



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

Tuesday, November 19, 2024 @ 6:00 PM
COUNCIL CHAMBERS
Amended on 11/15/24*

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

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|----|----------|---|---------------------------------|
| 1. | Citywide | Consideration and action to appoint Danielle Quinn to the Public Safety Retirement (PSPRS) Board - Police and Fire for term expiring June 30, 2028. | Kristi Passarelli
City Clerk |
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G. Regular City Council Meeting Agenda

CONSENT AGENDA:

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| 2. | Internal | *Consideration and action to approve the November 4, 2024 Executive Session Minutes, Regular City Council Meeting Minutes, and City Council Work Session Minutes. | Kristi Passarelli
City Clerk |
| 3. | District 1 | Consideration and action pertaining to approval of the Final Plat entitled, "North Copper Canyon – Parcel A" and dated received September 27, 2024, a property located at the northeast corner of Pinnacle Peak Road and Citrus Road; Case FS24-0687. | Tanner Wessel
Community
Development |
| 4. | District 5 | Consideration and action declaring the intent to enlarge and ordering the enlargement of an existing lighting improvement district known as City of Surprise, Arizona, CITY OF SURPRISE PHASE 1 LIGHTING IMPROVEMENT DISTRICT pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-172. | Kristin Tytler
Public Works |
| 5. | Citywide | Consideration and action pertaining to approval of a grant agreement with Read On Arizona, accepting funding for the School Readiness and Early Literacy Community Grant, and approval of a Fiscal Year 2025 | Jennifer Cornelius
Human Svcs and
Comm Vitality |

budget amendment moving budget authority in the amount of \$7,800; Resolution #2024-190.

- | | | | |
|----|----------|---|---|
| 6. | Citywide | Consideration and action pertaining to acceptance of endowment funding from the Maricopa County Community College District Foundation and approval of a Fiscal Year 2025 budget amendment moving budget authority in the amount of \$20,800 for supportive grants for military service members, veterans, and their families; Resolution #2024-186. | Danielle Osborne
Human Svcs and
Comm Vitality |
|----|----------|---|---|

REGULAR AGENDA ITEM - PUBLIC HEARING:

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| 7. | District 1 | Presentation and discussion regarding the Wong & Morgan Annexation, Case FS24-0505. In accordance with Arizona Revised Statutes 9-471(A)(3), a public hearing is required to be held after filing a blank petition within the last ten days of the thirty-day waiting period. | Trevor Fleetham
Community
Development |
|----|------------|---|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
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| 8. | Citywide | Consideration and action pertaining to the Neighborhood Grant Program Awards for Fiscal Year 2025 as recommended by the Sub-committee on Community Outreach, Partnerships and Grants. | Jodi Tas
Human Svcs and
Comm Vitality |
|----|----------|---|---|

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, November 14th, 2024 @ 10:00 AM
 *Amended on Friday, November 15th @ 9:15 AM

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



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 19, 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: November 19, 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: November 19, 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 Quinn to the Public Safety Retirement (PSPRS) Board - Police and Fire for term expiring June 30, 2028.

Motion:

I move to approve appointment of Danielle Quinn to the Public Safety Retirement (PSPRS) Board - Police and Fire.

Background:

This recommendation is to fill the existing vacancy for the position held by Jim Conner.

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Regular City Council Meeting

Council Meeting Date: November 19, 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

Agenda Wording:

*Consideration and action to approve the November 4, 2024 Executive Session Minutes, Regular City Council Meeting Minutes, and City Council Work Session Minutes.

Motion:

I move to approve the November 4th, 2024 Executive Session Minutes, Regular City Council Meeting Minutes, and City Council Work Session Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 110424 Work Session Minutes DRAFT
 2. 110424 Regular Meeting Minutes DRAFT
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CITY OF SURPRISE
City Council Work Session
16000 N. Civic Center Plaza
Surprise, AZ 85374
Monday, November 4, 2024 @ 5:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of November 4th, 2024 to order at 5:00 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 (Telephonically) 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. Discussion pertaining to an update on the City's Public Art Program.

Julie Akerly, came to present this item. She talked about the Community Input Priorities: namely Parks, Community Centers and Libraries, Projects for Local Artists, Easily Accessible, City Center, and Neighborhoods. She further talked about Locations Plans, Project Phases, Fabrication of FY24 Traffic Cabinets, Fabrication of MCRC Construction Fencing, Fabrication of Bounce and Swing. She also talked about the Design for Confluencia, Oasis Court Mural; Artist Selection for iHOLA, FY25 Traffic Cabinets, Community Center Wall, and Park & Gym Wall. Julie also talked about the FY26 Proposed Projects, Collection Restoration, Public Art Sketching Tours, and Creative Economy Support.

Councilmember Judd, asked the maintenance costs and if its taken into account for new artwork? Julie said their consultants consider things that require less maintenance. He asked the projected maintenance costs? Julie said it would help to determine what is needed over time. He then asked about the traffic cabinets? Julie said they were vinyl wrapped. He asked how long they last? Julie said they would replace them with new artists as they wear out. She said they would evaluate them and that Goodyear has them last about 5 years. He asked about the basketball court and how durable it would be? Julie said she's working with consultant to consider the paint used. He asked the lifespan on the court and the mural? Julie said the court should be 10 years and the mural possibly longer.

Councilmember Hastings, asked about neighborhood lending libraries? He asked which art piece is the one in need of immediate repair? Julie said she would be evaluating those right now, she said there's a mural at Benivda in the community garden.

Councilmember Cline, said that many HOA's don't allow lending libraries.

Mayor Hall talked about how excited he was for the stadium item.

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: Jack Hastings

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

Meeting Adjourned at 5:18 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 **Monday, November 4, 2024**.

Kristi Passarelli, City Clerk



CITY OF SURPRISE
Regular City Council Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Monday, November 4, 2024 @ 6:00 PM
COUNCIL CHAMBERS

A. Call To Order

Mayor Hall called the Regular Council Meeting of November 4th, 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 (Telephonically) and Jack Hastings.

C. Pledge of Allegiance

Adaptive Program Athletes came to lead the Pledge of Allegiance.

D. Proclamation and Community Acknowledgements

Mayor Hall proclaimed that it was Diabetes Awareness Month.

Mayor Hall also proclaimed that it was NASCAR Month.

E. City Manager Report

2. City Manager sub-text

3. Reports

City Manager, Bob Wigenroth, presented Economic Development Director, Jeanine Jerkovic. She talked about the Cheesecake flavor for the City.

He then invited Shelby Fenwick to talk. She recognized the Adoptive Recreation Members who led the Pledge of Allegiance.

Shelby introduced the Youth Council Members.

Kayla Vargas, Valley Vista High School

Desmond Robert, Willow Canyon Highschool

F. City Clerk Report

4. Reports

1. November Election Update

City Clerk Kristi Passarelli, gave an election update.

G. Regular City Council Meeting Agenda

5. CONSENT AGENDA:

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

2. Consideration and action to approve the October 15, 2024 Regular City Council Meeting Minutes, and City Council Work Session Minutes.
3. Consideration and action pertaining to approval of the Final Plat entitled, “Prasada SLR Parcel 1” and dated August 29, 2024, a property located at the southeast corner of Sweetwater Avenue and 159th Avenue; Case FS24-0585.
4. Consideration and action pertaining to approval of the Final Plat entitled, “Platinum Acres Final Plat” and dated August 15, 2024, a property located generally at the southwest corner of Dale Lane and 177th Avenue; Case FS24-0550.
5. Consideration and action pertaining to approval of the Final Plat entitled, “Nobella – Parcel 2.2” and dated July 16, 2024, a property generally located northeast of the northeast corner of Jomax Road and 163rd Avenue; Case FS24-0620.
6. Consideration and action pertaining to approval of the Plat entitled, “Corrective Plat of Asante – Unit 3.8B and Unit 4.1”, dated August 21, 2024, a site generally located northeast of Happy Valley Road and Pat Tillman Boulevard; Case FS23-1067.
7. Consideration and action pertaining to approval of the Corrective Plat entitled, “Asante Planning Area 4 – Unit 3.7A” and dated August 21, 2024, a site generally located northeast of Happy Valley Road and Pat Tillman Boulevard; Case FS23-1032.
8. Consideration and action pertaining to approval of the Corrective Plat entitled, “Asante Unit 3.7B, Unit 3.7C and Unit 3.8A” and dated August 21, 2024, a site generally located northeast of Happy Valley Road and Pat Tillman Boulevard; Case FS23-1073.
9. Consideration and action pertaining to approval of the Corrective Plat entitled, “Asante Unit 4.2” and dated September 12, 2024, a site generally located northwest of the corner of Happy Valley Rd. and 163rd Ave; Case FS23-0830.
10. Consideration and action pertaining to approval of the Final Plat entitled, “Asante – Unit 4.11B Lot 72” and dated August 27, 2024, a property generally located northeast of Asante Boulevard and Pat Tillman Boulevard; Case FS24-0920.
11. Consideration and action authorizing submission of the *Request for Waiver* from the requirement of posting the statutory deposit to the Industrial Commission of Arizona.
12. Consideration and action pertaining to the immediate formation of a lighting improvement district known as SU-AutoshowWest3212 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-161.

13. Consideration and action declaring the intent and enlarging an existing lighting improvement district known as City of Surprise, Arizona, SU-FULTON HOMES AT ESCALANTE 154 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-168.
14. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Paradisi Parcel D, generally located at the southeast corner of North 168th Drive and West Shangri-La Road; Resolution # 2024-160.
15. Consideration and action pertaining to the conditional acceptance and maintenance of certain public utility improvements at Rancho Mercado Parcel A2, generally located at the northeast corner of West McMicken Way and North 147th Avenue; Resolution # 2024-162.
16. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at North Copper Canyon Parcel 2.1 generally located at the northeast corner of North 183rd Avenue and West La Senda Drive; Resolution # 2024-163.
17. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Mesquite Mountain Ranch Off Site Water Phase 2, generally located at North 227th Avenue between West Deer Valley Road and West Beardsley Road; Resolution # 2024-167.
18. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Mesquite Mountain Ranch Off Site Water Phase 1, generally located at North 227th Avenue between West Deer Valley Road and West Beardsley Road; Resolution # 2024-166.
19. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Allora Surprise, generally located at the southeast corner of North Citrus Road and West Bell Road; Resolution # 2024-169.
20. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Rancho Trugold, generally located at the northeast corner of North 175th Avenue and West Sweetwater Avenue; Resolution # 2024-148.
21. Consideration and action pertaining to the conditional acceptance and maintenance of certain streets and public utility improvements at Bungalows at Bell and Sarival, generally located at the southeast corner of West Bell Road and North Sarival Avenue; Resolution # 2024-171.
22. Consideration and action pertaining to the immediate formation of a lighting improvement district known as SU-RUMMELNDSTCOVE220 pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-175.
23. Consideration and action pertaining to approval of an Intergovernmental Agreement (IGA) between the City of Surprise, the City of Glendale, the City of Peoria, the City of Avondale, and

the Maricopa County Community College District for joint public safety training and intergovernmental cooperation in public safety areas; Resolution #2024-133

24. Consideration and action pertaining to acceptance of a grant award from the Arizona Department of Homeland Security and approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$16,000 for personal protective equipment; Resolution #2024-181.
25. Consideration and action pertaining to authorizing acceptance of six (6) grant awards from the Arizona Governor's Office of Highway Safety (GOHS); approval of a Fiscal Year 2025 budget amendment moving budget authority in the amount of \$250,300; and amending the Fiscal Year 2025 Contract Awarding Authority List; Resolution #2024-170.
26. Consideration and action pertaining to acceptance of a grant award from the Governor's Office of Highway Safety (GOHS) and approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$45,000 for DUI enforcement; Resolution #2024-176.
27. Consideration and action pertaining to acceptance of a grant award from the Arizona Department of Homeland Security and approval of a Fiscal Year 2025 budget amendment moving budget in the amount of \$12,000 for mitigating and preventing acts of terrorism; Resolution #2024-180.

6. REGULAR AGENDA ITEM - PUBLIC HEARING:

28. Consideration and action pertaining to a recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) on Application No. 310067, requested by Ryan Winter Anderson, for Safeway #0048 for Series 9 Liquor License. Safeway #0048 is located at 17230 W Peoria Ave, 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

29. Presentation, discussion, and public hearing pertaining to the Surprise 295 Annexation; Case FS24-0623.

Chris Sexton came to present this item. She talked about the Vicinity Map, Existing Boundaries, Proposed Annexation, and Annexation Steps.

Alex Christ, a Surprise Resident, asked what would happen if it wasn't approved? and what the future development would be for it?

Chris said it would stay vacant. She said it would be incorporated into a bigger parcel.

Vice-Mayor Haney, asked if Buckeye could go through the process as well? Chris said they could, but its in the City's planning area, but it could be in the future.

30. Consideration and action abandoning a 15-foot of right-of-way for approximately 2,520 foot section of Citrus Road, between Norwich Drive and Pinnacle Peak Road; Resolution #2024-184.

Lloyd Abrams, came to present this item. He talked about the Vicinity Map, and Exhibit.

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

7. REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

31. Consideration and action pertaining to membership in the Southwest Valley Chamber of Commerce.

Jeff Campso, came to present this item. He talked about the Chamber Community, Chamber Partnership, Board of Directors, Leadership Circle, 2024 Membership, Signature Chamber Events, City to City Update, Annual Meeting, Annual Awards Gala, Academy, Committees, Exciting Plans, and Total Investment.

Councilmember Judd, asked how many Surprise members there are currently? Jeff said there was over 50. Councilmember Judd, asked what kind of measurable matrix could be set as goals? Jeff said their training program and new platform would be able to help track activity. Judd said he was looking for members and if they would be adding value to the program. Jeff said the engagement and promotion would be unlimited. Councilmember Judd asked what the estimate of business growth would be?. Jeff talked about the level of growth they've experienced so far and hoped to double it. He talked about the report they would provide. Councilmember Judd talked about the relationship with the Economic Development. Jeff said they wanted to add and not duplicate any services offer.

Councilmember Cline, talked about the efforts the Economic Development team does already. She talked about previous efforts from the City. She talked about the value of having the services here in Surprise all the time. She voiced her concerns about paying for more for something the City is doing now. Jeff said they were bringing a community of businesses, and that the City doesn't have the community they are offering.

Councilmember Hastings, talked about the timing and if they do advocacy. Jeff said they do at the state level and have lobbyists. Councilmember Hastings asked if the City was the one who approached the Chamber. Jeff said that was correct. Councilmember Hastings said he would like to maybe try out membership for a year. Jeff said they have committees and lobbyists they work with. Councilmember Hastings talked about his support for trying it out.

Vice-Mayor Haney, asked advocacy for his district and the advocacy work provided? Jeff said they look at it about how they can grow businesses. Vice-Mayor Haney, talked about working collectively with other west side entities. He asked about changing the name for the Chamber, Jeff said he brought it up. Vice-Mayor Haney said he wanted to make sure the chamber wasn't replacing the work the Economic Development team was doing. He then asked about having a matrix to track success? Jeff said they do a report twice a year and it would detail activity. Vice-Mayor Haney asked about the retention rate? Jeff said it was 90%. Nick asked about the cost and membership? Jeff talked about the benefits.

Councilmember Duffy, said it sound like alot of the things offered were redundant. Jeff said they focus on small businesses, and they offer a community to the City. Councilmember Duffy asked about another chamber that has members, and if there was overlapping territory? Jeff said they

wouldn't reach out to others about that.

Councilmember Cline, talked about people crossing city borders to businesses, and distance as a factor. Jeff said they have five cities and that they engage with each other. He also talked about virtual engagement opportunities.

Councilmember Remley, talked about role of the Chamber would offer, and previous experiences with past Chambers.

Mayor Hall thanked Jeff for the presentation and expressed his optimism for the possible membership. He talked about the limitations government has and where the chamber can pick up the slack.

Cheryl Packham, a Surprise Resident, came to talk about her concerns about the Chamber.

Councilmember Hastings, asked if they have reached out to the Economic Development team at the City. Jeff said they haven't yet.

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

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

Vote Result: Passed

Vice-Mayor Haney, asked about reviewing in a few months.

32. Consideration and action pertaining to an amendment to Surprise Municipal Code by amending Chapter 42, Article III, Sections 42-52 and 42-53 pertaining to Urban Camping prohibited acts and violations; Ordinance #2024-30.

Chief Pina, and Seth Dyson, came to present this item. Cheif Pina talked about Urban Camping, Supreme Court Decisions, Eliminating Language for definitions, Enforcement, Homelessness Response, New SAFE Reporting App, and SAFE Reporting Review.

Mayor Hall, asked about panhandling and signage? Chief Pina said they are starting to put signs out. He talked about the process to remove undesirable panhandling.

Councilmember Hastings, talked about approaching the situation with compassion and being proactive.

H. Call To The Public

Alex Christ, a Surprise Resident, came to talk about first amendment concerns, and the upcoming election.

Cheryl Packham, a Surprise Resident, came to talk about the previous decisions with the Chamber of Commerce.

I. Other Business and Future Agenda Items

Mayor Hall asked for an update from the Transportation Department in North Surprise. Vice-Mayor Haney seconded.

J. City Council Reports

Councilmember Cline, talked about her past meetings, and thanked staff for helping.

Councilmember Duffy, talked about having his future meetings in January. He also talked about the Best of the West awards.

Vice-Mayor Haney, talked about his last meeting, he said he will have his meetings in December.

Councilmember Judd, talked about Best of the West. He also thanked staff for their efforts.

Councilmember Hastings, thanked staff for their current efforts. He also talked about the Virtual City Academy.

Councilmember Remley, talked about the upcoming Veteran's Parade. He also said his meetings would restart in January.

Mayor Hall, thanked Economic Development for their recent achievements, as well as HSCV. He also talked about an upcoming pancake breakfast and Veteran's Day Parade.

K. Executive Session

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

Meeting entered Executive Session at 7:48 PM

8. Executive Session Items

33. Consideration and action to recess into executive session for discussion and consultation with the City's attorneys to consider its position and receive legal advice pertaining to current litigation pursuant to A.R.S. §§ 38-431.03 and 04.

9. Executive Disclaimer - Part 1

10. Executive Disclaimer - Part 2

11. Executive Disclaimer - Part 3

L. Adjournment

Meeting reconvened at 8:55

Motion: To Adjourn

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

Meeting adjourned at 8:55

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 **Monday, November 4, 2024**.

Kristi Passarelli, City Clerk



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 19, 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, “North Copper Canyon – Parcel A” and dated received September 27, 2024, a property located at the northeast corner of Pinnacle Peak Road and Citrus Road; Case FS24-0687.

Motion:

I move to approve the Final Plat entitled, “North Copper Canyon – Parcel A”.

Background:

Brendan Harney of Courtland Homes Inc. requests approval of a final plat entitled “North Copper Canyon Parcel A” date received September 27, 2024. Parcel A is a part of the larger North Copper Canyon PAD and proposes 125 single-family lots over approximately 22.94 gross acres equating to a gross density of 5.45 DU/AC. This plat is accompanied by an Alternative Assurance Agreement for the required infrastructure improvements.

Objective Analysis:

Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.

Policy Compliant:

The requested Final Plat is consistent with the North Copper Canyon PAD and advances the goals and policies of the General Plan.

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-FS24-0687 North Copper Canyon Parcel A - Final Plat - Staff Report
 2. 01-FS24-0687 North Copper Canyon Parcel A - Final Plat - Vicinity Map
 3. 02-FS24-0687 North Copper Canyon Parcel A - Final Plat - Zoning Map
 4. 03-FS24-0687 North Copper Canyon Parcel A - Final Plat - Final Plat
 5. 04-FS24-0687 North Copper Canyon Parcel A - Final Plat - Landscape Plans
 6. 05-FS24-0687 North Copper Canyon Parcel A - Final Plat - Luke AFB Letter
 7. 06-FS24-0687 North Copper Canyon Parcel A - Final Plat - Alternative Assurance Agreement
 8. FS24-0687 North Copper Canyon Parcel A - Final Plat - PowerPoint
-

FINAL PLAT

REPORT TO THE CITY COUNCIL

Case: FS24-0687

Project Name: North Copper Canyon Parcel A – Final Plat

Council District: 1 - Acacia

City Council Date: November 19, 2024

Planner: Tanner Wessel, Planner II

Owner: Courtland Homes Inc.

Applicant: Brendan Harney of Courtland Homes Inc.

Request: Final Plat for Parcel A of the North Cooper Canyon development, a 125 single-family lot subdivision

Site Location: Located at the northeast corner of Pinnacle Peak Road and Citrus Road

Site Size: 22.94 gross acres (approx.)

Gross Density: 5.45 DU/AC

General Plan

Conformance: The proposal is consistent with the Surprise General Plan 2040

Findings:

- The proposed Final Plat is consistent with the North Copper Canyon PAD.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

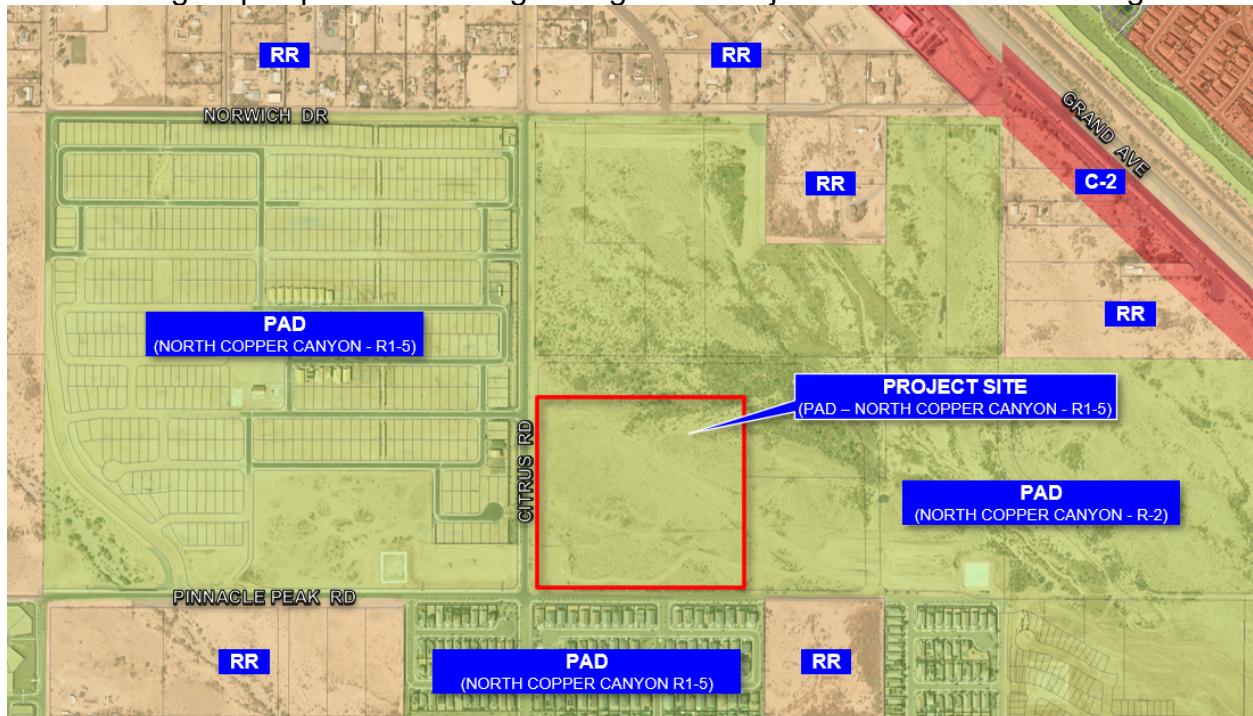
Alternative Actions: **Approve** – Approval of the proposed Final Plat will allow the applicant the ability to subdivide the property as proposed.
Deny – Denial of the proposed Final Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

Brendan Harney of Courtland Homes seeks approval of a Final Plat for Parcel A within the North Copper Canyon Planned Area Development (PAD). The proposed Final Plat contemplates 125 single-family lots over approximately 22.94 gross acres for a gross density of 5.45 DU/AC. The proposed subdivision will integrate into the larger North Copper Canyon community.

SURROUNDING LAND ZONING:

The following map depicts the existing zoning of the subject site and its surrounding:



Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)
Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)
Planned Area Development (North Copper Canyon)	Planned Area Development (North Copper Canyon)	Rural Residential (RR)

BACKGROUND:

May 23, 1987: The subject parcels were annexed into the City of Surprise under Ordinance 87-03.

May 27, 2004: The City Council approved a PAD for Austin Ranch under Case PAD03-278.

February 18, 2020: The City Council approved a PAD Amendment to the Austin Ranch PAD renaming it to North Copper Canyon under Case FS19-431.

April 18, 2023: The City Council approved a PAD Amendment to the North Copper Canyon PAD which incorporated the former Burke Property PAD into the North Copper Canyon PAD under Case FS22-1245.

May 16, 2024: The Planning & Zoning Commission approved the Preliminary Plat for North Copper Canyon Parcels 7 & A, Case FS23-0952.

May 20, 2024: The application submitted for a Final Plat for North Copper Canyon Parcel A, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a Final Plat for Parcel A within the North Copper Canyon PAD. In April 2023, an amendment to the North Copper Canyon PAD (case FS22-1245) was approved by City Council and redesignated Parcel A as low-density residential (R1-5). The parcels are required to comply with the residential lot category A-1 development standards as outlined in the PAD amendment. The proposed lots are a minimum of 45-feet wide and 110-feet in depth. This Final Plat proposes 125 single-family lots over approximately 22.94 gross acres having a gross density of 5.45 DU/AC. The lots included with this plat meet or exceed the minimum lot requirements outlined within the North Copper Canyon PAD. A summary of the prescribed development standards is provided below:

North Copper Canyon PAD – Residential Lot Category A-1 Development Standards	
Minimum Area	5,280 SF
Minimum Width	45-feet
Minimum Depth	110-feet
Front	12-feet living area or side load garage 20-feet for front load garage
Side	5-feet / 8-feet
Street Side	13-feet**
Rear	15-feet*
Rear Adjacent to Arterial Street	20-feet
Distance Between House	10-feet
Building Height	30-feet
*Fireplace, bay windows, pop-outs, or patio covers may encroach 10-feet into rear setback	
**Setback includes adjacent landscape tract	

Access

Access to Parcel A is provided from Pinnacle Peak Road to the south and Citrus Road to the west. Both Pinnacle Peak Road and Citrus Road connect to the overall North Copper Canyon development as well as Grand Avenue via Deer Valley Road and Norwich Drive.

Open Space & Landscaping

There is a total of approximately 1.23 acres of open space within Parcel A. A paved pedestrian path is provided through the center of Parcel A allowing pedestrian connectivity from Electra Lane near the southern boundary of Parcel A up north to the future Parcel 7. Residents within Parcels A will have access to the amenity sites located throughout the development. These amenities include a community pool, dog parks, tot lots, basketball courts, and ramadas. The proposed landscape incorporates native and low water use plants, as required by the city, and is consistent with the overall North Copper Canyon Development.

Walls

The proposed walls are consistent with the rest of the North Copper Canyon community. The Primary Theme Wall consists of 6"x8" CMU block with an 8"x8" split face cap. Partial View Fence are also proposed throughout Parcels A and consist of a 1'-4" wrought iron fence atop a 4-foot 6"x8" CMU block wall.

Alternative Assurance Agreement

This plat is accompanied by an Alternative Assurance Agreement (AAA). This agreement allows the applicant an alternative to posting financial assurances to construct and install all the required infrastructure improvements. The recordation of this plat shall be held until the required infrastructure is inspected and approved by the City's Public Works Department or until financial assurances are posted. A copy of the Alternative Assurance Agreement is included as an attachment to this report.

UTILITY AND SERVICES TABLE:

Water	City of Surprise
Wastewater	City of Surprise
School District	Dysart Unified School District

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2040: The Surprise General Plan 2040 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 5.45 DU/AC the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however the site is integral to the larger North Copper Canyon project, which is approved for an overall density of 4.1 DU/AC and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

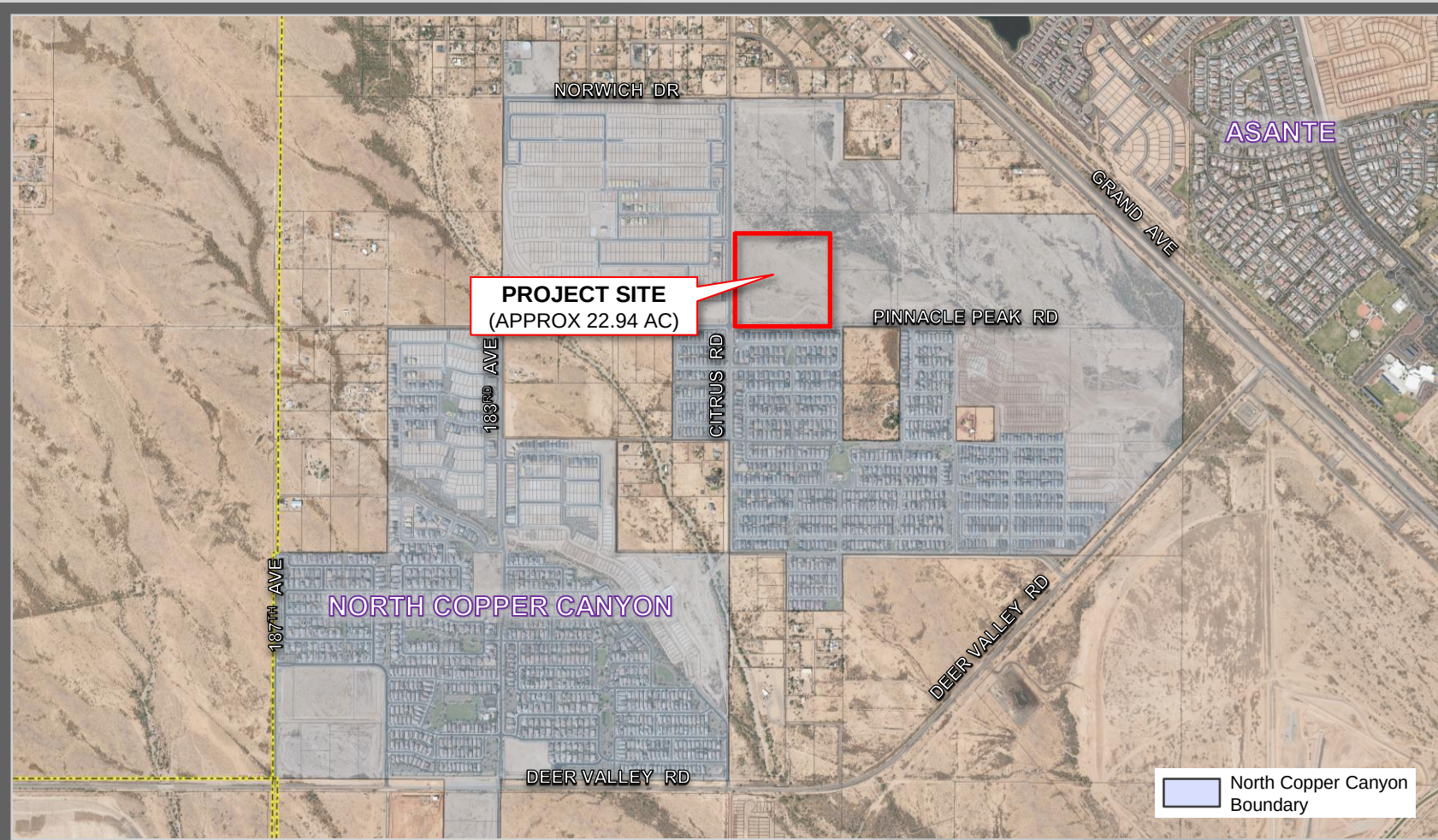
In addition to the standard city reviewing agencies, Maricopa Water District, and Luke AFB were included in the routing of this request. All agencies have indicated no objections to the request.

FINDINGS:

- The proposed Final Plat is consistent with the North Copper Canyon PAD.
- The proposed Final Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Final Plat
04 Landscape Plans
05 Luke AFB Letter
06 Alternative Assurance Agreement
PowerPoint



RR

RR

NORWICH DR

RR

C-2

GRAND AVE

RR

PAD
(NORTH COPPER CANYON - R1-5)

PROJECT SITE
(PAD - NORTH COPPER CANYON - R1-5)

PAD
(NORTH COPPER CANYON - R-2)

CITRUS RD

PINNACLE PEAK RD

RR

PAD
(NORTH COPPER CANYON R1-5)

RR

FS24-0687 ZONING MAP

DEDICATION

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

KNOW ALL PERSONS BY THESE PRESENTS:

THAT COURTLAND HOMES, INC., AN ARIZONA CORPORATION ("OWNER"), HAS SUBDIVIDED UNDER THE NAME "NORTH COPPER CANYON-PARCEL A", A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "NORTH COPPER CANYON-PARCEL A" 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 DEDICATES TO THE CITY OF SURPRISE FEE TITLE TO ALL PUBLIC RIGHTS-OF-WAY AS SHOWN ON THE PLAT.

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

OWNER HEREBY GRANTS TO THE 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/OR AUXILIARY FIELD.

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

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 CITY OF SURPRISE A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS SEWER LINES AND MANHOLES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE SEWER LINES AND MANHOLES.

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

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

OWNER HEREBY GRANTS TO THE PUBLIC A PERPETUAL NON-EXCLUSIVE WATER LINE EASEMENT OVER, UNDER, UPON, AND ACROSS ALL AREAS DESIGNATED ON THE PLAT AS WATER LINES, FIRE HYDRANTS AND WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, MAINTAINING, REPAIRING, REPLACING, AND UTILIZING THE WATER LINES, FIRE HYDRANTS AND WATER METERS.

IN WITNESS WHEREOF, COURTLAND HOMES, INC., AN ARIZONA CORPORATION, HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER

ON THIS _____ DAY OF _____, 20____.

COURTLAND HOMES, INC., AN ARIZONA CORPORATION

BY: _____

NAME: _____

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 ADOPED M.A.G. (MARICOPA ASSOCIATION OF GOVERNMENTS) 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.

FINAL PLAT FOR
NORTH COPPER CANYON - PARCEL A
A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

NOTES

1. NO ON-SITE GRADING OR EXCAVATION SHALL OCCUR WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE.
2. 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.
3. ZONING OF THE PROPERTY IS PER SURPRISE ZONING CASE FS22-1245 OR AS SUBSEQUENTLY AMENDED.
4. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
5. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, HAS BEEN FORMED AND WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS "TRACTS" OR EASEMENTS (INCLUDING LANDSCAPED AREAS AND DRAINAGE FACILITIES) IN ACCORDANCE WITH APPROVED PLANS.
6. STRUCTURES AND PLANT MATERIAL PLACEMENT SHALL BE IN CONFORMANCE WITH THE LINE OF SIGHT AND SIGHT VISIBILITY TRIANGLE REQUIREMENTS REFERENCED IN THE CITY OF THE SURPRISE ENGINEERING DEVELOPMENT STANDARDS DETAIL 4.01 AND 4.02
7. THIS FINAL PLAT IS IN SUBSTANTIAL CONFORMANCE WITH THE PRELIMINARY PLAT FOR NORTH COPPER CANYON PARCELS 7 & A APPROVED 05-16-2024 UNDER CASE FS23-0952.
8. 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.
9. 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.
10. 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.
11. 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.

ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

BEFORE ME THIS ____ DAY OF _____, 20____, ALAN HAMBERLIN PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO ACKNOWLEDGED HIMSELF TO BE THE PRINCIPAL OF HUNN DEVELOPMENT, C/O., AN ARIZONA CORPORATION, THE GENERAL PARTNER OF COURTLAND HOMES, C/O., AN ARIZONA CORPORATION, THE OWNER, AND ACKNOWLEDGED THAT HE, AS PRINCIPAL OF THE GENERAL PARTNER, THE GENERAL PARTNER OF SAID OWNER , EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC:_____

MY COMMISSION EXPIRES: _____

HOMEOWNERS ASSOCIATION RATIFICATION

BY THIS RATIFICATION, _____, DULY AUTHORIZED AGENT OF "NORTH COPPER CANYON COMMUNITY ASSOCIATION", AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES THE RECORDATION OF THIS PLAT FOR "NORTH COPPER CANYON-PARCEL A" AND ACKNOWLEDGES THE RESPONSIBILITIES SET FORTH THEREIN.

NAME:_____

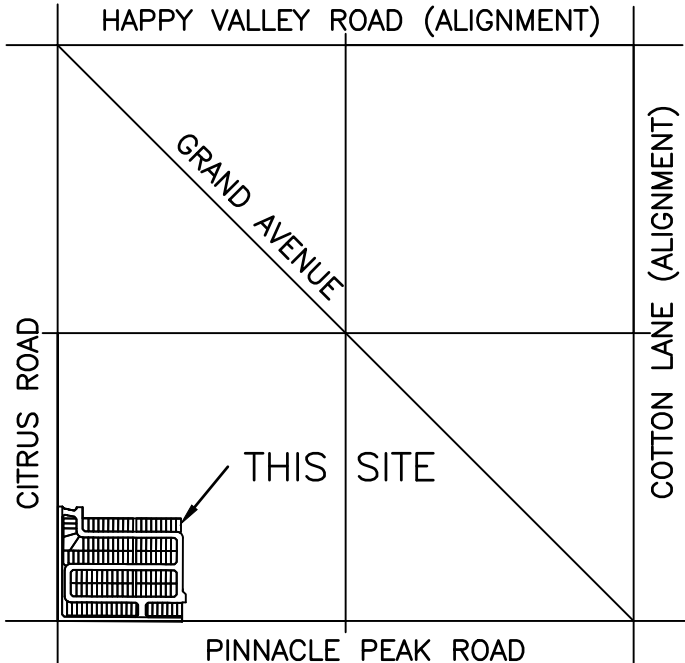
TITLE:_____ DATE:_____

HOMEOWNERS ASSOCIATION RATIFICATION
ACKNOWLEDGEMENT

STATE OF ARIZONA)
)SS
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY

APPEARED _____, WHOSE IDENTITY WAS PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO HE OR SHE CLAIMS TO BE, AND ACKNOWLEDGED THAT HE OR SHE SIGNED THE ABOVE /ATTACHED DOCUMENTS.



VICINITY MAP
(NOT-TO-SCALE)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS ARIZONA STATE PLAN CENTRAL ZONE, GRID NORTH, BASED ON GPS OBSERVATION.

FLOOD ZONE CERTIFICATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE X (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO 04013C1205L WITH A DATE OF IDENTIFICATION OF OCTOBER 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.

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREA OF LESS THAN ONE SQUARE MILE.

LEGEND

- ▲--- SECTION CORNER - FOUND BRASS CAP (UNLESS OTHERWISE NOTED)
- ⊗--- FOUND BRASS CAP PER ADJOINING RECORDED SUBDIVISION PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF SUBDIVISION - SET BRASS CAP UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- CORNER OF THIS SUBDIVISION - SET SURVEY MARKER PER M.A.G. STD. DTL. 120, TYPE "C" - MODIFIED (UNLESS OTHERWISE NOTED)
- — --- EASEMENT
- S.V.T. SIGHT VISIBILITY TRIANGLE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- AC. ACRES
- C1 CURVE NUMBER
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- EX. EXISTING
- APN ASSESSOR PARCEL NUMBER
- M.C.R. MARICOPA COUNTY RECORDER
- CENTERLINE MONUMENTATION - SET BRASS CAP FLUSH UPON COMPLETION OF JOB PER M.A.G. STD. DTL. 120, TYPE "B" (UNLESS OTHERWISE NOTED)
- ① SIGHT VISIBILITY TRIANGLE EASEMENT - 30' X 30'
- S.F. SQUARE FEET
- ④ SHEET NUMBER

RELEASE OF LIABILITY

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

COURTLAND HOMES, INC., AN ARIZONA CORPORATION, ("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.

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 ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED:_____ CITY ENGINEER _____ DATE _____

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF SURPRISE, ARIZONA. THIS _____ DAY OF _____, 20____.

MAYOR: _____ DATE _____

ATTEST: _____ CITY CLERK _____ DATE _____

100 YEAR ASSURED WATER SUPPLY:

THE SUBDIVIDER HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

27-701295.0000 4-25-23
CERTIFICATE NUMBER DATE

CERTIFICATION

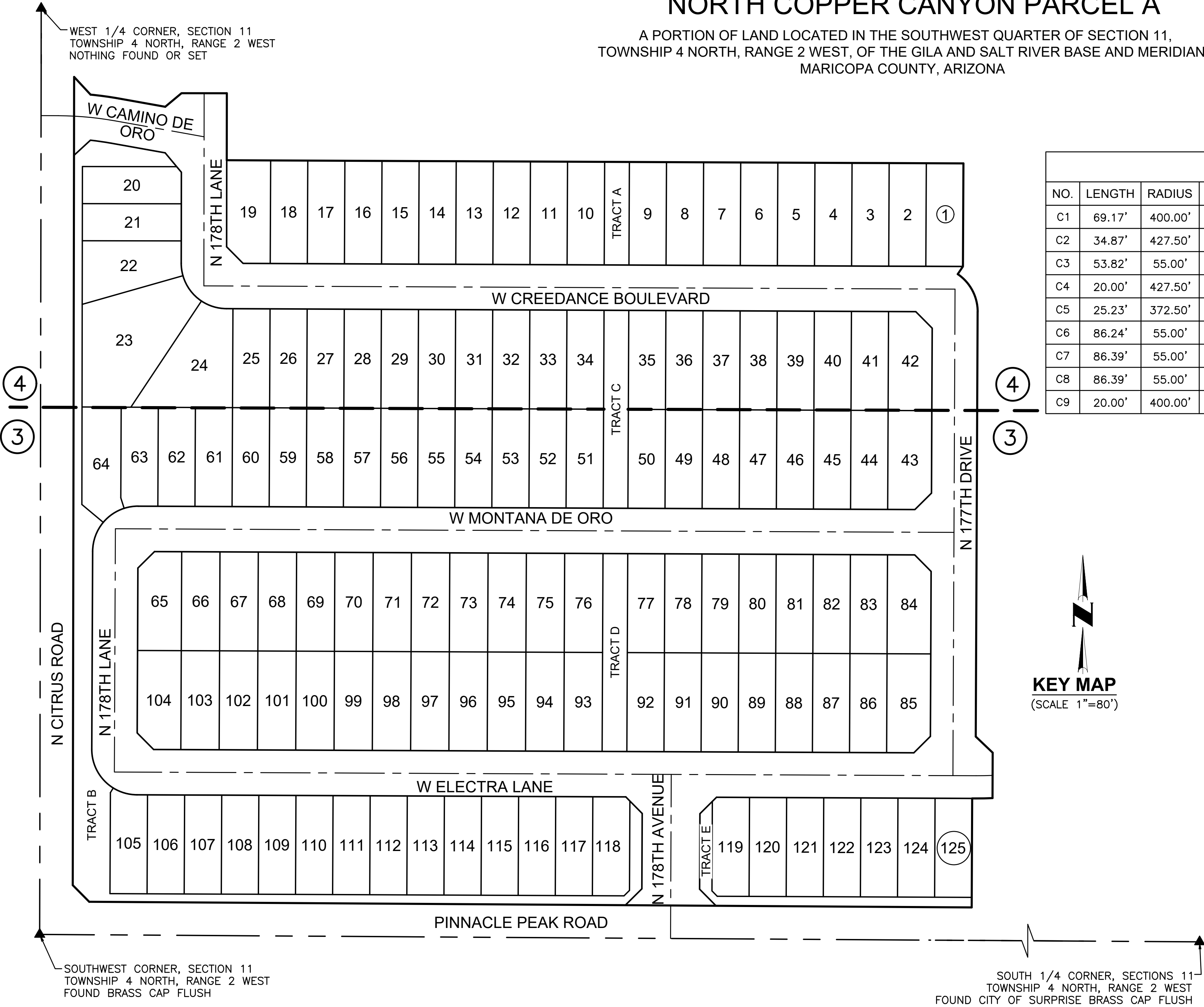
I, RICHARD G. ALCOCER, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF FOUR (4) SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE, 2023, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

BY: _____
RICHARD G. ALCOCER
REGISTRATION NUMBER 33851
4550 N. 12TH STREET
PHOENIX, ARIZONA 85014
(602)-264-6831
CVLSURVEY@CVLCI.COM

GROSS AREA = 22.935
ACRES SEE SHEET 2 FOR CURVE
TABLE AND LOT AREA
TABLE

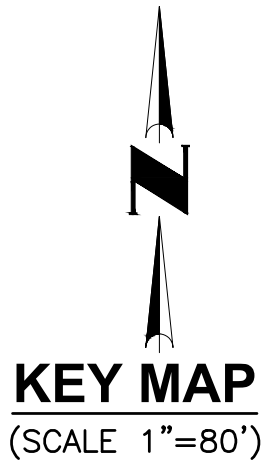
FINAL PLAT FOR NORTH COPPER CANYON PARCEL A

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	69.17'	400.00'	009°54'29"	34.67	69.08	N84°49'06"W
C2	34.87'	427.50'	004°40'23"	17.44	34.86	N82°12'03"W
C3	53.82'	55.00'	056°04'13"	29.29	51.70	N27°47'14"W
C4	20.00'	427.50'	002°40'50"	10.00	20.00	N88°54'27"E
C5	25.23'	372.50'	003°52'50"	12.62	25.22	N81°48'16"W
C6	86.24'	55.00'	089°50'29"	54.85	77.67	S44°49'53"E
C7	86.39'	55.00'	090°00'00"	55.00	77.78	S45°14'52"W
C8	86.39'	55.00'	090°00'00"	55.00	77.78	S44°45'08"E
C9	20.00'	400.00'	002°51'54"	10.00	20.00	N88°48'56"E

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°46'20"W	20.89'
L2	S79°51'51"E	56.91'
L3	N50°06'45"E	25.70'
L4	N44°41'33"W	28.31'
L5	S45°18'27"W	28.25'
L6	N44°46'04"W	28.35'
L7	S89°54'09"E	40.00'
L8	N00°22'01"E	40.00'
L9	S44°49'53"E	28.32'
L10	N47°24'33"E	27.12'
L11	S39°53'15"E	30.65'
L12	S44°45'08"E	28.28'
L13	S45°14'52"W	28.28'
L14	S44°45'08"E	28.28'
L15	N45°14'52"E	28.28'
L16	N44°45'08"W	28.28'
L17	S45°14'52"W	28.28'
L18	S44°45'08"E	28.28'
L19	S45°14'52"W	28.28'
L20	S17°46'22"E	13.35'
L21	S50°00'31"E	33.80'
L22	N31°46'06"E	6.59'
L23	S45°18'27"W	9.42'
L24	S44°41'33"E	9.11'



TRACT TABLE		
TRACT	AREA	DESCRIPTION
TRACT A	0.086	LANDSCAPE TRACT, OPEN SPACE, TRAIL
TRACT B	0.686	LANDSCAPE TRACT, DRAINAGE
TRACT C	0.165	LANDSCAPE TRACT, OPEN SPACE, TRAIL
TRACT D	0.165	LANDSCAPE TRACT, OPEN SPACE, TRAIL
TRACT E	0.123	LANDSCAPE TRACT
TOTAL	1.225	

TOTAL LAND USE	
TOTAL NUMBER OF LOTS	125
TOTAL NUMBER OF TRACTS	5
GROSS RESIDENTIAL DENSITY	5.45 D.U./A.C.

LAND USE TABLE		
LAND USE AREAS	SQUARE FEET	ACRES
TOTAL AREA OF LOTS	705,396	16.194
TOTAL AREA OF TRACTS	53,370	1.225
TOTAL AREA OF STREETS	240,281	5.516
TOTAL GROSS AREA	999,047	22.935

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
1	5,625
2	5,625
3	5,625
4	5,625
5	5,625
6	5,625
7	5,625
8	5,625
9	5,625
10	5,625
11	5,625
12	5,625
13	5,625
14	5,625
15	5,625
16	5,625
17	5,625
18	5,625
19	6,440
20	5,381
21	5,400
22	7,205
23	15,004
24	10,160
25	5,400
26	5,400
27	5,400
28	5,400
29	5,400
30	5,400
31	5,400
32	5,400
33	5,400
34	5,400
35	5,400
36	5,400
37	5,400
38	5,400
39	5,400
40	5,400
41	5,400
42	6,160
43	6,160
44	5,400
45	5,400

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
46	5,400
47	5,400
48	5,400
49	5,400
50	5,400
51	5,400
52	5,400
53	5,400
54	5,400
55	5,400
56	5,400
57	5,400
58	5,400
59	5,400
60	5,400
61	5,400
62	5,400
63	5,400
64	6,166
65	6,160
66	5,573
67	5,573
68	5,573
69	5,573
70	5,573
71	5,573
72	5,573
73	5,573
74	5,573
75	5,573
76	5,575
77	5,400
78	5,400
79	5,400
80	5,400
81	5,400
82	5,400
83	5,400
84	6,160
85	6,160
86	5,400
87	5,400
88	5,400
89	5,400
90	5,400

LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)
91	5,400
92	5,400
93	5,575
94	5,573
95	5,573
96	5,573
97	5,573
98	5,573
99	5,573
100	5,573
101	5,573
102	5,573
103	5,573
104	6,160
105	5,494
106	5,400
107	5,400
108	5,400
109	5,400
110	5,400
111	5,400
112	5,400
113	5,400
114	5,400
115	5,400
116	5,400
117	5,400
118	5,365
119	5,367
120	5,400
121	5,400
122	5,400
123	5,400
124	5,400
125	5,400

SEE SHEET 2 FOR CURVE
TABLE AND LOT AREA
TABLE



DATE

REVISION

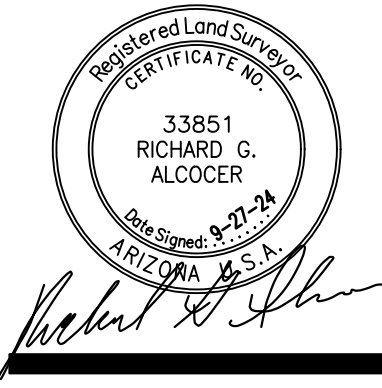
NO.

FINAL PLAT

NORTH COPPER CANYON

PARCEL A

SURPRISE, ARIZONA

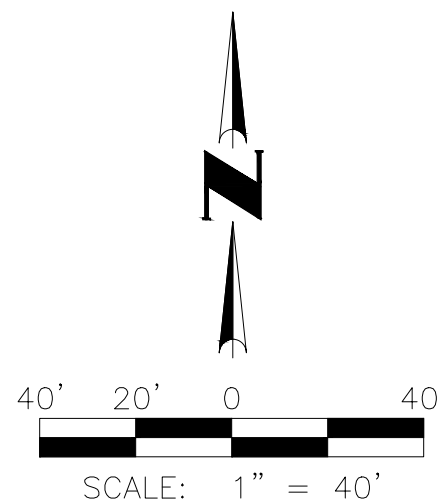


CVL Contact: M. OLSEN
CVL Project #: 1.14.0295233

SHEET
2 OF 4

FINAL PLAT FOR NORTH COPPER CANYON PARCEL A

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



COUNTY RECORDER



DATE _____

REVISION

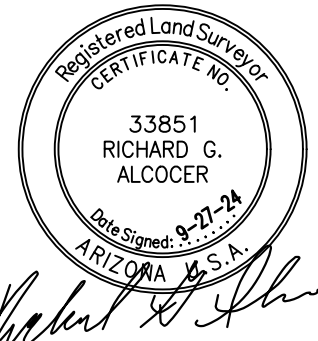
No.

FINAL PLAT

NORTH COPPER CANYON

PARCEL A

SURPRISE, ARIZONA

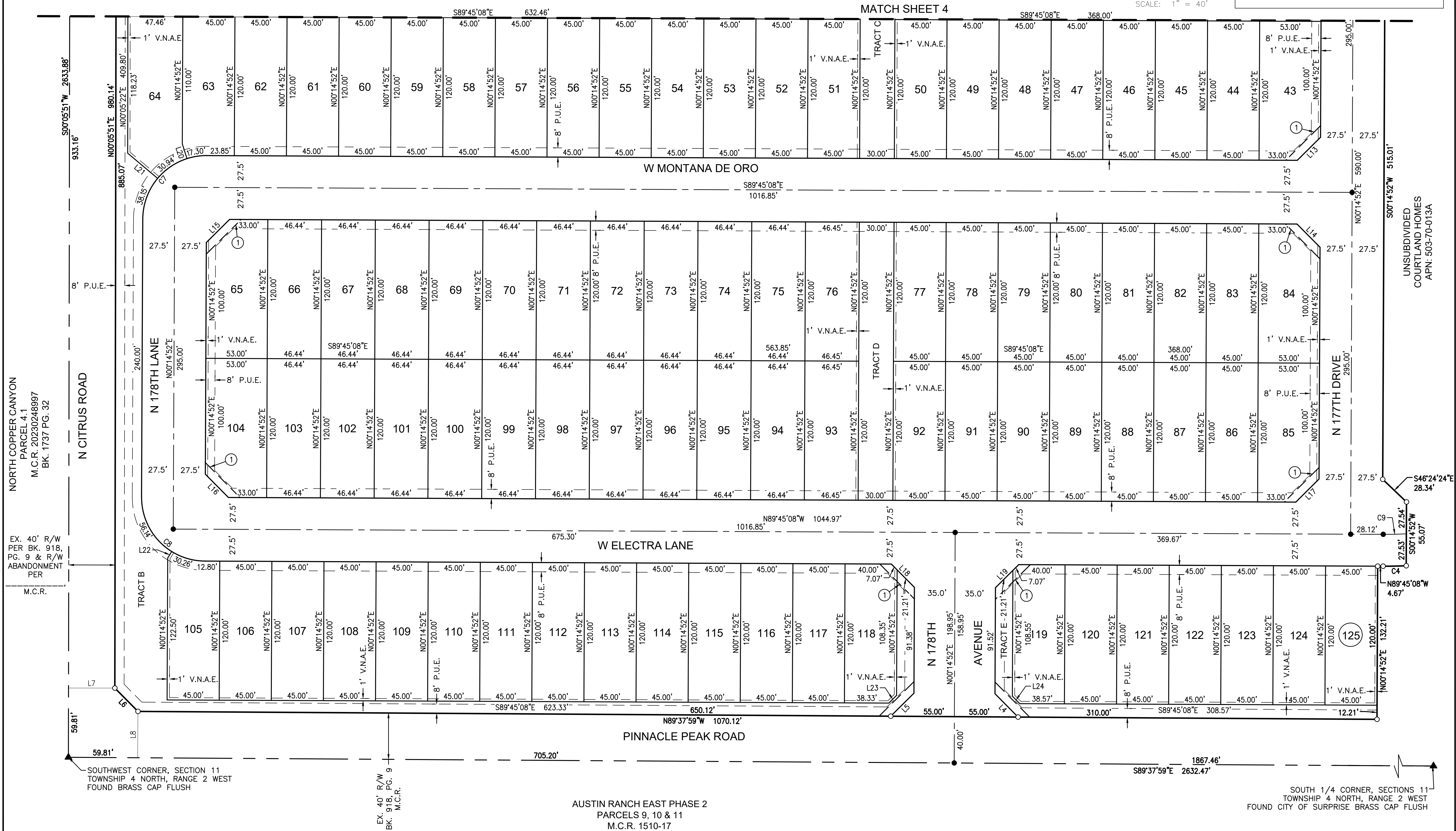


CVL Contact: M. OLSEN
CVL Project #: 1.14.0295233

DS.PA.FPLAT - 03

SHEET
3 OF 4

CITY PROJECT ES24-0687



SEE SHEET 2 FOR CURVE
TABLE AND LOT AREA
TABLE

FINAL PLAT FOR NORTH COPPER CANYON PARCEL A

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

COUNTY RECORDER



DATE _____

REVISION

No.

FINAL PLAT

NORTH COPPER CANYON

PARCEL A

SURPRISE, ARIZONA

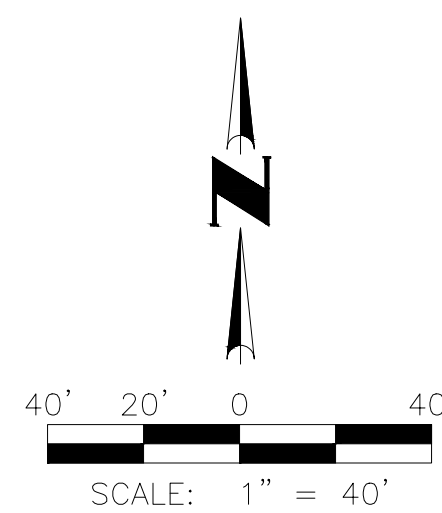
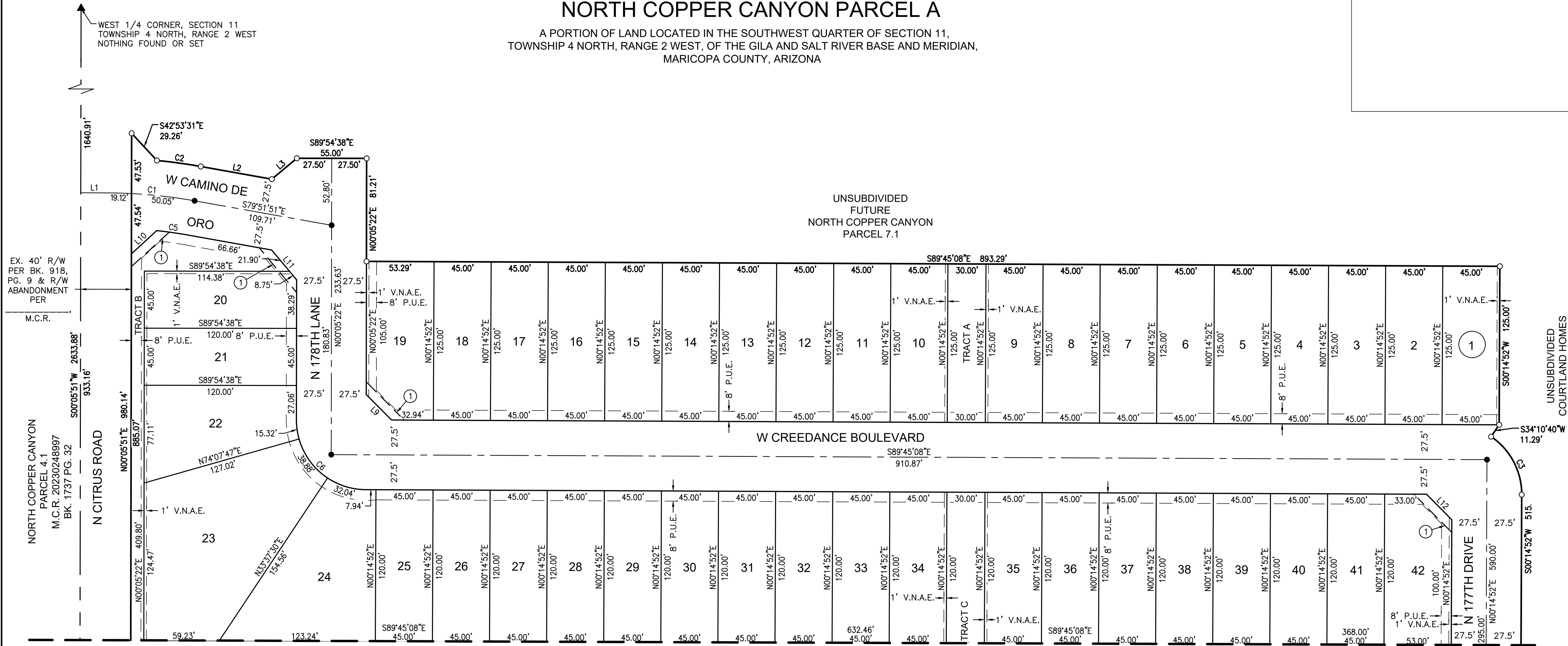


CVL Contact: M. OLSEN
CVL Project #: 1.14.0295233

DS.PA.FPLAT - 04

SHEET
4 OF 4

CITY PROJECT ES24-0687



SEE SHEET 2 FOR CURVE
TABLE AND LOT AREA
TABLE

LANDSCAPE NOTES:

1. PRIOR TO BIDDING, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE TO DETERMINE THE FULL EXTENT OF DEMOLITION WORK (IF REQUIRED).
2. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR AND AN OWNER'S REPRESENTATIVE SHALL INSPECT THE SITE AND DOCUMENT ANY DAMAGE TO SIDEWALKS, CURBS OR OTHER HARDSCAPES. ALL AREAS TO BE RE-INSPECTED UPON FINAL WALK THROUGH AND ANY DAMAGED AREAS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. LANDSCAPE CONTRACTOR TO REVIEW ALL RELATED ENGINEERING, ARCHITECTURAL AND DRAINAGE PLANS AND COORDINATE WITH THE APPROPRIATE CONTRACTOR ON ANY ITEMS WITH OVERLAPPING SCOPE. ANY DISCREPANCIES BETWEEN THE LANDSCAPE PLAN AND ANY OTHER CONSULTANT PLANS MUST BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. PRIOR TO CONSTRUCTION, ANY CLARIFICATIONS OR DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE CONDITIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
5. LANDSCAPE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL UNDERGROUND UTILITIES FOR PROTECTION PRIOR TO CONSTRUCTION. CONTACT BLUE STAKE AT 602-263-1100 OR 1-800-782-5348.
6. LANDSCAPE CONTRACTOR TO PROVIDE BARRICADES ALONG PUBLIC STREETS IF REQUIRED DURING INSTALLATION.
7. ALL QUANTITIES ON THE PLANT LIST ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR, PLANS TAKE PRECEDENCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD ESTIMATE ALL DECOMPOSED GRANITE QUANTITIES.
8. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL HARDSCAPES, IRRIGATION COMPONENTS AND TREES FOR A PERIOD OF 1 YEAR. SHRUBS, ACCENTS AND GROUND COVERS SHALL CARRY A 90 DAY WARRANTY.
9. ALL PLANTS MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED IN ADEQUATE OR NOT MEETING NURSERYMAN STANDARDS.
10. DUE TO SEASONAL PLANT MATERIAL AVAILABILITY, ALL ALTERNATES AND/OR SUBSTITUTIONS ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT, OWNER OR JURISDICTION.
11. PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY.
12. LANDSCAPE CONTRACTOR TO CONTACT THE G.C. OR OWNER'S REPRESENTATIVE BEFORE EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION. MINIMUM 2 APPLICATIONS REQUIRED.
13. PREPARED BACKFILL FOR PLANTING PITS SHALL BE 4 PARTS NATIVE SOIL TO 1 PART NITROGEN STABILIZED MULCH. MIX MULCH AND SOIL BACKFILL THOROUGHLY TO CREATE BACKFILL PRIOR TO PLACING IN PIT.
14. TOPSOIL TO CONFORM TO THE REQUIREMENTS OF MAG SPECIFICATION, SECTION 795. PROVIDE A WRITTEN DESCRIPTION OF CERTIFICATION OF ORIGINAL ORIGIN OF TOPSOIL TO LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE.
15. PROVIDE THE G.C. AND/OR OWNER A SAMPLE OF DECOMPOSED GRANITE FOR APPROVAL PRIOR TO DELIVERY TO THE SITE.UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS AND BE RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
16. LANDSCAPE MAINTENANCE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE OWNER.

IRRIGATION NOTES:

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR IS TO COORDINATE ALL SLEEVEING LOCATIONS WITH THE GENERAL CONTRACTOR AND/OR PAVING CONTRACTOR TO ENSURE THAT ALL SLEEVES ARE INSTALLED PRIOR TO PAVING. VERIFY ANY EXISTING SLEEVES THAT MAY HAVE BEEN PREVIOUSLY INSTALLED.
2. PRIOR TO CONSTRUCTION, VERIFY STATIC WATER PRESSURE. CONTACT LANDSCAPE ARCHITECT IF STATIC PRESSURE IS NOT ADEQUATE FOR LISTED DESIGN PRESSURE ON THE IRRIGATION PLANS.
3. MAINTAIN IRRIGATION AS-BUILTS THROUGHOUT INSTALLATION. AS-BUILT SET TO BE TURNED OVER TO OWNER PRIOR TO ACCEPTANCE OF THE IRRIGATION INSTALL.
4. VACUUM BREAKER/BACKFLOW PREVENTION DEVICE TO BE ASSEMBLED PER LOCAL JURISDICTIONAL STANDARDS AND DETAILS.
5. CONTRACTOR IS RESPONSIBLE FOR SUPPLYING MATERIALS AND LABOR TO PROVIDE SPECIFIED ELECTRICAL SERVICE TO ALL CONTROLLER LOCATIONS. ALL ELECTRICAL WORK TO BE PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODE.
6. ALL IRRIGATION EQUIPMENT TO BE LOCATED IN LANDSCAPE AREAS- ALL LINES AND EQUIPMENT ARE SCHEMATIC.
7. ALL MATERIAL USED SHALL BE INSTALLED AS PER PLAN AND AS PER MANUFACTURERS SPECIFICATIONS. ALL DEVIATIONS FROM DRAWINGS OR MATERIALS USED SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND OR LANDSCAPE ARCHITECT.
8. USE COMMON TRENCHES WHERE POSSIBLE. SEE DETAILS FOR TRENCHING AND MINIMUM IRRIGATION PIPE BURY DEPTHS.
9. CONTROLLER WIRE SHALL BE A DIFFERENT COLOR FOR TREE LINES & SHRUB LINES. AT LEAST THREE EXTRA CONTROL WIRES TO BE RUN TO THE FARTHEST VALVE LOCATION OF THE SYSTEM.
10. IRRIGATION LINES SHALL RUN PARALLEL TO THE HIGH SIDE OF SLOPES.
11. AN 18 GAUGE TRACER WIRE OF A DIFFERENT COLOR THAN THE CONTROL WIRES SHALL BE INSTALLED WITH ALL MAINLINES.
12. INSTALL ELECTRIC VALVES IN PLASTIC VALVE BOXES FLUSH WITH GRADE. ALL BOXES TO BE PLACED IN INCONSPICUOUS LOCATIONS AS POSSIBLE. AVOID INSTALLING VALVE BOXES AT THE BOTTOM OF ANY RETENTION AREAS WHERE PONDING IS POSSIBLE.
13. ALL PEA GRAVEL IN VALVE BOXES TO BE CLEANED FROM TOP OF VALVE SO THAT VALVE IS COMPLETE VISIBLE, LIP OF VALVE BOX IS ALSO TO BE FREE OF DEBRIS.
14. EMITTERS TO BE PLACED ON THE UPHILL SIDE OF THE PLANTS. ALL PLANTS REQUIRING MORE THAN ONE DRIP EMITTER SHALL HAVE EMITTERS DISTRIBUTED EVENLY AROUND THE EDGE OF THE ROOT-BALL.
15. CONTRACTOR TO CAP OFF ALL IRRIGATION AT PHASING LIMITS AS REQUIRED, AND MARK APPROPRIATELY FOR EASY LOCATION UPON FUTURE EXPANSION.
16. PRIOR TO OWNERS APPROVAL, AN IRRIGATION "TUNE-UP" MUST BE PERFORMED AS FOLLOWS:
 - A. ALL IRRIGATION EQUIPMENT (INCLUDING ALL PIPELINES AND SLEEVES) TO BE DOCUMENTED FROM TWO STATIONARY POINTS. (AS-BUILTS PER #2 ABOVE).
 - B. IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO MARKED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PLASTIC POUCH AND ATTACHED TO THE INSIDE OF CONTROLLER.
 - C. ALL DRIP SYSTEMS TO BE FLUSHED BEGINNING WITH "Y" STRAINER, AND WORKING AWAY FROM PRESSURE REGULATOR.
 - D. ALL IRRIGATION SPRAY HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS/RADIUS ADJUSTED TO ACHIEVE 100% COVERAGE. AVOID OVER-SPRAY ONTO ALL WALKS, CURBS, WALLS, EXISTING STRUCTURES OR ANOTHER OTHER HARDSCAPE AREA. ADJUST ALL HEADS/ROTORS TO PROPER HEIGHTS AND VERTICAL ALIGNMENT.
 - E. ENSURE THAT NO CONTROL WIRE WAS DAMAGED DURING CONSTRUCTION AND THAT ALL VALVES ARE ELECTRONICALLY OPERABLE BY THE CONTROLLER.
 - F. AUDIT ENTIRE SYSTEM FOR LEAKS OR DAMAGE DURING CONSTRUCTION.

CITY OF SURPRISE GENERAL NOTES

1. CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THE SITE.
2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF PLANS AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S AGENT.
3. ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSED ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPE AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/ OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
5. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S AGENT. PROVIDE POSITIVE DRAINAGE AWAY FROM ANY BUILDINGS IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE OF LANDSCAPE AREAS SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE OR GRASS SEED/SOD.
6. ALL SIGNS AND SIGNAGE REQUIRE A CITY OF SURPRISE SEPARATE PERMIT.
7. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
8. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
9. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.

SPECIAL NOTES:	
1.	TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS STD. 8-14 WHEN TREES ARE WITHIN 3" OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
2.	CONTRACTOR TO INSTALL ALL MATERIALS AS SPECIFIED IN THE PLAN SET, OR AN APPROVED EQUIVALENT BY THE OWNER/LANDSCAPE ARCHITECT.
3.	STREET TREES WILL BE LOCATED IN THE LANDSCAPED AREA BETWEEN THE SIDEWALKS AND CURB. LOCAL STREETS WILL HAVE A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUND COVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE WILL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS.
4.	TREE SPECIES PERMITTED WITHIN THE R.O.W.: - ACACIA SALICINA (WILLOW ACACIA) - ACACIA STENOPHYLLA (SHOESTRING ACACIA) - ACACIA WILLARDIANA (PALO BLANCO) - CALLISTEMON RIGIDUS (BOTTLEBRUSH) - QUERCUS VIRGINIANA (SOUTHERN LIVE OAK) - SOPHORA SECUNDIFLORA (TEXAS MOUNTAIN LAUREL) - CHILOPSIS LINEARIS (DESERT WILLOW) - OLEA EUROPAEA (SWAN HILL OLIVE) - FRAXINUS GREGGII (LITTLE LEAF ASH)
5.	TREES WITH THORNS ARE TO BE LOCATED A MINIMUM OF 10' FROM PEDESTRIAN ROUTES.
6.	DEVELOPER RESERVES THE RIGHT TO REPLACE ANY TREE, OUTSIDE OF THE R.O.W., WITH A SALVAGED TREE OF EQUAL OR GREATER SIZE THAN WHAT IS SPECIFIED.
7.	ALL IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPING, PER CITY OF SURPRISE EDS STD. 8.2(5).
8.	HOMES LOCATED ON INTERSECTIONS ARE REQUIRED TO HAVE THE SIDE YARD LANDSCAPING AT THE RATE OF (1) 24" BOX TREE AND (4) 5 GALLON SHRUBS AND/OR GROUNDCOVER PLANTS PER 25 LINEAR FEET INCLUDED WITH THE FRONT YARD LANDSCAPING BY THE DEVELOPER.

OWNER/DEVELOPER

COURTLAND HOMES, INC.
4160 W. KITTY HAWK
CHANDLER, AZ 85226
CONTACT: HANS KOPPENHOEFFER
480-893-7575
hans.koppenhoeffer@courtlandhomes.com

ENGINEER

COE & VAN LOO CONSULTANTS, INC.
4550 N. 12TH STREET
PHOENIX, AZ 85014
CONTACT: NEPHITALY HERNANDEZ
602-805-7558
nhernandez@cvclic.com

LANDSCAPE ARCHITECT

McGOUGH ADAMSON
535 E. MCKELLIPS ROAD, STE 131
MESA, ARIZONA 85203
CONTACT: NICK ADAMSON, RLA
602-997-9093
nicka@mg-az.com

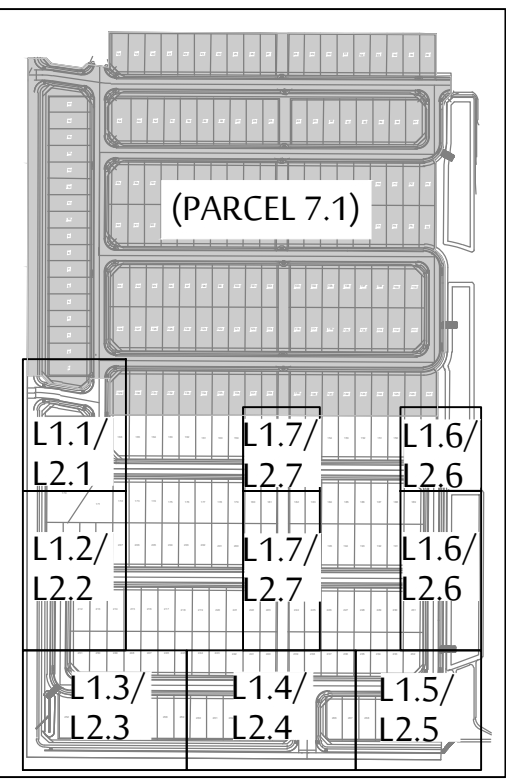
SHEET INDEX

SHEET #	DESCRIPTION
L0.1	COVER SHEET
L1.1 - L1.7	PLANTING PLAN
L2.0 - L2.7	IRRIGATION PLAN
L3.1	WALL PLAN
L4.1 - L4.3	DETAILS

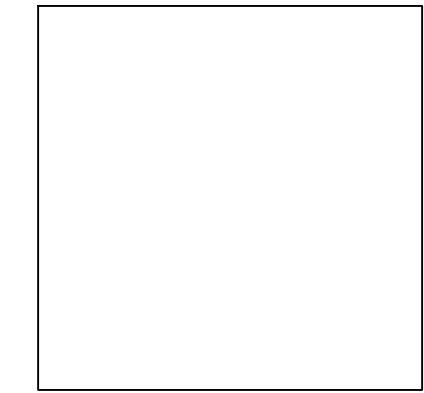
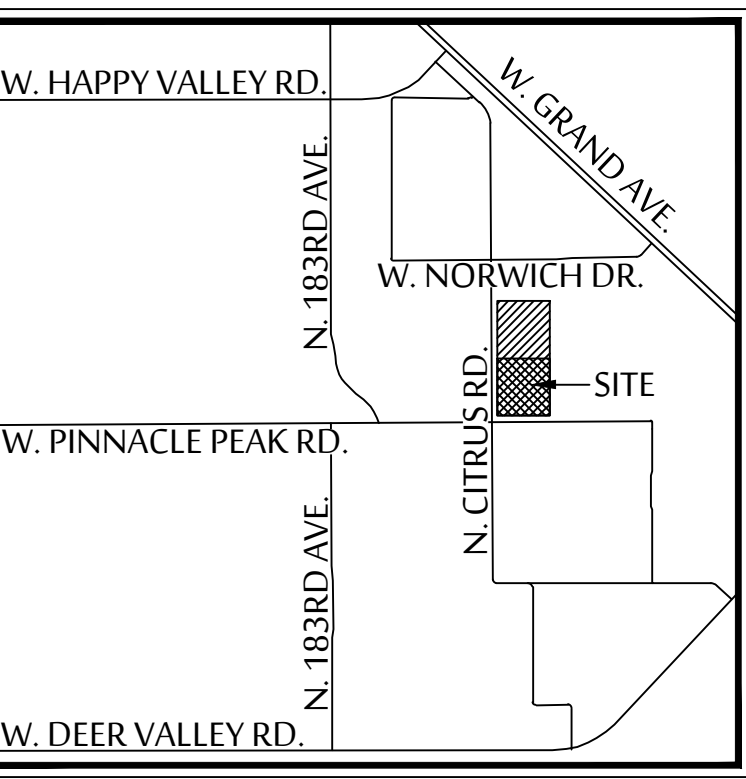
PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.	SIZE	COMMENTS
TREES				
	ACACIA ANEURA - MULGA	18	24" BOX	STANDARD
	CHIOPSIS LINEARIS - DESERT WILLOW *	92	24" BOX	STANDARD
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE	16	24" BOX	STANDARD
	PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLESS MESQUITE	17	24" BOX	STANDARD
* INDICATES CITY OF SURPRISE APPROVED R.O.W. TREE				
SHRUBS				
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER	63	5 GAL	FULL CAN
	ENCELIA FARINOSA - BRITTLEBUSH	43	5 GAL	FULL CAN
	HYPTIS EMORYI - DESERT LAVENDER	31	5 GAL	FULL CAN
	JUSTICIA CALIFORNICA - CHUPAROSA	67	5 GAL	FULL CAN
	LARREA TRIDENTATA - CREOSOTE BUSH	31	5 GAL	FULL CAN
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE	67	5 GAL	FULL CAN
	SIMMONDSIA CHINENSIS - JOJOBA	43	5 GAL	FULL CAN
	SPHAERALCEA AMBIGUA - GLOBE MALLOW	61	5 GAL	FULL CAN
ACCENTS				
	AGAVE AMERICANA - AMERICAN AGAVE	40	5 GAL	FULL CAN
	AGAVE PARRII - PARRY'S AGAVE	96	5 GAL	FULL CAN
	ASCLEPIUS SUBULATA - DESERT MILKWEED	95	5 GAL	FULL CAN
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS	189	5 GAL	FULL CAN
	DASYLIRION WHEELERI - DESERT SPOON	53	5 GAL	FULL CAN
	ECHINOCEREUS GRUSONII - GOLDEN BARREL CACTUS	62	5 GAL	MIN. 8" Ø
	EUPHORBIA ANTISYPHILITICA - CANDELILLA	79	5 GAL	FULL CAN
	FOUQUIERIA SPLENDENS - OCOTILLO	24	8-10 CANES	BARE ROOT
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA	159	5 GAL	FULL CAN
	MUHLENBERGIA RIGENS - DEER GRASS	60	5 GAL	FULL CAN
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR	27	5 GAL	3 PADS MIN.
GROUND COVERS				
	ACACIA REDOLENS - TRAILING ACACIA	38	5 GAL	FULL CAN
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BUR-SAGE	179	5 GAL	FULL CAN
	BAILEYA MULTIRADIATA - DESERT MARIGOLD	183	5 GAL	FULL CAN
	EREMOPHILA ALBA 'MINGENEW GOLD' - OUTBACK SUNRISE EMU	100	5 GAL	FULL CAN
	DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 2" DEPTH	91,227 SQ. FT.		

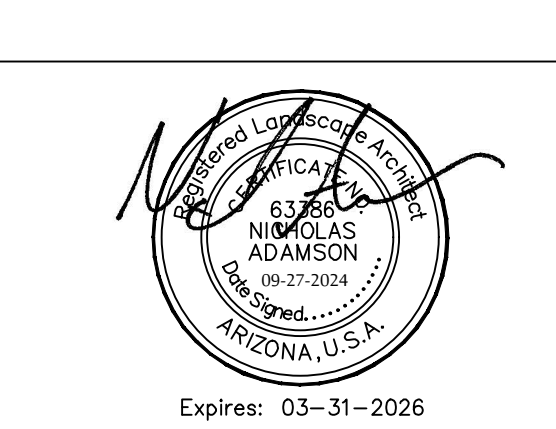
KEY MAP



VICINITY MAP



535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093



COVER SHEET
NORTH COPPER CANYON
- PARCEL A
NEC OF N. CITRUS ROAD & W. PINNACLE PEAK ROAD
SURPRISE, ARIZONA 85387

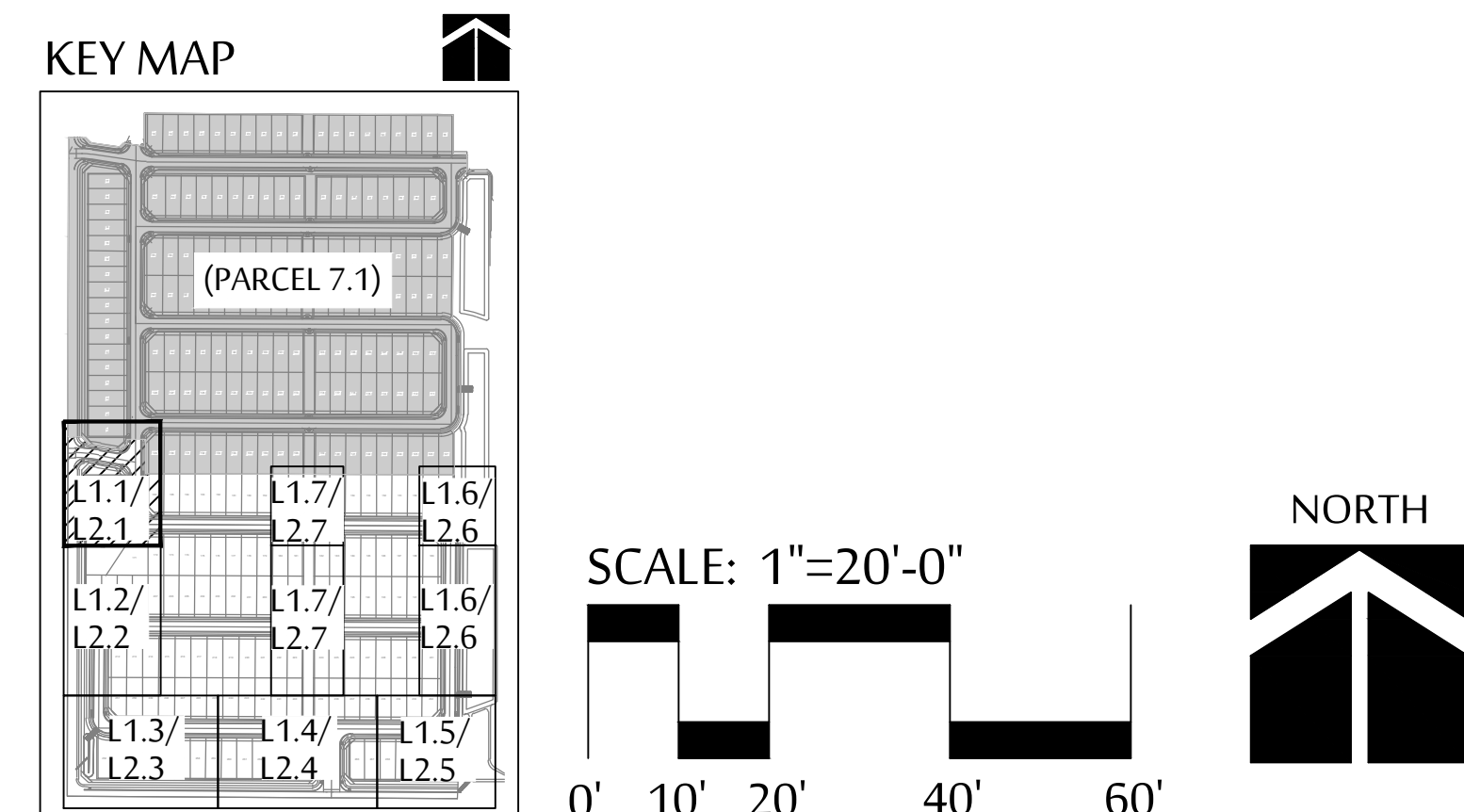
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JOB NO. _____
DATE: 09-27-24
DRAWN BY: BD, EH
CHECKED BY: NA

REVISIONS: _____

CASE NUMBER: FS24-0687

SHEET NO.
L0.1



The logo for McGough Adamson is a square graphic divided into four quadrants. The top-left quadrant is black with the text 'MCGOUGH' and 'ADAMSON' in white, stacked vertically. The top-right quadrant is black with a white silhouette of a fan palm. The bottom-left quadrant is black with a white silhouette of a saguaro cactus. The bottom-right quadrant is white with the text 'Landscape Architects', 'Land Planning', and 'Irrigation' stacked vertically.



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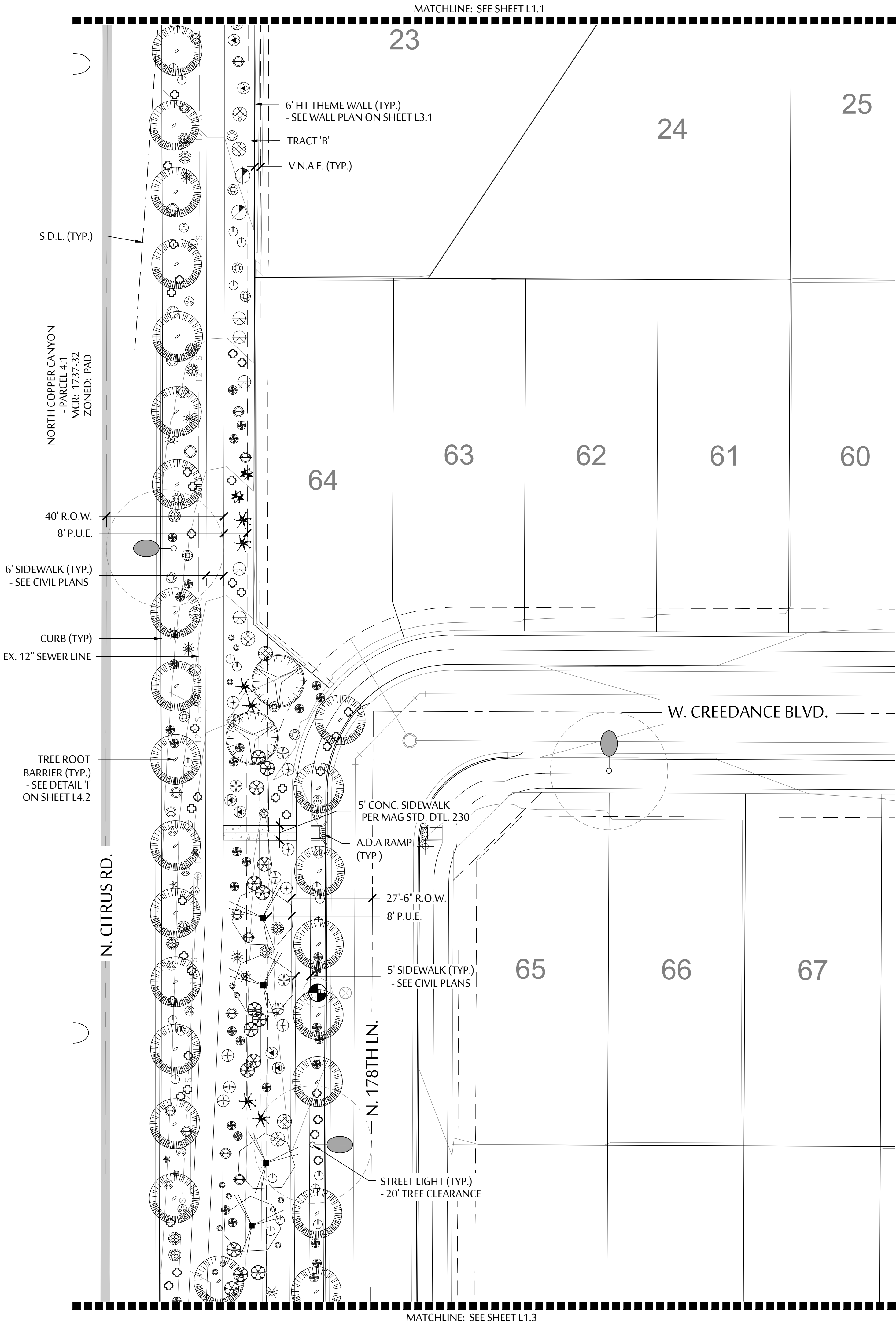
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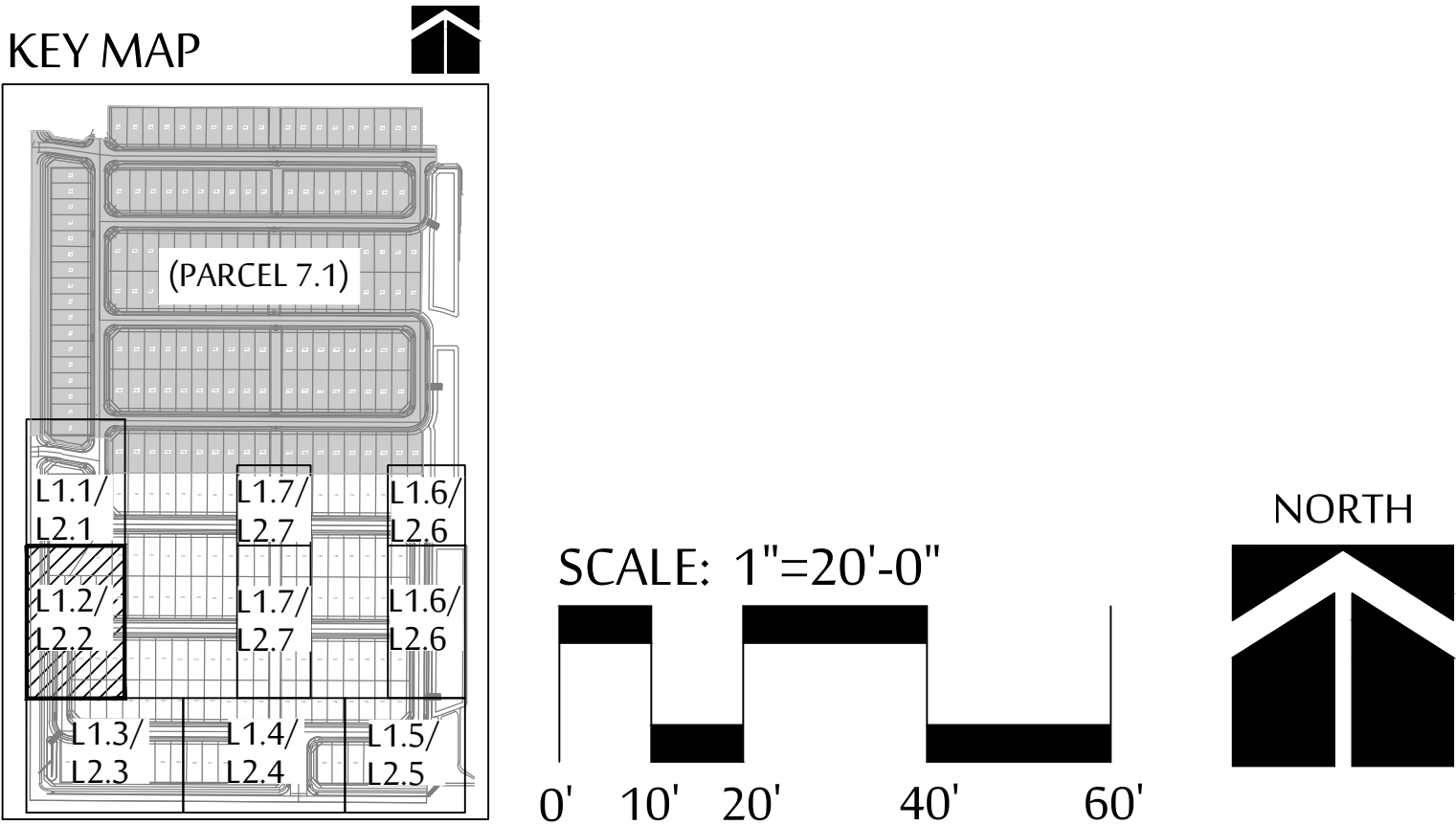
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CASE NUMBER: FS24-0687

SHEET NO.
L1.1



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	CHILOPSIS LINEARIS - DESERT WILLOW *
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLSS MESQUITE
* INDICATES CITY OF SURPRISE APPROVED R.O.W. TREE	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRII - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS GRUSONII - GOLDEN BARREL CACTUS
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	FOQUIERIA SPLENDENS - OCOTILLO
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	ACACIA REDOLENS - TRAILING ACACIA
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BUR-SAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA 'MINGENEU GOLD' - OUTBACK SUNRISE EMU
	DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 2" DEPTH



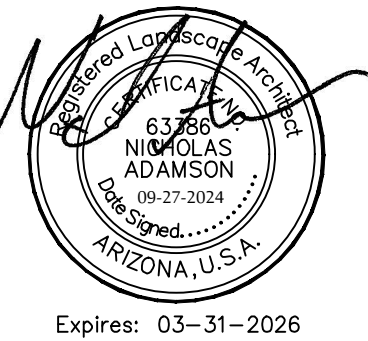
MCGOUGH
ADAMSON

Landscape
Architects

Land
Planning

Irrigation

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PLANTING PLAN

NORTH COPPER CANYON
- PARCEL A

NEC OF N. CITRUS ROAD & W. PINNACLE PEAK ROAD
SURPRISE, ARIZONA 85387

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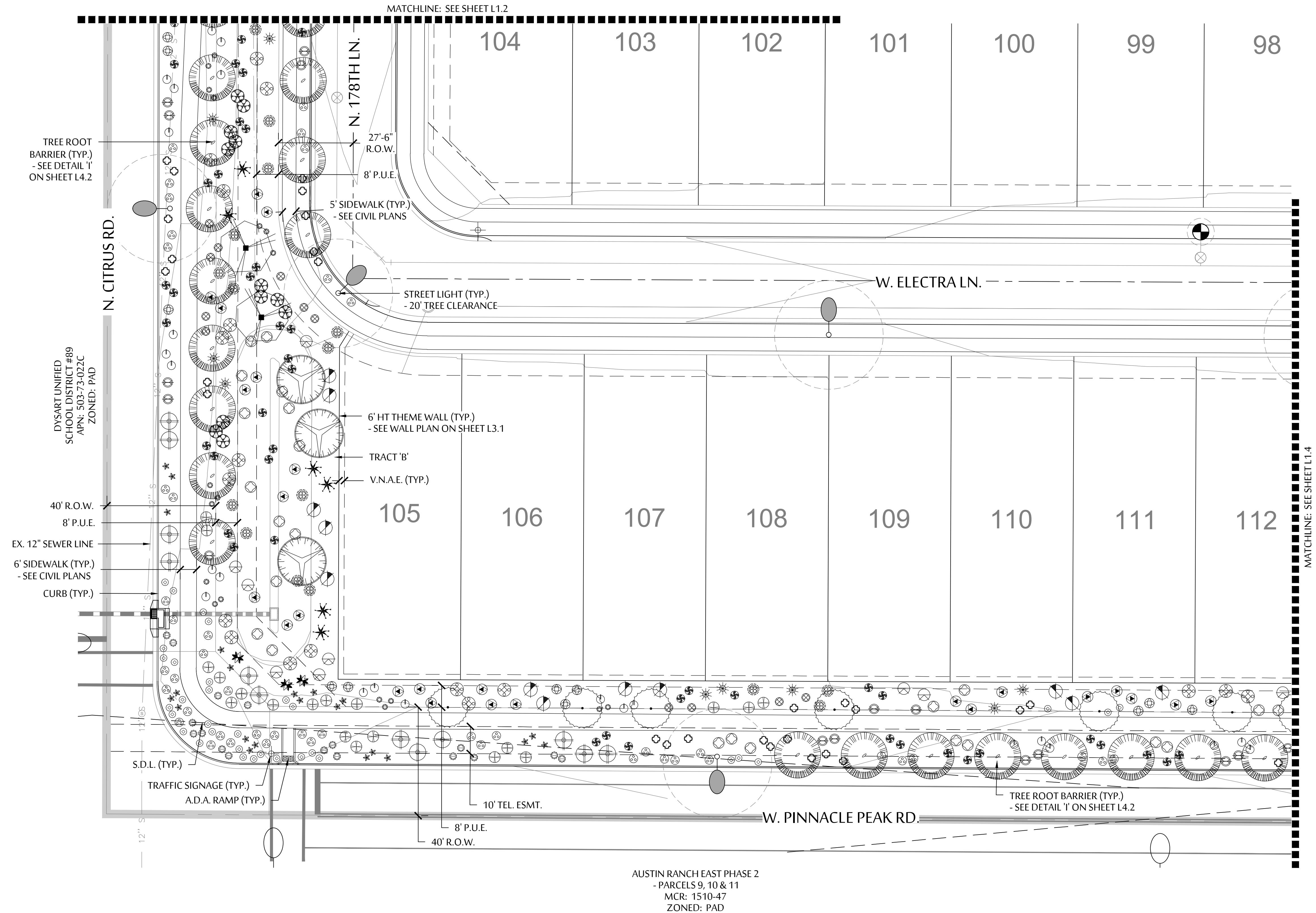
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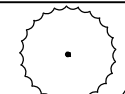
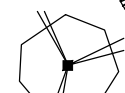
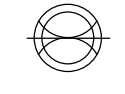
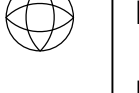
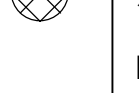
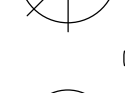
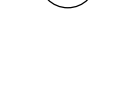
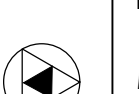
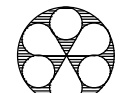
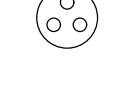
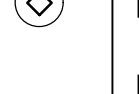
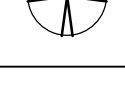
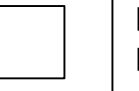
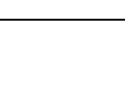
REVISIONS: _____

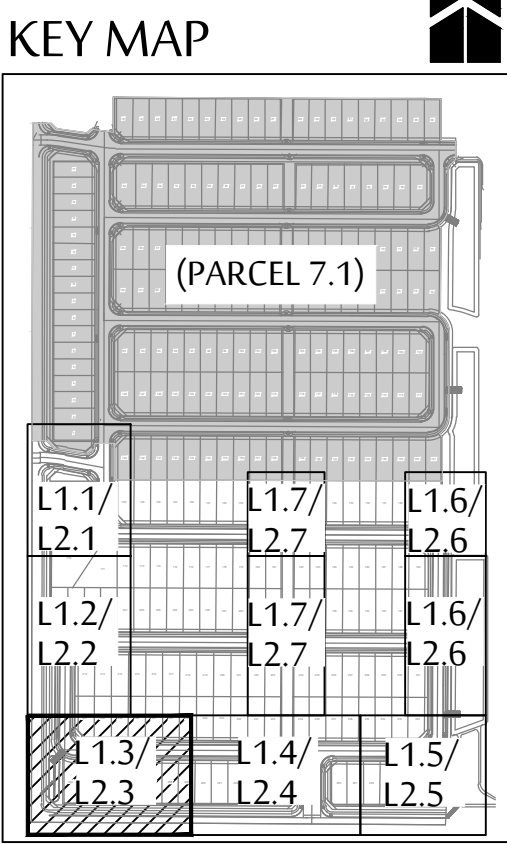
CASE NUMBER: FS24-0687

SHEET NO.

L1.2



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	CHIOPSIS LINEARIS - DESERT WILLOW *
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLSS MESQUITE
* INDICATES CITY OF SURPRISE APPROVED R.O.W. TREE	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRII - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS GRUSONII - GOLDEN BARREL CACTUS
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	FOUQUIERIA SPLENDENS - OCOTILLO
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	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	ACACIA REDOLENS - TRAILING ACACIA
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BUR-SAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA 'MINGENEU GOLD' - OUTBACK SUNRISE EMU
	DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 2" DEPTH

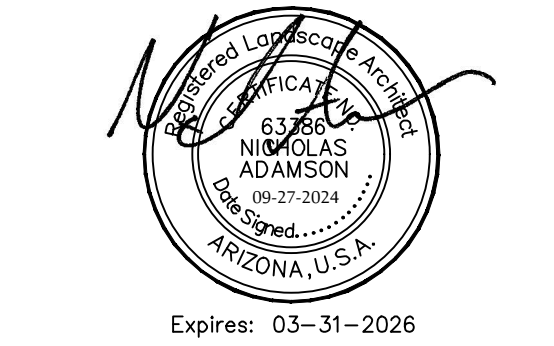


SCALE: 1"=20'-0"

0' 10' 20' 40' 60'



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PLANTING PLAN
NORTH COPPER CANYON
- PARCEL A
NEC OF N. CITRUS ROAD & W. PINNACLE PEAK ROAD
SURPRISE, ARIZONA 85387

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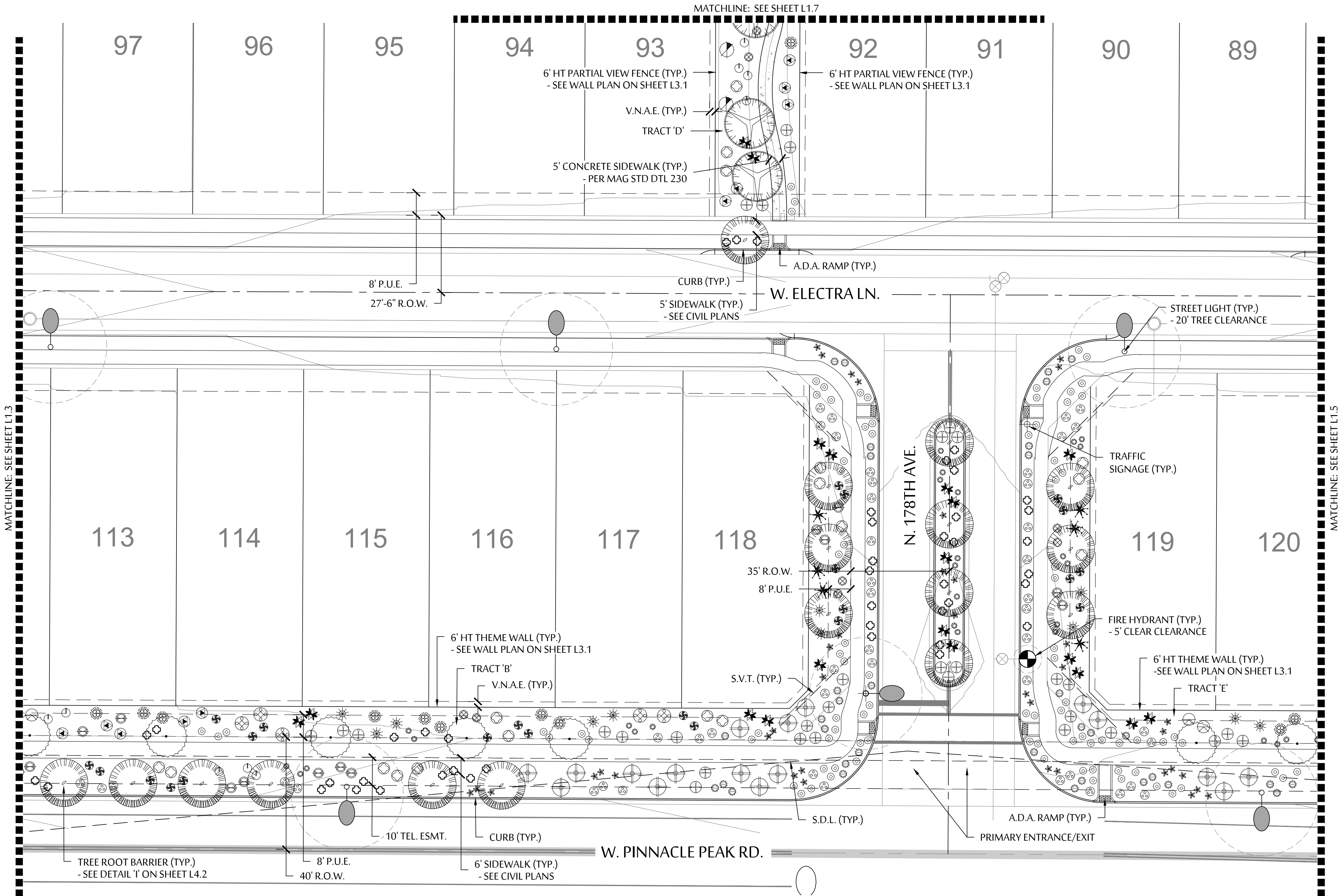
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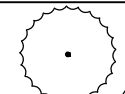
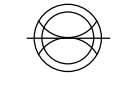
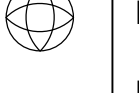
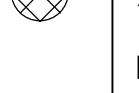
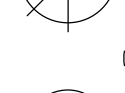
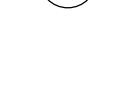
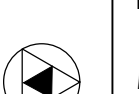
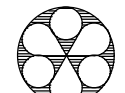
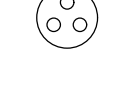
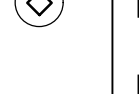
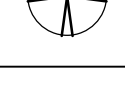
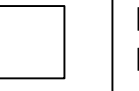
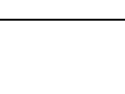
REVISIONS: _____

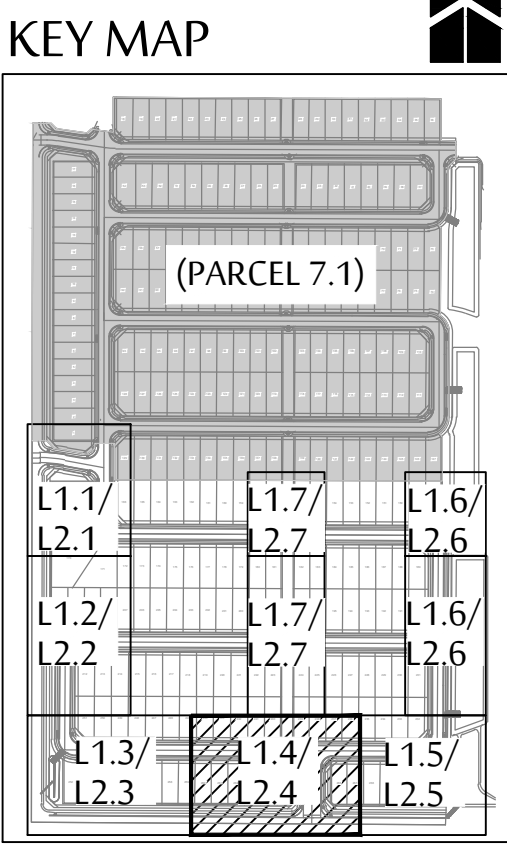
CASE NUMBER: FS24-0687

SHEET NO.
L1.3

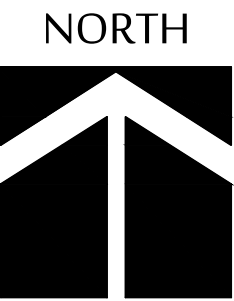
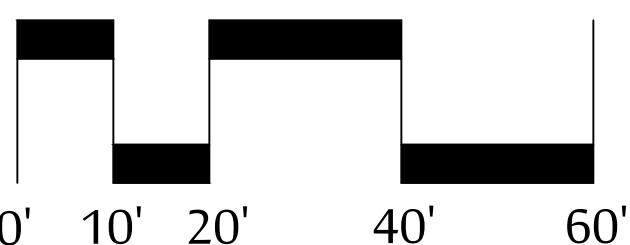


AUSTIN RANCH EAST PHASE 2
- PARCELS 9, 10 & 11
MCR: 1510-47
ZONED: PAD

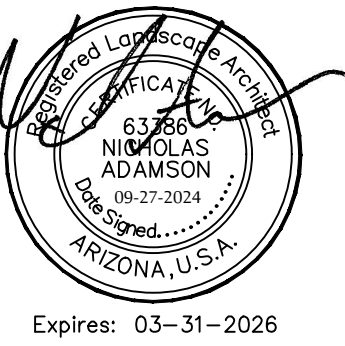
PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	CHIOPSIS LINEARIS - DESERT WILLOW *
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLESS MESQUITE
* INDICATES CITY OF SURPRISE APPROVED R.O.W. TREE	
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	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
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	LARREA TRIDENTATA - CREOSOTE BUSH
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	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS GRUSONII - GOLDEN BARREL CACTUS
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	FOUQUIERIA SPLENDENS - OCOTILLO
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SCALE: 1"=20'-0"



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PLANTING PLAN
NORTH COPPER CANYON
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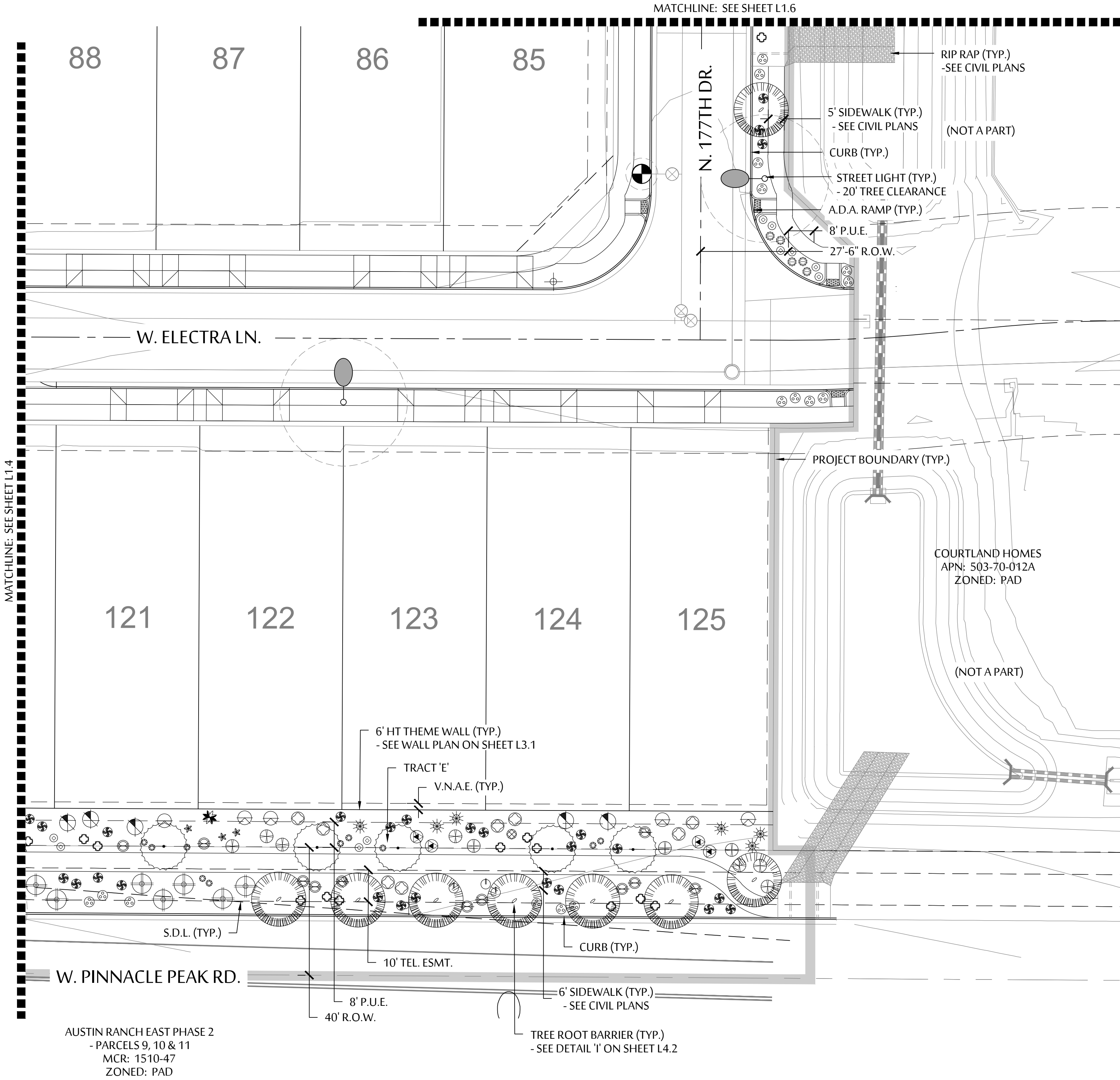
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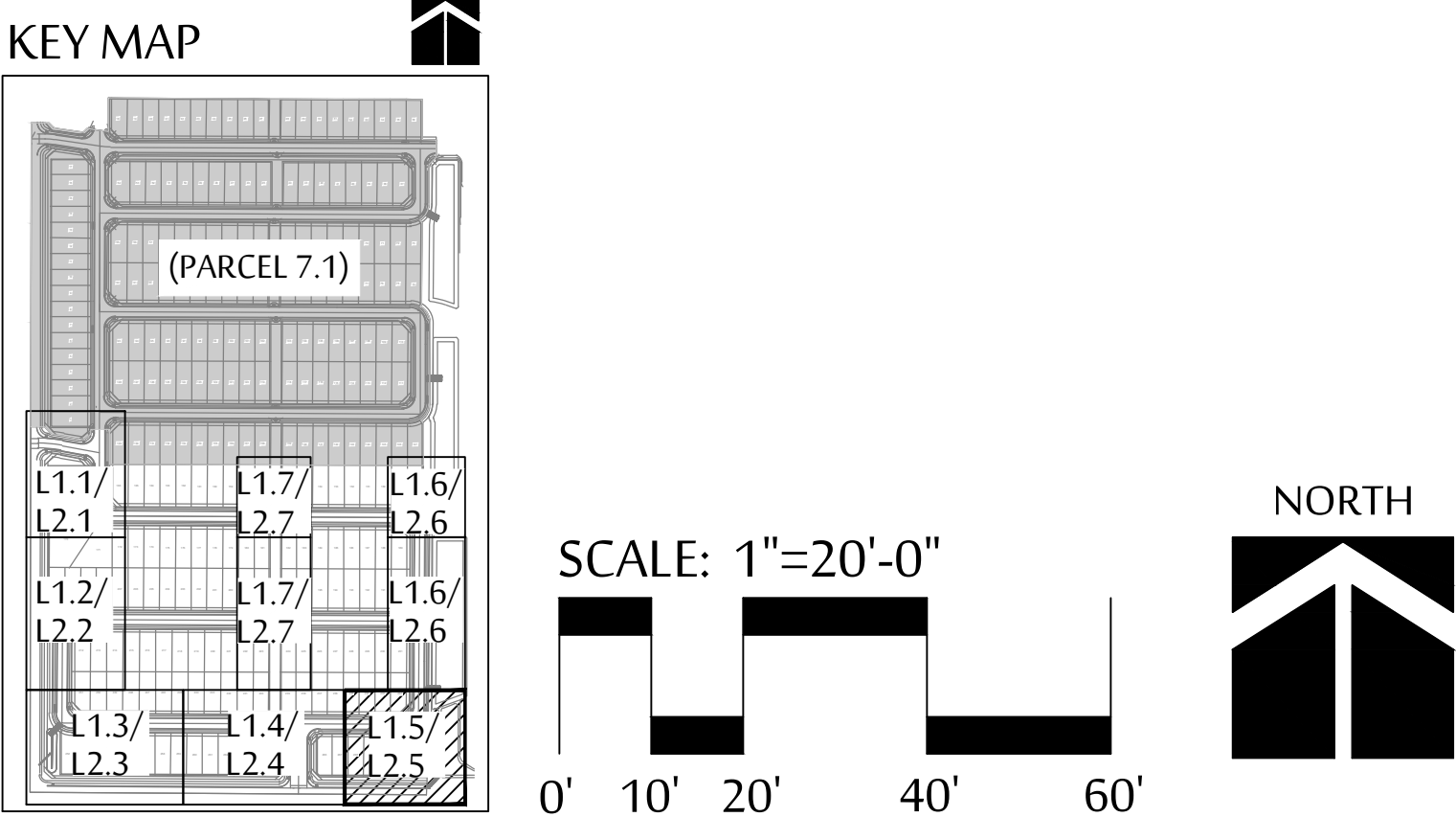
REVISIONS:

CASE NUMBER: FS24-0687

SHEET NO.
L1.4



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	CHILOPSIS LINEARIS - DESERT WILLOW *
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLSS MESQUITE
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	AGAVE PARRII - PARRY'S AGAVE
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MCGOUGH
ADAMSON



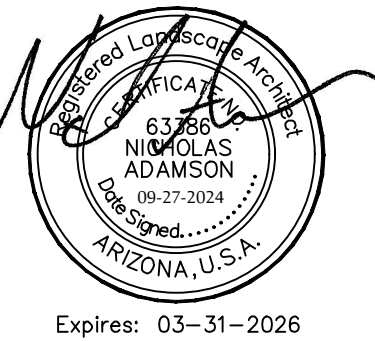
Landscape
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PLANTING PLAN

NORTH COPPER CANYON
- PARCEL A

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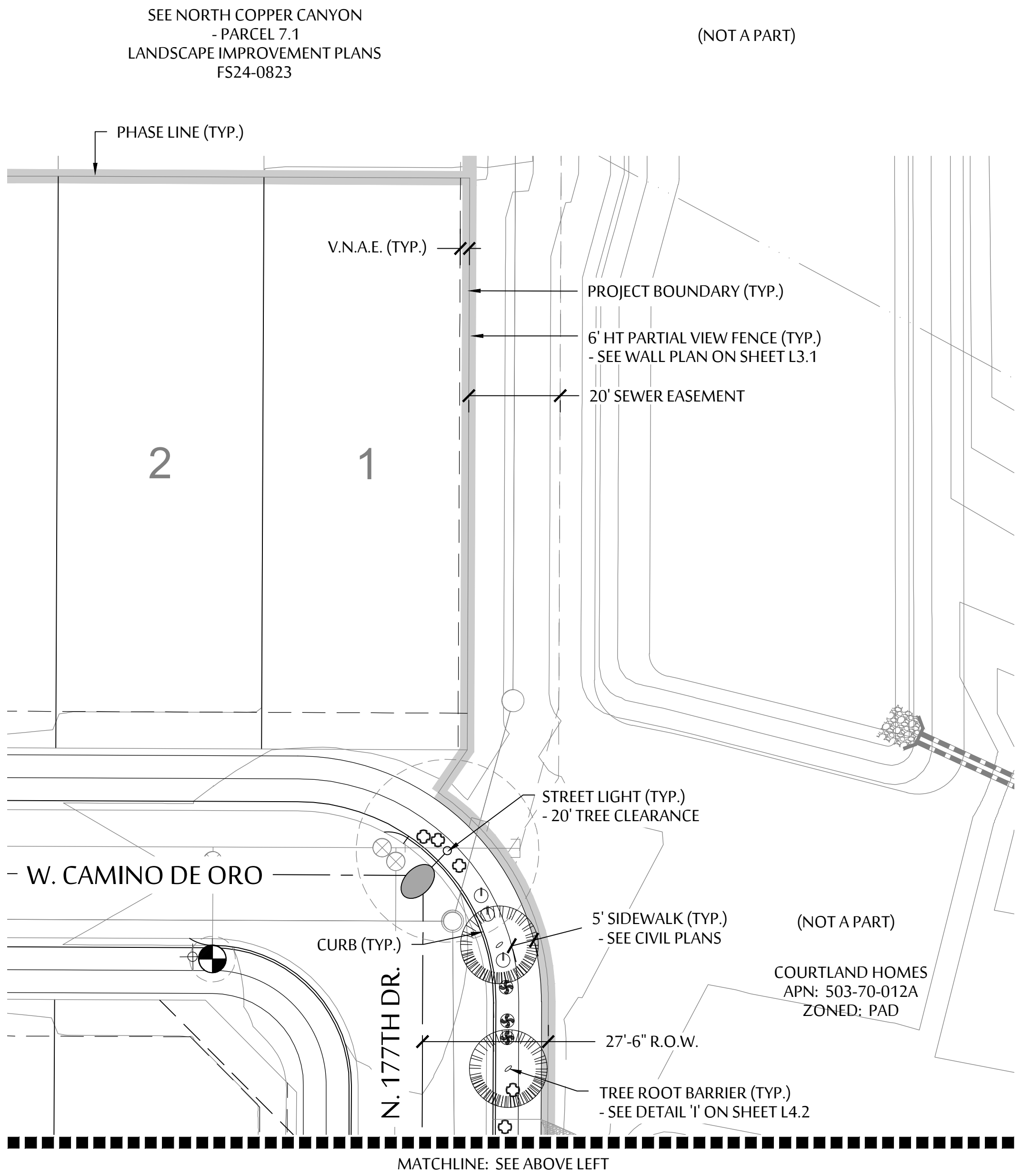
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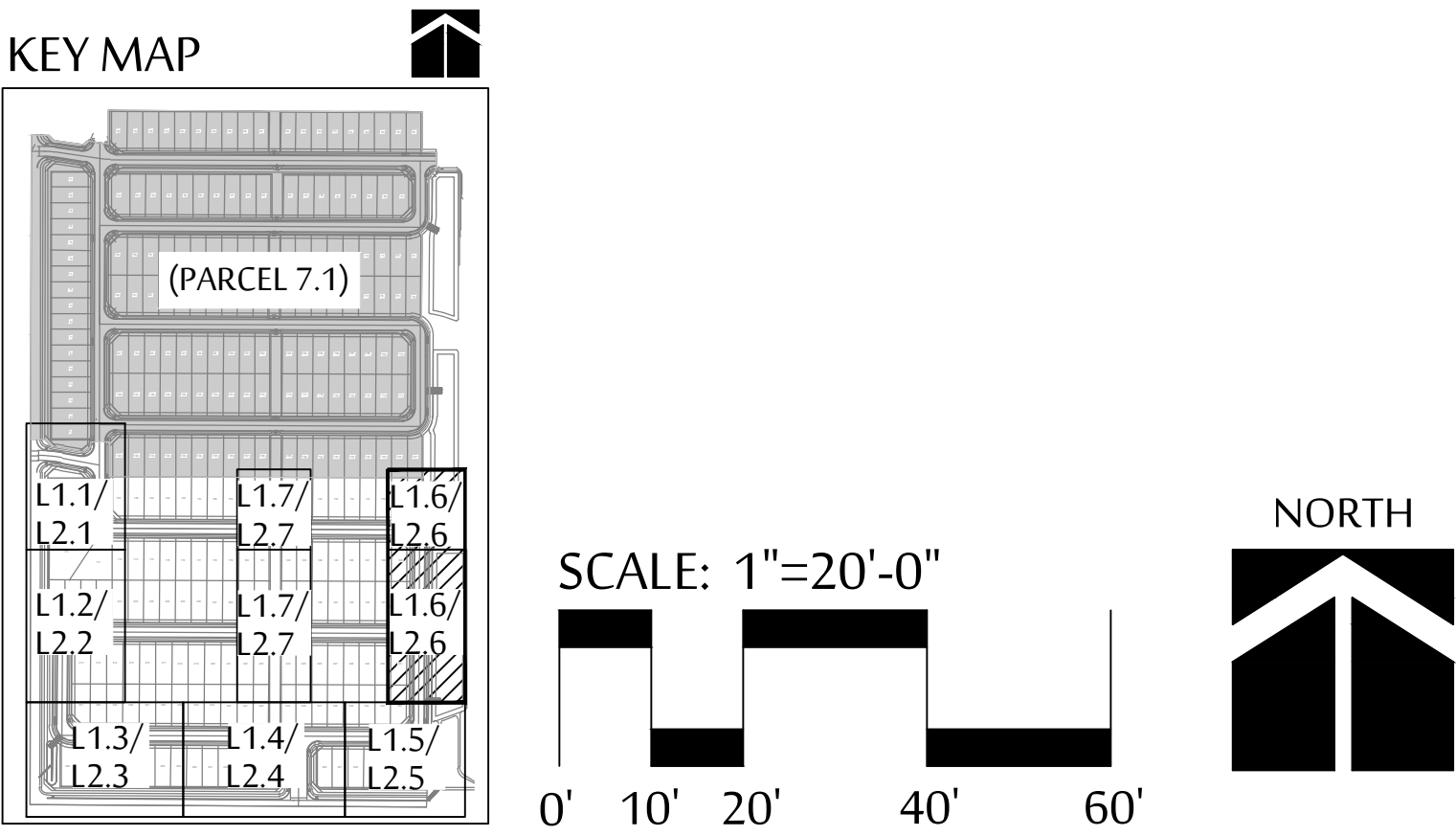
REVISIONS: _____

CASE NUMBER: FS24-0687

SHEET NO.
L1.5



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA AENEUA - MULGA
	CHILOPSIS LINEARIS - DESERT WILLOW *
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLESS MESQUITE
	* INDICATES CITY OF SURPRISE APPROVED R.O.W. TREE
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	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
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	AGAVE PARRII - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
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	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	FOQUIERIA SPLENDENS - OCOTILLO
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	ACACIA REDOLENS - TRAILING ACACIA
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	BAILEYA MULTIRADIATA - DESERT MARIGOLD
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	DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 2" DEPTH



**MCGOUGH
ADAMSON**



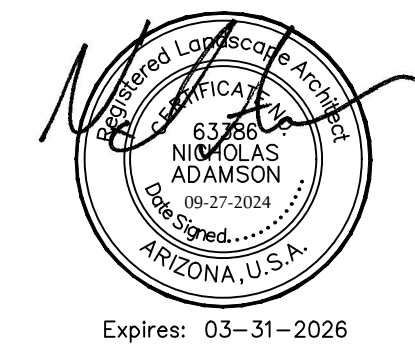
Landscape
Architects

Land
Planning

Irrigation

535 E. MCKELLIPS RD, SUITE 131
MESA, ARIZONA 85203

PHONE: (602) 997-9093



PLANTING PLAN
NORTH COPPER CANYON
- PARCEL A
NEC OF N. CITRUS ROAD & W. PINNACLE PEAK
SURPRISE, ARIZONA 85387

These drawings, as legal instruments of professional services are, and shall remain the property of the landscape architect.

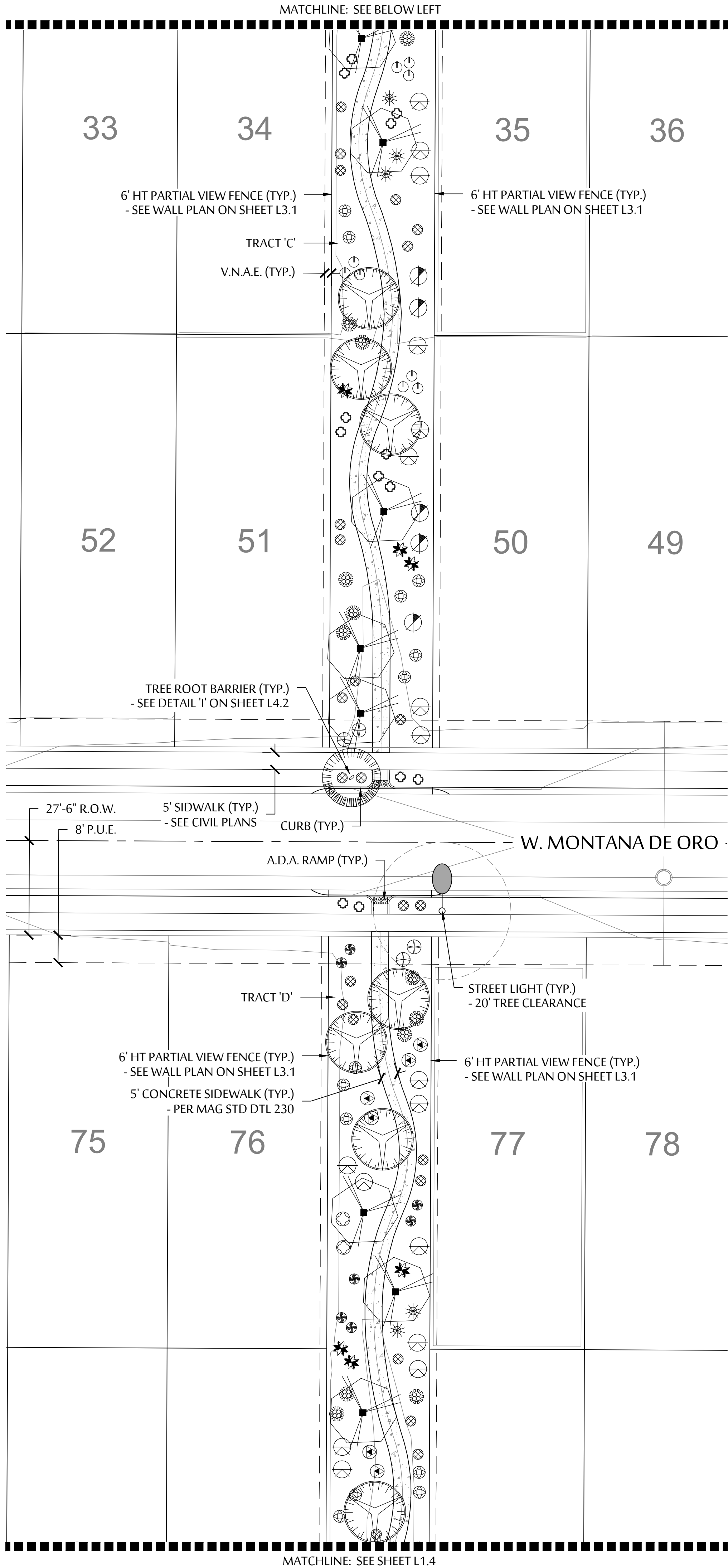
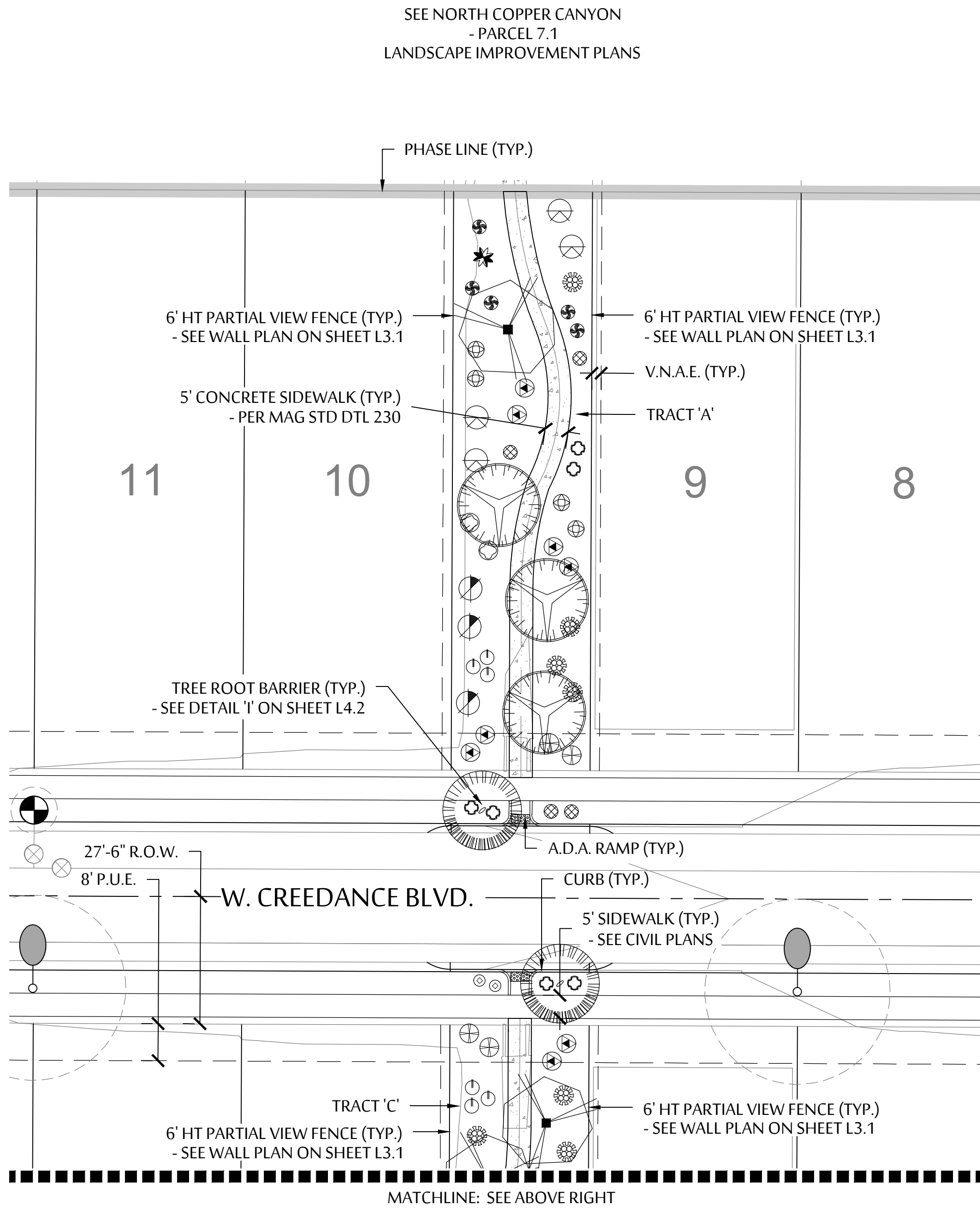
These drawings shall not be used on other projects or for additions to this project except by written agreement from the landscape architect.

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DATE: 09-27-24
DRAWN BY: BD, EH
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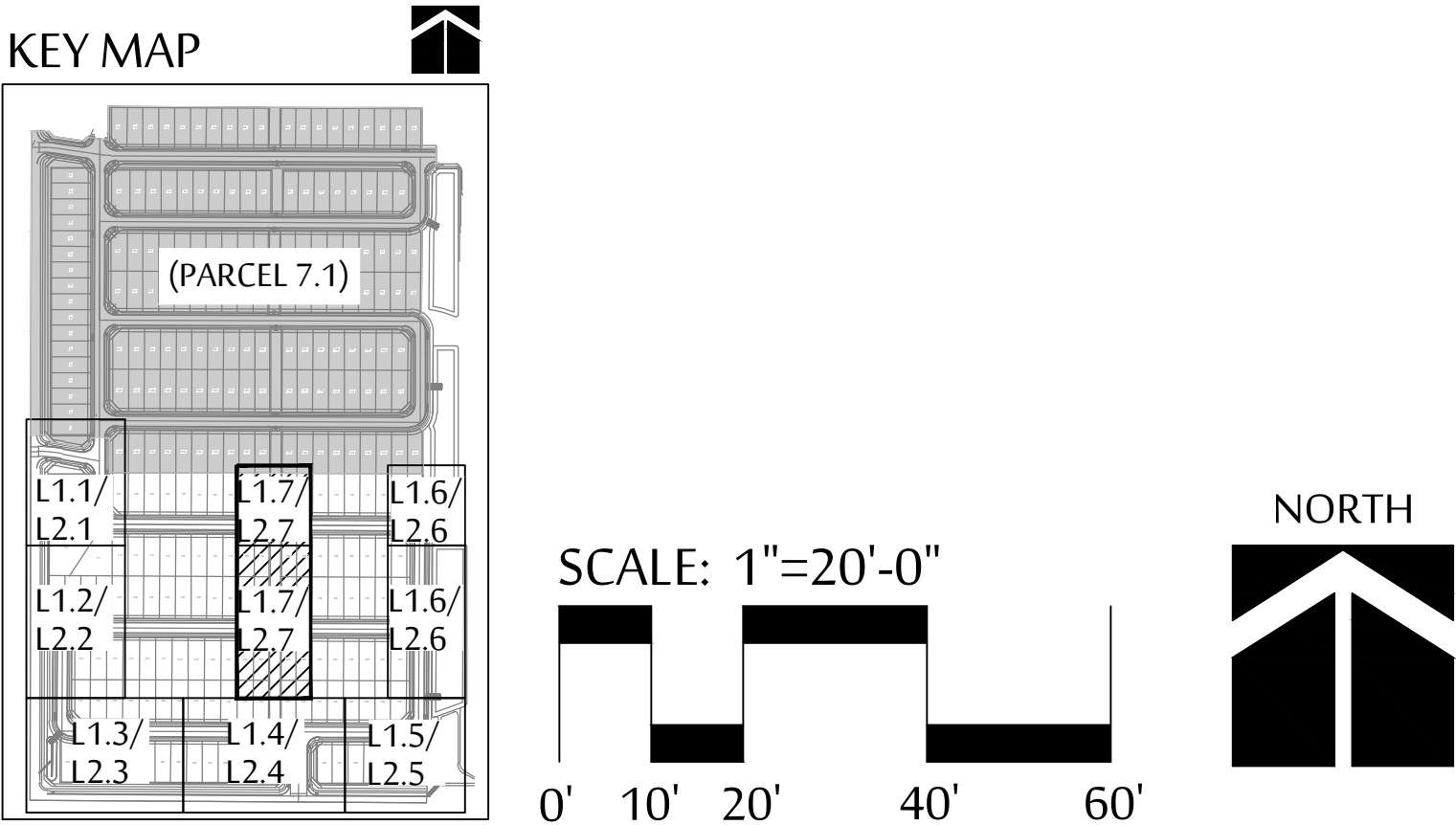
REVISIONS: _____

CASE NUMBER: FS24-0687

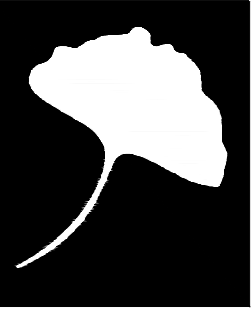
SHEET NO.
L1.6



PLANT LEGEND	
SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA
	CHILOPSIS LINEARIS - DESERT WILLOW *
	PARKINSONIA X 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE
	PROSOPIS X 'RIO SALADO' - RIO SALADO THORNLESS MESQUITE
* INDICATES CITY OF SURPRISE APPROVED R.O.W. TREE	
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRII - PARRY'S AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEREUS GRUSONII - GOLDEN BARREL CACTUS
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	FOUQUIERIA SPLENDENS - OCOTILLO
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	OPUNTIA ENGELMANNII - NATIVE PRICKLY PEAR
GROUND COVERS	
	ACACIA REDOLENS - TRAILING ACACIA
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BUR-SAGE
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	EREMOPHILA GLABRA 'MINGENEW GOLD' - OUTBACK SUNRISE EMU
	DECOMPOSED GRANITE - COLOR 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS - MINIMUM 2" DEPTH



MCGOUGH
ADAMSON

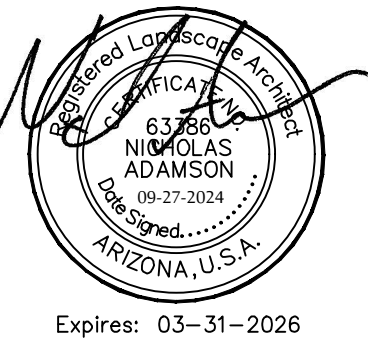


Landscape
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PLANTING PLAN

NORTH COPPER CANYON
- PARCEL A

NEC OF N. CITRUS ROAD & W. PINNACLE PEAK ROAD
SURPRISE, ARIZONA 85387

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JOB NO. _____

DATE: 09-27-24

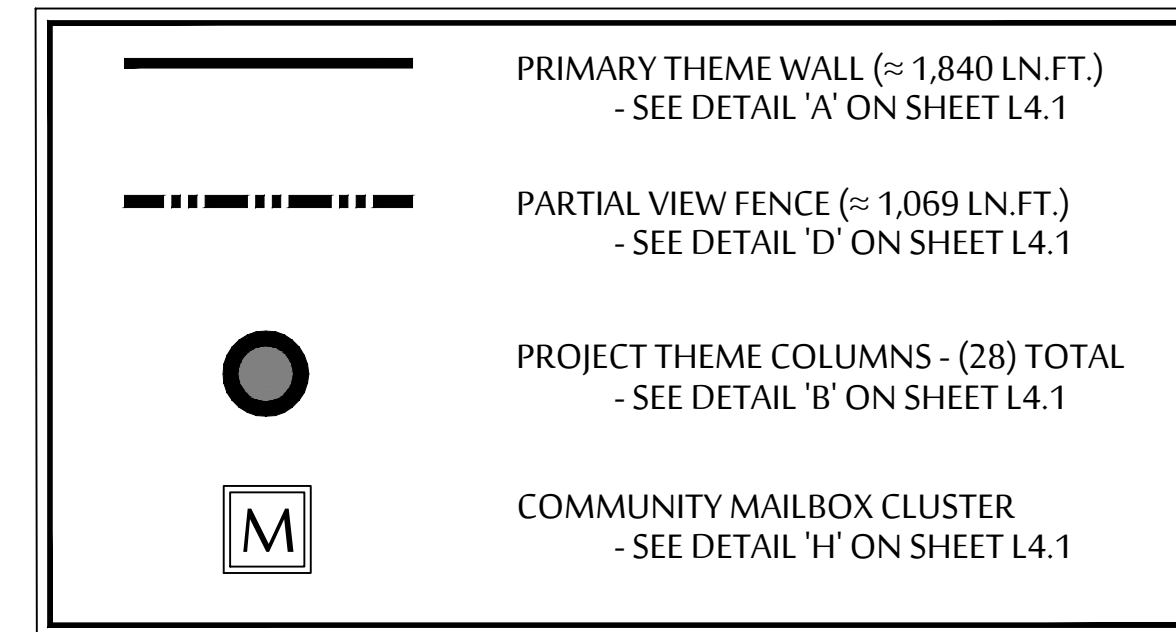
DRAWN BY: BD, EH

CHECKED BY: NA

REVISIONS: _____

CASE NUMBER: FS24-0687

SHEET NO.
L1.7



NOTE: QUANTITIES ABOVE ARE PROVIDED FOR CONVENIENCE ONLY.
CONTRACTOR TO USE THE FINAL PLAT (SITE PLAN) TO DETERMINE THE
QUANTITY OF MATERIALS NECESSARY TO COMPLETE THE WORK.

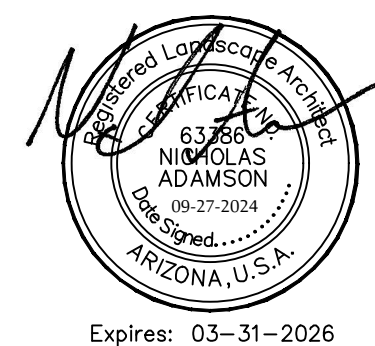
SPECIAL NOTE:
BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR
QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL
ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.

NOTES:

1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.
2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SIGHT VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.
3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SIGHT VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"x6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.
4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.
5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.



535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
PHONE: (602) 997-9093



WALL PLAN
NORTH COPPER CANYON
- PARCEL A

NEC OF N. CITRUS ROAD & W. PINNACLE PEAK
SURPRISE, ARIZONA 85387

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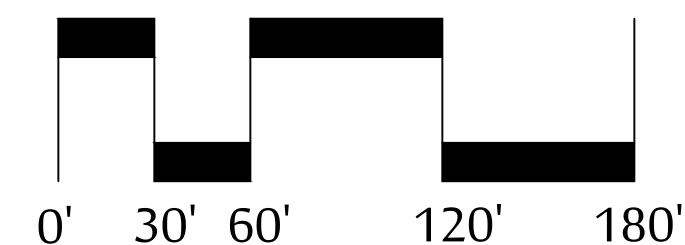
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DATE: 09-27-24
DRAWN BY: BD, EH
CHECKED BY: NA

REVISIONS:

CASE NUMBER: FS24-0687

SHEET NO.
L3.1

17 OF 20





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

13 November 2023

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Planning Project Coordinator
City of Surprise Community Development
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS23-0952; North Copper Canyon Parcel 7 & A (APN: 503-70-013A, -008G, -008H, -008F)

Dear Ms. Flores

Thank you for the opportunity to comment on the North Copper Canyon Parcel 7 & A final site application. A concept review application for this parcel has not been previously reviewed by Luke AFB. The final site plan proposes 272 residential lots and neighborhood amenities on approximately 49.75 acres of vacant land located at the northeast corner of Citrus Road and Pinnacle Peak Road in Surprise, AZ. The site is approximately 1.6-miles outside the Luke AFB Auxiliary Field #1 2004 JLUS 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.

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 proposed density of 5.47 du/ac meets these guidelines. The City of Surprise will also ensure the overall approved density for the North Copper Canyon PAD does not exceed the maximum density allowable or the number of units previously approved.

Luke AFB has no operational concerns regarding this project. However, the proposed development is located within the "territory in the vicinity of a military airport," and will be subjected to approximately 170 over flights a day. A strong notification program on the part of the applicant is essential to inform future occupant(s) about Luke AFB operations.

If there are any questions, please contact Senior Planner, Ms. Jennifer Rahn, at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2023.11.13 13:45:07 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Keagan L. McLeese, Deputy Commander, 56th Fighter Wing
Ms. Demetria Themistocles, General Law Attorney, 56th Fighter Wing

NORTH COPPER CANYON PARCEL A ALTERNATIVE ASSURANCE AGREEMENT

This North Copper Canyon Parcel A Alternative Assurance Agreement ("Agreement") is dated as of this ___ day of _____, 2024 (the "Effective Date") by and between the City of Surprise, Arizona, an Arizona municipal corporation (the "City"), and Courtland Homes, Inc., an Arizona corporation ("Subdivider"). The City and Subdivider may be individually referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the City of Surprise Land Development Ordinance, Section 108-3.2.A.2 allows the City Council to approve a final plat, but withhold recordation of the final plat until completion and acceptance of all required infrastructure improvements.

WHEREAS, the Parties desire to enter into this Agreement for the purpose of allowing Subdivider, as an alternative to posting financial assurances, to construct and install all of the required infrastructure improvements within twelve (12) months of the date of this Agreement, after approval of a final plat by the City Council but before recordation of the final plat. This Agreement shall also be used as a basis for an extension of the required completion of improvements for an additional twelve (12) month period, as permitted by Section 108-3.2.A.2.e.

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by reference, and the mutual promises set forth in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties state, confirm, and agree as follows:

SPECIAL TERMS AND CONDITIONS

1. The improvements depicted on the following plans (the "Improvements") shall be completed by Subdivider:
 - North Copper Canyon Parcel A, Grading and Drainage Plans
 - North Copper Canyon Parcel A, Sewer Plans
 - North Copper Canyon Parcel A, Water Plans
 - North Copper Canyon Parcel A, Paving Plans
 - North Copper Canyon Parcel A, Landscape Plans
2. If Subdivider elects to not provide acceptable financial assurances after approval of the final

plat by the City Council, as permitted by City of Surprise Land Development Ordinance, Section 108-3.2.A.2, Subdivider shall complete satisfactory construction, installation, and dedication of the Improvements within twelve (12) months of the date the final plat is approved by the City Council as a precondition to recordation of the final plat. In the event the Subdivider fails to initiate and complete construction within the twelve (12) months time period, the City Council may take formal action to rescind approval of the final plat, unless the Subdivider submits, prior to expiration of the initial twelve (12) month time-period, a written request to the Community Development Director for an additional twelve (12) month time-period to initiate and complete construction, which extension is approved by the Community Development Director. If the twelve (12) month time-period expires or is not extended, the Subdivider shall be in default of this Agreement, and the City may choose to take formal action to either rescind the recorded final plat or to do/have done all work; in which case the financial assurance instrument will be charged with all costs and expenses incurred. If the Community Development Director approves a twelve (12) month extension to complete the Improvements, the "Construction of Improvements financial assurance" form shall be amended by the Subdivider to cover the extended time-period.

3. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, no lots may be developed or sold until the Improvements are completed and approved by the City Engineer.
4. If Subdivider elects to not provide acceptable financial assurances after approval of the final plat by the City Council, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A.2, after the completed Improvements have been inspected and approved by the City Engineer, the final plat shall be recorded by the Community Development Director promptly, and the sale of lots may proceed according to the approved and recorded plat, provided that a two-year warranty shall be submitted covering the completed Improvements.
5. If Subdivider should elect to post financial assurances for any improvement not approved by the City, as permitted by City of Surprise Land Development Ordinance Section 108-3.2.A, the Community Development Director shall promptly record the final plat, and the sale of lots may proceed according to the approved and recorded plat.
6. If Subdivider timely elects to request a twelve-month extension, a revised Agreement, as approved by the City Attorney, regarding the construction of the unfinished portions of the improvements shall be submitted along with the request for the time extension.

GENERAL TERMS AND CONDITIONS

7. Subdivider hereby waives and releases the City from any and all claims under A.R.S. § 12-1134, *et seq.*, including any right to compensation for reduction in the fair market value of the real property that is the subject of this Agreement (North Copper Canyon Parcel A), as a result of the City's approval of this Agreement. The terms of this waiver shall run with the land and shall be binding upon all subsequent Subdividers and shall survive the expiration

or other termination of this Agreement.

8. This Agreement is subject to cancellation for conflict of interest. Pursuant to A.R.S. § 38-503 and § 38-511, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.
9. The provisions of this Agreement are binding upon and shall inure to the benefit and burden of the Parties and all of their successors in interest and assigns. Subdivider shall provide the City with at least ten (10) business days' written notice in the event that title to all or any part of North Copper Canyon Parcel A is conveyed or otherwise transferred to a third party that is not related to or an affiliate of Subdivider.
10. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, negotiations and understandings of the parties hereto, oral or written, are hereby superseded and merged herein.
11. Upon the conveyance of all or a portion of North Copper Canyon Parcel A by Subdivider or its successors-in-title or assigns and the assumption by such transferee of Subdivider's obligations under this Agreement, Subdivider or its successors-in-title or assigns, as applicable, shall be released from its liabilities and obligations under this Agreement.
12. The laws of the State of Arizona shall govern any dispute, controversy, claim or cause of action arising out of or related to this Agreement. The venue for any such dispute shall be Maricopa County, Arizona, and each Party waives the right to object to venue in Maricopa County for any reason. Neither Party shall be entitled to recover any of its attorneys' fees or other costs from the other Party incurred in any such dispute, controversy, claim, or cause of action, but each Party shall bear its own attorneys' fees and costs, whether the same is resolved through arbitration, litigation in a court, or otherwise. The only remedies that either Party may seek in the event of a breach or default of this Agreement by the other Party are specific performance, injunction, and declaratory relief. No money damages may be sought or awarded.

IN WITNESS WHEREOF, the parties have executed this Agreement, and this Agreement shall be effective, as of the Effective Date set forth above.

CITY OF SURPRISE, an Arizona municipal corporation

By: _____
Skip Hall, Mayor

Date: _____

APPROVED AS TO FORM:

City Attorney

ATTESTED:

City Clerk

Subdivider: Courtland Homes, Inc., an Arizona corporation

By: *Alan Hamberlin*
Alan Hamberlin

Its: President

Date: 9-11-24

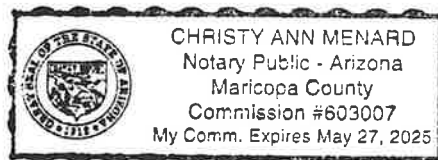
STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me on September 11, 2024, 2024,
by Alan Hamberlin, President of Courtland Homes, Inc., an Arizona corporation, on behalf
of the corporation.

Christy Ann Menard
Notary Public

My Commission Expires:

May 27, 2025



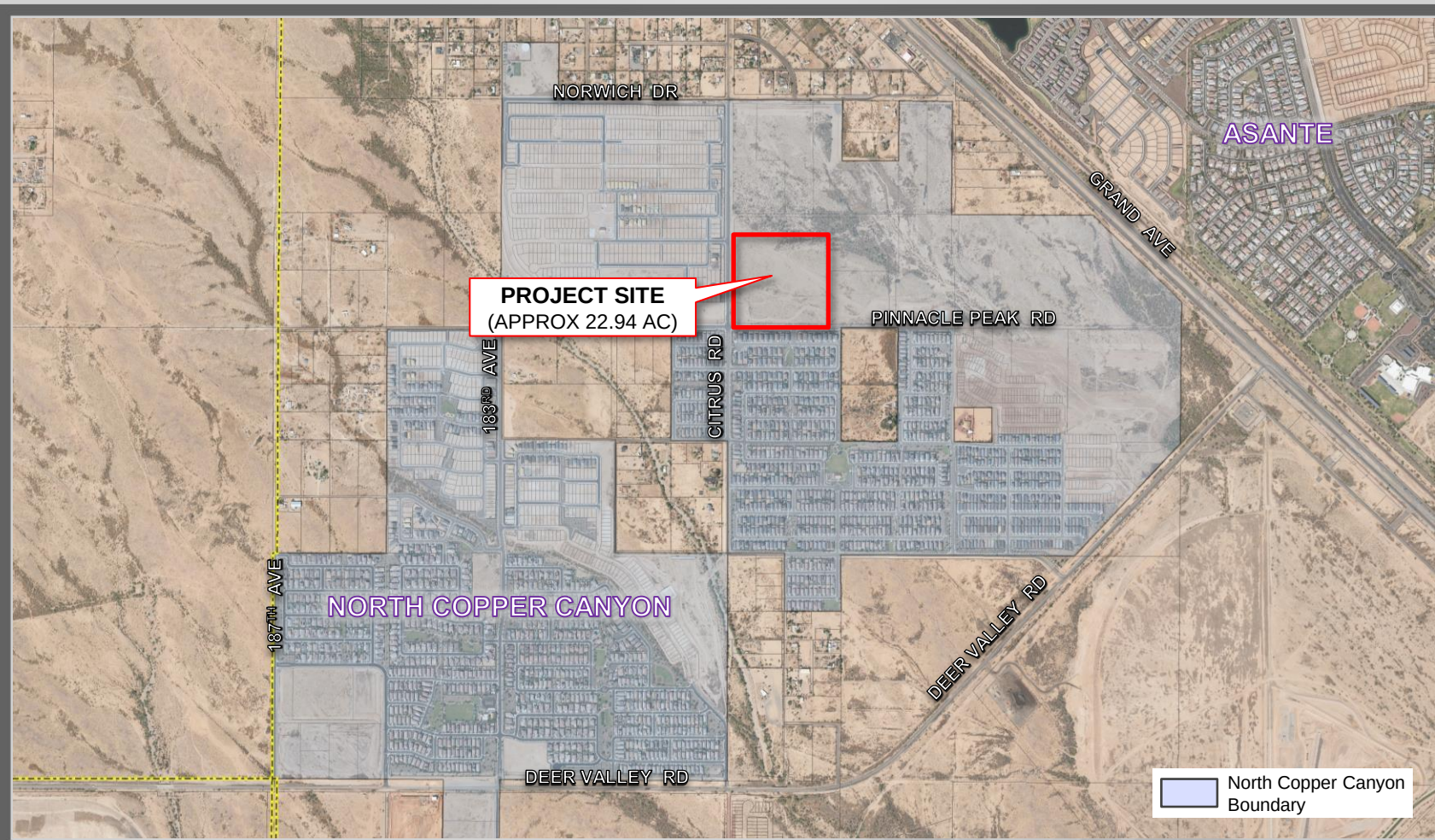


FS24-0687

North Copper Canyon Parcel A

Final Plat

City Council
November 19, 2024



FS24-0687 VICINITY MAP

RR

RR

NORWICH DR

RR

C-2

GRAND AVE

RR

PAD
(NORTH COPPER CANYON - R1-5)

PROJECT SITE
(PAD - NORTH COPPER CANYON - R1-5)

PAD
(NORTH COPPER CANYON - R-2)

CITRUS RD

PINNACLE PEAK RD

RR

PAD
(NORTH COPPER CANYON R1-5)

RR

FS24-0687 ZONING MAP

- May 23, 1987:** The subject project area was annexed into the City of Surprise under Ordinance 87-03
- May 27, 2004:** The City Council approved a PAD for Austin Ranch under Case PAD03-278
- February 18, 2020:** Mayor and Council approved a PADA to the Austin Ranch PAD renaming is North Copper Canyon, Case FS19-431
- April 18, 2023:** The City Council approved a PADA to the North Copper Canyon PAD which incorporated the former Burke Property PAD into the North Copper Canyon PAD, Case FS22-1245
- May 16, 2024:** The Planning & Zoning Commission approved the Preliminary Plat for North Copper Canyon Parcels 7 & A, Case FS23-0952
- May 20, 2024:** The applicant submitted for a Final Plat for North Copper Canyon Parcel A, the subject case

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

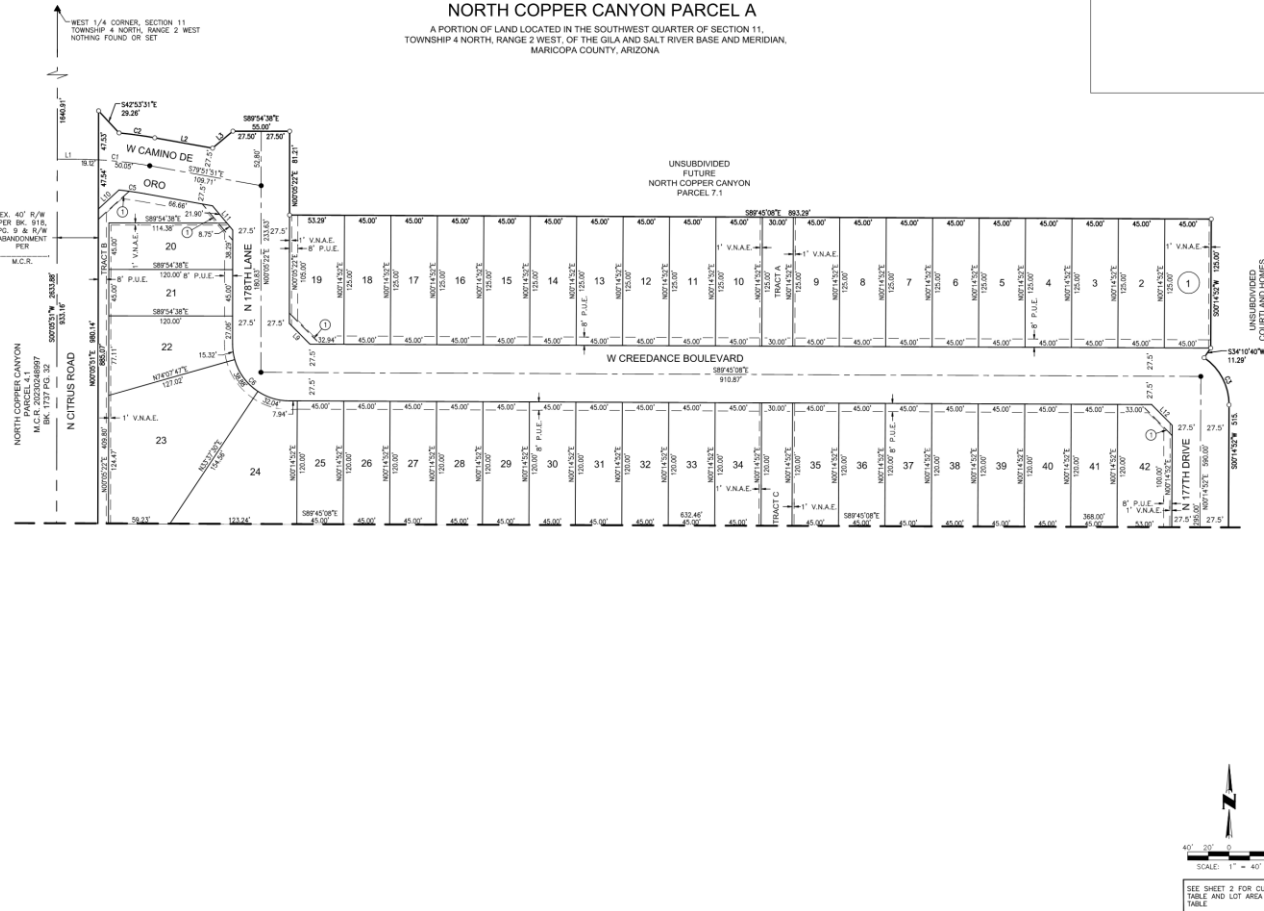


DS.PA.FPLAT - 03

CITY PROJECT FS24-0687

Page 52 of 125

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COUNTY RECORDER



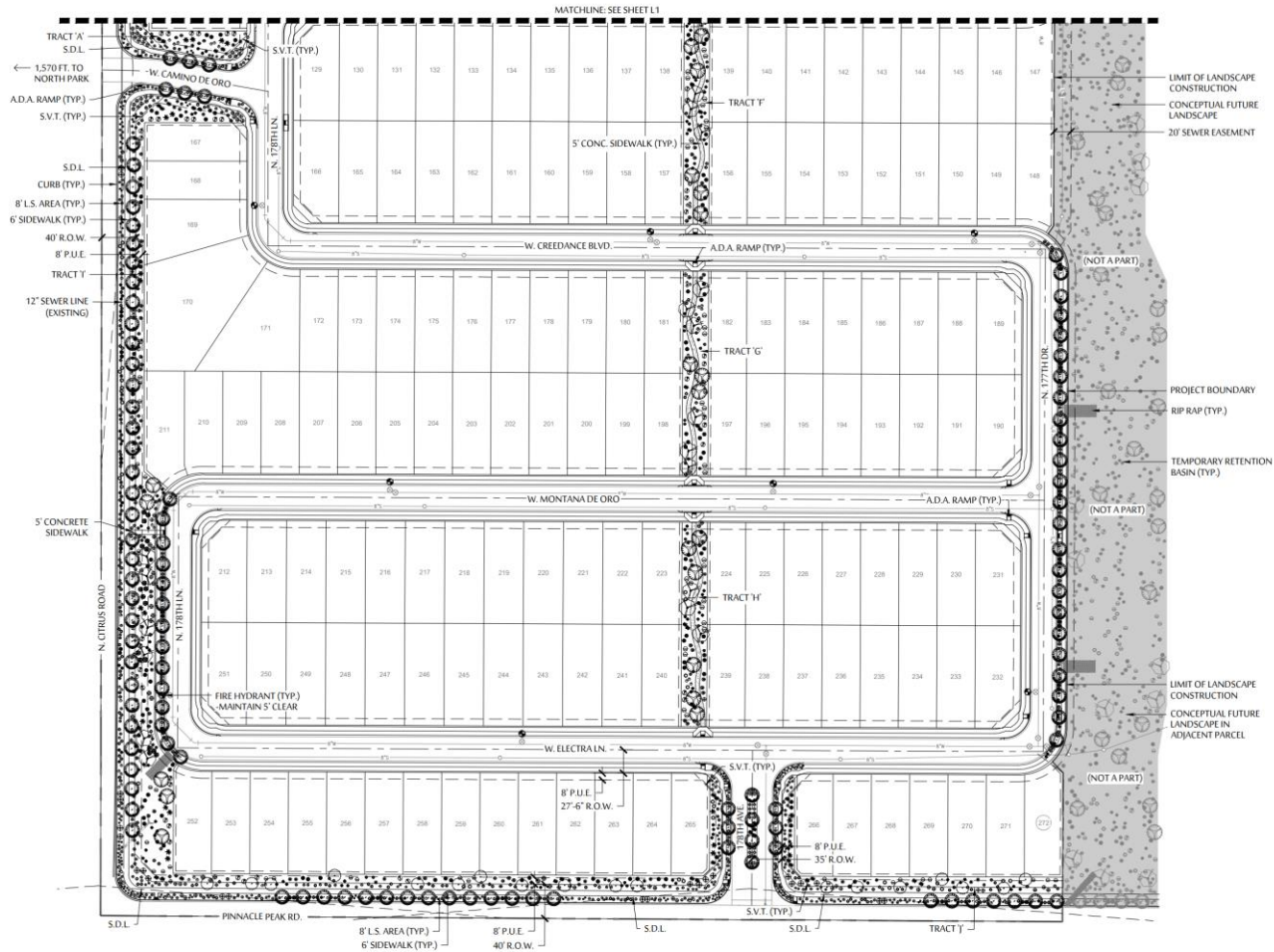
Coe and Van Loo II L.L.C.

FINAL PLAT
NORTH COPPER CANYON
PARCEL A
SURPRISE, ARIZONA



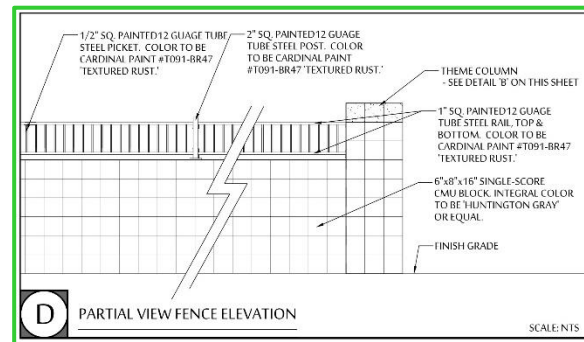
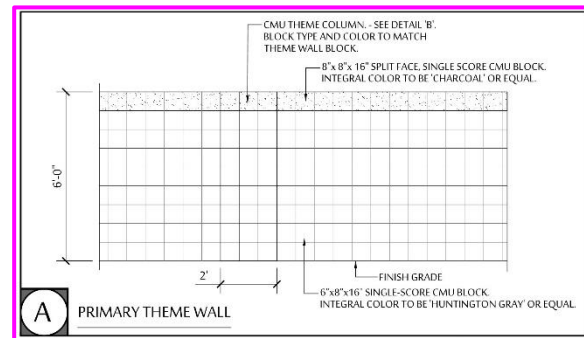
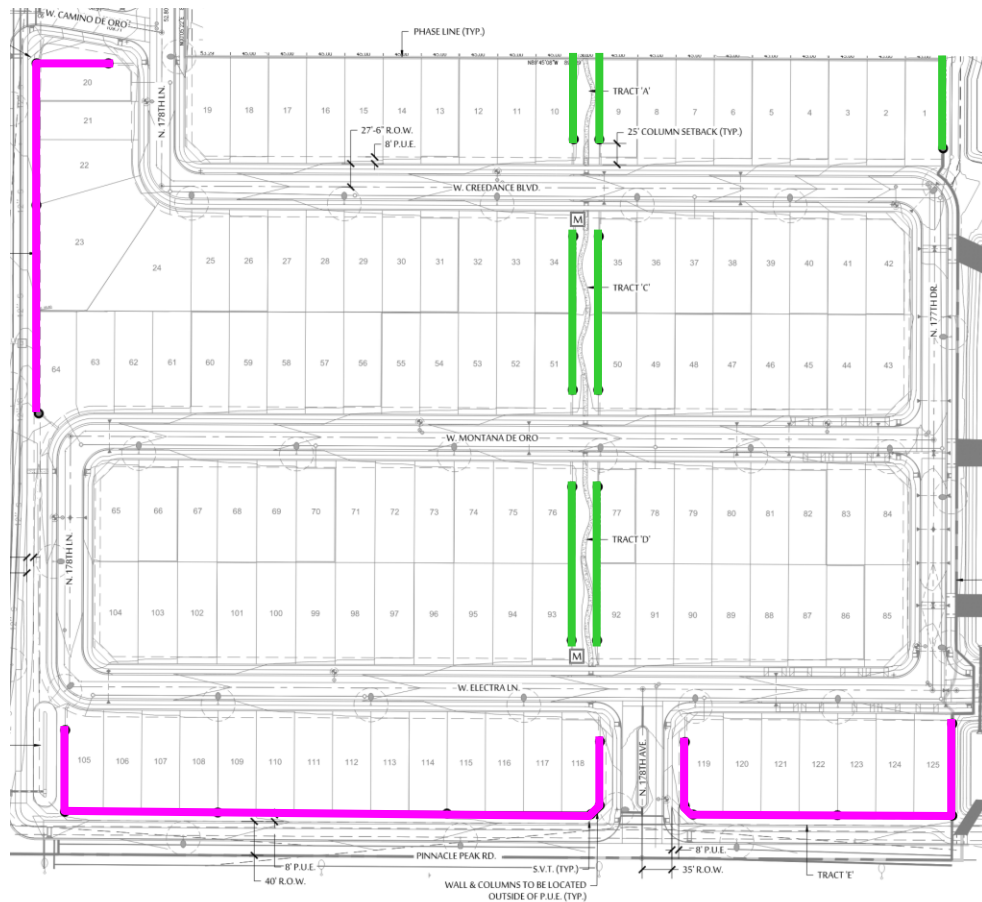
CWS Contact: M. OLSEN
 CWS Project #: 1.14.0295233
 DS.PA.FPLAT - 04
SHEET
4 OF 4

ES24-0687 FINAL PLAT



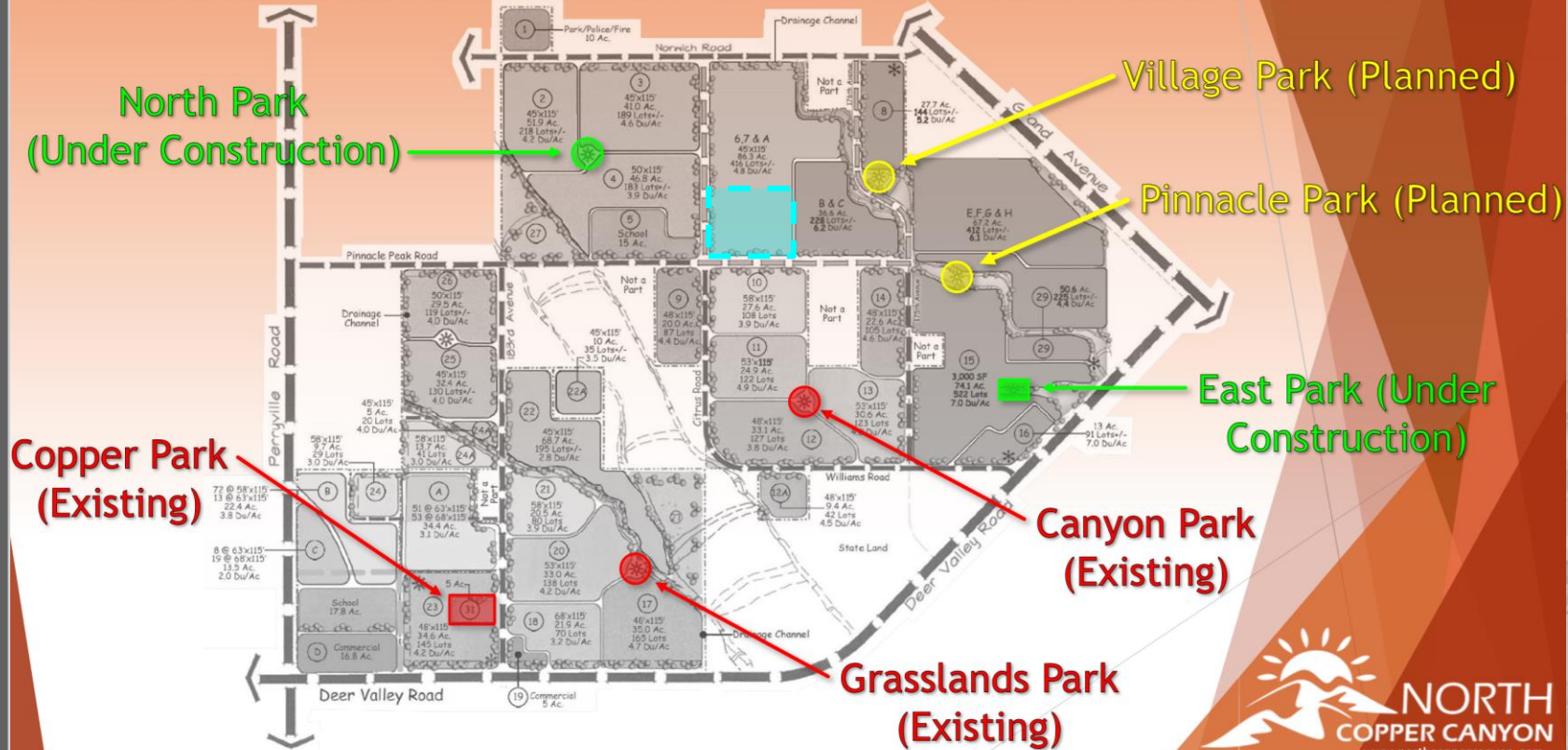
PRELIMINARY PLANT LEGEND

WREED - ALL 24" DIA.	ACACIA ANEURA - MULGA
	CHIOSIS LINEARIS - DESERT WILLOW
	OLNEYA TESOTA - BORNWOOD
	PARKINSONIA X DESERT MUSEUM - DESERT MUSEUM PALO VERDE
	PARKINSONIA FLORIDA - BLUE PALO VERDE
	PROSOPIS X RIO SALADO - RIO SALADO THORNLESS MESQUITE
SHRUBS - ALL 5 GAL.	CALLANDRA EROPHYLLA - NATIVE FAIRY DUSTER
	ENCLEIA FARINOSA - BRITTLEBUSH
	HYPTIS EMORYI - DESERT LAVENDER
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	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUA SAGE
	SMIMONDSIA CHINENSIS - JOJOBA
	SPHAERALCEA AMBIGUA - GLOBE MALLOW
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	DASYLIRION WHEELERI - DESERT SPOON
	ECHINOCEBUS ENGELMANNI - HEDGEHOG CACTUS
	EUPHORBIA ANTISTYLLITICA - CANDILLILLA
	EUPHORBIA BIGLANDULOSA - COPHER PLAN
	FOURCRAZIA SPLENDENS - OCTILLO
	HEPERALOE PARVIFLORA TERPA - BRANGLIGHTS RED YUCCA
	MULBERGIA BICENS - DEER GRASS
	OPUNTIA ENGELMANNI - NATIVE PRICKLY PEAR
GROUND COVERS - ALL 5 GAL.	ACACIA BICOLORIS - TRAILING ACACIA
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BUR-SAGE
	BALYEA MULTICAUDA - DESERT MARGOLD
	EREMOPHYLLA GLABRA MINAGENSIS GOLD - OUTBACK SUNRISE EMU
	DECOMPOSED GRANITE - MINIMUM 2" DEPTH, SIZE & COLOR TO BE DETERMINED BY OWNER WITH CITY APPROVAL



FS24-0687 WALL PLAN

NORTH COPPER CANYON



FS24-0687 AMENITIES





SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 19, 2024
Submitting Department: Public Works
Staff Recommendations:

Contact Person: Kristin Tytler, Department Director
District: District 5

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

Agenda Wording:

Consideration and action declaring the intent to enlarge and ordering the enlargement of an existing lighting improvement district known as City of Surprise, Arizona, CITY OF SURPRISE PHASE 1 LIGHTING IMPROVEMENT DISTRICT pursuant to A.R.S. § 48-616 for the purpose of purchasing facilities and energy for lighting the public streets; Resolution #2024-172.

Motion:

I move to approve Resolution #2024-172.

Background:

The CITY OF SURPRISE PHASE 1 LIGHTING IMPROVEMENT DISTRICT was formed on October 13, 2005 (Resolution 2005-169). 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 lien holders. 9 (estimated) new lights 4 existing are proposed within this enlargement which are local and collector and will be billed to the CITY OF SURPRISE PHASE 1 LIGHTING IMPROVEMENT DISTRICT SLID.

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 Resolution 2024-172-SLID Enlargement LCG_Submitted_BAC
 2. 02 petition
 3. 03 streetlight
 4. 04 SL EXHIBIT
-

RESOLUTION # 2024-172

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, DECLARING ITS INTENT TO ENLARGE THE CITY OF SURPRISE, ARIZONA, CITY AT SURPRISE PHASE 1 LIGHTING IMPROVEMENT DISTRICT AND ORDERING SUCH ENLARGEMENT.

WHEREAS, on October 13, 2005, the Mayor and City Council of the City of Surprise adopted Resolution No. 2005-169, ordering the formation of the CITY OF SURPRISE, ARIZONA, CITY AT SURPRISE PHASE 1 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, CITY AT SURPRISE PHASE 1 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 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
Legal Description

EXHIBIT 'A'

LEGAL DESCRIPTION

A PORTION OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 89 DEGREES 23 MINUTES 04 SECONDS WEST, A DISTANCE OF 2,638.64 FEET;

THENCE NORTH 89 DEGREES 23 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 1978.86 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 13 MINUTES 27 SECONDS WEST, A DISTANCE OF 704.54 FEET TO THE POINT OF COMMENCEMENT;

THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS EAST, A DISTANCE OF 494.95 FEET;

THENCE SOUTH 00 DEGREES 13 MINUTES 27 SECONDS WEST, A DISTANCE OF 975.57 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 20 SECONDS WEST, A DISTANCE OF 494.95 FEET;

THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST, A DISTANCE OF 977.19 FEET TO THE POINT OF COMMENCEMENT.

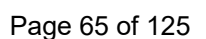


PROJECT:	DATE :
LCG AT SURPRISE CENTER	10/13/2021
JOB NO.:	SCALE:
222000	NTS

SHEET
EX-A

EXHIBIT B

Map



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:
City at Surprise Phase 1
(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
Leon Capital Group / Jay Ramos	SE Corner of 142nd Avenue & Elm Street, Surprise, AZ 85374	501-18-570A	Jay Ramos



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
	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.

LCG AT SURPRISE CENTER

142ND AVE & ELM ST

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.
- 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.

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.

Munda Lemke
CITY OF SURPRISE ENGINEER

02/16/2024
DATE

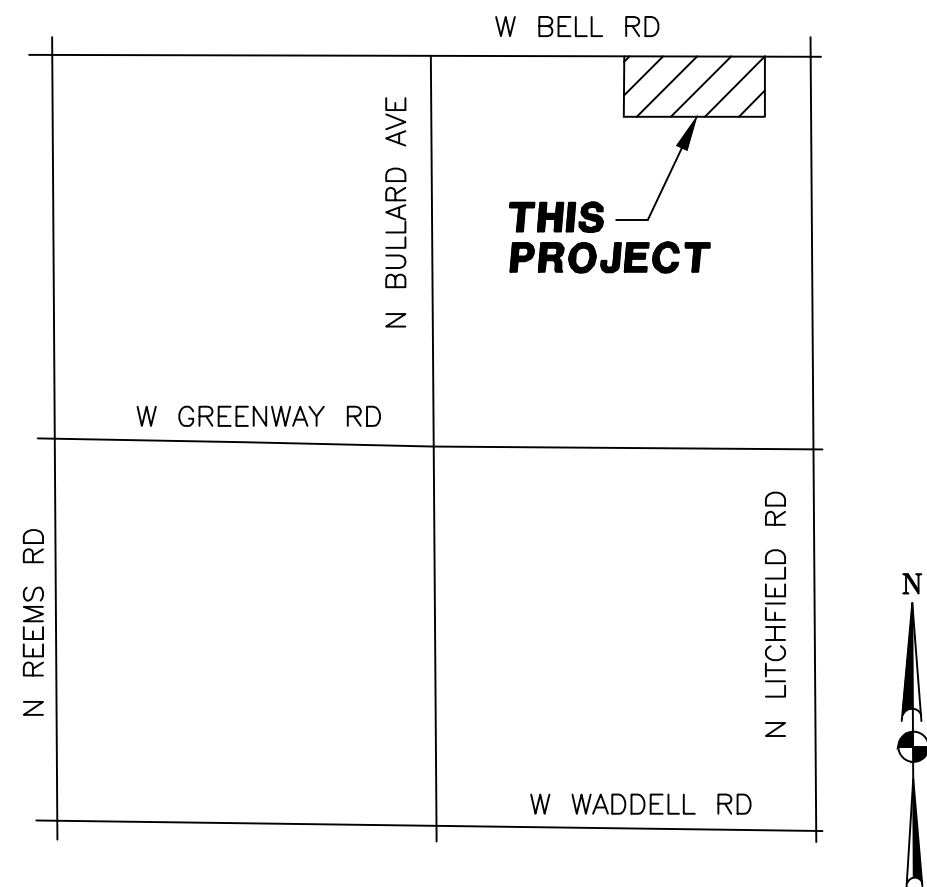
UTILITIES WITHIN OR AFFECTED BY THE PROJECT	
UTILITY CONTACT	DATE SUBMITTED
ARIZONA PUBLIC SERVICE	09/01/2023
CENTURY LINK	09/01/2023
COX COMMUNICATIONS	09/01/2023
SOUTHWEST GAS	09/01/2023

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

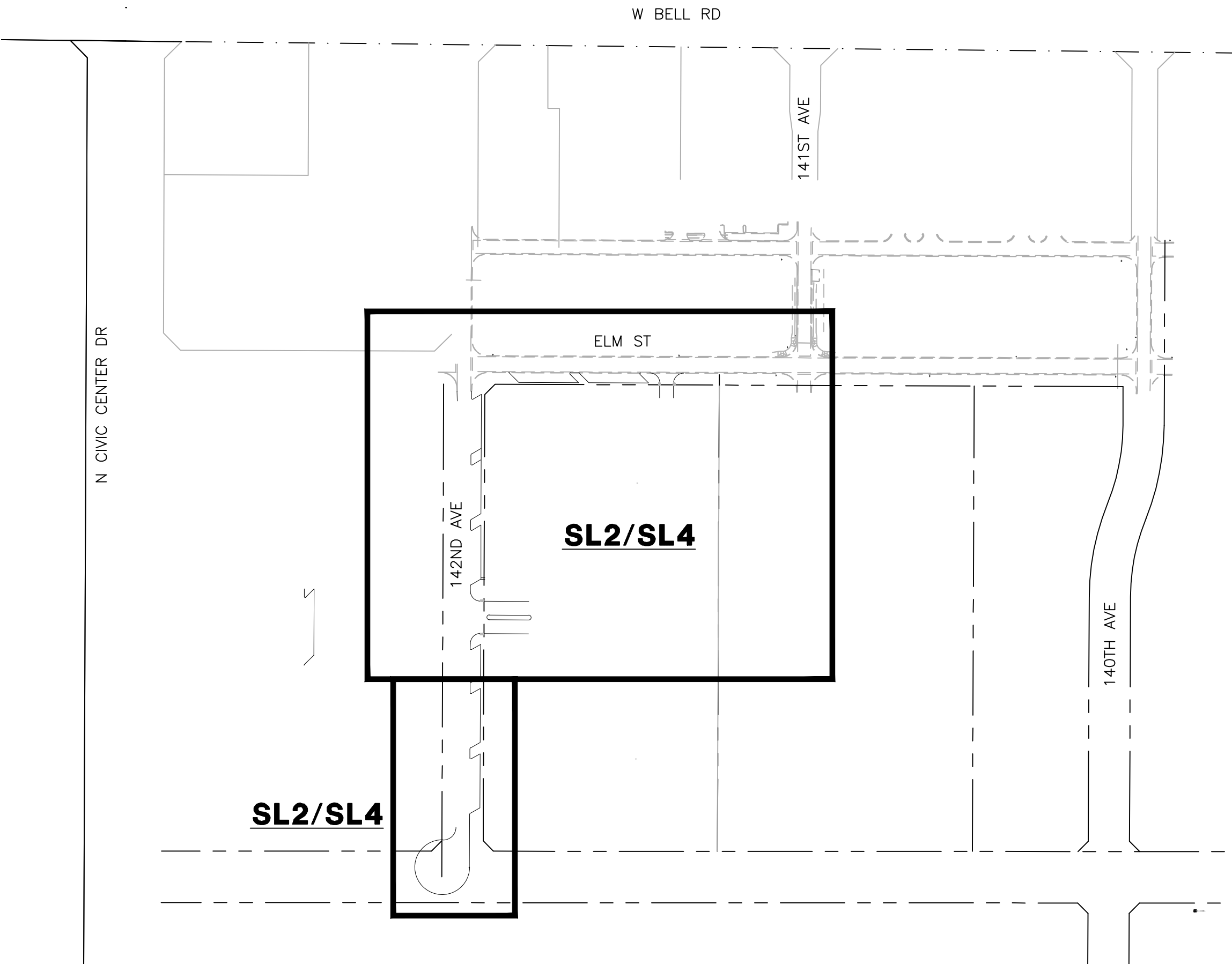
LED TECHNOLOGY IS CHANGING RAPIDLY. THE FIXTURES SHOWN ON THESE PLANS MAY NOT BE APPLICABLE AT TIME OF CONSTRUCTION. CONTRACTOR TO COORDINATE WITH APS AND UTILIZE THEIR CURRENT SPECIFICATION AT THE TIME OF BIDDING AND CONSTRUCTION.



VICINITY MAP
N.T.S.

SHEET INDEX

STREET LIGHT COVER SHEET	SL1
STREET LIGHT PLAN	SL2
STREET LIGHT DETAILS	SL3
STREET LIGHT PHOTOMETRICS	SL4



POWER CONDUIT NOTE

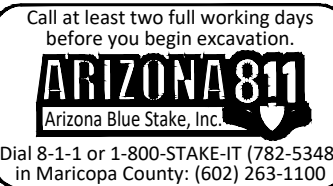
TRENCH & CONDUIT RUNS FROM STREET LIGHT PULL BOX TO POINT OF ELECTRICAL SERVICE WILL BE DESIGNED BY THE POWER COMPANY, AND ARE SHOWN ON POWER COMPANY PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THESE PLANS FROM DEVELOPER/OWNER, AND INCLUDE THESE RUNS IN THE BID. COORDINATE THIS WORK WITH THE POWER COMPANY.



KEY MAP
N.T.S.

CIVIL ENGINEER
BECK CONSULTING ENGINEERS, INC.
2942 N. 24TH ST, SUITE 114
PHOENIX, AZ 85016
PHONE: (602) 943-6200
CONTACT: MARK BECK, P.E.

FS22-0388



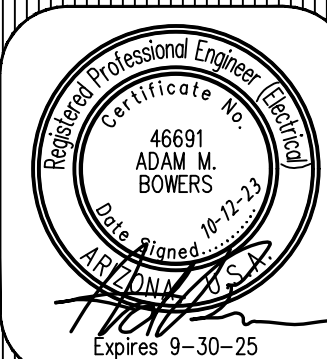
WRIGHT ENGINEERING
PROJECT NO:
23296
DESIGN BY: GRB
DRAWN BY: GRB
CHECKED BY: AMB

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:

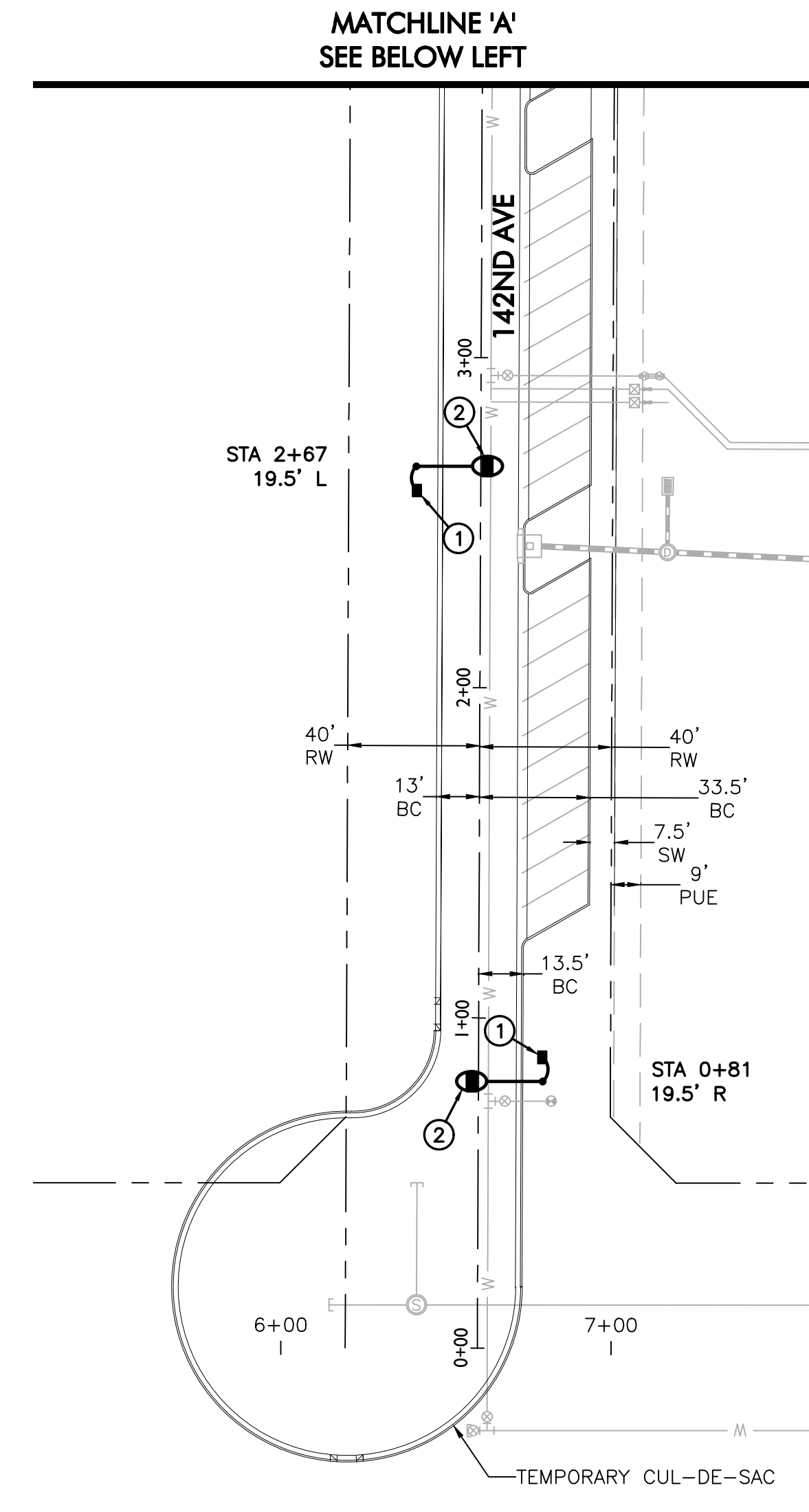
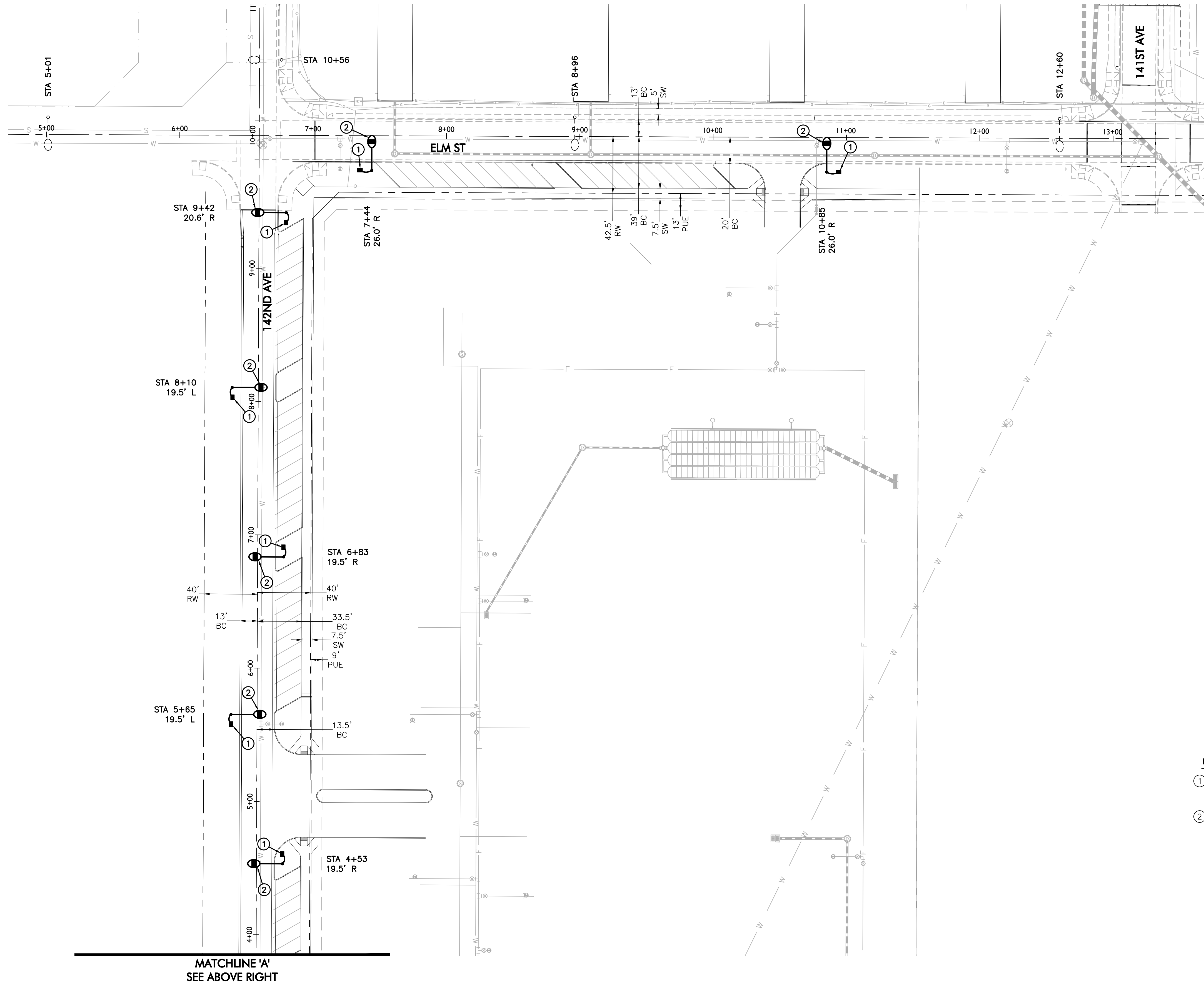
SURPRISE, ARIZONA
LCG AT SURPRISE CENTER
142ND AVE & ELM ST
STREET LIGHT COVER SHEET

NO. DATE SUBMITTALS/REVISIONS (DESCRIPTIONS)



DRAWING NO:
SL1
OF 4

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.
HA-2023\23295-LCG at Surprise Center 5L\23295-5L.dwg

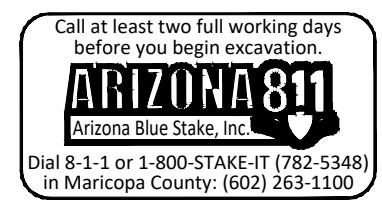
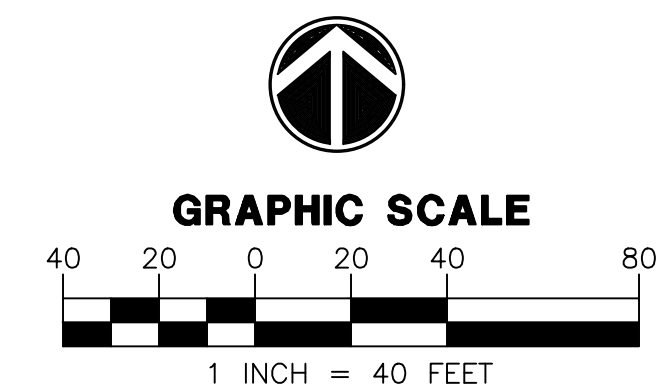


CONSTRUCTION NOTES

- ① INSTALL APS PULBOX 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 INSTALL ONE 75W LED (9,700 LUMEN) FIXTURE WITH PHOTOELECTRIC CONTROL ON A 3'-0" FOUNDATION MOUNTED POLE WITH 27'-9" MOUNTING HEIGHT AND A 2'-0" ARM PER APS DETAIL 8048 (SEE SHEET SL3). POLE SHALL BE CENTERED PER STATION AND OFFSET SHOWN ON PLANS. INSTALL (2) #14 THHN/THWN FROM LUMINAIRE TO FUSE HOLDER IN POLE. ALL WIRING, FUSING, FOUNDATION AND GROUNDING PER APS DETAILS AND SPECIFICATIONS.

LEGEND

-  9,700 LUMEN LED DECORATIVE STREET LIGHT
 PULL BOX
 NEW CONDUIT RUN
 FIRE HYDRANT
 EXISTING STREET LIGHT



WRIGHT ENGINEERING
PROJECT NO:
23296

DESIGN BY: GRB

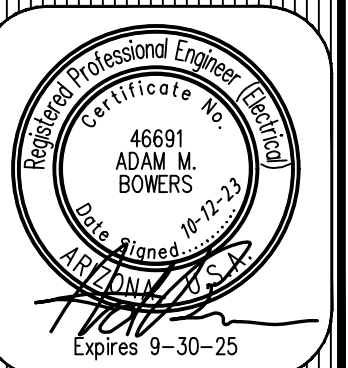
DRAWN BY: GRB

CHECKED BY: AMB

WRIGHT
engineering corporation
ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE, CHANDLER, ARIZONA 85225
PHONE 480-491-1529 FAX 480-491-1507
www.wrightengineering.us

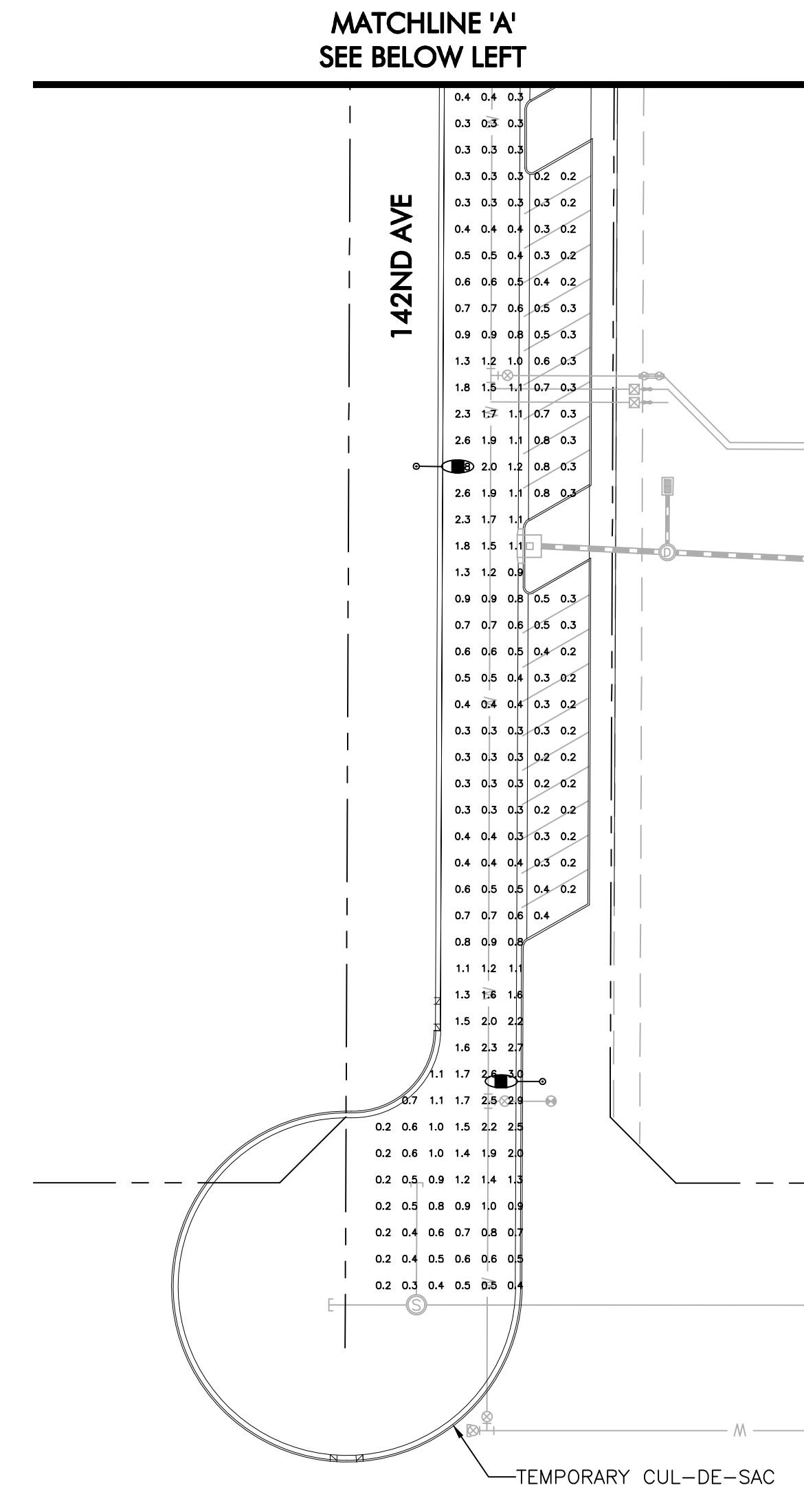
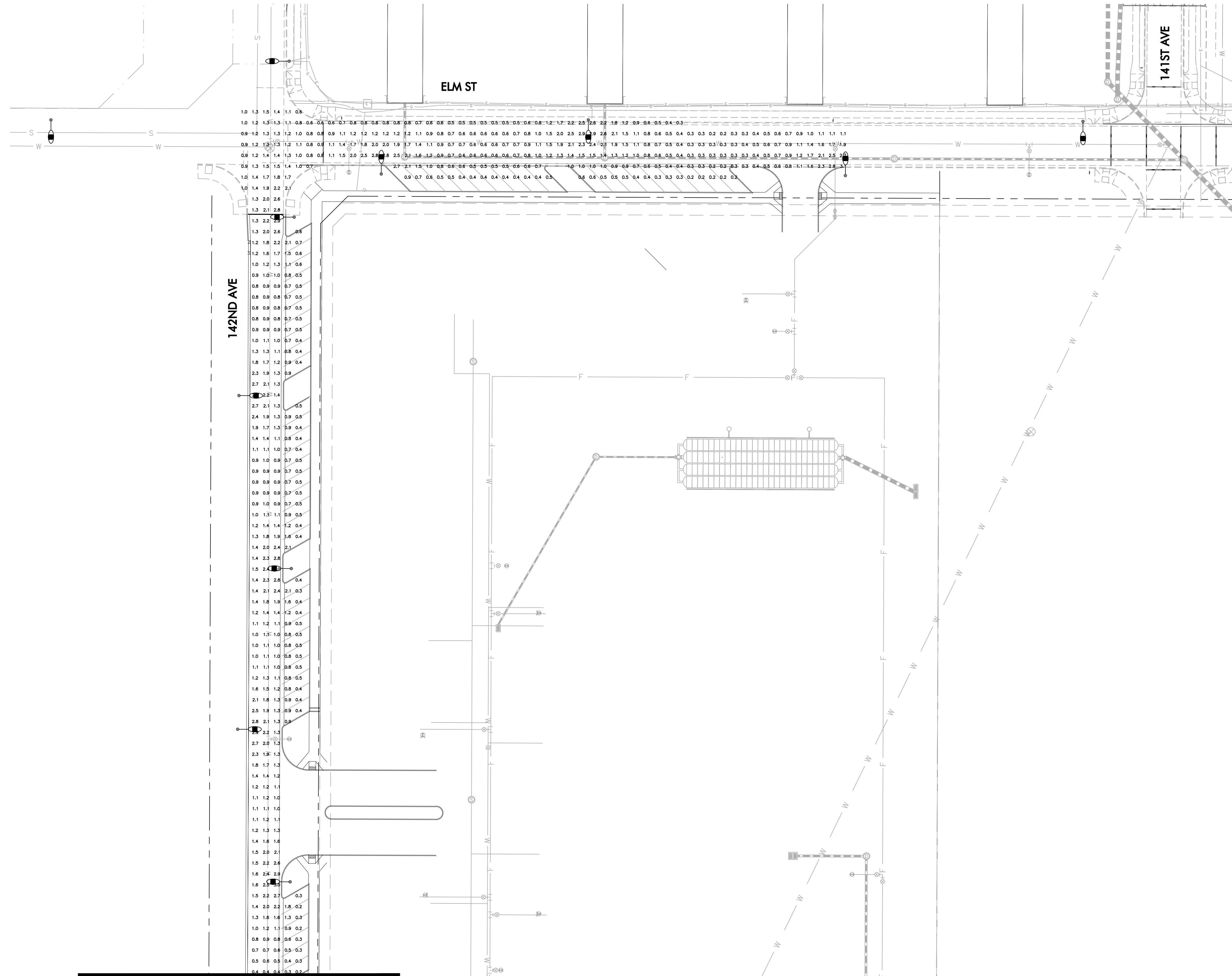
PROJECT: TITLE:

SURPRISE, ARIZONA
LCG AT SURPRISE CENTER
142ND AVE & ELM ST
STREET LIGHT PLAN

[illegible]

DRAWING NO:
SL2
OF 4


 KING LUMINAIRE TRANSIT
 K803-P4FL-III-75(SSL)-8060
 Type 3 Distribution
 2' Mast Arm
 candelabra file '0800SP4FL3X07540XXD.IES'
 1 lamp(s) per luminaire, photometry is absolute
 Light Loss Factor = 0.900, watts per luminaire = 79
 mounting height= 27.75 ft
 number locations= 13, number luminaires= 13
 kw all locations= 1.0

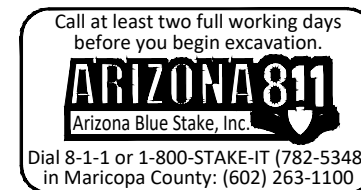
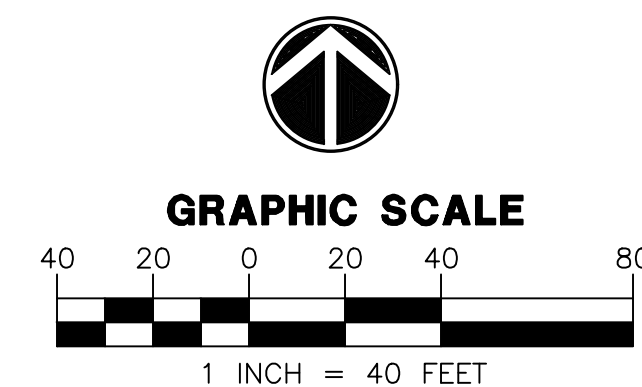


INT ELM ST & 142ND AVE	ELM ST
35 points at z=0, sp 8ft by 8ft	261 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES	HORIZONTAL FOOTCANDLES
Average 1.3	Average 1.0
Maximum 1.8	Maximum 3.1
Minimum 0.9	Minimum 0.2
Avg:Min 1.41	Avg:Min 4.82
Max:Min 2.00	Max:Min 15.50
Coeff Var 0.18	Coeff Var 0.68
UnifGrad 1.44	UnifGrad 2.33

```

142ND AVE
527 points at z=0, sp 8ft by 8ft
HORIZONTAL FOOTCANDLES
Average      1.1
Maximum      3.0
Minimum      0.2
Avg:Min      5.26
Max:Min      15.00
Coef Var     0.66
UnifGrad     9.00

```



WRIGHT ENGINEERING
PROJECT NO:
23296

DESIGN BY: GRB

DRAWN BY: GRB

CHECKED BY: AMB

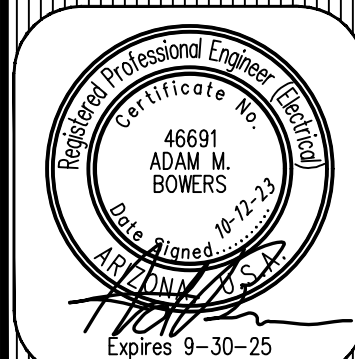
WRIGHT
engineering corporation

ELECTRICAL ENGINEERING AND DESIGN
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225
PHONE 480 497 5829 • FAX 480 497 5807
www.wrightengineering.us

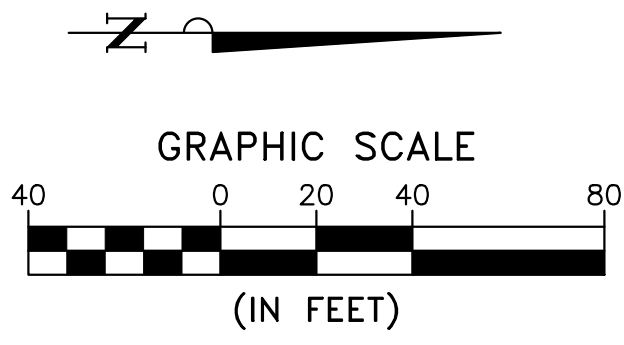
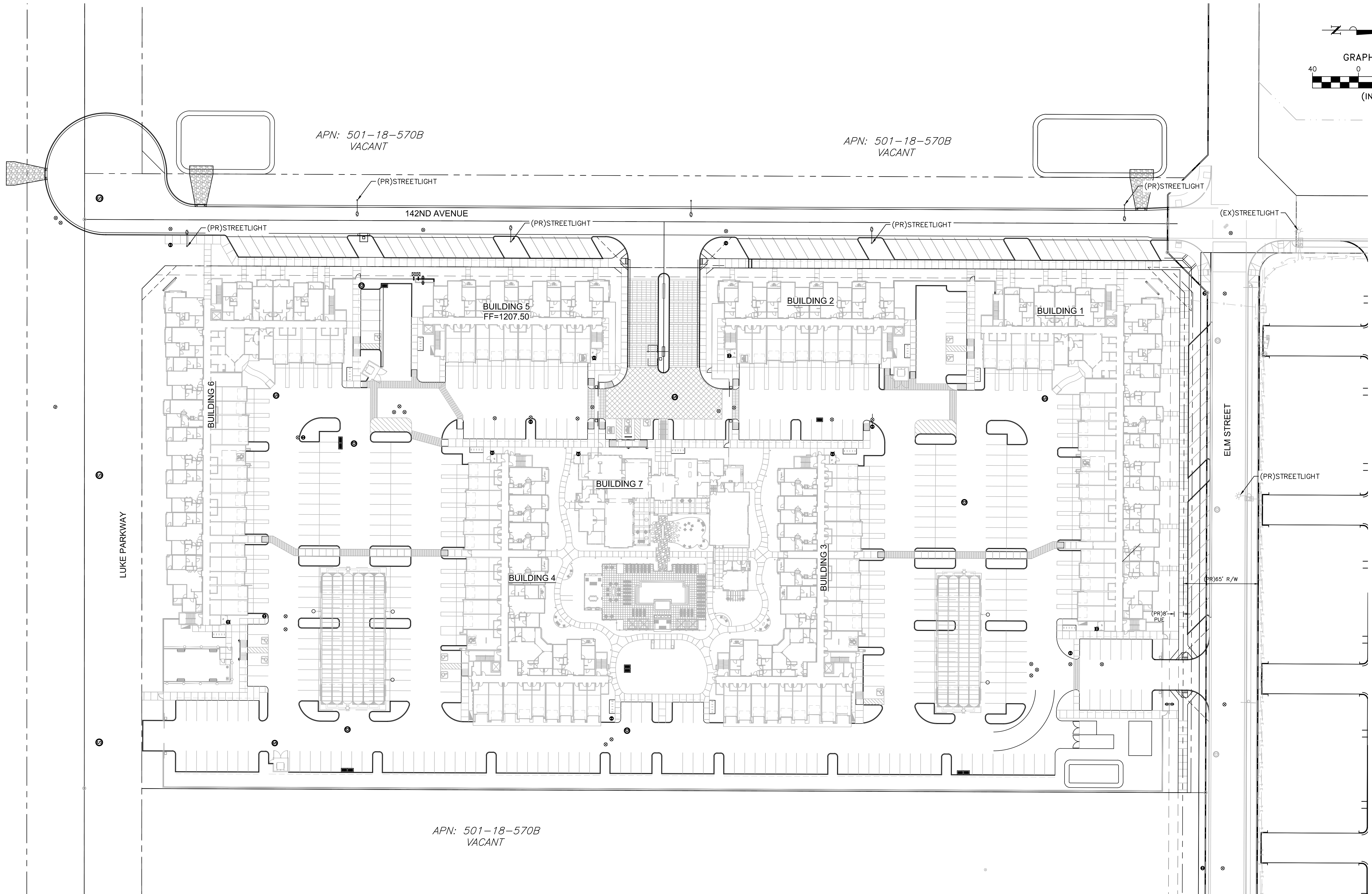
PROJECT: TITLE:

SURPRISE, ARIZONA
LCG AT SURPRISE CENTER
142ND AVE & ELM ST
STREET LIGHT PHOTOMETRICS

NO.	DATE	SUBMITTALS/REVISIONS (DESCRIPTIONS)
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DRAWING NO:
SL4
OF 4



STREETLIGHT EXHIBIT

LCG AT SURPRISE CENTER

SEC 142ND AVE AND ELM STREET

SURPRISE, ARIZONA

NO.	REVISION	BY	DATE	APPR.



PROJECT NO.
222000

SL-EX

1"=40'

SCALE (H):
SCALE (V):

DESIGNED BY: HV
DRAWN BY: HV
CHECKED BY: MB
DATE: 02/14/2022

beck

9034 N. 23RD AVENUE
SUITE #5
PHOENIX, AZ 85021
PHONE: (602) 943-6200
FAX: (602) 943-6201

consulting engineers

FS22-0388



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 19, 2024 Contact Person: Jennifer Cornelius
Submitting Department: Human Svcs and Comm Vitality District: Citywide
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to approval of a grant agreement with Read On Arizona, accepting funding for the School Readiness and Early Literacy Community Grant, and approval of a Fiscal Year 2025 budget amendment moving budget authority in the amount of \$7,800; Resolution #2024-190.

Motion:

I move to approve Resolution #2024-190.

Background:

The City of Surprise, through its Human Service & Community Vitality (HSCV) Department, applied for a School Readiness and Early Literacy Community Grant from Read On Arizona and the Arizona Community Foundation. The funding requested will be used to conduct school readiness workshops for children as well as provide literacy materials for the program.

Objective Analysis:

This action will allow the HSCV Department to enhance the Early Childhood Education Programs by including school readiness workshops for young learners.

Policy Compliant:

This item is compliant with City and Council Policy.

Financial Impact:

This one-time grant award provides \$7,800 for school readiness workshops. The grant also provides a \$2,200 credit at First Book for the purchase of literacy materials for the school readiness workshops and programs. There is no city match requirement.

Budget Impact:

This action requires a movement of budget authority in the amount of \$7,800 from General Contingency to project G51250 in the Grants Fund to cover projected expenditures associated with the Read On Arizona School Readiness and Early Literacy Community Grant. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

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

ATTACHMENTS:

1. Resolution 2024-190-Read On AZ Grant
 2. Read On AZ Surprise Grant Agreement
-

RESOLUTION # 2024-190

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA APPROVING A GRANT AGREEMENT BETWEEN THE CITY OF SURPRISE AND READ ON ARIZONA/ARIZONA COMMUNITY FOUNDATION, ACCEPTING GRANT FUNDING, AND AMENDING THE FISCAL YEAR 2025 BUDGET BY MOVING BUDGET AUTHORITY OF \$7,800 FROM GENERAL CONTINGENCY TO PROJECT G51250 IN THE GRANTS FUND.

WHEREAS, the City of Surprise, through its Human Service & Community Vitality Department, applied for a grant from Read On Arizona and the Arizona Community Foundation;

WHEREAS, the City desires to enter into a Grant Agreement with Read On Arizona and the Arizona Community Foundation for the purpose of receiving a grant totaling \$10,000 to support a School Readiness and Early Literacy Program;

WHEREAS, the grant provides up to \$7,800 in funding for expenditures that are on a reimbursement basis and a \$2,200 credit for the purchase of literacy materials from First Book;

WHEREAS, the FY2025 budget was adopted by Council Resolution #2024-94 on June 4, 2024;

WHEREAS, this action will necessitate a budget amendment; and

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

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

Section 1. That the statements and schedules attached as ***Exhibit A*** and incorporated by reference are adopted, amending the budget of the City of Surprise, Arizona for the fiscal year July 1, 2024, through June 30, 2025.

Section 2. That the Grant Agreement between Read On Arizona/Arizona Community Foundation and the City of Surprise, attached as ***Exhibit B***, is hereby 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-XXX
EXHIBIT A**

1. Appropriation - The allocations below represent the moving of budget authority in the amount of \$7,800 from General Contingency to project G51250 in the Grants Fund to cover projected expenditures associated with the Read On Arizona School Readiness and Early Literacy Community Grant. 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
Grants	Human Svcs and Comm Vitality	#G51250 FY25 Read On AZ SRELC Grant	E	-	7,800	7,800
Grants	Human Svcs and Comm Vitality	#G51250 FY25 Read On AZ SRELC Grant	R	-	7,800	7,800
Contingency	General Operations	Contingency	E	80,159,700	(7,800)	80,151,900
Contingency	General Operations	Other	R	78,476,900	(7,800)	78,469,100
Expense Total				80,159,700	-	80,159,700
Revenue Total				78,476,900	-	78,476,900

RESOLUTION 2024-XXX
EXHIBIT B

Grant Agreement



9/27/2024

RE: The School Readiness and Early Literacy Community Action Grant

Read On Greater Surprise

Dear Juan,

Congratulations! Read On Arizona (ROA) is pleased to inform you that your Read On Community has been awarded the School Readiness and Early Literacy Community Grant (SRELC) for the 2024-2025 year.

Funding for the grant is available September 1, 2024 - August 30, 2025. Please be aware of the following grant assurances:

- Sharing out of results of your project or activity to a group of Read On Advisory members upon completion of project activities.
- Coordination with Read On for a site visit of interested partners to see your project in action.
- Provision of photos or video (at the grantee's discretion) to highlight the impact of the community action grant.
- Some funds for literacy materials are being provided by First Book. An account with First Book must be set up before books can be purchased.
 - Funds can only be used to purchase books.
 - Books can only be shipped to Arizona addresses.
 - Book funds must be spent by May 31, 2025.

Funding Description	Total
School Readiness Workshops for Children: Community Action Grant: \$7,800 First Book for Literacy Resources: \$2,200	\$10,000

Thank you for your willingness to improve literacy outcomes for Arizona's children.

Sincerely,

Lori Masseur
Early Learning Director
Read On Arizona



Grant Agreement

Date:	September 27, 2024
Grantor:	Read On Arizona and Read on Arizona Collaborative Fund c/o the Arizona Community Foundation
Grant recipient:	City of Surprise
Grant Period:	September 1, 2024 - August 30, 2025
Grant Amount:	\$10,000
Special Conditions:	Signed Agreement
Mid-Year Report Due:	March 15, 2025
Final Report Due:	October 15, 2025

As consideration for the grant, the Grantee agrees to the following conditions:

- 1. Use of Grant Money.** The Grantee shall use the Grant Money only for the Project and in accordance with the proposal and budget previously submitted to and approved by Read On Arizona, as captured in the Scope of Work. The Grantee shall not make any significant change in the Project without the prior approval of Read On Arizona. At the end of the grant period, the Grantee shall promptly return to the Arizona Community Foundation any unused portion of the Grant Money.
- 2. Reports.** The Grantee shall submit written reports on the accomplishments of this Project as well as an accounting of expenditure of grant funds. Reporting and documentation required by Read On Arizona shall be provided as outlined in the Grantee Mid-Year and Final Report, which will be available as the report due date nears. The Grantee shall provide Read On Arizona with copies (if available) of any press releases, photographs and published material about the Grant Money and the work it made possible.
- 3. Site Visit and/or Meeting Requirement.** The Grantee may be asked to attend a meeting at Read On Arizona or have Read On Arizona funders perform a site visit, to be set at a later date, to discuss your project. Discussions on capacity building in the future and other topics will also take place.
- 4. Publicity.** The Grantee will allow Read On Arizona to review and approve the text, including quotes, of any proposed publicity concerning this grant prior to its release. Read On Arizona may include information regarding this grant, including the amount and purpose of the grant, any photographs you may have provided, your logo or trademark, or other information or materials about your organization and its activities in the Read On Arizona's periodic public reports, newsletters, news releases, or any other materials distributed by Read On Arizona. Please ensure that all publicity (including printed material, press releases, and websites) states "funding



provided by the School Readiness and Early Literacy Community Action Grants.” If you require an electronic copy of Read On Arizona’s official logo please contact Read On Arizona.

5. **Retention of Records.** The Grantee shall keep all financial records pertaining to the Project for at least four years and shall make such records available to the Arizona Community Foundation at reasonable times upon Read On Arizona’s request.
6. **Revocation of Grant Money.** The Grantee must return all unexpended grant funds immediately upon request by Read On Arizona if (1) Read On Arizona, at its sole discretion determines that the Grantee has not performed in accordance with this Agreement, or (2) the Grantee determines that it is no longer able to perform in accordance with this agreement.
7. **Grant Does Not Create a Partnership.** The Grantee shall not in any manner indicate, nor shall the grant or any documents related thereto be in any manner deemed to create or construed as creating, any kind of partnership, joint venture, or other similar relationship between Read On Arizona and the Grantee or other party. Read On Arizona shall not be deemed in any manner responsible for the debts, liabilities, or other obligations of the Grantee, including any such debts relating to this Project.
8. **Amendment.** This Grant Agreement shall not be amended or revised except by a written document signed by the parties hereto.
9. **Changes or Problems Occurring During Grant Year.** Any changes or problems in the Grantee Agency that affects the Project must be reported to the Read On Arizona immediately.
10. **Conflicts of Interest.** This Grant Agreement is subject to cancellation pursuant to A.R.S. § 38-511.

Scope of Work

Leaning into the strategic priorities of the statewide initiative, [Read On Greater Surprise](#) intends to facilitate two series of school readiness workshops for children 3 to 5 years of age, who have not started kindergarten. These will be parent/caregiver and child interactive sessions where both will attend together. Each series will consist of eight sessions that will last 90 minutes each.

Read On Greater Surprise is a collaborative effort facilitated by the City of Surprise, local school districts, and community partners to support language and literacy development from birth to third grade. Areas of focus include strengthening community and family engagement to support early literacy and expanding access to high-quality early learning opportunities.

Read On Greater Surprise priority areas include:

- Language and literacy awareness
- Early learning/literacy programming and supports
- Family engagement
- Out of school time literacy



This initiative seeks to provide funding to Read On Greater Surprise for the purposes of helping children hone the skills necessary for school success in a way that is targeted to their age and abilities. The program will also help children develop language, problem solve, and develop physical and social-emotional skills that will prepare them for their first year of school.

Read On Greater Surprise agrees to the following:

Task	Deliverable	Estimated Date of Completion
Develop program curriculum	Curriculum	January, 2025
Create promotional materials	Marketing materials	January, 2025
Targeted outreach and registration process	Participant registrations	February, 2025
Conduct workshop #1	Workshop for children and families	March, 2025
Preparation of mid-year report	Mid-year report	March 15, 2025
Conduct workshop #2	Workshop for children and families	May, 2025
Development of programmatic presentation	Presentation or site visit	TBD
Preparation of final report	Final report	October 15, 2025

Budget:

Item	Amount
Curriculum development	\$1800 (Provided by Read On Arizona)
Program preparation and facilitation	\$6000 (Provided by Read On Arizona)
Books	\$2200 in books (Provided by First Book)
Grant Amount from Read On Arizona	\$7800
Grant Amount from First Book	\$2200 in books
Total Grant Amount:	\$10,000



The parties have entered into this Grant Agreement as of the day and year first above written.

By:

Kimberly Kur, Chief Development Officer, Arizona Community Foundation

By:

Terri Clark, Arizona Literacy Director, Read On Arizona

By:

Seth Dyson, Director of Human Services and Community Vitality, City of Surprise

By:

Juan Marquez, Early Childhood Education Coordinator, City of Surprise



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 19, 2024

Contact Person: Danielle Osborne, HSCV
Administrator

Submitting Department: Human Svcs and Comm
Vitality

District: Citywide

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to acceptance of endowment funding from the Maricopa County Community College District Foundation and approval of a Fiscal Year 2025 budget amendment moving budget authority in the amount of \$20,800 for supportive grants for military service members, veterans, and their families; Resolution #2024-186.

Motion:

I move to approve Resolution #2024-186.

Background:

The City of Surprise sent a collaborative agreement letter with the Maricopa County Community College District Foundation (MCCCDF), which MCCCDF acknowledged on the same instrument, in April 2021 to support military service members, veterans, and their families as part of the MCCCDF/Rio Salado-West Valley Military and Veterans Success Center. In this agreement, the City provides in-kind services in the form of a space and facilities at the Human Service & Community Vitality (HSCV) Department Surprise Resource Center. Staff from the Arizona Department of Veteran's Services as well as the Arizona Coalition for Military Families work part-time out of the Surprise Resource Center assisting clients with available services. Additionally, a HSCV day-to-day supervisor is on-site at the Surprise Resource Center to assist the partner agencies and the AmeriCorps volunteers.

As part of the next phase of this collaboration effort, supportive services grant funding for military members, veterans and their families is being provided by MCCCDF to be administered using City resources. Funding is provided to the City on an annual Fiscal Year (July 1-June 30) basis and is determined by the MCCCDF Board of Directors. The Fiscal Year 2025 spendable amount is \$20,750.98 and will be distributed on a reimbursement basis through the MCCCDF.

Objective Analysis:

This action will allow the HSCV Department to administer funding to provide supportive services to military members, veterans, and their families.

Policy Compliant:

This item is compliant with City and Council Policy.

Financial Impact:

This one-time endowment funding provides \$20,750.98 to provide supportive service grants to military service members, veterans, and their families. Reimbursement for expenses will be provided to the City by MCCCDF by submitting a reimbursement form and supporting documentation. There are no match requirements to utilize this funding.

Budget Impact:

This action requires a movement of budget authority in the amount of \$20,800 from General Contingency to project G51790 in the Grants Fund to cover projected expenditures associated with providing supportive grants to military service members, veterans, and their families through the West Valley Veterans Success Center. This action represents a transfer of spending authority and does not increase or decrease the total adopted citywide expenditure budget.

FTE Impact:

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

ATTACHMENTS:

1. Resolution 2024-186 - MCCCDF Endowment
 2. Exhibit A-Collaborative Agreement Letter
 3. MCCCDF Endowment Memo - FY24-25
-

RESOLUTION # 2024-186

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA ACCEPTING ENDOWMENT FUNDING FROM THE MARICOPA COUNTY COMMUNITY COLLEGE DISTRICT FOUNDATION AND AMENDING THE FISCAL YEAR 2025 BUDGET BY MOVING BUDGET AUTHORITY OF \$20,800 FROM GENERAL CONTINGENCY TO PROJECT G51790 IN THE GRANTS FUND.

WHEREAS, the City of Surprise sent a collaborative agreement letter with the Maricopa County Community College District Foundation (MCCCDF), which MCCCDF acknowledged on the same instrument, in April 2021 to support military service members, veterans, and their families as part of the MCCCDF/Rio Salado-West Valley Military and Veterans Success Center, which is attached hereto as **Exhibit A** and incorporated by reference;

WHEREAS, the City of Surprise provides in-kind services in the form of a space and facilities at the Surprise Resource Center for military service members, veterans and their families to obtain support services in the west valley;

WHEREAS, staff from the Arizona Department of Veteran's Services as well as the Arizona Coalition for Military Families work part-time out of the Surprise Resource Center assisting clients with available services and a Human Service & Community Vitality Department (HSCV) day-to-day supervisor is on-site to assist the partner agencies and AmeriCorps volunteers;

WHEREAS, the City of Surprise desires to accept a MCCCDF endowment providing \$20,750.98 for Fiscal Year 2025 for supportive grants to military service members, veterans, and their families to be administered through the Surprise Resource Center;

WHEREAS, the FY2025 budget was adopted by Council Resolution #2024-94 on June 4, 2024;

WHEREAS, this action will necessitate a budget amendment; and

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

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

Section 1. That the statements and schedules attached as ***Exhibit B*** 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 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 2024-186
EXHIBIT A

Collaborative Agreement Letter

RESOLUTION 2024-186
EXHIBIT B

1. Appropriation - The allocations below represent the moving of budget authority in the amount of \$20,800 from General Contingency to project G51790 in the Grants Fund to cover projected expenditures associated with the Maricopa County Community College District Foundation Endowment funding for the West Valley Veterans Success Center. 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
Grants	Human Svcs and Comm Vitality	#G51790 FY25 MCCCCF Veteran Success Center	E	-	20,800	20,800
Grants	Human Svcs and Comm Vitality	#G51790 FY25 MCCCCF Veteran Success Center	R	-	20,800	20,800
Contingency	General Operations	Contingency	E	80,159,700	(20,800)	80,138,900
Contingency	General Operations	Other	R	78,476,900	(20,800)	78,456,100
Expense Total				80,159,700	-	80,159,700
Revenue Total				78,476,900	-	78,476,900



CITY MANAGER'S OFFICE
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-1335

September 16, 2021

To the Maricopa County Community College District Foundation:

The City of Surprise Resource Center, Arizona Department of Veterans' Services, Rio Salado College, and the Arizona Coalition for Military Families are collaborating to engage Arizona's Be Connected Program to support service members, veterans, and their families in the West Valley.

This collaboration is a natural next-step to continue the positive impact that the MCCCDF/Rio Salado – West Valley Military and Veterans Success Center had on the community.

Currently, the partners are providing the site and specific personnel to support the effort.

- The City of Surprise is providing in-kind services in the form of a space and facilities maintenance for operations.
- The Arizona Department of Veterans' Services will be covering the cost of a part-time Veteran Benefits Counselor.
- The Arizona Coalition for Military Families will be covering the cost of coalition & Be Connected staff on a part time basis and a full-time AmeriCorps volunteer.
- The City of Surprise is providing a day-to-day site supervisor for the AmeriCorps volunteer.

The following are additional anticipated needs and we are therefore requesting supportive funding in these five areas:

- Technology to support the user experience
- Capital funds for site expansion or improvement
- Supportive grants to service members, veterans, and their families
- Targeted scholarships to MCCCDF education programs for those receiving Be Connected Career Navigation services
- Events to support community awareness of supportive services

Furthermore, the City of Surprise consents to the modification of the restriction of \$25,000 held by the Foundation, which is a portion of a \$50,000 payment made by the City to the Foundation on February 19, 2020. The modification to which the City consents is that the \$25,000 can be expended immediately and is not required to be held as part of the endowment. As acknowledged by this letter, the Foundation agrees that the amount will be expended towards the operations of the West Valley Veteran Success Center.

We are happy to provide further details as needed and appreciate your consideration of this request.



CITY MANAGER'S OFFICE
CITY OF SURPRISE
16000 N. CIVIC CENTER PLAZA
SURPRISE, AZ 85374
T. 623-222-1335

Sincerely,

Michael T. Frazier
City Manager
City of Surprise

Acknowledgements:

Brian Spicker
President and CEO
Maricopa County Community College District Foundation

MEMORANDUM

Date: October 04, 2024

To: Danielle Osborne, Community Initiatives Supervisor, City of Surprise

From: Diana Aguirre, Fiscal Director – Maricopa Community Colleges Foundation

CC: Brian Spicker, President & CEO – Maricopa Community Colleges Foundation

Re: Maricopa County Community Colleges Foundation Endowment

Background:

In April 2021, the City of Surprise, in partnership with the Arizona Coalition for Military Families, the Arizona Department of Veteran Services, Maricopa Community Colleges Foundation (MCCCCF), Northern Arizona University – AmeriCorps, and Rio Salado College, announced the opening of the new West Valley Veteran Success Center (WVWSC), located within the Surprise Resource Center. The mission of the WVWSC is to support service members, veterans, and their families in the West Valley. Current services include Veteran resource navigation by an AmeriCorps Member, Veteran Benefits Counselors, and additional supportive assistance provided by various non-profit partners.

In a letter dated September 16, 2021, MCCCCF and the City of Surprise signed and acknowledged the next phase in the WVWSC plan, which is to include supportive grants for service members, Veterans, and their families. Funding is sourced from an endowment fund, which is managed by MCCCCF and was used to establish the WVWSC.

Funding:

The spendable amount is determined on an annual Fiscal Year (July 1) basis, and is based on the spendable rate as approved by the MCCCCF Board of Directors each year. Funds can be accessed by submitting an Accounts Payable Request to the MCCCCF Fiscal Director with supporting documentation demonstrating applicable expense(s). Funds are distributed via reimbursement. The City does not provide matching funds. Any unused funds will be returned back to the corpus of the endowment fund at the end of the Fiscal Year.

In Fiscal Year 2024-2025, \$20,750.98 will be available for the City of Surprise's use.

Enclosures:

Endowment Modifications – Signed & Acknowledged
5610 Fund Agreement



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 19, 2024

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations: None

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Presentation and discussion regarding the Wong & Morgan Annexation, Case FS24-0505. In accordance with Arizona Revised Statutes 9-471(A)(3), a public hearing is required to be held after filing a blank petition within the last ten days of the thirty-day waiting period.

Motion:

No Action

Background:

Walter Wong, property owner, and Carey & Lauren Morgan, property owners, seek annexation of undeveloped land generally located at the southeast corner of 163rd Avenue and Pinnacle Peak Road. The annexation proposal is for two (2) parcels, consisting of approximately 10.84 acres of unincorporated land with Maricopa County zoning district, Rural Zoning District – One Acre Per Dwelling Unit (RU-43). If annexed, the property will assume the similar zoning district of Rural Residential (RR) as outlined in the Land Development Ordinance (LDO). The owners have applied for rezone requests under separate cases.

The blank petition was recorded with the Maricopa County Recorder's Office on October 23, 2024. Per the Arizona Revised Statutes (ARS) signatures of property owners may not be collected until 30 days after the recording of the blank petition and a public hearing must be held within the last ten days of the 30-day waiting period. Once the public hearing is held and the 30-day waiting period has expired state statute requires that an excess of 50% of the land owners and assessed valuation for all real and personal property sign the petition in order to validate the petition. The statute allows up to one year to obtain the signatures.

Objective Analysis:

Positive impacts include adding additional property to the incorporated limits which will generate additional property and potential development fees for the City. Negative impacts could include providing services to a 10.84-acre area where the City did not have to previously serve.

Policy Compliant:

No action is being taken at this time. However, if the City Council moves forward to annex property into the City limits the annexation would be deemed policy compliant by expanding the range of influence of the City.

Financial Impact:

At this time, there are no financial impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be financial impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed, that could result in future development fees, sales and property taxes.

Budget Impact:

At this time, there are no budget impacts associated with this item. If the City Council moves forward to annex property into the City limits there could be minor budget impacts to the City to provide services to an area that the City did not provide services in the past. If the area is annexed, that could result in future development fees, sales and property taxes.

FTE Impact:

At this time, there would be no additional FTEs associated with this item. If the City Council moves forward to annex property into the City limits, staff does not believe any future FTEs would be needed based on the potential annexation.

ATTACHMENTS:

1. 00 - FS24-0505 Wong & Morgan Annexation - Blank Petition - Staff Report
 2. 01 - FS24-0505 Wong & Morgan Annexation - Recorded Blank Petition
 3. 02 - FS24-0505 Wong & Morgan Annexation - Blank Petition - Vicinity Map
 4. FS24-0505 Wong & Morgan Annexation - Blank Petition Presentation
-

ANNEXATION

REPORT TO THE CITY COUNCIL

Case: FS24-0505

Project Name: Wong & Morgan Annexation – Blank Petition

Council District: 1 - Acacia

City Council Date: November 19, 2024

Planner: Trever Fleetham, Planning Manager

Owner: Walter Wong and Carey & Lauren Morgan

Applicant: Walter Wong and Carey & Lauren Morgan

Request: Annexation Public Hearing

Site Location: Generally located at the southeast corner of 163rd Ave and Pinnacle Peak Road

Site Size: 10.84 acres (approx.)

General Plan

Conformance: The proposal is consistent with the Surprise General Plan 2040

Actions: No Action at the time. City Council public hearing to discuss the annexation proposal.

Project Description:

Walter Wong, property owner, and Carey & Lauren Morgan, property owners, seek annexation of undeveloped land generally located at the southeast corner of 163rd Avenue and Pinnacle Peak Road. The annexation proposal is for two (2) parcels, consisting of approximately 10.84 acres of unincorporated land with Maricopa County zoning district, Rural Zoning District – One Acre Per Dwelling Unit (RU-43). If annexed, the property will assume the similar zoning district of Rural Residential (RR) as outlined in the Land Development Ordinance (LDO). The owners have applied for rezone requests under separate cases.

Arizona Revised Statutes require the filling of a blank annexation petition. The blank petition relating to the subject property was recorded with the Maricopa County

Recorder's Office on October 23, 2024 (see attached). Arizona Revised Statutes also require that no signatures be obtained during a 30-day waiting period immediately following the filing of the blank petition, and that a public hearing must be held during the last 10 days of the 30-day waiting period. This requirement is met as the public hearing is being held on day 28 of the 30-day waiting period. Once the public hearing is held and the 30-day waiting period has ended, signatures may be collected. State statute further requires that an excess of 50% of the landowners and assessed valuation for all real and personal property, sign the petition in order to validate the petition. State statute allows up to one year following the end of the 30-day period to obtain the required number of signatures.

Summary:

The proposed annexation includes approximately 10.84 acres and requires signatures from representatives of two (2) property owners after the Arizona Revised Statute's required 30-day waiting period that concludes 30 days after the recordation of the blank petition. Upon receiving those signatures, the Wong & Morgan Annexation will be eligible for annexation by the City of Surprise. The signed petition must be presented and considered by City Council within one (1) year.

The parcels to be annexed complies with all requirements for size, shape, and contiguity set forth in the Arizona annexation statutes.

Attachments:

01 Recorded Blank Petition
02 Vicinity Map
PPT

Recording requested by:

AffidavitFS240505-5-1-1--
Hoyp

City of Surprise
City Clerk's Office
16000 N Civic Center Plaza
Surprise, Arizona 85374

Affidavit Regarding Annexation

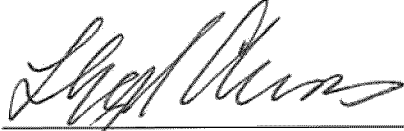
Surprise Case #FS24-0505

AFFIDAVIT REGARDING ANNEXATION

Personally appears before me, Lloyd Abrams, who, first being duly sworn, deposes and says as follows:

1. I make this affidavit of my own personal knowledge.
2. I am the duly appointed Community Development Director of the City of Surprise, Arizona and I am qualified to make this affidavit on behalf of and for the City.
3. I have made a diligent search of the records of the Office of the Clerk of the City of Surprise and of the Office of the Maricopa County Recorder for any annexation filing which might involve territory sought to be annexed in the City of Surprise Annexation Petition, which is filed herewith, with exhibits, in the Office of the Maricopa County Recorder.
4. I hereby affirm, pursuant to A.R.S. §9-471(A)(6), that no part of the territory associated with **Surprise Case #FS24-0505** for which the attached Annexation Petition is filed is already subject to an earlier filing for annexation.

FURTHER AFFIANT SAYETH NOT.



(Lloyd Abrams, Surprise Community Development Director)

SWORN TO AND SUBSCRIBED before me
this 23rd day of October, 2024.

Lari Beth Kirkendall
Notary Public for the State of Arizona



My commission expires: 10/8/27

EXHIBIT "A"**DESCRIPTION****ANNEXATION**

A portion of that real property described in Warranty Deed 1996-0040121 and a portion of that real property described in Warranty Deed 2019-0301258, records of Maricopa County, Arizona being • located in the Northwest Quarter of Section 18, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona described as follows:

COMMENCING at the Northwest Corner of said Section 18 from which the West Quarter Corner of said Section lies South 00°10'13" West 2633.87 feet;

Thence along the north line of said Northwest Quarter of Section 18 South 89°48'52" East 574.70 feet;

Thence departing said line South 00°12'07" East 40.00 feet to the southeast corner of that real property as described in the City of Surprise Annexation Ordinance 20-10 recorded as Instrument 2020-00435965, records of said County, being a point on the east line of said real property described in Warranty Deed 1996-040121 and the POINT OF BEGINNING;

Thence along said east line South 00°16'05" East 619.48 feet to the southeast corner of said real property and the northeast corner of said real property described in Warranty Deed 2019-0301258;

Thence along the east line of last said real property South 00°16'05" East 283.91 feet to the southeast corner of said real property, being also the most westerly northeast corner of that real property described in the City of Surprise Annexation Ordinance 2022-04 recorded as Instrument 2022-0287430, records of said County;

Thence along the south line of said real property described in Warranty Deed 2019-0301258 and the north line of last said Annexation Ordinance North 89°49'47" West 526.87 feet to a point on the east line of that real property described in the City of Surprise Annexation Ordinance 88-24 recorded as Instrument 1988-594510, records of said County;

Thence along said east line North 00°10'13" East 284.49 feet to the common line between said real property described in Warranty Deed 1996-0040121 and said real property described in Warranty Deed 2019-0301258;

Thence continuing along said east line North 00°10'13" East 584.00 feet to the southwest corner of said real property described in the City of Surprise Annexation Ordinance 20-10;

Thence along the southerly lines of said Annexation Ordinance 20-10 the following four courses;

Thence North 45°10'39" East 42.42 feet;

Thence South 89°48'52" East 15.00 feet;

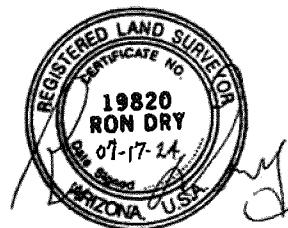
Thence North 00°10'13" East 5.00 feet;

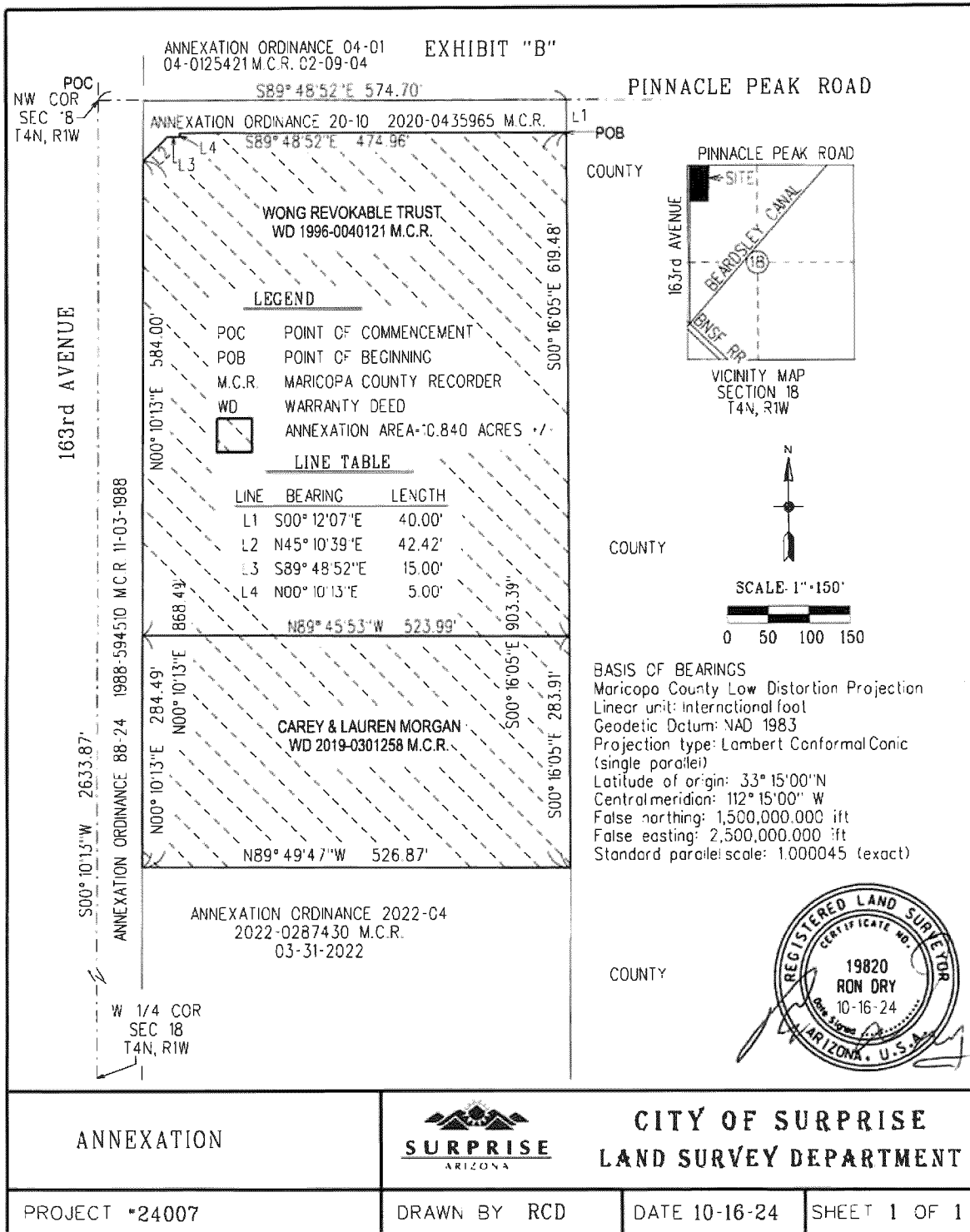
Thence South 89°48'52" East 474.96 feet to the POINT OF BEGINNING.

Containing 10.84 acres, more or less.

Attached is EXHIBIT "B" and by this reference is made a part hereof.

End of description







FS24-0505 VICINITY MAP



FS24-0505
Wong & Morgan
Annexation

City Council
November 19, 2024



FS24-0505 VICINITY MAP



PAT TILLMAN BLVD

PINNACLE PEAK RD

163RD AVE

PLANADA LN

EXISTING CITY BOUNDARY



PROPOSED CITY BOUNDARY

Annexation Steps

Resolution for the Intent to Annex:

- City Council meeting – August 20, 2024

File Blank Petition:

- Begins 30-day waiting period
- Reach out to County Assessor and Dept of Revenue
- October 23, 2024 – Petition filed

Public Hearing:

- City Council holds public hearing to discuss the annexation ← **Tonight**
- Held in last 10 days of 30-day waiting period

Obtain signatures on annexation petitions

- Applicant has 1 year to complete petition

Public Hearing:

- City Council holds public hearing for final annexation ordinance



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Regular City Council Meeting

Council Meeting Date: November 19, 2024

Contact Person: Jodi Tas, MNGMNT ANALYST - SR

Submitting Department: Human Svcs and Comm Vitality

District: Citywide

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the Neighborhood Grant Program Awards for Fiscal Year 2025 as recommended by the Sub-committee on Community Outreach, Partnerships and Grants.

Motion:

I move to approve the funding as recommended by the Sub-committee on Community Outreach, Partnerships and Grants.

Background:

The Surprise Neighborhood Grant Program was designed to engage residents and increase community engagement, interest, and involvement within the City of Surprise. Funding will be available beginning November 2024. All funding must be spent by June 15, 2025. The Committee on Community Outreach, Partnerships and Grants has reviewed applications and is making funding recommendations to City Council.

Objective Analysis:

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

Policy Compliant:

This item is compliant with City and Council policies.

Financial Impact:

This item will allow for one-time grants up to \$10,000 to be distributed to the qualified applicants to assist in completion of their projects.

Budget Impact:

The FY2025 budget includes an appropriation within the General Fund in the amount of \$160,000 for

Community Outreach Programs; \$150,000 for the Surprise Community Outreach Program grants and \$10,000 for the Neighborhood Grant Program. Since funding for both grant programs are combined, no budget amendment is necessary.

FTE Impact:

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

ATTACHMENTS:

1. Staff Report - Neighborhood Grant Program FY 25
 2. Neighborhood Grant Council Presentation FY2025
-



HUMAN SERVICE AND COMMUNITY VITALTY

Date: November 19, 2024

To: Mayor and City Council

From: Jodi Tas, Government Relations Director
Seth Dyson, HSCV Director

Re: Neighborhood Grant Program FY25

Introduction

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

Background

The Neighborhood Grant Program began in FY16 when City Council approved the pilot program with a recommended budget of \$10,000. The program was designed to empower residents and increase community engagement, interest, and involvement within the city. For FY2025, three applications were received totaling \$23,803.

To be eligible for funding the project must

- Provide a public benefit,
- Result in a product, which benefits a neighborhood or the larger Surprise community.
- Be feasible for completion by June 15, 2025.
- Involve the benefiting neighborhood in project identification, planning and execution.
- Emphasize neighborhood self-help, be educational, or community-building.
- Have support from 5 neighbors
- Comply with City and HOA policies

Funding

The City Council designated \$10,000 for the Neighborhood Grant Program.

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

Committee Recommendations

The Committee on Community Outreach, Partnerships and Grants held a meeting October 22nd to review, discuss and act upon the eligible applications received. Applicants were invited to the meeting to present their project to the committee.

Committee recommendations are as follows:

Neighborhood/Applicant	Project Name	Requested Amount	Committee Recommendation
Homestead at Marley Park	Community Events	\$10,000	\$5,000
Royal Ranch	Holiday Event	\$8,854	\$5,000
Surprise Farms III	Table and benches	\$4,949	\$0
	Request Total	\$23,803	\$10,000

Future Actions

- Award notifications to be sent immediately after Council action
- Spending and projects must be complete by June 15, 2025

Recommendation

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



Neighborhood Grant Program

FY2024-2025

PROGRAM PURPOSE & OVERSIGHT

- To empower residents and increase community engagement, interest and involvement within the City of Surprise
- Surprise Sub-Committee on Community Outreach, Partnerships & Grants makes funding recommendations
- Sub-Committee Members are Vice Mayor Nick Haney (Chair), Council Members Chris Judd and Patrick Duffy

PROGRAM GUIDELINES

To receive support, projects must:

- Provide a public benefit,
- Result in a product, which benefits a neighborhood or the larger Surprise Community;
- Be feasible for completion by June 15, 2025;
- Involve the benefiting neighborhood in project identification, planning and execution;
- Emphasize neighborhood self-help, be educational or community-building.

APPLICATION PROCESS

- Application must be signed by a minimum of 5 neighbors within applicant's respective residential area supporting ideas and project applicant
- Must include a thorough description of how funding will be utilized
- Project must comply with City and HOA policies
 - Application must include approval of HOA Board, if necessary
- Nonprofit 501(c)3 organizations are not eligible

PROCESS TIMELINE

August 19, 2024 –
October 11, 2024

Application Period

Information session
held August 27th

October 22, 2024

Committee on
Community
Outreach,
Partnerships & Grants
Meeting &
Recommendation

November 19,
2024

City Council
Recommendation

APPLICATION DESCRIPTION

Neighborhood/Applicant	Project Name	Requested Amount	Committee Recommendation
Homestead at Marley Park	Community Events	\$10,000	\$5,000
Royal Ranch	Holiday Event	\$8,854	\$5,000
Surprise Farms III	Table and benches	\$4,949	\$0
	Request Total	\$23,803	\$10,000

PROGRAM GUIDELINES

- Funding would be available after City Council approval
- All funding must be spent by June 15, 2025
- Reporting will be similar to the Surprise Community Outreach Program



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You