



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

Tuesday, June 6, 2017 @ 6:30 PM
COUNCIL CHAMBERS

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

A. Call To Order

B. Roll Call

C. Pledge of Allegiance

D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS

District Citywide [Proclamation - Recognizing the 242nd birthday of the United States Army.](#)

None
Mayor
Wolcott

District 4 [District 4 Beautification Award](#)

No Action
Council
Member
Remley

E. City Manager Report:

F. City Attorney Report:

G. City Clerk Report:

H. Call To The Public:

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

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

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

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

Note: A.R.S. 38-431.01(H)- During this time members of the public may address City Council 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 Consideration and action pertaining to approval of an Amendment to the Intergovernmental Agreement with Maricopa County to continue providing Community Action Program services for fiscal year 2018 and acceptance of grant funding in the amount of \$87,452 to support operations of the Surprise Resource Center; Resolution # 2017-55. None
Seth Dyson,
Human
Service &
Community
Vitality
2. District Citywide Consideration and action pertaining to an amendment to the fiscal year 2017 budget by reallocating appropriations of \$16,300 from contingency within the Grants fund and various development impact fee funds for the purpose of adjusting budget authority for the fiscal year 2017 budget; Resolution #2017-58. None
Lindsey
Duncan,
Finance
Director
3. District 6 Consideration and action pertaining to approval of a re-plat entitled, "Skyway Commons" dated March 30, 2017, a final plat re-platting a portion of Skyway Business Park II – Lots 50 thru 61, a property generally located on the northwest corner of Dysart and Rioglass Solar Roads; Resolution # 2017-59. None
Hobart
Wingard -
Community
Development
4. District Internal Consideration and action pertaining to removal of Tourism Commission Member, Robert Pasley, as a Hotel Representative on the Tourism Commission due to a change in member circumstances and status. None
Sherry Ann
Aguilar, City
Clerk
5. District 5 Consideration and action on a request by Peter Schlstraete (Applicant) for a Series #12 Liquor License for Outback Steakhouse #0323 located at 14225 W. Grand Avenue, Surprise, AZ. 85374 (License #1207B004 - New License/Interim Permit, LLC). None
Sherry Ann
Aguilar, City
Clerk
6. District 2 Consideration and action on a request by Agent, Amy Nations for a Series 12 License for Club Sole located at 14836 W. Goldwater Ridge Drive, Surprise, AZ 85374 (License #1207A993). None
Sherry Ann
Aguilar, City
Clerk
7. District 2 Consideration and action on a request by Agent, Andrea Lewkowitz for a Series 10 License for Corner Store #2950 located at 15435 W. Cactus Road, Surprise, AZ 85379 (License #10076877). None
Sherry Ann
Aguilar, City
Clerk
8. District Citywide Consideration and action on Acquisition of Control due to change in Management for 5 local Walgreen's with existing licenses as follows: Walgreen's #12087 located at 13723 N. Litchfield Rd., Surprise, AZ 85379 (District 6 - License #10076577); Walgreen's #07933 located at 15514 W. Waddell Rd., Surprise, AZ 85379 (District 3 - License #09070460); Walgreen's #04620 located 15490 W. Bell Rd., Surprise, AZ 85374 (District 5 - License #10075878); Walgreen's #06806 located at 17088 W. Bell Rd., Surprise, AZ 85374 (District 5 - License #10075875) and Walgreen's #4791 located at 14285 W. Grand Avenue, Surprise, AZ 85374 (District 5 - License #09070287). None
Sherry Ann
Aguilar,
City Clerk
9. District Citywide Consideration and action on the minutes of May 16, 2017 Regular None

City Council Work Session and Regular City Council Meeting.

Sherry Ann
Aguilar,
City Clerk

- | | | | |
|-----|-------------------|---|--|
| 10. | District 1 | <u>Consideration and action pertaining to approval of the final plat entitled, "Greenway Crossing" dated March 22, 2017, a 12.86 acre property generally located on the northeast corner of Greenway Road and Loop 303.</u> | None
Robert
Kuhfuss -
Community
Development |
| 11. | District 6 | <u>Consideration and action pertaining to a FY2017 budget amendment by reallocating appropriations of \$2,245,700 and acceptance of a special warranty deed from Marley Park Phase II LLC for a Well Site No. 2 located in Marley Park near Cactus Road and 143rd Avenue and the associated infrastructure; Resolution # 2017-61.</u> | None
Terry Lowe,
Water
Resource
Management
Director |
| 12. | District Citywide | <u>Consideration and action pertaining to an amendment of the fiscal year 2017 budget by reallocating appropriations within the General Fund in the amount of \$35,400 from services and supplies within the Arts and Cultural program for the purpose of establishing seven projects related to the newly adopted plan for Art in Public Places at Surprise City Hall; Resolution # 2017-62.</u> | None
Edith
Baltierrez,
City
Manager's
Office |

Regular Agenda Item - Public Hearing:

- | | | | |
|-----|-------------------|--|---|
| 13. | District 1 | <u>Consideration and action pertaining to approval of a Zoning Change of Rancho Del Rey from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay, a 24.96 acre property generally located north of the Happy Valley Road alignment and east of the Bullard Avenue Alignment; Ordinance # 2017-11.</u> | None
Robert
Kuhfuss -
Community
Development |
| 14. | District Citywide | <u>Consideration and action pertaining to ordering and calling a special election for November 7, 2017, to submit to the qualified electors of the City of Surprise three separate questions authorizing the issuance and sale of \$34,000,000; \$15,500,000; and \$10,000,000 respective principal amounts of general obligation bonds; Resolution # 2017-66.</u> | None
Bob
Wingenroth,
City
Manager |

Regular Agenda Item - Non-Public Hearing:

- | | | | |
|-----|-------------------|---|---|
| 15. | District Citywide | <u>Consideration and action pertaining to an agreement between the City of Surprise and the Greater Phoenix Economic Council (GPEC) for the participation and support of regional economic development programs, in the amount of \$56,362 in fiscal year 2018.</u> | None
Jeanine
Jerkovic,
Economic
Development
Director |
| 16. | District Citywide | <u>Consideration and action pertaining to a minor amendment of the 2014 Infrastructure Improvements Plan and Development Impact Fee Study; Resolution #2017-38.</u> | None
Lindsey
Duncan,
Finance
Director |
| 17. | District Internal | <u>Consideration and action pertaining to approval of a Fourth</u> | None |

	<u>Amendment to the Reciprocal Easement Agreement between the City of Surprise and the Surprise Center Development Company.</u>	Eric Fitzer - Community Development
18. District 5	<u>Consideration and action pertaining to approval of the Mattamy preliminary plat entitled "Preliminary Plat For Surprise Center" dated April 7, 2017, a 56.38 acre property generally located along Statler Boulevard west of Litchfield Road.</u>	None Hobart Wingard - Community Development
19. District Internal	<u>Consideration and action pertaining to approval of an employment contract with City Clerk Sherry Aguilar.</u>	None Mark Schott, Human Resources Director

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

20. District Internal	<u>Consideration and action to enter into executive session to discuss evaluations and FY2018 performance goals of the City Manager, City Clerk and City Attorney pursuant to A.R.S. 38-431.03(A)(1).</u>	None Skip Hall, PEL Chair
21. District Internal	<u>Consideration and action to enter into executive session for discussion and consultation with the City Attorney and to receive legal advice and to consider its position and instruct the City Attorney pertaining to a development agreement with Surprise Center Development Company pursuant to A.R.S. 38-431.03(A)(3) and (4).</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: June 2, 2017 at 9:40 AM

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

June 6, 2017 @ 6:30:00 PM

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Council Meeting Date:	June 6, 2017	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	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 Amendment to the Intergovernmental Agreement with Maricopa County to continue providing Community Action Program services for fiscal year 2018 and acceptance of grant funding in the amount of \$87,452 to support operations of the Surprise Resource Center; Resolution # 2017-55.

Motion:

I move to approve Resolution # 2017-55.

Background:

The Surprise Resource Center is in a central location where all residents of all ages can come inquire and receive services and information. It is also a central location in the northwest valley where non-profit agencies can offer their services on a daily, weekly, and/or monthly basis at no cost to the City of Surprise or the community. Services that could be included are a wide variety of social, financial, legal, educational, safety classes, and community resources. Financial assistance services are provided to stabilize the immediate and emergent needs of the client including basic needs. Financial services in conjunction with this agreement may include, but are not limited to: emergency rent and mortgage assistance, first month's rent deposit assistance, utility payment assistance, and utility deposit assistance.

Objective Analysis:

This action will allow the Human Service and Community Vitality (HSCV) Department to maintain the Community Action Program (CAP) at the Surprise Resource Center.

Policy Compliant:

This action is compliant with City and Council Policy.

Financial Impact:

This grant award is \$83,158 for personnel and employee related expenses, \$274 for mileage, and \$4,020

for supplies for a one-time total of \$87,452. There is a City match requirement in the amount of \$30,000 which will be met with HSCV's General Fund operating budget.

<

Budget Impact:

Grant funding in the amount of \$87,500 will be included as part of the FY2018 budget.

FTE Impact:

The addition of 0.5 full-time equivalents (FTEs) will be included as part of the FY2018 budget for a new part-time Resource Center Specialist which will be partially reimbursed by this grant award.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-55](#)
 - ☐ [AMENDMENT TO THE IGA](#)
 - ☐ [Attachment A](#)
 - ☐ [RFLS](#)
-

RESOLUTION # 2017-55

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING THE AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY TO CONTINUE TO PROVIDE COMMUNITY ACTION PROGRAM SERVICES.

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

WHEREAS, the City of Surprise is the regional center for Community Action Program (CAP) services;

WHEREAS, Maricopa County and the City of Surprise desire to amend the intergovernmental agreement (IGA) for the provision of CAP services;

WHEREAS, the IGA provides for federal CAP funding via block grants which will be retained by the Maricopa County Human Services Department (MCHSD) and made available to contractors through the Human Services Department (HSD) Online Client Data System and paid directly to vendors upon authorization by MCHSD;

WHEREAS, the IGA Amendment provides for federal grant funding to support operations of the Community Resource Center in the amount of \$87,452;

WHEREAS, the City of Surprise is required to provide \$30,000 in grant match funds; and

WHEREAS, the grant award will be included as a part of the FY2018 budget.

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

Section 1. The Amendment to the Intergovernmental Agreement between the City of Surprise and Maricopa County for the provision of CAP services, Contract Number C-22-16-043-3-01, is approved and the City Manager is authorized to accept grant funding in the amount of \$87,452.

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

[SIGNATURES TO FOLLOW ON NEXT 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

AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF SURPRISE AND MARICOPA COUNTY



AMENDMENT TO THE
INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS
HUMAN SERVICES DEPARTMENT
AND
CITY OF SURPRISE



- I. Maricopa County ("County") by and through its Human Services Department and the City of Surprise ("City") entered into a financial Intergovernmental Agreement ("Agreement") on or about July 14, 2016. The Agreement term is July 1, 2016 through June 30, 2017. The County provided the City with \$87,452 for the provision of Community Action Program services to include cash reimbursement to the City to assist eligible low income households with Crisis Case Management and Financial Assistance Services. The County and the City may be referred to individually as "Party" or collectively as "Parties."
- II. The Parties wish to amend the Agreement as follows:
- A. Extend the Agreement termination date from June 30, 2017 to June 30, 2018.
 - B. The funding amount available for the period of July 1, 2017 to June 30, 2018 is \$87,452.
 - C. The operating budget shall be as reflected in Attachment A, Operating Budget.
 - D. ~~Revise~~ Section I General Provisions to include the following:
 - 1. Remove in its entirety Paragraph HH and substitute the following language:
 - HH. MINIMUM WAGE REQUIREMENTS
 - 1. The Contractor agrees and warrants that it shall pay all its employees engaged in performing work or providing services under the terms of this Contract not less than them in minimum wage specified under Section 6(a)(1) of the Fair Labor Standards Act of 1938, as amended.
 - 2. The Contractor agrees and warrants that it shall pay all its employees engaged in performing work or providing services under the term of this Contract not less than them in minimum wage specified by Arizona law.
 - 2. Add Paragraph ZZ as follows:
 - ZZ. ISRAEL BOYCOTT

Per A.R.S. § 35-393, Contractor certifies that they are not currently engaged in, and agrees for the duration of the Contract to not engage in a boycott of Israel.
 - E. ~~Revise~~ Section II Special Provisions to include the following:
 - 1. Remove in its entirety Paragraph E and substitute as follows:
 - E. BACKGROUND CHECKS FOR EMPLOYMENT THROUGH CENTRAL REGISTRY:
 - 1. The provisions of A.R.S. § 8-804 (as may be amended) are hereby incorporated in its entirety as provisions of this Contract.
 - 2. Contractor shall conduct Central Registry Background Checks on all employees. The information contained in the Central Registry will be used as a factor to determine qualifications for positions that provide direct service to juveniles or vulnerable adults as follows:
 - a. Any person, their employees or volunteers who apply for a contract with MCHSD; or
 - b. all employees of the Contractor; or
 - c. A subcontractor of the Contractor and the subcontractor's employees; and
 - d. Prospective employees of the Contractor or its subcontractor at the request of the prospective employer.

3. Volunteers who provide direct services to children or vulnerable adults shall have a Central Registry Background Check which is to be used as a factor to determine qualifications for volunteer positions.
 - a. A person who is disqualified because of a Central Registry Background Check may apply to the Board of Fingerprinting for a Central Registry exception pursuant to A.R.S. § 41-619.57. A person who is granted a Central Registry exception pursuant to A.R.S. § 41-619.57 is not entitled to a contract, employment, licensure, certification or other benefit because the person has been granted a Central Registry exception.
 - b. Before being employed or volunteering in a position that provides direct services to children or vulnerable adults under this Contract, persons shall certify on forms provided by ADES whether an allegation of abuse or neglect was made against them and was substantiated. The completed forms are to be maintained as confidential.
4. A person awaiting receipt of the Central Registry Background Check may provide direct services to clients after completion and submission of the Direct Service Position certification form if the certification states:
 - a. The person is not currently the subject of an investigation of child abuse or neglect in Arizona or another state or jurisdiction; and
 - b. The person has not been the subject of an investigation of child abuse or neglect in Arizona, or another state or jurisdiction, which resulted in a substantiated finding. The Certification for Direct Service Position is located at: www.azdes.gov/InternetFiles/InternetProgrammaticForms/doc/DDD-1727_AFORFF.doc -2015-08-05
 - c. If the Central Registry Background Check specifies any disqualifying act and the person does not have a Central Registry exception, the person shall be prohibited from providing direct services under this contract.
5. The Contractor shall maintain the Central Registry Background Check results and any related forms or documents in a confidential file for five (5) years after termination of the Contract. The Request for Search of Central Registry for Background Check form is located at <https://www.azdes.gov/opac>.
6. Upon request the Contractor shall make available valid Background Check information to the County.

2. Add Paragraph X :

X. DEPARTMENT MONITORING

1. Department will conduct monitoring/evaluation of contractor's performance and compliance with program requirements as specified in the scope of work.
2. Department will conduct on-site monitoring/evaluation, at a minimum of once every two (2) years. Monitoring/evaluations to include but not limited to: facilities, administrative and financial operations, and programmatic service delivery.
3. Department will monitor/evaluate monthly expenditures of funds, to determine over/under expenditure patterns. County staff will meet with CAP to discuss spending trends and methods to be used to ensure services are available for a twelve (12) period.

F. Revise Section III Work Statement to include the following:

1. Remove in its entirety Paragraph F and substitute the following:

F. LEVEL OF SERVICES

1. If the Contractor determines service recipient eligibility, the Contractor shall maintain and regulate the units or services set forth in this Agreement to ensure continuity and availability of services to eligible persons during the term of this Agreement and during any transition to a subsequent Contractor.
2. The County makes no guarantee to purchase specific quantities of goods or services or to refer eligible persons as may be identified or specified herein. Further, it is understood and agreed that this Agreement is for the sole convenience of the County.

and that the County reserves the right to obtain like goods or services from its sources when such need is determined necessary by the County.

3. Contractor may coordinate and deliver services outside the designated geographic service area for a specified time frame, with prior written approval from the County.

XI. This Amendment is subject to A.R.S. §38-511. The foregoing paragraphs, contain all the changes made by this Amendment. All other terms and conditions of the original Agreement remain the same and in full force and effect as approved and amended.

IN WITNESS WHEREOF, the Parties have signed this Amendment:

APPROVED BY:
CITY OF SURPRISE

APPROVED BY
MARICOPA COUNTY

Sharon Wolcott, Mayor

Denny Barney, Chairman

Date: _____

Date: _____

Attested To:

Attested To:

Sherry Ann Aguilar, City Clerk Date

Fran McCarroll, Clerk of the Board Date

IN ACCORDANCE WITH A.R.S. §§ 11-952, THIS AMENDMENT HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY(S) WHO HAVE DETERMINED THAT THIS AMENDMENT IS IN PROPER FORM AND WITHIN THE POWER AND AUTHORITY GRANTED UNDER THE LAWS OF THE STATE OF ARIZONA.

CITY OF SURPRISE

MARICOPA COUNTY

BY : _____
City Attorney

BY : _____
Deputy County Attorney

Date: _____

Date: _____

ATTACHMENT A
SFY18 OPERATING BUDGET

Contract Operating Budget - County July 1, 2017 to June 30, 2018

CONTRACTOR: City of Surprise

Service: Crisis Case Management and Financial Assistance Services

Revenue Sources

County*	\$87,452
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Total Revenues	<u>\$87,452</u>
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Budget Categories

Personnel/ ERE	\$83,158
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Travel	\$274
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Materials and Supplies	\$4,020
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Total Expenses	<u>\$87,452</u>
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*Funding will be allocated internally on a monthly basis by
Maricopa County Human Services Department/Financial
Services.

Based on fund availability, funds utilized may include, but are not limited
to:

SSBG, TANF, LIHEAP, County Funds and CSBG

ATTACHMENT A
ITEMIZED SERVICE BUDGET
CONTRACT SERVICE: Crisis Case Management and Financial Assistance Services
CONTRACT PERIOD: 07/01/2017 to 6/30/2018
PROVIDER NAME: City of Surprise

*A = % Administrative Functions

*D = % Direct Service Functions

I PERSONNEL									
Position Number	TOTAL FTE Level	Position Title	TOTAL Salary for Period 07/01/2016 - 6/30/2017	TOTAL FTE Level for Contract Service	Percent (%) of Allocated Functions of Position * A + D = Total %	TOTAL COST for Contract Service	Cost of Contract Service to Other Resources	Proposed Cost to MCHSD	
1	1.00	Resource Center Coordinator	\$45,021.00	1.00	0% + 100% = 100%	\$45,021	\$3,900	\$41,121	
2	0.50	Resource Center Specialist	\$25,245.00	1.00	0% + 100% = 100%	\$25,245	\$2,400	\$22,845	
						\$0	\$0	\$0	
						\$0	\$0	\$0	
Total FTE's dedicated to this contract:				2.00	TOTAL:	\$70,266	\$6,300	\$63,966	
II EMPLOYEE RELATED EXPENSES									
ITEM		BASIS			TOTAL COST		MCHSD COST		
Various Fringe Benefits		Average Fringe Rate Percentage 30.0030% times			Total Proposed Cost to MCHSD \$63,966		\$21,082	\$1,890	\$19,192
TOTAL:						\$21,082	\$1,890	\$19,192	
III PROFESSIONAL AND OUTSIDE SERVICES									
ITEM		BASIS			TOTAL COST		MCHSD COST		
Professional and Ouside Services					\$9,500		\$9,500	\$0	
Pre-employment Screening					\$400		\$400	\$0	
						\$0	\$0	\$0	
TOTAL:						\$9,900	\$9,900	\$0	
IV TRAVEL									
ITEM		BASIS			TOTAL COST		MCHSD COST		
Mileage					\$500		\$226	\$274	
						\$0	\$0	\$0	
						\$0	\$0	\$0	
TOTAL:						\$500	\$226	\$274	
V SPACE									
ITEM		BASIS			TOTAL COST		MCHSD COST		
Furniture, Fixtures and equipment					\$7,000		\$7,000	\$0	
Cleaning Supplies					\$100		\$100	\$0	
Office Equipment Maintenance					\$300		\$300	\$0	

	\$0	\$0	\$0
	\$0	\$0	\$0
TOTAL:	\$7,400	\$7,400	\$0

VI MATERIALS AND SUPPLIES

ITEM	BASIS	TOTAL COST	MCHSD COST
Postage		\$1,200	\$652
General Office Supplies		\$1,400	\$600
Copier & Reproduction		\$3,400	\$659
Computer Supplies		\$500	\$500
Uniforms		\$100	\$100
Special Event Hosting		\$300	\$300
Operational Supplies		\$800	\$800
TOTAL:		\$7,700	\$3,611

\$4,020

VII OPERATING SERVICES

ITEM	BASIS	TOTAL COST	MCHSD COST
Licensing and Certs		\$100	\$100
Staff Training		\$500	\$500
		\$0	\$0
		\$0	\$0
		\$0	\$0
		\$0	\$0
		\$0	\$0
		\$0	\$0
TOTAL:		\$600	\$600

\$0

		TOTAL COST for Contract Service	Cost of Contract Service to Other Resources	Proposed Cost to MCHSD
VIII	TOTAL Costs per Column:	\$117,448	\$29,927	\$87,452
	List All Administrative/Operating Cost REVENUE SOURCES:	TOTAL Revenue(s)	Total of Other Resources Revenue(s)	Total Proposed MCHSD revenue
	MCHSD (proposed)	\$87,452		\$87,452
	City of Surprise		\$29,927	
IX	TOTAL REVENUES:	\$87,452	\$29,927	\$87,452

RFLS NO:	5651
SUBMIT DATE:	4/28/2017

**SURPRISE CITY ATTORNEY
REQUEST FOR LEGAL SERVICES**

Please retain form with document throughout the entire process.

Requestor: Deborah Perry

Department & Extension: Human Service and Community Vitality, Ext. 21623

Contract Title: Res 2017-55 re IGA Amendment re CAP Services

Date of Contract, Event/Performance: 5/12/2017

Description of Legal Services Requested: Review resolution and amendment to IGA with Maricopa County to continue to provide Community Action Program Services

Vendor Name, Address & Phone:

To Council? Yes, with Resolution

If Yes, Council Meeting Date: 06/06/2017

*****City Attorney's Office Use*****

RFLS Status: Approved

Attorney Comment:

Please see attached resolution.

CINDY.COEN

City Attorney's Office

5/22/2017

Date

5/22/2017 11:26:07 AM



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 2017

Contact Person: Lindsey Duncan, Finance Director

Submitting Department:

District: Citywide

Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to an amendment to the fiscal year 2017 budget by reallocating appropriations of \$16,300 from contingency within the Grants fund and various development impact fee funds for the purpose of adjusting budget authority for the fiscal year 2017 budget; Resolution #2017-58.

Motion:

I move to approve Resolution #2017-58.

Background:

The City of Surprise collects development impact fees to serve future development. With the adoption of Arizona Revised Statutes (ARS) 9-463-05 in 2011, which took effect in 2014, and Article VII Section 106-61 of the Surprise Municipal Code, the city is required to provide for a biennial, certified audit of the city's land use assumptions, infrastructure improvement plan and development impact fees. The required biennial audit was performed in FY2017. However, a budget amendment is necessary to allocate budget authority and appropriation across the development impact fee 2014 law funds for the cost associated with the biennial audit. This action will update budget amounts to allow for improved management of the development impact fee funds. In addition, this budget amendment will adjust budget authority within the MPC Sewer Debt Service 2007 Fund to allow for payment of debt related expenditures for FY2017.

Objective Analysis:

Due to state law and municipal code regarding the requirement for a biennial audit of development impact fees as well as expenditure limits that are set by the adopted budget, it is necessary to amend the FY2017 budget across various development impact fee funds for the cost associated with the biennial audit.

Policy Compliant:

City Council approval is required for budget amendments involving contingency per the Budget Amendment Policies and Procedures.

Financial Impact:

There is no direct financial impact of this item. All amendments are adjustments to budget authority that will have no net financial impact in FY2017. The adjustments include a total of \$5,100 for debt related expenditures.

Budget Impact:

Approval of this item will allow for the reallocation of appropriations in the amount of \$11,200 from contingency within the Grants fund and various development impact fee (DIF) funds to establish a budget for the biennial audit in the proper DIF fund. This item will also allow for the reallocation of appropriations in the amount of \$5,100 from contingency within the Grants fund to the MPC Sewer Debt Service 2007 fund to adjust budget authority for debt related expenditures. This action does not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget for FY2017.

FTE Impact:

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

ATTACHMENTS:

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☐ [Resolution 2017-58](#)

RESOLUTION # 2017-58

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET BY REALLOCATING APPROPRIATIONS OF \$16,300 FROM CONTINGENCY WITHIN THE GRANTS FUND AND VARIOUS DEVELOPMENT IMPACT FEE FUNDS FOR THE PURPOSE OF ESTABLISHING BUDGET AUTHORITY FOR THE BIENNIAL AUDIT AND DEBT RELATED EXPENDITURES IN THE PROPER FUNDS.

WHEREAS, Arizona Revised Statutes (A.R.S.) 9-463.05 provides a framework for cities and towns to assess, collect, and administer development fees;

WHEREAS, Article VII Section 106-61(a) of the Surprise Municipal Code states that the city will provide for a biennial, certified audit of the city's land use assumptions, infrastructure improvement plan and development impact fees;

WHEREAS, a biennial audit was conducted in FY2017 as required by A.R.S 9-463.05 and the Surprise Municipal Code;

WHEREAS, for accounting purposes, it is necessary to allocate expenditures associated with the biennial audit to the proper development impact fee funds;

WHEREAS, the FY2017 adopted budget includes funding in the amount of \$3,642,700 within the MPC-Sewer Debt Service 2007 fund for principal, interest, and fees associated with debt;

WHEREAS, an additional \$5,100 of budget authority is needed within the MPC-Sewer Debt Service 2007 to allow for payment of debt related expenditures for FY2017;

WHEREAS, this amendment will allow the City to have current and updated budgetary amounts for audit services performed and debt related expenditures in the proper funds;

WHEREAS, the FY2017 budget was adopted by Council Resolution #2016-81 on June 21, 2016;

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, 2016 through June 30, 2017.

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 # 2017-58

Exhibit A

The FY2017 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. Additionally, these reallocations do not increase or decrease the total budget.

- Expenditures** – The allocations below represent a reallocation of appropriations in the amount of \$11,200 from contingency within the Grants Fund and various development impact fee funds to establish a budget for the FY2017 biennial development impact fee audit in the appropriate development impact fee funds. The allocations below also represent a reallocation of appropriations in the amount of \$5,100 from contingency within the Grants Fund to the MPC-Sewer Debt Service 2007 Fund for debt related expenditures. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund / Dept. / Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
163rd Ave Dev Fee 2014 Law / General Operations / Services	\$12,500	\$1,600	\$14,100
163rd Ave Dev Fee 2014 Law / General Operations / Contingency	57,300	(1,600)	55,700
Fire/EMS Dev Fee 2014 Law / General Operations / Services	25,000	1,600	26,600
Fire/EMS Dev Fee 2014 Law / General Operations / Contingency	1,506,400	(1,600)	1,504,800
Wtr Sys SPA1 Dev Fee 2014 Law / General Operations / Services	20,500	1,600	22,100
Wtr Sys SPA1 Dev Fee 2014 Law / General Operations / Contingency	379,700	(1,600)	378,100
Wtr Sys SPA2 Dev Fee 2014 Law / General Operations / Services	20,500	1,600	22,100
Wtr Sys SPA2 Dev Fee 2014 Law / General Operations / Contingency	55,000	(1,600)	53,400
Wtr Res SPA1 Dev Fee 2014 Law / General Operations / Services	20,500	1,600	22,100
Wtr Res SPA2 Dev Fee 2014 Law / General Operations / Services	20,500	1,600	22,100
Wtr Res SPA2 Dev Fee 2014 Law / General Operations / Contingency	115,200	(1,600)	113,600
Sewer SPA1 Dev Fee 2014 Law / General Operations / Services	20,500	1,600	22,100

Fund / Dept. / Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Sewer SPA1 Dev Fee 2014 Law / General Operations / Contingency	1,276,500	(1,600)	1,274,900
MPC-Sewer Debt Service 2007 / General Operations / Capital	3,642,700	5,100	3,647,800
Grants / General Operations / Contingency	17,293,300	(6,700)	17,286,600
	<u>\$24,466,100</u>	<u>\$0</u>	<u>\$24,466,100</u>



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date:	June 6, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:		District:	6
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a re-plat entitled, “Skyway Commons” dated March 30, 2017, a final plat re-platting a portion of Skyway Business Park II – Lots 50 thru 61, a property generally located on the northwest corner of Dysart and Rioglass Solar Roads; Resolution # 2017-59.

Motion:

I move to approve the Resolution # 2017-59.

Background:

Cawley Architects, on behalf of Skyway, LLC, seeks approval of an Amended Final Plat to redistribute 12 lots ranging from 1.40 to 2.68 acres into five (5) parcels ranging from 3.45 to 5.18 acres. The overall 21.25 acre Business Park Center Known as Skyway Crossings II will provide a lot division to provide land for a multi-building speculative project along Dysart Road in the Southwest Railplex Center.

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 - FS16-528 – Skyway Commons II Final Plat Amendment - Staff Report](#)
 - ☐ [01 - FS16-528 – Skyway Commons II Final Plat Amendment - Vicinity Maps](#)
 - ☐ [02 - FS16-528 – Skyway Commons II Final Plat Amendment - Final Plat](#)
 - ☐ [03 - FS16-528 – Skyway Commons II Final Plat Amendment - Resolution](#)
 - ☐ [04 - FS16-528 – Skyway Commons II Final Plat Amendment - Master Site Plan](#)
 - ☐ [05 - FS16-528 – Skyway Commons II Final Plat Amendment - Site Plan](#)
 - ☐ [06 - FS16-528 – Skyway Commons II Final Plat Amendment - Presentation](#)
-

AMENDED FINAL PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS16-528

Project Name: Skyway Commons Phase II Amended Final Plat

Council District: 6 – Palo Verde

Meeting Date: June 6, 2017

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

Owner: Skyway, LLC

Applicant: Cawley Architects

Request: An Amended Final Plat to redistribute 12 parcels into five (5) parcels ranging in size from 3.45 acres to 5.18 acres.

Site Location: Generally, on the northwestern corner of Dysart and Rioglass Solar Roads.

Site Size: The area to be replatted encompasses approximately 21.25 acres

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

Support/Opposition: No support or opposition was encountered.

Project Description:

Cawley Architects, on behalf of Skyway, LLC, seeks approval of an Amended Final Plat to redistribute 12 lots ranging from 1.40 to 2.68 acres into five (5) parcels ranging from 3.45 to 5.18 acres. The overall 21.25 acre Business Park Center Known as Skyway Crossings II will provide a lot division to provide land for a multi-building speculative project along Dysart Road in the Southwest Railplex Center.

EXISTING ZONING:

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

Business Park (BP) Vacant	Business Park (BP) Vacant	City of El Mirage Mixed Urban / Dysart High School
Business Park (BP) Vacant	Business Park (BP)	City of El Mirage Mixed Urban / Dysart High School
Skyway Business Park PAD APS Utility Yard	Skyway Business Park PAD Vacant	City of El Mirage Rural Area / Single Family Residential

Background:

June 26, 1997: The subject parcel was annexed into the City of Surprise.

July 9, 1998: The Mayor and City Council approved a Rezone from Light Industrial (I-1) to Business Park (BP) under Case RZ98-035.

September 28, 2006: The Mayor and City Council approved a Preliminary Plat for Skyway Business Park II under Case PP06-087.

December 14, 2006: The Mayor and City Council approved a Final Plat for Skyway Business Park II under Case FP06-341.

July, 28, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR16-309.

November 28, 2016: The applicant filed a request for a Site Plan and an Amended Final Plat under Case FS16-528, the subject case.

May 18, 2017: The Planning and Zoning Commission approved a Site Plan for the subject property under Case FS16-528, the subject case.

Analysis and Discussion:

Cawley Architects, on behalf of Skyway, LLC, seeks approval of an Amended Final Plat to redistribute 12 lots ranging from 1.40 to 2.68 acres into five (5) parcels ranging from 3.45 to 5.18 acres. The overall 21.25 acre Business Park Center Known as Skyway Crossings II will provide a lot division to provide land for a multi-building speculative project along Dysart Road in the Southwest Railplex Center.

An accompanying Site Plan for the multi-building speculative project known as Skyway Commons II was heard by the Planning and Zoning Commission on May 18, 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 Employment Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

Luke Air Force Base (LAFB): In a letter dated December 5, 2016, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated November 28, 2016, MWD indicated the proposal will not impact MWD.

Arizona Department of Transportation (ADOT): In an email dated November 30, 2016, 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 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 - Resolution
- 04 - Master Site Plan
- 05 - Site Plan
- 06 - PowerPoint

VICINITY MAP

FS16-528
Skyway Commons II



VICINITY MAP

FS16-528
Skyway Commons II



REPLAT FOR A PORTION OF SKYWAY BUSINESS PARK II - LOTS 50 THRU 61
"SKYWAY COMMONS"
A REPLAT IN THE CITY OF SURPRISE

A REPLAT OF LOTS 50 THROUGH 61 AND TRACT C, FINAL PLAT FOR SKYWAY BUSINESS PARK II – CONDOMINIUM, ACCORDING TO THE PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT SKYWAY, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY, AND SKYWAY BUSINESS PARK II, L.L.C., A CALIFORNIA LIMITED LIABILITY COMPANY, ("OWNERS"), HAVE SUBDIVIDED UNDER THE NAME "SKYWAY COMMONS", A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, 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 "SKYWAY COMMONS" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

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.

OWNERS 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.

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

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

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

IN WITNESS WHEREOF, OWNERS 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 BY: SKYWAY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
DAY OF 2017 BY: SKYWAY BUSINESS PARK II, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: MOSHE SILAGI BY: MOSHE SILAGI

ITS ITS:

ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF) SS
ON 2017, BEFORE ME

PERSONALLY APPEARED MOSHE SILAGI, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

NOTARY SEAL

OWNERS:

SKYWAY, LLC
SKYWAY BUSINESS PARK II, L.L.C.
101 HODENKAMP ROAD, SUITE 200
THOUSAND OAKS, CA 91360
CONTACT: MOSHE SILAGI
PHONE: 805-494-7704

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JAMES A. BRUCCI

NOTES:

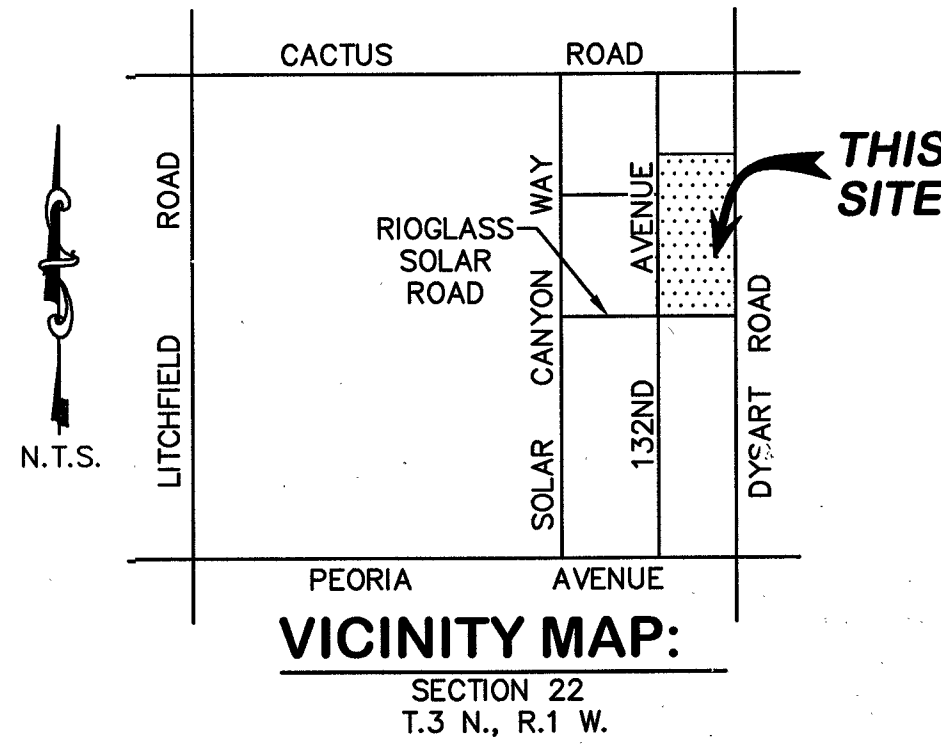
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF SURPRISE.
- ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE ONE HUNDRED YEAR, TWO HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- ALL DRYWELLS ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX (36) HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- ALL COMMERCIAL/INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.
- ZONING FOR THIS PROPERTY IS B.P.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 1680I, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 04013C, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
- PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

SOUND ATTENUATION AND OVERFLIGHT NOTICE:

PUBLIC NOTICE
THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL 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.

BENCHMARK:

CITY OF SURPRISE BENCHMARK, BRASS DISK SET IN CONCRETE BASE OF SIGNAL POLE AT NW CORNER OF LITCHFIELD RD. AND PEORIA AVE. STAMPED "A11".
NAVD 88 ELEVATION = 1124.19'



VICINITY MAP:

SECTION 22
T.3 N., R.1 W.

BASIS OF BEARING:

COORDINATE SYSTEM: GDACS 4FB1 CONTROL POINT
DATUM: GPS 80
PROJECTION: NAD 83, ARIZONA CENTRAL ZONE
GEOID MODEL: GEIOD 99
PER FINAL PLAT FOR SKYWAY BUSINESS PARK, BK. 808, PG. 23, M.C.R.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 22, T.3N., R.1W. OF THE GILA AND SALT RIVER BASE AND MERIDIAN WHICH BEARS NORTH 00° 00' 52" EAST PER THE FINAL PLAT FOR SKYWAY BUSINESS PARK II – CONDOMINIUM PER BOOK 923 OF MAPS, PAGE 1 OF THE RECORDS OF MARICOPA COUNTY, ARIZONA.

LOT AREA TABLE:

LOT 1 AREA: 171,156 SQ. FT.±, OR 3.929 AC.±

LOT 2 AREA: 158,077 SQ. FT.±, OR 3.629 AC.±

LOT 3 AREA: 150,136 SQ. FT.±, OR 3.446 AC.±

LOT 4 AREA: 220,618 SQ. FT.±, OR 5.065 AC.±

LOT 5 AREA: 225,470 SQ. FT.±, OR 5.176 AC.±

TOTAL AREA: 925,457 SQ.FT.±, OR 21.245 AC.±

SERVING UTILITIES:

SEWER CITY OF SURPRISE
WATER CITY OF SURPRISE
ELECTRICITY ARIZONA PUBLIC SERVICE
TELEPHONE QWEST COMMUNICATIONS
CABLE TV COX COMMUNICATIONS
GAS SOUTHWEST GAS COMPANY
FIRE AND EMERGENCY CITY OF SURPRISE
POLICE CITY OF SURPRISE

LEGAL DESCRIPTION:

LOTS 50 THROUGH 61 AND TRACT C, FINAL PLAT FOR SKYWAY BUSINESS PARK II – CONDOMINIUM, ACCORDING TO THE PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA.

RELEASE OF LIABILITY:

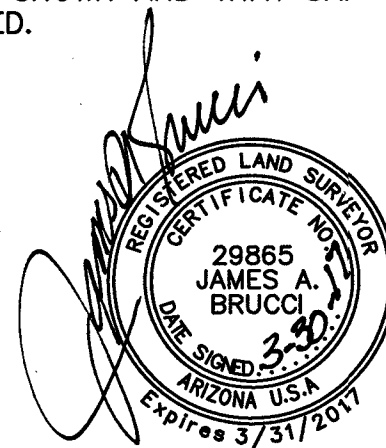
SKYWAY, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT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

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

CERTIFICATION:

I, JAMES A. BRUCCI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 2016, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

JAMES A. BRUCCI, R.L.S. #29865



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 DATE

CITY OF SURPRISE COUNCIL APPROVAL:

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

DAY OF 2017.

MAYOR DATE

ATTEST: CITY CLERK DATE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°45'14"E	5.00'
L2	S89°10'41"E	38.00'
L3	S0°45'14"W	5.00'
L4	S0°45'14"W	60.00'
L5	S89°10'41"E	38.00'
L6	N0°45'14"E	60.00'
L7	N0°00'52"E	22.99'
L8	S89°59'08"E	60.00'
L9	S0°00'52"W	46.00'
L10	S89°59'08"E	60.00'
L11	S0°00'52"W	22.99'
L12	S89°59'08"E	60.00'
L13	S0°00'52"W	32.00'
L14	N89°59'08"W	60.00'
L15	S89°59'08"E	60.00'
L16	S0°00'52"W	38.00'
L17	N89°59'08"W	60.00'
L18	S89°59'08"E	60.00'
L19	S0°00'52"W	32.00'
L20	N89°59'08"W	60.00'
L21	S89°59'08"E	60.00'
L22	S0°00'52"W	38.00'
L23	N89°59'08"W	60.00'
L24	S0°01'10"W	19.00'
L25	N89°59'08"W	65.00'
L26	N0°00'52"E	19.00'
L27	S89°59'08"E	65.00'
L28	N0°00'52"E	27.65'
L29	S89°59'08"E	65.00'
L30	S0°00'53"W	33.00'
L31	N89°59'08"W	65.00'
L32	S0°03'15"W	14.00'
L33	N89°59'08"W	65.00'
L34	N0°00'53"E	38.00'
L35	S89°59'08"E	65.00'
L36	S89°59'08"E	59.33'
L37	S0°00'52"W	34.07'
L38	N89°59'08"W	59.33'
L39	N0°00'37"E	19.00'
L40	S0°01'07"W	19.00'
L41	N89°59'08"W	65.00'
L42	N0°00'53"E	38.00'
L43	S89°59'08"E	65.00'
L44	N0°00'52"E	34.07'

RECORDER

HUNTER ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

"SKYWAY COMMONS"
A REPLAT IN THE CITY OF SURPRISE

A REPLAT OF LOTS 50 THROUGH 61 AND TRACT C, FINAL PLAT FOR SKYWAY BUSINESS PARK II – CONDOMINIUM, ACCORDING TO THE PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 22
TWN: 3N
RANGE: 1W

JOB NO.:
LGEC208-SP

SCALE
N.T.S.

SHEET
1 OF 2

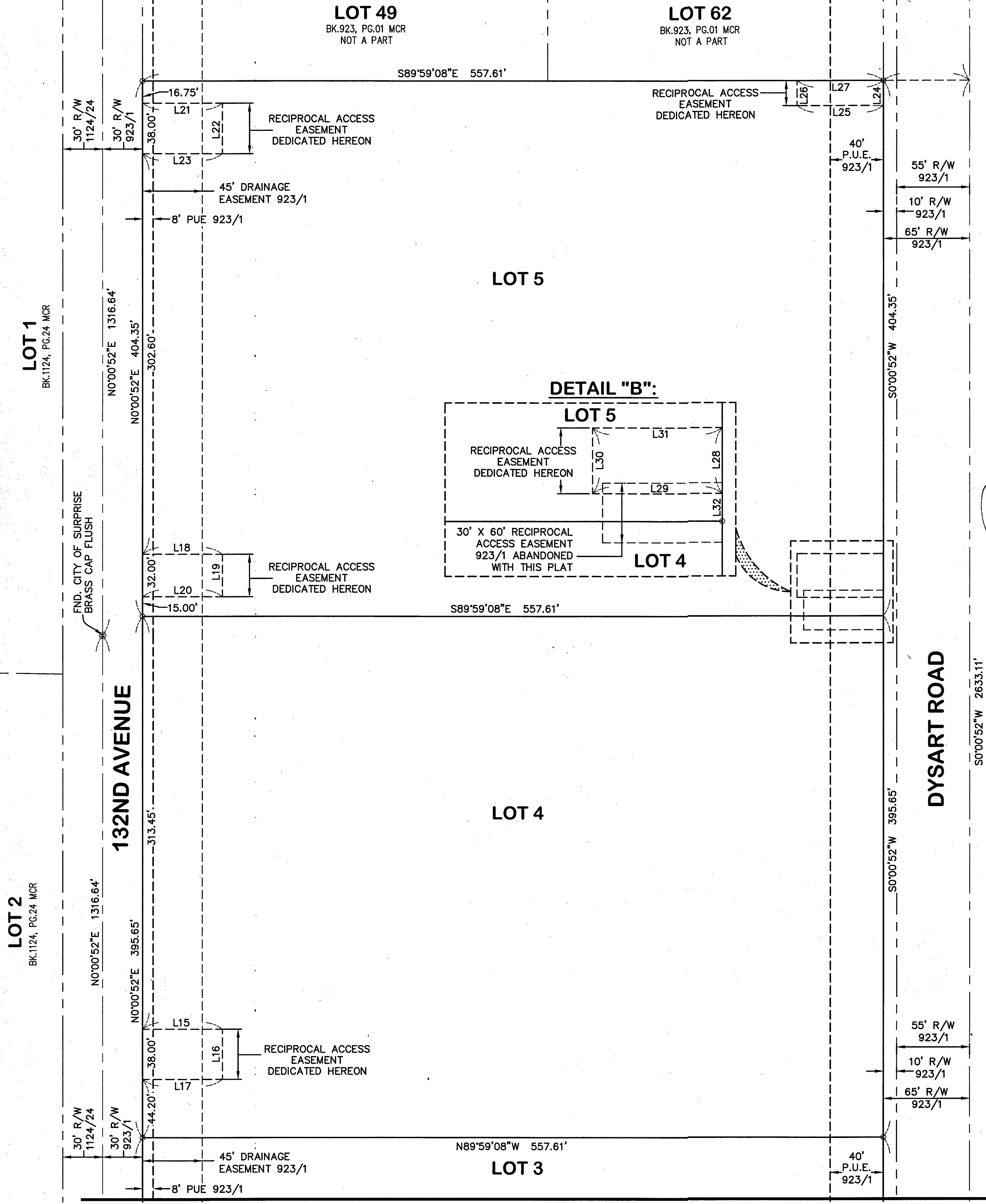
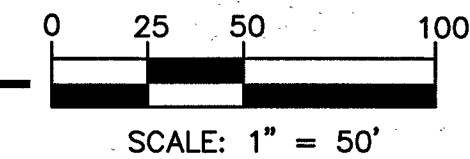
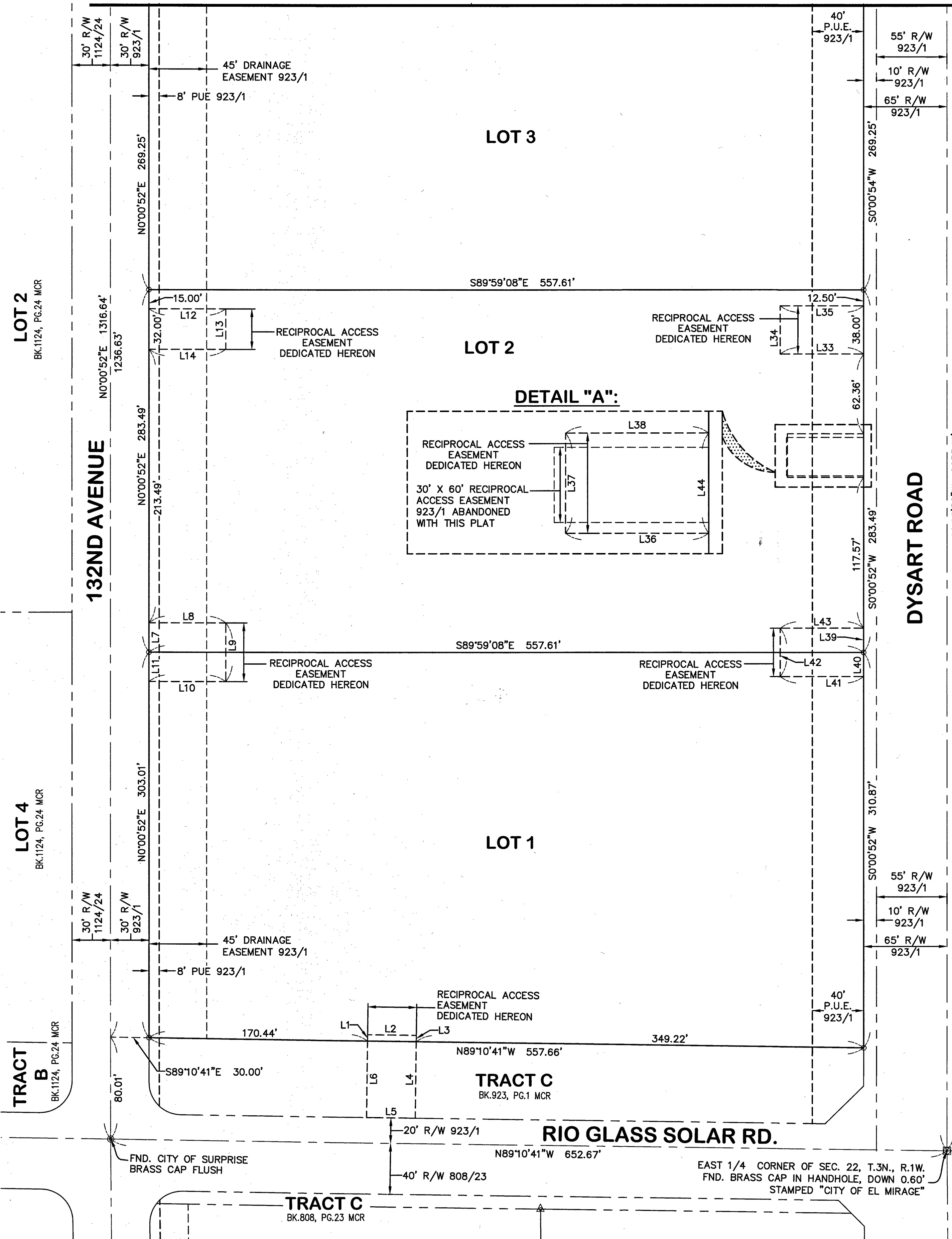
LEGEND:

- ⊠ BRASS CAP IN HANDHOLE 808/23 BOOK 808 OF MAPS, PAGE 23, M.C.R.
⊙ BRASS CAP FLUSH 923/1 BOOK 923 OF MAPS, PAGE 1, M.C.R.
○ SET 1/2" REBAR & CAP 1124/24 BOOK 1124 OF MAPS, PAGE 24, M.C.R.
STAMPED "RLS 29865"
- MONUMENT LINE
— PROPERTY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE

NOTE:

SEE SHEET 1 OF 2 FOR EASEMENT LINE TABLE

SEE MATCH LINE BELOW RIGHT



SEE MATCH LINE UPPER LEFT

NO. DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: JAB

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

"SKYWAY COMMONS"
A REPLAT OF LOTS 50 THROUGH 61 AND TRACT C, FINAL PLAT FOR SKYWAY BUSINESS PARK II - CONDOMINIUM, ACCORDING TO THE PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 22
TOWNSHIP: 3N
RANGE: 1W

JOB NO.:
LGEC208-SP

SCALE
1" = 50'

SHEET
2 OF 2

PURPOSE:
FINAL PLAT

RESOLUTION #2017-59

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AN AMENDED FINAL PLAT ENTITLED REPLAT FOR A PORTION OF SKYWAY BUSINESS PARK II – LOTS 50 THRU 61 “SKYWAY COMMONS”, GENERALLY LOCATED AT THE NORTHWEST CORNER OF DYSART AND RIOGLASS SOLAR ROADS.

WHEREAS, on July 9, 1998 the Mayor and City Council approved a Rezone from Light Industrial (I-1) to Business Park (BP) for the subject parcels;

WHEREAS, on September 28, 2006, the Mayor and City Council approved the Skyway Business Park II Preliminary Plat dated May 30, 2006;

WHEREAS, on December 14, 2006, the Mayor and City Council approved the Skyway Business Park II Final Plat dated February 7, 2007;

WHEREAS, the proposed final plat conforms to the Site Plan approved by the Planning and Zoning Commission, on May 18, 2017;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed final plat complies with the Surprise General Plan and Municipal Code.

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

Section 1. The Final Plat entitled Replat for a Portion of Skyway Business Park II – Lots 50 thru 61 “Skyway Commons”, dated March 30, 2017 is approved.

APPROVED AND ADOPTED this _____ day of _____ 2017.

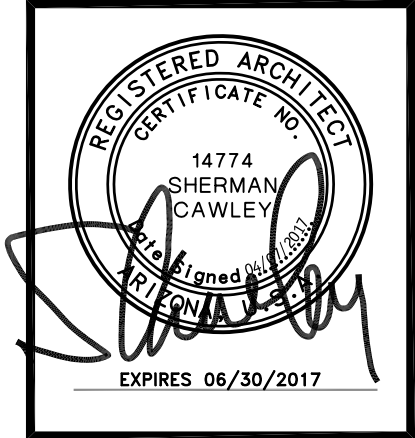
Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

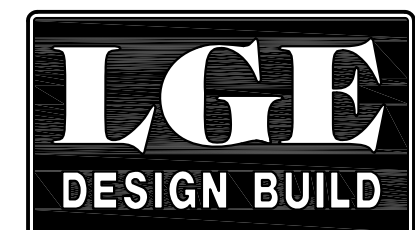
Robert Wingo, City Attorney



SKYWAY
COMMONS
PHASE 2

NWC OF DYSART
ROAD AND
RIOGLASS
SOLAR ROAD,
SURPRISE
ARIZONA

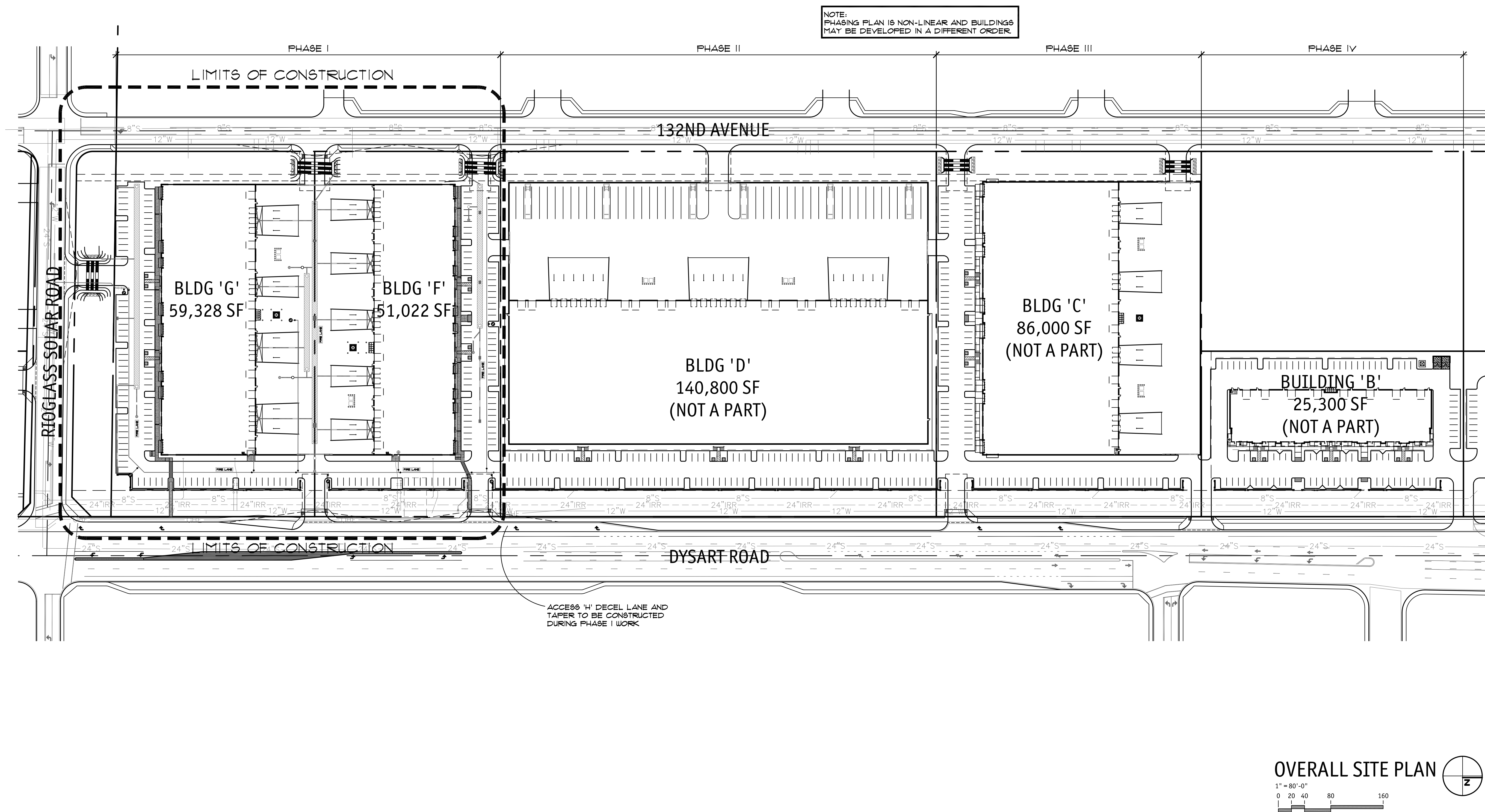
DATE
DUE DILIGENCE
ACCESS EXHIBIT
06-01-2016
CONCEPT REVIEW
07-13-2016
REVISED SITE PLAN
09-16-2016
OWNER SIGN OFF
10-17-2016
C C & R SUBMITTAL
11-11-2016
1ST CITY SUBMITTAL
11-23-2016
OWNER REVISIONS
12-2-2016
1ST CITY COMMENTS
2-3-2017

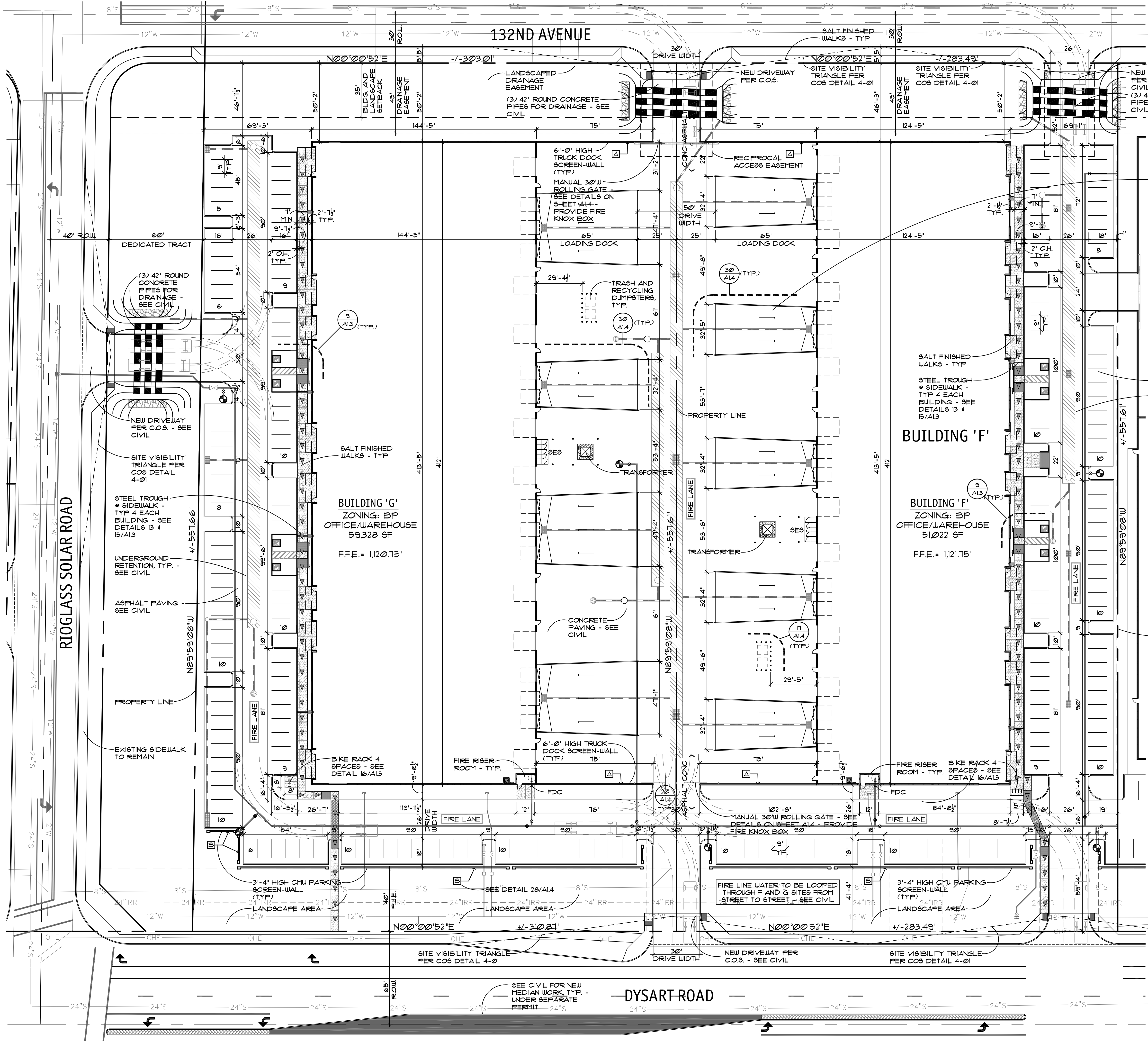


The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects for the exclusive use by LGE Corporation in connection with a Design/Build construction contract. Any other use or release of these drawings may result in civil damages.

All discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work, or proceed at contractor's own risk.

Discrepancies between bid amounts presented to LGE Corporation and these documents shall be reported to LGE prior to commencement of work.





- TRUCKWELL NOTES - TYP**
- 48" DEEP TRUCK WELLS WITH CONCRETE RETAINING WALLS
 - 2 - 6" DIA BOLLARDS AT RAMP ENTRANCES
 - MINIMUM 3500 PSI - 1" CONCRETE RAMPS
 - 42" HIGH GUARDRAIL - 1 1/2" TUBE STEEL WITH 3 HORIZONTAL RAILS MOUNTED ON 6" CONC. CURBING
 - GRAVITY DRAINS
 - PROVIDE EDGE MOUNTED DOCK LEVELERS (MANUAL)
 - 6" O BOLLARDS - 2 MINIMUM

ADJ. PROPERTY VACANT LAND ZONED: BP

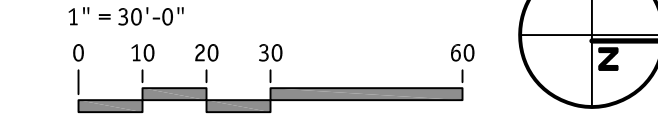
NOTE: FIRE RADIO COVERAGE TESTING IS TO BE PERFORMED BY THE GC PRIOR TO FIRE C OF O. GC SHALL PROVIDE A CERTIFICATE OF COVERAGE PROVIDED.

NOTE: DURING CONSTRUCTION, APPROVED SIGNS SHALL BE LOCATED ON SITE TO DIRECT EMERGENCY RESPONDERS INTO AND THROUGH THE CONSTRUCTION SITE. ACCESS SIGN SHALL BE REMOVED AFTER ACCESS IS PAVED, OR WHEN APPROVED BY THE FIRE INSPECTOR.

LEGEND

- PROPERTY LINE
- EASEMENT/BETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6" EXTRUDED CURB
- SITE WALL
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER
- INDICATES FIRE ACCESS ROAD - ACCESS ROADS TO HAVE RED CURB MARKINGS AND SIGNAGE - SIGNAGE TO BE IN ACCORDANCE W/ SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAIL GUIDE

BUILDING F & G SITE PLAN



A NEW BUILDING PROJECT
BY: **SILAGI DEVELOPMENT**
SKYWAY COMMONS 2

PROJECT: SKYWAY COMMONS PHASE II - BUILDINGS F & G
ADDRESS: NWC of Rio Glass Solar Road and Dysart Road Surprise, Arizona
SCOPE: A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL #: VARIES

ZONING: BP (BUSINESS PARK)
SITE AREA: BUILDING F 163,656 S.F. (3.76 ACRES)
BUILDING G 165,554 S.F. (3.80 ACRES)
BUILDING F 51,022 S.F.
BUILDING G 59,328 S.F.

STORIES: BOTH BUILDINGS ARE ONE STORY
LOT COVERAGE: BUILDING F 31%
BUILDING G 36%
LANDSCAPE AREA: BUILDING F 29,242 S.F.
BUILDING G 26,944 S.F.

LANDSCAPE COVERAGE: BUILDING F
BUILDING G
OCCUPANCY: B / F-1 / S-1
CONSTRUCTION TYPE: III-B W/ A.F.E.S.
ALLOWABLE AREA: UNLIMITED (SINGLE STORY)
CLEAR HEIGHT: 24'-0"
STRUCTURAL DEPTH: 4'-0"
SLOPE DEPTH: 1/4" PER 1'-0" MIN.
SCREENING HEIGHT: 50" MAX.
BUILDING HEIGHT: 39'-8" MAX.

AREA CALC.	BUILDING F	BUILDING G	TOTALS
OFFICE	5,102 S.F.	5,932 S.F.	11,034 S.F.
WAREHOUSE	45,920 S.F.	53,396 S.F.	99,316 S.F.
TOTAL:	51,022 S.F.	59,328 S.F.	110,350 S.F.

REQUIRED PARKING CALC.

OCCUPANCY	S.F.	FACTOR	TOTAL
POTENTIAL OFFICE (BLDG F)	5,102 S.F.	1 PER 250	21 SPACES
WAREHOUSE (BLDG F)	45,920 S.F.	1 PER 600	77 SPACES
POTENTIAL OFFICE (BLDG G)	5,932 S.F.	1 PER 250	24 SPACES
WAREHOUSE (BLDG G)	53,396 S.F.	1 PER 600	89 SPACES
TOTAL: (BUILDING F)			98 SPACES
TOTAL: (BUILDING G)			113 SPACES

PARKING PROVIDED - BLDG F

TOTAL REGULAR SPACES	92
TOTAL ACCESSIBLE SPACES	4
TOTAL COVERED SPACES	N/A
TOTAL SPACES ON SITE	96

PARKING PROVIDED - BLDG G

TOTAL REGULAR SPACES	99
TOTAL ACCESSIBLE SPACES	4
TOTAL COVERED SPACES	N/A
TOTAL SPACES ON SITE	103
TOTAL SPACES FOR BUILDINGS F AND G:	199

NOTE: BUILDINGS F AND G ARE TO UTILIZE SHARED PARKING.

REQUIRED BICYCLE SPACE CALC.

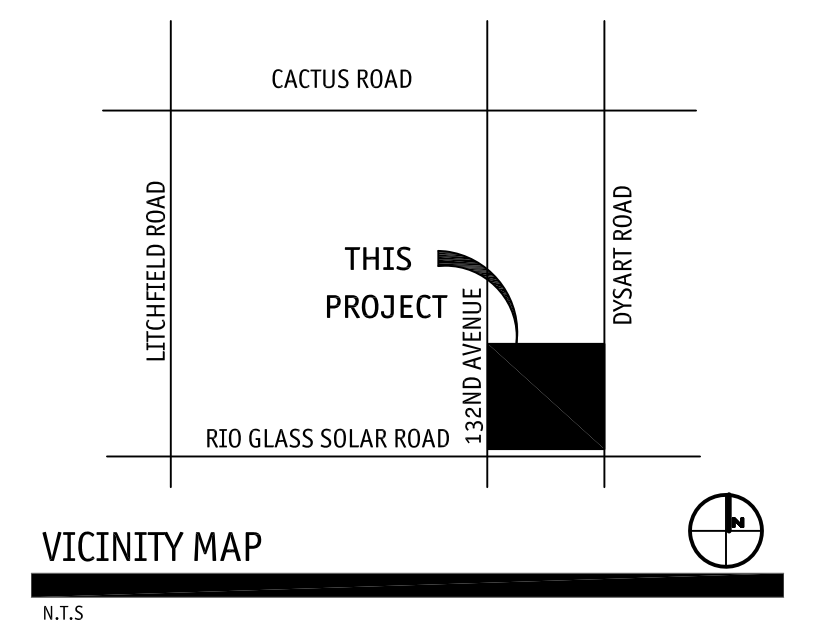
OCCUPANCY	PARKING SPACES	FACTOR
OFFICE/WAREHOUSE	VARIES	1 PER 20

REQUIRED BICYCLE SPACES: 10
TOTAL SPACES PROVIDED @ EACH BUILDING: 5

OWNER / DEVELOPER
SILAGI DEVELOPMENT
101 HODENCAMP RD., #200
THOUSAND OAKS, CA 91360
(805) 494-7704

ARCHITECT
CRAWLEY ARCHITECTS, INC.
730 N. 52ND ST., #203
PHOENIX, AZ 85008
(602) 393-5060

CIVIL ENGINEERING
HUNTER ENGINEERING, P.C.
10450 N. 74TH ST. SUITE 200
SCOTTSDALE, ARIZONA 85258
(480) 991-3965



CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

REGISTERED ARCHITECT
42774
SHERMAN
CAWLEY
EXPIRES 06/30/2017

SKYWAY COMMONS PHASE 2

NWC OF DYSART ROAD AND RIOGLASS SOLAR ROAD, SURPRISE ARIZONA

DATE
DUE DILIGENCE ACCESS EXHIBIT 06-01-2016
CONCEPT REVIEW 07-13-2016
REVISED SITE PLAN 09-16-2016
OWNER SIGN OFF 10-17-2016
C & R SUBMITTAL 11-11-2016
1ST CITY SUBMITTAL 11-23-2016
OWNER REVISIONS 12-2-2016
1ST CITY COMMENTS 12-3-2017

LGE DESIGN BUILD

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Discrepancies between bid amounts presented to LGE, Corporation and these documents shall be reported to LGE, prior to commencement of work.

Project: SKW2

A1.2



SURPRISE

ARIZONA

FS16-528

Skyway Commons II

Final Plat

Mayor and City Council

June 6, 2017

VICINITY MAP

FS16-528
Skyway Commons II



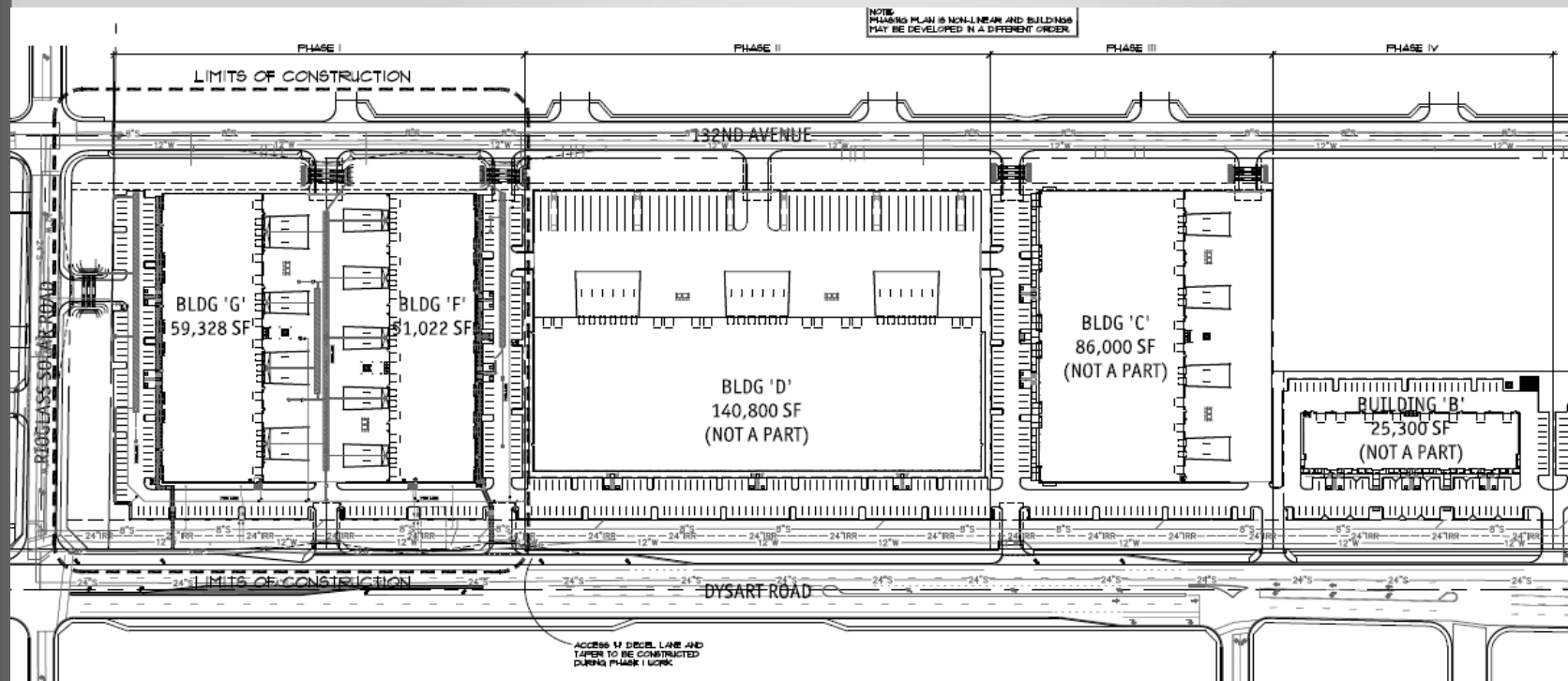
VICINITY MAP

FS16-528
Skyway Commons II

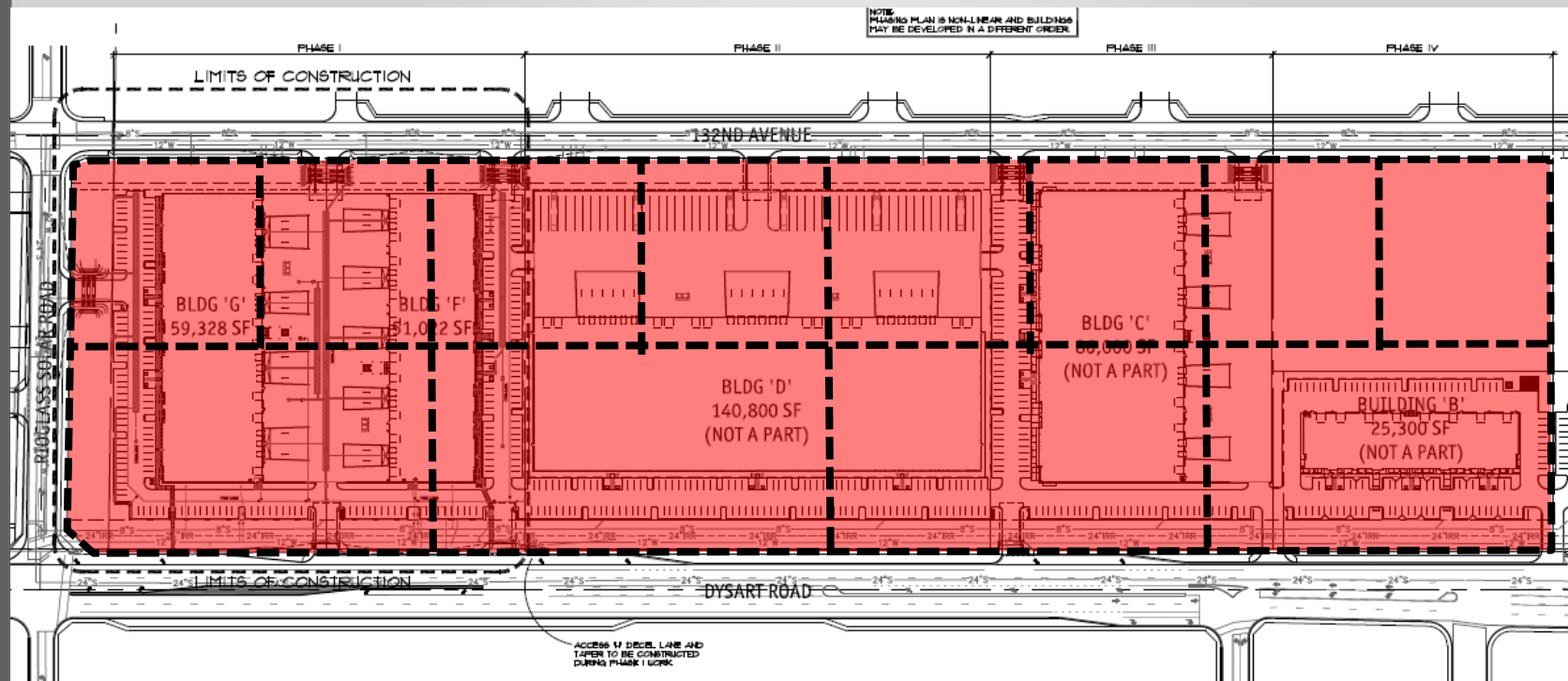


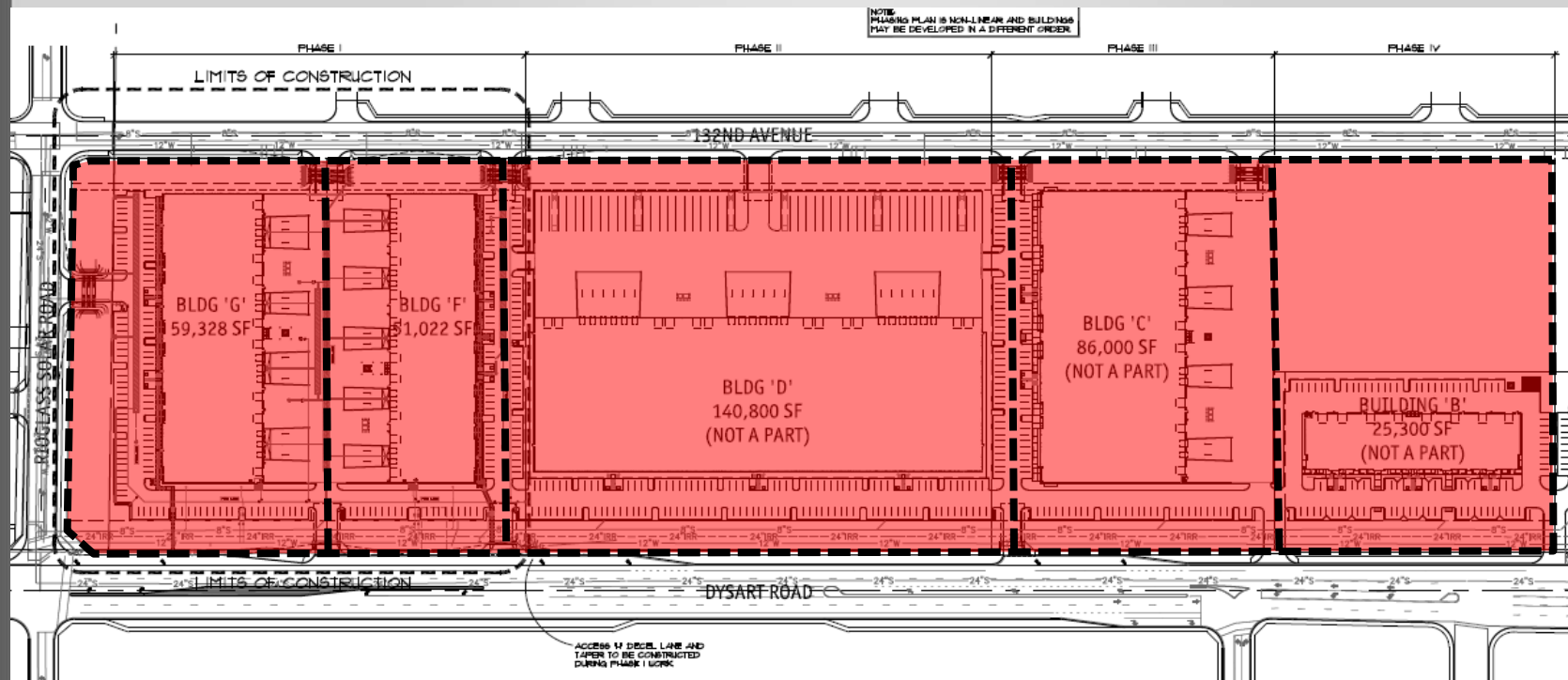
2 of 2

Master Plan



Master Plan





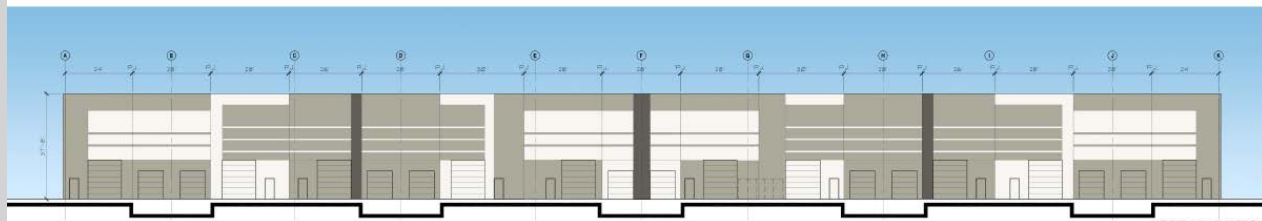
SITE PLAN



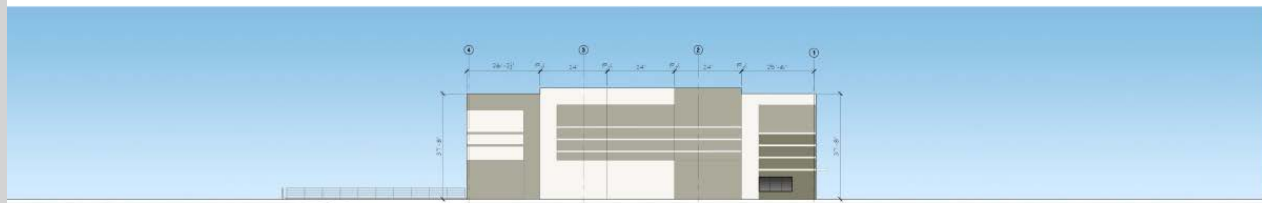
Building 'F' Elevations



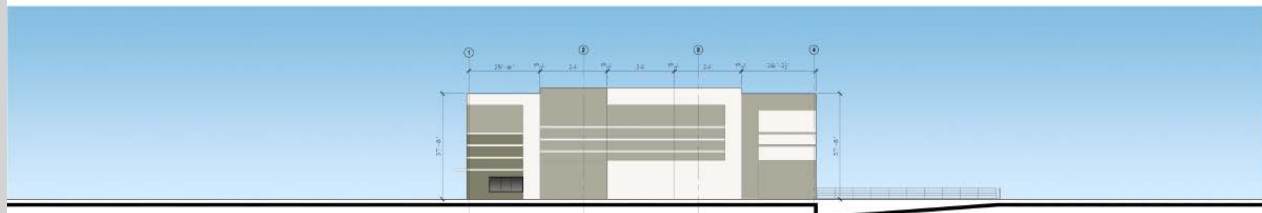
SOUTH ELEVATION



NORTH ELEVATION

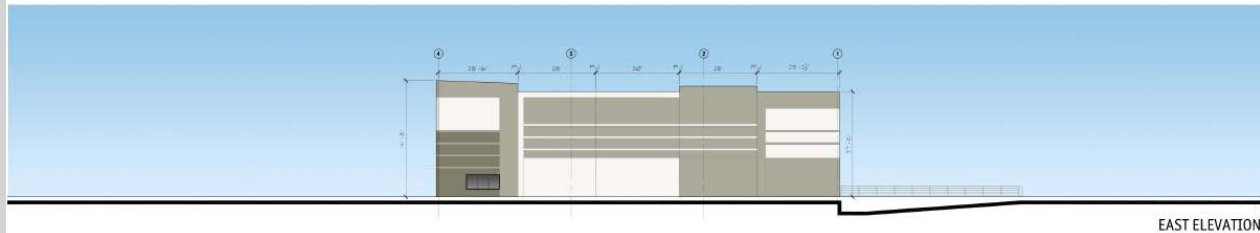
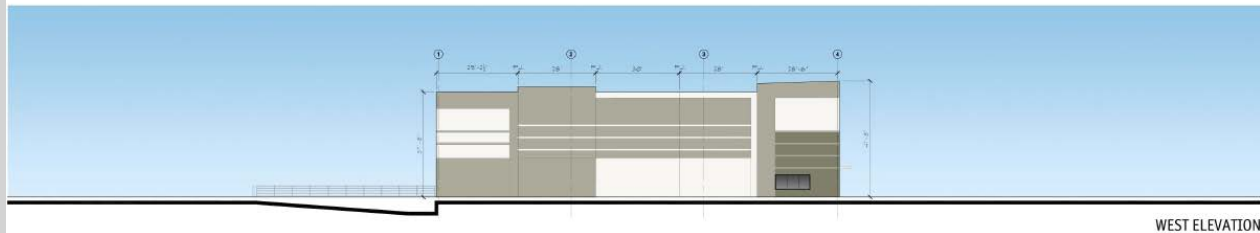
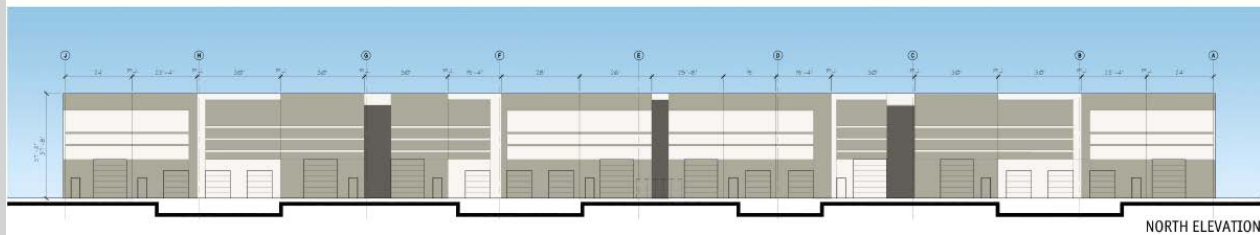


WEST ELEVATION



EAST ELEVATION

Building 'G' Elevations





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 2017
Submitting Department: City Clerk
Staff Recommendations: None

Contact Person: Sherry Ann Aguilar, City Clerk
District: Internal

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

Agenda Wording:

Consideration and action pertaining to removal of Tourism Commission Member, Robert Pasley, as a Hotel Representative on the Tourism Commission due to a change in member circumstances and status.

Motion:

I move to approve the removal Tourism Commission Member, Robert Pasley, as a Hotel Representative, from the Tourism Commission.

Background:

Surprise City Code Section 2-305 et seq. provides in pertinent part that the composition of the seven member Tourism Advisory Commission include two representatives of the hotel industry, two representatives of the restaurant industry, two at large members, and one person representing the Chamber of Commerce. Furthermore, each of the above must either be a resident of, own a business within, or an employee of a business within the City.

At the time Tourism Commission Member Robert Pasley volunteered for and was appointed to the Tourism Commission, he was appointed as one of the two representatives of the hotel industry due to his employment with a local hotel. Since appointment, staff believe that Member Pasley's status has changed and he is no longer associated with the local hotel industry nor does he continue to meet the remaining qualifications of residency, ownership, or employment of a business within Surprise.

Objective Analysis:

City Code provides that Board and Commission members serve at the pleasure of City Council. The current configuration of the Tourism Commission is not in compliance with the expressed composition requirements of that body. This action would signify the first step in bringing the composition of the Tourism Commission back into harmony with City Code.

Policy Compliant:

The composition on the Tourism Commission is expressly identified by Ordinance to require two members which represent the hotel industry. Due to member Pasley's change in circumstances, the current configuration of the Tourism Commission is not in harmony with City Code. This action would

provide for a vacancy to be filled with a member who is currently associated with the local hotel industry, thus bringing the Commission back into compliance with City Code.

Financial Impact:

Voluntary participation on the Tourism Commission does not implicate City finances.

Budget Impact:

The Tourism Commission is a voluntary and advisory commission which does not implicate direct expenditure or appropriations.

FTE Impact:

The Tourism Commission is a voluntary obligation and does not implicate employment with the City of FTE.

ATTACHMENTS:

Click to download

No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 2017

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: 5

Staff Recommendations: None

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

Agenda Wording:

Consideration and action on a request by Peter Schlstraete (Applicant) for a Series #12 Liquor License for Outback Steakhouse #0323 located at 14225 W. Grand Avenue, Surprise, AZ. 85374 (License #1207B004 - New License/Interim Permit, LLC).

Motion:

I move to approve a request by Peter Schlstraete (Applicant) for a Series #12 Liquor License for Outback Steakhouse #0323 located at 14225 W. Grand Avenue, Surprise, AZ. 85374 (License #1207B004 - New License/Interim Permit, LLC).

Background:

This request for a new license at an existing establishment is required due to new owner of the company. No other changes to the establishment have occurred. This request is of a routine nature.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

☐ [Outback Finance Report](#)

☐ [Police Report Outback](#)



MEMO

Date: 5/2/2017

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

RE: Liquor License Application – Outback Steakhouse #0323

Business License Status:

License #1014707, current and valid for 2017, for previous entity operating as Outback Steakhouse #0323.

Change of Ownership identified on Liquor License Application effective 12/2/2016.

Application sent to new owner on 5/2/2017.

Mailing to:

T-Bird Southwest Restaurant Group, L.L.C.
Dbas Outback Steakhouse #0323
Attn: Michael Wong
7676 Hazard Center Drive, Ste. 1500
San Diego, CA 92108

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: May 16, 2017

LICENSE NUMBER- 1207B004
Series #12 – Interim Permit/New License, LLC.

APPLICANT:

Outback Steakhouse #0323

14225 W. Grand Avenue
Surprise, Arizona 85374

FINDINGS:

- 1) *Evidence concerning the nature of the proposed business, its potential market and its likely customers.*

Outback Steakhouse is a restaurant that serves alcohol as a secondary to its food income. It is expected to service patrons of all ages from the surrounding communities and general public.

- 2) *Effect of vehicular traffic in close proximity.*

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) *The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.*

There are no liquor violations reported at this location over the past five years.

- 4) *Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.*

Outback Steakhouse's hours of operation are relatively consistent with those of its neighbors in the surrounding area.

- 5) *Appropriateness of series license requested.*

The series 12 license is appropriate for this type of business.

Submitted by Sergeant Tim Klarkowski #2137



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 2017

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: 2

Staff Recommendations: None

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

Agenda Wording:

Consideration and action on a request by Agent, Amy Nations for a Series 12 License for Club Sole located at 14836 W. Goldwater Ridge Drive, Surprise, AZ 85374 (License #1207A993).

Motion:

I move to approve a request by Agent, Amy Nations for a Series 12 License for Club Sole located at 14836 W. Goldwater Ridge Drive, Surprise, AZ. 85374 (License #1207A993).

Background:

All departmental reports are attached noting no concerns for this request. Please note that the correct name of the business is Club Sole, not Café Sole as indicated and some of the reports. The Public Hearing notice and agenda is properly noticed for this business.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

- ☐ [CD REPORTS - CLUB SOLE](#)
 - ☐ [CD REPORT - CLUB SOLE](#)
 - ☐ [FIRE REPORT - CLUB SOLE](#)
 - ☐ [Finance Report](#)
 - ☐ [Police Report Club Sole](#)
-

Cafe Sole

IP, I-1

CC, C-2

RR, R1-43

CC, C-2

CC, C-2

UNINCORPORATED MARICOPA COUNTY

SITE

THE COLONNADE

RR, R1-43

PAD, SUN CITY GRAND

PAD. PARK PLACE

PAD,
KINGSWOOD
PARK / SUN
VILLAGE

RR,
R1-43

CC, C-2



COMMUNITY DEVELOPMENT DEPARTMENT

Date: May 15, 2017
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
By: James Stewart, Zoning Specialist
Re: Liquor License Application for:

**CAFÉ SOLE
New License, LLC.
14836 W. Goldwater Ridge Drive
Surprise, Arizona 85374**

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

1. The Colonnade (Series 12) – 19116 N. Colonnade Way (Pending)
2. Hampton Inn & Suites (Series 7) – 14783 W. Grand Avenue
3. Corner Store #1712 (Series 10) – 14559 W. Grand Avenue
4. Albertson's #977 (Series 9) – 14551 W. Grand Avenue
5. Ray's Pizza (Series 12) – 14545 W. Grand Avenue
6. Fuzzy's Sports Bar & Grill (Series 12) – 18795 N. Reems Rd. #107 - 109
7. China City Super Buffet (Series 12) – 18885 N. Reems Rd. #101
8. Safeway #1520 (Series 9) – 14505 W. Grand Avenue
9. Chevron Food Mart (Series 10) – 14445 W. Grand Avenue
10. Outback Steakhouse #0323 (Series 12) – 14225 W. Grand Avenue
11. Texas Roadhouse (Series 12) – 14175 W. Grand Avenue
12. Trader Joe's #92 (Series 10) – 14095 W. Grand Avenue
13. Boots & Bourbon Bar & Grill (Series 12) – 14051 W Grand Avenue
14. Quik Trip #410 (Series 10) – 14007 W. Grand Avenue
15. Crooked Putter Restaurant (Series 12) – 14260 W. Meeker Blvd. (Unincorporated Maricopa County)

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

Residential population will most likely remain static. Commercial growth will likely remain static.

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



Surprise Fire-Medical Department

14250 W. Statler Plaza Ste. 101

Surprise, AZ 85374-7479

Phone: 623-222-5000

Fax: 623-222-5001



May 11, 2017

To: Sherry Ann Aguilar, City Clerk

From: James Whitehead, Fire Inspector

Subject: Liquor License Application

Applicant: Club Sole
14836 W Goldwater Ridge Dr
Surprise, Arizona 85374

The Surprise Fire-Medical Department recently conducted a fire inspection at the above referenced location to ensure compliance with the applicable fire codes within the tenant space and building. There were no noted outstanding fire code violations at the time of the last inspection.

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: 05/18/2017

To: Sherry Aguilar, City Clerk
Linda Stevens, Deputy City Clerk
From: Stacie McQuarrie, Fiscal Support Specialist
RE: Liquor License Application – Café Sole

Business License Status:

Application packet to be mailed on 5/22/17.

Mailing to:

Sun Health Colonnade
dba Café Sole
Attn: Licensing
19116 N. Colonnade Way
Surprise, AZ 85374

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: May 16th, 2017

LICENSE NUMBER- 1207A993
Series #12 –New License, LLC

APPLICANT:

Café Sole

14836 W. Goldwater Ridge Drive
Surprise, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Café Sole is a restaurant that will serve alcohol as a secondary to its food income. It is expected to service patrons primarily from within the retirement community in the surrounding area.

- 2) ***Effect of vehicular traffic in close proximity.***

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***

There are no liquor violations reported at this location over the past five years.

- 4) ***Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.***

The hours of operation for the restaurant/bar are relatively consistent with those of its neighbors in the surrounding area.

- 5) ***Appropriateness of series license requested.***

The series 12 license is appropriate for this type of business.

Submitted by Sergeant Tim Klarkowski #2137



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 2017

Contact Person: Sherry Ann Aguilar, City Clerk

Submitting Department:

District: 2

Staff Recommendations: None

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a request by Agent, Andrea Lewkowitz for a Series 10 License for Corner Store #2950 located at 15435 W. Cactus Road, Surprise, AZ 85379 (License #10076877).

Motion:

I move to approve a request by Agent, Andrea Lewkowitz for a Series 10 License for Corner Store #2950 located at 15435 W. Cactus Road, Surprise, AZ 85379 (License #10076877).

Background:

All departmental reports are attached noting no concerns with this request.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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 - ☐ [CORNER STORE CD REPORT](#)
 - ☐ [CORNER STORE MAP](#)
 - ☐ [FIRE REPORT - CORNER STORE](#)
 - ☐ [Finance Corner Store](#)
-

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: May 16, 2017

LICENSE NUMBER- 10076877
Series #10 – New License, LLC.

APPLICANT:

Corner Store #2950

15435 W. Cactus Road
Surprise, Arizona 85379

FINDINGS:

- 1) *Evidence concerning the nature of the proposed business, its potential market and its likely customers.*

Corner Store is a new build convenience store that will sell a variety of items as well as fuel for vehicles. It will primarily service patrons of all ages from the surrounding communities and general public.

- 2) *Effect of vehicular traffic in close proximity.*

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) *The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.*

There are no liquor violations reported at this location over the past five years.

- 4) *Comparison of hours of operation of the proposed premises to the existing businesses in close proximity.*

Corner Store hours of operation are relatively consistent with the existing businesses of a similar nature which are in in close proximity.

- 5) *Appropriateness of series license requested.*

The series 10 license is appropriate, which allows a retailer to sell beer and wine to be consumed off site.

Submitted by Sergeant Tim Klarkowski #2137



COMMUNITY DEVELOPMENT DEPARTMENT

Date: May 15, 2017
To: Sherry Aguilar, City Clerk
From: Eric Fitzer, Community Development Director
James Stewart, Zoning Specialist
Re: Liquor License Application for:

**Corner Store #2950
New License, LLC.
15435 W. Cactus Road
Surprise, Arizona 85379**

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

1. ARCO AM/PM (Series 10) – 15433 W. Cactus Rd. (Expired)

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

Commercial and residential growth is expected to remain static.

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

CORNER STORE

PAD PRASADA

PAD MARLEY PARK

PAD MARLEY PARK

PAD RANCHO GABRIELA

SITE



PAD RANCHO GABRIELA

PAD MOUNTAIN GATE

RR. R1-43

PAD SYCAMORE FARMS

PAD GREER RANCH



Surprise Fire-Medical Department

14250 W. Statler Plaza Ste. 101

Surprise, AZ 85374-7479

Phone: 623-222-5000

Fax: 623-222-5001



May 15, 2017

To: Sherry Ann Aguilar, City Clerk

From: James Whitehead, Fire Inspector

Subject: Liquor License Application

Applicant: Corner Store #2950
15435 W Cactus Road
Surprise, Arizona 85379

We are unable to make any comments on the Corner Store #2950 liquor license application at this time. In checking with Community Development this store was in for a concept meeting but has not been back with any plans or further information. Therefore we have no comments at this time.

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: 05/18/2017

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

RE: Liquor License Application – Corner Store #2950

Business License Status:

Application packet to be mailed on 5/22/17.

Mailing to:

CST Brands, Inc.
dba Corner Store #2950
Attn: Licensing
One Valero Way, Bldg. D, Ste. 200
San Antonio, TX 78249



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 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 Acquisition of Control due to change in Management for 5 local Walgreen's with existing licenses as follows: Walgreen's #12087 located at 13723 N. Litchfield Rd., Surprise, AZ 85379 (District 6 - License #10076577); Walgreen's #07933 located at 15514 W. Waddell Rd., Surprise, AZ 85379 (District 3 - License #09070460); Walgreen's #04620 located 15490 W. Bell Rd., Surprise, AZ 85374 (District 5 - License #10075878); Walgreen's #06806 located at 17088 W. Bell Rd., Surprise, AZ 85374 (District 5 - License #10075875) and Walgreen's #4791 located at 14285 W. Grand Avenue, Surprise, AZ 85374 (District 5 - License #09070287).

Motion:

I move to approve Acquisition of Control due to change in Management for 5 local Walgreen's with existing licenses as follows: Walgreen's #12087 located at 13723 N. Litchfield Rd., Surprise, AZ 85379 (District 6 - License #10076577); Walgreen's #07933 located at 15514 W. Waddell Rd., Surprise, AZ 85379 (District 3 - License #09070460); Walgreen's #04620 located 15490 W. Bell Rd., Surprise, AZ 85374 (District 5 - License #10075878); Walgreen's #06806 located at 17088 W. Bell Rd., Surprise, AZ 85374 (District 5 - License #10075875) and Walgreen's #4791 located at 14285 W. Grand Avenue, Surprise, AZ 85374 (District 5 - License #09070287).

Background:

Acquisition of Control is required when existing business with existing liquor license change ownership or management. This request is of a routine nature and no issues or noted from the Police Dept., on the current licenses listed above.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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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: May 24, 2017

LICENSE NUMBER- 10075878

Series #10 – Acquisition of Control for Existing License

APPLICANT:

Walgreens #04620

15490 W. Bell Road

Surprise, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Walgreens is a drug store that sells pharmaceutical items, general merchandise and a small amount of grocery items. It should continue to primarily service patrons of all ages from the surrounding communities and general public. There is no evidence to support a substantial change in its market or customer base.

- 2) ***Effect of vehicular traffic in close proximity.***

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***

There are no liquor violations reported at this location over the past five years.

Submitted by Sergeant Tim Klarkowski #2137

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: May 24, 2017

LICENSE NUMBER- 09070287

Series #9 – Acquisition of Control for Existing License

APPLICANT:

Walgreens #4791

14285 W. Grand Avenue

Sun City West, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Walgreens is a drug store that sells pharmaceutical items, general merchandise and a small amount of grocery items. It should continue to primarily service patrons of all ages from the surrounding communities and general public. There is no evidence to support a substantial change in its market or customer base.

- 2) ***Effect of vehicular traffic in close proximity.***

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***

There are no liquor violations reported at this location over the past five years.

Submitted by Sergeant Tim Klarkowski #2137

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: May 24, 2017

LICENSE NUMBER- 10075875

Series #10 – Acquisition of Control for Existing License

APPLICANT:

Walgreens #06806

17088 W. Bell Road

Surprise, Arizona 85374

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Walgreens is a drug store that sells pharmaceutical items, general merchandise and a small amount of grocery items. It should continue to primarily service patrons of all ages from the surrounding communities and general public. There is no evidence to support a substantial change in its market or customer base.

- 2) ***Effect of vehicular traffic in close proximity.***

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***

There are no liquor violations reported at this location over the past five years.

Submitted by Sergeant Tim Klarkowski #2137

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: May 24, 2017

LICENSE NUMBER- 09070460

Series #9 – Acquisition of Control for Existing License

APPLICANT:

Walgreens #07933

15514 W. Waddell Road

Surprise, Arizona 85379

FINDINGS:

- 1) *Evidence concerning the nature of the proposed business, its potential market and its likely customers.*

Walgreens is a drug store that sells pharmaceutical items, general merchandise and a small amount of grocery items. It should continue to primarily service patrons of all ages from the surrounding communities and general public. There is no evidence to support a substantial change in its market or customer base.

- 2) *Effect of vehicular traffic in close proximity.*

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) *The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.*

There are no liquor violations reported at this location over the past five years.

Submitted by Sergeant Tim Klarkowski #2137

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: May 24, 2017

LICENSE NUMBER- 10076577

Series #10 – Acquisition of Control for Existing License

APPLICANT:

Walgreens #12087

13723 N. Litchfield Road

Surprise, Arizona 85379

FINDINGS:

- 1) ***Evidence concerning the nature of the proposed business, its potential market and its likely customers.***

Walgreens is a drug store that sells pharmaceutical items, general merchandise and a small amount of grocery items. It should continue to primarily service patrons of all ages from the surrounding communities and general public. There is no evidence to support a substantial change in its market or customer base.

- 2) ***Effect of vehicular traffic in close proximity.***

There is no anticipated impact on vehicle traffic in close proximity to this location.

- 3) ***The history for the past five years of liquor violations and reported criminal activity at the proposed premises provided that the applicant has received a detailed report of such activity at least 20 days before the hearing.***

There are no liquor violations reported at this location over the past five years.

Submitted by Sergeant Tim Klarkowski #2137



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

Back Print

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

Consent x Regular Public Hearing Report/Discussion

Agenda Wording:

Consideration and action on the minutes of May 16, 2017 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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CITY OF SURPRISE
Regular City Council Meeting Minutes
16000 North Civic Center Plaza
Surprise, AZ 85374

Tuesday, May 16, 2017 @ 06:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, May 16, 2017**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Hayden, Council Member Williams, Council Member Remley, and Council Member Hall (excused).

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

Pledge of Allegiance

Proclamation and Community Acknowledgements

Proclamation: Community Action Month

Proclamation: National Public Works Week

Proclamation: Police Week

City Manager Report

Special Recognition of the City Court Explorers Program – Judge Dominguez

Judge Dominguez gave an overview of the Explorers Program at the City Court. He introduced members of the Explorer Program to speak. Judge asked for a photo-op for the explorer students.

City Attorney Report

City Clerk Report

Call to the Public

Consent Agenda

1 – Consideration and action amending the fiscal year 2017 budget by reallocating appropriations of \$70,000 from Economic Development contingency fund to Economic Development operations and a transfer of actual funds in the amount of \$20,000 to cover costs related to higher education and workforce development projects. Resolution #2017-54 - APPROVED

2 – Consideration and action pertaining to approval of an amendment to the Intergovernmental Agreement with the Maricopa County Library District to extend, for one year, operation of the Northwest Regional Library and Hollyhock Library; Resolution # 2017-57 - APPROVED

Council Member Remley questioned the amount the City is responsible for this year and what increase?

Ms. Miller - the tentative budget is 2.1 million dollars and 1.9 million for this year

Council Member Remley - and for the coming year.

City Manager Wingenroth - vicinity of 2.185

Council Member Williams made the motion to approve Resolution 2017-57. Council Member Winters seconded the motion. Six yes votes, one excused (Hall). Motion carried.

3 – Consideration and action pertaining to amending the fiscal year 2017 budget by reallocating appropriations of \$50,000 within the Vehicle Replacement Fund; \$14,900 from the General Fund to the Vehicle Replacement Fund; and a transfer of actual funds in the amount of \$14,900 for additional equipment needs associated with two emergency vehicles of the Surprise Fire-Medical Department (SFMD); Resolution # 2017-56 - APPROVED

4 – Consideration and action on the minutes of May 2, 2017 Regular City Council Work Session and Regular City Council Meeting - APPROVED

Regular City Council Meeting Minutes – May 16, 2017 – Page 3

5 – Consideration and action on a series 12 liquor license request for applicant, Sun Health Colonnade (Agent, Amy Nations) for The Colonnade located at 19116 N. Colonnade Way, Surprise, AZ 85374 (Interim Permit/New License/Corporation - License #1207A992) - APPROVED

6 – Consideration and action pertaining to approval of a re-plat entitled, "Final Plat of Sierra Verde Self Storage" dated March 8, 2017, a re-plat of Sierra Verde Parcel 11 to reconfigure Lots 5, 6, and 7 located generally north of Waddell Road and west of Litchfield Road - APPROVED

Council Member Williams made the motion to approve the consent agenda, excluding item #2. Council Member Winters seconded the motion. Six yes votes, one absent (Hall). Motion carried.

Regular Agenda Item - Non-Public Hearing

7 – Consideration and action pertaining to reappointment of Louis F. Dominguez to the position of Presiding Judge of the Surprise Municipal Court; Resolution # 2017-46 - APPROVED

Councilmember Williams gave an introduction to this item.

Council Member Williams made the motion to approve Resolution 2017-46. Council Member Hayden seconded the motion. Six yes votes, one excused (Hall). Motion carried.

Judge Dominguez thanked the Council for reappointment.

8 – Consideration and action pertaining to approving the Arts & Cultural Advisory Commission's recommended plan for Art in Public Places at Surprise City Hall - APPROVED

Arts Commission Chair Susan deJong and Vice-Chair, Margaret Lieu led the discussion and presentation on this item.

Various projects were discussed around the City Hall complex including main lobby area, art display along corridor, atrium area and blue wall outside Council Chambers.

Total recommendation costs: \$32,276. for FY2017.

Council Member Winters - Nice presentation, what is your budget right now? \$78,000. range.

Regular City Council Meeting Minutes – May 16, 2017 – Page 4

Vice Mayor Tande - funds out of FY2017, also mentioned lead times for your projects, correct?

ACM Lance - we come back on June 16th to encumber funds for this year.

Other Business

Mayor/Council Report

Mayor and City Council reports.

Council Member Williams made the motion to recess the Regular City Council Meeting at 6:56 PM. Vice Mayor Tande seconded the motion. Six yes votes, one absent (Hall). Motion carried.

Executive Session

9. **Consideration and action to enter into executive session for discussion and consultation with the City Attorney and to receive legal advice and to consider its position and instruct the City Attorney pertaining to a development agreement with Surprise Center Development Company pursuant to A.R.S. 38-431.03(A)(3) and (4).**

Adjournment

Vice Mayor Tande made the motion to adjourn the Regular City Council Meeting of May 16, 2017 at 7:43. Council Member Winters seconded the motion. Six yes votes, one absent (Hall). Motion carried.

Sharon R. Wolcott, Mayor

Regular City Council Meeting Minutes – May 16, 2017 – Page 5

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the **Regular City Council Meeting of Tuesday, May 16, 2017.**

Sherry Ann Aguilar, City Clerk

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

Tuesday, May 16, 2017 @ 04:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Work Session** to order at 04:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374, on **Tuesday, May 16, 2017**. Also in attendance with Mayor Wolcott were Vice Mayor Tande, Council Member Winters, Council Member Hayden, Council Member Williams, Council Member Remley, and Council Member Hall (excused).

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 Surprise Community Outreach Program (SCOP) and Neighborhood Grant Program awards and project updates - NO ACTION

Human Services Director, Seth Dyson gave an overview on the Grant Program awards and projects update. Topics discussed as follows:

Special Olympics, AZ

Adelante Healthcare

Rotary Club of Surprise

AZ Northwest Black History Committee

Radiant Church

A New Leaf West Valley

Dysart Education Foundation

Regular City Council Work Session – May 16, 2017 – Page 2

Homeless Youth Connection
Northwest Valley Connect
St. Clare of Assisi St. Vincent De Paul Conference
St. Mary's Food Bank Alliance Youngtown Community Fund
West Valley Symphony
West Valley Arts Council
WHAM
Marley Park
Sanalina Community
Surprise Community Garden Kiosk at Benevilla

Mayor Wolcott applauded Council for this program, years ago Council had a line item identified as Community Funds, in turn set up a grant program to utilize across the City. Brings Council around a variety of programs throughout the City.

Council Member Williams - Thanked staff and Council for working tirelessly on these projects. Incredible turnout from non-profits. Compassionate Surprise theme, non profit and faith based organizations. A lot of positive response and warrants continuing this process. The Community Outreach Program is designed to target non-profits. The Neighborhood Grant Program, you do not have to be a non-profit, designed for the community and neighborhoods to engage each other. The response is much lower, is it communication? Is this something we want to continue over time? We didn't get the response from neighborhoods we were anticipating.

Mayor Wolcott - Have you reached out to the news media to spread the word?

Vice Mayor Tande - These are great ideas, the Community Vitality website has links and resources available, plus volunteer opportunities.

Council Member Remley - What a wonderful job staff is doing with these grant programs. The seed money we provided has been very productive. There has been some reluctance from residents to apply, but we want to get this money out there, we have the money, come and apply for it.

Council Member Hayden - Good job, this has increased your ability to communicate with the community.

Mayor Wolcott - This helps to introduce you to the community, great job and excellent work.

2 – Discussion and presentation regarding a potential General Obligation Bond Election; potential project lists and methodology used in identifying those projects - NO ACTION

City Manager Wingenroth led the presentation on a potential General Obligation Bond Election; potential project lists and methodology used in identifying those projects. We are discussing 10 projects this evening. We are proposing to you, a focus on safety.

Safety, pavement preservation, traffic congestion mitigation

Police Chief, Terry Young reviewed the projects necessary for the Police Department, projects 1 - 3.

Fire Chief, Tom Abbott, reviewed project #4 - Permanent Fire Station 304 - 163rd Avenue & Happy Valley Road.

Fire Station 308 - Litchfield and Cactus Roads - Help to reduce response times and lessen calls to stations 305 & 307 and El Mirage.

Mike Gent - Public Works Operations Facility & Traffic Congestion Mitigation

Mr. Gent - Greenway Road - Full build out of Litchfield Road

Mr. Gent - Pavement Preservation - Citywide

Mr. Wingenroth - 10 projects, 3 questions for the ballot. Looking for your consensus to ring forward to June 6th for a vote.

Council Member Williams - Thank you for adding Waddell Road, a country road not used as a country road, very busy. Yes the November election was so close. Going back, rethinking and restructuring is a huge benefit to our residents, I appreciate everyone's efforts.

Council Member Winters - I do have a concern on the process of this whole thing, and the lack of transparency, no minutes.

Vice Tande - We are asked all the time from our residents, why don't you pay for this out of your regular budget? Budget is very limited, primary property taxes is minimal. It would be a shame to take the 7 million dollars from impact fee, to give it back. Another reason why this is so important to do now. Quality of life and economic development projects.

Regular City Council Work Session – May 16, 2017 – Page 4

Council Member Remley - I don't like taxes and a bond is another tax, but we need this for the future of our residents. How much would translate to us and our property tax bill if all 3 questions passed. Anyone can go to the Maricopa County web site and view their tax info online.

Council Member Hayden - Public Safety background, community Sun City Grand, my job is to educate them and hopefully make this thing work.

Mayor Wolcott - Very happy with the discussion on how to retool the plan. I appreciate the feedback from our residents, and staff is listening. I for one believe that this is a quality of life question.

Mayor Wolcott read aloud Councilmember Hall's statement.

Council Member Remley - Thanked staff for their efforts.

Council Member Winters made the motion to recess the Regular City Council Work Session and enter into executive session at 5:25 PM. Council Member Williams seconded the motion. Six yes votes, one excused (Hall). Motion carried.

Executive Session

3. Consideration and action to enter into executive session for discussion with the City Attorney pertaining to the 2035 General Plan Luke Compatibility District pursuant to A.R.S. 38-431.03(A)(3).

Adjournment

Council Member Winters made the motion to adjourn the Regular City Council Work Session of May 16, 2017 at 5:53 PM. Vice Mayor Tande seconded the motion. Six yes votes, one excused (Hall). 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, May 16, 2017**.

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date:	June 6, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:		District:	1
Staff Recommendations:	None		

Consent	☒	Regular	☐	Public Hearing	☐	Report/Discussion	☐
---------	-------------------------------------	---------	--------------------------	----------------	--------------------------	-------------------	--------------------------

Agenda Wording:

Consideration and action pertaining to approval of the final plat entitled, "Greenway Crossing" dated March 22, 2017, a 12.86 acre property generally located on the northeast corner of Greenway Road and Loop 303.

Motion:

I move to approve the final plat entitled, "Greenway Crossing" dated March 22, 2017.

Background:

The subject request involves a Final Plat for Greenway Crossings for the purpose of adding three new development parcels. The site is located within the Northwest Ranch PAD approved by the City Council in 1997. A separate Major Amendment was approved by the Planning and Zoning Commission on May 18, 2017.

Objective Analysis:

The original Site Plan approved by the Planning and Zoning Commission contemplated three buildings generally located towards the rear and right side of the site, with parking located in the middle of the site. The applicant proposes three new buildings to be located between the existing parking lot and the existing channel as depicted in the following image. The proposed Final Plat is intended to accommodate this development.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within an Existing Community Commercial node in the Neighborhood Character Area. The Neighborhood Character Area supports convenience commercial uses such as those existing and proposed. The subject property also lies within the Transit Oriented Development Sub Area. Although the proposed Site Plan Amendment does little to enhance the goals and policies of the Sub Area, the proposed Site Plan does not conflict with those goals and policies.

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 - FS17-061 - Greenway Crossings - Staff Report](#)
 - ☐ [01 - FS17-061 - Greenway Crossings - Vicinity Map](#)
 - ☐ [02 - FS17-061 - Greenway Crossings - Case Map](#)
 - ☐ [03 - FS17-061 - Greenway Crossings - Final Plat](#)
 - ☐ [04 - FS17-061 - Greenway Crossings - Luke AFB Comments](#)
 - ☐ [05 - FS17-061 - Greenway Crossings - ADOT Comments](#)
 - ☐ [06 - FS17-061 - Greenway Crossings - MWD Comments](#)
 - ☐ [07 - FS17-061 - Greenway Crossings - Presentation](#)
-

MAJOR SITE PLAN AMENDMENT REPORT TO THE CITY COUNCIL

Case: **FS17-061**

Project Name: Greenway Crossings Final Plat

Council District: 1

Meeting Date: **June 6, 2017**

Planner: Robert H. Kuhfuss, AICP

Owner: Investors Warranty of America, Inc.

Applicant: Tim Rasnake of Archicon Architects and Interiors, LLC

Request: Final Plat for Greenway Crossings

Site Location: Northeast corner of Greenway Road and Loop 303

Site Size: 12.86 acres (approx.)

Density: N/A

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

Support/Opposition: None known

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Northwest Ranch PAD.
- The proposed Final Plat is consistent with the amended Site Plan for Greenway Crossings.
- The reviewing agencies have indicated no objections to the request.

Alternative Actions: **Approval** of the requested Final Plat will allow the applicant to develop the property in a manner that is consistent with City of Surprise requirements and the approved PAD.

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

41 **Project Description:**

42
43 Tim Rasnake of Archicon Architects and Interiors, LLC on behalf of Investors Warranty of America,
44 Inc. seeks approval of a Final Plat to create three additional commercial lot within the Greenway
45 Crossing center located at the northeast corner of Greenway Road and Loop 303. This request is
46 being processed in conjunction with a Major Site Plan Amendment, the latter approved by the
47 Planning and Zoning Commission on May 4, 2017.

48
49 **Background:**

50
51 **August 28, 1997:** The City Council approved the Northwest Ranch PAD.

52
53 **July 19, 2005:** The Planning and Zoning Commission approved the original site plan for Greenway
54 Crossings.

55
56 **April 11, 2017:** Staff administratively approved a Minor Amendment to the Greenway Crossings
57 site plan as it relates to Building C.

58
59 **May 18, 2017:** The Planning and Zoning Commission approved a Major Site Plan Amendment for
60 the site.

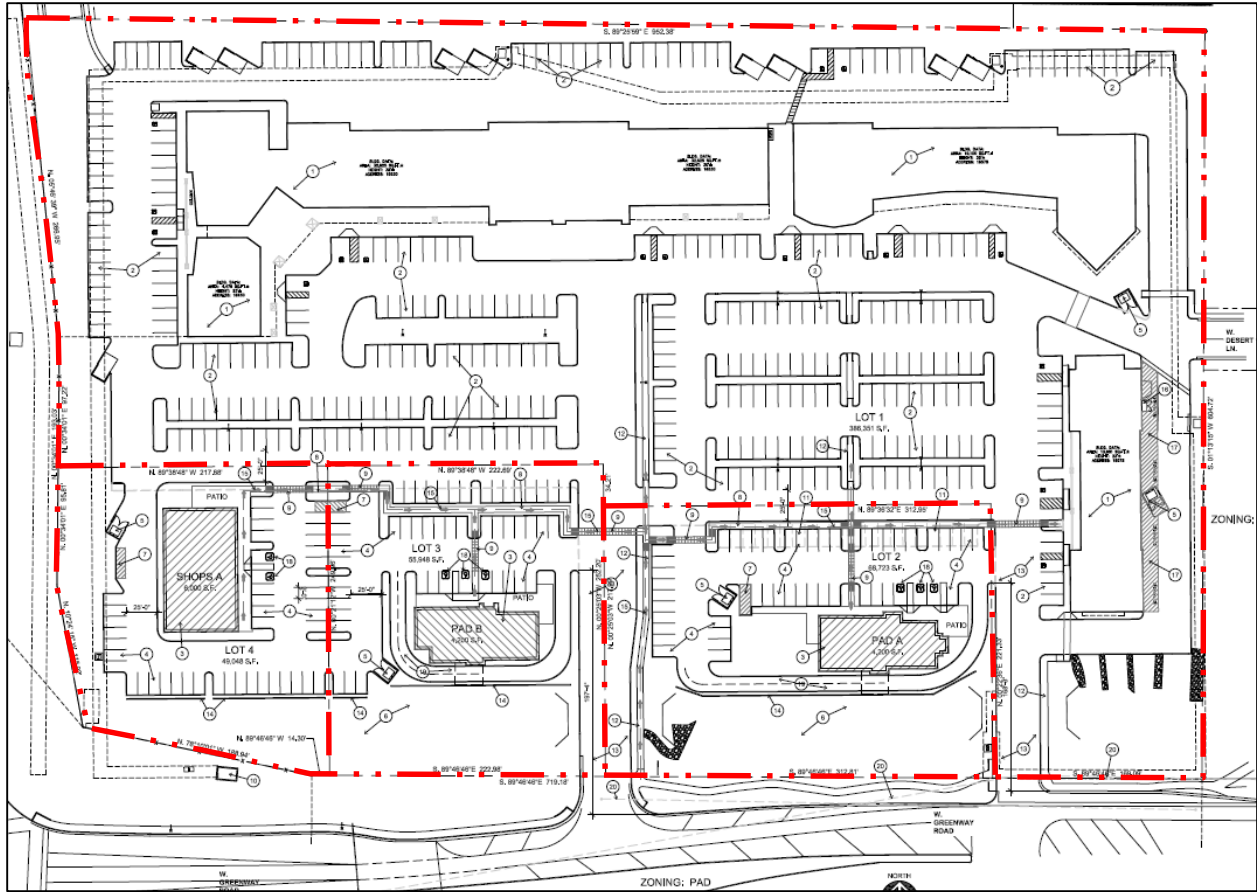
61
62 **Citizen Outreach:**

63
64 N/A.

65
66 **Analysis and Discussion:**

67
68 The original Site Plan approved by the Planning and Zoning Commission contemplated three
69 buildings generally located towards the rear and right side of the site, with parking located in the
70 middle of the site. The applicant proposes three new buildings to be located between the
71 existing parking lot and the existing channel as depicted in the following image. The proposed
72 Final Plat is intended to accommodate this development, the boundaries of which are depicted in
73 the image below.

74
75 [Image on following page.]



Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	Surprise
Refuse:	TBD
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD #89

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within an Existing Community Commercial node in the Neighborhood Character Area. The Neighborhood Character Area supports convenience commercial uses such as those existing and proposed. The subject property also lies within the Transit Oriented Development Sub Area. Although the proposed Site Plan Amendment does little to enhance the goals and policies of the Sub Area, the proposed Site Plan does not conflict with those goals and policies.

89 **Reviewing Agencies:**

90
91 The subject request was routed to the standard city reviewing agencies, in addition to Luke Air
92 Force Base, Maricopa Water District, and Arizona Department of Transportation who indicate no
93 objections to the requests.

94
95 **Summary:**

96
97 Staff believes the proposed Final Plat is consistent with the Northwest Ranch PAD and the Major
98 Site Plan Amendment recently approved by the Planning and Zoning Commission.

99
100 **Findings:**

- 101
102
 - The proposed Final Plat is consistent with the Surprise General Plan 2035.
 - The proposed Final Plat is consistent with the Northwest Ranch PAD.
 - The proposed Final Plat is consistent with the amended Site Plan for Greenway Crossings.
 - The reviewing agencies have indicated no objections to the request.

106
107 **Attachments:**

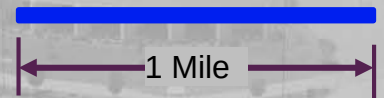
- 108
109 01 – FS17-061 Vicinity Map
110 02 – FS17-061 Case Map
111 03 – FS17-061 Final Plat
112 04 – Luke AFB Comments
113 05 – ADOT Comments
114 06 – MWD Comments

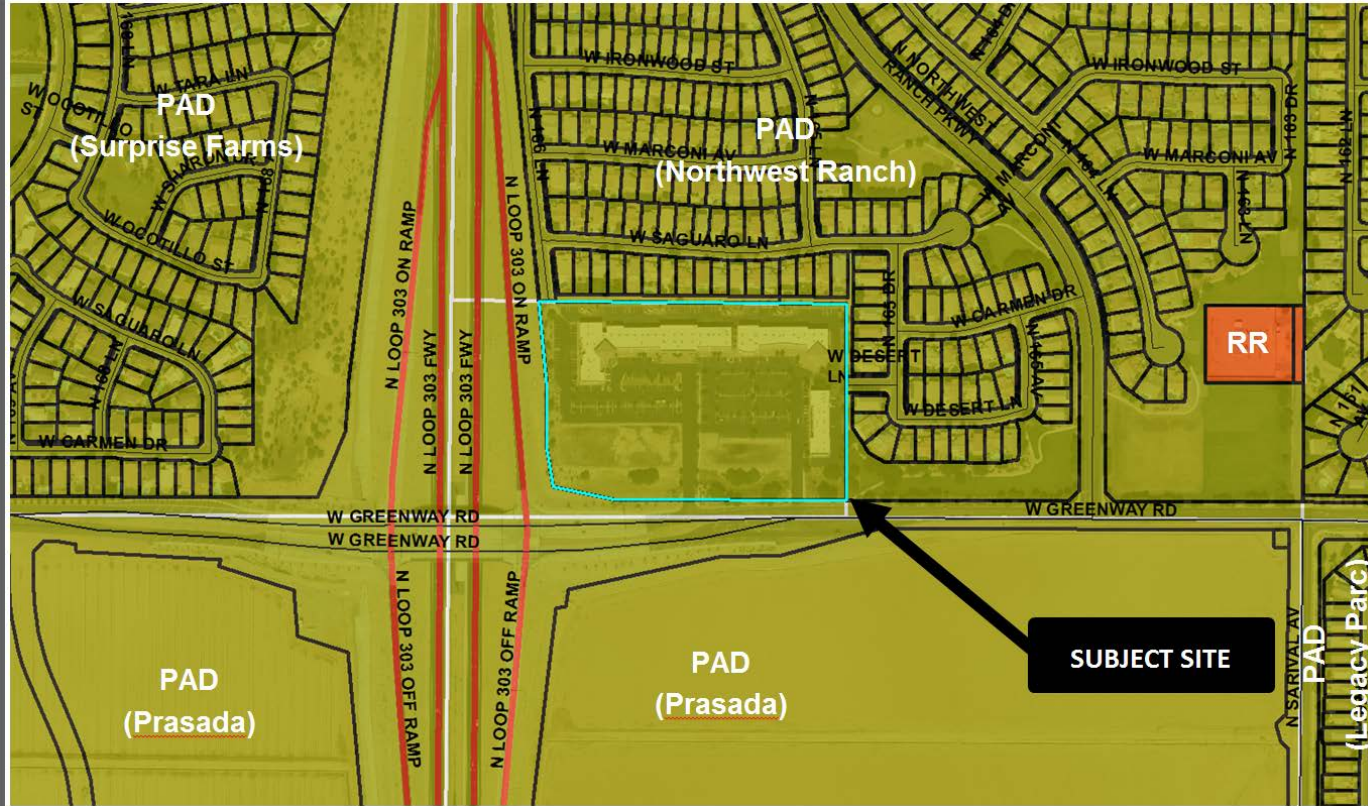
FS17-061
Greenway Crossings
Final Plat

Vicinity Map



North



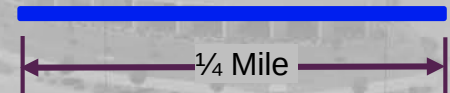


FS17-061 Greenway Crossings Final Plat

Case Map

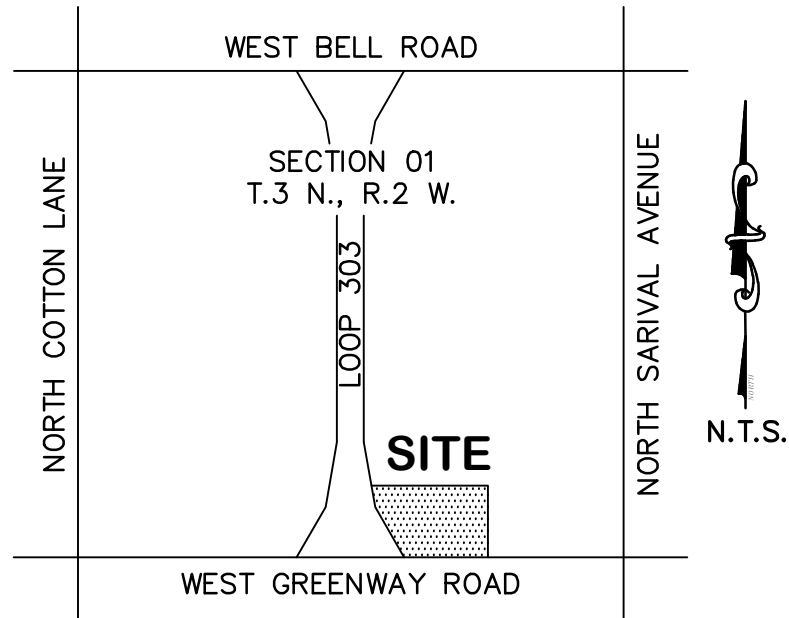


North



FINAL PLAT
"GREENWAY CROSSING"
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A PARCEL OF LAND, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

DEDICATION:

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT INVESTOR'S WARRANTY OF AMERICA, LLC, AN IOWA LIMITED LIABILITY COMPANY, ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "GREENWAY CROSSING", A SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 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 "GREENWAY CROSSING" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

[NOTE: OWNER WILL GRANT A SPECIFIC EASEMENT TO EPCOR AND RECORD CONCURRENTLY WITH THE PLAT.]
OWNER 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.

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.

PURSUANT TO THAT CERTAIN COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED CONCURRENTLY HERewith, OWNER SHALL GRANT 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.

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, AND RETENTION BASINS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE 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 OWNERS SHALL BE IN AGREEMENT WITH THE SHARED MAINTENANCE FOR CROSS DRAINAGE EASEMENT/STORM WATER FACILITIES.

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

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

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

_____ DAY OF _____, 2017.

BY: INVESTORS WARRANTY OF AMERICA, LLC., AN IOWA LIMITED LIABILITY COMPANY

BY: _____
(NAME)

ITS _____
(TITLE)

ACKNOWLEDGMENT:

STATE OF IOWA

COUNTY OF LINN

ON THIS _____ DAY OF _____, 2017, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, PERSONALLY APPEARED MARK E. NOVACK, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY

(SWORN OR AFFIRMED) DID SAY THAT THAT PERSON IS _____
(TITLE OF EXECUTING OFFICER)
OF SAID INVESTORS WARRANTY OF AMERICA, INC., AN IOWA CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED

ON BEHALF OF THE SAID CORPORATION BY AUTHORITY OF ITS BOARD OF _____
(DIRECTORS OR TRUSTEES)

AND THE SAID CORPORATION ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID WARRANTY OF AMERICA INC. BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC

PRINT NAME: _____

MY COMMISSION EXPIRES: _____ (SEAL, IF ANY)

NOTES:

1. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF SURPRISE.

2. ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

3. THIS SUBDIVISION IS LOCATED WITHIN THE EPCOR WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

4. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.

5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

6. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.

7. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 100-YEAR, TWO-HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

8. ALL DRYWELLS ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX (36) HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

9. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

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

11. ALL COMMERCIAL/INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.

12. ZONING FOR THIS PROPERTY IS P.A.D., i.e. (NORTHWEST RANCH) PLANNED AREA DEVELOPMENT.

13. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 1220L & 1660L, WITH A DATE OF OCTOBER 16, 2013 FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

14. 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.

NOTICE OF INTERGOVERNMENTAL AGREEMENT:

THE CITY OF SURPRISE ("CITY") AND MWD ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("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.

OWNER:

INVESTORS WARRANTY OF AMERICA, LLC.
4333 EDGEWOOD ROAD NE
CEDAR RAPIDS, IOWA 52402
PHONE: (319) 355-6992
CONTACT: MARK E. NOVACK

SURVEYOR:

HUNTER ENGINEERING INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JERRY D HEATH JR.

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 _____ DATE

CITY OF SURPRISE COUNCIL APPROVAL:

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

_____ DAY OF _____, 2017.

_____ MAYOR _____ DATE

ATTEST: _____ CITY CLERK _____ DATE

CERTIFICATION:

I, JERRY D. HEATH, JR., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JANUARY 2017, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MAP PREPARED ON MAY 3, 2017

JERRY D. HEATH, JR., R.P.L.S. #45835
HUNTER ENGINEERING, INC.



COUNTY RECORDER:

SECTION: 01
TWNHP: 3N
RANGE: 2W

JOB NO.:
AEG0001-SP

SCALE
N.T.S.

SHEET
1 OF 3

FINAL PLAT
"GREENWAY CROSSING"
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA
A PARCEL OF LAND, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

NO.	DATE	REVISION	BY
1	3/22/17	CITY 1ST REVIEW	JDH

PURPOSE:

FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

FINAL PLAT
"GREENWAY CROSSING"
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

A PARCEL OF LAND, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
M.C.R.	MARICOPA COUNTY RECORDS
M.C.H.D.	MARICOPA COUNTY HIGHWAY DEPARTMENT
COS	CITY OF SURPRISE
A.E.	ACCESS EASEMENT
APN	ASSESSOR'S PARCEL NUMBER
T.R.E.	TEMPORARY RETENTION EASEMENT
T.E.	TEMPORARY EASEMENT (SEE LINE TABLE)
S.V.T.	SIGHT VISIBILITY TRIANGLE (SEE DETAIL)
S.W.E.	SIDEWALK EASEMENT (SEE DETAIL)
D.E.	DRAINAGE EASEMENT
(M)	MEASURED DATA
(R)	RECORDED DATA
VNAE	VEHICULAR NON ACCESS EASEMENT
▣	FOUND MONUMENT AS NOTED
⊙	SET BRASS CAP FLUSH
△	LOT CORNER SET PK NAIL W/TAG RLS 45835
○	LOT CORNER SET 1/2" REBAR RLS 45835
=====	SUBDIVISION BOUNDARY LINE / R/W LINE
-----	EXISTING RIGHT-OF-WAY LINE
- - - - -	VEHICLE NON-ACCESS EASEMENT
- - - - -	PUBLIC UTILITY EASEMENT LINE
- - - - -	SECTION LINE & CENTERLINE
=====	PROPERTY LINE

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1, MONUMENTED BY A 1" IRON PIPE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 1, MONUMENTED BY A 1" IRON PIPE, BEARS AS A BASIS OF BEARINGS SOUTH 89 DEGREES 23 MINUTES 12 SECONDS EAST, A DISTANCE OF 2636.42 FEET;
THENCE SOUTH 89 DEGREES 23 MINUTES 12 SECONDS EAST, ALONG THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 300 FEET;
THENCE NORTH 00 DEGREES 57 MINUTES 34 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE, A DISTANCE OF 55.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 00 DEGREES 57 MINUTES 34 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 303, A DISTANCE OF 345.00 FEET;
THENCE NORTH 05 DEGREES 23 MINUTES 06 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 266.95 FEET;
THENCE SOUTH 89 DEGREES 02 MINUTES 26 SECONDS EAST, ALONG THE SOUTH LINE OF NORTHWEST RANCH UNIT 2 PHASE F, RECORDED AT BOOK 567 OF MAPS, PAGE 19, MARICOPA COUNTY RECORDER'S OFFICE AND NORTHWEST RANCH UNIT 2 PHASE G, RECORDED AT BOOK 567 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDER'S OFFICE, A DISTANCE OF 952.38 FEET;
THENCE SOUTH 00 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID NORTHWEST RANCH UNIT 2 PHASE G, A DISTANCE OF 604.73 FEET;
THENCE NORTH 89 DEGREES 23 MINUTES 12 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 55.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 1, SAID LINE ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWAY ROAD, A DISTANCE OF 926.55 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PROPERTY CONVEYED TO STATE OF ARIZONA, DEPARTMENT OF TRANSPORTATION BY THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 02, 2011 AS 2011-0369161 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, WHICH LIES BETWEEN THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 303L (BOB STUMP MEMORIAL PARKWAY) AND THE FOLLOWING DESCRIBED NEW RIGHT OF WAY LINE:

NEW RIGHT OF WAY LINE DESCRIPTION:

COMMENCING AT A MARICOPA COUNTY 2003 ALUMINUM CAP 0.1 FOOT BELOW SURFACE STAMPED 'LS 29891' MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 1, BEING NORTH 89 DEGREES 46 MINUTES 46 SECONDS WEST 2636.63 FEET FROM A MARICOPA COUNTY ALUMINUM CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 1;
THENCE ALONG THE SOUTH LINE OF SAID SECTION 1 SOUTH 89 DEGREES 46 MINUTES 46 SECONDS EAST 602.14 FEET;
THENCE NORTH 00 DEGREES 13 MINUTES 14 SECONDS WEST 55.00 FEET TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF GREENWAY ROAD, ALSO BEING POINT 'A' FOR LATER IDENTIFICATION;
THENCE ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF GREENWAY ROAD NORTH 89 DEGREES 46 MINUTES 46 SECONDS WEST 94.00 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 78 DEGREES 10 MINUTES 02 SECONDS WEST 188.96 FEET;
THENCE NORTH 10 DEGREES 24 MINUTES 16 SECONDS WEST 118.03 FEET TO THE POINT OF ENDING ON SAID EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 303.

SERVING UTILITIES:

SEWER	CITY OF SURPRISE
WATER	EPCOR
ELECTRICITY	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK INC.
CABLE TV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS COMPANY
FIRE AND EMERGENCY	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

LOT AREAS:

LOT 1: 8.869 ACRES (386,351 S.F.)±
LOT 2: 1.578 ACRES (68,723 S.F.)±
LOT 3: 1.284 ACRES (55,948 S.F.)±
LOT 4: 1.126 ACRES (49,048 S.F.)±

BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF SOUTH 89°46'46" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE RECORD OF SURVEY PLSS SUBDIVISION, RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS, 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:

INVESTOR'S WARRANTY OF AMERICA, LLC, AN IOWA LIMITED LIABILITY COMPANY, ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, 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 LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

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

COUNTY RECORDER:

CITY OF SURPRISE CASE NO. FS17-061

NO.	DATE	REVISION	BY
1	3/22/17	CITY 1ST REVIEW	JDH
PURPOSE: FINAL PLAT			

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



FINAL PLAT
"GREENWAY CROSSING"
A FINAL PLAT IN THE CITY OF SURPRISE ARIZONA

SECTION: 01
TWNSHP: 3N
RANGE: 2W

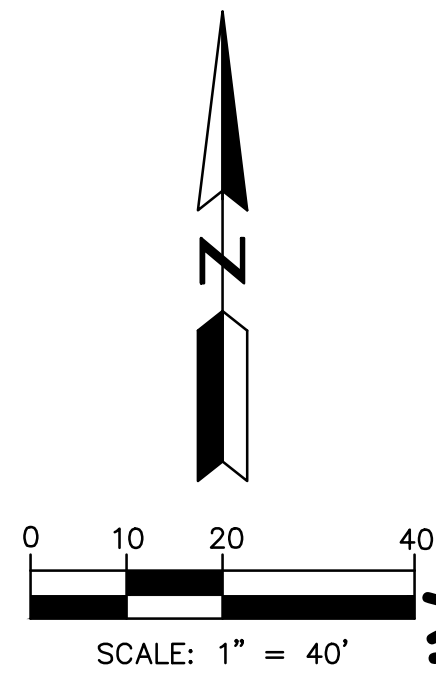
JOB NO.:
AEG0001-SP

SCALE
N.T.S.

SHEET
2 OF 3

FINAL PLAT
"GREENWAY CROSSING"

A FINAL PLAT IN THE CITY OF SURPRISE ARIZONA
A PARCEL OF LAND, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 3
NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA
COUNTY, ARIZONA.



ARIZONA STATE ROUTE

N. 166TH
LANE

NORTHWEST RANCH UNIT 2
PHASE F
567/19

NORTHWEST RANCH UNIT 2
PHASE G
567/20

FND. 1/2" REBAR & CAP
STAMPED "LS 28232"

FND. PK NAIL
W/TAG "21782"

LOOP 303

W. DESERT
LANE

LOT 1
8.869 ACRES
(386,351 S.F.)±

LOT 4
1.126 ACRES
(49,048 S.F.)±

LOT 3
1.284 ACRES
(55,948 S.F.)±

LOT 2
1.578 ACRES
(68,723 S.F.)±

NORTHWEST RANCH UNIT 2
PHASE G
567/20

S. 1/4, COR. SEC. 1,
T.3N., R.2W. FND. ALUM
CAP FLUSH

ADOT RIGHT OF
WAY INST.
NO. 11-0369161
M.C.R.

WEST

FND. PK NAIL
W/TAG "21782"

GREENWAY

ROAD

S.E. COR. SEC. 1,
T.3N., R.2W. FND. ALUM
CAP FLUSH

S89°46'46"E 507.70'

N0°13'14"E 55.00'

S89°46'46"E 222.98'

S89°46'46"E 719.18'

S89°46'46"E (R2,M) (BASIS OF BEARING) S. LINE S.E. 1/4 SEC. 1, T.3N., R.2W. 2636.55'(R2) 2636.56'(M)

S89°46'46"E 719.18'

S89°46'46"E 1409.67'

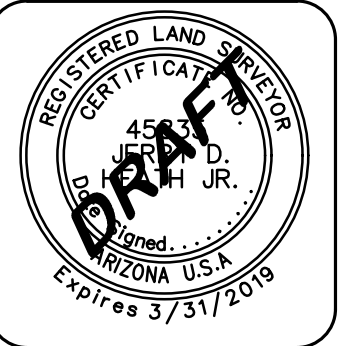
CITY OF SURPRISE CASE NO. FS17-016

NO.	DATE	REVISION	BY
1	3/22/17	CITY 1ST REVIEW	JDH
PURPOSE:			FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



FINAL PLAT
"GREENWAY CROSSING"
A FINAL PLAT IN THE CITY OF SURPRISE ARIZONA

SECTION: 01
TOWNSHIP: 3N
RANGE: 2W

JOB NO.:
AEG0001-SP

SCALE
1"=40'

SHEET
3 OF 3



**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

9 February 2017

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

Re: FS17-061; Greenway Crossings

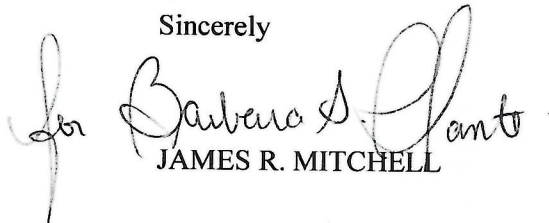
Dear Ms. Donaldson

Thank you for the opportunity to comment on the Final Plat, Master and Specific Site Plan Application for Greenway Crossings. The existing project on this site was for an approximately 67,182 sf shopping center located on one parcel of approximately 12.86 acres of land at the Northeast Corner of Loop 303 and W Greenway Road in Surprise, Arizona. The project was previously presented to the City on May 5, 2016 to subdivide the lot into three lots. This proposed project is to divide the existing single lot into four separate parcels with a new Plat. It is proposed that the three new parcels on the front (south) part of the lot will be developed with a mix of retail and restaurants with drive-thru facilities. The existing shopping center will be on an additional lot. The property is 2.97 miles outside the 1988 JLUS 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" also defined by A.R.S. § 28-8461.

This request, as stated in the project narrative will not negatively impact flying operations at Luke AFB. If approved the site will be located within the "territory in the vicinity of a military airport," and will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely


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 W

From: Michael Wilson [mailto:MWilson@azdot.gov]
Sent: Monday, February 06, 2017 10:16 AM
To: Jamie Sullivan
Cc: Michael Wilson; Vanessa Nunez
Subject: Greenway Crossing / Final Plat Review

Jamie.....We have no new comments regarding final plat review for Greenway Crossing.

I'd previously commented on this during the prelim plat review on 11/16/16. Traffic entry points are the same so nothing new to add.

Because of the close proximity of this new development to the 303, if the developer has any "freeway noise questions", he can contact Ivan Racic, who is ADOT's Noise Specialist. Ivan can assist in those kinds of questions. His number is 602.712.6161
Iracic@azdot.gov

Thanks for the opportunity to comment.....Mike

Mike Wilson, SR/WA
ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coordination
Right of Way Agent III
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175
WWW.AZDOT.GOV

From: Leslie Jarrell [mailto:LeslieJ@mwdaz.com]
Sent: Thursday, February 09, 2017 3:15 PM
To: Jamie Sullivan
Cc: Chris Cain; Debbie Trasancos
Subject: FS17-061 Greenway Crossing Electronic Submittal

Jamie,

Thank you for providing the electronic submittal for **Greenway Crossing FS17-061**. MWD has reviewed this submittal and determined that the project does not impact MWD. Thanks again.

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



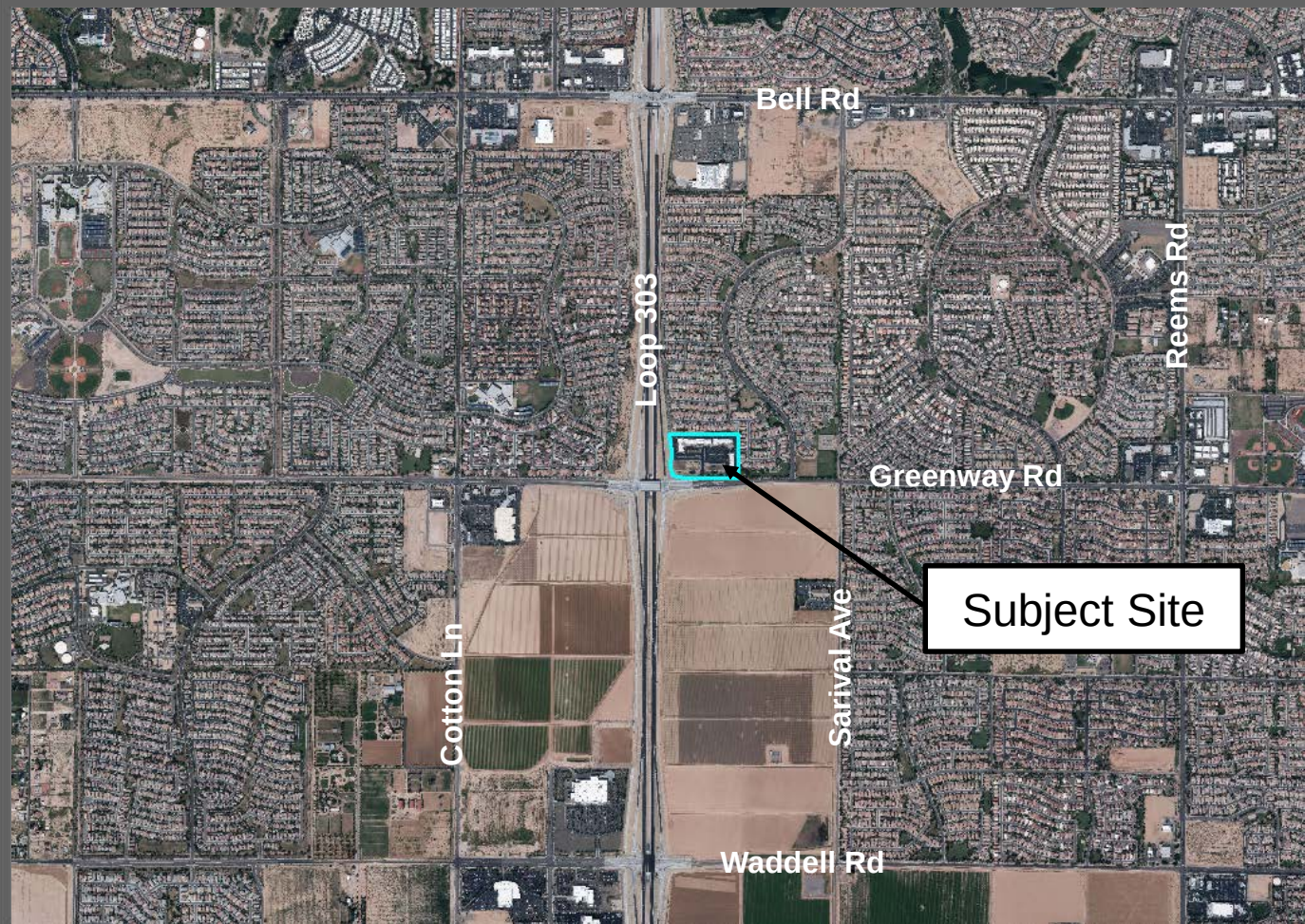
FS17-016 Greenway Crossings Final Plat

City Council
June 6, 2017



FS17-061
Greenway
Crossings
Final Plat

Vicinity Map



Subject Site



North

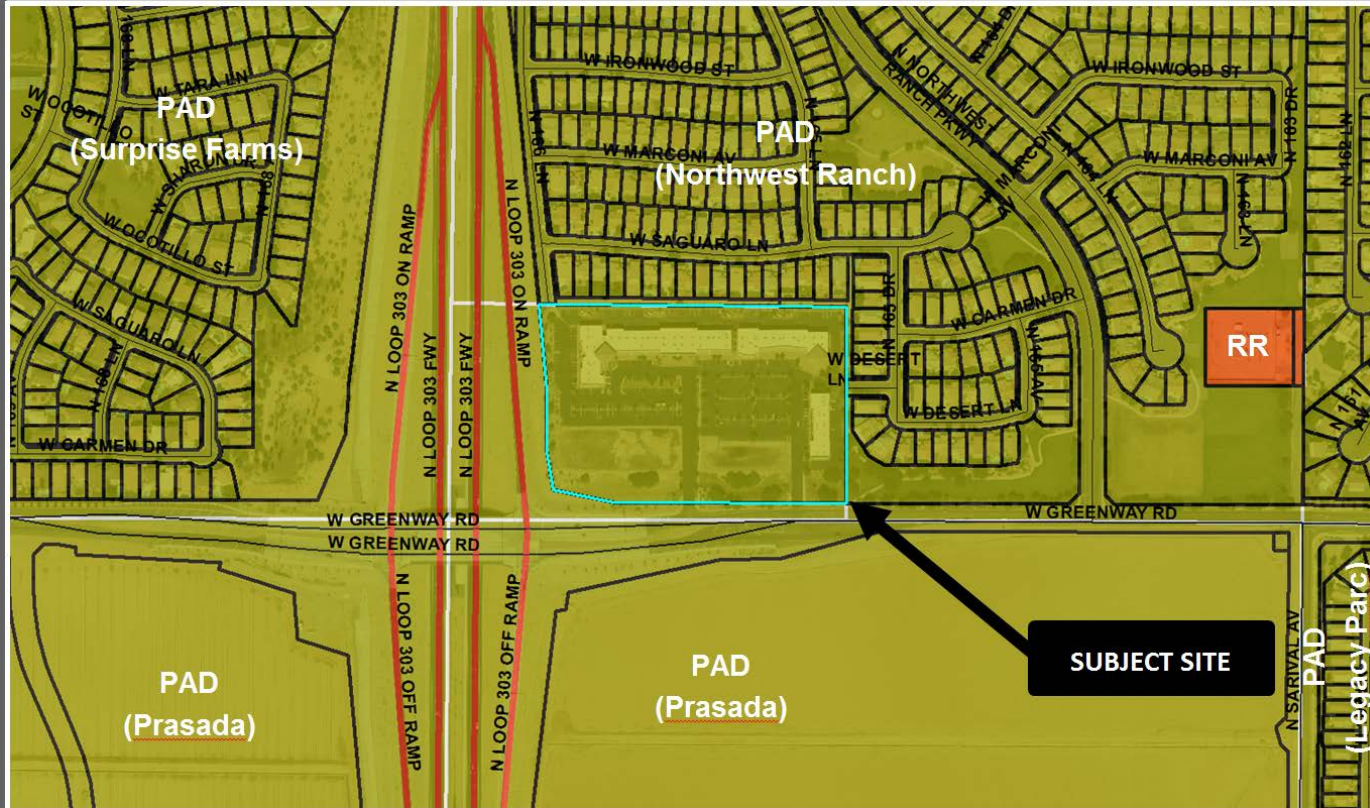


1 Mile



FS17-061
Greenway
Crossings
Final Plat

Case Map



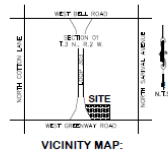
North

1/4 Mile



FINAL PLAT **"GREENWAY CROSSING"** **A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA**

A PARCEL OF LAND, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASIN AND METEORAL, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

PURPOSE:		FINAL PLAY	
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A PARCEL OF LAND, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 01, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE	PUBLIC UTILITY EXISTENT
R/W	RIGHT-OF-WAY
P/L	PROPERTY LINE
N/C/L	NATIONAL HIGHWAY RECORDS
M/C/D	MARICOPA COUNTY HIGHWAY DEPARTMENT
CO/S	CITY OF SURPRISE
A/E	ACCESS EXISTENT
APN	ASSESSOR'S PARCEL NUMBER
TRN	TEMPORARY EJECTION NUMBER
TH	TEMPORARY EXISTENT (USE LINE THREE)
LT	LEFT PROPERTY TURN/OUT (SEE DETAIL)
SR/E	SEWER EXISTENT (SEE DETAIL)
GE	GRADE EXISTENT
(N)	NEIGHBORED DATA
(R)	RECORDED DATA
WAE	WETLAND NON ACCESS EXISTENT
0	POINT MONUMENT AS NOTED
0	ROUND BUSH CAP FLUSH
A	ADJUTANT GENERAL'S FIELD SURVEY OLD
L	LOCAL SURVEY SET 1/2" BEARING AND DISTANCE
S	SUBSTANTION BOUNDARY LINE / R/W LINE
0	EXISTING RIGHT-OF-WAY LINE
0	EXISTING NON-ADJACENT EXISTENT
0	PUBLIC UTILITY EXISTENT LINE
0	EXISTENT A - IDENTIFY LINE
0	PROJECTED LINE

[illegible]

SEWER	CITY OF SURPRISE
WATER	EPICOR
DETRITUS	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK INC.
CABLE TV	COX COMMUNICATIONS
GAS	SOUTHWEST GAS COMPANY
FIRE AND EMERGENCY	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

LOT 1: 8.869 ACRES (386,351 S.F.)±
LOT 2: 1.578 ACRES (68,723 S.F.)±
LOT 3: 1.264 ACRES (55,948 S.F.)±
LOT 4: 1.126 ACRES (49,048 S.F.)±

DATE OF HEARING FOR THIS SURVEY IS A HEARING OF SOUTH 89°45'46" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE CILA AND SALT RIVER BASIN AND VEREBIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE RECORD OF SURVEY PLSS SUBMISSION, RECORDED IN BOOK 661, PAGE 16, MARICOPA COUNTY RECORDS, ARIZONA.

THE LOTS DEPICTED ON THIS PLAN ARE LOCATED WITHIN THE VICINITY OF LANE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY TEST AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOUND BUILDING ATTENUATION STANDARDS ADOPTED BY THE CITY OF GADSDEN. A MAP DEPICTING THE SOUND BUILDING ATTENUATION STANDARDS IN RELATION TO THIS PLAT SHALL BE SUPPLIED IN ALL PLAT, PRELIMINARY AND FINAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF GADSDEN COMMUNITY DEVELOPMENT DEPARTMENT.

[illegible]

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

FINAL PLAT
"GREENWAY CROSSING"
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

SECTION: 01
TURNS: 3N
RANGE: 2W

JOB NO.:
AE0001-S

SCALE
N.T.S.

SHEET
2 OF 3

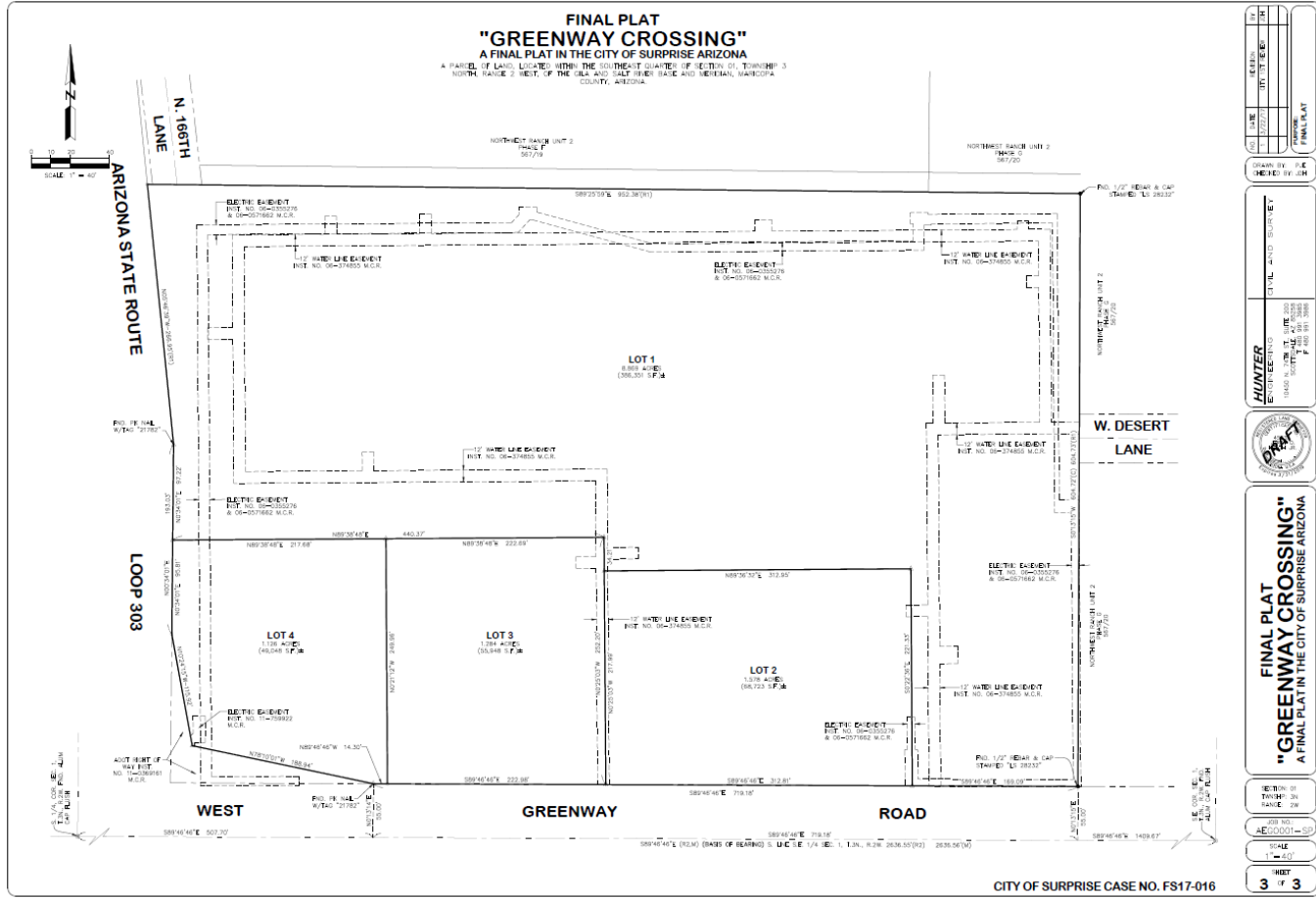
FS17-061
Greenway
Crossings
Final Plat

Final Plat



FS17-061 Greenway Crossings Final Plat

Final Plat



NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50
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HUNTER
SCHOOL LAND
DIST. NO. 06-078855 W.C.R.

DRAFT

FINAL PLAT
"GREENWAY CROSSING"
A FINAL PLAT IN THE CITY OF SURPRISE, ARIZONA

SECTION 05

TOWNSHIP 3 NORTH

RANGE 2 WEST

SCALE
1" = 40'

SHEET
3 OF 3



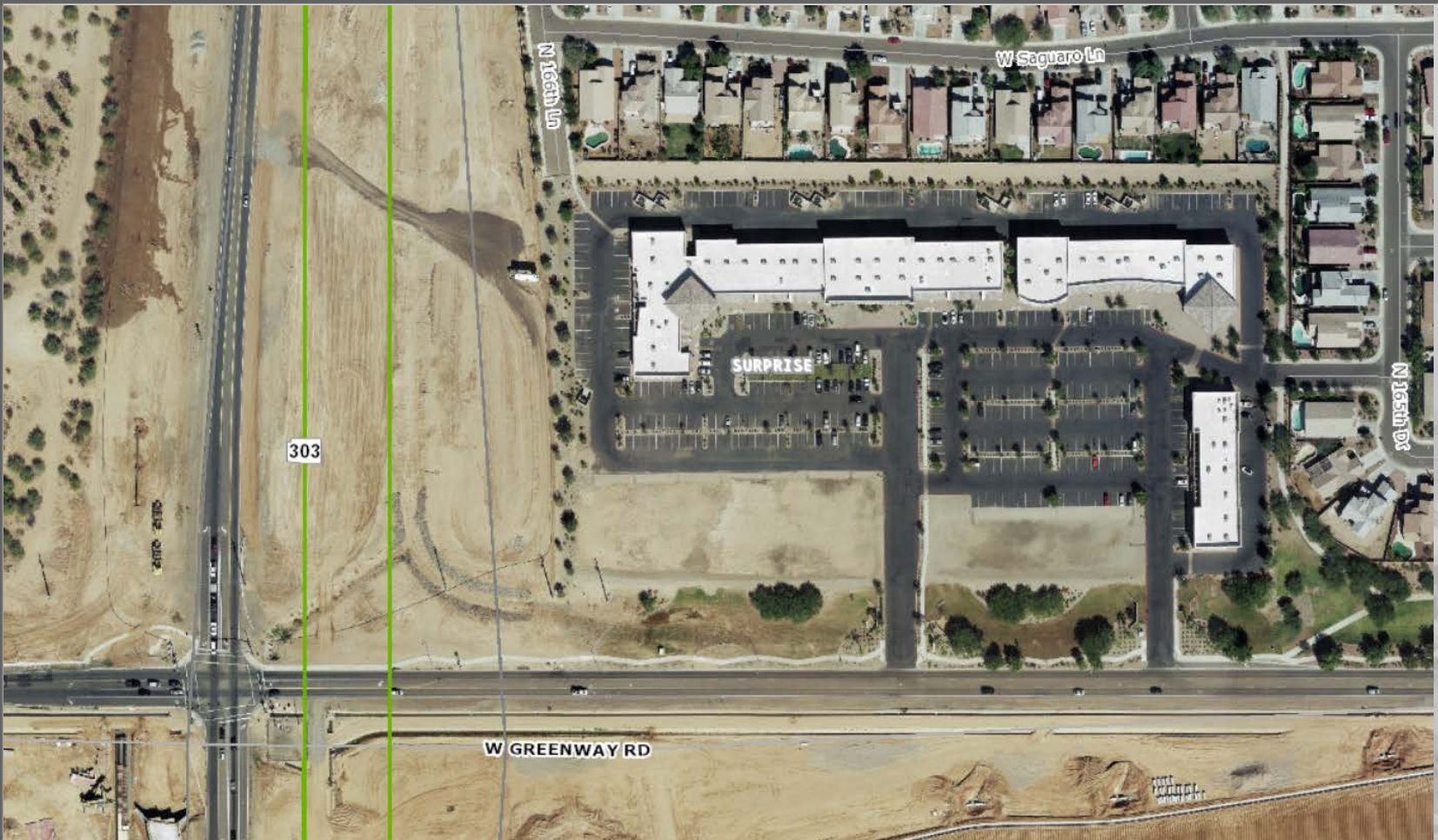
SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

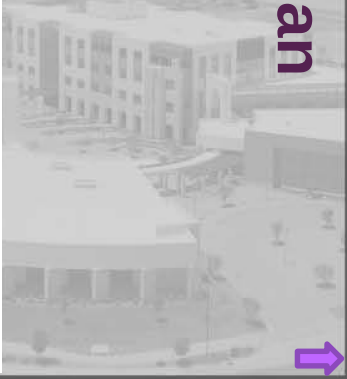


Channel Condition



Channel Condition









[Vicinity Map](#)

[Case Map](#)

[Final Plat](#)

[Channel Condition](#)

[Site Plan](#)

[Landscape Plan](#)



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date:	June 6, 2017	Contact Person:	Terry Lowe, Water Resource Management Director
Submitting Department:		District:	6
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and action pertaining to a FY2017 budget amendment by reallocating appropriations of \$2,245,700 and acceptance of a special warranty deed from Marley Park Phase II LLC for a Well Site No. 2 located in Marley Park near Cactus Road and 143rd Avenue and the associated infrastructure; Resolution # 2017-61.

Motion:

I move to approve Resolution # 2017-61.

Background:

The well site and infrastructure being dedicated to the City was approved by City Council in October 2000, in the Pre-Annexation Development Agreement. In the Agreement, the City required the developer to build the well and associated infrastructure and turn it over to the city. The Public Works Department conducted the final inspection of the Marley Park Well Site No. 2 on or about April 17th, 2017 and determined that the infrastructure was compliant and acceptable to the city.

Objective Analysis:

The improvements for this property convey raw water from the well site to the City's water facility. This action will accept the special warranty deed for the well site and accept the associated required infrastructure.

Policy Compliant:

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

Financial Impact:

The acceptance of 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 \$2,428,454. Per section 7.6 of the Pre-Annexation and Development Agreement, the City is obligated to reimburse the developer a total of \$2,403,244 using the onsite water system impact fees. Approval of this item will authorize total expenditures in the amount of \$2,245,700 for the Marley Park developer reimbursement of infrastructure included with this item.

Budget Impact:

Funding for water infrastructure maintenance is included in the Water Operations Fund. The anticipated incremental additional maintenance expense associated with the acceptance of the infrastructure will be incorporated in future budgets. Approval of this item will allow for the reallocation of appropriations in the amount of \$2,245,700 from contingency within the Grants Fund to the Water Systems SPA 1 Development Fee Fund to establish a project and budget for the Marley Park developer reimbursement. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget for FY2017.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Inspection Sign Off Form](#)
 - ☐ [Resolution 2017-61](#)
-



PROJECT SIGN OFF FORM

PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 4/19/2017 _____ Commercial ☒ Commercial w/Offsite _____ Residential

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

4/17/2017 Date of Punch-List Walk 4/19/2017 Date Punch-List Completed

FS Number: FS15-059

Permit Number(s): E16P-0113, 0112, 0111

Project Name: Marley Park Phase 3 Well NO 2

Project Description (Phase/Parcel): _____

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

Felix Construction Company

1326 W. Industrial Drive Coolidge AZ, 85128

MAG TIP Reporting:

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

MATERIALS:

Asphalt: N/A Supplier _____ Total Lane Miles _____ Total Square Yards _____

Water: N/A Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

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

Sewer: N/A Size/Type _____ Total Linear Feet _____ Size/Type _____ Total Linear Feet _____

Size/Type _____ 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

N/A Final Certification Letter from Engineer of Record

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

☒ Complete Geotechnical Testing Packet

N/A Asphalt Concrete Ticket w/ Name of Contractor

N/A Sewer Pressure Testing Results

N/A 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)

N/A Sewer Videos with Operators Notes (inc. re-videos)

_____ Updated asbuilt CAD base files (copy on CD)

Other Sewer Manhole, Driveway Approaches, Grading and Drainage (Specify)

APPROVAL:

Civil Inspector: [Signature]

Date: 4/19/2017

Civil Engineering Supervisor: [Signature]

Date: 4/19/17

RESOLUTION # 2017-61

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET BY REALLOCATING APPROPRIATIONS OF \$2,245,700 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE WATER SYSTEMS SPA 1 DEVELOPMENT FEE FUND; ACCEPTING A SPECIAL WARRANTY DEED FROM MARLEY PARK PHASE II LLC, FOR A WELL SITE IN MARLEY PARK NEAR CACTUS ROAD AND 143RD AVENUE; AND CONDITIONAL ACCEPTANCE OF THE WELL AND WELL SITE INFRASTRUCTURE.

WHEREAS, Marley Park Phase II LLC conveys to the City the real property identified in Exhibit B;

WHEREAS, through the acceptance of the Special Warranty deed, the City of Surprise accepts the land associated with the well site;

WHEREAS, the city conditionally accepts the infrastructure under the conditions described in Exhibit C;

WHEREAS, development reimbursements are required per the associated development agreement from the Water Systems SPA 1 Development Fee Fund;

WHEREAS, these amendments will allow the City to have current and updated budgetary amounts;

WHEREAS, the FY2017 budget was adopted by Council Resolution #2016-81 on June 21, 2016;

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, 2016 through June 30, 2017.

Section 2. The City of Surprise accepts the Special Warranty deed as defined in Exhibit B, attached and by this reference incorporated.

Section 3. The City of Surprise conditionally approves the infrastructure related to the well site subject to a one-year warranty period as reflected in Exhibit C, D and E, attached and by this reference incorporated.

Section 4. Council authorizes this conditional acceptance, with final acceptance to be approved by staff upon compliance with City warranty requirements per Exhibit C.

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 # 2017-61

Exhibit A

The FY2017 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. Additionally, these reallocations do not increase or decrease the total budget.

- Expenditures** – The allocations below represent a reallocation of appropriations in the amount of \$2,245,700 from contingency within the Grants Fund to the Water Systems SPA 1 Development Fee Fund to establish a budget for the Marley Park developer reimbursement. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority.

Fund / Dept./Category or Project	Current Appropriation	Increase (Decrease)	Amended Appropriation
Water Sys SPA1 Dev Fee / Marley Park Well #D18010	0	2,245,700	2,245,700
Grants / General Operations / Contingency	17,213,200	(2,245,700)	14,967,500
	\$17,213,200	\$0	\$17,213,200

Exhibit B

Special Warranty Deed

When recorded, mail to:

City of Surprise
12425 West Bell Road
Surprise, Arizona 85374
Attn: City Attorney

SPECIAL WARRANTY DEED

MARLEY PARK PHASE II LLC, an Arizona limited liability company (“**Grantor**”), hereby conveys to THE CITY OF SURPRISE, an Arizona municipal corporation (the “**City**”), the real property situated in Maricopa County, Arizona and more particularly described in Exhibit “A” attached hereto (the “**Property**”).

Notwithstanding anything to the contrary in this instrument, the foregoing dedication, and acceptance by the City of such dedication, shall be subject to the following matters:

The conveyance of the Property to the City is subject to all patent reservations, obligations, liabilities or other matters of record or to which reference is made in the public record; and any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal, including without limitation that certain Pre-Annexation and Development Agreement recorded on November 3, 2000 as Document No. 00-0849683, in the official records of Maricopa County, Arizona, as amended.

Grantor hereby binds itself and its successors to warrant and defend the title of the Property against all of the acts of Grantor and no other, subject to the matters set forth above.

DATED: _____, 2017.

MARLEY PARK PHASE II LLC, an Arizona
limited liability company

By: DMB Associates, Inc., an Arizona
corporation, Manager

By: _____

Its: _____

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, by _____, the _____ of DMB Associates, Inc., an Arizona corporation, as Manager of Marley Park Phase II LLC, an Arizona limited liability company.

My Commission Expires:

Notary Public

ACCEPTANCE AND AGREEMENT:

The City of Surprise hereby accepts the foregoing conveyance of real property.

CITY OF SURPRISE, an Arizona municipal corporation

By: _____

Its: _____

ATTEST:

Sherry Ann Aguilar, City Clerk

APPROVED AS TO FORM:

Robert Wingo, City Attorney

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

May 5, 2017
WP# 123890.82
Page 1 of 3
See Exhibit "A"

PARCEL DESCRIPTION
Marley Park Parcels 17 and 18
Well Site

A portion of Tract C17 as shown on a Final Plat for Marley Park Parcels 17 and 18, recorded in Book 1195, page 14, Maricopa County Records (M.C.R.), lying within Section 16, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Tract C17, from which the southwest corner of said Tract, bears North 89°58'52" West, (basis of bearing) a distance of 89.00 feet, said southeast corner being the **POINT OF BEGINNING**;

THENCE along the south line of said Tract, North 89°58'52" West, a distance of 87.00 feet, to the east line of the west 2 feet of said Tract;

THENCE leaving said south line, along said east line, North 00°01'07" East, a distance of 197.50 feet;

THENCE leaving said east line, South 89°58'52" East, a distance of 80.00 feet, to the west line of the east 7 feet of said Tract;

THENCE along said west line, South 00°01'08" West, a distance of 58.00 feet;

THENCE leaving said west line, South 89°58'52" East, a distance of 2.00 feet, to the west line of the east 5 feet of said Tract;

THENCE along said west line, South 00°01'08" West, a distance of 28.00 feet;

THENCE leaving said west line, South 89°58'52" East, a distance of 5.00 feet, to the east line of said Tract;

THENCE along said east line, South 00°01'08" West, a distance of 26.50 feet;

THENCE leaving said east line, North 89°58'52" West, a distance of 7.00 feet, to the west line of the east 7 feet of said Tract;

THENCE along said west line, South 00°01'08" West, a distance of 58.00 feet;

THENCE leaving said west line, South 89°58'52" East, a distance of 2.00 feet, to the west line of the east 5 feet of said Tract;

THENCE along said west line, South 00°01'08" West, a distance of 14.00 feet;

THENCE leaving said west line, South 89°58'52" East, a distance of 5.00 feet, to the east line of said Tract;

Parcel Description
Marley Park Parcels 17 and 18
Well Site

May 5, 2017
WP# 123890.82
Page 2 of 3
See Exhibit "A"

THENCE along said east line, South 00°01'08" West, a distance of 13.00 feet, to the **POINT OF BEGINNING**.

Containing 16,160 square feet or 0.3710 acres, more or less.

Subject to existing right-of-way and easements.

This parcel description is based on the Final Plat of Marley Park Parcels 17 and 18, recorded in Book 1195, page 14, M.C.R. and other client provided information. This parcel description is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May 2017. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2012 Parcel Descriptions\123890.82 Marley Park Parcels 17 & 18 Well Site L03 05-05-17.docx



EXPIRES 03-31-19

CHARTER OAK ROAD

8' P.U.E.
BK. 1195,
PG. 14,
M.C.R.

143RD DRIVE

2.00'

7.00'

31' R/W
BK. 1195,
PG. 14,
M.C.R.

35' R/W
BK. 684,
PG. 33,
M.C.R.

5.00'

TRACT C17
BK. 1195, PG. 14, M.C.R.

7.00'

8' P.U.E.
BK. 1195,
PG. 14,
M.C.R.

5.00'

143RD AVENUE

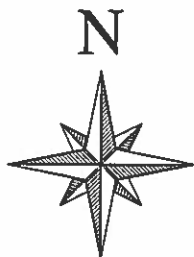
52' R/W
BK. 1195, PG.
14, M.C.R.

SOUTHWEST
CORNER OF
TRACT C17

N89°58'52"W 89.00'

TRACT B17
BK. 1195, PG. 14, M.C.R.

SOUTHEAST
CORNER OF
TRACT C17
P.O.B.



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EXPIRES 03-31-19

EXHIBIT "A"

MARLEY PARK PARCEL 17 AND 18

WELL SITE

05/05/2017

123890.82

PAGE 3 OF 3

NOT TO SCALE

T:\2012\123890R\Legal\3890-L03.dwg

EXHIBIT C

Conditional Acceptance Letter for Marley Park Well No. 2



Water Resource Management Department

16000 North Civic Center Plaza

Surprise, Arizona 85374

Phone 623-222-7000

Fax 623-222-7001

May 8, 2017

Marley Park Phase II LLC
Attn: David Nilsen
7600 E. Double Tree Ranch Road
Suite 300
Scottsdale, AZ 85258

RE: CONDITIONAL ACCEPTANCE LETTER FOR MARLEY PARK WELL NO. 2

The City of Surprise Water Resource Management Department has completed its final inspection and walk through for the following infrastructure improvements:

New well – motor, pump, and associated mechanical control equipment

New piping, valves, and fittings generally associated with the upgrades described above

The improvements are in substantial compliance with the approved plans and specifications. The City of Surprise conditionally accepts the referenced project for ownership, operations, and maintenance subject to the following conditions:

1. The Developer shall guarantee the work of the above referenced improvements against workmanship, materials, and water quality for a period of one (1) year from the date of this letter.
2. The Developer shall ensure that Marley Park Well 2 will be permitted as a Recovery Well with the Arizona Department of Water Resources (ADWR) prior to December 29, 2017.
3. The Developer and the City will work together in a cooperative effort to provide reciprocal well impact waivers for the City's two existing wells and the Developer's future wells as may be necessary to maximize production.
4. Currently Marley Park Well #2 produces water with fluoride concentrations above the secondary water quality standard (SMCL) of 2.0 parts per million (ppm). The well currently does not exceed the maximum contaminate level (MCL) of 4 ppm. Based on the current fluoride levels the City is able to blend this well with other City wells and reduce the fluoride levels below 2 ppm. In the event fluoride levels should rise within this well, the Developer would be responsible for providing additional fluoride treatment. The additional treatment recommended is defined within the Wilson Engineering Marley Park Well No 2 Evaluation Report, Appendix B, dated October 2012.
5. Fluoride remediation acceptable to the City or an alternative source of water to achieve quantity and quality levels required pursuant to this agreement must be in service within one (1) year of the exceeding the 4 ppm MCL event, referenced in Condition 4.

If you have any questions or concerns, you can reach me at 623-222-7000.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Lowe', with a long horizontal stroke extending to the right.

Terry Lowe
Director,
Water Resource Management Department

Cc: Mike Gent, Public Works
David Mobley, Public Works
Holly Osborn, Finance
File

Karl Zook, Public Works
David Kohlbeck, Public Works

Exhibit D

List and Cost of Improvements

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 05/18/2017
Re: Marley Park Well Site No. 2 Improvements and City Acceptance

The public improvements for the above project have been completed and are on the June 2, 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.

- Well Site - \$2,403,244.07
 - o Design: \$594,239.55
 - o Construction Administration: \$7,467.37
 - o Construction (Site): \$62,907.18
 - o Construction (Equipping): \$1,124,952.47
 - o Construction (Drilling): \$613,677.50
- Well Site Property - \$25,209.60

Exhibit E

Marley Park Well No. 2 Location Map



MARLEY PARK PHASE 3

Well No. 2



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date:	June 6, 2017	Contact Person:	Edith Baltierrez, City Manager's Office
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to an amendment of the fiscal year 2017 budget by reallocating appropriations within the General Fund in the amount of \$35,400 from services and supplies within the Arts and Cultural program for the purpose of establishing seven projects related to the newly adopted plan for Art in Public Places at Surprise City Hall; Resolution # 2017-62.

Motion:

I move to approve Resolution # 2017-62.

Background:

The Arts and Cultural Advisory Commission in conjunction with City staff has established a display plan identifying how art can be integrated into the City of Surprise's City Hall facility. The Commission received City Council approval for adoption of the plan and to move forward with seven (7) new art project recommendations utilizing FY2017 funds available within the Surprise Arts and Cultural Advisory Commission budget to support the efforts of the City Hall display plan.

Objective Analysis:

This would directly support the City's goal and policy of the ratified General Plan 2035's Art and Culture Element to incorporate arts programs and projects. This will also contribute towards satisfying part of Section 2-299 (d) 1 of the Surprise municipal code which states, "Develop and present to City Council an Art Master Plan that will identify suitable art projects for city buildings or property, including location and size."

Policy Compliant:

The proposed plan is consistent with City and Council policies. The plan was developed in accordance with existing City protocol.

Financial Impact:

This action will allow for the one-time expenditure of \$35,400 in professional and outside services for

seven art related projects. Any unspent funding will be carried forward within the project to FY2018 for completion.

Budget Impact:

This action will reallocate appropriations in the amount of \$35,400 within the General Fund from supplies and services within the Arts and Cultural program to professional and outside services to establish seven art projects without exceeding the approved total annual budget for FY2017. Any unspent appropriation will be carried forward within the project and will be included as part of the FY2018 budget.

FTE Impact:

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

ATTACHMENTS:

Click to download

☐ [Resolution 2017-62 052217](#)

RESOLUTION # 2017-62

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET BY REALLOCATING APPROPRIATIONS OF \$35,400 WITHIN THE GENERAL FUND TO ESTABLISH SEVEN ART PROJECTS RELATED TO THE PLAN FOR ART IN PUBLIC SPACES AT SURPRISE CITY HALL.

WHEREAS, the Arts and Cultural Advisory Commission in conjunction with City staff established a display plan identifying how art can be integrated into the City of Surprise's City Hall facility;

WHEREAS, this action will directly support the City's goal and policy of the ratified General Plan 2035's Art and Culture Element to incorporate arts programs and projects;

WHEREAS, this plan will contribute towards satisfying part of Section 2-299 (d) 1 of the Surprise Municipal Code which states, "Develop and present to City Council an Art Master Plan that will identify suitable art projects for City buildings or property, including location, and size";

WHEREAS, the Arts and Cultural Advisory Commission received City Council approval of the plan and carrying out seven (7) new art projects;

WHEREAS, the City of Surprise Public Art Policies and Procedures Guide requires City Council approval of the seven (7) new art project expenditures recommended from this plan;

WHEREAS, movement of authority for the art projects identified in the plan is necessary for tracking purposes;

WHEREAS, this amendment will allow the City to have current and updated budgetary amounts and help the City Manager's Office manage the Arts and Cultural projects and line item expenditures;

WHEREAS, the FY2017 budget was adopted by Council Resolution #2016-81 on June 21, 2016;

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, 2016 through June 30, 2017.

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 # 2017-62
Exhibit A

The FY2017 Annual Budget is amended by reallocating appropriations among lawfully available appropriations to ensure the continued operations of the City of Surprise in the payment of necessary expenditures. These allocations do not represent an actual transfer of funds, but only a transfer of spending authority. Additionally, these reallocations do not increase or decrease the total budget.

General Fund, Program/Project, Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Arts and Cultural, Supplies	\$49,700	\$(32,500)	\$17,200
Arts and Cultural, Services	47,700	(2,900)	44,800
New Seating Area #R12010, Services	0	14,500	14,500
Art Exhibit Signage #R12020, Services	0	2,700	2,700
LED Lighting #R12030, Supplies	0	2,800	2,800
Interior Painting of Walls #R12040, Services	0	1,900	1,900
Protective Case #R12050, Services	0	3,600	3,600
Platform #R12060, Services	0	5,500	5,500
Mural #R12070, Services	0	4,400	4,400
	<u>\$97,400</u>	<u>\$0</u>	<u>\$97,400</u>

The fund changes are as follows:

- The amendment reallocates appropriations in the amount of \$35,400 within the General Fund, Arts and Cultural program to establish seven art projects related to the Plan for Art in Public Spaces at Surprise City Hall without exceeding the approved total annual budget for FY2017.



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date:	June 6, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:		District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a Zoning Change of Rancho Del Rey from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay, a 24.96 acre property generally located north of the Happy Valley Road alignment and east of the Bullard Avenue Alignment; Ordinance # 2017-11.

Motion:

Motion to approve Ordinance # 2017-11.

Background:

Kent Xander, of KAX Group, on behalf of HV 20. LLC et. al. requests approval of a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay. This intent of the Zone Change and Overlay is to bring the property in line with the adjacent Rancho Mercado PAD. The property is approximately 25 acres and will integrate with the Rancho Mercado development. The Planning and Zoning Commission heard the request during their regular meeting of May 4, 2017 and recommended approval per staff recommended stipulations “a” and “b”.

Objective Analysis:

The intent of the proposed Zone Change is to allow development of the subject property to occur in a manner that is consistent with the surrounding Rancho Mercado PAD. The base zoning will be RM-9, which would allow up to 9 dwelling units per acre (DU/Ac); however, through the PUD Overlay, the developer proposes 117 dwelling units over approximately 25 acres for a gross density of 4.68 DU/Ac. While RL-5 might be closer to the proposed density, the development standards associated with the RM-9 zoning district are more in line with those of the PAD that surrounds the subject site. The applicant proposes 4.27 acres of open space, which will include a pocket park with playground equipment, ramada, picnic table, trash receptacle, shaded seating, and turf play areas. A trail will extend along the open space tract located along the west side of the property thereby connecting the two western cul-de-sacs.

Policy Compliant:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.68 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The General plan seeks appropriate buffers and transitions between the various Character Areas; however, since the subject request is consistent with the proposed development of the surrounding area, transition and buffering are not an issue.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-516 - Ranch Del Rey - Staff Report](#)
 - ☐ [01 - FS16-516 - Ranch Del Rey - Vicinity Map](#)
 - ☐ [02 - FS16-516 - Ranch Del Rey - Zone Change Case Map](#)
 - ☐ [03 - FS16-516 - Ranch Del Rey - Zoning Narrative](#)
 - ☐ [04 - FS16-516 - Ranch Del Rey - Luke AFB Comments](#)
 - ☐ [05 - FS16-516 - Ranch Del Rey - ADOT Comments](#)
 - ☐ [06 - FS16-516 - Ranch Del Rey - MWD Comments](#)
 - ☐ [07 - FS16-516 - Ranch Del Rey - Public Engagement Form](#)
 - ☐ [08 - FS16-516 - Ranch Del Rey - Presentation](#)
 - ☐ [Ordinance 2017-11 Rancho Del Rey Zone Change](#)
-

Case: FS16-516

Project Name: Rancho Del Rey

Council District: 1

Meeting Date: June 6, 2017

Planner: Robert H. Kuhfuss, AICP

Owner: HV 20, LLC et. al.

Applicant: Kent Xander of KAX Group

Request: Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) PUD

Site Location: Generally north of the Happy Valley Road alignment and east of the Bullard Avenue Alignment

Site Size: 24.96 gross acres (approx.)

Density: 4.68 DU/Ac

General Plan Conformance: The proposals advance the goals of the Surprise General Plan 2035.

Support/Opposition: No items of support or opposition received.

Commission

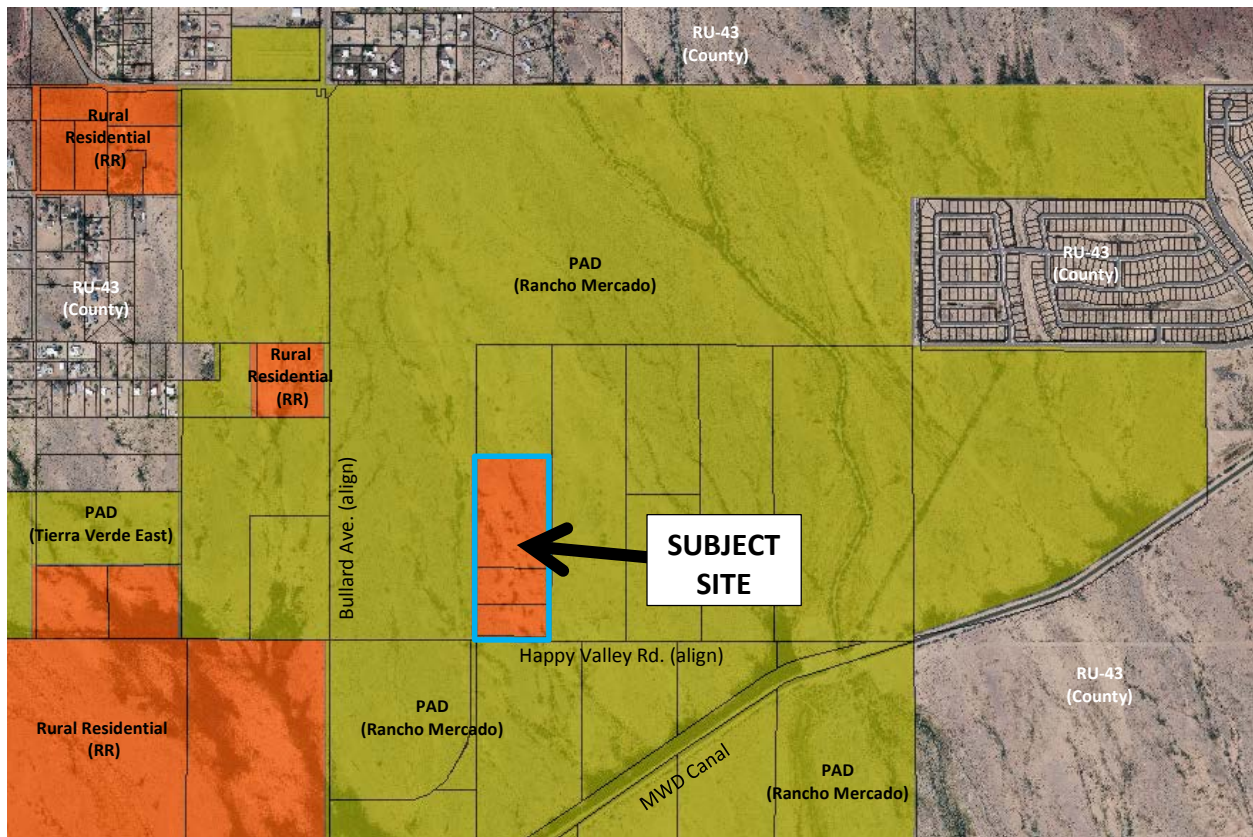
Recommendation: The Planning and Zoning Commission recommend **approval** of the proposed Zone Change to the City Council, subject to stipulations “a” and “b”.

Project Description:

Kent Xander, of KAX Group, on behalf of HV 20. LLC et. al. requests approval of a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay. This intent of the Zone Change and Overlay is to bring the property in line with the adjacent Rancho Mercado PAD. The property is approximately 25 acres and will integrate with the Rancho Mercado development.

Existing Zoning:

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



BACKGROUND:

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

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, Ordinance #07-46.

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

66
67 **January 5, 2016:** The City Council approved a Preliminary Plat for Rancho Mercado Unit 1 under
68 case FS15-069.

69
70 **June 16, 2016:** The Rancho Del Rey project was discussed at a Concept Review meeting under case
71 CR16-237.

72
73 **November 18, 2016:** The applicant filed a request for a Zone Change from RR to RM-9 PUD for
74 Rancho Del Rey under case FS16-516, the subject case.

75
76 **December 28, 2016:** The applicant conducted a Citizen Outreach meeting regarding the subject
77 request.

78
79 **May 4, 2016:** The Planning and Zoning Commission recommended approval subject to staff
80 recommended stipulations "a" and "b".

81
82 **Citizen Outreach:**

83
84 As noted above, the applicant held an outreach meeting on December 28, 2016, which was sparsely
85 attended. The request was also advertised per the SUDC and State Statute. No comments were
86 received either in support or opposition to the request.

87
88 **Analysis and Discussion:**

89
90 The subject property was an exception to the Rancho Mercado PAD, but is completely surrounded
91 by it. For all intents and purposes, the subject property is an infill project. The intent of the
92 proposed Zone Change is to allow development of this exception piece to occur in a manner that is
93 consistent with the surrounding PAD. The following Land Use map taken from the Rancho Mercado
94 PAD is annotated to show the location of the subject property relative to the surrounding PAD.

95
96 [See map on following page.]

[illegible]

The base zoning will be RM-9, which would allow up to 9 dwelling units per acre (DU/Ac); however, through the PUD Overlay, the developer proposes 117 dwelling units over approximately 25 acres for a gross density of 4.68 DU/Ac. While RL-5 might be closer to the proposed density, the development standards associated with the RM-9 zoning district are more in line with those of the PAD that surrounds the subject site, with certain deviations as articulated in the following table taken from Page 6 of the attached Zoning Narrative.

Table A
Proposed RM-9 PUD Development Standards

Min Standard	Rancho Mercado PAD MDR Development Standards (2)(5)(7)	Proposed Rancho Del Rey RM-9 PUD Development Standards (2)(5)(7)	RM-9 Conventional Development Standards
Minimum Width	45'	45'	40'
Site Average Area per Dwelling Unit	4,000 sf (8)	4,500 sf (8)	Min. Lot Area 4,500sf
Minimum Lot Depth	- (3)	- (3)	100'
Front Setback (Livable)	12'	12'	12'
Front Setback (Garage)	18' (7)	20' (1)(7)	20'
Interior Side	5'	5'	TBD at time of preliminary plat
Aggregate Side	10'	10'	TBD at time of preliminary plat
Corner Side	10'	10'	10'
Rear	10'	10'	20'
Maximum Width of Garage Door as a % of Lot Width		45% (6)	40%
Maximum Area of Driveway within Front Yard as % of Front Yard Area		45% (10)	30%
Maximum Building Height		30' (9)	35'
Building Coverage	TBD by Building Envelope (4)	TBD by Building Envelope (4)	

(1) Garage front setbacks maybe less than livable as sided-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' back-of- sidewalk.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patios, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the yard.

(3) No minimum site depth is required.

(4) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table A and Footnotes.

(5) Building setbacks apply equally to one and two story product.

(6) Increased from 40% to 45% (this will allow for 18' driveways and 2' returns).

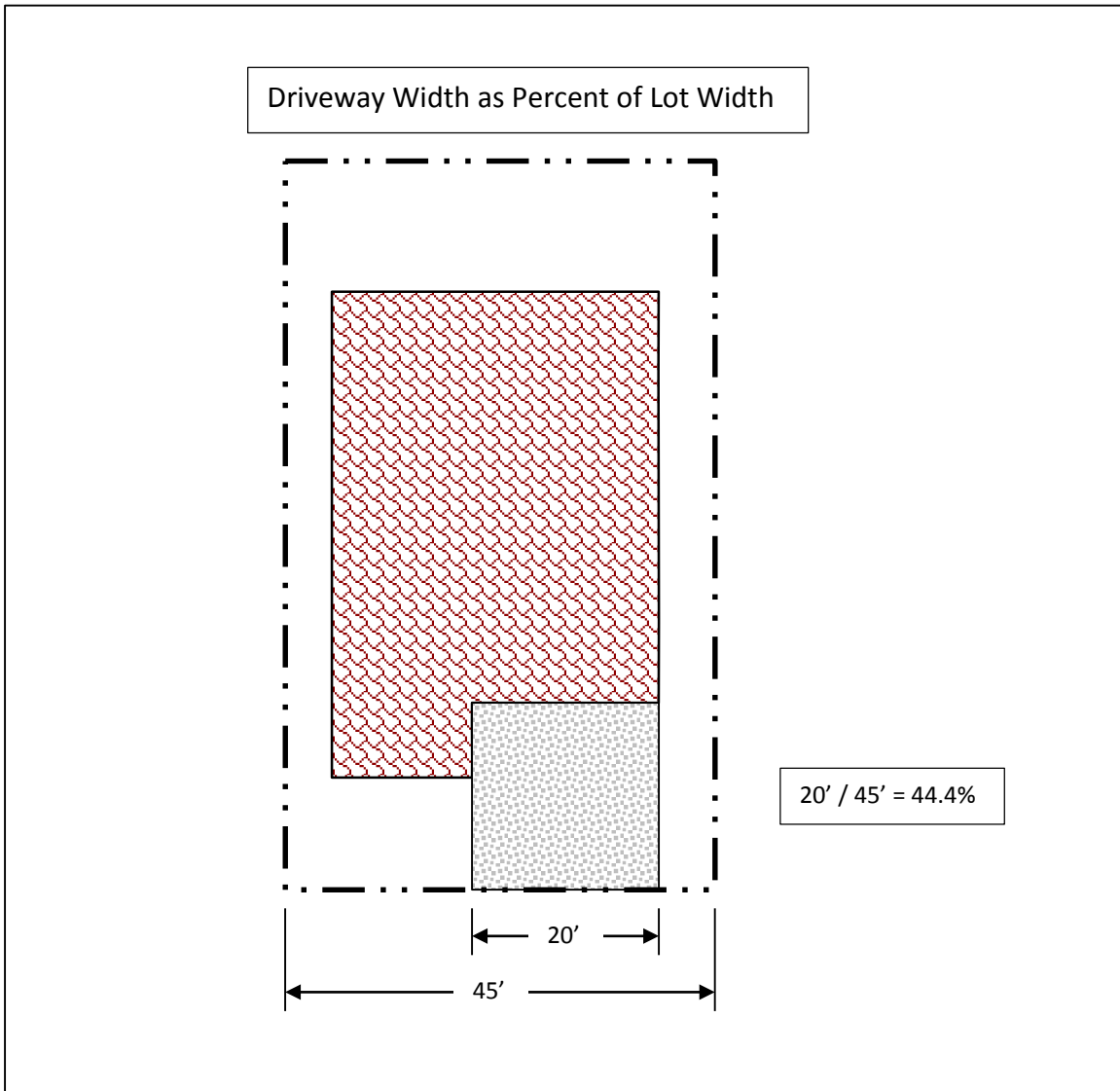
(7) The Front Garage setback means back-of-sidewalk to face of garage door only if the garage is located in the front yard.

(8) Site average area is defined as follows: Gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.

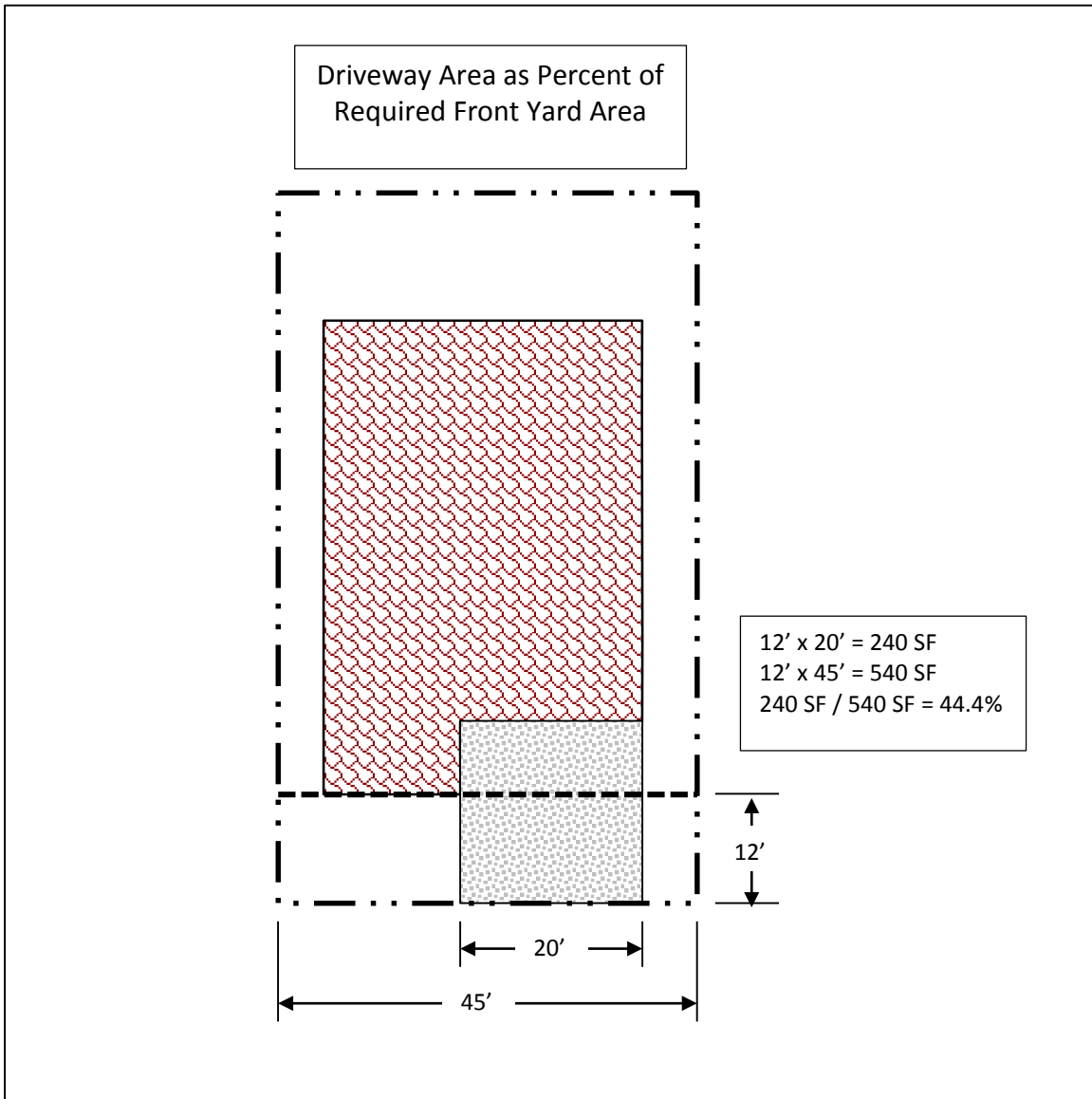
(9) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.

(10) 45% (for 18' wide driveways) of the front yard area.

There is a provision in the current SUDC which limits the width of a residential driveway to 30% of the lot's width. The proposed minimum lot width is 45', which will only allow for a 13.5' wide driveway if held to the 30% rule. Since a typical garage is 20' wide, increasing the allowable driveway width from 30% to some higher number make sense. A standard garage door is 16' wide. Adding an additional 2' on each brings the width of the driveway to 20', which would be 44.4% of the width of a 45' wide lot. Rounding up, this becomes 45%. Note that no such provision exists with the Rancho Mercado PAD.



There is also a provision in the current SUDC which limits the area of a residential driveway to 30% of the required front yard area, which is that area located between the front setback line and the front lot line. Again, the proposed minimum lot width is 45', while the proposed minimum front setback is 12', which calculates to 540 square feet. 30% of that area is 162 square feet, which is too small to accommodate the aforementioned 20' wide driveway. A 20' wide driveway occupying 12' of the front yard = 240 square feet of driveway area located in the required front yard, which is 44.4% of the required front yard area. Rounding up this becomes 45%. Again, no such provision exists with the Rancho Mercado PAD.



The SUDC requires that in medium density residential projects with more than 60 dwelling units, such as that proposed, a community pool be included within the project; however, this project will be integrated into the Rancho Mercado HOA and to require this project to provide a community pool on behalf of the larger community places an unnecessary burden on the applicant of the subject request. Staff does not object to the removal of this provision through the PUD Overlay.

The SUDC currently requires landscape circles in the middle of any cul-de-sacs; however, this feature hinders the ability of fire apparatus to maneuver within the cul-de-sac. Further, this provision is not included in the Rancho Mercado PAD. Since the intent of the subject Zone Change is to align with the surrounding PAD, the applicant requests this provision be removed through the PAD Overlay. Staff agrees with this request.

The SUDC requires that not less than 20% of the “net residential acreage” be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes 4.27 acres of open space, which exceeds the 20% requirement set forth in the SUDC. Within that open space will be a pocket park with playground equipment, ramada, picnic table, trash receptacle, shaded seating, and turf play areas. A trail will extend along the open space tract located along the west side of the property thereby connecting the two western cul-de-sacs.

Lot Area = 117 lots x 4,500 SF per lot	526,500 SF	12.01 Acres
Open Space	186,001 SF	4.27 Acres
Net Residential Acreage = Lot Area + Open Space	712,501 SF	16.36 Acres
Open Space as % of NRA	26%	

The applicant proposes a front setback of 12’ to livable and 20’ to the face of garage. Typically, setbacks are measured from the lot line since that line is fixed per the Final Plat; however, the Rancho Mercado PAD measures the front setback from the back-of-walk. The applicant requests the same provision be included in the subject rezone since the intent is to align with the Rancho Mercado PAD. Staff has no objection to this provision.

The maximum building height is not called out in the Rancho Mercado PAD; however, the base RM-9 zoning will allow houses up to 35’ in height. The applicant proposes that building heights be limited to 30’, with a provision that further limits buildings for single story if the lot backs up to a side yard of another lot. Staff has no objection to this provision.

As with other projects in this region, staff is concerned over the incremental increase in the number of platted lots since this region also suffers from a lack of connectivity to the surrounding area, with the majority of the traffic being funneled to the intersection of 163rd Avenue and Grand Avenue. Increasing the population within that area will only serve to increase the traffic congestion at that intersection until such time as alternative access to the region is established. The City of Surprise is working with another developer to the east, which will extend Happy Valley Road from 163rd Avenue in an easterly direction to connect with existing development occurring within the unincorporated area of Maricopa County; however, the extension of Happy Valley Road will only have minimal impacts to the congestion problem occurring at 163rd Avenue and Grand Avenue. The City is also discussing a future interchange at Litchfield Road and the Loop 303, which will ultimately reduce traffic congestion in the immediate area; however, that interchange might not be constructed until several years into the future. The City is also discussing a grade-separated crossing at Jomax Road and Grand Avenue, but this is well into the future and will have no impacts in the short run.

Having stated this, the City has little in the way of being able to limit development in the area or manage traffic, especially where existing zoning entitlements already grant the rights of the developer to proceed as currently approved. Additional rooftops in the region, however, will have the effect of incentivizing commercial retailers to establish much needed businesses in the area, which will have the effect of altering traffic patterns in the region.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD #89

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.68 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The General plan seeks appropriate buffers and transitions between the various Character Areas; however, since the subject request is consistent with the proposed development of the surrounding area, transition and buffering are not an issue.

205 **Reviewing Agencies:**

206
207 The project was routed to the standard reviewing agencies who offered the following comments:

208
209 **Arizona Department of Transportation (ADOT):** in an email dated November 18, 2016 (attached),
210 ADOT indicated no objection to the request.

211
212 **Luke Air Force Base (LAFB):** In a letter dated November 22, 2016 (attached), LAFB indicated the
213 proposed development will not negatively affect operation at the base, but recommends
214 appropriate sound attenuation.

215
216 **Maricopa Water District (MWD):** In an email dated November 21, 2016 (attached), MWD
217 indicated the proposed project is outside their current boundaries.

218
219 **Dysart Unified School District:** The project was also routed to the Dysart Unified School District,
220 who has not offered comment with respect to the subject proposal; however, the Rancho Mercado
221 development includes a school site, which is located approximately ¼ mile south of the subject site.
222 While the timing of construction of the school is unknown, children living in the proposed
223 community will have the opportunity to attend school at that location once constructed.

224
225 **Summary:**

226
227 As an infill, the property is somewhat constrained; however, staff believes the proposed Preliminary
228 Plat is well designed with appropriate amenities. The project is well integrated with the adjacent
229 Rancho Mercado project and advances the goals and policies as established in the currently
230 approved General Plan. While the development of this property will increase traffic congestion in
231 the region, the likelihood of retailers entering the area is dependent upon increased residential.

232
233 **Findings:**

- 234
- 235 • The proposed zoning is consistent with the Surprise 2025 General Plan.
 - 236 • The proposed zoning is consistent with the adjacent Rancho Mercado PAD.
 - 237 • The proposed zoning is consistent with the Surprise Unified Development Code except as
 - 238 amended through the PUD Overlay.
 - 239 • The reviewing agencies have indicated no concerns.
- 240

241
242
243 [Continued on following page.]
244
245
246
247

Commission Recommendation:

Based on the findings noted above, the Commission voted to recommend **approval** of the proposed Zone Change, subject to stipulations “a” and “b” as follows:

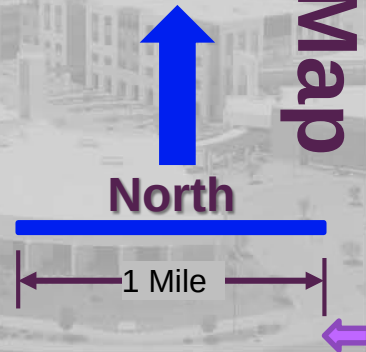
- a. Development and use of the site shall be in conformance with the project narrative entitled “Rancho Del Rey”, prepared by KAX and Walsh Design Group as revised March 20, 2017 and stamped received March 20, 2017.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

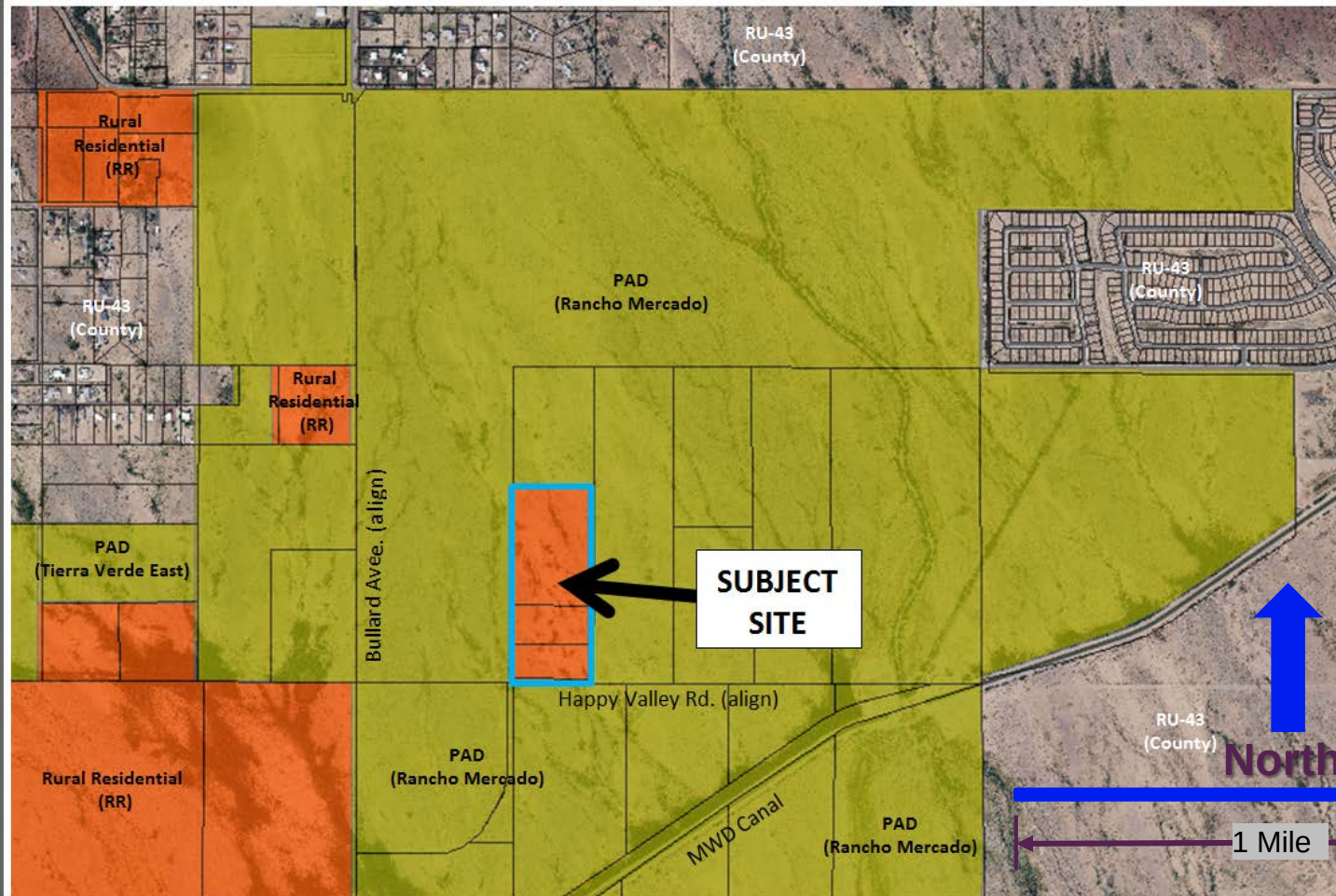
- 01 – Vicinity Map
- 02 – Case Map
- 03 – Zoning Narrative
- 04 – Luke Air Force Base comments
- 05 – ADOT comments
- 06 – MWD comments

Vicinity Map



FS16-516
Rancho Del Rey
Zone Change

Vicinity Map



RANCHO DEL REY

**Planned Area Development
Major Zoning Amendment
to 24.9587 Gross Acres**

**Northeast corner of 145th Avenue and
Happy Valley Road, Surprise, AZ**

Prepared by: KAX and Walsh Design Group

Submitted To: City of Surprise, Arizona

Dated: March 20, 2017

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Rancho Del Rey Pedestrian Trail System Exhibit.....	E
Development Concept Plan Exhibit.....	F
145th Avenue State Land Department acquisition Legal Description.....	G
Happy Valley Road State Land Department acquisition Legal Description.....	H
Temporary Turnaround State Land Department acquisition Legal Description.....	I

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INTRODUCTION AND LOCATION

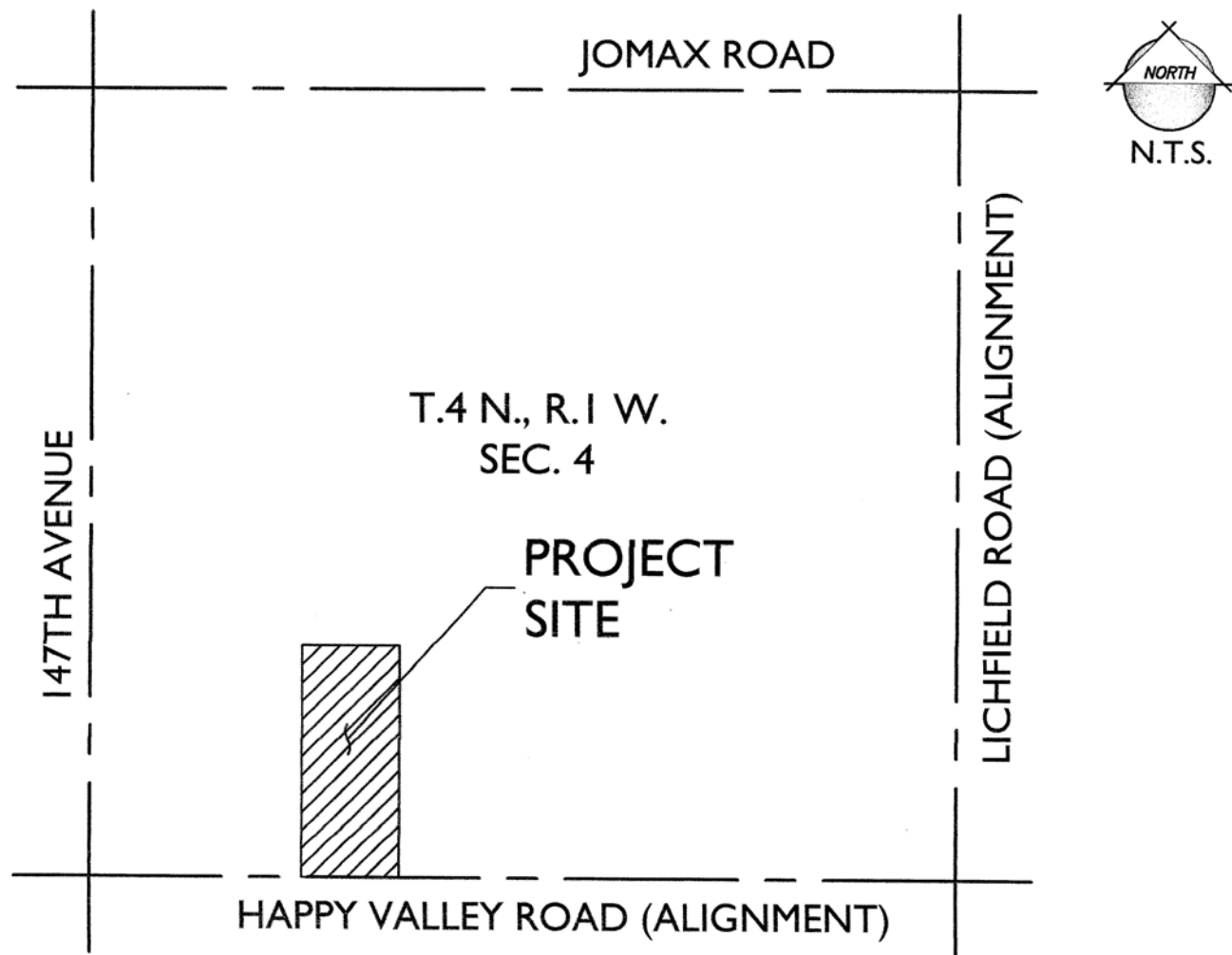
Rancho Del Rey is a proposed subdivision located at the northeast corner of Happy Valley Road alignment and 145th Avenue alignment consisting of 24.9587 gross acres of vacant land, located in City of Surprise, and zoned RR (Residential Ranch). The Assessor Parcel Numbers are #'s 503-54-003D, 003E, and 003F. **A Vicinity Map on Page 4 illustrates Rancho Del Rey location.**

Rancho Del Rey is surrounded by Rancho Mercado PAD06-276 and Minor Zoning Amendment FS10-210. The specific adjacent zoning is as follows:

- North, Parcel A15, "PAD (MDR - 45' x 95' Lots)"
- East, Parcel A14, "PAD (MDR - 45' x 95' Lots)"
- South, Parcel A11, "PAD (LMDR - 53' x 105' Lots)"
- Southeast, Parcel A8, "PAD (HDR – Multi-Family)"
- West, Parcel B1, "PAD (MDR - Cluster)"
- West, Parcel B2, "PAD (LDR - 58' x 110' Lots)"

See Exhibit A page 1 and 2 for "Existing Zoning" Map.

VICINITY MAP



DESCRIPTION OF REQUEST

Zoning

Rancho Del Rey is a proposed subdivision located at the northeast corner of Happy Valley Road alignment and 145th Avenue alignment consisting of 24.9587 gross acres of vacant land, located in City of Surprise, and zoned RR (Residential Ranch). The Assessor Parcel Numbers are #'s 503-54-003D, 003E, and 003F. **The legal description and Map is described in Exhibit C.**

Request

The purpose of this request is to rezone the subject property from RR (Residential Ranch) to RM-9 (Residential Medium Density) with a PUD (Planned Unit Development) Overlay, thereby incorporating certain development standards, as well as other variations from the requirements of the Surprise Unified Development Code (SUDC) necessary to bring the site into alignment with the Rancho Mercado PAD, and limiting the maximum overall density of the subject site to not more than 4.7 dwelling units per acre. **See Exhibit B for proposed Zoning Map.**

DEVELOPMENT STANDARDS

It is the intent of Rancho Del Rey to follow the “Single-Family” MDR Development Standards that are the same as those approved for Rancho Mercado under PAD06-276 and Minor Zoning Amendment FS10-210 adjacent to the Project, except that; 1.) the front garage setback as described in Rancho Mercado PAD MDR Development Standards Table 4b will be 20’ as measured from back of sidewalk to face of garage door as opposed to Rancho Mercado PAD 18’ from back of sidewalk to face of garage door, 2.) The Site Average Area per Dwelling Unit as described in Rancho Mercado PAD MDR Development Standards Table 4b will be 4,500 square feet as opposed to Rancho Mercado PAD 4,000 square feet; and 3.) The proposed Rancho Del Rey RM-9 PUD Maximum Building Height is 30 feet as opposed to Rancho Mercado PAD not having a Maximum Building Height.

See Table A page 6 for the proposed Rancho Del Rey RM-9 PUD Development Standards and Footnotes.

SUDC AMENDED REQUIREMENTS

It is the intent of Rancho Del Rey to follow SUDC Requirements, except as follows: 1) The SUDC required 660’ interval public street connections adjacent to undeveloped land will be modified to allow flexibility in planning and to accommodate Rancho Del Rey street connections lining up with Rancho Mercado PAD street connections and future Arizona State Land Department road right-of-way. 2.) Rancho Del Rey proposes to delete the landscape circles at the ends of all cul-de-sacs as opposed to Rancho Mercado PAD that has landscape circles. 3.) The SUDC requirement that any Medium Density Residential project with more than 60 residential units include a community pool unless one is included as part of the overall development shall be deleted to be in alignment with Rancho Mercado PAD.

See page 7 for the proposed Surprise Uniform Development Code (SUDC) Amended Sections.

Table A
Proposed RM-9 PUD Development Standards

Min Standard	Rancho Mercado PAD MDR Development Standards (2)(5)(7)	Proposed Rancho Del Rey RM-9 PUD Development Standards (2)(5)(7)	RM-9 Conventional Development Standards
Minimum Width	45'	45'	40'
Site Average Area per Dwelling Unit	4,000 sf (8)	4,500 sf (8)	Min. Lot Area 4,500sf
Minimum Lot Depth	- (3)	- (3)	100'
Front Setback (Livable)	12'	12'	12'
Front Setback (Garage)	18' (7)	20' (1)(7)	20'
Interior Side	5'	5'	TBD at time of preliminary plat
Aggregate Side	10'	10'	TBD at time of preliminary plat
Corner Side	10'	10'	10'
Rear	10'	10'	20'
Maximum Width of Garage Door as a % of Lot Width		45% (6)	40%
Maximum Area of Driveway within Front Yard as % of Front Yard Area		45% (10)	30%
Maximum Building Height		30' (9)	35'
Building Coverage	TBD by Building Envelope (4)	TBD by Building Envelope (4)	

(1) Garage front setbacks maybe less than livable as sided-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' back-of- sidewalk.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patios, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the yard.

(3) No minimum site depth is required.

(4) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table A and Footnotes.

(5) Building setbacks apply equally to one and two story product.

(6) Increased from 40% to 45% (this will allow for 18' driveways and 2' returns).

(7) The Font Garage setback means back-of-sidewalk to face of garage door only if the garage is located in the front yard.

(8) Site average area is defined as follows: Gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.

(9) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.

(10) 45% (for 18' wide driveways) of the front yard area.

Proposed Surprise Uniform Development Code (SUDC) Amended Sections

There are aspects of the SUDC that need to be amended and incorporated into the PUD Overlay Development Standards of Rancho Del Rey so they align with Rancho Mercado PAD. The following proposed deviations to the SUDC will be part of the Rancho Del Rey PUD Overlay Development Standards.

Street Connection to adjacent Land and proposed Residential Subdivisions.

1. SUDC Section 122-121(a)(2)b requires public street connections to adjacent undeveloped land at 660' intervals. Rancho Del Rey proposes to amend this Section as follows:

“Rancho Del Rey public street connections to adjacent undeveloped land is proposed to be as follows:

- 1) **W. Swayback Pass west of N. 144th Lane connecting Parcel B2 Mercado Rancho PAD.**
- 2) **145th Avenue and W. Buckskin Trail connecting Parcel B1 Mercado Rancho PAD.**
- 3) **Happy Valley Road at 144th Drive.**
- 4) **Happy Valley Road and 145th Avenue.**
- 5) **144th Lane connecting Parcel A15 Mercado Rancho PAD”**

The adjacent Rancho Mercado PAD approved preliminary plat makes Rancho Del Rey to amend SUDC Section 122-121(a)(2)b so Rancho Del Rey streets line up with Rancho Mercado PAD street connections. Rancho Del Rey is in the process of applying to Arizona State Land Department (“ASLD”) to purchase road right-of-way for Happy Valley Road and 145th Avenue and a future street connection at 145th Avenue alignment and W. Swayback. The submitted Traffic Impact Study surmises that the above five (5) street connections will be appropriate for Rancho Del Rey.

Landscaping.

2. SUDC Section 122-130(c) requires landscape circles at the ends of all cul-de-sacs. Rancho Del Rey proposes to delete this Section 122-130(c).

“Delete requirement SUDC Section 122-130(c) because the Fire Department has indicated concerns over their use.”

Community Pool.

3. SUDC Section 122-137(r) requires that any Medium Density Residential project with more than 60 residential units include a community pool unless one is included as part of the overall development. Rancho Del Rey proposes to amend this Section as follows:

“Rancho Del Rey shall not develop a community pool.”

When a house is built at Rancho Del Rey subdivision, the potential Buyer of the home would be able to construct a private pool in the backyard.

OPERATIONAL ASPECT OF USE

The primary access to Rancho Del Rey will be at 145th Avenue and Happy Valley Road. Secondary access is a right in right out on Happy Valley Road east of 145th Avenue. Other access will be on the north side of Rancho Del Rey adjacent to Rancho Mercado PAD Parcel A15. Rancho Del Rey will have future access into the State Land by Mercado Rancho Parcel B1 and Parcel B2.

The primary amenity area will follow SUDC 122-137(o) including a Ramada, seating areas, tot lot, with a turf area providing play opportunities for all ages and shaded seating areas.

Rancho Del Rey proposes to connect all pedestrian trails with Rancho Mercado and it is the intention to join Rancho Mercado HOA so Rancho Del Rey will have access to all local parks. Ranch Del Rey shall develop a mini park as noted in **Exhibit D**, make pedestrians connection to adjacent land, and use the same landscaping quantity, quality, and materials as used for Rancho Mercado PAD mini parks.

It is the intention of Rancho Del Rey to join Rancho Mercado HOA.

In addition to the primary amenity, interconnecting pedestrian trails within Rancho Del Rey, noted on **Exhibit E**, the pedestrian trails will connect with Rancho Mercado Master Trail system as shown on **Exhibit D**.

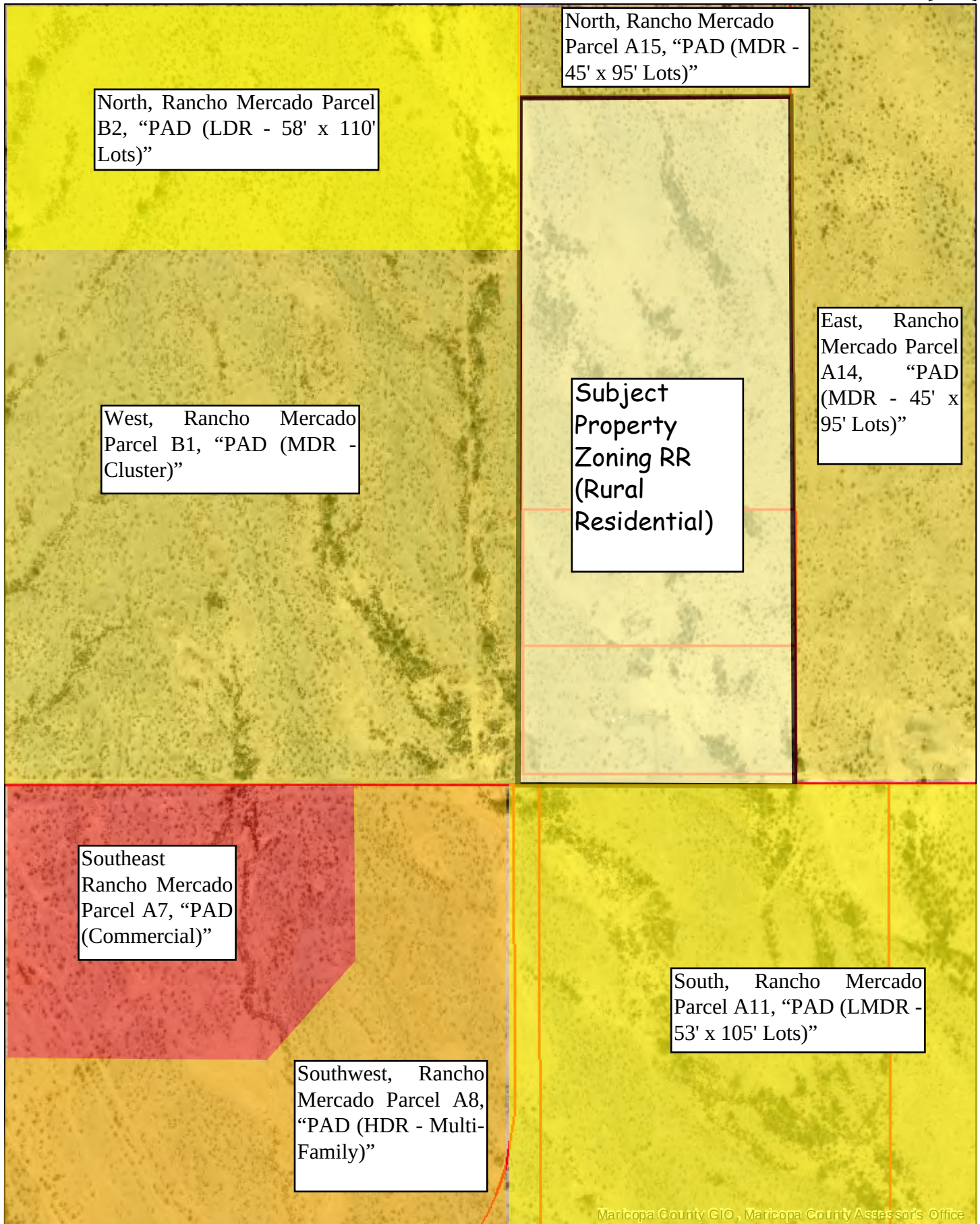
INFRASTRUCTURE, ROADS, PROPOSED DEVELOPMENT PLAN

- Upon development of Rancho Del Rey, all necessary utilities for Rancho Del Rey will be extended from adjacent Rancho Mercado PAD Development into Rancho Del Rey. Rancho Del Rey is to be included into Rancho Mercado PAD 1st phase Water Campus adjacent and east. Rancho Del Rey will purchase sewer capacity pursuant to SPA 2 Water Reclamation Facility Capacity Allocation Agreement. Rancho Del Rey will have onsite 55' wide public streets to be constructed to City standards within Rancho Del Rey.
- Offsite 145th Avenue –
At the SWC of Rancho Del Rey, it is the intention of Rancho Del Rey to acquire a 55' offsite road right of way from the Arizona State Land Department for 145th Avenue from Happy Valley Road north to the 1st street east into Rancho Del Rey W. Buckskin Trail as shown on the attached **Exhibit F – Proposed Development Plan**. Upon Development, Rancho Del Rey it will construct its required adjacent ½ street improvements plus 16 feet of roadway with gutter and curb within Arizona State Land Departments side as shown on **Exhibit G**. Landscaping and sidewalk on the west side of 125th Avenue will be constructed by the future developer of Parcel B1 Mercado Del Rancho PAD.
- Offsite Happy Valley Road –
It is the intention of Rancho Del Rey to acquire a 68 foot road right of way and PUE from the Arizona State Land Department from the SWC of Rancho Del Rey 528.37 feet to the location Rancho Mercado PAD is acquiring road right of way from ASLD on the north side of Happy Valley Road. Rancho Del Rey will construct Taper improvements for roadway only on Happy Valley Road as shown on **Exhibit H**.
- Temporary Turnaround Area -

It is the intention of Rancho Del Rey to acquire a Temporary Turnaround Area from the Arizona State Land Department at 145th Avenue alignment and W. Swayback Pass. Rancho Del Rey will construct temporary turnaround improvements for the roadway as shown on **Exhibit I**.

Exhibit A

Existing Zoning



Proposed Rancho Del Rey RM-9
(Residential Medium Density) PUD
within Rancho Mercado PAD Existing
Zoning Map

Rancho
Mercado

City of Surprise, Arizona

Planned Area Development

Land Use Master Plan

LEGEND

- Low Density Residential (LDR)
2.0-5.0 du/ac
- Low Medium Density Residential (LMDR)
4.0-6.0 du/ac
- Medium Density Residential (MDR)
5.0-10.0 du/ac
- High Density Residential (HDR)
15.0 + du/ac
- Community Commercial
- Commercial / Employment
- Educational / School
- Recreational Open Space
- Open Space/Wash Corridors
- Fire Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed Mini Parks
(Locations TBD at time of plat)
- Well Site
- Water Campus



Master Planned Communities,
Land Planning,
Site Planning & Design
Environmental Analysis &
Landscape Design
7602 East Main Street
Scottsdale, Arizona 85251
Phone (480)994-0994
Fax (480)994-7332
www.lva.com

Date: 06-26-06
Drawn By: MR
Revised: 02-23-07



EXHIBIT B



Proposed Zoning Map

RANCHO DEL REY

ZONING EXHIBIT

A PART OF THE SOUTHWEST QUARTER OF SECTION 4,
TOWNSHIP 4 NORTH, RANGE 1 WEST, GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT TEAM

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PROJECT DATA

APN #'S:	APN: 503-54-003D, 003E, 003F
DESIGNATED LAND USE:	MEDIUM DENSITY RESIDENTIAL (MDR)
EXISTING ZONING:	RR (Residential Ranch)
PROPOSD ZONING:	RM-9 WITH PUD OVERLAY
GROSS AREA:	24.9487 ACRES

APN: 503-54-003C
RANCHO MERCADO PARCEL A15
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: MDR 45' x 95' Lots

RANCHO MERCADO PARCEL B2
ZONING: PLANNED AREA
DEVELOPMENT (PAD)
LAND USE: LDR - 58' x 110' Lots

VICINITY MAP

JOMAX ROAD

T.4., R.1 W.
SEC. 4

PROJECT SITE

NORTH
N.T.S.

LITCHFIELD ROAD (ALIGNMENT)

HAPPY VALLEY ROAD (ALIGNMENT)

PROJECT SITE:

APN: 503-54-003D, 003E, 003F.
PROPOSD ZONING: RM-9 WITH
PUD OVERLAY.
DESIGNATED LAND USE: MEDIUM
DENSITY RESIDENTIAL (MDR).
GROSS ACRES: 24.9487

APN: 503-54-003A
RANCHO MERCADO PARCEL A14
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: MDR - 45' x 95' Lots

STATE LAND TRUST
RANCHO MERCADO PARCEL B1
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: MDR - CLUSTER LOTS

1652.71'

145TH AVENUE ALIGNMENT

EXISTING
25'
ROW

HAPPY VALLEY ROAD ALIGNMENT

APN: 503-69-010H
RANCHO MERCADO PARCEL A8
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: HDR - Multi-Family

APN: 503-69-006B
RANCHO MERCADO PARCEL A11
ZONING: PLANNED AREA DEVELOPMENT (PAD)
LAND USE: LMDR - 53' x 105' Lots

Exhibit C
Legal Description and Map

That part of the West half of the East half of the Southwest quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 4;

Thence North 89° 57' 09" East (Basis of Bearings) along the South line of the Southwest quarter of Section 4 a distance of 1315.77 feet to the Southwest corner of the West half of the East half of the Southwest quarter of said Section 4 and the **POINT OF BEGINNING**;

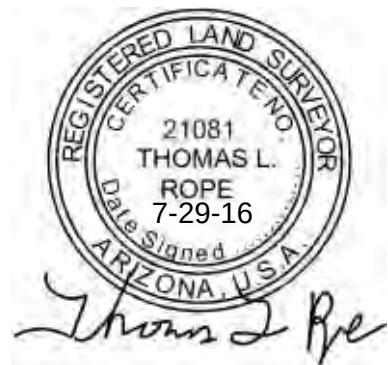
THENCE North 00° 22' 53" seconds West, along the West line thereof a distance of 1652.71 feet to a point from which the Northwest corner of the West half of the East half of the Southwest quarter of said Section 4 bears North 00° 22' 53" West, a distance of 991.71 feet;

THENCE North 89° 57' 50" East a distance of 657.32 feet to the East line of the West half of the East half of the Southwest quarter of Section 4;

THENCE South 00° 24' 02" East along said East line a distance of 1652.58 feet to the South line of the Southwest quarter of Section 4;

THENCE South 89° 57' 09" East along said South line a distance of 657.89 feet to the **POINT OF BEGINNING**.

Containing 24.9487 acres



Land Survey Services PLC
3160 N. 302nd Lane
Buckeye, AZ 85396

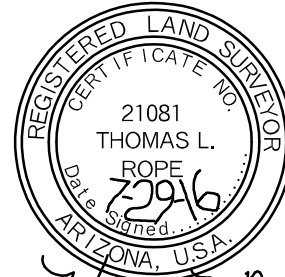
Expires 3-31-2019

Job No. 12068

ZONING EXHIBIT

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 4,
T4N, R1W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

PREPARED BY:
LAND SURVEY SERVICES, PLC
3160 N. 302ND LANE
BUCKEYE, AZ 85396
PHONE 602.703.7010



Thomas L. Rope

Expires 3/31/2019

W1/4 COR SEC 4
FND 2" ALUM CAP
"M.C. LS 35832"

CENTER
SEC 4

147TH
AVENUE

2645.63'

N00°20'31"W

147TH

1652.71'

N00°22'53"W

991.71'

991.52'

N89°57'50"E

657.32'

ZONING: PAD
LAND USE: RM-9 PUD
AREA: 24.95 ACRES

1652.58'

S00°24'02"E

1315.77'

657.89'

657.89'

N89°57'09"E (BASIS OF BEARINGS)

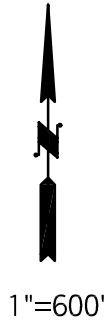
HAPPY VALLEY

2631.54'

ROAD

SW COR SEC 4
FND 3" ALUM CAP
"LS 33307"

S1/4 COR SEC 4
FND 2" ALUM CAP
"M.C. LS 35832"



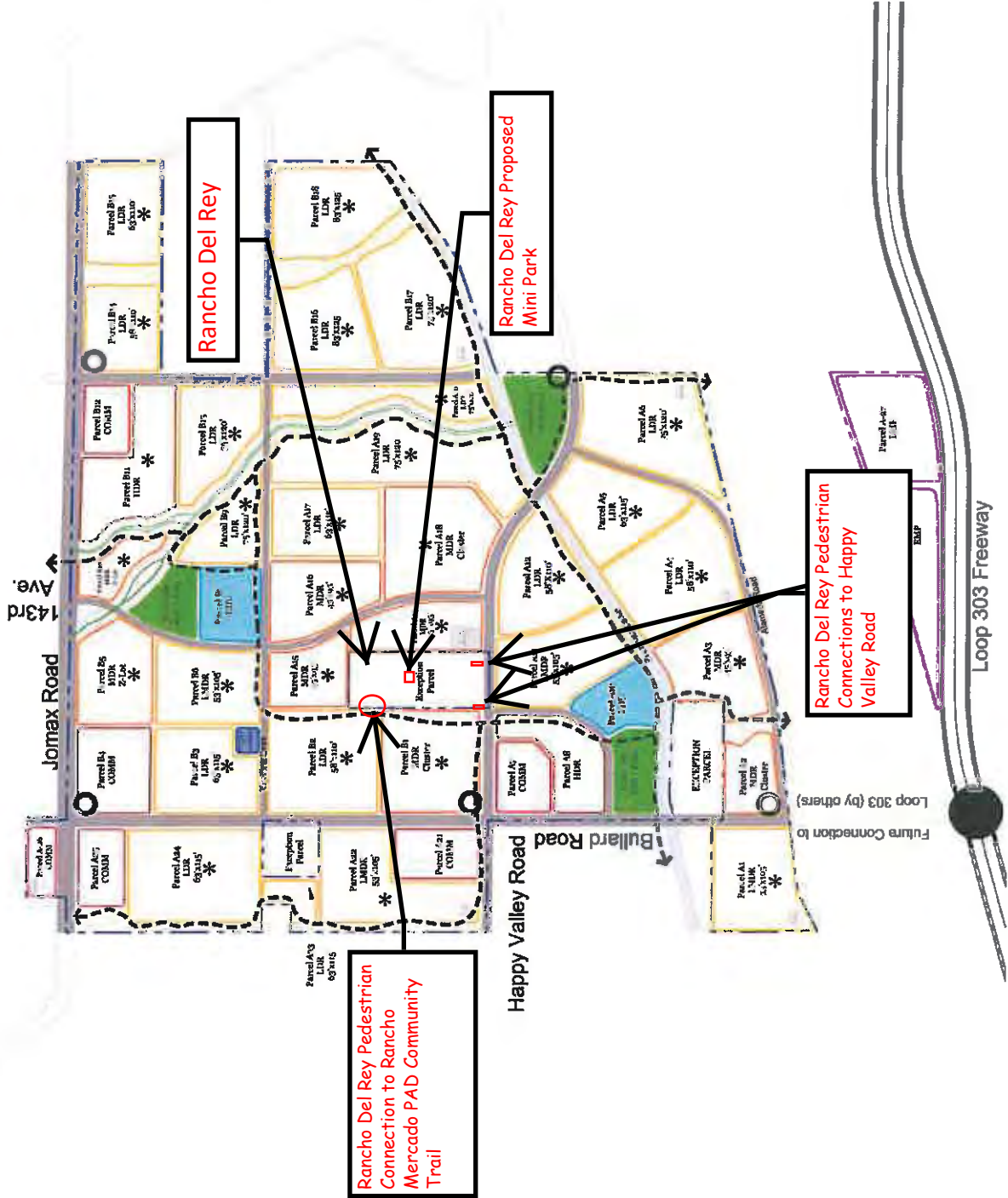
Rancho Mercado

City of Surprise, Arizona

Planned Area Development Figure 7 Open Space and Trails Master Plan

LEGEND

-  Recreational Open Space
-  Open Space/Wash Corridors
-  Fire Station
-  Proposed Future Loop 303 Interchange
-  Neighborhood / Community Trail
-  Property Boundary
-  Proposed Mini Parks (Locations TBD at time of plat)
-  Well Site
-  Water Campus
-  Monument Signs

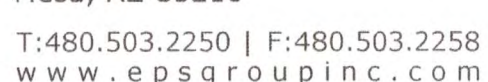


Date: 06-26-06
Drawn By: DM
Revised: 10-08-10



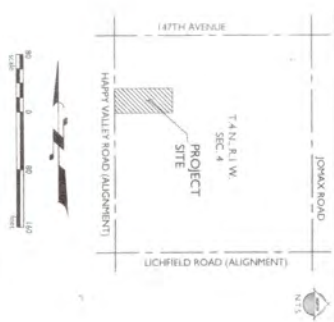
LVA
Urban Design
Studio LLC

Rancho Del Rey Interior Pedestrian Connections



- (1) Garage front setbacks may be as close as livable as side-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walk-out porches. Otherwise, the Garage front setback will be a minimum of 20' back-of-side-aisle.
- (2) Fireplace, pop-out, bay windows, eaves, overhangs, porches/patio, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the yard.
- (3) No minimum site depth is required.
- (4) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table A and Footnotes.
- (5) Building setbacks apply equally to one and two story product.
- (6) Increased from 40% to 45% (this will allow for 18' driveways and 2' returns).
- (7) The Front Garage setback means back-of-side/walk to face of garage door only if the garage is located in the front yard.
- (8) Site coverage area is defined as follows: Gross site area minus right-of-way equals net site area divided by total number of units equals site coverage area per dwelling unit.
- (9) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.
- (10) 45% (for 18' wide driveways) of the front yard area.

WALSH DESIGN GROUP
6106 E. Rose Circle Dr.
Phoenix, AZ 85018
(602)619-7581
landoc@cox.net



RANCHO DEL REY

PROJECT DATA	OWNER KENNETH A. MANIER, INC. 5007 TULSA, AVE. TULSA, OK 74116 CONTACT: KENNETH MANIER	CON. ENGINEER BPS GROUP, INC. 10014 N. 40TH ST. MESA, AZ 85206 TEL. 480-385-0328 CONTACT: DANN O'NEAL, P.E.
	PLANNER MALLINCOCK GROUP 10014 N. 40TH ST. MESA, AZ 85206 TEL. 480-385-0328 CONTACT: DON WALSH	

Rancho del Rey

DEVELOPMENT PLAN



EPS
GROUP

2085 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
Tel: 480.503.2250 | F: 480.503.2258
www.opagroup.com

Exhibit G



Legal Description Rancho Del Rey 145th Ave Right-of-Way

Job No. 16-226

09/21/16

A portion of the West half of the Southwest Quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, from which the South Quarter Corner of said Section 4 bears North 89 degrees 57 minutes 09 seconds East, 2631.54 feet;

Thence along the South line of said Section 4, North 89 degrees 57 minutes 09 seconds East, 1315.77 feet to the Southeast corner of said West half;

thence along the East line of said West half, North 0 degrees 22 minutes 53 seconds West, 68.00 feet to the POINT OF BEGINNING;

thence South 89 degrees 57 minutes 09 seconds West, 77.50 feet;

thence North 44 degrees 47 minutes 08 seconds East, 28.20 feet;

thence North 0 degrees 22 minutes 53 seconds West, 229.74 feet;

thence North 89 degrees 57 minutes 09 seconds East, 57.50 feet to a point on said East line;

thence along said East line, South 0 degrees 22 minutes 53 seconds East, 249.74 feet to the POINT OF BEGINNING.

Contains 14,560 square feet or 0.3343 acres, more or less.

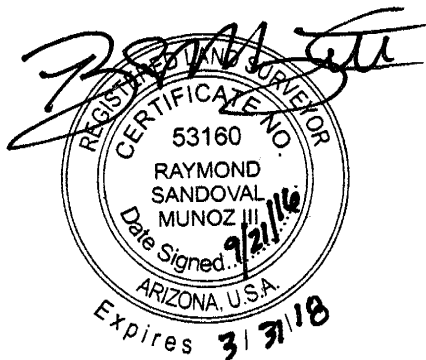
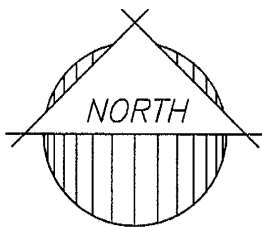
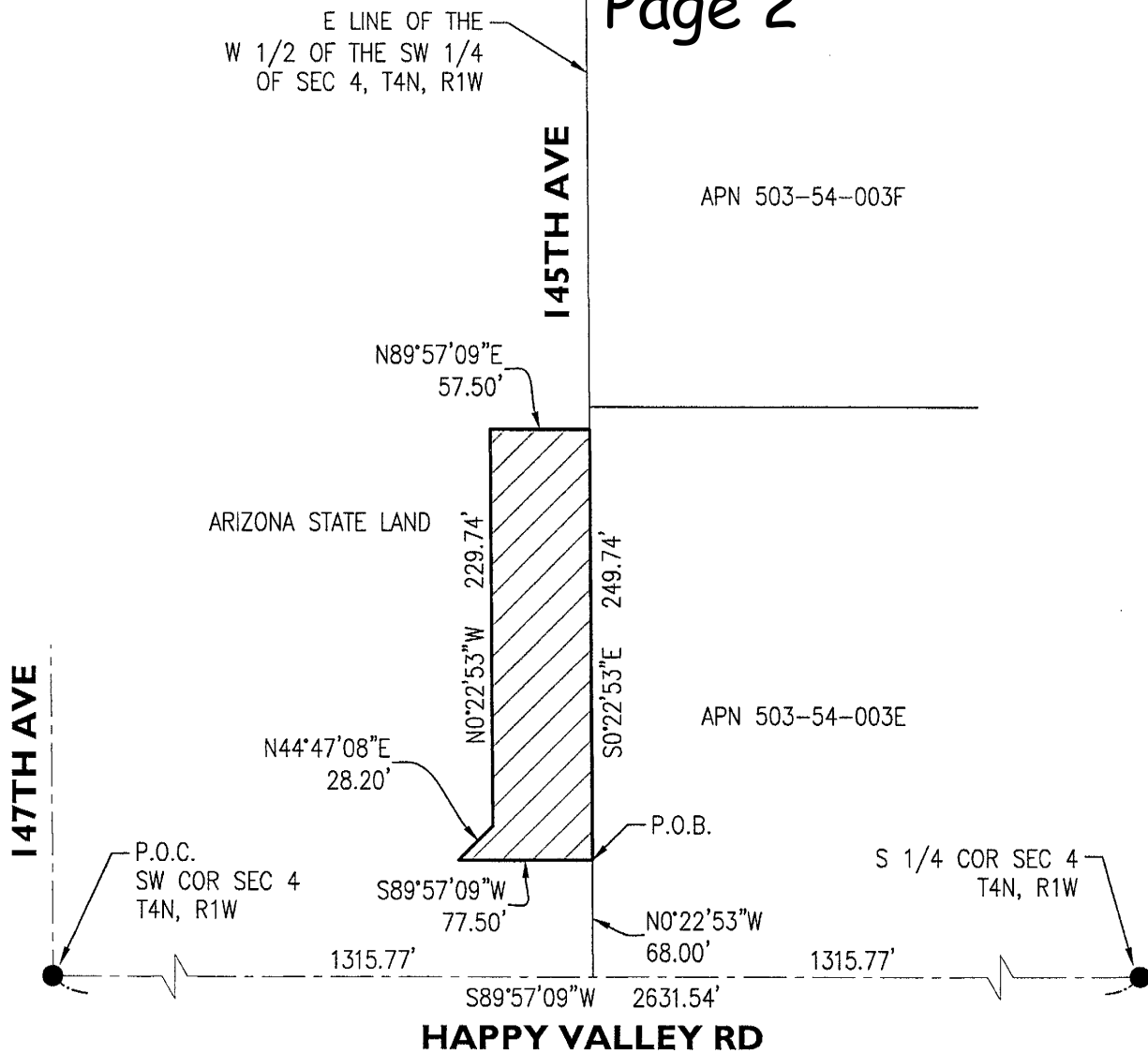


Exhibit G

Page 2



16-226

RANCHO DEL REY
145TH AVE RIGHT-OF-WAY
MARICOPA COUNTY, ARIZONA



EPS
GROUP

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

Exhibit G

Page 3



Boundary Closure Report 145th Avenue Right-of-Way Maricopa County, AZ

16-266

North: 986663.4657' East: 561249.6711'

Segment #1 : Line

Course: S89°57'09"W Length: 77.50'
North: 986663.4014' East: 561172.1711'

Segment #2 : Line

Course: N44°47'08"E Length: 28.20'
North: 986683.4163' East: 561192.0367'

Segment #3 : Line

Course: N00°22'53"W Length: 229.74'
North: 986913.1512' East: 561190.5075'

Segment #4 : Line

Course: N89°57'09"E Length: 57.50'
North: 986913.1989' East: 561248.0075'

Segment #5 : Line

Course: S00°22'53"E Length: 249.74'
North: 986663.4644' East: 561249.6698'

Perimeter: 642.68' Area: 14560 Sq. Ft.
Error Closure: 0.0017 Course: S44°47'08"W
Error North: -0.00123 East: -0.00122

Precision 1: 378047.06



Page 1 of 1

EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210
Tel (480) 503-2250 • Fax (480) 503-2258

Exhibit H



Legal Description Rancho Del Rey Happy Valley Rd Right-of-Way

Job No. 16-226

1/26/17

A portion of the West half of the Southwest Quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, from which the South Quarter Corner of said Section 4 bears North 89 degrees 57 minutes 09 seconds East, 2631.54 feet;

Thence along the South line of said Section 4, North 89 degrees 57 minutes 09 seconds East, 787.00 feet to the POINT OF BEGINNING;

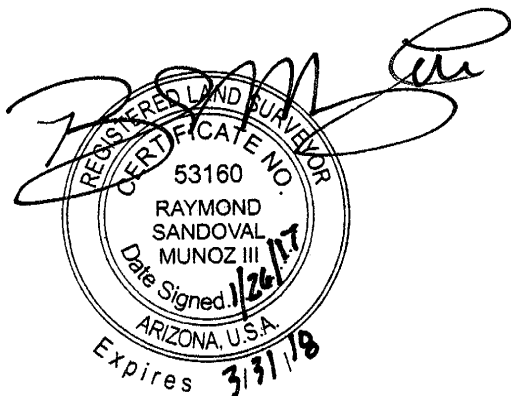
Thence departing said South line, North 0 degrees 02 minutes 51 seconds West, 68.00 feet;

Thence along a line 68.00 feet North of and parallel to said South line, North 89 degrees 57 minutes 09 seconds East, 528.37 feet to a point on the East line of said West half;

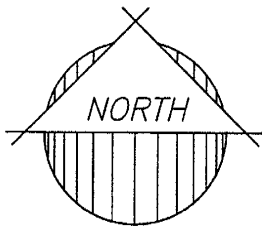
Thence along said East line, South 0 degrees 22 minutes 53 seconds East, 68.00 feet to the Southeast corner of said West half;

Thence along said South line, South 89 degrees 57 minutes 09 seconds West, 528.77 feet to the POINT OF BEGINNING.

Contains 35,943 square feet or 0.8251 acres, more or less.



EPS Group, Inc. • 2045 S. Vineyard, Suite 101 • Mesa, AZ 85210
Tel (480) 503-2250 • Fax (480) 503-2258



EPS
GROUP

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

Exhibit H

Page 3



Boundary Closure Report Happy Valley Road Right-of-Way Maricopa County, AZ

16-226

North: 986595.0277' East: 560721.3539'

Segment #1 : Line

Course: N00°02'51"W Length: 68.00'

North: 986663.0277' East: 560721.2975'

Segment #2 : Line

Course: N89°57'09"E Length: 528.37'

North: 986663.4657' East: 561249.6673'

Segment #3 : Line

Course: S00°22'53"E Length: 68.00'

North: 986595.4672' East: 561250.1200'

Segment #4 : Line

Course: S89°57'09"W Length: 528.77'

North: 986595.0288' East: 560721.3501'

Perimeter: 1193.14' Area: 35943 Sq. Ft.

Error Closure: 0.0039 Course: N72°52'09"W

Error North: 0.00115 East: -0.00374

Precision 1: 305933.33

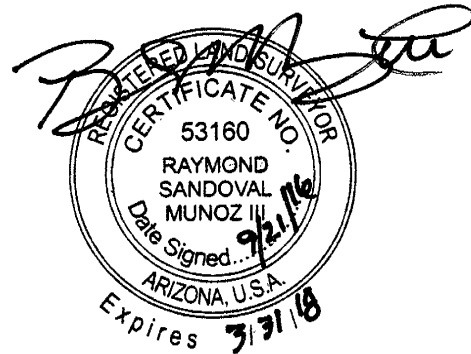


Exhibit I



Legal Description Rancho Del Rey Temporary Turnaround Area

Job No. 16-226

1/26/17

A portion of the West half of the Southwest Quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Meridian, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 4, from which the South Quarter Corner of said Section 4 bears North 89 degrees 57 minutes 09 seconds East, 2631.54 feet;

thence along the South line of said Section 4, North 89 degrees 57 minutes 09 seconds East, 1315.77 feet to the East line of said West half;

thence along said East line, North 0 degrees 22 minutes 53 seconds West, 1487.61 feet to the POINT OF BEGINNING, said point being the beginning of a non-tangent curve, concave Southeast, from which the radius point bears South 0 degrees 31 minutes 36 seconds West a distance of 25.00 feet;

thence Southwesterly 22.28 feet along the arc of said curve to the left through a central angle of 51 degrees 03 minutes 11 seconds to a point of reverse curvature of a curve, concave Easterly, having a radius of 57.50 feet;

thence Northerly 281.96 feet along the arc of said curve to the right through a central angle of 280 degrees 57 minutes 27 seconds to a point of reverse curvature of a curve having a radius of 25.00 feet;

thence Southeasterly 21.96 feet along the arc of said curve to the left through a central angle of 50 degrees 19 minutes 07 seconds to a point on said East line;

Exhibit I

Page 2



thence along said East line, South 0 degrees 22 minutes 53 seconds East, 55.00 feet to the POINT OF BEGINNING.

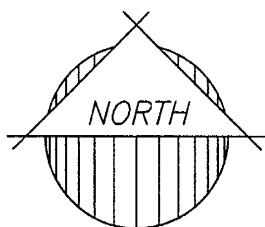
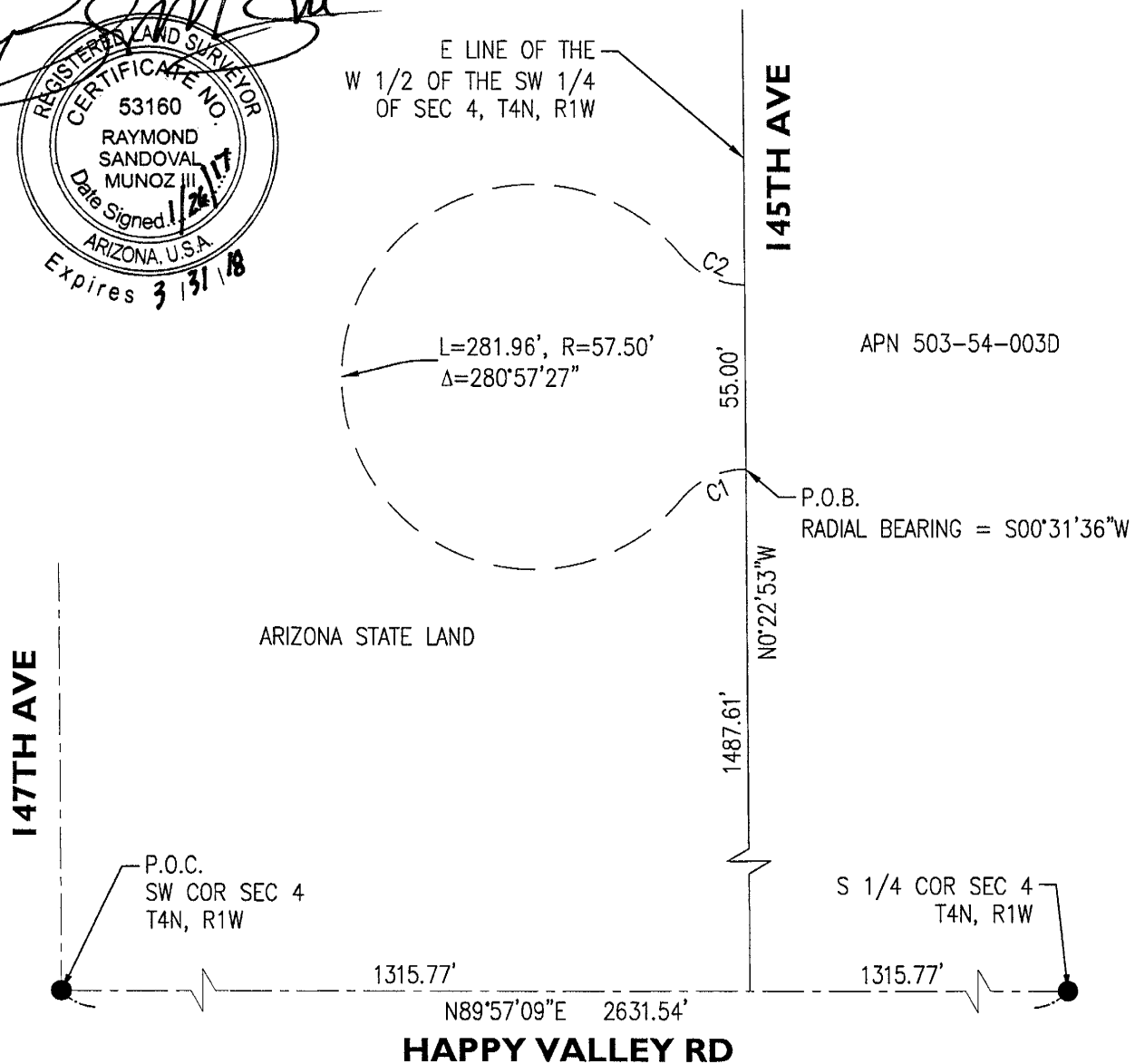
Contains 10,902 square feet or 0.2503 acres, more or less.



Exhibit I

Jan 26, 2017 3:40pm S:\Projects\2016\16-226\Legal Survey\Legals\16-226 LD01 Temporary Turnaround Area.dwg

Page 3



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	22.28'	25.00'	51°03'11"	11.94'	21.55'	S65°00'01"W
C2	21.96'	25.00'	50°19'07"	11.74'	21.26'	S64°43'41"E



16-226

RANCHO DEL REY
TEMPORARY TURN-AROUND AREA

MARICOPA COUNTY, ARIZONA



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

Exhibit I

Page 4



Boundary Closure Report Temporary Turnaround Area Maricopa County, AZ

16-226

End North: 988083.0434' East: 561240.2219'

Segment #1 : Curve

Length: 22.28' Radius: 25.00'
Delta: 051°03'11" Tangent: 11.94'
Chord: 21.55' Course: S65°00'01"W
Course In: S00°31'36"W Course Out: N50°31'35"W
RP North: 988058.0444' East: 561239.9921'
End North: 988073.9360' East: 561220.6909'

Segment #2 : Curve

Length: 281.96' Radius: 57.50'
Delta: 280°57'27" Tangent: 47.44'
Chord: 73.18' Course: N00°02'51"W
Course In: N50°31'35"W Course Out: N50°25'53"E
RP North: 988110.4901' East: 561176.3056'
End North: 988147.1160' East: 561220.6302'

Segment #3 : Curve

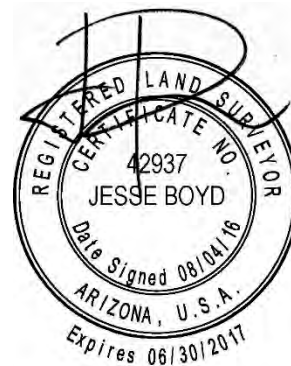
Length: 21.96' Radius: 25.00'
Delta: 050°19'07" Tangent: 11.74'
Chord: 21.26' Course: S64°43'41"E
Course In: N50°25'53"E Course Out: S00°06'46"W
RP North: 988163.0410' East: 561239.9018'
End North: 988138.0398' East: 561239.8555'

Segment #4 : Line

Course: S00°22'53"E Length: 55.00'
North: 988083.0410' East: 561240.2216'

Perimeter: 381.19' Area: 10902 Sq. Ft.
Error Closure: 0.0024 Course: S07°15'40"W
Error North: -0.00235 East: -0.00030

Precision 1: 71245.83





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

22 November 2016

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

Ms. Jamie Sullivan
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS16-516; Rancho Del Rey

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Major Zoning Amendment application for Rancho Del Rey. The site is located on approximately 25 acres at the northeast corner of 145th Avenue and Happy Valley Road. The request is to rezone the land from, which is currently vacant, Single-Family Residential R1-43 to Residential Medium density RM-9 with Planned Area Development Overlay District. The site is located approximately 5.9 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 in the narrative, this request for a zoning amendment will not negatively impact the flying operations at Luke AFB. Since Rancho Del Rey will be located inside the "territory in the vicinity of a military airport," it will be in close proximity to the Luke AFB Auxiliary Field #1 and will be subjected to noise from approximately 13,000 flight operations per year, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

A handwritten signature in black ink, appearing to read "James R. Mitchell", is written over a horizontal line.

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

From: Michael Wilson [mailto:MWilson@azdot.gov]
Sent: Friday, November 18, 2016 1:13 PM
To: Jamie Sullivan
Cc: Vanessa Nunez; Peter Eno; Michael Wilson
Subject: FW: FS16-516 Rancho Del Rey Electronic Submittal

Jamie,

ADOT has reviewed the rezoning submittal (described above) you've forwarded to them for comment. ADOT has no concerns. The rezoning to a denser residential zoning, is neither supported or opposed by ADOT. The development is separated from ADOT's 303 by over a mile, and has no immediate access route to that freeway. The Beardsley Canal and Flood Control District's McMicken FRS are in between. There are future plans for a connection to the 303 along the Beardsley Road alignment, but due to the costs associated with a bridge or major culverts, it's unlikely that connection will occur any time soon. Thank you for the opportunity to comment.

Mike

Mike Wilson, SR/WA

ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coordination
Right of Way Agent III
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175
WWW.AZDOT.GOV



From: Debbie Trasancos [mailto:DebbieT@mwdaz.com]
Sent: Monday, November 21, 2016 12:08 PM
To: Jamie Sullivan
Cc: Chris Cain; Leslie Jarrell
Subject: RE: FS16-516 Rancho Del Rey Electronic Submittal

Jamie,

Thank you for providing the Electronic Submittal for Ranch Del Rey (FS16-516).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Rancho Del Rey Rezone

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; churches; businesses; public at-large; property owners?

OBJECTIVES:

What is the purpose of the project/service/program and why is it needed? What are the impacts if the project/service/program is not achieved?

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when)

Future Council Work Session/Meetings target dates

Election dates (if applicable)

Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☐ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☐ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☐ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



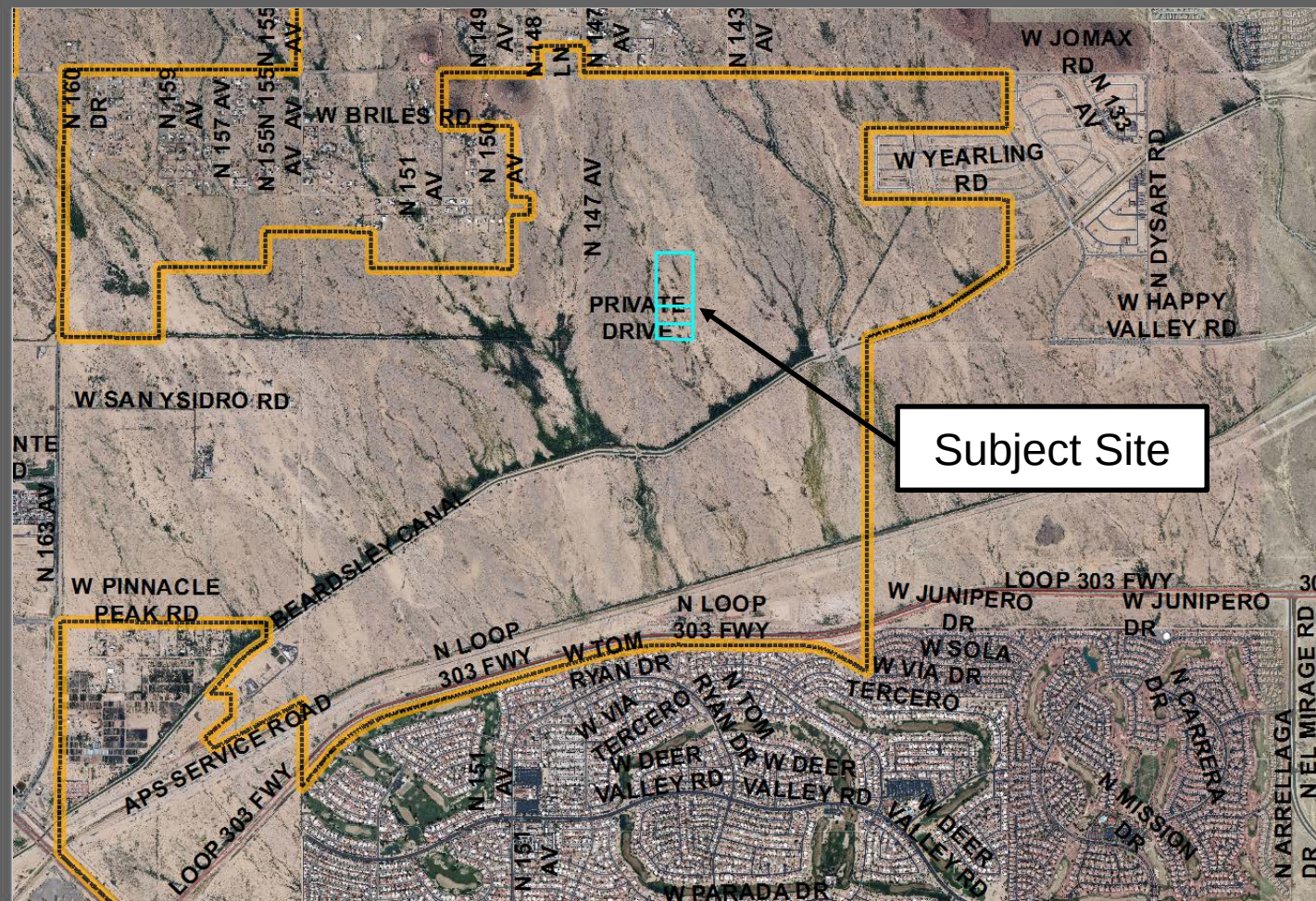
SURPRISE
ARIZONA

FS16-516 Rancho Del Rey Zone Change

City Council
June 6, 2017

FS16-516
Rancho Del Rey
Zone Change

Vicinity Map



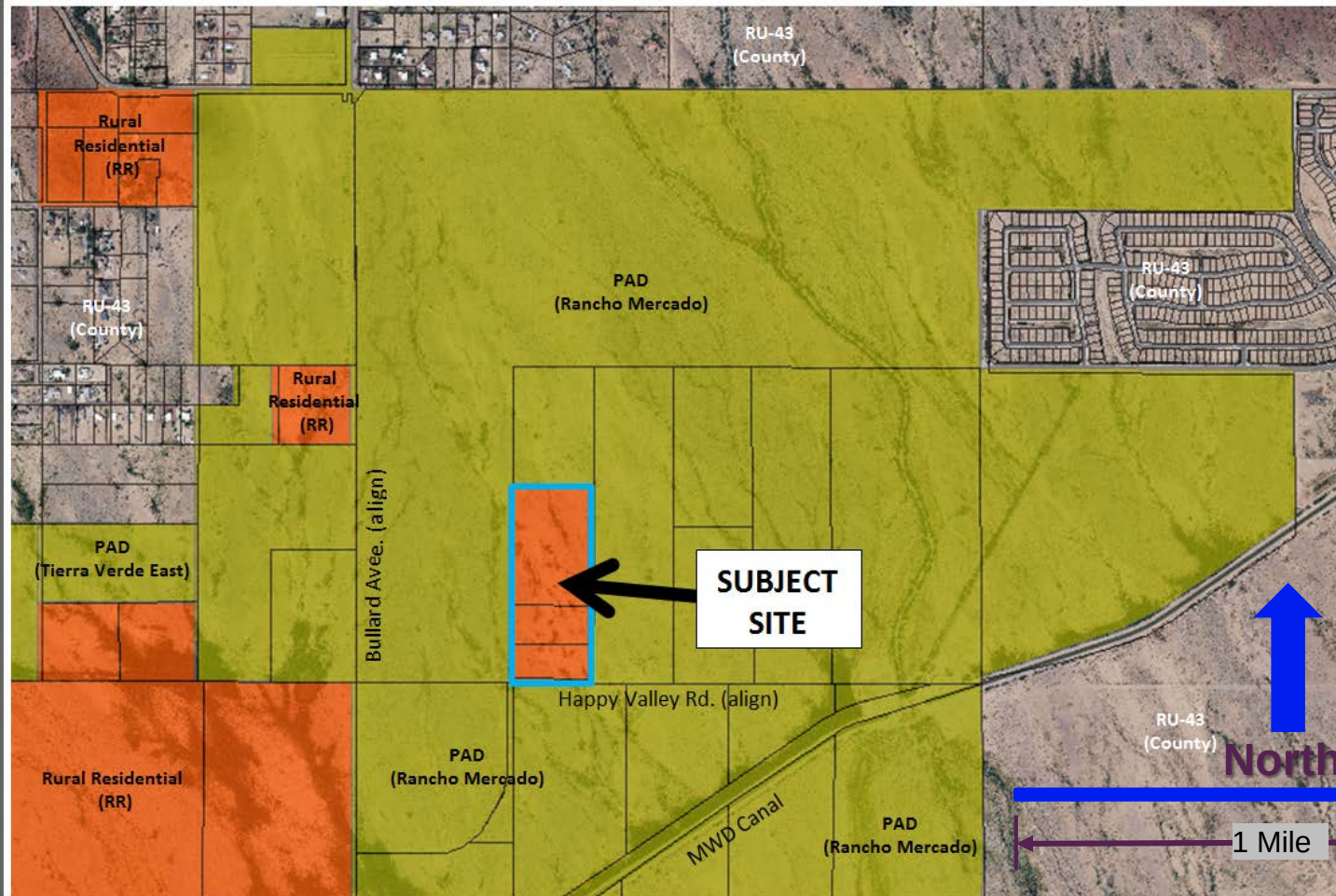
North

1 Mile



FS16-516
Rancho Del Rey
Zone Change

Case Map



Proposed Rancho Del Rey RM-9
(Residential Medium Density) PUD
within Rancho Mercado PAD Existing
Zoning Map



Rancho Mercado

City of Surprise, Arizona

Planned Area Development

Land Use Master Plan

LEGEND

- Low Density Residential (LDR)
0.5-0.6 du/acre
- Low Medium Density Residential (LMDR)
4-10 du/acre
- Medium Density Residential (MDR)
5-8 du/acre
- High Density Residential (HDR)
15-20 du/acre
- Commercially Zoned
- Commercial / Employment
- Educational / School
- Recreational Open Space
- Open Space / Walk Corridor
- River Station
- Proposed Future Looping Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed River Park
Classroom TRD at base of plot
- Well Site
- Water Campus

Exhibit A, page 2

Date: 06-26-06
Drawn By: MR
Revised: 02-23-07

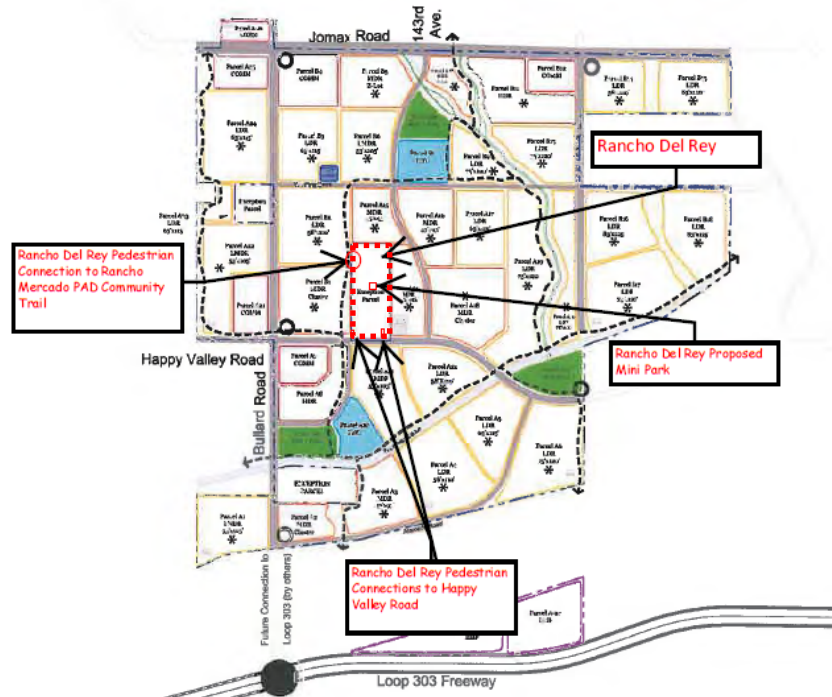


FS16-516 Rancho Del Rey Zone Change

Exhibit A



FS16-516 Rancho Del Rey Zone Change



Rancho
Mercado

City of Surprise, Arizona

Planned Area Development
Figure 7
Open Space and Trails
Master Plan

LEGEND

- Recreational Open Space
- Open Space/Walkway Corridor
- Fire Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed Mini Parks (Locations TBA at time of plan)
- Wall Site
- Water Channel
- Measurement Signs

Date: 06-26-06
Drawn By: DM
Revised: 10-06-10

LVA
Urban Design
Studio LLC

Exhibit D

Exhibit D



FS16-516 Rancho Del Rey Zone Change

Development Standards

Table A
Proposed RM-9 PUD Development Standards

Min Standard	Rancho Mercado PAD MDR Development Standards (2)(5)(7)	Proposed Rancho Del Rey RM-9 PUD Development Standards (2)(5)(7)	RM-9 Conventional Development Standards
Minimum Width	45'	45'	40'
Site Average Area per Dwelling Unit	4,000 sf (8)	4,500 sf (8)	Min. Lot Area 4,500sf
Minimum Lot Depth	- (3)	- (3)	100'
Front Setback (Livable)	12'	12'	12'
Front Setback (Garage)	18' (7)	20' (1)(7)	20'
Interior Side	5'	5'	TBD at time of preliminary plat
Aggregate Side	10'	10'	TBD at time of preliminary plat
Corner Side	10'	10'	10'
Rear	10'	10'	20'
Maximum Width of Garage Door as a % of Lot Width		45% (6)	40%
Maximum Area of Driveway within Front Yard as % of Front Yard Area		45% (10)	30%
Maximum Building Height		30' (9)	35'
Building Coverage	TBD by Building Envelope (4)	TBD by Building Envelope (4)	

(1) Garage front setbacks may be less than livable as sided-loaded garage only. The reduced front setback also applies to livable area, extended front porches and walled courtyards. Otherwise, the Garage front setback will be a minimum of 20' back-of- sidewalk.

(2) Fireplace, pop-outs, bay windows, eaves, overhangs, porches/patio, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side, and rear yard setbacks, so long as they are not less than 3' from the yard.

(3) No minimum site depth is required.

(4) Building Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table A and Footnotes.

(5) Building setbacks apply equally to one and two story product.

(6) Increased from 40% to 45% (this will allow for 18' driveways and 2' returns).

(7) The Front Garage setback means back-of-sidewalk to face of garage door only if the garage is located in the front yard.

(8) Site average area is defined as follows: Gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.

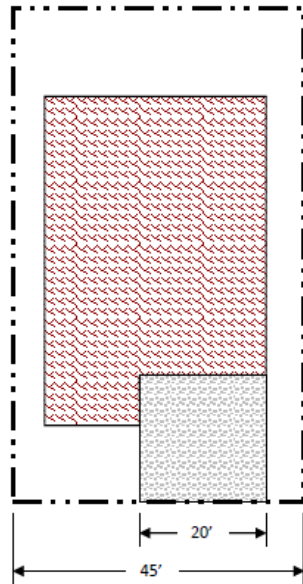
(9) A Lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be limited to single story.

(10) 45% (for 18' wide driveways) of the front yard area.

FS16-516
Rancho Del Rey
Zone Change

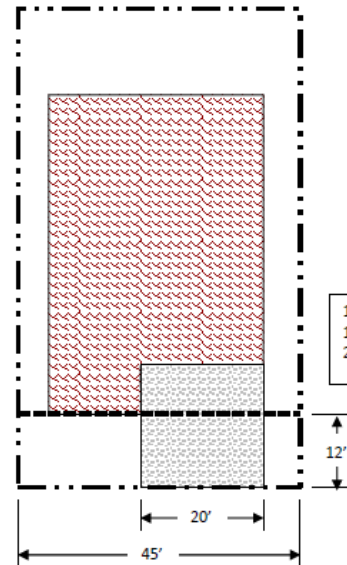
**Development
Standards**

Driveway Width as Percent of Lot Width



$$20' / 45' = 44.4\%$$

Driveway Area as Percent of
Required Front Yard Area



$$\begin{aligned} 12' \times 20' &= 240 \text{ SF} \\ 12' \times 45' &= 540 \text{ SF} \\ 240 \text{ SF} / 540 \text{ SF} &= 44.4\% \end{aligned}$$



FS16-516

Rancho Del Rey Zone Change



- Rancho del Rey

Exhibit F

Table A
Proposed RM-9 PUD Development Standards

Min Standard	Rancho Mecado FAD MDR Development Standards (25%)	Rancho Del Rey RM-9 PUD Development Standards (25%)	RM-9 Conventional Development Standards
Minimum Width	45'	45'	60'
Site Average Area per Dwelling Unit	4,000 sq ft	4,500 sq ft	Min. Lot Area 4,500sq'
Minimum Lot Depth	+ 0'	+ 0'	100'
Front Setback (L/V/L)	12'	12'	5'
Front Setback (C/V/L)	18' 0"	20' 0"	10'
Interior Side	5'	5'	TWO times of setback zone
Aggregate Side	10'	10'	TWO times of setback zone
Corner Side	10'	10'	10'
Rear	10'	10'	20'
Maximum Width of Garage Door as a % of Lot Width		45% (a)	40%
Maximum Area of Driveway or Front Yard as a % of Front Yard Area		45% (a)	50%
Maximum Building Height		30' 0"	35'
Building Coverage	TWO by Building Envelope (a)	TWO by Building Envelope (a)	

- (a) Garage front setbacks must be less than three times setback of garage only. The setback front setbacks also apply to double units, attached front porches and related structures. Otherwise, the Garage front setbacks will be a minimum of 20' back-of-alot.
- (b) Frontage set-backs for setbacks, access, easements, driveways, 20' front setbacks, and/or other setbacks shall be a minimum of 2' from the front side, and rear setbacks shall be a minimum of 2' from the rear.
- (c) No minimum side depth is required.
- (d) Building lot coverage is established by the building envelope created by the required setbacks and setbacks as defined in this Table A and Footnotes.
- (e) Building setbacks apply equally to new and new very projects.
- (f) Setbacks from 0% to 45% shall be above 10' of setbacks and 2' setbacks.
- (g) The Front (garage) setbacks means back-of-alot to be of garage door only if the garage is located in the front yard.
- (h) Site average area is defined as follows: Gross site area minus right-of-way, equals site area divided by total number of units equals site average area per dwelling unit.
- (i) A lot that backs up to a side yard of an adjacent lot, within the subdivision, shall be treated as single-unit.
- (j) 45% the 11' wide setback of the front yard area.

WALSH DESIGN GROUP
6100 E. Main Street
Phoenix, AZ 85018
Phone: 602.955.1111
www.walshdesign.com



FS16-516 Rancho Del Rey Zone Change

Exhibit F



**FS16-516
Rancho Del Rey
Zone Change**

Approve
Subject to Stipulations “a” – “b”

**Commission
Recommendation**





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Contents

**FS16-516
Rancho Del Rey
Zone Change**

- [Vicinity Map](#)
- [Case Map](#)
- [Exhibit A – Rancho Mercado](#)
- [Exhibit D – Trail Connectivity](#)
- [Development Standards](#)
- [Exhibit E - Layout](#)
- [Exhibit F – Open Space](#)
- [Recommendation](#)
- [Questions or Comments](#)

ORDINANCE 2017-11

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY FOR RANCHO DEL REY, LOCATED NORTH OF THE HAPPY VALLEY ROAD ALIGNMENT BETWEEN THE 147TH AVENUE AND LITCHFIELD ROAD ALIGNMENTS.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is located north of the Happy Valley Road alignment between the 147th Avenue and Litchfield Road alignments;

WHEREAS, the subject site is zoned as Residential Ranch (RR);

WHEREAS, the rezone with 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 May 4, 2017, the Planning and Zoning Commission recommended approval of the Rancho Del Rey rezone with PUD overlay.

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

Section 1. *Rezoning with PUD overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Rancho Del Rey, is rezoned from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the project narrative entitled "Rancho Del Rey", prepared by KAX and Walsh Design Group as revised March 20, 2017 and stamped received March 20, 2017.
- B. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

Section 2. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. *Codification.* This ordinance is not of a general nature and 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

EXHIBIT A – LEGAL DESCRIPTION

RANCHO DEL REY – ZONING AREA

That part of the West half of the East half of the Southwest quarter of Section 4, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 4;
Thence North 89° 57' 09" East (Basis of Bearings) along the South line of the Southwest quarter of Section 4 a distance of 1315.77 feet to the Southwest corner of the West half of the East half of the Southwest quarter of said Section 4 and the **POINT OF BEGINNING**;
THENCE North 00° 22' 53" seconds West, along the West line thereof a distance of 1652.71 feet to a point from which the Northwest corner of the West half of the East half of the Southwest quarter of said Section 4 bears North 00° 22' 53" West, a distance of 991.71 feet;
THENCE North 89° 57' 50" East a distance of 657.32 feet to the East line of the West half of the East half of the Southwest quarter of Section 4;
THENCE South 00° 24' 02" East along said East line a distance of 1652.58 feet to the South line of the Southwest quarter of Section 4;
THENCE South 89° 57' 09" East along said South line a distance of 657.89 feet to the **POINT OF BEGINNING**.

Containing 24.9487 acres

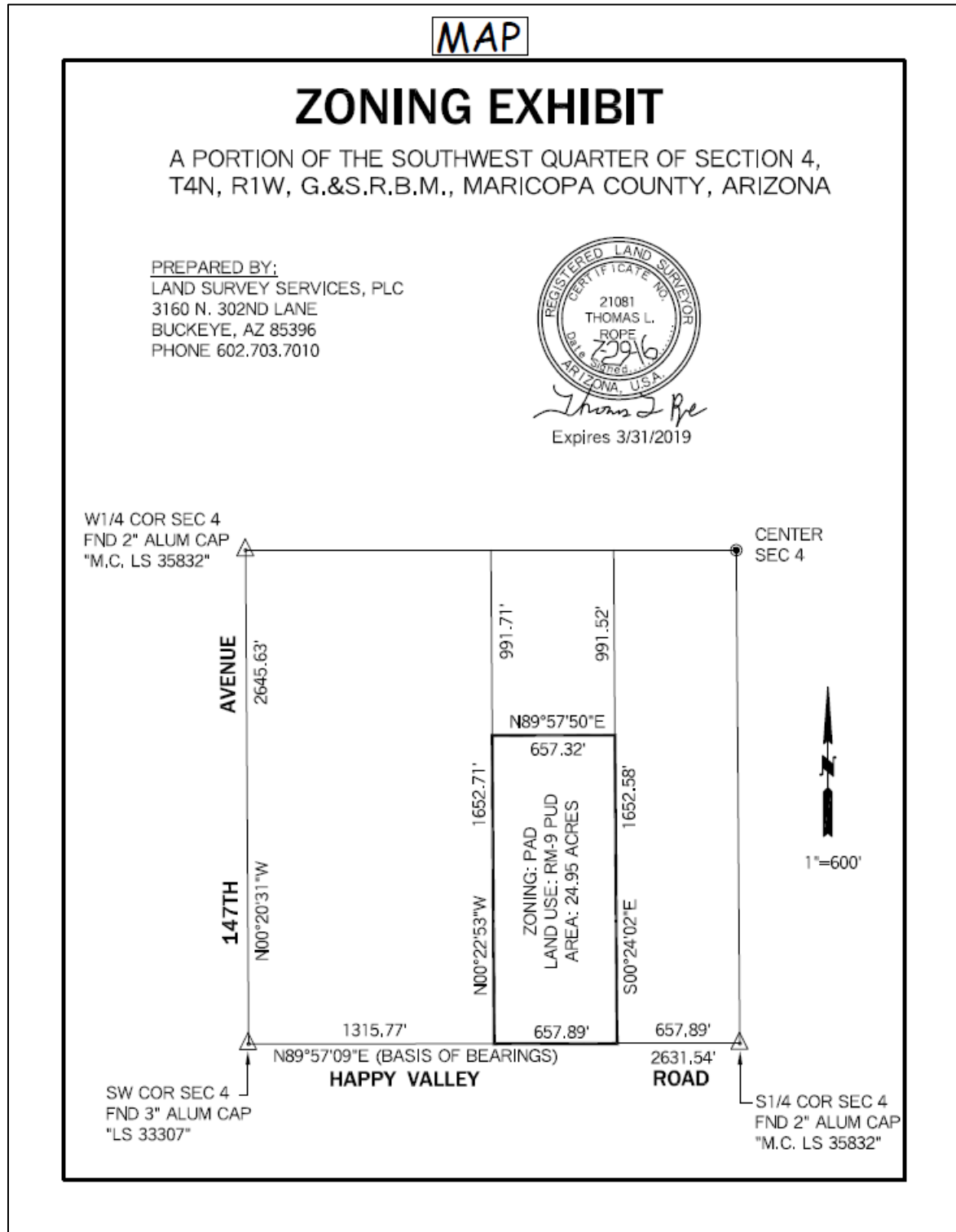


Land Survey Services PLC
3160 N. 302nd Lane
Buckeye, AZ 85396

Expires 3-31-2019

Job No. 12068

EXHIBIT B – MAP





CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 2017

Contact Person: Bob Wingenroth, City Manager

Submitting Department:

District: Citywide

Staff Recommendations: None

Consent

Regular

Public Hearing

x

Report/Discussion

Agenda Wording:

Consideration and action pertaining to ordering and calling a special election for November 7, 2017, to submit to the qualified electors of the City of Surprise three separate questions authorizing the issuance and sale of \$34,000,000; \$15,500,000; and \$10,000,000 respective principal amounts of general obligation bonds; Resolution # 2017-66.

Motion:

I move to approve Resolution # 2017-66.

Background:

Surprise voters rejected a \$63 million General Obligation bond initiative in the November 8th General Election in 2016, that would have funded nine capital improvement projects over the next five years.

Since then, City Staff reviewed project needs and utilized resident feedback obtained during the 2016 bond education process to create three separate proposed questions that would fund capital improvement projects in the areas of Public Safety, Traffic Congestion Mitigation, and Pavement Preservation.

The Surprise Capital Improvement Funding Exploratory Committee was briefed, April 19, 2017, by City staff on proposed capital improvement projects that could potentially be included in three separate bond questions this fall. Input received at and following the meeting resulted in the following three potential questions:

Proposed Question #1: Voters in Surprise are asked to consider a \$34 million public safety bond proposal to: build a public safety evidence and readiness center; renovate an existing City facility into a police training facility; acquire land for future fire station/police substation/ and park; build a new fire station at Cactus and Litchfield Roads; build a new fire station along 163rd Avenue, south of Happy Valley Road, to replace the current temporary station; and build a public works operations facility to centralize operations. The annual cost for a homeowner would be approximately \$26 per \$100,000 in Limited Property Value (LPV).

Proposed Question #2: Voters in Surprise are asked to consider a \$15.5 million street bond proposal to provide funds to plan, design, construct, and improve Waddell, Greenway and Litchfield Roads. The

annual cost for a homeowner would be approximately \$12 per \$100,000 in Limited Property Value (LPV).

Proposed Question #3: Voters in Surprise are asked to consider a \$10 million street pavement preservation bond proposal to plan, design, construct, replace, and improve deteriorated street pavement citywide. The annual cost for a homeowner would be approximately \$8 per \$100,000 in Limited Property Value (LPV).

At the May 16, 2017 Work Session, City Council gave direction to staff to include the three above questions and related projects in three separate bond packages and to prepare documents for a possible call to election for the body to consider during the June 6, 2017 Regular Meeting.

If approved, Surprise voters would decide on three possible General Obligation Bond questions in the areas of Public Safety, Traffic Congestion Mitigation, and Pavement Preservation in a mail-ballot only Special Election on November 7, 2017.

IF THIS RESOLUTION IS SO ADOPTED, THE DEADLINE FOR SUBMITTING ARGUMENTS WITH RESPECT TO IT IS AUGUST 11, 2017, AT 5:00 P.M.

Objective Analysis:

Approval of this Resolution sets in motion the process for a General Election ballot question in November 2017 to approve General Obligation bonds in the amounts specified. Next steps in the process include: notification to the County Elections Department of the City's intent to call for an election; requesting of arguments for and against the authorization; and finalization of the voter information pamphlet in preparation for a November 2017 election.

Policy Compliant:

Consideration and possible action on a bond election is consistent with all applicable regulations regarding consideration of issuance of voter-approved general obligation bonds. The public outreach that has been conducted and subsequent discussions at Council meetings has also been consistent with City and Council policy and operational procedures regarding public engagement

Financial Impact:

If ultimately approved by the voters, these bond packages will provide \$34 million; \$15.5 million; and \$10 million respectively of funding to provide for the design and construction of the 10 projects listed previously. Ongoing operational costs will need to be incorporated into future operating budgets at such time as they can be absorbed within the growth of the operating budget of the city overall.

Budget Impact:

Projects included with the bond packages are identified in the multi-year FY2018 Capital Improvement Plan as unfunded projects. The proposed FY2018 Final Budget includes funding in the amount of \$274,100 to fund a Special Bond Election in November 2017 and contingency to allow for the funding of initial costs associated with the projects. Per the Comprehensive Financial Management Policies, the use of contingency must be approved by City Council prior to being expended. Additional action by City Council will be required to begin work on any voter approved projects. The additional capital and operating costs associated with the projects will be incorporated into future operating budgets at such time as they can be absorbed within the growth of the operating budget of the City overall.

FTE Impact:

None at this time; however if recommended by Council to proceed with a future bond election, and if approved by the voters, the construction of Fire Station 308 would require the hiring of additional Fire-Medical staff to operate the new fire station.

ATTACHMENTS:

Click to download

☐ [Resolution #2017-66](#)

RESOLUTION NO. 2017-66

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ORDERING AND CALLING A SPECIAL ELECTION TO BE HELD ON NOVEMBER 7, 2017, IN AND FOR THE CITY OF SURPRISE, ARIZONA, TO SUBMIT TO THE QUALIFIED ELECTORS THEREOF THREE QUESTIONS OF SELLING AND ISSUING BONDS PAYABLE FROM SECONDARY (AD VALOREM) PROPERTY TAXES

WHEREAS, the Mayor and Council of the City of Surprise, Arizona (hereinafter referred to as the "City"), determine that certain, future capital needs of the City can be financed best through the issuance and sale of bonds of the City, the debt service with respect to which shall be paid through the levy of secondary (ad valorem) property taxes; and

WHEREAS, pursuant to Section 35-452, Arizona Revised Statutes, as amended, the Mayor and Council of the City must order an election to determine whether such indebtedness shall be authorized (hereinafter referred to as the "Election").

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA:

Section 1. (A) That the Election, in and for the City, be and the same is hereby ordered and called to be held on November 7, 2017, at which time there shall be submitted to the qualified electors of the City three questions relating to authorizing the sale and issuance of bonds of the City in the aggregate principal amounts and for the purposes set forth in the official ballot for the Election (hereinafter referred to as the "Official Ballot").

(B) That if all three questions pass at the Election, the aggregate principal amount of the bonds to be authorized at the Election shall be \$59,500,000; the maximum rate of interest to be paid thereon shall be not more than six percent (6%) per annum; the minimum and maximum number of years bonds of any issue or series authorized at the Election may run from their date shall be five (5) years and twenty-five (25) years, respectively; the purposes for which the money derived from the sale of the bonds will be expended shall be as more fully set forth in the Official Ballot; the City currently has no general obligation tax debt outstanding and the constitutional debt limit of the City is \$309,819,869, being twenty-six percent (26%) of the net assessed full cash value of the taxable property in the City (which debt limit is based on an estimated value provided by the assessor of Maricopa County, Arizona (hereinafter referred to as the "County") for 2017).

Section 2. That the Official Ballot shall be in substantially the form attached hereto as Exhibit "A."

Section 3. (A) That notice of the Election shall be given by mailing an informational pamphlet (hereinafter referred to as the "Informational Pamphlet") to each household within the City that contains a registered voter not less than thirty-five (35) days before the date of the election.

(B) That the Informational Pamphlet shall be prepared by the Clerk of the City, and the Clerk of the City is hereby authorized and directed to cause the Informational Pamphlet to be provided as and under the circumstances described herein in the form she deems acceptable. The Clerk of the City is hereby authorized and directed to submit, within thirty (30) days after the date of the Election, a copy of the Informational Pamphlet to the Arizona Department of Revenue.

(C) That, pursuant to Section 35-454, Arizona Revised Statutes, as amended, the City hereby sets the date of August 11, 2017, at the hour of 5:00 p.m., as the deadline to submit arguments "for" and "against" the authorization to issue the bonds.

(D) That the Clerk of the City is hereby authorized to request arguments "for" and "against" the subject matter of the Election by providing the notice in the form and by the means provided in the form attached hereto and marked Exhibit "B" (hereinafter referred to as the "Request for Arguments"). The Clerk of the City is authorized to revise the form of notice hereto as necessary to comply with all applicable laws.

Section 4. That the Informational Pamphlet shall contain the information required by Section 35-454, Arizona Revised Statutes, as amended, and a sample of the Official Ballot and shall be in a form the Clerk of the City deems acceptable.

Section 5. That the Clerk of the City is hereby authorized and directed to have the Official Ballot disseminated in accordance with the election format described in Section 7(B) hereof.

Section 6. That in order to comply with the Voting Rights Act of 1965, as amended, the following materials pertaining to the Election shall be translated into Spanish and mailed or distributed in each instance where mailing or distributing of such materials is required, to-wit: Request for Arguments, Informational Pamphlet, Official Ballot, Absentee/Early Voting Materials and Voting Instructions.

Section 7. (A) That the Election shall be held, conducted and canvassed in conformity with the provisions of the general election laws of the State of Arizona, except as otherwise provided by law, and only such persons shall be permitted to vote at the Election who are qualified electors of the City.

(B) That the Election shall be a mailed ballot election as provided in Section 16-409, Arizona Revised Statutes. The

City Clerk of the City is authorized and directed to take all actions, including entering into a contract with the County Recorder of the County to obtain precinct registers for the Election and to enter into an agreements with the Elections Department of the County to conduct the Election for the City. The City Clerk of the City shall coordinate with the Elections Department of the County to designate a location for purposes of replacing ballots that have been lost, spoiled, destroyed or not received by the elector.

(C) That all expenditures as may be necessary to order, notice, hold and administer the Election are hereby authorized, which expenditures shall be paid from current operating funds of the City.

(D) That the Clerk of the City is hereby authorized to take all necessary action to facilitate the Election.

Section 8. (A) That the official returns from the Election shall be made to the Mayor and Council of the City within twenty (20) days from the date of the Election and the Election shall be canvassed and the results thereof certified by the Mayor and Council of the City at a meeting to be held within twenty (20) days after the date of the Election, as provided by law.

(B) That the Mayor and Council of the City shall file and record in the office of the County Recorder of the County a certificate disclosing with respect to the Election the purpose of the Election, the total number of votes cast and the total number of votes for and against creating the indebtedness and stating whether or not the indebtedness is ordered in each case.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of
the City of Surprise, Arizona, on June 6, 2017.

.....
Mayor, City of Surprise, Arizona

ATTEST:

.....
Clerk, City of Surprise,
Arizona

APPROVED AS TO FORM:

.....
City Attorney, City of Surprise,
Arizona

CERTIFICATION

I hereby certify that the foregoing Resolution No. 2017-66 was duly passed and adopted by the Mayor and Council of the City of Surprise, Arizona, at a regular meeting held on June 6, 2017, that the vote thereon was ayes, nays, and that the Mayor and Council members were present thereat.

.....
Clerk, City of Surprise, Arizona

EXHIBIT "A"

FORM OF OFFICIAL BALLOT

QUESTION NO. 1: PUBLIC SAFETY QUESTION

ISSUANCE OF BONDS PAYABLE FROM SECONDARY (AD VALOREM) PROPERTY TAX

Shall the City of Surprise, Arizona (the "City"), be authorized to incur indebtedness in a total principal amount not to exceed \$34,000,000 by the issuance of bonds for public safety projects including the costs to improve, construct, reconstruct, equip and/or furnish a Public Safety Evidence and Readiness Center, a Police Training Facility, a new Fire Station 308 in the City's southeast area, a Permanent Fire Station to replace Fire Station 304 in the City's northern area (both stations to include equipment and apparatus, safety equipment, emergency response vehicles, and necessary appurtenances), a Public Works Operations Facility that will centralize Public Works functions and support City fleet operations which includes public safety vehicles; and to acquire land and/or interests in land for a Fire Station, Police Substation and park in the southwest portion of the City, by purchase, exercise of the power of eminent domain or any other method of acquisition and to pay all costs incidental to any of the foregoing and to the sale and issuance of such bonds; such bonds, or any series thereof, to be issued as general obligation bonds of the City, payable from secondary (ad valorem) property taxes levied upon all of the taxable property in the City, to mature not more than 25 years from their date and to bear interest at a rate of not to exceed 6% per annum?

The issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on the bonds.

A "YES" vote shall authorize the governing body of the City to issue and sell \$34,000,000 of general obligation bonds of the City for Public Safety and Public Works projects to be repaid with secondary property taxes.

A "NO" vote shall not authorize the governing body of the City to issue and sell such bonds of the City.

BOND APPROVAL, YES ☐

BOND APPROVAL, NO ☐

QUESTION NO. 2: TRAFFIC CONGESTION MITIGATION QUESTION

ISSUANCE OF BONDS PAYABLE FROM SECONDARY (AD VALOREM) PROPERTY TAX

Shall the City of Surprise, Arizona (the "City"), be authorized to incur indebtedness in a total principal amount not to exceed \$15,500,000 by the issuance of bonds for traffic congestion mitigation projects, including the costs to design, improve, construct and reconstruct roadways, including acquisition and installation of street lights, traffic signals, traffic safety improvement devices, drainage improvements, retention basins, landscaping, relocation of existing infrastructure, appurtenances, and to acquire land and interests in land for right-of-way therefor by purchase, exercise of the power of eminent domain or any other method of acquisition and to pay all costs incidental to any of the foregoing and to the sale and issuance of such bonds; such bonds, or any series thereof, to be issued as general obligation bonds of the City, payable from secondary (ad valorem) property taxes levied upon all of the taxable property in the City, to mature not more than 25 years from their date and to bear interest at a rate of not to exceed 6% per annum?

The issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on the bonds.

A "YES" vote shall authorize the governing body of the City to issue and sell \$15,500,000 of general obligation bonds of the City for traffic mitigation projects to be repaid with secondary property taxes.

A "NO" vote shall not authorize the governing body of the City to issue and sell such bonds of the City.

BOND APPROVAL, YES ☐

BOND APPROVAL, NO ☐

QUESTION NO. 3: PAVEMENT PRESERVATION QUESTION

ISSUANCE OF BONDS PAYABLE FROM SECONDARY (AD VALOREM) PROPERTY TAX

Shall the City of Surprise, Arizona (the "City"), be authorized to incur indebtedness in a total principal amount not to exceed \$10,000,000 by the issuance of bonds for pavement preservation projects, including the costs to design, improve, construct, resurface, reconstruct and acquire necessary equipment and appurtenances therefor to improve deteriorated pavement citywide and to pay all costs incidental to any of the foregoing and to the sale and issuance of such bonds; such bonds, or any series thereof, to be issued as general obligation bonds of the City, payable from secondary (ad valorem) property taxes levied upon all of the taxable property in the City, to mature not more than 25 years from their date and to bear interest at a rate of not to exceed 6% per annum?

The issuance of these bonds will result in a property tax increase sufficient to pay the annual debt service on the bonds.

A "YES" vote shall authorize the governing body of the City to issue and sell \$10,000,000 of general obligation bonds of the City for pavement preservation projects to be repaid with secondary property taxes.

A "NO" vote shall not authorize the governing body of the City to issue and sell such bonds of the City.

BOND APPROVAL, YES ☐

BOND APPROVAL, NO ☐

EXHIBIT "B"

FORM OF REQUEST NOTICE

REQUEST FOR ARGUMENTS FOR AND AGAINST THE
AUTHORIZATION OF SALE AND ISSUANCE OF BONDS
PAYABLE FROM A SECONDARY (AD VALOREM) PROPERTY
TAX BY THE CITY TO BE CONSIDERED BY THE VOTERS OF
THE CITY OF SURPRISE, ARIZONA, AT AN ELECTION TO
BE HELD ON NOVEMBER 7, 2017

Pursuant to Resolution No. 2017-66 adopted by the Mayor and Council of the City of Surprise, Arizona, (the "City"), on June 6, 2017 (the "Resolution"), a special election in and for the City was ordered and called to be held on November 7, 2017 (the "Election"). Notice of the Election will be given by mailing an informational pamphlet. Such information is to include arguments for and against the authorization of the issuance of bonds payable from a secondary (ad valorem) property tax by the City to be considered at the Election. (The text of the questions to be considered at the Election is included in the Resolution which is available at the Office of the Clerk of the City at 16000 N. Civic Center Plaza, Surprise, Arizona 85374.) Any person interested in providing any such argument is hereby requested to provide the same to the Clerk of the City at the address indicated above before 5:00 p.m., Arizona time on August 11, 2017. If you have any questions about the foregoing, please contact the Clerk of the City at (623) 222-1200.

/s/ Sherry Aguilar
.....
City Clerk, City of Surprise, Arizona

This Request (along with Spanish translation thereof) should be posted at all places at which notices of meetings of the Mayor and Council of the City are posted and published once in the



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date:	June 6, 2017	Contact Person:	Jeanine Jerkovic, Economic Development Director
Submitting Department:		District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to an agreement between the City of Surprise and the Greater Phoenix Economic Council (GPEC) for the participation and support of regional economic development programs, in the amount of \$56,362 in fiscal year 2018.

Motion:

I move to approve the fiscal year 2018 agreement with Greater Phoenix Economic Council.

Background:

The Greater Phoenix Economic Council (GPEC) is a public-private partnership founded in 1989 to leverage resources to attract and grow business to Greater Phoenix. Their goal is to develop a high-performance economy by attracting high-quality investments and jobs. The annual agreement with GPEC provides Surprise with the opportunity to partner with GPEC to attract quality jobs to the community, to receive marketing services that reach a targeted national and international industry and site selection audience, and to engage with local industry leaders in initiatives to enhance the overall regional competitiveness. Surprise was an inaugural community member of GPEC and has been a member since 1990. In the 2017 fiscal year, GPEC provided the City of Surprise with 56 business prospects for which we were able to provide proposals, as well as extensive support and branding related to our Surprise International and AZ TechCelerator programs. Over the history of our membership, GPEC has assisted Surprise with the location of several local employers such as Janus International, RioGlass Solar, Brentwood Industries, Gestamp Solar Steel, Campcorp Structures, Cobalt Rehabilitation Hospital, IRIS USA, and Mainstreet Transitional Care. In the last five years, GPEC has directly assisted with the creation of 305 jobs in the community. Additionally, in fiscal year 2017, Economic Development Director Jeanine Jerkovic was elected by member community professional peers to serve as the Chair for the Economic Development Directors Team (EDDT). This was the first time the City of Surprise has been represented in this capacity to EDDT, and the first West Valley representation elected to EDDT in several years.

Objective Analysis:

The amount of the contract is based on approximately \$.4397 per capita, using the 2016 Office of

Employment and Population Statistics, Arizona Department of Administration, estimating the City's population as 128,182. This item has been approved by the Mayor and Council in the FY2018 budget. The total budget amount for this line item is \$56,362.

Policy Compliant:

This action item is consistent with Council policy.

Financial Impact:

This agreement will result in an expenditure in the amount of \$56,362.

Budget Impact:

The amount has been budgeted as part of the Economic Development Department annual FY2018 budget.

FTE Impact:

No FTE Impact is anticipated.

ATTACHMENTS:

Click to download

- ☐ [GPEC FY 2018 Contract](#)
 - ☐ [Exhibit A - GPEC Action Plan](#)
 - ☐ [Exhibit B - Metrics Plan](#)
 - ☐ [Exhibit C - Target Industries](#)
 - ☐ [Exhibit D - Reporting Draft](#)
 - ☐ [Exhibit E - Insurance Requirements](#)
 - ☐ [Exhibit F - Regional Protocol Agreement](#)
 - ☐ [Community Benefits Report for Surprise](#)
-

AGREEMENT BETWEEN THE GREATER PHOENIX ECONOMIC COUNCIL AND THE CITY OF SURPRISE

The City Council of the CITY OF SURPRISE, a municipal corporation (the “City”), has approved participation in and support of the regional economic development program of the GREATER PHOENIX ECONOMIC COUNCIL (“GPEC”), an Arizona non-profit corporation. The purpose of this agreement (“Agreement”) is to set forth the regional economic development program that GPEC agrees to undertake, the support that the City agrees to provide, the respective roles of GPEC and the City and the payments of the City to GPEC for the fiscal year July 1, 2017 - June 30, 2018 (“FY2018”).

NOW, THEREFORE, in consideration of the mutual promises contained herein, the City and GPEC agree as follows:

I. RESPONSIBILITIES OF GPEC

A. MISSION: Attract and grow quality businesses and advocate for Greater Phoenix’s competitiveness.

B. GOALS: GPEC is guided by and strategically focused on two specific long-range goals:

1. Marketing the region to generate qualified business/industry prospects in targeted economic clusters.
2. Leveraging public and private allies and resources to locate qualified prospects, improve overall competitiveness, and sustain organizational vitality.

C. RETENTION AND EXPANSION POLICY:

1. GPEC’s primary role is developing the Greater Phoenix region’s market intelligence strategy for high wage, base industry clusters in coordination with representatives of GPEC member communities.
2. Retention and expansion of existing businesses within GPEC member communities is primarily a local issue.
3. GPEC will support its member communities’ efforts to retain and expand existing businesses through coordinating regional support and providing research on key retention and expansion projects.
4. GPEC will advise its member communities when an existing company contacts GPEC regarding a retention or expansion issue, subject to any legal or contractual non-disclosure obligations.

D. ACTION PLAN AND BUDGET: In accordance with the Mission, Goals and Retention Policy set forth above and subject to the availability of adequate funding, GPEC will implement the Action Plan and Budget adopted by GPEC’s Board of Directors, a copy of which has been delivered to the City, receipt of which is hereby acknowledged. A summary of the Action Plan is attached hereto as **Exhibit A** (“GPEC Action Plan”). GPEC will inform the City of any changes in the adopted Action Plan which materially

affect or alter the priorities established therein. Such notification will be in writing and will be made prior to implementation of such changes. Notwithstanding the foregoing, the City acknowledges and agrees that GPEC may, in its reasonable judgment in accordance with its own practices and procedures, substitute, change, reschedule, cancel or defer certain events or activities described in the Action Plan as required as a result of changing market conditions, funding availability, unforeseen expenses or other circumstances beyond GPEC's reasonable control. GPEC will solicit the input of the City on the formulation of future marketing strategies and advertisements. The Action Plan will be revised to reflect any agreed upon changes to the Action Plan.

- E. PERFORMANCE TARGETS:** Specific performance targets, established by GPEC's Executive Committee and Board of Directors, are attached hereto as **Exhibit B** ("GPEC Performance Measures") and will be used to evaluate and report progress on GPEC's implementation of the Action Plan. In the event of changing market conditions, funding availability, unforeseen expenses or other circumstances beyond GPEC's reasonable control, GPEC may revise these performance targets with the City's prior written approval, or with the prior written approval of a majority of the designated members of GPEC's Economic Development Directors Team ("EDDT"). GPEC will provide monthly reports to the City discussing in detail its progress in implementing the Action Plan as well as reporting the numerical results for each performance measurement set forth in Exhibit B. GPEC will provide a copy of its annual external audit for the preceding fiscal year to the City no later than December 31, 2017. Monthly Activity reports, substantially in the form of **Exhibit D** ("Reporting Mechanism for Contract Fulfillment") attached hereto, are to be submitted to the address listed under paragraph IV.P.

In the event GPEC fails to meet any benchmark, GPEC will meet with the EDDT within 30 calendar days to provide an explanation of the relevant factors and circumstances, and to present a plan for improving performance in order to achieve the target(s) within the term of this Agreement. Failure to meet a performance target will not, by itself, constitute an event of default hereunder unless GPEC (i) fails to inform the City of such event, or (ii) fails to meet with EDDT to present a plan for improving its performance during the balance of the term of the Agreement. Such an event of default allows the City to terminate this Agreement pursuant to paragraph IV.J below.

II. RESPONSIBILITIES OF THE CITY

- A. STAFF SUPPORT OF GPEC EFFORTS:** The City will provide staff support to GPEC's economic development efforts as follows:
1. The City will respond to leads or prospects referred by GPEC in a professional manner within the time frame specified by the lead or prospect if, in the City's sole discretion, the City desires to compete. When available, the City agrees to provide its response in the format developed jointly by EDDT and GPEC;
 2. The City will provide appropriate local hospitality, tours and briefings for prospects visiting sites in the City;
 3. The City will provide an official economic development representative to represent the City on the EDDT, which advises GPEC's President and CEO;

4. The City will cooperate in the implementation of GPEC/EDDT process improvement recommendations including the use of common presentation formats, exchange of information on prospects with GPEC's staff, the use of shared data systems, land and building data bases and private sector real estate industry interfaces;
5. The City will use its best efforts to respond to special requests by GPEC for particularized information about the City within three business days after the receipt of such request;
6. In order to enable GPEC to be more sensitive to the City's requirements, the City will, at its sole option, deliver to GPEC copies of any City approved economic development strategies, work plan, programs and evaluation criteria. GPEC may not disclose the same to the other participants in GPEC, their representatives, or any other third parties without the express written permission of the City Manager;
7. The City will utilize its best good faith efforts to cause an economic development professional representing the City to attend all marketing events and other functions to which the City has committed itself;
8. The City agrees to work with GPEC to improve the City's competitiveness and market readiness to support the growth and expansion of the targeted industries as identified for the City in **Exhibit C** ("Targeted Industries");

B. RECOGNITION OF GPEC: The City agrees to recognize GPEC as the City's officially designated regional economic development organization for marketing the Greater Phoenix Region.

III. ADDITIONAL AGREEMENTS OF THE PARTIES:

A. PARTICIPATION IN MARKETING EVENTS AND PROVISION OF TECHNICAL ASSISTANCE: Representative(s) of the City, at the City's own expense, are entitled to participate in GPEC's marketing events. GPEC will provide no funding or otherwise share in any way the expense with the City's expense related to participating in any GPEC marketing events. When requested and appropriate, GPEC will use its best efforts to provide technical assistance and support to City economic development staff for business location prospects identified and qualified by the City and assist the City with presentations to the prospect in the City or their corporate location.

B. COMPENSATION:

1. The City agrees to pay **\$56,362.00** for services to be provided by GPEC pursuant to the Agreement during the fiscal year ending on June 30, 2018. This amount is based on approximately \$.4397 per capita, using the 2016 Office of Employment and Population Statistics, Arizona Department of Administration, estimating the City's population as **128,182**. The payment by the City may, upon the mutual and discretionary approval of the board of directors of GPEC and the City Council, be increased or decreased during the term of this Agreement consistent with any changes in the per capita payments by other municipalities which support GPEC;

2. Funding of this Agreement is subject to the annual appropriations of funds for this activity by the City Council pursuant to the required budget process of the City;
3. Nothing herein precludes the City from contracting separately with GPEC for services to be provided in addition to those to be provided hereunder; and
4. GPEC will submit an invoice for payment due under this agreement pursuant to Paragraph III.B.1 on an annual basis within 30 days of City Council approval of Agreement.

C. COOPERATION:

1. The parties acknowledge that GPEC is a cooperative organization effort among GPEC and its member communities. Accordingly, the City and GPEC covenant and agree to work together in a productive and harmonious manner, and to cooperate in furthering GPEC's goals for FY2018. The City and GPEC further covenant and agree to comply with the Regional Cooperation Protocol, attached hereto as **Exhibit F**, in all material respects.
2. The City agrees to work with GPEC, as necessary or appropriate, to revise the performance measures, and/or benchmarks, and/or goals for the FY2019 contract.
3. The City agrees to work with GPEC during FY2018 to develop a revised public sector funding plan, including a regional allocation formula FY2019, if determined to be necessary or appropriate.

IV. GENERAL PROVISIONS:

- A. COVENANT AGAINST CONTINGENT FEES:** GPEC warrants that no person or selling agent has been employed or retained to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee. For a breach or violation of this warranty, the City has the right to terminate this Agreement without liability or, in its discretion, to deduct the commission, brokerage or contingent fee from its payment to GPEC.
- B. PAYMENT DEDUCTION OFFSET PROVISION:** GPEC recognizes the provisions of the City Code of the City of Surprise which require and demand that no payment be made to any contractor as long as there is any outstanding obligation due to the City, and directs that any such obligation be offset against payment due to GPEC.
- C. ASSIGNMENT PROHIBITED:** No party to this Agreement may assign any right or obligation pursuant to this Agreement. Any attempted or purported assignment of any right or obligation pursuant to this Agreement is void and no effect.
- D. INDEPENDENT CONTRACTOR; NO AGENCY:** Nothing contained in this Agreement creates any partnership, joint venture or agency relationship between the City and GPEC. The parties acknowledge that the services provided under this Agreement are being provided as an independent contract, not as an employee or agent of the City. City has no right to control GPEC beyond the results of GPEC's services contemplated pursuant to

this Agreement. GPEC has no authority, express or implied, to act on behalf of City in any capacity whatsoever as an agent. GPEC has no authority, express or implied, under to this Agreement to bind City to any obligation whatsoever.

- E. INDEMNIFICATION AND HOLD HARMLESS:** GPEC agrees to indemnify, defend, hold, protect and save harmless the City and any and all of its Council members, officers and employees for, from and against any and all actions, suits, proceedings, claims and demands, loss, liens, costs, expense and liability of any kind and nature whatsoever, arising out of this Agreement for injury to or death of persons, or damage to property, including property owned by City, brought, made, filed against, imposed upon or sustained by the City, its officers, or employees in and arising from or attributable to or caused directly or indirectly by the negligence, wrongful acts, omissions or from operations conducted by GPEC, its directors, officers, agents or employees acting on behalf of GPEC and with GPEC's knowledge and consent.

Any party entitled to indemnity must notify GPEC in writing of the existence of any claim, demand or other matter to which GPEC's indemnification obligations would apply, and must give to GPEC a reasonable opportunity to defend the same at its own expense and with counsel reasonably satisfactory to the indemnified party.

Nothing in this Subsection E may be deemed to provide indemnification to any indemnified party with respect to any liabilities arising from the fraud, negligence, omissions or willful misconduct of such indemnified party.

- F. INSURANCE:** GPEC must procure and maintain for the duration of this Agreement, at GPEC's own cost and expense, insurance against claims for injuries to persons or damages to property which may arise from or in connection with this Agreement by GPEC, its agents, representatives, employees or contractors, in accordance with the Insurance Requirements set forth in **Exhibit E** ("Insurance Requirements"), attached hereto. The City acknowledges that it has received and reviewed evidence of GPEC's insurance coverage in effect as of the execution of this Agreement.

- G. GRATUITIES.** The City may, by written notice to GPEC, terminate the right of GPEC to proceed under this Agreement upon one (1) calendar day notice, if it is found that gratuities in the form of entertainment, gifts, or otherwise were offered or given by GPEC, or any agent or representative of GPEC, to any officer or employee of the City with a view toward securing a contract or securing favorable treatment with respect to the awarding or amending, or the making of any determinations with respect to the performance of such contract; provided that the existence of the facts upon which the City makes such findings may be reviewed by any competent court consistent with Subsection L. In the event of such termination, the City is entitled to pursue all legal and equitable remedies against GPEC available to the City.

- H. EQUAL EMPLOYMENT OPPORTUNITY.** During the performance of this Agreement, GPEC agrees as follows:

1. GPEC will not discriminate against any employee or applicant for employment because of race, color, religion, gender, sexual orientation, national origin, age or disability. GPEC will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, gender, sexual orientation, national origin, age or

disability. Such action will include, but is not limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. GPEC agrees to post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause.

2. GPEC will, in all solicitations or advertisements for employees placed by or on behalf of GPEC, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, gender, sexual orientation, national origin, age or disability.
3. GPEC will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Agreement, provided that the foregoing provisions do not apply to Agreements or subcontracts for standard commercial supplies or new materials.
4. Upon request by the City, GPEC will provide City with information and data concerning action taken and results obtained in regard to GPEC's Equal Employment Opportunity efforts performed during the term of this Agreement. Such reports will be accomplished upon forms furnished by the City or in such other format as the City may prescribe.

I. COMPLIANCE WITH FEDERAL AND STATE LAWS REQUIRED.

1. GPEC understands and acknowledges the applicability of the Immigration Reform and Control Act of 1986 and the Drug Free Workplace Act of 1989 and agrees to comply therewith in performing under any resultant agreement and to permit City inspection of its records to verify such compliance.
2. GPEC warrants to the City that, to the extent applicable under A.R.S. §41-4401, GPEC is in compliance with all federal immigration laws and regulations that relate to its employees and with the E-Verify Program under A.R.S. §23-214(A). GPEC acknowledges that a breach of this warranty by GPEC under this Agreement is a material breach of this Agreement subject to penalties up to and including termination of this Agreement. The City retains the legal right to inspect the papers of any employee of GPEC who works on this Agreement to ensure compliance with this warranty.
3. The City will not consider GPEC in material breach of the foregoing warranty if GPEC establishes that it has complied with the employment verification provisions prescribed by 8 USCA § 1324(a) and (b) of the Federal Immigration and Nationality Act and the e-verify requirements prescribed by Arizona Revised Statutes § 23-214(A).

J. TERMINATION. This Agreement will expire on June 30, 2018 unless otherwise extended by the Parties. Except as otherwise set forth in this Agreement, City has the right to terminate this Agreement if GPEC fails to duly perform, observe or comply with any covenant, condition or agreement on its part under this Agreement and such failure continues for a period of 30 days (or such shorter period as may be expressly provided herein) after the date on which written notice requiring the failure to be remedied is given

to GPEC by the City; provided, however, that if such performance, observation or compliance requires work to be done, action to be taken or conditions to be remedied which, by their nature, cannot reasonably be accomplished within 30 days, no event of default will be deemed to have occurred or to exist if, and so long as, GPEC commences such action within that period and diligently and continuously prosecutes the same to completion within 90 days or such longer period as the City may approve in writing. The foregoing notwithstanding, in the event of circumstances which render GPEC incapable of providing the services required to be performed hereunder, including, but not limited to, insolvency or an award of monetary damages against GPEC in excess of its available insurance coverage and assets, the City may immediately and without further notice terminate this Agreement.

- K. RESPONSIBILITY FOR COMPLIANCE WITH LEGAL REQUIREMENTS.** GPEC's performance hereunder must materially comply with all applicable federal, state and local health, environmental, and safety laws, regulations, standards, and ordinances in effect during the performance of this Agreement.
- L. INSTITUTION OF LEGAL ACTIONS.** Any legal actions instituted pursuant to this Agreement must be filed in the County of Maricopa, State of Arizona, or in the Federal District Court in the District of Arizona. In any legal action, the prevailing party in such action will be entitled to reimbursement by the other party for all costs and expenses of such action, including reasonable attorneys' fees as may be fixed by the Court.
- M. APPLICABLE LAW.** Any and all disputes arising under any Agreement to be awarded hereunder or out of the proposals herein called for, which cannot be administratively resolved, will be tried according to the laws of the State of Arizona, and GPEC agrees that the venue for any such action will be in the State of Arizona.
- N. CONTINUATION DURING DISPUTES.** GPEC agrees that, notwithstanding the existence of any dispute between the parties, each party will continue to perform the obligations required of it during the continuation of any such dispute, unless enjoined or prohibited by an Arizona court of competent jurisdiction.
- O. CITY REVIEW OF GPEC RECORDS.** GPEC must keep all Agreement records separate and make them available for audit by City personnel upon request.
- P. NOTICES.** Any notice, consent or other communication required or permitted under this Agreement must be in writing and is deemed received at the time it is personally delivered, on the day it is sent by facsimile transmission, on the second day after its deposit with any commercial air courier or express service or, if mailed, three (3) days after the notice is deposited in the United States mail addressed as follows:

If to City: Bob Wingenroth
City Manager
City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374
(623) 222-3300
FAX: (623) 222-3301

And to: Surprise City Attorney's Office
City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374
(623) 222-1120
FAX: (623) 222-1101

If to GPEC: Chris Camacho
President and Chief Executive Officer
Greater Phoenix Economic Council
Two North Central Avenue, Suite 2500
Phoenix, Arizona 85004-4469
(602) 256-7700
FAX: (602) 256-7744

Any time period stated in a notice will be computed from the time the notice is deemed received. Either party may change its mailing address or the person to receive notice by notifying the other party as provided in this section.

- Q. TRANSACTIONAL CONFLICT OF INTEREST.** All parties hereto acknowledge that this Agreement is subject to cancellation by the City pursuant to the provisions of Section 38-511, Arizona Revised Statutes.
- R. NONLIABILITY OF OFFICIALS AND EMPLOYEES.** No member, official or employee of the City will be personally liable to GPEC, or any successor in interest, in the event of any default or breach by the City or for any amount which may become due to GPEC or successor, or on any obligation under the terms of this Agreement. No member, official or employee of GPEC will be personally liable to the City, or any successor in interest, in the event of any default or breach by the GPEC or for any amount which may become due to the City or successor, or on any obligation under the terms of this Agreement.
- S. NO WAIVER.** Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies as to any default, will not operate as a waiver of any default, or of any such rights or remedies, or deprive any such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.
- T. SEVERABILITY.** If any provision of this Agreement is found invalid or unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement will not be affected thereby and will be valid and enforceable to the fullest extent permitted by law, provided that the fundamental purposes of this Agreement are not defeated by such severability.

- U. CAPTIONS.** The captions contained in this Agreement are merely a reference and are not to be used to construe or limit the text.
- V. NO THIRD PARTY BENEFICIARIES.** No creditor of either party or other individual or entity has any rights, whether as a third-party beneficiary or otherwise, by reason of any provision of this Agreement.
- W. ENTIRE AGREEMENT, WAIVERS AND AMENDMENTS.** This Agreement may be executed in up to three (3) duplicate originals, each of which is deemed to be an original. This Agreement, including ten (10) pages of text and the below-listed exhibits which are incorporated herein by this reference, constitutes the entire understanding and agreement of the parties.

Exhibit A – GPEC Action Plan
Exhibit B – GPEC Performance Measures
Exhibit C – Targeted Industries
Exhibit D – Reporting Mechanism for Contract Fulfillment
Exhibit E – Insurance Requirements
Exhibit F – Regional Cooperation Protocol

This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto, and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

All waivers of the provisions of this Agreement must be in writing and signed by the appropriate authorities of the City or GPEC, and all amendments hereto must be in writing and signed by the appropriate authorities of the parties hereto.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have executed the Agreement this _____ day of _____, 2017.

CITY OF SURPRISE, a municipal corporation

By: _____
Honorable Sharon Wolcott, Mayor

ATTEST:

By: _____
Its: City Clerk

APPROVED AS TO FORM:

By: _____
Its: City Attorney

GREATER PHOENIX ECONOMIC COUNCIL,
an Arizona nonprofit corporation

By: _____
Chris Camacho
President & Chief Executive Officer

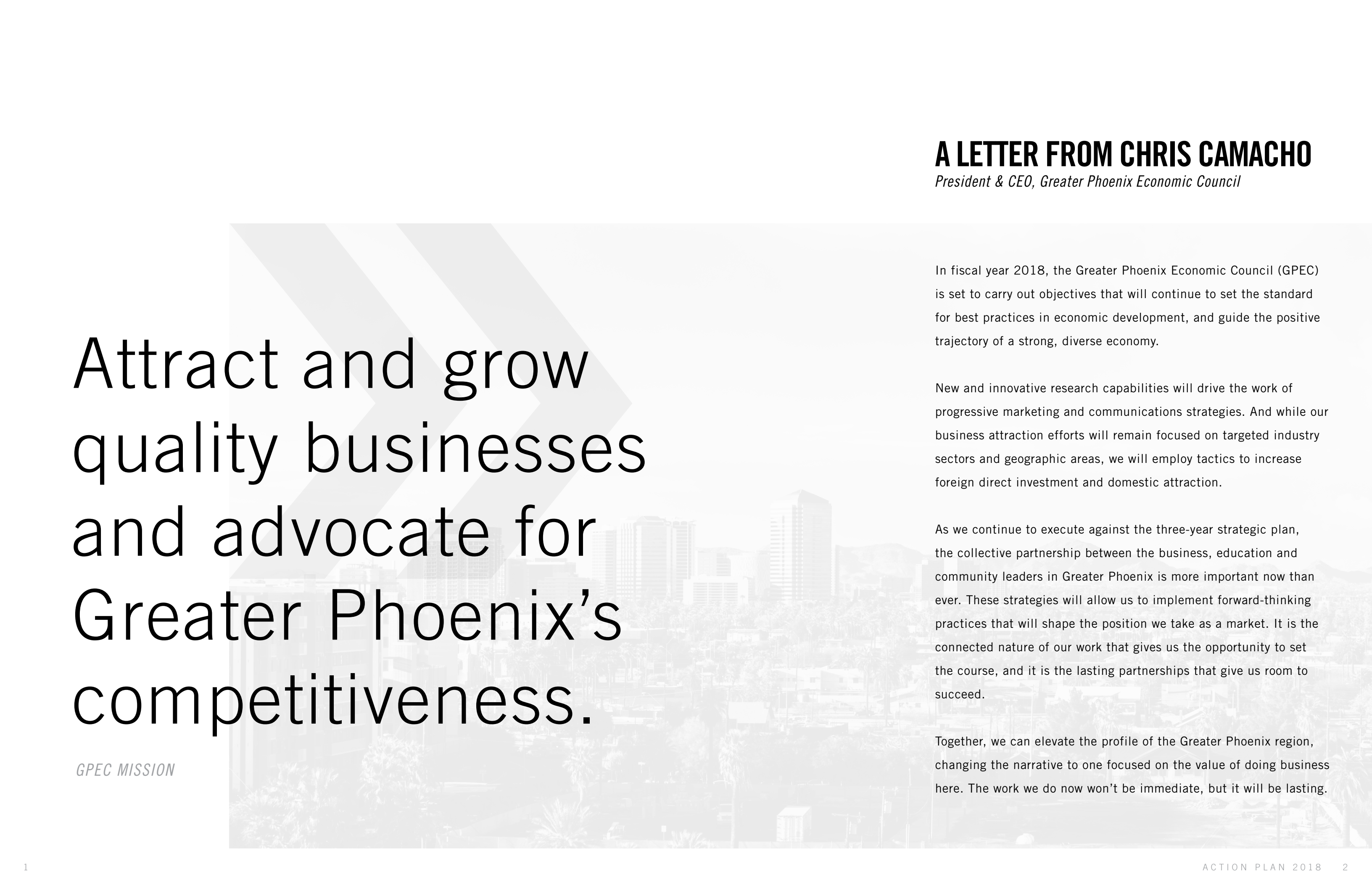
GREATER PHOENIX ECONOMIC COUNCIL

ACTION PLAN

FISCAL YEAR 2018



Greater Phoenix
ECONOMIC COUNCIL



Attract and grow quality businesses and advocate for Greater Phoenix's competitiveness.

GPEC MISSION

A LETTER FROM CHRIS CAMACHO

President & CEO, Greater Phoenix Economic Council

In fiscal year 2018, the Greater Phoenix Economic Council (GPEC) is set to carry out objectives that will continue to set the standard for best practices in economic development, and guide the positive trajectory of a strong, diverse economy.

New and innovative research capabilities will drive the work of progressive marketing and communications strategies. And while our business attraction efforts will remain focused on targeted industry sectors and geographic areas, we will employ tactics to increase foreign direct investment and domestic attraction.

As we continue to execute against the three-year strategic plan, the collective partnership between the business, education and community leaders in Greater Phoenix is more important now than ever. These strategies will allow us to implement forward-thinking practices that will shape the position we take as a market. It is the connected nature of our work that gives us the opportunity to set the course, and it is the lasting partnerships that give us room to succeed.

Together, we can elevate the profile of the Greater Phoenix region, changing the narrative to one focused on the value of doing business here. The work we do now won't be immediate, but it will be lasting.

METRICS AND BUDGET

	FY18		
	CONTRACT	TARGET	STRETCH
Payroll (in Millions)	\$326.60	\$359.26	\$413.15
Jobs	6,919	7,611	8,753
High Wage Jobs ¹	2,698	2,968	3,413
Average High Wage Salary	\$52,810	\$58,678	\$67,480
Qualified Prospects	229	252	277
Qualified International Prospects	38	42	46
GPEC Assists ²	10	12	14

FOOTNOTES FOR THE METRICS:

1. High Wage Jobs: High wage jobs are those that are over 125% of the Maricopa County Median Wage (currently \$44,700).
2. GPEC Assist: Companies that located in the region for which GPEC provided assistance that do not qualify as a locate, due to project size, for example; and would otherwise be listed as “non-reported locates.” This replaces the Emerging Tech Assist metric from previous reports to better capture GPEC activities.

REVENUES	FY 2017 FORECAST	% OF TOTAL	FY 2018 BUDGET	% OF TOTAL	FY 2017 BUDGET	\$ CHANGE	% CHANGE
Public Funds	\$2,302,935	42.0%	\$2,329,000	42.7%	\$2,302,900	\$26,100	1.1%
Private Funds	2,545,000	46.4%	2,707,000	49.7%	2,545,000	162,000	6.4%
New Pledge Revenue	254,500	4.6%	250,000	4.6%	250,000	-	0.0%
In-Kind Pledges	77,000	1.4%	64,500	1.2%	77,000	(12,500)	(16.2%)
Events & Programs	103,600	1.9%	99,700	1.8%	99,700	-	0.0%
Sponsorships	114,369	2.1%	-	0.0%	50,000	(50,000)	(100.0%)
Grant Income	50,085	0.9%	-	0.0%	185,000	(185,000)	(100.0%)
Other	34,287	0.6%	1,300	0.0%	1,300	-	0.0%
TOTAL REVENUES	\$5,481,776	100.0%	\$5,451,500	100.0%	\$5,510,900	\$(59,400)	(1.1%)

OPERATING EXPENDITURES							
Business Development	405,947	8.0%	384,900	7.0%	454,600	(69,700)	(15.3%)
Marketing	182,665	3.6%	226,400	4.1%	215,100	11,300	5.3%
External Relations	247,425	4.9%	272,500	4.9%	272,600	(100)	(0.0%)
Research & Strategy	110,986	2.2%	190,200	3.4%	192,600	(2,400)	(1.2%)
Resource Management	260,481	5.1%	324,300	5.9%	218,200	106,100	48.6%
Personnel	3,071,394	60.4%	3,070,700	55.5%	3,318,600	(247,900)	(7.5%)
Facilities	447,133	8.8%	877,000	15.9%	512,300	364,700	71.2%
In-Kind	77,000	1.5%	64,500	1.2%	77,000	(12,500)	(16.2%)
Events & Programs	231,071	4.5%	120,000	2.2%	190,000	(70,000)	(36.8%)
TOTAL OPERATING EXPENDITURES	5,034,103	99.0%	5,530,500	100.0%	5,451,000	79,500	1.6%

NON-OPERATING EXPENDITURES							
Grant Expenses	50,085	1.0%	-	0.0%	-	-	100.0%
Total Expenses	\$5,084,188	100.0%	\$5,530,500	100.0%	\$5,451,000	\$79,500	1.5%
Net Gain (Loss)	\$397,588		\$(79,000)		\$59,900	\$(138,900)	
Less: Capital Expenditures	(81,000)		(15,000)		(95,000)	80,000	
Amortization of Deferred Rent	(64,000)		(110,000)		(63,600)	(46,400)	
Amortization of Capital Leases	(10,500)		-		(10,500)	10,500	
Add: Depreciation	26,000		436,200		50,300	385,900	
Changes from Operating Activities	-		41,125		12,400	28,725	
Net Cash Flows	268,088		273,325		(46,500)	319,825	
Beginning Cash	1,669,000		1,937,088		1,765,000	172,088	
ENDING CASH	\$1,937,088		\$2,210,413		\$1,718,500	\$491,913	

ACTION ITEMS AND FY2018 MILESTONES

01

SUMMARY

The core mission of GPEC to lead business attraction for Greater Phoenix will be supported by cutting-edge research and analytics methodologies as a way to increase new leads and drive deal flow.

Develop and utilize unique analytic tools and methodologies to drive both marketing approaches and identification of business development outreach targets.

TACTICS

- Develop and implement a data analytics model to drive better marketing approaches as well as business attraction strategies
- With the support of research, continue the work of the Corporate 100 Program – which is focused on connecting with companies in GPEC’s targeted industries in the Greater Phoenix region with headquarters outside the market.
- Conduct an evaluation of the industries that make up Greater Phoenix’s base, to align our attraction strategies with the industries that will drive the region’s future growth.
- Partner with the innovation and entrepreneurial ecosystem in Greater Phoenix to promote the innovation activity in the market to key venture capital firms as a channel for business development

MEASURES AND MILESTONES

- 45% of prospects sourced through GPEC direct prospect generation
- Implement an analytics-driven business attraction model
- Analysis conducted of the region’s current industry sectors, with recommendations for realignment of newly identified target industries

STRATEGIC PLAN OBJECTIVES

- Attract more scalable enterprises in advanced industries



02

Advance competitiveness priorities through regional collaboration

SUMMARY

Partnering with stakeholders in the public and private sector, GPEC will convey key messaging related to competitiveness issues.

TACTICS

- As a result of the recommendations of the Competitiveness Council, inform key decision makers on necessary and relevant tools, and economic development programs related to competitiveness, focused on enhancing regional economic dynamism through intensifying innovation, and modern infrastructure
- Advocate for a coordinated and industry-driven regional workforce system with emphasis on career pathways for middle and high-skilled workers by supporting PEI's focus on workforce development, through stakeholder engagement and social outreach
- Build support for regional economic development issues – including transportation, entrepreneurship, and trade – across peer organizations with united messaging on key issues

MEASURES AND MILESTONES

- Conduct ongoing meetings with identified top influencers in the region
- Generate a strategy for using key market leaders as conduits to emerging companies in the region
- Partner with or lead 3 regional events focused on the innovation ecosystem, such as Venture Madness or Startup Week

STRATEGIC PLAN OBJECTIVES

- Lead collaboration across peer organizations to leverage complementary assets and strengthen coordinated action
- Promote innovation and commercialization to support an advanced industry ecosystem
- Advocate for workforce development initiatives to support the growth of advanced industries
- Engage state and local policymakers on new economic development and competitiveness concepts

03

Partner with GPEC's member communities to evaluate community planning necessary for future projects, and enhance industry selling strategies through the development of cohesive messaging around the region's unique value propositions

SUMMARY

Together with the communities, GPEC will focus on key industry verticals in the Greater Phoenix region and refine the business development team's abilities to craft relevant narratives for business attraction.

TACTICS

- Continue the Community Partnership Program to develop and inform cohesive regional economic development strategies
- Refine current and new use cases, value propositioning and industry diversification strategies
- Partner with the communities to mobilize strategic opportunities identified in Market Intelligence reports

MEASURES AND MILESTONES

- Develop co-branded high impact district marketing pieces with communities as an outcome of CPP meetings
- Create and convey regional selling strategies across GPEC member communities
- Work with the member communities to respond to threats and opportunities discovered in Market Intelligence reports

STRATEGIC PLAN OBJECTIVES

- Refine the consultative model with a focus on specialized expertise and knowledge
- Partner with communities to deploy a regional Market Intelligence system

04

Target key audiences through strategic media placement and digital platforms to enhance Greater Phoenix's brand and drive lead generation for business attraction

SUMMARY

Digital marketing strategies will be deployed to elevate GPEC's outreach and business attraction efforts.

TACTICS

- Optimize the website to drive performance and lead generation
- Employ a marketing campaign focused on California, specific to high-growth and technology-based companies
- Implement lead-generation marketing through digital campaigns to increase direct sourced leads
- Continue a national and international media strategy around promoting the Greater Phoenix market position

MEASURES AND MILESTONES

- Deploy responsive content specific to California users on GPEC's website
- Increase the average user session duration on the GPEC website
- Launch a regional blog to enhance market position and thought leadership presence

STRATEGIC PLAN OBJECTIVES

- Engage targeted audiences through digital platforms to generate leads and establish GPEC as a thought leader and brand the region as a location of choice for Foreign Direct Investment

05

Implement strategies to heighten recognition of the Greater Phoenix region in targeted industries and markets identified by the Metro Phoenix Global Investment Plan

SUMMARY

Execution of the campaign, The Connected Place, to promote Greater Phoenix, USA globally.

TACTICS

- Conduct an outbound business attraction strategy focused on Internet of Things (IoT) and sensor technology enabled companies both nationally and internationally
- Enhance relationships with the region's largest trading partners to increase foreign direct investment (FDI)
- Brand the region as a hub for IoT and sensor enabled technology companies
- Engage existing IoT and sensor companies in the region to leverage international market connections

MEASURES AND MILESTONES

- Establish a baseline for IoT and sensor industry prospects
- Increase website visits to theconnectedplace.org
- Implementation of the FDI aftercare program
- Development of the Global Partnership Program
- Increase international traffic to GPEC website

STRATEGIC PLAN OBJECTIVES

- Brand the region as a location of choice for Foreign Direct Investment



LEADERSHIP COUNCILS AND ADVISORY GROUPS

The collective professional expertise of GPEC’s councils and advisory groups help shape the organization’s key initiatives, leverages connections to further job creation and competitiveness efforts and supports the implementation of programs.



GPEC NEXT LEADERSHIP COUNCIL

Advises GPEC leadership and the board on the development of the strategic plan, annual action plan and metrics, and the Washington, D.C. Executive Mission.



COMMUNITY BUILDING CONSORTIUM

Applies collective commercial real estate experience to help capture business development opportunities and increase the region’s transactional capabilities.



MAYORS AND SUPERVISORS COUNCIL

Convenes mayors of GPEC communities and county supervisors for regular updates on strategic initiatives.



INTERNATIONAL LEADERSHIP COUNCIL

Advises on the direction and implementation of GPEC’s export and foreign direct investment efforts, and provides guidance to increase program impacts.



ECONOMIC DEVELOPMENT DIRECTORS TEAM

Advises the GPEC President & CEO, and staff on local economic development trends, offers insight on the pulse of city and town councils, and partners with GPEC to finalize location decisions.



HEALTHCARE INNOVATION COUNCIL

Works to advance healthcare and bioscience initiatives for the region and establish Greater Phoenix as a center of excellence, anchored by innovative assets and world-class leadership.

GOVERNANCE



BOARD OF DIRECTORS

Provides oversight of the organization and helps shape GPEC’s influence as a regional thought leader.

EXECUTIVE COMMITTEE

Acts on behalf of the board of directors, advising on strategic direction and overall performance of annual goals.

BOARD-LEVEL COMMITTEES

PERFORMANCE COMMITTEE

Evaluates the performance of the organization and the President & CEO.



AMBASSADORS

At the foundation of GPEC’s engagement activity are Ambassadors, whose broad range of professional backgrounds lend critical assistance to regional business climate improvement and business development efforts.

Ambassadors help communicate, educate, and inform stakeholders, policy-makers, citizens and media about key regional economic development issues.

CERTIFIED AMBASSADORS

Ambassadors who meet certain qualifications become certified to serve as an extension of the GPEC team and are given the opportunity to interface more closely with GPEC’s staff and board on program initiatives and mission-critical efforts.

AMBASSADOR STEERING COMMITTEE

Advises on strategic direction of the Ambassadors Program; designs activities relevant to and in support of GPEC’s mission; and, serves as a sounding board for emerging initiatives and supports implementation of programs.

AUDIT COMMITTEE

Assesses internal controls and oversees auditors and the annual audit.



NOMINATING COMMITTEE

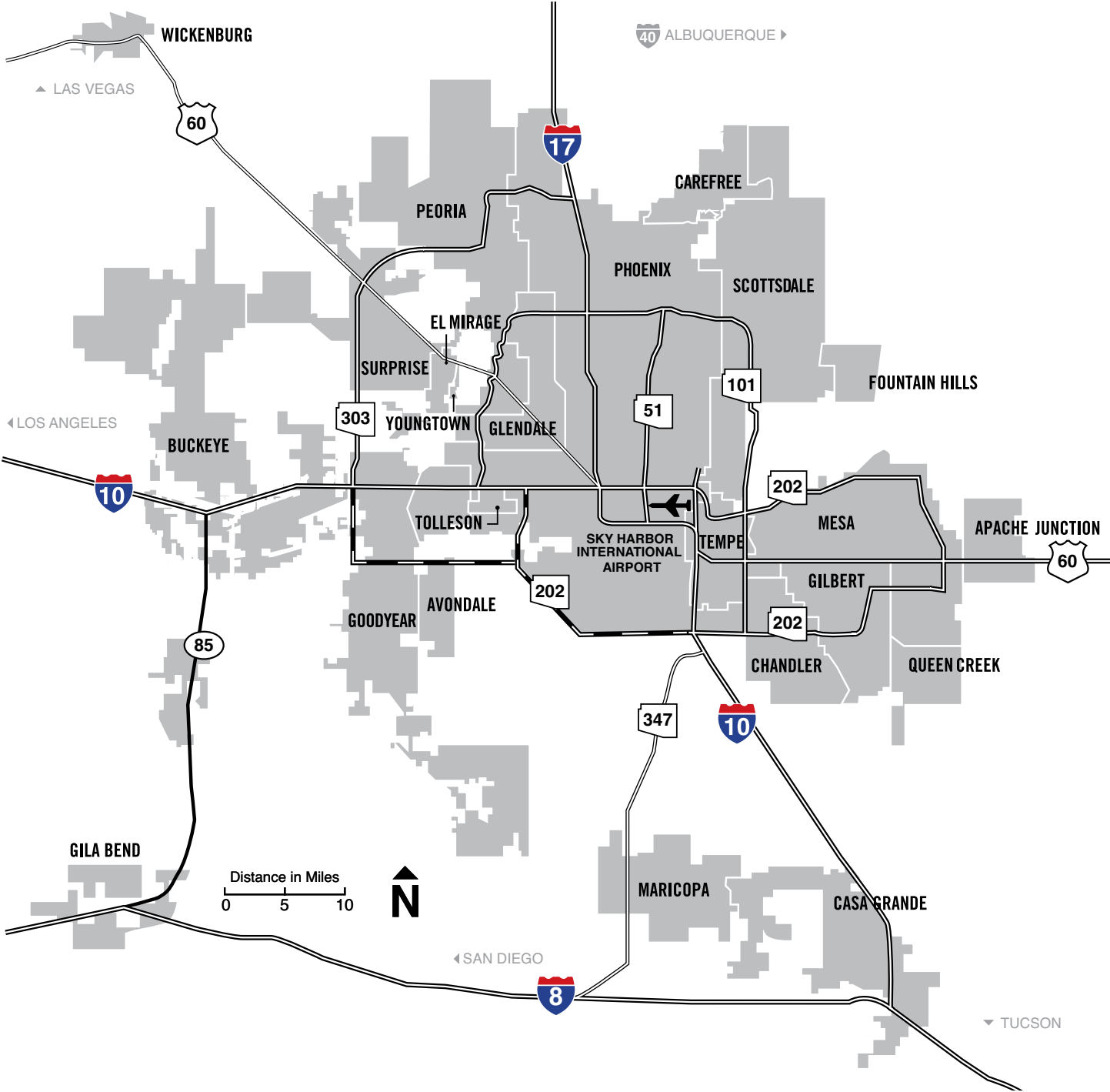
Nominates the at-large directors and board officers, and recommends candidates to the board for approval, based on nominations received from mayors and supervisors of member communities.



FINANCE COMMITTEE

Sets financial objectives for the organization and recommends the annual budgets as part of the Action Plan.

MEMBER COMMUNITIES



CHAIRMAN'S COUNCIL



CORPORATE COUNCIL



EXECUTIVE COUNCIL



DIRECTORS' COUNCIL

American Airlines	Chicanos Por La Causa	Freeport McMoRan	Mayo Clinic	Polsinelli PC
Arizona Cardinals	CBRE	Copper & Gold	MidFirst Bank	Quarles & Brady
Arizona Diamondbacks	Cousins Properties	Goodwill of	Mortenson	RED Development
Bank of America	Dignity Health	CentralArizona	Northern Trust	Republic Media
Banner Health	DMB Associates	Intel Corporation	OH Partners	Squire Patton Boggs
BBVA Compass	Empire Southwest	Kitchell	Perkins Coie LLP	University of Phoenix
Cancer Treatment	Ernst & Young	Knight Transportation	Phoenix Suns	Valley Metro
Centers of America		Maracay Homes		

LEADERSHIP COUNCIL

Aetna	D.L. Withers	Jones Lang LaSalle	Renaissance Companies	TruPath
Alexander Building	Construction	Kutak Rock	Rose Law Group	Turner Construction
Company	Daedalus Real Estate	Layton Construction	Ryan Companies	University of Arizona
Atmosphere	Advisors	Lee & Associates	Savills-Studley	UPS
Commercial Interiors	Deloitte	Lewis Roca Rothgerber	Siemens	USAA
BDO	Deutsch Architecture	Liberty Property Trust	Skanska USA Building	US Bank
Blue Cross Blue	Group	Mainstreet	SmithGroup	VanTrust Real Estate
Shield of Arizona	El Dorado Holdings	M+W Group	Snell & Wilmer	ViaWest Group
BMO Harris Bank	Equity Health	Meritage Homes	Southwest Gas	Ware Malcomb
Bryan Cave	Gammage & Burnham	Nationwide Realty	Corporation	Weitz Company
Brycon Construction	Goodmans Interior	Investors	Southwest Airlines	Wespac Construction
Caliente Construction	Structures	Newmark Grubb Knight	Sunbelt Holdings	Willmeng Construction
Celgene Corporation	Green Loop Solutions	Frank	The Plaza Companies	Wist Office Products
CenturyLink	Hensley	Okland Construction	Transwestern	
Colliers International	Hines	Opus Development	Commercial Services	
Crescent	Homeowners Financial	Company	Tratt Properties	
CrownDistributing	Group	Phoenix	TriWest Healthcare	
Cushman & Wakefield	Honeywell	Children'sHospital	Alliance	
	JE Dunn Construction			

AMBASSADOR

3rd Story Architecture	BNSF	Coe & Van Loo	Holualoa Companies	Midwestern University
Air Products &	Bristol Global Mobility	Consultants	IRIS USA	MSS
Chemicals	Bury	Corporate Interior	Johnson Carlier	On Q Financial
Archicon L.C.	Cenlar	Systems	Keyser	Osborn Maledon
Architecture	Central Arizona	CoStar Group	KTAR	Resolution Copper
Arizona Business Bank	Commerce Park	Dircks Moving &	Landmark Companies	Mining
Arizona Community	CKS Advisors	Logistics	Macerich	St. Clair Technologies
Foundation	Clarius Partners	DIRTT	Merit Partners	Sunstate Equipment
Avnet	Clark Hill PLC	Grant Thornton		Company



2 N. Central Ave.
Suite 2500
Phoenix, AZ 85004
602.256.7700
gpec.org

EXHIBIT B
GPEC PERFORMANCE MEASURES
FY 2018

Specific performance targets as established by the GPEC Executive Committee and Board of Directors:

1. Payroll Generated	\$326.60M
2. Total Number of Jobs Created	6,919
3. Total Number of High-Wage Jobs¹	2,698
4. Average High-Wage Salary	\$52,810
5. GPEC Assists²	10
6. Number of Qualified Prospects	229
7. Number of Qualified International Prospects	38

Footnotes:

1. High Wage Jobs: High wage jobs are those that are over 125% of the Maricopa County Median Wage (currently \$44,700).
2. GPEC Assist: Companies that located in the region, for which GPEC provided assistance, that do not qualify as a locate due to project size, for example; and would otherwise be listed as “non-reported locates.” This replaces the Emerging Tech Assist metric from previous reports to better capture GPEC activities.

EXHIBIT C

TARGETED INDUSTRIES

FY2018

GPEC and our member communities have identified targeted industries on a local and regional level, incorporating these industries into a regional economic development plan. For fiscal year 2018, GPEC will continue its emphasis on the following: Advanced Business Services; Aerospace & Defense; Emerging Technologies; Healthcare and Biomedical; Manufacturing & Logistics; Mission Critical Operations; and Software

Member communities will target the following:

Apache Junction

Business services; standard and advanced manufacturing; regional and corporate centers; medical institutions and/or associated satellite operations; mining support facilities; resort/tourist-oriented development; expanded retail opportunities; high-density residential

Avondale

Financial business services, manufacturing, amateur sports, tourism and hospitality, healthcare/medical services, emerging technology and innovation, corporate regional headquarters

Buckeye

Advanced business services; renewable energy; high tech (data center and services); environmental technology / sustainability; standard manufacturing; medical and educational institutions; transportation/distribution; small business/incubator; aerospace/aviation

Casa Grande

Aviation/aerospace; biosciences and sustainability; corporate/regional headquarters; healthcare and medical services; standard manufacturing and transportation and distribution

Chandler

Advanced business services; corporate/regional headquarters, high-tech electronics and software development; aerospace/aviation and advanced materials; biosciences and sustainability

El Mirage

Business Services; standard and advanced manufacturing; transportation; warehousing/distribution; heavy industrial; food, fiber, and natural products; aerospace aviation

Fountain Hills

Advanced business services (professional, technical, and scientific services including finance and insurance); healthcare, medical, bio-life sciences and wellness; medical and educational institutions; arts, entertainment and recreation; retail

Gila Bend

Clean technology (manufacturing/central station generation/R&D); warehousing/transportation/distribution; military supply chain; tourism/hospitality; standard manufacturing; agriculture/agri-biotechnology; food, fiber and natural products; aerospace/aviation; heavy industrial

Gilbert

Advanced business services; information communication technology; aerospace/aviation and defense; life sciences; clean and renewable technology; and related corporate/regional headquarters

Glendale

Advanced business services; aerospace and defense; education; healthcare/medical; hospitality/entertainment; manufacturing; renewable energy; technology

Goodyear

Advance financial/business services; high-tech electronics and software development; aerospace/aviation; advanced materials; biosciences (treatment, medical diagnostics, research) and senior industries; food, fiber and natural products; transportation/distribution; standard manufacturing; environmental technology; sustainability

Maricopa (City)

High-wage employers (salaries averaging at least 125% of the median wage in Maricopa County) that generate at least 80% of income from exporting goods and services outside the region

Mesa

Primary Target Industries: Healthcare, education, aerospace/aviation/defense and tourism/technology

Secondary target industries: Advanced business services; standard and advance manufacturing; regional and corporate centers; research & development; bioscience; medical devices

Peoria

Advanced business services; high technology (data centers, R&D); life sciences and healthcare technologies; advanced medical services; advanced and standard manufacturing; clean technologies research and manufacturing; entertainment and tourism

Phoenix

Bio-life sciences; advanced business services; manufacturing; sustainable industries and enterprises; higher education; world business, trade and FDI; and established/emerging enterprises; healthcare

Queen Creek

Agritainment/agribusiness; healthcare and biotechnology; higher education; software and information technology; manufacturing

Scottsdale

Bio-life sciences; advanced business services; technology and innovation (including ICT and entrepreneurship/emerging enterprises); higher education; hospitality/visitor trade and commerce

Surprise

Energy (emphasis on renewable and firming); sustainability-centric industries; biomedical/medicine; advanced business services; manufacturing and distribution (emphasis on advanced manufacturing); education (K-12, and emphasis on higher education); semiconductor/microelectronics; aerospace and aviation; entrepreneurial/emerging technology

Tempe

Advanced business services (financial services); high tech/software (R&D, data center and services); high-tech/next generation electronics; aerospace R&D/aviation; bioscience (research, drug development, treatment, medical diagnostics); corporate/regional headquarters; sustainability (environmental); advanced materials/plastics; senior industries; clean tech, renewable energy and manufacturing

Tolleson

Aerospace and advanced materials; food, fiber and natural products; transportation/distribution; standard manufacturing; environmental technology; sustainability

Wickenburg

Standard manufacturing; transportation & distribution; rail services; mining support facilities; healthcare and medical (emphasis on behavioral healthcare); senior industries; tourism and filmmaking (location shooting); resort/tourist-oriented development; equestrian entertainment; expanded retail operations

Youngtown

Youngtown is in the throes of developing a commerce park. The park will target second-stage small manufacturers with some related retail and offices.

EXHIBIT D

FY 2018

REPORTING MECHANISM FOR CONTRACT FULFILLMENT

Monthly Activity Report - Month, Year

BUSINESS ATTRACTION PERFORMANCE METRICS:

GPEC Progress Toward Goals

Targeted Opportunities	Annual Contract Goal	Actual YTD	Goal YTD	% of Goal YTD
PAYROLL GENERATED (MILLIONS)				
NUMBER OF JOBS				
NUMBER OF HIGH-WAGE JOBS				
AVERAGE HIGH WAGE SALARY				
QUALIFIED PROSPECTS				
QUALIFIED INTERNATIONAL PROSPECTS				
GPEC ASSISTS				

KEY BUSINESS ATTRACTION ACTIVITIES AND OTHER GPEC ACTIVITIES

GPEC continues to target high-wage industries (Advanced Business Services; Aerospace & Defense; Emerging Technologies; Healthcare and Biomedical; Manufacturing & Logistics; Mission Critical Operations; and Software)

EXHIBIT E

INSURANCE REQUIREMENTS

The City's insurance requirements are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. The City in no way warrants that the minimum limits required of GPEC are sufficient to protect GPEC from liabilities that might arise out of this Agreement for GPEC, its agents, representatives, employees or Contractors and GPEC is free to purchase such additional insurance as may be determined necessary.

- A. Minimum Scope and Limits of Insurance.** GPEC shall provide coverage at least as broad as the categories set forth below with limits of liability in amounts acceptable to the City.

1. Commercial General Liability - Occurrence Form

General Aggregate/ per Project	\$2,000,000
Products-Completed Operations Aggregate	\$2,000,000
Personal & Advertising Injury	
Each Occurrence	\$1,000,000
Fire Damage (Any one fire)	\$300,000
Directors and Officers	\$2,000,000

2. Automobile Liability - Any Auto or Owned, Hired and Non-Owned Vehicles

Bodily Injury and Property Damage – Combined Single Limit Per Accident	\$1,000,000
---	-------------

3. Workers' Compensation and Employers' Liability

Workers' Compensation	Statutory
Employers' Liability	\$100,000/\$100,000/ \$500,000

- B. Self-insured Retentions.** Any self-insured retentions must be declared to and approved by the City. The City may request that the insurer reduce or eliminate such self-insured retentions with respect to City, its officers, officials, agents, employees and volunteers. GPEC is solely responsible for any deductible and/or self-insured retention.

C. Other Insurance Requirements. The policies are to contain, or be endorsed to contain, the following provisions:

1. Commercial General Liability

a. The City, its officers, officials, agents, employees and volunteers are to be named as additional insureds under the commercial general liability and auto liability policies.

b. GPEC's insurance shall include broad form contractual liability coverage.

c. The City, its officers, officials, agents, employees and volunteers shall be additional insureds to the full limits of liability purchased by GPEC, even if those limits of liability are in excess of those required by this Agreement.

d. GPEC's insurance coverage shall be primary insurance with respect to City, its officers, officials, agents, employees and volunteers. Any insurance or self-insurance maintained by City, its officers, officials, employees or volunteers shall be in excess of GPEC's insurance and shall not contribute to it.

e. GPEC's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

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

g. The policies shall contain a waiver of subrogation against City, its officers, officials, agents, employees and volunteers for losses arising from work performed by GPEC for the City.

2. Workers' Compensation and Employers' Liability Coverage. The insurer shall agree to waive all rights of subrogation against City, its officers, officials, agents, employees and volunteers for any and all losses arising from work performed by the Contractor for the City.

- D. Notice of Cancellation.** Each insurance policy required by the insurance provisions of this Agreement shall provide the required coverage and shall not be suspended, voided, canceled by either party except after thirty (30) calendar days' prior written notice has been sent to City at the address provided herein for the giving of notice. Such notice shall be by certified mail, return receipt requested.
- E. Acceptability of Insurers.** Insurance is to be placed with insurers duly licensed or approved unlicensed companies in the State of Arizona and with a "Best's" rating of not less than A-:VII. City in no way warrants that the above required minimum insurer rating is sufficient to protect GPEC from potential insurer insolvency.
- F. Verification of Coverage.** GPEC shall furnish City with Certificates of Insurance (ACORD form or equivalent approved by City) and with original endorsements effecting coverage as required by this Agreement. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. Any policy endorsements that restrict or limit coverage shall be clearly noted on the Certificate of Insurance.

All certificates and endorsements are to be received and approved by City before work commences. Each insurance policy required by this Agreement must be in effect at or prior to commencement of work under this Agreement and remain in effect for the duration of the project.

All certificates of insurance required by this Agreement shall be sent directly to City at the address and in the manner provided in this Agreement for the giving of notice. City's Agreement/Agreement number, GPEC's name and description of the Agreement shall be provided on the Certificates of Insurance. City reserves the right to require complete certified copies of all insurance policies required by this Agreement, at any time.

- G. Approval.** During the term of this Agreement, no modification may be made to any of GPEC's insurance policies which will reduce the nature, scope or limits of coverage which were in effect and approved by the City prior to execution of this Agreement.

EXHIBIT F
Regional Cooperation Protocol Policy
Greater Phoenix Economic Council and Economic Development Directors Team

The foundation of this policy is built on trust and the spirit of regional cooperation among the entities involved. GPEC and the Economic Development Directors of its member communities agree and acknowledge that it is important that they work together as partners on projects involving the communities which GPEC represents, regardless of the source of the lead, as follows:

1. Demonstrate a commitment to the positive promotion of the Greater Phoenix, specifically, GPEC member communities, as a globally competitive region.
2. Maintain the highest standards of economic development prospect handling, including confidentiality, without jeopardizing a prospect's trust to secure the probability of a regional locate. Partners agree to respect the prospect's request for confidentiality but also agree to notify each other as to the existence of a project with a confidentiality requirement when able and shall make a good-faith effort to involve the appropriate state, regional or local partners at the earliest possible time.
3. Unless otherwise restricted, agree to coordinate through GPEC for any prospect considering a project in Maricopa County or in any of the communities that GPEC represents, understanding that GPEC is in a unique position to represent and speak on regional economic development issues and on characteristics of the region's economy. Likewise, GPEC acknowledges that communities are in the best position to speak about local incentives and efforts surrounding the local economy.
4. For projects that originate with a GPEC member community, GPEC will be available for confidential research access, topical expertise or as a service provider, to add value to the community in securing the project. Additionally, GPEC will not e-track the project unless the community lead makes such a request to do so.
5. Provide accurate and timely information in response to specific requests by all prospects. When a client has narrowed sites to specific GPEC member communities, GPEC will make a good-faith effort to inform those affected EDDT members first. EDDT members agree to provide information solely on their own community when the information requested is site-specific (i.e., cost of land, taxes, development fees, utility availability and cost, zoning process timing, permit timing and local incentives). When site-specific information related to other GPEC communities is requested, EDDT members agree to (i) direct GPEC prospects back to GPEC or (ii) direct non-GPEC generated prospects to contact the affected communities directly, and as a courtesy, contact the affected communities.
6. Agree that regardless of the lead source, public locate announcements shall be coordinated among the company, GPEC member community, and GPEC to reflect inclusiveness and cooperation of all partners (subject to any confidentiality requirements).
7. GPEC and EDDTs will advocate for a robust operating budget for the state economic development agency, and champion sound statewide economic development programs and policies.
8. Discourage the proactive offering of local, municipal financial incentives for existing jobs to companies with current operations in another GPEC community.
9. Inform GPEC member community when a company visits or physical site visit within that community will occur. Economic Development Directors will be the primary point of contact for the company when community information is needed.

10. Agree that the consideration of a future community to GPEC's membership will be brought before EDDT for discussion in advance of any board consideration. EDDT will make a recommendation on the addition of a new community to GPEC's President and CEO.
11. Formalize a process to convene GPEC and Economic Development Directors of GPEC member communities biannually, and cooperate in the exchange of information and ideas reflecting practices, procedures and policies relating to prospect handling and regional economic development.
12. Work collectively to maintain a high level of trust and integrity by and between GPEC and the Economic Development Directors of GPEC member communities, utilizing differing views as an opportunity to learn.
13. When conducting market intelligence initiative objective, GPEC staff will coordinate with EDDT to ensure coordination and communication.
14. When a Prospect Information Form (PIF) is issued by the state economic development agency GPEC will coordinate the region's response. All PIF submissions will be directed to GPEC's attention and GPEC will assemble the response and return to the state economic development agency.
15. It is understood GPEC will or may host annual executour(s) and/or other marketing familiarization tour(s) to promote the regional communities. GPEC will make every attempt to provide as much interaction time between the executour guests and EDDTs. It is understood EDDTs will inform GPEC of any upcoming executour(s) and/or other marketing familiarization tours scheduled by their office.
16. Partners agree to enter into a mediation process if there is evidence that this Protocol has not been observed in a material respect or a professional conflict arises that cannot be settled. This mediation process will be convened by the EDDT Chair, who may, at his/her discretion, consult or involve GPEC's President and CEO in addition to others with topical expertise central to the conflict.



Greater Phoenix
ECONOMIC COUNCIL

COMMUNITY BENEFITS REPORT

INVESTING IN GPEC

SURPRISE

This report summarizes the significant benefits and return on investment GPEC delivers to the City of Surprise and this region.

REVENUE RETURN

7:1

SURPRISE INVESTMENT

Funding Request for FY18: \$56,362
(AZ Office of Economic Opportunity 2016 Population)

Previous Funding for FY17: \$55,236
(AZ Office of Economic Opportunity 2015 Population)

RETURN ON INVESTMENT (5-YR TREND)

\$7

of direct revenue¹ for every \$1 invested.

\$8

of total revenue² for every \$1 invested.

\$35.5M

in new consumer spending³ generated by new Surprise jobs and employed Surprise residents. An addition of \$23.1 million created by multiplier effects results in total consumer spending of \$58.6 million.

\$1.69M

in new Surprise direct revenues³ (boosted to \$2.15 million when including related multiplier effects of \$460,000).

REGIONAL RESULTS SUMMARY

	FY 17*	FY 16	5 YEAR TOTAL
Payroll Generated (in millions of dollars)	\$284.6	\$397.9	\$1,513.1
Jobs	6,702	7,703	32,052
High-wage Jobs	2,056	3,048	12,265
Average Salary	\$42,459	\$51,656	\$47,209
Qualified Prospects	217	255	1,164
Assisted Locates	31	43	170
Capital Investment (in millions of dollars)	\$1,071.5	\$389.4	\$3,077.0

**through April 30, 2017*

RESULTS THROUGH REGIONAL SUCCESS

The City of Surprise benefits from site location projects and GPEC activities that occur across the region. Economic development projects create value by generating public and private revenues.

Commute patterns and retail studies show that employees of 'locates' live and spend their incomes in all Greater Phoenix communities. Thus, when a company selects a Greater Phoenix location, all communities benefit with increased tax revenues. GPEC-assisted locates have created 305 jobs in the City of Surprise over the past 5 years.

305 jobs

¹Includes property, sales and utility taxes, as well as state-shared and other local revenues.

²Includes direct revenues plus those generated by related supplier and consumer jobs.

³Estimates are from the Greater Phoenix Consensus Impact Model. In 1999, GPEC and our members developed the region's first-ever consensus-based revenue and economic impact model. Based on nationally accepted multiplier data provided by IMPLAN, the model is customized to calculate economic and revenue benefits for GPEC's members and the State of Arizona.

COMMUNITY LEADERSHIP

Leadership is critical to ensuring the success of your community, GPEC and the region's economic vitality.

ENGAGEMENT OPPORTUNITY

SURPRISE INVOLVEMENT

GPEC Board of Directors

Mayor Sharon Wolcott, Chet Keizer

Economic Development Directors Team (EDDT)

Jeanine Jerkovic, Mike Hoover, Kendra Pettis, Suzanne Boyles

ABOUT GPEC NEXT

Operating as a more comprehensive and innovative practice, GPEC Next pursues opportunities with greatest potential for the region through deeper collaboration with our stakeholders, communities and partners. By integrating international attraction and an emerging technologies focus with GPEC's core domestic competency, we will satisfy the market's needs for a stronger, better, proactive regional economic development organization. GPEC Next will achieve a thorough understanding of our competitiveness, realize a streamlined, direct-selling approach to competitor and global markets, and make dynamic improvements to the region's business climate.

ABOUT GPEC

The Greater Phoenix Economic Council (GPEC) is a performance-driven, public-private partnership. GPEC partners with the City of Surprise, Maricopa County, 22 other communities and more than 170 private-sector investors to promote the region's competitive position and attract quality jobs that enable strategic economic growth and provide increased tax revenue for Surprise.

RETURNING VALUE

GPEC has assisted 170 locates in Greater Phoenix in the last five years, including 3 in Surprise, creating 305 jobs and \$72 million in capital investment.

FY17 YTD

31

assisted locates

FY16

43

assisted locates

FY15

32

assisted locates

FY14

32

assisted locates

FY13

32

assisted locates

STRATEGIC COLLABORATION

Surprise advances GPEC's mission of attracting quality companies to the region by:

- Responding to prospect requests for proposals.
- Participating in prospect community visits.
- Hosting ExecuTours, tailored events for high-level decision-makers.
- Prospecting at trade shows, conferences and sales missions to expand the project pipeline.

COMPETITIVE INTELLIGENCE

GPEC offers Surprise access to the following unique tools and expertise:

- Comprehensive demographic, labor, targeted industry information and marketing assistance.
- CoStar real estate database.
- MetroComp operating cost-comparison software for 50 markets.
- Community Building Consortium.
- Greater Phoenix Consensus Impact Model analysis.



greater phoenix economic council



@gpec



facebook.com/gpec4jobs



gpecgreaterphoenix

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Greater Phoenix
ECONOMIC COUNCIL

602.256.7700
gpec.org



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 2017

Contact Person: Lindsey Duncan, Finance Director

Submitting Department:

District: Citywide

Staff Recommendations: None

Consent

Regular

Public Hearing

Report/Discussion

Agenda Wording:

Consideration and action pertaining to a minor amendment of the 2014 Infrastructure Improvements Plan and Development Impact Fee Study; Resolution #2017-38.

Motion:

I move to approve Resolution # 2017-38.

Background:

The City of Surprise is amending the 2014 adopted Infrastructure Improvement Plan (IIP) and the 2014 Development Impact Fee Study. Pursuant to Ariz. Rev. Stat. 9-463.05(D)(10), the city may amend the IIP and development impact fee study under a streamlined process and without a public hearing if the change does not increase the level of service or increase the development impact fees greater than 5%. This amendment does not increase the level of service or increase the development impact fees greater than 5%. The City has complied with all notice requirements contained in Ariz. Rev. Stat. 9-463.05(D)(10).

Objective Analysis:

This update will amend the IIP and development impact fee study to show new infrastructure, to account for the completion and acceptance of infrastructure, and to revise the fee categories to more accurately reflect development within the City.

Policy Compliant:

Pursuant to Ariz. Rev. Stat. 9-463.05(D)(10) the city may amend the IIP and development impact fee study under a streamlined process if the change does not increase the level of service or increase the development impact fees greater than 5%.

Financial Impact:

Budget Impact:

FTE Impact:

N/A

ATTACHMENTS:

Click to download

- ☐ [Presentation](#)
 - ☐ [Resolution No. 2017-38 - Amendment to IIP and Fee Study](#)
 - ☐ [Exhibit A- Amended Infrastructure Improvement Plan](#)
 - ☐ [Exhibit B- Amended Impact Fee Study](#)
-



Intent to Amend the 2014 Infrastructure Improvements Plan and Development Impact Fee Study

Council Meeting

June 6, 2017

Infrastructure Improvements Plan(IIP) Amendments

- n Water infrastructure additions:
 - Adding two water wells to meet development demand in Marley Park
- n Water infrastructure completion:
 - Reclassify Mountain Vista Ranch Well #2 from planned well to an existing well with updated final costs and actual pumping capacity
- n Water fee category revisions:
 - Transfer water well infrastructure from the Water Resource Category to Water System Category
- n Remove 163rd Avenue Roadway Project in SPA 2

Development Impact Fee (DIF) Amendments

SPA 1	Current Fee	Amended Fee	Change
Water System	\$1,393	\$1,733	\$340
Water Resource	714	353	(361)
			(\$21)

SPA 2	Current Fee	Amended Fee	Change
Water System	\$1,544	\$2,064	\$520
Water Resource	873	353	(520)
			-
163rd Roadway Services Area	\$299	\$0	(\$299)



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

RESOLUTION # 2017-38

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA AMENDING THE CITY'S INFRASTRUCTURE IMPROVEMENTS PLAN AND DEVELOPMENT IMPACT FEE STUDY

WHEREAS, pursuant to Ariz. Rev. Stat. § 9-463.05(D)(10), the City may amend its Infrastructure Improvements Plan ("IIP") and Development Impact Fee Report;

WHEREAS, the City adopted its current IIP and Development Impact Fee Report on May 20, 2014 via Resolutions #2014-22 and #2014-59;

WHEREAS, the City wishes to update its IIP and Development Impact Fee Report to reflect current development conditions in the City as follows: add two new drinking water wells; update a planned well to an existing well with actual pumping capacity and final costs; reclassify water infrastructure from the water resource category to the water system category; and remove the infrastructure and development impact fee for 163rd Avenue Roadway;

WHEREAS, the amended IIP does not add any new categories of necessary public services and does not increase the level of service within the City;

WHEREAS, the amended Development Impact Fee Report does not increase impact fees by more than five percent; and

WHEREAS, the City has provided the required notice of the adoption of these amended impact fees.

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

Section 1. The City adopts the amended IIP attached as Exhibit A to this resolution.

Section 2. The City adopts the amended Development Impact Fee Report attached as Exhibit B to this resolution.

SIGNATURES TO FOLLOW ON NEXT 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



City of Surprise **ARIZONA**

Infrastructure Improvements Plan

Final | March 11, 2014
Amended | July 10, 2017

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Abbreviations and Acronyms

2007 Fire Plan – Fire planning evaluation completed for the city in 2007

ADWR – Arizona Department of Water Resources

AMA – Active Management Area

ARS – Arizona Revised Statutes

AWS – Assured Water Supply

AWWA – American Water Works Association

CAP – Central Arizona Project

CIP – Capital Improvements Plan

City – The City of Surprise

DIFs, Impact Fees, or Development Fees – Development Impact Fees

EDPCO – Elliott D. Pollack and Company

EDU – Equivalent Development Unit

EMS – Emergency Medical Services

ENR-CCI – Engineering News Record Construction Cost Index

Fee Report – Development Impact Fee Report

FY – Fiscal Year

GMA – Groundwater Management Act

GPD – Gallons per Day

HazMat – Hazardous Materials

IIP – Infrastructure Improvements Plan

ITE – Institute of Transportation Engineers

LOS – Level of Service

LUA – Land Use Assumptions

MGD – Million Gallons per Day

MPC – Municipal Property Corporation

NPS – Necessary Public Services

RCN – Replacement Cost New

RFC – Raftelis Financial Consultants

SB – Senate Bill

SFR – Single-Family Residential

SPA – Special Planning Area

VMT – Vehicle Miles Traveled

VTE – Vehicle Trip Ends

WRF – Water Reclamation Facility

WSF – Water Supply Facility

WWTP – Wastewater Treatment Plant

Executive Summary

The City of Surprise retained the team of Raftelis Financial Consultants, Inc.¹ (RFC or Raftelis) to complete an update of the City's development impact fees for compliance with the requirements of Arizona Revised Statutes (ARS) §9-463.05 effective August 1, 2014. Elliott D. Pollack and Company (EDPCO), as a sub-consultant to RFC, developed the land use assumptions (LUA) which are an integral part to this report.

Under the updated requirements of ARS §9-463.05 a development impact fee study is segmented into three major components as follows:

1. LUA identify the current and projected service units by service area. The City LUA is summarized in separate document (a document that contains the EDPCO work) and outlines the projected growth in residential population and housing units and non-residential employment and 1,000 square feet.
2. Infrastructure Improvements Plan (IIP), the subject of this report, identifies the current and future facilities to serve the projected growth in service units identified within the LUA.
3. Development Impact Fee report (Fee Report) outlines the proposed development impact fee by fee category and service area incorporating the IIP eligible facilities and service units. The development impact fee report will also incorporate capital funding analyses, offset calculations and cash flow projections for the proposed development impact fees.

As noted above, the IIP has as its focus the existing and planned facilities to meet the needs of future development in the City of Surprise. The IIP does not contain calculated or proposed fees. At such time as the LUA and IIP public input process is completed and these documents finalized, development impact fees will then be calculated and available in the Fee Report.

Development Fee Adoption Procedures

Specific development fee adoption procedures are outlined in ARS §9-463.05 (C) and ARS §9-463.05 (D) for public postings, public hearings and adoption of the LUA, IIP and Fee Report. If new LUA, IIP and fee schedules are not adopted by August 1, 2014, municipalities can no longer collect development fees until the new LUA, IIP and fee study is adopted. The requirements for public notices and adoption procedures are as follows:

- The LUA and IIP with supporting documents, must be posted to a website at least 60 days before a public hearing on the IIP per ARS §9-463.05 (D).
- Public Hearing on the LUA/IIP can be held together 60 days after the documents are posted.

¹ The City initially retained Red Oak Consulting, an ARCADIS group to complete this study and the contract was subsequently assigned to RFC in July 2013.

- The LUA and IIP must be approved or disapproved no sooner than 30 days after the public hearing, but must be within 60 days of the public hearing, and at least 30 days before the second “fee report” public hearing per ARS §9-463.05 (D)(1).
- At least 30 days before second public hearing, the “notice of intention” to modify the development fees as well as the fee schedule within a written report (Fee Report) that supports the fees must be posted per ARS §9-463.05 (C).
- Public hearing on the Fee Report 30 days after the document is posted.
- Final action to adopt/disapprove fees must be at least 30 days after the 2nd public hearing but within 60 days of the second public hearing per ARS §9-463.05 (C) and ARS §9-463.05 (D)(1).
- Fees effective not earlier than 75 days after formal approval and cannot be adopted as emergency measure per ARS §9-463.05 (C).

The City may update the IIP to reflect modifications of facilities to serve new development and complete a similar process of updating LUA, IIP, and Fees including public hearings previously described. The update will need to be completed at a minimum of every five years.

Introduction

The City of Surprise (City) retained the team of Raftelis Financial Consultants, Inc.² (RFC or Raftelis) to complete an update of the City's development impact fees for compliance with the requirements of Arizona Revised Statutes (ARS) §9-463.05 effective August 1, 2014. Elliott D. Pollack and Company (EDPCO) is a sub-consultant to RFC developing the land use assumptions (LUA) documented in the separate document.

To ensure that new development contributes its proportionate share towards the cost of public facilities the City has enacted development impact fees for a variety of fee categories. The fees were most recently updated in January 2012 with some fees eliminated and others reduced for compliance with ARS §9-463.05 adopted earlier in 2011. The purpose of the overall study is to review and update the City's development impact fee categories³:

- Fire and Emergency Medical Services (EMS)
- ~~163rd Avenue Roadway~~
- Water System
- Water Resource
- Wastewater System

Under the updated requirements of ARS §9-463.05 a development impact fee study is segmented into three major components as follows:

1. LUA identifies the current and projected service units by service area. The City LUA are summarized in separate document and outlines the projected growth in residential population and housing units and non-residential employment and 1,000 square feet.
2. Infrastructure Improvements Plan (IIP) identifies the current and future facilities to serve the projected growth in service units identified within the LUA.
3. Development impact fee report (Fee Report) outlines the proposed development impact fee by fee category and service area incorporating the IIP eligible facilities and service units. The development impact fee report will also incorporate capital funding analyses, offset calculations and cash flow projections for the proposed development impact fees.

This document, the City's IIP, outlines the current and planned facility value, capacity, service level, service units, and single-family residential Equivalent Development Unit (EDU) by fee category. The IIP outlines background information regarding ARS §9-463.05, background of City obligations and outlines the IIP eligible facilities for development impact fee recovery. The IIP eligible facilities

² The City initially retained Red Oak Consulting, an ARCADIS group to complete this study and the contract was subsequently assigned to RFC in July 2013.

³ The City is maintaining existing Fire and EMS, Police, General Government and Parks and Recreation development impact fees to repay outstanding debt obligations.

and service units support the update of the City's development impact fees to be completed as the final phase of this update. The IIP, has as its focus, the existing and planned facilities to meet the needs of future development in the City of Surprise. The IIP does not contain calculated or proposed fees. At such time as the LUA and IIP public input process is completed and these documents finalized, development impact fees will then be calculated and available in the Fee Report.

The City's fiscal year (FY) starts July 1st and is completed June 30th with references to each fiscal year within the document using the final six months. For example, FY 2014 refers to the period of July 1, 2013 through June 30, 2014.

Background

Arizona has experienced tremendous growth in past decades. To ensure new growth pays its proportionate share of infrastructure costs, development impact fees are collected by cities and towns to evenly and fairly distribute the burden of facility capacity to serve new development. These one-time charges are assessed to new development by local governments to recover the proportional cost of facilities benefiting new development based on specific calculations using standardized assessment schedules. Each development project pays a proportionate share of the cost of new infrastructure or necessary public services (NPS) needed to support new development.

ARS §9-463.05 provides a framework for cities and towns to assess, collect and administer development fees. In April of 2011, statutory revisions were made by the approval of Senate Bill (SB) 1525 that significantly changed the requirements for development impact fees. To understand the regulatory environment, the following section provides an overview of the most important elements of the development fee statutes.

Qualifying Uses

A municipality may assess development fees to help offset the capital expenses associated with providing NPS to a new development. This would include infrastructure costs, purchases of real property, fees for engineering and architectural services, financing costs, and other qualifying professional services. Development impact fees are required to result in a beneficial use to the development and be calculated based on an IIP. The fees may not exceed the development's proportionate share of the NPS and must provide the same level of service provided to existing development in the service area.

ARS §9-463.05 (T) (5) defines "necessary public services," effectively limiting the facilities for which development fees can be collected. After January 1, 2012, development fees may only be assessed for the following defined services:

- Water Facilities;
- Wastewater Facilities;
- Storm Water, Drainage, and Flood Control Facilities;

- Library Facilities of up to 10,000 square feet that provide a direct benefit excluding appurtenances, equipment or vehicles;
- Street Facilities, including traffic signals and rights-of-way;
- Fire and Police Facilities, including appurtenances, equipment and vehicles with exceptions described below;
- Neighborhood Parks and Recreation Facilities on property up to 30 acres (larger allowed if there is a direct benefit to the development); and
- Qualifying debt service.

Within these definitions of NPS, specific exclusions are provided within ARS §9-463.05. Development fees may not be used to purchase library equipment and vehicles. Fire and Police replacement facilities, administrative vehicles and equipment, helicopters and airplanes, and centralized training facilities are also specifically excluded. For Neighborhood Parks and Recreation facilities, and ARS §9-463.05 (T) (5)(g) contains a list of uncovered amenities such as vehicles, aquatic centers (although swimming pools are allowed), auditoriums, arenas, arts and cultural facilities, bandstands and orchestra facilities, bathhouses, boathouses, clubhouses, community centers over 3,000 square feet, environmental education centers, equestrian facilities, golf courses, greenhouses, lakes, museums, theme parks, water reclamation or riparian areas, wetlands, and zoos.

Fee Calculations Under ARS §9-463.05

Under ARS §9-463.05, development fees are only calculated and assessed for existing or proposed improvements included in an approved IIP. The IIP tied to LUA or growth projections for each service area within the boundaries of a city or town. The LUA must include “projections of changes in land uses, densities and intensities and population for a specified area over a period of at least ten years and pursuant to the general plan of the municipality” per ARS §9-463.05 (T)(6). The fees apply to designated service areas, are calculated using consistent units of measurement called “service units,” and must be based on the same level of service (LOS) provided to existing development in the service area.

A service area is the specific area within the boundaries of a city or town in which the development will be served by the NPS or facility expansions and for many fee categories the service area is the entire community. A “substantial nexus” must exist between the NPS or facility expansions and the development being served. For each service area, LUA (growth projections) must be adopted or updated and an IIP must be prepared.

The demand for facilities is quantified using a common unit of measurement, called a “service unit.” A service unit is a standardized measure of the consumption, use, generation or discharge attributable to an individual unit of development calculated using generally accepted engineering or planning standards. The service unit used in this report is the EDU. One EDU represents the average demand for services generated by a single-family home.

Development fees may only be collected to recover the cost of current or future improvements with capacity to serve new development identified in the IIP prepared for each service area, which again, could be the entire City. The IIP must describe projects planned within the next ten years for NPS described in ARS §9-463.05 (I) (7), and for water and wastewater, the IIP can project out 15 years. The IIP should include only new improvements that will add capacity to accommodate future growth or costs attributable to existing improvements that have excess capacity for future development. For each category of public service, the IIP shall include the elements outlined in ARS §9-463.05 (E) (1)-(7):

1. A description of the existing NPS in service area and the costs to upgrade, update, improve, expand, correct, or replace those NPS to meet existing needs and usage and stricter safety, efficiency, environmental or regulatory standards;
2. An analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing NPS;
3. A description of all or the parts of the NPS or facility expansions and their costs necessitated by and attributable to development in the service area based on the approved land use assumptions including a forecast of the costs of infrastructure, improvements, real property, financing, engineering and architectural services;
4. A table establishing the specific level of quantity of use, consumption, generation or discharge of a service unit for each category of NPS or facility expansions and the equivalency or conversion table establishing ratio of a service unit to various types of land uses, including residential, commercial and industrial;
5. The total number of projected service units necessitated by and attributable to new development in the service area based on the approved land use assumptions;
6. The projected demand for NPS or facility expansions required by new service units for a period not to exceed ten years; and
7. A forecast of revenues generated by new service units other than development fees, which shall include estimated state shared revenue, highway users revenue, federal revenue, ad valorem property taxes, construction contracting or similar excise taxes and the capital recovery portion of utility fees attributable to development based on the approved LUA and a plan to include these contributions in determining the extent of the burden imposed by the development.

After August 1, 2014, cities and towns assessing development impact fees must review or update their land use assumptions and IIP every five years, but they may be updated more frequently. There are specific requirements for updates such as if there is an increase in the level of service independently or cumulatively, or changes to the IIP that would cause an increase to the development impact fee over 5% that require a new development impact fee study to be completed. For example, if an update is necessary, it must be completed before the expiration date of the IIP which is 5 years after the IIP was adopted per ARS §9-463.05 (D) (3). If an update is not required, the municipality must provide notice and allow for the submittal of objections per ARS §9-463.05 (D) (8).

Credits/Reimbursements

When a developer constructs and dedicates infrastructure for a NPS defined in ARS §9-463.05 (B) (10) that is included in the IIP, they must be provided a credit against the portion of the fee for the same NPS category otherwise recovered through the development impact fee. In other cases a city requires or agrees to allow a developer to construct or finance infrastructure. The City has several of these credit and reimbursement obligations outlined within various development agreements. In these situations, ARS §9-463.05 (B)(7)(c)(i-iii) provides guidance for reimbursement of these costs consistent with common practice:

- The costs incurred or money advanced may be credited against or reimbursed from the development fees otherwise due from the developer for the same NPS;
- The municipality can reimburse the developer for their costs from development fees collected from other developments that will use the infrastructure or facility expansion; or
- The City can assign credits or reimbursement rights to other developments for the same category of NPS in the same service area.

When a municipality requires a developer to provide a NPS as a condition of development approval and the NPS will “substitute for or otherwise reduce the need” for other NPS per ARS §9-463.05, the municipality must amend the IIP to include the NPS and provide a credit per ARS §9-463.05 (B) (11).

Offsets

To recognize other revenues which may fund the same category of NPS recovered through development impact fees, ARS §9-463.05 (B)(12) requires a municipality to forecast the contribution to be made in the future in cash or by taxes, fees, assessments or other sources of revenue derived from the property owner towards the capital costs of the NPS covered by the development impact fee and provide an offset for these contributions in determining the extent of the burden imposed by the development for the NPS recovered by the development impact fee. An offset is required if a dedicated tax or fee based revenue source funds the same NPS facilities that are recovered through development impact fees. An example may be a dedicated sales tax to repay debt service for a new NPS that is included in the IIP.

Outstanding debt that funded existing facilities is another example that needs to be considered for an offset if it is paying for the same level of service for existing development through dedicated property or other taxes.

In addition, beginning August 1, 2014, if a city or town has a construction contracting or similar excise tax rate that is above the average excise tax rate imposed on other tax classifications, that excess amount shall be treated as a contribution to the capital costs of NPS provided to the development for which development fees are assessed. The City does have excess tax rate (construction sales tax) that is 1.5% above the average tax rate.

Other

ARS §9-463.05 allows for fees collected before January 1, 2012 to be used for projects no longer authorized if they are spent by January 1, 2020. Reporting requirements and a procedure for adoption and public notice were discussed within the executive summary.

City of Surprise Development Agreements

The City has entered into a variety of development agreements and amendments to the agreements over the past thirty years. These agreements outline responsibilities and obligations for both the City and the other contracting parties to the agreements. Many agreements incorporate future development impact fees assessed by the City as the mechanism to reimburse developers for funding or oversizing facilities recovered through the assessed development impact fee. Current and future obligations defined below are identified within the development agreements.

Current Obligations: Infrastructure has been constructed and accepted by the City, and actual costs subject to reimbursement have been provided to the City. Some reimbursement and/or credit may have been provided and additional costs remain to be reimbursed and/or credited through future development impact fees.

Future Obligations: Infrastructure subject to reimbursement and/or credit have not been completed and/or accepted by the City and the City does not have actual costs related to the constructed facilities. These future obligations may involve developments that have been partially developed and/or where some infrastructure has been constructed, but not all of the requirements have been met in order for the City to reimburse eligible costs with assessed development impact fees. Costs estimates for the infrastructure to be completed may be provided and reimbursements will be based on actual costs provided after the City has accepted the infrastructure. The IIP will need to be updated in order for future obligations to be eligible for development impact fee reimbursement per the requirements of ARS §9-463.05.

For many of the agreements, the facilities were constructed and accepted by the City with reimbursement obligations that are fully satisfied. In these cases, the City may continue to assess and keep development impact fees related to the constructed facilities serving current and future development. Other agreements include current obligations for infrastructure constructed and accepted by the City that are active with remaining obligations. The IIP includes only those facilities tied to current obligations or those where the infrastructure has been constructed, the City has accepted the infrastructure and has costs within the City's fixed assets as the basis for reimbursements.

Future obligations related to facilities that either have not been constructed and/or the City has not accepted and may be privately owned and operated are excluded from this IIP. These future facilities will need to be incorporated in updates to the IIP prior to the inclusion as development impact fee eligible projects and before the City may use development impact fees to reimburse the eligible facility costs.

Methodologies

There are a variety of methods that can serve as a rational basis for computing non-utility and utility development impact fees. The most common include:

- System Buy-In
- Plan Based Incremental or Incremental
- Plan Based Average
- Hybrid Method

The **System Buy-in** method uses a historical perspective. The original costs of the system's fixed assets are identified and escalated to current value using a nationally recognized index. System buy-in value equals the escalated original cost less developer contributions for on-site facilities not subject to development impact fee recovery or reimbursement. The development fee is the quotient of the system value divided by the system capacity.

The **Plan Based Incremental or Incremental** approach method is a forward-looking and considers only future growth-related capital projects and acquisitions. The development impact fee is the quotient of the growth-related cost of proposed projects for a specified time frame divided by the increase in capacity provided by those projects.

The **Plan Based Average** method is similar to the **Plan Based Incremental** method. However, the plan based average approach considers future growth-related projects that benefit new and existing development. The development fee is the quotient of the cost of proposed projects for a specified time frame divided by the total capacity served in the calculation year.

The **Hybrid** method combines the system buy-in and incremental methods. The development fee is the quotient of the sum of the current system equity and future growth-related capital costs divided by of the sum of existing system capacity and the increase in capacity provided by the future growth-related projects.

The City must create an IIP to reflect the costs required to provide NPS for new growth. In developing the costs in the IIP, the City considered what was needed so the burden of providing services to new development did not lower the service level for existing citizens or charge new development exclusively to increase the level of service provided to existing residents. The City may increase the level of service for current and future residents; however, the development impact fee will reflect only the portion of the facility benefiting new development with funding for the increased level of service portion of the improvement benefiting existing development funded by alternative sources.

In all fee categories, projects are based on facility needs to serve future development. However, many of these facilities serve growth beyond the planning period shown in the IIP, and/or benefit existing residents in terms of providing for and/or replacing existing City facilities. The facilities

that serve current and future development have been outlined within the IIP. Funding for the portion of facilities benefiting existing development will need to be funded by another source which include general fund revenues, debt and/or future dedicated tax-based funding sources documented in the fee report.

Current Development Impact Fees

Appendix A includes a summary of the City's current utility and non-utility development impact fees by Special Planning Area (SPA) within these fee areas which vary based on type of development. The City assesses non-utility development fees throughout the City. The Roads of Regional Significance development impact fee is not assessed in SPA 1 and different fees apply to development within SPAs 2, 4 and 6 and SPAs 3 and 5. Table 1 summarizes the City's current non-utility development impact fees.

**Table 1
Current Non-Utility Development Impact Fees**

Development Impact Fee	Single Family Detached
Fire & EMS	\$688
Police	371
Library	133
Parks & Recreation	785
General Government	661
Public Works	109
Non-Utility (City-Wide)	<u>2,747</u>
Non-Utility (City-Wide)	2,747
Roads of Regional Significance (1)	<u>5,715</u>
Total	8,462
Non-Utility (City-Wide)	2,747
Roads of Regional Significance (1)	<u>5,396</u>
Total	8,143

(1) RORS development impact fee of \$5,715 is assessed in SPAs 2, 4 and 6 and \$5,396 is assessed in SPAs 3 and 5.

Utility development fees vary by SPA with separate fee schedules applicable to development within SPA 1 and SPAs 2 through 6 detailed in Appendix A. Table 2 summarizes the City's current Water System (drinking), Water Resource and Wastewater System development impact fees for single-family residential detached development with a 3/4-inch water meter.

Table 2
Current Utility Development Impact Fees

Development Impact Fee	Single Family Detached - SPA	Single Family Detached - SPAs
	1	2 through 6
Water Resource	\$2,100	\$796
Water System - Drinking	3,895	3,895
Wastewater	3,853	3,039
Total	9,848	7,730

Infrastructure Improvements Plan

The IIP outlines the facilities and service requirements to meet projected growth over the next ten-year study period (Study Period). The identified improvements may provide capacity beyond the Study Period with development impact fees based on the proportional cost of the facilities so as to fairly distribute the cost recovery among current development and future development within and after the study period. Additional capital improvements have also been identified that are part of the City capital improvement program (CIP) over the Study Period which are operational and have not been identified for development impact fee recovery and/or funding. These improvements will be funded from other City funds. As part of future development impact fee studies and updates to the IIP, the City may identify additional eligible IIP facilities providing the associated NPS by fee category in compliance with ARS §9-463.05.

A cash flow and capital funding plan will be further evaluated based on the non-growth and growth-related portion of the NPS facilities identified within the IIP in the third and final step in the process. Development impact fees will exclude the portion of the facility benefiting existing development. The need for offsets that recognize the portion of additional contributions through future taxes or fees towards the same category of NPS eligible for development impact fee will be evaluated and reflected within the fee if offsets are justified. Eligible offsets will decrease the development impact fee by fee category and service area.

Service Areas

Service areas are discussed for each of the City's development impact fee categories. The proposed Fire and EMS fee category reflects a City-wide service area. ~~A project specific service area is reflected for the proposed 163rd Avenue Roadway development impact fee category.~~ Proposed Water System, Water Resource and Wastewater system development impact fees are developed for SPAs 1 and 2 as there are no current or proposed City facilities within SPAs 3 through 6 identified within the IIP. The service areas for each fee category are further described within the subsequent sections of this report.

Revenues from New Development and Offset Calculations

The City has projected tax-based revenues for the next ten year period. The total tax-based revenues are summarized in Appendix A. The revenues will fund a variety of expenditures funded by the City's General Fund and General Capital Fund. Per ARS §9-463.05, offsets reflect the contribution toward funding the same category of NPS as recovered through development impact fees from other tax and fee-based revenues generated from new development. Offsets will be outlined within the development impact fee report and proposed fee categories. An offset will be developed for the following two circumstances:

1. Dedicated tax-based revenues funding the same NPS facilities that are recovered through development impact fees

2. Excess tax rate above the average tax rate.
 - a. City Construction sales tax

Offsets will be calculated per EDU for fee categories being updated reducing the overall development impact fee assessed. Utility development impact fee offset calculation will be restricted to funding of the same category of NPS through user charges as the City has established water and wastewater enterprise funds that do not receive any funding from the City's General Fund or General Capital Fund.

Fire & EMS

The City provides Fire & EMS services to residential and non-residential developments throughout the City. The subsequent sections outline current facilities, service level and capacity, future facility expansions, service units and EDUs.

Current Fire and EMS Facilities

Fire and EMS service is provided by six permanent fire stations located south of Bell Road and one temporary fire station (Fire Station 304) north of Bell Road. Additional apparatus and equipment includes fire engines, pumper, ladder and additional fire and EMS vehicles and equipment necessary to provide this service throughout the City.

Fire and EMS Service Level and Capacity

A fire planning evaluation completed for the City in 2007 (2007 Fire Plan) outlines a graduated fire and EMS service level based on population densities. The four separate service level measures based on population density include:

- Suburban – greater than 1,000 people per square mile
- Emerging Suburban – 250 to 1,000 people per square mile
- Rural – less than 250 people per square mile
- Wild land and Permanent Open Spaces

Longer response times are reflected in the graduated fire and EMS service level. For example, rural fire service allows for longer response times compared to emerging suburban service level as the fire stations serve a larger primary response area in rural portions of the City. The Fire & EMS service levels are based on a variety of factors. Fire and EMS service level standards and infrastructure requirements are typically driven by response times. The primary Fire, EMS and Hazardous material (HazMat) service level criterion is a response time within five minutes and 20 seconds 90% of the time summarized in Table 3. This response time reflects emerging suburban service level provided through the developed portions of the City south of Bell Road. Several factors influence response time including the location and number of calls in proximity to the City's fire stations.

Table 3
Response Time Targets

Service Level Goal	Turnout	Travel	Total Response
Fire	1:20	4:00	5:20
EMS	1:00	4:00	5:00
HazMat	1:20	4:00	5:20

Table 4 summarizes City provided FY 2012 average response time for existing fire stations. Note that this data includes all response times, including responding to “stacked calls” or those outside of the stations primary response area as well as rural areas of the City increasing average response times for each fire station.

Table 4
Average Response Times by Station

Fire Station	Turnout	Travel	Total Response
Fire Station 301	0:52	4:34	5:20
Fire Station 302	0:51	4:20	5:08
Fire Station 303	0:48	4:55	5:53
Fire Station 304	0:55	6:48	7:38
Fire Station 305	0:54	4:27	5:16
Fire Station 306	0:51	5:20	6:06
Fire Station 307	0:52	5:03	5:51

Current fire stations serve the entire community and comprised of single service area with fire stations responding to calls based on location of the station and nature of the call. When the primary station is responding to a call, other stations may be dispatched to respond to subsequent calls outside of their primary response area. Table 5 summarizes FY 2010 through FY 2013 call data by current and planned fire stations. Residential calls total approximately 73% of the responses over the four-year period. Call data reflects the demand for services from residential and non-residential developments and is therefore used to allocate the IIP eligible Fire and EMS facilities among these two development types. The allocated costs are then recovered from the residential and non-residential service units.

Table 5
FY 2010 through 2013 Residential and Non-Residential Incidents

Development Type	Incidents by Fiscal Year					Percent of
	2010	2011	2012	2013	Total	Total
Residential	6,317	6,767	6,465	6,027	25,576	73.0%
Non-Residential	2,420	2,579	2,321	2,121	9,441	27.0%
Total	8,737	9,346	8,786	8,148	35,017	

Fire and EMS Facility Expansions

Development densities within the City’s service area vary, as does the proximity to one of the seven current fire stations as illustrated in Figure 1. As development density increases, the response time among additional criteria are factored into the need for additional fire. Figure 1 identifies the current and proposed fire stations. Engine companies within each station will be dispatched for calls outside of the primary service area if the primary station company is unable to respond.

Development density of 5,000 single-family residential housing units and/or non-residential equivalents is a major determinant for the City in projecting the timing and need for new fire stations. Without additional fire stations, as the City continues to grow, calls per station will likely increase resulting in reduced response times served from existing facilities.

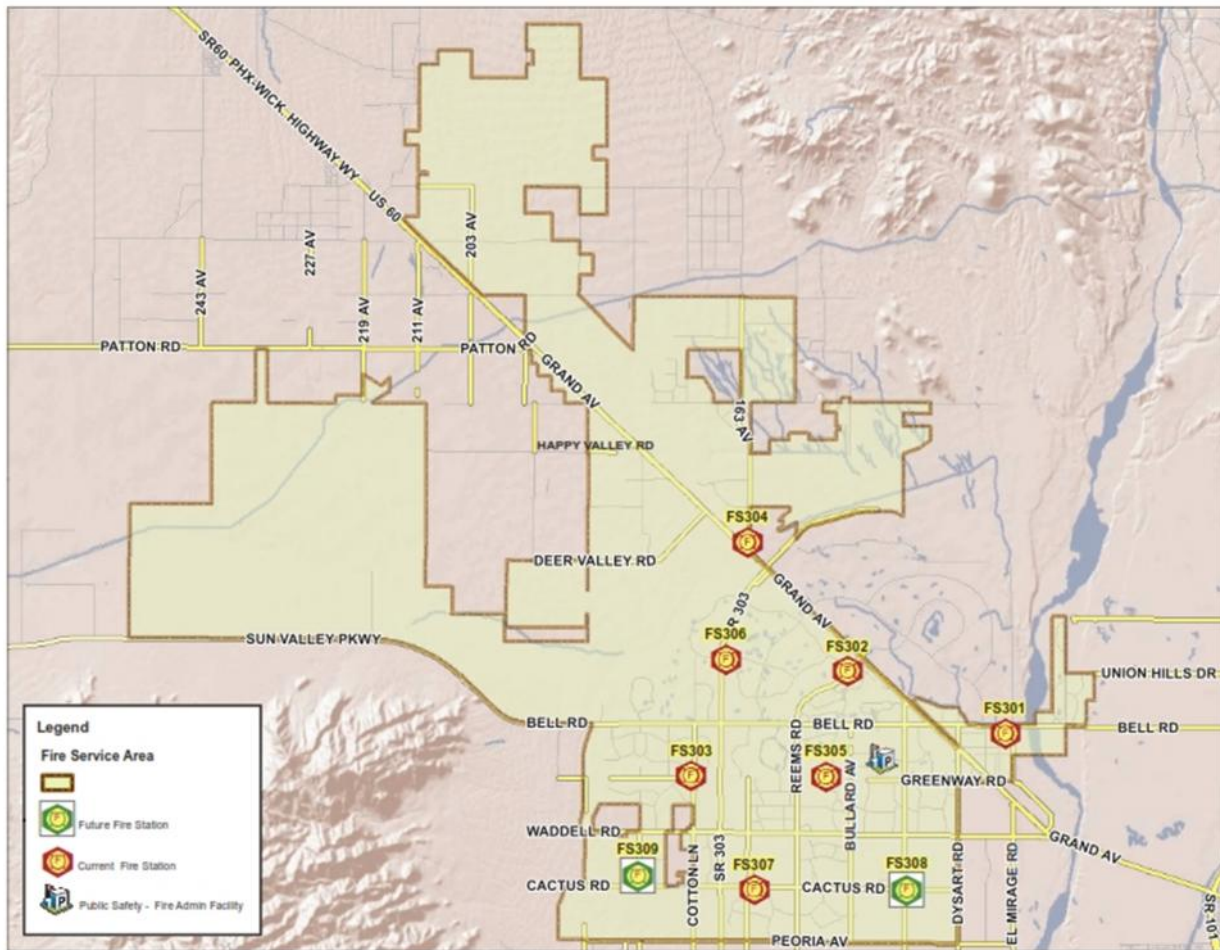
The City has identified two additional stations projected to be constructed through FY 2018 including two new engines and fire station apparatus. Fire service units include both residents and employees; as the presence of people drive the demand for fire and EMS services. Proposed fire stations are projected to provide sufficient capacity to projected service units through FY 2022 summarized in the separate LUA. The next fire station is projected to be required in FY 2023 based on projected residential and non-residential growth and the City planning criteria of a density of 5,000 equivalent residential housing units prior to the installation of a new fire station. Table 6 summarizes the cost estimate and timing of the proposed fire stations and fire engine companies.

Table 6
Proposed Fire Stations and Engines

Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
Fire Station 308	\$450,000	\$570,938	\$0	\$0	\$0	\$1,020,938	2015
Fire Station 308	0	0	4,035,563	1,078,500	0	5,114,063	2016
Fire Station 309 (District Station)	450,000	652,500	0	0	0	1,102,500	2017
Fire Station 309 (District Station)	0	0	4,606,500	3,113,500	0	7,720,000	2018
Total	<u>\$900,000</u>	<u>\$1,223,438</u>	<u>\$8,642,063</u>	<u>\$4,192,000</u>	<u>\$0</u>	<u>\$14,957,501</u>	

Fire Station 308 is anticipated to be completed in FY 2016 and is proposed to be located within the southern area of the City illustrated in Figure 1. Fire Station 309 is anticipated to be completed in FY 2018 and is also proposed to be located within the southern area of the City illustrated in Figure 1.

Figure 1
Fire & EMS Service Area Map



Fire and EMS Service Units and EDUs

The separate LUA summarize projected fire service units consisting of residents and employees through FY 2027. Service units are converted to a single-family residential housing unit EDU using the projected 3.00 persons per single-family residential housing unit⁴. For example, multi-family residential housing units reflect a projected 2.20 persons per housing unit and are equal to 0.73 EDUs. Similarly, the anticipated number of employees based on average square foot for retail, office, office medical, public, and industrial varies by type and service units are converted to the equivalent employees per 1,000 square feet for assessment purposes. Table 7 summarizes the ratio of employees per 1,000 square feet or EDU by business type.

⁴ Per projected single-family residential growth developed by EDPCO and summarized within the City of Surprise LUA.

Table 7
Fire and EMS EDUs

Development Type	Sq. ft. per Employee	Employees per 1,000	EDU Value	EDU Factor
		sq. ft.		
Retail	400	2.50	3.00	0.83
Industrial	600	1.67	3.00	0.56
Office / Public	250	4.00	3.00	1.33

Fire and EMS Development Impact Fee and Capital Funding

The City may issue debt to fund a portion of proposed fire stations reflected within the proposed development impact fees. The Fire and EMS development impact fee will be based on the incremental approach incorporating planned IIP eligible facilities and incremental service units projected through FY 2022.

163rd Avenue Roadway

~~The City assesses a street development impact fee to residential and non-residential developments within SPAs 2, 3, 4, 5 and 6 as summarized in Appendix A. The City does not assess a street development impact fee within SPA 1.~~

Street Facility Capacity

~~Street service levels are typically defined based on the vehicle capacity based on the classification of the roadway and for different service level grades and traffic conditions. For example, if a street were constructed to service level “A” the lane capacity would exceed a similar street constructed at service level “D” or a service level characterized by additional traffic congestion. The planned 163rd Avenue roadway improvement is designed based on the Service Level D to provide 60,000 vehicle capacity per mile of roadway or 10,000 vehicle capacity per lane mile⁵.~~

Street Facility Improvements

~~The City has identified a two phased capital project, the 163rd Avenue roadway improvements, as the single growth-related capital facility summarized in Table 8. The capital project will expand the current 4-lane and 2-lane roadway over a 6.7-mile length of roadway to a 6-lane principal arterial roadway. Phase 1 is anticipated to cost \$11.3 million and completed in FY 2017. Phase 2 is anticipated to cost \$13.5 million and completed in FY 2021.~~

⁵ Maricopa County Department of Transportation (McDOT) Roadway Design Manual, Table 2.1, revised in 2004.

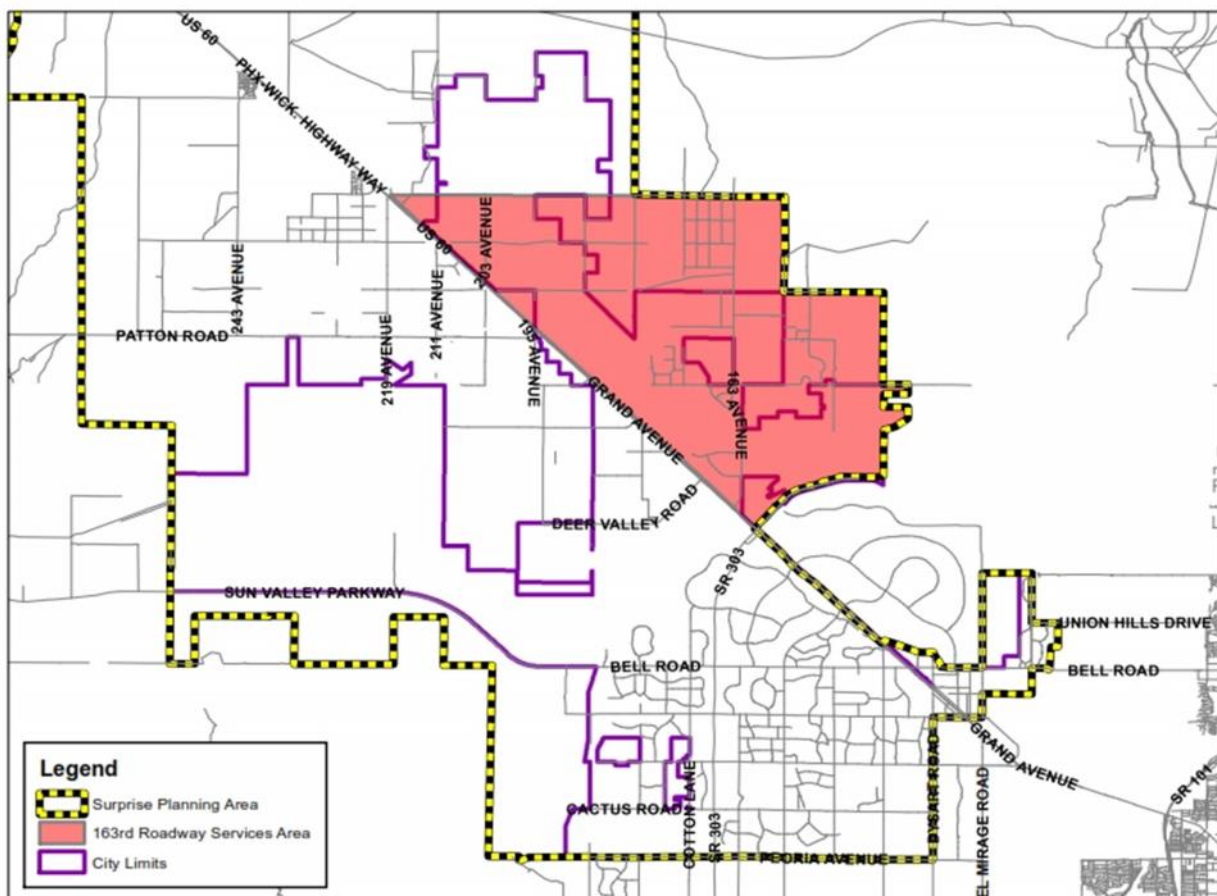
Table 8
163rd Avenue Roadway Improvements

Fee Area	Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
ROR	163rd Avenue-Phase 1	\$750,000	\$0	\$0	\$0	\$0	\$750,000	2015
ROR	163rd Avenue-Phase 1	0	525,000	0	0	0	525,000	2016
ROR	163rd Avenue-Phase 1	0	0	10,000,000	0	0	10,000,000	2017
ROR	163rd Avenue-Phase 2	500,000	0	0	0	0	500,000	2018
ROR	163rd Avenue-Phase 2	500,000	0	0	0	0	500,000	2019
ROR	163rd Avenue-Phase 2	0	600,000	0	0	0	600,000	2020
ROR	163rd Avenue-Phase 2	0	0	11,900,000			11,900,000	2021
Total		\$1,750,000	\$1,125,000	\$21,900,000	\$0	\$0	\$24,775,000	

(1) Provided by City Staff.

Figure 2 identifies the 163rd Avenue Roadway IIP eligible facility service area.

Figure 2
163rd Avenue Roadway Service Area



~~Street Service Units and EDUs~~

~~Street service units are based on adjusted average day Vehicle Miles Traveled (VMTs) which is a product of four step calculations as follows:~~

- ~~1. Land use units by residential and non-residential development type~~
- ~~2. Average day Vehicle Trip Ends (VTEs) by development type~~
- ~~3. Trip adjustment factor to calculated adjusted average day VTEs~~
- ~~4. Average trip length and VMT adjustment~~

~~VTEs represent the number of trips entering and exiting a development per dwelling unit or 1,000 square feet. VTEs and the adjusted factor are based on the Institute of Transportation Engineers (ITE) trip generation manual average weekly trip ends for that land use, adjusted for each trip end, were calculated. Total adjusted trip ends (steps 1 through 3) were calculated for residential, retail, office, public and industrial developments are the service units tied to the vehicle capacity provided by the roadway.~~

~~The adjusted average daily VTEs per 1,000 square feet by land use designation is summarized in Table 9.~~

~~**Table 9**
Average Daily Trips~~

Land Use Designation	Average Day Vehicle Trip Ends (1)	Trip Adjustment Factor (1)	Adjusted Average Day Vehicle Trip Ends
Weekday Average Vehicle Trip Ends (per Dwelling Unit)			
Single Family Residential	9.52	50.0%	4.76
Multi-Family	6.65	50.0%	3.33
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)			
Retail	239.63	50.1%	120.16
Office	14.56	50.0%	7.28
Public / Institutional	18.49	50.0%	9.24
Industrial	5.87	50.0%	2.94

~~(1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.~~

~~Adjusted average VMTs are based on the average length of daily trips by land use designation using the 2009 National Household Travel Survey. The average trip length represents the average distance a vehicle travels to reach a primary destination stated in miles. An adjustment was made to the national average trip length data to determine adjusted average VMTs for the 163rd Avenue roadway improvements that total 6.7 miles. For example, the single-family residential VMTs of 58.07 miles were adjusted to 3.47 miles or approximately 5.97% of the average VMT. Table 10 summarizes the adjusted average VMTs by land use designation.~~

~~Table 10~~
~~Adjusted VMTs~~

Land Use Designation	Adjusted Average Day VTEs	Average Trip Length (Miles) (1)	Unadjusted Average VMTs	VMTs Adjustment	Adjusted Average VMTs
Weekday Average Vehicle Trip Ends (per Dwelling Unit)					
Single-Family Residential	4.76	12.20	58.07	5.97%	3.47
Multi-Family	3.33	12.20	40.57	5.97%	2.42
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)					
Retail	120.16	6.40	769.00	5.97%	45.90
Office	7.28	6.40	46.58	5.97%	2.78
Public / Institutional	9.24	6.40	59.16	5.97%	3.53
Industrial	2.94	9.90	29.07	5.97%	1.74

~~(1) National Household Travel Survey, 2009.~~

~~163rd Avenue Roadway Development Impact Fee and Capital Funding~~

~~The City may issue debt to fund a portion of proposed 163rd Avenue roadway improvements reflected within the proposed development impact fees. The 163rd Avenue roadway development impact fee will be based on the incremental approach incorporating planned IIP-eligible facilities and projected service units.~~

Utilities

This section documents the City's Utility IIP under the legal requirements of the ARS §9-463.05. The impact fees will be determined based on a combined system buy-in and incremental cost approach. This hybrid approach considers both existing capacity (system buy-in) available and planned capacity (incremental) necessary to serve development.

Special Planning Area (SPA)

The City has divided its entire Utility service area into six different SPAs. While each SPA has the same geographical boundary for water, wastewater, and water resource, every one of them has different associated capital projects and facilities serving development within each SPA. The majority of the developed areas of the City are within SPA 1. SPA 2 includes some existing development primarily related to development that was underway at the start of the economic downturn with activity slowing significantly or stopping all together over the past five years. The following are descriptions of the six SPAs further illustrated in Figure 4.

The six proposed Special Planning Areas include the following:

- 1. Special Planning Area 1:** SPA 1 begins at the intersection of Peoria Avenue and Dysart Road being an angle point in the corporate limits of the City of Surprise. It then proceeds west along Peoria Avenue and the southern line of said corporate limits to a point on the centerline of the Beardsley Canal. There it turns northeast along the centerline of the Beardsley Canal to Grand Avenue. From here it goes southeast along Grand Avenue and easterly along Bell Road and the City corporate limits to the intersection of Bell Road & El Mirage Road. It again turns north to the intersection of Beardsley Road and El Mirage Road alignments and then east to the intersection of Beardsley Road and 115th Avenue alignments and a point on the eastern City corporate limit line. From here it turns south along the corporate limit to bell road then generally south and west along said corporate limit to the intersection of Greenway Road and El Mirage Road. It again turns south along the corporate limit to the beginning point of SPA 1.

SPA 1 includes portions of Township 3 North Range 1 West, Township 3 North Range 2 West Township 4, North Range 1 East, Township 4 North Range 1 West, and Township 4 North Range 2 West of the Gila and Salt River Meridian, Maricopa County.

For more information on the projects included in SPA 1, see Appendix D, E and F.

- 2. Special Planning Area 2:** SPA 2 begins at the intersection of U.S. Highway 60 (Grand Avenue) and the Bob Stump Memorial Parkway (Arizona State Highway Loop 303). It then turns northwest along U.S. Highway 60 to the centerline of the Central Arizona Project (CAP) canal. From here it turns northeast along said centerline to a point on the east line of Section 19 of Township 5 North Range 1 West on the eastern corporate limits of the City of Surprise. There it heads generally south, east, and south again along the corporate limits to

Bob Stump Memorial Parkway. From here it turns southwest along Bob Stump Memorial Parkway where it returns to the beginning point of SPA 2.

SPA 2 includes portions of Township 4 North Range 1 West, Township 4 North Range 2 West, Township 5 North Range 1 West, and Township 5 North Range 2 West, of the Gila and Salt River Meridian, Maricopa County.

For more information on the projects included in SPA 2, see Appendix D, E and F.

- 3. Special Planning Area 3:** SPA 3 begins at the Intersection of Peoria Avenue and 203rd Ave, then north to the intersection of Bell Road and 203rd Ave. There it turns west for one mile to the intersection of Bell Road and 211th Ave. where it heads north again one mile to the intersection of Union Hills Drive and 211th Ave. From here it continues west one mile to the intersection of Union Hills Drive and 219th Ave. Thence southerly one mile to the intersection of Bell Road and 219th Ave where it goes west for two miles to the intersection of Bell Road and 235th Ave. It again turns northerly one mile to the intersection of Union Hills Drive and 235th Ave. where it again turns to the west for two miles to the intersection of Union Hills Drive and 251st Ave. At this point it turns south for one mile to the intersection of Bell Road and 251st Ave where it again heads west for one half mile to the intersection of Bell Road and 259th Ave. From here it goes north three and one half miles to the intersection of 259th Avenue and the centerline of the CAP canal. It continues northeasterly along said centerline to the intersection of said canal and U.S. Highway 60 (Grand Avenue) where it heads southeast along said U.S. Highway 60 to the centerline of the Beardsley Canal. From here it turns southwest along the centerline of the Beardsley Canal to a point on Peoria Avenue where it continues along Peoria Avenue to the point of beginning.

SPA 3 includes Portions of Township 3 North Range 2 West, Township 4 North Range 2 West, Township 4 North Range 3 West, Township 5 North Range 2 West and Township 5 North Range 3 West, of the Gila and Salt River Meridian, Maricopa County.

- 4. Special Planning Area 4:** SPA4 begins at the intersection of U.S. Highway 60 (Grand Avenue) and the centerline of the CAP canal. It proceeds northwest along U.S. Highway 60 to State Highway 74 and turns southeasterly along State Highway 74 to a point on the east line of Section 27 of Township 6 North Range 2 West line being the Citrus Road alignment. Here it turns south three and one half miles to the intersection of Citrus Road and Dove Valley Road. Then it turns east for 3 miles to the intersection of Dove Valley and 155th Avenue where it turns south again for one and one quarter miles to the centerline of said CAP Canal. From here it proceeds southwest along the centerline to the point of beginning.

SPA 4 includes Portions of Township 5 North Range 1 West, Township 5 North Range 2 West, Township 5 North Range 3 West, Township 6 North Range 2 West, Township 6

North Range 3 West and Township 6 North Range 4 West, of the Gila and Salt River Meridian, Maricopa County.

5. **Special Planning Area 5:** SPA 5 begins at the intersection of U.S. Highway 60 (Grand Avenue) and the centerline of the CAP canal. From here it turns southwest along said centerline of the CAP canal to a point on the west line of Section 19 of said Township 4 North Range 3 West. It then turns north along the west line of Township 4 North Range 3 West, and the west line of said Township 5 North Range 3 West to the southeast corner of said Township 6 North Range 4 West. From here it turns west along the southern line of said Township 6 North Range 4 West to the Hassayampa River and then turns north along the Hassayampa River to said U.S. Highway 60. It then proceeds along U.S. Highway 60 to the point of beginning.

SPA 5 includes portions of Township 4 North Range 3 West, Township 5 North Range 2 West, Township 5 North Range 3 West, Township 6 North Range 3 West and Township 6 North Range 4 West, of the Gila and Salt River Meridian, Maricopa County.

6. **Special Planning Area 6:** SPA 6 begins at the intersection of U.S. Highway 60 (Grand Avenue) and the Hassayampa River being on the northern line of said Township 6 North Range 4 West. It starts east along the northern line to the southwest corner of said Township 7 North Range 3 West. Here it turns north along the west line of said Township 7 North Range 3 West to the county line between Maricopa County and Yavapai County. It then proceeds southeast along the county line to a point on the east line of Section 27 of Township 7 North Range 2 West, the Citrus Road alignment. It then turns south along the alignment to the intersection of State Highway 74 where it turns northwest along Highway 74 to the intersection of U.S. Highway 60. It then proceeds northwest along U.S. Highway 60 to the point of beginning.

SPA 6 includes Portions of Township 6 North Range 2 West, Township 6 North Range 3 West, Township 6 North Range 4 West, Township 7 North Range 2 West and Township 7 North Range 3 West, of the Gila and Salt River Meridian, Maricopa County.

The City is one of multiple water providers located within the six SPA's with other significant water providers including EPCOR and the City of El Mirage. A brief description of each Special Planning Areas is provided below while maps of the water and wastewater planning areas for the City's IIP are found in Figures 5 through 10.

Since only two of these SPAs have current and planned DIF facilities, development impact fee eligible (SPA 1 and SPA 2 for water and wastewater) these will be the only SPAs addressed in the water, wastewater, and water resource impact fee portions of this document.

Proposed Utilities Methodology

RFC recommends the use of a **hybrid approach** that combines the system buy-in and incremental cost approach.

This hybrid approach recognizes that new customers of utility systems benefit from both facilities already in place and planned capital projects required to expand and extend capacity. The impact fees reflect the average unit cost of the planned system capacity at the end of the capital planning period based on previous and planned investments in the system divided by the total capacity available in those facilities. This hybrid approach essentially puts the unit cost of capacity for existing and future customers on par. As with both the system buy-in and marginal-incremental cost methodologies, local service lines and assets contributed or to be contributed by developers that are not subject to development impact fee reimbursement are excluded. Offsets are provided for any outstanding principal on funds borrowed, or anticipated to be borrowed, to construct the facilities that benefit new customers, but are repaid through the user rates generated by those new customers.

The **system buy-in component** of the utilities impact fees consists of the replacement cost of existing core backbone facilities with capacity available to serve new customers. This replacement value represents the current value of the City's original investment in water, water resource and wastewater system assets as of July 1, 2012.

The **incremental cost component** of the utilities impact fee consists of the planned capital project costs included in the City's utilities IIP which benefit growth and development. Since these projects benefit growth and development, the capital costs associated with these projects are divided by the total capacity to be added during Study Period.

Water System

The City is located in the Phoenix Active Management Area (AMA). The City has two available water resources. Currently, the city relies solely on groundwater for potable water but also has water from the Colorado River (surface water provided by the Central Arizona Project) currently used to recharge groundwater. The City also has a limited reclaimed water distribution system for agricultural and irrigation purposes. Figures 3, 4, and 5 summarize water facilities throughout the City and within SPA 1 (Figure 4) and SPA 2 (Figure 5).

Figure 3
Water Facilities Map

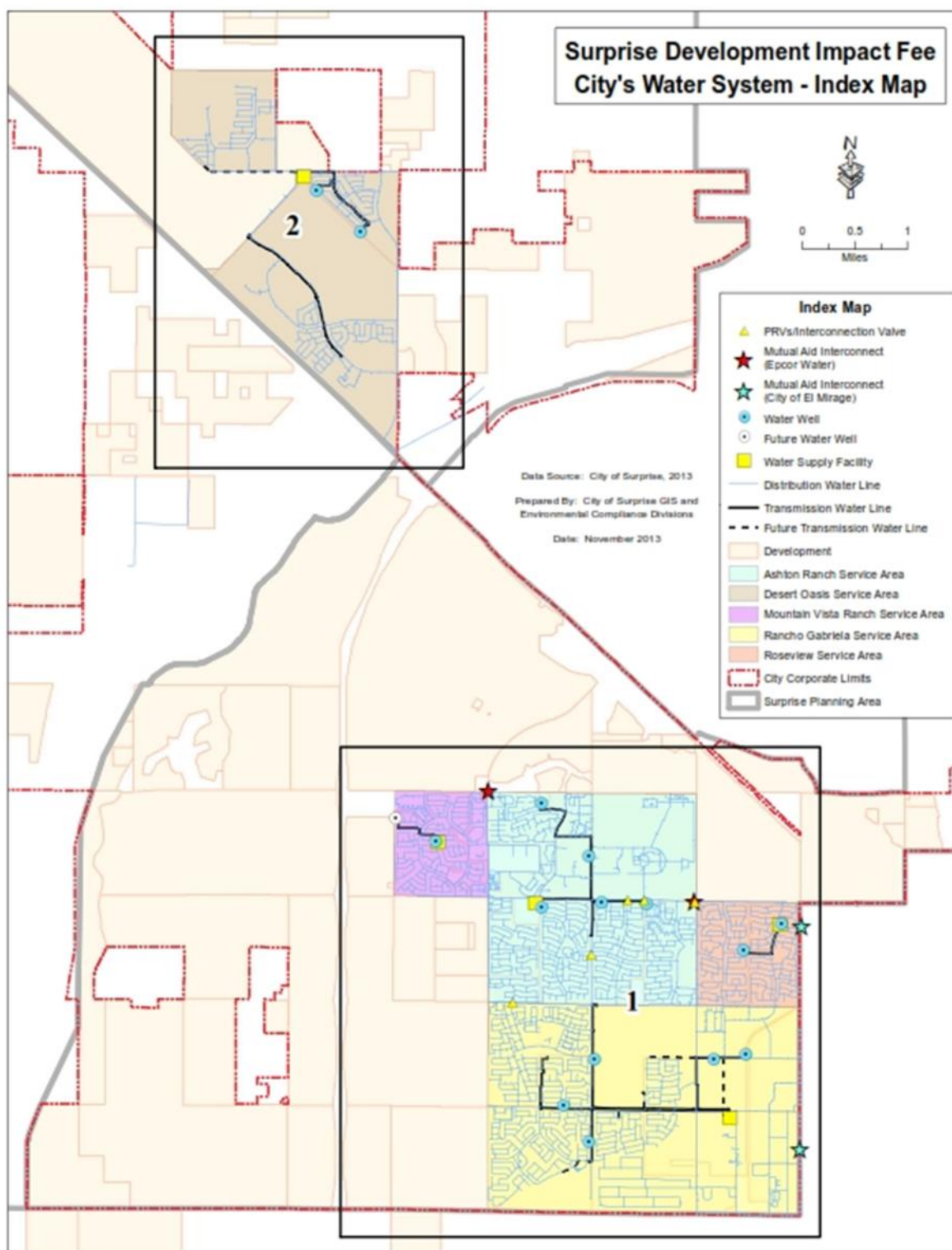


Figure 4
SPA 1 Water Facilities Map

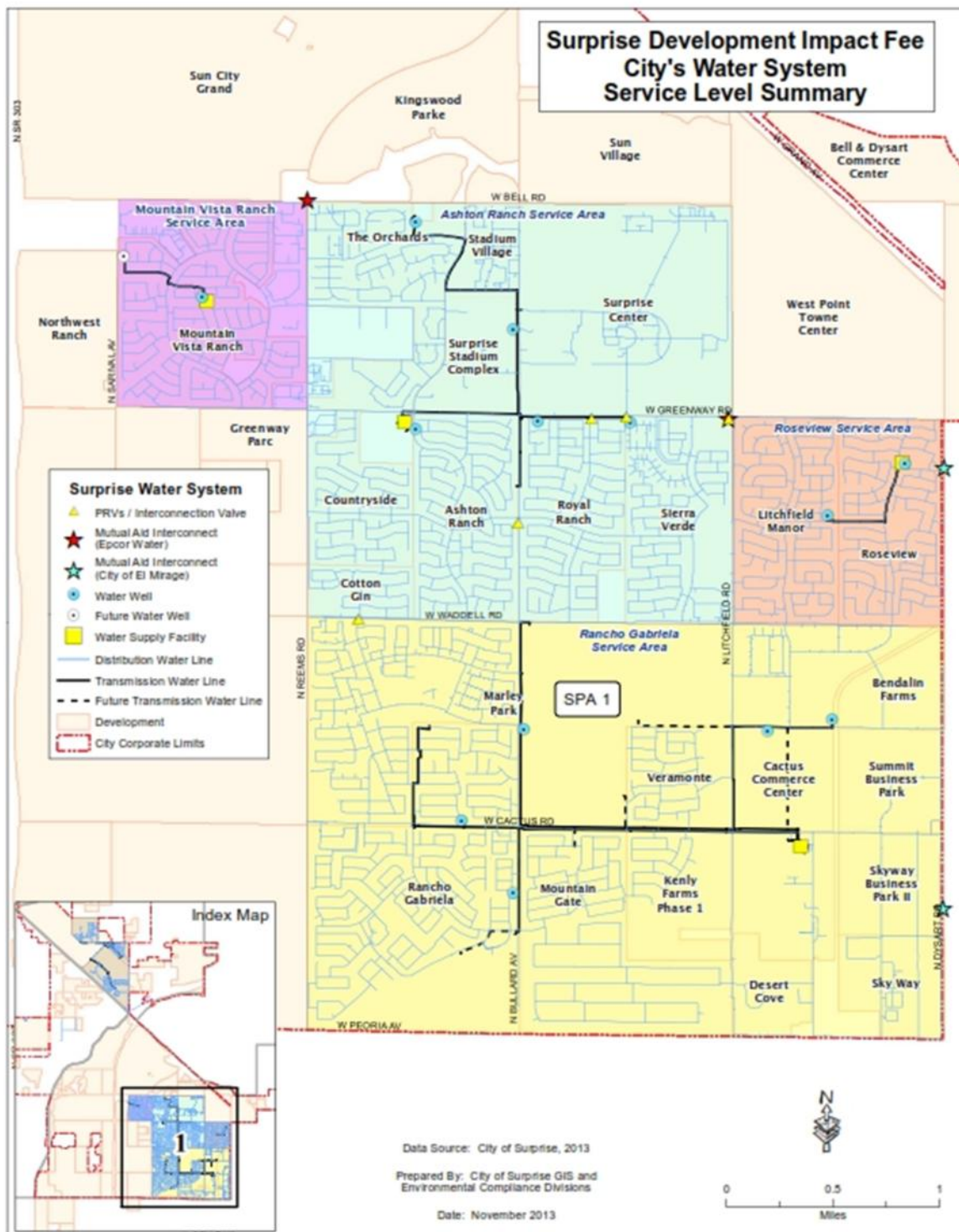
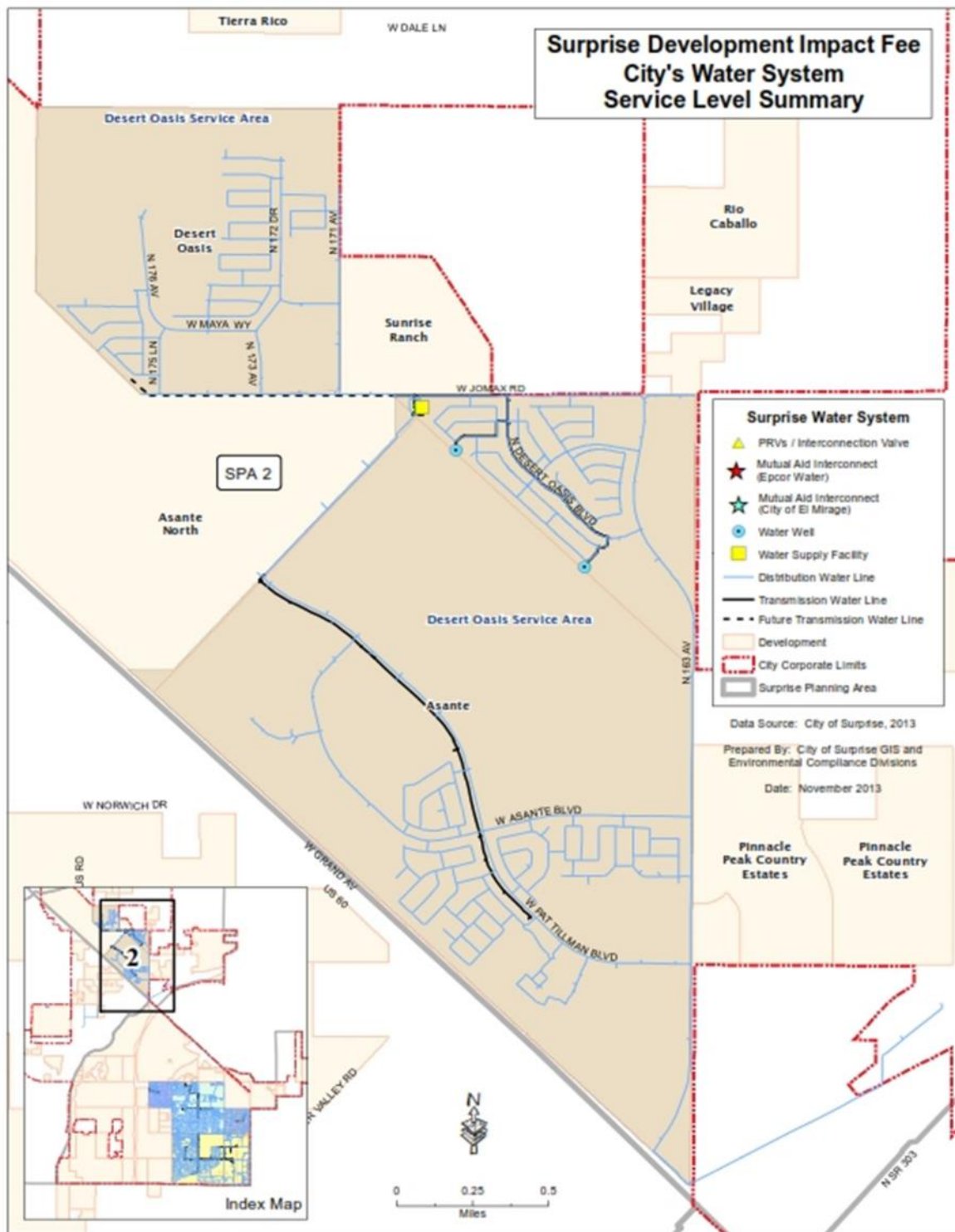


Figure 5
SPA 2 Water Facilities Map



Current Water Facilities

The buy-in value of the existing water system represents the replacement new of each component of the water system. Using the current fixed asset inventory list provided by the City, the replacement cost of these existing assets are estimated based the original cost and service date escalated using September 2013 the Engineering News Record-Construction Cost Index (ENR-CCI). The City's CIP reflects additional planned capital projects funded by user fees that address repair and replacement (R&R) requirements and additional facilities not subject to development impact fee funding.

The buy-in component for the City is broken into two parts. The first portion is to be paid by all customers as it benefits all customers in both SPAs 1 and 2. For water, these include equipment, fire hydrants, vehicles, and other miscellaneous assets, including Supervisory Control and Data Acquisition (SCADA) and other infrastructure management assets. The replacement cost of these assets is shown in Table 11.

Table 11
Existing Water Facilities Serving All Customers

SPA	Equipment	Fire Hydrants	Vehicles	Misc.	Total
SPAs 1 & 2	\$54,006	\$27,212	\$609,581	\$807,138	\$1,497,937

WSFs and water lines comprise the primary facilities service customers located within SPAs 1 and 2. The four current WSFs within SPA 1 are interconnected. The single SPA 2 WSF is not interconnected to SPA 1 WSFs and therefore evaluated as a separate service area.

The portion of waterlines to include in the system buy-in was calculated by computing the inch-feet percentage of existing water pipeline greater than 10-inches for SPAs 1 and 2. This percentage was then applied to the replacement cost of the existing pipes to pipelines of 10-inches and less are excluded from development impact fee recovery as these “on-site” facilities will be required to be constructed and dedicated by future developments without reimbursement. More information regarding the allocation of the water pipelines to each SPA can be found in Appendix D.

The allocation of the total buy-in value of the existing water facilities and water lines eligible to be recovered from new customers among the two planning areas is shown in Table 12.

Table 12
Existing SPA Specific Water Facilities

SPA	Water Supply		Total
	Facilities	Water Lines	
SPA 1	\$34,702,666	\$23,500,175	\$58,202,841
SPA 2	3,507,491	2,952,739	6,460,230

Current Developer Constructed Water Facility Obligations

The current water system includes facilities constructed by developers and dedicated to the City subject to reimbursement through water system and/or water resource development impact fees assessed within the development or other developments benefiting from the facilities outlined within various development agreements. These water facilities are associated with the following development agreements:

- Desert Oasis
- Marley Park
- Orchards
- Section 15 Arsenic Cost Share
- Section 15 Water Improvements
- Royal Ranch
- Sierra Verde
- Surprise Pointe

Water System Service Level and Facility Capacity

The available portion of the City's existing water system facilities is tied to the ground water well capacities less the current level of service based on FY 2012 peak ground water well production data. The current capacities and service level for the WSFs SPA 1 and SPA 2 are discussed below.

The EDU capacity is based on the current service level for the City's existing water facilities, based on the peak day ground water well production during FY 2012. Furthermore, the current level of service can also be expressed based on the current unit demands and the current number of EDUs.

Well Facilities Capacities and Level of Service

The current level of service represents the maximum day ground water well production during FY 2012. The existing ground water well facilities provide the source of supply for treatment or water supply facilities (WSF) included in the City's water fixed asset information. For more information on the replacement cost buy-in value see the section of this report labeled: "Current Water Facilities". The existing well capacity is 20.35 million gallons per day (MGD) while the current level of service is 8.92 MGD based on a peak water production in July 2011. This provides 11.43 MGD of available well capacity for new customers. Individual well capacity is based on the lessor of the well production capacity or the permitted well capacity.

The total existing and available well capacity for SPAs 1 and 2 are summarized by well in Table 13.

Table 13
Total Ground Water Well Capacities and Current Level of Service

Existing Wells	Pumping Capacity (MGD)	Peak Month Production (MGD) 07/2011	Available Capacity (MGD)
Ashton Ranch	1.70	1.55	0.15
Surprise Center	1.30	0.32	0.98
Orchards	2.56	1.26	1.31
Royal Ranch	1.67	0.00	1.67
Sierra Verde	0.80	0.03	0.77
Mountain Vista 1	1.81	1.02	0.80
Surprise Pointe ¹	1.08	1.31	(0.23)
Summit	2.59	0.13	2.46
Rancho Gabriela 1	1.15	0.29	0.86
Rancho Gabriela 2	0.87	0.81	0.06
Marley Park 1	1.66	1.60	0.05
Roseview	0.75	0.00	0.74
Litchfield Manor	1.15	0.00	1.15
SPA 1 Total	19.10	8.31	10.78
Desert Oasis 1	0.63	0.61	0.02
Desert Oasis 2	0.63	0.00	0.63
SPA 2 Total	1.25	0.61	0.65
Total Existing Wells ²	20.35	8.92	11.43

(1) The Surprise Pointe well pumped over its permitted capacity

(2) Some values may vary slightly due to rounding

The total WSF capacity, existing peak month usage, and available capacity for SPAs 1 and 2 are shown in Table 14.

Table 14
Total WSF Capacities by SPA

Water Supply Facility	SPA	Total WSF Allowed Capacity (MGD)	Peak Month Usage (MGD)	Available Capacity
Ashton Ranch WSF	1	8.03	3.15	4.88
Mountain Vista Ranch WSF	1	1.81	1.02	0.80
Rancho Gabriela WSF	1	7.35	4.14	3.21
Roseview WSF	1	1.90	0.00	1.90
SPA 1 Total		19.10	8.31	10.78
Desert Oasis WSF	2	1.25	0.61	0.65
SPA 2 Total		1.25	0.61	0.65
Total Capacity ¹		20.35	8.92	11.43

(1) Some values may vary slightly due to rounding

The total existing and available well capacity for SPAs 1 and 2 are summarized by well in Table 13A.

Table 13A
Total Ground Water Well Capacities and Current Level of Service

Existing Wells	Pumping Capacity (MGD)	Peak Month Production (MGD)	Available Capacity (MGD)
Ashton Ranch	1.70	1.55	0.15
Surprise Center	1.30	0.32	0.98
Orchards	2.56	1.26	1.31
Royal Ranch	1.67	0.00	1.67
Sierra Verde	0.80	0.03	0.77
Mountain Vista 1	1.81	1.02	0.80
Surprise Pointe ¹	1.08	1.31	(0.23)
Summit	2.59	0.13	2.46
Rancho Gabriela 1	1.15	0.29	0.86
Rancho Gabriela 2	0.87	0.81	0.06
Marley Park 1	1.66	1.60	0.05
Roseview	0.75	0.00	0.74
Litchfield Manor	1.15	0.00	1.15
Mountain Vista 2	1.87	0.00	1.87
Marley Park 2	0.83	0.00	0.83
SPA 1 Total	21.80	8.31	13.48
Desert Oasis 1	0.63	0.61	0.02
Desert Oasis 2	0.63	0.00	0.63
SPA 2 Total	1.25	0.61	0.65
Total Existing Wells²	23.05	8.92	14.13

(1) The Surprise Pointe well pumped over its permitted capacity

(2) Some values may vary slightly due to rounding

The total WSF capacity, existing peak month usage, and available capacity for SPAs 1 and 2 are shown in Table 14A.

Table 14A
Total WSF Capacities by SPA

Water Supply Facility	SPA	Total WSF Allowed Capacity (MGD)	Peak Month Usage (MGD)	Available Capacity
Ashton Ranch WSF	1	8.03	3.15	4.88
Mountain Vista Ranch	1	3.69	1.02	2.67
Rancho Gabriela WSF	1	8.17	4.14	4.03
Roseview WSF	1	1.90	0.00	1.90
SPA 1 Total		21.80	8.31	13.48
Desert Oasis WSF	2	1.25	0.61	0.65
SPA 2 Total		1.25	0.61	0.65
Total Capacity¹		23.05	8.92	14.13

(1) Some values may vary slightly due to rounding

Water Distribution Facilities

The water distribution system component of the water impact fees includes water transmission and distribution lines, pumping stations, ~~and booster stations:~~ **and water wells.**

While the water distribution system consists of a network of individual components, all of which have a unique capacity, many of these components have been designed to accommodate both current and new EDUs (water service units) beyond the Study Period. Therefore, the cumulative capacity of the existing and planned well facilities can be used as a measure of the capacity of the entire water distribution system.

The total existing ground water well capacity, existing level of service, and available capacity by WSF for the two planning areas are shown in Table 14A For more information on the replacement cost buy-in value see the section of the Report labeled: “Current Water Facilities”.

Water System Facility Expansions

Well and distribution system capacity is available to serve new development over the study period.

Planned Ground Water Well Capital Improvements Benefiting New Customers¹

~~The City has plans to add 2.16 MGD of ground water well capacity in SPA 1 as well as 1.63 MGD in SPA 2. This additional ground water well capacity includes a planned 2.16 MGD ground water well recovered through the Water Resource development impact fee, Mountain Vista (Ranch) 2, associated with the Mountain Vista Ranch WSF in SPA 1. In SPA 2, the City plans to upgrade the Desert Oasis WSF arsenic treatment productions, which will provide 2.88 MGD of capacity, an increase of 1.63 MGD above the current 1.25 MGD of total treated well capacity today. The capital costs of adding the well capacity that benefits existing and future water EDUs served by this WSF is approximately \$2.2 million summarized in Appendix D.~~

The total existing ground water well capacity, planned ground water well capacity, and existing level of service are shown in Table 15A

¹ The City has plans to add 1.44 MGD of ground water well capacity in SPA 1 as well as 1.63 MGD in SPA 2. This additional ground water well capacity includes a planned 1.44 MGD ground water well recovered through the Water System development impact fee, Marley Park 3, associated with the Rancho Gabriela WSF in SPA 1.

Table 15A
Total Existing and Planned Ground Water Well Capacities

Existing and Planned Wells	Total Allowed Capacity (MGD)	Peak Month Usage (MGD)	Available Capacity (MGD)
Existing SPA 1 Wells	21.80	8.31	13.48
SPA 1 Planned Facilities			
Marley Park Well 3	1.44	-	1.44
SPA 1 Total Capacity	23.24	8.31	14.92
Existing SPA 2 Wells	1.25	0.61	0.65
SPA 2 Planned Facilities			
Desert Oasis Arsenic	1.63	-	1.63
SPA 2 Total Capacity	2.88	0.61	2.27

~~Table 15~~
~~Total Existing and Planned Ground Water Well Capacities~~

Existing and Planned Wells	Total Allowed Capacity (MGD)	Peak Month Usage (MGD)	Available Capacity (MGD)
Existing SPA 1 Wells	19.10	8.31	10.78
SPA 1 Planned Facilities			
Mountain Vista 2	2.16	-	2.16
SPA 1 Total Capacity	21.26	8.31	12.94
Existing SPA 2 Wells	1.25	0.61	0.65
SPA 2 Planned Facilities			
Desert Oasis Arsenic	1.63	-	1.63
SPA 2 Total Capacity	2.88	0.61	2.28

For more information on the planned ground water well improvements, see Appendix D of this Report.

Planned Water Distribution System Improvements Benefiting New Customers

The City has not identified any planned water distribution system improvements that will benefit new customers.

Water Service Units and EDUs

A service unit creates a nexus between the available water capacity and the demand for water services. An appropriate service unit basis for water impact fees is the typical daily water use for a residential dwelling unit. To determine the typical peak daily demand for a residential dwelling unit, the demands for various customer types should be normalized using a common unit of measure, or an EDU. An EDU represents the equivalent demand of a single-family residential dwelling unit with a 3/4-inch, or less, meter. Because single-family residential customers typically use 3/4-inch, or less, meters and the City assesses its utility impact fees to customers based on meter size, the number of EDU or service units currently served by the City can be determined based on the current number of water metered accounts and the ratio of capacity for different meter sizes. Table 16 summarizes the total current number of metered accounts from July 1, 2013 and the resulting number of EDUs.

Table 16
Peak Month Water Use per EDU

Meter Size	Customer Accounts	Capacity Ratio 1	EDUs
3/4" and Less	11,547	1.00	11,547
1"	2,699	1.67	4,498
1-1/2"	158	3.33	527
2"	297	5.33	1,584
3"	19	10.00	190
4"	6	16.67	100
6"	2	33.33	67
8"	2	53.33	107
	14,730		18,619

Peak Month Usage (Gallons) 8,950,567

Use per EDU (Gallons) 480

1 Flow in gallons per minute are based on meter capacity standards published in the American Water Works Association (AWWA) Manual M-6, Water Meters - Selecting, Testing, Installation, and Maintenance.

The typical peak daily demand is then determined by dividing the peak day water use (8.95 MGD) during FY 2012 by the total number of water EDUs (18,619) at the end of FY 2013. This results in a peak daily demand, or demand factor of 480 gallons per day (GPD) per service unit. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 480 GPD demand factor. Table 17 summarizes the water service units and demand factors per EDU and by meter size.

Table 17
Water Service Units and Demand Factors by Meter Size

Meter Size	Flow (GPM)	Capacity Ratio	Demand Factor (GPD)
3/4" and Less	30	1.00	480
1"	50	1.67	800
1.5"	100	3.33	1,600
2"	160	5.33	2,560
3"	300	10.00	4,800
4"	500	16.67	8,000
6"	1000	33.33	16,000
8"	1600	53.33	25,600

Water service EDUs in SPA 1 and SPA 2 are summarized in Table 18.

Table 18
Distribution of Water Service EDUs by SPA

Service Units By SPA ¹	SPA 1		SPA 2	
	Residential	Non-Residential	Residential	Non-Residential
Total EDUs	14,806	2,597	1,016	200

(1) Meter count as of July 1, 2013

Water Resource

The costs to be recovered through the water resource development impact fee include the replacement cost of City's water resource portfolio. Under the Arizona Groundwater Management Act and Assured Water Supply, for development to occur a developer must demonstrate that an assured supply of water exists for the area to be developed. The water resource development impact fee will also recover a portion of the Central Arizona Project (CAP) water allocation to the city, as well as capital investments in water recharge and well facilities.

Current Water Resource Facilities

New system customers will be responsible for system buy-in component of the water resource impact fee. The buy-in component includes the replacement cost of the City's water resource portfolio assets including CAP water, water recharge facilities, ~~and water wells.~~

The facilities are broken into two parts. The first portion is to be paid by all new customers as it benefits all customers in both SPAs. For water resource, these include CAP water and Recharge assets. The replacement cost of these assets, to be paid by all customers per EDU, is shown in Table 19.

Table 19
Existing Water Resource Facilities Serving All Customers

SPA	Central Arizona Project		Total
	Recharge		
SPA 1 & 2	\$6,312,087	\$269,440	\$6,581,526

The allocation of the total buy-in value of the existing water facilities eligible to be recovered from new customers within SPAs 1 and 2 is shown in Table 20. ~~The Water Resource facilities are limited to the replacement cost of wells and exclude well improvements and other WSF components recovered through the Water System development impact fee.~~

Table 20
Existing SPA Specific Water Resource Facilities

SPA	Water Wells
SPA 1	\$13,908,886
SPA 2	\$3,119,499

Water Resource Facility Service Level and Capacity

The Arizona Groundwater Management Act (GMA) and Assured Water Supply (AWS) were enacted into Arizona law to address groundwater overdraft problems experienced throughout the State. Under the GMA, in order for development to occur, a developer must demonstrate to the Arizona Department of Water Resources (ADWR) that an assured or adequate supply of water exists for the area to be developed. To demonstrate an assured water supply, the developer can obtain its own AWS designation or have its development served by an AWS designated water system. The AWS certification is designed to encourage participating water systems to reduce their reliance on groundwater. To receive an AWS designation, the City must demonstrate a sufficient water supply to meet 100 years of projected demand for the existing population, committed demand, and incremental growth.

For the water resource fee, the water supplies included in the City's water portfolio are included in water resource IIP and recovered through the water resource fee. They include CAP water investments, recharge facilities and ~~current and planned well facilities. The current well facilities were previously discussed in the section of this Report labeled: "Well Facilities Capacities and Service Level" within the Water System section of this Report.~~

The current level of service represents the maximum day ground water well production during FY 2012. The existing ground water well facilities include source of supply and treatment facilities included in the City's water fixed asset information. For more information on the replacement cost buy-in value see the section of this Report titled; "Current Water Facilities". ~~The existing well capacity is 20.35 MGD while the current level of service is 8.92 MGD based on a maximum water production in July 2011. This provides 11.43 MGD of available well capacity for new customers.~~

The total existing ground water well capacity, existing level of service, and available capacity for the two planning areas are shown by well in Table 13A

~~Planned Water Resource Facility Expansions~~

~~The City has identified one IIP eligible water resource improvement over the Study Period. This additional ground water well capacity includes one planned 2.16 MGD ground water well (Mountain Vista 2) in SPA 1. The capital costs of adding the well capacity that benefits EDUs is approximately \$2.7 million over the Study Period summarized in Appendix E. The total existing ground water well capacity, planned ground water well capacity, and existing level of service are shown in Table 15.~~

~~Appendix E includes additional Water Resource information on the planned well improvements, service units, and EDUs.~~

A service unit creates a nexus between the available water capacity and the demand for water services. An appropriate service unit basis for water resource impact fees is the typical daily water use for a residential dwelling unit. To determine the typical peak daily demand for a residential dwelling unit, the demands for various customer types should be normalized using a common unit of measure, or an EDU. An EDU represents the equivalent demand of a single-family residential dwelling unit with a 3/4-inch meter. Because single-family residential customers typically use 3/4-inch meters and the City assesses its water resource fees to customers based on meter size, the number of EDUs or service units currently served by the City can be determined based on the current number of water metered accounts and the ratio of capacity for different meter sizes. The total current number of metered accounts and the resulting number of EDUs are shown in Table 16.

The typical peak daily demand is then determined by dividing the peak day water use (8.92 MGD) during FY 2012 by the total number of current service units (18,621). This results in a peak daily demand, or demand factor of 480 GPD per EDU. A demand factor for each meter size can be determined by multiplying the number of service units per meter size times the 480 GPD demand factor. Table 17 summarizes the water service units and demand factors by meter size.

Wastewater System

The City's wastewater operations are geographically based on the same SPAs as the water operations. The City currently operates two wastewater treatment facilities or water reclamation facilities (WRF) to treat wastewater.

Within SPA 2 an additional WRF is owned by a developer providing wastewater service. Within SPA 3 a WRF was constructed by a developer that currently is not operating and is not currently owed by the City. More information on the existing and planned facilities and infrastructure is provided in Appendix F.

Figures 6 through 8 show the City's wastewater facilities.

Figure 6
Wastewater Facilities Map

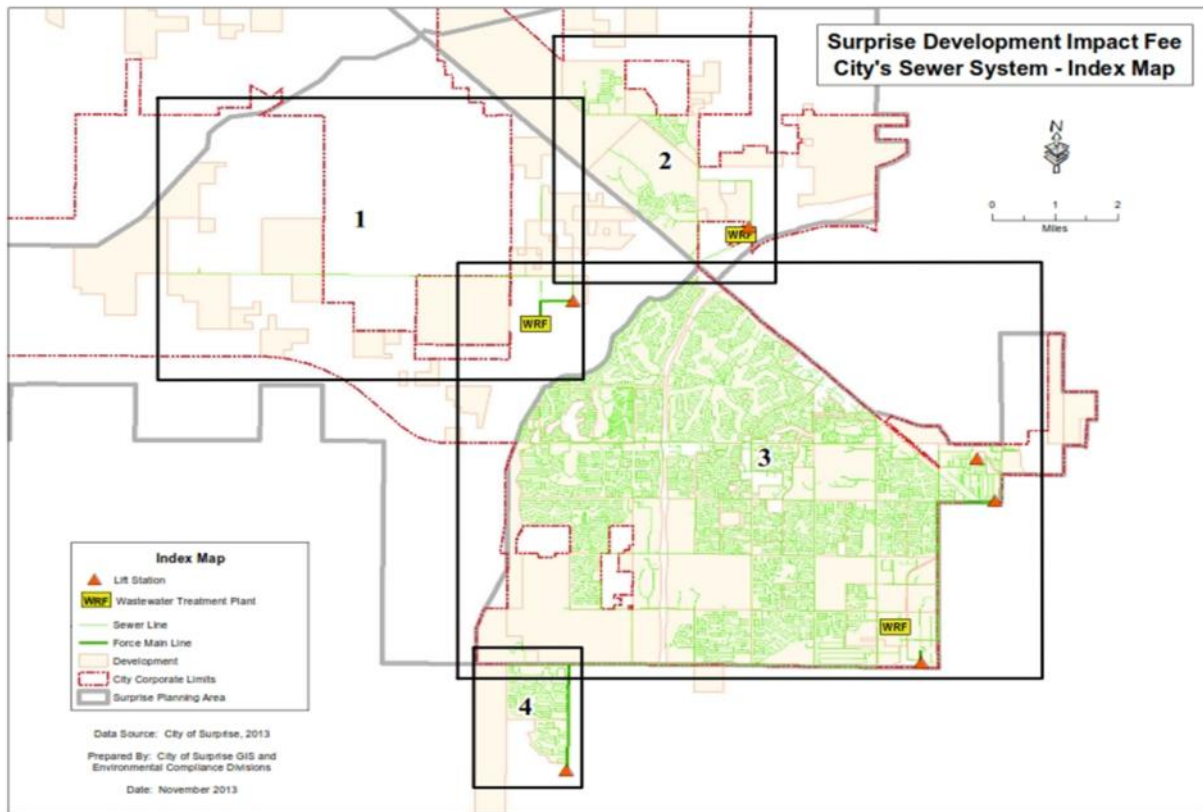


Figure 7
SPA 1 Wastewater Facilities Map

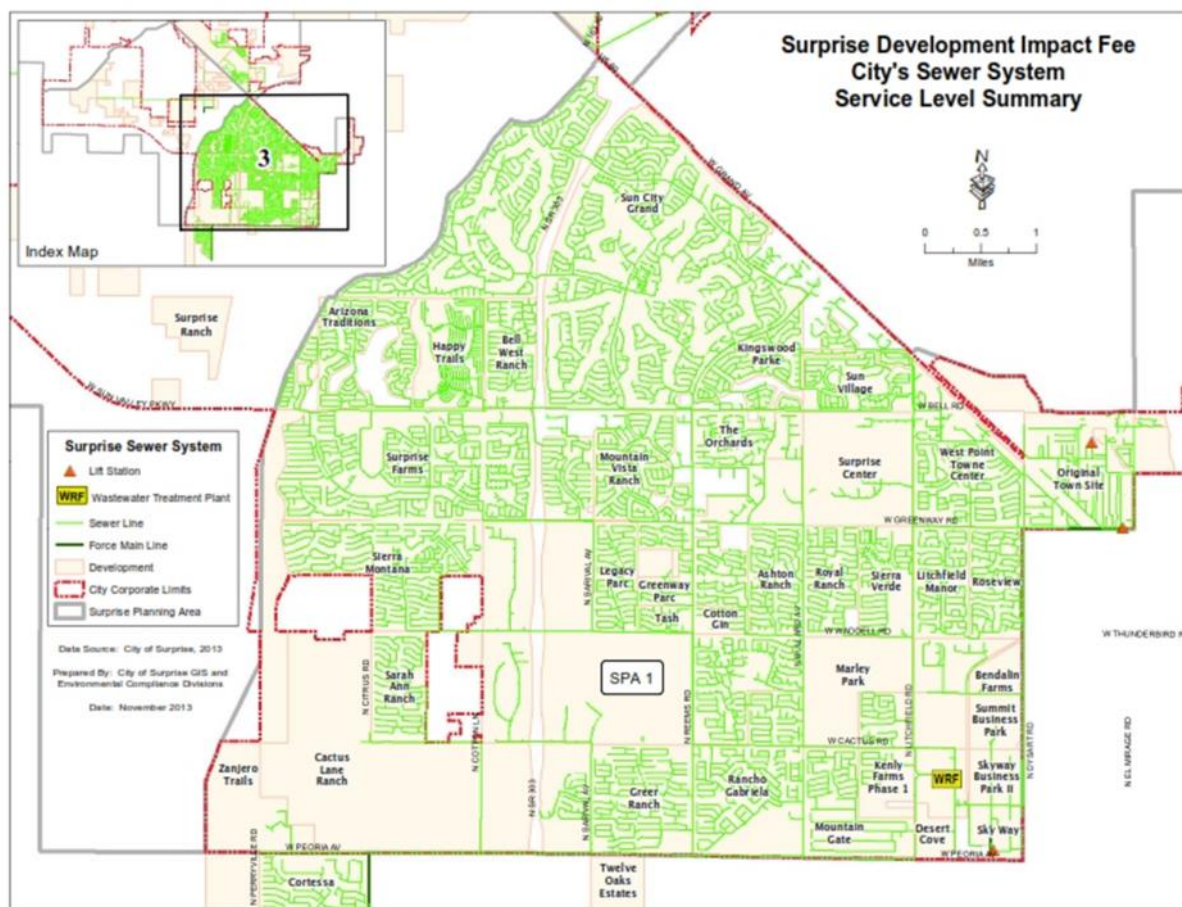
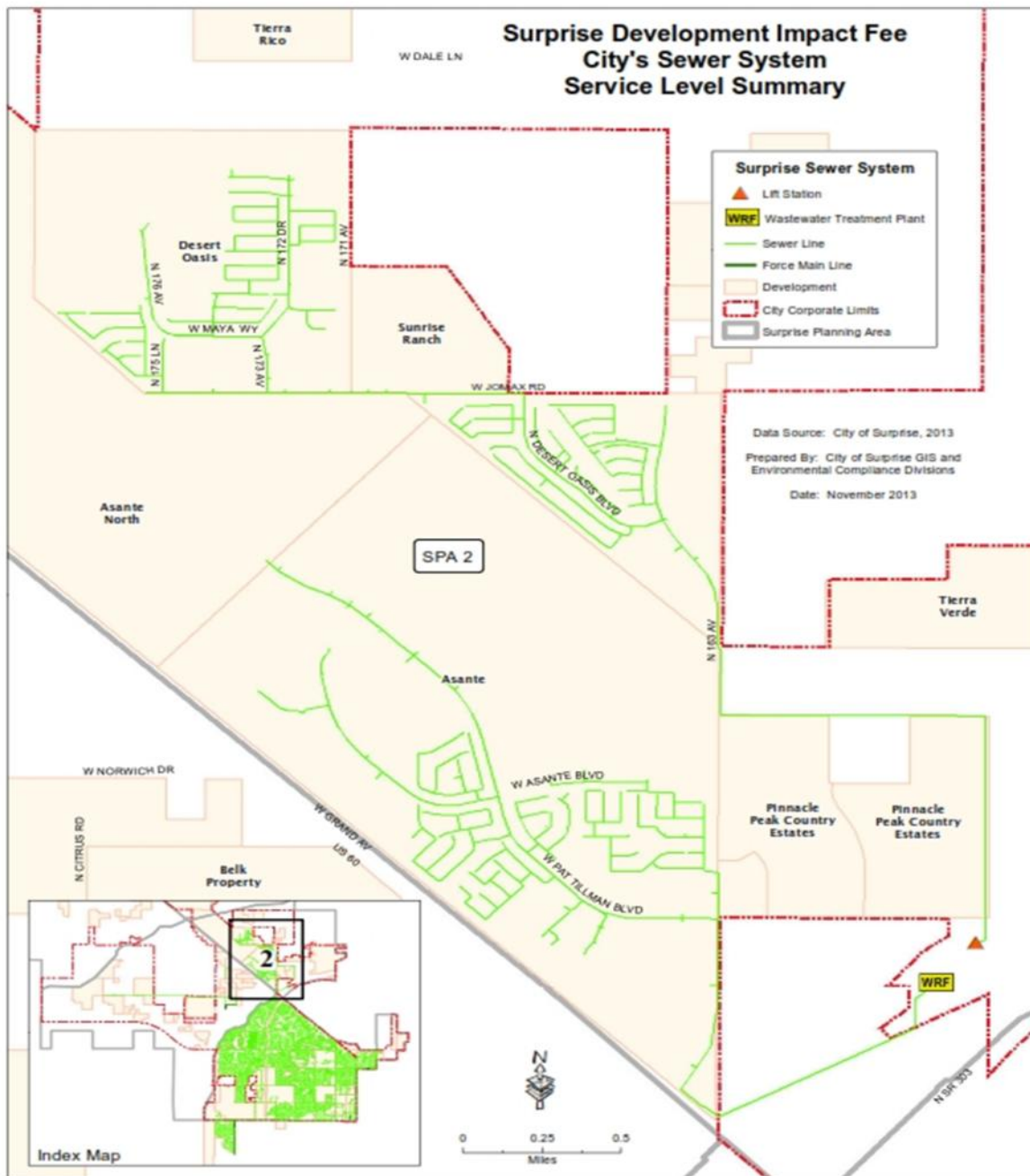


Figure 8
SPA 2 Wastewater Facilities Map



Current Wastewater Facilities

The buy-in value of the existing wastewater system represents the replacement cost new of each component of the wastewater system. This replacement cost is determined by escalating original facility cost based on the September 2013 ENR-CCI. By including the replacement cost of the wastewater facilities available to serve new EDU's the City can use wastewater impact fee revenues to pay annual payments on or retire debt issued to fund the existing wastewater facilities, fund future IIP eligible facilities, and/or reimburse developers for IIP eligible facilities.

The buy-in component for the City is segmented into two parts. The first portion is to be paid by all customers within SPAs 1 and 2. For wastewater, these include equipment, effluent lines, and other miscellaneous assets. The replacement cost is shown in Table 21.

Table 21
Existing Wastewater Facilities Serving All Customers

SPA	Equipment	Effluent Lines	Misc.	Total
SPAs 1 & 2	\$339,311	\$306,615	\$826,275	\$1,472,201

Land, lift stations, WRFs and sewer lines comprise the primary facilities service customers located within SPAs 1 and 2. The single WRF within SPA 1 serves wastewater customers throughout SPA 1. The single SPA 2 WRF serves current and future customers located within a portion of SPA 2. A private WRF also serves customers within SPA 2 and is not incorporated within this analysis as previously discussed.

The portion of sewer lines to include in the system buy-in was calculated by computing the inch-feet percentage of existing sewer pipeline greater than 10-inches for SPAs 1 and 2. This percentage was then applied to the replacement cost of the existing pipes so that pipelines of 10-inches and less are excluded from development impact fee recovery. The smaller pipelines or "on-site" facilities will be required to be constructed and dedicated by future developments without reimbursement. More information regarding the allocation of the sewer pipelines to each SPA can be found in Appendix F.

The allocation of the total buy-in value of the existing wastewater facilities and wastewater lines eligible to be recovered from new customers among the two planning areas is shown in Table 22.

Table 22
Existing SPA Specific Wastewater Facilities

SPA	Land	Lift Station	Water Reclamation			Misc.	Total
			Sewer Lines	Facility			
SPA 1	\$3,053,806	\$874,174	\$40,787,050	\$171,108,010		\$9,826,770	\$225,649,811
SPA 2	582,039	0	2,364,242	28,729,293		33,961	31,709,535

Current Developer Constructed Wastewater Facility Obligations

The current wastewater system includes facilities constructed by developers and dedicated to the City. These facilities are subject to reimbursement through wastewater system development impact fees assessed within the development or other developments benefiting from the facilities as outlined within various development agreements. These wastewater facilities are associated with the following development agreements:

- Prasada IIP eligible wastewater improvements
- SPA 2 WRF⁶

Outstanding Utility Debt

The wastewater utility has two outstanding debt obligations. These include a portion of the 2000 / 2003 Municipal Property Corporation bond issue (2000 / 2003 MPC Bond) and the 2007 MPC Bond. Since only 30.25% of the funds obtained in the 2000 / 2003 MPC Bond were used for growth-related wastewater projects, only 30.25% of the remaining debt service obligations are attributable to wastewater development impact fees. 100% of the 2007 MPC issuance is to be recovered through wastewater impact fees. The proceeds for both bond issues were used to expand the capacity of the SPA 1 WRF.

Wastewater Facility Service Level and Capacity

In general, the available portion of the City's existing wastewater system facilities are tied to the WRF capacities less the current level of service based on FY 2012 average wastewater influent data. The current capacities and level of service for the various components of the wastewater service facilities in each of the wastewater impact fee SPA are discussed below.

The wastewater impact fees maintain the current level of service for the City's existing wastewater facilities, based on the average day wastewater influent treated during FY 2012. Furthermore, the current level of service can also be expressed based on the current unit demands and the current number of EDUs for wastewater.

The total current treatment capacity of the two WRFs that serve SPA 1 and SPA 2 as previously discussed. Current WSF capacity equals 16.30 MGD in SPA 1 and 2.00 MGD in SPA 2⁷. The average daily wastewater treatment influent in 2012 is 6.83 MGD, with 6.72 MGD of influent at the SPA1 WRF and 0.10 MGD of influent at the SPA 2 WRF. The existing wastewater treatment facilities include the WRFs in each SPA, which are included in the wastewater fixed asset

⁶ The SPA 2 WRF development agreement summarizes a system of certificates held by various developers equal to one EDU. The EDU is based on 250 gallons per day and may be revised by the City. The current 2.00 MGD capacity is fully committed to the owners of the certificates.

⁷ An additional private wastewater treatment facility serves a portion of current and future development within SPA 2 and is not an IIP eligible facility until accepted by the City. SPA 3 includes a separate privately owned WRF constructed by a developer group that is not currently operating and also is not an IIP eligible facility.

information. For more information on the replacement cost buy-in value of the wastewater treatment facilities see the section of this Report labeled: “Current Wastewater Facilities”.

The total existing wastewater treatment capacity, existing level of service, and available capacity for the two planning areas are shown in Table 23.

Table 23
Current WRF Capacities

Wastewater Treatment Facilities	Total Capacity (MGD)	Average FY2012 Influent (MGD)	Available Capacity (MGD)
SPA1 Water Reclamation Facility	16.30	6.72	9.58
SPA2 Water Reclamation Facility	2.00	0.10	1.90
Total Existing Facilities	18.30	6.83	11.47

Planned Wastewater Treatment Improvements Benefiting New Customers

Currently there are no planned WSF improvements over the Study Period to be recovered through wastewater impact fees. There is already enough capacity to serve current and future EDUs within SPAs 1 and 2.

Planned Wastewater Collection System Improvements Benefiting New Customers

In addition to available capacity in the existing collection systems, the City has plans to extend and expand its wastewater collection system to support additional growth in SPA 1. The City has identified two projects that will expand the collection system in SPA 1: upgrades to the Cactus Road sewer line from Sarival to Reems and construction of a 21” sewer line on Cotton Road (from W. Cactus Rd. to W. Peoria Rd.). More information on the two projects can be found in Appendix F of this Report.

Table 24 summarizes the planned SPA 1 wastewater collection facilities.

Table 24
Planned Wastewater Collection System Facilities in SPA 1

Planned Collection Facilities	Area Specific Costs
SPA 1	\$2,800,000

The wastewater collection system component of the impact fee includes wastewater collection lines and lift stations within SPA 1 and SPA 2.

The total existing wastewater treatment capacity, existing level of service, and available capacity in the two SPAs are shown in Table 30. For more information on the replacement see the section in this Report labeled: “Current Wastewater Facilities”.

Wastewater Service Units and EDUs

A service unit creates a nexus between the available wastewater capacity and the demand for wastewater services. An appropriate service unit basis for wastewater impact fees is the typical daily wastewater use for a residential dwelling unit. To determine the typical daily demand for a residential dwelling unit, the demands for various customer types should be normalized using a common unit of measure, or EDU. An EDU represents the equivalent demand of a single-family residential dwelling unit of 210 GPD with a 3/4-inch meter. The typical daily demand was determined by the City to be 210 GPD based on City planning and design standards⁸. This demand indicates that the current EDU capacity for the entire system is 87,143 EDUs summarized in Table 25.

Table 25
Wastewater Capacity by WRF

Wastewater Treatment Facilities	Total Capacity (MGD)	Average Use Per EDU (Gallons)	EDU Capacity
SPA1 Water Reclamation Facility	16.30	210	77,619
SPA2 Water Reclamation Facility	2.00	210	9,524
Total Existing Facilities	18.30		87,143

Because single-family residential customers typically use 3/4-inch, or less, meters and the City assesses its utility impact fees to customers based on meter size, the number of EDUs are increased for meter sizes greater than 3/4-inch. Table 26 presents the wastewater service units and demand factors by meter size.

Table 26
Wastewater Service Units and Demand Factors by Meter Size

Meter Size	Flow (GPM)	Capacity Ratio	Demand Factor (GPD)
3/4" and Less	30	1.00	210
1"	50	1.67	350
1.5"	100	3.33	700
2"	160	5.33	1,120
3"	300	10.00	2,100
4"	500	16.67	3,500
6"	1000	33.33	7,000
8"	1600	53.33	11,200

⁸ City of Surprise, Arizona, Integrated Water Master Plan: Water Infrastructure, July 2009.

APPENDIX A

Current Fees and Additional Supporting Information

City of Surprise, Arizona
Development Impact Fee Study
Current Non-Utility Development Fees

DEVELOPMENT FEE	City-Wide						Roads of Regional Significance (1)	Roads of Regional Significance (1)	SPA 1 Total	SPAs 2, 4 and 6 Total	SPAs 3 and 5 Total
	Fire & EMS	Police	Library	Parks & Recreation	General Government	Public Works					
Residential											
Single Family Detached	\$688	\$371	\$133	\$785	\$661	\$109	\$5,715	\$5,396	\$2,747	\$8,462	\$8,143
Single Family Attached	641	346	124	732	616	79	4,013	3,789	2,538	6,551	6,327
Multi-family	508	274	98	580	489	77	4,013	3,789	2,026	6,039	5,815
All Other Housing Types	609	328	118	695	584	60	2,980	2,814	2,394	5,374	5,208
Nonresidential											
Com/Shop Ctr 25,000 SF or less	906	689			740	653	16,322	15,411	2,988	19,310	18,399
Com/Shop Ctr 25,001-50,000 SF	778	599			636	567	14,179	13,388	2,580	16,759	15,968
Com/Shop Ctr 50,001-100,000 SF	680	500			556	474	11,842	11,181	2,210	14,052	13,391
Com/Shop Ctr 100,001-200,000 SF	604	428			493	406	10,135	9,570	1,931	12,066	11,501
Com/Shop Ctr over 200,000 SF	544	363			445	345	8,614	8,133	1,697	10,311	9,830
Office/Inst 10,000 SF or less	1,219	252			996	252	6,603	6,234	2,719	9,322	8,953
Office/Inst 10,001-25,000 SF	1,129	204			923	206	5,347	5,049	2,462	7,809	7,511
Office/Inst 25,001-50,000 SF	1,064	174			869	177	4,560	4,306	2,284	6,844	6,590
Office/Inst 50,001-100,000 SF	1,004	148			821	153	3,887	3,670	2,126	6,013	5,796
Office/Inst over 100,000 SF	911	126			745	131	3,313	3,128	1,913	5,226	5,041
Business Park	860	142			703	144	3,718	3,511	1,849	5,567	5,360
Light Industrial	628	77			513	81	2,031	1,918	1,299	3,330	3,217
Warehousing	348	55			284	56	1,445	1,365	743	2,188	2,108
Manufacturing	487	42			398	46	1,113	1,051	973	2,086	2,024
Hotel(per room)	119	23			97	60	1,641	1,549	299	1,940	1,848

(1) RORS is not assessed within SPA 1. Two RORS fee assessment schedules outline separate fees assessed within SPAs 2, 4 and 6 and SPAs 3 and 5.

City of Surprise, Arizona
Development Impact Fee Study
Current Utility Development Fees

Meter Size	Meter Type	SPA 1				SPAs 2 through 6				SPA 1	SPA 1	SPAs 2 through 6
		Water Resource	Water System - Drinking	Water System - Dual	Wastewater	Water Resource	Water System - Drinking	Water System - Dual	Wastewater	Total w/ Water System Drinking	Total w/ Water System Dual	Total w/ Water System Drinking
3/4-inch	Displacement	\$2,100	\$3,895	\$3,923	\$3,853	\$796	\$3,895	\$3,923	\$3,039	\$9,848	\$9,876	\$7,730
1-inch	Displacement	2,673	4,958	4,993	4,896	1,013	4,958	4,993	3,860	12,527	12,562	9,831
1 1/2-inch	Displacement	6,933	12,858	12,950	126,357	2,628	12,858	12,950	9,970	146,148	146,240	25,456
2-inch	Displacement	11,085	20,559	20,705	20,221	4,202	20,559	20,705	15,925	51,865	52,011	40,686
3-inch	Compound	22,403	41,551	41,846	40,840	8,493	41,551	41,846	32,159	104,794	105,089	82,203
3-inch	Turbine	25,125	46,601	46,932	45,800	9,525	46,601	46,932	36,063	117,526	117,857	92,189
4-inch	Compound	35,685	66,186	66,656	65,037	13,528	66,186	66,656	51,209	166,908	167,378	130,923
4-inch	Turbine	43,045	79,838	80,405	78,447	16,318	79,838	80,405	61,766	201,330	201,897	157,922
6-inch	Compound	69,328	128,584	129,498	126,329	26,282	128,584	129,498	99,463	324,241	325,155	254,329
6-inch	Turbine	86,538	160,505	161,646	157,683	32,806	160,505	161,646	124,148	404,726	405,867	317,459
8-inch	Compound	112,013	207,755	209,231	204,094	42,464	207,755	209,231	160,687	523,862	525,338	410,906
8-inch	Turbine	126,360	234,364	236,030	230,231	47,903	234,364	236,030	181,265	590,955	592,621	463,532

City of Surprise, Arizona
Development Impact Fee Study
MPC 2000 / 2003 Bond Issue Debt Service

2003 REFUNDING BOND ISSUE			
Fiscal Year Ending	Principal	Interest	Total
2014	\$3,515,000	\$1,303,825	\$4,818,825
2015	3,680,000	1,128,075	4,808,075
2016	3,875,000	944,075	4,819,075
2017	4,075,000	750,325	4,825,325
2018	4,280,000	546,575	4,826,575
2019	4,460,000	375,375	4,835,375
2020	4,640,000	191,400	4,831,400
2021	0	0	0
2022	0	0	0
2023	0	0	0
2024	0	0	0
2025	0	0	0
2026	0	0	0
2027	0	0	0
2028	0	0	0
2029	0	0	0
2030	0	0	0
2031	0	0	0
2032	0	0	0
Totals	<u>\$28,525,000</u>	<u>\$5,239,650</u>	<u>\$33,764,650</u>
NPV Discount Rate	<u>4.73%</u>		
NPV Remaining Interest	<u>\$4,575,729</u>		

City of Surprise, Arizona
Development Impact Fee Study
MPC 2007 Bond Issue Debt Service

2007 BOND ISSUE			
Fiscal Year			
Ending	Principal	Interest	Total
2014	\$4,675,000	\$2,397,688	\$7,072,688
2015	0	2,199,000	2,199,000
2016	0	2,199,000	2,199,000
2017	6,500,000	2,199,000	8,699,000
2018	0	1,906,500	1,906,500
2019	0	1,906,500	1,906,500
2020	0	1,906,500	1,906,500
2021	0	1,906,500	1,906,500
2022	14,500,000	1,906,500	16,406,500
2023	0	1,225,000	1,225,000
2024	0	1,225,000	1,225,000
2025	0	1,225,000	1,225,000
2026	0	1,225,000	1,225,000
2027	0	1,225,000	1,225,000
2028	0	1,225,000	1,225,000
2029	0	1,225,000	1,225,000
2030	0	1,225,000	1,225,000
2031	0	1,225,000	1,225,000
2032	25,000,000	1,225,000	26,225,000
Totals	<u>\$50,675,000</u>	<u>\$30,777,188</u>	<u>\$81,452,188</u>
NPV Discount Rate	4.78%		
NPV Remaining Interest	<u>\$21,271,952</u>		

City of Surprise, Arizona
Development Impact Fee Study
Tax-Based Revenue Forecast (1)

Description	General Fund and Capital Project Fund Revenues by Fiscal Year										
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General Fund											
Local Sales Tax											
Operating	\$31,369,800	\$32,051,500	\$32,573,500	\$33,304,000	\$35,238,700	\$37,481,200	\$39,798,400	\$42,091,200	\$44,364,000	\$46,670,100	\$49,008,500
Construction	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Bed Tax	107,000	114,000	115,900	118,500	125,300	133,300	141,600	149,700	157,800	166,000	174,300
Subtotal	32,726,800	33,415,500	33,939,400	34,672,500	36,614,000	38,864,500	41,190,000	43,490,900	45,771,800	48,086,100	50,432,800
State Shared Revenues											
Income Tax	12,003,000	13,111,000	13,373,200	13,640,700	14,569,800	14,861,200	15,158,400	15,461,600	15,770,800	20,786,400	21,202,200
Sales Tax	9,671,700	10,154,400	10,357,400	10,564,600	11,284,200	11,509,800	11,740,000	11,974,800	12,214,300	16,098,900	16,420,900
License Tax	3,910,900	3,917,200	3,838,900	3,762,100	3,860,700	3,783,500	3,707,800	3,633,700	3,561,000	4,509,500	4,419,300
Subtotal	25,585,600	27,182,600	27,569,500	27,967,400	29,714,700	30,154,500	30,606,200	31,070,100	31,546,100	41,394,800	42,042,400
Property Tax											
Primary	6,281,000	6,406,800	6,522,300	6,698,000	6,979,500	7,346,000	7,763,200	8,206,500	8,670,300	9,150,900	9,651,200
Subtotal	6,281,000	6,406,800	6,522,300	6,698,000	6,979,500	7,346,000	7,763,200	8,206,500	8,670,300	9,150,900	9,651,200
Capital Project Funds											
General Capital Fund	2,913,000	1,857,700	3,492,500	6,319,300	8,386,600	9,390,600	9,661,000	9,747,100	9,763,500	9,833,200	9,878,200
Transportation Improvement Fund	2,884,900	2,165,400	3,280,000	5,207,400	6,616,900	7,301,500	7,485,800	7,544,500	7,555,700	7,603,200	7,633,900
Subtotal	5,797,900	4,023,100	6,772,500	11,526,700	15,003,500	16,692,100	17,146,800	17,291,600	17,319,200	17,436,400	17,512,100

(1) Provided by City staff.

City of Surprise, Arizona
Development Impact Fee Study
Engineering News Record Construction Cost Index (ENR-CCI)

Area	Year	Period	Index Source	ENR-CCI	
				Index	ENR-CCI Ratio
United States	2013	Annual	ENR Construction Cost Index	9552	1.000
United States	2012	Annual	ENR Construction Cost Index	9308	1.026
United States	2011	Annual	ENR Construction Cost Index	9070	1.053
United States	2010	Annual	ENR Construction Cost Index	8802	1.085
United States	2009	Annual	ENR Construction Cost Index	8570	1.115
United States	2008	Annual	ENR Construction Cost Index	8310	1.149
United States	2007	Annual	ENR Construction Cost Index	7966	1.199
United States	2006	Annual	ENR Construction Cost Index	7751	1.232
United States	2005	Annual	ENR Construction Cost Index	7446	1.283
United States	2004	Annual	ENR Construction Cost Index	7115	1.343
United States	2003	Annual	ENR Construction Cost Index	6695	1.427
United States	2002	Annual	ENR Construction Cost Index	6538	1.461
United States	2001	Annual	ENR Construction Cost Index	6334	1.508
United States	2000	Annual	ENR Construction Cost Index	6221	1.535
United States	1999	Annual	ENR Construction Cost Index	6059	1.576
United States	1998	Annual	ENR Construction Cost Index	5920	1.614
United States	1997	Annual	ENR Construction Cost Index	5826	1.640
United States	1996	Annual	ENR Construction Cost Index	5620	1.700
United States	1995	Annual	ENR Construction Cost Index	5471	1.746
United States	1994	Annual	ENR Construction Cost Index	5408	1.766
United States	1993	Annual	ENR Construction Cost Index	5210	1.833
United States	1992	Annual	ENR Construction Cost Index	4985	1.916
United States	1991	Annual	ENR Construction Cost Index	4835	1.976
United States	1990	Annual	ENR Construction Cost Index	4732	2.019
United States	1989	Annual	ENR Construction Cost Index	4615	2.070
United States	1988	Annual	ENR Construction Cost Index	4519	2.114
United States	1987	Annual	ENR Construction Cost Index	4406	2.168
United States	1986	Annual	ENR Construction Cost Index	4295	2.224
United States	1985	Annual	ENR Construction Cost Index	4195	2.277
United States	1984	Annual	ENR Construction Cost Index	4146	2.304
United States	1983	Annual	ENR Construction Cost Index	4066	2.349
United States	1982	Annual	ENR Construction Cost Index	3825	2.497
United States	1981	Annual	ENR Construction Cost Index	3535	2.702
United States	1980	Annual	ENR Construction Cost Index	3237	2.951
United States	1979	Annual	ENR Construction Cost Index	3003	3.181
United States	1978	Annual	ENR Construction Cost Index	2776	3.441
United States	1977	Annual	ENR Construction Cost Index	2576	3.708
United States	1976	Annual	ENR Construction Cost Index	2401	3.978
United States	1975	Annual	ENR Construction Cost Index	2212	4.318
United States	1974	Annual	ENR Construction Cost Index	2020	4.729
United States	1973	Annual	ENR Construction Cost Index	1895	5.041
United States	1972	Annual	ENR Construction Cost Index	1753	5.449
United States	1971	Annual	ENR Construction Cost Index	1581	6.042
United States	1970	Annual	ENR Construction Cost Index	1381	6.917
United States	1969	Annual	ENR Construction Cost Index	1269	7.527
United States	1968	Annual	ENR Construction Cost Index	1155	8.270
United States	1967	Annual	ENR Construction Cost Index	1074	8.894
United States	1966	Annual	ENR Construction Cost Index	1019	9.374
United States	1965	Annual	ENR Construction Cost Index	971	9.837

APPENDIX B

Fire & EMS Fee Category

City of Surprise, Arizona
Development Impact Fee Study
Fire CIP Detail (1)

Fee Area	Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
Fire	Fire Station 308	\$450,000	\$570,938	\$0	\$0	\$0	\$1,020,938	2015
Fire	Fire Station 308	0	0	4,035,563	1,078,500	0	5,114,063	2016
Fire	Fire Station 309 (District Station)	450,000	652,500	0	0	0	1,102,500	2017
Fire	Fire Station 309 (District Station)	0	0	4,606,500	3,113,500	0	7,720,000	2018
Total		\$900,000	\$1,223,438	\$8,642,063	\$4,192,000	\$0	\$14,957,501	

(1) Provided by City Staff.

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS - Calls by Type and Existing and Proposed Fire Station

Development Type	Incidents by Fiscal Year					Percent of Total
	FY 2010	FY 2011	FY 2012	FY 2013	Total	
Residential	6,317	6,767	6,465	6,027	25,576	73.0%
Non-Residential	2,420	2,579	2,321	2,121	9,441	27.0%
Total	8,737	9,346	8,786	8,148	35,017	

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS - Average Response Time (1)

Fire Station	Turnout	Travel	Total Response
Fire Station 301	0:52	4:34	5:20
Fire Station 302	0:51	4:20	5:08
Fire Station 303	0:48	4:55	5:53
Fire Station 304	0:55	6:48	7:38
Fire Station 305	0:54	4:27	5:16
Fire Station 306	0:51	5:20	6:06
Fire Station 307	0:52	5:03	5:51

(1) FY 2011-12 response time data provided by City.

~~APPENDIX C~~

~~163rd Avenue Roadway Fee Category~~

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Improvements (1)~~

Fee Area	Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
ROR	163rd Avenue Phase 1	\$750,000	\$0	\$0	\$0	\$0	\$750,000	2015
ROR	163rd Avenue Phase 1	0	525,000	0	0	0	525,000	2016
ROR	163rd Avenue Phase 1	0	0	10,000,000	0	0	10,000,000	2017
ROR	163rd Avenue Phase 2	500,000	0	0	0	0	500,000	2018
ROR	163rd Avenue Phase 2	500,000	0	0	0	0	500,000	2019
ROR	163rd Avenue Phase 2	0	600,000	0	0	0	600,000	2020
ROR	163rd Avenue Phase 2	0	0	11,900,000			11,900,000	2021
Total		\$1,750,000	\$1,125,000	\$21,900,000	\$0	\$0	\$24,775,000	

(1) Provided by City Staff.

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway~~
~~Current and Future Capacity~~

163rd Avenue Street Facility			
Roadway	Miles of Road Way	Vehicle Capacity per Mile (Service Level D)	Total Vehicle Mile Capacity
Existing Capacity per Lane Mile			
2-lane major collector	3.00	8,500	25,500
4-lane minor arterial	1.70	35,000	59,500
Total Existing Capacity	4.70		85,000
Future Capacity per Lane Mile			
163rd Avenue Expand to 6-lane major arterial - Phase 1	2.70	60,000	162,000
163rd Avenue Expand to 6-lane major arterial - Phase 2	2.00	60,000	120,000
Total Future Capacity	4.70		282,000
Total Existing Capacity			(85,000)
Incremental Capacity Added through Phases 1 and 2			197,000

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Impact Fee~~
~~Average Day Vehicle Trip Ends~~

Land Use Designation	Average Day VTEs (1)	Trip Adjustment Factor (1)	Adjusted Average Day VTEs
Weekday Average Vehicle Trip Ends (per Dwelling Unit)			
Single Family Residential	9.52	50.0%	4.76
Multi Family	6.65	50.0%	3.33
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)			
Retail	239.63	50.1%	120.16
Office	14.56	50.0%	7.28
Public / Institutional	18.49	50.0%	9.24
Industrial	5.87	50.0%	2.94

- (1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.
(2) National Household Travel Survey, 2009.

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Impact Fee~~
~~Average Vehicle Miles Traveled (VMT)~~

Land Use Designation	Adjusted Average Day VTEs	Average Trip Length (Miles) (1)	Unadjusted Average VMTs	VMTs Adjustment	Adjusted Average VMTs
Weekday Average Vehicle Trip Ends (per Dwelling Unit)					
Single-Family Residential	4.76	12.20	58.07	5.97%	3.47
Multi-Family	3.33	12.20	40.57	5.97%	2.42
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)					
Retail	120.16	6.40	769.00	5.97%	45.90
Office	7.28	6.40	46.58	5.97%	2.78
Public / Institutional	9.24	6.40	59.16	5.97%	3.53
Industrial	2.94	9.90	29.07	5.97%	1.74

~~(1) National Household Travel Survey, 2009.~~

APPENDIX D

Water System Fee Category

City of Surprise, Arizona
Development Impact Fee Study
Water System Asset Buy-In Summary

SPA	WSF	Code	Title	Count	Original Cost	Replacement Cost
		WEQ	Equipment	1	\$49,765	\$54,006
		WFH	Fire Hydrants	1	12,552	27,212
		WLA	Land	0	0	0
		WMI	Miscellaneous	7	693,786	807,138
1		WTL	Water Lines 1	148	58,417,604	23,500,175
2		WTL	Water Lines 1	20	7,340,029	2,952,739
		WVE	Vehicle	25	521,561	609,581
1 AR		WSF	Ashton Ranch	9	10,776,105	12,610,815
1 MVR		WSF	Mountain Vista Ranch	2	5,443,685	5,908,099
1 RG		WSF	Rancho Gabriela	8	12,163,830	13,708,127
1 RO		WSF	Roseview	1	2,221,117	2,475,625
2 DO		WSF	Desert Oasis	2	3,171,709	3,507,491
Total					\$100,811,742	\$66,161,008

(1) The Waterlines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 40.23% for water as indicated on "Water Pipeline Allocation" in Appendix D.

City of Surprise, Arizona
Development Impact Fee Study
Water System Well Asset Buy-In Summary - **Amended***

SPA	WSF	Code	Title	Count	Cost	Replacement Cost
1 AR		WEL	Ashton Ranch	6	3,561,030	4,708,025
1 MVR		WEL	Mountain Vista Ranch	5	3,838,146	4,279,905
1 RG		WEL	Rancho Gabriela	6	7,872,150	8,386,874
1 RO		WEL	Roseview	2	1,430,515	1,715,325
Total SPA 1					\$16,701,841	\$19,090,129
2 DO		WEL	Desert Oasis	2	2,798,796	3,119,499
Total SPA 2					\$ 2,798,796	\$ 3,119,499
SPA 1 and SPA 2 Total					\$ 19,500,637	\$ 22,209,628

**In the 2014 IIP, water wells were listed with Water Resource assets. In the July 10, 2017 Amendment, water wells are now a Water System Asset.*

City of Surprise, Arizona
Development Impact Fee Study
Water Pipeline Allocation

Water Line Diameter (in)	Surprise WSA (LF)	Surprise Inch Ft	Percent of Total
0.00	10	0	0.00%
0.75	0	0	0.00%
1.00	572	572	0.00%
1.50	52	78	0.00%
2.00	3,061	6,122	0.05%
2.50	321	803	0.01%
3.00	1,807	5,421	0.05%
4.00	5,364	21,456	0.18%
6.00	107,724	646,344	5.50%
8.00	766,245	6,129,960	52.13%
10.00	21,835	218,350	1.86%
12.00	226,787	2,721,444	23.14%
15.00	0	0	0.00%
16.00	112,337	1,797,392	15.28%
20.00	5,544	110,880	0.94%
24.00	2,973	71,352	0.61%
30.00	989	29,670	0.25%
Total:	1,255,621	11,759,844	100.00%
Local Waterlines (10" and Less)			59.77%
Non-Local Waterlines (Larger than 10")			40.23%

City of Surprise, Arizona
Development Impact Fee Report
Water IIP Projects

Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Desert Oasis WSF—Arsenic Treatment	SPA-2	\$112,500	\$2,087,500	\$0	\$0	\$0	\$0	\$0	\$2,200,000

City of Surprise, Arizona
Development Impact Fee Report - **Amended**
Full IIP Project Listing

Project Type	Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Water System	Marley Park Well #3	SPA 1	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800,000	\$2,800,000
Water System	Desert Oasis WSF - Arsenic Treatment (Phase 2)	SPA 2	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000	\$2,200,000

City of Surprise, Arizona
Development Impact Fee Report
Water Customers and EDUs as of 07/01/2013

Meter Size	Current Meters	AWWA Capacity Ratio (3/4")	2013 EDUs
SPA 1			
Residential			
3/4" and Less	11,058	1.00	11,058
1"	2,247	1.67	3,745
2"	1	5.33	5
Non-Residential			
3/4" and Less	10	1.00	10
1"	42	1.67	70
1 1/2"	56	3.33	187
2"	130	5.33	693
3"	18	10.00	180
8"	2	53.33	107
Multi-Family			
1 1/2"	44	3.33	147
2"	24	5.33	128
4"	3	16.67	50
Irrigation			
3/4" and Less	31	1.00	31
1"	60	1.67	100
1.5"	43	3.33	143
2"	119	5.33	635
4"	3	16.67	50
6"	2	33.33	67
TOTAL SPA 1 EDUs			17,405

City of Surprise, Arizona
Development Impact Fee Report
Water Customers and EDUs as of 07/01/2013

Meter Size	Current Meters	AWWA Capacity Ratio (3/4")	2013 EDUs
SPA 2			
Residential			
3/4" and Less	448	1.00	448
1"	341	1.67	568
Non-Residential			
1"	4	1.67	7
1 1/2"	4	3.33	13
2"	7	5.33	37
3"	1	10.00	10
Irrigation			
1"	5	1.67	8
1.5"	10	3.33	33
2"	17	5.33	91
TOTAL SPA 2 EDUs			1,216
TOTAL WATER SYSTEM EDUs			18,621

City of Surprise, Arizona
Development Impact Fee Study
Well Capacity

Well Name	WSF	SPA	Annual ADWR Permitted Max. Capacity (AC/FT/YR)	ADWR Gallons per Day	Production Capacity (GPM)	Capacity Gallons per Day	Pumping Capacity (GPD)	Pumping Capacity (MGD)
Ashton Ranch	Ashton Ranch-WSF	1	3,064	2,735,367	1,180	1,699,200	1,699,200	1.70
Surprise Center	Ashton Ranch-WSF	1	1,460	1,303,406	1,700	2,448,000	1,303,406	1.30
Orchards	Ashton Ranch-WSF	1	4,816	4,299,453	1,780	2,563,200	2,563,200	2.56
Royal Ranch	Ashton Ranch-WSF	1	1,872	1,671,216	1,470	2,116,800	1,671,216	1.67
Sierra Verde	Ashton Ranch-WSF	1	893	797,220	1,270	1,828,800	797,220	0.80
Mountain Vista-1	Mountain Vista-Ranch-WSF	1	4,032	3,599,542	1,260	1,814,400	1,814,400	1.81
Surprise Pointe	Rancho-Gabriela-WSF	1	1,210	1,080,220		0	1,080,220	1.08
Summit	Rancho-Gabriela-WSF	1	2,903	2,591,635		0	2,591,635	2.59
Rancho-Gabriela-1	Rancho-Gabriela-WSF	1	1,290	1,151,639	1,250	1,800,000	1,151,639	1.15
Rancho-Gabriela-2	Rancho-Gabriela-WSF	1	971	866,854	1,270	1,828,800	866,854	0.87
Marley Park-1	Rancho-Gabriela-WSF	1	4,032	3,599,542	1,150	1,656,000	1,656,000	1.66
Roseview	Roseview-WSF	1	839	749,012	1,900	2,736,000	749,012	0.75
Litchfield Manor	Roseview-WSF	1	1,775	1,584,620	800	1,152,000	1,152,000	1.15
SPA-1 Total			29,157	26,029,726	15,030	21,643,200	19,096,002	19.10
Desert Oasis-1	Desert Oasis-WSF	2	702	626,706	1,400	2,016,000	626,706	0.63
Desert Oasis-2	Desert Oasis-WSF	2	702	626,706	1,280	1,843,200	626,706	0.63
SPA-2 Total			1,404	1,253,412	2,680	3,859,200	1,253,412	1.25

City of Surprise, Arizona
Development Impact Fee Study
Well Capacity

Well Name	WSF	SPA	Annual ADWR Permitted Max. Capacity (AC/FT/YR)	ADWR Gallons per Day	Production Capacity (GPM)	Capacity Gallons per Day	Pumping Capacity (GPD)	Pumping Capacity (MGD)
Ashton Ranch	Ashton Ranch WSF	1	3,064	2,735,367	1,180	1,699,200	1,699,200	1.70
Surprise Center	Ashton Ranch WSF	1	1,460	1,303,406	1,700	2,448,000	1,303,406	1.30
Orchards	Ashton Ranch WSF	1	4,816	4,299,453	1,780	2,563,200	2,563,200	2.56
Royal Ranch	Ashton Ranch WSF	1	1,872	1,671,216	1,470	2,116,800	1,671,216	1.67
Sierra Verde	Ashton Ranch WSF	1	893	797,220	1,270	1,828,800	797,220	0.80
Mountain Vista 1	Mountain Vista Ranch WSF	1	4,032	3,599,542	1,260	1,814,400	1,814,400	1.81
Surprise Pointe	Rancho Gabriela WSF	1	1,210	1,080,220		0	1,080,220	1.08
Summit	Rancho Gabriela WSF	1	2,903	2,591,635		0	2,591,635	2.59
Rancho Gabriela 1	Rancho Gabriela WSF	1	1,290	1,151,639	1,250	1,800,000	1,151,639	1.15
Rancho Gabriela 2	Rancho Gabriela WSF	1	971	866,854	1,270	1,828,800	866,854	0.87
Marley Park 1	Rancho Gabriela WSF	1	4,032	3,599,542	1,150	1,656,000	1,656,000	1.66
Roseview	Roseview WSF	1	839	749,012	1,900	2,736,000	749,012	0.75
Litchfield Manor	Roseview WSF	1	1,775	1,584,620	800	1,152,000	1,152,000	1.15
Mountain Vista 1	Mountain Vista Ranch WSF	1	2,178	1,944,396	1,300	1,872,000	1,872,000	1.87
Marley Park 2	Rancho Gabriela WSF	1	928	828,466	1,125	1,620,000	828,466	0.83
SPA 1 Total			32,263	28,802,588	17,455	25,135,200	21,796,468	21.80
Desert Oasis 1	Desert Oasis WSF	2	702	626,706	1,400	2,016,000	626,706	0.63
Desert Oasis 2	Desert Oasis WSF	2	702	626,706	1,280	1,843,200	626,706	0.63
SPA 2 Total			1,404	1,253,412	2,680	3,859,200	1,253,412	1.25

City of Surprise, Arizona
Development Impact Fee Study
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AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciation Years	Year	ENR	Replacement Cost New
9	WPH	FIRE HYDRANTS	21111	544-112	29999	Fire			1/4/1987	\$12,552	50	1987	2.168	\$27,212
701	WTL	WATER LINES	22512	641-112	29999	Water			2/6/2003	\$86,302	40	2003	1.427	\$123,130
702	WTL	WATER LINES-DYSART TO PEORIA	22512	641-112	29999	Water	No		7/1/1998	\$157,008	45	1998	1.614	\$253,334
704	WTL	WATER LINES	22512	641-112	29999	Water	No		6/30/1999	\$3,361,839	30	1999	1.576	\$5,299,932
705	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RYLAND HOMES	10/19/2001	\$123,748	40	2001	1.508	\$186,618
707	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER TANK-ASHTON RANCH #1 BEAZER HOMES	6/30/2002	\$1,461,425	40	2002	1.461	\$2,135,139
709	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-CITY WATER DISTRICT	6/30/2002	\$1,117,719	40	2002	1.461	\$1,632,984
711	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LOWES MARKETPLACE	8/20/2002	\$280,019	40	2002	1.461	\$409,106
713	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COUNTRYSIDE	12/11/2002	\$129,198	40	2002	1.461	\$188,757
714	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COUNTRYSIDE	11/13/2002	\$161,000	40	2002	1.461	\$235,221
715	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COUNTRYSIDE	12/19/2002	\$91,000	40	2002	1.461	\$132,951
716	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COUNTRYSIDE	11/13/2002	\$223,211	40	2002	1.461	\$326,110
872	WVE	VEHICLE-2005 CHEVROLET KODIAK DUMP TRUCK	21114	544-112	29999	Water			2/28/2005	\$60,777	10	2005	1.283	\$77,967
873	WVE	VEHICLE-2005 CHEVROLET KODIAK DUMP TRUCK	21114	544-112	29999	Water			3/31/2005	\$60,777	10	2005	1.283	\$77,967
881	WMI	NETWORK INFRA MGMT APPLICATION	21412	144-832	29999	Water	No		6/30/2005	\$126,331	10	2005	1.283	\$162,062
985	WSF	WELL IMPROVEMENTS-ASHTON RANCH #1	22512	641-112	29999	Water	No		1/14/2005	\$10,276	10	2005	1.283	\$13,182
1043	WTL	WATER LINES	22512	641-112	29999	Water			6/30/2005	\$36,905	40	2005	1.283	\$47,344
1044	WTL	WATER LINES	22512	641-112	29999	Water			6/30/2005	\$201,524	40	2005	1.283	\$258,523
1045	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 1A	8/18/2004	\$156,663	40	2004	1.343	\$210,322
1046	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-KENLY FARMS	6/30/2005	\$375,390	40	2005	1.283	\$481,564
1047	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR ROSEVIEW	6/30/2005	\$498,156	40	2005	1.283	\$639,053
1050	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 1A TANK	8/18/2004	\$449,070	40	2004	1.343	\$602,883
1051	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 2A	8/18/2004	\$143,576	40	2004	1.343	\$192,752
1052	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 2A TANK	8/18/2004	\$449,070	40	2004	1.343	\$602,883
1053	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 3	8/18/2004	\$157,771	40	2004	1.343	\$211,809
1054	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ORCHARDS PARCEL 3 TANK	8/18/2004	\$449,070	40	2004	1.343	\$602,883
1055	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA OFFSITE	1/31/2005	\$42,151	40	2005	1.283	\$54,073
1056	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 4B	2/28/2005	\$638,700	40	2005	1.283	\$819,347
1057	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 1	2/28/2005	\$82,960	40	2005	1.283	\$106,424
1058	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 2	2/28/2005	\$158,275	40	2005	1.283	\$203,041
1059	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 3	2/28/2005	\$167,218	40	2005	1.283	\$214,513
1060	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 4	2/28/2005	\$99,300	40	2005	1.283	\$127,386
1061	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH UNIT II PARCEL 9 TANK	6/30/2005	\$109,576	40	2005	1.283	\$140,568
1181	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 1	2/28/2006	\$148,505	40	2006	1.232	\$183,011
1182	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 2	2/28/2006	\$136,281	40	2006	1.232	\$167,947
1183	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 3	2/28/2006	\$97,567	40	2006	1.232	\$120,237
1184	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 4	2/28/2006	\$140,660	40	2006	1.232	\$173,343
1185	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 5	2/28/2006	\$72,800	40	2006	1.232	\$89,716
1186	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 7	5/15/2006	\$108,050	40	2006	1.232	\$133,156
1187	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 11	5/8/2006	\$123,590	40	2006	1.232	\$152,307
1188	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 12	6/12/2006	\$140,745	40	2006	1.232	\$173,448
1189	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-NORTHWEST RANCH PHASE 2 PARCEL C	3/21/2006	\$83,845	40	2006	1.232	\$103,327
1190	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 1	4/4/2006	\$155,183	40	2006	1.232	\$191,241
1191	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1A PARCEL 3	3/7/2006	\$131,285	40	2006	1.232	\$161,790
1192	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1B PARCEL 13	7/8/2005	\$121,150	40	2005	1.283	\$155,416
1252	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 2	9/28/2005	\$515,314	40	2005	1.283	\$661,063
1253	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 2	6/26/2006	\$191,665	40	2006	1.232	\$236,200
1254	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 3	6/26/2006	\$200,310	40	2006	1.232	\$246,853
1255	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 9	6/26/2006	\$172,051	40	2006	1.232	\$212,029
1344	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MOUTAIN GATE	11/17/2005	\$116,245	40	2006	1.283	\$149,123
1347	WTL	WATER LINES- GREENWAY	22512	641-112	29999	Water			6/25/2006	\$20,041	40	2006	1.232	\$24,698
1348	WTL	WATER LINES-RANCHO GABRIELA	22512	641-112	29999	Water			6/25/2006	\$761,599	40	2006	1.232	\$938,562
1349	WTL	WATER LINES-RANCHO GABRIELA	22512	641-112	29999	Water			6/25/2006	\$3,372,235	40	2006	1.232	\$4,155,798
1350	WTL	WATER LINES-REEMS RD	21112	641-112	29999	Water			6/25/2006	\$222,029	40	2006	1.232	\$273,619
1351	WTL	WATER LINES-CITY HALL	22512	543-112	29999	Water			12/29/2005	\$8,400	40	2005	1.283	\$10,776
1352	WTL	WATER LINES-LOOPING	22512	641-112	29999	Water			7/5/2005	\$93,232	40	2005	1.283	\$119,601
1353	WTL	WATER LINES-SURPRISE CE	22512	641-112	29999	Water			7/5/2005	\$124,878	40	2005	1.283	\$160,198
1523	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 21	6/5/2007	\$109,898	40	2007	1.199	\$131,778
1524	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 15	6/7/2007	\$131,853	40	2007	1.199	\$158,104
1525	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 10	8/7/2006	\$72,280	40	2006	1.232	\$89,075
1526	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR OFFSITE	1/10/2007	\$490,149	40	2007	1.199	\$587,736
1527	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK REEMS RD CACTUS/WADDELL	2/7/2007	\$179,758	40	2007	1.199	\$215,548
1528	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK SWEETWATER PHASE 1	2/7/2007	\$155,725	40	2007	1.199	\$186,729
1529	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK SWEETWATER PHASE 2	2/7/2007	\$106,863	40	2007	1.199	\$128,139
1530	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 1	4/23/2007	\$209,915	40	2007	1.199	\$251,709

City of Surprise, Arizona
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1531	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 2	3/13/2007	\$156,647	40	2007	1.199	\$187,835
1532	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 3	3/7/2007	\$93,855	40	2007	1.199	\$112,542
1533	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 4	5/29/2007	\$166,546	40	2007	1.199	\$199,705
1535	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MOUNTAIN GATE PHASE III & IV ONSITE	8/4/2006	\$658,639	40	2006	1.232	\$811,678
1536	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MOUNTAIN GATE PHASE V	8/1/2006	\$275,986	40	2006	1.232	\$340,113
1537	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-THE ORCHARDS PARCEL 1B	4/16/2007	\$584,875	40	2007	1.199	\$701,321
1538	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA OFFSITE BOX CULVART	7/1/2006	\$527,511	40	2006	1.232	\$650,082
1539	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 1	7/1/2006	\$861,124	40	2006	1.232	\$1,061,212
1540	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA MAIN DISTRIBUTION	7/1/2006	\$780,582	40	2006	1.232	\$961,956
1541	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 2 PARCEL 11	4/23/2007	\$122,323	40	2007	1.199	\$146,677
1542	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PHASE 3	7/1/2006	\$505,177	40	2006	1.232	\$622,558
1543	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 5	1/10/2007	\$317,057	40	2007	1.199	\$380,182
1544	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH PARCEL 8	3/22/2007	\$177,239	40	2007	1.199	\$212,527
1545	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PARCEL 5	7/1/2006	\$111,441	40	2006	1.232	\$137,335
1546	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PARCEL 7	7/24/2006	\$177,737	40	2006	1.232	\$219,035
1547	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1B PARCEL 10	7/1/2006	\$125,225	40	2006	1.232	\$154,322
1548	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1B PARCEL 16	9/1/2006	\$135,866	40	2006	1.232	\$167,436
1549	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 1	5/18/2007	\$122,226	40	2007	1.199	\$146,560
1550	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 2	1/24/2007	\$118,258	40	2007	1.199	\$141,803
1551	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 5	5/18/2007	\$122,229	40	2007	1.199	\$146,565
1552	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 6	1/24/2007	\$161,933	40	2007	1.199	\$194,173
1553	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 3 PARCEL 6	2/14/2007	\$152,840	40	2007	1.199	\$183,270
1759	WSF	WATER (WSF)-SANTA LUCIA GWSF PHASE 2	22522	642-112	20536	Water	No		6/30/2007	\$470,000	30	2007	1.199	\$563,575
1760	WSF	WATER (WSF)-G-FARMS GWSF PHASE 2	22522	642-112	20537	Water	No		6/30/2007	\$130,000	30	2007	1.199	\$155,883
1768	WMI	FENCE IMPROVEMENT	22511	641-112	29999	Water			12/26/2006	\$28,567	10	2006	1.232	\$35,205
1773	WSF	MOUNTAIN VISTA RANCH TANK	22512	641-112	20242	Infrastructure			6/30/2007	\$5,002	40	2007	1.199	\$5,998
1775	WMI	SCADA	22512	641-112	20533	Water			6/30/2007	\$170,435	10	2007	1.199	\$204,368
1776	WSF	WATER (WSF)-ASHTON RANCH	22512	641-112	29999	Water	No		6/30/2007	\$10,411	40	2007	1.199	\$12,484
1777	WTL	WATER LINES-KENLY FARMS	22512	641-112	29999	Water			6/30/2007	\$139,252	40	2007	1.199	\$166,977
1841	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 18	8/1/2007	\$103,515	40	2007	1.199	\$124,124
1842	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 12	8/1/2007	\$134,533	40	2007	1.199	\$161,318
1843	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 19	8/1/2007	\$225,892	40	2007	1.199	\$270,866
1844	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 14	9/1/2007	\$279,597	40	2007	1.199	\$335,264
1845	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH PARCEL 20	9/1/2007	\$169,093	40	2007	1.199	\$202,759
1846	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-KENLY FARMS PHASE 1-B 2-3 LAUREL LANE	9/1/2007	\$321,630	40	2007	1.199	\$385,666
1847	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK OLD OAK LANE COLLECTRS A&B	9/1/2007	\$158,070	40	2007	1.199	\$189,541
1848	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK LARKSPUR DR COLLECTORS C&D	11/1/2007	\$45,502	40	2007	1.199	\$54,561
1849	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-THE ORCHARDS INFRASTRUCTURE	9/1/2007	\$54,624	40	2007	1.199	\$65,499
1850	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SIERRA VERDE PARCEL 4 & 142ND AVENUE	9/1/2007	\$246,165	40	2007	1.199	\$295,176
1851	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE II	8/1/2007	\$166,160	40	2007	1.199	\$199,242
1852	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 1B	9/1/2007	\$189,229	40	2007	1.199	\$226,903
1853	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 3 PARCEL 2	11/1/2007	\$135,370	40	2007	1.199	\$162,322
1978	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-COTTON GIN FINAL PLAT	1/1/2008	\$536,817	40	2008	1.149	\$617,049
1979	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B7	2/1/2008	\$178,242	40	2008	1.149	\$204,882
1980	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B6	2/1/2008	\$202,785	40	2008	1.149	\$233,093
1981	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-GREER RANCH SOUTH PRELIMINARY PLAT	9/1/2007	\$1,757,875	40	2007	1.199	\$2,107,861
1982	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-LITCHFIELD MANOR PARCEL 9	1/1/2008	\$96,886	40	2008	1.149	\$111,366
1983	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 6	3/1/2008	\$201,298	40	2008	1.149	\$231,384
1984	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK BULLARD AVENUE	3/1/2008	\$200,703	40	2008	1.149	\$230,700
1985	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE FARMS PHASE 2 PARCEL 3	12/1/2007	\$162,525	40	2007	1.199	\$194,883
1986	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SYCAMORE FARMS COTTON LANE 12" LINE	9/1/2007	\$116,833	40	2007	1.199	\$140,094
2065	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-BELL POINTE 1 PHASE 1	6/1/2008	\$643,509	40	2008	1.149	\$739,687
2066	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B4	6/1/2008	\$187,636	40	2008	1.149	\$215,680
2067	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS PARCEL B5	6/1/2008	\$125,212	40	2008	1.149	\$143,926
2068	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS PARCEL 13 FINAL PLAT	6/1/2008	\$827,503	40	2008	1.149	\$951,180
2136	WMI	SUBMERSIBLE PUMP	22531	643-112	29999	Sewer			6/30/2008	\$38,217	10	2008	1.149	\$43,929
2184	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 8	9/1/2008	\$198,499	40	2008	1.149	\$228,166
2185	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-ROYAL RANCH UNIT II PARCEL 7	9/1/2008	\$192,631	40	2008	1.149	\$221,421
2186	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-VERAMONTE PARCEL 3 & 4	9/1/2008	\$84,754	40	2008	1.149	\$97,421
2187	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-VERAMONTE PARCEL 1	9/1/2008	\$118,388	40	2008	1.149	\$136,082
2188	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-VERAMONTE PARCEL 2	9/1/2008	\$101,245	40	2008	1.149	\$116,377
2189	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-VERAMONTE PARCEL 5 & 6	9/1/2008	\$119,041	40	2008	1.149	\$136,833
2222	WVE	VEHICLE-2008 FORD ESCAPE HYBRID	22511	641-112	29999	Water	No		8/4/2008	\$27,415	10	2008	1.149	\$31,513
2223	WVE	VEHICLE-2009 FORD F150 TRUCK	22511	641-112	29999	Water	No		11/10/2008	\$21,583	10	2008	1.149	\$24,808
2224	WVE	VEHICLE-2009 FORD F150 TRUCK	22511	641-112	29999	Water	No		11/25/2008	\$20,845	10	2008	1.149	\$23,961

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciation Years	Year	ENR	Replacement Cost New
2225	WVE	VEHICLE-2009 FORD RANGER SUPERCAB	22511	641-112	29999	Water	No		11/10/2008	\$21,972	10	2008	1.149	\$25,256
2253	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 5	2/1/2009	\$216,683	40	2009	1.115	\$241,512
2254	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 7	2/1/2009	\$276,768	40	2009	1.115	\$308,482
2255	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 9	2/1/2009	\$199,227	40	2009	1.115	\$222,056
2256	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 11	2/1/2009	\$159,372	40	2009	1.115	\$177,634
2257	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK OLD OAK LANE PHASE II	2/1/2009	\$62,863	40	2009	1.115	\$70,066
2281	WVE	VEHICLE-2003 FORD RANGER	22511	641-112	29999	Water			3/1/2009	\$5,172	3	2009	1.115	\$5,765
2284	WVE	VEHICLE-2004 FORD RANGER SUPERCAB 4X2	22511	641-112	29999	Water			3/1/2009	\$8,459	5	2009	1.115	\$9,428
2286	WVE	VEHICLE-2004 FORD RANGER SUPERCAB 4X2	22511	641-112	29999	Water			3/1/2009	\$8,459	5	2009	1.115	\$9,428
2289	WVE	VEHICLE-2006 FORD F250 SUPER DUTY	22511	641-112	29999	Water			3/1/2009	\$13,924	6	2009	1.115	\$15,520
2291	WVE	VEHICLE-2007 FORD F150	22511	641-112	29999	Water			3/1/2009	\$16,766	7	2009	1.115	\$18,687
2295	WSF	WATER (WSF)-ASHTON RANCH ARSENIC	22512	641-112	29999	Water	No		9/5/2008	\$2,631,963	40	2008	1.149	\$3,025,332
2296	WSF	WATER (WSF)-ASHTON RANCH PHASE 2	22512	641-112	29999	Water	No		4/30/2009	\$5,508,557	40	2009	1.115	\$6,139,759
2302	WVE	VEHICLE-2008 FORD F150 TRUCK	22511	641-112	29999	Water			3/2/2009	\$17,647	10	2009	1.115	\$19,669
2304	WVE	VEHICLE-2008 FORD F150 TRUCK	22511	641-112	29999	Water			3/2/2009	\$17,647	10	2009	1.115	\$19,669
2306	WVE	VEHICLE-2009 FORD F250 SUPER DUTY	22511	641-112	29999	Water	No		4/13/2009	\$26,957	10	2009	1.115	\$30,045
2312	WVE	VEHICLE-2009 FORD ESCAPE	22511	641-112	29999	Water			5/4/2009	\$21,095	10	2009	1.115	\$23,512
2313	WVE	VEHICLE-2009 FORD F250-SUPER DUTY	21114	542-112	29999	Water			5/4/2009	\$33,144	10	2009	1.115	\$36,942
2314	WVE	VEHICLE-2009 FORD F550-SUPER DUTY	22511	641-112	29999	Water			5/26/2009	\$75,757	10	2009	1.115	\$84,438
2316	WMI	NETWORK INFRA MGMT SYSTEM	21412	144-832	29999	Water	No		6/30/2005	\$21,055	10	2005	1.283	\$27,010
2317	WVE	VEHICLE-2006 FORD SUPERCAB 4X2	22522	642-112	29999	Water			12/19/2005	\$15,991	10	2005	1.283	\$20,514
2318	WVE	VEHICLE-2006 FORD F150 4X2	22522	642-112	29999	Water			2/3/2006	\$16,240	10	2006	1.232	\$20,014
2322	WSF	WATER (WSF)-SANTA LUCIA GWSF PHASE 2	22522	642-112	29999	Water	No		6/30/2007	\$470,000	30	2007	1.199	\$563,575
2323	WSF	WATER (WSF)-G-FARMS GWSF PHASE 2	22522	642-112	29999	Water			6/30/2007	\$130,000	30	2007	1.199	\$155,883
2329	WVE	VEHICLE-2009 FORD F250 SUPER DUTY	22511	641-112	29999	Water			4/13/2009	\$23,318	10	2009	1.115	\$25,989
2333	WSF	WATER (WSF)-ASHTON RANCH PHASE 2	22512	641-112	29999	Water	No		6/30/2009	\$241,005	40	2009	1.115	\$268,620
2353	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS PARCEL 5B	6/30/2009	\$153,096	40	2009	1.115	\$170,639
2355	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK PARCEL 12	4/1/2009	\$277,361	40	2009	1.115	\$309,142
2357	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MOUNTAIN GATE PHASE 4	4/1/2009	\$658,639	40	2009	1.115	\$734,109
2359	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA PARCEL 17	4/1/2009	\$121,997	40	2009	1.115	\$135,976
2386	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK LITCHFIELD RD	8/26/2008	\$598,271	40	2008	1.149	\$687,688
2388	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK CACTUS RD-TRANSMISSION	6/30/2009	\$1,101,102	40	2009	1.115	\$1,227,273
2391	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER (WSF)-RANCHO GABRIELA (MARLEY PARK)	7/1/2008	\$1,407,472	40	2008	1.149	\$1,617,830
2438	WVE	EQUIP FOR ASSET #2314-2009 FORD F550	22511	641-112	29999	Water			6/30/2009	\$1,410	10	2009	1.115	\$1,572
2439	WVE	EQUIP FOR ASSET #2224-2009 FORD F150 TRUCK	22511	641-112	29999	Water	No		6/30/2009	\$1,551	10	2009	1.115	\$1,729
2440	WVE	EQUIP FOR ASSET #2302-2008 FORD F150 TRUCK	22511	641-112	29999	Water			6/30/2009	\$1,551	10	2009	1.115	\$1,729
2441	WVE	EQUIP FOR ASSET #2312-2009 FORD ESCAPE	22511	641-112	29999	Water			6/30/2009	\$1,551	10	2009	1.115	\$1,729
2442	WVE	EQUIP FOR ASSET #2313-2009 FORD F250	22511	641-112	29999	Water			6/30/2009	\$1,551	10	2009	1.115	\$1,729
2445	WTL	WATER LINES-RECLAIMED SV	22522	642-112	29999	Water			6/30/2009	\$20,617	40	2009	1.115	\$22,979
2461	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS LANCER PARCEL 5A	8/31/2009	\$192,824	40	2009	1.115	\$214,918
2462	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS LANCER PARCEL 14A	8/31/2009	\$163,301	40	2009	1.115	\$182,013
2474	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	20521	Water	No	WATER (WSF)-ROSEVIEW ARSENIC TREATMENT	12/16/2009	\$2,221,117	40	2009	1.115	\$2,475,625
2475	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER (WSF)-RANCHO GABRIELA ARSENIC FACILITY	11/8/2009	\$4,773,515	40	2009	1.115	\$5,320,491
2478	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER (WSF)-DESERT OASIS	11/10/2009	\$2,930,398	40	2009	1.115	\$3,266,180
2479	WSF	LAND-DESERT OASIS FWSF	22512	641-112	20655	Infrastructure	No		11/10/2009	\$241,310	0	2009	1.000	\$241,310
2481	WSF	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER (WSF)-SURPRISE POINTE	9/22/2009	\$2,996,845	40	2009	1.115	\$3,340,241
2483	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER LINES-MARLEY PARK CACTUS RD-TRANSMISSION	7/1/2009	\$6,636	40	2009	1.115	\$7,396
2485	WSF	WATER (WSF)-ASHTON RANCH ARSENIC	22512	641-112	20655	Water	No		7/1/2009	\$871,634	40	2009	1.115	\$971,510
2488	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE POINTE TRANSMISSION LINE	9/22/2009	\$762,099	40	2009	1.115	\$849,425
2492	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SURPRISE POINTE POTABLE	8/13/2009	\$1,353,100	40	2009	1.115	\$1,508,146
2516	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS BEAR PRCL PHS 1A 1B & 2	2/28/2010	\$824,757	40	2010	1.085	\$895,032
2521	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-DESERT OASIS LANCER PARCEL	2/28/2010	\$821,375	40	2010	1.085	\$891,363
2535	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SKYWAY BUSINESS PARK I	2/28/2010	\$922,742	40	2010	1.085	\$1,001,367
2540	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-SKYWAY BUSINESS PARK II	2/28/2010	\$916,392	40	2010	1.085	\$994,476
2557	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-CRESCENT CROWN	4/14/2010	\$40,740	40	2010	1.085	\$44,211
2558	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-RANCHO GABRIELA CACTUS PLAZA KOHL'S	5/28/2010	\$118,174	40	2010	1.085	\$128,244
2617	WTL	WATER LINES-136TH AVE	22511	641-112	29999	Water			6/2/2010	\$26,855	40	2010	1.085	\$29,143
2624	WSF	CHEMICAL TANK LEVEL INDICATORS	22512	641-112	20674	Infrastructure	No		12/10/2009	\$16,146	40	2009	1.115	\$17,996
2631	WTL	WATER LINES-FOR ASSET #2445-RECLAIMED SV	22522	641-112	29999	Water			8/20/2009	\$2,051	40	2009	1.115	\$2,286
2688	WEQ	WATER METER & BACKFLOW PREVENTER	22511	641-112	29999	Water			10/7/2010	\$49,765	40	2010	1.085	\$54,006
2689	WMI	METER TEST BENCH 1200 SERIES	22511	641-112	29999	Water			6/8/2011	\$29,987	10	2011	1.053	\$31,581
2746	WSF	ASHTON RANCH SHADE STRUCTURE	22512	641-112	20674	Infrastructure	No		8/12/2010	\$24,689	10	2010	1.085	\$26,793
2748	WMI	SCADA UPGRADES/SYSTEM EXPANSION	22512	641-112	20721	Water	No		7/1/2010	\$279,193	30	2010	1.085	\$302,983
2756	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-CRESCENT CROWN	9/23/2010	\$125,637	30	2010	1.085	\$136,342
2760	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-RANCHO GABRIELA	9/23/2010	\$97,848	25	2010	1.085	\$106,185

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciated on Years	Year	ENR	Replacement Cost New
2762	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-WARD LDS CHURCH	10/14/2010	\$3,620	25	2010	1.085	\$3,928
2764	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water	No	WATER LINES-PRASADA LAKEVILLE	10/14/2010	\$2,807,001	25	2010	1.085	\$3,046,180
2765	WSF	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water	No	WATER (WSF)-MOUNTAIN RANCH	11/18/2010	\$5,438,683	30	2010	1.085	\$5,902,102
2770	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-DESERT COVE	4/26/2011	\$345,040	25	2011	1.053	\$363,376
2773	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-ASANTE PHASE 1 UNIT 3	6/14/2011	\$194,933	25	2011	1.053	\$205,292
2776	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-ASANTE PHASE 1 UNIT 4	6/14/2011	\$235,923	25	2011	1.053	\$248,460
2779	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-ASANTE PHASE 1 UNIT 1	6/14/2011	\$485,360	25	2011	1.053	\$511,153
2784	WTL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER LINES-SUMMIT BUSINESS PARK	6/14/2011	\$413,152	25	2011	1.053	\$435,108
4746	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-INTERFAITH COMMUNITY CARE CAMPUS	8/23/2011	\$115,930	30	2011	1.053	\$122,091
4747	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-WAL-MART NEIGHBORHOOD MARKETPLACE	9/13/2011	\$172,592	30	2011	1.053	\$181,764
4748	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-ASANTE 163RD OFFSITE	11/22/2011	\$557,124	30	2011	1.053	\$586,730
4749	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-ASANTE PHASE 1	11/22/2011	\$557,124	30	2011	1.053	\$586,730
4750	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-BRENTWOOD INDUSTRIES	11/22/2011	\$31,895	30	2011	1.053	\$33,590
4751	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B10	11/22/2011	\$47,996	30	2011	1.053	\$50,547
4752	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B6	11/22/2011	\$322,796	30	2011	1.053	\$339,950
4753	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-SUN VALLEY WARD LDS CHURCH AT ASANTE	11/22/2011	\$63,950	30	2011	1.053	\$67,348
4754	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL B7	1/10/2012	\$286,315	30	2012	1.026	\$293,820
4755	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL 14C	1/10/2012	\$39,889	30	2012	1.026	\$40,935
4756	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-WESTFIELD COMMONS SUNRISE BLVD	1/24/2012	\$195,600	30	2012	1.026	\$200,727
4757	WTL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER LINES-DESERT OASIS PARCEL 13A	2/28/2012	\$364,139	30	2012	1.026	\$373,684

APPENDIX E

Water Resource Fee Category

City of Surprise, Arizona
Development Impact Fee Study
Water Resource Asset Buy-In Summary

SPA	WSF	Code	Title	Count	Cost	Replacement Cost
		WCA	CENTRAL ARIZONA PROJECT WATER	15	\$6,312,087	\$6,312,087
		WRG	RECHARGE	4	210,034	269,440
1	AR	WEL	Ashton Ranch	6	3,561,030	4,708,025
1	MVR	WEL	Mountain Vista Ranch	4	1,061,903	1,503,662
1	RG	WEL	Rancho Gabriela	6	5,467,150	5,981,874
1	RO	WEL	Roseview	2	1,430,515	1,715,325
2	DO	WEL	Desert Oasis	2	2,798,796	3,119,499
Total					\$20,841,514	\$23,609,911

**In the 2014 IIP, water wells were listed as Water Resource assets. In the July 10, 2017 Amendment, water wells are now a Water System Asset.*

City of Surprise, Arizona
Development Impact Fee Report
Water Resource IIP Projects

Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Mountain Vista Well #2	SPA-1	\$50,000	\$2,136,500	\$500,000	\$0	\$0	\$0	\$0	\$2,700,000

City of Surprise, Arizona
Development Impact Fee Study
Well Capacity

Well Name	WSF	SPA	Annual ADWR Permitted Max. Capacity (AC/FT/YR)	ADWR Gallons per Day	Production Capacity (GPM)	Capacity Gallons per Day	Pumping Capacity (GPD)	Pumping Capacity (MGD)
Ashton Ranch	Ashton Ranch-WSF	1	3,064	2,735,367	1,180	1,699,200	1,699,200	1.70
Surprise Center	Ashton Ranch-WSF	1	1,460	1,303,406	1,700	2,448,000	1,303,406	1.30
Orchards	Ashton Ranch-WSF	1	4,816	4,299,453	1,780	2,563,200	2,563,200	2.56
Royal Ranch	Ashton Ranch-WSF	1	1,872	1,671,216	1,470	2,116,800	1,671,216	1.67
Sierra Verde	Ashton Ranch-WSF	1	893	797,220	1,270	1,828,800	797,220	0.80
Mountain Vista-1	Mountain Vista-Ranch-WSF	1	4,032	3,599,542	1,260	1,814,400	1,814,400	1.81
Surprise Pointe	Rancho-Gabriela-WSF	1	1,210	1,080,220		0	1,080,220	1.08
Summit	Rancho-Gabriela-WSF	1	2,903	2,591,635		0	2,591,635	2.59
Rancho-Gabriela-1	Rancho-Gabriela-WSF	1	1,290	1,151,639	1,250	1,800,000	1,151,639	1.15
Rancho-Gabriela-2	Rancho-Gabriela-WSF	1	971	866,854	1,270	1,828,800	866,854	0.87
Marley Park-1	Rancho-Gabriela-WSF	1	4,032	3,599,542	1,150	1,656,000	1,656,000	1.66
Roseview	Roseview-WSF	1	839	749,012	1,900	2,736,000	749,012	0.75
Litchfield Manor	Roseview-WSF	1	1,775	1,584,620	800	1,152,000	1,152,000	1.15
SPA-1 Total			29,157	26,029,726	15,030	21,643,200	19,096,002	19.10
Desert Oasis-1	Desert Oasis-WSF	2	702	626,706	1,400	2,016,000	626,706	0.63
Desert Oasis-2	Desert Oasis-WSF	2	702	626,706	1,280	1,843,200	626,706	0.63
SPA-2 Total			1,404	1,253,412	2,680	3,859,200	1,253,412	1.25

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciation Years	Year	ENR	Replacement Cost New
703	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL-MOUNTAIN VISTA RANCH	5/21/1999	\$613,796	50	1999	1.576	\$967,649
706	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL-ASHTON RANCH BEAZER HOMES	6/30/2002	\$388,286	40	2002	1.461	\$567,284
708	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL-ASHTON RANCH BEAZER HOMES	6/30/2002	\$356,190	40	2002	1.461	\$520,392
712	WEL	WATER WELL	22512	641-112	29999	Water			12/17/1999	\$4,619	50	1999	1.576	\$7,282
717	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		7/1/2004	\$0	0	2004	1.000	\$0
1345	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		5/8/2006	\$176,952	0	2006	1.000	\$176,952
1346	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL-ORCHARDS WELL #1	6/25/2006	\$504,073	40	2006	1.232	\$621,198
1354	WRG	SOUTH RECHARGE FACILITY	22522	543-112	20232	Sewer	No		7/5/2005	\$96,542	30	2005	1.283	\$123,847
1355	WRG	RECHARGE-CITY HALL	22522	543-112	20411	Replenishment			12/29/2005	\$8,475	30	2005	1.283	\$10,873
1767	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		4/30/2007	\$154,833	0	2007	1.000	\$154,833
1770	WEL	ASHTON RANCH WELL 2	22512	641-112	20323	Infrastructure			6/30/2007	\$92,300	40	2007	1.199	\$110,676
1772	WEL	MOUNTAIN VISTA WELL 2	22512	641-112	20241	Infrastructure			6/30/2007	\$156,608	40	2007	1.199	\$187,788
1817	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER WELL SITE-RANCHO GABRIELA	6/30/2007	\$18,000	40	2007	1.199	\$21,584
2121	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER WELL-ORCHARDS WELL #1	6/30/2008	\$1,006,712	40	2008	1.149	\$1,157,173
2134	WEL	WATER WELL-LITCHFIELD MANOR	22512	641-112	29999	Water	No		7/1/2007	\$1,323,073	40	2007	1.199	\$1,586,492
2138	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		5/31/2008	\$559,465	0	2008	1.000	\$559,465
2170	WEL	WELL-LITCHFIELD MANOR	22512	642-112	29999	Infrastructure			7/1/2007	\$107,442	40	2007	1.199	\$128,833
2171	WEL	MOUNTAIN VISTA WELL 1	22511	641-112	29999	Infrastructure	No		7/1/2007	\$280,000	40	2007	1.199	\$335,747
2172	WCA	CAP M&I WATER RIGHTS	22512	641-112	29999	Water	No		7/1/2004	\$729,794	0	2004	1.000	\$729,794
2320	WRG	SOUTH RECHARGE FACILITY	22522	543-112	20232	Sewer	No		7/5/2005	\$96,542	30	2005	1.283	\$123,847
2321	WRG	RECHARGE-CITY HALL	22522	543-112	20411	Sewer			12/29/2005	\$8,475	30	2005	1.283	\$10,873
2443	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		6/30/2009	\$606,134	0	2009	1.000	\$606,134
2450	WEL	LAND-MARLEY PARK WELL SITE	22511	641-112	29999	Water			6/30/2009	\$9,360	0	2009	1.000	\$9,360
2476	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER WELL-DESERT OASIS WELL #1	11/10/2009	\$1,337,744	40	2009	1.115	\$1,491,030
2477	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER WELL-DESERT OASIS WELL #2	11/10/2009	\$1,461,053	40	2009	1.115	\$1,628,469
2482	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	20655	Water	No	WATER WELL-MARLEY PARK WELL #1	7/1/2009	\$1,569,757	40	2009	1.115	\$1,749,629
2487	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water	No	WATER WELL-SURPRISE POINTE WELL	9/22/2009	\$2,044,693	40	2009	1.115	\$2,278,986
2632	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		10/28/2009	\$575,387	0	2009	1.000	\$575,387
2667	WEL	WATER WELL-MOUNTAIN VISTA RANCH	22512	641-112	29999	Water	No		6/30/2010	\$11,498	40	2010	1.085	\$12,478
2676	WEL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER WELL SITE-THE ORCHARDS SITE 2	3/31/2003	\$1,213,470	40	2003	1.427	\$1,731,302
2685	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		1/1/2011	\$76,868	0	2011	1.000	\$76,868
2687	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		10/21/2010	\$421,652	0	2010	1.000	\$421,652
2743	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		1/1/2011	\$76,868	0	2011	1.000	\$76,868
2767	WEL	DONATION-INFRASTRUCTURE	Donated	642-112	29999	Water		WATER WELL SITE-MOUNTAIN GATE	2/8/2011	\$500	0	2011	1.000	\$500
2786	WCA	CAP WATER INVENTORY	22511	641-112	29999	Water	No		1/1/2011	\$905,070	0	2011	1.000	\$905,070
2787	WCA	CAP WATER INVENTORY	22511	641-112	29999	Water	No		1/1/2011	\$337,186	0	2011	1.000	\$337,186
2789	WCA	CAP M&I WATER RIGHTS	22512	641-112	20001	Water	No		7/1/2010	\$327,182	0	2010	1.000	\$327,182
4810	WCA	CAP WATER INVENTORY	22511	641-605	29999	Water	No		7/1/2011	\$789,308	0	2011	1.000	\$789,308
4811	WCA	CAP M&I WATER RIGHTS	22511	641-112	20001	Water	No		7/1/2011	\$575,387	0	2011	1.000	\$575,387

APPENDIX F

Wastewater System Fee Category

City of Surprise, Arizona
Development Impact Fee Study
Wastewater Asset Buy-In Summary

SPA	Code	Title	Count	Cost	Replacement Cost
	SCO	Cortessa Line	1	\$1,802,463	\$2,221,279
	SEQ	Equipment	6	238,444	339,311
	SMI	Misc.	16	712,845	826,275
1	SWL	Sewer Lines	244	119,344,571	40,787,050
2	SWL	Sewer Lines	20	6,917,869	2,364,242
	SEF	Effluent Lines	1	275,093	306,615
1	SL1	SPA 1 Land	5	3,053,806	3,053,806
1	SS1	SPA 1 Lift Station	4	722,500	874,174
1	SW1	SPA 1 Sewer Lines	18	24,687,323	31,342,254
1	SM1	SPA 1 Misc.	3	6,425,150	9,826,770
1	ST1	SPA 1 WRF	33	133,864,627	171,108,010
1	SRR	SPA 1 Recharge	0	0	0
2	SL2	SPA 2 Land	1	582,039	582,039
2	SW2	SPA 2 Sewer Lines	3	1,336,262	1,407,274
2	SM2	SPA 2 Misc.	1	33,093	33,961
2	ST2	SPA 2 WRF	1	27,279,595	28,729,293
3	SL3	SPA 3 Land	1	1,025,418	1,025,418
Total				\$328,301,097	\$294,827,772

(1) The Sewer lines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 34.18% for wastewater as indicated on "Wastewater Pipeline Allocation" in Appendix F.

City of Surprise, Arizona
Development Impact Fee Study
Wastewater Pipeline Allocation

Sewer Line Diameter (in)	Surprise WSA (LF)	Surprise Inch Ft	Percent of Total
4.00	18,415	73,660	0.25%
6.00	52,048	312,288	1.04%
8.00	2,268,108	18,144,864	60.53%
10.00	120,141	1,201,410	4.01%
12.00	136,109	1,633,308	5.45%
14.00	141	1,974	0.01%
15.00	109,397	1,640,955	5.47%
16.00	728	11,648	0.04%
18.00	55,300	995,400	3.32%
21.00	16,195	340,095	1.13%
24.00	76,103	1,826,472	6.09%
27.00	23,196	626,292	2.09%
30.00	60,452	1,813,560	6.05%
36.00	18,387	661,932	2.21%
42.00	10,645	447,090	1.49%
48.00	5,130	246,240	0.82%
Total:	2,970,495	29,977,188	100.00%
Local Sewer Lines (10" and Less)			65.82%
Non-Local Sewer Lines (Larger than 10")			34.18%

City of Surprise, Arizona
Development Impact Fee Report
Wastewater IIP Projects

Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Cactus Rd Sewer Line - Sarival to Reems (GAP Study)	SPA 1	\$0	\$0	\$150,000	\$1,250,000	\$0	\$0	\$0	\$1,400,000
21" Sewer Line Cotton Rd (W Cactus Rd to W Peoria Ave)	SPA 1	0	0	0	0	0	140,000	1,260,000	1,400,000
Total		\$0	\$0	\$150,000	\$1,250,000	\$0	\$140,000	\$1,260,000	\$2,800,000

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciation on Years	Year	ENR	Replacement Cost New
718	SL1	LAND-SWWTP	22532	643-112	29999	Sewer			7/1/2004	\$507,655	0	2004	1.000	\$507,655
719	SEQ	JET FLUSHING MACHINE	22531	643-112	29999	Sewer			11/18/1992	\$16,046	10	1992	1.916	\$30,747
720	SWL	DONATION-INFRASTRUCTURE	Donated	643-117	29999	Sewer		SEWER-BELL WEST RANCH	7/1/2002	\$289,959	40	2002	1.461	\$423,629
721	SL1	LAND	22532	643-112	29999	Sewer			7/1/2004	\$9,933	0	2004	1.000	\$9,933
722	SL1	LAND	22532	643-112	29999	Sewer			7/1/2004	\$30,000	0	2004	1.000	\$30,000
727	SL1	LAND-SWWTP	22532	643-112	29999	Sewer			7/1/2004	\$1,004,192	0	2004	1.000	\$1,004,192
729	SWL	SEWER LINE CLEANER	22531	643-112	29999	Sewer			3/31/1998	\$37,380	10	1998	1.614	\$60,313
730	SL1	LAND-SWWTP	22532	643-112	29999	Sewer			7/1/2004	\$1,502,027	0	2004	1.000	\$1,502,027
731	SWL	SWWTP SEWER LINE OVERSIZE	22532	643-112	29999	Sewer			7/1/1998	\$562,236	10	1998	1.614	\$939,446
732	SEQ	FORKLIFT	22531	643-112	29999	Sewer			10/27/2000	\$10,395	10	2000	1.535	\$15,961
733	ST1	SWWTP MONITORING WELL	22532	643-112	29999	Sewer			6/30/2000	\$20,012	20	2000	1.535	\$30,728
736	ST1	PUMP SYSTEMS SEWER EQUIPMENT	31111	643-112	29999	Sewer			3/4/2003	\$24,994	10	2003	1.427	\$35,660
737	SWL	DONATION-INFRASTRUCTURE	Donated	643-118	29999	Sewer		SEWER-WHITE TANKS BELL & REEMS	8/16/2002	\$25,158	40	2002	1.461	\$36,756
738	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-GRAND & 163RD ADOT	7/1/2002	\$100,000	40	2002	1.461	\$146,100
741	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LOWES MARKETPLACE	8/20/2002	\$280,019	40	2002	1.461	\$409,106
743	SEQ	TEREX STINGER CRANE	31111	643-112	20228	Sewer			1/31/2004	\$110,760	10	2004	1.343	\$148,698
744	SEQ	BACKHOE	31111	643-112	20228	Sewer			11/10/2003	\$93,491	10	2003	1.427	\$133,388
745	SWL	SWWTP TRANSFER EXPENSES	22532	643-112	29999	Sewer			7/1/2004	\$285,430	0	2004	1.000	(\$285,430)
746	ST1	SWWTP FY 1989	22532	643-112	29999	Sewer			6/30/1989	\$766,060	50	1989	2.070	\$1,585,570
747	ST1	SWWTP FY 1990	22532	643-112	29999	Sewer			6/30/1990	\$82,145	50	1990	2.019	\$165,818
748	ST1	SWWTP IMPROVEMENTS PHASE I	22532	643-112	29999	Sewer			10/1/1995	\$3,260,379	50	1995	1.746	\$5,692,404
749	ST1	SWWTP	22532	643-112	29999	Sewer			6/30/1999	\$12,818,640	30	1999	1.576	\$20,208,557
750	ST1	SWWTP IMPROVEMENTS PHASE I	22532	643-112	29999	Sewer			10/1/1995	\$9,725,559	50	1995	1.746	\$16,980,175
751	ST1	SWWTP IMPROVEMENTS PHASE I	22532	643-112	29999	Sewer			10/1/1995	\$1,254,723	50	1995	1.746	\$2,190,662
752	ST1	SWWTP AIR SCRUBBERS	22531	643-112	29999	Sewer			12/4/1998	\$16,345	5	1998	1.614	\$26,372
753	SWL	DONATION-INFRASTRUCTURE	Donated	643-113	29999	Sewer		SEWER-	6/30/2002	\$5,172,395	40	2002	1.461	\$7,556,854
754	ST1	SWWTP IMPROVEMENTS	22532	643-112	29999	Sewer			6/30/2000	\$3,817,434	40	2000	1.535	\$5,861,458
755	SM1	SEWER SYSTEM IMPROVEMENT	22531	643-122	29999	Sewer	No		6/30/2000	\$6,309,113	40	2000	1.535	\$9,687,292
762	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREENWAY PARC	3/18/2004	\$71,048	40	2004	1.343	\$95,383
763	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARC	7/1/2004	\$405,892	40	2004	1.343	\$544,648
764	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND	7/1/2004	\$216,355	40	2004	1.343	\$290,459
765	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL WEST RANCH	11/24/2003	\$122,268	40	2003	1.427	\$174,444
766	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH	2/18/2004	\$137,943	40	2004	1.343	\$185,191
767	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND	7/1/2004	\$111,630	40	2004	1.343	\$149,864
768	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND	7/1/2004	\$46,094	40	2004	1.343	\$61,882
769	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH	2/18/2004	\$91,741	40	2004	1.343	\$123,163
770	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH	2/17/2004	\$203,087	40	2004	1.343	\$272,647
771	SEQ	LAB TEST FOR WATER	21111	643-112	29999	Sewer			7/1/2004	\$2,950	0	2004	1.000	\$2,950
773	ST1	SWWTP FENCING	22531	643-112	29999	Sewer			6/1/1999	\$96,416	10	1999	1.576	\$151,999
774	SEQ	EQUIPMENT	22531	643-112	29999	Sewer			6/29/1999	\$4,801	10	1999	1.576	\$7,568
776	SWL	DONATION-INFRASTRUCTURE	Donated	643-119	29999	Sewer		SEWER-SUN CITY GRAND	8/11/2002	\$69,601	40	2002	1.461	\$101,687
777	SWL	DONATION-INFRASTRUCTURE	Donated	643-120	29999	Sewer		SEWER-SUN CITY GRAND	7/12/2002	\$67,491	40	2002	1.461	\$98,604
778	SWL	DONATION-INFRASTRUCTURE	Donated	643-121	29999	Sewer		SEWER-SUN CITY GRAND	10/8/2002	\$120,830	40	2002	1.461	\$176,532
779	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SUN CITY GRAND	10/8/2002	\$91,584	40	2002	1.461	\$133,803
780	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND	7/12/2002	\$64,245	40	2002	1.461	\$93,862
781	SWL	DONATION-INFRASTRUCTURE	Donated	643-115	29999	Sewer		SEWER-SUN CITY GRAND	7/12/2002	\$178,363	40	2002	1.461	\$260,587
782	SWL	DONATION-INFRASTRUCTURE	Donated	643-116	29999	Sewer		SEWER-SUN CITY GRAND	7/12/2002	\$162,288	40	2002	1.461	\$237,102
783	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS	10/10/2002	\$44,731	40	2002	1.461	\$65,352
784	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS	10/10/2002	\$325,642	40	2002	1.461	\$475,762
785	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS	10/10/2002	\$258,814	40	2002	1.461	\$378,127
786	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS	10/10/2002	\$228,573	40	2002	1.461	\$333,944
787	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COUNTRYSIDE	12/11/2002	\$161,253	40	2002	1.461	\$235,590
788	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COUNTRYSIDE	11/13/2002	\$69,000	40	2002	1.461	\$100,809
789	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COUNTRYSIDE	12/19/2002	\$39,000	40	2002	1.461	\$56,979
790	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COUNTRYSIDE	11/13/2002	\$164,926	40	2002	1.461	\$240,956
879	SMI	NETWORK INFRASTRUCTURE MGMT APPLICATION	21412	144-832	20402	Sewer			6/30/2005	\$63,166	10	2005	1.283	\$81,031
890	SL3	LAND-WWTP SPA 3	22532	643-112	29999	Sewer			11/5/2004	\$1,025,418	0	2004	1.000	\$1,025,418
896	ST1	BLDG-SWWTP EXPANSION	31111	643-112	20228	Sewer			6/30/2005	\$1,027,515	40	2005	1.283	\$1,318,133
897	ST1	SWWTP EQUIPMENT FOR EXPANSION	31111	643-112	20228	Sewer			6/30/2005	\$3,082,544	40	2005	1.283	\$3,954,400
898	SW1	SEWER LINES-SWWTP FOR EXPANSION PROJECT	31111	643-112	20228	Sewer			6/30/2005	\$0	40	2005	1.283	\$0
899	SW1	SEWER LINES-LITCHFIELD RD SEWER EXTENSION	22532	643-112	20237	Sewer			6/30/2005	\$0	40	2005	1.283	\$0
901	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ARIZONA TRADITIONS PARCEL XV	6/30/2005	\$262,528	40	2005	1.283	\$336,780
902	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL WEST RANCH PARCEL 1B	9/30/2004	\$89,408	40	2004	1.343	\$120,032
903	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL WEST RANCH PARCEL 2	6/30/2005	\$227,814	40	2005	1.283	\$292,248
904	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARK PARCEL D	11/30/2004	\$143,515	40	2004	1.343	\$192,671

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AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciation Years	Year	ENR	Replacement Cost New
905	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH UNIT 1 A	8/11/2004	\$41,013	40	2004	1.343	\$55,061
906	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH PARCEL 2D	2/17/2005	\$59,750	40	2005	1.283	\$76,649
907	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ORCHARDS PARCEL 1A	8/18/2004	\$105,762	40	2004	1.343	\$141,987
908	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ORCHARDS PARCEL 2A	8/18/2004	\$124,179	40	2004	1.343	\$166,712
909	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ORCHARDS PARCEL 3	8/18/2004	\$146,191	40	2004	1.343	\$196,264
910	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA OFFSITE	1/31/2005	\$489,728	40	2005	1.283	\$628,240
911	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 4B	2/28/2005	\$126,900	40	2005	1.283	\$162,792
912	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 1	2/28/2005	\$90,430	40	2005	1.283	\$116,007
913	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 2	2/28/2005	\$146,350	40	2005	1.283	\$187,743
914	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 3	2/28/2005	\$136,803	40	2005	1.283	\$175,495
915	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 4	2/28/2005	\$92,604	40	2005	1.283	\$118,796
916	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH UNIT 2 PARCEL 9	2/28/2005	\$168,064	40	2005	1.283	\$215,599
917	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 8	2/28/2005	\$170,534	40	2005	1.283	\$218,767
918	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 9	2/28/2005	\$154,491	40	2005	1.283	\$198,187
919	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 10	2/28/2005	\$162,946	40	2005	1.283	\$209,033
920	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 11	2/28/2005	\$215,179	40	2005	1.283	\$276,039
921	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 19	6/30/2005	\$105,210	40	2005	1.283	\$134,967
922	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND SIERRA	2/28/2005	\$79,688	40	2005	1.283	\$102,227
923	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRANDE CARLSBAD	10/31/2004	\$59,773	40	2004	1.343	\$80,246
924	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRANDE SANTA FE	9/30/2004	\$160,502	40	2004	1.343	\$215,477
925	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRANDE MISSION	9/27/2004	\$147,548	40	2004	1.343	\$198,086
926	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRANDE PIMA	10/13/2004	\$91,878	40	2004	1.343	\$123,348
928	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 4	10/29/2004	\$94,084	40	2004	1.343	\$126,309
929	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 6	10/29/2004	\$135,201	40	2004	1.343	\$181,509
930	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 8	2/28/2005	\$297,013	40	2005	1.283	\$381,019
1048	SW1	SEWER LINES-SWWTP FOR EXPANSION PROJECT	31111	643-112	20228	Sewer			6/30/2005	\$21,577,807	40	2005	1.283	\$27,680,797
1049	SW1	SEWER LINES	22532	643-112	20237	Sewer			6/30/2005	\$138,390	40	2005	1.283	\$177,532
1194	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARK PARCELS E & F	5/25/2006	\$119,570	40	2006	1.232	\$147,353
1195	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARK PARCEL J	4/12/2006	\$111,195	40	2006	1.232	\$137,032
1196	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 1	2/28/2006	\$114,864	40	2006	1.232	\$141,553
1197	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 2	2/28/2006	\$112,868	40	2006	1.232	\$139,094
1198	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 3	2/28/2006	\$83,230	40	2006	1.232	\$102,569
1199	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 4	2/28/2006	\$113,247	40	2006	1.232	\$139,561
1200	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 5	2/28/2006	\$55,387	40	2006	1.232	\$68,257
1201	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 7	5/15/2006	\$79,851	40	2006	1.232	\$98,405
1202	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 11	5/8/2006	\$101,143	40	2006	1.232	\$124,644
1203	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 12	6/12/2006	\$105,632	40	2006	1.232	\$130,176
1204	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-NORTHWEST RANCH PHASE 2 PARCEL C	3/21/2006	\$89,900	40	2006	1.232	\$110,789
1205	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 1	4/4/2006	\$135,636	40	2006	1.232	\$167,152
1206	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1A PARCEL 3	3/7/2006	\$108,453	40	2006	1.232	\$133,653
1207	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1B PARCEL 13	7/8/2005	\$86,460	40	2005	1.283	\$110,914
1240	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 2	9/25/2005	\$320,979	40	2005	1.283	\$411,763
1241	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 2	6/26/2006	\$167,835	40	2006	1.232	\$206,833
1243	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 3	6/26/2006	\$191,965	40	2006	1.232	\$236,569
1244	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 9	6/26/2006	\$178,835	40	2006	1.232	\$220,389
1341	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA	6/26/2006	\$205,304	40	2006	1.232	\$253,008
1343	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MOUNTAIN GATE	11/17/2005	\$507,626	40	2005	1.283	\$651,201
1356	ST1	SEWER-SWWTP	31111	643-112	20228	Sewer			6/26/2006	\$64,830	40	2006	1.232	\$79,894
1357	ST1	SEWER-SWWTP	31111	643-112	20228	Sewer			6/26/2006	\$99,475	40	2006	1.232	\$122,589
1358	SW1	SEWER LINES-LITCHFIELD	22532	643-112	20245	Sewer			6/26/2006	\$650,961	40	2006	1.232	\$802,217
1359	SW1	SEWER LINES-REEMS RD	22531	643-112	20312	Sewer			6/26/2006	\$231,001	40	2006	1.232	\$284,676
1360	SWL	SEWER LINES-RANCHO GABRIELA	21112 / 2	643-112	20327	Sewer			7/5/2005	\$744,370	40	2005	1.283	\$954,905
1361	SWL	SEWER LINES-CITY HALL	22532	543-112	20411	Sewer			12/29/2005	\$8,400	40	2005	1.283	\$10,776
1362	ST1	SEWER-ARSENIC REMOVAL-WRF TECHNOLOGY ANALYSIS	22532	643-601	20417	Sewer	No		6/26/2006	\$188,276	10	2006	1.232	\$232,023
1363	SW1	DONATION-INFRASTRUCTURE	Donated	643-112	20539	Sewer		SEWER-REEMS RD SEWER INTERCEPTOR	6/26/2006	\$261,052	40	2006	1.232	\$321,710
1364	SWL	SEWER LINES-RANCHO GABRIELA	22532	643-112	29999	Sewer			6/26/2006	\$18,500	40	2006	1.232	\$22,798
1534	SWL	DONATION-INFRASTRUCTURE	Donated	641-112	29999	Water		WATER LINES-MARLEY PARK COLLECTOR "E" WHISPERWOOD	3/6/2007	\$42,514	40	2007	1.199	\$50,978
1554	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL WEST RANCH PHASE 3	12/20/2006	\$223,891	40	2006	1.232	\$275,913
1555	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 21	6/5/2007	\$99,455	40	2007	1.199	\$119,256
1556	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 15	6/7/2007	\$56,925	40	2007	1.199	\$68,259
1557	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 8	12/19/2006	\$98,478	40	2006	1.232	\$121,360
1558	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 10	8/7/2006	\$63,146	40	2006	1.232	\$77,818
1559	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR OFFSITE	1/10/2007	\$190,246	40	2007	1.199	\$228,123
1560	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK REEMS/CACTUS TO WADDELL	2/7/2007	\$17,729	40	2007	1.199	\$21,259
1561	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK SWEETWATER PHASE 1	2/7/2007	\$9,480	40	2007	1.199	\$11,368

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1562	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK SWEETWATER PHASE 2	2/7/2007	\$54,138	40	2007	1.199	\$64,916
1563	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 1	4/23/2007	\$203,437	40	2007	1.199	\$243,941
1564	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 2	3/13/2007	\$167,864	40	2007	1.199	\$201,286
1565	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 3	3/7/2007	\$139,763	40	2007	1.199	\$167,589
1566	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 4	5/29/2007	\$179,972	40	2007	1.199	\$215,804
1567	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK COLLECTOR "E" WHISPERWOOD	3/6/2007	\$42,020	40	2007	1.199	\$50,386
1568	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MOUNTAIN GATE PHASE III & IV ONSITE SEW	8/4/2006	\$647,583	40	2006	1.232	\$798,054
1569	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MOUNTAIN GATE PHASE V	8/1/2006	\$217,115	40	2006	1.232	\$267,564
1570	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-THE ORCHARDS PARCEL 1B	4/16/2007	\$339,803	40	2007	1.199	\$407,456
1571	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 1	7/1/2006	\$546,630	40	2006	1.232	\$673,643
1572	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA TRUNK LINE SEWER	7/1/2006	\$971,833	40	2006	1.232	\$1,197,645
1573	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 2 PARCEL 11	4/23/2007	\$102,015	40	2007	1.199	\$122,326
1574	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 4A	7/1/2006	\$326,087	40	2006	1.232	\$401,855
1575	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PHASE 3	7/1/2006	\$372,706	40	2006	1.232	\$459,307
1576	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 5	1/10/2007	\$268,224	40	2007	1.199	\$321,626
1577	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH PARCEL 8	3/22/2007	\$108,840	40	2007	1.199	\$130,510
1578	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PHASE 1 & 2	11/29/2006	\$1,307,003	40	2006	1.232	\$1,610,695
1579	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 18	8/22/2006	\$193,203	40	2006	1.232	\$238,096
1580	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 20	3/14/2007	\$111,935	40	2007	1.199	\$134,221
1581	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 21	9/12/2006	\$174,311	40	2006	1.232	\$214,814
1582	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PHASE 2 PARCEL 1	10/2/2006	\$198,220	40	2006	1.232	\$244,278
1583	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PHASE 2 PARCEL 3	11/16/2006	\$154,688	40	2006	1.232	\$190,631
1584	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SUN CITY GRAND SAGUARO	6/27/2007	\$170,000	40	2007	1.199	\$203,846
1585	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND CORONADO	6/27/2007	\$342,772	40	2007	1.199	\$411,017
1586	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND SANTA FE	2/20/2007	\$27,010	40	2007	1.199	\$32,388
1587	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND ENCLAVE	6/27/2007	\$143,960	40	2007	1.199	\$172,622
1588	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND OCTILLO	6/27/2007	\$205,976	40	2007	1.199	\$246,985
1589	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1A PARCEL 5	7/1/2006	\$369,321	40	2006	1.232	\$455,135
1590	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1A PARCEL 7	7/24/2006	\$126,816	40	2006	1.232	\$156,283
1591	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1B PARCEL 10	7/1/2006	\$99,210	40	2006	1.232	\$122,262
1592	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1B PARCEL 16	9/11/2006	\$92,552	40	2006	1.232	\$114,057
1593	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 1	5/18/2007	\$75,874	40	2007	1.199	\$90,980
1594	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 2	1/24/2007	\$184,091	40	2007	1.199	\$220,743
1595	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 5	5/18/2007	\$89,056	40	2007	1.199	\$106,786
1596	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 6	1/24/2007	\$110,052	40	2007	1.199	\$131,962
1597	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SURPRISE FARMS PHASE 3 PARCEL 6	2/14/2007	\$115,930	40	2007	1.199	\$139,011
1750	SMI	PORTABLE PIPELINE	22532	643-112	29999	Sewer			12/4/2006	\$141,893	10	2006	1.232	\$174,863
1778	SW1	SEWER LINES-LITCHFIELD/GRAND	22532	643-112	20538	Sewer			6/30/2007	\$37,346	40	2007	1.199	\$44,781
1779	SM1	SPA1 WRD	22532	643-112	20236	Sewer			6/30/2007	\$112,000	40	2007	1.199	\$134,299
1780	ST1	WRF TECHNOLOGY ANALYSIS	22532	643-601	20417	Sewer	No		6/30/2007	\$19,719	40	2007	1.199	\$23,645
1781	SW1	REEMS RD CO-OP SEWER LINE	21112	544-112	20312	Infrastructure			6/30/2007	\$37,660	25	2007	1.199	\$45,158
1854	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 18	8/1/2007	\$99,485	40	2007	1.199	\$119,292
1855	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 12	8/1/2007	\$140,733	40	2007	1.199	\$168,752
1856	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 19	8/1/2007	\$143,595	40	2007	1.199	\$172,184
1857	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL14	9/1/2007	\$186,047	40	2007	1.199	\$223,088
1858	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH PARCEL 20	9/1/2007	\$156,019	40	2007	1.199	\$187,082
1859	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-KENLY FARMS PHASE 1-1B 2-3 LAUREL LANE	9/1/2007	\$321,661	40	2007	1.199	\$385,702
1860	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK & OLD OAK LANE COLLECTORS A&B	9/1/2007	\$35,236	40	2007	1.199	\$42,251
1861	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK & LARKSPUR DR COLLECTORS C&D	11/1/2007	\$29,624	40	2007	1.199	\$35,522
1862	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-THE ORCHARDS	9/1/2007	\$20,272	40	2007	1.199	\$24,308
1863	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA VERDE PARCEL 4 & 142ND AVENUE	9/1/2007	\$201,276	40	2007	1.199	\$241,349
1864	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND THE REGENT PHASE 4	8/1/2007	\$106,813	40	2007	1.199	\$128,079
1865	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND CAPITAN PHASE 4	9/1/2007	\$353,820	40	2007	1.199	\$424,264
1866	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND CATALINA PHASE 4	9/1/2007	\$157,056	40	2007	1.199	\$188,325
1867	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND ESTANCIA PHASE 4	9/1/2007	\$224,070	40	2007	1.199	\$268,681
1868	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND ESCALANTE PHASE 4	9/1/2007	\$216,280	40	2007	1.199	\$259,341
1869	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND DURANGO PHASE 4	9/1/2007	\$259,477	40	2007	1.199	\$311,138
1870	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUN CITY GRAND RINCON PHASE 4	9/1/2007	\$315,710	40	2007	1.199	\$378,567
1871	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE II	8/1/2007	\$57,915	40	2007	1.199	\$69,445
1872	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 1B	9/1/2007	\$102,633	40	2007	1.199	\$123,067
1873	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3 PARCEL 2	11/1/2007	\$120,645	40	2007	1.199	\$144,664
1944	SMI	CLUB CAR 295	21114	542-112	29999	Sewer	No		12/7/2007	\$12,438	10	2007	1.199	\$14,914
1945	SMI	CLUB CAR 295	21114	542-112	29999	Sewer	No		12/7/2007	\$12,438	10	2007	1.199	\$14,914
1987	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-COTTON GIN FINAL PLAT	1/1/2008	\$222,635	40	2008	1.149	\$255,910
1988	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL B7	2/1/2008	\$195,554	40	2008	1.149	\$224,781

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AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciation Years	Year	ENR	Replacement Cost New
1989	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL B6	2/1/2008	\$198,540	40	2008	1.149	\$228,213
1990	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GREER RANCH SOUTH PRELIMINARY PLAT	9/1/2007	\$1,478,324	40	2007	1.199	\$1,772,653
1991	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LITCHFIELD MANOR PARCEL 9	1/1/2008	\$92,018	40	2008	1.149	\$105,771
1992	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 6	3/1/2008	\$198,276	40	2008	1.149	\$227,910
1993	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK BULLARD AVENUE	3/1/2008	\$49,467	40	2008	1.149	\$56,861
1994	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 2 PARCEL 3	12/1/2007	\$145,710	40	2007	1.199	\$174,721
2044	SMI	2008 CLUB CAR 295	21114	542-112	29999	Sewer	No		3/5/2008	\$12,471	10	2008	1.149	\$14,335
2048	SMI	2008 TOYOTA FORKLIFT	21114	542-112	29999	Sewer	No		3/11/2008	\$28,751	10	2008	1.149	\$33,049
2051	SMI	2200 GAS UTILITY VEHICLE	21114	542-112	29999	Sewer	No		3/27/2008	\$10,558	10	2008	1.149	\$12,136
2055	SMI	HARBEN WATER JETTING UNIT	22531	643-601	29999	Sewer			4/4/2008	\$20,000	10	2008	1.149	\$22,989
2056	SMI	CUMMINS 200KW GENERATOR	22531	643-112	29999	Sewer	No		3/13/2008	\$44,945	10	2008	1.149	\$51,662
2069	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL POINTE 1 PHASE 1	6/1/2008	\$1,044,185	40	2008	1.149	\$1,200,247
2070	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS PARCEL B4	6/1/2008	\$194,402	40	2008	1.149	\$223,457
2071	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS PARCEL B5	6/1/2008	\$120,647	40	2008	1.149	\$138,679
2072	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SYCAMORE FARMS PARCEL 13-FINAL PLAT	6/1/2008	\$1,202,864	40	2008	1.149	\$1,382,642
2082	SW1	REEMS RD CO-OP SEWER LINE	21112	544-112	20312	Infrastructure	No		8/31/2007	\$2,530	25	2007	1.199	\$3,034
2118	SS1	SPA1 GREENWAY LIFT STATION	22522	642-112	20730	Replenishment	No		6/30/2008	\$96,848	10	2008	1.149	\$111,323
2119	ST1	DE-COM LF RECLAMATION FACILITY	22531	643-601	20459	Sewer	No		7/1/2007	\$31,094	10	2007	1.199	\$37,285
2120	ST1	SOUTH PLANT SOLIDS HANDLING	22532	643-112	20670	Sewer	No		7/1/2007	\$1,000,485	30	2007	1.199	\$1,199,678
2135	SMI	CUMMINS MODEL DSHAC	22531	643-112	29999	Sewer			3/31/2008	\$2,517	10	2008	1.149	\$2,893
2137	SMI	INTERNET/INTRANET NT	22531	643-112	29999	Sewer			6/30/2008	\$38,222	10	2008	1.149	\$43,935
2190	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 8	9/1/2008	\$100,296	40	2008	1.149	\$115,286
2191	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ROYAL RANCH UNIT II PARCEL 7	9/1/2008	\$161,662	40	2008	1.149	\$185,824
2192	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 5	9/1/2008	\$140,669	40	2008	1.149	\$161,693
2193	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3	9/1/2008	\$144,026	40	2008	1.149	\$165,552
2194	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-VERAMONTE PARCEL 3 & 4	9/1/2008	\$84,546	40	2008	1.149	\$97,182
2195	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-VERAMONTE PARCEL 1	9/1/2008	\$83,474	40	2008	1.149	\$95,950
2196	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-VERAMONTE PARCEL 2	9/1/2008	\$141,286	40	2008	1.149	\$162,402
2197	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-VERAMONTE PARCEL 5 & 6	9/1/2008	\$110,388	40	2008	1.149	\$126,886
2213	ST1	WRF SOUTH PLANT 4	22532	643-112	20519	Sewer	No		11/1/2008	\$81,808,813	40	2008	1.149	\$94,035,835
2214	ST1	WRF SOUTH PLANT 4	22532	643-112	20519	Sewer	No		11/1/2008	\$3,492,700	25	2008	1.149	\$4,014,714
2226	SL2	LAND-SPA 2	22533	643-112	29999	Sewer			10/13/2008	\$582,039	0	2008	1.000	\$582,039
2243	SMI	ICE MACHINE	22531	643-112	29999	Sewer			11/17/2008	\$12,047	10	2008	1.149	\$13,848
2258	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-AZ TRADITIONS PARCEL 14	2/1/2009	\$709,703	40	2009	1.115	\$791,025
2259	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 5	2/1/2009	\$170,097	40	2009	1.115	\$189,587
2260	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 5 OFFSITE SEWER	2/1/2009	\$82,919	40	2009	1.115	\$92,421
2261	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 7	2/1/2009	\$196,868	40	2009	1.115	\$219,426
2262	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 9	2/1/2009	\$168,573	40	2009	1.115	\$187,890
2263	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK OLD OAK LANE PHASE II	2/1/2009	\$10,406	40	2009	1.115	\$11,598
2264	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 11	2/1/2009	\$140,723	40	2009	1.115	\$156,848
2265	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3 PARCEL 5	2/1/2009	\$60,164	40	2009	1.115	\$67,058
2266	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3 PARCEL 4	2/1/2009	\$140,138	40	2009	1.115	\$156,196
2267	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 3 PARCEL 3	2/1/2009	\$91,300	40	2009	1.115	\$101,762
2294	SW1	SEWER LINES-LITCHFIELD/BELL	22532	643-601	20418	Sewer	No		5/31/2009	\$1,352,731	40	2009	1.115	\$1,507,735
2297	SWL	SEWER LINES-GREASEWOOD/FACORY	22531	643-112	20811	Sewer			4/30/2009	\$261,422	40	2009	1.115	\$291,377
2319	SS1	SPA1 GRNWWY LIFT STATION	22522	642-112	20730	Sewer	No		6/30/2008	\$96,848	10	2008	1.149	\$111,323
2324	ST1	SPA1 RECLAMATION UPGRADE	22522	642-112	20728	Water	No		6/30/2008	\$500,046	30	2008	1.149	\$574,782
2331	ST1	WRF SOUTH PLANT 4	22532	643-112	29999	Sewer	No		11/1/2008	\$674,241	40	2008	1.149	\$775,013
2332	SW1	SEWER LINES-LITCHFIELD/BELL	22532	643-601	20418	Sewer	No		5/31/2009	\$228,692	40	2009	1.115	\$254,896
2334	SWL	SPA1 8" SEWER LINE REPLACEMENT	22531	643-112	20811	Sewer			4/30/2009	\$1,210	40	2009	1.115	\$1,349
2363	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS PARCEL 5B	6/30/2009	\$115,579	40	2009	1.115	\$128,822
2365	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MARLEY PARK PARCEL 12	4/1/2009	\$283,289	40	2009	1.115	\$315,750
2367	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-MOUNTAIN GATE PHASE 4	4/1/2009	\$647,583	40	2009	1.115	\$721,787
2369	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA PARCEL 17	4/1/2009	\$111,154	40	2009	1.115	\$123,890
2370	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 15	6/30/2009	\$111,935	40	2009	1.115	\$124,761
2372	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 6	4/1/2009	\$137,163	40	2009	1.115	\$152,880
2463	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS LANCER PARCEL 5A	8/31/2009	\$128,239	40	2009	1.115	\$142,933
2464	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS LANCER PARCEL 14A	8/31/2009	\$124,579	40	2009	1.115	\$138,854
2465	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SIERRA MONTANA PARCEL 14	8/31/2009	\$189,200	40	2009	1.115	\$210,880
2480	SCO	DONATION-INFRASTRUCTURE	Donated	643-112	20656	Sewer	No	SEWER-CORTESSA WHITE TANK FOOTHILLS-INTERCEPTOR	6/30/2006	\$1,802,463	40	2006	1.232	\$2,221,279
2486	SEF	EFFLUENT WATER LINE SV	22532	643-112	20656	Infrastructure	No		7/1/2009	\$275,093	40	2009	1.115	\$306,615
2490	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE POINTE	8/13/2009	\$572,895	40	2009	1.115	\$638,540
2497	SR1	SPA1 RECHARGE WELLS @ SOUTH PLANT	22522	642-112	20234	Infrastructure	No		5/1/2010	\$3,952,827	40	2010	1.085	\$4,289,639
2500	ST1	DIGESTER STAIRWAY S PLANT	22531	643-112	20812	Sewer	No		1/1/2010	\$326,000	10	2010	1.085	\$353,778
2501	SMI	SPA1 HAPPY TRAILS UTILITY ACCESS PORTS	22531	643-112	20731	Sewer	No		9/1/2009	\$223,421	10	2009	1.115	\$249,021

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AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciation Years	Year	ENR	Replacement Cost New
2517	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS BEAR PARCEL PHASE 1A 1B & 2	2/28/2010	\$693,613	40	2010	1.085	\$752,714
2522	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT OASIS LANCER PARCEL	2/28/2010	\$376,188	40	2010	1.085	\$408,242
2525	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-PRASADA SARIVAL AVE CACTUS/PEORIA	2/28/2010	\$698,610	40	2010	1.085	\$758,137
2527	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SARAH ANN RANCH UNIT I PHASES 1-5	2/28/2010	\$555,180	40	2010	1.085	\$602,486
2531	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SARAH ANN RANCH UNIT II PHASES 6-9	2/28/2010	\$947,170	40	2010	1.085	\$1,027,876
2536	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SKYWAY BUSINESS PARK I	2/28/2010	\$328,866	40	2010	1.085	\$356,888
2541	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SKYWAY BUSINESS PARK II	2/28/2010	\$350,765	40	2010	1.085	\$380,653
2560	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-CRESCENT CROWN	4/14/2010	\$1,709	40	2010	1.085	\$1,855
2561	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-LEGACY PARC PARCEL C	2/17/2010	\$108,154	40	2010	1.085	\$117,369
2562	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA CACTUS PLAZA-KOHL'S	5/28/2010	\$6,383	40	2010	1.085	\$6,926
2563	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SARAH ANN RANCH OFFSITE SEWER	11/10/2009	\$1,342,766	40	2009	1.115	\$1,496,628
2564	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SARAH ANN RANCH PRELIMINARY PLAT	2/12/2010	\$916,799	40	2010	1.085	\$994,918
2565	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 4 PHASE 4	4/14/2010	\$132,432	40	2010	1.085	\$143,716
2566	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 1 PHASE 4	4/14/2010	\$124,058	40	2010	1.085	\$134,629
2567	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 2 PHASE 4	4/14/2010	\$120,149	40	2010	1.085	\$130,386
2568	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 3 PHASE 4	4/14/2010	\$117,983	40	2010	1.085	\$128,037
2569	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 5 PHASE 4	4/14/2010	\$102,989	40	2010	1.085	\$111,764
2570	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 6 PHASE 4	4/14/2010	\$79,670	40	2010	1.085	\$86,458
2571	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 4A	4/14/2010	\$35,679	40	2010	1.085	\$38,719
2572	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PHASE 4B	4/14/2010	\$46,670	40	2010	1.085	\$50,647
2573	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SURPRISE FARMS PARCEL 1 FINAL PLAT PHASE 3	2/17/2010	\$164,588	40	2010	1.085	\$178,612
2630	SMI	HISTORIAN STANDARD SOFT	22531	643-112	29999	Sewer			5/17/2010	\$18,092	3	2010	1.085	\$19,634
2642	ST1	DIGESTER STAIRS	22531	643-112	29999	Sewer			5/11/2010	\$41,831	10	2010	1.085	\$45,396
2645	ST1	DIGESTER STAIRWAY RETAIN	22531	643-112	20912	Sewer	No		6/30/2010	\$9,375	10	2010	1.085	\$10,174
2647	ST1	SEWER-SWWTP EXPANSION #3	31111	643-112	20228	Sewer	No		6/29/2007	\$284,236	40	2007	1.199	\$340,827
2649	ST1	CAP INT FY09 - PROJ#20228	31111	643-112	20228	Sewer	No		12/31/2004	\$2,482,198	40	2004	1.343	\$3,332,390
2650	SM1	CAP INT FY09 - PROJ#20236	22532	643-112	20236	Sewer	No		12/31/2005	\$4,037	40	2005	1.283	\$5,178
2651	SW1	CAP INT FY09 - PROJ#20237	22532	643-112	20237	Sewer	No		12/31/2002	\$43,701	40	2002	1.461	\$63,847
2652	SW1	CAP INT FY09 - PROJ#20245	22532	643-112	20245	Sewer	No		12/31/2004	\$49,941	40	2004	1.343	\$67,047
2654	SW1	CAP INT FY09 - PROJ#20312	22531	643-601	20312	Sewer	No		12/31/2004	\$4,826	40	2004	1.343	\$6,480
2656	SW1	CAP INT FY09 - PROJ#20418	22532	643-601	20418	Sewer	No		12/31/2008	\$62,449	40	2008	1.149	\$71,783
2657	ST1	CAP INT FY09 - PROJ#20519	22532	643-112	20519	Sewer	No		12/31/2008	\$5,224,416	40	2008	1.149	\$6,005,249
2658	SW1	CAP INT FY09 - PROJ#20538	22532	643-601	20538	Sewer	No		12/31/2005	\$2,112	40	2005	1.283	\$2,710
2659	SW1	CAP INT FY09 - PROJ#20539	22532	643-601	20539	Sewer	No		12/31/2005	\$6,122	40	2005	1.283	\$7,853
2661	ST1	CAP INT FY09 - PROJ#20670	22532	643-112	20670	Sewer	No		12/31/2007	\$81,608	40	2007	1.199	\$97,855
2662	SS1	CAP INT FY09 - PROJ#20730	22522	643-112	20730	Sewer	No		12/31/2007	\$4,400	10	2007	1.199	\$5,276
2664	SMI	CAP INT FY10 - PROJ#20731	22531	643-112	20731	Sewer	No		12/31/2009	\$21,887	40	2009	1.115	\$24,395
2665	ST1	CAP INT FY10 - PROJ#20912	22531	643-112	20912	Sewer	No		12/31/2009	\$7,465	10	2009	1.115	\$8,321
2670	SS1	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-CORTESSA WHITE TANK FOOTHILLS LIFT STATION 5	6/30/2006	\$524,404	10	2006	1.232	\$646,253
2671	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-CORTESSA WHITE TANK FOOTHILLS FORCE MAIN	6/30/2006	\$786,250	40	2006	1.232	\$968,941
2672	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-CORTESSA WHITE TANK FOOTHILLS	6/30/2006	\$2,975,274	40	2006	1.232	\$3,666,600
2737	SWL	LOOP 303 SEWER & IRRIGATION LINE	22531	643-112	20918	Sewer	No		6/30/2011	\$265,453	40	2011	1.053	\$279,560
2740	ST1	RECLAMATION BOOSTER STATION - SPA 1	22522	643-112	20726	Water	No		6/30/2011	\$1,509,075	40	2011	1.053	\$1,589,271
2741	SW2	CAP INT FY11 - PROJ#20616	22531	643-601	20616	Sewer	No		6/30/2011	\$43,668	40	2011	1.053	\$45,989
2749	ST2	DONATION-INFRASTRUCTURE	Donated	643-112	20609	Sewer	No	SEWER (WRF)-SPA2 PLANT 1	2/1/2011	\$27,279,595	30	2011	1.053	\$28,729,293
2751	SW2	163RD AVE INTERCEPTOR	22531	643-112	20616	Sewer	No		6/28/2011	\$1,268,726	30	2011	1.053	\$1,336,149
2757	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-CRESCENT CROWN	9/23/2010	\$2,739	30	2010	1.085	\$2,973
2759	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-RANCHO GABRIELA	9/23/2010	\$8,883	25	2010	1.085	\$9,639
2766	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-GRAND QUICK TRIP	1/27/2011	\$13,055	30	2011	1.053	\$13,749
2771	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-DESERT COVE	4/26/2011	\$53,000	25	2011	1.053	\$55,817
2774	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ASANTE PHASE 1 UNIT 3	6/14/2011	\$205,850	25	2011	1.053	\$216,789
2777	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ASANTE PHASE 1 UNIT 4	6/14/2011	\$256,615	25	2011	1.053	\$270,252
2780	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-ASANTE PHASE 1 UNIT 1	6/14/2011	\$648,549	25	2011	1.053	\$683,014
2782	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-BELL & MIRAGE EST	6/14/2011	\$33,930	25	2011	1.053	\$35,733
2785	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer		SEWER-SUMMIT BUSINESS PARK	6/14/2011	\$240,052	25	2011	1.053	\$252,809
2790	SW2	CAP INT FY10 - PROJ#20616	22531	643-601	20616	Sewer	No		6/30/2011	\$23,867	30	2011	1.053	\$25,136
2813	SM2	SPA2 TRAILER	22531	643-112	20001	Sewer	No		6/20/2012	\$33,093	30	2012	1.026	\$33,961
2826	SMI	FORKLIFT HYSTER #H210	22531	643-112	20001	Sewer	No		9/13/2011	\$49,999	10	2011	1.053	\$52,656
2853	ST1	CHLORINE GENERATION CELL	22531	643-112	29999	Sewer	No		9/13/2011	\$25,979	10	2011	1.053	\$27,359
4758	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-INTERFAITH COMMUNITY CARE CAMPUS	8/23/2011	\$79,580	30	2011	1.053	\$83,809
4759	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SURPRISE FARMS PHASE 5 PCL 3 & PCL 5	8/23/2011	\$185,116	30	2011	1.053	\$194,953
4760	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-WAL-MART NEIGHBORHOOD MARKETPLACE	9/13/2011	\$77,165	30	2011	1.053	\$81,266
4762	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-HABITAT FOR HUMANITY JOHNSON TOWNHOMES	10/25/2011	\$99,595	30	2011	1.053	\$104,888
4767	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-ASANTE 163RD OFFSITE	11/22/2011	\$990,005	30	2011	1.053	\$1,042,616
4768	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-ASANTE PHASE 1	11/22/2011	\$990,005	30	2011	1.053	\$1,042,616

City of Surprise, Arizona
Development Impact Fee Study
Fixed Asset Detail as of 6/30/12

AssetNo	Asset Category	Description	Fund	Dept/Div	Project #	City User	Grant Funded	Donation Description	Service Date	Purchase Price	Depreciated on Years	Year	ENR	Replacement Cost New
4769	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-ASANTE TRC	11/22/2011	\$23,331	30	2011	1.053	\$24,571
4770	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL 10 BAJADA RD	11/22/2011	\$36,165	30	2011	1.053	\$38,087
4771	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL B6	11/22/2011	\$391,480	30	2011	1.053	\$412,284
4772	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-GABRIELA MINI STORAGE UNIT	11/22/2011	\$10,039	30	2011	1.053	\$10,572
4773	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-PARKVIEW PLACE SENIOR VILLAGE	11/22/2011	\$89,329	30	2011	1.053	\$94,076
4774	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-SUN VALLEY WARD LDS CHURCH AT ASANTE	11/22/2011	\$10,801	30	2011	1.053	\$11,375
4775	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL B7	1/10/2012	\$390,000	30	2012	1.026	\$400,223
4776	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL 14C	1/10/2012	\$33,860	30	2012	1.026	\$34,747
4777	SWL	DONATION-INFRASTRUCTURE	Donated	643-112	29999	Sewer	No	SEWER-DESERT OASIS PARCEL 13A	2/28/2012	\$356,625	30	2012	1.026	\$365,973



City of Surprise **ARIZONA**

Development Impact Fee Study

Final Report | May 12, 2014

Amended | July 10, 2017

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Abbreviations and Acronyms

2007 Fire Plan – Fire planning evaluation completed for the city in 2007

ADWR – Arizona Department of Water Resources

AMA – Active Management Area

ARS – Arizona Revised Statutes

AWS – Assured Water Supply

AWWA – American Water Works Association

CAP – Central Arizona Project

CIP – Capital Improvements Plan

City – The City of Surprise

DIFs, Impact Fees, or Development Fees – Development Impact Fees

EDPCO – Elliott D. Pollack and Company

EDU – Equivalent Development Unit

EMS – Emergency Medical Services

ENR-CCI – Engineering News Record Construction Cost Index

Fee Report – Development Impact Fee Report

FY – Fiscal Year

GMA – Groundwater Management Act

GO – General Obligation Bonds

GPD – Gallons per Day

HazMat – Hazardous Materials

IIP – Infrastructure Improvements Plan

ITE – Institute of Transportation Engineers

LOS – Level of Service

LUA – Land Use Assumptions

MGD – Million Gallons per Day

MPC – Municipal Property Corporation

NPS – Necessary Public Services

RCN – Replacement Cost New

RFC – Raftelis Financial Consultants

SB – Senate Bill

SFR – Single-Family Residential

SPA – Special Planning Area

VMT – Vehicle Miles Traveled

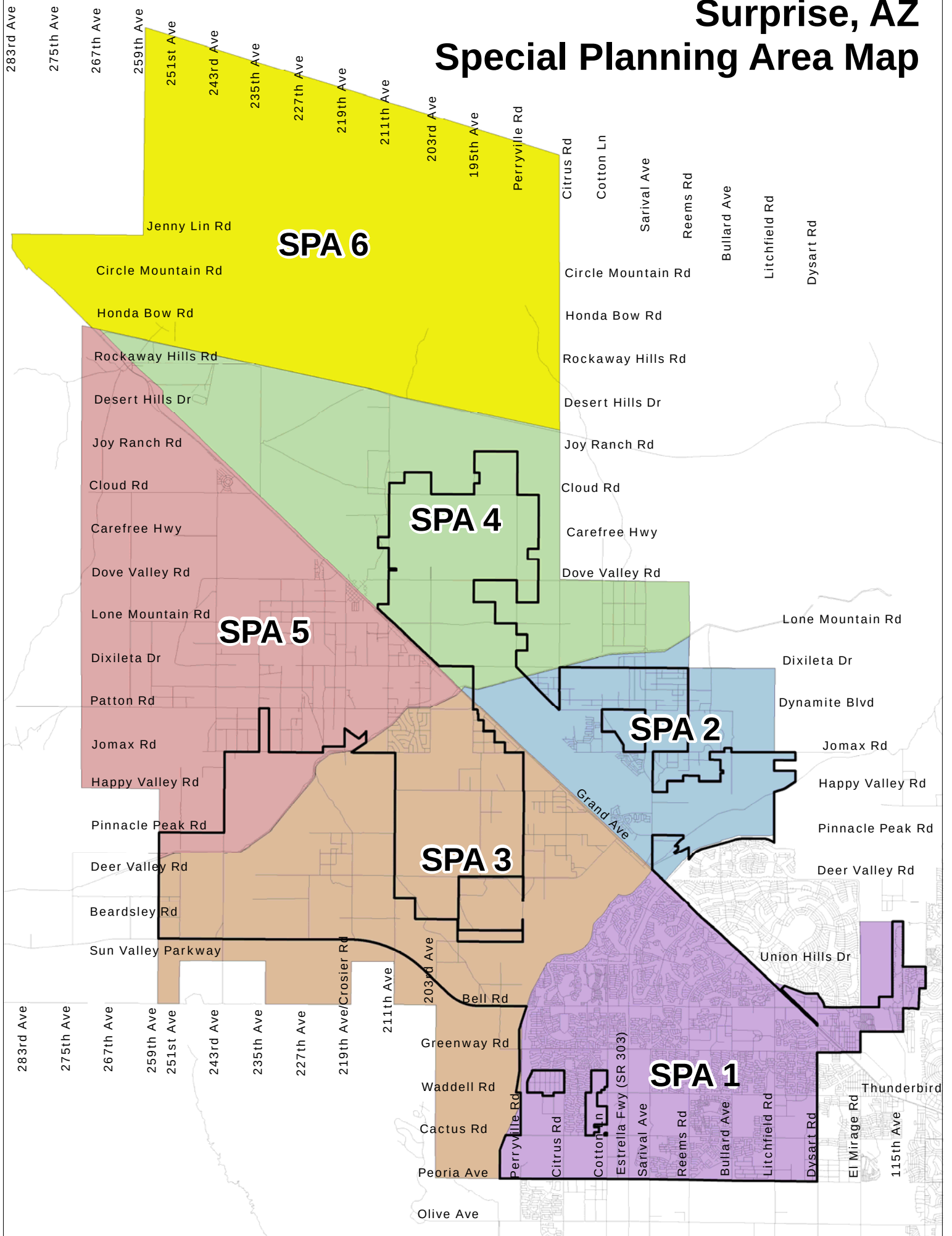
VTE – Vehicle Trip Ends

WRF – Water Reclamation Facility

WSF – Water Supply Facility

WWTP – Wastewater Treatment Plant

Surprise, AZ Special Planning Area Map



Executive Summary

The City of Surprise (City) retained the team of Raftelis Financial Consultants, Inc.¹ (RFC or Raftelis) and Elliott D. Pollack and Company (EDPCO) to complete an update of the City's development impact fees for compliance with the requirements of Arizona Revised Statutes (ARS) § 9-463.05 effective August 1, 2014.

Under the updated requirements of ARS § 9-463.05 a development impact fee study is segmented into three major components as follows:

1. Land Use Assumptions (LUA) identify the current and projected service units by service area. The City LUA is summarized in one report dated March 11, 2014. This report outlines the projected growth in residential population and housing units and non-residential employment and square feet.
2. Infrastructure Improvements Plan (IIP) identifies the current and future facilities to serve the projected growth in service units identified within the LUA. The City IIP is summarized as a separate report also dated March 11, 2014.
3. Development Impact Fee report (Fee Report), the subject of this document, outlines the proposed development impact fee by fee category and service area based on the eligible facilities and service units identified in the separate Final LUA and Final IIP Reports dated March 11, 2014. The Fee Report incorporates capital funding analyses, offset calculations and cash flow projections for the proposed development impact fees.

To ensure that new development contributes its proportionate share towards the cost of public facilities, the City of Surprise (City) has enacted development impact fees for a variety of fee categories. The fees were most recently updated in December 2011 for compliance with ARS § 9-463.05 which was adopted earlier in 2011. The purpose of the overall study is to update the following City's development impact fee categories:²

- Fire and Emergency Medical Services (EMS)
- ~~163rd Avenue Roadway~~
- Water System
- Water Resources
- Wastewater System

The proposed development impact fees are proposed to be effective August 1, 2014.

¹ The City initially retained Red Oak Consulting, an ARCADIS group, to complete this study and the contract was subsequently assigned to RFC in July 2013.

² The City is maintaining existing Fire and EMS, Police, General Government and Parks and Recreation Development Impact Fees to repay outstanding debt obligations.

Table 1 summarizes the proposed residential and non-residential Fire and EMS development impact fees to be assessed City-wide.

Table 1
Fire and EMS Development Impact Fees

Development Type	Impact Fee	Assessment
Single-Family Residential	\$680	Housing Unit
Multi-Family Residential	499	Housing Unit
Retail	779	1,000 square feet
Office	1,247	1,000 square feet
Public	1,247	1,000 square feet
Industrial	519	1,000 square feet

~~Table 2 summarizes the proposed residential and non-residential 163rd Avenue Roadway development impact fees to be assessed within the 163rd Avenue Roadway service area.~~

~~**Table 2**
163rd Avenue Roadway Development Impact Fees~~

Development Type	Impact Fee	Assessment
Single-Family Residential	\$299	Housing Unit
Multi-Family Residential	209	Housing Unit
Retail	3,958	1,000 square feet
Office	240	1,000 square feet
Public	304	1,000 square feet
Industrial	150	1,000 square feet

Tables 3 through 8 summarize the proposed 3/4-inch and less water system, water resource and wastewater system development impact fees calculated for separate Special Planning Area (SPA) 1 and SPA 2. A map of the current SPAs is included before the Executive Summary. The water system, water resource and wastewater system SPA 1 and SPA 2 service areas are identified within the Final IIP as detailed within this report and Appendices C, D and E. Water system, water resource and wastewater system development impact fees will be increased for 1-inch and higher meter sizes based on the American Water Works Association (AWWA) meter capacity relationships. Within SPA 2, Wastewater System Development Impact Fees outlined in Appendix E are calculated with two separate components. The first component recovers treatment, disposal and other miscellaneous facilities serving development in SPA 2. The second component recovers sewer line facilities serving other developments in SPA 2. Some developments that are served by facilities from both components are assessed the combined fee summarized in Table 8. Other developments may benefit from one of the two fee components and will be assessed one of the two fee components detailed in Appendix E.

The City's fiscal year (FY) starts July 1 and is completed on June 30 with references to each fiscal year within this document using the final six months. For example, FY 2014 refers to the period of July 1, 2013 through June 30, 2014.

~~Table 3~~

~~SPA 1 Water System Development Impact Fees~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,393
1"	1.67	2,322
1.5"	3.33	4,644
2"	5.33	7,431
3"	10.00	13,933
4"	16.67	23,222
6"	33.33	46,444
8"	53.33	74,310

~~Table 4~~

~~SPA 2 Water System Development Impact Fees~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,544
1"	1.67	2,574
1.5"	3.33	5,148
2"	5.33	8,237
3"	10.00	15,445
4"	16.67	25,742
6"	33.33	51,483
8"	53.33	82,373

~~Table 5~~

~~SPA 1 Water Resource Development Impact Fees~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$714
1"	1.67	1,191
1.5"	3.33	2,381
2"	5.33	3,810
3"	10.00	7,144
4"	16.67	11,906
6"	33.33	23,812
8"	53.33	38,099

Tables 3-6 redacted and replaced by tables 3A-6A on the following page

Table 3A
SPA 1 Water System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,733
1"	1.67	2,889
1.5"	3.33	5,778
2"	5.33	9,245
3"	10.00	17,335
4"	16.67	28,891
6"	33.33	57,783
8"	53.33	92,452

Table 4A
SPA 2 Water System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$2,064
1"	1.67	3,441
1.5"	3.33	6,881
2"	5.33	11,010
3"	10.00	20,644
4"	16.67	34,407
6"	33.33	68,814
8"	53.33	110,102

Table 5A & 6A
SPA 1 and 2 Water Resource Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$353
1"	1.67	589
1.5"	3.33	1,178
2"	5.33	1,885
3"	10.00	3,534
4"	16.67	5,891
6"	33.33	11,781
8"	53.33	18,850

~~**Table 6**~~
~~**SPA 2 Water Resource Development Impact Fees**~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$873
1"	1.67	1,456
1.5"	3.33	2,911
2"	5.33	4,658
3"	10.00	8,734
4"	16.67	14,556
6"	33.33	29,112
8"	53.33	46,579

Table 7
SPA 1 Wastewater System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$3,265
1"	1.67	5,442
1.5"	3.33	10,884
2"	5.33	17,414
3"	10.00	32,651
4"	16.67	54,418
6"	33.33	108,836
8"	53.33	174,138

Table 8
SPA 2 Total Wastewater System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$3,361
1"	1.67	5,601
1.5"	3.33	11,202
2"	5.33	17,923
3"	10.00	33,606
4"	16.67	56,010
6"	33.33	112,019
8"	53.33	179,231

Introduction and Overview

The City of Surprise (City) retained the team of Raftelis Financial Consultants, Inc.³ (RFC or Raftelis) and Elliott D. Pollack and Company (EDPCO) to complete an update of the City's development impact fees for compliance with the requirements of Arizona Revised Statutes (ARS) § 9-463.05 effective August 1, 2014.

Under the updated requirements of ARS § 9-463.05 a development impact fee study is segmented into three major components as follows:

1. Land Use Assumptions (LUA) identify the current and projected service units by service area. The City LUA is summarized in one report dated March 11, 2014. This report outlines the projected growth in residential population and housing units and non-residential employment and square feet.
2. Infrastructure Improvements Plan (IIP) identifies the current and future facilities to serve the projected growth in service units identified within the LUA. The City IIP is summarized as a separate report also dated March 11, 2014.
3. Development Impact Fee report (Fee Report), the subject of this document, outlines the proposed development impact fee by fee category and service area based on the eligible facilities and service units identified in the separate Final LUA and Final IIP Reports dated March 11, 2014. The Fee Report incorporates capital funding analyses, offset calculations and cash flow projections for the proposed development impact fees.

To ensure that new development contributes its proportionate share towards the cost of public facilities, the City of Surprise (City) has enacted development impact fees for a variety of fee categories⁴. The fees were most recently updated in November 2011 with recreation and public building fee categories eliminated as a result of ARS § 9-463.05 which was adopted earlier in 2011. The purpose of the overall study is to update the following City's development impact fee categories:

- Fire and Emergency Medical Services (EMS)
- ~~163rd Avenue Roadway~~
- Water System
- Water Resources
- Wastewater System

Appendix F includes a summary of the City's current utility and non-utility development impact fees. The proposed development impact fees discussed in this report are proposed to be effective

³ The City initially retained Red Oak Consulting, an ARCADIS group to complete this study and the contract was subsequently assigned to RFC in July 2013.

⁴ The City's library and park development impact fees will be discontinued by August 1, 2014.

August 1, 2014. Table 9 summarizes the City's current single-family residential non-utility development impact fees.

Table 9
Current Non-Utility Development Impact Fees

Development Impact Fee	Single Family Residential
Fire & EMS	\$688
Police	371
Library	133
Parks & Recreation	785
General Government	661
Public Works	109
Non-Utility (City-Wide)	<u>2,747</u>
Non-Utility (City-Wide)	2,747
Roads of Regional Significance (1)	<u>5,715</u>
Total	8,462
Non-Utility (City-Wide)	2,747
Roads of Regional Significance (1)	<u>5,396</u>
Total	8,143

(1) Roads of Regional Significance development impact fee of \$5,715 is assessed in SPAs 2, 4 and 6 and \$5,396 is assessed in SPAs 3 and 5.

Table 10 summarizes the City's current SPA 1 and SPA 2 water system (drinking), water resource and wastewater development impact fees that apply to 3/4-inch water meter connections.

Table 10
Current Utility Development Impact Fees

Development Impact Fee	3/4-inch Water Meter - SPA 1	3/4-inch Water Meter - SPA 2
Water Resource	\$2,100	\$796
Water System - Drinking	3,895	3,895
Wastewater	<u>3,853</u>	<u>3,039</u>
Total	\$9,848	\$7,730

Methodologies

There are a variety of methods that can serve as a rational basis for computing non-utility and utility development impact fees. The most common include:

- System Buy-In
- Plan-Based Incremental
- Plan Based Average
- Hybrid Method

The **System Buy-in** method uses a historical perspective. The original costs of the system's fixed assets are identified and escalated to current value using a nationally recognized index. System value equals the escalated original cost less developer contributions. The development fee is the quotient of the system equity divided by the system capacity.

The **Plan-Based Incremental** method is a forward-looking and considers only future growth-related capital projects and acquisitions. The development impact fee is the quotient of the growth-related cost of proposed projects for a specified time frame divided by the number of units to be served or the increase in capacity provided by those projects.

The **Plan-Based Average** method is similar to the **Plan-Based Incremental** method. However, the plan based average approach considers future growth-related projects that benefit new and current development. The development fee is the quotient of the cost of proposed projects for a specified time frame divided by the total capacity served in the calculation year.

The **Hybrid** method combines the **System Buy-in** and **Incremental** methods. The development fee is the quotient of the sum of the current system equity and future growth-related capital costs divided by of the sum of existing system capacity and the increase in capacity provided by the future growth-related projects.

The City evaluated the facilities required to provide necessary public services for new growth detailed in the Final LUA and Final IIP Reports. In developing the costs in the IIP, the City considered what was needed so the burden of providing services to new development did not lower the service level for existing citizens or charge new development exclusively to increase the level of service provided to existing residents. The City may increase the level of service for current and future residents; however, the development impact fee will reflect only the portion of the facility benefiting new development with funding for the increased level of service portion of the improvement benefiting current development funded by alternative sources.

As discussed within the Final LUA and IIP Report, the demand for facilities is quantified using a common unit of measurement, called a "service unit." A service unit is a standardized measure of the consumption, use, generation or discharge attributable to an individual unit of development calculated using generally accepted engineering or planning standards. The service units and resulting Equivalent Development Unit (EDU) vary by development impact fee category. One EDU represents the average demand for services generated by a single-family home.

In all fee categories, projects are based on facility needs to serve future development. There are existing and future facilities that will benefit future development. To recognize the proportion of the costs benefiting development over the study period, project costs allocated to new growth

over the study period have been adjusted to exclude the portion of future facilities serving current development. For example, the 163rd Avenue Roadway facilities replace currently constructed roadway facilities while expanding facilities to the benefit of new development and the fee calculations recognize the proportional cost of future facilities benefiting new development. Funding for the portion of facilities benefiting current development will need to be funded from another source which may include current general fund revenues and/or debt summarized by fee category and included in the appendices.

City of Surprise Development Agreements

The City has entered into a variety of development agreements and amendments to the agreements over the past thirty years. These agreements outline responsibilities and obligations for both the City and the other contracting parties to the agreements. Many agreements incorporate future development impact fees assessed by the City as the mechanism to reimburse developers for funding or oversizing facilities recovered through the assessed development impact fee. Current and future obligations defined below are identified within the development agreements.

Current Obligations: Infrastructure has been constructed and accepted by the City, and actual costs subject to reimbursement have been provided to the City. Some reimbursement and/or credit may have been provided and additional costs remain to be reimbursed and/or credited through future development impact fees.

Future Obligations: Infrastructure subject to reimbursement and/or credit have not been completed and/or accepted by the City and the City does not have actual costs related to the constructed facilities. These future obligations may involve developments that have been partially developed and/or where some infrastructure has been constructed, but not all of the requirements have been met in order for the City to reimburse eligible costs with assessed development impact fees. Costs estimates for the infrastructure to be completed may be provided and reimbursements will be based on actual costs provided after the City has accepted the infrastructure. The IIP will need to be updated in order for future obligations to be eligible for development impact fee reimbursement per the requirements of ARS §9-463.05.

For many of the agreements, the facilities were constructed and accepted by the City with reimbursement obligations that are fully satisfied. In these cases, the City may continue to assess and keep development impact fees related to the constructed facilities serving current and future development. Other agreements include current obligations for infrastructure constructed and accepted by the City that are active with remaining obligations. The IIP includes only those facilities tied to current obligations or those where the infrastructure has been constructed; the City has accepted the infrastructure and has costs within the City's fixed assets as the basis for reimbursements.

Future obligations related to facilities that either have not been constructed and/or the City has not accepted and may be privately owned and operated are excluded from this IIP. These future

facilities will need to be incorporated in updates to the IIP prior to the inclusion as development impact fee eligible projects and before the City may use development impact fees to reimburse the eligible facility costs.

Reflecting projected development within various master planned communities throughout the City, revenue projections and cash flow analyses presented in this Fee Report incorporate development impact fee reimbursements and/or credits.

Fire and EMS Development Impact Fee

The proposed Fire and EMS development impact fees will be assessed City-wide. Table 11 summarizes proposed Fire and EMS development impact fees by type of development.

Table 11
Fire and EMS Development Impact Fees

Development Type	Impact Fee	Assessment
Single-Family Residential	\$680	Housing Unit
Multi-Family Residential	499	Housing Unit
Retail	779	1,000 square feet
Office	1,247	1,000 square feet
Public	1,247	1,000 square feet
Industrial	519	1,000 square feet

Single-family and multi-family residential developments are assessed fees per housing unit while non-residential development categories are assessed per 1,000 square feet of development. Fees are proposed to be effective August 1, 2014.

The City's Fire and EMS development impact fee was calculated using the incremental approach that considers:

- Current cost of future growth-related IIP projects.
- Increase reflecting net present value (NPV) of interest of growth-related portion of projected debt issues.

Table 12 summarizes the calculated Fire and EMS development impact fees per residential and non-residential service units. The eligible costs are allocated between residential and non-residential types of development based on calls for service from the four-year period of FY 2010 through FY 2013. Service units reflect existing and projected residents and employees detailed in the Final LUA and Final IIP Reports. The capacity of planned facilities will be exceeded in FY 2022 and the projected FY 2022 service units are used to calculate the separate residential and non-residential costs per service unit. A single-family residential dwelling unit is equal to one EDU. The residential cost per service unit is translated into a fee per dwelling unit based on persons per dwelling unit for single-family and multi-family residential development types.

Non-residential costs per service unit are translated into a fee per 1,000 square feet based on employees per 1,000 square feet that varies retail, office, public and industrial types of development.

Table 12
Fire and EMS
Development Impact Fee Calculation

Description	Calls for Service (1)	Allocation	Allocated Costs
Residential	25,576	73.0%	\$13,796,403
Non-Residential	9,441	27.0%	5,092,737
Total	35,017	100.0%	\$18,889,140

Residential	Units	Fiscal Year	
Allocated portion of facilities			\$13,796,403
Capacity of Facilities	Population	2022	60,853
Cost per Unit	Population		\$226.72

Non-Residential			
Allocated portion of facilities			\$5,092,737
Capacity of Facilities	Employees	2022	16,339
Cost per Unit	Employees		\$311.69

(1) FY 2009-10 through FY 2012-13.

The components of the calculated Fire and EMS development impact fee and associated cash flow projection is discussed in the following sections.

Infrastructure Improvements Plan Projects

The total cost of two proposed fire stations is \$15.0 million anticipated to be constructed from FY 2015 through FY 2018 as detailed in the Final IIP Report and summarized in Appendix A to this report. Both fire stations are allocated fully to future development (growth) benefiting future residents and employees. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet also provided in Appendix A.

Cash Flow

A cash flow analysis has been compiled to summarize the sources and uses and funding requirements of new Fire and EMS development impact fee fund included in Appendix A. The sections below outline projects and cash flow uses of IIP projects, development agreement reimbursements, debt issuance and reserve requirements, debt service funded through development impact fee revenues, interest income, and debt proceeds. For current development, the funding sources incorporate general fund revenues and/or debt instead of development impact fees. This section summarizes the assumptions and projections outlined in Appendix A.

The new Fire and EMS development impact fee fund has a fund balance of \$0 as of June 30, 2013.

Debt Proceeds, Issuance Costs and Debt Service

Table 13 summarizes the projected debt and resulting NPV of interest cost future development's portion of Fire and EMS IIP facilities.

Table 13
New Fire and EMS Development Impact Fee Fund Debt Issues

Fiscal Year	Bond Issues	
	Principal	NPV of Interest Payments
2014	\$0	\$0
2015	0	0
2016	4,500,000	1,862,355
2017	0	0
2018	5,000,000	2,069,284
2019	0	0
2020	0	0
2021	0	0
2022	0	0
2023	0	0
Total	<u>\$9,500,000</u>	<u>\$3,931,639</u>

Debt projections reflect availability of revenues generated from development impact fees balanced against the timing of the project and availability of cash to partially fund anticipated projects. Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are also summarized in Appendix A.

NPV of Future Growth-Related Debt Interest

The NPV of future interest payments associated with future development's portion of debt funded Fire and EMS IIP facilities is projected to be approximately \$3.9 million. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix A.

Revenue Projections

Projected Fire and EMS development impact fee revenues are based on the proposed fees by development type, indexed for inflation, applied to projected development for the following development types:

- Single-family residential
- Multi-family residential
- Retail
- Public
- Industrial
- Admin / Medical Office

Residential developments are assessed fees per housing unit while non-residential development categories are assessed per 1,000 square feet of development. Appendix A summarizes the projected development impact fee revenues by type of development.

~~The 163rd Avenue Roadway Development Impact Fee will be no longer be assessed as of July 10, 2017~~

~~163rd Avenue Roadway Development Impact Fee~~

~~The proposed 163rd Avenue Roadway development impact fees will be assessed to a service area identified in Figure 2 of the Final IIP⁵.~~

~~Table 14 summarizes proposed 163rd Avenue Roadway development impact fees by type of development.~~

~~**Table 14**~~

~~**163rd Avenue Roadway Development Impact Fees**~~

Development Type	Impact Fee	Assessment
Single-Family Residential	\$299	Housing Unit
Multi-Family Residential	209	Housing Unit
Retail	3,958	1,000 square feet
Office	240	1,000 square feet
Public	304	1,000 square feet
Industrial	150	1,000 square feet

~~Single family and multi family residential developments are assessed fees per housing unit while non-residential development categories are assessed per 1,000 square feet of development. Fees are proposed to be effective August 1, 2014.~~

~~The City's 163rd Avenue Roadway development impact fee was calculated using the plan-based average approach that considers:~~

⁵ ~~The 163rd Avenue Roadway development impact fee service area includes properties north of the Central Arizona Project canal. These properties are included because the 163rd Avenue serves as the main connection between east and west roads e.g., (Dove Valley), connecting them to Grand Avenue / Highway 60. In addition these properties will ultimately connect to the extended 163rd Avenue once a bridge over the Central Arizona Project canal is constructed. The project to complete the bridge is not included in the current IIP as it may be constructed beyond the 10-year period and is anticipated to be included in future updates to the City's IIP.~~

- ~~Current cost of future growth-related IIP projects.~~
- ~~Debt adjustments include:~~
 - ~~Increase reflecting the NPV of future interest of growth-related portion of projected debt issues.~~
 - ~~Reduction reflecting the NPV of non-growth portion of annual total debt service associated with projected debt issues repaid by tax-based revenues.~~

~~Appendix B summarizes the calculated 163rd Avenue Roadway development impact fees per service unit. Service units reflect vehicle miles traveled (VMT) by development type. VMT is used to apportion the total future vehicle mile capacity of the proposed improvements among projected development within the service area as outlined in the Final IIP Report. Since the 163rd Avenue Roadway service units are represented as a ratio per dwelling unit and per 1,000 square feet or the same basis as the fee is assessed, it is not necessary to convert service units to an EDU for fee assessment. However, EDUs for the different types of development may be calculated based on the ratio of the adjusted average day VMTs for the type of development compared to the adjusted average day VMTs of a single-family residential housing unit. The capacity of the 163rd Avenue Roadway facilities will be exceeded in FY 2040 and the projected FY 2040 service units are used to calculate a cost per service unit. The cost per VMT is translated into a cost per development unit that varies for different types of developments previously discussed in the Final IIP Report and documented in Appendix B.~~

~~The components of the calculated 163rd Avenue Roadway development impact fee and associated cash flow projection is discussed in the following sections.~~

~~Infrastructure Improvements Plan Projects~~

~~The total cost of the proposed 163rd Avenue Roadway is \$24.8 million anticipated to be constructed in two phases as detailed in the Final IIP Report and summarized in Appendix B. Phase 1 is anticipated to cost \$11.3 million and be completed in FY 2017. Phase 2 is anticipated to cost \$13.3 million and be completed in FY 2021. The project components are allocated between future development (growth) and current development (non-growth) based on the current (30%) and future (70%) capacity added by both phases. The allocated costs of Phases 1 and 2 to new development is approximately \$17.3 million reflecting 70% of the total costs as summarized in Appendix B. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet also provided in Appendix B.~~

~~Cash Flow~~

~~A cash flow analysis has been compiled to summarize the sources and uses of both 163rd Avenue Roadway development impact fee fund and the funding of the requirements of current development funded from general fund revenues. Appendix B details the cash flow analysis. The sections below outline projects and cash flow uses of IIP projects, repayment of loans from the general fund, debt issuance and reserve requirements, debt service funded through~~

development impact fee revenues, loans from the general fund, interest income, and debt proceeds. For current development, the funding sources exclude development impact fees and instead incorporate general fund revenues. This section summarizes the assumptions and projections outlined in Appendix B.

The SPA 2, 4, 6 Roads of Regional Significance development impact fee fund has a fund balance of approximately \$2.1 million as of June 30, 2013 available to fund future eligible 163rd Avenue Roadway facilities.

Debt Proceeds, Issuance Costs and Debt Service

Table 15 summarizes the projected debt and resulting NPV of interest cost future development's portion of 163rd Avenue Roadway IIP facilities. Debt projections reflect available funding sources balanced against the timing of the project and availability of cash to partially fund anticipated projects.

Table 15
163rd Avenue Roadway Development Impact Fee Fund Debt Issues

Fiscal Year	Bond Issues	
	Principal	NPV of Interest Payments
2014	\$0	\$0
2015	0	0
2016	8,500,000	3,517,780
2017	0	0
2018	0	0
2019	0	0
2020	500,000	206,931
2021	11,000,000	4,552,426
2022	0	0
2023	0	0
Total	\$20,000,000	\$8,277,136

Debt is also anticipated to fund the current development or non-growth portion of 163rd Avenue Roadway IIP projects summarized in Appendix B. Table 16 summarizes the projected debt and resulting NPV of principal and interest debt service cost of current development's portion of 163rd Avenue Roadway facilities. Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are summarized in Appendix F.

Table 16
~~163rd Avenue Roadway Development Impact Fee Non-Growth Debt Issues~~

Fiscal Year	Bond Issues	
	Principal	NPV of P&I Payments
2014	\$0	\$0
2015	0	0
2016	3,750,000	3,660,718
2017	0	0
2018	0	0
2019	0	0
2020	200,000	195,244
2021	5,000,000	4,880,953
2022	0	0
2023	0	0
Total	\$8,950,000	\$8,736,915

~~NPV of Future Growth-Related Debt Interest~~

~~The NPV of future interest payments associated with future development's portion of debt funded 163rd Avenue Roadway IIP facilities is projected to be approximately \$8.3 million. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix B.~~

~~Offsets~~

~~Debt projected to fund non-growth portion of 163rd Avenue Roadway IIP facilities generate offsets or reductions to the proposed fee since future general fund revenues generated from taxes assessed to current and future development will be used to repay current development's portion of the issued General Obligation (GO) debt. The offset is calculated based on the NPV of future principal and interest payments of approximately \$8.7 million divided by the projected service units (residential and non-residential VMTs) at FY 2040. The annual debt service and NPV associated with projected debt issues are detailed in Appendix B.~~

~~The City has an excess tax rate (construction sales tax) that is 1.5% above the average tax rate. The revenues associated with the excess rate are segmented with the first \$1,250,000 to the General Fund and any excess revenues dedicated to the transportation improvement fund for transportation related capital projects as summarized in Appendix A of the Final IIP Report. An offset for the excess tax rate was not included as the offset for the non-growth portion of 163rd Avenue Roadway facilities already addresses the use of revenues towards the repayment of annual debt service associated with these necessary public services.~~

Revenue Projections

Projected 163rd Avenue Roadway development impact fee revenues are based on the proposed fee by development type, indexed for inflation, applied to projected development in SPAs 2 and 4 for the following development types⁶:

- Single family residential
- Multi-family residential
- Retail
- Public
- Industrial
- Admin / Medical Office

Residential developments are assessed fees per housing unit while non-residential development categories are assessed per 1,000 square feet of development. Appendix B summarizes the projected development impact fee revenues by type of development.

Water System Development Impact Fee

The proposed Water System development impact fees will be assessed within SPA 1 and SPA 2 service areas where City water service is provided.⁷ The proposed fees were calculated separately for the two service areas. Tables 17 and 18 summarize proposed SPA 1 and SPA 2 water system development impact fees.

Table 17A and 18A summarize the amended SPA 1 and SPA 2 water system development impact fee.

Table 17
SPA 1 Water System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,393
1"	1.67	2,322
1.5"	3.33	4,644
2"	5.33	7,431
3"	10.00	13,933
4"	16.67	23,222
6"	33.33	46,444
8"	53.33	74,310

⁶ Projected growth in SPA 4 is anticipated to occur within 163rd Avenue Roadway Development Impact Fee Service Area.

⁷ Areas of SPAs 1 and 2 served by other water providers will be governed by fees and charges assessed by those providers and not subject to the City's current or proposed water system or water resource development impact fees.

Table 17A
SPA 1 Water System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,733
1"	1.67	2,889
1.5"	3.33	5,778
2"	5.33	9,245
3"	10.00	17,335
4"	16.67	28,891
6"	33.33	57,783
8"	53.33	92,452

Table 18A
SPA 2 Water System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$2,064
1"	1.67	3,441
1.5"	3.33	6,881
2"	5.33	11,010
3"	10.00	20,644
4"	16.67	34,407
6"	33.33	68,814
8"	53.33	110,102

~~**Table 18**~~
~~**SPA 2 Water System Development Impact Fees**~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,544
1"	1.67	2,574
1.5"	3.33	5,148
2"	5.33	8,237
3"	10.00	15,445
4"	16.67	25,742
6"	33.33	51,483
8"	53.33	82,373

Water System development impact fees are assessed by meter size and increased for 1-inch and higher meter sizes based on the AWWA meter capacity relationships. Fees are proposed to be effective August 1, 2014. ~~Amended fee are proposed to be effective July 10, 2017.~~

The Water development impact fees for each service area were calculated using the hybrid approach that considers:

- Replacement value of constructed and eligible water facilities.
- Current cost of future growth-related IIP projects.
- Increase reflecting NPV of interest of growth-related portion of projected debt issues.
 - Applies only to the SPA 2 Water System Development Impact Fee.

Appendix C details the calculated Water System development impact fees per service unit for the SPA 1 and SPA 2 service areas. Water System development impact fees reflect two separate unit cost calculations; common to all facilities and SPA specific facilities. Service units reflect existing water EDUs for common to all facilities and current and projected well capacity in millions of gallons per day (MGD) as detailed in the Final IIP Report. An EDU represents the equivalent demand of a single-family residential dwelling unit with a 3/4-inch water meter. The cost per connection and cost per service unit (MGD) is translated into a cost per 3/4-inch water meter or EDU based on the peak day water use per EDU. Water facilities are designed to meet the demands of peak day water use and this use influences the necessary capacity.

The components of the calculated Water System development impact fee and associated cash flow projection is discussed in the following sections.

Eligible Assets Replacement Value

The replacement value of eligible Water System facilities as detailed in the Final IIP Report and segmented for fee recovery as follows:

- Common to all assets of \$1.5 million.
- SPA 1 water facilities of \$58.2 million.

- SPA 1 and SPA 2 water well facilities of \$17,028,385
- SPA 2 water facilities of \$7.1 million.

The asset value includes existing water supply, treatment, transmission and storage and excludes distribution facilities of 10-inches and smaller constructed by developers and dedicated to the City. The smaller diameter water lines are excluded as similar facilities will be required to be constructed and dedicated to the City not eligible for development impact fee recovery.

Outstanding Debt

The City does not have outstanding water debt repaid through development impact fees.

Infrastructure Improvements Plan Projects

The total cost of planned IIP eligible facilities over the six-year planning period from FY 2014 through FY 2019 is detailed in the Final IIP Report and summarized in Appendix C. Appendix C details a single growth-related project in SPA 2 and no growth-related facilities required in SPA 1. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet provided in Appendix C.

Cash Flow

A cash flow analysis has been compiled for the separate SPA 1 and SPA 2 service areas that summarize the sources and uses of the Water System development impact fee funds. Appendix C summarizes the results of the cash flow. The sections below outline projects and cash flow uses of IIP projects, developer agreement reimbursements, operating fund loan repayments, debt issuance and reserve requirements, debt service funded through development impact fee revenues, operating fund loans, interest income, and debt proceeds. This section summarizes the assumptions and projections outlined in Appendix C.

The SPA 1 and SPA 2 Water System development impact fee fund have balances of approximately \$3.6 million (SPA 1) and (\$10,505) (SPA 2) as of June 30, 2013.

Debt Proceeds, Issuance Costs and Debt Service

\$1.65 million in debt is projected for the SPA 2 Water System development impact fee fund for the growth-related portion of Water System IIP facilities. There are no debt issues projected in the SPA 1 Water System development impact fee fund. Assumptions regarding the term, interest rate, debt service requirement and issuance expenses are also summarized in Appendix F.

NPV of Future Growth-Related Debt Interest

The NPV of future interest payments associated with future development's portion of debt funded SPA 2 Water System IIP facilities is projected to be approximately \$0.7 million. The NPV interest reflects today's value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-

related debt service. The annual debt service and NPV associated with projected debt issues are detailed in Appendix C.

Revenue Projections

Projected Water System development impact fee revenues are based on the proposed SPA 1 and SPA 2 fees per EDU, indexed for inflation, applied to projected EDUs within SPA 1 and SPA 2 over the six-year period. Fees are proposed to be effective August 1, 2014 or one month into the fiscal year and retained within the service area. FY 2014 revenues projected based on EDU growth by SPA and current SPA 1 and SPA 2 water system development impact fees.

Water System development impact fee revenue projections reflect three types of development impact fee assessments.

- Revenue.
- Reimbursement / Credit.
- Waived.

Fee assessed to specific developments within SPA 1 and SPA 2 may be used to reimburse costs of constructed facilities included in the development impact fee recovery. Within other developments which may be served by private water facilities anticipated to be dedicated to the City, development impact fees are tracked by the City and credited against the cost of facilities which are anticipated to be dedicated to the City. Lastly, development impact fees assessed within Old Towne Surprise are waived. The totals by year are summarized within Appendix D.

Loans From Operations

Within the SPA 2 cash flow, the uses of funds may not directly match projected growth and timing of new development. Debt may be issued to fund a portion of the upfront costs as previously discussed. The timing of the facility requirements and future debt service may create cash shortfalls which are met from loans from the operating funds. These loans are repaid as development impact fee revenue exceeds annual expenditure requirements and may have remaining balances at the end of the study period.

Water Resource Development Impact Fee

The proposed Water Resource Development impact fees will be assessed within SPA 1 and SPA 2 service areas where City water service is provided.⁸ The proposed fees were calculated separately for the two service areas. Tables 19 and 20 summarize proposed SPA 1 and SPA 2 water resource development impact fees.

⁸ Areas of SPAs 1 and 2 served by other water providers will be governed by fees and charges assessed by those providers and not subject to the City's current or proposed water system or water resource development impact fees.

Table 19A & 20A
SPA 1 and 2 Water Resource Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$353
1"	1.67	589
1.5"	3.33	1,178
2"	5.33	1,885
3"	10.00	3,534
4"	16.67	5,891
6"	33.33	11,781
8"	53.33	18,850

~~**Table 19**~~
~~**SPA 1 Water Resource Development Impact Fees**~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$714
1"	1.67	1,191
1.5"	3.33	2,381
2"	5.33	3,810
3"	10.00	7,144
4"	16.67	11,906
6"	33.33	23,812
8"	53.33	38,099

~~**Table 20**~~
~~**SPA 2 Water Resource Development Impact Fees**~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$873
1"	1.67	1,456
1.5"	3.33	2,911
2"	5.33	4,658
3"	10.00	8,734
4"	16.67	14,556
6"	33.33	29,112
8"	53.33	46,579

Water Resource development impact fees are assessed by meter size and increased for 1-inch and higher meter sizes based on the AWWA meter capacity relationships. Fees are proposed to be effective August 1, 2014. **Amended fee are proposed to be effective July 10, 2017.**

The Water resource development impact fees for each service area were calculated using the hybrid approach that considers:

- Replacement value of constructed and eligible backbone water facilities.
- Current cost of future growth-related IIP projects.

Appendix D details the calculated Water Resource development impact fees per service unit for the SPA 1 and SPA 2 service areas. Water Resource development impact fees reflect two separate unit cost calculations; common to all facilities and SPA specific facilities. Service units reflect existing EDUs for common to all facilities and current and projected well capacity in millions of gallons per day (MGD) as detailed in the Final IIP Report. The cost per connection and cost per service unit (MGD) is translated into a cost per 3/4-inch water meter or EDU based on the peak day water use per EDU. An EDU represents the equivalent demand of a single-

family residential dwelling unit with a 3/4-inch water meter. Water facilities are designed to meet the demands of peak day water use and this use influences the necessary capacity.

The components of the calculated Water Resource development impact fee and associated cash flow projection is discussed in the following sections.

Eligible Assets Replacement Value

The replacement value of eligible Water System facilities as detailed in the Final IIP Report and segmented for fee recovery as follows:

- Common to all assets of \$6.6 million.
- ~~■ SPA 1 water wells of \$13.9 million.~~
- ~~■ SPA 2 water wells of \$3.1 million.~~

The asset values include current Central Arizona Project, ~~recharge, well facility assets~~ and excludes facilities incorporated in the water system development impact fee.

Outstanding Debt

The City does not have outstanding water debt repaid through development impact fees.

Infrastructure Improvements Plan Projects

The total cost of planned IIP eligible facilities over the six-year planning period from FY 2014 through FY 2019 is detailed in the Final IIP Report and summarized in Appendix D. Appendix D details a single growth-related project in SPA 1 and no growth-related facilities required in SPA 2. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet provided in Appendix C.

Cash Flow

A cash flow analysis has been compiled for the separate SPA 1 and SPA 2 service areas that summarize the sources and uses of the Water System development impact fee funds. Appendix D summarizes the results of the cash flow. The sections below outline projects and cash flow uses of IIP projects, developer agreement reimbursements, and operating fund loan repayments funded through development impact fee revenues, operating fund loans, and interest income. This section summarizes the assumptions and projections outlined in Appendix D.

The SPA 1 and SPA 2 Water Resource development impact fee fund have balances of approximately \$3.7 million (SPA 1) and \$350,225 (SPA 2) as of June 30, 2013. Debt is not projected to be required to fund identified SPA 1 and SPA 2 Water Resource Development Impact Fee IIP eligible facilities.

Revenue Projections

Projected Water Resource development impact fee revenues are based on the proposed SPA 1 and SPA 2 fees per EDU, indexed for inflation, applied to projected EDUs within SPA 1 and SPA 2 over the six-year period. Fees are proposed to be effective August 1, 2014 or one month into the fiscal year. Revenues are retained within the service area. FY 2014 revenues projected based on current SPA 1 and SPA 2 water resource development impact fees.

Water Resource development impact fee revenue projections also reflect three types of development impact fee assessments.

- Revenue.
- Reimbursement / Credit.
- Waived.

Fee assessed to specific developments within SPA 1 and SPA 2 may be used to reimburse costs of constructed facilities included in the development impact fee recovery. Within other developments which may be served by private water facilities anticipated to be dedicated to the City, development impact fees are tracked by the City and credited against the cost of facilities which are anticipated to be dedicated to the City. Lastly, development impact fees assessed within Old Towne Surprise are waived. The totals by year are summarized within Appendix D.

Wastewater System Development Impact Fee

The proposed Wastewater System development impact fees will be assessed within SPA 1 and SPA 2 service areas where City service is provided. Tables 21 and 22 summarize proposed SPA 1 and SPA 2 wastewater system development impact fees.

Table 21
SPA 1 Wastewater System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$3,265
1"	1.67	5,442
1.5"	3.33	10,884
2"	5.33	17,414
3"	10.00	32,651
4"	16.67	54,418
6"	33.33	108,836
8"	53.33	174,138

Table 22
SPA 2 Total Wastewater System Development Impact Fees

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$3,361
1"	1.67	5,601
1.5"	3.33	11,202
2"	5.33	17,923
3"	10.00	33,606
4"	16.67	56,010
6"	33.33	112,019
8"	53.33	179,231

Within SPA 2, Wastewater System Development Impact Fees outlined in Appendix E are calculated with two separate components. The first component recovers treatment, disposal and other miscellaneous facilities serving development in SPA 2. The second component recovers sewer line facilities serving other developments in SPA 2. Some developments that are served by facilities from both components are assessed the combined fee summarized in Table 22. Other developments may benefit from one of the two fee components and will be assessed one of the two fee components detailed in Appendix E.

Wastewater System development impact fees are assessed by water meter size and increased for 1-inch and higher meter sizes based on the AWWA meter capacity relationships. Fees are proposed to be effective August 1, 2014.

The Wastewater System development impact fees for each service area were calculated using the hybrid approach that considers:

- Replacement value of constructed and eligible wastewater facilities.
- Current cost of future growth-related IIP projects.
- Debt adjustments include:
 - Increase reflecting NPV of remaining interest of growth-related portion of outstanding debt issues.

Appendix E details the calculated Wastewater System development impact fees per service unit for SPA 1 and SPA 2 service areas. Wastewater System development impact fees reflect the unit cost of capacity of the current treatment capacity in MGD as detailed in the Final IIP Report and summarized in Appendix E calculations. The cost per service unit (MGD) is translated into a cost per 3/4-inch water meter or EDU based on the EDU gallon per day wastewater design criteria. An EDU represents the equivalent demand of a single-family residential dwelling unit with a 3/4-inch water meter. Wastewater facilities are designed to meet the demands of EDU wastewater influent.

The components of the calculated Wastewater System development impact fee and associated cash flow projection is discussed in the following sections.

Eligible Assets Replacement Value

The replacement value of eligible Wastewater System facilities as detailed in the Final IIP Report and segmented for fee recovery as follows:

- Common to all assets of \$1.5 million.
- SPA 1 eligible facilities of \$225.6 million.
- SPA 2 eligible facilities of \$31.7 million.

The asset value include existing sewer lines greater than 10-inches, lift stations, treatment, administrative and other miscellaneous assets and exclude collection facilities of 10-inches and smaller constructed by developers and dedicated to the City. The smaller diameter sewer lines are excluded as similar facilities will be required to be constructed and dedicated to the City not eligible for development impact fee recovery.

Outstanding Debt

The City has two outstanding SPA 1 wastewater debt issues and debt service repaid through development impact fees as detailed in Appendix E.

NPV of Future Interest Payments

The NPV of future interest payments associated with future development's portion of debt funded SPA 1 Wastewater System facilities is approximately \$22.6 million. The outstanding wastewater debt is allocated fully to development impact fees for repayment. The NPV interest reflects today's value current value associated with funding the growth-related facilities and is eligible for inclusion as assessed development impact fees are anticipated to repay the growth-related debt service. There is no outstanding debt associated with SPA 2 Wastewater System facilities.

Infrastructure Improvements Plan Projects

The total cost of planned IIP eligible facilities over the six-year planning period from FY 2014 through FY 2019 is detailed in the Final IIP Report and summarized Appendix E. Appendix C details two growth-related sewer line projects in SPA 1 totaling \$2.8 million and no growth-related facilities required in SPA 2. Based on the timing of the projects, an annual capital project inflation rate of 3%, compounded annually, is applied to project cost estimates and illustrated in the cash flow and supporting worksheet provided in Appendix E.

Cash Flow

A cash flow analysis has been compiled for the SPA 1 and SPA 2 service areas that summarize the sources and uses of separate Wastewater System development impact fee subfunds.

Appendix E summarizes the results of the cash flow analysis. The sections below outline projects and cash flow uses of IIP projects, growth-related portion of outstanding debt service (SPA 1), and operating subfund loan repayments funded through development impact fee revenues, operating subfund loans, and interest income. This section summarizes the assumptions and projections outlined in Appendix F.

The SPA 1 and SPA 2 Wastewater System development impact fee fund have balances of approximately a deficit of \$0.8 million (SPA 1) and \$316,447 (SPA 2) as of June 30, 2013. Debt is not projected to be required to fund identified SPA 1 and SPA 2 Wastewater System Development Impact Fee IIP eligible facilities.

Revenue Projections

Projected Wastewater System development impact fee revenues are based on the proposed fee per EDU by service area, indexed for inflation, applied to projected EDUs over the six-year period. Fees are proposed to be effective August 1, 2014 or one month into the fiscal year. Revenues are retained within the SPA specific service area. FY 2014 revenues are projected based of EDU growth and current SPA 1 and SPA 2 Wastewater System development impact fees.

Wastewater development impact fee revenue projections also reflect three types of development impact fee assessments.

- Revenue.
- Reimbursement / Credit.
- Waived.

Fee assessed to specific developments within SPA 1 and SPA 2 may be used to reimburse costs of constructed facilities included in the development impact fee recovery. Within other developments which may be served by private water facilities anticipated to be dedicated to the City, development impact fees are tracked by the City and credited against the cost of facilities which are anticipated to be dedicated to the City. Lastly, development impact fees assessed within Old Towne Surprise are waived. The totals by year are summarized within Appendix D.

Loans From Operations

Within the SPA 1 service area, the uses of funds may not directly match projected growth and timing of new development. Debt may be issued to fund a portion of the upfront costs as previously discussed. The timing of the facility requirements and future debt service may create cash shortfalls which are met from loans from the operating funds. These loans are repaid as development impact fee revenue exceeds annual expenditure requirements and may have remaining balances at the end of the study period. No loans are projected to be required in the SPA 2 Wastewater System development impact fee fund.

APPENDIX A

New Fire and EMS

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Preliminary Fee Schedule

Fee Schedule	Cost per Unit	Persons per Dwelling Unit	Fee per Dwelling Unit
Residential			
Single-Family Residential	\$226.72	3.00	\$680.15
Multi-Family Residential	\$226.72	2.20	\$498.78

Fee Schedule	Cost per Unit	Employees per 1,000 square feet	Fee per 1,000 square feet
Non-Residential			
Retail	\$311.69	2.50	\$779.23
Office	\$311.69	4.00	\$1,246.78
Public	\$311.69	4.00	\$1,246.78
Industrial	\$311.69	1.67	\$519.49

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Fee Calculation per Service Unit

Description	Calls for Service (1)	Allocation	Allocated Costs
Residential	25,576	73.0%	\$13,796,403
Non-Residential	9,441	27.0%	5,092,737
Total	35,017	100.0%	\$18,889,140

Residential	Units	Fiscal Year	
Allocated portion of facilities			\$13,796,403
Capacity of Facilities	Population	2022	60,853
Cost per Unit	Population		\$226.72

Non-Residential			
Allocated portion of facilities			\$5,092,737
Capacity of Facilities	Employees	2022	16,339
Cost per Unit	Employees		\$311.69

(1) FY 2009-10 through FY 2012-13.

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Eligible Facilities

Description	Calculation
Growth-Related Capital Projects	
Fire Station 308 - Neighborhood Station	\$6,135,001
Fire Station 309 - District Station	8,822,500
Total	<u>\$14,957,501</u>
NPV Future Growth-Related Interest	\$3,931,639
NPV Future Non-Growth-Related Principal and Interest	\$0
Net Fire and EMS Costs	<u><u>\$18,889,140</u></u>

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Fire CIP Detail (1)

Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
Fire Station 308	\$450,000	\$570,938	\$0	\$0	\$0	\$1,020,938	2015
Fire Station 308	0	0	4,035,563	1,078,500	0	5,114,063	2016
Fire Station 309 (District Station)	450,000	652,500	0	0	0	1,102,500	2017
Fire Station 309 (District Station)	0	0	4,606,500	3,113,500	0	7,720,000	2018
Total	<u>\$900,000</u>	<u>\$1,223,438</u>	<u>\$8,642,063</u>	<u>\$4,192,000</u>	<u>\$0</u>	<u>\$14,957,501</u>	

(1) Provided by City Staff.

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
New Fire and EMS Development Impact Fee Subfund

Line No	Description	Fiscal Year Ending													
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Sources of Funds															
1	Fire & EMS Development Impact Fees	\$0	\$1,640,099	\$2,265,165	\$2,713,544	\$2,935,503	\$3,035,230	\$3,138,730	\$3,297,918	\$3,463,927	\$3,615,931	\$3,775,989	\$3,941,135	\$4,110,655	\$4,329,274
2	Interest Income	0	0	5,885	11,219	22,808	2,867	25,625	49,645	75,498	103,269	132,838	164,303	197,735	233,196
3	Bond & Loan Proceeds	0	0	4,500,000	0	5,000,000	0	0	0	0	0	0	0	0	0
4	Loan from General Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5	Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Total Sources of Funds	0	1,640,099	6,771,050	2,724,763	7,958,311	3,038,097	3,164,355	3,347,563	3,539,425	3,719,200	3,908,827	4,105,438	4,308,390	4,562,470
Uses of Funds															
7	System Infrastructure Growth-Related Projects	0	1,051,566	5,425,509	1,204,732	8,688,928	0	0	0	0	0	0	0	0	0
8	Bond Issuance Costs and Reserve Deposits	0	0	451,092	0	501,213	0	0	0	0	0	0	0	0	0
9	Debt Service - Existing	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Debt Service - New	0	0	361,092	361,092	762,305	762,305	762,305	762,305	762,305	762,305	762,305	762,305	762,305	762,305
11	Developer Reimbursements and Credits	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12	Loan Repayment to General Fund	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Total Uses of Funds	0	1,051,566	6,237,693	1,565,823	9,952,446	762,305	762,305	762,305	762,305	762,305	762,305	762,305	762,305	762,305
14	Increase/(Decrease) in Fund Balance	0	588,533	533,357	1,158,940	(1,994,135)	2,275,792	2,402,051	2,585,259	2,777,121	2,956,896	3,146,522	3,343,134	3,546,086	3,800,165
15	Beginning Subfund Balance	0	0	588,533	1,121,891	2,280,830	286,696	2,562,488	4,964,539	7,549,798	10,326,918	13,283,814	16,430,337	19,773,470	23,319,556
16	Ending Subfund Balance	\$0	\$588,533	\$1,121,891	\$2,280,830	\$286,696	\$2,562,488	\$4,964,539	\$7,549,798	\$10,326,918	\$13,283,814	\$16,430,337	\$19,773,470	\$23,319,556	\$27,119,721

City of Surprise, Arizona
Development Impact Fee Study
New Fire and EMS Development Impact Fee
Revenue

Description	Fiscal Year Ending													
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
New Fire and EMS Development Impact Fee - SPA 1 through 6														
Single-Family Residential														
Housing Units	886	1,690	2,349	2,727	2,815	2,783	2,758	2,799	2,836	2,856	2,879	2,899	2,917	2,932
Fee	\$0	\$680	\$700	\$721	\$743	\$765	\$788	\$812	\$836	\$861	\$887	\$914	\$941	\$970
Revenue	\$0	\$1,149,200	\$1,645,240	\$1,967,291	\$2,091,698	\$2,129,958	\$2,174,149	\$2,272,664	\$2,371,787	\$2,460,169	\$2,554,381	\$2,649,289	\$2,745,711	\$2,842,625
Multi-Family Residential														
Housing Units	138	164	193	218	229	230	230	231	238	234	235	236	237	237
Fee	\$0	\$499	\$514	\$529	\$545	\$562	\$578	\$596	\$614	\$632	\$651	\$671	\$691	\$711
Revenue	\$0	\$81,836	\$99,196	\$115,407	\$124,867	\$129,175	\$133,050	\$137,637	\$146,062	\$147,916	\$153,004	\$158,265	\$163,704	\$168,615
Retail														
1,000 Square Feet	141	168	251	325	374	394	417	409	424	439	452	465	478	536
Fee	\$0	\$779	\$802	\$826	\$851	\$877	\$903	\$930	\$958	\$987	\$1,016	\$1,047	\$1,078	\$1,111
Revenue	\$0	\$130,569	\$201,492	\$268,453	\$317,946	\$345,019	\$376,722	\$380,766	\$406,387	\$433,450	\$459,178	\$486,933	\$515,703	\$595,848
Admin / Medical Office														
1,000 Square Feet	87	96	121	146	167	179	187	198	209	221	232	243	254	263
Fee	\$0	\$1,247	\$1,284	\$1,323	\$1,363	\$1,404	\$1,446	\$1,489	\$1,534	\$1,580	\$1,627	\$1,676	\$1,726	\$1,778
Revenue	\$0	\$119,218	\$155,182	\$193,417	\$226,946	\$251,811	\$270,164	\$294,239	\$320,700	\$348,836	\$377,099	\$407,350	\$439,061	\$468,315
Public														
1,000 Square Feet	72	72	72	72	72	72	72	69	69	69	69	69	69	69
Fee	\$0	\$1,247	\$1,284	\$1,323	\$1,363	\$1,404	\$1,446	\$1,489	\$1,534	\$1,580	\$1,627	\$1,676	\$1,726	\$1,778
Revenue	\$0	\$89,316	\$91,996	\$94,756	\$97,598	\$100,526	\$103,542	\$102,554	\$105,630	\$108,799	\$112,063	\$115,425	\$118,888	\$122,455
Industrial														
1,000 Square Feet	135	135	135	135	135	135	135	178	178	178	178	178	178	178
Fee	\$0	\$519	\$535	\$551	\$567	\$584	\$602	\$620	\$638	\$657	\$677	\$697	\$718	\$740
Revenue	\$0	\$69,960	\$72,059	\$74,221	\$76,448	\$78,741	\$81,103	\$110,059	\$113,361	\$116,762	\$120,265	\$123,873	\$127,589	\$131,416
Total Fire and EMS Revenue	\$0	\$1,640,099	\$2,265,165	\$2,713,544	\$2,935,503	\$3,035,230	\$3,138,730	\$3,297,918	\$3,463,927	\$3,615,931	\$3,775,989	\$3,941,135	\$4,110,655	\$4,329,274

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Growth-Related Capital Projects

		Fiscal Year Ending														Current Development	Future Development
Line No	Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
Project Costs Before Inflation																	
1	Fire Station 308	\$0	\$1,020,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	100.0%
2	Fire Station 308	0	0	5,114,063	0	0	0	0	0	0	0	0	0	0	0	0.0%	100.0%
3	Fire Station 309 (District Station)	0	0	0	1,102,500	0	0	0	0	0	0	0	0	0	0	0.0%	100.0%
4	Fire Station 309 (District Station)	0	0	0	0	7,720,000	0	0	0	0	0	0	0	0	0	0.0%	100.0%
5	Total Growth-Related CIP (Uninflated)	\$0	\$1,020,938	\$5,114,063	\$1,102,500	\$7,720,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Project Costs After Inflation																	
6	Fire Station 308	\$0	\$1,051,566	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0.0%	100.0%
7	Fire Station 308	0	0	5,425,509	0	0	0	0	0	0	0	0	0	0	0	0.0%	100.0%
8	Fire Station 309 (District Station)	0	0	0	1,204,732	0	0	0	0	0	0	0	0	0	0	0.0%	100.0%
9	Fire Station 309 (District Station)	0	0	0	0	8,688,928	0	0	0	0	0	0	0	0	0	0.0%	100.0%
10	Total Growth-Related CIP (Inflated)	\$0	\$1,051,566	\$5,425,509	\$1,204,732	\$8,688,928	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Growth-Related Debt Issues

Line No	Description	Fiscal Year Ending													
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
1	Amount of Issue	\$0	\$0	\$4,500,000	\$0	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	Interest During Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	Equal Annual Debt Service	0	0	361,092	0	401,213	0	0	0	0	0	0	0	0	0
4	Bond Issuance Expense	0	0	90,000	0	100,000	0	0	0	0	0	0	0	0	0
5	Debt Service Reserve	0	0	361,092	0	401,213	0	0	0	0	0	0	0	0	0
Proposed Bond Debt Service Schedule by Fiscal Year															
6	2014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	2015		0	0	0	0	0	0	0	0	0	0	0	0	0
8	2016			361,092	361,092	361,092	361,092	361,092	361,092	361,092	361,092	361,092	361,092	361,092	361,092
9	2017				0	0	0	0	0	0	0	0	0	0	0
10	2018					401,213	401,213	401,213	401,213	401,213	401,213	401,213	401,213	401,213	401,213
11	2019						0	0	0	0	0	0	0	0	0
12	2020							0	0	0	0	0	0	0	0
13	2021								0	0	0	0	0	0	0
14	2022									0	0	0	0	0	0
15	2023										0	0	0	0	0
16	2024											0	0	0	0
17	2025												0	0	0
18	2026													0	0
19	2027														0
20	Total	\$0	\$0	\$361,092	\$361,092	\$762,305	\$762,305	\$762,305	\$762,305	\$762,305	\$762,305	\$762,305	\$762,305	\$762,305	\$762,305

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Future Debt Issues - Growth-Related

Bond Amortization Schedule
2016

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	\$361,092	
Principal Amount	\$4,500,000	NPV of
Fiscal Year of Issue	2016	Interest Payments
		\$1,862,355

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
2014				
2015				
2016	\$4,431,954	\$68,046	\$112,500	\$180,546
2017	4,292,460	139,494	221,598	361,092
2018	4,145,991	146,469	214,623	361,092
2019	3,992,199	153,792	207,300	361,092
2020	3,830,717	161,482	199,610	361,092
2021	3,661,161	169,556	191,536	361,092
2022	3,483,127	178,034	183,058	361,092
2023	3,296,191	186,936	174,156	361,092
2024	3,099,909	196,282	164,810	361,092
2025	2,893,812	206,097	154,995	361,092
2026	2,677,411	216,401	144,691	361,092
2027	2,450,190	227,221	133,871	361,092
2028	2,211,608	238,582	122,510	361,092
2029	1,961,096	250,512	110,580	361,092
2030	1,698,059	263,037	98,055	361,092
2031	1,421,870	276,189	84,903	361,092
2032	1,131,872	289,998	71,094	361,092
2033	827,374	304,498	56,594	361,092
2034	507,651	319,723	41,369	361,092
2035	171,942	335,709	25,383	361,092
2036	0	171,942	8,597	180,539
2037				
2038				
2039				
2040				
Total		\$4,500,000	\$2,721,833	\$7,221,833

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
Future Debt Issues - Growth-Related

Bond Amortization Schedule
2018

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	\$401,213	
Principal Amount	\$5,000,000	NPV of
Fiscal Year of Issue	2018	Interest Payments
		\$2,069,284

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
2014				
2015				
2016				
2017				
2018	\$4,924,394	\$75,607	\$125,000	\$200,607
2019	4,769,401	154,993	246,220	401,213
2020	4,606,658	162,743	238,470	401,213
2021	4,435,778	170,880	230,333	401,213
2022	4,256,354	179,424	221,789	401,213
2023	4,067,959	188,395	212,818	401,213
2024	3,870,144	197,815	203,398	401,213
2025	3,662,438	207,706	193,507	401,213
2026	3,444,347	218,091	183,122	401,213
2027	3,215,351	228,996	172,217	401,213
2028	2,974,906	240,445	160,768	401,213
2029	2,722,438	252,468	148,745	401,213
2030	2,457,347	265,091	136,122	401,213
2031	2,179,001	278,346	122,867	401,213
2032	1,886,738	292,263	108,950	401,213
2033	1,579,862	306,876	94,337	401,213
2034	1,257,642	322,220	78,993	401,213
2035	919,311	338,331	62,882	401,213
2036	564,064	355,247	45,966	401,213
2037	191,054	373,010	28,203	401,213
2038	0	191,054	9,553	200,607
2039				
2040				
Total		<u>\$5,000,000</u>	<u>\$3,024,260</u>	<u>\$8,024,260</u>

~~APPENDIX B~~

~~163rd Avenue Roadway~~

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Impact Fee~~
~~Roadway Impact Fee~~

Development Type	Cost per VMT	Adjusted VMTs	Fee Per Development Unit	SPA 2 & 4 2040 Development Units	Assessed
Single Family Residential	\$86.22	3.47	\$298.87	32,079	Per Housing Unit
Multi-Family	\$86.22	2.42	\$208.77	1,100	Per Housing Unit
Retail	\$86.22	45.90	\$3,957.65	3,578	Per 1,000 Square Feet
Office	\$86.22	2.78	\$239.73	1,412	Per 1,000 Square Feet
Public / Institutional	\$86.22	3.53	\$304.49	0	Per 1,000 Square Feet
Industrial	\$86.22	1.74	\$149.62	0	Per 1,000 Square Feet

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Impact Fee~~
~~Project VMTs by Land Use Type~~

Development Type	SPA 2 & 4 2040 Development Units	Average VMTs per Development Unit	Adjusted VMTs	IIP Eligible Costs	Cost per VMT
Housing Units					
Single Family Residential	32,079	3.47	111,192	\$24,315,231	\$86.22
Multi-Family	1,100	2.42	2,665	\$24,315,231	\$86.22
1,000 Square Feet					
Retail	3,578	45.90	164,218	\$24,315,231	\$86.22
Office	1,412	2.78	3,925	\$24,315,231	\$86.22
Public / Institutional	0	3.53	0	\$24,315,231	\$86.22
Industrial	0	1.74	0	\$24,315,231	\$86.22
Total			282,000		

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Impact Fee~~
~~Average Vehicle Miles Traveled (VMT)~~

Land Use Designation	Adjusted Average Day VTEs	Average Trip Length (Miles) (1)	Unadjusted Average VMTs	VMTs Adjustment	Adjusted Average VMTs
Weekday Average Vehicle Trip Ends (per Dwelling Unit)					
Single Family Residential	4.76	12.20	58.07	5.97%	3.47
Multi-Family	3.33	12.20	40.57	5.97%	2.42
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)					
Retail	120.16	6.40	769.00	5.97%	45.90
Office	7.28	6.40	46.58	5.97%	2.78
Public / Institutional	9.24	6.40	59.16	5.97%	3.53
Industrial	2.94	9.90	29.07	5.97%	1.74

~~(1) National Household Travel Survey, 2009.~~

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Impact Fee~~
~~Average Day Vehicle Trip Ends~~

Land Use Designation	Average Day VTEs (1)	Trip Adjustment Factor (1)	Adjusted Average Day VTEs
Weekday Average Vehicle Trip Ends (per Dwelling Unit)			
Single Family Residential	9.52	50.0%	4.76
Multi Family	6.65	50.0%	3.33
Weekday Average Vehicle Trip Ends (per 1,000 sq. ft.)			
Retail	239.63	50.1%	120.16
Office	14.56	50.0%	7.28
Public / Institutional	18.49	50.0%	9.24
Industrial	5.87	50.0%	2.94

~~(1) Source: Institute of Transportation Engineers, Trip Generation Manual, 9th Edition.~~

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway~~
~~Current and Future Capacity~~

Roadway	163rd Avenue Street Facility		Total Vehicle Mile Capacity	Percent of Total Capacity
	Miles of Road Way	Vehicle Capacity per Mile (Service Level D)		
Existing Capacity per Lane Mile				
2-lane major collector	3.00	8,500	25,500	
4-lane minor arterial	1.70	35,000	59,500	
Total Existing Capacity	4.70		85,000	30%
Future Capacity per Lane Mile				
163rd Avenue Expand to 6-lane major collector	2.70	60,000	162,000	
163rd Avenue Expand to 6-lane major collector	2.00	60,000	120,000	
Total Future Capacity	4.70		282,000	100%
Total Existing Capacity			(85,000)	
Incremental Capacity Added through Phases 1 and 2			197,000	70%

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Development Impact Fee~~
~~163rd Avenue Roadway Improvements (1)~~

Project	Land	Design	Construction	Furniture, Fixtures and Equipment	Other	Total	Fiscal Year
163rd Avenue Phase 1	\$750,000	\$0	\$0	\$0	\$0	\$750,000	2015
163rd Avenue Phase 1	0	525,000	0	0	0	525,000	2016
163rd Avenue Phase 1	0	0	10,000,000	0	0	10,000,000	2017
163rd Avenue Phase 2	500,000	0	0	0	0	500,000	2018
163rd Avenue Phase 2	500,000	0	0	0	0	500,000	2019
163rd Avenue Phase 2	0	600,000	0	0	0	600,000	2020
163rd Avenue Phase 2	0	0	11,900,000			11,900,000	2021
Total	\$1,750,000	\$1,125,000	\$21,900,000	\$0	\$0	\$24,775,000	

~~(1) Provided by City Staff.~~

City of Surprise, Arizona
Development Impact Fee Study
Fire and EMS Development Impact Fee
163rd Avenue Roadway Development Impact Fee Subfund

		Fiscal Year Ending													
Line No	Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Sources of Funds															
1	163rd Avenue Roadway Development Impact Fees	\$0	\$29,900	\$101,923	\$148,873	\$189,242	\$295,291	\$418,856	\$614,521	\$1,035,123	\$1,375,643	\$1,481,784	\$1,634,060	\$1,706,115	\$1,845,055
2	Interest Income	21,056	21,266	16,370	83,313	2,324	0	0	0	0	0	0	0	0	0
3	Bond & Loan Proceeds	0	0	8,500,000	0	0	0	500,000	11,000,000	0	0	0	0	0	0
4	Loan from General Fund	0	0	0	0	652,067	792,517	354,950	1,337,848	569,728	229,209	123,068	0	0	0
5	Developer Contributions	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6	Total Sources of Funds	21,056	51,166	8,618,293	232,186	843,633	1,087,808	1,273,807	12,952,370	1,604,852	1,604,852	1,604,852	1,634,060	1,706,115	1,845,055
Uses of Funds															
7	System Infrastructure Growth Related Projects	0	540,750	389,881	7,649,089	393,928	405,746	501,502	10,244,849	0	0	0	0	0	0
8	Bond Issuance Costs and Reserve Deposits	0	0	852,062	0	0	0	50,121	1,102,668	0	0	0	0	0	0
9	Debt Service—Existing	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Debt Service—New	0	0	682,062	682,062	682,062	682,062	722,183	1,604,852	1,604,852	1,604,852	1,604,852	1,604,852	1,604,852	1,604,852
11	Loan Repayment to General Fund	0	0	0	0	0	0	0	0	0	0	0	29,209	101,263	240,203
12	Total Uses of Funds	0	540,750	1,924,005	8,331,151	1,075,990	1,087,808	1,273,807	12,952,370	1,604,852	1,604,852	1,604,852	1,634,060	1,706,115	1,845,055
13	Increase/(Decrease) in Fund Balance	21,056	(489,584)	6,694,289	(8,098,965)	(232,357)	0	0	0	0	0	0	0	0	0
14	Beginning Subfund Balance	2,105,562	2,126,618	1,637,034	8,331,323	232,357	0	0	0	0	0	0	0	0	0
15	Ending Subfund Balance	\$2,126,618	\$1,637,034	\$8,331,323	\$232,357	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Development Impact Fee
Revenue

Description	Fiscal Year Ending													
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
163rd Avenue Roadway – SPA 2														
Single-Family Residential														
Housing Units	0	100	200	200	300	450	550	800	1,050	1,100	1,150	1,150	1,150	1,138
Fee	\$5,715	\$299	\$308	\$317	\$327	\$337	\$347	\$357	\$368	\$379	\$390	\$402	\$414	\$426
Revenue	\$0	\$29,900	\$61,594	\$63,442	\$98,018	\$151,437	\$190,643	\$285,617	\$386,119	\$416,641	\$448,646	\$462,106	\$475,969	\$485,132
Multi-Family Residential														
Housing Units	0	0	0	0	0	0	0	0	150	0	150	0	150	0
Fee	\$4,013	\$209	\$215	\$222	\$228	\$235	\$242	\$250	\$257	\$265	\$273	\$281	\$289	\$298
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,557	\$0	\$40,905	\$0	\$43,396	\$0
Retail														
1,000-Square-Feet	0	0	10	20	21	32	49	61	90	132	130	151	143	165
Fee	\$16,322	\$3,958	\$4,077	\$4,199	\$4,325	\$4,455	\$4,588	\$4,726	\$4,868	\$5,014	\$5,164	\$5,319	\$5,479	\$5,643
Revenue	\$0	\$0	\$39,672	\$83,947	\$89,517	\$141,055	\$223,663	\$287,063	\$436,786	\$660,654	\$668,872	\$804,132	\$785,216	\$930,350
Admin./Medical-Office														
1,000-Square-Feet	0	0	3	6	7	10	16	21	32	49	51	61	61	69
Fee	\$6,603	\$240	\$247	\$255	\$262	\$270	\$278	\$287	\$295	\$304	\$313	\$323	\$332	\$342
Revenue	\$0	\$0	\$657	\$1,484	\$1,707	\$2,799	\$4,551	\$6,139	\$9,591	\$14,881	\$15,850	\$19,652	\$20,121	\$23,634
Public														
1,000-Square-Feet	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fee	\$6,603	\$240	\$247	\$255	\$262	\$270	\$278	\$287	\$295	\$304	\$313	\$323	\$332	\$342
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial														
1,000-Square-Feet	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fee	\$2,031	\$150	\$155	\$159	\$164	\$169	\$174	\$179	\$184	\$190	\$196	\$202	\$208	\$214
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total SPA 2 163rd Avenue Roadway Revenue	\$0	\$29,900	\$101,923	\$148,873	\$189,242	\$295,291	\$418,856	\$578,819	\$871,052	\$1,092,175	\$1,174,273	\$1,285,890	\$1,324,701	\$1,439,115

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Development Impact Fee
Revenue

Description	Fiscal Year Ending													
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
163rd Avenue Roadway – SPA 4														
Single-Family Residential														
Housing Units	0	0	0	0	0	0	0	100	300	300	325	350	350	350
Fee	\$5,715	\$299	\$308	\$317	\$327	\$337	\$347	\$357	\$368	\$379	\$390	\$402	\$414	\$426
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,702	\$110,320	\$113,629	\$126,791	\$140,641	\$144,860	\$149,206
Multi-Family Residential														
Housing Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fee	\$4,013	\$209	\$215	\$222	\$228	\$235	\$242	\$250	\$257	\$265	\$273	\$281	\$289	\$298
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Retail														
1,000-Square-Feet	0	0	0	0	0	0	0	0	11	33	34	38	42	44
Fee	\$16,322	\$3,958	\$4,077	\$4,199	\$4,325	\$4,455	\$4,588	\$4,726	\$4,868	\$5,014	\$5,164	\$5,319	\$5,479	\$5,643
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,666	\$166,276	\$176,730	\$202,753	\$230,903	\$250,523
Admin./Medical-Office														
1,000-Square-Feet	0	0	0	0	0	0	0	0	4	12	13	15	17	18
Fee	\$6,603	\$240	\$247	\$255	\$262	\$270	\$278	\$287	\$295	\$304	\$313	\$323	\$332	\$342
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,086	\$3,562	\$3,989	\$4,777	\$5,650	\$6,211
Public														
1,000-Square-Feet	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fee	\$6,603	\$240	\$247	\$255	\$262	\$270	\$278	\$287	\$295	\$304	\$313	\$323	\$332	\$342
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Industrial														
1,000-Square-Feet	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fee	\$2,031	\$150	\$155	\$159	\$164	\$169	\$174	\$179	\$184	\$190	\$196	\$202	\$208	\$214
Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total SPA 4 163rd Avenue Roadway Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$35,702	\$164,071	\$283,467	\$307,511	\$348,171	\$381,414	\$405,939

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Development Impact Fee
Growth-Related Capital Projects

		Fiscal Year Ending														Current Development	Future Development
Line No	Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
Project Costs Before Inflation																	
1	163rd Avenue Phase 1—Land Acquisition	0	\$525,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	30.0%	70.0%
2	163rd Avenue Phase 1—Design	0	0	367,500	0	0	0	0	0	0	0	0	0	0	0	30.0%	70.0%
3	163rd Avenue Phase 1—Construction	0	0	0	7,000,000	0	0	0	0	0	0	0	0	0	0	30.0%	70.0%
4	163rd Avenue Phase 2—Land Acquisition	0	0	0	0	350,000	0	0	0	0	0	0	0	0	0	30.0%	70.0%
5	163rd Avenue Phase 2—Land Acquisition	0	0	0	0	0	350,000	0	0	0	0	0	0	0	0	30.0%	70.0%
6	163rd Avenue Phase 2—Design	0	0	0	0	0	0	420,000	0	0	0	0	0	0	0	30.0%	70.0%
7	163rd Avenue Phase 2—Construction	0	0	0	0	0	0	0	8,330,000	0	0	0	0	0	0	30.0%	70.0%
8	Total	\$0	\$525,000	\$367,500	\$7,000,000	\$350,000	\$350,000	\$420,000	\$8,330,000	\$0	\$0	\$0	\$0	\$0	\$0		
Project Costs After Inflation																	
9	163rd Avenue Phase 1—Land Acquisition	\$0	\$540,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	30.0%	70.0%
10	163rd Avenue Phase 1—Design	0	0	389,881	0	0	0	0	0	0	0	0	0	0	0	30.0%	70.0%
11	163rd Avenue Phase 1—Construction	0	0	0	7,649,089	0	0	0	0	0	0	0	0	0	0	30.0%	70.0%
12	163rd Avenue Phase 2—Land Acquisition	0	0	0	0	393,928	0	0	0	0	0	0	0	0	0	30.0%	70.0%
13	163rd Avenue Phase 2—Land Acquisition	0	0	0	0	0	405,746	0	0	0	0	0	0	0	0	30.0%	70.0%
14	163rd Avenue Phase 2—Design	0	0	0	0	0	0	501,502	0	0	0	0	0	0	0	30.0%	70.0%
15	163rd Avenue Phase 2—Construction	0	0	0	0	0	0	0	10,244,849	0	0	0	0	0	0	30.0%	70.0%
16	Total	\$0	\$540,750	\$389,881	\$7,649,089	\$393,928	\$405,746	\$501,502	\$10,244,849	\$0	\$0	\$0	\$0	\$0	\$0		

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Development Impact Fee
Growth-Related Debt Issues

		Fiscal Year Ending													
Line No	Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
1	Amount of Issue	\$0	\$0	\$8,500,000	\$0	\$0	\$0	\$500,000	\$11,000,000	\$0	\$0	\$0	\$0	\$0	\$0
2	Interest During Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	Equal Annual Debt Service	0	0	682,062	0	0	0	40,121	882,668	0	0	0	0	0	0
4	Bond Issuance Expense	0	0	170,000	0	0	0	10,000	220,000	0	0	0	0	0	0
5	Debt Service Reserve	0	0	682,062	0	0	0	40,121	882,668	0	0	0	0	0	0
Proposed Bond Debt Service Schedule by Fiscal Year															
6	2014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	2015		0	0	0	0	0	0	0	0	0	0	0	0	0
8	2016			682,062	682,062	682,062	682,062	682,062	682,062	682,062	682,062	682,062	682,062	682,062	682,062
9	2017				0	0	0	0	0	0	0	0	0	0	0
10	2018					0	0	0	0	0	0	0	0	0	0
11	2019						0	0	0	0	0	0	0	0	0
12	2020							40,121	40,121	40,121	40,121	40,121	40,121	40,121	40,121
13	2021								882,668	882,668	882,668	882,668	882,668	882,668	882,668
14	2022									0	0	0	0	0	0
15	2023										0	0	0	0	0
16	2024											0	0	0	0
17	2025												0	0	0
18	2026													0	0
19	2027														0
20	Total	\$0	\$0	\$682,062	\$682,062	\$682,062	\$682,062	\$722,183	\$1,604,852	\$1,604,852	\$1,604,852	\$1,604,852	\$1,604,852	\$1,604,852	\$1,604,852

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Development Impact Fee~~
~~Future Debt Issues – Growth Related~~

Bond Amortization Schedule
2016

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	\$682,062	
Principal Amount	\$8,500,000	NPV of
Fiscal Year of Issue	2016	Interest Payments
		\$3,517,780

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
2014				
2015				
2016	\$8,371,469	\$128,531	\$212,500	\$341,031
2017	8,107,980	263,489	418,573	682,062
2018	7,831,317	276,663	405,399	682,062
2019	7,540,821	290,496	391,566	682,062
2020	7,235,800	305,021	377,041	682,062
2021	6,915,528	320,272	361,790	682,062
2022	6,579,242	336,286	345,776	682,062
2023	6,226,142	353,100	328,962	682,062
2024	5,855,387	370,755	311,307	682,062
2025	5,466,094	389,293	292,769	682,062
2026	5,057,337	408,757	273,305	682,062
2027	4,628,142	429,195	252,867	682,062
2028	4,177,487	450,655	231,407	682,062
2029	3,704,299	473,188	208,874	682,062
2030	3,207,452	496,847	185,215	682,062
2031	2,685,763	521,689	160,373	682,062
2032	2,137,989	547,774	134,288	682,062
2033	1,562,826	575,163	106,899	682,062
2034	958,905	603,921	78,141	682,062
2035	324,788	634,117	47,945	682,062
2036	0	324,788	16,239	341,027
2037				
2038				
2039				
2040				
Total		\$8,500,000	\$5,141,236	\$13,641,236

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Development Impact Fee~~
~~Future Debt Issues – Growth Related~~

Bond Amortization Schedule
2020

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	\$40,121	
Principal Amount	\$500,000	NPV of
Fiscal Year of Issue	2020	Interest Payments
		\$206,931

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
2014				
2015				
2016				
2017				
2018				
2019				
2020	\$492,440	\$7,561	\$12,500	\$20,061
2021	476,941	15,499	24,622	40,121
2022	460,667	16,274	23,847	40,121
2023	443,579	17,088	23,033	40,121
2024	425,637	17,942	22,179	40,121
2025	406,798	18,839	21,282	40,121
2026	387,017	19,781	20,340	40,121
2027	366,247	20,770	19,351	40,121
2028	344,438	21,809	18,312	40,121
2029	321,539	22,899	17,222	40,121
2030	297,495	24,044	16,077	40,121
2031	272,249	25,246	14,875	40,121
2032	245,740	26,509	13,612	40,121
2033	217,906	27,834	12,287	40,121
2034	188,680	29,226	10,895	40,121
2035	157,993	30,687	9,434	40,121
2036	125,772	32,221	7,900	40,121
2037	91,940	33,832	6,289	40,121
2038	56,416	35,524	4,597	40,121
2039	19,116	37,300	2,821	40,121
2040	0	19,116	956	20,072
Total		\$500,000	\$302,431	\$802,431

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Development Impact Fee~~
~~Future Debt Issues – Growth Related~~

Bond Amortization Schedule
2021

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	\$882,668	
Principal Amount	\$11,000,000	NPV of
Fiscal Year of Issue	2021	Interest Payments
		\$4,552,426

Fiscal Year	EOY Principal Balance	Principal	Interest	Total
2014				
2015				
2016				
2017				
2018				
2019				
2020				
2021	10,833,666	166,334	275,000	441,334
2022	10,492,681	340,985	541,683	882,668
2023	10,134,647	358,034	524,634	882,668
2024	9,758,711	375,936	506,732	882,668
2025	9,363,979	394,732	487,936	882,668
2026	8,949,510	414,469	468,199	882,668
2027	8,514,318	435,192	447,476	882,668
2028	8,057,366	456,952	425,716	882,668
2029	7,577,566	479,800	402,868	882,668
2030	7,073,776	503,790	378,878	882,668
2031	6,544,797	528,979	353,689	882,668
2032	5,989,369	555,428	327,240	882,668
2033	5,406,169	583,200	299,468	882,668
2034	4,793,809	612,360	270,308	882,668
2035	4,150,831	642,978	239,690	882,668
2036	3,475,705	675,126	207,542	882,668
2037	2,766,822	708,883	173,785	882,668
2038	2,022,495	744,327	138,341	882,668
2039	1,240,952	781,543	101,125	882,668
2040	420,332	820,620	62,048	882,668
2041	0	420,332	21,017	441,349
Total		\$11,000,000	\$6,653,375	\$17,653,375

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Development Impact Fee
Non-Growth Capital Subfund

		Fiscal Year Ending													
Line No	Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Sources of Funds															
1	General Fund Revenues	\$0	\$231,750	\$0	\$643,941	\$1,121,803	\$1,267,318	\$706,886	\$1,947,882	\$1,287,900	\$947,380	\$841,239	\$688,963	\$616,908	\$477,968
2	Interest Income	0	0	0	29,061	0	0	0	0	0	0	0	0	0	0
3	Bond & Loan Proceeds	0	0	3,750,000	0	0	0	200,000	5,000,000	0	0	0	0	0	0
4	Loan Repayment From 163rd Ave. Roadway Fund	0	0	0	0	0	0	0	0	0	0	0	29,209	101,263	240,203
5	Total Sources of Funds	0	231,750	3,750,000	673,002	1,121,803	1,267,318	906,886	6,947,882	1,287,900	947,380	841,239	718,171	718,171	718,171
Uses of Funds															
6	System Infrastructure Non-Growth Related Projects	0	231,750	167,092	3,278,181	168,826	173,891	214,929	4,390,650	0	0	0	0	0	0
7	Bond Issuance Costs and Reserve Deposits	0	0	375,910	0	0	0	20,049	501,213	0	0	0	0	0	0
8	Debt Service—Existing	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Debt Service—New	0	0	300,910	300,910	300,910	300,910	316,958	718,171	718,171	718,171	718,171	718,171	718,171	718,171
10	Loan to 163rd Ave. Roadway Fund	0	0	0	0	652,067	792,517	354,950	1,337,848	569,728	229,209	123,068	0	0	0
11	Total Uses of Funds	0	231,750	843,911	3,579,091	1,121,803	1,267,318	906,886	6,947,882	1,287,900	947,380	841,239	718,171	718,171	718,171
12	Increase/(Decrease) in Fund Balance	0	0	2,906,089	(2,906,089)	0	0	0	0	0	0	0	0	0	0
13	Beginning Subfund Balance	0	0	0	2,906,089	0	0	0	0	0	0	0	0	0	0
14	Ending Subfund Balance	\$0	\$0	\$2,906,089	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Development Impact Fee
Non-Growth Related Capital Projects

		Fiscal Year Ending														Current Development	Future Development
Line No	Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027		
1	163rd Avenue Phase 1—Land Acquisition	0	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	30.0%	70.0%
2	163rd Avenue Phase 1—Design	0	0	157,500	0	0	0	0	0	0	0	0	0	0	0	30.0%	70.0%
3	163rd Avenue Phase 1—Construction	0	0	0	3,000,000	0	0	0	0	0	0	0	0	0	0	30.0%	70.0%
4	163rd Avenue Phase 2—Land Acquisition	0	0	0	0	150,000	0	0	0	0	0	0	0	0	0	30.0%	70.0%
5	163rd Avenue Phase 2—Land Acquisition	0	0	0	0	0	150,000	0	0	0	0	0	0	0	0	30.0%	70.0%
6	163rd Avenue Phase 2—Design	0	0	0	0	0	0	180,000	0	0	0	0	0	0	0	30.0%	70.0%
7	163rd Avenue Phase 2—Construction	0	0	0	0	0	0	0	3,570,000	0	0	0	0	0	0	30.0%	70.0%
8	Total	\$0	\$225,000	\$157,500	\$3,000,000	\$150,000	\$150,000	\$180,000	\$3,570,000	\$0	\$0	\$0	\$0	\$0	\$0		
Project Costs After Inflation																	
9	163rd Avenue Phase 1—Land Acquisition	\$0	\$231,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	30.0%	70.0%
10	163rd Avenue Phase 1—Design	0	0	167,092	0	0	0	0	0	0	0	0	0	0	0	30.0%	70.0%
11	163rd Avenue Phase 1—Construction	0	0	0	3,278,181	0	0	0	0	0	0	0	0	0	0	30.0%	70.0%
12	163rd Avenue Phase 2—Land Acquisition	0	0	0	0	168,826	0	0	0	0	0	0	0	0	0	30.0%	70.0%
13	163rd Avenue Phase 2—Land Acquisition	0	0	0	0	0	173,891	0	0	0	0	0	0	0	0	30.0%	70.0%
14	163rd Avenue Phase 2—Design	0	0	0	0	0	0	214,929	0	0	0	0	0	0	0	30.0%	70.0%
15	163rd Avenue Phase 2—Construction	0	0	0	0	0	0	0	4,390,650	0	0	0	0	0	0	30.0%	70.0%
16	Total	\$0	\$231,750	\$167,092	\$3,278,181	\$168,826	\$173,891	\$214,929	\$4,390,650	\$0	\$0	\$0	\$0	\$0	\$0		

City of Surprise, Arizona
Development Impact Fee Study
163rd Avenue Roadway Development Impact Fee
Non-Growth Related Debt Issues

		Fiscal Year Ending													
Line No	Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
1	Amount of Issue	\$0	\$0	\$3,750,000	\$0	\$0	\$0	\$200,000	\$5,000,000	\$0	\$0	\$0	\$0	\$0	\$0
2	Interest During Construction	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	Equal Annual Debt Service	0	0	300,910	0	0	0	16,049	401,213	0	0	0	0	0	0
4	Bond Issuance Expense	0	0	75,000	0	0	0	4,000	100,000	0	0	0	0	0	0
5	Debt Service Reserve	0	0	300,910	0	0	0	16,049	401,213	0	0	0	0	0	0
Proposed Bond Debt Service Schedule by Fiscal Year															
6	2014	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7	2015		0	0	0	0	0	0	0	0	0	0	0	0	0
8	2016			300,910	300,910	300,910	300,910	300,910	300,910	300,910	300,910	300,910	300,910	300,910	300,910
9	2017				0	0	0	0	0	0	0	0	0	0	0
10	2018					0	0	0	0	0	0	0	0	0	0
11	2019						0	0	0	0	0	0	0	0	0
12	2020							16,049	16,049	16,049	16,049	16,049	16,049	16,049	16,049
13	2021								401,213	401,213	401,213	401,213	401,213	401,213	401,213
14	2022									0	0	0	0	0	0
15	2023										0	0	0	0	0
16	2024											0	0	0	0
17	2025												0	0	0
18	2026													0	0
19	2027														0
20	Total	\$0	\$0	\$300,910	\$300,910	\$300,910	\$300,910	\$316,958	\$718,171	\$718,171	\$718,171	\$718,171	\$718,171	\$718,171	\$718,171

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Development Impact Fee~~
~~Future Debt Issues – Non-Growth Related~~

~~Bond Amortization Schedule~~
~~2016~~

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	\$300,910	
Principal Amount	\$3,750,000	NPV of
Fiscal Year of Issue	2016	P&I Payments
		\$3,660,715

Fiscal	EOY	Principal	Principal	Interest	Total
Year	Balance				
2014					
2015					
2016	\$3,693,295	\$56,705	\$93,750	\$150,455	
2017	3,577,050	116,245	184,665	300,910	
2018	3,454,993	122,057	178,853	300,910	
2019	3,326,833	128,160	172,750	300,910	
2020	3,192,265	134,568	166,342	300,910	
2021	3,050,968	141,297	159,613	300,910	
2022	2,902,606	148,362	152,548	300,910	
2023	2,746,826	155,780	145,130	300,910	
2024	2,583,257	163,569	137,341	300,910	
2025	2,411,510	171,747	129,163	300,910	
2026	2,231,176	180,334	120,576	300,910	
2027	2,041,825	189,351	111,559	300,910	
2028	1,843,006	198,819	102,091	300,910	
2029	1,634,246	208,760	92,150	300,910	
2030	1,415,048	219,198	81,712	300,910	
2031	1,184,890	230,158	70,752	300,910	
2032	943,225	241,665	59,245	300,910	
2033	689,476	253,749	47,161	300,910	
2034	423,040	266,436	34,474	300,910	
2035	143,282	279,758	21,152	300,910	
2036	0	143,282	7,164	150,446	
2037					
2038					
2039					
2040					
Total	\$3,750,000	\$2,268,191	\$6,018,191		

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Development Impact Fee~~
~~Future Debt Issues – Non-Growth Related~~

~~Bond Amortization Schedule~~
~~2020~~

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	\$16,049	
Principal Amount	\$200,000	NPV of
Fiscal Year of Issue	2020	Interest Payments
		\$195,237

	EOY			
Fiscal	Principal			
Year	Balance	Principal	Interest	Total
2014				
2015				
2016				
2017				
2018				
2019				
2020	\$196,976	\$3,025	\$5,000	\$8,025
2021	190,776	6,200	9,849	16,049
2022	184,266	6,510	9,539	16,049
2023	177,430	6,836	9,213	16,049
2024	170,252	7,178	8,871	16,049
2025	162,716	7,536	8,513	16,049
2026	154,803	7,913	8,136	16,049
2027	146,494	8,309	7,740	16,049
2028	137,770	8,724	7,325	16,049
2029	128,609	9,161	6,888	16,049
2030	118,990	9,619	6,430	16,049
2031	108,890	10,100	5,949	16,049
2032	98,285	10,605	5,444	16,049
2033	87,150	11,135	4,914	16,049
2034	75,458	11,692	4,357	16,049
2035	63,182	12,276	3,773	16,049
2036	50,292	12,890	3,159	16,049
2037	36,758	13,534	2,515	16,049
2038	22,547	14,211	1,838	16,049
2039	7,625	14,922	1,127	16,049
2040	0	7,625	381	8,006
Total		\$200,000	\$120,961	\$320,961

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~163rd Avenue Roadway Development Impact Fee~~
~~Future Debt Issues - Non-Growth Related~~

~~Bond Amortization Schedule~~
~~2021~~

Borrowing Rate	5.00%	Discount Rate
Years	20.00	5.00%
Annual Payment	\$401,213	
Principal Amount	\$5,000,000	NPV of
Fiscal Year of Issue	2021	Interest Payments
		\$4,880,953

Fiscal	EOY			
Year	Principal	Principal	Interest	Total
Balance				
2014				
2015				
2016				
2017				
2018				
2019				
2020				
2021	\$4,924,394	\$75,607	\$125,000	\$200,607
2022	4,769,401	154,993	246,220	401,213
2023	4,606,658	162,743	238,470	401,213
2024	4,435,778	170,880	230,333	401,213
2025	4,256,354	179,424	221,789	401,213
2026	4,067,959	188,395	212,818	401,213
2027	3,870,144	197,815	203,398	401,213
2028	3,662,438	207,706	193,507	401,213
2029	3,444,347	218,091	183,122	401,213
2030	3,215,351	228,996	172,217	401,213
2031	2,974,906	240,445	160,768	401,213
2032	2,722,438	252,468	148,745	401,213
2033	2,457,347	265,091	136,122	401,213
2034	2,179,001	278,346	122,867	401,213
2035	1,886,738	292,263	108,950	401,213
2036	1,579,862	306,876	94,337	401,213
2037	1,257,642	322,220	78,993	401,213
2038	919,311	338,331	62,882	401,213
2039	564,064	355,247	45,966	401,213
2040	191,054	373,010	28,203	401,213
2041	0	191,054	9,553	200,607
Total		\$5,000,000	\$3,024,260	\$8,024,260

APPENDIX C

Water System

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~Water Impact Fee Summary~~

~~SPA 1 Fees by Meter Size~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,393
1"	1.67	2,322
1.5"	3.33	4,644
2"	5.33	7,431
3"	10.00	13,933
4"	16.67	23,222
6"	33.33	46,444
8"	53.33	74,310

~~SPA 2 Fees by Meter Size~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,544
1"	1.67	2,574
1.5"	3.33	5,148
2"	5.33	8,237
3"	10.00	15,445
4"	16.67	25,742
6"	33.33	51,483
8"	53.33	82,373

City of Surprise, Arizona
Development Impact Fee Study
Water System Impact Fee Summary - Amended

SPA 1 Fees by Meter Size

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$1,733
1"	1.67	2,889
1.5"	3.33	5,778
2"	5.33	9,245
3"	10.00	17,335
4"	16.67	28,891
6"	33.33	57,783
8"	53.33	92,452

SPA 2 Fees by Meter Size

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$2,064
1"	1.67	3,441
1.5"	3.33	6,881
2"	5.33	11,010
3"	10.00	20,644
4"	16.67	34,407
6"	33.33	68,814
8"	53.33	110,102

City of Surprise, Arizona
Development Impact Fee Study
Water Impact Fee Calculations

Special Planning Area 1

Common To All Assets	
Equipment	\$54,006
Land	0
Misc.	807,138
Vehicles	609,581
Total Common to All Assets	<u>\$1,470,724</u>
 Water System EDUs	 18,621
Cost Per New Connection	<u>\$78.98</u>
 Growth Related Improvements and System Buy In	
Growth Related CIP- Special Planning Area 1	\$0
Water Supply Facilities	34,702,666
Water Lines (1)	23,500,175
NPV Existing Growth Related Interest Cost	0
NPV Future Growth Related Interest Cost	0
Total Water System- Special Planning Area 1	<u>\$58,202,841</u>
 Total Available Capacity (mgd)	 21.26
Water System Unit Cost of Capacity (GPD)	<u>\$2.74</u>
 Residential Daily Water Use Per EDU (GPD)	 480.00
Water Development Fee Per 3/4 Inch Residential Meter	<u>\$1,393.31</u>

(1) The Water lines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 40.23% for water as indicated on "Water Pipeline Allocation" in Appendix D of the IIP Report

Special Planning Area 2

Common To All Assets	
Equipment	\$54,006
Land	0
Misc.	807,138
Vehicles	609,581
Total Common to All Assets	<u>\$1,470,724</u>
 Water System EDUs	 18,621
Cost Per New Connection	<u>\$78.98</u>
 Growth Related Improvements and System Buy In	
Growth Related CIP- Special Planning Area 2	\$1,650,000
Water Supply Facilities	3,507,491
Water Lines (1)	2,952,739
NPV Existing Growth Related Interest Cost	0
NPV Future Growth Related Interest Cost	682,860
Total Water System- Special Planning Area 2	<u>\$8,793,090</u>
 Total Available Capacity (mgd)	 2.88
Water System Unit Cost of Capacity (GPD)	<u>\$3.05</u>
 Residential Daily Water Use Per EDU (GPD)	 480.00
Water Development Fee Per 3/4 Inch Residential Meter	<u>\$1,544.50</u>

(1) The Water lines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 40.23% for water as indicated on "Water Pipeline Allocation" in Appendix D of the IIP Report

City of Surprise, Arizona
Development Impact Fee Study
Water Impact Fee Calculations - **Amended**

Special Planning Area 1

Common To All Assets	
Equipment	\$54,006
Land	0
Misc.	807,138
Vehicles	609,581
Total Common to All Assets	\$1,470,724
Water System EDUs	18,621
Cost Per New Connection	\$78.98
Growth Related Improvements and System Buy In	
Water Supply Facilities	34,702,666
Water Lines (1)	23,500,175
NPV Existing Growth-Related Interest Cost	0
NPV Future Growth-Related Interest Cost	0
Water Wells	19,090,129
Growth Related CIP: Special Planning Area 1	\$ 2,800,000
Total Water System: Special Planning Area 1	\$80,092,971
Total Available Capacity (mgd)	23.24
Water System Unit Cost of Capacity (GPD)	\$3.45
Residential Daily Water Use Per EDU (GPD)	480.00
Water Development Fee Per 3/4-Inch Residential Meter	\$1,733.48

(1) The Water lines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 40.23% for water as indicated on "Water Pipeline Allocation" in Appendix D of the IIP Report

Special Planning Area 2

Common To All Assets	
Equipment	\$54,006
Land	0
Misc.	807,138
Vehicles	609,581
Total Common to All Assets	\$1,470,724
Water System EDUs	18,621
Cost Per New Connection	\$78.98
Growth Related Improvements and System Buy In	
Growth Related CIP: Special Planning Area 2	\$1,650,000
Water Supply Facilities	3,507,491
Water Lines (1)	2,952,739
NPV Existing Growth-Related Interest Cost	0
NPV Future Growth-Related Interest Cost	682,860
Water Wells	3,119,499
Total Water System: Special Planning Area 2	\$11,912,589
Total Available Capacity (mgd)	2.88
Water System Unit Cost of Capacity (GPD)	\$4.14
Residential Daily Water Use Per EDU (GPD)	480.00
Water Development Fee Per 3/4-Inch Residential Meter	\$2,064.41

(1) The Water lines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 40.23% for water as indicated on "Water Pipeline Allocation" in Appendix D of the IIP Report

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Water DIF Fund Cash Flow Analysis	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1						
Recommended Impact Fees	\$3,923	\$1,393	\$1,435	\$1,478	\$1,523	\$1,568
Residential EDUs						
Revenue	653	925	2,009	2,208	2,217	1,608
Reimbursement/Credit	228	576	29	101	148	422
Waived	5	34	20	14	0	0
Non-Residential EDUs	112	139	172	196	204	200
Sources of Funds						
Development Impact Fees	\$3,895,539	\$2,285,027	\$3,171,589	\$3,702,794	\$3,911,318	\$3,497,045
Interest Income	35,720	66,088	81,574	113,689	150,361	188,725
Bond & Loan Proceeds	0	0	0	0	0	0
Loans from Operations Subfund	0	0	0	0	0	0
Unidentified Source	0	0	0	0	0	0
Total Water Impact Fee Revenue	\$3,931,259	\$2,351,115	\$3,253,163	\$3,816,483	\$4,061,679	\$3,685,770
Water Impact Fee Uses of Funds						
System Infrastructure Growth-Related Projects	\$0	\$0	\$0	\$0	\$0	\$0
Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
Debt Service - Existing	0	0	0	0	0	0
Debt Service - New	0	0	0	0	0	0
Developer Agreement Reimbursement/Credit	894,444	802,546	41,618	149,294	225,331	661,773
Loan Repayment	0	0	0	0	0	0
Total Uses of Funds	\$894,444	\$802,546	\$41,618	\$149,294	\$225,331	\$661,773
Annual Surplus/(Deficit)	\$3,036,815	\$1,548,569	\$3,211,545	\$3,667,189	\$3,836,349	\$3,023,997
SPA 1 Water Impact Fee Fund						
Beginning Balance	\$3,572,013	\$6,608,828	\$8,157,397	\$11,368,941	\$15,036,130	\$18,872,479
Ending Balance	\$6,608,828	\$8,157,397	\$11,368,941	\$15,036,130	\$18,872,479	\$21,896,476

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Water DIF Fund Cash Flow Analysis	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 2						
Recommended Impact Fees	\$3,923	\$1,544	\$1,591	\$1,639	\$1,688	\$1,738
Residential EDUs						
Revenue	0	0	0	2	0	3
Reimbursement/Credit	0	105	195	198	300	447
Waived	0	0	0	0	0	0
Non-Residential EDUs	0	11	20	163	38	175
Sources of Funds						
Development Impact Fees	\$0	\$179,162	\$342,029	\$594,796	\$570,447	\$1,086,465
Interest Income	0	0	0	0	682	7
Bond & Loan Proceeds	0	110,000	1,540,000	0	0	0
Loans from Operations Subfund	10,505	0	67,097	0	0	0
Unidentified Source	0	0	0	0	0	0
Total Water Impact Fee Revenue	\$10,505	\$289,162	\$1,949,125	\$594,796	\$571,129	\$1,086,472
Water Impact Fee Uses of Funds						
System Infrastructure Growth-Related Projects	\$0	\$112,500	\$1,537,500	\$0	\$0	\$0
Bond Issuance Costs and Reserve Deposits	0	2,200	30,800	0	0	0
Debt Service - Existing	0	0	0	0	0	0
Debt Service - New	0	4,413	70,613	132,400	132,400	132,400
Developer Agreement Reimbursement/Credit	0	162,172	310,212	324,434	506,314	777,040
Loan Repayment	0	7,876	0	69,726	0	0
Total Uses of Funds	\$0	\$289,162	\$1,949,125	\$526,560	\$638,714	\$909,440
Annual Surplus/(Deficit)	\$10,505	\$0	\$0	\$68,236	(\$67,585)	\$177,032
SPA 2 Water Impact Fee Fund						
Beginning Balance	(\$10,505)	\$0	\$0	\$0	\$68,236	\$650
Ending Balance	\$0	\$0	\$0	\$68,236	\$650	\$177,682

City of Surprise, Arizona
Development Impact Fee Report
Full IIP Project Listing

Project Type	Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Water	Desert Oasis WSF - Arsenic Treatment (Phase 2)	SPA-2	\$0	\$0	\$150,000	\$2,050,000	\$0	\$0	\$0	\$2,200,000

City of Surprise, Arizona
Development Impact Fee Report - **Amended**
Full IIP Project Listing

Project Type	Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Water System	Marley Park Well #3	SPA 1	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800,000	\$2,800,000
Water System	Desert Oasis WSF - Arsenic Treatment (Phase 2)	SPA 2	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200,000	\$2,200,000

City of Surprise, Arizona
Development Impact Fee Report
Water IIP Projects

Capital Project Name	Percent Growth	Percent Non-Growth	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
SPA 1 Projects	100%	0%	SPA 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Oasis WSF - Arsenic Treatment (Phase 2)	75%	25%	SPA 2	0	0	112,500	1,537,500	0	0	0	1,650,000

City of Surprise, Arizona
Development Impact Fee Report
Water IIP Projects - With Inflation

Capital Project Name	Percent Growth	Percent Non-Growth	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
SPA 1 Projects	100%	0%	SPA 1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Desert Oasis WSF - Arsenic Treatment (Phase 2)	75%	25%	SPA 2	0	0	119,351	1,680,068	0	0	0	1,799,419

City of Surprise, Arizona
Development Impact Fee Model
Water EDU Projection

Water and Water Resource	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Growth Rates							
SPA 1							
Non-Residential		6.50%	6.60%	7.40%	7.90%	7.90%	7.50%
Multi-Family		2.30%	3.70%	4.70%	5.10%	4.70%	4.10%
Irrigation		2.30%	3.70%	4.70%	5.10%	4.70%	4.10%
SPA 2							
Non-Residential					208.40%	7.10%	64.20%
Multi-Family		0.00%	8.10%	13.90%	13.90%	12.20%	15.40%
Irrigation		0.00%	8.10%	13.90%	13.90%	12.20%	15.40%

Water and Water Resource EDUs Added

SPA 1

Residential

Start of Fiscal Year	14,808	15,694	17,229	19,287	21,610	23,975
EDUs Added	886	1,535	2,058	2,323	2,365	2,030
End of Fiscal Year	14,808	15,694	17,229	19,287	21,610	26,005

Non-Residential

Start of Fiscal Year	1,247	1,328	1,416	1,521	1,641	1,771
EDUs Added	81	88	105	120	130	133
End of Fiscal Year	1,247	1,328	1,416	1,521	1,641	1,904

Multi-Family

Start of Fiscal Year	325	332	344	360	378	396
EDUs Added	7	12	16	18	18	16
End of Fiscal Year	325	332	344	360	378	412

Irrigation

Start of Fiscal Year	1,026	1,050	1,089	1,140	1,198	1,254
EDUs Added	24	39	51	58	56	51
End of Fiscal Year	1,026	1,050	1,089	1,140	1,198	1,305

SPA 2

Residential

Start of Fiscal Year	1,016	1,016	1,121	1,316	1,516	1,816
EDUs Added	0	105	195	200	300	450
End of Fiscal Year	1,016	1,016	1,121	1,316	1,816	2,266

Non-Residential

Start of Fiscal Year	67	67	67	67	207	222
EDUs Added	0	0	0	140	15	143
End of Fiscal Year	67	67	67	207	222	365

Multi-Family

Start of Fiscal Year	0	0	0	0	0	0
EDUs Added	0	0	0	0	0	0
End of Fiscal Year	0	0	0	0	0	0

Irrigation

Start of Fiscal Year	132	132	143	163	186	209
EDUs Added	0	11	20	23	23	32
End of Fiscal Year	132	132	143	163	209	241

City of Surprise, Arizona
Development Impact Fee Model
Water Incremental EDU Projections

Total Water and Water Resource EDUs Added	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1						
Residential						
Revenue	653	925	2,009	2,208	2,217	1,608
Waived	5	34	20	14	0	0
Reimbursement	228	576	29	101	148	422
Credit	0	0	0	0	0	0
Non-Residential	81	88	105	120	130	133
Multi-Family	7	12	16	18	18	16
Irrigation	24	39	51	58	56	51
SPA 1 Total	998	1,674	2,230	2,519	2,569	2,230
SPA 2						
Residential						
Revenue	0	0	0	2	0	3
Waived	0	0	0	0	0	0
Reimbursement	0	5	1	56	15	47
Credit	0	100	194	142	285	400
Non-Residential	0	0	0	140	15	143
Multi-Family	0	0	0	0	0	0
Irrigation	0	11	20	23	23	32
SPA 2 Total	0	116	215	363	338	625

City of Surprise, Arizona
Development Impact Fee Report
Water Customers and EDUs as of 07/01/2013

Meter Size	Current Meters	Capacity Ratio (3/4")	2013 EDUs
SPA 1			
Residential			
3/4" and Less	11,058	1.00	11,058
1"	2,247	1.67	3,745
2"	1	5.33	5
N/A			0
Non-Residential			
3/4" and Less	10	1.00	10
1"	42	1.67	70
1 1/2"	56	3.33	187
2"	130	5.33	693
3"	18	10.00	180
8"	2	53.33	107
Multi-Family			
1 1/2"	44	3.33	147
2"	24	5.33	128
4"	3	16.67	50
Irrigation			
3/4" and Less	31	1.00	31
1"	60	1.67	100
1.5"	43	3.33	143
2"	119	5.33	635
4"	3	16.67	50
6"	2	33.33	67
TOTAL SPA 1 EDUs	13,893		17,405
SPA 2			
Residential			
3/4" and Less	448	1.00	448
1"	341	1.67	568
Non-Residential			
1"	4	1.67	7
1 1/2"	4	3.33	13
2"	7	5.33	37
3"	1	10.00	10
Irrigation			
1"	5	1.67	8
1.5"	10	3.33	33
2"	17	5.33	91
TOTAL SPA 2 EDUs	1,095		1,216
TOTAL WATER SYSTEM EDUs			18,621

City of Surprise, Arizona
Development Impact Fee Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
2015

Borrowing Rate	5.00%	Discount Rate
Years	20	5.00%
Annual Payment	\$8,827	
Principal Amount	\$110,000	NPV of
Fiscal Year of Issue	2015	Interest Payments
		\$45,523

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2014				
FY 2015	\$108,337	\$1,664	\$2,750	\$4,414
FY 2016	104,927	3,410	5,417	8,827
FY 2017	101,346	3,581	5,246	8,827
FY 2018	97,586	3,760	5,067	8,827
FY 2019	93,638	3,948	4,879	8,827
FY 2020	89,493	4,145	4,682	8,827
FY 2021	85,141	4,352	4,475	8,827
FY 2022	80,571	4,570	4,257	8,827
FY 2023	75,773	4,798	4,029	8,827
FY 2024	70,735	5,038	3,789	8,827
FY 2025	65,445	5,290	3,537	8,827
FY 2026	59,890	5,555	3,272	8,827
FY 2027	54,057	5,833	2,994	8,827
FY 2028	47,933	6,124	2,703	8,827
FY 2029	41,503	6,430	2,397	8,827
FY 2030	34,751	6,752	2,075	8,827
FY 2031	27,662	7,089	1,738	8,827
FY 2032	20,218	7,444	1,383	8,827
FY 2033	12,402	7,816	1,011	8,827
FY 2034	4,195	8,207	620	8,827
FY 2035	0	4,195	210	4,405
FY 2036				
Total		\$110,000	\$66,531	\$176,531

City of Surprise, Arizona
Development Impact Fee Study
Future Debt Issuances - Water System Impact Fee Fund

Bond Amortization Schedule
2016

Borrowing Rate	5.00%	Discount Rate
Years	20	5.00%
Annual Payment	\$123,574	
Principal Amount	\$1,540,000	NPV of
Fiscal Year of Issue	2016	Interest Payments
		\$637,338

Fiscal Year	Principal Balance	Principal	Interest	Total
FY 2014				
FY 2015				
FY 2016	\$1,516,713	\$23,287	\$38,500	\$61,787
FY 2017	1,468,975	47,738	75,836	123,574
FY 2018	1,418,850	50,125	73,449	123,574
FY 2019	1,366,219	52,631	70,943	123,574
FY 2020	1,310,956	55,263	68,311	123,574
FY 2021	1,252,930	58,026	65,548	123,574
FY 2022	1,192,003	60,927	62,647	123,574
FY 2023	1,128,029	63,974	59,600	123,574
FY 2024	1,060,856	67,173	56,401	123,574
FY 2025	990,325	70,531	53,043	123,574
FY 2026	916,267	74,058	49,516	123,574
FY 2027	838,506	77,761	45,813	123,574
FY 2028	756,857	81,649	41,925	123,574
FY 2029	671,126	85,731	37,843	123,574
FY 2030	581,108	90,018	33,556	123,574
FY 2031	486,589	94,519	29,055	123,574
FY 2032	387,344	99,245	24,329	123,574
FY 2033	283,137	104,207	19,367	123,574
FY 2034	173,720	109,417	14,157	123,574
FY 2035	58,832	114,888	8,686	123,574
FY 2036	0	58,832	2,942	61,774
FY 2037				
FY 2038				
Total		\$1,540,000	\$931,467	\$2,471,467

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Water Impact Fee Fund Proposed Debt Service	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1 Proposed Debt Issues						
Amount of Issue	\$0	\$0	\$0	\$0	\$0	\$0
Interest During Construction	0	0	0	0	0	0
Equal Annual Debt Service	0	0	0	0	0	0
Bond Issuance Expense	0	0	0	0	0	0
Debt Service Reserve	0	0	0	0	0	0
Proposed Bond Debt Service Schedule						
FY 2014 Issue	\$0	\$0	\$0	\$0	\$0	\$0
FY 2015 Issue		0	0	0	0	0
FY 2016 Issue			0	0	0	0
FY 2017 Issue				0	0	0
FY 2018 Issue					0	0
FY 2019 Issue						0
Total	\$0	\$0	\$0	\$0	\$0	\$0
SPA 2 Proposed Debt Issues						
Amount of Issue	\$0	\$110,000	\$1,540,000	\$0	\$0	\$0
Interest During Construction	0	0	0	0	0	0
Equal Annual Debt Service	0	8,827	123,574	0	0	0
Bond Issuance Expense	0	2,200	30,800	0	0	0
Debt Service Reserve	0	8,827	123,574	0	0	0
Proposed Bond Debt Service Schedule						
FY 2014 Issue	\$0	\$0	\$0	\$0	\$0	\$0
FY 2015 Issue		4,413	8,827	8,827	8,827	8,827
FY 2016 Issue			61,787	123,574	123,574	123,574
FY 2017 Issue				0	0	0
FY 2018 Issue					0	0
FY 2019 Issue						0
Total	\$0	\$4,413	\$70,613	\$132,400	\$132,400	\$132,400

APPENDIX D

Water Resource

~~City of Surprise, Arizona~~
~~Development Impact Fee Study~~
~~Water Resource Development Impact Fee Summary~~

~~SPA 1 Fees by Meter Size~~

Meter Size	Service Units	Resource Fee
3/4" and Less	1.00	\$714
1"	1.67	1,191
1.5"	3.33	2,381
2"	5.33	3,810
3"	10.00	7,144
4"	16.67	11,906
6"	33.33	23,812
8"	53.33	38,099

~~SPA 2 Fees by Meter Size~~

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$873
1"	1.67	1,456
1.5"	3.33	2,911
2"	5.33	4,658
3"	10.00	8,734
4"	16.67	14,556
6"	33.33	29,112
8"	53.33	46,579

City of Surprise, Arizona
Development Impact Fee Study
Water Resource Development Impact Fee Summary - Amended

SPA 1 Fees by Meter Size

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$353
1"	1.67	589
1.5"	3.33	1,178
2"	5.33	1,885
3"	10.00	3,534
4"	16.67	5,891
6"	33.33	11,781
8"	53.33	18,850

SPA 2 Fees by Meter Size

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$353
1"	1.67	589
1.5"	3.33	1,178
2"	5.33	1,885
3"	10.00	3,534
4"	16.67	5,891
6"	33.33	11,781
8"	53.33	18,850

City of Surprise, Arizona
Development Impact Fee Study
Water Resource Fee Calculations

Special Planning Area 1

Common To All Assets	
Central Arizona Project	\$6,312,087
Recharge	269,440
Total Common to All Assets	\$6,581,526
Water System EDUs	18,621
Cost Per New Connection	\$353.44
Growth Related Improvements and System Buy In	
Growth Related CIP: Special Planning Area 1	\$2,073,500
Water Wells	13,908,886
NPV Existing Growth Related Interest Cost	0
NPV Future Growth Related Interest Cost	0
Total Water Resource System: Special Planning Area 1	\$15,982,386
Water Resource Available Capacity	21.26
Resource System Unit Cost of Capacity (GPD)	\$0.75
Residential Daily Resource Use Per EDU (GPD)	480.00
Water Resource Fee Per 3/4 Inch Residential Meter	\$714.35

Special Planning Area 2

Common To All Assets	
Central Arizona Project	\$6,312,087
Water Recharge	269,440
Total Common to All Assets	\$6,581,526
Water System EDUs	18,621
Cost Per New Connection	\$353.44
Growth Related Improvements and System Buy In	
Growth Related CIP: Special Planning Area 2	\$0
Water Wells	3,119,499
NPV Existing Growth Related Interest Cost	0
NPV Future Growth Related Interest Cost	0
Total Water Resource System: Special Planning Area 2	\$3,119,499
Water Resource Available Capacity	2.88
Resource System Unit Cost of Capacity (GPD)	\$1.08
Residential Daily Resource Use Per EDU (GPD)	480.00
Water Resource Fee Per 3/4 Inch Residential Meter	\$873.36

City of Surprise, Arizona
Development Impact Fee Study
Water Resource Fee Calculations - Amended

Special Planning Area 1

Common To All Assets	
Central Arizona Project	\$6,312,087
Recharge	269,440
Total Common to All Assets	\$6,581,526
Water System EDUs	18,621
Cost Per New Connection	\$353.44
Water Resource Fee Per 3/4-Inch Residential Meter	\$353.44

Special Planning Area 2

Common To All Assets	
Central Arizona Project	\$6,312,087
Water Recharge	269,440
Total Common to All Assets	\$6,581,526
Water System EDUs	18,621
Cost Per New Connection	\$353.44
Water Resource Fee Per 3/4-Inch Residential Meter	\$353.44

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Water Resource Fund Cash Flow Analysis	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1						
Recommended Water Resource Fees	\$2,100	\$714	\$736	\$758	\$781	\$804
Residential EDUs						
Revenue	653	925	2,009	2,208	2,217	1,608
Reimbursement/Credit	228	576	29	101	148	422
Waived	5	34	20	14	0	0
Non-Residential EDUs	112	139	172	196	204	200
Sources of Funds						
Development Impact Fees	\$2,085,300	\$1,171,537	\$1,626,080	\$1,898,430	\$2,005,340	\$1,792,941
Interest Income	36,754	44,039	40,492	56,945	75,733	95,389
Bond & Loan Proceeds	0	0	0	0	0	0
Loans from Operations Subfund	0	0	0	0	0	0
Unidentified Source	0	0	0	0	0	0
Total SPA 1 Water Resource Fee Revenue	\$2,122,054	\$1,215,576	\$1,666,572	\$1,955,375	\$2,081,073	\$1,888,330
Water Resource Fee Uses of Funds						
System Infrastructure Growth-Related Projects	\$914,700	\$1,158,800	\$0	\$0	\$0	\$0
Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
Debt Service - Existing	0	0	0	0	0	0
Debt Service - New	0	0	0	0	0	0
Developer Agreement Reimbursement/Credit	478,800	411,467	21,338	76,543	115,528	339,292
Loan Repayment	0	0	0	0	0	0
SPA 1 Total Uses of Funds	\$1,393,500	\$1,570,267	\$21,338	\$76,543	\$115,528	\$339,292
SPA 1 Annual Surplus/(Deficit)	\$728,554	(\$354,690)	\$1,645,234	\$1,878,831	\$1,965,546	\$1,549,038
SPA 1 Water Resource Fee Fund						
Beginning Balance	\$3,675,381	\$4,403,935	\$4,049,245	\$5,694,479	\$7,573,310	\$9,538,856
Ending Balance	\$4,403,935	\$4,049,245	\$5,694,479	\$7,573,310	\$9,538,856	\$11,087,894

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Water Resource Fund Cash Flow Analysis	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 2						
Recommended Water Resource Fees	\$796	\$873	\$900	\$927	\$954	\$983
Residential EDUs						
Revenue	0	0	0	2	0	3
Reimbursement/Credit	0	105	195	198	300	447
Waived	0	0	0	0	0	0
Non-Residential EDUs	0	11	20	163	38	175
Sources of Funds						
Development Impact Fees	\$0	\$101,309	\$193,405	\$336,335	\$322,567	\$614,357
Interest Income	3,502	3,537	3,669	3,885	5,453	5,870
Bond & Loan Proceeds	0	0	0	0	0	0
Loans from Operations Subfund	0	0	0	0	0	0
Unidentified Source	0	0	0	0	0	0
Total SPA 2 Water Resource Fee Revenue	\$3,502	\$104,846	\$197,074	\$340,220	\$328,020	\$620,227
Water Resource Fee Uses of Funds						
System Infrastructure Growth-Related Projects	\$0	\$0	\$0	\$0	\$0	\$0
Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
Debt Service - Existing	0	0	0	0	0	0
Debt Service - New	0	0	0	0	0	0
Developer Agreement Reimbursement/Credit	0	91,702	175,414	183,456	286,302	439,388
Loan Repayment	0	0	0	0	0	0
SPA 2 Total Uses of Funds	\$0	\$91,702	\$175,414	\$183,456	\$286,302	\$439,388
SPA 2 Annual Surplus/(Deficit)	\$3,502	\$13,144	\$21,660	\$156,765	\$41,718	\$180,839
SPA 2 Water Resource Fee Fund						
Beginning Balance	\$350,225	\$353,727	\$366,871	\$388,531	\$545,296	\$587,014
Ending Balance	\$353,727	\$366,871	\$388,531	\$545,296	\$587,014	\$767,853

City of Surprise, Arizona
Development Impact Fee Report
Full IIP Project Listing

Project Type	Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Water Resource	Mountain Vista Well #2	SPA-1	\$0	\$914,700	\$1,158,800	\$0	\$0	\$0	\$0	\$2,073,500

City of Surprise, Arizona
Development Impact Fee Report
Water Resource IIP Projects

Capital Project Name	Percent Growth	Percent Non-Growth	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Mountain Vista Well #2	100%	0%	SPA-1	\$0	\$914,700	\$1,158,800	\$0	\$0	\$0	\$0	\$2,073,500
SPA-2 Projects	100%	0%	SPA-2	0	0	0	0	0	0	0	0

City of Surprise, Arizona
Development Impact Fee Report
Water Resource IIP Projects—With Inflation

Capital Project Name	Percent Growth	Percent Non-Growth	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Mountain Vista Well #2	100%	0%	SPA-1	\$0	\$942,141	\$1,229,371	\$0	\$0	\$0	\$0	\$2,171,512
SPA-2 Projects	100%	0%	SPA-2	0	0	0	0	0	0	0	0

City of Surprise, Arizona
Development Impact Fee Model
Water EDU Projection

Water and Water Resource	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Growth Rates							
SPA 1							
Non-Residential		6.50%	6.60%	7.40%	7.90%	7.90%	7.50%
Multi-Family		2.30%	3.70%	4.70%	5.10%	4.70%	4.10%
Irrigation		2.30%	3.70%	4.70%	5.10%	4.70%	4.10%
SPA 2							
Non-Residential					208.40%	7.10%	64.20%
Multi-Family		0.00%	8.10%	13.90%	13.90%	12.20%	15.40%
Irrigation		0.00%	8.10%	13.90%	13.90%	12.20%	15.40%

Water and Water Resource EDUs Added

SPA 1

Residential

Start of Fiscal Year	14,808	15,694	17,229	19,287	21,610	23,975
EDUs Added	886	1,535	2,058	2,323	2,365	2,030
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Non-Residential

Start of Fiscal Year	1,247	1,328	1,416	1,521	1,641	1,771
EDUs Added	81	88	105	120	130	133
End of Fiscal Year	1,247	1,328	1,416	1,521	1,641	1,904

Multi-Family

Start of Fiscal Year	325	332	344	360	378	396
EDUs Added	7	12	16	18	18	16
End of Fiscal Year	325	332	344	360	378	412

Irrigation

Start of Fiscal Year	1,026	1,050	1,089	1,140	1,198	1,254
EDUs Added	24	39	51	58	56	51
End of Fiscal Year	1,026	1,050	1,089	1,140	1,198	1,305

SPA 2

Residential

Start of Fiscal Year	1,016	1,016	1,121	1,316	1,516	1,816
EDUs Added	0	105	195	200	300	450
End of Fiscal Year	1,016	1,016	1,121	1,316	1,816	2,266

Non-Residential

Start of Fiscal Year	67	67	67	67	207	222
EDUs Added	0	0	0	140	15	143
End of Fiscal Year	67	67	67	67	207	365

Multi-Family

Start of Fiscal Year	0	0	0	0	0	0
EDUs Added	0	0	0	0	0	0
End of Fiscal Year	0	0	0	0	0	0

Irrigation

Start of Fiscal Year	132	132	143	163	186	209
EDUs Added	0	11	20	23	23	32
End of Fiscal Year	132	132	143	163	209	241

City of Surprise, Arizona
Development Impact Fee Model
Water Incremental EDU Projections

Total Water and Water Resource EDUs Added	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1						
Residential						
Revenue	653	925	2,009	2,208	2,217	1,608
Waived	5	34	20	14	0	0
Reimbursement	228	576	29	101	148	422
Credit	0	0	0	0	0	0
Non-Residential	81	88	105	120	130	133
Multi-Family	7	12	16	18	18	16
Irrigation	24	39	51	58	56	51
SPA 1 Total	998	1,674	2,230	2,519	2,569	2,230
SPA 2						
Residential						
Revenue	0	0	0	2	0	3
Waived	0	0	0	0	0	0
Reimbursement	0	5	1	56	15	47
Credit	0	100	194	142	285	400
Non-Residential	0	0	0	140	15	143
Multi-Family	0	0	0	0	0	0
Irrigation	0	11	20	23	23	32
SPA 2 Total	0	116	215	363	338	625

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Water Resource Fee Fund Proposed Debt Service		FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1 Proposed Debt Issues							
Amount of Issue		\$0	\$0	\$0	\$0	\$0	\$0
Interest During Construction		0	0	0	0	0	0
Equal Annual Debt Service		0	0	0	0	0	0
Bond Issuance Expense		0	0	0	0	0	0
Debt Service Reserve		0	0	0	0	0	0
Proposed Bond Debt Service Schedule							
FY 2014 Issue		\$0	\$0	\$0	\$0	\$0	\$0
FY 2015 Issue			0	0	0	0	0
FY 2016 Issue				0	0	0	0
FY 2017 Issue					0	0	0
FY 2018 Issue						0	0
FY 2019 Issue							0
Total							
		\$0	\$0	\$0	\$0	\$0	\$0
SPA 2 Proposed Debt Issues							
Amount of Issue		\$0	\$0	\$0	\$0	\$0	\$0
Interest During Construction		0	0	0	0	0	0
Equal Annual Debt Service		0	0	0	0	0	0
Bond Issuance Expense		0	0	0	0	0	0
Debt Service Reserve		0	0	0	0	0	0
Proposed Bond Debt Service Schedule							
FY 2014 Issue		\$0	\$0	\$0	\$0	\$0	\$0
FY 2015 Issue			0	0	0	0	0
FY 2016 Issue				0	0	0	0
FY 2017 Issue					0	0	0
FY 2018 Issue						0	0
FY 2019 Issue							0
Total							
		\$0	\$0	\$0	\$0	\$0	\$0

APPENDIX E

Wastewater System

City of Surprise, Arizona
Development Impact Fee Study
Wastewater Impact Fee Summary

SPA 1 Fees by Meter Size

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$3,265
1"	1.67	5,442
1.5"	3.33	10,884
2"	5.33	17,414
3"	10.00	32,651
4"	16.67	54,418
6"	33.33	108,836
8"	53.33	174,138

SPA 2 - Total Fee by Meter Size

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$3,361
1"	1.67	5,601
1.5"	3.33	11,202
2"	5.33	17,923
3"	10.00	33,606
4"	16.67	56,010
6"	33.33	112,019
8"	53.33	179,231

SPA 2 - Sewer Lines Only Fee by Meter Size

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$248
1"	1.67	414
1.5"	3.33	827
2"	5.33	1,324
3"	10.00	2,482
4"	16.67	4,137
6"	33.33	8,275
8"	53.33	13,240

SPA 2 - Total Fee Less Sewer Lines by Meter Size

Meter Size	Service Units	Impact Fee
3/4" and Less	1.00	\$3,112
1"	1.67	5,187
1.5"	3.33	10,374
2"	5.33	16,599
3"	10.00	31,123
4"	16.67	51,872
6"	33.33	103,745
8"	53.33	165,991

City of Surprise, Arizona
Development Impact Fee Study
Wastewater Impact Fee Calculations

Special Planning Area 1

Common To All Assets

Equipment	\$339,311
Misc.	826,275
Effluent Lines	306,615
Total Common to All Assets	\$1,472,201

Wastewater System EDUs	47,368
Cost Per New Connection	\$31.08

Growth Related Improvements and System Buy In

Growth Related CIP: Special Planning Area 1	\$2,800,000
SPA 1 Land	3,053,806
SPA 1 Lift Station	874,174
SPA 1 Misc.	9,826,770
SPA 1 WRF	171,108,010
SPA 1 Sewer Lines (1)	40,787,050
NPV Existing Growth-Related Interest Cost	22,570,223
NPV Future Growth-Related Interest Cost	0
Total Sewer System: Special Planning Area 1	\$251,020,033

Available Sewer Capacity	16.30
Sewer System Unit Cost of Capacity (GPD)	\$15.40

Residential Daily Sewer Use Per EDU (GPD)	210.00
--	---------------

Sewer Development Fee per 3/4-Inch Residential Meter	\$3,265.08
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(1) The Sewer lines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 34.18% for wastewater as indicated on "Wastewater Pipeline Allocation" in Appendix F of the IIP Report

City of Surprise, Arizona
Development Impact Fee Study
Wastewater Impact Fee Calculations

Special Planning Area 2

Common To All Assets

Equipment	\$339,311
Misc.	826,275
Effluent Lines	306,615
Total Common to All Assets	\$1,472,201

Wastewater System EDUs	47,368
Cost Per New Connection	\$31.08

Growth Related Improvements and System Buy In

Growth Related CIP: Special Planning Area 2	\$0
SPA 2 Land	582,039
SPA 2 Misc.	33,961
SPA 2 WRF	28,729,293
NPV Existing Growth-Related Interest Cost	0
NPV Future Growth-Related Interest Cost	0
Total Sewer System: Special Planning Area 2	\$29,345,293

Available Sewer Capacity	2.00
Sewer System Unit Cost of Capacity (GPD)	\$14.67

Residential Daily Sewer Use Per EDU (GPD)	210.00
--	---------------

Sewer Development Fee per 3/4-Inch Residential Meter (No Sewer Lines)	\$3,112.34
--	-------------------

Buy In to Sewer Lines

SPA 2 Sewer Lines (1) (2)	\$2,364,242
Total Sewer System With Sewer Lines: Special Planning Area 2	\$2,364,242

Available Sewer Capacity	2.00
Sewer Line Unit Cost of Capacity (GPD)	\$1.18

Residential Daily Sewer Use Per EDU (GPD)	210.00
--	---------------

Sewer Line Development Fee per 3/4-Inch Residential Meter	\$248.25
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Sewer Development Fee per 3/4-Inch Residential Meter (With Sewer Lines)	\$3,360.58
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- (1) The Sewer lines are split between SPA 1 and SPA 2. The replacement cost is based on the percentage of non-local lines which is 34.18% for wastewater as indicated on "Wastewater Pipeline Allocation" in Appendix F of the IIP Report
- (2) Excludes SPA 2 Sewer Interceptor lines per SPA 2 Sewer Interceptor Development Agreement with participation by developers served by lines. Buy-In fee applies to other utilities connecting to other sewer lines.

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Wastewater DIF Fund Cash Flow Analysis	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1						
Recommended Wastewater Impact Fees	\$3,853	\$3,265	\$3,363	\$3,464	\$3,568	\$3,675
Residential EDUs						
Revenue	881	1,494	556	1,667	1,025	593
Reimbursement/Credit	0	7	1,482	642	1,340	1,437
Waived	5	34	20	14	0	0
Non-Residential EDUs	142	154	184	211	227	233
Sources of Funds						
Development Impact Fees	\$3,941,619	\$5,403,708	\$7,472,659	\$8,729,088	\$9,247,846	\$8,316,246
Interest Income	0	0	0	0	0	0
Bond & Loan Proceeds	0	0	0	0	0	0
Loans from Operations Subfund	5,371,914	0	2,406,078	3,641,348	0	1,581,664
Unidentified Source	0	0	0	0	0	0
Total SPA 1 Wastewater Impact Fee Revenue	\$9,313,533	\$5,403,708	\$9,878,737	\$12,370,437	\$9,247,846	\$9,897,911
Wastewater Impact Fee Uses of Funds						
System Infrastructure Growth-Related Projects	\$0	\$150,000	\$1,250,000	\$0	\$140,000	\$1,260,000
Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
Debt Service - Existing	8,518,336	3,641,423	3,644,723	10,146,598	3,354,473	3,357,113
Debt Service - New	0	0	0	0	0	0
Developer Agreement Reimbursement/Credit	0	22,856	4,984,015	2,223,839	4,780,908	5,280,798
Loan Repayment	0	1,589,430	0	0	972,465	0
SPA 1 Total Uses of Funds	\$8,518,336	\$5,403,708	\$9,878,737	\$12,370,437	\$9,247,846	\$9,897,911
SPA 1 Annual Surplus/(Deficit)	\$795,197	\$0	\$0	\$0	\$0	\$0
SPA 1 Wastewater Fee Fund						
Beginning Balance	(\$795,197)	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$0	\$0	\$0	\$0	\$0	\$0

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Wastewater DIF Fund Cash Flow Analysis	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 2						
Current Wastewater Impact Fees	\$3,039					
Wastewater Fee (No Sewer Lines)		\$3,112	\$3,206	\$3,302	\$3,401	\$3,503
Wastewater Fee (Sewer Lines Only)		248	256	263	271	279
Total Wastewater Fee		3,361	3,461	3,565	3,672	3,782
Residential EDUs						
Revenue	0	0	0	2	0	3
Reimbursement/Credit	0	105	195	198	300	447
Waived	0	0	0	0	0	0
Non-Residential EDUs	0	0	0	94	10	96
Sources of Funds						
Development Impact Fees	\$0	\$41,627	\$53,066	\$243,655	\$132,393	\$300,041
Interest Income	3,164	3,196	3,228	3,260	3,359	3,393
Bond & Loan Proceeds	0	0	0	0	0	0
Loans from Operations Subfund	0	0	0	0	0	0
Unidentified Source	0	0	0	0	0	0
Total SPA 2 Wastewater Impact Fee Revenue	\$3,164	\$44,823	\$56,294	\$246,915	\$135,752	\$303,434
Wastewater Impact Fee Uses of Funds						
System Infrastructure Growth-Related Projects	\$0	\$0	\$0	\$0	\$0	\$0
Bond Issuance Costs and Reserve Deposits	0	0	0	0	0	0
Debt Service - Existing	0	0	0	0	0	0
Debt Service - New	0	0	0	0	0	0
Developer Agreement Reimbursement/Credit	0	41,627	53,066	237,051	132,393	289,532
Loan Repayment	0	0	0	0	0	0
SPA 2 Total Uses of Funds	\$0	\$41,627	\$53,066	\$237,051	\$132,393	\$289,532
SPA 2 Annual Surplus/(Deficit)	\$3,164	\$3,196	\$3,228	\$9,864	\$3,359	\$13,902
SPA 2 Wastewater Impact Fee Fund						
Beginning Balance	\$316,447	\$319,611	\$322,807	\$326,035	\$335,899	\$339,258
Ending Balance	\$319,611	\$322,807	\$326,035	\$335,899	\$339,258	\$353,160

City of Surprise, Arizona
Development Impact Fee Report
Full IIP Project Listing

Project Type	Capital Project Name	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Sewer	21" Sewer Line Cotton Rd (W Cactus Rd to W Peoria Ave)	SPA 1	\$0	\$0	\$0	\$0	\$0	\$140,000	\$1,260,000	\$1,400,000
Sewer	Cactus Rd Sewer Line - Sarival to Reems (GAP Study)	SPA 1	0	0	150,000	1,250,000	0	0	0	1,400,000

City of Surprise, Arizona
Development Impact Fee Report
Wastewater IIP Projects

Capital Project Name	Percent Growth	Percent Non-Growth	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Cactus Rd Sewer Line - Sarival to Reems (GAP Study)	100%	0%	SPA 1	\$0	\$0	\$150,000	\$1,250,000	\$0	\$0	\$0	\$1,400,000
21" Sewer Line Cotton Rd (W Cactus Rd to W Peoria Ave)	100%	0%	SPA 1	0	0	0	0	0	140,000	1,260,000	1,400,000
SPA 1 Total				\$0	\$0	\$150,000	\$1,250,000	\$0	\$140,000	\$1,260,000	\$2,800,000
SPA 2 Projects	100%	0%	SPA 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Surprise, Arizona
Development Impact Fee Report
Wastewater IIP Projects - With Inflation

Capital Project Name	Percent Growth	Percent Non-Growth	SPA	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Total
Cactus Rd Sewer Line - Sarival to Reems (GAP Study)	100%	0%	SPA 1	\$0	\$0	\$159,135	\$1,365,909	\$0	\$0	\$0	\$1,525,044
21" Sewer Line Cotton Rd (W Cactus Rd to W Peoria Ave)	100%	0%	SPA 1	0	0	0	0	0	162,298	1,504,506	1,666,804
SPA 1 Total				\$0	\$0	\$159,135	\$1,365,909	\$0	\$162,298	\$1,504,506	\$3,191,848
SPA 2 Projects	100%	0%	SPA 2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

City of Surprise, Arizona
Development Impact Fee Model
Wastewater EDU Projection

Wastewater	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Growth Rates							
SPA 1							
Non-Residential		6.50%	6.60%	7.40%	7.90%	7.90%	7.50%
Multi-Family		2.30%	3.70%	4.70%	5.10%	4.70%	4.10%
Irrigation		2.30%	3.70%	4.70%	5.10%	4.70%	4.10%
SPA 2							
Non-Residential					208.40%	7.10%	64.20%
Multi-Family		0.00%	8.10%	13.90%	13.90%	12.20%	15.40%
Irrigation		0.00%	8.10%	13.90%	13.90%	12.20%	15.40%
Sewer EDUs Added							
SPA 1							
Residential							
Start of Fiscal Year		44,354	45,240	46,775	48,833	51,156	53,521
EDUs Added		886	1,535	2,058	2,323	2,365	2,030
End of Fiscal Year	44,354	45,240	46,775	48,833	51,156	53,521	55,551
Non-Residential							
Start of Fiscal Year		2,185	2,327	2,481	2,665	2,876	3,103
EDUs Added		142	154	184	211	227	233
End of Fiscal Year	2,185	2,327	2,481	2,665	2,876	3,103	3,336
SPA 2							
Residential							
Start of Fiscal Year		784	784	889	1,084	1,284	1,584
EDUs Added		0	105	195	200	300	450
End of Fiscal Year	784	784	889	1,084	1,284	1,584	2,034
Non-Residential							
Start of Fiscal Year		45	45	45	45	139	149
EDUs Added		0	0	0	94	10	96
End of Fiscal Year	45	45	45	45	139	149	245

City of Surprise, Arizona
Development Impact Fee Model
Wastewater Incremental EDU Projections

Total Wastewater EDUs Added	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1						
Residential						
Revenue	881	1,494	556	1,667	1,025	593
Waived	5	34	20	14	0	0
Reimbursement	0	7	1,482	642	1,340	1,437
Credit	0	0	0	0	0	0
Non-Residential	142	154	184	211	227	233
SPA 1 Total	1,028	1,689	2,242	2,534	2,592	2,263
SPA 2						
Residential						
Revenue	0	0	0	2	0	3
Waived	0	0	0	0	0	0
Reimbursement	0	5	1	56	15	47
Credit	0	100	194	142	285	400
Non-Residential	0	0	0	94	10	96
SPA 2 Total	0	105	195	294	310	546

City of Surprise, Arizona
Development Impact Fee Report
Wastewater Customers and EDUs as of 07/01/2013

Meter Size	Current Meters	Capacity Ratio (3/4")	2013 EDUs
SPA 1			
Residential			
3/4" and Less	44,354	1.00	44,354
1"	0	1.67	0
2"	0	5.33	0
Non-Residential			
3/4" and Less	182	1.00	182
1"	52	1.67	87
1 1/2"	111	3.33	370
2"	278	5.33	1,483
3"	3	10.00	30
6"	1	33.33	33
8"	0	53.33	0
TOTAL SPA 1 EDUs	44,981		46,539
SPA 2			
Residential			
3/4" and Less	784	1.00	784
1"	0	1.67	0
Non-Residential			
1"	0	1.67	0
1 1/2"	4	3.33	13
2"	6	5.33	32
3"	0	10.00	0
TOTAL SPA 2 EDUs	794		829
TOTAL WASTEWATER SYSTEM EDUs			47,368

City of Surprise, Arizona
Development Impact Fee Study
Debt Service Interest Costs

2000 / 2003 MPC DEBT SERVICE ALLOCATION (30%)

Fiscal Year Ending	Principal	Interest	Total
2014	\$1,054,500	\$391,148	\$1,445,648
2015	1,104,000	338,423	1,442,423
2016	1,162,500	283,223	1,445,723
2017	1,222,500	225,098	1,447,598
2018	1,284,000	163,973	1,447,973
2019	1,338,000	112,613	1,450,613
2020	1,392,000	57,420	1,449,420
2021			
2022			
2023			
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
Totals	<u>\$8,557,500</u>	<u>\$1,571,895</u>	<u>\$10,129,395</u>
Interest Rate		<u>4.73%</u>	
NPV		<u>\$1,372,719</u>	

2007 MPC DEBT SERVICE

Principal	Interest	Total
\$4,675,000	\$2,397,688	\$7,072,688
0	2,199,000	2,199,000
0	2,199,000	2,199,000
6,500,000	2,199,000	8,699,000
0	1,906,500	1,906,500
0	1,906,500	1,906,500
0	1,906,500	1,906,500
0	1,906,500	1,906,500
14,500,000	1,906,500	16,406,500
0	1,225,000	1,225,000
0	1,225,000	1,225,000
0	1,225,000	1,225,000
0	1,225,000	1,225,000
0	1,225,000	1,225,000
0	1,225,000	1,225,000
0	1,225,000	1,225,000
0	1,225,000	1,225,000
25,000,000	1,225,000	26,225,000
<u>\$50,675,000</u>	<u>\$30,777,188</u>	<u>\$81,452,188</u>
	<u>4.78%</u>	
	<u>\$21,197,504</u>	

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis

Wastewater Impact Fee Fund Proposed Debt Service		FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
SPA 1 Proposed Debt Issues							
Amount of Issue		\$0	\$0	\$0	\$0	\$0	\$0
Interest During Construction		0	0	0	0	0	0
Equal Annual Debt Service		0	0	0	0	0	0
Bond Issuance Expense		0	0	0	0	0	0
Debt Service Reserve		0	0	0	0	0	0
Proposed Bond Debt Service Schedule							
FY 2014 Issue		\$0	\$0	\$0	\$0	\$0	\$0
FY 2015 Issue			0	0	0	0	0
FY 2016 Issue				0	0	0	0
FY 2017 Issue					0	0	0
FY 2018 Issue						0	0
FY 2019 Issue							0
Total							
		\$0	\$0	\$0	\$0	\$0	\$0
SPA 2 Proposed Debt Issues							
Amount of Issue		\$0	\$0	\$0	\$0	\$0	\$0
Interest During Construction		0	0	0	0	0	0
Equal Annual Debt Service		0	0	0	0	0	0
Bond Issuance Expense		0	0	0	0	0	0
Debt Service Reserve		0	0	0	0	0	0
Proposed Bond Debt Service Schedule							
FY 2014 Issue		\$0	\$0	\$0	\$0	\$0	\$0
FY 2015 Issue			0	0	0	0	0
FY 2016 Issue				0	0	0	0
FY 2017 Issue					0	0	0
FY 2018 Issue						0	0
FY 2019 Issue							0
Total							
		\$0	\$0	\$0	\$0	\$0	\$0

APPENDIX F

Assumptions

City of Surprise, Arizona
Development Impact Fee Study
Cash Flow Analysis Assumptions

Line No	Description	Fiscal Year Ending													
		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
1	Interest Income	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2	Development Impact Fee Escalation	0.0%	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
3	CIP Inflation - Current Year	0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
4	CIP Inflation - Cumulative	0.0%	3.0%	6.1%	9.3%	12.6%	15.9%	19.4%	23.0%	26.7%	30.5%	34.4%	38.4%	42.6%	46.9%
Debt Assumptions															
5	Payment Period, years	20	20	20	20	20	20	20	20	20	20	20	20	20	20
6	Interest Rate, %	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
7	Month of Issue (1-12)	1	1	1	1	1	1	1	1	1	1	1	1	1	1
8	Repayment Delay, years	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9	Debt Service Reserve, %	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
10	Debt Issuance Expense	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
11	Include Interest During Construction/Repayment Delay?	N	N	N	N	N	N	N	N	N	N	N	N	N	N

City of Surprise, Arizona
Development Impact Fee Study
Current Non-Utility Development Impact Fees

Development Type	City-Wide						Roads of Regional Significance (1)	Roads of Regional Significance (1)	SPA 1 Total	SPAs 2, 4 and 6 Total	SPAs 3 and 5 Total
	Fire & EMS	Police	Library	Parks & Recreation	General Government	Public Works					
Residential											
Single Family Detached	\$688	\$371	\$133	\$785	\$661	\$109	\$5,715	\$5,396	\$2,747	\$8,462	\$8,143
Single Family Attached	641	346	124	732	616	79	4,013	3,789	2,538	6,551	6,327
Multi-family	508	274	98	580	489	77	4,013	3,789	2,026	6,039	5,815
All Other Housing Types	609	328	118	695	584	60	2,980	2,814	2,394	5,374	5,208
Non-Residential											
Com/Shop Ctr 25,000 SF or less	906	689			740	653	16,322	15,411	2,988	19,310	18,399
Com/Shop Ctr 25,001-50,000 SF	778	599			636	567	14,179	13,388	2,580	16,759	15,968
Com/Shop Ctr 50,001-100,000 SF	680	500			556	474	11,842	11,181	2,210	14,052	13,391
Com/Shop Ctr 100,001-200,000 SF	604	428			493	406	10,135	9,570	1,931	12,066	11,501
Com/Shop Ctr over 200,000 SF	544	363			445	345	8,614	8,133	1,697	10,311	9,830
Office/Inst 10,000 SF or less	1,219	252			996	252	6,603	6,234	2,719	9,322	8,953
Office/Inst 10,001-25,000 SF	1,129	204			923	206	5,347	5,049	2,462	7,809	7,511
Office/Inst 25,001-50,000 SF	1,064	174			869	177	4,560	4,306	2,284	6,844	6,590
Office/Inst 50,001-100,000 SF	1,004	148			821	153	3,887	3,670	2,126	6,013	5,796
Office/Inst over 100,000 SF	911	126			745	131	3,313	3,128	1,913	5,226	5,041
Business Park	860	142			703	144	3,718	3,511	1,849	5,567	5,360
Light Industrial	628	77			513	81	2,031	1,918	1,299	3,330	3,217
Warehousing	348	55			284	56	1,445	1,365	743	2,188	2,108
Manufacturing	487	42			398	46	1,113	1,051	973	2,086	2,024
Hotel(per room)	119	23			97	60	1,641	1,549	299	1,940	1,848

(1) Roads of Regional Significance is not assessed within SPA 1. Two Roads of Regional Significance fee assessment schedules outline separate fees assessed within SPAs 2, 4 and 6 and SPAs 3 and 5.

City of Surprise, Arizona
Development Impact Fee Study
Current Utility Development Fees

Meter Size	Meter Type	SPA 1				SPAs 2 through 6				SPA 1	SPA 1	SPAs 2 through 6
		Water Resource	Water System - Drinking	Water System - Dual	Wastewater	Water Resource	Water System - Drinking	Water System - Dual	Wastewater	Total w/ Water System Drinking	Total w/ Water System Dual	Total w/ Water System Drinking
3/4-inch	Displacement	\$2,100	\$3,895	\$3,923	\$3,853	\$796	\$3,895	\$3,923	\$3,039	\$9,848	\$9,876	\$7,730
1-inch	Displacement	2,673	4,958	4,993	4,896	1,013	4,958	4,993	3,860	12,527	12,562	9,831
1 1/2-inch	Displacement	6,933	12,858	12,950	126,357	2,628	12,858	12,950	9,970	146,148	146,240	25,456
2-inch	Displacement	11,085	20,559	20,705	20,221	4,202	20,559	20,705	15,925	51,865	52,011	40,686
3-inch	Compound	22,403	41,551	41,846	40,840	8,493	41,551	41,846	32,159	104,794	105,089	82,203
3-inch	Turbine	25,125	46,601	46,932	45,800	9,525	46,601	46,932	36,063	117,526	117,857	92,189
4-inch	Compound	35,685	66,186	66,656	65,037	13,528	66,186	66,656	51,209	166,908	167,378	130,923
4-inch	Turbine	43,045	79,838	80,405	78,447	16,318	79,838	80,405	61,766	201,330	201,897	157,922
6-inch	Compound	69,328	128,584	129,498	126,329	26,282	128,584	129,498	99,463	324,241	325,155	254,329
6-inch	Turbine	86,538	160,505	161,646	157,683	32,806	160,505	161,646	124,148	404,726	405,867	317,459
8-inch	Compound	112,013	207,755	209,231	204,094	42,464	207,755	209,231	160,687	523,862	525,338	410,906
8-inch	Turbine	126,360	234,364	236,030	230,231	47,903	234,364	236,030	181,265	590,955	592,621	463,532

City of Surprise, Arizona
Development Impact Fee Study
Engineering News Record Construction Cost Index (ENR-CCI)

Area	Year	Period	Index Source	ENR-CCI	
				Index	ENR-CCI Ratio
United States	2013	September	ENR Construction Cost Index	9,552	1.000
United States	2012	Annual	ENR Construction Cost Index	9,308	1.026
United States	2011	Annual	ENR Construction Cost Index	9,070	1.053
United States	2010	Annual	ENR Construction Cost Index	8,802	1.085
United States	2009	Annual	ENR Construction Cost Index	8,570	1.115
United States	2008	Annual	ENR Construction Cost Index	8,310	1.149
United States	2007	Annual	ENR Construction Cost Index	7,966	1.199
United States	2006	Annual	ENR Construction Cost Index	7,751	1.232
United States	2005	Annual	ENR Construction Cost Index	7,446	1.283
United States	2004	Annual	ENR Construction Cost Index	7,115	1.343
United States	2003	Annual	ENR Construction Cost Index	6,695	1.427
United States	2002	Annual	ENR Construction Cost Index	6,538	1.461
United States	2001	Annual	ENR Construction Cost Index	6,334	1.508
United States	2000	Annual	ENR Construction Cost Index	6,221	1.535
United States	1999	Annual	ENR Construction Cost Index	6,059	1.576
United States	1998	Annual	ENR Construction Cost Index	5,920	1.614
United States	1997	Annual	ENR Construction Cost Index	5,826	1.640
United States	1996	Annual	ENR Construction Cost Index	5,620	1.700
United States	1995	Annual	ENR Construction Cost Index	5,471	1.746
United States	1994	Annual	ENR Construction Cost Index	5,408	1.766
United States	1993	Annual	ENR Construction Cost Index	5,210	1.833
United States	1992	Annual	ENR Construction Cost Index	4,985	1.916
United States	1991	Annual	ENR Construction Cost Index	4,835	1.976
United States	1990	Annual	ENR Construction Cost Index	4,732	2.019
United States	1989	Annual	ENR Construction Cost Index	4,615	2.070
United States	1988	Annual	ENR Construction Cost Index	4,519	2.114
United States	1987	Annual	ENR Construction Cost Index	4,406	2.168
United States	1986	Annual	ENR Construction Cost Index	4,295	2.224
United States	1985	Annual	ENR Construction Cost Index	4,195	2.277
United States	1984	Annual	ENR Construction Cost Index	4,146	2.304
United States	1983	Annual	ENR Construction Cost Index	4,066	2.349
United States	1982	Annual	ENR Construction Cost Index	3,825	2.497
United States	1981	Annual	ENR Construction Cost Index	3,535	2.702
United States	1980	Annual	ENR Construction Cost Index	3,237	2.951
United States	1979	Annual	ENR Construction Cost Index	3,003	3.181
United States	1978	Annual	ENR Construction Cost Index	2,776	3.441
United States	1977	Annual	ENR Construction Cost Index	2,576	3.708
United States	1976	Annual	ENR Construction Cost Index	2,401	3.978
United States	1975	Annual	ENR Construction Cost Index	2,212	4.318
United States	1974	Annual	ENR Construction Cost Index	2,020	4.729
United States	1973	Annual	ENR Construction Cost Index	1,895	5.041
United States	1972	Annual	ENR Construction Cost Index	1,753	5.449
United States	1971	Annual	ENR Construction Cost Index	1,581	6.042
United States	1970	Annual	ENR Construction Cost Index	1,381	6.917
United States	1969	Annual	ENR Construction Cost Index	1,269	7.527
United States	1968	Annual	ENR Construction Cost Index	1,155	8.270
United States	1967	Annual	ENR Construction Cost Index	1,074	8.894
United States	1966	Annual	ENR Construction Cost Index	1,019	9.374
United States	1965	Annual	ENR Construction Cost Index	971	9.837

APPENDIX G

Development Impact Fee Assessment and Implementation

Development Impact Fee Assessment and Implementation

This appendix includes additional information regarding the modified assessment categories for assessment and implementation. The proposed Fire & EMS and ~~163rd Avenue Roadway~~ development impact fees consolidate current residential and non-residential categories into six assessment categories. The definitions for the proposed assessment categories are detailed below.

Single-Family Residential: 1 detached housing unit in a single structure.

Multi-Family Residential: 1 or more attached housing units in a single structure as well as all other housing units (e.g., Mobile Homes).

Retail: Retail, service, restaurant, hotel or other commercial developments in separate structures or combined within malls or shopping centers with multiple units in a single structure or series of structures.

Office: General office building with primary uses of administrative, professional or medical office tenants and office portion of business park or flex-type developments.

Public / Institutional: Public or governmental buildings as separate structures as well as institutional developments such as schools, hospitals, churches, and libraries.

Industrial: Includes manufacturing, light industrial, and warehousing and the industrial or warehousing components of a business park or flex-type developments.

The City has requested a summary of non-residential assessment categories tied to North American Industry Classification System (NAICS) two-digit industry codes summarized in the table below. While the majority of the two-digit NAICS codes apply to a single non-residential assessment category, some two-digit NAICS codes could apply to more than one category as noted in the subsequent table. Establishing a link between the non-residential development impact fee assessment category and the two-digit NAICS codes will reduce subjective determinations made by City permit technicians during a permit application and like any standardized or partially automated process, City staff will need to identify atypical developments which may not fit the standard assessment category or may be subject to the City's exception policy. Additionally, NAICS codes (e.g., Mining) may also require a review to determine the correct assessment category or review by the City as part of the City's development impact fee exception policy, as may be amended, since these developments may not fit well into the standard assessment categories or provide an impact to City services significant enough to warrant an independent review.

		New Development Impact Fee Category (Non-Residential Developments Only)
NAICS Code	Industry Title	
11	Agriculture, Forestry, Fishing and Hunting	Exception (1)
21	Mining	Exception (1)
22	Utilities	Exception (1)
23	Construction	Retail
31-33	Manufacturing	Industrial
42	Wholesale Trade	Retail
44-45	Retail Trade	Retail
48-49	Transportation and Warehousing	Industrial
51	Information	Office
52	Finance and Insurance	Office
53	Real Estate Rental and Leasing	Office
54	Professional, Scientific, and Technical Services	Office
55	Management of Companies and Enterprises	Office
56	Administrative and Support and Waste Management and Remediation Services	Retail
61	Educational Services (2)	Public
62	Health Care and Social Assistance (3)	Public
71	Arts, Entertainment, and Recreation	Retail
72	Accommodation and Food Services	Retail
81	Other Services (except Public Administration)	Retail
92	Public Administration	Public

(1) Developments falling within these categories include those which typically do not involve significant buildings and/or require a separate calculation or exception policy review to determine the category with the best fit.

(2) Applies to schools, Universities and colleges, but not all Education Services. For example, Exam and Preparation and Tutoring business will be assessed as Retail or Commercial developments.

(3) Medical offices or similar businesses will be assessed within the Office category while hospitals will be assessed within the Public category.



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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Council Meeting Date:	June 6, 2017	Contact Person:	Eric Fitzer - Community Development
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a Fourth Amendment to the Reciprocal Easement Agreement between the City of Surprise and the Surprise Center Development Company.

Motion:

I move to approve the Fourth Amendment to the Reciprocal Easement Agreement between the City of Surprise and the Surprise Center Development Company.

Background:

The Reciprocal Easement Agreement (REA) sets forth Reciprocal Nonexclusive Easements. This agreement states that the City and Developer shall have reciprocal nonexclusive easements over, across, in, under, and through those portions of the Project Site which are not planned or utilized for the construction of buildings, structures, and related improvements (including without limitation, parks, libraries, facilities for the underground storage and recovery of effluent and/or CAP water, police and fire facilities, municipal offices, and other similar uses), for the following uses and purposes:

- 1 Temporary Construction Activity
- 1 Repairs, Maintenance, and Replacement
- 1 Ingress and Egress
- 1 Drainage and Utilities
- 1 No Interference

The goal of the fourth amendment is to remove the Mattamy residential property from the "blanket" easements. The easements needed by the City will be included in the final plats associated with the Mattamy project.

Objective Analysis:

No foreseen negative impacts due to this item. Positive impacts are the Mattamy will develop a project in the City Center project.

Policy Compliant:

The item is policy compliant.

Financial Impact:

No financial impacts are foreseen.

Budget Impact:

No budget impacts are foreseen.

FTE Impact:

This items will not require any FTEs.

ATTACHMENTS:

Click to download

☐ [Fourth Amendment to the Reciprocal Easement Agreement between the City of Surprise and the Surprise Center Development Company](#)

When recorded, return to:

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

**FOURTH AMENDMENT
TO
RECIPROCAL EASEMENT AGREEMENT**

This Fourth Amendment to Reciprocal Easement Agreement (the "**Fourth Amendment**") is made and entered into as of the ____ day of _____, _____, by and between the **CITY OF SURPRISE**, an Arizona municipal corporation (the "**City**"), and **SURPRISE CENTER DEVELOPMENT COMPANY L.L.C.**, an Arizona limited liability company ("**Developer**").

RECITALS

A. Developer and the City have entered into that certain Reciprocal Easement Agreement dated April 28, 2000 and recorded on April 28, 2000 in Instrument No. 2000-0325408, official records of Maricopa County, Arizona (the "**Original Agreement**"), as amended by that certain First Amendment to Reciprocal Easement Agreement dated September 27, 2001 and recorded on October 9, 2001 in Instrument No. 2001-0934096, official records of Maricopa County, Arizona (the "**First Amendment**"), by that certain First Amendment to the Reciprocal Easement Agreement (which, although denominated as a First Amendment, is in fact a second amendment) recorded on September 2, 2003 in Instrument No. 2003-1220236, official records of Maricopa County, Arizona (the "**Second Amendment**"), and by that Third Amendment to the Reciprocal Easement Agreement recorded on January 4, 2017 in instrument No. 20170004663, official records of Maricopa County, Arizona (the "**Third Amendment**"), (the Original Agreement, as amended by the First Amendment, Second Amendment, and Third Amendment is hereinafter referred to as the "**REA**").

B. The parties desire to amend the REA to remove certain property from this Agreement on or about the time it is sold to Mattamy Homes in accordance with and as hereinafter provided in this Fourth Amendment.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Termination upon Recordation of Subdivision Plat.

1.1. Defined Terms. As used herein, the following terms shall have the respective meanings as set forth below:

- (a)** "**Platted Property**" shall mean the portion of the Developer Site that is included in a Subdivision Plat (as hereinafter defined).

(b) **"Subdivision Plat"** shall mean a recorded final subdivision plat (or a condominium plat or condominium declaration recorded pursuant to the Arizona Condominium Act, A.R.S. 33-1201 et. seq.) approved by the City with respect to a portion of the Developer Site, which establishes lots (or condominium units, as applicable).

1.2. **Termination.** Upon recordation of a Subdivision Plat (a) the REA shall terminate and be of no further force or effect with respect to the Platted Property included in such Subdivision Plat, and (b) the City easements and other restrictions applicable to such Platted Property shall thereafter be as set forth in such Subdivision Plat and any other instrument(s) recorded with respect to such Platted Property. The foregoing termination shall apply only to the REA and shall not affect any other recorded instruments or agreements applicable to such Platted Property.

2. **Counterparts.** This Fourth Amendment may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

3. **Effect of Amendment.** The REA, as amended and supplemented by this Fourth Amendment, is hereby ratified and shall remain in full force and effect.

[NO FURTHER TEXT ON THIS PAGE—SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Fourth Amendment as of the date set forth above.

"DEVELOPER"

SURPRISE CENTER DEVELOPMENT COMPANY L.L.C.,
an Arizona limited liability company

By: AIRFIELD CAPITAL PARTNERS, an Arizona
limited liability company, its Manager

By: AIRFIELD MANAGEMENT ASSOCIATES, L.L.C.,
an Arizona limited liability company, its Manager

By: TRW Partners L.L.C.,
an Arizona limited liability company, its Member

By: West Management Limited Partnership,
an Arizona limited partnership, its Manager

By: The Richard West Company,
an Arizona corporation, its General Partner

By: _____
Richard B. West III, its President

STATE OF ARIZONA)
) ss.
Country of Maricopa)

The foregoing instrument was acknowledged before me this _____ day of _____, _____, by Richard B. West III, the President of The Richard West Company, an Arizona corporation, a General Partner in West Management Limited Partnership, an Arizona limited partnership, the Manager of TRW Partners L.L.C, an Arizona limited liability company, a Member in Airfield Management Associates L.L.C., an Arizona limited liability company, the Manager of Airfield Capital Partners, L.L.C., an Arizona limited liability company, the Manager of SURPRISE CENTER DEVELOPMENT COMPANY L.L.C., an Arizona limited liability company, on behalf thereof.

Notary Public

My Commission Expires:

"THE CITY"

CITY OF SURPRISE, an Arizona municipal corporation

By: _____
Sharon Wolcott, its Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of _____, _____,
by Sharon Wolcott, Mayor of the CITY OF SURPRISE, an Arizona municipal corporation, on behalf of the
municipal corporation.

Notary Public

My Commission Expires:



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date:	June 6, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:		District:	5
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of the Mattamy preliminary plat entitled "Preliminary Plat For Surprise Center" dated April 7, 2017, a 56.38 acre property generally located along Statler Boulevard west of Litchfield Road.

Motion:

I move to approve the preliminary plat entitled, Preliminary Plat For Surprise Center"dated April 7, 2017 subject to conditions 'A.' through 'G' as identified within the staff report.

Background:

The Slater Hanifan Group, on behalf of the Surprise Center Development LLC request Preliminary Plat approval for a multi-phased, attached and detached, single-family lot subdivision. The applicant proposes a total of 369 residential lots on 50.7 gross acres for a density of 7.28 du/A. The lots will be a combination of 50 foot by 60 foot detached, 46 foot by 80 foot detached, and 50 foot by 60 foot duplex parcels. 9.9 acres of land will provide 17.6 percent open space for the Mattamy residential development in Surprise Center.

Objective Analysis:

Staff believes the proposed Preliminary Plat, will allow infill of housing to take place within an otherwise vacant site. The project is in general conformance with the City's General Plan.

Policy Compliant:

The proposed Preliminary Plat 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:

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- ☐ [00 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Staff Report](#)
 - ☐ [01 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Vicinity Maps](#)
 - ☐ [02 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Preliminary Plat](#)
 - ☐ [03a - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - 46x80 Preliminary SFR Street Scene](#)
 - ☐ [03b - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - 50x60 Preliminary SFR Street Scene](#)
 - ☐ [03c - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - 50x60 Preliminary Duplex Street Scene](#)
 - ☐ [04a - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Preliminary SFR Home Product Exhibits](#)
 - ☐ [04b - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Preliminary Duplex Home Product Exhibits](#)
 - ☐ [05 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Central Amenity Plan](#)
 - ☐ [06 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Pedestrian circulation Exhibit](#)
 - ☐ [07 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Preliminary Landscape Plans](#)
 - ☐ [08 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Preliminary Hardscape Plans](#)
 - ☐ [09 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Preliminary Wall Plans](#)
 - ☐ [10 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Parking and Trash Exhibit](#)
 - ☐ [11 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Paradise Lane Exhibit](#)
 - ☐ [12 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Phasing Exhibit](#)
 - ☐ [13 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Luke AFB Letter](#)
 - ☐ [14 - FS16-397 - Mattamy Homes at Surprise Center Preliminary Plat - Presentation](#)
-

PRELIMINARY PLAT

REPORT TO THE MAYOR AND CITY COUNCIL

Case: FS16-397

Project Name: Mattamy Homes at Surprise Center Preliminary Plat

Council District: 5 - Palm

Meeting Date: June 6, 2017

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

Owner: Surprise Center Development, LLC

Applicant: Slater Hanifan Group, Inc. and Mattamy Arizona, LLC

Request: A 369-Lot, 52-Tract Preliminary Plat

Site Location: North and east of the intersection of Paradise Lane and Statler Blvd. within the Surprise Center Planned Area Development (PAD).

Site Size: Approximately 56.38 Gross Acres

Density: Approximately 7.28 Dwelling Units per Acre (du/A)

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

Support/Opposition: No indications of support or opposition were encountered.

Project Description:

The Slater Hanifan Group, on behalf of the Surprise Center Development LLC request Preliminary Plat approval for a multi-phased, attached and detached, single-family lot subdivision. The applicant proposes a total of 369 residential lots on 50.7 gross acres for a density of 7.28 du/A. The lots will be a combination of 50 foot by 60 foot detached, 46 foot by 80 foot detached, and 50 foot by 60 foot duplex parcels. 9.9 acres of land will provide 17.6 percent open space for the Mattamy residential development in Surprise Center.

Existing Zoning:

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

Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Vacant
Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Vacant
Surprise Center PAD Municipal Facilities	Surprise Center PAD Vacant / Surprise Medical	Surprise Center PAD Marketplace at the City

Background:

June 12, 1980: The subject parcels were annexed into the City of Surprise.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center under case PAD00-105.

April 7, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-138.

September 15, 2016: The applicant filed a request for a Preliminary Plat under case FS16-397, the subject case.

May 18, 2017: The Planning and Zoning Commission recommended the Mayor and City Council approve the proposed Preliminary Plat under case FS16-397, the subject case.

Analysis and Discussion:

Surprise Center is a one (1) square mile Planned Area Development (PAD) bounded by Greenway Road to the south, Bullard Avenue to the west, Bell Road to the North, and Litchfield Road to the east. The master developer of the Surprise Center PAD, Surprise Center Development, LLC, is currently revising the plan for the center to better fit the needs of the current development community. The PAD allows for “creative and innovative development” and this is reflected in the variety of land uses allowed and development standards that provide little restriction. Single-family detached residential is a use that was not permitted within the PAD. Concurrent with this proposal, a minor PAD zoning amendment is being processed to allow single-family detached residential units in Surprise Center.

The Preliminary Plat proposes to encompass 50.7 gross acres of the 640 acre (1 square mile) PAD, and will provide 369 single-family attached and detached single-family lots for a density of 7.3 du/A (7.4 du/A with Phase 5). Phase five (5), consisting of a minimum of 47 units, is not being plated for development at this time. As the Surprise Center PAD requires a minimum of ten (10) dwelling units per acre, the approximately 22 acres of land abutting the eastern edge of this project up to Litchfield Road will be reserved for multi-family residential with a minimum density of 15 du/A. The overall aggregate density for the Mattamy Homes projects and the future multi-family project will maintain the minimum ten (10) du/A prescribed by the Surprise Center PAD. The below table is a summary of the parcel site data:

76
77

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Units	120	87	85	77	Proposed Minimum of 47*	369/416*
Gross Acreage	18.9	10.2	10.9	10.7	5.7	56.4
Gross Density (du/A)	6.3	8.5	7.8	7.2	8.2*	7.3/7.4*
Open Space Acreage	3.6	1.2	2.1	3.0	1.2*	9.9/11.1*
Open Space Percentage	19.0	11.8	19.311.1	28.0	21.1*	17.6/19.7*

78
79
80
81
82
83

* Phase five (5) will require a separate preliminary/final plat request.

The project is planned using three single-family lot sizes, 50 foot by 60 foot detached, 46 foot by 80 foot detached, and 50 foot by 60 foot duplex lots. All products are front loaded and product details are in design. The below table illustrates the project mix:

Product	Type	Units Phase 1	Units Phase 2	Units Phase 3	Units Phase 4	Units Phase 5	Total
50' x 60'	Detached	41	20	32	24	Minimum of 47 lots* to be configured	117
46' x 80'	Detached	57	39	37	39		172
50' x 60' Duplex	Attached	22	28	16	14		80
Total		120	87	85	77	47*	369/416*

84
85

* Phase five (5) will require a separate preliminary/final plat request.

The Surprise Center PAD has no minimum lot widths, depths, areas, lot coverage, or setback criteria. In the event zero (0) foot setbacks or separations are used, strict accordance with City of Surprise Building and Fire Code requirements will be maintained. The following table illustrates the projects development standards proposed for this particular project:

Development Standards	50 foot by 60 foot Detached	46 foot by 80 foot Detached	50 foot by 60 foot Attached
Lot Numbers	58, 59, 62-74, 77-94, 101-108, 206-217, 224-231, 302-316, 331-347, 400-420, and 435-437	1-57, 248-286, 348-384, and 438-476	60, 61, 75, 76, 95-100, 109-120, 200-205, 218-223, 232-247, 300, 301, 317-330, and 421-437
Number of Lots	117	172	80
Minimum Side Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
Minimum Rear Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
Minimum Front Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
Parking Required	2 Off-street Spaces	2 Off-street Spaces	2 Off-street Spaces

The Preliminary Plat project proposes a recreation center and outdoor amenity program. The program will include fitness features, gathering areas, a swimming pool, lounge areas, an outdoor fire patio, picnic and barbecue areas, as well as a free-play children's play area. Located central to the residential development, the recreation center is to be designed convenient access from all residences via sidewalks and pedestrian trails. The recreation center would require a separate site plan request to be considered by the Planning and Zoning Commission.

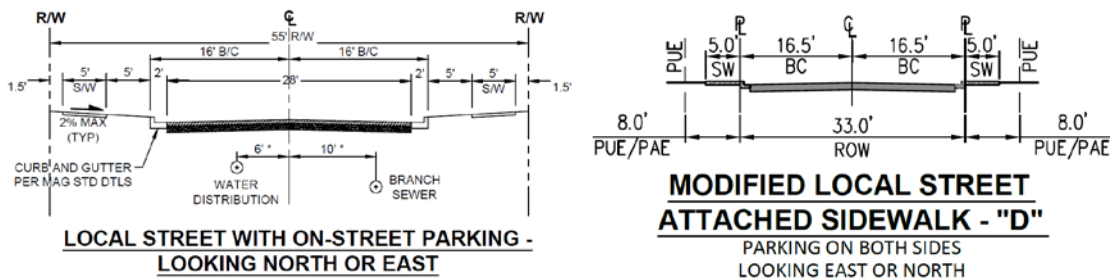
Mediterranean forms are a cohesive theme in the Surprise Center PAD. Strong horizontal geometry with smooth refined surfaces creates a backdrop for a highly textured landscape palette. Trees are organized to provide much needed shade over and within pedestrian spaces. A blend of evergreen and deciduous materials is proposed to allow for seasonal color while providing a pleasant aesthetic. Ornamental shrubs, ground covers and accent materials will bring structure and formality to the understory planting. This will create layers of landscape reminiscent of Mediterranean styles with a more contemporary flair and organization. Turf will be utilized in areas where it provides recreational value and to compliment the planned amenity center. Palm trees are proposed at the primary entry portal to bring scale and a focal point for arrival into the community. They will also create patterned, filtered shade on the ground plane emphasizing the character of the community.

The residential community within Surprise Center will include a street tree program. A street tree will be planted with the development of each individual home site where applicable. The placement of the tree itself will be dependent on factors such as driveway location, front entries, streetlights, utilities, building setback variations as well as the overall lot size. The trees will be placed in a manner such that shade will be provided adjacent to the sidewalk installed as part of the internal street network. The goal of the street tree program will be to create an urban forestry program within the community.

Drainage for the project will be designed for the "first flush" storm water volumes to be retained on-site. The project will retain the remainder of the 100-year, two (2) hour storm event off-site both within the drainage channel on the immediate north side of the project as a potentially permanent drainage solution, as well as within temporary drainage facilities immediately to the east. The proposed drainage channel on the north is anticipated to convey future undetermined Surprise Center PAD flows. The central park area is designed to retain the 100-year, two (2) hour storm event in an effort to reduce large conveyance pipe to the off-site basins along the east side of the project. The balance of first flush retention is provided in onsite tract areas and along the south boundary of the parcel.

The 100-year, two (2) hour storm event facilities shown off-site directly to the east are depicted adjacent to 140th Avenue. The final location of the off-site facilities will be determined in collaboration with the master developer. The master developer will grant a drainage easement for the volumes required.

Ingress/Egress to the initial phase will be via Grandview Road from 140th Avenue to the east and North Civic Center Drive from the west. This will provide this and subsequent phases with two (2) points of ingress/egress from two (2) separate locations. The project will modify the City of Surprise local street cross section while increasing the street width from 32 feet to 33 feet from back of curb to back of curb. There will be five (5) foot attached sidewalk and an eight (8) foot Public Utility Easement (PUE) adjacent to the back of curb. Parking will be allowed on both sides of the street as is currently allowed with the current City of Surprise local street section. The City of Surprise standard local street cross section and the modified design are shown below:



Grandview Road, from North Civic Center Drive to the west boundary of the project, is planned as a local street section with a five (5) foot decomposed granite path along the south side of the street. Grandview Road, within the project, will be 40 feet from back of curb to back of curb with a five (5) foot curb separated sidewalk. 140th Avenue on the east is proposed as a half-street that will provide 24 feet of pavement and one (1) travel lane in each direction.

Paradise Lane has 110 feet of existing right-of-way and 40 feet of existing pavement. This project proposes to add an additional 28 feet to the street along the project's frontage. Paradise Lane will have a single travel lane in each direction, a six (6) foot bike lane, and 10.5 feet of on-street parking. The additional landscape area within the existing right-of-way will provide landscape and an eight (8) foot sidewalk as a buffer.

Statler Blvd has existing right of way and the north half-street is existing. This project will provide an additional 12 feet of pavement on the south half to provide a five (5) foot bicycle lane and two (2) travel lanes, and a 20 foot painted median.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Schools:	Dysart USD

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area under a Surprise Center District Sub Area. The General Plan Development Type for this area is classified as Mixed Use. This area would be considered either Mixed Use Residential (At least 75 percent of the overall square footage is for residential and 25 percent for nonresidential uses) or Mixed Use Commercial (At least 75 percent of the overall square footage is for commercial and 25 percent for residential uses).

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base did indicate concerns and staff did not receive any correspondence from the Dysart Unified School District.

Luke Air Force Base (LAFB): 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/A from the 65 Ldn to 1/2 mile, a maximum of 4 du/A from 1/2 mile to 1 mile and a maximum of 6 du/A from 1 to 3 miles. With a density of 7.35 du/A this request does not fall within those guidelines.

Dysart School District: The applicant has begun discussions with the Dysart Unified School District and is working on an agreement. The option of a Charter School is being explored. This level of educational planning is typically determined at this phase of development and staff would highly recommend a full educational plan be in place prior to any Final Plat.

Summary:

Staff believes the proposed Preliminary Plat, will allow infill of housing to take place within an otherwise vacant site. The project is in conformance with the City's General Plan.

Preliminary Plat Findings:

- The proposed Preliminary Plat is in conformance with the Surprise Center PAD as amended.
- The Preliminary Plat is in conformance with the City of Surprise General Plan.

Preliminary Plat Recommendation:

Based on the findings noted above, should the Mayor and City Council move to approve case **FS16-489**, they should do so subject to stipulations 'A.' through 'G.' as outlined below:

- A. The Preliminary Plat prepared by Slater Hanifan Group, date received April 7, 2017, will be revised and submitted for review to include the following modifications:
 1. On Sheet PP01, a note will be provided with the development parcel information matrix that will explain that the subject preliminary plat consists of 369 residential lots and Phase five (5) will require a separate preliminary plat.
 2. On Sheet PP01, the figures for Parcel five (5) in the site data matrix under the development parcel information will be listed as minimum requirements.
 3. On Sheet PP01, the W Grandview Road Detached Sidewalk "C" will include a minimum 14 foot wide PUE/PAE, consistently sized, on both sides of the road.
 4. On Sheet PP02, the acreage for the right-of-way area for Parcel one (1) will be changed to 5.88 acres.
 5. On Sheet PP02, the total tract area for Phase 1 will be revised to show 156,860 square feet and 3.60 acres.
 6. On Sheet PP02, Tracts K3 and K4 will be listed as having a public access easement.
- B. The Preliminary Landscape Plans prepared by Andersonbaron, date received April 7, 2017, will be revised and submitted for review to include the following modifications:
 1. It will be noted that right-of-way landscaping along Statler Boulevard, Paradise Lane, and 140th Avenue will be installed as part of Phase one (1).
 2. Street trees located in the right-of-way will be a species consistent with the City of Surprise Engineering Development Standards (EDS).
- C. The Phasing Exhibit prepared by Slater Hanifan Group, date received April 7, 2017, will be revised and submitted for review to include the following modifications:
 1. Phase one (1) will include the extension of N 140th Lane south to W Le Marche Avenue, and W Le Marche Avenue from N 140th Lane to N 140th Avenue.

2. The paving of N 140th Avenue north of W Grandview Road will be included in the Phase four (4) construction, or prior if adjacent construction initiates.

D. Upon the sale of the 207th home in Surprise Center, Mattamy Homes or assignee will complete a new market study and evaluate the viability for a third story option for two (2) story homes or multiple three (3) story products throughout the community. If, based on the market research, the new market study evaluation is favorable to a third story option or three (3) story product, the new products and options may be incorporated into any remaining phase and/or phases of the community subject to design review. In no event shall Mattamy be required to have the market research and final evaluation completed prior to the release of any building permits or certificate of occupancies in Phases one (1), two (2), three (3), and four (4). However, prior to platting, preliminary plat if so required, or replat of phase five (5), the market research and evaluation must be completed and provided to City staff prior to plat approval.

E. The sewer infrastructure in Paradise Lane is a 24 inch sewer stub located 61 feet north of an existing sewer manhole at the intersection of W Statler Boulevard and W Tierra Buena Lane. The final sewer report and improvement plan will address any need of sewer infrastructure to serve the properties to the west of Mattamy Home's site.

F. Preliminary Plat approval is contingent upon release of the Deed Restrictions as defined in the Exchange and Settlement Agreement between the City of Phoenix, the City of Surprise and Surprise Center Development Company; City of Phoenix Contract 88513 dated November 19, 1999 section 5.2 Deed Restrictions. The area included in the release of the Deed Restrictions shall be in accordance with the Intergovernmental Agreement between the City of Phoenix and City of Surprise 20131082868 recorded on December 24, 2013. The areas included in the release of the Deed Restriction may be reallocated provided that the final allocation complies with the Intergovernmental Agreement between the City of Phoenix and City of Surprise 20131082868 recorded on December 24, 2013.

G. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

- 01 - Vicinity Maps
- 02 - Preliminary Plat
- 03 - Typical Street Scene Exhibits
- 04 - Home Product Exhibits
- 05 - Central Amenity Plan
- 06 - Pedestrian Circulation Exhibit
- 07 - Landscape Plans

251	08 - Hardscape Plans
252	09 - Wall Plans
253	10 - Parking and Trash Exhibit
254	11 - Paradise Lane Exhibit
255	12 - Phasing Exhibit
256	13 - Luke AFB Letter
257	14 - PowerPoint

VICINITY MAP



VICINITY MAP



VICINITY MAP



OWNER:
Surprise Center Development, LLC
11811 N. Tatum Blvd., Ste 4052
Phoenix, AZ 85028
P. 602.953.8708
Contact: Scott Phillips

DEVELOPER:



Mattamy Arizona, LLC
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Contact: Jose Castillo
Email: jose.castillo@mattamycorp.com

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P. 480.699.7956
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Email: andy.baron@andersonbaron.com

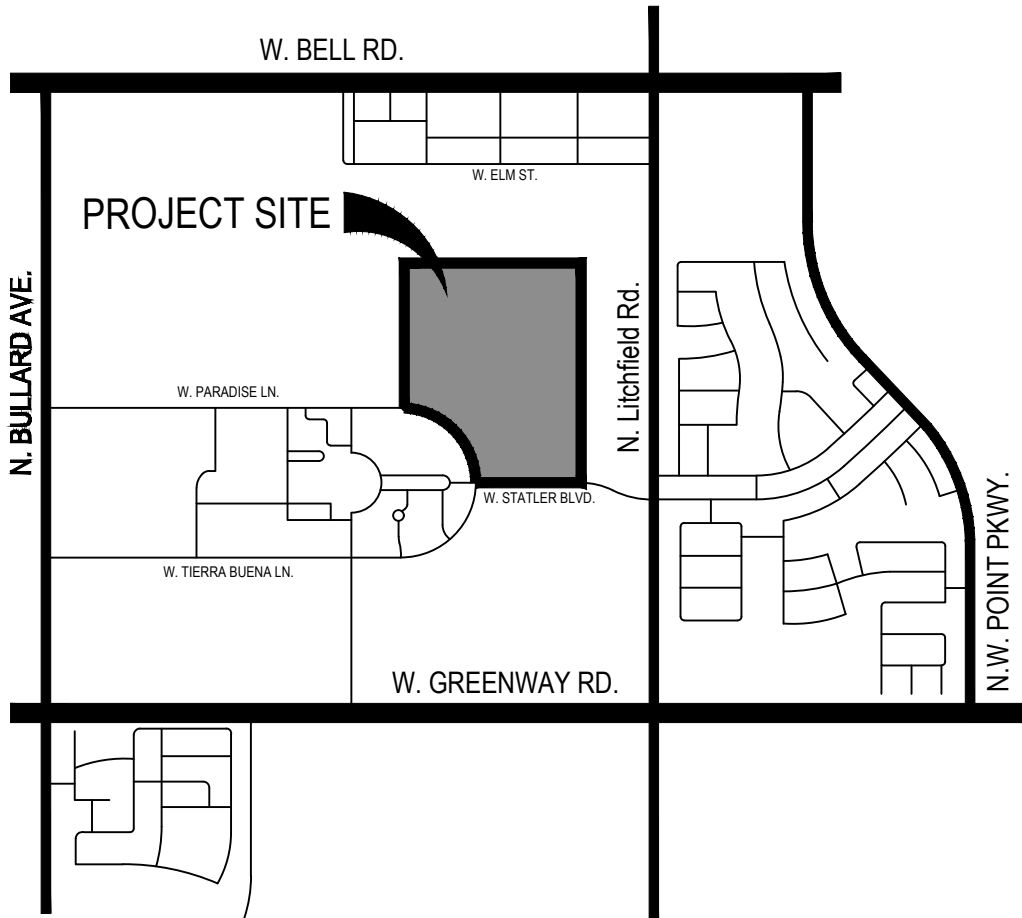
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P. 602.687.9664
Contact: Joe Petrucci
Email: jpetrucci@shg-inc.com

SURPRISE CENTER

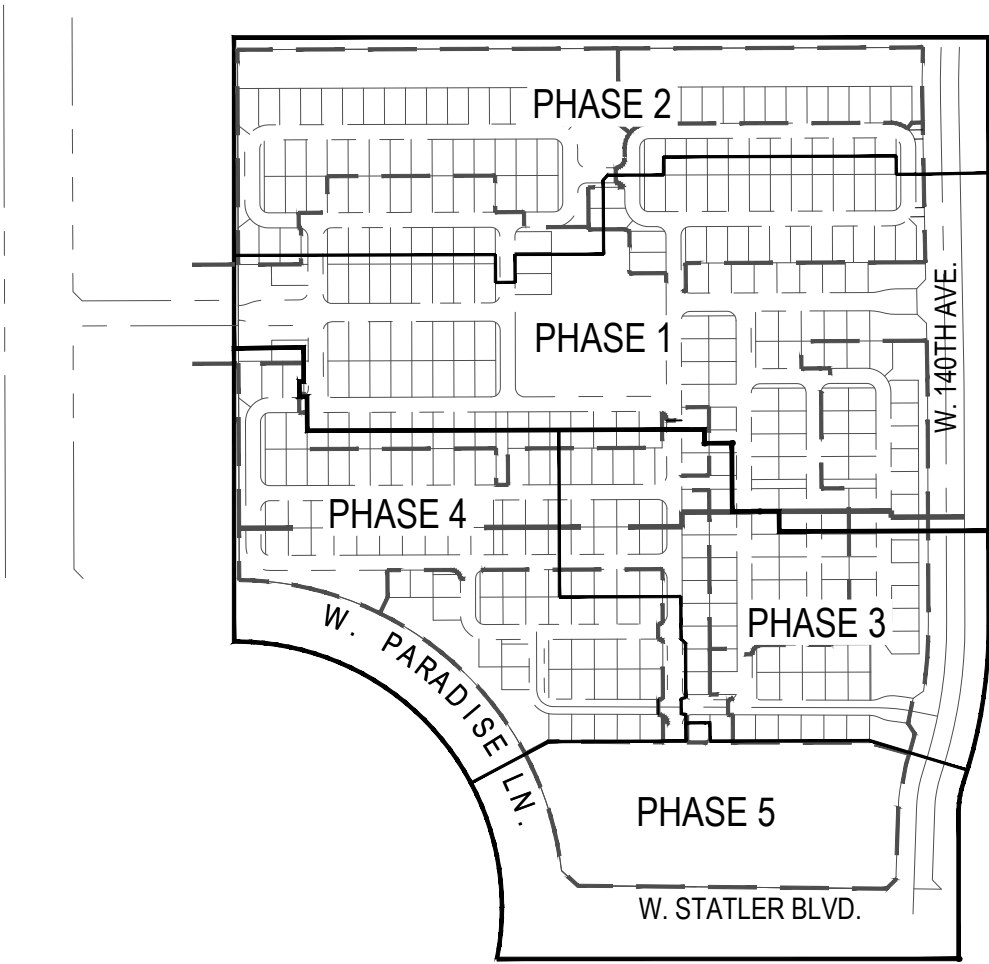
PRELIMINARY LANDSCAPE PLANS

1ST PRE-PLAT SUBMITTAL

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE,
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Vicinity Map

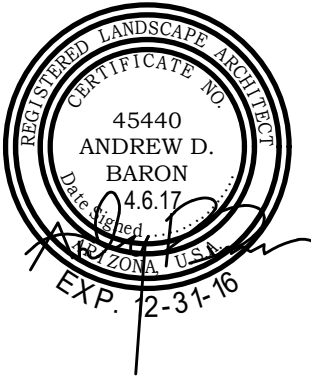


Key Map



SHEET INDEX

Cover Sheet	LA2.0A-LA2.0B
Wall Plans	LA2.1-2.5
Plan Enlargements	LA3.0
Street Tree Program Map	LA3.0A - LA3.0B
Planting Plans	LA4.0
Pedestrian Circulation Exhibit	LA5.0
Signage, Parking & Trash Exhibit	LA6.1-LA6.5
Construction Details	

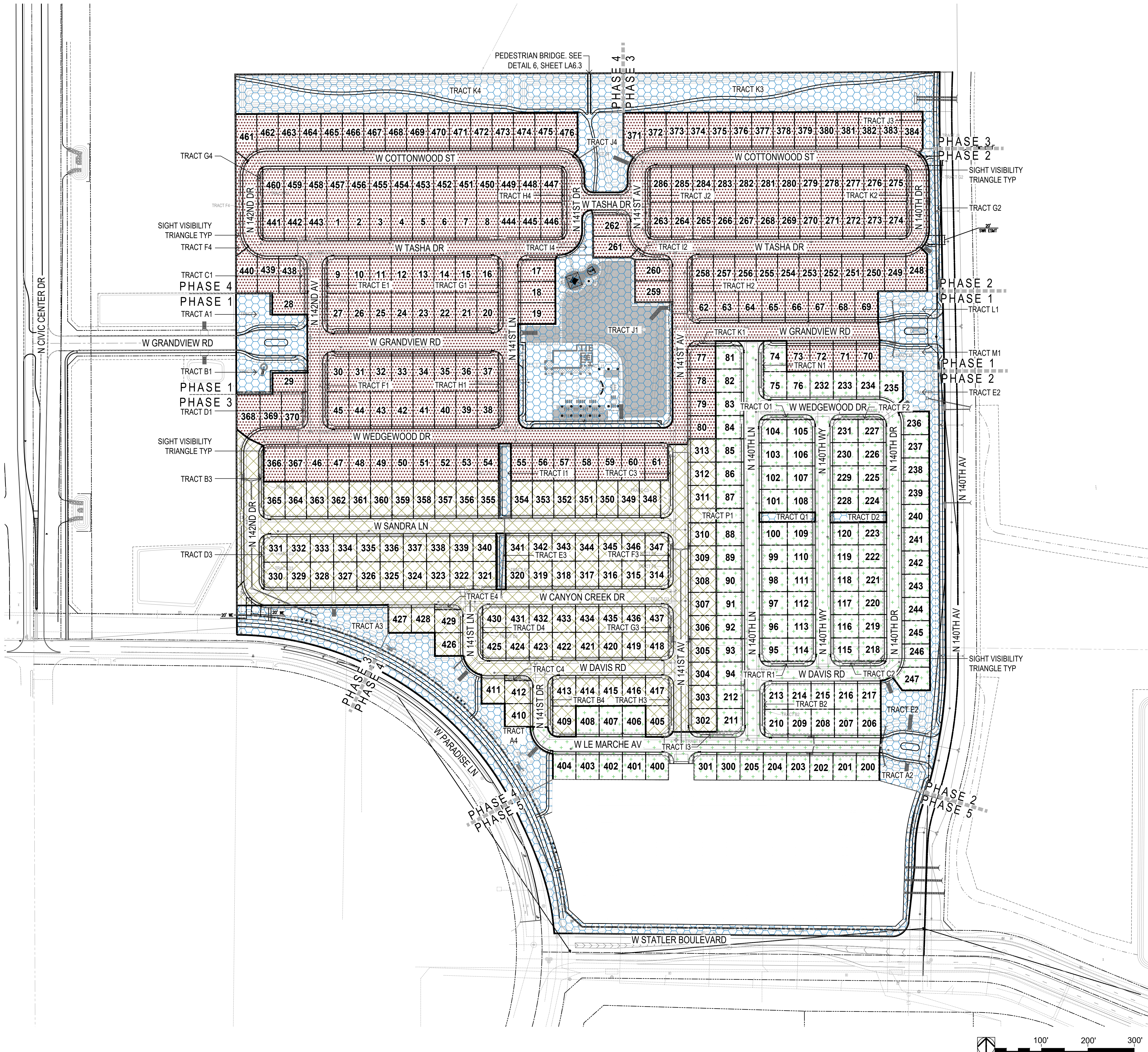


Revisions

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andersonbaron
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p.h. 480.699.7956 f.480.699.7986

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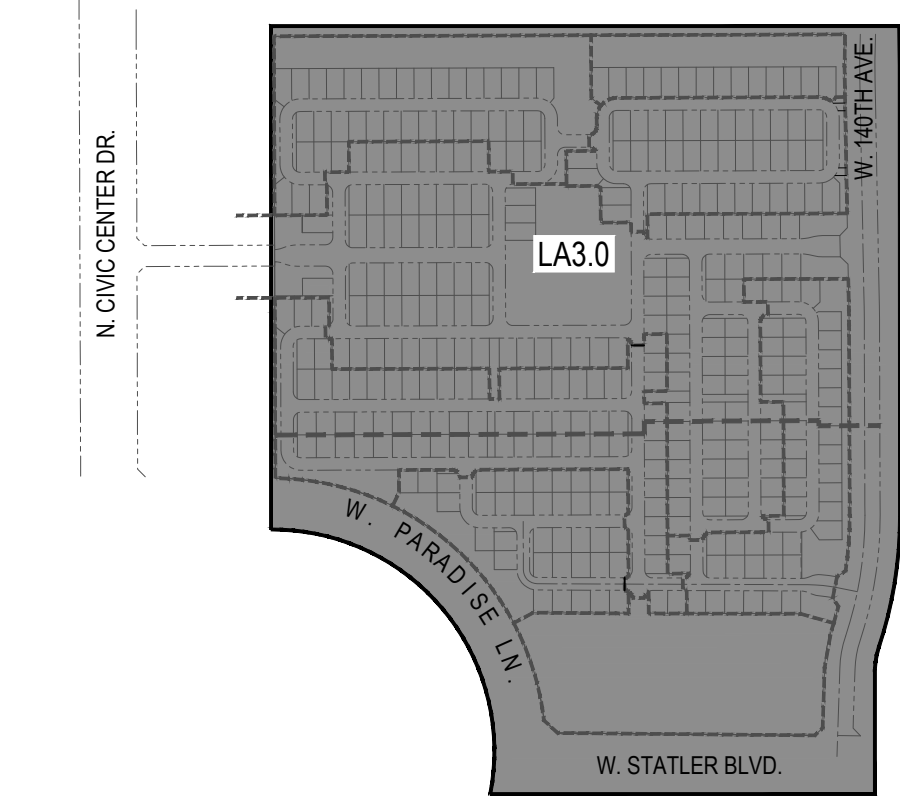
TREE LEGEND

	STREET TREE PROGRAM 1
TREE	CATHEDRAL OAK
	STREET TREE PROGRAM 2
TREE	CHINESE PISTACHE
	STREET TREE PROGRAM 3
TREE	'ALLEE' ELM
	STREET TREE PROGRAM 4
TREE	SPECIES VARIES

- NOTES:
1. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE STANDARD DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
 2. SEE DETAIL 6, ON SHEET LA6.5 FOR STREET SCENE MASTER IRRIGATION SYSTEM DETAIL

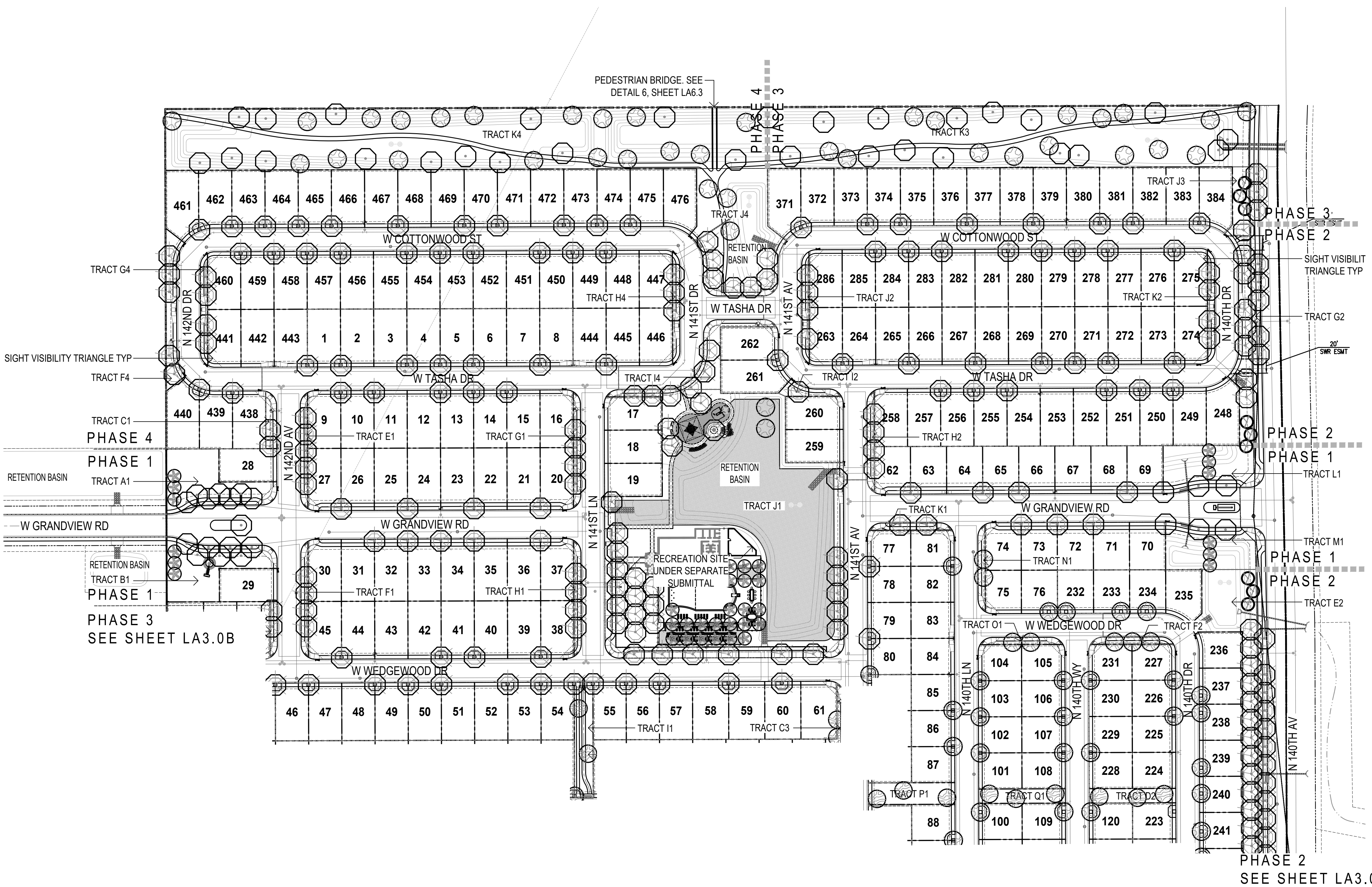
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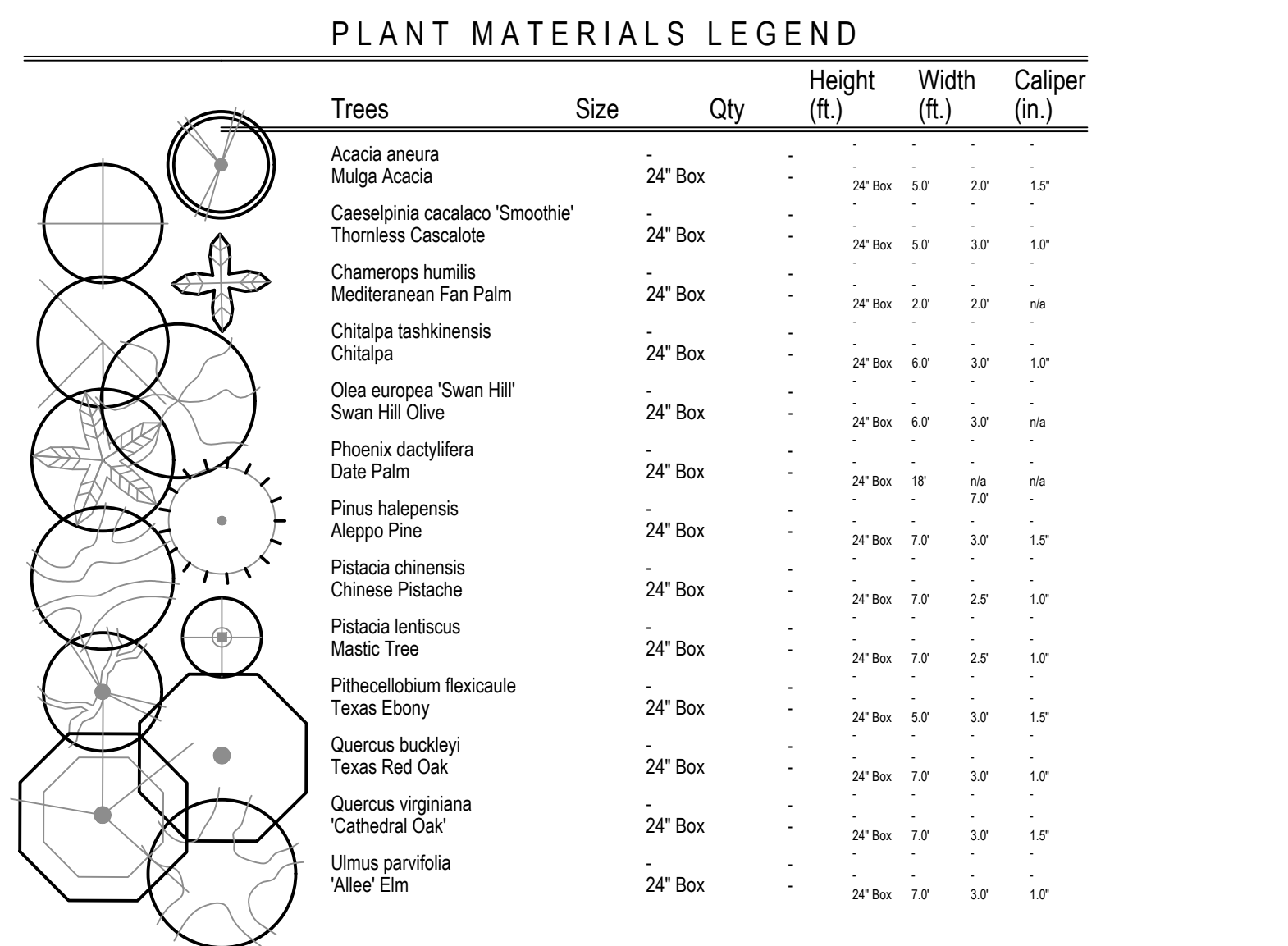
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Key Map

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NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6) (A), ZONING CODE.
2. PLANT MATERIAL MAY BE SUBSTITUTED DUE TO LIMITING MARKET CONDITIONS.
3. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE STANDARD DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
4. SEE DETAIL 6, ON SHEET LA6.5 FOR STREET SCENE MASTER IRRIGATION IRRIGATION SYSTEM DETAIL.



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LAO ODP

OWNER:
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Phoenix, AZ 85028
P. 602.953.8708
Contact: Scott Phillips

DEVELOPER:
mattamyHOMES

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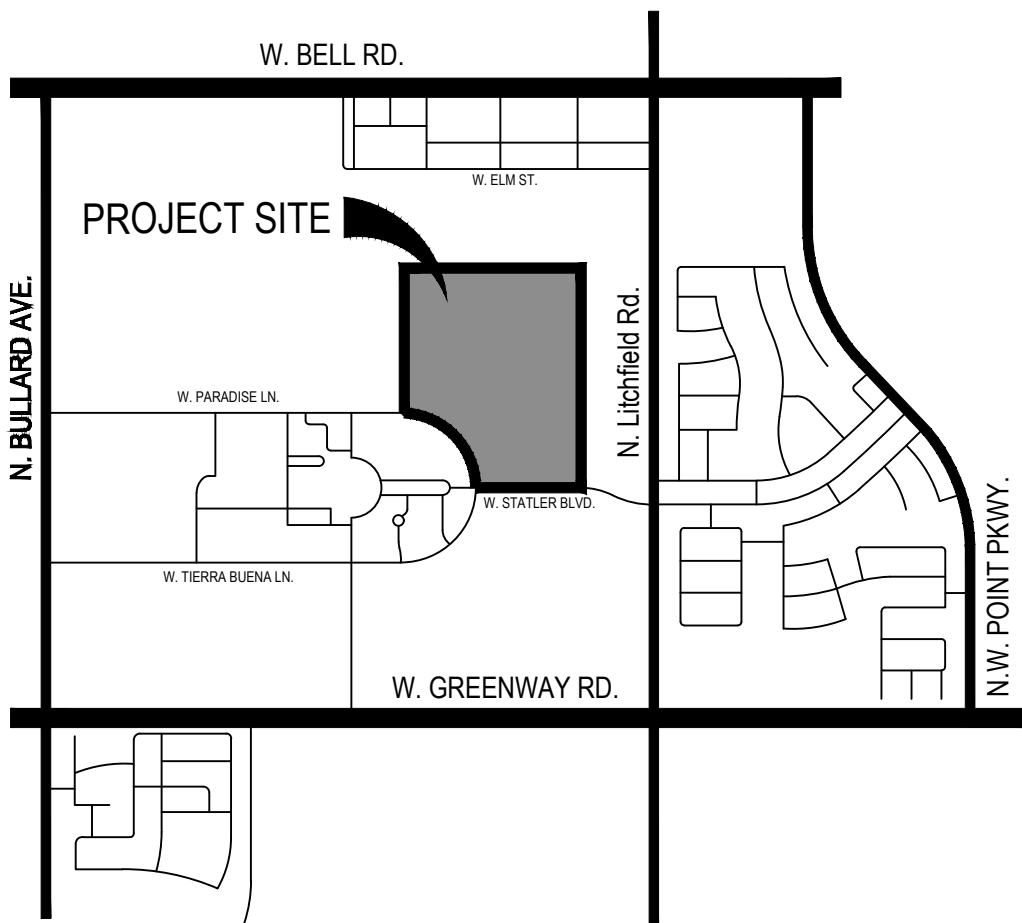
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P. 480.699.7956
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

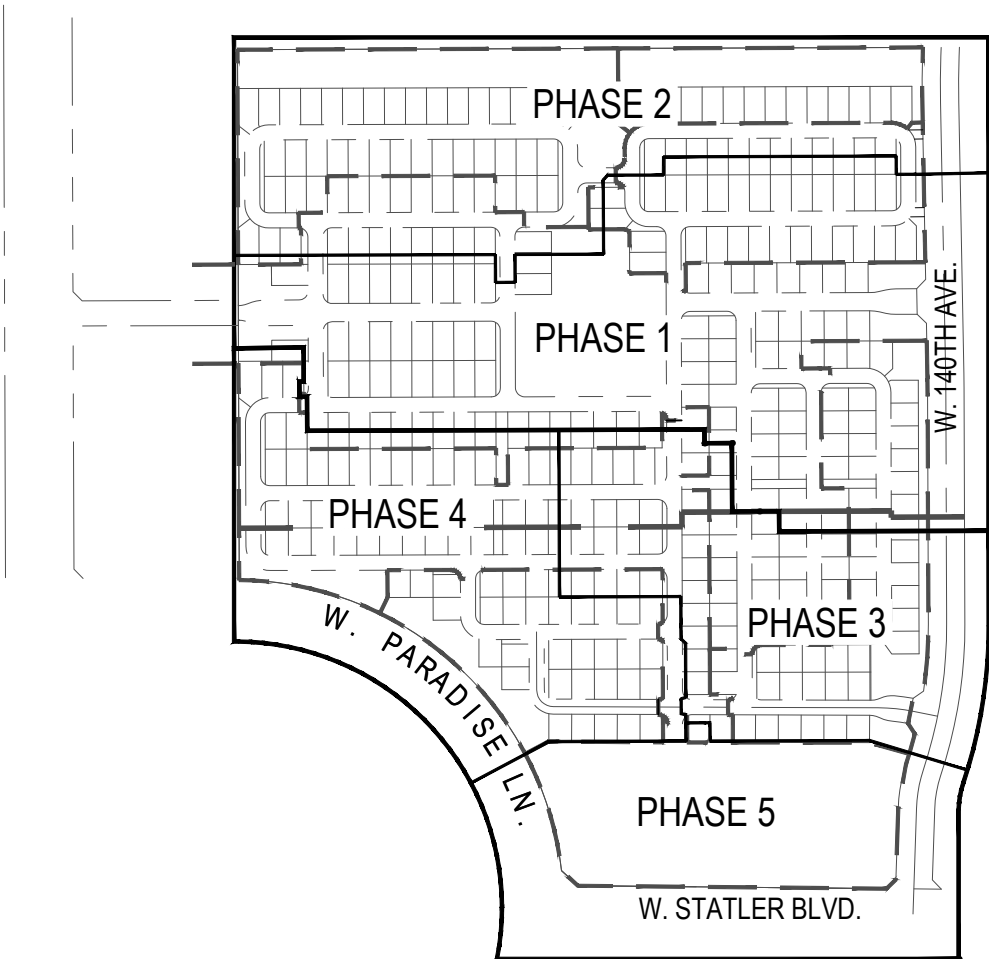
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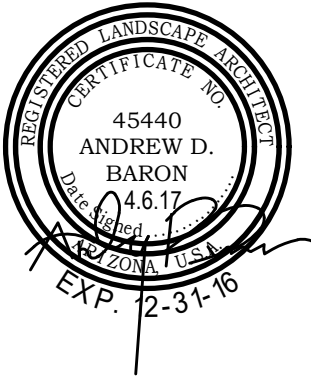


Key Map



SHEET INDEX

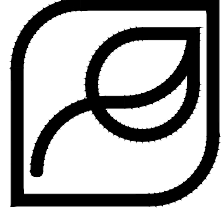
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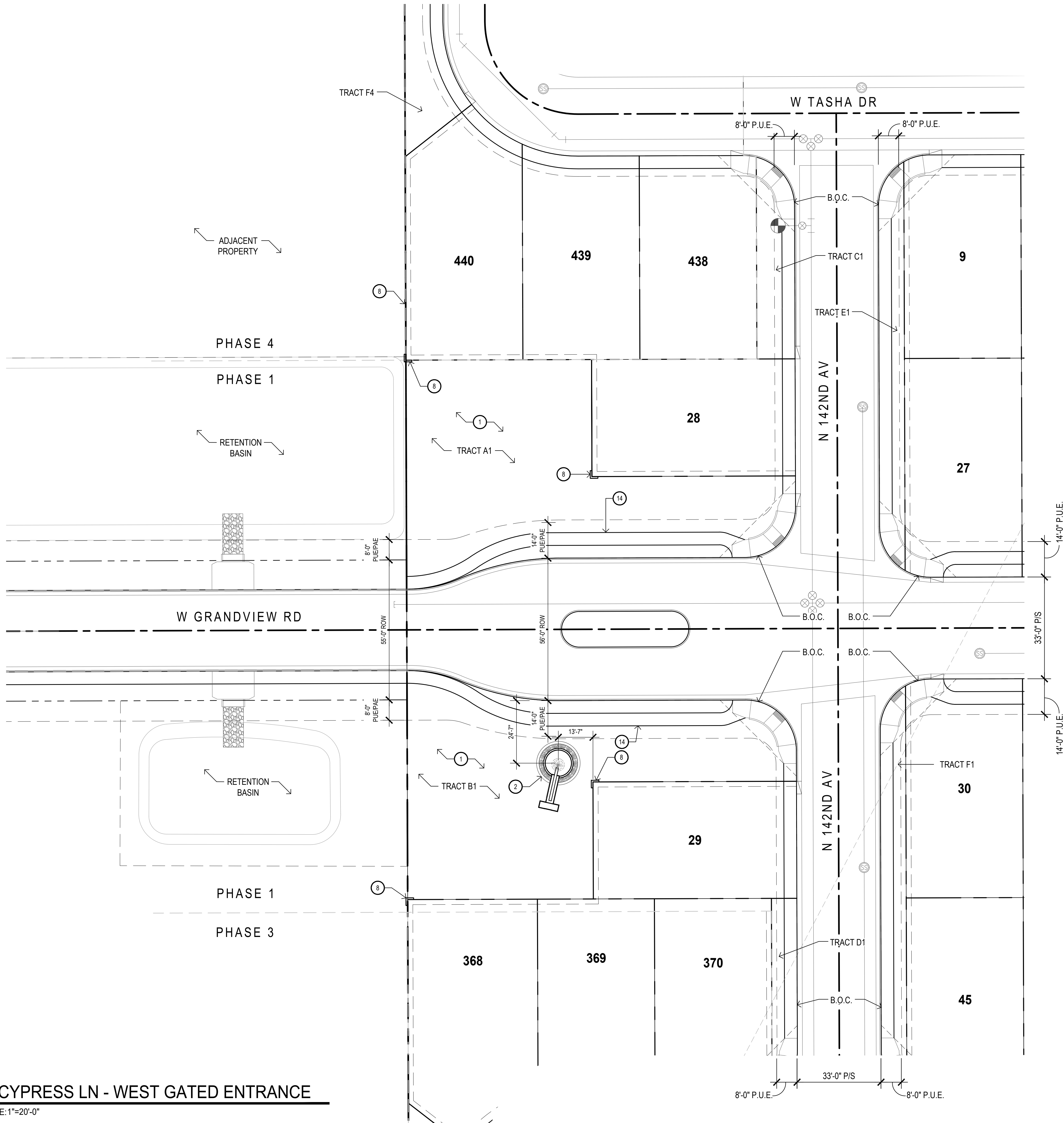
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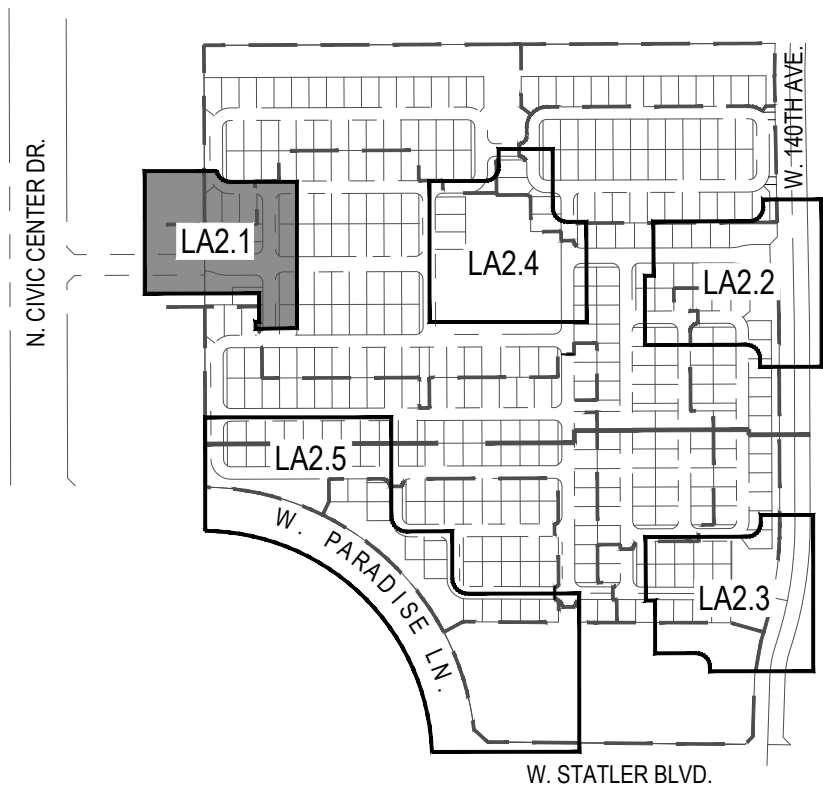


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- 1 LANDSCAPE AREA/DECOMPOSED GRANITE - SEE PLANTING PLANS
 - 2 WATER FEATURE AT ENTRY - SEE DETAIL 1, SHEET LA6.1
 - 3 LOW ACCENT WALL @ CONCRETE HEADER - DETAIL 2, SHEET LA6.1
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 - 19 WALL SIGN

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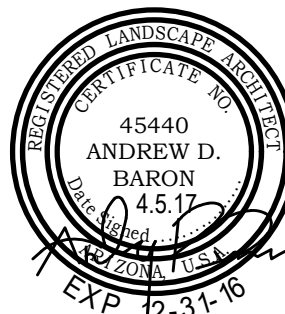
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■ 2nd pre-plat		4.6.2017
□ 3rd pre-plat		
□ city submittal		
□ bid package		
□ construction		
title		
Entry Enlargement		
date issued		
4.5.2017		
scale		
1" = 20'-0"		
drawn by		
MP, JH, JB, AW		
checked by		
CS		
project number		
95-027-16		
permit number		
sheet number		

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3rd pre-plat		
city submittal		
bid package		
construction		

title Entry Enlargement

date issued 4.5.2017

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drawn by MP, JH, JB, AW

checked by

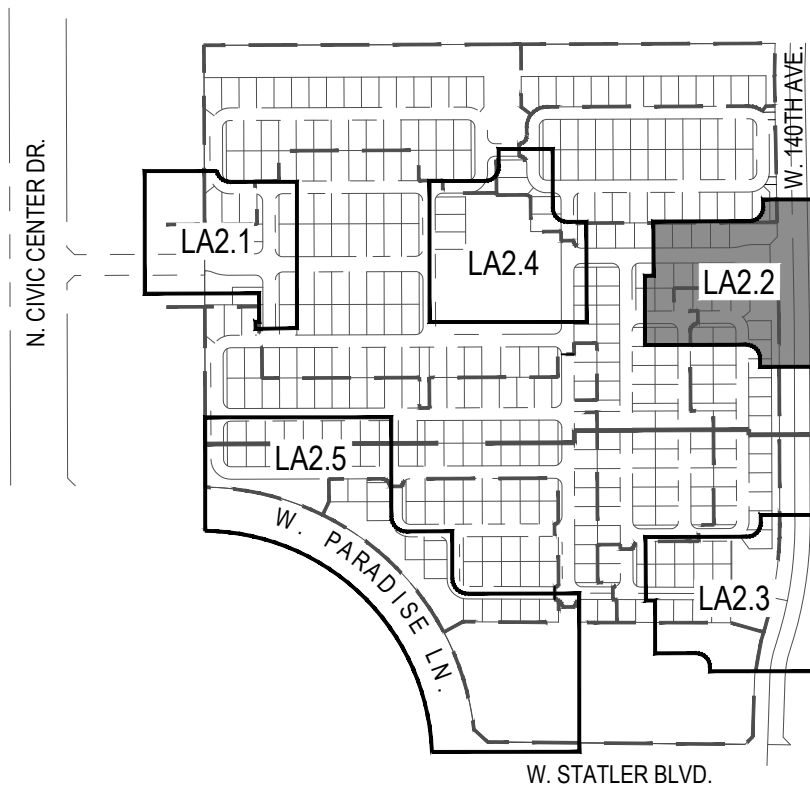
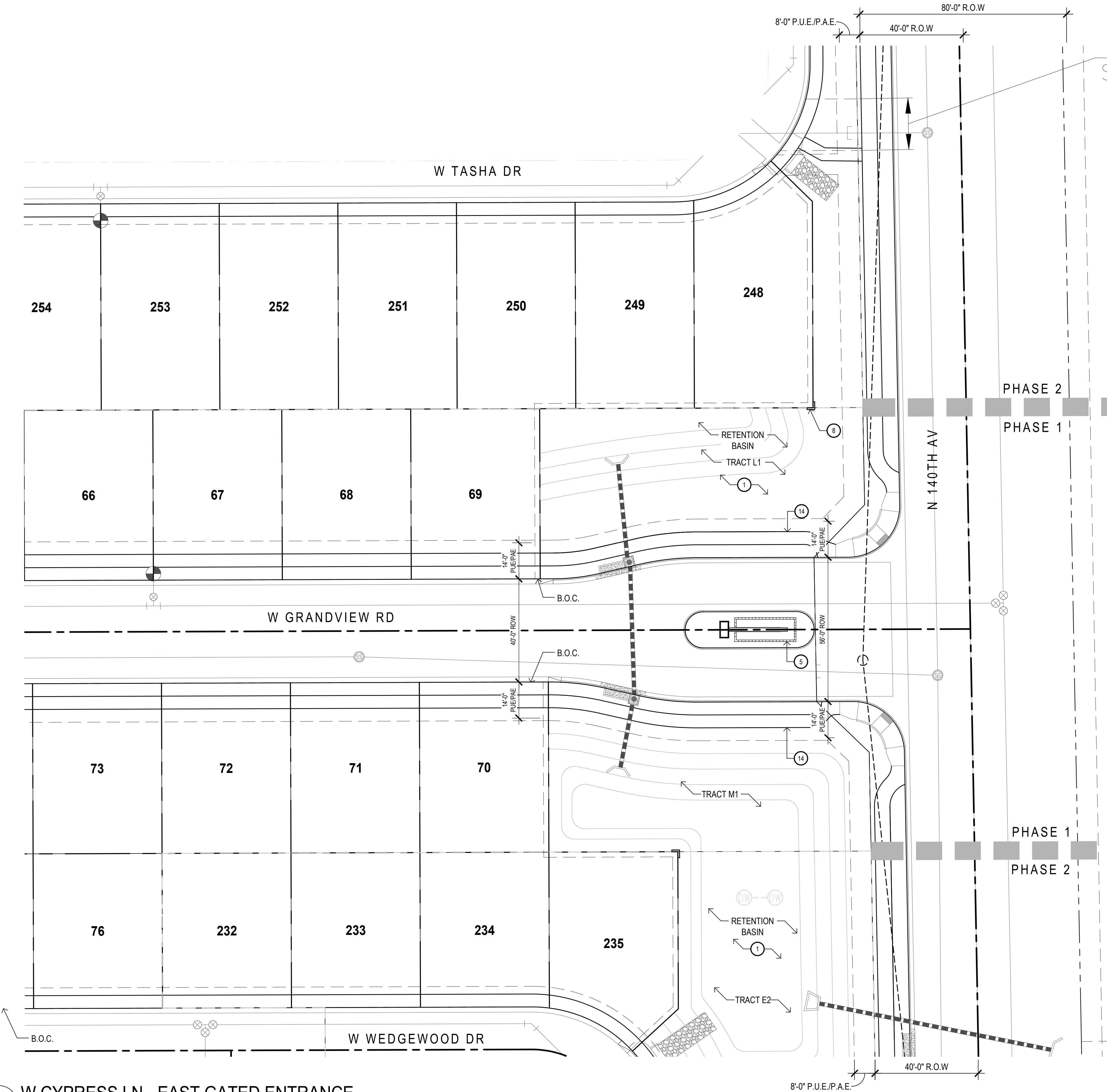
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permit number

sheet number

LA2.2



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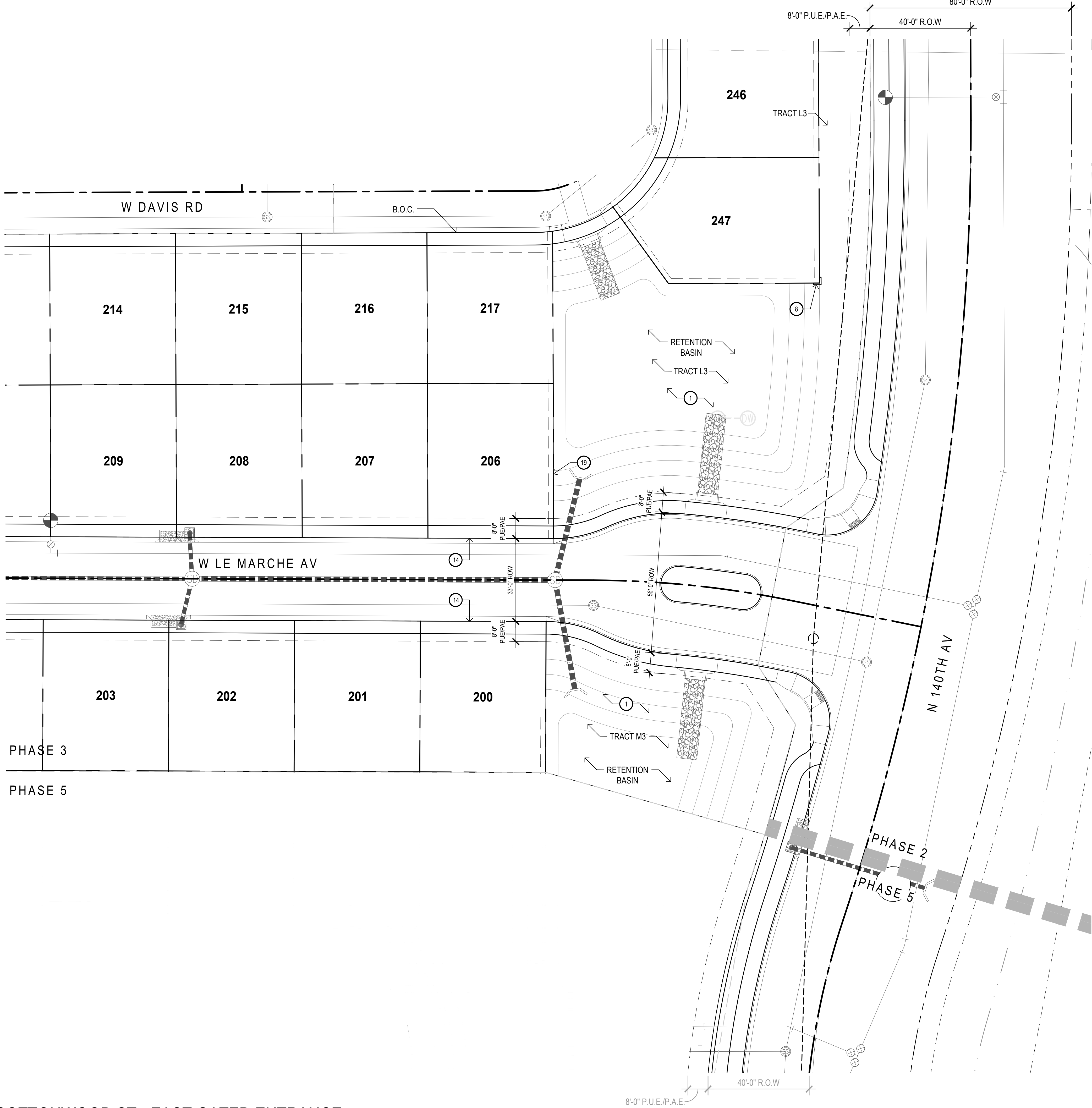
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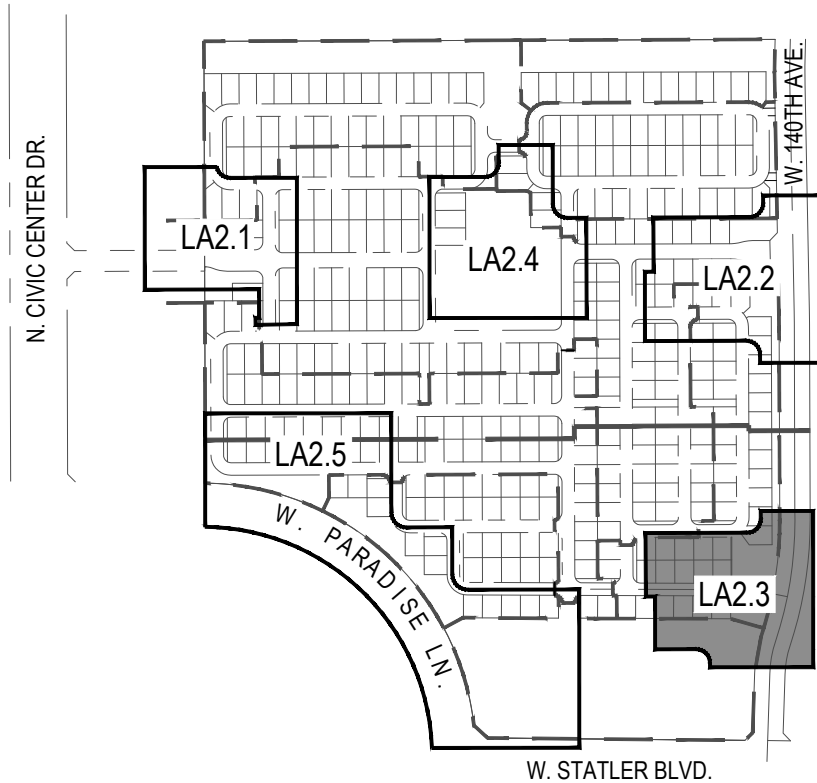
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Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374
Entry Enlargement



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checked by

project number CS

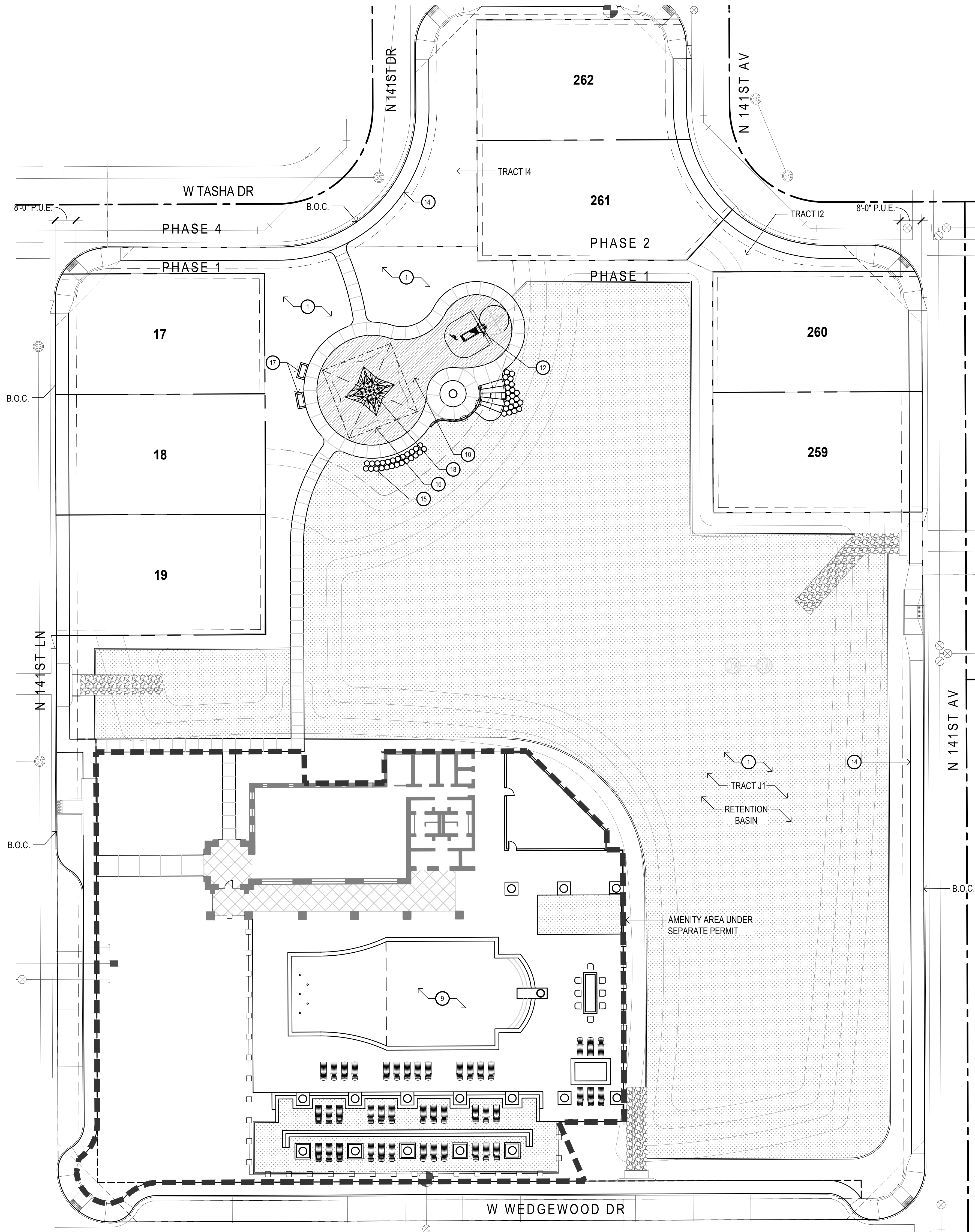
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permit number

sheet number

LA2.3

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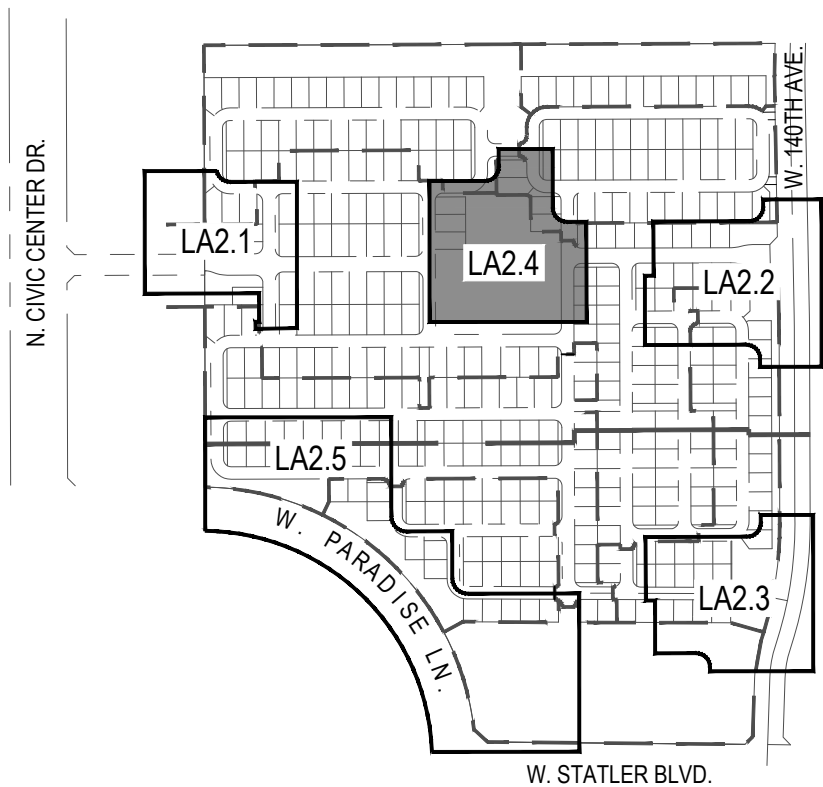


KEYNOTES

- 1 LANDSCAPE AREA/DECOMPOSED GRANITE - SEE PLANTING PLANS
- 2 WATER FEATURE AT ENTRY - SEE DETAIL 1, SHEET LA6.1
- 3 LOW ACCENT WALL @ CONCRETE HEADER - DETAIL 2, SHEET LA6.1
- 4 TRELLIS - DETAIL 1, SHEET LA6.3
- 5 MEDIAN ENTRY MONUMENT - SEE DETAIL 3, SHEET LA6.3
- 6 CONCRETE HEADER PLANTER
- 7 THEME WALL - DETAIL 1, SHEET LA6.3
- 8 THEME COLUMN - DETAILS 1 & 2, SHEET LA6.2
- 9 AMENITY AREA UNDER SEPARATE PERMIT
- 10 TOT LOT AREA
- 11 6'-0" VIEW FENCE - DETAIL 3, SHEET LA6.2
- 12 ROLLER SLIDE - DETAIL 4, SHEET LA6.4
- 13 PEDESTRIAN GATE AT POOL - DETAIL 3, SHEET LA6.2
- 14 CONCRETE SIDEWALK
- 15 STEPPER PADS - DETAIL 1, SHEET LA6.4
- 16 SHADE STRUCTURE - DETAIL 3, SHEET LA6.4
- 17 BENCH - DETAIL 7, SHEET LA6.4
- 18 NET CLIMBER - DETAIL 2, LA6.4
- 19 WALL SIGN

CALL TWO WORKING DAYS
BEFORE YOU DIG
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1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

Avoid cutting underground utility lines.
No costly.
Call before you Dig.
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UNDERGROUND SERVICE ALERT (USA)



Key Map

Not To Scale

revisions



issued for	3.17.2017
1st pre-plat	4.6.2017
2nd pre-plat	
3rd pre-plat	
city submittal	
bid package	
construction	

title Amenity Enlargement

date issued 4.5.2017

scale 1" = 20'-0"

drawn by MP, JH, JB, AW

checked by

project number CS

permit number 95-027-16

sheet number

LA2.4

7 of 17

\\FSERVER\Projects\1Mattamy\Surprise Center\Drawings\Pre-Plat\02b-Enlargements_SC.dwg



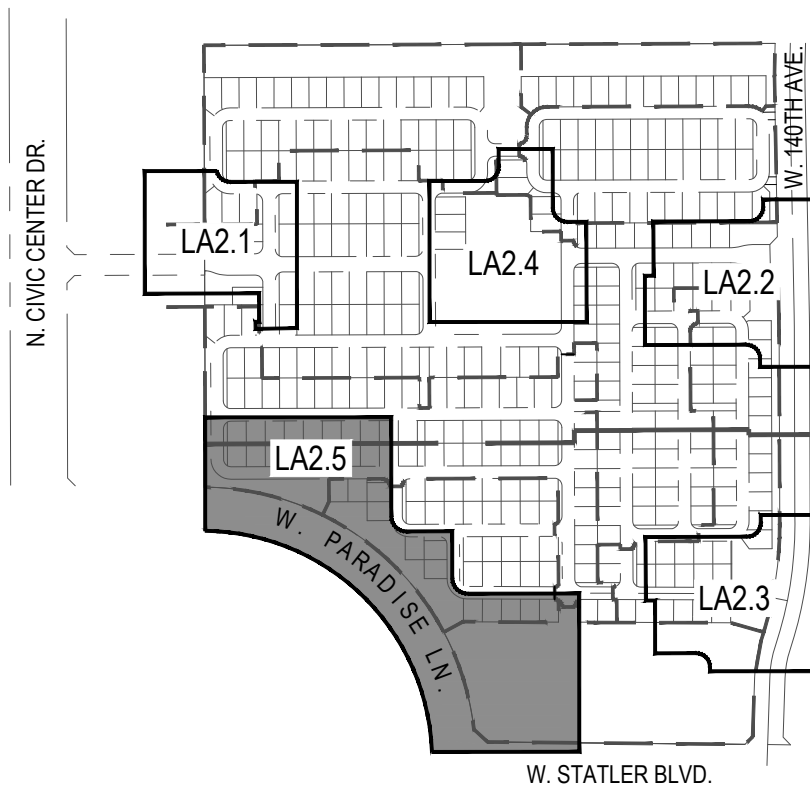
KEYNOTES

- 1 LANDSCAPE AREA/DECOMPOSED GRANITE - SEE PLANTING PLANS
- 2 WATER FEATURE AT ENTRY - SEE DETAIL 1, SHEET LA6.1
- 3 LOW ACCENT WALL @ CONCRETE HEADER - DETAIL 2, SHEET LA6.1
- 4 TRELLIS - DETAIL 1, SHEET LA6.3
- 5 MEDIAN ENTRY MONUMENT - SEE DETAIL 3, SHEET LA6.3
- 6 CONCRETE HEADER PLANTER
- 7 THEME WALL - DETAIL 1, SHEET LA6.3
- 8 THEME COLUMN - DETAILS 1 & 2, SHEET LA6.2
- 9 AMENITY AREA UNDER SEPARATE PERMIT
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- 12 ROLLER SLIDE - DETAIL 4, SHEET LA6.4
- 13 PEDESTRIAN GATE AT POOL - DETAIL 3, SHEET LA6.2
- 14 CONCRETE SIDEWALK
- 15 STEPPER PADS - DETAIL 1, SHEET LA6.4
- 16 SHADE STRUCTURE - DETAIL 3, SHEET LA6.4
- 17 BENCH - DETAIL 7, SHEET LA6.4
- 18 NET CLIMBER - DETAIL 2, LA6.4
- 19 WALL SIGN

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1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

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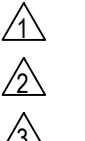
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Key Map

Not To Scale

revisions



issued for		
1st pre-plat	3.17.2017	
2nd pre-plat	4.6.2017	
3rd pre-plat		
city submittal		
bid package		
construction		

title Amenity Enlargement

date issued 4.5.2017

scale 1" = 40'-0"

drawn by MP, JH, JB, AW

checked by

project number CS

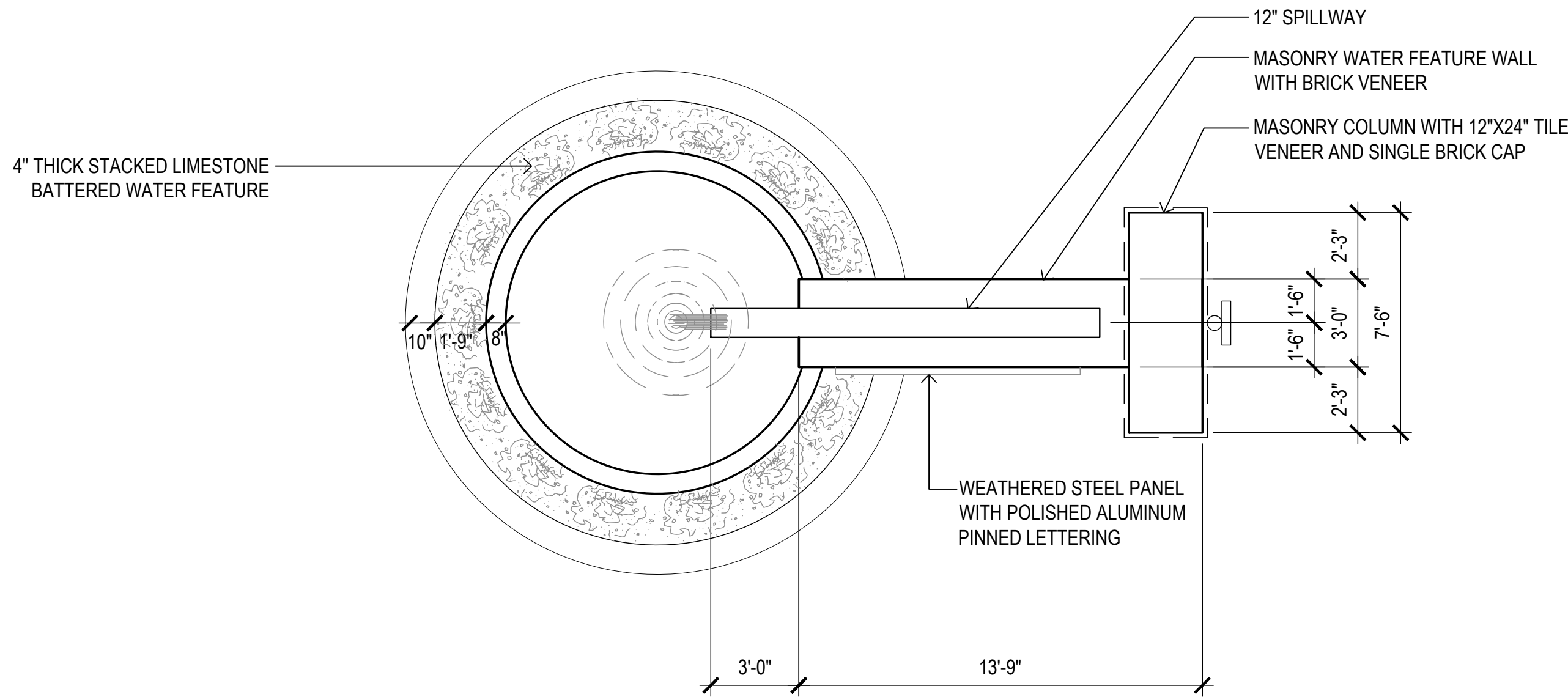
95-027-16

permit number

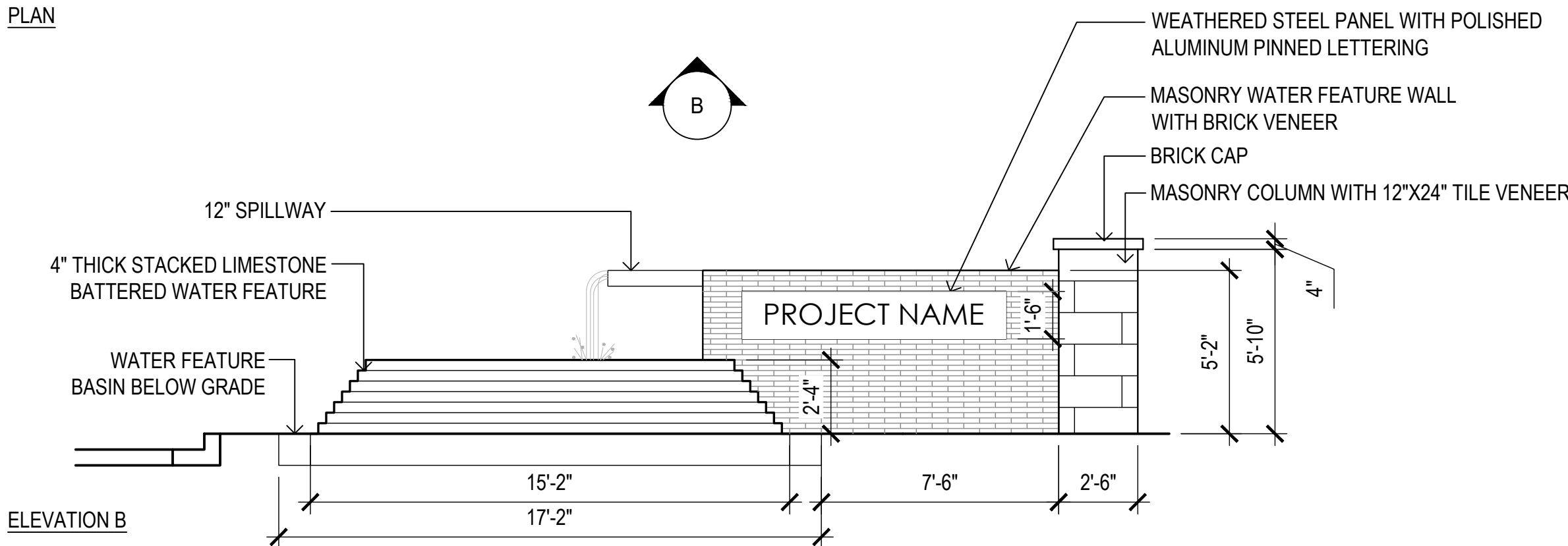
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LA2.5

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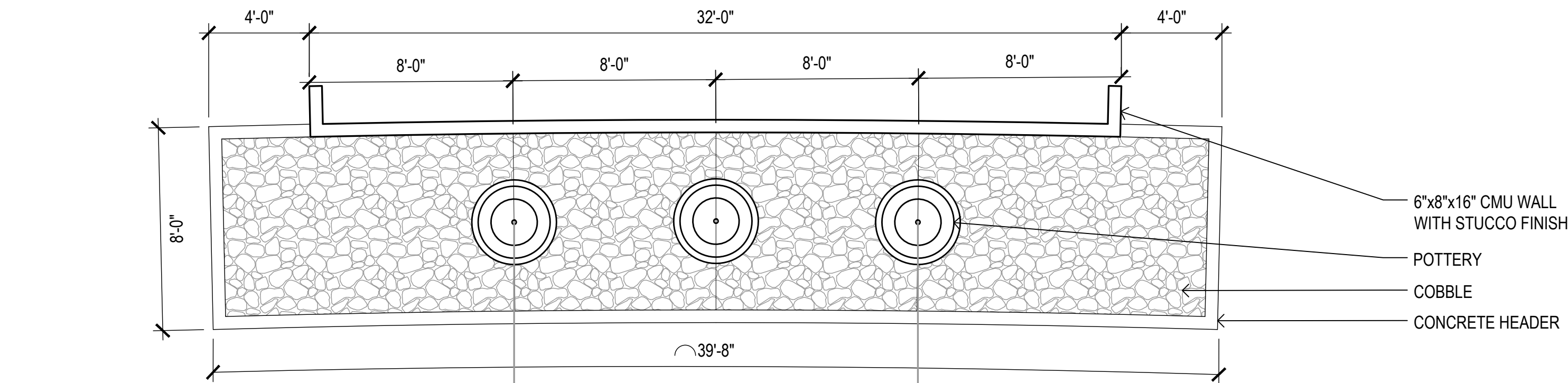
PLAN



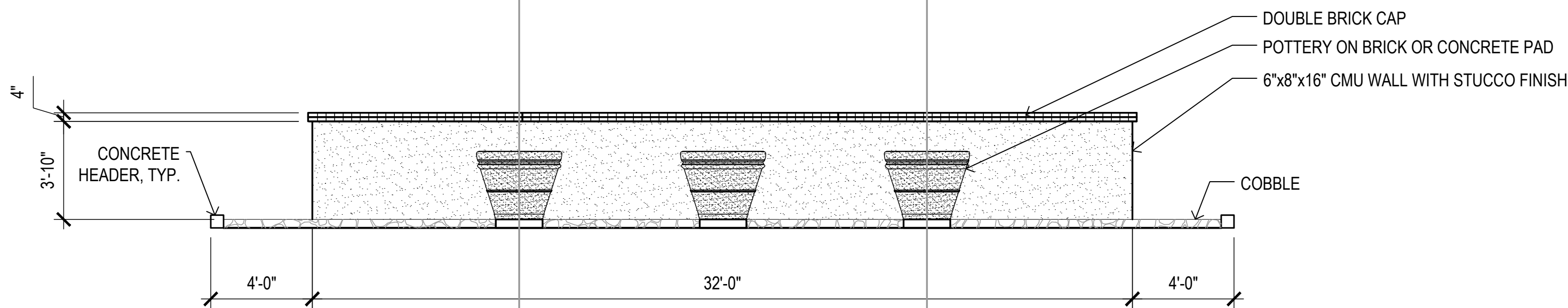
ELEVATION B

1 Water Feature at Entry

SCALE: 1/4"=1'-0"



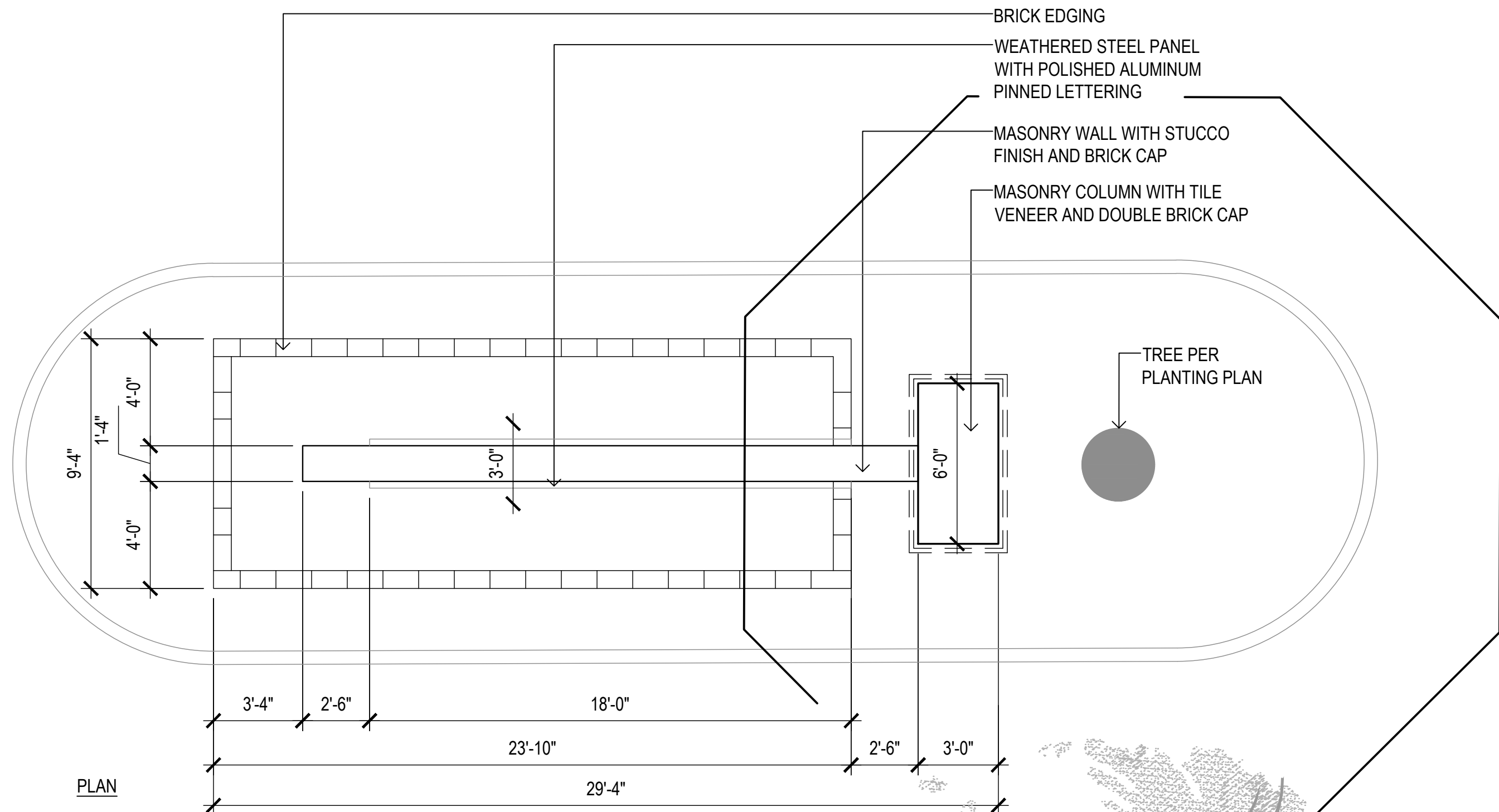
PLAN VIEW



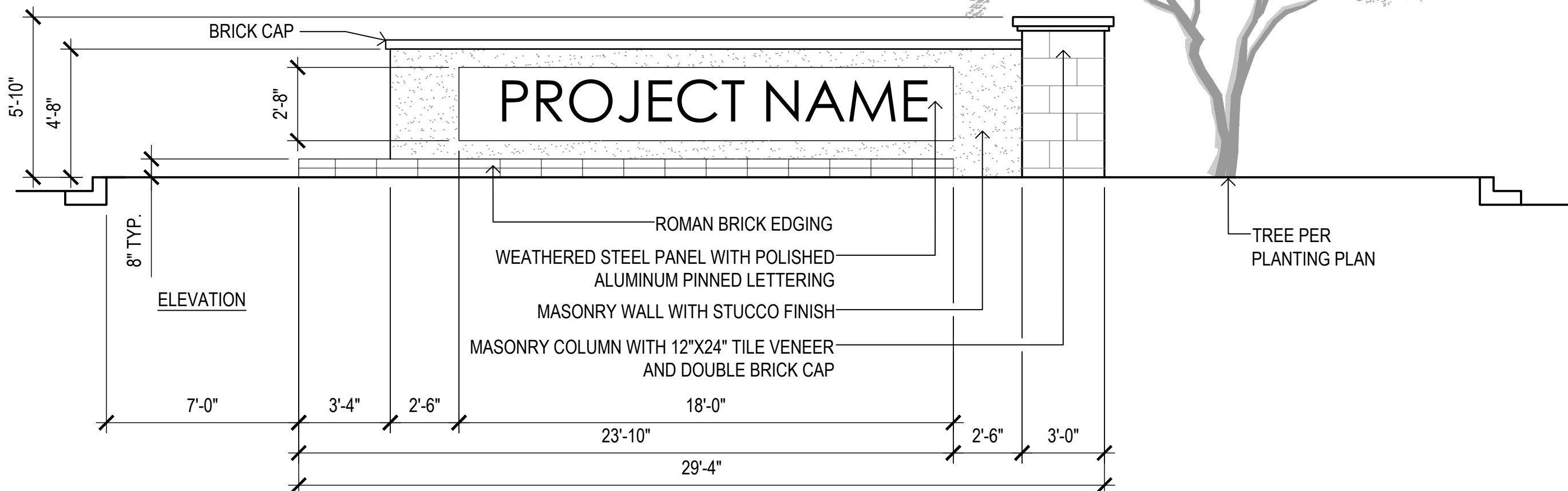
ELEVATION

2 Low Accent Wall @ Concrete Header

SCALE: 1/4"=1'-0"



PLAN



ELEVATION

3 Median Entry Monument

SCALE: 1/4"=1'-0"

revisions



issued for		
1st pre-plat	3.17.2017	
2nd pre-plat	4.6.2017	
3rd pre-plat		
city submittal		
bid package		
construction		

title Construction Details

date issued 4.5.2017

scale Per Detail

drawn by MP, JH, JB, AW

checked by

project number CS

95-027-16

permit number

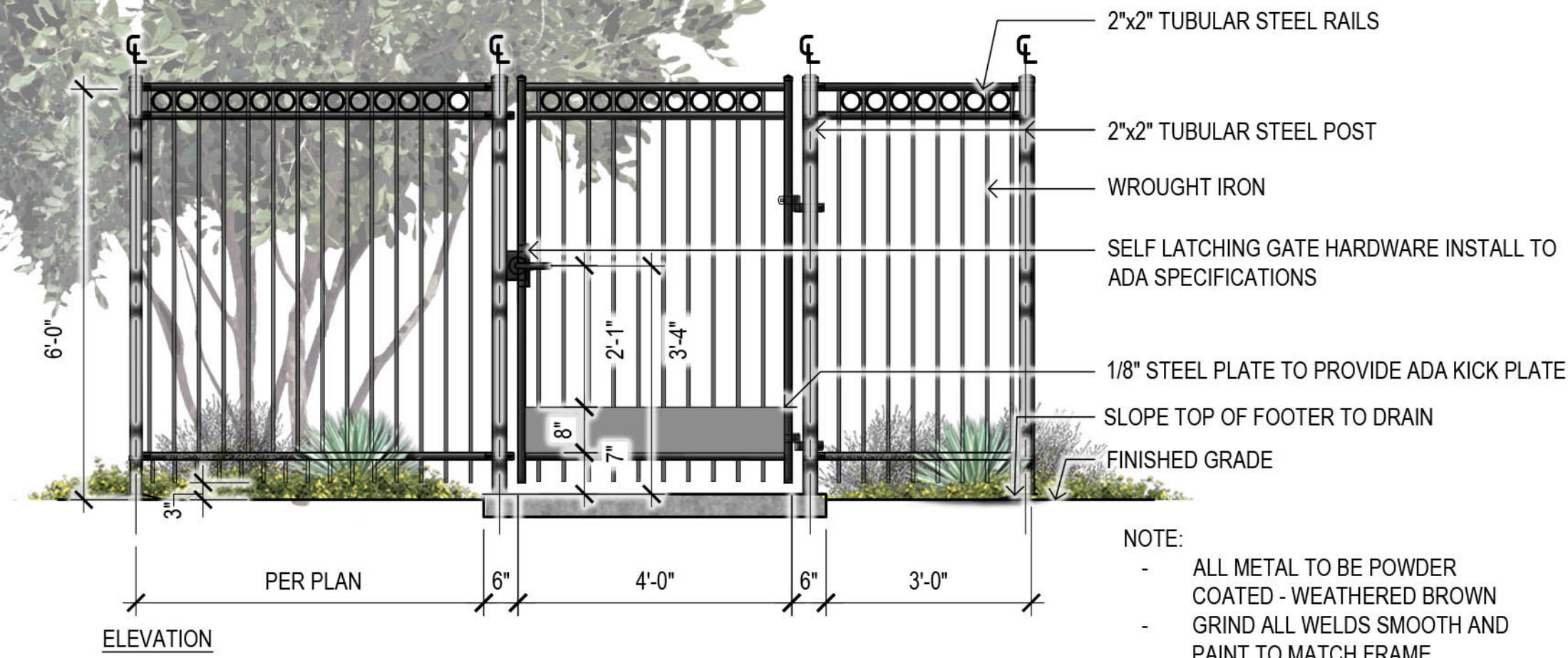
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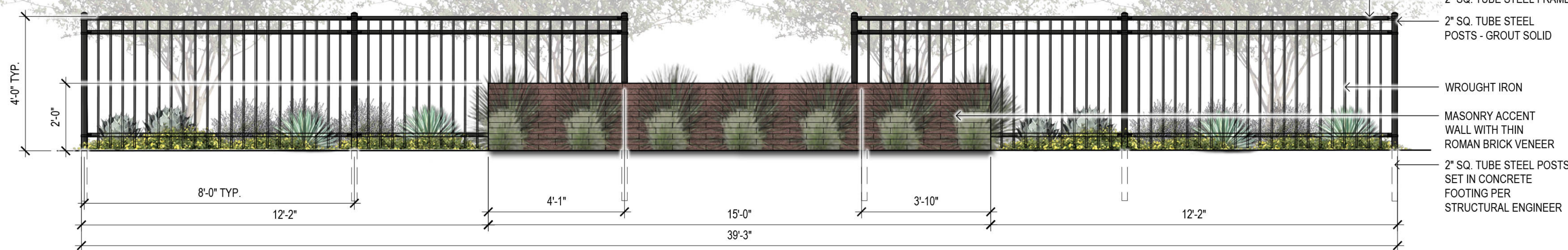
1 Theme Wall
SCALE: 1/2"=1'-0"



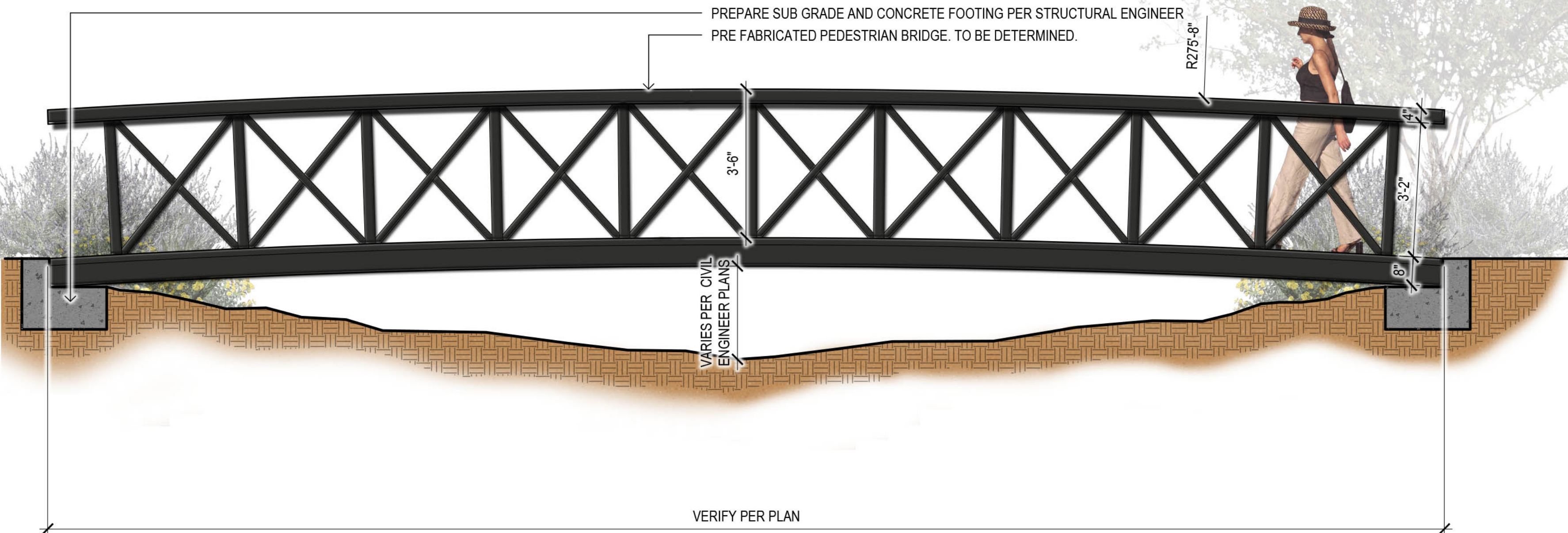
2 Combo View Wall - 2' View / 4' Solid
SCALE: 1/2"=1'-0"



3 6'-0" View Fence / Pedestrian Gate (At Amenity)
SCALE: 1/2"=1'-0"



4 Low Accent Wall
SCALE: 1/2"=1'-0"

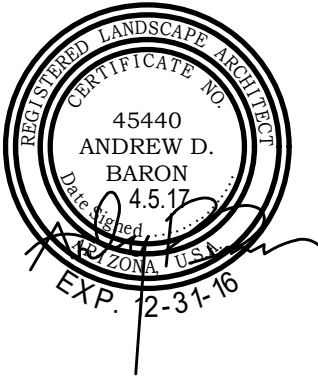
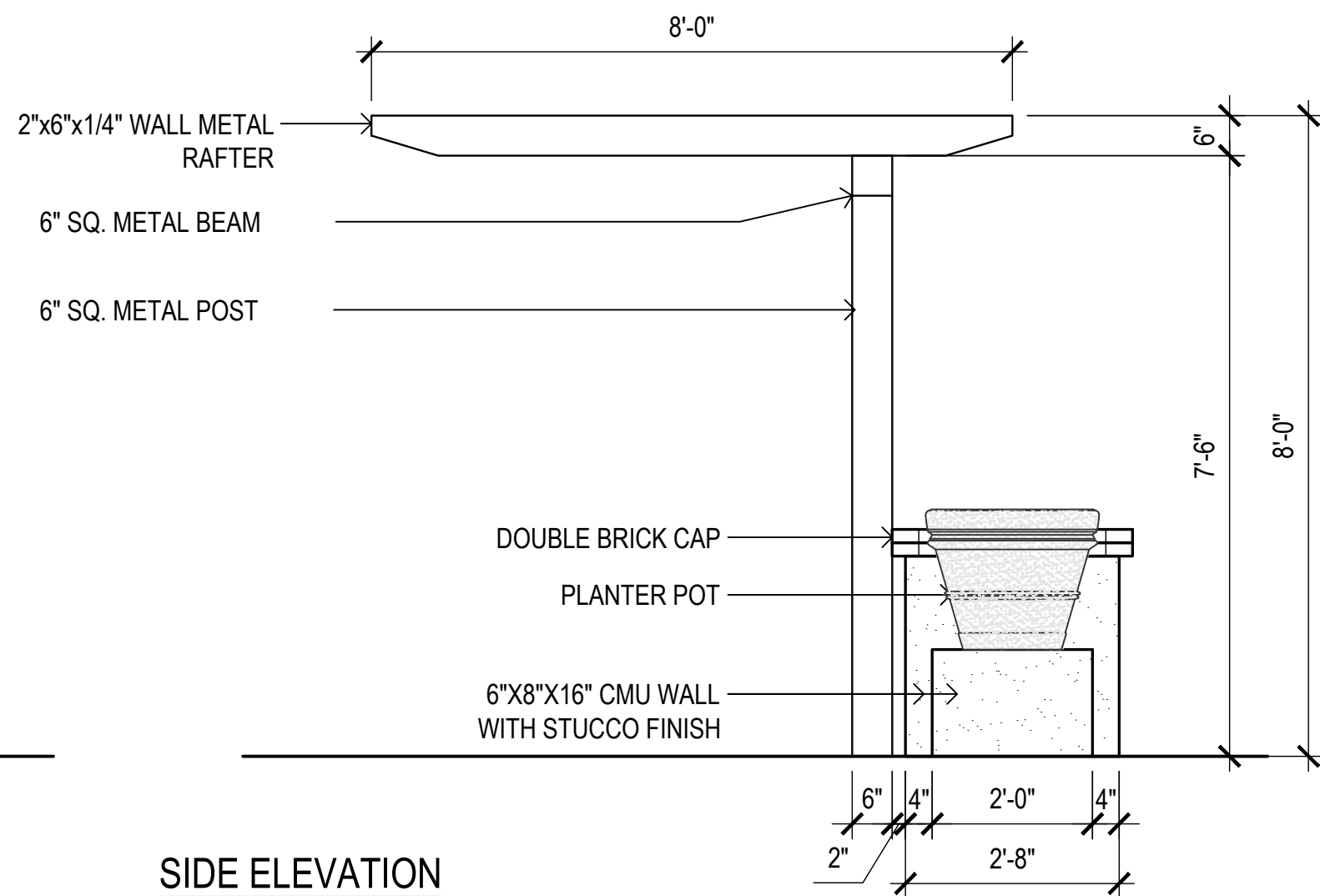
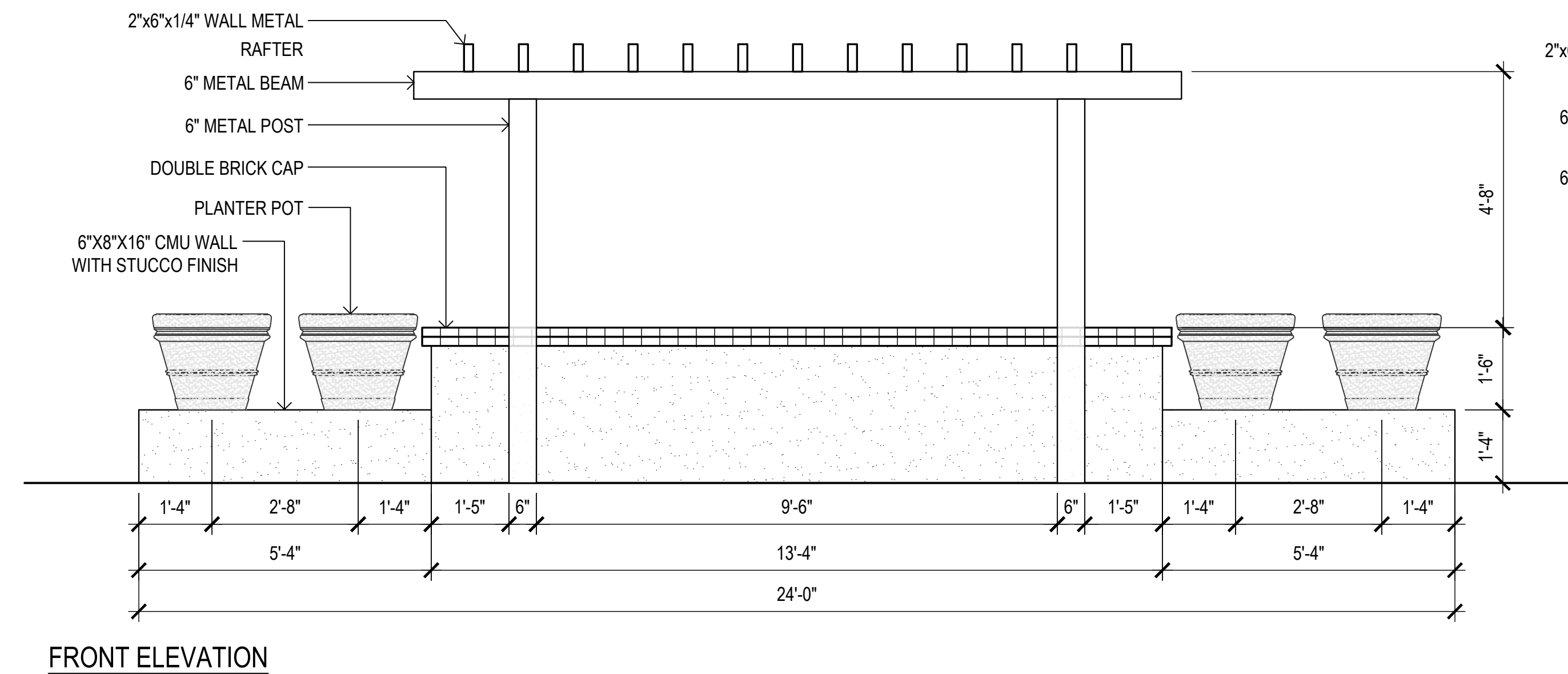
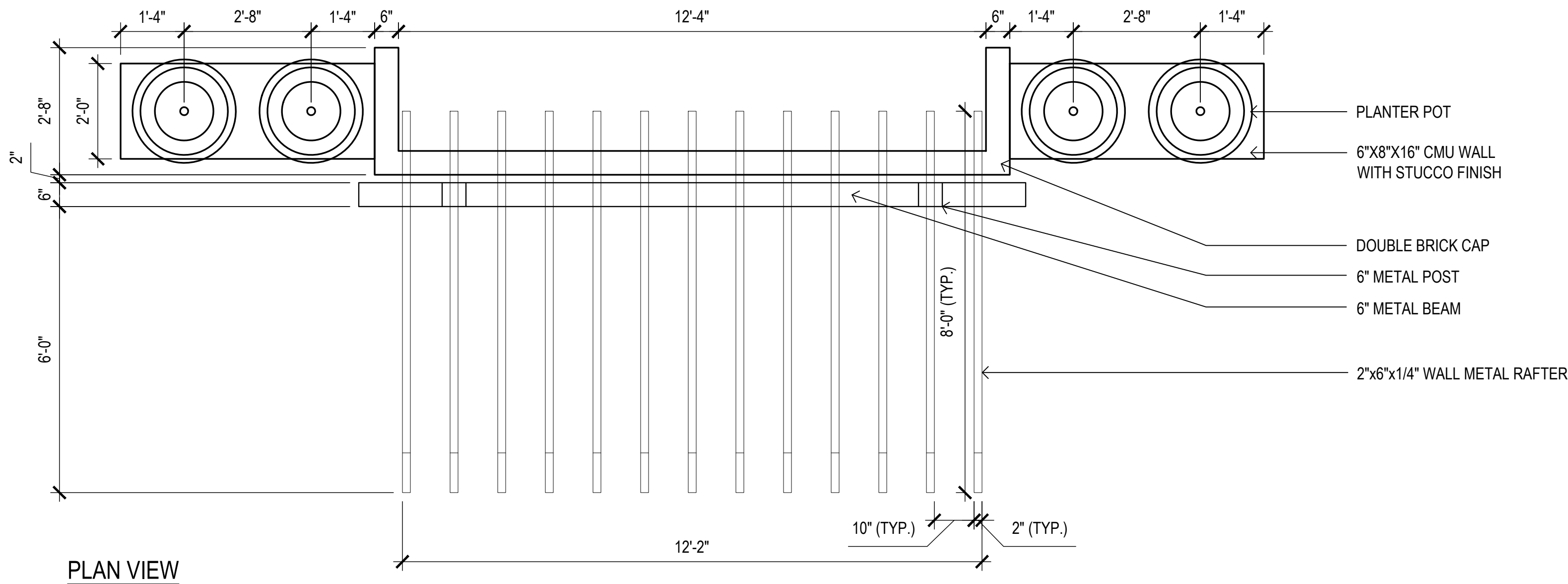


5 Pedestrian Bridge
SCALE: 1/2"=1'-0"



DESIGN INTENT IMAGE FOR BRIDGE ONLY. LIGHTING WILL NOT BE PROVIDED. PRE FABRICATED PEDESTRIAN BRIDGE. TO BE DETERMINED. THERE WILL NOT BE STANDING WATER.

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☐ 1st pre-plat	3.17.2017
☒ 2nd pre-plat	4.6.2017
☐ 3rd pre-plat	
☐ city submittal	
☐ bid package	
☐ construction	
title	
Construction Details	
date issued	
4.5.2017	
scale	
Per Detail	
drawn by	
MP, JH, JB, AW	
checked by	
CS	
project number	
95-027-16	
permit number	
sheet number	

OWNER:

Surprise Center Development, LLC
 11811 N. Tatum Blvd., Ste 4052
 Phoenix, AZ 85028
 P. 602.953.8708
 Contact: Scott Phillips

DEVELOPER:



Mattamy Arizona, LLC
 9200 E. Pima Center Pkwy. #160
 Scottsdale, AZ 85258
 P. 480.291.8111
 Contact: Jose Castillo
 Email: jose.castillo@mattamycorp.com

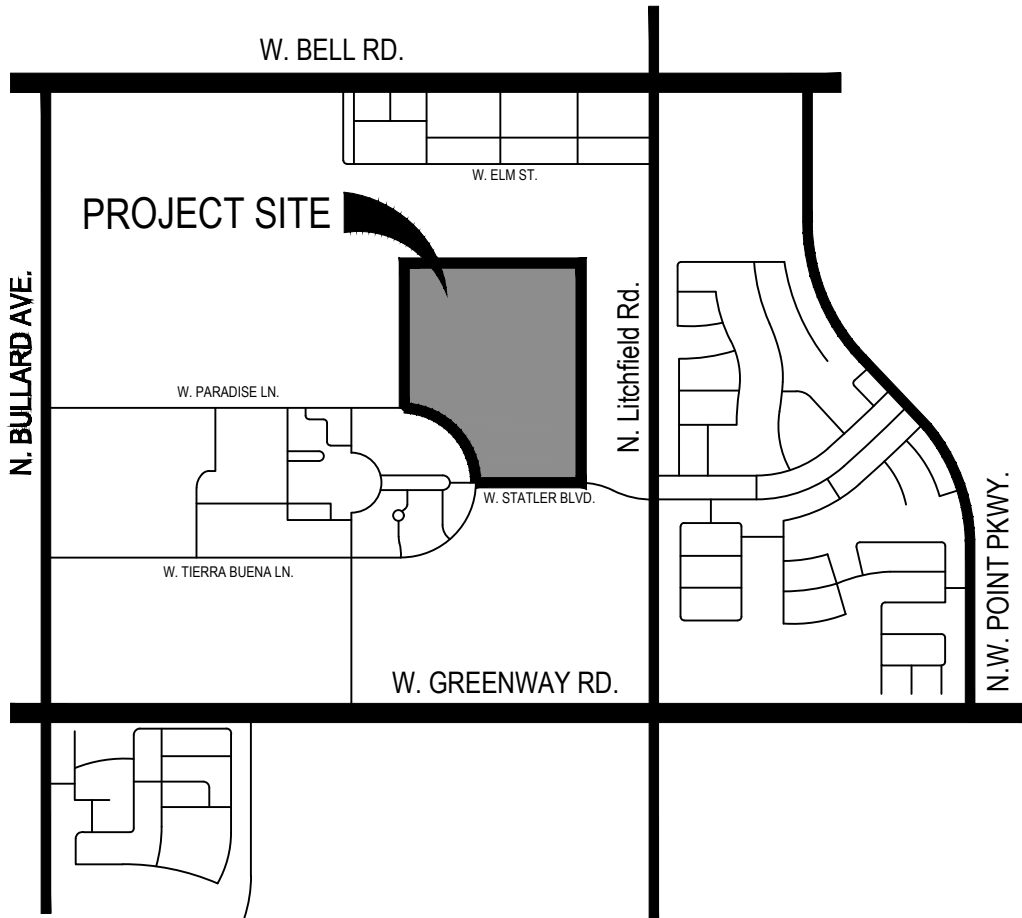
Consultant Team

Landscape Architect:
andersonbaron Landscape Architecture, LLC
 50 N. McClintock Dr, Ste 1
 Chandler, Arizona 85226
 P. 480.699.7956
 Contact: Andy Baron
 Email: andy.baron@andersonbaron.com

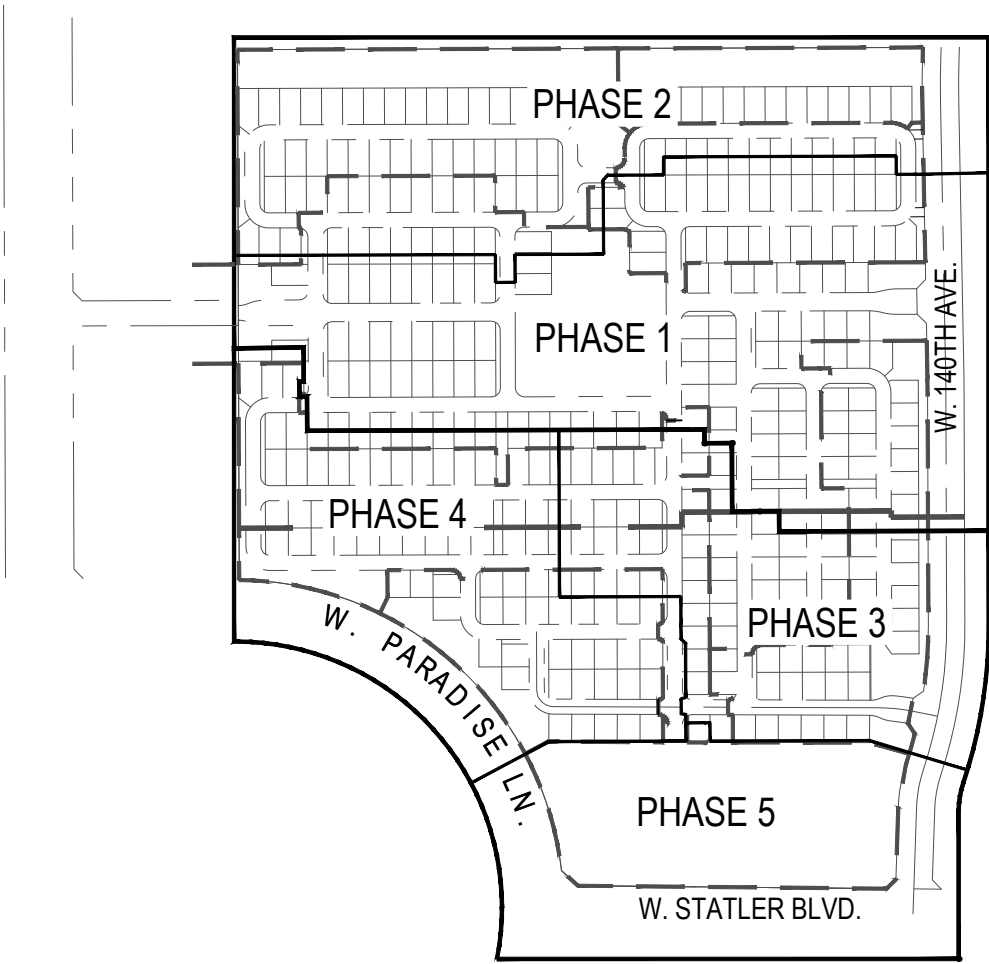
Civil Engineer:
Slater Hanifan Group
 11201 N. Tatum Blvd. #250
 Phoenix, AZ 85028
 P. 602.687.9664
 Contact: Joe Petrucci
 Email: jpetrucci@shg-inc.com

SURPRISE CENTER
PRELIMINARY LANDSCAPE PLANS
1ST PRE-PLAT SUBMITTAL

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE,
MARICOPA COUNTY, ARIZONA



Vicinity Map

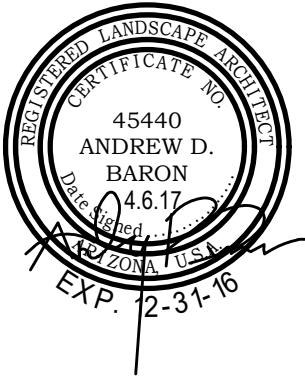


Key Map



SHEET INDEX

Cover Sheet	
Wall Plans	LA2.0A-LA2.0B
Plan Enlargements	LA2.1-2.5
Street Tree Program Map	LA3.0
Planting Plans	LA3.0A - LA3.0B
Pedestrian Circulation Exhibit	LA4.0
Signage, Parking & Trash Exhibit	LA5.0
Construction Details	LA6.1-LA6.5



Revisions

△	
△	
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SURPRISE CENTER
PRELIMINARY LANDSCAPE PLANS
2ND PRE-PLAT SUBMITTAL 4.6.2017
andersonbaron
 plan · design · achieve
 50 n. mcclintock drive, ste 1
 chandler, arizona 85226
 p.h. 480.699.7956 f.480.699.7986

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WALL LEGEND (PHASE 1)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,643 LF	DETAIL 1, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	1,938 LF	DETAIL 2, SHEET LA6.3
	6'-0" VIEW FENCE (AT AMENITY)	426 LF	DETAIL 3, SHEET LA6.3
	PEDESTRIAN GATE (AT AMENITY)	1	DETAIL 3, SHEET LA6.3
	THEME COLUMN	12	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 2)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,783 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	125 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	324 LF	DETAIL 2, SHEET LA6.3
	THEME COLUMN	6	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

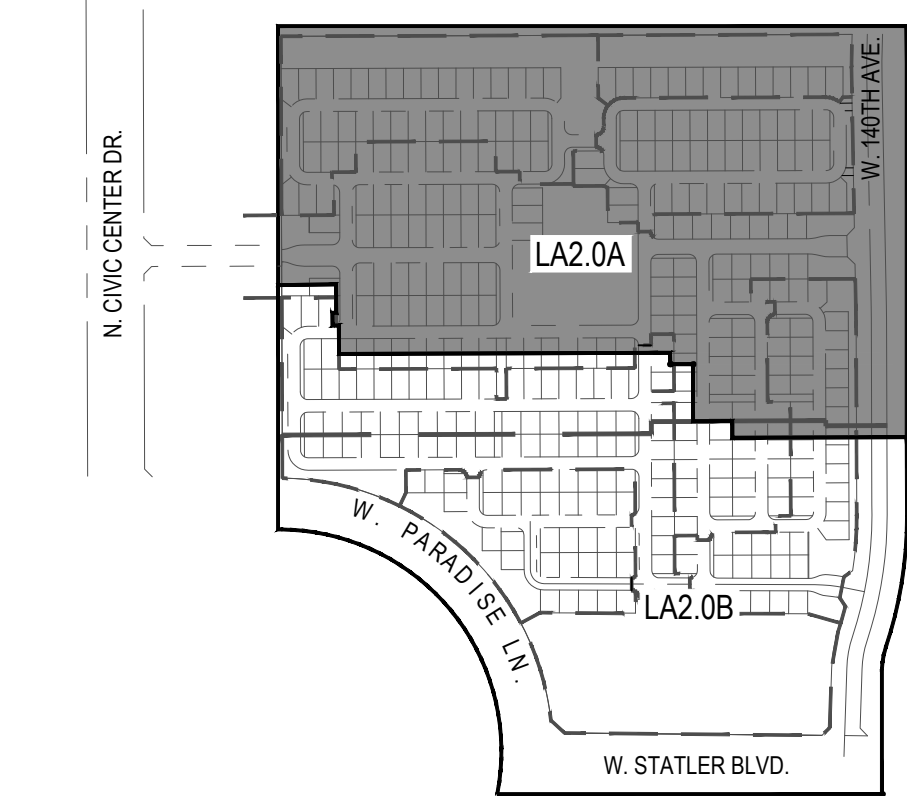
WALL LEGEND (PHASE 3)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	682 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	240 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	280 LF	DETAIL 2, SHEET LA6.3
	MAILBOX KIOSK	2	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 4)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,508 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	140 LF	DETAIL 4, SHEET LA6.3
	THEME COLUMN	4	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	3	DETAIL 5, SHEET LA6.5

- GENERAL WALL NOTES
- ALL WALLS TO TERMINATE WITH END WALL COLUMN 2'-0" FROM BACK OF P.U.E.
 - QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO VERIFY.
 - CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
 - CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
 - QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
 - FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER

CALL TWO WORKING DAYS
BEFORE YOU DIG
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OUTSIDE MARICOPA COUNTY

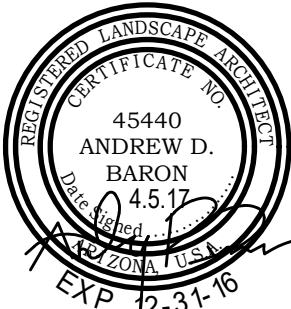
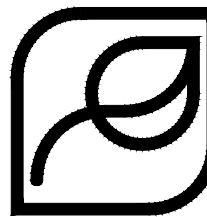
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UNDERGROUND SERVICE ALERT (USA)



Key Map

Not To Scale

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374



revisions	

issued for		
	1st pre-plat	3.17.2017
	2nd pre-plat	4.6.2017
	3rd pre-plat	
	city submittal	
	bid package	
	construction	
title		Wall Plan
date issued		4.5.2017
scale		1" = 80'-0"
drawn by		MP, JH, JB, AW
checked by		
project number		CS
		95-027-16
permit number		
sheet number		

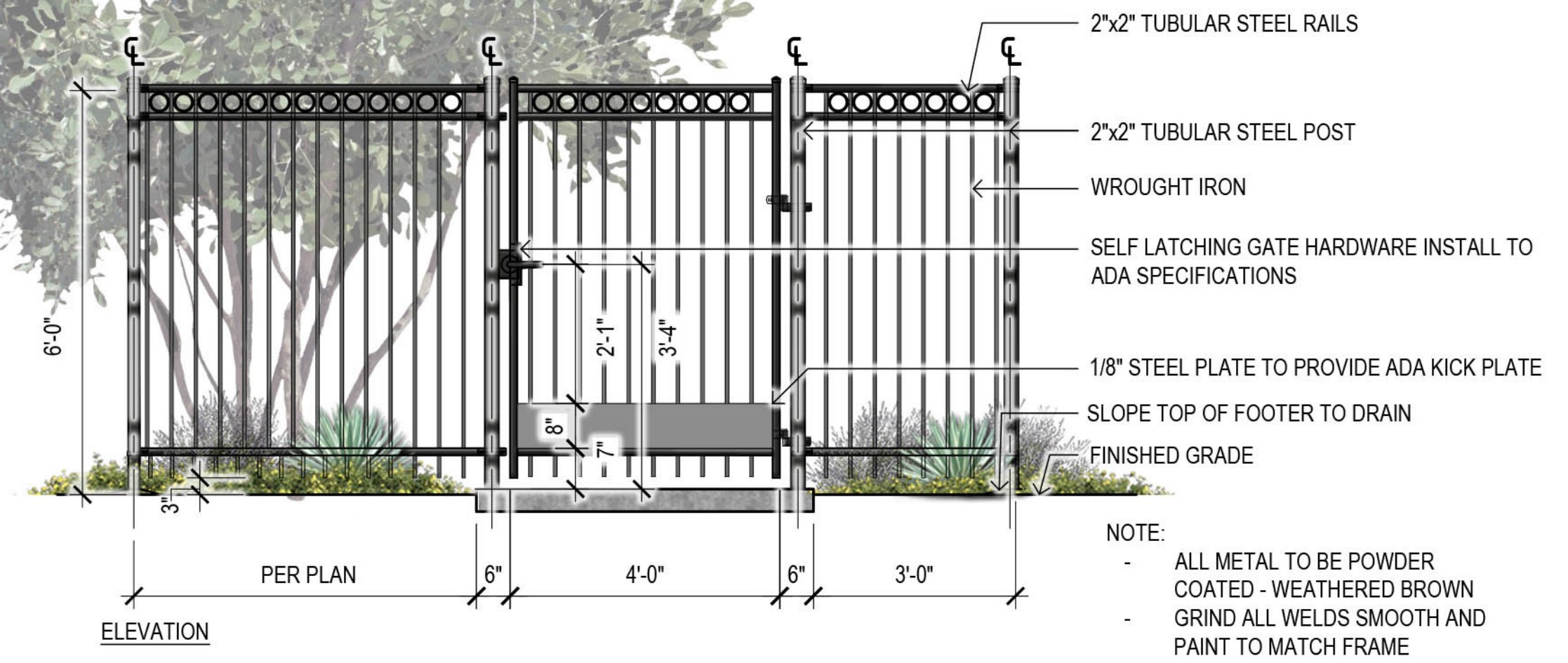
LA2.0A



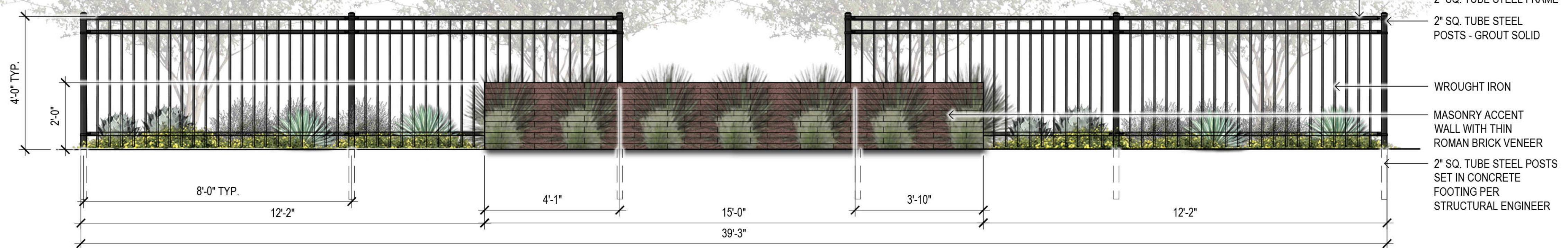
1 Theme Wall
SCALE: 1/2"=1'-0"



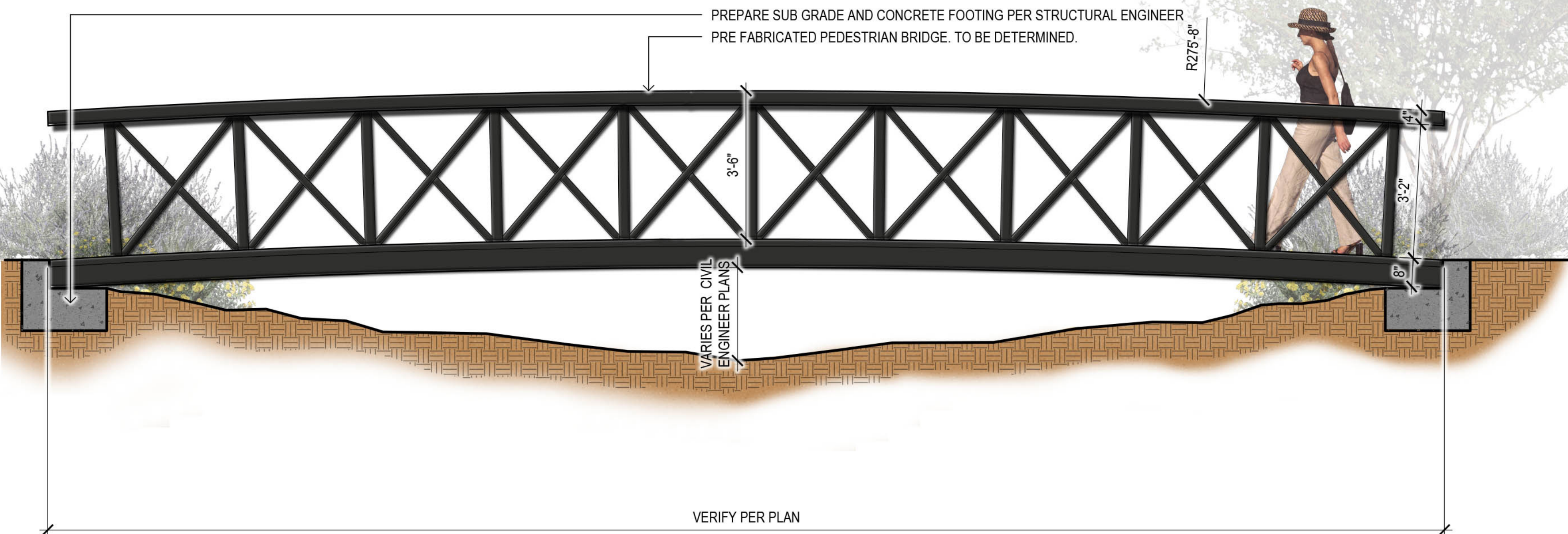
2 Combo View Wall - 2' View / 4' Solid
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3 6'-0" View Fence / Pedestrian Gate (At Amenity)
SCALE: 1/2"=1'-0"



4 Low Accent Wall
SCALE: 1/2"=1'-0"

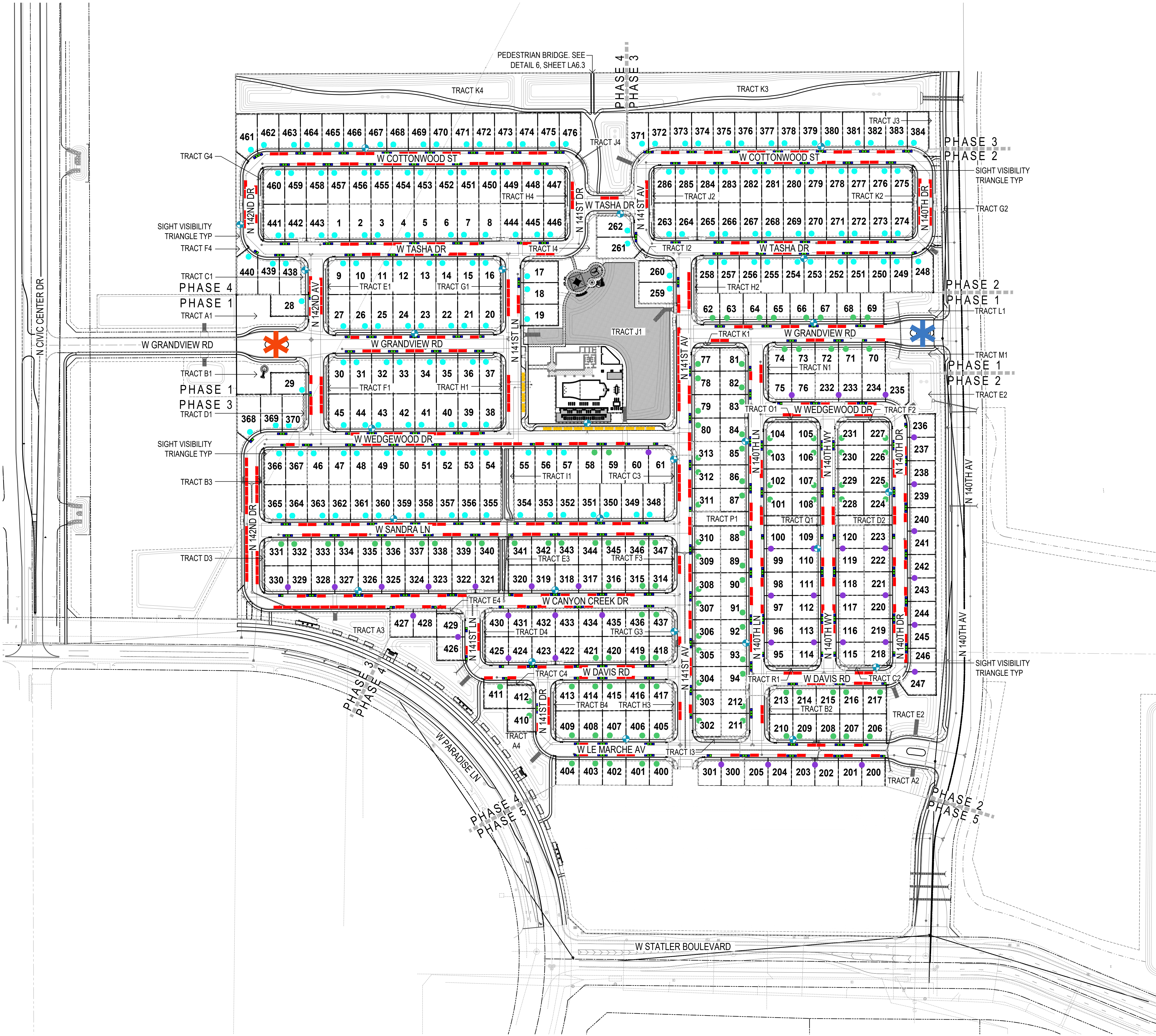


5 Pedestrian Bridge
SCALE: 1/2"=1'-0"



DESIGN INTENT IMAGE FOR BRIDGE ONLY. LIGHTING WILL NOT BE PROVIDED. PRE FABRICATED PEDESTRIAN BRIDGE. TO BE DETERMINED. THERE WILL NOT BE STANDING WATER.

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PARKING		
PRODUCT PARKING	QUANTITY	RATIO
GARAGE	738	2.00
36' PRODUCT DRIVEWAY	172	0.36
40' PRODUCT DRIVEWAY	117	0.25
DUPLEX DRIVEWAY	40	0.08
PRODUCT PARKING TOTAL	1,067	2.69

PARKING		
STREET PARKING	QUANTITY	RATIO
ON STREET PARKING	398	0.84
OFF STREET PARKING	15	0.03
STREET PARKING TOTAL	413	0.87

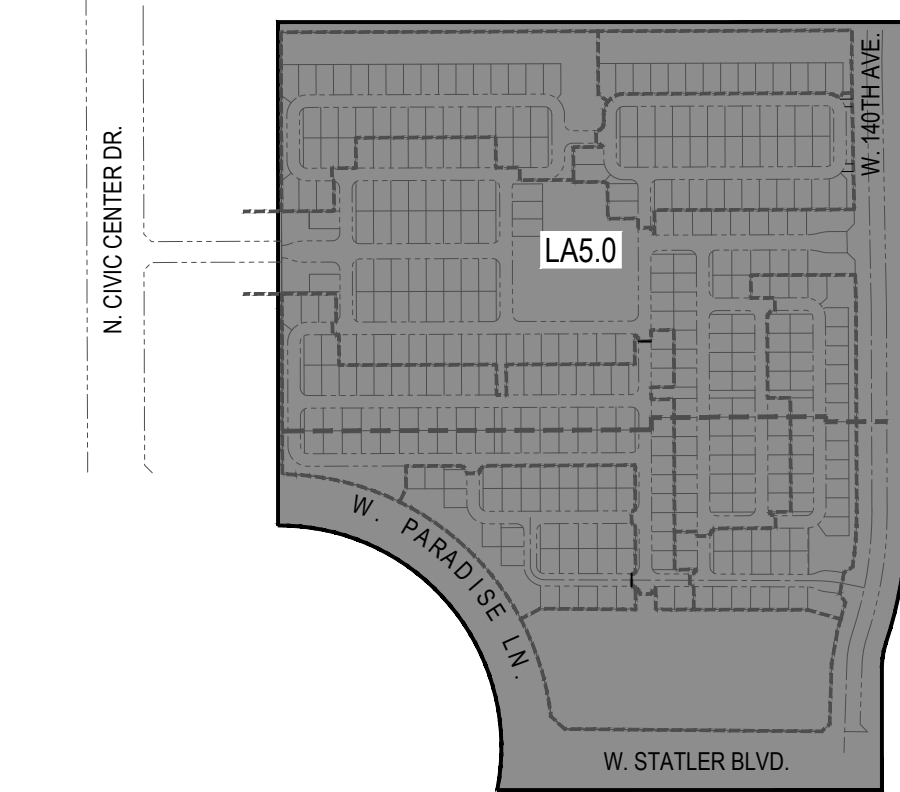
TRASH	
PRODUCT TRASH BIN LOCATION	
PRODUCT RECYCLE BIN LOCATION	
FIRE HYDRANT	
FIRE HYDRANT	

SIGNAGE	
WEST GATED ENTRY SIGNAGE	
EAST GATED ENTRY SIGNAGE	

NOTE:
50% OF DUPLEX UNITS HAVE DRIVEWAY PARKING

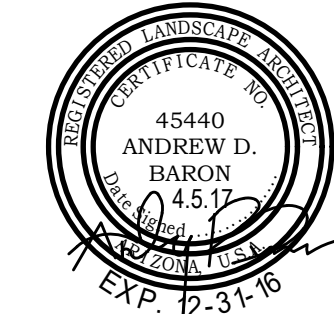
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Call before you Dig
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Key Map

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3	2nd pre-plat
4	3rd pre-plat
5	city submittal
6	city submittal
7	bid package
8	construction
title Parking & Trash Exhibit	
date issued 4.5.2017	
scale 1" = 100'-0"	
drawn by MP, JH, JB, AW	
checked by	
project number CS	
95-027-16	
permit number	
sheet number	



KEYNOTES

- A** SIDEWALK
- B** CONCRETE HEADER PLANTER
- C** LOW ACCENT WALL
- D** RETENTION BASIN
- E** TRELLIS
- F** POTTERY





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

3 October 2016

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

Ms. Heather Donaldson
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS16-397; Mattamy Homes at Surprise Center

Dear Ms. Donaldson

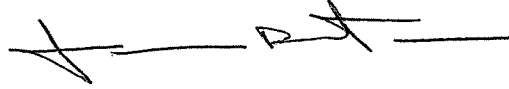
Thank you for the opportunity to provide comments on the Preliminary Plat Application for Mattamy Homes at Surprise Center. The site is on 58.7 acres at the northeast corner of Statler Blvd. and W. Paradise Lane in Surprise AZ. The request is for a 423 lot gated single-family residential subdivision, with an average density of 7.35 dwellings per acre. The site is approximately 0.80 miles outside the 1988 JLUS 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" 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. With a density of 7.35 this request does not fall within those guidelines.

Since Mattamy Homes at Surprise Center would 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. While we have determined that this request exceeds the densities that Luke AFB follows, we recognize that we are not the approval authority. As such, if this development is approved, 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. We would also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

A handwritten signature in dark ink, appearing to read 'JRM', with a horizontal line extending to the right.

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



MATTAMY HOMES AT SURPRISE CENTER

Mayor and City Council - Preliminary Plat – June 6, 2017

Timeline

- January 25, 2001 the Surprise Center PAD is approved
- April 7, 2016 held Concept review with Mattamy
- September 15, 2016 Mattamy Preliminary Plat formally submitted
- December 15, 2016 Mattamy Preliminary Plat tabled by the Planning and Zoning Commission

Background

- Surprise Center PAD
 - Discovered that there were two different PAD documents
 - City and property owner worked from one document for over 15 years
 - New/actual PAD document discovered on December 14, 2015

Surprise Center PAD

- Always intended to include residential
- Page 1 of the Surprise Center Development Standards in both versions states:
 - *Therefore, a true urban fabric encompassing a mix of high and low density may occur within the entirety of the planned development...*
- However in the version staff and property owner worked off of from 2000-20016 it states the following:
 - For residential land uses, the intensity of development may occur from **5 to 55 dwelling units per acre.** (du/ac)
- In the version discovered on December 14, 2016 this section (5-55 du/ac) was omitted and another page was included titled “Restricted Land Uses”
 - This section required a minimum 10 du/ac with a maximum of 55 du/ac
 - And no “*single family detached units*”
- Amendment process
 - Section IV. B. Amendments to the Surprise Center PAD approval
 - 1. *Minor Changes.* Proposed changes by a property owner within the Surprise Center PAD **which do not increase the approved density and/or intensity** shall be referred to the City of Surprise Community Development Director, or his designee. The Planning Director, or his designee, is hereby authorized to review and approve or deny such amendment where such change is requested.

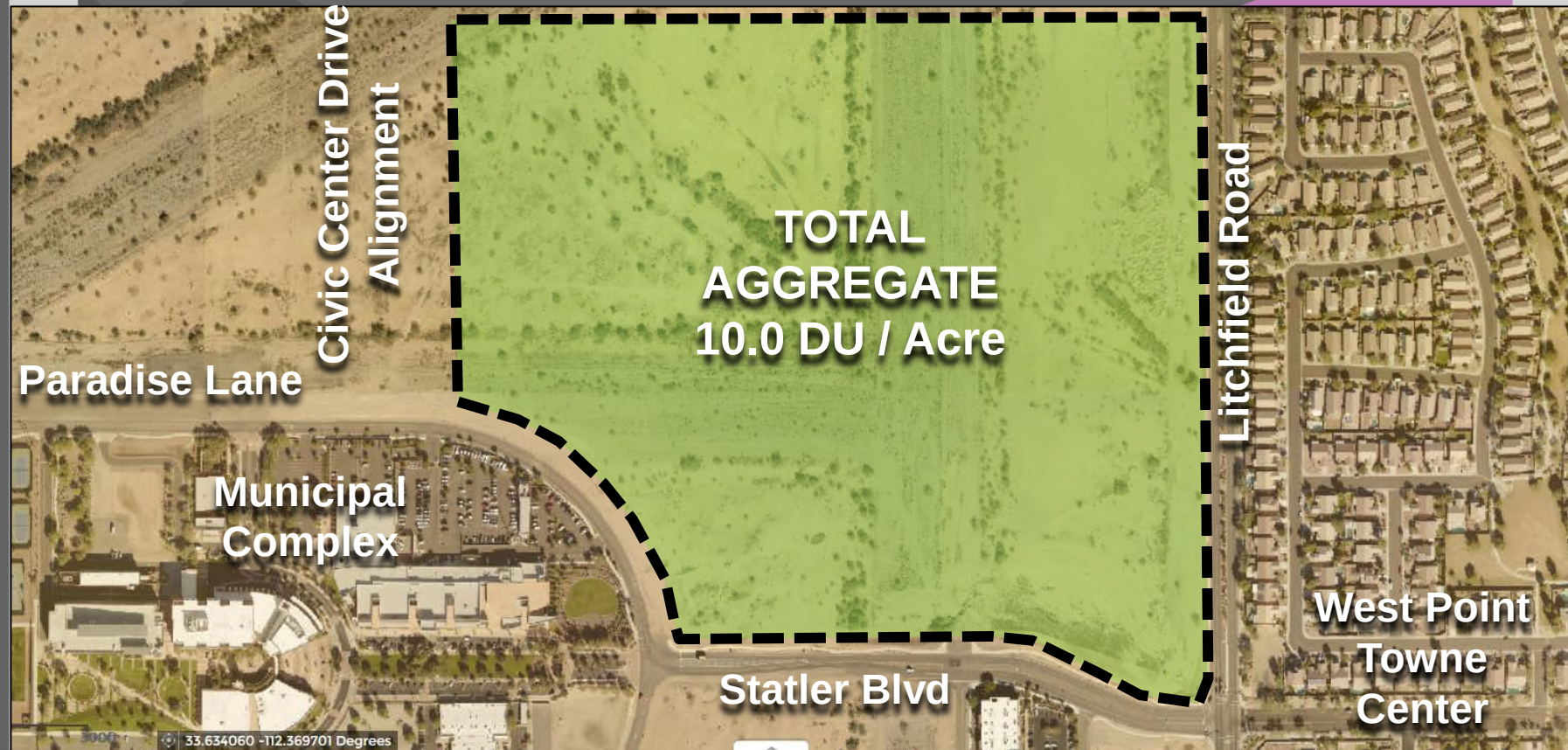
Surprise Center PAD Minor Amendment

- Staff worked with property owner to negotiate an amendment
- The amendment does not lower density overall (still minimum 10 du/ac)
- The amendment is to allow detached single family residential units
- The amendment appears to be consistent with the vision of city center as stated:
 - *a true urban fabric encompassing a mix of high and low density may occur within the entirety of the planned development*

Surprise Center PAD Minor Amendment

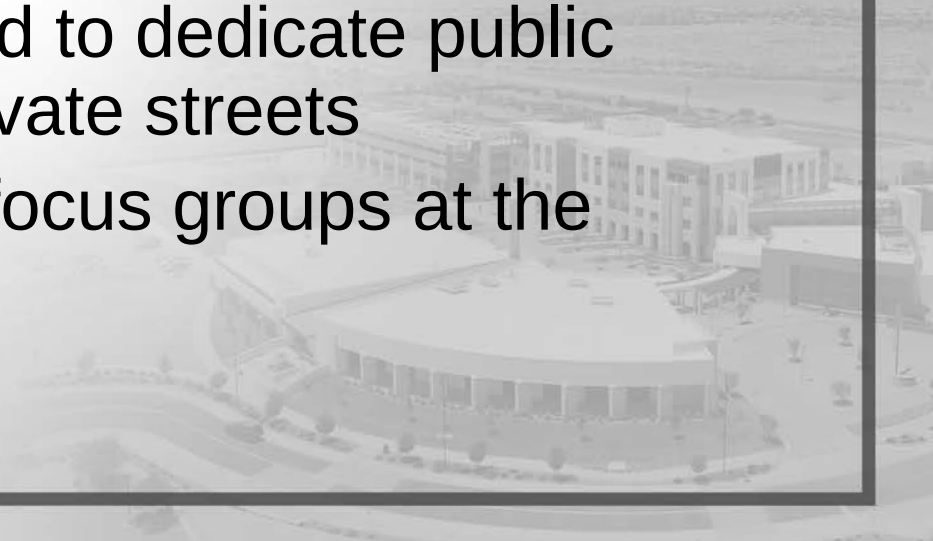
- Architectural Standards
 - Incorporated the following, in addition to Mediterranean
 - Italianate; Greek Revival; Neoclassical; Romanesque
 - Beaux-Arts; Mediterranean Revival; Renaissance Revival; Spanish; Monterey; Tuscany
 - Modern; Federal; Prairie; Spanish Colonial; Contemporary

DENSITY



Preliminary Plat Changes

- Staff and Mattamy agreed to remove gated entries
- Staff and Mattamy worked closely on revised street cross-sections (external to the development)
- Staff and Mattamy worked to dedicate public streets as opposed to private streets
- Mattamy held additional focus groups at the request of the City



Mattamy Product Outreach

- Mattamy held multiple focus groups which city staff and some Councilmembers attended
 - April 6th, 2016 - one realtor group (8), two consumer groups (7-10 each)
 - April 7th, 2016 - one realtor group (7), two consumer groups (6–9 each)
 - Dec. 7th, 2016 - two realtor groups(18), one consumer group (8)
 - Dec. 15th, 2016 - two realtor groups (17), one consumer group (9)
 - Feb. 7th, 2017 - two consumer groups (13)

Third Story Option/Product

- *Upon the sale of the 207th home in Surprise Center, Mattamy Homes or assignee will complete a new market study and evaluate the viability for a third story option for two (2) story homes or multiple three (3) story products throughout the community. If, based on the market research, the new market study evaluation is favorable to a third story option or three (3) story product, the new products and options may be incorporated into any remaining phase and/or phases of the community subject to design review. In no event shall Mattamy be required to have the market research and final evaluation completed prior to the release of any building permits or certificate of occupancies in Phases one (1), two (2), three (3), and four (4). However, prior to platting, preliminary plat if so required, or replat of phase five (5), the market research and evaluation must be completed and provided to City staff prior to plat approval.*

VICINITY MAP



VICINITY MAP



VICINITY MAP



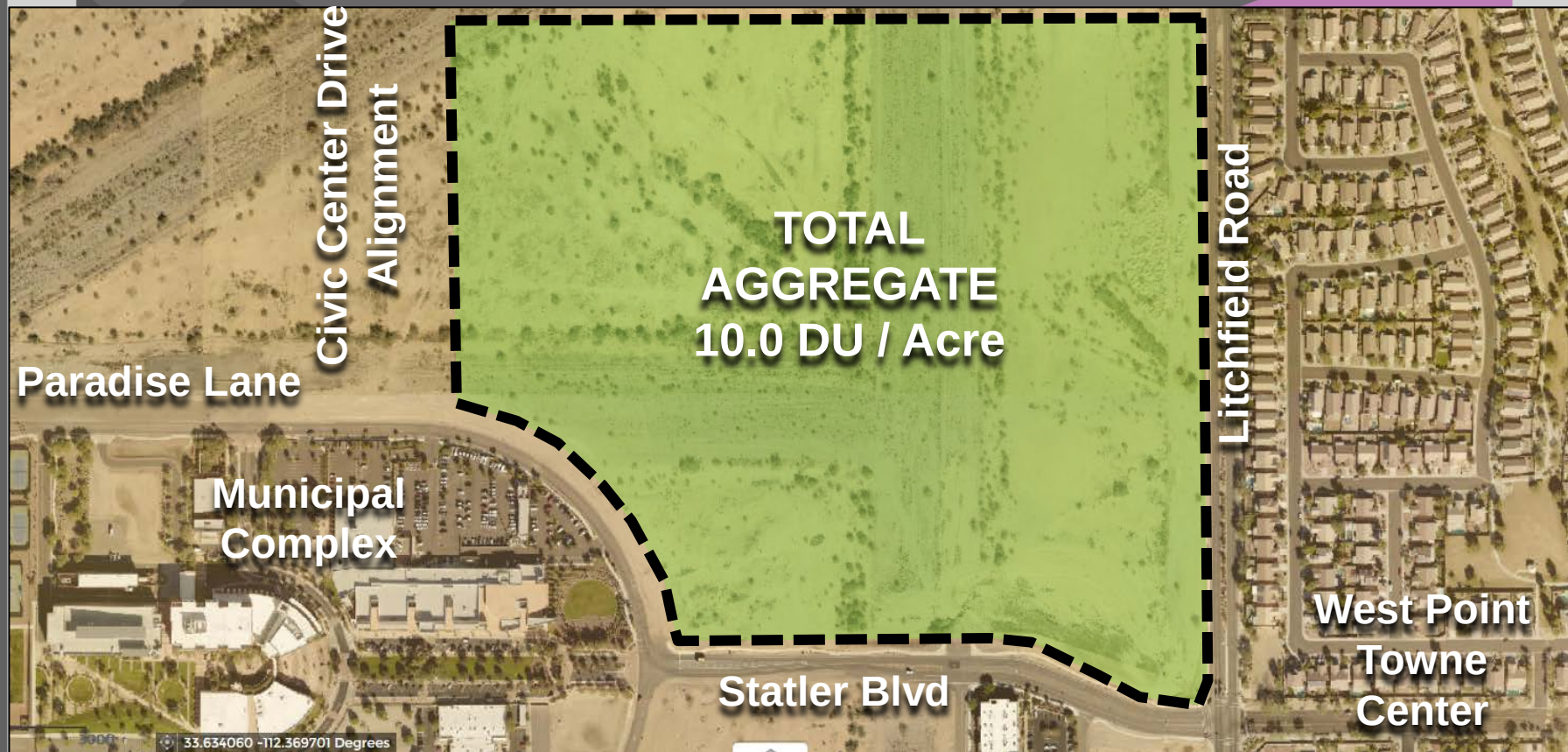
DENSITY



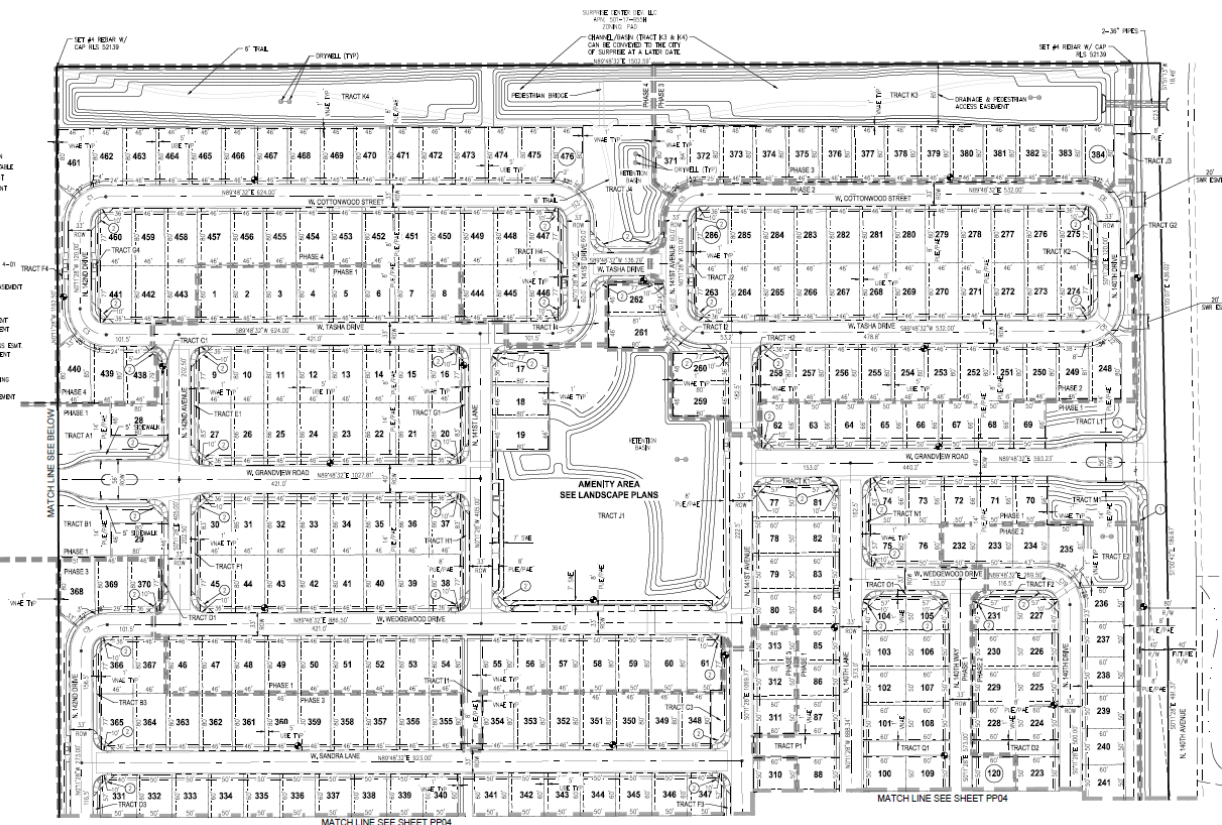
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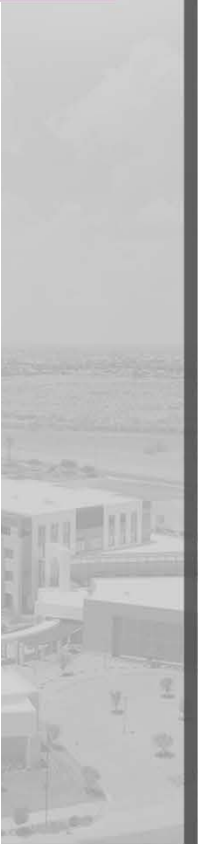
DENSITY



[illegible]



PRELIMINARY PLAT



STREET SCENES



**46' by 80'
Foot Lots
Detached**



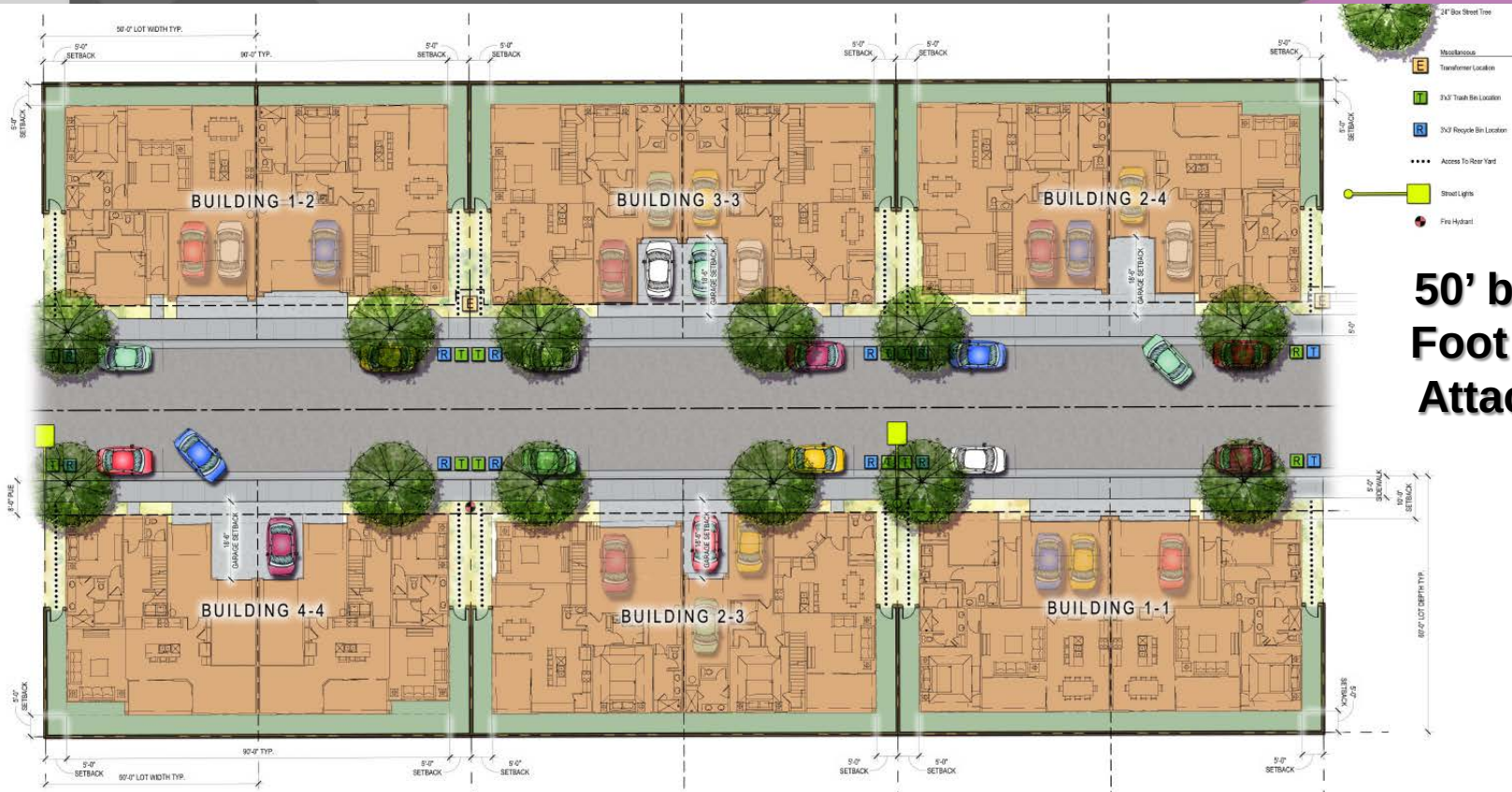
STREET SCENES



**50' by 60'
Foot Lots
Detached**



STREET SCENES



**50' by 60'
Foot Lots
Attached**

DETACHED HOME PRODUCT



Plan 1A

Plan 2B

Plan 4C

Plan 3B

Plan 4A

Plan 1C



Plan 3C

Plan 2A

Plan 4B

Plan 3A

Plan 1B

Plan 2C

DETACHED PERSPECTIVE



ATTACHED HOME PRODUCT



Building 1-2

Building 3-3

Building 2-4



Building 1-1

Building 4-4

Building 2-3

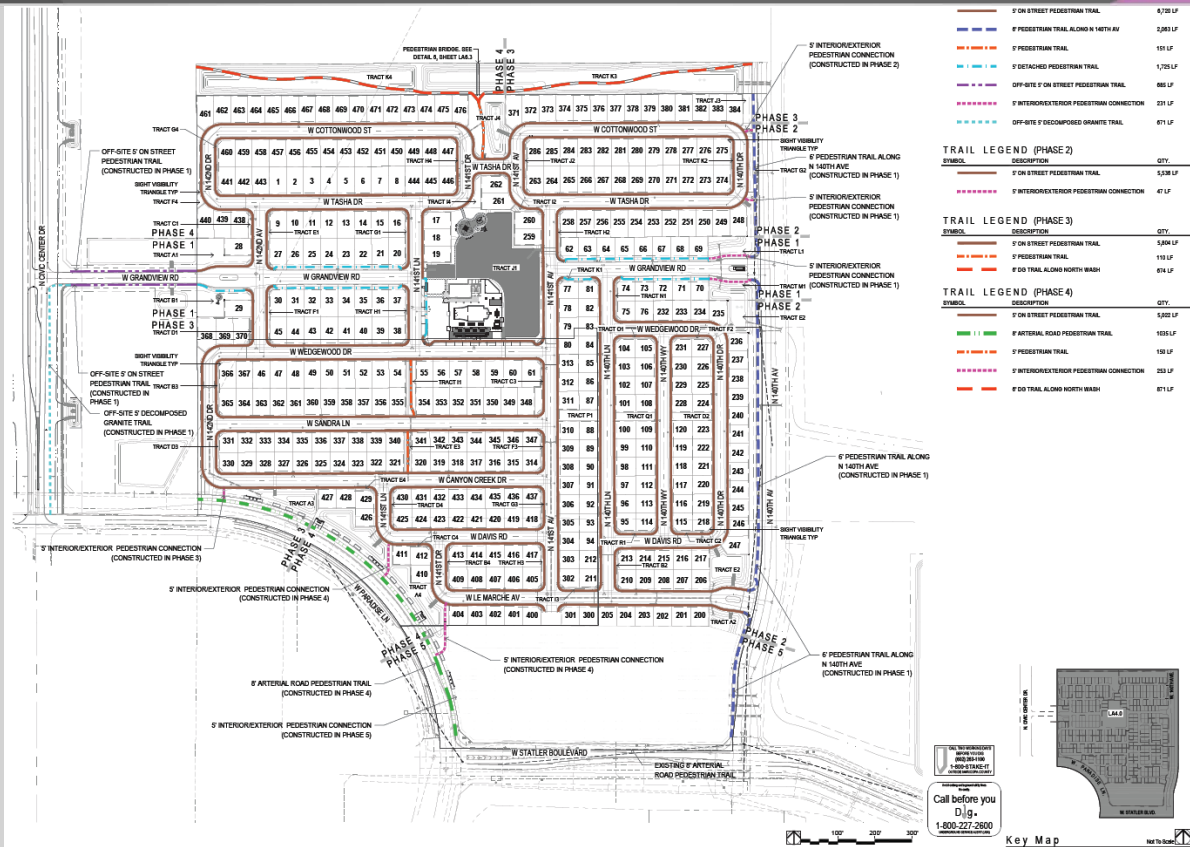
ATTACHED PERSPECTIVE



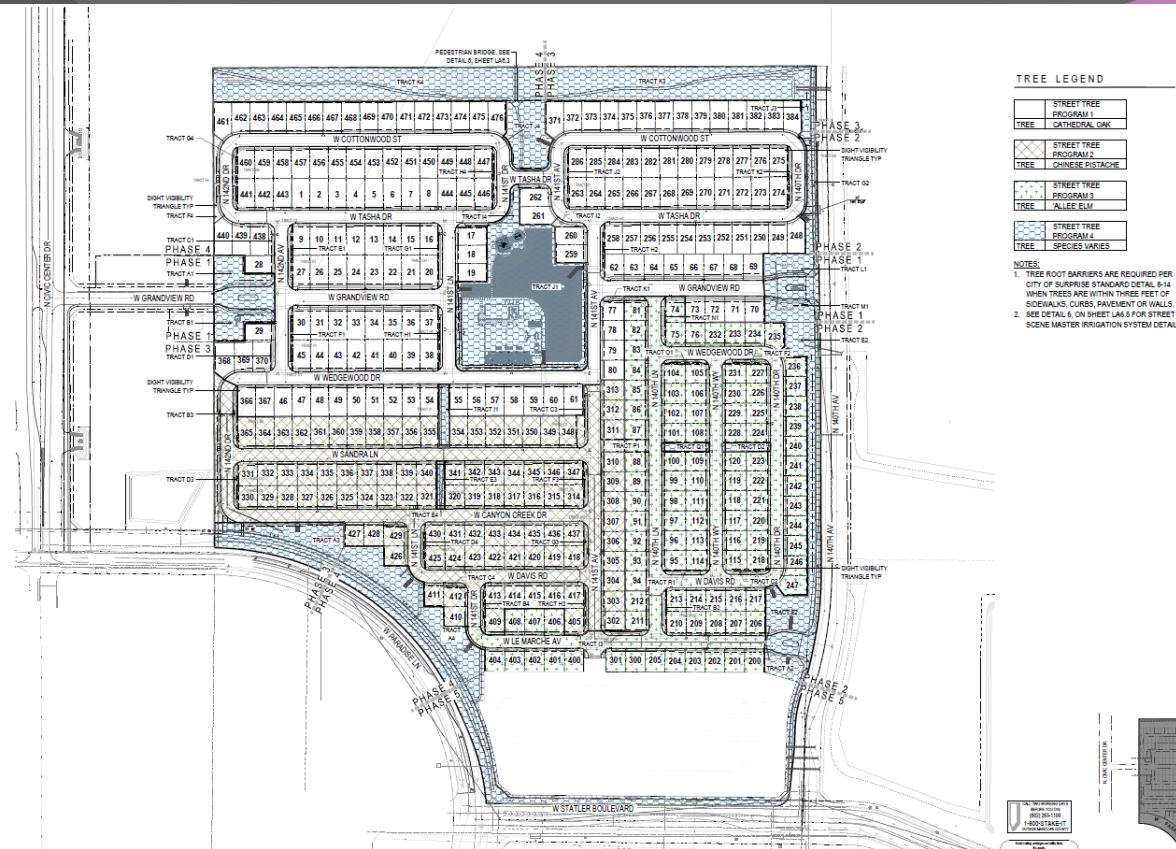
CENTRAL AMENITY



PEDESTRIAN CIRCULATION



STREET TREE PROGRAM

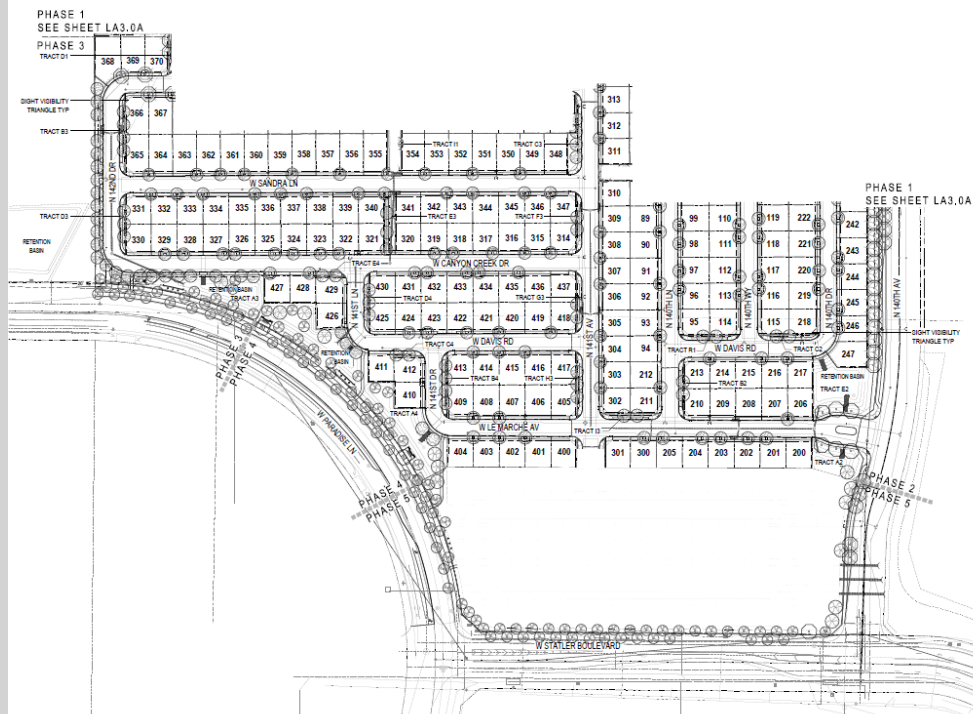


[illegible]

- | NOTE: | | | |
|---|---|--|----------------|
| 1. ALL TREES SHALL COMPLY WITH THE LATEST AMERICAN SOCIETY OF THE NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS (SEE SECTION 19016) | 1 | 1 Tree Spec Section 19016 4 Sheet(1-4) | 2/27/2019 2:27 |
| 2. PLANT MATERIAL MAY BE SUBSTITUTED DUE TO LIMITING MARKET CONDITIONS. | 2 | 2 Tree Spec Section 19016 4 Sheet(1-4) | 2/27/2019 2:27 |
| 3. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURREY STANDARD DETAIL 8-14 WHICH TREE ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR DRAIN. | 3 | | |
| 4. SEE DETAIL 6, ON SHEET L&S FOR STREET CURB WATER IRRIGATION IRRIGATION SYSTEM DETAIL. | 4 | | |



LANDSCAPE

[illegible]

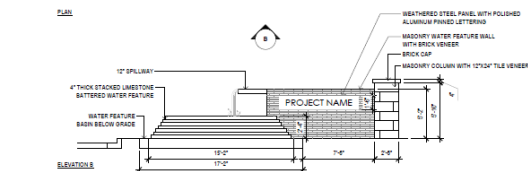
NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS. (SEE SECTION 1903(E) (A), ZONING CODE.
2. PLANT MATERIAL MAY BE SUBSTITUTED DUE TO LIMITING MARKET CONDITIONS.
3. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE STANDARD DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
4. SEE DETAIL 6, ON SHEET L&S FOR STREET SCENE MASTER IRRIGATION IRRIGATION SYSTEM DETAIL.

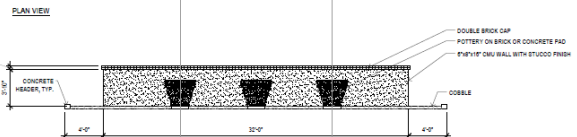




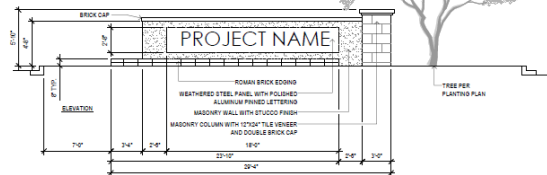
HARDSCAPE



1 Water Fe
SCALE: 1/4" = 1'-0"

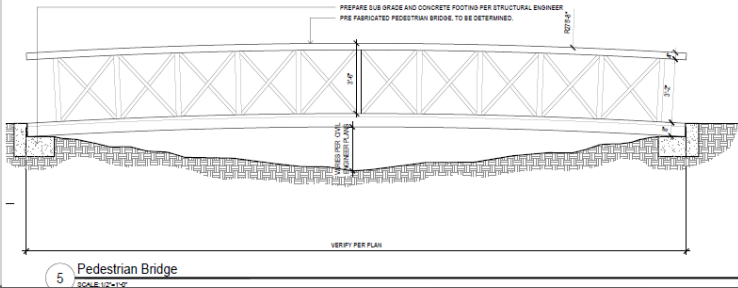
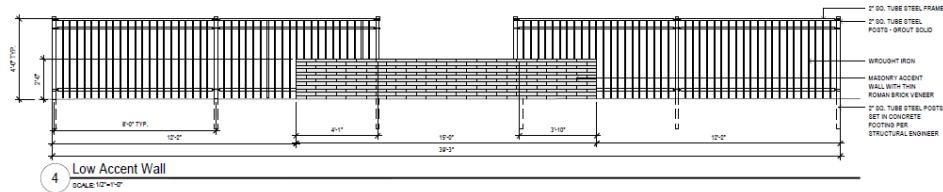
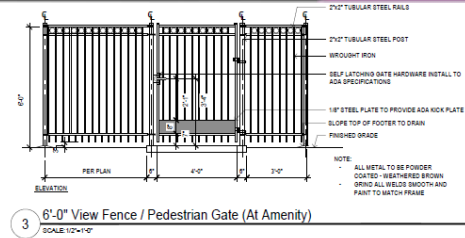
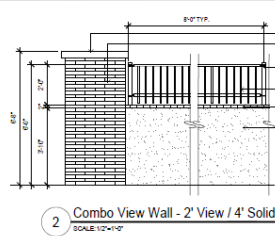
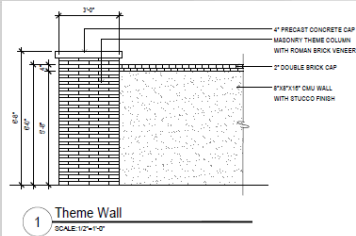


2 Low Acc



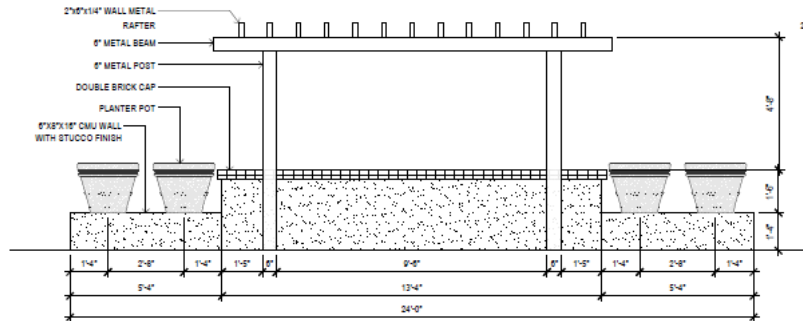
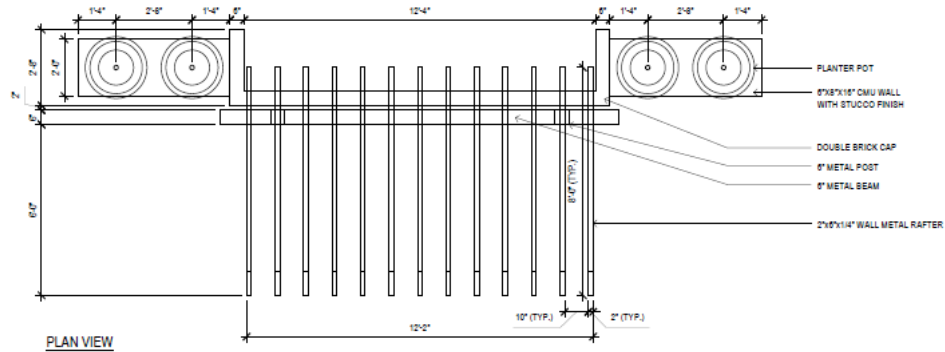
3 Median E

HARDSCAPE

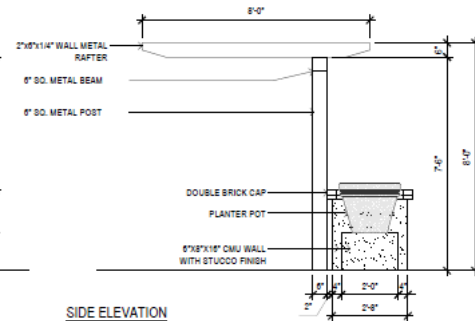


DESIGN INTENT: BRIDGE FOR BRIDGE ONLY. LIGHTING WILL NOT BE PROVIDED. PRE-FABRICATED PEDESTRIAN BRIDGE, TO BE DETERMINED. THERE WILL NOT BE STANDING WATER.

HARDSCAPE



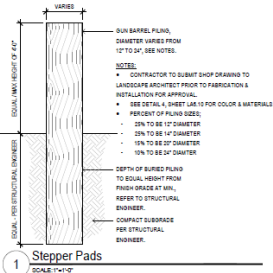
FRONT ELEVATION



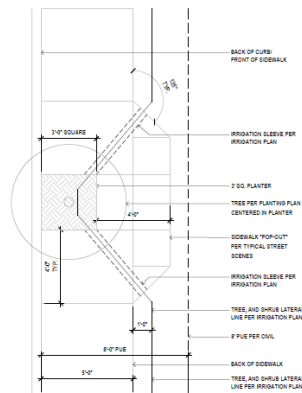
SIDE ELEVATION



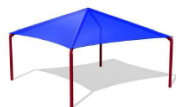
HARDSCAPE



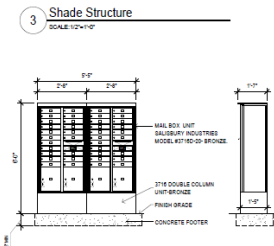
MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: 184329 - ECLIPSE NET CLIMBER - CLIMBING NETS OR EQUAL
COLOR: TBD



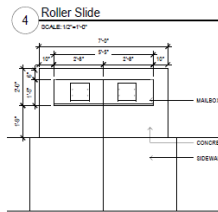
PLAN VIEW



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: 159683 - COOLTOPPERS PYRAMID (28X28) OR EQUAL
COLOR: TRD



5 Mailbox



INSTALLATION REQUIREMENTS PER USPS 270-4C

1. AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).

2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.

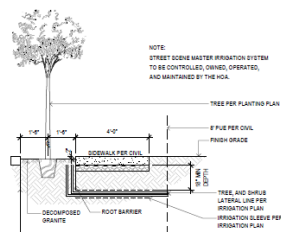
3. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 57" AFF.

4. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.

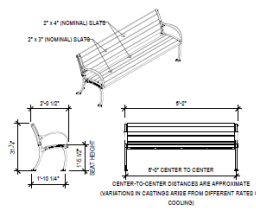
5. THE UPS ARROW LOCK IN THE CARRIER ACCESS DOOR SHALL BE LOCATED BETWEEN 36" AND 48" AFF.

6. CONTRACTOR TO INSTALL MAILBOX PER MANUFACTURER SPECIFICATIONS.

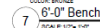
<http://www.mailboxes.com/products/free-standing-enclosure-for-27-10-48-column-with-trunksum/>



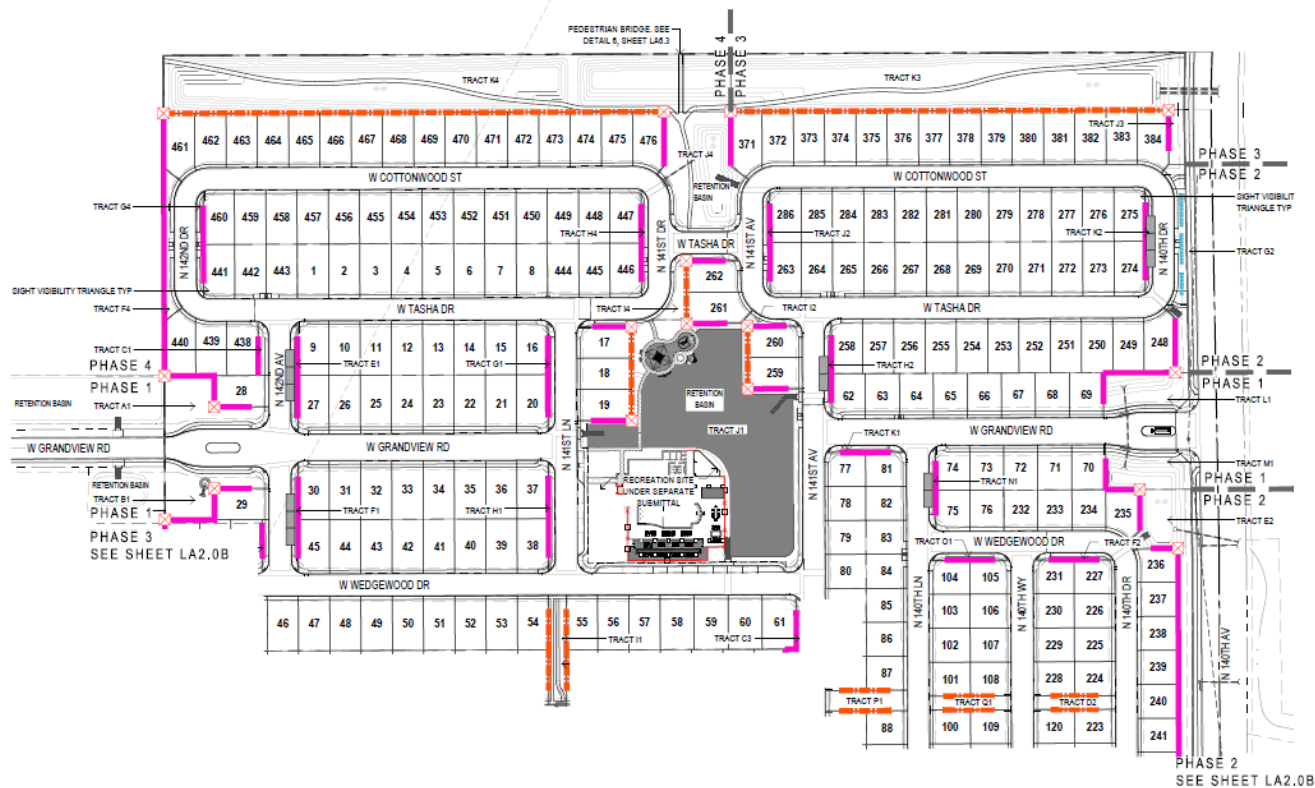
SECTION



COMPANY: VICTOR STANLEY OR EQUAL P.O. DRAWER 330 • DUNKIRK, MD 20754 USA
MODEL: FB-124, 8" BENCH, NO CENTER ARM TOLL FREE: (800) 368-2573 (USA & CANADA)
OR EQUAL WEB SITE:
COLOR: BRONZE [HTTP://WWW.VICTORSTANLEY.COM](http://www.victorstanley.com)



WALL PLANS



SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,843 LF	DETAIL 1, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	1,838 LF	DETAIL 2, SHEET LA6.3
	6'-0" VIEW FENCE (AT AMENITY)	428 LF	DETAIL 3, SHEET LA6.3
	PEDESTRIAN GATE (AT AMENITY)	1	DETAIL 3, SHEET LA6.3
	THEME COLUMN	12	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

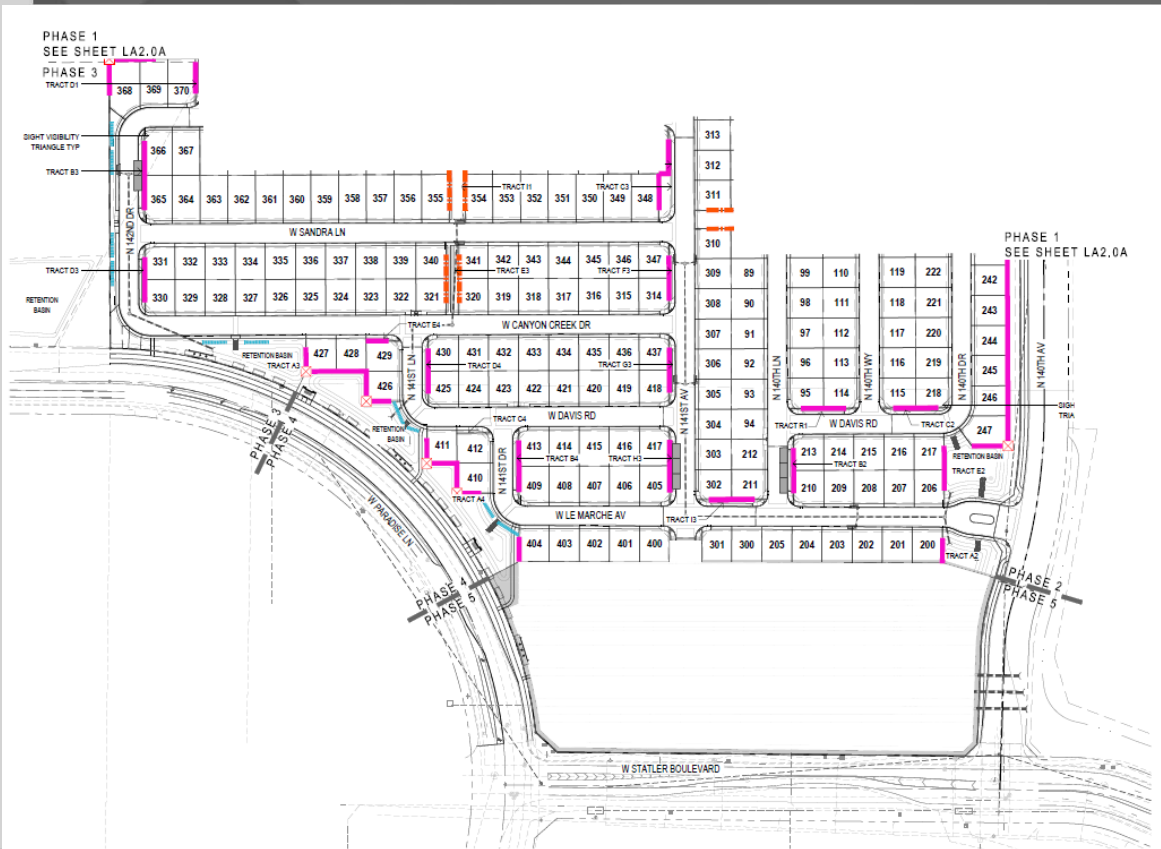
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,763 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	125 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2" VIEW / 4" SOLID	324 LF	DETAIL 2, SHEET LA6.3
	THEME COLUMN	8	DETAILS 1 & 2, SHEET LA6.3
	MALIBU KIOSK	6	DETAIL 5, SHEET LA6.5

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	882 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	240 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2" VIEW / 4" SOLID	280 LF	DETAIL 2, SHEET LA6.3
	MAILBOX KIOSK	2	DETAIL 5, SHEET LA6.5

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,508 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	140 LF	DETAIL 4, SHEET LA6.3
	THEME COLUMN	4	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	3	DETAIL 5, SHEET LA6.5

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 2'-0" FROM BACK OF P.U.E.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEOWNER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEOWNER)
4. CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER

WALL PLANS



WALL LEGEND (PHASE 1)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,543 LF	DETAIL 1, SHEET LA6.3
	COMBO VIEW WALL 2" VIEW / 4" SOLID	1,538 LF	DETAIL 2, SHEET LA6.3
	8'-0" VIEW FENCE (AT AMENITY)	428 LF	DETAIL 3, SHEET LA6.3
	PEDESTRIAN GATE (AT AMENITY)	1	DETAIL 3, SHEET LA6.3
	THEME COLUMN	12	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 2)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,793 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	125 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2" VIEW / 4" SOLID	324 LF	DETAIL 2, SHEET LA6.3
	THEME COLUMN	8	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 3)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	582 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	242 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2" VIEW / 4" SOLID	280 LF	DETAIL 2, SHEET LA6.3
	MAILBOX KIOSK	2	DETAIL 5, SHEET LA6.5

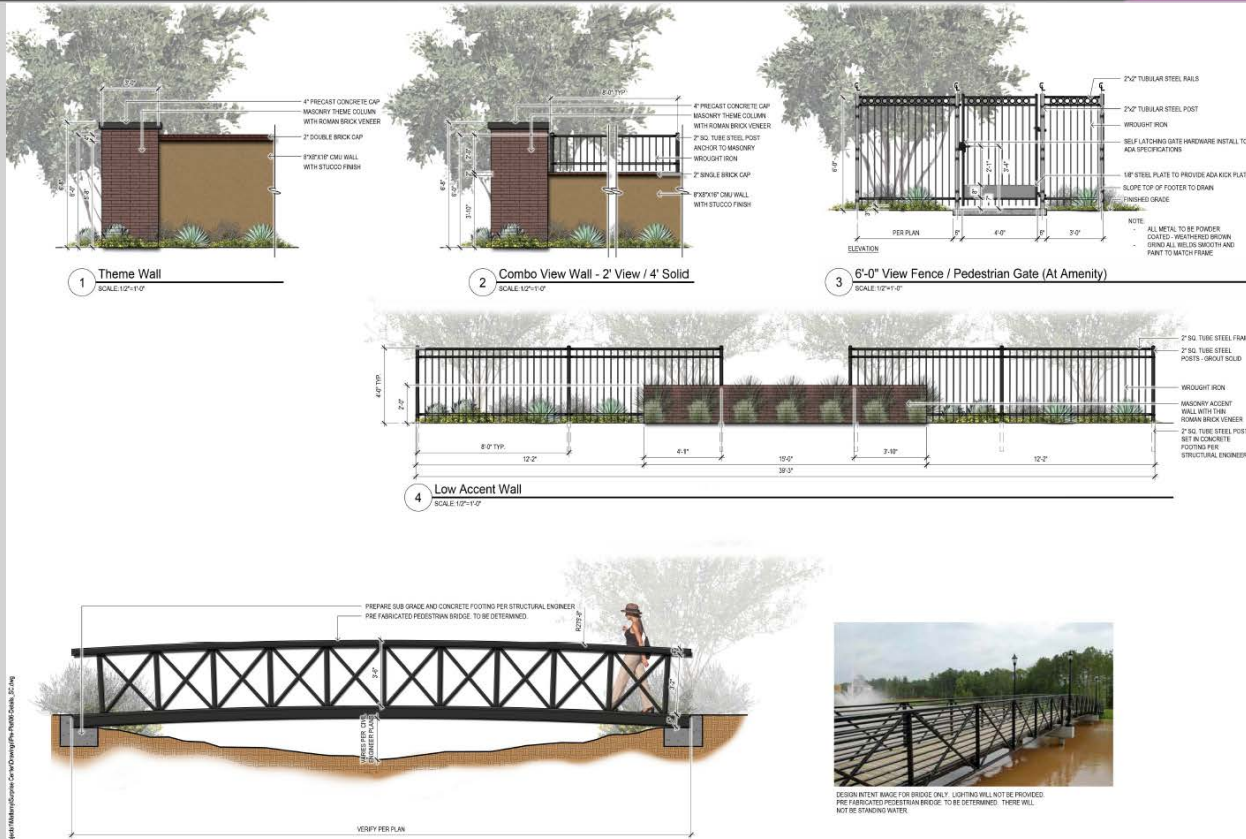
WALL LEGEND (PHASE 4)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,558 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	140 LF	DETAIL 4, SHEET LA6.3
	THEME COLUMN	4	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	3	DETAIL 5, SHEET LA6.5

GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 2'-0" FROM BACK OF P.U.E.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEOWNER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEOWNER)
4. CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL, CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER

WALL PLANS



PARADISE LANE EXHIBIT



KEYNOTES

- A SIDEWALK
- B CONCRETE HEADER PLANTER
- C LOW ACCENT WALL
- D RETENTION BASIN
- E TRELLIS
- F POTTERY

PARKING AND TRASH



PARKING		
PRODUCT PARKING	QUANTITY	RATIO
GARAGE	738	2.00
36" PRODUCT DRIVEWAY	172	0.36
40" PRODUCT DRIVEWAY	117	0.25
DUPLEX DRIVEWAY	40	0.08
PRODUCT PARKING TOTAL	1,067	2.69

PARKING		
STREET PARKING	QUANTITY	RATIO
 ON STREET PARKING	398	0.84
 OFF STREET PARKING	15	0.03
STREET PARKING TOTAL	413	0.87

TRASH

- PRODUCT TRASH BIN LOCATION
- PRODUCT RECYCLE BIN LOCATION

FIRE HYDRANT

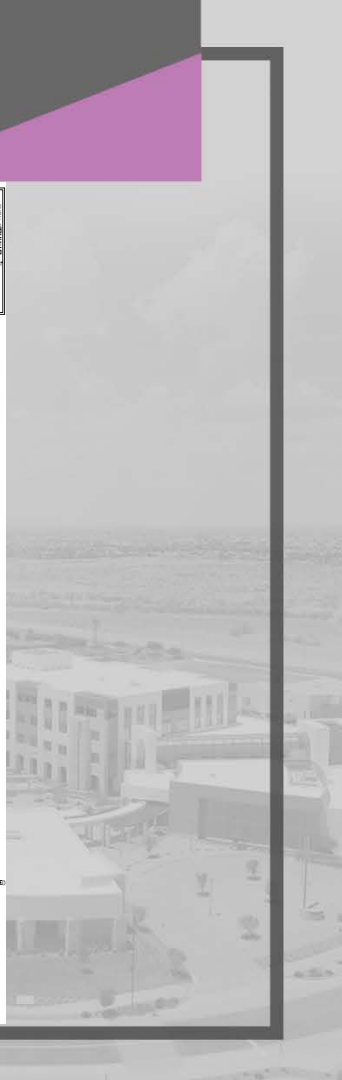
-
- FIRE HYDRANT

SIGNAGE

-  WEST GATED ENTRY SIGNAGE
-  EAST GATED ENTRY SIGNAGE

NOTE:
50% OF DUPLEX UNITS HAVE DRIVEWAY PARKING

PHASING



DRAFT MASTER PLAN





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

I:\mat1601-000 surprise center\area tables\mat1601-000.ap02.dwg, 4/6/2017, 2:06 PM, Shuaa, Basha

PHASE 1 LOT TABLE		PHASE 1 LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	3,680	61	3,991
2	3,680	62	3,291
3	3,680	63	3,300
4	3,680	64	3,300
5	3,680	65	3,300
6	3,680	66	3,300
7	3,680	67	3,300
8	3,680	68	3,300
9	3,671	69	3,300
10	3,680	70	3,300
11	3,680	71	3,300
12	3,680	72	3,300
13	3,680	73	3,300
14	3,680	74	3,291
15	3,680	75	2,991
16	3,671	76	3,000
17	3,671	77	2,991
18	3,680	78	3,000
19	3,680	79	3,000
20	3,947	80	3,000
21	3,956	81	2,991
22	3,956	82	3,000
23	3,956	83	3,000
24	3,956	84	3,000
25	3,956	85	3,000
26	3,956	86	3,000
27	3,947	87	3,000
28	3,680	88	3,000
29	3,680	89	3,000
30	3,947	90	3,000
31	3,956	91	3,000
32	3,956	92	3,000
33	3,956	93	3,000
34	3,956	94	3,000
35	3,956	95	2,991
36	3,956	96	3,000
37	3,947	97	3,000
38	3,671	98	3,000
39	3,680	99	3,000
40	3,680	100	3,000
41	3,680	101	3,000
42	3,680	102	3,000
43	3,680	103	3,000
44	3,680	104	2,991
45	3,671	105	2,991
46	3,680	106	3,000
47	3,680	107	3,000
48	3,680	108	3,000
49	3,680	109	3,000
50	3,680	110	3,000
51	3,680	111	3,000
52	3,680	112	3,000
53	3,680	113	3,000
54	3,680	114	2,991
55	3,680	115	2,991
56	3,680	116	3,000
57	3,680	117	3,000
58	4,000	118	3,000
59	4,000	119	3,000
60	4,000	120	3,000

PHASE 2 LOT TABLE		PHASE 2 LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
200	3,000	244	3,000
201	3,000	245	3,000
202	3,000	246	3,042
203	3,000	247	3,577
204	3,000	248	3,989
205	3,000	249	3,681
206	3,080	250	3,680
207	3,062	251	3,680
208	3,045	252	3,680
209	3,027	253	3,680
210	3,002	254	3,680
211	2,995	255	3,680
212	3,000	256	3,680
213	2,991	257	3,680
214	3,000	258	3,671
215	3,000	259	3,680
216	3,000	260	3,671
217	3,001	261	4,052
218	2,991	262	3,678
219	3,000	263	3,671
220	3,000	264	3,680
221	3,000	265	3,680
222	3,000	266	3,680
223	3,000	267	3,680
224	3,000	268	3,680
225	3,000	269	3,680
226	3,000	270	3,680
227	2,991	271	3,680
228	3,000	272	3,680
229	3,000	273	3,680
230	3,000	274	3,671
231	2,991	275	3,671
232	3,000	276	3,680
233	3,000	277	3,680
234	3,001	278	3,680
235	3,370	279	3,680
236	3,051	280	3,680
237	3,000	281	3,680
238	3,000	282	3,680
239	3,000	283	3,680
240	3,000	284	3,680
241	3,000	285	3,680
242	3,000	286	3,671
243	3,000		

PHASE 3 LOT TABLE		PHASE 3 LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
300	3,000	343	3,000
301	2,991	344	3,000
302	2,994	345	3,000
303	3,000	346	3,000
304	3,000	347	2,991
305	3,000	348	3,680
306	3,000	349	3,680
307	3,000	350	3,680
308	3,000	351	3,680
309	3,000	352	3,680
310	3,000	353	3,680
311	3,000	354	3,680
312	3,000	355	3,680
313	3,000	356	3,680
314	2,991	357	3,680
315	3,000	358	3,680
316	3,000	359	3,680
317	3,000	360	3,680
318	3,000	361	3,680
319	3,000	362	3,680
320	3,000	363	3,680
321	3,000	364	3,680
322	3,000	365	3,671
323	3,000	366	3,671
324	3,000	367	3,680
325	3,000	368	4,591
326	3,000	369	3,695
327	3,000	370	3,671
328	3,000	371	4,159
329	3,000	372	3,710
330	2,991	373	3,680
331	2,991	374	3,680
332	3,000	375	3,680
333	3,000	376	3,680
334	3,000	377	3,680
335	3,000	378	3,680
336	3,000	379	3,680
337	3,000	380	3,680
338	3,000	381	3,680
339	3,000	382	3,680
340	3,000	383	3,680
341	3,000	384	3,884
342	3,000		

PHASE 4 LOT TABLE		PHASE 4 LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
400	2,991	439	3,714
401	3,000	440	4,171
402	3,000	441	3,671
403	3,000	442	3,680
404	3,003	443	3,680
405	3,335	444	3,680
406	3,327	445	3,680
407	3,309	446	3,671
408	3,292	447	3,671
409	3,266	448	3,680
410	3,000	449	3,680
411	3,007	450	3,680
412	2,991	451	3,680
413	3,266	452	3,680
414	3,275	453	3,680
415	3,275	454	3,680
416	3,275	455	3,680
417	3,266	456	3,680
418	2,991	457	3,680
419	3,000	458	3,680
420	3,000	459	3,680
421	3,000	460	3,671
422	3,000	461	4,175
423	3,000	462	3,710
424	3,000	463	3,680
425	2,991	464	3,680
426	3,003	465	3,680
427	3,000	466	3,680
428	3,000	467	3,680
429	2,991	468	3,680
430	2,991	469	3,680
431	3,000	470	3,680
432	3,000	471	3,680
433	3,000	472	3,680
434	3,000	473	3,680
435	3,000	474	3,680
436	3,000	475	3,680
437	2,991	476	3,873
438	3,679		

PHASE 1 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A1	8,493	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT B1	8,493	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C1	1,115	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D1	723	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E1	1,506	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT F1	1,506	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT G1	1,506	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT H1	1,506	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT I1	4,000	0.1	PUBLIC UTILITY EASEMENT, OPEN SPACE
TRACT J1	103,168	2.4	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, DRAINAGE EASEMENT AND RECREATIONAL SPACE, SIDEWALK EASEMENT
TRACT K1	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT L1	7,346	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT M1	7,254	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT N1	1,106	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT O1	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT P1	3,600	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT Q1	2,400	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT R1	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TOTAL TRACT AREA		157,020 SF	3.61 AC
TOTAL ROW AREA		179,041 SF	4.11 AC

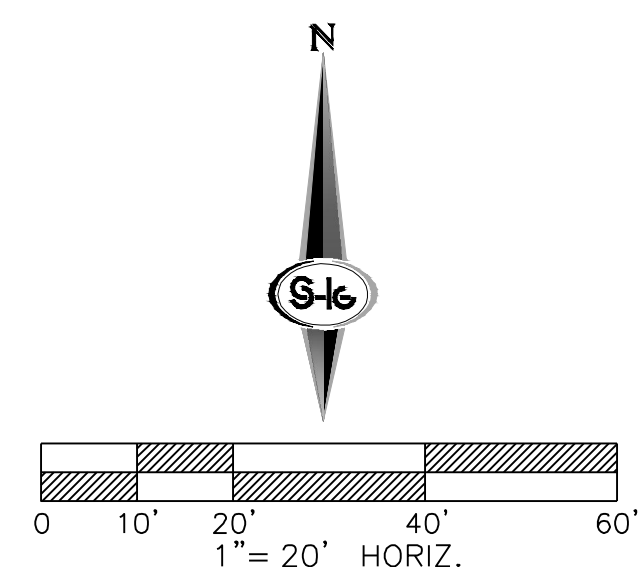
PHASE 2 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A2	5,810	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT B2	1,047	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C2	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D2	2,400	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT E2	31,210	0.7	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT F2	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT G2	6,041	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT H2	1,306	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT
TRACT I2	1,023	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT J2	1,446	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT K2	1,446	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TOTAL TRACT AREA		53,821 SF	1.24 AC
TOTAL ROW AREA		99,4961 SF	2.28 AC

PHASE 3 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A3	21,641	0.5	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT B3	1,446	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C3	2,717	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D3	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E3	2,400	0.1	PUBLIC UTILITY EASEMENT, OPEN SPACE
TRACT F3	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT G3	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT H3	1,171	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT I3	1,193	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT J3	1,815	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT K3	56,702	1.3	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TOTAL TRACT AREA		92,223 SF	2.12 AC
TOTAL ROW AREA		101,436 SF	2.33 AC

PHASE 4 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A4	30,196	0.7	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT B4	1,155	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C4	523	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D4	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E4	523	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT F4	3,544	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT G4	1,446	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT I4	3,488	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, DRAINAGE EASEMENT AND RECREATIONAL SPACE
TRACT J4	18,163	0.4	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT K4	70,915	1.6	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TOTAL TRACT AREA		132,445 SF	3.04 AC
TOTAL ROW AREA		73,678 SF	1.69 AC

NOTE: TRACT A/PHASE 5 WILL HAVE A MINIMUM OF 47 LOTS

CENTER LINE CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	36.50'	090°00'00"	57.33'
C2	36.50'	090°00'00"	57.33'
C3	36.50'	090°00'00"	57.33'
C4	36.50'	090°00'00"	57.33'
C5	36.50'	090°00'00"	57.33'
C6	36.50'	090°00'00"	57.33'
C7	36.50'	090°00'00"	57.33'
C8	36.50'	090°00'00"	57.33'
C9	36.50'	090°00'00"	57.33'
C10	36.50'	090°00'00"	57.33'
C11	36.50'	090°00'00"	57.33'
C12	36.50'	089°35'59"	57.08'
C13	36.50'	090°00'00"	57.33'
C14	36.50'	090°00'00"	57.33'
C15	36.50'	090°00'00"	57.33'
C16	36.50'	090°00'00"	57.33'
C17	400.00'	011°12'59"	78.31'
C18	36.50'	090°00'00"	57.33'
C19	36.50'	090°00'00"	57.33'
C20	1000.00'	018°33'16"	323.84'
C21	300.00'	016°30'35"	86.44'
C22	718.25'	082°56'31"	1039.74'
C23	2000.00'	002°56'20"	102.58'
C24	1000.00'	006°56'15"	121.08'

[illegible]

SURPRISE, AZ

MATTAMY ARIZONA, LLC

**SURPRISE CENTER
DETAILS AND SECTIONS**

SEC 4
3N
1W

DATE: 04/07/2017

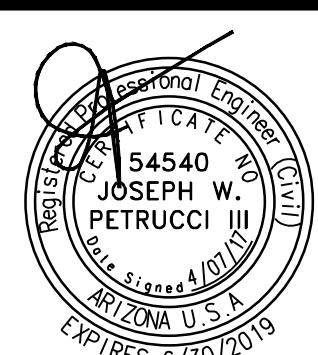
DRAFTER: SB

DESIGNER: JP

CHECKED: RT

PROJECT NO.

MAT1601-000



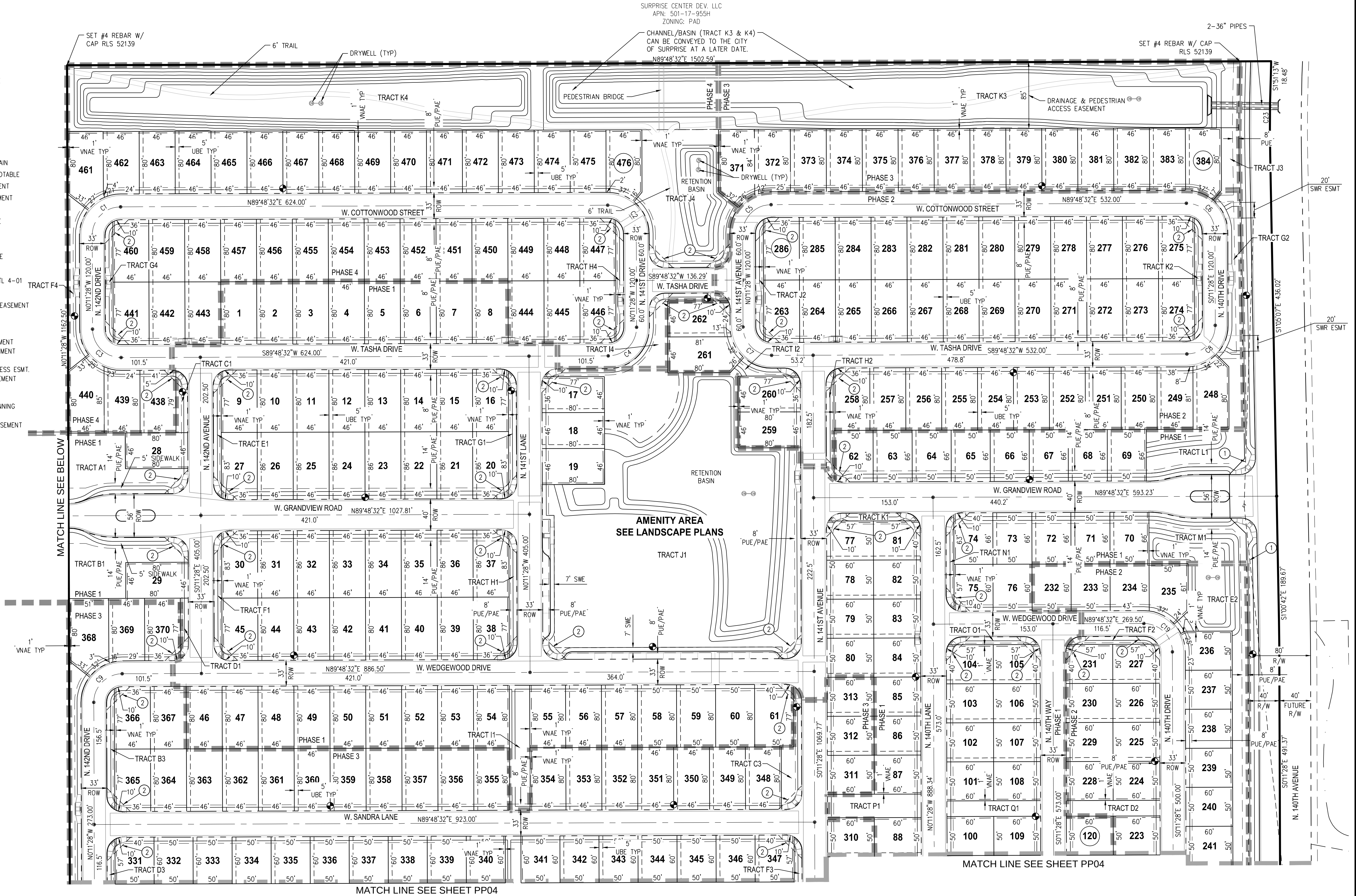
PP03

SHEET 3 OF 5

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LEGEND

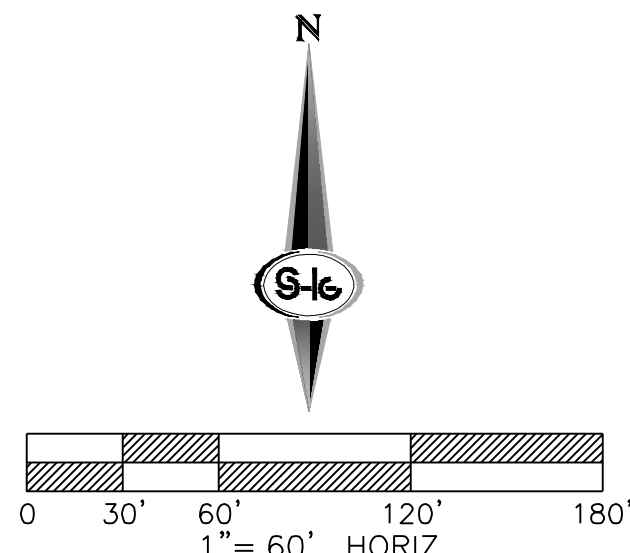
- R/W LINE
- CENTER LINE
- PROPERTY LINE
- NEW EASEMENT
- EXIST R/W LINE
- EXIST CENTER LINE
- EXIST PROPERTY LINE
- EXIST EASEMENT
- NEW STORM DRAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- EXIST WATER MAIN
- EXIST REC. WATER MAIN
- EXIST WATER NON-POTABLE
- NEW SURVEY MONUMENT
- EXIST SURVEY MONUMENT
- NEW FIRE HYDRANT
- NEW SEWER MANHOLE
- NEW WATER VALVE
- EXIST FIRE HYDRANT
- EXIST SEWER MANHOLE
- EXIST WATER VALVE
- SVT PER COS STD DTL 4-01
- 30' x 30' SVT
- EMERGENCY ACCESS EASEMENT
- EDGE OF PAVEMENT
- LANDSCAPE
- MEDIAN
- PUBLIC UTILITY EASEMENT
- PUBLIC ACCESS EASEMENT
- RIGHT OF WAY
- VEHICULAR NON-ACCESS ESMT.
- SIGHT VISIBILITY EASEMENT
- SIDEWALK EASEMENT
- SEWER EASEMENT
- TRUE POINT OF BEGINNING
- WATER EASEMENT
- USE AND BENEFIT EASEMENT



MATCH LINE SEE SHEET PP04

MATCH LINE SEE SHEET PP04

NOTE:
THIS PORTION OF W. GRANDVIEW ROAD WILL BE A SEPARATE MAP OF DEDICATION AND SET OF PLANS



Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
11201 N. TATUM BOULEVARD #250, PHOENIX, AZ 85028
PHONE (602) 687-9664

MATTAMY ARIZONA, LLC
SURPRISE CENTER
PRELIMINARY PLAT PLAN

DATE: 04/07/2017
DRAFTER: SB
DESIGNER: JP
CHECKED: RT
PROJECT NO.
MAT1601-000



PP05
SHEET 5 OF 5



LEGEND

- Trees
 - 24" Box Street Tree
- Miscellaneous
 - Transformer Location (E)
 - 3'x3' Trash Bin Location (T)
 - 3'x3' Recycle Bin Location (R)
 - Access To Rear Yard (dotted line)
- Street Lights
- Fire Hydrant

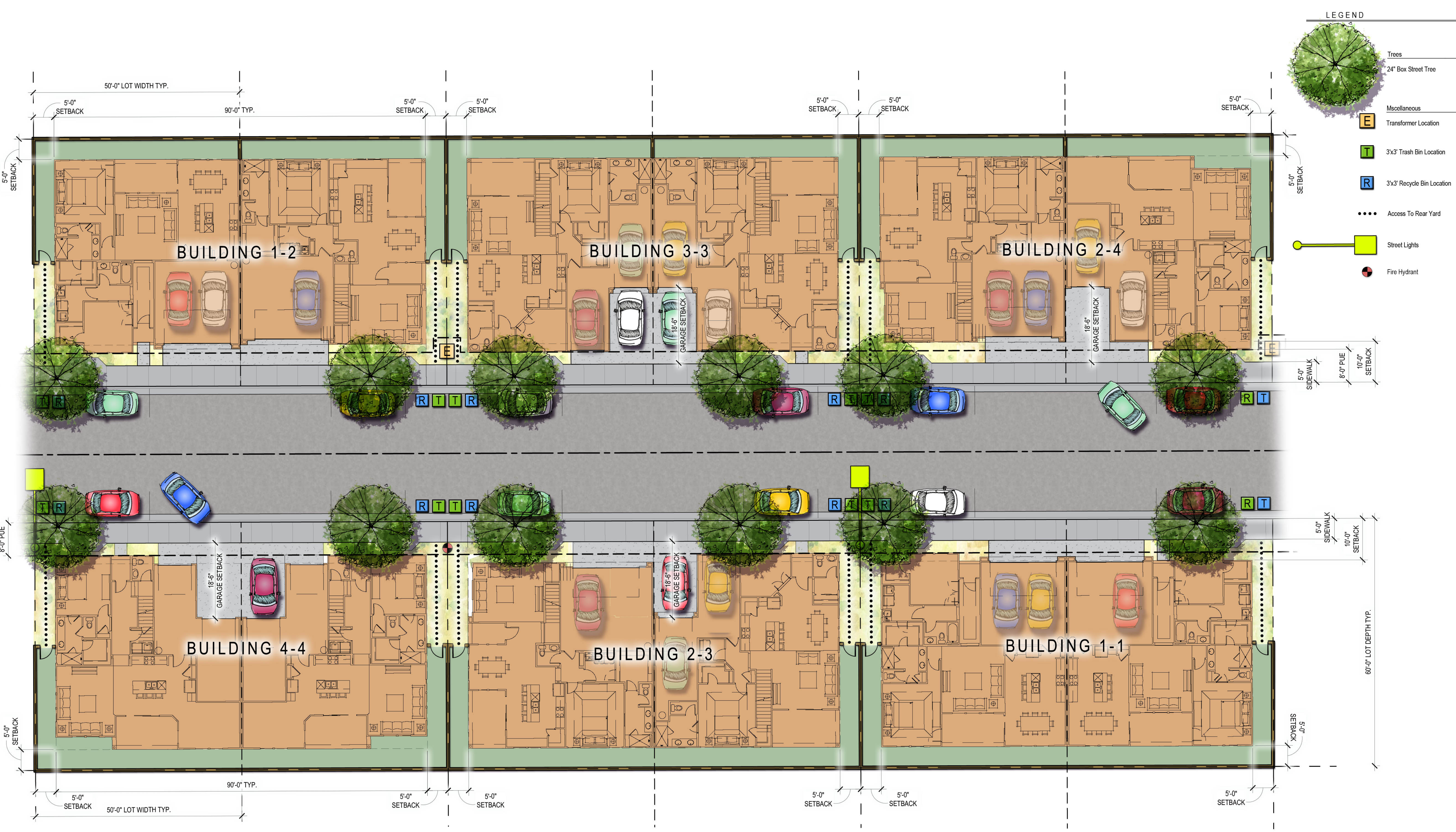


Surprise Center

Typical Street Scene
50'x60' Lot / 50'x60' Lot

plan scale 1:10
date: 04.06.17

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f.480.699.7986





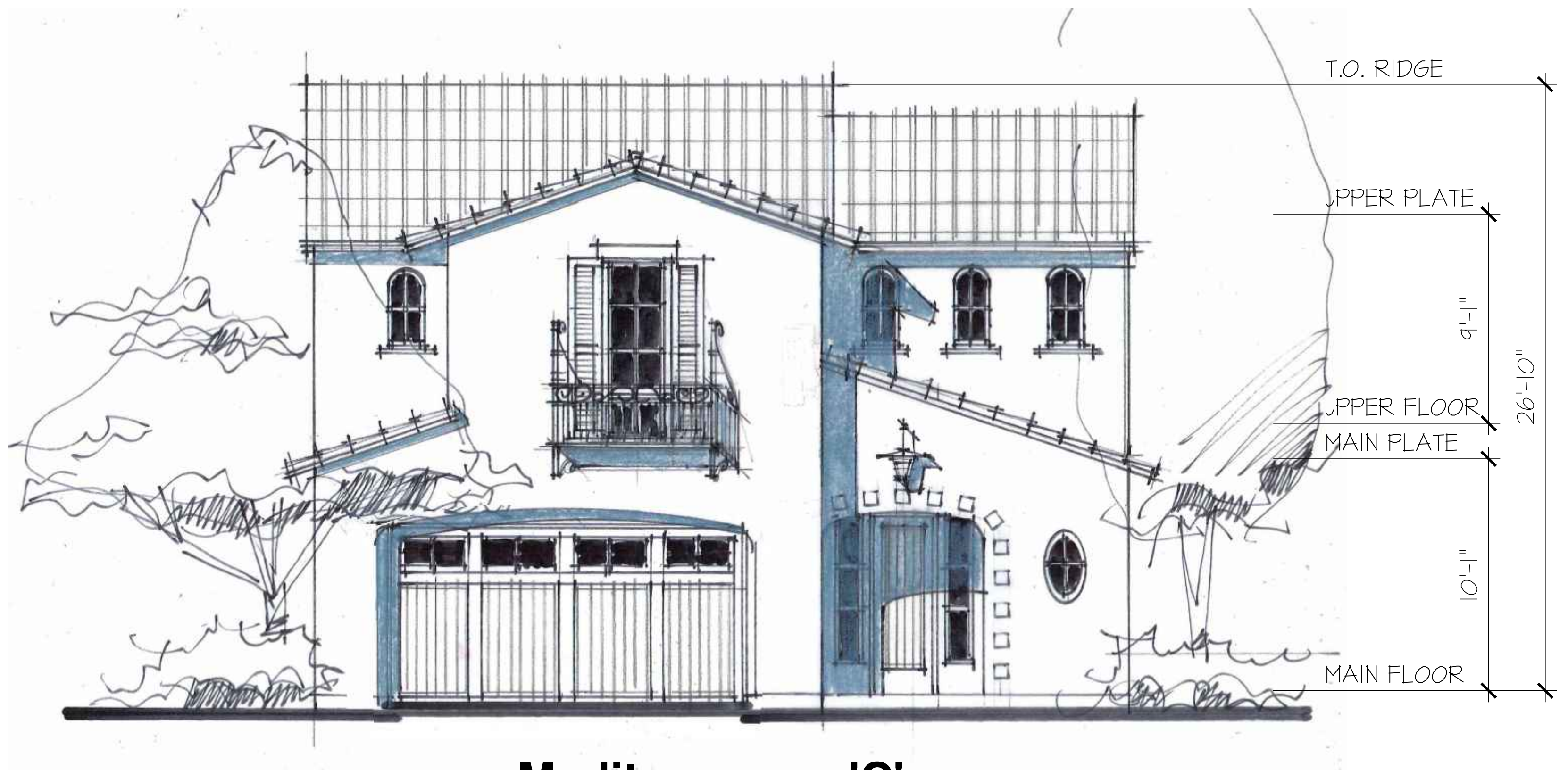
Mediterranean 'A'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'B'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'C'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan 1

Surprise Center
Surprise, Arizona

October 12, 2016

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Scottsdale, Arizona

Project Job # SF160432.00

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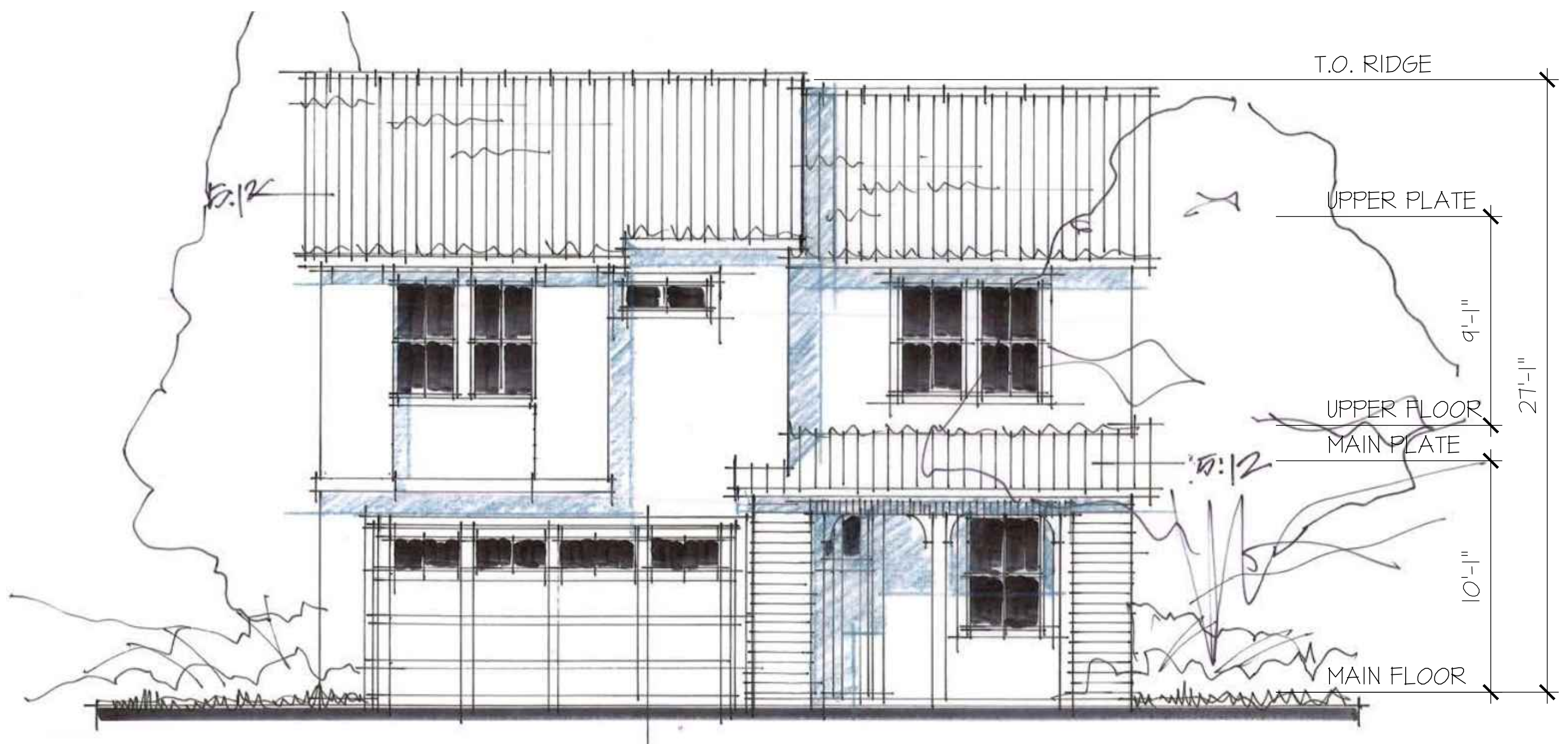
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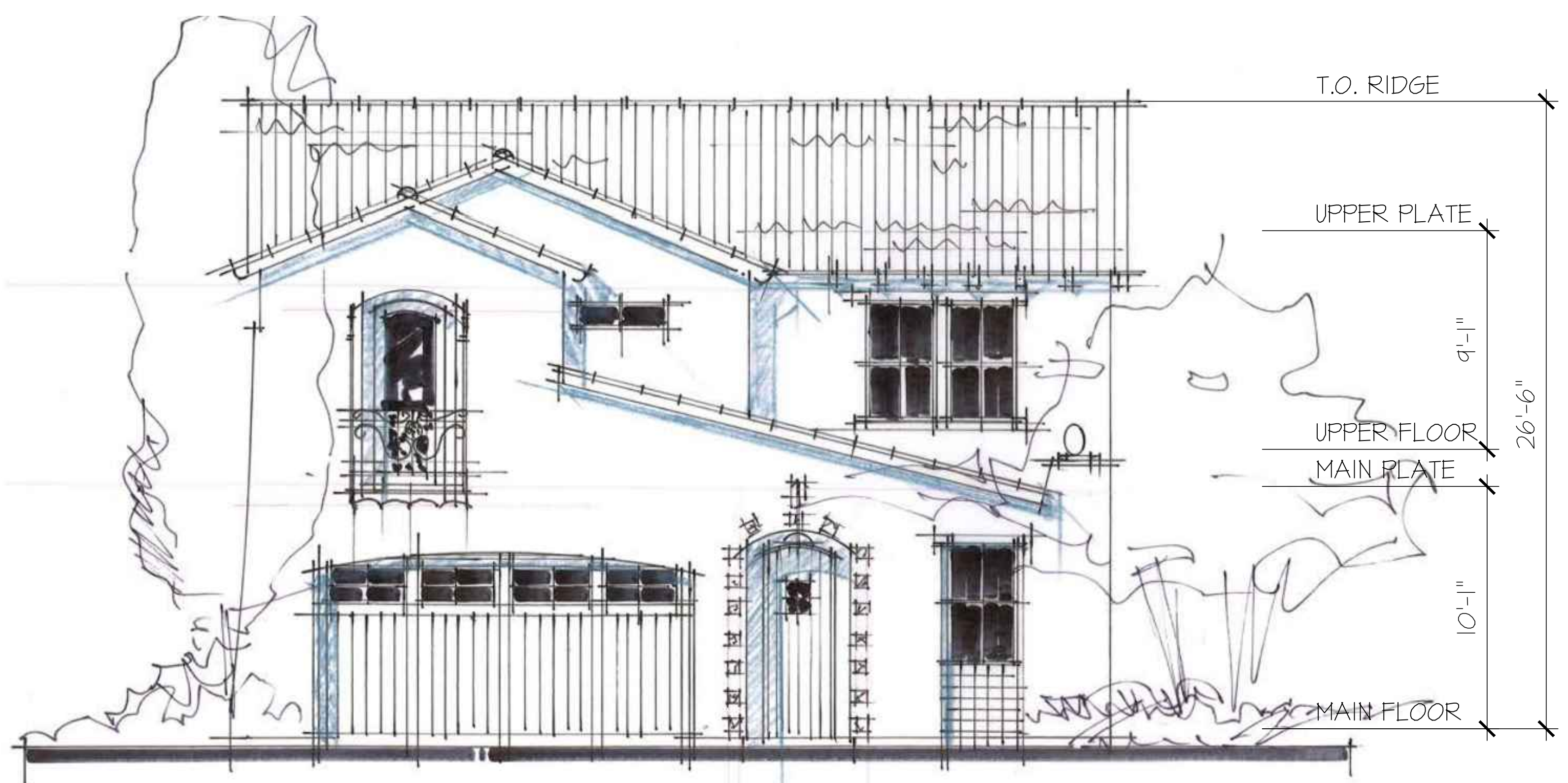
Mediterranean 'A'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'B'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'C'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan 2

Surprise Center
Surprise, Arizona



Scottsdale, Arizona

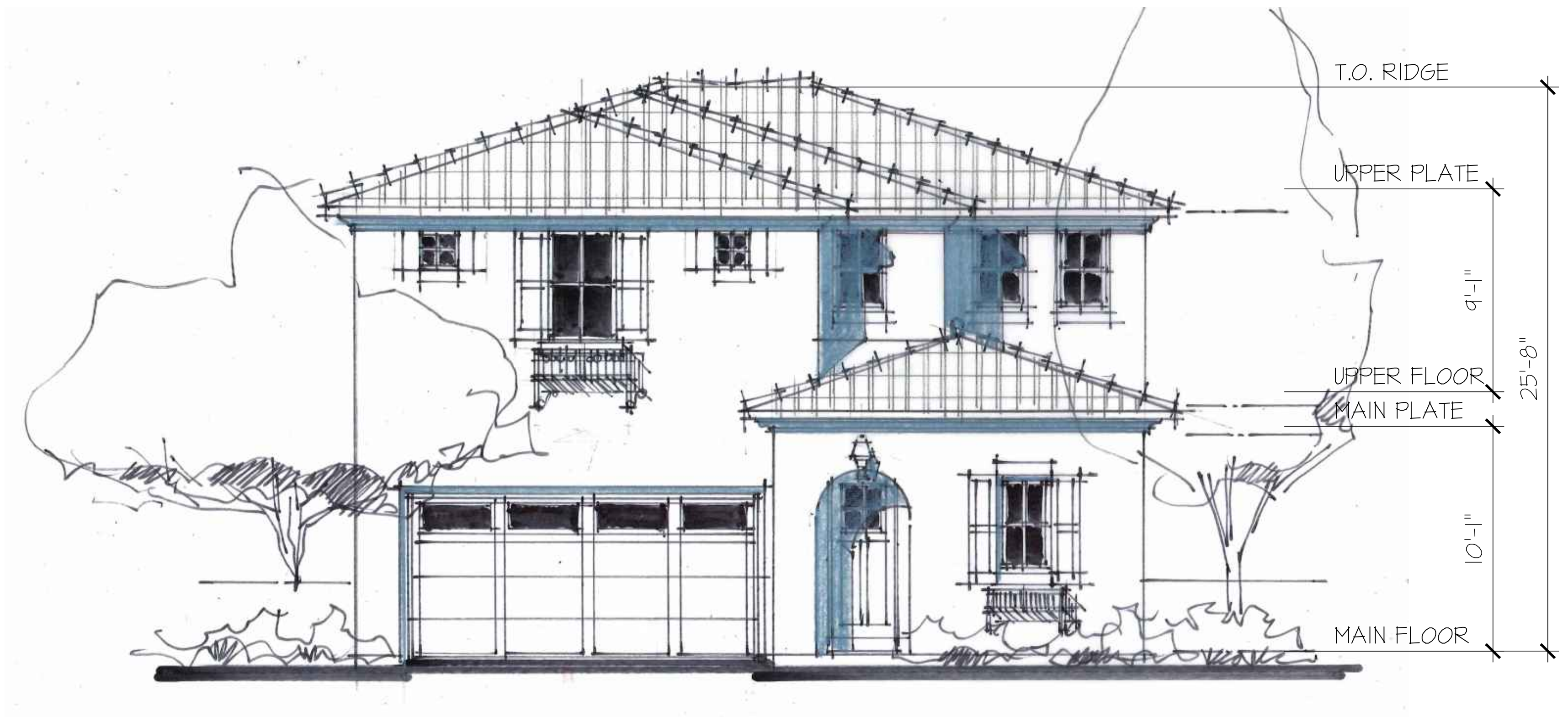
Project Job # SF160432.00

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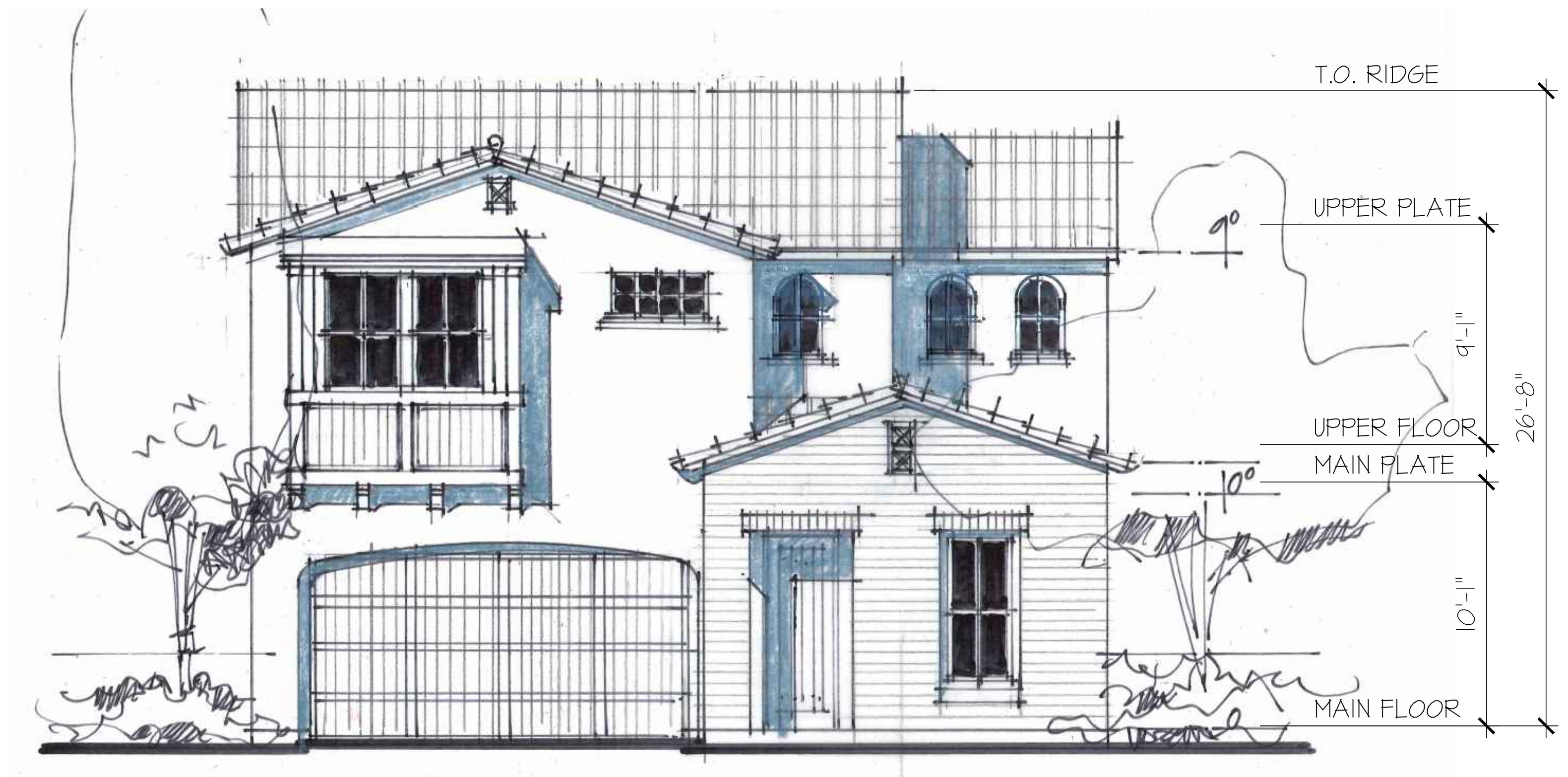
October 12, 2016

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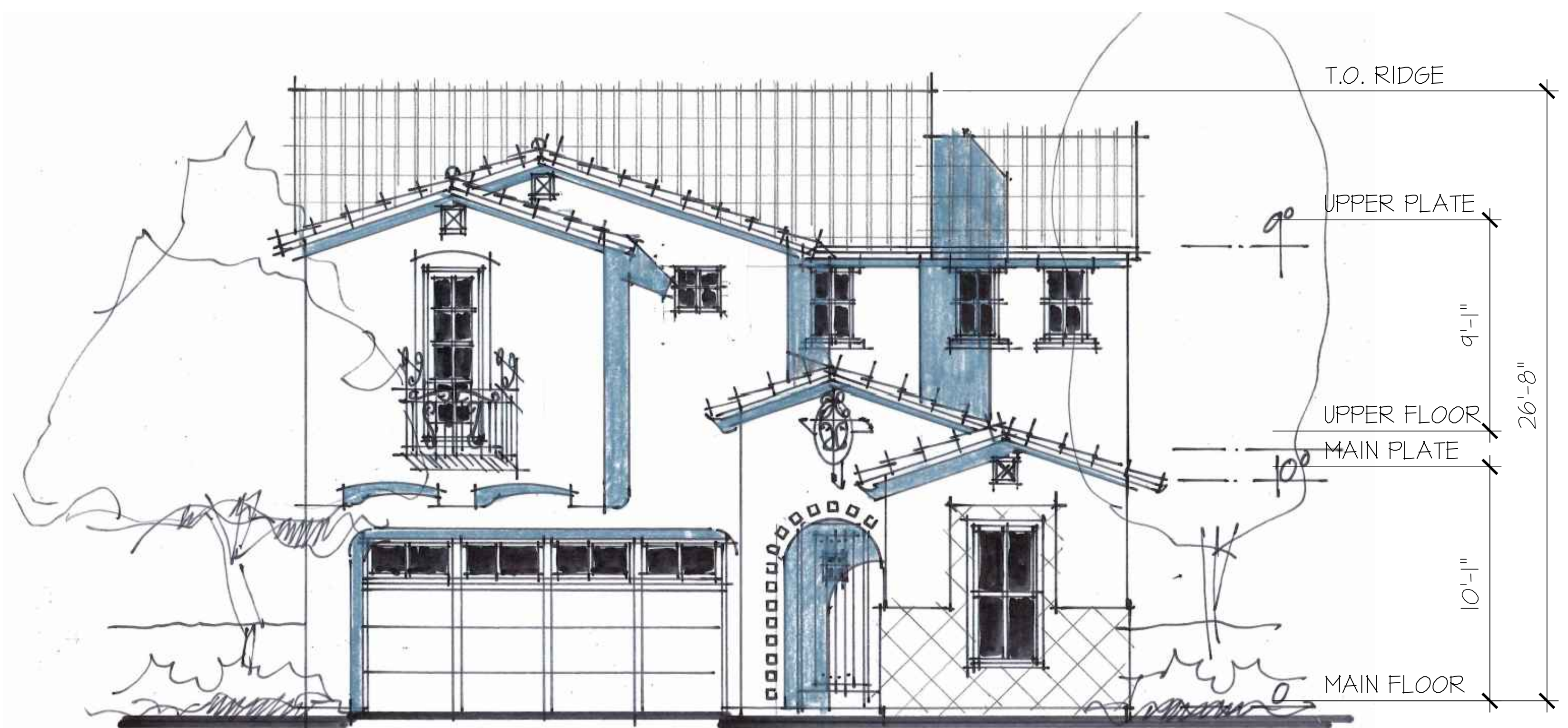
Mediterranean 'A'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'B'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'C'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan 3

Surprise Center
Surprise, Arizona

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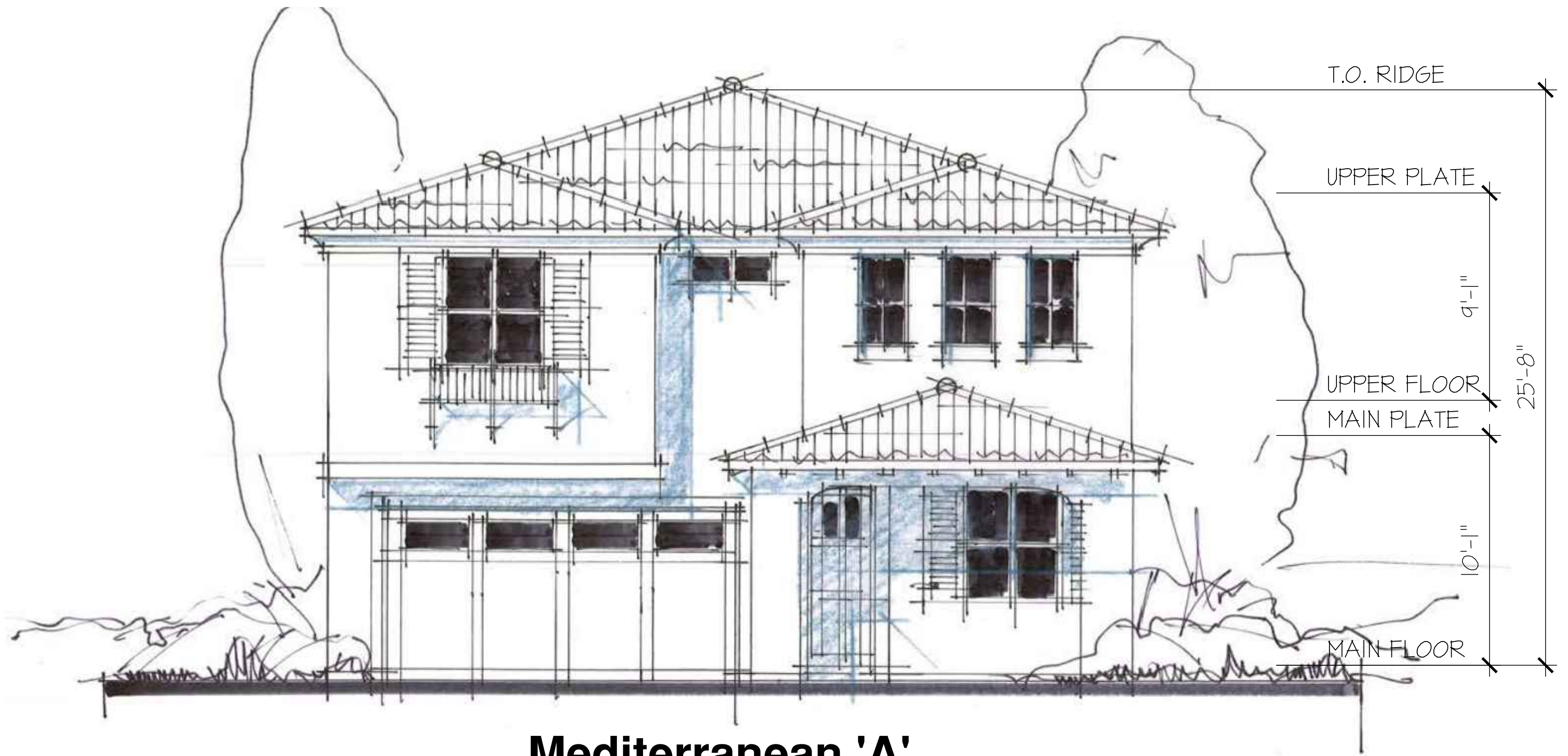
Scottsdale, Arizona

Project Job # SF160432.00

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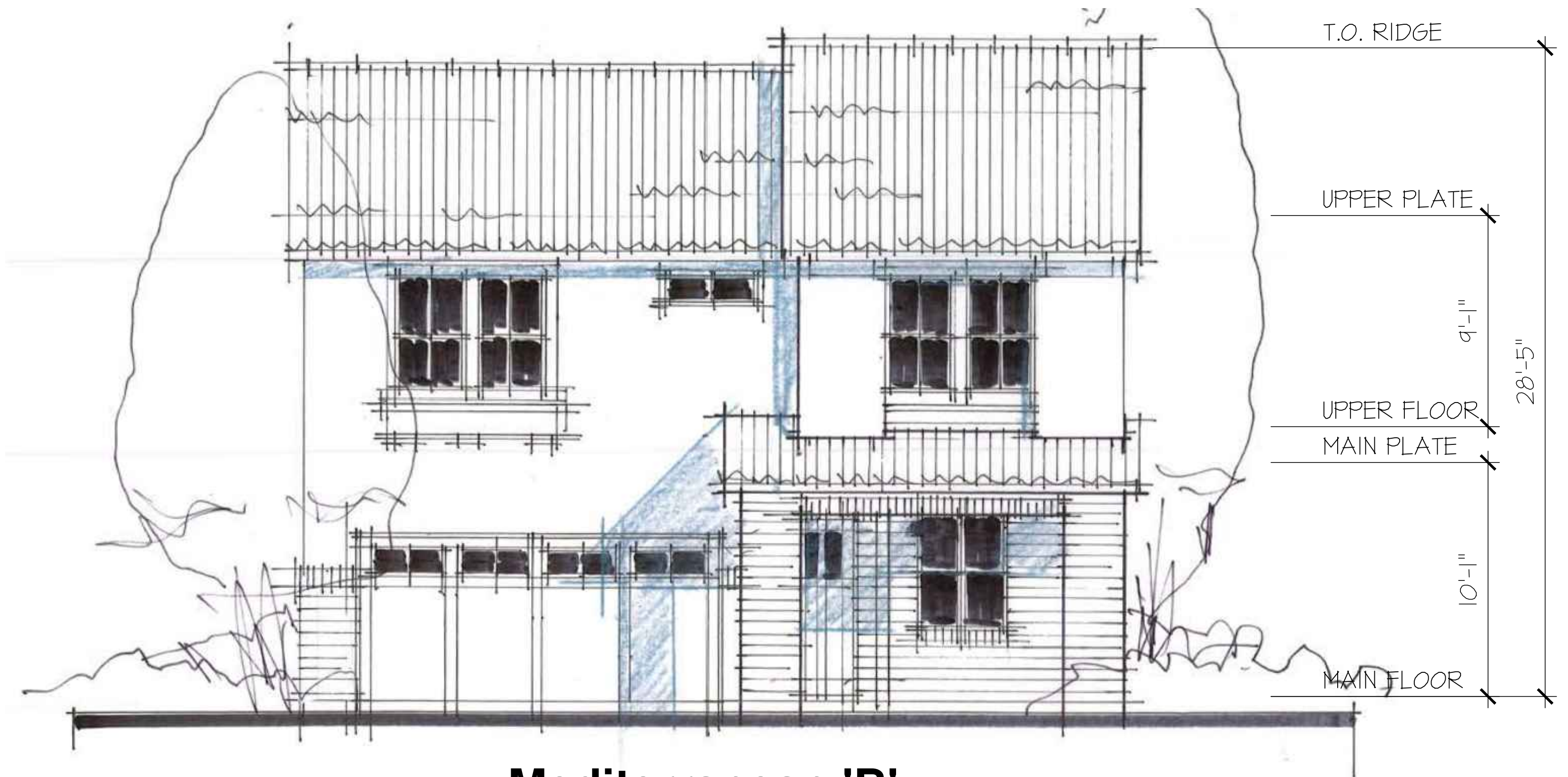
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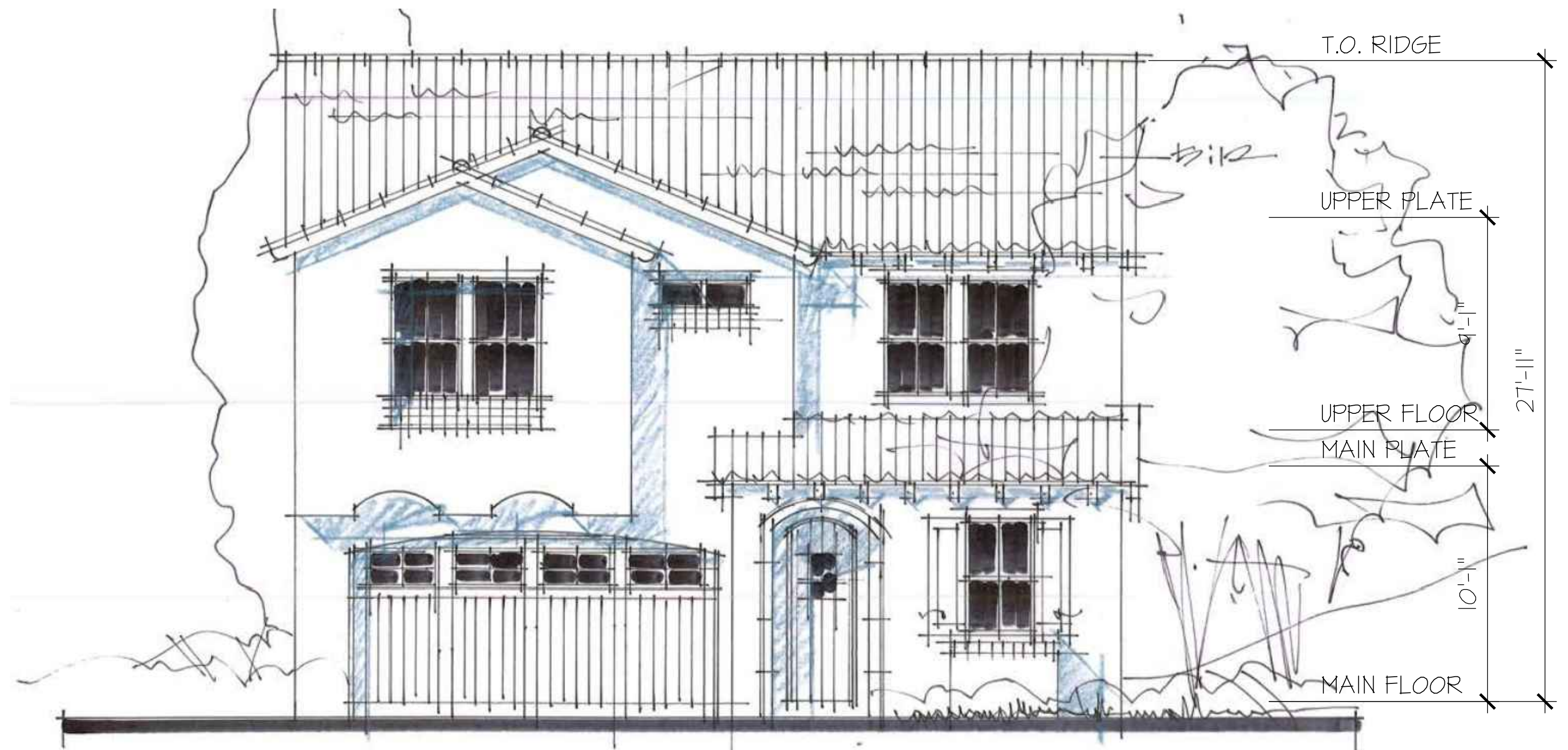
Mediterranean 'A'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'B'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'C'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan 4

Surprise Center
Surprise, Arizona



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Plan 1A

Plan 2B

Plan 4C

Plan 3B

Plan 4A

Plan 1C



Plan 3C

Plan 2A

Plan 4B

Plan 3A

Plan 1B

Plan 2C

36' Product - Streetscape



Scottsdale, Arizona

Project Job # SF160432.00

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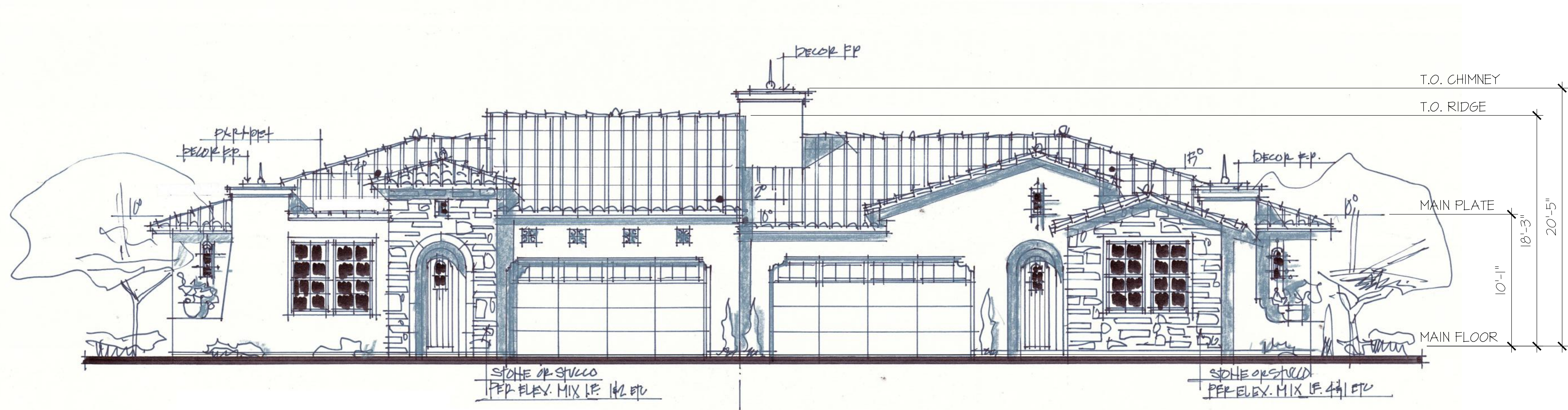
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Surprise Center
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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 1-1



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Scottsdale, Arizona

Surprise Center

Surprise, Arizona

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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 2-3



Scottsdale, Arizona

Project Job # SF160457.00

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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 2-4



Scottsdale, Arizona

Project Job # SF160457.00

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Surprise Center

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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 3-3

Surprise Center
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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 4-4



Scottsdale, Arizona

Project Job # SF160457.00

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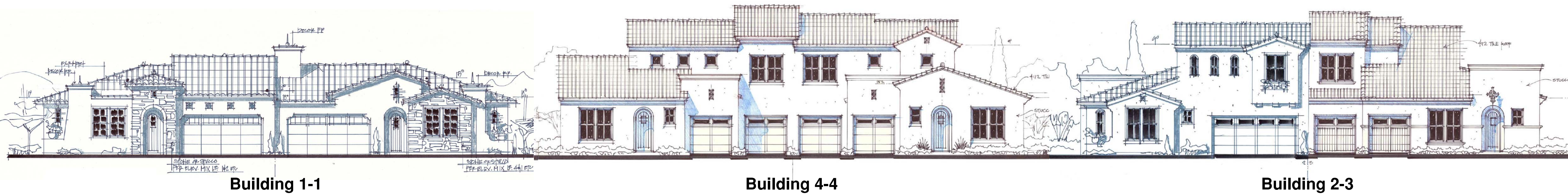
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Surprise Center
Surprise, Arizona

October 12, 2016

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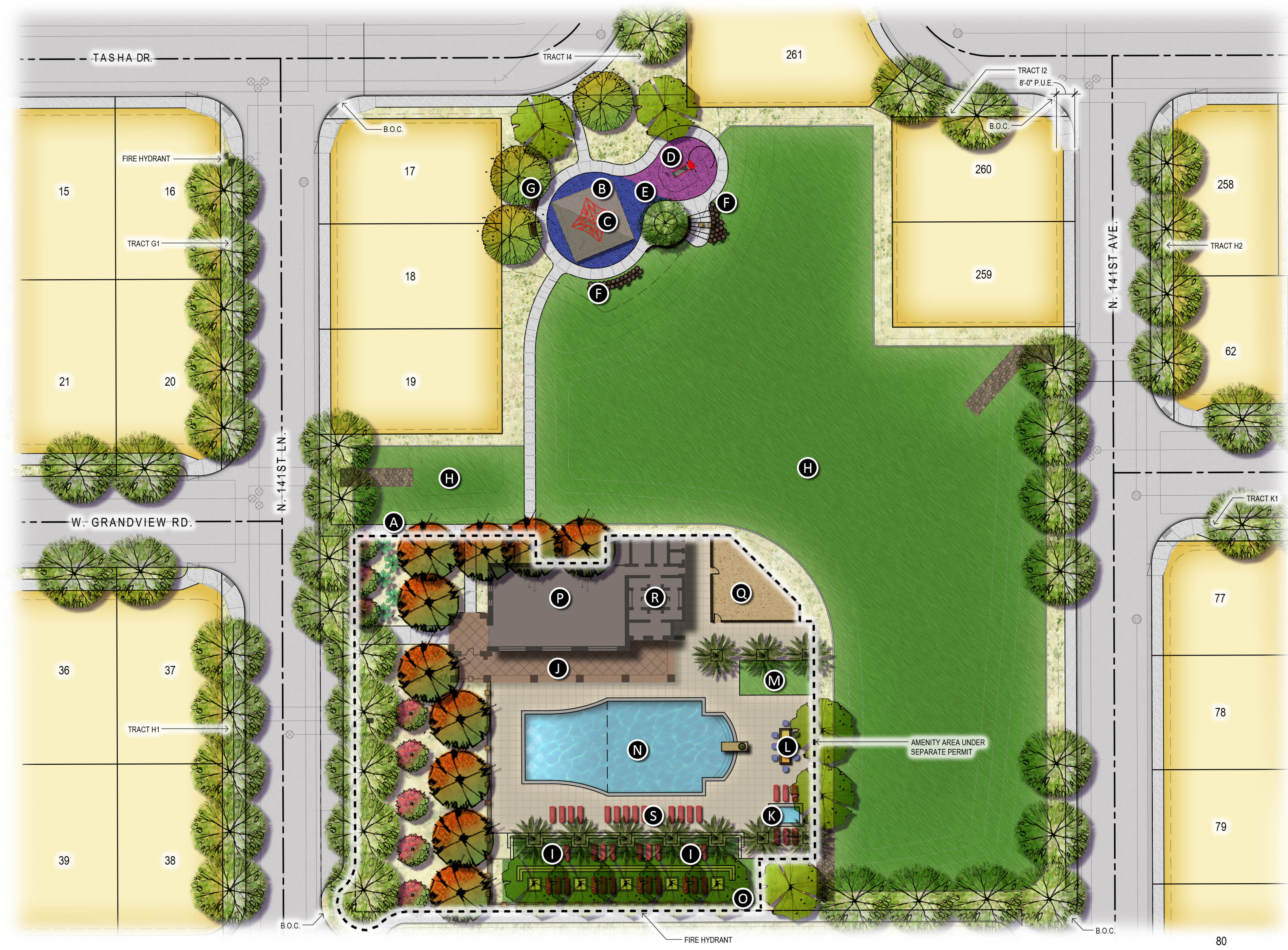




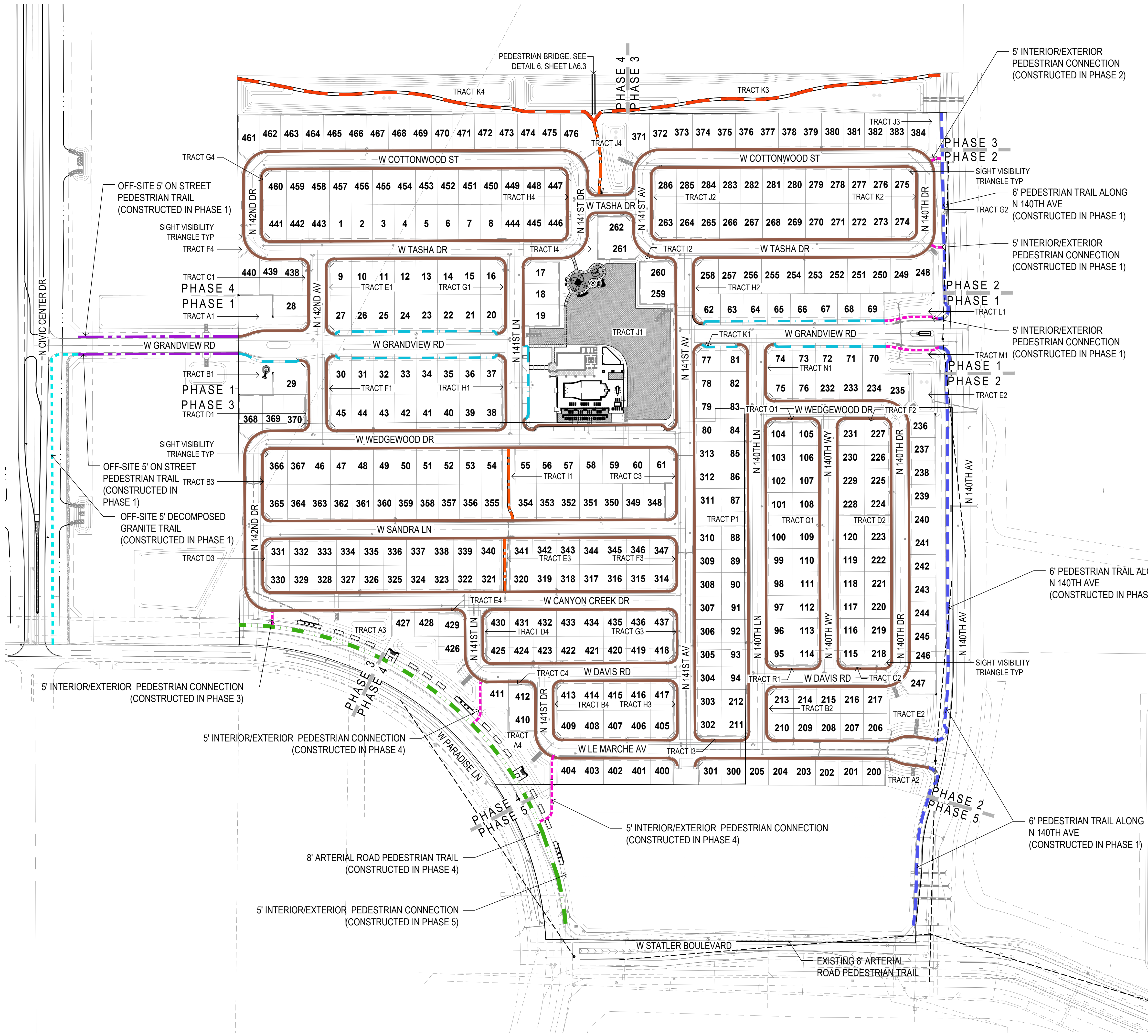
Duplex - Streetscape

KEYNOTES

- A** PLAZA
- B** SHADE STRUCTURE
- C** NET CLIMBER
- D** ROLLER SLIDE
- E** TOT TURF
- F** STEPPER PADS
- G** BENCHES
- H** TURF AREA
- I** LAWN SEATING
- J** TRELLIS TERRACE
- K** SPA
- L** FIRE PIT
- M** YOGA LAWN
- N** POOL WITH BEACH ENTRY
- O** POOL FENCE
- P** FITNESS CENTER
- Q** EQUIPMENT YARD
- R** RESTROOMS
- S** LOUNGE CHAIRS



\\FSERVER\Projects\1\Mattamy\Surprise Center\Drawings\Pre-Plat\04-Pedestrian Circulation Exhibit.SC.dwg



TRAIL LEGEND (PHASE 1)		
SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	6,720 LF
	6' PEDESTRIAN TRAIL ALONG N 140TH AV	2,063 LF
	5' PEDESTRIAN TRAIL	151 LF
	5' DETACHED PEDESTRIAN TRAIL	1,725 LF
	OFF-SITE 5' ON STREET PEDESTRIAN TRAIL	685 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	231 LF
	OFF-SITE 5' DECOMPOSED GRANITE TRAIL	671 LF

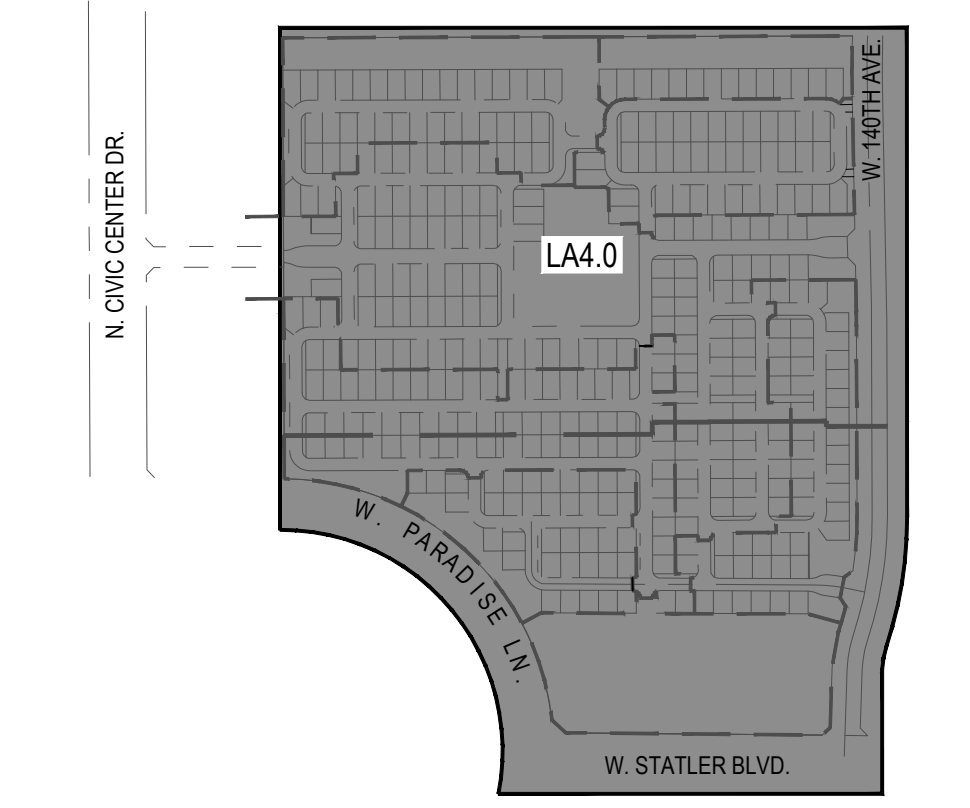
TRAIL LEGEND (PHASE 2)		
SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	5,536 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	47 LF

TRAIL LEGEND (PHASE 3)		
SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	5,804 LF
	5' PEDESTRIAN TRAIL	110 LF
	6' DG TRAIL ALONG NORTH WASH	674 LF

TRAIL LEGEND (PHASE 4)		
SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	5,022 LF
	8' ARTERIAL ROAD PEDESTRIAN TRAIL	1035 LF
	5' PEDESTRIAN TRAIL	150 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	253 LF
	6' DG TRAIL ALONG NORTH WASH	871 LF

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Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374

mattamyHOMES

revisions

	issued for	3.17.2017
	1st pre-plat	4.6.2017
	2nd pre-plat	
	3rd pre-plat	
	city submittal	
	bid package	
	construction	

title Pedestrian Circulation
date issued 4.5.2017
scale 1" = 100'-0"
drawn by MP, JH, JB, AW
checked by
project number CS
permit number 95-027-16
sheet number

LA4.0

12 of 17

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CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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Council Meeting Date:	June 6, 2017	Contact Person:	Mark Schott, Human Resources Director
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of an employment contract with City Clerk Sherry Aguilar.

Motion:

I move to approve the City Clerk Employment Agreement.

Background:

Pursuant to Surprise City Code Section 2-160 et seq, the City Council will appoint a City Clerk who will serve at the pleasure of Council and whose terms of employment will be set forth in a written contract. The City Clerk's last contract was executed on April 30, 2013, and expires on June 30, 2017.

The proposed employment contract is consistent with the requirements of city code and consistent in form with the City Manager and City Attorney contracts.

Objective Analysis:

Employment of a City Clerk is a statutory obligation and necessary for the functioning of the City Clerks' Office. Due to her tenure, the current City Clerk has a valuable historical and operational knowledge of the City of Surprise. Approval of the proposed contract provides continuity in the operations of the City Clerks' Office and meets the statutory and city code requirements.

Policy Compliant:

In order to comply with the Surprise City Code, the terms of employment for the City Clerk must be memorialized by written contract. The substance of the proposed contract fulfills the expressed requirements of the City Code and the form is now in harmony with the other Council appointed officials.

Financial Impact:

The proposed contract will obligate, as long as the City Clerk is employed pursuant to it, appropriations

and payment of salary to the City Clerk in the amount expressly stated therein, and the costs of benefits common to all full-time City of Surprise employees. Salary will increase consistent with increases given to all City of Surprise employees as budgeted and approved by City Council.

Budget Impact:

This item has been included as a part of the FY2018 budget.

FTE Impact:

This item does not change the number of full time equivalents (FTE).

ATTACHMENTS:

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☐ [2017 City Clerk Employment Contract](#)

City Clerk Employment Agreement

THIS AGREEMENT, between the Mayor and Council of the City of Surprise Arizona ("City") and Sherry Aguilar ("Employee"), is authorized by Ariz. Rev. Stat. §9-271 and entered into pursuant to Surprise Municipal Code §§ 2-160. The following sets forth the duties and responsibilities of the Parties:

1. Employee will perform all duties of the position of City Clerk for the City as set forth in the Surprise Municipal Code, using reasonable care, diligence, skill, and expertise to fulfill Employee's role as City Clerk. Employee shall also perform such other additional duties as the City Council may assign.
2. Employee agrees to devote such time as is necessary for the full and proper performance of the Employee's duties, including work outside normal business hours, and to perform such duties exclusively for the City of Surprise.
3. The City will formally evaluate the performance of Employee on an annual basis, defining such goals and performance objectives as deemed necessary.
4. For services rendered by Employee under this Agreement, the City will pay Employee a biweekly salary of \$5,257.45 (\$136,693.70 per year) in accordance with the normal and usual procedure for payment of employees by the City. Salary will be adjusted annually on the same basis as non-represented employees, consistent with City's compensation policies (e.g. performance pay, market adjustments, cost of living adjustments, etc.) as approved by the City Council as part of the annual budget process. This Agreement will be automatically amended to reflect any such salary adjustments.
5. Employee will receive all benefits, including stipends and reimbursable expenses, on the same basis as non-represented City employees in accordance with the City's ordinances, policies and procedures. Notwithstanding the above, Employee will accrue paid time off (PTO) at a rate of 10.77 hours per pay period (280 hours per year).
6. City will pay employee's professional association dues and costs of continuing professional education and conferences as City Council deems appropriate.
7. The Parties understand and agree that Employee serves at the pleasure of the Mayor and Council and that either party may terminate this Agreement at any time and for any reason upon 30 day written notice delivered in person or by mail. In the event City Council terminates this Agreement for any reason other than misfeasance or malfeasance by Employee, City will pay Employee severance equal to two month's salary. Notice shall be delivered to:

Mayor, City of Surprise
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Sherry Aguilar
16000 N. Civic Center Plaza
Surprise, Arizona 85374

Notice under this section is for the benefit of the City and can be waived, in whole or in part, by the City. Upon notice of termination under this section, the Parties will agree upon an appropriate plan to transition to new organizational leadership

8. To the extent permitted by law, City agrees to defend, hold harmless and indemnify Employee from all demands, claims, suits, acts, errors or other omissions in legal proceedings brought against Employee in the Employee's official capacity; or individually as long as the action is determined to be within the scope of employment. Should any acts, errors, or other alleged omissions be determined to be outside the scope of employment, the City may elect not to defend, hold harmless or indemnify.

9. This Agreement constitutes the entire agreement between parties, and both parties acknowledge that there are no other agreements, oral or otherwise. This Agreement cannot be amended or modified without the written concurrence of both parties, except as specifically set forth herein.

10. This Agreement will be interpreted in accordance with the law of the State of Arizona. If any provision or portion of this Agreement is held to be unconstitutional, invalid or unenforceable, the remaining portion will remain unaffected, and City and Employee will enter into negotiations to correct the Agreement's defect in order to assure the intent of the Agreement is carried out to the fullest extent possible.

11. Each Party has had opportunity to consult legal counsel for advice regarding the drafting of this Agreement and the provisions of this Agreement may not be construed against or in favor of either party.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and executed as of this ____ day of _____.

City of Surprise

Employee

Mayor Sharon Wolcott

Sherry Aguilar

Approved as to Form:

City Attorney



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date:	June 6, 2017	Contact Person:	Skip Hall, PEL Chair
Submitting Department:		District:	Internal
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action to enter into executive session to discuss evaluations and FY2018 performance goals of the City Manager, City Clerk and City Attorney pursuant to A.R.S. 38-431.03(A)(1).

Motion:

I move to recess into executive session for the noticed purpose.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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No Attachments Available



CITY OF SURPRISE
Regular City Council Meeting

June 6, 2017 @ 6:30:00 PM

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

Council Meeting Date: June 6, 2017

Contact Person: Robert Wingo, City Attorney

Submitting Department:

District: Internal

Staff Recommendations: None

Consent

Regular

Public Hearing

Report/Discussion

Agenda Wording:

Consideration and action to enter into executive session for discussion and consultation with the City Attorney and to receive legal advice and to consider its position and instruct the City Attorney pertaining to a development agreement with Surprise Center Development Company pursuant to A.R.S. 38-431.03 (A)(3) and (4).

Motion:

I move to approve entering into Executive Session for discussion and consultation with the City Attorney and to receive legal advice and to consider its position and instruct the City Attorney pertaining to a development agreement with Surprise Center Development Company pursuant to A.R.S. 38-431.03 (A)(3) and (4).

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

Click to download

No Attachments Available
