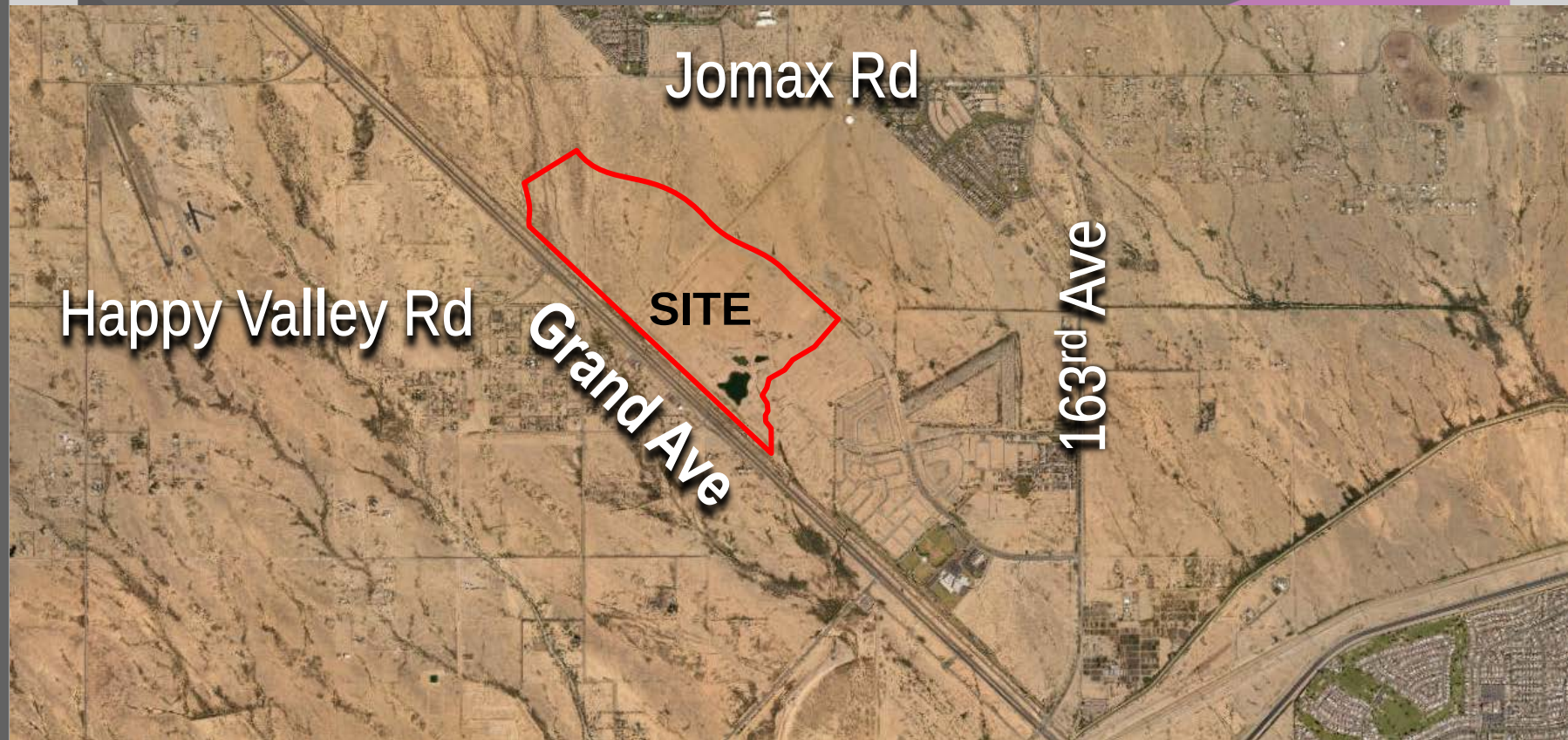
August 17, 2017



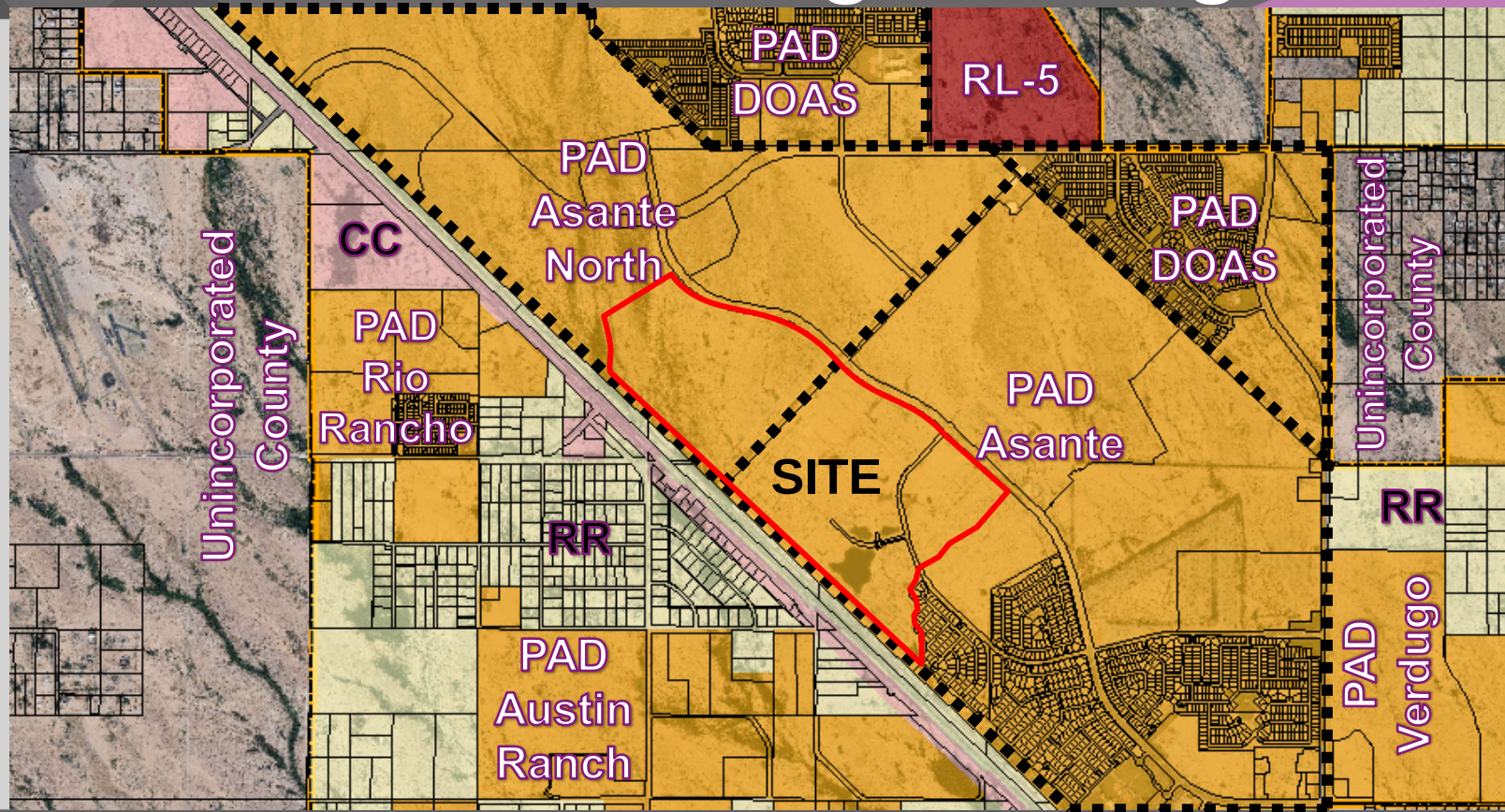
Paradiso Asante

- FS17-012: Asante North Major PAD Amendment (Rezone)
 - FS17-011: Asante Major PAD Amendment (Rezone)
 - FS17-010: Asante Paradiso PUD
- 

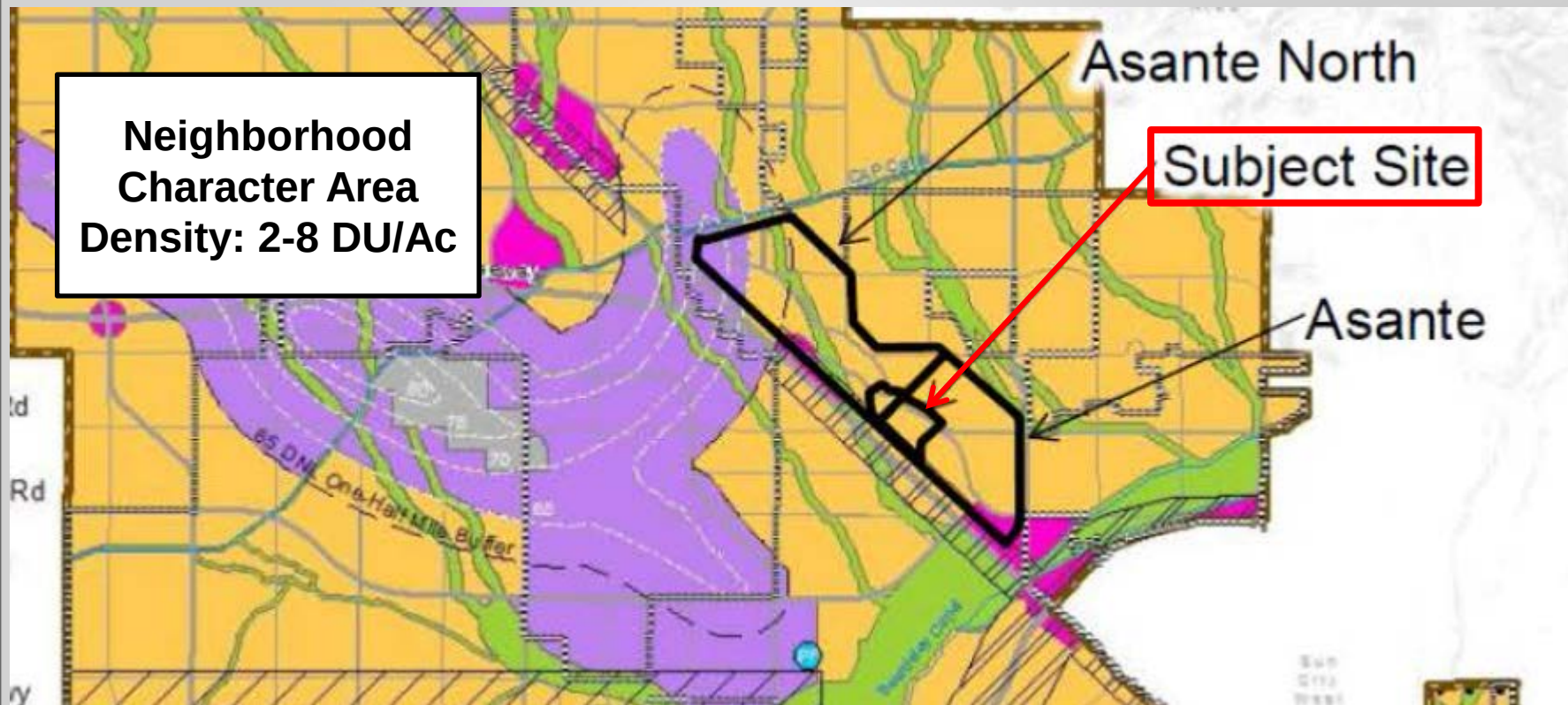
VICINITY MAP



Surrounding Zoning



General Plan Land Use

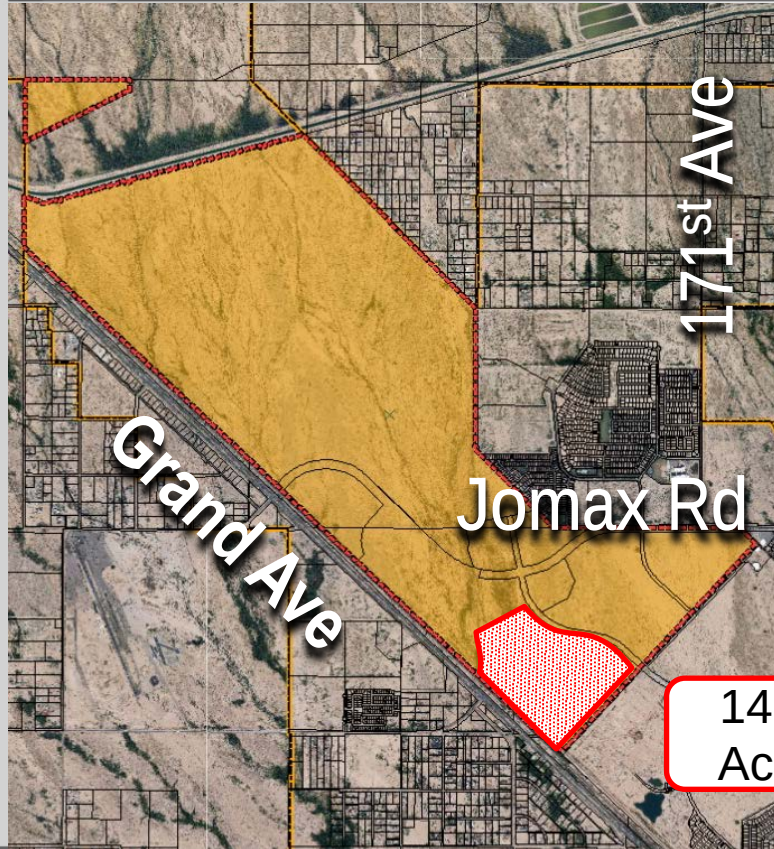




SURPRISE
ARIZONA

FS17-012
Asante North
Major PAD Amendment

Existing Asante North PAD Boundary



2,105 Acres

- 183 Ac. – Commercial
- 48 Ac. – Employment
- 88 Ac. – O.S./P.F./Schools
- 1,786 Ac. – Residential
 - 8,835 DU
 - 4.2 DU/Ac. (GP 2-8 DU/Ac)

Existing Zoning

SUBJECT SITE

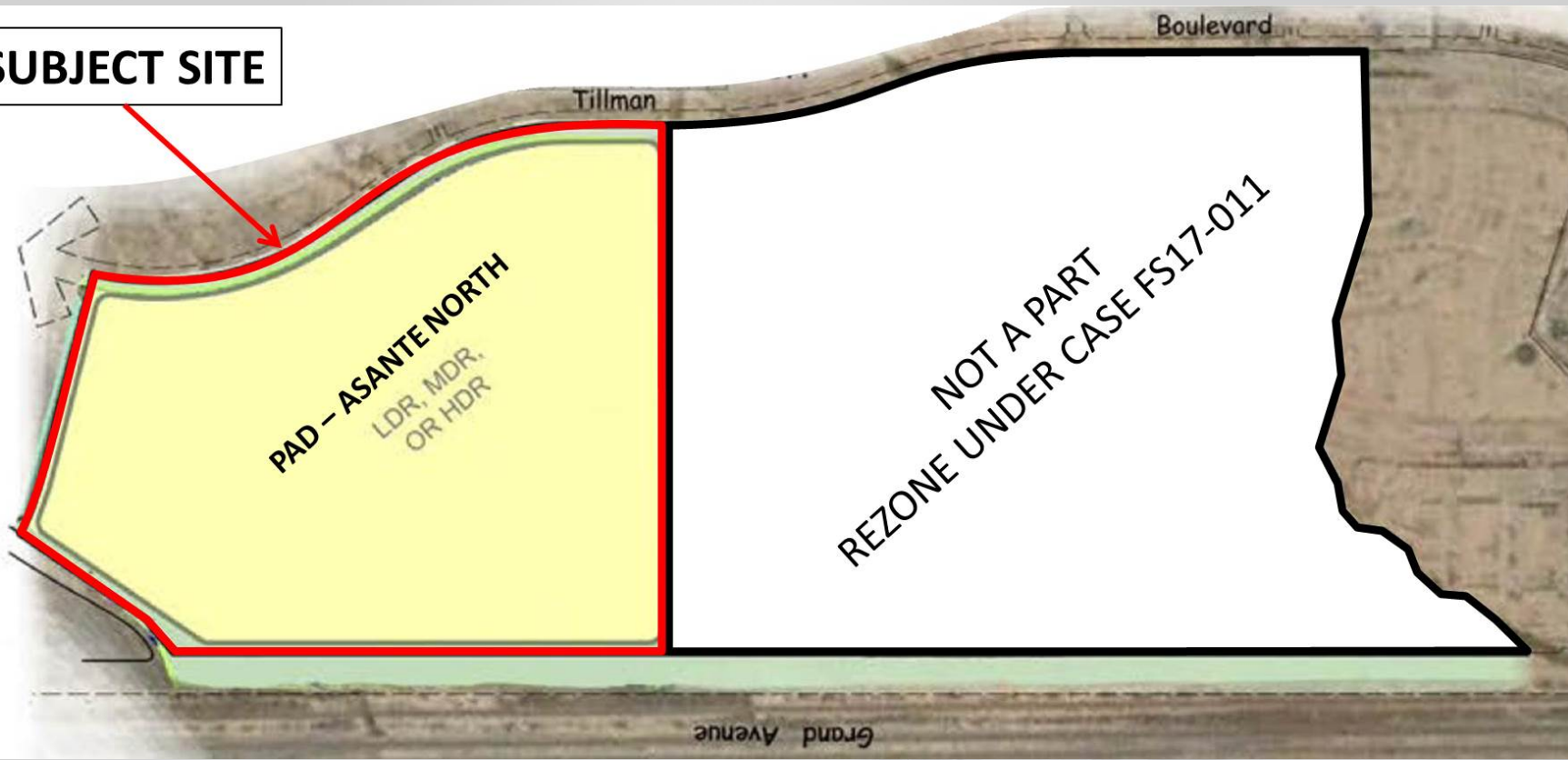
PAD – ASANTE NORTH
LDR, MDR,
OR HDR

NOT A PART
REZONE UNDER CASE FS17-011

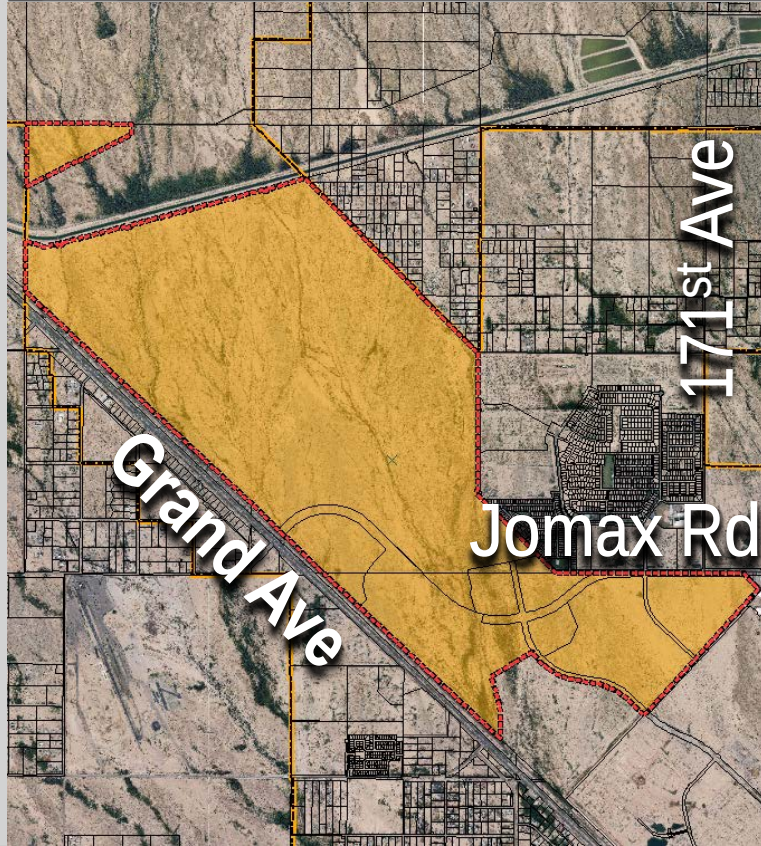
Boulevard

Tillman

Grand Avenue



Proposed Asante North PAD Boundary



1,955 Acres

- 183 Ac. – Commercial
- 48 Ac. – Employment
- 88 Ac. – O.S./P.F./Schools
- 1,636 Ac. – Residential
 - 8,173 DU
 - 4.18 DU/Ac. (GP 2-8 DU/Ac)

Proposed Zoning

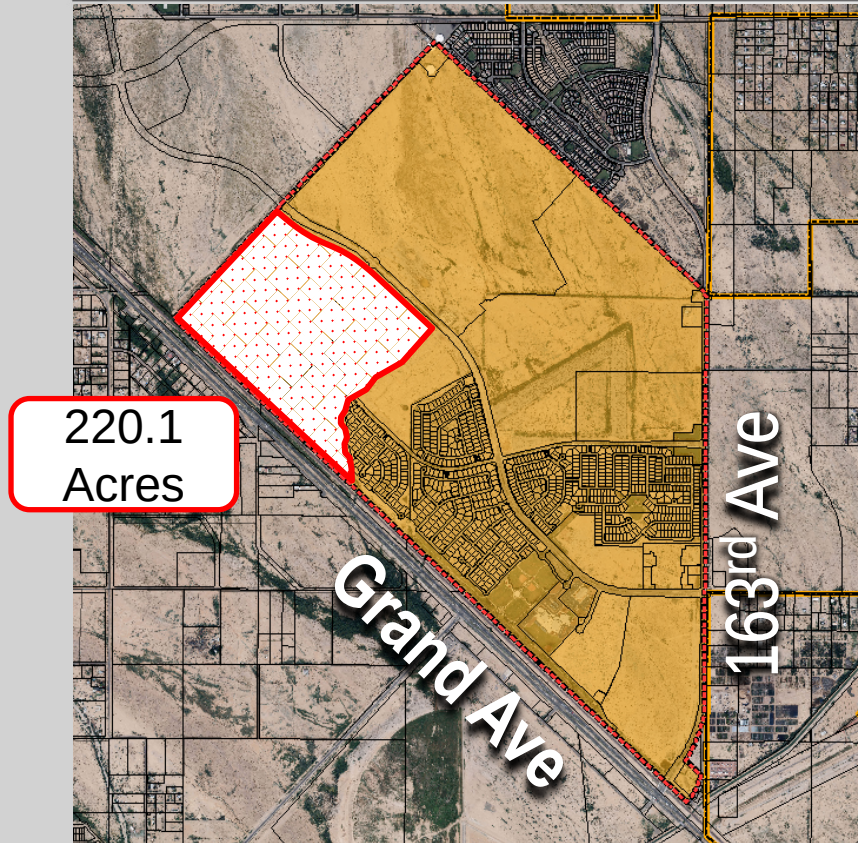




SURPRISE
ARIZONA

FS17-011
Asante
Major PAD Amendment

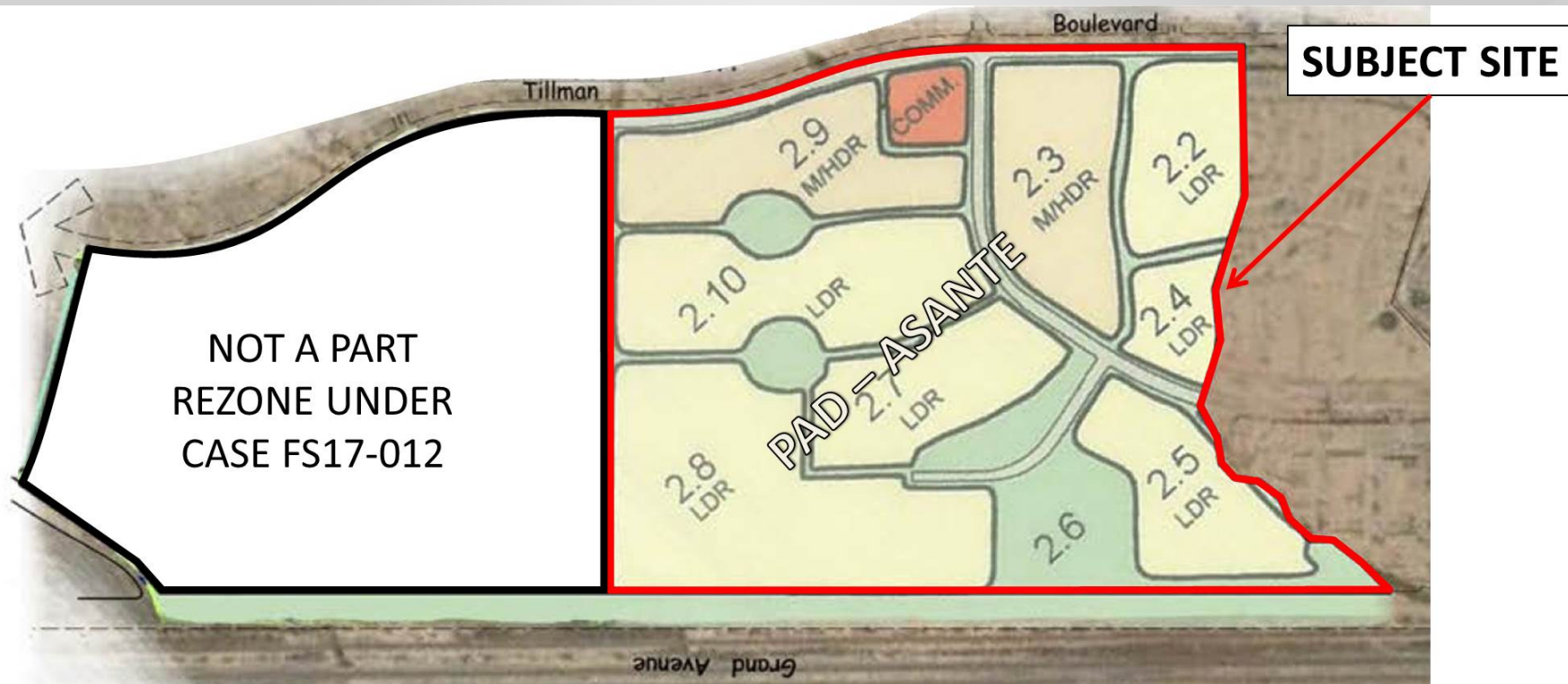
Existing Asante PAD Boundary



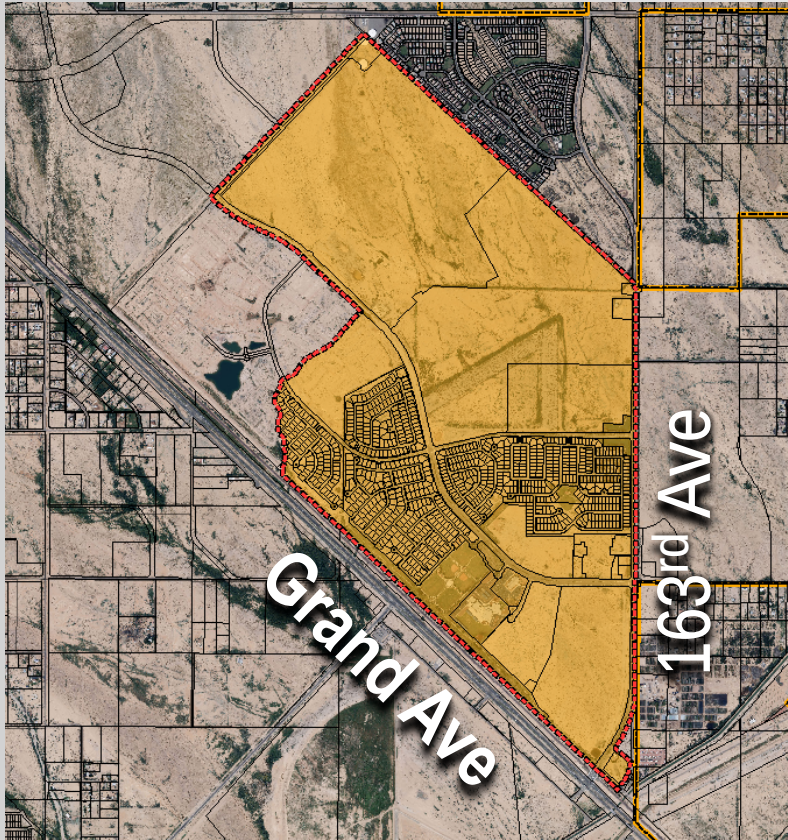
1,508 Acres

- 117 Ac. – Commercial
- 138 Ac. – O.S./P.F./Schools
- 1,251 Ac. – Residential
 - 6,703 DU
 - 4.4 DU/Ac. (GP 2-8 DU/Ac)

Existing Zoning

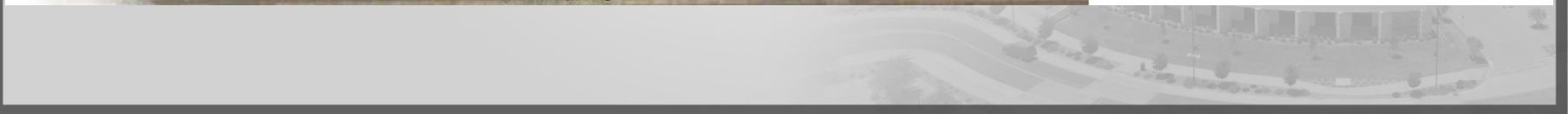


Proposed Asante PAD Boundary



1,288 Acres

- 112 Ac. – Commercial
- 120 Ac. – O.S./P.F./Schools
- 1,055 Ac. – Residential
 - 5,500 DU
 - 4.3 DU/Ac. (GP 2-8 DU/Ac)





SURPRISE
ARIZONA

FS17-010
Asante Paradiso
Planned Unit Development



- Proposed
Statistical
(Learner)





Land Uses - Residential

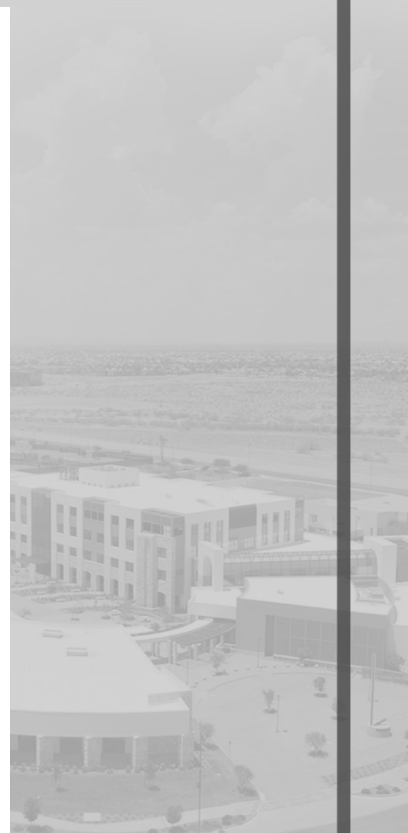
LIST A. USES PERMITTED in PARCELS 1-11, and 13-21.

1. Single Family Residential.
2. Accessory uses. The following accessory uses are permitted:
 - (1) Private garage, carport, ramada, shed or workshop, Greenhouse;
 - (2) Guest quarters may be allowed, provided the quarters meet the standards set forth in the Surprise Municipal Code;
 - (3) In-home day care for four or fewer persons.
 - (4) Home occupations, as set forth in the Surprise Municipal Code.
 - (5) Temporary uses, as regulated in the Surprise Municipal Code.
 - (6) Signs, provided they meet the requirements set forth in the Surprise Municipal Code.

Land Uses – Mixed Use

LIST B. USES PERMITTED in PARCEL 12

1. Retail.
2. Recreation Center.
3. Club House.
4. Golf course with ancillary uses.
5. Administrative offices (marketing, managers, activity coordinator etc.), Home healthcare office, Professional, Medical or Dental offices.
6. Libraries and museums.
7. Restaurant, Bistro or Coffee Shop.
8. Movie Theatre, Theatre or assembly use.
9. Hair salon and barber shop.
10. Health and fitness (workout facility with classes and spa area).
11. Spa.
12. Bank.
13. Pharmacy.
14. Game Room/Arcade.
15. Communication center.
16. Live Music as an ancillary to principal use.
17. Accessory uses. The following accessory uses are permitted:
 - (1) Parking lots.
 - (2) Refuse and service areas, as regulated in the Surprise Municipal Code.
 - (3) Accessory buildings, as regulated in the Surprise Municipal Code.
 - (4) Temporary construction buildings.
 - (5) Signs provided they meet the requirements set forth in chapter 113 of the Surprise Municipal Code.
 - (6) Temporary uses, as regulated in article VI of the Surprise Municipal Code.



Development Standards

TABLE B. Single Family Residential

Lot Category	A	B	C
Parcel Numbers	1, 7, 8, 12, 15, 16	2, 3, 9, 10, 13, 17	5, 6, 11, 14
Typical Lot	48' x 110'	50' x 90'	58' x 110'
% Distribution(1)	No more than 35%	No more than 27%	No more than 31%
Min Area	5,280 sf	4,500 sf	6,380 sf
Min. Width	48'	50'	58'
Min. Depth	110'	90'	110'
Building Setbacks(2)			
Front	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)	20'/12' for living area or side entry garage (6)
Side	5'/8'	5'/8'	5'/8'
Street Side(3)	13'	13'	13'
Rear	15'	10'	15'
Rear Adj. to Arterial	20'	15'	20'
Min. Distance between Houses	10'	10'	10'
Bldg. Height	30'	30'	30'
Lot Coverage	50%	70%	50%

TABLE D. Mixed Use

Lot Category	
Parcel Number	4
Zoning District	
Min Area	N/A
Min. Width	N/A
Min. Depth	N/A
Building Setbacks	
Front	20-Feet
Side	20-Feet
Street Side	20-Feet
Rear	20-Feet
Bldg. Height	40'
Lot Coverage	N/A

Open Space

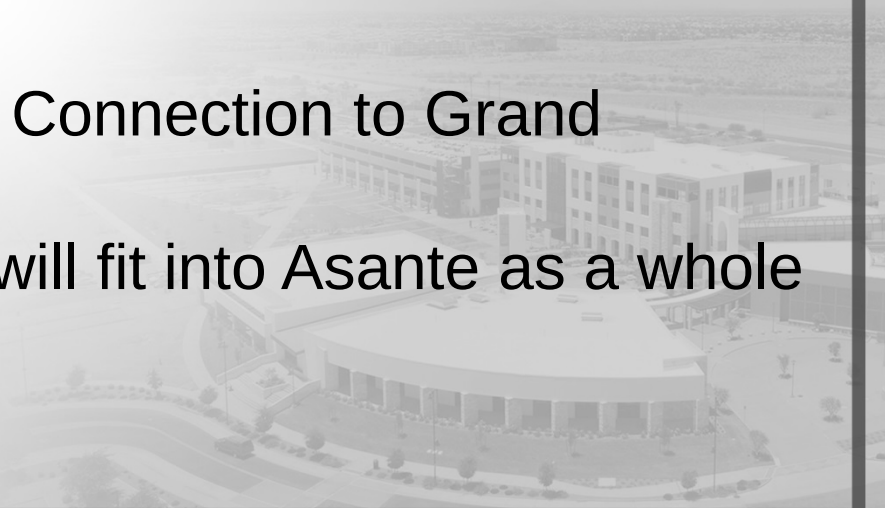


Conceptual Mixed Use Parcel





CITIZEN OUTREACH



1st Citizen Outreach Meeting

- May 15, 2017

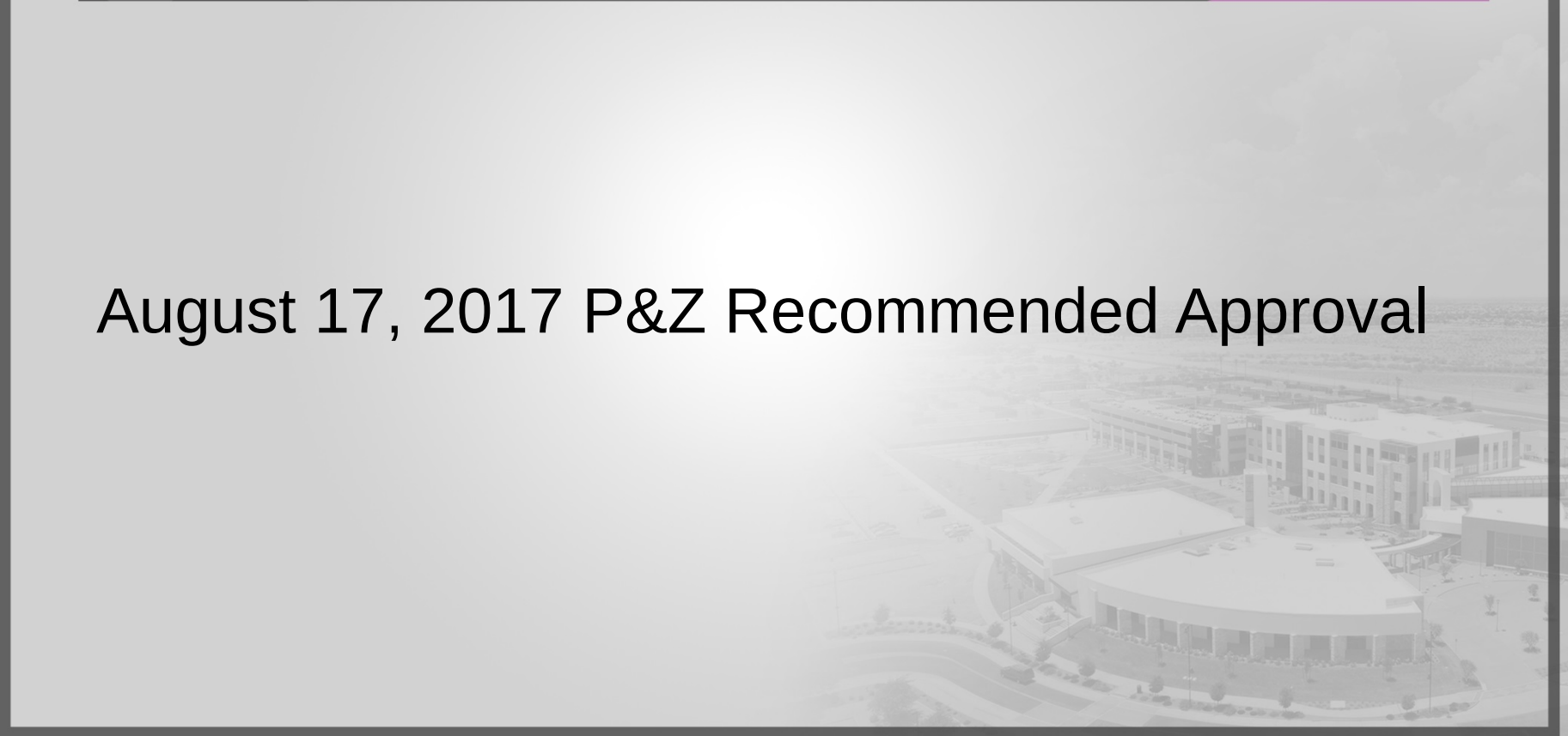
Comments/Concerns

- Traffic – 163rd Ave and Future Connection to Grand
- Drainage (Flooding)
- Design Standards and how it will fit into Asante as a whole



RECOMMENDATION

August 17, 2017 P&Z Recommended Approval





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Sherry Ann Aguilar, City Clerk
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to appoint a District 3 Councilmember to serve through December 31, 2018. The Applicants for consideration are as follows: Randal J. Kidd, Jr.; Patrick Duffy; Gary "Doc" Sullivan; James Hodge; Gisele Norberg; Kevin Loken.

Motion:

Any council member may nominate any eligible candidate, with no second required. All nominations must occur prior to voting. Voting will be by written ballot. The candidate receiving a majority of the votes will fill the vacancy. In the event that no candidate receives a majority of votes, the two candidates receiving the highest votes will be considered in a run-off vote. The first candidate receiving an affirmative majority of the votes cast will fill the vacancy. The meeting may not adjourn until the vacancy has been filled.

Background:

Sec. 2-22. - Vacancy in office.

(a) Vacancy defined. A vacancy in office will have the meaning set forth in [Title 38](#), Chapter 2, Article 6 of the Arizona Revised Statutes. A vacancy caused by resignation is created on the effective date of the resignation date or, if no effective date, the date the resignation is accepted by council. Vacancies will be filled by appointment pursuant to this section.

(b)

Term of appointment. If a vacancy occurs more than 30 days before the nomination deadline, the term of any person appointed in accordance with this section will expire at the next regularly scheduled council election. In all other cases, the appointment will be for the unexpired term.

(c) District vacancy.

(1) Vacancies in district office will be advertised beginning no later than 14 days from the date the vacancy is created when caused by death, and seven days from the date the vacancy is created in all other cases. The city clerk will advertise all vacancies in at least one newspaper with local circulation,

on the city website, and in all designated posting locations during the application acceptance period.

(2) All eligible persons interested in filling the district vacancy must submit an application to the city clerk's office prior to the close of the acceptance period. The application acceptance period will end at 5:00 p.m. on the 14th day following the placement of the advertisement as required by subsection (1) of this section.

(3) No later than the end of the business day following the close of the application acceptance period, the city clerk will forward to the mayor and council and post on the city website a copy of all applications submitted during the application acceptance period.

(4) The council will interview each applicant at a public hearing held no later than ten days following the close of the application acceptance period, followed by a seven-day period during which public comment may be submitted to the city clerk's office.

(5) No later than the end of the business day following the close of the public comment period, the city clerk will forward to the mayor and council and post on the city website a copy of all comments submitted during the comment period.

(6) A district candidate must be selected no later than the second regularly scheduled council meeting following the public hearing.

(d) Mayoral vacancy. All remaining members of the council are eligible candidates to fill a mayoral vacancy. The mayoral candidate must be selected no later than the second regularly scheduled council meeting following the creation of the vacancy.

(e) Selection process.

(1) Any council member may nominate any eligible candidate, with no second required. All nominations must occur prior to voting. Voting will be by written ballot. The candidate receiving a majority of the votes will fill the vacancy. In the event that no candidate receives a majority of votes, the two candidates receiving the highest votes will be considered in a run-off vote. The first candidate receiving an affirmative majority of the votes cast will fill the vacancy. The meeting may not adjourn until the vacancy has been filled.

(2) The selection of mayor under this section will trigger a vacancy in the district from which the mayor select previously served.

(3) No later than the next regularly scheduled council meeting following selection, the city clerk must administer the oath of office.

(Ord. No. 2013-09, 2(Exh. A), 11-12-2013)

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- ☐ [Kidd Comments](#)
 - ☐ [Duffy Comments](#)
 - ☐ [Hodge Comments](#)
 - ☐ [Norberg Comments](#)
 - ☐ [Sullivan Comments](#)
 - ☐ [District 3 Applications](#)
-

To: Sherry Aguilar, City of Surprise Clerk:

This is my letter of support for the candidacy of Randal Kidd to the City Council of Surprise, AZ. I first met Mr. Kidd when he was a 12 year old middle school student at the school where I worked in Orange County, California. Never in a million years could I have visualized the path this formerly mischievous preteen boy would take in life. I'm extremely proud of the adult he has become.

Although I currently reside in the San Francisco Bay Area, I lived in Tucson, Arizona for 7 years in the 1970s, including 6 months in the Peoria area. My mother and younger sister currently live in Mesa and Fountain Hills, respectively. I've been a regular visitor to the Valley of the Sun since the 1990s. One of my close friends recently retired and bought a home in Surprise, so I'm likely to become a visitor in your lovely city as well.

The positions Mr. Kidd is running on are close to my heart as a citizen in any place where I live, now or in the future. I could not live in Fountain Hills, beautiful and unique though it is, because of the sprawl. I don't want to be dependent on a car to get around, especially with urgent environmental issues such as climate change and sustainable urban growth. I ride public transit to my work daily and to visit friends or attend events on weekends. To be able to get around in an environmentally friendly way is a blessing and a boon in my life. I'm also strongly in favor of in-filling as a way to fulfill public needs such as farmers markets, entertainment, small businesses, and light industry. All these things will raise the quality of life of Surprise residents significantly.

I believe Mr. Kidd will bring refreshing ideas, insights, and intelligence to the community of Surprise. He has my full support in this endeavor.

Sincerely,
Patricia "Patty" Albee
18003 Sunol Road
Hayward, CA 94541

To whom it May Concern:

As a member of the Surprise community, I recently watched a video of the candidates for the open council seat and wanted to voice my opinion on one in particular, Randall Kidd. His presentation was very impressive - he seemed extremely genuine and stood out to me as someone who had good ideas for moving Surprise forward. He also seemed to be someone who would represent the community and the board very well.

I'm not sure if you take residents recommendations and/or comments into account when voting, but on the off-chance you do, I wanted to make my opinion known.

If you have any questions, please feel free to email me.

Warm regards,

Debra Casey

Hello,

My name is Scott Madsen and I've had the pleasure of knowing Randal Kidd, Jr. for more than five years since I moved to Phoenix. I would like to personally support him in his candidacy for the District 3 vacant seat.

As a deaf individual, it is a challenge for us to get involved with our cities/communities on a political scale. When Randall informed me that he was throwing his hat in the ring, he had my full support from the get-go.

I believe that he will be a valuable addition to the City of Surprise. He will bring an unique perspective not as a deaf individual but as somebody who is actively majoring an appropriate field at Arizona State University. If he is selected for this position, I know that he will contribute to his best abilities and beyond to ensure that the people of Surprise can feel proud of.

Scott

Quick email to express my support for my neighbor Patrick who is interested in serving on your City Council (District 3).

I've found him to be a thoughtful individual who I believe would be a great addition to your council.

Sincerely,

Harold Kinch

President of Sarah Ann Ranch HOA

Patrick Duffy's employment background is very impressive. His experience as a financial advisor indicates he would be a valuable asset in all financial matters coming before Council . His time with Community Recreation Services and involvement in a wide range of activities noted under Special Qualifications on the application have prepared him to be of great service promoting those activities.

Patrick's statement as to why he wants to serve as a Council Member for the City of Surprise is outstanding.

The Council interviews displayed more insight about Patrick. His opening statement was inclusive and delivered quite well. He seemed at ease and comfortable as he addressed Council. That ability is an important asset for a councilor having to speak to constituents , staff making presentations, and other situations .

For these reasons , I am recommending Patrick Duffy be appointed to the open council position .

Respectfully submitted,

Ken Wright

To whom it may concern,

I have known Mr. Patrick Duffy for over ten years. He is outgoing, gregarious and is pleasant to work and socialize with. His background includes, among other things, community services, finance and volunteering, giving him a broad range of skill sets to meet council needs.

Mr. Duffy seems to know everyone and will always take the time to engage them. A great sense of humor and strong communications abilities are second nature to him. On the job he will make room for new challenges and responsibilities. As a family man in the community he is devoted to improving conditions and assisting others.

I would highly recommend Patrick Duffy for a Surprise, Az City Council seat.

Sincerely,

George Lyons

City of Surprise
City Council Vacancy
September 12th, 2017

Dear Mayor and Council,

My name is Joseph Heim, I am a student at Arizona State University in the graduate program for Public Administration and a resident of Surprise, Arizona. I am writing to express my support for Patrick Duffy for the open City Council position in District 3.

I have been employed alongside Patrick Duffy for three years and during that time I have found Patrick to possess the leadership qualities that will push the City of Surprise forward.

Patrick and I have directly opposing political views, and it is revealing that his ability to find common ground has led myself to be in such support for his candidacy. The position of City Council member is not a political one, an individual must be able to serve each of the residents and visitors of Surprise regardless of their views.

The mission statement of the City of Surprise is to, "Develop a high standard of community life through shared vision, superior service, and sustainable practices." I urge consideration for Patrick because he has the vision for the City's future that would stretch beyond the current progress Surprise has achieved. His financial expertise would be invaluable in creating a truly sustainable community and his service to the City has been un-wavered while working full-time with Merrill Lynch and part-time with Surprise Recreation. His leadership skills are evident to anyone who works with him and he regularly takes a large role in bringing people together, working above his position and diffusing conflicts before they arise.

Patrick is the ideal candidate to succeed in Mr. Williams' place as he provides a shared vision of a community that provides for all ages, and attracts the economic vitality that a young community requires. Any genuine assessment of the current demographics of the Council and the direction of the City of Surprise reveals the need for a leader like Patrick Duffy and I write this letter in hopes of demonstrating the worth of Patrick as a potential Council member.

Thank you for your time,

Joseph Heim

To whom it may concern

My name is Andrew Brittin. I have been both a resident of the city and a Surprise Police officer since 2005, so I feel that I have a good deal of investment in this community. With that said. I would like to take a moment and offer my support for Patrick Duffy.

I have known Patrick for over 20 years. He has always been a person of character and loyalty. Patrick is also a long time residence of Surprise as well as a city employee, so he also is someone who has a vested interest in the growth and prosperity of the city. I know him to be very excited about the possibility of serving as a member of the city council, and I am as well. Patrick Duffy is exactly the kind of leader that can bring the city into its exciting future.

Respectfully,

Andrew Brittin

To Whom It May Concern,

Please accept my letter of support for Mr. Patrick Duffy for the city of open city council position. I am hoping you take the time to engage with him to find out just what makes him such an exceptional person and leader.

I have had the opportunity to know Mr. Duffy for over 20 years. I have seen him grow in so many ways over the last decade that and I have no doubt that he will take this position very serious and lend real world experience that will help the city of Surprise grow. Mr. Duffies work experience includes financial advisement which I can inform you that he is my go to when needing financial advice, this area of expertise would only help the city of Surprise.

Mr. Duffy has been a great public servant as he has worked as a city of Surprise employee as well as a volunteer within the Deer Valley School District during his tenure as assistant coach at Mtn. Ridge High School. Most of all he is a great person with a big heart and makes level-headed decisions with the thought of what is best for all parties involved.

If you have any questions please do not hesitate to call.

Tommy Eubanks

To whom it may concern:

This email is to support the candidate, Patrick Duffy, for District 3 City Council. I have known Patrick for over 3 years. He has lived in Surprise for approximately eight years and worked with the City of Surprise for approximately nine years. I believe he would be a great council member because of his dedication as a community member, a father and an individual who has passion to see the city he lives in progress with the fast-growing trends. As his previous neighbor, he enjoyed reporting to his City of Surprise job after working his full-time job. He never complained and was always happy contributing to the Community Recreation Services. As a community member of 12 years, I have confidence that Mr. Duffy would do a fine job representing District 3. Also knowing that he is a graduate of Arizona State University, I believe our city would prosper with his experience in political science.

I have no reservations supporting Patrick Duffy. If you have further questions, please do not hesitate to contact me at 623-707-5398.

Sincerely,

Michelle Bohon

To whom it may concern,

I am writing to support the candidacy of Patrick Duffy, for District 3 City Council. I have known Pat for over five years. During that time, I have witnessed a hard-working family man that would represent this city in a positive/productive manner. I have seen first-hand the positive work habits of Pat when he worked for the city recreation department, he was very helpful to the participants and made it a positive experience for the children.

I have no reservations supporting Mr. Patrick Duffy. If you have further questions please feel free to contact me.

Sincerely,

Robert Bohon

12 September 2017

To whom it may concern,

My name is William Vaughan. I am writing on behalf of Patrick Duffy and his bid for the District 3 City Council seat. I have known Patrick for over 20 years, and I have no doubt he will satisfy and exceed the expectations of the position if presented the opportunity. Between his studies in political science, employment with wealth management firms, and years of service as a City of Surprise recreation aide, I don't know of any additional feature that would make him more appropriate for the position.

Patrick is a man with a clear sense of reality. He understands and assesses a situation as quickly as anyone I have met. He is a problem solver who is unafraid of seeking help when he needs it to get the best desired outcome. His concern has never been about seeking attention or commendation. He has always been concerned first and foremost about getting it right. It is a characteristic that extends beyond the workplace and into his personal life as well.

Patrick is from the west valley. He grew up in Glendale, went to school at Glendale Community College and South Mountain Community College, and later graduated from Arizona State University. Shortly thereafter in 2004, Patrick moved west to this community and has never hinted at any desire to leave. This is his home. This is the community he wants around his family. He wants to help keep Surprise strong and allow the city and its residents the opportunity to prosper.

I hope Patrick gets the opportunity he desires to serve the City of Surprise as the District 3 representative on the City Council. There is no doubt in my mind that Patrick will work diligently to best serve his city and everyone in it. Thank you for your time.

Sincerely,

William Vaughan

To Whom It May Concern:

It is a pleasure to recommend Pat Duffy for the City Council with The City of Surprise. I have known Pat personally since 1995 and know that he is a bright and trustworthy financial advisor. He truly cares about his community and is invested in continually making it better.

Pat is hard working, community minded, fun, and friendly. I've been able to see him in action as a team player and he will always act in the best interest of The City of Surprise and it's residents.

As a dedicated and knowledgeable individual and an all-around great person, I know that he will be a beneficial addition to the Surprise City Council.

Sincerely,

Jason Schneider Law

Dear City Clerk,

Please accept this email as my support for Mr. Patrick Duffy to become a member of Surprise's City Council. I have known Mr. Duffy both personally and professionally for 8 years. Over the past 8 years, we have worked together volunteering for the PTO at our kids' school. In addition, as a volunteer coach for the city of Surprise the past 8 years I have watched Mr. Duffy interact with the parents during various sports seasons as a staff member of the Recreation Department. I trusted Mr. Duffy from these 2 interactions that I chose him to administer my company's 401(k). Mr. Duffy is an honest, hard-working family man and I would be honored to have him as a city council member in our community.

Thank you for taking the time to read this email.

Respectfully,

Bob Herrmann

To whom it may concern,

I am writing a letter of confidence and support for Patrick Duffy. In past 10 years that I have dealt with Patrick Duffy he has been a man of character, integrity, and leadership. He will do a great job in representing the people of Surprise AZ.

Thank you,

John Hemsley

To whom it may concern,

Patrick Duffy is an upstanding individual of the community and would be an excellent choice to serve the people of Surprise in their city council. During my dealings with Patrick over the last several years, he has displayed integrity, honesty and thoughtfulness on a daily basis. He is respected throughout his community and would be an asset to the city in this role. Patrick's financial background and communication skills are a definite necessity for someone making decisions on behalf of the citizens of Surprise. On a personal level, Patrick is a wonderful husband, father and friend. With all of his

attributes, I am pleased to recommend Patrick Duffy to be appointed to the open position on the City of Surprise Council.

Respectfully,

Autumn Henderson

I am a 12 year resident of Surprise, AZ. I have been a stay-at-home mom, a school volunteer and after nursing school, a school nurse with Dysart. I love my community, and my family has thrived since moving here. I am writing to you to you to give my public support for Jim Hodge.

I met Jim through baseball. Our sons are the same age and both played baseball with the City of Surprise. He was always genuinely friendly and if there was a question about a call or a play, Jim was the "Go to Guy" to explain what just happened. In addition, you can also learn a lot about a person when you sit next to them game, after game after game. Jim and his wife are hard-working, ethical people. They teach their son you show up on time and must work hard. If their son was injured - he was still at the game, supporting his team. They are encouraging, kind and truly see the bigger picture of what team sports teach our children.

My husband is in the Army Reserve and often is out of town for both the Army and work. Knowing this, Jim would always offer to drive my son to practice or a game. When Jeff (my husband) was out of town and my daughter had a volleyball game at the same time as practice, I knew Jim would take him. He offers because his values reflect his support of his neighbors and friends. He is a genuine, trustworthy, honorable man.

Baseball practice and games take hours - and I have had conversations with Jim about what is going on in the news nationally and locally. Agreeing or disagreeing on issues is always going to be a factor when topics are discussed. What is important is that you can have an informed and respectful conversation and Jim Hodges truly shines in that he can listen, reflect, and discuss important issues in an educated and respectful way. The City of Surprise needs a family man who is trustworthy, honorable and to his core wants to do what is best for his community.

Very Sincerely,

Marcella Davis

August 26, 2017

Members of the Surprise City Council:

Recently, I was made aware that my friend Jim Hodge was interested in becoming the interim Council Member for District III. As an elementary school teacher in the City of Surprise, a resident of District III, and a close friend of Jim, I could not be happier to recommend him for this position. I have known the Hodge family for over 7 years. In that time I have seen that Jim is dedicated to his family, community and to helping others in need.

After suffering the loss of his mother, he chose to honor her memory by creating a foundation in her name, The Sandra Lynn Foundation. This foundation was established to assist families, who had lost a loved one, in covering funeral expenses. Jim worked tirelessly to organize events, such as golf outings and bowling nights to fundraise for the foundation. The proceeds from these events were then distributed to families in need. This is just one example of Jim's commitment to helping others.

In addition to this, Jim has been an active volunteer in Surprise Recreation Department. He has been a coach for numerous youth baseball teams. I cannot think of a time in the 7+ years we have known each other that he was not coaching Fall or Spring baseball. In this capacity, he has not only helped to develop young people's skill in the sport, but he has also been a model of exemplary character and civic responsibility.

Finally, Jim is a devoted father and husband. He and his wife have been married for 15+ years and have raised a wonderful young man who they encourage to be equally community minded. As a family, they have been active in their church, delivering food to the homeless in downtown Phoenix and working at the food bank. As you can see, Jim would make an excellent choice for the interim City Council seat. Please do not hesitate to contact me should you require additional information.

Sincerely,

Korryn McLaughlin

To Mayor Wolcott and City of Surprise Council Members,

This letter is intended to be a letter of recommendation and merit for my good friend Jim Hodge to be appointed to the open City Council position recently vacated in District III. I have known Jim on both a professional level and personal level for the past 13+ years. I met Jim while I was the Service Manager at a Chicagoland Cadillac-Hummer dealership where Jim worked in the sales department. It didn't take long for Jim to seek me out and introduce himself to me, and soon thereafter to realize that Jim had a drive not just for sales, but much more importantly, to serving his customers post sale. On a daily basis, it wouldn't be uncommon to see Jim in the service drive either greeting his customers, meeting with his customers or following up with a customer vehicle that was in for service.

It wasn't until a company sponsored golf outing that I realized what made Jim "tick" to be this person all day, every day. Over the course of this day, Jim spoke from the heart of his commitment to helping people, and going above and beyond to do so. What you see if what you get with Jim, and that is a happy go lucky guy, without a personal agenda for his needs. He truly enjoys people, he shares in people's success, and is committed to always putting other people before him or his needs.

Jim is also a dedicated family man. Being married to Christie for over 15 years, and a father to his only child Jacob, Jim simply lives to please, serve, guide and cultivate his wife and son. Jim has been a volunteer coach for the city of surprise since he moved here, and this has benefited many more people than he will ever know, or admit to if he does. He has coached my grandson in the past and did so with immense poise, character and respect to all the kids and parents. This quality should not be understated as this is a very tough role to fulfill.

Beyond his love for his family and coaching, Jim can be found giving back whenever possible. He founded an organization that helped families pay for unexpected funeral expenses, and was able to help 3 families in the year he did this. The Sandra Lynn Foundation was founded after he lost his mom, and to honor her, he helped other people that shared the same type of circumstances that his mom went through. I was blessed to see a lot of Jim's hard work and dedication from the inside of this operation.

In closing when you select Jim for this position you are getting a level headed person that truly listens to both sides and doesn't over react to a situation until all facts are gathered and both sides are heard from. He will be a valuable asset to appoint the Council as not just my friend, but as a person that truly cares for people and the City of Surprise. I am happy to discuss and answer any question you may have.

Respectively yours,

Ken Potts, D3 Resident
Surprise, AZ

To whom it may concern:

First, Thank you for taking the time to read my email. The reason I am sending this is to show my support for District 3 applicant, James Hodge. I have the pleasure of calling him not just a coworker, but also a friend and a neighbor, as I too reside in District 3. For years, I've jokingly referred to him as the "Unnamed Mayor of Surprise" as he seems to always be in the know and truly concerned about what is happening or coming up in our city. He has a passion to volunteer, and help others, and his concern for the well being of those around him, both folks known to him, and unknown, is truly inspiring. Please feel free to forward this to the members of the board if you'd like. I know Jim would be a wonderful addition to that board and a true asset to, and champion for Surprise. Thanks for your time.

Dave Cooksey

I would like to highly recommend James Hodge for the District 3 representative. My son had him as a baseball coach and he did wonders for him not only as a baseball player but also in helping him become an even more well rounded youth! He was patient and kind, but expected the kids to do their best and he had a positive way of bringing the best out of every one of the players. They worked so well together as a team, I have never seen a team so gelled together and get along so well! If he can do it for the youth of today he can do it for our City as well! He is just an all around good guy and I recommend him as our district 3 representative without hesitation!

Thank you,

Amy Waite

To whom it may concern:

I am a fellow coworker and friend of James Hodge. I have assisted in certain volunteer groups as well as group activities for our office. I am writing to you to give my highest recommendation and support to James Hodge.

I met James Hodge in 2010 at our current place of enrollment. He met me with open arms and did not hesitate to show me the ropes of any task I may have needed assistance in. His goal was to help me grow and gain the most knowledge I can. 7 years later and we are both Assistant Managers and we now learn from each other. There is never a moment when James wasn't thinking about others before himself. His strength is caring for others around him and it shows by the relationships he builds with his people personally and professionally. He has helped a lot of his coworkers with their personal issues, guiding them in better direction for themselves. James has always been someone I can confide in and help me through difficult obstacles. He can take a challenge, listen, discuss, negotiate and converse with others around him respectfully to hear everyone's options and objections in order to make an appropriate informed decision. The

City of Surprise needs an addition to the group who can bring the family of Surprise together. In my experience, history, and respectfully my opinion, that addition would be James Hodge.

Thank you,

Chelsey DiMaio

Members of the Surprise City Council:

Recently, I was informed that James Hodge was interested in becoming the interim Council Member for District III. Over the past 5 years I have had the pleasure of not only calling James Hodge a fellow coworker but a very close friend. He has a passion for helping others and will do whatever in his power to ensure that the people around him are happy. He does a tremendous job of leading his people and making sure they have the tools needed to perform their job. James has a passion for helping others in need regardless of the situation he may be in. James will be a valuable asset to the council as he will ensure the people of Surprise have a voice and an ear to talk to.

Sincerely,

Tony Lupeski

I am writing this letter on behalf of James Hodge regarding the position on the Surprise District 3 City Council. James and I both work at Discount Tire Direct, and we have worked in the same department now for 3 years. In those years, I have grown to know James extremely well and can confidently vouch for his charisma and skills he is able to bring to the table.

James is a pleasure to work with because you can always depend on his positive attitude and his charisma makes any environment enjoyable and interesting. He has recently been promoted to Assistant Manager in his department and the reasons are only obvious. He truly cares for every single one of his co-workers and most of all; his love to help others and watch them succeed is immeasurable. James always has a way to turn negative situations into positives and anyone that has the pleasure to work next to or alongside him is fueled from his positivity.

James also strives in bettering himself on a daily basis and never fails to admit to a mistake or own up to something that he knows could have been done differently or better. He is constantly striving to grow, learn new things and loves challenging himself to become a better father, husband, employee and friend. James has been there for me many of times when I needed an ear to listen or advice with something, both work related and with my personal life as well. Not only is he willing to lend that ear at the drop of a hat, but his support and advice are always very sincere and it is always truly felt as it was given from the heart.

There is no doubt in my mind that James will take this position seriously and give it 110% like he does with everything else in his life. With his persistent enthusiasm and love he has for his city, James will bring a wealth of knowledge and skills to the City Council. I know he would be an outstanding fit for your District. If you have any questions, feel free to contact me.

Best Regards,
Candice Tucker

TO WHOM IT MAY CONCERN:

This is to certify that James A Hodge is a superb candidate for the District 3 City Council seat, in my opinion. I met James in mid-2010 after moving in a subdivision of Sierra Montana located in Surprise, Arizona. During the time of our encounter I was on permanent change station orders for recruiting duty. Being an active duty service member of the United States Navy and raising a military family, comes with multiple challenges. One of the toughest challenges is finding admirable people with a genuine care for all citizens, but I found through years of knowing James that he is genuine and admirable. In 2012, I was called to serve on submarine duty, leaving my family behind for an unknown amount of time. The call ended after 4 years, and all the while, my family was still in Arizona. During my departure, James and his wife Christie assisted with keeping my wife and children grounded, inviting them to participate in all community events, personal events, and just making them feel like they belong. For that, I am forever grateful.

Both James and his wife Christie has been congenial in the success of our community. In 2013, after the loss of their relative, they were faced with the responsibility of providing a proper burial for their loved one. After enduring through this difficult time, James, with the help of his wife Christie, started a nonprofit called the Sandra Lynn Foundation. The nonprofit organization held fundraising events collecting donations to help families experiencing financial hardships during the loss of a loved one. It was and remains a success.

James serves as a role model in the community, and for anyone in direct contact with him. He has my utmost respect and strongest recommendation for a seat in District 3 City Council.

Feel free to contact me with any questions regarding this letter using the information below.

Very Respectfully,

LS1(SS/SW/AW) Reginald D Harris II
United States Navy Recruiter

Dear Mayor and Council Members,

I understand that you will soon be appointing a person to fill the council seat vacated by John Williams.

I believe Gisele Norberg is a good choice.

Gisele already serves as a commissioner on the Surprise Planning & Zoning Commission so has experience working with constituents in the City of Surprise in an official capacity. She is a small business owner that has been engaged with the Surprise business community and she is involved in the community through various clubs and activities.

Her experience in these areas and her experience running as a candidate for the same council seat give her an advantage and head start on the job.

I have heard from several of my constituents who live in Surprise that are supporting Gisele and that have asked me to give my endorsement to her.

For all the reasons stated above, I endorse Gisele Norberg and recommend her appointment to the open council seat.

Thank you for your consideration.

Senator Debbie Lesko, Legislative District 21

Good afternoon, my name is Mendy Branam and I have been a resident of Surprise for the last 4 years. After the resignation of John Williams, I would like to nominate Gisele Sparks Norberg to fill his vacancy. Thank you!

Mendy Branam

Letter of Support for Gisele Norberg, City of Surprise, District 3, City Council Applicant

I'd like to express my support for Gisele Norberg as an applicant for the vacant position on the City Council, District 3 in Surprise. I've worked with Gisele on the Surprise Planning and Zoning Commission for the past several months and I'm extremely impressed with her. Gisele is fully engaged during meetings and routinely has questions and comments that exhibit her intelligence and thoughtfulness. As a mother and business person, she has life experiences that equate well to the challenges and aspirations of the people of our city. She has common sense and I admire how she tackles issues that arise on the commission. I can see that she works well with others and knows how to get things done. She's passionate about the community and creating a city that keeps families working, playing, learning and living in Surprise. I believe that Gisele would be a great addition to our city council and would work very hard for the residents of District 3 and the entire city.

Sincerely,
Matt Keating

Surprise Planning and Zoning Commissioner

To: Mayor Wolcott and members of the City Council:

As I am unable to attend the upcoming meeting where the Council will be selecting and appointing a citizen from District 3 to fill the Council seat of former Councilman John Williams, I will take this opportunity to put forth my thoughts.

While there are several candidates applying for the appointment there is only one that stands out in my mind, Gisele Norberg. I first met Gisele during the last election cycle and was impressed with her fortitude to challenge a two-term incumbent, She put forth the effort of campaigning, gaining the signatures, the knocking on doors, meeting her potential constituents, She worked hard, it is not easy taking on a two term winner. She has an understanding of the commitment required and willingness to assume that obligation.

As we all are aware, she lost that election, but not her desire to serve the City of Surprise. Gisele applied for and was selected to serve on the Planning & Zoning Commission, a step that offered her additional insight to the internal functions and operation of city government.

That experience combined with her insight of the needs, and desires of her neighbors in District 3 will give her and the council a jump start to keep moving forward. I encourage you to seriously consider Gisele Norberg to fill the vacancy.

Respectfully,

Mike Woodard

To whom it may concern:

It is with great pleasure that I write this letter of support of Gisele Norberg to fill the vacant seat for district three on the city council. It has been my good fortune to serve with Gisele on the Surprise Planning and Zoning Commission. Her enthusiasm, understanding of purpose, and dedication to public service is exemplary. Gisele Norberg demonstrates the knowledge, team skills, and commitment to the future of the City of Surprise that will allow her to serve as an integral contributor on the city council.

I have observed Gisele in many situations and found her to poses a passion and dedication to her family and community. Gisele and her children served with the Surprise Lions at last year's Gain Celebration in Surprise. As a Surprise small business owner, she maintains a broad vision and commitment to the success of our community. I have observed her dedicated work with the youth of our community. Her service on the Planning and Zoning Commission has been an asset to the commission. Prior to Gisele serving on the commission I had met with her to share my decades of Surprise background information and city historical context regarding city development and my work on the Surprise General Plan.

I enthusiastically support commission member Gisele Norberg for the position on the Surprise City Council.

Best Regards,

Mitchell D. Rosenbaum

Madam Mayor Wolcott, Vice Mayor Tande, City Councilors. My name is Traci Sawyer-Sinkbeil and I wish to show my support for District 3 Council Seat candidate, Gisele Norberg. I am not writing this letter in my capacity as an elected official...that I will make note later, but rather as a community member who sees a group of steadfast visionaries needing to make a difficult decision that is best for the constituents of District 3 and the City of Surprise as a whole. My belief is that the city council is interested in moving forward...not looking back at things that haven't worked in the past. Forrest Gump has stated that "life is like a box of chocolates: you never know what you're gonna get." Well, I know EXACTLY what you're gonna get with Ms. Norberg...enthusiastic, dedicated, and passionate to the Mission of the City of Surprise...to enhance the quality of life through the dedicated and efficient management of our resources. The value of our citizens, honesty and integrity, community pride and sense of commitment, professionalism and teamwork, and mutual respect are at the top of her list. Ms. Norberg symbolizes those values and so much more.

Now...for my elected official hat. We strive to look for those that we can collaboratively work well with toward a common goal. We do not want someone that agrees with everything 100% of the time but remains "focused and committed" 100%...always! We want to work with an individual who sees the vision, knows the purpose and isn't afraid to take a step forward, be flexible yet firm. Her flexibility makes her able to be available to meet with the residents, attend

meetings and sub-committee meetings and be the representative that is strongly desired. I borrow a small group of words from each of your city profiles that are shared on the city website: champion of fiscal accountability and responsibility; strong advocate; desire for the City of Surprise to be a self-sustaining city; an advocate for public safety; a believer of strong leadership, partnership; increasing local veteran outreach and services; and passionate about linking people and neighborhoods. These groups of words are what stand out about each of you and as I have had the privilege of meeting with Ms. Norberg on numerous occasions, I feel strongly she is what is needed for District 3. Ms. Norberg is passionate about her community, family and other families as well as core values. What better person to put the boots on the ground, be a creative and innovative thinker yet bring forth the ideas and thoughts of working families to the city table. I urge you to take a strong look at what Ms. Gisele Norberg has to offer this booming city, to the constituents of the district and invite her to sit beside of you, walk along side you, and collaboratively work WITH you as the next District 3 City Councilor. Thank you for a time and attention.

Traci Sawyer-Sinkbeil

I am writing to voice my support for Gisele Norberg for the open position recently made available for District 3 by the resignation of John Williams.

Mrs. Norberg demonstrated her passion and desire for the success of our community and district during the election last year. Despite the short amount of time she had available for campaigning, she went door to door to introduce herself to members of this district and managed a well run campaign. Mr. Williams was a very popular returning incumbent, one whom I had voted for in the past. Based on Mrs. Norbergs vision, passion and availability to meet with the members of our community to ensure that our voice was heard, she earned my enthusiastic vote during that election. The election was very close, which speaks volumes of her accomplishment.

One of the concerns for our district was the availability of our representative to allocate the necessary time to this important undertaking. This was a concern during the election and remains a concern today. Mrs. Norberg has proven she has the availability and desire to provide this district with the representation that it deserves. Mrs. Norberg continues to invest her time in this community with her recent appointment to the Planning & Zoning Commission. Her diversity, ideas and availability to relate to the members of this district are a definite advantage and benefit to our district as well as the City of Surprise.

Due to Mr. Williams resignation such a short time after the election, I feel it is quite obvious that our district deserves the Candidate who spent the necessary time, money, patience and passion during the recent election to invest in this community. Mrs. Norberg was the only other candidate to invest so much personal passion towards our district in that election.

Gretchen Rotella

Madam Mayor and Council;

I make my comments and recommendation not as a representation of any of the organizations I represent in or around the city of Surprise. I make my comments and recommendation as a business owner in Surprise since 2001 and a resident of the City of Surprise since 1995.

Gisele Norberg has been an active member in our city. She is serving on the Planning and Zoning committee. She is the only applicant that took the time and energy to campaign for the position in 2016 when district 3 was up for election. At the candidate forum she was well versed in the issues that her district is concerned about and the issues of the city. For these reasons I'm asking the city of Surprise council to vote on Gisele Norberg as the council representative to fill the vacant seat for district 3.

Sincerely,

Raymond E. Grim

Dear Mayor and Council Members,

I implore you to take a serious look at the candidates posed before you. In the search for a person to represent our community we should look for someone who is focused on our community with a vision of growth and development that accommodates and enhances all.

Someone who is committed to the community, someone who has the qualifications, time, experience, background, as well as the tenacity to stand up for what is in the best interest of the community and not just the special interest groups or agenda of one. Plus, we need a voice not just for families but for women.

Gisele Norberg is the only one committed to the district that ran last year.

Gisele is only one that is really qualified with experience.

Gisele has the time and commitment.

Gisele has the stamina and strength to see things through.

Gisele has the background.

Gisele has the commitment to women.

Gisele has the tenacity to stand for the good of all and not special interest. Her loyalty is the community and NOT for sale to the highest bidder.

Gisele Norberg supports family values and is focused on the needs of families. However, as a woman Gisele wants to see more women involved.

That is something we should all want to see

There are those in the pack vying for the office that are focused on sports. While sports has its pluses, sports is not a qualification and should not be a consideration in the choice. People who are into sports should apply for positions within the recreation center not council.

While all the other applicants are matches for the demographics, with the exception of Gary "Doc" Sullivan, Gisele Norberg heads the pack with experience, commitment, stamina, focus and tenacity to make our community a better place to live and raise our family or retire with the peace of mind that she has our best interest at heart.

So again, I will state what should be obvious, Gisele Norberg IS the best person for this job. Any choice but that of Gisele Norberg would be an injustice to our community.

Sincerely

Jamie Brosa

Doc Sullivan has attended almost every council meeting in the last year. Coupling this with his past experience on the city council, he is probably the most prepared of all the candidates to serve in the district 3 seat vacated by John Williams.

Thank you,

Ed Hanzel
Surprise Resident

Doc Sullivan was our councilman for over four years and did a lot for our community! He spoke about saving homeowners from foreclosure. We are one grateful family! He has the heart and the knowledge to do great things. Experience trumps beginners.

Thanks! Terry & Anita CBC

Doc was my councilman for four years and was attentive to our needs and we want him back.

Thank You,

Michael McCormick

Dear Mayor Wolcott, City of Surprise Council Members, and City Clerk Sherry Aguilar,

Gary "Doc" Sullivan has my support in filling the vacant council position for the District 3 seat.

He has the skills, knowledge and ability to do a great job both for the Surprise community at large and his District.

Because of serving previously from 2003 thru 2007, he has an advantage over candidates without council experience. He has attended most all council meetings, forums etc. and given his valuable input on all levels in many areas.

I, personally met Doc a few short years ago and was very impressed about how he approached current issues. He finds answers and solutions to many difficult problems and situations.

Please know that if he is selected, he will do a top-notch professional job for the city of Surprise and District 3.

Sincerely,
Karan Bellemare

To Surprise City Council,

This letter is in regards to the seat that is now available in my district since Councilman Williams resigned.

I would love to recommend Gary "Doc" Sullivan to fill this position. Doc has resided on the Surprise City Council prior and did an amazing job. He was very active and helpful in our community. As well as putting the City of Surprise as a priority with its growth and development. Our neighborhood and city need someone like Doc.

He is a man with a vision and can definitely put plans into action.

Thank you for your time and please consider Doc for the seat.

Sincerely,

Julie DiCapo

While considering Mr Sullivan for the temporary Council seat, it might be worth examining his business ethics during the loan modification era.

Christine Baker

Surprise,AZ

Dear Honorable City Clerk, In the spring of 2014, I was attending a Council meeting in Youngtown, AZ. I ran into Gary "Doc" Sullivan who was my Councilman when we moved here in 2003. When I asked him why he was there he told me he was the Campaign Manager/Treasurer of Ken Eckstein, who was running for Mayor. Months later I heard rumors of Campaign finance "irregularities" and dismissed it as not my business. That all changed when "Doc" decided to seek appointment as interim Councilman for District 3. On Friday 9/01/17 I filed a Public Record Request/F.O.I Request in Youngtown. Today I got the results and was NOT surprised that there is an open legal action... "Amended Order Requiring Compliance, Notice of Civil Penalties, and Notice of Right to Request a Hearing (Filed 7/29/14)... Gary "Doc" Sullivan, as Treasurer, was named as a defendant, and at a penalty of \$10.00 per day, long ago maxed out at the \$1000.00 AZ maximum fine. In documentation submitted to you this morning, I included full documentation, including a copy of U.S. Certified Mail #7013 2630 0001 5295 6838, dated 7/29/2014, and bearing Doc's signature of receipt. I respectfully request that ALL documentation submitted to you this morning be published on the Cities web site with his letters of endorsement. This info has been reviewed and redacted by the Attorney for Youngtown and should be made available to Mayor and Council, and in full view, easily accessible to the public via the web. If not I expect a Timely letter from our City Attorney, PRIOR to the public comment Cutoff Respectfully Submitted, A. Cepon

I'm writing on behalf of Doc Sullivan. I have known him since he was in office before even longer. He has worked tirelessly to make Surprise the best it can be including being at every one of our HOA meetings. I believe he is the best person for the job, and would love to see him back in office.

Thank you

Jessica Shaw Walsh

Greenway Parc 2

We had the pleasure of meeting and first working with Doc in 2003 when our business was an early sponsor of the Surprise Stadium, and have seen him help others throughout the past 14 years. Unlike some who are only willing to serve in an official capacity, his continued participation in Council meetings and our HOA meetings attest to his desire to serve the City and its Residents regardless of his position.

As a Councilman, we found him to be a practical visionary who worked diligently for all of the Residents of Surprise. He had a vision for a downtown area that would have resembled the format eventually adopted by Verrado. He worked to bring both a bowling alley and movie theatre to the City. He resisted the builders that prior Councils allowed to build houses with no schools and apartment complexes with no shopping mall. He supported local, family owned businesses, not just national chains. We attended numerous neighborhood block parties where Doc spend countless hours listening to Residents about what they wanted to see in their City.

As a former and current member of our HOAs Board of Directors, Doc works diligently, as a volunteer, to improve our neighborhood. His retiree status affords him the time to commit to serving without business or young family obligations. His background in both City government and regular attendance at Council meetings would allow him to step into the Council vacancy with a working knowledge of how our City's government works and current issues that need to be addressed.

Sincerely,

Carey and Lauren Morgan

Hello,

My name is Lisa Compian. I understand a council seat has been vacated. I would like to recommend Gary "Doc" Sullivan to the position.

I moved to the beautiful city of Surprise in 2000. Doc was my councilman for a period of time and it must be said that he was and always will be right for Surprise. He truly cares about the city and its residents. He is passionate and educated when it comes to doing and knowing what's best for the people.

He is well known and liked throughout the area. His supporters would tell you that he is no nonsense and always puts the city first. His passion is public service and I feel that having him back would absolutely be the right move to carry the city into the future. During his time of service, he worked continuously to bring new business to the community; bridging gaps between residents and business owners, alike.

Surprise is a family community that would benefit greatly from having Doc helping to lead the city.

Thank you, in advance, for your consideration.

Sincerely,

Lisa Compian

I am not really sure what to say in regards to Gary,(Doc), except for that I have known him for the last 17 years as one of the residents in my community. He has been here whenever we have needed him to do any volunteer work he was capable of doing. He has also been involved on our board of directors of our homeowners association a few separate times, when we need him, through our growth, as he is currently. I sincerely believe his knowledge of surprise and Community spirit will be an asset to the position in which he is applying for.

Sincerely,
Heath Underwood

To whom it may concern,

I have known Doc Sullivan for some time and have experienced the benefits of his leadership from when he was on the council from 2003-2007. After leaving city council he spent the next few years helping local businesses and saving homeowners from foreclosure. Many months ago our HOA board had a vacancy that Doc stepped up. He reviewed our annual budget and trimmed the fat, renegotiating the contracts with our management and landscaping companies to save the us thousands per year! He also reached out to friends in the business community to develop and enact a affordable HOA beautification project enabling home owners to have their houses painted for \$1500. Driving through our community you can see the vast improvements that have been made all while keeping our monthly fees from increasing.

Doc has also developed an internship program for at-risk high school students enabling self exploration and ensuring a brighter future.

Doc is so much more than a neighbor. As a foster mom of two I have seen Doc interact with my children and invest in their lives. He makes sure that they know there are others who care about them and want to see them succeed. He is a true friend who is a valuable asset to the community because he sees everyone, especially those who need it most.

I encourage you to strongly consider Doc Sullivan for the vacancy, because of his experience in, and dedication to the community.

Thank you,

Leslie Livingston

Let's keep it short..

Il support Doc Sullivan for
for the council vacancy

I have known Doc since 2002 and helped on his campaign he did an excellent for his district and the city his accomplishments were many. I'm still grateful he stopped the foreclosure on my home.

His experience should count.

I hope you do the right thing and appoint Doc Sullivan to the vacancy.

Thank you for your time.

Sarah Derruisseaux.



City of Surprise

APPOINTMENT APPLICATION FOR COUNCIL DISTRICT 3 (MESQUITE) VACANCY

Name: RANDAL KIDD JR. Date Submitted: 6/24/17

Address: 15824 W. SIERRA ST.

Phone (Home): 623 208 7747 Business: 602 845 8054

E: Mail Address: RANDAL.KIDD@GMAIL.COM

Resident of District 3 (Mesquite) Surprise: ☒ Yes ☐ No

Number of Years: 8

Education: A.A.S. INFORMATION & COMPUTING STUDIES,
ROCHESTER INSTITUTE OF TECHNOLOGY; B.S. IN
URBAN PLANNING @ ARIZONA STATE (EXPECTED MAY 2018)

EMPLOYMENT BACKGROUND:

Present Employer/Position: ARIZONA SCHOOLS F/H DEAF &
BLIND, PHOENIX CAMPUS - TRANSITION SPECIALIST

Previous Employer(s)/Position (Last 5 Years): N/A
MY POSITION WITH ASDS HAS BEEN
FOR 4 1/2 YEARS.

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

CITY ACADEMY - MARCH 2017
DEAF COMMUNITY OF SURPRISE - NOV. 15
(VICE PRESIDENT)

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any City of Surprise Boards/Commissions?
If yes, which one(s):

NO

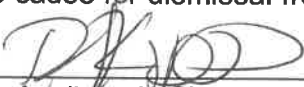
Statement as to why you want to serve as a Councilmember for the City of Surprise:

I WANT TO APPLY THE SKILLS ACQUIRED AT
ASU TO REAL-LIFE EXPERIENCE; AND TO HELP
GUIDE SURPRISE TO A BETTER FUTURE UNTIL
A PERMANENT REPLACEMENT FOR MR.
WILLIAMS CAN BE FOUND. I ALSO WANT TO
BE A VOICE FOR UNDERREPRESENTED COMMUNITIES
OF SURPRISE.

Additional Information/Comments:

I BELIEVE THAT BY SELECTING ME, WILL
SHOW TO THE COMMUNITY THAT THE COUNCIL
IS RECEPTIVE TO ALL LEVELS OF THE
COMMUNITY THAT MAKES SURPRISE
ONE OF THE HIDDEN JEWELS OF THE VALLEY.

I, RANDAL KIDD JR certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Date & Time Received by City Clerk's Office: S.G.D 8-24-17 - 4:28 PM.



City of Surprise

APPOINTMENT APPLICATION FOR COUNCIL DISTRICT 3 (MESQUITE) VACANCY

Name: Patrick Duffy Date Submitted: 08/25/17
Address: 17619 W Pershing St Surprise Az 85388
Phone (Home): (602) 318-0891 Business: (623) 876-2763
E: Mail Address: patrick.t.duffy@ml.com
Resident of District 3 (Mesquite) Surprise: ☒ Yes ☐ No
Number of Years: 2
Education: Bachelor of Arts - Political Science Arizona State University

EMPLOYMENT BACKGROUND:

Present Employer/Position: Merrill Lynch - Financial Advisor
City of Surprise - Recreation Leader 3

Previous Employer(s)/Position (Last 5 Years): Same
5 years at Merrill Lynch
9 years at City of Surprise Community Recreation Services Division

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

Relay for life 2014, 2015, Cal Ripken All Stars 2011, 12, 13
Hershey Track n field 2013, 2014, Texas Rangers Spring
Training front office assistant 2010, 2011, 2012

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any City of Surprise Boards/Commissions?
If yes, which one(s):

Municipal Property Corporation Board

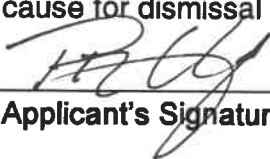
Statement as to why you want to serve as a Councilmember for the City of Surprise:

My desire to serve as a Councilmember for the city of Surprise is based on the aspiration to see our city progress and my desire to give back to my city and most importantly my community. As a father of three children, this will give me the opportunity to help shape and mold the community that they grow up in. Having lived in Surprise for the past eight years, I have seen many changes

Additional Information/Comments:

from times of prosperity and growth, through the tough times when our economy struggled to today where we are rebounding and trending upward again. With a B.A in Political Science and working the last 9 years within the Community Recreation dept, I feel that I have the tools and insight to be a part of this upward trend and help realize the people of the city of Surprise's Mission Statement of developing a high standard of community life!

I, Patrick Duffy certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Date & Time Received by City Clerk's Office:

8-25-17 - DJ

3:13 P.M.



City of Surprise

APPOINTMENT APPLICATION FOR COUNCIL DISTRICT 3 (MESQUITE) VACANCY

Name: GARY DOCSHAYAN Date Submitted: 8-28-17

Address: 15th W. PORTA PRINCELN 85379

Phone (Home): 623-544-4412 Business: 623-206-8070

E: Mail Address: DOC.SULLIVAN@YAHOO.COM

Resident of District 3 (Mesquite) Surprise: ☒ Yes ☐ No

Number of Years: 17 YRS

Education: DEGREE IN COMMUNICATIONS
GROSSMONT COLLEGE

EMPLOYMENT BACKGROUND:

Present Employer/Position: RETIRED 2012

Previous Employer(s)/Position (Last 5 Years):

COX COMMUNICATIONS 2014-2015 SALES

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

CONCIL MEMBER 2003-2007 SEDAS 2002-2003

Do you currently serve, or previously served on any City of Surprise Boards/Commissions? If yes, which ones?

SEDAB and City Council

Statement as to why you want to serve as a Councilmember for the City of Surprise:

I served on city council from June 2003, until December 2007, and I was also Vice Mayor for one year during that time. While on council I was able to bring a lot of change both to my district and to the inner structure of Surprise as well. Even now I have done some liaison work with builders and the city hall.

I know how council works, rather it be open meeting or closed, I understand the rules and regulations that must be followed while serving on council.

I would like to be a part of the city council as I feel that I would be able to contribute a lot, I have the knowledge as to how a city works and how their city council is a big part of that. I know the time and dedication that it takes to be a councilmember, and I feel that an open-door approach is what it takes to make a district work. I also feel that I would work well with the current seated council members and would be opened minded and work hard for my district.

Additional Information/Comments:

I still have neighbors and friends throughout this district who contact me when they need help in working with city hall so I do stay active working with the various departments at city hall.

I make sure that I attend the council meetings and workshops so that I am current on what is happening in our city. I feel that it is important to address the council during a meeting on any issue I think needs to be discussed in more detail. And as a councilmember I would respect those who also feel as I do about addressing the council.

I, Gary D. Sullivan certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Date and Time Received by City Clerk's Office:

S.G.R. 8-28-17
4:19 p.m.



City of Surprise

APPOINTMENT APPLICATION FOR COUNCIL DISTRICT 3 (MESQUITE) VACANCY

Name: James Hodge Date Submitted: 8/28/2017

Address: 17604 W Boca Raton Rd

Phone (Home): 623-251-1769 Business: 623-251-1769

E: Mail Address: jah1078@gmail.com

Resident of District 3 (Mesquite) Surprise: ☒ Yes ☐ No

Number of Years: 7

Education: High School Graduate (Rich East High School)

Some College--No Degree Earned

EMPLOYMENT BACKGROUND:

Present Employer/Position: Discount Tire Direct- Assistant Manager

Phoenix, AZ 7 1/2 Years

Previous Employer(s)/Position (Last 5 Years):

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

Youth Baseball Coach--Head Coach and Assistant Coach for many

years from 2010 until last year. I also coached 2 seasons of youth

flag football, participated in Adult Slow Pitch Softball, and kept score at many tournaments.

Ability to listen to learn, and approach decisions with an open mind and take advice.

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any City of Surprise Boards/Commissions?
If yes, which one(s):

No

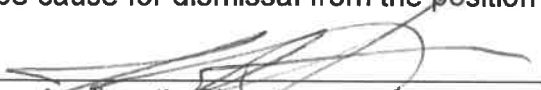
Statement as to why you want to serve as a Councilmember for the City of Surprise:

Since my very first visit to Surprise in 2008, to our move and then to owning a home in Surprise, this city has always had a piece of my heart. My time as a volunteer youth sports coach gave me the honor to teach Surprise's Youth and earn the trust of their families. Moving this level of service to local government will do the same, just on a much grander scale. I have seen the best Surprise has to offer within the families that I coached, and look forward to earning the trust of all families and residents of District 3. My home District.

Additional Information/Comments:

My goal for serving on the Council will be to continue to move our city forward in a positive direction. Creating jobs and engaging the youth are my 2 biggest goals. Encouraging entrepreneurs to open businesses in Surprise and to give our youth not just a place to play, learn and work; but a place that they wish to continue to live once they reach adulthood and start families of their own.

I, James A. Hodge certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Date & Time Received by City Clerk's Office:

AJE 8-28-17 -4:40 p.m.

James Hodge

17604 W Boca Raton Rd
Surprise, AZ 85388
623-251-1769C
jah1078@gmail.com

SUMMARY

Dedicated sales professional with strong customer service, people servant, and results driven attitude. If you are not getting better, you are getting worse.

QUALIFICATIONS

- Since my very 1st sales job in 1995, I have had the drive to exceed above and beyond expectations. Good enough is never enough. My commitment to customer service is unyielding. My commitment to serve people is even stronger.
- I strongly believe that you manage inventories, but lead people.

WORK EXPERIENCE

February 2010-Present

Discount Tire

Direct

Assistant Manager-Digital Communications

Phoenix, AZ

- Oversee a staff of 6 Live Chat/Web Forum Agents. 7 Full Time and 1 Part time.
- Responsible for daily metrics and reports, bi monthly performance calls with software hosts, while still be responsible for individual performance.
- Inbound Retail Phone Sales Agent-Achieved Awards for \$200k, \$250k, \$300K and \$350K in monthly sales.
- Started Discount Tire's Live Chat Program from inception of 3 agents, and held 40% of the departments \$3mil 2013 Sales
- Represented Discount Tire Direct in NYC for Live Person's Aspire Conference, Won Live Person's Agent of the Year Award for highest Gross Sales (\$1.3Mil)

August 2013-August 2014

Sandra Lynn

Foundation

Founder/Director

Surprise, Az

- Created Non Profit (501c3) foundation that helped families with funeral expenses
- Helped 3 Families in our 1 year of operation to ease the financial hardship of losing a loved one.
- Kept a board of 3 members and fundraised through Golf Outing, Bowling, and Corporate Donors.

HOBBIES/ORGANIZATIONS

City of Surprise Volunteer Coach

Since 2009 I have coached my son's youth baseball and flag football teams in the City of Surprise. As a recreational coach I have "put myself out there" as the guy that can teach children the sport, the

values of being on a team, and that winning isn't everything, but if the fundamentals are followed, more often than not the outcome will be success. Being a Coach for this city has been the most rewarding job I've ever done, has introduced me to some great people in the community, and has allowed me to grow as an individual as well.

Some people are really good at fixing things with their hands. Cars, home repairs, motorcycles etc. Some can look at a blank sheet of paper and see 3D images of building or art. I cannot. What I have been blessed with is the patience to teach children how to play sports, and work as a team.

Calvary Chapel Surprise Church 2012-2016

Member of Calvary since December of 2012. I have been an active member and helped organize the 2014 Golf Outing for You Matter Ministries, and in 2015 was part of the Executive Committee for organizing the same outing. This honor puts me in front of businesses in the community to solicit sponsors, talk to friends and neighbors about You Matter Ministries, and the good that Calvary Chapel is doing for them.

I was also a door greeter at the church, which allows me to say hello and meet every person that comes in the Church. While it may seem like a trivial notion, being greeted with a smile, handshake and warm welcome makes people feel at ease, and welcomed.



City of Surprise

APPOINTMENT APPLICATION FOR COUNCIL DISTRICT 3 (MESQUITE) VACANCY

Name: Gisele Norberg

Date Submitted: August 21, 2017

Address: 17836 W Acapulco Lane, Surprise, AZ 85388

Phone (Home): 602.899.6071

Business: 602.899.6071

E: Mail Address: GiseleNorberg@gmail.com

Resident of District 3 (Mesquite) Surprise: X Yes _____ No

Number of Years: 2 years as of Oct 2017

Education: WSU Vancouver, WA. BA in Social Sciences with a major in Political Science and a minor in Psychology. Graduated Magna Cum Laude

EMPLOYMENT BACKGROUND: Present Employer/Position:

- 2004 to Present: Owner and independent distributor, AdvoCare International.

Previous:

- Owner and operator of Direct Connect Wireless, LLC in Vancouver, WA, with three store fronts, several employees per location, and an outside sales force.

Special Qualifications: (Include list of Surprise activities or organizations you have participated in and dates):

- I currently serve as a Commissioner on the Planning & Zoning Commission for the City of Surprise.
- My family and I have volunteered at the 2016 GAIN with the Lion's Club.
- My family and I also volunteered at the food bank in 2016 and 2017.
- We also volunteered for painting and clean-up activities with the Second Saturday events sponsored by Radiant Church.
- As a business owner, I have gained a unique perspective regarding the relationship between the city and small businesses.
- I worked in the development industry for several years with my family's construction business, building strip malls, apartment complexes and housing developments.

Do you currently serve, or have you previously served on any City of Surprise Boards/Commissions? If yes, which one(s):

I am currently a member of the City of Surprise Planning & Zoning Commission.

Statement as to why you want to serve as a Councilmember for the City of Surprise:

My reason for applying for this position is to be a voice for the citizens in District 3 and the City of Surprise. I am ready, willing and able to move directly into this position from the Planning & Zoning Commission. I have been preparing for this position since the day I made the decision to run as a Council Member for District 3 in 2016. I continue to be involved in our community and have been taking the necessary steps to be prepared for this position.

I already have demonstrated support of voters in my district as illustrated by the sheer number of votes I received in last years' election. Despite a late start, very little financial support and relying almost entirely on door-to-door efforts, it ended in a very close election.

I understand the importance of this position when it comes to the future of Surprise. Our city is on the verge of a breakthrough and becoming a destination city. Not only do we have the new Ottawa University but the Stadium, as well. This puts Surprise on the map and I would like to be a part of moving us toward the vision we have of becoming a city where large and small businesses want to plant their flag; where people want to visit and continue to do so year after year; and where those who love it as much I do would choose to live here.

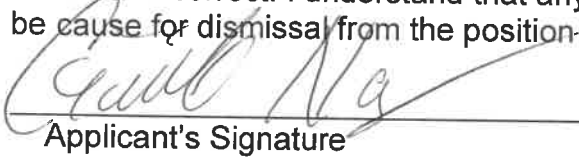
Additional Information/Comments:

My husband, Greg, my 15 year old son, Jarod, and my 13 year old daughter, Gabrielle, were in complete support of my campaign last year and they were in support of the Planning & Zoning appointment, as well. They continue to fully support me taking this position and running for election at the appropriate time next year.

Considering that I work from home, I have the time and energy necessary to devote to this district and the City of Surprise as a whole. I understand that it's not only about showing up to City Council Meetings twice a month and special meetings when they are called. It's also being properly prepared for each meeting by thoroughly reading and doing research when necessary for each item.

With that, I also understand that I represent District 3 and will do so by being open minded to all items presented, by listening to the opinions of Mayor and Council and my constituents. In addition, because I have the time to dedicate to this position, I will have office hours available for those in my district. I will also attend Chamber of Commerce meetings to forge a relationship with businesses, large and small, in the City of Surprise. I will attend city-related ceremonies and other events that may arise throughout the appointed time of this term. I am also prepared to launch my campaign next year to run for the remaining two years of this term. Mayor and Council, I look forward to serving with you in the coming weeks if you vote to appoint me. If not now, I look forward to serving with you in January 2019.

I, Gisele Norberg certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Date & Time Received by City Clerk's Office: Aug. 29, 2017 @ 4:10 pm





City of Surprise

APPOINTMENT APPLICATION FOR COUNCIL DISTRICT 3 (MESQUITE) VACANCY

Name: Kevin Loken Date Submitted: 8/29/17
Address: 16177 W. Calavar Rd., Surprise, AZ 85379
Phone (Home): 480-280-1921 Business: _____
E-Mail Address: kevinloken@msn.com
Resident of District 3 (Mesquite) Surprise: ☒ Yes ☐ No
Number of Years: less than 1

Education: Master of Arts in Management
from National University and a Bachelor
of Arts in English from Cal State Fullerton.

EMPLOYMENT BACKGROUND:

Present Employer/Position: District Supervisor at
XPO Logistics for the last 5 1/2 years.

Previous Employer(s)/Position (Last 5 Years): _____

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any City of Surprise Boards/Commissions?
If yes, which one(s): NO

Statement as to why you want to serve as a Councilmember for the City of Surprise:

My family and I have been in Surprise
for a short time and love it here. I know
I can make a positive impact on the city.
Utilizing my management experience,
analytical thinking, and great hope
for District 3.

Additional Information/Comments:

my grandfather, Carlo Leone, has
served on the Peoria City Council for
almost 20 years and i've seen how he
has helped improve the city. I would
be honored to do the same in Surprise.

I, Kevin Loken

certify that to the best of my knowledge, all information
given herewith is true and correct. I understand that any falsification or misrepresentation of facts will
be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Date & Time Received by City Clerk's Office:

Aug. 29, 2017 @ 4:15 PM
Stevens



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date: September 19, 2017 Contact Person: Sherry Ann Aguilar, City Clerk
Submitting Department: District: Internal
Staff Recommendations: None

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to approve the following applicants to fill vacancies for the Arts & Cultural Advisory Commission: Doug Tolf with a term expiration of June 30, 2020 and John "Jack" Hastings with a term expiration of June 30, 2019.

Motion:

I move to approve the following applicants to fill vacancies for the Arts & Cultural Advisory Commission: Doug Tolf with a term expiration of June 30, 2020 and John "Jack" Hasting with a term expiration of June 30, 2019.

Background:

This action follows the City Code pertaining to filling vacancies for City Boards and Commissions.

Objective Analysis:

Policy Compliant:

City Code Compliant.

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- ☐ [Tolf Redacted](#)
 - ☐ [Hastings Redacted](#)
-

8-18-17
1:00 p.m.

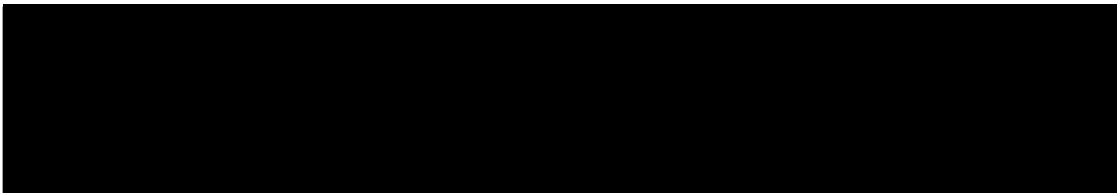
Date/Time/Initials Received by Clerk's Office: P. 5/2/17 @ 11:40am



City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: Doug Tolf **Date Submitted:** May 1, 2017



Resident of Surprise: Yes **Number of Years:** 18

Board/Commission(s) you are applying for? Arts & Cultural Advisory Commission

Education: American Academy of Art, Chicago, IL;
Associates Degree in Graphic Arts

EMPLOYMENT BACKGROUND:

Present Employer/Position: City of Buckeye, AZ; Web and Graphics Coordinator

Previous Employer(s)/Position (Last 5 Years): City of Surprise, AZ; Graphic Design Specialist;
2006-2014.

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

Graphic Designer for the city of Surprise, 7 years
Leadership West, Class of 23

Do you currently serve, or have you previously served on any other City of Surprise Commissions? If yes, which one(s):

No

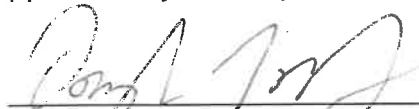
Statement as to why you want to serve as a Commission Member for the City of Surprise:

I feel I would be a valuable addition to the Arts & Cultural Advisory Commission because of my love of the arts and the city of Surprise. I have been a resident of Surprise for 18 years, and it is the only city my children have ever called home. I served the residents as the city's graphic designer for over 7 years, from 2006 to 2014. To be able to serve the residents doing a job I love made it the most rewarding job I have had in my 20 year career. I am very passionate for art, and would like nothing more than to help bring more art of all mediums to the residents for their enjoyment and enlightenment. My passion will translate into putting the time and effort to help the Commission try to bring this real need to an even higher priority for the city council and city staff. Our residents shouldn't have to leave the city to enjoy culture and art, they deserve to have it as part of their community. My children are at an age where I feel I can dedicate time to serve our community through an appointment to this commission.

Additional Information/Comments:

In addition to graphic design, I enjoy painting in my spare time. In 2002 I was fortunate to have my own exhibition of my paintings at the Alwun House in Phoenix, which was an amazing experience. At that point my daughter had just turned 1 so I made the decision to put the brushes down and focus on being the best father I could be. Now both of my children are teenagers and I am not needed as much, so it might be time to continue that passion again as well.

I, Doug Tolf certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.



Applicant's Signature

Please return to:

City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.

1:30 p.m.
8-18-17

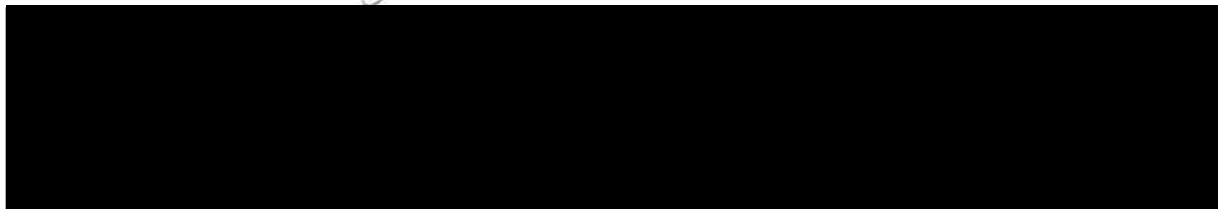
Date/Time/Initials Received by Clerk's Office: _____



City of Surprise

APPOINTMENT APPLICATION FOR ALL SURPRISE COMMISSIONS

Name: John Hastings Date Submitted: 7/6/2017



Resident of Surprise: ☒ Yes ☐ No Number of Years: 13

Board/Commission(s) you are applying for? Arts and Cultural Advisory Commission

Education: B.Ed. - Arizona State University (2016)

M.Ed. - Northern Arizona University (Expected 2019)

EMPLOYMENT BACKGROUND:

Present Employer/Position: Dysart Unified School District - High School Teacher
City of Surprise CRS - Assistant Pool Manager

Previous Employer(s)/Position (Last 5 Years): N/A

Special Qualifications (Include list of Surprise activities or organizations you have participated in and dates):

City of Surprise Community and Recreation Services 2010-Present

4th of July Party 7/4/2017 Surprise Safety Day 5/6/2017

(Continued on Reverse Side)

Do you currently serve, or have you previously served on any other City of Surprise Commissions? If yes, which one(s):

No

Statement as to why you want to serve as a Commission Member for the City of Surprise:

I want to serve as a Commission Member for the City of Surprise because I want to make a difference in the City and community that I grew up in. I have a genuine love for helping other people and I want to do more to help further the city and community that I love.

Additional Information/Comments:

I, John Hastings certify that to the best of my knowledge, all information given herewith is true and correct. I understand that any falsification or misrepresentation of facts will be cause for dismissal from the position if I am appointed by the City Council.


Applicant's Signature

Please return to:

City Clerk's Office
16000 N. Civic Center Plaza
Surprise, AZ. 85374
623-222-1200

Please note that applications are accepted on an open rolling basis and shall be maintained as an active application for future vacancies.



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	City Manager, Bob Wingenroth
Submitting Department:	Econ Development	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a Fiscal Year 2018 Budget amendment reallocating appropriations of \$55,000 within the General Fund from the Economic Development Contingency to Services to implement the new citywide "Shop Local" program proposed by the Surprise Regional Chamber of Commerce; Resolution # 2017-112.

Motion:

I move to approve Resolution # 2017-112.

Background:

From October 2015-February 2017, the Surprise Economic Development Department partnered with the Surprise Regional Chamber of Commerce, who created and implemented an original digital marketing campaign to assist and retain 277 local businesses located in the vicinity of Bell Road and Grand Avenue potentially challenged by a 14-month, \$40 million Arizona Department of Transportation (ADOT) bridge construction project. The successful "Shop Bell and Grand" partnership campaign received an award in 2016 from the Arizona Association for Economic Development for a "Best of Arizona" Award.

During the course of the Bell-Grand campaign, the Chamber and City staff received direction from the Surprise City Council to work together again and explore a citywide Shop Local campaign post-project, leveraging the best practices learned. As a result, on August 1, 2017, staff presented a work session item on a newly proposed citywide "Shop Local" concept in partnership with the Surprise Regional Chamber of Commerce and received favorable feedback and recommendations.

Objective Analysis:

The work session is addressing a strategic priority partnership and related support activities with the Surprise Regional Chamber of Commerce.

Policy Compliant:

The work session item is consistent with the Surprise City Council Strategic Plan, which underscores the need for the Surprise Economic Development Department to work collaboratively with the Surprise

Regional Chamber of Commerce to promote jobs and on enhancing the needs of small businesses, particularly through business retention and expansion activities.

Financial Impact:

The first year start-up costs are estimated at \$55,000 and would be launched in November in time for National Small Business Month and in support of the holiday shopping season. This will be appropriated through the Economic Development Contingency Fund. The following two years may also require appropriations at similar funding levels, as needed, per review and consideration by the City Council.

Budget Impact:

Funding for the annual agreement with the Chamber and associated program costs is budgeted within the Economic Development General Fund Services budget. The Shop Local program has an associated budget amendment of \$55,000, which would be transferred from the Economic Development Contingency Fund to the General Services Fund.

Years two and three, respectively, have been estimated at a cost of \$41,200 each year; however, per Council recommendation at the August 1, 2017 work session, Economic Development will propose the implementation of the first year of the program and its associated costs and will report back in mid-2018 with an update on findings, results and feedback for subsequent years.

FTE Impact:

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

ATTACHMENTS:

Click to download

☐ [Res 2017-112 Budget Amendment for Shop Local](#)

RESOLUTION # 2017-112

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2018 BUDGET BY REALLOCATING APPROPRIATIONS OF \$55,000 WITHIN THE GENERAL FUND FROM ECONOMIC DEVELOPMENT CONTINGENCY TO SERVICES FOR COSTS RELATED TO NEW AND INCREASED PROGRAMMING IN FACILITATION OF STRATEGIC BUSINESS RETENTION AND MARKETING ACTIVITIES ASSOCIATED WITH THE SURPRISE REGIONAL CHAMBER OF COMMERCE CITYWIDE SHOP LOCAL INITIATIVE.

WHEREAS, the FY2018 adopted budget includes economic development contingency to be utilized for pursuing economic development opportunities;

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

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 # 2017-112

Exhibit A

1. Appropriation - The allocations below represent a reallocation of appropriations in the amount of \$55,000 from Economic Development Contingency within the General Fund to professional and outside services within the General Fund for costs related to new and increased business retention and marketing activities associated with the Shop Local Initiative. 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
General Fund	General Operations	Contingency	E	932,400	(55,000)	877,400
General Fund	Economic Development	Services	E	441,400	55,000	496,400
				1,373,800	-	1,373,800



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

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

Council Meeting Date:	September 19, 2017	Contact Person:	Bob Wingenroth, City Manager
Submitting Department:	City Mgr	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to adoption of a new City Council policy establishing the process to honor exceptional leadership in the City of Surprise.

Motion:

I move to approve the Council Policy - Honoring Exceptional Leadership as presented.

Background:

The City of Surprise has a storied history and limitless future. All of us sit on the shoulders of great Women and Men who invested a precious part of themselves to the benefit of our beloved City. From time to time, residents may come forward and ask the City Council to honor an exceptional leader by holding a special event or naming a City Asset after this special individual. This policy outlines a balanced, inclusive approach to provide the Surprise City Council with the information needed to take action in order to properly honor exceptional contributions to our City.

Objective Analysis:

A Naming Policy provides a historical context for future generations in our Community. The Policy sets out the criteria and approval process to assign a name to a city asset or event to honor an individual that has made a significant positive contribution to the city of Surprise.

Policy Compliant:

This Naming Policy would become Council Policy if approved.

Financial Impact:

None at this time; however, future recommendations as a result of this policy could have financial impacts which would be identified upon submission to City Council.

Budget Impact:

None at this time; however, future recommendations as a result of this policy could have budgetary

impacts which would be identified upon submission to City Council

FTE Impact:

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

ATTACHMENTS:

Click to download

☐ [Council Policy](#)

		Council Office Policy and Procedures HONORING AN EXCEPTIONAL LEADER	
PROCESS: Honoring an Exceptional Leader			
POLICY REFERENCE: Council Policies & Procedures, Rule 1. Act in the Public Interest, Rule 6 Decisions Based on Merit, Page 16 SubTask Forces & Working Group			
ISSUE DATE:		LAST AMENDED DATE:	EFFECTIVE DATE: 9/19/17
CITY MANAGER APPROVAL:			APPROVAL DATE:

PURPOSE

The City of Surprise has a storied history and limitless future. All of us sit on the shoulders of great Women and Men who invested a precious part of themselves to the benefit of our beloved City. From time to time, residents may come forward and ask the City Council to honor an exceptional leader by holding a special event or naming a city asset after this special individual. This policy outlines a balanced, inclusive approach to provide the Surprise City Council with the information needed to take action in order to properly honor exceptional contributions to our City.

INITIATION

At any City Council Meeting, during the Other Business and Future Agenda Items portion of the Meeting, a City Council Member may move (when seconded by another City Council Member) that the Special Task Force – Honoring an Exceptional Leader be convened to take up a specific request to honor a Surprise resident.

SPECIAL TASK FORCE MEMBERSHIP

Chair Person of Planning and Zoning Commission
 Chair Person of Arts and Cultural Advisory Commission
 Chair Person of Community Recreation Advisory Commission
 Assistant City Manager
 City Attorney or designee
 Public Works Director

The Special Task Force Members will select a Chair Person as their first order of business. All members participate in discussion and decision making.

SPECIAL TASK FORCE PROCESS:

1. Within 30 days of the establishment of the Special Task Force, hold first public meeting. Using all avenues available, market the meeting in a way that encourages Surprise residents to attend and submit ideas and discuss pros and cons of each idea. This meeting is focused on Public Comment.
2. Within 30 days of the first meeting, conduct second public meeting to select at least two options to be vetted by City staff. Staff will, at a minimum, explore costs, legal environment, consistency, pros & cons, potential opportunity costs, etc.
3. Within 30 days of the second meeting, Special Task Force will hold third public meeting to weigh all the information presented by city staff, and select the best two/three options. Again, the Special Task Force will use all avenues available, market the meeting in a way that encourages Surprise residents to attend and submit ideas and discuss pros and cons of each idea.
4. Special Task Force will present its recommendations to the City Council at the next regularly scheduled Council Workshop. City Council will either recommend that and action item be brought forward at the next City Council Meeting, or ask that Special Task Force to perform additional work.
5. The Special Task Force will be disbanded after City Council Action.



CITY OF SURPRISE
Regular City Council Meeting

September 19, 2017 @ 6:00:00 PM

Back Print

Council Meeting Date:	September 19, 2017	Contact Person:	Robert Wingo, City Attorney
Submitting Department:	Attorney's Office	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 of information technology records and information which is exempt by law from public inspection pursuant to A.R.S. 38-431.03(A)(2).

Motion:

I move to recess into executive session for the purpose noticed.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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No Attachments Available