



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

Tuesday, January 3, 2017 @ 6:00 PM
COUNCIL CHAMBERS

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- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. PROCLAMATION AND COMMUNITY ACKNOWLEDGEMENTS
- E. City Manager Report:
- F. City Attorney Report:
- G. City Clerk Report:

District Citywide [City Clerk, Sherry Ann Aguilar will issue the Oath of Office for Mayor Sharon Wolcott, Jim Hayden, District 2; John Williams, District 3 & Ken Remley, District 4 and distribute a Certificate of Election.](#) None
Sherry Ann Aguilar,
City Clerk

- H. Call To The Public:

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

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

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

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

Note: A.R.S. 38-431.01(H) - During this time members of the public may address City Council on any item not on the agenda. At the conclusion of the open call, City Council may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

- I. Regular City Council Meeting Agenda:

Consent Agenda:

- 1. District Internal [Consideration and action pertaining to approval of a fiscal year 2017 budget amendment by reallocating appropriations in the](#) None
Mike Gent,

- | | | |
|---|--|---|
| | <u>amount of \$127,600 within the Public Works Department from supplies and services to personnel for standby pay associated with emergency response after hours and on weekends; Resolution # 2017-01.</u> | Public Works |
| 2. | District Citywide <u>Consideration and action on the Regular City Council Meeting minutes of December 20, 2016.</u> | None
Sherry Ann Aguilar,
City Clerk |
|
Regular Agenda Item - Non-Public Hearing: | | |
| 3. | District Internal <u>Consideration and action pertaining to repealing Ordinance # 2015-24 with respect to the reporting authority of the City Attorney and approving an employment contract with the current City Attorney; Ordinance # 2017-04.</u> | None
Sherry Ann Aguilar, City Clerk |
| 4. | District Citywide <u>Consideration and action pertaining to approval of a fiscal year 2017 budget amendment by reallocating appropriations of \$500,000 from contingency within the Grants Fund to the General Capital Projects Fund and a transfer of actual funds from the General Fund to the General Capital Projects Fund to provide funding for the construction of eight additional Pickleball courts; Resolution # 2017-02.</u> | None
Donna Miller,
Assistant Director - Community & Recreation Services |
| 5. | District Citywide <u>Consideration and action pertaining to approval of Neighborhood Grant Program awards as recommended by the Committee on Community Outreach, Partnerships, and Grants for the fiscal year 2016-2017 Neighborhood Grant Applications.</u> | None
Seth Dyson,
Human Service & Community Vitality |
| 6. | District Internal <u>Consideration and action pertaining to approval of a fiscal year 2017 budget amendment establishing a new Worker's Compensation Internal Service Fund, by reallocating appropriations of \$800,000 from Grants Fund contingency to the newly created fund, transferring actual funds of \$800,000 from the General Fund to the newly created fund, and authorizing the addition of one FTE to support the transition to a self-insured and self-administered worker's compensation program; Resolution # 2017-03.</u> | None
Brian Carmichael,
Human Resource |
| 7. | District 1 <u>Consideration and action pertaining to the approval of the Preliminary Plat for Tierra Verde West, dated November 9, 2016, an approximately 79.56 acre property located north of the Happy Valley Road alignment between the 155th and 159th Avenue alignments.</u> | None
Robert Kuhfuss,
Community Development |

J. Other Business and Future Agenda Items:

K. Mayor/Council Reports:

L. Executive Session:

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

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

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

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

M. Adjournment:

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: December 29, 2016 at 2:15 PM

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Regular City Council Meeting

January 3, 2017 @ 6:00:00 PM

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Council Meeting Date:	January 3, 2017	Contact Person:	Mike Gent, Public Works
Submitting Department:	Public Works	District:	Internal
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a fiscal year 2017 budget amendment by reallocating appropriations in the amount of \$127,600 within the Public Works Department from supplies and services to personnel for standby pay associated with emergency response after hours and on weekends; Resolution # 2017-01.

Motion:

I move to approve Resolution # 2017-01.

Background:

The Public Works department aids citizens and various other departments for emergency response to events such as storm damage, traffic signal disruptions, traffic accident cleanup etc... that occur outside of the normal course of business. In order to ensure proper response to these events the department has employees that are on standby and prepared to answer those calls. The cost associated with this service is calculated as part of the employee's salary known as standby pay and the City addresses this issue in Chapter 4 of the City's employee policy manual.

With the increase in call outs and to ensure accurate costing of services related to the employee's time this item will move budget appropriation from supplies and services to personnel in order to reflect those costs of service.

Objective Analysis:

While the cost of this service can be covered by operational savings either in supplies or services it is appropriate to reallocate these funds to salaries to accurately reflect the true cost of service.

Policy Compliant:

This item is policy compliant.

Financial Impact:

The approval of this item will allow the Public Works Department to allocate funding in FY2017 for

standby pay associated with emergency callouts. Savings in supplies and services within the Public Works Department have been identified to cover the estimated FY2017 standby pay costs.

Budget Impact:

The FY2017 adopted budget does not include funding within the Public Works Department for standby pay. This action will reallocate appropriations in the amount of \$64,000 within the General Fund, \$61,700 within the HURF fund, and \$1,900 within the Solid Waste Operations Fund from supplies and services to personnel to cover the costs associated with the Public Works Department's standby pay without exceeding the approved total annual budget for FY2017. If approved, standby pay for the Public Works Department will need to be incorporated into future budgets as part of the budget process.

FTE Impact:

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

ATTACHMENTS:

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☐ [Resolution 2017-01](#)

RESOLUTION # 2017-01

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET BY REALLOCATING APPROPRIATIONS OF \$64,000 WITHIN THE GENERAL FUND; \$61,700 WITHIN THE HIGHWAY USER REVENUE FUND (HURF); AND \$1,900 WITHIN THE SOLID WASTE OPERATIONS FUND FROM SUPPLIES AND SERVICES TO PERSONNEL TO ACCOUNT FOR THE PUBLIC WORKS DEPARTMENT'S STANDBY PAY ASSOCIATED WITH EMERGENCY CALLOUTS.

WHEREAS, the FY2017 annual budget does not include funding within the Public Works Department for standby pay associated with emergency callouts;

WHEREAS, it is imperative that the Public Works Department addresses emergency callouts and has the associated staffing to address those callouts;

WHEREAS, the reallocation of funds is necessary in order to accurately reflect costs associated with emergency callouts;

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 # 2017-01
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 / Public Works Division, Sub-Division, Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Public Works Operations, Fleet, Personnel	\$1,266,800	\$26,700	\$1,293,500
Public Works Operations, Fleet, Supplies	501,600	(26,700)	474,900
Public Works Operations, Facilities, Personnel	1,346,500	37,300	1,383,800
Public Works Operations, Facilities, Services	1,454,400	(37,300)	1,417,100
	<u>\$4,569,300</u>	<u>\$0</u>	<u>\$4,569,300</u>

HURF / Public Works Division, Sub-Division, Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Public Works Operations, Streets Personnel	\$2,614,500	\$42,600	\$2,657,100
Public Works Operations, Streets, Supplies	888,800	(30,300)	858,500
Public Works Operations, Streets, Services	2,056,700	(12,300)	2,044,400
Engineering, Traffic Engineering, Personnel	770,000	19,100	789,100
Engineering, Traffic Engineering, Supplies	179,100	(19,100)	160,000
	<u>\$6,509,100</u>	<u>\$0</u>	<u>\$6,509,100</u>

Solid Waste Operations Fund / Public Works Division, Sub-Division, Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Public Works Operations, Solid Waste, Personnel	\$2,772,100	\$1,900	\$2,774,000
Public Works Operations, Solid Waste, Supplies	1,258,100	(1,100)	1,257,000
Public Works Operations, Solid Waste, Services	1,556,100	(800)	1,555,300
	<u>\$5,586,300</u>	<u>\$0</u>	<u>\$5,586,300</u>

The fund changes are as follows:

- The amendment reallocates appropriation of \$64,000 within the General Fund; \$61,700 within the HURF; and \$1,900 within the Solid Waste Operations Fund to cover costs for the Public Works Department's standby pay associated with emergency callouts without exceeding the approved total annual budget for FY2017. Additionally, the amendment does not impact the full time equivalents (FTE) count.



CITY OF SURPRISE
Regular City Council Meeting

January 3, 2017 @ 6:00:00 PM

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Council Meeting Date: January 3, 2017
Submitting Department:
Staff Recommendations: None

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

Consent	☒	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the Regular City Council Meeting minutes of December 20, 2016.

Motion:

I move to approve the meeting minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

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☐ [Minutes](#)

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

Tuesday, December 20, 2016 @ 06:00 PM

Call to Order

Roll Call

Mayor Wolcott called the **Regular City Council Meeting** to order at 06:00 p.m. at Surprise City Hall Council Chamber, 16000 North Civic Center Plaza Surprise, Arizona 85374 , on **Tuesday, December 20, 2016**. Also in attendance with Mayor Wolcott were Council Member Winters, Council Member Hayden, Council Member Williams, Council Member Villanueva, Council Member Hall, and Council Member Tande.

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

Pledge of Allegiance

Led by the JR Honor Society - Sunset Hills Elementary

Proclamation and Community Acknowledgements

City Manager Report

City Manager Wingenroth recognized Council Member Villanueva for her service and dedication to the City and the employees. Council Member Villanueva thanked all of the City staff, Council and asked that the Council consider what is best for the City as a whole.

Mike Cassidy, Youth Specialist introduced the National Jr. Honor Society - Sunset Hills Elementary School. No pledge led by students at the January 3rd 2017 meeting, students are on school break. Several students spoke of the school and responsibilities of the National Jr. Honor Society such as food drive, water bottle drive, blood drive, various festivals throughout the Communities.

City Attorney Report

City Clerk Report

City Clerk Aguilar will administer the Oath of Office for Associate Judge, Catherine Gaudreau.

Associate Judge Catherine Gaudreau addressed the Mayor and Council after the Oath of Office. Thanked the members of the Judicial Advisory Commission for the hiring process and especially wanted to thank Judge Louis Dominguez for his recommendation.

Call to the Public

Medelon Jeffreys - Thanked the Mayor and Council for their efforts in supporting the Community Outreach Program - Youngtown Community Fund.

Ken Remley - Holiday decorations throughout the communities. Several contests being held and a few that are outstanding, one display has a program and is 45 minutes long. Maui Lane and Port Royale.

Consent Agenda

1 – Consideration and action pertaining to an amendment to the Fiscal Year 2017 budget by reallocating appropriations of \$11,500 within the Grants and General Funds to adjust for acceptance of the Fiscal Year 2016-2017 Victim Assistance Grant; Resolution # 2016-152 - APPROVED

2 – Consideration and action pertaining on the Final Plat entitled "Quiktrip #494" dated September 29, 2016, an approximately 4.3 acre property located on the north side of Bell Road, between Avenue of the Arts and 115th Avenue - APPROVED

3 – Consideration and action pertaining to an amendment to the fiscal year 2017 budget by reallocating appropriations of \$10,000 from the Grants Fund to the Donations Fund for the Human Service & Community Vitality Department (HSCV), Neighborhood Services Division; Resolution # 2016-156 - APPROVED

4 – Consideration and action on the minutes of December 6, 2016 Regular Work Session and Regular City Council Meeting - APPROVED

5 – Consideration and action pertaining to the prescribed standards for Financial Disclosure for local elected officials; Resolution # 2016-155 - APPROVED

6 – Consideration and action authorizing the Mayor to execute an Intergovernmental Agreement with Dysart Unified School District for the operation of schools as community centers; Resolution # 2016-158 - APPROVED

Council Member Williams made the motion to approve the consent agenda, excluding item #7. Council Member Hall seconded the motion. Seven yes votes. Motion carried.

7 – Consideration and action pertaining to approval of the Final Plat entitled "Thompson Thrift at Surprise Center" dated November 30, 2016, a property generally located on the Southwest corner of Bell Road and North Civic Center Drive within the Surprise Center Planned Area Development (PAD) - APPROVED

City Planner Wingard reported on this item.

Council Member Tande - Applicant would have to come back in for a Final Plat, correct?

Mr. Wingard - Yes.

Council Member Winters - It appears that this development has 3 different buildings, correct?

City Planner Wingard - The 1st phase has 3 buildings.

Council Member Tande - I see 2 drive-thru's on here, is that going to be able to handle the intensity coming off of Bell Road? This site was fully vetted and had a traffic analysis recommending approval.

City Planner Wingard asked the applicant to come forward to discuss the item in detail. Andrew Call with Thompson Thrift, developer not an actual tenant.

Scott Phillips with Carefree Partners gave a detailed explanation of the item being presented tonight.

Mayor Wolcott - there are not 2 drive thru's but 3 drive thru's on this proposed lot. If it's needed now, then why not in the future when lot 4 is developed. Mr. Fitzer was very instrumental in bringing up the issue of entrances, drive-thru's and parking access for this development. We anticipate when the site plan comes thru all of these issues will be discussed and reviewed, especially through the planning and zoning process. I'm concerned about congestion and access to the project and how the traffic will flow along

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Elm Street.

Council Member Villanueva - Questioned layout of the project and asked to identify drive thru's.

Mayor Wolcott - I appreciate the landscaping on Bell Road, the lots 1, 2, 3. I am not as concerned about those but I know this is the last chance that the City Council has a chance to say anything about it, this is the Council chance to approve the whole site and we will not have any say what comes into lot 3 & 4, so this is our chance to express our concerns.

Council Member Tande - I don't want us to be victim of our success, I don't want to look back later and regret not taking time to review all of the details. Is there a strict timeframe?

Yes, March 2017 to get started.

Council Member Tande - Who has lot 4?

Mr. Phillips - Surprise Development Company. We are not in contract for this site yet.

Council Member Tande - You mentioned you would be willing to work with staff on landscaping, etc., as the City's Gateway, do you anticipate a gateway entrance?

Council Member Hall - I appreciate all of the concerns I am looking at this realistically, I don't think we are going to have a downtown on Bell Road, it will be off of Bell Road, it's not pedestrian friendly. I look at this, this is 144th on the west side of the site, that's the alignment. The Civic Center also has a D cell lane, lot 4 has the highest parking ratio out of all 3 lots. I had a lot of questions for Eric Fitzer today, and he answered all of my questions, and you guys are at 87% leased already. I really commend you guys, you put a lot of thought into this.

Council Member Williams - Thank you to staff and Mr. Phillips for the detailed presentation. What I don't want to lose that is very frustrating for people that have been here for a while, we bought the brochure and seen nothing. As we look 50 to 60 years into the future of develop, needs to be sustainable. Residents get frustrated and move to other Cities that already have what we want here.

Mr. Phillips - Yes what we are looking at in the downtown area, looking at a constant redefining of our City.

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Mayor Wolcott- To Council Member Williams point, the transition of the Auto Mall moving into our downtown area, it speaks to the desire of everyone that they know that we are doing the right thing. We are basically approving an unknown, but this will set the stage for the future. The hard corner is the one that gives me serious heartburn, it is not in my vision. Correct me if I am wrong, but there is another piece to this is to approve the avigation easements and dedication.

Attorney Wingo - I would request a more specific motion other than just item #7.

Council Member Wingard - Whenever we present a plat we always ask for avigation easement to allow Luke to continue to flyover. This is standard avigation language.

Council Member Tande - Please keep an open mind if this does pass, to have an open communication with other developers coming in.

Youth Student - Ms. Garcia - Branding the area to make more popular, will each pad in the lot have their own design or a uniform design?

Council Member Villanueva made the motion to approve the Final Plat entitled "Thompson Thrift at Surprise Center" dated November 30, 2016, a property generally located on the Southwest corner of Bell Road and North Civic Center Drive within the Surprise Center Planned Area Development (PAD). Council Member Williams seconded the motion. Seven yes vote. Motion carried.

Regular Agenda Item - Public Hearing

8 – Consideration and action pertaining to a Major Amendment of the Desert Oasis at Surprise PAD by changing the land use from Commercial to Medium Density Residential on approximately 8.08 acres of Parcel L8 located on the Northwest corner of 171st Avenue and Jomax Road; and increasing Front Setback for garages in Parcels L7 and L8-B - APPROVED

City Planner Angulo gave an overview of this item.

Council Member Winters - I really appreciate the setbacks to 20 ft., rather than 18 ft. Do you have any idea what might go into the commercial area. I appreciate the lower density as well.

Mr. Angulo - To date, no inquiries.

Regular Agenda Item - Non-Public Hearing

9 – Presentation and discussion on the launch a safe driving campaign in the City of Surprise in January 2017 - NO ACTION

Police Chief, Terry Young led the presentation on the Safe Driving Campaign. Chief Young commented that this is not a Police Department project alone, it includes Communications, Public Works as a team effort.

Public Works Director, Mike Gent held up the proposed signs to the Council for review.

Chief Young commented that financial impact is none, no impact to the general fund. The rollout is late January 2017.

Council Member Hall- Love the program and slogans. I know there are hotspots in Surprise to create more accidents, do you have a map, where are they?

Council Member Tande - Lexis Nexis has a map that outlines areas high in accidents.

Council Member Hall - Waddell between Litchfield and Bullard would be one area.

Chief Young - Strategically place signs at the main corridors of the City. Will take to social media to find out the concerns of the residents, of where they have concerns.

Council Member Hall - How do we stand in terms of intersection accidents? Are we out of balance, or is it typical?

Chief Young - Generally most of the accidents in Surprise are intersection related, speed, rear ends vehicle sitting at intersection, etc.

Council Member Hall - 1949 Chevy at intersection of Bell and Reems, totally engulfed in fire. You guys were right on it.

Council Member Winters - Speed and distracted drivers are the biggest, particularly driving and talking or texting on their phones. I hope we can make some progress.

10 – Consideration and action pertaining to acceptance of a U.S. Department of Justice Community Oriented Policing Services Hiring Program Grant in the amount of \$250,000 for the hiring of two police officers; Resolution # 2016-131 - APPROVED

Chief Young reported on the grant through the Department of Justice.

Regular City Council Meeting Minutes – December 20, 2016 – Page 7

Council Member Hall made the motion to approve Resolution 2016-131. Council Member Tande seconded the motion. Six yes votes, one absent for this item (Wolcott). Motion carried.

11 – Consideration and action pertaining to the "Surprise Foothills Water Supply Facility Development Agreement" between the City of Surprise and Buena Vista Holdings LLC, Surprise Foothills Master LLC, Mesquite Mountain Ranch Investments LLC, and Management 317 LLC for Surprise Foothills Water Supply Facility, property generally located North of Sun Valley Parkway and West of 243rd Avenue; Resolution # 2016-154 - APPROVED

Mr. Lowe reported on this item.

Council Member Villanueva - homes north of Grand Avenue, are they included in this agreement?

Mr. Lowe - No, south and west of Grand Avenue.

Council Member Tande - Are they anticipating building out in this area soon?

Council Member Williams made the motion to approve Resolution 2016-154. Council Member Hayden seconded the motion. Seven yes votes. Motion carried.

Other Business

Council Members Tande and Williams - requested Bell/Grand update for overpass aesthetics.

Council Members Hayden and Williams - Bring forward an Ordinance in January for reporting authority regarding the City Attorney.

Mayor/Council Report

Council Member Tande made the motion to recess into executive session at 8:21 PM. Council Member Villanueva seconded the motion. Seven yes votes. Motion carried.

Executive Session

12 - Consideration and action to enter into executive session with the City Attorney for discussion and consultation for legal advice pertaining to zoning of property within the vicinity of City Hall pursuant to A.R.S. 38-431.03(A)(3).

Regular City Council Meeting Minutes – December 20, 2016 – Page 7

Adjournment

Council Member Hall made the motion to adjourn the Regular City Council Meeting of December 20, 2016 at 9:11 PM. Council Member Williams seconded the motion. Seven yes votes. Motion carried.

Sharon R. Wolcott, Mayor

ATTEST:

Sherry Ann Aguilar, City Clerk

CERTIFICATION:

I, Sherry Ann Aguilar, City Clerk for the City of Surprise, Maricopa County, Arizona, do hereby verify that these are the true and correct minutes of the Regular City Council Meeting of **Tuesday, December 20, 2016.**

Sherry Ann Aguilar, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

January 3, 2017 @ 6:00:00 PM

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Council Meeting Date: January 3, 2017
Submitting Department: City Clerk
Staff Recommendations: None

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

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to repealing Ordinance # 2015-24 with respect to the reporting authority of the City Attorney and approving an employment contract with the current City Attorney; Ordinance # 2017-04.

Motion:

I move to approve Ordinance # 2017-04.
[If Ordinance #2017-04 is adopted, then a second motion may be appropriate]
I move to approve the employment contract negotiated with the current City Attorney.

Background:

On November 3, 2015, City Council adopted Ordinance # 2015-24, which amended the Surprise Municipal Code by modifying the reporting structure of the City Attorney, and delegating City Council's hiring and supervising authority over the City Attorney to the City Manager.

Adoption of Ordinance # 2017-04 would repeal Ordinance # 2015-24, thereby returning the City Code to provide that the City Council will hire (via contract) and supervise the City Attorney, who will report directly to City Council.

Objective Analysis:

Policy Compliant:

N/A

Financial Impact:

N/A

Budget Impact:

N/A

FTE Impact:

N/A

ATTACHMENTS:

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- ☐ [CITY ATTORNEY CONTRACT](#)
 - ☐ [Municipal Code re: City Attorney prior to Nov 3, 2015 amendment](#)
 - ☐ [Ordinance # 2017-04](#)
 - ☐ [Ordinance #2015-24 \[ordinance which will be repealed\]](#)
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EMPLOYMENT AGREEMENT WITH CITY ATTORNEY

This Employment Agreement ("Agreement") , is made and entered into this _____ day of _____, 2017 by and between the City of Surprise Arizona, a municipal corporation (hereinafter called "City") and Robert Wingo (hereinafter called "Attorney"), both of whom understand and agree as follows:

- 1. Term.** The City does hereby agree to employ Attorney as its City Attorney, effective as of February 2, 2017, and this Agreement will remain in full force and effect until terminated by the City or Attorney as provided for in this Agreement.
- 2. Duties.**
 - a. Attorney will perform all duties of the position of City Attorney for the City as set forth in the Surprise Municipal Code as is reasonable and necessary to provide legal advice and guidance to the City and to fulfill such other professional responsibilities as are reasonably required in the role of general counsel for the City.
 - b. City recognizes and agrees that Attorney must devote considerable time beyond the normal office hours to business of the City and, to that end, Attorney will be allowed, at Attorney's discretion, to take reasonable time off during normal office hours as compensation.
 - c. Attorney may also expend reasonable time and resources for civic and community activities, or for participation in training, conferences, professional organizations, and other similar activities related to the profession of City Attorney.
- 3. Salary.** For services rendered by Attorney under this Agreement, the City shall pay Attorney One Hundred Seventy Eight Thousand Five Hundred and 14/100 Dollars (\$178,500.14) per annum, payable in accordance with the normal and usual procedure for payment of employees of the City in bi-weekly installments of Six Thousand Eight Hundred Sixty Five and 39/100 Dollars (\$6,865.39). 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.

4. Benefits. Attorney will receive all benefits provided to full-time non-represented City employees in accordance with the City's ordinances, policies, procedures, and practices, except that Attorney will receive and be compensated for paid time off (PTO) consistent with this Agreement. Any and all benefits, including PTO which Attorney is receiving or has accrued at the time of the effective date of this Agreement will continue and be credited to Attorney.

5. Paid Time Off

- a. Attorney will accrue paid time off (PTO) at a rate of 10.77 hours per pay period, up to a maximum accrual of 560 hours. Upon termination of this Agreement for any reason whatsoever, including with or without Cause by City or Attorney resignation, the above described accrued PTO balance will be paid to Attorney.
- b. Attorney will receive a one-time advancement of 400 hours of PTO which is distinct and in addition to the 560 hours referenced above. This distinct 400 hours of PTO is subject to the following:
 1. The 400 hours will vest with Attorney on December 11, 2018 and thereafter be available for use by Attorney and or pay-out upon termination of this Agreement for any reason whatsoever, including with or without Cause by City or Attorney resignation.
 2. In the event City terminates this Agreement without Cause prior to December 11, 2018, the 400 hours will immediately vest and Attorney will be paid for the 400 hours of PTO in addition to the balance of the 560 hours referenced in 5a. above.
- c. The maximum amount of PTO Attorney may accrue is 960 hours (560+400), unless the 560 hour maximum is increased for all full-time non-represented employees, at which time Attorney's maximum will also increase.
- d. For the purposes of this Agreement the term "Cause" is defined as:
 1. Malfeasance in the performance of the Attorney's duties under this Agreement;
 2. Misconduct involving moral turpitude;
 3. Loss of license to practice law.

6. Professional Dues, Fees and Development.

- a. City will pay Attorney's professional association and licensing dues.
- b. City will also pay the costs of continuing legal education as required by the State Bar of Arizona, including any continuing legal education required to maintain a specialization designation that reflects Attorney's duties and responsibilities for the City. In addition, the City will pay the costs of such other education as is in the best interests of the City and the Attorney as reasonably determined by the City and the Attorney in order to allow Attorney to continue to provide a high-level of legal services and leadership to the City.
- c. City will continue to maintain Attorney's membership in the International Municipal Lawyer's Association (IMLA), and will provide for the fees and costs associated with Attorney's attendance at one or more meetings of IMLA per year.

7. Performance Review.

- a. Evaluation Process. The City Council shall formally evaluate the performance of the Attorney on an annual basis. The City Council and the Attorney shall define such goals and performance objectives as they deem necessary for the proper operation of the City, and in the attainment of the City Council's policy objectives, and shall further establish a relative priority among those various goals and objectives.
- b. Confidentiality. Unless the Attorney expressly requests otherwise in writing, and except as otherwise prohibited by law, the evaluation of the Attorney shall be conducted in executive session of the City Council and shall be considered confidential to the maximum and full extent permitted by law. Nothing herein shall prohibit the City Council or the Attorney from sharing the content of the Attorney's evaluation with their respective legal counsel.

8. Termination of the Agreement. Either party may terminate this Agreement at any time. Upon termination, Attorney will be paid any and all salary, benefits, and PTO accruals due to Attorney up to and including the date of termination.

- a. Attorney Resignation. Attorney will provide written notice of intent to terminate at least thirty (30) days prior to the actual date of termination. City Council may, by the affirmative vote of at least four members, at a regular or special City Council meeting, agree to allow Attorney to terminate the Agreement on less than thirty (30) day written notice or to relieve Attorney of further duties at any time during the thirty (30) day

period provided, however, that full compensation will be paid to Attorney up to and including the date of termination as noticed by Attorney.

- b. Termination by City. City may terminate this Agreement by any of the following:
 - 1. City Council may, by an affirmative vote of at least four members at any regular or special meeting, terminate this Agreement at any time, and will establish at that meeting a date of termination.
 - 2. If the City acts to amend any provisions of the Surprise Municipal Code pertaining to the role, reporting, powers, duties, authority, or responsibilities of the Attorney's position that substantially changes the form of government or the duties of the Attorney, the Attorney shall have the right to declare that such amendments constitute a termination without Cause by City.
 - 3. If the City reduces the base salary, compensation or any other financial benefit of the Attorney, unless it is applied in no greater percentage than the average reduction of all department heads, the Attorney shall have the right to declare that such amendments constitute termination without Cause by City.
 - 4. If Attorney resigns at the request of the City Council at a duly called meeting, then the Attorney may declare that said request, as of the date of the request, constitutes termination without Cause by City.
- 9. **Indemnification.** To the extent permitted by law, City will defend, hold harmless and indemnify Attorney from any and all claims (even if the allegations are without merit) or judgments for damages or injunctive relief arising from, related to, or connected with any tort, professional liability claim or demand or any other claim, whether civil, criminal, administrative, arbitral or investigative, arising out of any alleged act or omission by Attorney occurring in the performance of Attorney's duties or resulting from the exercise of judgment or discretion by Attorney in connection with performance of his duties or responsibilities under this Agreement (collectively a "Claim"). In the event that the provision of legal representation of Attorney by City in connection with a Claim may reasonably present a legal conflict of interest, Attorney may request independent legal representation at City's expense, and City may not unreasonably withhold approval of such request. Legal representation provided by City for Attorney will extend until final unappealable determination of legal action unless the Claim is settled, which settlement the City may make in its sole discretion. In the event independent legal representation is provided to Attorney, any settlement of any

claim against Attorney may not be made without prior approval of the City. Attorney recognizes that City will have the right to compromise any claim against Attorney for which City is providing the defense.

10. General Provisions.

- a. This Agreement constitutes the entire agreement between parties, and both parties acknowledge that there are no other agreements, oral or otherwise.
- b. The parties hereby further agree that this Agreement cannot be amended or modified without the written concurrence of both parties, except as specifically set forth herein.
- c. 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 Attorney will negotiate to correct the Agreement's defect in order to assure the intent of the Agreement is carried out to the fullest extent possible.
- d. This Agreement will be interpreted in accordance with the law of the State of Arizona. This Agreement is subject to termination pursuant to A.R.S. § 38-511, and the parties agree that they are not currently engaged in, and agree that for the duration of the Agreement they will not engage in, a boycott of Israel, as that term is defined in A.R.S. §35- 393.
- e. City and Attorney have each had opportunity to consult legal counsel for advice regarding the drafting of this Agreement and the provisions of this Agreement shall not be construed against or in favor of either party.
- f. In the event suit is brought (or arbitration instituted) to enforce the terms of this Agreement, the prevailing party shall be entitled to recover from the non-prevailing party, in addition to any other remedy, reimbursement for reasonably attorneys' fees, court costs, and litigation expenses incurred in connection therewith.
- g. Failure of any party to exercise any right or option arising out of a breach of this Agreement shall not be deemed a waiver of any right or option with respect to any subsequent or different breach, or the continuance of any existing breach.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed and executed as of this ____ day of _____, 2017.

City of Surprise

Attorney

Mayor Sharon Wolcott

Robert Wingo

Approved as to Form:

Special Counsel for City of Surprise

Sec. 2-100. - Officials, generally.

The appointed officials of the city will consist of the city manager, city clerk, city attorney, and the presiding city court judge. The city council hereby delegates to the city manager the council's statutory authority to appoint the police chief, fire chief, and city engineer.

(Ord. No. 2013-09, § 2(Exh. A), 11-12-2013)

Sec. 2-101. - Noninterference by council.

(a) Neither the city council nor any of its members may:

- (1) Direct or give orders, either publicly or privately, to any city employee under the supervision of an appointed official.
- (2) Request the appointment of any person to or removal from employment, or participate in any manner in the appointment or removal of any employee, other than appointed officials under this article.

(b) City council will address matters of concern directly with its appointed officials and will limit interaction with all other city employees to the purpose of inquiry.

(Ord. No. 2013-09, § 2(Exh. A), 11-12-2013)

Sec. 2-122. - Powers and duties.

(a) The city manager may delegate the authority of the city manager to subordinate employees.

(b) The city manager is authorized to appoint, supervise, direct, discipline, and terminate all officers and employees of the city except appointed officials or as otherwise set forth in this article.

(c) The city manager will:

- (1) Manage the day to day operations of the city;
- (2) Carry out the goals and directives of the city council;
- (3) Prepare and present a recommended budget to the city council annually;
- (4) Keep the city council advised of the financial condition and future needs of the city, and make such recommendations as are appropriate;
- (5) Recommend for city council action measures necessary or expedient for the health, safety, or welfare of the community;
- (6) Attend city council meetings unless excused;

(7) See that all laws and ordinances are duly enforced; and

(8) Perform any other duties or responsibilities otherwise described in this Code.

(Ord. No. 2013-09, § 2(Exh. A), 11-12-2013)

Sec. 2-140. - Appointment.

The city council will appoint a city attorney who will be the chief legal adviser of all officers, departments and agencies and of all officers and employees in matters relating to their official powers and duties. The city attorney will serve at the pleasure of the city council. The city council reserves the right to engage other legal counsel as its discretion.

(Ord. No. 2013-09, § 2(Exh. A), 11-12-2013)

Sec. 2-141. - Terms and conditions of employment.

The terms and conditions of employment of the city attorney will be set forth in a written contract approved by majority vote of the city council. The employment contract may be terminated by majority vote of the city council at any time and for any reason. No term in the employment contract may be inconsistent with this division.

(Ord. No. 2013-09, § 2(Exh. A), 11-12-2013)

Sec. 3-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Appointed official means an employee of the city appointed by the mayor and city council, including the city manager, city attorney, presiding judge, associate judges and city clerk.

Classification means a grouping of one or more positions that involve similar duties and responsibilities requiring similar qualifications, and which can properly be described by a common job title and description.

Classification plan means the alphabetically arranged compilation of classification specifications for employees consisting of broadly defined classes with position descriptions, a reclassification process, a position change (upgrade/downgrade) process, and a process for the development of new job classes.

Classification specification means a written description that reflects the specific type and level of duties and responsibilities of the class, and necessary requirements. A classification specification is not meant to be all inclusive, but rather to serve as a guide for such activities as recruitment, selection, compensation and determining training needs.

Compensation means payments to employees for work performed. Compensation includes but is not limited to salary, merit pay, premium pay, paid leave, health insurance and other paid benefits.

Compensation plan means the compensation structure of the city.

Corrective action means all supervisory actions, including nondisciplinary and disciplinary action as defined herein, which are designed and intended to be used in a progressive manner to improve an employee's performance.

Demotion means the movement of an employee from a position currently held to another position in a lower classification and salary range.

Discipline or disciplinary action means the act of suspending, demoting, or terminating an employee, when such is designed and intended to be used by supervisors to improve an employee's performance.

Employee means a person working for the city for compensation who occupies a position subject to selection, promotion, demotion, or termination.

Hiring official means the city manager or designee responsible for the hiring and discipline of any employee.

Introductory period of employment means a specific period of time, commencing on date of hire in a classified employment position, for an employee to demonstrate the requisite job knowledge, skill, and ability and other qualities required of position incumbents.

Non-disciplinary action means those corrective actions including but is not limited to coaching, undocumented counseling, documented oral counseling and written reprimands.

Primary residency means home in which a person lives or will live most of the time, whether owned or rented.

Promotion means the movement of an employee from a position currently held to another position in a higher classification and salary range.

Promotional trial period means a specific period of time, commencing upon promotion to a classified employment position, for the promoted employee to demonstrate the requisite job knowledge, skill, and ability and other qualities required of position incumbents.

Reclassification means the process by which the classification of a specific position or group of positions is changed because the position(s) has undergone a significant change in the type, difficulty, or degree of responsibility entailed in the work performed.

Reduction in force means a reduction in the number of employees in the classified work force, generally due to a lack of funds, a lack of work or the need to abolish (permanently delete from the organization) a position or positions due to a lack of continued need for such position(s).

Relative means spouse, domestic partner, child (including step, in-laws, and foster), sibling (including step, in-laws, and foster), parent (including step, in-laws, and foster), grandparent, uncle, aunt, niece, and nephew.

Resignation means a separation from service initiated by the employee through formal notice.

Transfer means the movement of an employee from one position to another vacant position within the same or similar classification.

(Ord. No. 08-42, § 1(Exh. A), 9-25-08; Ord. No. 09-20, § 2, 5-14-09)

Sec. 3-15. - Categories of employment.

(a) *Employment categories.* All employment positions with the city fall into one of the following defined employment categories:

- (1) *Appointed officials.* Positions whose incumbents are appointed by and serve pursuant to the terms of an employment contract with the mayor and city council. Appointed officials include:
 - a. City manager;
 - b. City attorney;
 - c. City clerk;
 - d. Presiding judge;
 - e. Associate judges.

(2)

Nonclassified employees. Employee positions not included in the classified service are nonclassified employees. Persons in nonclassified positions are at-will employees and serve at the discretion of their hiring official. Nonclassified positions include:

- a. Assistant and deputy city managers;
- b. Executive administrative assistants;
- c. All employees in the office of the city manager;
- d. All department director/assistant department director positions;
- e. All division and other manager positions;
- f. All employees in the city attorney's office/legal department;
- g. Classified employees in their introductory period of employment;
- h. All employees meeting the definition of supervisor per city policy;
- i. Fire and police cadets; and
- j. Part-time, intermittent, temporary, seasonal, and intern employees;
- k. All employees in the mayor or council office;
- l. All employees in the human resources department.

(3) *Classified employees.* Employee positions with the city other than those designated as nonclassified or appointed officials are classified employees.

(b) *Scheduling categories.* All employment positions with the city fall into one of the following defined scheduling categories:

- (1) *Full-time.* A position scheduled to work at least 32 hours per week on a regularly scheduled basis.
- (2) *Part-time.* A position scheduled to work less than 32 hours per week on a regularly scheduled basis.

(c) *Duration categories.* All employment positions with the city fall into one of the following defined duration categories:

- (1) *Regular*—A position requiring a regular schedule of at least 26 bi-weekly pay periods (27 in certain years) in a calendar year.
- (2) *Temporary*—A position in which an employee works on a full or part-time basis for a fixed period of time.
- (3) *Seasonal*—A position requiring a full or part-time schedule for a portion of a calendar year performing work limited to a specific season or period of the year.
- (4) *Intermittent*—A position requiring a full or part-time schedule on a recurring, noncontinuous basis.

- (5) *Intern*—A position requiring a full-time schedule which is related to the course of study of a student who is currently enrolled at a recognized post-secondary educational institution. Such employment is limited in duration as specified in advance and for the purpose of working on a specific project(s) or task(s) generally related to the education program.

(Ord. No. 08-42, § 1(Exh. A), 9-25-08; Ord. No. 2011-10, § 1, 6-28-2011)

ORDINANCE # 2017-04

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, REPEALING ORDINANCE # 2015-24 WITH RESPECT TO REPORTING AUTHORITY FOR THE CITY ATTORNEY.

WHEREAS, on November 3, 2015, City Council adopted Ordinance # 2015-24, which, among other things, modified the reporting structure of the City Attorney, delegated appointment authority to the City Manager, and delineated the roles of the City Attorney and City Manager;

WHEREAS, City Council desires to reinstate the former reporting and appointment structure under which the City Attorney is appointment by, and directly reports to, the City Council;

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

Section 1. That Ordinance # 2015-24 is hereby repealed and the provisions of Sections 2-100, 2-101, 2-122, 2-140, 2-141, 3-2 and 3-15 of the City Code are hereby reinstated in the form adopted prior to Ordinance # 2015-24.

Section 2. This Ordinance is effective 30 days after adoption.

PASSED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Special Counsel to the City

ORDINANCE 2015-24

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING AMENDMENTS TO CHAPTERS 2 AND 3 OF THE SURPRISE MUNICIPAL CODE RELATING TO REPORTING AUTHORITY FOR THE CITY ATTORNEY.

WHEREAS, the City Council has determined it is in the best interests of the City of Surprise (the "City") to modify the Surprise Municipal Code to change the City Attorney's line of reporting from the City Council to the City Manager; and

WHEREAS, Ariz. Rev. Stat. § 9-271(B)(3)(a) requires the City Council to appoint the City Attorney; and

WHEREAS, in order for the City Council to modify the City Attorney's line of reporting, it is necessary for the City Council to delegate its authority/obligation under Ariz. Rev. Stat. § 9-271(B)(3)(a) to the City Manager; and

WHEREAS, the unique relationship that exists between the City Attorney and the City Council, including the City Attorney's ethical obligations to her/his client, the municipal corporate entity, requires further delineation of the roles of the City Manager and the City Attorney following the change in the line of reporting.

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

Section 1. The Surprise Municipal Code, Chapter 2 (Administration), Article III (Appointed Officials), Division 1 (Generally), is hereby amended as follows:

Sec. 2-100. - Officials, generally.

The appointed officials of the city will consist of the city manager, city clerk, ~~city attorney~~, and the presiding city court judge. The city council hereby delegates to the city manager the council's statutory authority to appoint the CITY ATTORNEY, police chief, fire chief, ~~and~~ city engineer AND ANY OTHER OFFICER SPECIFIED BY STATE LAW.

Sec. 2-101. - Noninterference by council.

(a) Neither the city council nor any of its members may:

- (1) Direct or give orders, either publicly or privately, to any city employee under the supervision of an appointed official.
- (2) Request the appointment of any person to or removal from employment, or participate in any manner in the appointment or

removal of any employee, other than appointed officials under this article.

- (b) SUBJECT TO SUBSECTIONS (C) AND (D) BELOW, city council will address matters of concern directly with its appointed officials and will limit interaction with all other city employees to the purpose of inquiry.
- (C) THE CITY COUNCIL MAY, DURING A PUBLIC MEETING, COMMUNICATE DIRECTLY WITH AND PROVIDE DIRECTION TO THE CITY ATTORNEY REGARDING ANY MATTER PLACED ON A CITY COUNCIL AGENDA, INCLUDING EXECUTIVE SESSIONS.
- (D) CITY COUNCIL MEMBERS MAY DIRECTLY CONTACT THE CITY ATTORNEY FOR THE PURPOSES OF LEGAL ADVICE REGARDING CITY BUSINESS.

Section 2. The Surprise Municipal Code, Chapter 2 (Administration), Article III (Appointed Officials), Division 2 (City Manager), Section 2-122 (Powers and Duties) is hereby amended as follows:

Sec. 2-122. - Powers and duties.

- (a) The city manager may delegate the authority of the city manager to subordinate employees, EXCEPT FOR THE POWER TO APPOINT THOSE OFFICERS LISTED IN SECTION 2-100 OF THIS CODE.
- (b) The city manager is authorized to appoint, supervise, direct, discipline, and terminate all officers and employees of the city except appointed officials or as otherwise set forth in this article, SUBJECT TO THE FOLLOWING:
 - (1) WITH RESPECT TO ANY OFFICER LISTED IN SECTION 2-100, THE POWERS TO APPOINT, SUPERVISE, DIRECT, DISCIPLINE AND TERMINATE SHALL NOT BE DELEGATED.
 - (2) NOTHING IN THIS SECTION SHALL ALTER THE RESPONSIBILITIES OF THE CITY MANAGER AND THE CITY ATTORNEY AS SET FORTH IN SECTION 4.2 OF THIS CODE., NO LATER THAN SIXTY (60) DAYS PRIOR TO TAKING ANY ACTION TO DISCIPLINE OR TERMINATE THE CITY ATTORNEY FOR CARRYING OUT THE DUTIES SET FORTH IN SECTION 4.2 OF THIS CODE OR IN COMPLYING WITH THE CITY ATTORNEY'S ETHICAL OBLIGATIONS TO THE CITY, THE CITY MANAGER SHALL NOTIFY THE COUNCIL OF SUCH PENDING ACTION AND THE REASONS THEREFORE.

. . .

Section 3. The Surprise Municipal Code, Chapter 2 (Administration), Article III (Appointed Officials), Division 3 (City Attorney), Section 2-140 (Appointment) is hereby amended as follows:

Sec. 2-140. - Appointment.

The city ~~council~~ MANAGER will appoint a city attorney who will be the chief legal adviser of all officers, departments and agencies and of all officers and employees in matters relating to their official powers and duties. The city attorney will serve at the pleasure of the city MANAGER ~~council~~. The city council reserves the right to engage other legal counsel as AT its discretion.

Section 4. The Surprise Municipal Code, Chapter 2 (Administration), Article III (Appointed Officials), Division 3 (City Attorney), Section 2-141 (Terms and Conditions of Employment) is hereby amended as follows:

Sec. 2-141. - Terms and conditions of employment.

The terms and conditions of employment of the city attorney will be set forth in a written JOB DESCRIPTION ~~contract approved by majority vote of the city council~~ THE CITY MANAGER. ~~The employment contract may be terminated by majority vote of the city council at any time and for any reason. No term in the employment contract may be inconsistent with this division.~~

Section 5. The Surprise Municipal Code, Chapter 3 (Personnel), Article I (General Provisions), Section 3-2 (Definitions) is hereby amended as follows:

Sec. 3-2. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Appointed official means an employee of the city appointed by the mayor and city council, WHETHER DIRECTLY OR BY DELEGATION TO THE CITY MANAGER, including the city manager, city attorney, presiding judge, associate judges, ~~and~~ city clerk, AND ANY OTHER OFFICER SPECIFIED BY STATE LAW.

. . .

Section 6. The Surprise Municipal Code, Chapter 3 (Personnel), Article I (General Provisions), Section 3-15 (Categories of Employment) is hereby amended as follows:

Sec. 3-15. - Categories of employment.

(a) *Employment categories.* All employment positions with the city fall into one of the following defined employment categories:

(1) *Appointed officials.* Positions whose incumbents are appointed by and serve pursuant to the terms of an employment contract with the mayor and city council, OR POSITIONS FOR WHICH THE APPOINTMENT POWER HAS BEEN DELEGATED TO THE CITY MANAGER PURSUANT TO SEC. 2-100 OF THIS CODE. Appointed officials include:

. . .

Section 7. The City Manager is hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED this _____ day of November, 2015.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Special Counsel to the City



CITY OF SURPRISE
Regular City Council Meeting

January 3, 2017 @ 6:00:00 PM

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

Council Meeting Date:	January 3, 2017	Contact Person:	Donna Miller, Assistant Director - Community & Recreation Services
Submitting Department:	CRS	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of a fiscal year 2017 budget amendment by reallocating appropriations of \$500,000 from contingency within the Grants Fund to the General Capital Projects Fund and a transfer of actual funds from the General Fund to the General Capital Projects Fund to provide funding for the construction of eight additional Pickleball courts; Resolution # 2017-02.

Motion:

I move to approve Resolution # 2017-02.

Background:

In February 2015, City Council formed a Capital Improvement Funding Exploratory Committee to review potential use of general obligation bonds to fund specific capital improvements. Construction of eight additional lighted Pickleball Courts was included in the review of the committee. In April 2016, the Community and Recreation Services Advisory Commission also recommended the construction of eight additional lighted Pickleball courts. At the June 7, 2016 City Council Meeting, the City Council decided to remove the Pickleball Court project from the potential 2016 bond package.

The Surprise Pickleball Association has been a strong advocate for constructing the additional courts and the benefits it would bring to the Surprise community. The sport of Pickleball has had significant growth over the past few years and includes players of all ages. Construction of the eight additional courts adjacent to the existing courts will require the relocation of the sand volleyball courts at Community Park. Conservative estimated project completion would be August 2017.

Objective Analysis:

The existing eight courts are currently at capacity. Adding eight additional courts would allow for more players to utilize the courts. In addition, increasing the number of courts creates a greater opportunity to bring in larger tournaments which will generate economic impact for the city of Surprise.

Policy Compliant:

This action is compliant with city and council policy.

Financial Impact:

As a part of finalizing FY2016, additional funding within the General Fund was identified. Approval of this item will authorize the use of \$500,000 of savings identified within the General Fund to provide funding for the Pickleball Courts project and reduce the amount available for other unanticipated opportunities or needs.

The total project cost for the construction of the eight additional Pickleball courts and the relocation of the sand volleyball courts will be \$500,000. The estimated annual ongoing operating costs are approximately \$31,400 for part-time staffing, maintenance, cleaning, electricity, and repairs. The estimated annual revenue from programs and tournaments generated by the addition of the Pickleball courts is approximately \$7,600 annually. The impact of the operating costs and revenues will be seen after the completion of the project in FY2018.

Budget Impact:

This action will allocate a total of \$500,000 of General Fund savings to fund the Pickleball Courts project. As this additional fund balance was unforeseen during the FY2017 budget process, budget authority will be reallocated from contingency in the Grants fund normally reserved for unforeseen revenues such as this. The action will also result in an actual transfer of funds from the General Fund to the General Capital Projects Fund in the amount of \$500,000 thus reducing the amount of funding available to support other projects or unforeseen future needs. If approved, the anticipated annual revenue and operating costs, to include staffing, will need to be incorporated in the FY2018 budget.

FTE Impact:

Construction of the eight additional courts will require part time staffing for cleaning and maintenance.

ATTACHMENTS:

Click to download

- ☐ [Pickleball Courts Resolution](#)
 - ☐ [Presentation](#)
-

RESOLUTION # 2017-02

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET BY REALLOCATING APPROPRIATIONS OF \$500,000 FROM CONTINGENCY WITHIN THE GRANTS FUND TO THE GENERAL CAPITAL PROJECTS FUND AND A TRANSFER OF ACTUAL FUNDS OF \$500,000 FROM THE GENERAL FUND TO THE GENERAL CAPITAL PROJECTS FUND FOR THE CONSTRUCTION OF EIGHT ADDITIONAL PICKLEBALL COURTS.

WHEREAS, City Council formed a Capital Improvement Funding Exploratory (CIFE) Committee in February 2015 to review and educate themselves on the potential use of general obligation bonds to fund specific capital improvement projects including the construction of eight additional lighted Pickleball Courts at Surprise Community Park;

WHEREAS, on April 25, 2016, the Parks and Recreation Advisory Commission recommended the parks and recreation projects to be considered for the potential 2016 bond election including the Pickleball Courts project;

WHEREAS, at the Regular City Council Meeting held on June 7, 2016, City Council decided to remove the Pickleball Courts project from the potential 2016 bond election package;

WHEREAS, the current courts are at maximum capacity and additional courts are needed to service the large number of users;

WHEREAS, the General Fund ending fund balance for FY2016 is higher than estimated;

WHEREAS, the City of Surprise wishes to authorize the use of General Fund savings to provide funding for the Pickleball Courts project;

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.

SIGNATURES ON THE FOLLOWING PAGE

APPROVED AND ADOPTED this ____ day of _____, 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2017-02
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.

Fund / Project or Dept. / Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
General Capital Projects Fund / Pickleball Courts #P54070	\$0	\$500,000	\$500,000
Grants Fund / General Operations / Contingency	20,701,900	(500,000)	20,201,900
Total	\$20,701,900	\$0	\$20,701,900

The allocations below represent an actual transfer of funds from the General Fund to the General Capital Projects Fund to support the reallocation of appropriations.

Fund / Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
General Fund / Transfer Out	\$12,957,200	\$500,000	\$13,457,200
General Capital Projects Fund / Transfer In	(7,778,100)	(500,000)	(8,278,100)
Total	\$5,179,100	\$0	\$5,179,100

The fund changes are as follows:

- The amendment reallocates appropriation in the amount of \$500,000 from contingency within the Grants Fund to the General Capital Projects Fund to establish the Pickleball Courts project without exceeding the approved total annual budget for FY2017.
- The amendment also reallocates actual funds in the amount of \$500,000 from the General Fund to the General Capital Projects Fund.



SURPRISE
ARIZONA

PICKLEBALL COURT PROJECT

Community and Recreation Services Department

Project Scope

- Location: City-owned property west of current Pickle ball courts
- Will double the number of courts at Surprise Community Park
- Sand Volleyball courts to be relocated
- Project includes fencing, lighting and benches
- Total projected construction cost: \$500,000
- Anticipated annual operational cost: \$31,400
- Anticipated revenue from programs and tournaments: \$7,600

Pickleball Project



Estimated Project Schedule

- Design: February-March
- RFP Process: April-May
- Construction: May-August
- Anticipated Completion: August 15, 2017

**Existing courts should be operational during construction majority of the time.



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

January 3, 2017 @ 6:00:00 PM

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Council Meeting Date:	January 3, 2017	Contact Person:	Seth Dyson, Human Service & Community Vitality
Submitting Department:	Human Service & Community Vitality	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to approval of Neighborhood Grant Program awards as recommended by the Committee on Community Outreach, Partnerships, and Grants for the fiscal year 2016-2017 Neighborhood Grant Applications.

Motion:

I move to approve the funding recommendations as presented.

Background:

The Surprise Neighborhood Grant Program was designed to engage residents and increase community engagement, interest, and involvement within the City of Surprise. Funding will be available beginning November 2016. All funding should be spent by June 15, 2017.

The Committee on Community Outreach, Partnerships and Grants have reviewed the second round of applications and are making funding recommendations to City Council.

Objective Analysis:

The Surprise Community Outreach Program was designed to provide neighborhoods with options for funding programs, community events or improvements. This outlet would provide them the opportunity to request assistance with the goal of building community engagement and stronger relationships with the City of Surprise.

Policy Compliant:

The Neighborhood Grant Program is consistent with the Surprise Community Outreach Program initiative, city, and council policies.

Financial Impact:

This item will allow for two one-time grants for a total of \$5,460 to be distributed to the qualified

applicants upon completion of their projects.

Budget Impact:

The FY2017 budget includes appropriation within the General Fund in the amount of \$75,000 for the Community Outreach Program, \$10,000 of which is for the Neighborhood Grant Program. Due to \$3,000 in grant awards that did not get distributed during the Community Outreach Program application process in September 2016, the sub-committee for Community Partnerships and Grants wishes to distribute this amount to qualified applicants of the Neighborhood Grant Program allowing the Neighborhood Grant Program to distribute up to \$13,000. Since funding for both the Community Outreach Program and Neighborhood Grant Program are combined, no budget amendment is necessary. The first round of funding awarded \$6,000.

FTE Impact:

This item does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Benevilla](#)
 - ☐ [WHAM](#)
 - ☐ [Presentation](#)
-



HUMAN SERVICE AND COMMUNITY VITALITY

Date: January 3, 2017

To: Surprise City Council

From: Seth Dyson, Director
Jodi Tas, Assistant to Council II

Re: Neighborhood Grant Program FY17

Introduction

The Neighborhood Grant Program provides neighborhoods with grant opportunities or monetary assistance for funding community events, neighborhood functions or even some improvements. This outlet provides the opportunity to request assistance with the goal of building community engagement and stronger relationships with the City of Surprise.

Background

The Neighborhood Grant Program began in FY2016 when City Council approved the pilot program with a recommended budget of \$10,000. The city received five applications totaling \$31,976. Four of five those programs were funded. Round one of the FY2017 applications were approved by City Council on November 1, 2016, funding two applicants totaling \$6,000. Due to remaining funds, the Committee on Community Partnerships and Grants extended the application acceptance period.

Funding

The City Council designated \$10,000 for the Neighborhood Grant Program of the \$75,000 approved for the Surprise Community Outreach Program. However, due to funds that did not get distributed during the Community Outreach Program application process in September, \$13,000 is available to award in FY17.

The Committee on Community Outreach, Partnerships and Grants reviewed applications and are making recommendations to the full City Council for which groups get funding.

Committee Recommendations

The Committee on Community Outreach, Partnerships and Grants held a meeting December 15th to review, discuss and act upon the eligible applications received during the extended

application period. A total of 2 neighborhood applications were received. Applicants were invited to the committee meeting to present their project to the committee. Both applicants made presentations.

Committee recommendations are as follows:

Neighborhood/Applicant Round 1	Project Name	Requested Amount	Committee Recommendation
Marley Park	Veteran Commemorative Plaza	\$3,000	\$3,000
Sanalina	Water Conservation / Playground equipment	\$3,000	\$3,000
	Request Total	\$6,000	\$6,000

Neighborhood/Applicant Round 2	Project Name	Requested Amount	Committee Recommendation
Benevilla	Surprise Community Garden Kiosk	\$1,485	\$1,485
WHAM	Recycled Arts Festival	\$3,975	\$3,975
	Request Total	\$5,460	\$5,460

Future Actions

- Award notifications to be sent immediately after Council action
- Spending and projects must be complete by June 15, 2017

Recommendation

Approval of Neighborhood Grant Program awards as recommended by the Committee on Community Outreach, Partnerships and Grants.

BENEVILLA
\$1,485

The City of Surprise
Neighborhood Grant Program
PROJECT SUMMARY FORM
FY 2016 – 2017

IMPORTANT: The Project Application Forms on the following three pages must be thoroughly completed.

For more information contact:

Jodi Tas

Assistant to Council

623.222.1330

Jodi.tas@surpriseaz.gov

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Wednesday, November 30th by 5:00PM.**

Name of Neighborhood:	Surprise Community Garden -Surprise Original Townsite
Name of Proposed Project:	Community Garden Information Kiosk
Contact Person: Name: <u>Joseph Earl</u> Address: <u>16752 N Greasewood St. Surprise AZ. 85378</u> Telephone: <u>623 584 4999</u> Email: <u>TEarl@benevilla.org</u> Other Contacts (If Applicable): Name: <u>Linda Cabrera</u> Address: <u>16752 N Greasewood St. Surprise AZ. 85378</u> Telephone: _____ Email: <u>Cabrera_LD@yahoo.com</u> Note: May include a community partner working on the project.	
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	See project description on additional sheet:

PROJECT DESCRIPTION:

Bringing public awareness –Surprise Community Garden

We would like to construct an information exchange kiosk just outside the Surprise Community Garden. This kiosk would be used to provide a means of getting information about the garden to the public in a more effective way. It will have a literature holder that will contain fliers; there will be an enclosed bulletin board and a magnetic dry-erase board to be used to announce upcoming events. There will also be a locked secured drop box for any persons that wish to leave questions or submit garden applications. The purpose of this kiosk is to provide information about the garden during off hours when there is no staff available.

PROJECT GOAL:

The primary objective of this project is to provide information enhancing awareness of the garden.

There are residents in this community that are either not aware of the community garden or not informed of all it has to offer. This kiosk will contain pertinent information about the garden, benefits it provides to prospective gardeners and appropriate information on what to plant and proper care necessary to have a resourceful garden. There are signs posted on the street to direct residents of this community to the garden area as they travel in the vicinity of the Benevilla campus. However, if it's after normal working hours, there is no available staff to provide information. With this kiosk we will be able to answer many of the questions that anyone interested in the garden may have at any time of the day. The secure lock box will be checked every two days by a designated garden volunteer.

We have found that when the information is available to those whom may have an interest they are more inclined to participate. This garden provides a healthy and reliable food source for families that may not otherwise be able to purchase the vegetables that they themselves can grow. It also offers a learning experience for various youth and service groups throughout the community.

PROJECT LEADERS:

This project will be managed by a team of community garden members and a representative of Benevilla. We will also be partnering with Boy Scout Troop 862.

Marie Yager-Jones (Garden Coordinator)

Linda Cabrera and Pol Dano (Garden Operations and Maintenance)

Dan Hoyt (Garden Outreach Committee)

Tony Earl (Benevilla Garden Liaison)

Stone Bennett (Boy Scout Team Leader)

BENEFIT OF THIS PROJECT:

We anticipate that this project will be completed and operational by March 2017. With the completion of this kiosk, it is expected that the community of Surprise will be better informed and will have a means of obtaining information about the garden and upcoming events at their convenience. There will also be information available on how to join and what is required to be a participant of the Surprise Community Garden.

PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.		\$
Contracted Services such as site planning, sidewalk installation, etc.	Digging footer and pouring cement for posts.	\$ 415.26
Material/Supplies such as refreshments, safety equipment, etc.	Concrete, lumber (assorted sizes), roofing(GI sheets) Bulletin boards, suggestion box, literature holder and permit fee.	\$ 1485.00
Communication such as long distance phone calls, internet usage, etc.		\$
Printing/Reproduction such as fliers, invitations, applications, etc.		\$

Rentals/Leases such as renting a PA System for an event		\$
Capital Purchases such as playground equipment, trees, etc.		\$
Other		\$
Grand Total of Expenses	a)	\$ 1900.26

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or, Organization **\$ Amount**

	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Cash From Partners	b)	\$

In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

	\$	
	\$	
	\$	
	\$	
	\$	
Total In-Kind From Partners	c)	\$

of Hours

X \$23.07

per hour =

Volunteer Hours (Valued at \$23.07 per hour)

Person/Group & Activity Performed

Eagle scouts, will be digging footer and pouring cement for posts. 9 scouts per 2 hours each.	\$	415.26
	\$	
	\$	
	\$	
	\$	
Total Volunteer Labor	d)	\$ 415.26

Grand Total (b+c+d=e)

e)

\$ 415.26

Project Overage or Shortage (a-e=f)

f)

\$ 1485.00

City Grant Request

g)

\$ 1485.00

(Total cash request from the City of Surprise)

Signature Page for Surprise Community Garden Kiosk

Ronald R. Jensen

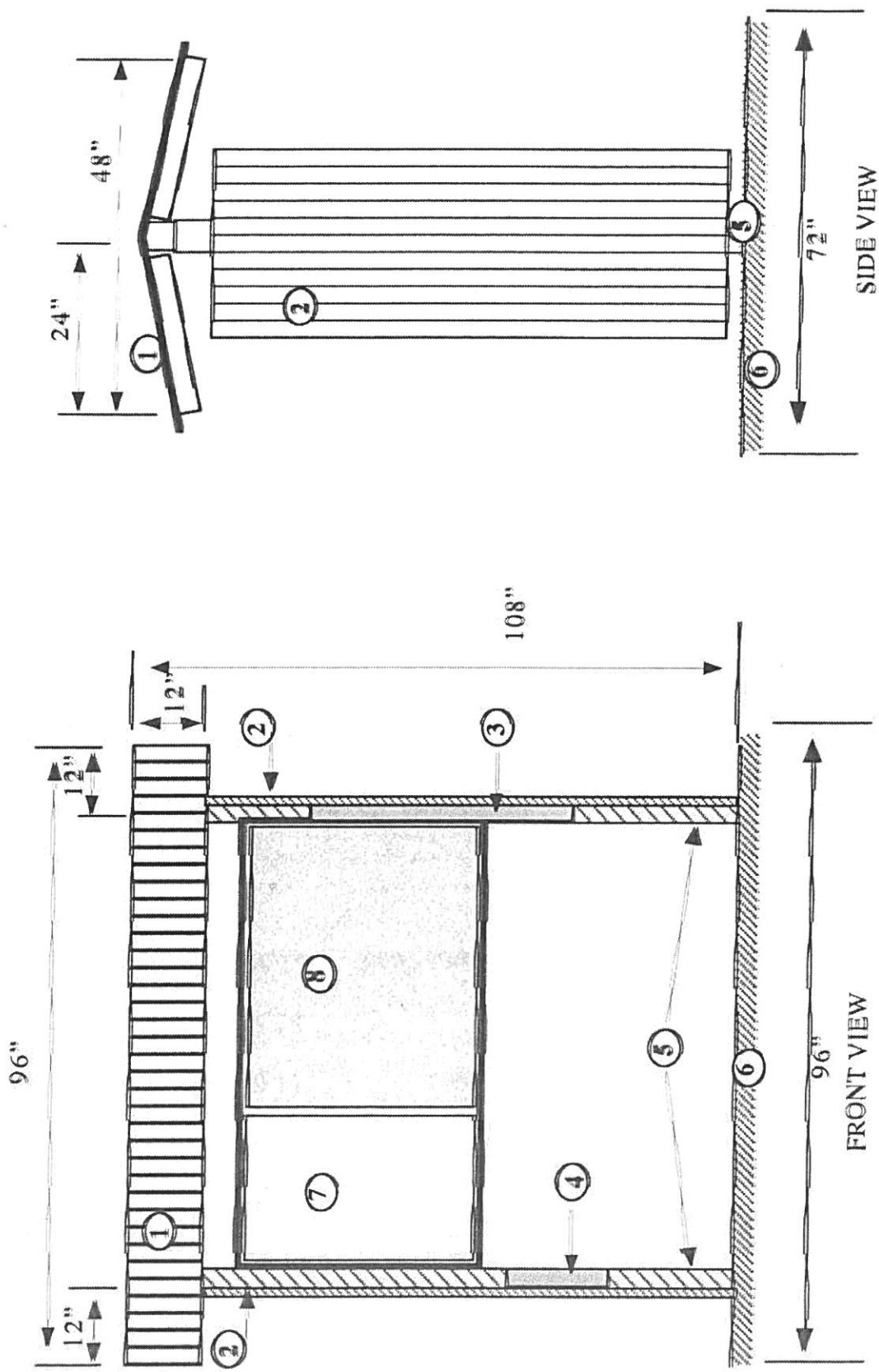
Pat Dano

Patrick Folan

Vicki White

Jensen

Surprise Community Garden INFORMATION KIOSK



Legend:

1. Roof = galvanized
2. Side wall 3/4x4x72
3. Literature holders, 2 - 12x11 Exh. A
4. Suggestion locked box = 11x16 Exh. B
5. 4x4x8' wood posts
6. Concrete slab 6'x9'

7. Dry erase/magnetite board, 24x36 Exh. C
8. Enclosed bulletin board 36x48 Exh. D

Estimated bill of materials:

• Concrete slab/footer	\$124.00
• Lumber, assorted sizes	\$200.00
• Roof, GI sheets	\$50.00
• Bulletin boards, suggestion box, literature holder	\$793.00
• Permit fee	\$225.00
Subtotal	\$1,392.00
Estimated tax	\$93.00
Grand total	\$1485.00

WHAM
\$3,975

The City of Surprise
Neighborhood Grant Program
PROJECT SUMMARY FORM
FY 2016 – 2017

IMPORTANT: The Project Application Forms on the following three pages must be thoroughly completed.

For more information contact:

Jodi Tas

Assistant to Council

623.222.1330

Jodi.tas@surpriseaz.gov

PROJECT APPLICATION FORMS

Please provide the following information regarding your proposed project. **This three page application form is due to Jodi Tas on Wednesday, November 30th by 5:00PM.**

Name of Neighborhood:	Original Town Site
Name of Proposed Project:	2017 Recycled Arts Fest: Reclaim, Proclaim & Preserve
Contact Person: Other Contacts (If Applicable): Note: May include a community partner working on the project.	Name: <u>Josephine Garcia</u> Address: <u>16560 N. Dysart Rd.</u> Telephone: <u>623-584-8311</u> Email: <u>josephine.garcia@wham-art.org</u> Name: <u>Tedd Smith</u> Address: <u>16560 N.Dysart Rd.</u> Telephone: <u>623-405-9875</u> Email: <u>tedd.smith@wham-art.org</u>
Description of project including: a) goal/need of the project, b) how support has evolved in the neighborhood, c) who is involved, and d) what you expect the benefits to be when the project is complete. Note: Please use additional paper if needed.	See Attached

PROJECT APPLICATION FORMS (Continued)

Please use the following worksheets to estimate your project expenses.

PROPOSED PROJECT EXPENSES

Note: These are only common categories and may not be all inclusive of the expenses for your project or program. Please add to this list on this sheet or another sheet of paper if needed and leave sections blank that do not apply to your project or program.

Type of Cost	Description of Expense	Projected \$ Amount
Salaries/Wages such as youth to clean up after an event, babysitters, etc.	Three Teaching Artists for Kids Zone/ 3hrs	\$ 225.00
Contracted Services such as site planning, sidewalk installation, etc.		\$
Material/Supplies such as refreshments, safety equipment, etc.	Supplies, Refreshments for Volunteers	\$ 800.00
Communication such as long distance phone calls, internet usage, etc.		\$
Printing/Reproduction such as fliers, invitations, applications, etc.	Flyers, Social Media, Ads, Signage	\$ 3,200.00

Rentals/Leases such as renting a PA System for an event	Stage for Show, Chairs, Tents (1,000.00) Lighting Structures (2,000.00)	\$ 3,000.00
Capital Purchases such as playground equipment, trees, etc.		\$
Other	DJ to provide Music for Event (750.00) Awards and Entry Fees (650.00)	\$ 1,450.00
Grand Total of Expenses	a)	\$ 8,675.00

PROPOSED PROJECT REVENUE

Cash Donations from Partners

Name of Neighborhood, Person, or Organization \$ Amount

	\$	
	\$	
	\$	
	\$	
	\$	
	\$	
Total Cash From Partners	b)	\$ 0

In-Kind Donations from Partners

Person/Group & Activity Performed

\$ Amount

	\$	
	\$	
	\$	
	\$	
	\$	
Total In-Kind From Partners	c)	\$ 0

Volunteer Hours (Valued at \$23.07 per hour)

of Hours
X \$23.07
per hour =

Person/Group & Activity Performed

WHAM Volunteers (6 for 7 hours)	\$ 968.94	
	\$	
	\$	
	\$	
	\$	
Total Volunteer Labor	d)	\$ 968.94

Grand Total (b+c+d=e)

e)

\$ 968.94

Project Overage or Shortage (a-e=f)

f)

\$ 8,675.00

City Grant Request

g)

\$ 3,975.00

(Total cash request from the City of Surprise)



SURPRISE
ARIZONA

Neighborhood Grant Program

FY2016-2017

PROGRAM PURPOSE & OVERSIGHT

- To empower residents and increase community engagement, interest and involvement within the City of Surprise
- Surprise Sub-Committee on Community Outreach, Partnerships & Grants makes funding recommendations
- Sub-Committee Members are Council Members Rachel Villanueva (Chair), John Williams and Roland F. Winters Jr.

PROGRAM GUIDELINES

To receive support, projects must:

- Provide a public benefit,
- Result in a product, which benefits a neighborhood or the larger Surprise Community;
- Be feasible for completion by June 15, 2017;
- Involve the benefiting neighborhood in project identification, planning and execution;
- Emphasize neighborhood self-help, or
- Be educational, community-building, or a public physical improvement

APPLICATION PROCESS

- Application must be signed by a minimum of 5 neighbors within applicant's respective residential area supporting ideas and project applicant
- Must include a thorough description of how funding will be utilized
- Project must comply with City and HOA policies
 - Application must include approval of HOA Board, if necessary

PROGRAM GUIDELINES

- Funding would be available after City Council approval
- All funding must be spent by June 15, 2017
- Reporting will be similar to the Surprise Community Outreach Program



APPLICATION DESCRIPTION

Neighborhood/Applicant	Project Name	Requested Amount	Committee Recommendation
Benevilla	Surprise Community Garden Kiosk	\$1,485	\$1,485
WHAM	Recycled Arts Festival	\$3,975	\$3,975
	Request Total	\$5,460	\$5,460



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

January 3, 2017 @ 6:00:00 PM

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

Council Meeting Date:	January 3, 2017	Contact Person:	Brian Carmichael, Human Resource
Submitting Department:	Human Resources	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 fiscal year 2017 budget amendment establishing a new Worker's Compensation Internal Service Fund, by reallocating appropriations of \$800,000 from Grants Fund contingency to the newly created fund, transferring actual funds of \$800,000 from the General Fund to the newly created fund, and authorizing the addition of one FTE to support the transition to a self-insured and self-administered worker's compensation program; Resolution # 2017-03.

Motion:

I move to approve Resolution # 2017-03.

Background:

The City of Surprise is poised to transition to a self-insured and self-administered worker's compensation program. This transition will require the recruitment and hiring of one full-time equivalent (FTE) to adjust claims, as well as a claims software database and the assistance of a risk consultant to procure an excess insurance policy. Lastly, a reserve fund will need to be established for payment of potential claims.

The total program implementation cost is \$800,000, as outlined in Resolution #2017-03

Objective Analysis:

The approval of this program will yield many positive impacts. The City will realize substantial savings by offsetting policy premiums by increasing risk tolerance related to more first-dollar losses. Implementation of a self-administered program will allow for greater control and higher levels of service for employees who experience a workplace injury or illness. The one potential negative impact is higher risk exposure in the event of a catastrophic loss. This risk has been heavily evaluated and does not appear imminent, based on ten years of loss history.

Policy Compliant:

The implementation of a self-insured program is consistent with Surprise Code of Ordinance, Section 4-2.

Financial Impact:

This action will result in the expenditure of \$105,300 which includes \$600 for furniture, fixtures, and equipment < \$10,000, \$2,100 for computer supplies, \$30,000 for professional and outside services, \$32,800 for software licenses, and \$39,800 for five months of salary and employee related expenses (ERE). Additionally, a transfer of actual funds in the amount of \$800,000 from the General Fund to the Worker's Compensation Internal Service Fund will occur to support the FY2017 expenses and establish a reserve in the amount of \$694,700 for potential claim payments.

The ongoing FY2018 expenses are estimated at \$767,100 which includes \$30,000 for professional and outside services, \$32,800 for software licenses, \$94,300 for a full year of salary and ERE, \$135,000 for premiums, and \$475,000 for the cost of services. An actual transfer of funds is estimated in the amount of \$575,300 from the General Fund and \$447,100 from the HURF and Utility Funds to the Worker's Compensation Internal Service Fund to support the FY2018 expenses and increase the reserve to \$950,000.

The transition from a guaranteed cost policy to a self-insured excess policy is conservatively projected to save over \$700,000 per year via premium decreases and medical cost-containment measures.

Budget Impact:

This action will reallocate appropriations in the amount of \$800,000 from Grants Fund contingency to the Worker's Compensation Internal Service Fund and transfer actual funds in the amount of \$800,000 from the General Fund to the Worker's Compensation Internal Service Fund without exceeding the approved total annual budget for FY2017.

The FY2018 Recommended Budget will include \$767,100 for the worker's compensation program and include an actual transfer of funds in the amount of \$575,300 from the General Fund and \$447,100 from the HURF and Utility Funds to the Worker's Compensation Internal Service Fund to support program expenditures and increase the reserve to \$950,000.

FTE Impact:

This program will require the addition of one full-time equivalent (FTE) in the Human Resources Department.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2017-03 Finance Approved](#)
 - ☐ [Worker's Compensation Presentation](#)
-

RESOLUTION # 2017-03

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, AMENDING THE FISCAL YEAR 2017 BUDGET TO ESTABLISH A NEW WORKER'S COMPENSATION INTERNAL SERVICE FUND; REALLOCATE APPROPRIATIONS OF \$800,000 FROM THE GRANTS FUND TO THE WORKER'S COMPENSATION INTERNAL SERVICE FUND; TRANSFER ACTUAL FUNDS IN THE AMOUNT OF \$800,000 FROM THE GENERAL FUND TO THE WORKER'S COMPENSATION INTERNAL SERVICE FUND; AND AUTHORIZE THE ADDITION OF 1.0 NEW FULL-TIME EQUIVALENT IN THE HUMAN RESOURCES DEPARTMENT TO SUPPORT THE CITY'S TRANSITION TO A SELF-INSURED AND SELF-ADMINISTERED WORKER'S COMPENSATION PROGRAM.

WHEREAS, the City will transition to a self-insured and self-administered worker's compensation program to fulfill statutory obligations related to workplace injuries;

WHEREAS, industry standards and compliance require the use of a claims management database to house and adjust worker's compensation claims and the procurement of an excess worker's compensation insurance premium requires the employment of a risk consultant to negotiate and purchase on behalf of the City program;

WHEREAS, the Human Resources Department is requesting authority to hire one Worker's Compensation Claims Adjuster to support the new worker's compensation program;

WHEREAS, an actual transfer of funds in the amount of \$800,000 from the General Fund to the Worker's Compensation Internal Service Fund is necessary to support the new worker's compensation program;

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 Human Resources Department is hereby authorized to add 1.0 additional full-time equivalent to hire Worker's Compensation Claims Adjuster to support the new worker's compensation program.

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 # 2017-03
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.

1. **Personnel** – The transition to a self-insured and self-administered worker's compensation program requires the addition of 1.0 new FTE.

Department	Current FTE's	Increase (Decrease)	Amended FTE's
Human Resources Department	19.0	1.0	20.0

2. **Expenditures** – Appropriation in the amount of \$800,000 will be reallocated from Grants Fund contingency to the Worker's Compensation Internal Service Fund for personnel, professional services, supplies, and contingency to support the transition to a self-insured and self-administered worker's compensation program.

Worker's Compensation Internal Service Fund, Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
Furniture, Fixtures, and Equipment <\$10,000	\$0	\$600	\$600
Computer Supplies	0	2,100	2,100
Professional Services- Software Licenses	0	32,800	32,800
Professional and Outside Services	0	30,000	30,000
Personnel	0	39,800	39,800
Contingency	0	694,700	697,400
Grants Fund, Contingency	20,701,900	(800,000)	19,901,900
	<u>\$20,701,900</u>	<u>\$0</u>	<u>\$20,701,900</u>

3. **Transfers** – FY2016 General Fund savings in the amount of \$800,000 will be transferred from the General Fund to the Worker's Compensation Internal Service Fund to support the transition to a self-insured and self-administered worker's compensation program. This represents a reallocation of actual funds.

Fund, Category	Current Appropriation	Increase (Decrease)	Amended Appropriation
General Fund, Transfers Out	\$12,957,200	\$800,000	\$13,757,200
Worker's Compensation Internal Service Fund, Transfers In	0	(800,000)	(800,000)
	<u>\$12,957,200</u>	<u>\$1,600,000</u>	<u>\$14,557,200</u>



Worker's Compensation Self-Insurance

Risk Management/Finance January 2017

Worker's Compensation Self-Insurance

POLICY YEAR.

- The City currently renews WC policy annually on July 1st.
- Based on historical data and program controls and culture currently in place, Risk Management requests support to transition to a self-insured/self-administered program on July 1, 2017.

Worker's Compensation Self-Insurance

PROJECTED IMPACT.

FY	Claims >\$1	Gross Indemnity + Expenses	Deductibles	Subros	Premiums	Total Liabilities	Cost of Risk
2012	57	\$410,678.79	\$25,000.00	\$0.00	\$867,950.00	\$385,678.79	\$892,950.00
2013	53	\$743,821.23	\$25,000.00	\$65,052.31	\$872,677.00	\$678,768.92	\$897,677.00
2014	65	\$879,505.02	\$25,000.00	\$0.00	\$1,015,720.00	\$854,505.02	\$1,040,720.00
2015	77	\$399,407.57	\$25,000.00	\$0.00	\$1,019,344.00	\$374,407.57	\$1,044,344.00
2016	66	\$294,772.00	\$25,000.00	\$0.00	\$1,403,974.00	\$269,772.00	\$1,428,974.00
*Total Liabilities = Gross Indemnity + Expense - Subrogation Recoveries							
*Cost of Risk = Premiums + Deductibles							

Worker's Compensation Self-insurance

	Current FY2017	Self Insured w/Excess Policy			Total Savings
		FY2018	FY2019	FY2020	
Premiums	\$1,464,900	\$135,000	\$135,000	\$135,000	
Admin/Salary	*	\$92,900	\$97,000	\$101,300	
Cost of Services	\$25,000	\$475,000	\$475,000	\$475,000	
Software	*	\$32,800	\$32,800	\$25,500	
Risk Consulting	*	\$30,000	\$30,000	\$30,000	
Total	\$1,489,900	\$765,700	\$769,800	\$766,800	
Savings From Current		\$724,200	\$720,100	\$723,100	\$2,167,400

* Mid-year addition of approximately \$100,000 to initiate self insured model

Worker's Compensation Self-Insurance

BUDGET ACTIONS

Worker's Compensation Internal Service Fund	FY2017 Amendment	FY2018 Recommendation
Supplies	\$2,700	\$0
Professional and Outside Services	30,000	30,000
Software Licenses	32,800	32,800
One New FTE (5 months)	39,800	94,300
Premiums	0	135,000
Cost of Services	0	475,000
Total	\$105,300	\$767,100
Change In Reserve	694,700	255,300
Transfer From General Fund	(800,000)	(575,300)
Transfer from HURF and Utility Funds	0	(447,100)



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Regular City Council Meeting

January 3, 2017 @ 6:00:00 PM

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

Council Meeting Date:	January 3, 2017	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD	District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action pertaining to the approval of the Preliminary Plat for Tierra Verde West, dated November 9, 2016, an approximately 79.56 acre property located north of the Happy Valley Road alignment between the 155th and 159th Avenue alignments.

Motion:

I move to approve the Tierra Verde West Preliminary Plat, dated November 9, 2016, subject to stipulations “a” through “h” as recommended by the Planning and Zoning Commission.

Background:

Ted Northrup of Atwell, on behalf of Tierra Verde 2015, LLC, seeks approval of a 237-lot, 16-tract Preliminary Plat located along the north side of the Happy Valley Road alignment, between 155th Avenue and 159th Avenue, in the Tierra Verde West PAD. Development will include a mix of single-family residential lots, which are in conformance with the recently approved Minor PAD Amendment. The proposed subdivision meets the requirements of the Tierra Verde West PAD as amended. This case was heard by the Planning and Zoning Commission on December 15, 2016, which recommended approval of the request to the City Council subject to staff recommended stipulations.

Objective Analysis:

The subject Preliminary Plat covers approximately 79.56 acres of the larger 88 acre Tierra Verde West PAD, which was approved by the City Council in 2006 and subsequently amended via Minor Amendment in November 2016. The proposed subdivision meets the requirements of the Tierra Verde West PAD as amended. The amenities included will provide recreational opportunities for the residents of the community. Once developed, the population base generated by the subdivision contribute to the local schools enrollment, while providing incentive for much needed retail services in the area. The proposed Preliminary Plat is consistent with the Surprise General Plan 2035 and the Tierra Verde West PAD as amended by FS16-334.

Policy Compliant:

The proposed Preliminary Plat advances the goals and policies of the Surprise General Plan and the City

Council's Strategic Plan.

Financial Impact:

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

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-334 - Tierra Verde West - Preliminary Plat - Staff Report](#)
 - ☐ [01 - FS16-334 - Tierra Verde West - Preliminary Plat - Vicinity Map](#)
 - ☐ [02 - FS16-334 - Tierra Verde West - Preliminary Plat - Case Map](#)
 - ☐ [03 - FS16-334 - Tierra Verde West - Preliminary Plat](#)
 - ☐ [04 - FS16-334 - Tierra Verde West - Preliminary Plat - Landscape Plans](#)
 - ☐ [05 - FS16-334 - Tierra Verde West - Preliminary Plat - Channel Section](#)
 - ☐ [06 - FS16-334 - Tierra Verde West - Preliminary Plat - Paloma Creek and TVW Site Plans showing 157th Avenue connection](#)
 - ☐ [07 - FS16-334 - Tierra Verde West - Preliminary Plat - Luke AFB Letter](#)
 - ☐ [08 - FS16-334 - Tierra Verde West - Preliminary Plat - Presentation](#)
-

PRELIMINARY PLAT

REPORT TO THE CITY COUNCIL

Case: **FS16-334**

Project Name: Tierra Verde West

Council District: 1

Meeting Date: **January 3, 2017**

Planner: Robert H. Kuhfuss, AICP

Owner: Tierra Verde 2015, LLC

Applicant: Ted Northrup of Atwell, LLC

Request: 237-lot, 16-tract Preliminary Plat

Site Location: North of the Happy Valley Road alignment between the 155th Avenue alignment and the 159th Avenue alignment

Site Size: 79.56 acres (approx.)

Density: 2.98 DU/Ac (gross)

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

Support/Opposition: None known

Commission

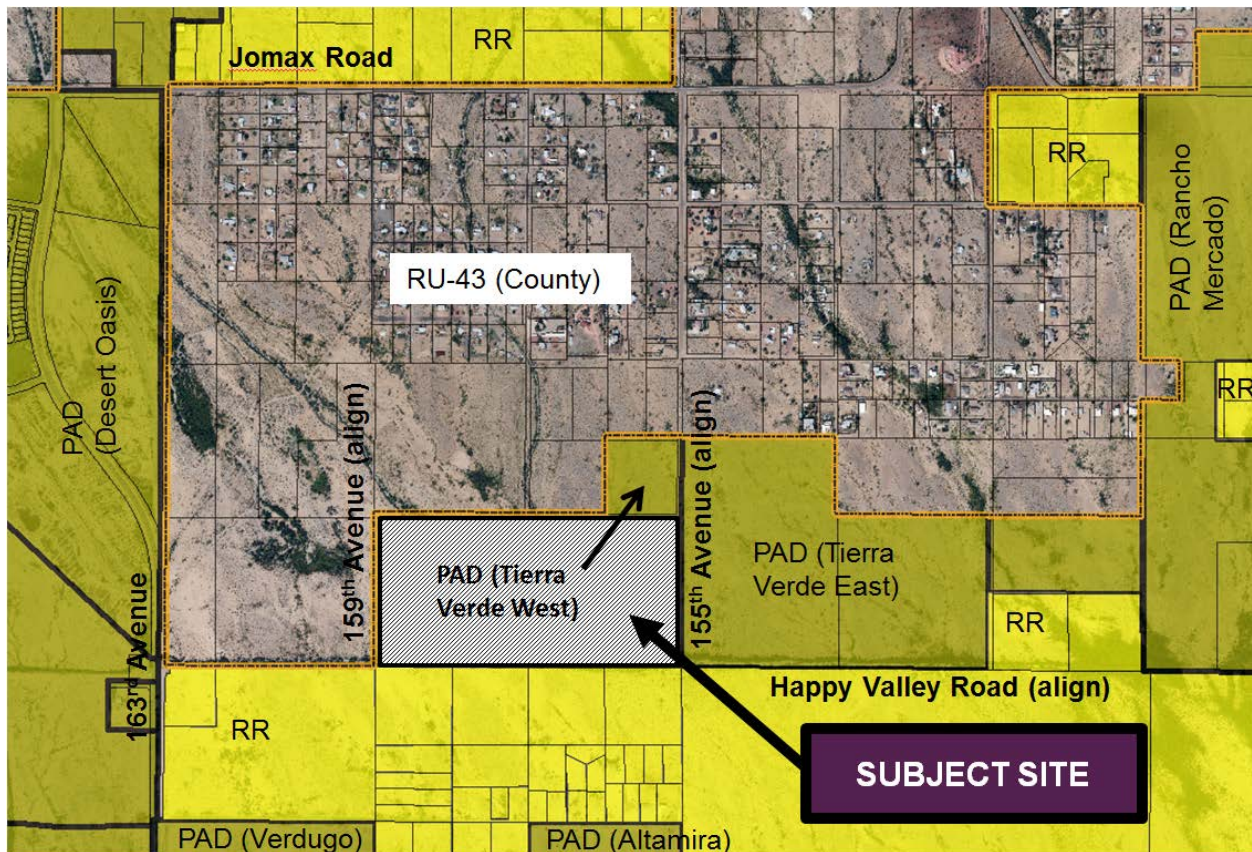
Recommendation: **Approve** subject to stipulations "a" through 'h'

PROJECT DESCRIPTION:

Ted Northrup of Atwell, on behalf of Tierra Verde 2015, LLC, seeks approval of a 237-lot, 16-tract Preliminary Plat located along the north side of the Happy Valley Road alignment, between 155th Avenue and 159th Avenue, in the Tierra Verde West PAD. Development will include a mix of single-family residential lots, which are in conformance with the recently approved Minor PAD Amendment.

EXISTING ZONING:

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



43 **BACKGROUND:**

44
45 **March 21, 2006:** The Surprise City Council approved the Tierra Verde West PAD under case PAD05-
46 401, subject to stipulations “a” through “h”.
47

48 **May 3, 2012:** Staff met with the applicant to discuss a Major PAD Amendment and Preliminary Plat
49 for Tierra Verde East and West under case CR12-135.
50

51 **January 10, 2013:** Staff met with the applicant to discuss a Minor General Plan Amendment and
52 Major PAD Amendment request for Tierra Verde West under case CR12-393.
53

54 **March 4, 2013:** The applicant filed an application for a Minor General Plan Amendment for Tierra
55 Verde West under case FS13-080. Said application expired due to inactivity.
56

57 **March 13, 2013:** The applicant filed an application for a Major PAD Amendment for Tierra Verde
58 West under case FS13-097. Said application expired due to inactivity.
59

60 **May 1, 2013:** The applicant filed an application for a Major PAD Amendment and Preliminary Plat
61 for Tierra Verde West under case FS13-165. Said application expired due to inactivity.
62

63 **November 21, 2013:** Staff met with the applicant to discuss a Preliminary Plat for Tierra Verde
64 West under case CR13-497.
65

66 **May 26, 2016:** Staff met with the applicant to discuss a Minor PAD Amendment and Preliminary
67 Plat for Tierra Verde West under case CR16-227.
68

69 **July 29, 2016:** The applicant filed a request for a Minor Zoning Amendment and Preliminary Plat
70 covering the subject property under case FS16-334, the subject case.
71

72 **November 2, 2016:** Staff approved a Minor PAD Amendment to the Tierra Verde West PAD under
73 case FS16-334.
74

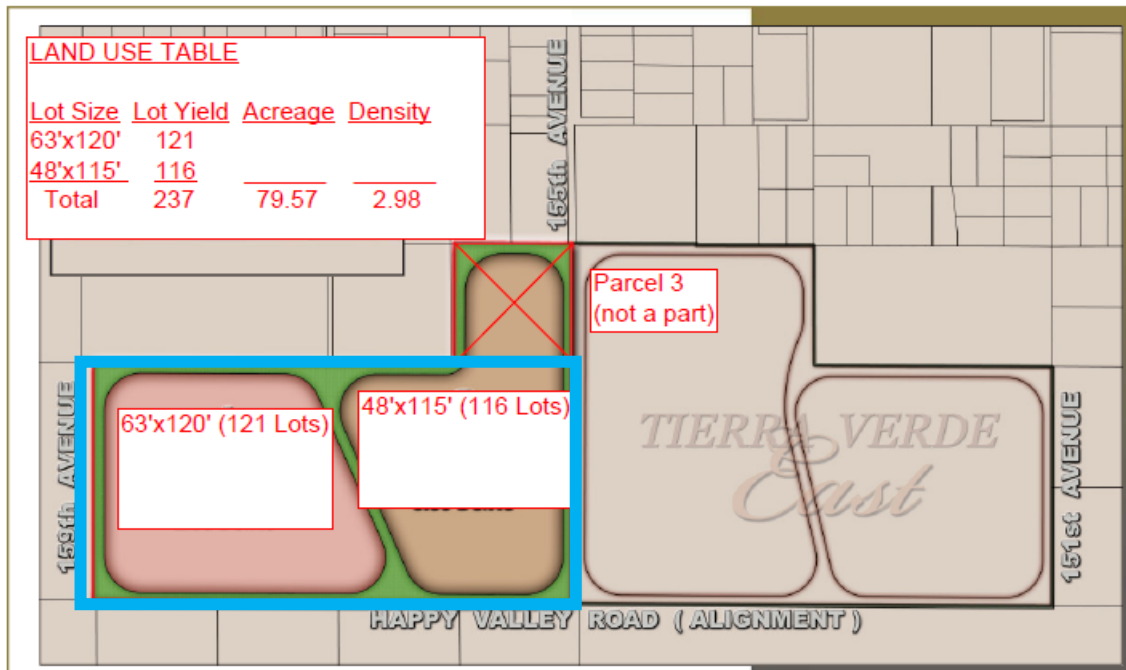
75 **December 15, 2016:** The Planning and Zoning Commission heard the request at their regularly
76 scheduled meeting and recommended approval of the request to the City Council subject to staff
77 recommended stipulations.
78

79 **CITIZEN OUTREACH:**

80
81 N/A

ANALYSIS AND DISCUSSION:

The subject Preliminary Plat covers approximately 79.56 acres of the larger 88 acre Tierra Verde West PAD, which was approved by the City Council in 2006 and subsequently amended via Minor Amendment in November 2016. The following map, taken from the amended Tierra Verde West PAD document, expresses the currently approved land uses. The general limits of the subject Preliminary Plat are shown in blue.



As noted in the background section of this report, staff administratively approved a Minor Amendment to the PAD, which served in part to amend the lot yield for a portion of the PAD. Note that neither the subject Preliminary Plat nor the associated Minor Amendment includes approximately nine (9) acres located at the extreme northeast corner of the PAD. Should that nine (9) acre parcel ever develop, it will do so either under the development criteria originally approved under the Tierra Verde West PAD or will rezone out of the PAD altogether.

Also approved under the aforementioned Tierra Verde West Minor Amendment are revisions to the development standards relating to the proposed lot product. These development standards are summarized in the following tables. Again, the nine (9) acre portion of the PAD that is not part of the subject request will either develop per the original PAD or will rezone out of the PAD altogether.

SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 63'x120'		SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 48'x115'	
REGULATIONS	PROPOSED PAD STANDARDS	REGULATIONS	PROPOSED PAD STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE	MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5'/5'	MIN. SIDE YARD SETBACK	5'/5'
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)	MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'	MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	63'	MIN. LOT FRONTAGE REQ. (AT BSL)	48'
MIN. LOT SIZE (SF)	7,480	MIN. LOT SIZE (SF)	5,450
MAX. BUILDING HEIGHT	30'	MAX. BUILDING HEIGHT	30'

104

105 Access to the site will be from Happy Valley Road at both 155th Avenue and 159th Avenue. The
 106 applicant will be responsible for half-street improvements to both 155th Avenue and 159th Avenue,
 107 including the construction of two box culverts, while William Lyon Homes will be responsible for the
 108 construction of Happy Valley Road; however, the exact location of the Happy Valley Road right-of-
 109 way and the extent of the associated improvements is still under discussion as a result of the
 110 proximity of the "sugar dike" and associated wash to adjacent lands.

111

112 The sugar dike was installed by the Army Corp of Engineers decades ago in an effort to protect the
 113 nearby auxiliary air field, which has long since been decommissioned. Generally, this dike straddles
 114 the east-west midsection line and due to its age has become an active riparian area suitable for
 115 preservation; however, in order to preserve the dike and associated wash, the Happy Valley Road
 116 right-of-way must shift to the south for much of its entire length. Since much of the land onto
 117 which would be located the re-aligned right-of-way is State Trust Land, the Arizona State Land
 118 Department (ASLD) must agree to the proposed location. Discussions are still underway with the
 119 ASLD and the Flood Control District of Maricopa County, which is why the Preliminary Plat is
 120 ambiguous in this regard. While the fate of the sugar dike and the associated wash is unknown at
 121 this time, staff's preference is that both the dike and the wash remain in-situ if possible.

122

123 Regardless, as noted above, William Lyon Homes is responsible for the construction of Happy Valley
 124 Road, and as part of the Development Agreement between the City of Surprise and William Lyon
 125 Homes, certain buy-ins are required. The applicant will contribute their pro rata share of the costs
 126 to construct Happy Valley Road to William Lyon Homes through a "Street Buy-in Fee", the amount
 127 of which to be determined.

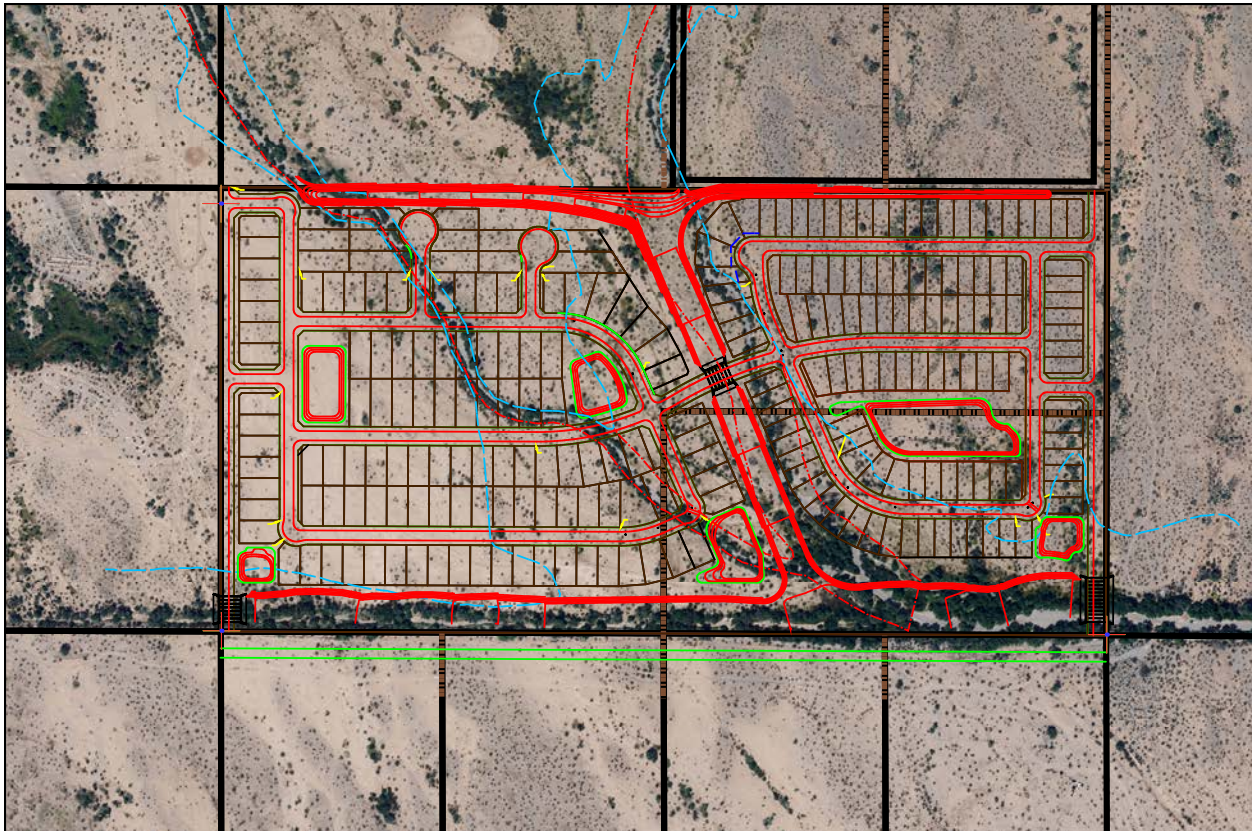
128

129 The project will have in excess of 30% open space. Landscaping throughout the site will consist of
 130 native or near-native plant species consistent with the Tierra Verde PAD. The project will also
 131 feature considerable amenities including tot-lot, BBQ, and ramadas and trails, as shown on Sheet
 132 L1-10 of the attached Landscape Plans.

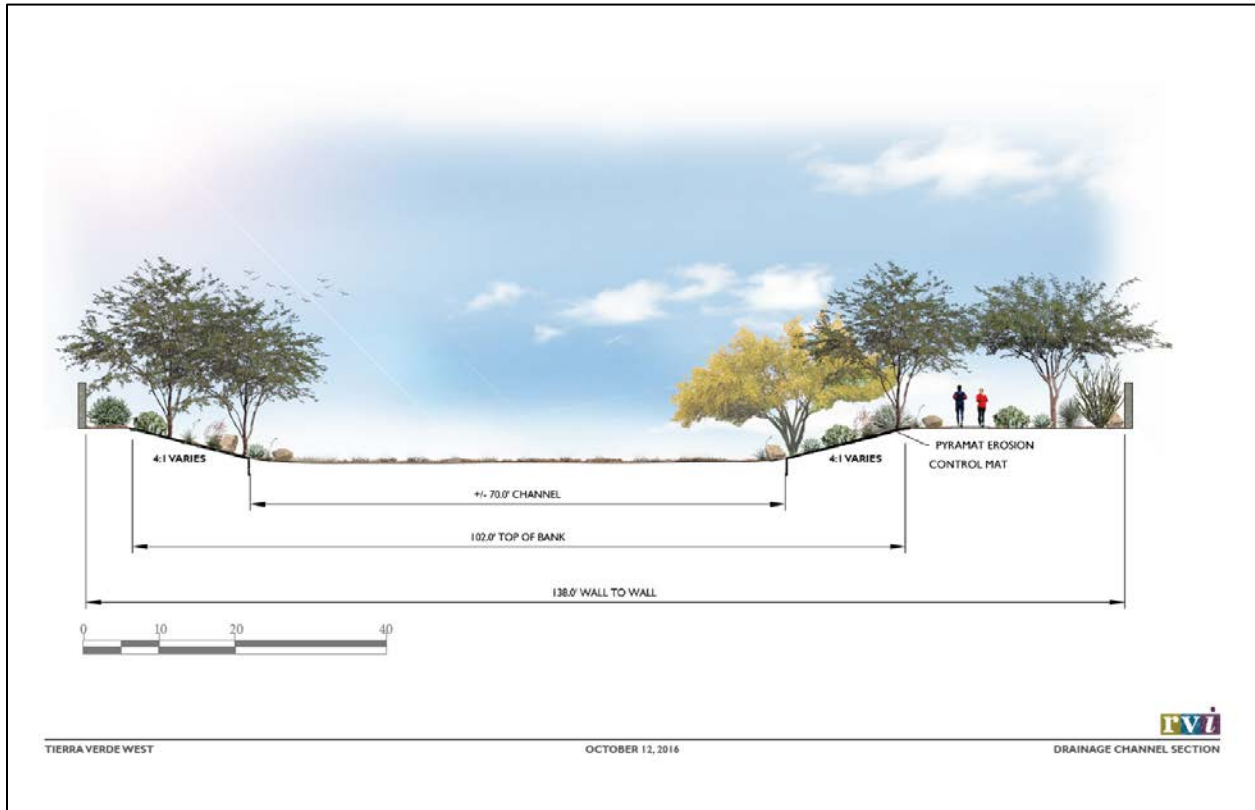
133

Primary theme walls will consist of split-face CMU panels anchored on each end by faux stone battered columns, each capped with a pre-cast concrete element. View walls of similar character will be utilized adjacent to open space areas where appropriate. Walls within the interior will consist of smooth-face pilaster blocks. Two entry monuments approximately eight (8) feet tall will be located near the southeast and southwest corners of the site. These elements are expressed on Sheet L1.10 of the attached Landscape Plans.

The subject property has considerable drainage constraints in that much of the land drains in a sheet flow manner, with naturally occurring washes bisecting the site from northwest to southeast. Staff's preference is for these two wash corridors to also remain in-situ; however, to do so significantly limits the developer's ability to generate the lot yield needed to amortize the expenses associated with development. As an alternative, the applicant proposes to catch the off-site flows entering the site via a channel located along the northern edge of the site then direct those flows to a centrally located drainage channel, which would intersect the aforementioned sugar dike wash towards the eastern end of the site.



While this approach will accommodate the required drainage volume, other than the public trail and landscaping that will be located along the side of the channel, as well as Upper Sonoran Desert seed mix applied within the channel, the channel itself will have little amenity value. As noted previously, staff's preference would be for the existing washes to remain in-situ; however, if the channel approach is necessary, staff's would prefer the channel be more highly amenitized. That said, the applicant is of the opinion that because of the drainage velocity associated with the channel, any treatments such as turf bottom would scour away during a heavy rain event and create a potentially unsafe condition.



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
Fire:	City of Surprise
Phone:	Qwest
Cable:	Cox

161 **CONFORMANCE WITH ADOPTED PLANS:**

162
163 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
164 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
165 or more, provided appropriate transitions are made between the various Neighborhood types
166 included within the character area. At 2.98 DU/Ac, the project most closely aligns with the
167 Suburban Neighborhood type and is consistent with the General Plan in this regard. The General
168 Plan also seeks public trail connectivity, which will be implemented in the development through the
169 Final Plat and related improvement plans.

170
171 **REVIEWING AGENCIES:**

172
173 **Luke Air Force Base (LAFB):** In a letter dated August 5, 2016 (attached), LAFB indicated the
174 proposed Preliminary Plat meets the Graduated Density Concept and will not negatively impact
175 flight operations.

176
177 **Maricopa Water District (MWD):** In an email dated August 1, 2016, MWD indicated the subject site
178 is located outside of their service area.

179
180 **SUMMARY:**

181
182 The proposed subdivision meets the requirements of the Tierra Verde West PAD as amended. The
183 amenities included will provide recreational opportunities for the residents of the community.
184 Once developed, the population base generated by the subdivision contribute to the local schools
185 enrollment, while providing incentive for much needed retail services in the area.

186
187 **FINDINGS:**

- 188
189
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - 190 • The proposed Preliminary Plat is consistent with the Tierra Verde West PAD as amended by
 - 191 FS16-334.
 - 192 • The reviewing agencies have indicated no objections to the request.

193
194 **COMMISSION RECOMMENDATION:**

195
196 The Planning and Zoning Commission recommended the City Council **approve** the proposed
197 Preliminary Plat subject to the following stipulations:

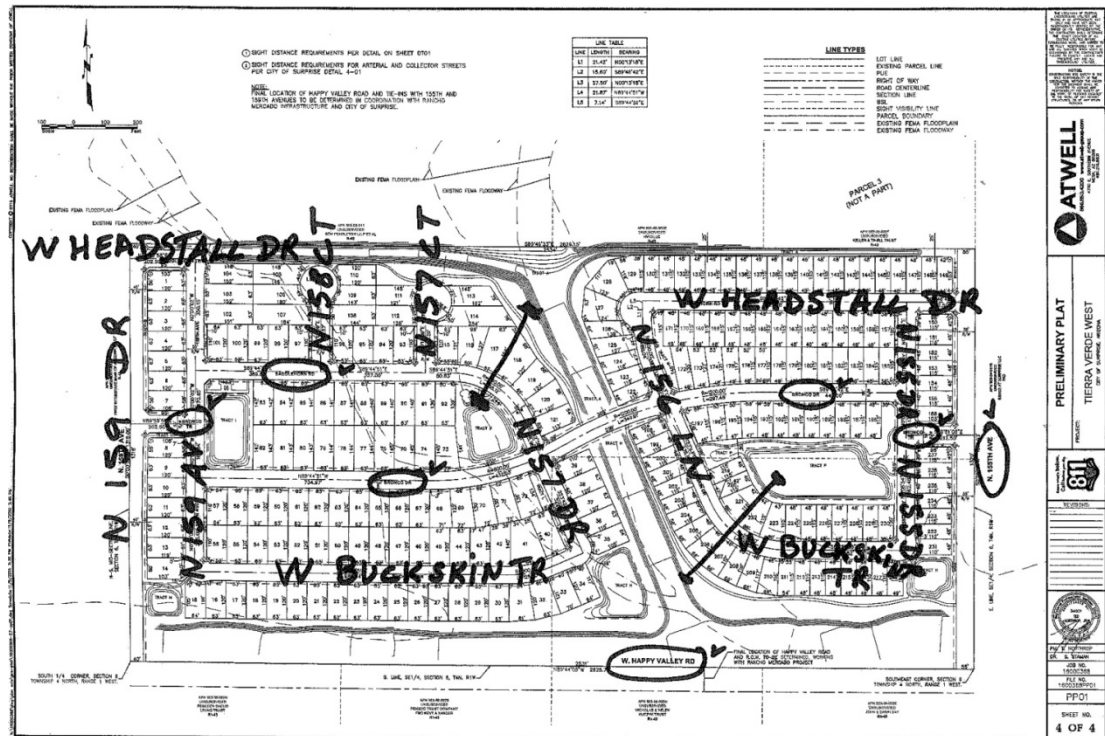
- 198
199
 - a. Development of the site shall be in conformance with the Preliminary Plat entitled
 - 200 "Preliminary Plat for Tierra Verde West", consisting of 4 full-size sheets, prepared by
 - 201 Atwell Engineering and stamped received November 10, 2016, except as modified
 - 202 below.

- 203
- 204 b. Landscaping and amenities of the site shall be in conformance with the Preliminary
- 205 Landscape Plans entitled "Tierra Verde West", consisting of 10 full-size sheets, prepared
- 206 by RVI Planning and Landscape Architecture and stamped received November 10, 2016,
- 207 except as modified below.
- 208
- 209 c. All Final Plats shall include a Plat Note advising of the fact that Happy Valley Road may
- 210 become a six-lane Major Arterial at some point in the future.
- 211
- 212 d. Prior to approval of the Final Plat for Tierra Verde West, the location of the Happy Valley
- 213 Road alignment with respect to the sugar dike and associated wash shall be determined
- 214 and the Final Plat reflective of such determination.
- 215
- 216 e. Prior to Final Plat approval the applicant shall submit a revised Preliminary Plat for
- 217 Tierra Verde West that shows the extension of the reclaimed water line along Happy
- 218 Valley Road.
- 219
- 220 f. Should it become necessary to extend 156th Lane northward into the future Paloma
- 221 Creek development, said extension will be considered substantial conformance with the
- 222 approved Tierra Verde West Preliminary Plat.
- 223
- 224 g. Within 30 days of approval of the subject request, the applicant shall submit a revised
- 225 Preliminary Plat and related AutoCAD files that address the following GIS comments:
- 226
- 227 1. Revise the street names on the Preliminary Plat based on the attached map.
- 228
- 229 2. The AutoCAD files must reference a minimum of **two physical monuments** in order
- 230 for the City to tie in your project data to the City drawings. The monuments shall be
- 231 (a) section corner(s) and /or quarter corner(s) as surveyed under the Maricopa
- 232 County Geodetic Densification and Cadastral Survey (GDACS) project and/or
- 233 monuments recognized by the National Geodetic Survey (NGS) as B order or better
- 234 (with bearing and distances noted). **Centerlines are not acceptable.**
- 235
- 236 3. Resubmit the AutoCAD files for:
- 237 • ALTA showing easement
- 238 • Street Master Plan with street names for the entire development (all
- 239 subdivisions)
- 240 • Preliminary Plat with lot lines and corrected street names
- 241 • Preliminary Civil Improvement Plans (grading, drainage, water, sewer,
- 242 reclamation, paving, as applicable)
- 243

4. The following outlines the requirements for the disk format / record electronic files:

CAD files (.dwg) will be provided in the latest commercially available release of AutoCAD. Drawings are to be purged of all extraneous information, will be "bound" to insert all reference files, will be accompanied by any non-native fonts, and will be free of complex file pathing which complicates file openings when transferred from the CDROM. Binding of reference files will be done using AutoCAD's Xref "Insert" option so as to avoid layer and block name corruption. PC compatible CD in Datum NAD 83 (2002Adjustment) Arizona State Plane Coordinate Systems, Central Zone and in decimal units. The subject parcel will reference a minimum of two physical monuments and; the monuments will be (a) section corner(s) and /or quarter corner(s) as surveyed under the Maricopa County Geodetic Densification and Cadastral Survey (GDACS) project and/or monuments recognized by the National Geodetic Survey (NGS) as B order or better. See Maricopa Website for details at:

www.mcdot.maricopa.gov/survey/home.htm



- h. 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.

269	<u>Attachments:</u>
270	
271	01 – Vicinity Map (1 page)
272	02 – Case Map (1 page)
273	03 – Preliminary Plat (4 pages)
274	04 – Preliminary Landscape Plans (10 pages)
275	05 – Tierra Verde West Drainage Cross Section (1 page)
276	06 – Paloma Creek Conceptual Site Plan (1 page)
277	07 – Luke AFB letter (2 pages)

**FS16-334
Tierra Verde West
Preliminary Plat**

Vicinity Map



North

1 Mile

Surprise
Annexation

SUBJECT SITE

Jomax Road

Happy Valley Road (align)

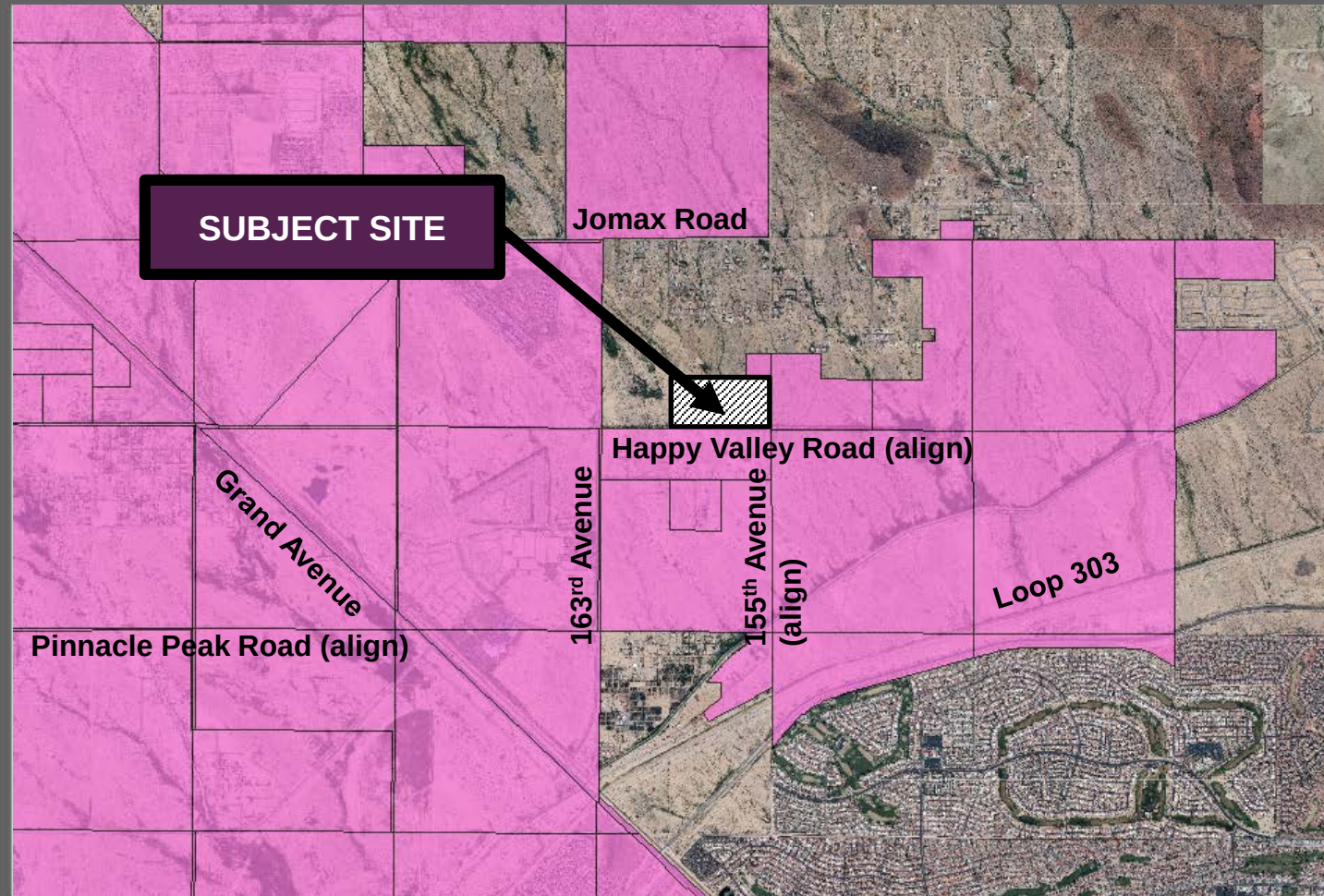
163rd Avenue

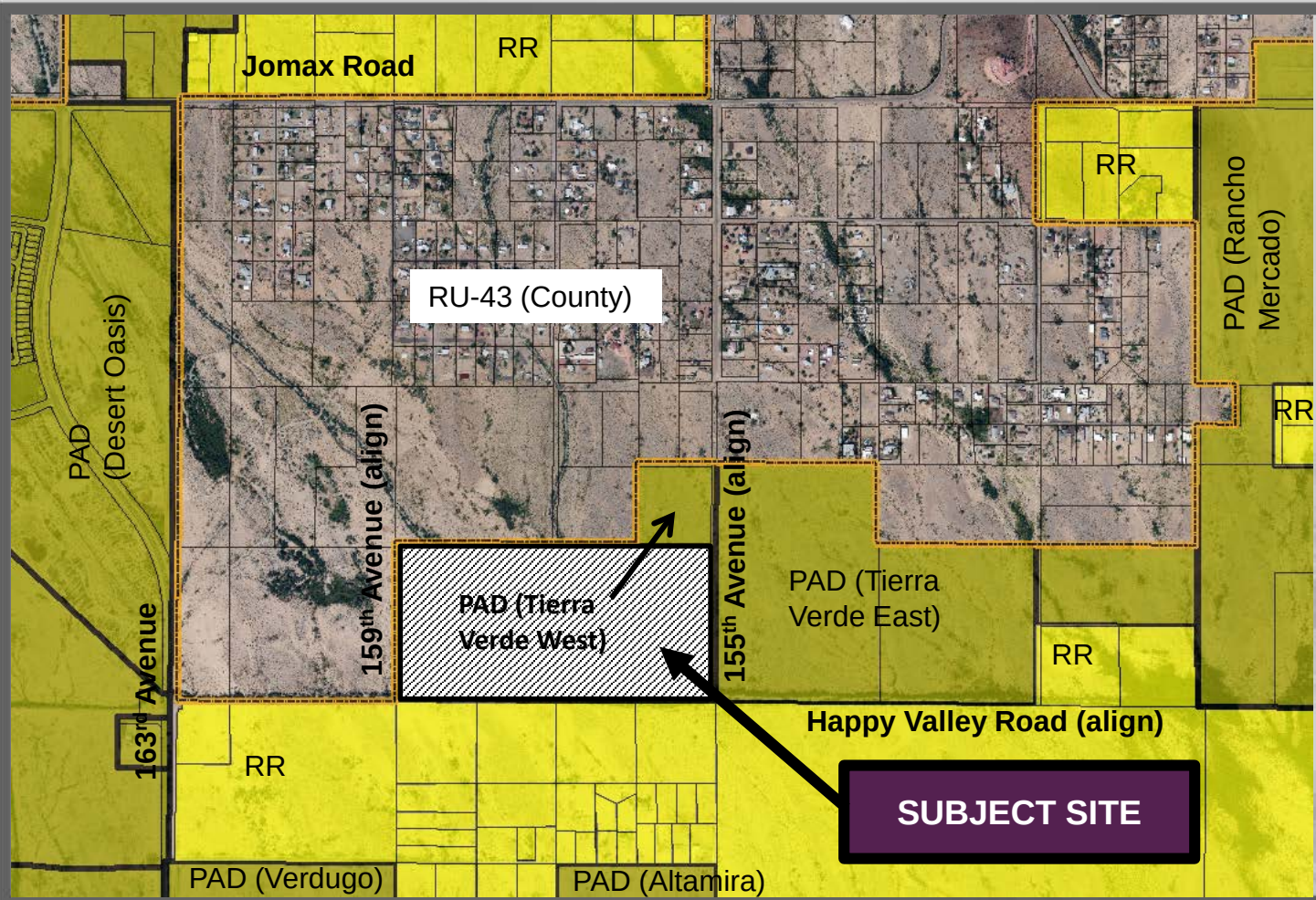
155th Avenue
(align)

Loop 303

Grand Avenue

Pinnacle Peak Road (align)



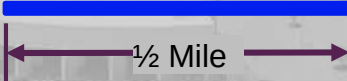


FS16-334
Tierra Verde West
Preliminary Plat

Case Map



North

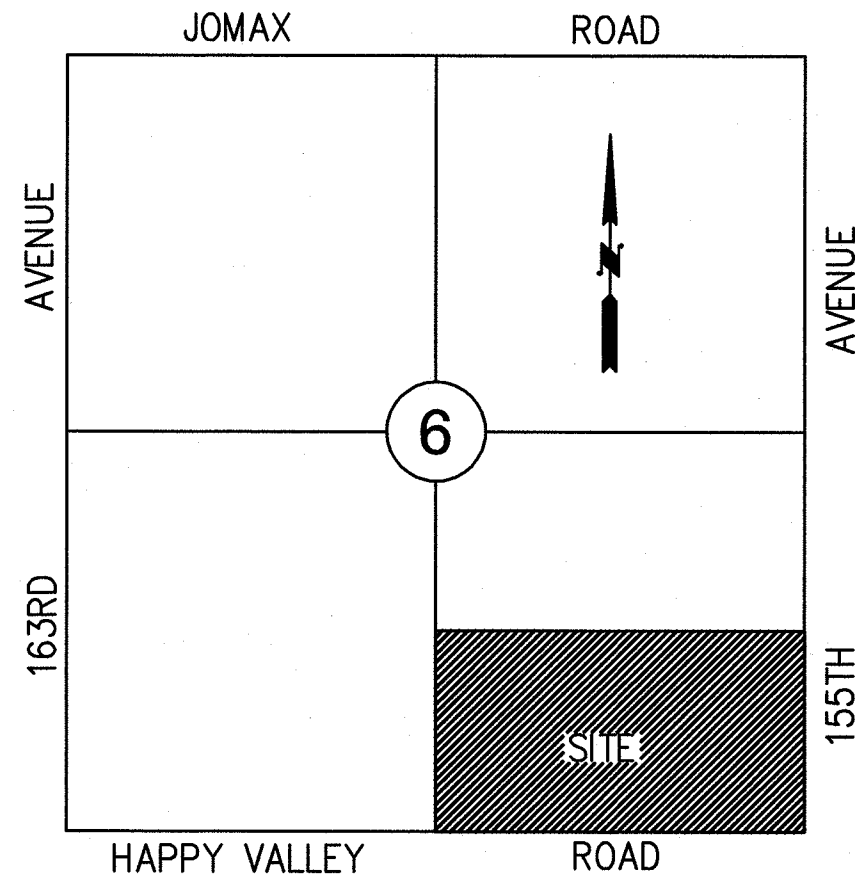


SUBJECT SITE

k:\6000368\dwg\plan set\6000368-01-cd01.dwg S:\dwg\1/9/2016 3:27 PM Plotted:1/9/2016 3:49 PM

LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL
LOT# 1	7485.50	63.00	LOT# 81	8997.93	63.00	LOT# 161	5520.00	48.00
LOT# 2	7560.00	63.00	LOT# 82	8977.57	63.00	LOT# 162	5520.00	48.00
LOT# 3	7560.00	63.00	LOT# 83	8957.21	63.00	LOT# 163	5520.00	48.00
LOT# 4	7560.00	63.00	LOT# 84	8936.84	63.00	LOT# 164	5520.00	48.00
LOT# 5	7560.00	63.00	LOT# 85	8916.48	63.00	LOT# 165	5520.00	48.00
LOT# 6	7560.00	63.00	LOT# 86	8896.12	63.00	LOT# 166	5520.00	48.00
LOT# 7	7523.00	63.00	LOT# 87	8875.75	63.00	LOT# 167	5520.00	48.00
LOT# 8	7523.00	63.00	LOT# 88	8855.39	63.00	LOT# 168	5520.00	48.00
LOT# 9	7560.00	63.00	LOT# 89	8835.03	63.00	LOT# 169	5520.00	48.00
LOT# 10	7560.00	63.00	LOT# 90	8814.66	63.00	LOT# 170	5520.00	48.00
LOT# 11	7560.00	63.00	LOT# 91	8794.30	63.00	LOT# 171	5520.00	48.00
LOT# 12	7560.00	63.00	LOT# 92	8772.42	63.00	LOT# 172	7048.95	48.00
LOT# 13	7554.95	68.00	LOT# 93	7510.00	63.00	LOT# 173	6563.30	48.00
LOT# 14	7933.40	63.00	LOT# 94	7560.00	63.00	LOT# 174	6193.15	48.00
LOT# 15	7518.00	64.00	LOT# 95	7560.00	63.00	LOT# 175	5933.92	48.00
LOT# 16	7530.00	63.00	LOT# 96	7510.00	63.00	LOT# 176	5782.44	48.00
LOT# 17	7560.00	63.00	LOT# 97	7510.00	63.00	LOT# 177	5613.17	48.00
LOT# 18	7560.00	63.00	LOT# 98	7560.00	63.00	LOT# 178	5520.00	48.00
LOT# 19	7560.00	63.00	LOT# 99	7560.00	63.00	LOT# 179	5520.00	48.00
LOT# 20	7560.00	63.00	LOT# 100	7560.00	63.00	LOT# 180	5520.00	48.00
LOT# 21	7560.00	63.00	LOT# 101	7541.89	63.14	LOT# 181	5520.00	48.00
LOT# 22	7560.00	63.00	LOT# 102	9539.96	63.00	LOT# 182	5520.00	48.00
LOT# 23	7560.00	63.00	LOT# 103	9565.25	63.00	LOT# 183	5520.00	48.00
LOT# 24	7560.00	63.00	LOT# 104	9459.60	63.00	LOT# 184	5520.00	48.00
LOT# 25	7560.00	63.00	LOT# 105	9667.35	63.00	LOT# 185	5495.35	48.00
LOT# 26	7560.00	63.00	LOT# 106	9994.52	63.00	LOT# 186	5520.00	48.00
LOT# 27	7560.00	63.00	LOT# 107	11571.88	63.00	LOT# 187	5520.00	48.00
LOT# 28	7572.02	63.00	LOT# 108	9082.06	63.00	LOT# 188	5520.00	48.00
LOT# 29	7547.98	63.00	LOT# 109	8224.57	63.00	LOT# 189	5520.00	48.00
LOT# 30	7560.00	63.00	LOT# 110	7992.25	63.00	LOT# 190	5520.00	48.00
LOT# 31	8422.18	63.00	LOT# 111	7877.46	63.00	LOT# 191	5520.00	48.00
LOT# 32	8577.09	63.00	LOT# 112	8011.39	63.00	LOT# 192	5520.00	48.00
LOT# 33	7963.00	63.00	LOT# 113	9173.94	63.00	LOT# 193	5575.10	48.00
LOT# 34	7482.00	63.60	LOT# 114	13120.69	63.00	LOT# 194	5763.75	48.13
LOT# 35	7502.90	64.20	LOT# 115	7514.57	63.00	LOT# 195	5763.75	48.13
LOT# 36	7551.55	63.00	LOT# 116	9951.71	63.00	LOT# 196	5763.75	48.13
LOT# 37	7560.00	63.00	LOT# 117	11915.78	63.00	LOT# 197	6920.75	48.53
LOT# 38	7560.00	63.00	LOT# 118	10513.70	63.00	LOT# 198	5455.81	48.00
LOT# 39	7507.33	63.00	LOT# 119	8938.24	63.00	LOT# 199	5520.00	48.00
LOT# 40	9178.96	63.37	LOT# 120	8784.95	63.00	LOT# 200	5520.00	48.00
LOT# 41	12764.04	68.20	LOT# 121	7544.88	63.00	LOT# 201	5520.00	48.00
LOT# 42	8452.92	63.00	LOT# 122	5519.79	48.00	LOT# 202	5520.00	48.00
LOT# 43	7752.58	63.00	LOT# 123	6155.53	48.00	LOT# 203	5520.00	48.00
LOT# 44	7560.00	63.00	LOT# 124	6486.61	48.00	LOT# 204	6065.41	48.00
LOT# 45	7560.00	63.00	LOT# 125	7112.13	48.00	LOT# 205	6470.41	48.00
LOT# 46	7560.00	63.00	LOT# 126	6986.41	48.60	LOT# 206	6470.41	48.00
LOT# 47	7560.00	63.00	LOT# 127	9535.94	61.81	LOT# 207	6470.41	48.00
LOT# 48	7560.00	63.00	LOT# 128	9908.87	49.87	LOT# 208	6470.41	48.00
LOT# 49	7560.00	63.00	LOT# 129	7932.87	49.60	LOT# 209	6470.41	48.00
LOT# 50	7560.00	63.00	LOT# 130	5520.00	48.00	LOT# 210	6470.41	48.00
LOT# 51	7560.00	63.00	LOT# 131	5520.00	48.00	LOT# 211	5826.25	48.00
LOT# 52	7560.00	63.00	LOT# 132	5520.00	48.00	LOT# 212	5520.00	48.00
LOT# 53	7560.00	63.00	LOT# 133	5520.00	48.00	LOT# 213	5520.00	48.00
LOT# 54	7560.00	63.00	LOT# 134	5520.00	48.00	LOT# 214	5520.00	48.00
LOT# 55	7560.00	63.00	LOT# 135	5520.00	48.00	LOT# 215	5520.00	48.00
LOT# 56	7541.81	63.00	LOT# 136	5520.00	48.00	LOT# 216	5520.00	48.00
LOT# 57	7605.44	63.00	LOT# 137	5520.00	48.00	LOT# 217	5520.00	48.00
LOT# 58	7560.00	63.00	LOT# 138	5520.00	48.00	LOT# 218	5489.53	49.00
LOT# 59	7560.00	63.00	LOT# 139	5520.00	48.00	LOT# 219	5520.07	48.00
LOT# 60	7560.00	63.00	LOT# 140	5520.00	48.00	LOT# 220	5562.28	48.00
LOT# 61	7560.00	63.00	LOT# 141	5520.00	48.00	LOT# 221	7532.57	48.06
LOT# 62	7560.00	63.00	LOT# 142	5520.00	48.00	LOT# 222	7556.36	48.20
LOT# 63	7560.00	63.00	LOT# 143	5520.00	48.00	LOT# 223	7364.46	48.08
LOT# 64	7560.00	63.00	LOT# 144	5520.00	48.00	LOT# 224	5520.00	48.00
LOT# 65	7560.00	63.00	LOT# 145	5520.00	48.00	LOT# 225	5520.00	48.00
LOT# 66	7560.00	63.00	LOT# 146	5520.00	48.00	LOT# 226	5520.00	48.00
LOT# 67	7560.00	63.00	LOT# 147	5520.00	48.00	LOT# 227	5520.00	48.00
LOT# 68	8044.01	63.00	LOT# 148	5520.00	48.00	LOT# 228	5520.00	48.00
LOT# 69	8433.93	63.00	LOT# 149	5562.80	48.00	LOT# 229	5520.00	48.00
LOT# 70	8724.25	63.00	LOT# 150	5543.50	48.90	LOT# 230	5470.00	48.00
LOT# 71	8935.91	63.00	LOT# 151	5520.00	48.00	LOT# 231	5507.66	49.00
LOT# 72	9049.24	63.00	LOT# 152	5520.00	48.00	LOT# 232	5497.96	48.00
LOT# 73	10065.85	64.50	LOT# 153	5520.00	48.00	LOT# 233	5520.00	48.00
LOT# 74	9319.09	63.25	LOT# 154	5520.00	48.00	LOT# 234	5520.00	48.00
LOT# 75	9120.11	63.00	LOT# 155	5520.00	48.00	LOT# 235	5520.00	48.00
LOT# 76	9099.75	63.00	LOT# 156	5483.00	48.00	LOT# 236	5520.00	48.00
LOT# 77	9079.39	63.00	LOT# 157	5478.45	48.00	LOT# 237	5560.50	48.00
LOT# 78	9059.02	63.00	LOT# 158	5520.00	48.00	TOTAL	1670938.13	
LOT# 79	9038.66	63.00	LOT# 159	5520.00	48.00			
LOT# 80	9018.30	63.00	LOT# 160	5520.00	48.00			

PRELIMINARY PLAT
FOR
TIERRA VERDE WEST
A PORTION OF LAND IN THE SOUTHEAST QUARTER OF
SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
NOT TO SCALE

ADJACENT PROPERTY OWNERS WITHIN 200-FEET

ASSESSORS PARCEL #	PROPERTY OWNERS	MAILING ADDRESS
503-55-002F	KENNETH KRIEGER KELLER & BETTY LYNN TINNELL TRUST	8485 E. PIERCE ST. SCOTTSDALE AZ, 85257
503-55-002E	HV 10, L.L.C.	16585 N. 104TH ST. SCOTTSDALE, AZ 85255
503-55-011	SCM PENDLETON, L.L.L.P., SCM-WHITEMAN, ET. AL.	1242 E. JACKSON ST. PHOENIX, AZ 85034
503-55-012F	HAPPY VALLEY TWENTY FIVE, L.L.C.	16585 N. 104TH ST. SCOTTSDALE, AZ 85255
503-55-016	MARYE HARRILYN ELLEN REVOCABLE LIVING TRUST	499 W. MISSOURI AVE. PHOENIX, AZ 85013
503-56-001B	163RD & HAPPY VALLEY ROAD, L.L.C.	6721 W. REDFIELD RD. PEORIA, AZ 85381
503-56-002N	REBECCA DAOUD LIVING TRUST	20126 E. SILVER CREEK LN. QUEEN CREEK, AZ 85142
503-56-002S	PENSCO TRUST COMPANY, FBO KENT A. XANDER	P.O.BOX 1736859 DENVER, CO 802173859
503-56-002H	NICHOLAS & ANN HELEN KUCZYK TRUST	HC 03 BOX 305 M. PAYSON, AZ 85541
503-56-002E	JOHN R. & DAWN RAE DAY	8002 W. PINCHOT PHOENIX, AZ 850330000
503-54-011B	BBBS AT SURPRISE, L.L.C.	4040 E. CAMELBACK RD. STE. 210 PHOENIX AZ, 85018
	ARIZONA STATE LAND	

FLOOD INFORMATION

TIERRA VERDE WEST IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAPS (FIRM) NO. 04013C-1210L, REVISED OCTOBER 16, 2013. PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD HAZARD ZONES "X", "AE" AND "A". THESE HAZARD ZONES ARE DEFINED AS FOLLOWS:

"ZONE X IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE AREAS OUTSIDE THE 100-YEAR FLOODPLAINS, AREAS OF 100-YEAR SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 100-YEAR STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREAS ARE LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"ZONE A IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE RATE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"ZONE AE IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE RATE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"FLOODWAY IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

OFF-PAVEMENT SEWER RIGHT-OF-WAYS/EASEMENTS (BOTH PUBLIC AND PRIVATE) WITH MANHOLES MUST HAVE ALL-WEATHER ACCESS ROADS AND BE ABOVE STORM WATER LEVELS. BOLTED, GASKETED COVERS WILL BE REQUIRED IN PROBLEM AREAS.

ALL ACCESS ROADS AND TURNING RADII SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF SU-40

CIVIL ENGINEER

ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831
FAX: (480) 830-4888
CONTACT: TED NORTHROP JR., P.E.

LANDSCAPE ARCHITECT

RVI
4702 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 586-2176
FAX: (480) 830-4888
CONTACT: DOUG CRAIG, PLA

OWNER \ DEVELOPER

TIERRA VERDE 2015, L.L.C.
6909 E. MAIN STREET
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 285-3061
CONTACT: MARK VOIGT

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1
DETAIL SHEETS	2 - 3
PRELIMINARY PLAT	4

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE
WATER	CITY OF SURPRISE	623-222-1000
SEWER	CITY OF SURPRISE	623-222-1000
FIRE	CITY OF SURPRISE	623-222-1000
GAS	SOUTHWEST GAS	602-484-5344
ELECTRIC	APS	602-250-1000
TELEPHONE	QWEST	480-630-0492
CABLE	COX	623-322-1710
REFUSE	CITY OF SURPRISE	623-222-1000

SITE DATA

CASE# FS16-334
APN 503-55-015A & 503-55-015B
EXISTING ZONING
GROSS SITE DATA
ARTERIAL ROAD R/W
NET SITE AREA
NUMBER OF LOTS
GROSS DENSITY
OPEN SPACE ACREAGE

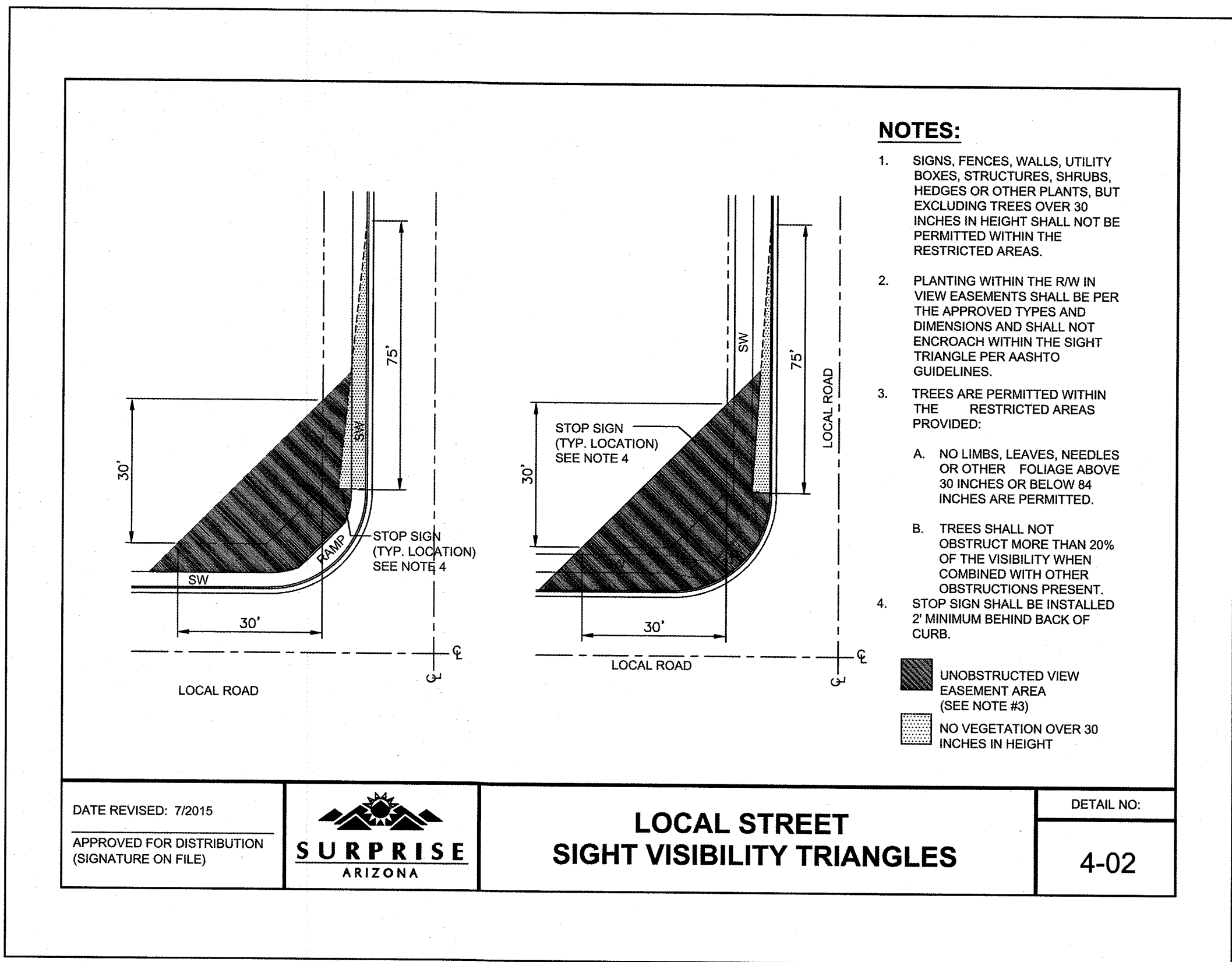
PAD (CITY OF SURPRISE)
79.56 AC
1.67 AC
77.89 AC
237
2.98 DU/AC
25.38 AC (33% OF NET AREA)

503-55-015A	19.89 ACRES
503-55-015B	59.67 ACRES
GROSS AREA	79.56 ACRES
155TH AVENUE ROW	1.67 ACRES
159TH AVENUE ROW	1.21 ACRES
INTERIOR ROAD ROW	12.94 ACRES
TRACT AREA	25.38 ACRES
LOT AREA	38.36 ACRES
TOTAL AREA	79.56 ACRES

NO. OF LOTS	LOT SIZE
121	63'X120'
116	48'X115'
237	TOTAL

TRACT PARCEL DATA

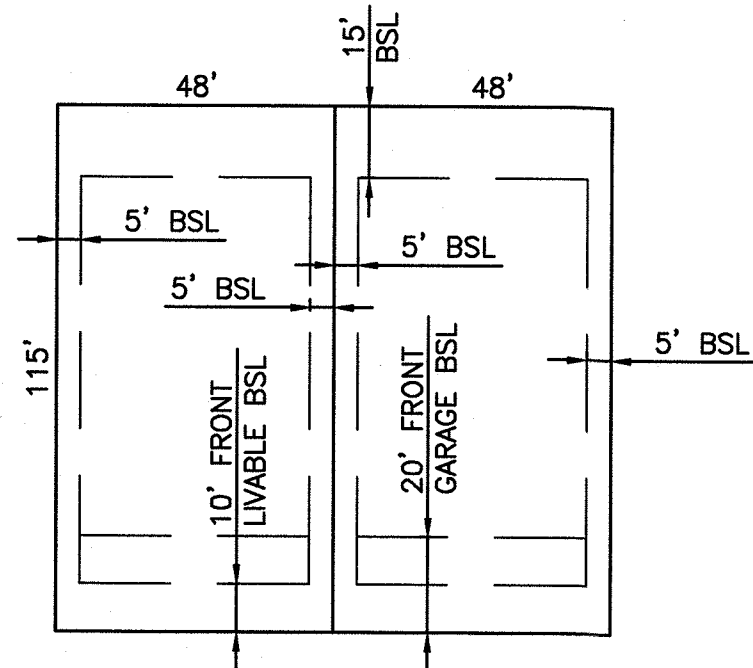
TRACT	AREA (SQ. FT.)	AREA (AC.)	RETEN.	OPEN	DRAINAGE	UTILITIES	PUBLIC	RECREATION
TRACT A	238,069	5.47	X	X	X	X	X	X
TRACT B	9,302	0.22		X	X			
TRACT C	1,050	0.02		X	X			
TRACT D	1,050	0.02		X	X			
TRACT E	1,050	0.02		X	X			
TRACT F	1,050	0.02		X	X			
TRACT G	1,050	0.02		X	X			
TRACT H	626,387	14.38	X	X	X	X		X
TRACT I	42,900	0.98	X	X	X		X	X
TRACT J	43,534	1.00	X	X	X		X	X
TRACT K	2,100	0.05		X	X			
TRACT L	5,996	0.14		X	X			
TRACT M	9,131	0.21		X	X			
TRACT N	2,000	0.05		X	X			
TRACT O	7,613	0.18		X	X			
TRACT P	113,268	2.60	X	X	X		X	X
SUBTOTAL	1,105,550	25.38						



NOTE: REFER TO EDS STANDARD DETAIL 4-01 FOR SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS.

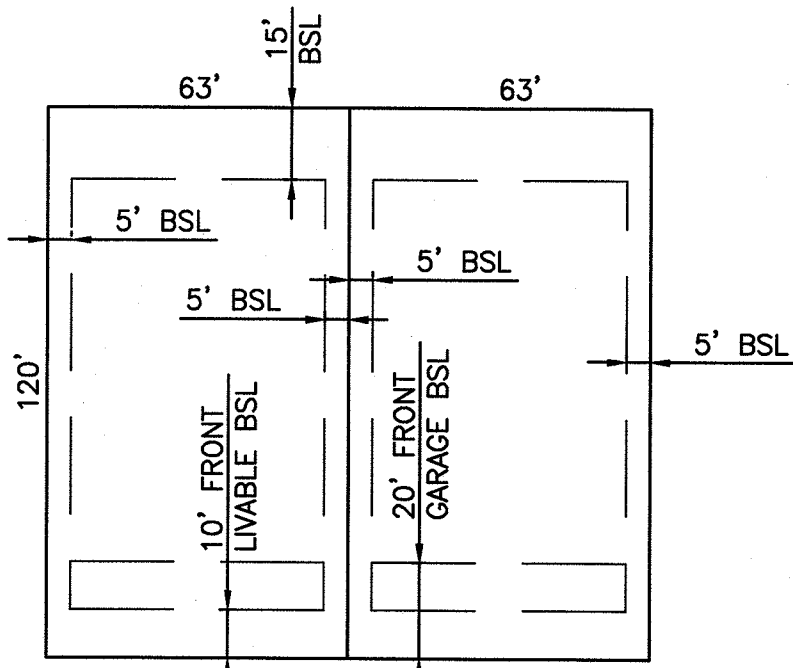
SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 48'x115'	
REGULATIONS	PROPOSED PAD STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5'/5'
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	48'
MIN. LOT SIZE (SF)	5,450
MAX. BUILDING HEIGHT	30'

SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 63'x120'	
REGULATIONS	PROPOSED PAD STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5'/5'
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	63'
MIN. LOT SIZE (SF)	7,480
MAX. BUILDING HEIGHT	30'



TYP. 48' MINIMUM WIDE LOT AND SETBACKS DETAIL

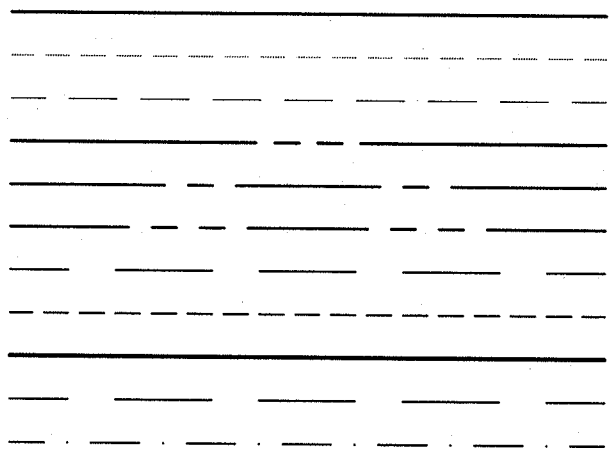
SCALE: N.T.S.



TYP. 63' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

LINE TYPES



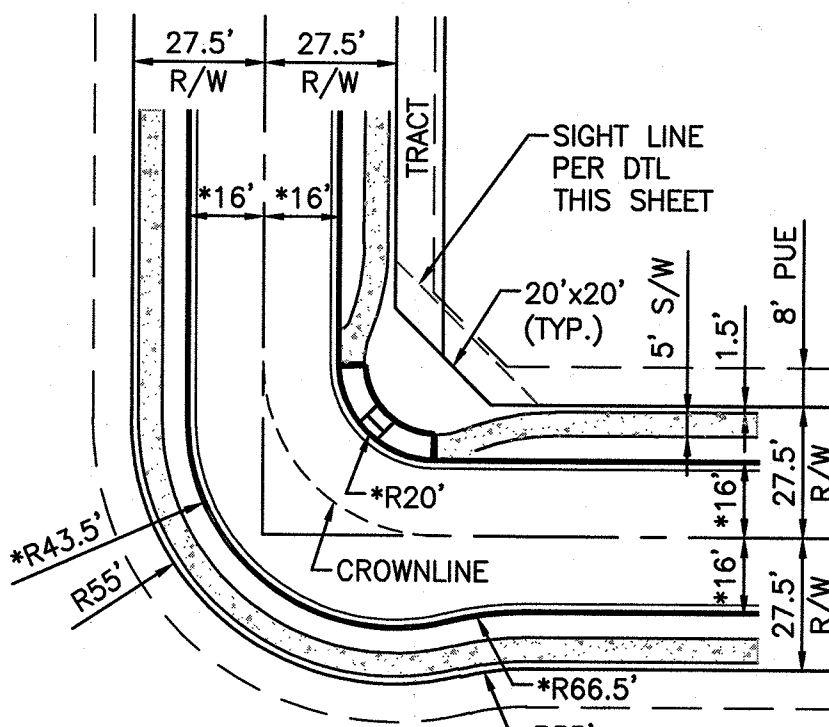
LOT LINE
EXISTING PARCEL LINE
PUE
RIGHT OF WAY
ROAD CENTERLINE
SECTION LINE
BSL
SIGHT VISIBILITY LINE
PARCEL BOUNDARY
EXISTING FEMA FLOODPLAIN
EXISTING FEMA FLOODWAY

ABBREVIATIONS

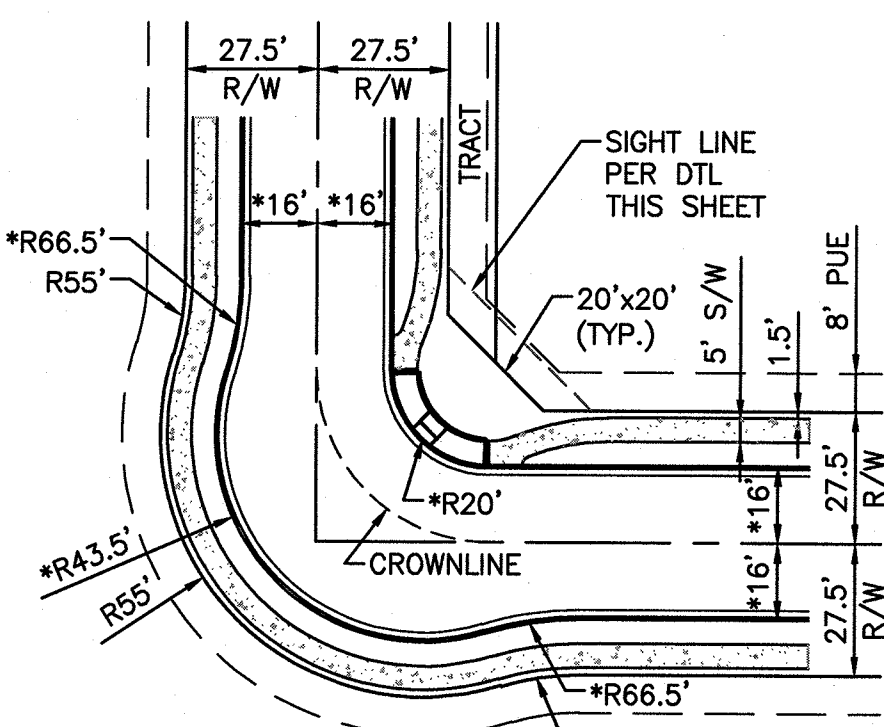
B/C BACK OF CURB
B/L BIKE LANE
BCHH BRASS CAP HAND HOLE
BSL BUILDING SETBACK LINE
CL CENTERLINE
CR CURB RETURN
EP EDGE OF PAVEMENT
ESMT EASEMENT
EX EXISTING
F/C FACE OF CURB
PL PROPERTY LINE
PUE PUBLIC UTILITY EASEMENT
R/W RIGHT OF WAY
S/W SIDEWALK

GENERAL NOTES:

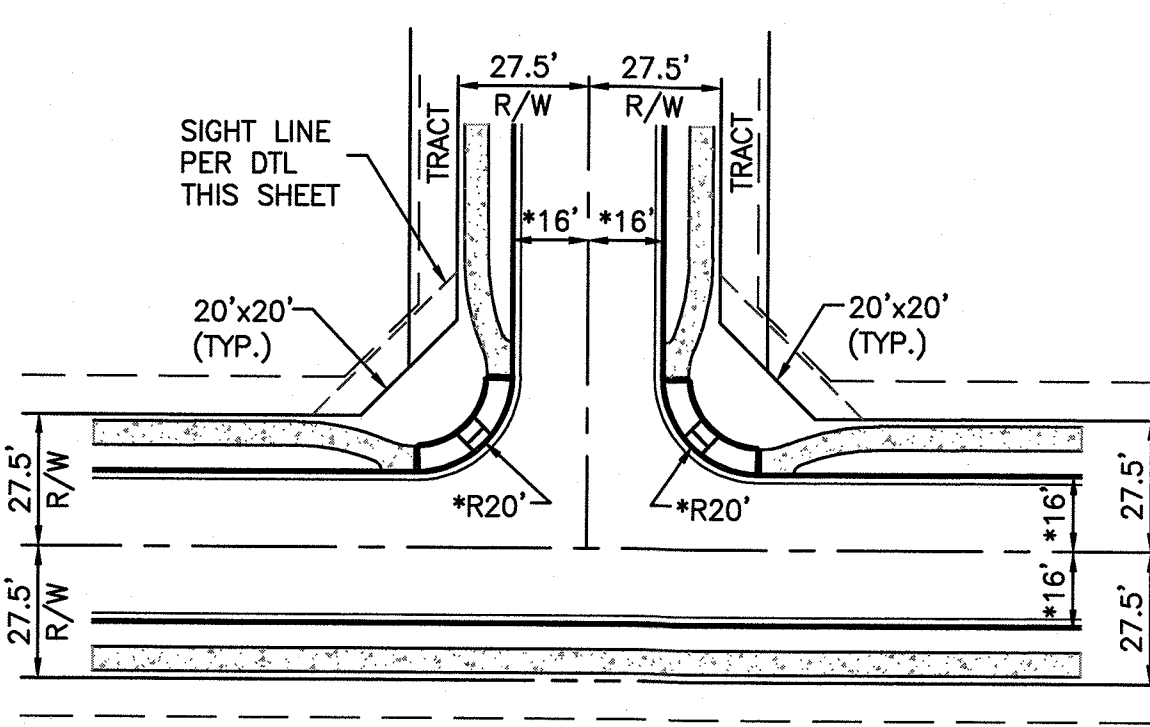
- LATERAL SEWERS SERVING LESS THAN THIRTY (30) HOUSES WILL HAVE A MINIMUM SLOPE OF 0.76 PERCENT. WHERE LATERAL SEWERS SERVE LESS THAN TEN (10) HOUSES, THE MINIMUM SLOPE WILL BE NOT LESS THAN ONE (1) PERCENT.



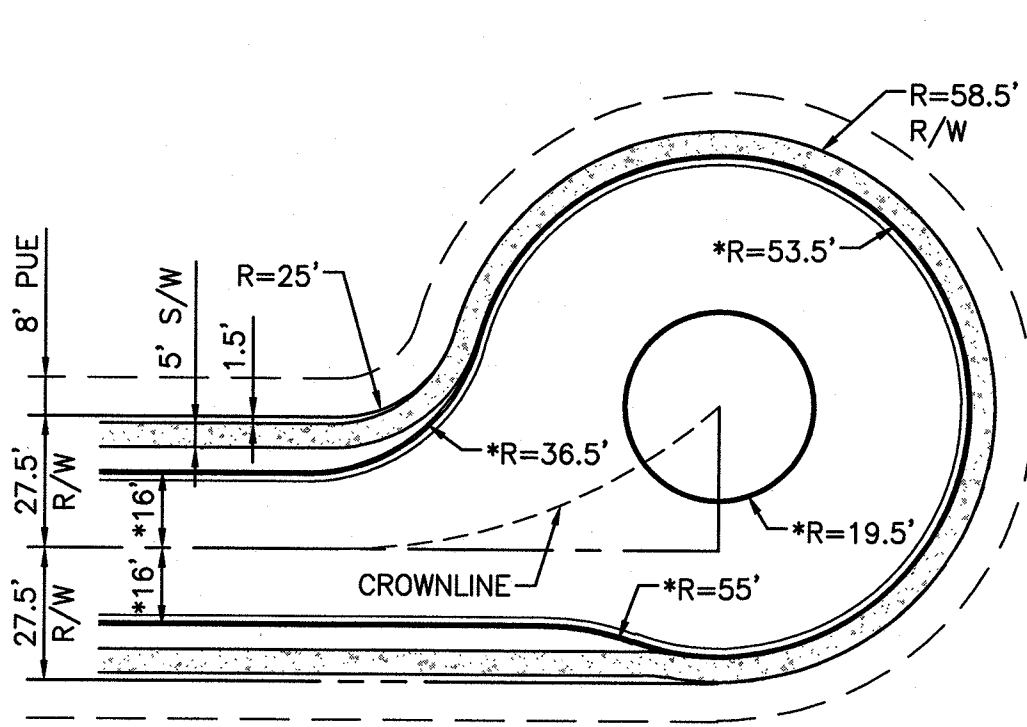
TYPICAL KNUCKLE 2



TYPICAL KNUCKLE 3

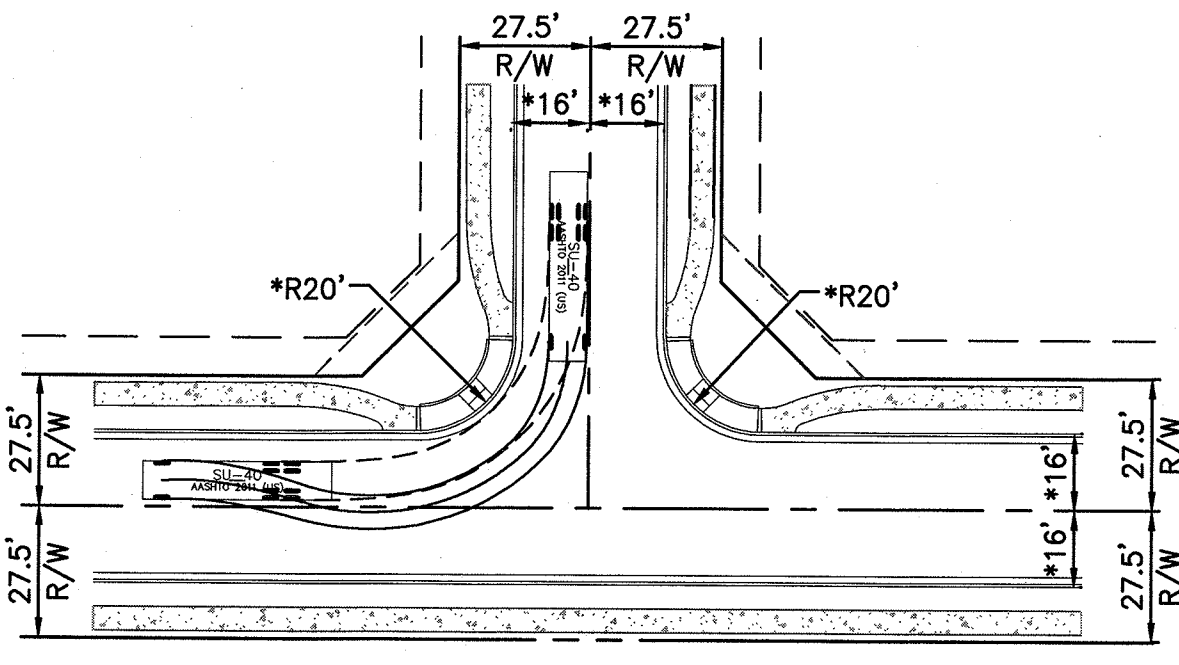


TYPICAL T INTERSECTION

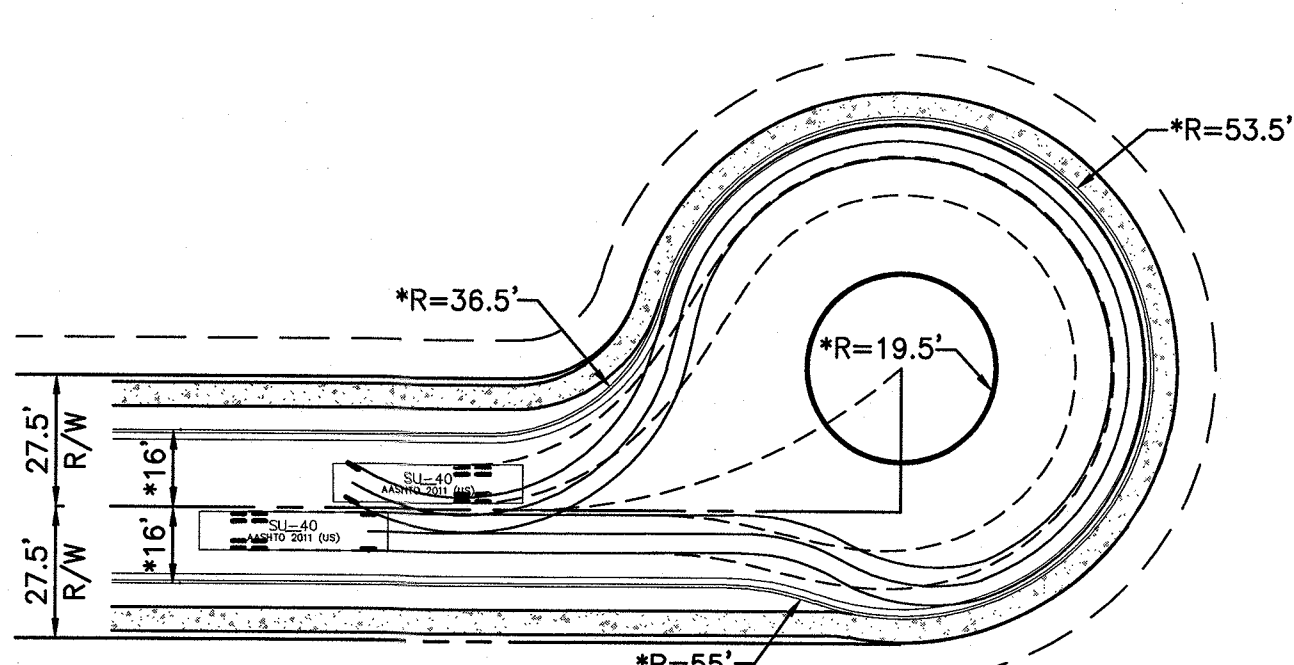


TYPICAL CUL-DE-SAC

*NOTE: DIMENSION AT THE BACK OF CURB. REFER TO EDS CURRENT STANDARD DETAIL 3-15 FOR CORNER RADI DEDICATIONS.



TYPICAL T INTERSECTION



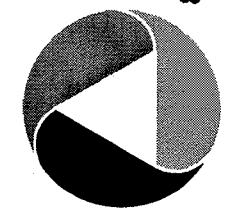
TYPICAL CUL-DE-SAC

AASHTO SU-40

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.278.9831



DETAIL SHEET

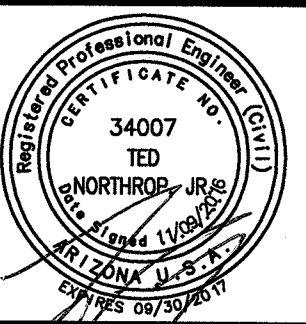
TERRA VERDE WEST
CITY OF SURPRISE, ARIZONA

PROJECT:



REVISIONS:

NO.	DESCRIPTION



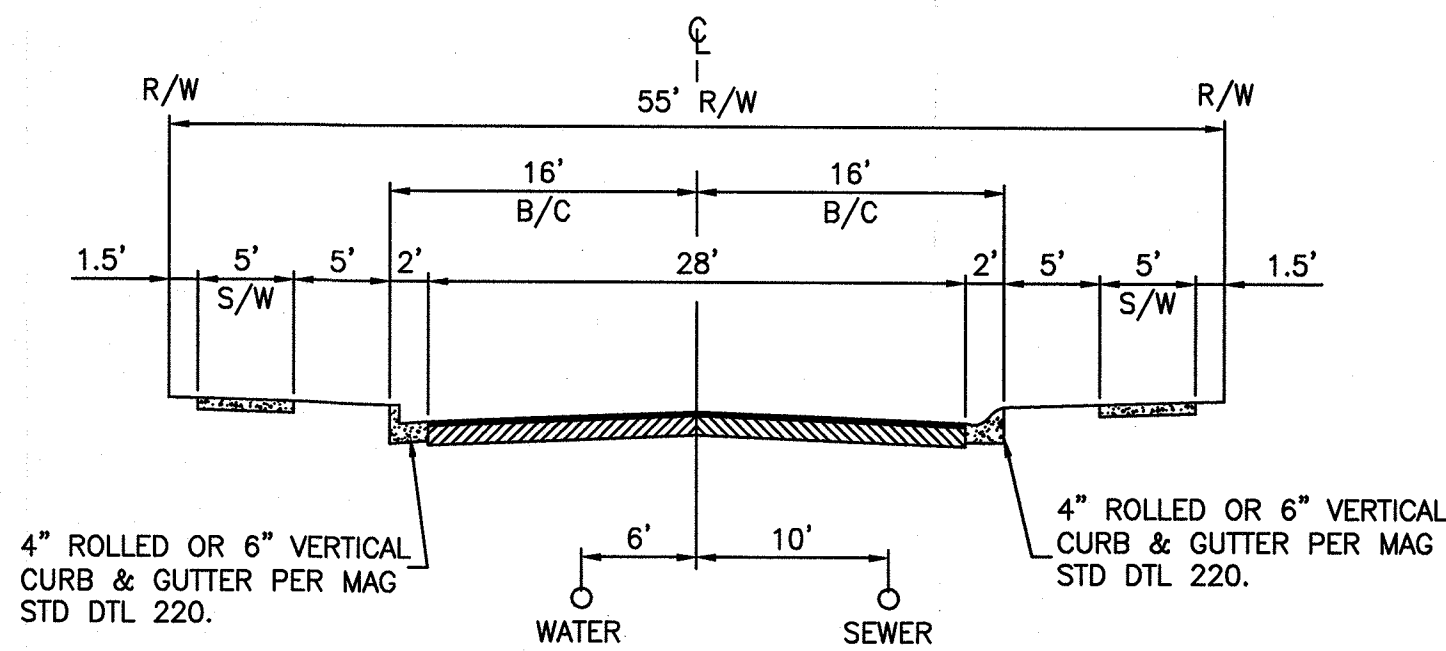
PM: T. NORTHROP
OR: S. STAMAN
JOB NO. 16000368
FILE NO. 16000368DT01

DT01

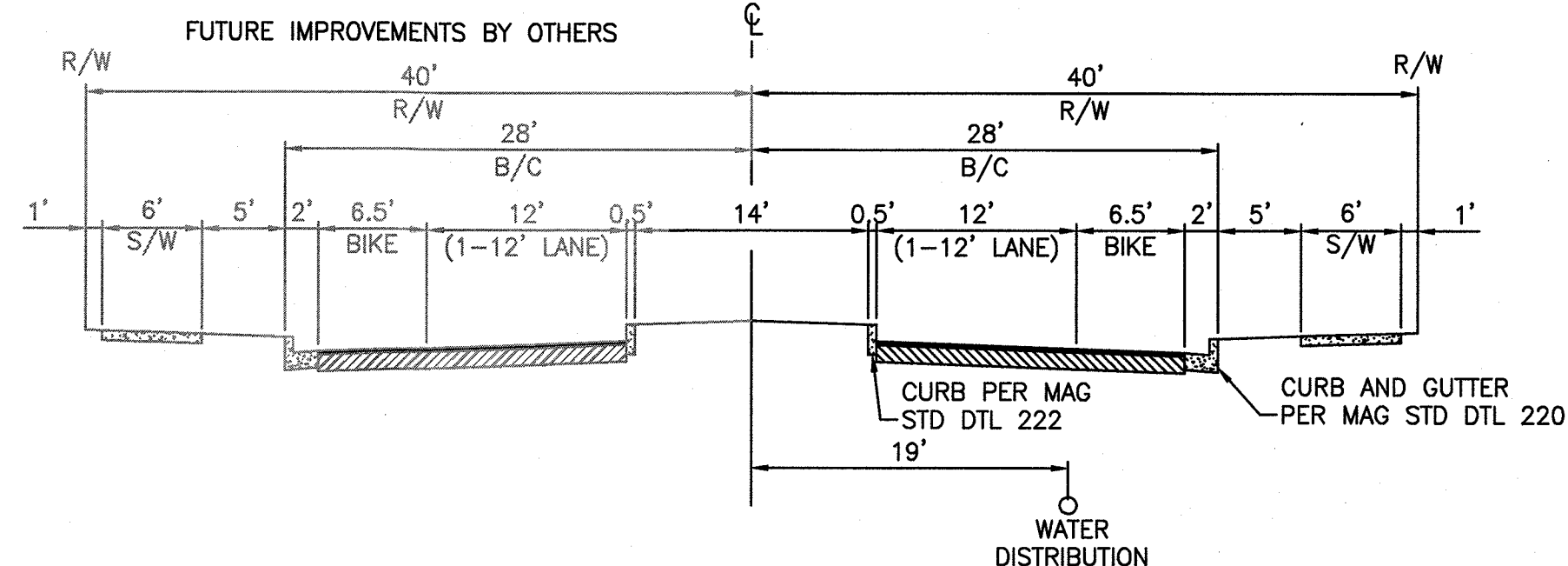
SHEET NO.

2 OF 4

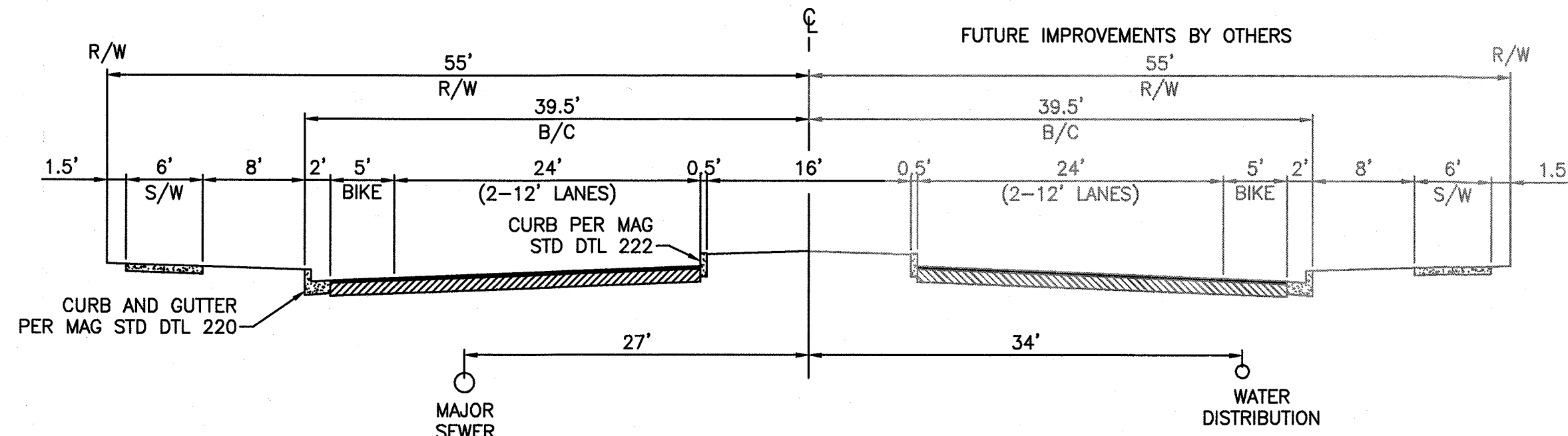
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① **LOCAL STREET**
LOOKING NORTH OR EAST
SCALE: N.T.S.

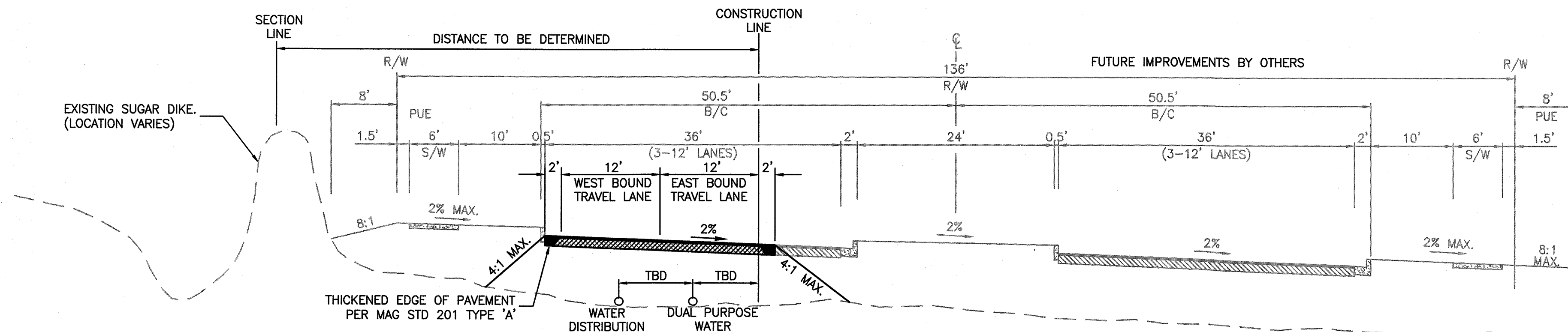


② **RESIDENTIAL COLLECTOR STREET**
N. 159TH AVE.
LOOKING NORTH



③ **MINOR ARTERIAL**
N. 155TH AVE.
LOOKING NORTH
SCALE: N.T.S.

NOTE: TYPICAL FOR ALL SECTIONS
UTILITY LOCATIONS ARE APPROXIMATE AND MAY
VARY BASED ON EXISTING SITE CONDITIONS



④ **6-LANE MAJOR ARTERIAL - INTERIM AND FUTURE CONDITION**
W. HAPPY VALLEY RD.
LOOKING EAST
SCALE: N.T.S.

NOTE:
FINAL LOCATION OF HAPPY VALLEY ROAD AND TIE-INS WITH 155TH AND 159TH AVENUES TO BE
DETERMINED IN COORDINATION WITH RANCHO MERCADO INFRASTRUCTURE AND CITY OF SURPRISE.

THE LOCATIONS OF EXISTING
UNDERGROUND UTILITIES ARE
SHOWN IN AN APPROXIMATE WAY
ONLY AND HAVE NOT BEEN
INDEPENDENTLY VERIFIED BY THE
OWNER OR ITS REPRESENTATIVE.
THE CONTRACTOR SHALL DETERMINE
THE EXACT LOCATION OF ALL
EXISTING UTILITIES BEFORE
COMMENCING WORK, AND AGREES TO
BE FULLY RESPONSIBLE FOR ANY
AND ALL DAMAGES WHICH MIGHT BE
OCCURRED BY THE CONTRACTOR'S
FAILURE TO EXACTLY LOCATE AND
PRESERVE ANY AND ALL
UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR. NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK OF PERSONS ENGAGED
IN THE WORK OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.



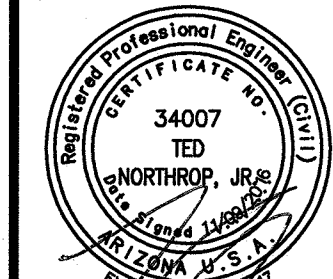
STREET SECTIONS

TIERRA VERDE WEST
CITY OF SURPRISE, ARIZONA

PROJECT:



REVISIONS:

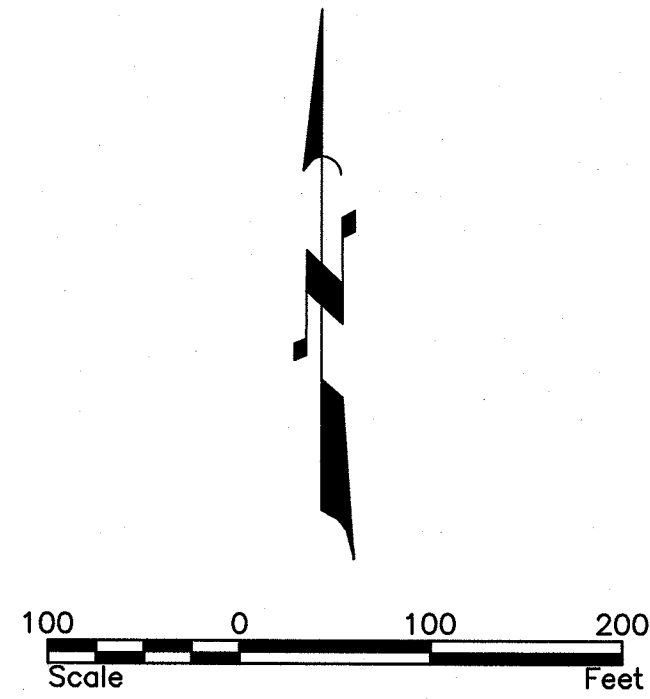


PM / NORTHROP
BR. S. STAMAN
JOB NO.
16000368
FILE NO.
16000368DT02

DT02

SHEET NO.

3 OF 4



- ① SIGHT DISTANCE REQUIREMENTS PER DETAIL ON SHEET DT01
- ② SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

NOTE:
FINAL LOCATION OF HAPPY VALLEY ROAD AND TIE-INS WITH 155TH AND 159TH AVENUES TO BE DETERMINED IN COORDINATION WITH RANCHO MERCADO INFRASTRUCTURE AND CITY OF SURPRISE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.42'	N00°13'18"E
L2	15.60'	S89°46'42"E
L3	27.50'	N00°13'18"E
L4	21.87'	N89°44'51"W
L5	7.14'	S89°44'51"E

LINE TYPES

---	LOT LINE
---	EXISTING PARCEL LINE
---	PUE
---	RIGHT OF WAY
---	ROAD CENTERLINE
---	SECTION LINE
---	BSL
---	SIGHT VISIBILITY LINE
---	PARCEL BOUNDARY
---	EXISTING FEMA FLOODPLAIN
---	EXISTING FEMA FLOODWAY

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL EXTEND THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

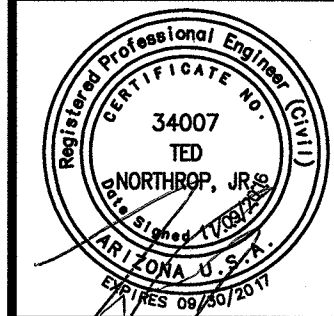


PRELIMINARY PLAT

TIERRA VERDE WEST
CITY OF SURPRISE, ARIZONA

Know what's below.
Call before you dig.
811

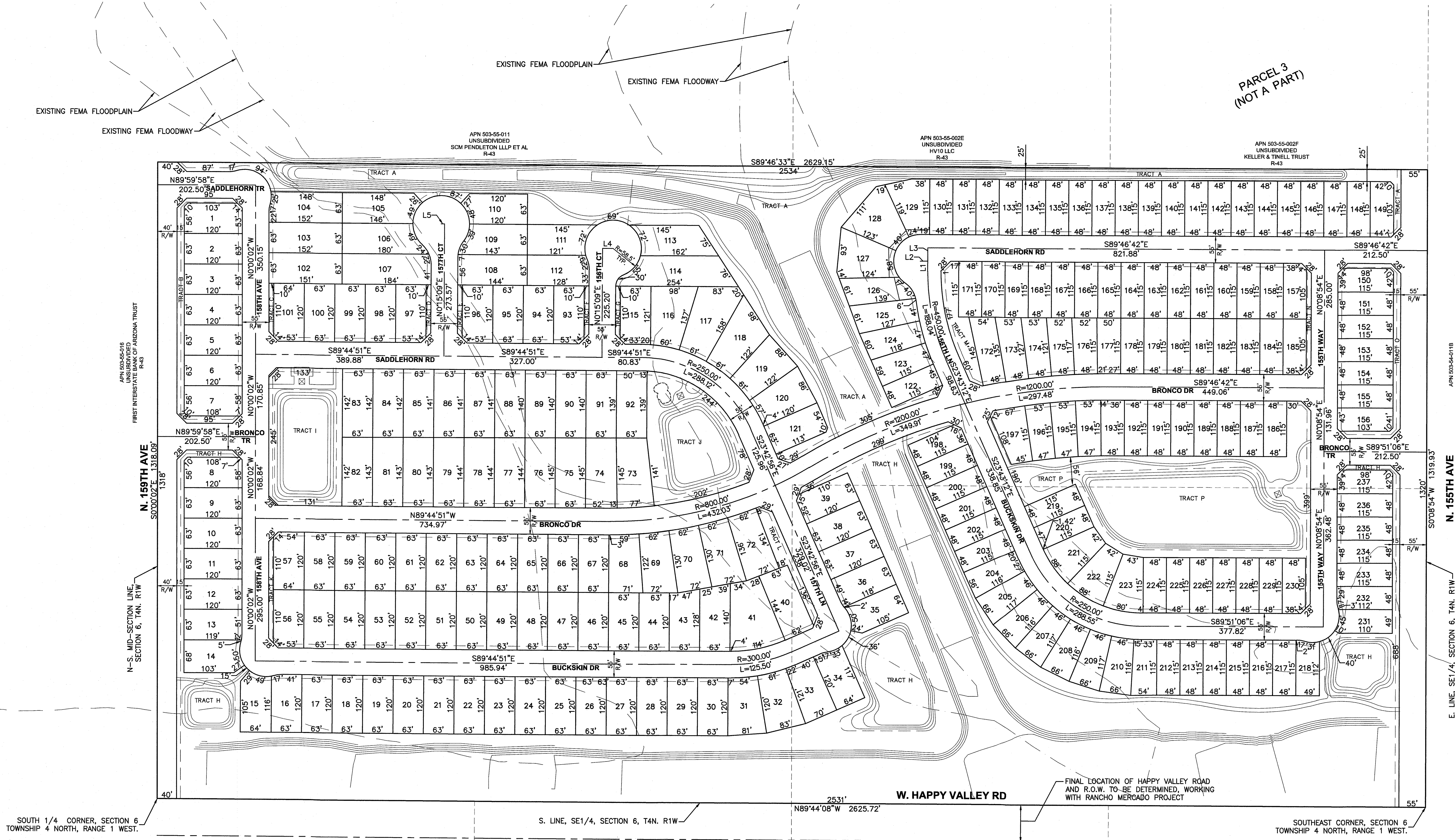
REVISIONS:



PM, J. NORTHROP
DR. S. STAMAN
JOB NO.
16000368
FILE NO.
1600368PP01

PP01

SHEET NO.
4 OF 4



GENERAL LANDSCAPE NOTES:

- 1. EXISTING CONDITIONS:** The Contractor shall be responsible for inspecting the project site to become familiar with all existing site conditions, utilities, and structures prior to commencing work.
- a. The Contractor shall not proceed with construction if unsatisfactory or previously unknown conditions exist. Such conditions shall be brought to the attention of the Landscape Architect and Owner in writing immediately and the Contractor shall not proceed with the Work until unsatisfactory conditions have been corrected in an acceptable manner. The Contractor is responsible for all damage and costs resulting from bodily injury and/or damage by the Contractor to Owner's property or utilities and shall assume full responsibility for remedial work or revisions required due to failure to provide such written notification.
- b. The Contractor shall verify existing conditions prior to material delivery and fabrication and shall provide written notification to the Owner and Landscape Architect should existing conditions differ from those indicated in the Drawings.
- 2. UTILITIES:** The Contractor is responsible for calling 811 (the designated universal "call before you dig" number in Texas) to contact the One-Call Center and coordinate utility location services. The Contractor shall identify all existing utilities (above-ground and underground) prior to initiating the Work and shall exercise extreme caution when working near existing utilities. The Contractor shall notify the Landscape Architect immediately of any apparent conflicts between proposed construction and locations of existing and proposed utilities.
- 3. TOPSOIL:** The Contractor shall be responsible for purchase, delivery, and placement of topsoil (if specified) in areas indicated in the Drawings in preparation for turf installation. Contractor shall visit the site to review and confirm extent of soils work prior to commencement of installation. The Contractor shall submit samples of existing and proposed soils and soil test reports for review by Landscape Architect.
- 4. GRADING:** The Contractor shall be responsible for fine grading of all areas to be seeded, sodded, and landscaped. Existing soils in turf and landscaped areas shall be scarified, raked to remove and dispose of stones over 1" diameter and other debris, and fine graded to achieve specified soil quality and to obtain positive surface drainage. Place imported soils to depth indicated in the Drawings.
- 5. EROSION CONTROL:** The Contractor shall be responsible for erosion control of sloped areas within Limit of Work and for coordinating any proposed erosion control measures with erosion control installations indicated in civil engineering drawings (if applicable).
- 6. LAYOUT:** The Contractor shall be responsible for accurately laying out landscape beds and turf areas as indicated in the Drawings. Limits of turf and bedlines indicated in the Drawings are diagrammatic. Layout shall be painted or staked in the field for review by Landscape Architect prior to excavation. Contractor shall review actual limits of turf and landscaped areas and confirm accurate Bid quantity takeoffs before installation. Following review of layout, coordinate installation of irrigation system to conform to the approved layout.
- 7. QUANTITIES:** Material quantities provided in the Drawings are provided only as a convenience to the Contractor and are not intended for Bid purposes. The Contractor is responsible for preparing independent takeoffs, based on the Drawings, and for confirming accurate Bid quantities. In the event of a conflict between quantities shown in the Drawings and those indicated in the Plant List or other schedules, quantities shown in the Drawings shall prevail.
- 8. WEED CONTROL:** No less than two weeks prior to lawn and landscape installation, eradicate existing weeds and unwanted vegetation indicated in Drawings to be removed with broad spectrum systemic herbicide applied by licensed application personnel following all manufacturer's recommendations. Do not initiate seeding work until existing vegetation is dead.
- 9. BED PREPARATION:** The Contractor shall excavate landscape beds as indicated in the Drawings as required to accommodate a 6" depth of prepared soil and 3" depth of surface mulch. Soils removed from bed areas that meet topsoil specifications may be used in areas to be sodded or seeded. Stone larger than 1" diameter and all debris and trash shall be removed and disposed of off-site. Following excavation, place prepared soil in landscape beds. Prepared soil shall consist of 4" imported topsoil and 2" soil conditioner, thoroughly blended together before placement. This mix shall also be used to backfill the planting pits of all pit-planted shrubs and trees.
- 10. PLANT MATERIALS:** All plant materials shall be nursery-grown plant materials meeting all American Nursery and Landscape Association standards (ANSI Z60.1-2004) and minimum specifications indicated in the Plant List. All container grown nursery stock shall be healthy, vigorous, well-rooted, and established in the container in which it is growing. Container grown nursery stock shall have a well-established root system reaching the sides of the container to maintain a firm ball when the container is removed and shall not have girdling roots or excessive root growth encircling the inside of the container. Spread measurements shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants and from the ground for field grown plants and shall extend to the top of all canes, without leaves.
- 11. INSTALLATION:** Handle all plants with care while transporting and installing. Maintain as specified until Date of Final Acceptance. Plants shall be installed to present best side facing the viewer. Install plant quantities indicated in the Plant List. Adjust plant spacing as required to fill beds.
- 12. MULCH:** Mulch shall be decomposed granite, as specified. After plant installation, mulch landscape beds and watering saucers to full 2" depth, as indicated on the materials list.
- 13. WARRANTY:** Warranty plant materials to remain alive and be in healthy, vigorous condition for a period of one (1) year after Date of Final Acceptance, as specified. Warranty shall cover all plant materials that decline in health or die. The Warranty does not include damage caused by vandalism, browsing by wildlife, hail, abnormal freezes, drought, or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease, damage, and planting shock to plants. Plants replaced under Warranty shall be warranted for one year following replacement.

GENERAL LANDSCAPE NOTES:

- 1. PERMITTING and LICENSURE:** Contractor shall provide evidence of licensure required to perform the required services and shall comply with all applicable ordinances and local codes in the performance of the Work. All permits required for the Work shall be obtained by the Contractor prior to commencing construction. Refer to "Instructions to Bidders."
- 2. EXISTING CONDITIONS:** The Contractor shall be responsible for inspecting the project site prior to commencing work and becoming familiar with existing site conditions, utilities, and structures.
- a. The Contractor shall not proceed with construction if unsatisfactory or previously unknown conditions exist. Such conditions shall be brought to the attention of the Landscape Architect and Owner immediately and the Contractor shall not proceed with the Work until unsatisfactory conditions have been corrected in an acceptable manner. The Contractor is responsible for all damages and costs resulting from bodily injury and/or damage by the Contractor to Owner's property or utilities and shall assume full responsibility for remedial work or revisions required due to failure to provide such written notification.
- b. The Contractor shall verify existing conditions prior to material delivery and fabrication and shall notify the Owner and Landscape Architect should existing conditions differ from those indicated in the Drawings.
- 3. UTILITIES:** The Contractor is responsible for calling 811 (the designated universal "call before you dig" number in Arizona) to contact the One-Call Center and coordinate utility location services. The Contractor shall identify all existing utilities (above-ground and underground) prior to initiating the Work and shall exercise extreme caution when working near existing utilities. The Contractor shall notify the Landscape Architect immediately of any apparent conflicts between proposed construction and locations of existing and proposed utilities.
- 4. COORDINATION:** The Contractor shall have full use of premises during construction period and shall strictly limit construction activities to areas within "Limit of Work." The Contractor shall be responsible for the coordination of his work and work of its subcontractors and with other contractors performing work under separate contracts on the site.
- 5. CHANGES:** Field conditions may differ from those indicated in the Drawings and modification to elements of the Work may be required, thereby increasing or decreasing the extent of the Work.
- a. Changes to the Work will be based on Unit Prices provided by the Contractor in the Bid Form and performed only following acceptance of a Change Order by the Owner and Landscape Architect. Unit prices are for completed work and include labor, materials, equipment, taxes, overhead, profit, maintenance, and warranty associated with the Work. Changes to the Work, whether resulting from Owner's directive or the acceptance of Contractor's substitutions, shall be the responsibility of the Contractor. A written Change Order request shall be submitted to the Landscape Architect for review and approval prior to material purchases or installation.
- b. Material quantities indicated in the Drawings are provided only as a convenience to the Contractor and are not intended for Bid purposes. The Contractor is responsible for preparing independent takeoffs, based on the Drawings, and for confirming accurate Bid quantities. In the event of a conflict between quantities shown in the Drawings and those indicated in other schedules or lists, quantities shown in the Drawings shall prevail. The Contractor shall provide all labor, materials, and supervision required to accomplish the work as indicated and noted on the Drawings, unless otherwise noted.
- 6. COMMENCEMENT:** The Contractor shall notify the Landscape Architect no less than 48 (forty-eight) hours prior to commencement of the Work. Confirm any work restrictions per Specifications, if applicable, prior to commencing work.
- 7. MATERIALS and EQUIPMENT STORAGE:** The Contractor shall coordinate locations for materials and equipment storage, vehicular parking, work restrictions, and site access with the Owner prior to construction. Under no circumstances shall the Contractor store materials and equipment or park vehicles below the canopy of protected existing trees.
- 8. CONSTRUCTION LAYOUT:** Verify layout information shown on Drawings in relation to property survey and existing benchmarks. If discrepancies are discovered, notify the Landscape Architect immediately. Contractor shall stake layout of hardscape elements for review and approval by Landscape Architect prior to commencing construction. Set hardscape elevations to obtain positive drainage. Adjoin flatwork to existing flatwork at-grade and match in color and material, unless otherwise noted. Meet all requirements of applicable accessibility code.
- 9. STANDARDS:** Construction indicated in the Drawings shall be in conformance with the latest edition of all applicable municipal, county, state, federal, OSHA codes and standards, and including but not limited to the Uniform Building Code, most recent edition and amendments adopted by local government.
- 10. PROTECTION:** The Contractor is responsible for protection of construction in progress and stored materials from vandalism and damage. Contractor shall be responsible for replacing or repairing any materials or installed work damaged, until the Date of Final Acceptance, at no cost to the Owner.
- 11. CLEAN UP:** The Contractor is responsible for keeping roadways clear and available for use at all times, for filling or securing open excavations, repairing of hazardous conditions, and removing stored materials, obstructions, trash, and debris at the end of each working day.
- 12. CLOSEOUT PROCEDURES:** The Contractor is responsible for submitting a written request for inspection for Substantial Completion to the Landscape Architect. Prior to the inspection, the Contractor shall thoroughly clean up the project site, repair all damage to the Work, and remove all construction materials, trash, and debris.
- 13. SALVAGE TREES:** Salvageable trees identified in the native tree inventory will be relocated on this property or relocated by others.
- 14. TREE MAINTENANCE:** Maintenance of trees in tracts is the responsibility of the HOA.
15. LOCATION AND HEIGHT OF TREES SHALL COMPLY WITH EDS STANDARDS DETIALS 4-01 AND 4-02.



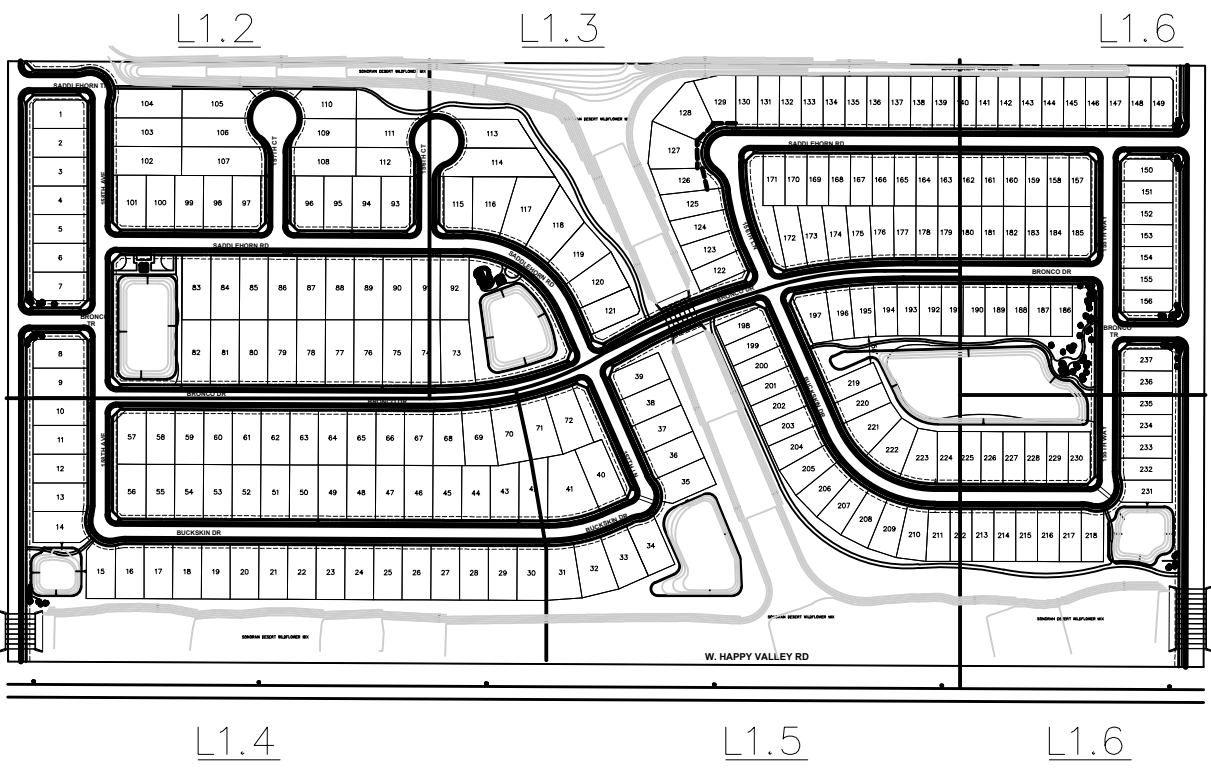
TIERRA VERDE WEST

These drawings supplement other contractual information which may include Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owners Representative; without his decision said discrepancy shall not be adjusted by the Landscape Contractor, save only at his own risk and expense. The Landscape Contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Landscape Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Landscape Contractor to fulfill the intent of the Contract.

All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.

Unless specifically noted otherwise in the Contract Documents, the Landscape Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Landscape Contractor is required to fully coordinate with those consultants/Landscape Contractors. Owner is to pay for all soils and materials testing.

Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner's Representative.

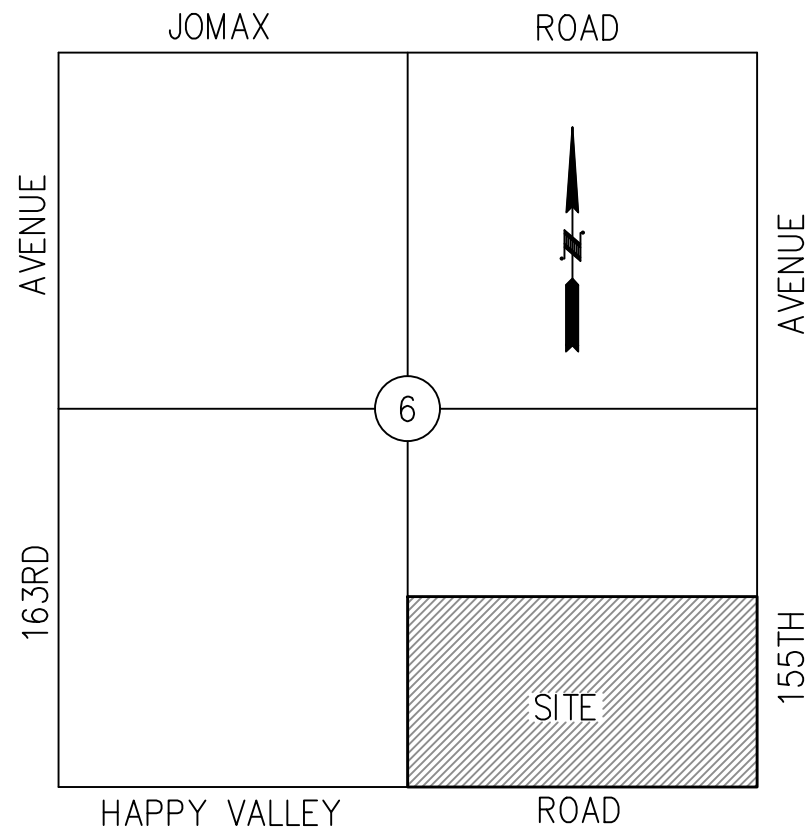


KEY MAP

NTS



North



VICINITY MAP
NOT TO SCALE

SHEET INDEX

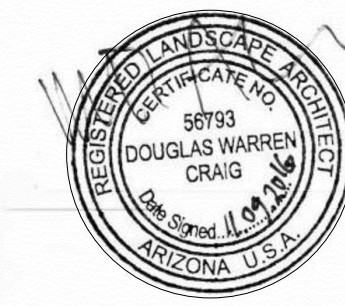
- L 1.1 – COVER SHEET
L 1.1–L1.6 – LANDSCAPE PLANS
L 1.7 – WALL PLAN
L 1.8–L1.10 – COMMUNITY AMENITY PLANS

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
	ACACIA ANEURA MULGA	24" BOX	113	STAKE AS REQUIRED
	ACACIA WILLARDIANA PALO BLANCO	24" BOX	22	STAKE AS REQUIRED
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	45	STAKE AS REQUIRED
	CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX	156	STAKE AS REQUIRED
	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	9	STAKE AS REQUIRED
	OLNEYA TESOTA DESERT IRONWOOD	24" BOX	6	STAKE AS REQUIRED
	PROSOPIS HYBRID 'AZT THORNLESS' 'AZT' THORNLESS HYBRID MESQUITE	36" BOX	66	STAKE AS REQUIRED
	PROSOPIS VELUTINA NATIVE MESQUITE	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	17	
	CORDIA PARVIFOLIA LITTLE LEAF CORDIA	5 GAL.	24	
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	29	
	ENCELIA FARINOSA BRITTLEBUSH	5 GAL.	140	
	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL.	8	
	ERICAMERIA LACRIFICIFOLIA 'AGUIRRE' TURPENTINE BUSH	5 GAL.	314	
	EUPHORBIA RIGIDA GOPHER PLANT	5 GAL.	25	
	EUPHORBIA ANTISPITHITICA CANDELILLA	5 GAL.	38	
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' tm 'BRAKELIGHTS' RED YUCCA	5 GAL.	114	
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL.	75	
	LARREA TRIDENTATA CREOSOTE	5 GAL.	107	
	LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY tm	5 GAL.	150	
ACCENTS				
	AGAVE DESMETTIANA N.C.N.	5 GAL.	24	
	AGAVE PARRYI VARIETY TRUNCATA	5 GAL.	92	
	AGAVE WEBERI WEBER AGAVE	5 GAL.	6	
	CARNEGIA GIGANTEA SAGUARO	VARIES: 6' TO 12' SPEAR	33	
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	64	
	FOUQUIERIA SPLENDENS OCOTILLO	MIN. 10', 12 CANES	5	
	OPUNTIA SP. SANTA RITA	5 GAL.	52	
GROUNDCOVER AND GRASSES				
	LANTANA 'GOLD MOUND' GOLD MOUND LANTANA	1 GAL.	84	
	VERBENA GOODENII PURPLE TRAILING VERBENA	1 GAL.	82	
	VERBENA RIGIDA SANDPAPER VERBENA	1 GAL.	168	
	MUHLENBERGIA CAPILARIS 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	44	
	NOLINA MICROCARPA BEAR GRASS	5 GAL.	9	
MATERIAL				
	CONCRETE HEADER			
	DECOMPOSED GRANITE 'EXPRESS BROWN'	3/4" MINUS		2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
	DECOMPOSED GRANITE 'EXPRESS BROWN'	DESERT PAVEMENT		30% COVERAGE IN LANDSCAPE AREAS
	WEATHERED GRANITE BOULDERS SURFACE SELECT	20% 1/2 TON, 50% 1 TON, 30% 2 TON		SEE DETAIL
	SONORAN DESERT WILDFLOWER MIX			BY: GRANITE SEED AND EROSION CONTROL
	CYNODON DACTYLON 'SANTA ANA'			SOD



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Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

TIERRA VERDE WEST SURPRISE, ARIZONA

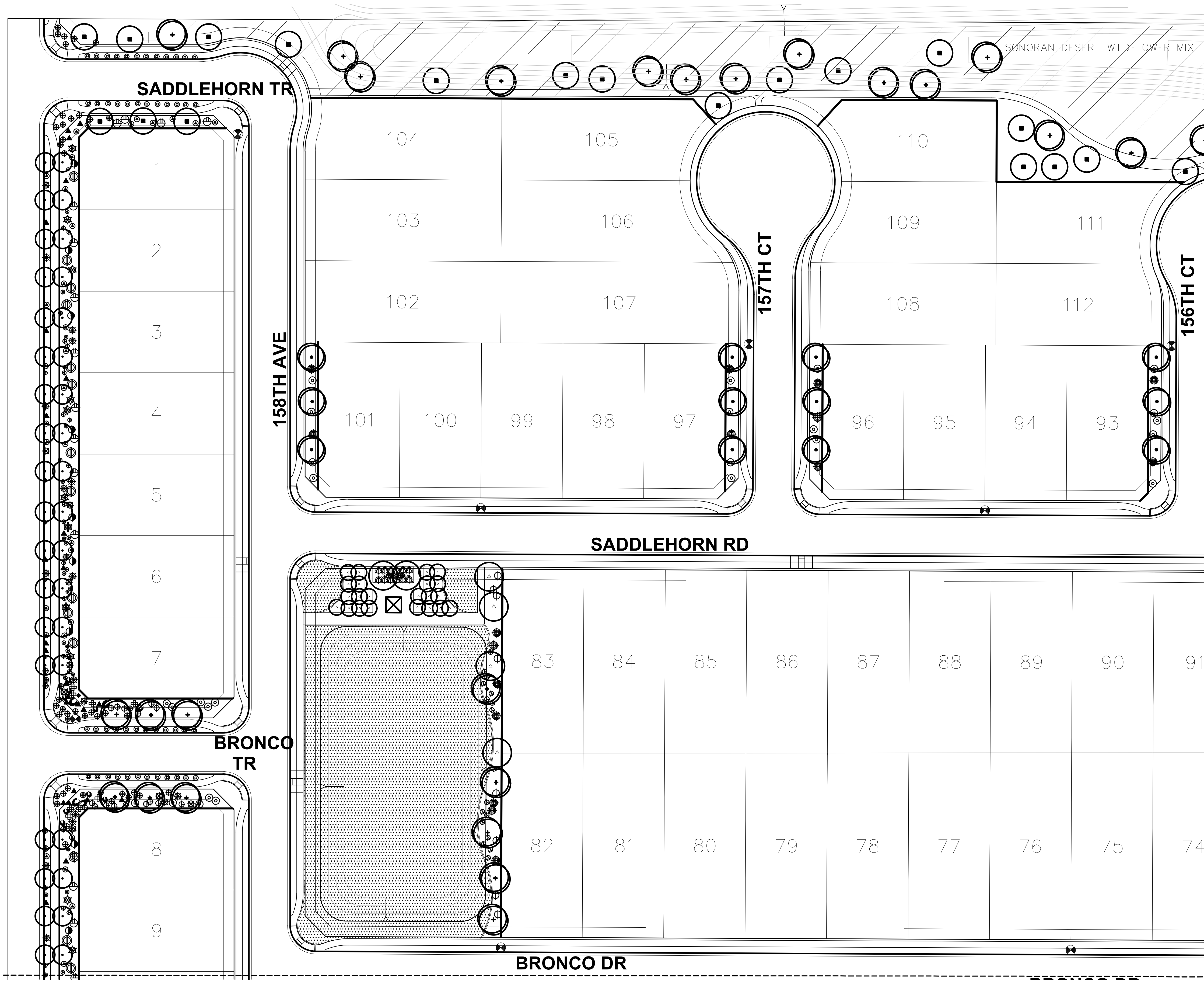
PROJECT NO : **160028**
DATE : OCTOBER 2016
DRW. SEB
RVW:

REVISIONS
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COVER SHEET

L 1.1

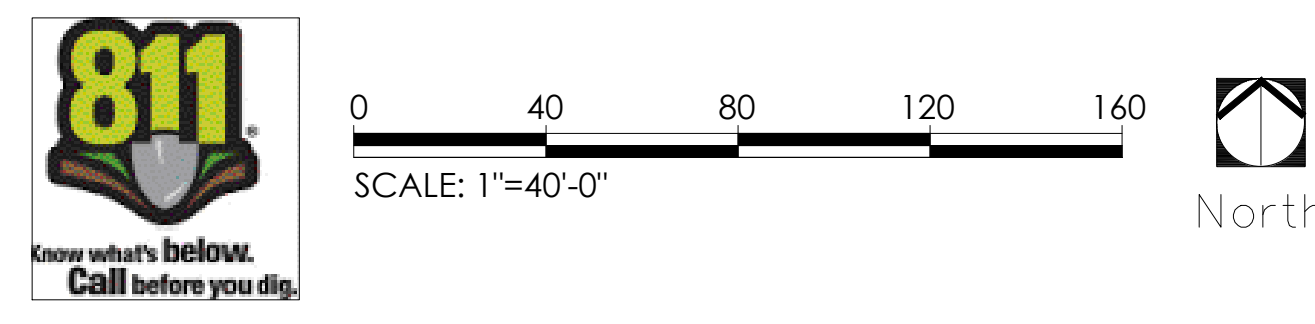
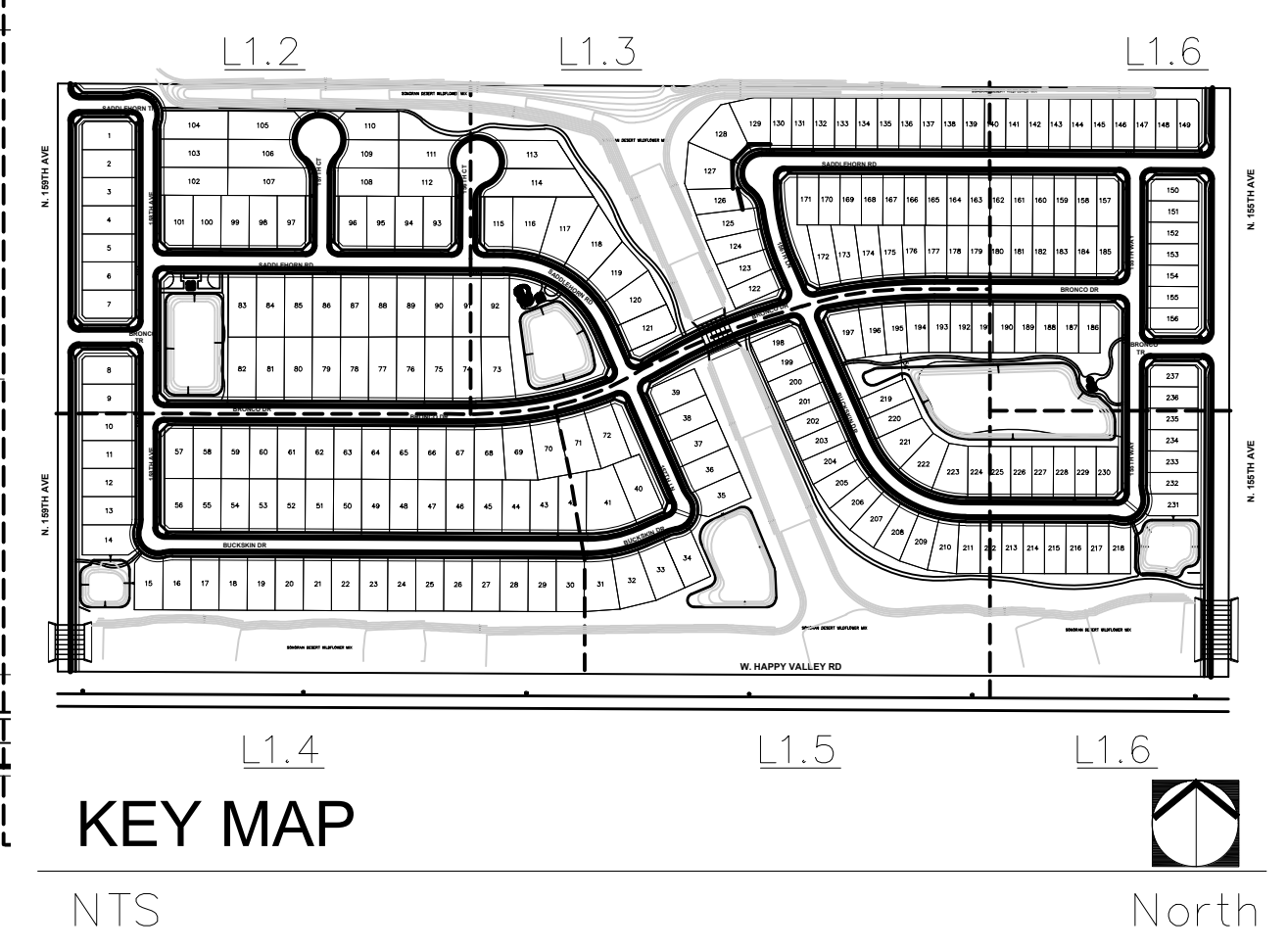
N. 159TH AVE



OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
●	ACACIA ANEURA MULGA	24" BOX	113	STAKE AS REQUIRED
●	ACACIA MILLARDIANA PALO BLANCO	24" BOX	22	STAKE AS REQUIRED
●	CHLOPSIS LINEARIS DESERT WILLOW	24" BOX	45	STAKE AS REQUIRED
●	CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX	156	STAKE AS REQUIRED
●	CERCIDIUM HYBRID "DESERT MUSEUM" DESERT MUSEUM PALO VERDE	24" BOX	9	STAKE AS REQUIRED
●	OLNEYA TESOTA DESERT IRONWOOD	24" BOX	6	STAKE AS REQUIRED
●	PROSORPIS HYBRID "AZT THORNLESS" "AZT" THORNLESS HYBRID MESQUITE	36" BOX	66	STAKE AS REQUIRED
●	PROSORPIS VELUTINA NATIVE MESQUITE	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
●	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	17	
●	CORDIA PARVIFOLIA LITTLE LEAF CORDIA	5 GAL.	24	
●	DODONAEA VISCOSA HORSESHOE BUSH	5 GAL.	29	
●	ENCLEIA FARINOSA BUTTE LEBUSH	5 GAL.	140	
●	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL.	8	
●	ERICACEA LACINIOFOLIA "AGUIRRE" TURPENTINE BUSH	5 GAL.	314	
●	EUPHORBIA RIGIDA COPPER PLANT	5 GAL.	25	
●	EUPHORBIA ANTIPELHITICA CANDELLA	5 GAL.	38	
●	HESPERALOE PARVIFLORA "BRAKELIGHTS" 1m "BRAKELIGHTS" RED YUCCA	5 GAL.	114	
●	JUSTICIA CALIFORNICA CHIPARROSA	5 GAL.	75	
●	LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY 1m	5 GAL.	107	
●	LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY 1m	5 GAL.	150	
ACCENTS:				
●	AGAVE DESMETTIANA N.C.N.	5 GAL.	24	
●	AGAVE PARVIFLOR VARIETY TRUNCATA	5 GAL.	92	
●	AGAVE WEBERI WEBER AGAVE	5 GAL.	6	
●	CARNEGIA GIGANTEA VARIES: 6' TO 12' SPEAR SAGUARO	5 GAL.	33	
●	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	64	
●	FOUQUERIA SPLENDENS GODTALD	MIN. 10", 12 CANES	5	
●	OPUNTIA SP. SANTA RITA	5 GAL.	52	
GROUND COVER AND GRASSES:				
●	LANTANA "GOLD MOUND" GOLD MOUND LANTANA	1 GAL.	84	
●	VERBENA COONING PURPLE TRAILING VERBENA	1 GAL.	82	
●	VERBENA RIGIDA SANDPAPER VERBENA	1 GAL.	168	
●	MUHLENBERGIA CAPILLARIS "REGAL MIST" REGAL MIST DEER GRASS	5 GAL.	44	
●	NOLINA MICROCARPA BEAR GRASS	5 GAL.	9	
MATERIAL:				
●	CONCRETE HEADER	3/4" MINUS	2" DEPTH 30% COVERAGE IN LANDSCAPE AREAS	
●	DECOMPOSED GRANITE "EXPRESS BROWN"	DESSERT PAVEMENT	30% COVERAGE IN LANDSCAPE AREAS	
●	WEATHERED GRANITE BOULDERS SURFACE SELECT	20% 1/2 TON, 50% 1 TON, 30% 2 TON	SEE DETAIL	
●	SONORAN DESERT WILDFLOWER MIX			
●	CYNODON DACTYLON "SANTA ANA"			

MATCHLINE B - SEE SHEET L1.3



rvi
planning + landscape architecture

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Mesa, AZ 85206
(480) 586-2176

EXP. 03/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

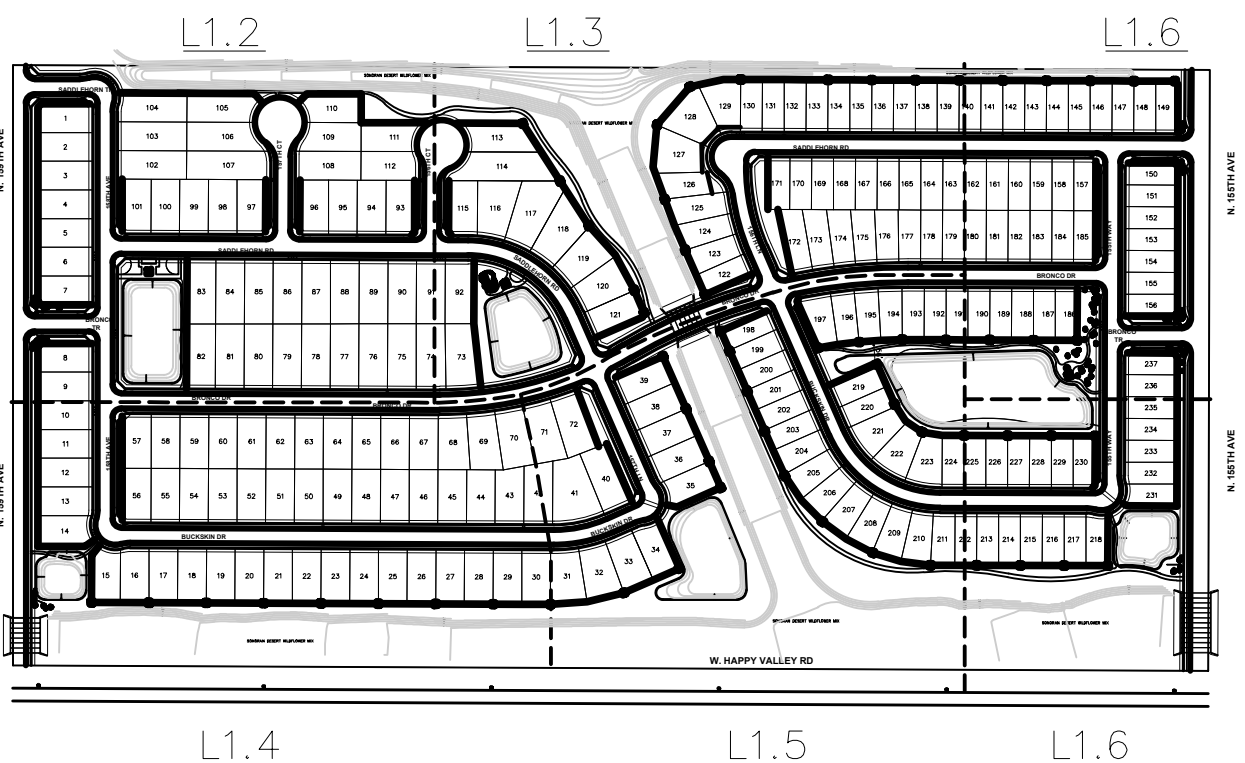
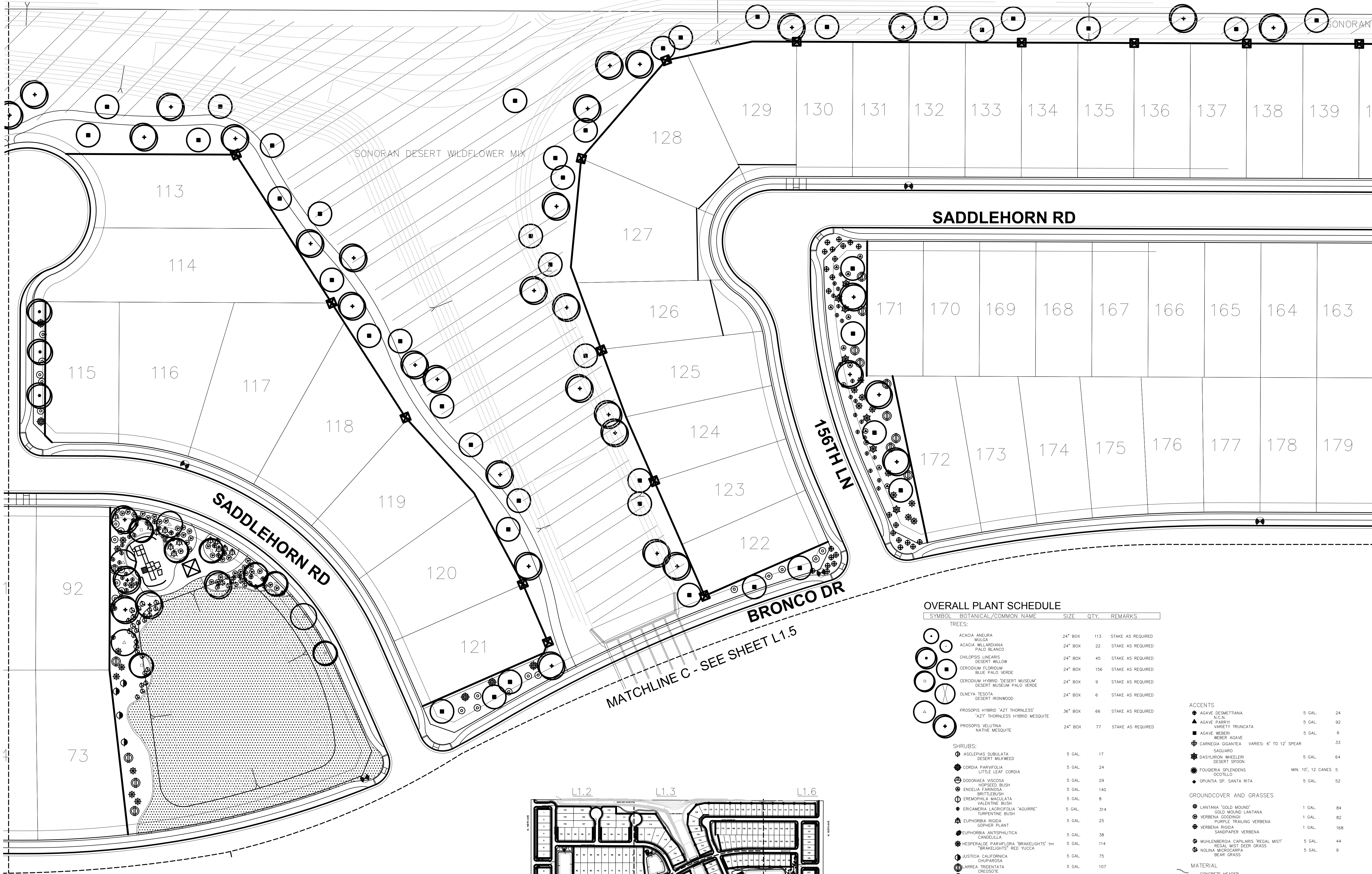
PROJECT NO: **L60028**
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS
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LANDSCAPE PLAN

L 1.2

MATCHLINE B - SEE SHEET L1.3



KEY MAP
NTS
North

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
●	ACACIA ANEURA	24" BOX	113	STAKE AS REQUIRED
●	MULGA	24" BOX	22	STAKE AS REQUIRED
●	ACACIA MELIARDIANA	24" BOX	45	STAKE AS REQUIRED
●	PALO BLANCO	24" BOX	156	STAKE AS REQUIRED
●	CHLOPSIS LINEARIS	24" BOX	9	STAKE AS REQUIRED
●	DESERT WILLOW	24" BOX	6	STAKE AS REQUIRED
●	CERODIUM FLORIDUM	24" BOX	66	STAKE AS REQUIRED
●	BLUE PALO VERDE	24" BOX	9	STAKE AS REQUIRED
●	CERODIUM HYBRID "DESERT MUSEUM"	24" BOX	6	STAKE AS REQUIRED
●	DESERT MUSEUM PALO VERDE	24" BOX	36	STAKE AS REQUIRED
●	OLNEYA TESOTA	36" BOX	77	STAKE AS REQUIRED
●	DESERT IRONWOOD	24" BOX	66	STAKE AS REQUIRED
●	PROSOPIS HYBRID "AZT THORNLESS"	36" BOX	77	STAKE AS REQUIRED
●	"AZT" THORNLESS HYBRID MESQUITE	24" BOX	77	STAKE AS REQUIRED
●	PROSOPIS VELUTINA	24" BOX	77	STAKE AS REQUIRED
●	NATIVE MESQUITE	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
●	ASOLEPIAS SUBULATA	5 GAL.	17	
●	DESERT MILKWEED	5 GAL.	24	
●	CORDIA PARVIFOLIA	5 GAL.	24	
●	LITTLE LEAF CORDIA	5 GAL.	29	
●	DODONAEA VISCOSEA	5 GAL.	140	
●	HOPSEED BUSH	5 GAL.	8	
●	ENCELLA FARINOSA	5 GAL.	314	
●	BRITTLERUSH	5 GAL.	25	
●	EREMOPHILA MACULATA	5 GAL.	38	
●	VALENTINE BUSH	5 GAL.	114	
●	ERICACERIA LACRIFOLIA "AGUIRRE"	5 GAL.	75	
●	TURPENTINE BUSH	5 GAL.	107	
●	EUPHORBIA RIGIDA	5 GAL.	150	
●	GOPHER PLANT	5 GAL.	150	
●	EUPHORBIA ANTISPHILTICA	5 GAL.	150	
●	CANDELLA	5 GAL.	150	
●	HESPERALOE PARVIFLORA "BRAKELEIGHTS" 1m	5 GAL.	150	
●	"BRAKELEIGHTS" RED YUCCA	5 GAL.	150	
●	AJUSTIA CALIFORNICA	5 GAL.	150	
●	CHUPAROSA	5 GAL.	150	
●	ARREA TRIDENTATA	5 GAL.	150	
●	DRESDOTE	5 GAL.	150	
●	LEUCOPHYLLUM LANCOMANAE	5 GAL.	150	
●	LYNN'S LEGACY 1m	5 GAL.	150	

ACCENTS			
●	AGAVE DESMETTIANA	5 GAL.	24
●	N.C.N.	5 GAL.	92
●	AGAVE PARREYI	5 GAL.	6
●	VARIETY TRUNCATA	5 GAL.	33
●	WEBER AGAVE	VARIES: 6' TO 12' SPEAR	64
●	CARNEGIA GIGANTEA	VARIES: 6' TO 12' SPEAR	52
●	SAGUARO	MIN. 10", 12 CANES	5
●	DASYLIRION WHEELERI	5 GAL.	52
●	DESERT SPOON	5 GAL.	52
●	FOUGERIA SPLENDENS	5 GAL.	52
●	OCOTILLO	5 GAL.	52
●	OPUNTIA SP. SANTA RITA	5 GAL.	52
GROUND COVER AND GRASSES			
●	LANTANA "GOLD MOUND"	1 GAL.	84
●	GOLD MOUND LANTANA	1 GAL.	82
●	VERBENA GODZINGII	1 GAL.	168
●	PURPLE TRAILING VERBENA	1 GAL.	44
●	SANDPAPER VERBENA	5 GAL.	9
●	MUEHLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	44
●	REGAL MIST DEER GRASS	5 GAL.	9
●	NOLINA MICROCARPA	5 GAL.	9
●	BEAR GRASS	5 GAL.	9
MATERIAL			
●	CONCRETE HEAD	3/4" MINUS	2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
●	DECOMPOSED GRANITE "EXPRESS BROWN"	DESSERT PAVEMENT	30% COVERAGE IN LANDSCAPE AREAS
●	DECOMPOSED GRANITE "EXPRESS BROWN"	DESSERT PAVEMENT	30% COVERAGE IN LANDSCAPE AREAS
●	WEATHERED GRANITE BOULDERS	20% 1/2 TON, 50% 1 TON, 30% 2 TON	SEE DETAIL
●	SONORAN DESERT WILDFLOWER MIX		
●	CYNODON DACTYLON "SANTA ANA"		

0 40 80 120 160
SCALE: 1"=40'-0"
North



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Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

TIERRA VERDE WEST

SURPRISE, ARIZONA

PROJECT NO: 160028
DATE: OCTOBER 2016
DRW: SEB

REVIEWS	
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LANDSCAPE PLAN

L 1.3

N. 159TH AVE

MATCHLINE A - SEE SHEET L1.2

BRONCO DR

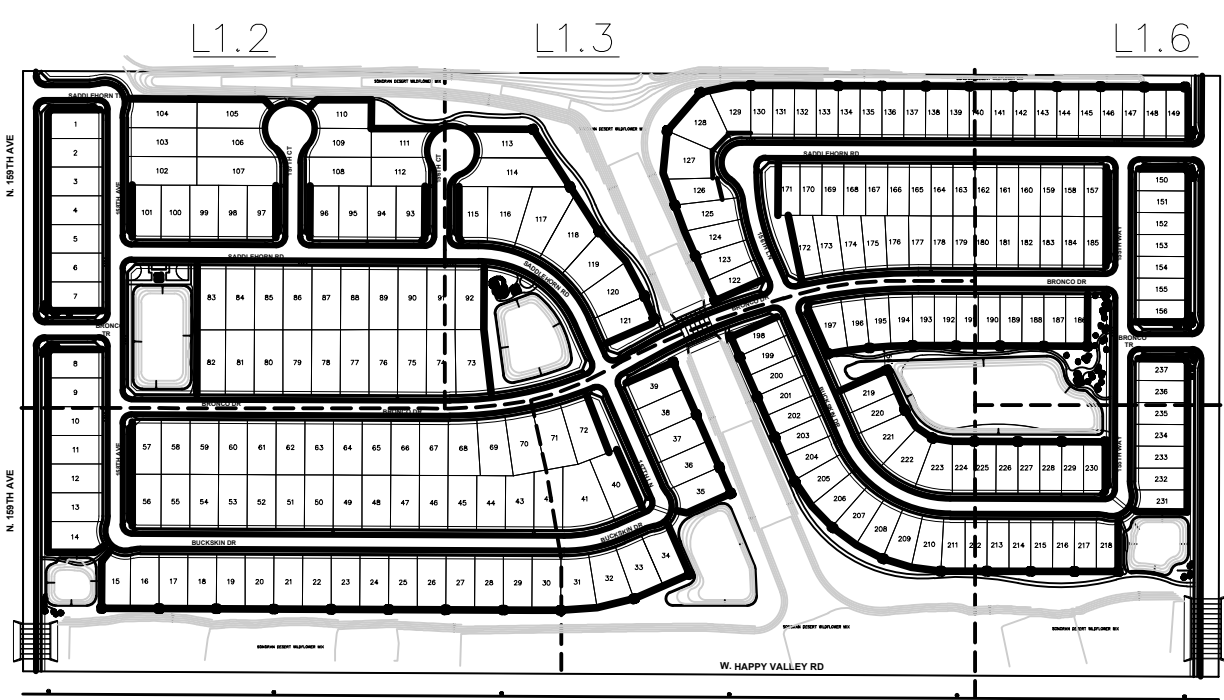
158TH AVE

BUCKSKIN DR

MATCHLINE E - SEE SHEET L1.5

SONORAN DESERT WILDFLOWER MIX

EXISTING LANDSCAPE TO REMAIN.
SEE NATIVE PLANT INVENTORY.



KEY MAP

NTS



North

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
●	ACACIA ANEURA	24" BOX	113	STAKE AS REQUIRED
▲	ACACIA MULGICA	24" BOX	22	STAKE AS REQUIRED
■	ACACIA MILARDIANA	24" BOX	45	STAKE AS REQUIRED
●	CHILOPSIS LINEARIS	24" BOX	156	STAKE AS REQUIRED
●	CERCIDIUM FLORIDUM	24" BOX	9	STAKE AS REQUIRED
●	CERCIDIUM HYBRID "DESERT MUSEUM"	24" BOX	6	STAKE AS REQUIRED
●	CERCIDIUM HYBRID "DESERT MUSEUM"	24" BOX	6	STAKE AS REQUIRED
●	OLNEYA TESOTA	36" BOX	66	STAKE AS REQUIRED
●	PROSOPIS HYBRID "AZT THORNLESS"	24" BOX	77	STAKE AS REQUIRED
●	PROSOPIS VELLUTINA	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
●	ASCLEPIAS SUBULATA	5 GAL.	17	
●	CORDIA PARVIFOLIA	5 GAL.	24	
●	EREMOPHILA MACULATA	5 GAL.	29	
●	EREMOPHILA MACULATA	5 GAL.	140	
●	EREMOPHILA MACULATA	5 GAL.	8	
●	EREMOPHILA MACULATA	5 GAL.	314	
●	EUPHORBIA RIGIDA	5 GAL.	25	
●	EUPHORBIA RIGIDA	5 GAL.	38	
●	EUPHORBIA RIGIDA	5 GAL.	114	
●	JUSTICIA CALIFORNICA	5 GAL.	75	
●	JUSTICIA CALIFORNICA	5 GAL.	107	
●	JUSTICIA CALIFORNICA	5 GAL.	150	

ACCENTS

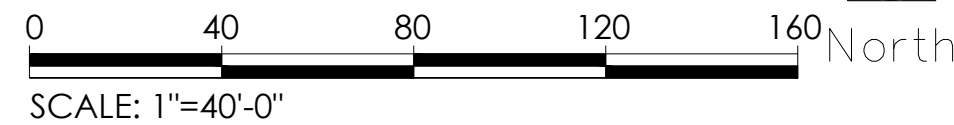
●	AGAVE DESMETTIANA	5 GAL.	24
▲	AGAVE PARVIFOLIUM	5 GAL.	92
■	AGAVE WEISSER	5 GAL.	6
●	CARNEGIA GRANITEA	5 GAL.	33
●	DASYLIRION WHEELERI	5 GAL.	64
●	FOUQUIERIA SPP.	5 GAL.	52
●	OPUNTIA SP. SANTA RITA	5 GAL.	52

GROUND COVER AND GRASSES

●	LANTANA "OLD MOUND"	1 GAL.	84
●	VERBENA GOODINGII	1 GAL.	82
●	VERBENA RIGIDA	1 GAL.	168
●	MUHLENBERGIA CAPILLARIS	5 GAL.	44
●	NOLINA MICROCARPA	5 GAL.	9

MATERIAL

CONCRETE HEADER	3/4" MINUS	2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
DECOMPOSED GRANITE	DESSERT PAVEMENT	30% COVERAGE IN LANDSCAPE AREAS
WEATHERED GRANITE BOULDERS	20% 1/2 TON, 50% 1 TON, 30% 2 TON	SEE DETAIL
SONORAN DESERT WILDFLOWER MIX		
CYNODON DACTYLON "SANTA ANA"		



4702 E. Southern Ave.
Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

TIERRA VERDE WEST

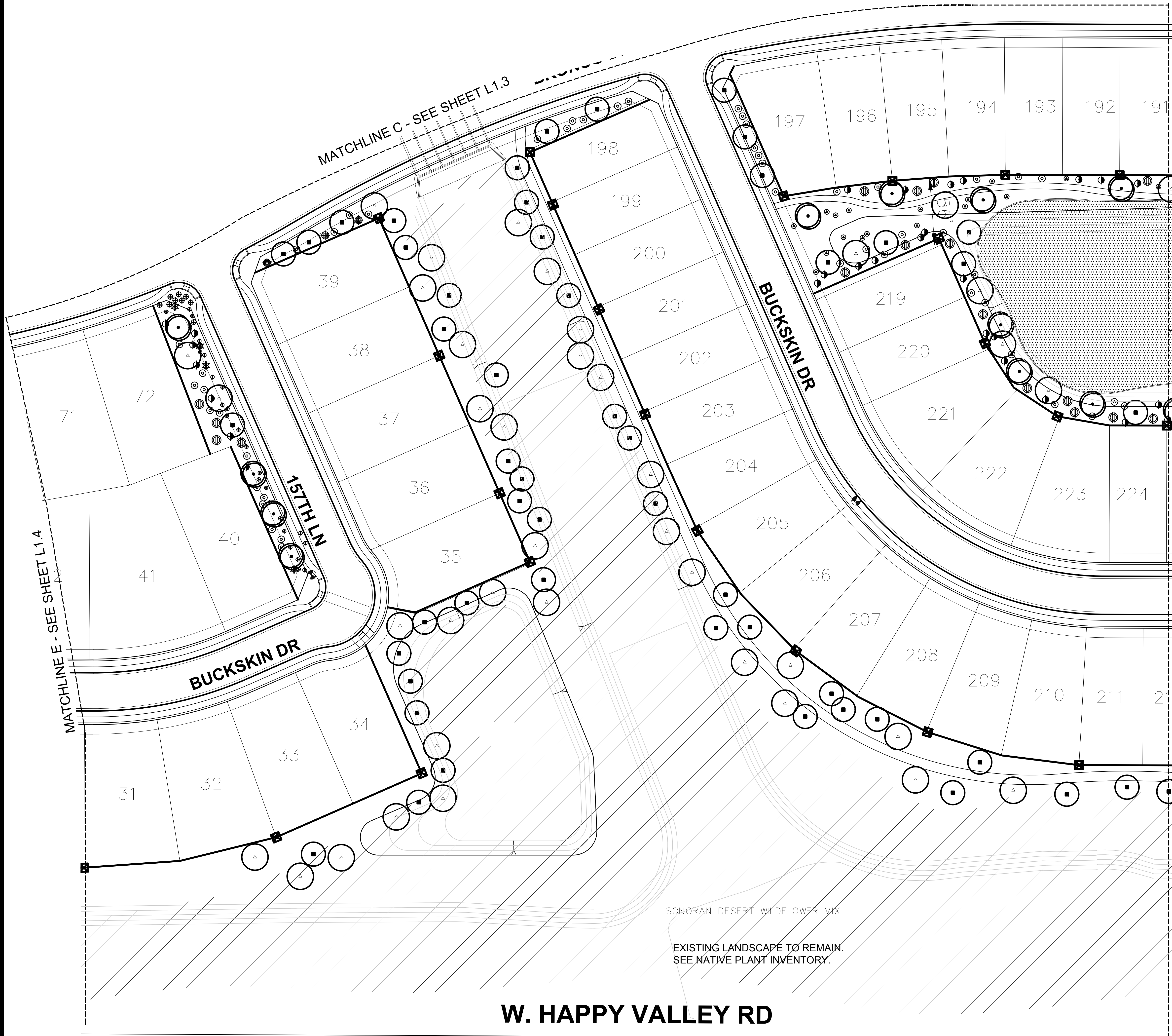
SURPRISE, ARIZONA

PROJECT NO : **L60028**
DATE : OCTOBER 2016
DRW: SEB
RVW:

REVISIONS

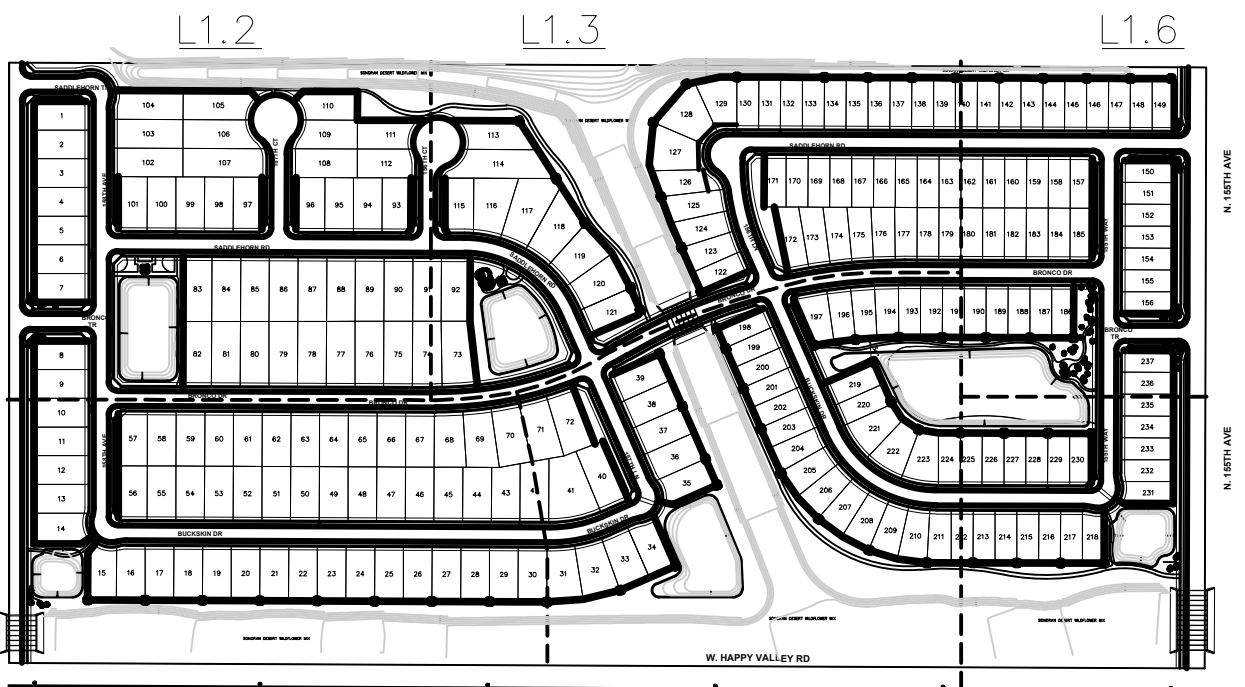
LANDSCAPE
PLAN

L 1.4



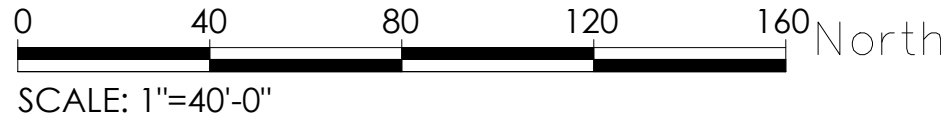
OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
●	ACACIA ANEURA	24" BOX	113	STAKE AS REQUIRED
●	ACACIA WULFORDIANA	24" BOX	22	STAKE AS REQUIRED
●	CHILOPSIS LINEARIS	24" BOX	45	STAKE AS REQUIRED
●	CERODIUM FLORIDUM	24" BOX	156	STAKE AS REQUIRED
●	CERODIUM HYBRID "DESERT MUSEUM"	24" BOX	9	STAKE AS REQUIRED
●	OLNEYA TESOTA	24" BOX	6	STAKE AS REQUIRED
●	PROSPERIS HYBRID "AZT THORNLESS"	36" BOX	66	STAKE AS REQUIRED
●	PROSPERIS VELUTINA	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
●	ASCLEPIAS SUBULATA	5 GAL.	17	
●	CORDIA PARVIFOLIA	5 GAL.	24	
●	DODONAEA VESICOSA	5 GAL.	29	
●	ENCELIA FARNAGIA	5 GAL.	140	
●	EREMOPHILA MACULATA	5 GAL.	8	
●	ERICAMERIA LACINIOSIFOLIA "AGUIRRE"	5 GAL.	314	
●	EUPHORBIA RIGIDA	5 GAL.	25	
●	EUPHORBIA ANTIPOHLITICA	5 GAL.	38	
●	HESPERALOE PARVIFLORA "BRAKELIGHTS" 1m	5 GAL.	114	
●	HISTIOIA CALIFORNICA	5 GAL.	75	
●	CHUPAROSA	5 GAL.	107	
●	LEUCOPHYLLUM LANGMANIAE	5 GAL.	150	
ACCENTS:				
●	AGAVE DESMETIANA	5 GAL.	24	
●	AGAVE PARVIFOLIA	5 GAL.	92	
●	AGAVE WEIBERI	5 GAL.	6	
●	CARNEGIA GIGANTEA	VARIES: 6" TO 12" SPEAR	33	
●	SAGUARO			
●	DASYLIRION WHEELERI	5 GAL.	64	
●	FOUQERIA SPLENDENS	MIN. 10", 12 CANES	5	
●	OPUNTIA SP. SANTA RITA	5 GAL.	52	
GROUNDCOVER AND GRASSES:				
●	LANTANA "GOLD MOUND"	1 GAL.	84	
●	VERBENA GOODINGII	1 GAL.	82	
●	VERBENA RIGIDA	1 GAL.	168	
●	MULLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	44	
●	NOLINA MICROCARPA	5 GAL.	9	
MATERIAL:				
●	CONCRETE HEADER	3/4" MINUS		2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
●	DECOMPOSED GRANITE "EXPRESS BROWN"	DESSERT PAVEMENT		30% COVERAGE IN LANDSCAPE AREAS
●	WEATHERED GRANITE BOULDERS	20% 1/2 TON, 50% 1 TON, 30% 2 TON		SEE DETAIL
●	SONORAN DESERT WILDFLOWER MIX			
●	CYNODON DACTYLON "SANTA ANA"			



KEY MAP

NTS



rvi
planning + landscape architecture

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Mesa, AZ 85206
(480) 586-2176

EXP. 03/31/2017

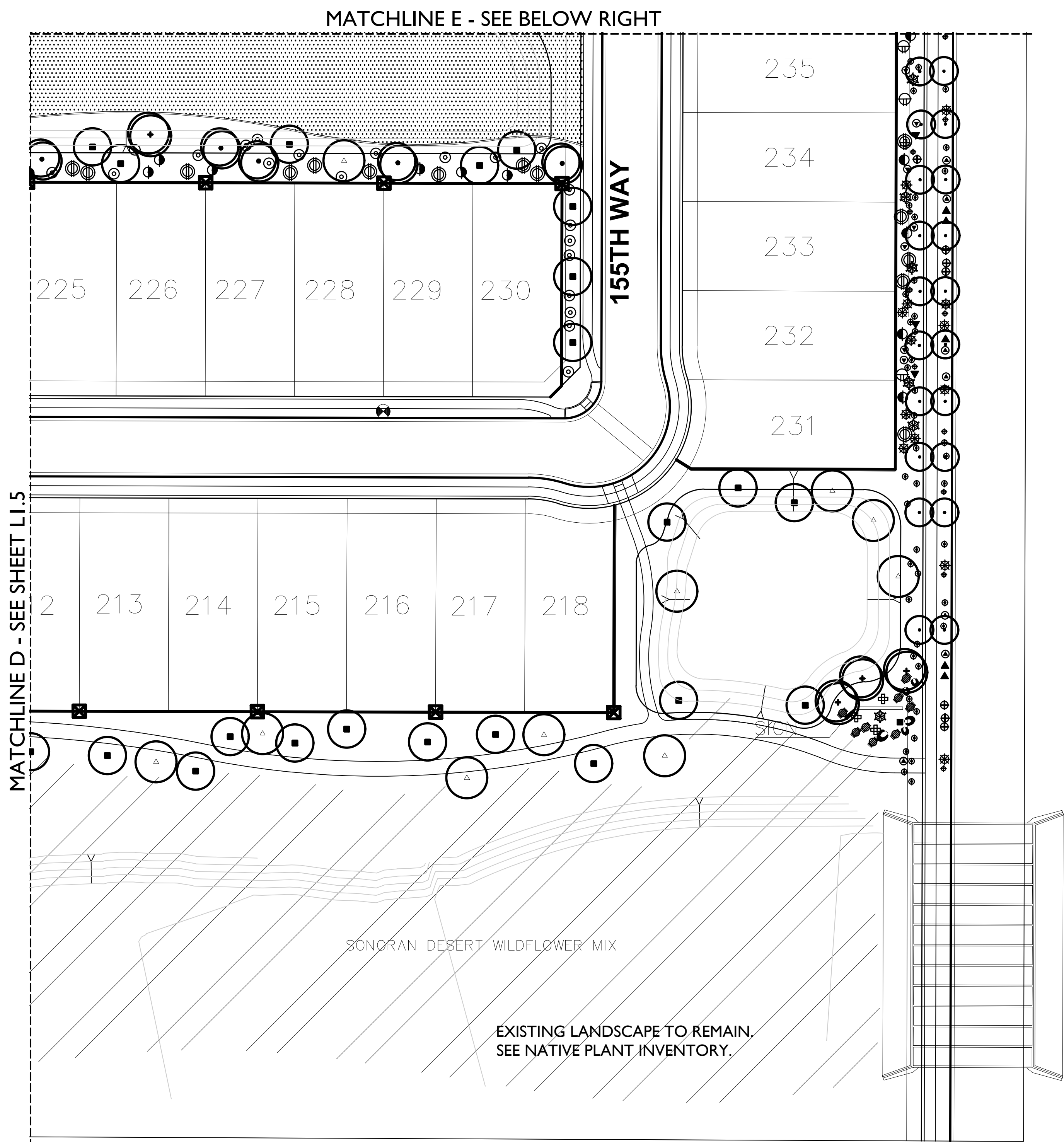
Tierra Verde West
Surprise, Arizona

PROJECT NO : 160028
DATE : OCTOBER 2016
DRW: SEB
RVW:

REVISIONS

LANDSCAPE PLAN

L 1.5



N. 155TH AVE

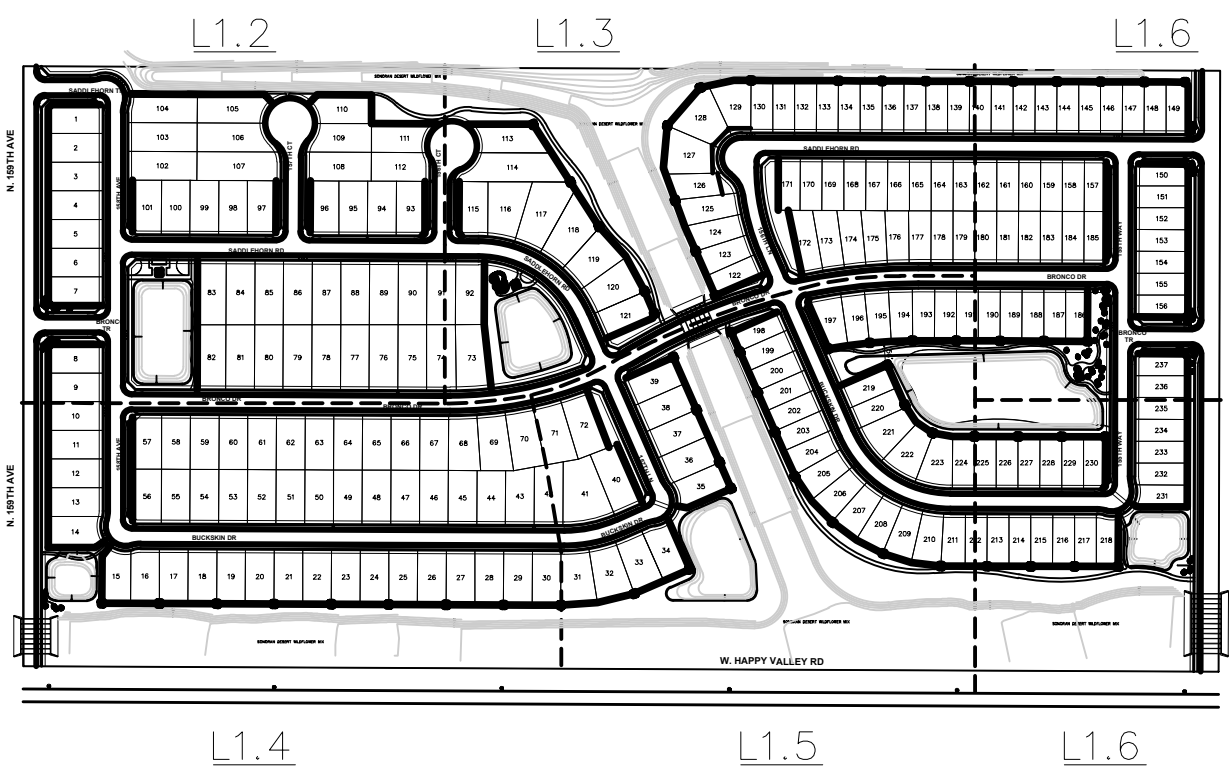
OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
	ACACIA ANEURA	24" BOX	113	STAKE AS REQUIRED
	ACACIA MULLGA	24" BOX	22	STAKE AS REQUIRED
	ACACIA WILLARDIANA	24" BOX	45	STAKE AS REQUIRED
	CHILOPSIS LINEARIS	24" BOX	156	STAKE AS REQUIRED
	CERODIUM FLORIDUM	24" BOX	9	STAKE AS REQUIRED
	CERODIUM HYBRID 'DESERT MUSEUM'	24" BOX	6	STAKE AS REQUIRED
	OLNEYA TESOTA	24" BOX	66	STAKE AS REQUIRED
	PROSOPIS HYBRID 'AZI THORNLESS'	36" BOX	77	STAKE AS REQUIRED
	PROSOPIS VELUTINA	24" BOX		
SHRUBS:				
	ASCLEPIAS SUBULATA	5 GAL	17	
	CORDIA PARVIFOLIA	5 GAL	24	
	DODONAEA VISCOSA	5 GAL	29	
	ENCELIA PARVIFOLIA	5 GAL	140	
	EREMOPHILA MACULATA	5 GAL	8	
	EREMOPHILA MACULATA	5 GAL	314	
	EUPHORBIA AFRICA	5 GAL	25	
	EUPHORBIA ANTISPHILITICA	5 GAL	38	
	ESPERALOE PARVIFLORA 'BRAKELIGHTS' tm	5 GAL	114	
	JUSTICIA CALIFORNICA	5 GAL	75	
	LARREA TRIDENTATA	5 GAL	107	
	LEUCOPHYLLUM LANGMANIAE	5 GAL	150	

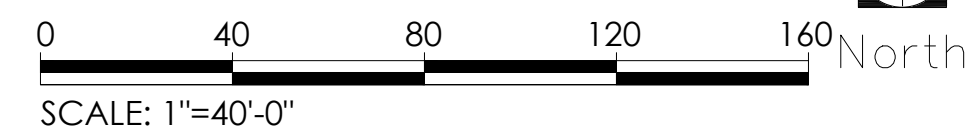
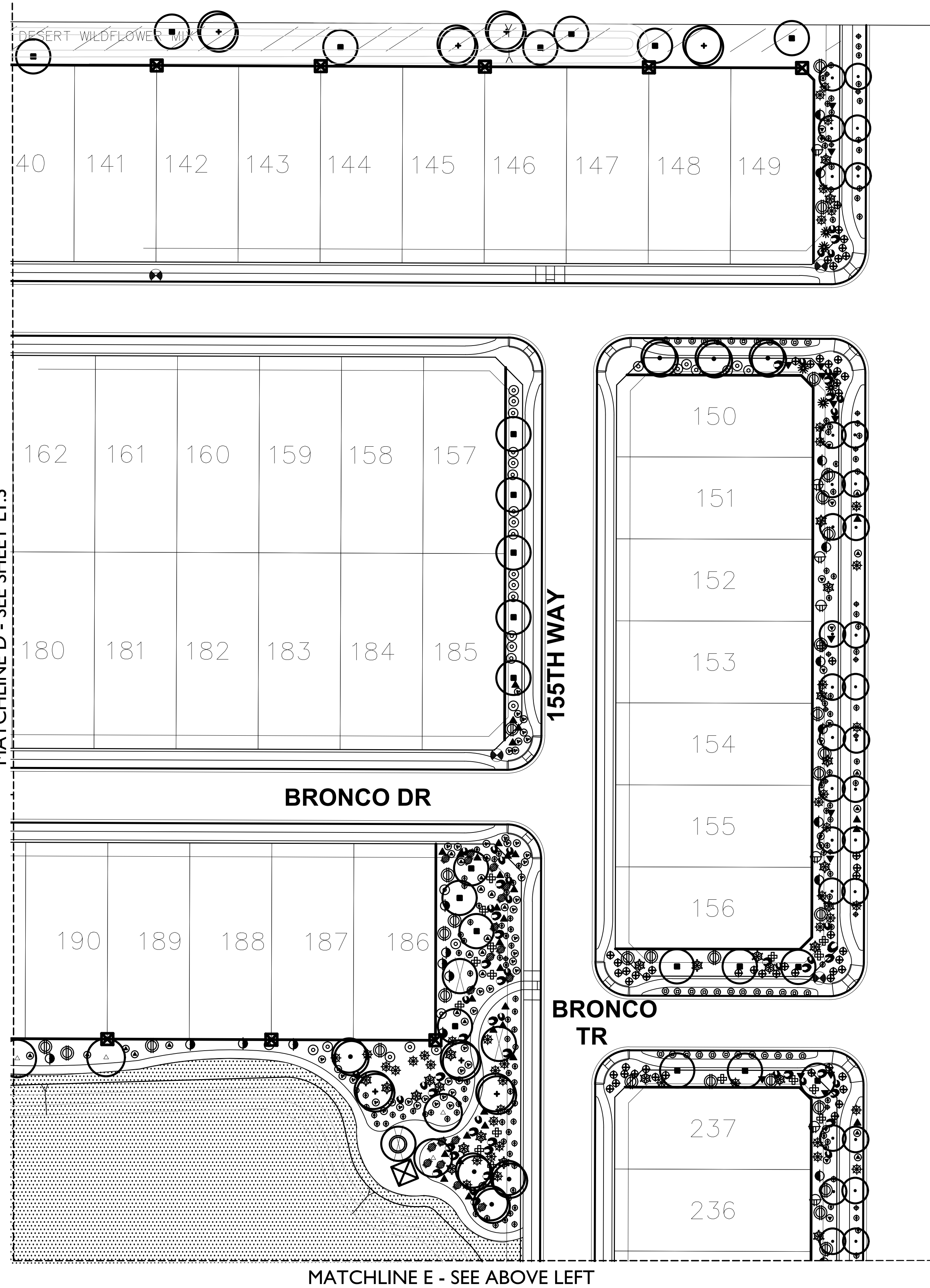
● AGAVE DESMETTIANA	5 GAL	24
▲ AGAVE FAIRYI	5 GAL	92
■ AGAVE WEBERI	5 GAL	6
⊕ CARNEGIA GIGANTEA	VARIES: 6' TO 12' SPEAR	33
★ DASYLIRION WHEELERI	5 GAL	64
✱ FOUGERIA SPLENDENS	MIN. 10', 12 CANES	5
● OPUNTIA SP. SANTA RITA	5 GAL	52

● LANTANA 'GOLD MOUND'	1 GAL	84
● VERBENA GIGANTICA	1 GAL	82
● VERBENA RIGIDA	1 GAL	168
● MUHLBERGIA CAPULARIS 'REGAL MIST'	5 GAL	44
● NOUINA MICROCARPA	5 GAL	9

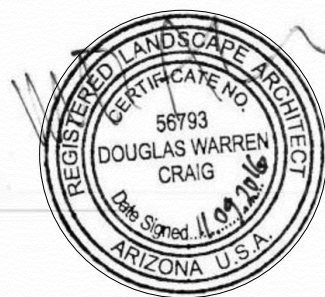
MATERIAL	3/4" MINUS	2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
WEATHERED GRANITE BOULDERS	20% 1/2 TON, 50% 1 TON, 30% 2 TON	SEE DETAIL
SONORAN DESERT WILDFLOWER MIX		
CYNODON DACTYLON 'SANTA ANA'		



MATCHLINE D - SEE SHEET L1.3



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EXP. 03/31/2017

TIERRA VERDE WEST

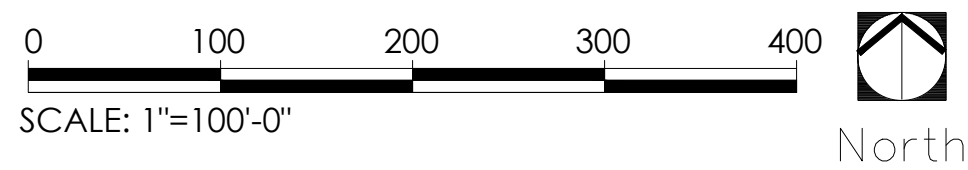
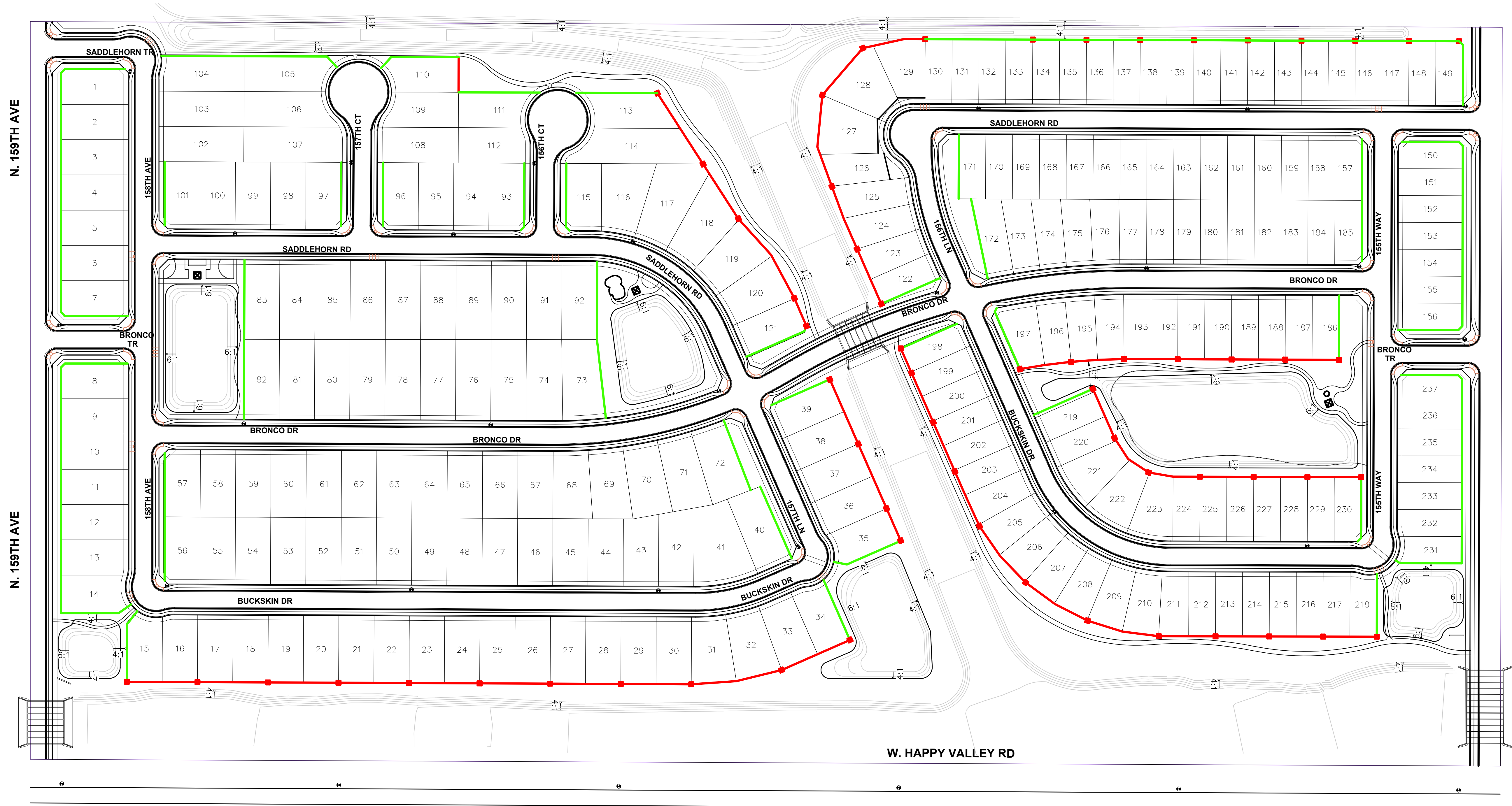
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

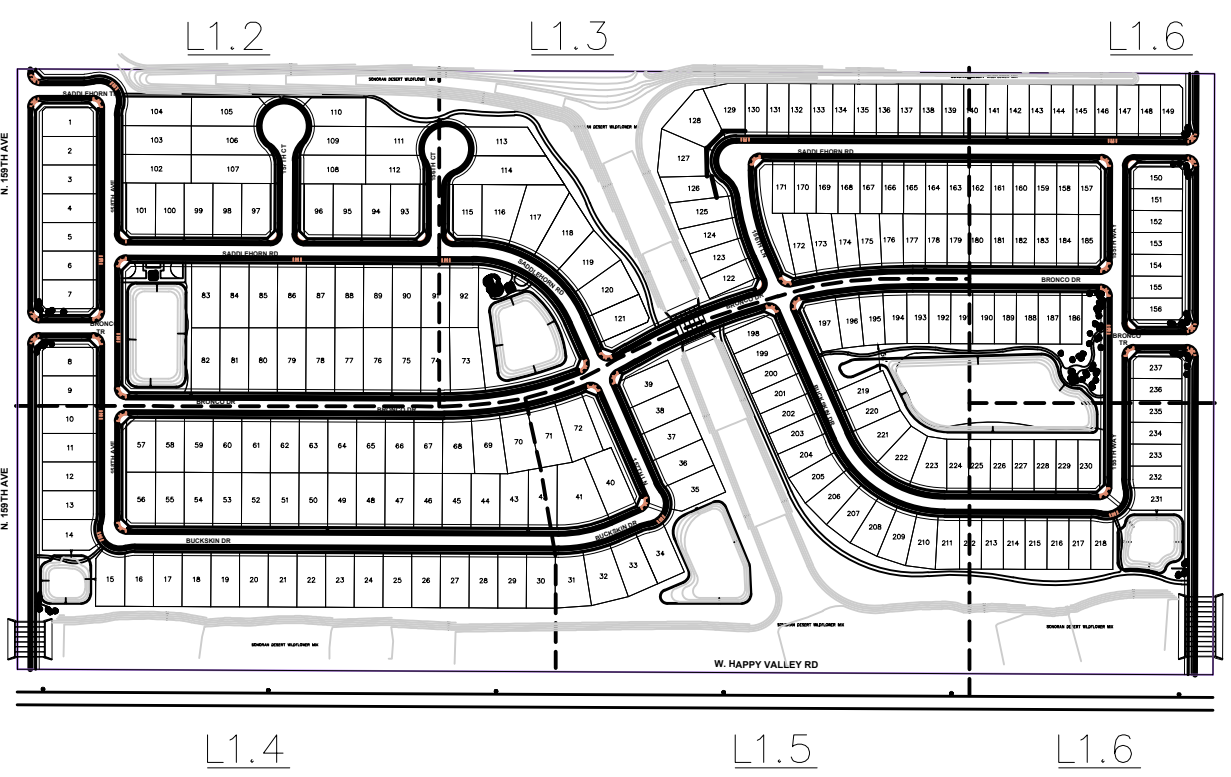
REVISIONS
△
△
△
△
△
△

LANDSCAPE PLAN

L 1.6



- LEGEND
- SIGNAGE COLUMN
 - PERIMETER WALL
 - VIEW WALL



KEY MAP
NTS



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Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

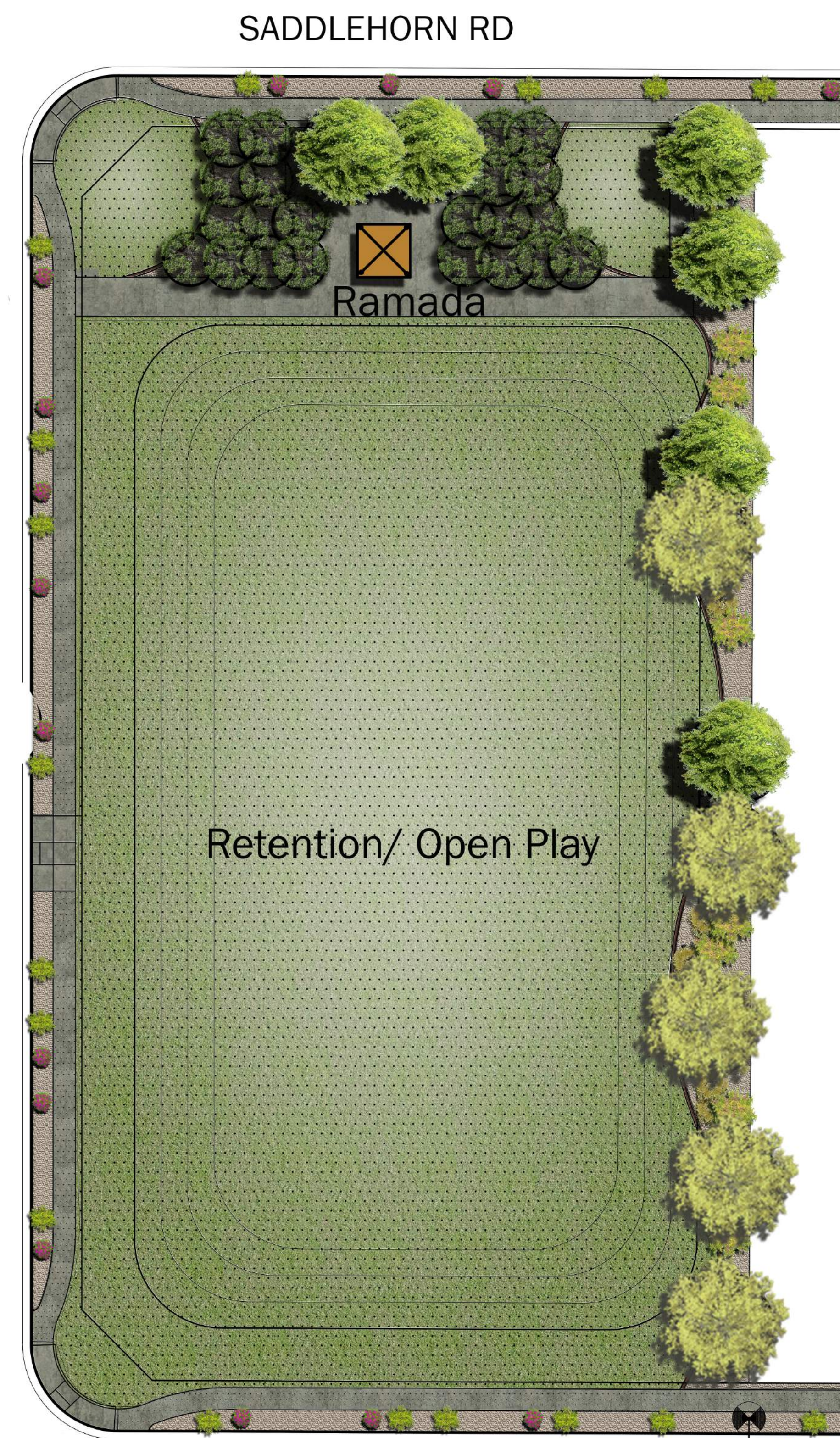
TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO: **L60028**
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS	
△	
△	
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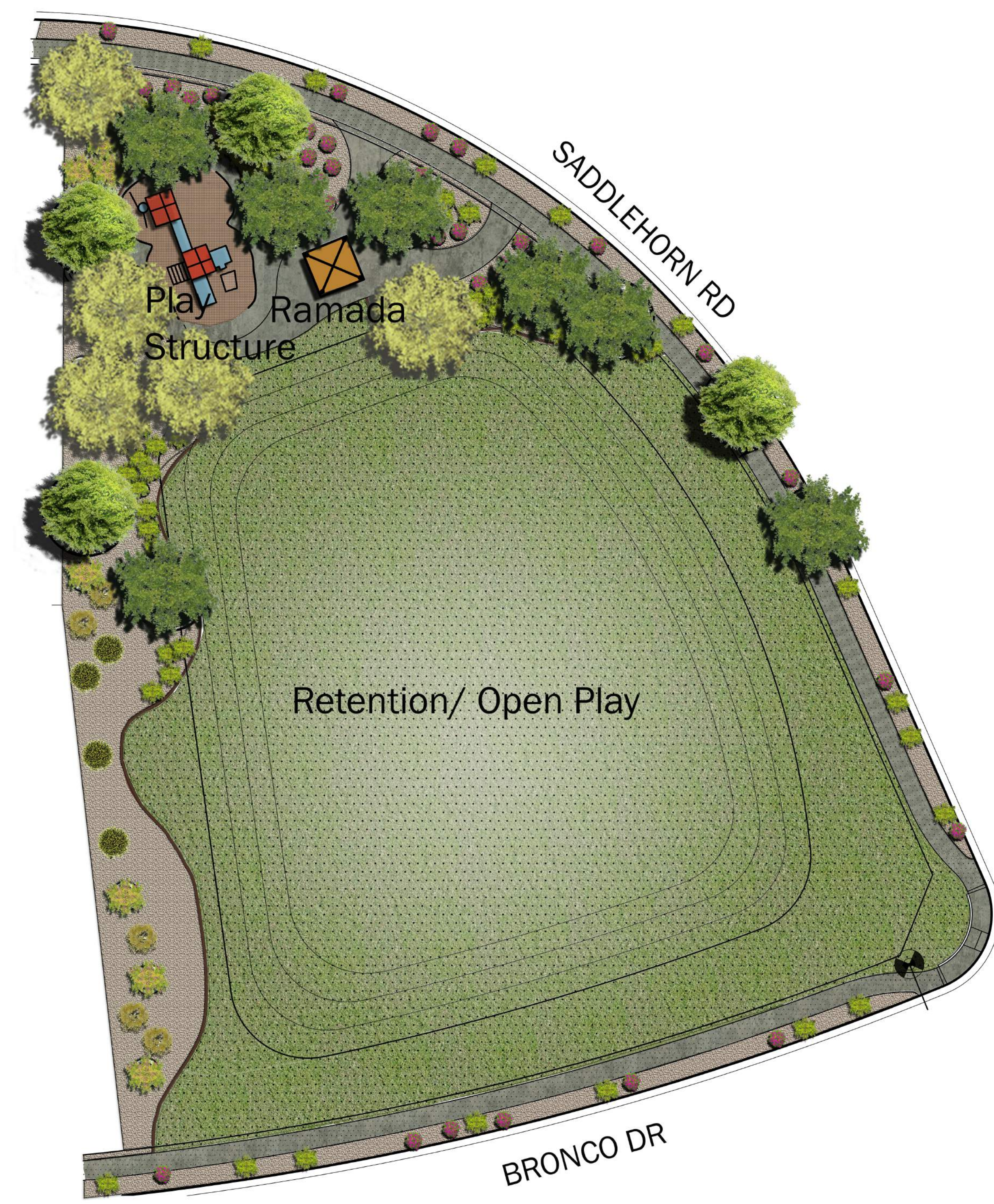
WALL
PLAN

L1.7



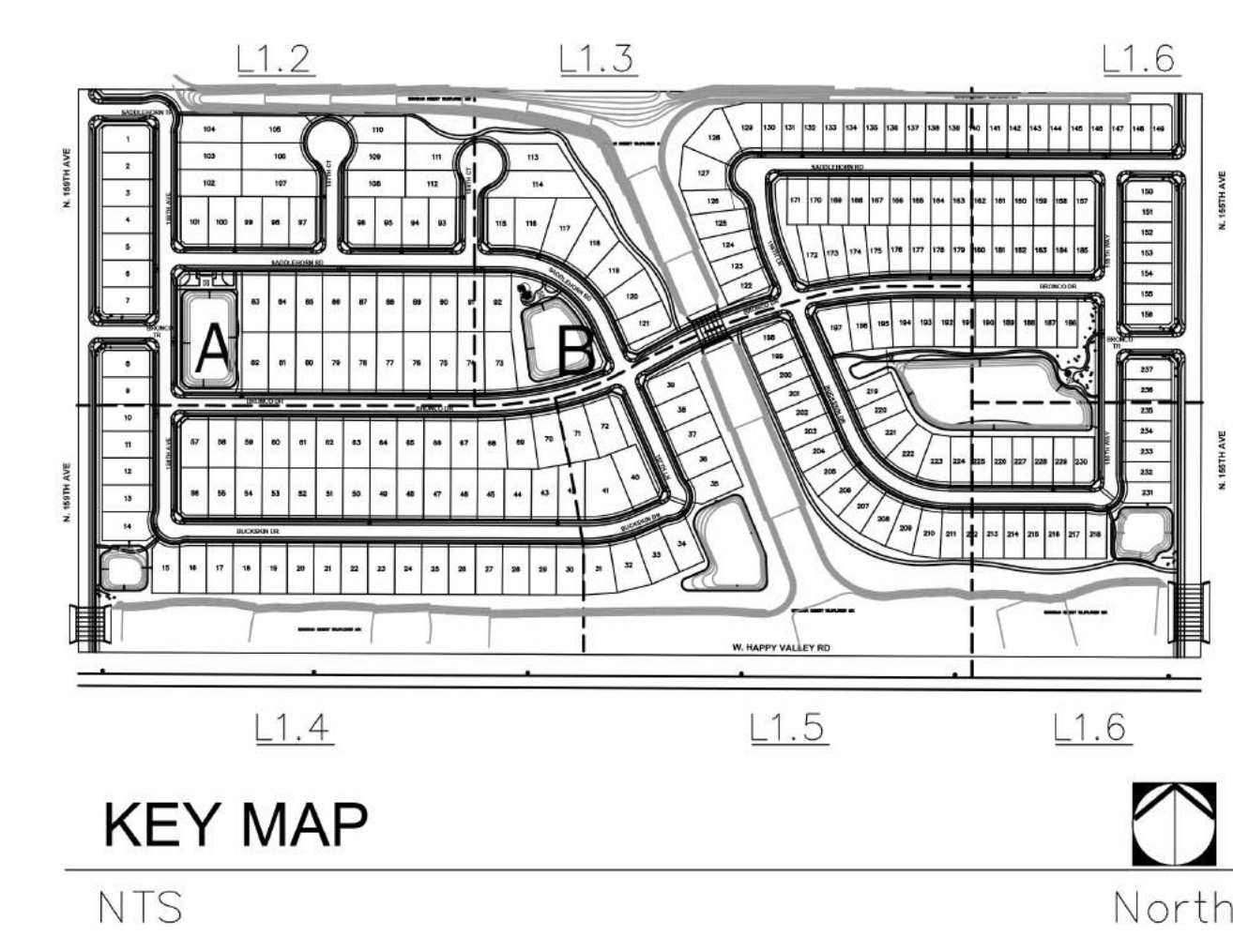
AMENITY AREA A
SCALE: 1"=20'-0"

- PROSOPIS GLANDULOSA 'THORNLESS'
- THORNLESS HONEY MESQUITE
- CERCIDIUM HYBRID 'DESERT MUSEUM'
- DESERT MUSEUM PALO VERDE



AMENITY AREA B
SCALE: 1"=20'-0"

- ACACIA WILLARDIANA
- PALO BLANCO
- PROSOPIS HYBRID 'AZT THORNLESS'
- 'AZT' THORNLESS HYBRID MESQUITE



KEY MAP
NTS

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS

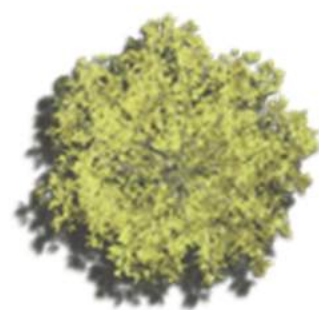
COMMUNITY AMENITIES



AMENITY AREA C

0 20 40 60 80 North

SCALE: 1"=20'-0"



PROSOPIS GLANDULOSA 'THORNLESS'
THORNLESS HONEY MESQUITE



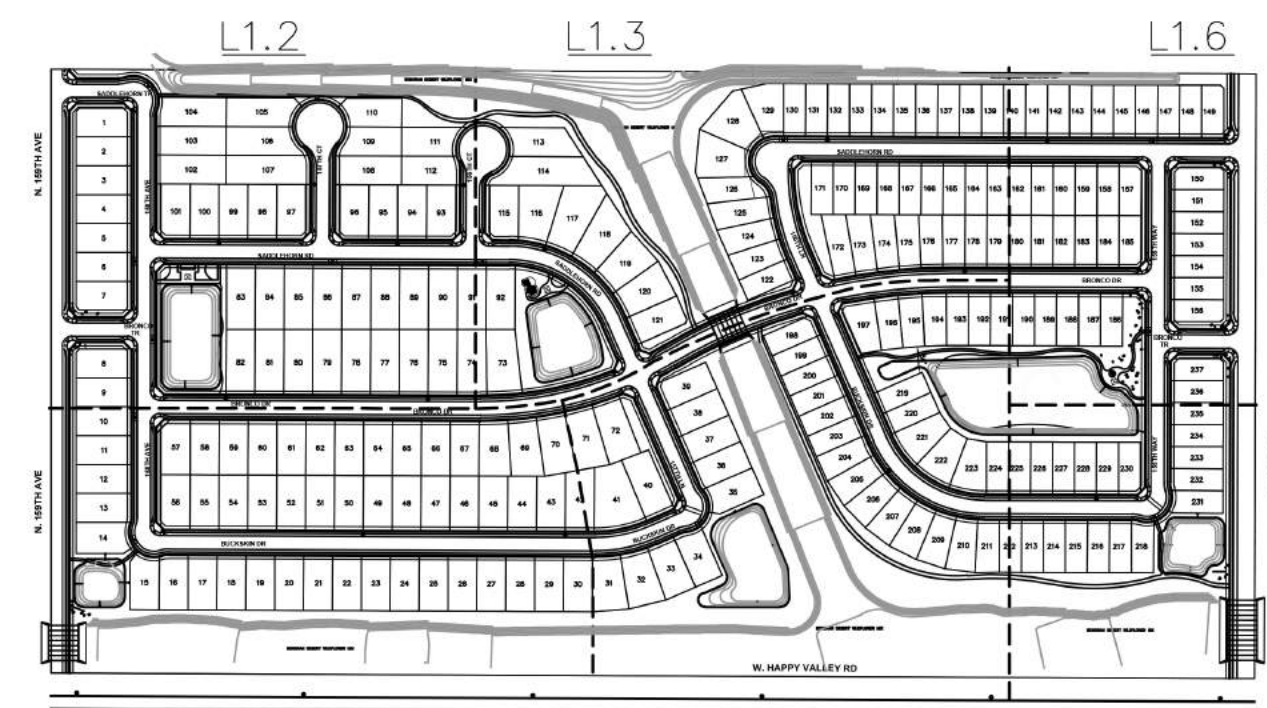
CERCIDIUM HYBRID 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



ACACIA WILLARDIANA
PALO BLANCO



PROSOPIS HYBRID 'AZT THORNLESS'
'AZT' THORNLESS HYBRID MESQUITE



KEY MAP

NTS



TIERRA VERDE WEST

SURPRISE, ARIZONA

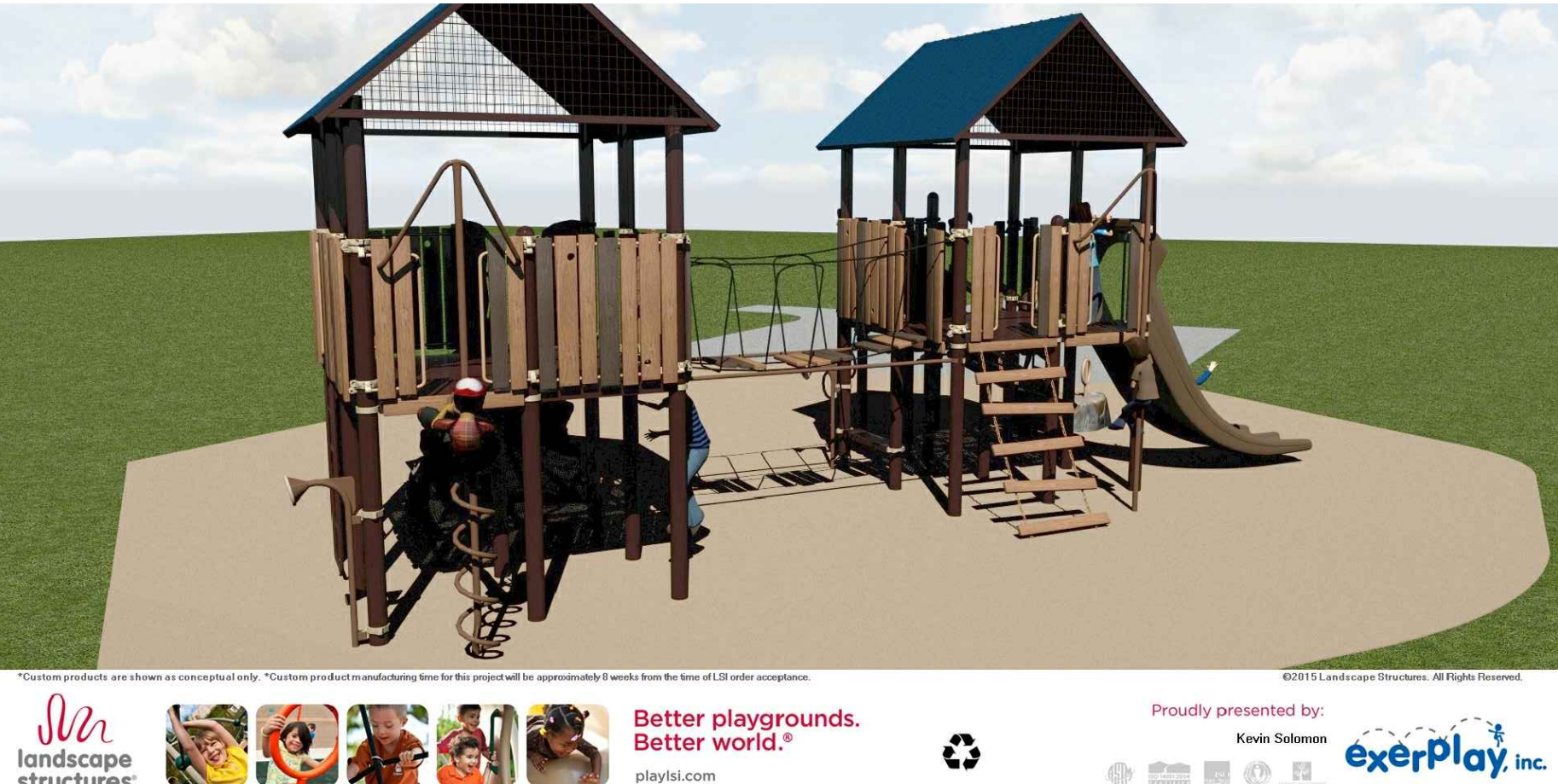
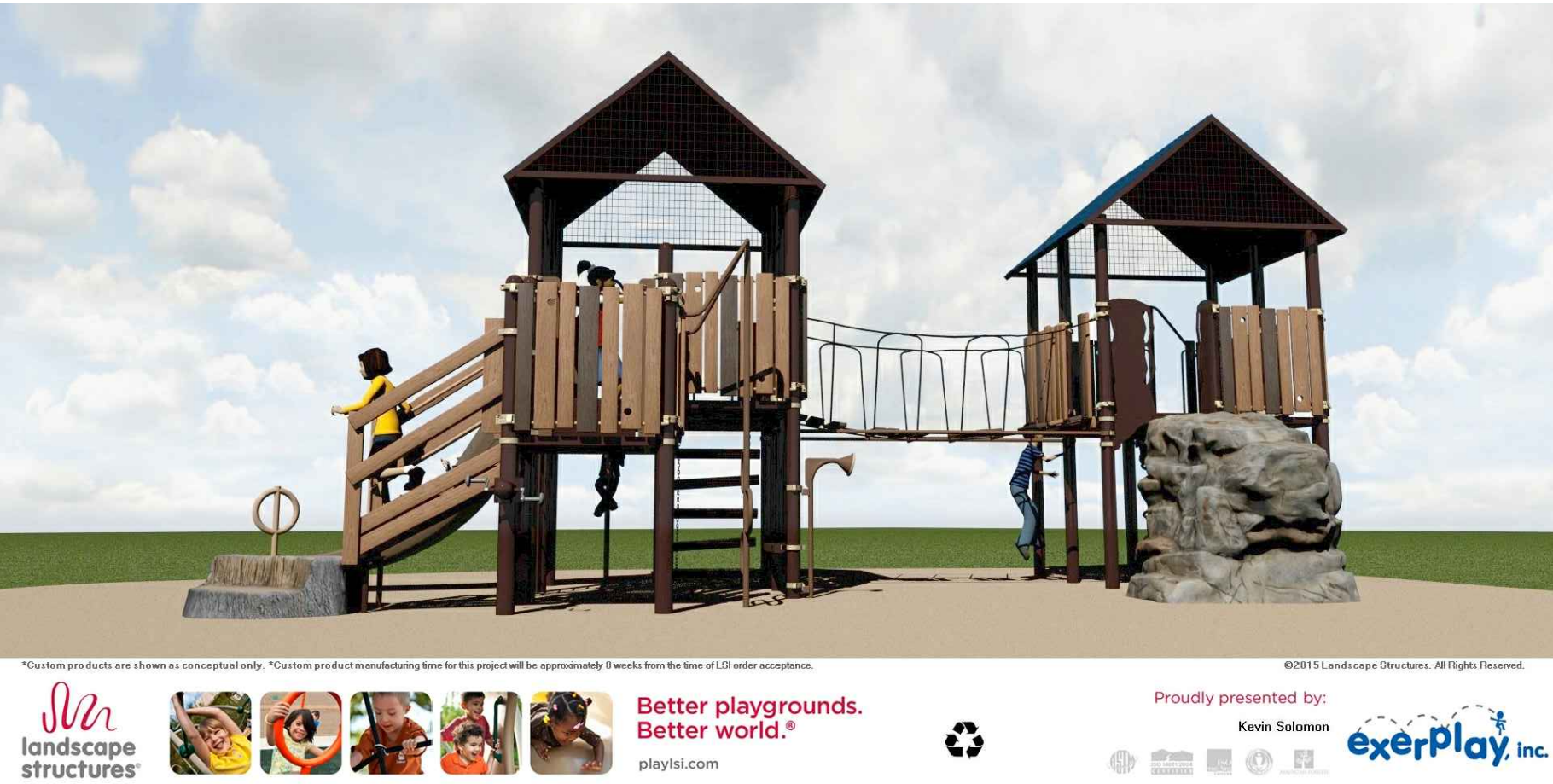
PROJECT NO: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS
△
△
△
△

COMMUNITY
AMENITIES

L1.9

PLAYGROUND FEATURES



PLAY STRUCTURES

SITE FURNISHINGS

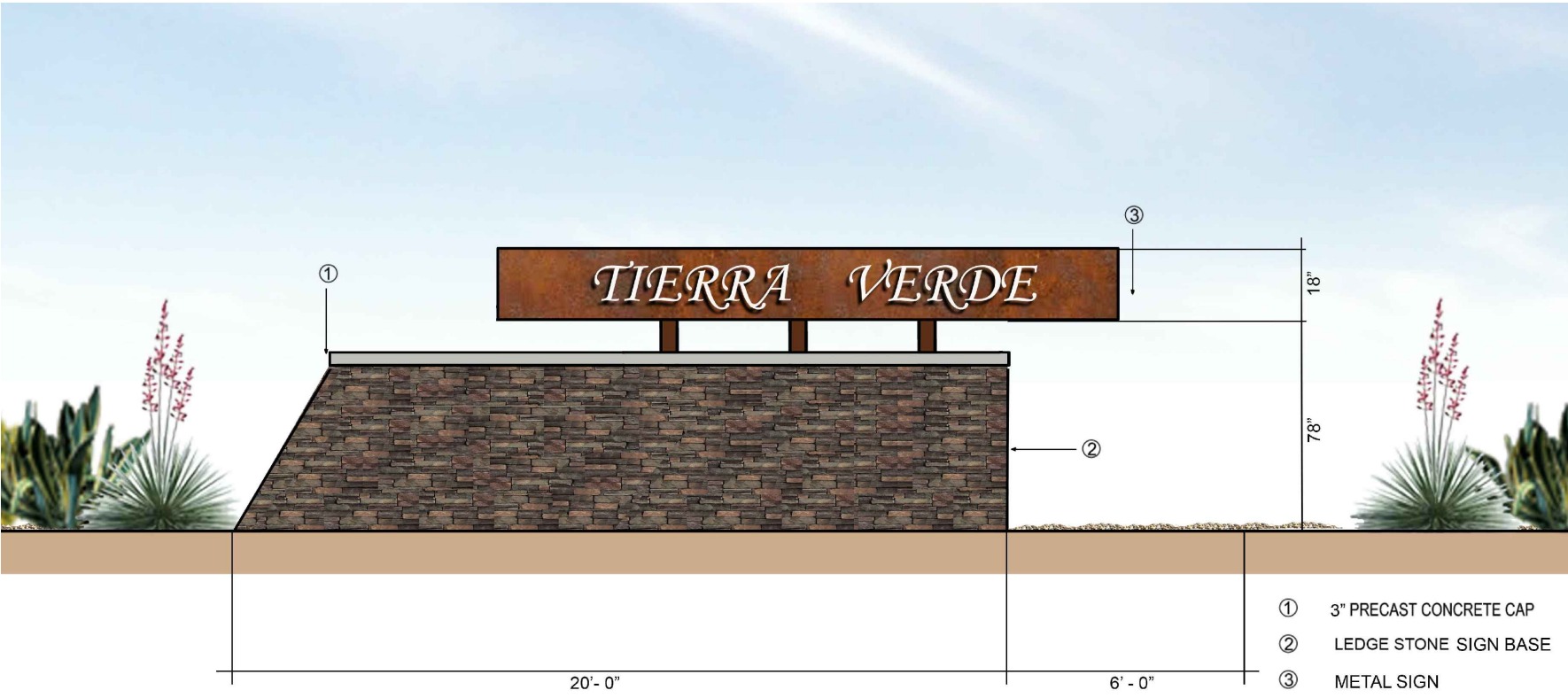


MAIL BOX KIOSK



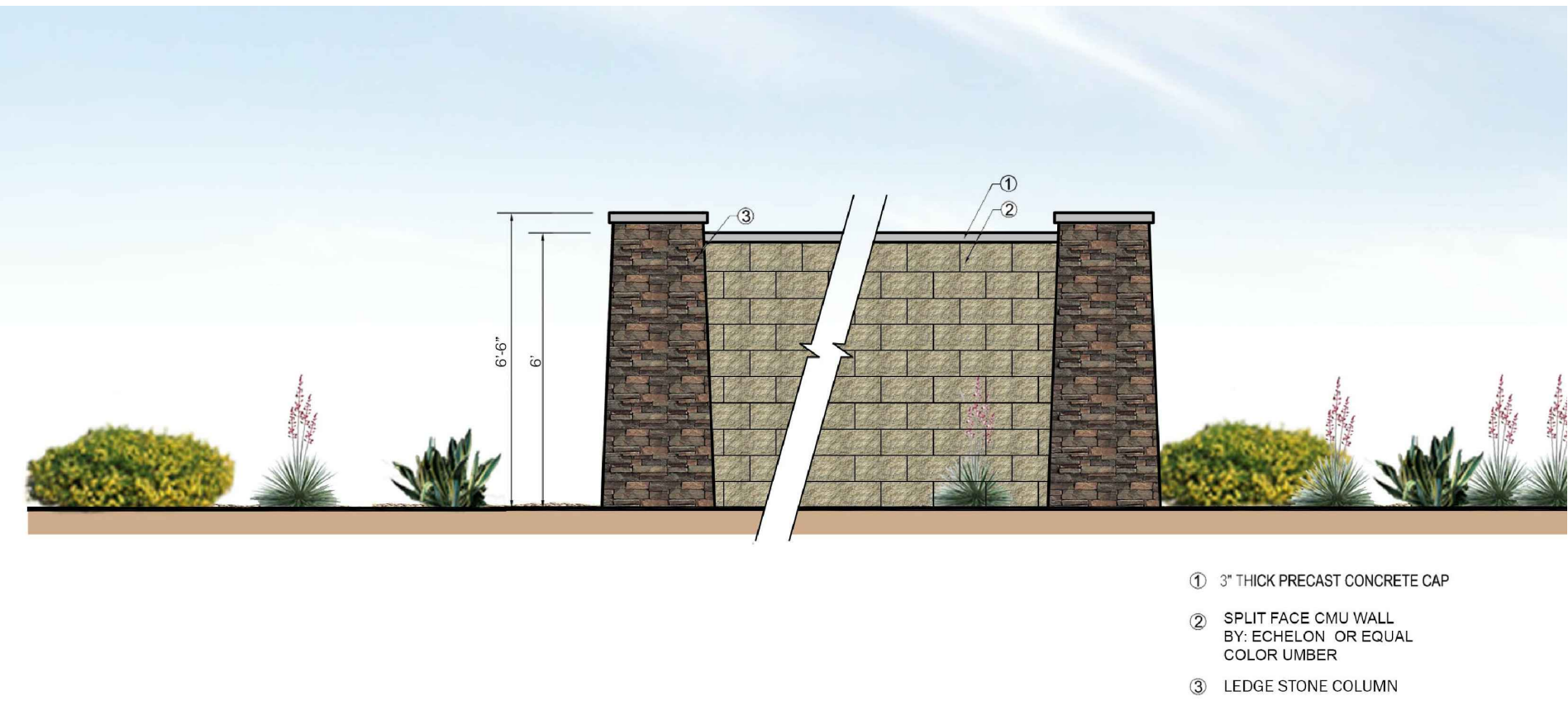
RAMADA - MESA BY CLASSIC RECREATION

MONUMENT ELEVATIONS

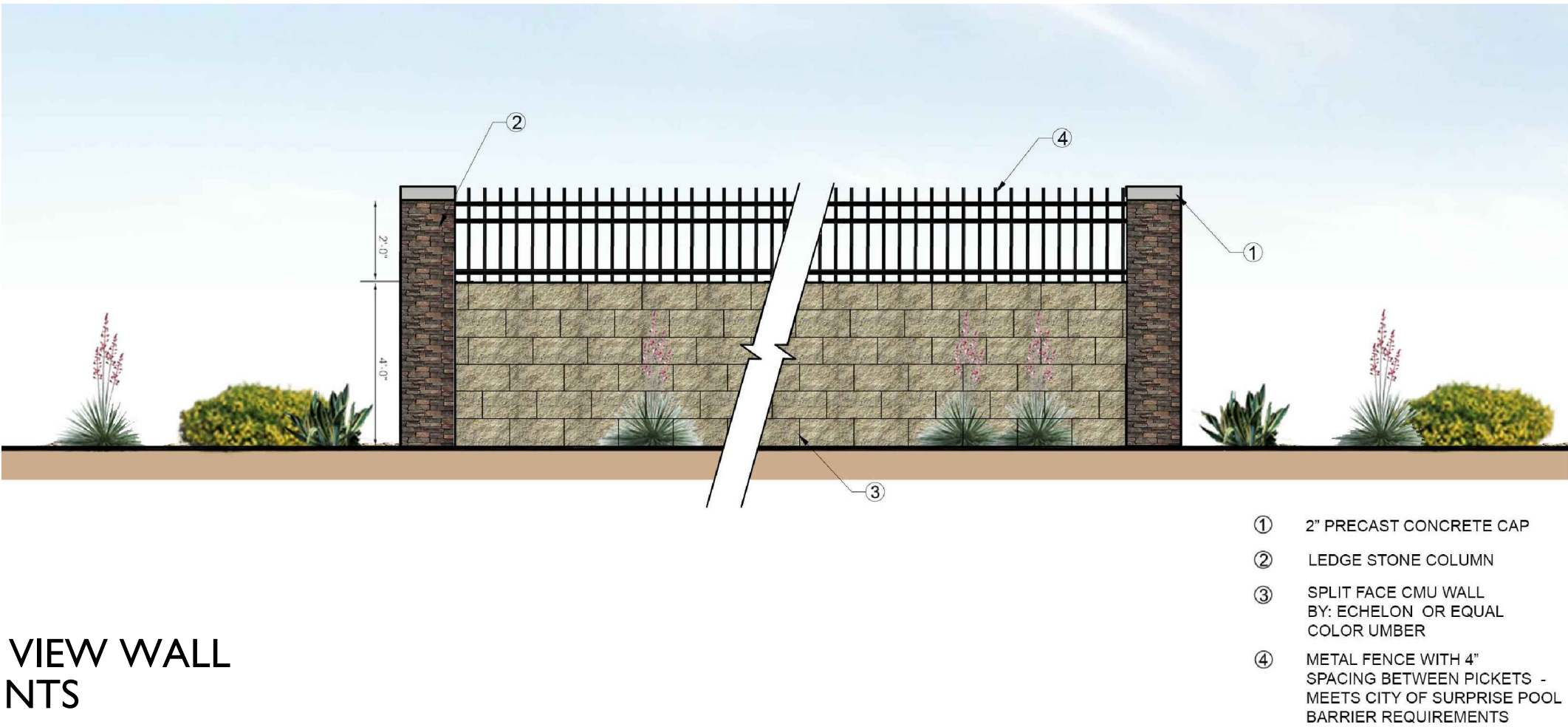


MONUMENT SIGN NTS

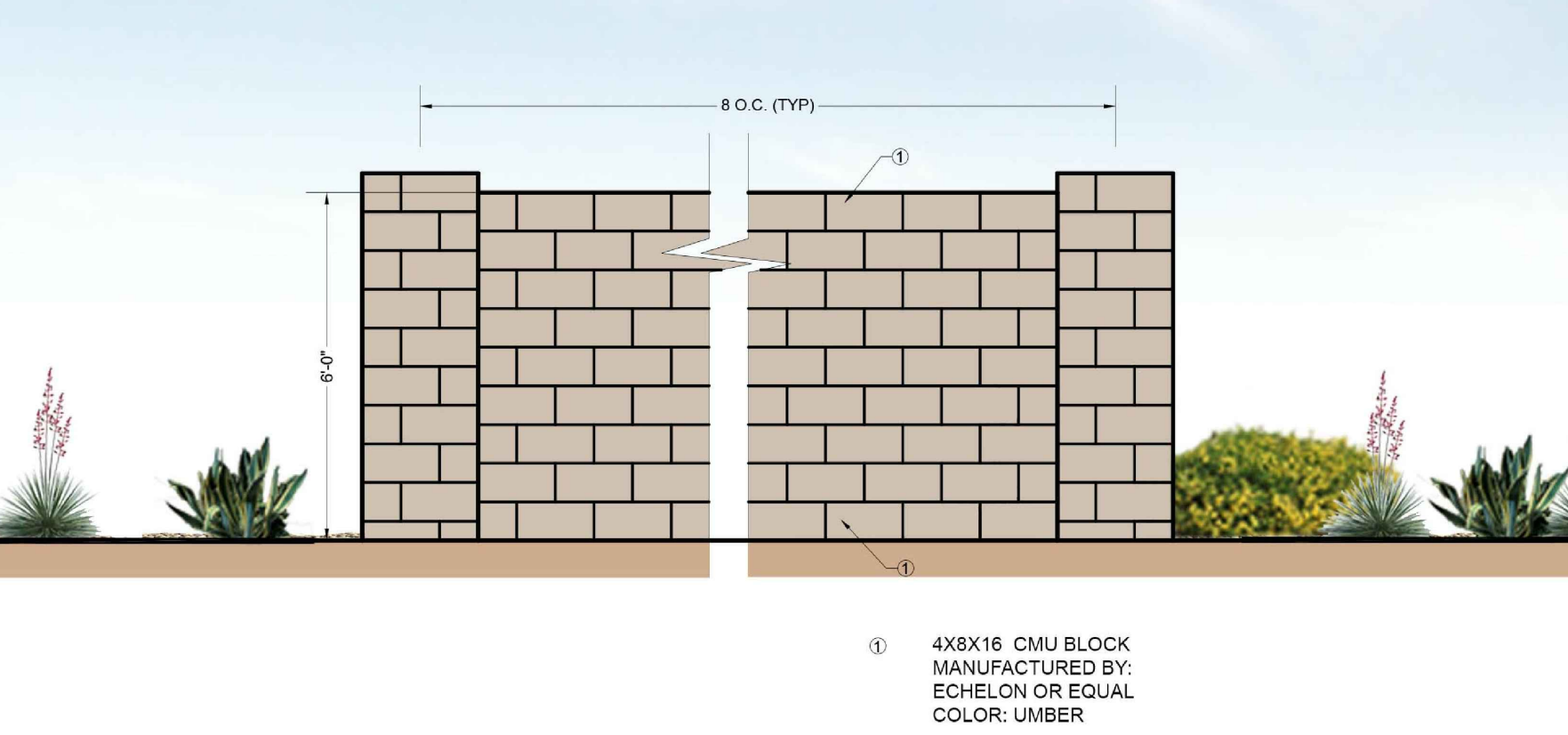
WALL ELEVATIONS



PERIMETER WALL NTS



VIEW WALL NTS



DOOLEY WALL NTS



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Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

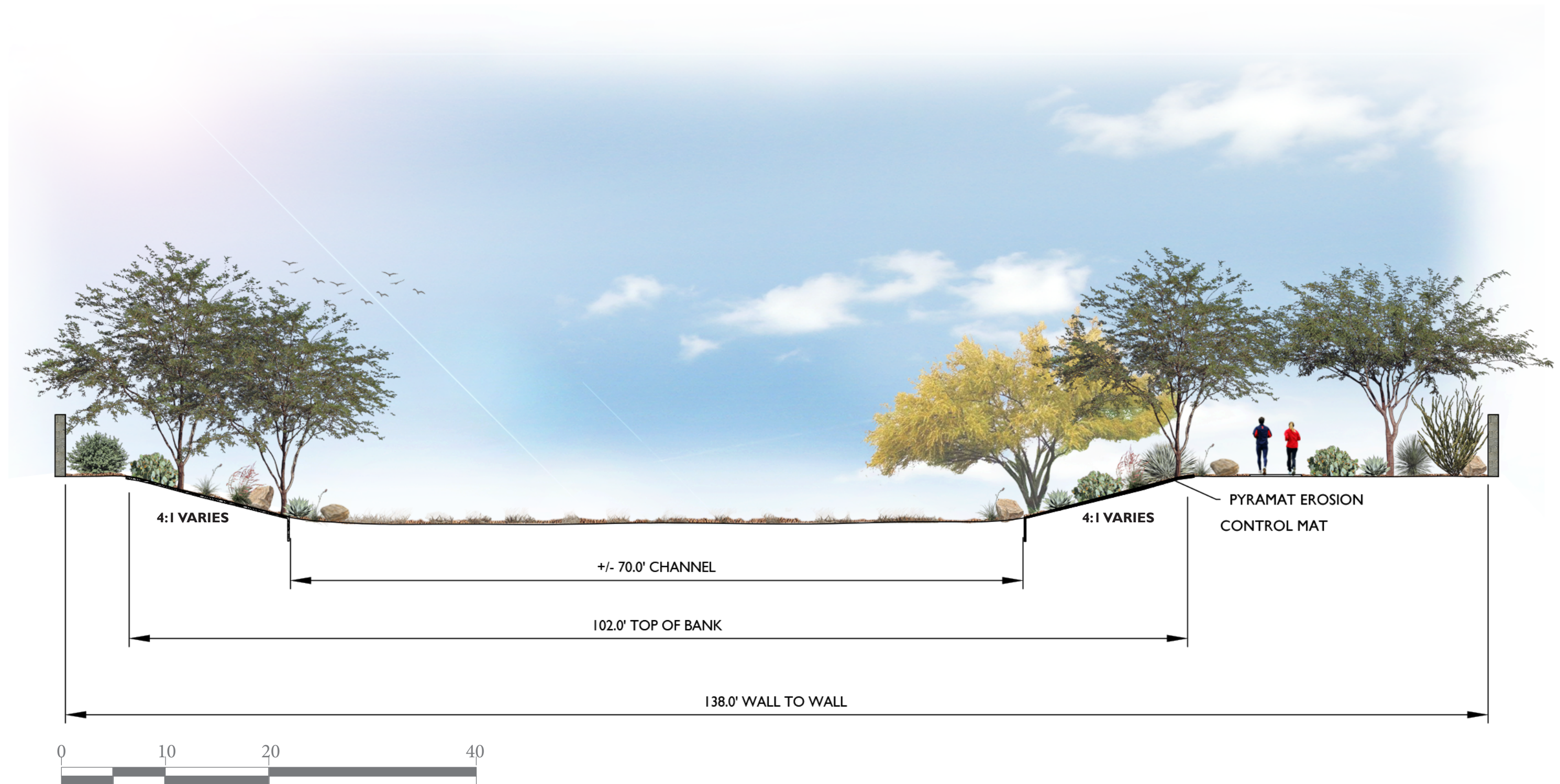
TIERRA VERDE WEST
SURPRISE, ARIZONA

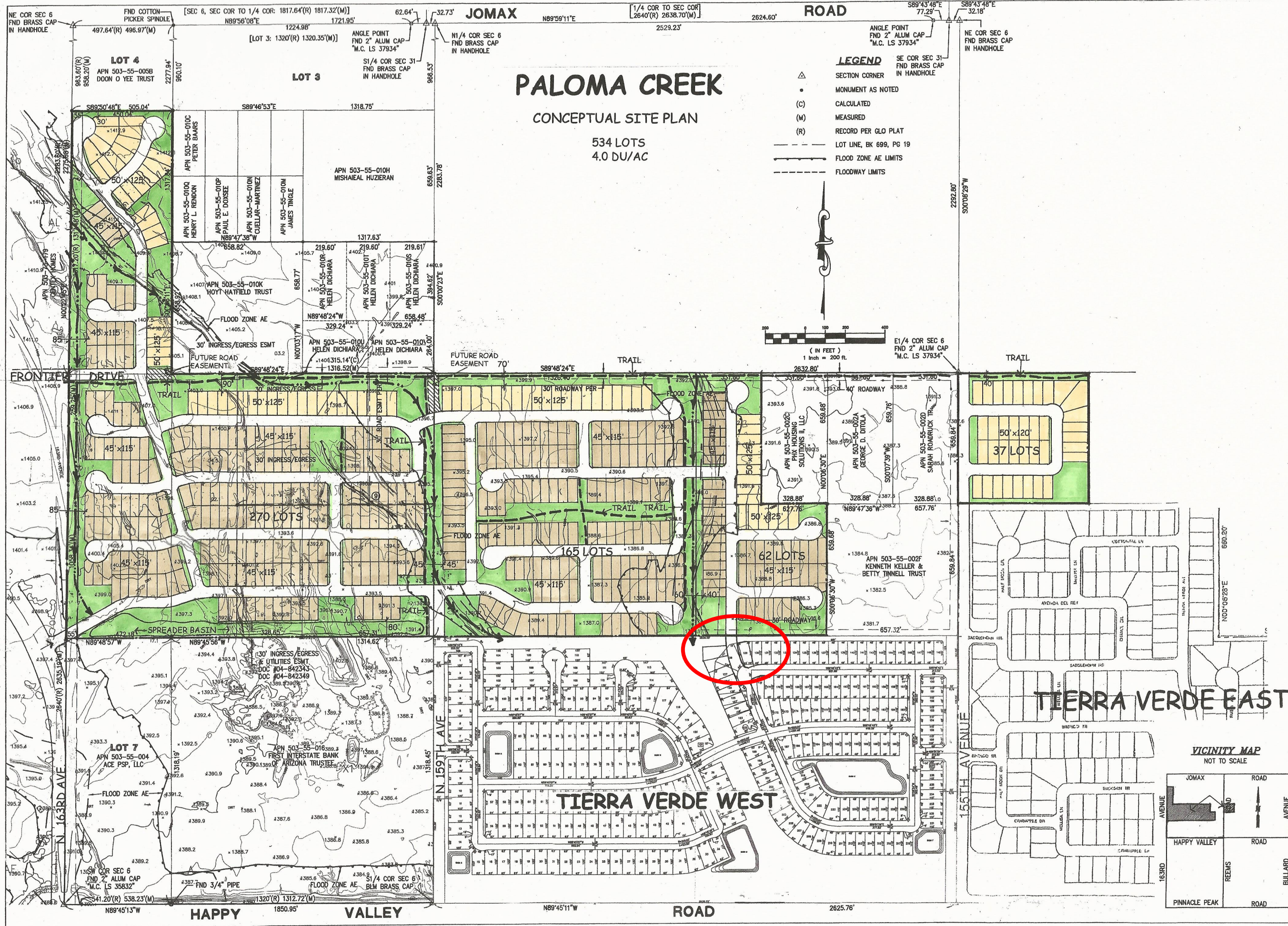
PROJECT NO : 160028
DATE : OCTOBER 2016
DRW: SEB
RVW:

REVISIONS

COMMUNITY AMENITIES

L1.10



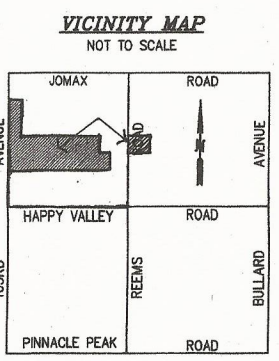
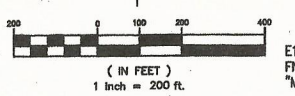


PALOMA CREEK

CONCEPTUAL SITE PLAN

534 LOTS
4.0 DU/AC

- LEGEND**
- △ SECTION CORNER
 - MONUMENT AS NOTED
 - (C) CALCULATED
 - (M) MEASURED
 - (R) RECORD PER GLO PLAT
 - LOT LINE, BK 699, PG 19
 - FLOOD ZONE AE LIMITS
 - FLOODWAY LIMITS



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

PALOMA CREEK

CONCEPTUAL SITE PLAN

Drawn By: JW
Date: 10/19/2016
Job No.:
Sheet No.: of



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

5 August 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 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-334; Tierra Verde West

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Preliminary Pate Application for Tierra Verde West. The site is located on 79.57 acres at the northwest corner of 155th Avenue and Happy Valley Road. The request is to develop this parcel into 237 single family residential dwelling units with a density of 2.98 du/acre. The site is located approximately 4 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.

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 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Tierra Verde West meets these guidelines.

As described in the preliminary development narrative, this request will not negatively impact the flying operations at Luke AFB. Since Tierra Verde West 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 there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely

for Barbara Plante
JAMES R. MITCHELL

cc:

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

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



SURPRISE
ARIZONA

FS16-334

Tierra Verde West Preliminary Plat

Regular City Council Meeting

January 3, 2017

**FS16-334
Tierra Verde West
Preliminary Plat**

Vicinity Map



North

1 Mile

Surprise
Annexation

SUBJECT SITE

Jomax Road

Happy Valley Road (align)

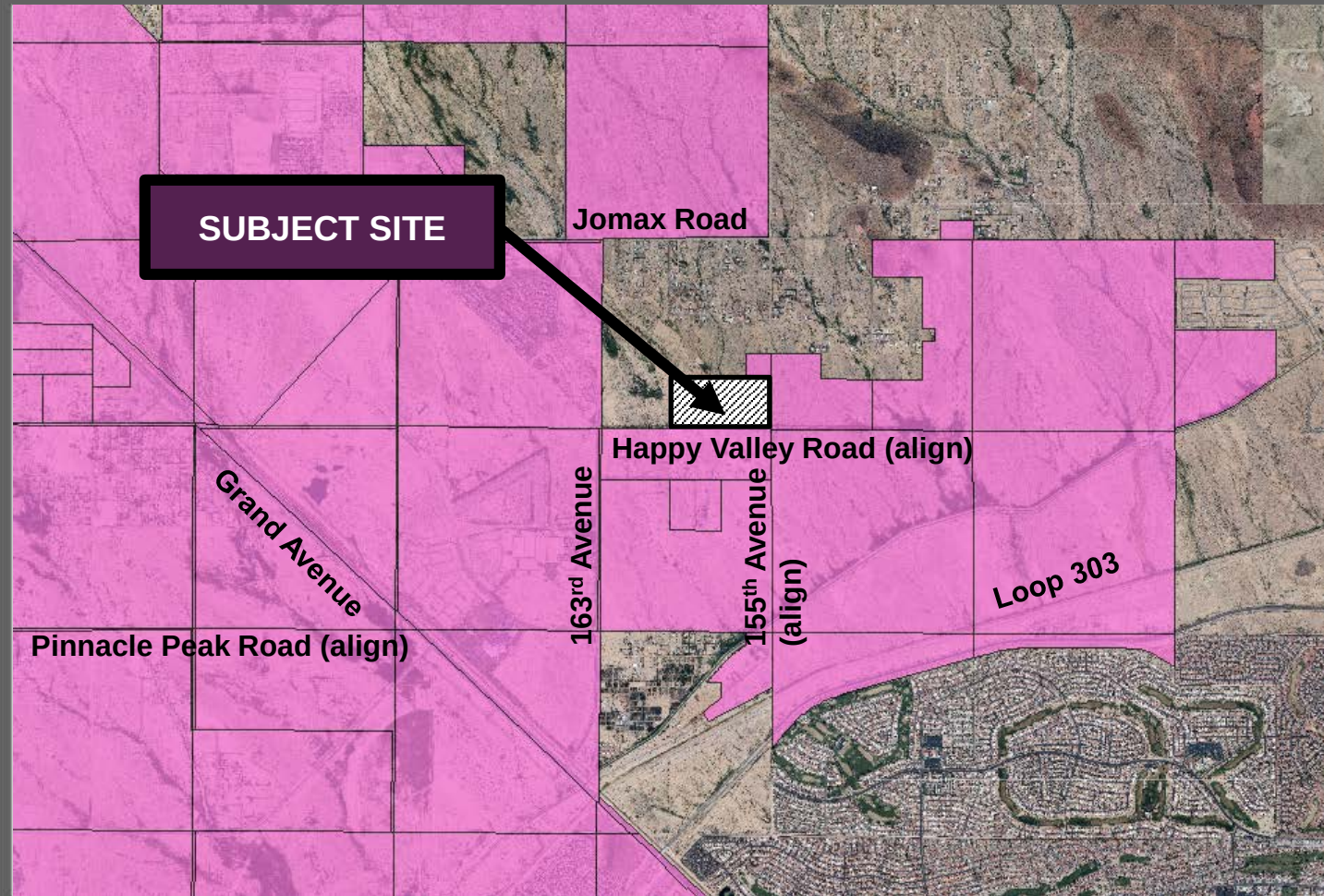
163rd Avenue

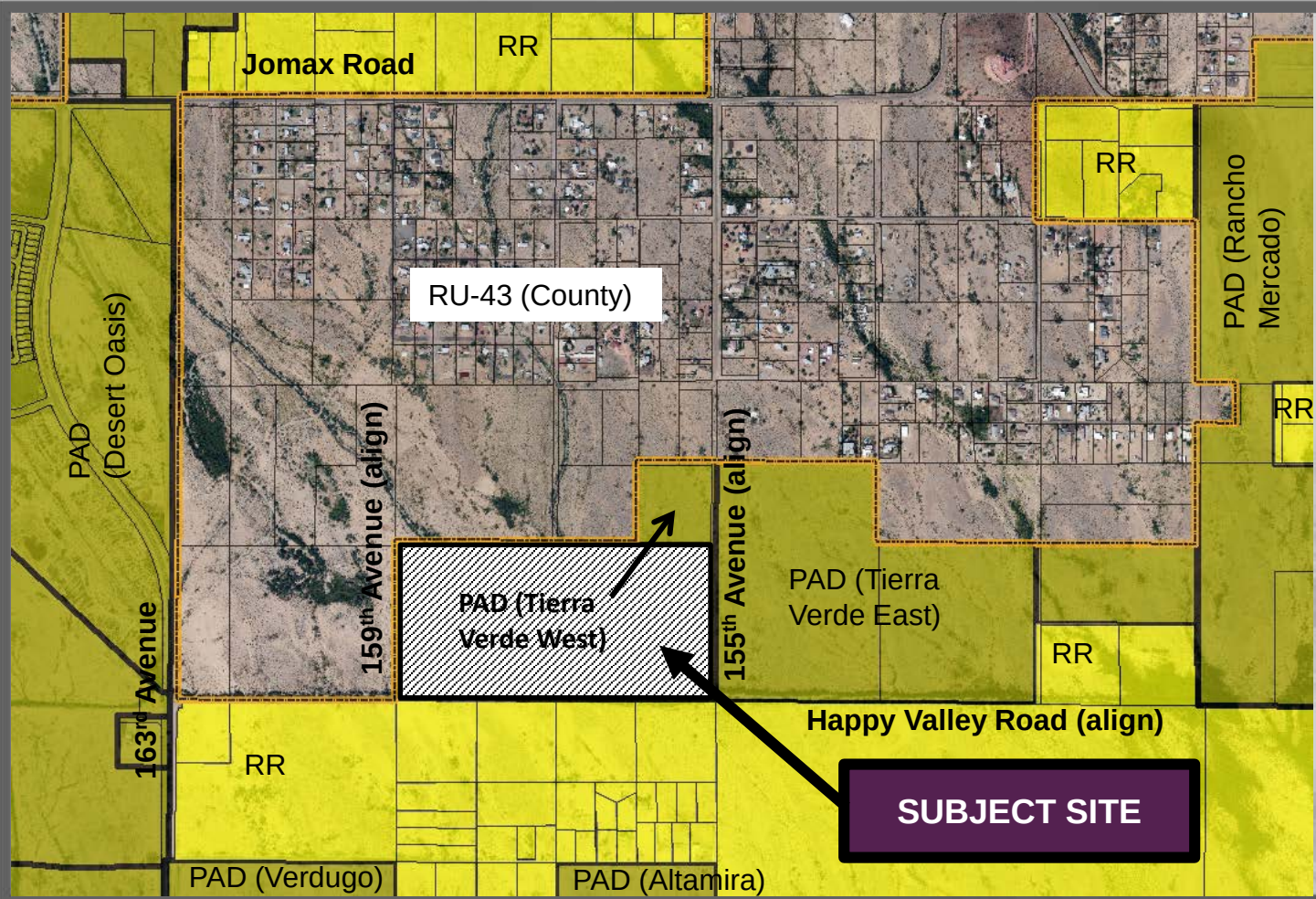
155th Avenue
(align)

Loop 303

Grand Avenue

Pinnacle Peak Road (align)



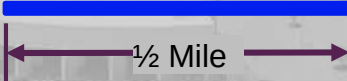


FS16-334
Tierra Verde West
Preliminary Plat

Case Map



North



SUBJECT SITE

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Plat

THE DESIGN OF THIS PLAT WAS PREPARED BY THE DESIGNER'S OFFICE FOR THE PROJECT AND THE DESIGNER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY OF SURPRISE.

THE DESIGNER'S OFFICE HAS CONDUCTED A VISUAL INSPECTION OF THE PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY OF SURPRISE PLAT ACT AND THE CITY OF SURPRISE PLAT ACT.



PRELIMINARY PLAT
TIERRA VERDE WEST
PROJECT



REVISIONS



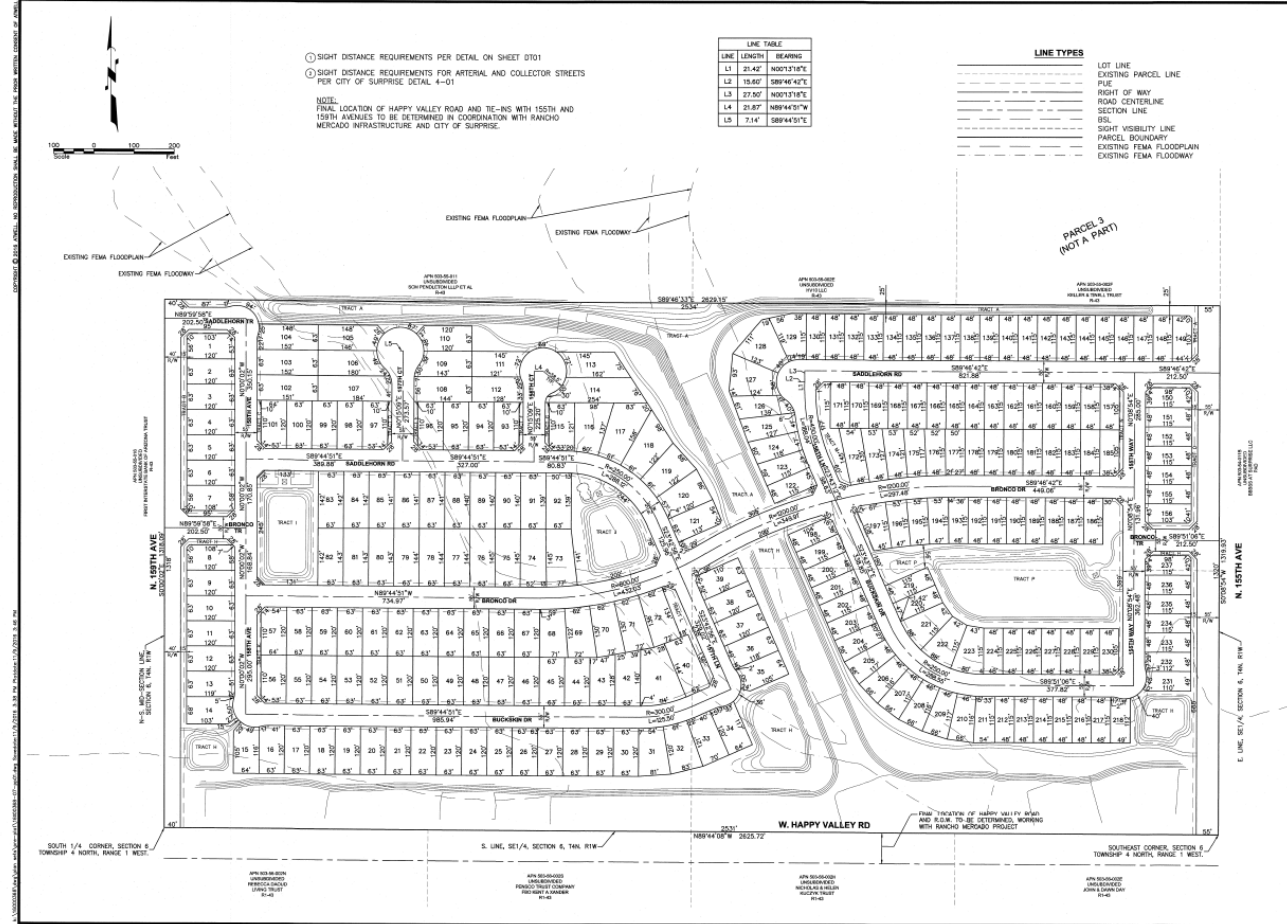
PLAT NO.
160000000
DR. E. SWAN
160000000
PP01
SHEET NO.
4 OF 4

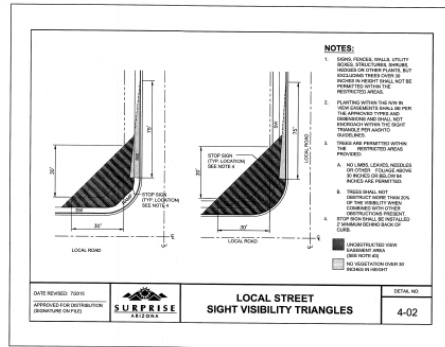
LINE	LENGTH	BEARING
L1	21.42'	N00°13'18"E
L2	16.80'	S00°04'00"E
L3	27.00'	N00°13'18"E
L4	21.87'	N89°45'27"W
L5	7.14'	S89°44'31"E

LINE TYPES

LOT LINE
EXISTING PARCEL LINE
PUE
RIGHT OF WAY
ROAD CENTERLINE
SECTION LINE
BSL
SIGHT VISIBILITY LINE
PARCEL BOUNDARY
EXISTING FEMA FLOODPLAIN
EXISTING FEMA FLOODWAY

PARCEL 3
(NOT A PART)

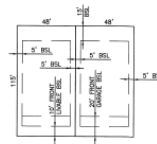




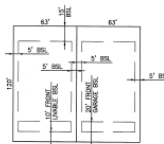
NOTE: REFER TO EDS STANDARD DETAIL 4-01 FOR SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS.

SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 4-1112	
REGULATIONS	PROPOSED PND STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5' 0"
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	40'
MIN. LOT SIZE (SF)	5,450
MAX. BUILDING HEIGHT	30'

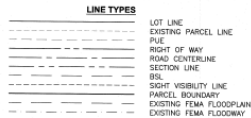
SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 63-1127	
REGULATIONS	PROPOSED PND STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5' 0"
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	63'
MIN. LOT SIZE (SF)	7,480
MAX. BUILDING HEIGHT	30'



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



TYP. 63' MINIMUM WIDE LOT AND SETBACKS DETAIL
SCALE: N.T.S.

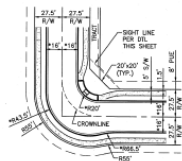


ABBREVIATIONS

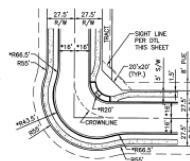
- B/C BACK OF CURB
- B/L BACK LANE
- BCHM BRASS CAP HIND HOLE
- BSL BUILDING SETBACK LINE
- CL CENTERLINE
- CLB CURB RETURN
- EP EDGE OF PAVEMENT
- ESM EASEMENT
- E/C EXISTING
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- S/S SIDEWALK

GENERAL NOTES:

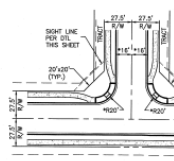
1. LATERAL SLOPES BEYOND LESS THAN TWENTY (20) PERCENT SHALL HAVE A MINIMUM SLOPE OF 5% PERCENT. WHERE LATERAL SLOPES BEYOND LESS THAN TWENTY (20) PERCENT, THE MINIMUM SLOPE SHALL BE AT LEAST LESS THAN ONE (1) PERCENT.



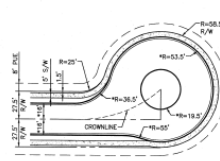
TYPICAL KNUCKLE 2



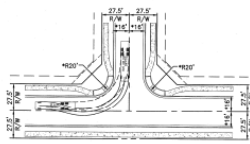
TYPICAL KNUCKLE 3



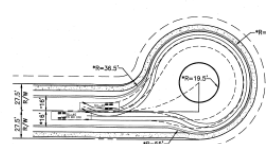
TYPICAL T INTERSECTION



TYPICAL CUL-DE-SAC



TYPICAL T INTERSECTION



TYPICAL CUL-DE-SAC

AASHTO SU-40

THESE STANDARDS ARE BASED ON THE ASSUMPTION THAT THE TRAFFIC VOLUMES AND SPEEDS ARE AS SHOWN IN THE FOLLOWING TABLE. THE STANDARDS ARE BASED ON THE ASSUMPTION THAT THE TRAFFIC VOLUMES AND SPEEDS ARE AS SHOWN IN THE FOLLOWING TABLE. THE STANDARDS ARE BASED ON THE ASSUMPTION THAT THE TRAFFIC VOLUMES AND SPEEDS ARE AS SHOWN IN THE FOLLOWING TABLE.



DETAIL SHEET
TERRA VERDE WEST
CITY OF DENVER, COLORADO



REVISIONS



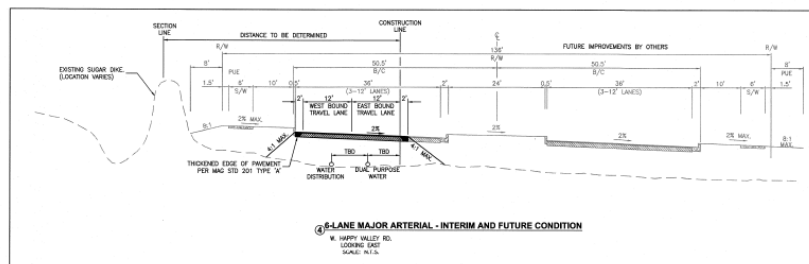
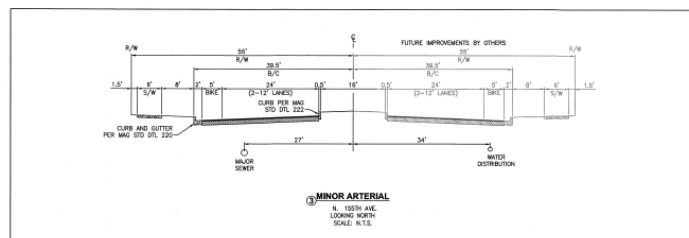
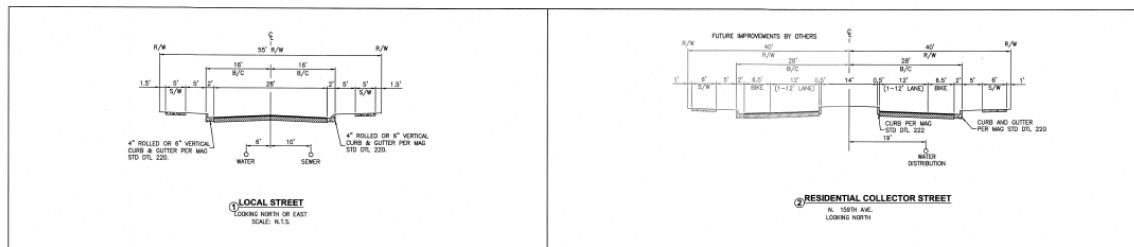
NAME: D. SHUMAN
JOB NO: 16000368
FILE NO: 160003680701
DT01

SHEET NO.

2 OF 4

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Plat



NOTE:
FINAL LOCATION OF HAPPY VALLEY ROAD AND TE-INS WITH 155TH AND 159TH AVENUES TO BE
DETERMINED IN COORDINATION WITH RANCHO MERCADO INFRASTRUCTURE AND CITY OF SURPRISE

NOTE: TYPICAL FOR ALL SECTIONS.
UTILITY LOCATIONS ARE APPROXIMATE AND MAY
VARY BASED ON EXISTING SITE CONDITIONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS FULLY RESPONSIBILITY FOR ANY AND ALL DAMAGE WHICH MAY OCCUR DUE TO THE CONTRACTOR'S FAILURE TO CORRECTLY LOCATE A UTILITY. ANY AND ALL UNDERGROUND UTILITIES

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE SUBMITTER. NEITHER THE BUREAU NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com

PROJECT: STREET SECTIONS
TIERRA VERDE WEST

[illegible]

PM NORTHROP
DR. S. STAMAN
JOB NO.
16000368
FILE NO.
16000368.DTG

DT02

SHEET NO.

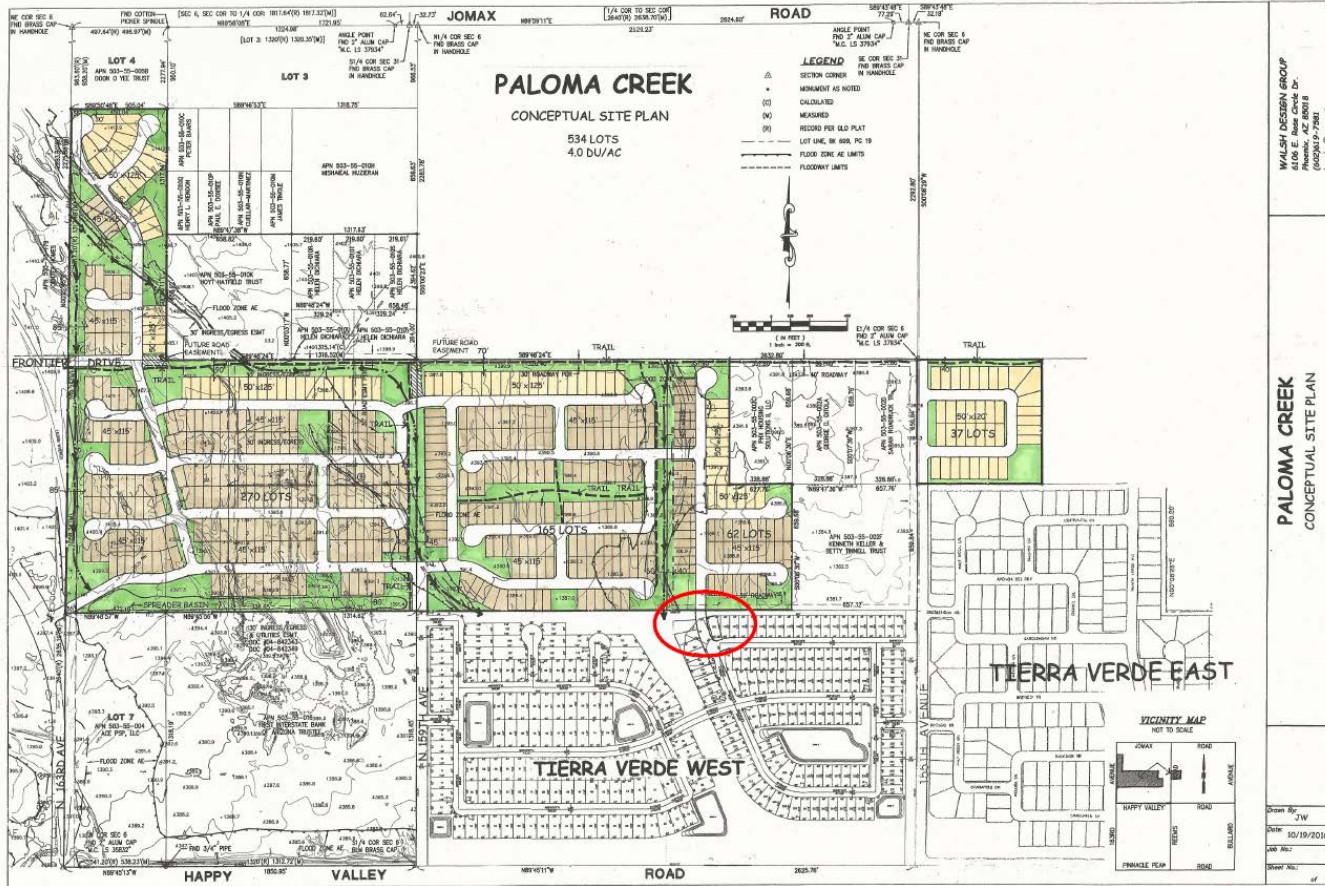
3 OF 4

FS16-334
Tierra Verde West
Preliminary Plat

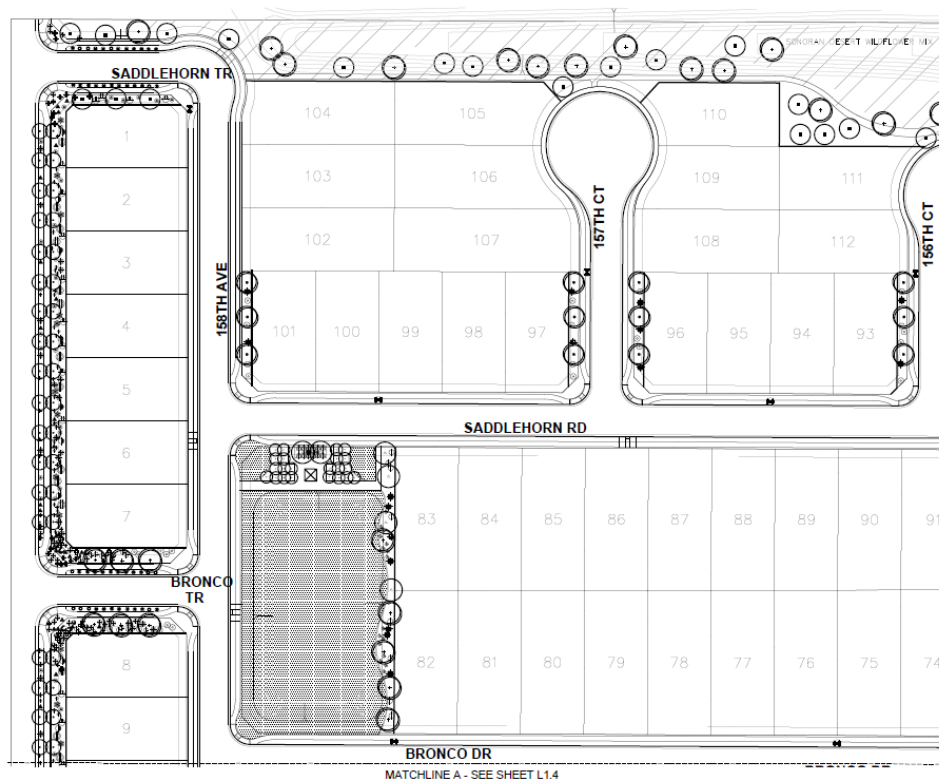
Preliminary Plat

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Plat



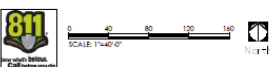
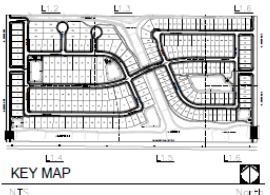
N. 159TH AVE



OVERALL PLANT SCHEDULE

SYMBOL	PLANT	QTY	DATE
1	1" DBL. CROWNED PALM	10	10/10/10
2	1" DBL. CROWNED PALM	10	10/10/10
3	1" DBL. CROWNED PALM	10	10/10/10
4	1" DBL. CROWNED PALM	10	10/10/10
5	1" DBL. CROWNED PALM	10	10/10/10
6	1" DBL. CROWNED PALM	10	10/10/10
7	1" DBL. CROWNED PALM	10	10/10/10
8	1" DBL. CROWNED PALM	10	10/10/10
9	1" DBL. CROWNED PALM	10	10/10/10
10	1" DBL. CROWNED PALM	10	10/10/10
11	1" DBL. CROWNED PALM	10	10/10/10
12	1" DBL. CROWNED PALM	10	10/10/10
13	1" DBL. CROWNED PALM	10	10/10/10
14	1" DBL. CROWNED PALM	10	10/10/10
15	1" DBL. CROWNED PALM	10	10/10/10
16	1" DBL. CROWNED PALM	10	10/10/10
17	1" DBL. CROWNED PALM	10	10/10/10
18	1" DBL. CROWNED PALM	10	10/10/10
19	1" DBL. CROWNED PALM	10	10/10/10
20	1" DBL. CROWNED PALM	10	10/10/10
21	1" DBL. CROWNED PALM	10	10/10/10
22	1" DBL. CROWNED PALM	10	10/10/10
23	1" DBL. CROWNED PALM	10	10/10/10
24	1" DBL. CROWNED PALM	10	10/10/10
25	1" DBL. CROWNED PALM	10	10/10/10
26	1" DBL. CROWNED PALM	10	10/10/10
27	1" DBL. CROWNED PALM	10	10/10/10
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92	1" DBL. CROWNED PALM	10	10/10/10
93	1" DBL. CROWNED PALM	10	10/10/10
94	1" DBL. CROWNED PALM	10	10/10/10
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97	1" DBL. CROWNED PALM	10	10/10/10
98	1" DBL. CROWNED PALM	10	10/10/10
99	1" DBL. CROWNED PALM	10	10/10/10
100	1" DBL. CROWNED PALM	10	10/10/10
101	1" DBL. CROWNED PALM	10	10/10/10
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110	1" DBL. CROWNED PALM	10	10/10/10
111	1" DBL. CROWNED PALM	10	10/10/10
112	1" DBL. CROWNED PALM	10	10/10/10

MATCHLINE B - SEE SHEET L13



TIERRA VERDE WEST
 SURPRISE, ARIZONA
 PROJECT NO: 160028
 DATE: OCTOBER 2010
 DRAWN: JES
 CHECKED: JES
 APPROVED: JES
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FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan

Preliminary Landscape Plan

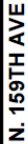




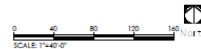
Preliminary Landscape Plan



Preliminary Landscape Plan

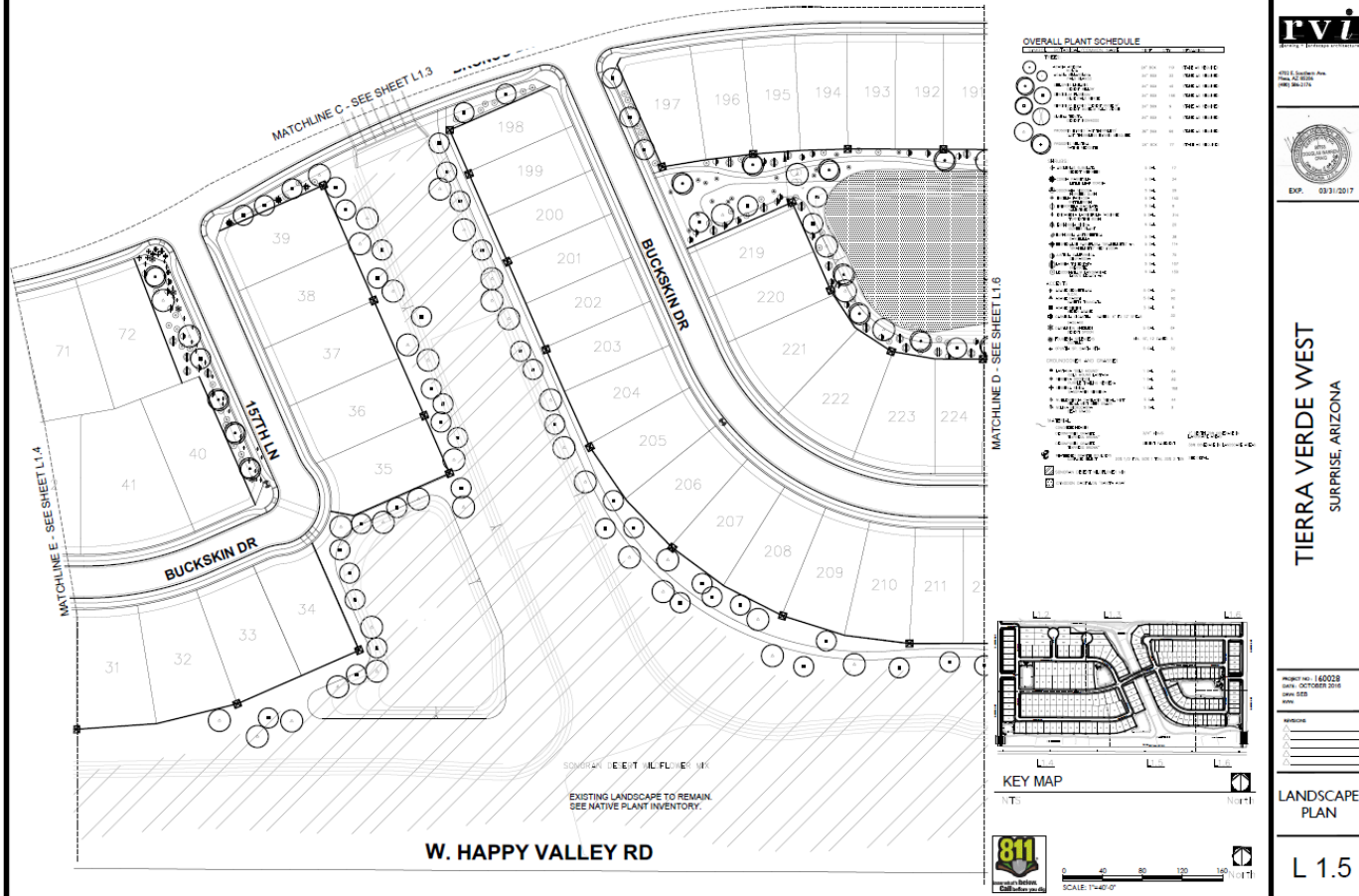


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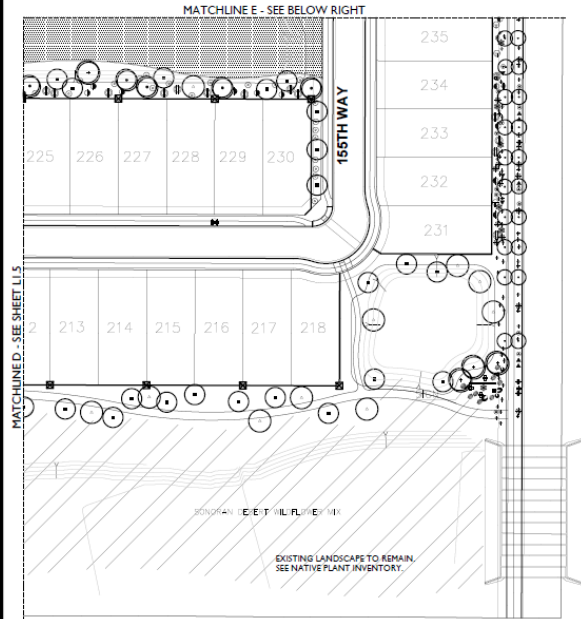
FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



FS16-334
Tierra Verde West
Preliminary Plat

Preliminary
Landscape Plan



OVERALL PLANT SCHEDULE

SYMBOL	PLANT NAME	QUANTITY	NOTES
1	1" DB. PALM	10	
2	2" DB. PALM	10	
3	3" DB. PALM	10	
4	4" DB. PALM	10	
5	5" DB. PALM	10	
6	6" DB. PALM	10	
7	7" DB. PALM	10	
8	8" DB. PALM	10	
9	9" DB. PALM	10	
10	10" DB. PALM	10	
11	11" DB. PALM	10	
12	12" DB. PALM	10	
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14	14" DB. PALM	10	
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99	99" DB. PALM	10	
100	100" DB. PALM	10	

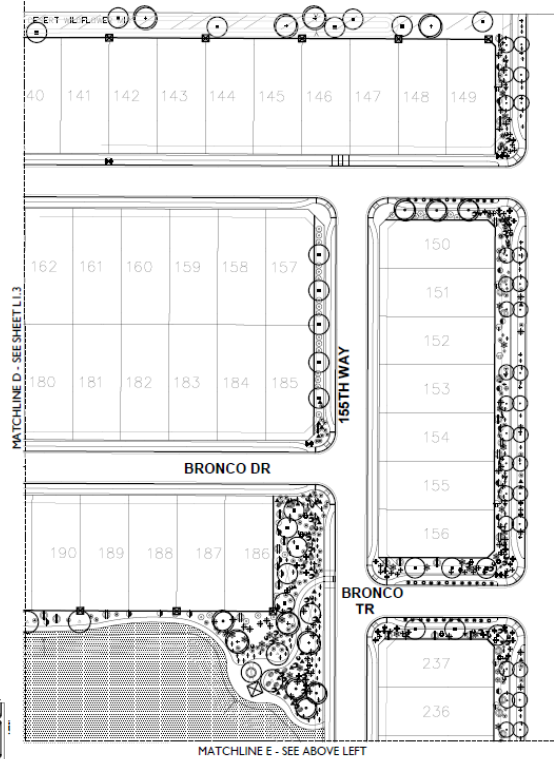


KEY MAP

NTS



North



SCALE: 1"=40'-0"



4702 E. Chandler Ave.
Suite 200
Phoenix, AZ 85044
(602) 944-2174



EXP. 03/31/2017

Tierra Verde West
SURPRISE, ARIZONA

PROJECT NO: 160028
DATE: OCTOBER 2016
DRAWN: DLS
CHECK: DLS

REVISIONS

LANDSCAPE PLAN

L 1.6

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



1400 E. Chandler Ave.
Suite 100, Suite 100
Phoenix, AZ 85044



EXP. 03/31/2017

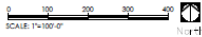
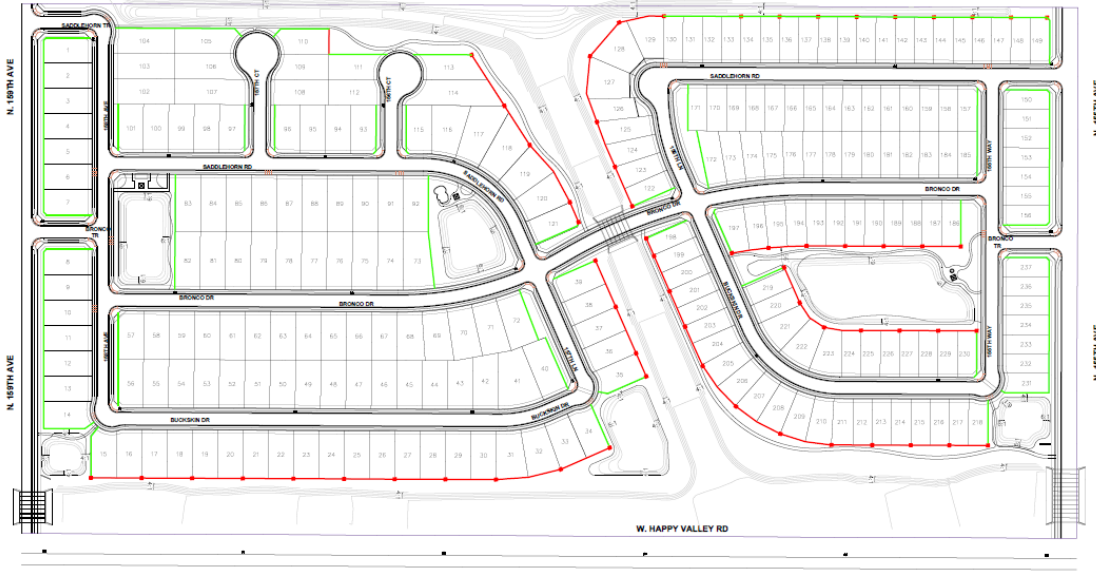
TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRAWN: JES
BY: JES

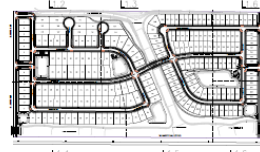
REVISIONS

WALL
PLAN

L1.7



- LEGEND
- SIGNAGE
 - COLUMN
 - PERIMETER WALL
 - VIEW WALL



KEY MAP
NTS



FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



RVZ
Landscape Architecture
4702 E. Southern Ave.
Suite 100, Mesa, AZ 85205
Phone: 480.215.1100



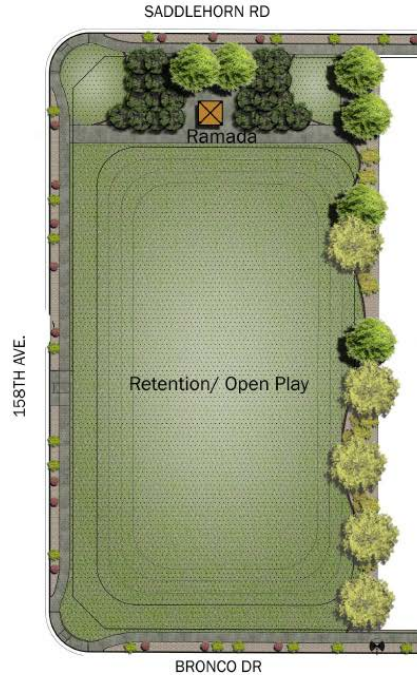
EXP. 03/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO. 160028
DATE: OCTOBER 2016
DRAWN BY: [Signature]
CHECKED BY: [Signature]

COMMUNITY
AMENITIES

L1.8



AMENITY AREA A
SCALE: 1"=20'-0"
North



PROSOPIS GLANDULOSA 'THORNLESS'
THORNLESS HONEY MESQUITE



CERCIDIUM HYBRID 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



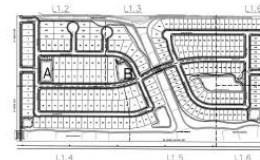
ACACIA WILLARDIANA
PALO BLANCO



PROSOPIS HYBRID 'AZT THORNLESS'
'AZT' THORNLESS HYBRID MESQUITE



AMENITY AREA B
SCALE: 1"=20'-0"
North



KEY MAP

NTS



North

FS16-334
Tierra Verde West
Preliminary Plat

Preliminary
Landscape Plan



AMENITY AREA C
0 20 40 60 North
SCALE: 1"=20'-0"



PROSOPIS GLANDULOSA 'THORNLESS'
THORNLESS HONEY MESQUITE



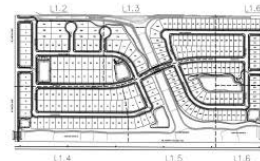
ACACIA WILLARDIANA
PALO BLANCO



CERCIDIUM HYBRID 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



PROSOPIS HYBRID 'AZT THORNLESS'
'AZT' THORNLESS HYBRID MESQUITE



KEY MAP
NTS



LVI & Associates, P.C.
P.O. Box 1000
PHOENIX, AZ 85001



EXP. 09/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
SHEET NO.: 10

DESIGN:
L1.1
L1.2
L1.3
L1.4
L1.5
L1.6
L1.7
L1.8
L1.9

COMMUNITY
AMENITIES

L1.9

PLAYGROUND FEATURES



PLAY STRUCTURES



SITE FURNISHINGS



MAIL BOX KIOSK



RAMADA - MESA BY CLASSIC RECREATION

MONUMENT ELEVATIONS

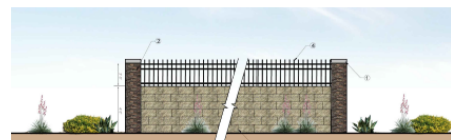


MONUMENT SIGN
NTS

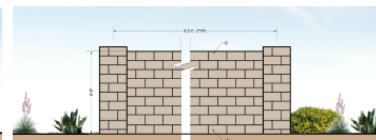
WALL ELEVATIONS



PERIMETER WALL
NTS



VIEW WALL
NTS



DOOLEY WALL
NTS



R.V.I. Engineering & Construction
1000 N. 10th Ave.
Suite 100
Phoenix, AZ 85006



EXP. 03/31/2017

TERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRAWN: JES
REVIEW:

REVISIONS
1
2
3
4
5
6
7
8
9
10

COMMUNITY
AMENITIES

L1.10

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike & Interior Washes



Native Resources, Inc.
1540 W Happy Valley Rd.
Phoenix, AZ 85027
Phone: (602) 989-4789
Fax: (602) 989-4789

Terra Verde
West
NWC of Happy Valley Road & 155th Avenue
Surprise, Arizona
Landscape Inventory Plan

DATE:	7/12/2016
REVISION:	
SCALE:	1" = 100'
DRAWN:	KB
SHEET:	1 OF 1

FS16-334
Terra Verde West
Preliminary Plat

Native Plant Inventory



FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike



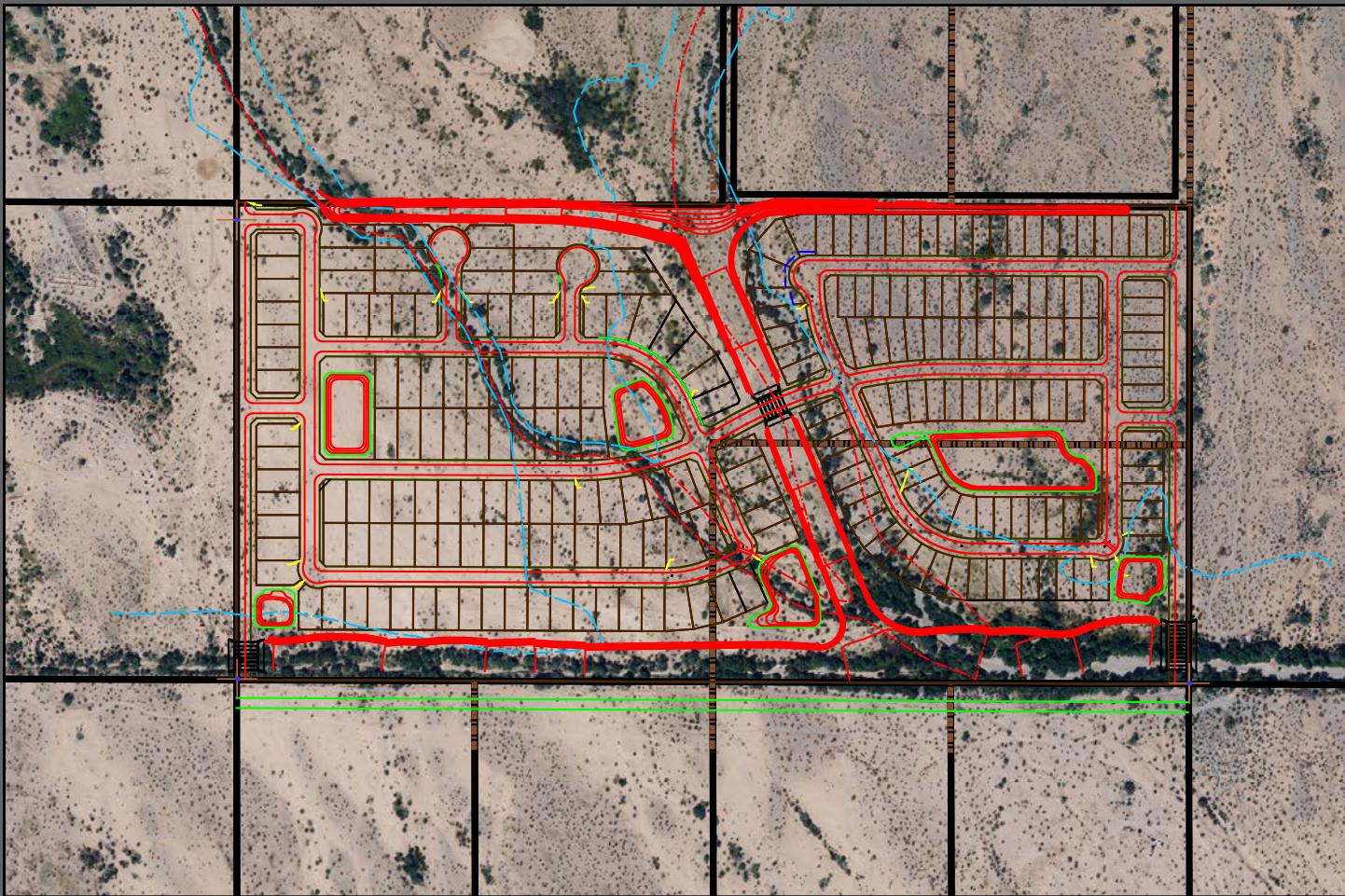
FS16-334
Tierra Verde West
Preliminary Plat

Interior Washes



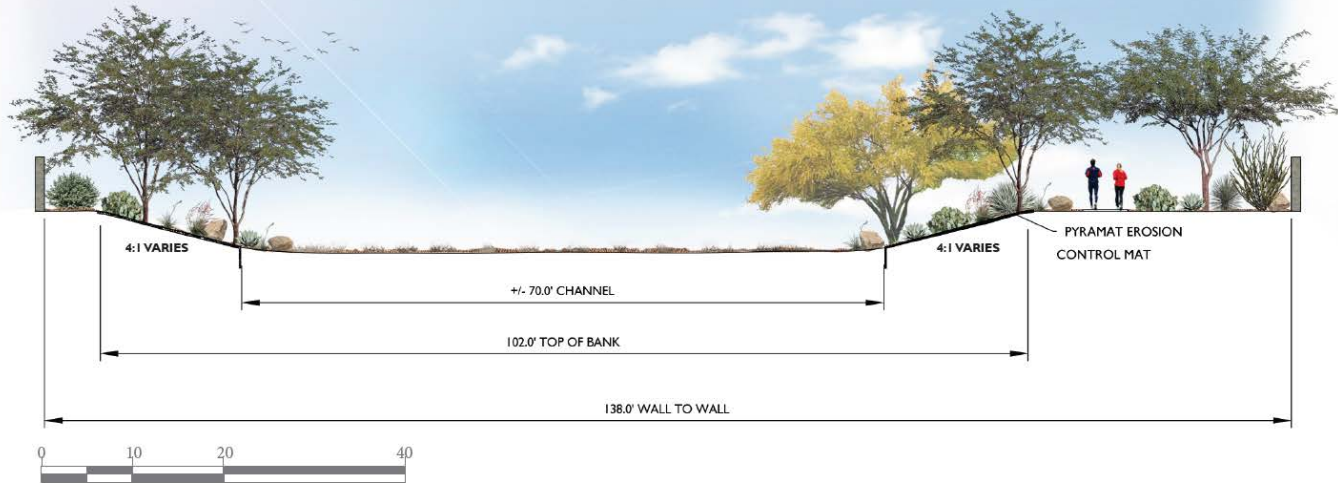
FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike & Interior Washes



FS16-334
Tierra Verde West
Preliminary Plat

Preliminary
Landscape Plan





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You