



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

Tuesday, September 17, 2024 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Any prayer or invocation that may be offered before the start of the Regular Council Meeting is a voluntary offering by a private resident of Surprise; has not been previously reviewed or approved by City Council or City staff; should not be considered an endorsement of any particular religion by the City or its officials, as the beliefs, viewpoint, and content are personal to the speaker; and no participation by any person in attendance is required. A list of volunteers is maintained by the office of the City Clerk and interested persons should contact the Clerk's Office for further information.

B. Roll Call

C. Pledge of Allegiance

D. Proclamation and Community Acknowledgements

E. City Manager Report

The City Manager may present a brief summary of current events, including recognition of community members, employees, and programs, pursuant to A.R.S. § 38-431.02(K). The City Council will not discuss or take action on any matter within the City Manager Report.

F. City Clerk Report

- | | | | |
|----|----------|---|---------------------------------|
| 1. | Internal | Consideration and action to Appoint Katherine Dunphy to the Arts & Cultural Advisory Commission, term expiration June 30, 2027. | Kristi Passarelli
City Clerk |
| 2. | Citywide | Consideration and action to Appoint Steve Wallgren to the Arts & Cultural Advisory Commission, term expiration June 30, 2029. | Kristi Passarelli
City Clerk |
| 3. | Citywide | Consideration and action to Appoint Heavenly Clegg to the Audit Committee, term expiration June 30, 2025. | Kristi Passarelli
City Clerk |
| 4. | Citywide | Consideration and action to Appoint Desiree Van Loon to the Library Advisory Commission, term expiration June 30, 2027. | Kristi Passarelli
City Clerk |
| 5. | Citywide | Consideration and action to Appoint Danielle Sterbinsky to the Personnel Appeals Board, term expiration June 30, 2029. | Kristi Passarelli
City Clerk |

G. Regular City Council Meeting Agenda

CONSENT AGENDA:

- | | | | |
|----|------------|--|---------------------------------|
| 6. | Internal | Consideration and action to approve the September 3, 2024 Regular City Council Meeting Minutes, and Executive Session Minutes. | Kristi Passarelli
City Clerk |
| 7. | Citywide | Consideration and action to approve City Council Meeting Dates for 2025. | Kristi Passarelli
City Clerk |
| 8. | District 1 | Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Frys Asante, generally located at the northwest corner of West Pat Tillman | Kristin Tytler
Public Works |

- Boulevard and North 163rd Avenue; Resolution #2024-123.
9. District 1 Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Carefree Covered RV Storage, generally located at the southeast corner of West Deer Valley Road and North 185th Avenue; Resolution #2024-125. Kristin Tytler
Public Works
 10. District 1 Consideration and action declaring its intent and enlarging an existing lighting improvement district known as City of Surprise, Arizona, SU-AsantePar4.5 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-71. Kristin Tytler
Public Works
 11. Citywide Consideration and action pertaining to the approval of an amendment to the Intergovernmental Agreement with Maricopa County and amending the Fiscal Year 2025 budget by moving budget in the amount of \$195,700 for 2024 HOME Program Funds; Resolution #2024-139. Adam Lane
Human Svcs and
Comm Vitality
 12. Citywide Consideration and action pertaining to approval of a services agreement with A New Leaf, Inc, to provide the Volunteer Income Tax Assistance Program in the City of Surprise; Resolution #2024-146. Seth Dyson
Human Svcs and
Comm Vitality
 13. District 1 Consideration and action pertaining to approval of the Final Plat entitled, "Egley 227th Ave Project" and dated July 16, 2024, a property located east of 227th Avenue and approximately 1,300 feet north of Pinnacle Peak Road; Case FS24-054. Tanner Wessel
Community
Development
 14. District 3 Consideration and action pertaining to granting an Utility Easement to APS for service at the Fire Station and Community Pool at Cactus and Perryville Roads. Lloyd Abrams
Community
Development
 15. District 1 Consideration and action pertaining to approval of the Final Plat entitled, "Old Fire Station 304 Site" and dated August 27, 2024, a property generally located at the southwest corner of Happy Valley Road and 163rd Avenue; Case FS24-1189. Trever Fleetham
Community
Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

16. Citywide Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to allow Smoking Lounges to operate outdoor patio areas as part of their business operations; Ordinance # 2024-29. Trever Fleetham
Community
Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

17. Citywide Consideration and action pertaining to an amendment to Surprise Municipal Code by adopting Chapter 54, Article IV, Division 2, Sections 54-116 through 124, relating to towing from private property; Ordinance #2024-22. Benny Pina
Police
18. Citywide Consideration and action pertaining to repealing Rule 2(e) of Appendix B., *Rules for the Public at Council Meetings*, of the *City of Surprise Policies & Procedures Manual*. Robert Wingo
Legal

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. You may also [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.

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

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

Please be aware that Council Members may not discuss or respond to matters raised during call to the public that are not specifically identified on the agenda. Council Members may however, in their discretion, discuss or respond to relevant matters raised during a noticed public hearing or agenda item.

- I. Other Business and Future Agenda Items
- J. City Council Reports
- K. 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).

L. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, September 12th, 2024 @ 4:45 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

Council Meeting Date: September 17, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person:
District: Internal

Consent: No	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Invocation

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department:
Staff Recommendations:

Contact Person:
District: Citywide

Consent: No	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:
City Manager sub-text

Motion:

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to Appoint Katherine Dunphy to the Arts & Cultural Advisory Commission, term expiration June 30, 2027.

Motion:

I move to appoint Katherine Dunphy to the Arts & Cultural Advisory Commission, Term Expiration June 30, 2027.

Background:

Resignation of Taylor Ingro created a vacancy.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to Appoint Steve Wallgren to the Arts & Cultural Advisory Commission, term expiration June 30, 2029.

Motion:

I move to approve appointment of Steve Wallgren to the Arts & Cultural Advisory Commission term expiration June 30, 2029.

Background:

Resignation of Kathie Morgan created a vacancy, her term expired on June 30, 2024. This term expiration has been extended 1 year to bring into compliance with city code.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to Appoint Heavenly Clegg to the Audit Committee, term expiration June 30, 2025.

Motion:

I move to approve appointment of Heavenly Clegg to the Audit Committee, term expiration June 30, 2025.

Background:

Resignation of Stephen Gaddis created a vacancy.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to Appoint Desiree Van Loon to the Library Advisory Commission, term expiration June 30, 2027.

Motion:

I move to approve appointment of Desiree VanLoon to the Library Advisory Commission, term expiration June 30, 2027.

Background:

Resignation of Kevin Perry create a vacancy.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

Consent: No Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to Appoint Danielle Sterbinsky to the Personnel Appeals Board, term expiration June 30, 2029.

Motion:

I move to approve appointment of Danielle Sterbinsky to the Personnel Appeals Board, term expiration June 30, 2029.

Background:

This term expiration date is a 1 year extension to bring terms into compliance with city code. The current term expired on June 30, 2024.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Internal

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action to approve the September 3, 2024 Regular City Council Meeting Minutes, and Executive Session Minutes.

Motion:

I move to approve the August 20, 2024 Regular City Council Meeting, Work Session Minutes, and Executive Session Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 082024 Work Session Minutes DRAFT
 2. 082024 Regular Meeting Minutes DRAFT
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CITY OF SURPRISE
City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, August 20, 2024 @ 4:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Work Session of August 20, 2024 to order at 4:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

B. Roll Call

In attendance with Mayor Hall were Vice Mayor Nick Haney, Council members Chris Judd, Alyson Cline, Patrick Duffy, Ken Remley and Jack Hastings.

C. Pledge of Allegiance

Mayor Hall, led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

1. City Manager sub-text

F. City Clerk Report

G. Regular City Council Work Session Agenda

1. CONSENT AGENDA:

2. REGULAR AGENDA ITEM - PUBLIC HEARING:

3. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

1. Presentation and discussion pertaining to the West Valley Arts and Economic Prosperity Report.

Arts & Culture Manager, Julie Akerly, came to talk about this item. She introduced West Valley Arts Council members Kathy Knecht and Michael Denson the deputy director.

Kathy talked about their mission statement, and gave statistics about events, visitors, and artists. Michael talked about focus areas, AZ Arts and Economic Prosperity Report, Local and Non-Local attendees, West Valley Impact, West Valley Residents Value in the Arts, Driving Tourism on the West Valley. Kathy talked about how many people visit from out of state.

Julie talked about the Arts Industry, Economic Impact, Creative Placemaking, and Statistics. She also talked about the Experience Economy. She asked what would be helpful for council to know?

Vice-Mayor Haney, wanted to know about public art. He asked about the heat and the impact on public art? And if there a spike when the temperature cools off? Julie said that would be interesting to know.

Councilmember Remley, asked if we still do tours for various art in Surprise? Julie said they tested a few things last year. She said they would be looking at a bus tour connecting the West Valley. Ken said the city will get its most exposure when snow birds were here and suggested

doing stuff during the cooler months.

Councilmember Judd, asked what is an arts and culture event? What is the criteria? Kathy said it was a very broad definition. Councilmember Judd talked about the Vista and looking into bringing more programming there. Julie talked about the importance of the Vista.

2. Presentation and discussion pertaining to the 2023-2024 Surprise Community Outreach Program and Neighborhood Grant awards.

Seth Dyson, came to present this item. He talked about the purpose of the program, and the recipients. Namely: New Leaf, Aid to Adoption of Special Kids (AASK), Arizona Burn Foundation, Autism Life and Living, Benevilla, Best Buddies, Chance Shelter, Employed and Overjoyed, HART Pantry, Known Church, One Step Beyond Inc, Radiant Church, Seeds of Hope International Ministries, Sounds of Autism, Special Olympics Arizona, St. Vincent de Paul St. Clare of Assisi Conference, Stepping up for Seniors, Surprise Young Life, The Vista Center for the Arts, TheaterWorks, Northwest Valley Family YMCA, WHAM Art Association, and Women 4 Women.

He also talked about Neighborhood Grants: Arizona Traditions, Homestead at Marley Park, Sierra Verde Spring Eggstravaganza, and Surprise Farms III. He gave a summary of all the contributions made.

Vice-Mayor Haney, talked about his experience on this committee and the impact this has in the City.

Councilmember Cline, talked about the AZ Burn foundation and charities. She talked about how the efforts made for deaf citizens. She thanked staff and volunteers for their efforts.

Councilmember Judd, wanted to echo the sentiments made. He thanked council for continuing to fund the program. He also thanked staff for their efforts.

Mayor Hall asked about Seth's current achievements.

3. Presentation and discussion pertaining to truck parking solutions.

Assistant City Manager, Tracy Montgomery, came to present this item. She gave some background on the topic. She talked about the solutions requested by council, Amending the Parking Ordinance, Alternative Truck Parking Locations, Council Direction, Project Timeline, Project Outcomes including warnings citations and parking use.

Councilmember Duffy, thanked staff and noted that this had significant positive impact.

Councilmember Judd, thanked staff as well. He said he noticed the impact as well.

- H. Other Business and Future Agenda Items

- I. City Council Reports

- J. Executive Session

1. Executive Session Items

2. Executive Disclaimer - Part 1

3. Executive Disclaimer - Part 2

4. Executive Disclaimer - Part 3

K. Adjournment

Motion: To Adjourn

Initiated By: Chris Judd

Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

Meeting Adjourned at 4:53 PM

Skip Hall, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, 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, August 20, 2024.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Tuesday, August 20, 2024 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of August 20, 2024 to order at 6:00 p.m., located at Surprise City Hall, 16000 N. Civic Center Plaza, Surprise, AZ. 85374.

1. Invocation

Mayor Hall led a Moment of Silence.

B. Roll Call

In attendance with Mayor Hall were Vice Mayor Nick Haney, Council members Chris Judd, Alyson Cline, Patrick Duffy, Ken Remley and Jack Hastings.

C. Pledge of Allegiance

Mayor Hall led the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

E. City Manager Report

2. City Manager sub-text

3. Reports

City Manager Bob Wigenroth introduced, Glenn Stark from Nicky D Bacon VFW Post 285 he presented awards to both Officer Philip Ortega and Captain Ronald Steinhilber.

Officer Ortega has been awarded a Certificate of Special Recognition from the State HQ

Captain Steinhilber has been chosen as the VFW State First Place winner as Fire fighter of the Year.

Shelby Fenwick introduced the Youth Council members.

Peyton Anthony, Highland Prep

Maddie Mize, Paradise Honors

Councilmember Remley talked about Highland Prep and praised their involvement with the Youth Council.

F. City Clerk Report

4. Reports

G. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

Motion: To Approve

Initiated By: Jack Hastings

Seconded By: Chris Judd

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

1. Consideration and action to approve the August 6, 2024 Regular Work Session Minutes, Regular City Council Meeting Minutes, Special City Council Meeting Minutes, and Executive Session Minutes.
2. Consideration and action declaring the intent and ordering the enlargement of an existing lighting improvement district known as City of Surprise, Arizona, Surprise Valley Station pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-69.
3. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Alta Surprise, generally located at the northwest corner of North Litchfield Road and West Statler Boulevard; Resolution #2024-121.
4. Consideration and action pertaining to the approval of a modification to the Memorandum of Understanding with the U.S. Department of Justice, U.S. Marshals Service to provide additional funding for overtime expenses associated with the participation of one Surprise Police Officer in the JLEO Task Force and approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$2,600; Resolution #2024-126.
5. Consideration and action to approve a Cell Tower License Agreement with DISH Wireless L.L.C. to locate on an existing structure at the Surprise Stadium Campus; Resolution #2024-134.
6. Consideration and action pertaining to approval of an amendment to the Employment Agreement with City Attorney.
7. Consideration and action pertaining to an amendment to the Surprise Municipal Code, Sections 2-61 and 2-65 regarding placement of items on agendas and convening special meetings; Ordinance # 2024-28.
6. REGULAR AGENDA ITEM - PUBLIC HEARING:
8. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 299903, requested by Ryan Winter Anderson, for Arizona Traditions Community Center for Series 14 Liquor License. Arizona Traditions Community Center is located at 17221 N Citrus Road, Surprise, AZ 85374.

Motion: To Approve
Initiated By: Aly Cline
Seconded By: Chris Judd

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

9. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 296751, requested by Howard Everett Magee, for Carioca Shell #5 for Series 10 Liquor License. Carioca Shell #5 is located at 15470 W Cactus Road, Surprise, AZ 85379.

Motion: To Approve
Initiated By: Chris Judd
Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

10. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 296995, requested by Charles Huellmantel, for Quiktrip #1430 for Series 10 Liquor License. Quiktrip #1430 is located at 12294 N Prasada Parkway, Surprise, AZ 85388.

Motion: To Approve
Initiated By: Patrick Duffy
Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

11. Consideration and action pertaining to a Zone Change for the Surprise Foothills Southwest 40 project to rezone approximately 40 acres from Rural Residential (RR) to Residential Medium Density (R-2) generally located east of 243rd Avenue, south of Deer Valley Road and north of Beardsley Road; Ordinance #2024-25.

Chris Sexton, came to present this item. She talked about the existing zoning, proposed zoning, Roadway network, Lotting, and Outreach, and P&Z Recommendations.

Mrs. Massie, a Surprise resident, came to voice her concerns about the item.

Jeff Blilie, came to talk about this item on behalf of the developer. He talked about the history of this item. He talked about the actual range for the number of lots, and the development going into the area. He talked about the lack of concern at previous outreach attempts.

Councilmember Hastings, talked about the development in Surprise. He asked if it was even legal to stop? Attorney Wingo said it wouldn't be possible. Councilmember Hastings, talked about standing up to bad projects. He talked about the impact council has on development. He asked what happens when land is annexed and the default zoning it receives? Chris said it depends, sometimes it's similar to what's already decided, other times by the developer. Lloyd said it comes in like-to-like. Councilmember Hastings, asked about the number of units? And said there is a difference.

Vice-Mayor Haney asked where the traffic will go? Jeff said the main access is 239th to Sun Valley Parkway and that residents could avoid the corridor. Vice-Mayor Haney talked about growing in a smart way and developing infrastructure, he asked about the timing involved? Jeff said alot of it was worked on over the last 20 years. Vice-Mayor Haney asked if it was a requirement to have the infrastructure in? Jeff said it was. Vice-Mayor Haney asked it was 90

units? Jeff said approximately it would be and how it would connect to the surrounding areas. Vice-Mayor Haney asked when this would be developed? Jeff said its under contract and that could be within the next year potentially. Vice-Mayor Haney asked how much of the roadwork is being developed by them? Jeff said they were building all of it. Vice-Mayor Haney talked about the importance of smart growth.

Councilmember Cline asked about stipulation C and the access to amenities? Jeff talked about local parks, pools, and schools; as well as trails. Councilmember Cline asked about school sites? Jeff said there is a school site nearby. She talked about how she wanted to accommodate the area appropriately. She asked about infrastructure lien timelines? Jeff said that the City can place a lien at any time.

Councilmember Remley, asked about 243rd and its location to Sun City Festival, he asked about models located there? Jeff said that Mesquite mountain ranch is around that area. He said 243rd doesn't connect right now.

Motion: To Approve
Initiated By: Jack Hastings
Seconded By: Chris Judd

Yes: Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: Aly Cline

Vote Result: Passed

12. Consideration and action pertaining to a Zone Change for the Surprise Foothills Central 40 project to rezone approximately 40 acres from Rural Residential (RR) to a combination of Residential Low Density (R-1) and Residential Medium Density (R-2) generally located north of Deer Valley Road and east of Foothills Boulevard (future alignment); Ordinance #2024-24.

Chris Sexton, continued to present for this item. She talked about the zoning map, existing zoning, roadway network, roadways, development plan, Open Space Plan, Conceptual Lotting Plan, Outreach efforts, and P&Z Recommendations.

Mrs. Massie, a Surprise Resident, came to express her concerns about the location's development and emergency response.

Lloyd Abrams, came to talk about the incoming fire station development. He talked about impact fees supplementing to build the fire station. He also talked about mutual aid agreements. Mayor Hall asked if there was a fire station in SunCity Festival? Lloyd said there was.

Councilmember Cline, talked about Public Works developing a traffic light in the region.

Vice-Mayor Haney, asked about the land dedicated to the fire station and if it was in addition to the bond? Lloyd said it was in addition. Vice-Mayor Haney asked Chief Espie about response times and asked about automatic aid? He said the closets units will respond to emergencies. Chief Espie talked about Surprise, Glendale, and Buckeye supporting each other. Vice-Mayor Haney asked about a district station? Chief Espie talked about the need for multiple units, and building things right the first time, as well as future development.

Motion: To Approve
Initiated By: Jack Hastings
Seconded By: Patrick Duffy

Yes: Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None

Abstain: Aly Cline

Vote Result: Passed

15. Consideration and action pertaining to approval of the Surprise Storage Pre-Annexation Development Agreement; Resolution #2024-127

Lloyd came to present this item. He talked about the region, and Agreement obligations.

Councilmember Hastings, asked about the benefit to them by annexation? Lloyd said it was water, sewage, and public safety services.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Aly Cline

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

13. Consideration and action pertaining to the annexation of approximately 4.07 acres of county land, generally located south of the southeast corner of 163rd Avenue and 162nd Drive; Ordinance # 2024-15.

Chris Sexton came to present this item, she talked about the development map, vicinity, existing city boundaries, proposed boundaries, post annexation zoning, annexation steps, and Concurrent Cases.

Councilmember Cline, talked about storage units reputations; she talked about the importance of offering this service to the area.

Councilmember Hastings, said there is a demand for this type of development.

Motion: To Approve

Initiated By: Nick Haney

Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

14. Consideration and action pertaining to a Zone Change of 0.41 acres from Rural Residential (RR) to Regional Commercial (C-3), on one (1) undeveloped parcel, located south of the southeast corner of 163rd Avenue and 162nd Drive; Ordinance #2024-13.

Chris Sexton, came to present this item. She talked about the development map, Vicinity Map, Existing Zoning, General Plan Map, Conceptual Site Plan, Outreach, and P&Z Recommendations.

Mrs. Massie, a Surprise Resident, came to voice her concerns about the project with traffic.

Lloyd Abrams, came to talk about the history of this project, and the proposed development.

Vice-Mayor Haney, asked about the access of the property? Lloyd said there will be two points.

Vice-Mayor Haney asked about the timing of the 163rd expansion, and if it will be complete by the time they start construction? Jeff talked about the right of way and that things can't be developed until the rest is put in. Vice-Mayor asked about how many trips the development would generate? Jeff said possible dozens a day. Vice-Mayor Haney asked if it was going to be developed either way? Jeff said it was already approved. He also talked about the possible financial impacts for the city. Vice-Mayor Haney asked if there was a way to make sure the infrastructure will be made first? Lloyd said they will need two points of access and this would grant it.

Councilmember Remley, talked about the traffic in the area. He asked about making sure the roads going in would work. Lloyd said it is far enough out that it would interfere with anything in the future. Jeff said they could stipulate future development of the 303 that wont infringe on the property?

Councilmember Hastings, asked if this was going to be a storage unit regardless? and if the rezoning will financially benefit the City. He asked about the entrance? Jeff said it was around 162nd. He also said there is alot between the development and the 303.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Jack Hastings

Yes: Jack Hastings, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: Ken Remley
Abstain: Aly Cline

Vote Result: Passed

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

16. Consideration and action pertaining to approval of an amendment to the Surprise Municipal Code Chapter 2, Sec. 2-299 to update the mission, powers, responsibilities, and duties of the Arts and Cultural Advisory Commission; Ordinance #2024-14.

Arts & Culture Director, Julie Akerly, came to present this item. She introduced Taylor Ingro. Taylor talked about the need to update the language. She talked about the Purpose, Process, Mission, Powers, Duties, Responsibilities.

Motion: To Approve
Initiated By: Aly Cline
Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

17. Consideration and action pertaining to approval of the Greater Phoenix Economic Council FY2025 Annual Contract.

Economic Director, Jeanine Jerkovic, came to present this item. She introduced Chris Camacho to talk about this topic. He talked about GPEC Missions and Values, Regional Results, Recent West Valley Announcements, 5-Year Trend on Revenue Return, Results Through Regional Success, GPEC Partnership, Community Partnership Program, FY-25 Strategic Plan Goals, FY-24 Overview, Prospect Activity, Active Prospects and Type and Operation, and Prospects by HQ Locations.

Councilmember Hastings, talked about the development of the City of the years. He talked about the number of jobs being generated. He asked about TSMC and the role GPEC has? Chris gave history about getting TSMC into the Valley.

Councilmember Duffy, talked about the City's relationship with GPEC. He talked about the amount of work put in by GPEC.

Motion: To Approve
Initiated By: Aly Cline
Seconded By: Patrick Duffy

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

18. Consideration and action directing the recording of a blank petition for annexation in accordance with A.R.S. 9-471 of approximately 10.8 acres generally located at the southeast corner of 163rd Avenue and Pinnacle Peak Road; Case #FS24-0505; Resolution #2024-124.

Trever Fleetham, came to present this item. He talked about the Vicinity Map, Existing City Boundary, and Annexation Steps.

Motion: To Approve
Initiated By: Nick Haney
Seconded By: Patrick Duffy

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

19. Consideration and action pertaining to approval of a Fiscal Year 2025 budget amendment by moving budget in the amount of \$300,000, and amending the Fiscal Year 2025 Contract Awarding Authority List for office renovation expenses within the Police Department; Resolution #2024-128.

Chief Pena, came to present this item. He talked about the office tenant improvement, and Project Overview.

Motion: To Approve
Initiated By: Jack Hastings
Seconded By: Nick Haney

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney
No: None
Abstain: None

Vote Result: Passed

H. Call To The Public

Mrs. Massie, a Surprise Resident, voiced her concerns about the City Attorney's salary.

I. Other Business and Future Agenda Items

J. City Council Reports

K. Executive Session

8. Executive Session Items

9. Executive Disclaimer - Part 1

10. Executive Disclaimer - Part 2

11. Executive Disclaimer - Part 3

21. Consideration and action to recess into executive session for discussion and consultation with the City Attorney to consider its position and receive legal advice pertaining to contemplated litigation regarding the City's loss of long-term storage credits from water stored in the Maricopa Water District's groundwater savings facility pursuant to A.R.S §§ 38-431.03 and 04.

Motion: To Enter Executive Session

Initiated By: Aly Cline

Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Ken Remley, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

Councilmember Remley left the meeting after the vote.

Executive Session was entered in at 7:59 PM

20. Consideration and action authorizing the City Attorney, or his designees, to take any and all action necessary, including but not limited to initiating litigation, to recover the City of Surprise's loss of long-term storage credits, and any damages related thereto, from water stored in the Maricopa Water District's groundwater savings facility.

Meeting reconvened at 8:16 PM

Motion: To Approve

Initiated By: Aly Cline

Seconded By: Jack Hastings

Yes: Aly Cline, Jack Hastings, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

L. Adjournment

Motion: To Adjourn

Initiated By: Aly Cline

Seconded By: Chris Judd

Yes: Aly Cline, Jack Hastings, Patrick Duffy, Skip Hall, Chris Judd, Nick Haney

No: None

Abstain: None

Vote Result: Passed

Meeting adjourned at 8:17 PM

Skip Hall, Mayor

ATTEST:

Kristi Passarelli, City Clerk

CERTIFICATION:

I, Kristi Passarelli, 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, August 20, 2024.**

Kristi Passarelli, City Clerk



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: City Clerk
Staff Recommendations:

Contact Person: Kristi Passarelli, City Clerk
District: Citywide

Consent: Yes Regular: No Public Hearing: No Report/Discussion: No

Agenda Wording:

Consideration and action to approve City Council Meeting Dates for 2025.

Motion:

I move to approve the Council Meeting Dates for 2025.

Background:

There are no adjustments to dates at this time for conflicting holidays or elections.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. DRAFT for Approval_2025 COUNCIL MEETING DATES AND AGENDA TIMELINES
-

2025 City Council Meeting Dates – Agenda Timeline

WORK SESSION / REGULAR MEETING DATE:	ITEMS DUE INTO CIVIC CLERK WORKFLOW: (15 DAYS PRIOR)	AGENDA CALL MEETING (14 DAYS PRIOR)
TUESDAY, JANUARY 7 (<i>Induction Ceremony</i>)	MONDAY, DECEMBER 23, 2024	TUESDAY, DECEMBER 24, 2024
TUESDAY, JANUARY 21 (<i>Vice-Mayor Election</i>)	MONDAY, JANUARY 6	TUESDAY, JANUARY 7
TUESDAY, FEBRUARY 4	MONDAY, JANUARY 20	TUESDAY, JANUARY 21
TUESDAY, FEBRUARY 18	MONDAY, FEBRUARY 3	TUESDAY, FEBRUARY 4
TUESDAY, MARCH 4	MONDAY, FEBRUARY 17	TUESDAY, FEBRUARY 18
TUESDAY, MARCH 18	MONDAY, MARCH 3	TUESDAY, MARCH 4
TUESDAY, APRIL 1	MONDAY, MARCH 17	TUESDAY, MARCH 18
TUESDAY, APRIL 15	MONDAY, MARCH 31	TUESDAY, APRIL 1
TUESDAY, MAY 6	MONDAY, APRIL 21	TUESDAY, APRIL 22
TUESDAY, MAY 20	MONDAY, MAY 5	TUESDAY, MAY 6
TUESDAY, JUNE 3	MONDAY, MAY 19	TUESDAY, MAY 20
TUESDAY, JUNE 17	MONDAY, JUNE 2	TUESDAY, JUNE 3
SUMMER BREAK - NO MEETINGS HELD IN JULY		
TUESDAY, AUGUST 5	MONDAY, JULY 21	TUESDAY, JULY 22
TUESDAY, AUGUST 19	MONDAY, AUGUST 4	TUESDAY, AUGUST 5
TUESDAY, SEPTEMBER 2	MONDAY, AUGUST 18	TUESDAY, AUGUST 19
TUESDAY, SEPTEMBER 16	TUESDAY, SEPTEMBER 2*	TUESDAY, SEPTEMBER 2
TUESDAY, OCTOBER 7	MONDAY, SEPTEMBER 22	TUESDAY, SEPTEMBER 23
TUESDAY, OCTOBER 21	MONDAY, OCTOBER 6	TUESDAY, OCTOBER 7
TUESDAY, NOVEMBER 4	MONDAY, OCTOBER 20	TUESDAY, OCTOBER 21
TUESDAY, NOVEMBER 18	MONDAY, NOVEMBER 3	TUESDAY, NOVEMBER 4
TUESDAY, DECEMBER 2	MONDAY, NOVEMBER 17	TUESDAY, NOVEMBER 18
TUESDAY, DECEMBER 16	MONDAY, DECEMBER 1	TUESDAY, DECEMBER 2

2026 JANUARY MEETINGS: 6th & 20th

*Indicates holidays or election conflicts

Clerk's Office - Council Book Preparation Process: Mayor and Council will receive the electronic version of the council meeting packet one week prior to the scheduled meeting date. Paper copy books will be provided upon request. Final packets will be posted to the public on the Thursday prior to the meeting, no later than noon.

Prepared by Kristi Passarelli, City Clerk 08/22/2024



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Frys Asante, generally located at the northwest corner of West Pat Tillman Boulevard and North 163rd Avenue; Resolution #2024-123.

Motion:

I move to approve Resolution #2024-123.

Background:

The Public Works Department conducted the final inspection of the public improvements for Frys Asante on or about May 21, 2023, totaling 371 SY (approximately 248 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, and wastewater lines. Domestic water lines are located within the City of Surprise water jurisdiction.

Objective Analysis:

The improvements to this property provide access and conveyance to the property, sewer lines to convey wastewater from the property to the city's public system, and water lines to convey domestic water to the property. This action will accept the required infrastructure.

Policy Compliant:

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

Financial Impact:

Acceptance of streets, sewer, and water infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$68,760.00.

Budget Impact:

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

FTE Impact:

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

ATTACHMENTS:

1. 01_Res 2024-123 - Infrastructure Acceptance Frys Asante_FINAL
 2. 02_Notice of Completion Frys Asante
 3. 03_Inspector Project Sign Off Form Frys Asante
 4. 04_Linear Foot Verification Frys Asante
-

RESOLUTION # 2024-123

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AT FRY'S ASANTE, GENERALLY LOCATED AT THE NORTHWEST CORNER OF WEST PAT TILLMAN BOULEVARD AND NORTH 163RD AVENUE.

WHEREAS, the Mayor and City Council ("Council") of the City of Surprise approved a final plat entitled "Replat of Lots 1 Through 7, of 'Surprise Spectrum'" on June 1, 2021;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, Barclay Group, the developer of Fry's Asante (the "Developer"), installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, and the developer also installed sewer lines, and water lines. The roadway improvements, sewer lines, and water lines are all collectively referred to as "Public Improvements";

WHEREAS, pursuant to Surprise Municipal Code ("SMC") Chapter 108, Article III, Section 108-3.5, the Developer shall maintain all Public Improvements for a period of two years, beginning from the date of conditional acceptance of said improvements by the Council ("Conditional Acceptance");

WHEREAS, the Developer dedicated to the City the Public Improvements generally located at the northwest corner of West Pat Tillman Boulevard and North 163rd Avenue;

WHEREAS, on or about May 4, 2023, the City of Surprise Public Works Department completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise acknowledges that the Developer's two-year warranty period will begin upon the Council's conditional acceptance of the Public Improvements; and

WHEREAS, after the conclusion of the Developer's two-year warranty period, the City of Surprise will complete a final acceptance inspection, and upon clearance, will accept the Public Improvements, release the warranty assurance, and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon clearance and final acceptance of the Public Improvements at the conclusion of the two-year warranty period, the City will release the warranty and begin maintenance of the Public Improvements.

APPROVED AND ADOPTED this _____ day of _____, 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

Exhibit A

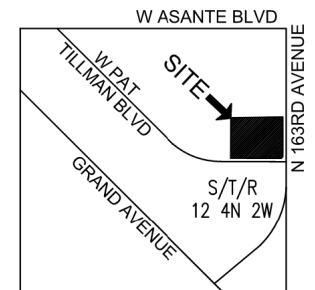
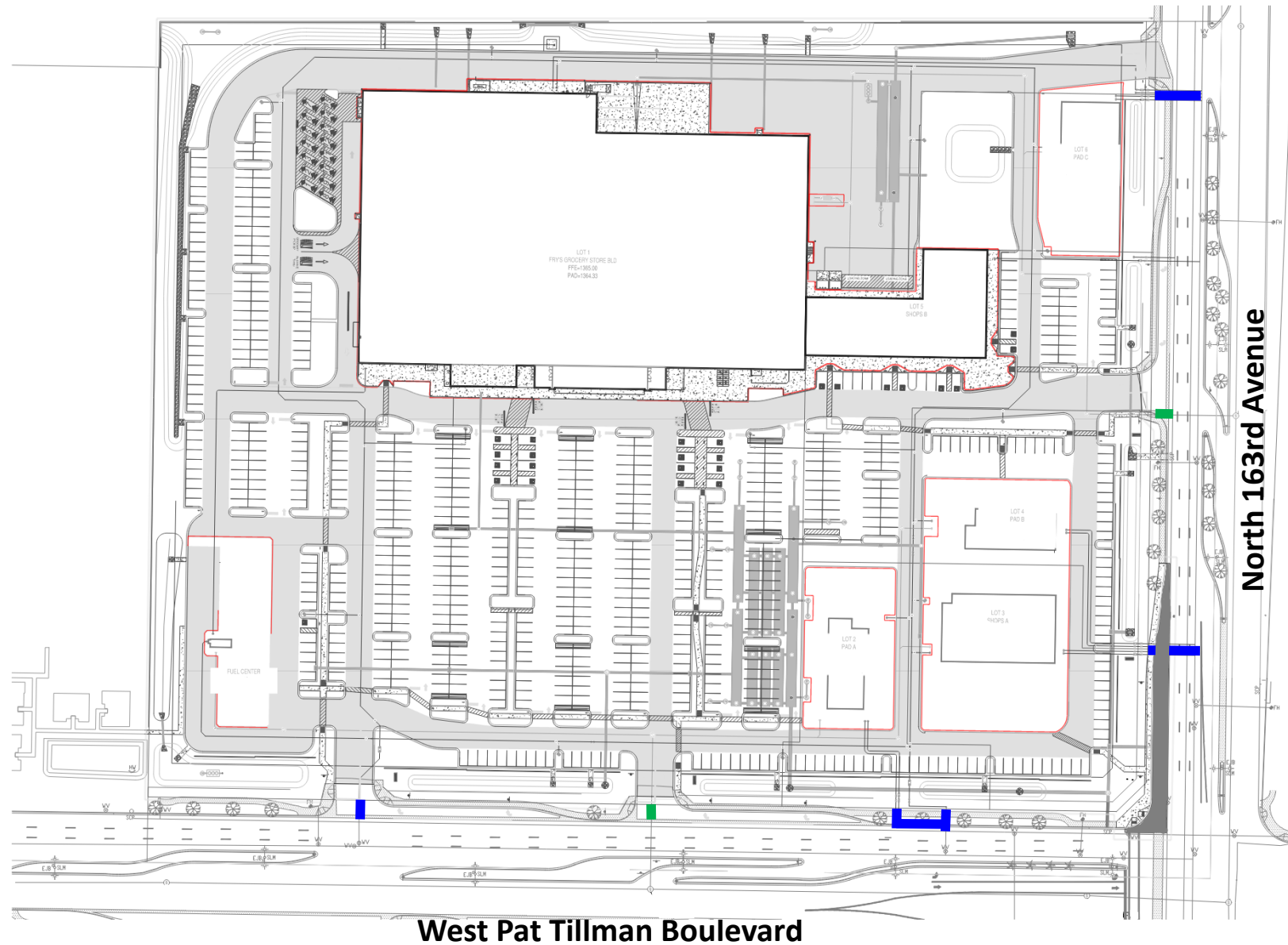
Map of Infrastructure

EXHIBIT A

Frys Asante

INFRASTRUCTURE TO BE ACCEPTED:

- SEWER
- WATER
- ROADWAY
Asphalt/Pavement,
Concrete (Curb &
Gutter, Sidewalk)



VICINITY MAP
N.T.S.



EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 07/22/2024
Re: Frys Asante

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving	\$16,300.00
City Concrete	\$17,060.00
City Sewer	\$ 2,200.00
City Water	\$33,200.00
Total	\$68,760.00

November 9, 2023

James A Campbell Construction Inc. DBA Campbell Development
2730 West Aqua Fria Freeway Suite 100
Phoenix, AZ 85027

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR FRY'S ASANTE – FS21-290

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

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

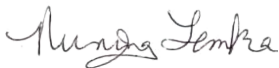
*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
City Engineer

cc: Ravi Sharma, PW Engineering Manager
Eric Boyles, Transportation Director
Michael Boule, Water Resource Management Director

Robert Fields, PW Field Engineering Supervisor
Amanda Correia, Finance Senior Accountant
Warren Bert, GIS Manager



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 4/27/2023 Commercial ☒ Commercial w/Offsite Residential

☒ COMP[LETION ACCEPTANCE (End of Construction) FINAL ACCEPTANCE (End of Warranty)

1/28/2023 Date of Punch-list Walk 2/24/2023 Date Punch-list Completed

FS Number: FS21-290 Permit Number(s): E21P-1006; 1007; 1008; 1009; 1011; 1012; 1016; 1017; 1014; 1

Project Name: Asante Fry's

Project Developer/Builder: (Name/Email, Address)

Jim Tchilar

Tschilar

2730 W. Aqua Fruia Fwy 100 Phoenix, AZ 85027

MAG TIP Reporting:

Street Name	Classification	Beging Limits	End Limits	# Lanes	Length to nearest 1/4 mile	Features
163rd Ave	Turn Bay	STA 0+46	STA 3+24	SB Right Turn Bay	1/4	N/A

MATERIALS:

Asphalt:	<u>Southwest</u>	Asphalt	Supplier	<u>0.25</u>	Total Lane Miles	<u>66</u>	Total Square Yards
Water:	<u>Private</u>	Size/Type		Total LF		Size/Type	Total LF
		Size/Type		Total LF		Size/Type	Total LF
Sewer:	<u>Private</u>	Size/Type		Total LF		Size/Type	Total LF
		Size/Type		Total LF		Size/Type	Total LF
Storm:	<u>Private</u>	Size/Type		Total LF		Size/Type	Total LF
		Size/Type		Total LF		Size/Type	Total LF
Fire Ln:	<u>12" DIP</u>	Size/Type	<u>3,355</u>	Total LF		Size/Type	Total LF

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

<u>XX</u> Copy of Punch List	<u>XX</u> AOC
<u>N/A</u> Final Certification Letter from Engineer of Record	<u>XX</u> Asphalt Concrete Ticket w/Name of Contractor
<u>XX</u> Complete Geotechnical Testing Packet	<u>N/A</u> Streetlight Energize Letter
<u>N/A</u> Sewer Pressure Testing Results	<u>XX</u> As built Documents (PDF copy on CD)
<u>N/A</u> Sewer Manhole Vacuum Testing Certification	<u>N/A</u> Updated asbuilt CAD base files (copy on CD)
<u>N/A</u> Sewer Manhole Insecticide Certification	
<u>N/A</u> Sewer Videos with Operators Notes (inc. re-videos)	
<u>N/A</u> Other	(Specify)

APPROVAL:

Civil Inspector:

Jose Belman

Date: 4/27/2023

Civil Engineering Supervisor:

[Signature]

Date: 5/4/23

A	B				C	D	E		K	L	M	N	O	P	Q	R	
FS Case	Project Name	Private/Public	Classification	Roadway	Median Width (ft)	Length (ft)	Length (miles)	Length (Nearest 1/4 mile)	Lane Miles	Width (pavement)	Pavement Area (sq ft)	Pavement Area (sq miles)	Inspector				
21-290	Frys Asante	Public	Arterial	163rd Avenue	0	247.6	0.05	0.25	0.05	13.5	3342.6	371	4/				
					Total	247.6											

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CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Carefree Covered RV Storage, generally located at the southeast corner of West Deer Valley Road and North 185th Avenue; Resolution #2024-125.

Motion:

I move to approve Resolution #2024-125.

Background:

The Public Works Department conducted the final inspection of the public improvements for Carefree Covered RV Storage on or about May 17, 2024, totaling 3,219 SY (approximately 709 LF) and determined that the infrastructure was compliant and acceptable to the city. The infrastructure includes asphalt pavement, and wastewater lines. Domestic water lines are located within the Liberty Water jurisdiction.

Objective Analysis:

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

Policy Compliant:

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

Financial Impact:

Acceptance of streets and sewer infrastructure increases the city's asset base and adds to future maintenance commitments. The total acceptance value of the infrastructure included with this item is \$353,432.00.

Budget Impact:

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

FTE Impact:

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

ATTACHMENTS:

1. 01_Res 2024-125_Infrastructure Acceptance Carefree RV_FINAL
 2. 02_Notice of Completion Carefree RV Storage
 3. 03_Inspector Project Sign Off Form Carefree RV Storage
 4. 04_Linear Foot Verification Carefree RV
-

RESOLUTION # 2024-125

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, TO CONDITIONALLY ACCEPT THE PUBLIC IMPROVEMENTS AT CAREFREE COVERED STORAGE - SURPRISE, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF WEST DEER VALLEY ROAD AND NORTH 185TH AVENUE.

WHEREAS, the Mayor and City Council (“Council”) of the City of Surprise approved a final plat entitled “Final Plat for ‘Carefree Covered Storage – Surprise’” on June 6, 2023;

WHEREAS, as a condition of the preliminary plat, approval of the final plat, and in compliance with the City Code, Carefree Covered RV Storage Surprise, LLC, the developer of Carefree Covered Storage - Surprise (the “Developer”), installed certain public improvements, including roadway improvements which consist of concrete sidewalks, curbs and gutters, as well as asphalt/paving, and the Developer also installed sewer lines. The roadway improvements and sewer lines are all collectively referred to as “Public Improvements”;

WHEREAS, pursuant to Surprise Municipal Code (“SMC”) Chapter 108, Article III, Section 108-3.5, the Developer shall maintain all Public Improvements for a period of two years, beginning from the date of conditional acceptance of said improvements by the Council (“Conditional Acceptance”);

WHEREAS, the Developer dedicated to the City the Public Improvements generally located at the southeast corner of West Deer Valley Road and North 185th Avenue;

WHEREAS, on or about May 17, 2024, the City of Surprise Public Works Department completed an inspection of the Public Improvements described in this resolution and found the improvements to be in substantial compliance with the approved plans and specifications;

WHEREAS, the City of Surprise acknowledges that the Developer’s two-year warranty period will begin upon the Council’s conditional acceptance of the Public Improvements; and

WHEREAS, after the conclusion of the Developer’s two-year warranty period, the City of Surprise will complete a final acceptance inspection, and upon clearance, will accept the Public Improvements, release the warranty assurance, and begin maintenance of the Public Improvements.

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

Section 1. The City of Surprise conditionally accepts the Public Improvements generally located as depicted on the map attached as Exhibit A and listed on Exhibit B.

Section 2. Upon clearance and final acceptance of the Public Improvements at the conclusion of the two-year warranty period, the City will release the warranty and begin maintenance of the Public Improvements.

APPROVED AND ADOPTED this _____ day of _____, 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

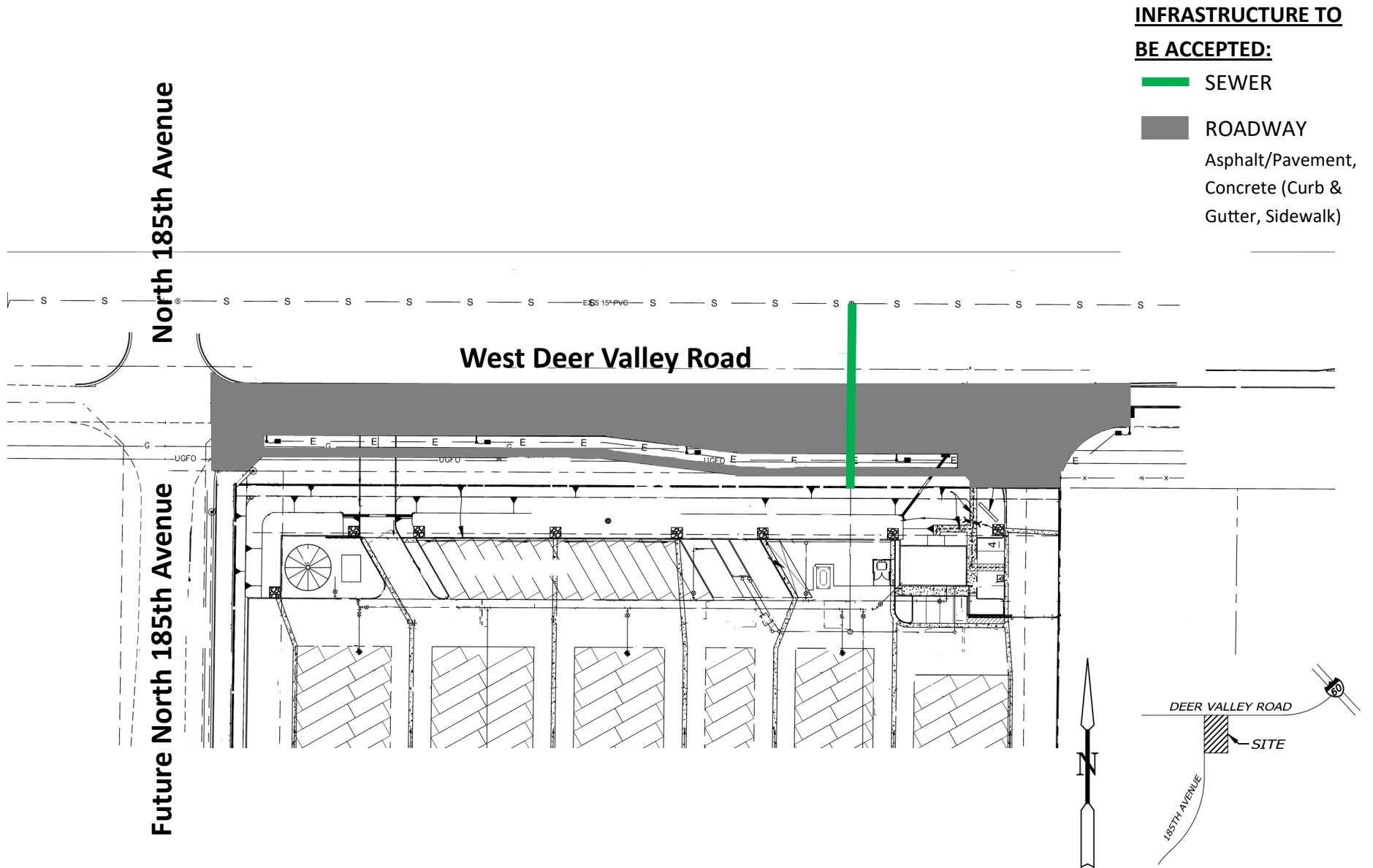
Robert Wingo, City Attorney

Exhibit A

Map of Infrastructure

EXHIBIT A

Carefree Covered RV Storage



VICINITY MAP

Not to Scale

EXHIBIT B

List and Cost of Improvements



EXHIBIT B

ENGINEERING DIVISION
PUBLIC WORKS
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-6150

Memorandum

To: City of Surprise City Council
From: Public Works – Engineering Services
Date: 07/25/2024
Re: Carefree Covered RV Storage

The public improvements for the above project have been completed and are tentatively scheduled for conditional acceptance by Council. The amounts for the infrastructure have been provided by a third party and not the City of Surprise. The following are the infrastructure improvements included with this acceptance and the corresponding valuation that the City will be accepting:

City Paving	\$229,259.00
City Concrete	\$ 87,983.00
City Sewer	\$ 36,190.00
Total	\$353,432.00

June 3, 2024

Carefree Covered RV Storage Surprise LLC
2175 NW Raleigh St., Suite 110 #2008
Portland, OR 97210

RE: NOTICE OF COMPLETION AND COUNCIL ACTION REQUIREMENT FOR CAREFREE COVERED RV STORAGE SURPRISE– FS22-1229

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

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

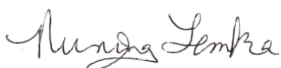
*For the Warranty Assurance, a notice of the required assurance amount and acceptable formats will be sent via email once actual construction costs have been submitted by the applicant.

The warranty period starts upon council acceptance for a period of two (2) years; please ensure warranty assurance will not expire prior to this date. The applicant will be notified of the council date as soon as it is scheduled and the warranty financial assurance is required to be submitted to the city 10 calendar days prior to the council date. If a warranty financial assurance is not received within 10 calendar days, council action and start of the warranty period will be delayed, at a minimum, an additional two (2) weeks.

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

If you have any questions or concerns, you can reach me at 623-222-6148 or at nuning.lemka@surpriseaz.gov.

Sincerely,



Nuning Lemka, P.E.
City Engineer

cc: Ravi Sharma, PW Engineering Manager
Eric Boyles, Transportation Director
Amanda Correia, Finance Senior Accountant
Tracy Mills, IT

Robert Fields, PW Field Engineering Supervisor
Erick Martin, Finance
Michael Boule, Water Resource Management Director



PROJECT SIGN OFF FORM
PUBLIC WORKS - ENGINEERING SERVICES, INSPECTIONS

Date Submitted: 4-24-24 _____ Commercial XX Commercial w/Offsite _____ Residential

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

1-10-24 _____ Date of Punch-List Walk 4-12-24 _____ Date Punch-List Completed

Case Number: FS22-1229

Project Name: Carefree Covered RV Storage.

Project Developer/Builder: (Name/Email, Address)

A.T. Meridian: Wayne Moss/wayne@atmeridian.com, 4446 E University Dr, Ste 110, Mesa, AZ, 85205

Permit No: <u>E23P-0585</u>	Permit Type: <u>Grading</u>
Permit No: <u>E23P-0586</u>	Permit Type: <u>Drainage</u>
Permit No: <u>E23P-0588</u>	Permit Type: <u>City Paving</u>
Permit No: <u>E23P-0589</u>	Permit Type: <u>Private Paving</u>
Permit No: <u>E23P-5890</u>	Permit Type: <u>Private Concrete</u>
Permit No: <u>E23P-5891</u>	Permit Type: <u>City Concrete</u>
Permit No: <u>E23P-5892</u>	Permit Type: <u>Private Water</u>
Permit No: <u>E23P-5893</u>	Permit Type: <u>Fireline</u>
Permit No: <u>E23P-5894</u>	Permit Type: <u>Private Sewer</u>
Permit No: <u>E23P-5895</u>	Permit Type: <u>City Sewer</u>

Additional Comments:

SUPPORTING DOCUMENTATION REQUIRED:

- | | |
|--|---|
| ☒ Copy of Punch List | ☒ AOC |
| ☐ Final Certification Letter from Engineer of Record | ☒ Asphalt Concrete Ticket w/ Name of Contractor |
| ☒ Complete Geotechnical Testing Packet | ☒ As built Documents (PDF copy) |
| ☒ Sewer Pressure Testing Results | ☐ Updated asbuilt CAD files |
| ☒ Sewer Manhole Vacuum Testing Certification | ☒ Fireline Sign-off (commercial) |
| ☒ Sewer Manhole Insecticide Certification | |
| ☐ Sewer Videos with Operators Notes (inc. re-videos) | |

Other Dry well certifications\reports recieved _____ (Specify)

APPROVAL:

Civil Inspector: Philipp Bales

Civil Engineering Supervisor: _____

Digitally signed by Rob Fields
DN: cn=Rob Fields, o, ou, email=Robert.Fields@surpriseaz.gov, c=US
Date: 2024.05.17 12:31:54 -0700

Date: 4-24-24

Date: _____

[illegible]



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 1

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action declaring its intent and enlarging an existing lighting improvement district known as City of Surprise, Arizona, SU-AsantePar4.5 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-71.

Motion:

I move to approve Resolution #2024-71.

Background:

SU-AsantePar4.5 was formed on October 16, 2018 (Resolution 2018-151) and then an enlargement was formed on May 7, 2024 (Resolution 2024-52). Since the time of formation, new parcels have been formed in and around the original SLID boundary. We request enlarging the existing SLID to include the new parcels and extend existing boundaries to roadway centerlines. The city has verified that the Petition for the proposed street light improvement district enlargement contains the signatures of all the real property owners in the enlargement area of the district, exclusive of mortgagees and other lienholders. 221 (estimated) new lights are proposed within this enlargement which are local and collector and will be billed to the SU-AsantePar4.5 SLID. The arterial roads will be billed to the City's SLID account.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's streetlights through a property tax. All new developments in the City of Surprise require a SLID. This action will enlarge an existing SLID boundary to include the remainder of the parcels not within the SLID and extend existing boundaries to roadway centerlines. The District is paid for by the levy and collection of ad valorem taxes based on the number and classification of properties within the District. The enlargement of the SLID will only affect the parcels joining into the District, as the valuation of the property may be increased.

Policy Compliant:

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

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

Financial Impact:

Once the SLID enlargement is illuminated, the City will begin levying the SLID to cover the additional SLID expenses. At this current time, the SLID is not incurring any expense because the SLID lights have not been illuminated. Therefore, there is no current financial impact.

Budget Impact:

Since the SLID enlargement is not illuminated, there is no revenue or expense budgeted in FY2025 nor are there budgets planned for FY2026 for the SLID. If the enlargement to the SLID is illuminated in FY2025 or FY2026, expenses will be charged to the SLID and recouped with a future levy.

FTE Impact:

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

ATTACHMENTS:

1. 01 REVISED-Res 2024-71 SLID Enlargement PA4 and PA5_FINAL
 2. 02 Petition
 3. 03 streetlight plan
 4. 04 Streetlight exhibit
 5. 05 Res 2018-151- SU-ASANTEPAR4.5
 6. 06 RECORDED-Res 2024-52- SU-ASANTEPAR4.5
-

RESOLUTION # 2024-71

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA SU-AsantePar4.5 AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on October 16, 2018 the Mayor and City Council of the City of Surprise adopted Resolution No. 2018-151, ordering the formation of the City of Surprise, Arizona SU-AsantePar4.5 (the “District”) for the purpose of purchasing energy for the lighting of the public streets and parks within the District;

WHEREAS, on May 7, 2024 the Mayor and City Council of the City of Surprise adopted Resolution No. 2024-52, ordering Enlargement of the City of Surprise, Arizona SU-AsantePar4.5 (the “District”) for the purpose of purchasing energy for the lighting of the public streets and parks within the District;

WHEREAS, Ariz. Rev. Stat. § 48-616(M) permits the City to add new territory to an existing district, thereby enlarging the boundaries of an existing street lighting improvement district (“SLID”) when proper notice has been given to the owners of property that will be added to the SLID in accordance with Ariz. Rev. Stat. Title 48, Chapter 4, Article 2;

WHEREAS, Ariz. Rev. Stat. § 48-617(A) gives the City immediate jurisdiction to adopt the resolution ordering the creation or enlargement of a SLID without the necessity of publication and posting of the resolution of intention when all owners of the real property being added to the SLID have petitioned the City to form or enlarge the SLID;

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of parcels of property which adjoin the District (hereinafter referred to as “Petitioners”) acting pursuant to the provisions of Ariz. Rev. Stat. §§ 48-616(M) and 48-617(A), have petitioned the City to enlarge the District to include said property legally described in Exhibit A to this resolution, with such boundaries as shown in the map in Exhibit B to this resolution; and

WHEREAS, the City has verified and finds that Petitioners are the owners, exclusive of mortgagees and other lienholders, of all of the real property being added to the boundary of the District.

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

Section 1. *District Enlargement.* The City of Surprise, Arizona SU-AsantePar4.5 shall be enlarged by the addition of the property described in Exhibit A and shown in Exhibit B, which are incorporated by reference hereto into this Resolution. The annual tax

levied upon the District will remain in full force and effect, and, commencing in fiscal year 2025 will apply to the District as enlarged by this Resolution.

Section 2. *Recording and Filing of this Resolution.* A certified copy of this Resolution shall be recorded in the office of the Maricopa County Recorder. Certified copies of this Resolution shall also be filed with the Arizona Department of Revenue and the Maricopa County Assessor's office pursuant to Ariz. Rev. Stat. § 42-17257.

APPROVED AND ADOPTED this ____ day of _____, 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT "A"
ASANTE PLANNING AREA 5
STREET LIGHT IMPROVEMENT DISTRICT
LEGAL DESCRIPTION

A portion of the Southwest Quarter of Section 1 and the East Half of Section 2, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Maricopa County aluminum cap accepted as the South Quarter corner of said Section 1 from which a found 2 inch aluminum cap RLS 36562 accepted as the Southeast corner thereof bears South $88^{\circ}55'18''$ East, 2636.39 feet;

Thence North $88^{\circ}54'38''$ West, 2637.96 feet along the south line of the Southwest Quarter of said Section 1 to the Southwest corner of said Section 1;

Thence North $89^{\circ}28'08''$ West, 699.07 feet along the south line of the Southeast Quarter of said Section 2;

Thence leaving said south line, North $00^{\circ}31'52''$ East, 510.21 feet to the southerly Right of Way line of Pat Tillman Boulevard as shown in the Map of Dedication for Asante Phase Two recorded in Book 885 of Maps, Page 46, Maricopa County Records, also being the **POINT OF BEGINNING**;

Thence the following four (5) courses along said northerly Right of Way line:

Thence North $46^{\circ}28'39''$ West, 6.17 feet to the beginning of a tangent curve concave southwesterly, having a radius of 2132.50 feet;

Thence northwesterly along said curve, through a central angle of $18^{\circ}43'45''$, an arc length of 697.09 feet to a tangent line;

Thence North $65^{\circ}12'24''$ West, 350.58 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 2267.50 feet;

Thence northwesterly along said curve, through a central angle of $18^{\circ}43'45''$, an arc length of 741.21 feet to a tangent line;

Thence North $46^{\circ}28'39''$ West, 109.00 feet;

Thence leaving said northerly Right of Way line, North $43^{\circ}31'21''$ East, 1731.80 feet to the southwesterly Right of Way line of Cottontail Lane as shown in the Master Plat for Asante Planning Area 3 recorded in Book 1733, Page 2, Maricopa County Records;

Thence the following nine (9) courses along said southwesterly Right of Way line:

Thence South 46°28'39" East, 275.00 feet;

Thence South 01°28'39" East, 28.28 feet;

Thence South 46°28'39" East, 70.00 feet;

Thence North 88°31'21" East, 28.28 feet;

Thence South 46°28'39" East, 836.75 feet;

Thence South 01°28'39" East, 28.28 feet;

Thence South 46°28'39" East, 70.00 feet;

Thence North 88°31'21" East, 28.28 feet;

Thence South 46°28'39" East, 518.91 feet to the northwesterly Right of Way line of Happy Valley Road as shown on said Master Plat for Asante Planning Area 3;

Thence the following ten (11) courses along said northwesterly Right of Way line:

Thence South 00°41'27" East, 27.89 feet to a non-tangent curve, concave southeasterly, having a radius of 855.00 feet, the center of which bears South 45°33'07" East;

Thence southwesterly along said curve, through a central angle of 00°55'32", an arc length of 13.81 feet to a tangent line;

Thence South 43°31'21" West, 21.20 feet;

Thence North 46°28'39" West, 5.00 feet;

Thence South 43°31'21" West, 205.00 feet;

Thence South 88°31'21" West, 28.28 feet;

Thence South 39°26'13" West, 70.18 feet;

Thence South 01°28'39" East, 28.28 feet;

Thence South 43°31'21" West, 851.22 feet;

Thence South 88°27'44" West, 42.47 feet;

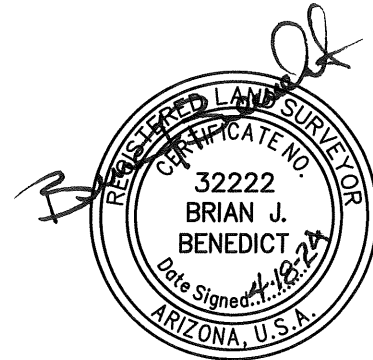
Thence South 46°38'19" East, 15.00 feet;

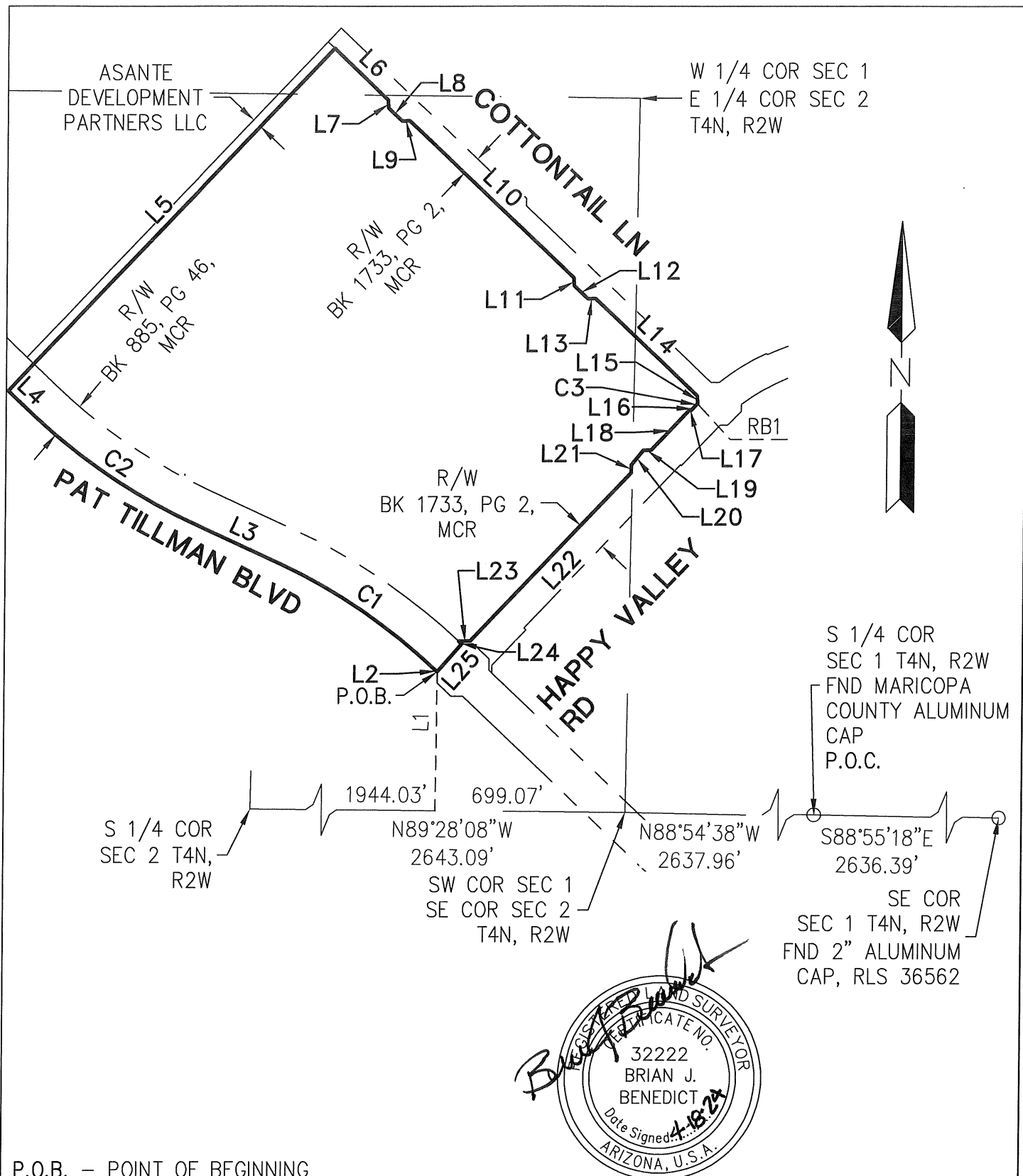
Thence leaving said northwesterly line, South 41°24'05" West, 135.09 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,925,368 sq. ft. (67.1572 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No.: 1909
Date: April 2024





P.O.B. – POINT OF BEGINNING
P.O.C. – POINT OF COMMENCEMENT

PAGE 1 OF 2

PROJ.NO.: 1909	ASANTE PLANNING AREA 5 STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / E: 602.368.2436
DATE: APR 2024		
SCALE: N.T.S.		
DRAWN BY: MRM	EXHIBIT "B"	
CHECKED BY: BJB		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°31'52"E	510.21'
L2	N46°28'39"W	6.17'
L3	N65°12'24"W	350.58'
L4	N46°28'39"W	109.00'
L5	N43°31'21"E	1731.80'
L6	S46°28'39"E	275.00'
L7	S01°28'39"E	28.28'
L8	S46°28'39"E	70.00'
L9	N88°31'21"E	28.28'
L10	S46°28'39"E	836.75'
L11	S01°28'39"E	28.28'
L12	S46°28'39"E	70.00'
L13	N88°31'21"E	28.28'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L14	S46°28'39"E	518.91'
L15	S00°41'27"E	27.89'
L16	S43°31'21"W	21.20'
L17	N46°28'39"W	5.00'
L18	S43°31'21"W	205.00'
L19	S88°31'21"W	28.28'
L20	S39°26'13"W	70.18'
L21	S01°28'39"E	28.28'
L22	S43°31'21"W	851.22'
L23	S88°27'44"W	42.47'
L24	S46°38'19"E	15.00'
L25	S41°24'05"W	135.09'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	2132.50'	18°43'45"	697.09'
C2	2267.50'	18°43'45"	741.21'
C3	855.00'	0°55'32"	13.81'

RADIAL BEARING
RB1 - S45°33'07"E



PAGE 2 OF 2

PROJ.NO.: 1909	ASANTE PLANNING AREA 5 STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602 490 0535 / F: 602 368 2436
DATE: APR 2024		
SCALE: N.T.S.		
DRAWN BY: MRM	EXHIBIT "B"	
CHECKED BY: BJB		

EXHIBIT "A"
ASANTE PLANNING AREA 4 BOUNDARY
STREET LIGHT IMPROVEMENT DISTRICT
LEGAL DESCRIPTION

A portion of Section 1 and the East Half of Section 2, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Maricopa County aluminum cap RLS 36562 accepted as the South Quarter corner of said Section 1 from which a found 2 inch aluminum cap RLS 36562 accepted as the Southeast corner thereof bears South 88°55'18" East, 2636.39 feet;

Thence South 88°55'18" East, 316.92 feet along the south line of the Southeast Quarter of said Section 1;

Thence leaving said south line, North 01°04'42" East, 455.83 feet to the northerly Right of Way line for Happy Valley Road as shown on the Master Plat for Asante Planning Area 3 recorded in Book 1733 of Maps, Page 2, Maricopa County Records, Arizona also being the **POINT OF BEGINNING**;

Thence the following thirty (30) courses along said northerly Right of Way line;

Thence North 39°43'06" West, 47.96 feet;

Thence North 50°16'54" East, 5.00 feet;

Thence North 39°43'06" West, 205.00 feet;

Thence North 05°16'54" East, 28.28 feet;

Thence North 43°48'14" West, 70.18 feet;

Thence North 84°43'06" West, 28.28 feet;

Thence North 39°43'06" West, 568.37 feet;

Thence North 50°16'54" East, 5.00 feet;

Thence North 39°43'06" West, 205.00 feet;

Thence North 05°16'54" East, 28.28 feet;

Thence North 43°48'14" West, 70.18 feet;

Thence North 84°43'06" West, 28.28 feet;

Thence North 39°43'06" West, 116.64 feet to the beginning of a tangent curve concave southwesterly, having a radius of 855.00 feet;

Thence northwesterly along said curve, through a central angle of 38°02'10", an arc length of 567.60 feet to a non-tangent line;

Thence North 12°14'44" East, 5.00 feet to a non-tangent curve, concave southerly, having a radius of 860.00 feet, the center of which bears South 12°14'44" West;

Thence westerly along said curve, through a central angle of 12°14'44", an arc length of 183.80 feet to a tangent line;

Thence North 90°00'00" West, 21.66 feet;

Thence North 45°17'25" West, 28.43 feet;

Thence South 85°54'42" West, 70.13 feet;

Thence South 44°42'35" West, 28.14 feet;

Thence North 90°00'00" West, 147.65 feet;

Thence North 00°00'00" East, 5.00 feet;

Thence North 90°00'00" West, 205.00 feet;

Thence North 45°00'00" West, 28.28 feet;

Thence South 85°54'22" West, 70.18 feet;

Thence South 44°31'41" West, 28.52 feet to a non-tangent curve, concave southeasterly, having a radius of 855.00 feet, the center of which bears South 01°37'17" East;

Thence southwesterly along said curve, through a central angle of 22°53'20", an arc length of 341.56 feet to a non-tangent line;

Thence North 24°30'37" West, 5.00 feet to a non-tangent curve, concave southeasterly, having a radius of 860.00 feet, the center of which bears South 24°30'37" East;

Thence southwesterly along said curve, through a central angle of 13°41'25", an arc length of 205.49 feet to a non-tangent line;

Thence leaving said northerly Right of Way line, North 87°43'01" West, 30.34 feet to the northeasterly Right of Way line of Cottontail Lane as shown on said Master Plat for Asante Planning Area 3;

Thence the following three (3) courses along said northeasterly Right of Way line;

Thence North 46°28'39" West, 940.13 feet;

Thence North 01°28'39" West, 28.28 feet;

Thence North 46°28'39" West, 50.00 feet;

Thence leaving said northeasterly Right of Way line, North 43°31'21" East, 770.64 feet;

Thence North 01°28'39" West, 14.14 feet;

Thence North 46°28'39" West, 866.02 feet;

Thence North 43°31'21" East, 864.18 feet;

Thence South 89°37'36" East, 96.36 feet;

Thence North 43°31'21" East, 9.63 feet;

Thence South 46°28'39" East, 93.60 feet;

Thence South 27°55'49" East, 137.74 feet;

Thence South 46°28'39" East, 140.00 feet;

Thence South 87°27'03" East, 47.79 feet;

Thence North 43°31'21" East, 144.00 feet;

Thence North 28°13'35" East, 109.89 feet;

Thence North 43°31'21" East, 228.04 feet to the southwesterly boundary line of the Final Plat for Desert Oasis of Surprise Parcel B5 recorded in Book 666 of Maps, Page 7, Maricopa County Records;

Thence South 46°28'51" East, 3089.91 feet along said southwesterly boundary line and along the southwesterly boundary line of the Final Plat for Desert Oasis of Surprise Parcel B6 recorded in Book 665 of Maps, Page 36, Maricopa County Records;

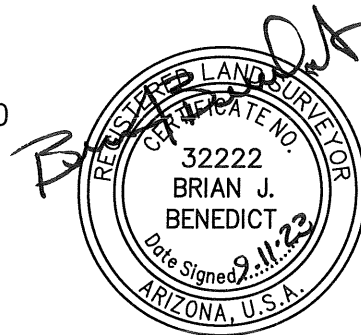
Thence South 46°28'59" East, 1095.92 feet along said southwesterly boundary line and along the southwesterly boundary line of the Final Plat of Desert Oasis – Baer, Parcel B9 recorded in Book 1489 of Maps, Page 33, Maricopa County Records;

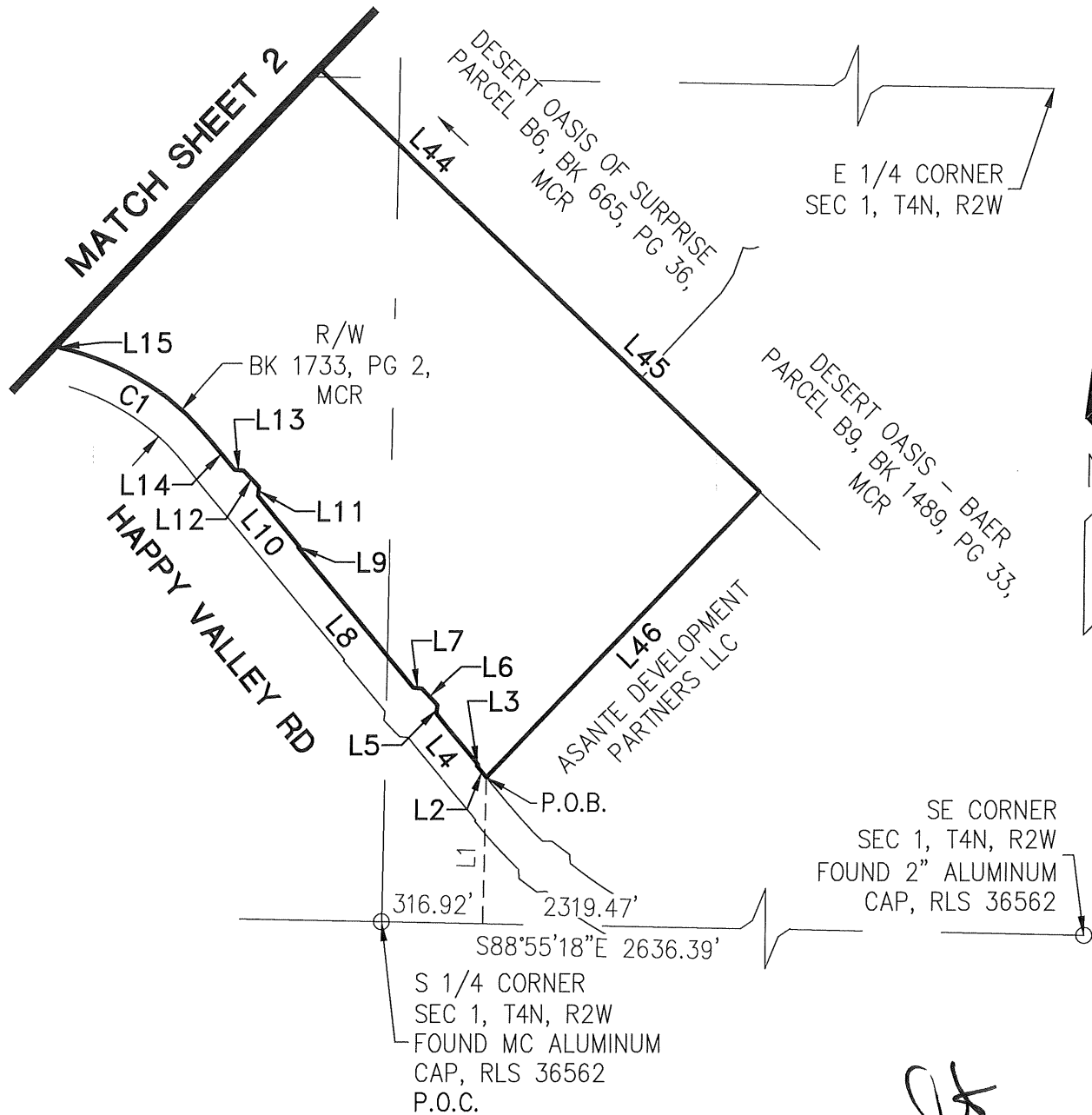
Thence leaving said southwesterly line, South 43°31'09" West, 1228.77 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 6,710,438 sq. ft. (154.0505 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1909
Date September 2023





Brian J. Benedict

REGISTERED LAND SURVEYOR
LICENSE NO. 32222
BRIAN J. BENEDICT
Date Signed 9/1/23
ARIZONA, U.S.A.

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

PAGE 1 OF 4

PROJ.NO.: 1909	ASANTE PLANNING AREA 4 STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / E: 602.368.2436
DATE: SEP 2023		
SCALE: N.T.S.		
DRAWN BY: MRM	EXHIBIT "B"	
CHECKED BY: BJB		

NW CORNER
SEC 1, T4N, R2W

DESERT OASIS OF SURPRISE
PARCEL B5, BK 666, PG 7,
MCR

DESERT OASIS OF SURPRISE
PARCEL B6, BK 665, PG 36,
MCR

ASANTE DEVELOPMENT
PARTNERS LLC, DOC
2022-0438304, MCR

ASANTE
DEVELOPMENT
PARTNERS LLC

W 1/4 CORNER
SEC 1, T4N, R2W

COTTONTAIL
LN

HAPPY VALLEY RD

SW CORNER
SEC 1, T4N, R2W

MATCH SHEET 1

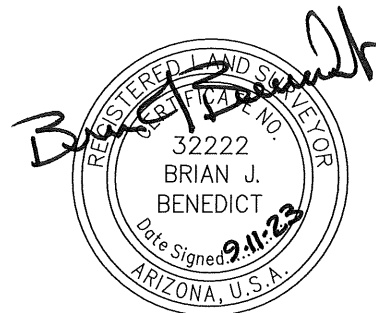


PAGE 2 OF 4

PROJ.NO.: 1909	ASANTE PLANNING AREA 4 STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEP 2023		
SCALE: N.T.S.		
DRAWN BY: MRM		
CHECKED BY: BJB		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N01°04'42"E	455.83'
L2	N39°43'06"W	47.96'
L3	N50°16'54"E	5.00'
L4	N39°43'06"W	205.00'
L5	N05°16'54"E	28.28'
L6	N43°48'14"W	70.18'
L7	N84°43'06"W	28.28'
L8	N39°43'06"W	568.37'
L9	N50°16'54"E	5.00'
L10	N39°43'06"W	205.00'
L11	N05°16'54"E	28.28'
L12	N43°48'14"W	70.18'
L13	N84°43'06"W	28.28'
L14	N39°43'06"W	116.64'
L15	N12°14'44"E	5.00'
L16	N90°00'00"W	21.66'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L17	N45°17'25"W	28.43'
L18	S85°54'42"W	70.13'
L19	S44°42'35"W	28.14'
L20	N90°00'00"W	147.65'
L21	N00°00'00"E	5.00'
L22	N90°00'00"W	205.00'
L23	N45°00'00"W	28.28'
L24	S85°54'22"W	70.18'
L25	S44°31'41"W	28.52'
L26	N24°30'37"W	5.00'
L27	N87°43'01"W	30.34'
L28	N46°28'39"W	940.13'
L29	N01°28'39"W	28.28'
L30	N46°28'39"W	50.00'
L31	N43°31'21"E	770.64'
L32	N01°28'39"W	14.14'



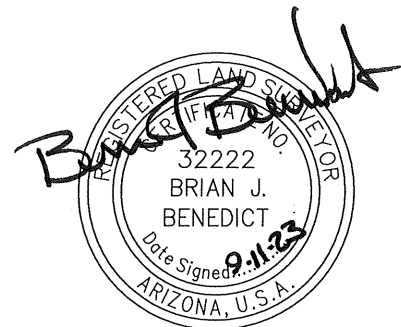
PAGE 3 OF 4

PROJ.NO.: 1909	ASANTE PLANNING AREA 4 STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEP 2023		
SCALE: N.T.S.		
DRAWN BY: MRM		
CHECKED BY: BJB		

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L33	N46°28'39"W	866.02'
L34	N43°31'21"E	864.18'
L35	S89°37'36"E	96.36'
L36	N43°31'21"E	9.63'
L37	S46°28'39"E	93.60'
L38	S27°55'49"E	137.74'
L39	S46°28'39"E	140.00'
L40	S87°27'03"E	47.79'
L41	N43°31'21"E	144.00'
L42	N28°13'35"E	109.89'
L43	N43°31'21"E	228.04'
L44	S46°28'51"E	3089.91'
L45	S46°28'59"E	1095.92'
L46	S43°31'09"W	1228.77'

CURVE TABLE			
CURVE NO.	RADIUS	DELTA	LENGTH
C1	855.00'	38°02'10"	567.60'
C2	860.00'	12°14'44"	183.80'
C3	855.00'	22°53'20"	341.56'
C4	860.00'	13°41'25"	205.49'

RB1 – S12°14'44"W
 RB2 – S01°37'17"E
 RB3 – S24°30'37"E



PAGE 4 OF 4

PROJ.NO.: 1909	ASANTE PLANNING AREA 4 STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: SEP 2023		
SCALE: N.T.S.		
DRAWN BY: MRM		
CHECKED BY: BJB		



ONE COMPANY.
INFINITE SOLUTIONS.

EXHIBIT "A"
STREET LIGHT IMPROVEMENT DISTRICT
ASANTE 4.2
CITY OF SURPRISE, ARIZONA

LOCATED WITHIN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND MONUMENT CAP FLUSH STAMPED CITY OF SURPRISE, ACCEPTED AS THE EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, FROM WHICH A FOUND MONUMENT CAP FLUSH STAMPED CITY OF SURPRISE, ACCEPTED AS THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, THEREOF BEARS $S00^{\circ}45'20''W$ A DISTANCE OF 2634.06 FEET;

THENCE, ALONG THE EAST LINE OF SAID SECTION 12, $N00^{\circ}44'56''E$ A DISTANCE OF 2546.06 FEET;

THENCE, LEAVING THE EAST LINE OF SAID SECTION 12, $N90^{\circ}00'00''W$ A DISTANCE OF 1510.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT ALSO BEING THE **POINT OF BEGINNING**;

THENCE, NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 923.34 FEET, WITH A RADIUS OF 1400.00 FEET AND THE RADIAL BEARING OF $N12^{\circ}29'36''E$ AND A CENTRAL ANGLE OF $37^{\circ}47'18''$;

THENCE, $N39^{\circ}43'06''W$ A DISTANCE OF 97.78 FEET;

THENCE, $N43^{\circ}31'09''E$ A DISTANCE OF 1284.16 FEET;

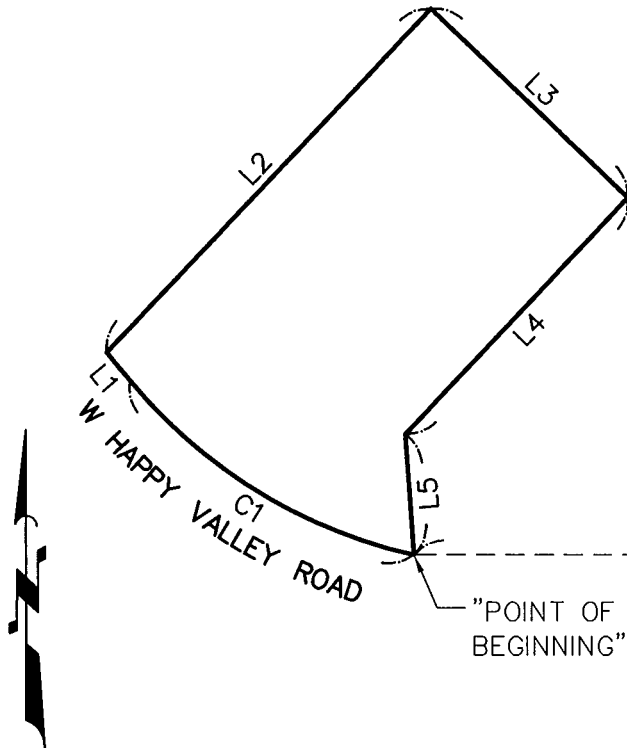
THENCE, $S46^{\circ}28'51''E$ A DISTANCE OF 741.52 FEET;

THENCE, $S43^{\circ}31'09''W$ A DISTANCE OF 883.26 FEET;

THENCE, $S03^{\circ}58'14''E$ A DISTANCE OF 328.32 FEET TO THE **POINT OF BEGINNING**;



Page 1 of 2



Scale: 1"=500'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N39°43'06"W	97.78'
L2	N43°31'09"E	1284.16'
L3	S46°28'51"E	741.52'
L4	S43°31'09"W	883.26'
L5	S03°58'14"E	328.32'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	923.34'	1400.00'	037°47'18"

C1 RADIAL BEARING = N12°29'36"E

NE COR
SEC 12, T.4N., R.2W
MONUMENT DESTROYED,
NOTHING SET,
CALCULATED POSITION



E 1/4 COR
SEC 12, T.4N., R.2W.
FND MONUMENT FLUSH
STAMPED CITY OF SURPRISE
"POINT OF COMMENCEMENT"

SE COR
SEC 12, T.4N., R.2W.
FND MONUMENT
FLUSH STAMPED
CITY OF SURPRISE

2546.06'
N00°44'56"E 2634.27'
S00°45'20"W 2634.06'
BASIS OF BEARING
163RD AVENUE

JOB NO. 22003507 DATE: 09-07-2023 SHEET 2 OF 2



EXHIBIT "A"
STREET LIGHT IMPROVEMENT DISTRICT
ASANTE 4.2
CITY OF SURPRISE, ARIZONA

STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, adjoining the district named below. We petition the City Council of the City of Surprise, Arizona, to enlarge the District to include said property legally described in Exhibit A with such boundaries as shown in the map in Exhibit B attached hereto. This petition includes a charge for maintaining the lighting facilities.

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

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

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

The name of the existing street light improvements district to be enlarged:

SU-ASANTEPAR4.5

(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Asante Development Partners, LLC.	1665 W Alameda Dr, Suite 130 Tempe, Arizona 85282	503-74-977	JORGE VILLASenor Digitally signed by JORGE VILLASENOR DN: cn=JORGE VILLASENOR, o=ASANTE PAR4.5, ou=ASANTE PAR4.5, email=JORGE.VILLASENOR@ASANTEPAR.COM, c=US Date: 2004.02.18 11:46:39-0700
Asante Development Partners, LLC.	1665 W Alameda Dr, Suite 130 Tempe, Arizona 85282	503-74-978	Jorge Villasenor Digitally signed by Jorge Villasenor DN: cn=Jorge Villasenor, o=ASANTE PAR4.5, ou=ASANTE PAR4.5, email=JORGE.VILLASENOR@ASANTEPAR.COM, c=US Date: 2004.02.18 11:46:39-0700

STREET LIGHT IMPROVEMENT DISTRICT PETITION ENLARGEMENT

TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE:

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The name of the existing street light improvements district to be enlarged:
SU-AsantePar4.5
(Leave Blank - to be assigned by City staff)

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONER'S NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #	SIGNATURE
Asante Development Partners LLC		503-68-024 through 503-68-190	Jorge Villaseñor Digitally signed by Jorge Villaseñor DN: E=jorge.villaseñor@leamar.com, CN=Jorge Villaseñor, OU=Users, OU=PHX-DC01, OU=Phoenix, OU=Arizona, DC=Leamar, DC=LeamarCorp, DC=com Date: 2024.09.30 14:33:32 -0700



RATE SCHEDULE E-68
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

AVAILABILITY

This rate schedule is applicable to those portions of cities, towns and unincorporated communities in which the Company does a general retail electric business and where the Company has installed a multiple or series street lighting system of adequate capacity for the service to be rendered after December 1, 2021.

DESCRIPTION

E-68 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIOD

Dusk: The time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.

Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the fixture and energy charges, plus adjustments:

I. FIXTURES (Includes Mounting Arm, if applicable)

Fixture Equipment Class	Fixture Cost Range (per unit)	Investment by Company Monthly Rate	Investment by Others Monthly Rate
A	\$ 1 - \$ 430	\$ 6.54	\$ 2.00
B	\$ 431 - \$ 520	\$ 7.97	\$ 2.43
C	\$ 521 - \$ 640	\$ 9.56	\$ 2.97
D	\$ 641 - \$ 820	\$ 11.43	\$ 3.80
E	\$ 821 - \$ 910	\$ 14.46	\$ 4.21
F	\$ 911 - \$ 1,010	\$ 16.10	\$ 4.67
G	\$ 1,011 - \$ 1,110	\$ 17.60	\$ 5.14
H	\$ 1,111 - \$ 1,250	\$ 19.95	\$ 5.77
I	\$ 1,251 - \$ 1,520	\$ 22.20	\$ 7.00
J	\$ 1,521 - \$ 1,670	\$ 27.06	\$ 7.70
K	\$ 1,671 - \$ 1,850	\$ 30.08	\$ 8.52

Note: Equipment cost greater than \$1,850 shall be Customer owned.



II. ENERGY (Includes Generation, T&D, RCS & SBC)

Monthly energy charges for new lighting fixtures will be determined by the Company using the following method:

$$\text{kWh} = \text{Fixture Wattage} \times 344 \text{ Usage Hours}$$

$$\text{Generation} = \text{kWh per month} \times \$0.07575$$

$$\text{T\&D, RCS, System Benefits} = \text{kWh per month} \times \$0.03068$$

NOTES:

1. Investment by Company. These rates are applicable where the Company provides the initial investment to purchase and install all facilities necessary for street lighting service. The Company will own, operate, and maintain the street lighting system.
2. Investment by Others. These rates are applicable in those instances where the requesting entity or individual purchases and installs the street lighting facilities at their own expense and in accordance with Company specifications. These rates will also apply in the instance where the Customer provides a non-refundable advance to the Company to cover the Company's cost of purchasing and installing the street lighting system. The Company retains ownership of the street lighting system and provides operation and maintenance for all facilities.
3. Listed kWh reflects the assigned monthly energy usage for each type of fixture and are used to determine any applicable transmission, system benefit, distribution, energy, and adjustment charges.
4. kWh is determined by the company based on the rated wattage of the equipment and an established average hourly usage per month.
5. The monthly rate for all new poles includes up to 300 feet of overhead secondary wire, or up to 300 feet of underground secondary wire if the Customer provides earthwork and conduit (excluding the underground to overhead transition).



RATE SCHEDULE E-68
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

III. POLES

			CHARGES		
			Height	Investment by Company	Investment by Others
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$ 14.69	\$ 2.03
			22 ft.	\$ 16.53	\$ 2.28
			25 ft.	\$ 17.89	\$ 2.47
			30 ft.	\$ 20.55	\$ 2.83
			32 ft.	\$ 21.59	\$ 2.86
		2 Simplex Adapters	12 ft.	\$ 15.66	\$ 2.16
			22 ft.	\$ 18.00	\$ 2.48
			25 ft.	\$ 18.77	\$ 2.59
			30 ft.	\$ 21.82	\$ 3.01
			32 ft.	\$ 23.27	\$ 3.21
	Square Steel	5"	13 ft.	\$ 16.84	\$ 2.31
			15 ft.	\$ 15.04	\$ 2.07
			23 ft.	\$ 17.85	\$ 2.46
			25 ft.	\$ 19.62	\$ 2.70
			28 ft.	\$ 21.78	\$ 3.00
			32 ft.	\$ 21.66	\$ 2.99
	Concrete		12 ft.	\$ 50.19	\$ 6.91
Fiberglass		12 ft.	\$ 42.50	\$ 5.85	
Decorative Transit	4"	16 ft.	\$ 41.44	\$ 5.72	
Decorative Transit	6"	30 ft.	\$ 80.01	\$ 11.02	
Hinged Poles	Square	15 ft.	\$ 15.93	\$ 1.30	
	Round	19 ft.	\$ 14.40	\$ 1.18	
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	\$ 14.13	\$ 1.93
			22 ft.	\$ 15.98	\$ 2.20
			25 ft.	\$ 17.32	\$ 2.39
			30 ft.	\$ 20.00	\$ 2.77
			32 ft.	\$ 21.02	\$ 2.89
		2 Simplex Adapters	12 ft.	\$ 15.09	\$ 2.07
			22 ft.	\$ 16.86	\$ 2.31
			25 ft.	\$ 18.20	\$ 2.49
			30 ft.	\$ 21.26	\$ 2.92
			32 ft.	\$ 22.70	\$ 3.12
		3 Bolt Arm	32 ft.	\$ 26.09	\$ 3.58
	Square Steel	5"	13 ft.	\$ 16.29	\$ 2.25
			15 ft.	\$ 16.66	\$ 2.28
			23 ft.	\$ 17.29	\$ 2.39
			25 ft.	\$ 19.07	\$ 2.64
			28 ft.	\$ 21.19	\$ 2.92
			32 ft.	\$ 22.00	\$ 3.01



RATE SCHEDULE E-68
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

III. POLES (cont.)

			CHARGES			
			Investment by Company	Investment by Others		
			Height			
C. Direct Bury	Round Steel		19 ft.	\$ 22.23	\$ 3.07	
			30 ft.	\$ 17.36	\$ 3.21	
			38 ft.	\$ 21.18	\$ 3.29	
		Self	40 ft.	\$ 26.09	\$ 4.13	
		Stepped	25 ft.	\$ 60.01	\$ 4.90	
			32 ft.	\$ 63.20	\$ 5.16	
			49 ft.	\$ 78.45	\$ 10.81	
		Square Steel	4"	34 ft.	\$ 19.15	\$ 3.32
			5"	20 ft.	\$ 18.19	\$ 3.01
	30 ft.			\$ 18.96	\$ 3.12	
	38 ft.			\$ 20.57	\$ 3.57	
	8"		28 ft.	\$ 34.33	\$ 2.79	
			32 ft.	\$ 35.89	\$ 2.94	
	Decorative Transit		41 ft 6"	\$ 24.71	\$ 3.63	
	Decorative Transit	47 ft.	\$ 30.79	\$ 4.53		
	Steel Distribution Pole (for lighting only)	35 ft.	\$ 28.42	\$ 3.74		
D. Post Top	Decorative Transit Anchor Base		16 ft.	\$ 42.33	\$ 5.81	
	Gray Steel/Fiberglass		23 ft.	\$ 14.68	\$ 2.41	
	Black Steel		23 ft.	\$ 16.18	\$ 2.67	
	E. Existing distribution pole suitable for streetlight use			\$ 1.78	--	
F. Wood	Wood Poles	30 ft.	\$ 10.80			
		35 ft.	\$ 10.80			
		40 ft.	\$ 15.00			

IV. ANCHOR BASE

		CHARGES		
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	\$ 11.96	\$ 1.65
		6 ft.	\$ 14.27	\$ 2.47
B. Pedestal		8 ft.	\$ 16.35	\$ 2.85
	For 32' Round Steel Pole only	4 ft. 6"	\$ 11.34	\$ 1.96



RATE SCHEDULE E-68
CLASSIFIED SERVICE
STREET LIGHTING SERVICE

V. CHARGES FOR OPTIONAL OR ADDITIONAL COMPANY OWNED EQUIPMENT

Underground Circuit Charges	
a. Per foot of cable, installed under paving	\$ 0.19051
b. Per foot of cable, not installed under paving	\$ 0.06724

TRIP CHARGE

A \$150.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
5. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
6. The Tax Expense Adjustor Mechanism charge, Adjustment Schedule TEAM.
7. The Court Resolution Surcharge, Adjustment Schedule CRS-1.
8. The System Reliability Benefit Adjustment Mechanism charge, Adjustment Schedule SRB-1.
9. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.



SERVICE DETAILS

1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.
2. The Customer's bill will not be reduced due to photocontrol or cable repair or replacement outages.
3. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
4. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground, the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
5. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract, maintenance, or service agreement.

THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

PAT TILLMAN BLVD PHASE 2

STREET LIGHT DESIGN

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.

ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.

THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

5.01 GENERAL:

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.

ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5.02 WORKING / "AS BUILT" PLANS:

ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

5.03 LIGHT POLES:

LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.

5.04 EMBEDMENT:

DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

5.05 LUMINAIRES:

LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.

5.08 PULL BOXES:

EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.

CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH "MAG" SPECIFICATION SECTION 107.9.

THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST.

PRIOR TO ACCEPTANCE, THE DEVELOPER SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

GENERAL ENGINEERING NOTES:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

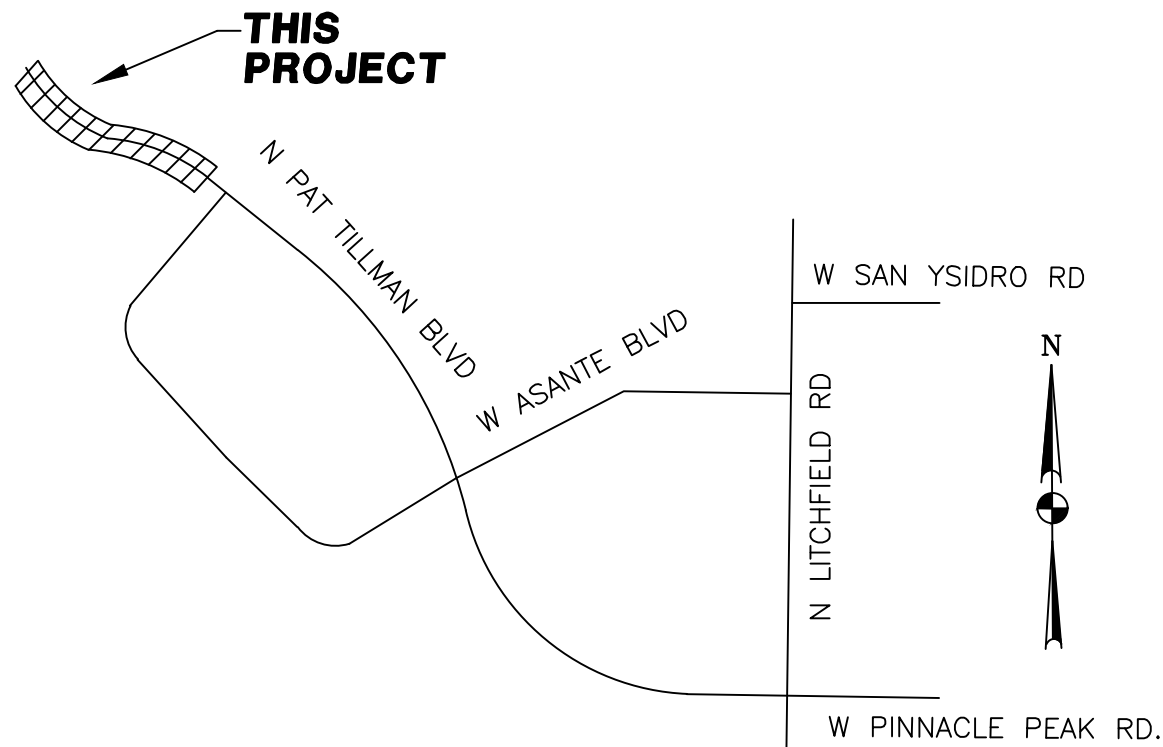
UTILITIES WITHIN OR AFFECTED BY THE PROJECT		
UTILITY	CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE		3/29/23
CENTURY LINK		3/29/23
COX COMMUNICATIONS		3/29/23
SOUTHWEST GAS		3/29/23

NOTE

- ENSURE THERE IS 1' CLEARANCE FROM EDGE OF SIDEWALK TO FACE OF POLE.
- THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

LED NOTE

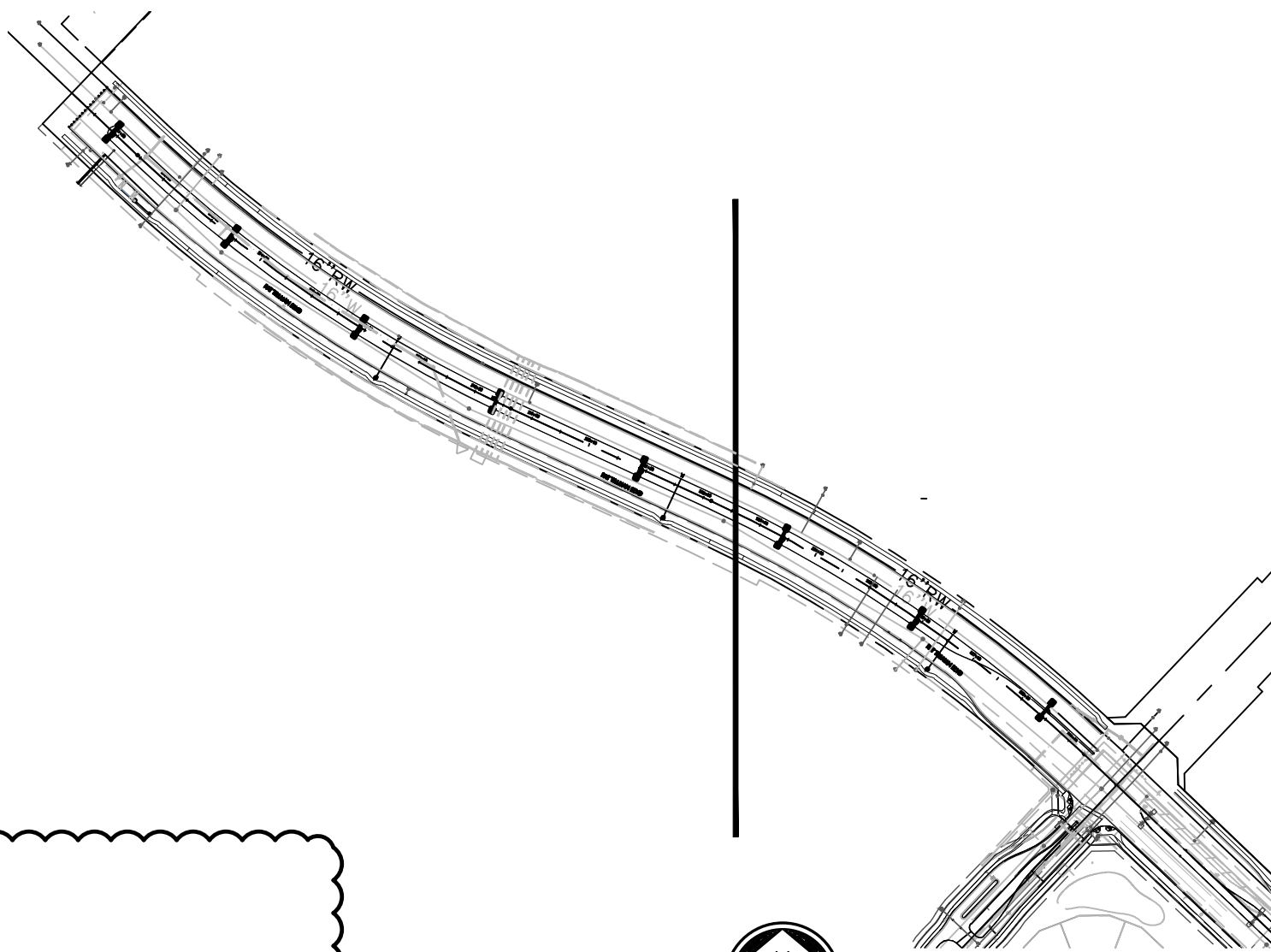
LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT THE TIME OF BIDDING AND CONSTRUCTION.



VICINITY MAP
N.T.S.

SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT DETAILS	SL3



KEY MAP

CITY OF SURPRISE APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

Nunda Lemka 05/11/2023
CITY OF SURPRISE ENGINEER DATE

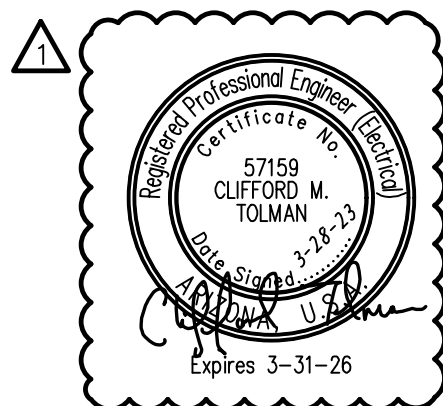
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CITY OF SURPRISE ENGINEER DATE

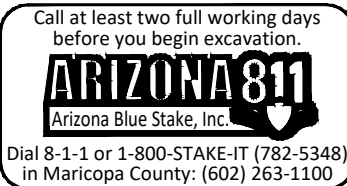
OWNER
LENNAR CORPORATION
1665 W. ALAMEDA DR. SUITE 130
TEMPE, AZ 85282
PHONE: (480) 322-6674
CONTACT: JOAN SCARBROUGH

CIVIL ENGINEER
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE, SUITE 250
PHOENIX, AZ 85016
PHONE: (602) 490-0535
CONTACT: DIEGO ORTIZ, P.E.



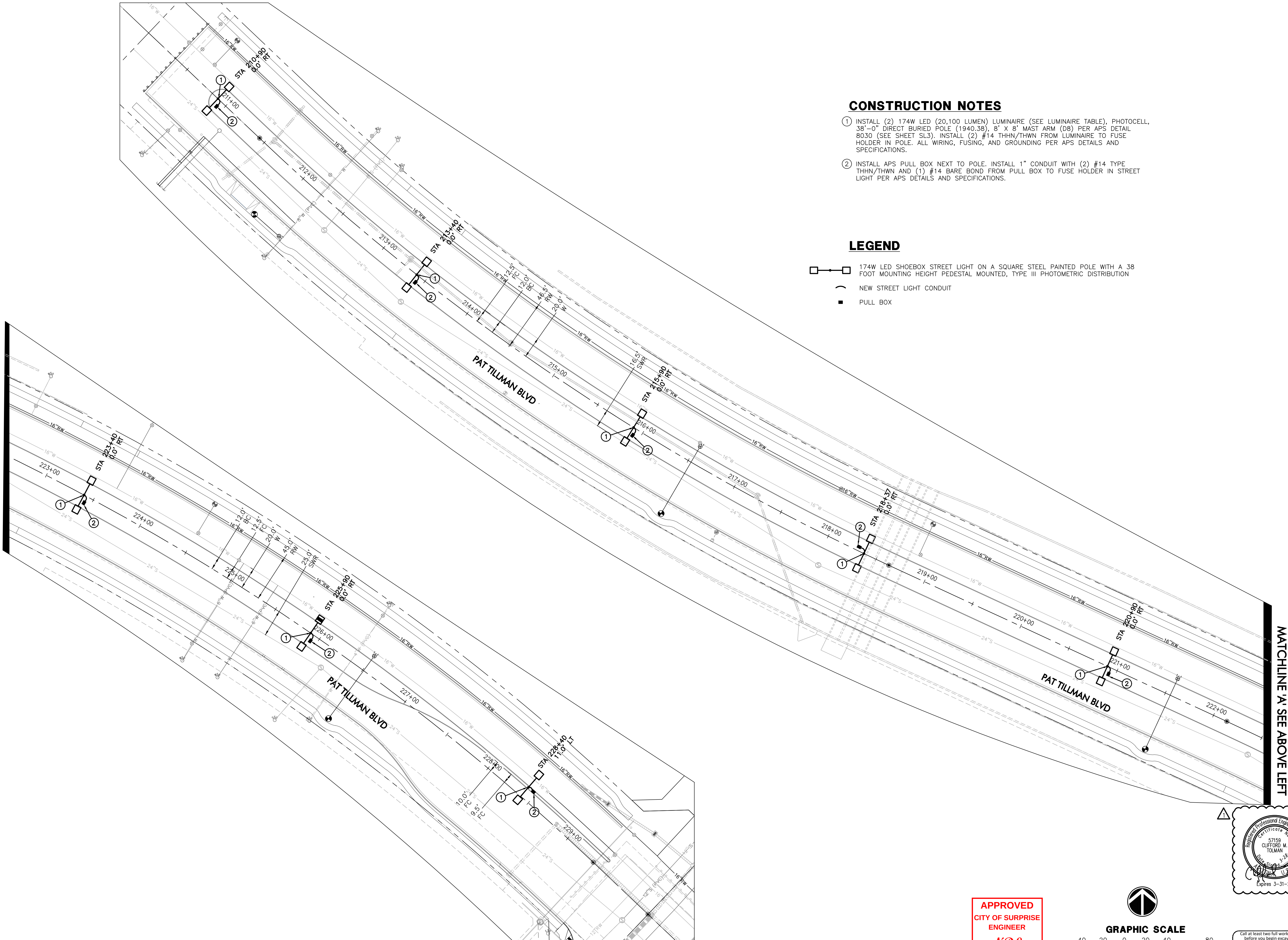
DRAWING NO:

SL1
OF 3
FS 20-741



THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

MATCHLINE 'A' SEE BELOW RIGHT



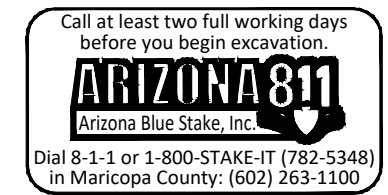
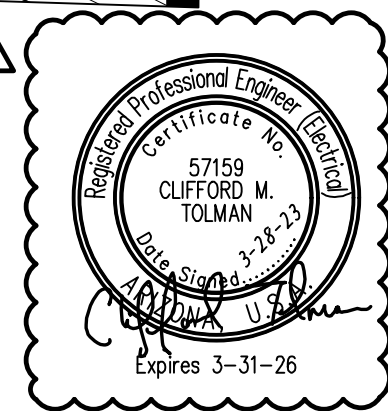
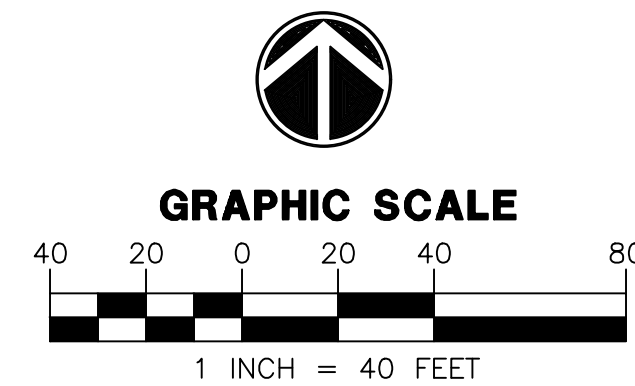
CONSTRUCTION NOTES

1. INSTALL (2) 174W LED (20,100 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 38'-0" DIRECT BURIED POLE (1940.38), 8' X 8' MAST ARM (D8) PER APS DETAIL 8030 (SEE SHEET SL3). INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.
2. INSTALL APS PULL BOX NEXT TO POLE. INSTALL 1" CONDUIT WITH (2) #14 TYPE THHN/THWN AND (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS AND SPECIFICATIONS.

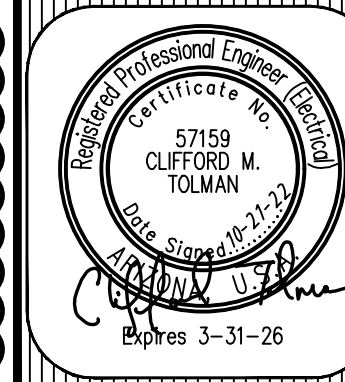
LEGEND

- 174W LED SHOEBOX STREET LIGHT ON A SQUARE STEEL PAINTED POLE WITH A 38 FOOT MOUNTING HEIGHT PEDESTAL MOUNTED, TYPE III PHOTOMETRIC DISTRIBUTION
- NEW STREET LIGHT CONDUIT
- PULL BOX

APPROVED
CITY OF SURPRISE
ENGINEER
NDE



NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	AUG 2020	1ST SUBMITTAL
	MAR 2023	CITY COMMENTS REVISIONS



DRAWING NO:
SL2
OF 3
FS 20-741

SURPRISE, ARIZONA
**PAT TILLMAN BLVD PHASE 2
STREET LIGHT DESIGN**
STREET LIGHT PLAN

PROJECT: TITLE:

WRIGHT ENGINEERING
PROJECT NO:
20360
DESIGN BY: NAM
DRAWN BY: NAM
CHECKED BY: CMT

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

ENGINEERS NOTES

- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
- AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
- HORNS CONSULTING LLC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

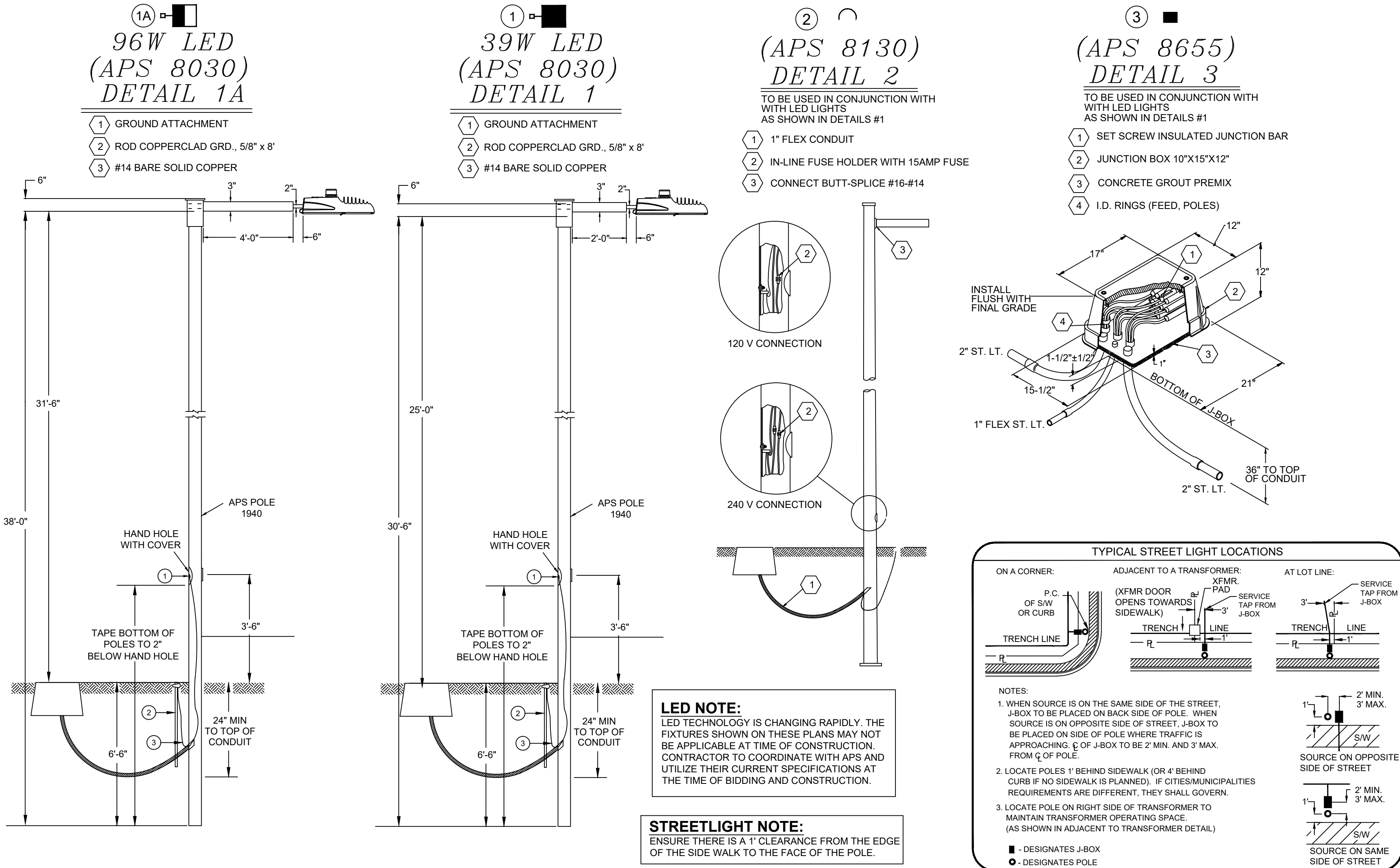
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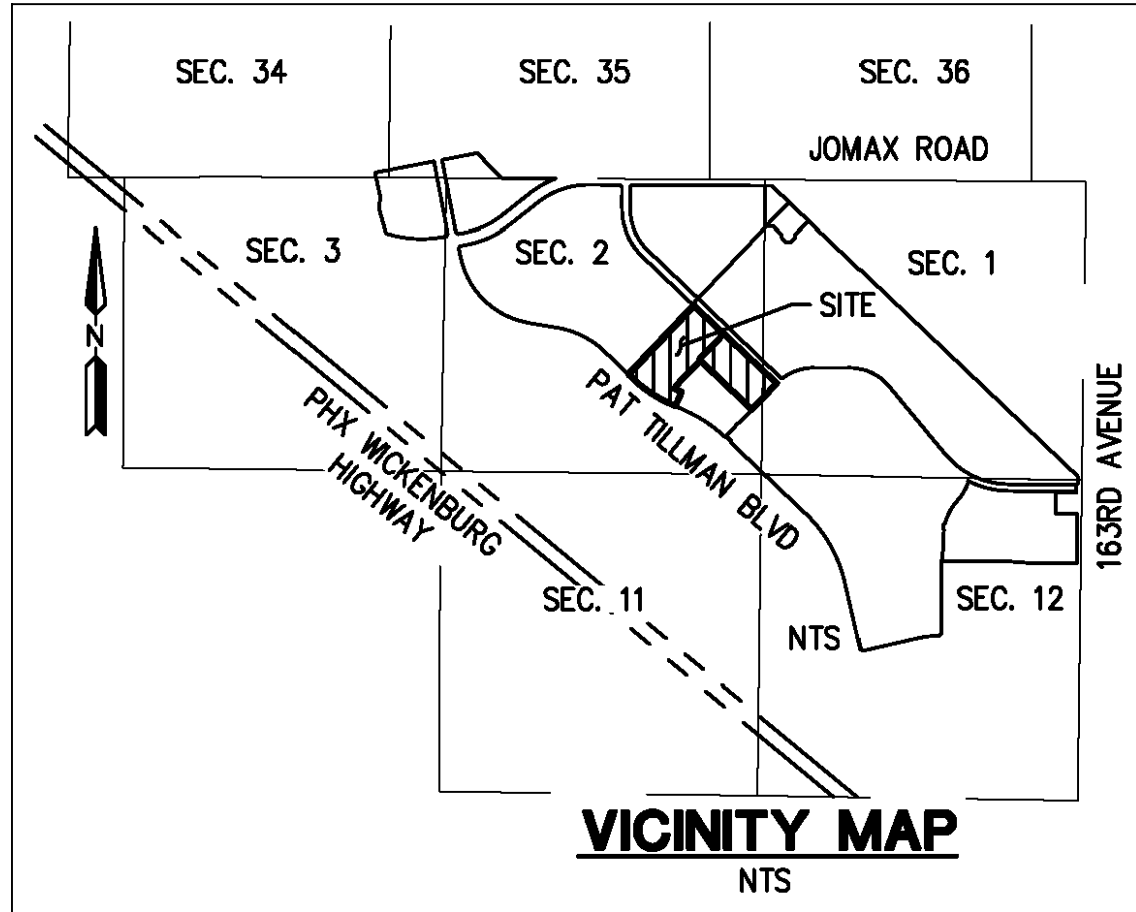
CITY ADDITIONAL NOTES

- THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
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ASANTE PLANNING AREA 5
UNIT 3.1 STREETLIGHT PLANS
SURPRISE, ARIZONA
A PORTION OF THE NORTHEAST QUARTER OF
SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.



DETAILS AND LEGEND FOR STREETLIGHTS:

- 1A INSTALL ONE 96W, 11500 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 38'-0" SQUARE POLE MOUNTED AT 31'-6" WITH ONE SINGLE 4'-0" MAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 1 INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 2 INSTALL 1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- FIRE HYDRANT LOCATION PER CIVIL PLANS

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DR. SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JORGE VILLASENOR
JOAN SCARBROUGH
JEFF GUNDERSON

MANAGER

LENNAR COMMUNITIES DEVELOPMENT, LLC
1665 W. ALAMEDA DR. SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JORGE VILLASENOR
JOAN SCARBROUGH
JEFF GUNDERSON

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°44'56" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS SHOWN ON THE FINAL PLAT FOR ASANTE 4.5 - PARCEL 2, RECORDED IN BOOK 1465 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB RETURN ON PAT TILLMAN BOULEVARD, 500± WEST OF 163RD AVENUE STAMPED "CITY OF SURPRISE PT40 9-11 BENCHMARK" DATUM: NAVD88 ELEVATION: 1361.76

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER

DATE

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

INDEX

- COVER SHEET
- LIGHTING LAYOUT
- LIGHTING LAYOUT
- LIGHTING LAYOUT
- LIGHTING LAYOUT
- PHOTOMETRICS
- PHOTOMETRICS
- PHOTOMETRICS
- PHOTOMETRICS

ASANTE PLANNING AREA 5
UNIT 3.1
COVER SHEET
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8090
www.hornsconsulting.com

DESIGNED BY: DH 09/13/2023
DRAWN BY: DH 09/13/2023
REVIEWED BY: GL 09/13/2023

NO. 1 OF 9
SHEET
1 OF 9
Contact: Doug Horning/Greg Larson, P.E.
Horns Consulting Project #: 23SL346
Designed By: DH 09/13/2023
Drawn By: DH 09/13/2023
Reviewed By: GL 09/13/2023

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623) 256-8090
E-mail: doug@hornsconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

ASANTE PLANNING AREA 5
UNIT 3.1 STREETLIGHT PLANS
SURPRISE, ARIZONA

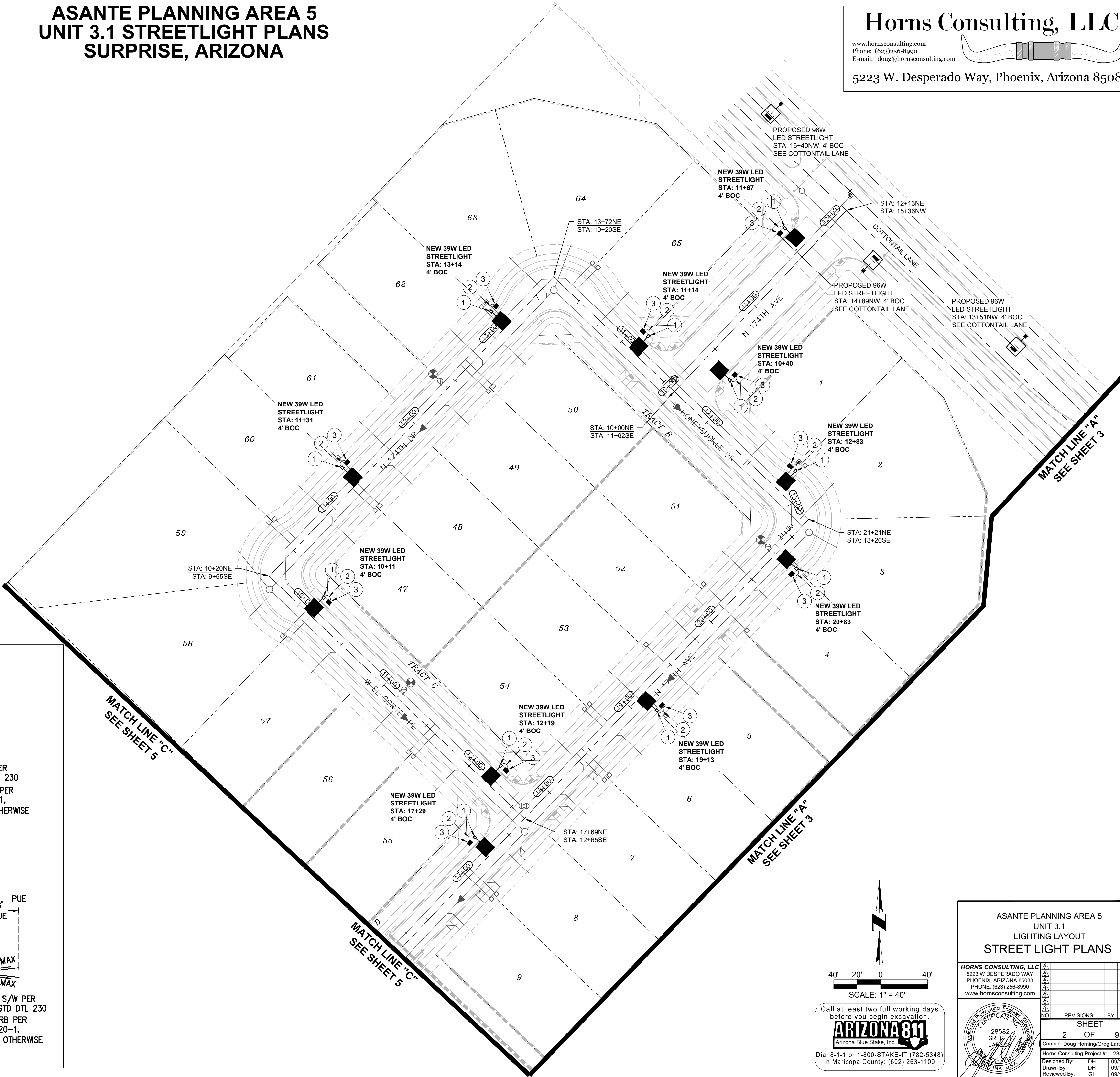
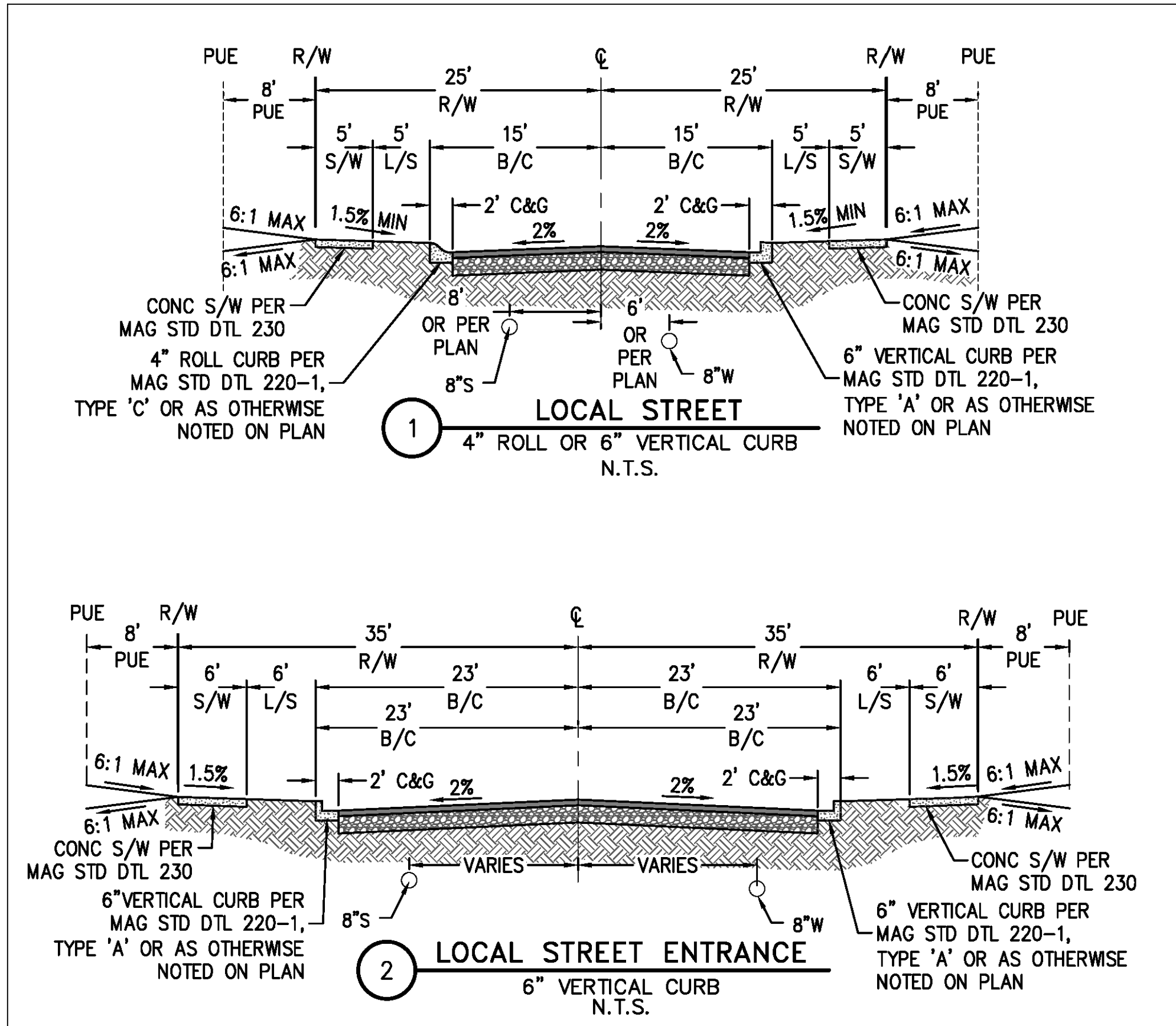
Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

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- FIRE HYDRANT LOCATION PER CIVIL PLANS



ASANTE PLANNING AREA 5
UNIT 3.1
LIGHTING LAYOUT
STREET LIGHT PLANS

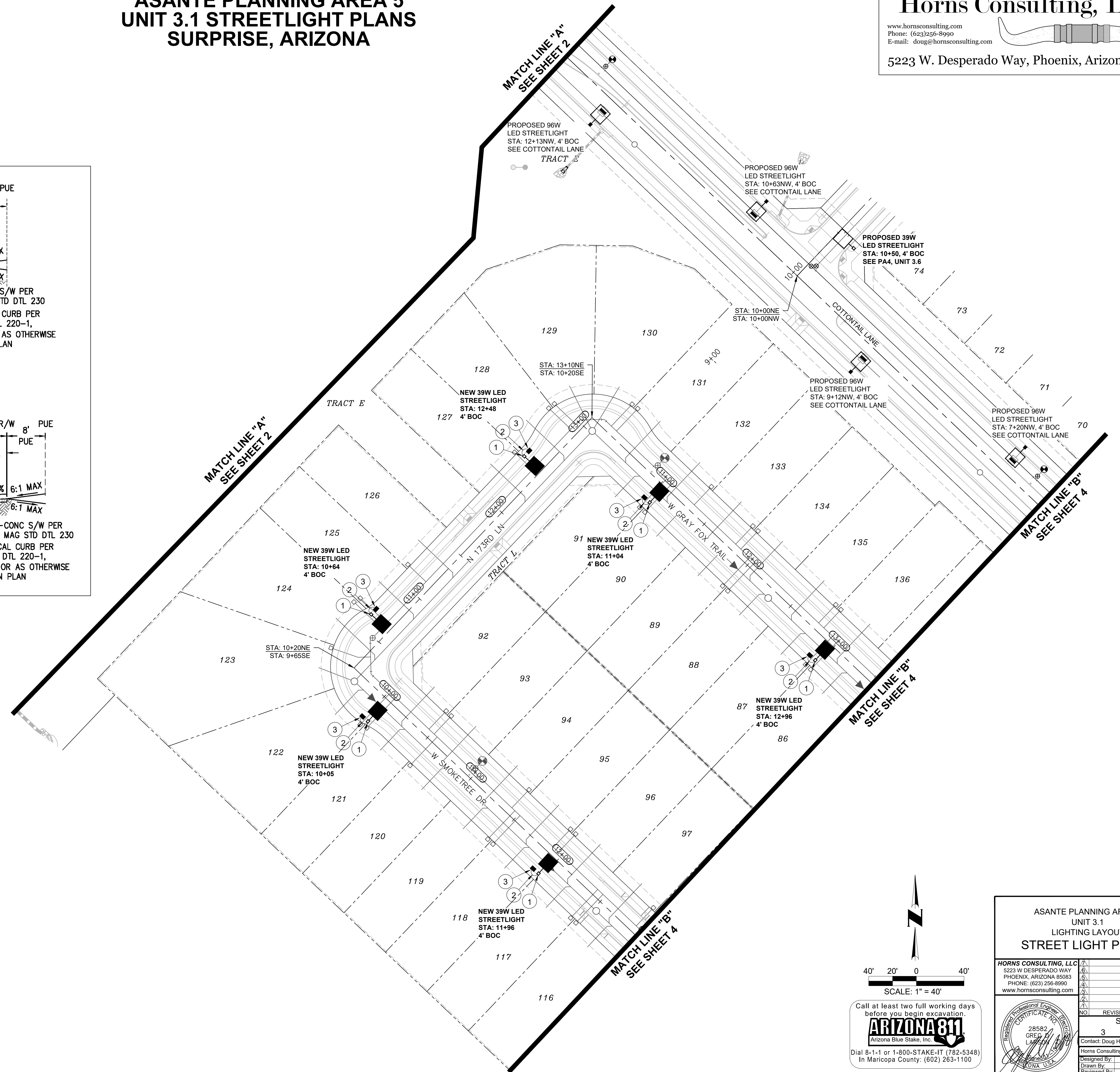
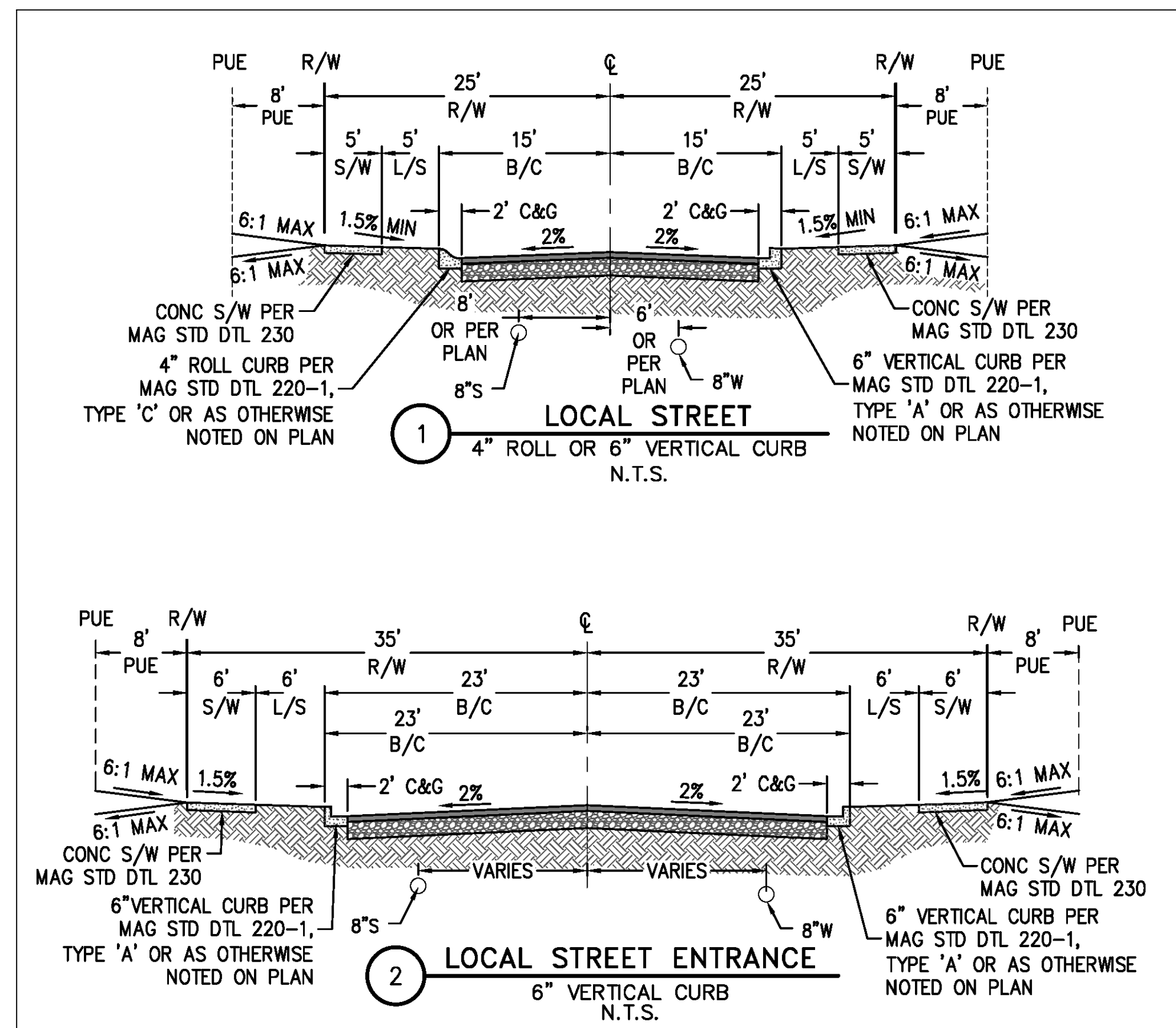
HORN CONSULTING, LLC
5223 W. DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
WWW.HORNCONSULTING.COM

25582
GREG F. LARSON
Professional Engineer
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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The logo for Horns Consulting, LLC. It features the company name in a serif font at the top. Below the name is a stylized illustration of a pair of horns, possibly from a goat or ram, with a textured, bumpy surface. At the bottom, the company's address is listed in a sans-serif font.

1A	INSTALL ONE 96W, 11500 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 38'-0" SQUARE POLE MOUNTED AT 31'-6" WITH ONE SINGLE 4'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
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	FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
	FIRE HYDRANT LOCATION PER CIVIL PLANS



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

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ASANTE PLANNING AREA 5

UNIT 3.1

LIGHTING LAYOUT

STREET LIGHT PLANS

HORNS CONSULTING, LLC 5223 W DESPERADO WAY PHOENIX, ARIZONA 85083 PHONE: (623) 256-8990 www.hornsconsulting.com	<u>7.</u>		
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Contact: Doug Horning/Greg Larson, P.E.

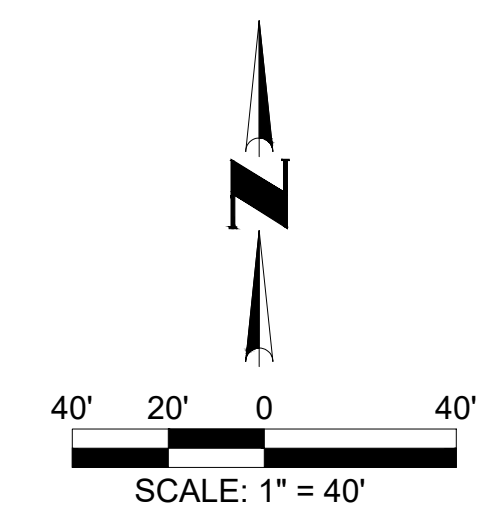
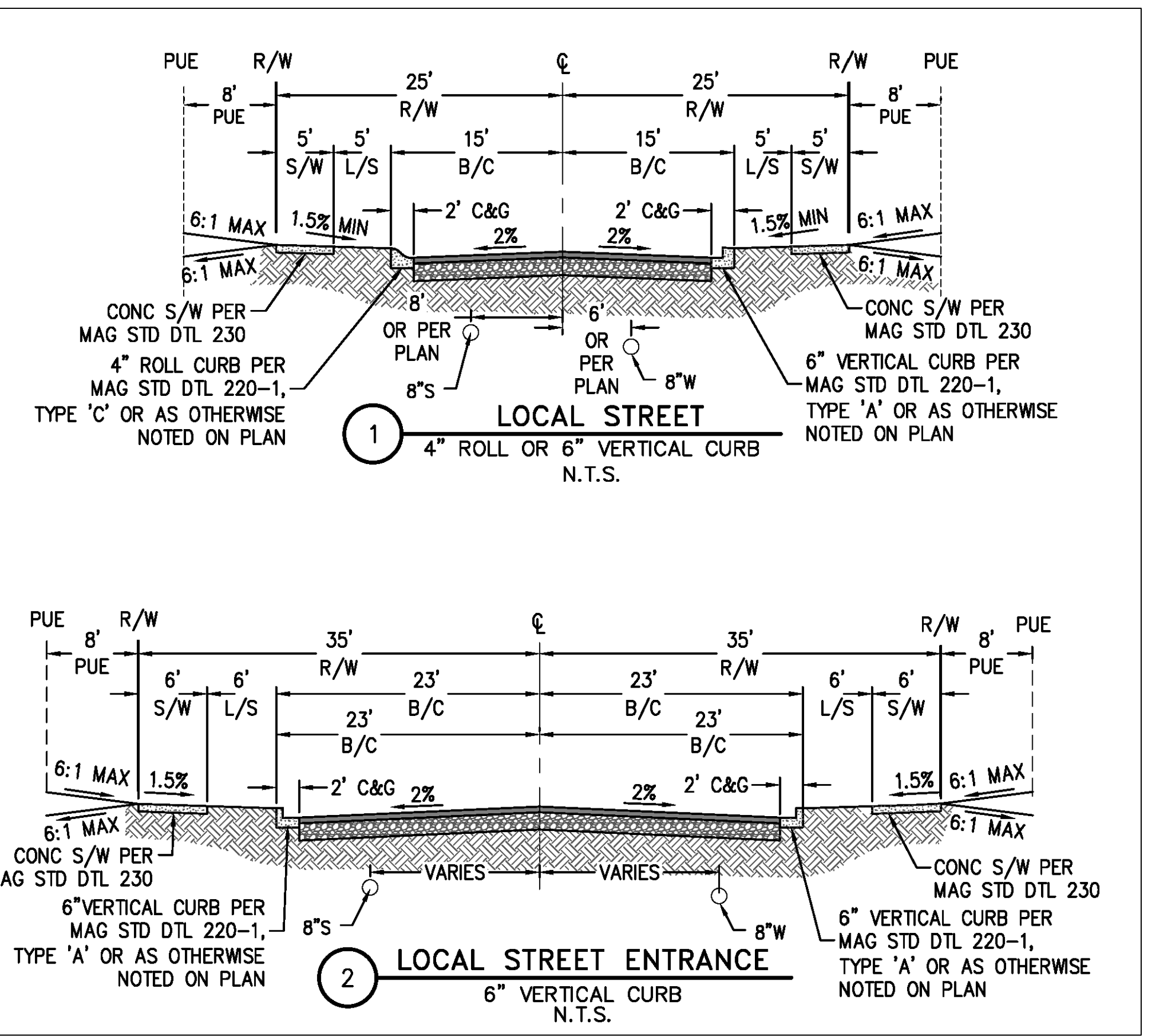
Horns Consulting Project #: 23SL346

Designed By:	DH	09/13/2023
Drawn By:	DH	09/13/2023
Reviewed By:	CJ	09/13/2023

23-0949

5223 W. Desperado Way, Phoenix, Arizona 85083

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... CERTIFICATE NO. (E)

28582

Reg. GREG 8 4 2

LARSON

10/11/2011

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REVISIONS	BY	DATE
SHEET		

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4 OF 9

Contact: Doug Horning/Greg Larson, P.E.

Borns Consulting Project #: 23SL346	
Assigned By:	DU 06/12/2023

Designed By:	PH	09/13/2023
Drawn By:	PH	09/13/2023

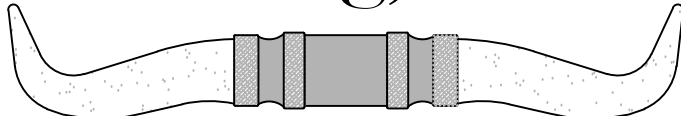
Reviewed By:	GL	09/13/2023
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ASANTE PLANNING AREA 5
UNIT 3.1 STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

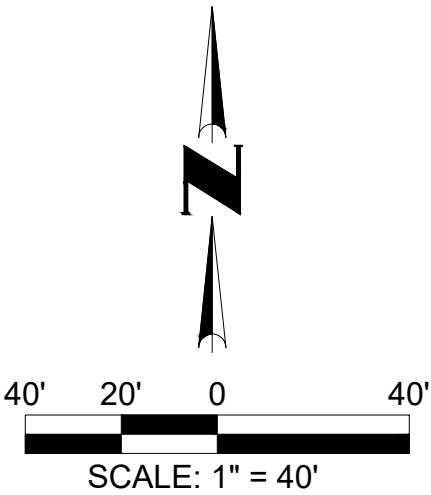
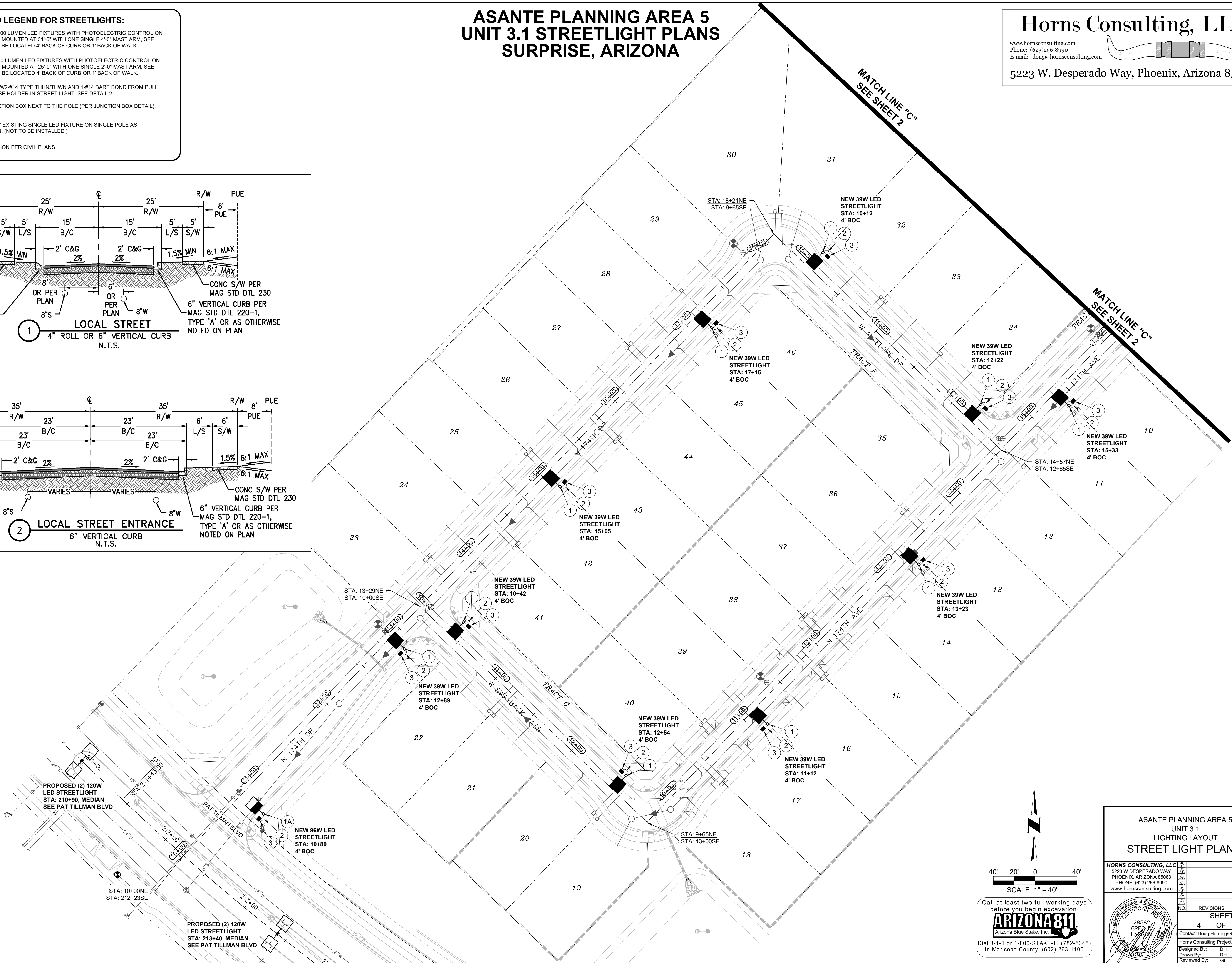
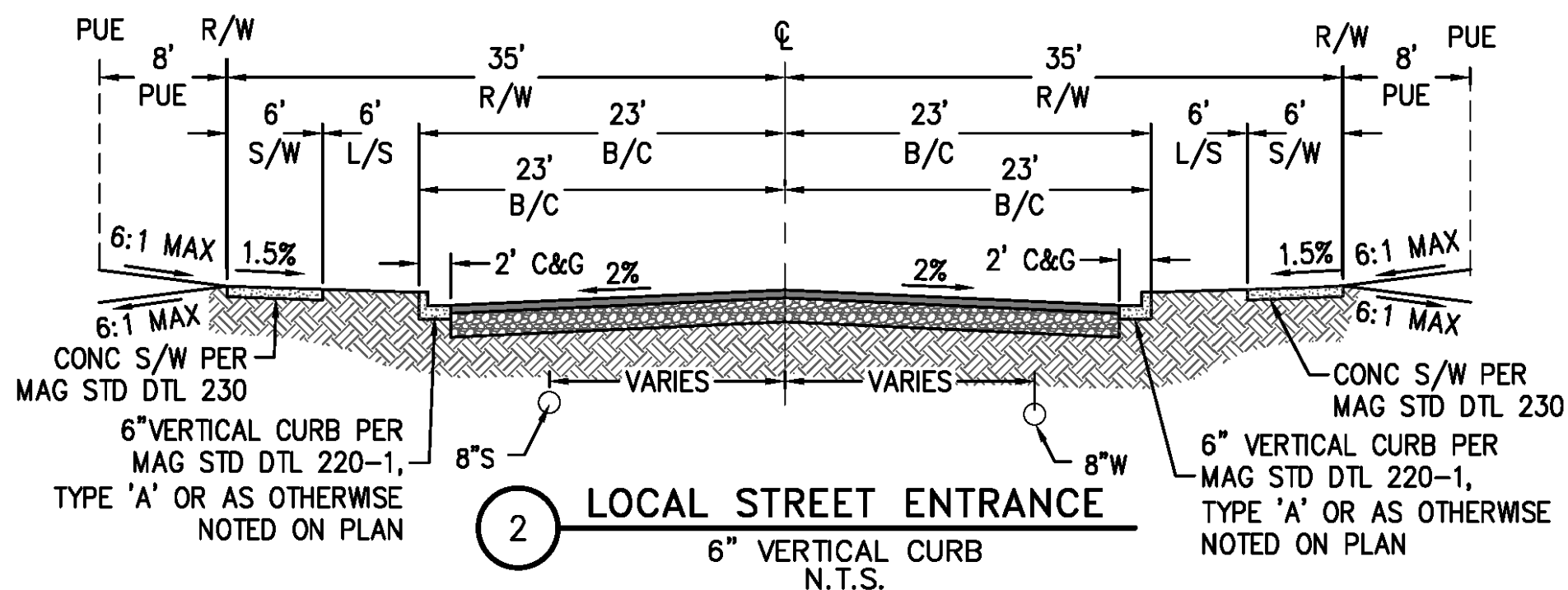
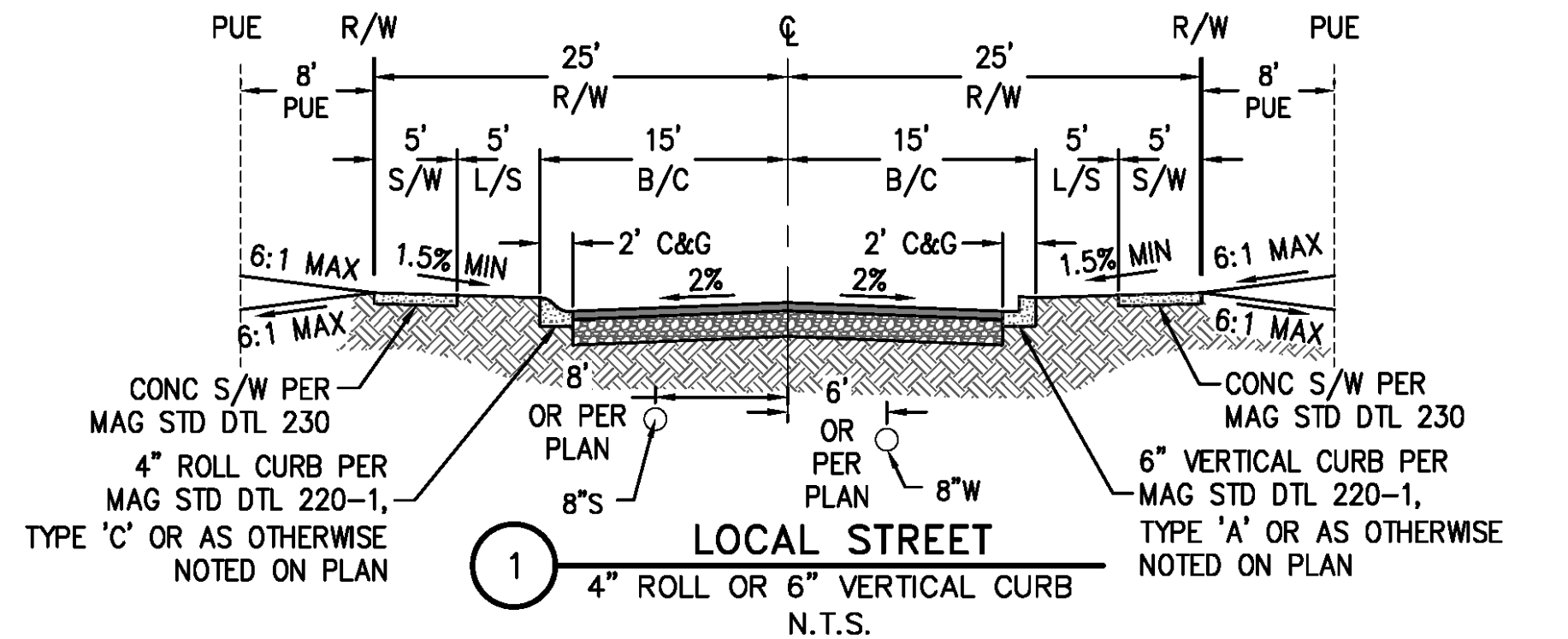
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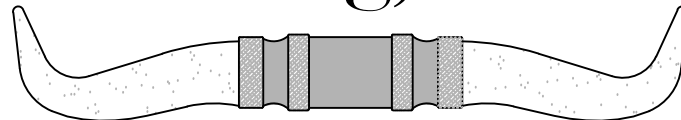
DESIGNED BY: DH
DRAWN BY: DH
REVIEWED BY: GL
DATE: 09/13/2023
DATE: 09/13/2023
DATE: 09/13/2023

NO. REVISIONS BY DATE
SHEET 4 OF 9
Horns Consulting Project #: 23SL346
Contact: Doug Horning/Greg Larson, P.E.
25582
GREG LARSON
Professional Engineer
ARIZONA U.S.A.

ASANTE PLANNING AREA 5
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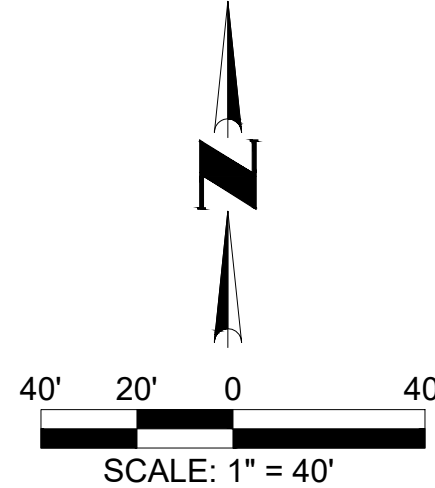
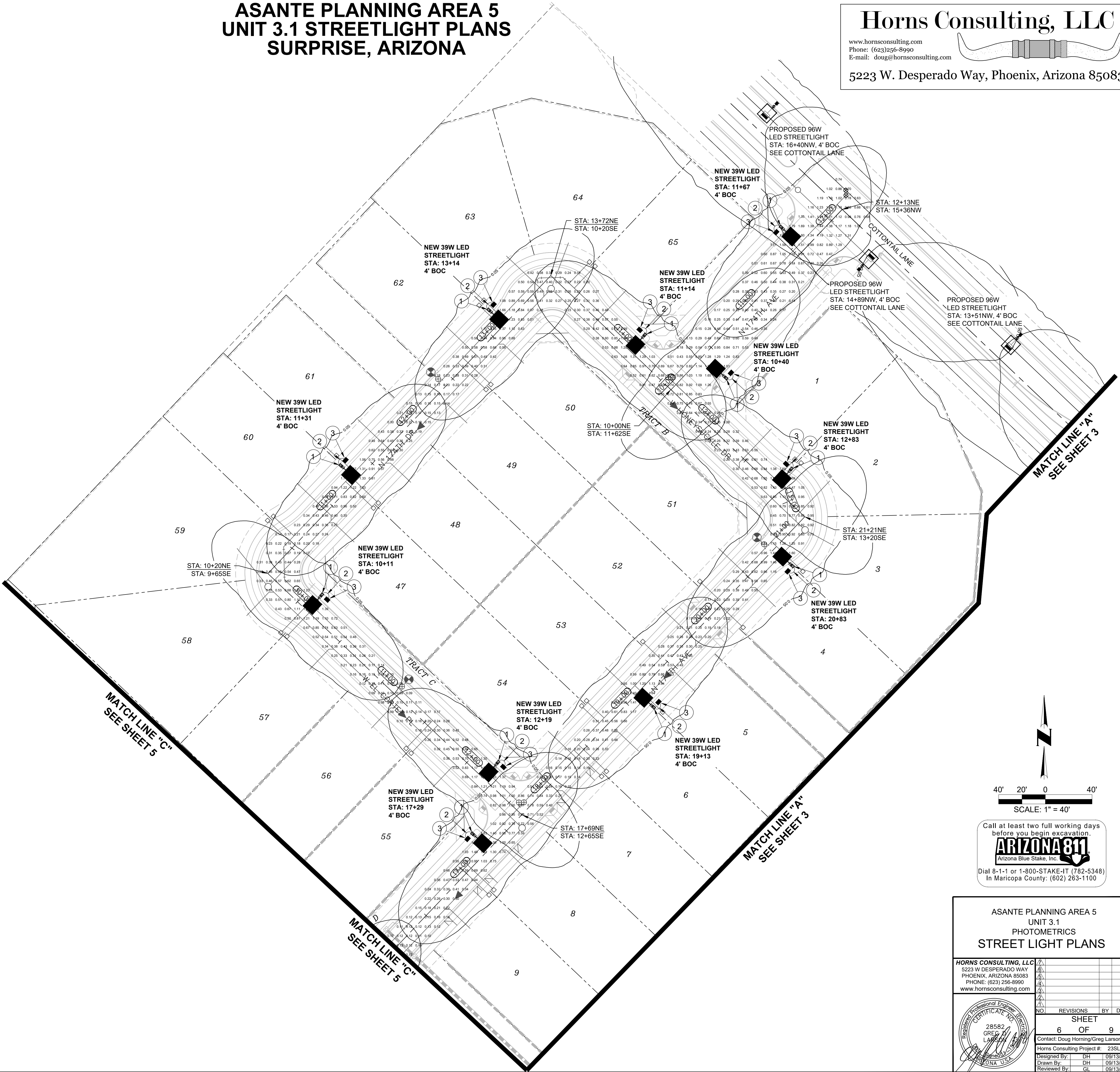
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PHOTOMETRICS STUDIES

(Studies results is in illuminance)

GE LIGHTING SOLUTIONS ERLH_11C330 GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17041221 17041321 17041322 17041323 17041324 17041325 lamp(s): LEDs E221A candela file 'erlh_11c330_tcm201-129274.ies' 1 lamp(s) per luminaire, photometry is absolute Light Loss Factor = 0.900, watts per luminaire = 96 Outreach (from mounting axis to photometric center)= 48 in mounting height= 31.5 ft number locations= 1, number luminaires= 1 kw all locations= 0.1		GE LIGHTING SOLUTIONS ERL_105B330_120-277V GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724 lamp(s): LEDs 757C-V1 candela file 'erl1_05b330_120-277v_tcm201-129086.ies' 1 lamp(s) per luminaire, photometry is absolute Light Loss Factor = 0.900, watts per luminaire = 39 Outreach (from mounting axis to photometric center)= 30 in mounting height= 25 ft number locations= 39, number luminaires= 39 kw all locations= 1.5	
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ASANTE PLANNING AREA 5
UNIT 3.1
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8	REVISIONS	BY	DATE
9	REVISIONS	BY	DATE

SHEET
6 OF 9

25582
GREG LARSON
Professional Engineer
State of Arizona

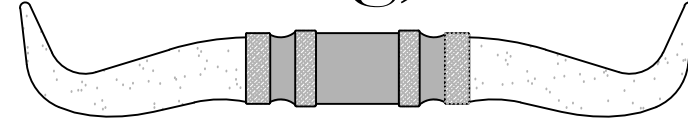
Contact: Doug Horning/Greg Larson, P.E.
Horns Consulting Project #: 23SL346
Designed By: DH 09/13/2023
Drawn By: DH 09/13/2023
Reviewed By: GL 09/13/2023

CS23-0949

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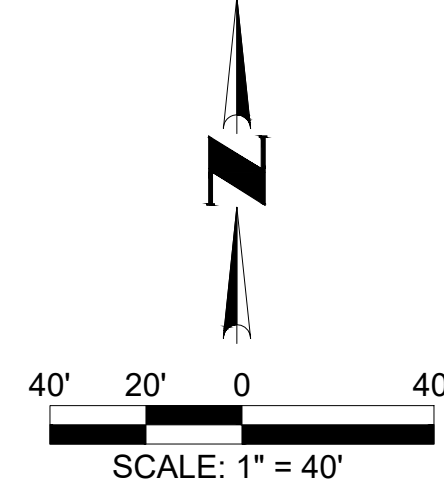
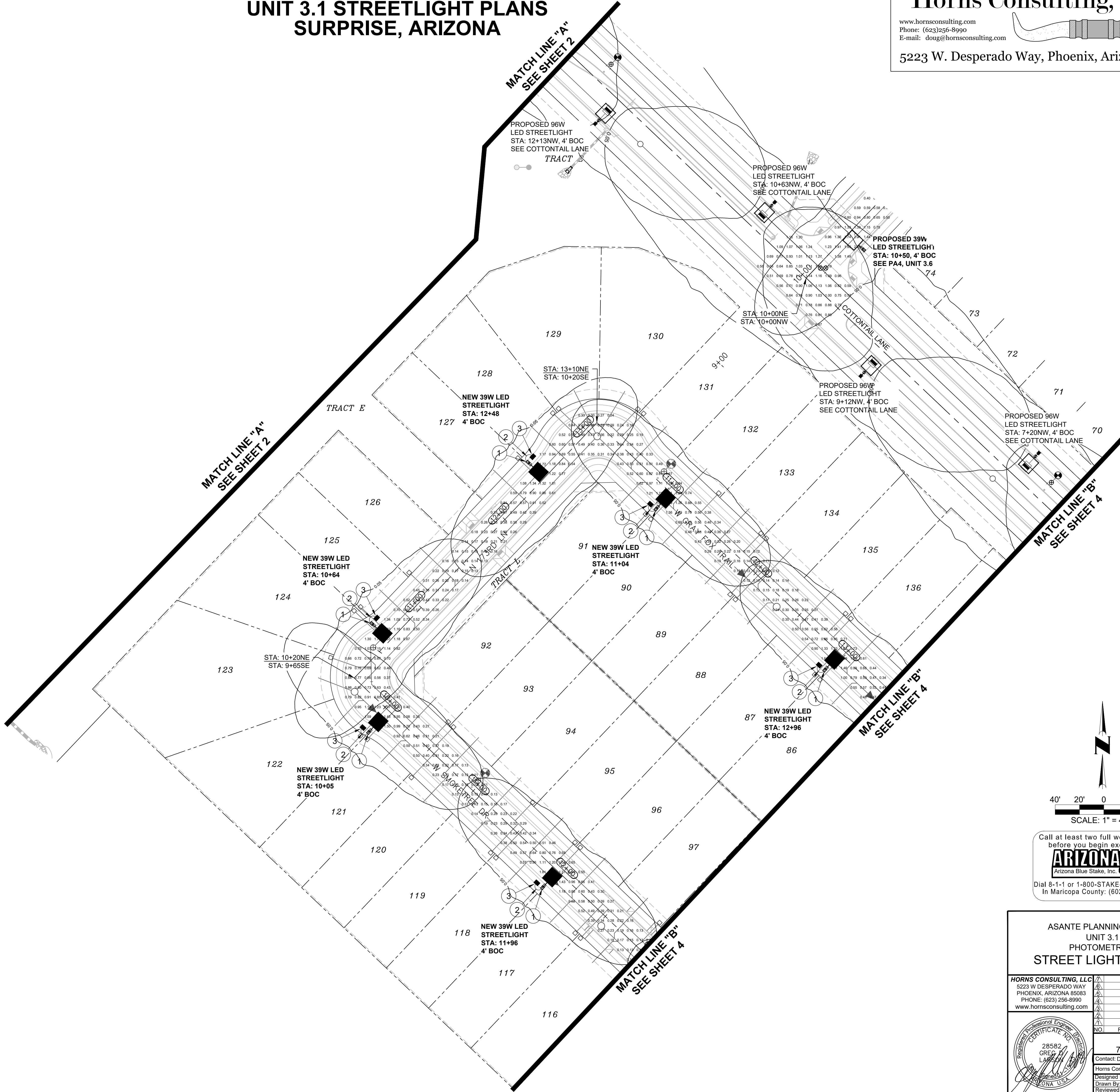
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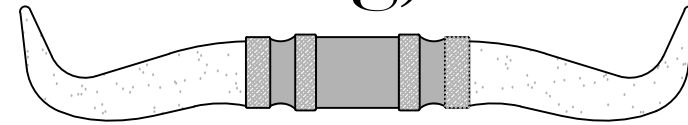
SHEET 7 OF 9

Designed By: DH 09/13/2023
Drawn By: DH 09/13/2023
Reviewed By: GL 09/13/2023

ASANTE PLANNING AREA 5
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SURPRISE, ARIZONA

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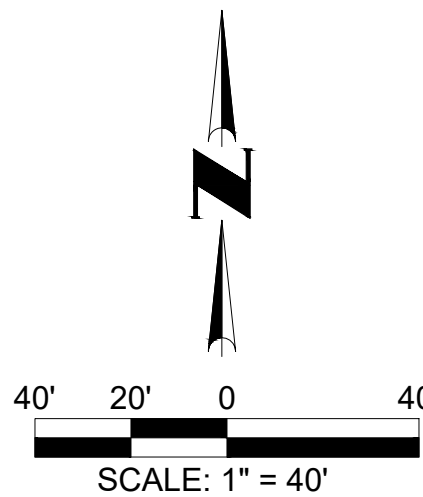
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GE LIGHTING SOLUTIONS ERLH 11C330
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lamp(s): LEDs E21A
candela file 'erlh_11c330_tcm201-129274.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 96
Outreach (from mounting axis to photometric center)= 48 in
mounting height= 31.5 ft
number locations= 1, number luminaires= 1
kw all locations= 0.1

GE LIGHTING SOLUTIONS ERL1 05B330 -120-277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
candela file 'erl1_05b330_-120-277v_tcm201-129086.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft
number locations= 39, number luminaires= 39
kw all locations= 1.5

Asante PA5, Unit 3.1 Overall Local Streets	Pat Tillman & 174th Dr.	Cottontail Ln. & 173rd Dr.	Cottontail Ln. & 174th Ave.
2934 points	359 points at z=0, sp 8ft by 8ft	29 points at z=0, sp 8ft by 8ft	32 points at z=0, sp 8ft by 8ft
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Average 0.57	Average 1.06	Average 0.96	Average 1.06
Maximum 2.27	Maximum 2.35	Maximum 1.33	Maximum 1.44
Minimum 0.07	Minimum 0.41	Minimum 0.56	Minimum 0.61
Avg/Min 8.11	Avg/Min 2.24	Avg/Min 1.72	Avg/Min 1.74
Max/Min 32.43	Max/Min 2.36	Max/Min 2.38	Max/Min 2.36
Coef Var 0.78	Coef Var 0.46	Coef Var 0.25	Coef Var 0.24
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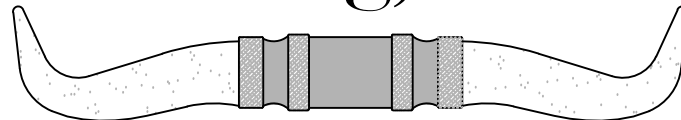
NO.	REVISIONS	BY	DATE
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25582
GREG J. LARSON
Professional Engineer
State of Arizona
Contact: Doug Horning/Greg Larson, P.E.
Horns Consulting Project #: 23SL346
Designed By: DH 09/13/2023
Drawn By: DH 09/13/2023
Reviewed By: GL 09/13/2023

ASANTE PLANNING AREA 5
UNIT 3.1 STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com



5223 W. Desperado Way, Phoenix, Arizona 85083

DETAILS AND LEGEND FOR STREETLIGHTS:

- 1A INSTALL ONE 96W, 11500 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 38'-0" SQUARE POLE MOUNTED AT 31'-6" WITH ONE SINGLE 4'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 1 INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 2 INSTALL 1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- FIRE HYDRANT LOCATION PER CIVIL PLANS

PHOTOMETRICS STUDIES

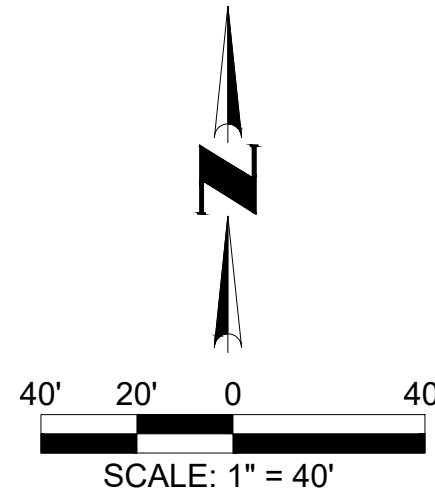
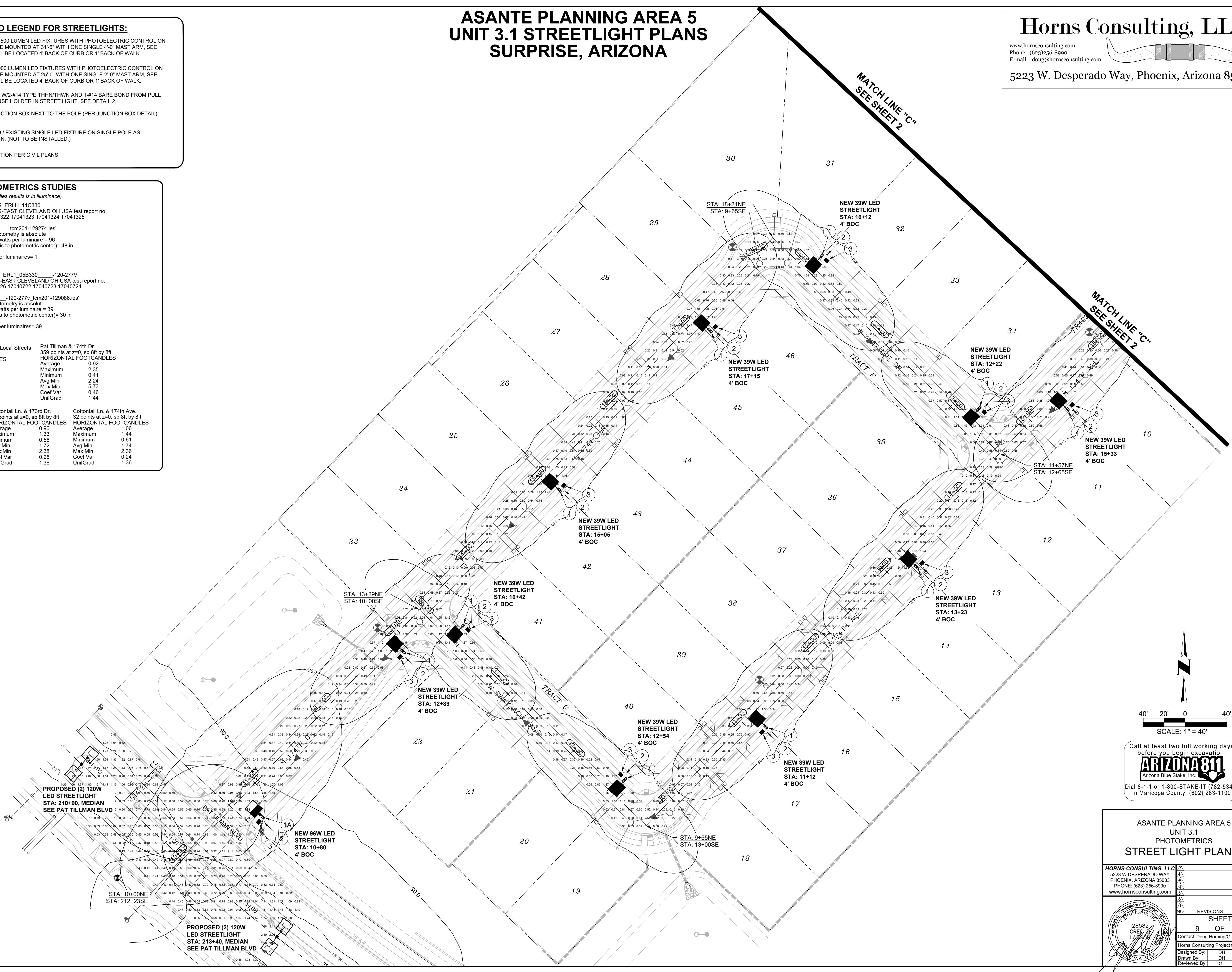
(Studies results is in illuminance)

GE LIGHTING SOLUTIONS ERLH_11C330
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17041221 17041321 17041322 17041323 17041324 17041325
lamp(s): LEDs E21A
candela file 'erlh_11c330_lcm201-129274.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 96
Outreach (from mounting axis to photometric center)= 48 in
mounting heights= 31.5 ft
number locations= 1, number luminaires= 1
kw all locations= 0.1

GE LIGHTING SOLUTIONS ERL1_05B330_-120-277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 75G-V1
candela file 'erl1_05b330_-120-277v_lcm201-129086.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
mounting heights= 25 ft
number locations= 39, number luminaires= 39
kw all locations= 1.5

Asante PA5, Unit 3.1 Overall Local Streets	Pat Tillman & 174th Dr.
2934 points	359 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 0.57	Average 0.92
Maximum 2.27	Maximum 2.35
Minimum 0.07	Minimum 0.41
Avg:Min 8.11	Avg:Min 2.24
Max:Min 32.43	Max:Min 5.73
Coef Var 0.78	Coef Var 0.46
UniGrad	UniGrad 1.44

Happy Valley Rd & Smoketree Dr	Cottontail Ln. & 173rd Dr.	Cottontail Ln. & 174th Ave.
146 points at z=0, sp 8ft by 8ft	29 points at z=0, sp 8ft by 8ft	32 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 0.97	Average 0.96	Average 1.06
Maximum 2.07	Maximum 1.33	Maximum 1.44
Minimum 0.25	Minimum 0.58	Minimum 0.61
Avg:Min 3.90	Avg:Min 1.72	Avg:Min 1.74
Max:Min 8.28	Max:Min 2.38	Max:Min 2.36
Coef Var 0.31	Coef Var 0.25	Coef Var 0.24
UniGrad 1.47	UniGrad 1.36	UniGrad 1.36



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

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 5
UNIT 3.1
PHOTOMETRICS
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com



NO	REVISIONS	BY	DATE
1	1	DLH	09/13/2023
2	2	DLH	09/13/2023
3	3	GL	09/13/2023

SHEET 9 OF 9

Designed By: DLH 09/13/2023
Drawn By: DLH 09/13/2023
Reviewed By: GL 09/13/2023

ENGINEERS NOTES

1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
9. HORNS CONSULTING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
10. SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (623) 222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (623) 222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

CITY ADDITIONAL NOTES

1. THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
2. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT TIME OF BIDDING AND CONSTRUCTION.

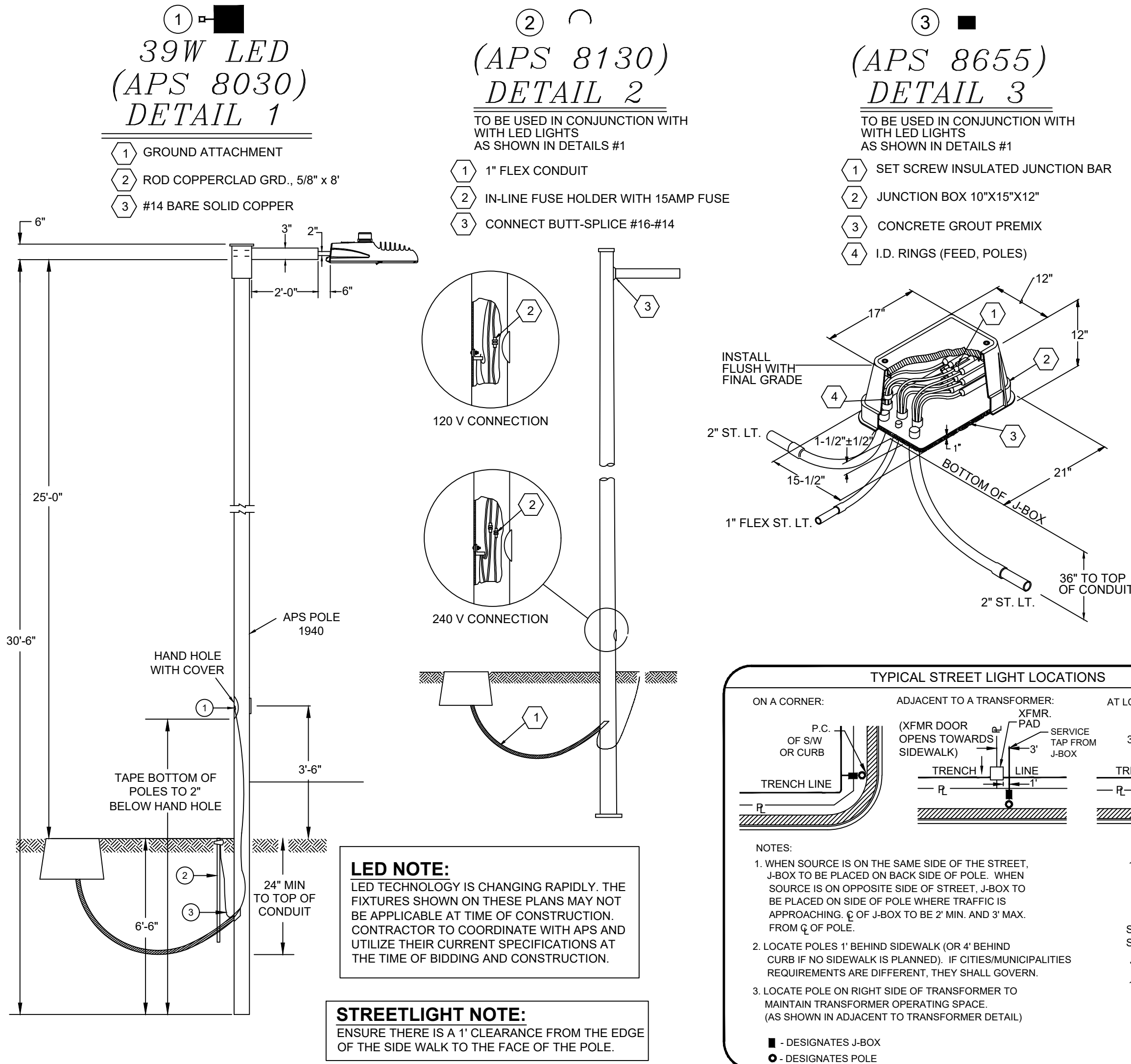
Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623) 256-8690
E-mail: doug@hornsconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

ASANTE PLANNING AREA 4
UNIT 3.4B STREETLIGHT PLANS
SURPRISE, ARIZONA

A PORTION OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



UTILITY COORDINATION LIST

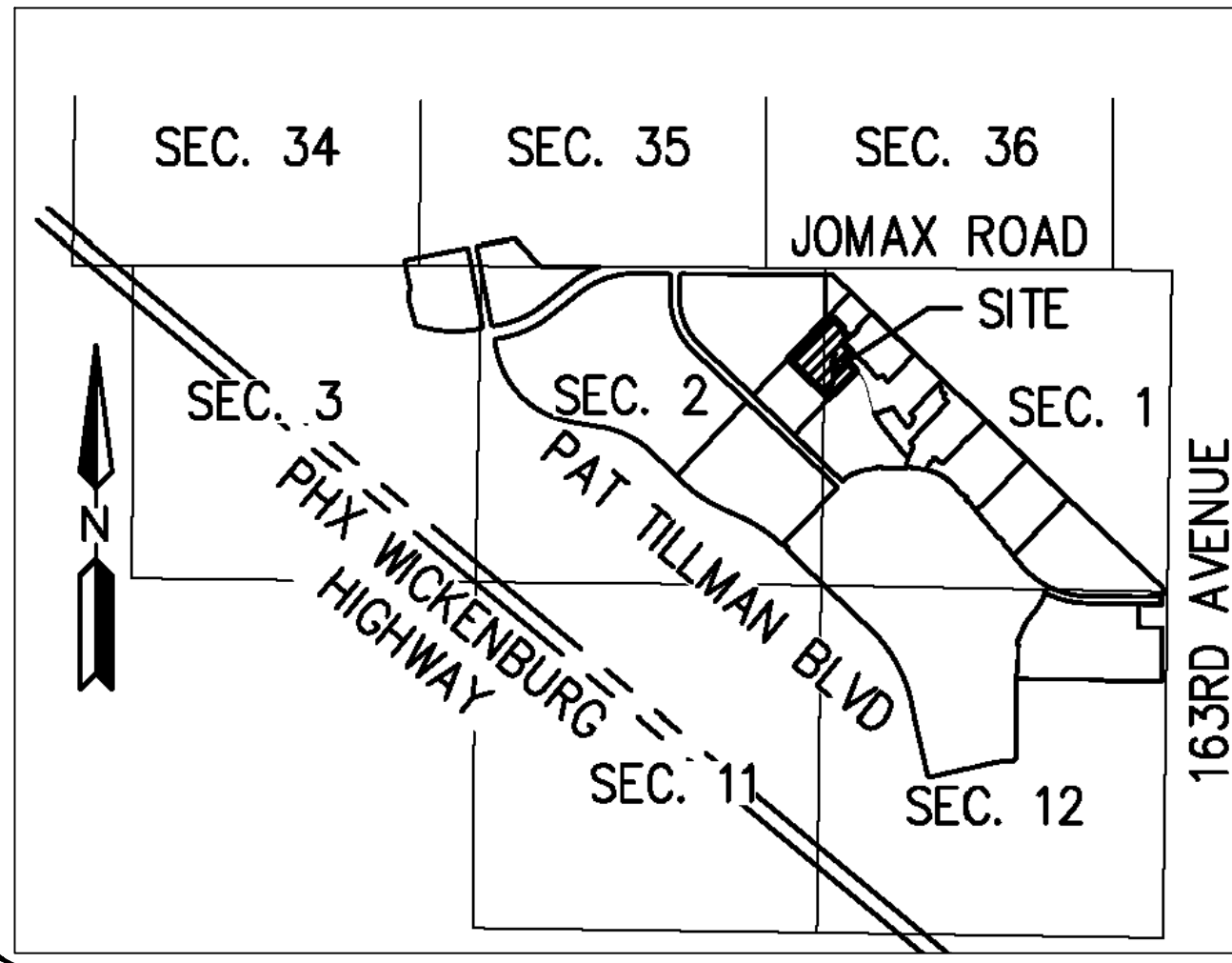
DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	12-15-2023
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	12-15-2023
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	12-15-2023
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	12-15-2023

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET:	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT:	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	C.C.T.	PHOTOMETRIC	LUMINAIRE
①	■	LOCAL	14	25'-0"	30'-6"	2'-0"	4,900	LED	39W	120V	3000K	TYPE II WIDE	ERL1-0-05-B3-30-A-DKBZ
ITEM DESCRIPTION													
②	○												
1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT.													
③	■												
INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.													

VICINITY MAP
N.T.S.



DETAILS AND LEGEND FOR STREETLIGHTS:

1. INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
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- FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- FIRE HYDRANT LOCATION PER CIVIL PLANS

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

MANAGER

LENNAR COMMUNITIES DEVELOPMENT, LLC
1665 W. ALAMEDA DR. SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON
JOAN SCARBROUGH

OWNER

ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DR. SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON

BASIS OF BEARING

BASIS OF BEARING IS S00°43'44"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB
RETURN ON PAT TILLMAN BOULEVARD, 500± WEST
OF 163RD AVENUE STAMPED "CITY OF SURPRISE
PT40 9-11 BENCHMARK"
DATUM: NAVD88
ELEVATION: 1361.76

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER DATE

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

INDEX

- 1 ~ COVER SHEET
- 2 ~ LIGHTING LAYOUT
- 3 ~ LIGHTING LAYOUT
- 4 ~ PHOTOMETRICS
- 5 ~ PHOTOMETRICS

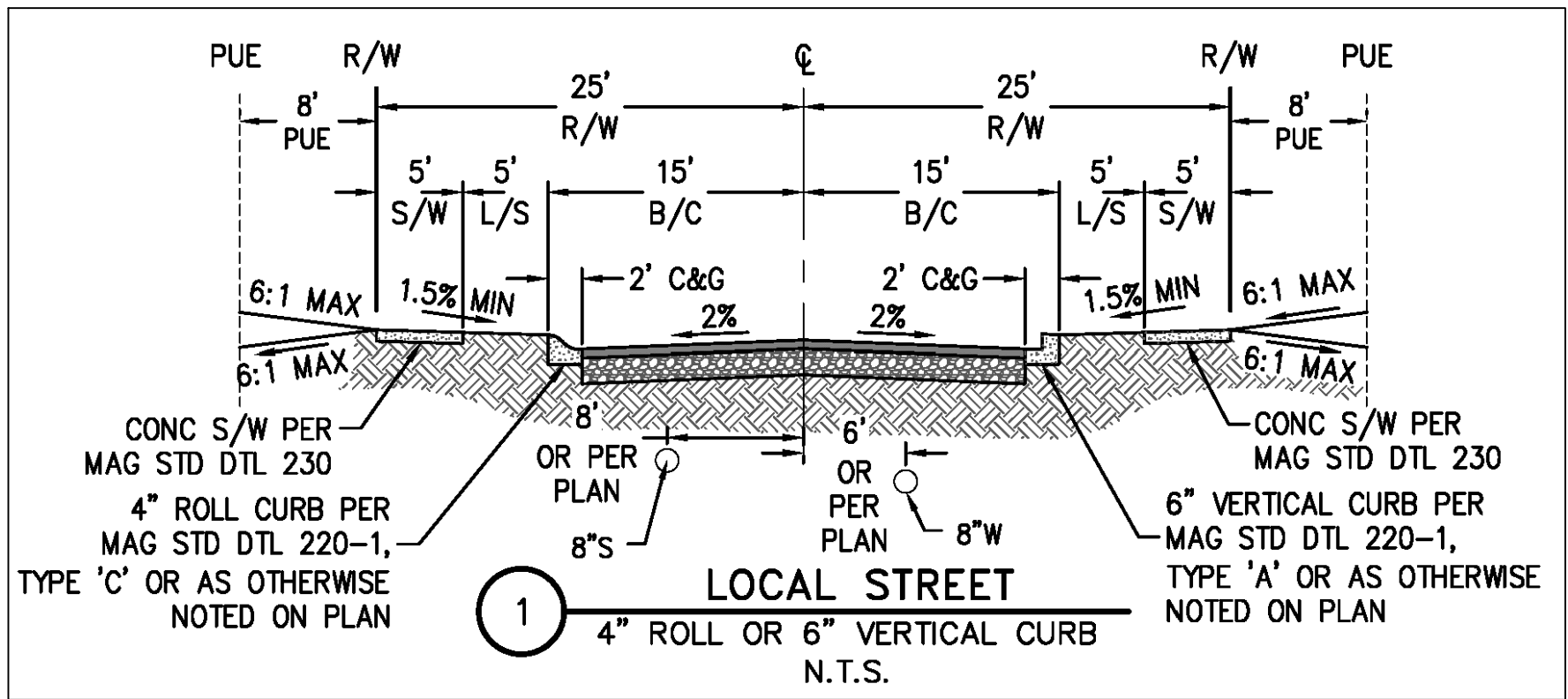
ASANTE PLANNING AREA 4
UNIT 3.4B
COVER SHEET
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8690
www.hornsconsulting.com

DESIGNED BY: DH 12/15/2023
DRAWN BY: DH 12/15/2023
REVIEWED BY: GL 12/15/2023

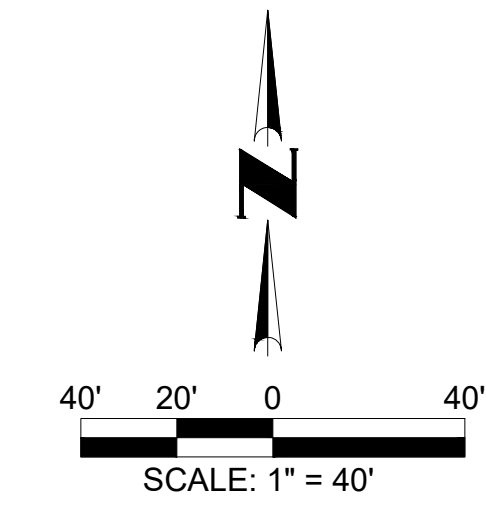
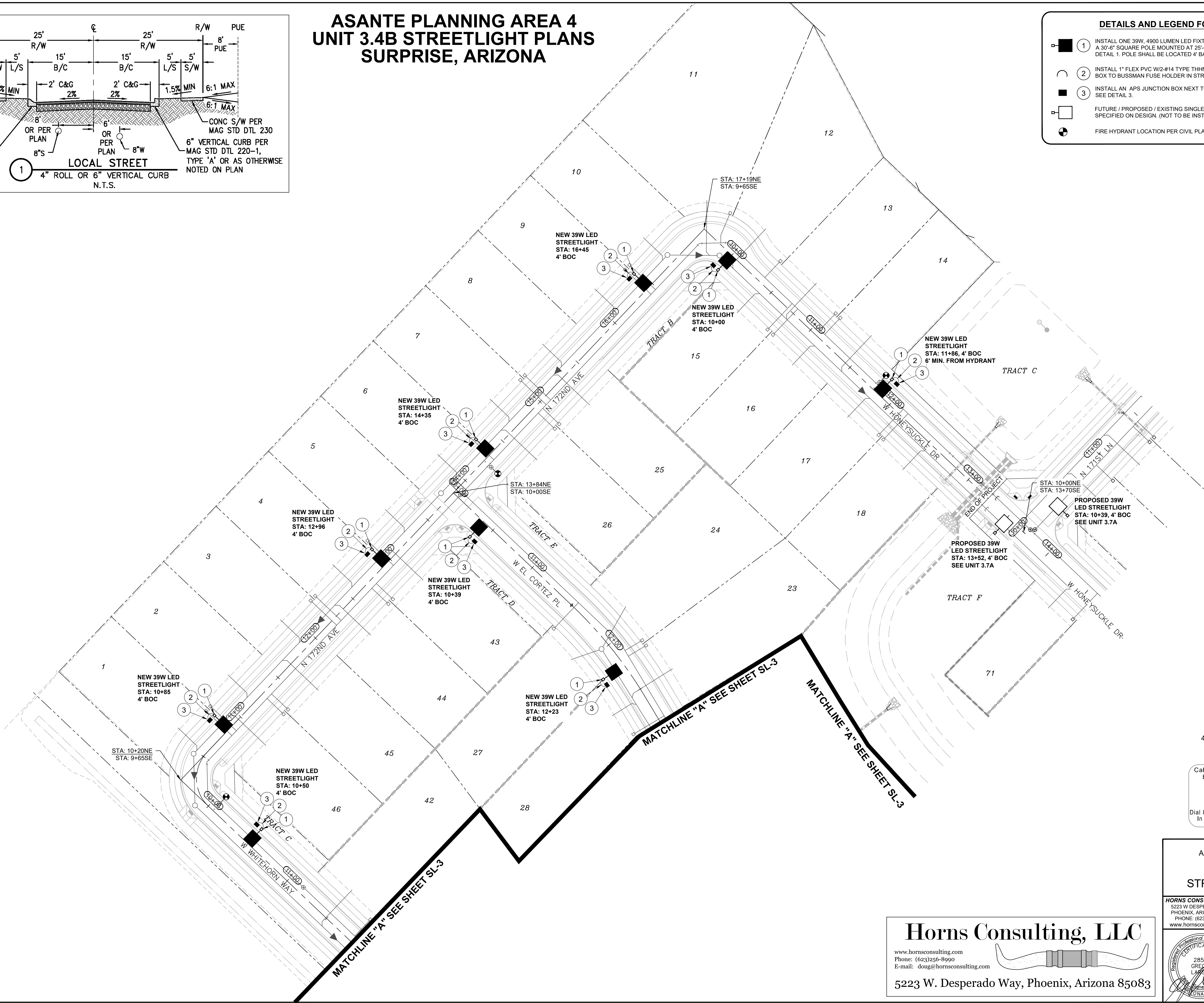
NO.	REVISIONS	BY	DATE
1	OF	5	
SHEET			
Horns Consulting Project # 23SL364			
Contact: Doug Horning/Greg Larson, P.E.			

ASANTE PLANNING AREA 4
UNIT 3.4B STREETLIGHT PLANS
SURPRISE, ARIZONA



DETAILS AND LEGEND FOR STREETLIGHTS:

- 1. INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
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- FIRE HYDRANT LOCATION PER CIVIL PLANS



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

ARIZONA811
Arizona Blue Stake, Inc.

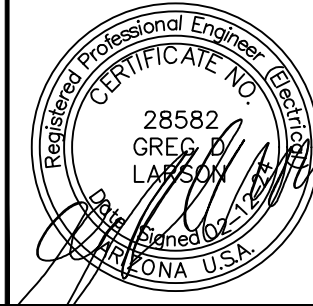
Dial 8-1-1 or 1-800-STAKE-IT (782-5348) In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4 UNIT 3.4B LIGHTING LAYOUT STREET LIGHT PLANS			
HORNS CONSULTING, LLC 5223 W DESPERADO WAY PHOENIX, ARIZONA 85083 PHONE: (623) 256-8990 www.hornsconsulting.com			
NO.	REVISIONS	BY	DATE
2	OF	5	
SHEET			
Contact: Doug Horning/Greg Larson, P.E.			
Horns Consulting Project #: 23SL364			
Designed By:	DH	12/15/2023	
Drawn By:	DH	12/15/2023	
Reviewed By:	GL	12/15/2023	

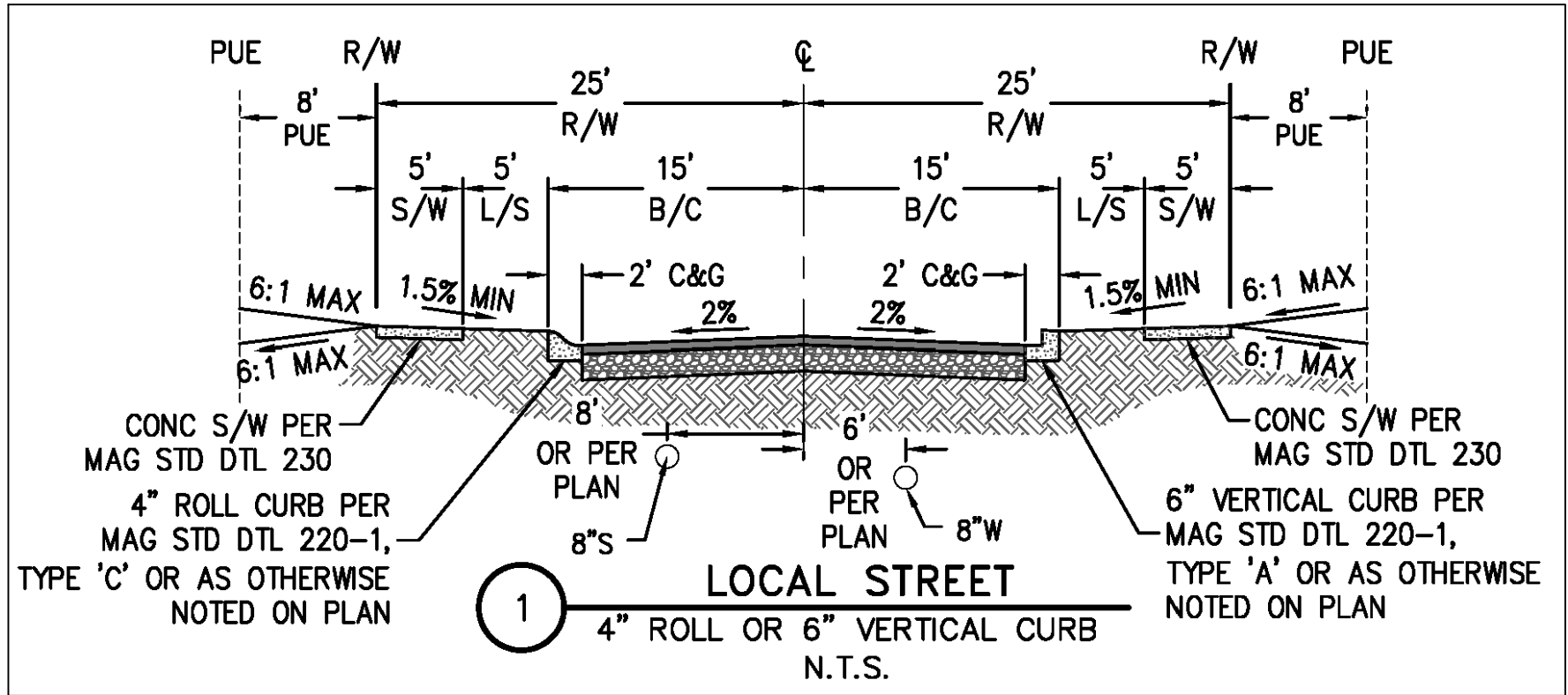
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E-mail: doug@hornsconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

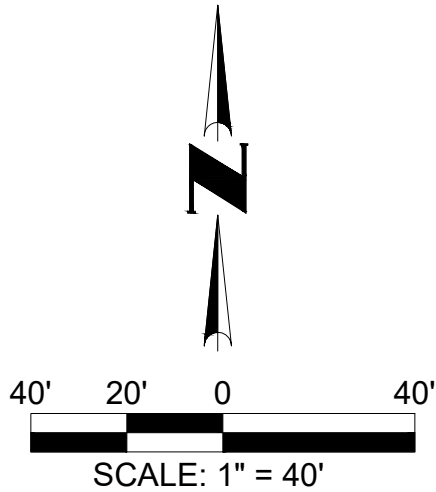
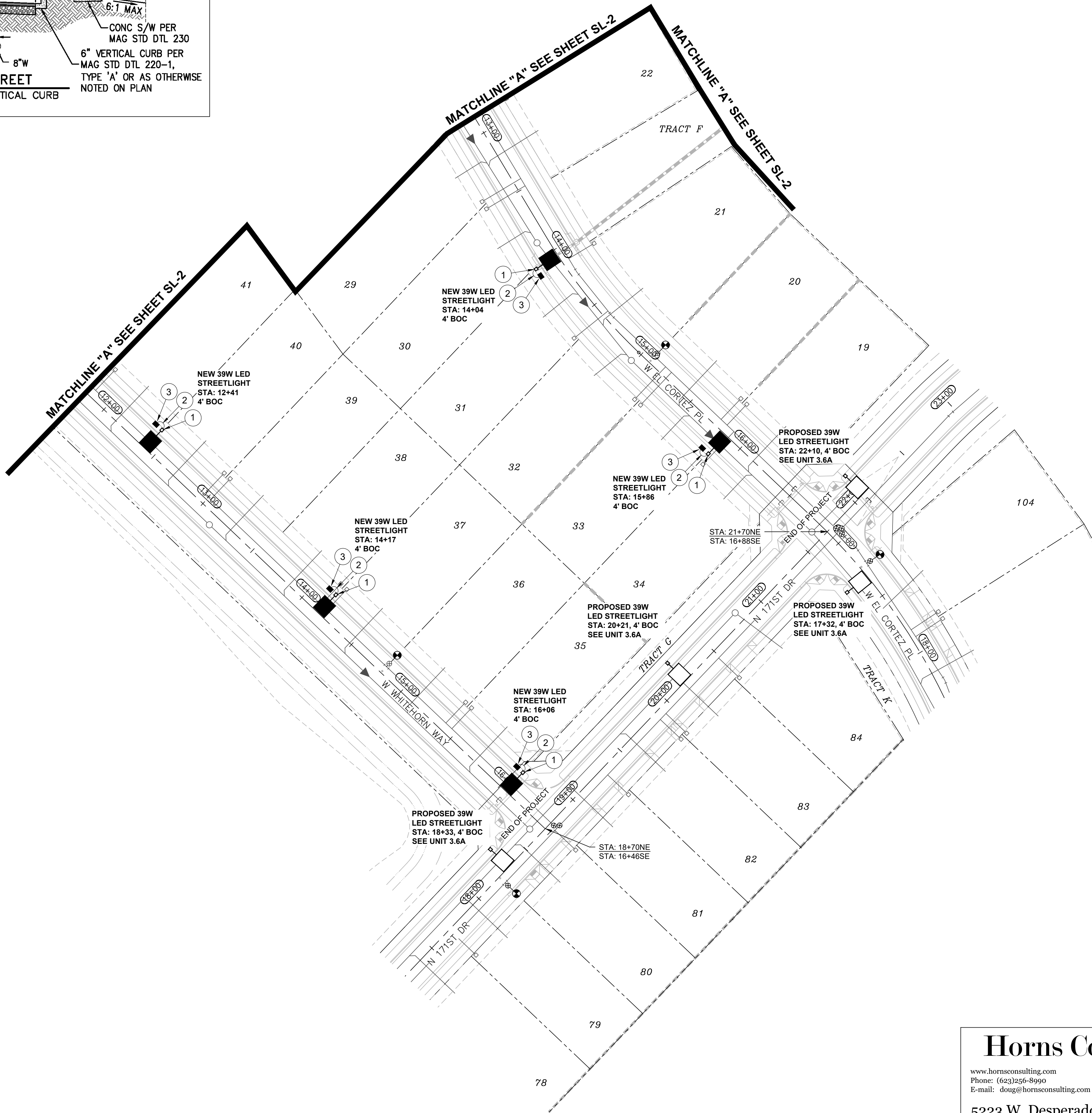


ASANTE PLANNING AREA 4
UNIT 3.4B STREETLIGHT PLANS
SURPRISE, ARIZONA



DETAILS AND LEGEND FOR STREETLIGHTS:

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ASANTE PLANNING AREA 4
UNIT 3.4B
LIGHTING LAYOUT
STREET LIGHT PLANS

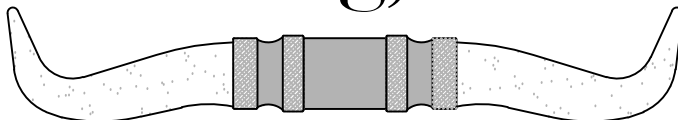
HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

DESIGNED BY: DH	12/15/2023
DRAWN BY: DH	12/15/2023
REVIEWED BY: GL	12/15/2023

NO.	REVISIONS	BY	DATE
3	OF	5	
SHEET			
Horns Consulting Project #: 23SL364			
Contact: Doug Horning/Greg Larson, P.E.			

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com



5223 W. Desperado Way, Phoenix, Arizona 85083

1

INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.

2

INSTALL 1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.

3

INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.

FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)

FIRE HYDRANT LOCATION PER CIVIL PLANS

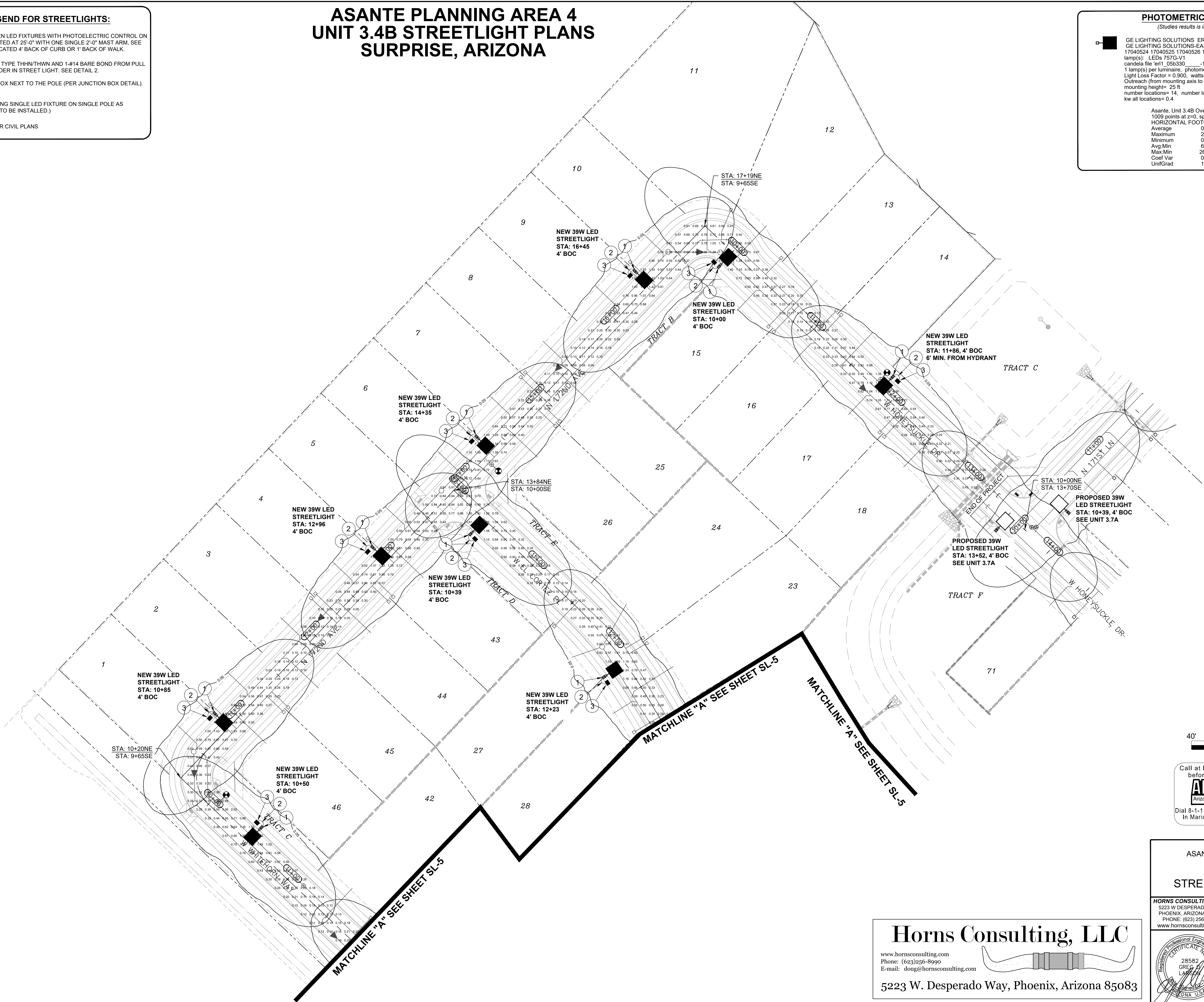
ASANTE PLANNING AREA 4
UNIT 3.4B STREETLIGHT PLANS
SURPRISE, ARIZONA

PHOTOMETRICS STUDIES

(Studies results is in illuminance)

GE LIGHTING SOLUTIONS: ERL1_05B330_-120-277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
candela file 'erl1_05b330_-120-277v_tcm201-129086.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft
number locations= 14, number luminaires= 14
kw all locations= 0.4

Asante, Unit 3.4B Overall
1009 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.55
Maximum 2.11
Minimum 0.08
Avg.Min 6.85
Max.Min 26.38
Coef Var 0.77
UniGrad 1.91



40' 20' 0 40'

SCALE: 1" = 40'

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

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

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ASANTE PLANNING AREA 4
UNIT 3.4B
PHOTOMETRICS
STREET LIGHT PLANS

HORNS CONSULTING, LLC

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PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
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NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			

25582
GREG F. LARSON
Professional Engineer
ARIZONA

DESIGNED BY: DH
DRAWN BY: DH
REVIEWED BY: GL

12/15/2023
12/15/2023
12/15/2023

Horns Consulting Project #: 23SL364
Contact: Doug Horning/Greg Larson, P.E.

ASANTE PLANNING AREA 4
UNIT 3.4B STREETLIGHT PLANS
SURPRISE, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

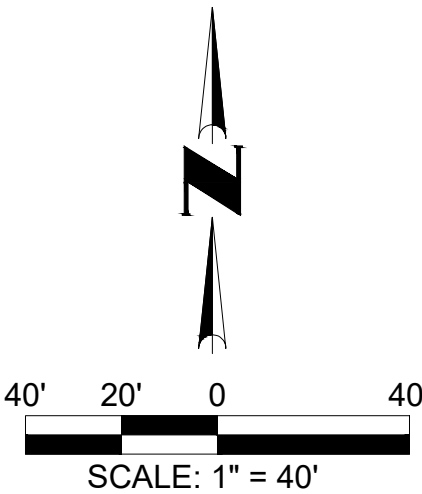
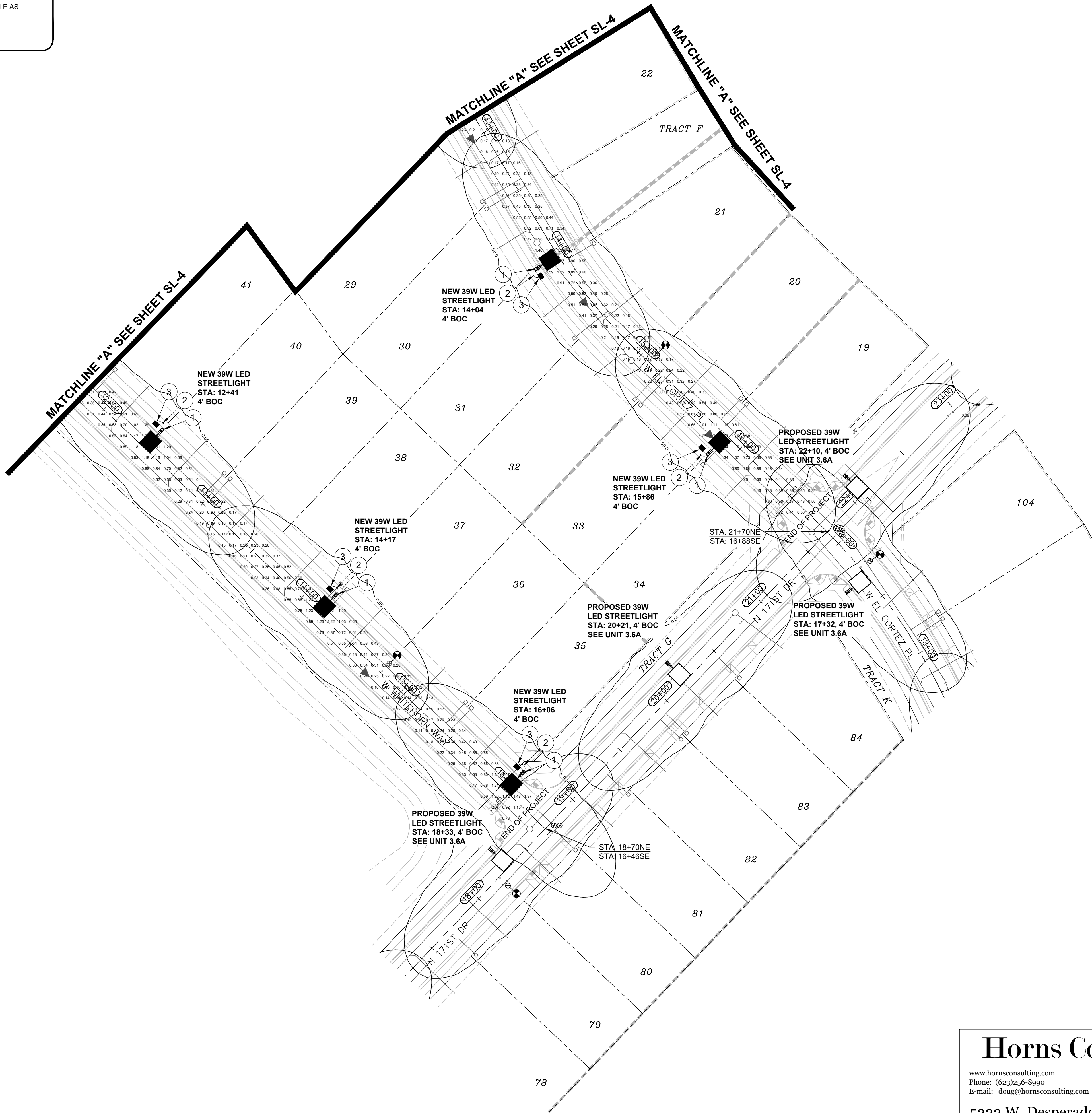
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(Studies results is in illuminance)

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GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
candela file 'erl1_05b330_-120-277v_tcm201-129086.ies'
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Asante, Unit 3.4B Overall
1009 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
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Call at least two full working days
before you begin excavation.

ARIZONA811
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ASANTE PLANNING AREA 4
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HORNS CONSULTING, LLC
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PHOENIX, ARIZONA 85083
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25582
GREG F. LARSON
Professional Engineer
ARIZONA U.S.A.

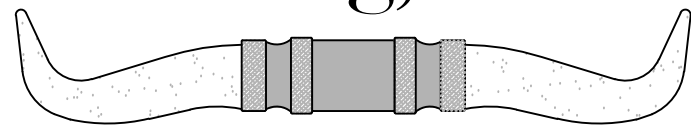
NO.	REVISIONS	BY	DATE
1			
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5			

SHEET
5 OF 5

Contact: Doug Horning/Greg Larson, P.E.
Horns Consulting Project #: 23SL364
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Drawn By: DH 12/15/2023
Reviewed By: GL 12/15/2023

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5223 W. Desperado Way, Phoenix, Arizona 85083

ENGINEERS NOTES

- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
- AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
- HORNS CONSULTING LLC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (623) 222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (623) 222-7000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

CITY ADDITIONAL NOTES

- THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
- CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT TIME OF BIDDING AND CONSTRUCTION.

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623) 256-8090
E-mail: doug@hornsconsulting.com

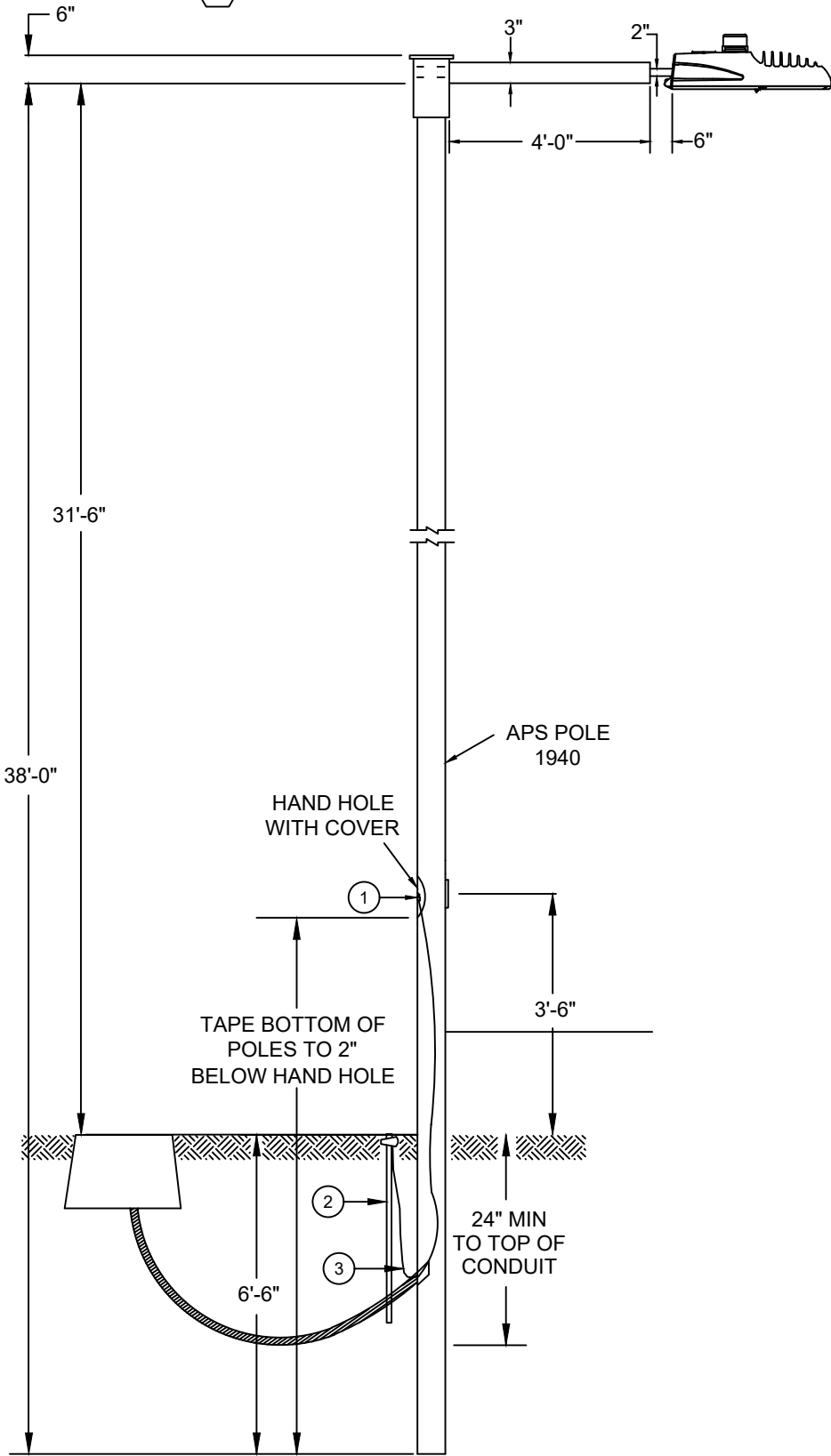
5223 W. Desperado Way, Phoenix, Arizona 85083

ASANTE PLANNING AREA 4
UNIT 3.7A STREETLIGHT PLANS
SURPRISE, ARIZONA

A PORTION OF LAND BEING SITUATED WITHIN
SECTION 1 AND SECTION 2 OF TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

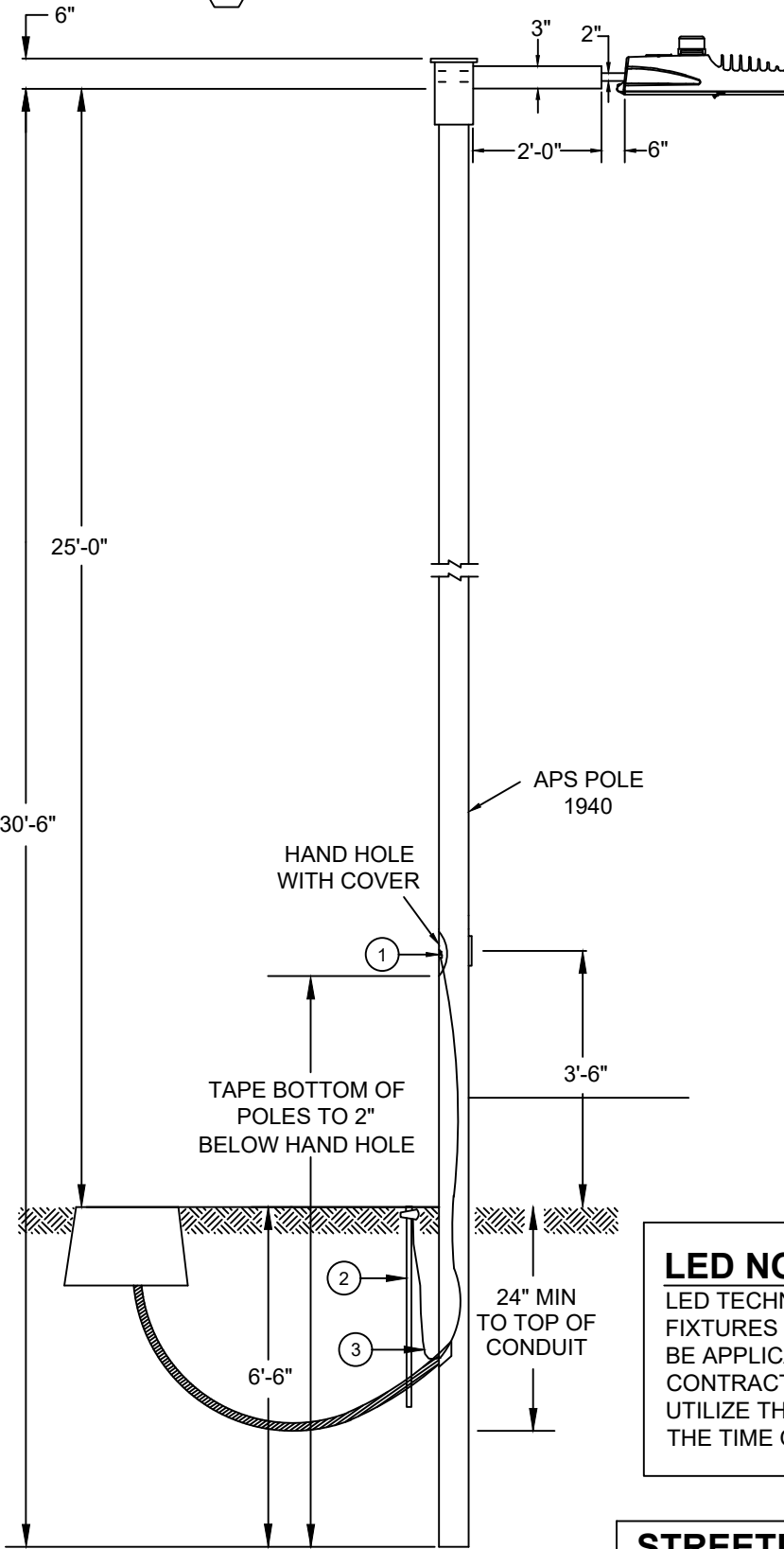
1A 96W LED
(APS 8030)
DETAIL 1A

- GROUND ATTACHMENT
- ROD COPPERCLAD GRD., 5/8" x 8"
- #14 BARE SOLID COPPER



1 39W LED
(APS 8030)
DETAIL 1

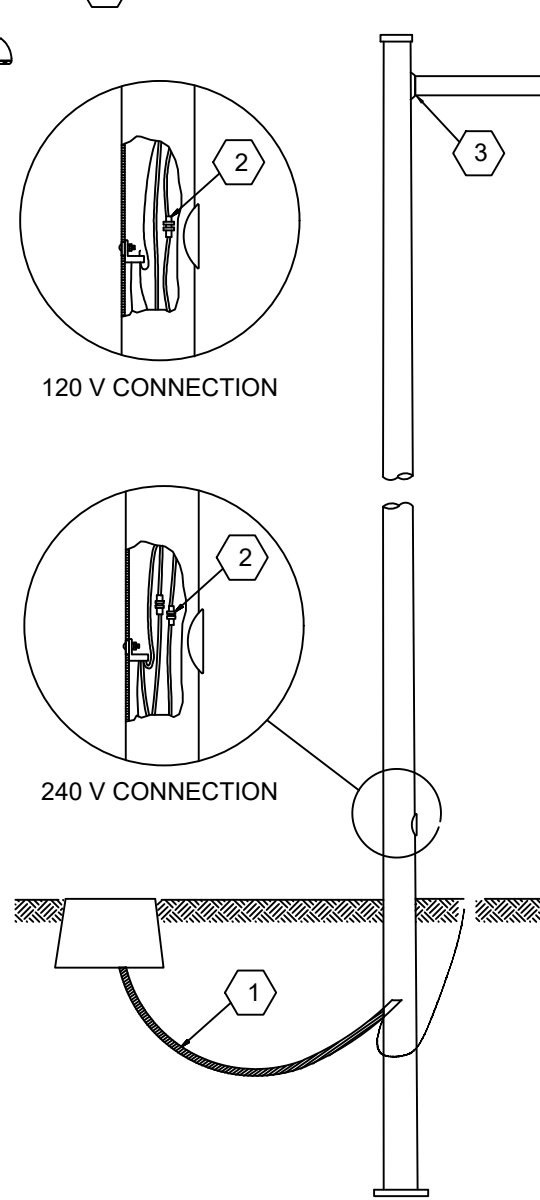
- GROUND ATTACHMENT
- ROD COPPERCLAD GRD., 5/8" x 8"
- #14 BARE SOLID COPPER



2 (APS 8130)
DETAIL 2

TO BE USED IN CONJUNCTION WITH
WITH LED LIGHTS
AS SHOWN IN DETAILS #1

- 1" FLEX CONDUIT
- IN-LINE FUSE HOLDER WITH 15AMP FUSE
- CONNECT BUTT-SPLICE #16-#14



LED NOTE:

LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

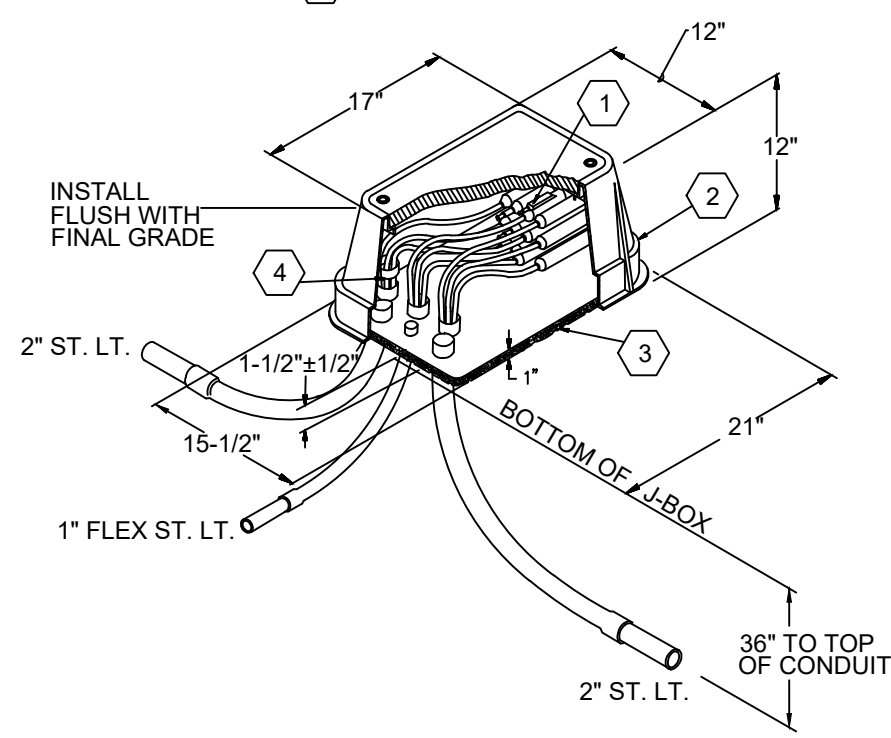
STREETLIGHT NOTE:

ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDE WALK TO THE FACE OF THE POLE.

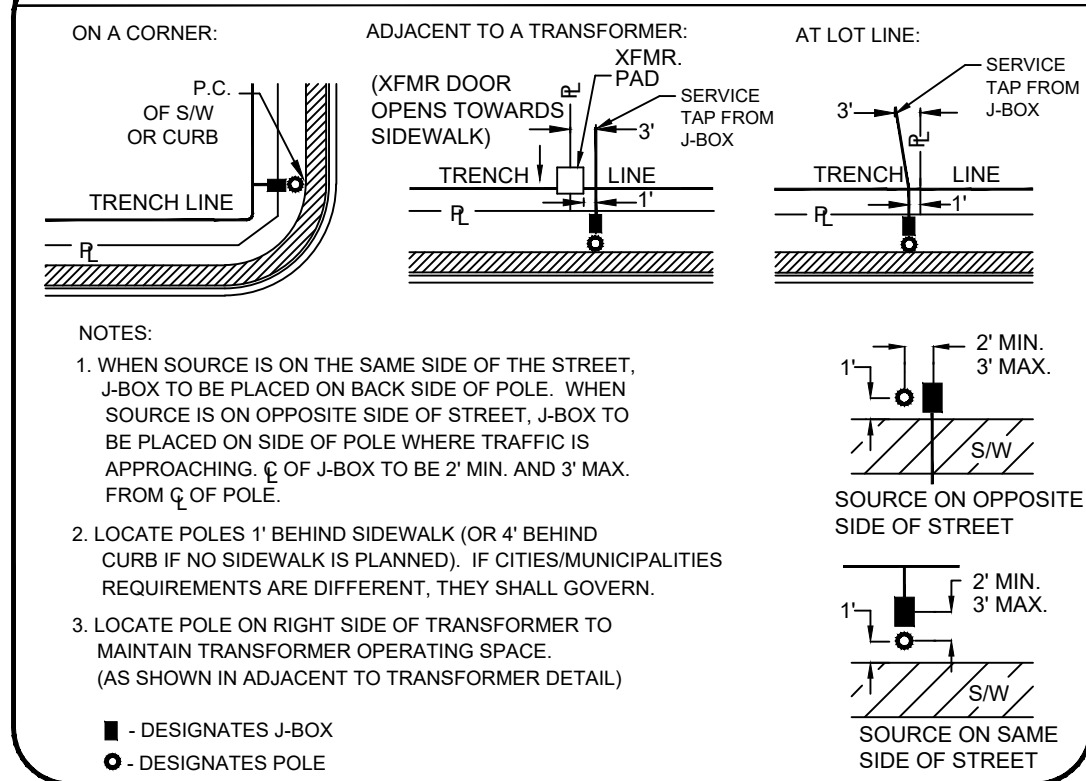
3 (APS 8655)
DETAIL 3

TO BE USED IN CONJUNCTION WITH
WITH LED LIGHTS
AS SHOWN IN DETAILS #1

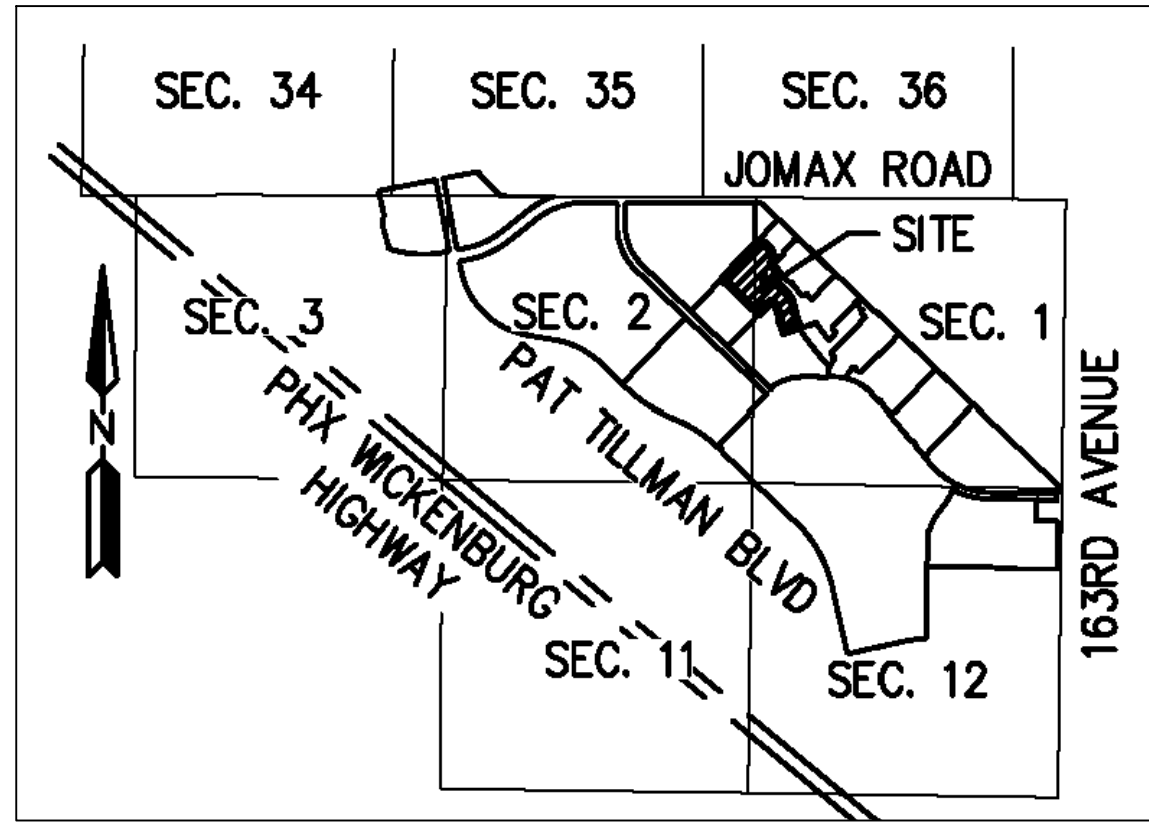
- SET SCREW INSULATED JUNCTION BAR
- JUNCTION BOX 10"x15"x12"
- CONCRETE GROUT PREMIX
- I.D. RINGS (FEED, POLES)



TYPICAL STREET LIGHT LOCATIONS



VICINITY MAP
N.T.S.



DETAILS AND LEGEND FOR STREETLIGHTS:

- INSTALL ONE 96W, 11500 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 38'-0" SQUARE POLE MOUNTED AT 31'-6" WITH ONE SINGLE 4'-0" MAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
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- FIRE HYDRANT LOCATION PER CIVIL PLANS

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°44'56" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB RETURN ON PAT TILLMAN BOULEVARD, 500± WEST OF 163RD AVENUE STAMPED "CITY OF SURPRISE PT40 9-11 BENCHMARK" DATUM: NAVD88 ELEVATION: 1361.76

MANAGER

LENNAR COMMUNITIES DEVELOPMENT, LLC
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON
JOAN SCARBROUGH

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER DATE

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

INDEX

- COVER SHEET
- LIGHTING LAYOUT
- LIGHTING LAYOUT
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- LIGHTING LAYOUT
- PHOTOMETRICS
- PHOTOMETRICS
- PHOTOMETRICS
- PHOTOMETRICS

ASANTE PLANNING AREA 4
UNIT 3.7A
COVER SHEET
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8090
www.hornsconsulting.com

DESIGNED BY: DH 11/01/2023
DRAWN BY: DH 11/01/2023
REVIEWED BY: GL 11/01/2023

NO. 1 OF 9
SHEET
1 OF 9
Horns Consulting Project #: 23SL360
Contact: Doug Horning/Greg Larson, P.E.
Designed By: DH 11/01/2023
Drawn By: DH 11/01/2023
Reviewed By: GL 11/01/2023

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	11-01-2023
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	11-01-2023
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	11-01-2023
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	11-01-2023

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

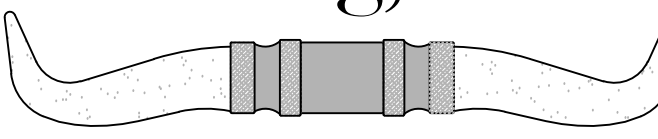
EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET:	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT:	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	C.C.T.	PHOTOMETRIC	LUMINAIRE
1A	■	COLLECTOR	1	31'-6"	38'-0"	4'-0"	11,500	LED	96W	120V	3000K	TYPE III	ERLH-0-11-C3-30-A-DKBZ
1	■	LOCAL	30	25'-0"	30'-6"	2'-0"	4,900	LED	39W	120V	3000K	TYPE II WIDE	ERL1-0-05-B3-30-A-DKBZ
ITEM DESCRIPTION													
2	○	1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT.											
3	■	INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.											

ASANTE PLANNING AREA 4
UNIT 3.7A STREETLIGHT PLANS
SURPRISE, ARIZONA

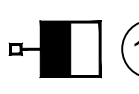
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5223 W. Desperado Way, Phoenix, Arizona 85083

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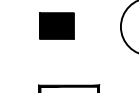
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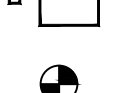
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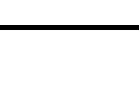


2



3





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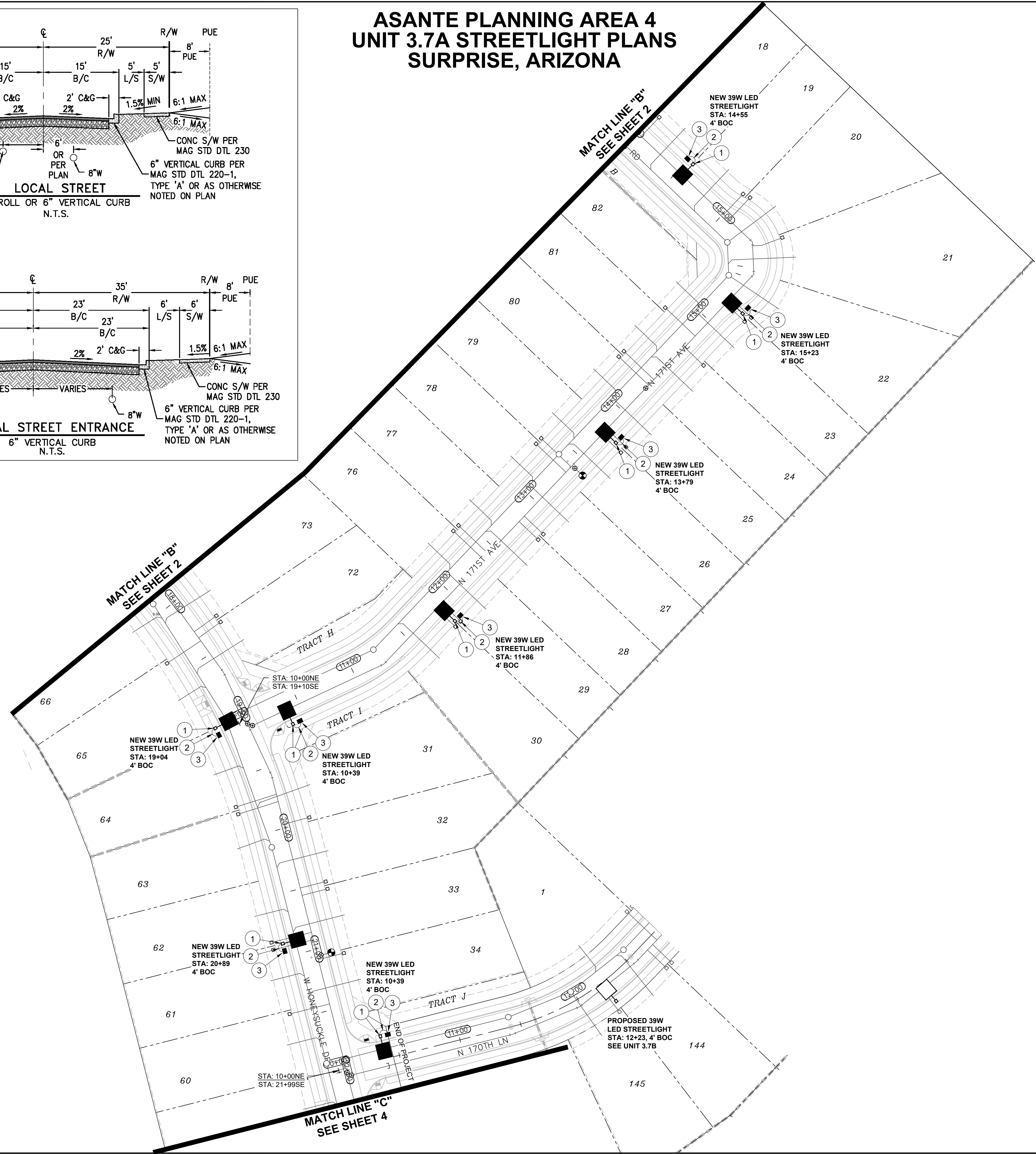
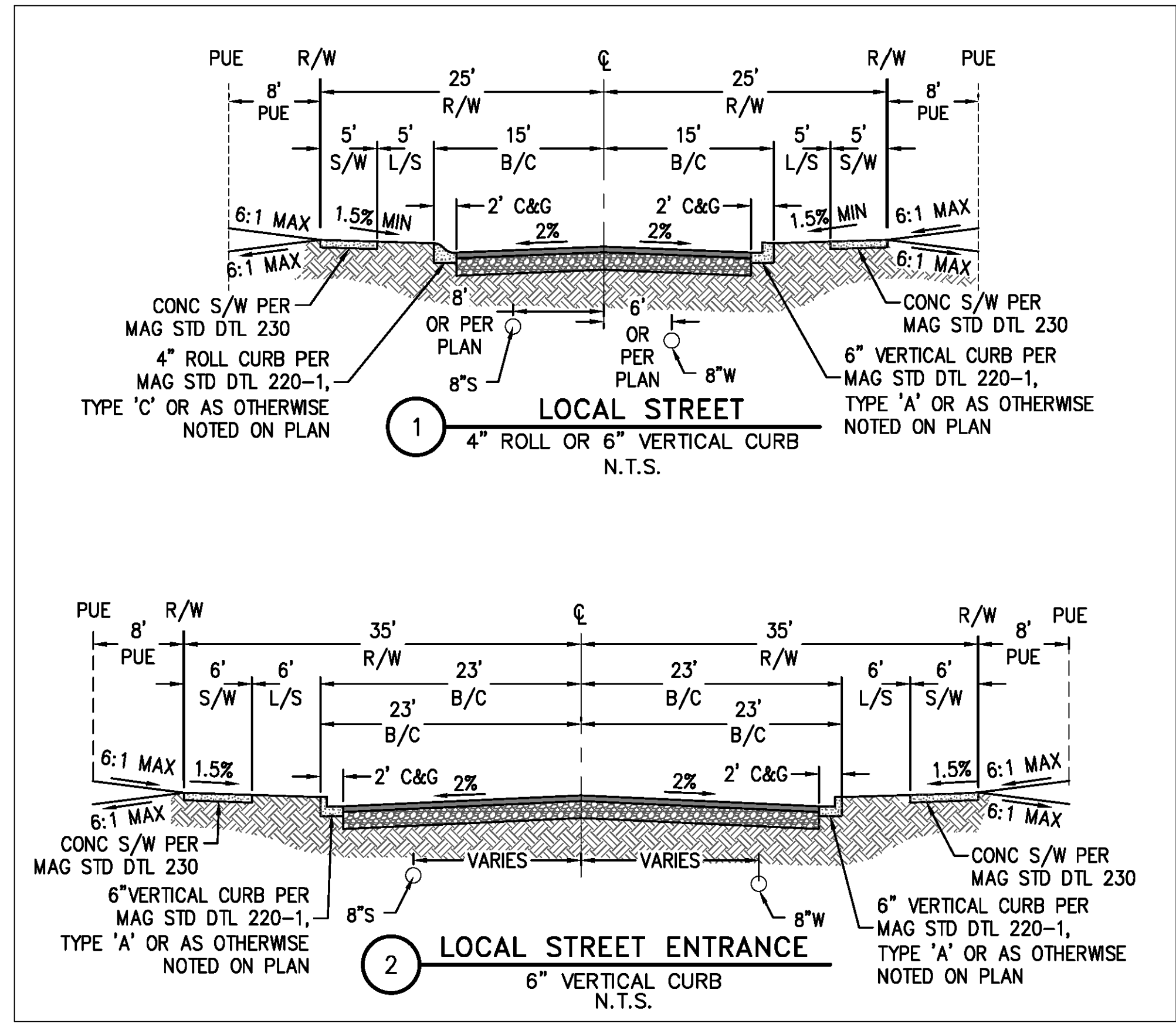
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INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.

FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)

FIRE HYDRANT LOCATION PER CIVIL PLANS





40' 20' 0 40'

SCALE: 1" = 40'

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

ARIZONA 811

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4
UNIT 3.7A
LIGHTING LAYOUT
STREET LIGHT PLANS

HORNS CONSULTING, LLC

5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

25582
GREG
LARSON

Professional Engineer
ARIZONA

NO

REVISIONS

BY

DATE

SHEET
3 OF 9

Designed By: DH 11/01/2023

Drawn By: DH 11/01/2023

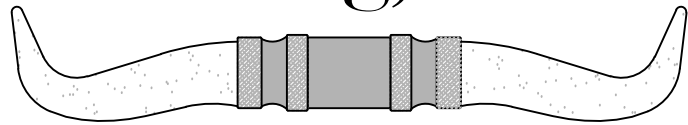
Reviewed By: GL 11/01/2023

Contact: Doug Horning/Greg Larson, P.E.
Horns Consulting Project #: 23SL360

ASANTE PLANNING AREA 4
UNIT 3.7A STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

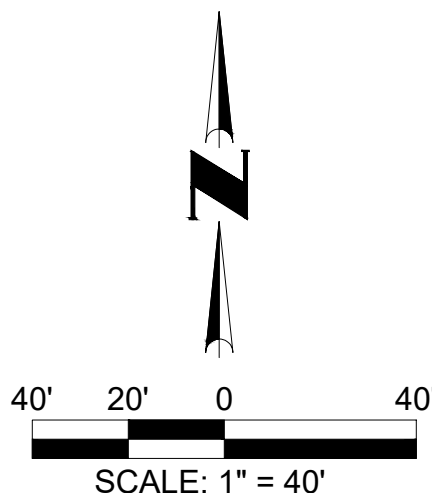
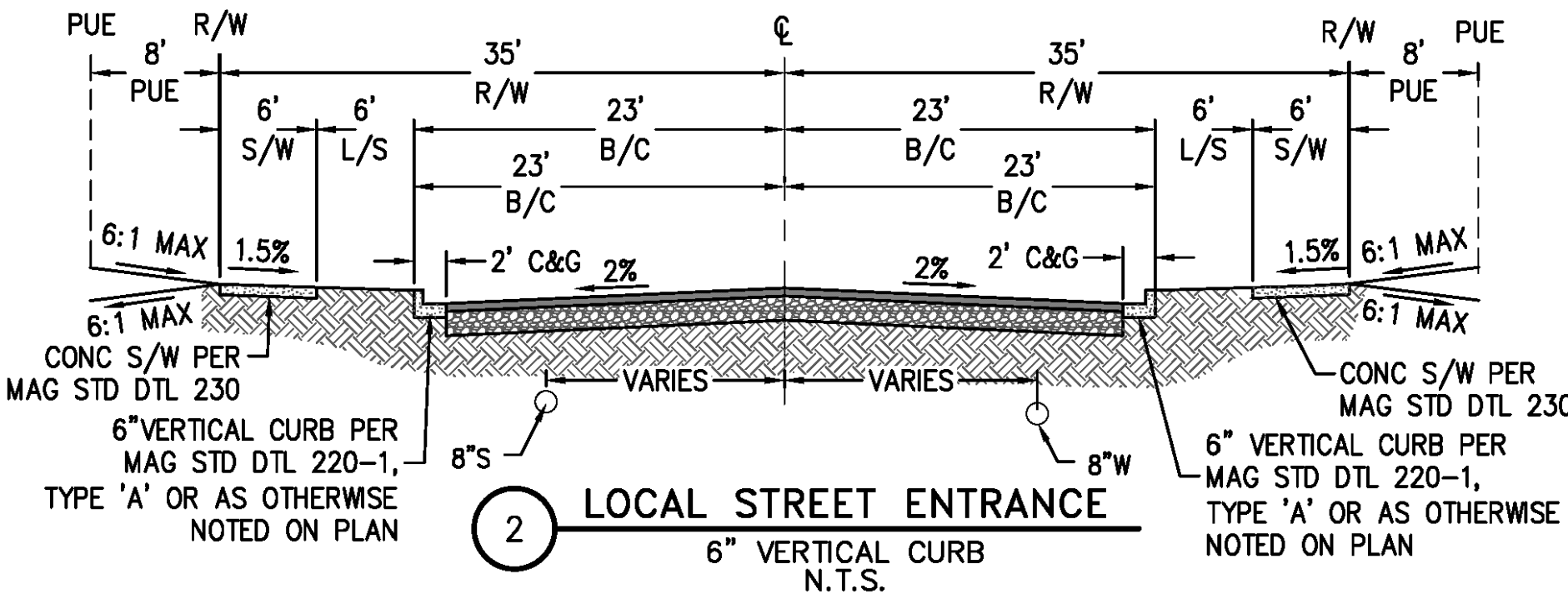
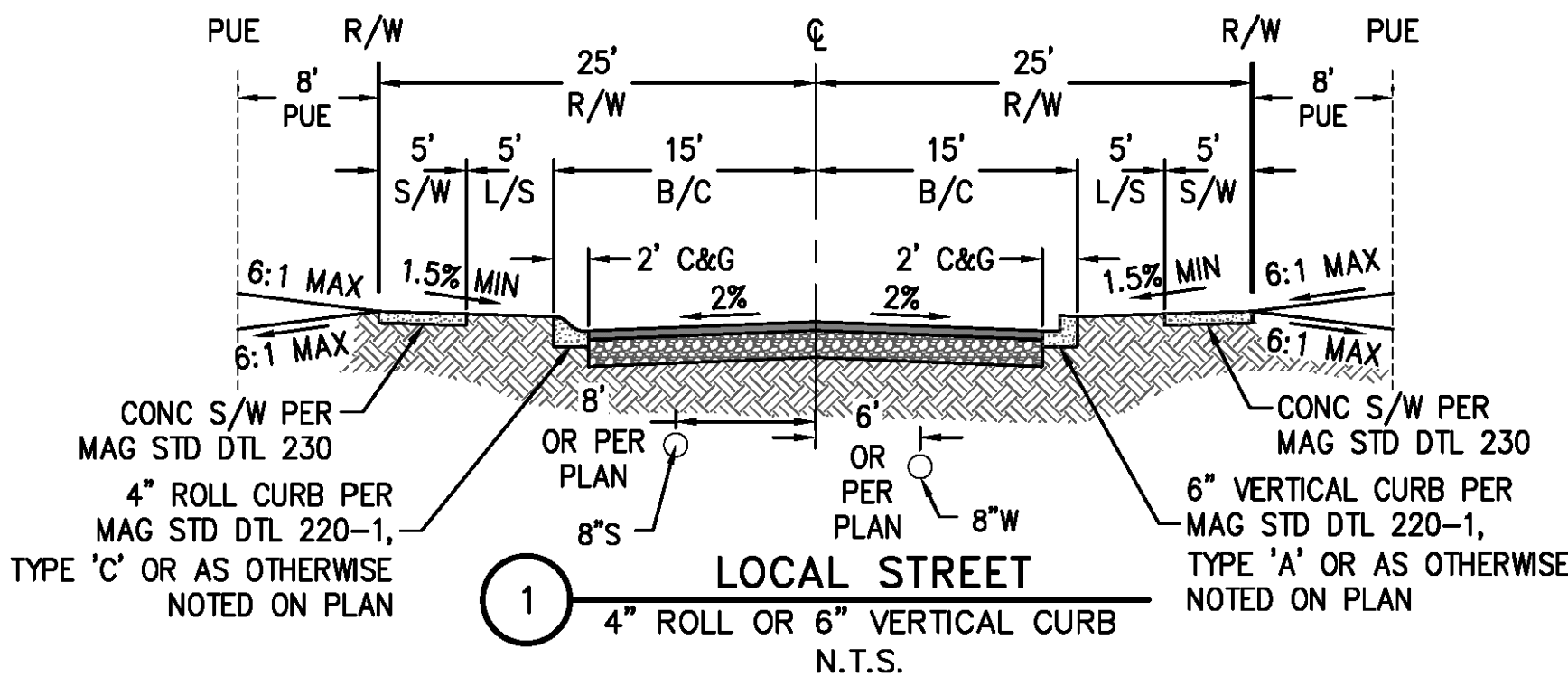
www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com



5223 W. Desperado Way, Phoenix, Arizona 85083

DETAILS AND LEGEND FOR STREETLIGHTS:

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- FIRE HYDRANT LOCATION PER CIVIL PLANS



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ASANTE PLANNING AREA 4
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LIGHTING LAYOUT
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25582
GREG
LAWSON
PROFESSIONAL ENGINEER
ARIZONA U.S.A.

NO.	REVISIONS	BY	DATE
1			
2			
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SHEET
4 OF 9
Horns Consulting Project #: 23SL360
Designed By: DH 11/01/2023
Drawn By: DH 11/01/2023
Reviewed By: GL 11/01/2023

CS-23-1032

ASANTE PLANNING AREA 4
UNIT 3.7A STREETLIGHT PLANS
SURPRISE, ARIZONA

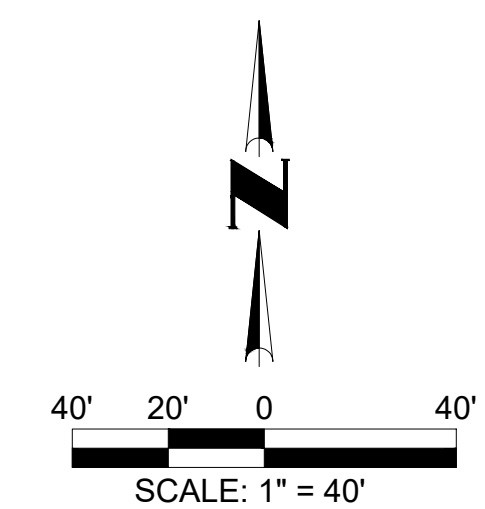
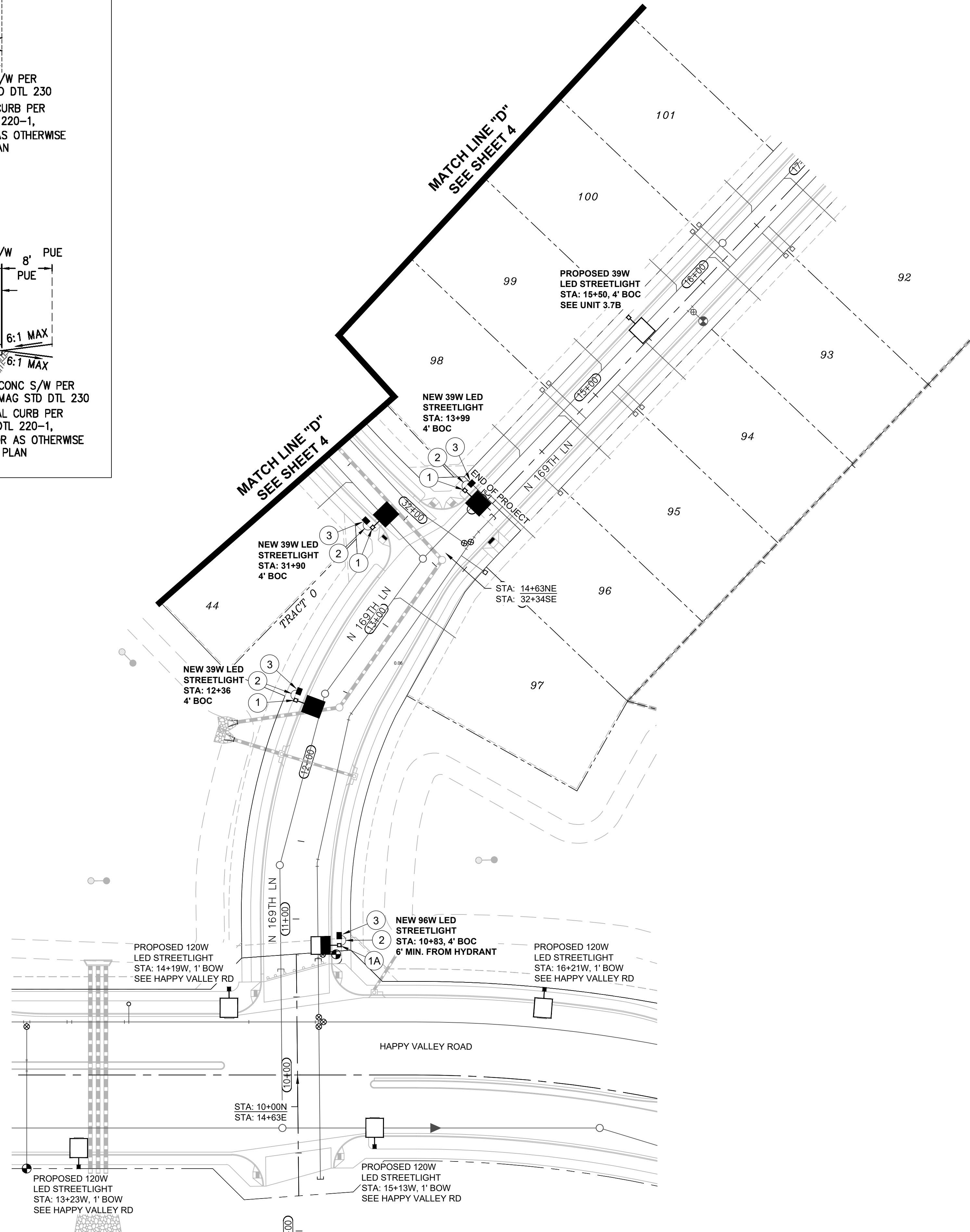
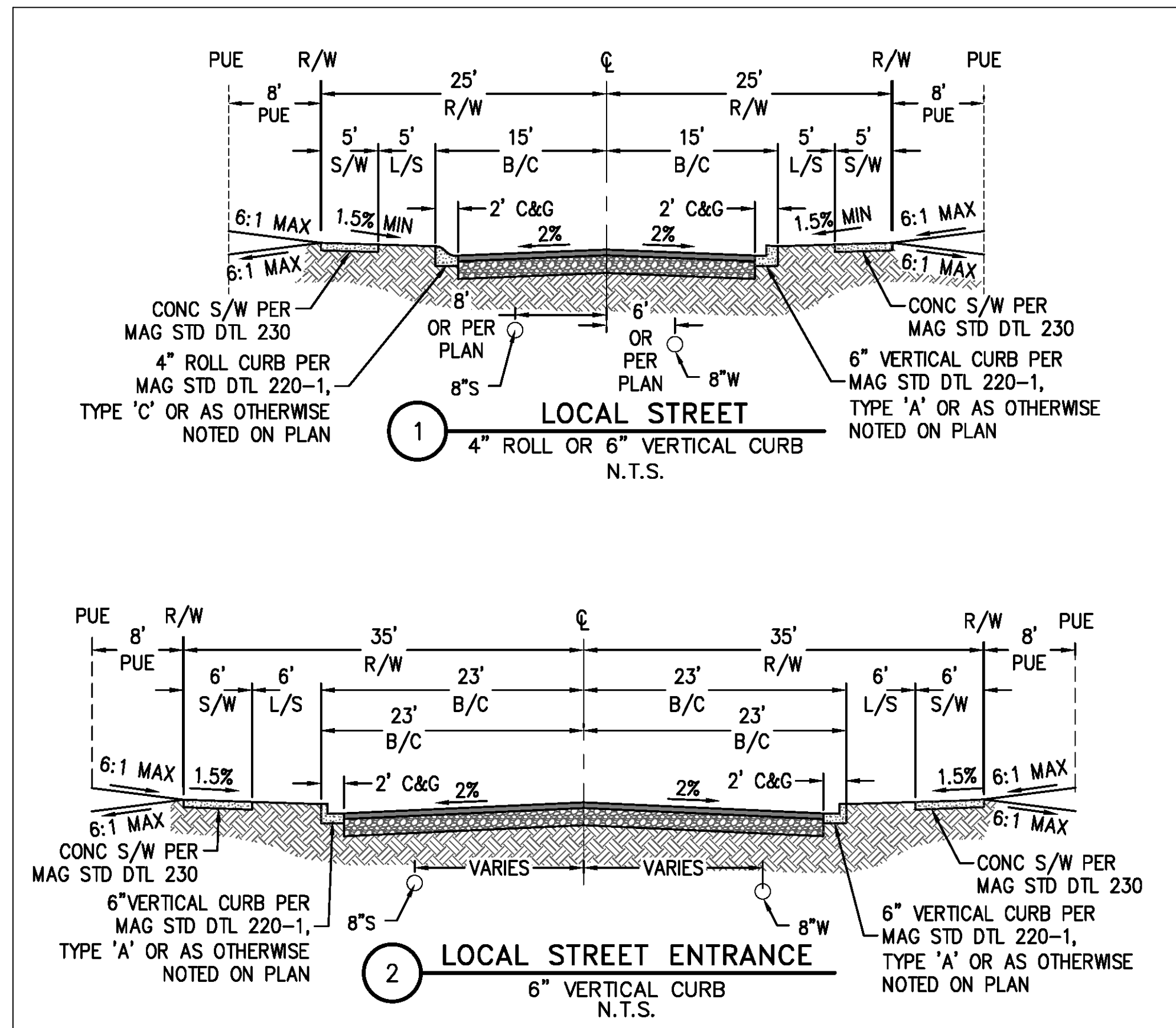
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Phone: (623)256-8990
E-mail: doug@hornsconsulting.com

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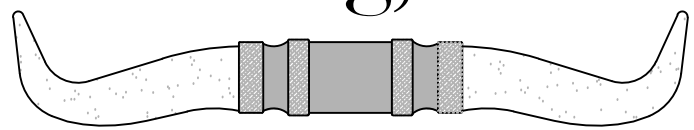
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ASANTE PLANNING AREA 4 UNIT 3.7A LIGHTING LAYOUT STREET LIGHT PLANS			
HORNS CONSULTING, LLC 5223 W DESPERADO WAY PHOENIX, ARIZONA 85083 PHONE: (623) 256-8990 www.hornsconsulting.com			
NO.	REVISIONS	BY	DATE
1	2	3	4
SHEET			
5 OF 9			
Contact: Doug Horning/Greg Larson, P.E.			
Horns Consulting Project #: 23SL360			
Designed By:	DH	11/01/2023	
Drawn By:	DH	11/01/2023	
Reviewed By:	GL	11/01/2023	

ASANTE PLANNING AREA 4
UNIT 3.7A STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com



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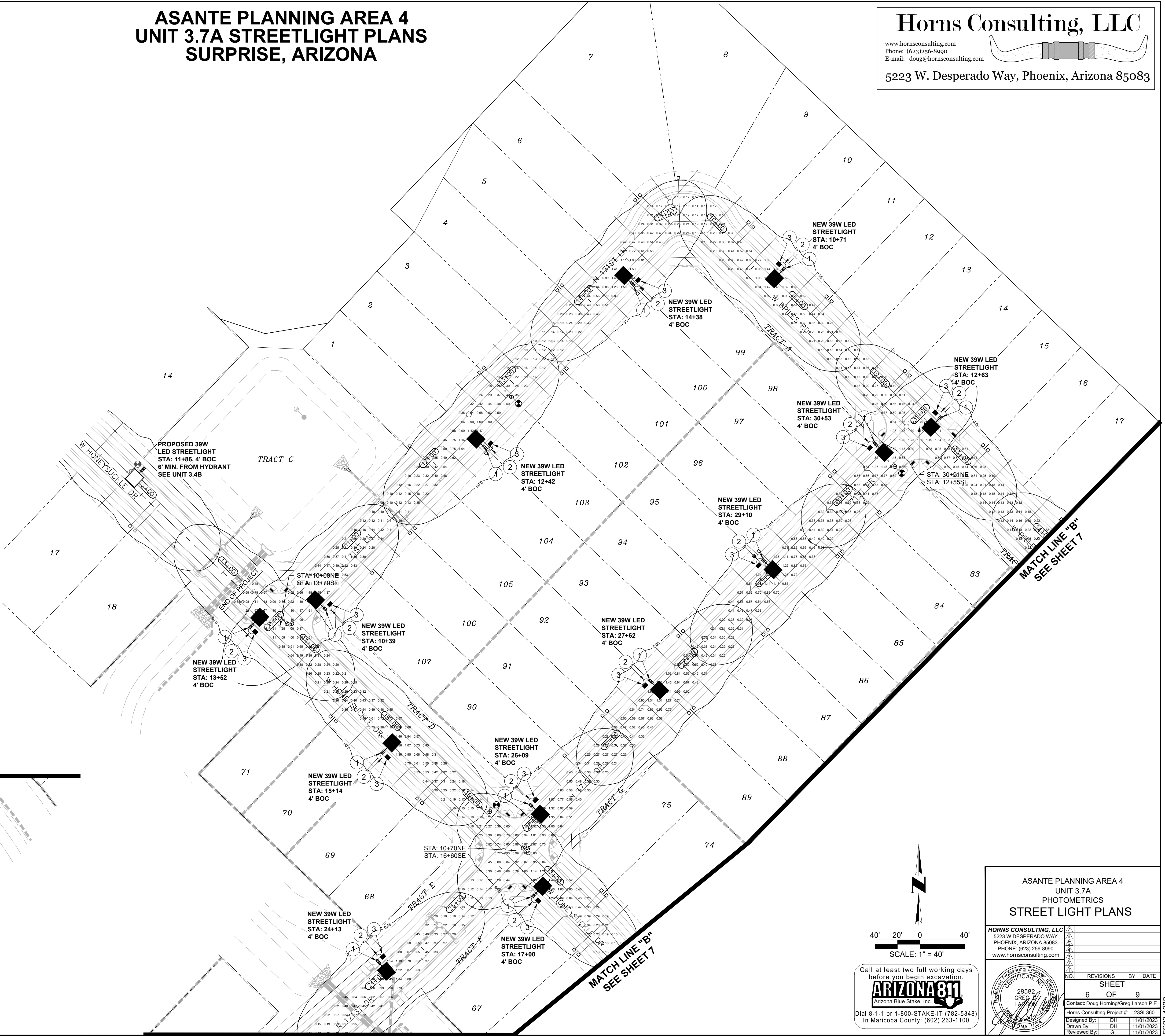
PHOTOMETRICS STUDIES

(Studies results is in illuminance)

GE LIGHTING SOLUTIONS ERLH 11C330
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17041221 17041321 17041322 17041323 17041324 17041325
lamp(s): LEDs E21A
candela file: 'erlh_11c330_tcm201-129274.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 96
Outreach (from mounting axis to photometric center)= 48 in
mounting height= 31.5 ft
number locations= 1, number luminaires= 1
kw all locations= 0.1

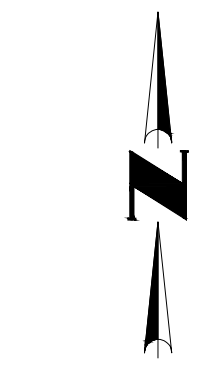
GE LIGHTING SOLUTIONS ERL1 05B330 -120-277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
candela file: 'erl1_05b330_tcm201-129086.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft
number locations= 30, number luminaires= 30
kw all locations= 1.2

Asante Unit 3.7A Overall Local Streets	169th Lane Collector Entry	169th Lane & Happy Valley Road
1919 points at z=0, sp 8ft by 8ft	192 points at z=0, sp 8ft by 8ft	116 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 0.55	Average 0.66	Average 1.43
Maximum 2.44	Maximum 2.13	Maximum 2.13
Minimum 0.09	Minimum 0.06	Minimum 0.91
Avg/Min 6.14	Avg/Min 10.93	Avg/Min 1.58
Max/Min 27.11	Max/Min 35.50	Max/Min 2.34
Coef Var 0.78	Coef Var 0.76	Coef Var 0.17
UniGrad 2.15	UniGrad 3.08	UniGrad 1.45



MATCH LINE "A" SEE BELOW RIGHT

MATCH LINE "B" SEE SHEET 7



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

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ARIZONA 811
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ASANTE PLANNING AREA 4
UNIT 3.7A
PHOTOMETRICS
STREET LIGHT PLANS

NO.	REVISIONS	BY	DATE
1			
2			
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8			
9			

SHEET 6 OF 9

25582
GREG F. LARSON
Professional Engineer
ARIZONA U.S.A.

25582
GREG F. LARSON
Professional Engineer
ARIZONA U.S.A.

DESIGNED BY: DH 11/01/2023
DRAWN BY: DH 11/01/2023
REVIEWED BY: GL 11/01/2023

Horns Consulting Project #: 23SL360

ASANTE PLANNING AREA 4
UNIT 3.7A STREETLIGHT PLANS
SURPRISE, ARIZONA

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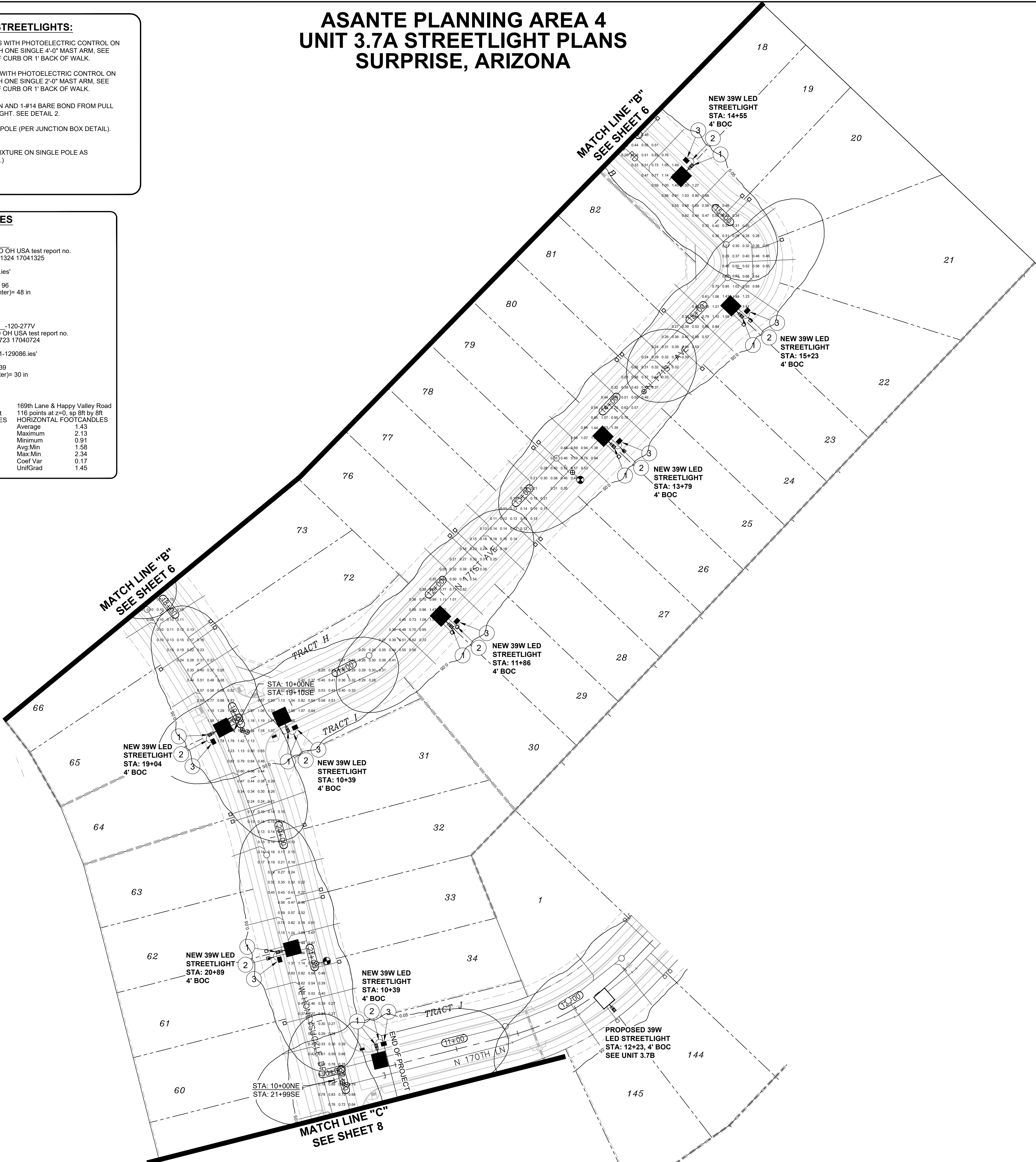
PHOTOMETRICS STUDIES

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GE LIGHTING SOLUTIONS ERLH 11C330
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17041221 17041321 17041322 17041323 17041324 17041325
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mounting height= 31.5 ft
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kw all locations= 0.1

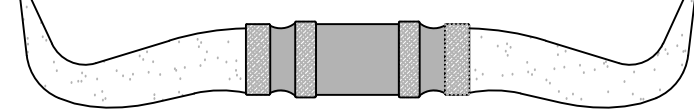
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GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
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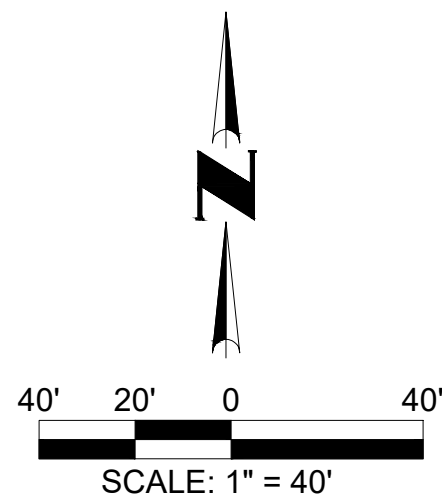


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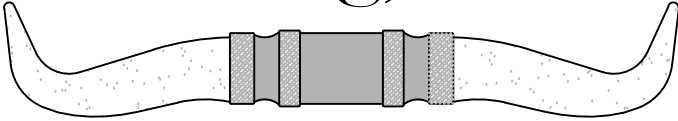
ASANTE PLANNING AREA 4 UNIT 3.7A PHOTOMETRICS STREET LIGHT PLANS			
HORNS CONSULTING, LLC 5223 W DESPERADO WAY PHOENIX, ARIZONA 85083 PHONE: (623) 256-8990 www.hornsconsulting.com			
NO.	REVISIONS	BY	DATE
SHEET 7 OF 9			
Contact: Doug Horning/Greg Larson, P.E.			
Horns Consulting Project #: 23SL360			
Designed By:	DH	11/01/2023	
Drawn By:	DH	11/01/2023	
Reviewed By:	GL	11/01/2023	

23-1032

ASANTE PLANNING AREA 4
UNIT 3.7A STREETLIGHT PLANS
SURPRISE, ARIZONA

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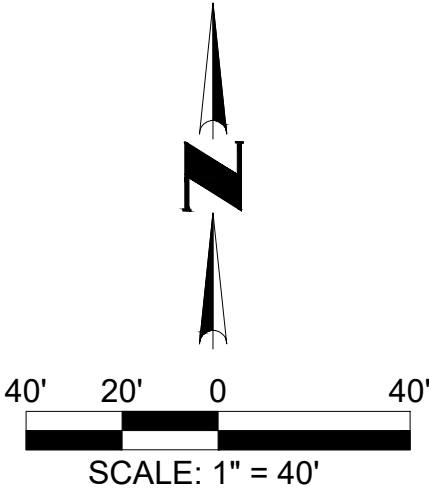
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GE LIGHTING SOLUTIONS ERLH 11C330
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17041221 17041321 17041322 17041323 17041324 17041325
lamp(s): LEDa E21A
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kw all locations= 0.1

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GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDa 757G-V1
candela file: ltr1_05b330_-120-277v_tcm201-129086.ies
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Light Loss Factor = 0.900, watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
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Unit/Grad 2.15	Unit/Grad 3.08	Unit/Grad 1.45



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HORNS CONSULTING, LLC 5223 W DESPERADO WAY PHOENIX, ARIZONA 85083 PHONE: (623) 256-8990 www.hornsconsulting.com			
NO.	REVISIONS	BY	DATE
SHEET 8 OF 9			
Horns Consulting Project #: 23SL360			
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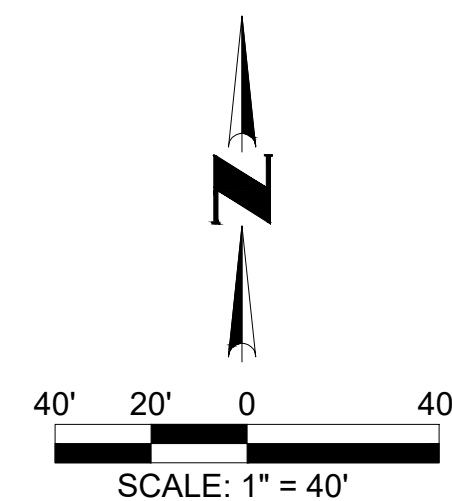
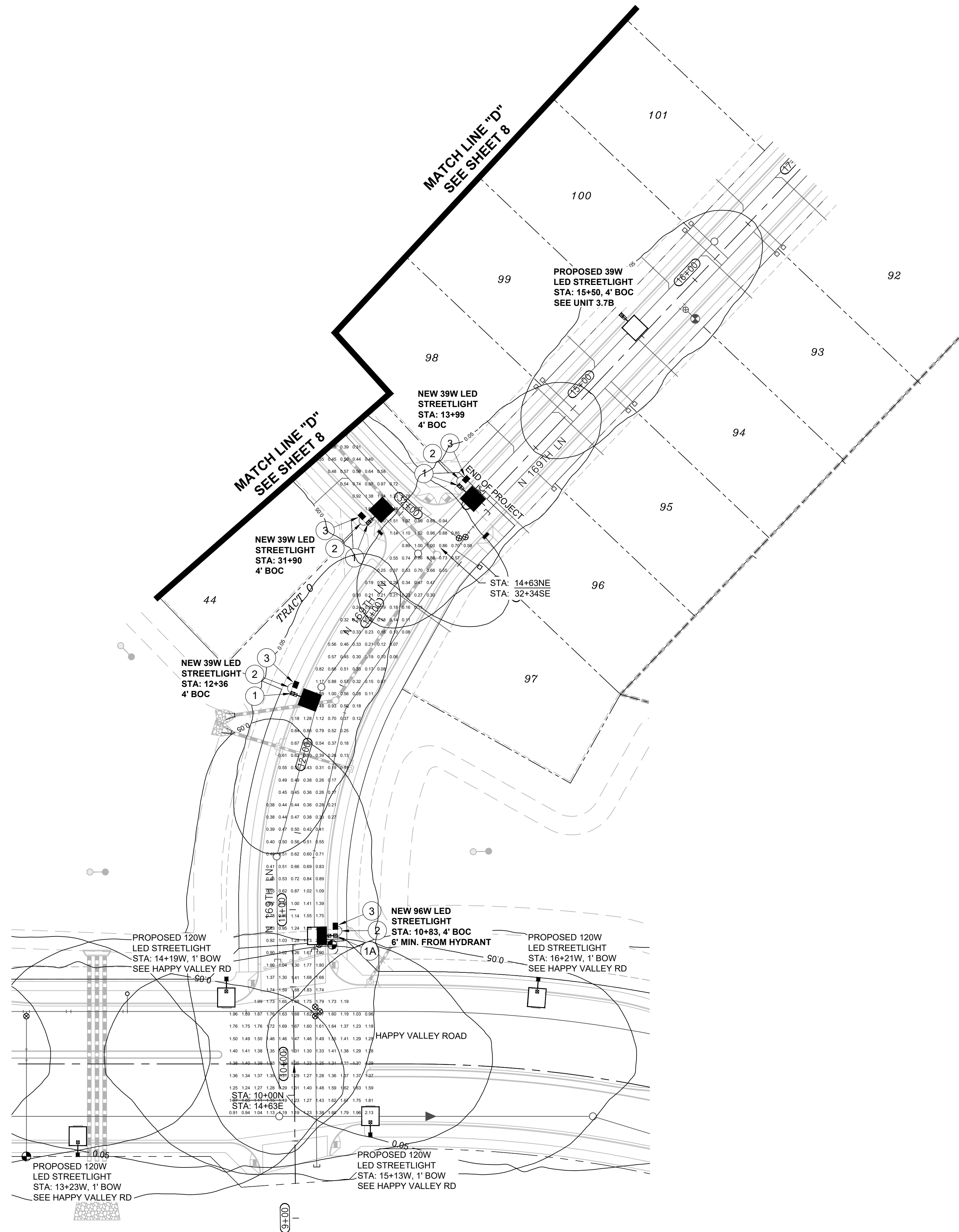
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GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no
17040524 17040525 17040526 17040722 17040723 17040724
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mounting height= 25 ft
number locations= 30, number luminaire= 30
kw all locations= 1.2

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Average	0.55	Average	0.66	Average	1.49
Maximum	0.64	Maximum	2.13	Maximum	2.13
Minimum	0.09	Minimum	0.06	Minimum	0.91
Avg.Min	0.69	Avg.Min	10.93	Avg.Min	1.58
Max.Min	2.22	Max.Min	36.50	Max.Min	2.34
Coef Var	0.78	Coef Var	0.76	Coef Var	1.47
UnitGrd	2.15	UnitGrd	3.08	UnitGrd	1.15

Horns Consulting, LLC

DETAILS AND LEGEND FOR STREETLIGHTS:

- | | | |
|---|--------------------|--|
|  | <p>(1A)</p> | <p>INSTALL ONE 96W, 11500 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 38"-Ø SQUARE POLE MOUNTED AT 31'-6" WITH ONE SINGLE 4'-Ø" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.</p> |
|  | <p>(1)</p> | <p>INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-Ø SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-Ø" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.</p> |
|  | <p>(2)</p> | <p>INSTALL 1" FLEX PVC W/2-1/4 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.</p> |
|  | <p>(3)</p> | <p>INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.</p> |
|  | | <p>FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)</p> |
|  | | <p>FIRE HYDRANT LOCATION PER CIVIL PLANS</p> |



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

ARIZONA811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4
UNIT 3.7A
PHOTOMETRICS
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com



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NO.	REVISIONS	BY	DATE
SHEET			
9		OF	9
Contact: Doug Horning/Greg Larson, P.E.			
Horns Consulting Project #:		23SL360	
Designed By:	DH	11/01/2023	

ENGINEERS NOTES

- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
- AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
- HORNS CONSULTING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (623) 222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (623) 222-7000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACTS ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

CITY ADDITIONAL NOTES

- THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
- CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT TIME OF BIDDING AND CONSTRUCTION.

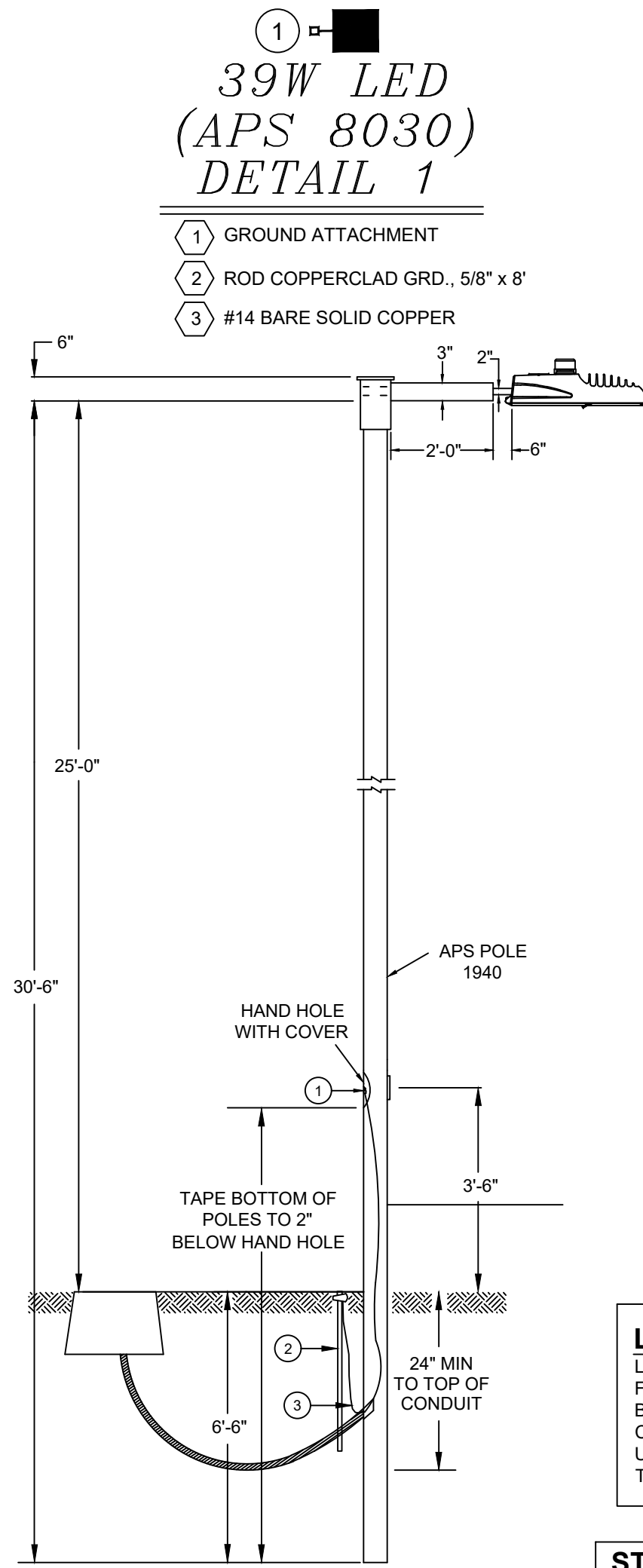
Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

ASANTE PLANNING AREA 4
UNIT 3.6 STREETLIGHT PLANS
SURPRISE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF
SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



LED NOTE:
LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

STREETLIGHT NOTE:
ENSURE THERE IS A 1" CLEARANCE FROM THE EDGE OF THE SIDE WALK TO THE FACE OF THE POLE.

UTILITY COORDINATION LIST

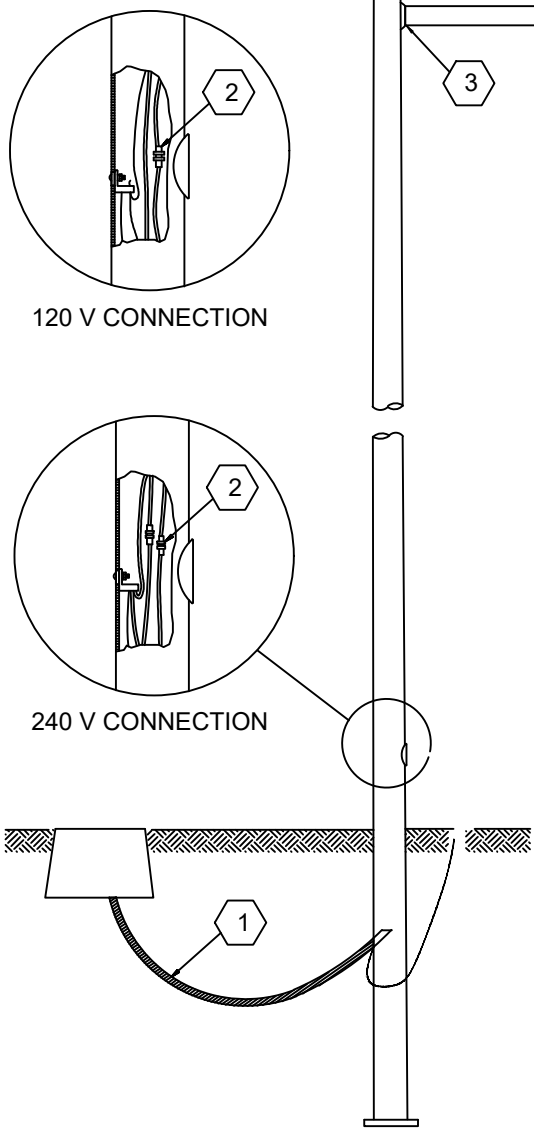
DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	09-05-2023
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	09-05-2023
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	09-05-2023
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	09-05-2023

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

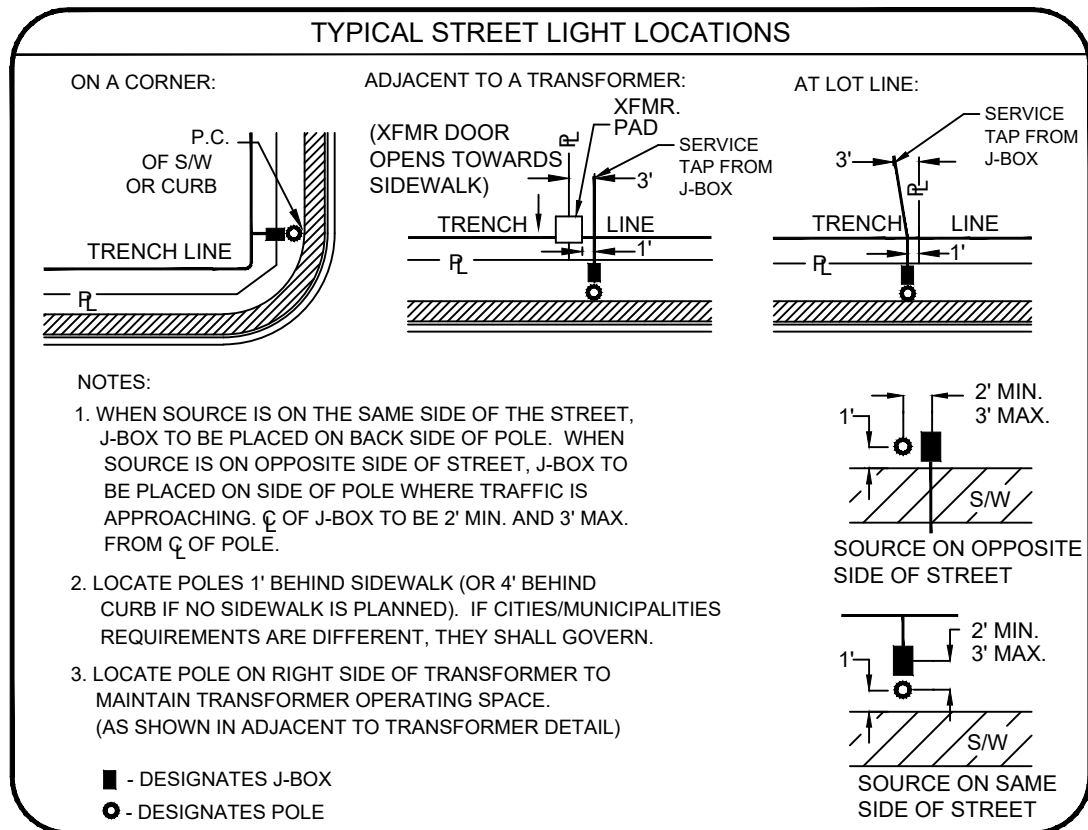
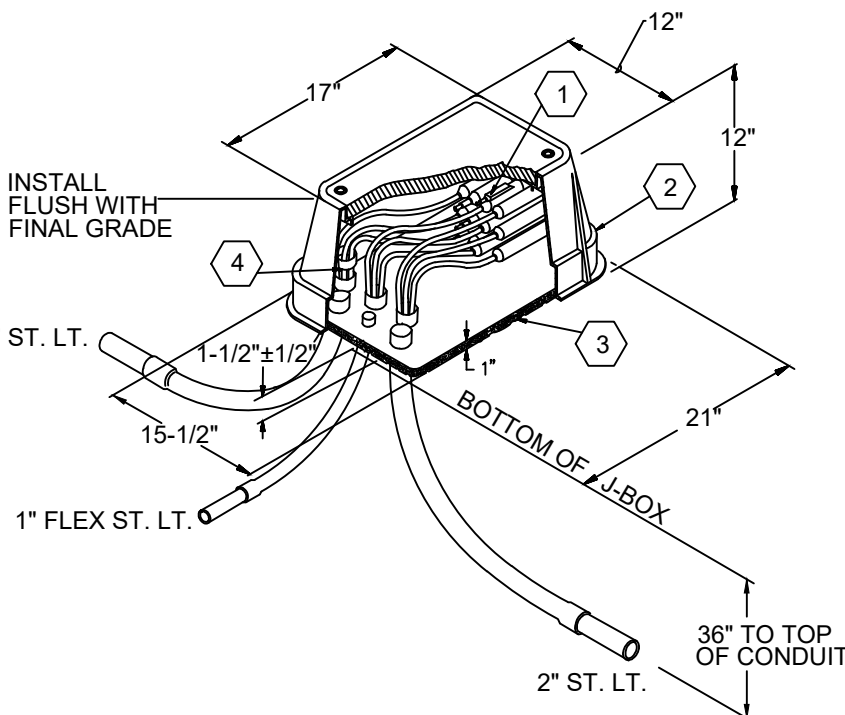
EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET:	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT:	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	C.C.T.	PHOTOMETRIC	LUMINAIRE
①	■	LOCAL	38	25'-0"	30'-6"	2'-0"	4,900	LED	39W	120V	3000K	TYPE II WIDE TYPE IV	ERL1-0-05-B3-30-A-DKBZ (38) ERL1-0-05-D3-30-A-DKBZ (2)
ITEM DESCRIPTION													
②	⌒												1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT.
③	■												INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.

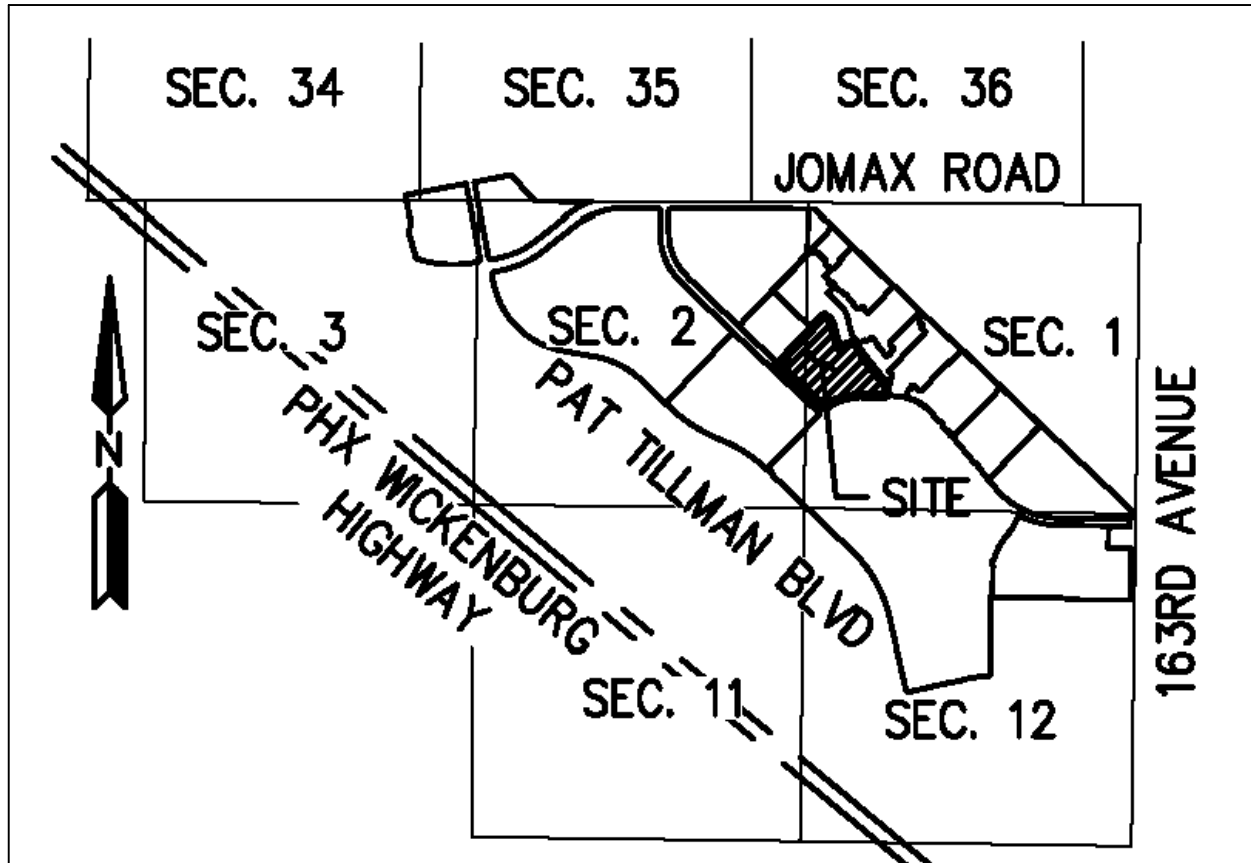
- ① GROUND ATTACHMENT
② ROD COPPERCLAD GRD., 5/8" x 8"
③ #14 BARE SOLID COPPER
- ① 1" FLEX CONDUIT
② IN-LINE FUSE HOLDER WITH 15AMP FUSE
③ CONNECT BUTT-SPLICE #16-#14



- ① SET SCREW INSULATED JUNCTION BAR
② JUNCTION BOX 10"X15"X12"
③ CONCRETE GROUT PREMIX
④ I.D. RINGS (FEED, POLES)



VICINITY MAP
N.T.S.



DETAILS AND LEGEND FOR STREETLIGHTS:

- ① INSTALL ONE 39W, 4800 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6\"/>

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°44'56\"/>

BENCHMARK

FOUND 2\"/>

MANAGER

LENNAR COMMUNITIES DEVELOPMENT, LLC
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON
JOAN SCARBROUGH

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER DATE

Call at least two full working days before you begin excavation.
ARIZONA811
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In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4
UNIT 3.6
COVER SHEET
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

DESIGNED BY: DH
DRAWN BY: DH
REVIEWED BY: GL

NO	REVISIONS	BY	DATE
1	COVER SHEET		
2	LIGHTING LAYOUT		
3	LIGHTING LAYOUT		
4	PHOTOMETRICS		
5	PHOTOMETRICS		
6	PHOTOMETRICS		
7	PHOTOMETRICS		

ASANTE PLANNING AREA 4
UNIT 3.6 STREETLIGHT PLANS
SURPRISE, ARIZONA

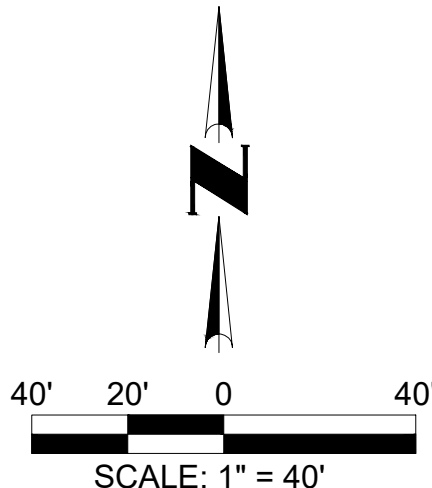
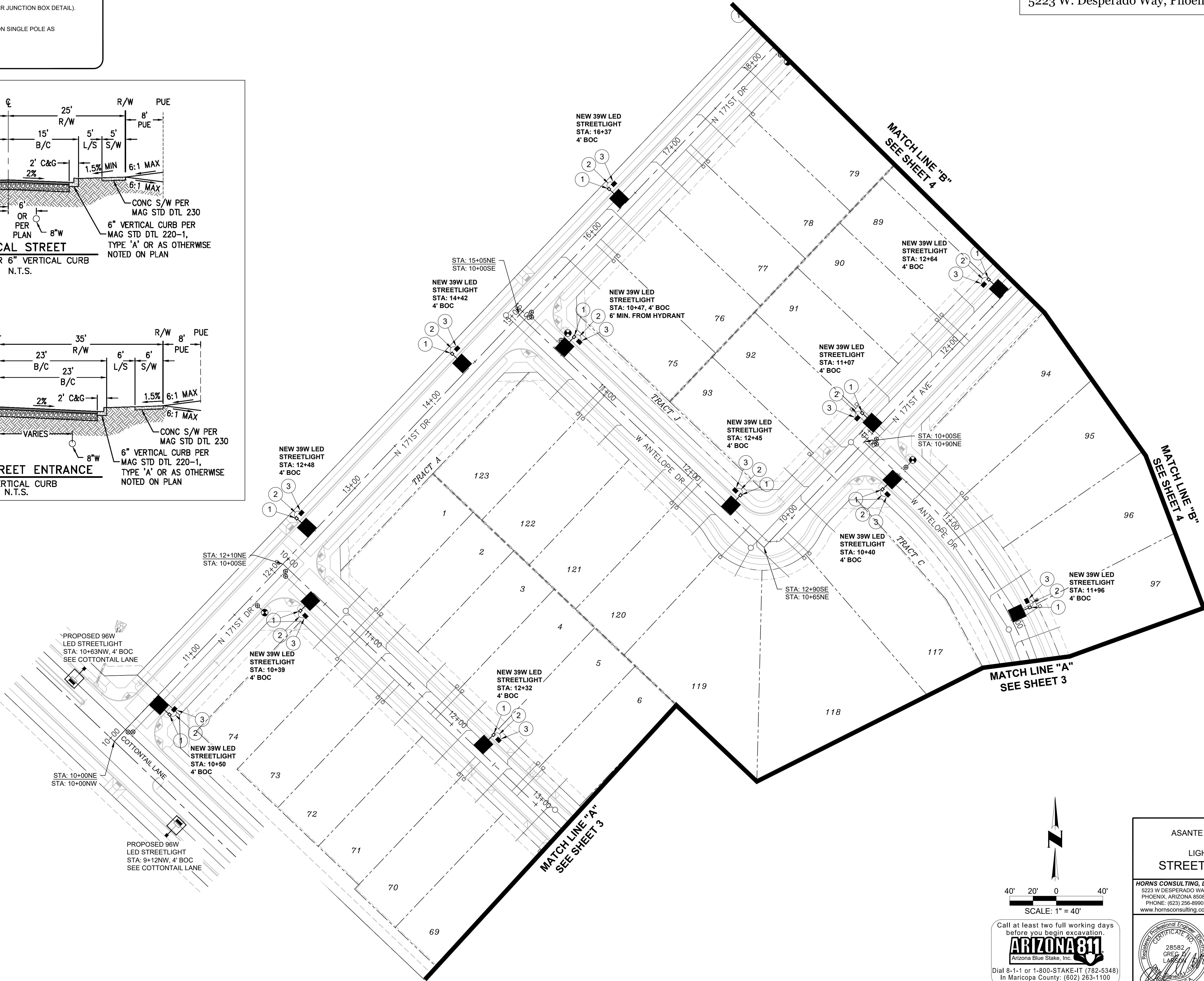
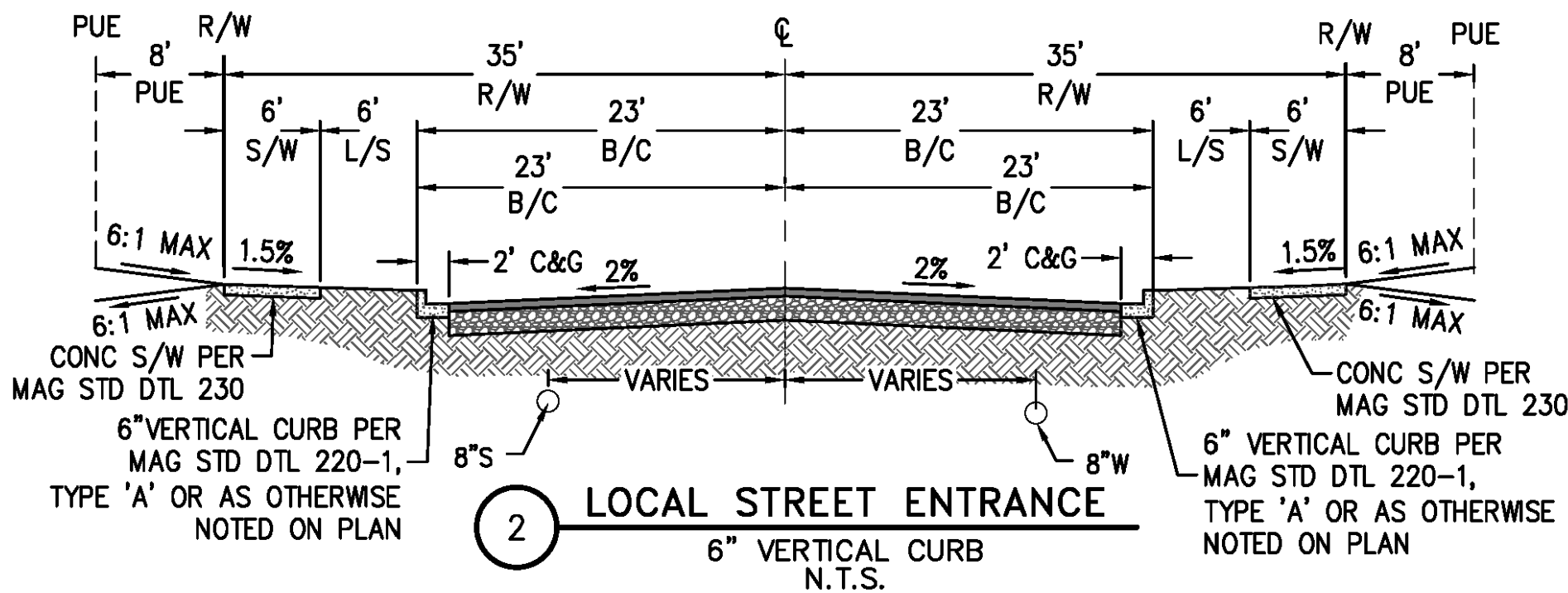
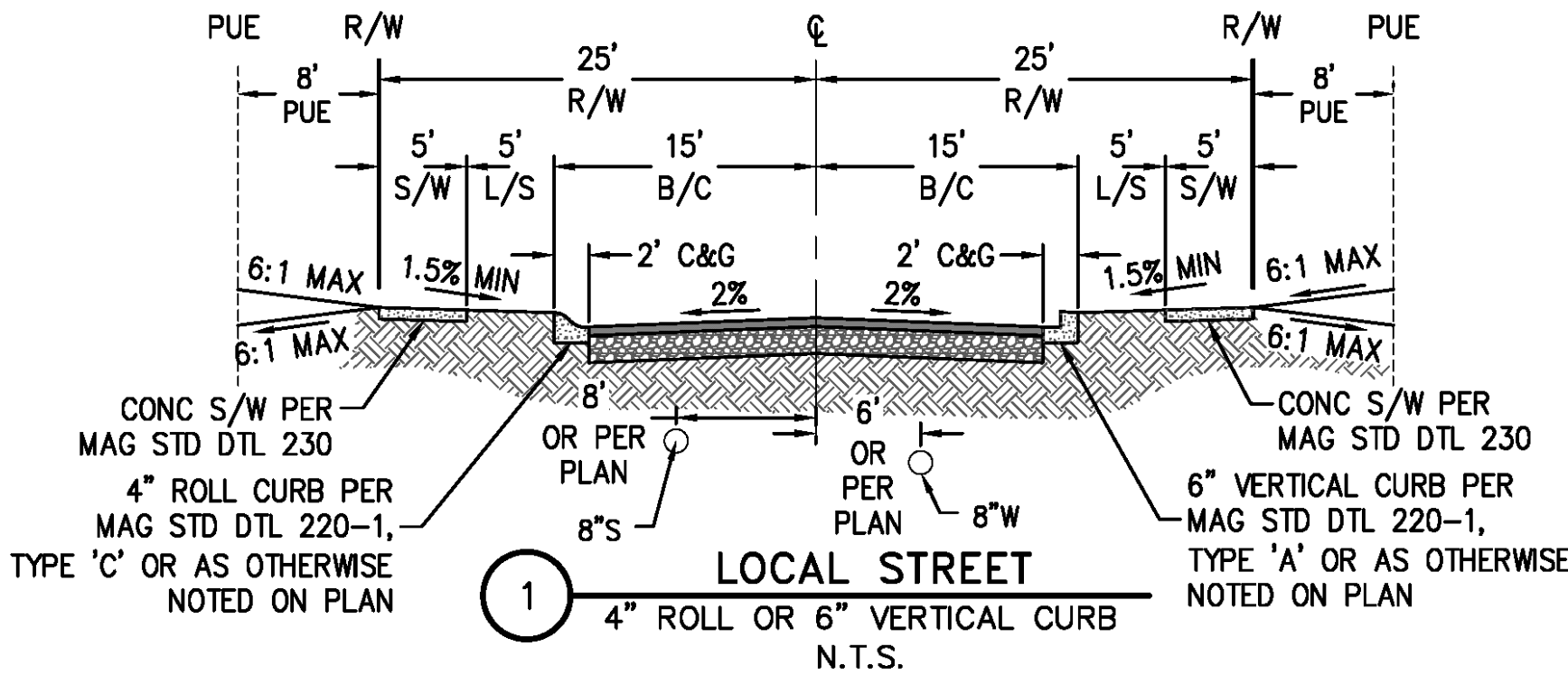
Horns Consulting, LLC

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Phone: (623)256-8990
E-mail: doug@hornsconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

DETAILS AND LEGEND FOR STREETLIGHTS:

1. INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM, SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
2. INSTALL 1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
3. INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- FIRE HYDRANT LOCATION PER CIVIL PLANS



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

ARIZONA 811

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ASANTE PLANNING AREA 4
UNIT 3.6
LIGHTING LAYOUT
STREET LIGHT PLANS

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DESIGNED BY: DH
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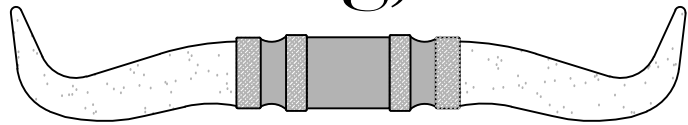
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ASANTE PLANNING AREA 4
UNIT 3.6 STREETLIGHT PLANS
SURPRISE, ARIZONA

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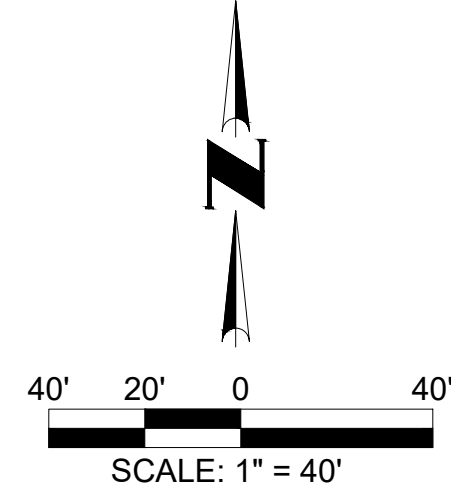
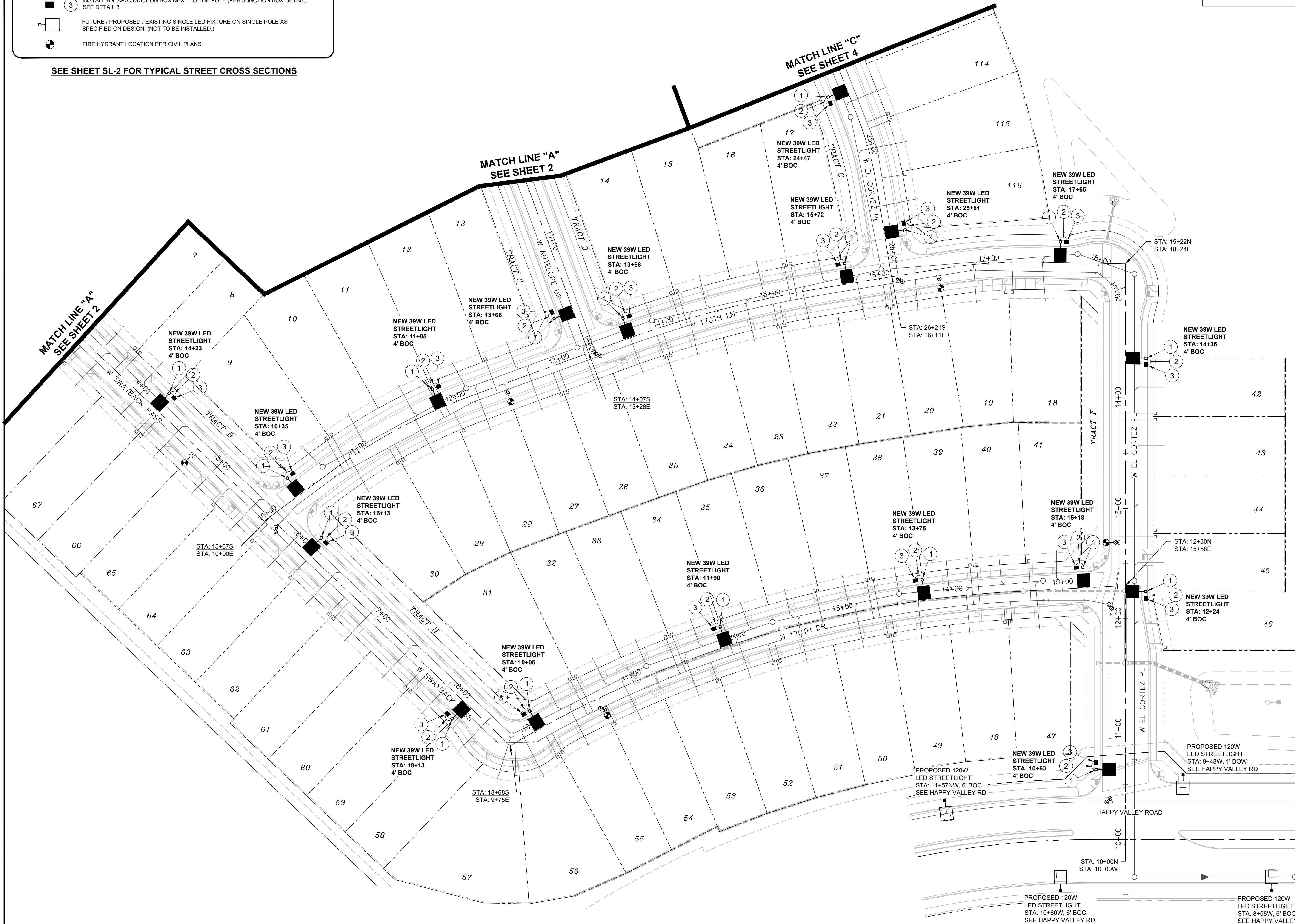


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SEE SHEET SL-2 FOR TYPICAL STREET CROSS SECTIONS



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DESIGNED BY: DH
DRAWN BY: DH
REVIEWED BY: GL
DATE: 09/05/2023
PROJECT: 23SL345
SHEET: 3 OF 7
CONTACT: Doug Horning/Greg Larson, P.E.
Horns Consulting Project # 23SL345

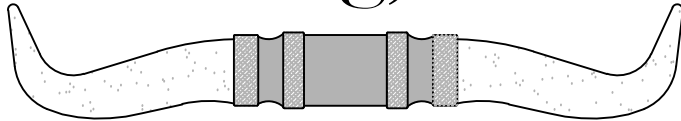


ASANTE PLANNING AREA 4
UNIT 3.6 STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

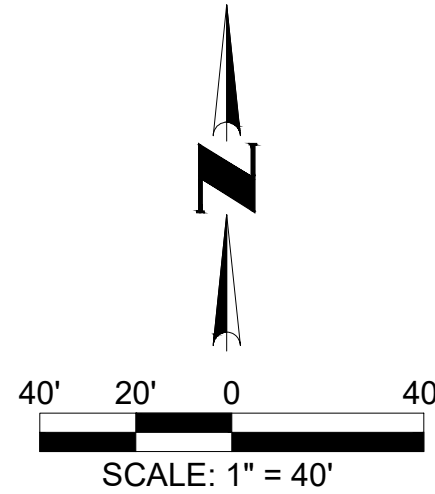
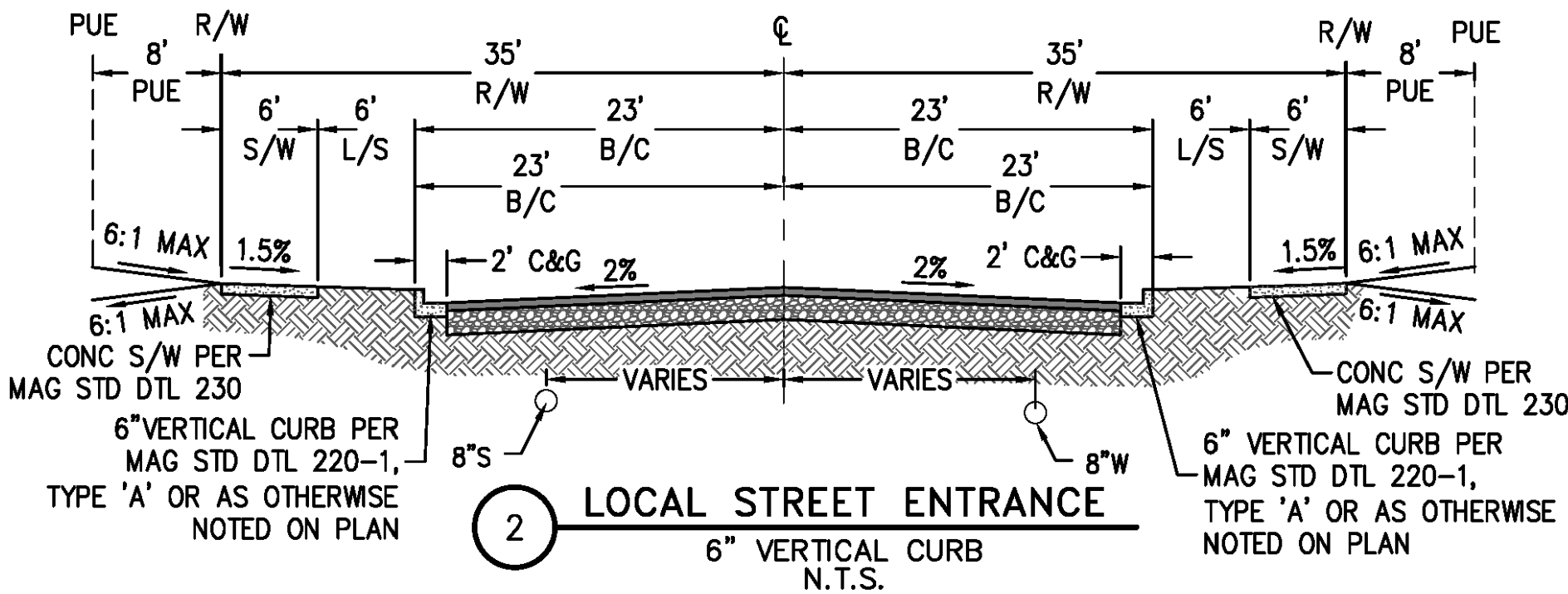
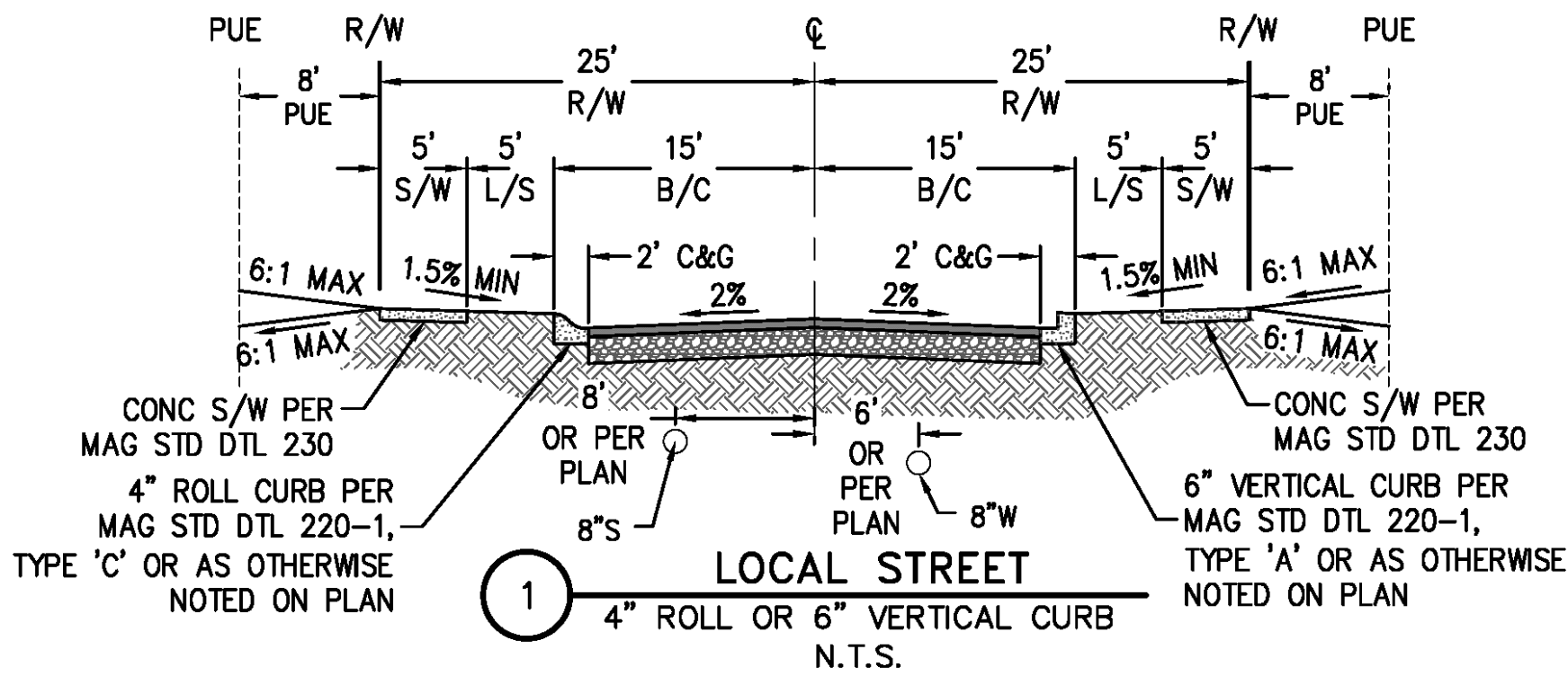
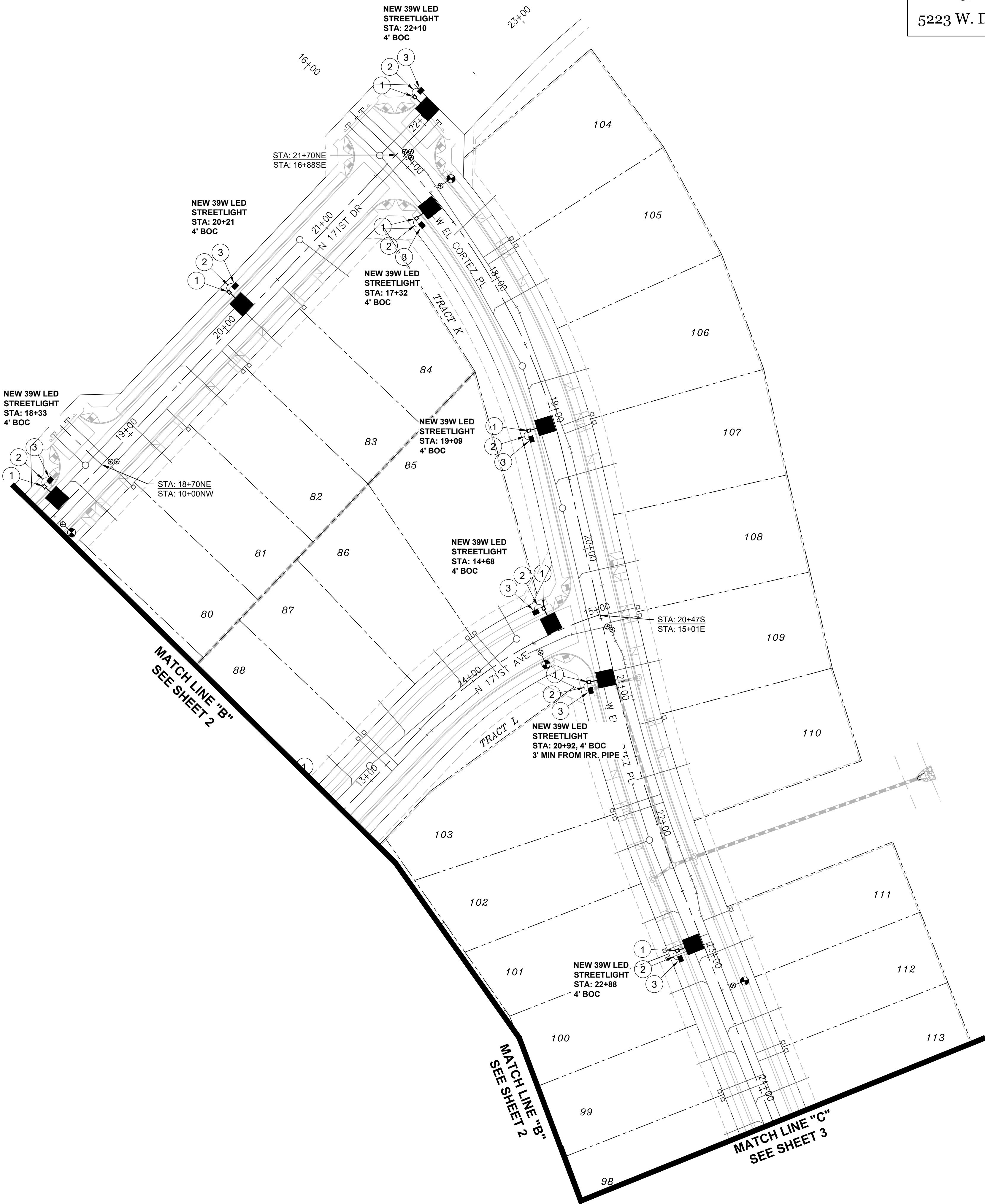
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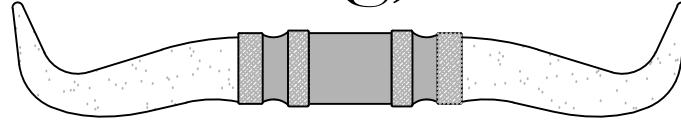
SHEET
4 OF 7

Designed By: DH 09/05/2023
Drawn By: DH 09/05/2023
Reviewed By: GL 09/05/2023

ASANTE PLANNING AREA 4
UNIT 3.6 STREETLIGHT PLANS
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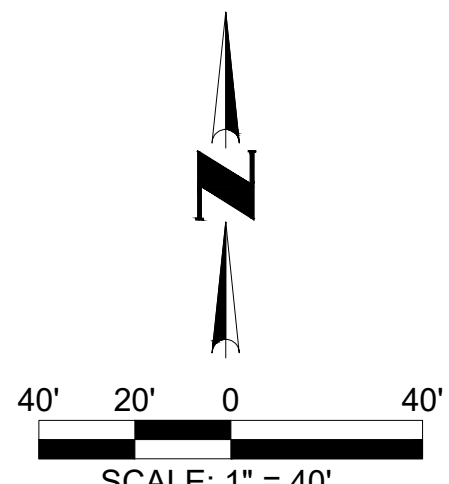
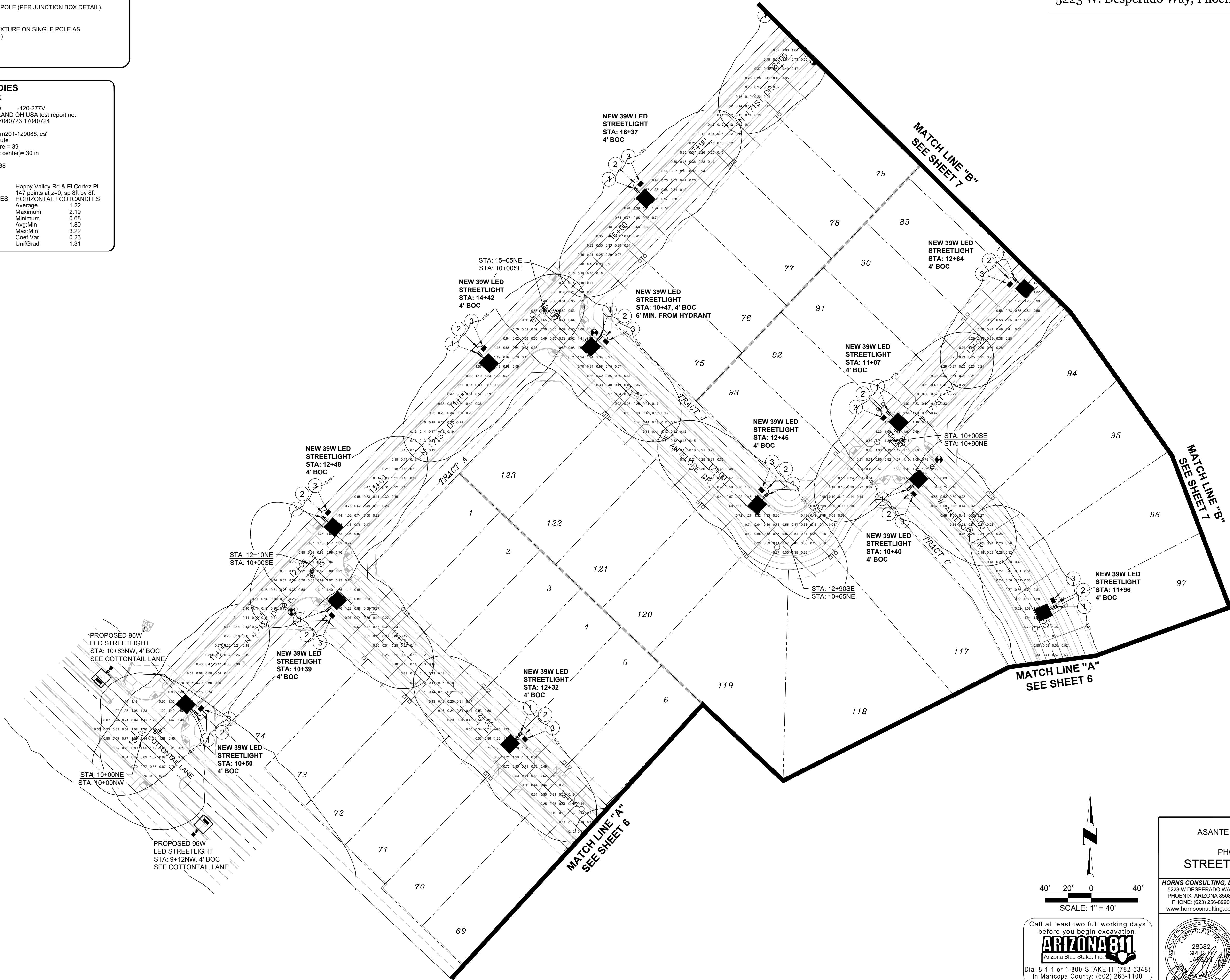
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- FIRE HYDRANT LOCATION PER CIVIL PLANS

PHOTOMETRICS STUDIES

(Studies results is in illuminance)

GE LIGHTING SOLUTIONS ERL1_05B330_120-277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no.
17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
candela file: erl1_05b330_120-277v_tcm201-129086.ies
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
Outreach (from mounting axis to photometric center) = 30 in
mounting height = 25 ft
number locations = 38, number luminaires = 38
kw all locations = 1.5

Asante Unit 3.6 Overall Local Streets	Cottontail Ln & 171st Dr	Happy Valley Rd & El Cortez Pl
2613 points at z=0, sp 8ft by 8ft	52 points at z=0, sp 8ft by 8ft	147 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 0.58	Average 0.89	Average 1.22
Maximum 2.45	Maximum 1.26	Maximum 2.19
Minimum 0.08	Minimum 0.50	Minimum 0.68
Avg.Min 7.22	Avg.Min 1.78	Avg.Min 1.80
Max.Min 30.63	Max.Min 2.52	Max.Min 3.22
Coef Var 0.78	Coef Var 0.23	Coef Var 0.23
UnifGrad 2.33	UnifGrad 1.41	UnifGrad 1.31



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

ARIZONA 811
Arizona Blue Stake, Inc.

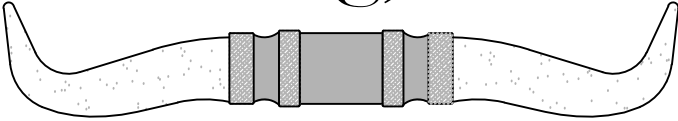
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4 UNIT 3.6 PHOTOMETRICS STREET LIGHT PLANS			
HORNS CONSULTING, LLC 5223 W DESPERADO WAY PHOENIX, ARIZONA 85083 PHONE: (623) 256-8990 www.hornsconsulting.com			
NO.	REVISIONS	BY	DATE
SHEET 5 OF 7			
Contact: Doug Horning/Greg Larson, P.E.			
Horns Consulting Project #: 23SL345			
Designed By:	DH	09/05/2023	
Drawn By:	DH	09/05/2023	
Reviewed By:	GL	09/05/2023	

ASANTE PLANNING AREA 4
UNIT 3.6 STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com



5223 W. Desperado Way, Phoenix, Arizona 85083

DETAILS AND LEGEND FOR STREETLIGHTS:

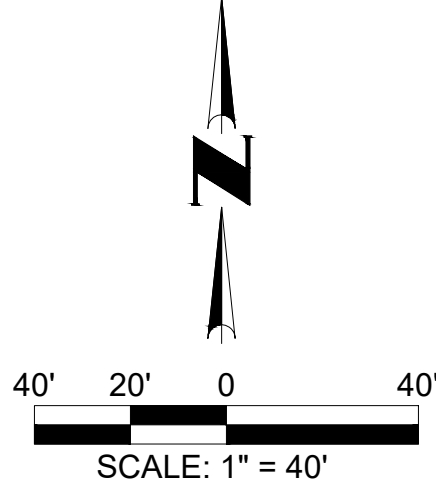
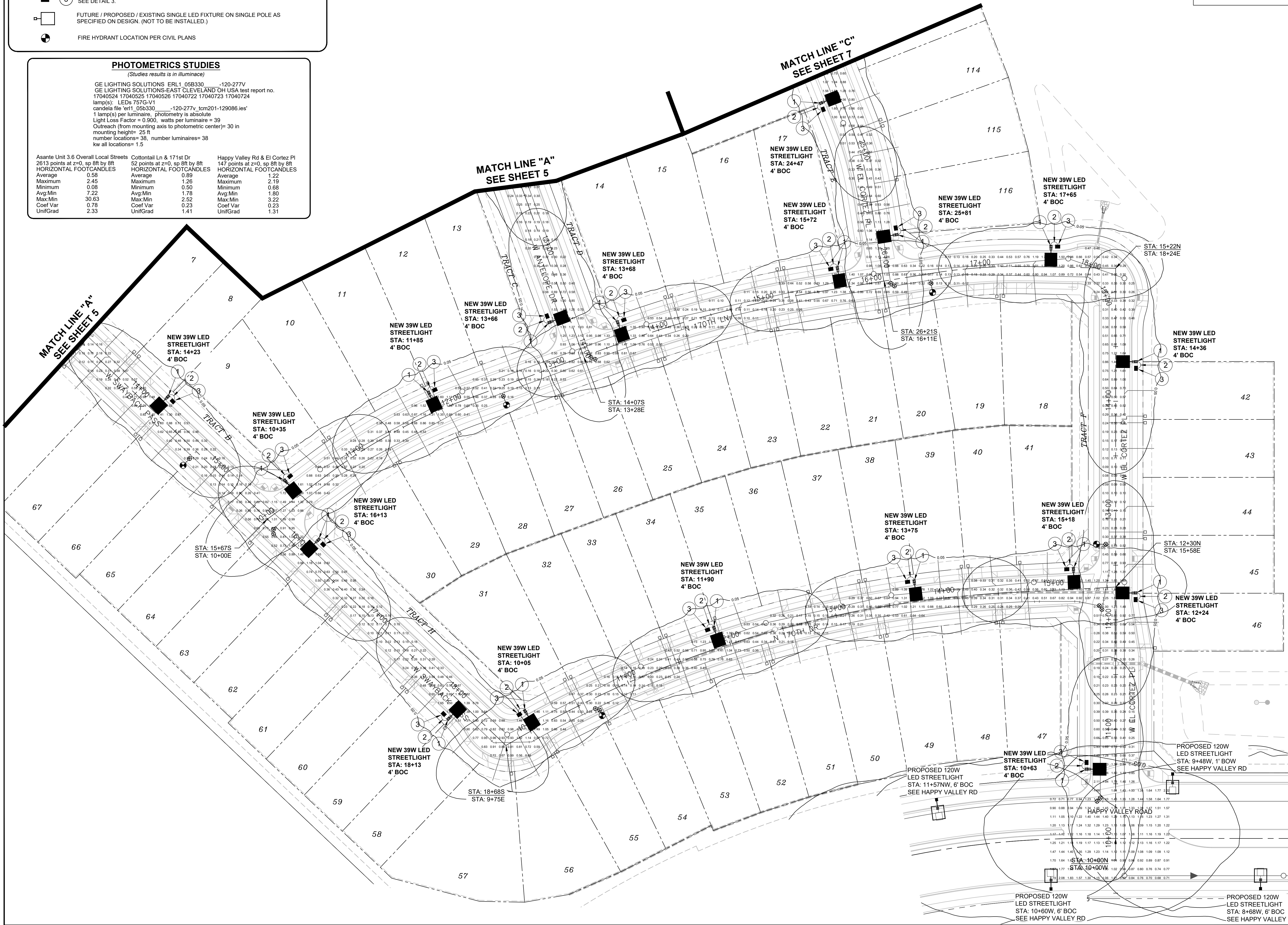
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candela file 'erl1_05B330 -120-277V_tcm201-129086.ies'
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before you begin excavation.

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Arizona Blue Stake, Inc.

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In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4
UNIT 3.6
PHOTOMETRICS
STREET LIGHT PLANS

HORN CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com



NO	REVISIONS	BY	DATE
1	DESIGNED	DH	09/05/2023
2	DRAWN	DH	09/05/2023
3	CHECKED	GL	09/05/2023

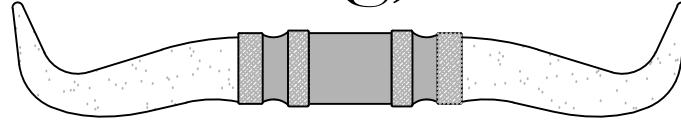
SHEET
6 OF 7

Designed By: DH 09/05/2023
Drawn By: DH 09/05/2023
Reviewed By: GL 09/05/2023

ASANTE PLANNING AREA 4
UNIT 3.6 STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com



5223 W. Desperado Way, Phoenix, Arizona 85083

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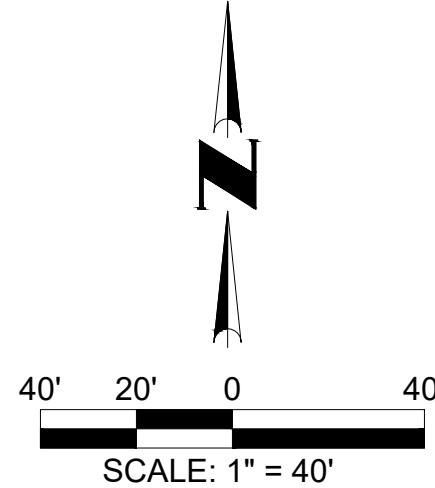
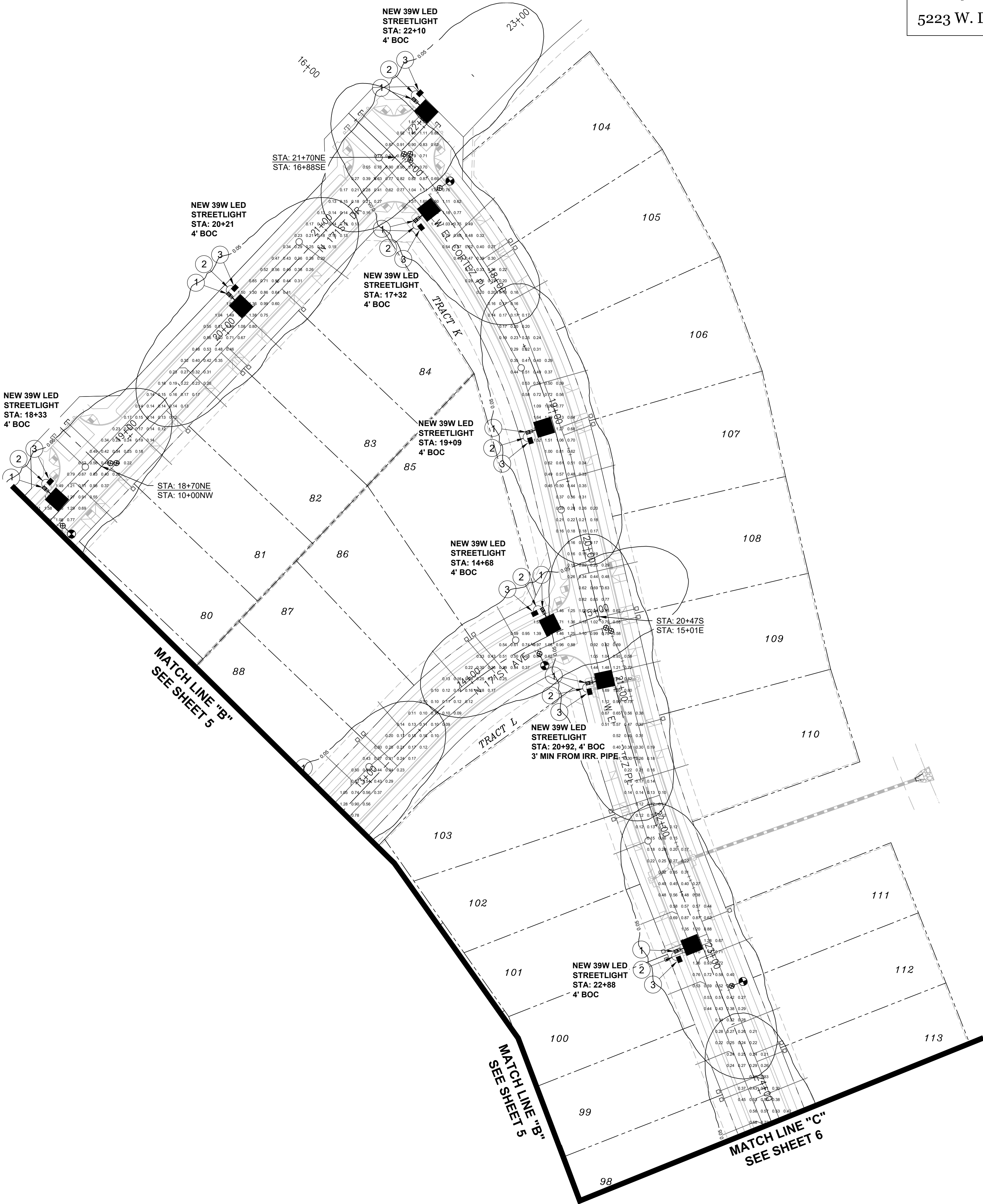
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NO	REVISIONS	BY	DATE
7	OF	7	
1	DESIGNED BY	DH	09/05/2023
2	DRAWN BY	DH	09/05/2023
3	REVIEWED BY	GL	09/05/2023

23SL345

Designed By: DH 09/05/2023

Drawn By: DH 09/05/2023

Reviewed By: GL 09/05/2023

ENGINEERS NOTES

- A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
- PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
- THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS OR FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
- AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
- HORNS CONSULTING LLC, ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
- SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

CITY OF SURPRISE NOTES

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (623) 222-6150.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (623) 222-7000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACTS ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

CITY ADDITIONAL NOTES

- THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
- CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT TIME OF BIDDING AND CONSTRUCTION.

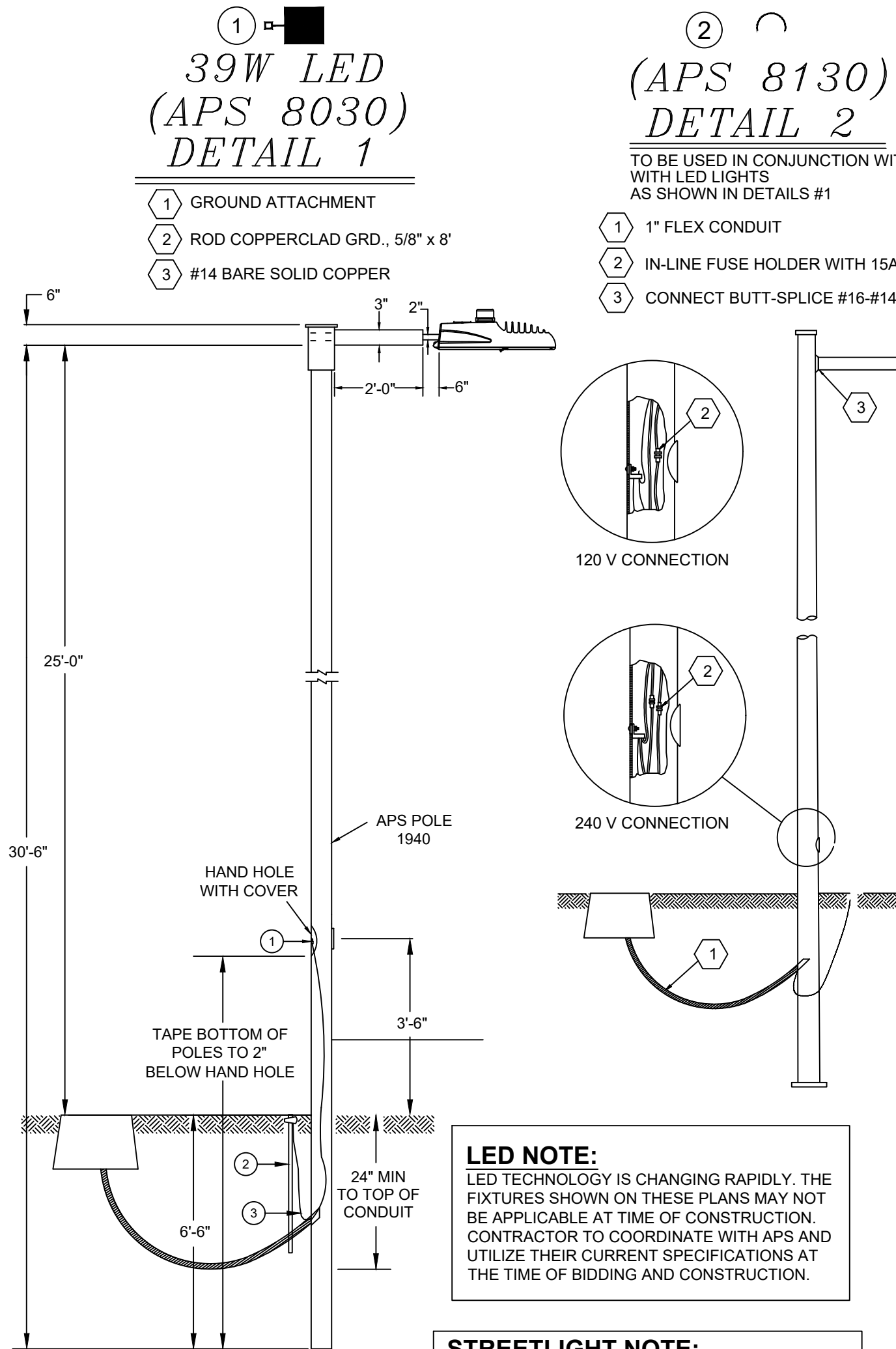
Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623) 256-8690
E-mail: doug@hornsconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A STREETLIGHT PLANS
SURPRISE, ARIZONA

A PORTION OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



LED NOTE:
LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

STREETLIGHT NOTE:
ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDE WALK TO THE FACE OF THE POLE.

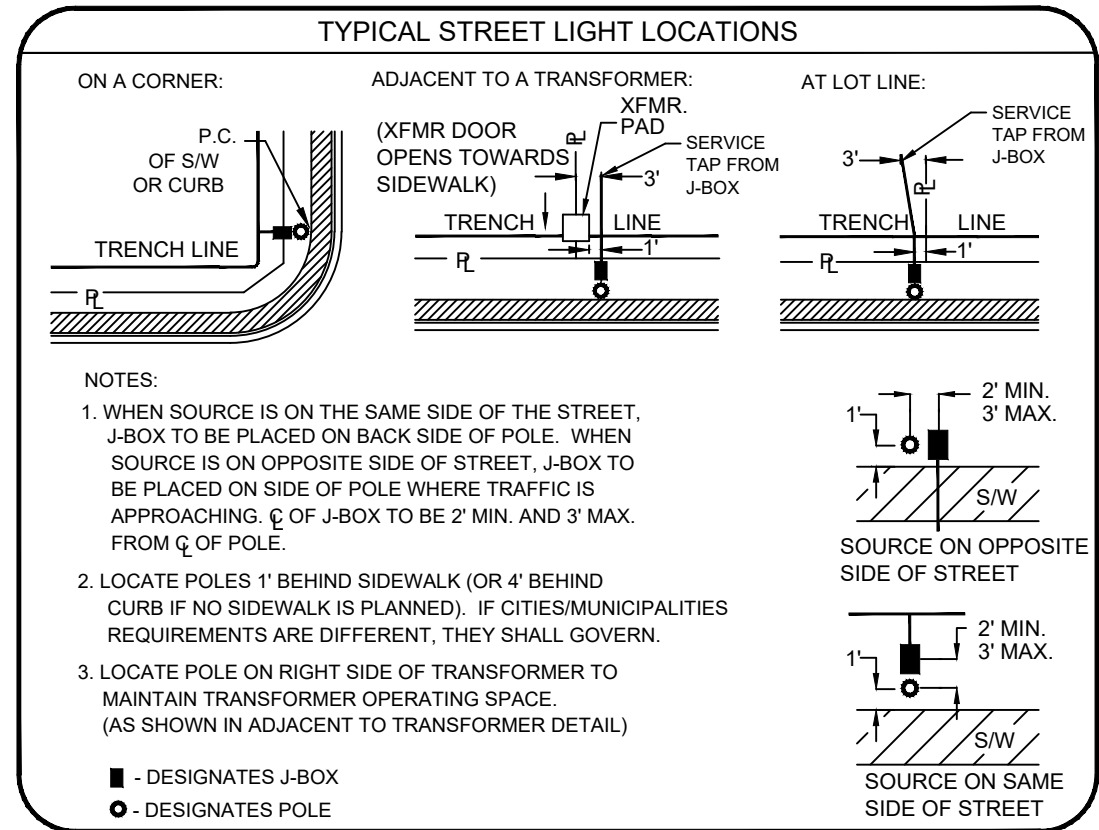
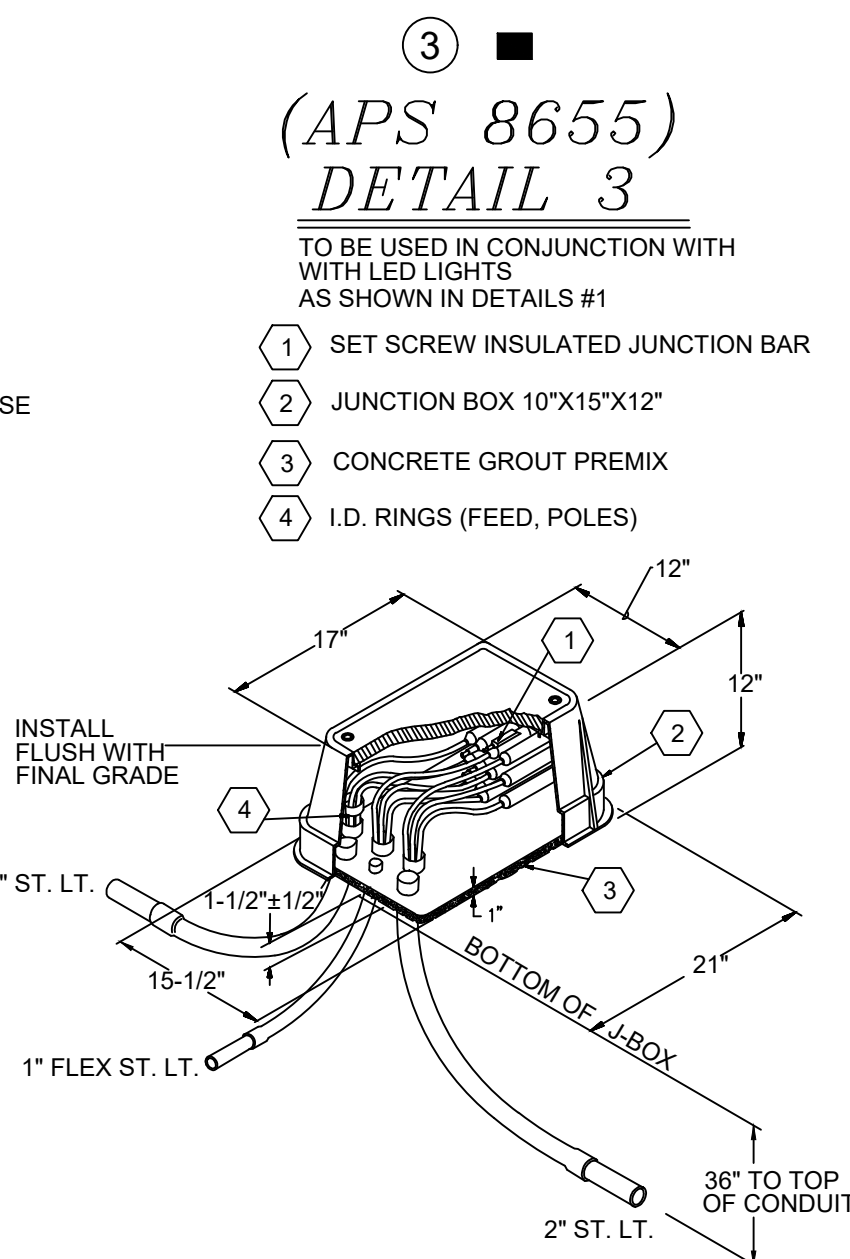
UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	11-28-2023
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	11-28-2023
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	11-28-2023
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	11-28-2023

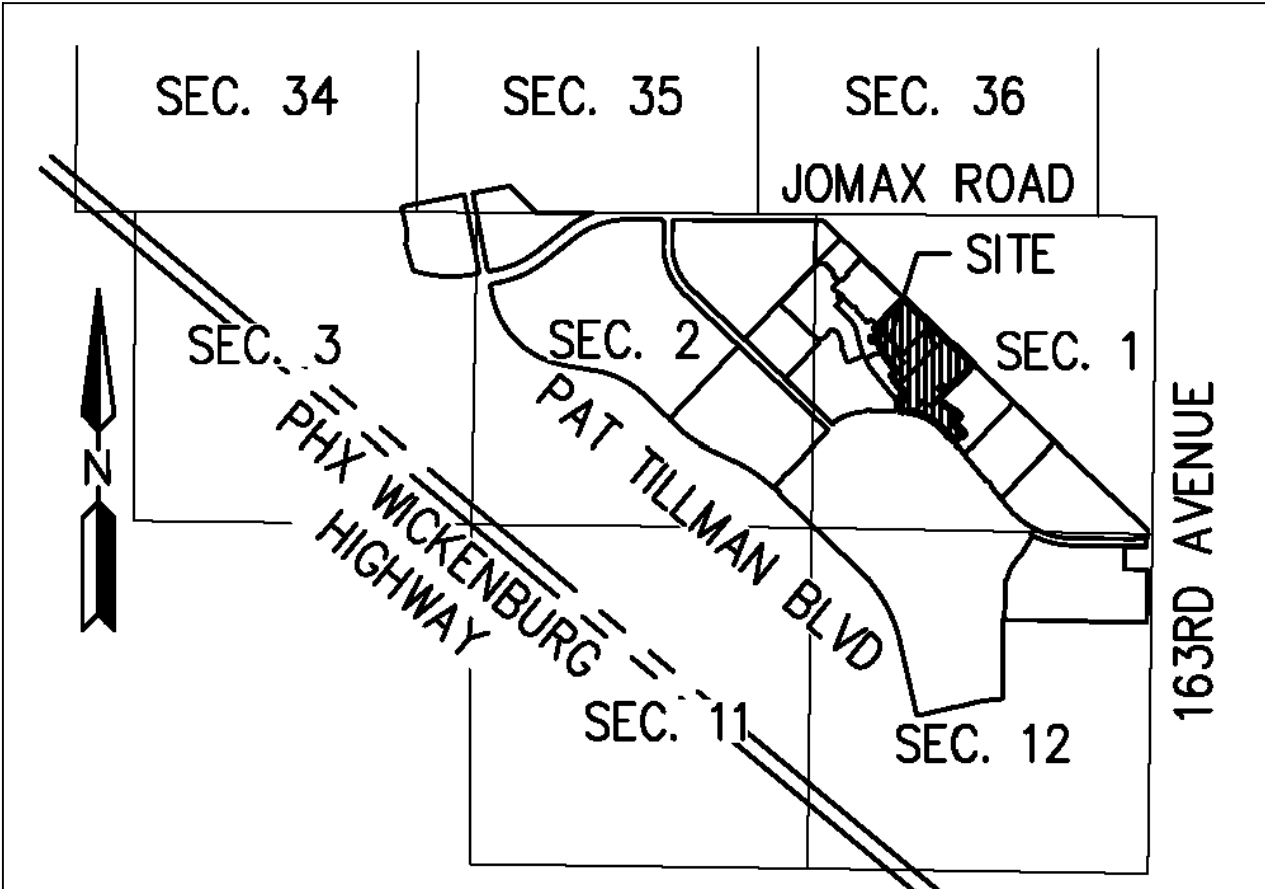
* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

EQUIPMENT LIST

ITEM #	SYMBOL	TYPE STREET:	QUANTITY	MOUNTING HEIGHT	POLE HEIGHT:	MAST ARM	LUMENS	TYPE	WATTAGE	VOLTAGE	C.C.T.	PHOTOMETRIC	LUMINAIRE
①	■	LOCAL	27	25'-0"	30'-6"	2'-0"	4,900	LED	39W	120V	3000K	TYPE II WIDE	ERL1-0-05-B3-30-A-DKBZ
ITEM DESCRIPTION													
②	○												1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT.
③	■												INSTALL AN APS JUNCTION BOX NEXT TO THE POLE PER JUNCTION BOX DETAIL.



VICINITY MAP
N.T.S.



DETAILS AND LEGEND FOR STREETLIGHTS:

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ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

OWNER

ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°44'56" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB RETURN ON PAT TILLMAN BOULEVARD, 500± WEST OF 163RD AVENUE STAMPED "CITY OF SURPRISE PT40 9-11 BENCHMARK" DATUM: NAVD83 ELEVATION: 1361.76

MANAGER

LENNAR COMMUNITIES DEVELOPMENT, LLC
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON
CONTACT: JOAN SCARBROUGH

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER DATE

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ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A
COVER SHEET
STREET LIGHT PLANS

HORNS CONSULTING, LLC
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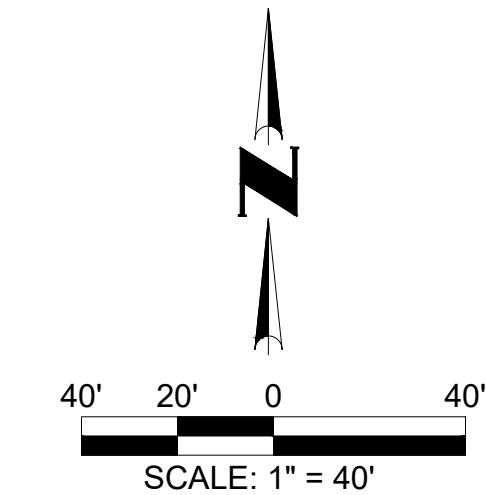
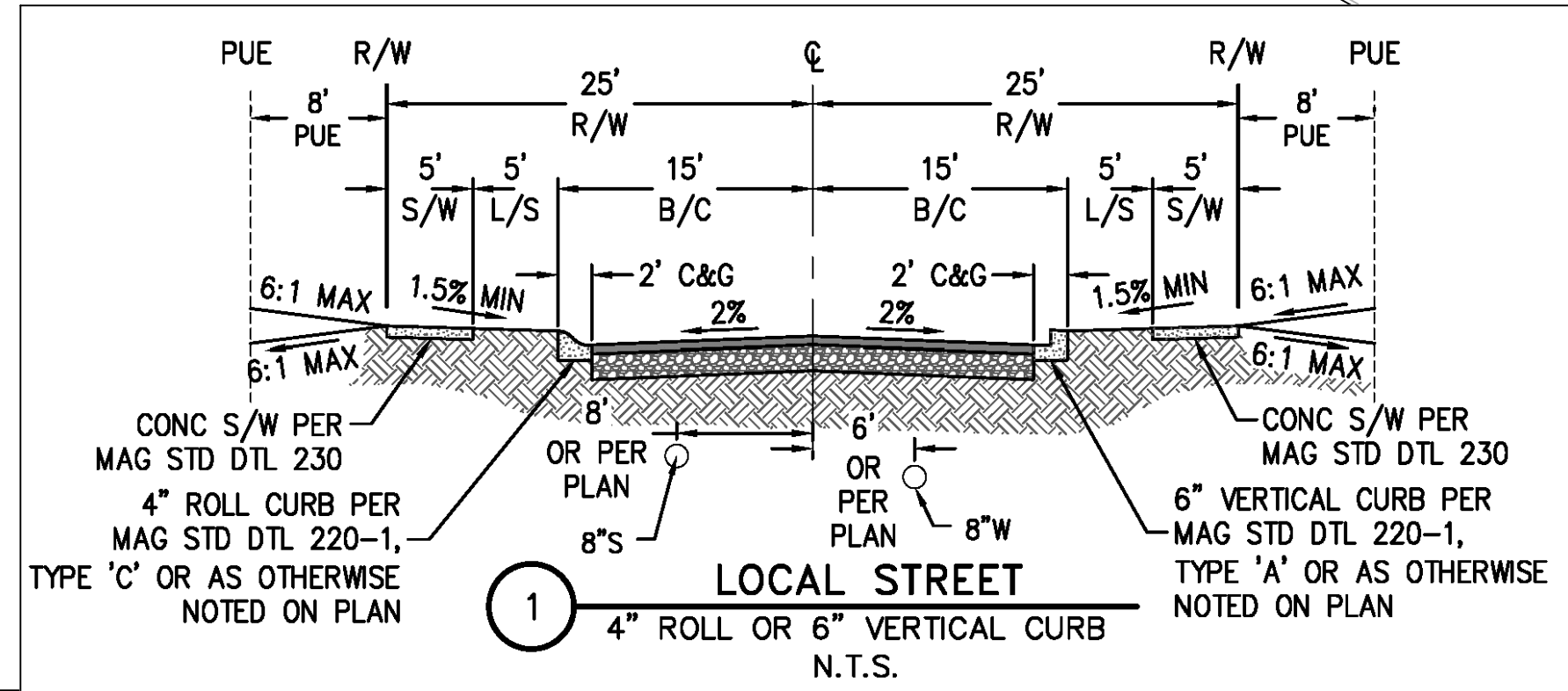
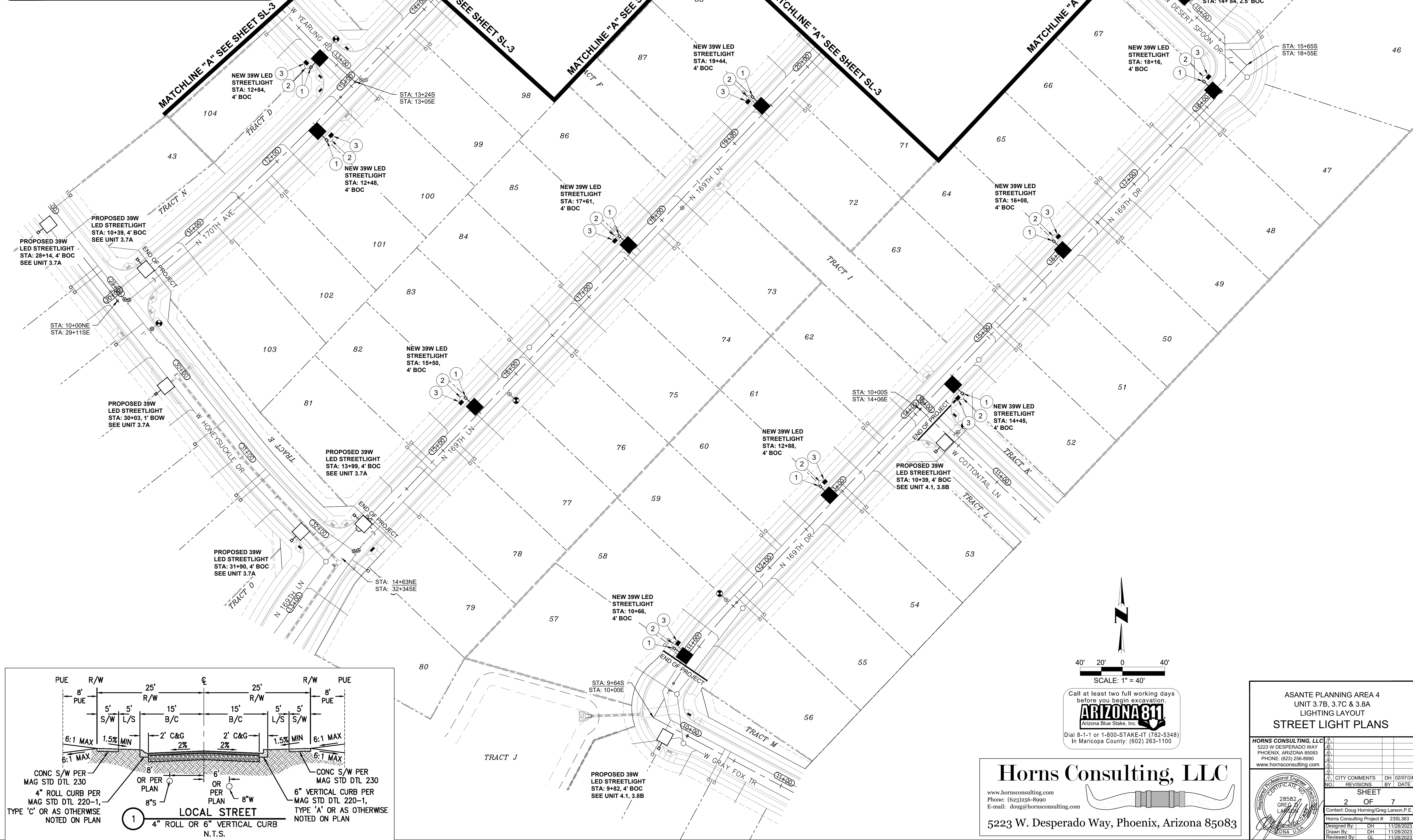
DESIGNED BY: DH 11/28/2023
DRAWN BY: DH 11/28/2023
REVIEWED BY: GL 11/28/2023

CITY COMMENTS
NO
REVISIONS
BY DATE
SHEET
1 OF 7
Horns Consulting Project #: 23SL363
Contact: Doug Horning/Greg Larson, P.E.
Designed By: DH 11/28/2023
Drawn By: DH 11/28/2023
Reviewed By: GL 11/28/2023

ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A STREETLIGHT PLANS
SURPRISE, ARIZONA

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- 4. FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- 5. FIRE HYDRANT LOCATION PER CIVIL PLANS



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

ARIZONA 811

Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-11 (782-5348) In Maricopa County: (602) 263-1100

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com

5223 W. Desperado Way, Phoenix, Arizona 85083

ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A
LIGHTING LAYOUT
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

25582
GREG J. LARSON
Professional Engineer
ARIZONA U.S.A.

NO.	CITY COMMENTS	REVISIONS	BY	DATE
1			DH	02/07/24

SHEET 2 OF 7

Project: 23SL363
Horns Consulting Project #:
Designed By: DH 11/28/2023
Drawn By: DH 11/28/2023
Reviewed By: GL 11/28/2023

ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A STREETLIGHT PLANS
SURPRISE, ARIZONA

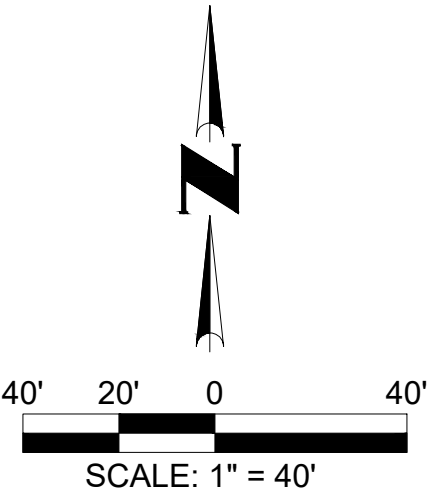
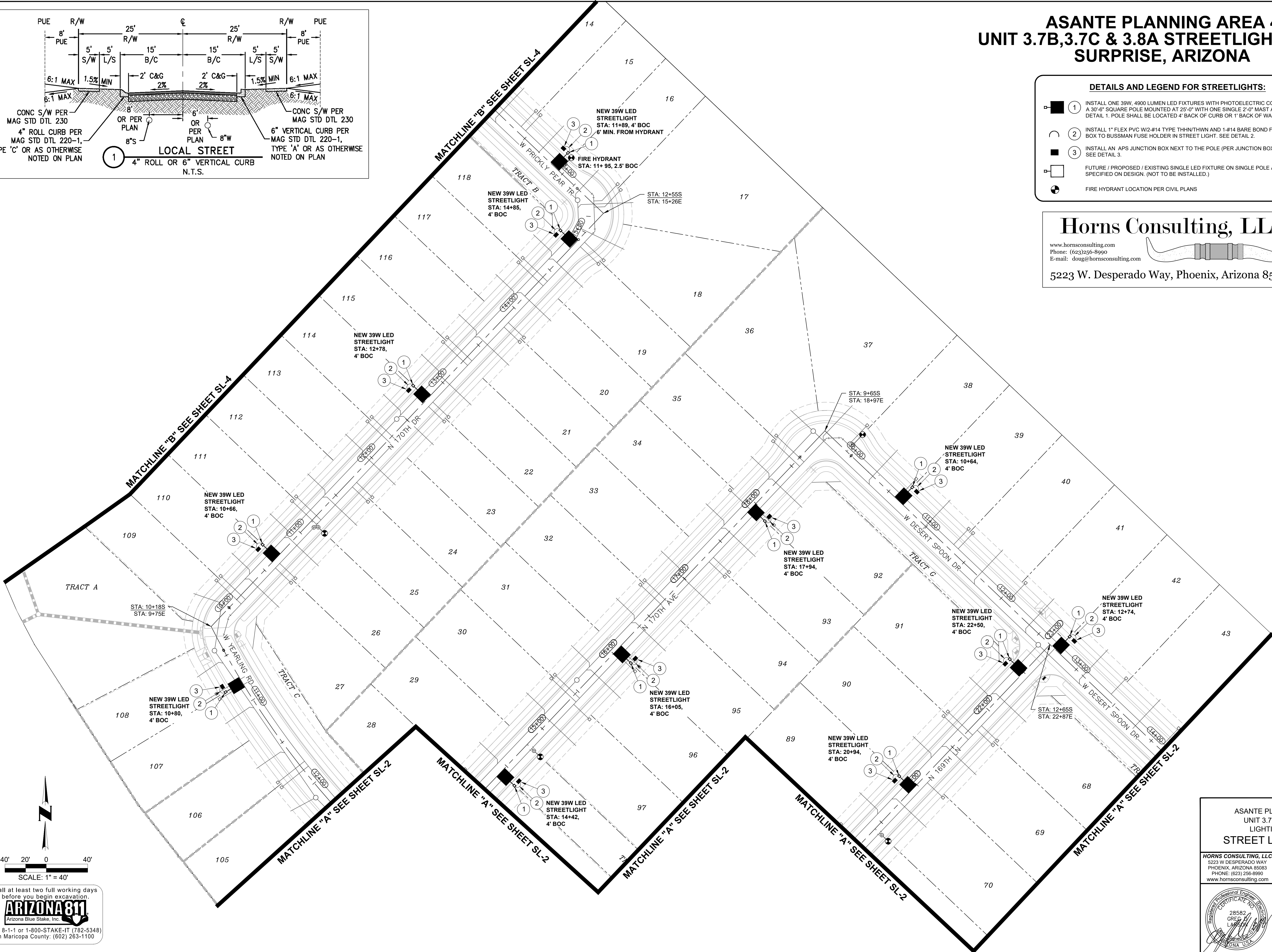
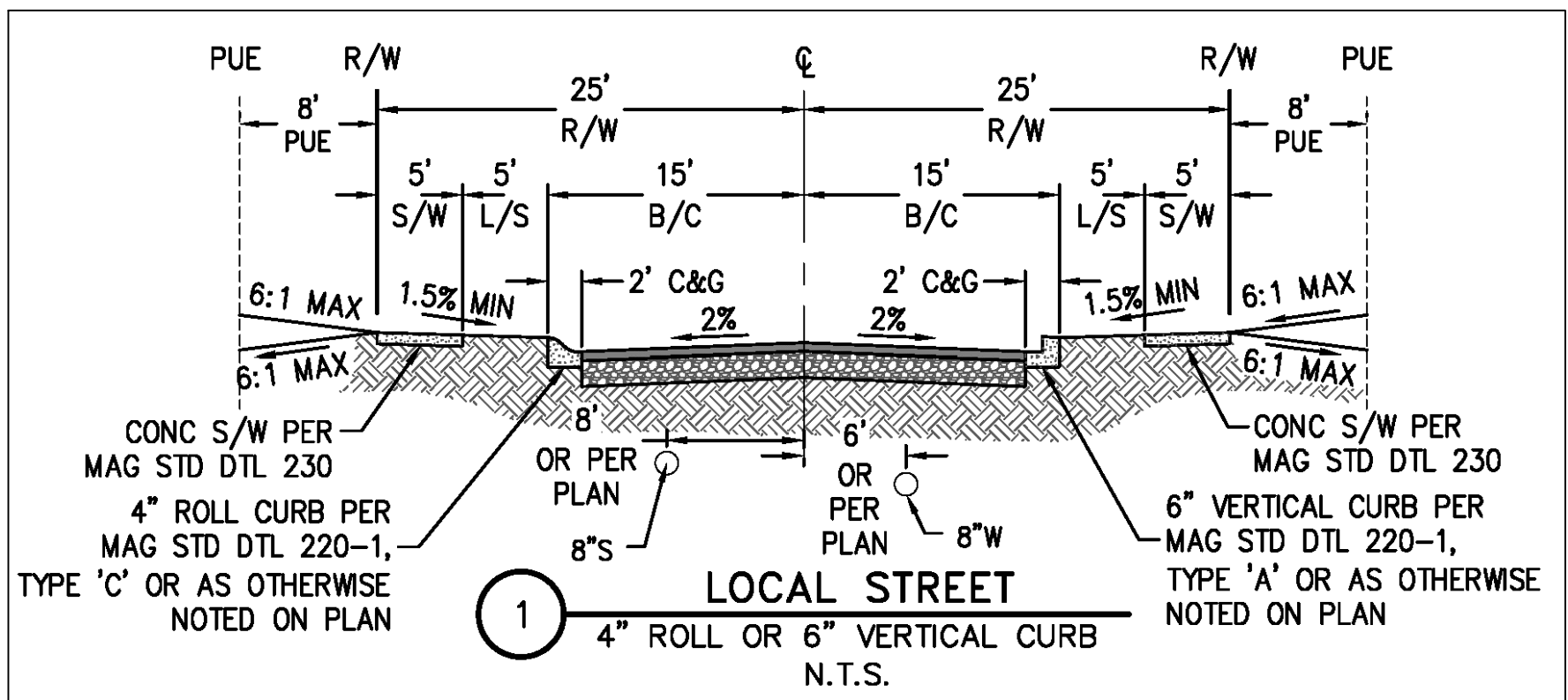
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before you begin excavation.

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Arizona Blue Stake, Inc.

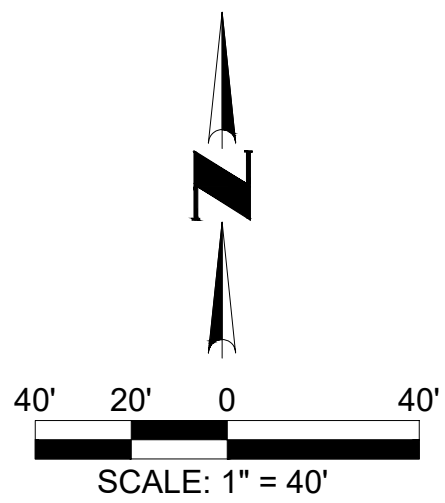
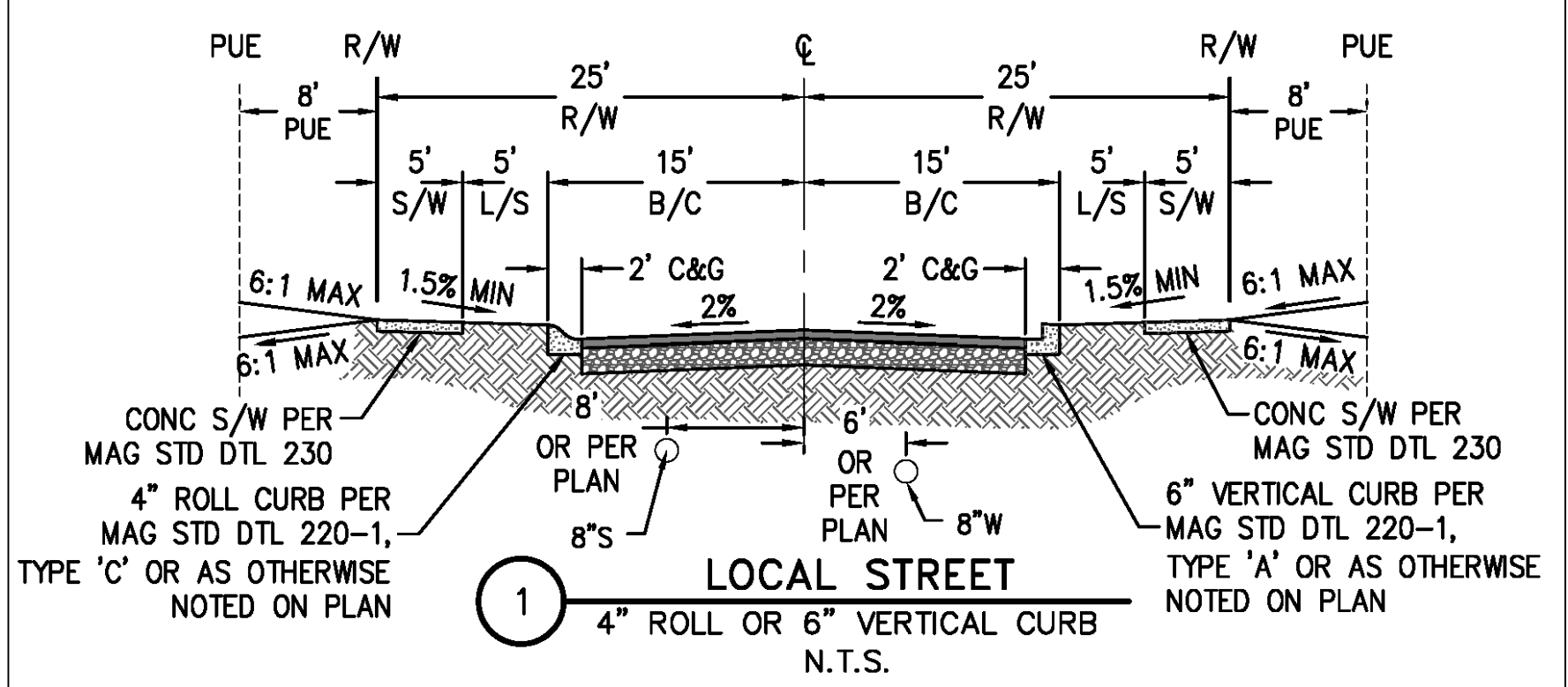
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4 UNIT 3.7B, 3.7C & 3.8A LIGHTING LAYOUT STREET LIGHT PLANS			
HORNS CONSULTING, LLC 5223 W DESPERADO WAY PHOENIX, ARIZONA 85083 PHONE: (623) 256-8990 www.hornsconsulting.com			
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	1	CITY COMMENTS	DH 02/07/24
	NO	REVISIONS	BY DATE
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	3 OF 7		
	Contact: Doug Horning/Greg Larson, P.E.		
	Horns Consulting Project #: 23SL363		
	Designed By:	DH	11/28/2023
	Drawn By:	DH	11/28/2023
	Reviewed By:	GL	11/28/2023

ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A STREETLIGHT PLANS
SURPRISE, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

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ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A
LIGHTING LAYOUT
STREET LIGHT PLANS

HORNS CONSULTING, LLC
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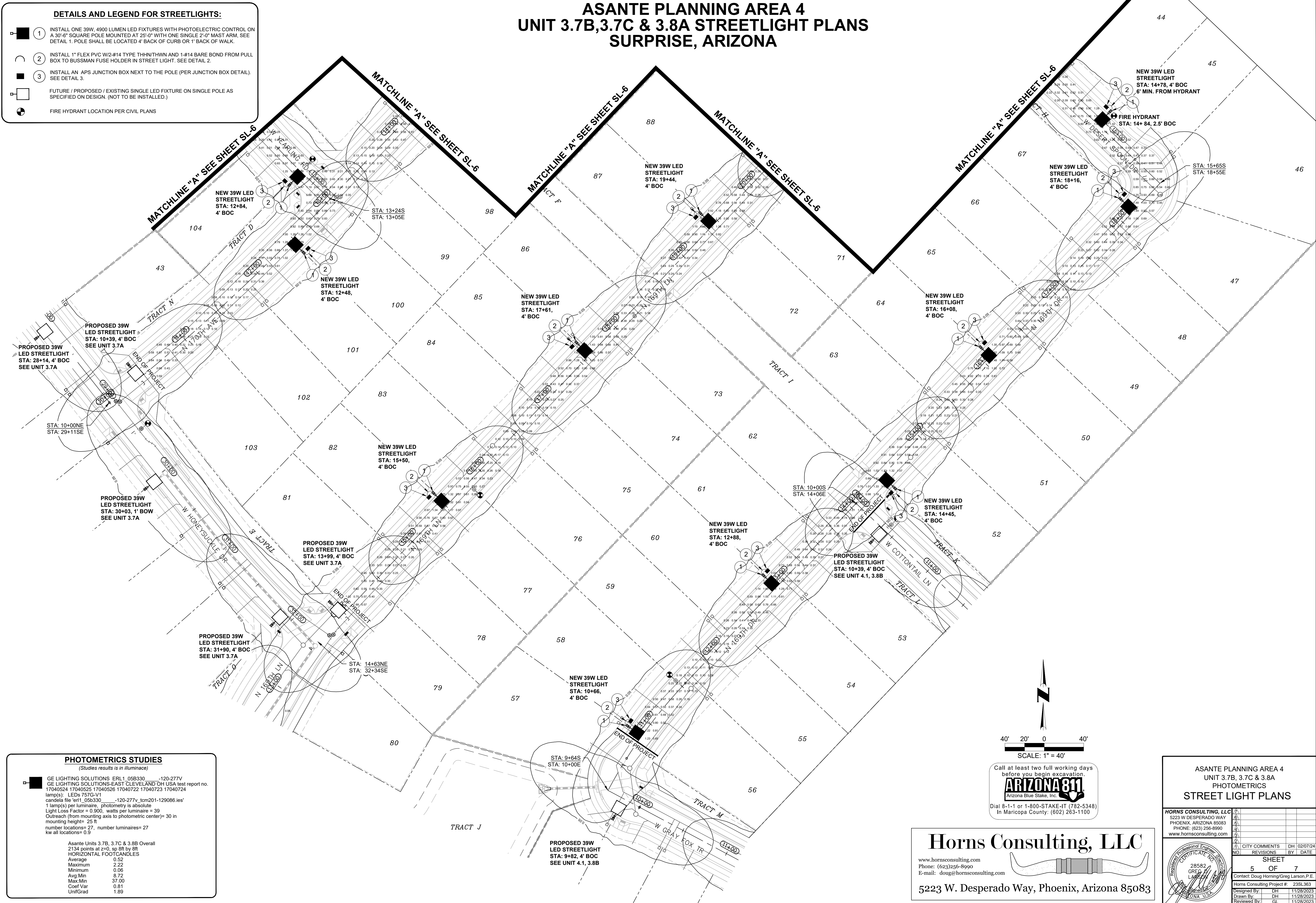
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SHEET
4 OF 7

Designed By: DH 11/28/2023
Drawn By: DH 11/28/2023
Reviewed By: GL 11/28/2023

CS23-1073

ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A STREETLIGHT PLANS
SURPRISE, ARIZONA



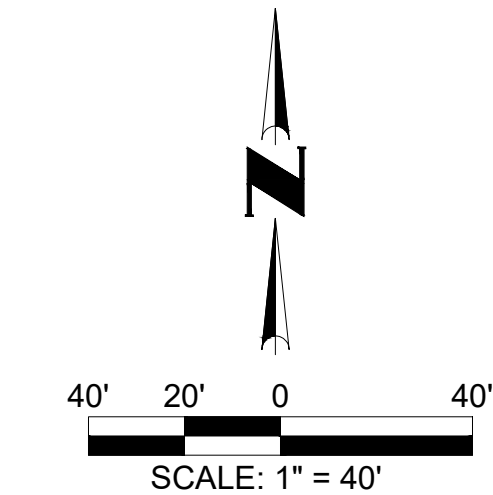
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PHOTOMETRICS STUDIES
(Studies results is in illuminance)

GE LIGHTING SOLUTIONS ERL1_05B330 -120-277V
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757G-V1
candela file 'erl1_05b330 -120-277v_tcm201-129086.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
Outreach (from mounting axis to photometric center) = 30 in
mounting height = 25 ft
number locations = 27, number luminaires = 27
kw all locations = 0.9

Asante Units 3.7B, 3.7C & 3.8B Overall
2134 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average 0.52
Maximum 2.22
Minimum 0.06
Avg/Min 8.72
Max/Min 37.00
Coef Var 0.81
UniGrad 1.89



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

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ASANTE PLANNING AREA 4
UNIT 3.7B, 3.7C & 3.8A
PHOTOMETRICS
STREET LIGHT PLANS

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5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

CITY COMMENTS
NO. REVISIONS BY DATE

SHEET
5 OF 7

Designed By: DH 11/28/2023
Drawn By: DH 11/28/2023
Reviewed By: GL 11/28/2023

Contact: Doug Horning/Greg Larson, P.E.
Horns Consulting Project #: 23SL363

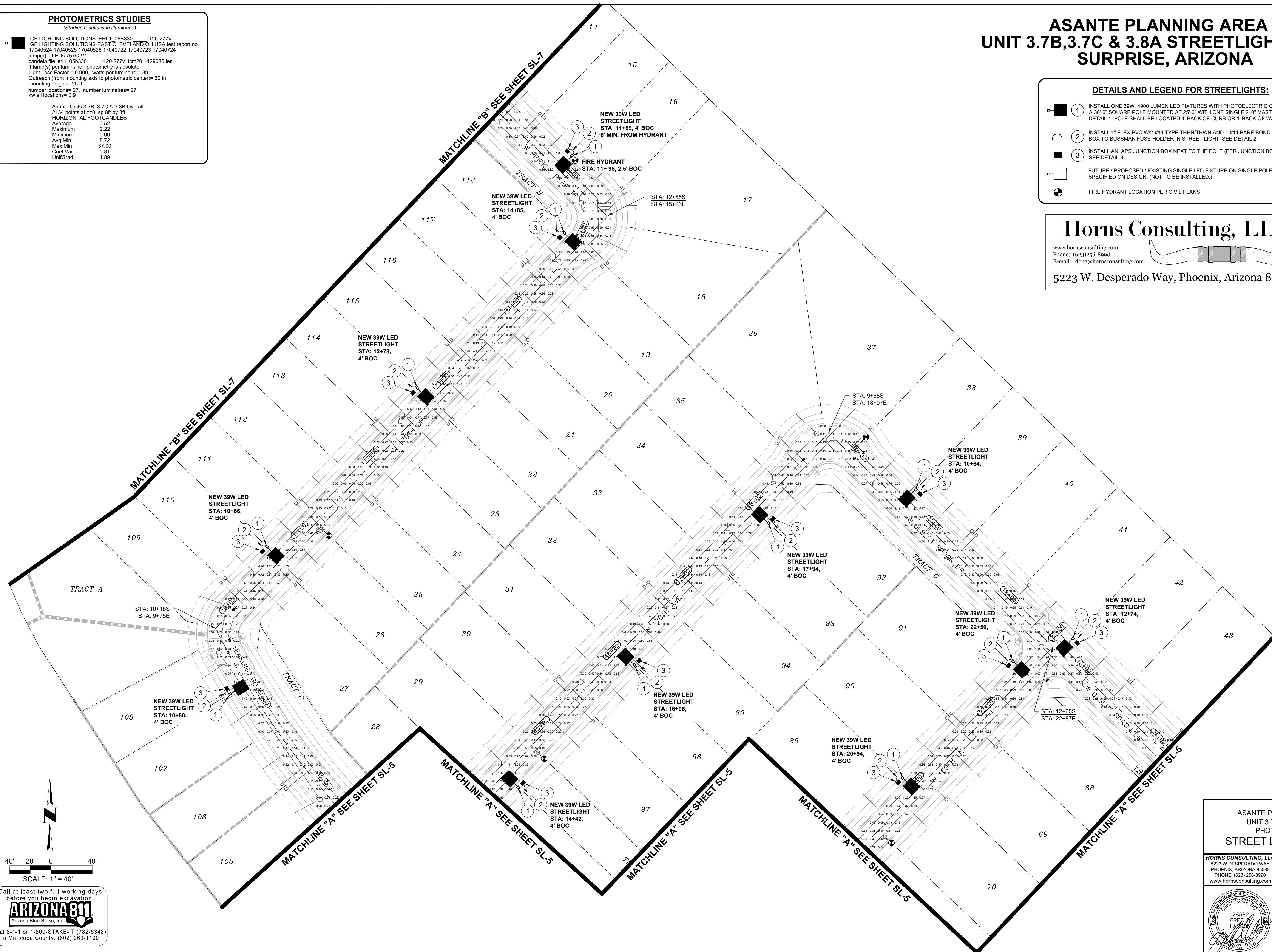
GE LIGHTING SOLUTIONS ERL1_058330-120-277V
 GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no
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 1 lamp(s) per luminaire = 0.900, watts per luminaire = 39
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 mounting height= 25 ft
 number locations= 27, number luminaires= 27
 kw all locations= 0.9

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Maximum	2.22
Minimum	0.06
Avg:Min	8.72
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HORNS CONSULTING, LLC	7		
5223 W DESPERADO WAY	6		
PHOENIX, ARIZONA 85083	5		
PHONE: (623) 256-8990	4		
www.hornsconsulting.com	3		

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	1	CITY COMMENTS	DH	02/07/24
	NO.	REVISIONS	BY	DATE

NO.	REVISIONS	BY	DATE
SHEET			
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Contact: Doug Horning/Greg Larson, P.E.
Horns Consulting Project #: 23SL363

Designed By:	DH	11/28/2023
Drawn By:	DH	11/28/2023
Reviewed By:	GL	11/28/2023

FS23-1073

PHOTOMETRICS STUDIES

(Studies results is in illuminance)

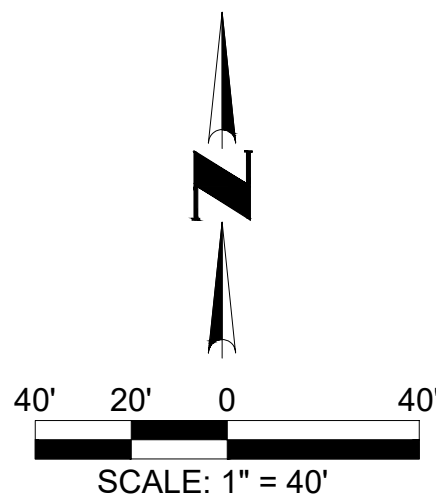
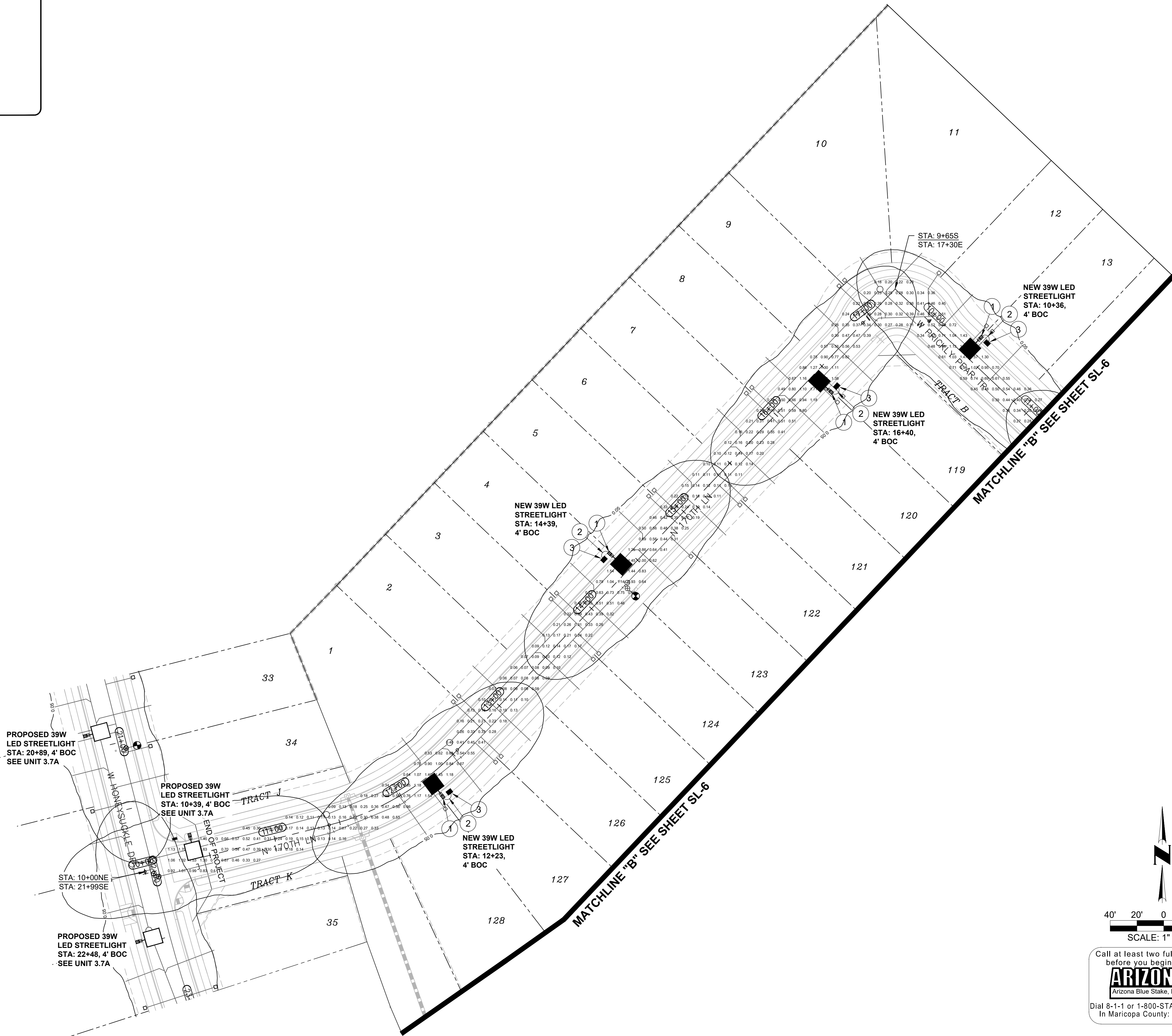
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ASANTE PLANNING AREA 4
UNIT 3.7B,3.7C & 3.8A STREETLIGHT PLANS
SURPRISE, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

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NO.	CITY COMMENTS	REVISIONS	BY	DATE
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SHEET 7 OF 7

Designed By: DH 11/28/2023
Drawn By: DH 11/28/2023
Reviewed By: GL 11/28/2023

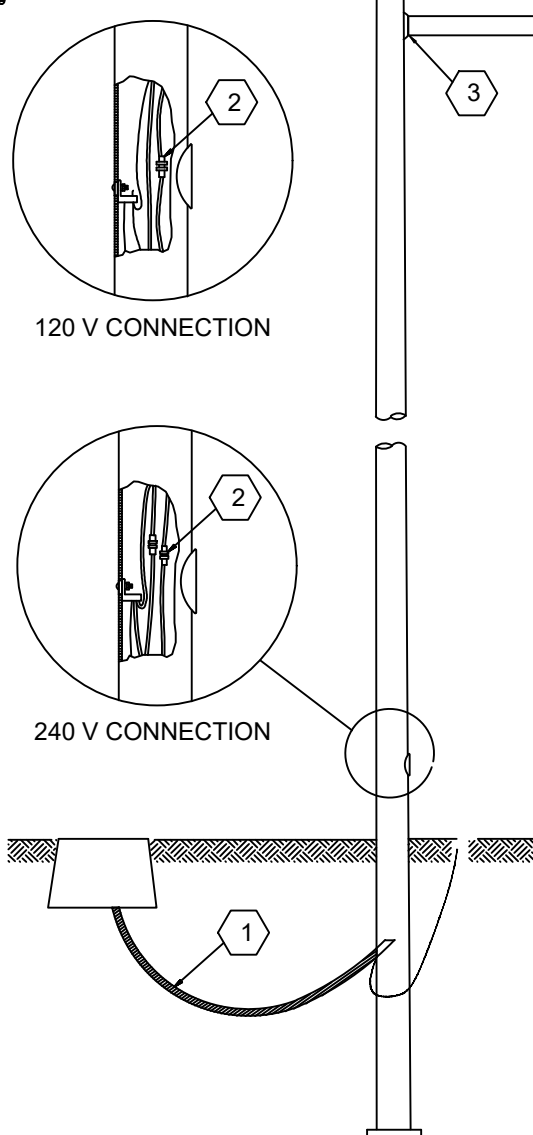
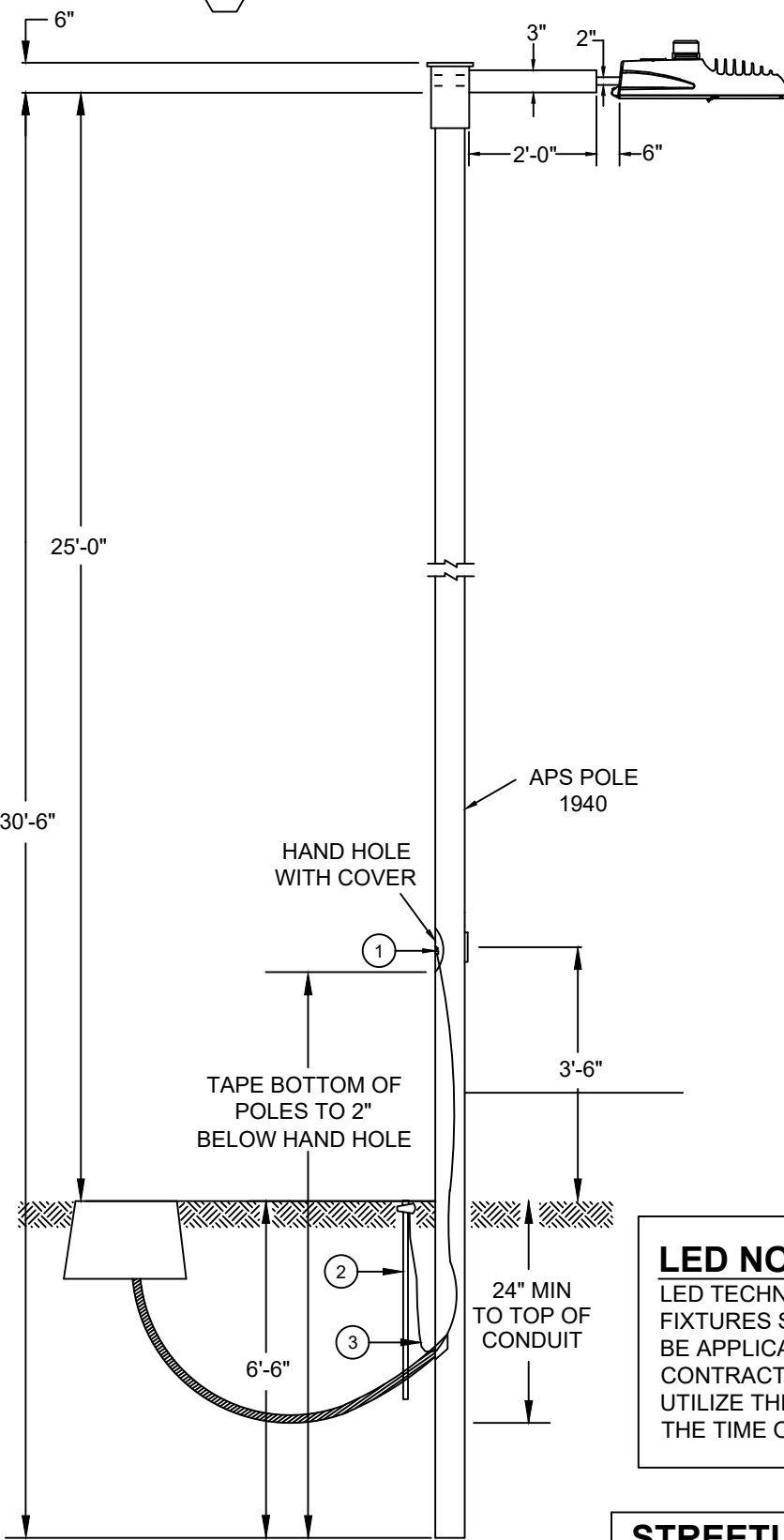
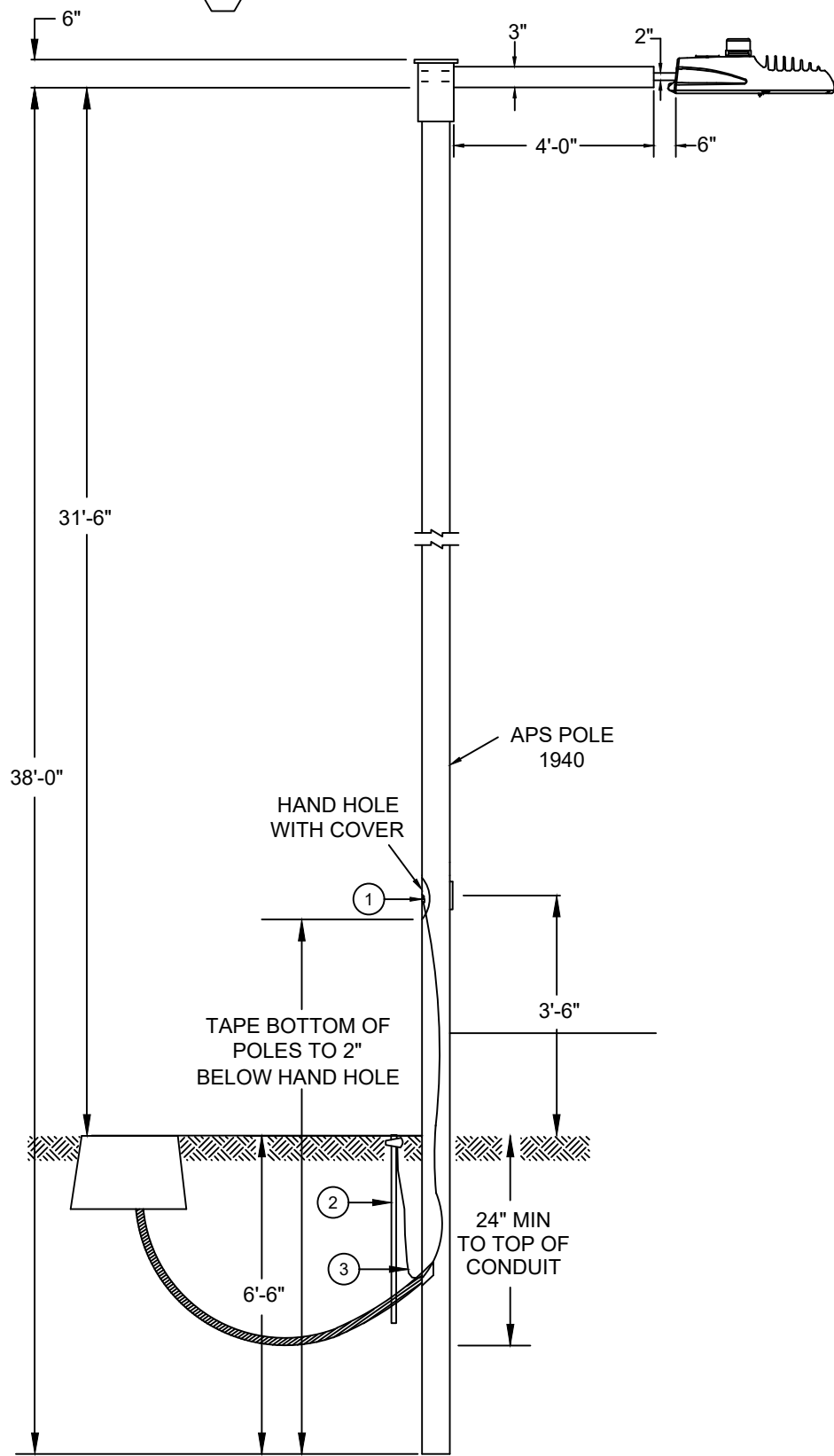
1. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
2. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OF DEFICIENCY IN QUANTITIES, IF ANY. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OF RELATIVE.
3. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS TO BE USED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
4. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE ENGINEER. THE SUBCONTRACTOR SHALL MAKE HIS OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE HIS BID THEREON.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
6. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
7. THE CONTRACTOR WILL MAKE FIELD AS-BUILT MEASUREMENTS OF THE WORK. THESE MEASUREMENTS WILL BE GIVEN TO THE ENGINEER IN WRITING SO THAT AS-BUILT PLANS CAN BE CREATED. IF THE CONTRACTOR DOES NOT TAKE AS-BUILT MEASUREMENTS FORWARD THESE MEASUREMENTS TO THE ENGINEER, THE ENGINEER WILL NOT BE RESPONSIBLE FOR PROVIDING ACCURATE AS-BUILT OF THE POLES, ETC.
8. AS-BUILT SUBMITTALS WILL NOT BE PERFORMED UNTIL ORDERED BY THE CLIENT OR HIS MEASUREMENTS.
9. HORNS CONSULTING LLC., ITS OWNERS, OR EMPLOYEES WILL NOT BE HELD RESPONSIBLE FOR ANY DESTRUCTION OF PROPERTY CAUSED BY OTHERS. IDENTIFY ALL OTHER UTILITIES & CALL BLUE STAKE PRIOR TO DIGGING.
10. SIDEWALK TO MEANDER AROUND ALL STREET LIGHTS AND APS EQUIPMENT.

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL BLUE STAKE FOR FIELD LOCATION AT (602) 263-1100.
4. THE CITY OF SURPRISE EMERGENCY SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT (623) 222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE PRIOR TO CONSTRUCTION. ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT SHOWN ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT (623) 222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES. AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

- 1 THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COST OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.
- 2 CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT TIME OF BIDDING AND CONSTRUCTION.

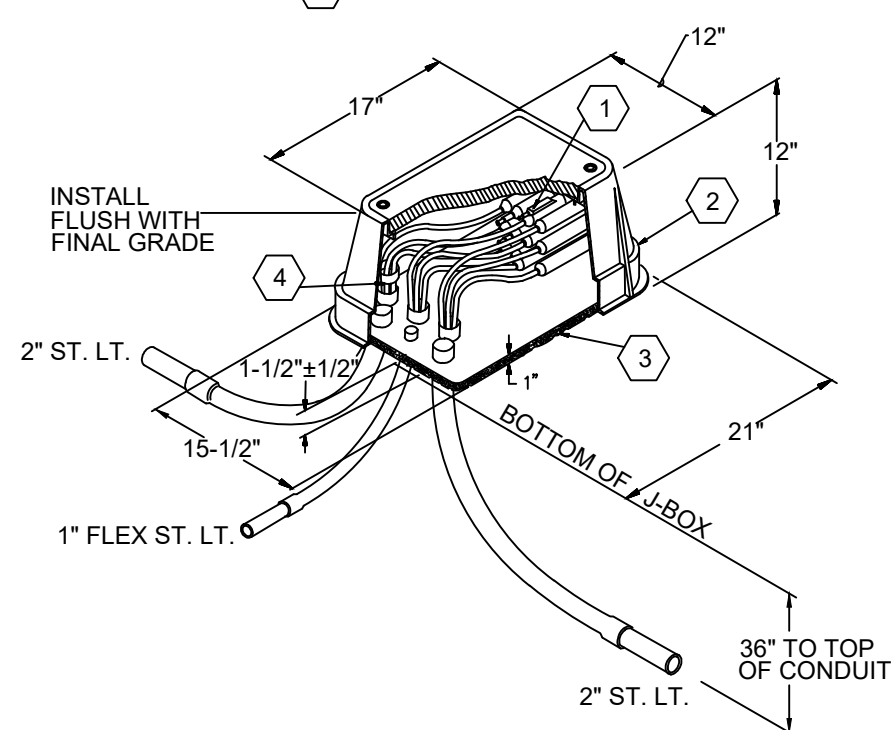
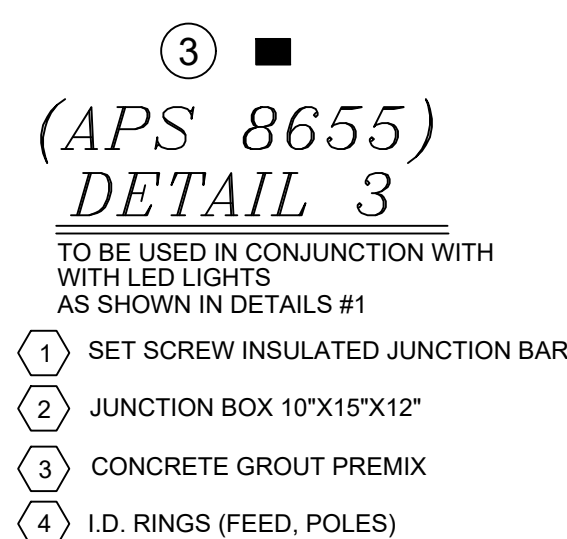
5223 W. Desperado Way, Phoenix, Arizona 85083

**A PORTION OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA**



LED NOTE:
LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATIONS AT THE TIME OF BIDDING AND CONSTRUCTION.

STREETLIGHT NOTE:
ENSURE THERE IS A 1' CLEARANCE FROM THE EDGE OF THE SIDE WALK TO THE FACE OF THE POLE.



ON A CORNER:

ADJACENT TO A TRANSFORMER:

AT LOT LINE:

NOTES:

1. WHEN SOURCE IS ON THE SAME SIDE OF THE STREET, J-BOX TO BE PLACED ON BACK SIDE OF POLE. WHEN SOURCE IS ON OPPOSITE SIDE OF STREET, J-BOX TO BE PLACED ON SIDE OF POLE WHERE TRAFFIC IS APPROACHING. $\frac{L}{2}$ OF J-BOX TO BE 2' MIN. AND 3' MAX. FROM $\frac{L}{2}$ OF POLE.
2. LOCATE POLES 1' BEHIND SIDEWALK OR 4' BEHIND CURB IF NO SIDEWALK IS PLANNED). IF CITIES/MUNICIPALITIES REQUIREMENTS ARE DIFFERENT, THEY SHALL GOVERN.
3. LOCATE POLE ON RIGHT SIDE OF TRANSFORMER TO MAINTAIN TRANSFORMER OPERATIVE SPACE (AS SHOWN IN ADJACENT TO TRANSFORMER DETAIL).

■ - DESIGNATES J-BOX
● - DESIGNATES POLE

The map shows a grid of sections. Section 36 is at the top right, with JOMAX ROAD running horizontally above it. Section 35 is to the left of Section 36, and Section 34 is to the left of Section 35. Section 1 is to the right of Section 36, with 163RD AVENUE running vertically along its right side. Section 2 is below Section 35, and Section 3 is below Section 34. Section 11 is below Section 2, and Section 12 is below Section 1. PAT TILLMAN BLVD runs diagonally from the bottom left towards the top right, passing through Sections 3, 2, 11, and 12. PHX WICKENBURG HIGHWAY runs diagonally from the bottom left towards the top right, passing through Sections 3 and 11. A north arrow is located on the left side of the map, pointing upwards. A 'SITE' is marked in Section 1, near the intersection of PAT TILLMAN BLVD and 163RD AVENUE.

 1A INSTALL ONE 96W, 11500 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 38'-0" SQUARE POLE MOUNTED AT 31'-6" WITH ONE SINGLE 4'-0" MAST ARM, SEE DETAIL 1. POLE SHALE BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.

 1 INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-8" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM, SEE DETAIL 1. POLE SHALE BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.

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 3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.

 FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN, (NOT TO BE INSTALLED.)

FIRE HYDRANT LOCATION PER CIVIL PLANS

HILGARTWILSON
2141 E. HIGHLAND AVENUE, SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE
EMAIL: ZHILGART@HILGARTWILSON.COM

ASANTE DEVELOPMENT PARTNERS, LLC
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON

BASIS OF BEARING IS S00°43'44"W ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

FOUND 2" BRASS DISK IN THE NORTHEAST CURB
RETURN ON PAT TILLMAN BOULEVARD, 500± WEST
OF 163RD AVENUE STAMPED "CITY OF SURPRISE
PT40 9-11 BENCHMARK"
DATUM: NAVD88
ELEVATION: 1361.76

LENNAR COMMUNITIES DEVELOPMENT, LLC
1665 W. ALAMEDA DR, SUITE 130
TEMPE, AZ 85282-3000
CONTACT: JEFF GUNDERSON
JOAN SCARBROUGH

DESCRIPTION	REPRESENTATIVE	PHONE	DATE
APS	MONIQUE HOLLIDAY	(602) 250-1000	11-22-2023
CENTURY LINK	DEBBIE RAMSEY	(602) 630-0492	11-22-2023
SOUTHWEST GAS	ZACH STEVENSON	(602) 484-5270	11-22-2023
COX COMMUNICATIONS	TMC (TRAFFIC MANAGEMENT CENTER)	(623) 322-7215	11-22-2023

* CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORSEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

[illegible]

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

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

1 ~ COVER SHEET
2 ~ LIGHTING LAYOUT
3 ~ LIGHTING LAYOUT
4 ~ LIGHTING LAYOUT
5 ~ LIGHTING LAYOUT
6 ~ PHOTOMETRICS
7 ~ PHOTOMETRICS
8 ~ PHOTOMETRICS
9 ~ PHOTOMETRICS

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B
COVER SHEET
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com



28582

20502
GREG D

LARSON

Signed 02-20-01
S.A.

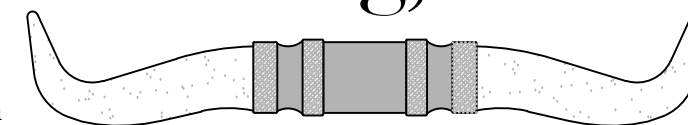


100

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

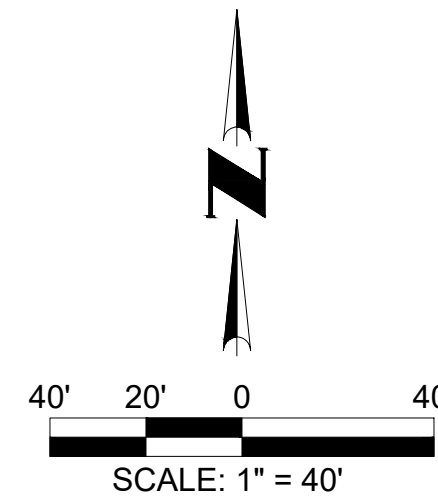
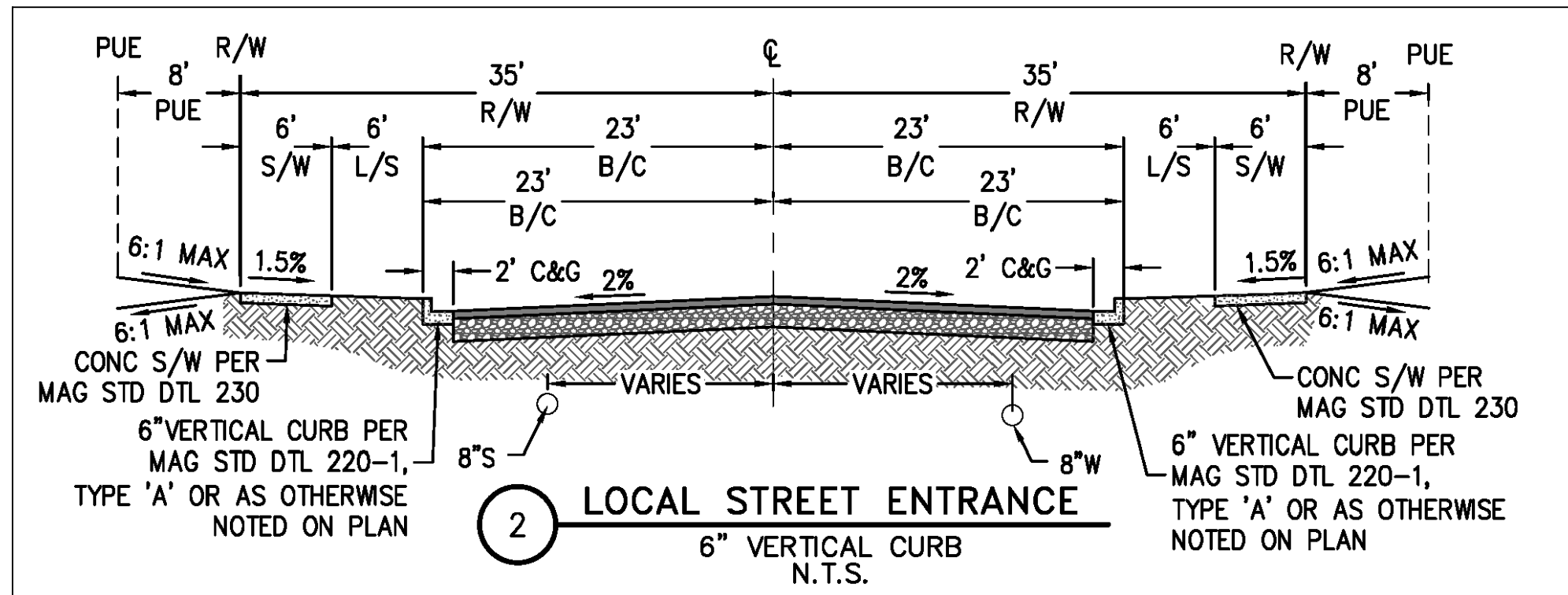
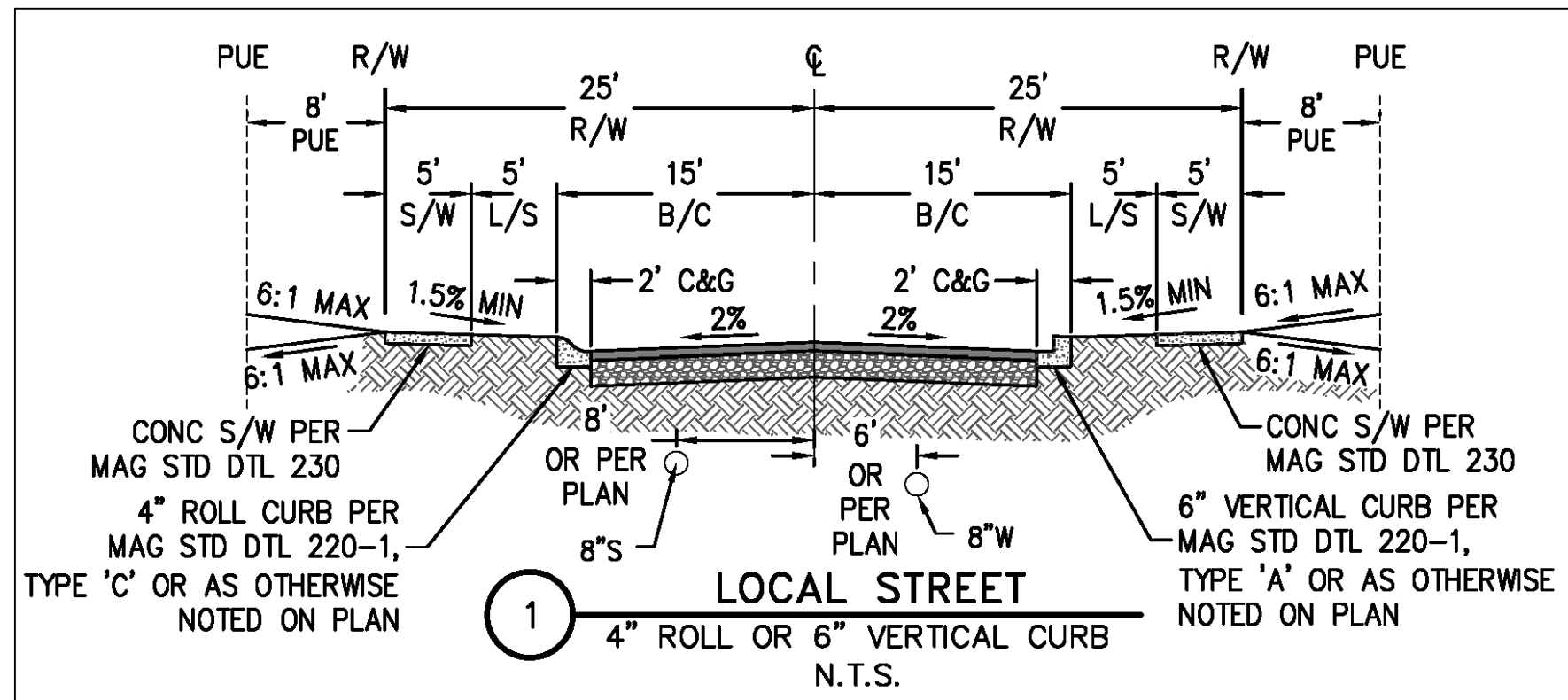
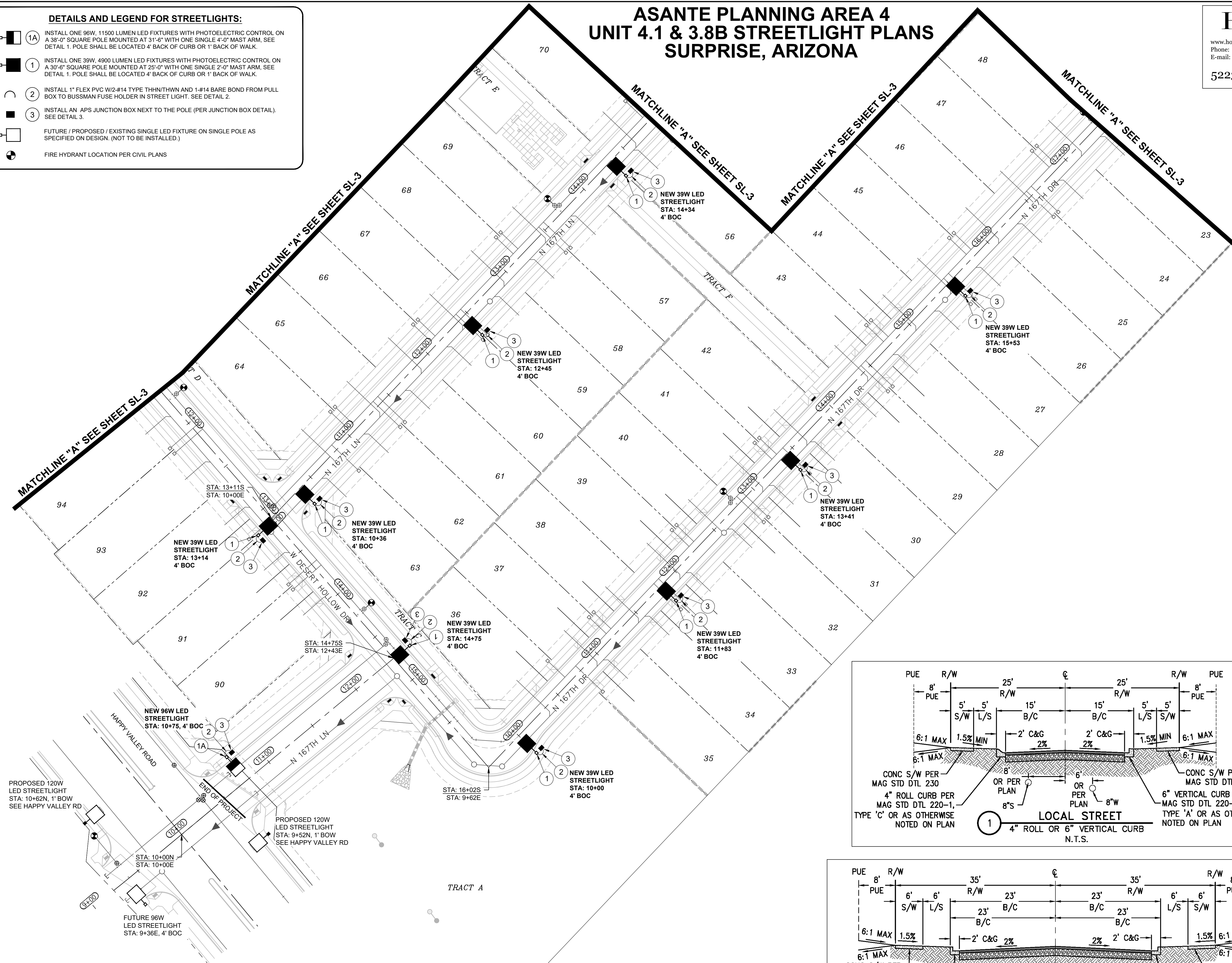
www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com



5223 W. Desperado Way, Phoenix, Arizona 85083

DETAILS AND LEGEND FOR STREETLIGHTS:

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- FIRE HYDRANT LOCATION PER CIVIL PLANS



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

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ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B
LIGHTING LAYOUT
STREET LIGHT PLANS

HORNS CONSULTING, LLC
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PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

DESIGNED BY: DH
DRAWN BY: DH
REVIEWED BY: GL

NO.	REVISIONS	DATE
1	CITY COMMENTS	DH 02/07/24
2	BY	DATE
3		
4		
5		
6		
7		
8		
9		

SHEET 2 OF 9

Contact: Doug Horning/Greg Larson, P.E.

Designed By: DH 11/22/2023

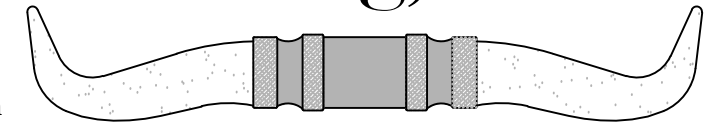
Drawn By: DH 11/22/2023

Reviewed By: GL 11/22/2023

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

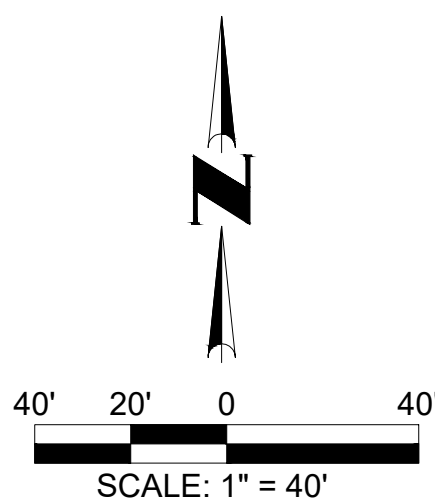
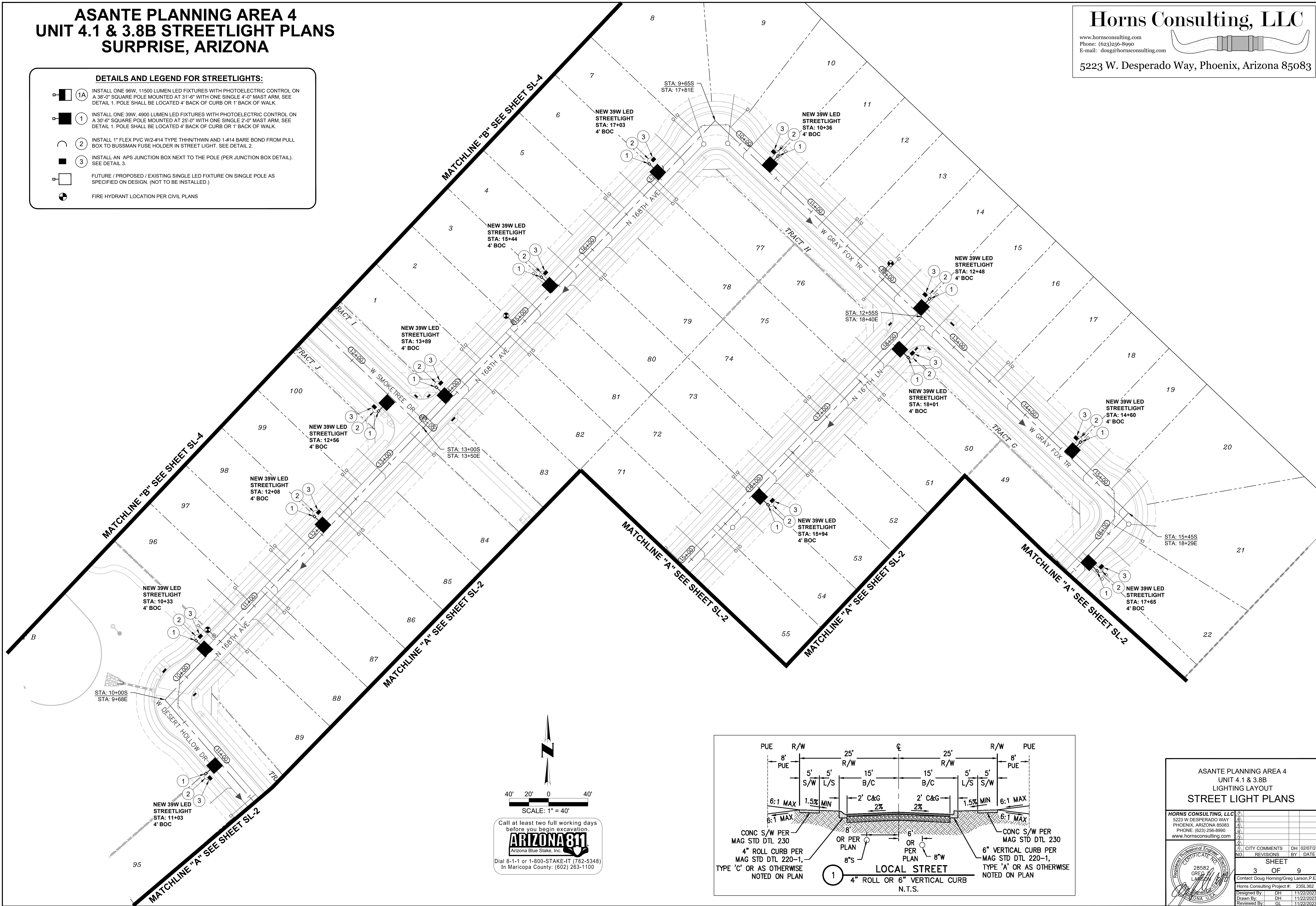
www.hornsconsulting.com
Phone: (623)256-8990
E-mail: doug@hornsconsulting.com



5223 W. Desperado Way, Phoenix, Arizona 85083

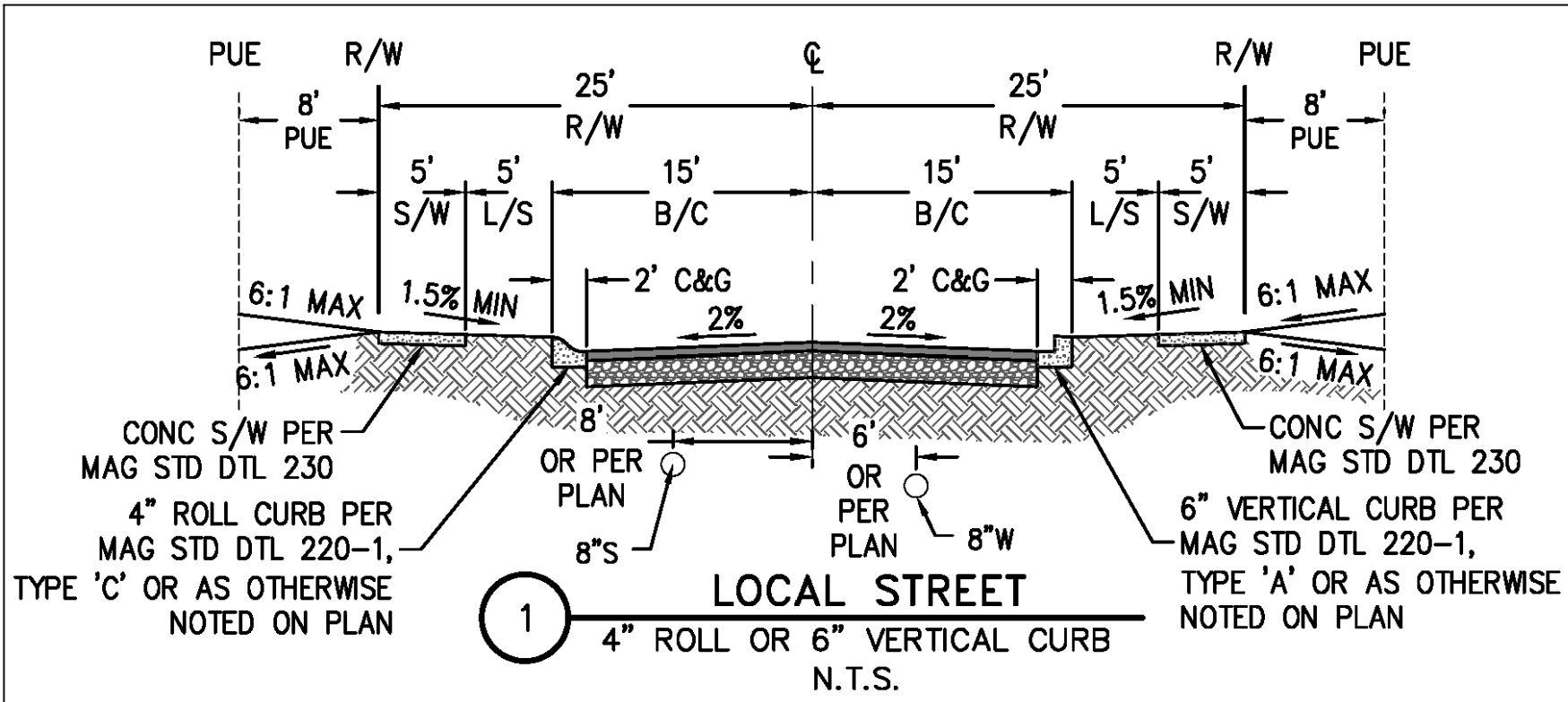
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Call at least two full working days before you begin excavation.

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ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B
LIGHTING LAYOUT
STREET LIGHT PLANS

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PHOENIX, ARIZONA 85083
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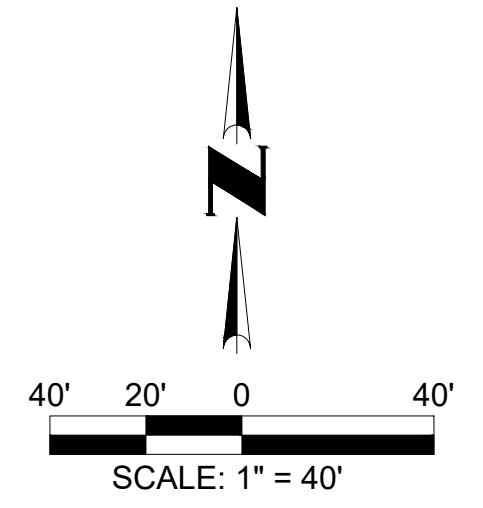
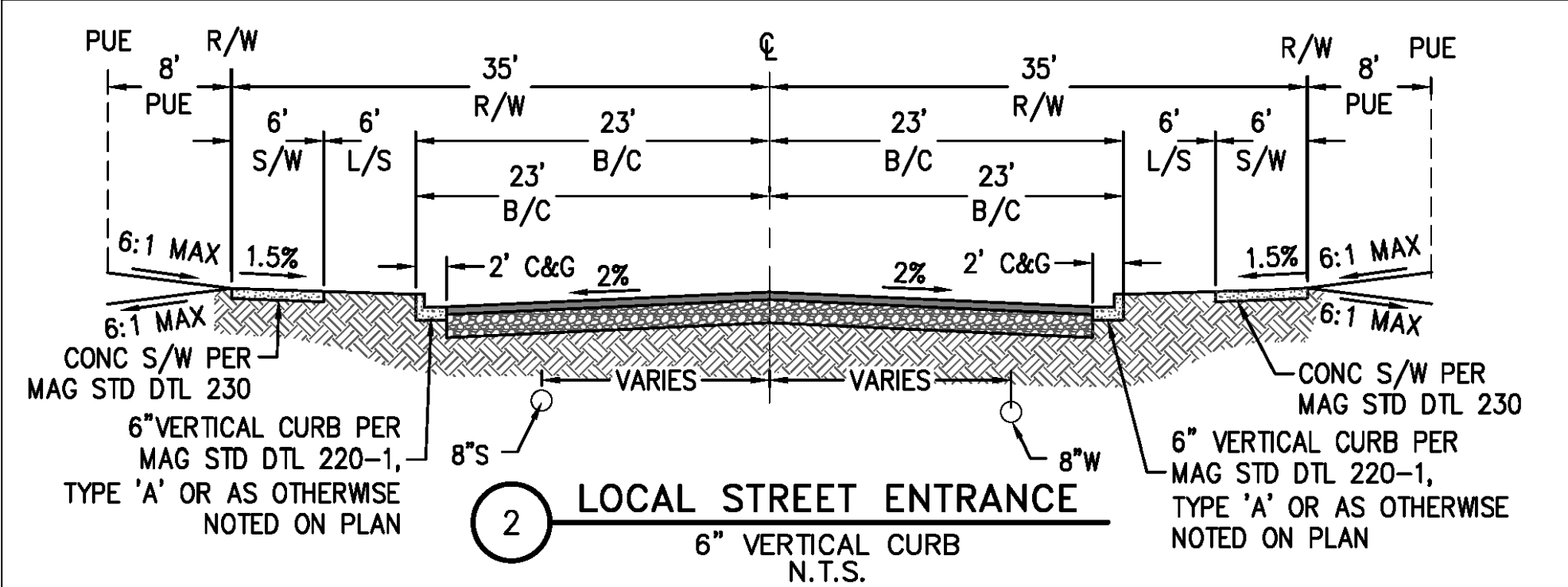
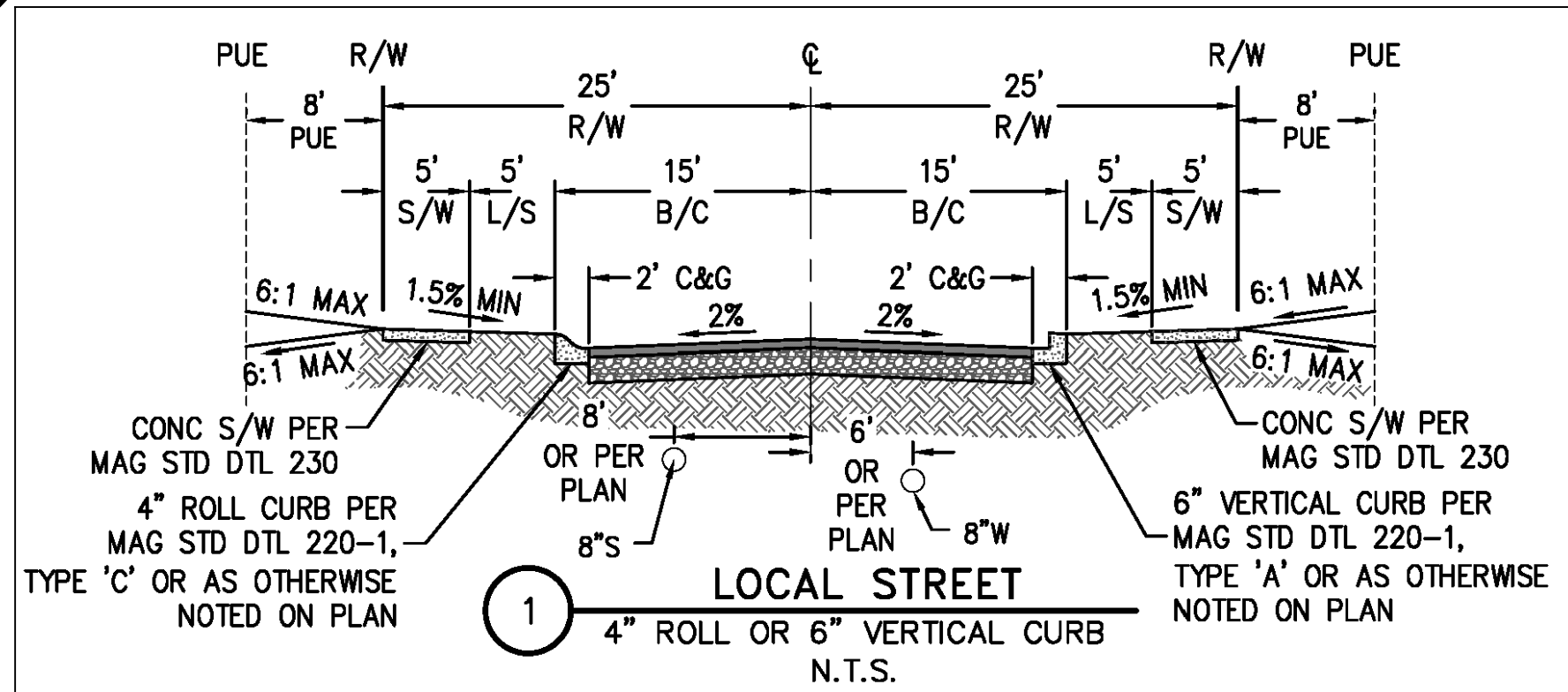
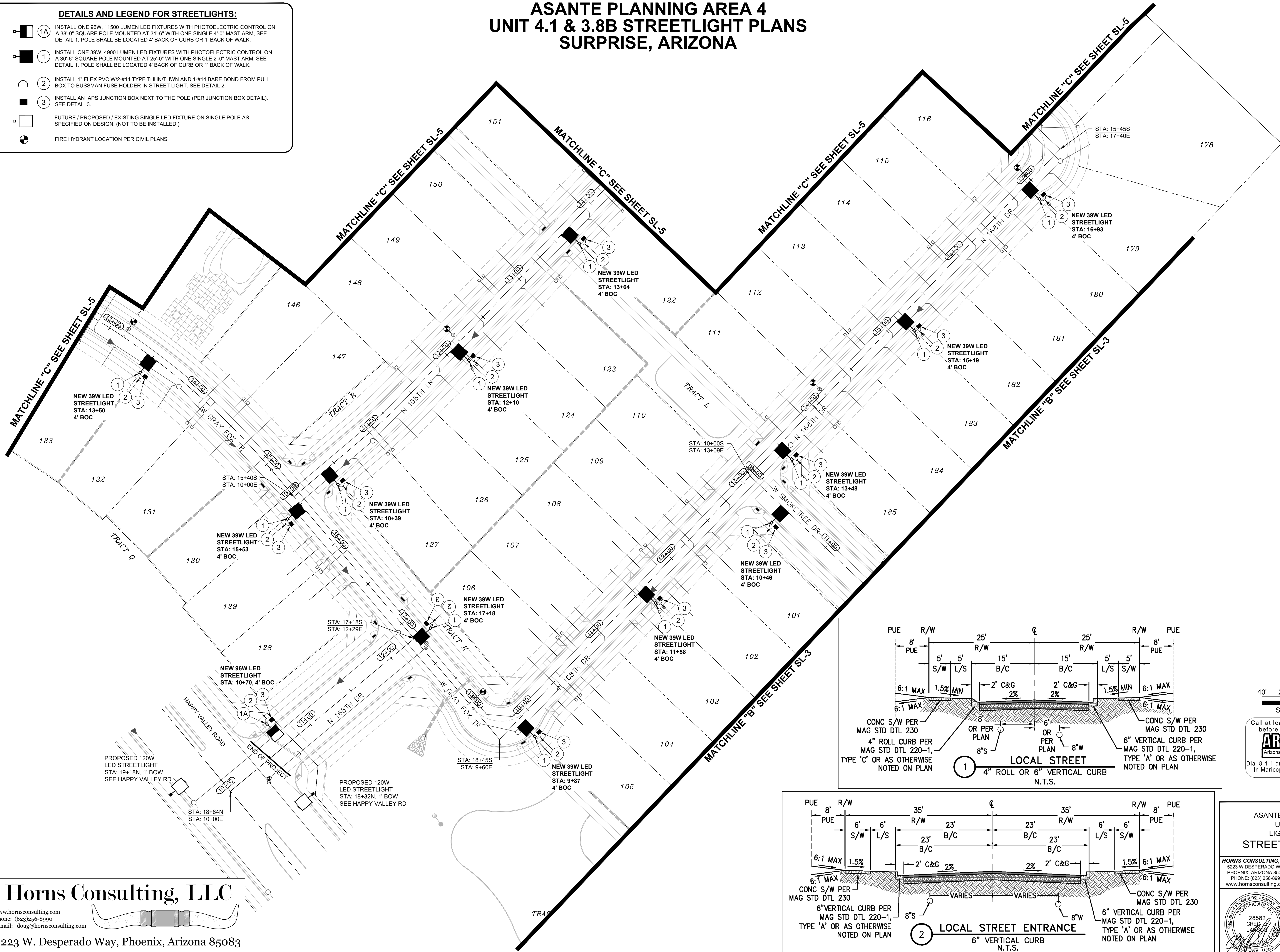
SHEET			
3 OF 9			
DESIGNED BY:	DH	DATE:	11/22/2023
DRAWN BY:	DH	DATE:	11/22/2023
REVIEWED BY:	GL	DATE:	11/22/2023

CS23-1067

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B STREETLIGHT PLANS
SURPRISE, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

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ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B
LIGHTING LAYOUT
STREET LIGHT PLANS

HORNS CONSULTING, LLC
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PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

DESIGNED BY: DH 11/22/2023
DRAWN BY: DH 11/22/2023
REVIEWED BY: GL 11/22/2023

25582
GREG F. LARSON
Professional Engineer
ARIZONA

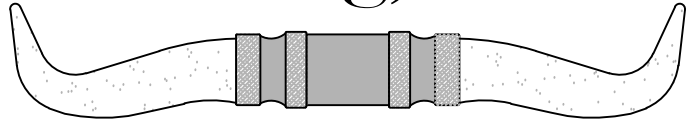
4 OF 9
SHEET

Contact: Doug Horning/Greg Larson, P.E.
Horns Consulting Project #: 23SL362

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

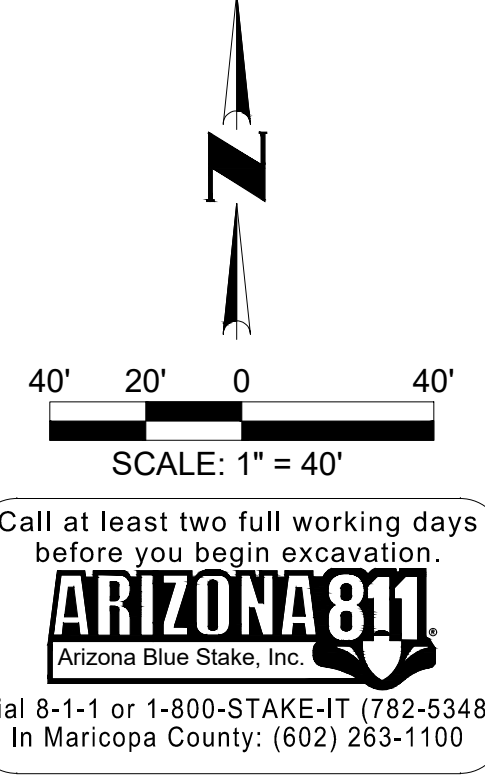
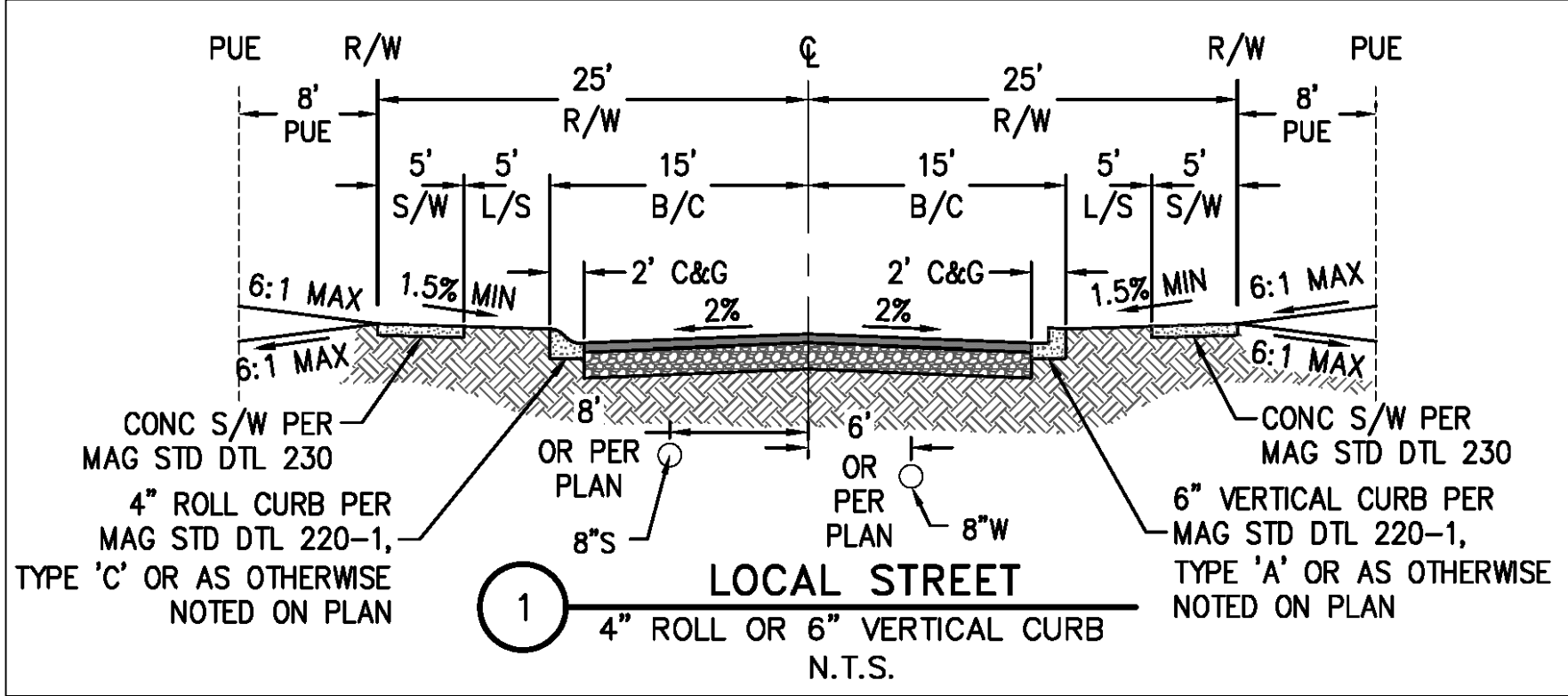
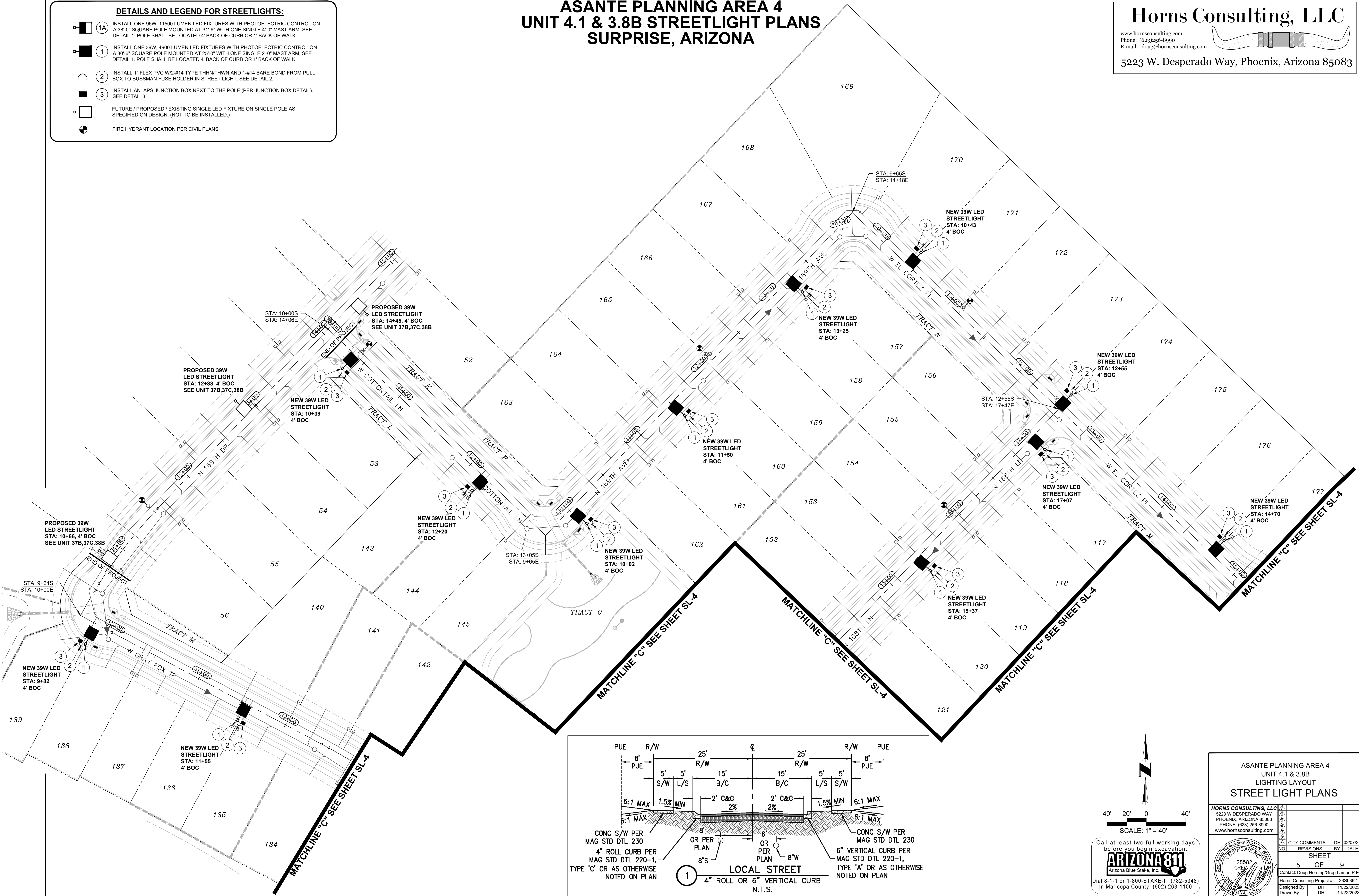
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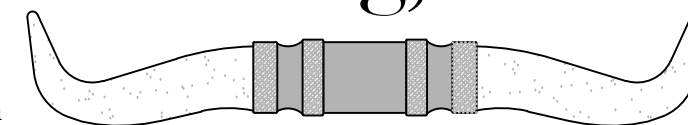


ASANTE PLANNING AREA 4 UNIT 4.1 & 3.8B LIGHTING LAYOUT STREET LIGHT PLANS			
HORNS CONSULTING, LLC 5223 W DESPERADO WAY PHOENIX, ARIZONA 85083 PHONE: (623) 256-8990 www.hornsconsulting.com			
DESIGNED BY: DH		DATE: 11/22/2023	
DRAWN BY: DH		DATE: 11/22/2023	
REVIEWED BY: GL		DATE: 11/22/2023	
SHEET 5 OF 9			
Contact: Doug Horning/Greg Larson, P.E.			
Horns Consulting Project #: 23SL362			
Designed By: DH 11/22/2023			
Drawn By: DH 11/22/2023			
Reviewed By: GL 11/22/2023			

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B STREETLIGHT PLANS
SURPRISE, ARIZONA

Horns Consulting, LLC

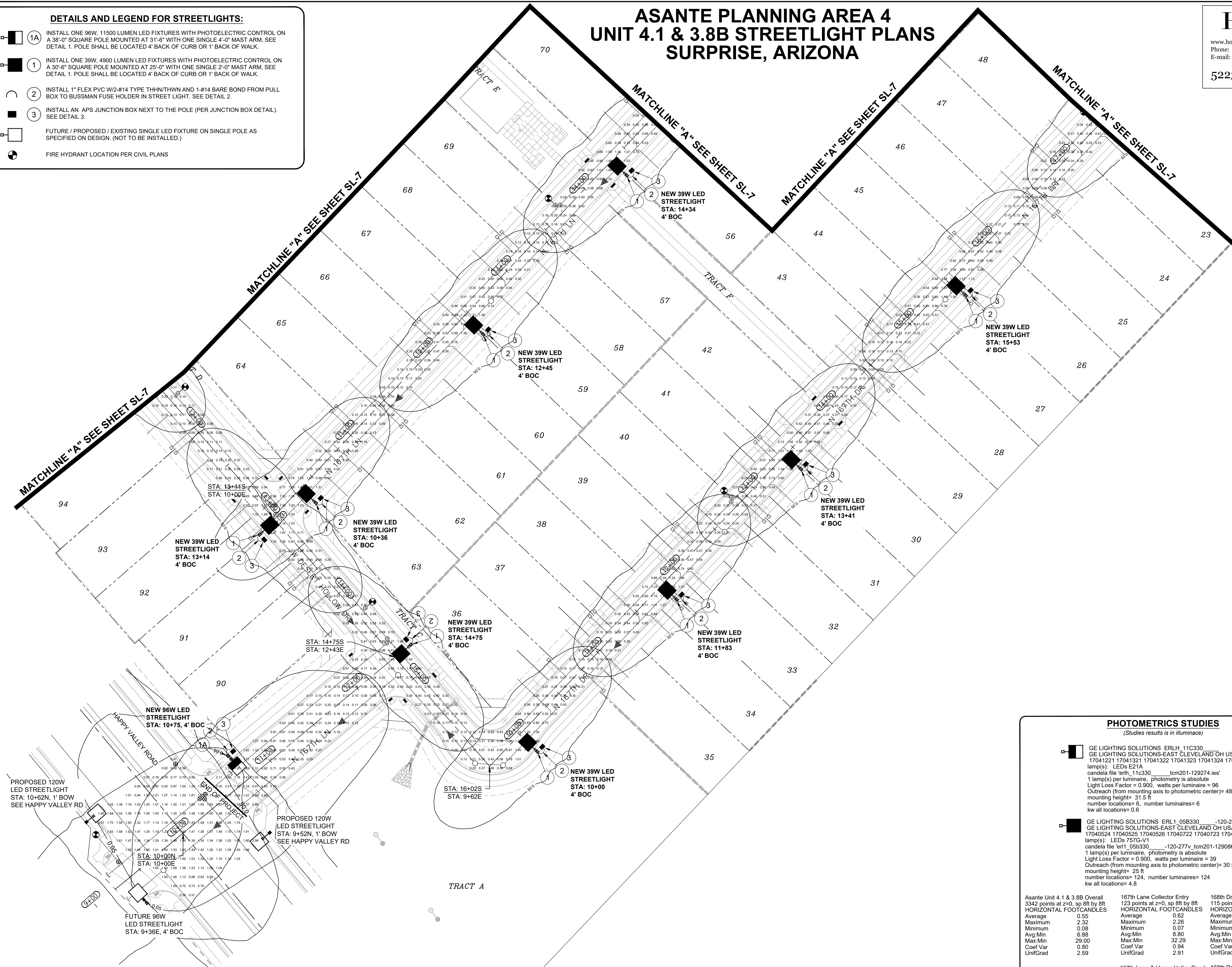
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ASANTE PLANNING AREA 4 UNIT 4.1 & 3.8B STREETLIGHT PLANS SURPRISE, ARIZONA

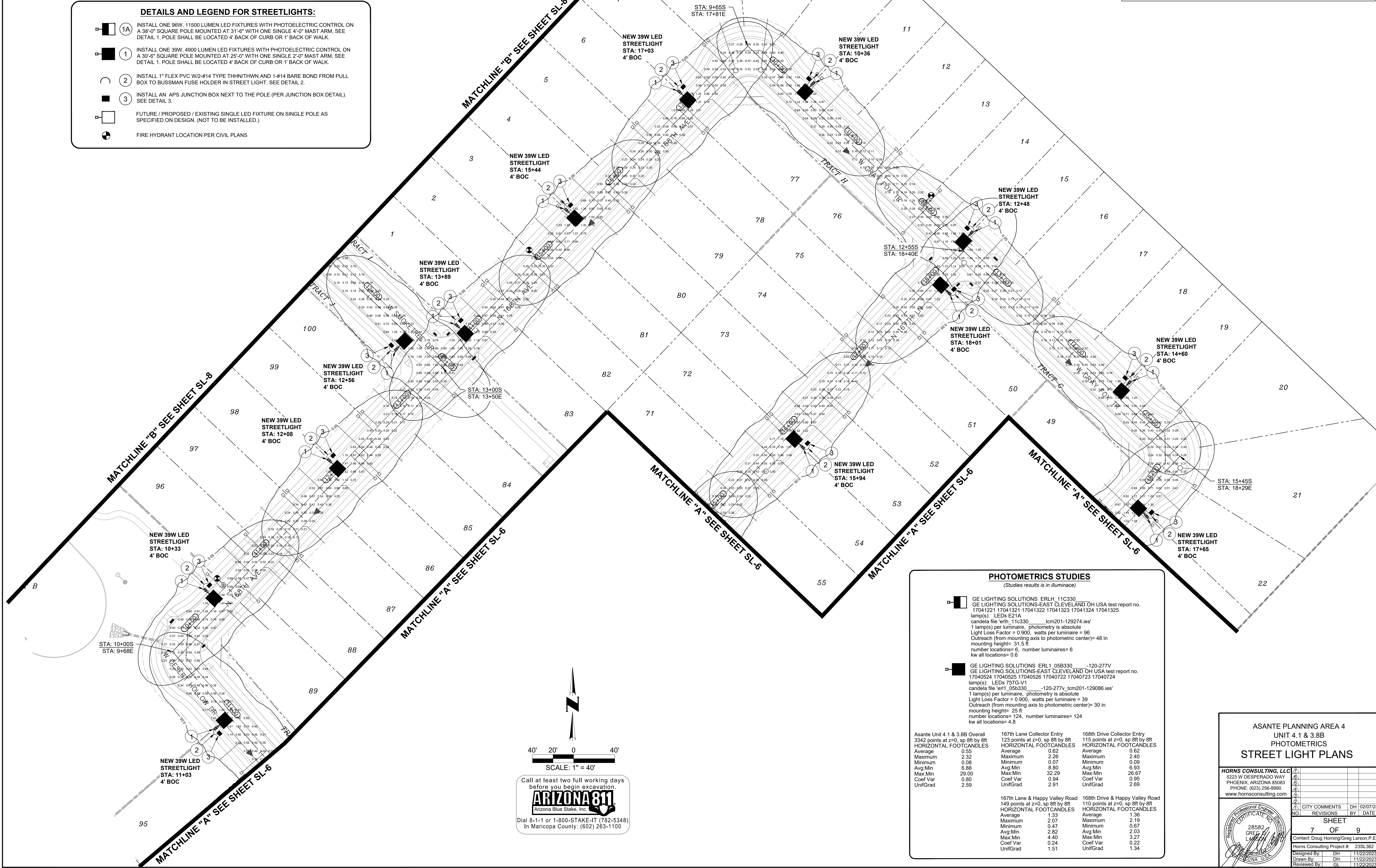
Horns Consulting, LLC

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Phone: (623)256-8990
E-mail: doug@hornsconsulting.com

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DETAILS AND LEGEND FOR STREETLIGHTS:

- | | |
|---|---|
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|  | <p>FIRE HYDRANT LOCATION PER CIVIL PLANS</p> |



PHOTOMETRICS STUDIES

(Studies results is in illuminace)

- 
 GE LIGHTING SOLUTIONS_ ERLH_ 11C330
 GE LIGHTING SOLUTIONS_ EAST_CLEVELAND_ OH USA test report no.
 170401221 170401321 17041321 170401221 170401324 17041325
 lamp(s):_ LEDs E21A
 candlela file 'erh_ 11C330_ '1m201-129274.ies'
 1 lamp(s) per luminaire_ photometry is absolute
 Light Loss Factor = 0.900, watts per luminaire = 96
 Outreach (from mounting axis to photometric center): 48 in
 mounting height= 31.5 ft
 number locations= 6, number luminaires= 6
 kw all locations= 0.6
- 
 GE LIGHTING SOLUTIONS_ ERL1_ 058B330_ _120-277V
 GE LIGHTING SOLUTIONS_ EAST_CLEVELAND_ OH USA test report no.
 170405420 17040525 17040526 17040722 17040723 17040724
 lamp(s):_ LEDs 757G-V1
 candlela file 'erh_ 058B330_ _120-277V_1m201-129086.ies'
 1 lamp(s) per luminaire_ photometry is absolute
 Light Loss Factor = 0.900, watts per luminaire = 39
 Outreach (from mounting axis to photometric center)= 30 in
 mounting height= 25 ft
 number locations= 124, number luminaires= 124
 kw all locations= 4.8

Asante Unit 4, 1 & 3 B&B Overall	167th Lane Collector Entry	168th Drive Collector Entry
3342 points at z=0, ±0.8 ft by 8 ft	123 points at z=0, ±0.8 ft by 8 ft	115 points at z=0, ±0.8 ft by 8 ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 0.55	Average 0.62	Average 0.62
Maximum 0.62	Maximum 0.68	Maximum 2.40
Minimum 0.08	Minimum 0.07	Minimum 0.09
Avg-Min 6.88	Avg-Min 8.80	Avg-Min 6.93
Max-Min 29.00	Max-Min 32.29	Max-Min 26.07
Coeff Var 0.80	Coeff Var 0.94	Coeff Var 0.95
UnitGrd 2.59	UnitGrd 2.91	UnitGrd 2.69
	167th Lane & Happy Valley Road	168th Drive & Happy Valley Road
	149 points at z=0, ±0.8 ft by 8 ft	110 points at z=0, ±0.8 ft by 8 ft
	HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
	Average 1.37	Average 1.36
	Maximum 2.03	Maximum 2.19
	Minimum 0.47	Minimum 0.67
	Avg-Min 2.82	Avg-Min 2.03
	Max-Min 4.40	Max-Min 3.27
	Coeff Var 0.24	Coeff Var 0.22
	UnitGrd 1.51	UnitGrd 1.34

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B
PHOTOMETRICS
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

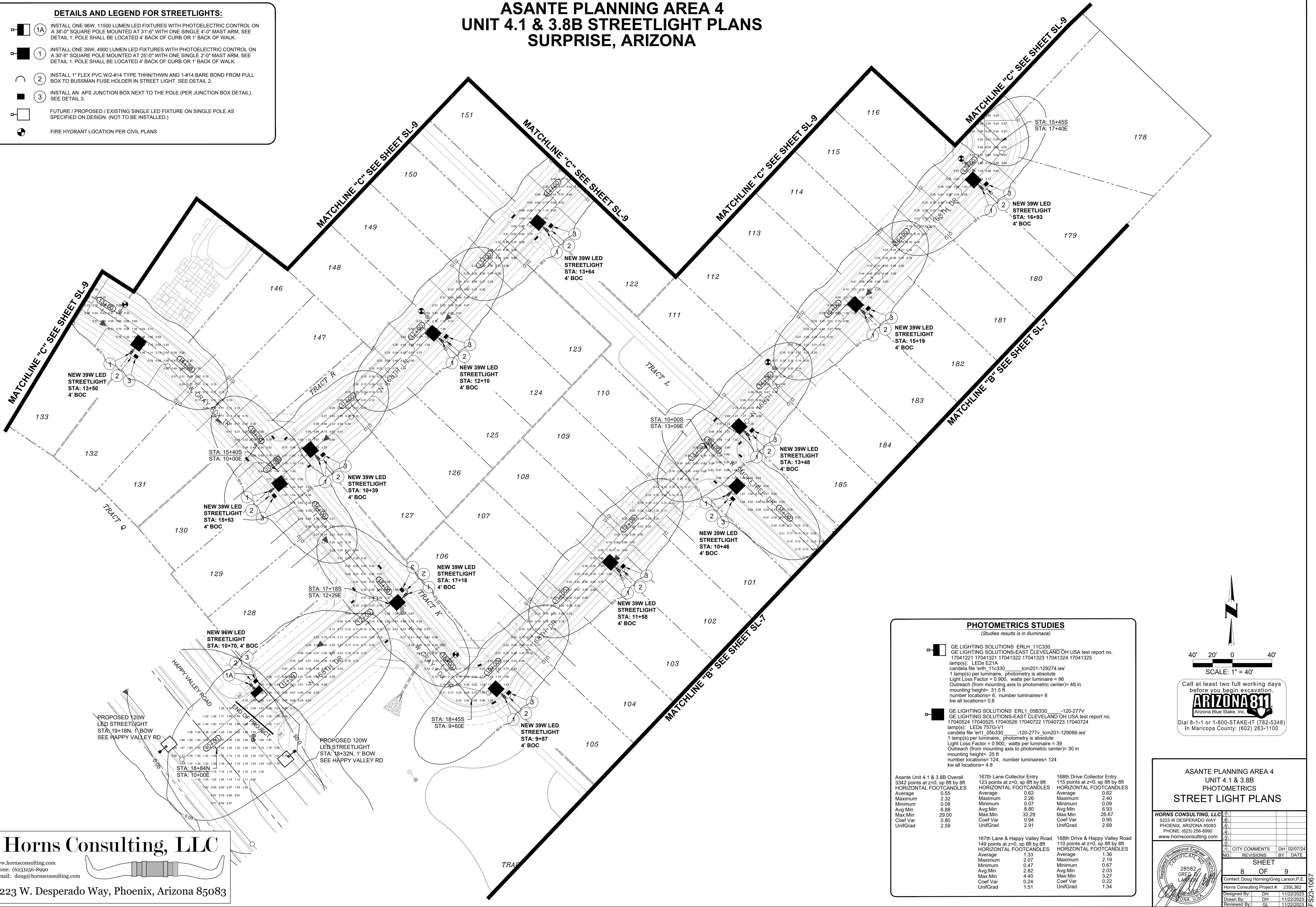


2	CITY COMMENTS	DH	02/07/24
NO.	REVISIONS	BY	DATE
SHEET			
7		9	
Contact: Doug Horning/Greg Larson, P.E.			
Horns Consulting Project #: 23SL362			
Designed By:	DH	11/22/2023	
Drawn By:	DH	11/22/2023	
Reviewed By:	GL	11/22/2023	

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B STREETLIGHT PLANS
SURPRISE, ARIZONA

DETAILS AND LEGEND FOR STREETLIGHTS:

- 1A INSTALL ONE 96W, 11500 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 38'-0" SQUARE POLE MOUNTED AT 31'-6" WITH ONE SINGLE 4'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 1 INSTALL ONE 39W, 4900 LUMEN LED FIXTURES WITH PHOTOELECTRIC CONTROL ON A 30'-6" SQUARE POLE MOUNTED AT 25'-0" WITH ONE SINGLE 2'-0" MAST ARM. SEE DETAIL 1. POLE SHALL BE LOCATED 4' BACK OF CURB OR 1' BACK OF WALK.
- 2 INSTALL 1" FLEX PVC W/2-#14 TYPE THHN/THWN AND 1-#14 BARE BOND FROM PULL BOX TO BUSSMAN FUSE HOLDER IN STREET LIGHT. SEE DETAIL 2.
- 3 INSTALL AN APS JUNCTION BOX NEXT TO THE POLE (PER JUNCTION BOX DETAIL). SEE DETAIL 3.
- FUTURE / PROPOSED / EXISTING SINGLE LED FIXTURE ON SINGLE POLE AS SPECIFIED ON DESIGN. (NOT TO BE INSTALLED.)
- FIRE HYDRANT LOCATION PER CIVIL PLANS



PHOTOMETRICS STUDIES

(Studies results is in illuminance)

- GE LIGHTING SOLUTIONS ERLH_11C330
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17041221 17041321 17041322 17041323 17041324 17041325
lamp(s): LEDs E21A
candela file 'erlh_11c330_tcm201-129274.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 96
Outreach (from mounting axis to photometric center)= 48 in
mounting height= 31.5 ft
number locations= 6, number luminaires= 6
kw all locations= 0.6
- GE LIGHTING SOLUTIONS ERL1_05B330
GE LIGHTING SOLUTIONS-EAST CLEVELAND OH USA test report no. 17040524 17040525 17040526 17040722 17040723 17040724
lamp(s): LEDs 757C-V1
candela file 'erl1_05b330_tcm201-129086.ies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.900, watts per luminaire = 39
Outreach (from mounting axis to photometric center)= 30 in
mounting height= 25 ft
number locations= 124, number luminaires= 124
kw all locations= 4.8

Asante Unit 4.1 & 3.8B Overall 3342 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES		167th Lane Collector Entry 123 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES	168th Drive Collector Entry 115 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES
Average	0.55	Average	0.62
Maximum	2.32	Maximum	2.40
Minimum	0.08	Minimum	0.09
Avg/Min	6.88	Avg/Min	6.93
Max/Min	29.00	Max/Min	28.67
Coef Var	0.80	Coef Var	0.95
UnifGrad	2.59	UnifGrad	2.91
167th Lane & Happy Valley Road 149 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES		168th Drive & Happy Valley Road 110 points at z=0, sp 8ft by 8ft HORIZONTAL FOOTCANDLES	
Average		Average	
1.33		1.36	
Maximum		2.07	
Minimum		0.47	
Avg/Min		2.82	
Max/Min		4.40	
Coef Var		0.24	
UnifGrad		1.51	

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B
STREET LIGHT PLANS

HORNS CONSULTING, LLC
5223 W DESPERADO WAY
PHOENIX, ARIZONA 85083
PHONE: (623) 256-8990
www.hornsconsulting.com

DESIGNED BY: DH
DRAWN BY: DH
REVIEWED BY: GL

CITY COMMENTS
NO REVISIONS
DATE 02/07/24
BY
SHEET 8 OF 9
Horns Consulting Project #: 23SL362
Contact: Doug Horning/Greg Larson, P.E.
11/22/2023
11/22/2023
11/22/2023

Horns Consulting, LLC

www.hornsconsulting.com
Phone: (623)256-8990
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5223 W. Desperado Way, Phoenix, Arizona 85083

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B STREETLIGHT PLANS
SURPRISE, ARIZONA

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5223 W. Desperado Way, Phoenix, Arizona 85083

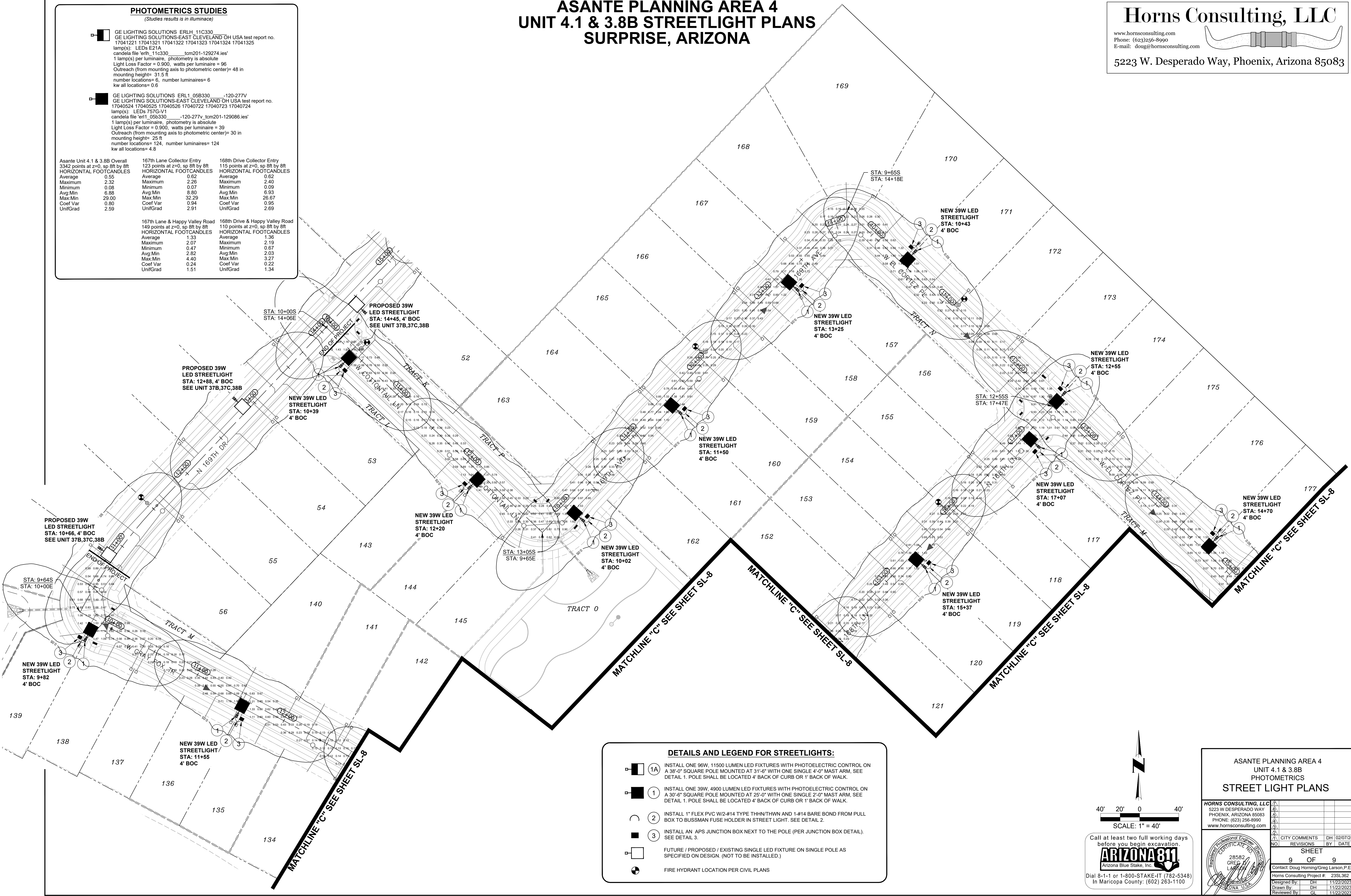
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Light Loss Factor = 0.900, watts per luminaire = 96
Outreach (from mounting axis to photometric center)= 48 in
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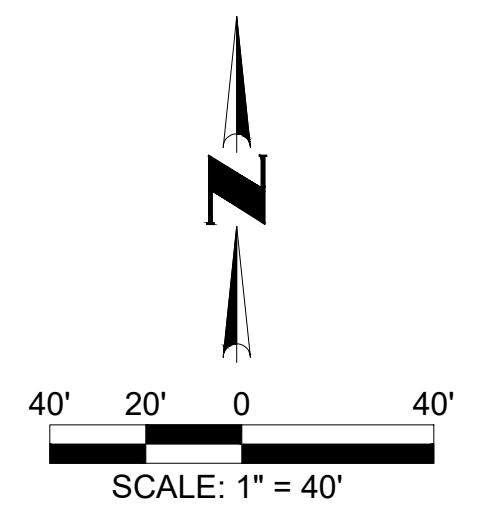
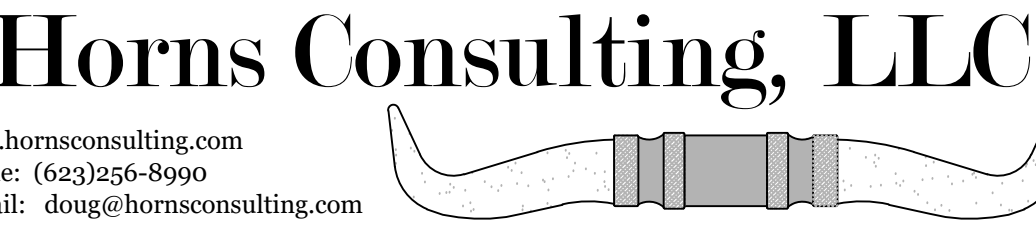
Asante Unit 4.1 & 3.8B Overall	167th Lane Collector Entry	168th Drive Collector Entry
3342 points at z=0, sp 8ft by 8ft	123 points at z=0, sp 8ft by 8ft	115 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 0.55	Average 0.62	Average 0.62
Maximum 2.32	Maximum 2.26	Maximum 2.40
Minimum 0.08	Minimum 0.07	Minimum 0.09
Avg:Min 6.88	Avg:Min 8.80	Avg:Min 6.93
Max:Min 29.00	Max:Min 32.29	Max:Min 26.67
Coef Var 0.80	Coef Var 0.94	Coef Var 0.95
UnifGrad 2.59	UnifGrad 2.91	UnifGrad 2.69

167th Lane & Happy Valley Road	168th Drive & Happy Valley Road
149 points at z=0, sp 8ft by 8ft	110 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 1.33	Average 1.36
Maximum 2.07	Maximum 2.19
Minimum 0.47	Minimum 0.67
Avg:Min 2.82	Avg:Min 2.03
Max:Min 4.40	Max:Min 3.27
Coef Var 0.24	Coef Var 0.22
UnifGrad 1.51	UnifGrad 1.34



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- FIRE HYDRANT LOCATION PER CIVIL PLANS



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

ARIZONA811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

ASANTE PLANNING AREA 4
UNIT 4.1 & 3.8B
PHOTOMETRICS
STREET LIGHT PLANS

HORNS CONSULTING, LLC		25582	
5223 W DESPERADO WAY		GREG F. LARSON	
PHOENIX, ARIZONA 85083		Professional Engineer	
PHONE: (623) 256-8990		ARIZONA	
www.hornsconsulting.com		U.S.A.	
CITY COMMENTS		NO.	REVISIONS
DH 02/07/24		BY DATE	
SHEET		9 OF 9	
Contact: Doug Horning/Greg Larson, P.E.		Horns Consulting Project #: 23SL362	
Designed By: DH		11/22/2023	
Drawn By: DH		11/22/2023	
Reviewed By: GL		11/22/2023	

ASANTE PLANNING AREA 2 - UNIT 4.2

W HAPPY VALLEY RD & N 163RD AVE

STREET LIGHT DESIGN

STREET LIGHTING REQUIREMENTS

5.00 GENERAL NOTES:

THE FOLLOWING INFORMATION IS PROVIDED TO EMPHASIZE CRITICAL WORK AND IS INTENDED TO SUPPLEMENT THE SPECIFICATIONS. SHOULD THERE BE A CONFLICT WITH THE SPECIFICATIONS, THIS DOCUMENT SHALL TAKE PRECEDENCE.

ALTERNATES SHALL BE PRE-APPROVED BY THE CITY ENGINEERING MANAGER. APPROVAL OF ALTERNATE PRODUCTS SHALL BE ON AN EQUAL BASIS WITH THE PRODUCT SPECIFIED AND SHALL BE SUBMITTED A MINIMUM OF TEN (10) DAYS PRIOR TO BID OPENING. STRUCTURAL CALCULATIONS SHALL BE FURNISHED FOR ALTERNATE PRODUCTS AND CERTIFIED BY A STRUCTURAL ENGINEER, REGISTERED IN THE STATE OF ARIZONA. LUMINAIRES AND LAMPS SHALL MEET OR EXCEED THE PHOTOMETRIC, ELECTRICAL, AND MECHANICAL REQUIREMENTS FOR THE SPECIFIED PRODUCTS.

THE CONTRACTOR SHALL COMPLY WITH STATE AND CITY STATUTES, AND MANUFACTURER'S RECOMMENDATIONS.

THE SUBMITTAL PACKAGE SHALL CONSIST OF THREE (3) COPIES OF EQUIPMENT/MATERIAL TO BE INSTALLED AND SHALL BE BOUND/STAPLED IN A FOLDER AND SUBMITTED AT THE TIME OF PERMIT APPLICATION.

PRIOR TO SUBMITTING A PROPOSAL, THE BIDDER SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL OPERATE AND WHICH WILL IN ANY WAY AFFECT THE WORK UNDER THE CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION IN THE BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, THE CONTRACTOR SHOULD VERIFY DIMENSIONS AT THE SITE. IMMEDIATELY REPORT DIFFERENCES TO THE ENGINEERING MGR. AND SHOULD NOT PROCEED WITH WORK UNTIL THE ENGINEERING MGR. RENDERS A DECISION. NO EXTRA CHARGES OR COMPENSATION WILL BE ALLOWED FOR DIFFERENCES IN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

5.01 GENERAL:

THE ELECTRICAL CONTRACTOR SHALL COMPLY WITH ALL LICENSING REQUIREMENTS SET FORTH BY THE STATE REGISTRAR OF CONTRACTORS OFFICE TO PERFORM WORK RELATING TO STREET LIGHT INSTALLATION IN THE CITY RIGHT-OF-WAY.

ONE PROJECT UNDERGROUND UTILITIES (RIGHT OF WAY) PERMIT AND ONE STREETLIGHT PERMIT FOR EACH STREET LIGHT POLE SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

5.02 WORKING / "AS BUILT" PLANS:

ACCEPTANCE OF THE COMPLETED IMPROVEMENTS WILL NOT BE GIVEN UNTIL 4 MIL PHOTO MYLAR REPRODUCIBLE "AS BUILT" PLANS HAVE BEEN SUBMITTED TO AND APPROVED BY THE CITY ENGINEER.

5.03 LIGHT POLES:

LIGHT POLES SHALL BE INSTALLED PLUMB, BE ADJUSTED TO PROVIDE PROPER ALIGNMENT TO THE ROADWAY BEING LIGHTED AND BE PROPERLY GROUNDED WHEN THE INSTALLATION IS COMPLETE.

5.04 EMBEDMENT:

DIRECT BURIED POLES SHALL BE SET IN A TWELVE (12) INCH AUGURED HOLE DEPTH AS SPECIFIED IN UNDISTURBED EARTH. POLE SHALL BE SET PLUMB IN TWO DIRECTIONS 90 DEGREES APART. HAND TAMPING OF ABC BACKFILL WITH PNEUMATIC OR VIBRATING EQUIPMENT IS THE ACCEPTABLE METHOD OF COMPACTION. BACKFILL SHALL BE COMPACTED TO 85% OF MAXIMUM DENSITY AS DEFINED BY ASTM D-2922 AND D-3017. A GROUND ROD SHALL BE INSTALLED ADJACENT TO PULL BOX IN UNDISTURBED SOIL AND A LEAD IN COPPER BOND WIRE (#6) SHALL BE INSTALLED IN 1" CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT (OR EQUAL) FOR POLE GROUNDING.

SURPLUS EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.

5.05 LUMINAIRES:

LUMINAIRES SHALL BE INSTALLED LEVEL AND INCLUDE A LAMP AND PHOTOCCELL. CONTRACTOR SHALL ASSURE THAT THE LUMINAIRES SHALL BE FREE OF DUST, DIRT OR ANYTHING THAT WOULD IMPAIR THE OUTPUT OF THE LIGHT BEFORE HE LEAVES THE SITE.

LUMINAIRES FURNISHED WITH MULTI-TAP BALLASTS SHALL BE REWIRED OR RECONNECTED TO MATCH THE VOLTAGE SUPPLIED BY THE ELECTRIC UTILITY COMPANY.

5.06 WIRING:

WIRING SHALL BE INSTALLED PER UTILITY STANDARDS.

5.07 GROUNDING:

EACH POLE SHALL HAVE A 8' X 5/8" COPPER CLAD GROUND ROD DRIVEN ADJACENT TO PULL BOX. A #6 BARE COPPER LEAD FROM THE GROUND ROD IN PULL BOX TO LANDING LUG IN STREET LIGHT POLE HAND HOLE.

5.08 PULL BOXES:

EXCAVATION FOR PULL BOXES AND MATERIAL SPECIFICATION SHALL BE PER THE ELECTRIC UTILITY COMPANY STANDARDS.

5.09 TRENCH

TRENCH SHALL BE INSTALLED PER THE UTILITY COMPANY STANDARDS.

THE USE OF A COMMON ELECTRIC UTILITY COMPANY TRENCH IS PERMITTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANY FOR COORDINATION OF TRENCHING AND THE INSTALLATION OF CONDUIT.

CONDUIT SHALL BE INSTALLED AT THE DEPTH SPECIFIED ON THE PLANS. CONDUIT SHALL BE 1 INCH CARFLEX LIQUIDTIGHT FLEXIBLE NONMETALLIC CONDUIT OR EQUAL. CONDUIT MUST BE UL RATED AND SUITABLE FOR UNDERGROUND USE.

CONNECTIONS SHALL BE PER UTILITY STANDARDS.

5.12 LIGHT POLE IDENTIFICATION:

THE CONTRACTOR SHALL FURNISH AND INSTALL A NUMBER ON EACH LIGHT POLE. STREET LIGHT POLE IDENTIFICATION AND SPECIFICATIONS WILL BE PROVIDED BY THE CITY OF SURPRISE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESTORE ALL PROPERTY, LANDSCAPING, PAVING AND DRIVEWAYS THAT ARE DISTURBED DURING STREET LIGHT CONSTRUCTION TO THEIR ORIGINAL CONDITION IN CONFORMANCE WITH "MAG" SPECIFICATION SECTION 107.9.

THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING ALL PERSONNEL AND EQUIPMENT TO SUCCESSFULLY PERFORM THE FOLLOWING TEST.

PRIOR TO ACCEPTANCE, THE DEVELOPER SHALL ENERGIZE AND OPERATE THE ENTIRE ROADWAY LIGHTING SYSTEM, FROM SUNSET TO SUNRISE FOR TWO CONSECUTIVE DAYS WITHOUT INTERRUPTION OR FAILURE. IF A LAMP OR BALLAST SHOULD FAIL, IT SHALL BE IMMEDIATELY REPLACED.

THE CONTRACTOR SHALL GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEERING MANAGER, AGAINST IMPERFECT WORKMANSHIP, FAILURE, MALFUNCTION OF MATERIALS AND/OR EQUIPMENT DUE TO FAULTY OR IMPERFECT WORKMANSHIP. THIS GUARANTEE IS TO BE IN WRITING TO THE CITY AT THE TIME OF ISSUING FINAL ACCEPTANCE. WORK FOUND TO BE DEFECTIVE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITHOUT COST TO THE CITY.

GENERAL ENGINEERING NOTES:

- ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
- THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
- ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
- THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
- NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
- ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
- TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
- PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
- EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
- THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

CITY OF SURPRISE APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCES.

CITY OF SURPRISE ENGINEER

DATE

STREET LIGHTING (APS AREA)													
KEY NO.	SYMBOL	STREET TYPE	OFFSET BEHIND B/C	QUANTITY	POLE		MAST ARM		LUMINAIRE				
					POLE HEIGHT	FOUNDATION	SIZE	MOUNTING HEIGHT	LUMENS	WATTAGE	I.E.S. DIST.	VOLTAGE	TYPE
②		LOCAL	PER PLANS	17	30'-6"	DIRECT BURY	2'-0"	25'-0"	4,900	43 W	TYPE 2	*	LED

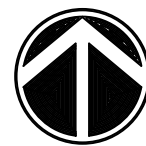
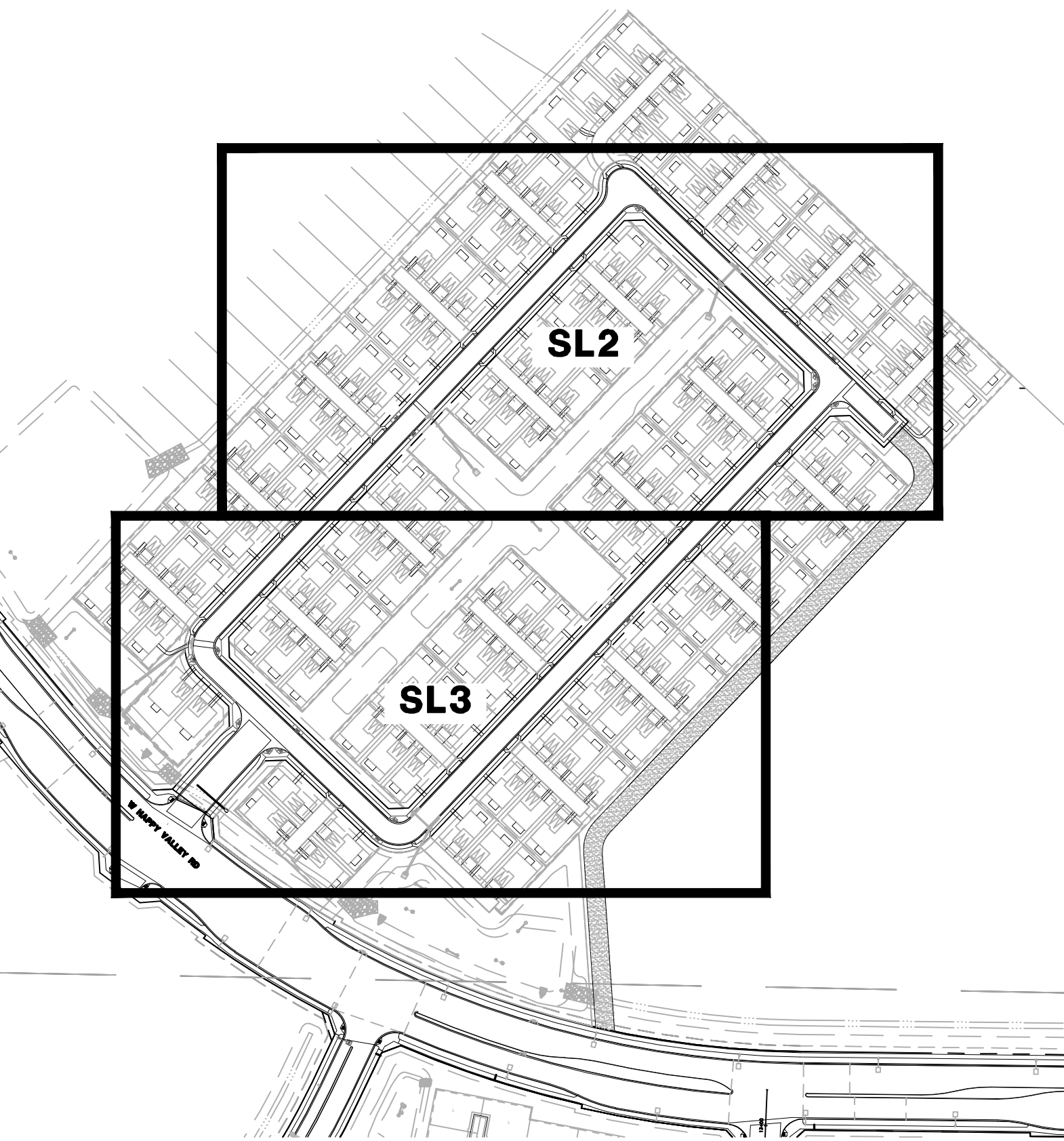
*PER UTILITY COMPANY REQUIREMENTS

NOTE

- ENSURE THERE IS 1' CLEARANCE FROM EDGE OF SIDEWALK TO FACE OF POLE.
- THE ELECTRICAL/MAINTENANCE COSTS OF ALL STREET LIGHTS ON LOCAL AND COLLECTOR STREETS ARE TO BE PAID BY THE ADJACENT PROJECT OR THE ADJACENT DEVELOPMENT'S STREET LIGHT IMPROVEMENT DISTRICT (SLID). THE ELECTRICAL / MAINTENANCE COSTS OF ALL STREET LIGHTS ON ARTERIAL STREETS ARE TO BE BILLED TO THE CITY OF SURPRISE'S ENERGY BILL.

LED NOTE

LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT THE TIME OF BIDDING AND CONSTRUCTION.



KEY MAP

N.T.S.

UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE	11/14/2023
CENTURY LINK	11/14/2023
COX COMMUNICATIONS	11/14/2023
SOUTHWEST GAS	11/14/2023

CIVIL ENGINEER

ATWELL, LLC.
4700 E SOUTHERN AVE
MESA, AZ 85206
PHONE: (480) 218-8831
CONTACT: SCOTT STAMAN
EMAIL: SSTAMAN@ATWELL-GROUP.COM

OWNER

ASANTE DEVELOPMENT PARTNERS LLC.
1665 W ALAMEDA DR, STE. 130
TEMPE, AZ 85282
CONTACT: JEFF GUNDERSON
EMAIL: JEFF.GUNDERSON@LENNAR.COM

POWER CONDUIT NOTE

TRENCH & CONDUIT RUNS FROM STREET LIGHT PULL BOX TO POINT OF ELECTRICAL SERVICE WILL BE DESIGNED BY THE POWER COMPANY, AND ARE SHOWN ON POWER COMPANY PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE PLANS FROM DEVELOPER/OWNER, AND INCLUDE THESE RUNS IN THE BID. COORDINATE THIS WORK WITH THE POWER COMPANY.

VICINITY MAP

N.T.S.

SHEET INDEX

COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT PLAN	SL3
STREET LIGHT DETAILS	SL4

WRIGHT ENGINEERING
PROJECT NO:
22376

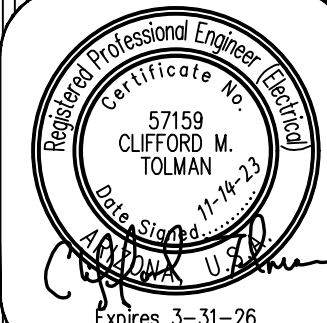
DESIGN BY: BKM
DRAWN BY: BKM
CHECKED BY: CMT

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

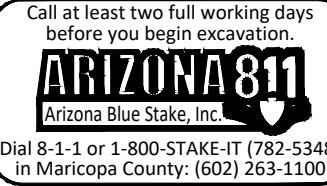
PROJECT: TITLE:

SURPRISE, ARIZONA
ASANTE PLANNING AREA - UNIT 4.2
W HAPPY VALLEY RD & N 163RD AVE
STREET LIGHT COVER SHEET

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	9-8-23	1ST SUBMITTAL
2	11-14-23	2ND SUBMITTAL



DRAWING NO:
SL1
OF 4



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H:\2022\22376-Asante Development Partners - Planning Area 2\22376-SL_4.2.dwg

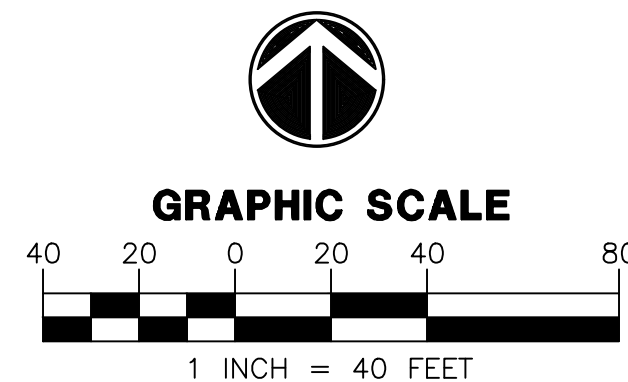


CONSTRUCTION NOTES

1. INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
2. 37W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30"-6" DIRECT BURIED POLE, 2' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL5). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.

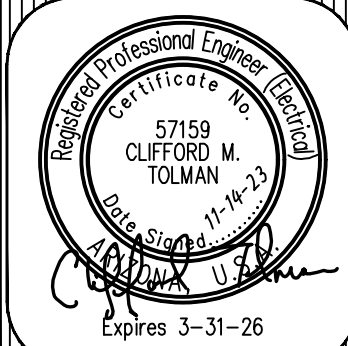
LEGEND

- 4,900 LUMEN LED STREET LIGHT, SQUARE POLE
- PULL BOX
- NEW CONDUIT RUN
- FIRE HYDRANT



Call at least two full working days
before you begin excavation.
ARIZONA 811
Arizona Blue State, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County: (602) 263-1100

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	9-8-23	1ST SUBMITTAL
2	11-14-23	2ND SUBMITTAL



DRAWING NO:
SL2
OF 4

SURPRISE, ARIZONA
ASANTE PLANNING AREA - UNIT 4.2
W HAPPY VALLEY RD & N 163RD AVE
STREET LIGHT PLAN

WRIGHT ENGINEERING
PROJECT NO:
22376
DESIGN BY: BKM
DRAWN BY: BKM
CHECKED BY: CMT

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480.497.5829 • FAX 480.497.5807
www.wrightengineering.us

FS23-0830

H:\2022\22376-Asante Development Partners - Planning Area 2\22376-SL_4.2.dwg

MATCHLINE, SEE SL2



CONSTRUCTION NOTES

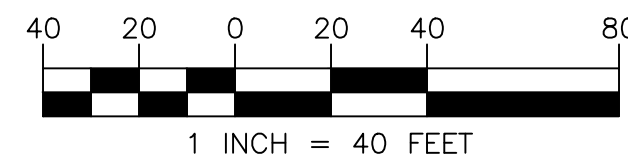
- ① INSTALL APS PULL BOX NEXT TO POLE. 1" CONDUIT WITH (2) #14 TYPE THHN/THWN & (1) #14 BARE BOND FROM PULL BOX TO FUSE HOLDER IN STREET LIGHT PER APS DETAILS & SPECIFICATIONS.
- ② 37W LED (4,900 LUMEN) LUMINAIRE (SEE LUMINAIRE TABLE), PHOTOCELL, 30"-6" DIRECT BURIED POLE, 2' MAST ARM PER APS DETAIL 8030 (SEE SHEET SL5). (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. WIRING, FUSING, & GROUNDING PER APS DETAILS & SPECIFICATIONS.

LEGEND

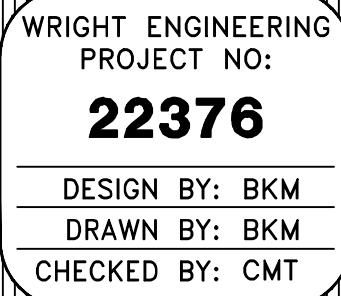
-  4,900 LUMEN LED STREET LIGHT, SQUARE POLE
 PULL BOX
 NEW CONDUIT RUN
 FIRE HYDRANT



GRAPHIC SCALE



1 INCH = 40 FEET

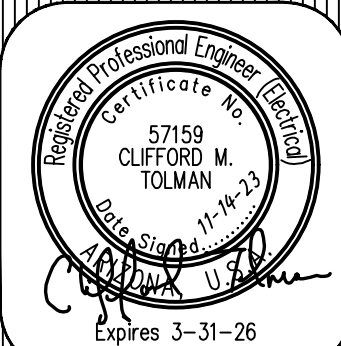


PROJECT: TITLE:

SURPRISE, ARIZONA
ASANTE PLANNING AREA - UNIT 4.2
W HAPPY VALLEY RD & N 163RD AVE

STREET LIGHT PLAN

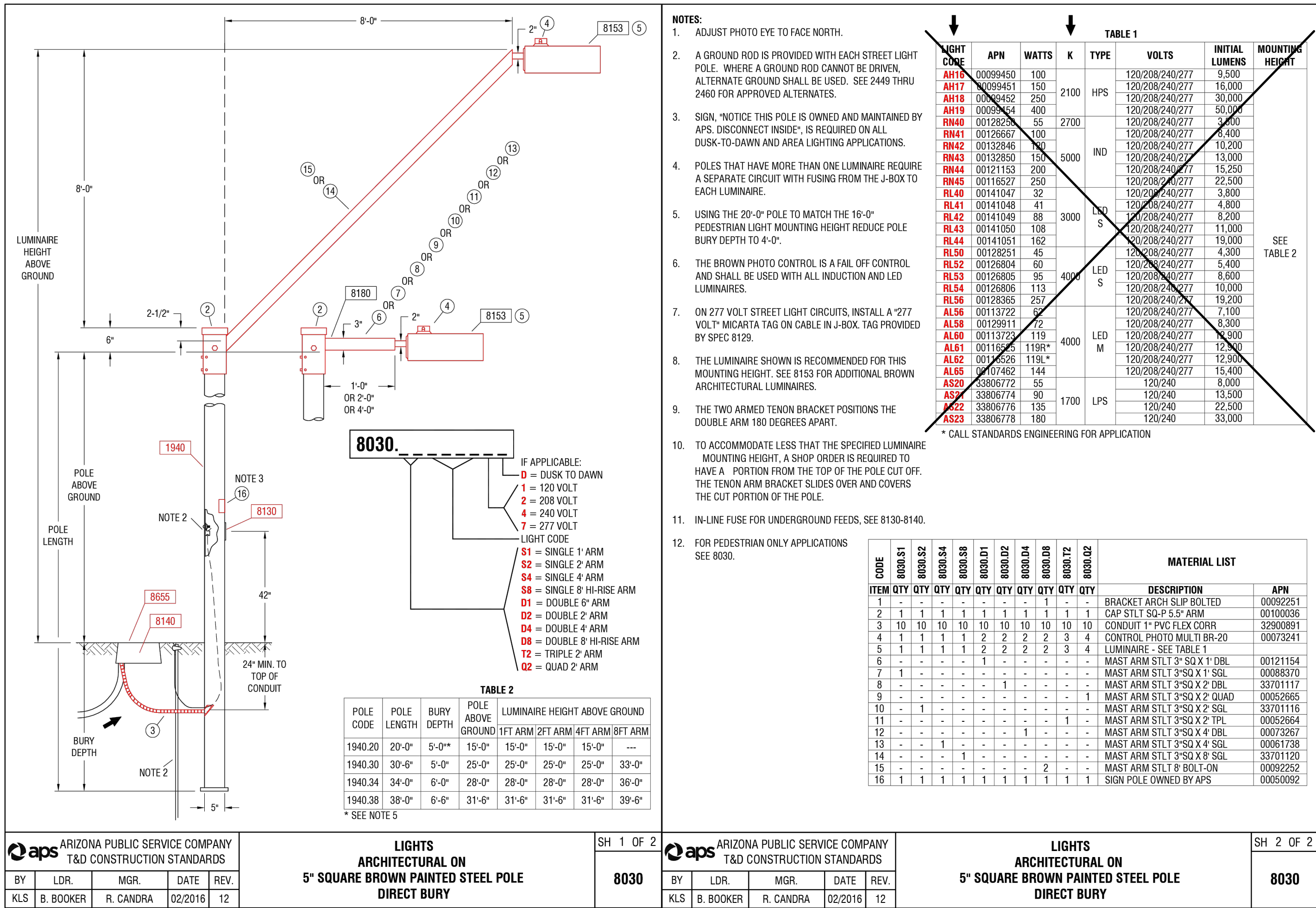
NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
1	9-8-23	1ST SUBMITTAL
2	11-14-23	2ND SUBMITTAL



DRAWING NO:
SL3
OF 4

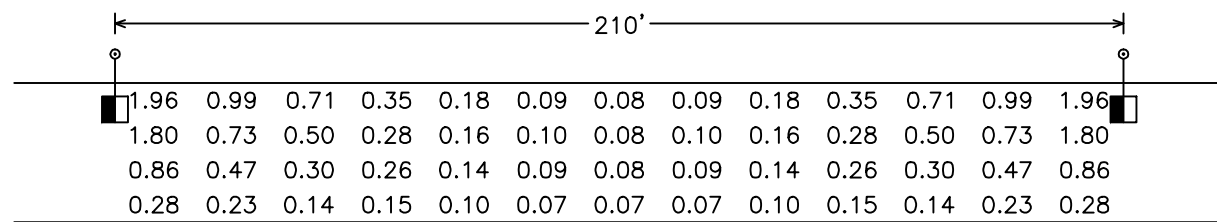
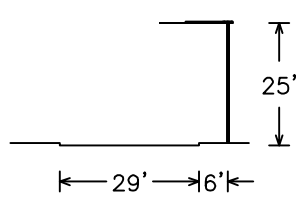
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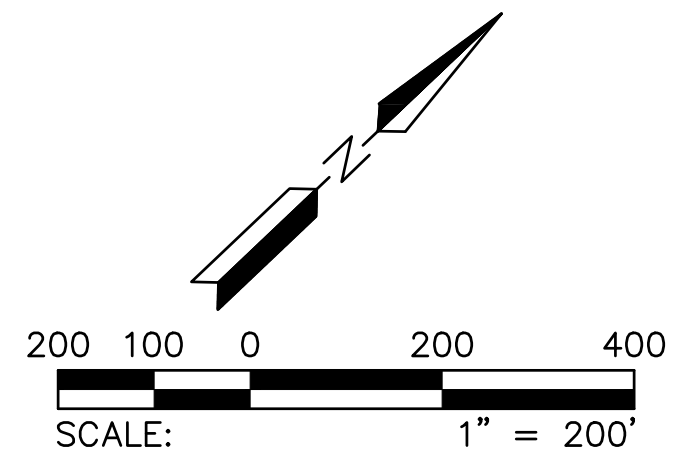
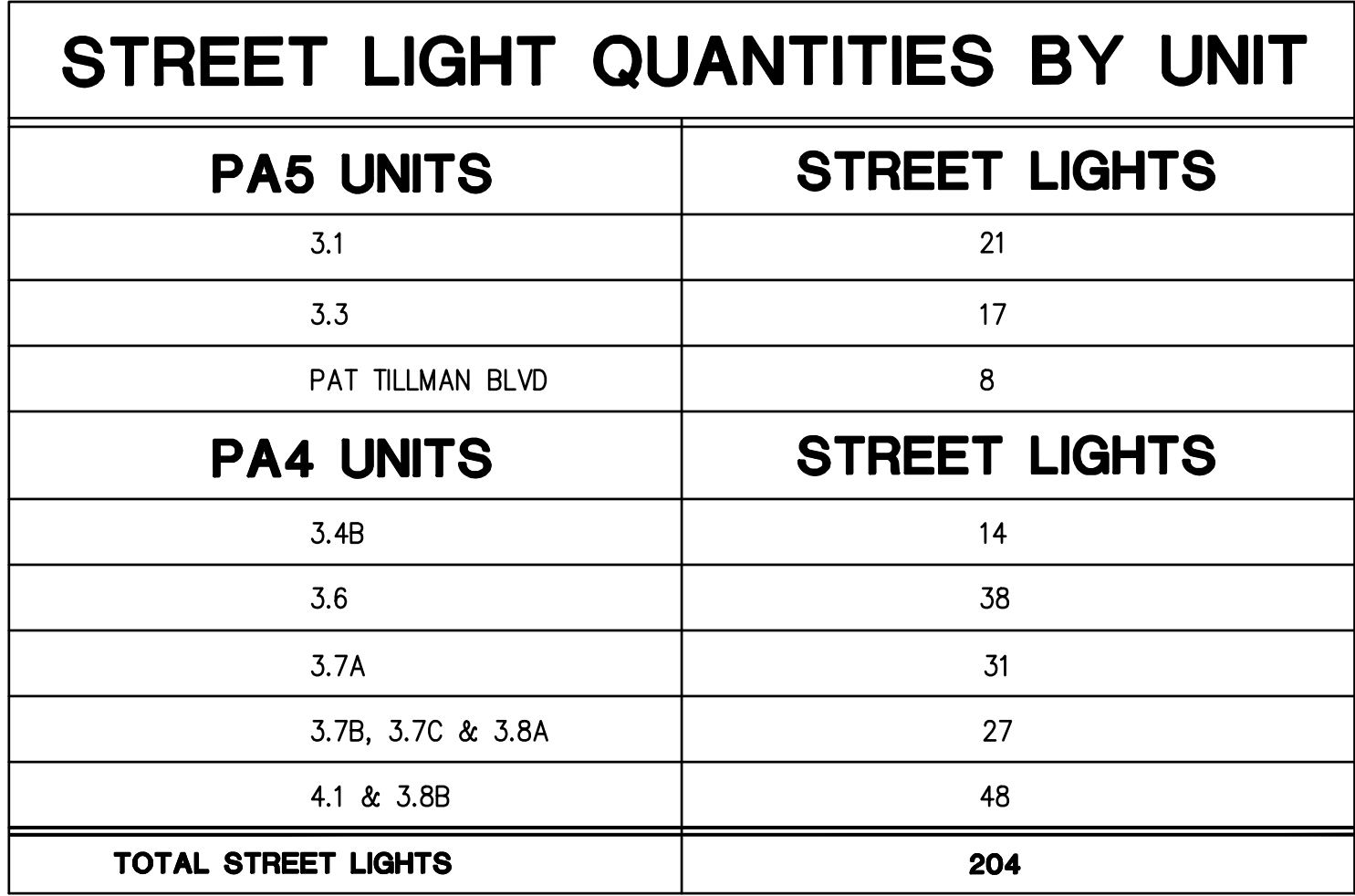
NOTE.

ALL CALCULATIONS BASED ON ILLUMINANCE METHOD



25' 37W LED T2
condelo file 'ERLC_05A530' -120-277Vies'
1 lamp(s) per luminaire, photometry is absolute
Light Loss Factor = 0.910, watts per luminaire = 36
mounting height= 25 ft
number locations= 2, number luminaires= 2
kw all locations= 0.1

Roadway Grid
52 points at z=0, sp 16.154ft by 7.25ft
HORIZONTAL FOOTCANDLES
Average 0.43
Maximum 1.96
Minimum 0.07
Avg:Min 6.10
Max:Min 28.00
Coef Var 1.15
UnifGrad 2.47

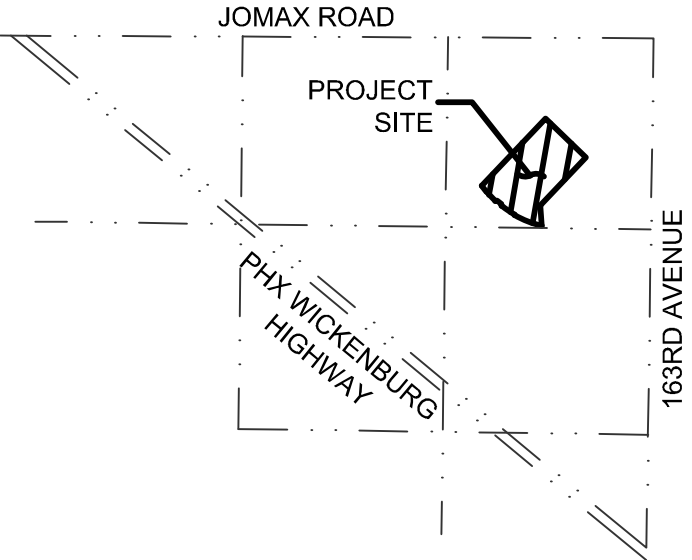
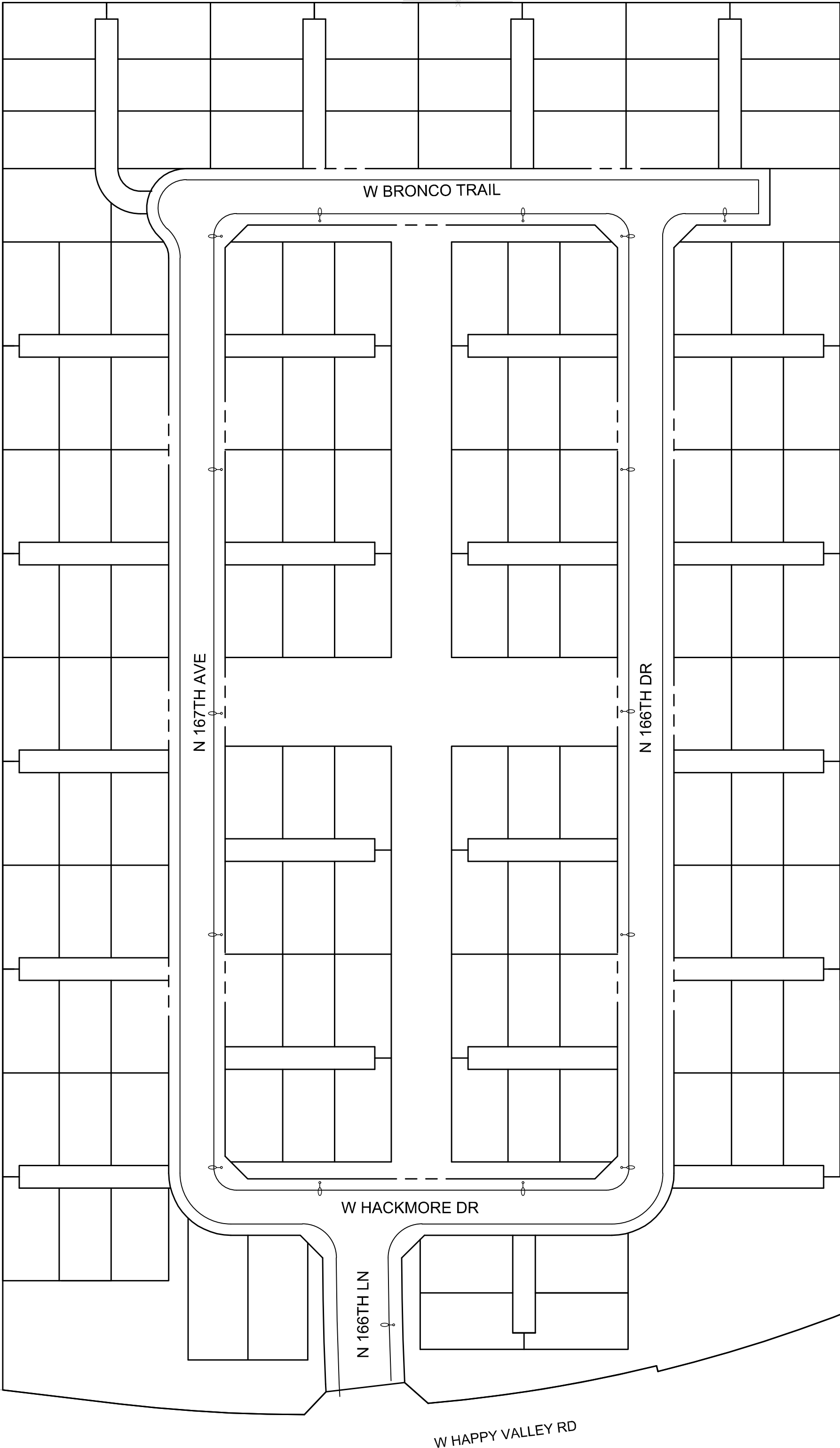
Page 129 of 321

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k:\22003507\dwg\exhibits\asante.4.2_street_light_detail.dwg Savedate: 9/8/2023 1:37 PM Pltdate: 9/11/2023 9:40 AM

STREET LIGHT EXHIBIT ASANTE UNIT 4.2

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MAD MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP

SEC. 1&12, T4N, R2W,
G&SRM, MARICOPA COUNTY, ARIZONA
NTS

LEGEND

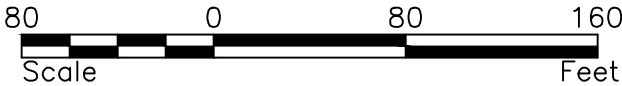
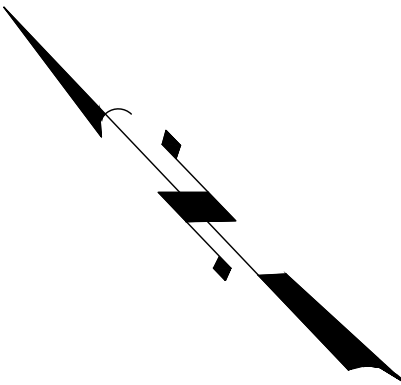
○ — STREET LIGHT

— PARCEL LINES

STREET LIGHTS

17 POLES (ESTIMATED)

ACTUAL POLE NUMBERS MAY VARY ±10%



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 S. SQUAW AVENUE
MESA, AZ 85206
480.218.8831

STREET LIGHT EXHIBIT

PROJECT: **ASANTE UNIT 4.2**
CITY OF SURPRISE, ARIZONA



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

REVISIONS:	

PM.	S. STAMAN
DR.	J. TURPIN
JOB NO.	22003507
FILE NO.	22003507

SHEET NO.
1 OF 1

Recording requested by:

City of Surprise
City Clerk's Office
16000 N Civic Center Plaza
Surprise, Arizona 85374

SLIDReso18151-8-1-1--
Garcia

RESOLUTION 2018-151

SU-ASANTEPAR4.5

STREET LIGHTING IMPROVEMENT DISTRICT

RESOLUTION # 2018-151

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH A STREET LIGHT IMPROVEMENT DISTRICT TO PURCHASE ENERGY FOR LIGHTING THE PUBLIC STREETS AND PARKS IN THE AREA WITHIN THE CORPORATE LIMITS OF THE CITY OF SURPRISE, ARIZONA DESCRIBED ON EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT AND THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN A CERTAIN DISTRICT TO BE KNOWN AS "CITY OF SURPRISE, ARIZONA, SU-ASANTEPAR4.5 LIGHTING IMPROVEMENT DISTRICT"; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES.

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

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

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

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

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

Section 2. The name of the District shall be "CITY OF SURPRISE, ARIZONA, SU-ASANTEPAR4.5 LIGHTING IMPROVEMENT DISTRICT."

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

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

Section 5. The Improvements, in the opinion of the Mayor and Council of the City, are of more than local or ordinary public benefit and are of special benefit to the respective lots, pieces and parcels of real property in the District, and the Mayor and Council of the City hereby make and order the expense of the Improvements payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District to be known and designated as "City of Surprise, Arizona SU-AsantePar4.5 Lighting Improvement District" and hereby declare that the District is as legally described on Exhibit A attached hereto with the boundaries as shown in the map in Exhibit B attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

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

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

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

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

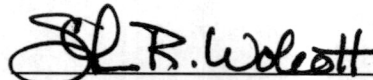
Section 10. The formation of the District shall not be considered as preventing the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of construction street lighting facilities within any part or all of the same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

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

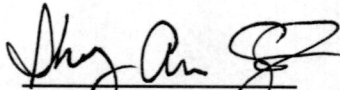
Section 12. The rate to be paid for purchasing the energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by the Arizona Public Service Company.

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

APPROVED AND ADOPTED this 16th day of October, 2018.


Sharon R. Wolcott, Mayor

Attest:


Sherry Aguilar, City Clerk

Approved as to form:

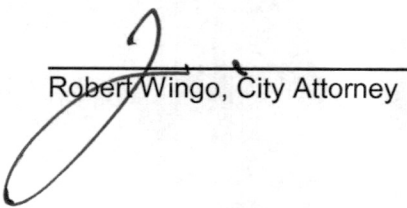

Robert Wingo, City Attorney

EXHIBIT "A"
STREET LIGHT IMPROVEMENT DISTRICT
ASANTE - PARCEL 4.5
LEGAL DESCRIPTION

A portion of that parcel of land being described as Parcel 4 in that certain document entitled "Special Warranty Deed" as filed in Document No. 2009-0486171 records of Maricopa County, Arizona being situated within a portion of the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap flush accepted as the East Quarter corner of said Section 12 from which a found aluminum cap accepted as the Northeast corner of said Section 12 thereof bears North 00°44'56" East, 2634.27 feet;

Thence North 00°44'56" East, 355.85 feet along the east line of the Northeast Quarter of said Section 12 to the easterly prolongation of the north line of Tract C as shown on the Subdivision Plat of Asante Phase One as filed in Book 938, Page 32 records of Maricopa County, Arizona being the **POINT OF BEGINNING**;

THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTH LINE;

Thence North 89°15'04" West, 217.50 feet;

Thence South 00°44'56" West, 150.00 feet;

Thence North 89°01'45" West, 349.49 feet;

Thence South 00°58'15" West, 150.00 feet to the north Right-of-Way of Asante Boulevard of said Section 12;

Thence North 89°01'45" West, 199.71 feet along said north Right-of-Way;

Thence continuing along said north Right-of-Way, South 88°06'38" West, 400.78 feet;

Thence continuing along said north Right-of-Way, North 89°01'45" West, 1053.98 feet to the beginning of a tangent curve concave southerly, having a radius of 2035.00 feet;

Thence continuing along said north Right-of-Way, westerly along said curve, through a central angle of 00°43'34", an arc length of 25.79 feet to a non-tangent line being on the centerline of 166TH Drive;

Thence leaving said north Right-of-Way, North 00°14'41" East, 1176.54 feet along the center of 166th Drive to the beginning of a tangent curve, concave easterly, having a radius of 1,000.00 feet;

Thence along said centerline and northerly along said curve, through a central angle of 03°02'37", an arc length of 53.12 feet to a non-tangent line;

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTH LINE;

Thence leaving said centerline, South 86°42'42" East, 40.00 feet;

Thence South 89°45'19" East, 1030.89 feet;

Thence South 85°30'56" East, 338.15 feet;

Thence South 89°45'19" East, 381.08 feet;

Thence leaving said north line, South 00°44'56" West, 471.82 feet;

Thence South 89°15'04" East, 467.50 feet to a point on the east line of the Northeast Quarter of said Section 12;

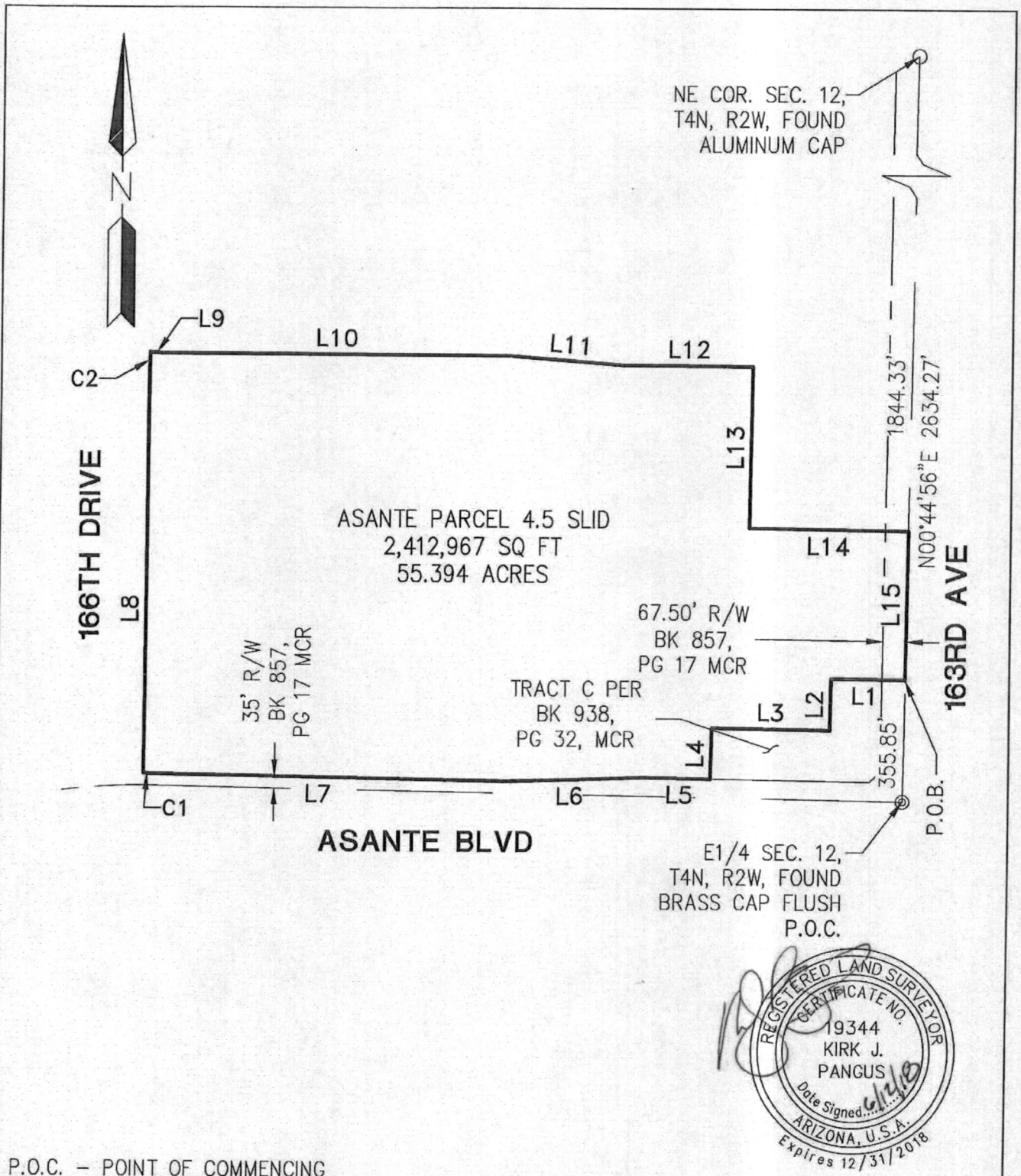
Thence South 00°44'56" West, 434.09 feet along said east line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 2,412,967 sq. ft. (55.394 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

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

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1909
Date: June 2018





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

PAGE 3 OF 4

PROJ.NO.: 1909	ASANTE PARCEL 4.5 SLID ASANTE BLVD & 163RD AVE EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JUNE 2018		
SCALE: NTS		
DRAWN BY: DSP/GS		
CHECKED BY: RAJ		

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LINE TABLE			CURVE TABLE			
LINE NO.	DIRECTION	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
L1	N89°15'04"W	217.50'	C1	2035.00'	0°43'34"	25.79'
L2	S00°44'56"W	150.00'	C2	1000.00'	3°02'37"	53.12'
L3	N89°01'45"W	349.49'				
L4	S00°58'15"W	150.00'				
L5	N89°01'45"W	199.71'				
L6	S88°06'38"W	400.78'				
L7	N89°01'45"W	1053.98'				
L8	N00°14'41"E	1176.54'				
L9	S86°42'42"E	40.00'				
L10	S89°45'19"E	1030.89'				
L11	S85°30'56"E	338.15'				
L12	S89°45'19"E	381.08'				
L13	S00°44'56"W	471.82'				
L14	S89°15'04"E	467.50'				
L15	S00°44'56"W	434.09'				



PAGE 4 OF 4

PROJ.NO.: 1909	ASANTE PARCEL 4.5 SLID ASANTE BLVD & 163RD AVE EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: JUNE 2018		
SCALE: NONE		
DRAWN BY: DSP/GS		
CHECKED BY: RAJ		

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STREET LIGHT IMPROVEMENT DISTRICT PETITION
TO THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE: We, the undersigned, are all or a majority of the real property owners, exclusive of mortgagees and other lienholders, within the district named below. We petition the City Council of the City of Surprise, Arizona, to establish a street light improvement district under Arizona Revised Statutes (A.R.S.) §48-571 to 48-622, and any amendments, and specifically A.R.S. §48-615 to 48-617, to purchase electricity for lighting the public streets and/or parks within the district whose boundaries and area is described in Exhibits A and B attached hereto. This petition includes a charge for maintaining the lighting facilities. It is hereby requested that, in compliance with the Arizona Revised Statutes, the City Council adopt a Resolution of Intention to order the proposed improvements, and that unless protests are received pursuant to A.R.S. §48-579 sufficient to bar further proceedings, the City Council proceed with the improvements petitioned for herein. Expenses of the District shall be paid by the levy and collection of ad valorem taxes upon assessed value of all property in the District. Public convenience, necessity and welfare will be promoted by the establishment of the District and the real property within the District will be benefited by the District. Additional street lighting facilities may be installed and included in the District, at no investment cost to the District, as directed by the City and as approved by Arizona Public Service and the City Engineer. WHEREFORE, we respectfully ask that this Petition be properly filed and that the Mayor and Council of the City adopt the Resolution and take such other action as is proper, necessary and appropriate to form the District and to fulfill the purposes for which the District is organized, as the Mayor and Council believe is proper and necessary. The name of the proposed street light improvements district shall be: <u>SU-ASANTEPAR4.5</u>

PETITIONERS: Please print and sign your name

PRINT BUSINESS/ PETITIONERS NAME	ADDRESS OF PROPERTY OWNED WITHIN DISTRICT	ASSESSOR PARCEL #
LCD Asante, LLC a Delaware LLC Jeff Gunderson	1725 W. Greentree Dr., Ste. 114 Tempe, AZ 85284	503-73-944A
PRINT NAME	SIGNATURE	DATE
Jeff Gunderson		6/26/18



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

AVAILABILITY

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

DESCRIPTION

E-58 is a rate that is applicable for lighting public streets, alleys, thoroughfares, public parks and playgrounds from dusk to dawn by use of Company's facilities.

TIME PERIODS

Dusk: Time between sunset and full night when photocontrol senses the lack of sufficient sunlight and turns on the lights.
Dawn: The time between full night and sunrise when a photocontrol senses sufficient sunlight to turn off lights.

CHARGES

The monthly bill will consist of the following charges, plus adjustments.

I. FIXTURES (Includes Mounting Arm, if Applicable)

	Lumen	Watts	kWh	CHARGES	
				Investment by Company	Investment by Others
A. Acorn	3,835 LED	75	26	\$21.63	\$7.59
	4,796 LED	75	26	\$17.38	\$6.46
	5,003 LED	100	35	\$23.45	\$8.71
	5,904 LED	100	35	\$23.03	\$8.60
	6000 IND	85	29	\$19.24	\$5.14
B. Architectural	6,200 IND	85	29	\$10.13	\$3.93
	8,400 IND	100	34	\$10.69	\$4.36
	10,200 IND	120	41	\$11.75	\$4.99
	13,000 IND	150	52	\$12.98	\$5.93
	20,500 IND	200	69	\$14.78	\$7.37
	22,500 IND	265	91	\$17.63	\$9.28
	3,300 LED	43	15	\$10.24	\$3.79
	3,800 LED	32	12	\$7.73	\$2.92
	3,900 LED	32	12	\$9.96	\$3.51
	4,050 LED	63	22	\$18.63	\$6.52
	4,100 LED	45	16	\$10.34	\$3.89
	4,800 LED	41	15	\$8.27	\$3.27
	5,000 LED	41	15	\$9.61	\$3.62



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

	Lumen	Watts	kWh	CHARGES	
				Investment by Company	Investment by Others
	5,100 LED	60	21	\$10.18	\$4.19
	5,300 LED	67	24	\$10.47	\$4.48
	5,800 LED	94	32	\$17.81	\$5.16
	5,890 LED	89	31	\$20.56	\$7.66
	6,000 LED	62	22	\$18.63	\$6.52
	6,000 LED	67	24	\$19.89	\$6.99
	6,400 LED	89	31	\$17.89	\$5.10
	6,810 LED	101	35	\$18.89	\$7.50
	7,100 LED	62	22	\$19.70	\$6.80
	7,400 LED	127	44	\$20.42	\$6.34
	7,500 LED	73	26	\$20.08	\$7.18
	7,700 LED	86	30	\$18.41	\$7.02
	8,200 LED	88	31	\$10.45	\$4.97
	8,200 LED	95	33	\$11.87	\$5.48
	8,300 LED	72	25	\$17.93	\$6.54
	8,300 LED	106	37	\$12.45	\$5.91
	8,500 LED	88	31	\$11.69	\$5.30
	9,020 LED	139	48	\$22.94	\$9.47
	9,200 LED	139	48	\$25.60	\$7.30
	9,900 LED	130	45	\$13.82	\$6.84
	10,000 LED	93	32	\$21.43	\$7.96
	10,000 LED	113	39	\$13.26	\$6.28
	10,600 LED	126	44	\$22.56	\$9.09
	11,100 LED	108	38	\$12.76	\$6.07
	11,500 LED	108	38	\$13.16	\$6.18
	12,300 LED	203	70	\$25.48	\$8.85
	12,900 LED	119	41	\$22.31	\$8.82
	13,260 LED	202	70	\$27.11	\$12.12
	13,620 LED	202	70	\$28.49	\$9.24
	14,000 LED	171	59	\$26.07	\$11.08
	15,000 LED	136	47	\$24.93	\$9.94
	15,400 LED	144	50	\$25.21	\$10.22
	18,300 LED	162	56	\$16.13	\$8.22
	19,200 LED	257	89	\$26.87	\$13.38
	20,000 LED	258	89	\$26.87	\$13.38
	20,300 LED	193	67	\$17.17	\$9.26
	21,000 LED	193	67	\$24.77	\$11.28
C. Cobra	6,200 IND	75	26	\$10.54	\$3.77
	6,400 IND	85	29	\$8.97	\$3.78
	8,000 IND	88	30	\$10.47	\$4.04
	8,400 IND	100	34	\$9.70	\$4.24
	10,200 IND	120	41	\$10.44	\$4.81



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

				CHARGES			
		Lumen	Watts	kWh	Investment by Company	Investment by Others	
C. Cobra		13,000 IND	150	52	\$11.50	\$5.73	
		15,250 IND	200	69	\$13.86	\$7.25	
		22,500 IND	250	86	\$18.55	\$9.06	
	Gray/Bronz	3,500 IND	55	19	\$10.50	\$3.27	
		6,000 LED	95	33	\$17.05	\$5.13	
		8,700 LED	142	49	\$19.17	\$6.53	
		9,600 LED	157	54	\$20.40	\$7.04	
		11,600 B-LED	181	62	\$19.03	\$7.44	
	Gray/Bronz	3,300 LED	43	15	\$9.00	\$2.79	
	Gray/Bronz	5,300 LED	67	23	\$10.45	\$3.54	
	Gray/Bronz	8,300 LED	106	37	\$13.55	\$4.94	
	Gray/Bronz	10,500 LED	130	45	\$15.08	\$5.69	
	Gray/Bronz	20,000 LED	258	89	\$26.21	\$10.27	
D. Decorative Transit		5,300 LED	75	26	\$28.44	\$6.12	
		8,300 LED	100	34	\$30.45	\$6.97	
		8,147 LED	75	26	\$35.76	\$11.36	
		9,522 LED	100	35	\$36.14	\$12.09	
		10,500 LED	150	52	\$32.69	\$8.52	
		14,896 LED	150	52	\$39.98	\$14.29	
	Double	8,147 LED	75	26	\$64.74	\$18.96	
		9,522 LED	100	35	\$64.67	\$19.58	
		14,896 LED	100	52	\$70.67	\$22.32	
		Copper	6,000 IND	85	29	\$18.87	\$5.09
		Gray/Black	8,000 IND	88	30	\$14.86	\$4.62
		Gray/Black	4,350 LED	86	30	\$13.48	\$4.44
E. Flood	14,470 LED	148	51	\$23.93	\$9.95		
	16,000 LED	125	43	\$23.17	\$9.19		
F. Pendant	8,678 LED	75	26	\$26.36	\$8.85		
	13,964 LED	100	35	\$27.84	\$9.88		
G. Post Top	4,350 LED	86	30	\$13.43	\$5.69		
	6,400 LED	30	30	\$13.43	\$5.69		
	6,600 LED	83	29	\$13.33	\$5.59		
H. Roadway	3,300 LED	43	15	\$9.46	\$3.58		
	3,800 LED	32	12	\$7.24	\$2.79		
	3,900 LED	32	12	\$9.18	\$3.30		
	4,100 LED	45	16	\$9.56	\$3.68		
	4,800 LED	41	15	\$7.76	\$3.13		
	5,000 LED	41	15	\$9.12	\$3.49		
	5,100 LED	60	21	\$9.69	\$4.06		
		5,300 LED	67	24	\$9.98	\$4.35	
8,200 LED		88	31	\$9.72	\$4.77		



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

	8,200 LED	95	33	\$11.36	\$5.34
	8,300 LED	106	37	\$11.74	\$5.72
	8,500 LED	88	31	\$11.18	\$5.16
	9,900 LED	130	45	\$13.31	\$6.70
	10,000 LED	113	39	\$12.75	\$6.14
	11,100 LED	108	38	\$12.03	\$5.88
	11,500 LED	108	38	\$12.65	\$6.04
	18,300 LED	162	56	\$15.23	\$7.98
	19,200 LED	257	89	\$19.11	\$11.32
	20,000 LED	258	89	\$19.11	\$11.32
	20,300 LED	193	67	\$16.27	\$9.02
	21,000 LED	193	67	\$17.01	\$9.22

FROZEN	4,000 INC	295	103	\$10.54	\$5.89
	7,000 MV	175	73	\$13.65	\$7.83
	11,000 MV	250	96	\$17.09	\$10.43
	20,000 MV	400	150	\$26.84	\$15.21
FROZEN ACORN	9,500 HPS	100	41	\$29.14	\$9.93
	16,000 HPS	150	69	\$32.35	\$12.55
FROZEN ARCHITECTURAL	9,500 HPS	100	41	\$16.56	\$7.90
	16,000 HPS	150	69	\$19.77	\$19.34
	30,000 HPS	250	99	\$22.95	\$13.57
	50,000 HPS	400	153	\$28.32	\$19.53
	14,000 MH	175	72	\$23.17	\$12.70
	21,000 MH	250	101	\$26.31	\$15.66
	36,000 MH	400	159	\$32.89	\$21.54
	8,000 LPS	55	30	\$24.08	\$10.58
	13,500 LPS	90	50	\$28.39	\$12.76
	22,500 LPS	135	72	\$32.43	\$15.56
	33,000 LPS	180	90	\$39.01	\$18.33
	5,800 HPS	70	29	\$9.40	\$5.56
FROZEN COBRA ROADWAY	9,500 HPS	100	41	\$11.07	\$6.81
	16,000 HPS	150	69	\$13.86	\$9.50
	30,000 HPS	250	99	\$16.72	\$12.35
	50,000 HPS	400	153	\$22.69	\$17.63
FROZEN COBRA ROADWAY	14,000 MH	175	72	\$16.12	\$10.99
	21,000 MH	250	101	\$18.84	\$13.67
	36,000 MH	400	159	\$24.81	\$18.99
	8,000 FL	100	38	\$18.53	\$5.43
	9,500 HPS	100	41	\$39.95	\$11.96
FROZEN DECORATIVE TRANSIT	16,000 HPS	150	69	\$39.72	\$13.36
	30,000 HPS	250	99	\$45.74	\$17.26
	30,000 HPS	250	99	\$22.20	\$13.79
FROZEN FLOOD	50,000 HPS	400	153	\$27.53	\$19.14
	21,000 MH	250	101	\$23.69	\$14.58
	36,000 MH	400	159	\$28.89	\$19.76
	8,000 FL	100	38	\$19.97	\$5.64
FROZEN Colonial Gray					



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

POST TOP	Colonial Gray	9,500 HPS	100	41	\$11.42	\$7.16
	Colonial Black	9,500 HPS	100	41	\$13.15	\$7.41
	Decorative	9,500 HPS	100	41	\$34.97	\$11.03

NOTES:

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



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

II. POLES

				CHARGES		
			Height	Investment by Company	Investment by Others	
A. Anchor Base Mounted (Flush)	Round Steel	1 Simplex Adapter	12 ft.	\$13.11	\$1.81	
			22 ft.	\$14.75	\$2.03	
			25 ft.	\$15.97	\$2.21	
			30 ft.	\$18.34	\$2.52	
			32 ft.	\$19.27	\$2.55	
		2 Simplex Adapters	12 ft.	\$13.98	\$1.93	
			22 ft.	\$16.06	\$2.22	
			25 ft.	\$16.75	\$2.31	
			30 ft.	\$19.47	\$2.68	
			32 ft.	\$20.77	\$2.87	
	Square Steel	5"	13 ft.	\$15.03	\$2.06	
			15 ft.	\$13.43	\$1.85	
			23 ft.	\$15.93	\$2.19	
			25 ft.	\$17.51	\$2.41	
			28 ft.	\$19.44	\$2.67	
			32 ft.	\$19.33	\$2.66	
	Concrete		12 ft.	\$44.79	\$6.17	
Fiberglass		12 ft.	\$37.93	\$5.22		
Decorative Transit	4"	16 ft.	\$36.98	\$5.10		
Decorative Transit	6"	30 ft.	\$71.39	\$9.83		
Hinged Poles	Square	15 ft.	\$14.21	\$1.16		
B. Anchor Base Mounted (Pedestal)	Round Steel	1 Simplex Adapter	12 ft.	\$12.61	\$1.73	
			22 ft.	\$14.26	\$1.96	
			25 ft.	\$15.46	\$2.13	
			30 ft.	\$17.85	\$2.47	
			32 ft.	\$18.75	\$2.58	
		2 Simplex Adapters	12 ft.	\$13.47	\$1.85	
			22 ft.	\$15.05	\$2.06	
			25 ft.	\$16.24	\$2.23	
			30 ft.	\$18.97	\$2.60	
			32 ft.	\$20.26	\$2.79	
		3 Bolt	32 ft.	\$23.28	\$3.20	
		Square Steel	5"	13 ft.	\$14.54	\$2.01
				15 ft.	\$14.86	\$2.03
	23 ft.			\$15.43	\$2.13	
	25 ft.			\$17.02	\$2.36	
	28 ft.			\$18.91	\$2.60	
	32 ft.			\$19.63	\$2.69	



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

II POLES (cont)

		CHARGES		
		Height	Investment by Company	Investment by Others
C. Direct Bury	Round Steel	19 ft.	\$19.84	\$2.74
		30 ft.	\$15.49	\$2.87
		38 ft.	\$18.90	\$2.94
		Self 40 ft.	\$23.28	\$3.69
		Stepped 25 ft.	\$53.55	\$4.37
		32 ft.	\$56.40	\$4.60
		49 ft.	\$70.00	\$9.65
	Square Steel	4" 34 ft.	\$17.09	\$2.96
		5" 20 ft.	\$16.23	\$2.68
		30 ft.	\$16.92	\$2.79
		38 ft.	\$18.36	\$3.19
		8" 28 ft.	\$30.64	\$2.49
		32 ft.	\$32.03	\$2.62
		Decorative Transit 41 ft 6	\$22.05	\$3.24
	Decorative Transit	47 ft.	\$27.47	\$4.04
	Steel Distribution Pole (for lighting only)	35 ft.	\$25.36	\$3.34
D. Post Top	Decorative Transit Anchor		\$37.77	\$5.19
	Base	16 ft.		
	Gray Steel/Fiberglass	23 ft.	\$13.10	\$2.15
	Black Steel	23 ft.	\$14.44	\$2.38
E. Existing distribution pole suitable for streetlight use			\$1.59	--
F. FROZEN	Wood Poles	30 ft.	\$9.64	\$1.67
		35 ft.	\$9.64	\$1.59

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

III. ANCHOR BASE

		CHARGES		
		Height	Investment by Company	Investment by Others
A. Flush		4 ft.	\$10.67	\$1.47
		6 ft.	\$12.73	\$2.21
B. Pedestal		8 ft.	\$14.59	\$2.54
		For 32' Round Steel Pole only 4 ft. 6"	\$10.12	\$1.75



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

IV. CHARGES FOR OPTIONAL OR ADDITIONAL EQUIPMENT

		CHARGE
		Company Owned
Underground Circuit Charges:		
a.	Per foot of cable, installed under paving	\$0.17000
b.	Per foot of cable, not installed under paving	\$0.06000

V. DETERMINATION OF CHARGES FOR NEW EQUIPMENT

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

Step 1 Determination of Charges for each Charge Type							Monthly Fixed Charge Rate
Charge Type	Monthly Charge		Cost Inputs Equipment Cost		PV Factor		
1	Carrying Cost (fixtures)	=	(installed)	x	NA	x	1.518%
			Equipment Cost				
2	Carrying Cost (poles)	=	(installed)	x	NA	x	1.296%
			Equipment Cost				
3	Fixture Replacement Cost	=	(installed)	x	0.257	x	1.518%
	Pole, Anchor		Equipment Cost				
4	Replacement Cost	=	(installed)	x	0.110	x	1.296%
5	Lighting O&M	=	O&M Cost (lifecyle)	x	0.427	x	1.518%
Charge Type	Monthly Charge		kWh Input		\$/kWh		
6	Generation	=	kWh per month	x	0.06760		
7	T&D, RCS, SB	=	kWh per month	x	0.02738		



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

Step 2 **Determination of Total Monthly Charge**

The total monthly charge will be the summation of the charges for each applicable charge type

<u>Equipment</u>	<u>Charge Type</u>
Fixture - IBC	1,5,6,7
Fixture - IBO	3,5,6,7
Pole, Anchor Base - IBC	2
Pole, Anchor Base - IBO	4

TRIP CHARGE

A \$100.00 trip charge per light will be charged when a Customer requests a disconnect or reconnect of service in order to accommodate the maintenance activities of the Customer or its designee(s) on their street lighting equipment.

ADJUSTMENTS

The bill will include the following adjustments:

1. The Renewable Energy Standard charge, Adjustment Schedule REAC-1.
2. The Power Supply Adjustment charges, Adjustment Schedule PSA-1.
3. The Transmission Cost Adjustment charge, Adjustment Schedule TCA-1.
4. The Environmental Improvement Surcharge, Adjustment Schedule EIS.
5. The Demand Side Management Adjustment charge, Adjustment Schedule DSMAC-1.
6. The Lost Fixed Cost Recovery Adjustment charge, Adjustment Schedule LFCR.
7. Direct Access Customers returning to Standard Offer service may be subject to a Returning Customer Direct Access Charge, Adjustment Schedule RCDAC-1.
8. Any applicable taxes and governmental fees that are assessed on APS's revenues, prices, sales volume, or generation volume.

SERVICE DETAILS

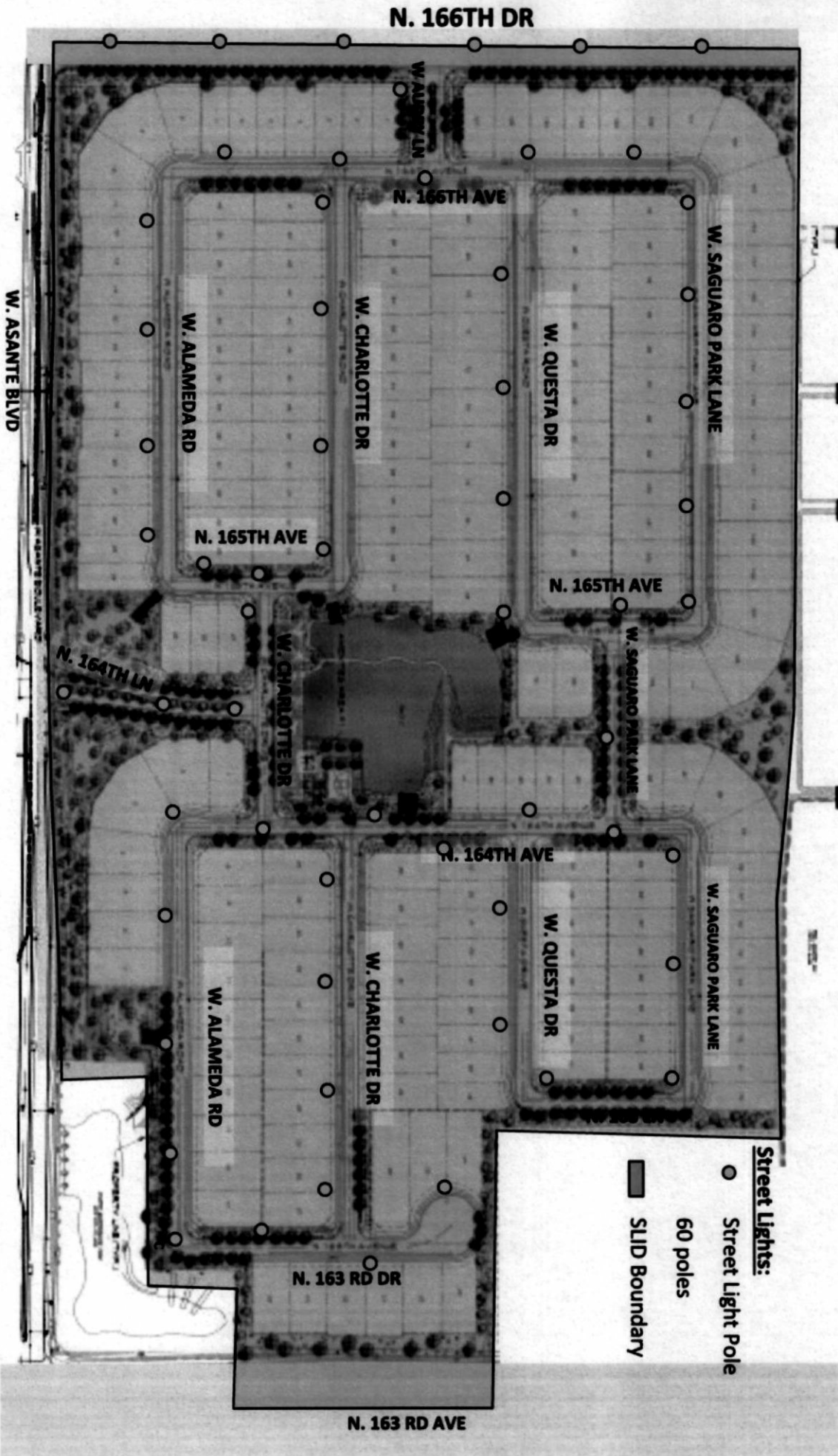
1. Street lighting facilities installed under this rate schedule are of the type currently being furnished by Company as standard at the time service is initially requested. Standard facilities are those listed in the Company's Transmission and Distribution Construction Standards book.



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

2. The Customer will be responsible for notifying the Company when the streetlighting facilities are not operating as intended. The Company will use reasonable efforts to complete normal maintenance (replacement of lamps, photocontrols or fixtures) within ten (10) working days from notification by Customer. If the maintenance requires cable replacement or repairs, the Company will use reasonable efforts to complete said repairs within twenty (20) working days.
3. The Customer's bill will not be reduced due to lamp, photocontrol or cable repair or replacement outages.
4. Lighting equipment which is not specified in this rate schedule will be billed at the rates corresponding to the most similar equipment, as determined by the Company.
5. Non-standard facilities (non-standard being defined as any facility not listed in the Company's Transmission and Distribution Construction Standards book) do not qualify for this rate schedule. At the Company's discretion, such facilities may be served under another of the Company's rate schedules.
6. The Company will extend its standard street lighting system up to a distance of 300 feet for each additional lighting installation without cost at the request of the Customer. When the extension is underground the customer will provide earthwork as specified in the Company's Service Schedule 3, Conditions Governing Extensions of Electric Distribution Lines and Services; or, at the applicant's request, the Company will provide such earthwork and the applicant will be required to pay a non-refundable contribution in aid of construction equal to the cost of such earthwork. Any additional extension required (over and above the first 300 feet) will be provided by Company for a contribution in aid of construction equal to the cost of the additional extension.
 - a. Extensions to isolated areas requiring a substantial extension of the electric distribution system, as opposed to an extension of the street lighting system, will require a special study to determine the terms and conditions under which the Company will undertake such an extension.
7. APS provides electric service under the Company's Service Schedules. These schedules provide details about how the Company serves its Customers, and they have provisions and charges that may affect the Customer's bill. In addition, service may be subject to special terms and conditions as provided for in a Customer contract or service agreement.

Asante Parcel 4.5





CITY OF SURPRISE
Regular City Council Meeting

October 16, 2018 @ 6:00:00 PM

+ Back Print

Council Meeting Date:	October 16, 2018	Contact Person:	Karl Zook, Public Works Department
Submitting Department:	Public Works	District:	1
Staff Recommendations:	None		

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action declaring the City's intention to create the, "SU-ASANTEPAR4.5" Street Light Improvement District pursuant to A.R.S. 48-616; Resolution #2018-151.

Motion:

I move to approve Resolution #2018-151.

Background:

The City has verified that the Petition for the proposed street light improvement district contains the signatures of all of the real property owners in the district, exclusive of mortgages and other lien holders. The City and Arizona Public Service Company ("APS") have approved the street layout and facilities design. The electric rates are established by APS tariff. The lighting improvements are more than local or ordinary public benefit and the expenses of the district will be paid for by the levy and collection or ad valorem taxes based upon the assessed value of all property in the District.

Objective Analysis:

A SLID is a neighborhood partnership and very common practice in which property owners in a defined area agree to pay the costs to operate and maintain their immediate area's street lights through a property tax. All new developments in the City of Surprise require a SLID. This action will form the SLID boundary for the Asante Parcel 4.5 development.

Policy Compliant:

Surprise Municipal Code requires that street lighting that serves a defined area be paid for through revenues obtained from the specific area being served by such street lighting. In these instances, a Street Light Improvement District (SLID) is formed. The city strives to assure that residents are subject to only one SLID and that the boundaries of each SLID accurately reflect the service area. This item is consistent with these objectives.

Financial Impact:

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

Budget Impact:

Funding was not included as part of the FY2019 adopted budget. A separate fund will be created to track revenue and expenses once the city starts receiving electric bills from APS for this particular SLID. If the SLID incurs expenses during FY2019, staff will return to request a budget amendment to appropriate the new fund. Regardless, the city will be unable to collect property taxes for this SLID until FY2020, at the earliest.

FTE Impact:

This action does not change the full time equivalent count.

ATTACHMENTS:

Click to download

- ☐ [Resolution 2018-151](#)
 - ☐ [SLID Petition](#)
 - ☐ [Street Light Plans Parcel 1A](#)
 - ☐ [Street Light Plans Parcel 1B](#)
 - ☐ [Street Light Plans Parcel 2](#)
 - ☐ [Street Light Exhibit](#)
-

Recording requested by:

City of Surprise
City Clerk's Office
16000 N Civic Center Plaza
Surprise, Arizona 85374

SLIDReso202452-23-1-1--
Hoyp

RESOLUTION 2024-52

CITY OF SURPRISE, ARIZONA

SU-ASANTEPAR4.5

STREET LIGHTING IMPROVEMENT DISTRICT

RESOLUTION # 2024-52

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA, SU-ASANTEPAR4.5 LIGHTING IMPROVEMENT DISTRICT AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on October 16, 2018 the Mayor and City Council of the City of Surprise adopted Resolution No. 2018-151, ordering the formation of the CITY OF SURPRISE, ARIZONA, SU-ASANTEPAR4.5 LIGHTING IMPROVEMENT DISTRICT (the "District") for the purpose of purchasing energy for the lighting of the public streets and parks within the District;

WHEREAS, Ariz. Rev. Stat. § 48-616(M) permits the City to add new territory to an existing district, thereby enlarging the boundaries of an existing street lighting improvement district ("SLID") when proper notice has been given to the owners of property that will be added to the SLID in accordance with Ariz. Rev. Stat. Title 48, Chapter 4, Article 2;

WHEREAS, Ariz. Rev. Stat. § 48-617(A) gives the City immediate jurisdiction to adopt the resolution ordering the creation or enlargement of a SLID without the necessity of publication and posting of the resolution of intention when all owners of the real property being added to the SLID have petitioned the City to form or enlarge the SLID;

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of parcels of property which adjoin the District (hereinafter referred to as "Petitioners") acting pursuant to the provisions of Ariz. Rev. Stat. §§ 48-616(M) and 48-617(A), have petitioned the City to enlarge the District to include said property legally described in Exhibit A to this resolution, with such boundaries as shown in the map in Exhibit B to this resolution; and

WHEREAS, the City has verified and finds that Petitioners are the owners, exclusive of mortgagees and other lienholders, of all of the real property being added to the boundary of the District.

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

Section 1. *District Enlargement.* The CITY OF SURPRISE, ARIZONA, SU-ASANTEPAR4.5 LIGHTING IMPROVEMENT DISTRICT shall be enlarged by the addition of the property described in Exhibit A and shown in Exhibit B, which are incorporated by reference hereto into this Resolution. The annual tax levied upon the District will remain in full force and effect, and, commencing in fiscal year 2024/2025, will apply to the District as enlarged by this Resolution.

Section 2. *Recording and Filing of this Resolution.* A certified copy of this Resolution shall be recorded in the office of the Maricopa County Recorder. Certified copies of this Resolution shall also be filed with the Arizona Department of Revenue and the Maricopa County Assessor's office pursuant to Ariz. Rev. Stat. § 42-17257.

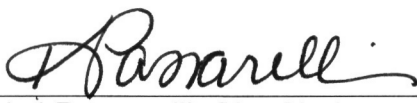
APPROVED AND ADOPTED this 7th day of May, 2024.



Skip Hall, Mayor

Attest:

Approved as to form:



Kristi Passarelli, City Clerk



Robert Wingo, City Attorney

EXHIBIT A

Legal Description

EXHIBIT "A"
ASANTE PLANNING AREA 3 BOUNDARY
STREET LIGHT IMPROVEMENT DISTRICT
LEGAL DESCRIPTION

Portions of the South Half of Section 1, the East Half of Section 2, and Section 12, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found 2 inch aluminum cap RLS 36562 accepted as the Northeast corner of said Section 12 from which a found 2-3/4 inch City of Surprise brass cap flush accepted as the East Quarter corner thereof bears South 00°44'56" West, 2634.27 feet;

Thence South 00°44'56" West, 70.16 feet along the east line of the Northeast Quarter of said Section 12 to the **POINT OF BEGINNING**;

Thence continuing along said east line, South 00°44'56" West, 130.00 feet;

Thence leaving said east line, North 89°20'59" West, 392.50 feet;

Thence North 00°44'56" East, 10.00 feet;

Thence North 89°20'59" West, 75.00 feet to the west line of the east 467.50 feet of the Northeast Quarter of said Section 12;

Thence South 00°44'56" West, 1181.54 feet along said west line to the northeast corner of Asante 4.5 – Parcel 2, as recorded in Book 1465, Page 3, Maricopa County Records, Arizona;

Thence North 89°45'19" West, 381.08 feet along the north line of said Asante 4.5 – Parcel 2,

Thence North 85°30'56" West, 338.15 feet continuing along the north line of said Asante 4.5 – Parcel 2 and the western extension thereof, and also being the north line of Asante 4.5 – Parcel 1, as recorded in Book 1465, Page 2, Maricopa County Records, Arizona;

Thence continuing along the north line of said Asante 4.5 – Parcel 1, the following two (2) courses:

Thence North 89°45'19" West, 1030.89 feet;

Thence North 86°42'42" West, 80.00 feet to the northwest corner of said Asante 4.5 – Parcel 1, being a non-tangent curve, concave southeasterly, having a radius of 1040.00 feet, the center of which bears South 86°42'42" East;

Thence along the west line of said Asante 4.5 – Parcel 1, and also being the west Right of Way line for N 166th Drive, the following eight (8) courses:

Thence southwesterly along said curve, through a central angle of 03°02'37", an arc length of 55.25 feet to a tangent line;

Thence South 00°14'41" West, 382.74 feet to the beginning of a tangent curve concave northwesterly, having a radius of 20.00 feet;

Thence southwesterly along said curve, through a central angle of 07°38'42", an arc length of 2.67 feet to the beginning of a reverse curve, concave southeasterly, having a radius of 205.00 feet;

Thence southwesterly along said curve, through a central angle of 07°38'42", an arc length of 27.35 feet to a tangent line;

Thence South 00°14'41" West, 113.00 feet;

Thence South 01°23'31" East, 70.03 feet;

Thence South 00°14'41" West, 551.26 feet;

Thence South 44°28'14" West, 42.99 feet to the northerly Right of Way line of W. Asante Boulevard as shown in the Map of Dedication for Asante Phase One recorded in Book 857 of Maps, Page 17, Maricopa County Records, Arizona, being a non-tangent curve, concave southeasterly, having a radius of 2035.00 feet, the center of which bears South 01°43'33" East;

Thence the following two (2) courses along said northerly Right of Way line:

Thence southwesterly along said curve, through a central angle of 11°16'46", an arc length of 400.62 feet to a non-tangent line;

Thence South 76°59'47" West, 1078.19 feet; to the westerly Right of Way line of Pat Tillman Boulevard as shown in the Map of Dedication for Asante Phase Two recorded in Book 885 of Maps, Page 46, Maricopa County Records, Arizona;

Thence the following eight (8) courses along said westerly Right of Way line:

Thence North 31°59'47" East, 42.44 feet;

Thence North 13°00'13" West, 1139.63 feet to the beginning of a tangent curve concave southwesterly, having a radius of 2132.50 feet;

Thence northwesterly along said curve, through a central angle of $33^{\circ}28'26''$, an arc length of 1245.87 feet to a tangent line;

Thence North $46^{\circ}28'39''$ West, 1698.99 feet;

Thence South $88^{\circ}31'21''$ West, 42.43 feet;

Thence North $46^{\circ}28'39''$ West, 70.01 feet;

Thence North $01^{\circ}28'39''$ West, 42.43 feet;

Thence leaving said westerly Right of Way, North $41^{\circ}24'05''$ East, 135.09 feet to the easterly Right of Way line for said Pat Tillman Boulevard;

Thence leaving said easterly line, North $46^{\circ}38'19''$ West, 15.00 feet;

Thence North $88^{\circ}27'44''$ East, 42.47 feet;

Thence North $43^{\circ}31'21''$ East, 851.22 feet;

Thence North $01^{\circ}28'39''$ West, 28.28 feet;

Thence North $39^{\circ}26'13''$ East, 70.18 feet;

Thence North $88^{\circ}31'21''$ East, 28.28 feet;

Thence North $43^{\circ}31'21''$ East, 205.00 feet;

Thence South $46^{\circ}28'39''$ East, 5.00 feet;

Thence North $43^{\circ}31'21''$ East, 21.20 feet to the beginning of a tangent curve concave southeasterly, having a radius of 855.00 feet;

Thence northeasterly along said curve, through a central angle of $00^{\circ}55'32''$, an arc length of 13.81 feet to a non-tangent line;

Thence North $00^{\circ}41'27''$ West, 27.89 feet;

Thence North $46^{\circ}28'39''$ West, 518.91 feet;

Thence South $88^{\circ}31'21''$ West, 28.28 feet;

Thence North $46^{\circ}28'39''$ West, 70.00 feet;

Thence North $01^{\circ}28'39''$ West, 28.28 feet;

Thence North 46°28'39" West, 836.75 feet;

Thence South 88°31'21" West, 28.28 feet;

Thence North 46°28'39" West, 70.00 feet;

Thence North 01°28'39" West, 28.28 feet;

Thence North 46°28'39" West, 310.00 feet;

Thence North 43°31'21" East, 70.00 feet;

Thence South 46°28'39" East, 856.02 feet;

Thence North 88°31'21" East, 28.28 feet;

Thence South 46°28'39" East, 50.00 feet;

Thence South 01°28'39" East, 28.28 feet;

Thence South 46°28'39" East, 940.13 feet;

Thence South 87°43'01" East, 30.34 feet to a non-tangent curve, concave southeasterly, having a radius of 860.00 feet, the center of which bears South 38°12'02" East;

Thence northeasterly along said curve, through a central angle of 13°41'25", an arc length of 205.49 feet to a non-tangent line;

Thence South 24°30'37" East, 5.00 feet to a non-tangent curve, concave southeasterly, having a radius of 855.00 feet, the center of which bears South 24°30'37" East;

Thence northeasterly along said curve, through a central angle of 22°53'20", an arc length of 341.56 feet to a non-tangent line;

Thence North 44°31'41" East, 28.52 feet;

Thence North 85°54'22" East, 70.18 feet;

Thence South 45°00'00" East, 28.28 feet;

Thence North 90°00'00" East, 205.00 feet;

Thence South 00°00'00" East, 5.00 feet;

Thence North 90°00'00" East, 147.65 feet;

Thence North 44°42'35" East, 28.14 feet;

Thence North 85°54'42" East, 70.13 feet;

Thence South 45°17'25" East, 28.43 feet;

Thence North 90°00'00" East, 21.66 feet to the beginning of a tangent curve concave southwesterly, having a radius of 860.00 feet;

Thence southeasterly along said curve, through a central angle of 12°14'44", an arc length of 183.80 feet to a non-tangent line;

Thence South 12°14'44" West, 5.00 feet to a non-tangent curve, concave southwesterly, having a radius of 855.00 feet, the center of which bears South 12°14'44" West;

Thence southeasterly along said curve, through a central angle of 38°02'10", an arc length of 567.60 feet to a tangent line;

Thence South 39°43'06" East, 116.64 feet;

Thence South 84°43'06" East, 28.28 feet;

Thence South 43°48'14" East, 70.18 feet;

Thence South 05°16'54" West, 28.28 feet;

Thence South 39°43'06" East, 205.00 feet;

Thence South 50°16'54" West, 5.00 feet;

Thence South 39°43'06" East, 568.37 feet;

Thence South 84°43'06" East, 28.28 feet;

Thence South 43°48'14" East, 70.18 feet;

Thence South 05°16'54" West, 28.28 feet;

Thence South 39°43'06" East, 205.00 feet;

Thence South 50°16'54" West, 5.00 feet;

Thence South 39°43'06" East, 152.26 feet to the beginning of a tangent curve concave northeasterly, having a radius of 1345.00 feet;

Thence southeasterly along said curve, through a central angle of 06°58'54", an arc length of 163.89 feet to a non-tangent line;

Thence North 86°55'18" East, 27.82 feet;

Thence South 53°07'50" East, 70.18 feet;

Thence South 05°00'44" East, 27.82 feet to a non-tangent curve, concave northeasterly, having a radius of 1340.00 feet, the center of which bears North 38°36'15" East;

Thence southeasterly along said curve, through a central angle of 08°46'26", an arc length of 205.20 feet to a non-tangent line;

Thence South 29°49'49" West, 5.00 feet to a non-tangent curve, concave northeasterly, having a radius of 1345.00 feet, the center of which bears North 29°49'49" East;

Thence southeasterly along said curve, through a central angle of 29°10'47", an arc length of 684.99 feet to a tangent line;

Thence South 89°20'59" East, 528.52 feet;

Thence North 45°39'01" East, 28.28 feet;

Thence North 86°33'53" East, 70.18 feet;

Thence South 44°20'59" East, 28.28 feet;

Thence South 89°20'59" East, 205.00 feet;

Thence South 00°39'01" West, 5.00 feet;

Thence South 89°20'59" East, 112.55 feet;

Thence North 00°44'56" East, 10.00 feet;

Thence South 89°20'59" East, 179.18 feet to the **POINT OF BEGINNING**

The above described parcel contains a computed area of 13,158,853 sq. ft. (302.0857 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

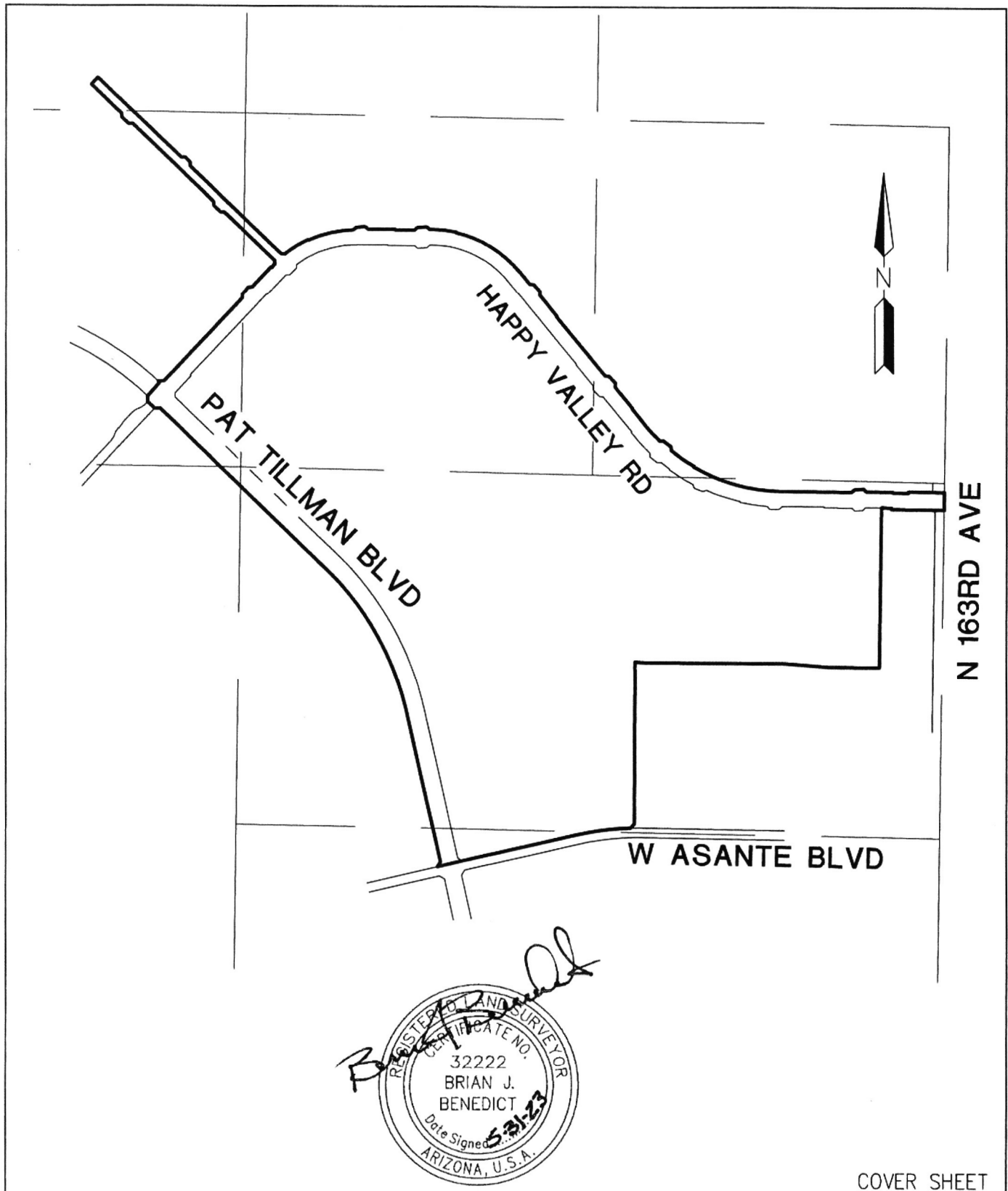
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1909
Date: May 2023



EXHIBIT B

Map



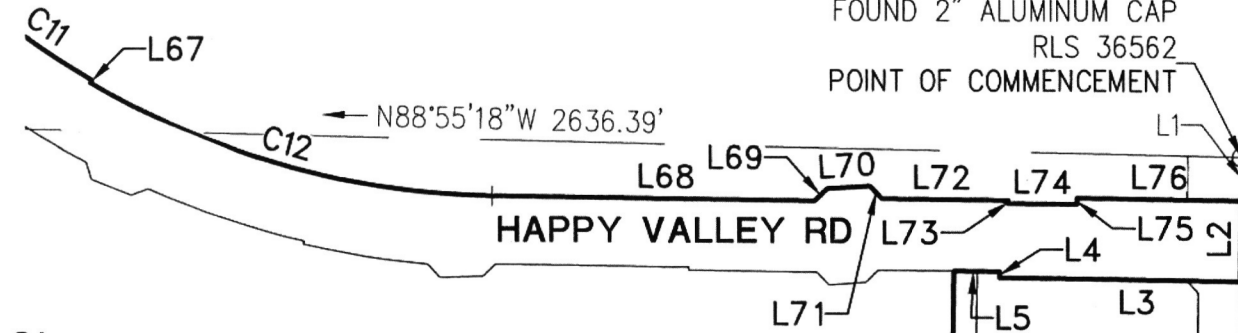
COVER SHEET

PROJ.NO.: 1909	ASANTE PLANNING AREA 3 BOUNDARY STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2023		
SCALE: N.T.S.		
DRAWN BY: GS/JHVD		
CHECKED BY: BJB		

APN: 503-73-944G

NE CORNER
SEC. 12, T4N, R2W
FOUND 2" ALUMINUM CAP
RLS 36562
POINT OF COMMENCEMENT

POINT OF
BEGINNING



MATCH SHEET 2

N89°45'19"W
← 1030.89'

ASANTE 4.5 PARCEL 1
BOOK 1465, PAGE 02, MCR

ASANTE 4.5 PARCEL 2
BOOK 1465, PAGE 03, MCR

67.50' R/W
BOOK 857,
PAGE 17, MCR

FIRE STATION
304
BOOK 1511,
PAGE 2, MCR

N89°01'45"W
← 5272.46'

W ASANTE BLVD

E 1/4 CORNER
SEC. 12, T4N, R2W
FOUND 2 3/4" CITY OF
SURPRISE BRASS CAP FLUSH

N 163RD AVE
S00°44'56"W 2634.27'
(BASIS OF BEARING)



SHEET 1 OF 10
SEE SHEETS 8, 9 & 10 FOR
LINE AND CURVE TABLES

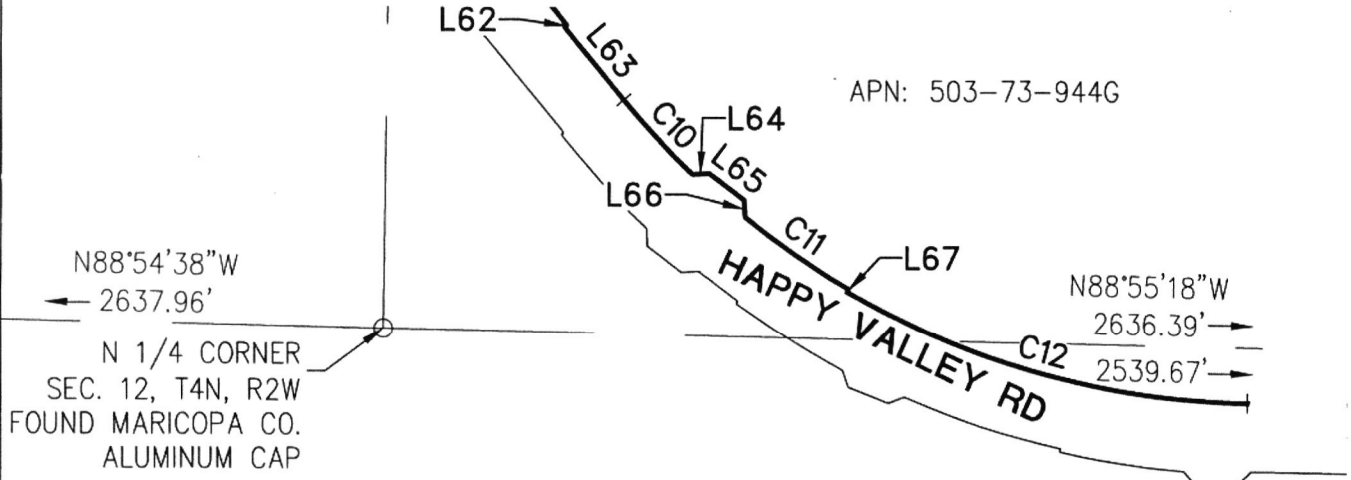


PROJ.NO.: 1909
DATE: MAY 2023
SCALE: N.T.S.
DRAWN BY: GS/JHVD
CHECKED BY: BJB

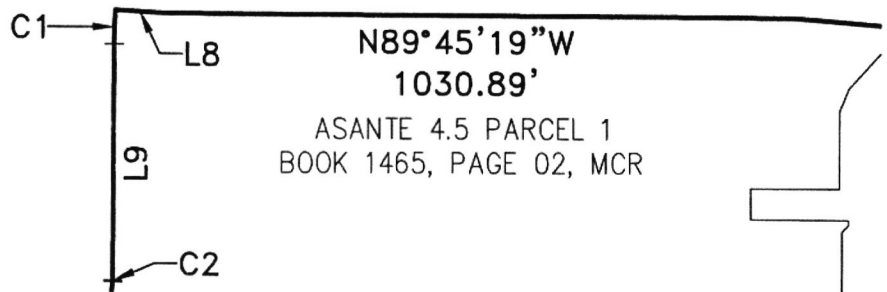
ASANTE PLANNING AREA 3 BOUNDARY
STREET LIGHT IMPROVEMENT DISTRICT
SURPRISE, ARIZONA
EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

MATCH SHEET 7



MATCH SHEET 1



MATCH SHEET 3

SHEET 2 OF 10
SEE SHEETS 8, 9 & 10 FOR
LINE AND CURVE TABLES

PROJ.NO.: 1909
DATE: MAY 2023
SCALE: N.T.S.
DRAWN BY: GS/JHVD
CHECKED BY: BJB

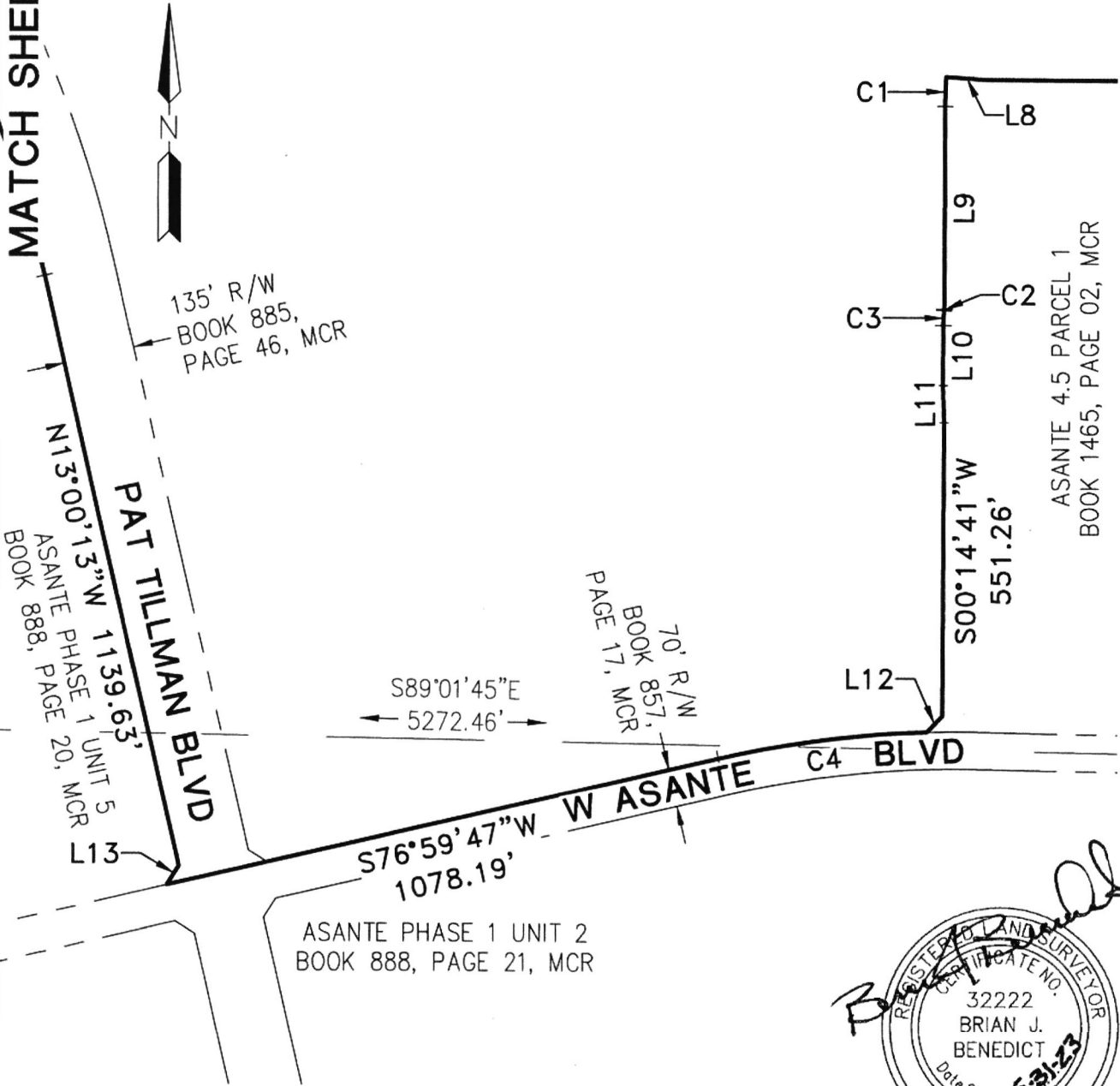
ASANTE PLANNING AREA 3 BOUNDARY
STREET LIGHT IMPROVEMENT DISTRICT
SURPRISE, ARIZONA

EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

MATCH SHEET 4

MATCH SHEET 2



SHEET 3 OF 10
SEE SHEETS 8, 9 & 10 FOR
LINE AND CURVE TABLES



PROJ.NO.: 1909	ASANTE PLANNING AREA 3 BOUNDARY STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2023		
SCALE: N.T.S.		
DRAWN BY: GS/JHVD		
CHECKED BY: BJB	EXHIBIT "B"	

MATCH SHEET 5

NW CORNER
SEC. 12, T4N, R2W
CALCULATED POSITION

N88°54'38"W 2637.96' →

N46°28'39"W
1698.99'

HERITAGE ASANTE PARCEL 1
BOOK 1463, PAGE 20, MCR



PAT TILLMAN BLVD

135' R/W
BOOK 885,
PAGE 46, MCR

ASANTE UNIT 2.13
BOOK 1628, PAGE 14, MCR

R=2132.50'
D=33°28'26"
L=1245.87'

S00°42'32"W 2644.68'

ASANTE UNIT 2.1
BOOK 1628, PAGE 15, MCR

ASANTE PHASE 1 UNIT 5
BOOK 888, PAGE 20, MCR

MATCH SHEET 3

W 1/4 CORNER
SEC. 12, T4N, R2W
FOUND 2"
ALUMINUM CAP

S89°01'45"E
5272.46' →

SHEET 4 OF 10
SEE SHEETS 8, 9 & 10 FOR
LINE AND CURVE TABLES



PROJ.NO.: 1909
DATE: MAY 2023
SCALE: N.T.S.
DRAWN BY: GS/JHVD
CHECKED BY: BJB

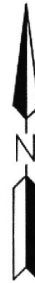
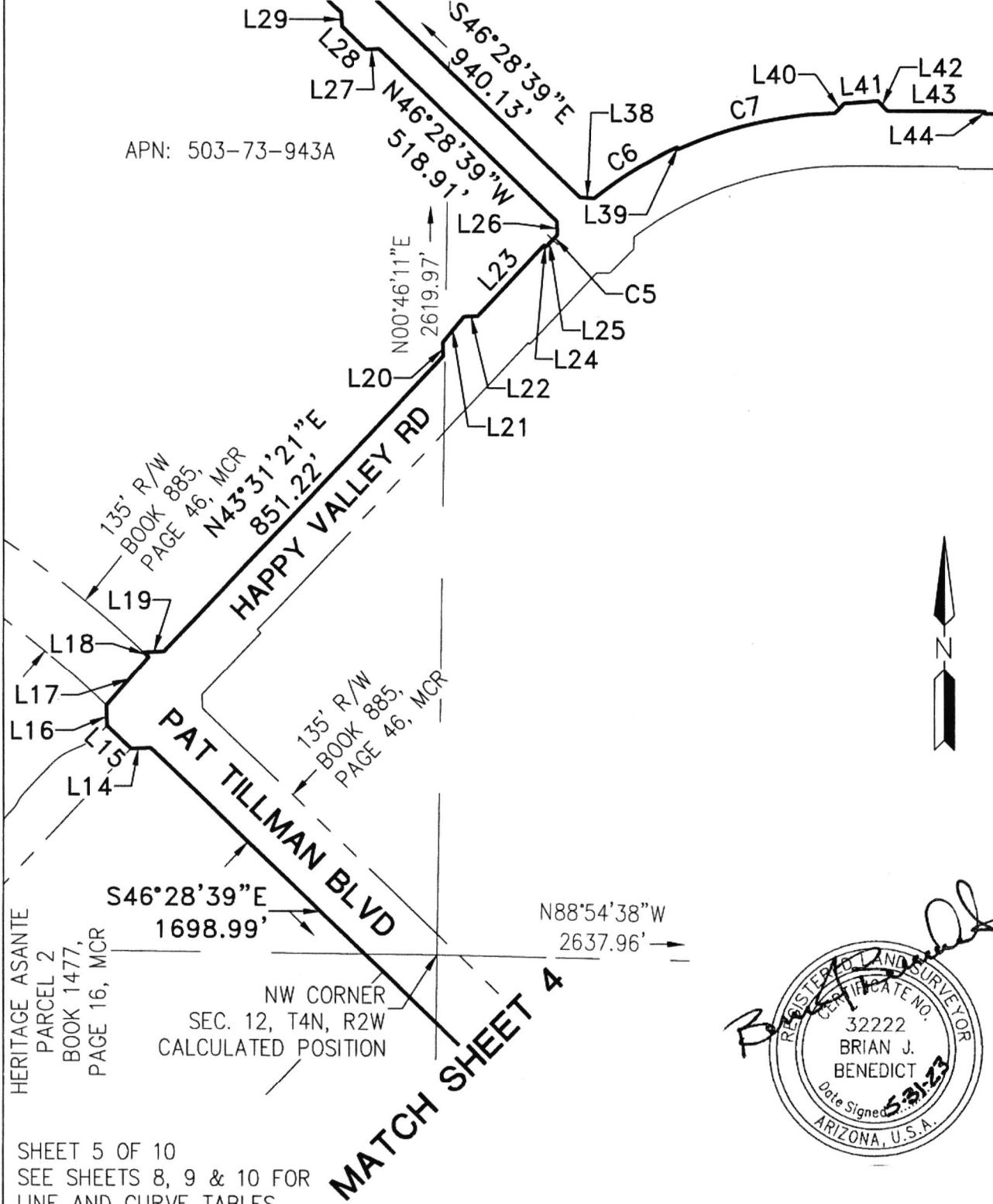
ASANTE PLANNING AREA 3 BOUNDARY
STREET LIGHT IMPROVEMENT DISTRICT
SURPRISE, ARIZONA
EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436

MATCH SHEET 6

MATCH SHEET 7

APN: 503-73-943A



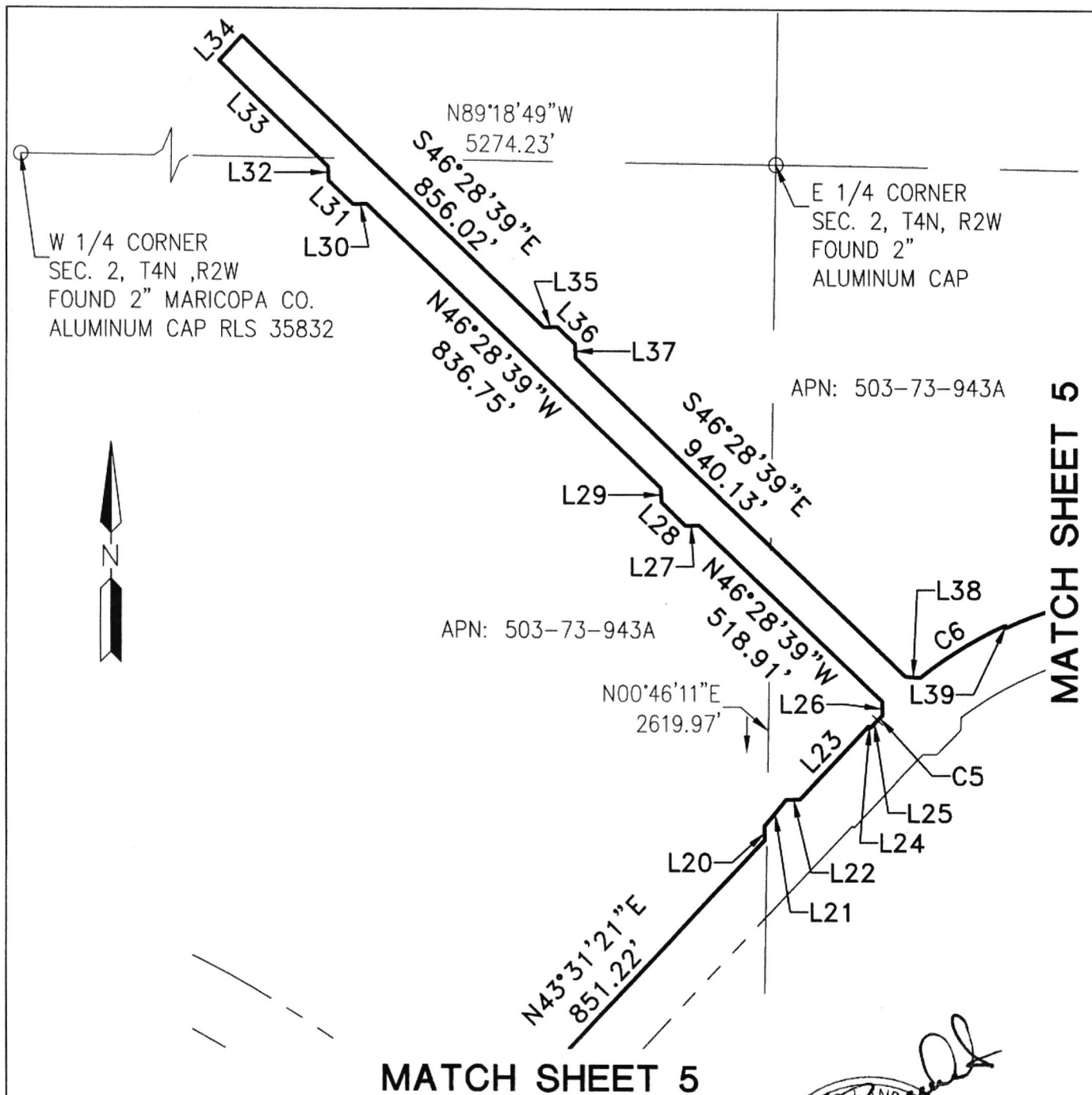
SHEET 5 OF 10
SEE SHEETS 8, 9 & 10 FOR
LINE AND CURVE TABLES

MATCH SHEET 4

PROJ.NO.:	1909
DATE:	MAY 2023
SCALE:	N.T.S.
DRAWN BY:	GS/JHVD
CHECKED BY:	BJB

ASANTE PLANNING AREA 3 BOUNDARY
STREET LIGHT IMPROVEMENT DISTRICT
SURPRISE, ARIZONA
EXHIBIT "B"

HILGARTWILSON
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436



MATCH SHEET 5

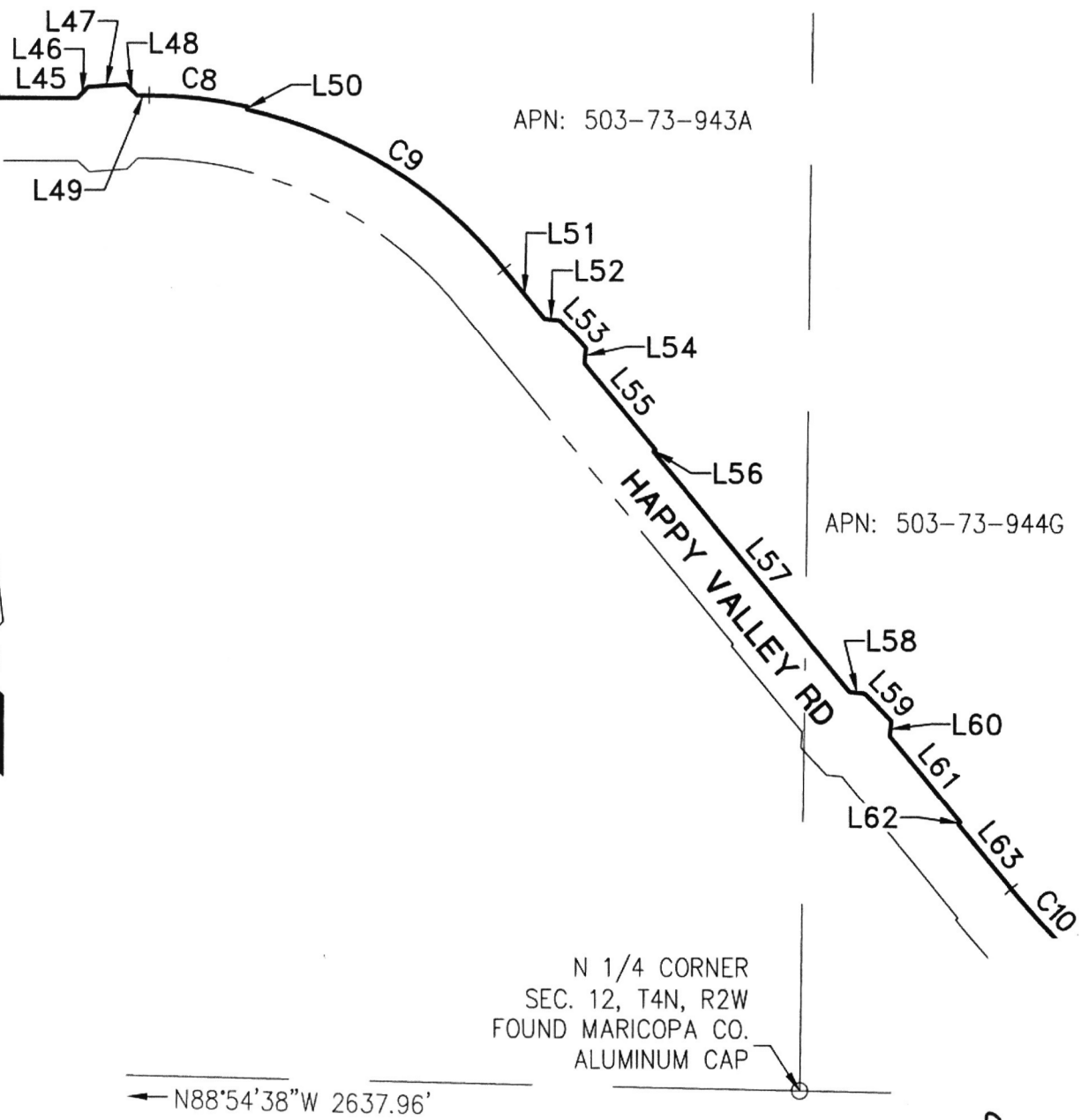
MATCH SHEET 5

SHEET 6 OF 10
SEE SHEETS 8, 9 & 10 FOR
LINE AND CURVE TABLES



PROJ.NO.: 1909	ASANTE PLANNING AREA 3 BOUNDARY STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2023		
SCALE: N.T.S.		
DRAWN BY: GS/JHVD		
CHECKED BY: BJB	EXHIBIT "B"	

MATCH SHEET 5



MATCH SHEET 2

N 1/4 CORNER
SEC. 12, T4N, R2W
FOUND MARICOPA CO.
ALUMINUM CAP

← N88°54'38"W 2637.96'



SHEET 7 OF 10
SEE SHEETS 8, 9 & 10 FOR
LINE AND CURVE TABLES

PROJ.NO.: 1909	ASANTE PLANNING AREA 3 BOUNDARY STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2023		
SCALE: N.T.S.		
DRAWN BY: GS/JHVD		
CHECKED BY: BJB	EXHIBIT "B"	

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°44'56"W	70.16'
L2	S00°44'56"W	130.00'
L3	N89°20'59"W	392.50'
L4	N00°44'56"E	10.00'
L5	N89°20'59"W	75.00'
L6	N89°45'19"W	381.08'
L7	N85°30'56"W	338.15'
L8	N86°42'42"W	80.00'
L9	S00°14'41"W	382.74'
L10	S00°14'41"W	113.00'
L11	S01°23'31"E	70.03'
L12	S44°28'14"W	42.99'
L13	N31°59'47"E	42.44'
L14	S88°31'21"W	42.43'
L15	N46°28'39"W	70.01'
L16	N01°28'39"W	42.43'
L17	N41°24'05"E	135.09'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L18	N46°38'19"W	15.00'
L19	N88°27'44"E	42.47'
L20	N01°28'39"W	28.28'
L21	N39°26'13"E	70.18'
L22	N88°31'21"E	28.28'
L23	N43°31'21"E	205.00'
L24	S46°28'39"E	5.00'
L25	N43°31'21"E	21.20'
L26	N00°41'27"W	27.89'
L27	S88°31'21"W	28.28'
L28	N46°28'39"W	70.00'
L29	N01°28'39"W	28.28'
L30	S88°31'21"W	28.28'
L31	N46°28'39"W	70.00'
L32	N01°28'39"W	28.28'
L33	N46°28'39"W	310.00'
L34	N43°31'21"E	70.00'



PAGE 8 OF 10

PROJ.NO.: 1909	ASANTE PLANNING AREA 3 BOUNDARY STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2023		
SCALE: NONE		
DRAWN BY: GS/JHVD		
CHECKED BY: BJB	EXHIBIT "B"	

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L35	N88°31'21"E	28.28'
L36	S46°28'39"E	50.00'
L37	S01°28'39"E	28.28'
L38	S87°43'01"E	30.34'
L39	S24°30'37"E	5.00'
L40	N44°31'41"E	28.52'
L41	N85°54'22"E	70.18'
L42	S45°00'00"E	28.28'
L43	N90°00'00"E	205.00'
L44	S00°00'00"E	5.00'
L45	N90°00'00"E	147.65'
L46	N44°42'35"E	28.14'
L47	N85°54'42"E	70.13'
L48	S45°17'25"E	28.43'
L49	N90°00'00"E	21.66'
L50	S12°14'44"W	5.00'
L51	S39°43'06"E	116.64'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L52	S84°43'06"E	28.28'
L53	S43°48'14"E	70.18'
L54	S05°16'54"W	28.28'
L55	S39°43'06"E	205.00'
L56	S50°16'54"W	5.00'
L57	S39°43'06"E	568.37'
L58	S84°43'06"E	28.28'
L59	S43°48'14"E	70.18'
L60	S05°16'54"W	28.28'
L61	S39°43'06"E	205.00'
L62	S50°16'54"W	5.00'
L63	S39°43'06"E	152.26'
L64	N86°55'18"E	27.82'
L65	S53°07'50"E	70.18'
L66	S05°00'44"E	27.82'
L67	S29°49'49"W	5.00'
L68	S89°20'59"E	528.52'



PAGE 9 OF 10

PROJ.NO.: 1909	ASANTE PLANNING AREA 3 BOUNDARY STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2023		
SCALE: NONE		
DRAWN BY: GS/JHVD		
CHECKED BY: BJB	EXHIBIT "B"	

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	1040.00'	3°02'37"	55.25'	S1°46'00"W
C2	20.00'	7°38'42"	2.67'	N4°04'02"E
C3	205.00'	7°38'42"	27.35'	S4°04'02"W
C4	2035.00'	11°16'46"	400.62'	S82°38'04"W
C5	855.00'	0°55'32"	13.81'	S43°59'07"W
C6	860.00'	13°41'25"	205.49'	S58°38'40"W
C7	855.00'	22°53'20"	341.56'	S76°56'03"W
C8	860.00'	12°14'44"	183.80'	N83°52'38"W
C9	855.00'	38°02'10"	567.60'	N58°44'11"W
C10	1345.00'	6°58'54"	163.89'	S43°12'33"E
C11	1340.00'	8°46'26"	205.20'	S55°46'58"E
C12	1345.00'	29°10'47"	684.99'	S74°45'35"E

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L69	N45°39'01"E	28.28'
L70	N86°33'53"E	70.18'
L71	S44°20'59"E	28.28'
L72	S89°20'59"E	205.00'
L73	S00°39'01"W	5.00'
L74	S89°20'59"E	112.55'
L75	N00°44'56"E	10.00'
L76	S89°20'59"E	267.50'



PAGE 10 OF 10

PROJ.NO.: 1909	ASANTE PLANNING AREA 3 BOUNDARY STREET LIGHT IMPROVEMENT DISTRICT SURPRISE, ARIZONA EXHIBIT "B"	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: MAY 2023		
SCALE: NONE		
DRAWN BY: GS/JHVD		
CHECKED BY: BJB		



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 17, 2024 Contact Person: Adam Lane
Submitting Department: Human Svcs and Comm District: Citywide
Vitality
Staff Recommendations:

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to the approval of an amendment to the Intergovernmental Agreement with Maricopa County and amending the Fiscal Year 2025 budget by moving budget in the amount of \$195,700 for 2024 HOME Program Funds; Resolution #2024-139.

Motion:

I move to approve Resolution #2024-139.

Background:

The Cities and Towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe, and Maricopa County have previously entered into an Intergovernmental Agreement (IGA) to form the Maricopa HOME Consortium (HOME Consortium IGA) to receive, distribute and administer HOME Investment Partnerships Funds (HOME).

The United States Department of Housing and Urban Development and Maricopa County Consortium has allocated \$195,685 to the City of Surprise for Tenant Based Rental Assistance to help low-income residents of Surprise.

This amendment also extends the term of the agreement from September 30, 2025, to September 30, 2026.

Objective Analysis:

This action will allow the Human Service & Community Vitality Department to continue to provide Tenant Based Rental Assistance to help low-income residents of Surprise.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

This one-time item will allow expenditures of up to \$195,685 in HOME Partnership grant funding. These expenditures will be reimbursed by Maricopa County. There is a 25% match requirement that has

already been met through the city's support of the Heritage at Surprise project.

Budget Impact:

This action will result in the movement of budget authority from General Contingency to the Neighborhood Revitalization Fund in the amount of \$195,700. This action represents a movement of budget authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

There is no FTE impact associated with this item.

ATTACHMENTS:

1. Res 2024-139 HOME Amendment 5
 2. City of Surprise HOME Amendment 5
-

RESOLUTION # 2024-139

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING AN AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT WITH MARICOPA COUNTY FOR 2024 HOME PROGRAM FUNDS; ACCEPTING GRANT FUNDING FROM MARICOPA COUNTY VIA THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AMENDING THE FISCAL YEAR 2025 BUDGET BY MOVING BUDGET AUTHORITY OF \$195,700 FROM GENERAL CONTINGENCY TO THE NEIGHBORHOOD REVITALIZATION FUND, AND REVISING THE CONTRACT AWARDING AUTHORITY LIST.

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

WHEREAS, the Cities and Towns of Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise and Tempe, and Maricopa County have previously entered into an Intergovernmental Agreement (IGA) to form the Maricopa HOME Consortium (HOME Consortium IGA) to receive, distribute and administer HOME Investment Partnerships Funds (HOME);

WHEREAS, the United States Department of Housing and Urban Development and Maricopa County Consortium has allocated the City of Surprise \$195,685 of PY2024 HOME for Tenant Based Rental Assistance to help low income residents of Surprise;

WHEREAS, Amendment No. 5 to the IGA will increase the funding from \$971,910 to \$1,167,595, extend the term of the Agreement from September 30, 2025, to September 30, 2026, and revise Section 1 of General Provisions and Section 3 of Statement of Work by adding a new work statement for funded activities;

WHEREAS, all other terms and conditions of the Agreement and previously approved Amendments shall remain the same and in full force and effect as approved;

WHEREAS, the FY2025 budget, including the FY2025 Contract Awarding Authority List, was adopted by Council Resolution #2024-94 on June 4, 2024;

WHEREAS, this action will necessitate a budget amendment;

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

WHEREAS, the City of Surprise Procurement Code §2-338 (d) requires the authority of the Mayor and Council when the cost to the city is greater than \$50,000.

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, 2024, through June 30, 2025.

Section 2. The Amendment No. 5 to the Intergovernmental Agreement between the City of Surprise and the Maricopa County, attached as *Exhibit B* and incorporated by reference, is approved.

Section 3. The City Manager, or his designee, is hereby authorized to execute and submit all documents and other necessary or desirable instruments in connection with said agreement.

APPROVED AND ADOPTED this ____ day of _____, 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

RESOLUTION # 2024-139
Exhibit A

1. Appropriation - The allocations below represent the moving of budget authority in the amount of \$195,700 from General Contingency to grants project G51567 to cover projected expenditures associated with the Tenant Based Rental Assistance Program. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

Fund	Department	Project/Category	Rev/ Exp	Current Budget	Increase/ (Decrease)	Amended Budget
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51567 2024 HOME	E	-	195,700	195,700
Neighborhood Revitalization	Human Svcs and Comm Vitality	#G51567 2024 HOME	R	-	195,700	195,700
Contingency	General Operations	Contingency	E	78,412,100	(195,700)	78,216,400
Contingency	General Operations	Other	R	78,093,200	(195,700)	77,897,500

2. Contract Awarding Authority List – Project G51567 2024 HOME is a new project to support Tenant Based Rental Assistance. When Council approved the FY2025 Contract Awarding Authority List, project G51567 only included program income and not the full grant allocation. This amount is based on the grant award received.

Reference #	Project #	Description	Current Amount	Increase/ (Decrease)	Amended Amount
25224	G51567	2024 HOME	\$88,000	\$195,700	\$283,700

RESOLUTION # 2024-139
Exhibit B

**AMENDMENT NO. 5 TO THE INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY OF SURPRISE AND MARICOPA COUNTY**

**AMENDMENT NO. 5
TO THE INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY
ADMINISTERED BY ITS HUMAN SERVICES
DEPARTMENT
AND
THE CITY OF SURPRISE**

- I. Maricopa County ("County") administered by its Human Services Department and the City of Surprise ("City") entered into a financial Intergovernmental Agreement ("Agreement") on or about March 31, 2021. The purpose of the Agreement is for the City to provide Tenant Based Rental Assistance (TBRA) and security deposits to eligible individuals that reside in the City of Surprise. The County provided the City with \$184,855 in PY2020 HOME Investment Partnerships Program (HOME) funds through the U.S. Department of Housing and Urban Development (HUD), under ALN 14.239. All work performed or costs incurred or expended shall be reimbursable through September 30, 2024. The County and the City may be referred to individually as the "Party" and collectively referred to as the "Parties."

The Parties fully executed Amendment No. 1 on or about March 17, 2022. The Amendment extended the termination date from September 30, 2024, through September 30, 2025. The Amendment also added agreement required language specific to: Whistleblower Rights; Force Majeure; Administrative Change Orders; and Compensation. The Amendment added a 2021 Work Statement for the City to provide TBRA and security deposits to eligible individuals that reside in the city of Surprise. The County provided the City with an increase in funding in the amount of \$185,929 PY21 HOME funds for the work statement activities. The Agreement funding amount increased from \$184,855 to \$370,784.

The Parties fully executed Amendment No. 2 on or about January 25, 2023. The Amendment added a 2022 Work Statement to the Agreement for the City to provide TBRA to its residents. The County provided the City with an increase in funding in the amount of \$200,703 in PY22 HOME funds for the work statement activities. The expenditure time frame for this Work Statement is through September 30, 2025. The Agreement funding amount increased from \$370,784 to \$571,487 in HOME funds.

The Parties fully executed Amendment No. 3 on or about September 13, 2023. The Amendment added two 2023 Work Statements to the Agreement for the City to provide TBRA subsidies to its residents. The County provided the City with an increase in funding through the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program (HOME) under ALN 14.239, in the amount of \$252,694 in PY2023 HOME funds and \$147,729 in PY2019 HOME funds. The expenditure time frame for the 2023 Work Statements is through June 30, 2024. The Agreement funding amount increased from \$571,487 to \$971,910 in HOME funds.

The Parties fully executed Amendment No. 4 on or about June 21, 2024. The Amendment changed the point of contact for the Maricopa County Human Services Department. The expenditure timeframe for all work performed, or costs incurred or expended for the 2023 Work Statement was extended through September 30, 2025.

II. The Parties now agree to modify the Agreement through this Amendment No. 5 to address the following.

- A. Extend the term of the Agreement from September 30, 2025, through September 30, 2026.
- B. Increase Agreement funding by \$195,685 by providing PY24 HOME funds. The Agreement funding amount shall now be increased from \$971,910 to \$1,167,595 in HOME funds.
- C. Revise Section 1 (General Provisions) to add the following paragraph to the Agreement:

56.0 PROVISIONS REQUIRED BY LAW

Each and every provision of law and any clause required by law to be in this Agreement will be read and enforced as though it were included herein and, if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, this Agreement will promptly be physically amended to make such insertion or correction.

- D. Revise Section 3 (Statement of Work) to add a new Work Statement for HOME funded activities:
 - 1. The 2024 TBRA Work Statement is attached and incorporated into the Agreement. The City shall provide TBRA to eligible individuals and families that reside in Surprise. Surprise TBRA vouchers may be used in other West Valley cities to include but not limited to El Mirage, Youngtown, Goodyear, and Sun City. Rental subsidies will be provided by Surprise to eligible households who are homeless, or at risk of becoming homeless. The County shall provide the City with HUD PY2024 HOME funds under ALN 14.239 in a not-to-exceed amount of \$195,685 for this activity. Expenditures timeframe is July 1, 2024 through September 30, 2026.

III. Under A.R.S. §38-511, the Parties may cancel this Agreement without penalty of further obligation within three years after execution of this Agreement if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of the County is, at any time while this Agreement or any extension is in effect, an employee or agent of any other party to the Agreement in any capacity or consultant to any other party of this Agreement with respect to the subject matter of this Agreement.

IV. The Agreement is amended to incorporate the changes contained in this Amendment No. 5. All other terms and conditions of the Agreement remain in full force and effect as approved, amended and executed by the Parties.

- V. The Parties have authorized the undersigned to execute this Amendment No. 5 on their behalf.

IN WITNESS, the Parties have approved and signed this Amendment No. 5:

FOR THE CITY OF SURPRISE:

FOR MARICOPA COUNTY:

Skip Hall Date
Mayor

Jack Sellers Date
Chairman, Board of Supervisors

Attestation:

Attestation:

Kristi Passarelli Date
City Clerk

Juanita Garza Date
Clerk of the Board

IN ACCORDANCE WITH A.R.S. §§ 9-240 AND 11-952, THIS AMENDMENT NO. 5 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO THE CITY OF SURPRISE UNDER THE LAWS OF THE STATE OF ARIZONA.

IN ACCORDANCE WITH A.R.S. §§ 11-201, 11-251, AND 11-952, THIS AMENDMENT NO. 5 HAS BEEN REVIEWED BY THE UNDERSIGNED ATTORNEY WHO HAS DETERMINED IT IS PROPER IN FORM AND WITHIN THE POWERS AND AUTHORITY GRANTED TO MARICOPA COUNTY UNDER THE LAWS OF THE STATE OF ARIZONA.

APPROVED AS TO FORM:

APPROVED AS TO FORM:

Attorney for the City Date

Deputy County Attorney Date

MARICOPA COUNTY
2024 TBRA Work Statement
HOME Investment Partnerships Program
Program Year 2024

Consortium Member: City of Surprise, Arizona
Funding: \$195,685 (\$183,455 EN and \$12,230 AD)
Project: Tenant Based Rental Assistance (TBRA)
Type of Property: Rental

1. FUNDING:

PROGRAM YEAR	ENTITLEMENT (EN)	ADMINISTRATION (AD)	PROGRAM INCOME (PI) (non-reimbursable, IDIS draw only)	TOTAL BUDGET
PY 2024	\$183,455	\$12,230	\$22,630	\$218,315

2. DETAILED SCOPE OF WORK:

- 2.1 Tenant Based Rental Assistance within the City is certified a “High” priority in the Consolidated Plan. The City will contract with a Subcontractor to administer the Project.
- 2.2 Type of assistance/activity to be provided with HOME funds: Tenant Based Rental Assistance.
- 2.3 Methods and instruments used for ensuring affordability: The maximum amount of monthly assistance paid to, or on behalf of, a family may not exceed the difference between a rent standard for the bedroom size and 30% of the family’s monthly adjusted income. The subrecipient will annually determine that the family income continues to be low-income.
- 2.4 Surprise TBRA vouchers may be used in other West Valley cities to include but not limited to El Mirage, Youngtown, Goodyear, and Sun City.
- 2.5 Expenditures can cover eligible pre-award expenses after July 1, 2024 and the expenditure timeframe is through September 30, 2026.

3. OBJECTIVES AND OUTCOMES:

	OUTCOMES		
	AVAILABILITY/ ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
DECENT HOUSING	☐ Single Family Housing Rehab and Emergency Rehab, Homebuyer Assistance	☒ Homebuyer Activities, Acquisition/Rehab of rental housing, Acquisition/New Construction of rental housing, Preservation of existing public housing units and TBRA, Expansion of assisted rental units in the private marketplace	☐ Housing Activities in a targeted revitalization area

4. LOGIC MODEL: PERFORMANCE INDICATORS:

INPUTS/RESOURCES In order to accomplish proposed activities, the subrecipient will need the following:	ACTIVITIES In order to address the issue, the subrecipient will conduct the following activities:	OUTPUTS Once completed, these activities will produce the following:	OUTCOMES When completed, these activities will lead to the following changes:	IMPACT Long term changes:
HOME funding	Provide rental subsidies to low-income households who are homeless or at risk of becoming homeless.	Low-income households will be provided access to affordable rental housing opportunities.	Low-income families will be provided a more stable living situation leading to self-sufficiency.	Stable neighborhoods; Access to affordable housing. Self-sufficiency.

5. PROPOSED HOME-ASSISTED BENEFICIARIES:

Targeted Population by Income Level	Number of Households	Total Number of Units
Households at or below 50%	7	7
Households at or below 60%		
Households at or below 80%		
TOTAL		

6. PRIORITY POPULATIONS:

Complete the table below only if the Activity will specifically set-aside units for a priority population.

Priority Populations	No. of Units
Elderly	0
Physically Disabled	0
Other Priority Populations: Veterans	0

7. PERFORMANCE REPORTING GOALS-TIMELINE OF ACTIVITIES:

<u>MILESTONES</u>	<u>START DATE</u>	<u>COMPLETION DATE</u>
Executed Agreement	11/1/24	11/1/24
TBRA CENST Environmental Review	Completed	Completed
Service Provider Agreement	11/1/24	11/1/24
Application intake – income certification	7/1/24	Ongoing
HQS Inspections	Ongoing	Ongoing
Unit occupied by LMI households	Ongoing	Ongoing
Unit Activity Set-up in IDIS	Ongoing	Ongoing
Activity Closeout	11/15/25	Final Draw

Any change to the timeline will need to be submitted to and approved by Maricopa County.

8. ACTIVITY BUDGET SUMMARY:

RENTAL COSTS	2024 HOME FUNDS	Additional Sources* (defined in Table 9 & 10)	TOTAL COST
Monthly Rent; Utility Costs; Security and Utility Deposits; Program Delivery expenses	183,455	\$22,630	\$206,085
Administration	12,230	\$10,426	\$22,656
TOTAL	\$195,685	\$33,056	\$228,741

9. SOURCE AND AMOUNT OF OTHER RESOURCES:

FUNDING AGENCY	CASH AMOUNT
TBRA Subrecipient	\$10,426
PI	\$22,630
TOTAL	\$33,056

10. MATCH:

Match commitment must equal 25% of the HOME funds requested. Documentation is due at the time of request for payment(s).

TYPE	SOURCE/FUNDING AGENCY	TOTAL
Cash or cash equivalents from a non-federal source	Subrecipient	\$10,426
Value of waived taxes, fees or charges associated with HOME projects	City Contribution	\$35,437.75
Value of donated land or real property		
Infrastructure improvements associated with HOME projects		
Value of donated materials, equipment, labor, and professional services or sweat equity		
TOTAL		\$45,863.75



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: Human Svcs and Comm
Vitality
Staff Recommendations:

Contact Person: Seth Dyson, DIRECTOR - HSCV
District: Citywide

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to approval of a services agreement with A New Leaf, Inc, to provide the Volunteer Income Tax Assistance Program in the City of Surprise; Resolution #2024-146.

Motion:

I move to approve Resolution #2024-146.

Background:

For many years, A New Leaf, Inc, has provided free tax preparation assistance to qualified clients in the City of Surprise through their Volunteer Income Tax Assistance (VITA) Program. The City previously funded the VITA Program through Surprise Community Outreach Program (SCOP) grants. Demand for the program has grown each year and the City Council subcommittee on Community Outreach, Partnerships and Grants, and the Human Service & Community Vitality Department agree that the service is highly beneficial for the citizens of Surprise and would like to utilize the existing general fund budget to allow this service to continue.

Objective Analysis:

This action will allow the Human Service & Community Vitality Department to provide financial support to A New Leaf, Inc in order to continue the VITA Program in the City of Surprise.

Policy Compliant:

This action is compliant with City and Council policies.

Financial Impact:

The Human Services and Community Vitality Department will fund the VITA program with a maximum amount of \$10,000 annually.

Budget Impact:

There is no budget impact for this service. The HSCV Department will utilize existing budget to fund the service agreement.

FTE Impact:

There is no impact on current staff levels.

ATTACHMENTS:

1. Res 2024-146 A New Leaf VITA Program
 2. Services Agreement A New Leaf VITA Program
-

RESOLUTION # 2024-146

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING A SERVICES AGREEMENT BETWEEN THE CITY OF SURPRISE AND A NEW LEAF, INC. TO PROVIDE THE VOLUNTEER INCOME TAX ASSISTANCE PROGRAM IN THE CITY OF SURPRISE.

WHEREAS, A New Leaf, Inc., has provided free tax preparation assistance to qualified clients through the Volunteer Income Tax Assistance (VITA) Program in the City of Surprise for many years;

WHEREAS, the City has previously funded the VITA Program through Surprise Community Outreach Program (SCOP) grants, that provide financial assistance to qualified nonprofit organizations for their direct services to City residents;

WHEREAS, A New Leaf, Inc. applied for the 2025 SCOP grant, and was not awarded funding this year;

WHEREAS, the Human Services & Community Vitality (HSCV) Department feels this service is beneficial to the citizens of Surprise and should continue;

WHEREAS, the HSCV Department desires to fund the VITA program with a maximum amount of \$10,000 annually; and

WHEREAS, the parties desire to enter into a services agreement for the purpose stated herein.

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

Section 1. The Services Agreement between the City of Surprise and A New Leaf, Inc, attached as Exhibit A, is approved.

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

APPROVED AND ADOPTED this ____ day of _____, 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

SERVICES AGREEMENT
BETWEEN
THE CITY OF SURPRISE, ARIZONA
AND
A NEW LEAF, INC.

**SERVICES AGREEMENT
BETWEEN
THE CITY OF SURPRISE, ARIZONA
AND
A NEW LEAF, INC.**

THIS AGREEMENT is made between the CITY OF SURPRISE, an Arizona municipal corporation (the “City”) and, **A NEW LEAF, INC.** (“Contractor”).

RECITALS

A. Contractor’s *Volunteer Income Tax Assistance* (VITA) program provides free tax preparation assistance to qualified clients, so that said clients may take advantage of tax credits (including, but not limited to, the Earned Income Tax Credit (EITC). VITA is a volunteer-based program, with local accountants, financial experts, and others helping their communities. The VITA program’s goal is to ensure that clients receive the maximum benefits possible without paying exorbitant amounts on taxpayer services. VITA will be referred to herein as either “VITA” and/or the “Program.”

B. The City has the Surprise Community Outreach Program (“SCOP”), which provides financial assistance to qualified nonprofits that provide direct services to City residents.

C. Contractor applied for the 2025 SCOP to fund the VITA; program. Contractor was *not* awarded grant funding under the SCOP, but will be funded by the HSCV Department in this partnership agreement.

D. The HSCV Department and SCOP has funded the VITA program for years now. The City believes VITA is beneficial to the residents of Surprise and should continue to be implemented.

AGREEMENT

The City and Contractor agree as follows:

1. Term of Agreement. This Agreement is effective as of the date the last party executes the Agreement. The term of this Agreement will end on **June 30, 2025**. This Agreement will renew automatically for one (1) year terms, unless cancelled by either party hereto.
2. Scope of Work. Contractor will provide the services (the “Services”), as set forth in Exhibit A which is incorporated by reference. The City will pay Contractor at the rates described in **Exhibit A**, up to a maximum price of Ten Thousand Dollars (\$10,000.00) annually. This amount is inclusive of all Services, including all labor, travel, and expenses through completion of the work.

3. Payments. The City will pay Contractor subject to Contractor submitting an invoice to the City for each requested payment. Invoices will itemize all Services completed to the date of the invoice and provide sufficient detail to justify payment. Upon approval of the invoice, the City will pay the invoiced amount to Contractor.
4. Ownership of Documents. All documents prepared and submitted to the City by Contractor pursuant to this Agreement will be the property of the City.
5. Contractor Personnel. Contractor will provide adequate, experienced personnel capable of and devoted to the successful completion of the Services within the term of this Agreement.
6. Inspection; Acceptance. All work will be subject to inspection and acceptance by the City at reasonable times during Contractor's performance.
7. Licenses; Materials. Contractor must maintain in current status all federal, state and local licenses and permits required for the operation of the business conducted by Contractor, including a City of Surprise business license. The City has no obligation to provide Contractor, its employees, or subcontractors any business registrations or licenses required to perform the specific services set forth in this Agreement. The City has no obligation to provide tools, equipment, or material to Contractor.
8. Force Majeure. Except for payment for sums due, neither party will be liable to the other nor deemed in default under this Agreement if and to the extent that such party's performance of this Agreement is prevented by reason of force majeure. The term "force majeure" means an occurrence that is beyond the control of the party affected and occurs without its fault or negligence. Without limiting the foregoing, force majeure includes acts of God; acts of the public enemy; war; acts of terror, hate crimes affecting public order; riots; strikes; mobilization; labor disputes; civil disorders; plague; pandemics (including without limitation, the COVID-19 pandemic); epidemics; quarantine orders or directives by a governmental entity; outbreaks of infectious disease or any other public health crisis, including without limitation, quarantine or other employee restrictions; fire; floods; lockouts, injunctions-interventions-acts, or failures or refusals to act by government authority; events or obstacles resulting from a governmental authority's response to the foregoing; and other similar occurrences beyond the control of the party declaring force majeure which such party is unable to prevent by exercising reasonable diligence. The force majeure notifies the other party of the existence of the force majeure and will be deemed to continue as long as the results or effects of the force majeure prevent the party from resuming performance in accordance with this Agreement. Force majeure will not include the following occurrences:
 - a) Failure or delay resulting from general economic conditions or other market effects, foreseen or unforeseen, including any increase in the cost of materials,

supplies, or services, or any decrease in profit or profit margins resulting therefrom;

- b) Late delivery of equipment or materials caused by congestion at a manufacturer's plant or elsewhere, an oversold condition of the market, inefficiencies, or similar occurrences; or
- c) Late performance by a subcontractor unless the delay arises out of a *force majeure* occurrence in accordance with this section.

9. Performance Warranty. Contractor warrants that the Services rendered will conform to the requirements of this Agreement and to the highest professional standards in the field.

10. Insurance.

10.1. General.

10.1.1. Insurer Qualifications. Without limiting any obligations or liabilities of Contractor, Contractor must purchase and maintain, at its own expense, hereinafter stipulated minimum insurance with insurance companies duly licensed by the State of Arizona with an A.M. Best, Inc. rating of A- or above with policies and forms satisfactory to the City. Failure to maintain insurance as specified herein may result in termination of this Agreement at the City's option.

10.1.2. No Representation of Coverage Adequacy. By requiring insurance herein, the City does not represent that coverage and limits will be adequate to protect Contractor. The City reserves the right to review any and all of the insurance policies and/or endorsements cited in this Agreement but has no obligation to do so. Failure to demand such evidence of full compliance with the insurance requirements set forth in this Agreement or failure to identify any insurance deficiency will not relieve Contractor from, nor be construed or deemed a waiver of, its obligation to maintain the required insurance at all times during the performance of this Agreement.

10.2. Insurance Requirements.

10.2.1. Contractor and subcontractors must procure and maintain until all of their obligations have been discharged, including any warranty periods under this Agreement, are satisfied, insurance against claims for injury to persons or damage to property which may arise from or in connection with the performance of the work hereunder by Contractor, its agents, representatives, employees or subcontractors.

10.2.2. The insurance requirements herein are minimum requirements for this Agreement and in no way limit the indemnity covenants contained in this Agreement. The City in no way warrants that the minimum limits contained herein are sufficient to protect Contractor from liabilities that might arise out of the performance of the work under this Agreement by Contractor, its agents, representatives, employees, or subcontractors, and Contractor is free to purchase additional insurance.

10.3. Minimum Scope and Limits of Insurance. Contractor must provide coverage with limits of liability not less than those stated in this Agreement below.

10.3.1. Commercial General Liability – Occurrence Form

The policy must include bodily injury, property damage, personal injury, and broad form contractual liability coverage.

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

The policy must be endorsed to include the City of Surprise and its departments, agencies, boards, commissions, officers, officials, agents, and employees as additional insureds with respect to liability arising out of the activities performed by or on behalf of Contractor. The City of Surprise shall be named as an additional insured on all Certificates of Insurance (“COI”) and the COI should reference this Agreement.

The policy must contain a waiver of subrogation against the City of Surprise and its departments, agencies, boards, commissions, officers, officials, agents, and employees for losses arising from work performed by or on behalf of Contractor.

10.3.2. Business Automobile Liability

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

Combined Single Limit (CSL)	\$1,000,000
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The policy must be endorsed to include the City of Surprise and its departments, agencies, boards, commissions, officers, officials,

agents, and employees as additional insureds with respect to liability arising out of the activities performed by or on behalf of Contractor involving automobiles owned, leased, hired, or borrowed by Contractor. The City of Surprise shall be named as an additional insured on all Certificates of Insurance ("COI") and the COI should reference this Agreement.

The policy must contain a waiver of subrogation against the City and its departments, agencies, boards, commissions, officers, officials, agents, and employees for losses arising from work performed by or on behalf of Contractor.

10.3.3. Worker's Compensation and Employers' Liability

The policy must include workers' compensation statutory employers' liability coverage.

Each Accident	\$ 500,000
Disease – Each Employee	\$ 500,000
Disease – Policy Limit	\$1,000,000

The Policy must contain a waiver of subrogation against the City of Surprise and its departments, agencies, boards, commissions, officers, officials, agents, and employees for losses arising from work performed by or on behalf of Contractor.

- 10.4. Contractor's Coverage is Primary. Contractor's insurance coverage will be primary insurance and non-contributory with respect to all other available sources. Coverage provided by Contractor may not be limited to the liability assumed under the indemnification provisions of this Agreement.
- 10.5. Notice of Cancellation. Each insurance policy required by this Agreement must provide the required coverage and may not be suspended, voided, canceled, or reduced. Contractor must provide the City with prompt notice if the insurance is suspended, voided, cancelled, or reduced. Such notice must be sent directly to the City's procurement division.
- 10.6. Acceptability of Insurers. Insurance must be obtained from duly licensed or approved non-admitted insurers in the state of Arizona with an "A.M. Best" rating of not less than A- VII. The City in no way warrants that the above-required minimum-insurer rating is sufficient to protect Contractor from potential insurer insolvency.
- 10.7. Verification of Coverage. Contractor will furnish the City with a declarations page for each policy, as well as any amendments or riders in order to verify contractual insurance requirements are being satisfied.

All certificates and endorsements are to be received and approved by the City's procurement division before work commences. Each insurance policy required by this Agreement must be in effect at or prior to commencement of work under this Agreement and remain in effect for the duration of the project. Failure to maintain the insurance policies as required by this Agreement, or to provide evidence of renewal, is a material breach of contract.

All certificates required by this Agreement must be sent directly to the City's procurement division. The City project/contract number, if applicable, and project description must be noted on the certificate of insurance. The City reserves the right to require complete, certified copies of all insurance policies required by this Agreement at any time.

- 10.8. Subcontractors. Contractor's certificate(s) must include all subcontractors as insureds under its policies or Contractor must furnish to the City separate certificates and endorsements for each subcontractor. All coverage for subcontractors is subject to the same terms and conditions and minimum requirements identified above. Contractor shall ensure for any subcontractor policy required under this Agreement and for any policy required by a contract between Contractor and each subcontractor, the subcontractors' certificates of insurance shall list the "City of Surprise" as the Certificate Holder and as an additional insured (and any other entities that are required to be listed as such), and shall identify in each certificate of insurance's description: (i) this Agreement by Agreement Number, and (ii) any subcontract between the subcontractor and Contractor related to that subcontractor's work under this Agreement.
- 10.9. Approval. Any modification or variation from the *insurance requirements* in this Agreement will be made by the City, whose decision is final. Such action will not require a formal Agreement amendment, but may be made by administrative action.
11. Indemnification. To the fullest extent permitted by law, Contractor shall indemnify, defend and hold harmless the City and its council members, managers, officers, boards, commissions, officials, employees, or agents (collectively "Indemnified Party"), for, from, and against any and all losses, claims, damages, liabilities, costs, and expenses (including, but not limited to, reasonable attorneys' fees, claims processing, investigation, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), including negligence, insofar as such Claims (or actions with respect thereof) relate to, arise out of, or are caused by, or in connection with the City entering into this Agreement, or the acts or omissions of any Indemnified Party acting pursuant to or in furtherance of this Agreement. Contractor shall further indemnify, defend and hold harmless any Indemnified Party for, from and against any and all losses, claims, damages, liabilities, costs, and expenses (including, but not limited to, reasonable attorneys' fees, claims processing,

investigation, court costs and the costs of appellate proceedings) to which any such Indemnified Party may become subject, under any theory of liability whatsoever ("Claims"), insofar as such Claims (or actions with respect thereof) relate to, arise out of, or are caused by, or in connection with the negligent or willful acts or omissions of work or professional services of Contractor, its officers, employees, agents, or any tier of subcontractor in the performance of this Agreement. In consideration of the award of this Agreement, Contractor agrees to waive all rights of subrogation against the City, its officers, officials, agents, and employees for losses arising from the work performed by Contractor for the City. The amount and type of insurance coverage required by this Agreement will in no way be construed as limiting the scope of the indemnity in this section.

12. Applicable Law; Venue. In the performance of this Agreement, Contractor will abide by and conform to any and all laws of the United States, the State of Arizona, and the City of Surprise, including but not limited to federal and state executive orders providing for equal employment and procurement opportunities, the Federal Occupational Safety and Health Act, and any other federal or state laws applicable to this Agreement. This Agreement is governed by the laws of the State of Arizona and suit pertaining to this Agreement may be brought only in courts in the State of Arizona in Maricopa County.
13. Termination; Cancellation.
 - 13.1. For City's Convenience. This Agreement is for the convenience of the City and may be immediately terminated without cause after receipt by the Contractor of written notice by the City. Upon termination for convenience, Contractor will be paid for all undisputed services performed up to the termination date.
 - 13.2. Conflict of Interest. This Agreement is subject to the provisions of ARIZ. REV. STAT. § 38-511. The City may cancel this Agreement without penalty or further obligations by the City or any of its departments or agencies if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of the City or any of its departments or agencies is at any time while the Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement in any capacity or a consultant to any other party of the Agreement with respect to the Agreement subject.
 - 13.3. Fund Appropriation Contingency. Contractor understands that the continuation of this Agreement is subject to the budget of the City providing for the contract item as an expenditure. The City cannot assure that the budget item for funding this Agreement will be approved in the future. In such event, the City may terminate this Agreement.
14. Miscellaneous.

- 14.1. Relationship of the Parties; Independent Contractor. Each party will act in its individual capacity and not as an agent, employee, partner, joint venturer, or associate of the other. An employee or agent of one party may not be deemed or construed to be the employee or agent of the other for any purpose whatsoever. Contractor is advised that taxes or Social Security payments will not be withheld from any City payments issued hereunder and the Contractor agrees to be fully and solely responsible for the payment of such taxes or any other tax applicable to this Agreement. Contractor, its employees, and subcontractors are not entitled to workers' compensation benefits from the City. The City does not have the authority to supervise or control the actual work of Contractor, its employees, or subcontractors. Contractor, and not the City, will determine the time of its performance of the Services so long as Contractor meets the requirements of this Agreement. Contractor is neither prohibited from entering into other contracts nor prohibited from practicing its profession elsewhere.
- 14.2. Laws and Regulations. Contractor must at all times during the performance of its duties under this Agreement ensure that it and any person for whom Contractor is responsible remains in compliance with all rules, regulations, ordinances, statutes, or laws affecting the Services, including existing and future (i) City and County ordinances and regulations, (ii) state and federal laws and (iii) Occupational Safety and Health Administration standards.
- 14.3. Amendments. This Agreement may be modified only by a written amendment signed by persons duly authorized to enter into contracts on behalf of the City and Contractor.
- 14.4. Provisions Required by Law. Each and every provision of law and any clause required by law to be in the Agreement will be read and enforced as though it were included and, if through mistake or otherwise, any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Agreement will promptly be physically amended to make such insertion or correction.
- 14.5. Severability. The provisions of this Agreement are severable. To the extent that any provision is held to be invalid by a court of competent jurisdiction, such holding will not affect any other provision of the Agreement which may remain in effect without the invalid provision.
- 14.6. Entire Agreement; Interpretation; Parol Evidence. This Agreement represents the entire agreement of the parties with respect to its subject matter. All previous agreements, whether oral or written, entered into prior to this Agreement are hereby revoked and superseded by this Agreement. No representations, warranties, inducements, or oral agreements have been made by any of the parties except as expressly set forth in this Agreement. This Agreement will be construed and interpreted according to its plain meaning, and no presumption will be deemed to apply in favor of

or against the party drafting the Agreement. The parties acknowledge and agree that each has had the opportunity to seek and utilize legal counsel in drafting, reviewing, and entering into this Agreement.

- 14.7. Assignment; Subcontractor. No right or interest in this Agreement may be assigned by Contractor without prior written permission of the City, signed by the City Manager. No delegation of any duty of the Contractor may be made without prior written permission of the City, signed by the City Manager. Any attempted assignment or delegation by the Contractor in violation of this provision is a breach of this Agreement by the Contractor.
- 14.8. Subcontracts. No subcontract may be entered into by Contractor with any other party to furnish any of the material or services specified herein without the prior written approval of the City. Contractor is responsible for performance under this Agreement whether or not subcontractors are used.
- 14.9. Rights and Remedies. No provision in this Agreement may be construed, expressly or by implication, as waiver by the City of any existing or future right or remedy available by law in the event of any claim of default or breach of this Agreement. The failure of the City to insist upon the strict performance of any term or condition of this Agreement or to exercise or delay the exercise of any right or remedy provided in this Agreement, or by law, or the City's acceptance of and payment for services, will not release Contractor from any responsibilities or obligations imposed by this Agreement or by law, and will not be deemed a waiver of any right of the City to insist upon the strict performance of this Agreement.
- 14.10. Attorneys' Fees. Each party hereto shall bear its own costs, expenses, and attorneys' fees in connection with the negotiation, preparation, execution, delivery, performance, and/or on account of any breach or default this Agreement.
- 14.11. Liens. All materials or services must be free of all liens and, if the City requests, a formal release of all liens must be delivered to the City.
- 14.12. Notices and Requests. Any notice or other communication required or permitted to be given under this Agreement must be in writing. Notices will be deemed to have been duly given if (i) delivered to the party at the address set forth below, (ii) deposited in the U.S. Mail, registered or certified, return receipt requested, to the address set forth below, (iii) given to a recognized and reputable overnight delivery service, to the address set forth below, or (iv) delivered by facsimile transmission to the number set forth below or at such other address, and to the attention of such other person or officer, as any party may designate in writing by notice duly given pursuant to this section.

To the City: City of Surprise
16000 North Civic Center Plaza
Surprise, Arizona 85374-7470
Facsimile: 623-222-1501
Attn: Human Services & Community Vitality

With Copy to: Surprise City Attorney's Office
16000 North Civic Center Plaza
Surprise, Arizona 85374-7470
Facsimile: 623-222-1101

If to Contractor: A New Leaf, Inc.
868 East University Drive
Mesa, Arizona 85203

Notices are deemed received (i) when delivered to the party, (ii) three business days after being placed in the U.S. Mail, properly addressed, with sufficient postage, (iii) the following business day after being given to a recognized overnight delivery service, with the person giving the notice paying all required charges and instructing the delivery service to deliver on the following business day, or (iv) when received by facsimile transmission during the normal business hours of the recipient. If a copy of a notice is also given to a party's counsel or other recipient, the provisions above governing the date on which a notice is deemed to have been received by a party will mean and refer to the date on which the party, and not its counsel or other recipient to which a copy of the notice may be sent, is deemed to have received the notice.

14.13. Confidentiality of Records. Contractor must establish and maintain procedures and controls that are acceptable to the City for the purpose of ensuring that information contained in its records or obtained from the City or from others in carrying out its obligations under this Agreement will not be used or disclosed by it, its agents, officers, or employees, except as required to perform Contractor's duties under this Agreement. Persons requesting such information should be referred to the City. Contractor also agrees that any information pertaining to individual persons will not be divulged other than to employees, agents, or officers of the Contractor as needed for the performance of duties under this Agreement.

14.14. Public Records. Notwithstanding any provisions of this Agreement regarding confidentiality, secrets, or protected rights, Contractor acknowledges that all documents provided to the City may be subject to disclosure by laws related to open public records. Consequently, Contractor understands that disclosure of some or all of the items subject to this Agreement may be required by law. In the event the City receives a request for disclosure that is reasonably calculated to incorporate

information that might be considered confidential by Contractor, the City agrees to provide Contractor with notice of that request. Within ten (10) days of such notice, Contractor must inform the City in writing of any objection by Contractor to the disclosure of the requested information. Failure by Contractor to object timely will waive Contractor's ability to object under this section and will waive any remedy against the City for disclosure. In the event Contractor objects to disclosure within the time specified, Contractor agrees to handle all aspects related to the request including properly communicating with the requestor and timely responding with information. Furthermore, Contractor agrees to indemnify and hold harmless the City from any claims, actions, lawsuits, or any other controversy or remedy, in whatever form, that arises from the failure to comply with the request for information and the laws pertaining to public records, including defending the City in any legal action and payment of any penalties or judgments assessed against the City. This provision will survive the termination of this Agreement.

14.15. Conflicting Terms. In the event of a conflict between the Exhibits and this Agreement, the terms of this Agreement will govern.

14.16. Compliance with Federal Immigration Laws and Regulations. Contractor warrants that it complies with all federal immigration laws and regulations that relate to its employees and that it complies with A.R.S. § 23-214(A). Contractor acknowledges that pursuant to A.R.S. § 41-4401, a breach of this warranty is a material breach of this Agreement subject to penalties up to and including termination of this Agreement, and that the City retains the legal right to inspect the papers of any employee who works on the Agreement to ensure compliance with this warranty.

14.17. Compliance with A.R.S. § 35-393.01. Contractor hereby certifies that it does not, and will not, participate in during the term of this Agreement, a boycott of Israel in accordance with Arizona Revised Statute §35-393.01. Contractor hereby agrees to indemnify and hold harmless the City, its agents and employees from any claims or causes of action relating to the City's action based upon reliance upon this representation, including the payment of all costs and attorney fees incurred by the City in defending such an action.

14.18. Compliance with Ariz. Rev. Stat. § 35-394. Contractor hereby certifies that it does not currently, and agrees for the duration of this Agreement, that Contractor will not, use: 1. The forced labor of ethnic Uyghurs in the People's Republic of China; 2. Any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China; or 3. Any contractors, subcontractors or suppliers that use the forced labor or any goods or services produced by the forced labor of ethnic Uyghurs in the People's Republic of China.

_____ **(Contractor Initial Here)**

Contractor hereby agrees to indemnify and hold harmless the City, its officials, employees, and agents from any claims or causes of action relating to the City's action based upon reliance upon this representation, including the payment of all costs and attorney fees incurred by the City in defending such an action.

_____ (Contractor Initial Here)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date the last party signs.

For the City

For Contractor

By: _____

By: _____

Printed Name: Seth Dyson

Printed Name: _____

Title: HSCV Department Director

Title: _____

Date: _____

Date: _____

APPROVED AS TO FORM:

By: _____
City Attorney's Office

EXHIBITS
TO
SERVICES AGREEMENT
BETWEEN
THE CITY OF SURPRISE, ARIZONA
AND
CONTRACTOR
[Scope of Work/Fee Schedule/Proposal]

See following pages.

EXHIBIT A – “SERVICES”

Background

A New Leaf's (Contractor) Volunteer Income Tax Assistance (VITA) program is a program that provides free tax preparation assistance to qualified clients so that they can take advantage of tax credits, such as the Earned Income Tax Credit (EITC). This is one of the most effective ways of providing financial assistance to low- to moderate income households that make under \$64,000 a year. This is a group that includes seniors, limited English speaking taxpayers, and individuals with disabilities. This program's goal is to ensure that clients receive the maximum benefits possible without paying exorbitant amounts on taxpayer services.

A New Leaf believes that financial empowerment is the key to overcoming homelessness, generational poverty, and financial instability. The West Valley Volunteer Income Tax Assistance (VITA) Program offers free tax filing assistance and resources to low-income individuals and families. The VITA program is a program that immediately empowers vulnerable community members and ensures that they are able to take full advantage of the tax benefits that they qualify for. By partnering consultants and volunteers with qualified participants, the VITA program is able to make a direct financial impact in the families and individuals of Surprise.

To accommodate individuals with compromised immunities, disabilities and other client needs, A New Leaf has continued to provide a Drop-Off Method as an option for the 2025 tax season. VITA sites also promote MyFreeTaxes.com, which provides free state and federal tax preparation and filing assistance for qualified individuals.

This funding will be used to support consultant expenses for the VITA Program Manager's duties and responsibilities to accomplish the goals and activities of the program.

Description of the identified need

Many low-income families live paycheck to paycheck with little extra to cover expenses outside of monthly bills, making it difficult to maintain health, pay for emergencies, or get ahead. Policies that increase household income, such as the Earned Income Tax Credit (EITC), have led to the reduction of risk of child maltreatment by improving the family's ability to pay for children's basic needs and childcare. EITC is one of the strongest tools for helping families with children, seniors, and college students escape poverty and achieve self-sufficiency. However, 20% of households do not claim their EITC.

VITA saves low-income taxpayers money on tax preparation fees and helps them receive the maximum benefits they are eligible for. This can significantly expand an individual's budget and provide money to catch up on bills, purchase needed items, and meet daily needs. As a lump sum, a tax credit can also allow people to meet other goals, including paying down debt, building assets, contributing to savings, and making other critical investments in their future.

In the most recent tax year, A New Leaf's VITA Program provided 4,129 disadvantaged individuals with an accessible, affordable path to access the full amount of tax refunds they are eligible for. Of the 4,129 served, 1,048 clients were residents of Surprise and neighboring cities, bringing an estimated \$1,540,784 of federal and state tax refunds to the community.

Goal:

500 Surprise households will be assisted.

The tools used to measure success and the achievement of the set objectives will be the IRS tax filing system, which documents when tax returns are filed, completed, and refunds are issued. The program's success will be quantified by assessing how many Surprise residents claimed the tax credits they are eligible for and the specific amount they were refunded.

Objective 1:

\$68,000+ will be saved in tax preparation fees for Surprise households by June 30, 2025

Objective 2:

100% of eligible participants will claim the Child Tax Credit by June 30, 2025

Objective 3:

100% of eligible participants will claim an Education Tax Credit by June 30, 2025

Reporting Requirements:

The Contractor must report per site-

- the number of individuals served by location through E-file and paper returns.
- the estimated tax prep fees that were saved
- the average AGI
- the number of EITC eligible clients
- the EITC amount
- the total child tax credit
- the Federal + State refund amount
- the AGI less than 64K
- 60+ year of age
- # of volunteers
- Total volunteer hours



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 17, 2024 Contact Person: Tanner Wessel
Submitting Department: Community Development District: District 1
Staff Recommendations:

Consent: Yes	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, “Egly 227th Ave Project” and dated July 16, 2024 , a property located east of 227th Avenue and approximately 1,300 feet north of Pinnacle Peak Road; Case FS24-054.

Motion:

I move to approve the Final Plat entitled, “Egly 227th Ave Project” and dated July 16, 2024.

Background:

Richard Egly seeks approval of a Final Plat of the subject property located east of 227th Avenue and north of Pinnacle Peak Road. The proposed Final Plat proposes to subdivide two (2) parcels both totaling approximately 19.97 acres into five (5) parcels.

Objective Analysis:

Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The proposed Final Plat is consistent with the Surprise General Plan 2035 and the City of Surprise Land Development Ordinance

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00-FS24-0543 Egly 227th Ave Project - Final Plat - Staff Report
 2. 01-FS24-0543 Egly 227th Ave Project - Final Plat - Vicinity Map
 3. 02-FS24-0543 Egly 227th Ave Project - Final Plat - Zoning Map
 4. 03-FS24-0543 Egly 227th Ave Project - Final Plat - Final Plat
 5. 04-FS24-0543 Egly 227th Ave Project - Final Plat - Final Plat Exhibit
 6. 05-FS24-0543 Egly 227th Ave Project - Final Plat - Luke Letter
 7. FS24-0543 Egly 227th Ave Project - Final Plat - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS24-0543

Project Name: Egly 227th Ave Project – Final Plat

Council District: 1 – Acacia

City Council Date: September 17, 2024

Planner: Tanner Wessel, Planner II

Owner: Richard A Egly Trust of 2020

Applicant: Richard Egly of Platinum Home Builders LLC

Request: Final Plat to subdivide two (2) parcels both totaling approximately 19.97 acres into five (5) parcels.

Site Location: Located east of 227th Avenue and approximately 1,300 feet north of Pinnacle Peak Road

Site Size: Approximately 19.97 gross acres

Findings:

- The proposed Final Plat is consistent with the Surprise General Plan 2035.
- The proposed Final Plat is consistent with the Surprise Land Development Ordinance.

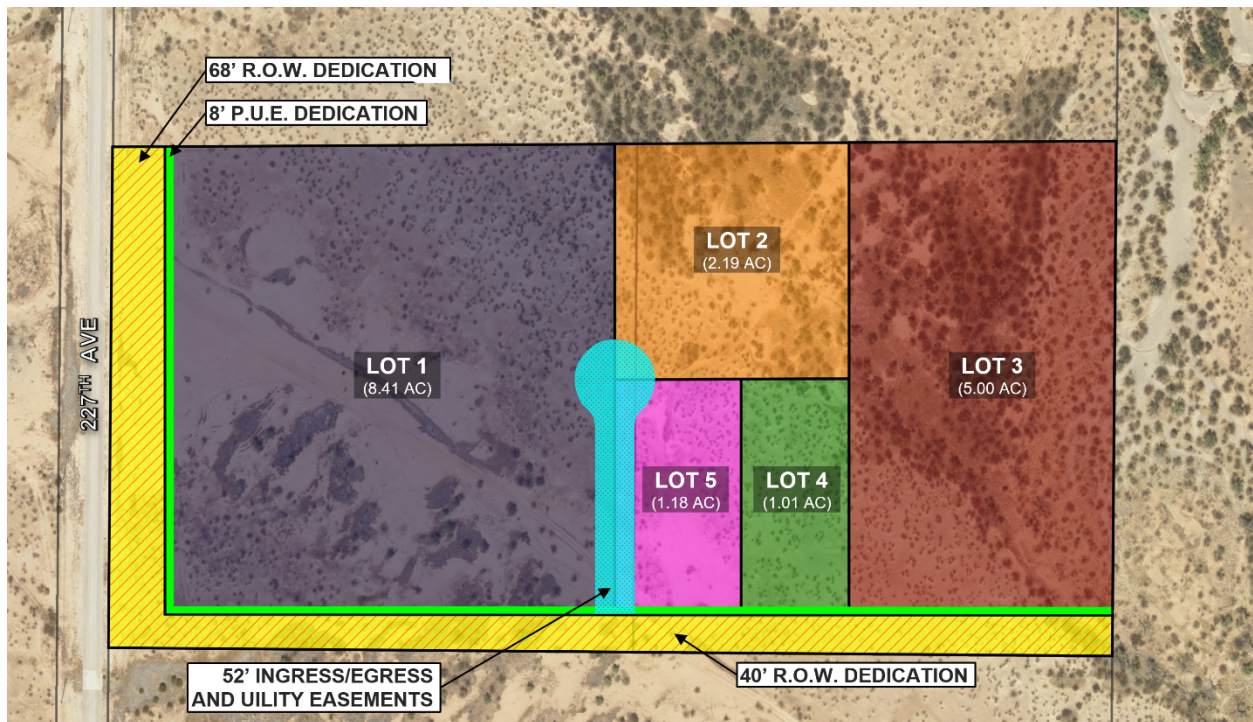
Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Deny – Denial of the requested Final Plat will prevent the applicant from subdividing the property as proposed.

Additional Information:

Richard Egly of Platinum Home Builders LLC requests approval of a Final Plat entitled “Egly 227th Ave Project” dated July 16, 2024. The subject parcel is zoned Rural Residential (RR) and is located east of 227th Avenue and approximately 1,300 feet north of Pinnacle Peak Road. The proposed Final Plat subdivides two (2) parcels both totaling approximately 19.97 acres into five (5) parcels.

This Final Plat will establish both 68-feet of right-of-way (ROW) dedication for 227th Avenue along the western boundary of Lot 1 and 40-feet of ROW along the southern boundary of Lots 1, 3, 4, and 5. An 8-foot public utility easement (PUE) is also established along the western boundary of Lot 1 and the southern boundary of Lots 1, 3, 4, and 5. Additionally, a 52-foot wide ingress/egress and utility easement is established between Lot 1 and Lots 2 and 5.



Lots 1 through 5 of the proposed Final Plat meet or exceed the development standards of the Rural Residential (RR) zoning district as outline in Table 106-2b of the City of Surprise Land Development Ordinance.

Table 106-2b – Rural Residential (RR) Zoning District	
Min. lot area (sf)	≥ 43,560
Min. lot width	130
Min. front setback (ft)	30
Min. rear setback ¹ (ft)	30
Min. side setback ¹ (ft)	20
Min. street side setback ¹ (ft)	20
Max. bldg. height (ft)	40
Lot coverage	25%
Open space (% of gross acres of residential development) ²	10%
Notes: 1. Garage face and embellishments shall be setback a minimum of 20 feet measured from the opposing property line except rear, alley loaded garages, which shall be setback nine feet from edge of alley line. 2. The city requires open spaces on a new subdivision; if recorded as metes and bounds or by a minor land division than open space will be required on each individual lot; such as open space of trail easements.	

The area for each parcel is shown below:

- Lot 1 – approximately 8.41 acres
- Lot 2 – approximately 2.19 acres
- Lot 3 – approximately 5.00 acres
- Lot 4 – approximately 1.01 acres
- Lot 5 – approximately 1.18 acres

The proposed Final Plat dedicates the following:

- 68-foot right-of-way (ROW) dedication along the western boundary of Lot 1.
- 40-foot right-of-way (ROW) dedication along the southern boundary of Lots 1, 3, 4, and 5.
- 8-foot public utility easement (PUE) along the western boundary of Lots 1 and the southern boundary of Lots 1, 3, 4, and 5.
- 52-foot wide ingress/egress and utility easement between Lot 1 and Lots 2 and 5

General Plan Conformance:

The proposed Final Plat was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2035. The proposed Final Plat is consistent with the General Plan in some of the following ways:

This project is located within the Neighborhood character area of the General Plan. The proposed lot split adheres to the design guidelines of the character area which allows for residential development.

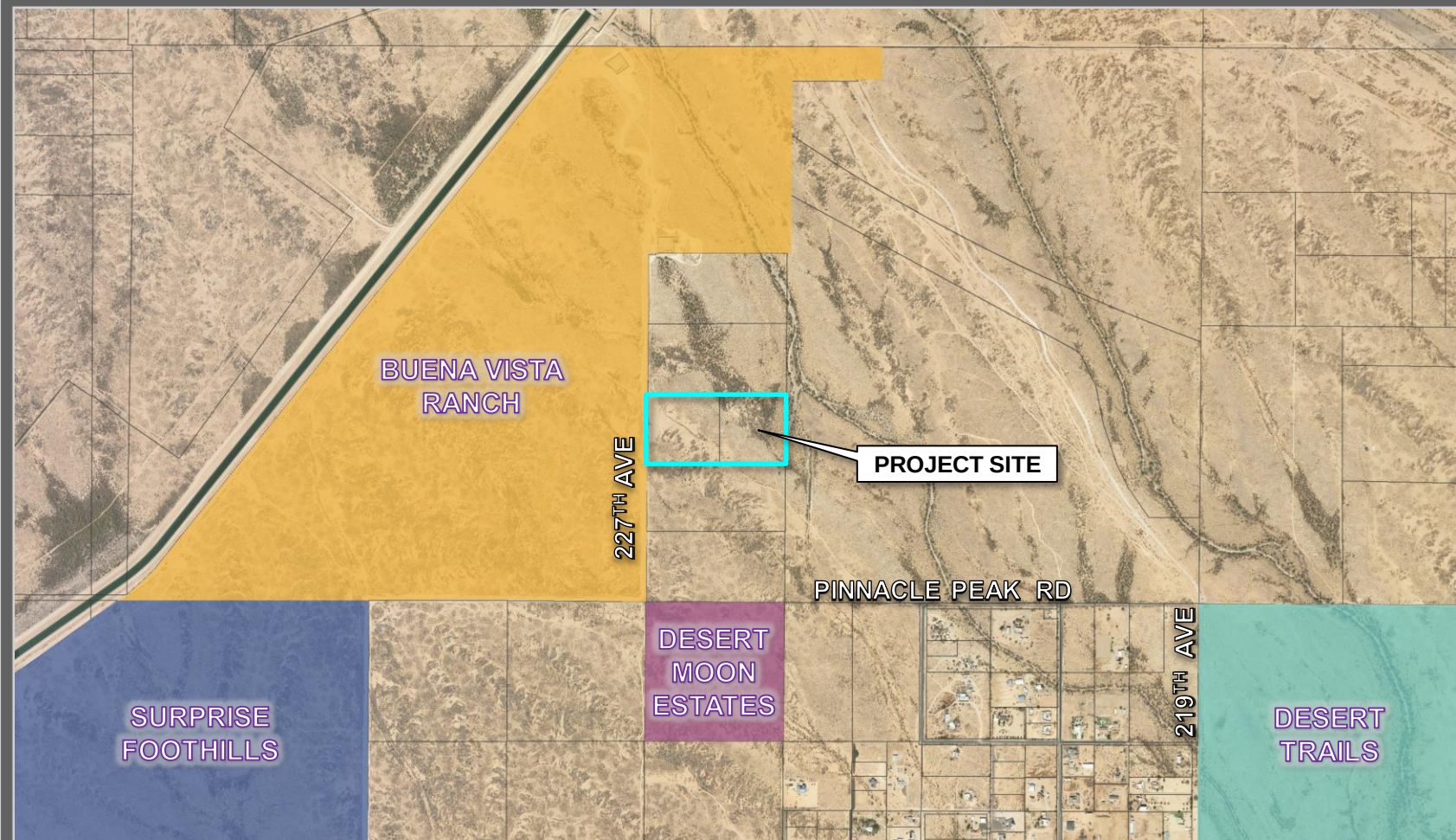
80 This project maintains compatibility with the quality of existing land uses in the
81 surrounding area in that it continues the Rural Residential development pattern
82 established in the vicinity of this parcel.
83

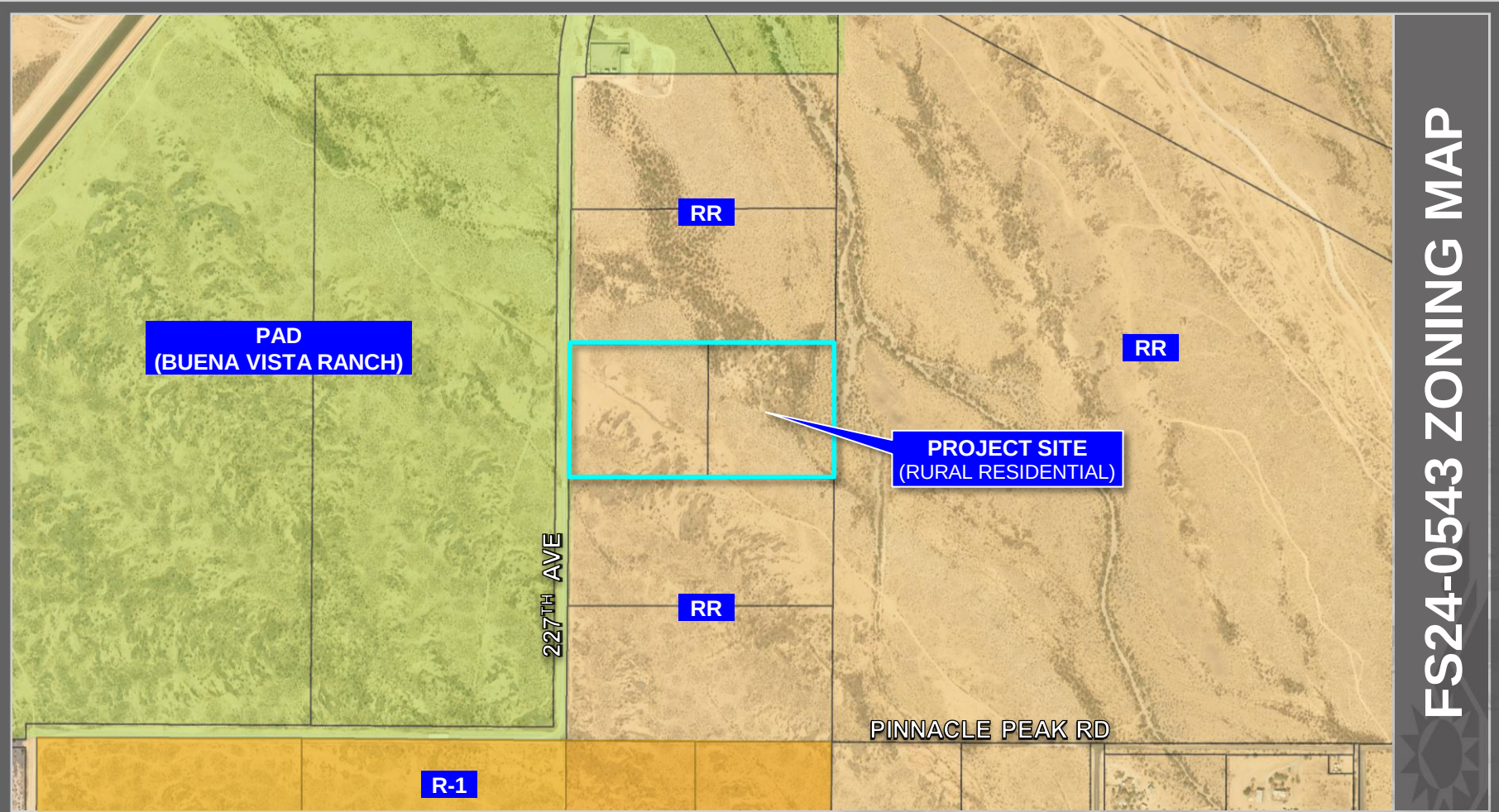
84 **Reviewing Agencies:**
85

86 This project was routed to both Luke Air Force Base and the Flood Control District of
87 Maricopa County. Both agencies have indicated no objections.
88

89 **Attachments:**

90 01 Vicinity Map
91 02 Zoning Map
92 03 Final Plat
93 04 Plat Exhibit
94 05 Luke AFB Letter
95 PPT





DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS:

THAT RICHARD A EGLY TRUST OF 2020, "OWNER", HAS SUBDIVIDED UNDER THE NAME EGLY 227TH AVE PROJECT, A SUBDIVISION LOCATED IN A PORTION OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 3 WEST, MARICOPA COUNTY, ARIZONA AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF EGLY 227TH AVE PROJECT AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL EASEMENT ACROSS THE PLAT INCLUDING ROADS AND STREETS, OPEN SPACES, COMMUNITY FACILITIES, TRACTS, SIDEWALKS, DRAINAGE BASINS, AND ANY PROPERTY WITHIN THE PLAT OWNED BY THE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR TRASH COLLECTION VEHICLES AND EMERGENCY VEHICLES.

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

OWNER HEREBY DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

OWNERS HEREBY GRANT TO THE PUBLIC A NON-EXCLUSIVE EASEMENT OVER, UPON AND WITHIN THE AREAS DESIGNATED AS PUBLIC ACCESS EASEMENT/PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT FOR THE PURPOSE OF PROVIDING THE PUBLIC WITH ACCESS, INGRESS AND EGRESS OVER AND WITHIN THE EASEMENT AREAS.

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

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

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

IN WITNESS WHEREOF, OWNER(S) HAS/HAVE HEREUNTO CAUSED HIS/HER/THEIR NAME(S) TO BE SIGNED, THIS ____ DAY OF _____, 2024

RICHARD A EGLY TRUST OF 2020

BY: _____

ITS: _____

DEDICATION ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS ____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

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

BY: _____
NOTARY PUBLIC MY COMMISSION EXPIRES

APPROVALS

CITY OF SURPRISE ENGINEER APPROVAL
DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____ DAY OF _____, 2024, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ DATE
CITY ENGINEER

CITY OF SURPRISE COUNCIL APPROVAL
APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA, THIS ____ DAY OF _____, 2024.

ATTEST: _____ DATE
MAYOR

CITY CLERK _____ DATE

PUBLIC NOTICE

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

ZONING

RURAL RESIDENTIAL (RR)

FINAL PLAT
"EGLY 227TH AVE PROJECT"
A PORTION OF SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 3 WEST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

RELEASE OF LIABILITY

RICHARD A EGLY TRUST OF 2020 "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE (USAF) AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE USAF AND THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND / OR ITS AUXILIARY FIELDS. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

RICHARD A EGLY TRUST OF 2020 "OWNER" DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS PLAT UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS PLAT SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNER/OR SUBSEQUENT ADJACENT OWNERS WITHIN THE BOUNDARY OF SAID PLAT UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

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

CITY OF SURPRISE PLAT NOTES

THE OWNER OR SUBSEQUENT OWNERS OF ANY EXISTING OR FUTURE WELLS ON THE LAND DESCRIBED IN THIS PLAT SHALL BE REQUIRED TO SIGN A WELL IMPACT WAIVER(S) WITH THE CITY OF SURPRISE.

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

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

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

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

THE PROPERTY OWNER AT THE TIME WHEN CITY OF SURPRISE WATER, AND/OR SEWER INFRASTRUCTURE IS AVAILABLE AT THE PROPERTY, SHALL BE REQUIRED TO CONNECT IN ACCORDANCE WITH SURPRISE MUNICIPAL CODE AND PAY ALL APPLICABLE FEES. ANY OWNER OF THE PROPERTY SHALL NOTIFY PROSPECTIVE BUYERS AND THE PUBLIC OF THIS NOTE, AND ANY SALES CONTRACTS OR SALES REPORTS SHALL INCLUDE SUCH NOTE.

NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X AND AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1185L WITH A DATE OF IDENTIFICATION OF 10/16/2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

THE ROADS DESIGNATED AS "PRIVATE" AND ANY APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, ROAD SIGNS, STRIPING, CURB AND GUTTER, AND SIDEWALKS ARE PRIVATE; SUCH ROADS AND APPURTENANCES ARE OWNED, MAINTAINED, AND REPAIRED BY OWNER OR THE HOMEOWNERS' ASSOCIATION FORMED BY OWNER. THE CITY OF SURPRISE SHALL NOT MAINTAIN OR REPAIR ANY ROAD DESIGNATED AS "PRIVATE."

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

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

THE OWNERS AGREES TO DEDICATE THE AREA OF PUBLIC ACCESS EASEMENT TO THE CITY OF SURPRISE FOR PUBLIC ROADWAY PURPOSES, IF AND WHEN, THE CITY REQUESTS THE DEDICATION FOR THIS PURPOSE.

AT THE TIME OF BUILDING PERMIT, THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR IMPROVING AND MAINTAINING THE ADJACENT SEGMENTS OF THE ROAD TO MCDOT RURAL ROAD STANDARDS AND MEET FIRE DEPARTMENT REQUIREMENTS.

COMPLIANCE WITH ALL APPLICABLE LAWS IS REQUIRED, INCLUDING BUT NOT LIMITED TO A.R.S. §§ 45-576 AND 32-2101. PLEASE BE ADVISED, IF AN ADDITIONAL PARCEL SPLIT RESULTING IN SIX OR MORE TOTAL LOTS FROM THE ORIGINAL LOT OCCURS WITHIN 10 YEARS OF THIS PLAT RECORDATION, THE CITY WILL REQUIRE PROOF THAT ALL APPLICABLE ASSURED WATER SUPPLY REQUIREMENTS HAVE BEEN MET.

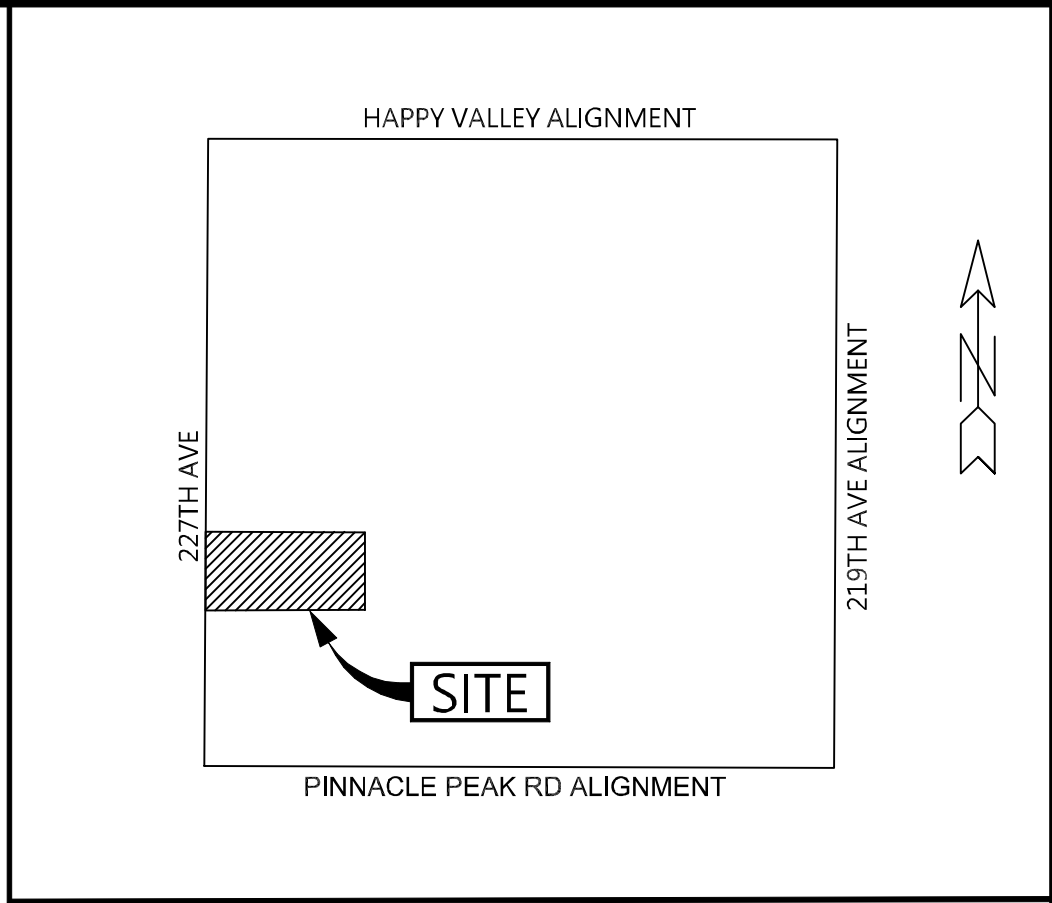
BASIS OF BEARING

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BEARING = N 00°29'45" E (BOOK 686 PG. 42 MCR)

SITE AERA

Area	Sq. Feet	Acres
LOT1	366275.72±	8.41±
LOT2	95408.16±	2.19±
LOT3	217808.65±	5.00±
LOT4	43394.25±	1.01±
LOT5	51430.87±	1.18±
R/W	94860.08±	2.18±
Total	1869777.73±	19.97±



VICINITY MAP N.T.S.

OWNER

RICHARD A EGLY TRUST OF 2020
1110 W CREEK CANYON RD.
PHOENIX, AZ. 85086

SURVEYORS NOTES

- MONUMENTS FOUND DURING THIS FIELD SURVEY WERE ACCEPTED UNLESS OTHERWISE NOTED HEREIN.
- CURRENT MINERAL CLAIMS ON LANDS SHOWN IN THIS SURVEY ARE NOT KNOWN TO THIS SURVEYOR.
- IT IS RECOMMENDED THAT THE CLIENT RETAIN LEGAL CONSULTATION TO THOROUGHLY EXAMINE TITLE FOR ANY CLAIMS, DEFECTS OR LIABILITY UNDISCLOSED BY THIS SURVEY.
- THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY ISSUE AT THE SURVEY DATE WITH ITS ORIGINAL SEAL TO ENSURE THE ACCURACY OF THE INFORMATION AND TO FURTHER ENSURE THAT NO CHANGES, ALTERATIONS OR MODIFICATIONS HAVE BEEN MADE.
- THIS SURVEY WAS PERFORMED USING GPS (GLOBAL POSITIONING SYSTEMS) TO OPTIMIZE THE RELATIVE POSITIONING OF FOUND CORNERS. EXTREME CARE HAS BEEN TAKEN TO PRODUCE SURFACE MEASUREMENTS OF THE MONUMENTS FOUND.
- ALL BEARINGS AND DISTANCES SHOWN ARE MEASURED (M) FROM MONUMENT TO MONUMENT UNLESS OTHERWISE NOTED.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO OR OBTAINED BY THIS SURVEYOR. NO ABSTRACT OF TITLE WAS FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

PARENT PARCEL

PARCEL NO. 1:

THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED ½ INTEREST IN ALL COAL, OIL, GAS AND ALL OTHER METALS, ORES AND MINERALS IN, ON OR UNDER SAID LAND AS RESERVED IN DOCKET 15690, PAGE 1088, RECORDS OF MARICOPA COUNTY, ARIZONA.

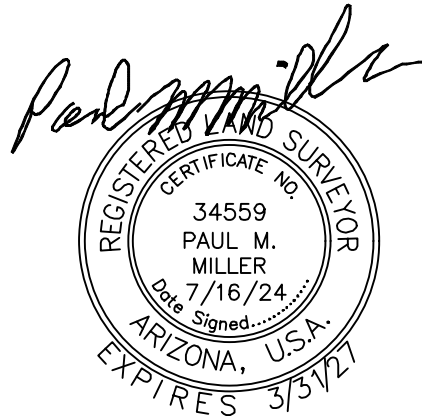
PARCEL NO. 2:

THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED ½ INTEREST IN ALL COAL, OIL, GAS AND ALL OTHER METALS, ORES AND MINERALS IN, ON OR UNDER SAID LAND AS RESERVED IN DOCKET 15690, PAGE 1088, RECORDS OF MARICOPA COUNTY, ARIZONA.

LAND SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY OF THE PREMISES DESCRIBED AND MAPPED HEREON WERE MADE UNDER MY DIRECTION DURING THE MONTH OF APRIL 2024, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



PAUL M. MILLER
REGISTERED LAND SURVEYOR
REGISTRATION NO. 34559, AZ.

FS24-0543

FINAL PLAT
"EGLY 227TH AVE PROJECT"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REVISIONS:

REV. 1

REV. 2

REV. 3

REV. 4

DESIGN BY: N/A
DRAWN BY: MMM
SCALE: 1" = 60'
DATE: 7/16/24

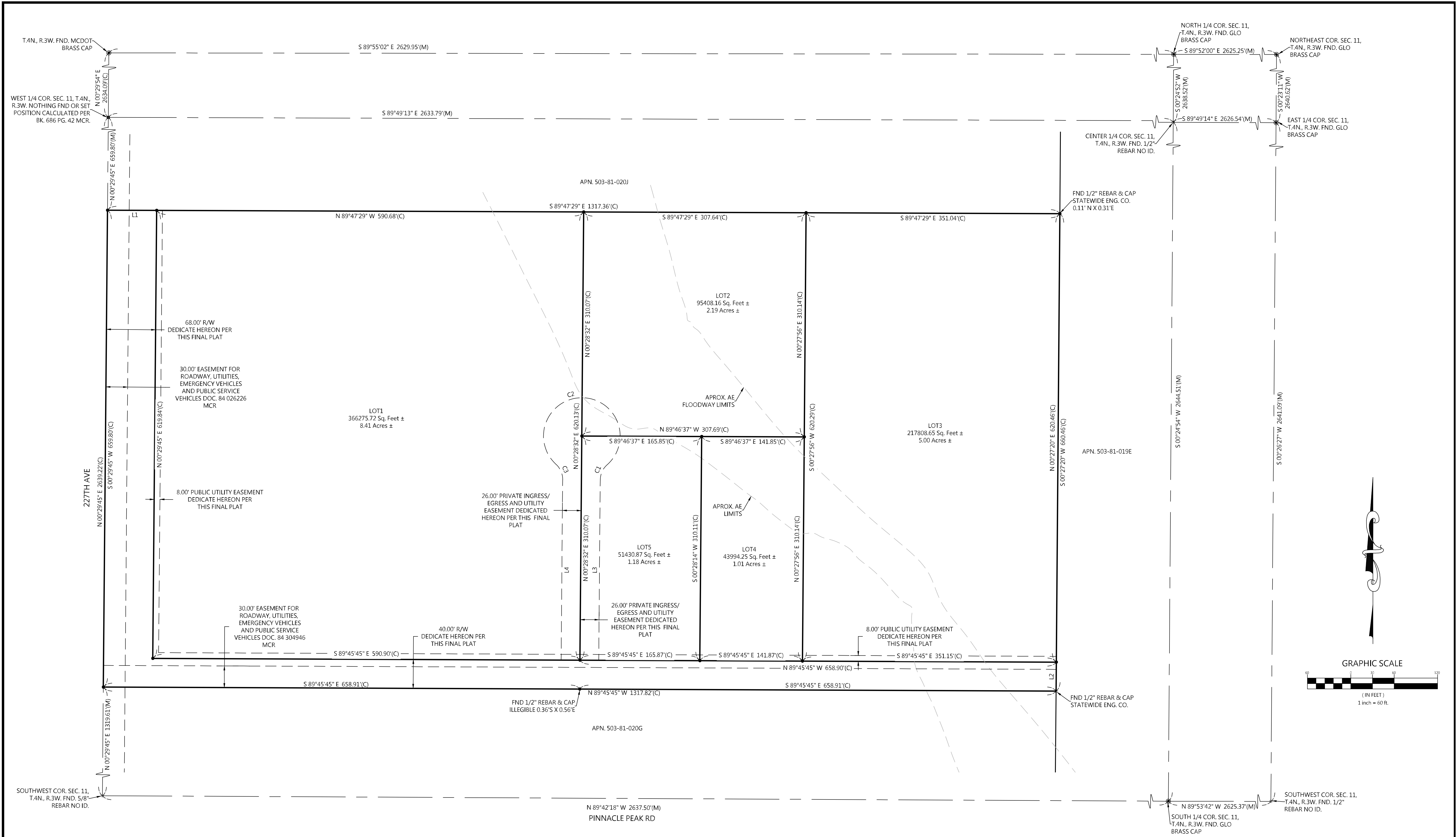
JOB NO.
24-033

1 of 2

MILLER & SONS SURVEYING

2432 W PEORIA AVE. STE. 1302 BLDG 17 PHOENIX, AZ. 85029
PH: (623) 875-1200 F: (623) 875-3777
E-MAIL: PAUL@MILLERANDSONSSURVEYING.COM

Page 216 of 321



LINETYPE LEGEND (TYPICAL)

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	ROAD CENTERLINE
	EASEMENT (AS NOTED)

SYMBOL LEGEND (TYPICAL)

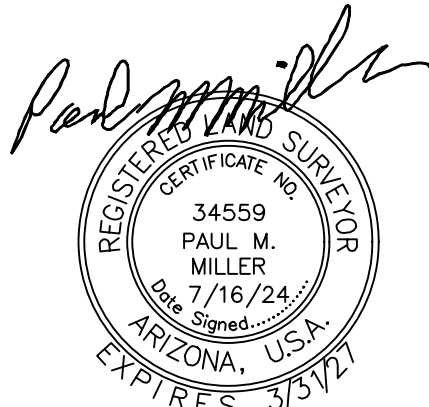
- BRASS CAP FLUSH (OR AS NOTED)
- ⊙ BRASS CAP IN HANDHOLE (OR AS NOTED)
- ⦿ FOUND REBAR (OR AS NOTED)
- ⦿ SET 1/2" REBAR W/ CAP LS # 34559 (OR AS NOTED)
- ⦿ NOTHING FOUND OR SET

REFERENCE DOCUMENTS

BOOK 686, PAGE 42, M.C.R.
BOOK 1275, PAGE 07, M.C.R.
BOOK 1310, PAGE 35, M.C.R.
BOOK 1602, PAGE 02, M.C.R.

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 89°47'29" E	68.00'(C)	
L2	N 00°27'20" E	40.00'(C)	
L3	N 00°28'32" E	249.59'(C)	
L4	S 00°28'32" W	249.80'(C)	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	28.00'(M)	23.55'(C)	48°11'23"	N 24°34'14" E	22.86'(C)
C2	53.00'(M)	255.66'(C)	276°22'46"	N 89°31'28" W	70.67'(C)
C3	28.00'(M)	23.55'(C)	48°11'23"	S 23°37'09" E	22.86'(C)



REGISTRATION NO. 34559, AZ.
REGISTERED LAND SURVEYOR

FINAL PLAT
"EGLY 227TH AVE PROJECT"
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

REVISIONS:		DESIGN BY: N/A
REV. 1		DRAWN BY: MMM
REV. 2		SCALE: 1"=60'
REV. 3		DATE: 7/16/24
REV. 4		JOB NO. 24-033
		2 of 2

MILLER & SONS SURVEYING



FS24-0543

227TH AVE

68' R.O.W. DEDICATION

8' P.U.E. DEDICATION

LOT 1
(8.41 AC)

LOT 2
(2.19 AC)

LOT 3
(5.00 AC)

LOT 5
(1.18 AC)

LOT 4
(1.01 AC)

52' INGRESS/EGRESS
AND UTILITY EASEMENTS

40' R.O.W. DEDICATION

FS24-0543 PLAT EXHIBIT



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

24 April 2024

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Tierney Farago
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS24-0543; Richard Egly (Revised) Lot Split (APNs: 503-81-020K, -020L)

Dear Ms. Farago

Thank you for the opportunity to provide comments on the final plat application for the Richard Egly lot splits. The site is located on approximately 20-acres in the area of 227th Avenue and Pinnacle Peak Road in Surprise, AZ. The application previously proposed dividing the parcels into nine lots. The site plan has been revised to divide the two parcels into 5 lots. The site is approximately 0.41 miles outside the Luke AFB Aux-1 2004 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

As described in the application, this project will not negatively impact the flying operations at Luke AFB. The property remains subject to any ordinances, special area plan requirements or stipulations set by the City of Surprise or Flood Control District of Maricopa County. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential occupant(s) about Luke AFB operations.

If there are any questions, please contact Senior Planner, Ms. Jenn Rahn at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2024.04.24 15:29:07 -07'00'

CHRISTOPHER P. TOALE

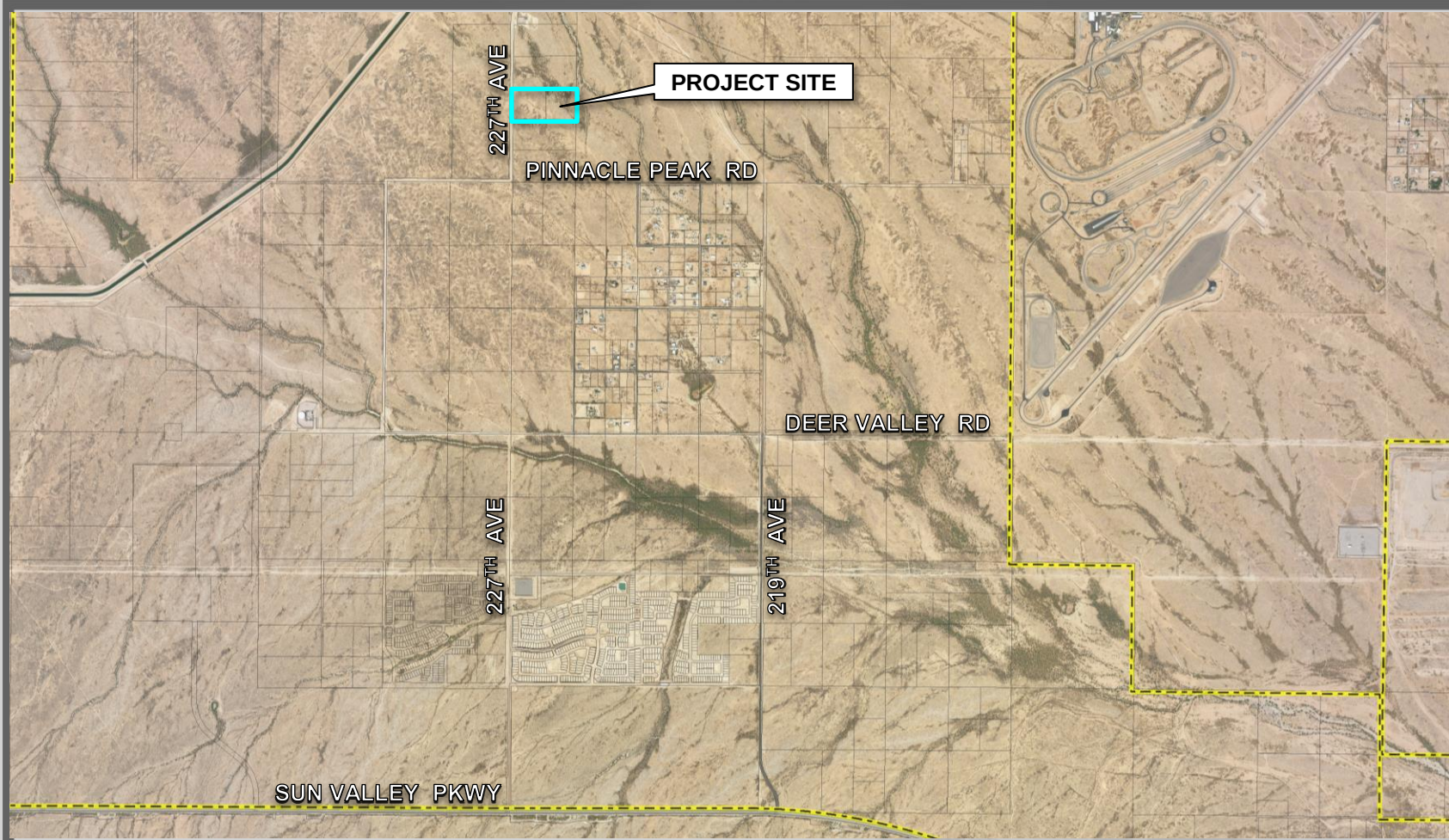
cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

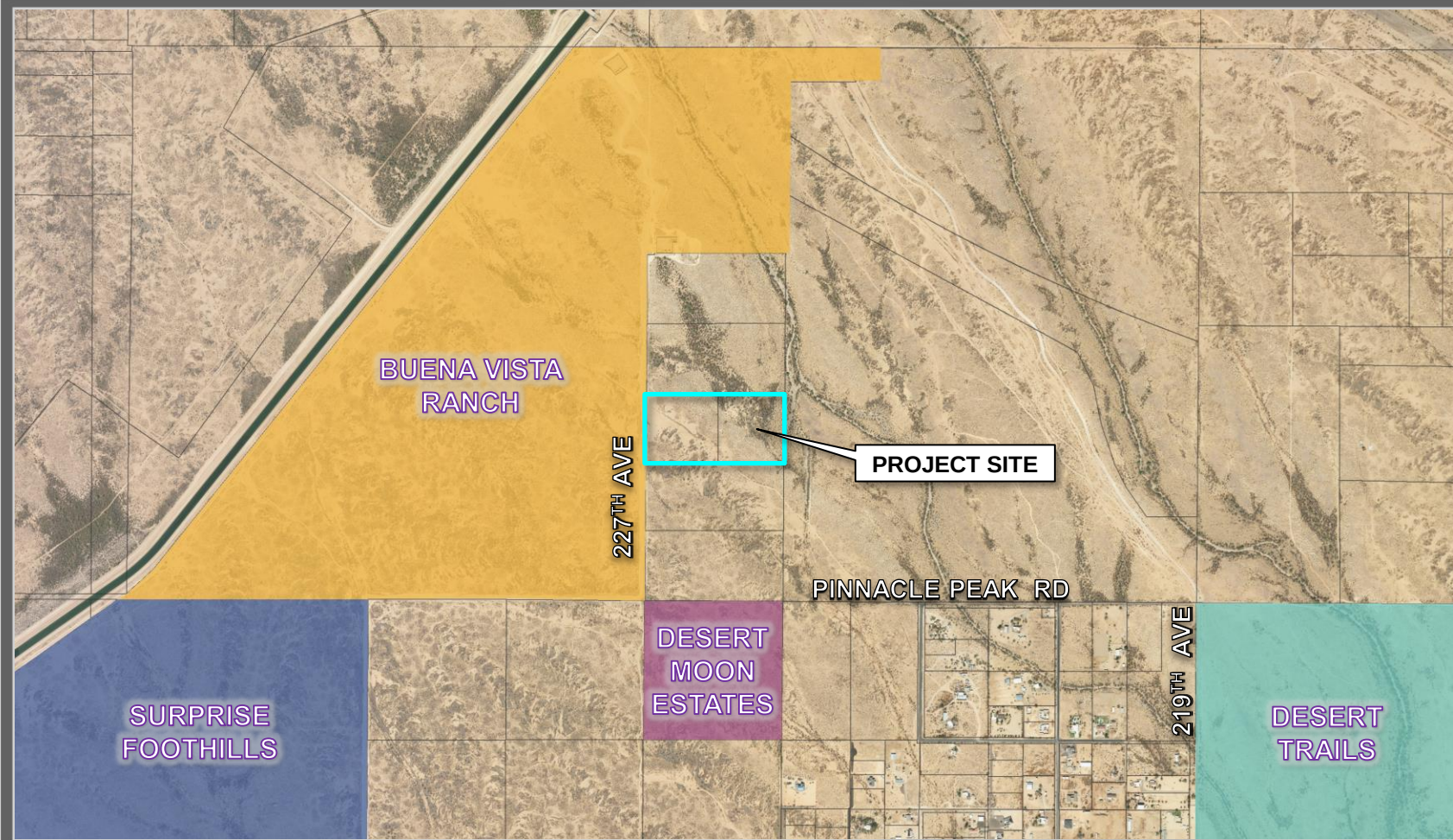


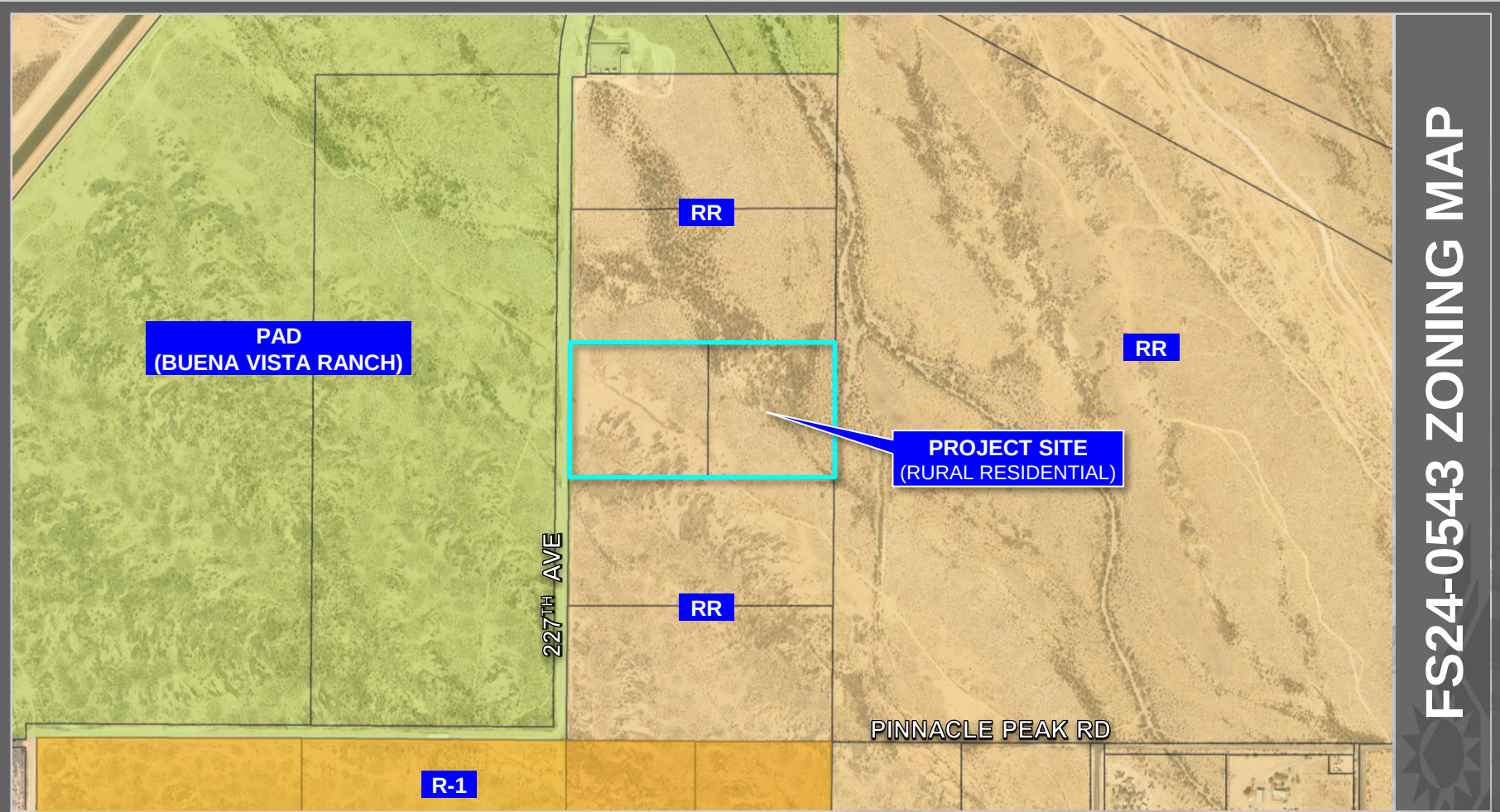
FS24-0543
Egly 227th Ave Project
Final Plat

City Council
September 17, 2024



FS24-0543 VICINITY MAP





227TH AVE

68' R.O.W. DEDICATION

8' P.U.E. DEDICATION

LOT 1
(8.41 AC)

LOT 2
(2.19 AC)

LOT 3
(5.00 AC)

LOT 5
(1.18 AC)

LOT 4
(1.01 AC)

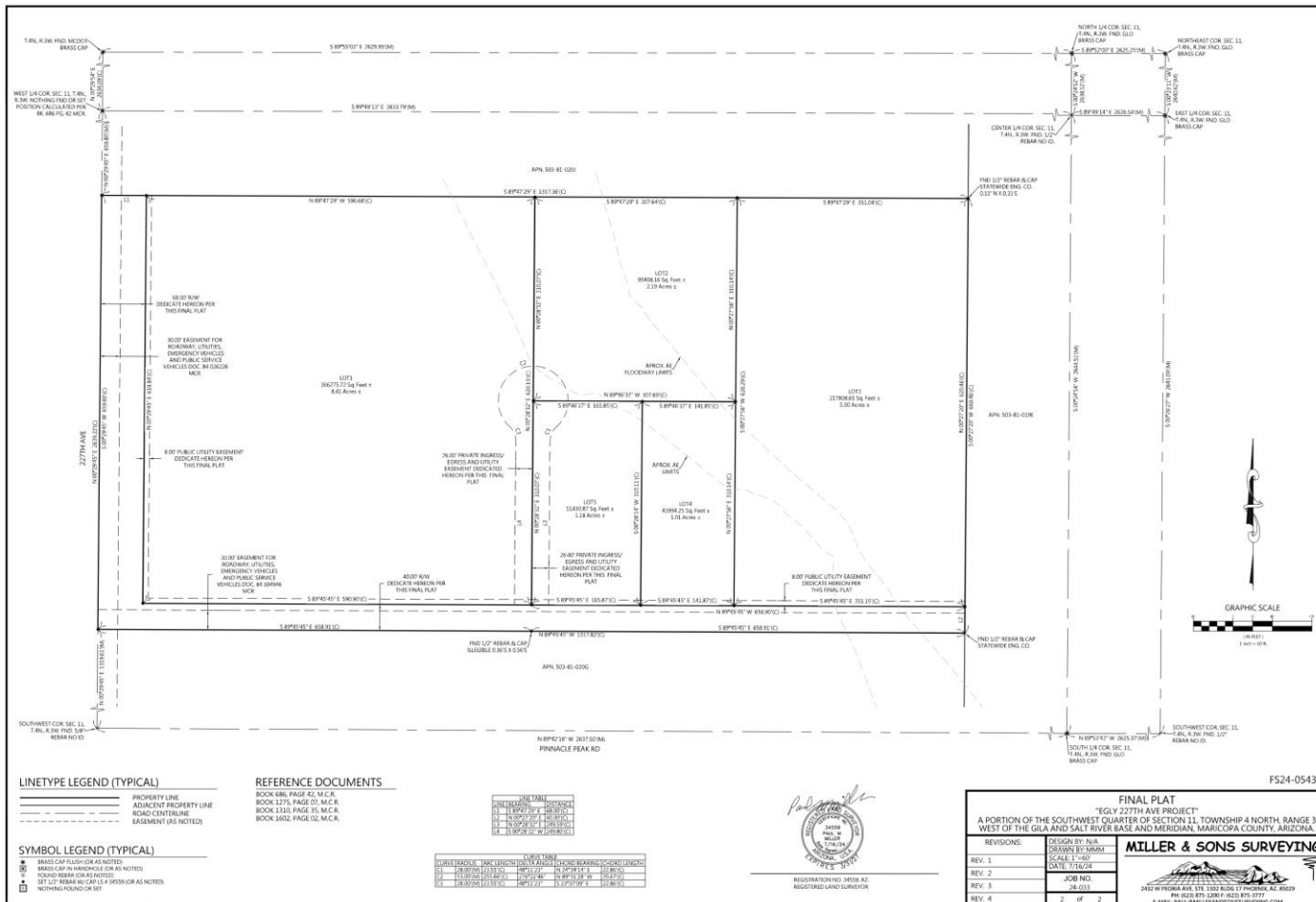
52' INGRESS/EGRESS
AND UTILITY EASEMENTS

40' R.O.W. DEDICATION

FS24-0543 PLAT EXHIBIT

FS24-0543 FINAL PLAT

FS24-0543 FINAL PLAT





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 17, 2024

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to granting an Utility Easement to APS for service at the Fire Station and Community Pool at Cactus and Perryville Roads.

Motion:

I move to grant an utility easement to APS.

Background:

The City of Surprise needs to grant the easement to APS to run utility lines to the new Fire Station and Community Pool being completed at Cactus Road and Perryville.

Objective Analysis:

The City is building a new Fire Station and Community Pool. In order to move forward with completion of the project, the City needs to grant an easement to APS. The utility easement will allow additional lines to run across City property to support the development.

Policy Compliant:

Approval of this item is policy compliant.

Financial Impact:

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

Budget Impact:

There is currently no budgetary impact related to approval of this item.

FTE Impact:

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

ATTACHMENTS:

1. APS easement and legal description

SW-15-3N-2W
33.596882, -112.460438
APN 502-06-962
CCW-24-184
WA739920
SER/RLM

CITY OF SURPRISE-APS UTILITY EASEMENT

THE CITY OF SURPRISE, an Arizona municipal corporation, (hereinafter called "Grantor"), is the owner of the following described real property located in Maricopa County, Arizona (hereinafter called "Grantor's Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Grantor, for and in consideration of One Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant and convey to **ARIZONA PUBLIC SERVICE COMPANY**, an Arizona corporation, (hereinafter called "Grantee"), and to its successors and assigns, a non-exclusive right, privilege, and easement, 8 feet in width or as further described in attached exhibits at locations and elevations, in, upon, over, under, through and across, a portion of Grantor's Property described as follows (herein called the "Easement Premises"):

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Grantee is hereby granted the right to: construct, reconstruct, replace, repair, operate and maintain electrical lines, together with appurtenant facilities and fixtures for use in connection therewith, for the transmission and distribution of electricity to, through, across, and beyond Grantor's Property; and install, operate and maintain telecommunication wires, cables, conduits, fixtures and facilities solely for Grantee's own use incidental to supplying electricity (said electrical and telecommunication lines, facilities and fixtures collectively herein called "Grantee Facilities"). Grantee Facilities shall consist of underground electric lines and appurtenant facilities including pad mounted equipment. In no event may any overhead electric lines and associated overhead equipment be installed unless in an emergency to restore power. Grantee shall at all times have the right of full and free ingress and egress to and along the Easement Premises for the purposes herein specified.

Grantee is hereby granted the right, but not the obligation, to trim, prune, cut, and clear away trees, brush, shrubs, or other vegetation on, or adjacent to, the Easement Premises whenever in Grantee's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

Grantor shall not locate, erect or construct, or permit to be located, erected or constructed, any building or other structure or drill any well within the limits of the Easement Premises; nor shall Grantor plant or permit to be planted any trees within the limits of the Easement Premises without the prior written consent of Grantee. However, Grantor reserves all other rights, interests and uses of the Easement Premises that are not inconsistent with Grantee's easement rights herein conveyed and which do not interfere with or endanger any of the Grantee Facilities, including, without limitation, granting others the right to use all or portions of the Easement Premises for utility or roadway purposes and constructing improvements within the Easement Premises such as paving, sidewalks, landscaping, driveways, and curbing. Notwithstanding the foregoing, Grantor shall not have the right to lower by more than one foot or raise by more than two feet the surface grade of the Easement Premises without the prior written consent of Grantee, and in no event shall a change in the grade compromise Grantee's minimum cover requirements or interfere with Grantee's operation, maintenance or repair.

Grantee shall not have the right to use the Easement Premises to store gasoline or petroleum products, hazardous or toxic substances, or flammable materials; provided however, that this prohibition shall not apply to any material, equipment or substance contained in, or a part of, the Grantee Facilities, provided that Grantee must comply with all applicable federal, state and local laws and regulations in connection therewith. Additionally, the Easement Premises may not be used for the storage of construction-related materials or to park or store construction-related vehicles or equipment except on a temporary basis to construct, reconstruct, replace, repair, operate, or maintain the Grantee Facilities.

Grantor shall maintain clear areas that extend: 1) 3 feet from and around all edges of all switching cabinet pads and 2 feet from and around all edges of all transformer pads and other equipment pads, and 2) a clear operational area that extends 10 feet immediately in front of all transformer, switching cabinet and other equipment openings, and 3) a 6 feet by 6 feet hot-stick operating area off the front left corner of all transformers. No obstructions, trees, shrubs, large landscape rocks, fences, fixtures, or permanent structures shall be placed by Grantor within said clear areas; nor shall Grantor install landscape irrigation or sprinkler systems within said clear areas. Landscape irrigation or sprinkler systems installed adjacent to the clear areas shall be installed and maintained so that the transformers, switching cabinets or any other equipment do not get wet by spray or irrigation.

By accepting and utilizing this easement, Grantee agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area will be restored by Grantee to as close to original condition as is reasonably practicable, at the expense of Grantee; and that Grantee shall indemnify Grantor, to the extent required by law, for any loss, cost or damage incurred by Grantor as a result of any negligent installation, excavation, maintenance, repair or other work performed by Grantee within the Easement Premises.

Grantee shall exercise reasonable care to avoid damage to the Easement Premises and all improvements thereon and agrees that following any installation, excavation, maintenance, repair, or other work by Grantee within the Easement Premises, the affected area, including without limitation, all pavement, landscaping, cement, and other improvements permitted within the Easement Premises pursuant to this easement will be restored by Grantee to as close to original condition as is reasonably possible, at the expense of Grantee.

Grantor reserves the right to require the relocation of Grantee Facilities to a new location within Grantor's Property; provided however, that: (1) Grantor pays the entire cost of redesigning and relocating Grantee Facilities; and (2) Grantor provides Grantee with a new easement in a form and location acceptable to Grantee and at no cost to Grantee. Upon the acceptance by Grantee of a new easement and after the relocation of Grantee Facilities to the new easement area, Grantee shall abandon its rights to use the Easement Premises granted in this easement. The easement granted herein shall not be deemed abandoned except upon Grantee's execution and recording of a formal instrument abandoning the easement.

If any of Grantee's electric facilities in this easement are not being used or are determined not to be useful, Grantor may request that the facilities that are no longer needed be removed and that portion of the easement be abandoned. Grantee will execute and record a formal instrument abandoning the easement, or a portion thereof. Any facilities that are determined to still be needed for Grantee's electrical system can be relocated pursuant to the above relocation requirements.

Grantee shall not have the right to transfer, convey or assign its interests in this easement to any individual, corporation, or other entity (other than to an affiliated entity of Grantee or an entity that acquires from Grantee substantially all of Grantee's electric distribution facilities within the area of Grantor's Property) without the prior written consent of Grantor, which consent shall not be unreasonably withheld. Grantee shall notify Grantor of the transfer, conveyance or assignment of any rights granted herein.

The covenants and provisions herein set forth shall extend and inure in favor and to the benefit of, and shall be binding on the heirs, administrators, executors, successors in ownership and estate, assigns and lessees of Grantor and Grantee.

[THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, **THE CITY OF SURPRISE**, an Arizona municipal corporation, has caused this Utility Easement to be executed by its duly authorized representative, this ____ day of _____, 202__.

THE CITY OF SURPRISE,
a municipal corporation in the State of Arizona

By: _____
Printed Name

Its: _____
Title

Signature

STATE OF _____ }
 } ss.
County of _____ }

This instrument was acknowledged before me this ____ day of _____, 202__
by _____ of THE CITY OF SURPRISE.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Seal:

Notary Public Signature

EXHIBIT “A”

(LEGAL DESCRIPTION OF GRANTOR’S PROPERTY)

LOT 1, AMENDED FINAL PLAT OF CACTUS & PERRYVILLE PARK, BOOK 1809 OF MAPS,
PAGE 14, OFFICIAL RECORDS OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA.
(INSTR. #2024-0355481)

LEGAL DESCRIPTION FOR
THE CITY OF SURPRISE
ARIZONA PUBLIC SERVICE
EASEMENT AREA

A PORTION OF LOT 1 OF THE AMENDED FINAL PLAT OF CACTUS & PERRYVILLE PARK, AS RECORDED IN BOOK 1809 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

COMMENCING AT THE CITY OF SURPRISE BRASS CAP FLUSH MARKING THE SOUTHWEST CORNER OF SAID SECTION 15 FROM WHICH THE CITY OF SURPRISE BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 15 BEARS SOUTH 89°58'47" EAST, A DISTANCE OF 2,643.25 FEET;

THENCE NORTH 00°05'26" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 102.89 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°54'13" EAST, A DISTANCE OF 55.00 FEET TO THE NORTHERLY MOST SOUTHWEST CORNER OF SAID LOT 1, ALSO KNOWN HEREAFTER AS POINT "A" AND THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°05'26" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°58'34" EAST, DEPARTING SAID WEST PROPERTY LINE, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°05'26" EAST, PARALLEL WITH AND 8.00 FEET EAST OF THE WEST PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 16.67 FEET;

THENCE SOUTH 45°02'07" EAST, PARALLEL WITH AND 8.00 FEET EAST OF THE WEST PROPERTY LINE OF SAID LOT 1, A DISTANCE OF 11.78 FEET;

THENCE SOUTH 44°57'53" WEST, A DISTANCE OF 8.00 FEET TO THE WEST LINE OF SAID LOT 1;

THENCE NORTH 45°02'07" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 15.09 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "A" CONTAINS 254 SQUARE FEET, OR 0.006 ACRES, MORE OR LESS.

PARCEL "B"

COMMENCING AT THE AFOREMENTIONED POINT "A";

THENCE NORTH 00°05'26" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 262.59 FEET;

THENCE DEPARTING SAID WEST LINE, NORTH 89°54'34" EAST, A DISTANCE OF 8.00 FEET TO THE EAST LINE OF THE PUBLIC UTILITY EASEMENT AS PER BOOK 1809 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°59'54" EAST, A DISTANCE OF 14.58 FEET;
THENCE NORTH 00°00'06" WEST, A DISTANCE OF 6.17 FEET;
THENCE NORTH 89°59'54" EAST, A DISTANCE OF 18.25 FEET;
THENCE SOUTH 00°00'06" EAST, A DISTANCE OF 15.83 FEET;
THENCE SOUTH 89°59'54" WEST, A DISTANCE OF 18.25 FEET;
THENCE NORTH 00°00'06" WEST, A DISTANCE OF 1.67 FEET;
THENCE SOUTH 89°59'54" WEST, A DISTANCE OF 14.57 FEET TO THE WEST LINE OF SAID PUBLIC UTILITY EASEMENT;
THENCE NORTH 00°05'26" WEST, ALONG SAID PUBLIC UTILITY EASEMENT, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING.
PARCEL "B" CONTAINS 406 SQUARE FEET OR 0.009 ACRES, MORE OR LESS.

PARCEL "C"

COMMENCING AT THE AFOREMENTIONED POINT "A";
THENCE SOUTH 45°02'07" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 49.55 FEET;
THENCE SOUTH 89°58'47" EAST, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 250.07 FEET;
THENCE DEPARTING SAID SOUTH LINE, NORTH 00°01'13" EAST, A DISTANCE OF 8.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 04°12'28" WEST, A DISTANCE OF 49.24 FEET;
THENCE NORTH 02°57'59" EAST, A DISTANCE OF 36.56 FEET;
THENCE NORTH 35°37'57" WEST, A DISTANCE OF 14.98 FEET;
THENCE NORTH 03°19'12" WEST, A DISTANCE OF 90.58 FEET;
THENCE NORTH 00°32'25" WEST, A DISTANCE OF 46.54 FEET;
THENCE NORTH 47°17'29" EAST, A DISTANCE OF 66.84 FEET;
THENCE NORTH 00°00'06" WEST, A DISTANCE OF 4.39 FEET;
THENCE NORTH 89°59'54" EAST, A DISTANCE OF 19.25 FEET;
THENCE SOUTH 00°00'06" EAST, A DISTANCE OF 16.00 FEET;
THENCE SOUTH 89°59'54" WEST, A DISTANCE OF 20.03 FEET;
THENCE SOUTH 47°17'29" WEST, A DISTANCE OF 54.85 FEET;

THENCE SOUTH 00°32'25" EAST, A DISTANCE OF 42.80 FEET;

THENCE SOUTH 03°19'12" EAST, A DISTANCE OF 88.06 FEET;

THENCE SOUTH 35°37'57" EAST, A DISTANCE OF 15.46 FEET;

THENCE SOUTH 02°57'59" WEST, A DISTANCE OF 38.86 FEET;

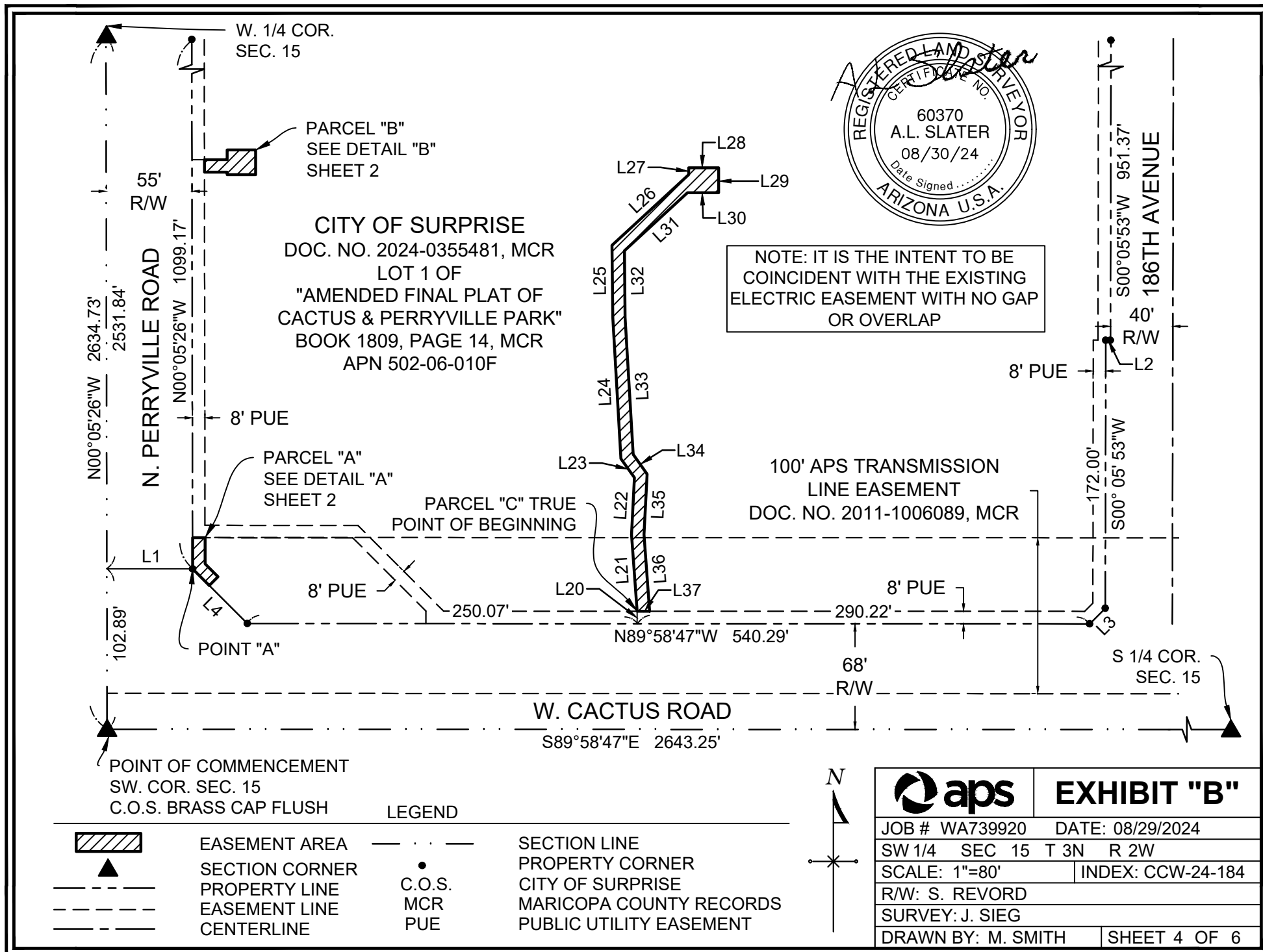
THENCE SOUTH 04°12'28" EAST, A DISTANCE OF 49.33 FEET TO THE NORTH LINE OF SAID PUBLIC UTILITY EASEMENT;

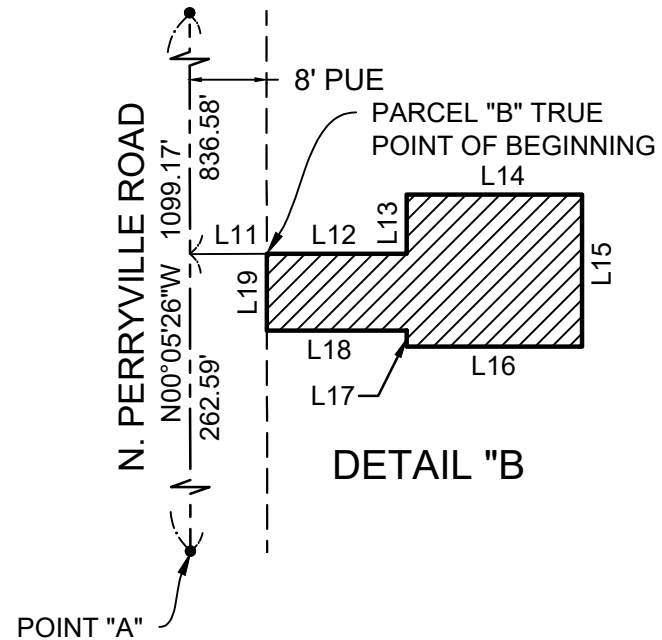
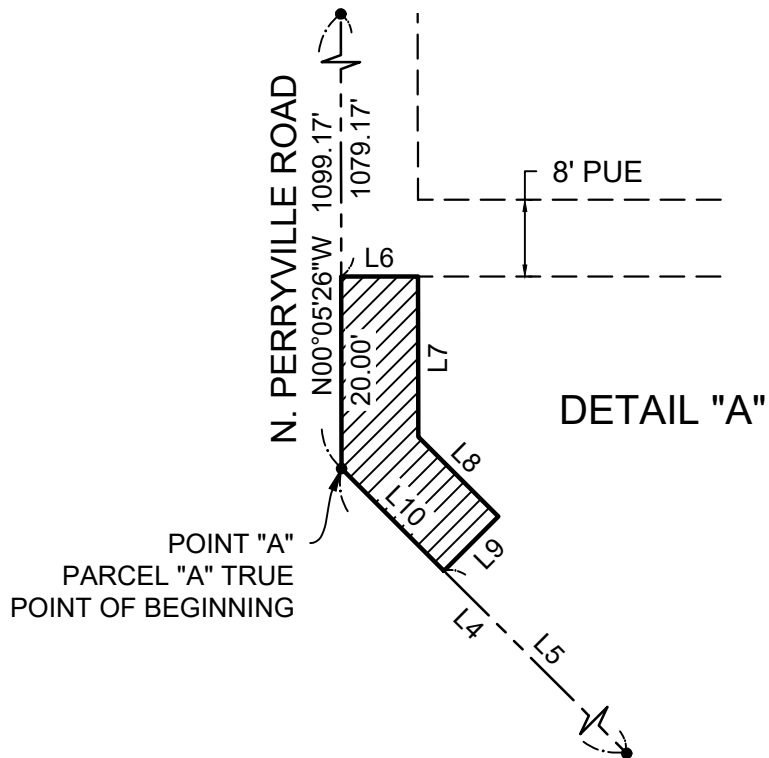
THENCE NORTH 89°58'47" WEST, ALONG SAID NORTH LINE OF THE PUBLIC UTILITY EASEMENT, A DISTANCE OF 8.02 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL "C" CONTAINS 2,689 SQUARE FEET OR 0.062 ACRES, MORE OR LESS.

TOTAL EASEMENT AREA CONTAINS 3,349 SQUARE FEET, OR, 0.077 ACRES, MORE OR LESS.







CITY OF SURPRISE
 DOC. NO. 2024-0355481, MCR
 LOT 1 OF
 "AMENDED FINAL PLAT OF
 CACTUS & PERRYVILLE PARK"
 BOOK 1809, PAGE 14, MCR
 APN 502-06-010F



LEGEND	
	EASEMENT AREA
	PROPERTY LINE
	EASEMENT LINE
	PROPERTY CORNER
	MARICOPA COUNTY RECORDS
	PUBLIC UTILITY EASEMENT
	MCR
	PUE

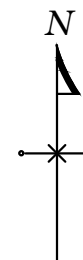


		EXHIBIT "B"	
JOB # WA739920		DATE: 08/30/2024	
SW 1/4 SEC 15 T 3N R 2W			
SCALE: 1"=20'		INDEX: CCW-24-184	
R/W: S. REVORD			
SURVEY: J. SIEG			
DRAWN BY: M. SMITH		SHEET 5 OF 6	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°54'13"E	55.00'
L2	N89°58'47"W	3.00'
L3	S45°03'33"W	14.15'
L4	N45°02'07"W	49.55'
L5	N45°02'07"W	34.46'
L6	S89°58'34"E	8.00'
L7	S00°05'26"E	16.67'
L8	S45°02'07"E	11.78'
L9	S44°57'53"W	8.00'
L10	N45°02'07"W	15.09'
L11	N89°54'34"E	8.00'
L12	N89°59'54"E	14.58'
L13	N00°00'06"W	6.17'
L14	N89°59'54"E	18.25'
L15	S00°00'06"E	15.83'
L16	S89°59'54"W	18.25'
L17	N00°00'06"W	1.67'
L18	S89°59'54"W	14.57'
L19	N00°05'26"W	8.00'
L20	N00°01'13"E	8.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N04°12'28"W	49.24'
L22	N02°57'59"E	36.56'
L23	N35°37'57"W	14.98'
L24	N03°19'12"W	90.58'
L25	N00°32'25"W	46.54'
L26	N47°17'29"E	66.84'
L27	N00°00'06"W	4.39'
L28	N89°59'54"E	19.25'
L29	S00°00'06"E	16.00'
L30	S89°59'54"W	20.03'
L31	S47°17'29"W	54.85'
L32	S00°32'25"E	42.80'
L33	S03°19'12"E	88.06'
L34	S35°37'57"E	15.46'
L35	S02°57'59"W	38.86'
L36	S04°12'28"E	49.33'
L37	N89°58'47"W	8.02'

EASEMENT AREAS

PARCEL "A" CONTAINS 254 SQUARE FEET, OR 0.006 ACRES, MORE OR LESS.

PARCEL "B" CONTAINS 406 SQUARE FEET, OR 0.009 ACRES, MORE OR LESS.

PARCEL "C" CONTAINS 2,689 SQUARE FEET, OR 0.062 ACRES, MORE OR LESS.

TOTAL EASEMENT AREA CONTAINS 3,349 SQUARE FEET, OR 0.077 ACRES, MORE OR LESS



EXHIBIT "B"

JOB # WA739920	DATE: 08/30/2024
SW 1/4 SEC 15 T 3N R 2W	
SCALE: 1"=20'	INDEX: CCW-24-184
R/W: S. REVORD	
SURVEY: J. SIEG	
DRAWN BY: M. SMITH	SHEET 6 OF 6

CITY OF SURPRISE FIRE & POOL

APS JOB NO. WA739920

LANDPOINT JOB NO. 24-1324

8/30/2024

PARCEL "A"

N00°05'26" W 102.89

S89°54'13" E 55.00

BOUNDARY

N00°05'26" W 20.00

S89°58'34" E 8.00

S00°05'26" E 16.67

S45°02'07" E 11.78

S44°57'53" W 8.00

N45°02'07" W 15.09

SQ. FT. = 254

ACRES = 0.006

Closing course: 173°41'16" 0.005439

Misclosure: 1/14624

North Error: 0.005406

East Error: 0.000598

PARCEL "B"

REFERENCE

N00°05'26" W 262.59

N89°54'34" E 8.00

BOUNDARY

N89°59'54" E 14.58

N00°00'06" W 6.17

N89°59'54" E 18.25

S00°00'06" E 15.83

S89°59'54" W 18.25

N00°00'06" W 1.67

S89°59'54" W 14.57

N00°05'26" W 8.00

SQ. FT. = 406

ACRES = 0.009

Closing course: 166°25'45" 0.010277

Misclosure: 1/9469

North Error: 0.009990

East Error: 0.002412

PARCEL "C"

SQ. FT. = 2,689

REFERENCE

ACRES = 0.062

S45°02'07" E 49.55

Closing course: 141°27'26" 0.005208

S89°58'47" E 250.07

Misclosure: 1/127074

N00°01'13" E 8.00

North Error: 0.004073

East Error: 0.003245

BOUNDARY

N04°12'28" W 49.24

TOTAL EASEMENT AREA CONTAINS 3,349
SQUARE FEET, OR, 0.077 ACRES, MORE
OR LESS.

N02°57'59" E 36.56

N35°37'57" W 14.98

N03°19'12" W 90.58

N00°32'25" W 46.54

N47°17'29" E 66.84

N00°00'06" W 4.39

N89°59'54" E 19.25

S00°00'06" E 16.00

S89°59'54" W 20.03

S47°17'29" W 54.85

S00°32'25" E 42.80

S03°19'12" E 88.06

S35°37'57" E 15.46

S02°57'59" W 38.86

S04°12'28" E 49.33

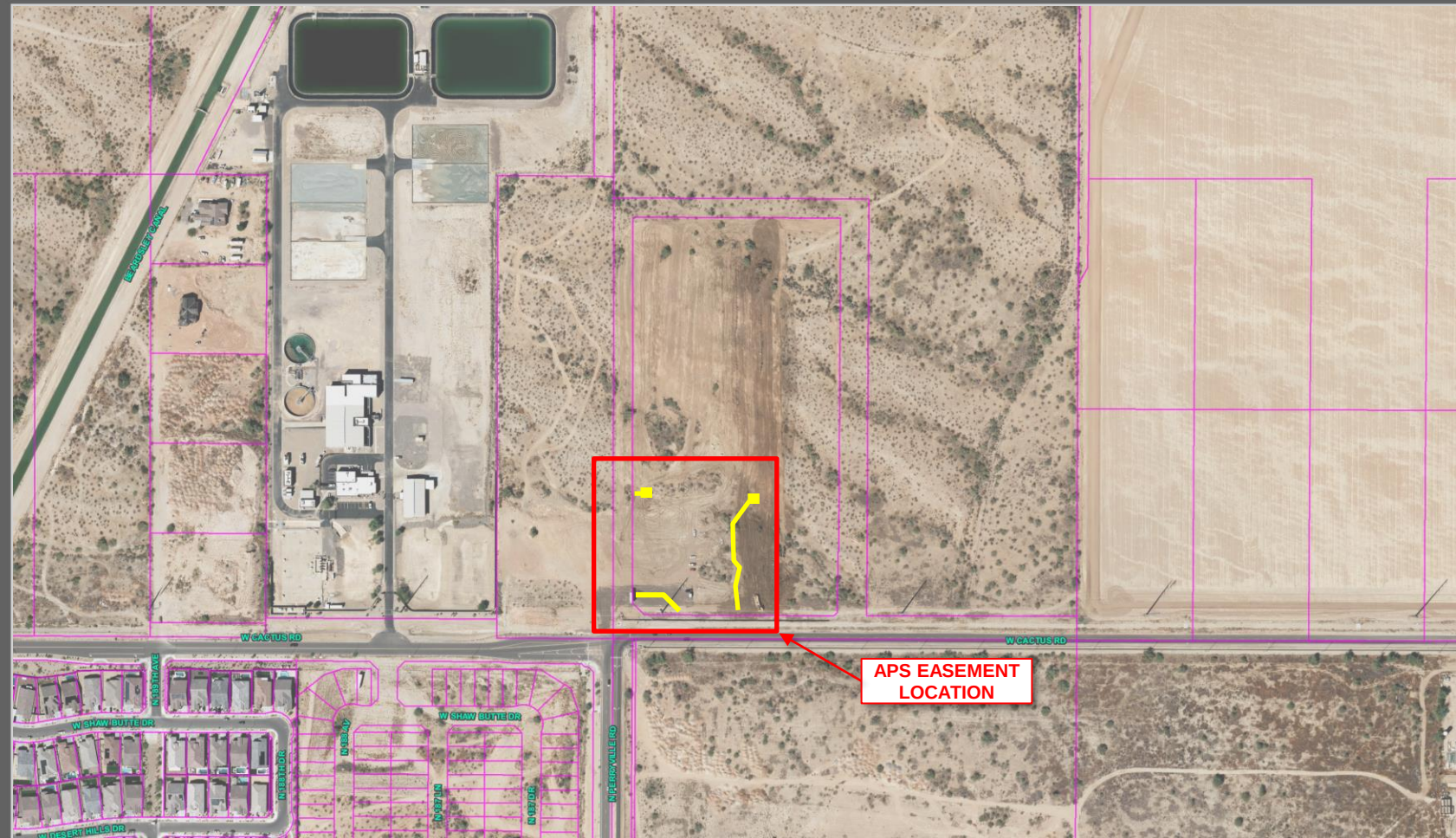
N89°58'47" W 8.02



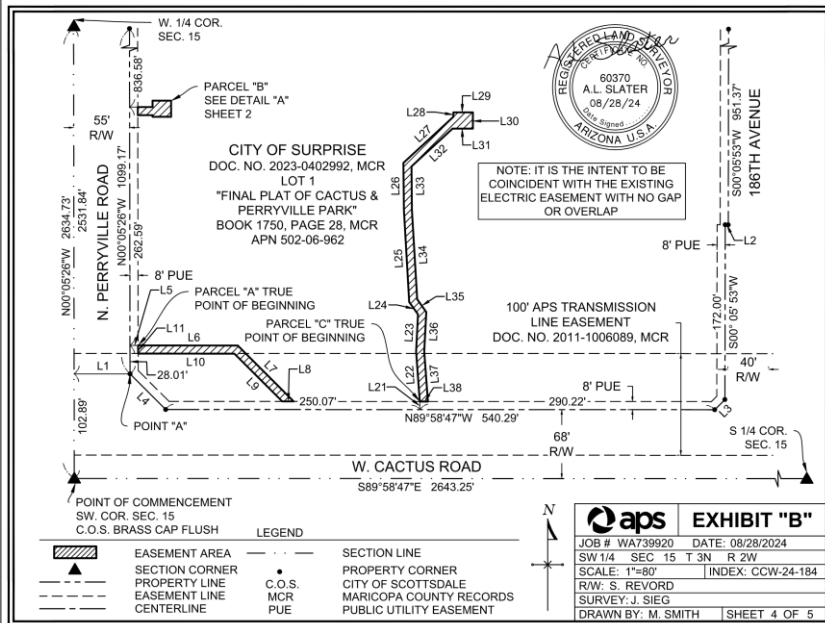


Fire Station 309 & Community Pool APS Easement

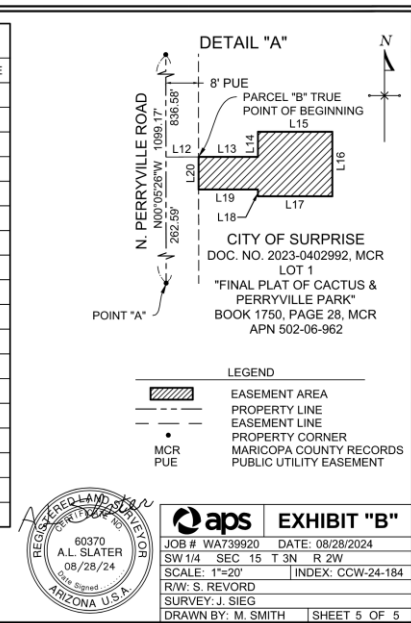
City Council – September 17, 2024



VICINITY MAP



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°54'13"E	55.00'	L21	N00°01'13"E	8.00'
L2	N89°58'47"W	3.00'	L22	N04°12'28"W	49.24'
L3	S45°03'33"W	14.15'	L23	N02°57'59"E	36.56'
L4	N45°02'07"W	49.55'	L24	N35°37'57"W	14.98'
L5	N89°54'34"E	8.00'	L25	N03°19'12"W	90.58'
L6	S89°57'57"E	98.08'	L26	N00°32'25"W	46.54'
L7	S44°58'52"E	77.79'	L27	N47°17'29"E	66.84'
L8	N89°58'47"W	11.31'	L28	N00°00'06"W	4.39'
L9	N44°58'52"W	66.47'	L29	N89°59'54"E	19.25'
L10	N89°57'57"W	94.75'	L30	S00°00'06"E	16.00'
L11	N00°05'26"W	8.00'	L31	S89°59'54"W	20.03'
L12	N89°54'34"E	8.00'	L32	S47°17'29"W	54.85'
L13	N89°59'54"E	14.58'	L33	S00°32'25"E	42.80'
L14	N00°00'06"W	6.17'	L34	S03°19'12"E	88.06'
L15	N89°59'54"E	18.25'	L35	S35°37'57"E	15.46'
L16	S00°00'06"E	15.83'	L36	S02°57'59"W	38.86'
L17	S89°59'54"W	18.25'	L37	S04°12'28"E	49.33'
L18	N00°00'06"W	1.67'	L38	N89°58'47"W	8.02'
L19	S89°59'54"W	14.57'			
L20	N00°05'26"W	8.00'			



EXHIBIT



SURPRISE
ARIZONA

QUESTIONS / COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 17, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Final Plat entitled, "Old Fire Station 304 Site" and dated August 27, 2024, a property generally located at the southwest corner of Happy Valley Road and 163rd Avenue; Case FS24-1189.

Motion:

I move to approve the Final Plat entitled, "Old Fire Station 304 Site" and dated August 27, 2024.

Background:

In order to accommodate roadway improvements to Happy Valley Road and 163rd Avenue, additional right-of-way (ROW) is needed from APN #503-74-975. This parcel, which is owned by the City of Surprise, was the old Fire Station 304 site. The subject plat dedicates ROW and associated public utility easements (PUE) for the associated roadway improvements.

Objective Analysis:

Approval of the proposed Final Plat will allow the applicant to subdivide the property as proposed to accommodate future development.

Policy Compliant:

The proposed Final Plat is consistent with the Surprise General Plan 2040 and the City of Surprise Land Development Ordinance.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 01 - FS24-1189 Old Fire Station 304 Site - Final Plat
 2. 02 - FS24-1189 Old Fire Station 304 Site - Plat Exhibit
 3. 03 - FS24-1189 Old Fire Station 304 Site Final Plat - Presentation
-

DEDICATION

STATE OF ARIZONA
COUNTY OF MARICOPA }

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE CITY OF SURPRISE, ARIZONA, A CORPORATE ENTITY, (OWNER) HAS SUBDIVIDED UNDER THE NAME OF "OLD FIRE STATION SITE 304", A SUBDIVISION LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, 04" OF SURPRISE, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "OLD FIRE STATION SITE 304" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY DEFINES AS PUBLIC RIGHT-OF-WAY, THOSE AREAS SHOWN ON THE PLAT AS "DEDICATED ROAD RIGHT-OF-WAY".

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

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

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

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

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2024.

BY THE CITY OF SURPRISE

ITS _____

PUBLIC NOTICE

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

RELEASE OF LIABILITY SOUND ATTENUATION AND OVERFLIGHT

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

NOTES

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1655L, WITH A DATE OF IDENTIFICATION OF 10/16/2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD ZONE INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

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

NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON, OVER OR PLACED WITHIN EASEMENTS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTINGS THAT MAY BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY UTILITIES.

ALL NEW OR RELOCATED UTILITIES SHALL BE PLACED UNDERGROUND.

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

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

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

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

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

RELEASE OF LIABILITY

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

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

OLD FIRE STATION 304 SITE
A PORTION OF SECTION 12
TOWNSHIP 4 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

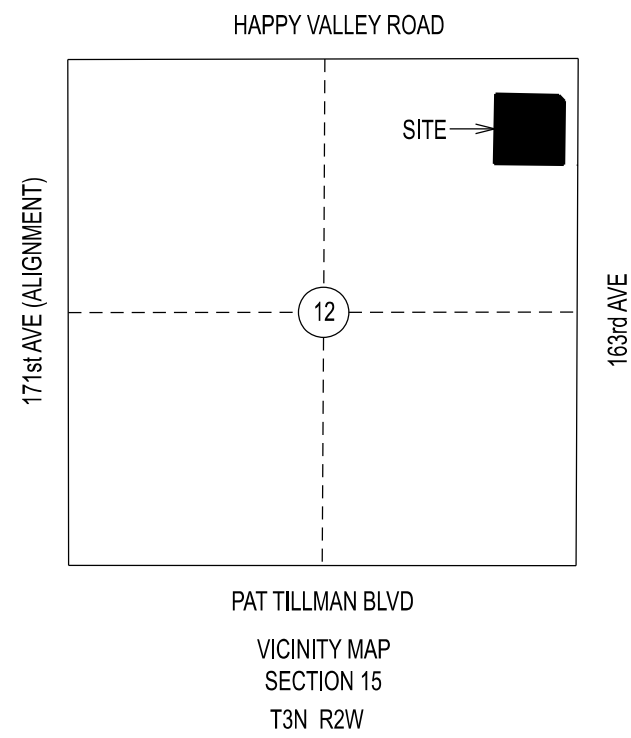
PARCEL LEGAL DESCRIPTION

SPECIAL WARRANTY DEED 2014-0188776 M.C.R.

A parcel of land located within the Northeast Quarter of Section 12, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:
Commencing at the northeast corner of said Section 12, from which the east quarter corner of said Section bears South 00°45'04" West 2634.20 feet:
Thence South 00°45'04" West 219.61 feet, along the east line of said northeast quarter of Section 12:
Thence North 89°14'56" West 67.50 feet to the Point of Beginning;
Thence South 00°45'04" West 331.25 feet, 67.50 feet west of and parallel with said east section line:
Thence North 89°14'56" West 363.34 feet:
Thence North 0°04'56" East 363.34 feet to a point 190.00 feet south of the north line of said northeast quarter of Section 12:
Thence South 88°55'04" East 331.25 feet, 190.00 feet south of and parallel with said north section line:
Thence South 44°05'00" East 42.54 feet to the Point of Beginning.
Containing 3.003 acres, more or less.

AREAS

LOT 1	126,001 SQ. FT. OR 2.893 ACRES +/-
DEDICATED ROW	4,804 SQ. FT. OR 0.110 ACRES +/-
TOTAL	130,805 SQ. FT. OR 3.003 ACRES +/-



APPROVALS

CITY OF SURPRISE ENGINEERING APPROVAL

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2024, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED

CITY ENGINEER

DATE

CITY OF SURPRISE COUNCIL APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS _____ DAY OF _____, 2024

MAYOR

DATE

ATTEST:

CITY CLERK

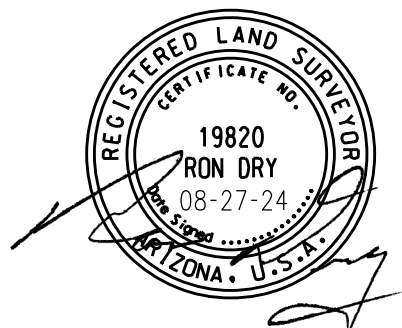
DATE

OWNER

CITY OF SURPRISE, ARIZONA, a corporate entity
16000 NORTH CIVIC CENTER PLAZA
SURPRISE, ARIZONA 85374-7470

LAND SURVEYORS CERTIFICATION

This is to certify that I, Ron Dry, RLS No. 19820 have performed a land survey of the hereon referenced real property during the month of August, 2024, that this plat correctly represents the results of that survey and have found or have set monuments as shown hereon, and that the monuments are sufficient to enable the survey to be retraced.



FS24-1189

BASIS OF BEARINGS

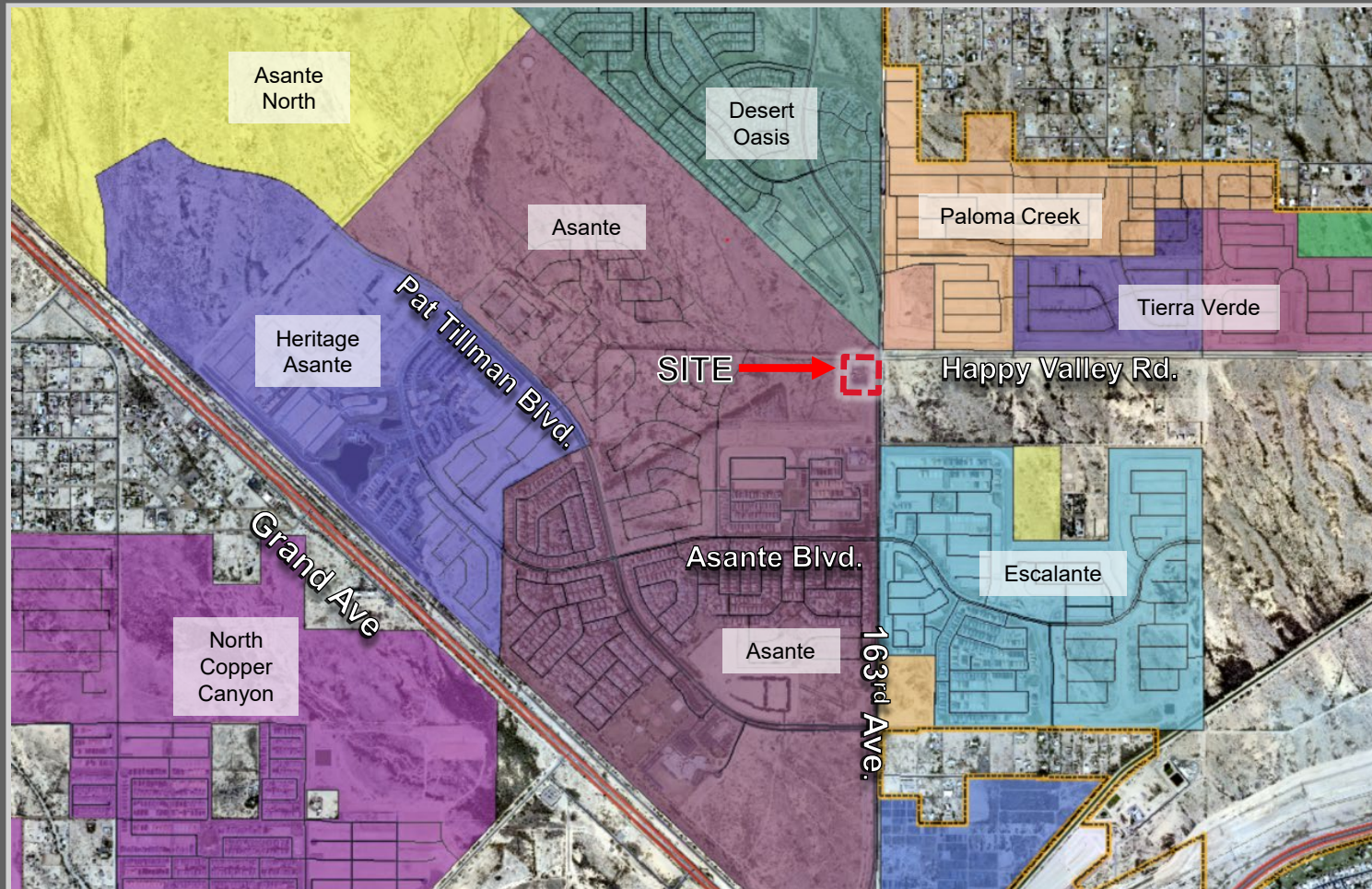
The east line of the northeast quarter of Section 12, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona according to the description of the Fire Station Site of that Special Warranty Deed recorded at Instrument 2007-1067233, Records of Maricopa County, Arizona cited as South 00°45'04" West.

CITY OF SURPRISE LAND SURVEY DEPARTMENT 16000 N. CIVIC CENTER PLAZA SURPRISE, ARIZONA 85374 (623)222-6154			
OLD FIRE STATION 304 SITE			
PROJECT NO.	24014	SURVEYED BY	MEK
DATE	08-27-24	DRAWN BY	RCD
		SHEET 1 OF 1	



FS24-1189
Old Fire Station 304 Site
Final Plat

City Council
September 17, 2024



VICINITY MAP



Happy Valley Rd.

163rd Ave.

VICINITY MAP



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: Citywide

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action regarding a Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinance (LDO) to allow Smoking Lounges to operate outdoor patio areas as part of their business operations; Ordinance # 2024-29.

Motion:

I move to [approve/deny] Ordinance #2024-29.

Background:

Henry Hardy with Rose Law Group (applicant), on behalf of Fox Properties Surprise, LLC (owner) requests a Zoning Text Amendment to allow Smoking Lounges to operate outdoor patio areas as part of their business operations. The use category of 'Smoking Lounge' was added to the LDO under a previous ZTA (case #FS22-0695) but outdoor patios were not included at that time.

Objective Analysis:

The proposed zoning text amendment, if approved, will permit outdoor patios in conjunction with Smoking Lounges.

Policy Compliant:

This Zoning Text Amendment is consistent with, and will help implement, the Surprise General Plan 2035.

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

There is no anticipated FTE impact related to this item.

ATTACHMENTS:

1. 00 - FS24-0782 Fox Cigar Bar Zoning Text Amendment - Staff Report - 091724 CC
 2. 01 - FS24-0782 Fox Cigar Bar Zoning Text Amendment - Legislative Text Edit
 3. 02 - FS24-0782 Fox Cigar Bar Zoning Text Amendment - Citizen Participation Report
 4. FS24-0782 Fox Cigar Bar Zoning Text Amendment - Ordinance
 5. FS24-0782 Fox Cigar Bar Zoning Text Amendment - Presentation
-

ZONING TEXT AMENDMENT

REPORT TO THE CITY COUNCIL

Case: FS24-0782

Project Name: Fox Cigar Bar Zoning Text Amendment

Council District: Citywide

Meeting Date: September 17, 2024

Planner: Trever Fleetham, Senior Planner

Applicant: Henry Hardy, Rose Law Group

Request: Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to allow Smoking Lounges to operate outdoor patio areas as part of their business operations.

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 and General Plan 2040.

Support/Opposition: None known

Commission Recommendation: The Planning & Zoning Commission recommended **approval** of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to allow Smoking Lounges to operate outdoor patio areas as part of their business operations, case FS24-0782.

PROJECT DESCRIPTION:

Henry Hardy with Rose Law Group (applicant), on behalf of Fox Properties Surprise, LLC (owner) requests a Zoning Text Amendment to allow Smoking Lounges to operate outdoor patio areas as part of their business operations. The use category of 'Smoking Lounge' was added to the LDO under a previous ZTA (case #FS22-0695) but outdoor patios were not included at that time.

BACKGROUND:

October 4, 2022: The Mayor and City Council approved Ordinance #2022-21, approving a zoning text amendment to add a definition, land use and development standards for Smoking Lounges.

June 20, 2024: The applicant filed a request for a Zoning Text Amendment to allow Smoking Lounges to operate outdoor patio areas as part of their business operations

July 17, 2024: The applicant held a neighborhood outreach meeting to discuss the proposal.

ANALYSIS AND DISCUSSION:

Under Section 101-2.2 of the LDO, a Smoking Lounge is defined as:

A *business* establishment that is dedicated, in whole or part, to the *smoking* of any lighted tobacco product, including cigars, cigarettes, pipe tobacco, and any other lighted tobacco product, including but not limited to, establishments commonly referred to as cigar lounges, hookah cafes, tobacco *clubs*, or tobacco *bars*. *Smoking* lounges may include the sale of tobacco in compliance with applicable federal and state law. The *smoking* of cannabis is prohibited per S.M.C. § 34-303.

Section 106-10.42 of the LDO, which includes use-specific standards for Smoking Lounges, was added to the LDO via case #FS22-0695. One of the standards contained within this section limited all business-related activities to being conducted indoors, within a building. The applicant is proposing to amend the LDO to allow for the outdoor use of tobacco-related products on patio areas associated with smoking lounges. The following changes to Section 106-10.42 are being proposed. Additions are shown in blue; deletions are shown in red strikethrough.

Sec. 106-10.42. - Smoking lounges.

- A. A smoking lounge is as defined in Section 101-2.2. *and includes, in part, "A business establishment that is dedicated, in whole or part, to the smoking of any lighted tobacco product, including cigars, cigarettes, pipe tobacco, and any other lighted tobacco product."*
- B. Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except when a conditional use permit is issued and in conjunction with the issuance of a liquor license.
- C. No persons under twenty-one (21) years of age shall be permitted within the business.
- D. All business-related activities shall be conducted on the premises of the business.
- E. ~~Indoor operations. All business-related activities shall be conducted wholly within a building.~~ *Any outdoor patio or seating area shall be in conformance with Sec. 106-10.30 and this Sec. 106-10.42.*
- F. Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city fire department, or as otherwise required by state or federal laws.
- G. The ventilation and filtration system shall also assure that smoke from the smoking lounge is incapable of migrating into any other portion of the building hosting the smoking lounge or into any other building in the vicinity of the smoking lounge.
- H. *Smoke Mitigation Plan. A smoke mitigation plan shall be submitted to the City at the time of Site Plan review. Any such plan shall include all infrastructure, as well as any plans, policies, and/or procedures, that will be installed and/or implemented to*

minimize the impact of outdoor smoking. The smoke mitigation plan shall demonstrate that the entire smoking lounge premises is in compliance with the Smoke-Free Arizona Act, A.R.S. § 36-601.01, and addresses the elements listed below:

I. In accordance with subsection G. herein, smoke shall not migrate or otherwise enter areas where smoking is prohibited.

II. In accordance with subsection G. herein, ventilation infrastructure and filtration, and any other necessary measures, shall be utilized to prohibit smoke migration.

III. The training and procedures that Smoking Lounge staff shall implement to effectively operate and enforce the smoke mitigation plan.

IV. Responsible party to contact for any complaints.

I. Loitering. The smoking lounge owner or operator shall prohibit loitering by persons outside the smoking lounge either on the premises or within fifty (50) feet of the premises

J. The business shall also be in conformity with all other city, state and federal laws.

K. Non-compliance with the provisions herein, including non-compliance with the approved smoke mitigation plan, will be treated as a violation of this ordinance and shall be subject to zoning enforcement, in addition to any applicable civil or criminal penalties under relevant state or local laws.

These proposed changes include the requirements for review and approval of a Smoke Mitigation Plan, and additional enforcement language.

Additionally, the LDO currently includes use-specific standards for outdoor dining/seating areas in Section 106-10.30. In order to accommodate the request, additional changes are needed to this section, which are shown below.

Sec. 106-10.30. Outdoor dining/seating.

A. Outdoor dining, patios, and seating areas must be associated ~~to and used~~ in conjunction with a *permitted use*. ~~that serves food and/or beverages for on-site consumption.~~ For purposes of state liquor license spacing regulations, the outdoor dining, patio, and seating areas shall be considered part of the premises.

B. Outdoor dining/seating shall be limited to locations on private property and may encroach into *setbacks* up to ten (10) feet but shall be a minimum of five (5) feet from any *property line* and not within the *public right-of-way*.

C. Outdoor dining/seating shall not obstruct sidewalk or trail pedestrian or bicycle traffic or create *public* health and safety hazards.

D. Roof material covering an outdoor dining/seating area may be temporary, fixed, or retractable and shall be opaque. Awnings, canopies, or similar protective shelter must be fire-treated or nonflammable.

E. Any definable decorative barrier element physically separating the outdoor dining/seating area from *adjacent* pedestrian traffic provided shall be handicapped accessible and not exceed forty (40) inches in *height*. The design and materials of such

barrier element shall complement and be compatible to the architectural design of the primary *building* façade.

- F. Decorative/accent lighting may be incorporated into the outdoor dining/seating area, landscape, awning, or canopy and shall meet all City Code requirements.

This change must accompany the other requested changes due to the existing language being limited to establishments that serve food and/or beverages.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: The subject request is consistent with the Surprise General Plan 2040 in that it aims to update the zoning code to facilitate economic development.

CITIZEN PARTICIPATION:

The applicant held an in-person neighborhood outreach meeting on July 17, 2024 at the Holiday Inn Express & Suites. The meeting was advertised pursuant to the requirements of the LDO. There were no members of the public present and no feedback has been received thus far.

SUMMARY:

The proposed Zoning Text Amendment to the LDO will allow for Smoking Lounges to make use of outdoor patio areas upon compliance with A.R.S. § 36-601.01, and the applicant's submission of, and approval by the City of a Smoke Mitigation Plan.

COMMISSION RECOMMENDATION:

The Planning & Zoning Commission recommended **approval** of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to allow Smoking Lounges to operate outdoor patio areas as part of their business operations, case FS24-0782.

The Commission also asked staff to bring back to the Commission additional details on the standards and review criteria for Smoke Mitigation Plans.

Attachments:

01 Legislative Edit
02 Citizen Participation Report
03 Ordinance
PPT

Land Development Ordinance Text Amendment

Blue text represents amended supplemental language to the Surprise Land Development Ordinance Section 106-10.42. Red strikethrough represents the removal of existing language.

Sec. 106-10.42. - Smoking lounges.

- A. A smoking lounge is as defined in Section 101-2.2. *and includes, in part, “A business establishment that is dedicated, in whole or part, to the smoking of any lighted tobacco product, including cigars, cigarettes, pipe tobacco, and any other lighted tobacco product.”*
- B. Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except when a conditional use permit is issued and in conjunction with the issuance of a liquor license.
- C. No persons under twenty-one (21) years of age shall be permitted within the business.
- D. All business-related activities shall be conducted on the premises of the business.
- E. ~~Indoor operations. All business-related activities shall be conducted wholly within a building.~~ *Any outdoor patio or seating area shall be in conformance with Sec. 106-10.30 and this Sec. 106-10.42.*
- F. Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city fire department, or as otherwise required by state or federal laws.
- G. The ventilation and filtration system shall also assure that smoke from the smoking lounge is incapable of migrating into any other portion of the building hosting the smoking lounge or into any other building in the vicinity of the smoking lounge.
- H. *Smoke Mitigation Plan. A smoke mitigation plan shall be submitted to the City at the time of Site Plan review. Any such plan shall include all infrastructure, as well as any plans, policies, and/or procedures, that will be installed and/or implemented to minimize the impact of outdoor smoking. The smoke mitigation plan shall demonstrate that the entire smoking lounge premises is in compliance with the Smoke-Free Arizona Act, A.R.S. § 36-601.01, and addresses the elements listed below:*
 - 1. *In accordance with subsection G. herein, smoke shall not migrate or otherwise enter areas where smoking is prohibited.*
 - 2. *In accordance with subsection G. herein, ventilation infrastructure and filtration, and any other necessary measures, shall be utilized to prohibit smoke migration.*
 - 3. *The training and procedures that Smoking Lounge staff shall implement to effectively operate and enforce the smoke mitigation plan.*
 - 4. *Responsible party to contact for any complaints.*
- I. Loitering. The smoking lounge owner or operator shall prohibit loitering by persons outside the smoking lounge either on the premises or within fifty (50) feet of the premises
- J. The business shall also be in conformity with all other city, state and federal laws.
- K. *Non-compliance with the provisions herein, including non-compliance with the approved smoke mitigation plan, will be treated as a violation of this ordinance and shall be subject to zoning enforcement, in addition to any applicable civil or criminal penalties under relevant state or local laws.*

Sec. 106-10.30. Outdoor dining/seating.

- A. Outdoor dining, patios, and seating areas must be associated **to** and **used** in conjunction with a *permitted use*. ~~that serves food and/or beverages for on-site consumption.~~ For purposes of state liquor license spacing regulations, the outdoor dining, patio, and seating areas shall be considered part of the premises.
- B. Outdoor dining/seating shall be limited to locations on private property and may encroach into *setbacks* up to ten (10) feet but shall be a minimum of five (5) feet from any *property line* and not within the *public right-of-way*.
- C. Outdoor dining/seating shall not obstruct sidewalk or trail pedestrian or bicycle traffic or create *public* health and safety hazards.
- D. Roof material covering an outdoor dining/seating area may be temporary, fixed, or retractable and shall be opaque. Awnings, canopies, or similar protective shelter must be fire-treated or nonflammable.
- E. Any definable decorative barrier element physically separating the outdoor dining/seating area from *adjacent* pedestrian traffic provided shall be handicapped accessible and not exceed forty (40) inches in *height*. The design and materials of such barrier element shall complement and be compatible to the architectural design of the primary *building* façade.
- F. Decorative/accent lighting may be incorporated into the outdoor dining/seating area, landscape, awning, or canopy and shall meet all City Code requirements.

Fox Cigar Bar Land Development Ordinance Text Amendment

Public Outreach Plan

FOR

Text amendment to Sec. 106-10.42 of the Surprise Land Development Ordinance

CASE # FS24-0782

June 28, 2024

Applicant:

Rose Law Group pc

Henry Hardy:

Email: hhardy@roselawgroup.com

Phone: 480-291-0743

Ty Utton:

Email: tutton@roselawgroup.com

Phone: 480-944-4189

Public Outreach Plan

This Public Outreach Plan is being implemented alongside a proposed Land Development Ordinance Text Amendment (the “Text Amendment”) to permit the development of outdoor patio areas in conjunction with smoking lounge uses. The proposed Text Amendment will amend the Surprise Development Ordinance and will be applicable throughout the entire City of Surprise (the “City”). The purpose of this Public Outreach Plan is to foster open communication between residents and applicants, ensuring the meaningful inclusion of all interested parties in the development of this Text Amendment application.

A. Parties Affected by the Application

This Text Amendment will be applicable throughout the City, however, it is primarily applicable to zoning districts that allow for Smoking Lounge uses. The development team will notify all City residents by holding a neighborhood outreach meeting and publishing a public notice in a newspaper of general circulation.

B. Notification and Information Procedures

The required legal advertisement posting and personal contact with interested parties are the most effective notification techniques for this type of request. These communications will occur on an ongoing basis, starting with the approval of this Public Outreach Plan. The applicant team is committed to ensuring that all interested parties are informed about the pending request and understand all relevant issues. Information will be disseminated in the following ways:

1. Legal advertisements will be published in the newspaper to notify residents of the neighborhood outreach meeting. Recipients will be encouraged to call, email, or otherwise contact the applicant or the City with any questions.
2. All contact with interested parties regarding this Text Amendment application will be documented and sent to the City. This record will include the names of those involved, as well as the time, date, place, and method of contact, along with the issues discussed.

C. Response Procedures

Through the notification techniques described above, all interested parties will be able to gain a full understanding of the Text Amendment application and will be able to contact the applicant team to voice their concerns. The ways in which interested parties will be able to contact the applicant team include, but are not limited to, telephone, US Mail, personal contact, and/or email. The issues and concerns brought to the attention of the applicant team will be taken into consideration and further communication will be initiated by the applicants to fully consider those comments and, wherever possible, integrate them into the application and proposal throughout the application process.

D. Schedule of Completion

1. In June 2024, this Public Outreach Plan will be submitted, directly following formal Text Amendment application, for review by the City of Surprise Planning and Development Department staff. The applicants will make appropriate changes according to staff's comments.
2. On Wednesday July 17, 2024, the Applicant will host a neighborhood outreach meeting, open to the public, at the Holiday Inn Express & Suites located at 16540 N Bullard Ave, Surprise, AZ 85374. Notice for the public outreach meeting will be posted in the newspaper during the week of July 1, 2024.
3. Prior to the public hearing process the Applicant will provide an updated Community Participation Plan to the City of Surprise Planning and Development staff if there are remaining neighborhood concerns or the updated document is otherwise requested by the City staff.

E. Status Procedure

As interested parties reply to the notification, communication will be opened between those citizens and the applicants to address all questions, concerns, and comments. The results of those discussions and the feedback gained will be taken into consideration during the application process. This will be an ongoing aspect of the Public Outreach Plan from first notification through to the City Council public hearing.

As a part of the application process, the applicants will be in close communication with the Surprise Planning and Development Department to ensure that they are fully apprised of the progress and inclusiveness of the public outreach process.

Prior to the public hearings, a written report will be submitted detailing the results of the Public Outreach Plan if required by the Surprise Planning and Development Staff. This report will include; (i) a summary of all contact with interested parties, (ii) a description of the approximate number of people that participated in the public participation process, (iii) a discussion of the results of the public outreach process, including major issues and concerns identified by interested parties and how the development team has and will address them, and (iv) an appendix of relevant community outreach information.

Public Outreach Plan Supplemental Report

July 23, 2024

FOR

Text amendment to Sec. 106-10.42 of the Surprise Land Development Ordinance (Fox Cigar Bar)

CASE # FS24-0782

Applicant:

Rose Law Group pc

Henry Hardy:

Email: hhardy@roslawgroup.com

Phone: 480-291-0743

Ty Utton:

Email: tutton@roslawgroup.com

Phone: 480-944-4189

Public Outreach Supplemental Report

This document serves as a supplemental report to the initial Public Outreach Plan submitted on June 28, 2024. All processes and procedures outlined in that document were meticulously followed, and the details of those efforts are reported herein.

On Wednesday July 17, 2024, the Applicant hosted a neighborhood outreach meeting, open to the public, at the Holiday Inn Express & Suites located at 16540 N Bullard Ave, Surprise, AZ 85374. Notice for the public outreach meeting was posted in the newspaper on 7/2/24 and 7/3/24. The notice as it appeared in the local newspaper is attached here as exhibit A.

The event was held in conjunction with the Surprise Planning Staff, ensuring that all necessary guidelines and protocols were followed. Despite efforts to engage the community, no member of the public attended or expressed any interest or concern regarding the event or the proposal.

Should any comments or concerns be reported to the applicant team, they will promptly inform the planning staff of these issues prior to the next public meeting. This ensures that all feedback is duly considered and addressed in a timely manner, fostering transparency and community engagement throughout the planning process.

EXHIBIT A

DEVELOPMENT PROJECT NEIGHBORHOOD MEETING

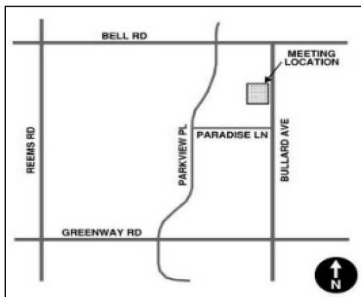
Please be advised that Henry Hardy with Rose Law Group will host an in-person Neighborhood Meeting to discuss the project referenced below. Any member of the public may participate in the conversation as it pertains to this project. According to Surprise Municipal Code, the applicant is required to host a Neighborhood Meeting to present the proposal to the public while soliciting feedback and providing answers to questions. Please note, the City of Surprise is not the host of this meeting, however, the assigned City Planner will be available to provide information as needed in response to inquiries received from residents.

Applicant: Henry Hardy, 480.291.0743, hhardy@roslawgroup.com
City of Surprise Planner: Trever Fleetham, 623.222.3156, trever.fleetham@surpriseaz.gov

NEIGHBORHOOD MEETING DETAILS

DATE: Wednesday, July 17, 2024
TIME: 6:00 PM
LOCATION: Holiday Inn Express & Suites
16540 N Bullard Ave,
Surprise, AZ 85374

MEETING LOCATION



PROJECT DESCRIPTION:

A Zoning Text Amendment to allow smoking lounges to operate outdoor patio areas as part of their business operations. Case # FS24-0782.

Publish: Daily Independent, July 2, 2024,
Surprise Independent, July 3, 2024/1930

ORDINANCE # 2024-29

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A TEXT AMENDMENT TO THE SURPRISE LAND DEVELOPMENT ORDINANCES TO ALLOW SMOKING LOUNGES TO OPERATE OUTDOOR PATIO AREAS AS PART OF THEIR BUSINESS OPERATIONS; INCLUDING SEVERABILITY; ESTABLISHING AN EFFECTIVE DATE; AND REPEALING CONFLICTING ORDINANCES.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the applicant seeks to amend Chapter 106 Article X Sec. 106-10.42 and Chapter 106 Article X Sec. 106-10.30 of the Surprise Land Development Ordinances regarding the development standards for Smoking Lounges and Outdoor dining/seating;

WHEREAS, on September 5, 2024, the Planning and Zoning Commission recommended approval of the proposed Text Amendments to the Land Development Ordinances;

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

Section 1. Chapter 106 of the Surprise Land Development Ordinances is hereby amended as described on attached ***Exhibit A*** and incorporated by this reference.

Section 2. All ordinances, resolutions or codes in conflict with the provisions of this Ordinance or Code adopted by this Ordinance are repealed upon the effective date of this Ordinance.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 4. This ordinance will become effective at the time and manner prescribed by law and shall be added to the Surprise Code of Ordinances at that time.

PASSED AND ADOPTED this ____ day of _____, 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

Land Development Ordinance Text Amendment

Blue text represents amended supplemental language to the Surprise Land Development Ordinance Section 106-10.42. Red strikethrough represents the removal of existing language.

Sec. 106-10.42. - Smoking lounges.

- A. A smoking lounge is as defined in Section 101-2.2. *and includes, in part, "A business establishment that is dedicated, in whole or part, to the smoking of any lighted tobacco product, including cigars, cigarettes, pipe tobacco, and any other lighted tobacco product."*
- B. Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except when a conditional use permit is issued and in conjunction with the issuance of a liquor license.
- C. No persons under twenty-one (21) years of age shall be permitted within the business.
- D. All business-related activities shall be conducted on the premises of the business.
- E. ~~Indoor operations. All business-related activities shall be conducted wholly within a building.~~ *Any outdoor patio or seating area shall be in conformance with Sec. 106-10.30 and this Sec. 106-10.42.*
- F. Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city fire department, or as otherwise required by state or federal laws.
- G. The ventilation and filtration system shall also assure that smoke from the smoking lounge is incapable of migrating into any other portion of the building hosting the smoking lounge or into any other building in the vicinity of the smoking lounge.
- H. *Smoke Mitigation Plan. A smoke mitigation plan shall be submitted to the City at the time of Site Plan review. Any such plan shall include all infrastructure, as well as any plans, policies, and/or procedures, that will be installed and/or implemented to minimize the impact of outdoor smoking. The smoke mitigation plan shall demonstrate that the entire smoking lounge premises is in compliance with the Smoke-Free Arizona Act, A.R.S. § 36-601.01, and addresses the elements listed below:*
 - I. *In accordance with subsection G. herein, smoke shall not migrate or otherwise enter areas where smoking is prohibited.*
 - II. *In accordance with subsection G. herein, ventilation infrastructure and filtration, and any other necessary measures, shall be utilized to prohibit smoke migration.*
 - III. *The training and procedures that Smoking Lounge staff shall implement to effectively operate and enforce the smoke mitigation plan.*

IV. Responsible party to contact for any complaints.

- I. Loitering. The smoking lounge owner or operator shall prohibit loitering by persons outside the smoking lounge either on the premises or within fifty (50) feet of the premises
- J. The business shall also be in conformity with all other city, state and federal laws.
- K. Non-compliance with the provisions herein, including non-compliance with the approved smoke mitigation plan, will be treated as a violation of this ordinance and shall be subject to zoning enforcement, in addition to any applicable civil or criminal penalties under relevant state or local laws.

Sec. 106-10.30. Outdoor dining/seating.

- A. Outdoor dining, patios, and seating areas must be associated to and used in conjunction with a *permitted use*. ~~that serves food and/or beverages for on-site consumption.~~ For purposes of state liquor license spacing regulations, the outdoor dining, patio, and seating areas shall be considered part of the premises.
- B. Outdoor dining/seating shall be limited to locations on private property and may encroach into *setbacks* up to ten (10) feet but shall be a minimum of five (5) feet from any *property line* and not within the *public right-of-way*.
- C. Outdoor dining/seating shall not obstruct sidewalk or trail pedestrian or bicycle traffic or create *public health and safety hazards*.
- D. Roof material covering an outdoor dining/seating area may be temporary, fixed, or retractable and shall be opaque. Awnings, canopies, or similar protective shelter must be fire-treated or nonflammable.
- E. Any definable decorative barrier element physically separating the outdoor dining/seating area from *adjacent* pedestrian traffic provided shall be handicapped accessible and not exceed forty (40) inches in *height*. The design and materials of such barrier element shall complement and be compatible to the architectural design of the primary *building façade*.
- F. Decorative/accent lighting may be incorporated into the outdoor dining/seating area, landscape, awning, or canopy and shall meet all City Code requirements.



Fox Cigar Bar
Zoning Text Amendment
FS24-0782

City Council
September 17, 2024



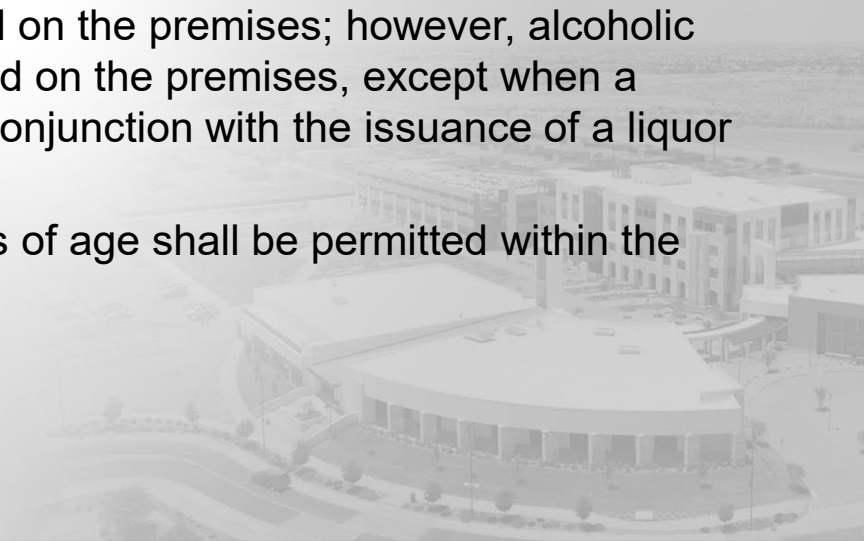
BACKGROUND

- **December 15, 2020:** Mayor and City Council approved Ordinance #2020-38, adopting the LDO
 - **October 4, 2022:** Mayor and City Council approved Ordinance #2022-21, approving a text amendment for Smoking Lounges
 - **June 20, 2024:** The applicant filed the subject ZTA to allow outdoor patios with smoking lounges
- 



REQUEST

Sec. 106-10.42. - Smoking lounges.

- A. A smoking lounge is as defined in Section 101-2.2. and includes, in part, “A business establishment that is dedicated, in whole or part, to the smoking of any lighted tobacco product, including cigars, cigarettes, pipe tobacco, and any other lighted tobacco product.”
 - B. Non-alcoholic beverages may be served on the premises; however, alcoholic beverages shall not be sold or consumed on the premises, except when a conditional use permit is issued and in conjunction with the issuance of a liquor license.
 - C. No persons under twenty-one (21) years of age shall be permitted within the business.
- 



REQUEST

- D. All business-related activities shall be conducted on the premises of the business.
- ~~E. Indoor operations. All business-related activities shall be conducted wholly within a building.~~ Any outdoor patio or seating area shall be in conformance with Sec. 106-10.30 and this Sec. 106-10.42.
- F. Adequate ventilation shall be provided for the heating of coals in accordance with all requirements imposed by the city fire department, or as otherwise required by state or federal laws.
- G. The ventilation and filtration system shall also assure that smoke from the smoking lounge is incapable of migrating into any other portion of the building hosting the smoking lounge or into any other building in the vicinity of the smoking lounge.



REQUEST

- H. Smoke Mitigation Plan. A smoke mitigation plan shall be submitted to the City at the time of Site Plan review. Any such plan shall include all infrastructure, as well as any plans, policies, and/or procedures, that will be installed and/or implemented to minimize the impact of outdoor smoking. The smoke mitigation plan shall demonstrate that the entire smoking lounge premises is in compliance with the Smoke-Free Arizona Act¹ and addresses the elements listed below:
1. In accordance with subsection G. herein, smoke shall not migrate or otherwise enter areas where smoking is prohibited.
 2. In accordance with subsection G. herein, ventilation infrastructure and filtration, and any other necessary measures, shall be utilized to prohibit smoke migration.
 3. The training and procedures that Smoking Lounge staff shall implement to effectively operate and enforce the smoke mitigation plan.
 4. Responsible party to contact for any complaints.

¹A.R.S. § 36-601.01



REQUEST

- I. Loitering. The smoking lounge owner or operator shall prohibit loitering by persons outside the smoking lounge either on the premises or within fifty (50) feet of the premises
- J. The business shall also be in conformity with all other city, state and federal laws.
- K. Non-compliance with the provisions herein, including non-compliance with the approved smoke mitigation plan, will be treated as a violation of this ordinance and shall be subject to zoning enforcement, in addition to any applicable civil or criminal penalties under relevant state or local laws.



REQUEST

Sec. 106-10.30. Outdoor dining/seating.

- A. Outdoor dining, patios, and seating areas must be associated **to** and **used** in conjunction with a *permitted use*. ~~that serves food and/or beverages for on-site consumption.~~ For purposes of state liquor license spacing regulations, the outdoor dining, patio, and seating areas shall be considered part of the premises.
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- D. Roof material covering an outdoor dining/seating area may be temporary, fixed, or retractable and shall be opaque. Awnings, canopies, or similar protective shelter must be fire-treated or nonflammable.
- E. Any definable decorative barrier element physically separating the outdoor dining/seating area from *adjacent* pedestrian traffic provided shall be handicapped accessible and not exceed forty (40) inches in *height*. The design and materials of such barrier element shall complement and be compatible to the architectural design of the primary *building* façade.
- F. Decorative/accent lighting may be incorporated into the outdoor dining/seating area, landscape, awning, or canopy and shall meet all City Code requirements.



SUMMARY

- Require Smoke Mitigation Plan
- Added enforcement language
- Clarification for Outdoor Patio regulations





OUTREACH

Neighborhood Meeting:

July 17, 2024 @ Holiday Inn Express & Suites

- No attendees
- No feedback received





RECOMMENDATION

The Planning & Zoning Commission recommended **approval** of FS24-0782 to allow Smoking Lounges to operate outdoor patio areas as part of their business operations.

The Commission also asked staff to bring back to the Commission additional information on the standards and review criteria for Smoke Mitigation Plans.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: Police
Staff Recommendations:

Contact Person: Benny Pina, POLICE CHIEF
District: Citywide

Consent: No	Regular: Yes	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to an amendment to Surprise Municipal Code by adopting Chapter 54, Article IV, Division 2, Sections 54-116 through 124, relating to towing from private property; Ordinance #2024-22.

Motion:

I move to approve Ordinance #2024-22.

Background:

Arizona Revised Statutes §9-499.05(A) allows, among other things, the governing body of an incorporated city or town to set the maximum rate and charge for towing, transporting or impounding a motor vehicle from private property without the permission of the owner or operator of the vehicle by any private towing carriers doing business within its boundaries. This amendment is the first step in the City's effort to regulate the maximum rate and charges for towing, transporting or impounding a motor vehicle from private property and establish reasonable regulations for the protection of owners of vehicles within the corporate boundaries of Surprise.

Objective Analysis:

Establishment of maximum fees and reasonable regulations will ensure measures are in place to protect the City of Surprise residents from predatory practices and resolve disputes pertaining to towed and or seized vehicles from private property. This amendment will specifically establish the following:

- 1) maximum charges and fees that may be assessed by private towing carriers within the city when vehicles are towed, transported, immobilized or impounded without permission of the owner (these maximum charges and fees will be set by City Council by resolution);
- 2) notice of location of towed or impounded vehicle via signage;
- 3) certain signage requirements providing pertinent information for vehicle owners/operators;
- 4) notice to police when a vehicle is towed without the permission of the owner/operator;
- 5) release of immobilized/impounded vehicles upon payment of fees and proof of ownership.

Policy Compliant:

This action is consistent with City and Council Policy and Arizona statutory law.

Financial Impact:

There is no anticipated financial impact related to this item.

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:

1. 1575_001
 2. 24.08.21_Ord 2024-22
-

9-499.05. Authority to set rates for private towing carrier; notice of parking violations; violation; classification; definition

- A. The governing body of an incorporated city or town may regulate the maximum rate and charge for towing, transporting or impounding a motor vehicle from private property without the permission of the owner or operator of the vehicle by any private towing carriers doing business within its boundaries. A private towing carrier is subject to the maximum rate and charge regulation prescribed by the city or town for all such towing, transporting or impounding services if the vehicle being towed or transported is towed from private property located within the boundaries of the city or town.
- B. The owner or agent of the owner of the private property shall be deemed to have given consent to unrestricted parking by the general public in any parking area of the private property unless such parking area is posted with signs as prescribed by this subsection which are clearly visible and readable from any point within the parking area and at each entrance. Such signs shall contain, at a minimum, the following:
1. Restrictions on parking.
 2. Disposition of vehicles found in violation of the parking restrictions.
 3. Maximum cost to the violator, including storage fees and any other charges that could result from the disposition of a vehicle parked in violation of parking restrictions.
 4. Telephone number and address where the violator can locate the violator's vehicle.
- C. It is unlawful for a private towing carrier to tow or transport a motor vehicle from private property without the permission of the owner or operator of the motor vehicle unless such private towing carrier receives a request from a law enforcement agency or the express written permission from the owner or the agent of the owner of the property that has complied with the requirements of subsection B. The owner or the owner's agent shall either sign each towing order or authorize the tow by a written contract which is valid for a specific length of time. The private towing carrier may not act as the agent of the owner.
- D. A person who violates subsection C is guilty of a class 2 misdemeanor.
- E. This section shall apply only to services performed while a person is actually engaged in the activities of a private towing carrier.
- F. The provisions of this section do not apply to abandoned or junk vehicles disposed of pursuant to title 28, chapter 11.
- G. For the purposes of this section, "private towing carrier" means any person who commercially offers services to tow, transport or impound motor vehicles from private property without the permission of the owner or operator of the vehicle by use of a truck or other vehicle designed for or adapted to that purpose.

ORDINANCE # 2024-22

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ADOPTING SURPRISE MUNICIPAL CODE CHAPTER 54, ARTICLE IV, DIVISION 2, SECTIONS 54-116 – 54-124, TOWING FROM PRIVATE PROPERTY; SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE AND PENALTIES.

WHEREAS, Arizona Revised Statutes § 9-499.05(A) authorizes the City to regulate, among other things, the maximum rate and charge for towing, transporting or impounding a motor vehicle from private property;

WHEREAS, the City seeks to regulate the maximum rate and charge for towing, transporting or impounding of a motor vehicle from private property and establish reasonable regulations for the protection of owners and operators of vehicles within the boundaries of the City of Surprise;

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

Section 1. Surprise Municipal Code, Chapter 54, Article 9, Division 2, Sections 54-116 – 54-124 is hereby created as set forth in Exhibit A.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of these amendments to the municipal code adopted herein is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision will not be read to affect the validity of the remaining portions thereof.

Section 3. This ordinance will become effective at the time and manner prescribed by law.

Section 4. Any person found guilty of violating any provision of this ordinance shall be subject to the penalties set forth in Section 1-7 of the Surprise Municipal Code, except for violations of Section 54-119, which shall be subject to a minimum civil fine/penalty of two hundred fifty dollars (\$250.00) and a maximum civil fine/penalty of one thousand dollars (\$1,000.00).

SIGNATURES TO FOLLOW ON NEXT PAGE

PASSED AND ADOPTED this_____day of_____, 2024.

Skip Hall, Mayor

Attest:

Approved as to form:

Kristi Passarelli, City Clerk

Robert Wingo, City Attorney

ORDINANCE # 2024-22
EXHIBIT A

DIVISION 3. -TOWING FROM PRIVATE PROPERTY

State Law reference- Authority to regulate maximum rates of towing motor vehicles from private property, A.R.S. § 9-499.05.

SEC. 54-116.- DEFINITION.

FOR THE PURPOSES OF THIS CHAPTER, "PRIVATE TOWING CARRIER" MEANS ANY PERSON WHO COMMERCIALY OFFERS SERVICES TO TOW, TRANSPORT, IMMOBILIZE OR IMPOUND MOTOR VEHICLES FROM PRIVATE PROPERTY WITHOUT THE PRIOR PERMISSION OF THE OWNER OR OPERATOR OF SUCH VEHICLE BY MEANS OR USE OF A TRUCK OR OTHER VEHICLE OR DEVICE DESIGNED FOR OR ADOPTED TO THAT PURPOSE.

SEC. 54-117. - MAXIMUM CHARGES AND FEES; RELEASE OF VEHICLES.

- a) PURSUANT TO A.R.S. § 9-499.05 AND THIS CHAPTER, PRIVATE TOWING CARRIERS WITHIN THIS CITY SHALL BE SUBJECT TO SUCH MAXIMUM CHARGES AND FEES AS THE COUNCIL SHALL ESTABLISH BY RESOLUTION (*SEE FEE SCHEDULE*) AT LEAST EVERY FIVE (5) YEARS. A PRIVATE TOWING CARRIER IS SUBJECT TO SUCH MAXIMUM CHARGES AND FEES AND OTHER REGULATIONS ESTABLISHED IN THIS SECTION IF THE VEHICLE IS BEING TOWED, TRANSPORTED, IMMOBILIZED OR IMPOUNDED WITHOUT THE PRIOR PERMISSION OF THE OWNER OR OPERATOR FROM PRIVATE PROPERTY LOCATED WITHIN THE CORPORATE LIMITS OF THIS CITY. NO FEES OTHER THAN THOSE SPECIFIED IN *FEE SCHEDULE* SHALL BE PERMITTED.
- b) A PRIVATE TOWING CARRIER MAY REQUIRE ANY CLAIMANT TO SIGN A RECEIPT FOR THE VEHICLE CLAIMED; HOWEVER, SUCH RECEIPT SHALL CONTAIN NO LANGUAGE OTHER THAN THE FOLLOWING:
 - (1) THE NAME AND ADDRESS OF THE CLAIMANT;
 - (2) THE NAME, ADDRESS AND LETTERHEAD OF THE PRIVATE TOWING CARRIER;
 - (3) THE DATE AND TIME AT WHICH THE VEHICLE WAS CLAIMED;
 - (4) A DESCRIPTION, INCLUDING THE LICENSE NUMBER, OF THE CLAIMED VEHICLE; AND
 - (5) A STATEMENT OF THE UNPAID BALANCE, IF ANY.
- c) NO PRIVATE TOWING CARRIER SHALL RELEASE ANY VEHICLE AFTER HAVING BEEN ADVISED BY ANY LAW ENFORCEMENT AGENCY THAT SUCH VEHICLE HAS BEEN REPORTED AS STOLEN.

- d) A PRIVATE TOWING CARRIER SHALL RELEASE AN IMPOUNDED VEHICLE FROM THE LOCATION WHERE THE CLAIMANT IS DIRECTED BY SIGNS, PURSUANT TO SECTION 54-120, TO RETRIEVE THE VEHICLE. THE VEHICLE SHALL BE RELEASED AT (1) THE TIME THE TOWING AND IMPOUND FEE IS PAID AND (2) PROOF OF OWNERSHIP IS PROVIDED.
- e) THE PRIVATE TOWING CARRIER, ITS AGENTS AND EMPLOYEES SHALL ALLOW THE CLAIMANT IMMEDIATELY UPON REQUEST TO RETRIEVE ANY PROPERTY FROM THE IMPOUNDED VEHICLE.
- f) THE PRIVATE TOWING CARRIER SHALL POST A SIGN WITH A MINIMUM ONE (1) INCH LETTERING WITH THE MAXIMUM CHARGES AND FEES AS ESTABLISHED BY COUNCIL RESOLUTION (*SEE FEE SCHEDULE*) AT THE MAIN BUSINESS ENTRY OF THE IMPOUND LOCATION.
- g) A PRIVATE TOWING CARRIER SHALL POST SIGNS VISIBLE TO CUSTOMERS AT THE LOCATION OF PAYMENT NO SMALLER THAN TWELVE (12) INCHES BY EIGHTEEN (18) INCHES AT THEIR PLACE OF BUSINESS WITH THE FOLLOWING INFORMATION:
 - (1) SURPRISE CITY CODE SECTIONS 54-116 THROUGH 54-124;
 - (2) A LIST OF SPECIFIC FEES AUTHORIZED BY SURPRISE CITY CODE, INCLUDING TOWING FEES, STORAGE FEES AND ANY OTHER CHARGES THAT COULD RESULT FROM THE DISPOSITION OF THE VEHICLE; AND
 - (3) NAME OF PRIVATE TOWING CARRIER, RESPONSIBLE PARTY AND BUSINESS TELEPHONE NUMBER.
- h) A PRIVATE TOWING CARRIER SHALL ACCEPT CREDIT AND DEBIT CARD PAYMENTS FOR ALL LISTED FEES. THERE SHALL BE NO ADDITIONAL CHARGES FOR SUCH PAYMENT METHODS.

SEC. 54-118. - NOTICE TO POLICE.

NO PRIVATE TOWING CARRIER SHALL TOW, IMMOBILIZE OR TRANSPORT ANY VEHICLE WITHOUT THE EXPRESS PERMISSION OF THE OWNER THEREOF, UNLESS THE PRIVATE TOWING CARRIER HAS NOTIFIED THE CITY POLICE DEPARTMENT PRIOR TO TOWING, IMMOBILIZING OR TRANSPORTING THE VEHICLE AND PROVIDED THE FOLLOWING INFORMATION:

- (1) THE NAME AND ADDRESS OF THE OWNER OF THE VEHICLE, IF KNOWN;
- (2) THE VEHICLE LICENSE NUMBER, VEHICLE IDENTIFICATION NUMBER (VIN) AND

DESCRIPTION;

- (3) THE REASON THE VEHICLE WAS MOVED OR IMMOBILIZED WITHOUT THE OWNER'S PERMISSION;
- (4) THE LOCATION WHERE THE VEHICLE WAS IMMOBILIZED OR TAKEN; AND
- (5) THE NAME AND DRIVER'S LICENSE NUMBER OF THE PERSON THAT TOWED OR IMMOBILIZED THE VEHICLE AND THE NAME AND ADDRESS OF THE COMPANY THAT TOWED, IMMOBILIZED OR TRANSPORTED THE VEHICLE.

SEC. 54-119. - AUTHORITY TO TOW.

- a) IT SHALL BE UNLAWFUL FOR A PRIVATE TOWING CARRIER TO TOW OR TRANSPORT A MOTOR VEHICLE FROM PRIVATE PROPERTY OR IMMOBILIZE A VEHICLE ON PRIVATE PROPERTY WITHOUT THE PERMISSION OF THE OWNER OR OPERATOR OF THE VEHICLE UNLESS SUCH PRIVATE TOWING CARRIER RECEIVES A REQUEST FROM A LAW ENFORCEMENT AGENCY OR THE EXPRESS WRITTEN PERMISSION FROM THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER, WHO HAS COMPLIED WITH REQUIREMENTS OF THIS SECTION. THE OWNER OR THE OWNER'S AGENT SHALL EITHER SIGN EACH TOWING ORDER OR AUTHORIZE THE TOW BY A WRITTEN CONTRACT WHICH IS VALID FOR A SPECIFIC LENGTH OF TIME. THE PRIVATE TOWING CARRIER MAY NOT ACT AS THE AGENT OF THE OWNER. A COPY OF THE WRITTEN CONTRACT SHALL BE MADE READILY AVAILABLE TO THE LAW ENFORCEMENT AGENCY UPON REQUEST AND INCLUDE THE OWNER'S OR OWNER'S AGENT NAME AND CURRENT TELEPHONE NUMBERS.
- b) A PRIVATE TOWING CARRIER SHALL ONLY BE AUTHORIZED TO TOW OR TRANSPORT A MOTOR VEHICLE FROM THE TOW LOCATION TO THE CARRIER'S DESIGNATED LOT.

SEC. 54-120. - NOTICE TO PUBLIC OF RIGHT TO TOW.

- a) THE OWNER OR PERSON IN POSSESSION OF ANY PRIVATE PARKING AREA SHALL BE DEEMED TO HAVE GIVEN CONSENT TO UNRESTRICTED PARKING BY THE GENERAL PUBLIC IN SUCH PARKING AREA UNLESS SUCH PARKING AREA IS POSTED WITH SIGNS AS PRESCRIBED BY THIS SECTION WHICH ARE CLEARLY VISIBLE AND READABLE FROM ANY POINT WITHIN THE PARKING AREA AND AT EACH ENTRANCE. THE OWNER OF A SUBDIVISION OR AREA CONTAINING PRIVATE STREETS MAY PROHIBIT PARKING ON ONE (1) OR BOTH SIDES OF THE STREET IF SIGNS AS PRESCRIBED BY THIS SECTION ARE POSTED AT EACH ENTRANCE TO THE SUBDIVISION OR AREA AND NEAR EVERY INTERSECTING STREET AT A LOCATION WHERE THE SIGN IS

VISIBLE AND READABLE UPON ENTRY TO ANY SUCH STREET FROM THE INTERSECTING STREET. SUCH SIGNS SHALL CONTAIN, AT A MINIMUM, THE FOLLOWING INFORMATION:

- (1) RESTRICTIONS ON PARKING;
 - (2) DISPOSITION OF VEHICLES FOUND IN VIOLATION OF PARKING RESTRICTIONS;
 - (3) MAXIMUM COST TO THE VIOLATOR, INCLUDING STORAGE FEES AND ANY OTHER CHARGES THAT COULD RESULT FROM THE DISPOSITION OF A VEHICLE PARKED IN VIOLATION OF PARKING RESTRICTIONS;
AND
 - (4) TELEPHONE NUMBER AND ADDRESS WHERE THE VIOLATOR CAN LOCATE THE VIOLATOR'S VEHICLE.
- b) SIGNS AT THE ENTRANCE OF THE PARKING AREA WILL BE A MINIMUM OF TWELVE (12) INCHES BY EIGHTEEN (18) INCHES IN SIZE AND WILL BE MOUNTED AT A MINIMUM HEIGHT OF THREE (3) FEET AND A MAXIMUM HEIGHT OF TEN (10) FEET ABOVE THE GROUND. SIGNS WITHIN THE PARKING AREA WILL BE A MINIMUM OF SIX INCHES BY NINE (9) INCHES IN SIZE AND MUST BE VISIBLE FROM ANY LOCATION WITHIN THE PARKING AREA. ALL SIGNS PURSUANT TO THIS SUBSECTION SHALL CONSIST OF A WHITE BACKGROUND WITH RED LETTERING.
- c) NO PRIVATE TOWING CARRIER SHALL TOW A VEHICLE FROM A PRIVATE PARKING AREA OR IMMOBILIZE THE VEHICLE UNLESS THE SIGNS CONFORM WITH AND ARE POSTED AS REQUIRED BY THIS SECTION.
- d) THIS SECTION SHALL NOT APPLY TO ANY VEHICLE LEFT IN A PRIVATE PARKING AREA FOR OVER SEVENTY-TWO (72) CONSECUTIVE HOURS. THE OWNER OR PERSON IN POSSESSION OF ANY PRIVATE PARKING AREA IN WHICH A VEHICLE HAS BEEN LEFT FOR OVER SEVENTY-TWO (72) CONSECUTIVE HOURS SHALL COMPLY WITH SECTION 54-118 PROVISIONS OF THIS CHAPTER BEFORE TOWING OR IMMOBILIZING SUCH VEHICLE.

SEC. 54-121. - CHARGING EXCESS FEES.

- a) NO PRIVATE TOWING CARRIER SHALL CHARGE ANY FEE OR CHARGE IN EXCESS OF THOSE ESTABLISHED BY RESOLUTION ENACTED PURSUANT TO THIS CHAPTER.
- b) IGNORANCE OF THE MAXIMUM CHARGE OR FEE ESTABLISHED BY COUNCIL RESOLUTION SHALL NOT BE A DEFENSE IN ANY PROSECUTION

BROUGHT UNDER THIS CHAPTER.

- c) NO PRIVATE TOWING CARRIER SHALL CHARGE FOR OR SEEK COMPENSATION FOR ANY SERVICE NOT SPECIFICALLY LISTED OR SET FORTH IN A RESOLUTION ENACTED PURSUANT TO THIS CHAPTER.

SEC. 54-122. - SERVICE CALLS.

FOR THE PURPOSES OF THIS CHAPTER AND OF ANY RESOLUTION ADOPTED PURSUANT TO SECTION 54-117, THE PHRASE "SERVICE CALL NOT RESULTING IN THE TOWING OF A VEHICLE" SHALL MEAN ANY OCCURRENCE OR SET OF CIRCUMSTANCES WHEREIN THE VEHICLE SUBJECT TO TOWING HAS NOT BEEN REMOVED FROM THE PROPERTY UPON WHICH SUCH VEHICLE WAS UNLAWFULLY OR IMPROPERLY PARKED PRIOR TO DEMAND FOR THE RELEASE OF SUCH VEHICLE BY THE OWNER OR OPERATOR THEREOF. IF THE DRIVER OR OWNER OF THE VEHICLE RETURNS PRIOR TO THE REMOVAL OF THE VEHICLE FROM THE PROPERTY, THE PRIVATE TOW CARRIER SHALL RELEASE THE VEHICLE AND NO FEE SHALL BE CHARGED.

SEC. 54-123. -APPLICATION OF LAW.

A PRIVATE TOWING CARRIER IS SUBJECT TO THE PROVISIONS OF THIS CHAPTER IF IT TOWS, IMMOBILIZES OR TRANSPORTS A VEHICLE WITHIN THE CITY LIMITS REGARDLESS OF THE IMPOUND LOCATION.

SEC. 54-124. - VIOLATION; PENALTIES.

VIOLATIONS OF THIS CHAPTER SHALL BE PUNISHABLE AS SET FORTH IN SECTION 1-7 OF THIS CODE, EXCEPT FOR VIOLATIONS OF SECTION 54-119, WHICH SHALL BE SUBJECT TO A MINIMUM CIVIL FINE/PENALTY OF TWO HUNDRED FIFTY DOLLARS (\$250.00) AND A MAXIMUM CIVIL FINE/PENALTY OF ONE THOUSAND DOLLARS (\$1,00000).



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: September 17, 2024
Submitting Department: Legal
Staff Recommendations:

Contact Person: Robert Wingo, CITY ATTORNEY
District: Citywide

Consent: No	Regular: No	Public Hearing: No	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to repealing Rule 2(e) of Appendix B., *Rules for the Public at Council Meetings*, of the *City of Surprise Policies & Procedures Manual*.

Motion:

I move to amend the *City of Surprise Policies & Procedures Manual* to repeal Rule 2(e) of Appendix B., *Rules for the Public at Council Meetings*, pertaining to lodging charges or complaints against city employees or members of the body during city council meetings.

Background:

The *City of Surprise Policies & Procedures Manual*, Rule 2(e) of Appendix B., *Rules for the Public at Council Meetings*, reads as follows:

Oral communications during the City Council meeting may not be used to lodge charges or complaints against any employee of the City or members of the body, regardless of whether such person is identified in the presentation by name or by any other reference that tends to identify him/her. Any such charges or complaints should be submitted during normal business hours to the City Manager for appropriate action.

Objective Analysis:

This action will repeal Rule 2(e) of Appendix B., *Rules for the Public at Council Meetings*, of the *City of Surprise Policies & Procedures Manual*.

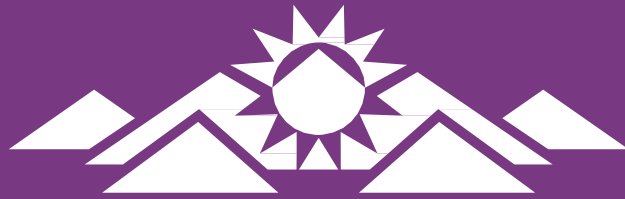
Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



SURPRISE
ARIZONA

CITY OF SURPRISE
POLICIES & PROCEDURES
MANUAL



PROLOGUE

We will never bring disgrace on this our City by an act of dishonesty or cowardice.

We will fight for the ideals and sacred things of the City, both alone and with many.

We will revere and obey the City's laws, and will do our best to incite a like reverence and respect in those above us who are prone to annul them or set them at naught.

We will strive increasingly to quicken the public's sense of civic duty.

Thus, in all these ways, we will transit this City, not only, not less, but greater and more beautiful it was transmitted to us.

-The Athenian Oath

INTRODUCTION

Residents of the City of Surprise are entitled to have fair, ethical and accountable local government that has earned the public's full confidence and trust. Excellence in local governance requires that public officials comply with the letter and spirit of the laws and policies affecting the operations of government. It requires that every official be independent and impartial in matters brought before them. Effective local government requires that each public office be used for the good of the public and not for personal gain. Transparent local government demands that deliberations and discussions be conducted openly, unless legally confidential, in an atmosphere of respect and civility.

Notwithstanding the standards, requirements, and prohibitions set forth within this Policy, the United States and Arizona Constitutions, as the supreme laws of the land, guarantee to all, not excluding elected officials, certain protections, rights, and privileges. Therefore, nothing in this Policy shall be interpreted or applied in a manner which infringes or impairs any elected official's protections, privileges, or rights guaranteed by the respective Constitutions or any federal or state laws adopted under the authority of same.

RULES OF CONDUCT AND Demeanor

Elected and appointed officials are often called upon to make decisions that affect various groups and individuals. Balancing diverse constituent interests can be a difficult task. While someone may be disappointed in a decision, officials must adhere to ethical standards that eliminate disappointment borne of dishonesty, conflicts of interest, unfairness, or illegality. **Preservation of public trust is critical for the preservation of democracy.**

It is the policy of the City of Surprise to uphold, promote, and demand the highest standards of ethics from all of its officials, whether elected or appointed. Accordingly, all members of the City Council will maintain the following standards:

Rule 1. Act in the Public Interest

Recognizing that stewardship of the public interest must be their primary concern, members will work for the common good of the City of Surprise and not for any private or personal interest, and will assure fair and equal treatment of all persons, claims and transactions coming before the Surprise City Council.

Rule 2. Comply with the Law

Members will comply with the laws of the nation, the State of Arizona, and the City of Surprise in the performance of their public duties. These laws include, but are not limited to: the Federal and State constitutions; laws pertaining to conflicts of interest, election campaigns, financial disclosures, anti-discrimination, confidentiality/non-disclosure laws, and open meeting; City ordinances; and City and City Council policies.

Rule 3. Professional Conduct

The professional and personal conduct of members must be above reproach and devoid of even the appearance of impropriety. In all forums, members must refrain from abusive conduct, harassment, personal charges or verbal attacks upon the character or motives of other members of Council, boards, commissions, and committees, City staff or members of the public. Likewise, Honesty and integrity shall be the primary values exercised in resolving all issues.

Rule 4. Conduct of Public Meetings

Members have an obligation to attend meetings, be prepared, and act in accordance with the processes and rules of order established by City Council. Members are expected to review the materials, participate in discussions and make an informed decision on the merits of the issue. Members must act courteously, refrain from interrupting other speakers, making personal comments not germane to the business of the body, or otherwise interfering with the orderly conduct of meetings.

Rule 5. Transparent Governance

Members must publicly disclose substantive information that is relevant to a matter under consideration by the Council which the member may have received from sources outside the public decision-making process.

Members are increasingly using social media to share information with the public and as a forum to facilitate the public's ability to communicate with them about matters relating to City governance. However, numerous laws and legal obligations are implicated, and legal issues arise, when members utilize social media accounts to carry out their official duties or engage in city business. These legal issues become even more pronounced when members conduct official city business on personal or private social media accounts.

Therefore, in order to ensure social media accounts are administered uniformly, to the highest standards, and in compliance with all laws and legal obligations, the City will create and maintain official social media accounts for use by members in connection with their official duties. Once an official account is created on any given platform, members will not use a personal or private social media account on that platform for official purposes, conducting city business, or performing their duties as a council member. For example, members will not use personal or private social media accounts to make announcements about official responsibilities, actions, or events, discuss city business, solicit comments or input from the public on city matters, or distribute official city notices or information. Nevertheless, recognizing that complete isolation of a private account from city business is an unrealistic standard, using a private account to link, reference, or otherwise direct the public to the member's official account or city webpages, notices, or accounts does not violate this policy. Members' personal or private social media account designs will not utilize official city logos, graphics, pictures, or material that would reasonably mislead the public to believe it is an official city account.

Rule 6. Advocacy

Members of the City Council are frequently contacted by the media for background and quotes. The Mayor is the designated representative of the Council to present and speak on the official City position. Members must represent the official policies or positions of the City Council to the best of their ability if designated as delegates for this purpose. When presenting their individual opinions and positions, members must not allow or perpetuate the inference or misperception of official City representation to exist. Until and unless the Mayor and Council take an **official** position on an issue as a collective public body in a public meeting, any statements or written correspondence should reflect clearly that the position taken is that of the individual in his/her personal capacity.

Rule 7. Policy Role of Members

The Role of each Member, as an individual, is to represent the community and to share their ideas, recommendations, and point of view during consideration of matters before the body. Members must respect and adhere to the Council-manager structure of the Surprise City government as outlined in City Code. In this structure, the City Council determines the policies of the City with the advice, information and analysis provided by the public, boards, commissions, committees and City staff. Members therefore may not interfere with the administrative functions of the City or the professional duties of City staff; nor impair the ability of staff to implement Council policy decisions. Members should also refrain from individually directing, without a majority consensus of the Council, the City Manager, City Clerk, City Auditor, or City Attorney in the performance of his/her job responsibilities.

Rule 8. Positive Work Place Environment

Members must support and maintain a positive and constructive work place environment for City employees, residents, and businesses dealing with the City. Members must recognize the special role of the Council in dealings with City employees and refrain from directing or giving orders, outside of a public meeting, to any City employee under the supervision of an appointed official. .

Rule 9. Conflict of Interest

Members must be constantly on guard against conflicts of interest, whether real or perceived. Officials must not be involved in discussing or deciding any issue over which the Council may have jurisdiction and which may impact a financial or property interest of either the member or a member's relatives (relatives means the spouse, children, parent, grandparent, grandchildren, siblings of whole or half blood and their spouses and in-laws).

If a member believes that a conflict of interest, as defined by Arizona Revised Statutes Title 38, Chapter 3, Article 8 exists, then the member must disclose the fact as soon as possible on the record. From that point on, the member may not participate in any manner (by discussing, questioning or voting) in that matter. Declaring a conflict and not participating should be recognized as a necessary part of preserving public trust and should not be avoided simply because of delays or inconvenience. At the same time, members have a duty to participate, and vote. Therefore, members must not abstain from participation or voting unless the matter involves the consideration of their own official conduct or a conflict of interest as defined by law exists.

Rule 10. Accepting Gifts, Favors or Benefits

Pursuant to Arizona law:

A public officer or employee shall not use or attempt to use the officer's or employee's official position to secure any valuable thing or valuable benefit for the officer or employee that would not ordinarily accrue to the officer or employee in the performance of the officer's or employee's official duties if the thing or benefit is of such character as to manifest a substantial and improper influence on the officer or employee with respect to the officer's or employee's duties.

Arizona Revised Statute § 38-504(C)

Therefore, members shall not solicit, directly or indirectly, a gift regardless of value.

An unsolicited gift with a known value or reasonably estimated fair market value of \$50.00 or less is permissible if the gift is not otherwise prohibited by law. An unsolicited gift with a known value or reasonably estimated fair market value greater than \$50.00 is permissible if the gift is not otherwise prohibited by law and if the gift is disclosed by the member as provided in this Section.

For purposes of this section, "gift" means anything of value, which is directly and personally received, unless consideration of equal or greater value is given in return. Gift does not include:

- 1) Salary, compensation, or benefit lawfully received from the City of Surprise
- 2) A gift, devise or inheritance from a relative when motivated by familial relationship
- 3) A gift from a personal friend either motivated by friendship, of a nature that was customarily received before the member became an elected or appointed official, or customarily given due to a personal life event, such as a wedding or birthday.
- 4) A campaign contribution that is permitted and reported as required by law.
- 5) A benefit received, while acting as a representative of the City of Surprise, from another government entity due to participation in that entity's operations, programs, or events.
- 6) An item or benefit that is given to all attendees at an event.
- 7) Admission, food, or beverages furnished in connection with attendance or participation in an official capacity at an event, activity, or function sponsored by the City of Surprise, a non-profit organization, a professional association, a business association, a charitable, cultural/arts, or community organization.
- 8) Items of trivial value, tokens, or award of appreciations for service, informational materials, publications, promotional items, or subscriptions pertinent to the performance of official duties.
- 9) Reasonable expenses for attendance at a convention, fact-finding mission or trip, or similar event if the member is scheduled to speak, present, or otherwise participate in a matter related to City business as a representative of the City of Surprise.
- 10) An item that is reimbursed or not used and that is either paid for or returned within fifteen business days of receipt to the donor or that is delivered within fifteen business days of receipt to a charitable organization and that is not claimed as a charitable contribution for tax purposes.

Written disclosure of any gift required to be reported pursuant to this Section must be made to the City Clerk within 15 business days after receipt and must include a description of the gift, the known or reasonably estimated fair market value, the date of receipt, and the source. The disclosure of gifts will be posted on the City's web page along with the member's financial disclosure statements.

In the event of uncertainty, contact the City Attorney.

PARLIAMENTARY PROCEDURE

Surprise Municipal Code §2-80 provides that “the latest standard edition of Robert’s Rules of Order will serve as a guide for parliamentary procedure...”. In furtherance of such guidance, the parliamentary rules outlined below will be followed in all City Council Meetings, keeping the following principles:

1. The Council must act as a body.
2. The Council should proceed in the most efficient manner possible.
3. The Council must act by at least a majority as defined by the Surprise Municipal Code.
4. Every member must have an equal opportunity to participate in decision making.
5. The Council’s rules of procedure must be followed consistently.
6. The Council’s actions should be the result of a decision on the merits and not a manipulation of the procedural rules.

Rule 1. Powers of the Chair

The Chair (usually the Mayor) has the following powers:

- a) To rule motions in or out of order, including any motion patently offered for obstructive or dilatory purposes;
- b) To determine whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks and to entertain and rule on objections from other members on this ground;
- c) To entertain and answer questions of parliamentary law or procedure;
- d) To call a brief recess at any time;
- e) To adjourn in an emergency.

Comment: A decision by the Chair under (a), (b) or (c) may be appealed to the Council upon motion of any member, pursuant to Rule 8(b). Such a motion is in order immediately after a decision under (a),(b) or (c) is announced and at no other time. The member making the motion need not be recognized by the presiding officer, and the motion if timely made may not be ruled out of order.

Rule 2. Consent Agenda

The Council may designate a part of the agenda as the “consent agenda.” Items are placed on the

consent agenda if they are judged to be noncontroversial and routine. Any member may remove an item from the consent agenda and place it on the regular agenda when the consent agenda comes forward for action and can be revised prior to its adoption. All items on the consent agenda must be voted on and adopted by a single motion, with the minutes reflecting the motion and vote on each item.

Comment: *Many Councils use a consent agenda as a device to handle routine business more quickly. As a general rule, ordinances, controversial items, matters in which citizens may be interested, and matters of great substance will not be included on the consent agenda.*

The Council reviews the "consent agenda" at the beginning of each meeting. Each member is free to remove items from the consent agenda to the regular agenda. A member may wish to do so if, for example, he or she would like to debate the proposal or vote against the item.

Rule 3. When the Chair Is in Active Debate

If the Chair becomes actively engaged in extended debate on a particular proposal, the Chair may designate another member to preside over the debate. The Chair will resume presiding as soon as action on the matter is concluded.

Comment: *Good leadership depends, to a certain extent, on not taking sides during a debate. On a small board this may not always be feasible or desirable; yet, an unfair advantage accrues to the side whose advocate controls access to the floor. This rule is designed to ensure even-handed treatment to both sides during a heated debate. Ordinarily, if the Chair is leading the meeting, he or she should ask the Vice Chair to preside in this situation. But, if that person also engaged in the debate, the Chair should feel free to call on some other member in order to achieve the purpose of this rule.*

Rule 4. One Motion at a Time

A member may make only one substantive motion at a time.

Comment: *None.*

Rule 5. Substantive Motions

A substantive motion is a motion to take action on the principal item and is out of order while another substantive motion is pending. In other words, a substantive motion is any motion other than the procedural motions listed in Rule 8. A substantive motion may deal with any subject within the Council's legal powers, duties, and responsibilities.

Comment: *This rule sets forth the basic principle of parliamentary procedure that distinct issues will be considered and dealt with one at a time, and a new proposal may not be put forth until action on the preceding one has been concluded. The term substantive motion is used here to underscore the distinction between this type of motion and the various procedural motions listed in Rule 8.*

Rule 6. Debate

The Chair will open the floor to debate. The Chair will preside ov

the debate according to the following general principles:

- (a) Once a motion is made, the maker of the motion is entitled to speak first;
- (b) A member who has not spoken on the issue will be recognized before someone who has already spoken;
- (c) To the extent possible, the debate will alternate between proponents and opponents of the measure.

Comment: None.

Rule 7. Ratification of Actions

To the extent permitted by law, the Council may ratify actions taken on its behalf but without its prior approval. A motion to ratify is a substantive motion.

Comment: Ratification of actions taken on the Council's behalf but without its prior approval is permitted under these rules, to the extent that such after-the-fact approval of actions is legally allowed. The principle behind the motion to ratify is that an assembly may subsequently approve what it could have authorized. This rule treats the motion to ratify as a substantive proposal rather than as a procedural motion, since a ratification is in effect an after-the-fact substantive action by the Council concerning something that was done without Council approval when advance authorization should have been obtained. For example, if the City enters a contract that would normally have been approved by Council prior to the City entering the contract, but the circumstances were such that prior Council approval was not possible, Council can approve the contract after the fact under this rule.

Rule 8. Withdrawal of Motion

A motion may be withdrawn by the maker at any time before it is amended or before the Chair puts the motion to a vote, whichever occurs first.

Comment: This rule prohibits withdrawing motions after they have been amended. Once a motion has been amended, it is no longer the same motion as was made by the maker, so it is no longer his or hers to withdraw.

Rule 9. Procedural Motions

(a) Motions Allowed. In addition to substantive proposals, only the following procedural motions, and no others, are permitted. Unless otherwise noted, each motion is debatable, may be amended, and requires a majority of the votes cast, a quorum being present, for adoption. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.

Comment: The following enumeration of procedural motions is exhaustive; if a procedural option is not on the list, then it is not available. Procedural motions are frequently used to "act upon" a substantive motion by amending it, delaying consideration of it, and so forth. Several procedural motions can be entertained in succession without necessarily disposing of the previous procedural motion. The order of priority establishes which procedural motion yields to which—that is, which procedural motion may be made and considered while another one is pending.

(b) Order of Priority of Motions. In order of priority (if applicable), the procedural motions are:

Motion 1. To Appeal a Procedural Ruling of the Chair. A decision of the Chair ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in his or her remarks, or entertaining and answering a question of parliamentary law or procedure may be appealed to the Council. This appeal is in order immediately after such a decision is announced and at no other time. The member making the motion need not be recognized by the Chair and the motion, if timely made, may not be ruled out of order.

Comment: *This motion allows the ruling of the Chair on certain procedural matters to be appealed to the whole Council. This appeal must be made as soon as the Chair's decision is announced, so this motion is accorded the highest priority.*

Motion 2. To Adjourn. This motion may be made only at the conclusion of Council consideration of a pending substantive matter; it may not interrupt deliberation of a pending matter. A motion to or adjourn ends the current meeting to a time and place certain and establishes a specified time and place for the meeting to reconvene.

Comment: *Since the number of members is small and procedures are available to limit debate, Motion 2 allows both debate and amendment, but specifies the motion is in order only when consideration of a pending matter has concluded. If the Council wants to adjourn before completing final action on a matter, it must, prior to adjourning, first temporarily conclude its consideration of that matter. This is done with one of three motions: to defer consideration of the matter, to postpone the matter to a certain time or day, or to refer the matter to a committee. Only as a last resort should the Council use a motion to suspend the rules, in order to allow the motion to adjourn to interrupt deliberation on the matter.*

Motion 3. To Take a Brief Recess. This motion is made when a member wishes to take a short break during the meeting, but does not end the meeting.

Comment: *This motion allows the Council to pause briefly in its proceedings and should not be confused with the motion to adjourn to a time and place certain, which is a form of the motion to adjourn under these rules. Motion 3 is a "motion to take a brief recess" rather than a "motion to recess" or "motion to adjourn." Since the number of Council members is small, and procedures are available to limit debate, debate is allowed on this motion. A motion to take a brief recess is in order at any time except when a motion to appeal a procedural ruling of the Chair or a motion to adjourn is pending.*

Motion 4. Call to Follow the Agenda. This motion would require the agenda be taken in order, prohibiting the Chair from taking items out of order. The motion must be made at the first reasonable opportunity, or the right to make it is waived for the out-of-order item in question.

Comment: *This motion may be debated. Unless the motion is made when the item of business that deviates from the agenda is proposed, the right to insist on following the agenda is waived for that item.*

Motion 5. To Suspend the Rules. The Council may not suspend provisions of the rules that state requirements imposed by law on the Council. For adoption, the motion requires a vote equal to two-thirds of the actual membership of the Council, excluding vacant seats.

Comment: *This motion is in order when the Council wishes to do something that it may legally do but cannot accomplish without violating its own rules. The motion permits the Council to exercise greater flexibility and perhaps informality than adhering strictly to what the rules might allow. A motion to suspend the rules requires approval by two-thirds of the actual membership of the Council to pass. Note that the Chair and members who are absent from the meeting are counted for purposes of determining two-thirds of the Council, but vacant seats are excluded in making the two-thirds determination.*

Motion 6. To Go into Executive Session. The Council may go into Executive session only for one or more of the permissible purposes listed in A.R.S. §38-431.03. The motion to go into Executive Session must cite the purpose of the Executive Session and must be adopted at an open meeting.

Comment: *The requirements for this motion are found in A.R.S. §38-431.03(A), which permits Executive Session only for 7 topics. Those are:*

- 1. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, disciplining or resignation of a public officer, appointee or employee of any public body, except that, with the exception of salary discussions, an officer, appointee or employee may demand that the discussion or consideration occur at a public meeting. The public body shall provide the officer, appointee or employee with written notice of the executive session as is appropriate but not less than twenty-four hours for the officer, appointee or employee to determine whether the discussion or consideration should occur at a public meeting.*
- 2. Discussion or consideration of records exempt by law from public inspection, including the receipt and discussion of information or testimony that is specifically required to be maintained as confidential by state or federal law.*
- 3. Discussion or consultation for legal advice with the attorney or attorneys of the public body.*
- 4. Discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body'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.*
- 5. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations with employee organizations regarding the salaries, salary schedules or compensation paid in the form of fringe benefits of employees of the public body.*

6. 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.

7. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property.

Motion 7. To Divide a Complex Motion and Consider It by Paragraph. The motion is in order whenever a member wishes to consider and vote on subparts of a complex motion separately.

Comment: *This motion is debatable.*

Motion 8. Motion for the Previous Question. The motion is not in order until every member has had an opportunity to speak once and there has been either at least 15 minutes of debate or debate has become repetitive.

Comment: *With small boards, a minimum period of debate on every proposal that comes before it strikes a superior balance between efficiency and effective representation by all Council members. Since every member will have an opportunity to speak, the debate may be ended by a majority vote. Fifteen minutes is merely a suggested minimum period of time. This rule avoids the practice followed by some boards of allowing any member to end debate by simply saying "call the question," without the Council actually taking a vote on that procedural issue. Such a practice is contrary to regular parliamentary procedures. In addition, such a practice allows individual members to impose their will unilaterally on the group, in defiance of the principle of majority rule on which these rules are based.*

Motion 9. To Postpone to a Certain Time or Day. If consideration of a motion has been postponed, a new motion with the same effect cannot be introduced while the postponed motion remains pending. A member who wishes to revisit the matter must either wait until the specified time, or move to suspend the rules.

Comment: *This motion allows the Council to postpone consideration to a specified time or day and is appropriate when more information is needed or the deliberations are likely to be lengthy. Note the restriction on making a new motion with the same effect while a postponed motion remains pending.*

Motion 10. To Refer a Matter to a Sub-Committee. The Council may vote to refer an item on the agenda to a sub-committee for study and recommendations. Sixty days or more after a substantive motion has been referred to a sub-committee, a member may compel consideration of the item by the entire Council, whether or not the committee has reported the matter to the Council by requesting the matter be placed back on the Council agenda.

Comment: *The right of the maker to compel consideration by the full Council after a specified period of time prevents using the motion as a mechanism to defeat a proposal by referring it to a subcommittee that is willing to "sit" on it.*

Motion 11. To Amend.

(a) An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. A proposal to substitute completely different wording for a motion or an amendment will be treated as a motion to amend.

(b) A motion may be amended, and that amendment may be amended, but no further amendments may be made until the last-offered amendment is disposed of by a vote.

Comment: *The restriction on amendments stated in subpart (a), second sentence, of the provisions concerning this motion should be read narrowly; it is intended only to prevent an amendment that merely negates the provisions of the original motion. The intent of such an amendment can be achieved in a simpler and more straightforward manner by the defeat of the original proposal. Pertinent amendments that make major substantive changes in the original motion are quite proper.*

Some Councils allow a "substitute motion" when major changes in a motion are proposed. Such a motion is, in effect, a type of amendment. To avoid confusion, "substitute motions" are not allowed under these rules. All proposals for changes in a motion or in an amendment are treated as motions to amend, no matter how major their potential effect.

Subpart (b) of the rules governing this motion limits the number of proposed amendments that may be pending at one time to two, in order to reduce confusion. Amendments are voted on in reverse order; that is, the last-offered amendment, which would amend the first amendment, is voted on first. Once the last-offered of the two pending amendments is disposed of, an additional amendment may be offered.

Some Councils may have a practice of requiring the person making the original motion to approve of any proposed amendments to that motion. Such a practice is not recommended. Once a motion has been offered to the Council, it is up to the Council to decide whether or not it should be changed by amendment. If the person making the motion does not favor a proposed amendment, he or she is free to vote against it. And so long as the original motion has not been voted on and no amendment to it has passed, the original maker of the motion is free under these rules to withdraw it (see Rule 8). If a motion has been withdrawn, the Council members are generally free to make their own separate motions on the same subject.

Motion 12. To Reconsider. The Council may vote to reconsider its action on a matter. The motion to do so must be made by a member who voted with the prevailing side (the majority side except in the case of a tie; in that case the "nos" prevail) and no later than at the next regularly scheduled Council meeting. The motion cannot interrupt deliberation on a pending matter, but is in order at any time before final adjournment of the next regularly scheduled Council meeting.

Comment: *To avoid placing a measure in limbo, these rules restrict the availability of the motion to no later than the regularly scheduled meeting following the original vote. Any Motion for Reconsideration occurring at the following regularly scheduled meeting must*

be placed on the agenda in compliance with Arizona's Open Meeting Laws. Surprise Municipal Code allows an item to be placed on an agenda by the Mayor no less than 24 hours before a meeting; a motion and second of any council member made during a future agenda item at a public meeting; or upon written request signed by two council members and submitted to the city clerk no less than five business days prior to the meeting date. In the case of a Motion to Reconsider item, each of the options above would need to be acted on by members who voted on the prevailing side.

USE OF CITY RESOURCES

Discretionary Funds:

Each member will be allotted discretionary funds, not to exceed an amount determined by Council during the annual budget process, to be utilized for a public purpose and betterment or benefit of the community or the Councilmember's district. Use of discretionary funds must be consistent with all applicable laws.

Use of discretionary funds requires the member wishing to utilize such funds to provide a Disbursement Request to the Finance Department. The City Attorney's Office will be consulted prior to expenditure to ensure compliance with all applicable laws. Funds will be released consistent with this policy.

Expenses, Reimbursements and Stipends

Council members are eligible to receive a City-issued cell phone or receive a monthly stipend for the business use of a personal cell phone.

Travel expenses, including mileage, reimbursements and stipends will be provided to members on the same basis as general City employees and will be approved and processed consistent with City policy.

Uses Barred

Consistent with State Law, no City resources, including communications media (computers, newsletters, etc.) may be used for advocacy or promotion of any issue subject to voter approval or candidate for elected office.

Council Offices

Council Offices are located in the northeast section of the 4th Floor of City Hall. The Office of the Mayor will be occupied by the one elected to that office, or appointed after a vacancy consistent with City Code. All other offices will be occupied on a first-come first-serve basis. Any member can request to move into any vacant office. If more than one member wishes to occupy a vacant office, selection of Council member offices will be based on seniority (that is the greatest number of uninterrupted days as a Surprise elected official), and then by lottery.

PREPARATION OF THE COUNCIL AGENDA

Supporting Information and Attachments

Each item on the Agenda should have supporting information and documentation for the item being considered. Necessary information includes the following, if applicable:

- Background Information: Relevant historical information, such as prior actions on the same or similar item, origin of the request, regional impact, or similar information.
- Financial Impact: actual and operational costs, revenue and other financial considerations, and whether such are one-time or ongoing.
- Budget Impact: Funding sources in the current budget (including e.g. contingency, unforeseen grants, etc.), and funding sources for future years, if applicable.
- Policy Compliant: Statement whether the action is consistent with City and Council Policy. If not, an explanation of why the item should deviate from policy. (Policy for this purpose includes normal City practice whether or not included in a written policy).
- FTE Impact: Necessary change in the number of FTE, whether the action would require a new FTE or the transfer of an FTE from another program.
- Objective Analysis: Analysis containing potential positive and negative impacts and impacts of if the item is not approved.
- Actual final documents (Resolution, Ordinance, Contracts, etc.)

Use of Consent Agenda

Consistent with the Council Rules of Conduct and Demeanor, and Parliamentary Rule #2, the Consent Agenda, unless otherwise required by law, should include all items previously discussed by Council for which no changes were requested by any member of Council; routine items (i.e. minor budget amendments, simple Intergovernmental Agreements, contract extensions, grant acceptances, and simple contract amendments); and items placed on the Consent Agenda at the Agenda Review.

Draft Agenda, Agenda Review

The Mayor (or designee) and/or the Vice Mayor (or designee), along with relevant staff selected by the City Manager, will review the Draft Agenda no fewer than 6 calendar days prior to the Council meeting. A Draft Agenda and the required "Supporting Information and Attachments" must be provided to the Mayor and Vice Mayor (or designees) no later than 24 hours prior to the Agenda Review meeting. Items may be removed that do not have sufficient information as identified in "Supporting Information and Attachments". Removed items will be placed on the agenda as soon as the "Supporting Information and Attachments" are available. The requirements of this section do not apply to emergency meetings or items placed on the agenda pursuant to Municipal Code Section 2-61(c)(1) (pertaining to items added 24 hours prior to the meeting) for which there is insufficient time to comply with this section.

SUBCOMMITTEES & WORKING GROUPS

Subcommittees and Working Groups formed in accordance with Surprise Municipal Code §2-40(i) will convene meetings at the direction of the subcommittee chair. Requests for meetings may be made to the subcommittee chair through the staff liaison.

An Agenda for each subcommittee meeting will be posted by the City Clerk no less than 24 hours prior to the meeting, in conformance with the Open Meeting Law, A.R.S. §38-431.01. Subcommittee meetings will convene in a meeting room at City Hall generally accessible to the public, except that executive sessions may be held in any location at City Hall.

IMPLEMENTATION AND ENFORCEMENT

As an expression of the standards of conduct for members expected by the City, this Policy & Procedure Manual is intended to be self-enforcing. Members themselves have the primary responsibility to assure that standards are understood and met, and that the public can continue to have full confidence in the integrity of government. It therefore becomes most effective when members are thoroughly familiar with it and embrace its provisions. For this reason, standards will be included in the regular orientations for candidates for City Council, and newly elected members. Members entering office must sign a statement affirming they have read and understood the provisions of this City Council Policy & Procedure Manual. In addition, this manual and the Boards and Commissions Handbook will be reviewed by the City Council to consider recommendations and update it as necessary in August of even-numbered years, or as soon thereafter as practical.

Notwithstanding the intended self-enforcing nature of these policies and procedures, the City Council, by a vote of a majority of its members, may impose sanctions on members whose conduct does not comply with the City's standards, such as reprimand, formal censure, removal from meeting (if the member's conduct is disruptive or impedes the orderly conduct of business at the meeting), or removal from any position or assignment to which the member has been appointed by the Mayor or City Council.

REPORTING VIOLATIONS

Members have a duty to create the image and reality of a responsive, accessible, and fair City government. Accordingly, members have a duty to report if another member has violated law or policy. Moreover, members must never attempt to use their authority or influence for the purpose of intimidating, threatening, coercing, commanding or influencing any person with the intent of interfering with that person's duty to disclose such improper activity. As a Corresponding duty, members shall refrain from making a false, misleading, or unsubstantiated report. If after review it is determined that a complaint is groundless and was made in bad faith or for the purpose of harassment, or intentionally false or otherwise malicious in nature, the complainant may be subject to sanctions under this Policy.

COMPLAINT

A Complaint by a member must be filed with the City Attorney on or before one-hundred eighty (180) days after the violation is alleged to have occurred or thirty (30) days after the alleged violation was discovered, whichever date is earlier. Upon receipt, the City Attorney will engage conflict counsel who will conduct an initial screening of the complaint and within fifteen (15) days recommend that the City Attorney handle the complaint as follows:

- (a) Dismiss it for being incomplete, untimely, or on its face lacking factual or legal merit;
- (b) Dismiss it if the complaint on its face fails to state allegations that, if true, would violate a mandatory requirement or prohibition as opposed to an aspirational or administrative provision of this Policy, City Code or any other laws;
- (c) Refer alleged violations of Arizona or federal laws to an appropriate agency if the complaint states on its face allegations that, if true, would constitute a violation of Arizona or federal law;
- (d) Or If the complaint states on its face allegations that, if true, would constitute a violation of a mandatory requirement or prohibition (as opposed to aspirational or administrative provisions) of the this Policy, the City Code or any other law, conflict counsel shall investigate the complaint and report to the City Council, the complainant, the member who is the subject of the complaint, and the City Attorney findings of fact and conclusions of law within sixty (60) days. The City Council shall consider the Conflict Counsel's report at a public meeting and either accept or reject the report as submitted and shall impose sanctions as it finds appropriate.

In all circumstances, the City Attorney shall follow conflict counsel's recommendation. The City Attorney's recommendation to refer a complaint for further investigation pursuant to subsection (c) and (d) above shall not raise the presumption that any of the complaint's allegations are true or that any member had violated this Policy or law. The timelines for handling complaints set forth above set the outer limits. All parties involved are strongly encouraged to make their findings, recommendations, and decisions as expeditiously as possible for the sake of the public and the City officials against whom complaints have been filed.

The City Attorney will adopt written rules of procedure to govern the review process, including the right of a member against whom the complaint has been lodged to respond to the complaint, attend any hearing, and present witnesses and other evidence on her or his own behalf.

Any complaints relating to City elections must be filed with or referred to the City Clerk for review and disposition as provided by law.

APPENDIX

- A. Statement of Commitment
- B. Rules for the Public at Council Meetings

Statement of Commitment

As a member of the Surprise City Council I agree to uphold the principles, policies and procedures set forth in the Surprise City Council Policy & Procedure Manual and conduct myself by the following model of behavior. I will:

- Recognize the worth of individual members and appreciate their individual talents, perspectives and contributions;
- Help create an atmosphere of respect and civility where individual members, City staff and the public are free to express their ideas and work to their full potential;
- Conduct my personal and public affairs with honesty, integrity, fairness, and respect for others;
- Respect the dignity and privacy of individuals and organizations;
- Keep the common good as my highest purpose and focus on achieving constructive solutions for the public benefit;
- Avoid and discourage conduct that is divisive or harmful to the best interests of the City;
- Treat all people with whom I come in contact in the way I wish to be treated.

I affirm that I have read and that I understand the Surprise City Council Policy & Procedure Manual, dated this _____ day of _____, _____.

Mayor /Council Member for District _____

Rules for the Public at Council Meetings

- 1) Presence in the Council Dais Area. During a Council meeting, members of the public are permitted within the area in front of the Council dais only at the invitation or consent of the chair for purposes of making presentations and providing information to Council.
- 2) Addressing Council
 - a) Any member of the public desiring to address the Council may not proceed to the lectern until after being recognized by the Chair.
 - b) At the lectern, the member of the public should clearly state their name, and approximate cross streets for the record.
 - c) Statements will be limited to three (3) minutes per item to allow the meeting to proceed and end in a timely manner. The time limit may be extended at the option of the Chair.
 - d) If several speakers desire to speak regarding a single topic, the Chair can limit the number of speakers or limit the time given to each group; however, an equal amount of time will be given to each side of an issue.
 - e) ~~Oral communications during the City Council meeting may not be used to lodge charges or complaints against any employee of the City or members of the body, regardless of whether such person is identified in the presentation by name or by any other reference that tends to identify him/her. Any such charges or complaints should be submitted during normal business hours to the City Manager for appropriate action.~~
- 3) No loud vocalization (shouting or calling out) will be permitted from the seating area of the Council Chamber.