

CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, June 4, 2020 @ 6:00 PM
COUNCIL CHAMBERS



NOTICE: In an effort to protect health and safety of city employees, residents, and visitors, the Council Chambers will be closed to the public during this meeting. The public may access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit www.surpriseaz.gov/surprisetv, the Surprise City Gov Facebook page at www.facebook.com/cityofsurprise. Cox channel 11 and Century Link channel 8513 will also carry the meeting live.

For instructions on how to comment on agenda items and public hearings, please go to <http://bit.ly/33zgqWv>

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

Public comment will be taken through email or via phone. To submit email comments, including Call to the Public for non-agenda items, please email PanZComments@surpriseaz.gov. Comments for Call to the Public must be submitted prior to the start of the meeting. To comment on agenda items, emails must be submitted prior to the time(s) designated for public comment by the Commission Chair during the meeting or before the agenda item has otherwise concluded.

To comment live by phone for Call to the Public for non-agenda items or for agenda items, please call 623-222-3030 prior to, or during, the meeting to have your name placed on a callback list. If you reach voicemail, please leave your name and phone number. The Commission Secretary will call those wishing to comment from the dais during the meeting, and the call will be streamed through the Council Chamber audio system. Only calls received before Call to the Public for non-agenda items or before or during the time(s) designated for public comment by the Commission Chair during the meeting on the subject agenda item will be accepted and streamed. No calls will be accepted after the time(s) designated by the Commission Chair for public comment or after an agenda item has otherwise concluded.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the April 27, 2020, Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
| 2. | Internal | Consideration and action to approve or disapprove the May 7, 2020, Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 3. | District 1 | Consideration and action pertaining to the approval or disapproval of a Comprehensive Sign Program (CSP) entitled "Abrazo Surprise Hospital Sign Plan," generally located on the southwest corner of Bell Road and State Route 303. FS20-104. | Hobart Wingard
Community
Development |
| 4. | District 1 | Consideration and action pertaining to the re-hearing of a Zone Change from Mesquite Mountain Ranch Planned Area Development ("PAD") Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development ("PUD") Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD). FS18-617 Mesquite Mountain Ranch III Rezone with PUD Overlay. | Hobart Wingard
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 5. | District 1 | Consideration and action on the Preliminary Plat for Heritage Asante Parcel 6 generally located west of 163rd Avenue and north of Grand Avenue. FS19-854 -- Heritage Asante Parcel 6. | SERGIO ANGULO
Community
Development |
| 6. | District 3 | Consideration and action pertaining to approval/disapproval of the Preliminary Plat entitled "Preliminary Plat for Sycamore Farms Subdivision," received May 1, 2020, a property generally located on the southeast corner of Cactus Road and Cotton Lane. FS19-787 -- Sycamore Farms Preliminary Plat. | Hobart Wingard
Community
Development |

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("Commission"), the Commission may hold an executive session, which will not be open to the public, but for only the following purposes: discussion or consideration of records exempt by law from public inspection (A.R.S. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (A.R.S. §38-431.03(A)(3)).

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 or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

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

I. Adjournment

POSTED: May 28, 2020 at 4:25 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 4, 2020 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the April 27, 2020, Planning and Zoning Commission Minutes.

Motion:

Consideration and action to approve or disapprove the April 27, 2020, Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 04-27-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 27, 2020 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Special Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on April 27, 2020.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice-Chair Dennis Bash, Commissioner Scott Krous, Commissioner Ken Chapman, Commissioner Dennis Smith, and Commissioner Mitchell Rosenbaum. Commissioner Gisele Norberg had an excused absence due to inability to properly connect to Council Chambers phone.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Shirley Phan, Current Planner; Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Keating opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Keating closed the call to the public.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 1 – District 5- FS19-868 The Fountains at Surprise-Site Plan- Consideration and action regarding a Site Plan to allow for a new Kansas City Royals Housing Facility on Lot 8 of the Royals Housing at Surprise Center Final Plat in the Surprise Center PAD generally located north of Greenway Road and east of Bullard Avenue.

Shirley Phan, Current Planner, presented item 1 to the Commission.

Commissioner Smith made a motion to approve the Site Plan to allow for a new Kansas City Royals Housing Facility on Lot 8 of the Royals Housing at Surprise Center Final Plat in the Surprise Center PAD generally located north of Greenway Road and east of Bullard Avenue, subject to stipulations “A” through “I”, as stated in the staff report.

Vice-Chair Bash seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Commissioner Rosenbaum made a motion to adjourn the Planning and Zoning Commission meeting. Commissioner Smith seconded the motion.

Meeting adjourned at 6:06 P.M.

Matthew Keating
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 4, 2020 Contact Person: Ashley Labhart
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove the May 7, 2020, Planning and Zoning Commission Minutes.

Motion:

Consideration and action to approve or disapprove the May 7, 2020, Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 05-07-20 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

May 7, 2020 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on May 7, 2020.

A. ROLL CALL

In attendance was Chair Matthew Keating, Vice-Chair Dennis Bash, Commissioner Scott Krous, Commissioner Ken Chapman, Commissioner Dennis Smith, and Commissioner Mitchell Rosenbaum. In remote attendance was Commissioner Gisele Norberg (6:09 pm).

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Community Development Director; Hobart Wingard, Current Planner; Hobie Wingard, Assistant City Attorney and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd shared there were no items on the agenda for the May 21, 2020 Planning and Zoning meeting, as a result, the meeting has been canceled. The next Planning and Zoning meeting is scheduled to occur June 4, 2020.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Keating opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Keating closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to review and approve or disapprove the April 16, 2020, Planning and Zoning Commission Minutes.

Vice-Chair Bash made a motion to approve the April 16, 2020, Planning and Zoning Commission Minutes as presented.

Commissioner Smith seconded the motion. Commissioner Norberg was not yet remotely connected to the meeting and as a result, did not participate in the vote for this item. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - FS19-721 North Copper Canyon MDR Phase 1 Consideration and action pertaining to approval of the Preliminary Plat entitled, “Preliminary Plat for Austin Ranch MDR – Phase 1,” dated February 25, 2020, a property generally located on the western corner of Deer Valley Road and 172nd Avenue.

Hobart Wingard, Current Planner, presented item 2 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing

Chair Keating made a motion to recommend approval of the Preliminary Plat to the City Council for a plat entitled, “Preliminary Plat for Austin Ranch MDR – Phase 1,” dated February 25, 2020, a property generally located on the western corner of Deer Valley Road and 172nd Avenue, subject to stipulations ‘a’ through ‘d’ as outlined in the staff report.

Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

The Commission discussed the following:

- Lot width and general layout
- Appearance
- Traffic
- Approval of future PAD and LDO’s

ITEM: 3 – District 4- FS18-688 – Rose Garden Resort Rezone Consideration and action pertaining to the rezoning of 71.91 acres located approximately 400 feet south of the southwest corner of Bell Road and 115th Avenue from Residential Ranch (RR) and Community Commercial (CC) to Community Commercial (CC).

Hobart Wingard, Current Planner, presented item 3 to the Commission.

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

Vice-Chair Bash made a motion to recommend approval to the Mayor and City Council the rezoning of 71.91 acres located approximately 400 feet south of the southwest corner of Bell Road and 115th Avenue from Residential Ranch (RR) and Community Commercial (CC) to Community Commercial (CC), subject to stipulations ‘a’ and ‘b’ as outlined in the staff report.

Commissioner Smith seconded the motion. Motion passes with 7 votes in favor.

ITEM: 5 – Citywide - FS20-114 – Wireless Facilities Zoning Text Amendment (ZTA)
Consideration and action pertaining to Zoning Text Amendment to allow for Municipal Monopoles, to update code language for Sections 122-112.,122-112.1,122-112.2,122-112.3, 122-112.4,122-112.5,and 122-112.6 of the Surprise Municipal Code, and to add Section 122-112.7 to the Surprise Municipal Code.

Hobart Wingard, Current Planner and Hobie Wingard, Assistant City Attorney, presented item 5 to the Commission

Chair Keating opened the public hearing.

Hearing no comments, Chair Keating closed the public hearing.

Chair Keating made a motion to recommend the Wireless Facilities Zoning Text Amendment be continued indefinitely. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

The Commission discussed the following:

- Options for outside feedback, input, and review of proposal
- Residential concerns

Ms. Van Riper made a recommendation to add language which would integrate a review process.

Mr. Boyd made the Commission aware of the option to perform additional research which could include a Public Outreach plan before proceeding with a vote on the proposed text amendment as presented.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 4 – District 4 - FS18-688– Rose Garden Resort Site Plan Consideration and action pertaining to approval of the Site Plan for Rose Garden Resort Recreation Facility, generally located 400 feet south of the southwest corner of Bell Road and 115th Avenue.

Hobart Wingard, Current Planner, presented item 4 to the Commission.

Commissioner Chapman made a motion to approve a Site Plan for Rose Garden Resort Recreation Facility, generally located 400 feet south of the southwest corner of Bell Road and 115th Avenue, subject to stipulations ‘a’ through ‘d’ as outlined in the staff report.

Vice-Chair Bash seconded the motion. Motion passes with 7 votes in favor.

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Keating made a motion to adjourn the Planning and Zoning Commission meeting. Vice-Chair Bash seconded the motion.

Meeting adjourned at 6:32 P.M.

Matthew Keating
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Ashley Labhart, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 4, 2020 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the approval or disapproval of a Comprehensive Sign Program (CSP) entitled "Abrazo Surprise Hospital Sign Plan," generally located on the southwest corner of Bell Road and State Route 303. FS20-104.

Motion:

I move to recommend approval/denial to the Mayor and City Council a Comprehensive Sign Program (CSP) entitled "Abrazo Surprise Hospital Sign Plan," generally located on the southwest corner of Bell Road and State Route 303.

Background:

Lisa Lutz of Fastsigns Glendale, on behalf of Surprise Micro-Hospital II, LLC, requests a Comprehensive Sign Program (CSP) for the Abrazo Micro-hospital located within the Surprise Farms Gateway commercial center.

Objective Analysis:

Policy Compliant:

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:

FTE Impact:

ATTACHMENTS:

1. 00 - FS20-104 - Abrazo CSP - PZ Staff Report - 060420

2. 01 - FS20-104 - Abrazo CSP - Vicinity Maps - 060420
 3. 02 - FS20-104 - Abrazo CSP - CSP Document - 060420
 4. 03 - FS20-104 - Abrazo CSP - Participation Report - 060420 (1)
 5. PP - FS20-104 - Abrazo CSP - PZ PowerPoint - 060420
-

COMPREHENSIVE SIGN PROGRAM

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-104

Project Name: Abrazo at Surprise Farms Gateway Comprehensive Sign Program

Council District: 1

Meeting Date: June 4, 2020

Planner: Hobart Wingard

Owner: Surprise Micro-Hospital II, LLC

Applicant: Lisa Lutz of Fastsigns Glendale

Request: Comprehensive Sign Program (CSP) for Abrazo Micro-Hospital at Surprise Farms Gateway

Site Location: Generally, on the southwest corner of Bell Road and State Route 303

Site Size: 2.94 acres (approx.)

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

Support/Opposition: Refer to the attached Citizen Review Participation Report

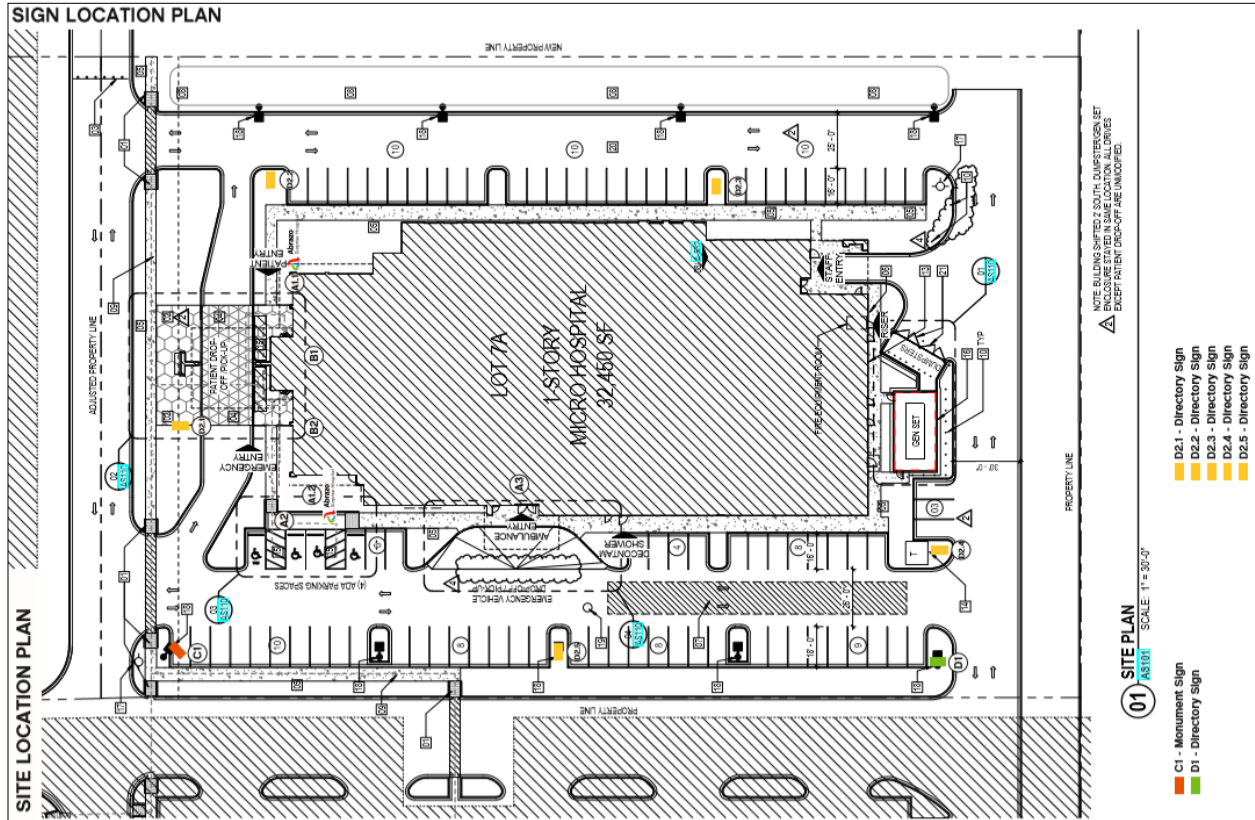
Findings:

- The proposed signs are not addressed in the Surprise Municipal Code.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

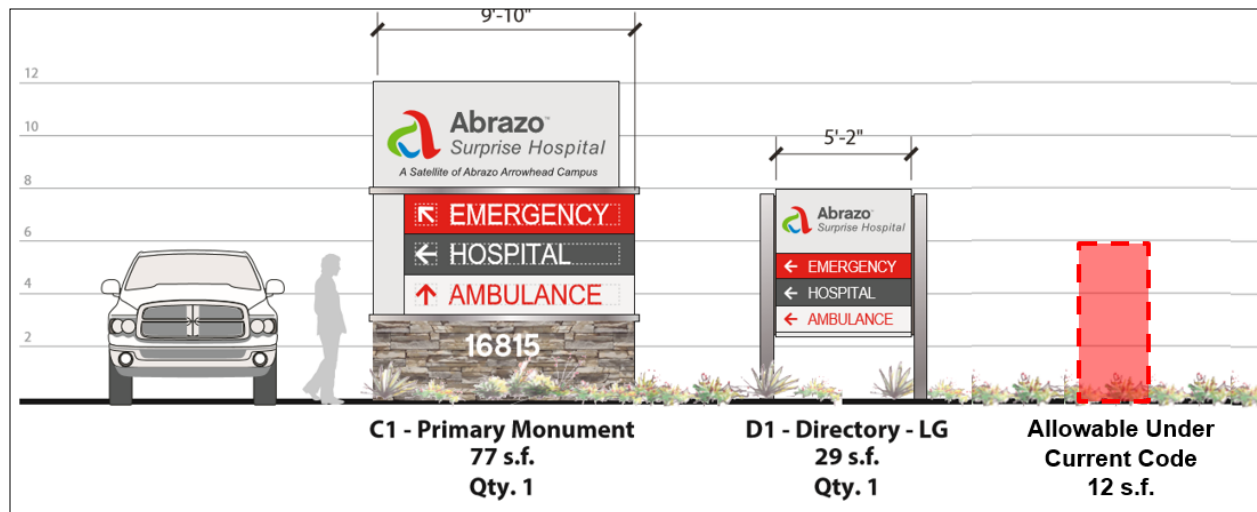
Staff Recommendation: Staff recommends the Commission move to recommend approval of case FS20-104 to the City Council, subject to stipulations 'a' and 'b.'

Project Description:

41 Lisa Lutz of Fastsigns Glendale, on behalf of Surprise Micro-Hospital II, LLC, requests a Comprehensive
 42 Sign Program (CSP) for the Abrazo Micro-hospital located within the Surprise Farms Gateway
 43 commercial center. This CSP anticipates seven (7) directory signs to be located in the general areas
 44 as shown on the following map:
 45



46
 47
 48 The current sign code, Chapter 113, only provides for a maximum of 12 square feet and a height of
 49 six (6) feet for directory signs. Signs designated as C1 and D1 do not meet these criteria. The proposed
 50 CSP will allow for increased height and copy area for these two (2) signs:
 51



Background:

June 20, 1984: The subject parcel was annexed into the City of Surprise.

March 27, 1995: The City Council approved the original Surprise Farms / Villages at Surprise South PAD under case PAD95-003.

October 8, 2013: The Planning and Zoning Commission approved a Major Site Plan for WinCo at Surprise Farms Gateway under case FS13-289.

December 20, 2018: The Planning and Zoning Commission approved a site plan for Abrazo at Surprise Farms Gateway under case FS18-425.

January 9, 2020: A Concept Review meeting was held for the current proposal under case CR19-856.

February 10, 2020: The applicant submitted for a Comprehensive Sign Program for Abrazo Micro-Hospital under Case FS20-104, the subject case.

April 22, 2020: The applicant held an online Citizen Review meeting; however, due to technology issues, members of the public were not able to participate. The meeting was rescheduled for May 13, 2020.

May 13, 2020: The applicant held a second online Citizen Review meeting. No citizens attended the online meeting.

May 21, 2020: This item was originally scheduled for the regular meeting of the Planning and Zoning Commission; however, the meeting was cancelled. The item is therefore placed on the June 4, 2020 agenda.

83 **Reviewing Agencies:**

84
85 The request was routed to the standard reviewing agencies who have reviewed the proposal and
86 indicated no objections to the request.

87
88 **Citizen Outreach:**

89
90 Because of the current COVID-19 conditions, the applicant held an online Citizen Review meeting on
91 April 22, 2020; however, due to an issue with the technology, members of the public were unable to
92 participate in the discussion. The Citizen Review meeting was subsequently rescheduled for May 13,
93 2020.

94
95 This item was also originally placed on the May 21, 2020 Commission agenda; however, this meeting
96 was cancelled and the item is being placed on the June 4, 2020 agenda. This item was advertised per
97 state and local law, and included a provision that if the hearing is cancelled or quorum is lost, the
98 item is automatically forwarded to the next available agenda.

99
100 This item is also scheduled for the City Council meeting of June 16, 2020 and has been so advertised.

101
102 Staff received one (1) phone call expressing concerns over the potential lighting impacts of the
103 proposed Major Monument Sign and requested that landscaping be installed to help screen the
104 adjacent residences from this impact. Staff took into consideration the residents concern. It was
105 clarified that the closer of the two (2) signs is non-illuminated while the 12 foot high illuminated sign
106 is located approximately 270 feet from the residential property line.

107
108 **Discussion:**

109
110 The Sign Code will allow Class IV Monument Sign (Directory Signs) with a maximum sign copy of 12
111 square feet and a height of six (6) feet. There is no provision that will allow the proposed signs by-
112 right; however, Section 133-15 of the Sign Code will allow deviations to the code through the CSP
113 process as outlined below:

114
115 *Sec. 113-15. - Comprehensive sign programs.*

116 *(a) Purpose. The purpose of comprehensive sign programs is to provide a mechanism by*
117 *which a specific set of sign criteria may be approved for a specific property or*
118 *geographic area in a manner that is appropriate to the character of the community in*
119 *which the comprehensive sign program will apply.*

120 *(b) A comprehensive sign program may be obtained for the following purposes:*

121 *(1) To allow a deviation from the requirements applicable to a particular sign class or*
122 *type, and/or;*

(2) *To introduce a unique or creative sign type that is not listed as a permitted sign type in subsection 113-7(a).*

(c) *A comprehensive sign program may not introduce a sign type that is specifically prohibited in subsection 113-7(f).*

(d) *The comprehensive sign program must demonstrate that:*

(1) *The proposed signage represents a material improvement over what is otherwise permitted in chapter 113 of the Surprise Municipal Code,*

(2) *The proposed signage is appropriate to the character of the development covered by the comprehensive sign program,*

(3) *The proposed signage is appropriate to the neighborhood in which the property is located, and*

(4) *The comprehensive sign program creates a cohesive aesthetic that will apply to all signage covered by the comprehensive sign program within the specific geographic area covered by the comprehensive sign program.*

(e) *A comprehensive sign program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a type IV application as outlined in article XII of the Surprise Unified Development Code. The approval or denial of a proposed comprehensive sign program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the city council to deny a proposed comprehensive sign program shall not in any way be construed as a diminution of property values or a restraint of development rights.*

Summary:

Staff believes the proposed CSP provides a mechanism whereby the applicant may create directional signage necessary for a Hospital facility. The proposed signage meets the requirements of the Sign Code with respect to Comprehensive Sign Programs and does not introduce a sign type that is otherwise prohibited.

Findings:

- The proposed signs are not addressed in the Surprise Municipal Code.
- The proposed signs may be approved through a Comprehensive Sign Program.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Staff recommends the Commission move to recommend **approval** of case **FS20-104** to the City Council, subject to stipulations 'a' and 'b' as outlined below:

163 a. Development and use of the signage for the site shall be in substantial conformance with the
164 project narrative entitled "Abrazo Surprise Hospital Comprehensive Sign Plan", prepared by
165 Fastsigns, consisting of seven (7) pages and stamped received February 10, 2020.

166
167 b. Non-compliance with the stipulations of approval of this case will be treated as a violation in
168 accordance with the provisions of Article XIV of the Surprise Unified Development Code.

169
170 However, should the Commission wish to recommend denial of the request, the Commission should
171 make its own findings and base its decision on those alternative findings.

172
173 **Attachments:**

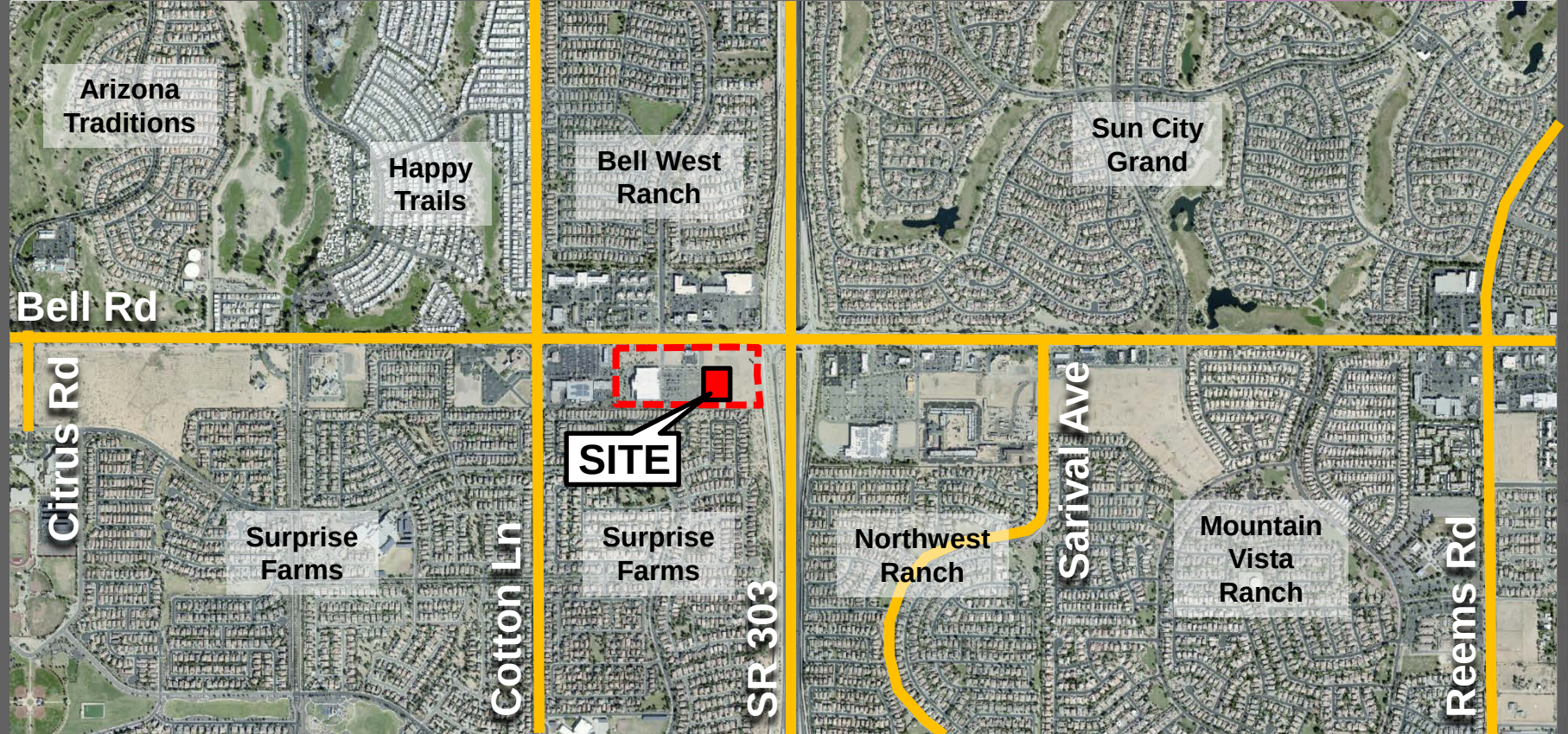
174
175 01 Vicinity Maps

176 02 CSP Document

177 03 Citizen Participation Report

VICINITY MAP

FS20-104
Abrazo Hospital CSP



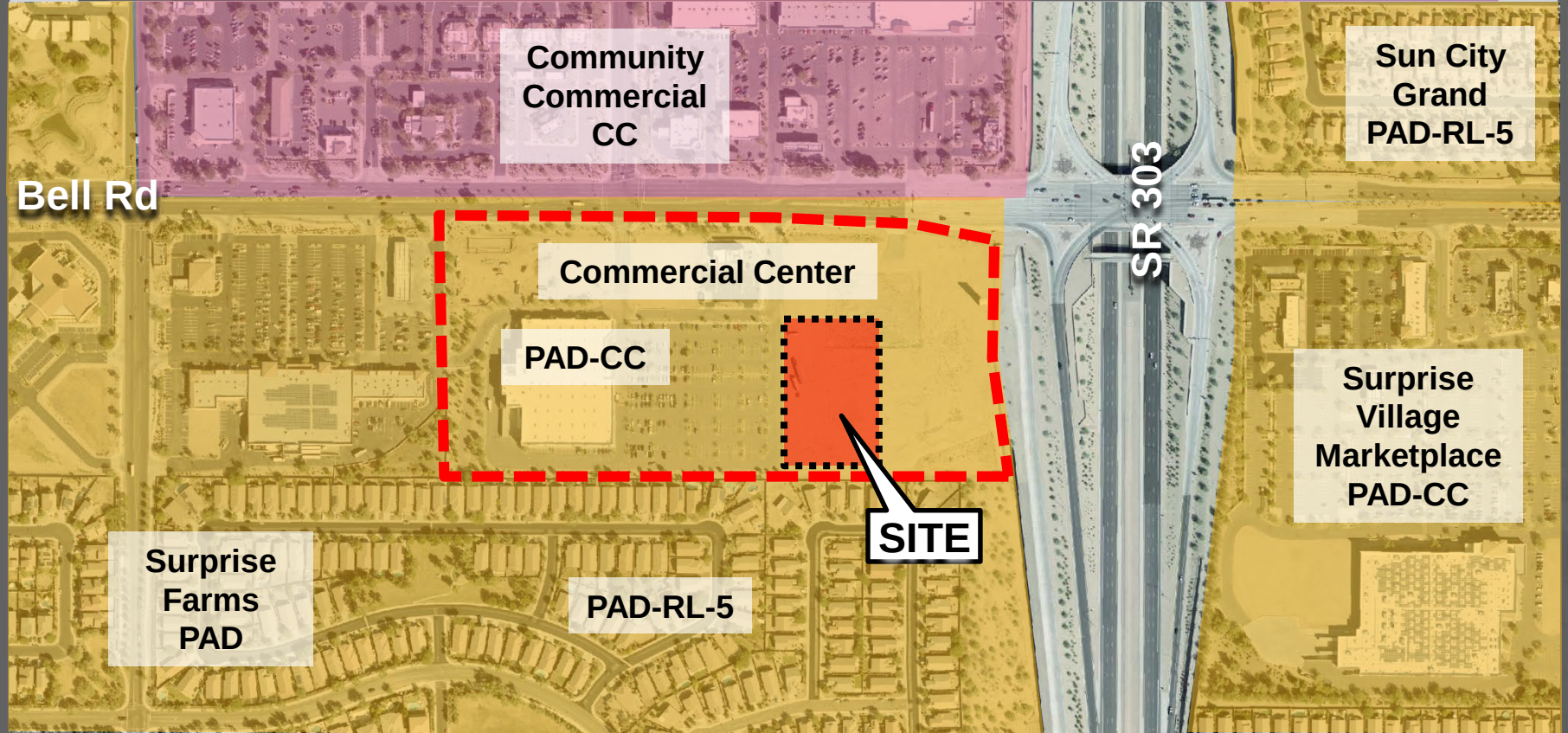
VICINITY MAP

FS20-104
Abrazo Hospital CSP



ZONING

FS20-104
Abrazo Hospital CSP



COMPREHENSIVE SIGN PLAN

February 06, 2020

Prepared for:

Abrazo Surprise Hospital
16815 W Bell Rd. | Surprise, AZ 853705
602-439-2360
Abrazo Community Health Network / Tenant Health



CONTENTS

Project Background.....1

C1 - 12’ Primary Monument.....2

D1 - Directory - LG.....3

Hierarchy of Sign Types.....4

D2.1 - D2.5 - Directory.....5

Site Location Plan.....6

PROJECT BACKGROUND

Abrazo Surprise Hospital, is a part of the Abrazo Community Health Network, and is located at 16815 W Bell Rd, Surprise, AZ 83705. Its major cross streets Bell Road and the Loop 303.

The newly constructed 32,250 SF building includes a 12-bed emergency department, an operating room and eight inpatient rooms, along with additional services.

The facility will focus on providing emergency and lower-acuity inpatient procedures as part of Abrazo’s continuum of care.

The facility’s ED will be open around the clock and staffed by board-certified emergency physicians. Additional services will include surgery, diagnostic imaging, laboratory, pharmacy and other outpatient services.

Adendum: All wall mount signs associated with this project will follow the Surprise Farms PADA, Case PADA08-037.

LEGAL DESCRIPTION

Lot 7A of “Replat of Lots 5, 6, and 7 of “Surprise Gateway,”” according to the Plat of Record in the office of the County Recorder’s office of Maricopa County , Arizona, recorder in Book 1429, Page 23.

C1 12' PRIMARY MONUMENT

Signage Type: Monument

Mounting:

Illumination: LED

Face: Acrylic and Vinyl

Returns: None

Installation: Yes

This drawing is the property of FASTSIGNS. The borrower agree it shall not be reproduced, copied or disposed of, directly or indirectly, nor used for any purpose without permission.

Sign size:

12' x 9' 10"

Letter Height:

Sign area:

77 sq. ft.

Ground to bottom of sign:

Building frontage:

Customer must provide electrical power no further than 6'-0" from center of sign.



Signage Type: Directory

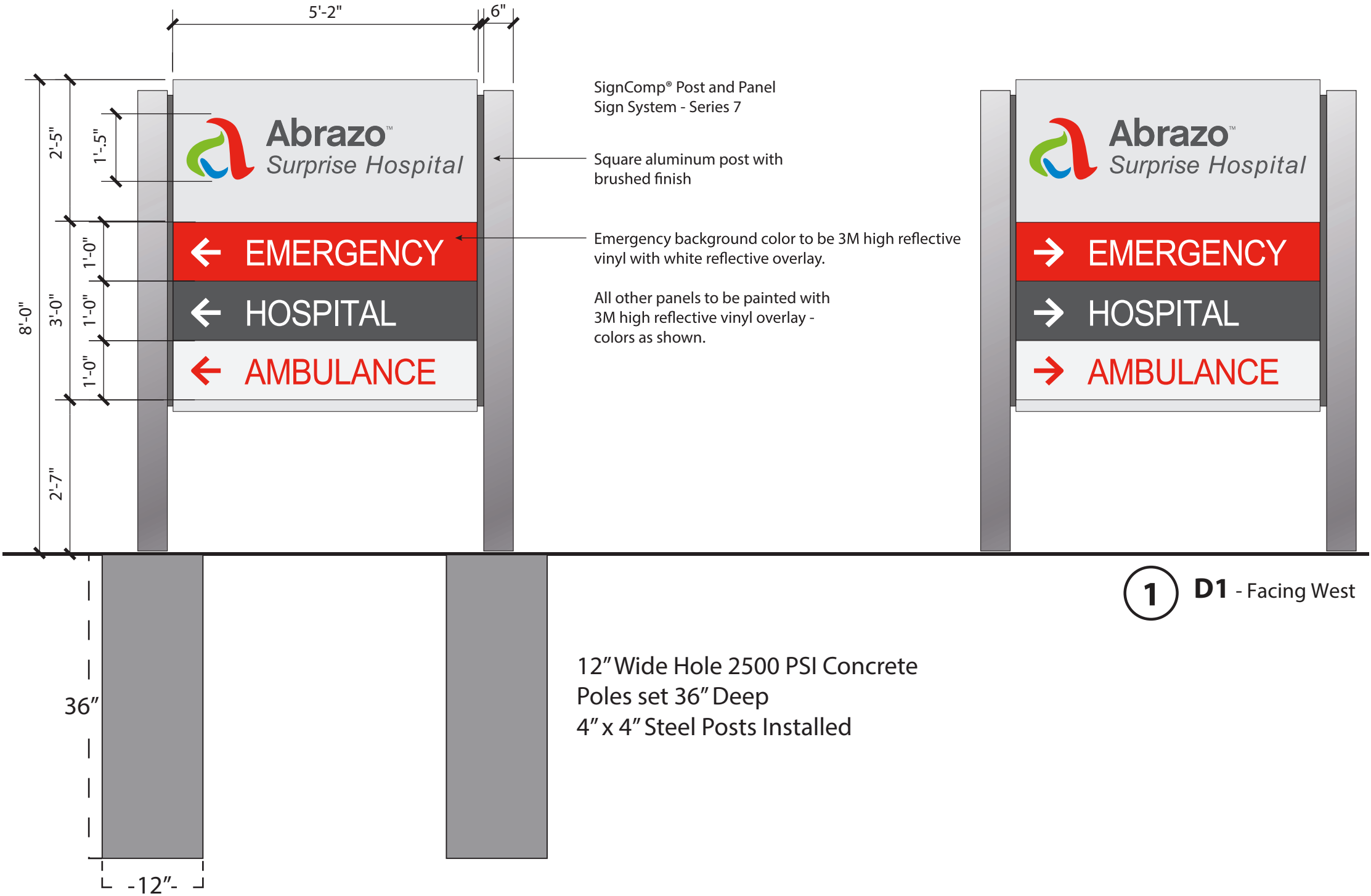
Mounting:

Illumination: Non-Illuminated

Face: Brushed Aluminum and Reflective Vinyl

Returns: None

Installation: Yes



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Sign size:
5' 5" x 5' 2"

Letter Height:

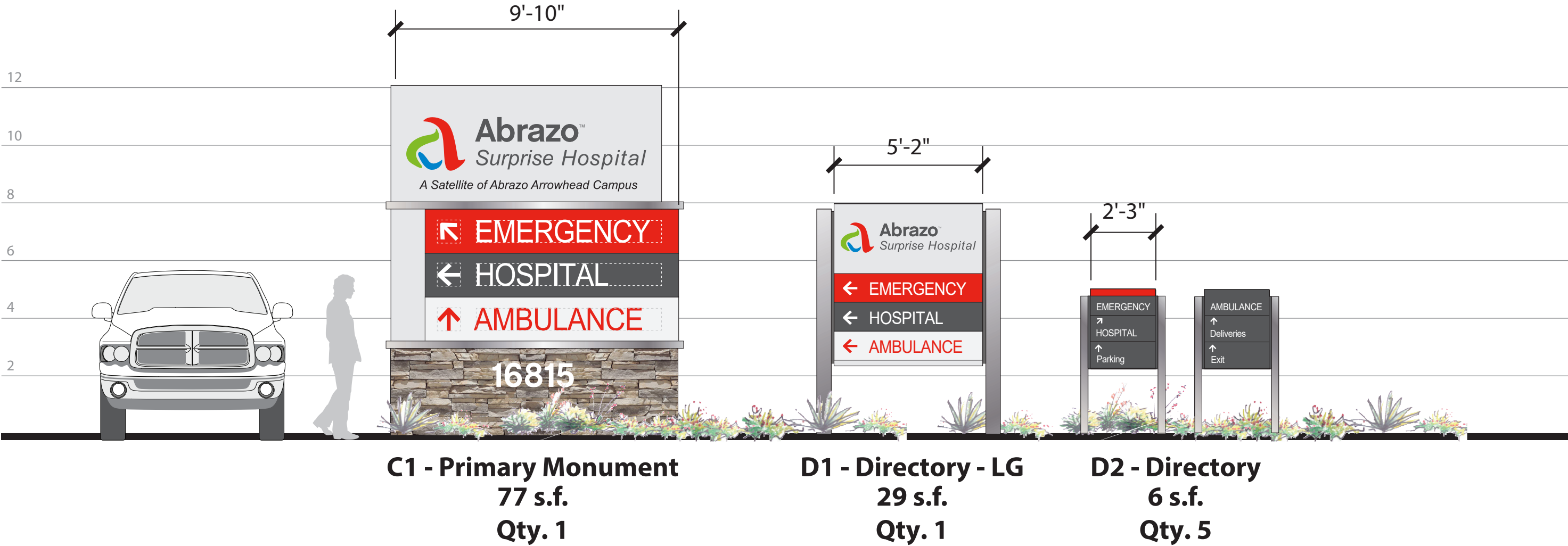
Sign area:
27.8 sq. ft.

Ground to bottom of sign:

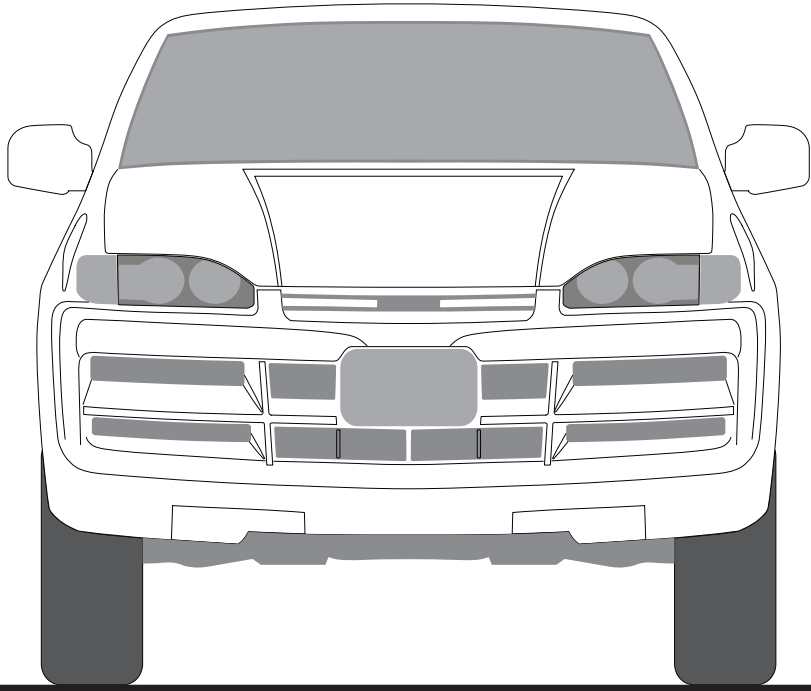
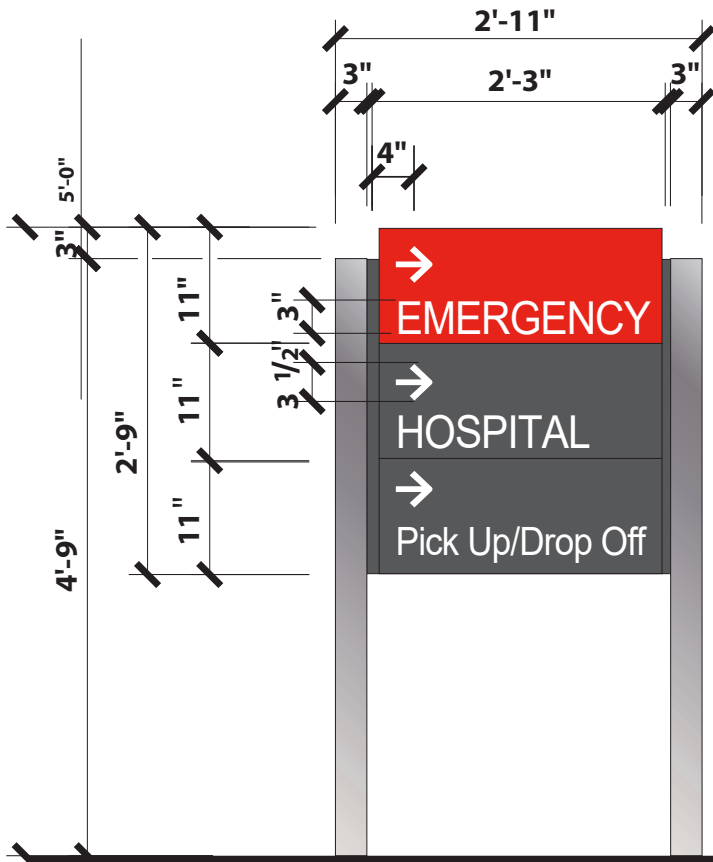
Building frontage:

Customer must provide electrical power no further than 6'-0" from center of sign.

HIERARCHY OF SIGN TYPES



D2 - DIRECTORY SIGNS



Signage Type: Directory

Mounting:

Illumination: None

Face:

Returns: None

Installation: Yes

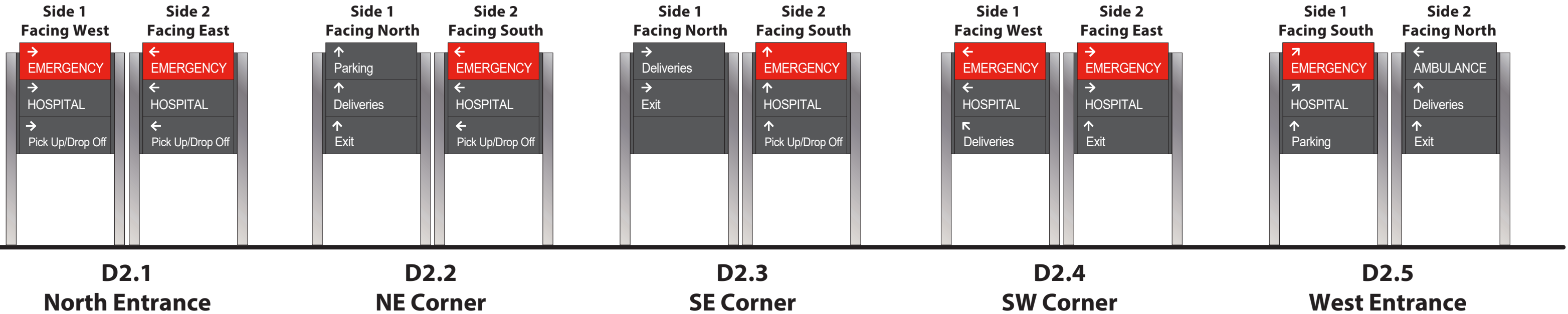
This drawing is the property of FASTSIGNS. The borrower agree it shall not be reproduced, copied or disposed of, directly or indirectly, nor used for any purpose without permission.

Sign size:
2' 9" x 2' 11"

Letter Height:
3"

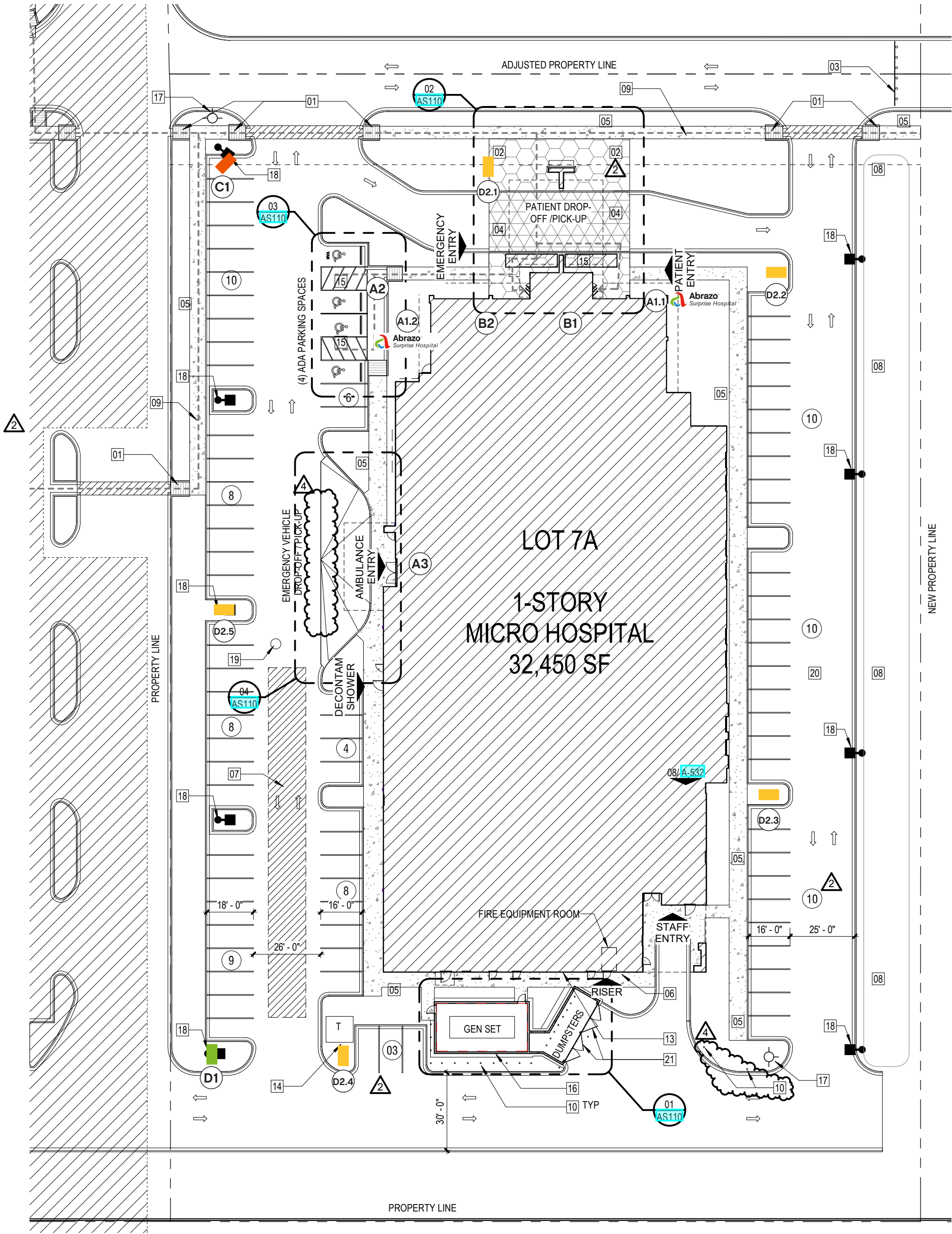
7.9 sq. ft.

1 D2 - Post & Panel 6sf



SITE LOCATION PLAN

SIGN LOCATION PLAN



NOTE: BUILDING SHIFTED 2' SOUTH. DUMPSTER/GEN SET ENCLOSURE STAYED IN SAME LOCATION. ALL DRIVES EXCEPT PATIENT DROP-OFF ARE UNMODIFIED.

01 SITE PLAN
AS101 SCALE: 1" = 30'-0"

C1 - Monument Sign
D1 - Directory Sign

D2.1 - Directory Sign
D2.2 - Directory Sign
D2.3 - Directory Sign
D2.4 - Directory Sign
D2.5 - Directory Sign

Citizen Participation Report

Comprehensive Sign Program (CSP) for Abrazo at Surprise Farms Gateway

Case FS20-104

May 13, 2020 at 5:00 pm

Project Summary:

Lisa Lutz of Fastsigns Glendale, on behalf of Surprise Micro-Hospital II, LLC, requests a Comprehensive Sign Program (CSP) for the Abrazo Micro-hospital located within the Surprise Farms Gateway commercial center. This CSP anticipates seven (7) directory signs.

Advertising:

Because of the COVID-19 health emergency, the Citizen Review meeting was held online via WebEx meeting. Refer to the attached advertisement, site posting affidavit, and Mailing Affidavit.

Summary:

Originally, the citizen review meeting was held online on April 22, 2020. Due to a technical issue (no sound) the meeting was rescheduled to May 13, 2020.

While there were no attendees from the public at the meeting, staff received a call from a resident to the south with concerns that the lighting from the signs will shine light into their lot. Of the signs proposed, the only illuminated sign would be approximately 270 feet from the residential property.

INDEPENDENT NEWSMEDIA INC. USA

17220 N. Boswell Blvd., Suite 101, Sun City, AZ 85373 • 1-800-282-8586

State of Arizona:

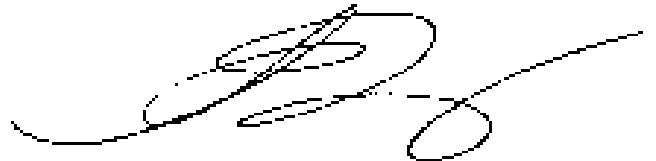
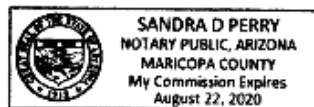
County of Maricopa:

Affidavit of Publication

I Charlene Bisson, Arizona group publisher of Independent Newsmedia Inc. USA, am authorized to make this affidavit of publication. Under oath, I state that the following is true and correct.

The Daily Independent is a newspaper which is published daily, is of general circulation and is in compliance with the Arizona Revised Statutes 10-140.34 & 39-201 A & B. I solemnly swear that the notice was published in the regular and entire section of the said newspaper and not in any supplement. The below listed advertisement appeared in the following issue (s)
04/25/20, 04/29/20

Sworn to and subscribed before me this 29th Day of April, A.D., 2020



Ad Caption: FS20-104 Abrazo CSP
Ad Number: 406032
Total Cost:\$384.00

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

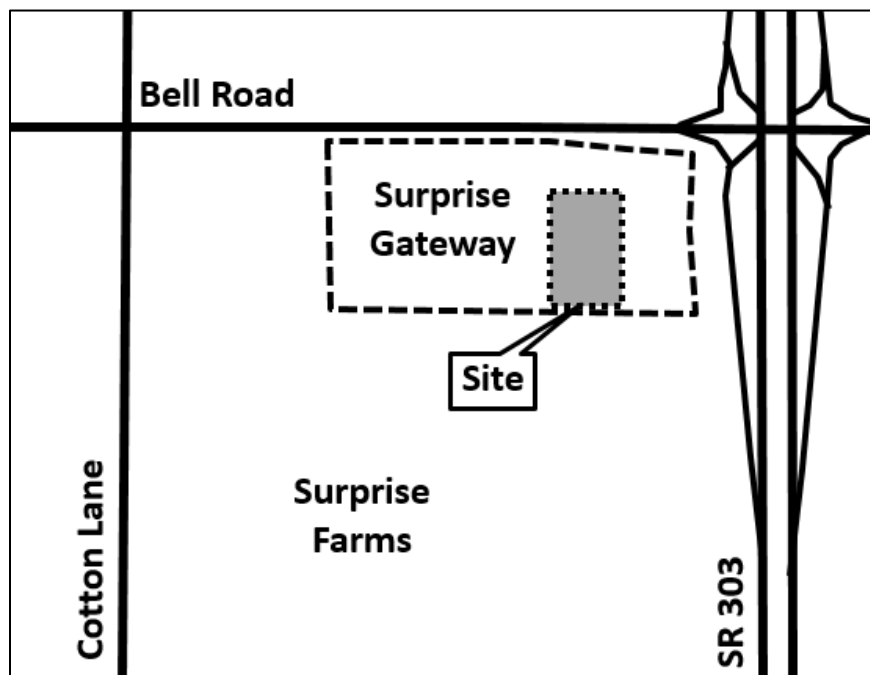
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. Due to the current COVID-19 public health emergency, the meeting will be conducted electronically using a computer interface program known as WebEx. By using a computer and the access information provided below, any member of the public may participate and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

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

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday May 13, 2020
TIME: 5:00 PM
ONLINE ACCESS: WebEx Online Meeting
<https://www.webex.com/>
Meeting Number: 627 842 909
Password: 2AhU3FHCyE2
PHONE ACCESS: 602-666-0783
Meeting Number: 627 842 909

Project Location



PROJECT DESCRIPTION: A Comprehensive Sign Program for directional signage for Abrazo Hospital located on the southwest corner of Bell Road and Arizona State Route 303 in the Surprise Gateway Commercial Center. Case FS20-104.

AFFIDAVIT OF PUBLIC NOTICE MAILOUT

I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on April 23, 2020 send the attached written notification pertaining to the case(s) listed below to the entities as stated in the attached Mailing List via 1st Class Mail as required by State and Local law. I obtained the names and addresses as stated on said Mailing List from the following source(s):

- ☐ Maricopa County Accessor Website
- ☐ Agency Website
- ☐ City Database
- ☐ Other

Case #: FS20-104,
[Case #]

Project Name: Abrazo CSP
[Case Name]

Signed this 23rd day of April, 2020
[Day] [Month] [Year]

By: _____
[Signature]

Rev. 07/10/19

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

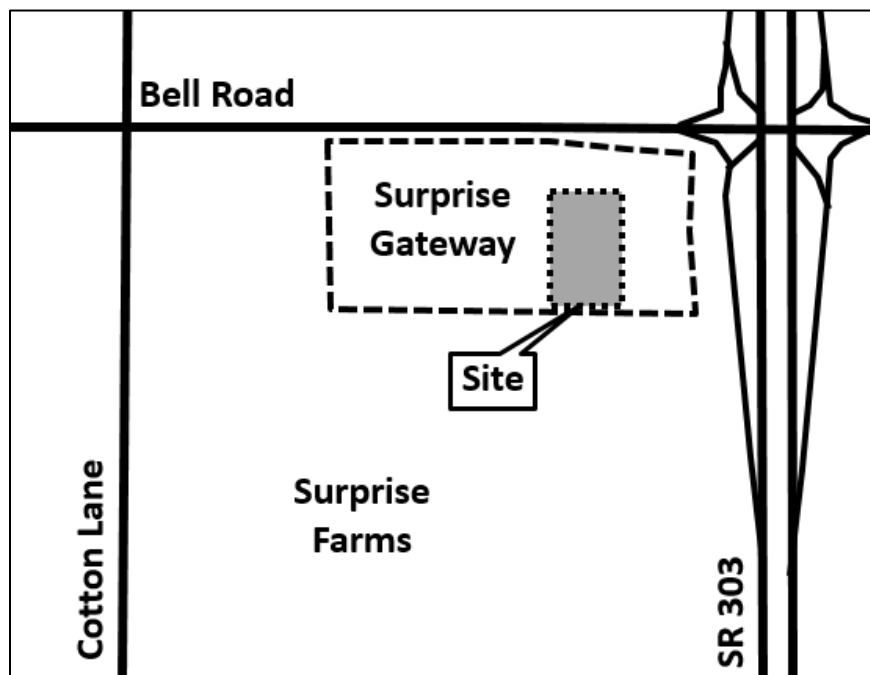
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Owner

BELL ROAD AND LOOP 303 LLP
GOODKIN HEATHER
HILL JOANN
HISAW DANIEL L
HOWELL ROBERT E/JOLENE A TR
LUNDBERG STREET LLC
PACHECO ABEL
SURPRISE MICRO-HOSPITAL II LLC
WINCO FOODS LLC

Mailing Address

MAIL_ADDR1

MAIL_CITY

MAIL_STA MAIL_ZIP

AFFIDAVIT OF POSTING

Case Number

CR19-856

Project Name:

ABRAZO SURPRISE HOSPITAL

Project Location:

16815 W. BELL RD SURPRISE AZ

Date Site Posted:

5/5/20

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

Owner/Applicant Signature

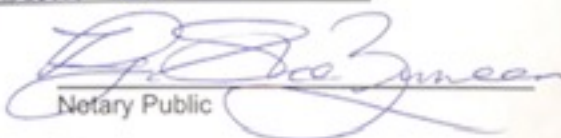


Date

4-6-20

This instrument was acknowledged before me this 6th day of May,
2020 by Joseph Dana Witz

Notary Public

My Commission Expires: 2/22/2021

96"

Notice of Public Hearing City of Surprise

Neighborhood Meeting Date: <u>May 13th, 2020</u> Time: <u>5:00 pm</u> Location: <u>Tele-Conference</u>	Planning and Zoning Date: <u>June 4th, 2020</u> Time: <u>6:00 pm</u> Location: <u>Tele-Conference</u>	City Council Date: <u>June 16th, 2020</u> Time: <u>6:00 pm</u> Location: <u>Tele-Conference</u>
--	---	---

Meeting link: <https://meetingsamer14.webex.com/meetingsamer14/j.php?MTID=m8dd6a296540b43d6bdf7372ea9a1ad1c> Meeting number: 627 842 909
Password: 2AhU3FHCyE2 (22483342 from phones)
Access code: 627 842 909 Join by phone: +1-408-418-9388 United States Toll
Case Number CR19-856 . Approval of a Conditional Use Permit
for a Comprehensive Sign Package for Abrazo Hospital. Case FS20-104.



For more information, call: 623-222-3011

surpriseaz.gov

Signage Type: UV print on MDO .50

Mounting: see above

Illumination: none

Face: see above

Returns:

Installation:

48"

Sign size:

19.88" H x 96" W

Letter Height:

See sample

Sign area:

XXX

Ground to bottom of sign:

XXX

Building frontage:

XXX

Building Owner Approval

Landlord/Property Management Approval

Tenant/Client Approval

Customer must provide
electrical power no
further than 6'-0" from
center of sign.

Sold By

Tom

Designed By

Devoney

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FS20-104

Abrazo Hospital at Surprise Farms Gateway CSP

Planning and Zoning Commission – June 4, 2020

VICINITY MAP

FS20-104
Abrazo Hospital CSP



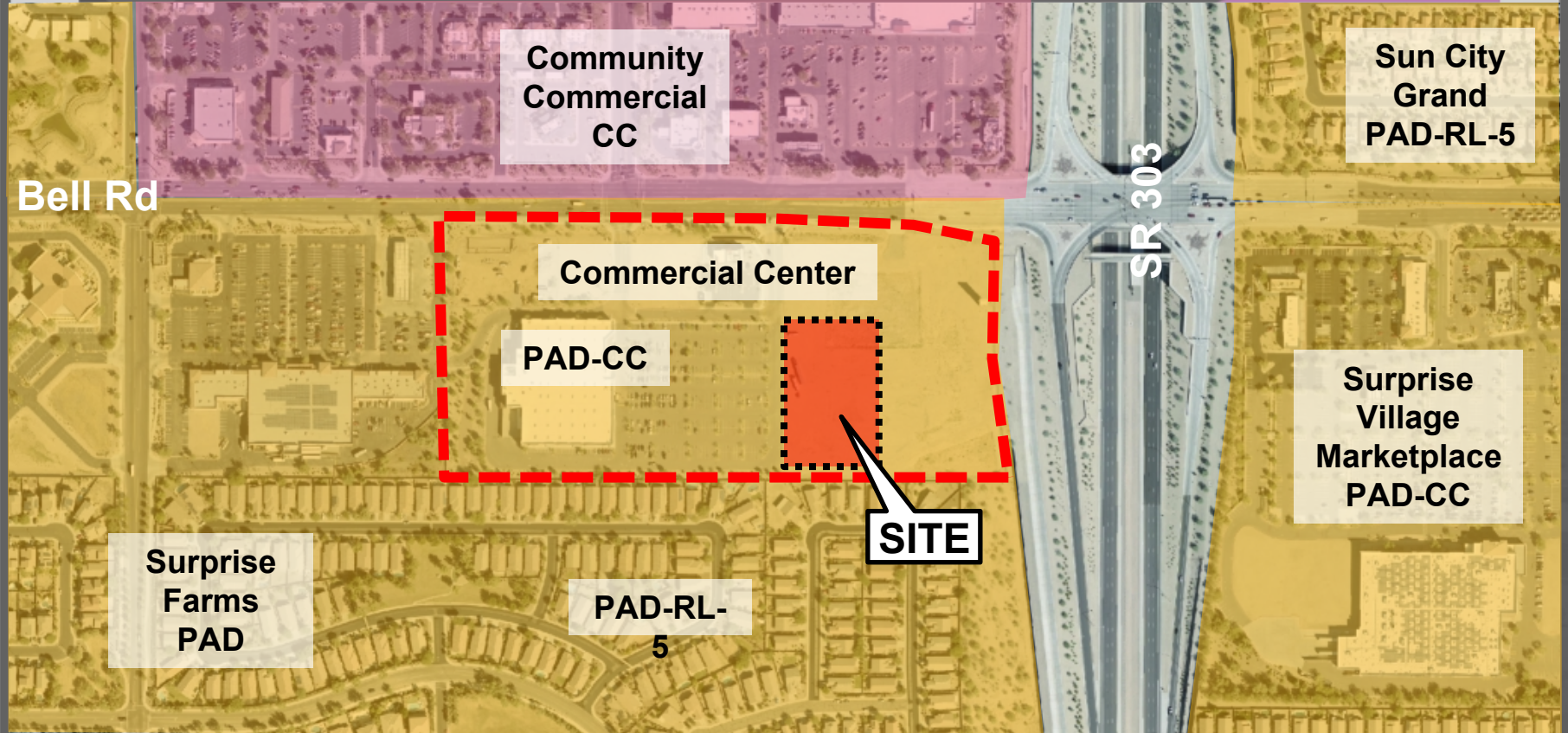
VICINITY MAP

FS20-104
Abrazo Hospital CSP

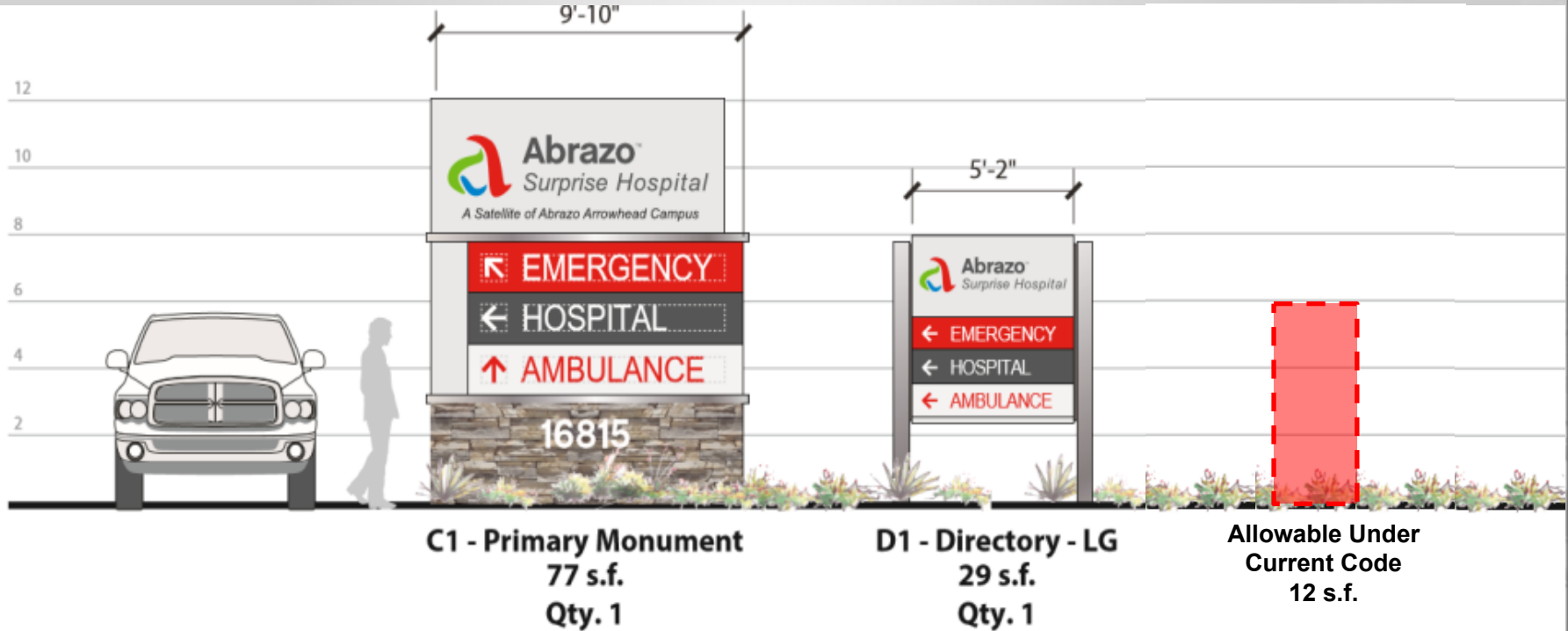


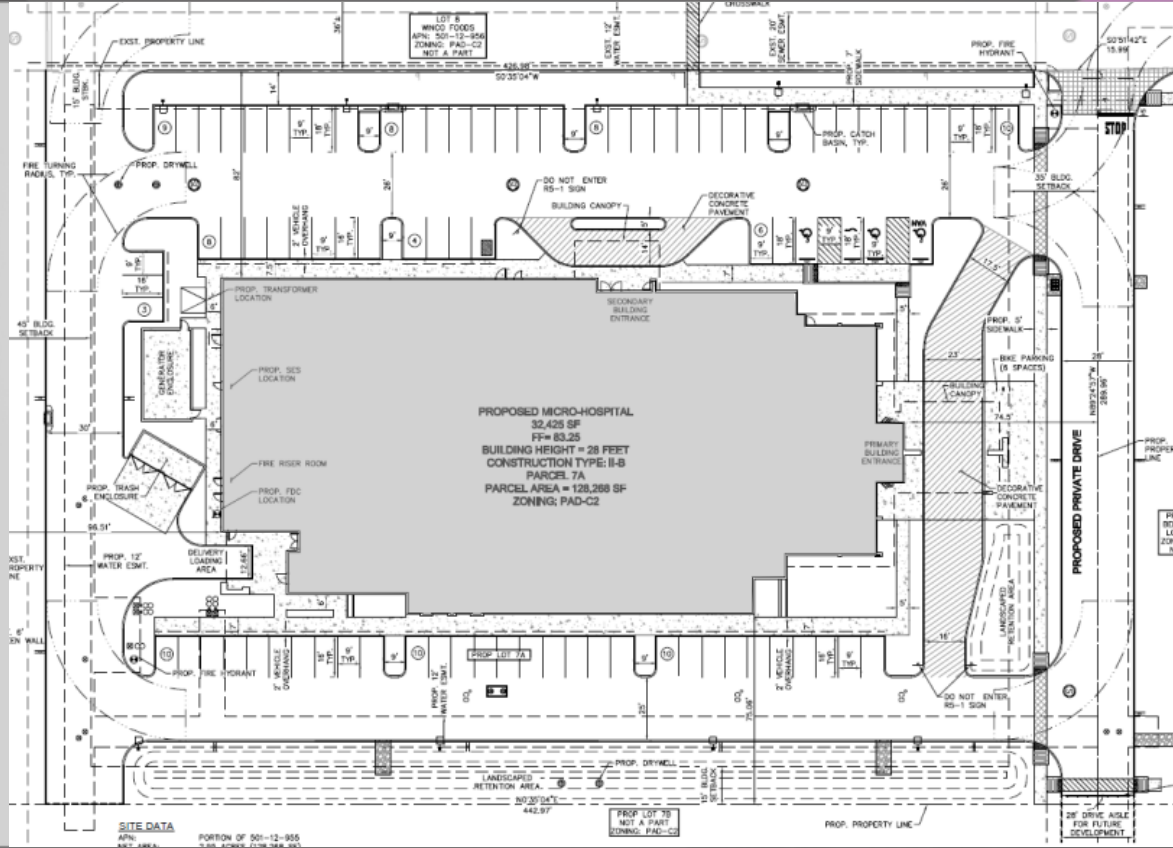
ZONING

FS20-104
Abrazo Hospital CSP

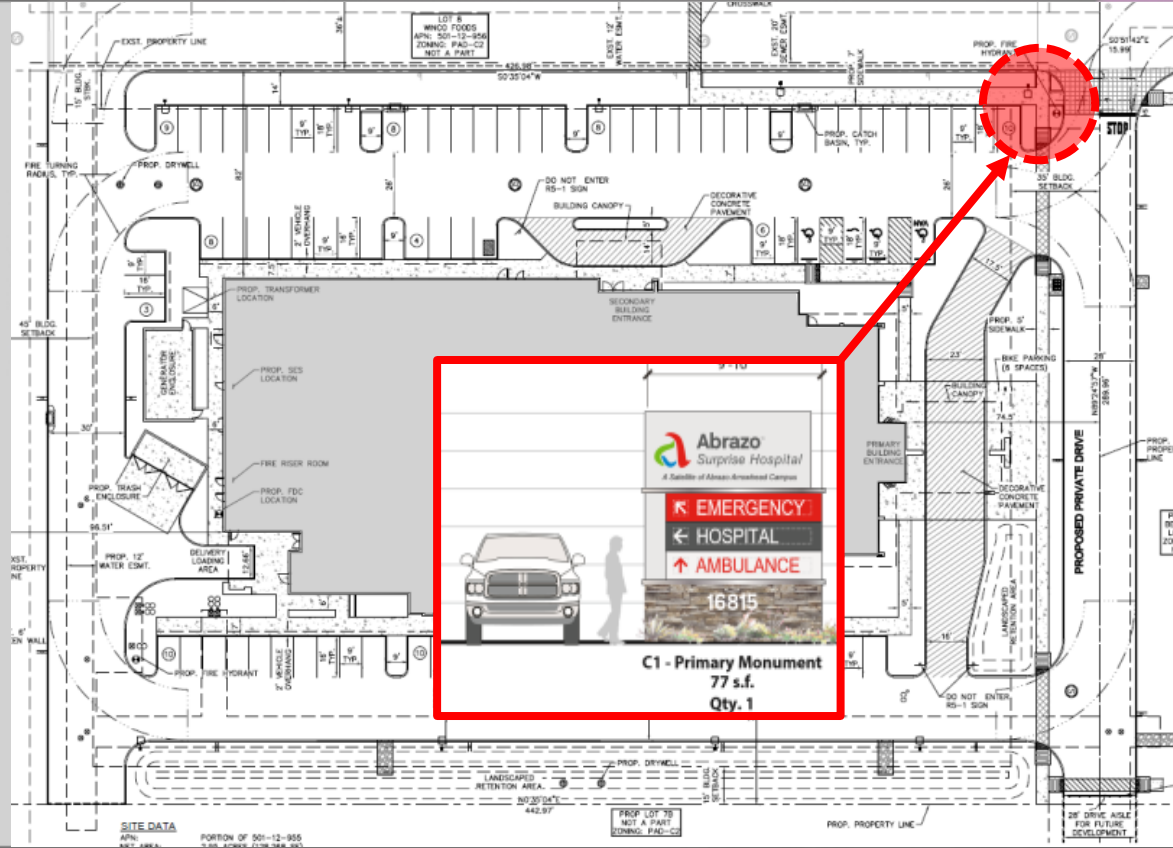


TYPE IV MONUMENT SIGNS

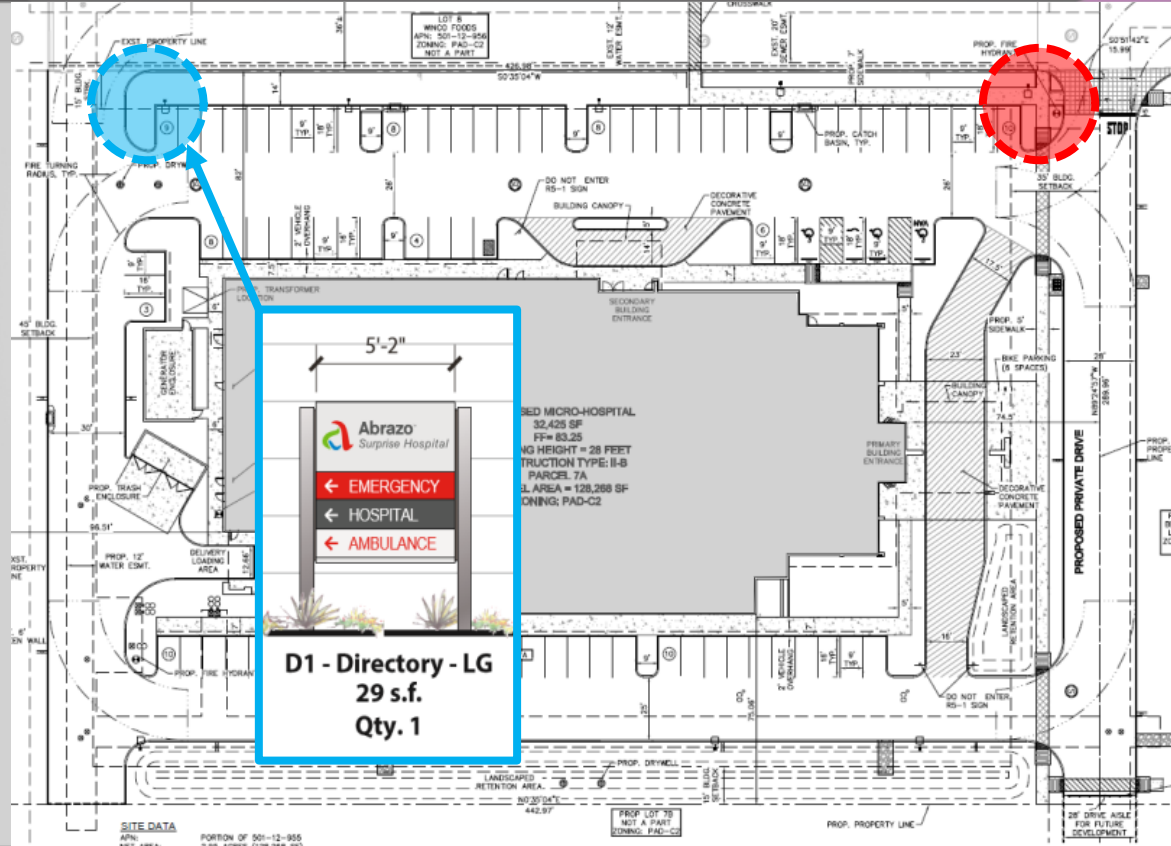




TYPE IV MONUMENT SIGNS



TYPE IV MONUMENT SIGNS





QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 4, 2020

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Agenda Wording:

Consideration and action pertaining to the re-hearing of a Zone Change from Mesquite Mountain Ranch Planned Area Development (“PAD”) Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development (“PUD”) Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and a Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD). FS18-617 Mesquite Mountain Ranch III Rezone with PUD Overlay.

Motion:

I move to recommend approval denial of the Mesquite Mountain Ranch III Rezone with PUD Overlay to the City Council subject to stipulations “A” through “B”.

Background:

The subject request was originally approved by the City Council on January 7, 2020 following Commission approval on December 5, 2019; however, the zoning document included with the previous packets was an obsolete version, thereby necessitating the re-hearing of the case before both the Commission and Council.

Objective Analysis:

Policy Compliant:

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:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-617 - MMR III - Rezone with PUD - PZ Staff Report - 060420
 2. 01 - FS18-617 - MMR III - Rezone with PUD - Maps - 060420
 3. 02 - FS18-617 - MMR III - Rezone with PUD - PUD Document - 060420
 4. 03 - FS18-617 - MMR III - Rezone with PUD - Wickenburg Letter - 120519
 5. PP - FS18-617 - MMR III - Rezone with PUD - PZ PowerPoint - 060420
 6. 04 - FS18-617 - MMR III - Participation Report (1)
-

ZONE CHANGE

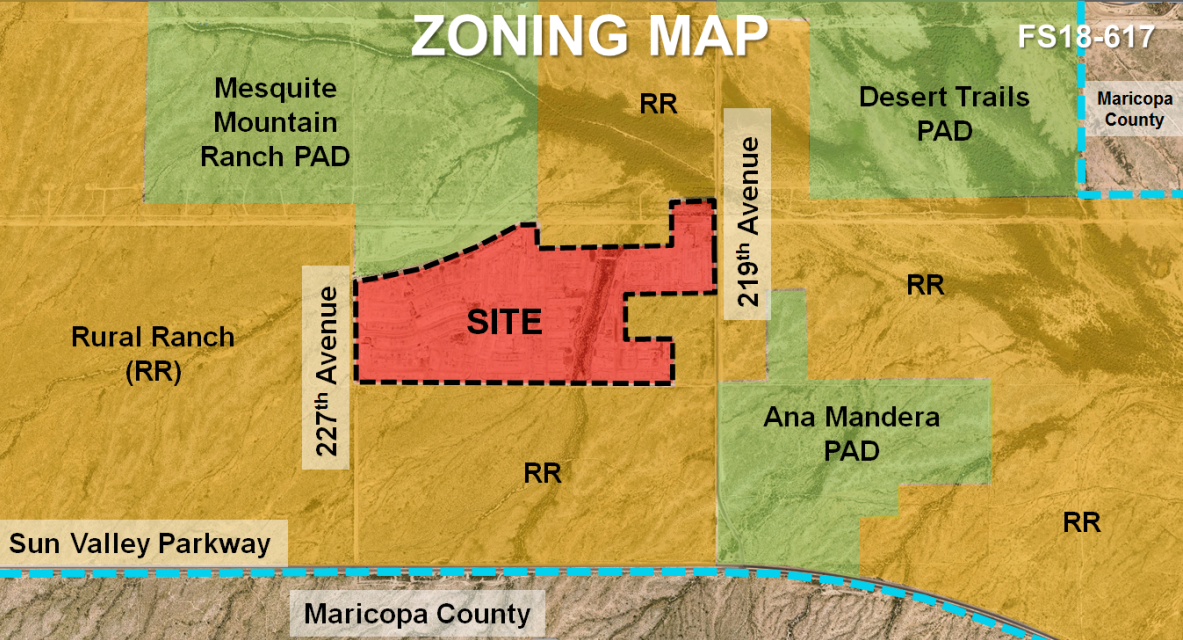
REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS18-617
2	Project Name:	Mesquite Mountain Ranch III
3	Council District:	1 - Acacia
4	Meeting Date:	June 4, 2020
5	Planner:	Hobart Wingard, Planner II
6		
7	Owner:	Elliot D Pollack and Company
8	Applicant:	Goodwin and Marshall, Inc.
9	Request:	Zone Change from Mesquite Mountain Ranch Planned
10		Area Development ("PAD") Low Density Residential
11		(RL-5-PAD) to Mesquite Mountain Ranch III Planned
12		Unit Development ("PUD") Low Density Residential (RL-
13		5-PUD), Medium Density Residential (RM-6-PUD), and
14		Open Space (OS-PUD); and
15		Zone Change from Mesquite Mountain Ranch II PAD
16		Low Density Residential (RL-5-PAD) to Mesquite
17		Mountain Ranch III PUD Low Density Residential (RL-5-
18		PUD) and Medium Density Residential (RM-6-PUD).
19	Site Location:	Generally located on the northwest corner of Beardsley
20		Road and 219 th Avenue
21	Area and Density:	201.9 acres at 3.3 dwelling units per acre ("du/A")
22	General Plan Conformance:	The proposal is consistent with the Surprise General Plan
23		2035
24	Support/Opposition:	The applicant held Citizen Review meetings on May 13,
25		2019 and October 2, 2019 with general support from
26		participants
27	Recommendation:	Staff recommends the Commission move to recommend
28		approval of case FS18-617 to the City Council, subject to
29		stipulations 'A' and 'B'
30		
31	<u>PROJECT DESCRIPTION:</u>	

The subject request involves the rezoning of approximately 201.9 acres of land from Mesquite Mountain Ranch and Mesquite Mountain Ranch II (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

EXISTING ZONING:

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



Residential Ranch (RR) Vacant	Mesquite Mountain Ranch PAD Residential Ranch (RR)	Residential Ranch (RR) Vacant
Residential Ranch (RR) Vacant	Mesquite Mountain Ranch and Mesquite Mountain Ranch II PADs	Residential Ranch (RR) Vacant
Residential Ranch (RR) Vacant	Residential Ranch (RR) Vacant	Residential Ranch (RR) Vacant

BACKGROUND:

49 **June 8, 1989:** The subject parcels were annexed into the City of Surprise under
50 Ordinance 89-05.

51 **April 27, 2006:** The Mayor and City Council approved a Preliminary Plat for Mesquite
52 Mountain Ranch Phase 1A under Case PP05-315.

53 **May 11, 2006:** The Mayor and City Council Approved a PAD for Mesquite Mountain
54 Ranch under Case PAD05-314.

55 **January 11, 2007:** The Mayor and City Council approved a Preliminary Plat for Mesquite
56 Mountain Ranch Phase 2 under Case PP06-129.

57 **January 25, 2007:** The Mayor and City Council Approved a PAD for Mesquite Mountain
58 Ranch II under Case PAD06-050.

59 **September 27, 2007:** The Mayor and City Council approved a Final Plat for Mesquite
60 Mountain Ranch Phase 1A under Case FP06-348.

61 **October 23, 2007:** The Mayor and City Council approved a Map of Dedication for Mesquite
62 Mountain Ranch Phase 1A under Case MOD06-347.

63 **February 28, 2008:** The Mayor and City Council approved a Final Plat for Mesquite Mountain
64 Ranch Phase 2 under Case FP07-288.

65 **May 17, 2018:** Staff held a Concept Review meeting with the applicant for a Rezone with
66 PUD Overlay for Mesquite Mountain Ranch III under Case CR18-203.

67 **October 19, 2018:** The applicant filed a request for a Rezone with PUD Overlay for Mesquite
68 Mountain Ranch III under Case FS18-617, the subject case.

69 **May 13, 2019:** The applicant held a Citizen Review Meeting for the subject project at the
70 Hilton Garden Inn located at 16601 North Stadium Way.

71 **October 2, 2019:** The applicant held a Citizen Review Meeting for the subject project at the
72 Western Peaks School Media Center located at 18063 West Surprise Loop South.

73 **December 5, 2019:** The Planning and Zoning Commission heard the subject request and
74 recommended approval to the City Council; however, because the incorrect version of the
75 zone change document was provided to the Commission, the case must be reconsidered.

76 **January 7, 2020:** The Mayor and City Council approved a rezone with PUD Overlay for the
77 subject case. Because the incorrect version of the rezone document was provided to the
78 City Council at that time, the case must be reconsidered.

79 **CITIZEN REVIEW:**

The applicant held Citizen Review meetings on May 13, 2019 and October 2, 2019. The meetings were lightly attended and the questions all were from landowners seeking out development information in their rural area. The site was also posted in accordance with the Surprise Unified Development Code (“SUDC”) and state statute for both the original hearing and the re-hearing. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute for both the original hearing and the re-hearing.

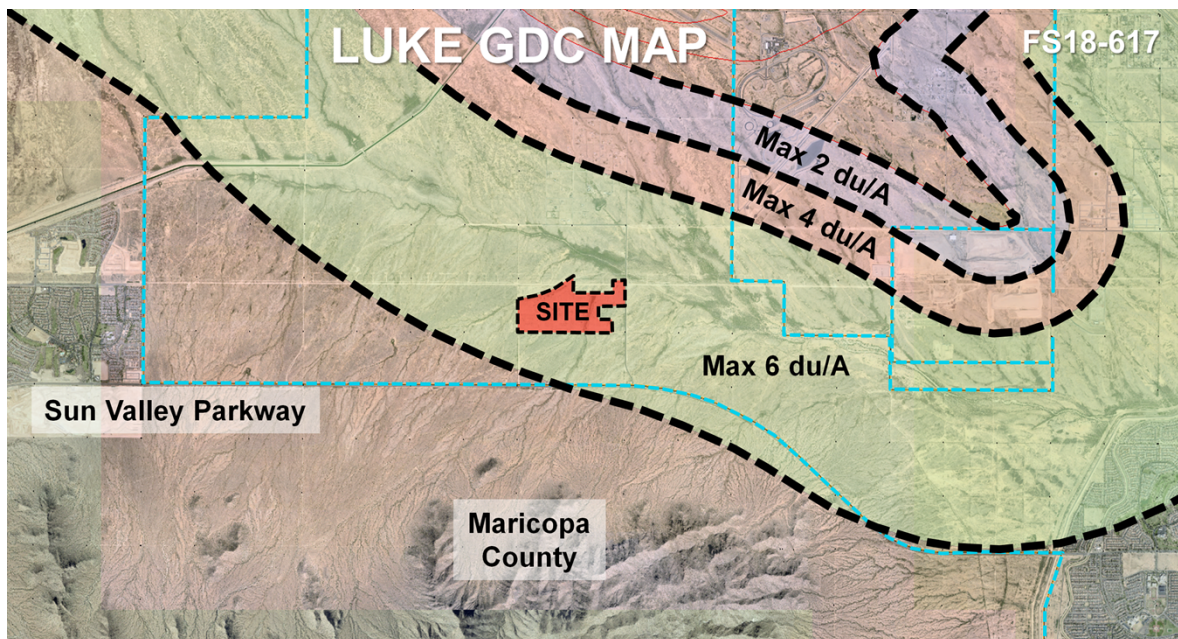
ANALYSIS AND DISCUSSION:

The subject zone change request involves a zone change from:

- Mesquite Mountain Ranch Planned Area Development (“PAD”) Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III Planned Unit Development (“PUD”) Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD); and
- Zone Change from Mesquite Mountain Ranch II PAD Low Density Residential (RL-5-PAD) to Mesquite Mountain Ranch III PUD Low Density Residential (RL-5-PUD) and Medium Density Residential (RM-6-PUD).

The project anticipates 664 single-family residential lots over approximately 201.9 acres for a gross density of 3.3 du/A. The PUD Overlay intended to modify development standards and limit density.

The subject site is located along the outer edge of the 0-6 du/A ribbon of the Luke AFB Graduated Density Concept (“GDC”). The subject project provides a density of 3.3 du/A, which is in keeping with the GDC. A context plan is shown below:



104 Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the
 105 uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The
 106 proposed PUD Overlay, however, will allow certain modifications to the development
 107 standards.

108 The proposal will provide eight (8) different lot sizes within the two (2) proposed zoning
 109 districts.

Parcel	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
A	RM-6-PUD	53' x 120'	115	32.8	7.2	3.5
B	RM-6-PUD	53' x 130'	102	31.8	6.9	3.2
C	RM-6-PUD	48' x 115'	165	40.6	8.5	4.1
D	RM-6-PUD	53' x 115'	78	19.1	4.3	4.1
E	RL-5-PUD	58' x 125'	39	12.0	2.8	3.3
F	RM-6-PUD	48' x 110'	64	16.1	4.0	4.0
G	RL-5-PUD	58' x 130'	54	17.9	5.3	3.0
H	RM-6-PUD	58' x 120'	47	20.1	7.5	2.3
Wash 5	OS- PUD	-	0	11.5	11.5	-
Totals	-	-	664	201.9	58.0 28.7%	3.3

110
111

112 The following table is taken from the zoning narrative and expresses the proposed single-
 113 family residential development standards for the two (2) zoning districts:

Zoning District	Min. Lot Area	Min. Lot Width	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

114

- 115 1. Front facing garages shall have minimum 21-foot front yard setback.
- 116 2. Where building height exceeds 20 feet and is located adjacent to an existing single
 117 family dwelling. One additional foot of yard setback shall be required for every one
 118 foot of height above 20 feet.
- 119 3. Front yard setbacks may be reduced to 12' for side loaded garage product.
- 120 4. Min lot depth can be reduced 10% on knuckle and cul-de-sac lots as long as gross
 121 square footage meets or exceeds minimum lot area.
- 122 5. Attached patios may reduce setback by 10' but no part of the structure can be closer
 123 than 10' of the rear property line. Enclosed patios will not be allowed within this
 124 encroachment.
- 125 6. Minimum lot width to be measured at the 21' Front Yard Setback.

126 As noted in the narrative, Section 122-137(r) of the SUDC requires a community swimming
 127 pool for Medium Density Residential projects of 60 or more units. The applicant proposes the
 128 deletion of this requirement through the PUD Overlay. The rationale being that as a single-
 129 family development with 20-foot rear setbacks, ample space will be available on each lot to
 130 accommodate a private pool should that homeowner chose to do so.

131 Section 122-69(3)(a) limits the length of cul-de-sacs to 300 feet. Because of the existing road
 132 layout, the applicant is requesting the maximum length be extended to 450 feet to
 133 accommodate a singular cul-de-sac in the northeastern portion of the project area. An effort
 134 was made by the applicant to provide open space features at the ends of all cul-de-sacs.

135 Section 122-137(e)(1)(a) requires all arterial roads and parkways shall have an adjoining
136 landscape tract having a minimum width of 60 feet measured from the back of curb. The
137 applicant is requesting the area be reduced so that the existing road layout, which was
138 approved under a previous code, can be utilized. Enhanced landscaping is being provided
139 in said areas.

140 The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's
141 width. The proposed minimum lot widths range between 48 and 63 feet. As these
142 requirements do not work with lots less than 60 feet in width, the applicant proposes a 45
143 percent figure, which would allow for a minimum 18-foot-wide driveway for all products.

144 A second part of the driveway regulations limits the area of a residential driveway to 30
145 percent of the required front yard area, which is that area located between the front setback
146 line and the front lot line. The proposed minimum lot widths are between 48 and 63 feet,
147 while the proposed minimum front setback is 12 feet. 30 percent of the resulting area will not
148 accommodate a driveway; however, increasing to 45 percent will accommodate the
149 proposed driveway widths.

150 The SUDC requires that not less than 20 percent of the "net residential acreage" be set aside
151 as open space. The net residential acreage is essentially the total amount of land taken up
152 by the individual lots combined with the total open space. The applicant proposes an
153 increase to over 28 percent of the net residential area as open space overall, which exceeds
154 the 20 percent requirement set forth in the SUDC. Within those open spaces the following
155 theme parks with unique experiences are proposed:

- 156 • Central Park
- 157 • Hills and Earth Park
- 158 • Classic Park
- 159 • Hills Park
- 160 • Swings and Slides Park
- 161 • Climbing Park
- 162 • Traditional Playground
- 163 • Pedestrian Trails

164
165

166 **UTILITY AND SERVICES TABLE:**

Electric	APS
Water	City of Surprise
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
Schools	Wickenburg USD



CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac, provided appropriate transitions are made between the various Neighborhood types included within the character area. The proposed RL-5-PUD and RM-6-PUD zoning district will generate a density of 3.3 du/A.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections. The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

Wickenburg Unified School District (WUSD): In a letter dated January 28, 2019, WUSD indicated they are in strong support of the Mesquite Mountain Ranch III Rezone. The letter is attached.

SUMMARY:

The applicant is seeking a zone change over the subject properties and seeks relief from certain aspects of the SUDC through the PUD Overlay. Said Zone Change is consistent with the Surprise General Plan and the rationale for the granting of the PUD Overlays stem from the developer's commitment to mitigate against the negative effects of the development through the increase in the minimum open space in the single-family portion, a reduction in density over that allowed under the base zoning districts, and the reduction of certain development standards which are not essential for the successful development of the site. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents. Further, much needed infrastructure will be constructed as part of this development.

FINDINGS:

- The proposed zone change is consistent with the Surprise General Plan 2035.
- The proposed development standards will allow the property to be reasonably developed.
- There are no objections to the request.
- The previous approval erroneously included an obsolete version of the rezone document thereby necessitating the re-hearing of the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission vote to recommend approval of the subject Rezone with PUD Overlay, subject to stipulations 'A' and 'B' as outlined below:

- a. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Mesquite Mountain Ranch III Rezone with PUD Overlay", consisting of 47 pages plus exhibits, prepared by Goodwin and Marshall, Inc., and stamped received June 19, 2019.
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Rezone with PUD Overlay Document
- 03 - Wickenburg USD Letter

VICINITY MAP

FS18-617

Maricopa
County

Deer Valley Road

SITE

City of
Buckeye

Sun Valley Parkway

Bell Road

Maricopa
County

SR 303

VICINITY MAP

FS18-617

Deer Valley Road

Maricopa
County

227th Avenue

SITE

Beardsley
Road

219th Avenue

Sun Valley Parkway

Maricopa
County

ZONING MAP

FS18-617

Maricopa County

Mesquite Mountain Ranch PAD

RR

Desert Trails PAD

219th Avenue

RR

Rural Ranch (RR)

227th Avenue

SITE

RR

Ana Mandera PAD

RR

Sun Valley Parkway

Maricopa County

LUKE GDC MAP

FS18-617

Max 2 du/A

Max 4 du/A

Max 6 du/A

SITE

Sun Valley Parkway

Maricopa
County

MESQUITE MOUNTAIN RANCH III REZONE WITH PUD OVERLAY

SURPRISE, ARIZONA



PREPARATION DATE:

NOVEMBER 8, 2018

REVISION DATES:

JANUARY 17, 2019

MARCH 13, 2019

JUNE 3, 2019

CASE NUMBER

FS18-617

MESQUITE MOUNTAIN RANCH

MAJOR AMENDMENT TO PAD

1st Submittal: November 13, 2018

2nd Submittal: January 29, 2019

3rd Submittal: March 13, 2019

4th Submittal: June 12, 2019

OWNER:

Mesquite Mountain Ranch Investments, LLC

7505 East Sixth Street

Scottsdale, Arizona 85251

LANDSCAPE ARCHITECT:



ENGINEER:

GOODWIN
AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, #2
Chandler, Arizona 85286
(602) 218-7285
Contact: Warren C. Russell, P.E.

**MESQUITE MOUNTAIN RANCH
REZONE WITH PUD OVERLAY
SURPRISE, ARIZONA**

TABLE OF CONTENTS

Pages 1 - 10.....Narrative

FIGURE 1..... LOCATION MAP

FIGURE 2.....EXISTING ZONING EXHIBIT FOR PHASE 1A

FIGURE 3..... EXISTING ZONING EXHIBIT FOR PHASE 2

FIGURE 4..... PROPOSED ZONING EXHIBIT

FIGURE 5-6PARKS PLAN

FIGURE 7..... PARK PROXIMITY PLAN

FIGURE 8..... COMMUNITY ENTRY MONUMENTATION

FIGURE 9..... SECONDARY COMMUNITY ENTRY MONUMENTATION

FIGURE 10.....N. 224TH AVE. ROUNDABOUT

FIGURE 11.....CENTRAL / SPORT COURT PARK

FIGURE 12.....HILLS AND EARTH PARK

FIGURE 13..... CLASSIC PARK

FIGURE 14..... HILLS PARK

FIGURE 15.....SWINGS AND SLIDES PARK

FIGURE 16..... CLIMBING PARK

FIGURE 17..... TRADITIONAL PLAYGROUND

FIGURE 18..... TRAIL CROSS SECTION

FIGURE 19..... COMMUNITY THEME WALL

FIGURE 20.....ARTERIAL STREET LANDSCAPING

FIGURE 21..... LAND USE PLAN

FIGURE 22..... PARKS AND RECREATION MASTER PLAN

FIGURE 23.....ROADWAY INFRASTRUCTURE PHASING

APPENDIX A..... LEGAL DESCRIPTION

APPENDIX B.....TYPICAL STREET SECTIONS

APPENDIX CSCHOOL DISTRICT SUPPORT LETTER

MESQUITE MOUNTAIN RANCH

REZONE WITH PUD OVERLAY

PROJECT NARRATIVE

Introduction

The intent of the Rezone with PUD Overlay as described herein is to modify lot sizes in Phase 1A of the Mesquite Mountain Ranch (“MMR”) PAD and the Mesquite Mountain Ranch, Phase II (“MMR2”) PAD to create a development more suited to the current market. The proposed mix of lots consists of 48' and 53' wide (RM-6-PUD) as well as 58' wide (RL-5-PUD) lots resulting in a total increase in lot count of 111 single family dwellings (originally 553 dwelling units and proposed 664 dwelling units). The existing zoning designation for all lots is R1-5-PAD. The proposed zoning designations are RL-5-PUD, RM-6-PUD and OS-PUD. The actual lot quantities of existing and proposed densities will be discussed further below, and identified by parcel in Tables 1 and 2 herein.

The intent of the PUD overlay district is to encourage creative and imaginative designs for development. To accommodate the increase in density the proposed land plan focuses on significant additional recreational opportunities. The proposed community adds four (4) local pocket parks and greatly enhances an additional two (2) of the original proposed parks. The entire park system is planned to provide a comprehensive array of uses, with each neighborhood park having a specific theme as discussed herein. In addition, the main entrance traffic circle has been significantly enhanced for the aesthetic enjoyment of the community residents. The local school district strongly supports this proposed rezoning and copy of the letter can be found in Appendix C. Finally, a comprehensive trail system utilizing the wash corridors resulting in an overall connected trail system of 1.5 miles has been added to the master plan. This trail corridor will eventually link into the regional trail system when constructed by the City. The trail system links all of the MMR community, and with the proposed sidewalk system gives all residents pedestrian access to all of the various parks described herein. We feel strongly that this imaginative design approach provides a greater livability for the future residents of the MMR community.

Location

Mesquite Mountain Ranch is located in west Surprise. The project lies between future 227 Avenue and 219th Avenue immediately north of Beardsley Road. A location map can be found in Figure 1. The actual legal description can be found in Appendix A.

History

The original MMR zoning case was assigned PAD05-314 with City Council approval on 5/11/06. The original zoning exhibit can be found in Figure 2. It should be noted that the current zoning case only includes the southern portion of this display (east of 227th and south of the north boundary of the transmission easement as shown). This case was followed up with MMR2 (PAD 06-050), which was approved by the City Council on 1/25/07. The overall zoning exhibit for MMR2 can be found on Figure 3. Each of the PAD's were processed for minor amendment with administrative approval in 2016. The purpose of the amendment was to update the landscape theming. No lot modifications were proposed. Both requests for minor amendment were approved on 8/11/16.

All of the construction plans for both MMR and MMR2 were originally approved for construction and the Final Plats recorded. In addition the project was graded and all of the wash retaining walls were constructed. The project construction plans expired, but have been resubmitted for re-approval. This process has been put on hold pending the outcome of this amended PAD zoning case. An attempt has been made to keep as much of this infrastructure in conformance with the original approved land plan and final construction plans. This is the reason for the modifications being requested as discussed in the following.

Proposed Rezone with PUD Overlay

As previously described the intent of the rezone with PUD Overlay to modify the lot sizes to current market desires. Table 1 below reflects the approved PAD zoning land use summary table. The existing zoning is R5-1-PAD with the lot sizes as shown on Table 1.

Table 1 - Existing MMR PAD and MMR2 PAD Land Use Summary

Parcel Number	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
1	MMR R1-5 PAD	58' x 115'	145	40.6	7.8	3.6
2	MMR R1-5 PAD	63' x 120'	101	32.8	6.3	3.1
3	MMR R1-5 PAD	83' x 130'	73	31.8	5.1	2.3
4	MMR2 R1-5 PAD	58' x 115'	69	19.1	3.2	3.6
5	MMR2 R1-5 PAD	63' x 120'	47	20.1	6.0	2.3
6	MMR2 R1-5 PAD	75' x 125'	76	28.1	3.9	2.7
7	MMR2 R1-5 PAD	83' x 130'	42	17.9	2.5	2.3
Wash 5	-	-	0	11.5	11.5	-
Totals	-	-	553	201.9	46.3 22.9%	2.7

* This table has been slightly modified to address some minor discrepancies in gross acreage.

A mix of 48', 53' and 58' lots are being requested.

* The proposed revised land plan can be found in Figure 4. As discussed above, the land plan results in an increase of 111 single family lots.

Table 2 - Proposed MMR PUD Rezone Land Use Summary

Parcel	Zoning	Lot Size	Lot Quantity	Acreage	Open Space Acreage	Density Du/A
A	RM-6-PUD	53' x 120'	115	32.8	7.2	3.5
B	RM-6-PUD	53' x 130'	102	31.8	6.9	3.2
C	RM-6-PUD	48' x 115'	165	40.6	8.5	4.1
D	RM-6-PUD	53' x 115'	78	19.1	4.3	4.1
E	RL-5-PUD	58' x 125'	39	12.0	2.8	3.3
F	RM-6-PUD	48' x 110'	64	16.1	4.0	4.0
G	RL-5-PUD	58' x 130'	54	17.9	5.3	3.0
H	RM-6-PUD	58' x 120'	47	20.1	7.5	2.3
Wash 5	OS- PUD	-	0	11.5	11.5	-
Totals	-	-	664	201.9	58.0 28.7%	3.3

Table 3 - Existing SUDC, MMR PAD, and MMR2 PAD Dimensional Standards

Zoning District and Source	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard	Max. Height Note 2
RM-6 SUDC	6,000 sf	50'	100'	12'/21'	5'	10'	20'	35'
RL-5 SUDC	7,200 sf	60'	100'	15'	5'	15'	20'	30'
MMR 58 x 115	6,380 sf	58'	110'	12'/18'	5'	13'	15'	30'
MMR2 60 x 115	6,380 sf	60'	110'	12'/18'	5'	13'	15'	30'
MMR 63 x 120	6,930 sf	63'	110'	12'/18'	5'	13'	15'	30'
MMR2 65 x 120	6,930 sf	65'	110'	12'/18'	5'	13'	15'	30'
MMR and MMR2 75 x 125	8,250 sf	75'	110'	12'/18'	5'	15'	15'	30'
MMR and MMR2 83 x 130	9,130 sf	83'	110'	12'/18'	8'	18'	15'	30'

1) Front facing garages shall have minimum 21-foot front yard setback.

2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.

Note: Front yard setbacks may be reduced to 12' for side loaded garage product.

Table 4 - Proposed MMR PUD Dimensional Standards

Zoning District	Min. Lot Area	Min. Lot Width Note 6	Min. Lot Depth Note 4	Min. Front Yard Setback Notes 1 & 3	Min. Side Yards (Each)	Min. Side Yards (Total)	Min. Rear Yard Note 5	Max. Height Note 2
RM-6-PUD	5,280 sf	48'	110'	12'/21'	5'	10'	20'	35'
RL-5-PUD	7,250 sf	58'	125'	12'/21'	5'	10'	20'	35'

- 1) Front facing garages shall have minimum 21-foot front yard setback.
- 2) Where building height exceeds 20 feet and is located adjacent to an existing single family dwelling. One additional foot of yard setback shall be required for every one foot of height above 20 feet.
- 3) Front yard setbacks may be reduced to 12' for side loaded garage product.
- 4) Min lot depth can be reduced 10% on knuckle and cul-de-sac lots as long as gross square footage meets or exceeds minimum lot area.
- 5) Attached patios may reduce setback by 10' but no part of the structure can be closer than 10' of the rear property line. Enclosed patios will not be allowed within this encroachment.
- 6) Minimum lot width to be measured at the 21' Front Yard Setback.

Open Space

In conjunction with the new land plan, it is understood that the intent of the PUD overlay is to provide for more creative and imaginative designs for the development. Therefore we are proposing extensive open space enhancements in conjunction with the rezone case. A total of four (4) additional active neighborhood parks are proposed and two (2) existing proposed parks have been substantially upgraded. In addition, the main entry roundabout has been significantly upgraded with an additional non retention passive open space being added. The additional parks and open spaces proposed with this amended PAD are shown in detail in Figure 5. Figure 6 contains a comprehensive conceptual development and parks plan. Figure 7 maps distance to park for all residents. It must be noted that due to the redesign philosophy **all residences are within 1/4 mile of an active park**. In addition, the proposed rezone structures the various parks for different themes, uses and age groups. Finally, a comparison of Tables 1 and 2 indicates an increase in open space greater than 20%. The following parks are proposed:

Central Park with Multiple Sports Courts - Figure 11

This is the main active park in the project. Centrally located within the community, we have provided all types of sports courts from basketball to pickle ball to bocce ball that will attract all age groups. The park is all centered on a large pyramid climbing structure for the younger groups of residents. The park also features a climbing mound and large turf areas for families and children to have unobstructed play.

Hills and Earth Park - Figure 12

This will be a large park consisting of hills of various sizes to create a hidden traditional park in the middle. The hills will be a focal point where kids of all ages can explore and use the hills in every type of play. At the center of the park will be a traditional playground that will attract all other types of users that may not be interested in the hills but instead would rather use a play structure. There will also be a pavilion for families to watch their children play, or simply gather with neighbors.

Classic Park - Figure 13

This park will consist of more traditional park features such as a swing set and climbing structure. In addition to all of the play features there will be a pavilion for families to rest and get some shade from the sun. This park will also feature a large play lawn for more unobstructed play.

Hills Park - Figure 14

This park will be focused on natural play. There will be large play mounds for kids of all age groups to enjoy in an unstructured way. There will also be a traditional playground placed here for residents that live close to this park and want the appeal of a traditional playground for their children. Along with all of the play features there will be small areas of turf for passive play areas.

Swings and Slides Park - Figure 15

This park will consist of many different elements that will make for a dynamic play experience. There will be a hill built for several slides with climbing features that will be ADA accessible. At the base of the hill will be a swing set for all age groups and abilities. There will also be a shade pavilion for families to rest while watching their children play.

Climbing Park - Figure 16

The climbing park is made up of all things climbing. The park's main features are large climbing mounds scattered throughout the park to attract all types of users. At the center of the park is a playground that will house several different climbing related structures for the residents. The park will aim at being accessible for all age groups. The park will also provide a shade structure.

Traditional Playground - Figure 17

This playground is one of the smaller playgrounds of the project, located immediately adjacent to the large wash. This park will feature traditional park elements such as a climbing structure, swing set and other small features for kids to use. The park will also provide a pavilion to look over the wash area and park facilities. The park also has direct access to the trail system proposed for the wash itself.

Pedestrian Trails - Figure 18

In addition to the parks as described above, trails have been incorporated into the native wash areas that will eventually tie into the regional trail facilities planned long term by the City. The wash trail will include a public access easement for the use of general public in the future.

Conformance with the 2035 General Plan

The project location relative to the 2035 General Plan indicates the property as Neighborhood (suburban) as indicated in Figure 19. This General Plan category calls for an overall density of 2 - 8 dwelling units per acre ("du/A") while MMR density consists of 3.24 du/A. Conformance with the Parks and Recreation Master Plan can be found on Figure 20 with the only criteria being to maintain the wash open space corridor, which has been done with this project. In addition, with a total of approximately 56.8 acres of parks and open space including a total of 7 active parks, 13 passive open space areas and two (2) major wash corridors.

Modifications Requested

Because the project has an approved Final Plat and construction plans have previously been designed and accepted, the developer requests that a small number of zoning modifications be granted in conjunction with the Amended PAD. Primarily these are related to minor deviations from the most recent roadway configurations. The roadway configurations contained in Appendix B are being proposed. In addition, the street/access configuration that has been previously approved

by staff, the Planning and Zoning Commission and City Council are being requested to generally remain as is. This allows for the previously approved construction plans to be re-approved without significant redesign and these plans will conform to the latest city EDS details. It is understood that design elements such as striping, handicap ramps, sidewalks, etc. will need to be updated to current standards. It is also requested that when platted adjacent to 219th Avenue escrow funds shall be set aside rather than to attempt improvements on the relatively small section of roadway. Table 5 compares existing zoning criteria to requested modifications/enhancements.

Table 5 - MMR Rezone with PUD Overlay Modifications

Seeking Relief from Code	Enhancements
Section 122-137 - Medium density residential projects containing 60 residential lots or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development.	1 - The high level of community parks both active and passive have been added to the community. More residents will be drawn to these parks due to their local locations. 2 - The wash corridor trails are designed for regional public use and connectivity to the remaining city wide system. These shall include public access easements. 3 - Larger lots allow for individual pools in all of the lot sizes.
Section 122-69(3)(a) - Cul-de-sac shall be limited to a maximum length of 300; except if topography is unusual or other site conditions warrant, the length may be extended upon approval of the city manager or designee, provided the extended length does not exceed 600 feet. (c) - A diameter of 20 feet in the center of the cul-de-sac shall not be paved, but shall be reserved for landscaping.	All cul-de-sacs in MMR have been designed to extend to a location ending in an open space. This allows for visual and physical access to open space facilities. Maximum length is 450 feet and no landscaping island is necessary. MMR was zoned, platted, and designed in 2007 and 2008. The plats have been filed and the plans were accepted and have been updated. The current proposed rezoning land plan as presented honors the road locations, centerlines and geometric configurations from the original approved plat and plans. Any roadway deviations from the filed final plat would require complete redesign of the

	development. For that reason this request is to honor the originally accepted roadway locations, rights of way configurations and cross-sections as presented in the PUD overlay and roadway cross-sections contained in Appendix B. All attempts will be made to get as close to current standards as possible.
Section 122-137(e)(1)(a) - all arterial roads and parkways shall have an adjoining landscape tract, having a minimum width of 60 feet measured from the back of curb.	Through coordination with City staff enhanced landscaping will be provided instead of the 60' buffer. See Figure 20 for the enhanced landscaping example.

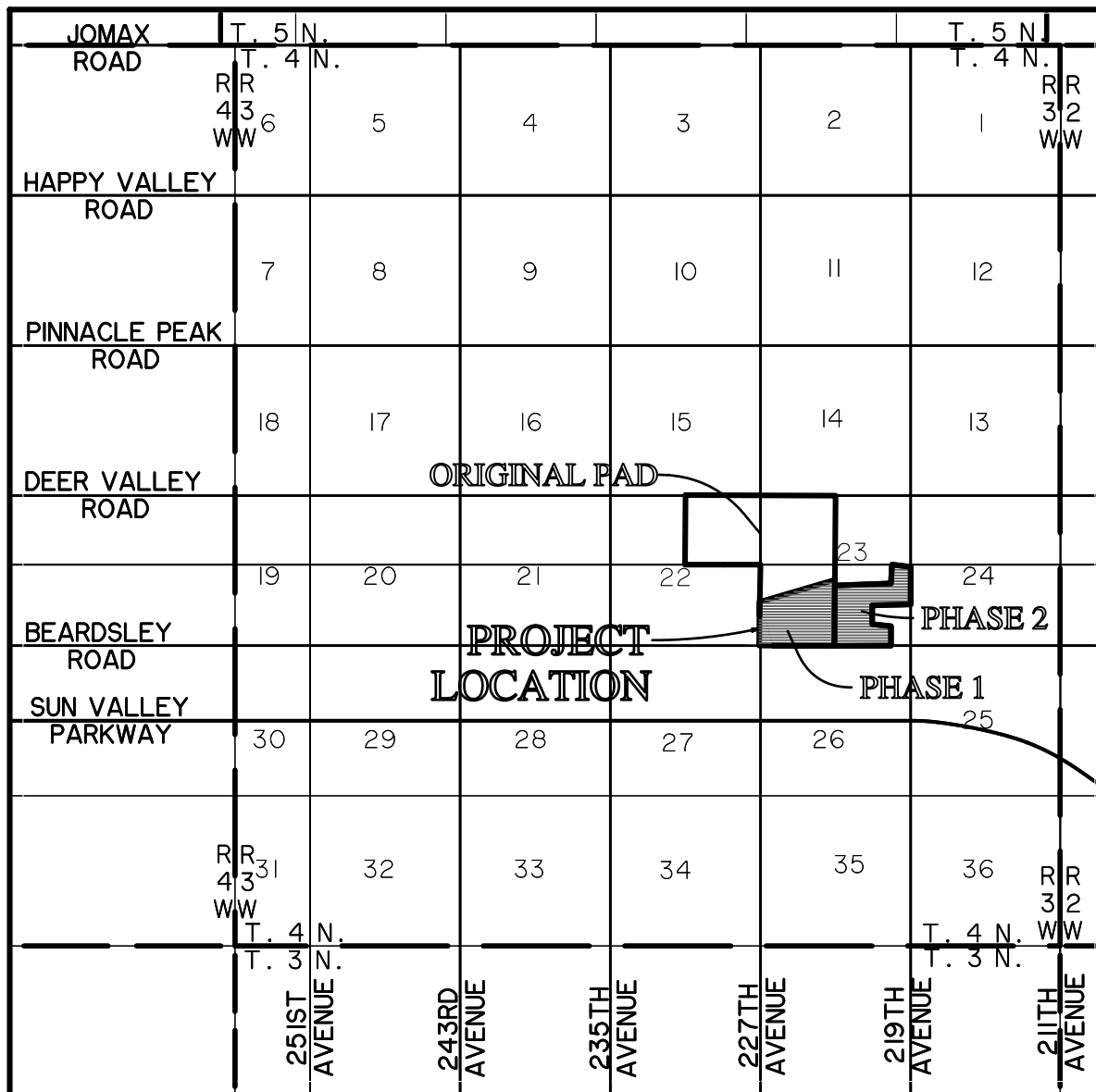
Infrastructure Phasing

It is currently the intent of the owner to construct the entire development at one time. However, it is possible that 1A and 2 are constructed independent of each other. Figure 21 indicates the intended infrastructure phasing if this occurs. Based on the small frontage on 219th adjacent to MMR, it would seem that construction of this section would be better served by establishing an escrow and building this section with a larger stretch.

Summary

A Rezone with PUD overlay is being requested to the existing PAD's for Mesquite Mountain Ranch with relatively minor revisions to account for the new lot layout. Lot sizes have been modified to meet current market demand. This results in the addition of 111 lots with an overall density of 3.28 du/A. It is understood that the intent of the PUD overlay is to encourage creative and imaginative designs for the development. We feel that is the very essence of the changes being proposed. In conjunction with the revised lot sizes, which reflect the current market conditions, substantial park and open space improvements have been added to the development as described herein. The resulting park and open space configuration results in all residential dwellings being within 1/4 mile of an active community facility. Total open space is increased in excess of 20% in the proposed master plan associated with the rezone request. The rezone with PUD overlay and associated modifications contained within this document are respectfully requested to be approved which will result in a far improved master planned community.

FIGURES



LOCATION MAP

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

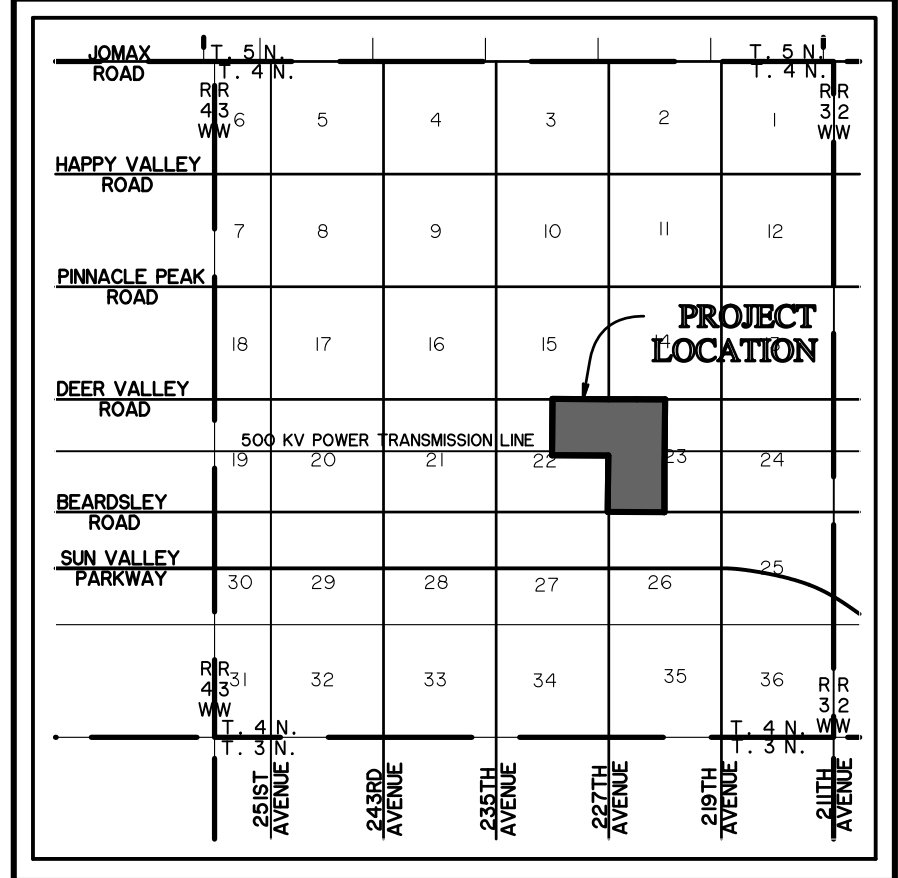
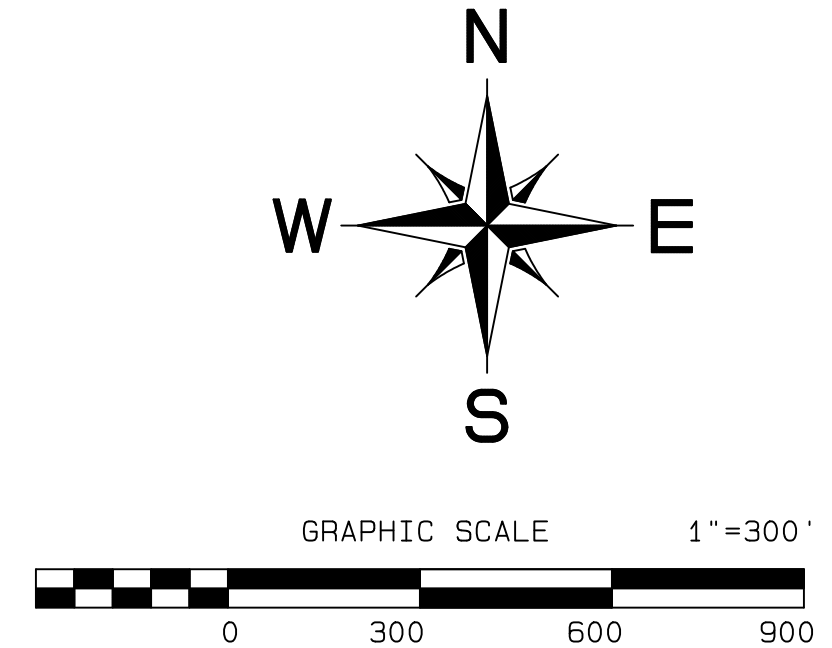
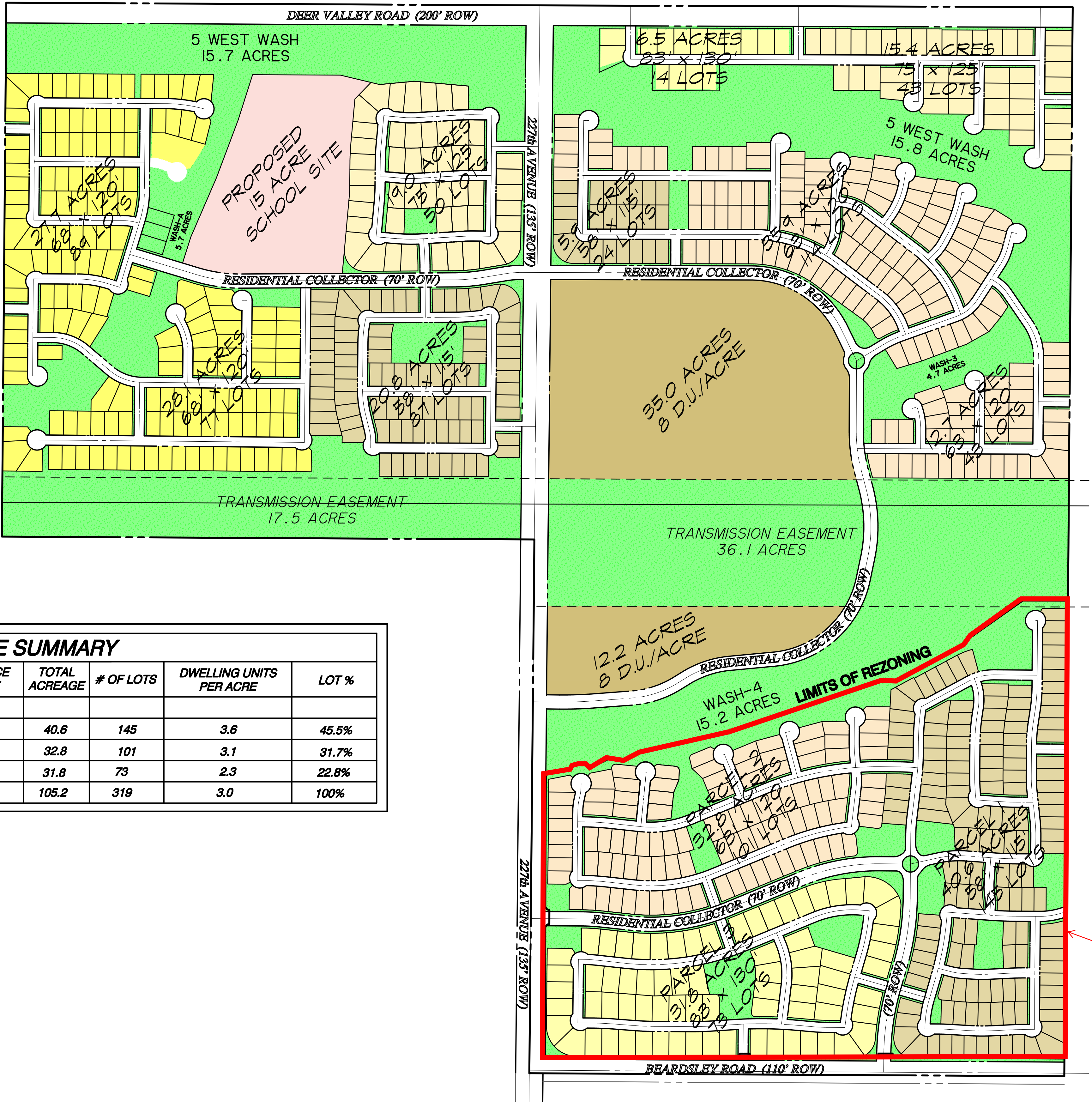
2706 S. Alma School Road, #2
Chandler, Arizona 85226
(602) 218-7285

LOCATION MAP

MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

Scale: NA
Date: APRIL 2019
Job No.: I0505A
Drafted: JEB
Checked: WCR

FIGURE 1



VICINITY MAP
N.T.S.

MMR 1A LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
1	R1-5-PAD	58' x 115'	7.8	40.6	145	3.6	45.5%
2	R1-5-PAD	63' x 120'	6.3	32.8	101	3.1	31.7%
3	R1-5-PAD	83' x 130'	5.1	31.8	73	2.3	22.8%
TOTAL			19.2	105.2	319	3.0	100%

LEGEND

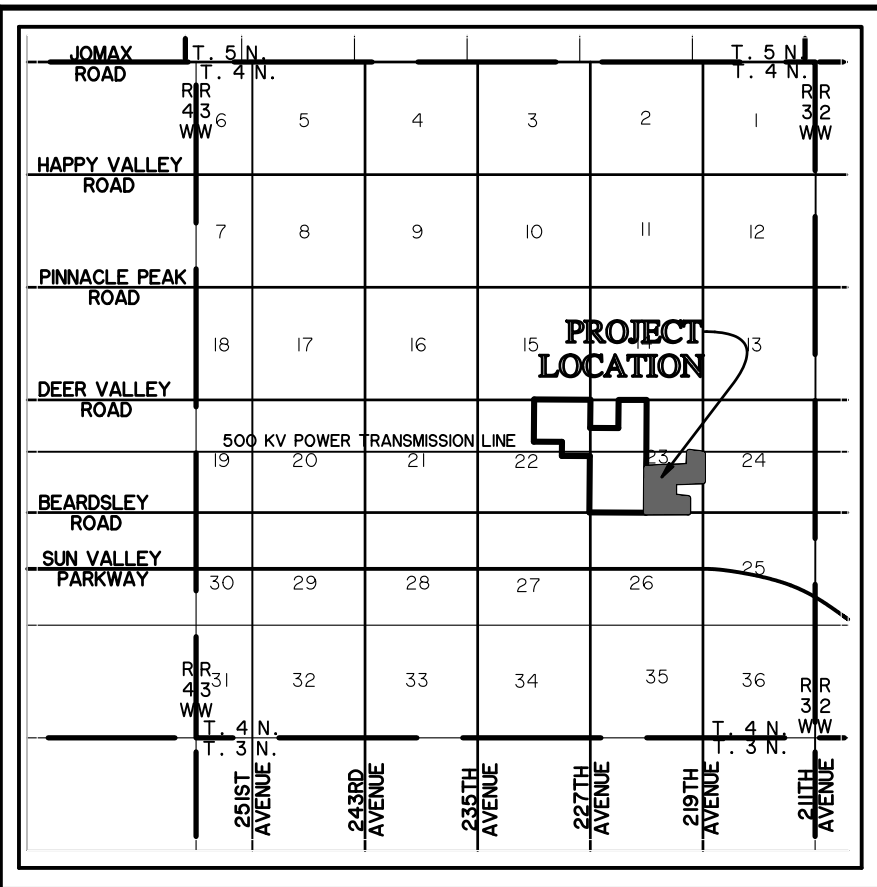
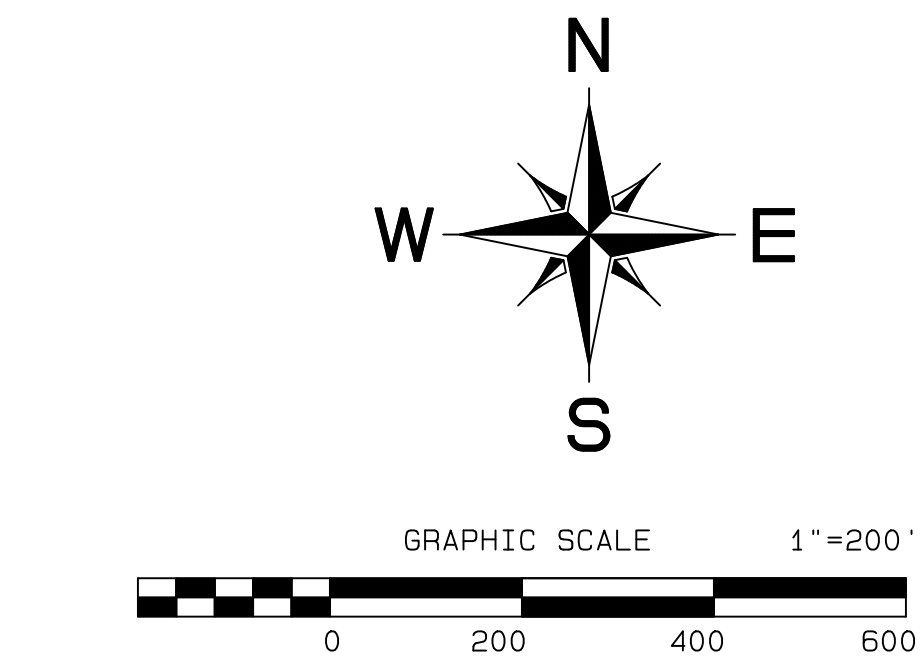
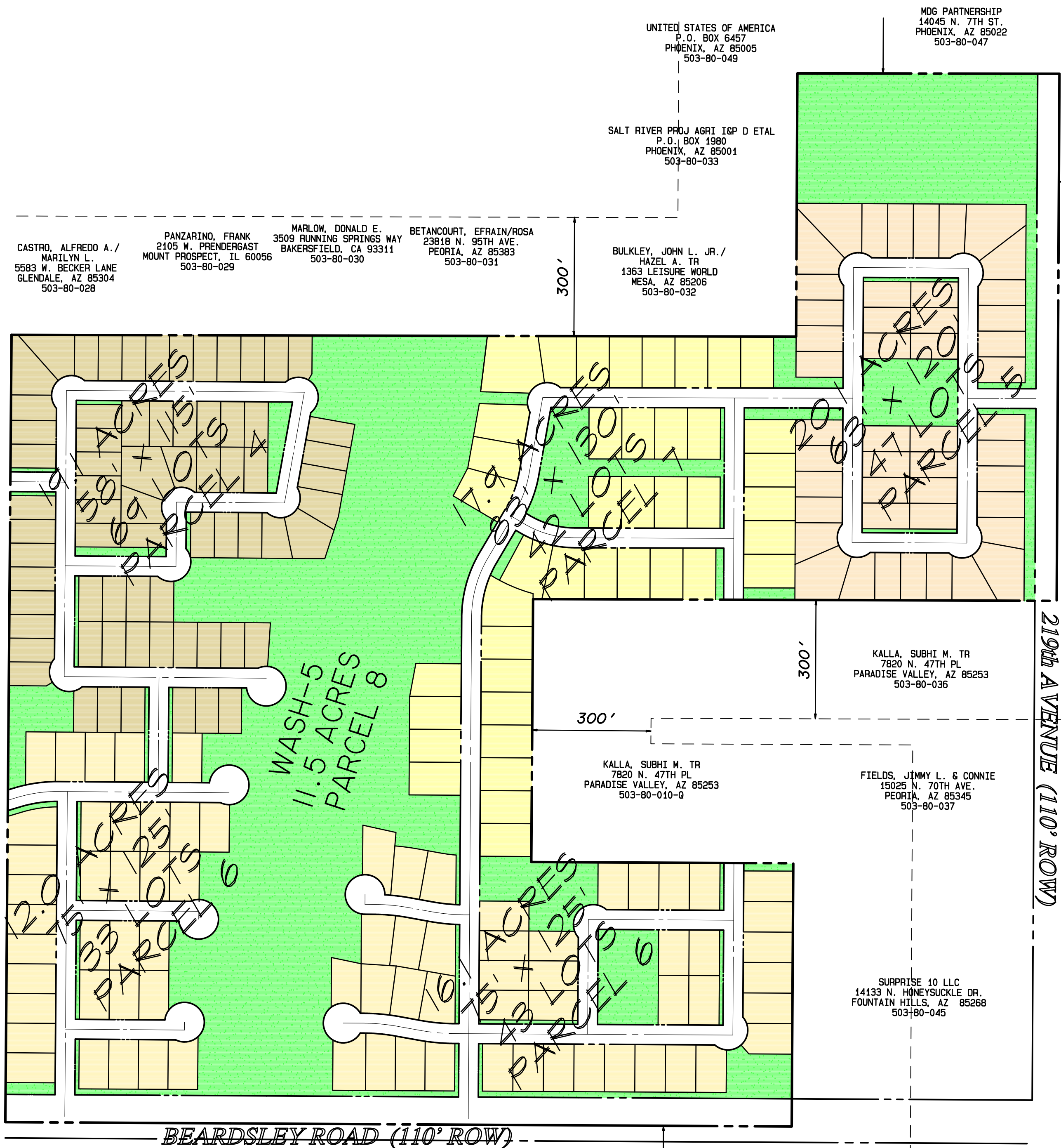
- Medium Density Residential
- 58' x 115' - Category "A"
- 63' x 120' - Category "B"
- 68' x 120' - Category "C"
- 75' x 125' - Category "D"
- 83' x 130' - Category "E"
- School
- Pavement
- Open Space

ENGINEER/PLANNER:
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(602) 606-5760

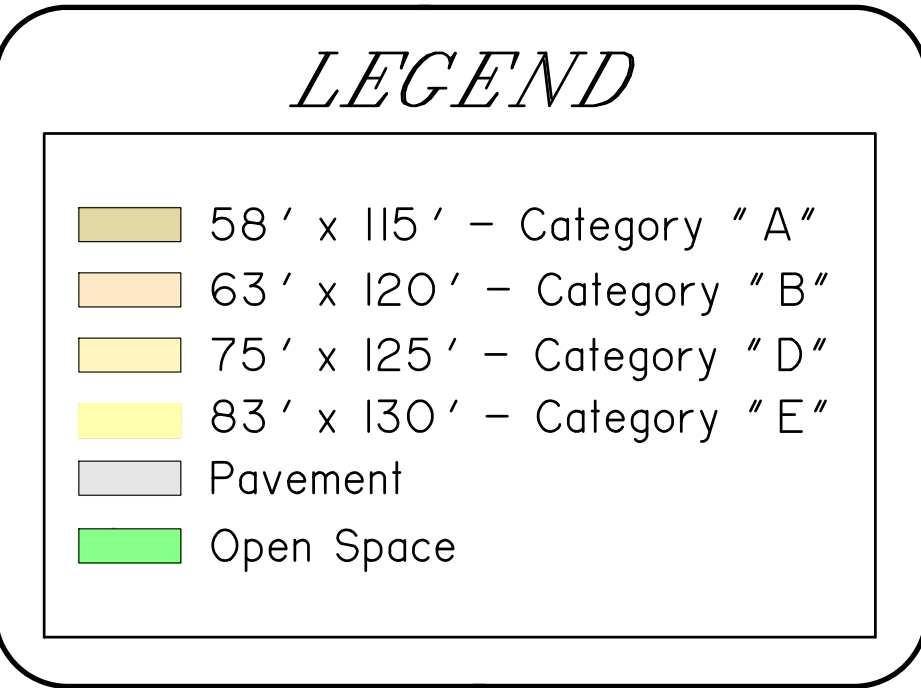
DEVELOPER:
Taylor Woodrow
TAYLOR WOODROW HOMES, INC.
6720 NORTH SCOTTSDALE ROAD #390
SCOTTSDALE, AZ 85253
TEL. 480 344 7000
FAX 480 344 7001

EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
FEBRUARY 2006
FIGURE 2

MMR 2 LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE ACREAGE	ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
4	R1-5-PAD	58' x 115'	3.2	19.1	69	3.2	29.5%
5	R1-5-PAD	63' x 120'	6.0	20.1	47	2.3	20.1%
6	R1-5-PAD	75' x 125'	3.9	28.1	76	3.9	32.5%
7	R1-5-PAD	83' x 130'	2.5	17.9	42	2.3	17.9%
WASH		WASH-5	11.5	11.5	-	-	-
		TOTAL	46.3	96.7	234	2.7	100%



VICINITY MAP
N.T.S.

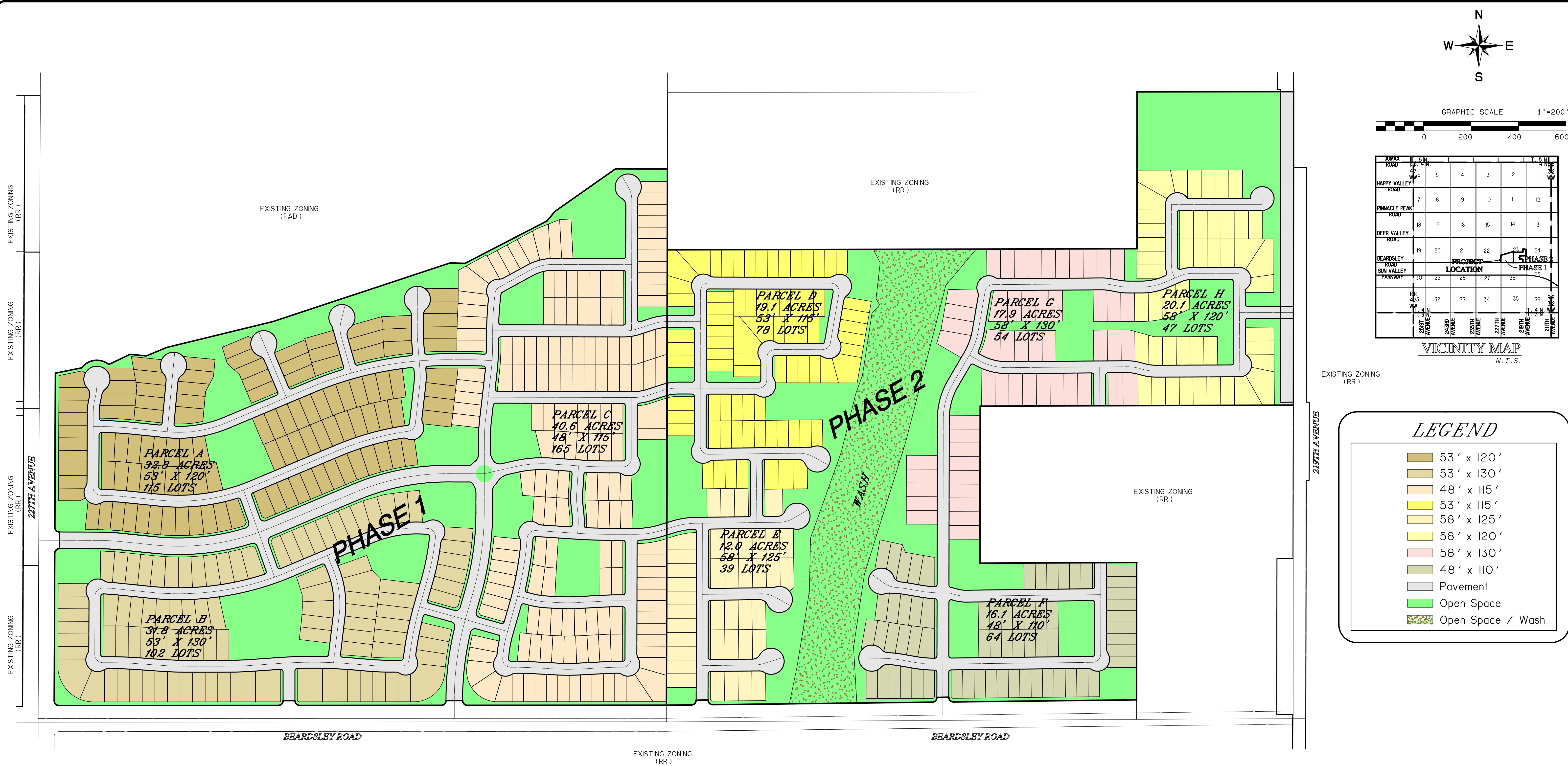


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DEVELOPER:
Taylor Woodrow
TAYLOR WOODROW HOMES, INC.
6720 NORTH SCOTTSDALE ROAD #390
SCOTTSDALE, AZ 85253
TEL. 480 344 7000
FAX 480 344 7001

EXISTING ZONING EXHIBIT
OF
MESQUITE MOUNTAIN RANCH
PHASE 2
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
JANUARY 2006
FIGURE 3

W:\050505A - MMR_Merritt\Zoning\MMR Prelim 53 lot revision.pro Thu May 30 10:23:33 2019



MESQUITE MOUNTAIN RANCH LAND USE SUMMARY							
PARCEL	ZONING	LAND USE	OPEN SPACE/ PARK ACREAGE	TOTAL ACREAGE	# OF LOTS	DWELLING UNITS PER ACRE	LOT %
A	RM-6-PUD	53' x 120'	7.2	32.8	115	3.5	17.3%
B	RM-6-PUD	53' x 130'	6.9	31.8	102	3.2	15.4%
C	RM-6-PUD	48' x 115'	8.5	40.6	165	4.1	24.8%
D	RM-6-PUD	53' x 115'	4.3	19.1	78	4.1	11.7%
E	RL-5-PUD	58' x 125'	2.8	12.0	39	3.3	5.9%
F	RM-6-PUD	48' x 110'	4.0	16.1	64	4.0	9.6%
G	RL-5-PUD	58' x 130'	5.3	17.9	54	3.0	8.2%
H	RM-6-PUD	58' x 120'	7.5	20.1	47	2.3	7.1%
WASH	OS-PUD	WASH-5	11.5	11.5	-	-	-
		TOTAL	58.0	201.9	664	3.3	100.0%

PREPARED BY:

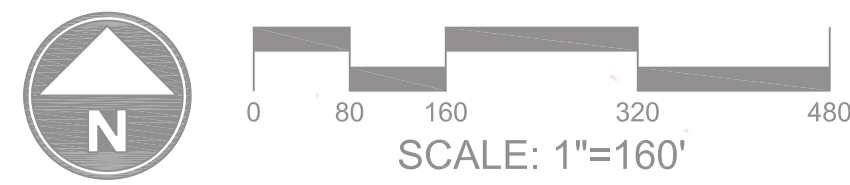
GOODWIN & MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Ste. 2
Chandler, AZ 85286
(602) 218-7285

PROPOSED ZONING EXHIBIT
FOR
MESQUITE MOUNTAIN RANCH

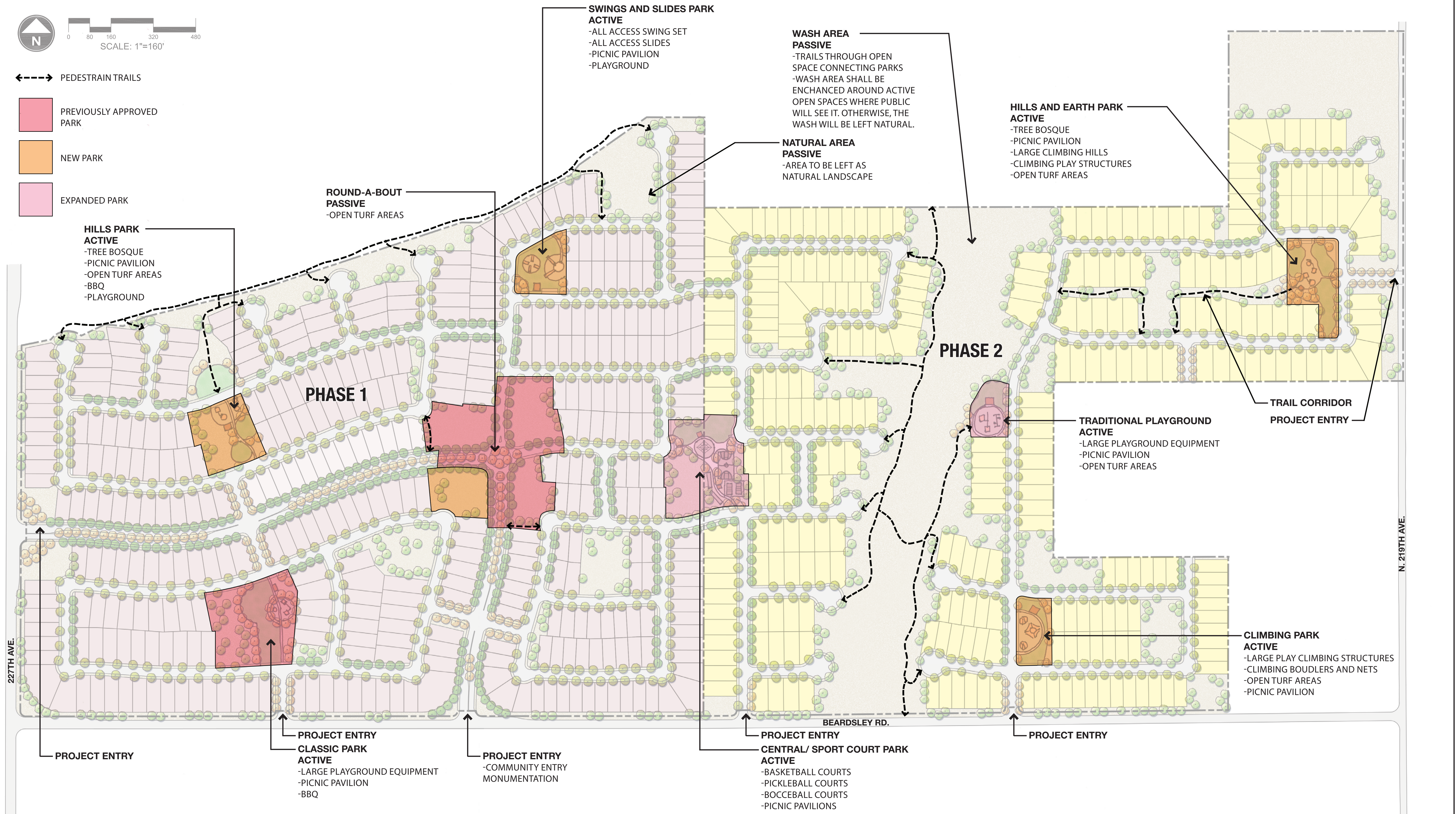
SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
MAY 2019

FIGURE 4



PEDESTRAIN TRAILS

- PREVIOUSLY APPROVED PARK
- NEW PARK
- EXPANDED PARK



PARKS PLAN
FIGURE 5

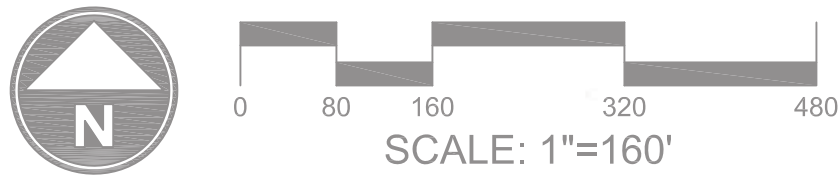
DEVELOPMENT DATA

TOTAL COMMON AREA 57.4 ACRES

LOT SUMMARY

PHASE	LOTS
PHASE 1	370
PHASE 2	282
TOTALS	652

NOTES:
- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 8



CONCEPTUAL DEVELOPMENT AND PARKS PLAN
FIGURE 6

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

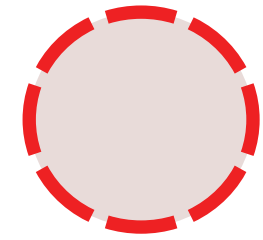
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ



0 80 160 320 480
SCALE: 1"=160'



1/4 MILE RADIUS

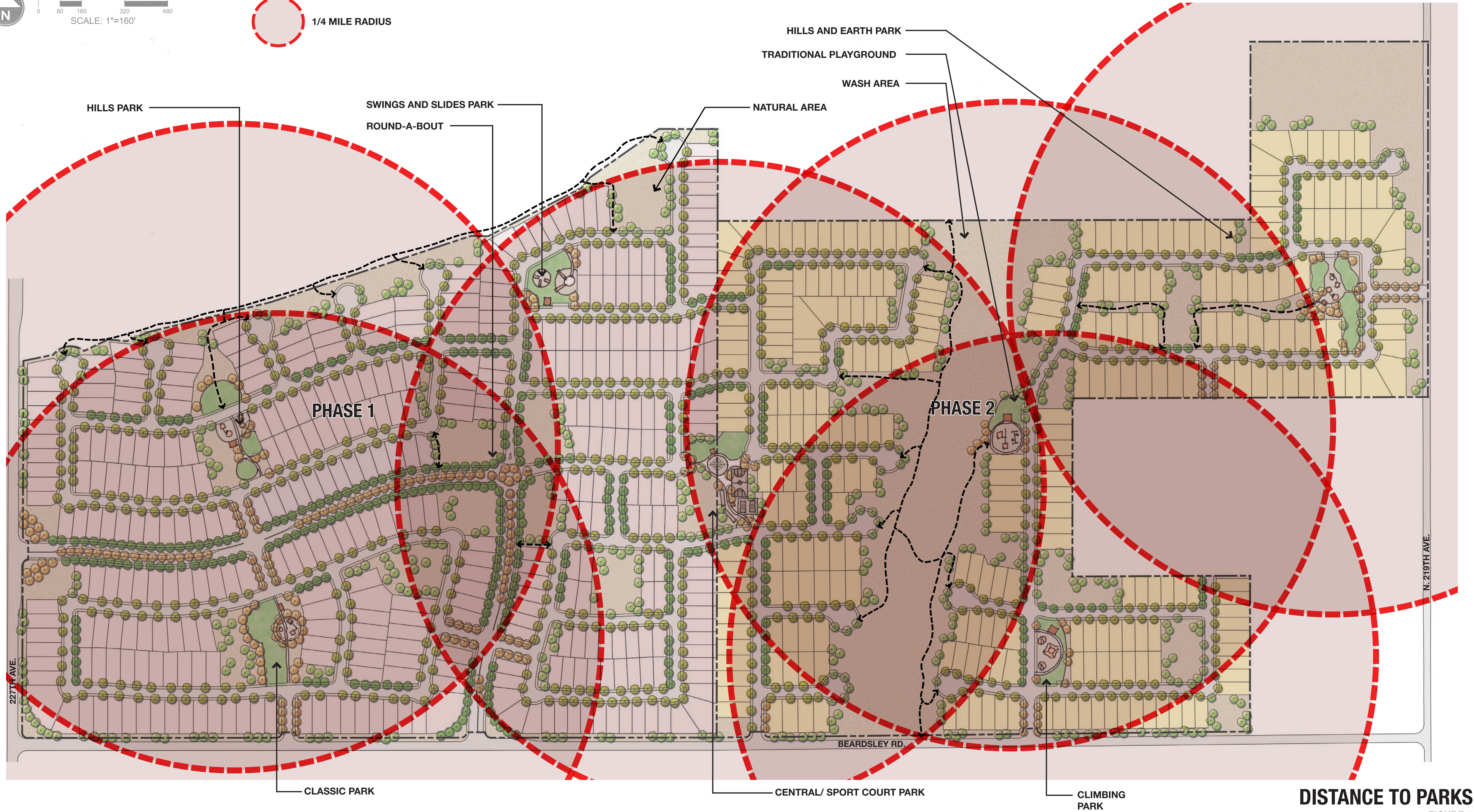


FIGURE 7

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

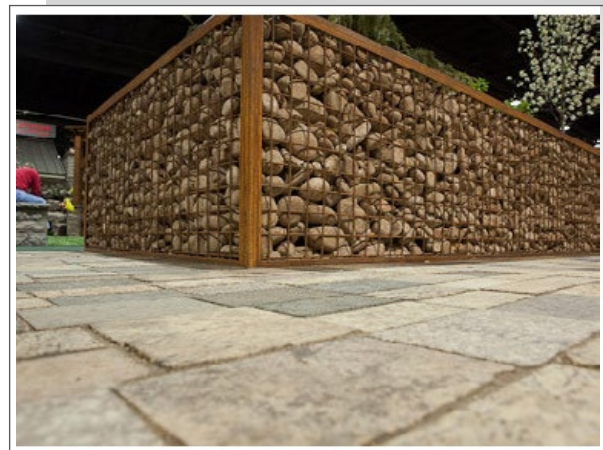
GOODWIN
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019



GABION BASKET W/ ANGLE
IRON EDGES



RAMMED EARTH WALLS



RUSTED METAL SIGN

METAL SIGN
RAMMED EARTH ENTRY WALL



GABION BASKET
ORNAMENTAL LANDSCAPING

COMMUNITY ENTRY MONUMENTATION
FIGURE 8

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

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4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019



COMMUNITY ENTRY MONUMENTATION
FIGURE 9

MESQUITE MOUNTAIN RANCH
 INVESTMENTS, LLC
 7505 East Sixth Street
 Scottsdale, AZ 85251

GOODWIN &
 MARSHALL
 CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
 4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
 Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
 CITY OF SURPRISE, AZ



N. 224TH AVE. ROUNDABOUT
FIGURE 10

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

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4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019



GRASS CLIMBING MOUND



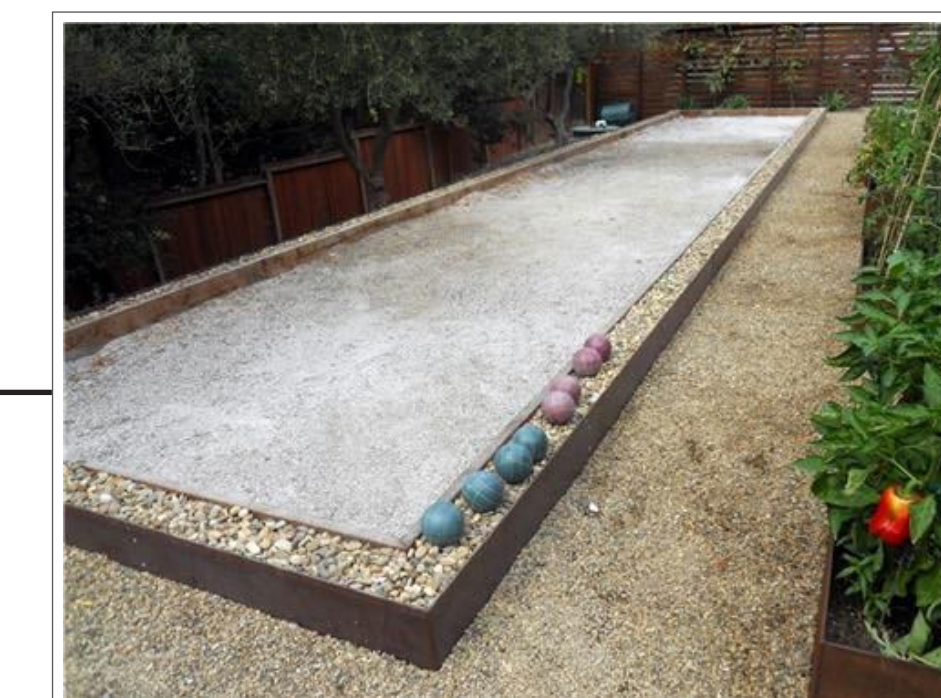
SHADE PAVILION



NET CLIMBER



PICKLEBALL COURT



BOCCE BALL COURT

CENTRAL/ SPORT COURT PARK
FIGURE 11

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

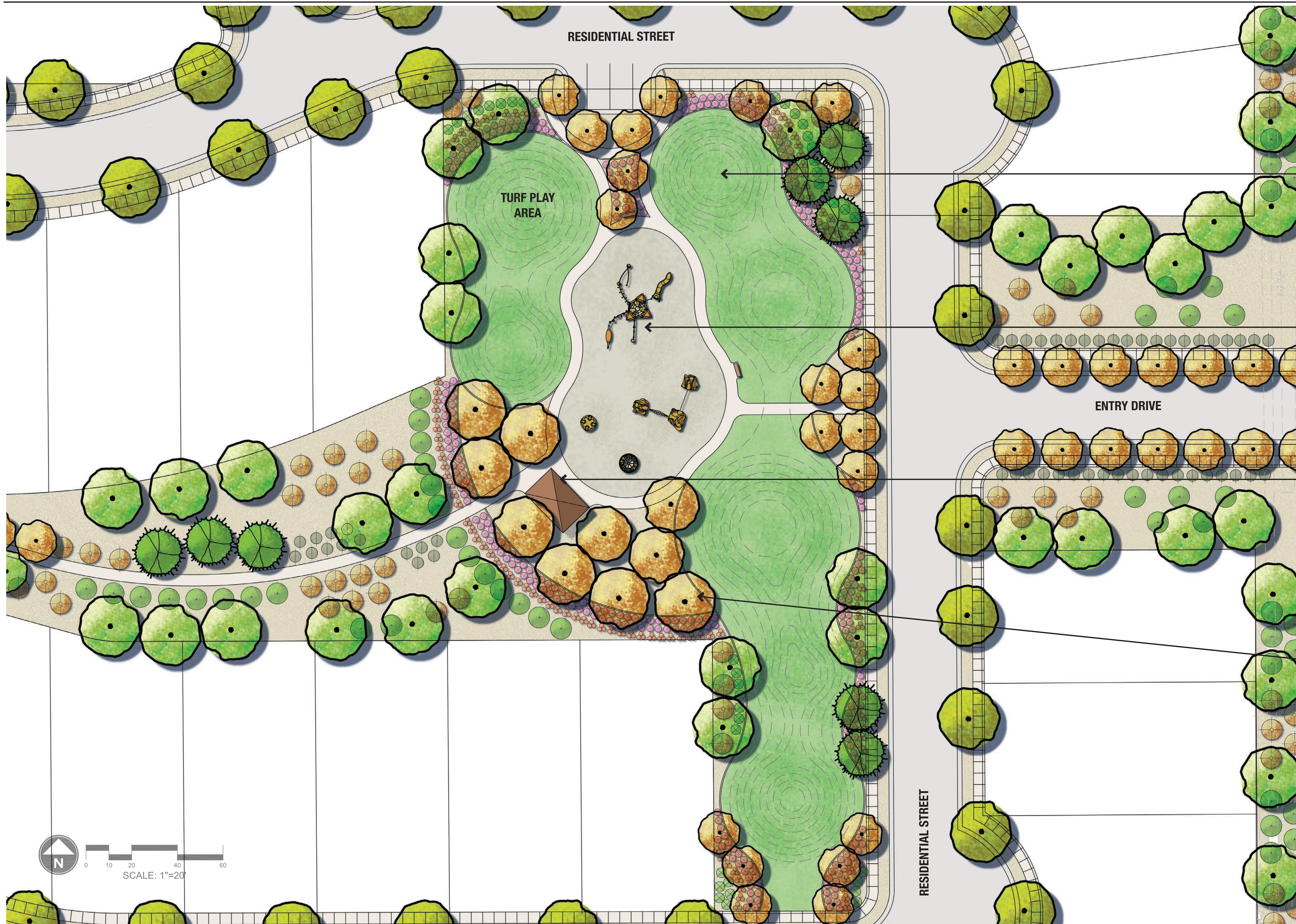
GOODWIN
MARSHALL

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4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019



GRASS CLIMBING MOUND



PLAY STRUCTURE



SHADE PAVILION



TREE BOSQUE

HILLS AND EARTH PARK
FIGURE 12

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

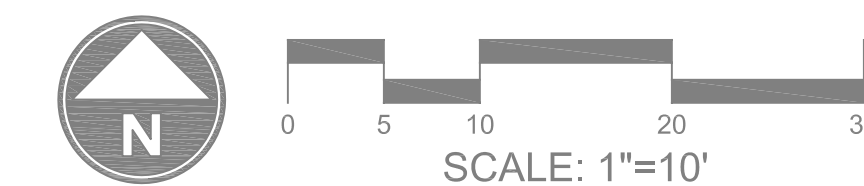
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019



SHADE PAVILION



SWINGSET



PLAY STRUCTURE

CLASSIC PARK
FIGURE 13

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

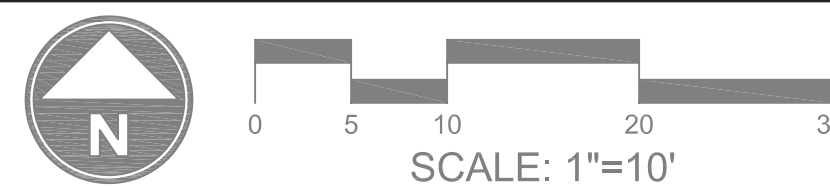
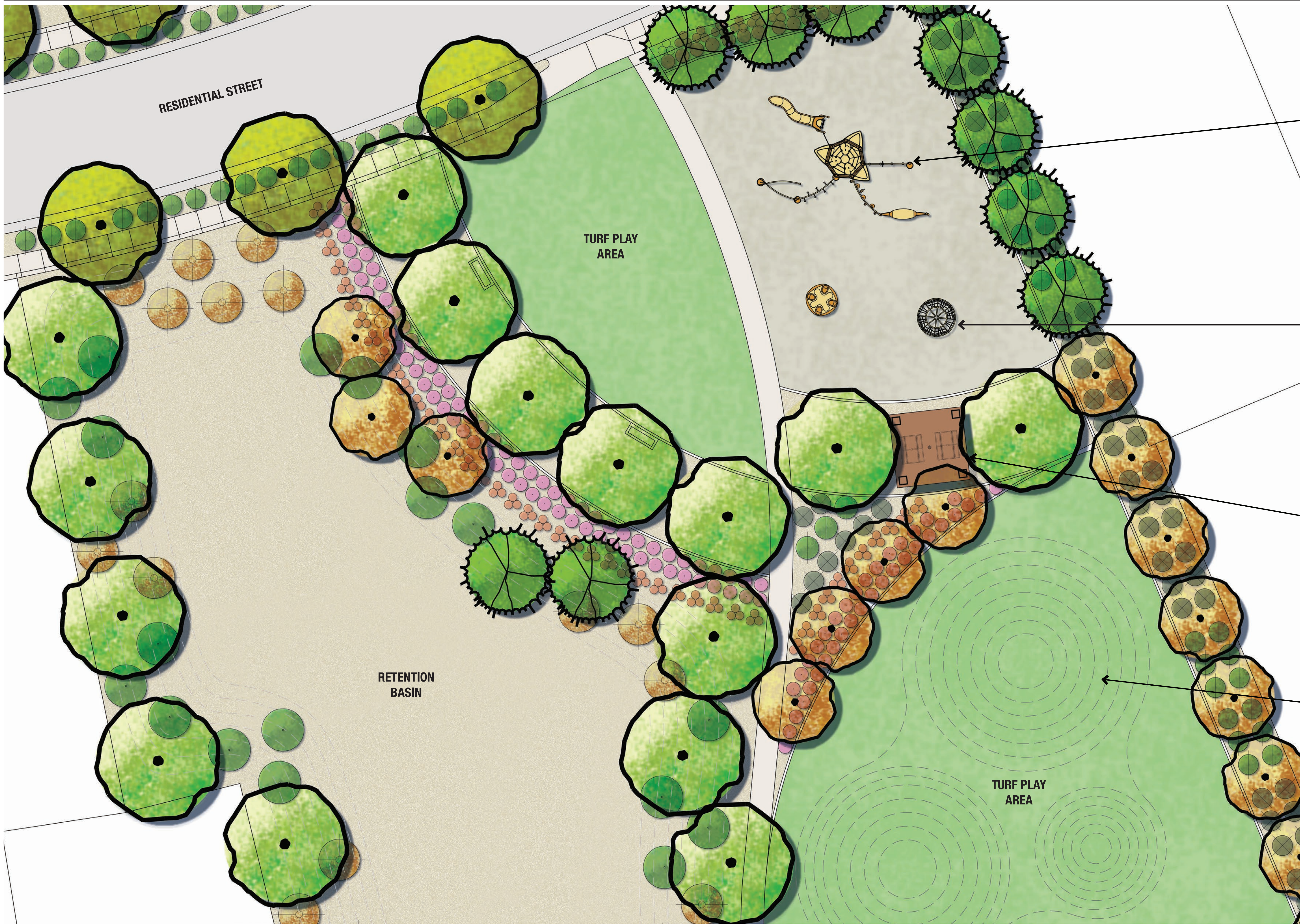
GOODWIN
MARSHALL

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4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019



PLAY STRUCTURE



SPINNING PLAY PIECE



SHADE PAVILION



GRASS CLIMBING MOUND

HILLS PARK
FIGURE 14

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

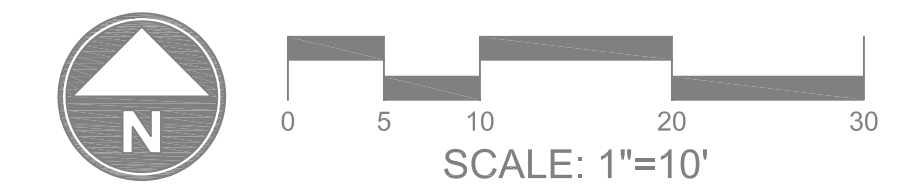
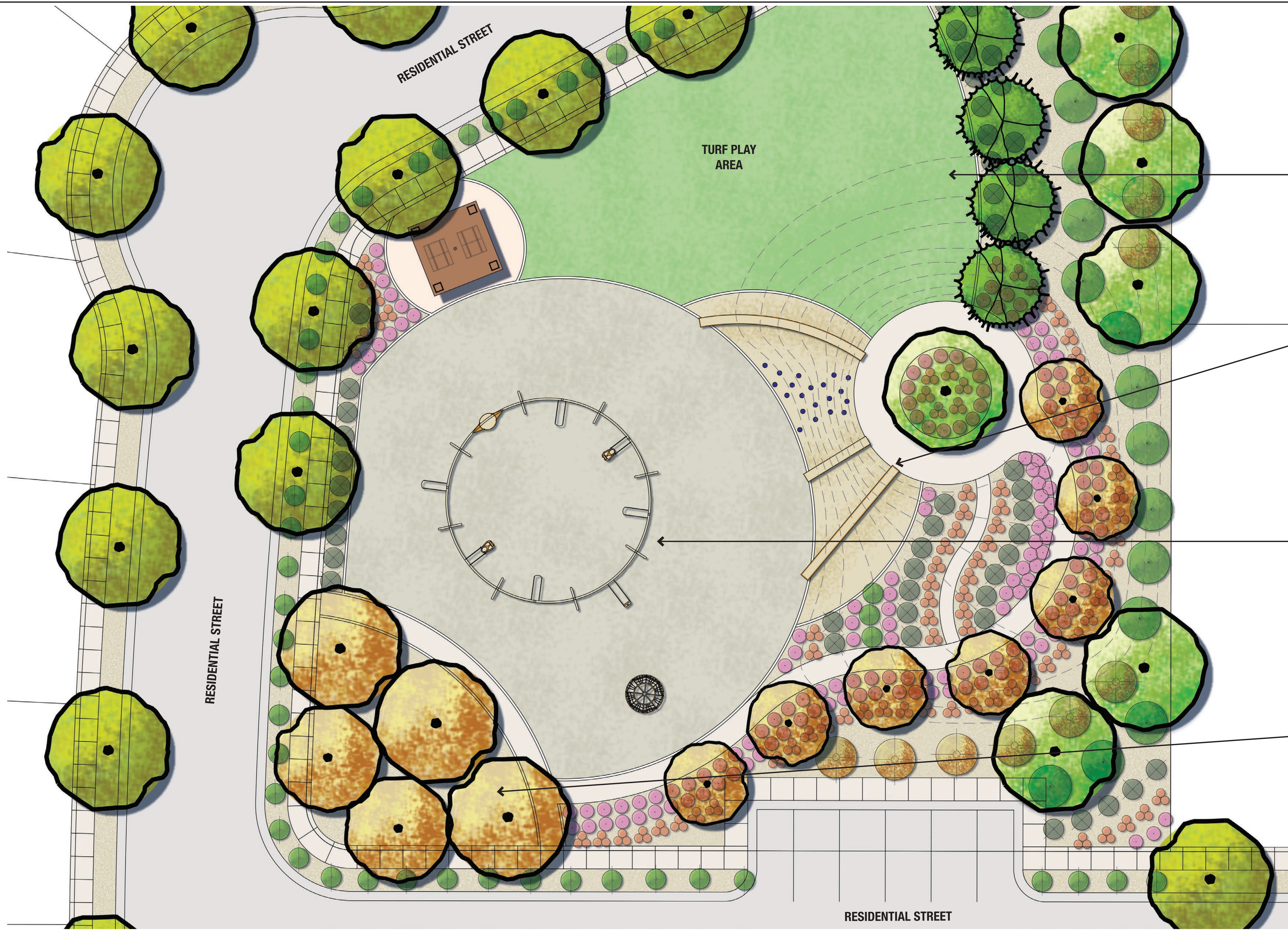
7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



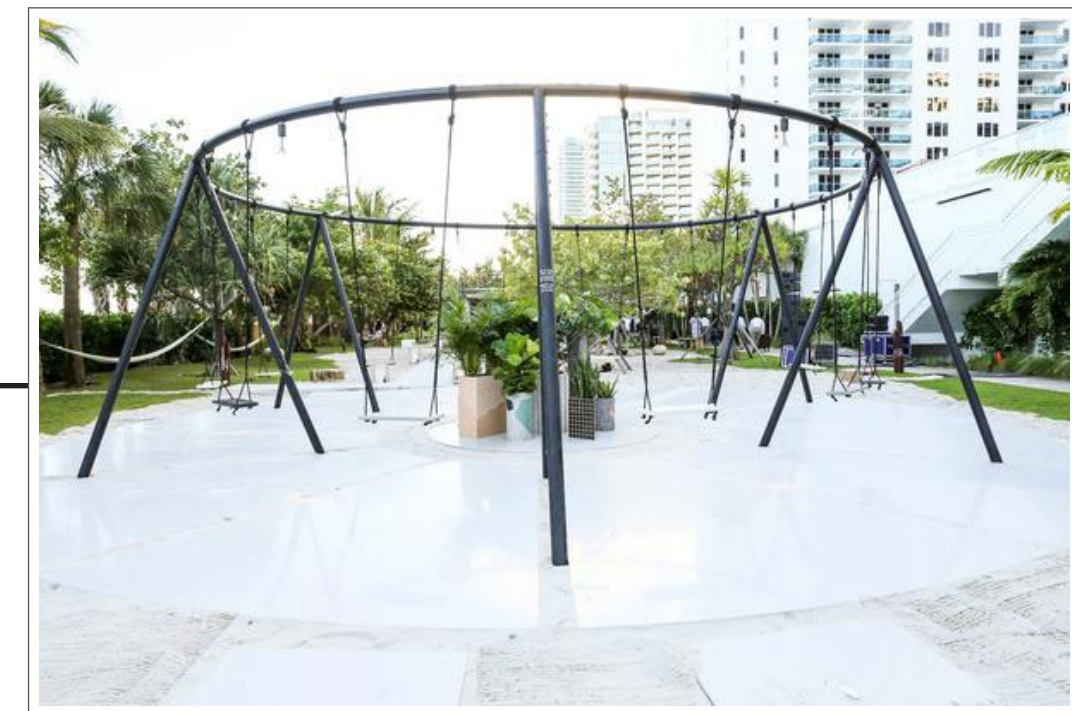
MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ



GRASS CLIMBING HILL



HILL SLIDES



ROUND SWING SET



TREE BOSQUE

SWINGS AND SLIDES PARK

FIGURE 15

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

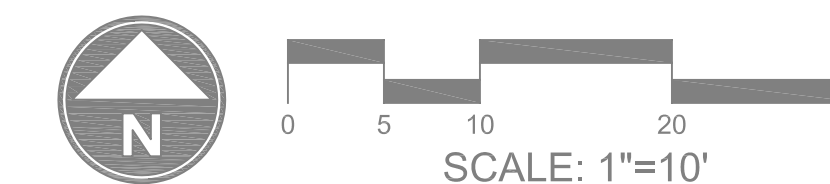
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH

CITY OF SURPRISE, AZ

JUNE 2019



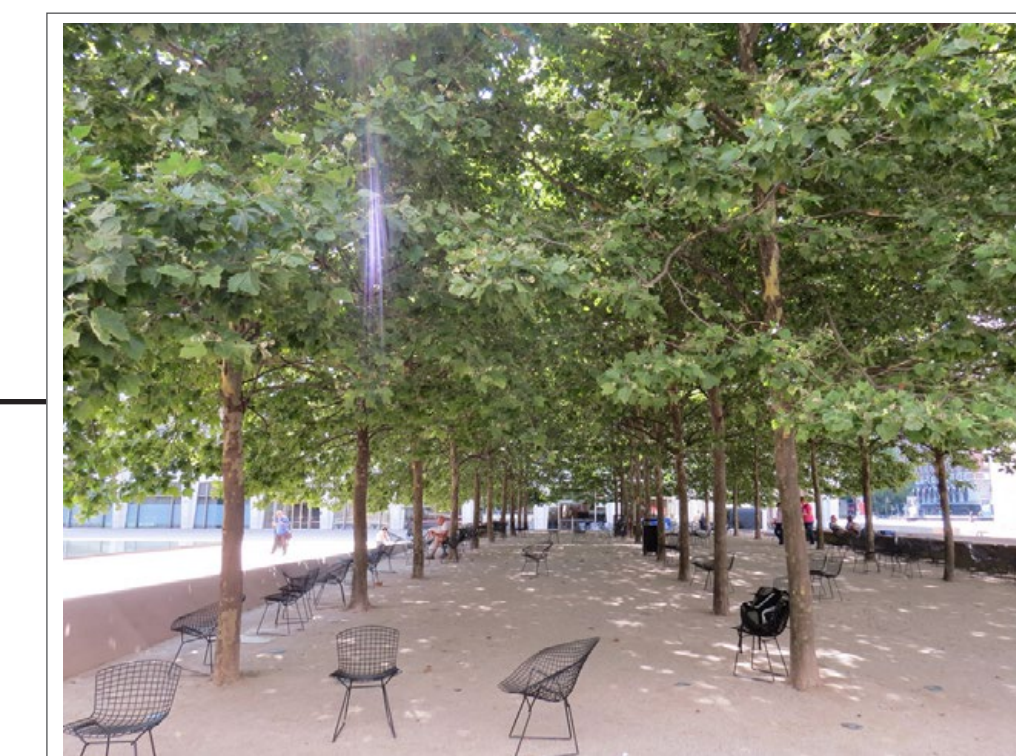
GRASS CLIMBING HILL



CLIMBING PLAY STRUCTURES



SHADE PAVILION



TREE BOSQUE

CLIMBING PARK
FIGURE 16

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

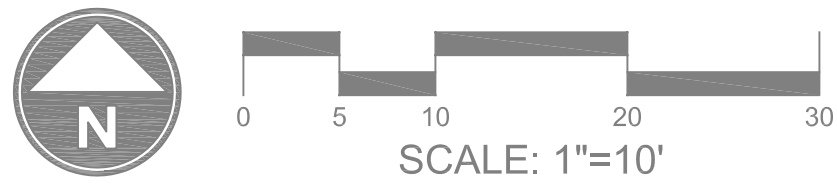
GOODWIN
MARSHALL

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4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019



SHADE PAVILION



PLAY STRUCTURE



TREE BOSQUE

TRADITIONAL PLAYGROUND
FIGURE 17

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

GOODWIN
MARSHALL

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019



10' DECOMPOSED GRANITE
TRAIL

*30 PUBLIC ACCESS EASEMENT WILL BE DEDICATED AT THE TIME OF PLATTING

TRAIL CROSS-SECTION
FIGURE 18

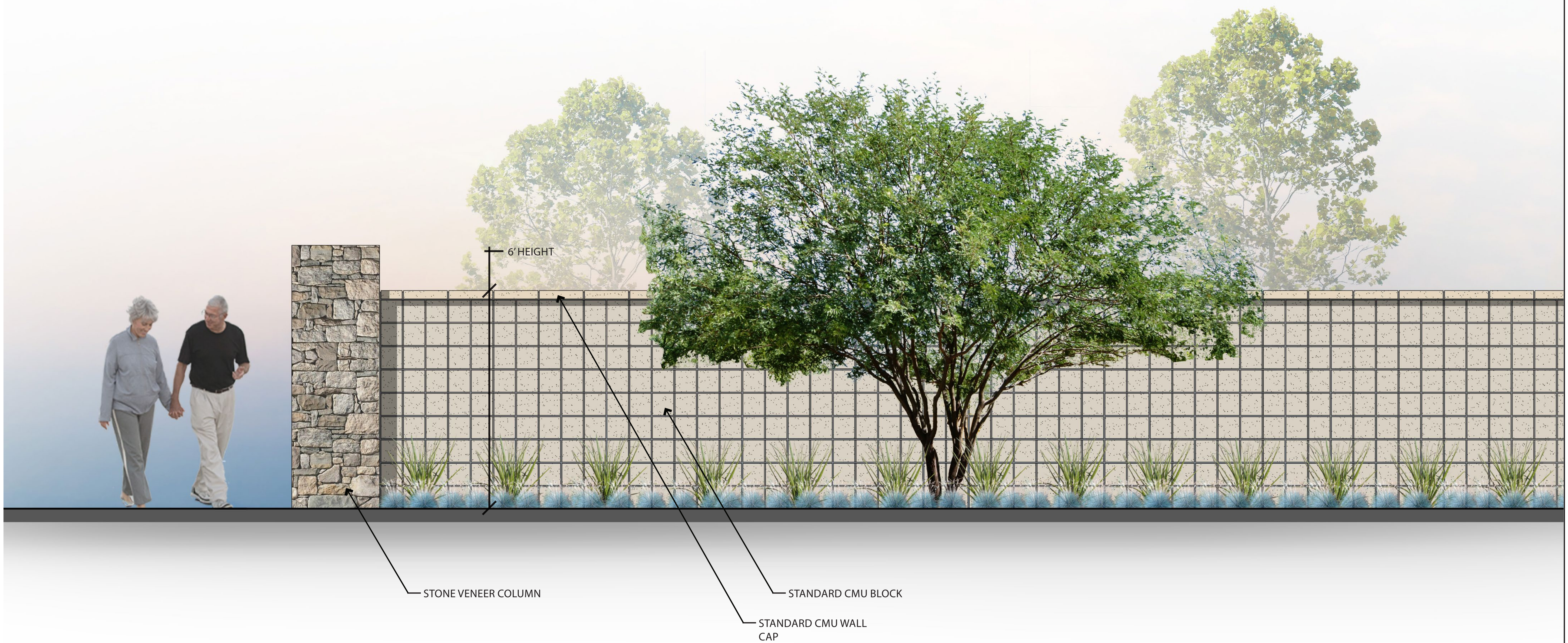
MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

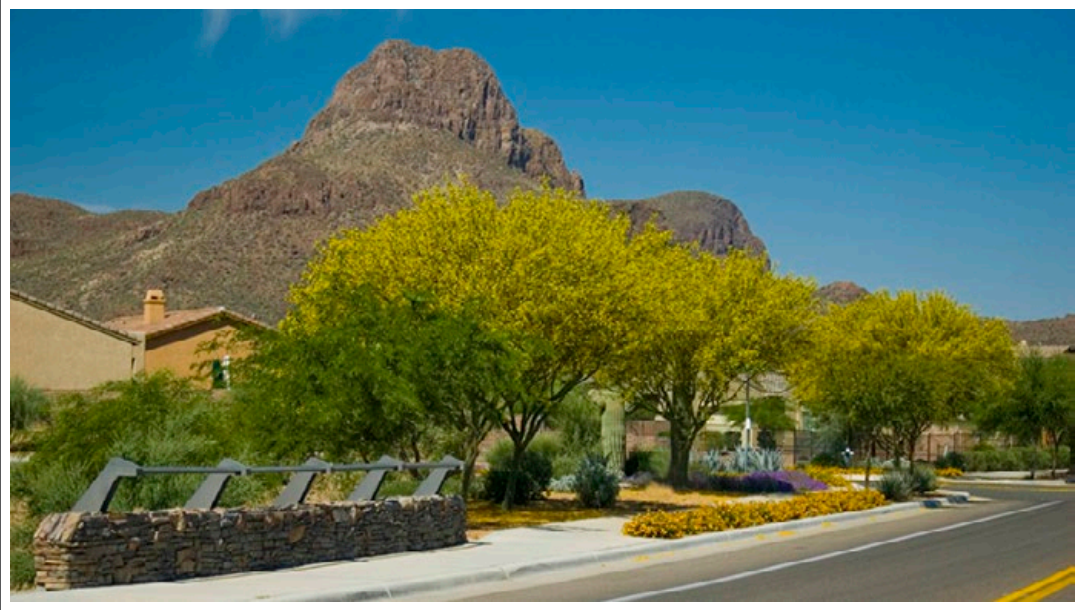
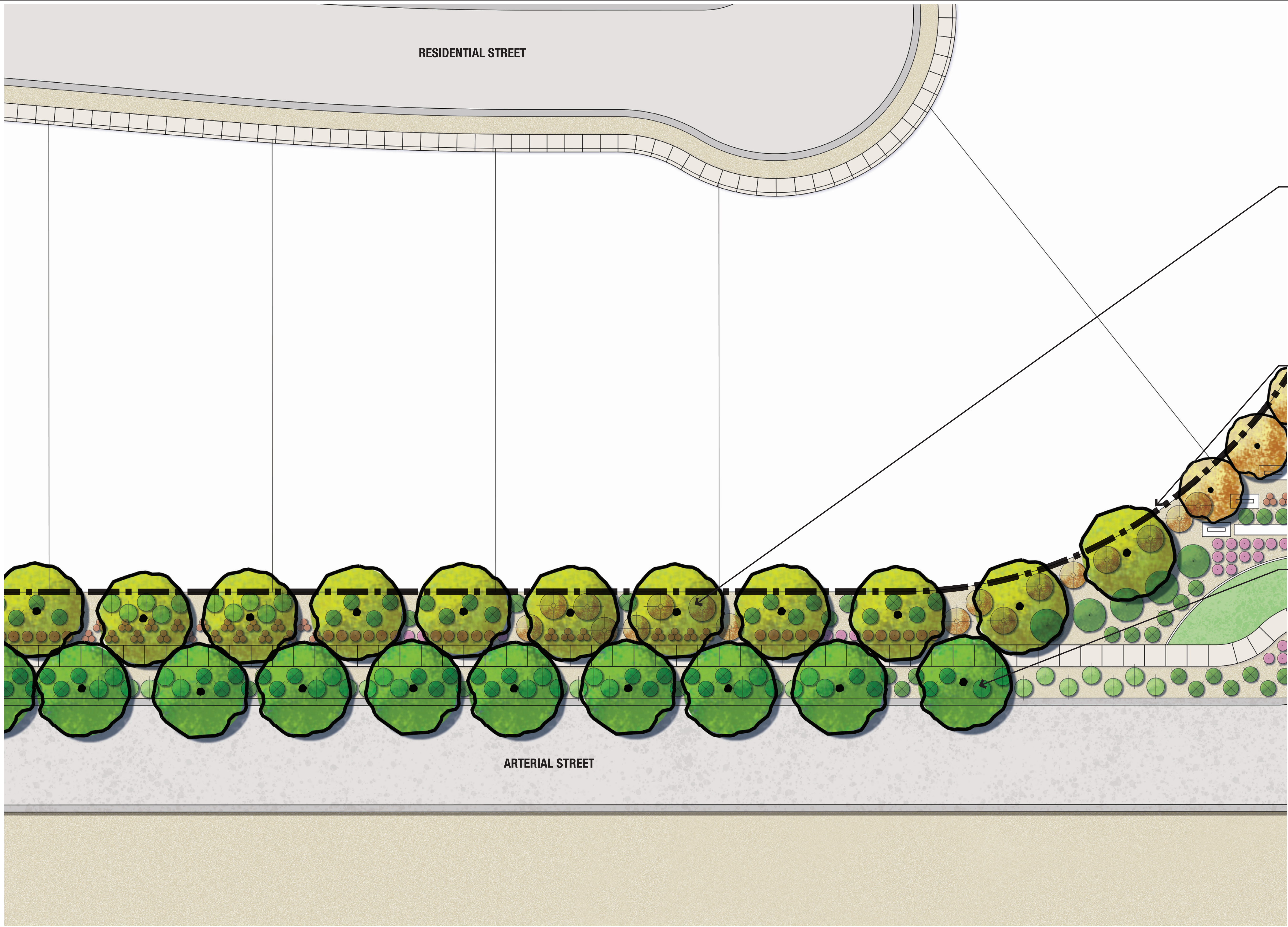
GOODWIN
MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ



COMMUNITY THEME WALL
FIGURE 19



ENHANCED LANDSCAPING



RESIDENTIAL BOUNDARY WALL



COLONNADE OF TREES LINING WALKWAY

**ARTERIAL STREET
LANDSCAPING**

MESQUITE MOUNTAIN RANCH
INVESTMENTS, LLC

7505 East Sixth Street
Scottsdale, AZ 85251

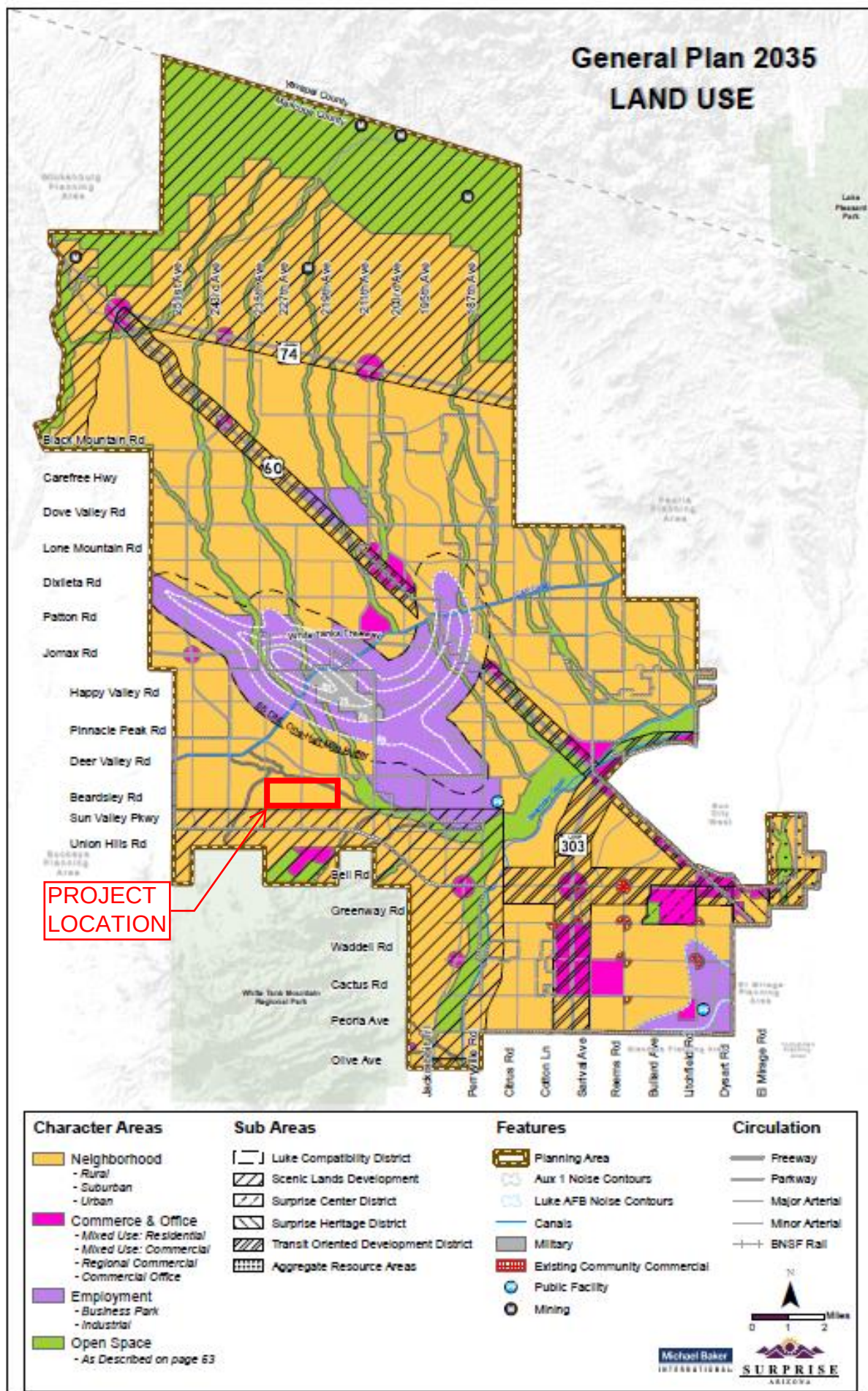
GOODWIN
MARSHALL

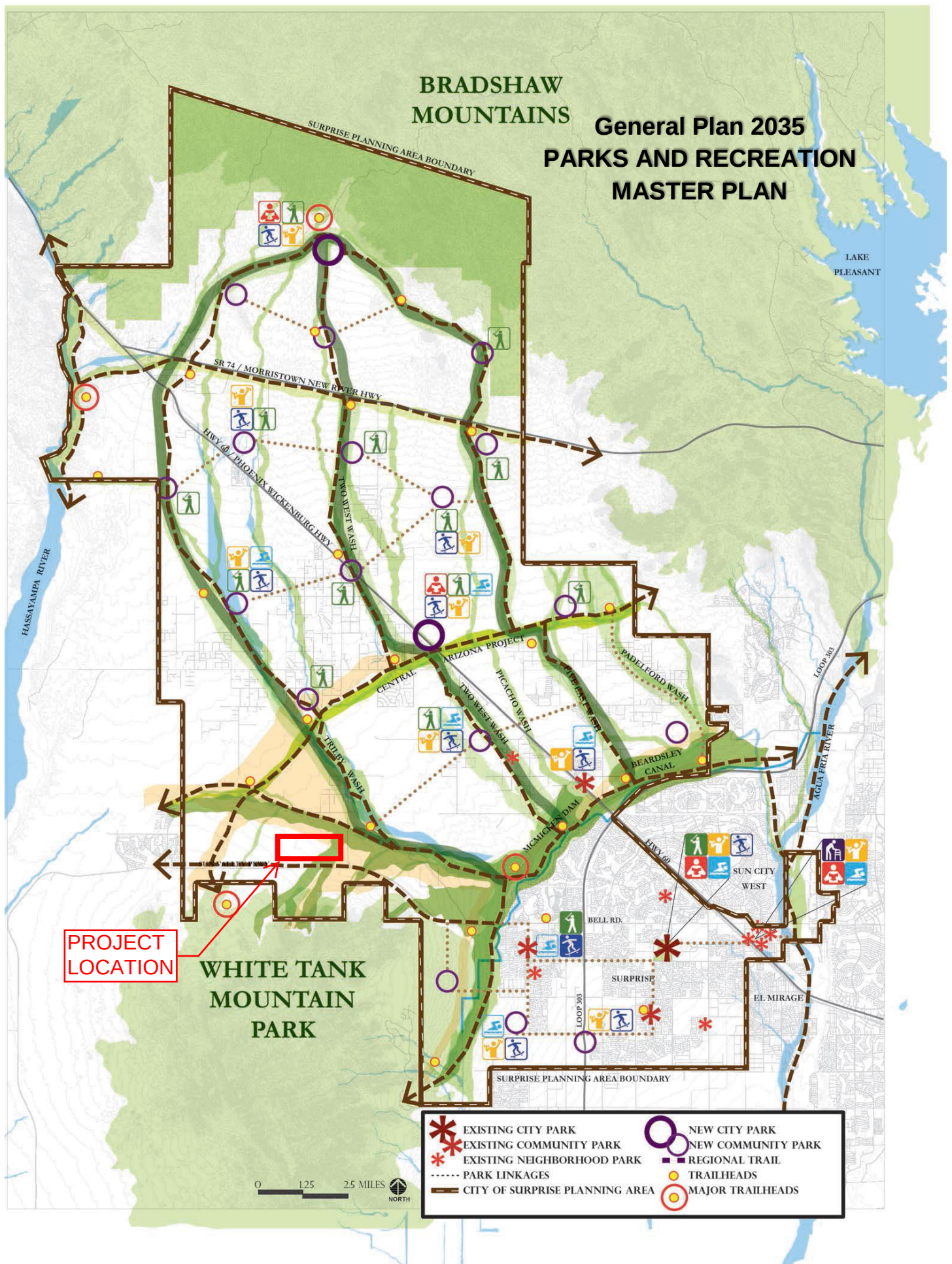
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr. Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285



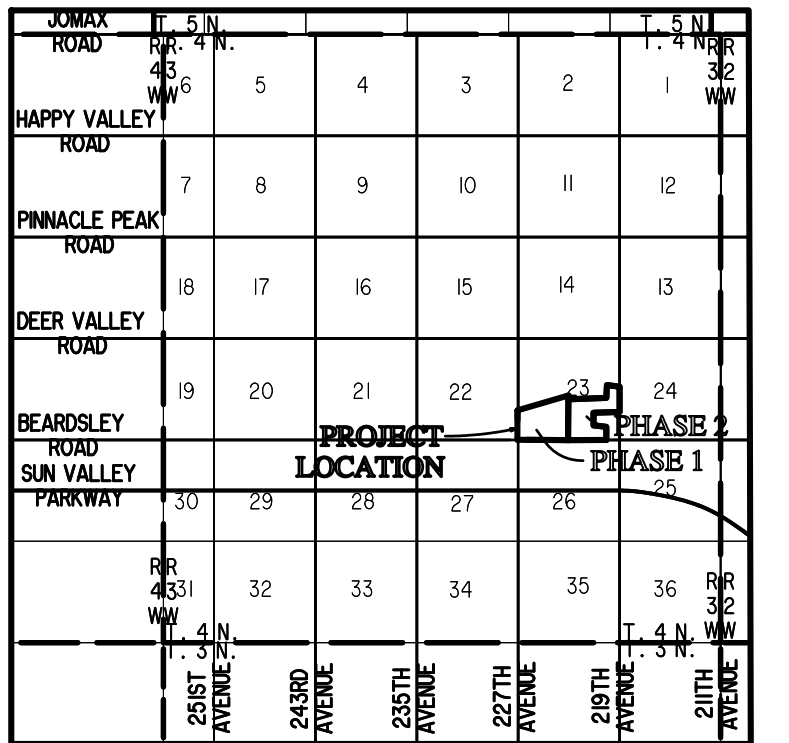
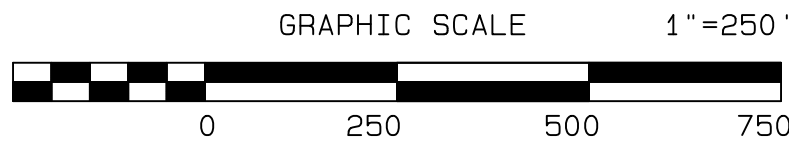
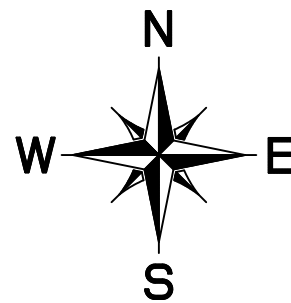
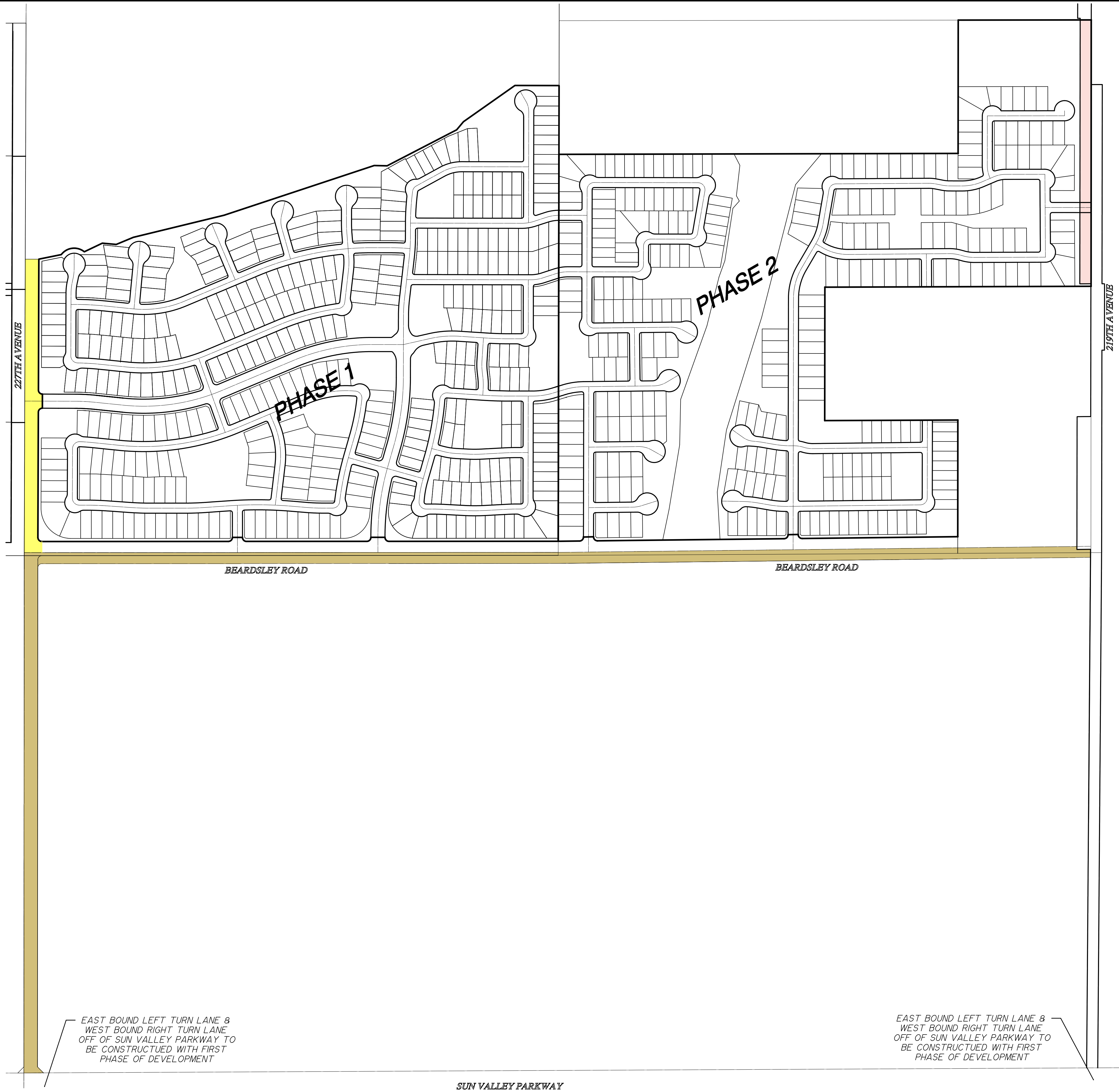
MESQUITE MOUNTAIN RANCH
CITY OF SURPRISE, AZ

JUNE 2019





W:\050505A - MMR_Merritt\Zoning\MMR Prelim 53 lot revision.pro Mon Jun 17 10:54:52 2019



VICINITY MAP
N. T. S.

LEGEND

- HALF STREET IMPROVEMENTS THAT THE FIRST PHASE THAT DEVELOPS IS RESPONSIBLE FOR
- HALF STREET IMPROVEMENTS THAT PHASE I IS RESPONSIBLE FOR
- HALF STREET IMPROVEMENTS THAT PHASE 2 IS RESPONSIBLE FOR (ESCROW REQUESTED)

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Ste. 2
Chandler, AZ 85286
(602) 218-7285

ROADWAY INFRASTRUCTURE PHASING EXHIBIT FOR MESQUITE MOUNTAIN RANCH

SITUATED IN THE
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
JUNE 2019

FIGURE 23

APPENDIX “A”

All that certain lot, tract, or parcel of land, situated in a portion of the South half of Section 23, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at the Southwest corner of said Section 23, from which the West Quarter corner of said Section 23 bears North 00 deg. 11 min. 57 sec. East (Basis of Bearings) – 2640.11 feet;

THENCE North 0 deg. 11 min. 57 sec. East along the West line of the Southwest Quarter of said section 23, a distance of 90.34 feet;

THENCE South 89 deg. 48 min. 3 sec. East departing said West line, a distance of 67.50 feet to the **TRUE POINT OF BEGINNING**;

THENCE North 0 deg. 11 min. 57 sec. East being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 620.93 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 11 min. 57 sec. East - 28.28 feet;

THENCE in a Northeasterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 44 deg. 48 min. 3 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE North 0 deg. 11 min. 57 sec. East tangent to said curve and being 67.50 feet East of and parallel with the West line of the Southwest Quarter of said Section 23, a distance of 648.90 feet;

THENCE North 78 deg. 33 min. 57 sec. East, a distance of 113.13 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 80.00 feet, a central angle of 92 deg. 7 min. 36 sec., and being subtended by a chord which bears North 82 deg. 54 min. 55 sec. East - 115.22 feet;

THENCE in an Easterly direction along said curve to the right, a distance of 128.63 feet;

THENCE North 64 deg. 26 min. 25 sec. East, a distance of 98.87 feet;

THENCE South 84 deg. 40 min. 41 sec. East, a distance of 69.34 feet;

THENCE North 67 deg. 22 min. 19 sec. East, a distance of 91.71 feet;

THENCE North 76 deg. 17 min. 29 sec. East, a distance of 462.82 feet;

THENCE North 71 deg. 40 min. 59 sec. East, a distance of 783.75 feet;

THENCE South 88 deg. 49 min. 42 sec. East, a distance of 64.06 feet;

THENCE North 62 deg. 38 min. 9 sec. East, a distance of 388.22 feet;

THENCE North 39 deg. 56 min. 46 sec. East, a distance of 52.36 feet;

THENCE North 54 deg. 51 min. 7 sec. East, a distance of 312.04 feet;

THENCE South 89 deg. 53 min. 39 sec. East, a distance of 218.62 feet to the North-South mid-section line of said Section 23, from which the center corner of said Section 23 bears North 0 deg. 6 min. 21 sec. East – 321.72 feet;

THENCE South 0 deg. 6 min. 21 sec. West along said mid-section line, a distance of 341.07 feet, from which the South Quarter corner of said Section 23 bears South 0 deg. 6 min. 21 sec. West – 1988.37 feet;

THENCE North 89 deg. 51 min. 54 sec. East departing said mid-section line, a distance of 1,978.13 feet;

THENCE North 0 deg. 3 min. 1 sec. East, a distance of 660.92 feet to the North line of the Southeast Quarter of said Section 23;

THENCE North 89 deg. 55 min. 8 sec. East along said North line, a distance of 659.16 feet to the East Quarter corner of said Section 23;

THENCE South 0 deg. 1 min. 54 sec. West along the East line of the Southeast Quarter of said Section 23, a distance of 1,320.60 feet, from which the Southeast corner of said Section 23 bears South 0 deg. 1 min. 54 sec. West, a distance of 1320.61 feet;

THENCE South 89 deg. 48 min. 40 sec. West departing said East line, a distance of 1,319.19 feet;

THENCE South 0 deg. 4 min. 8 sec. West, a distance of 661.55 feet;

THENCE North 89 deg. 45 min. 25 sec. East, a distance of 659.81 feet;

THENCE South 0 deg. 3 min. 1 sec. West, a distance of 578.52 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 770.75 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 44 min. 58 sec., and being subtended by a chord which bears North 45 deg. 16 min. 51 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 43 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 15 min. 2 sec., and being subtended by a chord which bears South 44 deg. 43 min. 9 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West tangent to said curve, a distance of 924.09 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 45 min. 41 sec., and being subtended by a chord which bears North 45 deg. 16 min. 30 sec. West - 28.47 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.68 feet;

THENCE South 88 deg. 44 min. 3 sec. West, a distance of 50.01 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 89 deg. 14 min. 19 sec., and being subtended by a chord which bears South 44 deg. 43 min. 30 sec. West - 28.10 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.15 feet;

THENCE South 89 deg. 20 min. 40 sec. West, a distance of 105.70 feet;

THENCE South 89 deg. 58 min. 30 sec. West, a distance of 838.10 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 01 min. 30 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West radial to said curve, a distance of 70.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears South 44 deg. 58 min. 30 sec. West - 28.28 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West tangent to said curve, a distance of 596.27 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears North 45 deg. 01 min. 30 sec. West - 28.28 feet;

THENCE in a Northwesterly direction along said curve to the right, a distance of 31.42 feet;

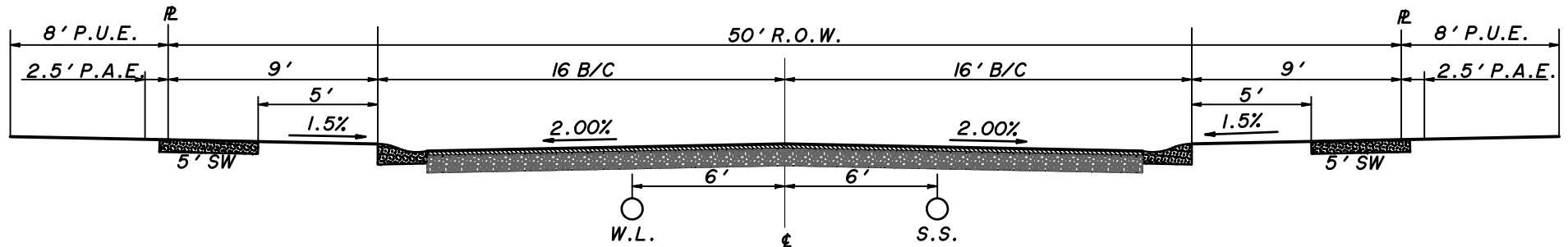
THENCE South 89 deg. 58 min. 30 sec. West radial to said curve, a distance of 50.00 feet for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 0 min. 0 sec., and being subtended by a chord which bears South 44 deg. 58 min. 30 sec. West - 28.28 feet;

THENCE in a Southwesterly direction along said curve to the right, a distance of 31.42 feet;

THENCE South 89 deg. 58 min. 30 sec. West tangent to said curve, a distance of 923.81 feet for a Point of Curvature of a circular curve to the right, having a radius of 20.00 feet, a central angle of 90 deg. 13 min. 27 sec., and being subtended by a chord which bears North 44 deg. 54 min. 46 sec. West - 28.34 feet;

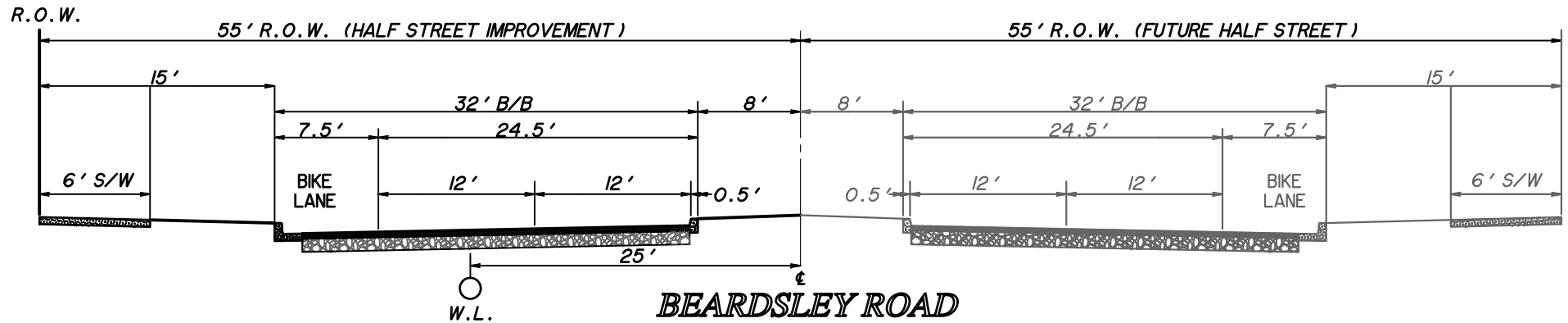
THENCE in a Northwesterly direction along said curve to the right, a distance of 31.49 feet to the **POINT OF BEGINNING**, containing 8,791,995 square feet or 201.836 acres of land, more or less.

APPENDIX “B”



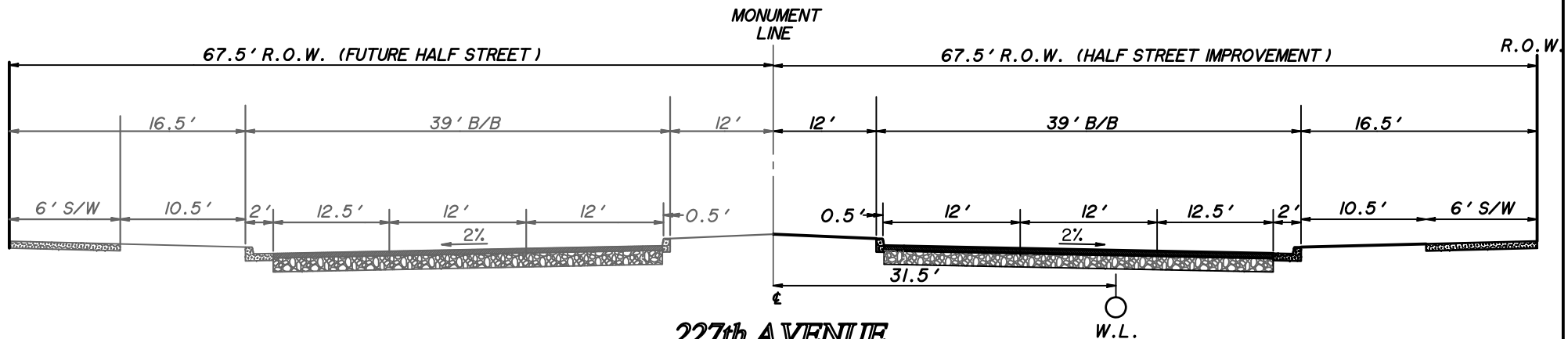
RESIDENTIAL STREET

FACING NORTH & EAST
NTS



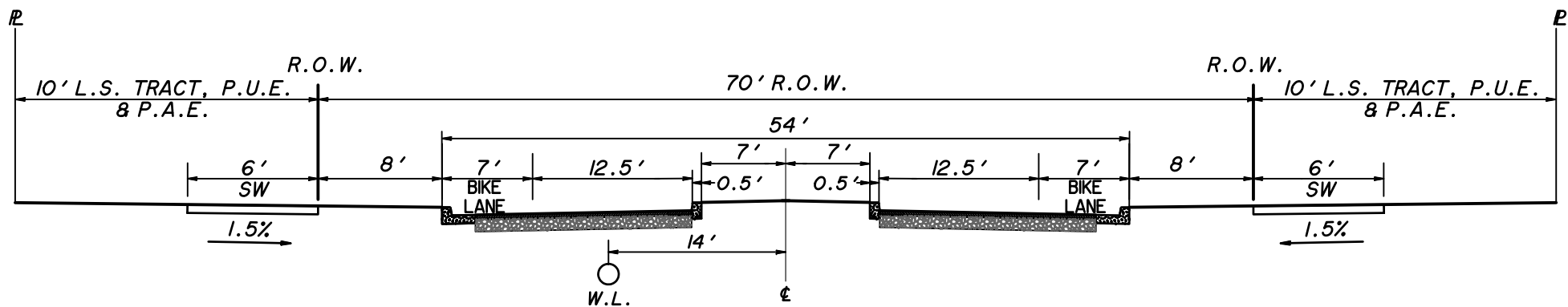
BEARDSLEY ROAD MINOR ARTERIAL SECTION

FACING NORTH & EAST
NTS



227th AVENUE MAJOR ARTERIAL SECTION

FACING NORTH & EAST
NTS



**RESIDENTIAL
COLLECTOR ROADWAY**
FACING NORTH & EAST
NTS

APPENDIX “C”



Wickenburg Unified School District

40 West Yavapai Street • Wickenburg, AZ 85390

Phone: 928-668-5350 • FAX: 928-668-5390

wickenburgschools.org

January 28, 2019

Mr. Lloyd Abrams
Assistant Director, Community Development
City of Surprise
16000 N City Center Plaza
Surprise, AZ 85374

RE: Rezone case with PUD Overlay, Mesquite Mountain Ranch, Surprise, Arizona

Dear Mr. Abrams:

This letter is in regards to the above referenced rezoning case that is currently being processed.

Wickenburg Unified School District is strongly in support of this proposed rezoning. If you have any questions feel free to contact me.

Sincerely,

Howard C. Carlson, Ed.D.
Superintendent
Wickenburg Unified School District #9

Cc: Matthew Goodwin



Wickenburg Unified School District

40 West Yavapai Street • Wickenburg, AZ 85390

Phone: 928-668-5350 • FAX: 928-668-5390

wickenburgschools.org

January 28, 2019

Mr. Lloyd Abrams
Assistant Director, Community Development
City of Surprise
16000 N City Center Plaza
Surprise, AZ 85374

RE: Rezone case with PUD Overlay, Mesquite Mountain Ranch, Surprise, Arizona

Dear Mr. Abrams:

This letter is in regards to the above referenced rezoning case that is currently being processed. Wickenburg Unified School District is strongly in support of this proposed rezoning. If you have any questions feel free to contact me.

Sincerely,

Howard C. Carlson, Ed.D.
Superintendent
Wickenburg Unified School District #9

Cc: Matthew Goodwin



Mesquite Mountain Ranch III

FS18-617

Rezone with PUD Overlay
Planning and Zoning Commission— June 4, 2020

VICINITY MAP

FS18-617

Deer Valley
Road

Maricopa
County

227th Avenue

SITE

Beardsley
Road

219th Avenue

Sun Valley Parkway

Maricopa
County

ZONING MAP

FS18-617

Maricopa
County

Mesquite
Mountain
Ranch PAD

RR

Desert Trails
PAD

219th Avenue

RR

Rural Ranch
(RR)

227th Avenue

SITE

RR

Ana Mandera
PAD

RR

Sun Valley Parkway

Maricopa County

As Presented on January 7th 2020

Parcel B
RL-5-PUD
63 Foot Wide Lots
90 Lots

EXISTING ZONING (IPAD)

EXISTING ZONING (RR)

EXISTING ZONING (RS)

27TH AVENUE

BEARDSLEY ROAD

EXISTING ZONING (RR)

27TH AVENUE

PARCEL A
32.0 ACRES
58' X 120'
115 LOTS

PARCEL B
19.1 ACRES
53' X 110'
90 LOTS

PARCEL C
17.9 ACRES
58' X 130'
84 LOTS

PARCEL D
20.1 ACRES
58' X 120'
47 LOTS

PARCEL E
10.6 ACRES
48' X 165'

PARCEL F
12.0 ACRES
48' X 120'
39 LOTS

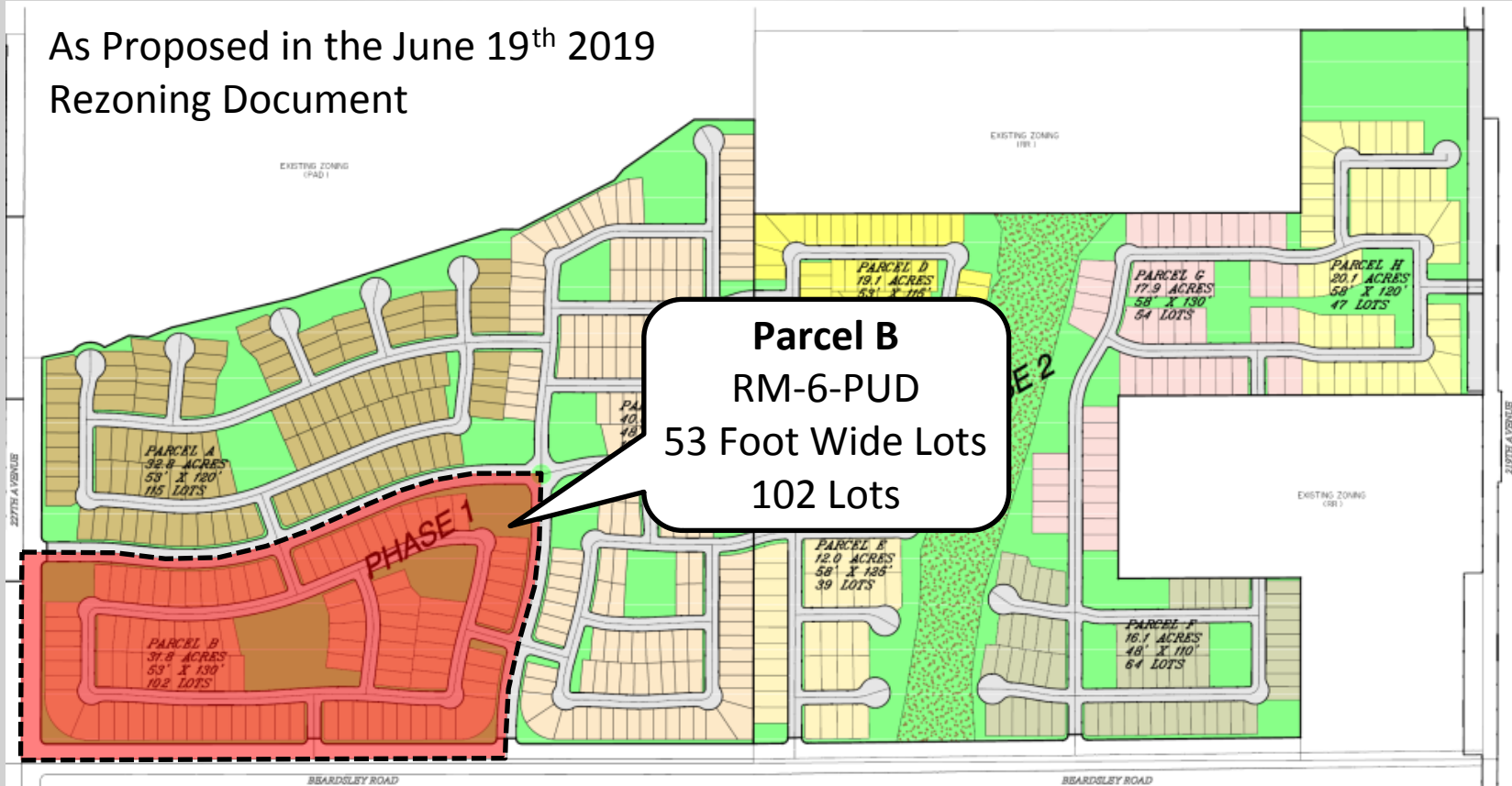
PARCEL G
16.1 ACRES
48' X 110'
64 LOTS

PARCEL H
16.1 ACRES
48' X 110'
64 LOTS

PHASE 1A

MESQUITE MOUNTAIN RANCH III

As Proposed in the June 19th 2019
Rezoning Document



DENSITY

Existing Development	Existing Density	Proposed Density under Mesquite Mountain Ranch III PUD
Mesquite Mountain Ranch	3.0 du/A	3.2 du/A 3.3 du/A
Mesquite Mountain Ranch II	2.4 du/A	
Total	2.7 du/A	

LOT DISTRIBUTION

Width	Existing	Proposed	Gain / Loss
48 feet (RM-6)	0	229	+229
53 feet (RM-6)	0	193 295	+193 +295
58 feet (RL-5)	214	140	-74
63 feet (RL-5)	148	90 0	-58 -148
75 feet (RL-5)	76	0	-76
83 feet (RL-5)	115	0	-115
Total	553	652 664	+99 +111



QUESTIONS OR COMMENTS?

Thank You

Citizen Participation Report

Rezone with PUD Overlay for Mesquite Mountain Ranch III

Case FS18-617

May 13, 2019 at 6:00 pm

October 2, 2019 at 6:00 pm follow up meeting

Project Summary:

The subject request involves the rezoning of approximately 201.9 acres of land from Mesquite Mountain Ranch and Mesquite Mountain Ranch II (RL-5-PAD) to Low Density Residential (RL-5-PUD), Medium Density Residential (RM-6-PUD), and Open Space (OS-PUD) with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

Advertising:

The subject Citizen Review meetings were properly noticed as per City of Surprise Municipal Code and the Arizona Revised Statutes. Attached are the newspaper advertisement, affidavit of posting, and affidavit of mailing.

Summary:

The initial Citizen Review meeting was held at 6:00 pm on May 13, 2019 at the Hilton Garden Inn located at 16601 North Stadium Way. The meeting was lightly attended. The participants that did attend were surrounding property owners that were interested in more information about the project. There were no objections to the request.

After the initial meeting, the applicant proposed a change that would increase the lot count by 12. The second meeting was held at 6:00 pm on October 2, 2019 at Western Peaks Elementary School at 18063 West Surprise Farms Loop South. Approximate ten (10) surrounding property owners attended to obtain additional information about the project. There were no objections to the request.

May 13, 2019 Citizen Review Meeting

6:00 pm at Hilton Garden Inn at 16601 North Stadium Way

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Public Notice

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Public Notice

Public Notice

CITY OF SURPRISE CITIZEN REVIEW MEETING

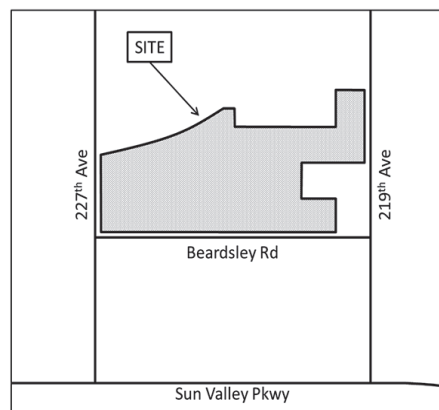
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

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

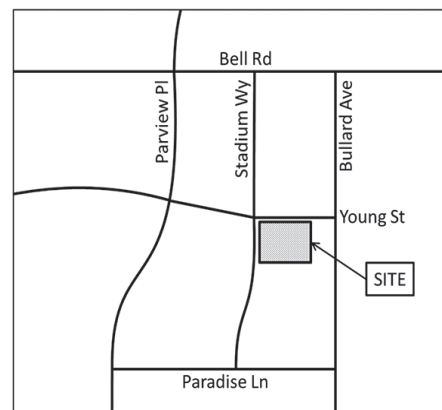
CITIZEN REVIEW MEETING DETAILS

DATE: Monday, May 13, 2019
TIME: 6:00 PM
LOCATION: Hilton Garden Inn
16601 N. Stadium Way
Surprise, Arizona 85374

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 105.2 acres from Planned Area Development (PAD R1-5) to Residential Low Density (RL-5) with a PUD Overlay, Residential Medium Density (RM-6) with a PUD Overlay, and Open Space (OS) with a PUD Overlay. Planning Case FS18-617.

Publish: Daily News-Sun, April 26, Surprise Today, May 1, 2019/333858

CITY OF SURPRISE CITIZEN REVIEW MEETING

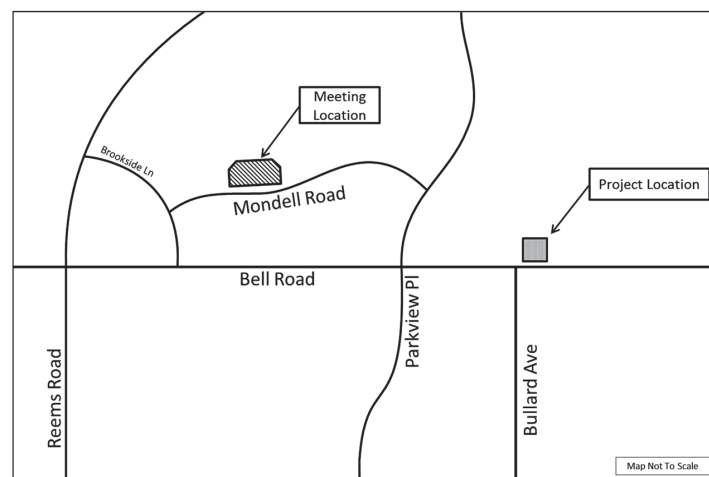
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City of Surprise Planner: Sergio Angulo
623-222-3155
sergio.angulo@surpriseaz.gov

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday, May 8, 2019
TIME: 6:00 PM
LOCATION: Kingswood Elementary School – Media Center
15150 W. Mondell Rd.
Surprise, AZ. 85374

Meeting & Project Location Map



PROJECT DESCRIPTION: The applicant is requesting approval of a Conditional Use Permit (case FS19-281) to allow for a new addition to an existing mini-storage facility located on the northeast corner of Bullard Avenue and Bell Road.

Publish: Daily News-Sun, April 22, Surprise Today, May 1, 2019/332695

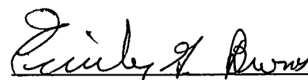
Published at the request of:
Emily G. Burns, P.C.

SUPERIOR COURT OF ARIZONA, MARICOPA COUNTY

In the Matter of the Estate of:	NO. PB2019-003490
SUE S. WAGNER,	NOTICE TO CREDITORS
Deceased	

NOTICE IS HEREBY GIVEN that **RICHARD A. WAGNER** has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice or the claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the Office of Attorney **Emily G. Burns, 4808 North 22nd Street, Suite 200, Phoenix, Arizona 85016.**

DATED: April 17, 2019.


EMILY G. BURNS
4808 N. 22nd Street, Ste. 200
Phoenix, AZ 85016
Attorney for Personal Representative,
RICHARD A. WAGNER

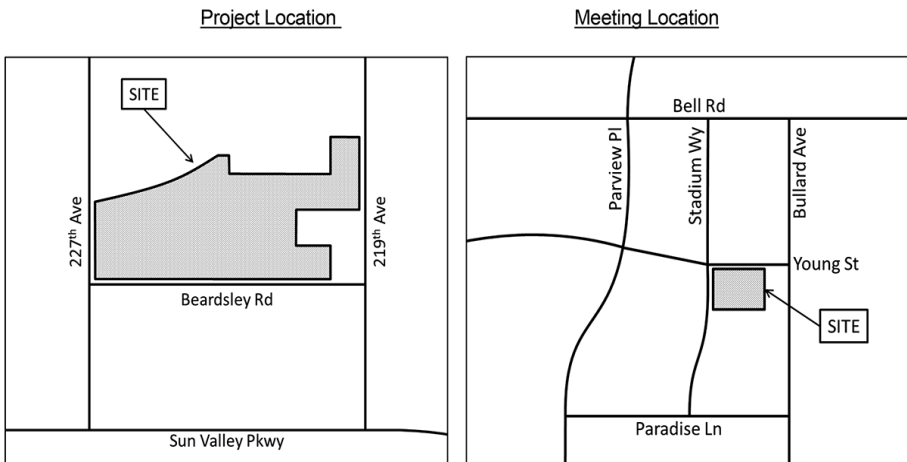
CITY OF SURPRISE
CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

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

CITIZEN REVIEW MEETING DETAILS

DATE: Monday, May 13, 2019
TIME: 6:00 PM
LOCATION: Hilton Garden Inn
16601 N. Stadium Way
Surprise, Arizona 85374



PROJECT DESCRIPTION: Zone Change of approximately 105.2 acres from Planned Area Development (PAD R1-5) to Residential Low Density (RL-5) with a PUD Overlay, Residential Medium Density (RM-6) with a PUD Overlay, and Open Space (OS) with a PUD Overlay. Planning Case FS18-617.

1 Attorney for Personal Representative:
JECKEL & NYKAMP, P.L.L.C.
2 Robert F. Jeckel, No. 003801
Mary A. Nykamp, No. 007716
3 10240 West Bell Road, Suite B
Sun City, AZ 85351
4 (623) 972-1133
e-mail address mnykamp@jnlegal.com
5
6 Personal Representative:
CAROL CORBY
306 SR 292 E
7 TUNKHANNOCK, PA 18657
8
9 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
IN AND FOR THE COUNTY OF MARICOPA
10 In the Matter of the Estate) PB 2019-070061
11 of)
12 C. KENNETH JENKS, JR. A/K/A)
13 CHARLES K. JENKS, JR.,) NOTICE TO CREDITORS
14 Deceased.)
15
16 NOTICE IS HEREBY GIVEN that the undersigned has been appointed Personal
17 Representative of this Estate. All persons having claims against the Estate are required to
18 present their claims within four (4) months from the date of first publication of this Notice
19 or the claims will be forever barred. Claims must be presented to the undersigned Personal
20 Representative at the Office of Jeckel & Nykamp, P.L.L.C., 10240 West Bell Road, Suite
21 B, Sun City, Arizona 85351, Attorneys for the Estate.
22
23 DATED: 04/16/2019
24
25 
CAROL CORBY
Personal Representative
26
27 JECKEL & NYKAMP, P.L.L.C.
By: 
Mary A. Nykamp
Attorney for Personal
Representative

Publish: Daily News-Sun, April 19, 26, May 3, 2019/331774

Person Filing: Donald F. Coats, Jr., Esq. on behalf of Richard E. Garrett
Address (if not protected): 8924 E. Pinnacle Peak Rd., #G5-247
City, State, Zip Code: Scottsdale, AZ 85255
Telephone: 619-838-3259
Email Address: dcoats@coatslawgroup.com
Lawyer's Bar Number: 021711
Licensed Fiduciary Number: N/A
Representing ☐ Self, without a Lawyer or ☒ Attorney for ☒ Petitioner OR ☐ Respondent

FOR CLERK'S USE ONLY

SUPERIOR COURT OF ARIZONA
MARICOPA COUNTY

In the Matter of the Estate of:

George A. Garrett
☒ an Adult or ☐ a Minor, deceased

Case Number: PB2019-051676

NOTICE TO CREDITORS OF INFORMAL
APPOINTMENT OF PERSONAL
REPRESENTATIVE AND/OR INFORMAL
PROBATE OF A WILL

NOTICE IS GIVEN THAT:

1. **PERSONAL REPRESENTATIVE:** (name) Richard E. Garrett
has been appointed Personal Representative of this Estate on (date) April 9, 2019
Address: 7916 E. Moreland St., Scottsdale, AZ 85257

2. **DEADLINE TO MAKE CLAIMS.** All persons having claims against the Estate are required to present
their claims **within four months** after the date of the first publication of this Notice or the claims will be forever
barred.

3. **NOTICE OF CLAIMS:** Claims must be presented by delivering or mailing a written statement of the claim
to the Personal Representative at (address) 7916 E. Moreland St., Scottsdale, AZ 85257

4. **NOTICE OF APPOINTMENT.** A copy of the Notice of Appointment is attached to the copies of this
document mailed to all known creditors.

DATED: _____ Personal Representative
Richard E. Garrett
Print Name

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ALL RIGHTS RESERVED
NOT
Publish: Daily News-Sun, April 26, May 3, 10, 2019/333758

Page 1 of 1

PBIP43f 062107
Use only most current version
Page 121 of 228



AFFIDAVIT OF POSTING

Application No: FS18-617 Mesquite Mountain Ranch

Applicant Name: Goodwin and Marshall

Location: NWC 219th Ave and Beardsley

Date Site Posted: April 16, 2019

In order to assist in providing adequate notice to interested parties, the applicant for any *type of public hearing* in the City of Surprise shall erect two (2) signs giving notice of the *date, time and place* of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Meghan Liggett
Applicant/Representative Signature

4/16/19
Date

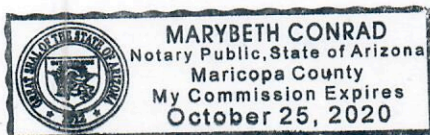
This instrument was acknowledged before me on this 16th day of April,

2019, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.

Mary Beth Conrad
Notary Public

10-25-20
My commission expires



AFFIDAVIT OF PUBLIC NOTICE MAILOUT

I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on April 29, 2019 send the attached written notification pertaining to the case(s) listed below to the entities as stated in the attached Mailing List via 1st Class Mail as required by State and Local law. I obtained the names and addresses as stated on said Mailing List from the following source(s):

- ☒ Maricopa County Accessor Website
- ☐ Agency Website
- ☐ City Database
- ☐ Other

Case #: FS18-617
[Case #]

Project Name: Mesquite Mountain Ranch III
[Case Name]

Signed this 29th day of April, 2019
[Day] [Month] [Year]

By: 
[Signature]

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

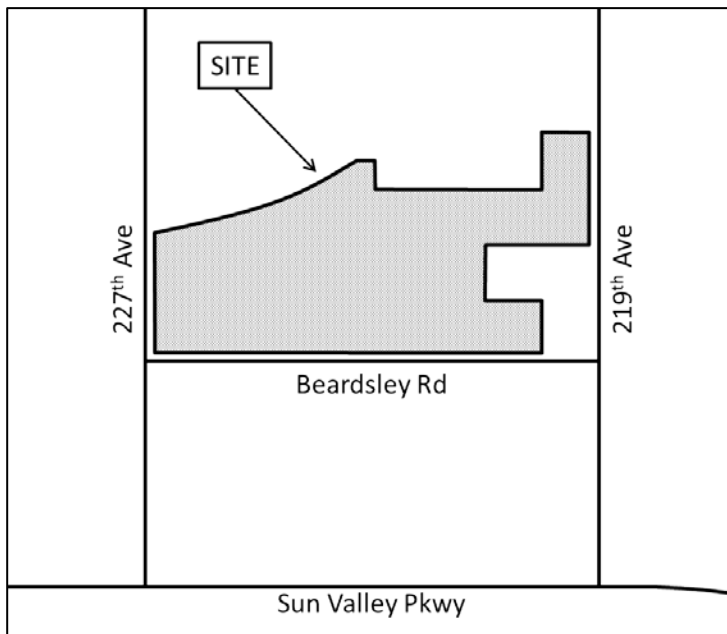
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City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

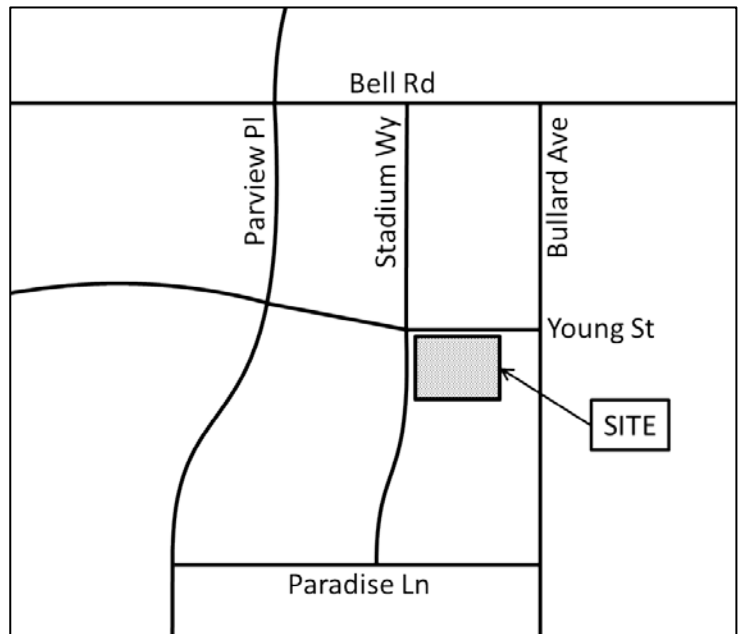
CITIZEN REVIEW MEETING DETAILS

DATE: Monday, May 13, 2019
TIME: 6:00 PM
LOCATION: Hilton Garden Inn
16601 N. Stadium Way
Surprise, Arizona 85374

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 105.2 acres from Planned Area Development (PAD R1-5) to Residential Low Density (RL-5) with a PUD Overlay, Residential Medium Density (RM-6) with a PUD Overlay, and Open Space (OS) with a PUD Overlay. Planning Case FS18-617.

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP
100 ACRES PARTNERS LLC	[REDACTED]	SCOTTSDALE	AZ	[REDACTED]
219 LLC	[REDACTED]	PHOENIX	AZ	[REDACTED]
BETANCOURT EFRAIN/ROSA	[REDACTED]	PEORIA	AZ	[REDACTED]
CASTRO ALFREDO A/MARILYN L	[REDACTED]	GLENDALE	AZ	[REDACTED]
FIELDS JIMMY L & CONNIE	[REDACTED]	PEORIA	AZ	[REDACTED]
GELLER EARL/JOYCE TR/ET AL	[REDACTED]	PHOENIX	AZ	[REDACTED]
GELLER/MARMACK INVESTORS/SALYER/ETAL	[REDACTED]	PHOENIX	AZ	[REDACTED]
KALLA SUBHI M TR	[REDACTED]	PARADISE VALLEY	AZ	[REDACTED]
KENNEDY ERIN E/J & B TRUST/J & B ACQUISITION	[REDACTED]	LAS VEGAS	NV	[REDACTED]
MARLOW DONALD E	[REDACTED]	BALTIMORE	MD	[REDACTED]
MIKALSON DENISE S TR	[REDACTED]	HENDERSON	NV	[REDACTED]
MOONEY RICHARD	[REDACTED]	PHOENIX	AZ	[REDACTED]
PANZARINO FRANK	[REDACTED]	MOUNT PROSPECT	IL	[REDACTED]
RACE IS ON TRUST	[REDACTED]	BUCKEYE	AZ	[REDACTED]
RYANS RAVINE LLC	[REDACTED]	MESA	AZ	[REDACTED]
SALT RIVER PROJ AGRI I & P D ETAL	[REDACTED]	PHOENIX	AZ	[REDACTED]
WONG MARY ANN FAMILY TRUST/PRICE KONG & CO	[REDACTED]	PEORIA	AZ	[REDACTED]

October 2, 2019 Citizen Review Meeting

6:00 pm at Western Peaks Elementary School Media Center at 18363 West Surprise Loop South

Employment - Wanted

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Furniture

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Pierre 1 sofa table, puter base, like new, \$75 (623)640-8919



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Land - Sale

1/3 acre R.V./manu-factured home site, 4 to choose from, water & power available. \$4000 each. Cash only. Concho, AZ. Private owner. (480)234-4425 barmdaddy47@yahoo.com

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Public Notice

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- Includes a notarized affidavit of publication

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Call: 623-972-6101



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CITY OF SURPRISE CITIZEN REVIEW MEETING

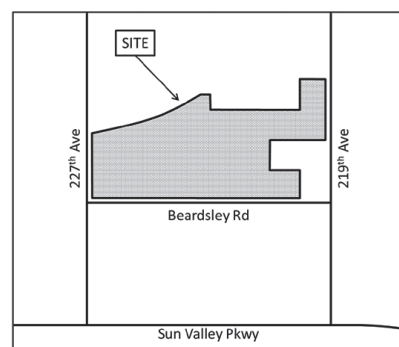
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City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

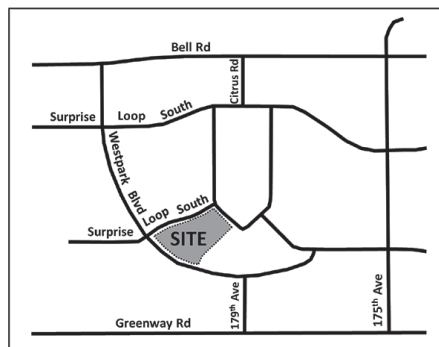
CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday October 2, 2019
TIME: 6:00 PM
LOCATION: Western Peaks Media Center
18063 West Surprise Farms Loop South
Surprise, Arizona 85388

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 105.2 acres from Planned Area Development (PAD R1-5) to Residential Low Density (RL-5) with a PUD Overlay, Residential Medium Density (RM-6) with a PUD Overlay, and Open Space (OS) with a PUD Overlay. Planning Case FS18-617.

CITY OF SURPRISE PUBLIC NOTICE

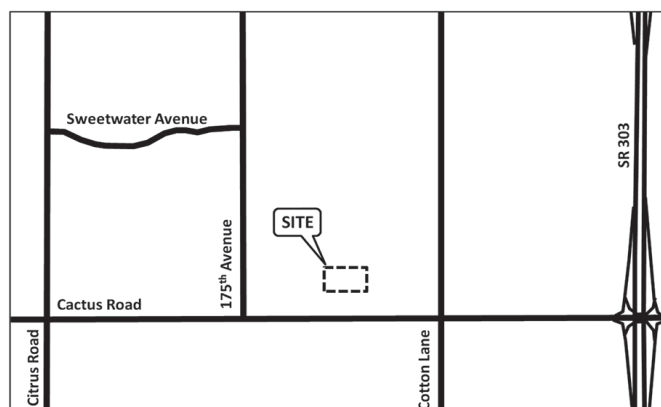
Take notice that at the date, time, and place listed below, the City of Surprise will hold a Public Hearing at the request of NWC Cotton Lane and Cactus LLC, for approval of a Rezone (Case FS19-492) 10.51 acres located west of the northwest corner of Cactus Road and Cotton Lane.

Legal Description: Located in a portion of Section 14, Township 3 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, City of Surprise Arizona.

Community Development Department may be contacted prior to the scheduled meeting for additional information. City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

DATE: Planning and Zoning Commission – October 17, 2019
City Council – November 1, 2019
TIME: 6:00 PM
LOCATION: Surprise City Hall, Council Chambers
16000 North Civic Center Plaza
Surprise, Arizona 85374

Project Location



At this meeting any member of the public may appear and be heard relative to this petition or may submit written comments at any time prior to the Public Hearing. All written comments regarding this petition will be made part of the record of the City. Any interested party may obtain an agenda 24 hours prior to the Public Hearing at the Surprise City Hall. Please note that this item will be placed on the next available agenda should the meeting be canceled or quorum be lost.

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

ARIZONA DEPARTMENT OF TRANSPORTATION**ADVERTISEMENT FOR BIDS**

BID OPENING: Friday, November 22, 2019, at 11:00 A.M. (M.S.T.)

TRACS No: 0000 SC SSC SS998 01C
 PROJECT No: HRRRP-SSC-0(204)T
 TERMINI: Town of Rio Rico
 LOCATION: Intersection of Rio Rico Drive and Pendleton Drive

The amount programmed for this contract is \$1,035,000.00. The location and description of the proposed work are as follows:

The proposed work is located within Santa Cruz County in the Town of Rio Rico at the intersection of Rio Rico Drive and Pendleton Drive. The work consists of the installation of a new traffic signal and widening of the intersection to accommodate the inclusion of left turn lanes and exclusive right turn lanes in the southbound and eastbound directions, as well as miscellaneous drainage improvements, signing, striping, and other associated work.

Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website.

Publish: Daily Independent, September 25, October 2, 2019/364033

ARIZONA DEPARTMENT OF TRANSPORTATION**ADVERTISEMENT FOR BIDS**

BID OPENING: FRIDAY, NOVEMBER 01, 2019, AT 11:00 A.M. (M.S.T.)

TRACS NO 008 MA 082 F009401C
 PROJECT NO NHPP-IM-EB-NHS-008-A(230)T
 TERMINI YUMA-CASA GRANDE HIGHWAY (1-8)
 LOCATION EAST OF YUMA/ MARICOPA COUNTY LINE

The amount programmed for this contract is \$26,000,000.00. The location and description of the proposed work are as follows:

The proposed work is located in Maricopa County on interstate 8, approximately 35 miles west of the Town of Gila Bend between milepost 82.00 and 96.00. The work consists of removing the existing asphaltic concrete (AC) by milling and replacing it with new AC and Asphalt-Rubber Asphaltic Concrete Friction Course. Additional work includes upgrading existing guardrail system; replacing pavement markings, and other miscellaneous work.

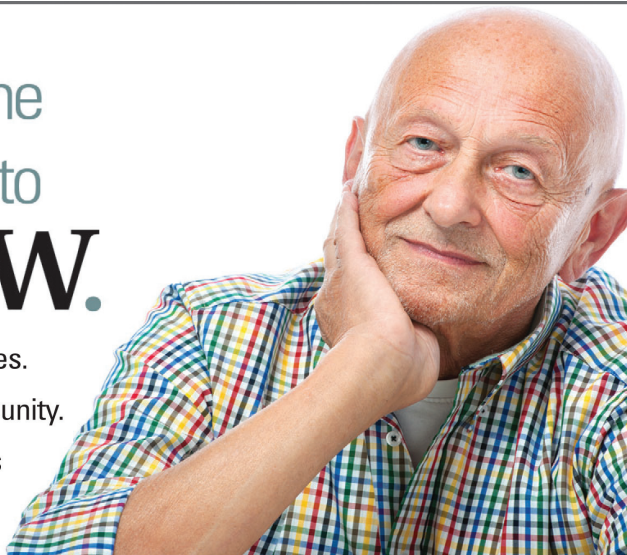
Project plans, special provisions, and proposal pamphlets, as electronic files, are available free of charge from the Contracts and Specifications website.

Publish: Daily Independent, September 18, 25, 2019/362279

**I have the
RIGHT to
KNOW.**

I VOTE and PAY my taxes.
I CARE about my community.

I WANT to know what's
happening in my town
and neighborhood.



Some state and local officials want to **remove public notices from our community newspapers** and put them exclusively on the Internet.

I'm telling my state legislator: **"NO! It's my RIGHT to KNOW.
Leave public notices in MY local newspaper!"**

Learn why public notices should stay public in AZ: publicnoticeads.com/az

Message provided by



Arizona Newspapers Association

**CITY OF SURPRISE
PUBLIC NOTICE**

Take notice that at the date, time, and place listed below, the City of Surprise will hold a Public Hearing at the request of NWC Cotton Lane and Cactus LLC, for approval of a Rezone (Case FS19-492) 10.51 acres located west of the northwest corner of Cactus Road and Cotton Lane.

Legal Description: Located in a portion of Section 14, Township 3 North, Range 2 West, of the Gila and Salt River Base and Meridian, Maricopa County, City of Surprise Arizona.

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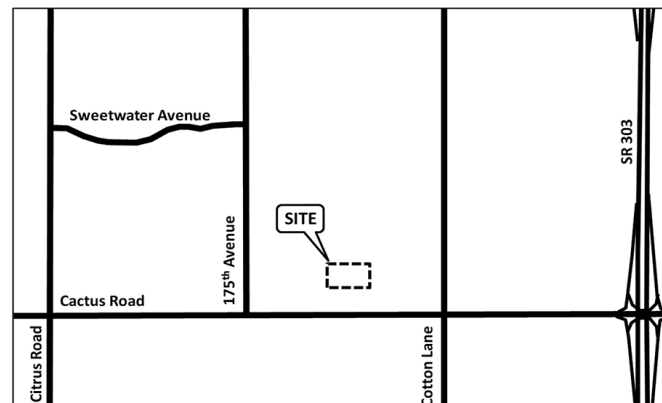
DATE: Planning and Zoning Commission – October 17, 2019

City Council – November 1, 2019

TIME: 6:00 PM

LOCATION: Surprise City Hall, Council Chambers
 16000 North Civic Center Plaza
 Surprise, Arizona 85374

Project Location



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Publish: Daily Independent, September 25, Surprise Independent, October 2, 2019/363845

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

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

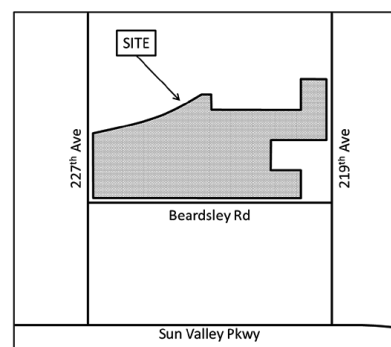
CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday October 2, 2019

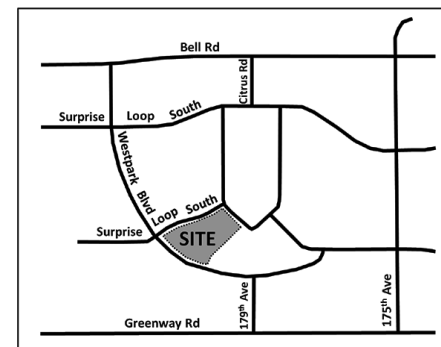
TIME: 6:00 PM

LOCATION: Western Peaks Media Center
 18063 West Surprise Farms Loop South
 Surprise, Arizona 85388

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 105.2 acres from Planned Area Development (PAD R1-5) to Residential Low Density (RL-5) with a PUD Overlay, Residential Medium Density (RM-6) with a PUD Overlay, and Open Space (OS) with a PUD Overlay. Planning Case FS18-617.

Publish: Daily Independent, September 25, Surprise Independent, October 2, 2019/363845



AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS18-617 Mesquite Mountain Ranch
Applicant Name: Goodwin and Marshall
Location: NWC 219th Ave and Beardsley
Date Site Posted: April 16th, 2019 sign modified: September 13th, 2019

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing in the City of Surprise shall erect two (2) signs giving notice of the date, time and place of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to maintain the hearing information on the sign until final disposition of the case.

It shall also be the responsibility of the applicant to remove the signs within one week after the final disposition of the case.

I confirm that the site has been posted as required above, for the case noted above. A picture of the site posting, and photos of any subsequent changes/updates made to the sign, have also been submitted.

Maria Hitt 9/13/19
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 13th day of September, 2019, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public 10.25.20
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).



AFFIDAVIT OF PUBLIC NOTICE MAILOUT

I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on September 16, 2019 send the attached written notification pertaining to the case(s) listed below to the entities as stated in the attached Mailing List via 1st Class Mail as required by State and Local law. I obtained the names and addresses as stated on said Mailing List from the following source(s):

- ☒ Maricopa County Accessor Website
- ☐ Agency Website
- ☐ City Database
- ☐ Other

Case #: FS18-617
[Case #]

Project Name: Mesquite Mountain Ranch III
[Case Name]

Signed this 16th day of September, 2019
[Day] [Month] [Year]

By: 
[Signature]

Rev. 07/10/19

**CITY OF SURPRISE
CITIZEN REVIEW MEETING**

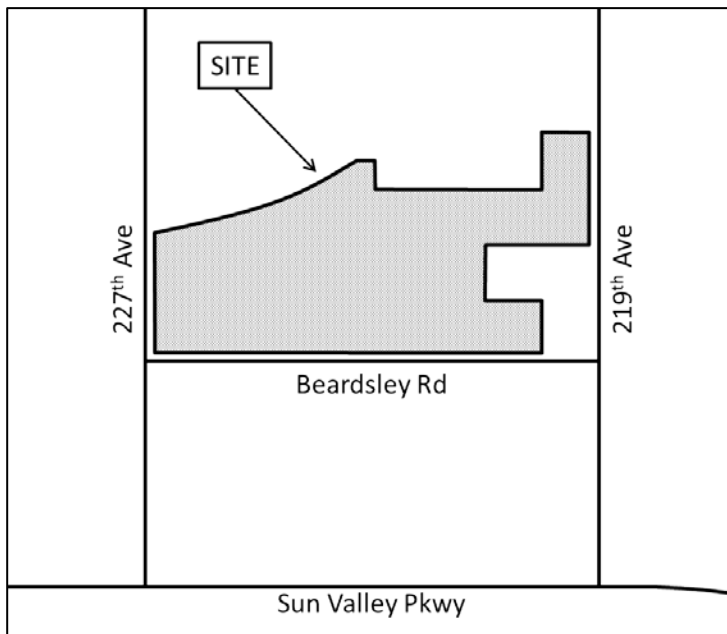
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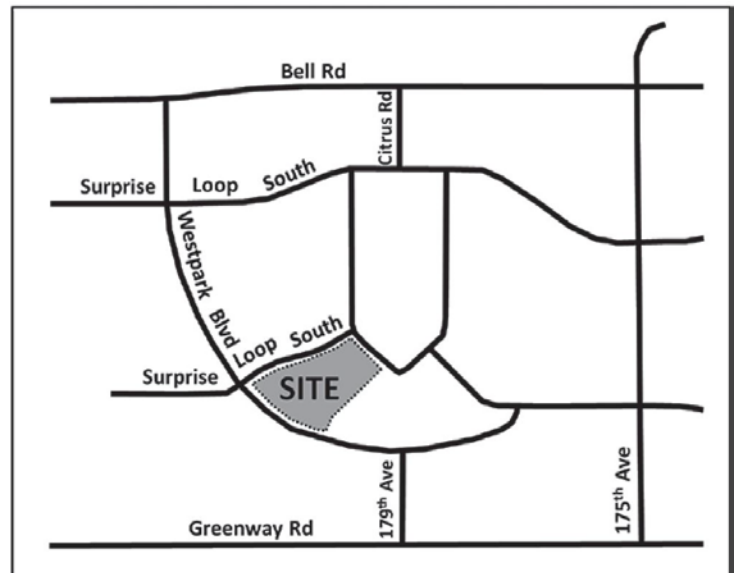
CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday October 2, 2019
TIME: 6:00 PM
LOCATION: Western Peaks Media Center
18063 West Surprise Farms Loop South
Surprise, Arizona 85388

Project Location



Meeting Location



PROJECT DESCRIPTION: Zone Change of approximately 105.2 acres from Planned Area Development (PAD R1-5) to Residential Low Density (RL-5) with a PUD Overlay, Residential Medium Density (RM-6) with a PUD Overlay, and Open Space (OS) with a PUD Overlay. Planning Case FS18-617.

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP
100 ACRES PARTNERS LLC		SCOTTSDALE	AZ	
219 LLC		PHOENIX	AZ	
BETANCOURT EFRAIN/ROSA		PEORIA	AZ	
CASTRO ALFREDO A/MARILYN L		GLENDALE	AZ	
FIELDS JIMMY L & CONNIE		PEORIA	AZ	
GELLER EARL/JOYCE TR/ET AL		PHOENIX	AZ	
GELLER/MARMACK INVESTORS/SALYER/ETAL		PHOENIX	AZ	
KALLA SUBHI M TR		PARADISE VALLEY	AZ	
KENNEDY ERIN E/J & B TRUST/J & B ACQUISITION		LAS VEGAS	NV	
MARLOW DONALD E		BALTIMORE	MD	
MIKALSON DENISE S TR		HENDERSON	NV	
MOONEY RICHARD		PHOENIX	AZ	
PANZARINO FRANK		MOUNT PROSPECT	IL	
RACE IS ON TRUST		BUCKEYE	AZ	
RYANS RAVINE LLC		MESA	AZ	
SALT RIVER PROJ AGRI I & P D ETAL		PHOENIX	AZ	
WONG MARY ANN FAMILY TRUST/PRICE KONG & CO		PEORIA	AZ	



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: June 4, 2020 Contact Person: SERGIO ANGULO
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:

Consideration and action on the Preliminary Plat for Heritage Asante Parcel 6 generally located west of 163rd Avenue and north of Grand Avenue. FS19-854 -- Heritage Asante Parcel 6.

Motion:

I move to recommend approval/denial to the Mayor and City Council on the Preliminary Plat for Heritage Asante Parcel 6 generally located west of 163rd Avenue and north of Grand Avenue.

Background:

On December 10, 2019 Hilgart Wilson, LLC., submitted a request for a Preliminary Plat for Heritage Asante Parcel 6 generally located west of 163rd Avenue and north of Grand Avenue.

Objective Analysis:

This proposed Preliminary Plat will allow for the development of a new residential subdivision of 76 lots on the subject site.

Policy Compliant:

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

Financial Impact:

This item does not have a direct financial impact, however, all activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

There is no anticipated budget impact related to this item.

FTE Impact:

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

ATTACHMENTS:

1. 00 - FS19-854 Heritage Asante Parcel 6 - Staff Report
2. 01 - FS19-854 Heritage Asante Parcel 6 - Vicinity Map
3. 02 - FS19-854 Heritage Asante Parcel 6 - PrePlat

4. 03 - FS19-854 Heritage Asante Parcel 6 - Landscape Plan
 5. 04 - FS19-854 Heritage Asante Parcel 6 - Phasing Plat
 6. FS19-854 Heritage Asante Parcel 6 - PowerPoint
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

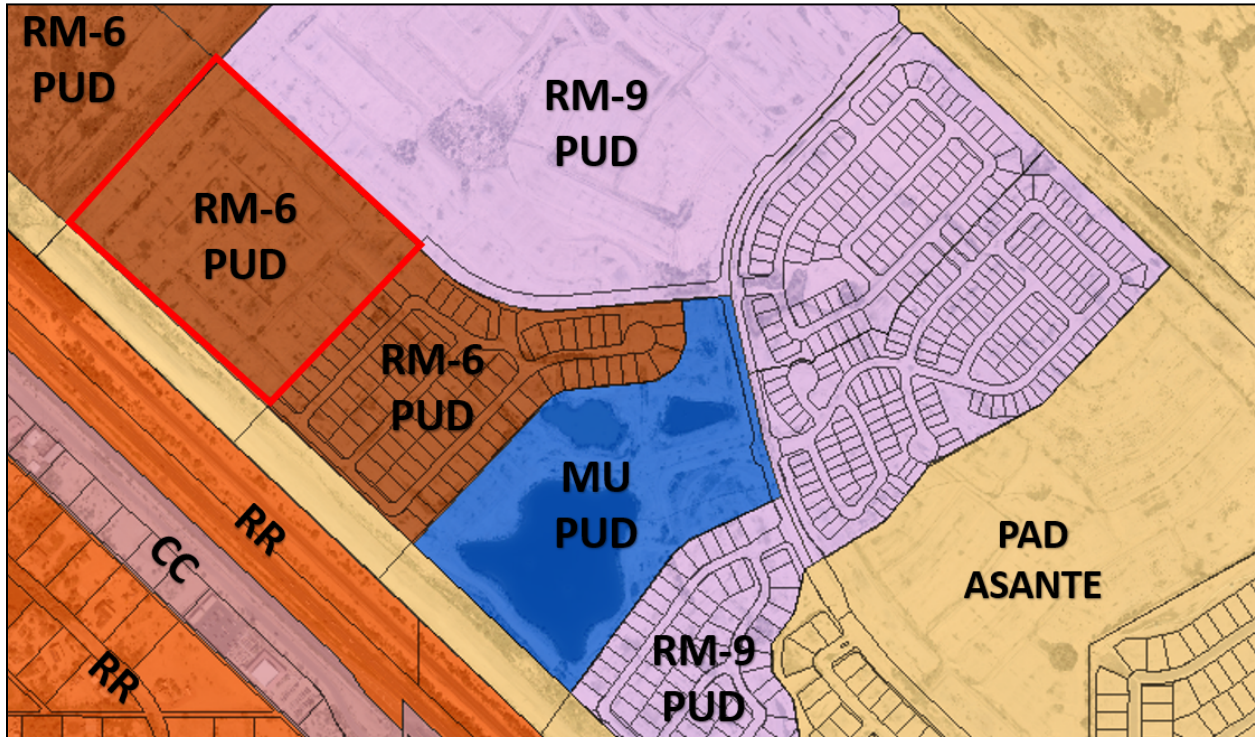
1 **Case:** FS19-854
2
3 **Project Name:** Heritage Asante Parcel 6
4
5 **Council District:** 1
6
7 **Meeting Date:** June 4, 2020
8
9 **Planner:** Sergio Angulo
10
11
12 **Owner:** LCD Asante, LLC
13
14 **Applicant:** Diego Ortiz with Hilgart Wilson, LLC
15
16 **Request:** Preliminary Plat for 76 Lots
17
18 **Site Location:** Generally west of 163rd Avenue and north of Grand Avenue in a
19 portion of Section 12, Township 4 North, Range 2 West of the Gila and
20 Salt River Meridian, Maricopa County, Arizona.
21
22 **Dwelling Units:** 76 Units
23
24 **Site Size:** 30.05 acres (approx.)
25
26 **Density:** 2.53 DU/Ac
27
28 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
29
30 **Support/Opposition:** None known
31
32 **Staff Recommendation:** Staff recommends the Commission move to recommend **approval** to
33 the Mayor and City Council of case FS19-854., subject to stipulations
34 'A' to 'C'.

35 **Project Description:**
36

37 Hilgart Wilson, LLC. on behalf of LCD Asante, LLC., requests approval of a Preliminary Plat to allow for
38 the development of a single-family residential subdivision on approximately 30.05 acres in parcel 6
39 of Heritage Asante, an active adult community generally located west of 163rd Avenue and north of
40 Grand Avenue.

41

42 **Surrounding Land Zoning:**



RM-6 PUD	RM-9 PUD	RM-9 PUD
RM-6 PUD	RM-6 PUD	RM-6 PUD
PAD Asante (OS)	PAD Asante (OS)	PAD Asante (OS)

43 **Background:**

44

45 **November 3, 1988:** A portion of the Asante Planned Area Development was annexed into the City of
46 Surprise by the Mayor and City Council.

47

48 **October 14, 2004:** Another portion of the Asante Planned Area Development was annexed into the
49 City of Surprise by the Mayor and City Council.

50

51 **November 24, 2004:** The Mayor and City Council approved the Asante Planned Area Development.

52 **July 27, 2006:** The Asante North Planned Area Development was annexed into the City of Surprise by
53 the Mayor and City Council.

June 4, 2020 P&Z

Case: FS19-854

Page 2 of 5

54 **July 27, 2006:** The Mayor and City Council approved the Asante North Planned Area Development.

55 **September 19, 2017:** The Mayor and City Council approved the Rezone for of the subject property
56 for the Asante Paradiso Active Adult Community.

57 **April 16, 2018:** The Community Development Director approved a minor zoning amendment to
58 revise the development standards for the subject site under case FS18-078.

59 **September 19, 2019:** A Concept Review meeting was held for the current proposal under case CR19-
60 627.

61 **December 10, 2019:** The applicant filed a related request for a Preliminary Plat under case FS19-854,
62 the subject case.

63

64 **Citizen Outreach:** N/A

65

66 **Analysis and Discussion:**

67

68 The subject property is zoned RM-6 with a PUD Overlay. This development proposes 76 single-family
69 detached homes and a total density of 2.53 dwelling units per acre which is consistent with the
70 approved PUD Overlay. The typical lot size proposed in this subdivision is 70' x 120'. This development
71 dedicates approximately 9.52 acres (32.67%) for open space which includes the public linear park
72 along Grand Avenue. Additional landscape and retention basins also contribute to the total open
73 space.

74

75 The proposed subdivision shows an access point into the site located on the north side from Freedom
76 Way and another one on the southeast that connects to adjacent parcel (parcel 5) through West
77 Wind Drive. Access into the overall Heritage Asante community will be restricted with gates at the
78 entrance on Asante Boulevard north of 173rd Avenue approximately half a mile to the east of the
79 subject property. The project proposes good pedestrian connectivity from the residential lots to the
80 open space tracts, to the proposed sidewalks along Freedom Way, to the linear park along Grand
81 Avenue, and to the adjacent residential parcel to the east.

82

83 **Development Standards Table:**

Development Standard:	RM-6 PUD Zoning:
Minimum Lot Area:	6,380 sq. ft.
Minimum Lot Width:	58'
Minimum Lot Depth:	110'
Minimum Front Setback (livable):	12'
Minimum Front Setback (garage):	20'
Minimum Side Yard Setback:	5'/8'
Minimum Street Side Yard Setback:	13'
Minimum Rear Yard Setback:	15'
Maximum Building Height:	30'
Maximum Lot Coverage:	50%

June 4, 2020 P&Z

Case: FS19-854

Page 3 of 5

84 **Utility and Services Table:**

Water:	City of Surprise
Wastewater:	City of Surprise
School District:	N/A (This is an Active Adult Community)

85 **Conformance with Adopted Plans:**

86

87 **Surprise General Plan 2035:** The proposal is consistent with the Surprise General Plan 2035.

88

89 **Reviewing Agencies:**

90

91 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
92 Air Force Base, Maricopa Water District, and ADOT were included in the routing of this case. These
93 agencies also indicate no objections.

94

95 **Summary:**

96

97 The proposed Preliminary Plat meets the requirements of the Asante Paradiso PUD, the Surprise
98 Municipal Code, and the General Plan.

99

100 **Findings:**

101

- 102 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
- 103 • The proposed Preliminary Plat is consistent with the Paradiso Asante PUD as amended under
- 104 case FS18-078.
- 105 • The reviewing agencies have indicated no objections to the request

106

107 **Recommendation:**

108

109 Based on the findings noted above, staff recommends the Commission move to recommend
110 **approval** to the Mayor and City Council of the Preliminary Plat case FS19-854, subject to stipulations
111 'A' through 'C' as outlined below:

112

- 113 A. Development and use of the site shall be consistent with the Preliminary Plat entitled
- 114 "Preliminary Plat for Heritage Asante – Parcel 6" prepared by Hilgart Wilson and
- 115 received March 27, 2020.
- 116 B. Landscaping, walls, and amenities associated with the site shall be consistent with the
- 117 Preliminary Landscape Plan entitled "Heritage Asante – Parcel 6" prepared by Norris
- 118 Design and received March 27, 2020.

119 C. Non-compliance with the stipulations of approval of this case will be treated as a
120 violation in accordance with the provisions of Article XIV of the Surprise Unified
121 Development Code.
122

123 However, should the Commission wish to recommend **denial** of the request, the Commission should
124 make its own findings and base its decision on those alternative findings.
125

126 **Attachments:**
127

128 01 Vicinity Map

129 02 Preliminary Plat

130 03 Landscape Plans

131 04 Phasing Plan



VICINITY MAP

© Copyright 2020, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.

PRELIMINARY PLAT FOR HERITAGE ASANTE - PARCEL 6 SURPRISE, ARIZONA

A PORTION OF THE NORTH EAST QUARTER OF SECTION 11, AND
A PORTION OF THE NORTHWEST QUARTER OF SECTION 12
OF TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND A PORTION OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND ALUMINUM CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 11 FROM WHICH A FOUND ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 11 BEARS SOUTH 00°43'44" WEST, 2644.11 FEET;

THENCE NORTH 89°21'01" WEST, 1812.65 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 11 TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE SANTE FE RAILROAD;

THENCE LEAVING SAID MID-SECTION LINE, NORTH 46°13'34" WEST, 2089.23 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 46°13'34" WEST, 1195.00 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE;

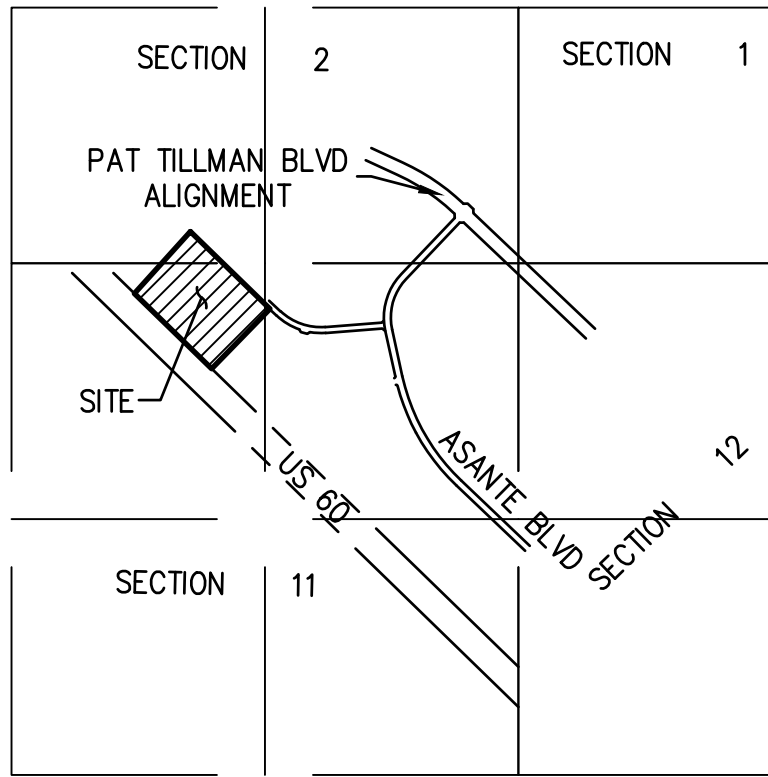
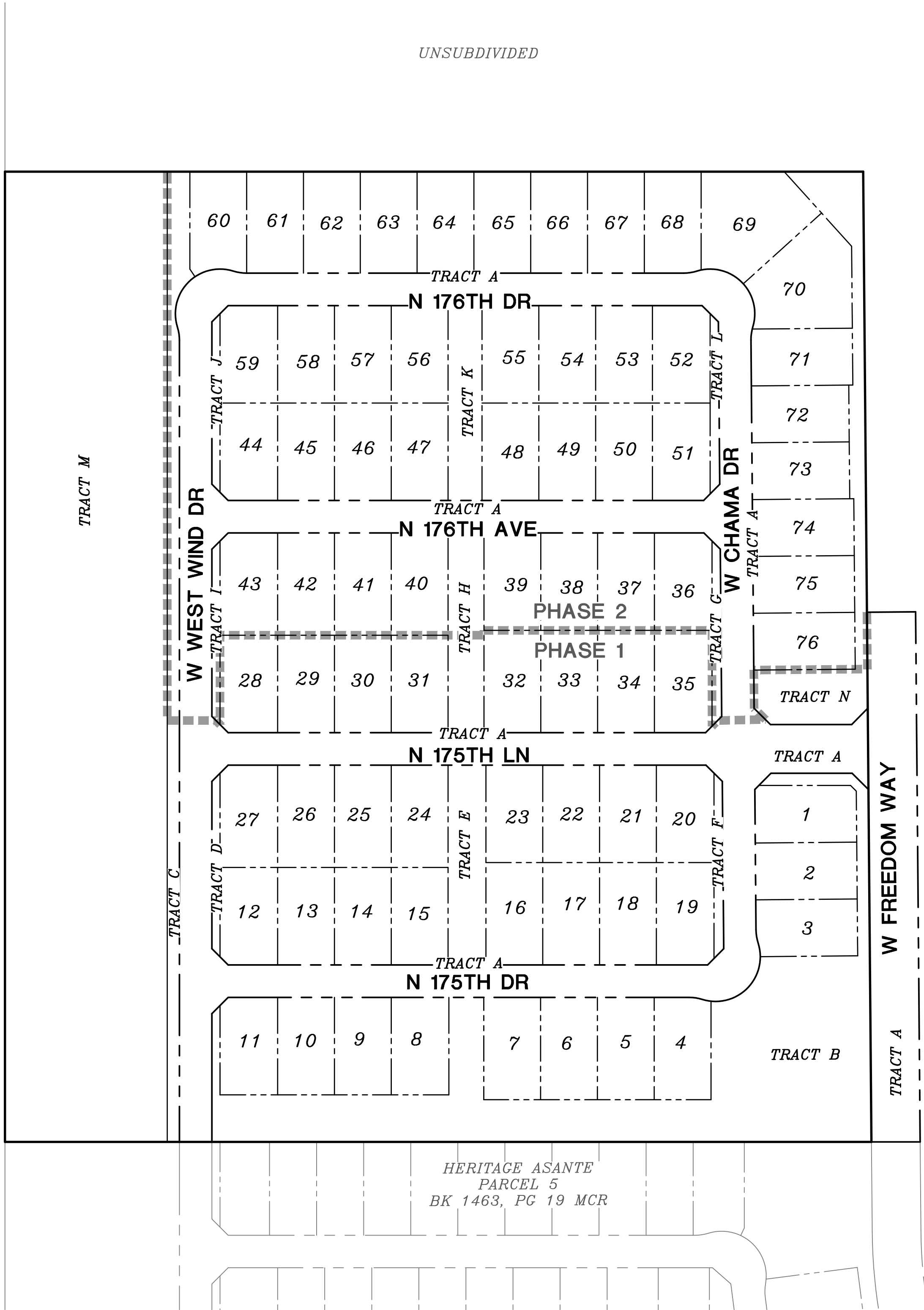
THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY LINE, NORTH 43°46'26" EAST, 1057.44 FEET;

THENCE SOUTH 46°42'56" EAST, 1195.04 FEET;

THENCE SOUTH 43°46'26" WEST, 1067.64 FEET TO THE POINT OF BEGINNING.

U.S. HWY 60 (GRAND AVENUE)
PHOENIX - WICKENBURG HWY

BURLINGTON NORTHERN &
SANTA FE RAILROAD
APN: 503-73-079A



VICINITY MAP
NOT TO SCALE

ENGINEER

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

OWNER

LCD ASANTE LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (480) 332-6674
CONTACT: JOAN SCARBROUGH

BASIS OF BEARING

BASIS OF BEARING IS SOUTH 00°43'44" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE RECORD OF SURVEY, RECORDED IN BOOK 1390, PAGE 02, MARICOPA COUNTY RECORDERS.

BENCHMARK

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

SHEET INDEX

CV01 COVER SHEET
CV02 NOTES & DETAILS
PP01 PRELIMINARY PLAT

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1210L, PANEL NUMBER 1210 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
ELEC.	APS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE TV	COX
POLICE	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
ELEMENTARY SCHOOL DISTRICT	DYSART UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	DYSART UNIFIED SCHOOL DISTRICT

100 YEAR ASSURED WATER SUPPLY

THIS SUBDIVISION IS WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS OBTAINED A CERTIFICATE OF 100 YEAR ASSURED WATER SUPPLY FROM THE DEPARTMENT OF WATER RESOURCES.

RECEIVED
05/27/2020

HERITAGE ASANTE - PARCEL 6

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

COVER SHEET

HILGARTWILSON

PROJ NO.: 1909

DATE: MAR 2020

SCALE: N.T.S.

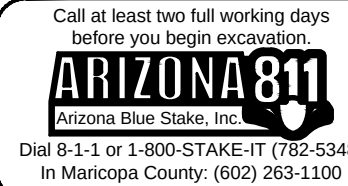
DRAWN: HW

DESIGNED: AK

APPROVED: DO

DWG. NO.
CV01

SHT. 1 OF 3



LOT TABLE

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	8758	0.20	41	8820	0.20
2	8750	0.20	42	8820	0.20
3	8666	0.20	43	8896	0.20
4	8766	0.20	44	8470	0.19
5	8820	0.20	45	8400	0.19
6	8820	0.20	46	8400	0.19
7	8820	0.20	47	8400	0.19
8	8520	0.20	48	8400	0.19
9	8400	0.19	49	8400	0.19
10	8400	0.19	50	8400	0.19
11	8470	0.19	51	8488	0.19
12	8470	0.19	52	8470	0.19
13	8400	0.19	53	8400	0.19
14	8400	0.19	54	8400	0.19
15	8400	0.19	55	8400	0.19
16	8820	0.20	56	8400	0.19
17	8820	0.20	57	8400	0.19
18	8820	0.20	58	8400	0.19
19	8915	0.20	59	8470	0.19
20	8471	0.19	60	8606	0.20
21	8400	0.19	61	8750	0.20
22	8400	0.19	62	8750	0.20
23	8400	0.19	63	8750	0.20
24	8820	0.20	64	8750	0.20
25	8820	0.20	65	8750	0.20
26	8820	0.20	66	8750	0.20
27	8896	0.20	67	8750	0.20
28	8470	0.19	68	8720	0.20
29	8400	0.19	69	14413	0.33
30	8400	0.19	70	13486	0.31
31	8400	0.19	71	8743	0.20
32	8820	0.20	72	8400	0.19
33	8820	0.20	73	8400	0.19
34	8820	0.20	74	8750	0.20
35	8915	0.20	75	8750	0.20
36	8470	0.19	76	8750	0.20
37	8400	0.19			
38	8400	0.19			
39	8400	0.19			
40	8820	0.20			

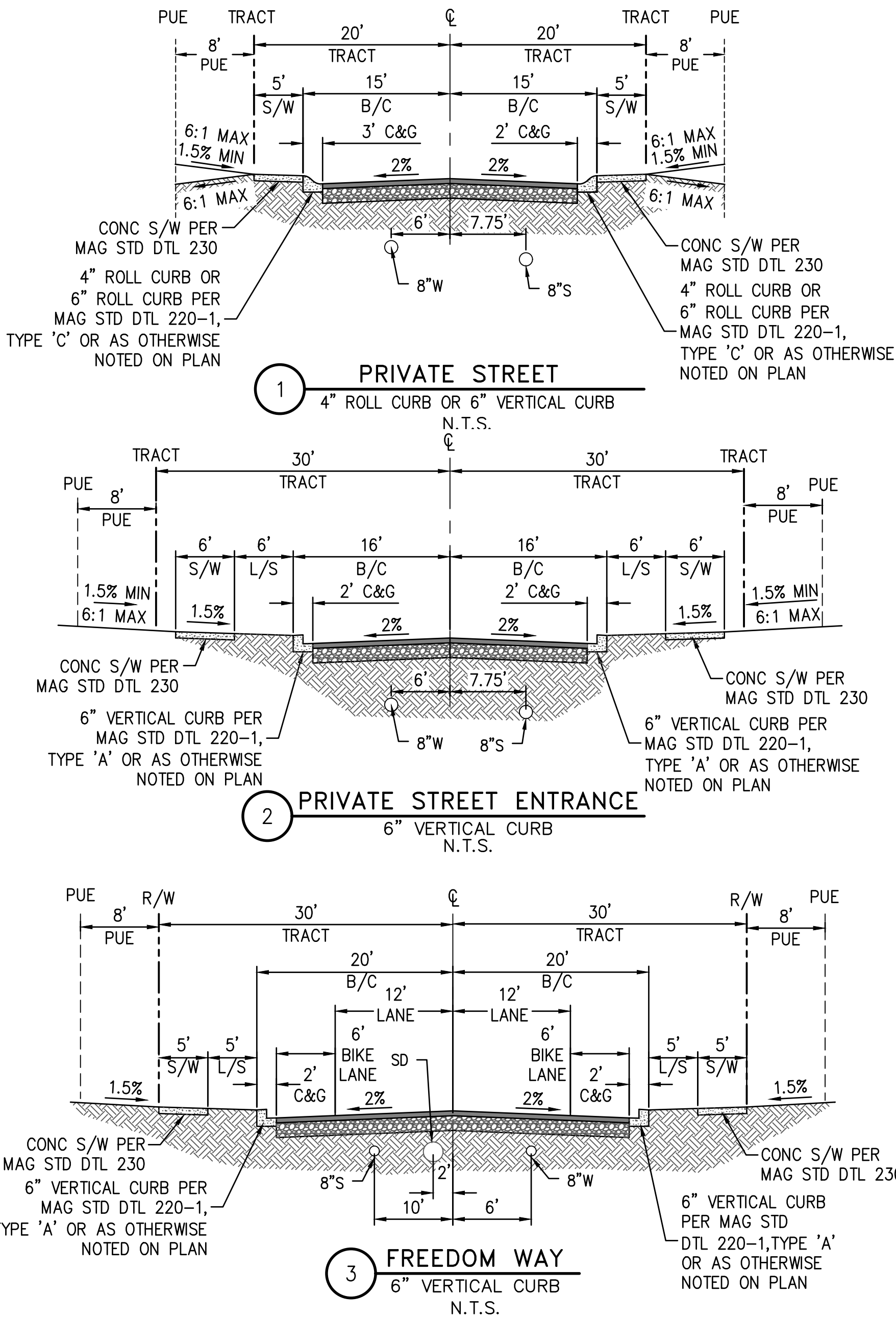
TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	4.3794	PRIVATE ACCESSWAY, WATER & SEWER EASEMENT
TRACT B	2.0049	COMMON AREA, DRAINAGE
TRACT C	0.4506	COMMON AREA, SEWER EASEMENT
TRACT D	0.0496	COMMON AREA
TRACT E	0.2633	COMMON AREA
TRACT F	0.0554	COMMON AREA
TRACT G	0.0551	COMMON AREA
TRACT H	0.2498	COMMON AREA
TRACT I	0.0496	COMMON AREA
TRACT J	0.0482	COMMON AREA
TRACT K	0.2305	COMMON AREA
TRACT L	0.0534	COMMON AREA
TRACT M	5.4867	COMMON AREA, DRAINAGE, LINEAR PARK (TO BE CONVEYED TO CITY), PUBLIC TRAIL
TRACT N	0.5224	COMMON AREA, DRAINAGE

*COMMON AREA MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.

LEGEND

---	BOUNDARY LINE
---	CENTER LINE
---	RIGHT OF WAY
---	PARCEL LINE
---	SIGHT VISIBILITY EASEMENT
APN	ASSESSOR PARCEL NUMBER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
→	FLOW ARROW
=====	4" ROLL CURB & GUTTER
=====	6" ROLL CURB & GUTTER
=====	VERTICAL CURB & GUTTER
=====	5' CURB TRANSITION
---	PERIMETER THEME WALL (SEE LANDSCAPE PLANS)
---	THEME WALL PANEL (SEE LANDSCAPE PLANS)
---	PARTIAL VIEW WALL (SEE LANDSCAPE PLANS)
---	VIEW FENCE WITH 6' GATE (SEE LANDSCAPE PLANS)
---	SOUND WALL (SEE LANDSCAPE PLANS)



SITE SUMMARY TABLE	
	PARCEL 6
OVERALL GROSS AREA (ACRES)	30.05
OVERALL NET (*) AREA (ACRES)	29.15
TOTAL NUMBER OF LOTS: SINGLE FAMILY	76
TOTAL OPEN SPACE (ACRES)	9.52
TOTAL PERCENTAGE OF OPEN SPACE (%)	32.67%
MINIMUM LOT SIZE (SF)	8,400
AVERAGE LOT SIZE (SF)	8,741
MAXIMUM LOT SIZE (SF)	14,413
TYPICAL LOT WIDTH (FT)	70'
TYPICAL LOT DEPTH (FT)	120'
DENSITY (DU/AC): PER GROSS AREA	2.53
TAX ASSESSORS PARCEL NUMBER	503-73-771A
*NET EXCLUDES W. FREEDOM WAY	

DEVELOPMENT STANDARDS TABLE - PER HERITAGE ASANTE PUD, FS-17-010, OR SUBSEQUENT AMENDMENTS	
ZONING	RM-6 PUD
TYPICAL LOT*	70' X 120'
MIN. AREA*	8400 SF
MIN. WIDTH*	70'
MIN. DEPTH*	120'
BUILDING SETBACKS (2)	
FRONT	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)
SIDE (2)	5'/8'
STREET SIDE (2)(3)	13'
REAR (2)	15'
REAR ADJ. TO ARTERIAL (2)(7)(8)	20'
MIN. DISTANCE BETWEEN HOUSES	10'
BLDG. HEIGHT	30'
LOT COVERAGE	50%

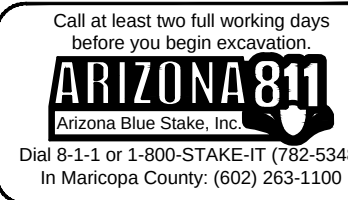
- (2) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCRÖACH NO MORE THAN 3' INTO FRONT AND SIDE SETBACKS AND 10' INTO REAR SETBACKS PROVIDED THAT A PATIO COVER MAY NOT EXTEND TO A POINT CLOSER THAN 10' FROM THE REAR PROPERTY LINE EXCEPT FOR CLUSTER TYPE & Z LOT HOMES.
- (3) DOES NOT APPLY IF LANDSCAPE TRACT IS USED (8' MIN).
- (4) TWO ADJACENT MULTI-STORY HOUSES MUST BE SEPARATED BY NOT LESS THAN 13 FEET, AND A MULTI-STORY HOUSE AND AN ADJACENT SINGLE STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 10 FEET.
- (5) IF ANY PORTION OF MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
- (6) NO DRIVEWAY SHALL BE LESS THAN 20 FEET IN LENGTH, AS MEASURED FROM FACE OF GARAGE TO THE BACK OF SIDEWALK.
- (7) IF THE PORTION OF A MULTI-STORY HOUSE OR STRUCTURE WHICH ABUTS ON AN ARTERIAL STREET IN THE REAR IS SINGLE-STORY, THEN THE REAR SETBACK SHALL NOT BE LESS THAN 20 FEET AS MEASURED FROM THE PROPERTY LINE.
- (8) IF TWO ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR SETBACKS SHALL BE STAGGERED AS FOLLOWS:
- (A) IF THE ADJACENT HOUSE OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR SETBACK SHALL BE 20- FEET (20') FOR ONE AND 25 FEET (25') FOR THE OTHER; OR
- (B) IF THE ADJACENT HOUSE OR STRUCTURES ARE BOTH MULTI-STORY, THEN THE REAR SETBACK SHALL BE 25- FEET (25') FOR ONE AND 30- FEET (30') FOR THE OTHER; OR
- (C) IF A MULTI-STORY HOUSE IS ADJACENT TO A SINGLE-STORY HOUSE, THEN THE SETBACKS ESTABLISHED IN SUBSECTIONS 1 AND 2 SHALL APPLY; AND
- (D) IF THREE OR MORE ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR SETBACKS SHALL BE STAGGERED AS PROVIDED ABOVE SO THAT NOT MORE THAN TWO ADJACENT HOUSES OR STRUCTURES MAY HAVE THE SAME REAR SETBACK
- (9) IF A LANDSCAPE TRACT WITH THE FOLLOWING DIMENSIONS IS CONSTRUCTED BETWEEN THE REAR PROPERTY LINES OF ADJACENT LOTS WHICH ABUT AN ARTERIAL STREET IN THE REAR, AND THE RIGHT-OF-WAY OF THE ARTERIAL STREET, THEN THE REAR SETBACKS ESTABLISHED IN SUBSECTION 8. (D) OF THIS SECTION SHALL APPLY. THE AVERAGE WIDTH OF SUCH LANDSCAPE TRACT SHALL NOT BE LESS THAN 15- FEET (15'). THE NARROWEST PART OF THE TRACT MUST BE 10- FEET (10') OR GREATER IN WIDTH. NOT LESS THAN 50- PERCENT (50%) OF THE LANDSCAPE TRACT, AS MEASURED ALONG THE LINEAL BOUNDARY BETWEEN THE TRACT AND THE ADJACENT LOTS, MUST BE 15- FEET (15') IN WIDTH OR GREATER.
- (10) IF A HOUSE OR OTHER STRUCTURE ABUTS AN ARTERIAL STREET ON THE SIDE, THEN THE WIDER OF THE TWO SIDE SETBACKS APPLICABLE TO THE HOUSE OR STRUCTURE SHALL BE ON THE SIDE WHICH ABUTS THE ARTERIAL STREET AND SHALL BE INCREASED BY 5 ADDITIONAL FEET (5'). FOR EXAMPLE, IF THE SIDE SETBACKS OF A HOUSE OR STRUCTURE WHICH ABUTS AN ARTERIAL STREET ON THE SIDE WOULD ORDINARILY BE 8- FEET (8') AND 5- FEET (5'), THEN THE 8- FEET (8') SETBACK SHALL BE INCREASED TO 13- FEET (13') AND SHALL APPLY TO THE SIDE OF THE HOUSE OR STRUCTURE WHICH ABUTS THE ARTERIAL STREET, AND THE OTHER SIDE SETBACK SHALL REMAIN 5- FEET (5').
- * VALUES SHOWN ARE TYPICAL PER THIS PRELIMINARY PLAT. ACTUAL MINIMUM VALUES ARE 58'X110', 6,380 SQ FT, 58', AND 110', RESPECTIVELY.

HERITAGE ASANTE - PARCEL 6

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

NOTES & DETAILS

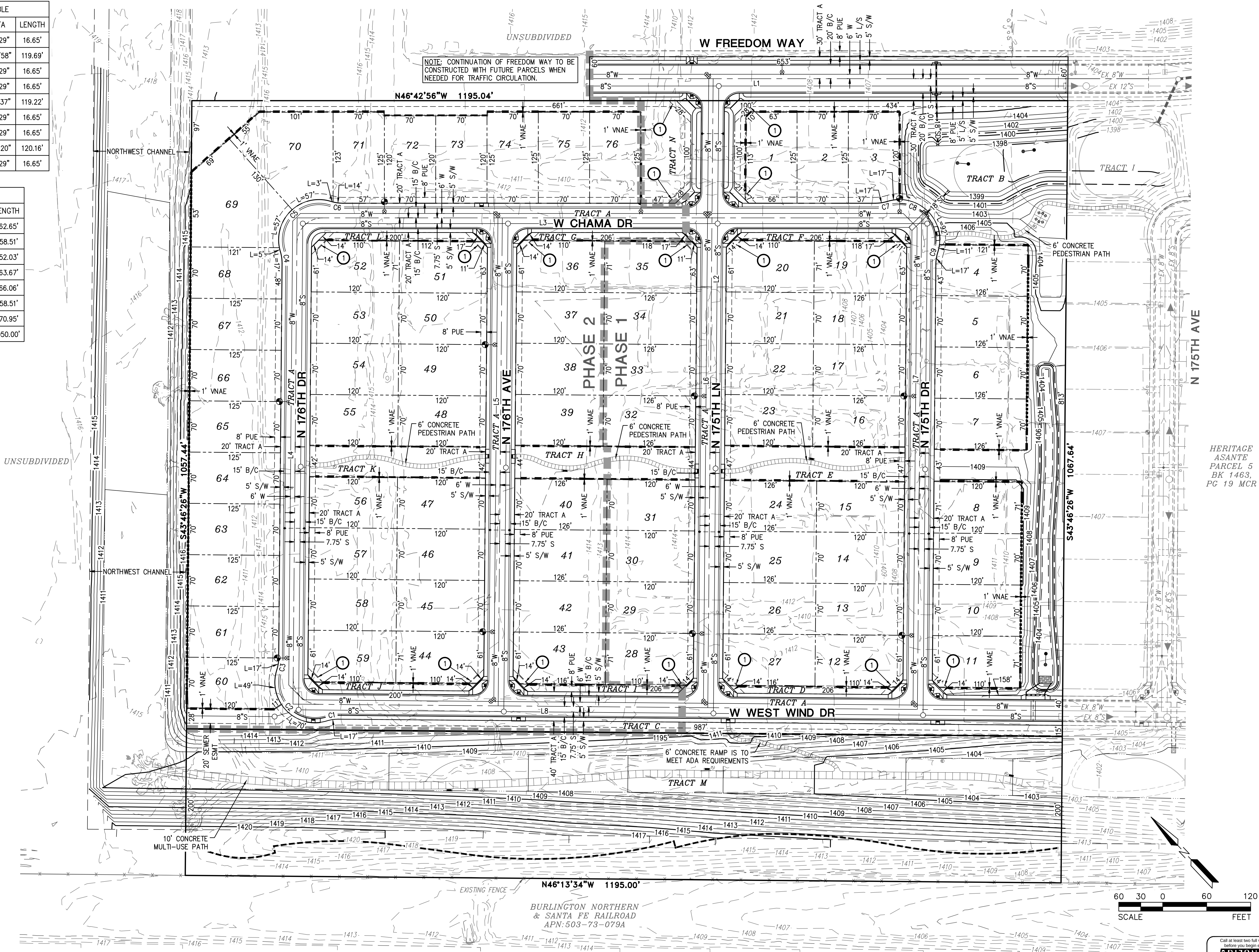
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	DATE: MAR 2020	
	SCALE: N.T.S.	
	DRAWN: HW	
	DESIGNED: AK	
	APPROVED: DO	



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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°40'58"	119.69'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°11'37"	119.22'
C6	55.00'	17°20'29"	16.65'
C7	55.00'	17°20'29"	16.65'
C8	55.00'	125°10'20"	120.16'
C9	55.00'	17°20'29"	16.65'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N46°42'56"W	762.65'
L2	S43°46'26"W	858.51'
L3	N46°42'56"W	852.03'
L4	S43°46'26"W	663.67'
L5	S43°46'26"W	666.06'
L6	S43°46'26"W	858.51'
L7	S43°46'26"W	670.95'
L8	N46°13'34"W	1050.00'



NOTES:
1 30'X30' SIGHT VISIBILITY TRIANGLE



HILGARTWILSON	PROJ NO.: 1909	DWG. NO. PP01	SHT. 3 OF 3
	DATE: MAR 2020		
	SCALE: 1" = 60'		
	DRAWN: HW		
	DESIGNED: AK		
	APPROVED: DO		

HERITAGE ASANTE - PARCEL 6
ASANTE BOULEVARD & PAT TILMAN BOULEVARD
SURPRISE, ARIZONA
PRELIMINARY PLAT



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

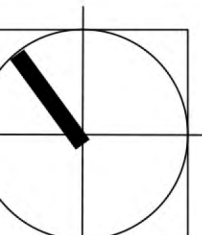
REV:

[illegible]

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	<i>Fraxinus velutina</i> 'Rio Grande' ARIZONA ASH	36" BOX SINGLE TRUNK MATCHING	32
	<i>Fraxinus velutina</i> 'Rio Grande' ARIZONA ASH	34" BOX SINGLE TRUNK MATCHING	44
	<i>Parkinsonia</i> 'Desert Museum' PALO VERDE	24" BOX MULTI TRUNK	53
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX NATURAL LOW BRANCH	55
	<i>Pistacia chinensis</i> 'Red Push' RED PUSH PISTACHE	24" BOX STANDARD	22
	<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK	36" BOX STANDARD	20
	<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD	85
	<i>Ulmus parvifolia</i> 'Drake' Drake Evergreen Elm	24" BOX STANDARD	45

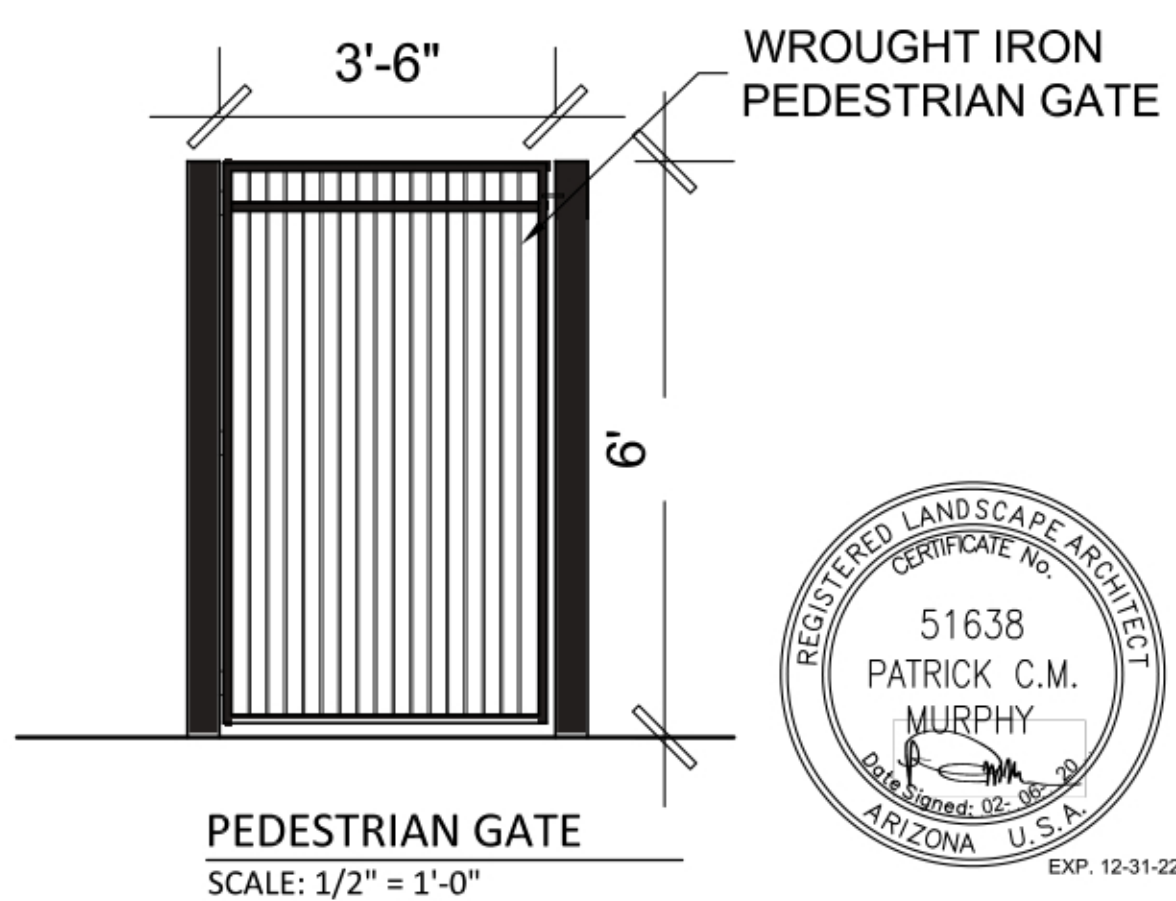
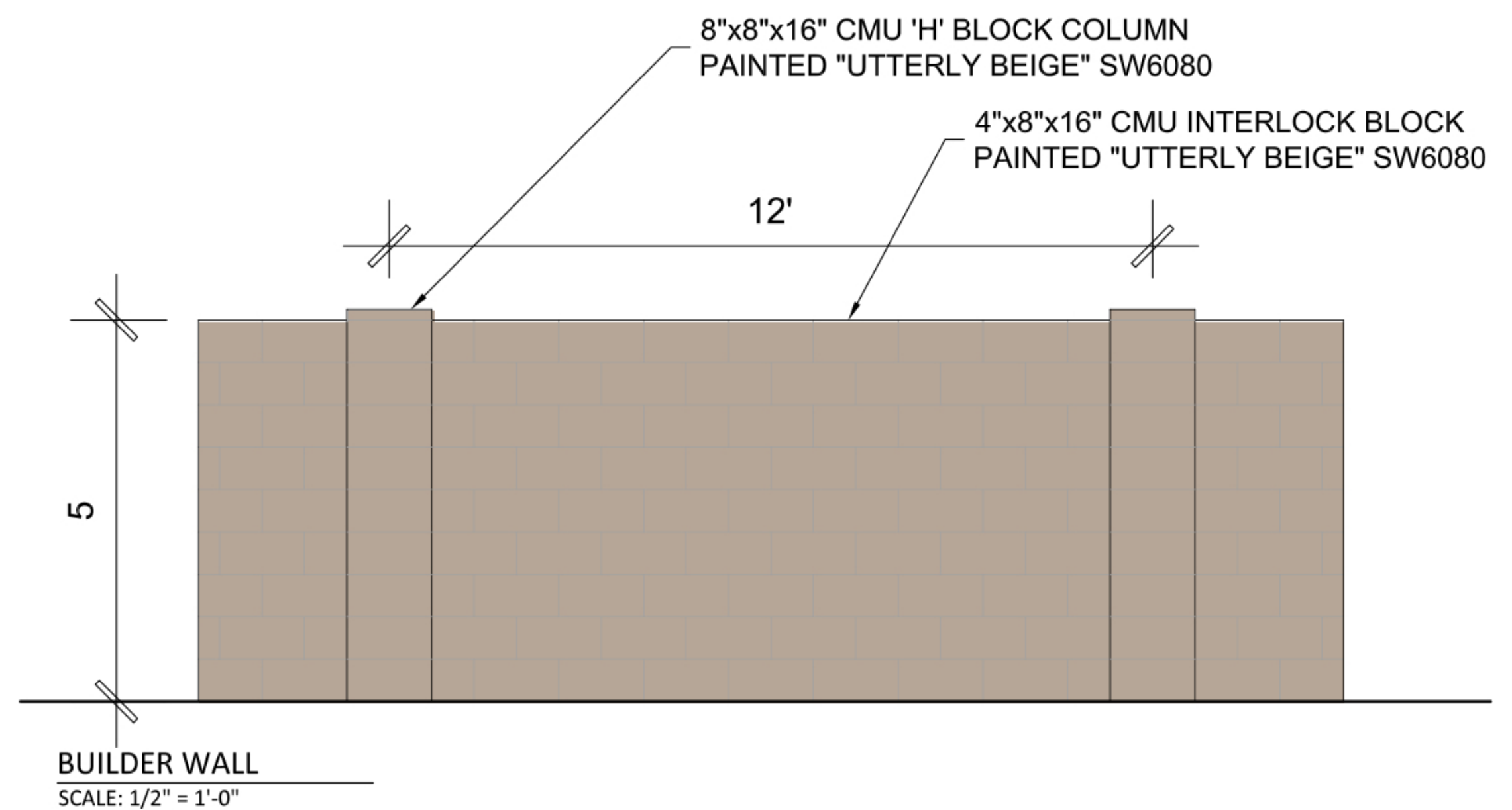
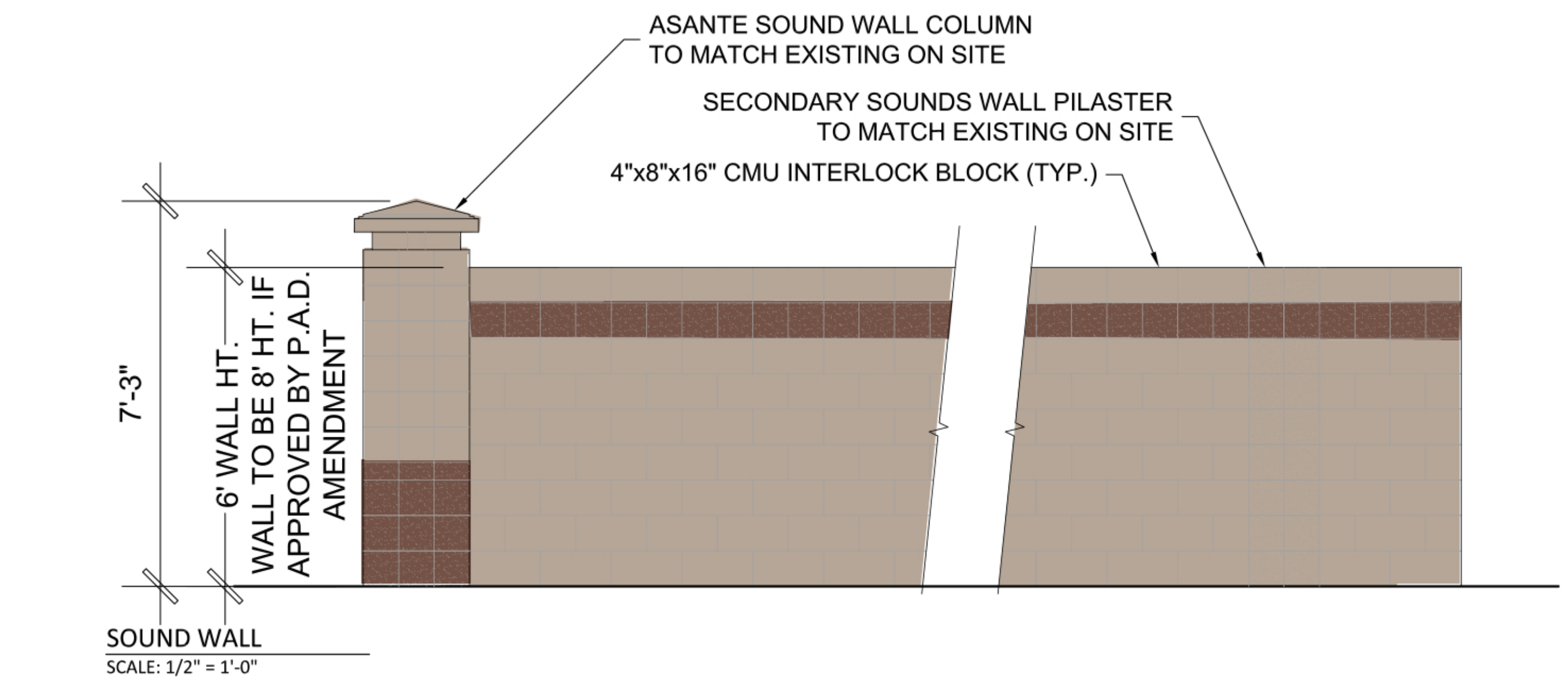
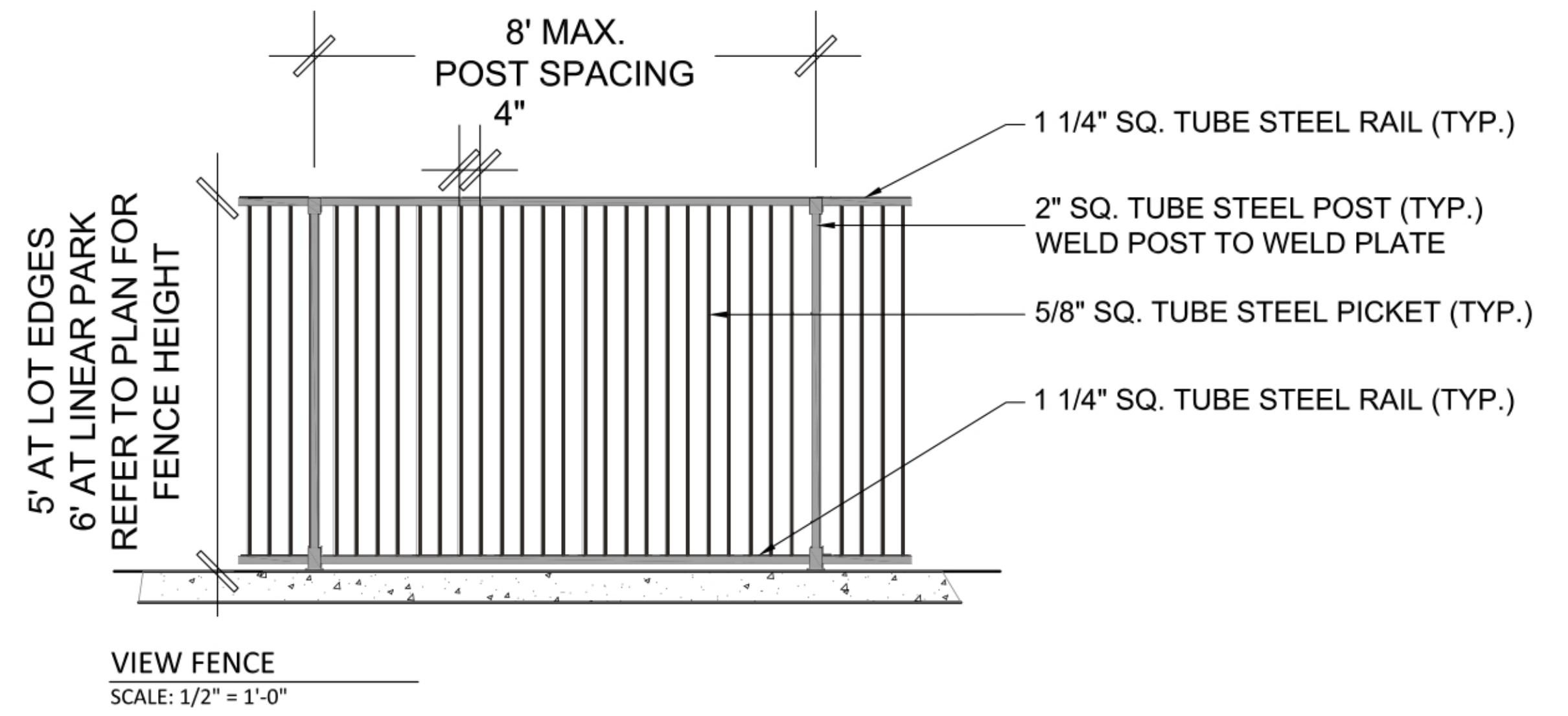
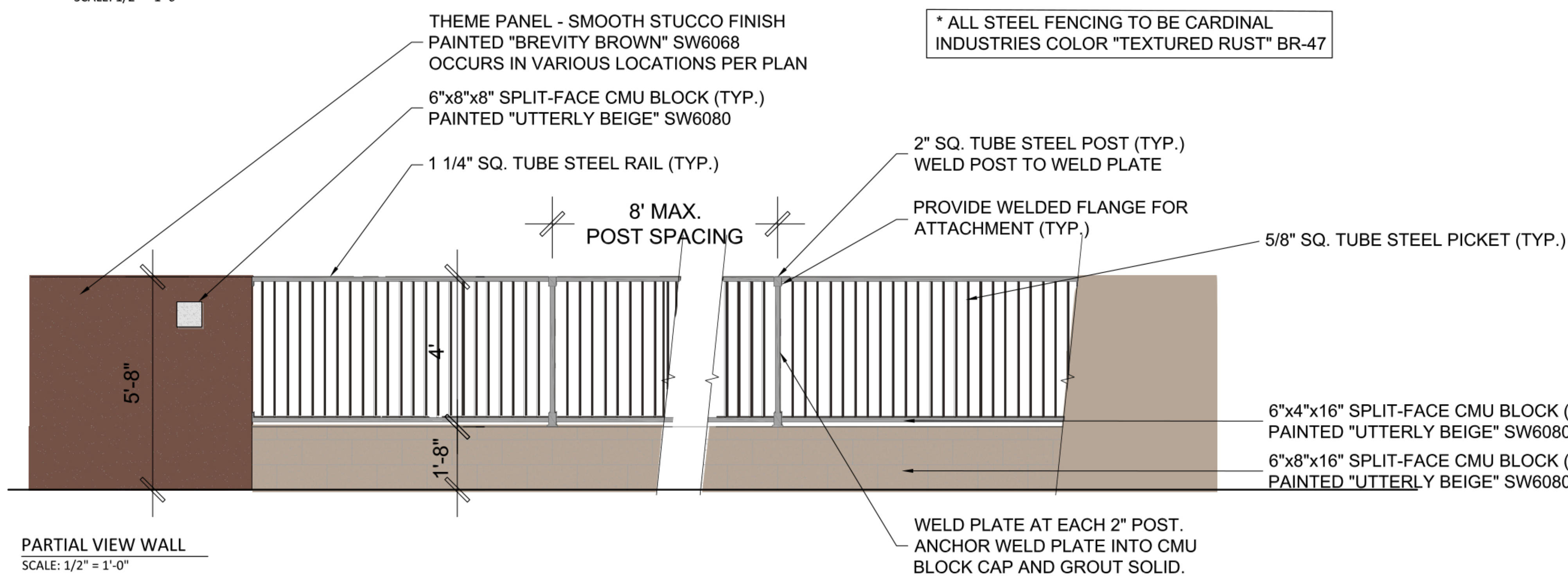
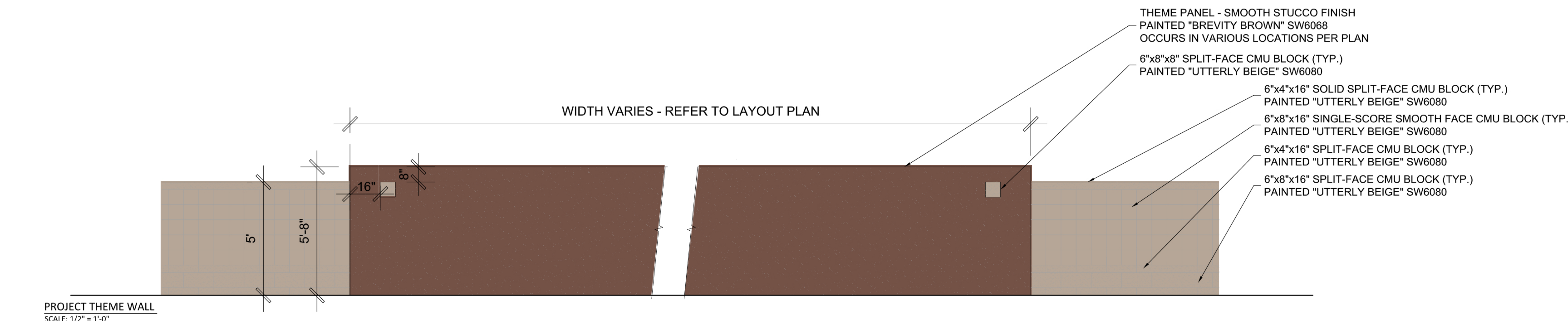
SYM	BOBOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	ACACIA REDOLENS DESERT CARPET ACACIA	5 GAL.	5'-0" O.C.	54
	AGAVE AMERICANA 'MEDIOPICTA ALBA' WHITE STRIPED CENTURY PLANT	15 GAL.	8'-0" O.C.	91
	BOUGAINVILLEA TORCH GLOW TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.	57
	BOUTELOUA GRAC. 'BLONDE AMBITION' BLONDE AMBITION	1 GAL.	2'-6" O.C.	2737
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	5'-0" O.C.	29
	DASYLIRION WHEELERI SPOON YUCCA	5 GAL.	5'-0" O.C.	22
	DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL.	5'-0" O.C.	40
	EMOPHILA H. 'BLUE BELLTA BLUE BELLS	5 GAL.	4'-0" O.C.	47
	EREMOPHILA MACULATA SPOTTED EMU BUSH	1 GAL.	5'-0" O.C.	155
	EREMOPHILA 'OUTBACK SUNRISE' OUTBACK SUNRISE EMU BUSH	5 GAL.	5'-0" O.C.	45
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	4'-0" O.C.	557
	HESPERALOE PARIFLORA 'PINK PARADE' PINK PARADE RED YUCCA	5 GAL.	4'-0" O.C.	26
	LEUCOPHYLLUM F. 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	5'-0" O.C.	40
	LEUCOPHYLLUM LANG. 'RIO BRAVO' RIO BRAVO TEXAS RANGER	5 GAL.	5'-0" O.C.	679
	LEUCOPHYLLUM X. 'HEAVENLY CLOUD' HEAVENLY CLOUD TEXAS RANGER	5 GAL.	5'-0" O.C.	22
	MUHLENBERGIA CAP. 'REGAL MIST' PINK MULHY	1 GAL.	5'-0" O.C.	400
	OLEA EUROPAEA 'MONTRA' LITTLE OLIVE	5 GAL.	5'-0" O.C.	328
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.	81
	SENNA ARTEMISIOIDES FEATHERY SENNA	5 GAL.	5'-0" O.C.	349
	TEUCRIUM CHAMAEDRYS GERMANDER	1 GAL.	2'-6" O.C.	652

	TURF MIDIRON SOD	
	DECOMPOSED GRANITE 'DESERT VERDE'	1" SCREENED
	DECOMPOSED GRANITE 'DESERT VERDE'	1" MINUS



NORTH

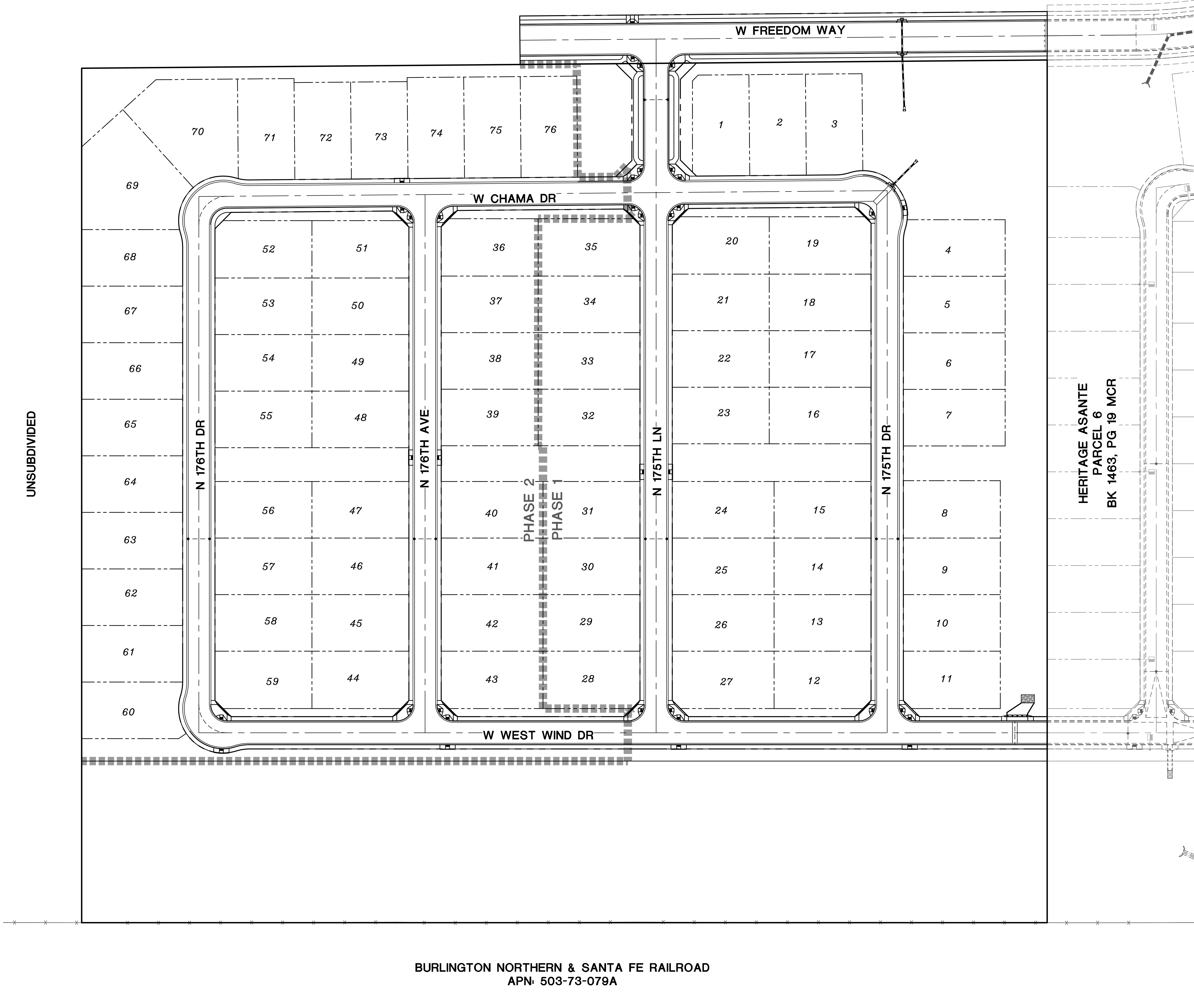
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HERITAGE ASANTE - Parcel 6

Preliminary Wall Details

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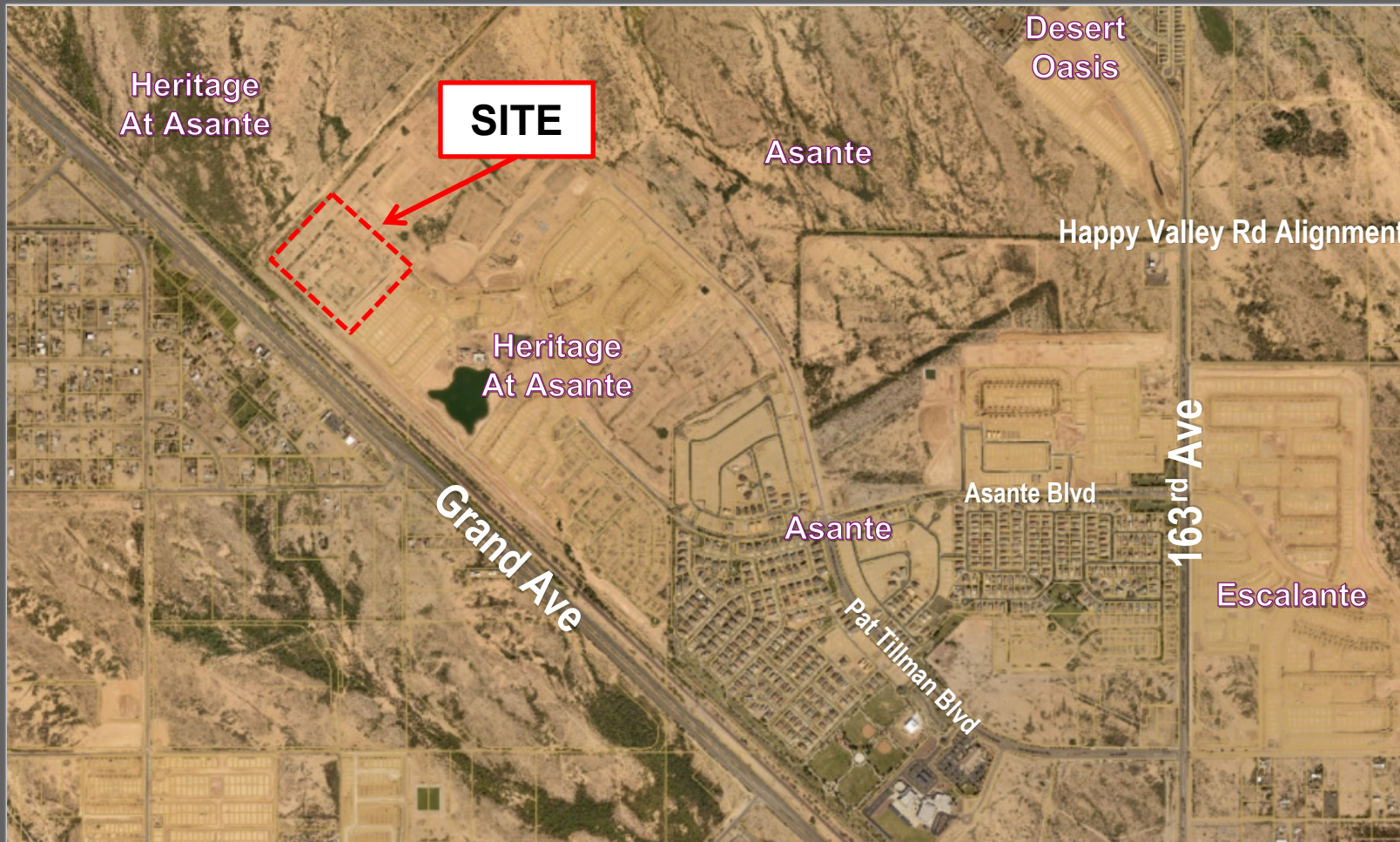


REV:	
HILGARTWILSON ENGINEER PLAN SURVEY MANAGE 2141 E. HIGHLAND AVE., STE. 250 P: 602.490.0535 / F: 602.368.2436 PHOENIX, AZ 85016 www.hilgartwilson.com	
HERITAGE ASANTE - PARCEL 6 ASANTE BOULEVARD & PAT TILLMAN BOULEVARD SURPRISE, ARIZONA	
PHASING PLAN EXHIBIT	
HILGARTWILSON	PROJ NO.: 1909 DATE: MAR 2020 SCALE: 1" = 60' DRAWN: HW DESIGNED: AK APPROVED: DO
DWG. NO. 1	
SHT. 1 OF 1	

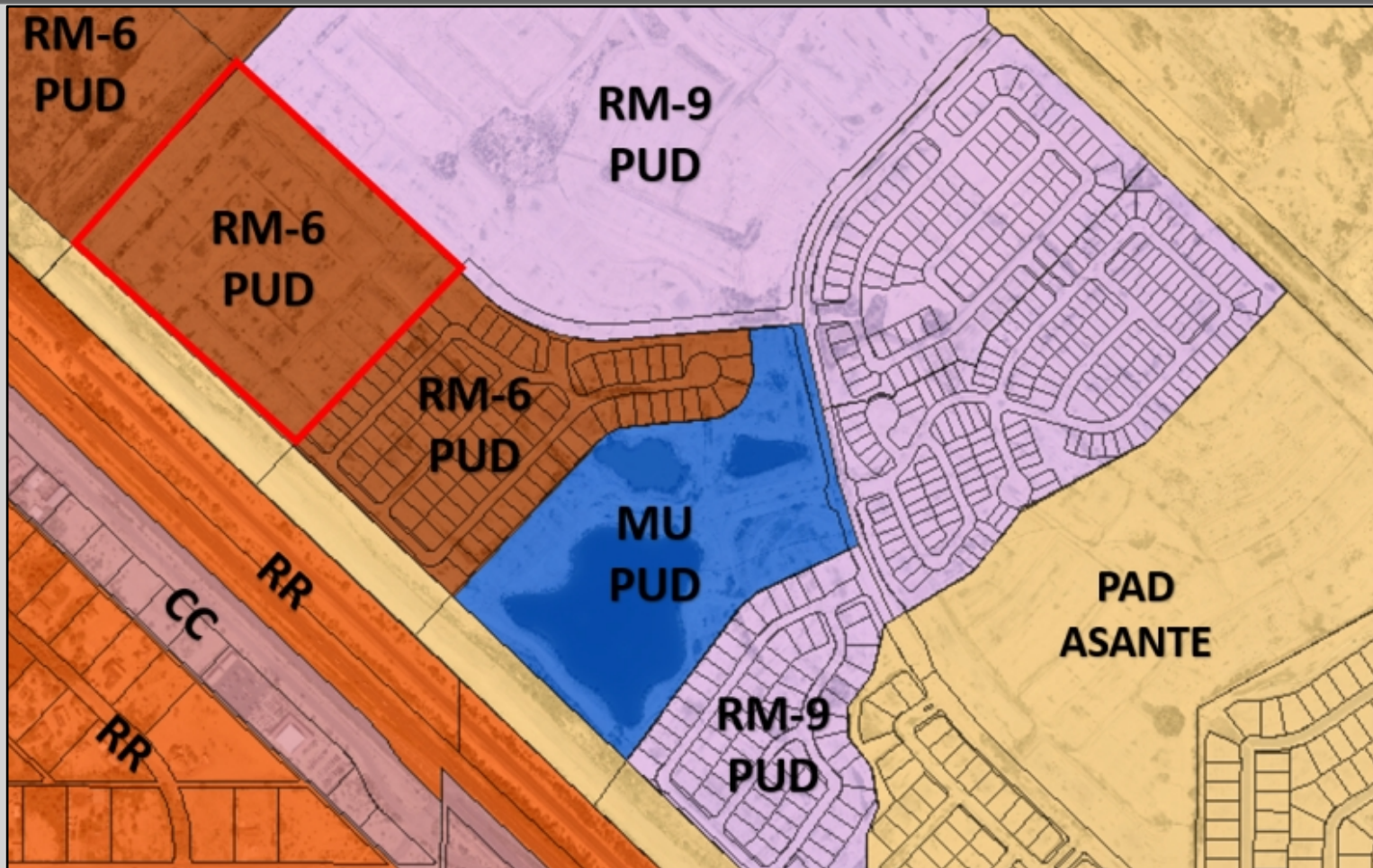


Heritage Asante Parcel 1 Preliminary Plat

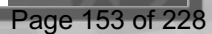
Planning & Zoning Commission
June 4, 2020



VICINITY MAP



ZONING



Page 153 of 228

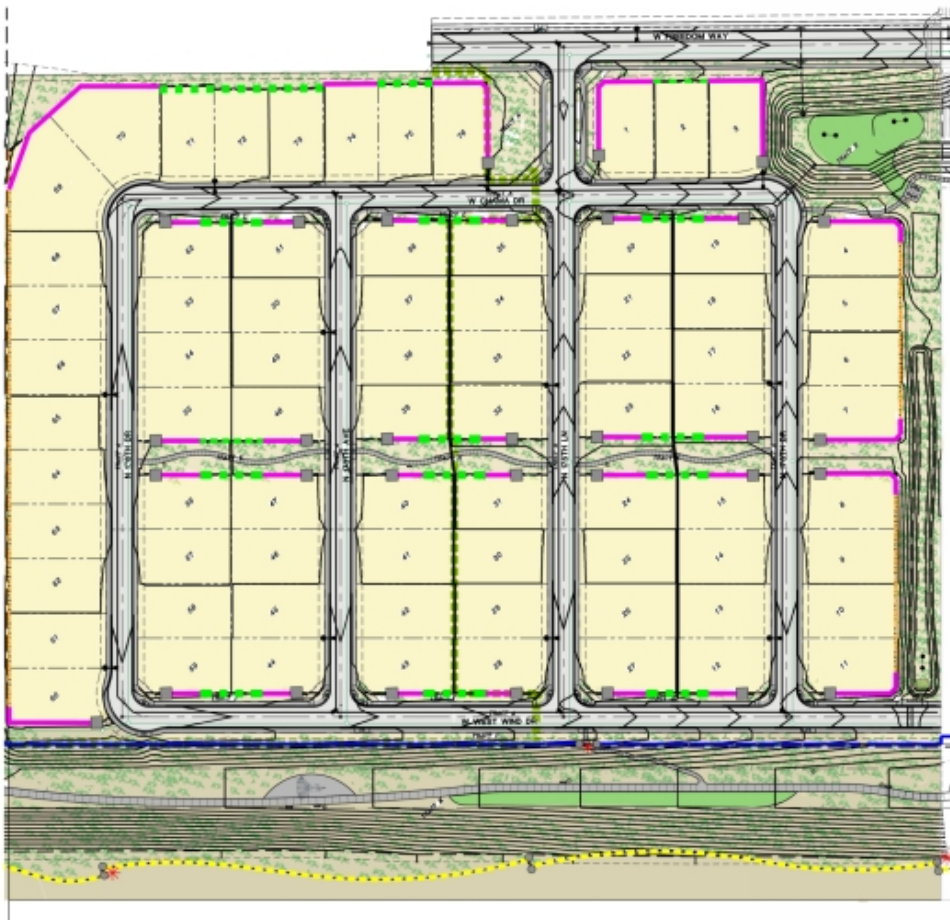
Page 154 of 228



TOTAL AREA OF NON-TURF LANDSCAPE: 364,432 S.F.

TOTAL AREA OF TURF : 21,927 S.F.

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE
DETAIL 4.01. SIGHT VISIBILITY MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4.01 AND 4.02



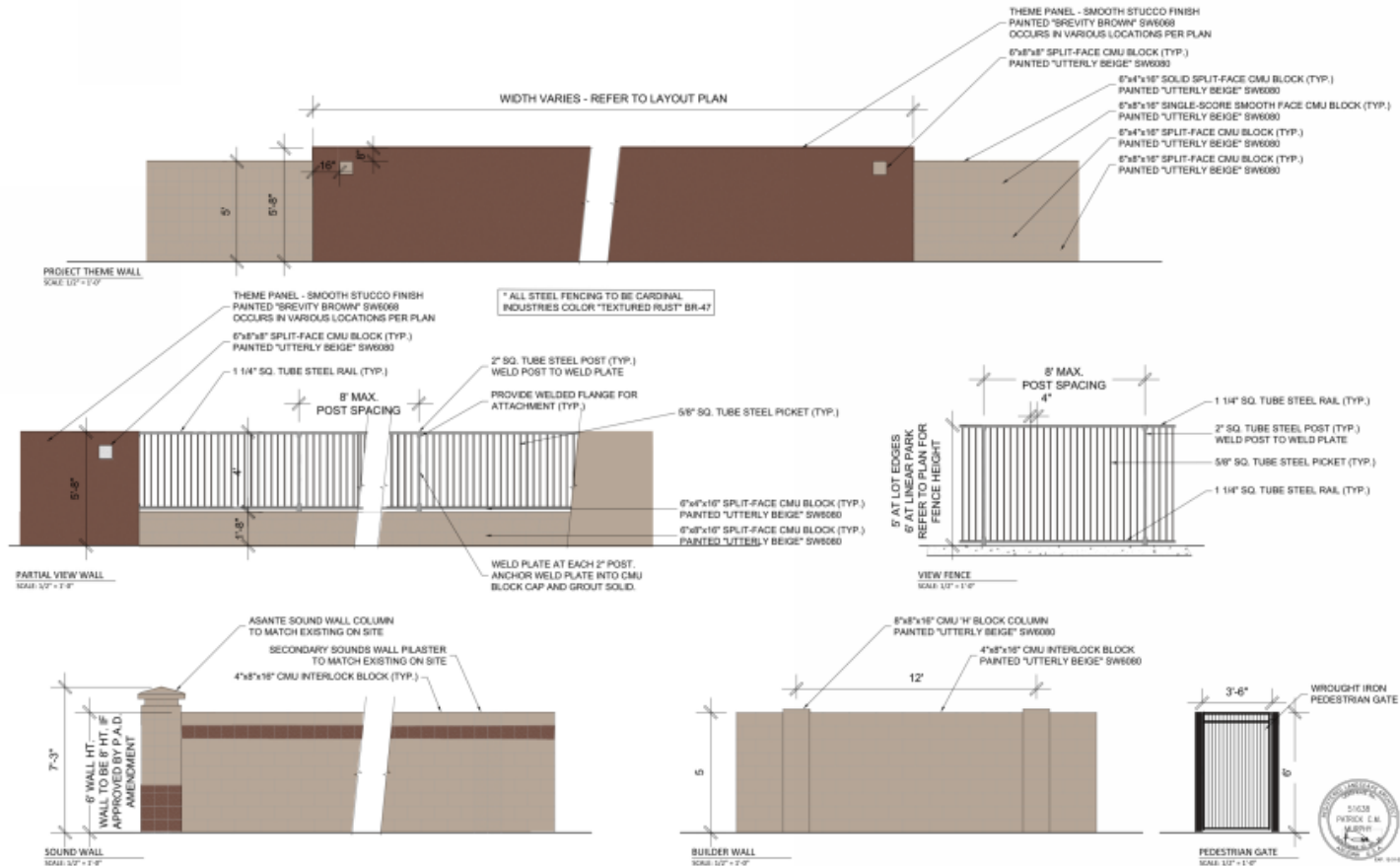
PARCEL 5

WALL LEGEND

	PERIMETER THEME WALL
	THEME WALL PANEL
	PARTIAL VIEW WALL
	6' VIEW FENCE
	SOUND WALL
NOT SHOWN	BUILDER WALL
	THEME PILASTER
	PEDESTRIAN GATE
	PILASTER

WALL PLAN

WALL PLAN



HERITAGE ASANTE - Parcel 6

Lennar Homes | Surprise, AZ | March 27, 2020

Preliminary Wall Details



RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council subject to stipulations 'A' – 'C'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: June 4, 2020

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval/disapproval of the Preliminary Plat entitled "Preliminary Plat for Sycamore Farms Subdivision," received May 1, 2020, a property generally located on the southeast corner of Cactus Road and Cotton Lane. FS19-787 -- Sycamore Farms Preliminary Plat.

Motion:

I move to recommend approval/denial of the Preliminary Plat to the City Council for a plat entitled, "Preliminary Plat for Sycamore Farms Subdivision," received May 1, 2020, a property generally located on the southeast corner of Cactus Road and Cotton Lane.

Background:

The subject request involves a Preliminary Plat for the Sycamore Farms Community. The applicant seeks to subdivide the subject parcel into 711 lots and 63 tracts.

Objective Analysis:

Policy Compliant:

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:

FTE Impact:

ATTACHMENTS:

1. 00 - FS19-787 - Sycamore Farms PP - PZ Staff Report - 060420

2. 01 - FS19-787 - Sycamore Farms PP - Vicinity - 060420
 3. 02 - FS19-787 - Sycamore Farms PP - Plat - 060420
 4. 03 - FS19-787 - Sycamore Farms PP - Landscape - 060420
 5. 04 - FS19-787 - Sycamore Farms PP - Dysart Letter - 060420 (1)
 6. 05 - FS19-787 - Sycamore Farms PP - Luke Letter - 060420
 7. PP - FS19-787 - Sycamore Farms PP - PZ PowerPoint - 060420
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** FS19-787

2
3 **Project Name:** Sycamore Farms Preliminary Plat

4
5 **Council District:** 3 - Mesquite

6
7 **Meeting Date:** June 4, 2020

8
9 **Planner:** Hobart Wingard

10
11
12 **Owner/Applicant:** Alex Stedman of RVI Planning and Landscape Architecture

13
14 **Request:** Preliminary Plat Approval

15
16 **Site Location:** Generally, on the southeast corner of Cactus Road and Cotton Lane

17
18 **Dwelling Units:** 711 Units

19
20 **Site Size:** 210.29 acres (approx.)

21
22 **Density:** 3.38 DU/Ac

23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035

25
26 **Support/Opposition:** None received

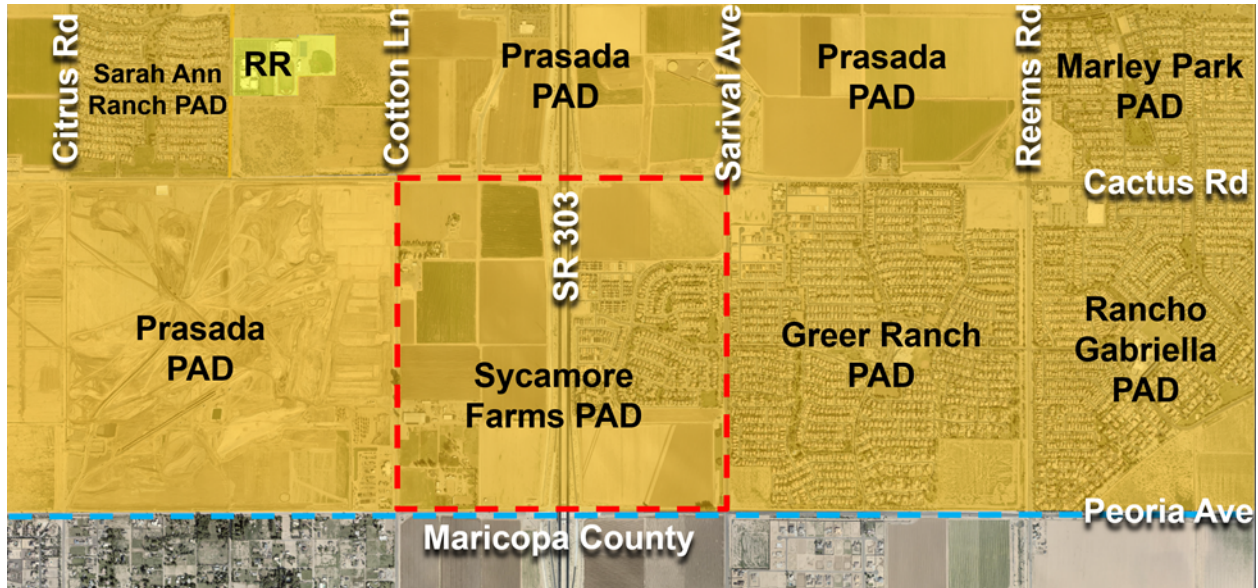
27
28 **Staff Recommendation:** Staff recommends the Commission move to recommend **approval** of
29 case **FS19-787** to the City Council, subject to stipulations 'a' thru 'c'

30
31
32
33
34
35
36
37
38
39 **Project Description:**

The subject request involves a Preliminary Plat for the Sycamore Farms Community. The applicant seeks to subdivide the subject parcel into 711 lots and 63 tracts.

Surrounding Land Zoning:

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



NWC of Cactus and Cotton PAD	Prasada PAD	Prasada PAD
Prasada PAD	Sycamore Farms PAD	Greer Ranch PAD
RU-43 (Maricopa County)	RU-43 (Maricopa County) PAD (Glendale)	C-1 (Maricopa County)

Background:

September 12, 2019: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR19-614.

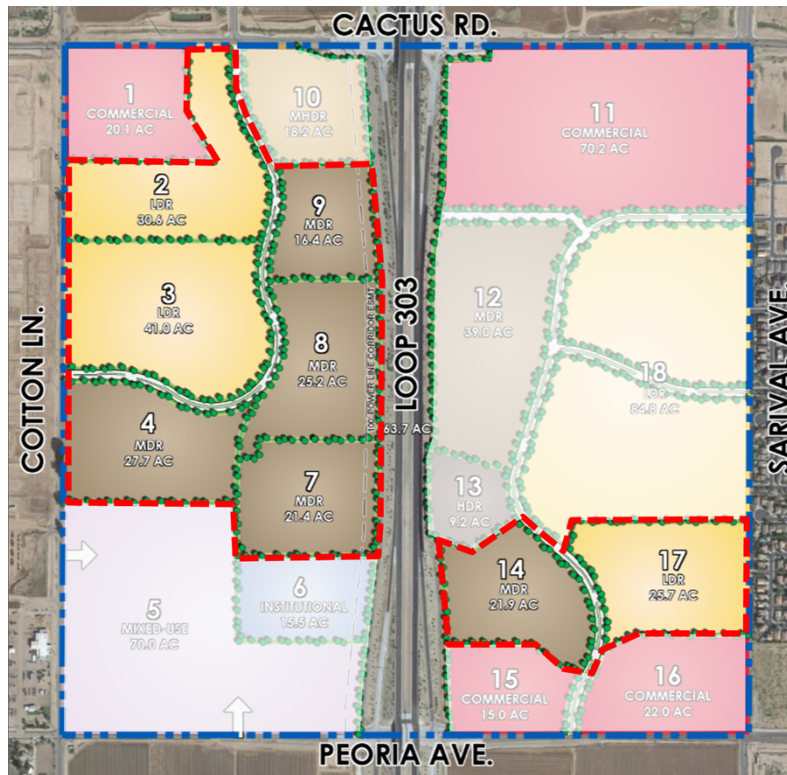
November 6, 2019: The applicant filed a request for a PAD Zone Change and Preliminary Plat to modify land uses and development standards for approximately 285.2 acres under case FS19-787, the subject case.

March 4, 2020: The applicant held a neighborhood outreach meeting to discuss the project.

May 5, 2020: The City Council approved a PAD zoning amendment for the Sycamore Farms project under FS19-787.

Analysis and Discussion:

66 Alex Stedman of RVI Planning and Landscape Architecture is requesting Preliminary Plat approval for
 67 a 711 lot detached single family residential subdivision on 210.29 acres generally located at the
 68 southeast corner of Cactus Road and Cotton Lane. The project provides for a density of 3.38 DU/Ac.
 69
 70 The proposed Preliminary Plat will subdivide 210.29 acres of 637.4-acre Sycamore Farms PAD. The
 71 areas affected are highlighted below:
 72



73
 74
 75 The subject Preliminary Plat provide both Medium Density Residential (MDR) and Low Density
 76 Residential (LDR) parcels. The 437 MDR lots are provided in both 45 and 50 foot widths while the 274
 77 LDR parcels propose 58 and 63-foot-wide lots.
 78
 79 The open space compromises 23.04 percent of the subject area. The developers have embraced the
 80 agricultural history of the site through a series of farm themed park areas. The main park area, “the
 81 Arizona Experience,” contains a clubhouse, community pool, and various recreational opportunities.
 82 Additionally, an eight (8) foot wide public multi-use path is being provided along the SR303 from
 83 Cactus Road to Parcel 7. The path will eventually extend to Peoria Avenue to the south.
 84
 85
 86
 87

88 **Utility and Services Table:**

89

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac.

Reviewing Agencies: In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses and the amenities included will provide recreational opportunities for the neighborhood residents.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Rezone approved under FS19-787.
- The reviewing agencies have indicated no objections.

Recommendation:

Based on the findings noted above, staff recommends the Commission vote to recommend approval of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Sycamore Farms Subdivision" consisting of 25 sheets prepared by Kimley Horn and stamped received May 1, 2020.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Sycamore Farms Preliminary Landscape Submittal," consisting of 23 sheets prepared by RVI Planning and Landscape Architecture and stamped received May 1, 2020.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

130

131 **Attachments:**

132

133 01 Vicinity and Zoning Maps

134 02 Preliminary Plat

135 03 Landscape Plans

136 04 Dysart Letter

137 05 Luke AFB comments

June 4, 2020 P&Z

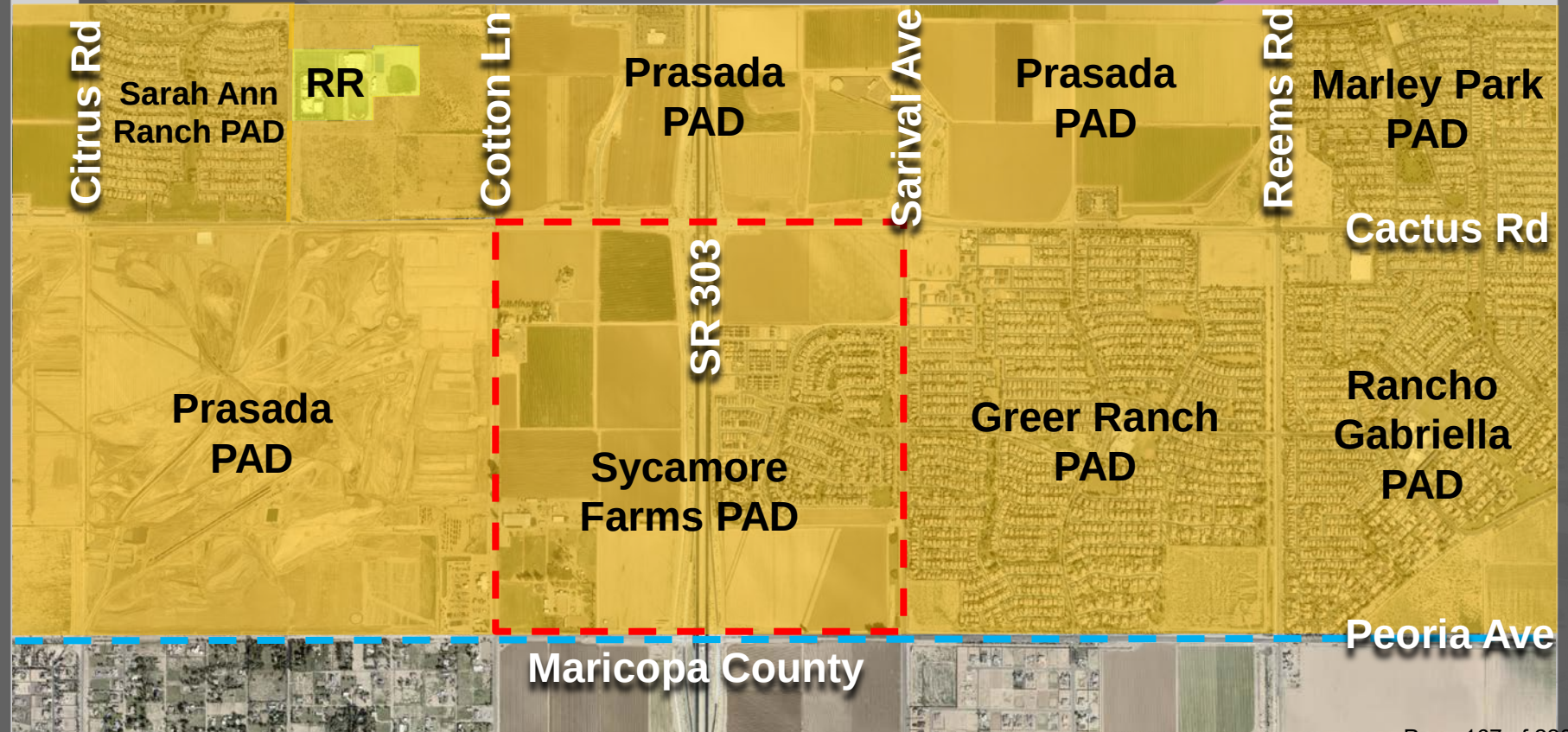
Case: FS19-787

Page 5 of 5

VICINITY MAP



ZONING MAP



ZONING INFORMATION

EXISTING ZONING:
PLANNED AREA DEVELOPMENT (PAD)

PROPOSED ZONING
WEST PORTION:
182.4 ACRES
PAD ZONING

EAST PORTION:
49.1 ACRES
PAD ZONING

WEST ADJACENT ZONING:

WEST: RESIDENTIAL(502-13-286), PAD
EAST: VACANT(501-09-002A), PAD
SOUTH: VACANT(501-08-021), PAD
NORTH: VACANT(501-40-958), PAD

EAST ADJACENT ZONING:

WEST: VACANT(501-08-027A), PAD
EAST: RESIDENTIAL(501-40-397), PAD
SOUTH: VACANT(501-06-012A), PAD
NORTH: RESIDENTIAL(501-07-265), PAD

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GLA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
MEASURED BEARING=N001°2'54"E
DERIVED UTILIZING THE CITY OF SURPRISE LOW DISTORTION PROJECTION PARAMETERS AS FOLLOWS:
LATITUDE OF ORIGIN/CENTRAL PARALLEL : 33° 15' NORTH
LONGITUDE OF CENTRAL MERIDIAN: 112° 15' WEST
FALSE NORTHING: 1,500,000.00 FEET
FALSE EASTING: 2,500,000.00 FEET
SCALE AT CENTRAL PARALLEL: 1.000045 (EXACT)

BENCHMARK

1 INCH BRASS PIN STAMPED "SURPRISE_G3_19820" SET IN THE CENTER OF A HEADWALL, APPROX. 55' WEST OF COTTON LN. PAVEMENT, ON THE SOUTH SIDE OF CACTUS RD.
ELEVATION: 1224.38 FT (NAVD 88)

SITE DESCRIPTION

THE PROJECT CONSISTS OF 711 LOT SINGLE FAMILY SUBDIVISION. THE WEST 177.71 ACRES & EAST 47.36 ACRES IS PROPOSED TO BE ZONED PAD. THIS IS AN IN-FILL PROJECT WITH EXISTING DEVELOPMENT TO THE WEST AND EAST OF THE SITE. THERE EXISTS UNDEVELOPED VACANT FARMLAND TO THE NORTH AND SOUTH OF THE SITE IN ADDITION TO DEVELOPED SUBDIVISIONS. THE PROPOSED LOTS VARY IN WIDTH PER THE MODIFIED CASE ZONING STIPULATIONS, INTERNAL LOCAL STREETS AND WET UTILITIES WILL BE LOCATED WITHIN DEDICATED PUBLIC STREET RIGHT OF WAY. OPEN SPACE TRACTS WITH AMENITIES AND LANDSCAPING ARE DEDICATED TO THE BENEFIT OF THE HOA IN VARIOUS LOCATIONS THROUGHOUT THE SITE.

CERTIFICATE OF ASSURED WATER SUPPLY NOTE

PRIOR TO APPROVAL OF FINAL PLAT, A CERTIFICATE OF ASSURED WATER SUPPLY SHALL BE ISSUED BY ADWR.

FLOOD INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" AND "A," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1860L, 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

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE
040053	1660	L	10/16/2013	"X"
040053	1660	L	10/16/2013	"A"

LDR PAD & MDR PAD STANDARDS

STANDARD	PROPOSED LDR STANDARD	PROPOSED MDR STANDARD
MAXIMUM DENSITY (DU/ACRE)	5	6
MINIMUM LOT AREA (SF)	6,000	2,600
MINIMUM LOT WIDTH (FT)*	58	30
MINIMUM LOT DEPTH (FT)	110	80
MINIMUM FRONT YARD SETBACK (LIVABLE AREA/FRONT FACING GARAGE) (FT)	12/20 ^{b,c}	12/20 ^{b,c}
MINIMUM SIDE YARD SETBACK (FT)	5° & 8°	0 ATTACHED, 5° & 5° DETACHED
MINIMUM REAR YARD SETBACK (FT)	15 ^{a,d} LIVING, 5 FOR GARAGE OR UNCLOSDED PATIO	10 ^{a,d} LIVING, 5 FOR GARAGE OR UNCLOSDED PATIO
MAXIMUM BUILDING HEIGHT (FT)	30	36

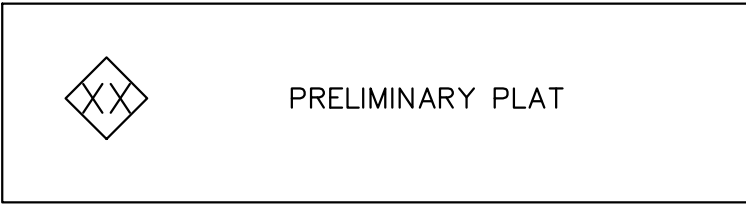
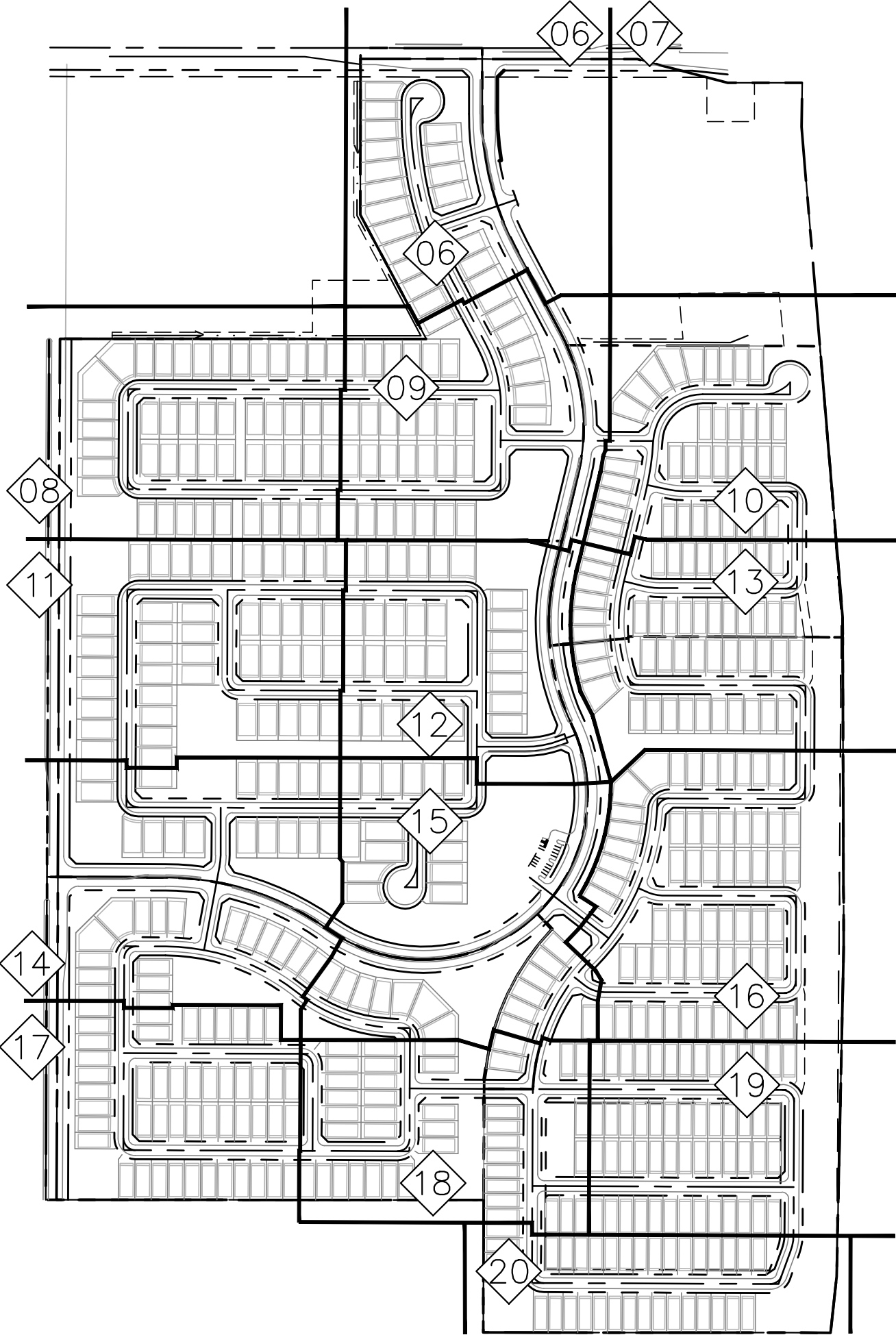
- a) LOT WIDTH SHALL BE MEASURED AT THE FRONT SETBACK AS SHOWN ON PRE-PLAT. THE FRONT SETBACK SHALL BE LOCATED AT THE MINIMUM FRONT YARD SETBACK FOR TYPICAL SHAPED RECTANGULAR LOTS. FOR IRREGULAR SHAPED LOTS, THE FRONT SETBACK SHALL BE THE LARGER OF EITHER THE MINIMUM SETBACK OR AT THE LOCATION WHERE THE DISTANCE ALONG THE SETBACK MEETS THE MINIMUM LOT WIDTH.
- b) FRONT FACING GARAGES SHALL HAVE MIN 20FT FRONT YARD SETBACK FROM STREET RIGHT-OF-WAY. FRONT YARD SETBACKS MAY BE REDUCED TO 12FT FOR SIDE LOADED GARAGE AND LIVABLE AREA OF THE HOME.
- c) ANY DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS IN THE TABLE AND FOOTNOTES ABOVE SHALL BE IN VIOLATION OF THIS ORDINANCE.
- d) REAR SETBACK 5' FOR GARAGE OR UNENCLOSED PATIO. FIREPLACE, BAY WINDOWS, OR ENTERTAINMENT POP-OUTS MAY ENCR OACH 3 FEET INTO THE REAR SETBACK.

LAND SURVEYOR

HUBBARD ENGINEERING
1201 S. ALMA SCHOOL RD. SUITE #12000
MESA, AZ 85210
PHONE: (480) 892-3313
FAX: (480) 892-7051
CONTACT: ADRIAN BURCHAM, PLS

LAND PLANNER

RVI PLANNING
120 S. ASH AVE
TEMPE, AZ 85281
PHONE: (480) 994-0994
CONTACT: MARK REDDIE



KEY MAP
1"=400'

SHEET INDEX

SHEET NUMBER	SHEET TITLE
01	PRELIMINARY PLAT COVER SHEET
02	PRELIMINARY NOTES AND DETAILS
03	PHASE MAP
04-05	LOT SUMMARY TABLE
06-24	PRELIMINARY PLAT
25	LINE & CURVE TABLE

PRELIMINARY PLAT
FOR
SYCAMORE FARMS
SUBDIVISION

A PORTION OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST
SURPRISE, ARIZONA

NOTICE OF SYCAMORE FARMS DEVELOPMENTAND
WATER DELIVERY AGREEMENT

LANDOWNER HAS ENTERED INTO A SYCAMORE FARMS DEVELOPMENT AND WATER DELIVERY AGREEMENT DATED AUGUST 4, 2005 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON AUGUST 9, 2005, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET NO. 2005-1128112. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER (INSERT LANDOWNERS NAME & ADDRESS), AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, a political subdivision of the State of Arizona

BY: _____

BY: _____

ITS: _____

ITS: _____

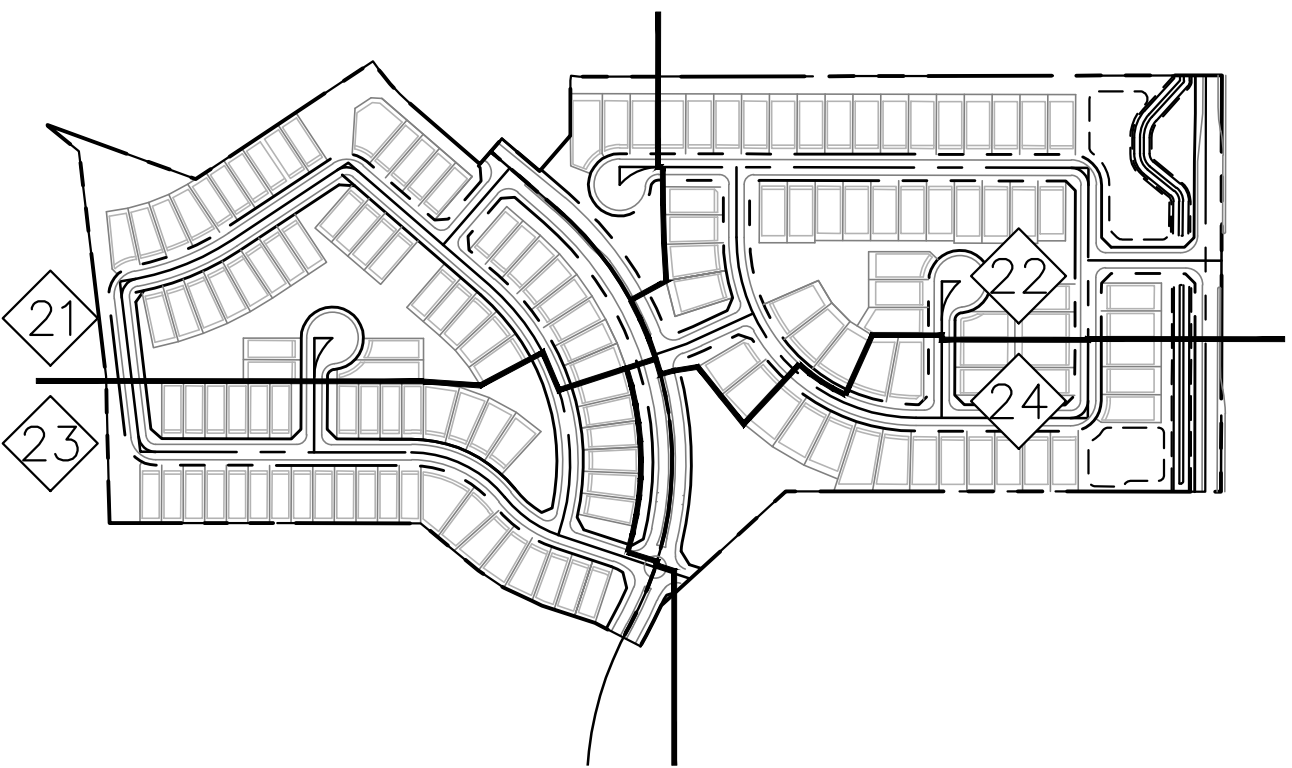
LANDOWNER: _____

NOTICE OF INTERGOVERNMENTAL AGREEMENT

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

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

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



NOTE:

1. PUBLIC UTILITY EASEMENT DEDICATIONS ADJACENT TO CITY RIGHT-OF-WAY TO BE DETERMINED AND COORDINATED WITH THE CITY AND MARICOPA WATER DISTRICT PRIOR TO FINAL PLAT APPROVAL.

OWNER/DEVELOPER

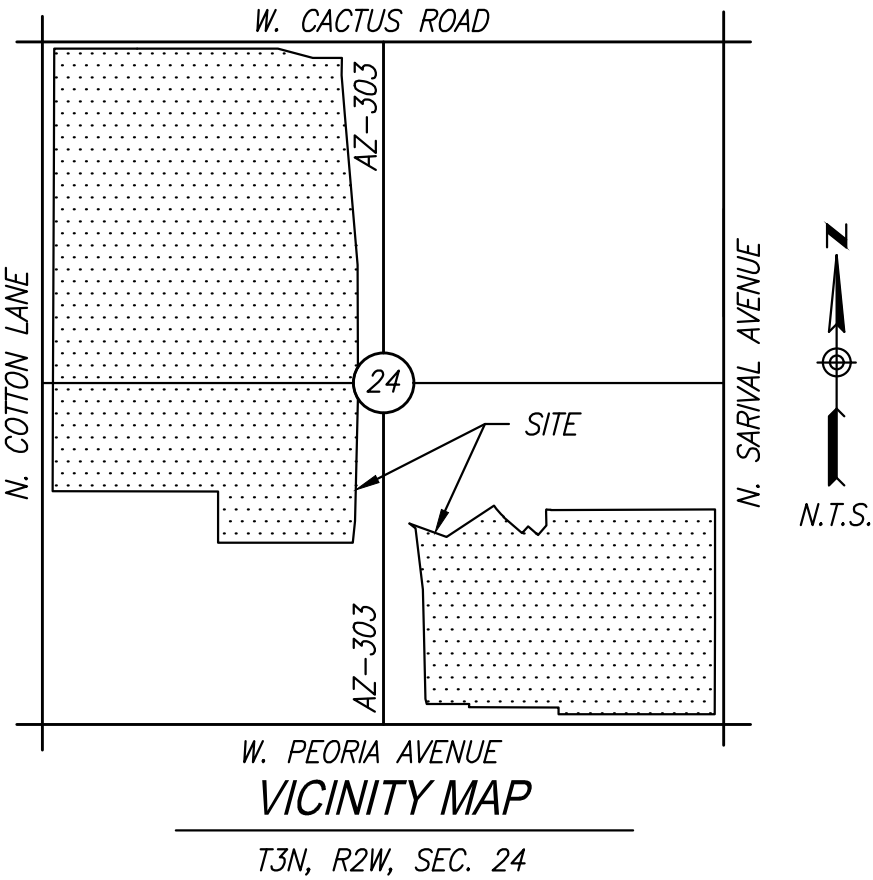
TAYLOR MORRISON/ARIZONA INC.
4900 N. SCOTTSDALE ROAD, SUITE 2200
SCOTTSDALE, AZ. 85251
TELEPHONE: 480-409-5516
CONTACT: ANGELA CARMITCHEL

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, SUITE 131
MESA, ARIZONA 85210
PHONE: (480) 207-2667
CONTACT: JASON BURM, PE

LANDSCAPE ARCHITECT

RVI PLANNING
120 S. ASH AVE
TEMPE, AZ 85281
PHONE: (480) 994-0994
CONTACT: MARK REDDIE

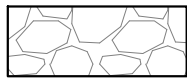


ABBREVIATIONS

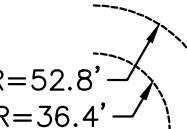
ABC	AGGREGATE BASE COURSE	MIN	MINIMUM
AC	ACRES/ASPHALT CONCRETE	MWD	MARICOPA COUNTY WATER DISTRICT
AC-FT	ACRE-FOOT	N	NORTH
A.D.	ALGEBRAIC DIFFERENCE	N.T.S.	NOT TO SCALE
ADA	AMERICANS WITH DISABILITIES ACT	P	PAVEMENT ELEVATION
ARCH	ARCHITECT/ARCHITECTURAL	P.E.	PROFESSIONAL ENGINEER
B.C.	BRASS CAP	PC	POINT OF CURVATURE
BC	BACK OF CURB	PCCP	PORTLAND CEMENT CONCRETE PAVEMENT
BCF	BRASS CAP FLUSH	PG	PAGE
BK	BOOK	PSI	POUNDS PER SQUARE INCH
BLDG	BUILDING	PT	POINT OF TANGENCY
BVCE	BEGINNING VERTICAL CURVE ELEVATION	PUE	PUBLIC UTILITY EASEMENT
BVCS	BEGINNING VERTICAL CURVE STATION	PVC	POLYVINYL CHLORIDE
BW	BOTTOM OF WALL	PVI	POINT OF VERTICAL INTERSECTION
CF	CUBIC FEET	R	RADIUS/RANGE
CFS	CUBIC FEET PER SECOND	R/W	RIGHT-OF-WAY
CL	CENTERLINE	REF	REFERENCE
C, CONC	CONCRETE	REV	REVISION
CMP	CORRUGATED METAL PIPE	S	SOUTH
COS	CITY OF SURPRISE	SCE	SCHEDULE
COR	CORNER	SEC	SIGHT DISTANCE EASEMENT
CY	CUBIC YARDS	SE	SECTION
DET	DETAIL	SES	SERVICE ENTRY SECTION
ELEV	ELEVATION	SF	SQUARE FEET
EOP	EDGE OF PAVEMENT	SHLDR	SHOULDER
ESMT	EASEMENT	SLP	SLOPE EASEMENT
EVCE	END VERTICAL CURVE ELEVATION	SPEC	SPECIFICATION
EVCS	END VERTICAL CURVE STATION	SS	SANITARY SEWER
EX., EXST	EXISTING	ST	STREET
F/C	FACE OF CURB	STD	STANDARD
FES	FLARED END SECTION	SW	SIDEWALK
FF	FINISHED FLOOR ELEVATION	SWMP	STORMWATER MANAGEMENT PLAN
FG	FINISHED GRADE ELEVATION	SY	SQUARE YARDS
FL	FLOWLINE	T	TELEPHONE/TOWNSHIP/TANGENT
FSB	FRONT YARD SETBACK	TC	TOP OF CURB
FT	FEET	TF	TOP OF FOOTING
G	GUTTER	TRANS	TRANSITION
HDPE	HIGH DENSITY POLYETHYLENE	TRW	TOP OF RETAINING WALL
HP	HIGH POINT	TSW	TOP OF SCREEN WALL
INV	INVERT	TVF	TOP OF VIEW FENCE
IRR	IRRIGATION	TW	TOP OF WALL
L	LENGTH	TYP	TYPICAL
LF	LINEAR FEET	UBC	UNIFORM BUILDING CODE
LFF ⁸⁸	FINISH FLOOR ELEVATION (NAVD '88 DATUM)	UBE	USE AND BENEFIT EASEMENT
LP	LOW POINT	UNK	UNKNOWN
LS	LANDSCAPE	UPC	UNIFORM PLUMBING CODE
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS	V.C.	VERTICAL CURVE
MAX	MAXIMUM	VPROV	VOLUME PROVIDED
MEP	MECHANICAL/ELECTRICAL/ PLUMBING	VREQ	VOLUME REQUIRED
MH	MANHOLE	W	WEST
		W/	WITH

LEGEND

---	PROPERTY LINE/TRACT LINE	10.00	PROPOSED SPOT ELEVATION
- - - -	RIGHT OF WAY LINE	10.00	EXISTING PAVEMENT SPOT ELEVATION
---	STREET CENTERLINE		
- - - -	EASEMENT LINE	⊙	EXISTING SANITARY SEWER MANHOLE
- - - -	PHASE BOUNDARY	⊙	PROPOSED SEWER MANHOLE
- - - -	PROPOSED BUILDING PAD	⊙	EXISTING FIRE HYDRANT
OH	EXISTING OVERHEAD ELECTRIC	⊙	PROPOSED FIRE HYDRANT
FO	EXISTING FIBER OPTIC LINE	⊙	LOT HIGH POINT ELEVATION
S	EXISTING SANITARY SEWER MAIN	⊙	TOP OF CURB ELEVATION (4" CURB)
W	EXISTING PUBLIC WATER MAIN	⊙	
TV	EXISTING CABLE TV LINE	⬄	GRADE BREAK
E	EXISTING ELECTRIC LINE	▼	SCARP/SLOPE
W	PROPOSED PUBLIC WATER MAIN	⬄	EXISTING SIGN
S	PROPOSED PUBLIC SEWER MAIN	⬄	
12	PROPOSED CONTOUR	⬄	
2	EXISTING CONTOURS	⬄	
X	EXISTING FENCE	⬄	
- - - -	PROPOSED SWALE (6" MIN DEPTH) GRADE TO DRAIN	⬄	
100	100 YEAR WATER SURFACE ELEVATION	⬄	
- - - -	PROPOSED SOUND WALL	⬄	
- - - -	PROPOSED NAOS LIMIT	⬄	
- - - -	PROPOSED SIGHT VISIBILITY TRIANGLE	⬄	
- - - -	PROPOSED RETAINING WALL	⬄	
- - - -	PROPOSED SCREEN WALL	⬄	
- - - -	PROPOSED STORM DRAIN	⬄	



RIP-RAP/OUTLET PROTECTION



SU-40 FIRE TURNING RADIUS

RECEIVED
05/01/2020



Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WEST SOUTHERN AVENUE, Suite 131
Mesa, Arizona 85210 (480) 207-2666

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: AMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT COVER SHEET
SURPRISE, ARIZONA



PROJECT NO.
191069042
DRAWING NAME
069042-PPCV
01 OF 25

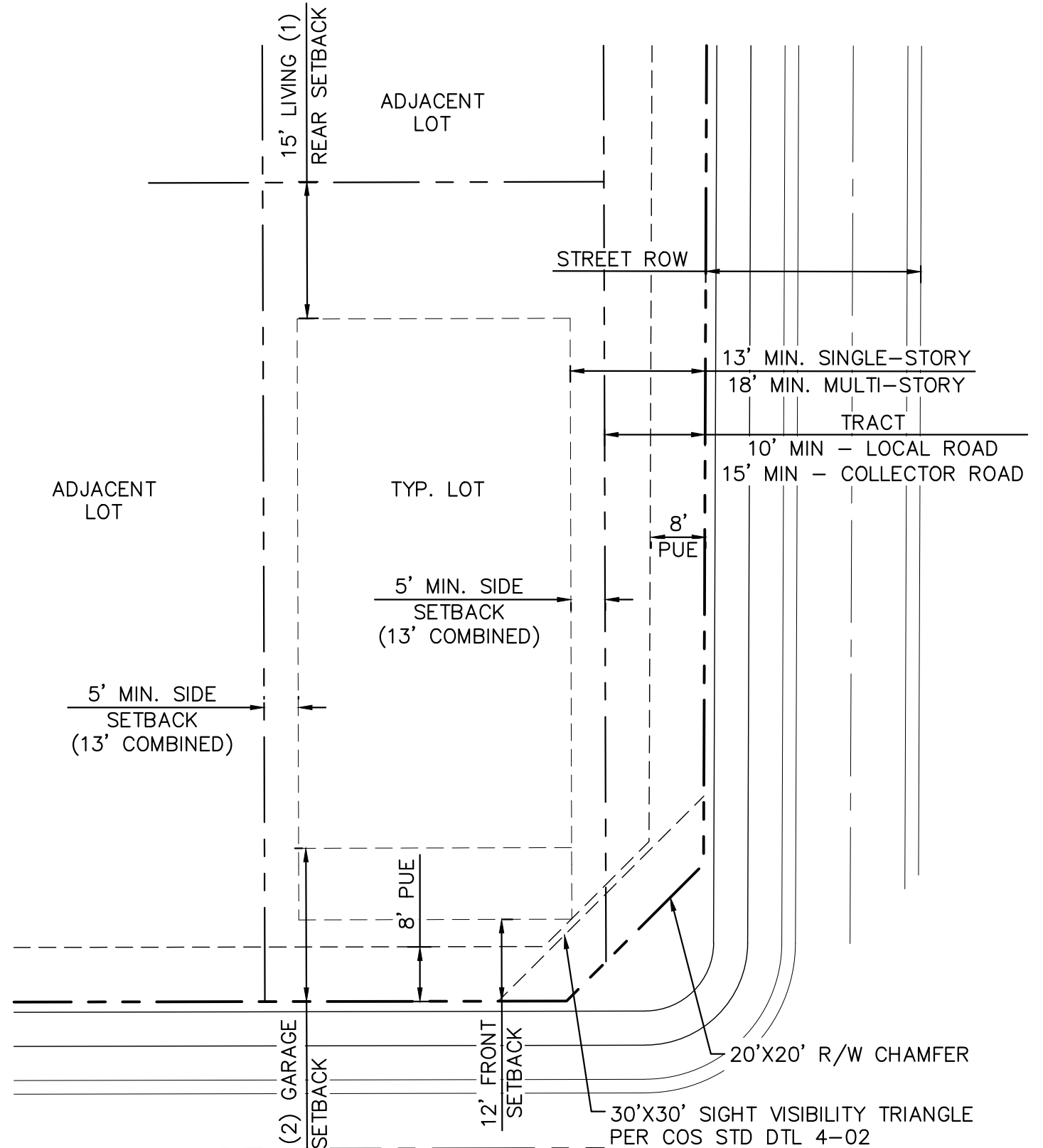
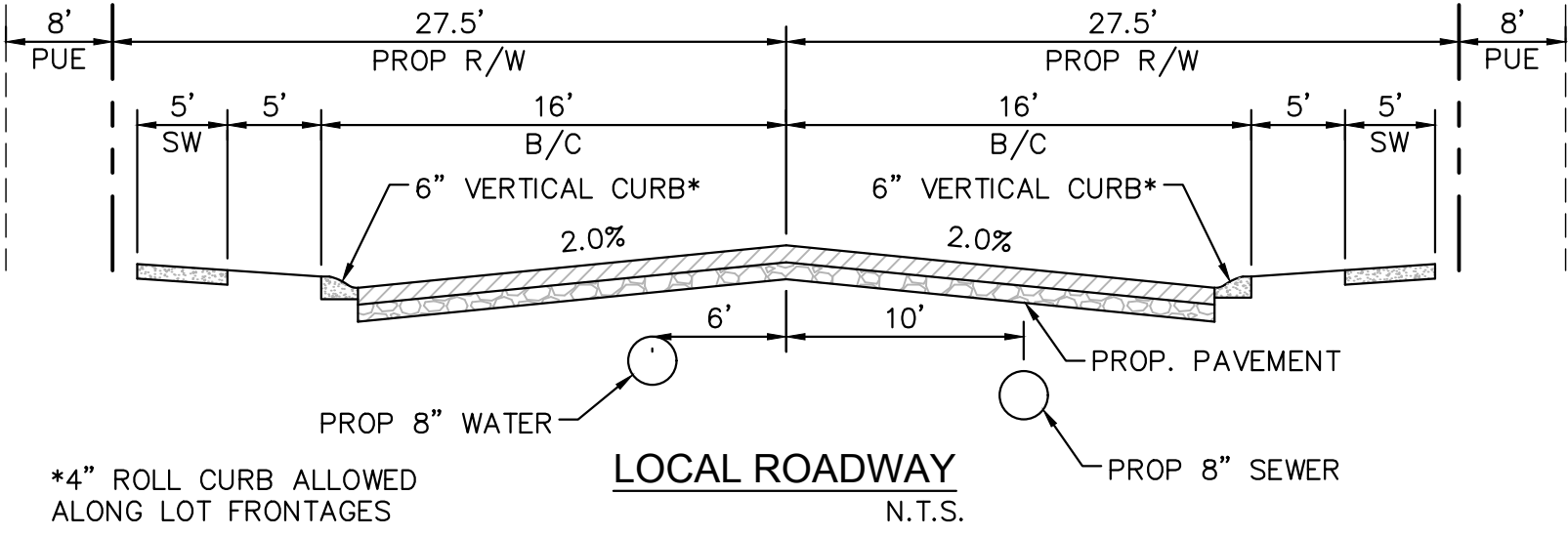
CASE#: 1919-787

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED SURPRISE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

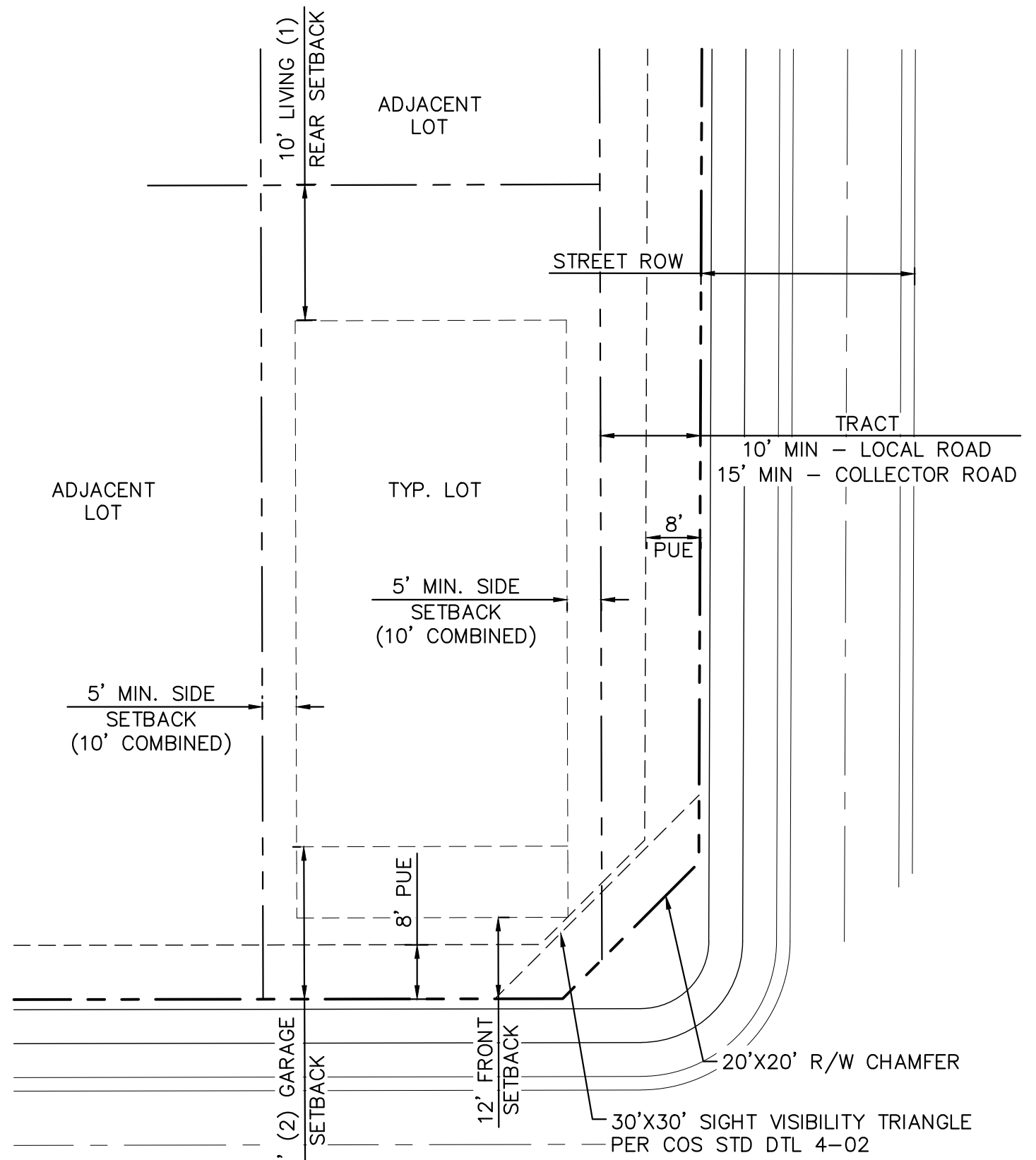
PARCEL NO. 1
THAT PORTION OF 'UNIT NUMBER 29 ROMOLA OF ARIZONA GRAPE FRUIT UNIT', A FINAL PLAT RECORDED IN BOOK 19, PAGE 19, MARICOPA COUNTY RECORDS (M.C.R.), BEING LOCATED IN THE WEST HALF OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE NORTHWEST CORNER OF SECTION OF SAID SECTION 24, BEARS NORTH 00 DEGREES 12 MINUTES 47 SECONDS EAST, 2639.69 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 52 SECONDS EAST, 100.55 FEET; THENCE SOUTH 01 DEGREE 13 MINUTES 50 SECONDS WEST, 1000.55 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 06 DEGREES 08 MINUTES 33 SECONDS WEST, 172.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST, 1056.39 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 58 SECONDS EAST, 402.64 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 26 SECONDS WEST, 1298.70 FEET TO SAID EAST RIGHT-OF-WAY LINE OF COTTON LANE; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, 864.09 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 7,741,190 SQUARE FEET OR 177.7133 ACRES, MORE OR LESS.

PARCEL 2
THAT PORTION OF 'UNIT NUMBER 29 ROMOLA OF ARIZONA GRAPE FRUIT UNIT', A FINAL PLAT RECORDED IN BOOK 19, PAGE 19, MARICOPA COUNTY RECORDS (M.C.R.), BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 24, BEING MARKED BY A BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SECTION OF SAID SECTION 24, BEARS NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, 2640.94 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, 1056.39 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST, 1056.39 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 58 SECONDS EAST, 402.64 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 26 SECONDS WEST, 1298.70 FEET TO SAID EAST RIGHT-OF-WAY LINE OF COTTON LANE; THENCE NORTH 00 DEGREES 14 MINUTES 00 SECONDS EAST, 864.09 FEET TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 7,741,190 SQUARE FEET OR 177.7133 ACRES, MORE OR LESS.



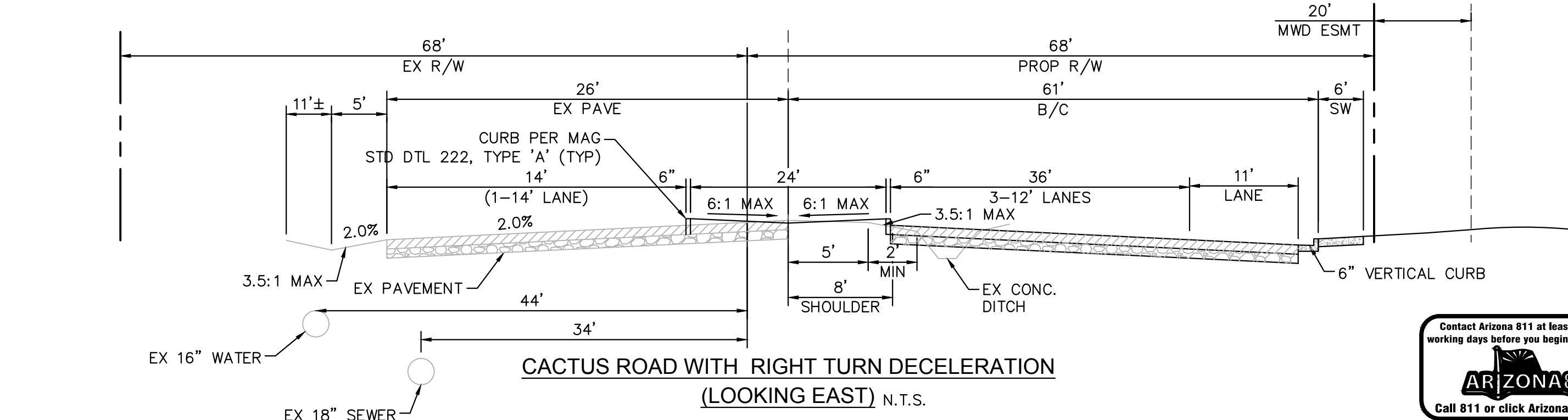
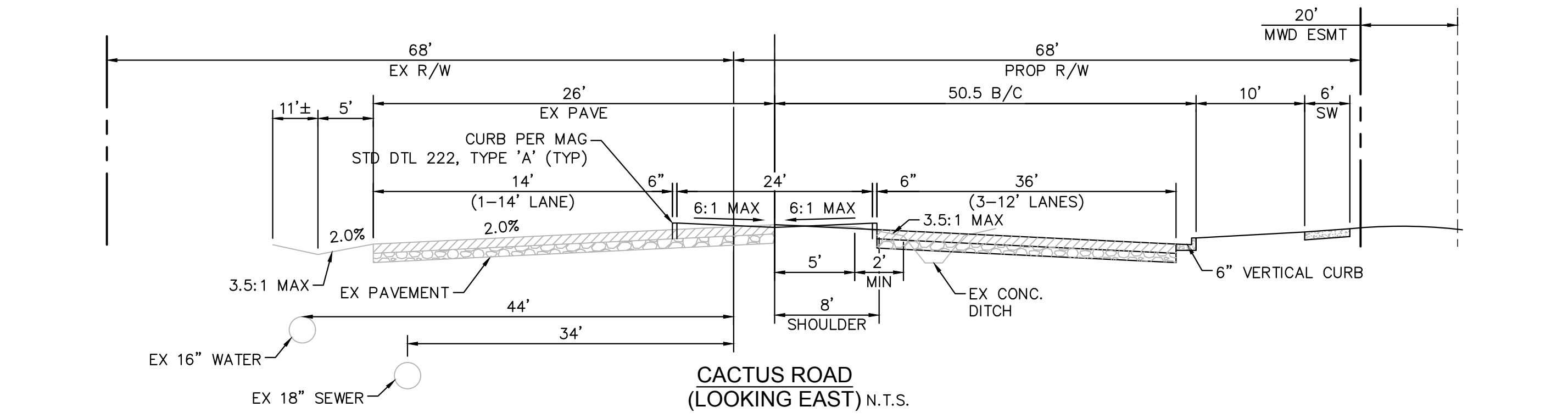
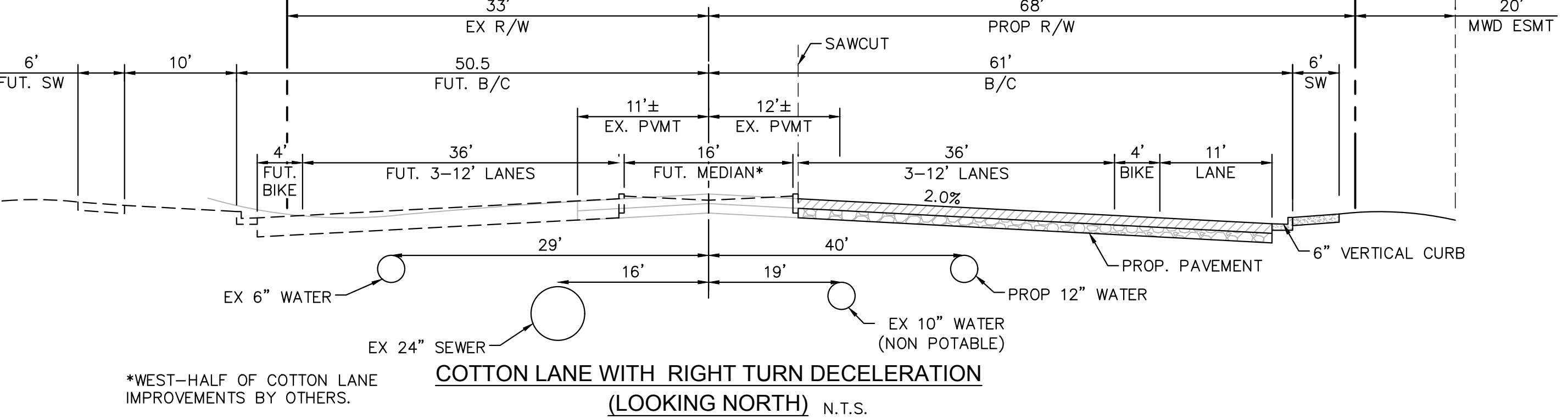
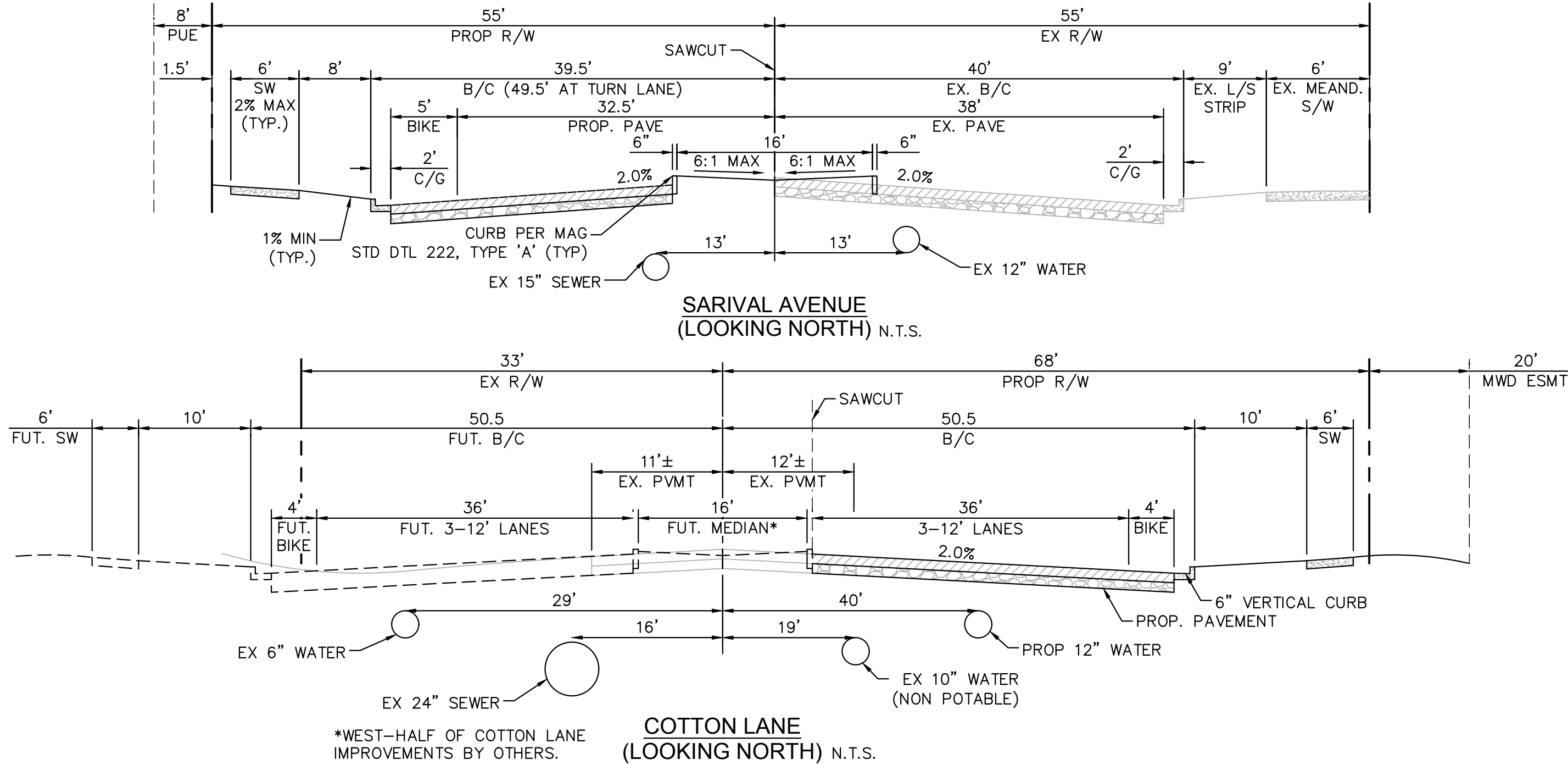
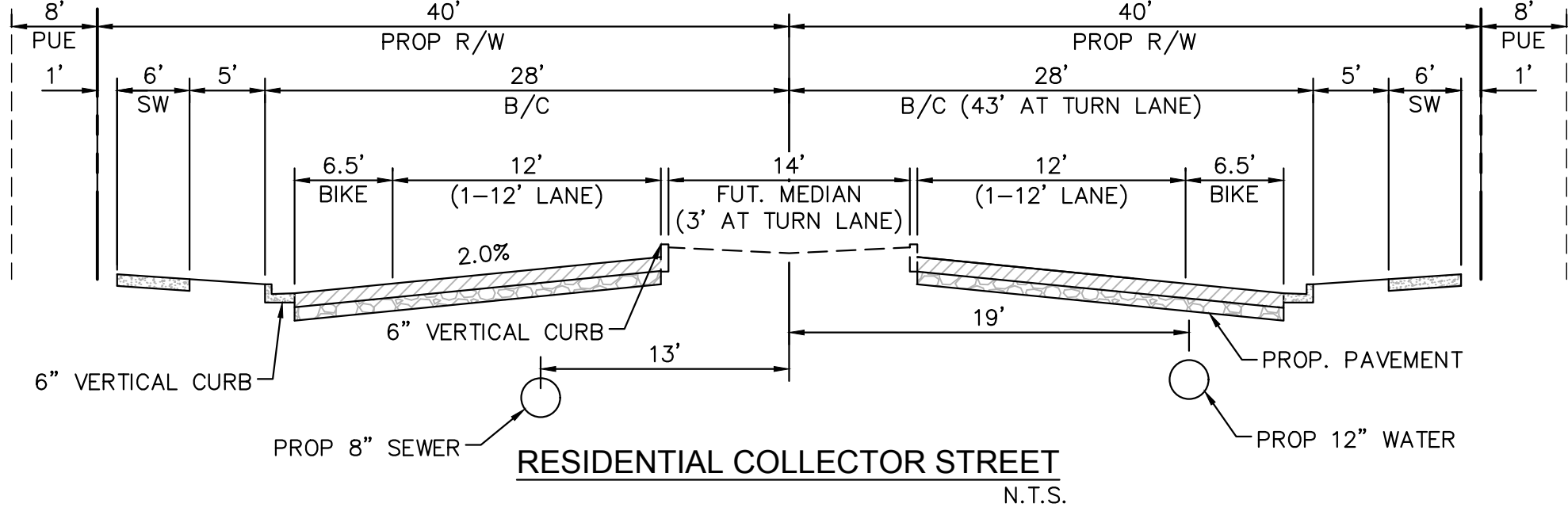
TYPICAL LDR LAYOUT

- (1) 5' MIN. REAR SETBACK FOR GARAGE OR UNENCLOSED PATIO. FIREPLACES, BAY WINDOWS, OR ENTERTAINMENT POP-OUTS MAY ENCR OACH 3 FEET INTO THE REAR SETBACK.
(2) 20' MIN. GARAGE SETBACK FROM PROPERTY LINE..



TYPICAL MDR LAYOUT

- (1) 5' MIN. REAR SETBACK FOR GARAGE OR UNENCLOSED PATIO. FIREPLACES, BAY WINDOWS, OR ENTERTAINMENT POP-OUTS MAY ENCR OACH 3 FEET INTO THE REAR SETBACK.
(2) 20' MIN. GARAGE SETBACK FROM PROPERTY LINE..



K:\EAV_Civil\191069042 - Sycamore Farms\CADD\Preliminary\Plan\069042-PPCV.dwg Apr 29, 2020 Jon.Gitt

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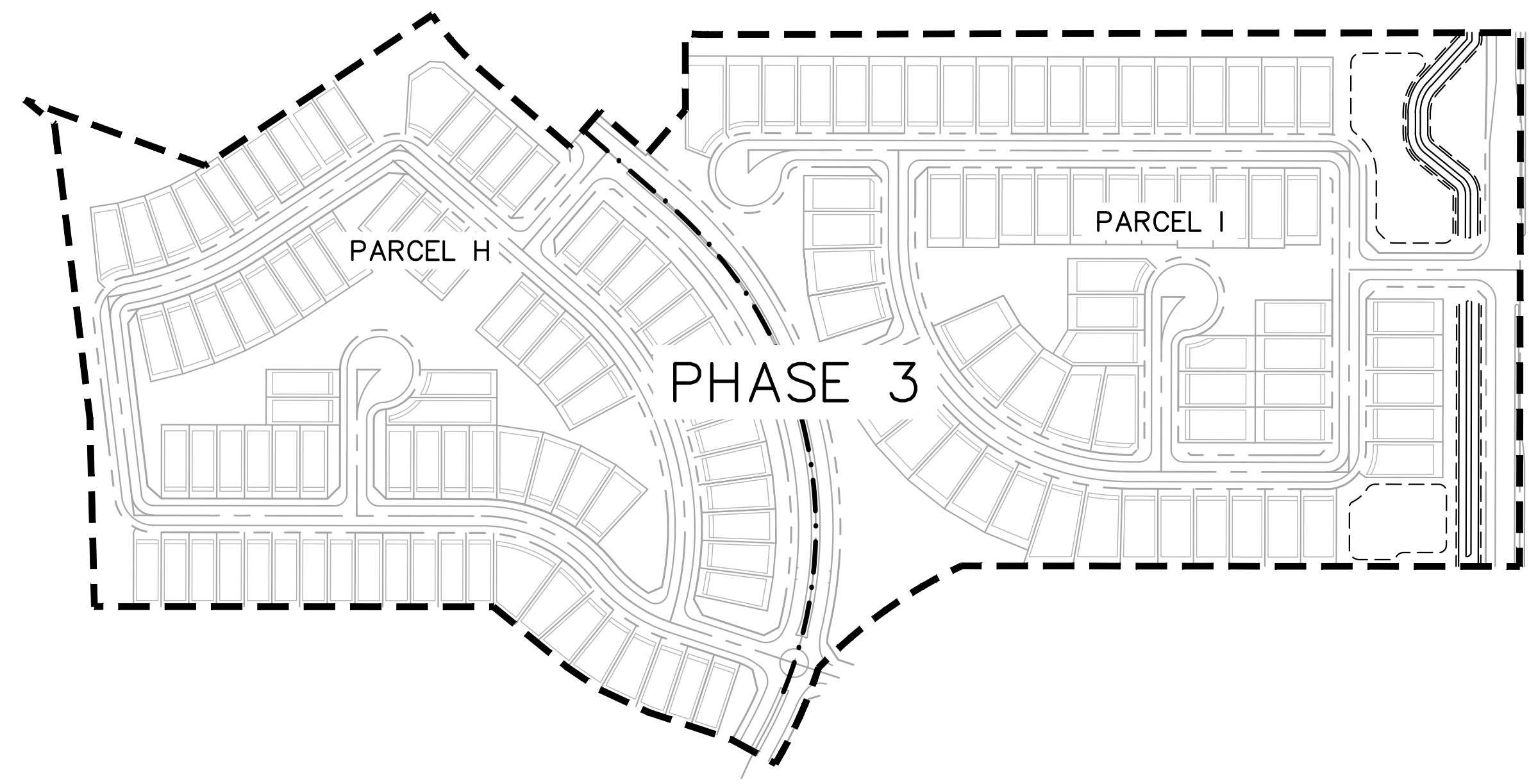
SYCAMORE FARMS
PRELIMINARY NOTES AND DETAILS
SURPRISE, ARIZONA



PROJECT NO.
191069042
DRAWING NAME
069042-PPCV
DATE: APR 2020

CASE#: FS19-787





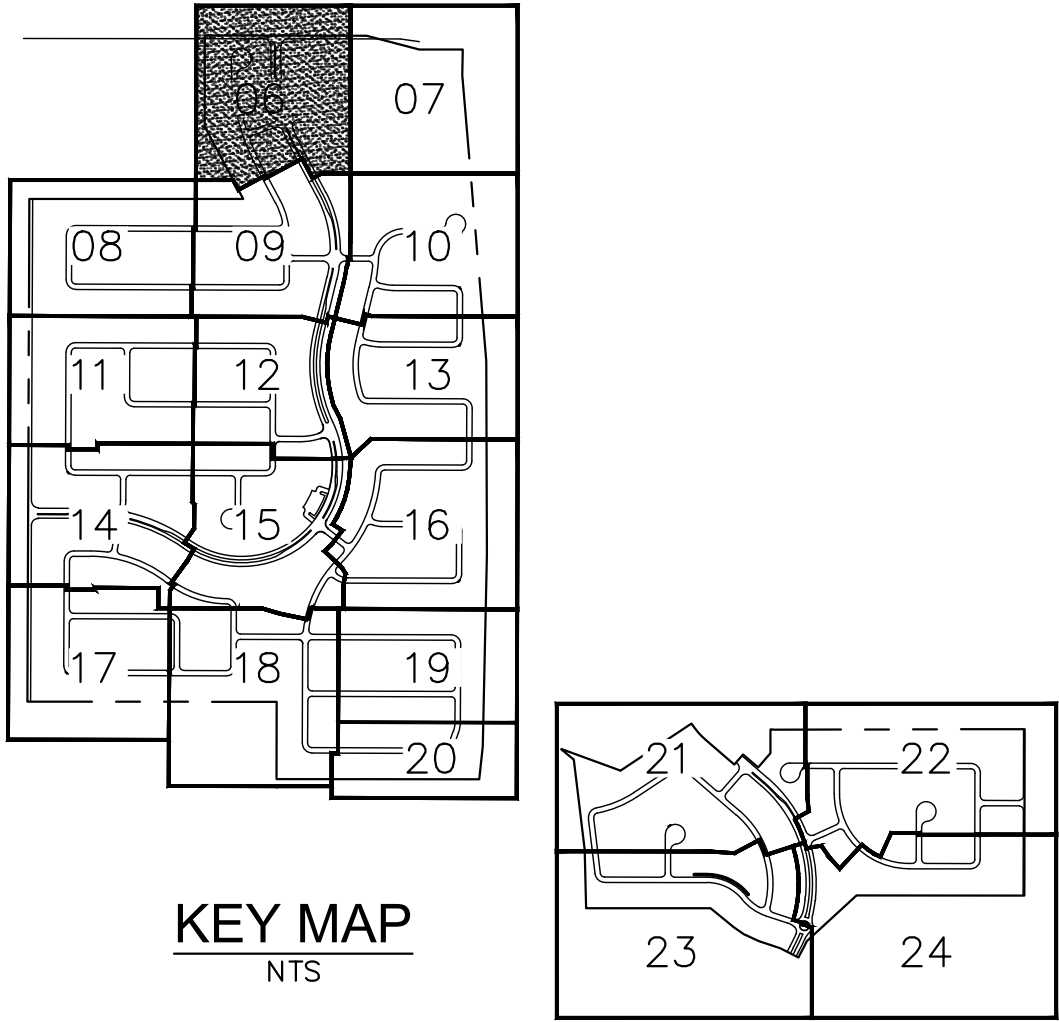
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Parcel #	Area (SF)	Area (AC)	Zoning
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2	7370.90	0.17	PAD
3	7738.13	0.18	PAD
4	8023.30	0.18	PAD
5	8535.76	0.20	PAD
6	9287.10	0.21	PAD
7	9850.71	0.23	PAD
8	9061.95	0.21	PAD
9	8375.93	0.19	PAD
10	7925.16	0.18	PAD
11	7699.46	0.18	PAD
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13	7227.18	0.17	PAD
14	7430.46	0.17	PAD
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17	7399.19	0.17	PAD
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19	7378.35	0.17	PAD
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32	13559.48	0.31	PAD
33	7250.00	0.17	PAD
34	7250.00	0.17	PAD
35	7250.00	0.17	PAD
36	7250.00	0.17	PAD
37	7592.06	0.17	PAD
38	7250.72	0.17	PAD
39	7250.00	0.17	PAD
40	7250.00	0.17	PAD
41	7250.00	0.17	PAD
42	7250.00	0.17	PAD
43	7250.00	0.17	PAD
44	7250.00	0.17	PAD
45	7250.00	0.17	PAD
46	7250.00	0.17	PAD
47	7250.00	0.17	PAD
48	7250.00	0.17	PAD
49	7250.00	0.17	PAD
50	7250.00	0.17	PAD
51	7250.00	0.17	PAD
52	7875.00	0.18	PAD
53	7875.00	0.18	PAD
54	7875.00	0.18	PAD
55	7250.00	0.17	PAD
56	7250.00	0.17	PAD
57	7250.00	0.17	PAD
58	7250.00	0.17	PAD
59	7250.00	0.17	PAD
60	7250.00	0.17	PAD
61	7250.00	0.17	PAD
62	7250.00	0.17	PAD
63	7250.00	0.17	PAD
64	7250.00	0.17	PAD
65	7250.00	0.17	PAD
66	7250.00	0.17	PAD
67	7250.00	0.17	PAD
68	7250.00	0.17	PAD
69	7250.00	0.17	PAD
70	7250.00	0.17	PAD
71	7200.00	0.17	PAD
72	7200.00	0.17	PAD
73	7250.00	0.17	PAD

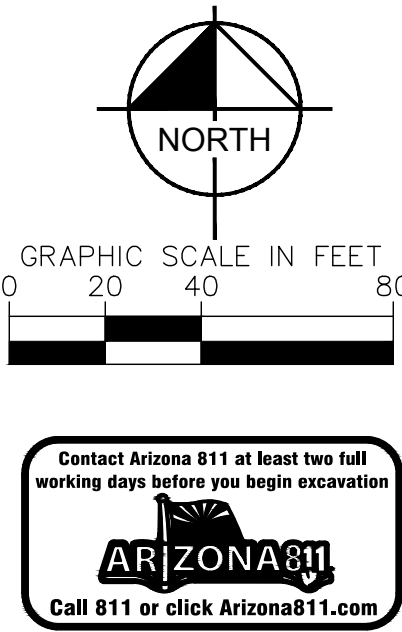
PARCEL "A" AREA TABLE			
Parcel #	Area (SF)	Area (AC)	Zoning
74	7250.00	0.17	PAD
75	7250.00	0.17	PAD
76	7250.00	0.17	PAD
77	7250.00	0.17	PAD
78	7250.00	0.17	PAD
79	7250.00	0.17	PAD
80	7250.00	0.17	PAD
81	7250.00	0.17	PAD
82	7250.00	0.17	PAD
83	7250.00	0.17	PAD
84	7250.00	0.17	PAD
85	7250.00	0.17	PAD
86	7250.00	0.17	PAD
87	7250.00	0.17	PAD
88	7250.00	0.17	PAD
89	7744.73	0.18	PAD
90	7762.55	0.18	PAD
91	7762.55	0.18	PAD
92	7762.55	0.18	PAD
93	7762.55	0.18	PAD
94	7575.50	0.17	PAD
95	7250.00	0.17	PAD
96	7250.00	0.17	PAD
97	7274.63	0.17	PAD
98	7954.63	0.18	PAD
99	8367.77	0.19	PAD
100	8367.77	0.19	PAD
101	8365.35	0.19	PAD
102	7287.13	0.17	PAD

PARCEL "B" AREA TABLE			
Parcel #	Area (SF)	Area (AC)	Zoning
103	10196.91	0.23	PAD
104	7875.00	0.18	PAD
105	7875.00	0.18	PAD
106	7875.00	0.18	PAD
107	7875.00	0.18	PAD
108	7875.00	0.18	PAD
109	7875.00	0.18	PAD
110	7875.00	0.18	PAD
111	7875.00	0.18	PAD
112	7875.00	0.18	PAD
113	7875.00	0.18	PAD
114	7875.00	0.18	PAD
115	7875.00	0.18	PAD
116	7875.00	0.18	PAD
117	7875.00	0.18	PAD
118	7946.71	0.18	PAD
119	7895.82	0.18	PAD
120	7875.00	0.18	PAD
121	7875.00	0.18	PAD
122	7875.00	0.18	PAD
123	7875.00	0.18	PAD
124	7875.00	0.18	PAD
125	7875.00	0.18	PAD
126	7875.00	0.18	PAD
127	7875.00	0.18	PAD
128	7895.71	0.18	PAD
129	8100.21	0.19	PAD
130	7875.00	0.18	PAD
131	7875.00	0.18	PAD
132	7875.00	0.18	PAD
133	7875.00	0.18	PAD
134	7875.00	0.18	PAD
135	7875.00	0.18	PAD
136	7875.00	0.18	PAD
137	7875.00	0.18	PAD
138	8524.00	0.20	PAD
139	9085.00	0.21	PAD
140	9134.18	0.21	PAD
141	9586.76	0.22	PAD

PARCEL "B" AREA TABLE			
Parcel #	Area (SF)	Area (AC)	Zoning
142	8127.76	0.19	PAD
143	7825.00	0.18	PAD
144	7875.00	0.18	PAD
145	7875.00	0.18	PAD
146	8108.84	0.19	PAD
147	8019.22	0.18	PAD
148	7875.00	0.18	PAD
149	7875.00	0.18	PAD
150	7875.00	0.18	PAD
151	7875.00	0.18	PAD
152	7875.00	0.18	PAD
153	7838.87	0.18	PAD
154	7875.00	0.18	PAD
155	7875.00	0.18	PAD
156	7875.00	0.18	PAD
157	7875.00	0.18	PAD
158	7875.00	0.18	PAD
159	7875.00	0.18	PAD
160	7875.00	0.18	PAD
161	7875.00	0.18	PAD
162	7875.00	0.18	PAD
163	7825.00	0.18	PAD
164	7825.00	0.18	PAD
165	7875.00	0.18	PAD
166	7875.00	0.18	PAD
167	7875.00	0.18	PAD
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169	7875.00	0.18	PAD
170	7875.00	0.18	PAD
171	7875.00	0.18	PAD
172	7875.00	0.18	PAD
173	7875.00	0.18	PAD
174	7875.73	0.18	PAD
175	7875.00	0.18	PAD
176	7875.00	0.18	PAD
177	7875.00	0.18	PAD
178	7875.00	0.18	PAD
179	7875.00	0.18	PAD
180	7875.00	0.18	PAD
181	7875.00	0.18	PAD
182	7875.00	0.18	PAD
183	7875.00	0.18	PAD
184	7825.00	0.18	PAD
185	7875.00	0.18	PAD
186	7875.00	0.18	PAD
187	7875.00	0.18	PAD
188	7875.00	0.18	PAD
189	7875.00	0.18	PAD
190	7875.00	0.18	PAD
191	7875.00	0.18	PAD
192	7875.00	0.18	PAD
193	7875.00	0.18	PAD
194	7875.00	0.18	PAD
195	7825.00	0.18	PAD
196	7825.00	0.18	PAD
197	7875.00	0.18	PAD
198	7875.00	0.18	PAD
199	7875.00	0.18	PAD
200	7875.00	0.18	PAD
201	7875.00	0.18	PAD
202	7875.00	0.18	PAD
203	7875.00	0.18	PAD
204	7875.00	0.18	PAD
205	7825.00	0.18	PAD
206	7875.00	0.18	PAD
207	7875.00	0.18	PAD
208	7897.98	0.18	PAD



1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.



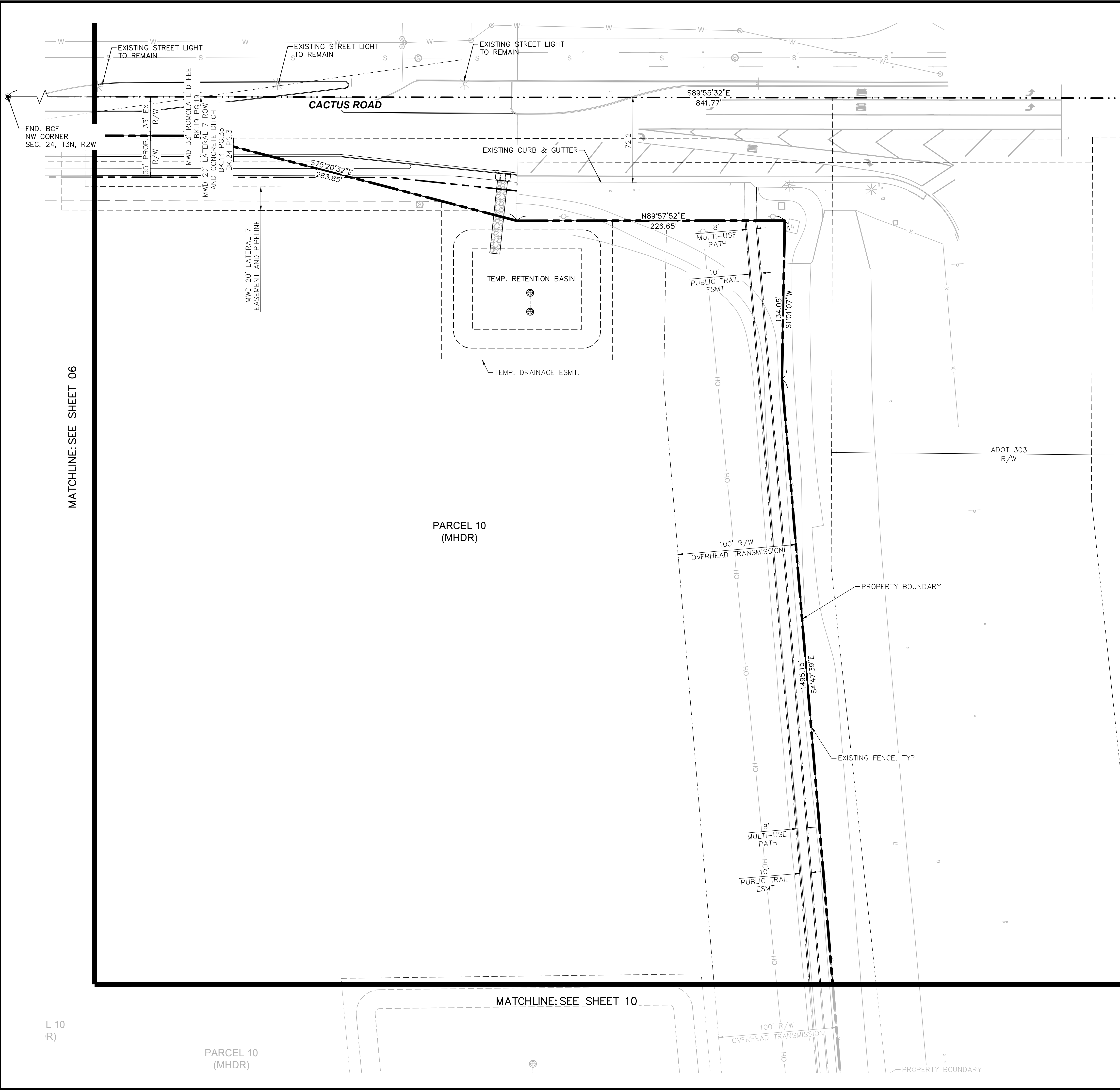
**SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA**

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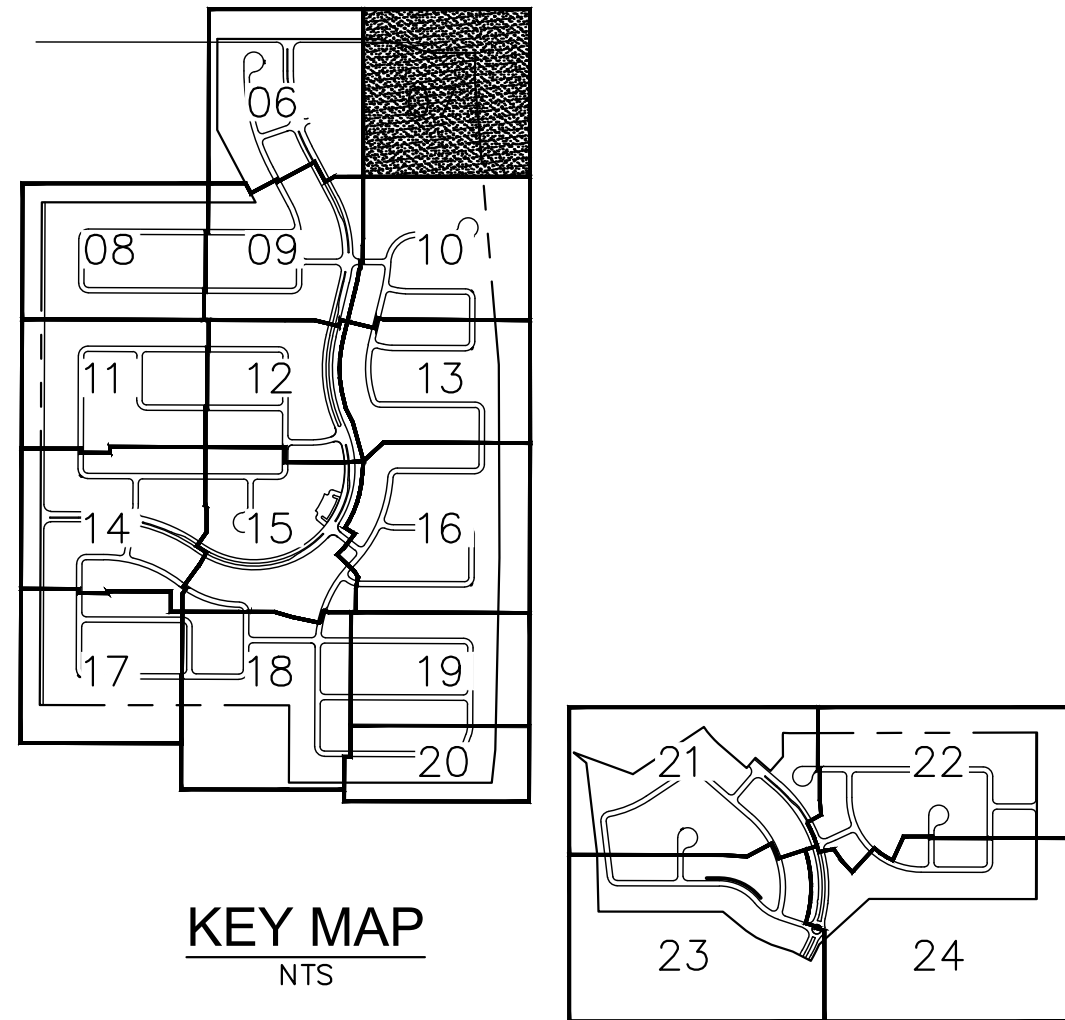
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CASE#: FS19-787

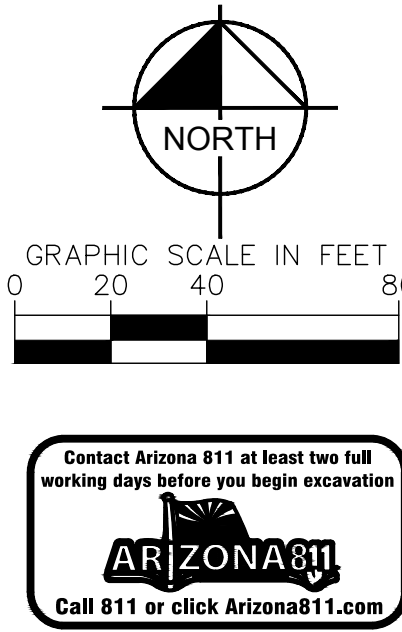
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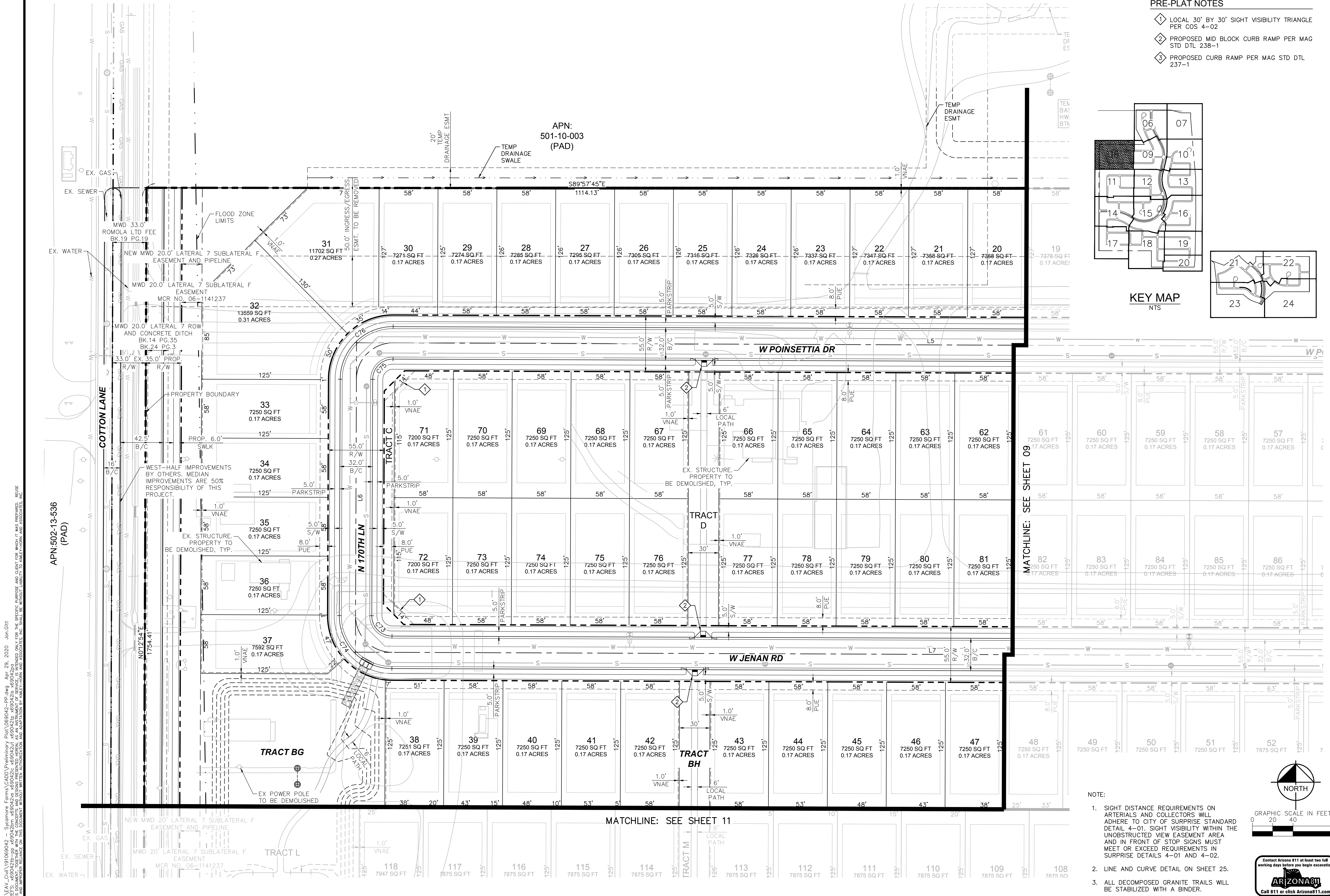
- PRE-PLAT NOTES**
- 1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - 2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
 - 3. PROPOSED CURB RAMP PER MAG STD DTL 237-1



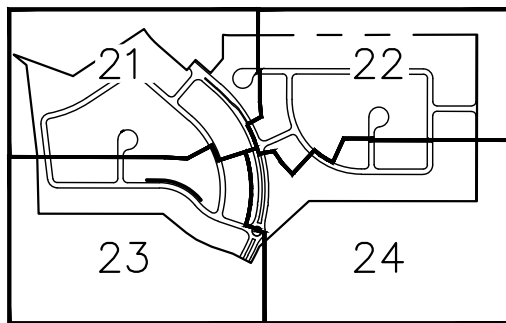
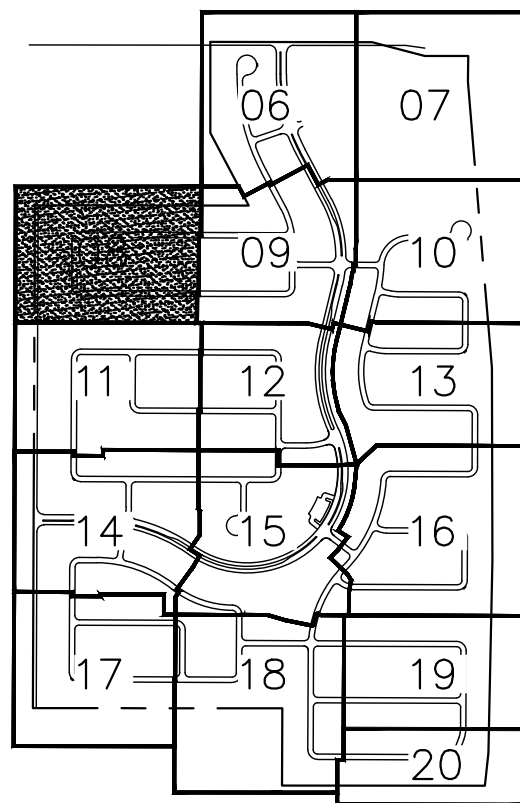
- NOTE:**
- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
 - LINE AND CURVE DETAIL ON SHEET 25.
 - ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.



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		NO.				
SYCAMORE FARMS PRELIMINARY PLAT SURPRISE, ARIZONA						
SCALE (H): 1"=40' SCALE (V): NONE DESIGNED BY: EEH DRAWN BY: SER CHECKED BY: JMB DATE: APR 2020						
PROJECT NO. 191069042		DRAWING NAME 069042-PP				
07 OF 25		CASE#: FS19-787				



- PRE-PLAT NOTES
- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
 - 3 PROPOSED CURB RAMP PER MAG STD DTL 237-1

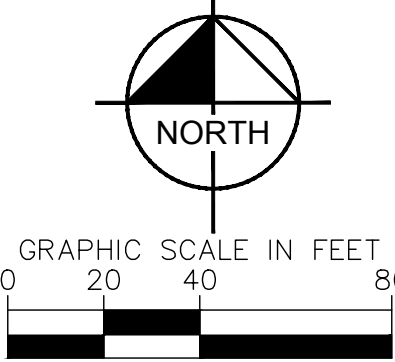


KEY MAP
NTS

MATCHLINE: SEE SHEET 09

MATCHLINE: SEE SHEET 11

- NOTE:
- 1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
 - 2. LINE AND CURVE DETAIL ON SHEET 25.
 - 3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.



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SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

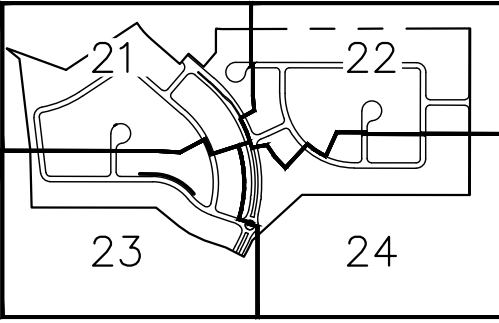
SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA



PROJECT NO.
191069042
DRAWING NAME
069042-PP
08 OF 25

CASE#: FS19-787

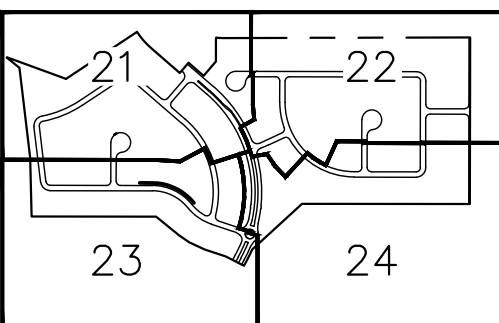
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NTS

MATCHLINE: SEE SHEET 13

- ① LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE
PER COS 4-02
- ② PROPOSED MID BLOCK CURB RAMP PER MAG
STD DTL 238-1
- ③ PROPOSED CURB RAMP PER MAG STD DTL
237-1
- ④ SIGHT DISTANCE FOR ARTERIAL &
COLLECTOR STREETS PER COS 4-01



KEY MAP

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Mesa, Arizona 85210 (480) 207-2666

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SCALE (V): NONE
DESIGNED BY: EEH
DRAWN BY: SER
CHECKED BY: JMB
DATE: APR 2020

SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA



PROJECT NO.
191069042

DRAWING NAME
069042-PP

10 OF 25

CASE#: FS19-787

NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.

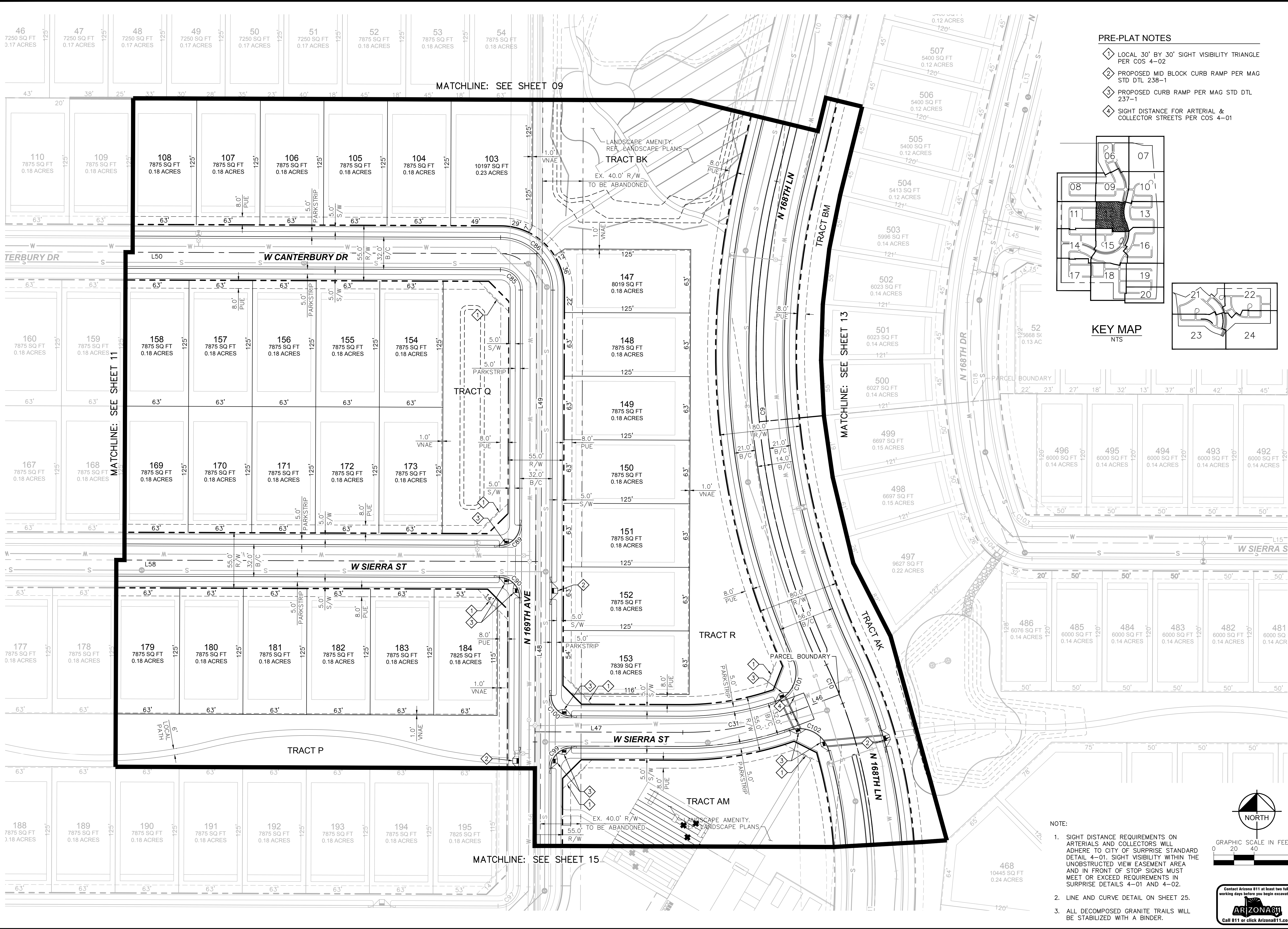


GRAPHIC SCALE IN FEET

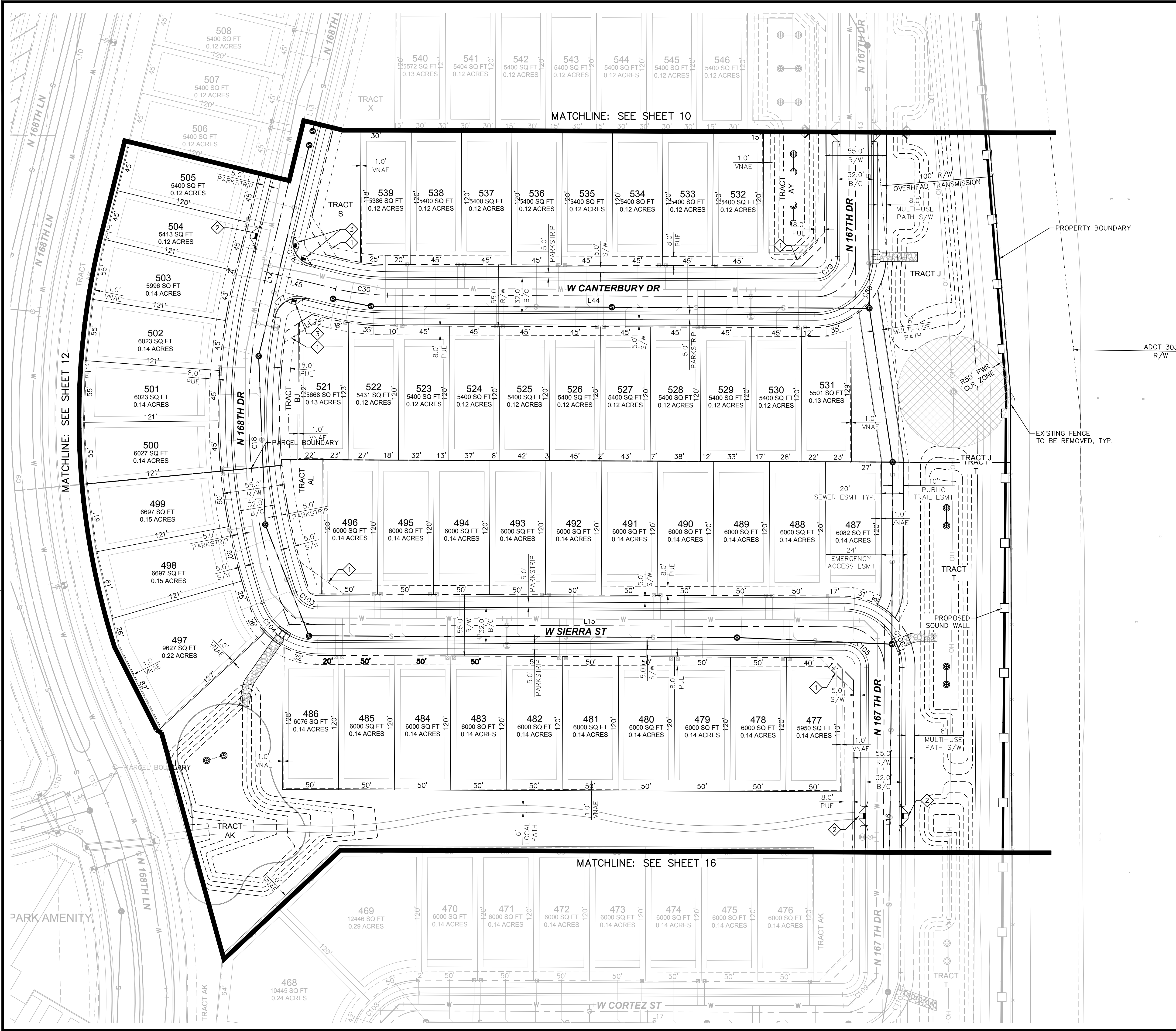
A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into alternating black and white segments, with each segment representing 10 feet.



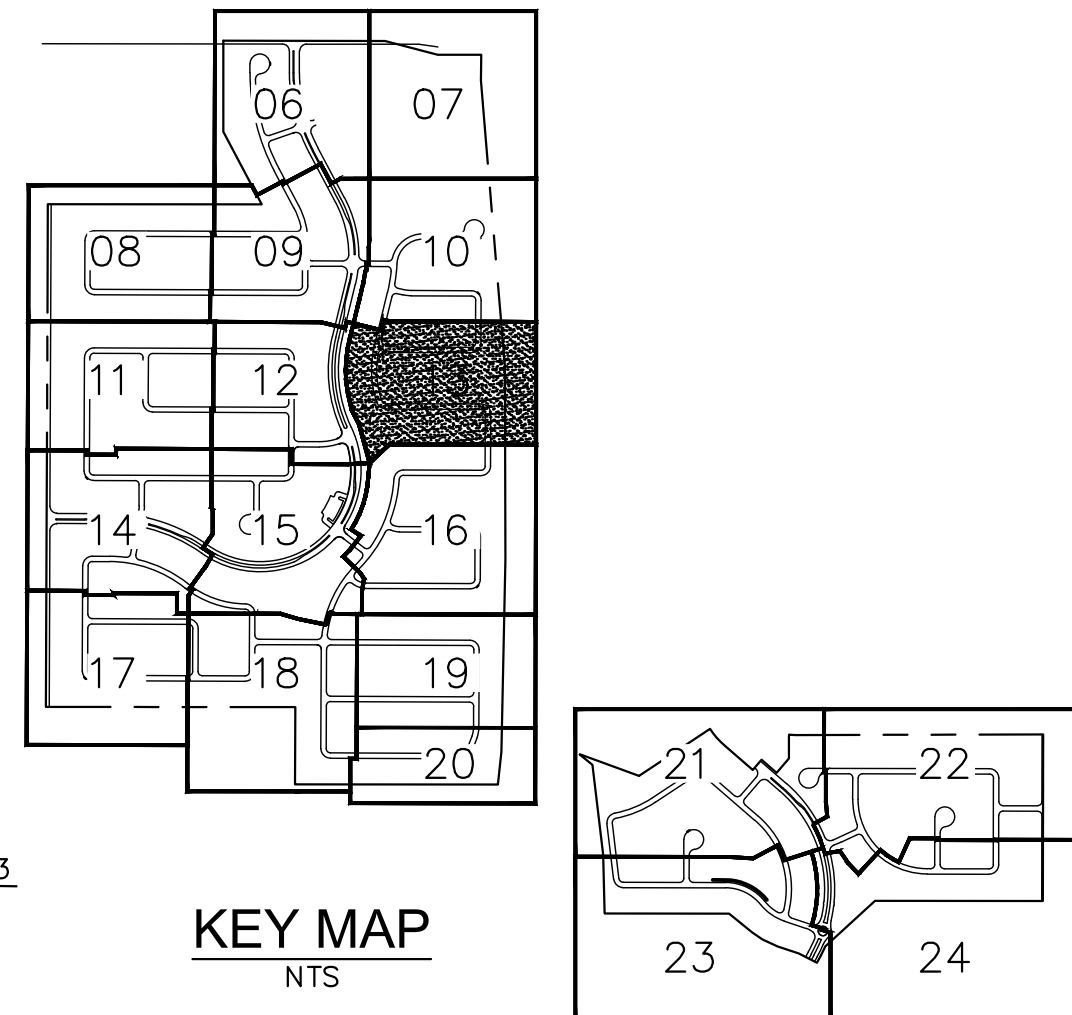
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- PRE-PLAT NOTES
- 1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - 2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
 - 3. PROPOSED CURB RAMP PER MAG STD DTL 237-1



NOTE:

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
- LINE AND CURVE DETAIL ON SHEET 25.
- ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.

GRAPHIC SCALE IN FEET
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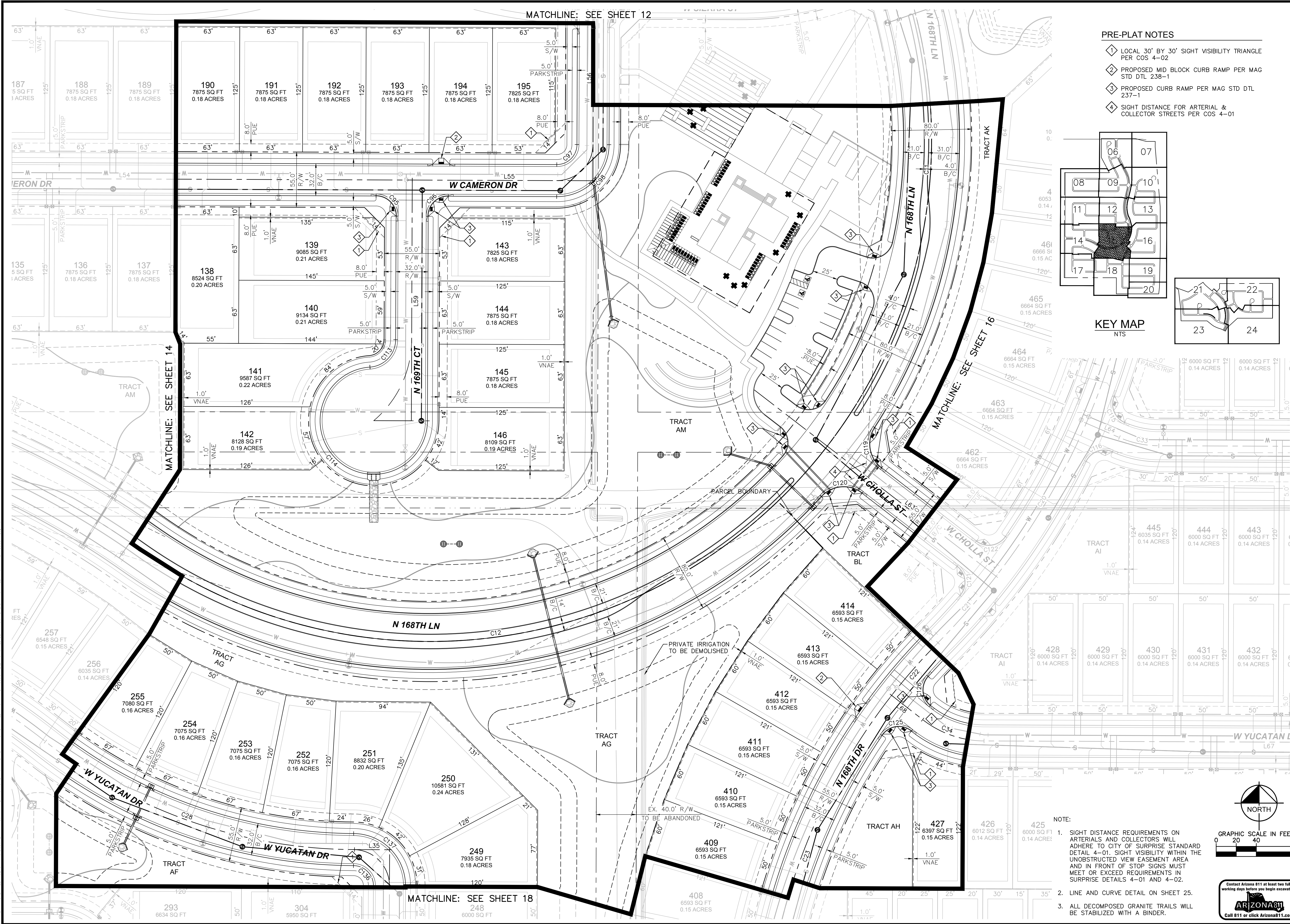
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SCALE (H): 1"=40'	SCALE (V): NONE	DESIGNED BY: EEH	DATE: APR 2020
		DRAWN BY: SER	
		CHECKED BY: JMB	
		BY DATE	APPR.
		REVISION	
		NO.	

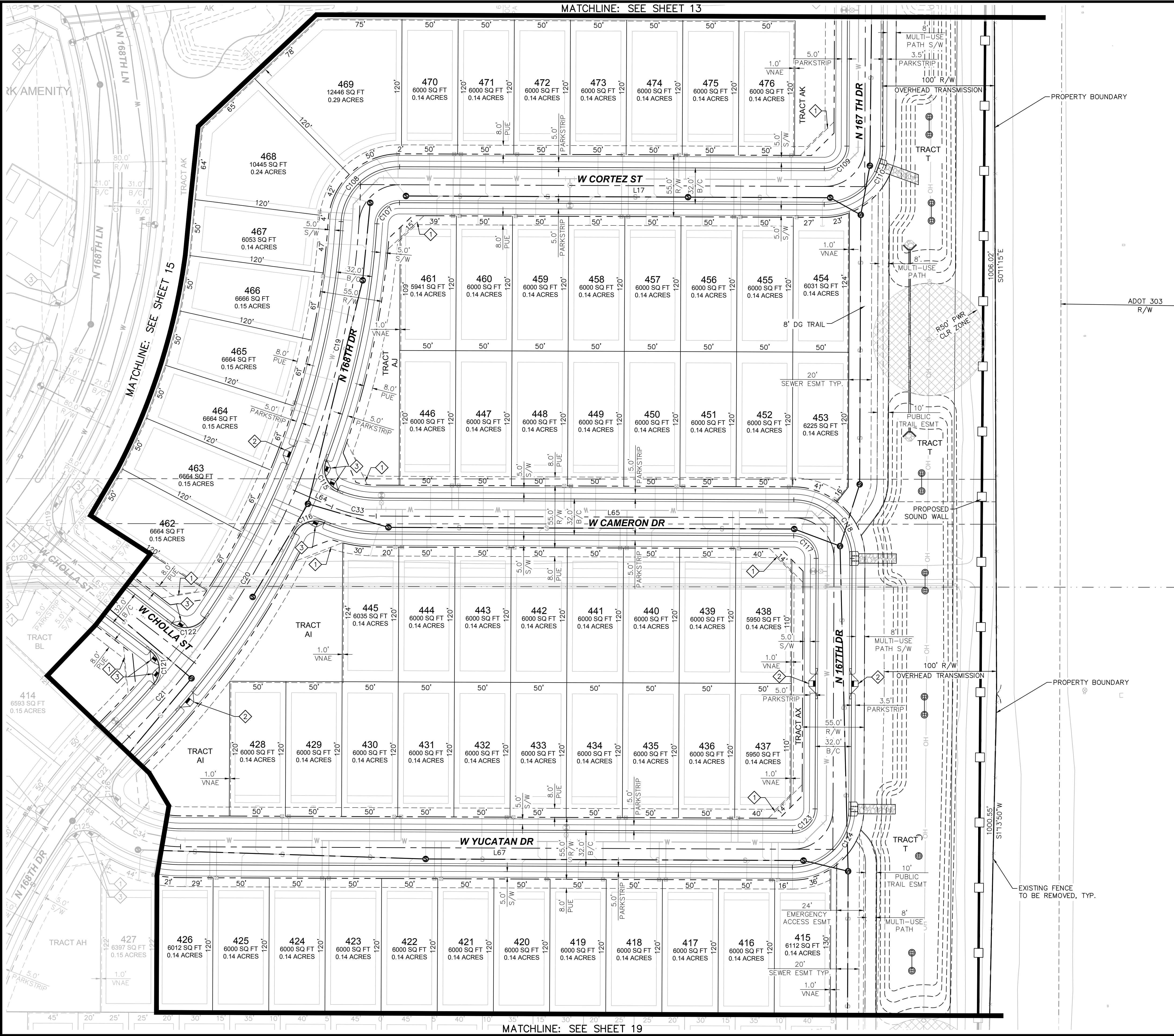
CASE#: FS19-787

13 OF 25

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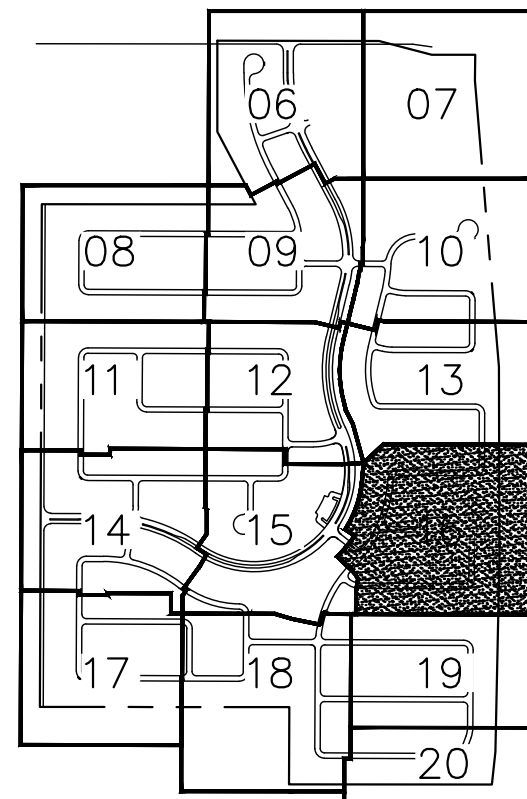


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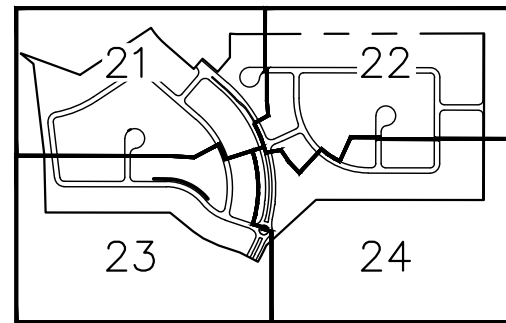


PRE-PLAT NOTES

1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01

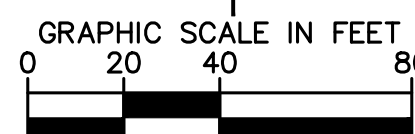


KEY MAP
NTS



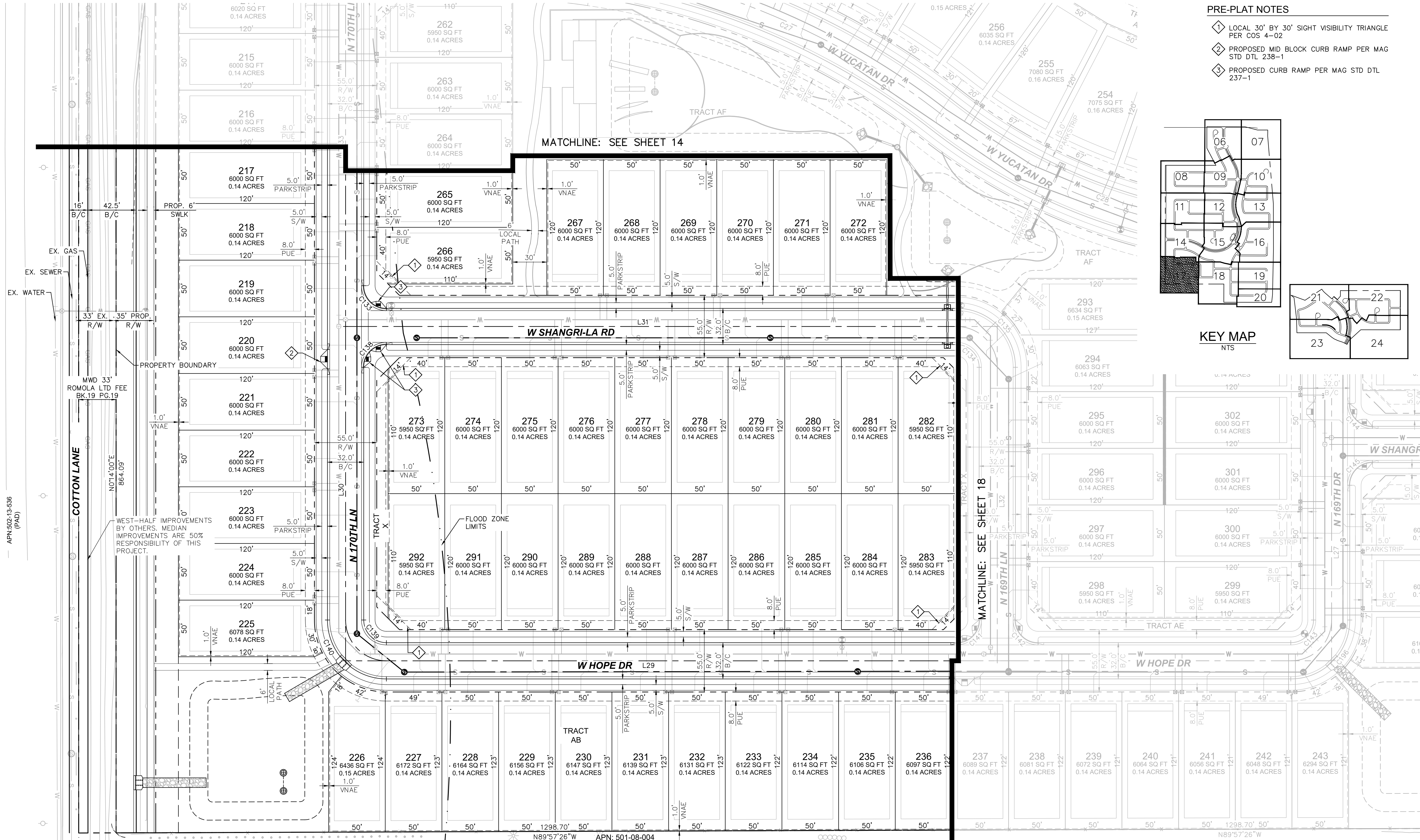
NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.

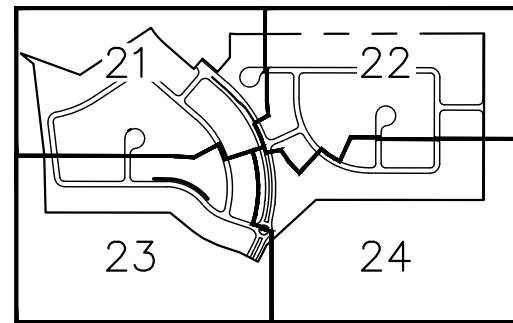
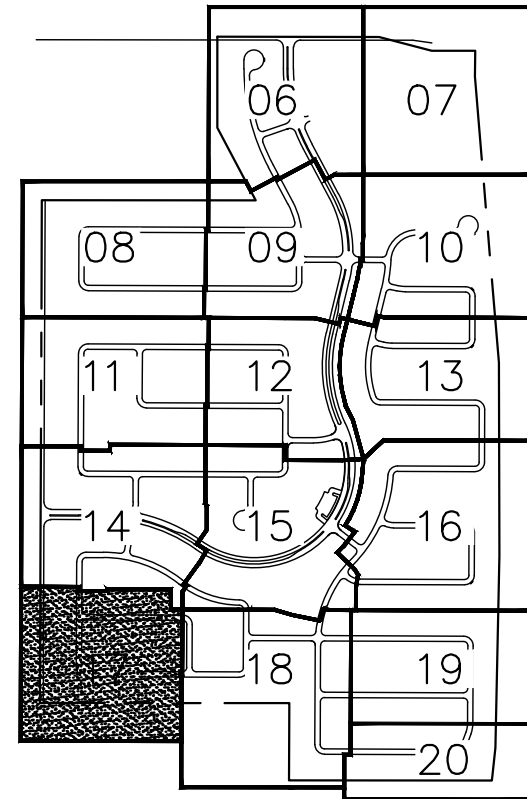


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CHECKED BY: JMB	DATE: APR 2020	REVISION	
PROJECT NO. 191069042		DRAWING NAME 069042-PP2	
CASE#: FS19-787		16 OF 25	

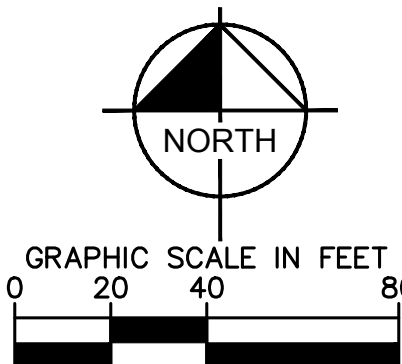
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- PRE-PLAT NOTES
1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
 3. PROPOSED CURB RAMP PER MAG STD DTL 237-1



- NOTE:
1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
 2. LINE AND CURVE DETAIL ON SHEET 25.
 3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.



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SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

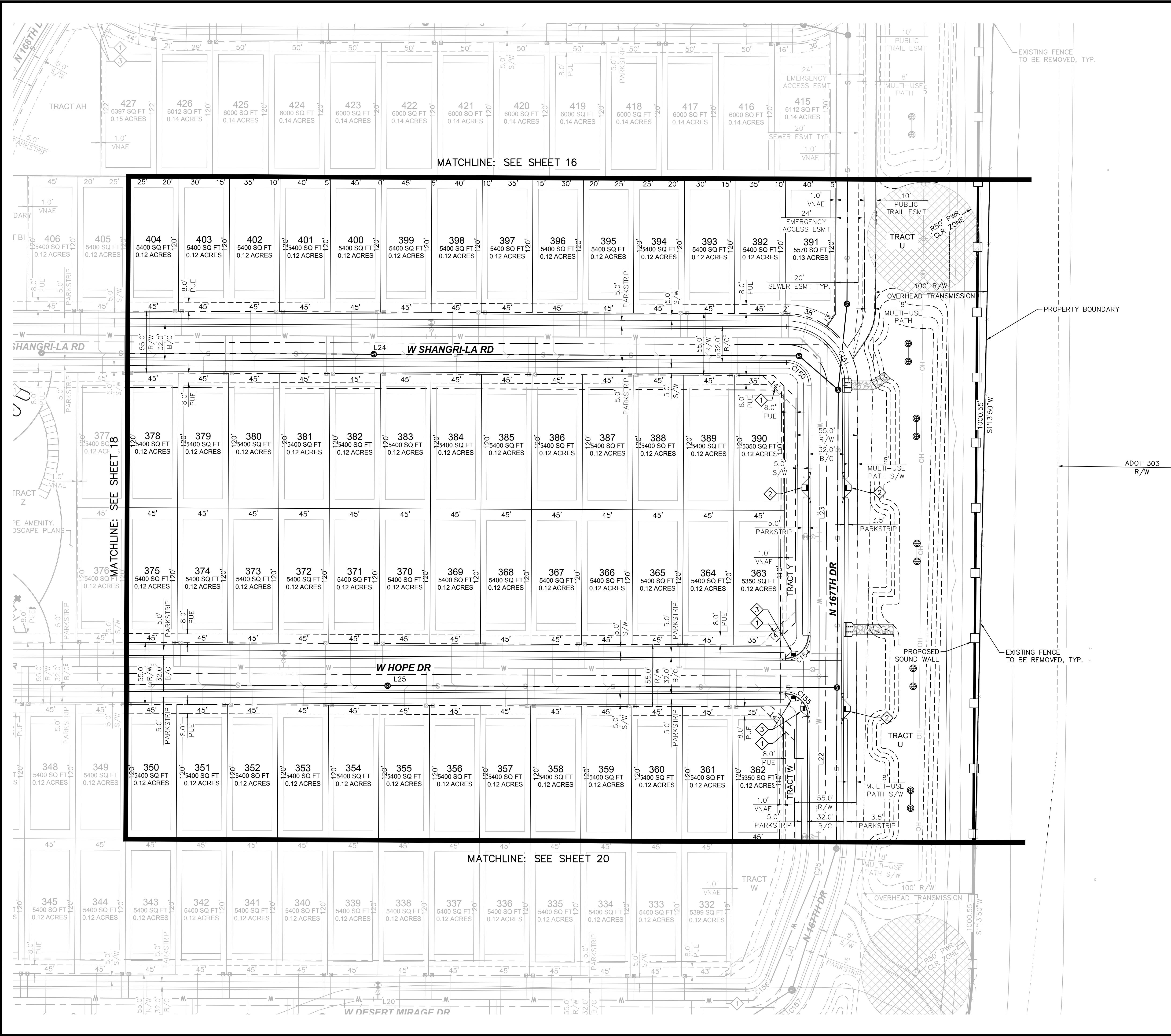


PROJECT NO.
191069042
DRAWING NAME
069042-PP2

17 OF 25

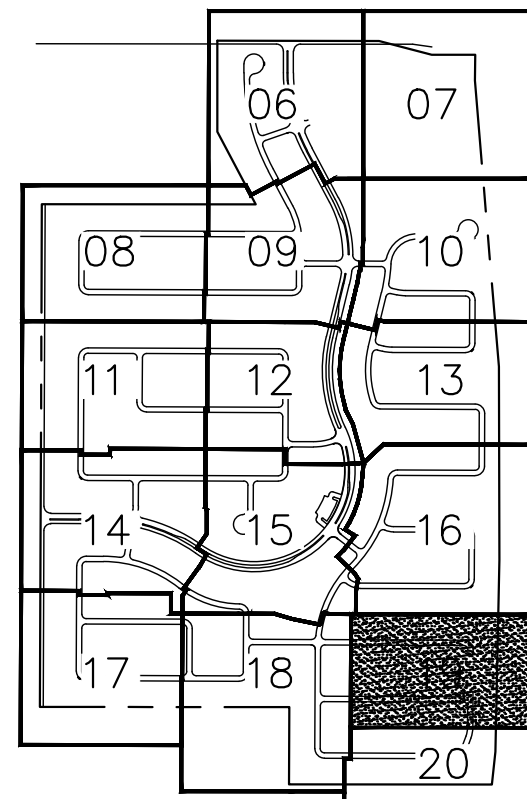
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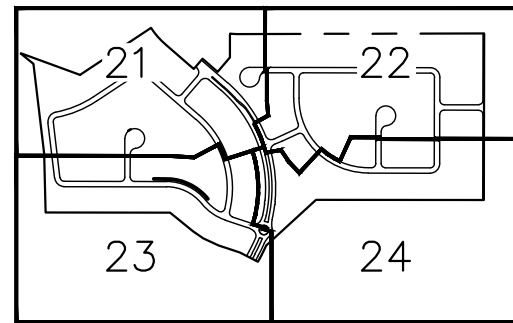


PRE-PLAT NOTES

- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
- 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
- 3 PROPOSED CURB RAMP PER MAG STD DTL 237-1

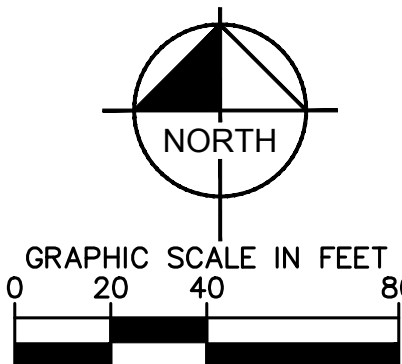


KEY MAP
NTS



NOTE:

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
2. LINE AND CURVE DETAIL ON SHEET 25.
3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.



SYCAMORE FARMS			SCALE (H): 1"=40'	DESIGNED BY: EEH	DATE: APR 2020
PRELIMINARY PLAT			SCALE (V): NONE	DRAWN BY: SER	CHECKED BY: JMB
SURPRISE, ARIZONA			PROJECT NO. 191069042		
			DRAWING NAME 069042-PP2		
			19 OF 25		

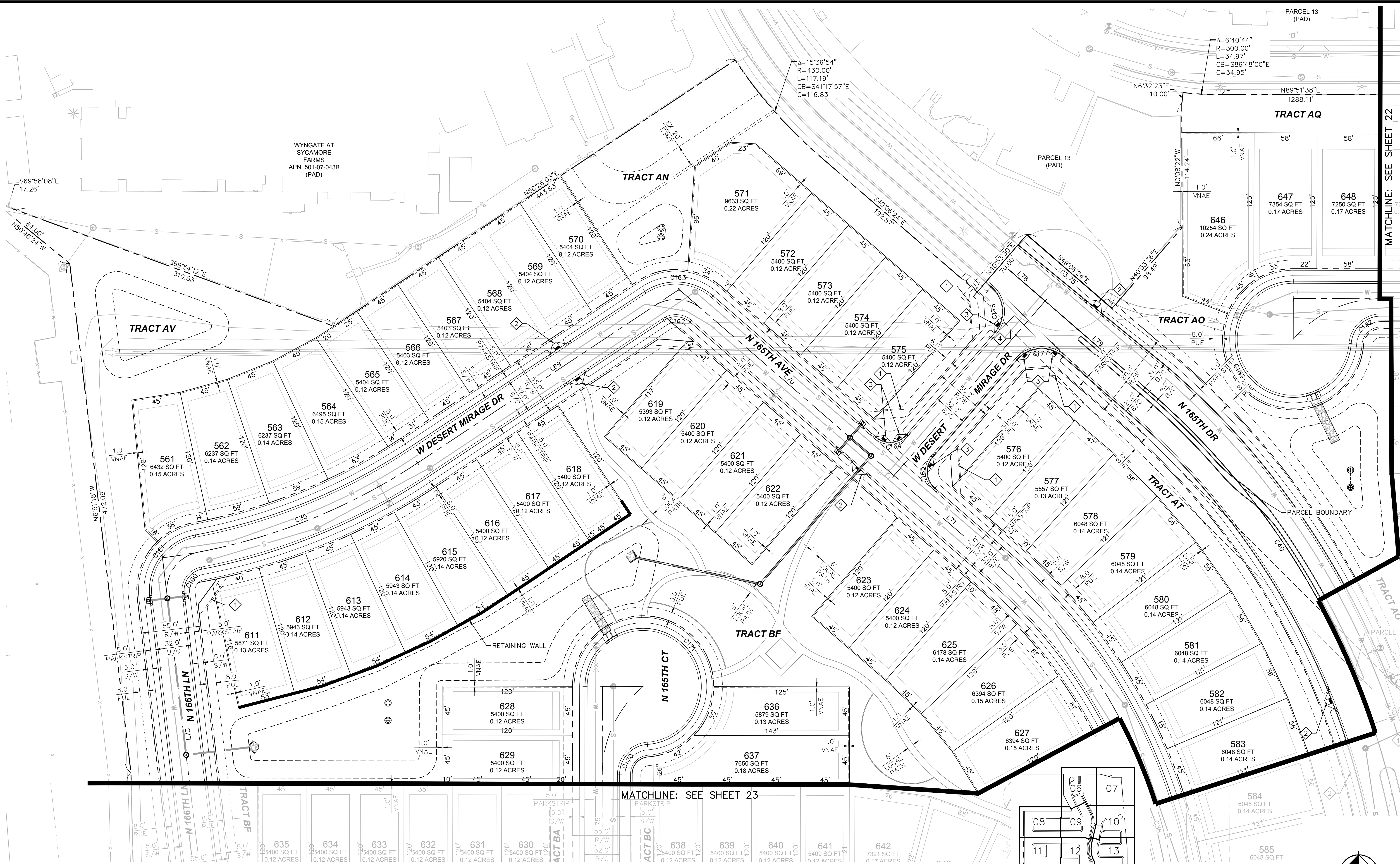
CASE#: FS19-787



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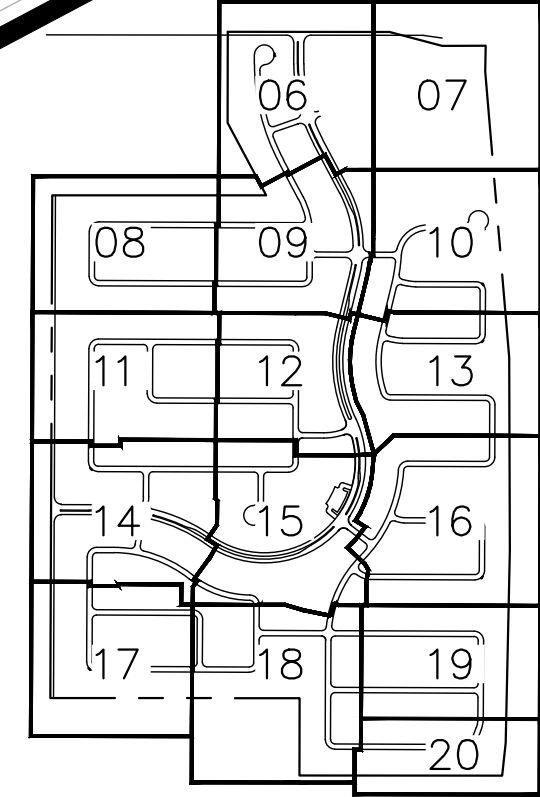
MATCHLINE: SEE SHEET 23

PRE-PLAT NOTES

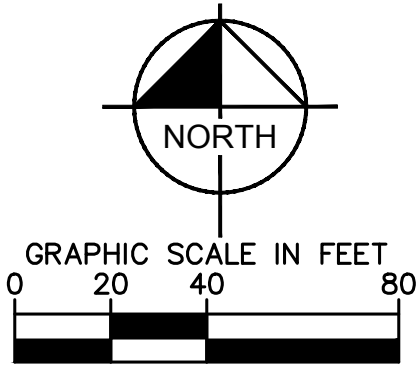
- 1. LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
- 2. PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 238-1
- 3. PROPOSED CURB RAMP PER MAG STD DTL 237-1
- 4. SIGHT DISTANCE FOR ARTERIAL & COLLECTOR STREETS PER COS 4-01

NOTE:

- 1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD 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.
- 2. LINE AND CURVE DETAIL ON SHEET 25.
- 3. ALL DECOMPOSED GRANITE TRAILS WILL BE STABILIZED WITH A BINDER.



KEY MAP
NTS



PROJECT NO.
191069042
DRAWING NAME
069042-PP3
21 OF 25

MATCHLINE: SEE SHEET 22

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SYCAMORE FARMS
PRELIMINARY PLAT
SURPRISE, ARIZONA

CASE#: FS19-787

PLAT 001

W DESERT MIRAGE DR

W CHRISTY DR

N 164TH DR

N 163RD DR

W MERCER LN

TRACT AQ

TRACT AO

TRACT AP

TRACT AR

TRACT AS

TRACT AT

TRACT AU

TRACT AV

TRACT AW

TRACT AX

TRACT AY

TRACT AZ

TRACT BA

TRACT BB

TRACT BC

TRACT BD

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TRACT CM

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TRACT EJ

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CASE#: FS19-787

CASE#: FS19-787

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LINE TABLE		
LINE	LENGTH	BEARING
L1	47.00	S0°04'28.37"W
L2	217.45	S27°57'02.29"E
L3	105.62	S0°12'54.21"W
L4	152.82	S0°12'54.21"W
L5	1131.28	S89°47'05.79"E
L6	305.00	S0°12'54.21"W
L7	1132.00	S89°47'05.79"E
L8	200.00	S0°04'28.37"W
L9	291.53	S27°57'02.29"E
L10	290.05	S13°39'02.34"W
L11	360.70	N89°47'05.79"W
L12	265.62	N89°46'00.23"W
L13	282.24	S13°39'02.34"W
L14	7.82	S13°39'02.34"W
L15	532.19	S89°46'00.23"E
L16	345.00	S0°13°59.77"W
L17	448.90	N89°46'00.23"W
L18	267.39	S0°13°59.77"W
L19	295.00	S0°13°59.77"W
L20	750.00	S89°46'00.23"E
L21	105.12	N20°13°59.77"E
L22	144.91	N0°13°59.77"E
L23	295.00	N0°13°59.77"E
L24	794.36	N89°46'00.23"W
L25	795.00	N89°46'00.23"W
L26	374.56	N89°46'00.23"W
L27	190.91	S0°13°59.77"W
L28	295.00	N89°46'00.23"W
L29	575.00	N89°46'00.23"W
L30	295.00	N0°13°59.77"E
L31	575.00	S89°46'00.23"E
L32	295.00	S0°13°59.77"W
L33	325.00	N0°13°59.77"E
L34	125.44	S89°46'00.23"E
L35	35.00	S89°46'00.23"E
L36	184.09	S0°13°59.77"W
L37	60.46	S7°10'44.34"W
L38	217.50	S7°10'44.34"W
L39	212.84	N89°47'05.79"W
L40	251.15	N89°47'05.79"W
L41	66.76	S77°40'29.56"E
L42	349.13	S89°46'00.23"E
L43	295.00	S0°13°59.77"W
L44	417.99	N89°46'00.23"W
L45	63.36	N76°20'57.66"W
L46	51.56	N69°22'02.94"E
L47	146.38	S89°47'05.79"E
L48	178.68	S0°12'54.21"W
L49	305.00	S0°12'54.21"W
L50	759.97	N89°47'05.79"W
L51	305.00	N89°47'05.79"W
L52	662.35	S0°12'54.21"W
L53	286.97	S89°47'05.79"E
L54	598.00	S89°47'05.79"E
L55	180.00	S89°47'05.79"E
L56	178.68	N0°12'54.21"E
L57	305.00	S0°12'54.21"W
L58	759.97	N89°47'05.79"W
L59	240.00	S0°12'54.21"W
L60	144.48	S0°12'54.21"W
L61	46.82	S10°36'05.11"W
L62	210.00	S10°36'05.11"W
L63	212.50	S52°22'33.44"E
L64	36.04	S66°39'12.86"E
L65	407.73	S89°46'00.23"E
L66	295.00	S0°13°59.77"W
L67	580.72	N89°46'00.23"W

LINE TABLE		
LINE	LENGTH	BEARING
L68	39.26	N51°58'48.06"W
L69	288.76	N56°26'26.38"E
L70	261.67	S49°06'43.73"E
L71	127.14	S49°06'43.73"E
L72	207.52	S71°45'40.58"E
L73	357.64	S6°50'35.01"E
L74	361.85	S89°52'59.81"E
L75	237.50	N0°07'00.19"E
L76	202.81	S89°52'59.81"E
L77	212.50	N40°53'16.27"E
L78	52.50	S49°06'43.73"E
L79	127.14	S49°06'43.73"E
L80	43.19	N71°24'20.61"E
L81	125.41	N65°12'11.55"E
L82	243.68	S89°52'59.81"E
L83	733.00	S89°52'59.81"E
L84	146.58	S0°07'00.19"W
L85	53.00	S89°52'59.81"E
L86	305.00	S89°52'59.81"E
L87	284.08	N0°07'00.19"E
L88	329.00	N0°07'00.19"E
L89	192.58	N0°07'00.19"E
L90	277.50	S89°52'59.81"E

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1077.50'	357.24'	S9°25'25"E	355.61'	18°59'46"	180.27'
C2	1077.50'	169.80'	S23°26'10"E	169.62'	9°01'45"	85.08'
C3	400.00'	149.98'	N17°12'34"W	149.10'	21°28'57"	75.88'
C4	400.00'	46.66'	N3°07'36"W	46.63'	6°41'00"	23.36'
C5	860.00'	285.13'	S9°25'25"E	283.82'	18°59'46"	143.88'
C6	860.00'	135.52'	S23°26'10"E	135.38'	9°01'45"	67.90'
C7	617.50'	343.90'	N11°59'46"W	339.47'	31°54'33"	176.53'
C8	617.50'	104.46'	N8°48'16"E	104.33'	9°41'32"	52.35'
C9	720.00'	490.82'	S5°52'43"E	481.37'	39°03'30"	255.38'
C10	500.00'	41.67'	N23°01'12"W	41.66'	4°46'31"	20.85'
C11	500.00'	508.38'	N8°29'45"E	486.77'	58°15'24"	278.62'
C12	500.00'	765.35'	N81°28'32"E	692.79'	87°42'10"	480.35'
C13	860.00'	371.13'	N67°02'09"W	368.25'	24°43'32"	188.50'
C14	860.00'	155.90'	N84°35'30"W	155.68'	10°23'11"	78.16'
C15	150.00'	228.38'	S46°36'58"W	206.95'	87°14'03"	142.93'
C16	830.00'	135.10'	N7°39'44"E	134.95'	39°19'34"	67.70'
C17	830.00'	19.20'	N12°59'16"E	19.20'	1°19'32"	9.60'
C18	507.50'	313.37'	S4°02'19"E	308.41'	35°22'44"	161.86'
C19	712.50'	280.56'	N12°03'57"E	278.75'	22°33'40"	142.12'
C20	712.50'	177.55'	N30°29'07"E	177.09'	14°16'39"	89.24'
C21	712.50'	88.05'	N41°09'51"E	87.99'	7°04'50"	44.08'
C22	600.00'	70.00'	S41°21'44"W	69.96'	6°41'04"	35.04'
C23	600.00'	368.08'	S20°26'43"W	362.34'	35°08'57"	190.04'
C24	600.00'	27.62'	S1°33'07"W	27.62'	2°38'15"	13.81'
C25	150.00'	52.36'	N10°14'00"E	52.09'	20°00'00"	26.45'
C26	650.00'	117.62'	N84°34'58"W	117.46'	10°22'05"	58.97'
C27	650.00'	314.59'	N65°32'01"W	311.52'	27°43'47"	160.44'
C28	500.00'	332.47'	S70°43'04"E	326.38'	38°05'53"	172.64'
C29	200.00'	42.21'	S83°43'15"E	42.13'	12°05'31"	21.18'
C30	200.00'	46.84'	S83°03'29"E	46.73'	13°25'03"	23.53'
C31	300.00'	109.16'	N79°47'29"E	108.56'	20°50'51"	55.19'
C32	200.00'	36.26'	N5°24'30"E	36.21'	10°23'11"	18.18'
C33	100.00'	40.34'	S78°12'37"E	40.07'	23°06'47"	20.45'
C34	100.00'	65.95'	S70°52'24"E	64.76'	37°47'12"	34.22'
C35	550.00'	252.81'	N69°36'32"E	250.59'	26°20'11"	128.68'
C36	487.50'	573.00'	N15°26'23"W	540.58'	67°20'42"	324.78'
C37	250.00'	4.98'	S71°11'25"E	4.98'	1°08'32"	2.49'
C38	250.00'	222.81'	N64°21'02"W	215.51'	51°03'55"	119.42'
C39	250.00'	138.76'	S54°43'07"E	136.98'	31°48'04"	71.22'
C40	700.00'	372.85'	N33°51'12"W	368.45'	30°31'04"	190.96'
C41	700.00'	549.87'	N3°54'34"E	535.84'	45°00'27"	290.00'
C42	697.14'	34.05'	N27°48'23"E	34.04'	2°47'53"	17.03'
C43	700.00'	27.30'	S28°04'57"W	27.30'	2°14'04"	13.65'
C44	500.00'	54.13'	N68°18'16"E	54.10'	6°12'09"	27.09'
C45	375.00'	163.06'	S12°20'24"E	161.78'	24°54'49"	82.84'
C46	375.00'	425.99'	S57°20'24"E	403.45'	65°05'11"	239.30'
C47	27.50'	41.98'	S41°29'46"W	38.02'	87°28'00"	26.31'
C48	53.50'	247.59'	N47°20'53"W	78.79'	265°09'17"	58.23'
C49	20.00'	32.11'	S62°55'52"E	28.77'	91°58'51"	20.70'
C50	20.00'	32.11'	S25°05'17"W	28.77'	91°58'51"	20.70'
C51	30.00'	45.62'	N27°30'52"E	41.35'	87°07'40"	28.53'
C52	30.00'	48.85'	S62°16'39"E	43.63'	93°17'17"	31.77'
C53	30.00'	48.85'	S24°26'04"W	43.63'	93°17'17"	31.77'
C54	30.00'	45.62'	N65°21'28"W	41.35'	87°07'40"	28.53'
C55	20.00'	35.99'	N38°39'39"E	31.33'	103°06'30"	25.19'
C56	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C57	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C58	30.00'	47.43'	N44°55'26"E	42.64'	90°34'56"	30.31'
C59	30.00'	46.87'	S45°01'34"E	42.25'	89°31'04"	29.75'
C60	20.00'	26.72'	N51°56'37"E	24.78'	76°32'34"	15.78'
C61	27.50'	41.16'	N47°21'26"E	37.42'	85°45'07"	25.53'
C62	53.50'	248.15'	N42°38'34"W	78.41'	265°45'07"	57.62'
C63	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C64	30.00'	51.77'	N40°20'52"W	45.58'	98°52'28"	35.05'
C65	30.00'	43.28'	S48°53'09"W	39.62'	82°39'31"	26.38'
C66	20.00'	33.34'	N42°01'38"W	29.61'	95°30'56"	22.02'
C67	20.00'	31.42'	N45°12'54"E	28.28'	90°00'00"	20.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C68	52.00'	81.68'	N45°12'54"E	73.54'	90°00'00"	52.00'
C69	20.00'	30.58'	S33°51'58"E	27.69'	87°37'03"	19.19'
C70	20.00'	30.95'	S57°59'16"W	27.96'	88°40'28"	19.54'
C71	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C72	52.00'	81.68'	N44°46'00"W	73.54'	90°00'00"	52.00'
C73	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C74	52.00'	81.68'	S44°47'06"E	73.54'	90°00'00"	52.00'
C75	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C76	52.00'	81.68'	S45°12'54"W	73.54'	90°00'00"	52.00'
C77	20.00'	32.61'	S56°56'14"W	29.12'	93°25'37"	21.23'
C78	20.00'	31.42'	S31°20'58"E	28.28'	90°00'00"	20.00'
C79	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C80	52.00'	81.68'	N45°14'00"E	73.54'	90°00'00"	52.00'
C81	52.00'	81.68'	S45°12'54"W	73.54'	90°00'00"	52.00'
C82	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C83	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C84	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C85	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C86	52.00'	81.68'	N44°47'06"W	73.54'	90°00'00"	52.00'
C87	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C88	52.00'	81.68'	S44°47'06"E	73.54'	90°00'00"	52.00'
C89	20.00'	31.42'	N45°12'54"E	28.28'	90°00'00"	20.00'
C90	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C91	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C92	52.00'	81.68'	S44°47'06"E	73.54'	90°00'00"	52.00'
C93	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C94	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C95	20.00'	31.42'	N44°47'06"W	28.28'	90°00'00"	20.00'
C96	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C97	20.00'	31.42'	N45°12'54"E	28.28'	90°00'00"	20.00'
C98	52.00'	81.68'	N45°12'54"E	73.54'	90°00'00"	52.00'
C99	20.00'	31.42'	S45°12'54"W	28.28'	90°00'00"	20.00'
C100	20.00'	31.42'	S44°47'06"E	28.28'	90°00'00"	20.00'
C101	30.00'	49.99'	N23°42'41"E	44.40'	95°28'27"	33.01'
C102	30.00'	48.93'	N62°36'30"W	43.68'	93°26'33"	31.86'
C103	20.00'	24.77'	S54°17'07"E	23.22'	70°57'46"	14.26'
C104	52.00'	64.40'	S54°17'07"E	60.37'	70°57'46"	37.07'
C105	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C106	52.00'	81.68'	N44°46'00"W	73.54'	90°00'00"	52.00'
C107	20.00'	30.27'	S46°52'29"W	27.46'	86°43'02"	18.89'
C108	52.00'	78.70'	S46°52'29"W	71.40'	86°43'02"	49.10'
C109	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C110	52.00'	81.68'	N45°14'00"E	73.54'	90°00'00"	52.00'
C111	30.04'	46.55'	N51°18'25"E	42.03'	88°45'56"	29.40'
C112	30.00'	44.40'	S34°08'16"E	40.46'	84°48'10"	27.40'
C113	27.50'	41.16'	S43°05'28"E	37.42'	85°45'07"	25.53'
C114	53.50'	248.15'	S46°54'32"E	78.41'	265°45'07"	57.62'
C115	20.00'	30.17'	S22°37'41"E	27.39'	86°26'05"	18.79'
C116	20.00'	30.59'	S69°54'53"W	27.69'	87°37'25"	19.19'
C117	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'
C118	52.00'	81.68'	N44°46'00"W	73.54'	90°00'00"	52.00'
C119	30.00'	44.65'	S9°44'25"E	40.64'	85°16'17"	27.62'
C120	30.00'	44.65'	S84°59'18"W	40.64'	85°16'17"	27.62'
C121	20.00'	32.48'	N5°51'03"W	29.03'	93°03'02"	21.09'
C122	20.00'	32.48'	N81°05'56"E	29.03'	93°03'02"	21.09'
C123	20.00'	31.42'	N45°14'00"E	28.28'	90°00'00"	20.00'
C124	52.00'	81.68'	N45°14'00"E	73.54'	90°00'00"	52.00'
C125	20.00'	33.00'	S81°38'07"W	29.38'	94°32'48"	21.65'
C126	20.00'	32.04'	S41°20'20"E	28.72'	91°46'40"	20.63'
C127	30.00'	48.85'	N36°02'33"W	43.63'	93°17'17"	31.77'
C128	30.00'	48.85'	S57°14'44"W	43.63'	93°17'17"	31.77'
C129	20.00'	30.37'	S32°53'40"E	27.53'	86°59'31"	18.98'
C130	20.00'	30.37'	N54°05'50"E	27.53'	86°59'31"	18.98'
C131	20.00'	31.42'	S45°14'00"W	28.28'	90°00'00"	20.00'
C132	52.00'	81.68'	S45°14'00"W	73.54'	90°00'00"	52.00'
C133	20.00'	31.42'	S44°46'00"E	28.28'	90°00'00"	20.00'
C134	20.00'	31.42'	N44°46'00"W	28.28'	90°00'00"	20.00'

SYCAMORE FARMS

PRELIMINARY LANDSCAPE SUBMITTAL

SURPRISE, ARIZONA

3RD SUBMITTAL - 04/29/2020

CITY OF SURPRISE CASE NUMBER
FS19-787

OWNER:

Taylor Morrison/Arizona Inc.

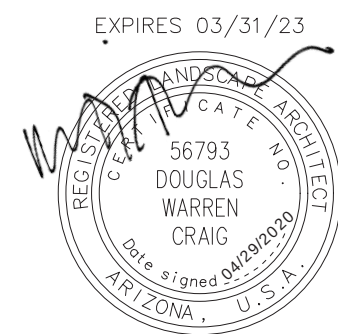
9000 E. Pima Center Parkway,
Suite 350
Scottsdale, AZ 85258
Contact: Angela Carmitchel

LANDSCAPE ARCHITECT:

RVI PLANNING + LANDSCAPE

ARCHITECTURE

120 South Ash Avenue
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480.994.0994
Contact: Doug Craig



CIVIL ENGINEER:

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Contact: Jason Burm

PLANNER:

RVI PLANNING + LANDSCAPE

ARCHITECTURE

120 South Ash Avenue
Tempe, AZ 85281
480.994.0994
Contact: Alex Stedman

SITE DATA

TOTAL SITE AREA - 9,159,733 SQ. FT (210.29 AC)
TOTAL LOTS - 711 LOTS
TOTAL OPENSOURCE - 2,110,889 SQ.FT (48.46 AC)
TOTAL OPENSOURCE PERCENT - 23%
TOTAL TURF - 280,206 SQ.FT. (6.43 AC)
TOTAL TURF PERCENT - 13.3%



RECEIVED
05/01/2020



LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION	SHRUBS & ACCENTS BOTANICAL / COMMON NAME	SIZE (min.)
Acacia spp. Acacia Species	2' caliper	Single Trunk		Agave spp. Agave Species	1 GAL
Acacia spp. Acacia Species	5' - 7' H. 3' - 4' W	Multi-Trunk		Aloe spp. Aloe Species	1 GAL
Acacia salicina Willow Acacia	2' caliper	Single Trunk	STREET TREE	Caesalpinia spp. Bird-of-Paradise Species	1 GAL
Acacia willardiana Palo Blanco	2' caliper	Single Trunk	STREET TREE	Caesalpinia pulcherrima Red Pride of Barbados	1 GAL
Caesalpinia spp. Bird-of-Paradise	2' caliper	Single Trunk		Calliandra spp. Fairy Duster Species	1 GAL
Caesalpinia spp. Bird-of-Paradise	5' - 7' H. 3' - 4' W	Multi-Trunk		Callistemon citrinus 'Little John'	1 GAL
Chilopsis linearis Desert Willow	2' caliper	Single Trunk	STREET TREE	Convolvulus oenoceras Bush Morning Glory	1 GAL
Chilopsis spp. Desert Willow Species	5' - 7' H. 3' - 4' W	Multi-Trunk		Cuphea linearis Bat-faced Cuphea	1 GAL
Chilopsis spp. Chilopsis	2' caliper	Single Trunk		Dasylirion spp. Desert Spoon Species	1 GAL
Chilopsis spp. Chilopsis	6' - 7' H. 3' - 4' W	Multi-Trunk		Dodonaea spp. Hopseed Bush Species	1 GAL
Citrus spp. Citrus Tree Species	2' caliper	Single Trunk		Eremophila spp. Eremophila Species	1 GAL
Cordia alliodora Texas Olive	2' caliper	Single Trunk		Euphorbia spp. Euphorbia Species	1 GAL
Eucalyptus papuana Ghost Gum	2' caliper	Single Trunk		Euphorbia spp. Euphorbia Species	1 GAL
Fraxinus greggii Ash	2' caliper	Single Trunk	STREET TREE	Hesperaloe spp. Hesperaloe Species	1 GAL
Fraxinus spp. Ash Species	2' caliper	Single Trunk		Justicia spp. Justicia Species	1 GAL
Olinya tesota Ironwood	2' caliper	Single Trunk	STREET TREE	Leucophyllum spp. Ranger Sage Species	1 GAL
Olinya tesota Ironwood	4' - 6' H. 2.5' - 3.5' W	Multi-Trunk		Muhlenbergia spp. Muhly Grass Species	1 GAL
Parkinsonia aculeata Mexican Palo Verde	2' caliper	Single Trunk	STREET TREE	Myrica communis 'compacta'	1 GAL
Parkinsonia florida Blue Palo Verde	2' caliper	Single Trunk	STREET TREE	Nolina spp. Bear Grass Species	1 GAL
				Rosemary spp. Rosemary Species	1 GAL
				Ruellia spp. Ruellia Species	1 GAL
				Salvia spp. Salvia Species	1 GAL
				Tecoma spp. Tecoma Species	1 GAL
				Vauquelinia californica Arizona Rosewood	1 GAL
GROUNDCOVER BOTANICAL / COMMON NAME	SIZE (min.)			MISCELLANEOUS BOTANICAL / COMMON NAME	SIZE
Dalea greggii Trailing Indigo Bush	1 GAL			CONCRETE HEADER	6" x 4"
Eremophila glabra 'Mingnew Gold'	1 GAL			CONCRETE	
Emu Bush 'Mingnew Gold'	1 GAL			ROCK MULCH	1/2" Screened
Lantana spp. Lantana Species	1 GAL			STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
Sphagneticola trilobata Yellow Dot	1 GAL			Cynodon dactylon 'E-Z Turf Midiron'	sod
				Midiron Bermuda	



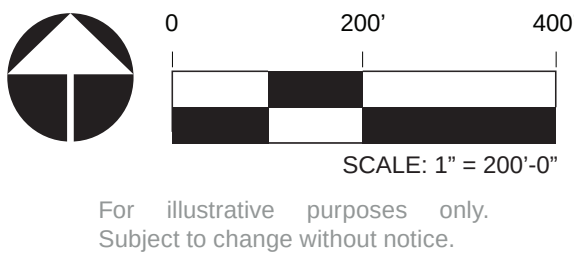
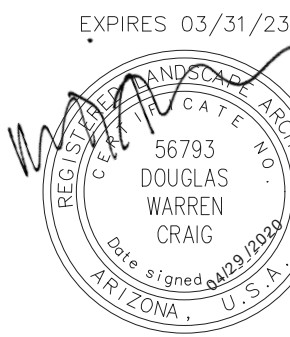
NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

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SYCAMORE FARMS • LANDSCAPE MASTERPLAN

Surprise, Arizona
April 6 2020
19002272
Taylor Morrison



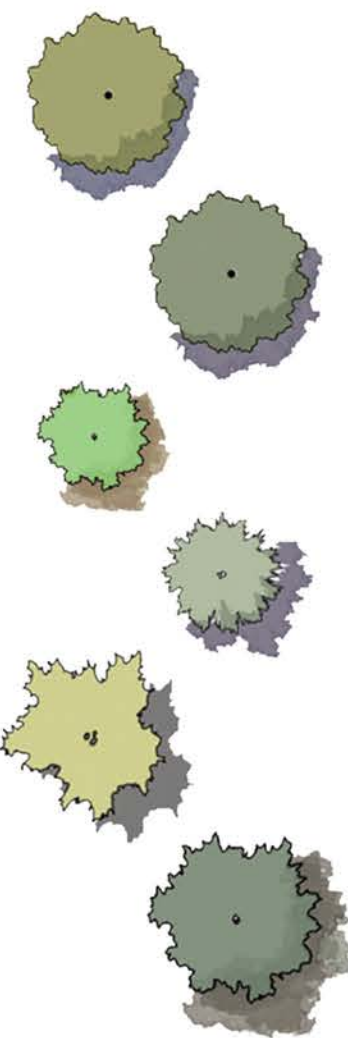
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NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
<i>Acacia</i> spp. Acacia Species	2" caliper	Single Trunk	
<i>Acacia</i> spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Acacia salicina</i> Willow Acacia	2" caliper	Single Trunk	STREET TREE
<i>Acacia willardiana</i> Palo Blanco	2" caliper	Single Trunk	STREET TREE
<i>Caesalpinia</i> spp. Bird-of-Paradise	2" caliper	Single Trunk	
<i>Caesalpinia</i> spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chilopsis linearis</i> Desert Willow	2" caliper	Single Trunk	STREET TREE
<i>Chilopsis</i> spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chitalpa</i> spp. Chitalpa	2" caliper	Single Trunk	
<i>Chitalpa</i> spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
<i>Citrus</i> spp. Citrus Tree Species	2" caliper	Single Trunk	
<i>Cordia boissieri</i> Texas Olive	2" caliper	Single Trunk	
<i>Eucalyptus papuana</i> Ghost Gum	2" caliper	Single Trunk	
<i>Fraxinus greggii</i> Ash	2" caliper	Single Trunk	STREET TREE
<i>Fraxinus</i> spp. Ash Species	2" caliper	Single Trunk	
<i>Olneya tesota</i> Ironwood	2" caliper	Single Trunk	STREET TREE
<i>Olneya tesota</i> Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
<i>Parkinsonia aculeata</i> Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia florida</i> Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia</i> x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia</i> spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Phoenix</i> spp. Date Palm Species			
<i>Pistacia chinensis</i> Chinese Pistache	2" caliper	Single Trunk	STREET TREE
<i>Pistacia</i> spp. Pistache Species	2" caliper	Single Trunk	
<i>Pistacia</i> spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
<i>Prosopis chilensis</i> Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
<i>Prosopis</i> spp. Mesquite Species	2" caliper	Single Trunk	
<i>Prosopis</i> spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
<i>Quercus</i> spp. Oak Species	2" caliper	Single Trunk	
<i>Quercus virginiana</i> Southern Live Oak	2" caliper	Single Trunk	STREET TREE
<i>Rhus lancea</i> African Sumac	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
<i>Ulmus</i> spp. Elm Species	2" caliper	Single Trunk	
<i>Vitex agnus-castus</i> Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	



CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
<i>Cynodon dactylon</i> 'E-Z Turf Midiron' Midiron Bermuda	sod

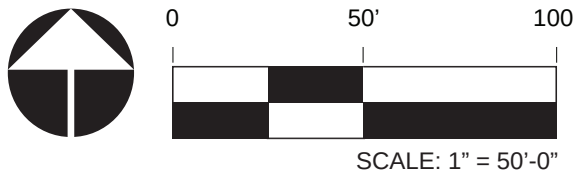
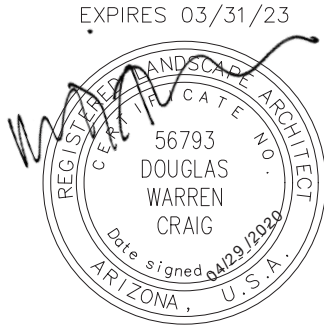
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SYCAMORE FARMS • LANDSCAPE PLAN SHEET 2

- Surprise, Arizona
- April 6 2020
- # 19002272
- Taylor Morrison



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NOTE: 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.

LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
<i>Acacia</i> spp. Acacia Species	2" caliper	Single Trunk	
<i>Acacia</i> spp. Acacia Species	5' - 7' H 4' W	Multi-Trunk	
<i>Acacia salicina</i> Willow Acacia	2" caliper	Single Trunk	STREET TREE
<i>Acacia willardiana</i> Palo Blanco	2" caliper	Single Trunk	STREET TREE
<i>Caesalpinia</i> spp. Bird-of-Paradise	2" caliper	Single Trunk	
<i>Caesalpinia</i> spp. Bird-of-Paradise	5' - 7' H 4' W	Multi-Trunk	
<i>Chilopsis linearis</i> Desert Willow	2" caliper	Single Trunk	STREET TREE
<i>Chilopsis</i> spp. Desert Willow Species	5' - 7' H 4' W	Multi-Trunk	
<i>Chitalpa</i> spp. Chitalpa	2" caliper	Single Trunk	
<i>Chitalpa</i> spp. Chitalpa	6' - 7' H 4' W	Multi-Trunk	
<i>Citrus</i> spp. Citrus Tree Species	2" caliper	Single Trunk	
<i>Cordia boissieri</i> Texas Olive	2" caliper	Single Trunk	
<i>Eucalyptus papuana</i> Ghost Gum	2" caliper	Single Trunk	
<i>Fraxinus greggii</i> Ash	2" caliper	Single Trunk	STREET TREE
<i>Fraxinus</i> spp. Ash Species	2" caliper	Single Trunk	
<i>Olneya tesota</i> Ironwood	2" caliper	Single Trunk	STREET TREE
<i>Olneya tesota</i> Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
<i>Parkinsonia aculeata</i> Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia florida</i> Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia</i> x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia</i> spp. Palo Verde Species	5' - 7' H 4' W	Multi-Trunk	
<i>Phoenix</i> spp. Date Palm Species			
<i>Pistacia chinensis</i> Chinese Pistache	2" caliper	Single Trunk	STREET TREE
<i>Pistacia</i> spp. Pistache Species	2" caliper	Single Trunk	
<i>Pistacia</i> spp. Pistache Species	6' - 7' H 3' W	Multi-Trunk	
<i>Prosopis chilensis</i> Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
<i>Prosopis</i> spp. Mesquite Species	2" caliper	Single Trunk	
<i>Prosopis</i> spp. Mesquite Species	5' - 7' H 6' W	Multi-Trunk	
<i>Quercus</i> spp. Oak Species	2" caliper	Single Trunk	
<i>Quercus virginiana</i> Southern Live Oak	2" caliper	Single Trunk	STREET TREE
<i>Rhus lancea</i> African Sumac	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
<i>Ulmus</i> spp. Elm Species	2" caliper	Single Trunk	
<i>Vitex agnus-castus</i> Chaste Tree	5' - 7' H 4' W	Multi-Trunk	

BOTANICAL / COMMON NAME	
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
<i>Cynodon dactylon</i> 'E-Z Turf Midiron' Midiron Bermuda	sod

MATCHLINE 'D' - SEE PAGE 4

MATCHLINE 'A' - SEE PAGE 3

MATCHLINE 'B' - SEE PAGE 3

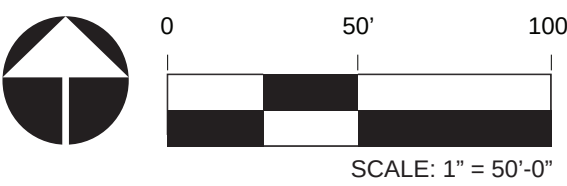
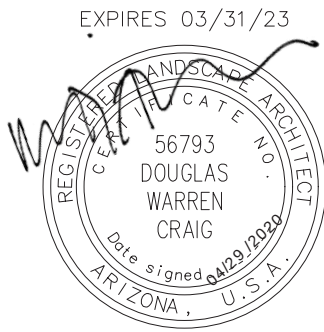
MATCHLINE 'C' - SEE PAGE 7

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SYCAMORE FARMS • LANDSCAPE PLAN SHEET 3

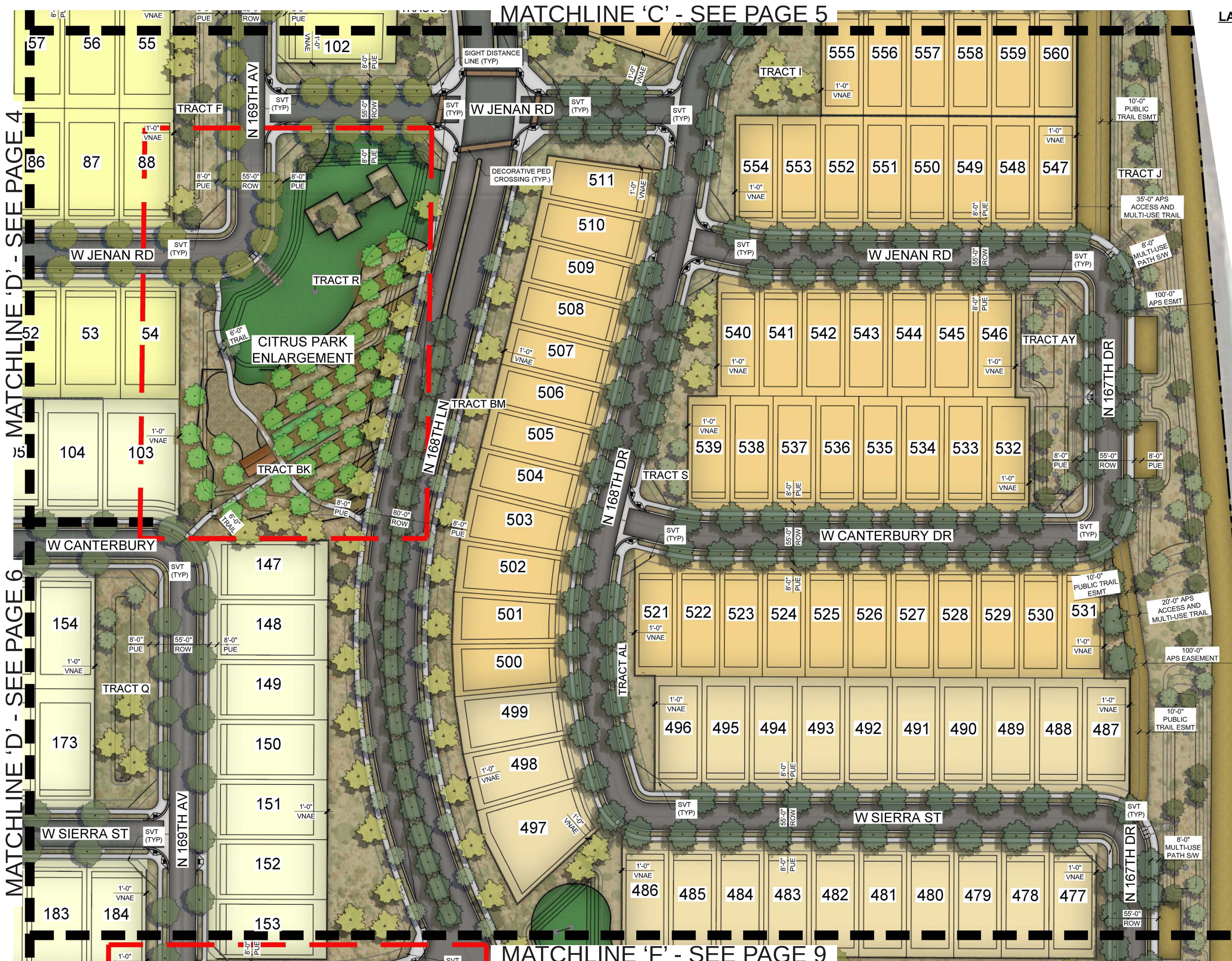
- Surprise, Arizona
- April 6 2020
- # 19002272
- Taylor Morrison



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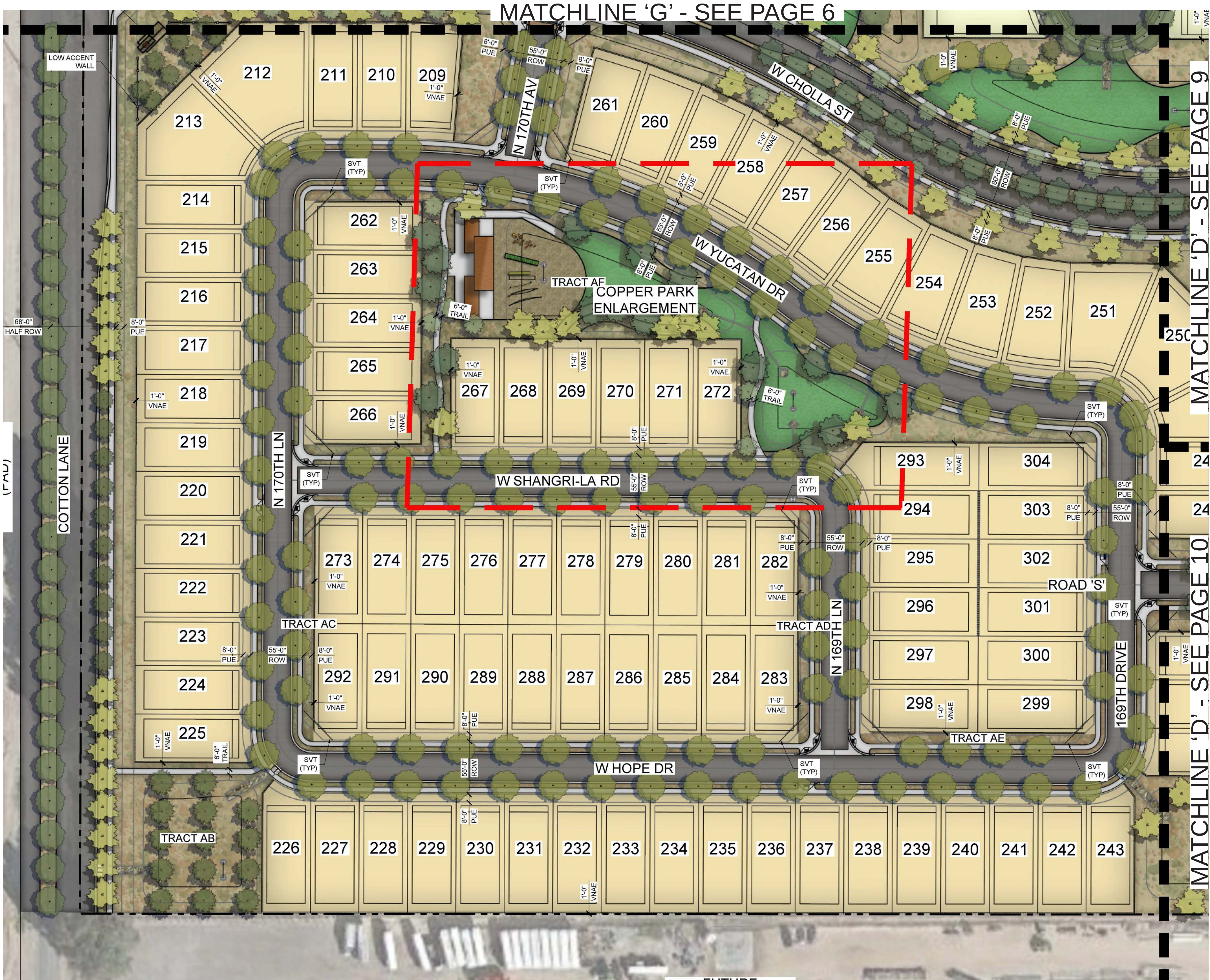
NOTE: SIGHT
DISTANCE
REQUIREMENTS
ON ARTERIALS
AND
COLLECTORS
WILL ADHERE
TO SURPRISE
DETAIL 4-01.
SIGHT VISIBILITY
WITHIN THE
UNOBSTRUCTED
VIEW EASEMENT
AREA AND IN
FRONT OF
STOP SIGNS
MUST MEET
OR EXCEED
REQUIREMENTS
IN SURPRISE
DETAILS 4-01 AND
4-02.



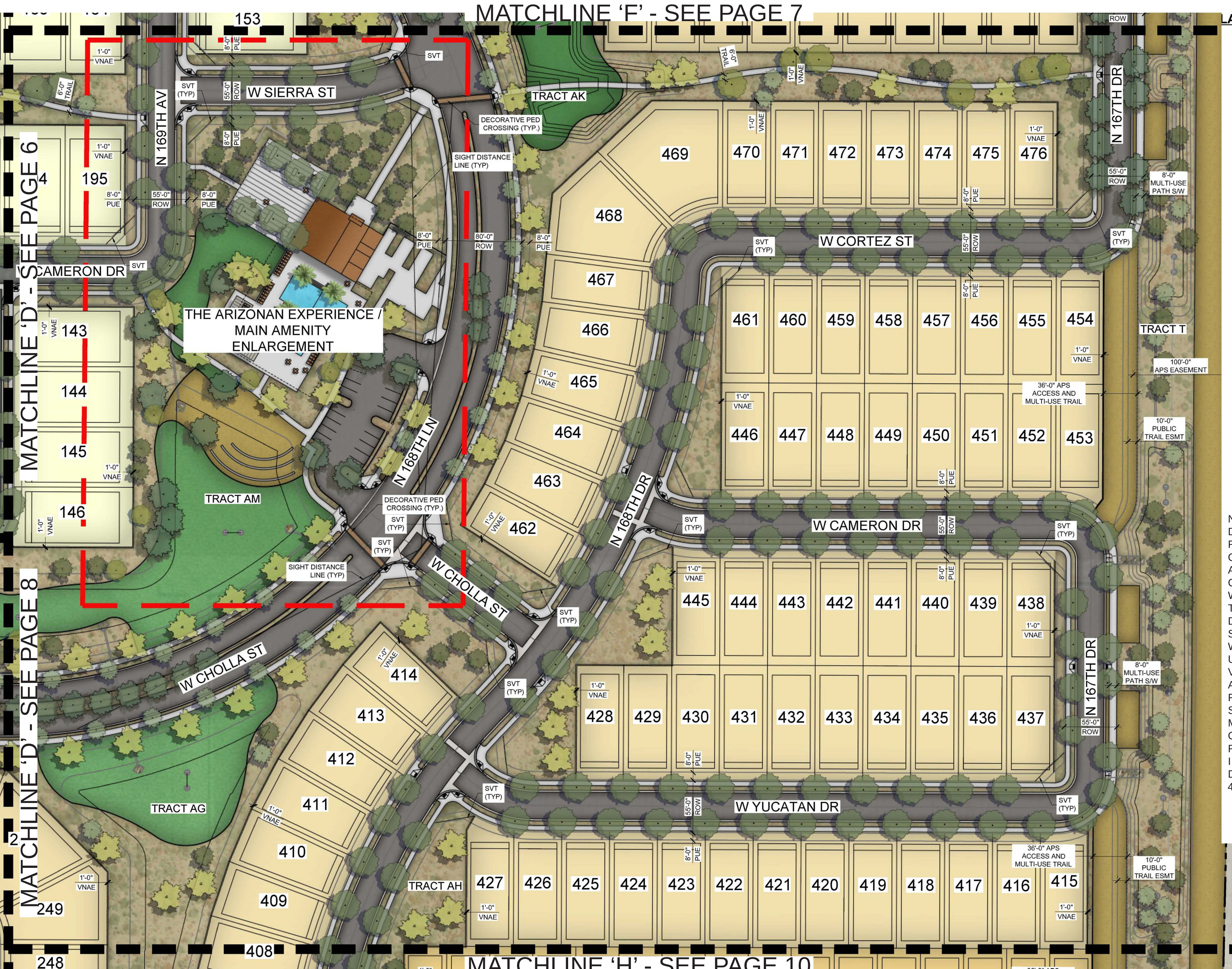
LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
Acacia spp. Acacia Species	2" caliper	Single Trunk	
Acacia spp. Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Acacia salicina Willow Acacia	2" caliper	Single Trunk	STREET TREE
Acacia willardiana Palo Blanco	2" caliper	Single Trunk	STREET TREE
Caesalpinia spp. Bird-of-Paradise	2" caliper	Single Trunk	
Caesalpinia spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
Chilopsis linearis Desert Willow	2" caliper	Single Trunk	STREET TREE
Chilopsis spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Chitalpa spp. Chitalpa	2" caliper	Single Trunk	
Chitalpa spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
Citrus spp. Citrus Tree Species	2" caliper	Single Trunk	
Cordia boissieri Texas Olive	2" caliper	Single Trunk	
Eucalyptus papuana Ghost Gum	2" caliper	Single Trunk	
Fraxinus greggii Ash	2" caliper	Single Trunk	STREET TREE
Fraxinus spp. Ash Species	2" caliper	Single Trunk	
Olneya tesota Ironwood	2" caliper	Single Trunk	STREET TREE
Olneya tesota Ironwood	4' - 6' H 2.5' - 3.5' W	Multi-Trunk	
Parkinsonia aculeata Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia florida Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
Parkinsonia spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
Phoenix spp. Date Palm Species			
Pistacia chinensis Chinese Pistache	2" caliper	Single Trunk	STREET TREE
Pistacia spp. Pistache Species	2" caliper	Single Trunk	
Pistacia spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
Prosopis chilensis Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
Prosopis spp. Mesquite Species	2" caliper	Single Trunk	
Prosopis spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
Quercus spp. Oak Species	2" caliper	Single Trunk	
Quercus virginiana Southern Live Oak	2" caliper	Single Trunk	STREET TREE
Rhus lancea African Sumac	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
Sophora secundiflora Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
Ulmus spp. Elm Species	2" caliper	Single Trunk	
Vitex agnus-castus Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	
CONCRETE HEADER			
CONCRETE			
ROCK MULCH			
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL			
Cynodon dactylon 'E-Z Turf Midiron' Midiron Bermuda			

NOTE: 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.



LANDSCAPE MATERIAL SCHEDULE			
TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
<i>Acacia spp.</i> Acacia Species	2" caliper	Single Trunk	
<i>Acacia spp.</i> Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Acacia salicina</i> Willow Acacia	2" caliper	Single Trunk	STREET TREE
<i>Acacia willardiana</i> Palo Blanco	2" caliper	Single Trunk	STREET TREE
<i>Caesalpinia spp.</i> Bird-of-Paradise	2" caliper	Single Trunk	
<i>Caesalpinia spp.</i> Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chilopsis linearis</i> Desert Willow	2" caliper	Single Trunk	STREET TREE
<i>Chilopsis spp.</i> Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chitalpa spp.</i> Chitalpa	2" caliper	Single Trunk	
<i>Chitalpa spp.</i> Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
<i>Citrus spp.</i> Citrus Tree Species	2" caliper	Single Trunk	
<i>Cordia boissieri</i> Texas Olive	2" caliper	Single Trunk	
<i>Eucalyptus papuana</i> Ghost Gum	2" caliper	Single Trunk	
<i>Fraxinus greggii</i> Ash	2" caliper	Single Trunk	STREET TREE
<i>Fraxinus spp.</i> Ash Species	2" caliper	Single Trunk	
<i>Olneya tesota</i> Ironwood	2" caliper	Single Trunk	STREET TREE
<i>Olneya tesota</i> Ironwood	4' - 6' H 2.5' - 3.5' W	Multi-Trunk	
<i>Parkinsonia aculeata</i> Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia florida</i> Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia x 'Desert Museum'</i> 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia spp.</i> Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Phoenix spp.</i> Date Palm Species			
<i>Pistacia chinensis</i> Chinese Pistache	2" caliper	Single Trunk	STREET TREE
<i>Pistacia spp.</i> Pistache Species	2" caliper	Single Trunk	
<i>Pistacia spp.</i> Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
<i>Prosopis chilensis</i> Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
<i>Prosopis spp.</i> Mesquite Species	2" caliper	Single Trunk	
<i>Prosopis spp.</i> Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
<i>Quercus spp.</i> Oak Species	2" caliper	Single Trunk	
<i>Quercus virginiana</i> Southern Live Oak	2" caliper	Single Trunk	STREET TREE
<i>Rhus lancea</i> African Sumac	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
<i>Ulmus spp.</i> Elm Species	2" caliper	Single Trunk	
<i>Vitex agnus-castus</i> Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	
BOTANICAL / COMMON NAME			
CONCRETE HEADER			
CONCRETE			
ROCK MULCH			
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL			
<i>Cynodon dactylon</i> 'E-Z Turf Midiron' Midiron Bermuda			



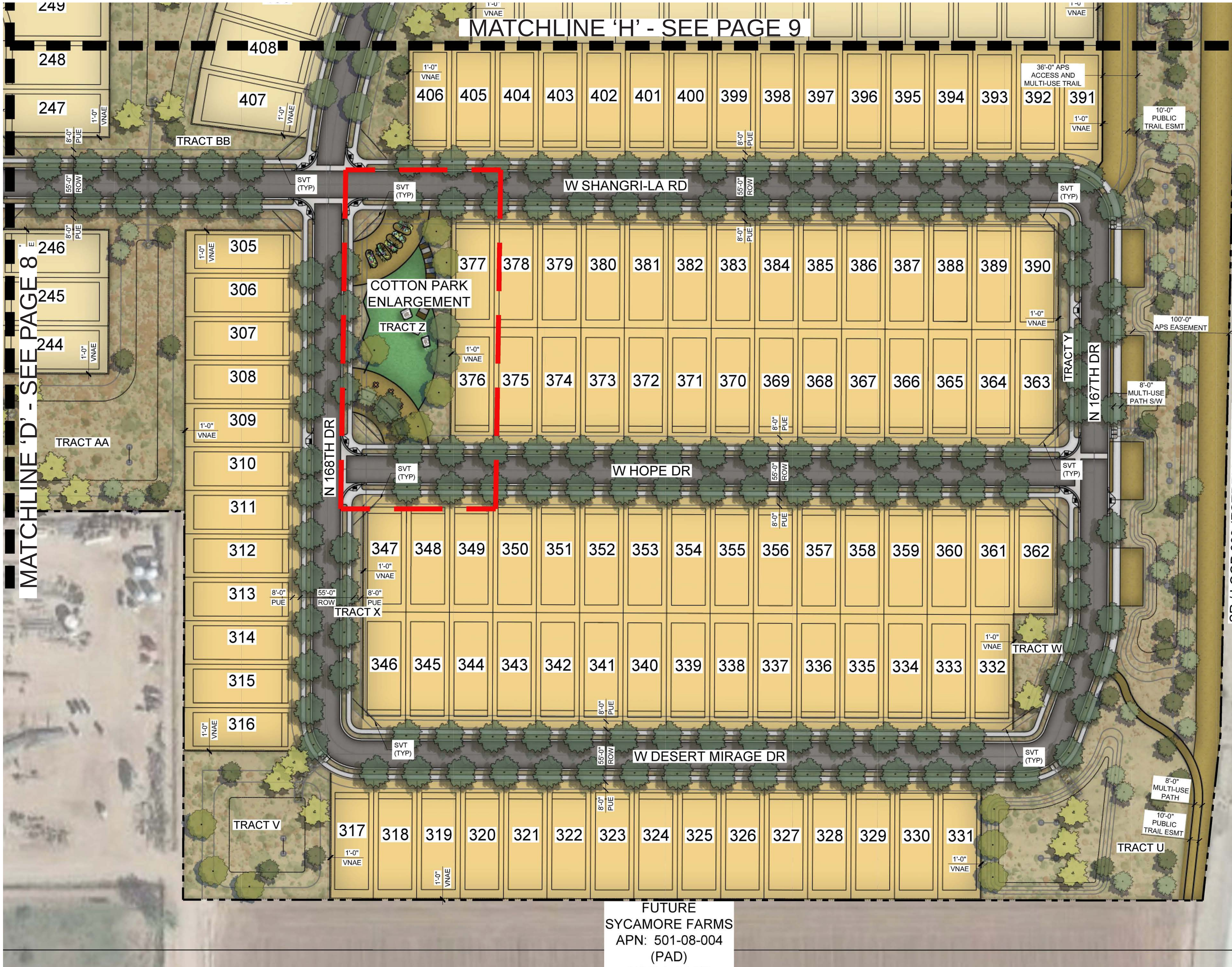
LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
<i>Acacia</i> spp. <i>Acacia</i> Species	2" caliper	Single Trunk	
<i>Acacia</i> spp. <i>Acacia</i> Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Acacia salicina</i> Willow Acacia	2" caliper	Single Trunk	STREET TREE
<i>Acacia willardiana</i> Palo Blanco	2" caliper	Single Trunk	STREET TREE
<i>Caesalpinia</i> spp. Bird-of-Paradise	2" caliper	Single Trunk	
<i>Caesalpinia</i> spp. Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chilopsis linearis</i> Desert Willow	2" caliper	Single Trunk	STREET TREE
<i>Chilopsis</i> spp. Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chitalpa</i> spp. Chitalpa	2" caliper	Single Trunk	
<i>Chitalpa</i> spp. Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
<i>Citrus</i> spp. Citrus Tree Species	2" caliper	Single Trunk	
<i>Cordia boissieri</i> Texas Olive	2" caliper	Single Trunk	
<i>Eucalyptus papuana</i> Ghost Gum	2" caliper	Single Trunk	
<i>Fraxinus greggii</i> Ash	2" caliper	Single Trunk	STREET TREE
<i>Fraxinus</i> spp. Ash Species	2" caliper	Single Trunk	
<i>Olneya tesota</i> Ironwood	2" caliper	Single Trunk	STREET TREE
<i>Olneya tesota</i> Ironwood	4' - 6' H 2.5' - 3.5' W	Multi-Trunk	
<i>Parkinsonia aculeata</i> Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia florida</i> Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia</i> x 'Desert Museum' 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia</i> spp. Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Phoenix</i> spp. Date Palm Species			
<i>Pistacia chinensis</i> Chinese Pistache	2" caliper	Single Trunk	STREET TREE
<i>Pistacia</i> spp. Pistache Species	2" caliper	Single Trunk	
<i>Pistacia</i> spp. Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
<i>Prosopis chilensis</i> Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
<i>Prosopis</i> spp. Mesquite Species	2" caliper	Single Trunk	
<i>Prosopis</i> spp. Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
<i>Quercus</i> spp. Oak Species	2" caliper	Single Trunk	
<i>Quercus virginiana</i> Southern Live Oak	2" caliper	Single Trunk	STREET TREE
<i>Rhus lancea</i> African Sumac	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
<i>Ulmus</i> spp. Elm Species	2" caliper	Single Trunk	
<i>Vitex agnus-castus</i> Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

NOTE: 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.



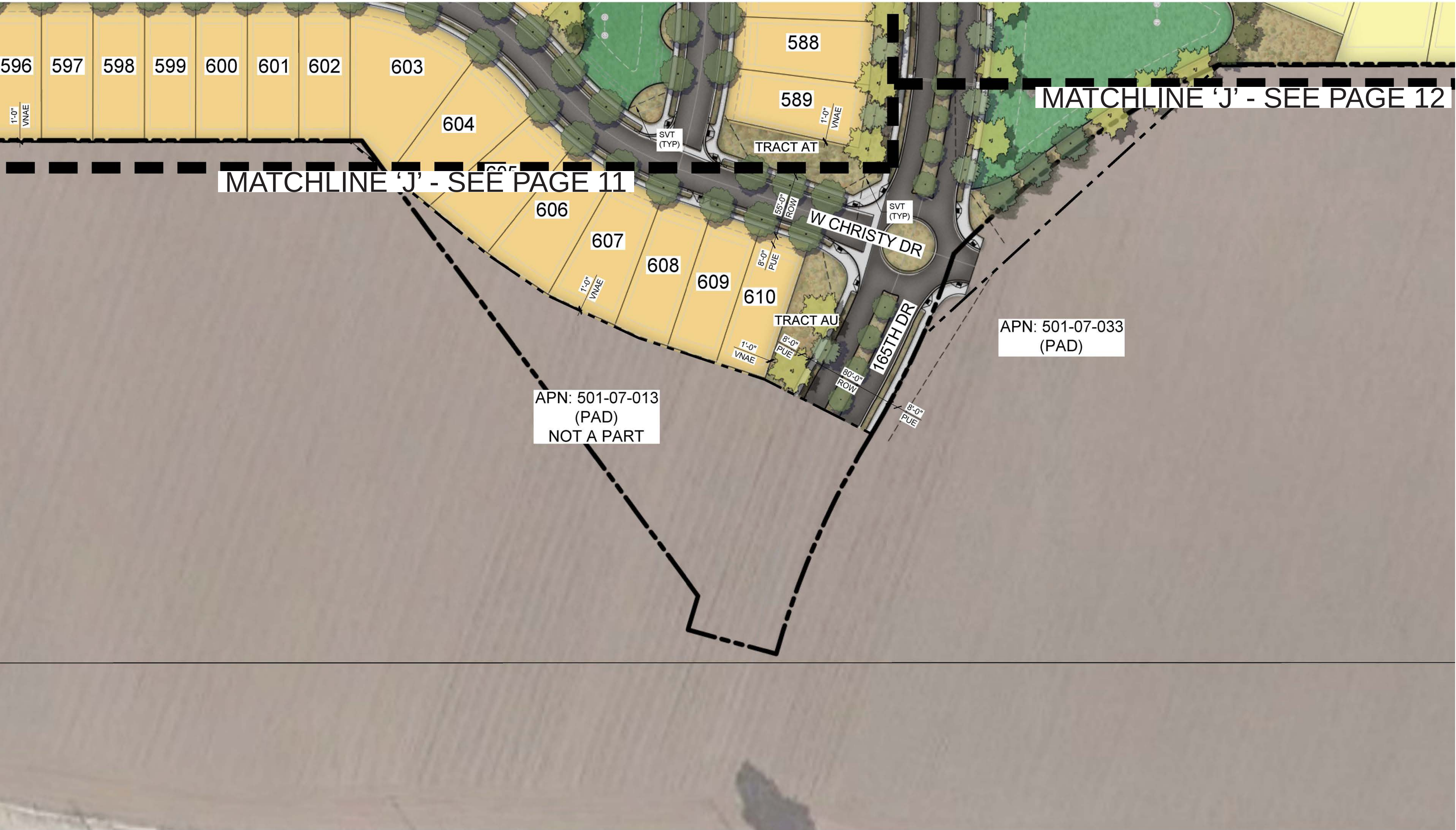
BOTANICAL / COMMON NAME	
CONCRETE HEADER	6" x 4"
CONCRETE	
ROCK MULCH	1/2" Screened
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder
<i>Cynodon dactylon</i> 'E-Z Turf Midiron' Midiron Bermuda	sod



LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
<i>Acacia spp.</i> Acacia Species	2" caliper	Single Trunk	
<i>Acacia spp.</i> Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Acacia salicina</i> Willow Acacia	2" caliper	Single Trunk	STREET TREE
<i>Acacia willardiana</i> Palo Blanco	2" caliper	Single Trunk	STREET TREE
<i>Caesalpinia spp.</i> Bird-of-Paradise	2" caliper	Single Trunk	
<i>Caesalpinia spp.</i> Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chilopsis linearis</i> Desert Willow	2" caliper	Single Trunk	STREET TREE
<i>Chilopsis spp.</i> Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chitalpa spp.</i> Chitalpa	2" caliper	Single Trunk	
<i>Chitalpa spp.</i> Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
<i>Citrus spp.</i> Citrus Tree Species	2" caliper	Single Trunk	
<i>Cordia boissieri</i> Texas Olive	2" caliper	Single Trunk	
<i>Eucalyptus papuana</i> Ghost Gum	2" caliper	Single Trunk	
<i>Fraxinus greggii</i> Ash	2" caliper	Single Trunk	STREET TREE
<i>Fraxinus spp.</i> Ash Species	2" caliper	Single Trunk	
<i>Olneya tesota</i> Ironwood	2" caliper	Single Trunk	STREET TREE
<i>Olneya tesota</i> Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
<i>Parkinsonia aculeata</i> Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia florida</i> Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia x 'Desert Museum'</i> 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia spp.</i> Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Phoenix spp.</i> Date Palm Species			
<i>Pistacia chinensis</i> Chinese Pistache	2" caliper	Single Trunk	STREET TREE
<i>Pistacia spp.</i> Pistache Species	2" caliper	Single Trunk	
<i>Pistacia spp.</i> Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
<i>Prosopis chilensis</i> Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
<i>Prosopis spp.</i> Mesquite Species	2" caliper	Single Trunk	
<i>Prosopis spp.</i> Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
<i>Quercus spp.</i> Oak Species	2" caliper	Single Trunk	
<i>Quercus virginiana</i> Southern Live Oak	2" caliper	Single Trunk	STREET TREE
<i>Rhus lancea</i> African Sumac	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
<i>Ulmus spp.</i> Elm Species	2" caliper	Single Trunk	
<i>Vitex agnus-castus</i> Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	
BOTANICAL / COMMON NAME			
CONCRETE HEADER	6" x 4"		
CONCRETE			
ROCK MULCH	1/2" Screened		
STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL	1/4" Minus Stabilized w/ Binder		
<i>Cynodon dactylon</i> 'E-Z Turf Midiron' Midiron Bermuda	sod		

NOTE: 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.



NOTE: 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.

LANDSCAPE MATERIAL SCHEDULE

TREES BOTANICAL / COMMON NAME	SIZE (min.)	FORM	LOCATION
<i>Acacia spp.</i> Acacia Species	2" caliper	Single Trunk	
<i>Acacia spp.</i> Acacia Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Acacia salicina</i> Willow Acacia	2" caliper	Single Trunk	STREET TREE
<i>Acacia willardiana</i> Palo Blanco	2" caliper	Single Trunk	STREET TREE
<i>Caesalpinia spp.</i> Bird-of-Paradise	2" caliper	Single Trunk	
<i>Caesalpinia spp.</i> Bird-of-Paradise	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chilopsis linearis</i> Desert Willow	2" caliper	Single Trunk	STREET TREE
<i>Chilopsis spp.</i> Desert Willow Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Chitalpa spp.</i> Chitalpa	2" caliper	Single Trunk	
<i>Chitalpa spp.</i> Chitalpa	6' - 7' H 3' - 4' W	Multi-Trunk	
<i>Citrus spp.</i> Citrus Tree Species	2" caliper	Single Trunk	
<i>Cordia boissieri</i> Texas Olive	2" caliper	Single Trunk	
<i>Eucalyptus papuana</i> Ghost Gum	2" caliper	Single Trunk	
<i>Fraxinus greggii</i> Ash	2" caliper	Single Trunk	STREET TREE
<i>Fraxinus spp.</i> Ash Species	2" caliper	Single Trunk	
<i>Olneya tesota</i> Ironwood	2" caliper	Single Trunk	STREET TREE
<i>Olneya tesota</i> Ironwood	4' - 6' H 2.5'-3.5' W	Multi-Trunk	
<i>Parkinsonia aculeata</i> Mexican Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia florida</i> Blue Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia x 'Desert Museum'</i> 'Desert Museum' Palo Verde	2" caliper	Single Trunk	STREET TREE
<i>Parkinsonia spp.</i> Palo Verde Species	5' - 7' H 3' - 4' W	Multi-Trunk	
<i>Phoenix spp.</i> Date Palm Species			
<i>Pistacia chinensis</i> Chinese Pistache	2" caliper	Single Trunk	STREET TREE
<i>Pistacia spp.</i> Pistache Species	2" caliper	Single Trunk	
<i>Pistacia spp.</i> Pistache Species	6' - 7' H 2' - 3' W	Multi-Trunk	
<i>Prosopis chilensis</i> Thornless Chilean Mesquite	2" caliper	Single Trunk	STREET TREE
<i>Prosopis spp.</i> Mesquite Species	2" caliper	Single Trunk	
<i>Prosopis spp.</i> Mesquite Species	5' - 7' H 4' - 6' W	Multi-Trunk	
<i>Quercus spp.</i> Oak Species	2" caliper	Single Trunk	
<i>Quercus virginiana</i> Southern Live Oak	2" caliper	Single Trunk	STREET TREE
<i>Rhus lancea</i> African Sumac	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2" caliper	Single Trunk	STREET TREE
<i>Sophora secundiflora</i> Texas Mountain Laurel	2.5' - 4' H 2' - 3' W	Multi-Trunk	
<i>Ulmus spp.</i> Elm Species	2" caliper	Single Trunk	
<i>Vitex agnus-castus</i> Chaste Tree	5' - 7' H 3' - 4' W	Multi-Trunk	

CONCRETE HEADER

CONCRETE

ROCK MULCH

STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL

Cynodon dactylon 'E-Z Turf Midiron'
Midiron Bermuda

6" x 4"

1/2" Screened

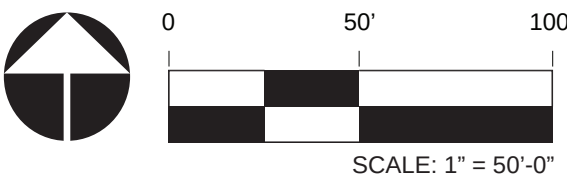
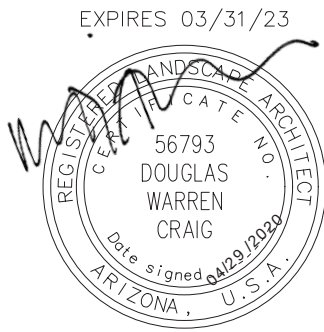
1/4" Minus
Stabilized w/
Binder

sod

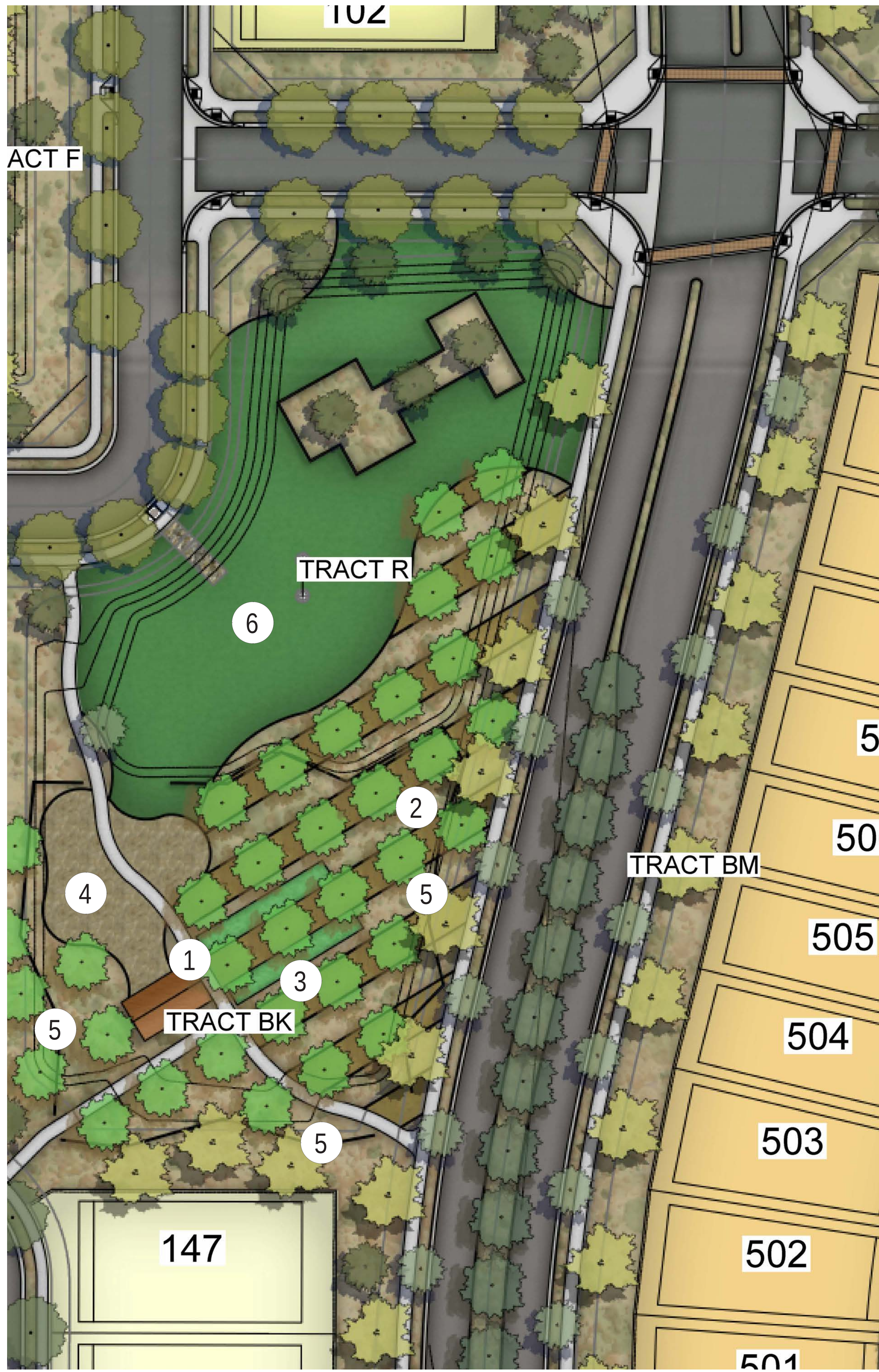
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SYCAMORE FARMS • LANDSCAPE PLAN 11

📍 Surprise, Arizona
📅 April 6 2020
19002272
👤 Taylor Morrison

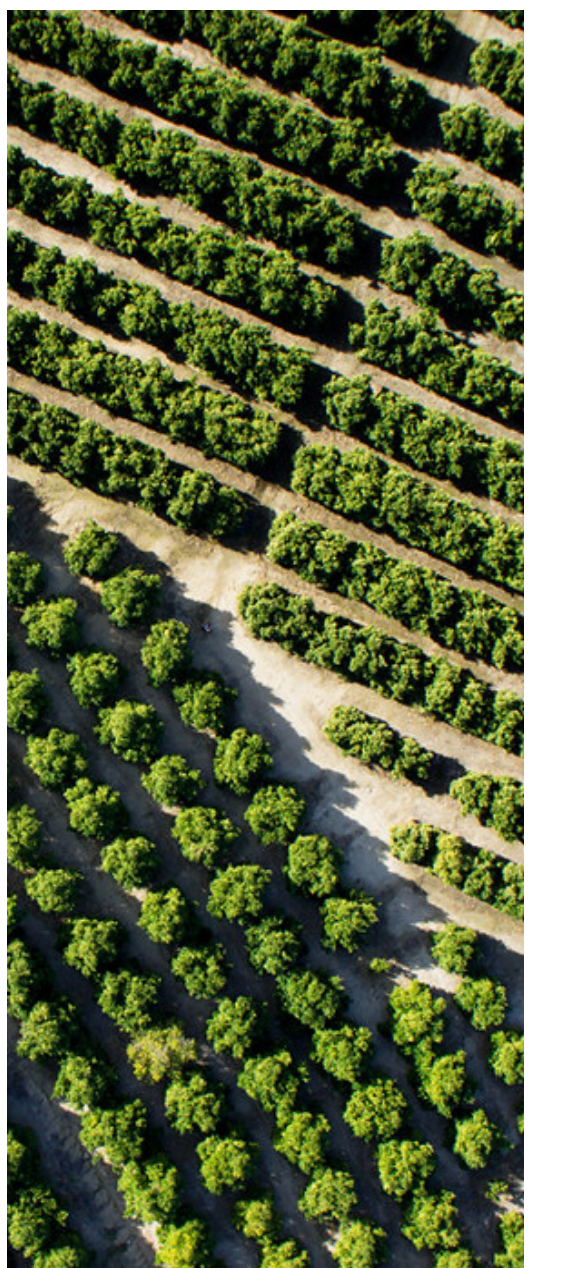


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LEGEND

1. RAMADA / CENTRAL GATHERING
2. CITRUS GROVE
3. BOCCIE COURT
4. TOT LOT
5. PERIMETER FENCING
6. OPEN TURF



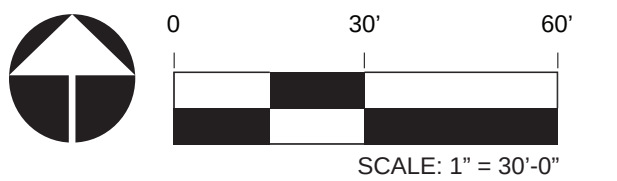
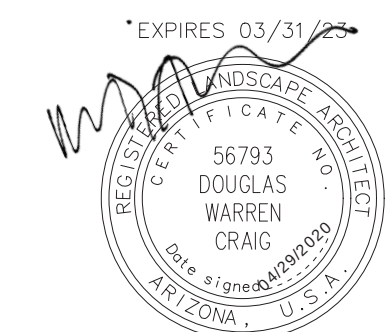
Rvi

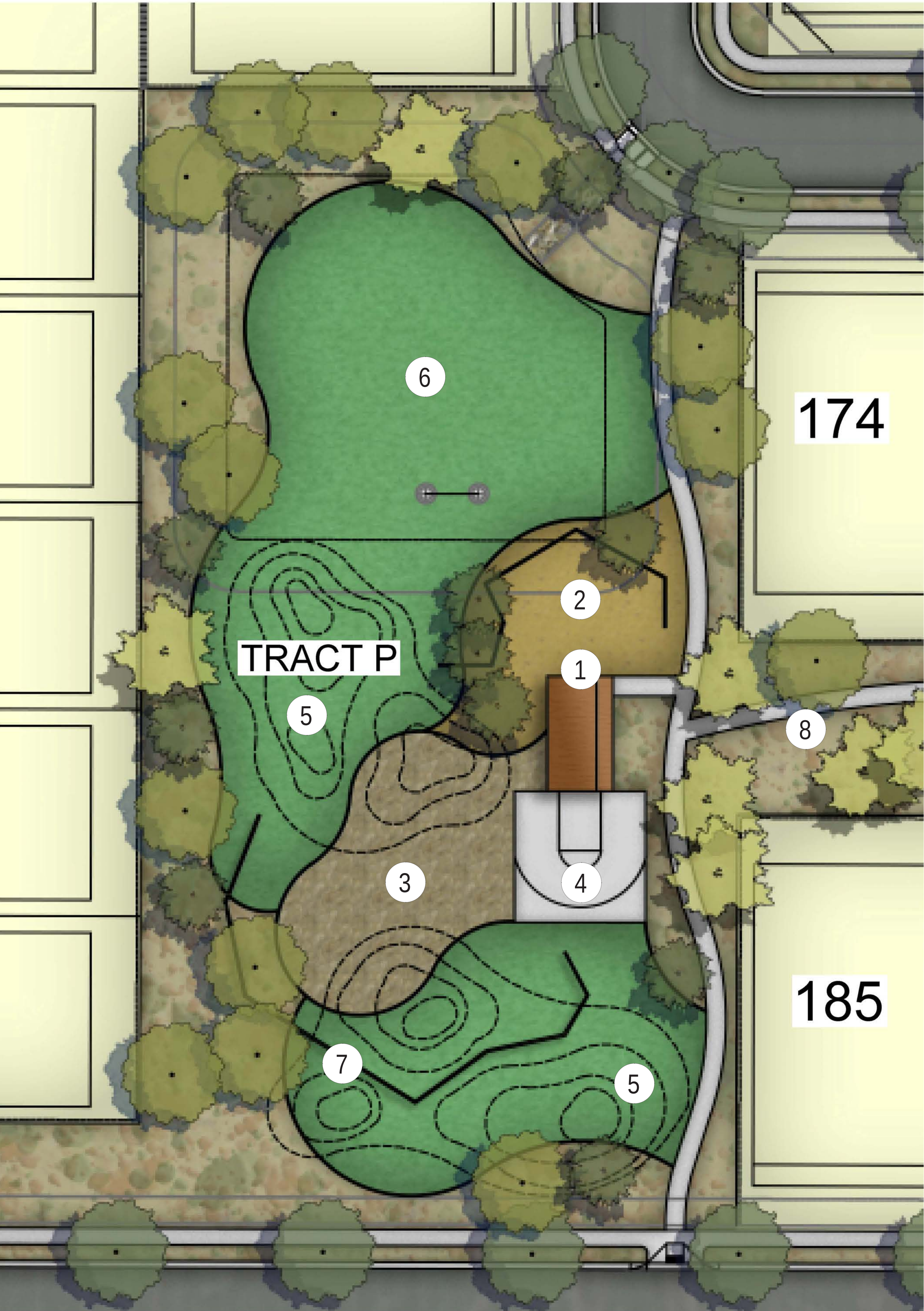
120 S Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0994
www.rviplanning.com

SYCAMORE FARMS • CITRUS PARK

- 📍 Surprise, Arizona
- 📅 April 6 2020
- # 19002272
- 👤 Taylor Morrison

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LEGEND

- 1. RAMADA / CENTRAL GATHERING
- 2. OUTDOOR FIRE PLAZA
- 3. TOT LOT
- 4. HALF COURT BASKETBALL
- 5. TURF BERMS
- 6. OPEN TURF
- 7. PERIMETER FENCING
- 8. TRAIL CONNECTIONS



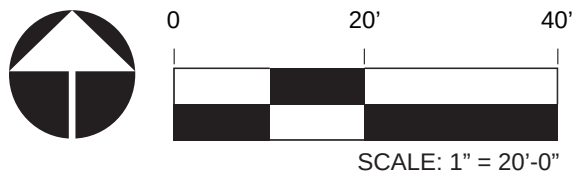
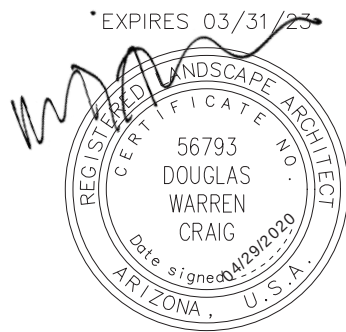
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Tel: 480.994.0994
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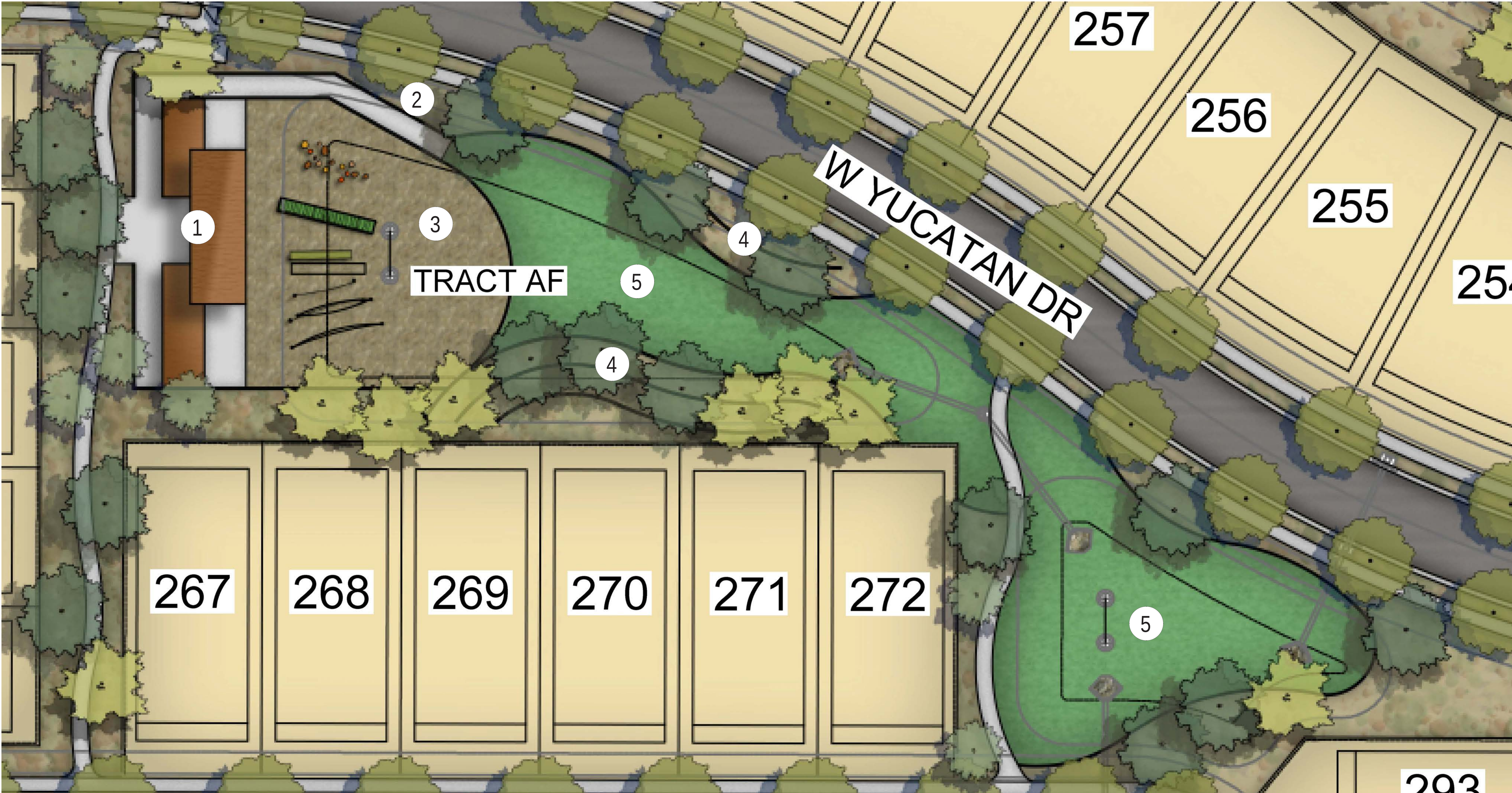
SYCAMORE FARMS • THE CATTLE PARK

📍 Surprise, Arizona
📅 April 6 2020
19002272
👤 Taylor Morrison

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- LEGEND**
- 1. SHADE TRELLIS / RAISED PLAZA
 - 2. PEDESTRIAN RAMP
 - 3. TOT LOT ON SIDE SLOPE
 - 4. TERRACED WALLS
 - 5. OPEN TURF



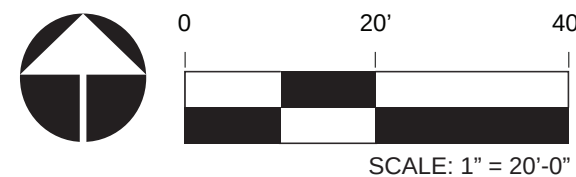
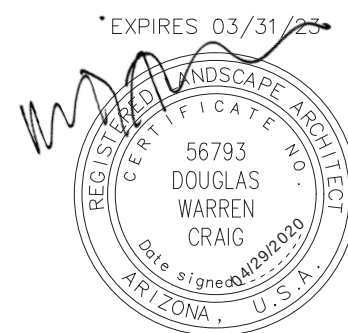
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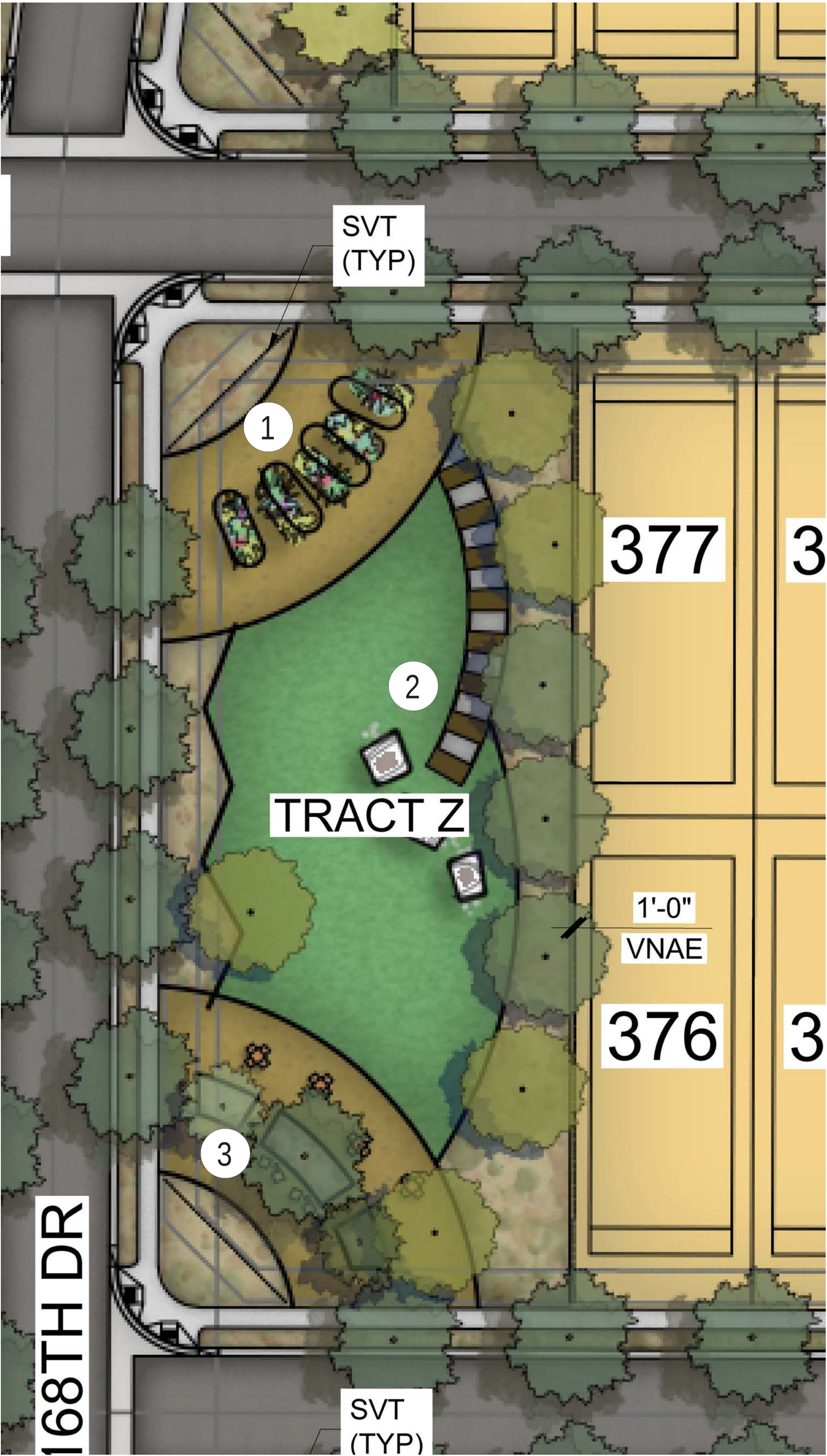
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SYCAMORE FARMS • THE COPPER PARK

- 📍 Surprise, Arizona
- 📅 April 6 2020
- # 19002272
- 👤 Taylor Morrison

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LEGEND

- 1. RAISED PLANTER PLAZA
- 2. TURF WITH SCULPTURES
- 3. SHADED SEATING PLAZA



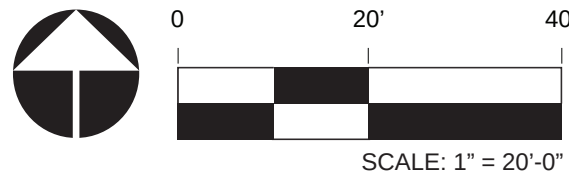
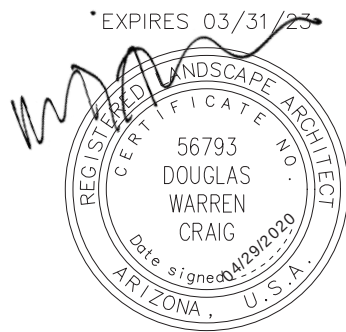
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LEGEND

- 1. COMMUNITY BUILDING / COVERED GATHERING
- 2. DEMONSTRATION GARDEN / BUTTERFLY GARDEN
- 3. COMMUNITY PLAZA
- 4. EVENT LAWN
- 5. ENTRY GROVE
- 6. RESORT STYLE POOL
- 7. POOL RAMADA
- 8. PARKING
- 9. TOT LOT
- 10. TERRACE / SEAT WALLS
- 11. OPEN TURF / PLAY TURF



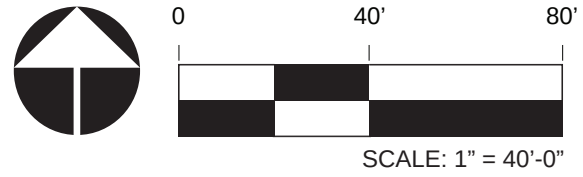
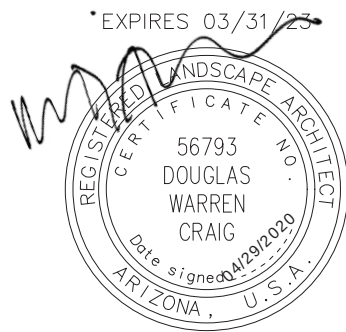
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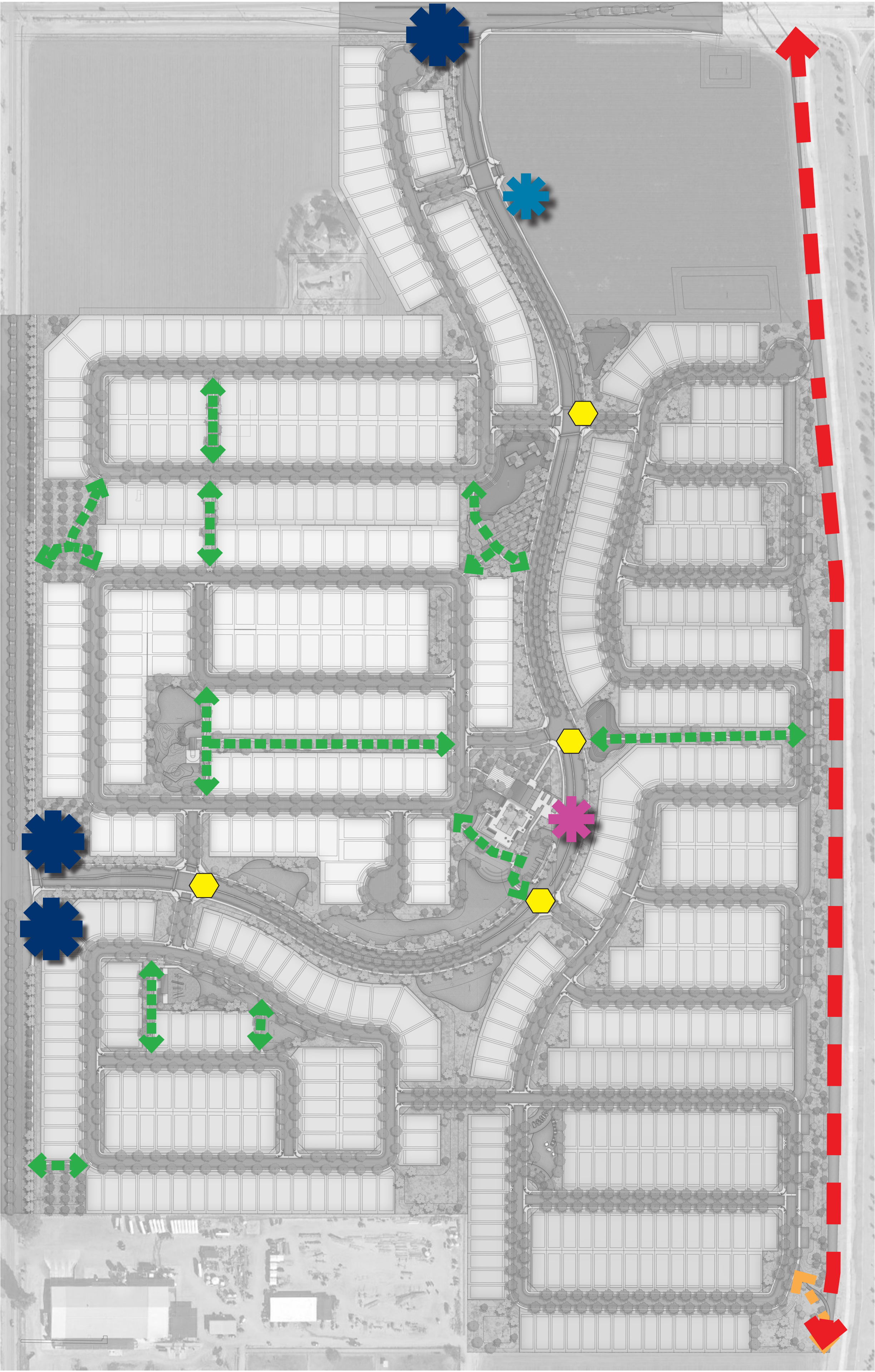
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SYCAMORE FARMS • THE “ARIZONAN” EXPERIENCE / MAIN AMENITY

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LEGEND

-  PRIMARY MONUMENT
-  SECONDARY MONUMENT
-  AMENITY SIGNAGE
-  NEIGHBORHOOD TRAIL (CONCRETE) - (6FT)
-  STABILIZED W/ BINDER DECOMPOSED GRANITE TRAIL - (6FT)
-  COMMUNITY TRAIL - (8FT)
-  DESIGNATED TRAIL CROSSING

NOTE: 6 FOOT DETACHED SIDEWALKS ARE BEING DESIGNED ADJACENT TO ALL STREETS (REFERENCE LANDSCAPE AND CIVIL DRAWINGS FOR LOCATION). THESE SIDEWALKS WILL SERVE AS THE FINAL LEVEL OF PEDESTRIAN CIRCULATION AND TRAIL CONNECTIONS WITHIN THE COMMUNITY

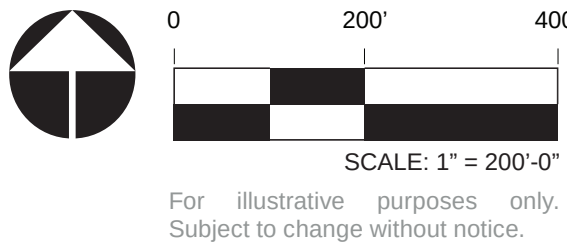
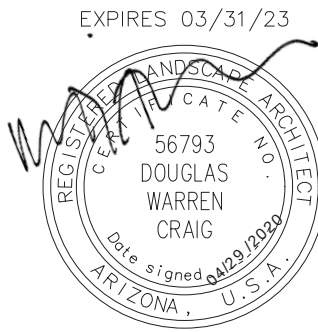


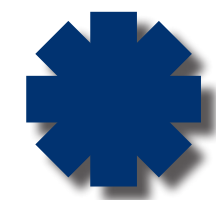
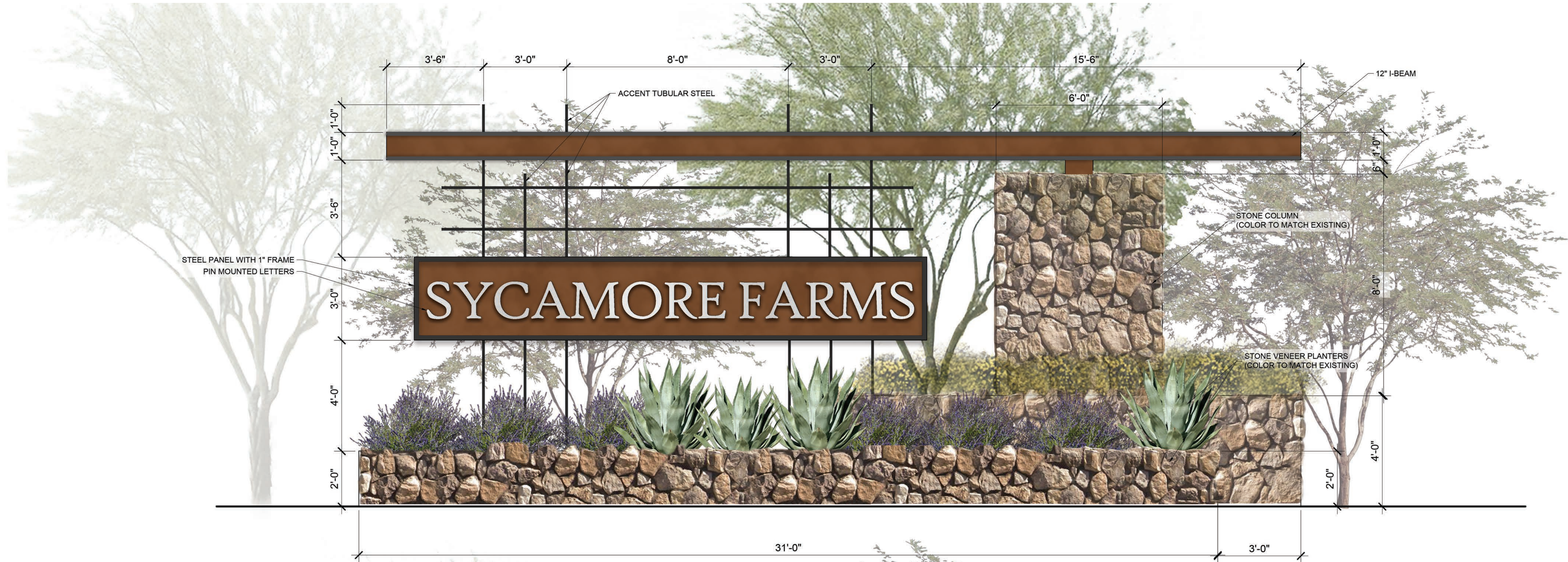
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SYCAMORE FARMS • SIGNAGE AND PEDESTRIAN CIRCULATION PLAN

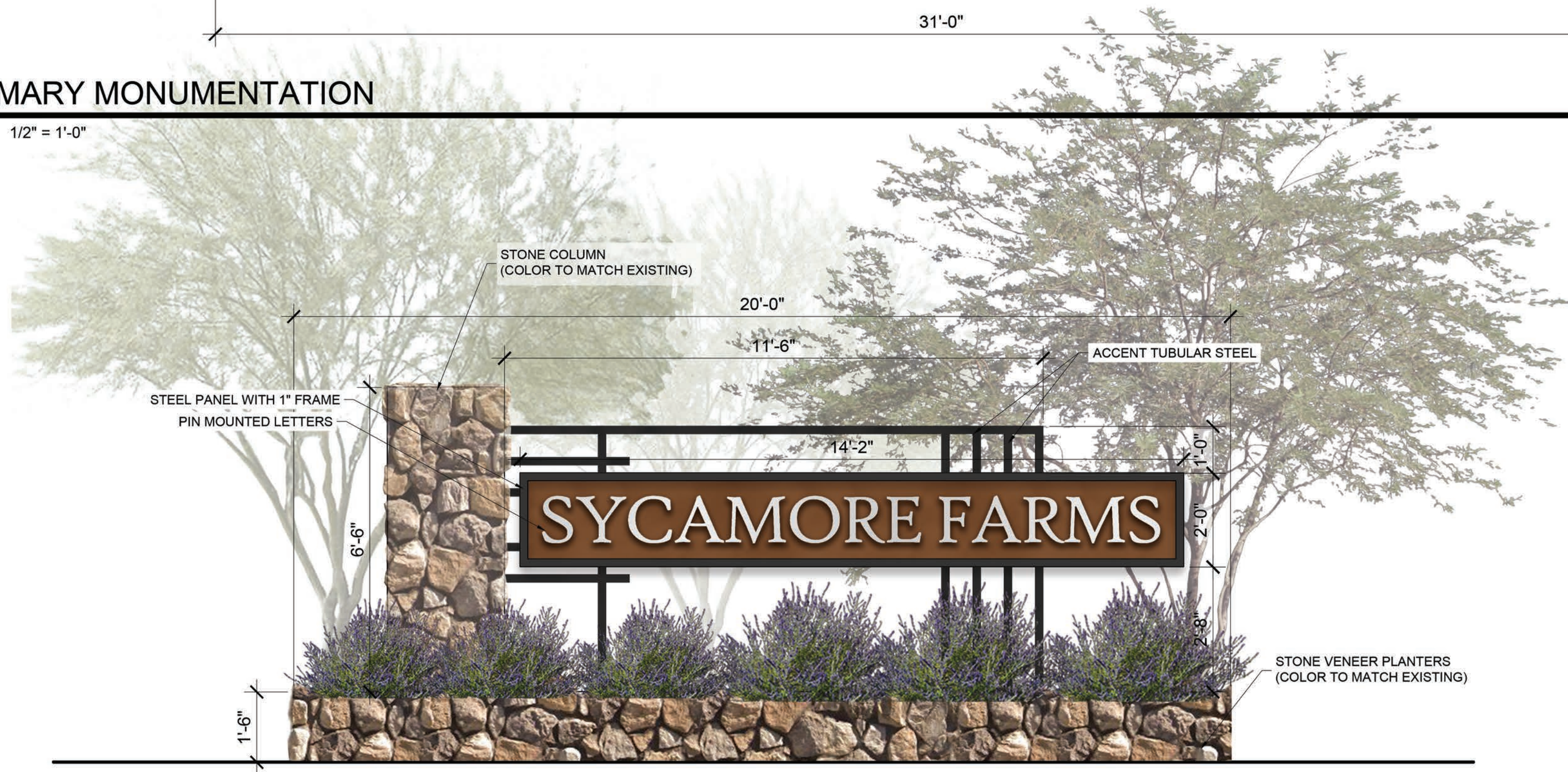
-  Surprise, Arizona
-  April 6 2020
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-  Taylor Morrison





PRIMARY MONUMENTATION

SCALE: 1/2" = 1'-0"



SECONDARY MONUMENTATION

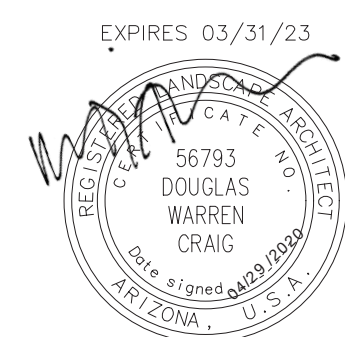
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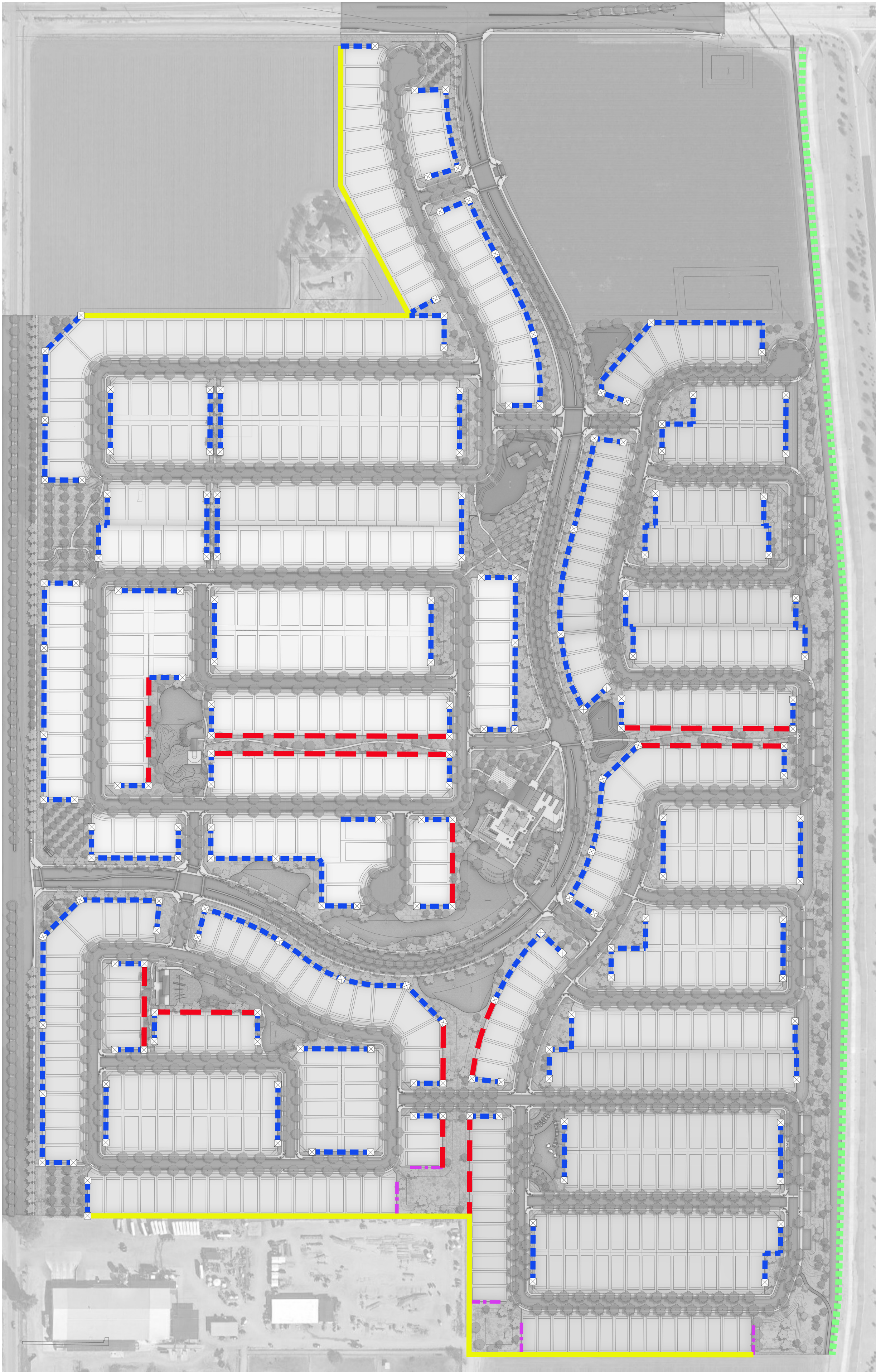
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SYCAMORE FARMS • SIGNAGE ELEVATIONS

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- 📅 April 6 2020
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- 👤 Taylor Morrison



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- LEGEND
- 6' THEME WALL
 - PARTIAL VIEW WALL
 - 8' THEME WALL
 - BUILDER WALL
 - SOUND WALL
 - EXISTING WALL
 - THEME COLUMN

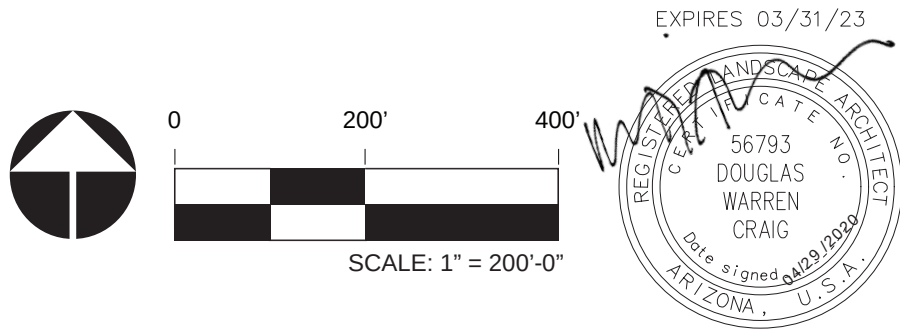


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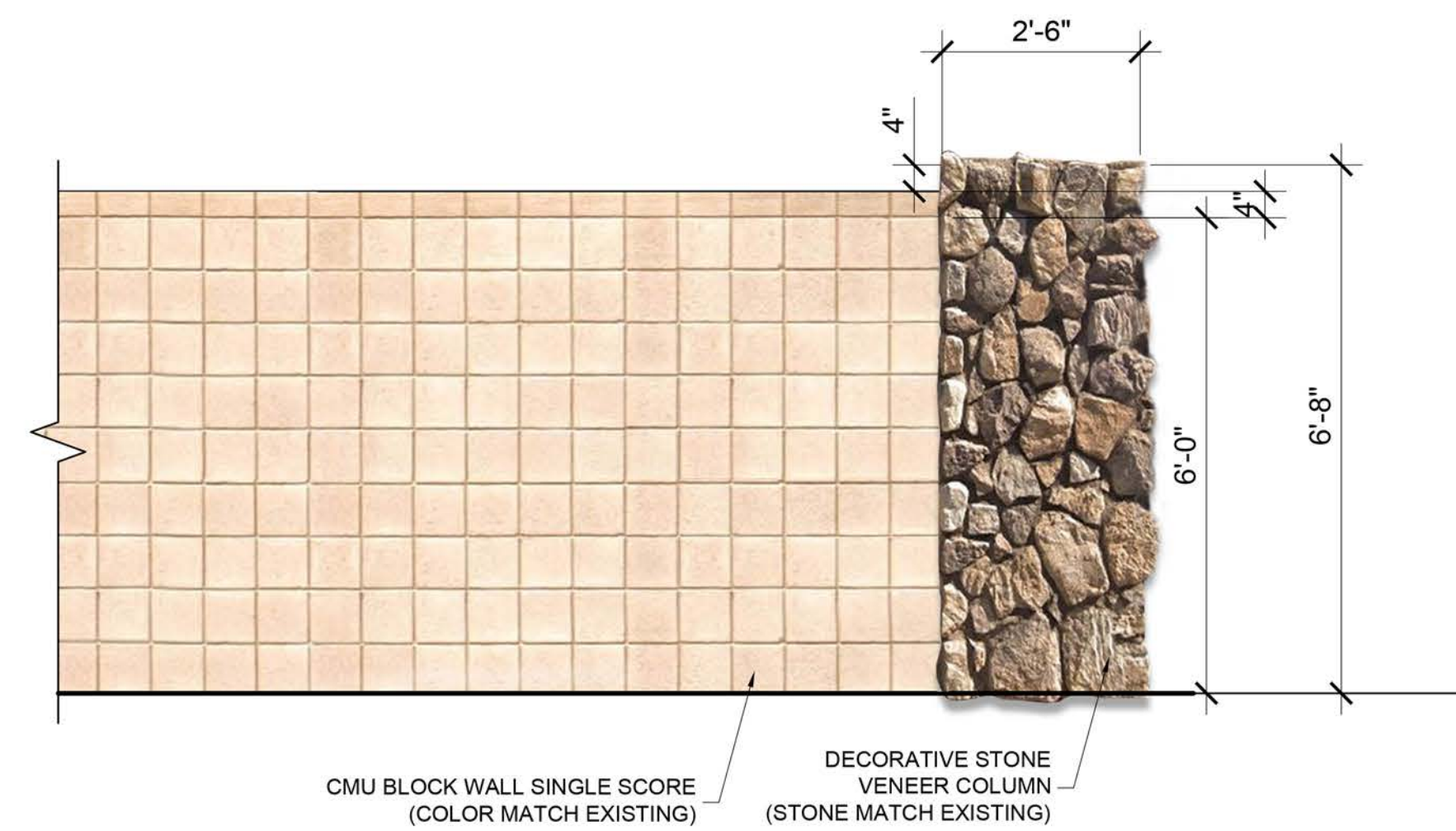
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SYCAMORE FARMS • WALL MASTERPLAN

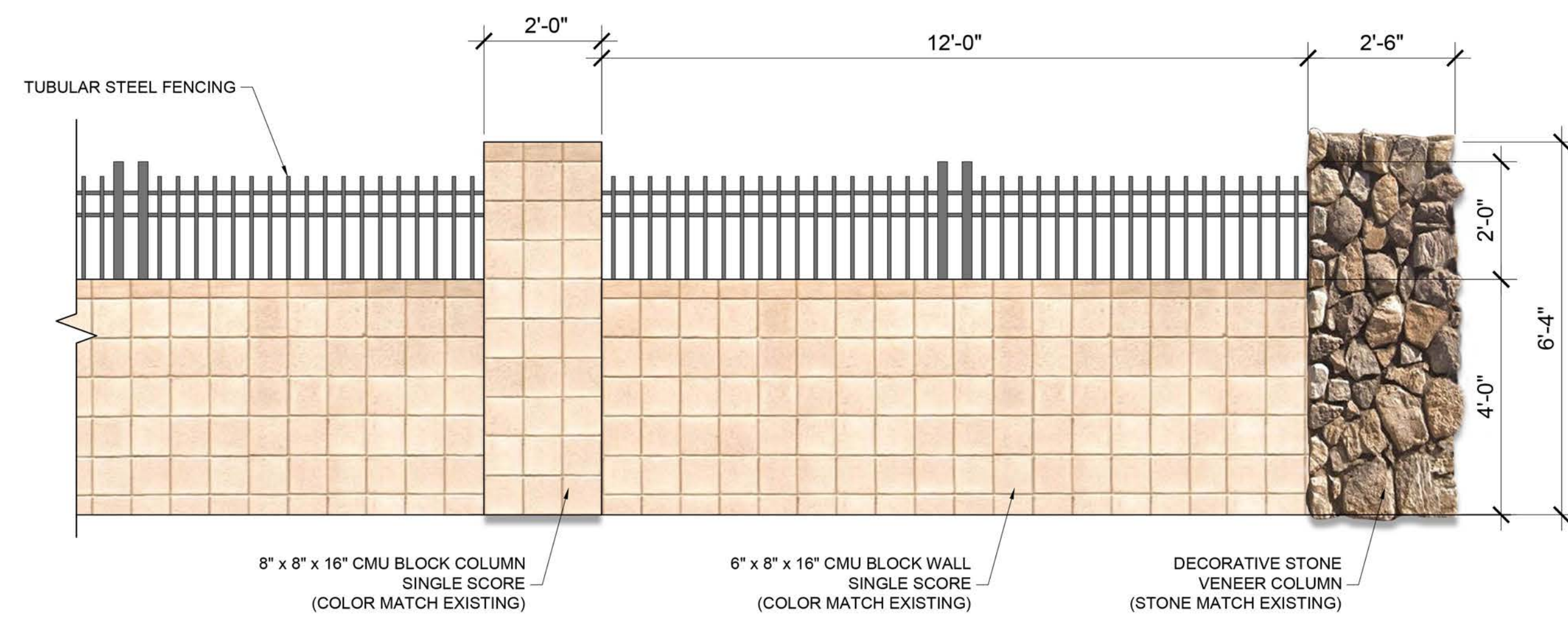
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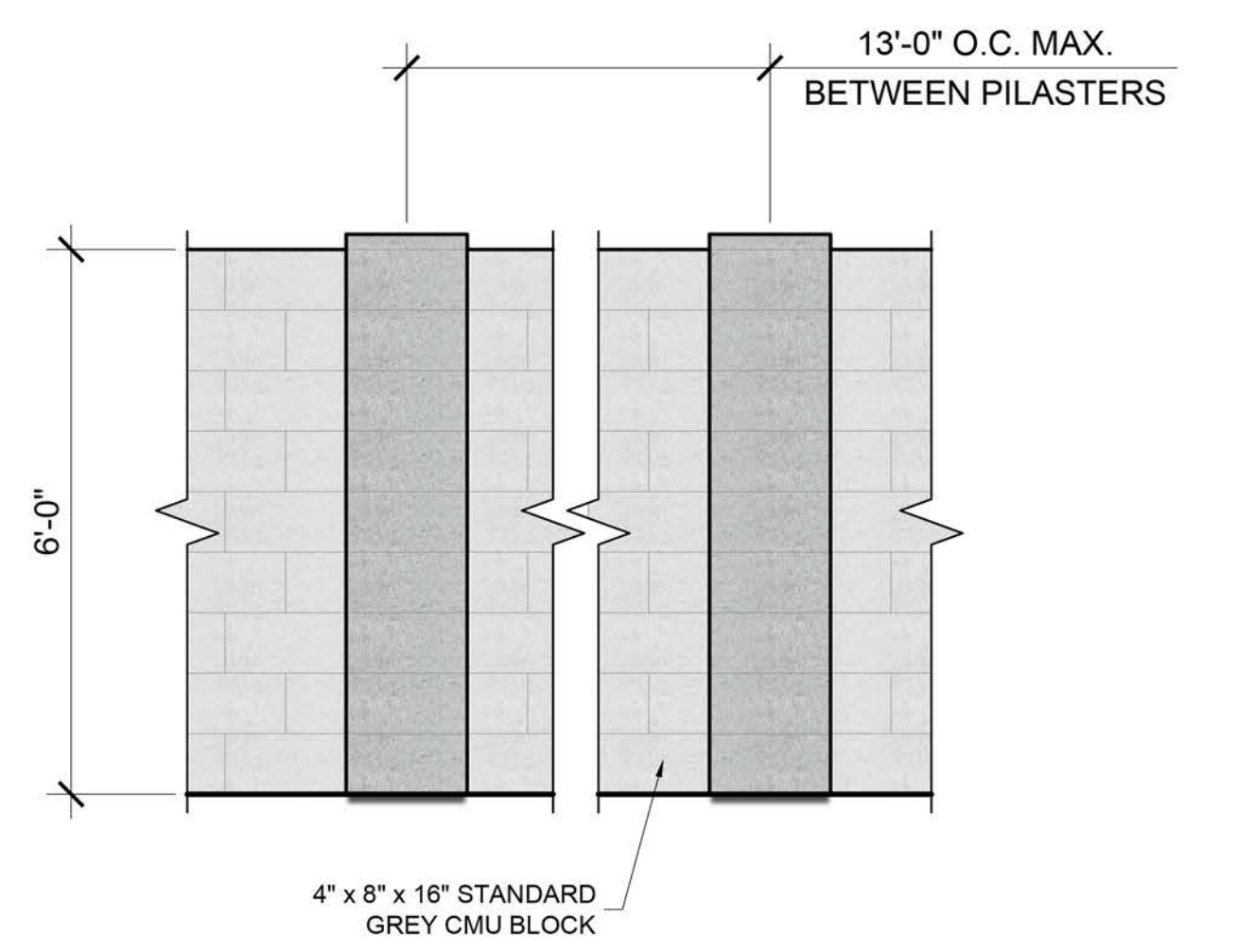
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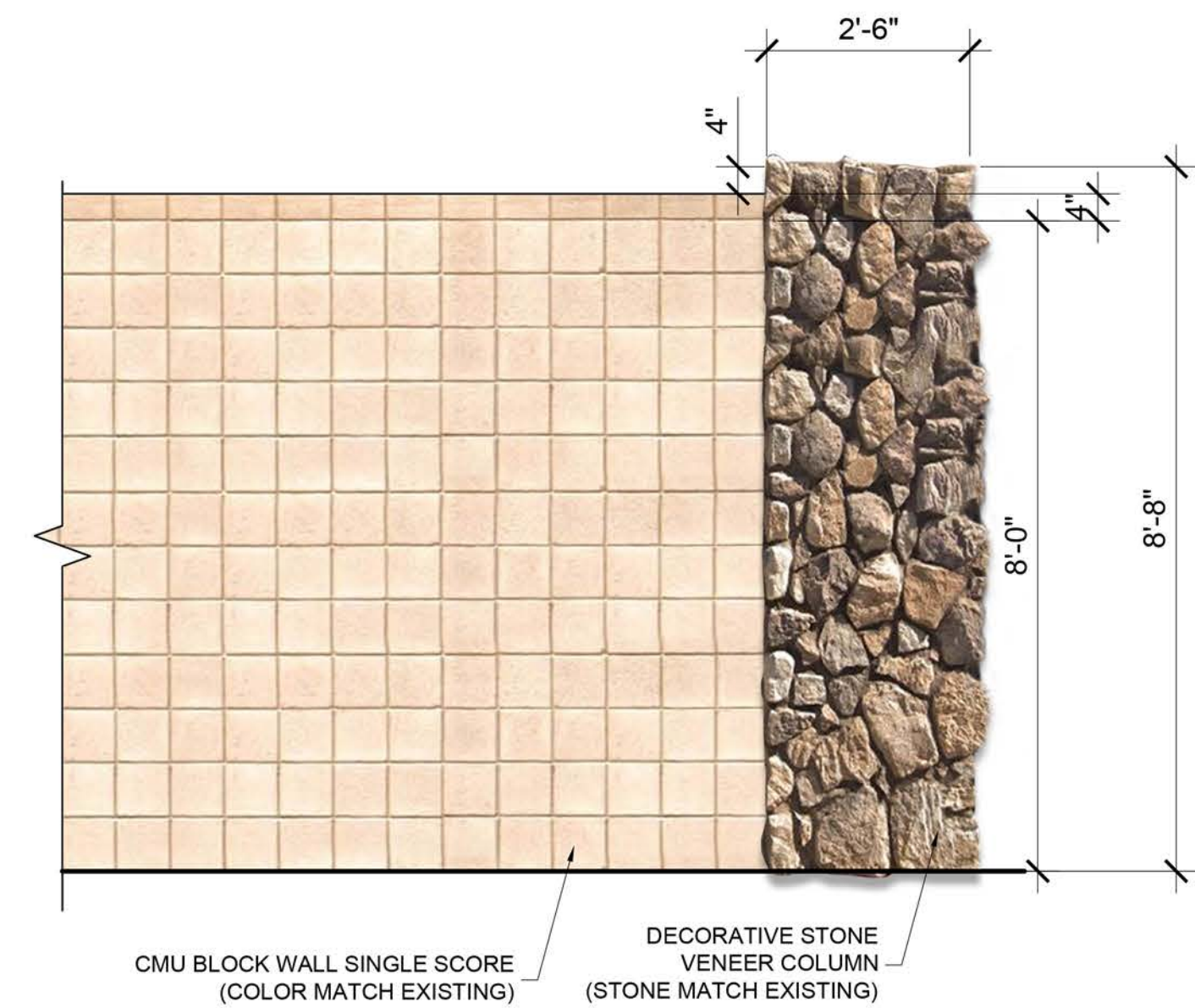
THEME WALL
SCALE: 1/2" = 1'-0"



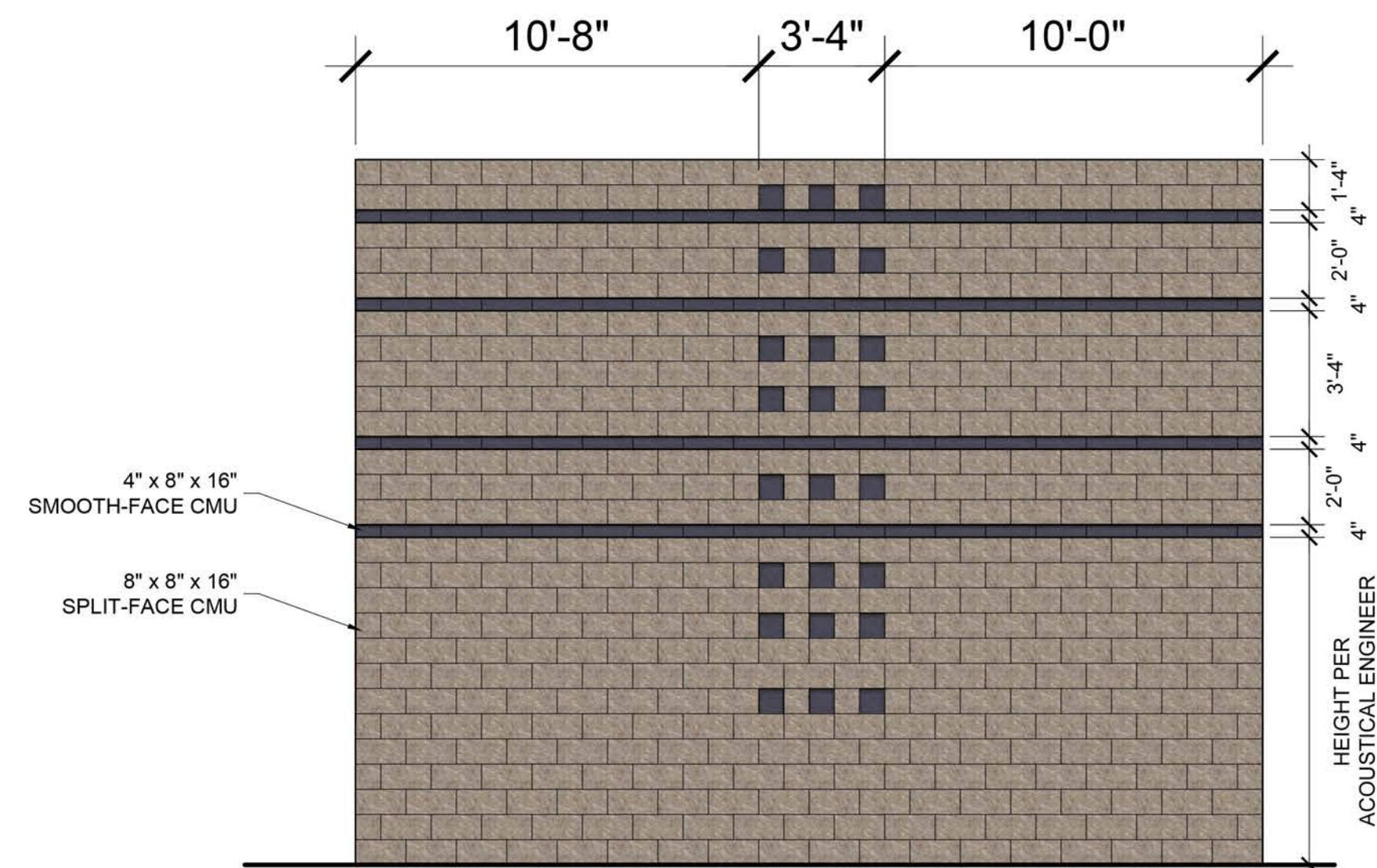
PARTIAL VIEW WALL
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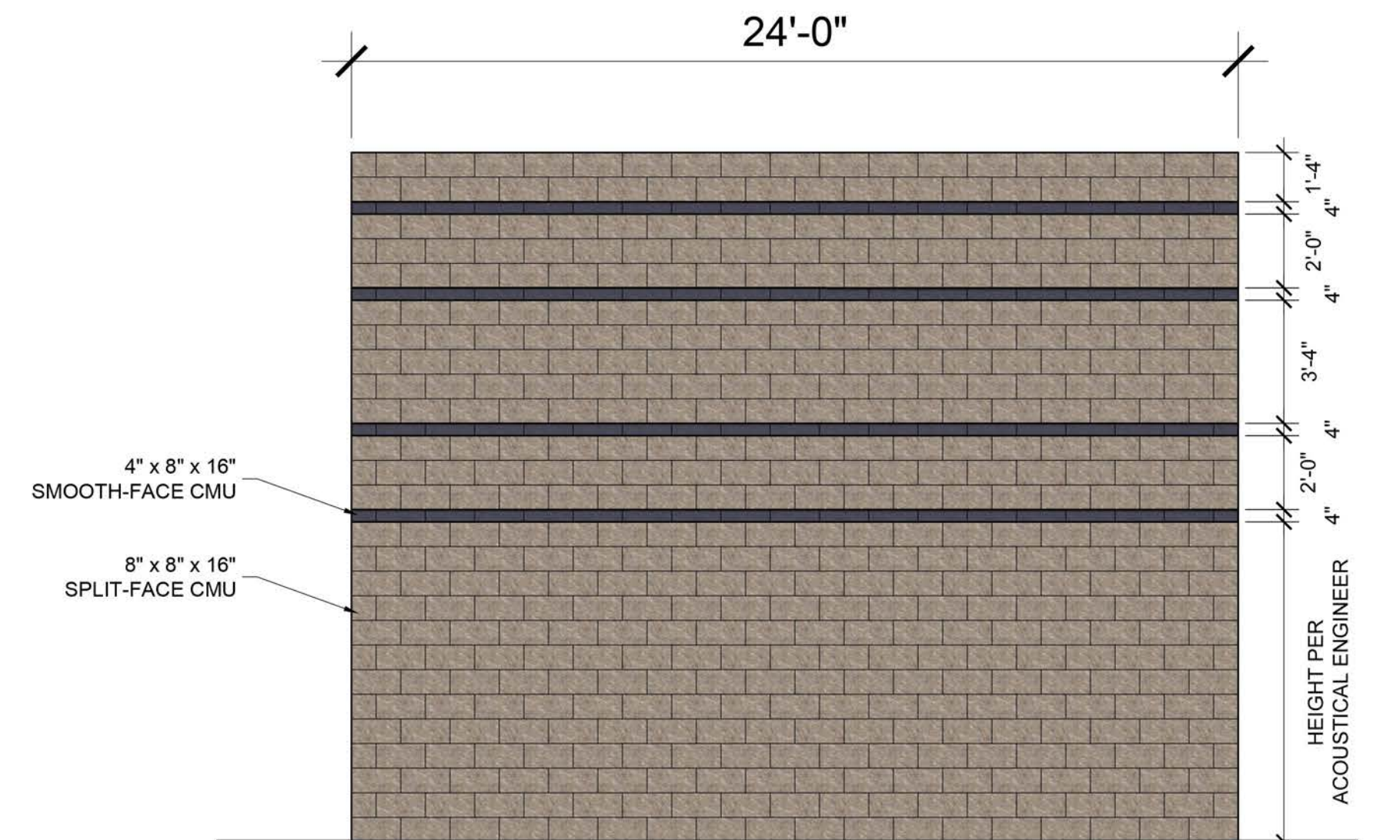
BUILDER WALL
SCALE: 1/2" = 1'-0"



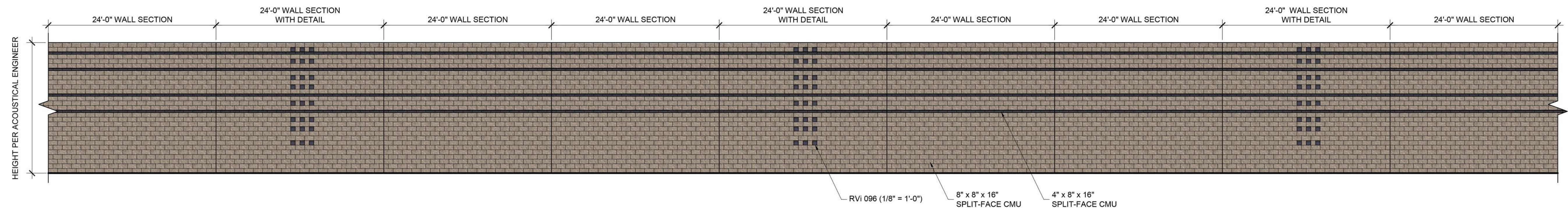
8' THEME WALL
SCALE: 1/2" = 1'-0"



SOUND WALL - ELEVATION - WITH DETAIL
SCALE: 1/4" = 1'-0"



SOUND WALL - ELEVATION
SCALE: 1/4" = 1'-0"



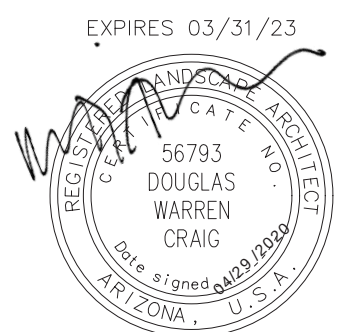
SOUND WALL ELEVATION
SCALE: 1/8" = 1'-0"

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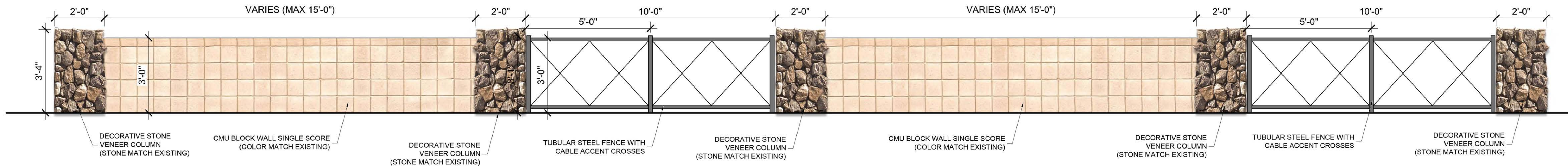
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SYCAMORE FARMS • WALL ELEVATIONS

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📅 April 6 2020
19002272
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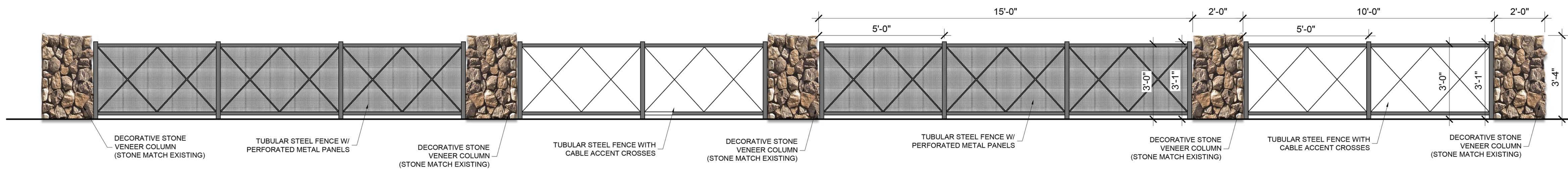


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LOW ACCENT WALL AND ACCENT FENCE

SCALE: 1/2" = 1'-0"



LOW ACCENT WALL AND ACCENT FENCE - ALTERNATIVE A

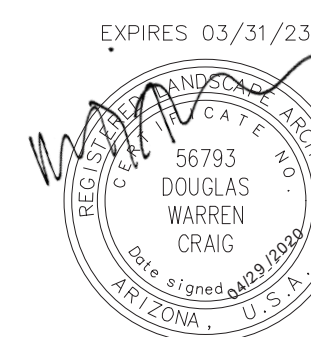
SCALE: 1/2" = 1'-0"

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SYCAMORE FARMS • WALL ELEVATIONS

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📅 April 6 2020
19002272
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October 24, 2019

To Whom It May Concern,

Dysart Unified School District has reviewed the project and plan amendments for Sycamore Farms (CR19-614 et al.). The district has no objections to the project. There is a developer/district assistance agreement in place. The district is working with Byron Easton of RVI Planning; we have volunteered to adjust the agreement to reflect the limited student impact of potential 'cottage style' rental units and associated donation amounts.

The need for pedestrian connectivity was communicated in last month's concept review meeting. The proposal displayed good connectivity and City of Supriore staff outlined additional needs for connections. As this development will include significant bus service, the ability for students to travel through the community to stops is paramount.

The district appreciates the opportunity to comment on the project and the developer's representatives willingness to address our comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman", written over a light blue horizontal line.

Kevin Shipman

Planning Administrator

Planning Department

Dysart Unified School District

a: 15802 N Parkview Place, Surprise, AZ 85374

w: www.dysart.org **e:** kevin.shipman@dysart.org

s: Visit us on Facebook, Twitter, Instagram, and YouTube @DysartUSD



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

26 November 2019

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

Ms. Lorraine Nevarez
Planning Project Coordinator
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS19-787; Sycamore Farms PAD Rezone (APN: 501-07-007, 501-10-001)

Dear Ms. Nevarez

Thank you for the opportunity to provide comments on Sycamore Farms PAD Rezone. The site sits on 231 acres of land located near the southwest corner of Loop 303 Freeway and Cactus Road in Surprise AZ. This proposed development is for 845 lots. The site is approximately 1 miles outside Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.65 du/ac falls within these guidelines and will not negatively impact the flying operations at Luke AFB.

If approved, Sycamore Farms PAD Rezone will be located within the "territory in the vicinity of a military airport," and will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

If you have any questions, please contact my Community Planner, Mr. Reggie Christianson at (623) 856-9981.

Sincerely

JAMES R. MITCHELL

cc:

Colonel Scott W. Walker, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



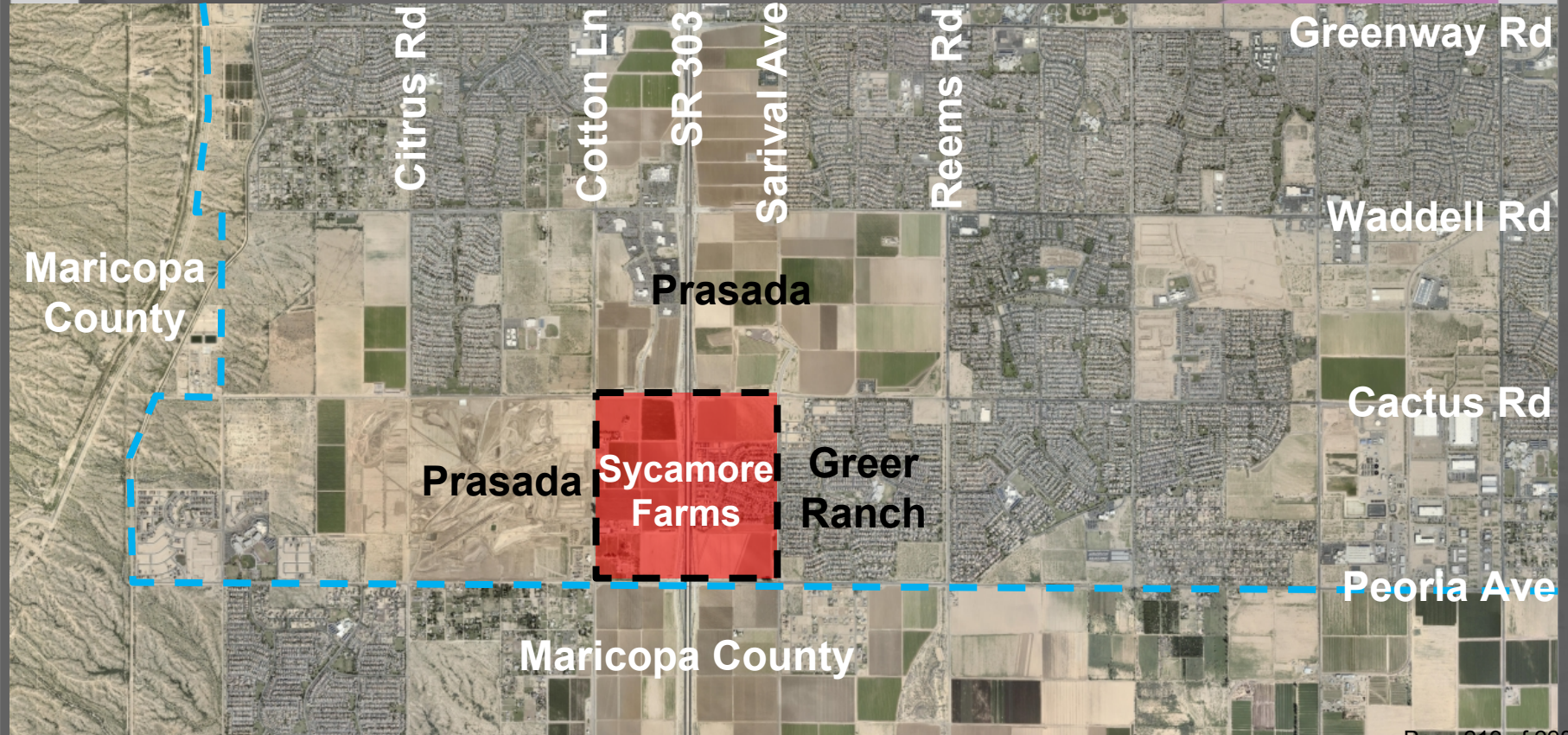
FS19-787

Sycamore Farms

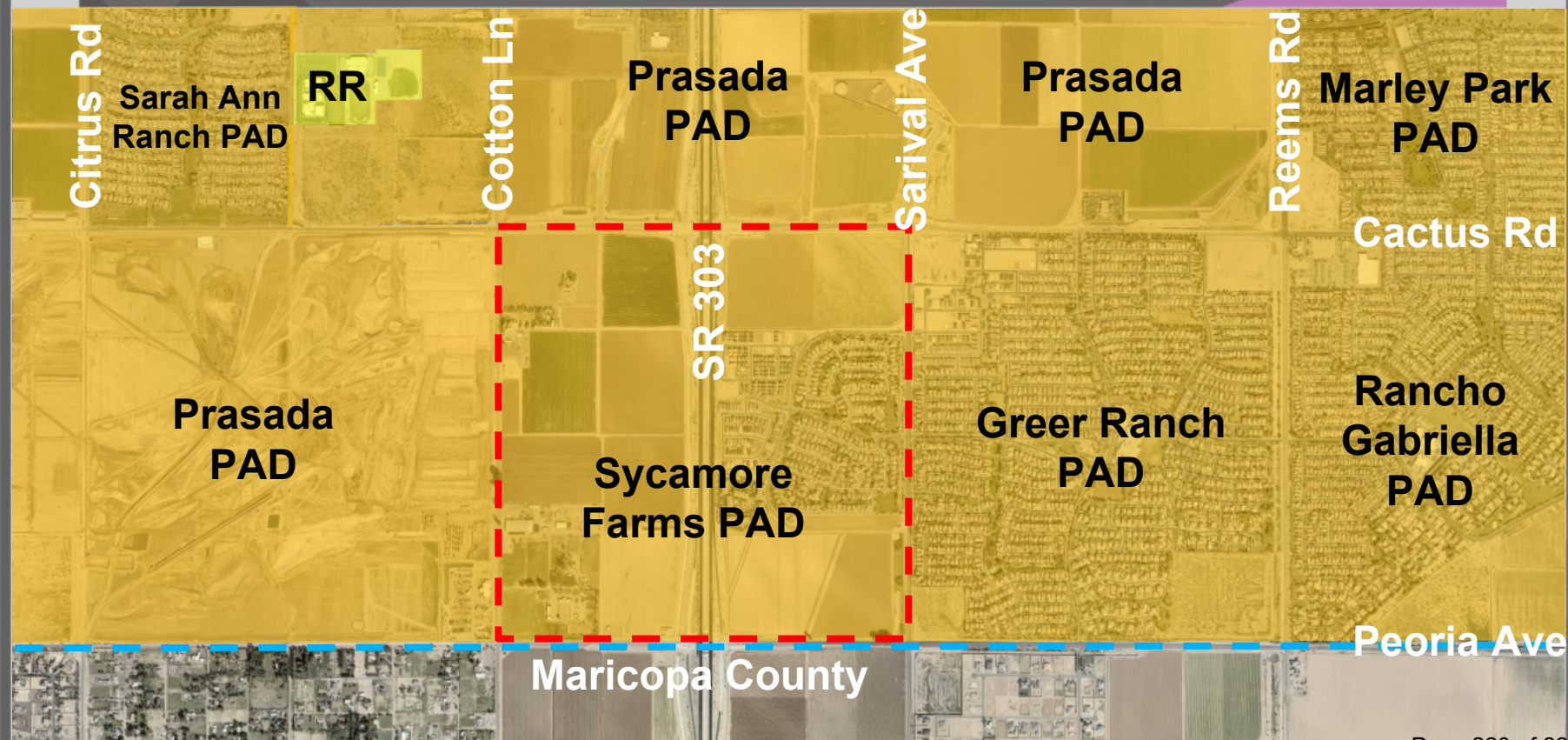
Preliminary Plat

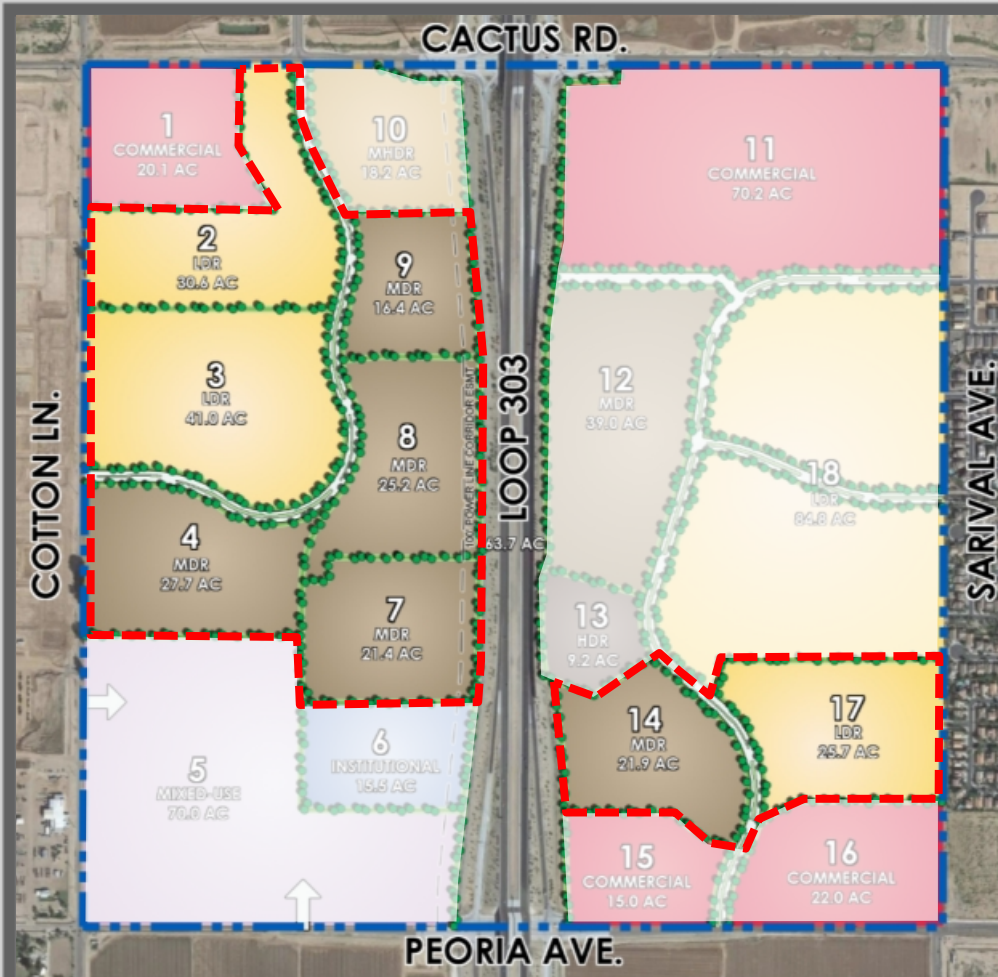
Planning and Zoning Commission – June 4, 2020

VICINITY MAP



ZONING MAP





Low Density Residential

97.62 acres

274 units

Medium Density Residential

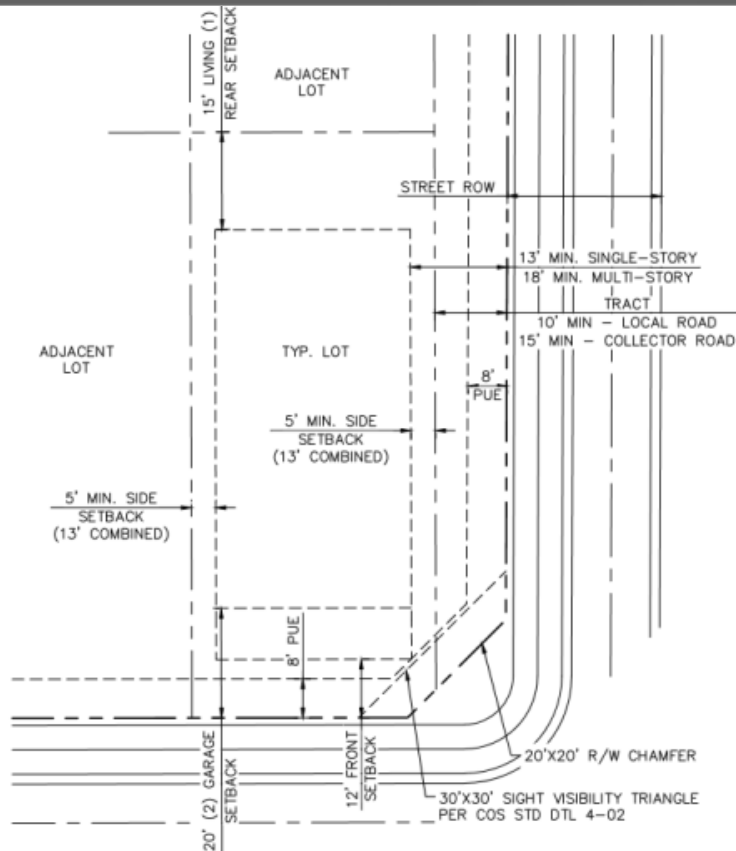
112.67 acres

437 units

Total

210.29 acres

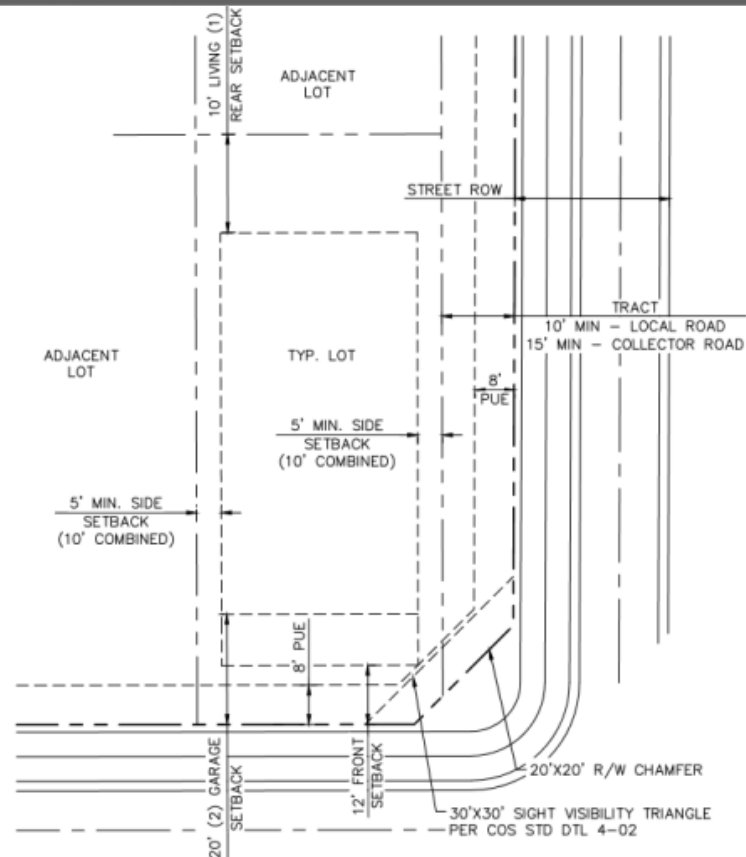
711 units



TYPICAL LDR LAYOUT

NTS

- (1) 5' MIN. REAR SETBACK FOR GARAGE OR UNENCLOSED PATIO. FIREPLACES, BAY WINDOWS, OR ENTERTAINMENT POP-OUTS MAY ENCROACH 3 FEET INTO THE REAR SETBACK.
- (2) 20' MIN. GARAGE SETBACK FROM PROPERTY LINE..



TYPICAL MDR LAYOUT

NTS

- (1) 5' MIN. REAR SETBACK FOR GARAGE OR UNENCLOSED PATIO. FIREPLACES, BAY WINDOWS, OR ENTERTAINMENT POP-OUTS MAY ENCROACH 3 FEET INTO THE REAR SETBACK.
- (2) 20' MIN. GARAGE SETBACK FROM PROPERTY LINE..

OPEN SPACE



LANDSCAPE MATERIAL SCHEDULE

ITEM	QUANTITY	UNIT	LOCATION
1. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 1
2. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 2
3. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 3
4. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 4
5. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 5
6. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 6
7. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 7
8. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 8
9. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 9
10. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 10
11. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 11
12. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 12
13. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 13
14. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 14
15. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 15
16. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 16
17. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 17
18. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 18
19. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 19
20. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 20
21. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 21
22. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 22
23. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 23
24. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 24
25. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 25
26. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 26
27. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 27
28. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 28
29. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 29
30. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 30
31. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 31
32. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 32
33. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 33
34. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 34
35. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 35
36. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 36
37. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 37
38. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 38
39. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 39
40. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 40
41. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 41
42. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 42
43. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 43
44. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 44
45. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 45
46. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 46
47. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 47
48. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 48
49. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 49
50. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 50
51. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 51
52. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 52
53. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 53
54. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 54
55. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 55
56. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 56
57. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 57
58. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 58
59. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 59
60. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 60
61. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 61
62. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 62
63. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 63
64. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 64
65. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 65
66. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 66
67. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 67
68. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 68
69. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 69
70. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 70
71. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 71
72. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 72
73. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 73
74. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 74
75. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 75
76. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 76
77. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 77
78. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 78
79. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 79
80. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 80
81. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 81
82. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 82
83. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 83
84. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 84
85. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 85
86. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 86
87. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 87
88. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 88
89. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 89
90. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 90
91. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 91
92. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 92
93. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 93
94. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 94
95. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 95
96. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 96
97. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 97
98. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 98
99. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 99
100. 12" x 12" x 12" Concrete Block	1000	sq ft	Area 100



NOTE: 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.

23 Percent Open Space

OPEN SPACE



LANDSCAPE MATERIAL SCHEDULE

ITEM	DESCRIPTION	QTY	UNIT	LOCATION
1	Grass Seed	10000	Sq. Yd.	Grass Seed
2	Grass Seed	10000	Sq. Yd.	Grass Seed
3	Grass Seed	10000	Sq. Yd.	Grass Seed
4	Grass Seed	10000	Sq. Yd.	Grass Seed
5	Grass Seed	10000	Sq. Yd.	Grass Seed
6	Grass Seed	10000	Sq. Yd.	Grass Seed
7	Grass Seed	10000	Sq. Yd.	Grass Seed
8	Grass Seed	10000	Sq. Yd.	Grass Seed
9	Grass Seed	10000	Sq. Yd.	Grass Seed
10	Grass Seed	10000	Sq. Yd.	Grass Seed
11	Grass Seed	10000	Sq. Yd.	Grass Seed
12	Grass Seed	10000	Sq. Yd.	Grass Seed
13	Grass Seed	10000	Sq. Yd.	Grass Seed
14	Grass Seed	10000	Sq. Yd.	Grass Seed
15	Grass Seed	10000	Sq. Yd.	Grass Seed
16	Grass Seed	10000	Sq. Yd.	Grass Seed
17	Grass Seed	10000	Sq. Yd.	Grass Seed
18	Grass Seed	10000	Sq. Yd.	Grass Seed
19	Grass Seed	10000	Sq. Yd.	Grass Seed
20	Grass Seed	10000	Sq. Yd.	Grass Seed
21	Grass Seed	10000	Sq. Yd.	Grass Seed
22	Grass Seed	10000	Sq. Yd.	Grass Seed
23	Grass Seed	10000	Sq. Yd.	Grass Seed
24	Grass Seed	10000	Sq. Yd.	Grass Seed
25	Grass Seed	10000	Sq. Yd.	Grass Seed
26	Grass Seed	10000	Sq. Yd.	Grass Seed
27	Grass Seed	10000	Sq. Yd.	Grass Seed
28	Grass Seed	10000	Sq. Yd.	Grass Seed
29	Grass Seed	10000	Sq. Yd.	Grass Seed
30	Grass Seed	10000	Sq. Yd.	Grass Seed
31	Grass Seed	10000	Sq. Yd.	Grass Seed
32	Grass Seed	10000	Sq. Yd.	Grass Seed
33	Grass Seed	10000	Sq. Yd.	Grass Seed
34	Grass Seed	10000	Sq. Yd.	Grass Seed
35	Grass Seed	10000	Sq. Yd.	Grass Seed
36	Grass Seed	10000	Sq. Yd.	Grass Seed
37	Grass Seed	10000	Sq. Yd.	Grass Seed
38	Grass Seed	10000	Sq. Yd.	Grass Seed
39	Grass Seed	10000	Sq. Yd.	Grass Seed
40	Grass Seed	10000	Sq. Yd.	Grass Seed
41	Grass Seed	10000	Sq. Yd.	Grass Seed
42	Grass Seed	10000	Sq. Yd.	Grass Seed
43	Grass Seed	10000	Sq. Yd.	Grass Seed
44	Grass Seed	10000	Sq. Yd.	Grass Seed
45	Grass Seed	10000	Sq. Yd.	Grass Seed
46	Grass Seed	10000	Sq. Yd.	Grass Seed
47	Grass Seed	10000	Sq. Yd.	Grass Seed
48	Grass Seed	10000	Sq. Yd.	Grass Seed
49	Grass Seed	10000	Sq. Yd.	Grass Seed
50	Grass Seed	10000	Sq. Yd.	Grass Seed
51	Grass Seed	10000	Sq. Yd.	Grass Seed
52	Grass Seed	10000	Sq. Yd.	Grass Seed
53	Grass Seed	10000	Sq. Yd.	Grass Seed
54	Grass Seed	10000	Sq. Yd.	Grass Seed
55	Grass Seed	10000	Sq. Yd.	Grass Seed
56	Grass Seed	10000	Sq. Yd.	Grass Seed
57	Grass Seed	10000	Sq. Yd.	Grass Seed
58	Grass Seed	10000	Sq. Yd.	Grass Seed
59	Grass Seed	10000	Sq. Yd.	Grass Seed
60	Grass Seed	10000	Sq. Yd.	Grass Seed
61	Grass Seed	10000	Sq. Yd.	Grass Seed
62	Grass Seed	10000	Sq. Yd.	Grass Seed
63	Grass Seed	10000	Sq. Yd.	Grass Seed
64	Grass Seed	10000	Sq. Yd.	Grass Seed
65	Grass Seed	10000	Sq. Yd.	Grass Seed
66	Grass Seed	10000	Sq. Yd.	Grass Seed
67	Grass Seed	10000	Sq. Yd.	Grass Seed
68	Grass Seed	10000	Sq. Yd.	Grass Seed
69	Grass Seed	10000	Sq. Yd.	Grass Seed
70	Grass Seed	10000	Sq. Yd.	Grass Seed
71	Grass Seed	10000	Sq. Yd.	Grass Seed
72	Grass Seed	10000	Sq. Yd.	Grass Seed
73	Grass Seed	10000	Sq. Yd.	Grass Seed
74	Grass Seed	10000	Sq. Yd.	Grass Seed
75	Grass Seed	10000	Sq. Yd.	Grass Seed
76	Grass Seed	10000	Sq. Yd.	Grass Seed
77	Grass Seed	10000	Sq. Yd.	Grass Seed
78	Grass Seed	10000	Sq. Yd.	Grass Seed
79	Grass Seed	10000	Sq. Yd.	Grass Seed
80	Grass Seed	10000	Sq. Yd.	Grass Seed
81	Grass Seed	10000	Sq. Yd.	Grass Seed
82	Grass Seed	10000	Sq. Yd.	Grass Seed
83	Grass Seed	10000	Sq. Yd.	Grass Seed
84	Grass Seed	10000	Sq. Yd.	Grass Seed
85	Grass Seed	10000	Sq. Yd.	Grass Seed
86	Grass Seed	10000	Sq. Yd.	Grass Seed
87	Grass Seed	10000	Sq. Yd.	Grass Seed
88	Grass Seed	10000	Sq. Yd.	Grass Seed
89	Grass Seed	10000	Sq. Yd.	Grass Seed
90	Grass Seed	10000	Sq. Yd.	Grass Seed
91	Grass Seed	10000	Sq. Yd.	Grass Seed
92	Grass Seed	10000	Sq. Yd.	Grass Seed
93	Grass Seed	10000	Sq. Yd.	Grass Seed
94	Grass Seed	10000	Sq. Yd.	Grass Seed
95	Grass Seed	10000	Sq. Yd.	Grass Seed
96	Grass Seed	10000	Sq. Yd.	Grass Seed
97	Grass Seed	10000	Sq. Yd.	Grass Seed
98	Grass Seed	10000	Sq. Yd.	Grass Seed
99	Grass Seed	10000	Sq. Yd.	Grass Seed
100	Grass Seed	10000	Sq. Yd.	Grass Seed



NOTE: 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.

Public Trail

OPEN SPACE



LEGEND

1. COMMUNITY BUILDING / COVERED GATHERING
2. DEMONSTRATION GARDEN / BUTTERFLY GARDEN
3. COMMUNITY PLAZA
4. EVENT LAWN
5. ENTRY GROVE
6. RESORT STYLE POOL
7. POOL RAMADA
8. PARKING
9. TOT LOT
10. TERRACE / SEAT WALLS
11. OPEN TURF / PLAY TURF



WALL PLAN

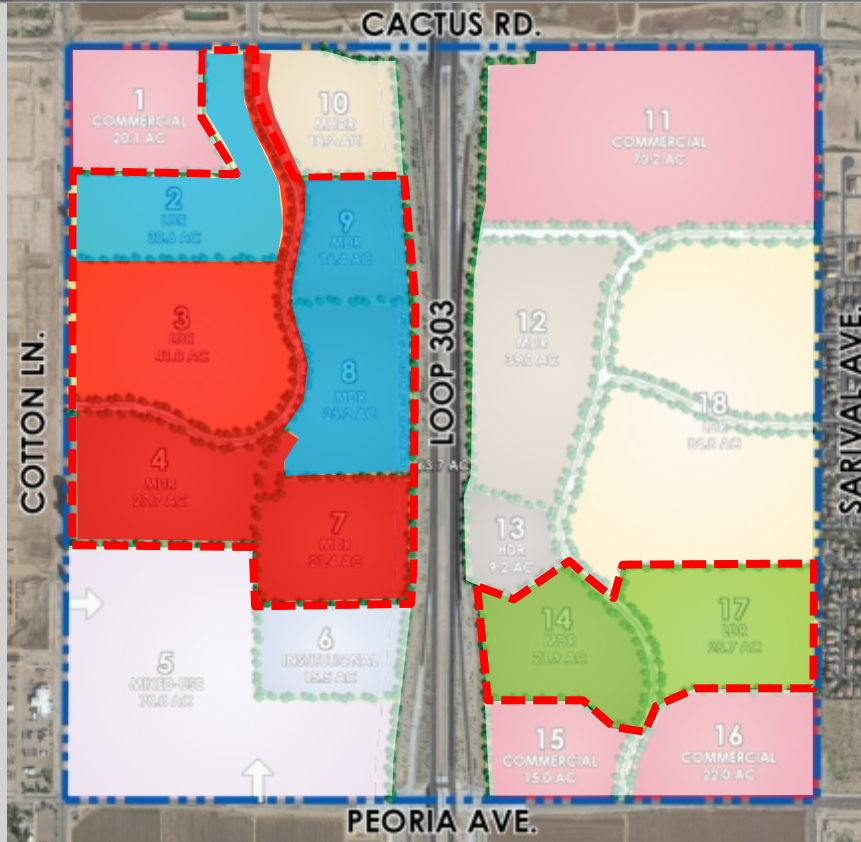


LEGEND

- 6' THEME WALL
- PARTIAL VIEW WALL
- 8' THEME WALL
- BUILDER WALL
- SOUND WALL
- EXISTING WALL
- THEME COLUMN



PHASING



 Phase 1

 Phase 2

 Phase 3



QUESTIONS OR COMMENTS?

Thank You