



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 6, 2021 @ 6:00 PM
COUNCIL CHAMBERS

- 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:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the April 15, 2021 Planning and Zoning Commission Minutes. | Ashley Labhart
Community
Development |
| 2. | Internal | Consideration and action to approve or disapprove the April 15, 2021 Planning and Zoning Executive Session Minutes. | Ashley Labhart
Community
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 3. | District 3 | Consideration and action to approve or disapprove a Conditional Use Permit to allow a new automotive washing establishment, generally located south of Greenway Road and west of Cotton Lane, Case FS20-643. | Shirley Phan
Community
Development |
| 4. | District 6 | Consideration and action to approve or disapprove a Conditional Use Permit for a new Self-Storage Facility and Site Plan, entitled "Site Plan for Litchfield Self Storage", date received March 10, 2021, located on the northwest corner of Sweetwater Avenue and Litchfield Road. Case FS20-609. | Sergio Angulo
Community
Development |
| 5. | District 4 | Consideration and action to approve or disapprove a Conditional Use Permit for a Recreational Vehicle Storage Facility, and Site Plan, entitled "Wanderland RV Storage", dated March 4, 2021, generally located north of Bell Road and east of Dysart Road. Case FS20-755. | Sergio Angulo
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|--|
| 6. | District 6 | Consideration and action to approve or disapprove a Site Plan for a new office and warehouse facility on Lot 5 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road. Case FS19-413. | Shirley Phan
Community
Development |
| 7. | District 3 | Consideration and action to approve or disapprove a Site Plan entitled "Zanjero Trails Commercial," generally located at the northwest corner of Perryville Road and Peoria Avenue. Case FS20-669. | Robert Kuhfuss
Community
Development |
| 8. | District 6 | Consideration and action to approve or disapprove a Site Plan to allow a new office and warehouse facility, generally located north of Rioglass Road and west of 132nd Avenue, Case FS20-710. | Shirley Phan
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

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: April 28, 2021 at 1:30 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: May 6, 2021 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 15, 2021 Planning and Zoning Commission Minutes.

Motion:

Consideration and action to approve or disapprove the April 15, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 4-15-21 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 15, 2021 / 6:00 PM

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

CALL TO ORDER.

Chair Dennis Bash 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 April 15, 2021.

A. ROLL CALL

In attendance was Chair Dennis Bash, Vice Chair Matthew Keating, Commissioner Scott Krous, Commissioner Kevin Sartor, Commissioner Dennis Smith, Commissioner Mitchell Rosenbaum, and Commissioner Ken Chapman.

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Lloyd Abrams, Assistant Director of Community Development; Robert Kuhfuss, Current Planning Supervisor; Sergio Angulo, Current Planner; Tierney Farago, Administrative Specialist and 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 Bash opened the call to the public to discuss any items not listed on the agenda.

Hearing no requests, Chair Bash closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the April 1, 2021 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the April 1, 2021, Planning and Zoning Commission Minutes as presented.

Commissioner Rosenbaum seconded the motion. Commissioner Sartor abstained. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action to recommend approval or disapproval of the Rezone of 4.98 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 4.01 dwelling units per acre for Enclave II at Paloma Creek, Case FS20-718.

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 2 to Commission.

Chair Bash opened the public hearing.

Michelle Brown – Surprise, AZ - Expressed concern and offered comments on the proposed project and the resulting use of local roadways and effect on wildlife in the area

Kent Taylor – Surprise, AZ – Offered comments on the proposed annexation and rezone with regard to the Enclave projects

Jane Peiffer – Surprise, AZ - Expressed concern and offered comments on the proposed annexations and zone changes with regard to the project, the effect on the existing residents in the surrounding area, roadways, and the public notification process

Mark Graham – Surprise, AZ - Expressed concern and offered comments on the proposed annexations and rezone with regard to the project, the proposed density for the area, and the public notification process

Hearing no additional comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- Zoning density
- PUD overlay

Chair Bash made a motion to recommend approval of the Enclave II at Paloma Creek rezone, subject to stipulations “a” through “c”.

Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

ITEM: 3 – District 1 - Consideration and action to recommend approval or disapproval of the rezoning of 5.38 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 3.90 dwelling units per acre for Enclave III at Paloma Creek, Case FS20-731.

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 3 to Commission.

Chair Bash opened the public hearing.

Michelle Brown – Surprise, AZ - Expressed concern and offered comments on the proposed project and the resulting effect on wildlife in the area

Jane Peiffer – Surprise, AZ - Expressed concern and offered comments on the proposed annexations and zone changes with regard to the project and the effect on the existing roadways, the public notification process, general use of the area, preservation of natural characteristics and proposed density

Mark Graham – Surprise, AZ - Expressed concern and offered comments on the proposed annexations and rezone with regard to the project and the proposed density for the area

Hearing no additional comments, Chair Bash closed the public hearing.

Commissioner Sartor conveyed he wished to move into Executive Session.

Vice Chair Keating called for an Executive Session at 6:37 P.M.
Commissioner Sartor seconded the motion. Commissioner Smith opposed.

Chair Bash made a motion to adjourn from Executive Session at 6:53 P.M.
Commissioner Sartor seconded the motion.

Chair Bash made a motion to resume the regular meeting. Commissioner Rosenbaum seconded the motion.

The Planning & Zoning regular meeting reconvened at 6:55 P.M.

The Commission discussed the following:

- Neighborhood meeting outreach process
- Mitigation in transition

Vice Chair Keating made a motion to recommend approval of the Enclave III at Paloma Creek rezone subject to stipulations “a” through “c”.

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

ITEM: 4 – District 1 - Consideration and action to recommend approval or disapproval of the Rezone of 9.56 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 3.21 dwelling units per acre for Enclave IV at Paloma Creek, Case FS20-738.

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 to Commission.

Chair Bash opened the public hearing.

Sue Tingle– Surprise, AZ - Expressed concern and offered comments with regard to the project, the public notification process and the impact on the existing way of life for residents and wildlife in the area

Kent Taylor – Surprise, AZ – Expressed concern and offered comments on proposed annexations and rezone with regard to the project, boundaries, and the effect of proposed zone change to adjacent properties in the area

Michelle Brown – Surprise, AZ - Expressed concern and offered comments with regard to the project, the effect on wildlife in the area, emergency vehicle access and response time, effects large vehicle traffic will have on the existing road, and public notification process

Mark Graham – Surprise, AZ - Expressed concern and offered comments with regard to the project, proposed density for the area, public notification process, future area development, impact on existing way of life for residents, and effects on wildlife in the area

Jane Peiffer – Surprise, AZ - Expressed concern and offered comments with regard to the project and the effect on the roadways, potential increase in traffic, records request, impacts on the surrounding area, planning, the public notification process, transition and general use of the area, preservation of natural characteristics, air quality and aquifer

Hearing no additional comments, Chair Bash closed the public hearing.

Chair Bash noted an individual from the public motioning to speak so reopened the public hearing.

Jeff Wood – Surprise, AZ - Offered comments regarding ingress/egress and road maintenance responsibility of County residents in the area

Hearing no additional comments, Chair Bash closed the public hearing.

The Commission discussed the following:

- Adjacent homes and property
- Project exhibits
- Egress
- Street design
- ROW, property owner, access easements
- Transportation
- Maintenance responsibility
- Character area

Chair Bash made a motion to recommend disapproval of the Enclave IV at Paloma Creek rezone, because it does not fit the character of the area.

Commissioner Rosenbaum seconded the motion. Commissioner Smith voted against. Motion passes with 5 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 5 – District 1 - Presentation and action to recommend approval or disapproval of the Preliminary Plat for Asante Unit 2.1 & 2.13, dated January 2021, a property generally located north of Asante Boulevard and west of 163rd Avenue in the Asante PAD. Case FS20-504.

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Sergio Angulo, Current Planner, presented item 5 to Commission.

Commissioner Rosenbaum made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Asante 2.1 & 2.13”, dated January 2021, subject to stipulations “a” through “c” as memorialized in the staff report.

Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

ITEM: 6 – District 1 - Consideration and action to recommend approval or disapproval of the Preliminary Plat entitled “North Copper Canyon Parcels 2, 3, and 4,” received March 30, 2021. Case FS20-333

Commissioner Krous recused himself and did not participate in or vote upon this agenda item.

Robert Kuhfuss, Current Planning Supervisor, presented item 6 to Commission.

The Commission discussed the following:

- Traffic and access
- Amenities
- Petition to ADOT
- Traffic signal installation
- Emergency access
- Existing PAD
- Accident triggers – ADOT
- School site and shared access

Commissioner Sartor made a motion to recommend approval of the Preliminary Plat entitled “North Copper Canyon Parcels 2, 3, and 4,” received March 30, 2021, subject to stipulations “a” through “c”. Vice Chair Keating seconded the motion. Motion passes with 6 votes in favor.

ITEM: 7 – District 1 - Consideration and action to recommend approval or disapproval of the Preliminary Plat entitled “Preliminary Plat for Hometown Surprise at Austin Ranch II, Parcel E”, generally located on the southeast corner of Deer Valley Road and Citrus Road. (Case FS20-488)

Robert Kuhfuss, Current Planning Supervisor, presented item 7 to Commission.

The Commission discussed the following:

- Wash in the area
- Density

Commissioner Sartor made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Hometown Surprise at Austin Ranch II, Parcel E” subject to stipulations “a” through “d” as memorialized in the Staff Report.

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

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

The Commissioners requested a project update with regard to development north of 163rd Ave, to include project and permit status, as well as transportation information as it relates to the area.

ADJOURNMENT:

Hearing no further business, Chair Bash requested a motion to adjourn. Commissioner Smith made a motion to adjourn, Commissioner Rosenbaum seconded the motion.

Meeting adjourned at 8:10 P.M.

Dennis Bash
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: May 6, 2021 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 15, 2021 Planning and Zoning Executive Session Minutes.

Motion:

Consideration and action to approve or disapprove the April 15, 2021 Planning and Zoning Commission Executive Session Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 6, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Conditional Use Permit to allow a new automotive washing establishment, generally located south of Greenway Road and west of Cotton Lane, Case FS20-643.

Motion:

I move to approve/disapprove a Conditional Use Permit for Quick Quack Car Wash at Sierra Montana, subject to stipulations "A" through "E".

Background:

Joseph Earnest, on behalf of Cotton Greenway Partners LLC, requests a Conditional Use Permit to allow for a new automotive washing establishment, generally located south of Greenway Road and west of Cotton Lane.

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-FS20-643- Quick Quack Car Wash at Sierra Montana- Staff Report

2. 01-FS20-643- Quick Quack Car Wash at Sierra Montana- Vicinity Map
 3. 02-FS20-643- Quick Quack Car Wash at Sierra Montana- Case Map
 4. 03-FS20-643- Quick Quack Car Wash at Sierra Montana- Site Plan
 5. 04-FS20-643- Quick Quack Car Wash at Sierra Montana- Landscape Plan
 6. 05-FS20-643- Quick Quack Car Wash at Sierra Montana- Elevation
 7. 06-FS20-643- Quick Quack Car Wash at Sierra Montana- Neighborhood Participation
REDACTED
 8. 07-FS20-643- Quick Quack Car Wash at Sierra Montana- Noise Study
 9. 08-FS20-643- Quick Quack Car Wash at Sierra Montana- Opposition Emails REDACTED
 10. FS20-643-Quick Quack Car Wash at Sierra Montana - PZ 050621
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS20-643
2		
3	Project Name:	Quick Quack Car Wash at Sierra Montana
4		
5	Council District:	3- Mesquite
6		
7	Meeting Date:	May 6, 2021
8		
9	Planner:	Shirley Phan
10		
11		
12	Owner:	George Apostol, Cotton Greenway Partners LLC
13		
14	Applicant:	Joseph Earnest, Lonestar Builders INC.
15		
16	Request:	Conditional Use Permit
17		
18	Site Location:	Generally, located south of Greenway Road and west of
19		Cotton Lane
20		
21	Site Size:	0.92 acres (approx.)
22		
23	General Plan Conformance:	The proposal is consistent with the Surprise General Plan
24		2035
25		
26	Support/Opposition:	Refer to the attached Neighborhood Participation Report and
27		Opposition Emails
28		
29	Staff Recommendation:	None

30 **Project Description:**

31
32 Joseph Earnest, on behalf of Cotton Greenway Partners LLC, requests a Conditional Use
33 Permit (CUP) to allow for a new automotive washing establishment located south of
34 Greenway Road and west of Cotton Lane. The subject site is zoned PAD and has a land
35 use designation of Community Commercial C-2. The proposed facility will provide self-
36 service vacuum stations and a car wash tunnel where customers will drive their own
37 vehicles through. The proposed Quick Quack Car Wash will include a new 3,978 square
38 foot single-story building.

39
40 The Sierra Montana PAD references the C-2 uses listed under Title 17 for Principally
41 Permitted uses and Conditionally Permitted uses. Title 17 lists "Automobile washing
42 establishments" as Conditionally Permitted in C-2 zoning districts, but requires an
43 analysis of any proposed Conditionally Permitted use to be based on the use specific
44 standards listed under section 17.28.080.C.2. of Title 17. These standards include the
45 following:

- 46
47 *1. Site improvements such as buildings or structures (permanent or temporary) shall*
48 *be separated from any residential zone by at least fifty feet. Parking areas shall*
49 *be separated from any residential zone by at least fifteen feet.*
50 *2. The total site area shall not be less than twelve thousand square feet.*
51 *3. Pump islands shall be set back not less than twenty-five feet from any street right-*
52 *of-way line, not less than forty feet from any nonstreet property line and not less*
53 *than seventy-five feet from any residential zone boundary.*
54 *4. Interior curbs of not less than six inches in height shall be constructed to separate*
55 *driving surfaces from sidewalks, landscaped areas and street rights-of-way.*
56 *5. Sufficient off-street area to provide space for not less than ten automobiles waiting*
57 *to be washed or three waiting spaces per washing stall, whichever is greater,*
58 *shall be provided. A space twenty feet by nine feet shall be deemed adequate for*
59 *each such required space.*
60 *6. All washwater disposal facilities including sludge, grit removal and disposal*
61 *equipment shall be subject to the approval of the city engineer, and shall conform*
62 *with all city ordinances regarding sewage and health and shall be designed so as*
63 *not to detrimentally affect the city sewer system.*
64

65 This CUP application has been reviewed against the standards listed above. The applicant
66 also included a lighting photometric study with the application.

67
68 The site is to be accessed through an existing shared driveway on the east side of the
69 property; the driveway having direct access to and from Cotton Lane. The site will also
70 take indirect access from the adjacent parking lot, which in turn takes access from
71 Greenway Road. The proposed site plan also demonstrates good pedestrian connectivity to
72 the existing sidewalk along Cotton Lane.
73

74 The applicant proposes 14 self-vacuum stations and 11 parking spaces along the east side
75 of the property for customers who for any reason need to access the business office. The
76 applicant proposes to assign one (1) of the parking spaces as handicap-accessible.
77 Canopies will shade the proposed vacuum stations.

78

79 The proposed landscape meets the requirements of the Sierra Montana PAD and the SUDC.
80 On-site the applicant is proposing 38% of landscape coverage, which meets the minimum
81 requirement. Additionally, a screening wall and landscaping along Cotton Lane will screen
82 the drive through on the east side of the property. The proposed onsite landscape will match
83 the landscape of the existing development in Sierra Montana Crossing Plaza. Refuse
84 enclosure is proposed to be located along the southwest of the building and will be screened
85 with landscape.

86

87 The proposed building colors and material palette will match the existing buildings and
88 complement the surrounding area.

89

90 In addition to the requirements set in Title 17, staff also requested a noise impact study.
91 This noise study takes into consideration the anticipated noise levels at the various
92 adjacent properties, and shows the noise levels between 56.4 and 69.3 decibels, with at
93 least one adjacent property receiving as much as 59.0 decibels. Section 104-1.7(A) of
94 the Land Development Ordinance (LDO) states:

95

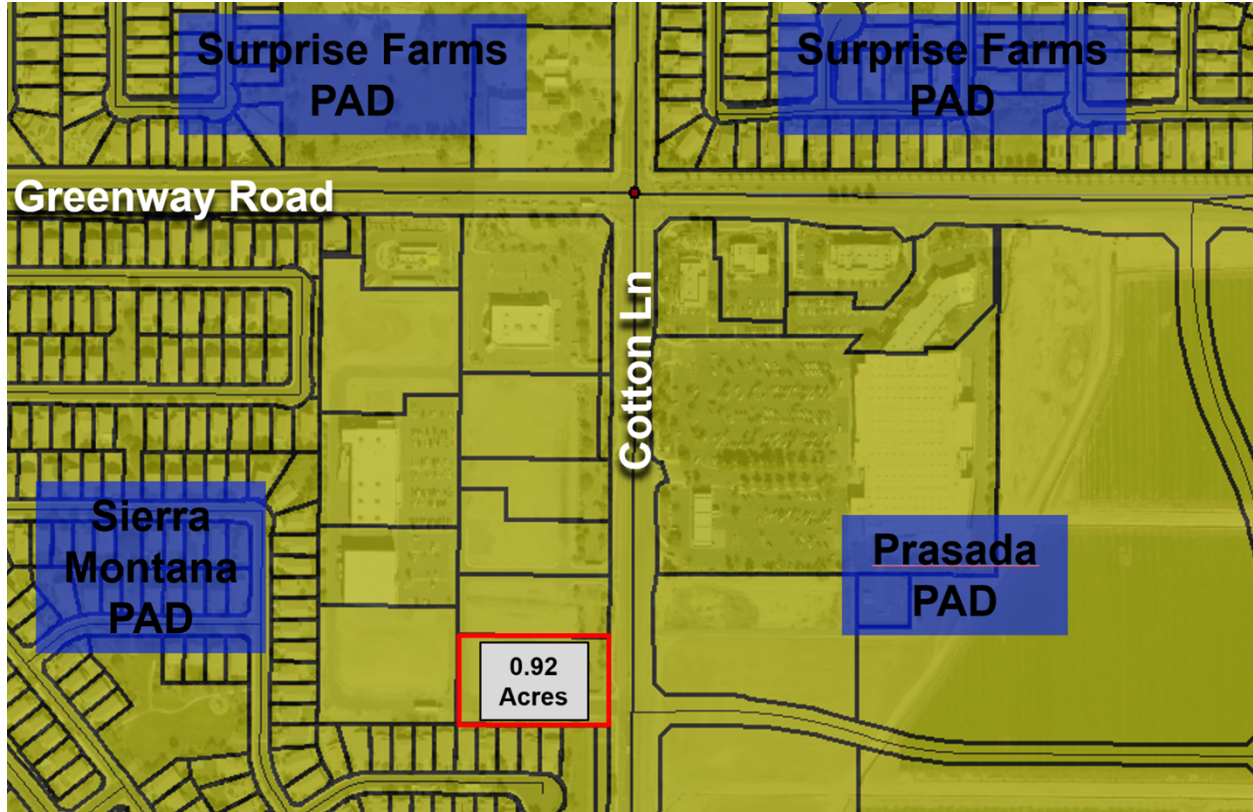
96 "Noise restrictions. Land uses and/or activities shall not result in or generate
97 any noise perceptible beyond the boundaries of the immediate site in violation of
98 the noise regulations in the City Municipal Code."

99

100 Since the applicant is not able to demonstrate compliance with Section 104-1.7(a), staff
101 cannot make a recommendation for the proposed carwash.

102

Surrounding Zoning:



Sierra Montana PAD	Sierra Montana PAD	Prasada PAD
Sierra Montana PAD	Sierra Montana PAD	Prasada PAD
Sierra Montana PAD	Sierra Montana PAD	Prasada PAD

Background:

September 14, 2000: The Mayor and City Council approved the Sierra Montana Planned Area Development (PAD) under case PAD99-100.

December 19, 2019: Staff met with the applicant to discuss proposed site plan changes during a Concept Review meeting held under CR19-843.

October 6, 2020: The applicant filed a request for a Conditional Use Permit regarding a new automotive washing establishment under FS20-643, the subject case.

November 17, 2020: The Mayor and City Council approved the Replat of Lot 1 Sierra Montana Crossing under case FS19-804.

Neighborhood Meeting:

The applicant held a Neighborhood Meeting on January 20, 2021 via Zoom Meeting. Residents from the vicinity attended to ask questions about the project and voiced their concerns. Five (5) residents attended the meeting, and two (2) individuals had several comments and concerns. The following list are some comments and concerns:

- Increase traffic in neighborhood
- Increase noise
- Increase of light pollution
- Negatively impact value of the homes
- Negatively impact the aesthetics of the neighborhood

The applicant explained how they propose to address those concerns. At the end of the meeting, one resident was satisfied with the applicant who addressed his comments. While another individual was still concerned about the property value and does not believe another carwash is necessary. The applicant did inform the resident that they are unable to control the value of the neighborhood homes.

Some individuals were unable to attend the neighborhood meeting, and emailed the city with their concerns. The concerns from the emails were the property values and suggestion for relocating the carwash not adjacent to residential lots. The applicant was provided with the three (3) opposition emails.

UTILITY AND SERVICES TABLE:

Water:	EPCOR
Wastewater:	City of Surprise

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area. The proposed site plan is consistent with the General Plan in this regard.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Luke Air Force Base, the Arizona Department of Transportation, the Maricopa Water District, and the Flood Control District of Maricopa County, were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

165 **Summary:**

166
167 The proposed Site Plan meets the requirements of the General Plan and the Sierra Montana
168 PAD, but does not meet the requirements of the LDO with respect to noise.

169
170 **Findings:**

- 171
172 • The applicant has not demonstrated compliance with the Surprise Municipal Code as
173 it pertains to Noise.

174
175 **Recommendation:**

176
177 Based on the information contained in the applicant's Noise Study, staff cannot offer a
178 favorable recommendation at this time, but offers the following alternatives for the
179 Commission to consider:

- 180
181 1) Should the Commission wish to **deny** the request, staff recommends the Commission
182 adopt staff's findings as noted above and pass a motion to deny the request.
183
184 2) Should the Commission wish to **approve** the request, the Commission should make
185 its own Findings and base its decision on those alternative Findings. Staff would
186 further recommend that if the Commission wishes to approve the request, the
187 following stipulations be included in that approval:
188
189 A. Development and use of the site shall be consistent with the Site Plan entitled
190 "Quick Quack Greenway at Cotton" consisting of one (1) sheet prepared by
191 Elevate Engineering and stamped received April 14, 2021.
192
193 B. Landscaping of the site shall be consistent with the Landscape Plan entitled "Quick
194 Quack Greenway at Cotton" consisting of one (1) sheet prepared by T.J. McQueen
195 & Associates, INC. and stamped received January 28, 2021.
196
197 C. Building elevations shall be consistent with the Elevations entitled "Quick Quack
198 Car Wash" consisting of one (1) sheet prepared by IDstudio and stamped received
199 January 28, 2021.
200
201 D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
202 Commission. This Site Plan shall expire on the one (1) year anniversary of
203 approval, unless construction commences prior to that date.
204
205 E. Non-compliance with the approved plan for this case will be treated as a violation
206 in accordance with the applicable provisions of the Surprise Municipal Code.
207
208
209
210

211 **Attachments:**

212

213 01 Vicinity Map

214 02 Case Map

215 03 Site Plan

216 04 Landscape Plan

217 05 Elevations

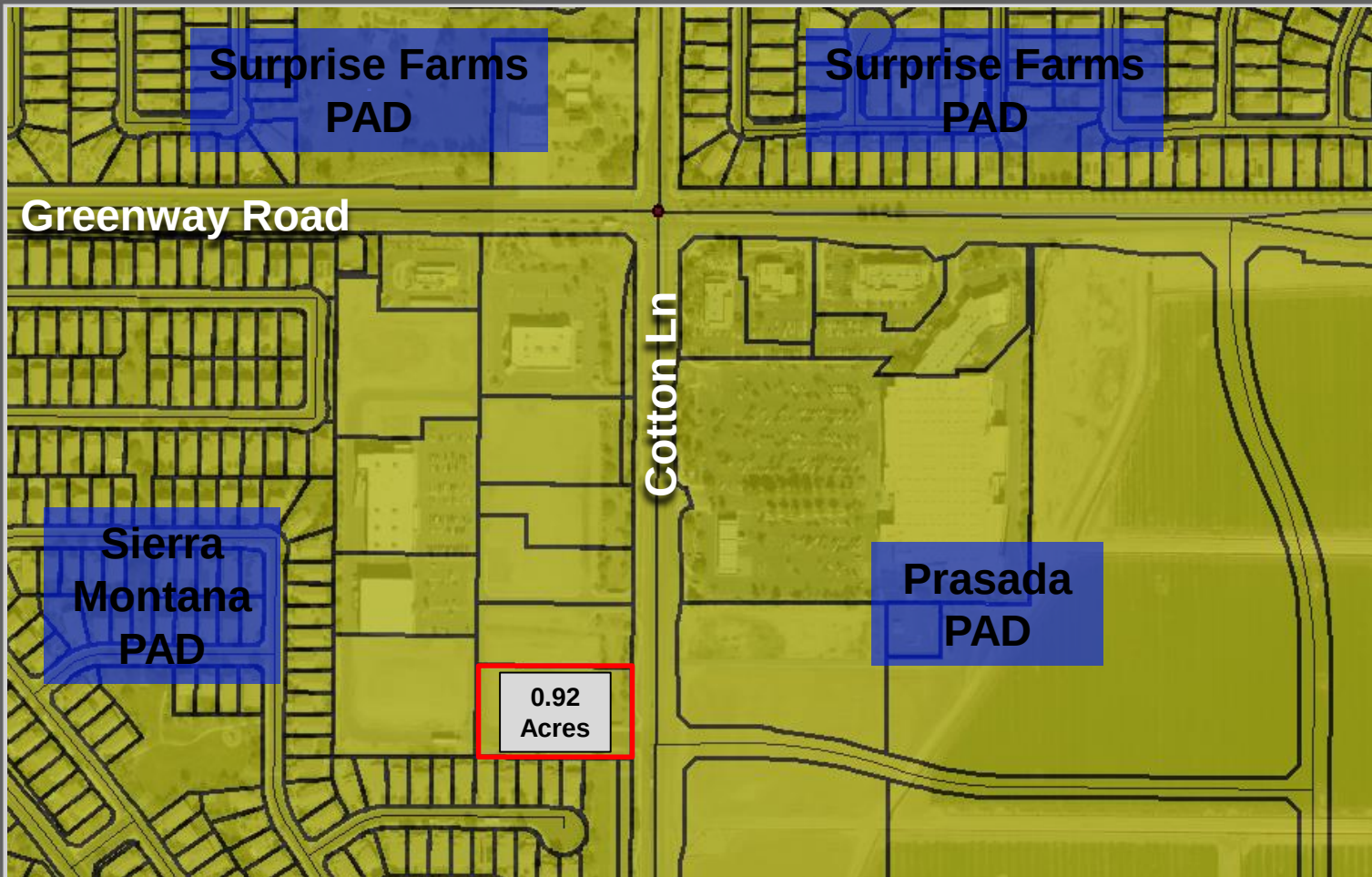
218 06 Neighborhood Participation Report

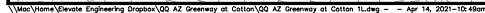
219 07 Noise Impact Study

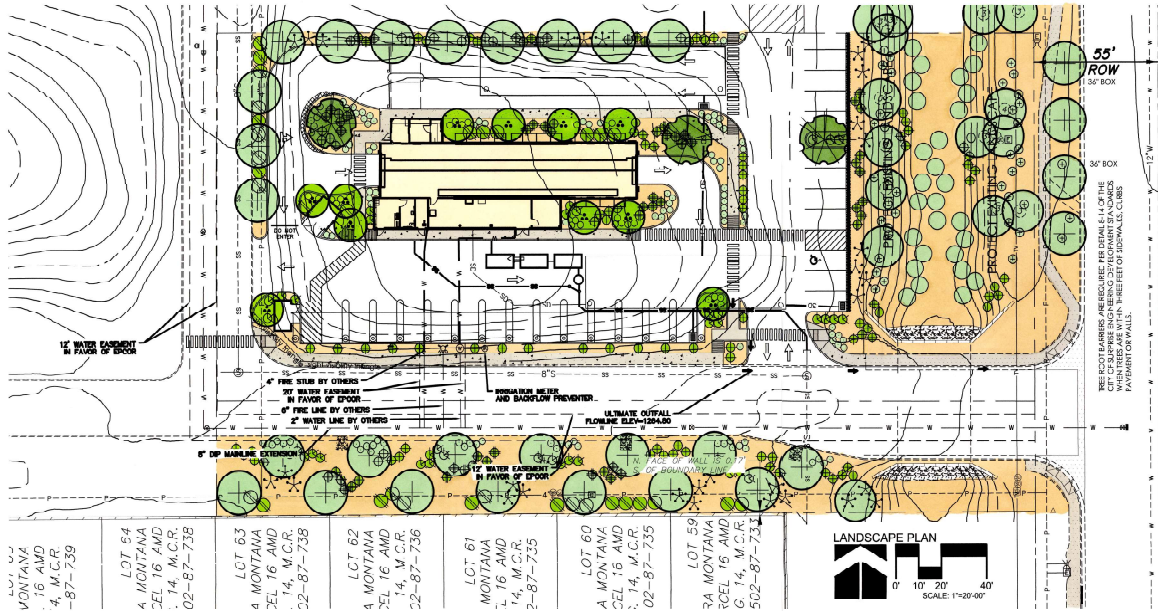
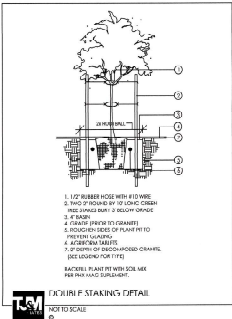
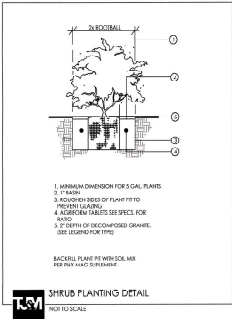
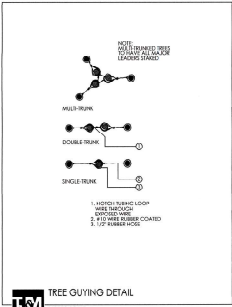
220 08 Opposition Emails



Quick Quack Car Wash at Sierra Montana
FS20-643 Vicinity Map







LANDSCAPE LEGEND

- 1. LANTANA - 16 AND - 87-739
- 2. LANTANA - 16 AND - 87-739
- 3. LANTANA - 16 AND - 87-739
- 4. LANTANA - 16 AND - 87-739
- 5. LANTANA - 16 AND - 87-739
- 6. LANTANA - 16 AND - 87-739
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LANDSCAPE CALCULATIONS:

NET SITE AREA: 79,357 SQ. FT.
LANDSCAPE COVERAGE REQUIRED: 11,333 SQ. FT. (14%)
LANDSCAPE COVERAGE PROVIDED: 20,977 SQ. FT. (26%)
LANDSCAPE DENSITY REQUIRED: 1 TREE, 5 SHRUBS / 400 SQ. FT.
LANDSCAPE DENSITY PROVIDED: 1 TREE, 5 SHRUBS / 400 SQ. FT.



FINISH SCHEDULE	
CMU-1	SMOOTH CMU (LIGHT)
P-1	00 GREEN
P-2	005 - MATCH SW 8002 DECORATIVE YELLOW
P-3	005 - MATCH SW 7004 SHOWERBOARD
S-1	STONE VENEER TO MATCH LOCAL DEVELOPMENT
CMU-1	PERMABLE BEACH LT. GRAY INTERIOR COLOR

COLOR/FINISHES LEGEND	
	FINISHES - DARK BY SW 00 GREEN
	DECORATIVE YELLOW SW 8002
	SHOWERBOARD SW 7004
	SMOOTH CMU (LIGHT) FLOCCATE INTERIOR COLOR "PERMABLE BEACH" (OR SIMILAR)
	STACKED STONE VENEER STONE SPECIFICATION TO MATCH LOCAL DEVELOPMENT
	BACKDROP (DARK GRAY) SW 7005

QUICK QUACK CAR WASH

1600 NORTH COTTON LANE
JASPER, AL 35950

CLIENT: Q&Q CAR WASH HOLDINGS, LLC
1340 LEARNELL BLVD., SUITE 240
DOVER, NC 27834

DATE: 05/11/2021

ISSUE FOR REVIEW

PROJECT NUMBER: FS20-643

A2.0

PROJECT NUMBER: QQW20004

Citizen Participation Report for Quick Quack Carwash

Case #FS20-643

Overview: This report provides results of the implementation of the Citizen Participation Plan for a Conditional Use Permit for approximately 1.74 acres, Quick Quack Carwash a new Vehicle Wash Facility. This site is located south of the southwest corner of Greenway Road and Cotton Lane within the Sierra Montana planned area development. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Details of the techniques used to involve the public, notice of public meeting mailout, newsletter publications, citizen comments, attendance list, summary of comments and concerns, and other materials are attached.

Contact:

Joseph Earnest
2208 W 700 S
Springville, Utah 84663
801-400-1944
joseph@lonestarbuidinersinc.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the applicant's proposal (see attached comments, attendance lists, and resolutions); 01/20/2021 6pm Zoom Meeting ID: 972 9861 4572 6pm MST.

Correspondence:

1. 1st letters mailed to contact list (33), including homes, apartments and local businesses mailed out on 12/28/2020 (see attached list and example of materials mailed)
2. Project published in the Daily Independent newspaper on January 1, 2021 and January 6, 2021 (see attached)
3. 2 Site Signs posted on December 31, 2020
4. 01/20/2021 Neighborhood Meeting held via Zoom ID: 972 9861 4572 6pm MST

Results:

3 City Staff and 5 citizens attended the Neighborhood Outreach Meeting (see attached)

1. Summary of concerns, issues, and problems:
 - Increased traffic in neighborhood
 - Increased noise
 - Increase of light pollution
 - Negatively impact value of the homes
 - Negatively impact the aesthetics of the neighborhood

2. How concerns issues and problems were addressed:
 - Site is designed to support and self-sustain all customer traffic flow
 - Carwash cycle is 3 minutes, average customer spending no longer than 5 minutes on site
 - Lighting shuts off at 10pm every day, lights are pointed down to avoid light pollution
 - Vacuums and blowers are housed in enclosures powered by a single central engine
 - Cleanliness is one of our company values and this extends beyond just a clean car
 - Aesthetically pleasing carwash building and site layout with beautiful landscaping
 - Adding a row of mature trees to absorb noise pollution from carwash (see attached Exhibit A)

3. Concerns, issues, and problems not resolved and why:
 - Applicant is unable to control value of the neighborhood homes
 - Some increased traffic may be expected, but easily handled with the design of the carwash site

Neighborhood Outreach Meeting Report for Quick Quack Carwash
Case #FS20-643

Neighborhood Outreach Meeting Results:

Joseph Earnest addressed the City of Surprise staff and citizens, by going over the development proposal to the city including the site plan and business model of Quick Quack Carwash.

Joseph discussed, water usage as well as the water recycling process; use of lighting that shuts off at 10 pm; vacuums that are powered by a single CMU enclosed engine to mitigate sound; how each site is designed to support and self-sustain all customer traffic flow. Joseph also discussed the company values of Quick Quack and why having a Quick Quack would be a positive experience for the City of Surprise along with the provided job opportunities.

Joseph opened the meeting to any comments or concerns from the attending city staff or citizens. Below are the comments:

Mr. Michael Peoples had several concerns:

- Why is the carwash located in a neighborhood and suggested other sites that the carwash would be better suited for
- Increased traffic and dangerous U-turns within the neighborhood
- Loud music from carwash participants
- The stigma of having a carwash in the neighborhood and what it would do the value of their homes

Ms. Grace had several concerns:

- Went to a Quick Quack in Buckeye AZ and the noise level was quite high
- The noise level during regular business hours and homeowners would be unable to relax in their yards during the summer months due to the noise level
- Increased traffic and dangerous U-turns within the neighborhood
- Increased lighting during nighttime hours
- Major lines and traffic during the grand opening with the free carwash offer
- Looks unattractive in the neighborhood
- Negatively will impact the value of the neighborhood homes
- Suggested that Quick Quack provide trees as a sound barrier to the neighboring homes

Joseph thanked them for their comments and concerns and address the issues with the following mitigants/resolutions:

- As to why this site was selected for a carwash: It would be a benefit to the City of Surprise because of the neighboring business, it fits in as a convenience to the citizens to complete their shopping and other errands all in one location.
- Increased traffic and lines: Site size is .92 acres and is designed to support and sustain all traffic flow. This is possible because of the short length of time customers stay on site. Quick Quack carwashes use a conveyor belt that keeps the cars moving even if there are several in line. The entire wash cycle is less than three minutes. By design the site can handle a higher vehicle volume than we anticipate.
- Increased noise from vacuums and blowers: Most of the noise is escaping from the carwash tunnel exit when the air from the dryer blower hits the car. With that in mind therefore we have designed the exit of the carwash tunnel facing the street to blend in with the current neighborhood traffic. Quick Quack vacuums are designed to ensure that at the property line, the sound will not exceed that of the traffic of the nearby road. Our self-serve vacuums are powered by a single, CMU enclosed central vacuum engine, these enclosures mitigate the vacuum sounds. It was suggested by Ms. Grace that Quick Quack provide trees as a sound barrier to the neighboring homes. This suggestion has been approved by the developer; they will be adding mature trees to the property line as a sound barrier. (see attached Exhibit A)
- Increased light pollution to neighborhood: All site lighting automatically shuts off at 10 pm every day. The only lights left on are the building lights that provide a deterrent effect for security benefits. Further, our lights are designed to point down by having this feature light will not escape onto neighboring properties.
- Loud Music: Quick Quack posts a "Pond Rules" sign in all vacuum areas with the following rules: 10-minute time limit, no loud music, and carwash customers only. Quick Quack employees are always onsite during operating hours and are responsible for monitoring and enforcing the carwash rules.
- Stigma of having an unattractive carwash in the neighborhood and the negative impact on home values: The physical design of the building has aesthetically appealing CMU, stucco, elevation changes, pop outs, and modern design features such as window canopies. Cleanliness is one of our company values and we believe that this extends beyond just a clean car. We feel that our facilities and team members should also represent the highest standards of appearance. By having these standards, we believe that Quick Quack will enhance the City of Surprise in a positive way.

Joseph said after hearing my comments to your concerns is there any remaining concerns that you have:

Mr. Michael Peoples responded, "you have satisfied my concerns and my main worry is property value".

Ms. Grace responded, "Would you (Joseph) want a carwash next to you home in your neighborhood", and Joseph answered, "Yes, it would be a benefit to me, and I would use it". Ms. Grace then said, "I am very concerned about the value of my home being next to a carwash".

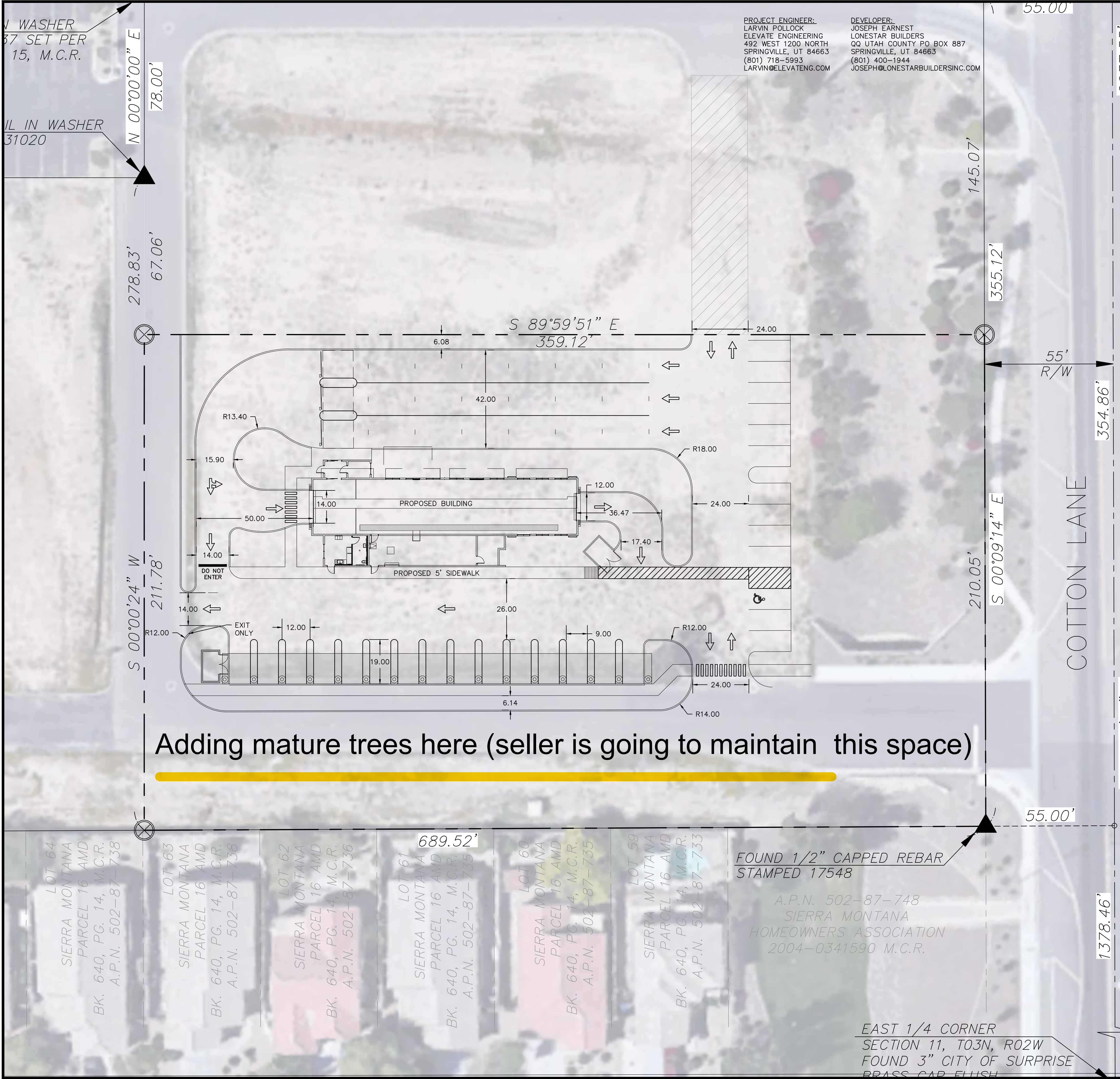
A Summary of concerns, issues and problems expressed during the neighborhood meeting on 01/20/2021 including:

- A. The substance of the concerns, issues, and problems
- B. How the applicant has addressed or intends to address concerns, issues and problems expressed during the meeting
- C. Concerns, issues and problems the applicant is unwilling or unable to address and why

Name of Citizen	Comments or Concerns with the Project	Applicants Response
Michael Peoples	*Located in a neighborhood *Move locations *Very concerned with the traffic in the neighborhood and several U-turns *Music from participants *Dirt removal *Is this a done deal to Mr. Hobart? *Main concern is the stigma of having a carwash in the neighborhood and the value of their home	*Does not want carwash. It does not fit in with the retail environment. *Move carwash to the East side of Cotton. **Ok with adding additional trees to mitigate noise and lighting. *Joseph said to Michael, “after hearing my comments to your concerns are there any remaining concerns that you have”, and Michael responded, “you have satisfied my concerns and my main worry is property value”.
Grace	*Went to the Carwash in Buckeye and the noise level was quite high. *What is Quick Quack going to provide to help with the noise (trees, fence)? *Noise level during hours, unable to relax in their yards. *Noise of construction during non-working hours. *Major lines during free carwash time (grand opening). *How do you know it will not affect us? You (developer / builder) do not live here. *Looks unattractive in the subdivision. *Value of home will decrease.	*Did not want carwash. *Does not think there is a need for another carwash. * Joseph said to Grace, “after hearing my comments to your concerns do you have any unresolved comments or concerns, Grace responded, “Yes, I do not want a carwash and I do not think there is a need for another carwash. My concern is for the value of my property”.

Attendance Roll

1. Hobart Wingard **City of Surprise
2. Robert Kuhfuss **City of Surprise
3. Lloyd **City of Surprise
4. iPhone (Guest)
5. [REDACTED] (Guest) Michael
6. Sue Culp (Guest)
7. Alta King (Guest)
8. [REDACTED] (Guest) Grace
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Adding mature trees here (seller is going to maintain this space)

PROJECT ENGINEER:
LARVIN POLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

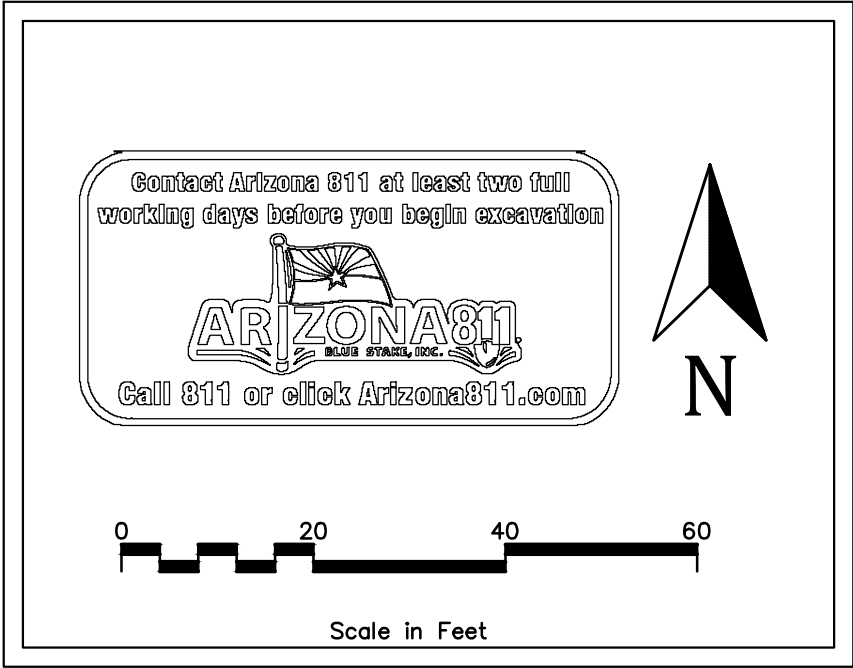
DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

- LOT LINES (PROPERTY)
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- STRIPING
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EXISTING BUILDING
- TOP BACK OF CURB TBC
- FINISHED FLOOR ELEVATION FFE
- LANDSCAPE AREA
- CONCRETE AREA
- VACUUM CANOPY

SITE DATA		
LOT AREA:	41,967	SF (0.96 ACRES)
BUILDING AREA:	3,978	SF ± 9.5%
PAVEMENT AREA:	X,XXX	SF ± X.X%
LANDSCAPE AREA:	X,XXX	SF ± X.X%
ZONING: CC (COMMUNITY COMMERCIAL)		
CONDITIONAL USE		
PARCEL ID#: 50287958		
BUILDING DATA		
CONSTRUCTION TYPE: V-B		
SPRINKLERS: NO		
SETBACKS:		
PARKING TABULATION		
PROVIDED: 2 STALLS		
1 ADA STALL		
VACUUM STALLS: 15 STALLS		
TUNNEL LENGTH: 114 FEET		
STACKING: 21 STALLS		

- NOTES:
1. CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
 2. PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 3. INSTALL OWNER PROVIDED "TOMMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 4. INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 5. INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
 6. PROPOSED DUMPSTER LOCATION.



PROJECT ENGINEER: LP	DESIGNER: DL	NO.	REVISIONS	BY	DATE					
ELEVATE ENGINEERING 492 WEST 1200 NORTH SPRINGVILLE, UT 84663 PHONE: (801) 718-5993 larvin@elevateeng.com										
ELEVATE ENGINEERING										
QUICK QUACK GREENWAY AT COTTON										
SITE PLAN										
SURPRISE AZ										
SHEET: C-1										
DATE: Nov 27, 2019										

AFFIDAVIT OF PUBLIC NOTICE MAILOUT

I, Hobart Wingard, being duly authorized to complete the task as stated herein, did on December 28, 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):

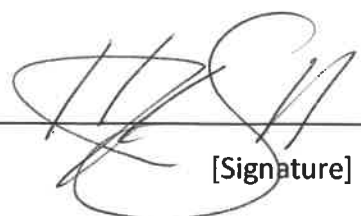
- ☒ Maricopa County Accessor Website
- ☐ Agency Website
- ☐ City Database
- ☐ Other

Case #: FS20-643
[Case #]

Project Name: Quick Quack CUP at Sierra Montana
[Case Name]

Signed this 28th day of December, 2020
[Day] [Month] [Year]

By:



[Signature]

Rev. 07/10/19

**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 January 20, 2021

TIME: 6:00 PM

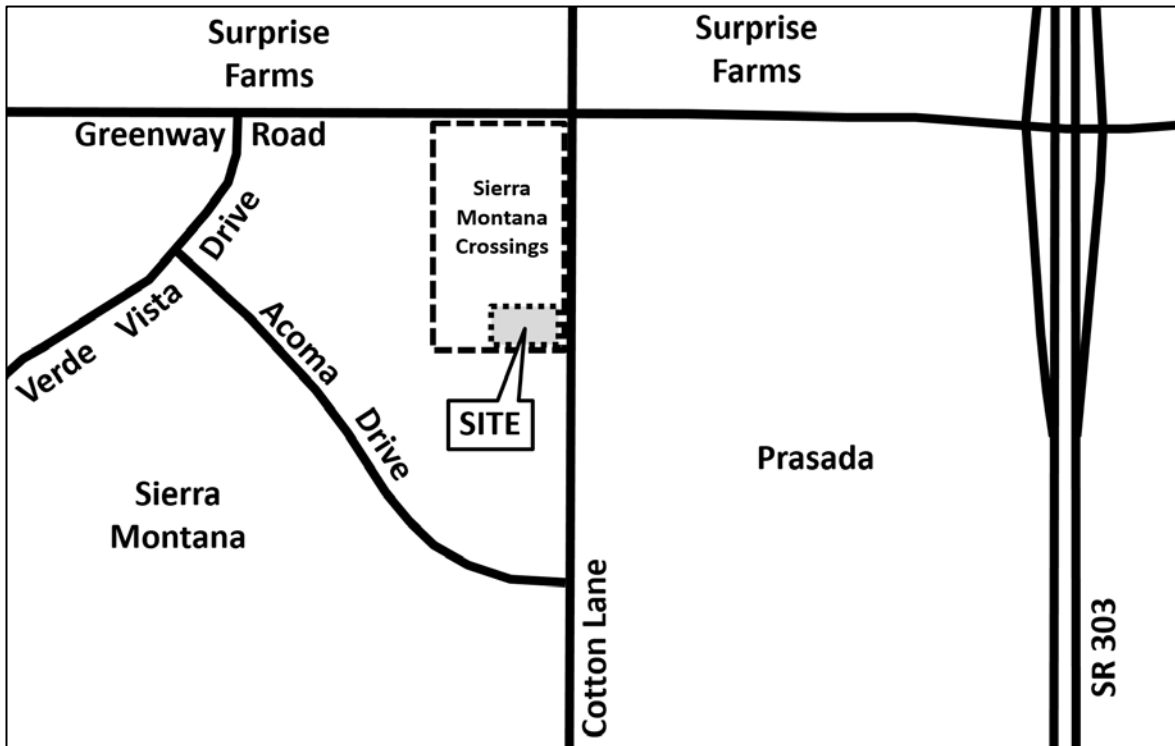
LOCATION: Online Zoom Meeting

<https://zoom.us/j/97298614572?pwd=SEFXMmFGRkFPV3ISK3RGRGx0UkZ4QT09>

ID: 972 9861 4572

Passcode: 331688

Project Location



PROJECT DESCRIPTION: Conditional Use Permit for approximately 1.74 acres for a new Vehicle Wash Facility located south of the southwest corner of Greenway Road and Cotton Lane within the Sierra Montana Planned Area Development. Quick Quack Car Wash, Surprise Planning Case FS20-643.

Owner	Mailing Address	MAIL_ADDR1	MAIL_CITY	MAIL_STA	MAIL_ZIP
2003 BRECKE FAMILY TRUST			DANVILLE	CA	94506
AMH 2014-2 BORROWER LLC			CALABASA	CA	91302
COTTON GREENWAY PARTNERS LLC			MANHATT	CA	90266
CUSTER LANE SURPRISE LLC			BEVERLY H	CA	90210
DAWSON STEVEN S/STEPHANIE A			SAN DIEGO	CA	92111
FRITZ DONALD J/CHERYL			SURPRISE	AZ	85388
GREEN COTTON BUILDING LLC			PHOENIX	AZ	85018
HANGER RONALD EUGENE			SURPRISE	AZ	85388
ILLYNSKY DMITRIY			SURPRISE	AZ	85379
JAMES A RAE FAMILY TRUST			PHOENIX	AZ	85032
JONES JOHN EARL			SURPRISE	AZ	85388
JOSE A CORREIA LIVING TRUST/LENEA J CORREIA LIVING TRUST			NEW BEDF	MA	2740
KING ALTA MARIE/PEEBLES MICHAEL DANA			SURPRISE	AZ	85388
LUGAY-RODIL MARY G/RODIL JASON			SURPRISE	AZ	85379
M ANNE MARSTON AND JAN PAUL FAVERO REVOCABLE TRUST			LOS ANGE	CA	90020
MAANS WILLIAM/VICTORIA			SURPRISE	AZ	85388
OKANO RICHARD/JIMMIE G			SURPRISE	AZ	85388
OMNI COTTON SELF-STORAGE LLC			PHOENIX	AZ	85018
PARKER KAREN			SURPRISE	AZ	85388
ROGERS JOHN			SURPRISE	AZ	85379
ROSSMAN CLAUDIA A			SURPRISE	AZ	85388
SIERRA MONTANA HOMEOWNERS ASSOCIATION			PEORIA	AZ	85381
SILVAGNOLI ROBERT/VALERIE			SURPRISE	AZ	85388
SMITH MERVIN D			SURPRISE	AZ	85379
SMITH'S FOOD & DRUG CENTERS INC			TOLLESON	AZ	85353
STEPHAN J AND SERAINA EIDENBENZ REV TRUST			LOS ALAM	NM	87544
STRR INVESTMENTS LLC			HOUSTON	TX	77090
SURPRISE COVENANT GROUP LLC			HENDERSC	NV	89074
SUSANNE K CULP REVOCABLE TRUST			SURPRISE	AZ	85388
SWEET HOME PROPERTIES LLC			SURPRISE	AZ	85374
TYMIA PROPERTIES LLC			PHOENIX	AZ	85086
Mr. Christopher Toale Director, Community Initiatives Team					
Chris Tovar					

INDEPENDENT NEWSMEDIA INC. USA

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

State of Arizona:

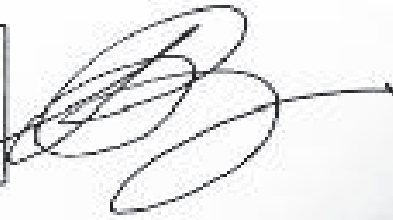
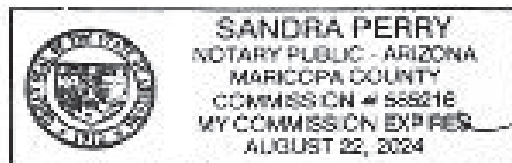
County of Maricopa:

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)
01/01/21, 01/06/21

Sworn to and subscribed before me this 6th Day of January, A.D., 2021



Ad Caption: FS20-643
Ad Number: 449808
Total Cost:\$384.00

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Plumbing

Roofing

Sun Screens

Public Notice

Public Notice

Public Notice

Public Notice

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Inspections
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CITY OF SURPRISE
CITIZEN REVIEW MEETING

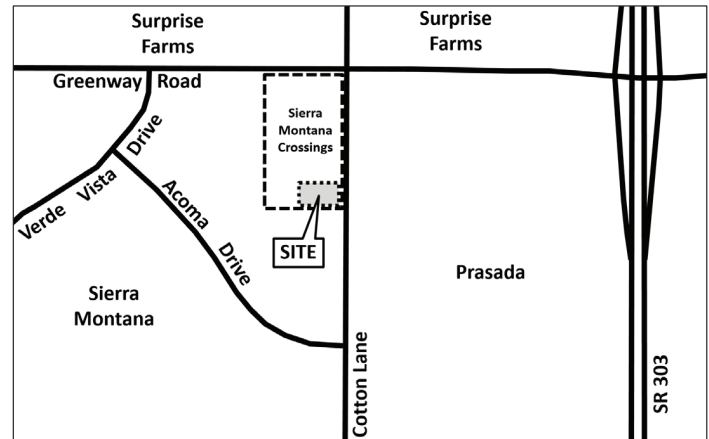
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City of Surprise Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday January 20, 2021
TIME: 6:00 PM
LOCATION: Online Zoom Meeting
<https://zoom.us/j/97298614572?pwd=SEFXMmFGRkFPV3lSK3RGRGx0UkZ4QT09>
ID: 972 9861 4572
Passcode: 331688

Project Location



PROJECT DESCRIPTION: Conditional Use Permit for approximately 1.74 acres for a new Vehicle Wash Facility located south of the southwest corner of Greenway Road and Cotton Lane within the Sierra Montana Planned Area Development. Quick Quack Car Wash, Surprise Planning Case FS20-643.

Publish: Daily Independent, January 1, Surprise Independent, January 6, 2021/449808

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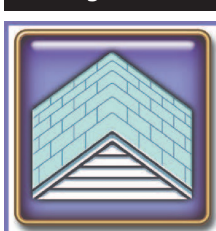
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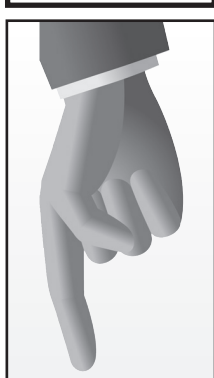
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In the Matter of the Trust

of

THE HJD TRUST

u/t/a dated May 18, 2016

HENRY J. DAHL, Deceased

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned is the Trustee of the above-mentioned Trust. All persons having claims against the Trust Estate are required to present their claims within four (4) months from the date of first publication of this Notice, or the claims will be forever barred. Claims must be presented to the undersigned Trustee at the Office of JECKEL & NYKAMP, P.L.L.C., 10240 West Bell Road, Suite B, Sun City, Arizona 85351.

DATED: 12/29/2020

[Signature]
MARY A. NYKAMP, Trustee of The
HJD Trust, u/t/a dated May 18, 2016

Publish: Daily Independent, January 1, 8, 15, 2021/450510

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 January 20, 2021

TIME: 6:00 PM

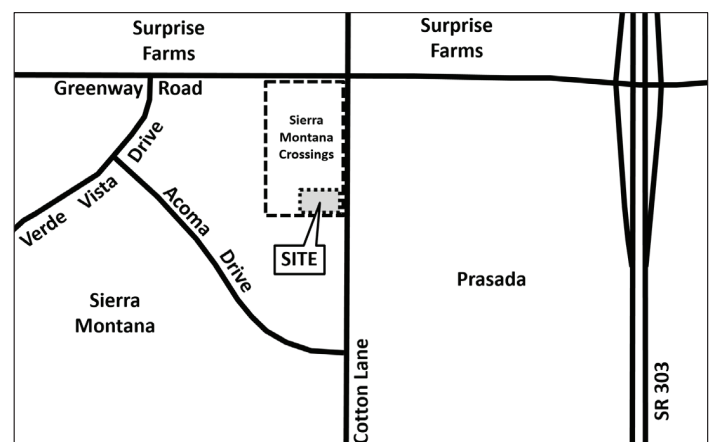
LOCATION: Online Zoom Meeting

<https://zoom.us/j/97298614572?pwd=SEFXMmFGRkFPV3lSK3RGRGx0UkZ4QT09>

ID: 972 9861 4572

Passcode: 331688

Project Location



PROJECT DESCRIPTION: Conditional Use Permit for approximately 1.74 acres for a new Vehicle Wash Facility located south of the southwest corner of Greenway Road and Cotton Lane within the Sierra Montana Planned Area Development. Quick Quack Car Wash, Surprise Planning Case FS20-643.

Publish: Daily Independent, January 1, Surprise Independent, January 8, 2021/450510

AFFIDAVIT OF POSTING

Case Number FS20-643
Project Name: Quick Quack Carwash
Project Location: Greenway & Cotton Surprise
Date Site Posted: 12/31/2020

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.

Nikki Humphreys 1/4/2021
Owner/Applicant Signature Date

This instrument was acknowledged before me this 4 day of January
2021 by Nikki Humphreys

Camille Oberg
Notary Public

My Commission Expires: 04-25-23





Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 20, 2021

Time: 6pm MST

Location: Zoom Meeting

CL 972 9801 6572

Paradeade 331585

Planning and Zoning

Date: _____

Time: _____

Location: _____

City Council

Date: _____

Time: _____

Location: _____

Conditional Use Permit for approximately 1.74 acres for a new Vehicle Wash facility located south of the southwest corner of Greenway Road and Cotton Lane within the Sierra Mountains Planned Area Development (Quick Quick Car Wash, Surprise, Planning Case #1520-643).

For more information, call:
623-222-3011
surprised@cityofsurprise.gov

VICINITY MAP

Notice of Public Hearing
City of Surprise

Neighborhood Meeting Date: January 22, 2023 Time: 6pm-8pm Location: Council Meeting Room City Hall 1000 W. 10th Phoenix, AZ 85080	Planning and Zoning Date: _____ Time: _____ Location: _____	City Council Date: _____ Time: _____ Location: _____
---	---	--

Conditional Use Permit for approximately 1.74 acres for a new vehicle repair facility located south of the intersection of Greenway Road and Center Lane within the Sierra Montana Planned Area Development District, Greenway Road, Surprise Planning Code PUD-1600.

For more information, call:
625-222-3011
city@surprise.gov

SECURITY MAP




November 23, 2020

Larvin Pollock, PE
Elevate Engineering
492 W 1200 N
Springville, UT 84663

Subject: Greenway at Cotton Quick Quack Car Wash - Case # FS20-643 – Noise Review Letter – City of Surprise, AZ

Dear Mr. Pollock:

MD Acoustics (MD) has completed a noise review for the proposed Quick Quack Car Wash located along Cotton Lane in the City of Surprise, AZ. The project proposes to develop an automatic car wash, including approximately 114-foot car wash tunnel with 15 vacuum bays on approximately 1.7 acres. The operational hours will be between 7AM and 9PM. The project was assessed with regard to the potential noise generated by operations and compared to the City's applicable noise standards.

1.0 Assessment Overview

This review evaluates the project car wash noise operations and provides noise abatement recommendations, where necessary, to meet local acoustical requirements. The project location is provided in Exhibit A. The site plan utilized for the project is provided in Exhibit B. A glossary of Acoustical Terms is located in Appendix A.

2.0 Local Acoustical Requirements

The City provides their noise regulations and standards within the Code of Ordinances from the Municipal Code. The City does not have a specific noise level limit for stationary noise sources (e.g. blowers and vacuums) that would be on-site however Section 122-8 and 34-105 provide further information as it relates to City's noise ordinance regulations.

Construction Noise Regulations

Section 122-8 (c) of the Municipal Code declares that it shall be unlawful for any person to operate equipment or perform any outside construction or repair work on buildings, structures, or projects, or to operate, but not limited to any earth mover, grader, dump or hauling truck, pile driver, power shovel, pneumatic hammer, derrick, power hoist, or any other construction type device in any residential zone or within any area that has residential uses within the hours of 9:00 p.m. to 5:00 a.m. unless the work is associated with an emergency operation or public improvement.

Exhibit A
Location Map





Vibration

Section 122-8 (c) of the Municipal Code declares that in all zoning districts, except industrial districts, no use shall be operated so as to produce ground vibration beyond the lot line of the premise on which the use is located that is noticeable without instruments.

In an effort to provide decision makers with a quantified analysis of the noise, this review assesses the project's operational noise levels at various adjacent uses.

3.0 Study Method and Procedure

SoundPLAN Acoustic Model

SoundPLAN (SP) acoustical modeling software was utilized to model future worst-case stationary noise impacts to the adjacent land uses. SP is capable of evaluating multiple stationary noise source impacts at various receiver locations. SP's software utilizes algorithms (based on the inverse square law and reference equipment noise level data) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations.

The future worst-case noise level projections were modeled using reference sound level data for the various stationary on-site sources (e.g. car wash blowers, vacuums, parking lot). The model assumes that the car wash tunnel is approximately 114 feet long and 25 feet wide with the exit and entrance 10 feet wide and 9 feet tall. The blowers were modeled as a 12-blower Peco system at 10 feet high and 5 feet inside the exit of the tunnel.

The SP model assumes a total of 16 vacuums and the dryer system are operating simultaneously (worst-case scenario), when the noise will be intermittent and lower in noise level. The vacuums were modelled at 71.2 dBA at 1.5 feet and the blowers were modelled at 102.0 dBA at 5 feet. The parking lots were modelled using SoundPLAN reference levels with 1 movement per hour per parking space. The reference equipment sound level data is provided in Appendix B. All other noise producing equipment (e.g., compressors, pumps) will be housed within mechanical equipment rooms.

Finally, the model is able to evaluate the noise attenuating effects of the existing adjacent wall and buildings.

4.0 Findings and Recommendations

Existing Exterior Noise

A twenty-four hour (24) ambient noise measurement was conducted at the project site to determine the existing ambient noise levels. Noise data indicates that traffic is the primary source of noise impacting the site and the surrounding area. The ambient levels range between 56.5 and 65.4 dBA Leq(h) during the car wash operational hours. The operational noise levels are compared to the lowest hourly ambient levels as a conservative measure. While this evaluation compares to the lowest hourly ambient level, the average level is approximately 4 dB louder (61 dBA) than the lowest.

Future Exterior Noise

A total of four (4) receptors were modeled to accurately evaluate the future operational noise levels at or near the project site. A receptor is denoted by a yellow or green dot. The dots represent a property line and/or a sensitive receptor such as an outdoor sensitive area or building facade.

Exhibits C shows the future noise level projections based on the proposed project design. The project-only noise levels at the various commercial adjacent uses will range between 56.4 to 69.3 dBA. The noise level at the residential use is 59.0 dBA.

Using the ambient of 56.5 dBA Leq(h), the project plus ambient levels will range between 59.5 and 69.5 at commercial receptors and 60.9 dBA Leq(h) at the residential receptor. This is an increase of up to 13.0 dBA at the commercial receptors and 4.4 dBA at the residential receptor.

Table 1: Worst-Case Predicted Operational Leq Noise Level¹

Receptor ¹	Existing Ambient Noise Level (dBA, Leq) ²	Project Noise Level (dBA, Leq) ³	Total Combined Noise Level (dBA, Leq)	Change in Noise Level as Result of Project
1	56.5	59.0	60.9	4.4
2		64.9	65.5	9.0
3		69.3	69.5	13.0
4		56.4	59.5	3.0
¹ Receptor 1 is a residential use. Receptors 2-4 are commercial uses. ² Existing noise level during operational hours. ³ See Exhibit C for the operational noise level projections at said receptors.				

If a comparison were made to the average ambient condition, the nearest residences would experience a 2 to 3 dBA increase in noise level. This increase is an audible amount but would be similar to a 4.4 dBA increase as the ear hears increases in noise levels every 3 dBA.

5.0 Construction Vibration

Construction must occur between 5AM and 9PM. Construction activities can produce vibration that may be felt by adjacent land uses. The construction of the proposed project would not require the use of equipment such as pile drivers, which are known to generate substantial construction vibration levels. The piece of equipment with the most potential to cause vibratory impact is the truck. According to the FTA Noise and Vibration Impact Assessment manual, a loaded truck has a PPV of 0.076 in/sec at 25 feet. The nearest vibration-sensitive building is located 65 feet from the edge of the car wash site. Therefore, the maximum transient PPV at the nearest noise-sensitive location is 0.018 in/sec for the truck. These levels are not readily perceptible according to the FTA Transportation and Construction Vibration Guidance Manual. Therefore, no additional vibration reduction measures are required.

6.0 Conclusions

MD is pleased to provide this noise review for the Greenway at Cotton Quick Quack Car Wash project. If you have any questions regarding this analysis, please call our office at (602) 774-1950.

Sincerely,
MD Acoustics, LLC

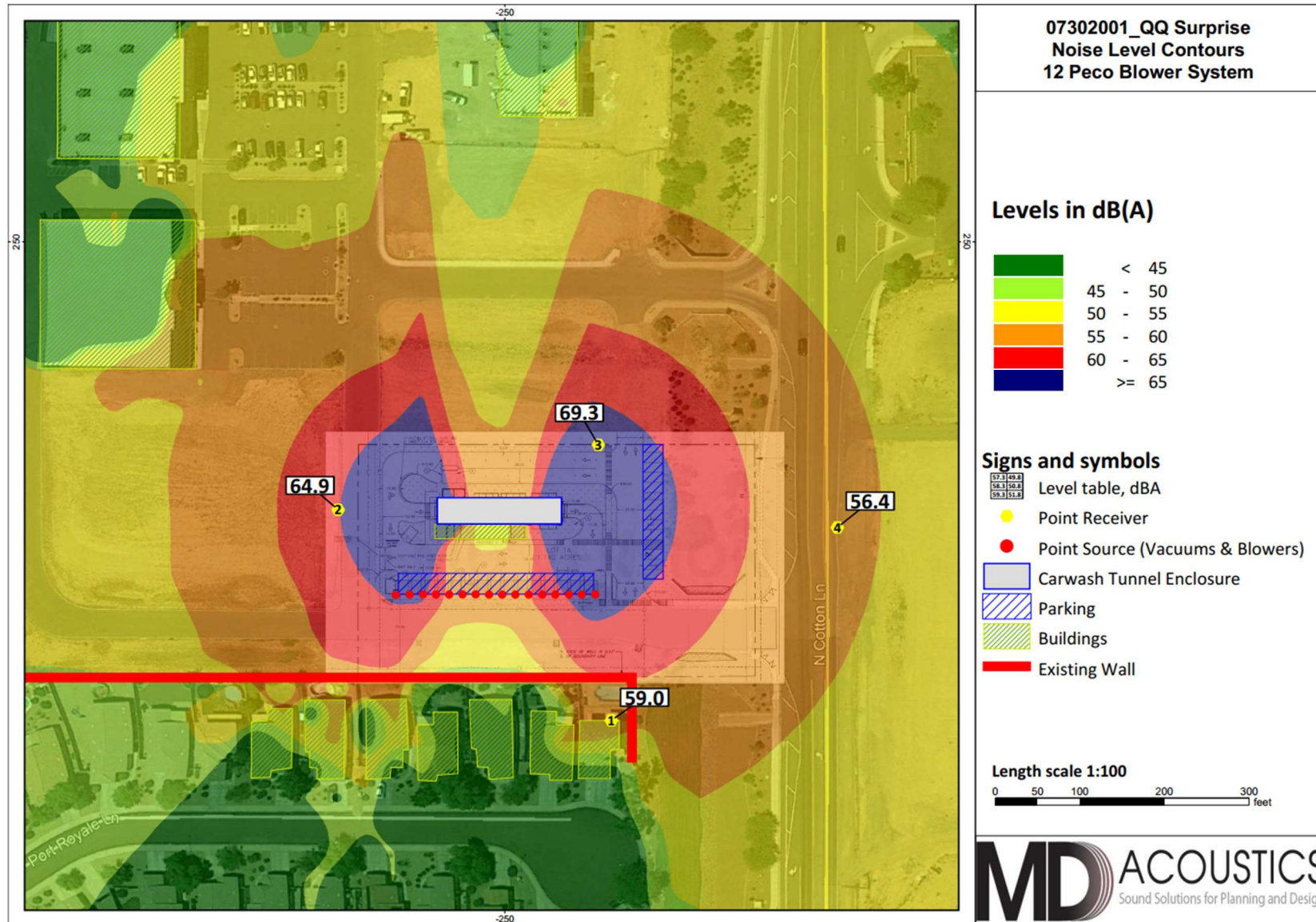


Mike Dickerson, INCE
Principal



Claire Pincock
Consultant

Operational Noise Levels



Appendix A

Glossary of Acoustical Terms

Glossary of Terms

A-Weighted Sound Level: The sound pressure level in decibels as measured on a sound level meter using the A-weighted filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear. A numerical method of rating human judgment of loudness.

Ambient Noise Level: The composite of noise from all sources, near and far. In this context, the ambient noise level constitutes the normal or existing level of environmental noise at a given location.

Community Noise Equivalent Level (CNEL): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five (5) decibels to sound levels in the evening from 7:00 to 10:00 PM and after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

Day-Night-Level (DNL or LDN): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of ten (10) decibels to sound levels in the night before 7:00 AM and after 10:00 PM.

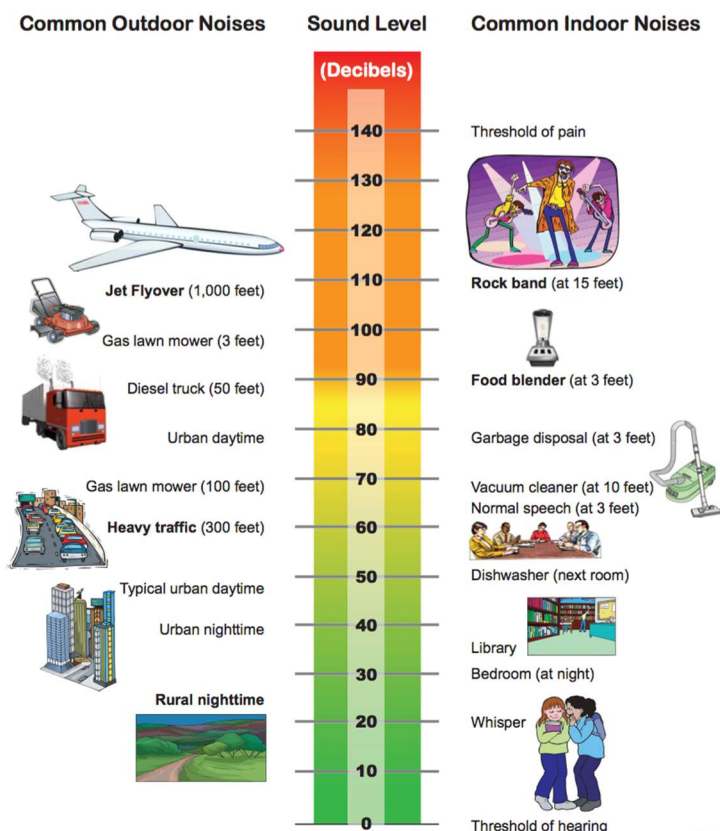
Decibel (dB): A unit for measuring the amplitude of a sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micro-pascals. See Figure 1 for common indoor/outdoor noise levels.

dB(A): A-weighted sound level (see definition above).

Equivalent Sound Level (LEQ): The sound level corresponding to a steady noise level over a given sample period with the same amount of acoustic energy as the

Figure 1:

Common Indoor and Outdoor Noise Levels



Note: Sound is perceived differently by every individual



actual time varying noise level. The energy average noise level during the sample period.

Habitable Room: Any room meeting the requirements of the Uniform Building Code or other applicable regulations which is intended to be used for sleeping, living, cooking or dining purposes, excluding such enclosed spaces as closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces.

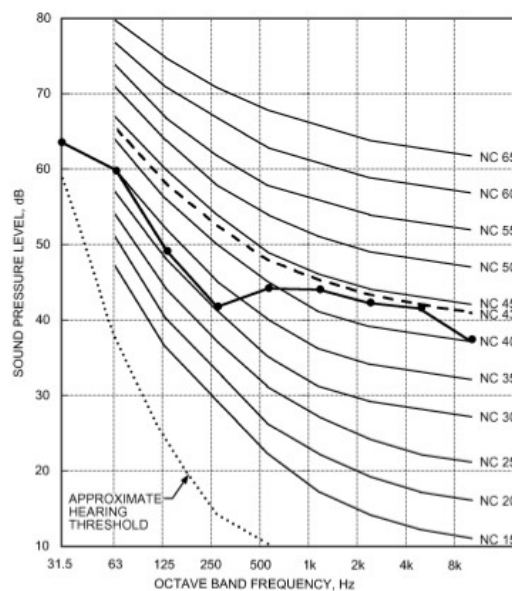
L(n): The A-weighted sound level exceeded during a certain percentage of the sample time. For example, L10 in the sound level exceeded 10 percent of the sample time. Similarly L50, L90 and L99, etc.

Noise: Any unwanted sound or sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying. The State Noise Control Act defines noise as "...excessive undesirable sound...".

Noise Criteria (NC) Method: This metric plots octave band sound levels against a family of reference curves, with the number rating equal to the highest tangent line value as demonstrated in Figure 2.

Outdoor Living Area: Outdoor spaces that are associated with residential land uses typically used for passive recreational activities or other noise-sensitive uses. Such spaces include patio areas, barbecue areas, jacuzzi areas, etc. associated with residential uses; outdoor patient recovery or resting areas associated with hospitals, convalescent hospitals, or rest homes; outdoor areas associated with places of worship which have a significant role in services or other noise-sensitive activities; and outdoor school facilities routinely used for educational purposes which may be adversely impacted by noise. Outdoor areas usually not included in this definition are: front yard areas, driveways, greenbelts, maintenance areas and storage areas associated with residential land uses; exterior areas at hospitals that are not used for patient activities; outdoor areas associated with places of worship and principally used for short-term social gatherings; and, outdoor areas associated with school facilities that are not typically associated with educational uses prone to adverse noise impacts (for example, school play yard areas).

Figure 2: Sample NC Curves and Sample Spectrum Levels



Percent Noise Levels: See L(n).

Room Criterion (RC) Method: When sound quality in the space is important, the RC metric provides a diagnostic tool to quantify both the speech interference level and spectral imbalance.

Single Event Noise Exposure Level (SENEL): The dB(A) level which, if it lasted for one second, would produce the same A-weighted sound energy as the actual event.

Sound Level (Noise Level): The weighted sound pressure level obtained by use of a sound level meter having a standard frequency-filter for attenuating part of the sound spectrum.

Sound Level Meter: An instrument, including a microphone, an amplifier, an output meter, and frequency weighting networks for the measurement and determination of noise and sound levels.

Sound Transmission Class (STC): To quantify STC, a Transmission Loss (TL) measurement is performed in a laboratory over a range of 16 third-octave bands between 125 – 4,000 Hertz (Hz). The average human voice creates sound within the 125 – 4,000 Hz 1/3rd octave bands.

STC is a single-number rating given to a particular material or assembly. The STC rating measures the ability of a material or an assembly to resist airborne sound transfer over the specified frequencies (see ASTM International Classification E413 and E90). In general, a higher STC rating corresponds with a greater reduction of noise transmitting through a partition.

STC is highly dependent on the construction of the partition. The STC of a partition can be increased by: adding mass, increasing or adding air space, adding absorptive materials within the assembly. The STC rating does not assess low frequency sound transfer (e.g. sounds less than 125 Hz). Special consideration must be given to spaces where the noise transfer concern has lower frequencies than speech, such as mechanical equipment and or/or music. The STC rating is a lab test that does not take into consideration weak points, penetrations, or flanking paths.

Even with a high STC rating, any penetration, air-gap, or “flanking path can seriously degrade the isolation quality of a wall. Flanking paths are the means for sound to transfer from one space to another other than through the wall. Sound can flank over, under, or around a wall. Sound can also travel through common ductwork, plumbing or corridors. Noise will travel between spaces at the weakest points. Typically, there is no reason to spend money or effort to improve the walls until all weak points are controlled first.

Appendix B
Field Sheet

24-Hour Continuous Noise Measurement Datasheet

Project: QQ Surprise
Site Address/Location: W. Greenway Rd./N. Cotton Ln. Surprise, AZ
Date: 09/10/2020-09/11/2020
Field Tech/Engineer: Shon Baldwin
Site Observations: Clear sky, desert conditions, little to no wind.

General Location:

Sound Meter: Piccolo **SN:** 1700227006
Settings: A-weighted, slow, 1-min, 24-hour duration
Meteorological Con.: 98 degrees, F. Little to no wind.
Site ID: LT-1

Site Topo: Flat with rocks and gravel
Ground Type: Hard dirt next to a road

Noise Source(s) w/ Distance:

Meter was secured to existing tree (approx 16 feet from ctr line of rd).

Figure 1: LT-1 Monitoring Location

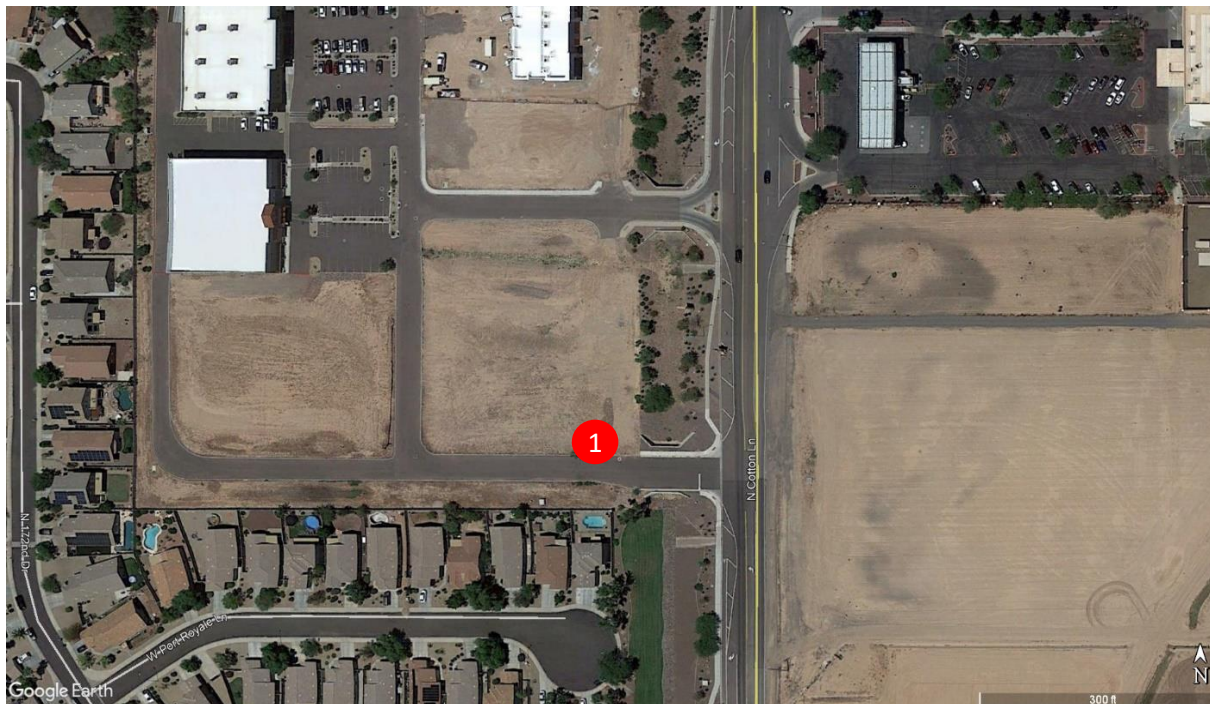


Figure 2: LT-1 Photo



24-Hour Noise Measurement Datasheet - Cont.
Project: QQ Surprise
Day: 1 of 1
Site Address/Location: W. Greenway Rd./N. Cotton Ln.
Site ID: LT-1

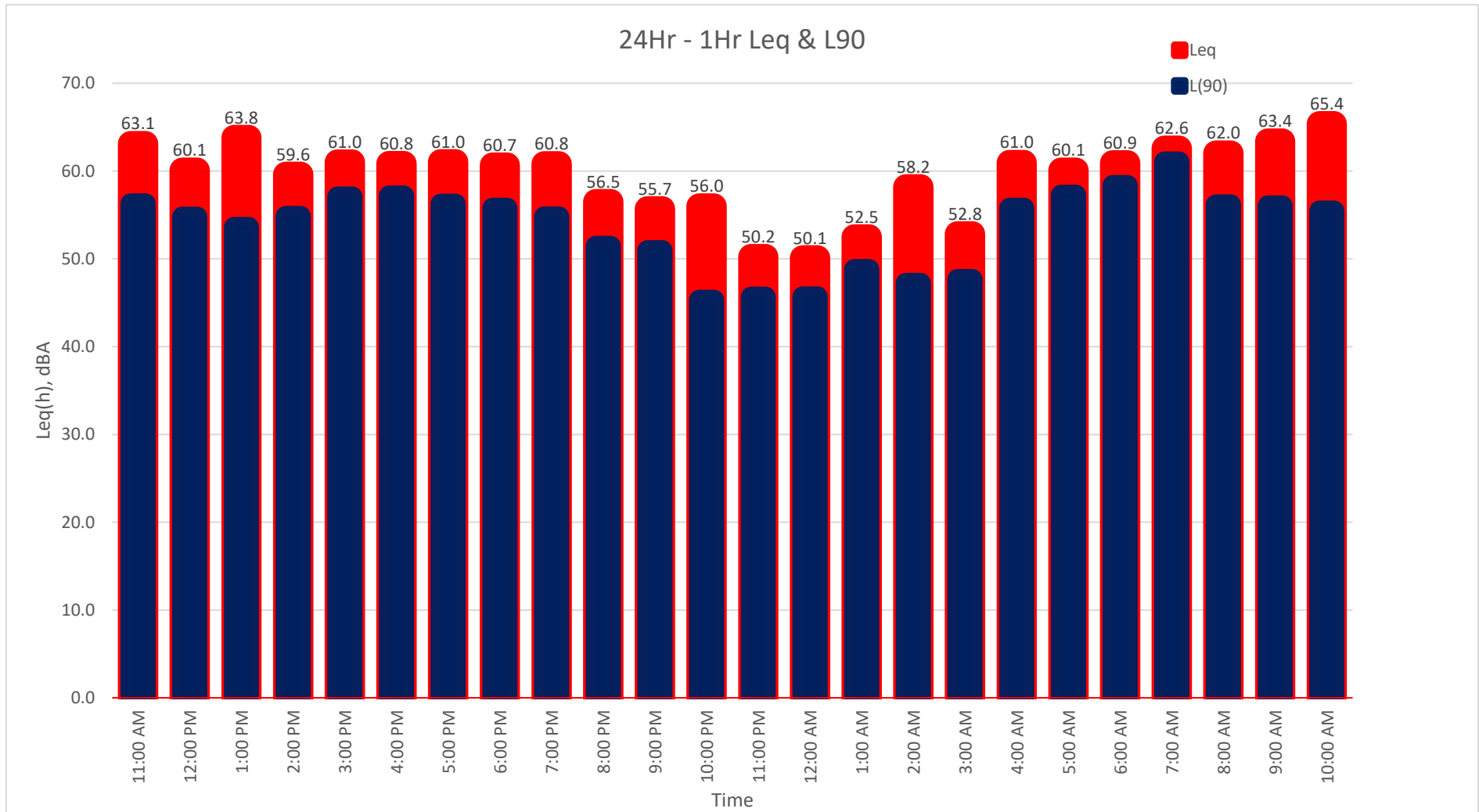
Date	Start	Stop	Leq	Lmax	Lmin	L2	L8	L25	L50	L90
9/10/2020	11:00 AM	12:00 PM	63.1	81.0	45.5	70.5	70.2	65.7	59.5	56.3
9/10/2020	12:00 PM	1:00 PM	60.1	81.7	44.5	64.5	62.9	62.0	58.5	54.8
9/10/2020	1:00 PM	2:00 PM	63.8	86.8	43.2	73.4	72.3	63.2	57.5	53.6
9/10/2020	2:00 PM	3:00 PM	59.6	66.2	56.4	65.6	63.3	61.7	58.8	54.9
9/10/2020	3:00 PM	4:00 PM	61.0	79.8	47.3	66.6	64.3	63.1	59.9	57.1
9/10/2020	4:00 PM	5:00 PM	60.8	77.4	47.0	65.2	63.5	63.1	59.1	57.2
9/10/2020	5:00 PM	6:00 PM	61.0	77.6	43.3	68.3	64.9	63.3	58.8	56.3
9/10/2020	6:00 PM	7:00 PM	60.7	77.5	45.1	66.0	65.0	63.2	58.8	55.8
9/10/2020	7:00 PM	8:00 PM	60.8	80.6	43.3	67.5	66.0	63.7	57.4	54.8
9/10/2020	8:00 PM	9:00 PM	56.5	73.2	43.7	60.7	59.7	59.7	55.8	51.5
9/10/2020	9:00 PM	10:00 PM	55.7	75.1	43.2	62.0	60.2	59.4	54.0	51.0
9/10/2020	10:00 PM	11:00 PM	56.0	80.5	40.2	63.3	60.6	59.2	51.3	45.3
9/10/2020	11:00 PM	12:00 AM	50.2	70.8	42.4	56.4	53.6	52.7	48.7	45.7
9/10/2020	12:00 AM	1:00 AM	50.1	70.9	41.5	55.7	54.8	52.4	48.7	45.7
9/10/2020	1:00 AM	2:00 AM	52.5	67.7	43.2	56.6	56.3	54.8	51.6	48.8
9/10/2020	2:00 AM	3:00 AM	58.2	87.6	42.5	56.2	54.8	53.9	49.5	47.2
9/10/2020	3:00 AM	4:00 AM	52.8	63.7	42.5	55.9	55.7	55.4	52.3	47.7
9/11/2020	4:00 AM	5:00 AM	61.0	88.2	49.7	61.7	59.8	59.2	57.5	55.8
9/11/2020	5:00 AM	6:00 AM	60.1	82.4	53.3	66.7	61.8	60.4	58.4	57.3
9/11/2020	6:00 AM	7:00 AM	60.9	73.7	54.3	63.2	62.7	62.5	61.0	58.4
9/11/2020	7:00 AM	8:00 AM	62.6	80.1	56.5	66.3	64.4	63.9	62.2	61.1
9/11/2020	8:00 AM	9:00 AM	62.0	80.4	48.4	70.9	64.7	63.1	58.9	56.2
9/11/2020	9:00 AM	10:00 AM	63.4	82.3	47.3	71.2	67.9	66.6	60.7	56.1
9/11/2020	10:00 AM	11:00 AM	65.4	92.2	46.7	70.6	66.6	64.0	59.1	55.5

DNL: 64.9

24-Hour Continuous Noise Measurement Datasheet - Cont.

Project: QQ Surprise
Site Address/Location: W. Greenway Rd./N. Cotton Ln.
Site ID: LT-1

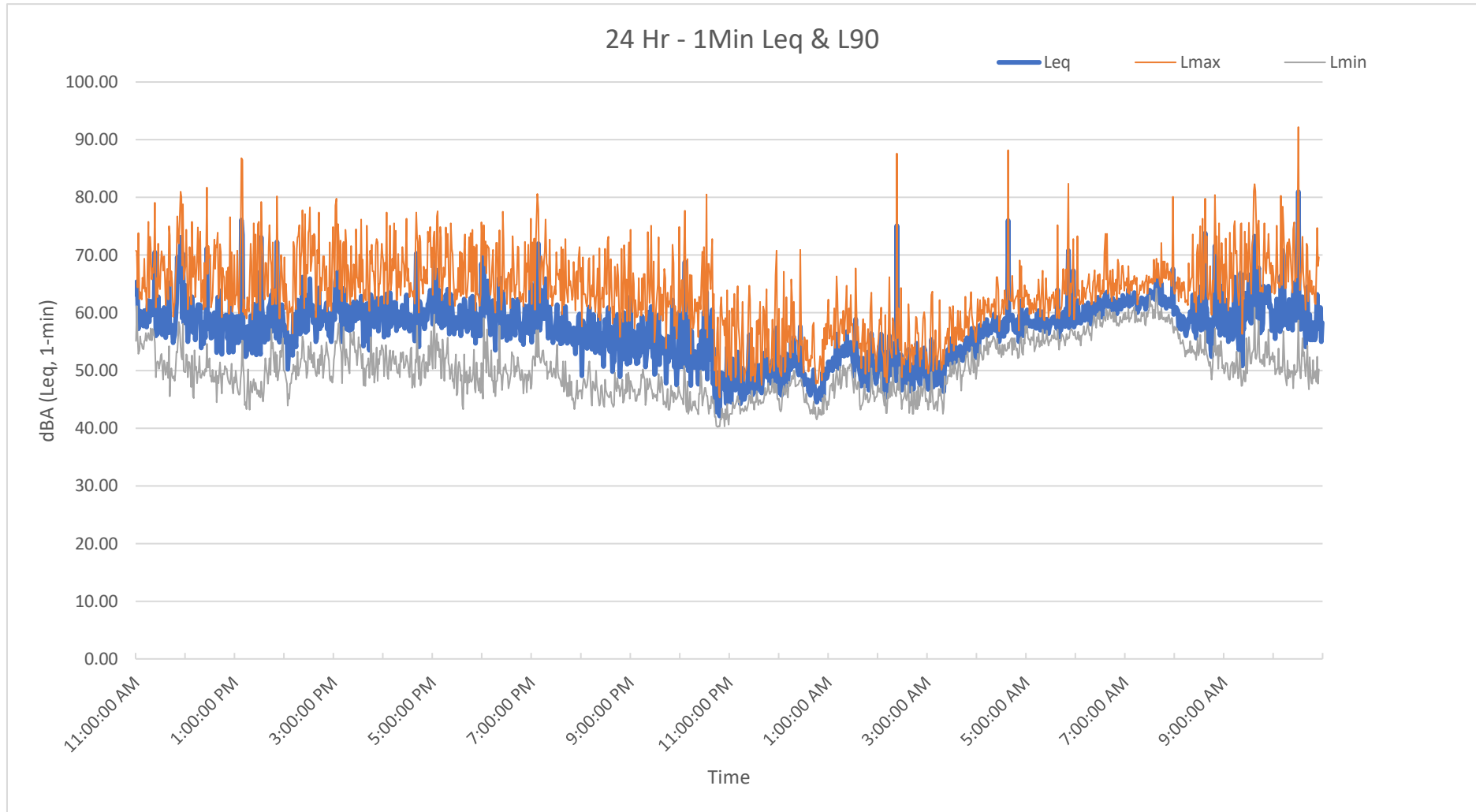
Day: 1 **of** 1



24-Hour Continuous Noise Measurement Datasheet - Cont.

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Day: 1 of 1



Appendix C

SoundPLAN Input/Output

Project: Surf Thru car Wasah
Site Location: Oxnard, Ca
Date: 4/18/2018
Field Tech/Engineer: Mike Dickerson, INCE
Source/System: Peco Blower System

Site Observations:

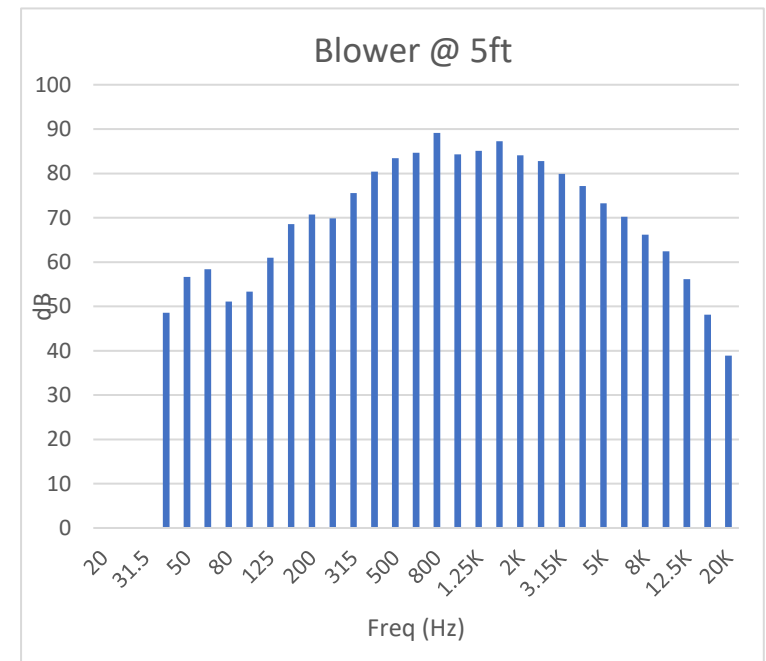
Meter positioned 5 feet away from blower. One (1) Blower running,
Readings are for Pico Blowers only

Location:
Sound Meter: NTi XL2 **SN:** A2A-05967-E0
Settings: Z-weighted, slow, 1-sec, 10-sec duration
Meteorological Cond.:

Table 1: Summary Measurement Data

Source	System	Overall dB	3rd Octave Band Data																														
			20	25	32	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1K	1.25K	1.6K	2K	2.5K	3.15K	4K	5K	6.3K	8K	10K	12.5K	16K	20K
Peco Blower	Dryer	95.1				49	57	58	51	53	61	69	71	70	76	80	83	85	89	84	85.1	87	84	83	80	77	73	70	66	62	56	48	39

Figure 1: Example Measurement Position



Project: SuperStar Car Wash Chula Vista
Site Location: 1555 W Warner Rd, Gilbert, AZ 85233
Date: 4/5/2018
Field Tech/Engineer: Robert Pearson
Source/System: Vacutec System

Location: Vac Bay 1
Sound Meter: NTi XL2 **SN:** A2A-05967-E0
Settings: Z-weighted, slow, 1-sec, 10-sec duration
Meteorological Cond.: 80 degrees F, 2 mph wind

Site Observations:

Clear sky, measurements were performed within 1.5ft of source. Measurements were performed while the vacuum was positioned at three (3) different positions. Holstered, unholstered and inside a car. This data is utilized for acoustic modeling purposes and represents an average sound level at a vacuum station.

Table 1: Summary Measurement Data

Source	System	Overall dB(A)	3rd Octave Band Data (dBA)																														
			20	25	31.5	40	50	63	80	100	125	160	200	250	315	400	500	630	800	1K	1.25K	1.6K	2K	2.5K	3.15K	4K	5K	6.3K	8K	10K	12.5K	16K	20K
Vacutech (Holstered)	Vacuum	63.3	9	17	22	29	31	35	40	41	44	43	46	48	47	49	51	51	52	53	52	52	50	52	53	50	47	47	48	45	39	30	
Vacutech (Un Holstered)	Vacuum	80.7	6	19	22	28	34	37	40	43	47	46	48	48	49	54	55	58	58	62	65	68	70	74	75	73	69	67	65	63	60	55	
Vacutech (Inside Car)	Vacuum	69.6	16	28	31	38	42	45	49	51	52	55	60	61	57	55	59	53	55	56	54	57	57	57	57	55	54	51	48	46	42	36	
Arth. Average Level*	Vacuum	71.2	11	21	25	32	36	39	43	45	47	48	52	53	51	51	55	53	55	55	56	58	59	59	61	62	59	56	55	53	51	47	40

* Refers to the arithmetic average of all measurements. This measurement represents an average of the multiple vacuum positions.

Figure 1: Example Measurement Position

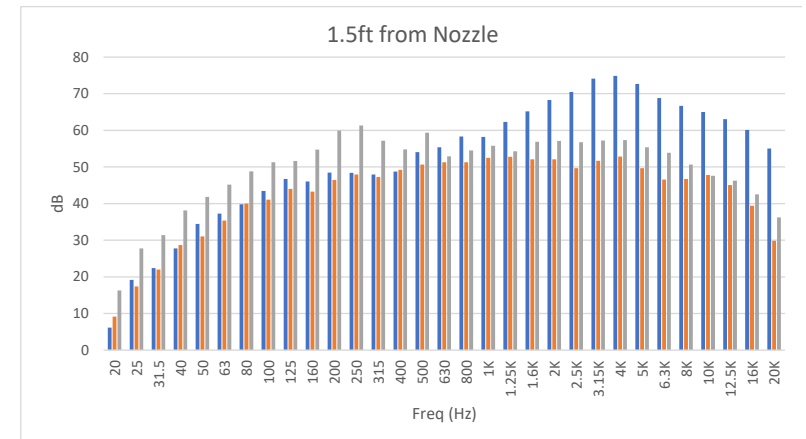
Figure 1: Holstered



Figure 2: Un Holstered



Figure 3: Inside Car



QQ Surprise

Contribution spectra - Situation 2: Outdoor SP

Source	Time slice	Sum dB(A)	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)
Receiver Receiver 1 FI G Lr,lim dB(A) Leq 59.0 dB(A) Sigma(Leq) 0.0 dB(A)											
Entrance	Leq	36.0	24.2	25.7	31.4	31.3	27.2	17.9	3.9	-24.4	
Exit	Leq	58.9	34.1	39.5	50.2	54.6	55.0	47.5	35.0	12.4	
Facade 01	Leq	18.7	14.2	4.7	13.2	13.5	2.7	-10.0	-26.2		
Facade 02	Leq	15.5	9.9	1.5	10.5	10.7	0.2	-12.3	-28.0		
Facade 03	Leq	12.8	11.5	-0.2	4.5	-0.5	-15.2	-29.9			
Facade 04	Leq	4.1	3.0	-9.0	-4.6	-10.0	-24.9				
Roof 01	Leq	18.6	15.5	5.9	13.2	10.6	-1.8	-15.0			
Vac 1	Leq	25.3	1.5	8.8	6.0	3.9	10.7	16.0	21.4	21.1	9.1
Vac 3	Leq	24.8	1.1	8.4	5.5	3.5	10.1	15.6	20.9	20.5	8.1
Vac 4	Leq	24.7	0.7	8.1	5.2	3.1	9.6	15.2	21.0	20.2	7.3
Vac 5	Leq	24.4	0.4	7.7	4.8	2.7	10.3	15.5	20.7	19.8	6.5
Vac 6	Leq	23.9	0.0	7.3	4.4	2.3	9.8	15.1	20.2	19.1	5.4
Vac 7	Leq	23.3	-0.5	6.9	3.9	1.8	9.4	14.6	19.7	18.4	4.2
Vac 8	Leq	22.1	-0.9	6.4	3.5	1.3	7.2	13.1	18.5	17.3	2.9
Vac 9	Leq	22.7	-1.4	5.9	3.0	2.8	9.1	14.1	19.3	17.4	1.8
Vac 10	Leq	22.1	-1.9	5.4	2.5	2.4	8.7	13.6	18.9	16.6	0.4
Vac 11	Leq	21.6	-2.3	5.0	2.0	2.0	8.3	13.2	18.5	15.9	-0.9
Vac 12	Leq	21.0	-2.8	4.5	1.6	1.6	7.8	12.7	18.0	15.2	-2.3
Vac 13	Leq	20.5	-3.2	4.1	1.1	1.1	7.4	12.2	17.5	14.5	-3.7
Vac 14	Leq	19.8	-3.6	3.7	0.7	0.8	7.0	11.6	16.7	13.6	-5.1
Vac 15	Leq	19.5	-4.1	3.2	0.2	0.4	6.6	11.1	16.7	13.0	-6.5
Vac 16	Leq	18.9	-4.5	2.8	-0.2	0.0	6.2	10.5	16.1	12.3	-8.0
Vac 2	Leq	25.1	1.3	8.7	5.8	3.8	10.4	15.9	21.2	20.9	8.7
Parking 1	Leq	33.1				33.1					
Parking 2	Leq	29.7				29.7					
Receiver Receiver 2 FI G Lr,lim dB(A) Leq 64.9 dB(A) Sigma(Leq) 0.0 dB(A)											
Entrance	Leq	64.9	44.3	50.2	56.5	60.8	60.5	52.1	39.7	16.6	
Exit	Leq	40.2	28.1	29.7	33.8	34.6	34.8	26.6	13.5	-9.8	
Facade 01	Leq	23.1	21.1	11.7	15.9	13.0	2.1	-11.9	-28.4		
Facade 02	Leq	6.6	5.7	-6.5	-2.8	-7.9	-19.9				
Facade 03	Leq	23.3	21.2	12.0	16.2	13.5	2.5	-11.5	-28.7		
Facade 04	Leq	23.5	20.4	12.1	17.3	15.8	5.8	-6.8	-22.4		
Roof 01	Leq	24.1	20.7	11.4	19.1	16.1	4.8	-9.0	-25.9		
Vac 1	Leq	18.0	-0.3	7.1	-2.3	-2.2	6.0	9.8	14.7	11.0	-10.8
Vac 3	Leq	19.0	0.3	7.9	-1.3	-1.3	6.8	10.5	15.9	12.2	-7.8
Vac 4	Leq	19.7	0.8	8.4	-0.7	-0.8	7.0	10.8	16.5	13.2	-6.2
Vac 5	Leq	20.3	1.3	8.9	-0.1	-0.2	7.7	11.5	17.1	14.1	-4.6
Vac 6	Leq	20.7	1.8	9.4	0.6	0.0	7.6	11.5	17.4	14.8	-3.0
Vac 7	Leq	21.5	2.3	10.0	1.3	0.9	8.5	12.3	18.1	15.7	-1.3
Vac 8	Leq	22.2	2.8	10.5	2.0	1.5	9.1	13.0	18.7	16.5	0.3
Vac 9	Leq	22.8	3.4	11.1	2.7	2.2	9.7	13.5	19.3	17.4	2.0
Vac 10	Leq	23.5	4.0	11.8	3.6	2.7	10.0	13.8	19.9	18.3	3.7
Vac 11	Leq	24.3	4.6	12.4	4.4	3.5	10.9	14.7	20.7	19.3	5.4
Vac 12	Leq	25.0	5.2	13.1	5.3	4.3	11.3	15.4	21.0	20.1	7.0
Vac 13	Leq	25.8	5.9	13.8	6.2	5.4	12.1	16.2	21.8	21.2	8.7
Vac 14	Leq	26.6	6.6	14.5	7.1	6.1	12.8	16.8	22.5	22.1	10.3
Vac 15	Leq	27.5	7.2	15.2	8.0	7.0	13.5	17.5	23.2	23.1	11.8
Vac 16	Leq	28.3	7.9	15.9	8.9	7.8	14.2	18.2	23.9	24.1	13.3
Vac 2	Leq	18.6	-0.1	7.5	-1.8	-1.7	6.4	10.2	15.5	11.6	-9.3
Parking 1	Leq	33.9				33.9					
Parking 2	Leq	20.8				20.8					
Receiver Receiver 3 FI G Lr,lim dB(A) Leq 69.3 dB(A) Sigma(Leq) 0.0 dB(A)											

QQ Surprise

Contribution spectra - Situation 2: Outdoor SP

Source	Time slice	Sum dB(A)	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)
Entrance	Leq	43.7	30.9	33.5	38.6	39.0	36.1	26.6	12.6	-13.4	
Exit	Leq	69.3	47.9	53.9	61.0	65.1	64.9	57.1	45.8	27.5	
Facade 01	Leq	20.3	19.0	8.0	11.9	6.3	-5.0	-19.3			
Facade 02	Leq	26.9	23.5	15.4	21.2	19.5	9.5	-2.6	-17.2		
Facade 03	Leq	31.6	28.5	20.2	25.5	23.8	13.8	1.3	-14.0		
Facade 04	Leq	10.6	9.2	-1.5	2.8	-2.6	-15.7				
Roof 01	Leq	27.1	23.2	14.6	22.6	19.4	7.8	-6.0	-22.6		
Vac 1	Leq	25.9	4.6	12.5	4.5	4.7	12.9	16.9	22.1	21.0	7.1
Vac 3	Leq	23.9	4.5	12.3	4.2	3.5	10.6	14.7	20.1	18.8	5.0
Vac 4	Leq	23.7	4.3	12.1	4.0	3.3	10.4	14.3	19.9	18.5	4.5
Vac 5	Leq	23.5	4.1	11.9	3.7	3.1	10.4	14.3	19.8	18.2	3.9
Vac 6	Leq	23.1	3.8	11.6	3.3	2.7	10.1	13.9	19.4	17.8	3.1
Vac 7	Leq	15.6	0.6	7.5	0.3	-3.4	2.0	4.6	12.4	7.7	-14.5
Vac 8	Leq	14.4	-0.7	5.7	-1.6	-6.9	-2.1	0.8	11.8	7.2	-16.5
Vac 9	Leq	14.0	-1.7	4.5	-2.8	-8.4	-3.1	0.5	11.6	6.9	-17.5
Vac 10	Leq	13.1	-3.6	1.9	-6.0	-11.5	-6.8	-2.7	11.1	6.6	-18.3
Vac 11	Leq	13.5	-4.3	1.1	-6.6	-8.8	-1.9	1.5	11.4	6.6	-18.9
Vac 12	Leq	9.3	-4.4	1.5	-5.5	-8.6	-2.0	1.2	4.8	1.4	-26.0
Vac 13	Leq	10.0	-4.8	1.0	-5.8	-8.9	-1.0	2.6	5.9	1.6	-26.9
Vac 14	Leq	8.2	-5.1	0.8	-6.1	-11.6	-4.1	-0.2	3.8	0.5	-28.5
Vac 15	Leq	5.3	-5.4	0.4	-6.4	-12.7	-11.4	-1.3	-1.5	-6.8	
Vac 16	Leq	5.4	-5.7	0.1	-6.7	-12.1	-9.5	-0.9	-1.3	-7.0	
Vac 2	Leq	24.1	4.6	12.4	4.4	3.6	10.8	14.8	20.2	19.0	5.3
Parking 1	Leq	30.0				30.0					
Parking 2	Leq	39.7				39.7					
Receiver Receiver 4 FI G Lr,lim dB(A) Leq 56.4 dB(A) Sigma(Leq) 0.0 dB(A)											
Entrance	Leq	34.3	24.0	25.2	28.3	29.3	27.0	16.8	0.7		
Exit	Leq	56.3	37.1	42.3	46.0	51.2	53.0	45.3	32.3	7.9	
Facade 01	Leq	19.4	17.1	7.9	11.4	11.4	2.3	-10.8	-27.9		
Facade 02	Leq	14.6	12.4	3.4	6.7	6.2	-2.3	-14.6			
Facade 03	Leq	16.2	14.7	4.6	7.6	5.1	-5.3	-19.7			
Facade 04	Leq	2.3	1.4	-10.7	-7.4	-12.1	-24.9				
Roof 01	Leq	16.8	13.0	4.0	12.1	9.2	-2.1	-15.4			
Vac 1	Leq	17.6	0.1	7.7	-1.5	-2.0	5.9	9.7	13.9	10.7	-8.8
Vac 3	Leq	16.5	-0.5	6.9	-2.5	-2.9	5.1	8.8	12.8	9.1	-11.9
Vac 4	Leq	16.0	-0.8	6.5	-3.0	-3.3	4.7	8.4	12.3	8.2	-13.6
Vac 5	Leq	15.5	-1.0	6.2	-3.4	-3.7	4.3	8.0	11.8	7.5	-15.1
Vac 6	Leq	15.0	-1.3	5.8	-3.8	-4.1	4.0	7.7	11.3	6.7	-16.6
Vac 7	Leq	15.4	-1.5	5.5	-4.2	-4.5	3.6	7.3	12.2	7.4	-17.5
Vac 8	Leq	15.0	-1.8	5.2	-4.6	-4.9	3.3	7.0	11.7	6.8	-19.0
Vac 9	Leq	14.5	-2.0	4.9	-4.9	-5.2	3.0	6.6	11.3	6.1	-20.5
Vac 10	Leq	13.8	-2.3	4.5	-5.3	-5.5	2.7	6.3	10.1	5.4	-21.9
Vac 11	Leq	13.8	-2.5	4.2	-5.6	-5.9	3.0	6.7	10.1	5.0	-23.3
Vac 12	Leq	13.4	-2.7	3.9	-5.9	-6.2	2.7	6.4	9.7	4.3	-24.8
Vac 13	Leq	13.0	-2.9	3.7	-6.3	-6.5	2.4	6.1	9.3	3.7	-26.2
Vac 14	Leq	12.7	-3.2	3.4	-6.5	-6.7	2.2	5.8	8.9	3.1	-27.6
Vac 15	Leq	12.3	-3.4	3.1	-6.8	-7.0	1.9	5.6	8.6	2.5	-29.0
Vac 16	Leq	12.0	-3.6	2.8	-7.1	-7.3	1.5	5.3	8.2	1.9	
Vac 2	Leq	17.0	-0.2	7.3	-2.1	-2.5	5.4	9.2	13.3	9.8	-10.4
Parking 1	Leq	26.5				26.5					
Parking 2	Leq	30.1				30.1					

QQ Surprise **Octave spectra of the sources in dB(A) - Situation 2: Outdoor SP**

3

Name	Source type	I or A m,m²	Li dB(A)	R'w dB	L'w dB(A)	Lw dB(A)	KI dB	KT dB	LwMax dB(A)	DO-Wall dB	Time histogram	Emission spectrum	63Hz dB(A)	125Hz dB(A)	250Hz dB(A)	500Hz dB(A)	1kHz dB(A)	2kHz dB(A)	4kHz dB(A)	8kHz dB(A)	16kHz dB(A)
Entrance	Area	8.37	96.0	0.0	96.0	105.2	0.0	0.0		3	100%/24h	89_Entrance	80.3	88.5	98.7	102.0	99.1	90.2	78.5	58.6	
Exit	Area	8.37	97.5	0.0	97.5	106.7	0.0	0.0		3	100%/24h	86_Exit	81.5	89.7	99.9	103.3	101.0	92.8	82.2	66.1	
Facade 01	Area	201.01	96.5	57.0	47.6	70.6	0.0	0.0		3	100%/24h	84_Facade 01	64.7	58.8	67.0	64.2	52.4	39.6	25.1	8.9	
Facade 02	Area	34.23	96.9	57.0	47.8	63.2	0.0	0.0		3	100%/24h	85_Facade 02	57.1	51.3	59.5	56.8	45.4	33.0	19.1	4.6	
Facade 03	Area	201.01	96.5	57.0	47.6	70.6	0.0	0.0		3	100%/24h	87_Facade 03	64.7	58.8	67.0	64.2	52.4	39.6	25.1	8.9	
Facade 04	Area	34.23	96.0	57.0	47.1	62.5	0.0	0.0		3	100%/24h	88_Facade 04	56.5	50.7	58.9	56.1	44.2	31.4	16.6	-1.3	
Roof 01	Area	422.85	95.8	57.0	46.9	73.2	0.0	0.0		0	100%/24h	80_Roof 01_	67.2	61.3	69.6	66.8	54.9	42.1	27.8	11.7	
Vac 1	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 3	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 4	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 5	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 6	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 7	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 8	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 9	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 10	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 11	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 12	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 13	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 14	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 15	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 16	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Vac 2	Point				72.6	72.6	0.0	0.0		0	100%/24h	Vacutech	47.3	57.5	54.5	51.8	55.8	59.5	66.1	69.3	65.0
Parking 1	PLot	526.52			53.5	80.7	0.0	0.0		0	100%/24h					80.7					
Parking 2	PLot	351.01			53.5	79.0	0.0	0.0		0	100%/24h					79.0					

Appendix D
Construction Vibration Calcs

VIBRATION LEVEL IMPACT

Project: Burbank Car Wash Project

Date: 9/18/20

Source: Truck

Scenario: Unmitigated

Location: Project Site - Commercial

Address: 18468 W Burbank Blvd

PPV = $PPV_{ref}(25/D)^n$ (in/sec)

DATA INPUT

Equipment = 4 Loaded Trucks INPUT SECTION IN BLUE
Type

PPVref = 0.076 Reference PPV (in/sec) at 25 ft.

D = 65.00 Distance from Equipment to Receiver (ft)

n = 1.50 Vibration attenuation rate through the ground

Note: Based on reference equations from Vibration Guidance Manual, California Department of Transportation, 2006, pgs 38-43.

DATA OUT RESULTS

PPV = 0.018 IN/SEC OUTPUT IN RED

Shirley Phan

From: Hobart Wingard
Sent: Monday, January 4, 2021 10:49 AM
To: Samantha Pinkal
Subject: RE: Proposed Car Wash In Sierra Montana Subdivision

Thank you Sam,
B

Hobart Wingard
City of Surprise
Planner II
Hobart.wingard@surpriseaz.gov
623.222.3156

From: Samantha Pinkal
Sent: Monday, January 4, 2021 10:40 AM
To: 'MICHAEL PEEBLES'
Cc: Hobart Wingard
Subject: RE: Proposed Car Wash In Sierra Montana Subdivision

Good morning Mr. Peebles,

We appreciate hearing from you about the development of the city and we're glad to hear you're enjoying the businesses near your home!

This project has a virtual **Public Outreach meeting** scheduled for **January 20 at 6 pm** that I'd encourage you to attend to share your opinion formally as part of this project's review process. Here's the link to register.

<https://www.surpriseaz.gov/Calendar.aspx?EID=9027>. You can also be in touch with Hobart Wingard, the Planner overseeing this project's submittal at Hobart.wingard@surpriseaz.gov or 623-222-3156. I've copied him to this email for your convenience.

Knowing that you've got an eye on the development of the city, I hope you'll also participate in our annual citizen **Retail & Restaurant Survey**. Every spring we ask our residents who their favorite retailers and restaurants are as well as those they wish were here. We take those results directly to the "Most Wanted" companies and show them their services are being asked for by name. We have had big successes with this approach with companies like Costco and In N Out Burger. I've attached the results of last year's survey here for your review. You can sign up for notification of when the 2021 survey is available here: <https://www.surpriseaz.gov/list.aspx?listid=589>. I hope we hear from you!

We wish you much success and happiness in 2021. Thank you so much for being an engaged citizen!

Samantha Pinkal
Economic Development Project Manager



City of Surprise

16000 N. Civic Center Plaza, Surprise, AZ 85374-7470

Direct: 623-222-3323 | Cell: 480-322-7309

www.surpriseaz.gov

From: MICHAEL PEEBLES <[REDACTED]>

Sent: Sunday, January 3, 2021 5:55 PM

To: Samantha Pinkal <Samantha.Pinkal@surpriseaz.gov>

Subject: Proposed Car Wash In Sierra Montana Subdivision

******The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.******

Happy New Year. I am contacting you in regards to the proposed Quick Quack Car Wash Site. While I know you have a lot to do this morning , please hear me out. I do not object to the idea of a car wash in this area , I would like to submit a better site would be in the area of the car dealerships , the WalMart , or even on the other side of the 303 by Costco. Our House backs up behind on the south side of proposed site. When we moved here 6 years ago this particular site was slated for retail . We have never objected to Goodwill , Sonic, or even the Nail tech places. Love Little Ceasars by the way. All of these represent a idea of community, while in my opinion , a car was will degrade that idea. I know all car washes have this stigma to them , I believe that that would be considered more of a industrial development not neighborhood. I would like to think that my voice would be heard, but in the meantime I will figure out this zoom thing. Thanks Covid! Thank you for reading this in advance. Michael Peebles-[REDACTED]--Surprise AZ
[REDACTED]

Shirley Phan

From: Karen Parker <[REDACTED]>
Sent: Thursday, January 21, 2021 8:36 AM
To: Hobart Wingard
Subject: Planning case FS20-643

Categories: ViewMail

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello,

My name is Karen Parker. I live in Sierra Montana on [REDACTED]. My home backs up to the lot the Quick Quack Car Wash is being considered for. I was unable to attend the meeting last night but I would like to formally object to this project.

I am concerned about the noise it will be create. Vacuums and air dryers being on 7 days a week from 7 AM to 7 PM or 10 PM will create a nuisance. We have a backyard pool and I do not want to hear constant noise while my family and I are trying to enjoy our pool. I've owned my home for 10 years, my kids go to school in Surprise. We very much like the peaceful family atmosphere that Surprise offers and would like to keep it that way.

This would be the only car wash in Surprise that is near a residential area. There are so many alternative locations to put a car wash. Even building on the east side of Cotton lane would be a better alternative. I would also like to add that I am concerned about property value. If or when I decide to sell my home a carwash behind the house will not be a desired amenity, therefore less buyers would be interested and potentially bring lower offers.

Will there be another meeting to discuss the car wash? What is the next step in this decision?

Thank you,
Karen Parker

You can reach me by email or cell if needed.

[REDACTED]

[REDACTED]

Surprise, AZ [REDACTED]

Shirley Phan

From: Lloyd Abrams
Sent: Wednesday, February 24, 2021 8:38 AM
To: Hobart Wingard; Robert Kuhfuss
Subject: FW: Oppose new Quick quack car wash near Greenway/ Cotton

Bart,

Will you please add this to the case file and let the applicant know of the opposition.

Thank you,

*Lloyd Abrams
Assistant Director
Community Development
City of Surprise
Office: 623-222-3021*

From: Mike Gent
Sent: Wednesday, February 24, 2021 8:26 AM
To: '[REDACTED]'
Subject: FW: Oppose new Quick quack car wash near Greenway/ Cotton

Good morning Mr. Maans,

Thank you for reaching out to share your perspective. This project developer is still in the phase where they are seeking and considering feedback such as yours. It is not unusual to see a proposal be changed or modified after receiving feedback, including adding additional mitigation and/or changing a proposed location. If this developer chooses to proceed with their proposed application, there will be additional opportunity for public participation in the review process.

We appreciate your willingness engage in the review process.

Mike Gent

City of Surprise • Deputy City Manager
Direct (623) 222-6223 • Cell (623) 980-0546

From: "BILLY MAANS" <[REDACTED]>
Subject: Oppose new Quick quack car wash near Greenway/ Cotton
Date: 23 February 2021 21:37
To: "Michael Frazier" <Michael.Frazier@surpriseaz.gov>

Dear Mr. Frazier,

I am writing to you as a concerned homeowner in the Sierra Montana Subdivision. We were recently notified a Quick Quack Car Wash was being proposed to be built in the Sierra Montana Shopping area on the Southwest Corner of Cotton and Greenway. My home is one of several that back up to the proposed location. I Strongly Oppose the Quick Quack Car Wash from being put in this location. This car wash will add excess noise to the neighborhood that it immediately backs up to for an extended period of time. I believe the expected

operating hours are supposed to be from 8 AM until 9 PM everyday. If you have not spent any time at one of these or similar car washes, I urge you to go to one for an extended period of time and ask yourself if you would truly be comfortable with having that in your backyard. For most people their backyards are a place to escape with their family and friends, especially when you have a pool in the backyard and you plan on actually using it frequently. Ask yourself if you would like to be out in your backyard and have the constant sound of the washing, dryer, vacumes, and loud music that is piped outside during operating hours. Also think about yourself wanting to be outside with your family and having the excess car noise, smells and general debris/ pollution that would come from these cars and traffic all day. Does this sound like something that you would want for your family?

I looked at google maps and I do not see any other Car washes in the Surprise area located right behind or next to a subdivision/ homes. Most of the car washes that I saw are located in other parking lots like the one on Bell Road by the Starbucks. In my opinion it is because of the excess noise and traffic that these facilities produce would be unbearable to most homeowners that had to live next to one. These types of car washes should never be placed directly next to homes. This Quick Quack Car Wash should be located in another area and there are several other locations that would be better suited. Why not in one of the many empty dirt lots next to Walmart or Costco on Waddell just to name a few? Either one of these locations would be a much better location for their business and would not hinder any homes or residences and would potentially get more customers from the traffic of shoppers as they are coming in or out.

What is your plan to deal with the Noise blight that will most surely affect my home and the other homes next to this proposed car wash? Have you communicated with the HOA for Sierra Montana and made a plan to help with any of the access Noise and uncitley nature of this car wash? Why should I or any of the other homeowners near the proposed car wash be forced to suffer through the noise? Why should we be faced with the repercussions of having a car wash behind our home if we ever try to sell our house? Would you want to look at a house you knew had a noisy car wash behind it? Did anyone think about what it would do to the home owners for these surrounding properties?

So, for these and many other reasons, I Strongly Oppose the new proposed Quick Quack Car Wash from being built on the Southwest corner of Cotton and Greenway in Surprise. Please take a minute and think about what it will do to the homeowners in that area and not just about the money. Please look for a new location for this car wash.

Thank you for your time,
William Maans

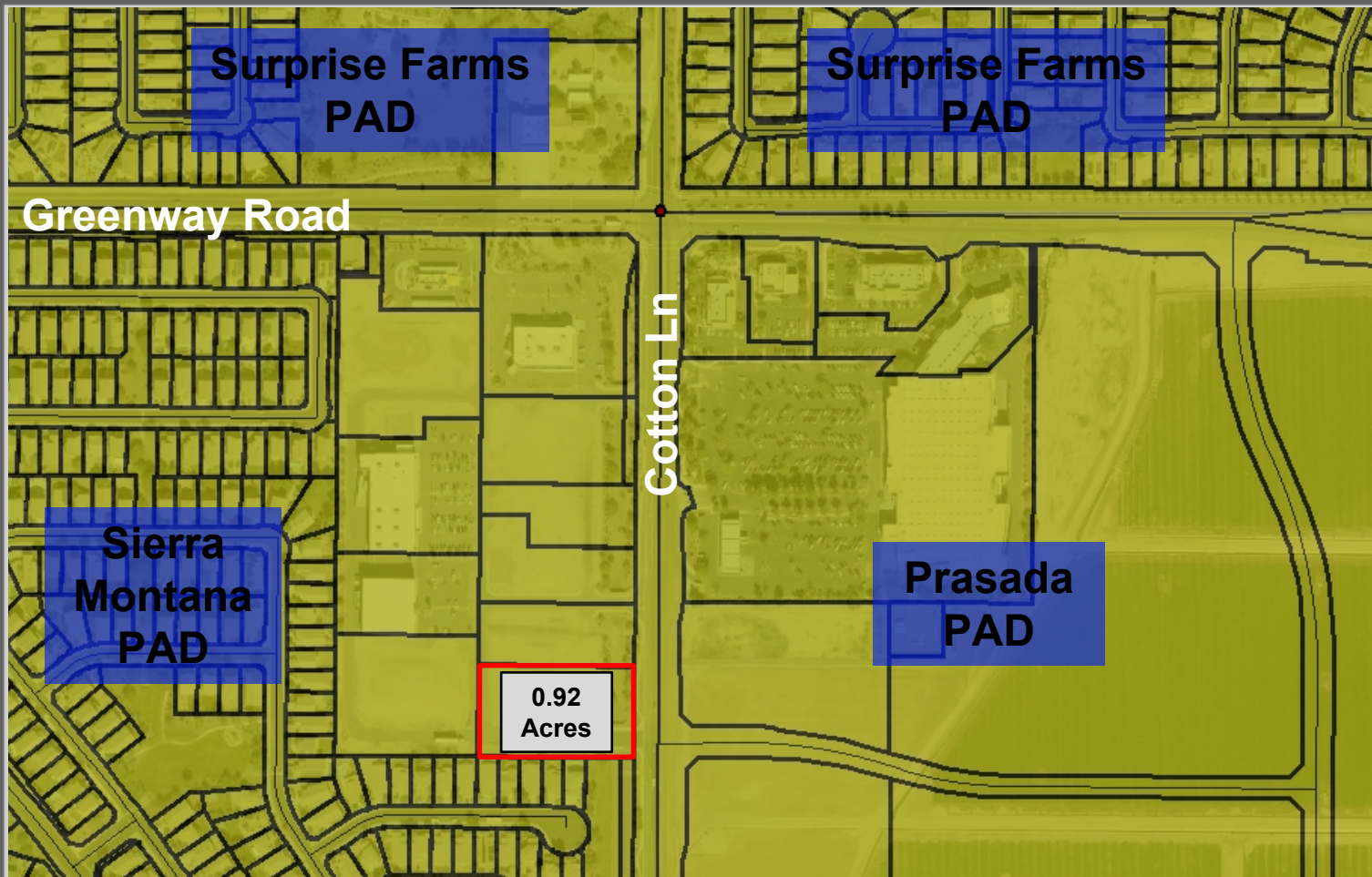


Planning and Zoning Commission
May 6, 2021

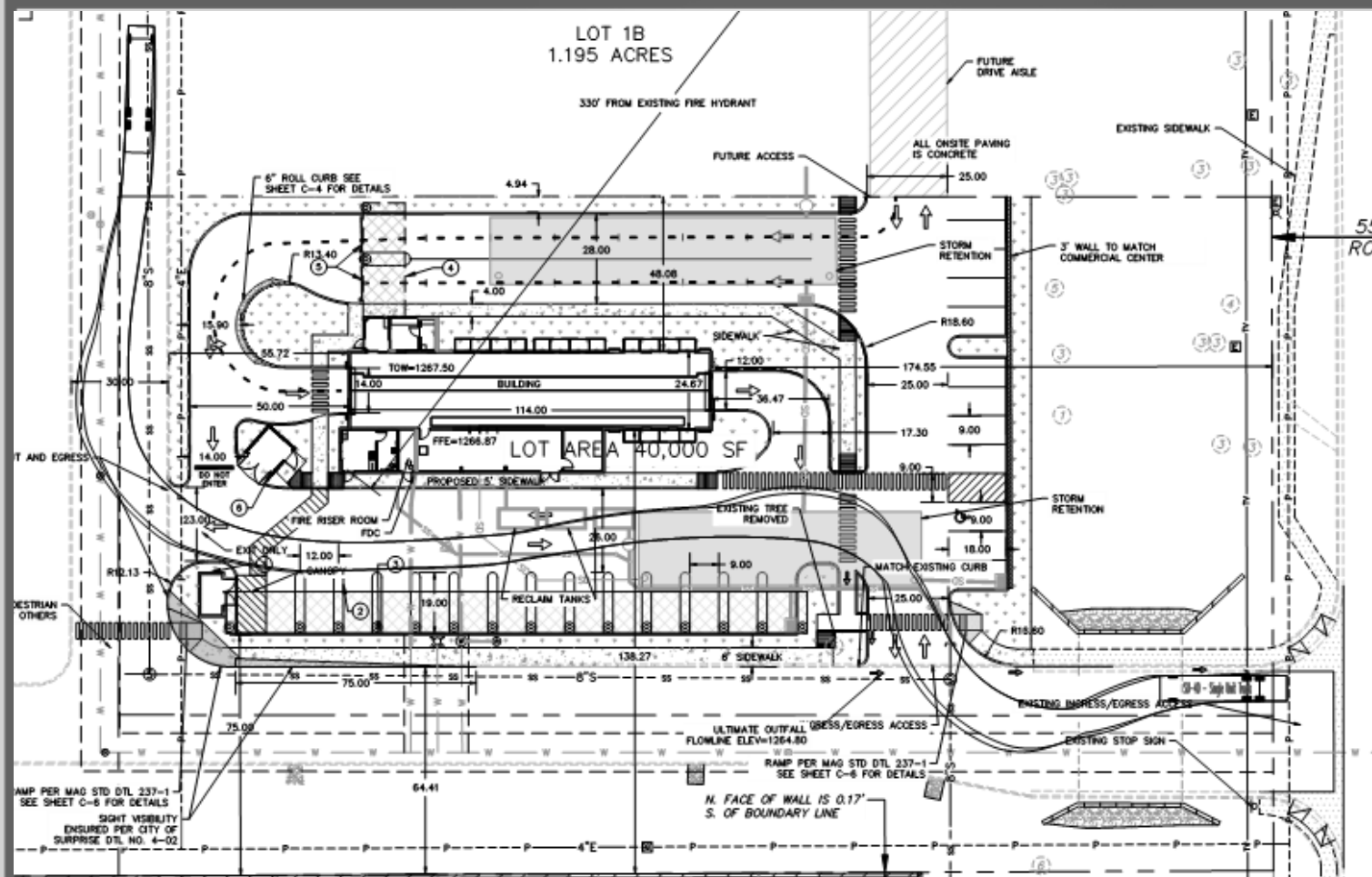
Quick Quack Car Wash at Sierra Montana
FS20-643

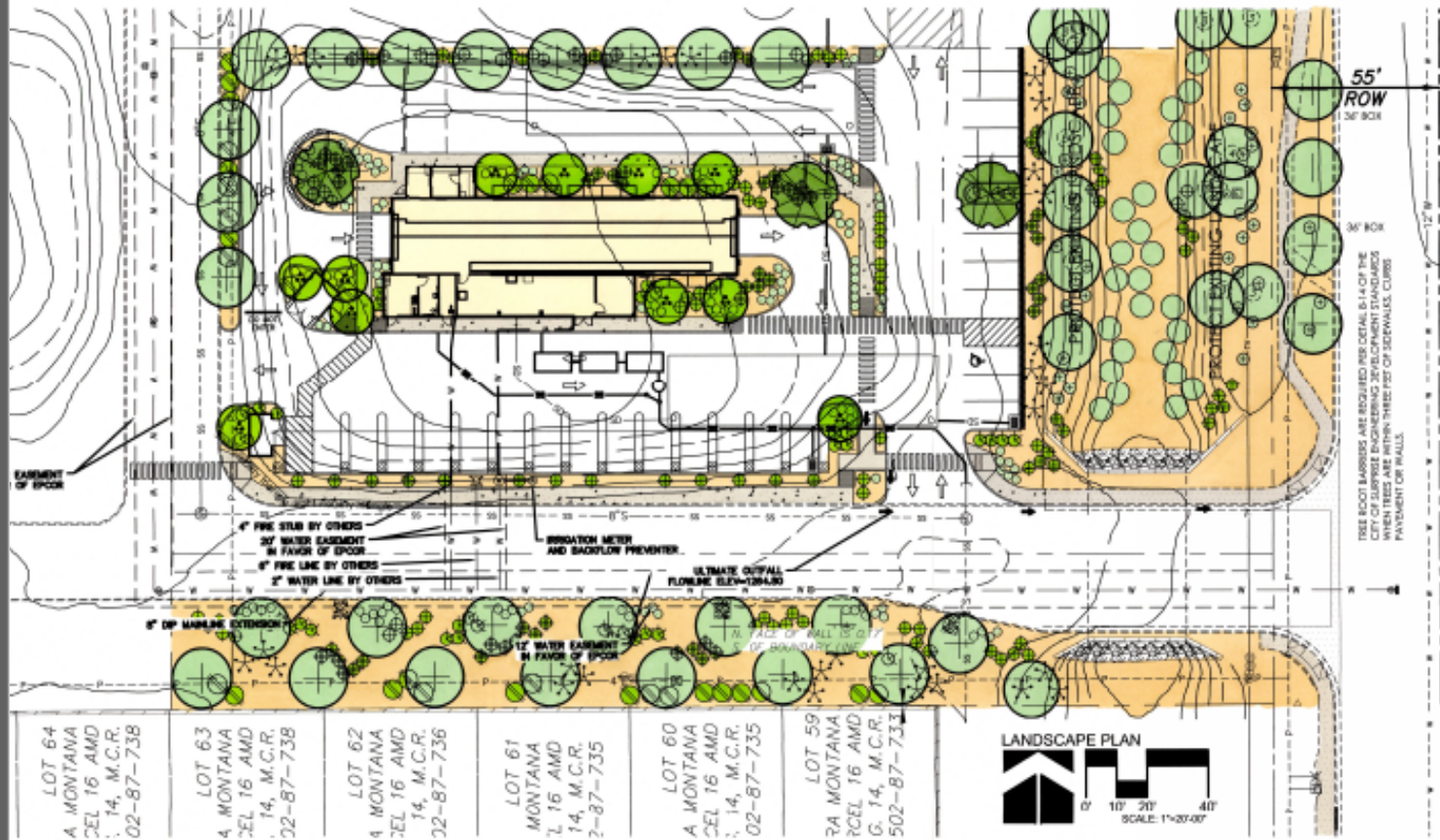


Quick Quack Car Wash at Sierra Montana
FS20-643 Vicinity Map



Site Plan





Landscape



FINISH SCHEDULE	
1	BRICK
2	BRICK - MATCH OF BRICK BEHIND WALL
3	BRICK - MATCH OF BRICK BEHIND WALL
4	BRICK - MATCH OF BRICK BEHIND WALL
5	BRICK - MATCH OF BRICK BEHIND WALL
6	BRICK - MATCH OF BRICK BEHIND WALL

COLOR/FINISHES LEGEND

	PAVING - MATCH OF SITE PLAN
	CEILING - MATCH OF SITE PLAN
	ROOFING - MATCH OF SITE PLAN
	BRICK - MATCH OF BRICK BEHIND WALL
	BRICK - MATCH OF BRICK BEHIND WALL
	BRICK - MATCH OF BRICK BEHIND WALL
	BRICK - MATCH OF BRICK BEHIND WALL
	BRICK - MATCH OF BRICK BEHIND WALL

Elevations



CITIZEN OUTREACH

Neighborhood Meeting

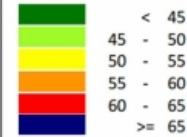
- January 20, 2021

Concerns:

- Increase traffic in neighborhood
- Increase noise
- Increase of light pollution
- Negatively impact value of the homes
- Negatively impact the aesthetics of the neighborhood

07302001_QQ Surprise
Noise Level Contours
12 Peco Blower System

Levels in dB(A)



Signs and symbols

- Level table, dBA
- Point Receiver
- Point Source (Vacuums & Blowers)
- Carwash Tunnel Enclosure
- Parking
- Buildings
- Existing Wall

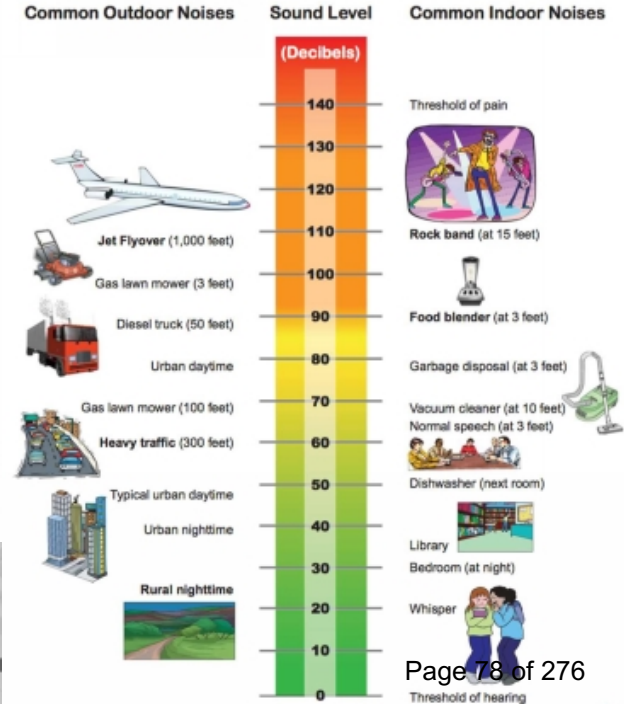
Length scale 1:100



MD ACOUSTICS
Sound Solutions for Planning and Design

Figure 1:

Common Indoor and Outdoor Noise Levels



STAFF RECOMMENDATION

Staff Recommendation:

- **Alternative 1** – Adopt staff Findings and **Deny**
- **Alternative 2** – Adopt alternative Findings and **Approve** subject to Stipulations 'A' through 'E'



QUESTIONS OR COMMENTS?

Thank You

A. Development and use of the site shall be consistent with the Site Plan entitled “Quick Quack Greenway at Cotton” consisting of one (1) sheet prepared by Elevate Engineering and stamped received April 14, 2021.

B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Quick Quack Greenway at Cotton” consisting of one (1) sheet prepared by T.J. McQueen & Associates, INC. and stamped received January 28, 2021.

C. Building elevations shall be consistent with the Elevations entitled “Quick Quack Car Wash” consisting of one (1) sheet prepared by IDstudio and stamped received January 28, 2021.

D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 6, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Conditional Use Permit for a new Self-Storage Facility and Site Plan, entitled "Site Plan for Litchfield Self Storage", date received March 10, 2021, located on the northwest corner of Sweetwater Avenue and Litchfield Road. Case FS20-609.

Motion:

I move to approve/disapprove the Conditional Use Permit for a new Self-Storage Facility and Site Plan, entitled "Site Plan for Litchfield Self Storage", date received March 10, 2021, subject to stipulations "A" through "F" as memorialized in the staff report.

Background:

The subject property is zoned PAD – Employment/Mixed-Use and is located on the northwest corner of Sweetwater Avenue and Litchfield Road. The applicant is proposing a total of 785 storage units distributed in five (5) different buildings (buildings B – F) and a total of 84 Recreational Vehicle (RV) outdoor storage shaded spaces, along with a wash station for RVs.

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 - FS20-609 - Staff Report
 2. 01 - FS20-609 - Vicinity Map
 3. 02 - FS20-609 - Site Plan
 4. 03 - FS20-609 - Landscape Plan
 5. 04 - FS20-609 - Building Elevations
 6. 05 - FS20-609 - Citizen Participation Report_Redacted
 7. 06 - FS20-609 - Residents Correspondence _Redacted
 8. FS20-609 - PowerPoint
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-609

Project Name: Self-Storage Facility

Council District: 6 – Palo Verde

Meeting Date: May 6, 2021

Planner: Sergio Angulo

Owner: Sweetwater Storage LLC

Applicant: Michael Buschbacher with Hunter Engineering

Request: Conditional Use Permit and Site Plan for a new Self-Storage Facility in Marley Park.

Site Location: Northwest corner of Sweetwater Avenue and Litchfield Road

Site Size: 16.45 Acres (approx.)

General Plan

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

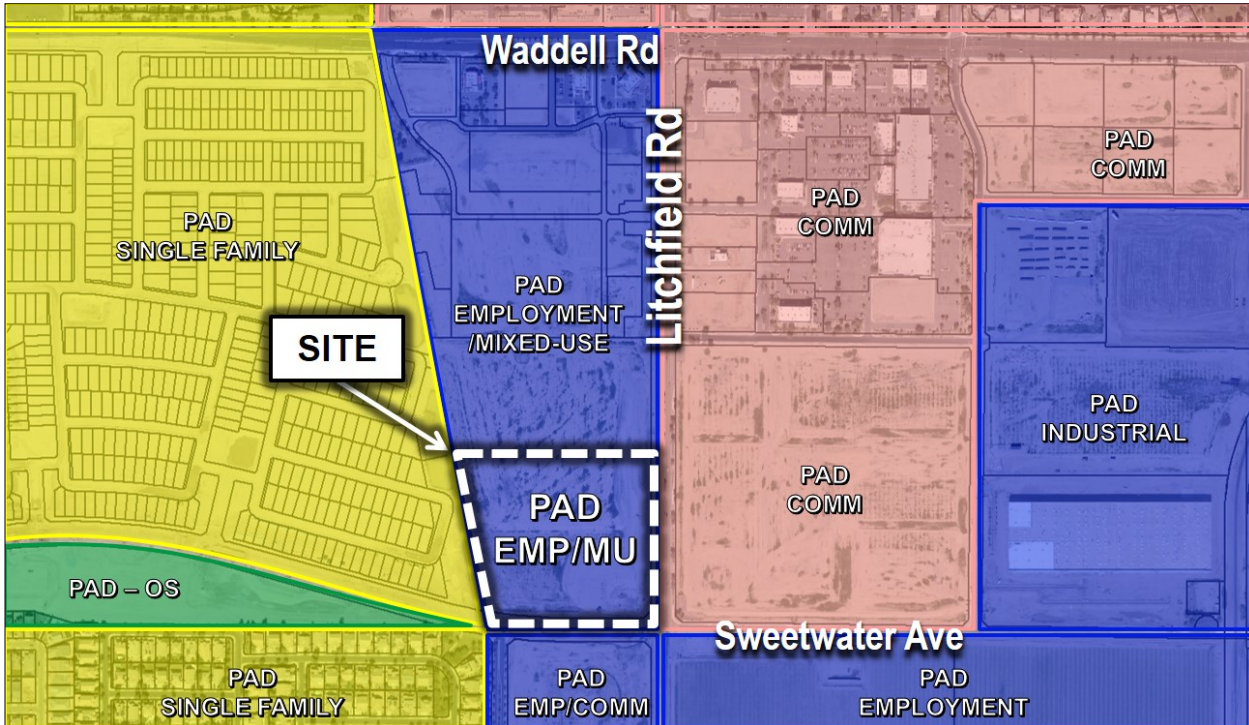
Support/Opposition: Residents from the vicinity attended the applicant's Neighborhood Outreach Meeting on February 3, 2021. During the meeting, there was opposition to the project. In addition, the City received correspondence from residents of Surprise expressing opposition to the project.

Staff Recommendation: Staff recommends the Commission **approve** case FS20-609, subject to stipulations 'A' through 'F'.

Project Description:

Hunter Engineering, on behalf of Sweetwater Storage LLC, requests approval of a Conditional Use Permit and Site Plan to allow for a new self-storage facility, located on the northwest corner of Sweetwater Avenue and Litchfield Road in the Marley Park PAD.

Existing Land Zoning:



PAD – Single Family	PAD – Employment/Mixed-Use	PAD – Commercial
PAD –Single Family	PAD – Employment/Mixed-Use	PAD – Commercial
PAD – Single Family	PAD – Employment/Commercial	PAD – Employment

The subject site is approximately 16.45 acres and is located on the northwest corner of Sweetwater Avenue and Litchfield Road. The site will have two (2) access points from Sweetwater Avenue at the south side of the property. Access into the storage unit area will be gated. The plan provides a pedestrian path from the main office building to the sidewalk in the right-of-way along Sweetwater Avenue to the south.

The proposed development includes an office building, 785 storage units distributed in five (5) different buildings (buildings B – F), a total of 84 Recreational Vehicle (RV) outdoor storage shaded spaces, and a wash station for RVs located towards the southeast corner of the site.

54 The office building is located at the southeast corner of the site in front of the gated area and
55 is accessible to the public. Storage Buildings B, E, and F are located along the north, east,
56 and west of the site and act as a perimeter wall. Storage Buildings C, D and the covered RV
57 storage spaces are located at the interior of the site.

58 The site provides 28 public parking spaces that are located west of the office building and in
59 front of the gated area. Four (4) of those parking spaces are ADA accessible spaces and two
60 (2) are RV parking spaces. In addition, the site provides 10' loading spaces along the front
61 of the storage buildings. On site, the project proposes 113 parking spaces; this includes the
62 public spaces and the loading spaces along the front of the storage buildings. The site meets
63 the minimum parking requirement (79 spaces) of the SUDC.

64
65 The proposed building elevation of the office building provides a contemporary design. The
66 design and materials of the buildings that act as a perimeter fence are similar to the materials
67 used on the theme wall of the adjacent residential development to the west. The proposed
68 building elevations meet with the requirements of the PAD and will help make a transition
69 from the employment/mixed-use parcel to the residential neighborhood.

70
71 The proposed landscape meets the requirements of the Marley Park PAD and the SUDC.
72 On site, the project proposes additional trees along the north, east, and west boundaries to
73 provide additional screening from the adjacent properties.

74
75 The application also included a lighting photometric study which meets the lighting
76 requirements of the SUDC.

77
78 The subject property is zoned Planned Area Development (PAD) with an employment/mixed-
79 use land use designation. The Marley Park PAD lists the uses allowed in the
80 employment/mixed-use parcel as those uses permitted in the Neighborhood Commercial (C-
81 1), Community Commercial (C-2), Regional Commercial (C-3), Light Industrial (I-1), and
82 Business Park (BP) zoning district. Title 17 lists Warehouse, Residential Storage (Mini-
83 Warehouse) as Conditionally Permitted in C-2 zoning districts. A mini-warehouse requires
84 an analysis of the proposed Conditional Use to be based on the use specific standards listed
85 under section 17.28.080.C.19. These standards include the following:

86
87 19. Warehouse, Residential Storage (Mini-Warehouse)

88
89 a. Minimum site size shall be one acre.

90
91 b. Architectural standards:

92
93 i. All buildings that are visible from a public street shall exhibit architectural
94 enhancements, including variation of rooflines, uses of multiple material
95 types, and color variations compatible with surrounding uses.

97 ii. Architectural plans, including material and color samples, shall be
98 submitted for review at the time of application.
99

100 c. On-site circulation, drives and parking:
101

102 i. Each mini-warehouse site shall provide a minimum of two exits, one of
103 which may be for emergency vehicle only.
104

105 ii. All one-way driveways shall provide for one ten-foot parking lane and one
106 fifteen-foot travel lane. Traffic direction and parking shall be designated by
107 signing and painting.
108

109 iii. All two-lane driveways shall provide for one ten-foot parking lane and two
110 twelve-foot travel lanes.
111

112 iv. The parking lanes may be eliminated when the driveway does not serve
113 storage cubicles.
114

115 v. At least one parking space for each ten storage cubicles equally
116 distributed throughout the storage area shall be provided.
117

118 vi. All driveways, parking, loading, and circulation areas shall be paved with
119 concrete, asphalt or asphaltic concrete.
120

121 d. Fencing and screening:
122

123 i. A minimum of six-foot high masonry wall with architectural enhancements
124 shall be provided around the perimeter of the property. When adjacent to an
125 arterial street, the wall will be designed with insets or offsets to eliminate
126 long, unbroken walls.
127

128 ii. All outdoor storage shall be limited to recreational vehicles, shall be
129 limited to a maximum ten percent of the net site area, and shall be screened
130 from view from surrounding properties.
131

132 e. Building setbacks:
133

134 i. A setback adjacent to any arterial or collector street shall be a minimum of
135 twenty-five feet.
136

137 ii. Side and rear setbacks shall be a minimum of twenty-five feet when
138 adjacent to any residential zoning district. The Planning and Zoning
139 Commission may approve a zero-foot setback if the perimeter buildings are
140 intended to serve as the perimeter wall. Such approval must include the

written support of a minimum of fifty-one percent of property owners within seventy-five feet of the subject property boundaries.

iii. Side and rear setbacks shall be a minimum of fifteen feet when adjacent to any zoning district other than a residential zoning district. The Planning and Zoning Commission may approve a zero-foot setback if the perimeter buildings are intended to serve as the perimeter wall.

f. Building height: Building height adjacent to a residential zoning district shall be a maximum one-story or fourteen feet in height from finished grade. Building height may provide a setback of one foot for each foot in height in addition to the required setback provided.

i. Building height adjacent to other than a residential zoning district shall be a maximum two stories or twenty-four feet in height from finished grade.

g. Landscape standards:

i. A minimum of fifteen percent of the net land area shall be landscaped.

The required landscape areas shall be provided along all street frontages between the street and sidewalk, and within areas of the site visible from public view, including areas adjacent to all perimeter walls.

ii. Perimeter landscape areas shall be landscaped with shade trees and five shrubs located twenty feet on-center or in equivalent groupings. A minimum of twenty-five percent of the trees shall be twenty-four-inch box size or greater.

iii. Adjacent to RV storage areas a minimum of seventy-five percent of the trees shall be twenty-four-inch box size or greater.

iv. All landscape areas shall be irrigated with an appropriate automatic underground watering system and shall be continuously maintained.

v. All other provisions of Section 17.32-.030, Landscaping requirements, shall apply.

h. All other provisions of Chapter 17.32, General Building and Performance Requirements, shall apply.

i. A residence and office for the use of an on-site manager may be permitted. All applicable codes for residential occupancy shall pertain to this use.

j. No auctions, commercial sales/rentals, garage sales, or other activities not consistent with the approved storage use shall be conducted on the premises.

This Conditional Use Permit application has been reviewed against these standards and staff finds that this Conditional Use Permit application conforms to the requirements set forth under this section of Title 17.

This Conditional Use Permit and Site Plan application is in conjunction with a related Final Plat, case FS20-691. The final plat will be heard by the City Council on May 18th. This Conditional Use Permit and Site Plan is deemed not approved until the Final Plat entitled “Final Plat for Litchfield Storage” is approved by the City Council.

History:

October 25, 2000: The Mayor and City Council approved the Planned Area Development for Marley Park.

November 9, 2000: The subject property was annexed into the City of Surprise by the Mayor and City Council.

April 30, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-271.

July 9, 2020: Staff met with the applicant to discuss the project during a follow-up Concept Review meeting.

September 21, 2020: The applicant filed a request for a Conditional Use Permit and Site Plan approval for a new Self-Storage Facility, the subject project.

Neighborhood Meeting:

The applicant held a Neighborhood Outreach Meeting on **February 21, 2021**, which was properly advertised. Residents from the vicinity attended the meeting to learn about the project and express their opinions and concerns on the project. Multiple residents expressed concerns with the use at this location given there is an existing mini-warehouse facility less than a mile to the north of the subject site. The applicant explained that their market study demonstrates that there is a need for storage and RV storage facilities in the area. A resident also questioned how the design of the buildings onsite would fit into adjacent residential development. To help this development fit in to the existing adjacent development, the applicant redesigned the exterior of the buildings along the north, east, and west to have a similar design and use the same materials as the theme walls used in the adjacent residential development. The applicant also added trees along the perimeter of the site to provide additional screening. There were also concerns regarding lighting, screening, and traffic, which the applicant addressed during the meeting.

231 **Reviewing Agencies:**

232
233 In addition to the standard city internal reviewing departments, the Maricopa County Flood
234 Control District, Maricopa Water District, and Luke AFB were included in the routing of this
235 request. None of the reviewing agencies indicated any concerns over the request.
236

237 **Summary:**

238
239 Staff believes by accepting and incorporating stipulations 'A' to 'F', the proposed Site Plan
240 will meet the requirements of the Marley Park PAD, the SUDC, and the General Plan.
241

242 **Findings:**

- 243
244 • The proposed Site Plan is consistent with the Surprise General Plan 2035.
245 • The proposed Site Plan meets the provisions of the Marley Park PAD and the SUDC
246 as applicable.

247 **Recommendation:**

248
249 Based on the findings noted above, staff recommends the Commission **approve** case FS20-
250 609, subject to stipulations 'A' to 'F' as outlined below:
251

- 252 A. This Conditional Use Permit and Site Plan is deemed not approved until the
253 Final Plat entitled "Final Plat for Litchfield Storage" is approved by the City
254 Council.
255 B. Development and use of the site shall be consistent with the Site Plan
256 entitled "Site Plan for Litchfield Self Storage Facility" prepared by Hunter
257 Engineering date received March 10, 2021.
258 C. Landscaping associated with the site shall be consistent with the Landscape
259 Plan entitled "Litchfield Self Storage Facility" prepared by Hunter
260 Engineering date received March 10, 2021.
261 D. Building Elevations shall be consistent with the Building Elevations entitled
262 "Litchfield Self-Storage Facility" prepared by Wiberg Consulting date
263 received March 10, 2021.
264 E. This Conditional Use Permit is valid for one (1) year after approval by the
265 Planning and Zoning Commission. This Conditional Use Permit shall expire
266 on the one (1) year anniversary of approval, unless construction
267 commences prior to that date.

268 F. Non-compliance with the stipulations of approval of this case will be treated
269 as a violation in accordance with the applicable provisions of the Surprise
270 Municipal Code.

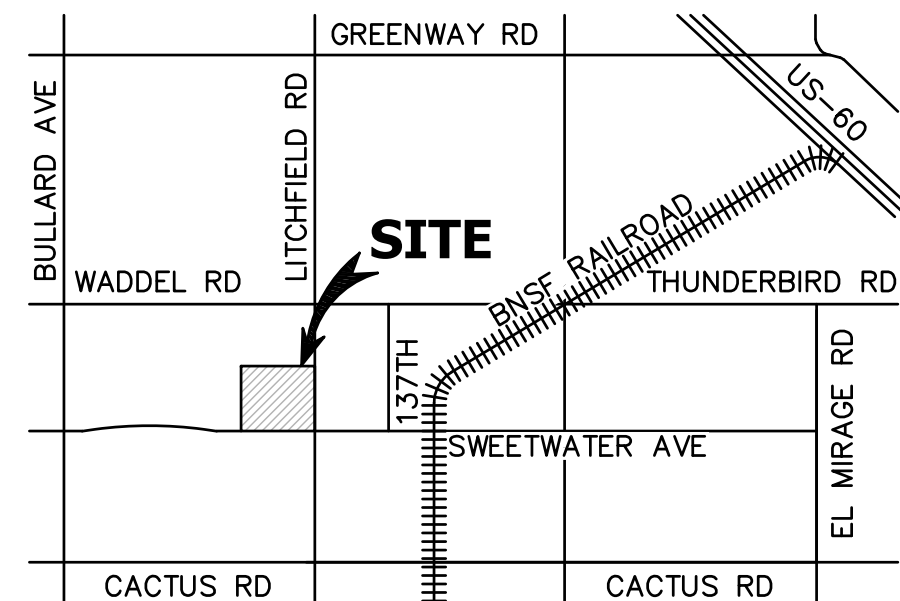
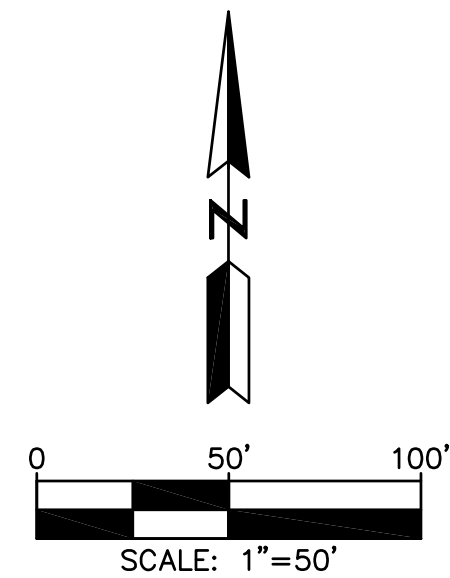
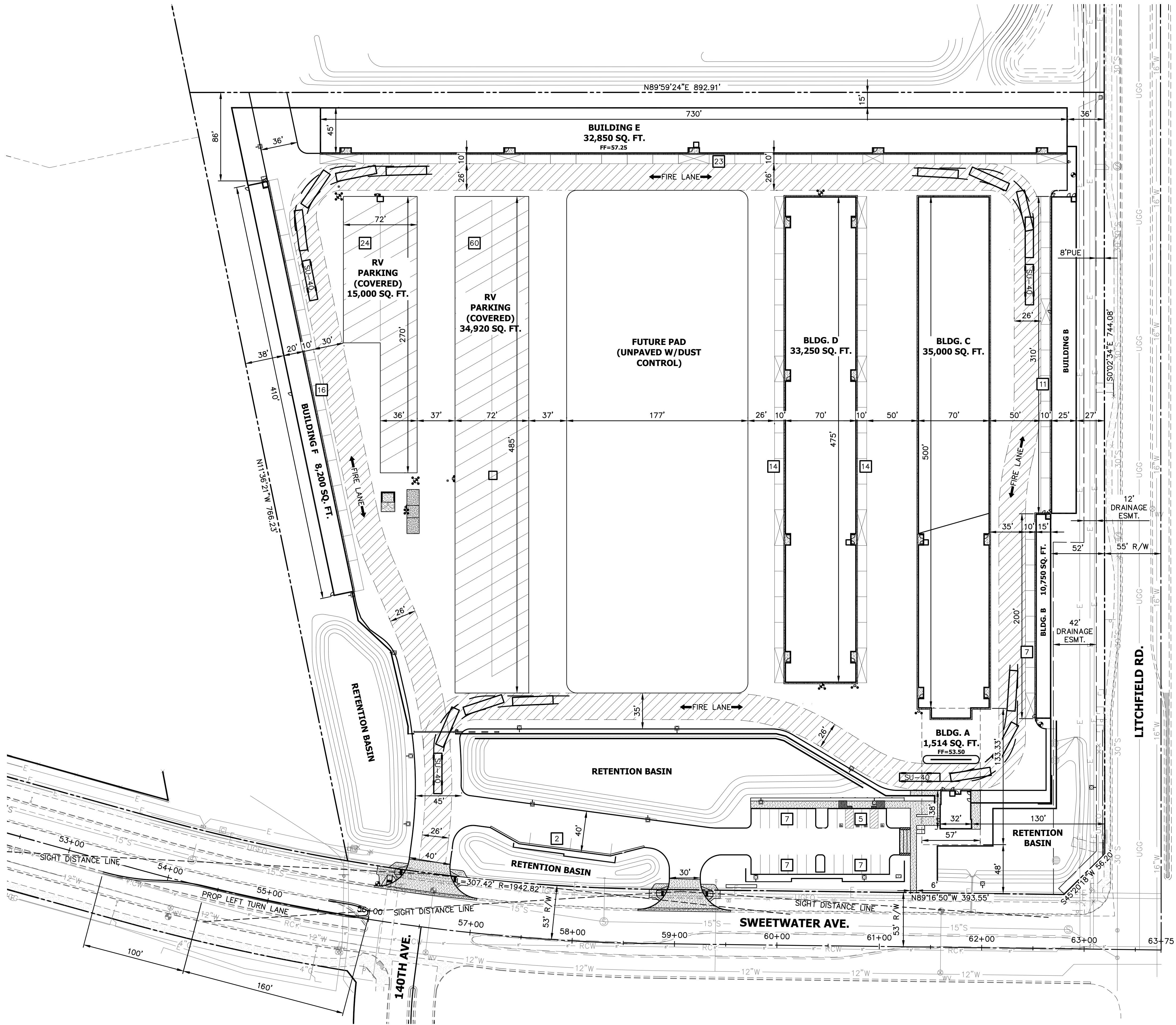
271 However, should the Commission wish to **deny** of the request, the Commission should make
272 its own findings and base its decision on those alternative findings.

273
274 **Attachments:**

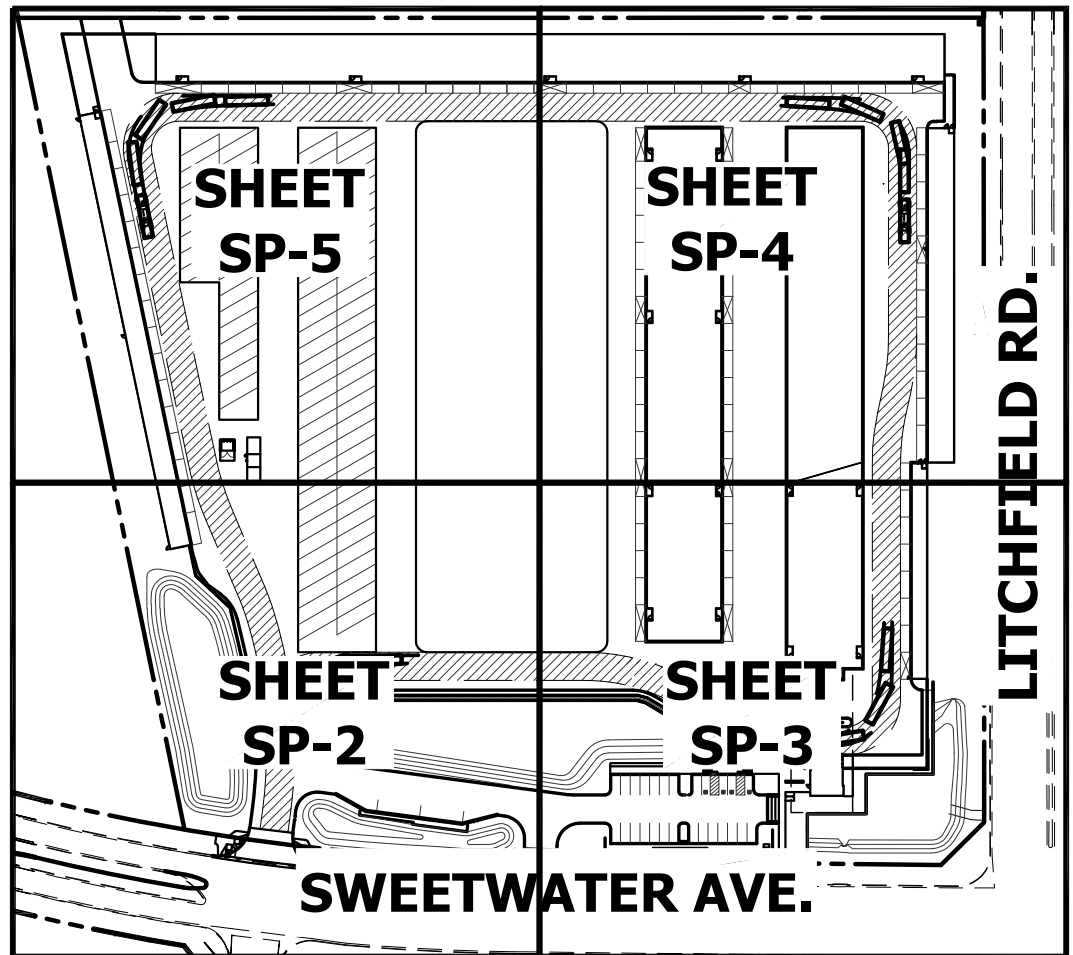
275
276 01 Vicinity Map
277 02 Site Plan
278 03 Landscape Plan
279 04 Building Elevations
280 05 Citizen Participation Report
281 06 Residents' Correspondence



FS20-609 VICINITY MAP



VICINITY MAP



KEY MAP

SITE DATA TABLE

PROJECT ADDRESS:	13901 W. WADDELL RD. SURPRISE, AZ. 85379.
LEGAL DESCRIPTION:	A PORTION OF LOT 2 OF THE FINAL PLAT OF MARLEY PARK AS RECORDED IN BOOK 926 OF MAPS, PAGE 3
PROJECT DESCRIPTION:	SELF STORAGE AND RV FACILITY
APN:	501-39-085A
SITE AREA (GROSS):	716,426 SQ. FT. (16.45 AC)
SITE AREA (NET):	630,613 SQ. FT. (14.477AC)
EXISTING ZONING:	PAD
PROPOSED ZONING:	PAD
ADJACENT ZONING:	PAD
MAX. RV PARKING AREA:	63,061 SQ. FT. OR 10% OF NET AREA
PROPOSED RV PARKING AREA:	49,920 SQ. FT. OR 8% OF NET AREA
PROP. RV PARKING SPACES:	84
LOT COVERAGE:	146,770 / 630,920 SQ. FT. OR 23% OF NET AREA
MINIMUM LANDSCAPE COVERAGE:	94,592 SQ. FT. OR 15% OF NET AREA
TOTAL LANDSCAPE AREA:	140,088 SQ. FT. OR 22% OF NET AREA

PARKING

PARKING REQUIRED	
1 STALL PER 10 STORAGE UNITS (785 STORAGE UNITS TOTAL):	
TOTAL REQUIRED:	79 SPACES
TOTAL PARKING PROVIDED:	
PUBLIC SPACES:	28 (INCL. 4 H/C SPACES)
LOADING AREA SPACES (10'X25'):	85 SPACES
TOTAL PARKING SPACES:	113 SPACES

ACCESSIBLE PARKING REQUIRED

1 PER 25 SPACES:	4 SPACES
------------------	----------

BICYCLE SPACES REQUIRED

1 STALL PER 20 VEHICLE SPACES:	7 SPACES
--------------------------------	----------

SETBACKS

BUILDING SETBACKS:	
FRONT SETBACK:	25'
SIDE SETBACK:	15'
REAR SETBACK:	15'
ADJACENT TO RESIDENTIAL:	25'

CIVIL ENGINEER

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: JOHN HAKO, PE
EMAIL: JHAKO@HUNTERENGINEERINGPC.COM

ARCHITECT

WIBERG ARCHITECTURAL CONSULTING, LLC
2015 CARSON AVE.
WEST HAVEN, UTAH 84401
PHONE: (909) 801-1799
CONTACT: BRENTON WIBERG
EMAIL: BRENTONW@WIBERGLLC.COM

OWNER/DEVELOPER

INSITE PROPERTY GROUP, LLC
811 N. CATALINA AVE. STE #1306
REDONDO BEACH, CA
PHONE: (866) 521-8292
CONTACT: CJ ROGERS
EMAIL: CJ@INSITEPG.COM

HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE #200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



SITE PLAN FOR
LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379



PROJECT NAME:
LITCHFIELD
SELF STORAGE
FACILITY

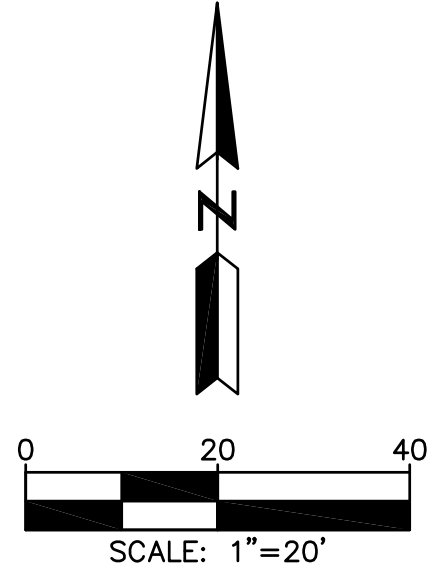
HE NO.: BRWN001
SCALE: 1"=50'

SHEET:
SP-1

MATCH LINE- SEE SHEET SP-5

RV
PARKING
(COVERED)
34,920 SQ. FT.

FUTURE PAD
(UNPAVED W/DUST
CONTROL)



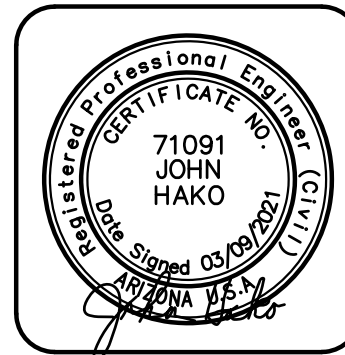
CONSTRUCTION NOTES

1. PROPERTY LINE
2. ROW
3. CONCRETE CURB
4. TRASH ENCLOSURE
5. PROPOSED RETENTION BASIN
6. H/C RAMP PER MAG STD DTL 237-1, 2 OR 3
7. PROPOSED FIRE HYDRANT
8. PROPOSED FDC
9. RV PARKING
10. RV PARKING COVERED
11. DRIVE AISLE
12. DRIVEWAY ENTRANCE
13. CONCRETE SIDEWALK
14. H/C ACCESSIBLE PARKING
15. ACCESS GATE
16. 10' WIDE LOADING AREA / PARKING LANE
17. PARKING LOT SCREEN WALL
18. CMU RETAINING WALL
19. MONUMENT SIGN
20. SEWER DUMP STATION
21. SITE LIGHT
22. ELECTRIC TRANSFORMER
23. CONCRETE CURB & GUTTER
24. 8'-10' CMU FENCE WALL
25. AIR & GAS MACHINE PROTECTED BY BOLLARDS
26. FIRELINE BACKFLOW PREVENTER
27. WATERLINE BACKFLOW PREVENTER
28. DOMESTIC WATER METER
29. IRRIGATION WATER METER
30. BUILDING "A" CANOPY
31. 8' CMU FENCE WALL ON ≤2' HIGH RETAINING WALL
32. CORNER FENCE WALL
33. SANITARY SEWER SERVICE CONNECTION
34. BIKE RACK
35. FIRE RISER ROOM W/KNOX BOX
36. PARKING SCREEN WALL (4' HIGH)
37. RV SCREEN WALL (8' HIGH)
38. SEWER DUMP STATION SIGN (SEE GENERAL NOTE 3 BELOW)
39. GREASE INTERCEPTOR

GENERAL NOTES

1. AN ERRC SURVEY TEST SHALL BE COMPLETED FOR BUILDINGS C, D & E PRIOR TO CERTIFICATE OF OCCUPANCY. IF THE TEST FAILS THEN AN ERRC SYSTEM SHALL BE INSTALLED. THE RV CANOPIES AND OTHER BUILDINGS ONSITE WHERE THERE NO INTERIOR HALLWAYS DO NOT REQUIRE AN ERRC SURVEY.
2. APPROVAL OF THE DUMP STATION WILL BE CONDITIONAL TO NOT ALLOW MOBILE FOOD VENDORS DUMP AT THE DUMP STATION. IF THERE IS A DESIRE FOR MOBILE FOOD VENDORS TO DUMP, A GREASE/OIL INTERCEPTOR MUST BE INSTALLED FROM PRETREATMENT OF THE GREASE/OIL LADEN WASTEWATER AND BE A SEPARATE DUMP FROM RV DUMPING.
3. A SIGN MUST BE PROVIDED ABOVE THE DUMP STATION THAT STATES "ALL OILS, GREASES, ANTIFREEZE, FEULS, SOLVENTS, FLAMMABLES, EXPLOSIVE MATERIALS OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES ARE NOT ALLOWED TO BE DUMPED INTO THE SEWER SYSTEM. MOBILE FOOD VENDOR DUMPING PROHIBITED. THE SIGN SHALL BE IN ENGLISH AND SPANISH.
4. THE PURPOSE OF THE GREASE INTERCEPTOR IS TO SERVE AS A PRETREATMENT DEVICE FOR THE RV WASH AREA.
5. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE GREASE INTERCEPTOR.
6. NOT ALL NOTES ARE USED ON THIS SHEET.

HUNTER
ENGINEERING
CIVIL AND SURVEY



SITE PLAN
FOR
LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379

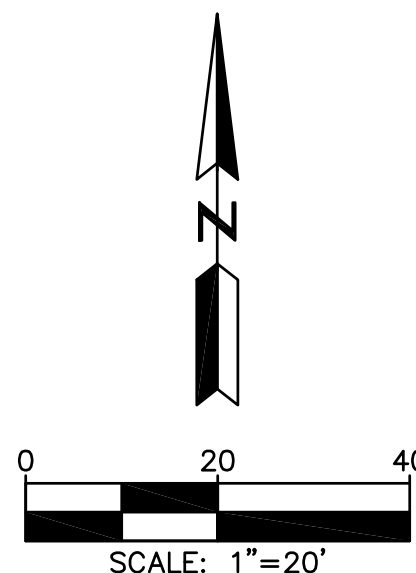


PROJECT NAME:
LITCHFIELD
SELF STORAGE
FACILITY

HE NO.: BRWN001
SCALE: 1"=20'

SHEET:
SP-2

MATCH LINE - SEE SHEET SP-4



**FUTURE PAD
(UNPAVED W/DUST
CONTROL)**

BLDG. D
33,250 SQ. FT.

BLDG. C
35,000 SQ. FT.

BLDG. B 10,750 SQ. FT.

BLDG. A
1,514 SQ. FT.
FF=53.50

LITCHFIELD RD.

○ CONSTRUCTION NOTES

1. PROPERTY LINE
2. ROW
3. CONCRETE CURB
4. TRASH ENCLOSURE
5. PROPOSED RETENTION BASIN
6. H/C RAMP PER MAG STD DTL 237-1, 2 OR 3
7. PROPOSED FIRE HYDRANT
8. PROPOSED FDC
9. RV PARKING
10. RV PARKING COVERED
11. DRIVE AISLE
12. DRIVEWAY ENTRANCE
13. CONCRETE SIDEWALK
14. H/C ACCESSIBLE PARKING
15. ACCESS GATE
16. 10' WIDE LOADING AREA // PARKING LANE
17. PARKING LOT SCREEN WALL
18. CMU RETAINING WALL
19. MONUMENT SIGN
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21. SITE LIGHT
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23. CONCRETE CURB & GUTTER
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26. FIRELINE BACKFLOW PREVENTER
27. WATERLINE BACKFLOW PREVENTER
28. DOMESTIC WATER METER
29. IRRIGATION WATER METER
30. BUILDING "A" CANOPY
31. 8' CMU FENCE WALL ON $\leq 2'$ HIGH RETAINING WALL
32. CORNER FENCE WALL
33. SANITARY SEWER SERVICE CONNECTION
34. BIKE RACK
35. FIRE RISER ROOM W/KNOX BOX
36. PARKING SCREEN WALL (4' HIGH)
37. RV SCREEN WALL (8' HIGH)
38. SEWER DUMP STATION SIGN (SEE GENERAL NOTE 3 BELOW)
39. CREASER INTERCEPTOR

GENERAL NOTES

1. AN ERRC SURVEY TEST SHALL BE COMPLETED FOR BUILDINGS C, D & E PRIOR TO CERTIFICATE OF OCCUPANCY. IF THE TEST FAILS THEN AN ERRC SYSTEM SHALL BE INSTALLED. THE RV CANOPIES AND OTHER BUILDINGS ONSITE WHERE THERE NO INTERIOR HALLWAYS DO NOT REQUIRE AN ERRC SURVEY.
2. REMOVAL OF MOBILE FOOD DUMPING STATION WILL BE CONDITIONAL TO NOT ALLOW MOBILE FOOD VENDORS TO DUMP AT THE DUMP STATION. IF THERE IS A DESIRE FOR MOBILE FOOD VENDORS TO DUMP, A GREASE/OIL INTERCEPTOR MUST BE INSTALLED FROM PRETREATMENT OF THE GREASE/OIL LADEN WASTEWATER AND BE A SEPARATE DUMP FROM RV DUMPING.
3. A SIGN MUST BE PROVIDED ABOVE THE DUMP STATION THAT STATES "ALL OILS, GREASES, ANTIFREEZE, FUELS, SOLVENTS, FLAMMABLES, EXPLOSIVE MATERIALS OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES ARE NOT ALLOWED TO BE DUMPED INTO THE SEWER SYSTEM. MOBILE FOOD VENDOR DUMPING PROHIBITED. THE SIGN SHALL BE IN ENGLISH AND SPANISH."
4. THE PURPOSE OF THE GREASE INTERCEPTOR IS TO SERVE AS A PRETREATMENT DEVICE FOR THE WASTEWATER AREA.
5. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE GREASE INTERCEPTOR.
6. NOT ALL NOTES ARE USED ON THIS SHEET...

SITE PLAN FOR

**LITCHFIELD SELF STORAGE FACILITY
NNWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379**

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

AR ZONA811
BLUE STAKE, INC.

CALL 811 OR CLICK ARIZONA811.COM

**PROJECT NAME:
LITCHFIELD
SELF STORAGE
FACILITY**

HE NO.: BRWN001
SCALE: 1"=30'

SHEET:
SP-3

NO.	DATE	REVISION	BY

PURPOSE:
ATTN: CITY SUBMITTAL 03/08/21

DESIGN BY: JH
DRAWN BY: RL
CHECKED BY: JH

HUNTER
ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985



MATCH LINE - SEE SHEET SP-5

FUTURE PAD
(UNPAVED W/DUST
CONTROL)

BLDG. D
33,250 SQ. FT.

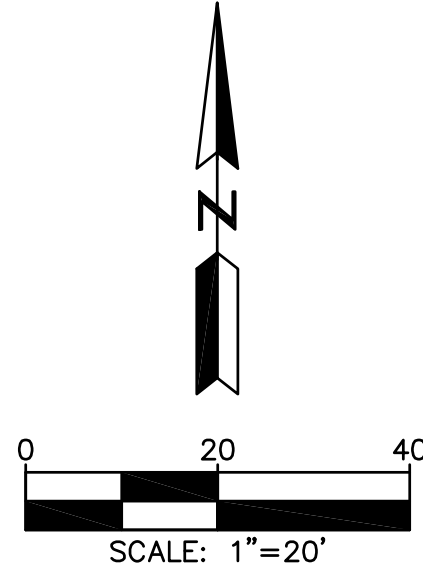
BLDG. C
35,000 SQ. FT.

BUILDING B

BUILDING E
32,850 SQ. FT.
FF=57.25

MATCH LINE - SEE SHEET SP-3

N89°59'24"E 892.91'



CONSTRUCTION NOTES

1. PROPERTY LINE
2. ROW
3. CONCRETE CURB
4. TRASH ENCLOSURE
5. PROPOSED RETENTION BASIN
6. H/C RAMP PER MAG STD DTL 237-1, 2 OR 3
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8. PROPOSED FDC
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10. RV PARKING COVERED
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4. THE PURPOSE OF THE GREASE INTERCEPTOR IS TO SERVE AS A PRETREATMENT DEVICE FOR THE RV WASH AREA.
5. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE GREASE INTERCEPTOR.
6. NOT ALL NOTES ARE USED ON THIS SHEET.

WALL TABLE

Wall #	Wall segment	Length	Top Footing	FG High Side	FG Low Side	Top Retaining Wall	Top Fence Wall	Wall Height High Side	Wall Height Low Side
A	A-1	20	51.50	53.25 - 54.00	53.25	-	62.00	8.00' - 8.75'	8.75'
	A-2	387	51.50	53.25 - 53.75	53.25	-	62.00	8.25' - 8.75'	8.75'
	A-3	64	51.50	53.25 - 54.00	52.00 - 53.75	-	62.00	8.00' - 8.75'	8.25' - 10.00'
B	B-1	14	48.00	52.50	49.00 - 52.00	52.50	-	0'	0.50' - 3.50'
	B-2	350	48.00	52.50	49.00	52.50	-	0'	3.50'
	B-3	27	48.00	52.50	49.00 - 52.00	52.50	-	0'	0.50' - 3.50'
C	C-1	29	52.00	54.30 - 55.15	54.30 - 55.15	-	63.17	8.02' - 8.87'	8.02' - 8.87'
	C-2	126	52.00	54.30 - 54.70	54.30 - 54.70	-	63.17	8.47' - 8.87'	8.47' - 8.87'
	D-1	35	55.50	56.70 - 57.35	56.70 - 57.35	-	65.33	7.98' - 8.63'	7.98' - 8.63'
D	D-2	43	56.17	57.35 - 58.00	57.35 - 58.00	-	66.00	8.00' - 8.65'	8.00' - 8.65'
	D-3	55	56.17	57.50 - 58.30	57.50 - 58.00	-	66.00	8.00' - 8.50'	8.00' - 8.50'
	D-4	32	54.17	56.00 - 57.50	56.00 - 57.50	-	66.00	8.50' - 10.00'	8.50' - 10.00'
E	E-1	9	54.08	56.30 - 57.25	55.33 - 57.25	-	65.33	8.08' - 9.03'	8.08' - 10.00'
	E-2	49	52.75	56.00 - 56.67	55.33	-	64.67	8.00' - 8.67'	9.34'
	F-1	121	50.0	53.20 - 53.50	52.00 - 52.67	-	61.50	8.00' - 8.30'	8.83' - 9.50'
F	F-2	38	50.67	53.50 - 54.17	52.67 - 53.30	-	62.17	8.00' - 8.67'	8.87' - 9.50'
	G-1	105	45.0	49.00 - 50.33	46.00 - 49.00	50.33	-	0' - 1.33'	1.33' - 4.33'
	G-2	120	45.0	51.00	46.00	51.00	-	0'	5.00'
G	G-3	27	45.0	51.00 - 51.67	46.00 - 48.80	51.67	-	0' - 0.67'	2.87' - 5.67'
	G-4	21	47.5	51.67 - 52.33	48.80 - 52.00	52.33	-	0' - 0.67'	0.33' - 3.53'

SITE PLAN
FOR

LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379

PROJECT NAME:
LITCHFIELD
SELF STORAGE
FACILITY

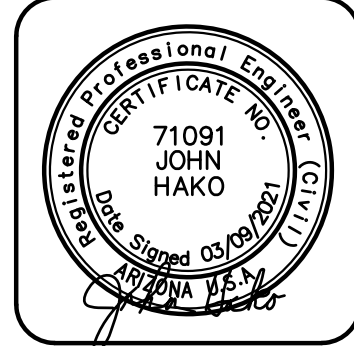
HE NO.: BRWN001
SCALE: 1"=20'

SHEET:
SP-4

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 NORTH 74TH STREET,
SCOTTSDALE, AZ 85288
T 480 991 3985
F 480 991 3986



CONTACT ARIZONA B11 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION

AR ZONAS11
CALL B11 OR CLICK ARIZONAB11.COM



○ CONSTRUCTION NOTES

1. PROPERTY LINE
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GENERAL NOTES

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6. NOT ALL NOTES ARE USED ON THIS SHEET.

NO.	DATE	REVISION	BY

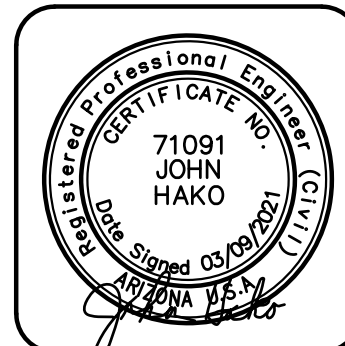
PURPOSE:
4TH CITY SUBMITTAL 03/09/21

DESIGN BY: JH
DRAWN BY: RL
CHECKED BY: JH

HUNTER
ENGINEERING

10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

CIVIL AND SURVEY



**SITE PLAN
FOR
LITCHFIELD SELF STORAGE FACILITY
NNWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379**

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ARIZONA811
BLUE STAKE, INC.

CALL 811 OR CLICK ARIZONA811.COM

**PROJECT NAME:
LITCHFIELD
SELF STORAGE
FACILITY**

HE NO.: BRWN001
SCALE: 1"=20'

SHEET:
SP-5

FS20-609

5 OF 5

LITCHFIELD SELF STORAGE FACILITY

NWC N. LITCHFIELD RD AND W. SWEETWATER AVE
SURPRISE, AZ 85379

LANDSCAPE PLAN

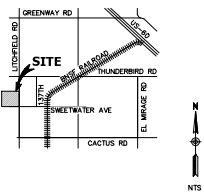
CITY OF SURPRISE NOTES

1. SIGNS REQUIRE A SEPARATE PERMIT.
2. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
3. TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK, CURB, OR PAVEMENT.
4. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
5. ALL TREES ARE TO BE LOCATED A MINIMUM OF TEN FEET FROM ANY CURB OR WALL STRUCTURE. ALL TREES ARE TO BE LOCATED A MINIMUM OF TWELVE FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES. IN CASES WHERE MEDIANS ARE LESS THAN TWENTY FEET WIDE, TREES MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. IF A MEDIAN OR PARK STRIP IS FIVE FEET WIDE OR LESS, THE SPACE SHALL BE FILLED WITH PAVING AND HAVE NO PLANTING.
6. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
7. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS DEPARTMENT.
8. ONLY PLANTS ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED.
9. UTILITY BOXES, METERS, VAULTS, ETC., ARE TO BE LOCATED IN THE RIGHT-OF-WAY ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
10. ALL SPRINKLERS SHALL BE EQUIPPED WITH TWO-WAY CHECK VALVES TO PREVENT WATER LOSS CAUSED BY BROKEN SPRINKLER HEADS.
11. DEVELOPERS SHALL USE ONLY LANDSCAPE EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT AND THAT IS AVAILABLE FROM THE CITY'S LANDSCAPE MAINTENANCE YARD. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, SAN MARCOS, CALIFORNIA, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT OR AN APPROVED EQUAL SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE CQS, LIST SERIES, POST-MOUNTED SOLAR CONTROLLERS OR AN APPROVED EQUAL.
12. DEVELOPER SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS IN THE SURPRISE UNIFIED DEVELOPMENT CODE.
13. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
14. THE LINE SEPARATION REQUIREMENTS OF CHAPTER 6 APPLY TO ALL LINES.
15. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE, SPRINKLER HEADS AND RISERS, AND ANY OTHER COMPONENTS.
16. PURPLE MARKER BALLS SHALL BE INSTALLED ON ALL IRRIGATION MAINLINES FOUR INCHES AND LARGER WITHIN THE PUBLIC RIGHT-OF-WAY AT ALL FITTINGS AND EVERY 200 FEET IF THE DISTANCE BETWEEN FITTINGS IS GREATER THAN 200 FEET.
17. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC PEDESTALS AND/OR SOLAR CONTROLLERS.
18. A CITY APPROVED BACKFLOW PREVENTER IS REQUIRED FOR IRRIGATION SERVICES, FOR BOTH POTABLE WATER AND RECLAIMED WATER.
19. THE APPROVED COLOR AND SIZE FOR DECOMPOSED GRANITE (DGS) IN THE CITY OF SURPRISE RIGHT-OF-WAY IS MALIBON GOLD, 1/2 INCH SCREENED.

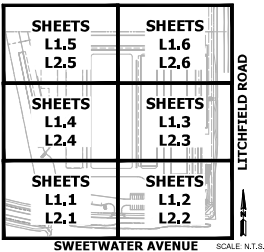
DESIGN GUIDELINES & MUNICIPAL CODES

1. THIS PROPERTY IS REQUIRED TO FOLLOW THE MARLEY PARK PAD DESIGN GUIDELINES, AND CITY OF SURPRISE MUNICIPAL CODE.

VICINITY MAP



KEY MAP



EXISTING LEGEND

RIGHT OF WAY	=====
PROPERTY LINE	=====
CENTERLINE	=====
EASEMENT LINE	=====
WATER LINE	-----
SANITARY SEWER LINE	-----
SPOT ELEVATION	---+349.16---
FIRE HYDRANT	⊙
WATER VALVE	⊙
IRRIGATION CONTROL VALVE	⊙
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
BOX	⊙
LIGHT POLE	⊙
ELECTRICAL RISER	⊙
ELECTRICAL CABINET	⊙

LANDSCAPE STANDARDS

1. A MINIMUM OF FIFTEEN PERCENT OF THE NET LAND AREA SHALL BE LANDSCAPED. THE REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED ALONG ALL STREET FRONTAGES BETWEEN THE STREET OR SIDEWALK, AND WITHIN AREAS OF THE SITE VISIBLE FROM PUBLIC VIEW, INCLUDING AREAS ADJACENT TO ALL PERIMETER WALLS.
2. PERIMETER LANDSCAPE AREAS SHALL BE LANDSCAPED WITH SHADE TREES AND FIVE SHRUBS LOCATED TWENTY FEET ON-CENTER OR IN EQUIVALENT GROUPINGS. A MINIMUM OF TWENTY-FIVE PERCENT OF THE TREES SHALL BE TWENTY-FOUR INCH BOX SIZE OR GREATER.
3. ADJACENT TO ANY STORAGE AREAS A MINIMUM OF SEVENTY-FIVE PERCENT OF THE TREES SHALL BE TWENTY-FOUR INCH BOX SIZE OF GREATER.
4. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN APPROPRIATE AUTOMATIC UNDERGROUND WATERING SYSTEM AND SHALL BE CONTINUOUSLY MAINTAINED.

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
CLIENT	INSITE PROPERTY GROUP 511 N. CATALINA AVE STE #1308 REDONDO BEACH, CA PHONE: (805) 252-8200 EMAIL: C.ABIN@SITEPG.COM CONTACT: C.J. ROSSER
LANDSCAPE ARCHITECT	HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 551-1299 CONTACT: ALDRE HENNINGTON EMAIL: AHENNINGTON@HUNTERENGINEERINGPC.COM
ENGINEER	HUNTER ENGINEERING, INC. 10450 NORTH 74TH STREET, #200 SCOTTSDALE, ARIZONA 85258 PHONE: (480) 551-1299 CONTACT: JOHN HAKO EMAIL: JHAKO@HUNTERENGINEERINGPC.COM
ARCHITECT	WMBERG CONSULTANTS, LLC 3515 GARDEN AVENUE WEST HAVEN, UT 84401 PHONE: (801) 301-1799 EMAIL: BRENTON@WMBERG.COM CONTACT: BRENTON WMBERG

SHEET INDEX

SHEET #	SHEET	DESCRIPTION
1	L0.1	COVER SHEET
2	L0.2	IRRIGATION LEGEND & NOTES
3	L0.3	PLANTING LEGEND & NOTES
4	L1.1	PLANTING PLAN
5	L1.2	PLANTING PLAN
6	L1.3	PLANTING PLAN
7	L1.4	PLANTING PLAN
8	L1.5	PLANTING PLAN
9	L1.6	PLANTING PLAN
10	L2.1	IRRIGATION PLAN
11	L2.2	IRRIGATION PLAN
12	L2.3	IRRIGATION PLAN
13	L2.4	IRRIGATION PLAN
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15	L2.6	IRRIGATION PLAN
16	L5.1	LANDSCAPE DETAILS
17	L5.2	IRRIGATION DETAILS
18	L5.3	IRRIGATION DETAILS
19	L5.4	IRRIGATION DETAILS

CITY OF SURPRISE APPROVAL

APPROVED BY:	COMMUNITY DEVELOPMENT	DATE:	
APPROVED BY:	PUBLIC WORKS ENGINEERING	DATE:	

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MATERIALS LEGEND

Description	Item	Notes	Manufacturer/Trade	Name / Product ID	Size
OUTDOOR FURNITURE					
	Bike Racks	Galvanized metal	Patterson Williams	Model #1608-04-Custom	per details.
LANDSCAPE MATERIALS					
	Decomposed Granite (Area = 226,036 SF)	Landscape contractor to supply test sample bucket to general contractor for comparison and approval of all deliveries. Special attention to be taken on the percentage of granite fines allowed.	West Valley Rock	Vista Gold	3/4", screened 2" thick
NON-POTABLE IRRIGATION SYSTEM					
	PVC Mainline	as shown	Spears (purple pipe)	CL2008E - SDR21	1-inch
	PVC Tree Lateral	as needed	Spears (purple pipe)	CL2008E - SDR21	3/4 - inch
	PVC Shrub Lateral	as needed	Spears (purple pipe)	CL2008E - SDR21	3/4 - inch
	PVC Shrub Lateral	as needed	Spears (purple pipe)	Class 315	1/2 - inch
	PVC Fittings	as needed	Spears	Sch 80	size as needed
	Polyethylene distribution tubing	as needed	Salco	Polyethylene micro tubing	0.125 - inch
	Emitter tubing swing joint elbows, tees & couplings	as needed	Salco	17mm couplings	17mm
	Water connection (non-potable)	Displacement Water Meter, see civil plan	City of Surprise	n/a	1-inch
	Backflow preventer	none	Febco	825Y	1-inch
	BFP Security Cage	Locking	Guard Shack	GS-2, Desert Tan	
	Electric Control Valve	For reclaimed water	Rainbird	PESB-R Series	
	Ball valve	PVC only	Nibco	4660	1 inch
	Y-Filter	Glass filled polypropylene	Rainbird	RBV-075-200 MPTX	
	Irrigation Box	Purple (non-potable)	Carson	1419-12 w/1419-4 lid (Tan)	
	Multi-Port drip emitter	See emitter schedule	Bowsmith	ML-200	
	Flush Cap Assembly				
	Irrigation box	Purple (non-potable)	Carson	708-9-4 (7" diameter)	
	Single Port drip emitter	See emitter schedule	Bowsmith	SL-220	
	Irrigation Controller	Pedestal mount	Rainbird	EXP-LXME, 12 Station	

PLANTING NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO MARICOPA COUNTY SPECIAL PROVISIONS, ADOPTED AUGUST 2, 1982. MARICOPA ASSOCIATION OF GOVERNMENTS SPECIFICATIONS AND STANDARD DETAILS WITH MARICOPA SUPPLEMENTS.
2. UNDERGROUND UTILITIES ARE LOCATED BASED ON RECORD INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO COMMENCING OPERATIONS. CONTACT BLUE STAKES AT 1-800-STAKE-48 HOURS PRIOR TO CONSTRUCTION.
3. A THOROUGH ATTEMPT HAS BEEN MADE TO SHOW THE LOCATIONS OF ALL UNDERGROUND OBSTRUCTIONS AND UTILITY LINES IN THE WORK AREA. HOWEVER, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE TO OBSTRUCTIONS AND UTILITY LINES ENCOUNTERED DURING CONSTRUCTION AND SHALL DETERMINE THE EXACT LOCATION OF UTILITIES IN ADVANCE OF TRENCHING. THE ENGINEER AND/OR DEVELOPER WILL NOT GUARANTEE ANY ELEVATIONS OR LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS.
4. PRIOR TO BEGINS THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY HIMSELF AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. IF ANY, NO CLAIM SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
5. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. ANY QUANTITIES SHOWN ARE THE BEST ESTIMATE OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL MAKE THEIR OWN INDEPENDENT ESTIMATE OF QUANTITIES AND BASE THEREON.
7. THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES.
8. THE CONTRACTOR SHALL MAKE NO CLAIM AGAINST THE OWNER OR THE ENGINEER REGARDING ALLEGED INACCURACY OF CONSTRUCTION STAKES SET BY THE ENGINEER UNLESS ALL SURVEY STAKES SET BY THE ENGINEER ARE MAINTAINED INTACT AND CAN BE VERIFIED AS TO THEIR ORIGIN. ANY REMEDIAL WORK REQUIRED TO CORRECT ANY ITEM OR IMPROPER CONSTRUCTION WORK SHALL BE PERFORMED AT THE SOLE EXPENSE OF THE RESPONSIBLE CONTRACTOR OR SUBCONTRACTOR.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ELEVATIONS REFERRED TO HEREIN ARE DESIGN ELEVATIONS ONLY. ANY FIELD DESIGN CHANGES MADE BY THE CLIENT OR THEIR REPRESENTATIVE WILL ONLY BE STAKED AFTER RECEIVING A WRITTEN AND SIGNED CHANGE ORDER.
11. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO VERIFY ALL QUANTITIES INCLUDING EXCAVATION, BORROW, EMBANKMENT, SHRINK OR SWELL, GROUND COMPACTION, HAIL, AND ANY OTHER ITEMS AFFECTING THEIR BID TO COMPLETE THE DRAWING TO THE ELEVATIONS SHOWN ON THE PLANS AND TO BASE THEIR BID SOLELY UPON THEIR OWN VERIFIED QUANTITIES. IT SHALL BE THE BIDDER'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY MAJOR DISCREPANCIES PRIOR TO CONSTRUCTION.
12. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THEREOF AND THE SOILS REPORT.
13. APPROVAL OF A PORTION OF THE WORK IN PROGRESS DOES NOT GUARANTEE ITS FINAL ACCEPTANCE. TESTING AND EVALUATION MAY CONTINUE UNTIL WRITTEN FINAL ACCEPTANCE OF A COMPLETE WORKABLE UNIT. ANY DEFECTS WHICH APPEAR IN THE WORK WITHIN ONE YEAR FROM THE DATE OF ACCEPTANCE AND WHICH ARE DUE TO IMPROPER WORKMANSHIP OR INFERIOR MATERIALS SUPPLIED SHALL BE CORRECTED BY OR AT THE EXPENSE OF THE CONTRACTOR.
14. ALL SPOT ELEVATIONS ARE FINISH GRADE UNLESS OTHERWISE SHOWN.
15. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY THE PRESENT LOCATION OF ANY AND ALL EXISTING OVERHEAD AND/OR UNDERGROUND UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION, WHETHER OR NOT SAID UTILITIES ARE SHOWN ON THE CONSTRUCTION PLANS FOR THIS PROJECT AND TO ADEQUATELY PROTECT AND MAINTAIN ANY SUCH UTILITIES.
16. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS AS SPECIFIED PER MAG.
17. ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR SHALL MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES.
18. COORDINATE PLACEMENT OF TREES IN P.L.W. WITH LOCAL UTILITY COMPANY WHERE CONFLICTS ARISE.
19. ALL TREES WITHIN OR OVERHANGING THE RIGHT DISTANCE LINE AT INTERSECTIONS SHALL BE KEPT TRIMMED TO A HEIGHT OF NO LESS THAN 7' ANY OBJECT, WALL, STRUCTURE, MOUND OR LANDSCAPING WITHIN THE RIGHT DISTANCE LINE SHALL BE 24" OR LESS IN HEIGHT. PER SURPRISE EDS DETAILS 4-01 AND 4-02.
20. ALL WORK SHALL CONFORM TO THE CITY OF SURPRISE SPECIFICATIONS AND STANDARDS.

PLANTING LEGEND

Types	Size	Qty.	Caliper
Existing Tree			
Daibergera sissoo	24" box	8	1.0"-1.5"
Sissoo	36" box	6	1.75"-2.25"
Daibergera sissoo	24" box	31	1.25"-1.5"
Eucalyptus papuana	36" box	16	1.75"-2.5"
Ghost Gum	24" box	4	1.0"-1.5"
Fraxinus velutina	36" box	2	1.75"-2.25"
Blue Palo Verde	24" box	4	1.0"-1.5"
Parkinsonia florida	36" box	2	1.75"-2.25"
Parkinsonia florida	24" box	4	1.0"-1.5"
Quercus virginiana 'Heritage'	36" box	20	1.75"-2.5"
Heritage Live Oak	24" box	31	1.0"-1.5"
Quercus virginiana 'Heritage'	36" box	20	1.75"-2.5"
Heritage Live Oak	24" box	31	1.0"-1.5"
Ulmus parvifolia 'True Green'	36" box	20	1.75"-2.5"
Evergreen Elm			
Ulmus parvifolia 'True Green'			
Evergreen Elm			
Shrubs			
Baccharis 'Thompson'	5 gal.	39	
Thompson	5 gal.	59	
Cordia parvifolia	5 gal.	59	
Little Leaf Cordia	5 gal.	74	
Dodonaea viscosa	5 gal.	74	
Hop Bush	5 gal.	168	
Eremophila hydropathica 'Blue Bell'	5 gal.	168	
Blue Bell	5 gal.	47	
Larrea tridentata	5 gal.	47	
Creosote Bush	5 gal.	67	
Nerium oleander 'Pettie Pink'	5 gal.	24	
Pettie Pink Oleander	5 gal.	24	
Ruellia brittoniana	5 gal.	33	
Blue Ruellia	5 gal.	33	
Tecoma stans 'Gold Star'	5 gal.	33	
Yellow Bell	5 gal.	42	
Accents			
Agave velutini	5 gal.	42	
Velvet Agave	5 gal.	211	
Muhlenbergia rigida 'Nashville'	5 gal.	211	
Purple Mulla	5 gal.	17	
Ground Covers			
Acacia residents 'Desert Carpet'	1 gal.	391	
Prostrate Acacia	1 gal.	391	
Lantana camara 'New Gold'	1 gal.	110	
New Gold Lantana	1 gal.		
Hymenocallis aculeata	1 gal.		
Angelica Daisy	1 gal.		
Existing Streetedge Plants			
Ulmus parvifolia	24" box		
Chinese Evergreen Elm			
Lantana camara 'New Gold'	1 gal.		
New Gold Lantana			
Rosa multiflora 'Hardygar Carpet'	1 gal.		
Trotting Rosemary			

Note: Decomposed Granite Color: Vista Gold Size: 3/4" Screened Thickness: 2"

NO. DATE REVISION

DESIGN BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature] CITY SUBMITTAL: 3/19/21

CIVIL AND SURVEY

HUNTER ENGINEERING 1640 NORTH 74TH AVENUE SUITE 100 PHOENIX, AZ 85028 (602) 997-3880

PLANTING LEGEND & NOTES

LITCHFIELD SELF STORAGE FACILITY NWC OF N. LITCHFIELD RD. & W. SWEETWATER AVE SURPRISE, ARIZONA 85379

ASPECT CONSULTING 1640 NORTH 74TH AVENUE SUITE 100 PHOENIX, AZ 85028 (602) 997-3880

PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY

FILE NO.: BRW0001 SCALE: N.T.S.

SHEET: L0.2

CASE# FS20-609

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1. THE IRRIGATION DESIGN ASSUMES A MINIMUM STATIC PRESSURE OF 75 PSI AT THE POINT OF CONNECTION, VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND IRRIGATION DETAILS TO FINDS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES (CALL BEFORE YOU DIG) OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MAY CAUSE MINOR OR MAJOR PROBLEMS WITH THE ENGINEERING. CRITICAL DISCREPANCIES IN CONSTRUCTION DETAILS, LEGENDS, NOTES OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH DISCREPANCIES TO THE ATTENTION OF THE OWNER/REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGNOMATIC, THEREFORE THE FOLLOWING SHOULD BE NOTED.

- 5.4. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. TO AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AREAS, AND ANCHORED TREES, THE IRRIGATION PIPING, IRRIGATION PIPE AND WIRING IN LANDSCAPE AREAS WHENEVER POSSIBLE.
- 5.5. USE ONLY STANDARD SCH 80 THES AND ELBOW FITTINGS. USE OF CROSS-TYPE FITTINGS IS NOT PERMITTED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - 6.1. TWO OPERATION KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
 - 6.2. TWO RAHBERG 48K4-2 QUICK COUPLING KEYS, EACH WITH ATTACHED RAHBERG 48K4-2 QUICK COUPLING. THE QUICK COUPLING VALVES SHOWN ON THE DRAWINGS.
7. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING, INSTALL PIPE AND WIRING SLEEVES AT EACH HARDSCAPE OBJECT, OR NEARBY ALL WALKWAYS, COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES, ANY PIPE OR WIRE WHICH PASSES BETWEEN DISTURBED AREAS AND UNDISTURBED AREAS MUST BE INSTALLED, REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.

8. WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED:
- 8.A. IF A SECTION OF UNSIZED LATERAL PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED LATERAL PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
9. THE IRRIGATION PLANT MATERIAL GROUPING IS AS FOLLOWS:

- 9.A. INSTALL MULTI-PORT DRIP EMITTERS TO ALL TREES AS SHOWN IN THE INSTALLATION DETAILS SUCH THAT THERE IS IRRIGATION TO ALL PLANT MATERIAL AS SPECIFIED IN THE EMITTER SCHEDULE. EMITTER TO BE ON HIGH SIDE WHENEVER POSSIBLE. ALL TREE DRIP EMITTERS ARE TO BE ZONED BY THEMSELVES.

- 9.D. INSTALL SURFACE PORT DRAIN EMITTERS TO ALL SHRUBS & GROUNDCOVER AS SHOWN IN THE INSTALLATION DETAILS SUCH THAT THERE IS IRRIGATION TO ALL PLANT MATERIAL AS SPECIFIED IN THE EMITTER SCHEDULE. EMITTER TO BE ON HIGH SIDE WHENEVER POSSIBLE. ALL SHRUB & GROUNDCOVER DRIP EMITTERS ARE TO BE ZONED BY THEMSELVES.
10. REPAIR OR REPLACE ANY EXISTING IRRIGATION PIPE, EQUIPMENT, OR PLANT

11. ALL NEW AND EXISTING UTILITY BOXES & IRRIGATION CONTROLLERS SHALL BE PAINTED DESERT TAN.

12. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

13. CONTROL WIRING FOR THE PROJECT SHALL BE U.S. APPROVED FOR DIRECT UNDERGROUND BURIAL.

14. PERFORM AN ANTI-SIPHON TEST OF THE INFLATION SYSTEM IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. CONTACT THE OWNER'S REPRESENTATIVE THREE WORKING DAYS PRIOR TO TESTING. PERFORM A TEST OF THE BACKFLOW PREVENTER IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.

15. MAINTAIN ON-SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT DOCUMENTS. KEEP DOCUMENTS CURRENT. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED

16. PRIOR TO FINAL REVIEW, PURCHASE FROM THE OWNER'S REPRESENTATIVE A REPRODUCIBLE MYLAR COPY OF THE DRAWINGS, USING TECHNICAL DRAFTING PEN, DUPLICATE INFORMATION CONTAINED ON THE PROJECT DRAWINGS MAINTAINED ON SITE. LABEL EACH SHEET "RECORD DRAWING." COMPLETION OF THE RECORD DRAWINGS WILL BE A PREREQUISITE FOR FINAL REVIEW.

17. SEE PIPE SIZING SCHEDULE FOR NOMINAL PIPE DIAMETER BASED ON HYDRAULIC FLOW RATES.

19. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER M&G STD. DTL. 380, THRUST

- BLOCKS SHALL BE INSTALLED FOR MAIN LINES AT ALL CHANGES IN DIRECTION AND TEES FOR ALL MAIN LINES LARGER THAN 2". ALL THRUST BLOCKS MUST BEAR ON UNDISTURBED SOIL.

20. SEE CIVIL PLAN FOR WATER METER LOCATIONS
21. COORDINATE LOCATION AND INSTALLATION OF BACKFLOW PREVENTER WITH OWNER REPRESENTATIVE. INSTALL 30" X 40" X 4" CONCRETE PAD AROUND IRRIGATION BACKFLOW PREVENTER PER MANUFACTURERS INSTRUCTIONS. TYPICAL DETAIL ATTACHED. PROVIDE SLOPE AND KEEP TOP OF CONCRETE 1" ABOVE SURFACE OF DECOMPOSED GRASS
22. IRRIGATION SLEEVING SHALL BE SCH. 40 PVC. SLEEVE SIZE SHALL BE TWICE THE NOMINAL DIAMETER OF THE PIPE IT SHALL ENCASE. SEE CIVIL PLANS FOR THE LOCATION OF IRRIGATION SLEEVES ALONG THE ROADWAYS
23. LOCATE AND EXPOSE ENDS OF EXISTING IRRIGATION SLEEVE AT THE APPROXIMATE LOCATIONS INDICATED. ROUTE CONTROL VALVE, MANHOLE PIPE AND SPRAY LATERAL PIPE THROUGH SLEEVES. ROUTE CONTROL VALVE THROUGH AN ELECTRICAL CONDUIT WHEN IRRIGATION PIPE IS PRESENT IN SLEEVE
24. VALVE BOXES SHALL BE LOCATED TO COMPLY WITH THE FOLLOWING AESTHETIC AND MAINTENANCE CONSIDERATIONS:
 - a. ALL VALVE BOXES SHALL BE PAINTED IN COLOR.

- 24.B. NO VALVE BOXES SHALL BE LOCATED IN DRAINAGE AREAS OR IN THE BOTTOM OF RETENTION OR DETENTION BASINS.
- 24.C. VALVE BOXES SHALL BE LOCATED PARALLEL/PERPENDICULAR TO ADJACENT WALKWAYS FOR EASY MAINTENANCE. IN THE CASE OF WALKWAYS VALVE BOXES SHALL BE LOCATED NEAR BUILDINGS OR HEADERS.
- 24.D. VALVE BOXES SHALL BE GROUPED TOGETHER WITH A MINIMUM DISTANCE OF 6" AND A MAXIMUM DISTANCE OF 1'-0".
- 24.E. ALL VALVE, CLEAN-OUT, AND METER, BOXES SHALL BE ADJUSTED TO FINISH GRADE AND SHALL BE INCIDENTAL TO CONSTRUCTION WORK.

PIPE	GPM
1/2"	0 - 6
3/4"	7 - 10
1"	11 - 17
1-1/4"	18 - 27
1-1/2"	28 - 35
2"	36 - 56

PIPE	SLEEVE SIZE
1/2"	2"
3/4"	2 1/2"
1"-1 1/2"	3"
2"-2 1/4"	4"
3"-4"	6"

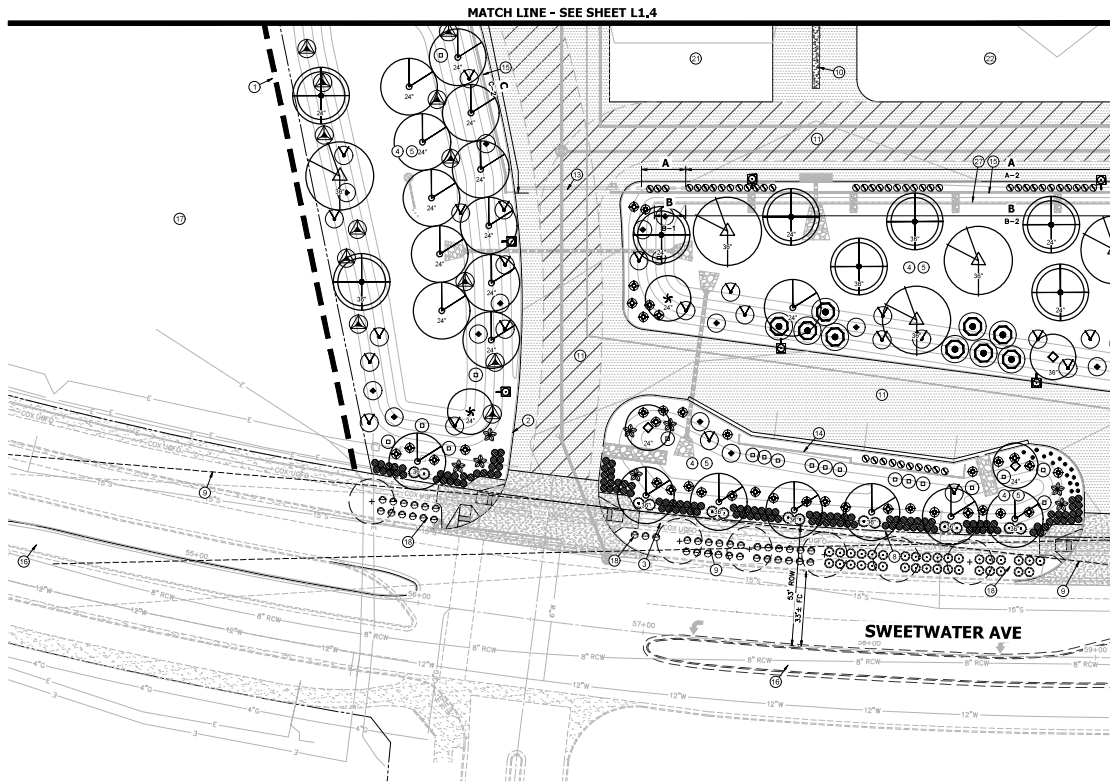
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- NOTES:**
1. Adjust valve run times per sun exposure, soil conditions, plant sizes, soil profile and the season the plants are installed.
 2. Multi-port emitters may be used for Perennial/Groundcover plans when massed together.
 3. Install emitters exactly as detailed.

Symbol	Name	Size	Manufacturer (or Equal)	Model (or Equal)
	PVC Mainline	1"	Spears (purple)	CL 200 BE-SDR21
	PVC Tree Lateral	3/4"	Spears (purple)	CL 200 BE-SDR21
	PVC Shrub Lateral	2"-3/4"	Spears (purple)	CL 200 BE-SDR21 (1/2" MUST BE CL888 319)
	PVC Fittings Polyethylene Emter Tailing Sewing Joint	as needed	Spears Salsco	SOH-80, purple pipe
	RP Backflow Preventer	1"	City provided	ES2VA
	BFO Guard Shook	3"	Fisco	GS-2, Desert Tan
	PVC Spigs (whibs, of sleeves)	2"	Spears	SPCH 400
	PVC Spigs (whibs, of sleeves)	4"	Spears	SOCH 400
	Isolation Valve	Line Size	NIBCO	4660
	Valve ASSEMBLY PVC Ball Valve	Line Size	NIBCO	4660
	"Electric Control Valve"	See Plan	Rainbird	PEB-R Series
	Pressure REGULATOR & FILTER ASSEMBLY	Standard	Carson	11419-2 W/ 1419-4 LID
	PVC Ball Valve	Line Size	NIBCO	4660
	"Electric Control Valve"	See Plan	Rainbird	PEB-R Series
	"Pressure Regulator -Rigation Box"	Standard	Rainbird Carson	RBV-475-200 MPXT PSM-M20-75 1419-2 W/ 1419-4 LID
	Quick Coupling	1"	Rainbird	44NP (not used)
	QVC Cover Key	-	Rainbird	2049 (not used)
	QVC Valve Key	-	Rainbird	44K (not used)
	Switched -Irrigation Box	Standard	Rainbird Carson	SH-2 (not used) 9110-1 W/ 9104-LID
	Multi-Port Emmitter	-	Bowenwhit	MC200 Series, See Emitter Schedule
	Single Port Emmitter	-	Bowenwhit	706-44 SL220 Series, See Emitter Schedule
	Flush Cap Assembly -Irrigation Box	7"	Carson	706-44
	Irrigation Controller Mount on building per owners req.	7" Pedestal Mount	Carson	EXPL-XM2E, 12 STA
	Value Call Out	A1 2" 24 T	Indicates Controller & Station Number Indicates Size of Remote Control Valve in Inches Indicates Lateral Discharge in GPM T = Tree Emmitter Lateral S = Shrub Emmitter Lateral	

1. PER CITY OF SURPRISE STANDARD 8.2.(5): ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED WITH PURPLE COLORED PIPING.
2. ALTHOUGH PURPLE PIPE IS SHOWN ON THE PLAN, THE IRRIGATION IS POTABLE. PURPLE IS REQUIRED IN CASE NON-POTABLES EVER AVAILABLE

A FULLY AUTOMATED IRRIGATION SYSTEM WILL IRRIGATE TURF, TREE, SHRUB AND GROUND COVER PLANTING AREAS. SINGLE OUTLET DRIP EMITTERS WILL IRRIGATE SHRUBS AND GROUND COVERS & MULTI-OUTLET DRIP EMITTERS WILL IRRIGATE TREES.



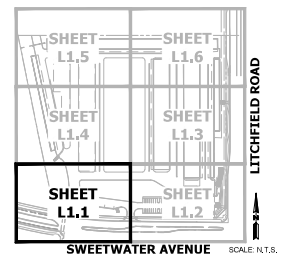
KEY NOTES

- ① LIMIT OF WORK
- ② CONCRETE CURB (SEE CIVIL PLAN)
- ③ CONCRETE SIDEWALK (SEE CIVIL PLAN)
- ④ DECOMPOSED GRANITE
- ⑤ RETENTION BASIN (SEE CIVIL PLAN)
- ⑥ TRASH ENCLOSURE
- ⑦ PUE
- ⑧ ROW
- ⑨ SIGHT LINE TRIANGLE (PER CITY DETAILS 4.01 & 4.02)
- ⑩ VALLEY GUTTER (SEE CIVIL PLAN)
- ⑪ ASPHALT PAVEMENT (SEE CIVIL PLAN)
- ⑫ RV DUMP (SEE ARCH. PLAN)
- ⑬ V-TRACK ROLLING SECURITY GATE (SEE STRUCTURAL PLAN)
- ⑭ RV SCREEN WALL 8' HIGH
- ⑮ 8' x 10' CMU FENCE WALL
- ⑯ EXISTING MEDIAN & LANDSCAPE
- ⑰ ADJACENT RESIDENTIAL LANDSCAPE (EXISTING)
- ⑱ REFRESH PLANTING & IRRIGATION DAMAGED BETWEEN SIDEWALK AND BACK OF CURB TO MATCH EXISTING PLANTING.
- ⑲ CORNER FENCE WALL
- ⑳ RV PARKING (NO ARCH. SHADE COVER)
- ㉑ COVERED RV PARKING (SEE ARCH. PLAN)
- ㉒ DECOMPOSED GRANITE ONLY (JUST PALLIATIVE)
- ㉓ EXISTING TRANSFORMER (SEE CIVIL & ELECTRICAL PLAN)
- ㉔ LANDSCAPE WATER METER (SEE CIVIL PLAN)
- ㉕ NEW 120/208 UTILITY TRANSFORMER (SEE ELEC. PLAN)
- ㉖ FIRE RISER (SEE CIVIL PLAN)
- ㉗ CMU RETAINING WALL
- ㉘ 8' CMU FENCE WALL ON 5'2" HIGH RETAINING WALL
- ㉙ MONUMENT SIGN (SEE ARCH. PLAN)
- ㉚ PARKING SCREEN WALL (4' HIGH)

NOTES

1. EXISTING STREETSCAPE PLANTS INCLUDE THE FOLLOWING:
A. EVERGREEN ELM TREES @ 30' O.C.
B. GOLD MOUND LANTANA, GROUND COVER PLANTS, MASSED EVERY OTHER 4 TREES.
C. TRAILING ROSEMARY PLANT MASSED EVERY OTHER 4 TREES.
2. WALL TABLE IS SHOWN ON SHEET L1.5. SEE CIVIL AND ARCHITECTURAL PLANS FOR CONSTRUCTION THEY ARE SHOWN HERE FOR COORDINATION ONLY.
3. WALL HEIGHT LOCATIONS ONLY SHOWN ON SHEET L1.1 - L1.6. SEE WALL TABLE FOR DETAIL.

KEY MAP



NO.	DATE	REVISION

DESIGN BY: ALM
DRAWN BY: RBE
CHECKED BY: ALM

CIVIL AND SURVEY
HUNTER
ENGINEERING
1600 NORTH 74TH AVENUE
SUITE 100
SCOTTSDALE, AZ 85258
(480) 991-3300

PLANTING PLAN
LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379

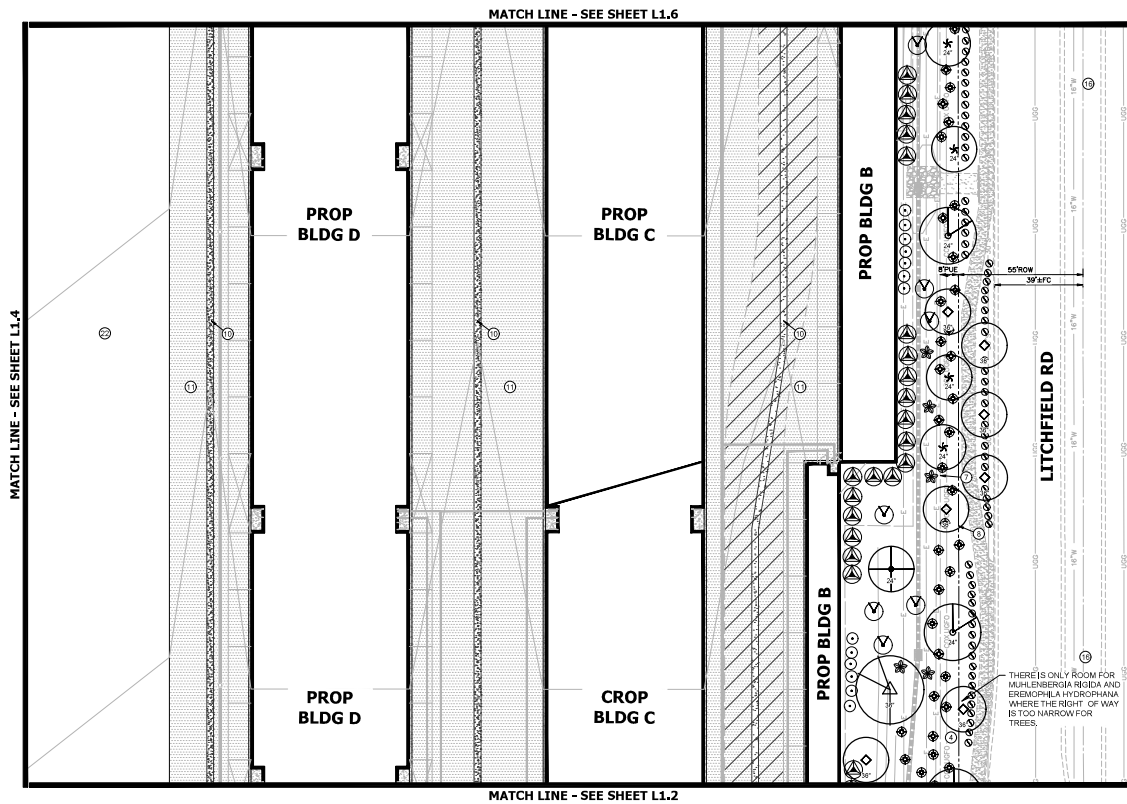
PROJECT NAME:
LITCHFIELD SELF
STORAGE FACILITY

FILE NO.: BFWND001
SCALE: 1"=20'

SHEET:
L1.1

CASE# FS20-609

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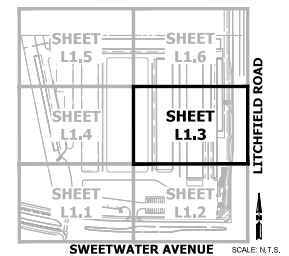
KEY NOTES

- ① LIMIT OF WORK
- ② CONCRETE CURB (SEE CIVIL PLAN)
- ③ CONCRETE SIDEWALK (SEE CIVIL PLAN)
- ④ DECOMPOSED GRANITE
- ⑤ RETENTION BASIN (SEE CIVIL PLAN)
- ⑥ TRASH ENCLOSURE
- ⑦ FUE
- ⑧ ROW
- ⑨ SIGHT LINE TRIANGLE (PER CITY DETAILS 4.01 & 4.02)
- ⑩ VALLEY GUTTER (SEE CIVIL PLAN)
- ⑪ ASPHALT PAVEMENT (SEE CIVIL PLAN)
- ⑫ RV DUMP (SEE ARCH. PLAN)
- ⑬ V-TACK ROLLING SECURITY GATE (SEE STRUCTURAL PLAN)
- ⑭ RV SCREEN WALL 8' HIGH
- ⑮ 8' x 10' CMU FENCE WALL
- ⑯ EXISTING MEDIAN & LANDSCAPE
- ⑰ ADJACENT RESIDENTIAL LANDSCAPE (EXISTING)
- ⑱ REFRESH PLANTING & IRRIGATION DAMAGED BETWEEN SIDEWALK AND BACK OF CURB TO MATCH EXISTING PLANTING.
- ⑲ CORNER FENCE WALL
- ⑳ RV PARKING (NO ARCH. SHADE COVER)
- ㉑ COVERED RV PARKING (SEE ARCH. PLAN)
- ㉒ DECOMPOSED GRANITE ONLY (JUST PALITAVE)
- ㉓ EXISTING TRANSFORMER (SEE CIVIL & ELECTRICAL PLAN)
- ㉔ LANDSCAPE WATER METER (SEE CIVIL PLAN)
- ㉕ NEW 120/208 UTILITY TRANSFORMER (SEE ELEC. PLAN)
- ㉖ FIRE RISER (SEE CIVIL PLAN)
- ㉗ CMU RETAINING WALL
- ㉘ 8' CMU FENCE WALL ON 5'2" HIGH RETAINING WALL
- ㉙ MONUMENT SIGN (SEE ARCH. PLAN)
- ㉚ PARKING SCREEN WALL (4' HIGH)

NOTES

1. EXISTING STREETSCAPE PLANTS INCLUDE THE FOLLOWING:
A. EVERGREEN ELM TREES @ 30' O.C.
B. GOLD MOUND LANTANA, GROUND COVER PLANTS, MASSED EVERY OTHER 4 TREES.
C. TRAILING ROSEMARY PLANT MASSED EVERY OTHER 4 TREES.
2. WALL TABLE IS SHOWN ON SHEET L1.5. SEE CIVIL AND ARCHITECTURAL PLANS FOR CONSTRUCTION THEY ARE SHOWN HERE FOR COORDINATION ONLY.
3. WALL HEIGHT LOCATIONS ONLY SHOWN ON SHEET L1.1 - L1.6. SEE WALL TABLE FOR DETAIL.

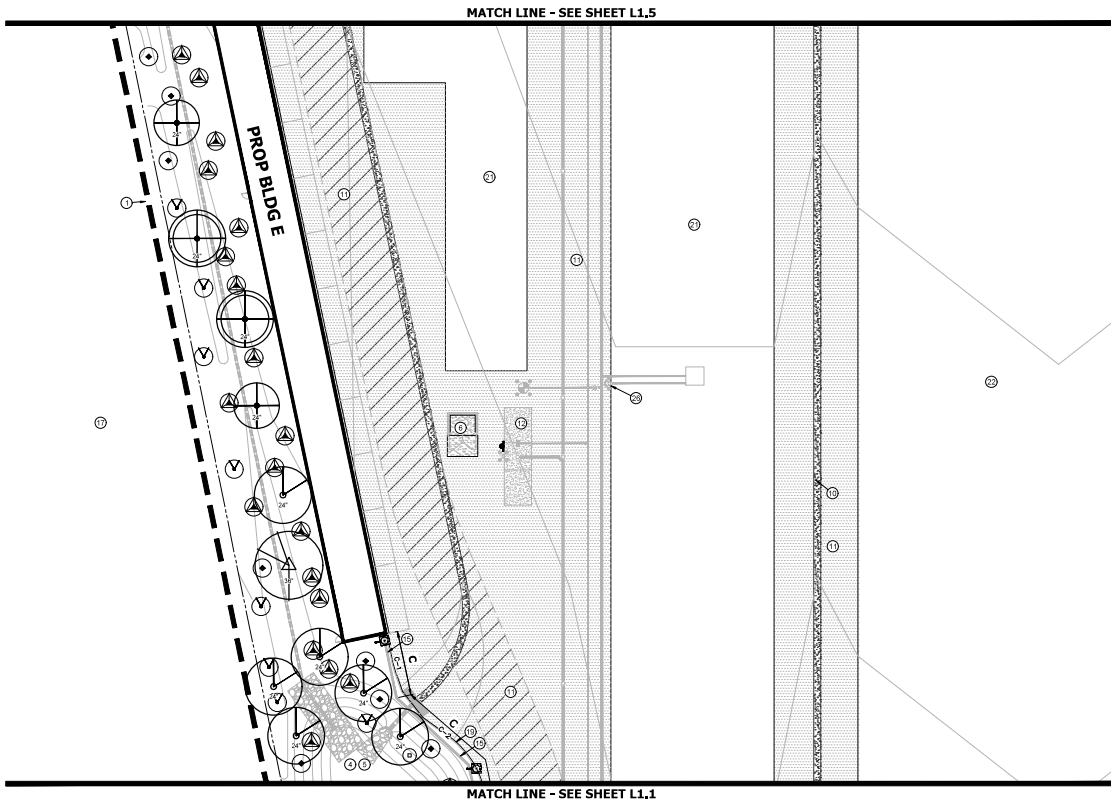
KEY MAP



0 20 40 Feet

CASE# FS20-609

DESIGN BY HUNTER ENGINEERING	DATE 3/19/21	REVISION 1
DRAWN BY J. ALLEN	CHECKED BY J. ALLEN	IN CHARGE J. ALLEN
CIVIL AND SURVEY		
HUNTER ENGINEERING 1600 NORTH 74TH AVENUE SUITE 100 TULSA, OK 74114 (918) 438-3300		
PLANTING PLAN LITCHFIELD SELF STORAGE FACILITY NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE SURPRISE, ARIZONA 85379		
PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY FILE NO.: BFWN001 SCALE: 1"=20' SHEET: L1.3		



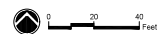
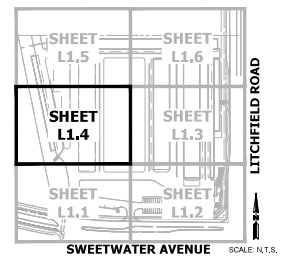
KEY NOTES

- ① LIMIT OF WORK
- ② CONCRETE CURB (SEE CIVIL PLAN)
- ③ CONCRETE SIDEWALK (SEE CIVIL PLAN)
- ④ DECOMPOSED GRANITE
- ⑤ RETENTION BASIN (SEE CIVIL PLAN)
- ⑥ TRASH ENCLOSURE
- ⑦ PUE
- ⑧ ROW
- ⑨ SIGHT LINE TRIANGLE (PER CITY DETAILS 4.01 & 4.02)
- ⑩ VALLEY GUTTER (SEE CIVIL PLAN)
- ⑪ ASPHALT PAVEMENT (SEE CIVIL PLAN)
- ⑫ RV DUMP (SEE ARCH. PLAN)
- ⑬ V-TRACK ROLLING SECURITY GATE (SEE STRUCTURAL PLAN)
- ⑭ RV SCREEN WALL 8' HIGH
- ⑮ 8' x 10' CMU FENCE WALL
- ⑯ EXISTING MEDIAN & LANDSCAPE
- ⑰ ADJACENT RESIDENTIAL LANDSCAPE (EXISTING)
- ⑱ REFRESH PLANTING & IRRIGATION DAMAGED BETWEEN SIDEWALK AND BACK OF CURB TO MATCH EXISTING PLANTING.
- ⑲ CORNER FENCE WALL
- ⑳ RV PARKING (NO ARCH. SHADE COVER)
- ㉑ COVERED RV PARKING (SEE ARCH. PLAN)
- ㉒ DECOMPOSED GRANITE ONLY (JUST PALLIATIVE)
- ㉓ EXISTING TRANSFORMER (SEE CIVIL & ELECTRICAL PLAN)
- ㉔ LANDSCAPE WATER METER (SEE CIVIL PLAN)
- ㉕ NEW 120/208 UTILITY TRANSFORMER (SEE ELEC. PLAN)
- ㉖ FIRE RISER (SEE CIVIL PLAN)
- ㉗ CMU RETAINING WALL
- ㉘ 8' CMU FENCE WALL ON 5'2" HIGH RETAINING WALL
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KEY MAP



NO.	DATE	REVISION

DESIGN BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

CIVIL AND SURVEY
HUNTER
ENGINEERING
1660 NORTH 74TH AVENUE
SUITE 100
SCOTTSDALE, AZ 85256
(480) 991-3888

PLANTING PLAN
LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379

PROJECT NAME:
LITCHFIELD SELF
STORAGE
FACILITY

FILE NO.: BRWN001
SCALE: 1"=20'

SHEET:
L1.4

CASE# FS20-609

7 OF 19

WALL TABLE (TABLE SHOWN ON GRADING, DRAINAGE AND PAVING PLANS)

Wall #	Wall Segment	Length	Top Footing	FG High Side	FG Low Side	Top Retaining Wall	Top Fence Wall	Wall Height High Side	Wall Height Low Side
A	A-1	20	51.50	53.25 - 54.00	53.25	-	62.00	8.00' - 8.75'	8.75'
	A-2	387	51.50	53.25 - 53.75	53.25	-	62.00	8.25' - 8.75'	8.75'
	A-3	64	51.50	53.25 - 54.00	53.00 - 53.75	-	62.00	8.00' - 8.75'	8.25' - 10.00'
B	B-1	14	48.00	52.50	49.00 - 52.00	52.50	-	0'	0.50' - 3.50'
	B-2	350	48.00	52.50	49.00	52.50	-	0'	3.50'
	B-3	27	48.00	52.50	49.00 - 52.00	52.50	-	0'	0.50' - 3.50'
C	C-1	28	52.00	54.30 - 55.15	54.30 - 55.15	-	63.17	8.02' - 8.87'	8.02' - 8.87'
	C-2	126	52.00	54.30 - 56.70	54.30 - 54.75	-	63.17	8.47' - 8.87'	8.47' - 8.87'
D	D-1	35	55.50	56.70 - 57.35	56.70 - 57.35	-	65.33	7.98' - 8.63'	7.98' - 8.63'
	D-2	43	56.17	57.35 - 58.00	57.35 - 58.00	-	66.00	8.00' - 8.63'	8.00' - 8.65'
	D-3	55	56.17	57.35 - 58.30	57.50 - 58.00	-	66.00	8.00' - 8.50'	8.00' - 8.50'
	D-4	32	54.17	56.00 - 57.50	56.00 - 57.50	-	66.00	8.50' - 10.00'	8.50' - 10.00'
E	E-1	9	54.08	56.30 - 57.25	55.33 - 57.25	-	65.33	8.08' - 9.03'	8.08' - 10.00'
	E-2	49	52.75	56.00 - 56.67	55.33	-	64.67	8.00' - 8.67'	9.34'
F	F-1	121	50.0	53.20 - 53.50	52.00 - 52.67	-	61.50	8.00' - 8.30'	8.83' - 9.50'
	F-2	18	50.67	53.50 - 54.17	52.67 - 53.33	-	62.17	8.00' - 8.67'	8.67' - 9.50'
G	G-1	105	45.0	49.00 - 50.33	46.00 - 49.00	50.33	-	0' - 1.33'	1.33' - 4.33'
	G-2	120	45.0	51.00	46.00	51.00	-	0'	5.00'
	G-3	27	45.0	51.00 - 51.67	46.00 - 48.80	51.67	-	0' - 0.67'	2.87' - 5.67'
	G-4	21	47.5	51.67 - 52.33	46.80 - 52.00	52.33	-	0' - 0.67'	0.33' - 3.50'

NOTES

1. PER SURPRISE MUNICIPAL CODE, FENCES IN ALL COMMERCIAL AND INDUSTRIAL DISTRICTS SHALL NOT EXCEED TEN FEET. THIS MEASUREMENT INCLUDES RETAINING WALLS. IN AREAS WHERE WALL SPACES EXCEEDS 10' IN HEIGHT, A TERRACE DESIGN CAN BE OPTED FOR TO ENSURE THAT RETAINING/DRAINAGE REQUIREMENTS AND THE MAXIMUM WALL/FENCE HEIGHT REQUIREMENT.

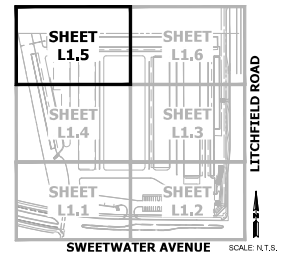
KEY NOTES

1. LIMIT OF WORK
2. CONCRETE CURB (SEE CIVIL PLAN)
3. CONCRETE SIDEWALK (SEE CIVIL PLAN)
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5. RETENTION BASIN (SEE CIVIL PLAN)
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12. RV DUMP (SEE ARCH. PLAN)
13. V-TACK ROLLING SECURITY GATE (SEE STRUCTURAL PLAN)
14. RV SCREEN WALL (8' HIGH)
15. 8' x 10' CMU FENCE WALL
16. EXISTING MEDIAN & LANDSCAPE
17. ADJACENT RESIDENTIAL LANDSCAPE (EXISTING)
18. REFRESH PLANTING & IRRIGATION DAMAGED BETWEEN SIDEWALK AND BACK OF CURB TO MATCH EXISTING PLANTING.
19. CORNER FENCE WALL
20. RV PARKING (NO ARCH. SHADE COVER)
21. COVERED RV PARKING (SEE ARCH. PLAN)
22. DECOMPOSED GRANITE ONLY (JUST PALLIATIVE)
23. EXISTING TRANSFORMER (SEE CIVIL & ELECTRICAL PLAN)
24. LANDSCAPE WATER METER (SEE CIVIL PLAN)
25. NEW 12002B UTILITY TRANSFORMER (SEE ELEC. PLAN)
26. CMU RETAINING WALL
27. 8' CMU FENCE WALL ON 5' 2" HIGH RETAINING WALL
28. MONUMENT SIGN (SEE ARCH. PLAN)
29. PARKING SCREEN WALL (4' HIGH)

NOTES

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KEY MAP



MATCH LINE - SEE SHEET L1.4

MATCH LINE - SEE SHEET L1.6

NO. DATE REVISION

1 01/15/2020

2 02/10/2020

3 03/10/2020

4 04/10/2020

5 05/10/2020

6 06/10/2020

7 07/10/2020

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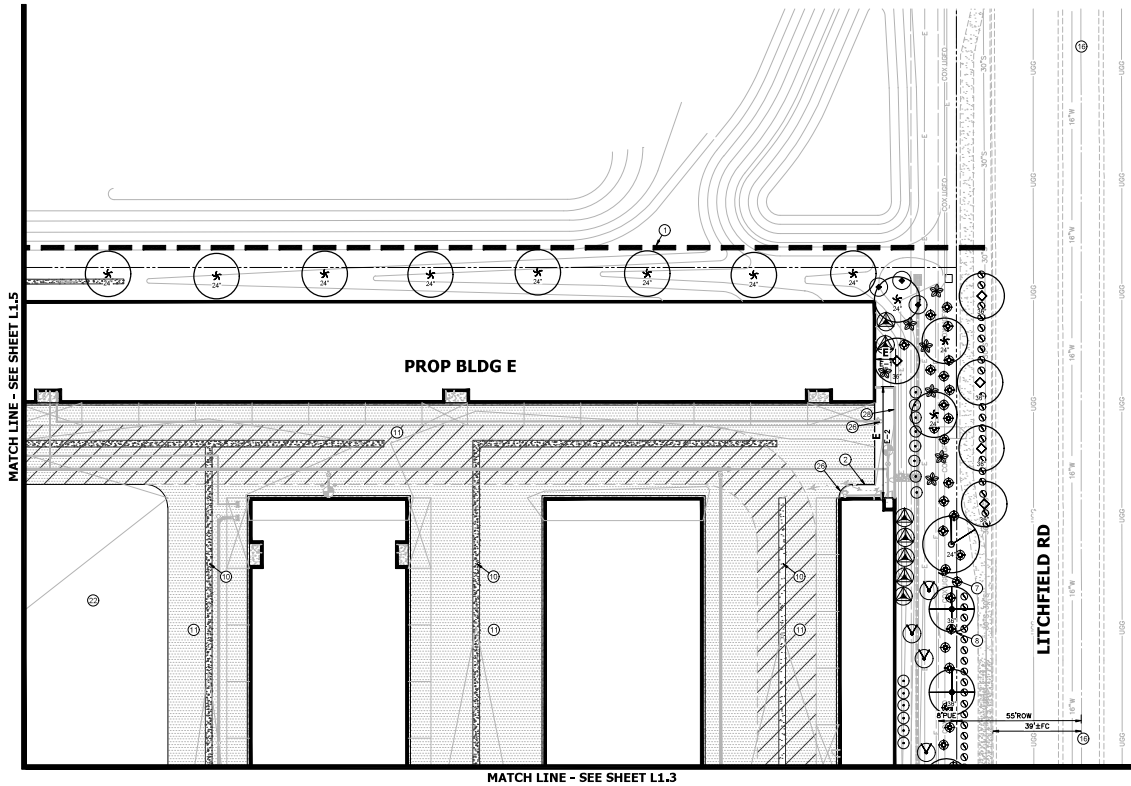
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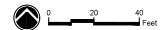
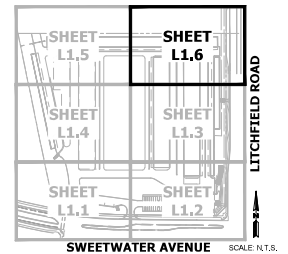
KEY NOTES

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- ③ CONCRETE SIDEWALK (SEE CIVIL PLAN)
- ④ DECOMPOSED GRANITE
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- ⑩ VALLEY GUTTER (SEE CIVIL PLAN)
- ⑪ ASPHALT PAVEMENT (SEE CIVIL PLAN)
- ⑫ RV DUMP (SEE ARCH. PLAN)
- ⑬ V-TRACK ROLLING SECURITY GATE (SEE STRUCTURAL PLAN)
- ⑭ RV SCREEN WALL 8' HIGH
- ⑮ 8' x 10' CMU FENCE WALL
- ⑯ EXISTING MEDIAN & LANDSCAPE
- ⑰ ADJACENT RESIDENTIAL LANDSCAPE (EXISTING)
- ⑱ REFRESH PLANTING & IRRIGATION DAMAGED BETWEEN SIDEWALK AND BACK OF CURB TO MATCH EXISTING PLANTING.
- ⑲ CORNER FENCE WALL
- ⑳ RV PARKING (NO ARCH. SHADE COVER)
- ㉑ COVERED RV PARKING (SEE ARCH. PLAN)
- ㉒ DECOMPOSED GRANITE ONLY (DUST PALUTAVE)
- ㉓ EXISTING TRANSFORMER (SEE CIVIL & ELECTRICAL PLAN)
- ㉔ LANDSCAPE WATER METER (SEE CIVIL PLAN)
- ㉕ NEW 120/208 VOLTAGE TRANSFORMER (SEE ELEC. PLAN)
- ㉖ FIRE RISER (SEE CIVIL PLAN)
- ㉗ CMU RETAINING WALL
- ㉘ 8' CMU FENCE WALL ON 5'2" HIGH RETAINING WALL
- ㉙ MONUMENT SIGN (SEE ARCH. PLAN)
- ㉚ PARKING SCREEN WALL (4' HIGH)

NOTES

1. EXISTING STREETSCAPE PLANTS INCLUDE THE FOLLOWING:
A. EVERGREEN ELM TREES @ 30' O.C.
B. GOLD MOUND LANTANA, GROUND COVER PLANTS, MASSED EVERY OTHER 4 TREES.
C. TRAILING ROSEMARY PLANT MASSED EVERY OTHER 4 TREES.
2. WALL TABLE IS SHOWN ON SHEET L1.5. SEE CIVIL AND ARCHITECTURAL PLANS FOR CONSTRUCTION THEY ARE SHOWN HERE FOR COORDINATION ONLY.
3. WALL HEIGHT LOCATIONS ONLY SHOWN ON SHEET L1.1 - L1.6. SEE WALL TABLE FOR DETAIL.

KEY MAP



CASE# FS20-609

NO.	DATE	REVISION
1	3/9/21	REVISED BY: AL
2		REVISED BY: AL
3		REVISED BY: AL
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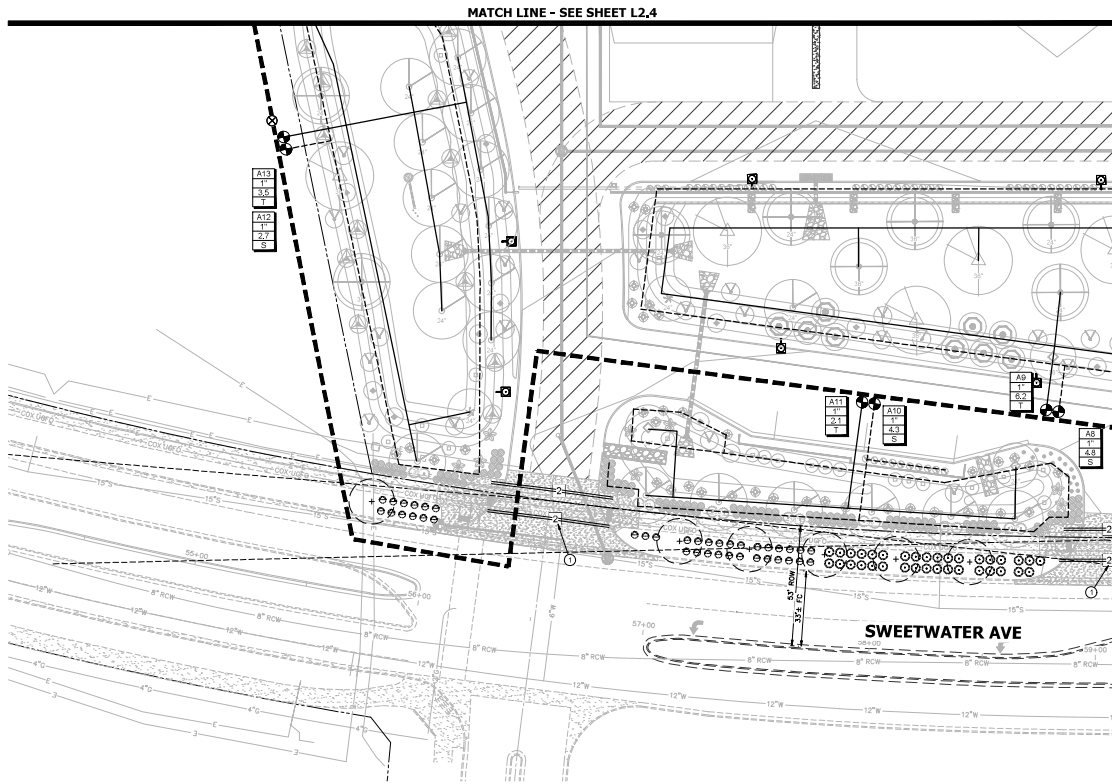
DESIGNER: HUNTER ENGINEERING
DRAWN BY: J.E.
CHECKED BY: AL

CIVIL AND SURVEY
1540 NORTH 74TH AVENUE
SUITE 100
SCOTTSDALE, AZ 85256
(480) 991-3800

HUNTER
ENGINEERING

PLANTING PLAN
LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379

PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY
SHEET: L1.6
SCALE: 1"=20'



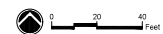
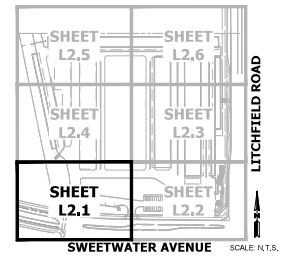
KEY NOTES

- REPAIR EXISTING PURPLE IRRIGATION LATERAL LINE AND EMITTERS IN RIGHT OF WAY VANDER DRIVEWAY, CROSSES THE RIGHT OF WAY & INSTALL IN SLEEVES

NOTES

- PER CITY OF SURPRISE STANDARD 8.2.5: ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED WITH PURPLE COLORED PIPING.

KEY MAP



DESIGNER HUNTER ENGINEERING 1600 NORTH 74TH AVENUE SUITE 200 SCOTTSDALE, AZ 85258 (480) 991-3880	CHECKED BY: ALI	DATE: 3/9/21	REVISION:
CITY SUBMITTAL: 3/9/21			

IRRIGATION PLAN
LITCHFIELD SELF STORAGE FACILITY
 NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
 SURPRISE, ARIZONA 85379

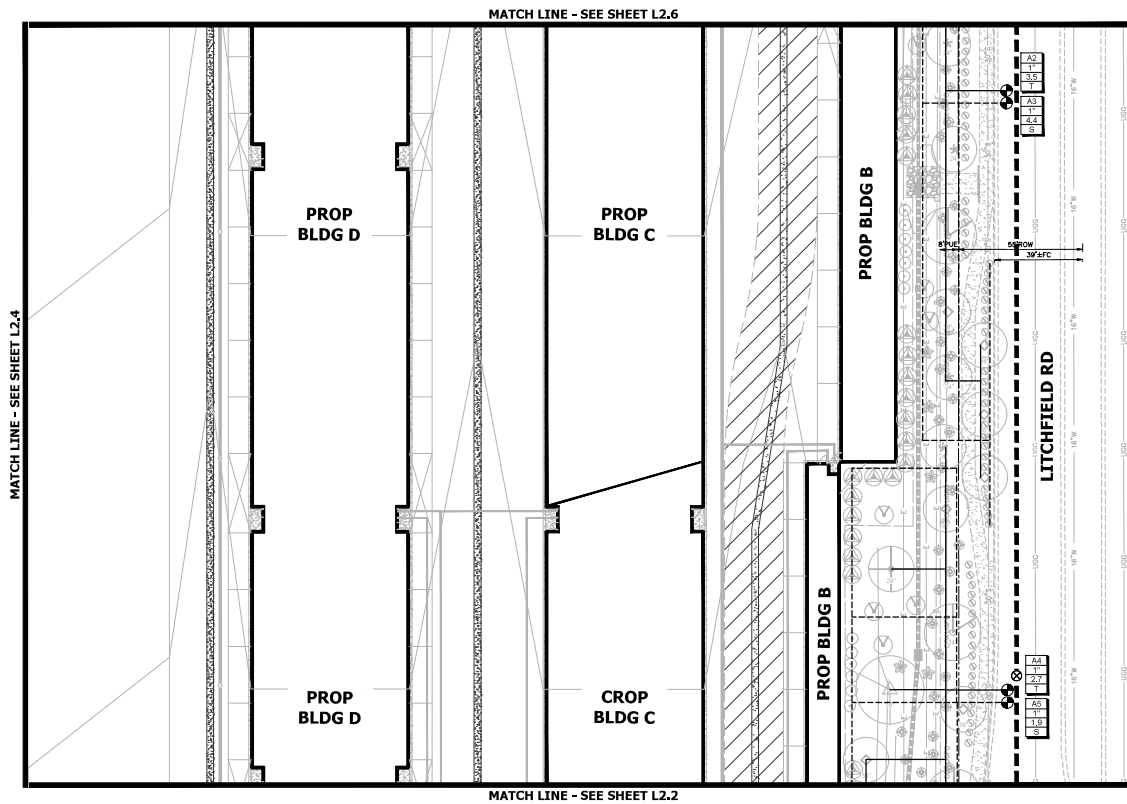
PROJECT NAME:
LITCHFIELD SELF STORAGE FACILITY

FILE NO.: BFWN001
 SCALE: 1"=20'

SHEET:
L2.1

10 OF 19

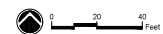
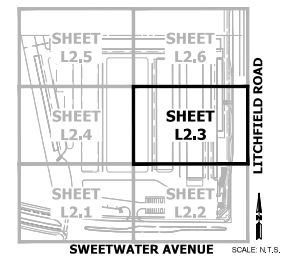
CASE# FS20-609



NOTES

- PER CITY OF SURPRISE STANDARD 8.2.5: ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED WITH PURPLE COLORED PIPING.

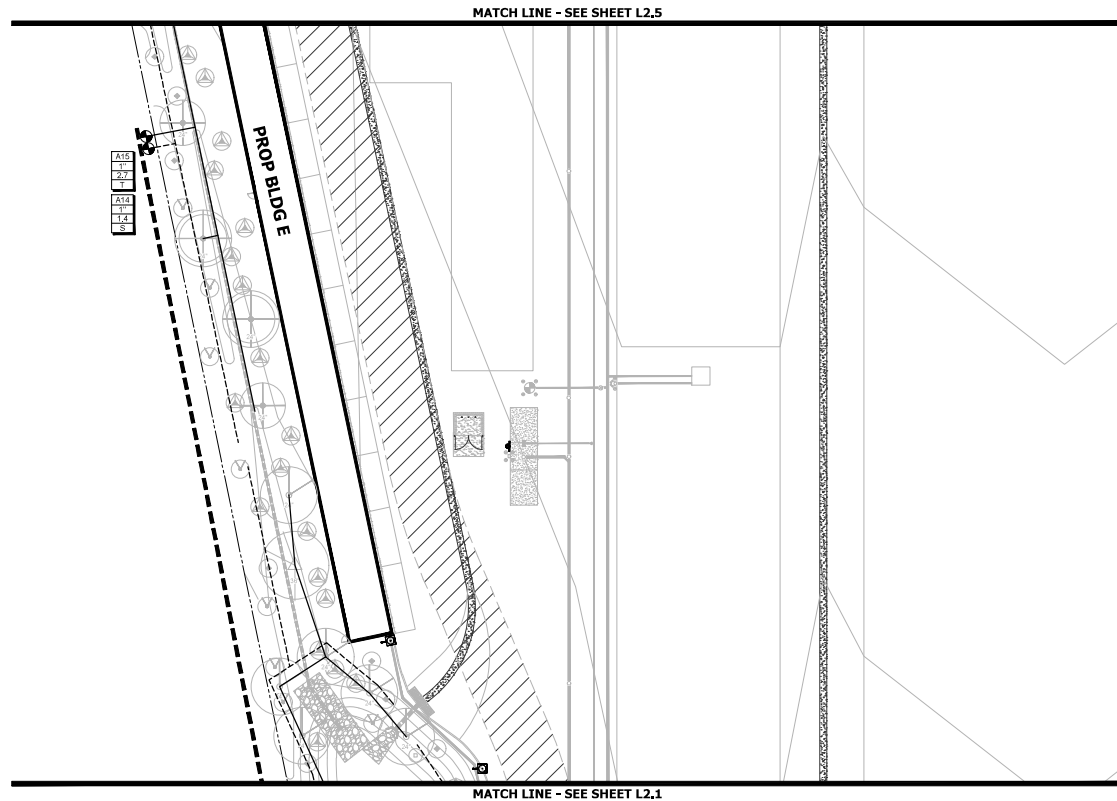
KEY MAP



HUNTER ENGINEERING 1660 NORTH 74TH AVENUE SUITE 200 SCOTTSDALE, AZ 85257 (480) 991-3880 (480) 991-3881		DESIGN BY: [] DRAWN BY: [] CHECKED BY: [] DATE: [] REVISION: [] CITY SUBMITTAL: 3/9/21
IRRIGATION PLAN LITCHFIELD SELF STORAGE FACILITY NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE SURPRISE, ARIZONA 85379		
PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY SHEET: L2.3		

CASE# FS20-609

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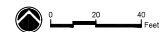
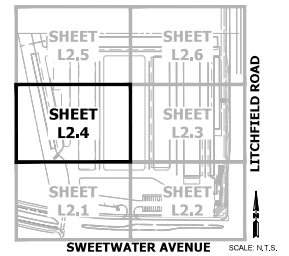


MATCH LINE - SEE SHEET L2.3

NOTES

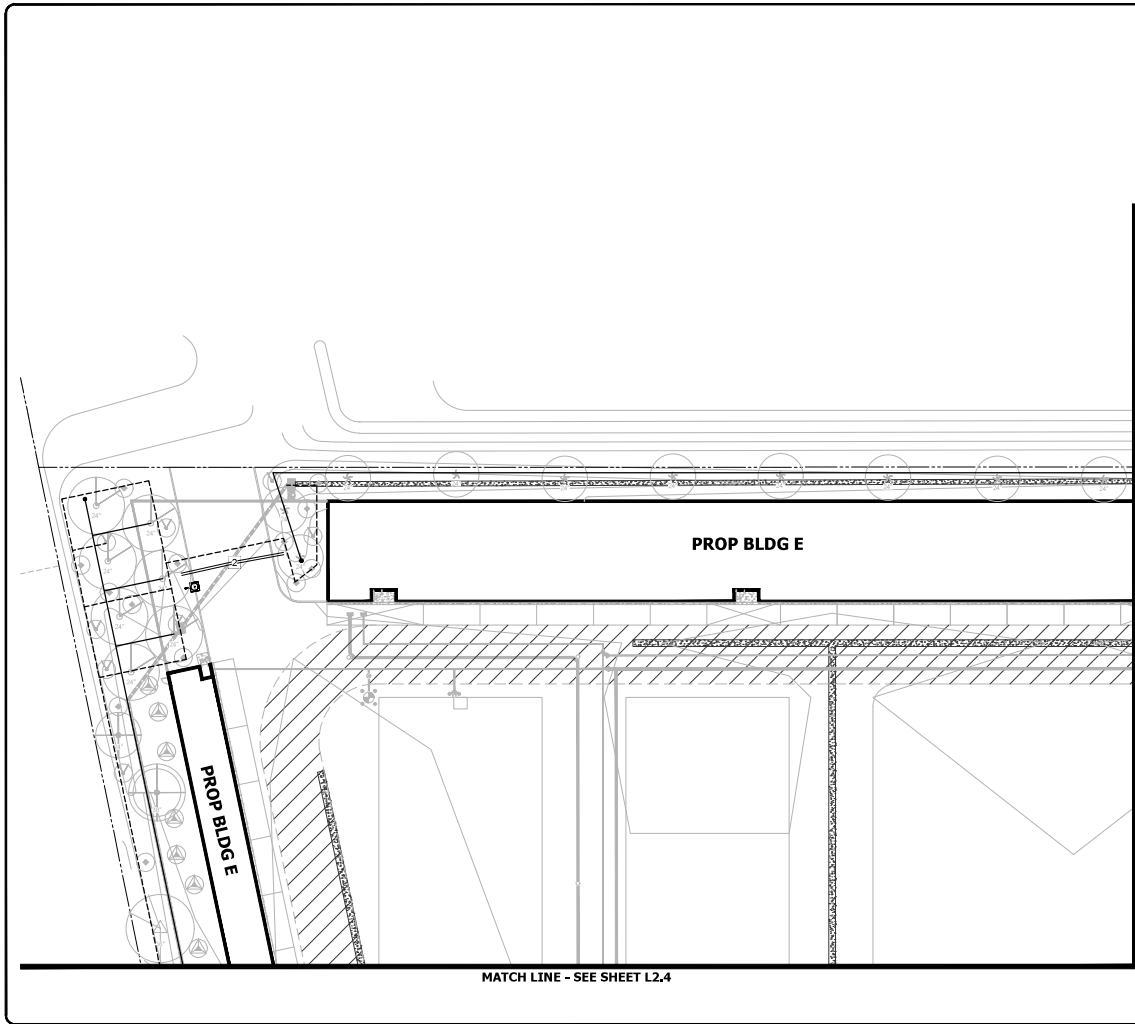
1. PER CITY OF SURPRISE STANDARD 8.2.6: ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED WITH PURPLE COLORED PIPING.

KEY MAP



CASE# FS20-609

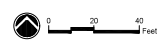
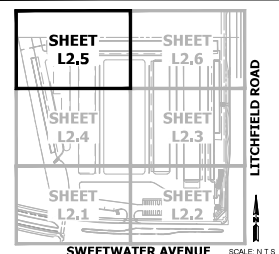
IRRIGATION PLAN LITCHFIELD SELF STORAGE FACILITY NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE SURPRISE, ARIZONA 85379		DESIGN BY: ALN DRAWN BY: PBE CHECKED BY: ALN DATE: 3/9/21 9TH CITY SUBMITTAL
HUNTER ENGINEERING 1540 NORTH 74TH AVENUE SUITE 200 SCOTTSDALE, AZ 85260 (480) 991-3880	CIVIL AND SURVEY STATE LICENSE NO. 12020 SURVEYING LICENSE NO. 12020	NO. DATE REVISION 1 3/9/21 2 3/9/21 3 3/9/21 4 3/9/21 5 3/9/21 6 3/9/21 7 3/9/21 8 3/9/21 9 3/9/21 10 3/9/21
PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY SHEET: L2.4		SCALE: N.T.S. 0 20 40 Feet



NOTES

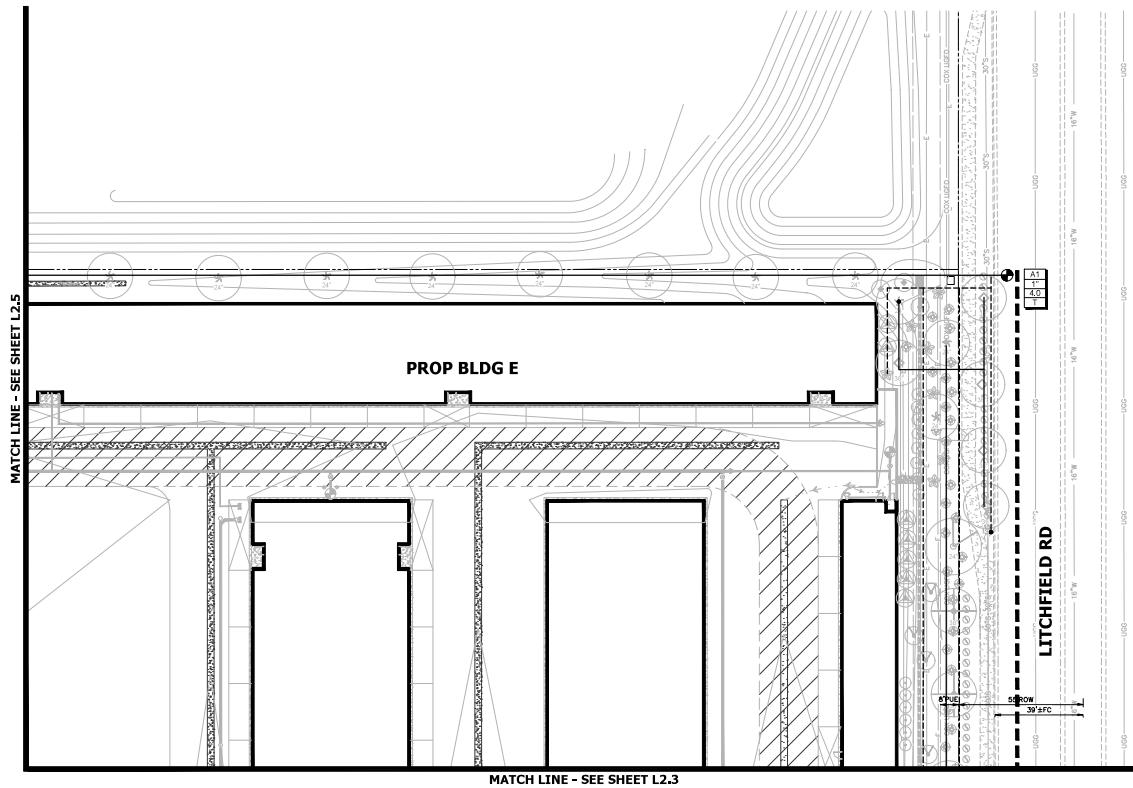
1. PER CITY OF SURPRISE STANDARD 8.2.6: ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED WITH PURPLE COLORED PIPING.

KEY MAP



	DESIGN BY: [Signature]	DATE: [Blank]	REVISION: [Blank]
	DRAWN BY: [Signature]	CHECKED BY: [Signature]	DATE: [Blank]
HUNTER ENGINEERING 1540 NORTH 74TH AVENUE SUITE 100 SCOTTSDALE, AZ 85258 (480) 991-3360			
IRRIGATION PLAN LITCHFIELD SELF STORAGE FACILITY NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE SURPRISE, ARIZONA 85379			
PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY			
SHEET: L2.5			
CASE# FS20-609			

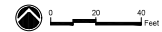
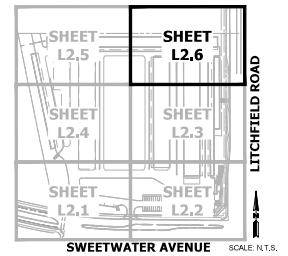
CASE# FS20-609



NOTES

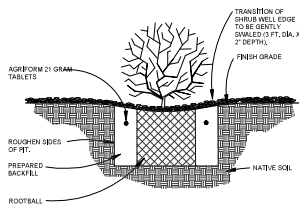
1. PER CITY OF SURPRISE STANDARD 8.2.5: ALL IRRIGATION PIPING EXCEPT DRIP TUBING SHALL BE INSTALLED WITH PURPLE COLORED PIPING.

KEY MAP



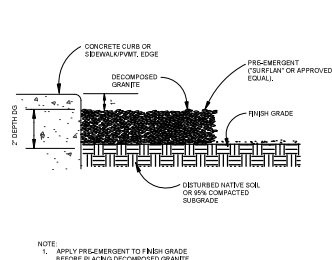
CASE# FS20-609

HUNTER ENGINEERING 1660 NORTH 74TH AVENUE SUITE 200 SCOTTSDALE, AZ 85258 (480) 991-3880		DESIGN BY: J.A. DRAWN BY: P.E. CHECKED BY: A.L. DATE: 3/9/21 REVISION:
IRRIGATION PLAN LITCHFIELD SELF STORAGE FACILITY NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE SURPRISE, ARIZONA 85379		CITY OF SURPRISE PLANNING DEPARTMENT 300 WEST WASHINGTON SURPRISE, AZ 85379 (602) 963-3000
PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY		SHEET: L2.6



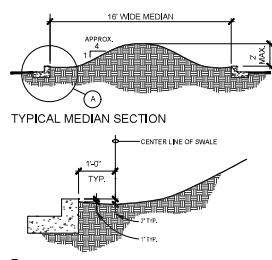
NOTES:
1. PLANT FIT DIMENSIONS TO BE 24" WIDTH AND 1.5x HEIGHT OF ROOTBALL.
2. BACKFILL MATERIAL TO BE 10 BANK RUNS 20 EXCAVATED SOIL BY VOLUME.
WATERING BASIN SHALL BE GENTLE AND UNIFORM THROUGHOUT 7' DIAMETER.

1 SHRUB AND GROUND COVER PLANTING NTS

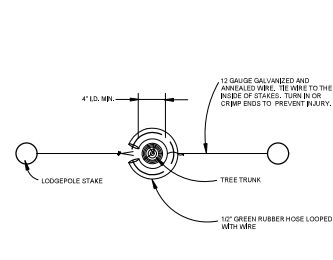


NOTE:
1. APPLY PRE-EMERGENT TO FINISH GRADE BEFORE PLACING DECOMPOSED GRANITE.

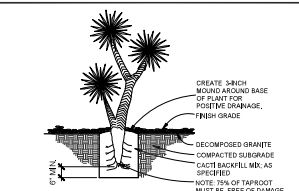
2 DECOMPOSED GRANITE PLACEMENT NTS



3 FINISH GRADE AT CURB NTS

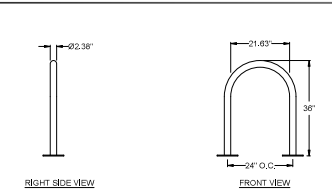


4 TREE STAKING NTS



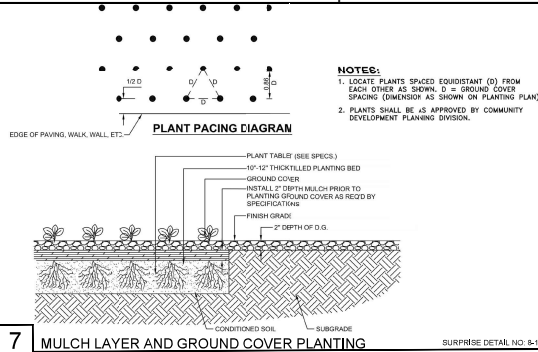
NOTES:
1. THE ROOT SYSTEM SHALL BE SEALED BEFORE PLANTING BY ALLOWING TIME FOR SELF-SEALING OR APPLICATION OF WATERABLE DUSTING SULFUR.
2. DUST THE ENTIRE ROOT SYSTEM WITH WETTABLE DUSTING SULFUR.
3. BARE ROOTS SHALL NOT BE OUT OF GROUND FOR MORE THAN FIVE DAYS BEFORE PLANTING.
4. APPLY NAPHYLACETIC ACID OR 10 OR APPROVED EQUAL ROOTING HORMONE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR TWO WATERINGS IMMEDIATELY AFTER PLANTING.
5. PLANTING DEPTH SHALL BE THE SAME AS ORIGINALLY GROWN AND PLANT SHALL BE ORIENTED THE WAY IT WAS HARVESTED, (NORTH SIDE FACING NORTH).

5 ACCENT / CACTI PLANTING NTS

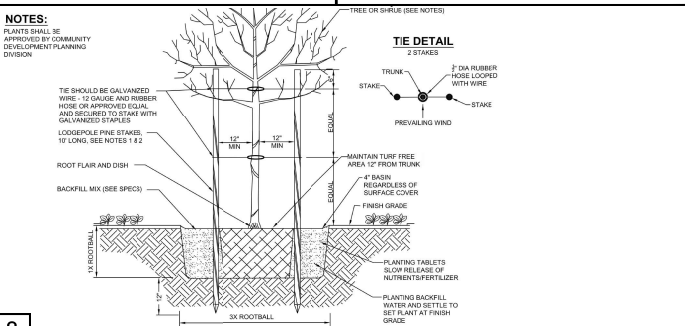


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT: www.CADnotes.com/links and ENTER REFERENCE NUMBER B00134511 LANDSCAPE DETAILS.

6 BIKE RACK NTS



7 MULCH LAYER AND GROUND COVER PLANTING SURPRISE DETAIL NO. 8-13 NTS



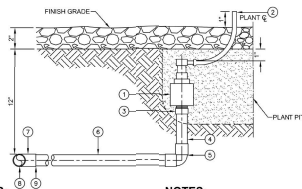
8 SHRUB OR TREE PLANTING SURPRISE DETAIL NO. 8-15 NTS

NO.	DATE	REVISION
1	3/9/21	REVISED FOR CITY SUBMITTAL

DESIGN: HUNTER ENGINEERING
DRAWN BY: J. ALLEN
CHECKED BY: J. ALLEN
CIVIL AND SURVEY
1540 NORTH 74TH AVENUE
SUITE 200
SCOTTSDALE, AZ 85260
(480) 991-3300

LANDSCAPE DETAILS
LITCHFIELD SELF STORAGE FACILITY
NWC OF LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379

PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY
REV. NO.: BRW001
SCALE: N.T.S.
SHEET: L5.1

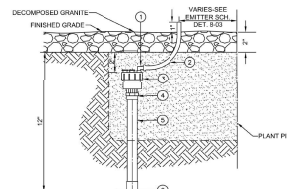


CONSTRUCTION NOTES:

1. Emitter shall be installed on uphill side of plant centerline.
2. 1/4 inch PVC SCH 40 male adapter.
3. 12 inch I.P.S. flexible vinyl PVC pipe or approved equal.
4. 12 inch PVC SCH 40 90° elbow.
5. 12 inch PVC CL 315 pipe.
6. 12 inch PVC SCH 40 fitting.
7. PVC CL 315 for 12 inch laterals, PVC CL 200 for laterals greater than 12 inch.
8. Install bushing as required.

NOTES:

1. Pipe schedule & priming shall be used for flexible and rigid pipe connections.
2. Emitter tubing emission points shall be equally spaced and located to direct water flow to the perimeter of the drip line.
3. Number of openings and emitter tubes required is based on plant size (see COS STD. DET. 8-43).
4. Maximum emitter tubing length = 6 feet.
5. No emitter laterals or piping shall be installed through or beneath plant pits. Minimum distance between plant pit perimeter and piping shall be 12 inches.
6. Equipment manufactured by Hunter Industries San Marcos, California or approved equal.



CONSTRUCTION NOTES:

1. Swivel outlet 90° elbow.
2. 1/4 inch PVC flex hose emitter tubing (8 feet maximum).
3. BoreSmith HL 200 series multiport emitter or approved equal. Locate on uphill side of plant.
4. 12 inch PVC SCH 40 male adapter.
5. AG Products 1/2 inch I.P.S. flexible vinyl PVC pipe or approved equal.
6. 12 inch PVC SCH 40 fitting.

NOTES:

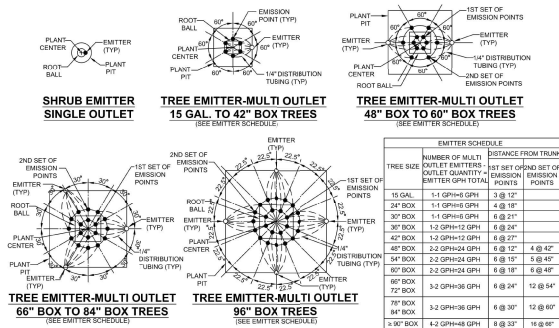
1. Pipe cement & primer shall be used for flexible and rigid pipe connections.
2. Emitter tubing emission points shall be equally spaced and located to direct water flow to the perimeter of the drip line.
3. Number of openings and emitter tubes required is based on plant size (see COS STD. DET. 8-43).
4. Maximum emitter tubing length = 6 feet.
5. No emitter laterals or piping shall be installed through or beneath plant pits. Minimum distance between plant pit perimeter and piping shall be 12 inches.

1 SINGLE-OUTLET EMITTERS - ALL SHRUBS AND GROUND COVER

SURPRISE DETAIL NO. 8-41
NTS

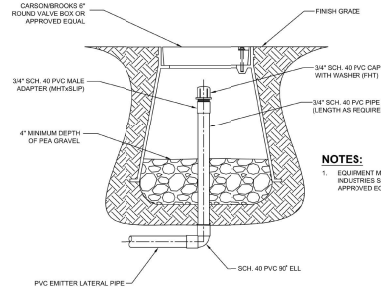
2 MULTI-OUTLET EMITTERS - FOR TREES ONLY

SURPRISE DETAIL NO. 8-42
NTS



3 IRRIGATION EMITTER LAYOUT

SURPRISE DETAIL NO. 8-43
NTS



NOTES:

1. Equipment manufactured by Hunter Industries San Marcos, California or approved equal.

4 EMITTER FLUSH CAP ASSEMBLY

SURPRISE DETAIL NO. 8-44
NTS

NO.	DATE	REVISION
1	3/19/21	1ST CITY SUBMITTAL

DESIGN	DATE	BY
DRAWN	DATE	BY
CHECKED	DATE	BY

CIVIL AND SURVEY
HUNTER
ENGINEERING
1640 NORTH 74TH AVENUE
SCOTTSDALE, ARIZONA 85257
TEL: 480.341.3800
FAX: 480.341.3805



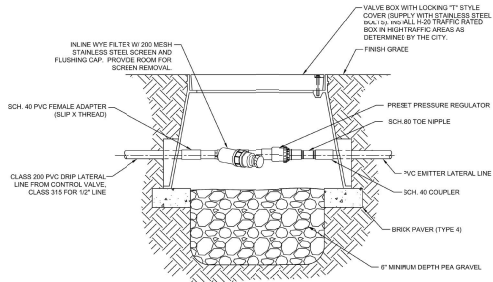
IRRIGATION DETAILS
LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD. & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379



PROJECT NAME:	LITCHFIELD SELF STORAGE FACILITY
RE. NO.:	BRWN001
SCALE:	N.T.S.
SHEET:	L5.3

CASE# FS20-609

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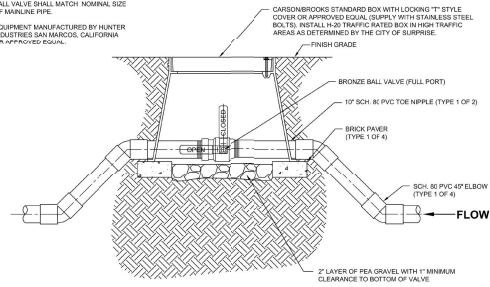


1 DRIP FILTER AND PRESSURE REGULATOR

SURPRISE DETAIL NO. 6-07
NTS

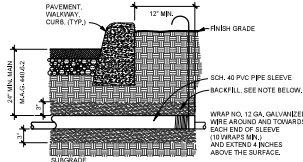
NOTES:

1. BALL VALVE SHALL MATCH NOMINAL SIZE OF MAINLINE PIPE.
2. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES SAN MARCOS, CALIFORNIA OR APPROVED EQUAL.



2 1-1/2" AND SMALLER MAINLINE BALL VALVE

SURPRISE DETAIL NO. 6-08
NTS

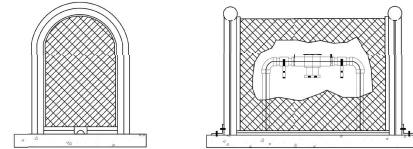


NOTES:

- BACKFILL SHALL BE FREE OF ROCKS AND STONES LARGER THAN 2" DIA. OR BACKFILL WITH CLEAN SAND BEDDING.
- SLEEVING SHALL BE SCH 40 PVC PIPE, AND 2 SIZES LARGER THAN THE PIPE(S) PASSING THROUGH. PROVIDE SEPARATE SLEEVE FOR ELECTRICAL WIRING, 1/2 INCH DIA. MIN.

3 PIPE SLEEVING

NTS



NOTES:

1. SET EYEBOLT WITH BOTTOM OF CIRCLE FLUSH WITH CONCRETE BASE. THEN EYEBOLT CANNOT BE TURNED WHEN BRACKET IS IN PLACE.
2. BOLT BRACKETS TO ENCLOSURE ON ENDS OR BOTH SIDES. USE 1/4" x 1-1/4" TAMPER-PROOF BOLTS WITH HEX NUTS AND WASHERS PROVIDED.
3. SUGGESTED PAC DIMENSIONS - 32" L x 18" W x 3-3/4" THICK.
4. FOR BACKFLOW PREVENTION ASSEMBLIES CONNECTED TO THE RECLAIMED WATER SYSTEM COLOR OF CAGE SHALL BE PAINTED PURPLE AND TAGGED FOR "RECLAIMED WATER". OTHERWISE, COLOR OF CAGE SHALL BE PAINTED "ROLLING STONE RCLC 1249W" AS DISTRIBUTED BY PRAIZE PAINT, OR APPROVED EQUAL, OR A COLOR TO MATCH THE BUILDING.
5. ALL A/C BOLT SHALL BE IN ENCLOSURE TO PROTECT EYEBOLT AND LOCK.

4 METAL CAGE FOR REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLIES - 2 1/2", OR LESS

NTS

NO.	DATE	REVISION
1	3/9/21	REVISED BY: ALH
2		
3		
4		
5		
6		
7		
8		
9		
10		

DESIGN BY: ALH	CHECKED BY: ALH
DRAWN BY: ALH	DATE: 3/9/21
CIVIL AND SURVEY	
HUNTER ENGINEERING	
1640 NORTH 74TH AVENUE	
SUITE 200	
SCOTTSDALE, AZ 85257	
TEL: 480.991.3300	
FAX: 480.991.3300	



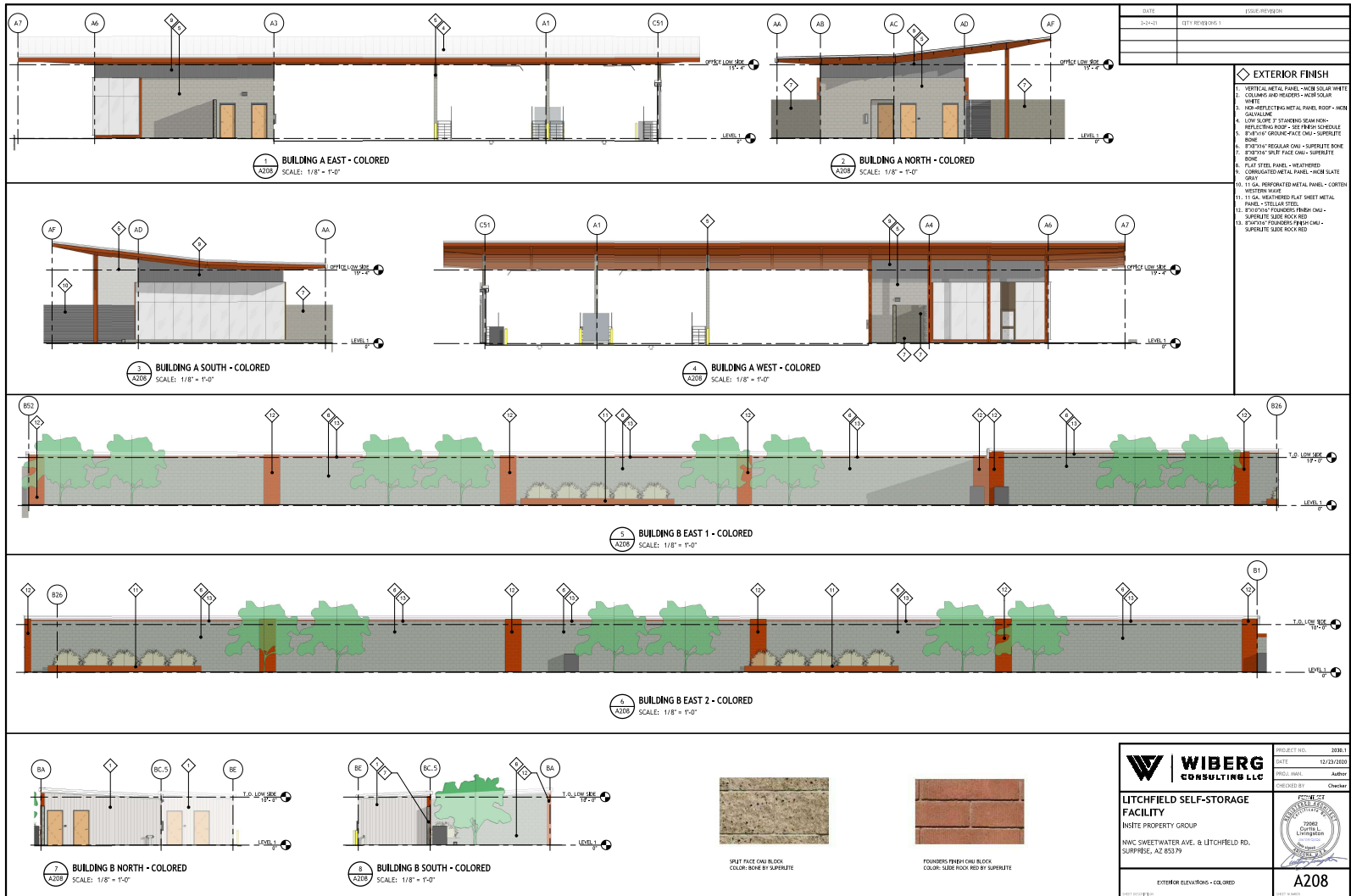
IRRIGATION DETAILS
LITCHFIELD SELF STORAGE FACILITY
NWC OF N. LITCHFIELD RD & W. SWEETWATER AVE
SURPRISE, ARIZONA 85379

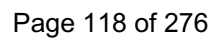


PROJECT NAME: LITCHFIELD SELF STORAGE FACILITY
REV. NO.: BRWN001
SCALE: N.T.S.
SHEET: L5.4

CASE# FS20-609

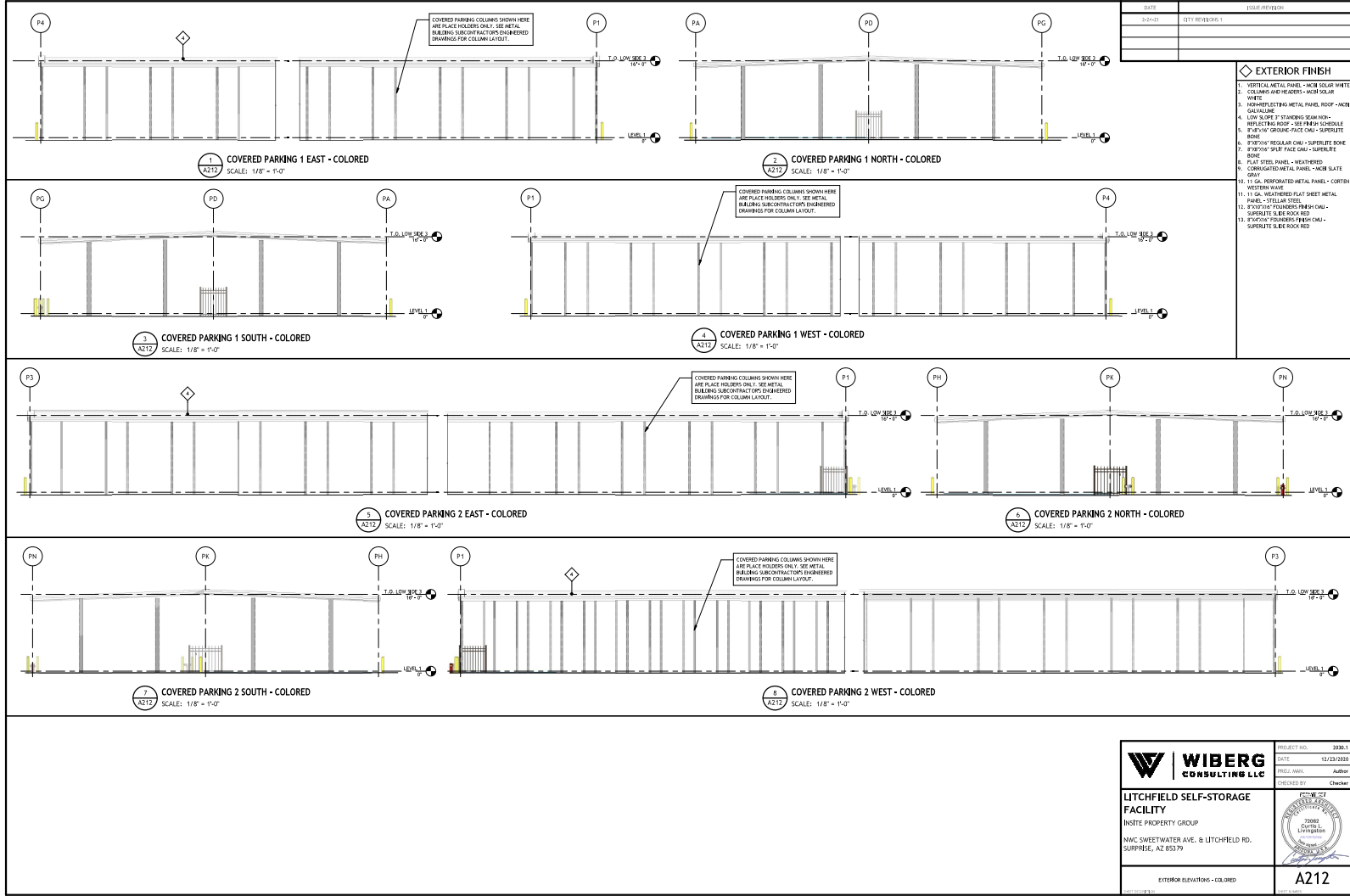
19 OF 19

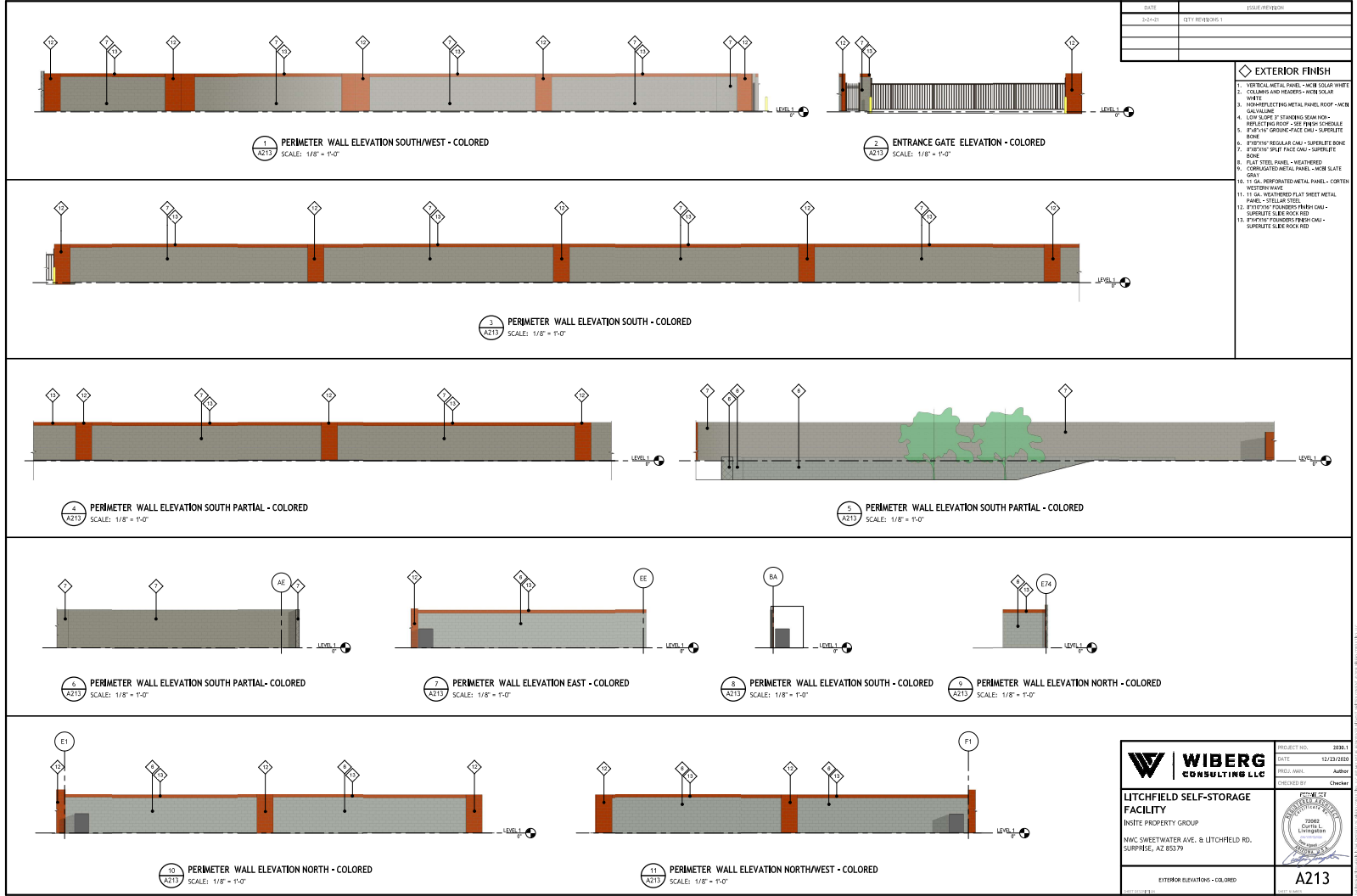




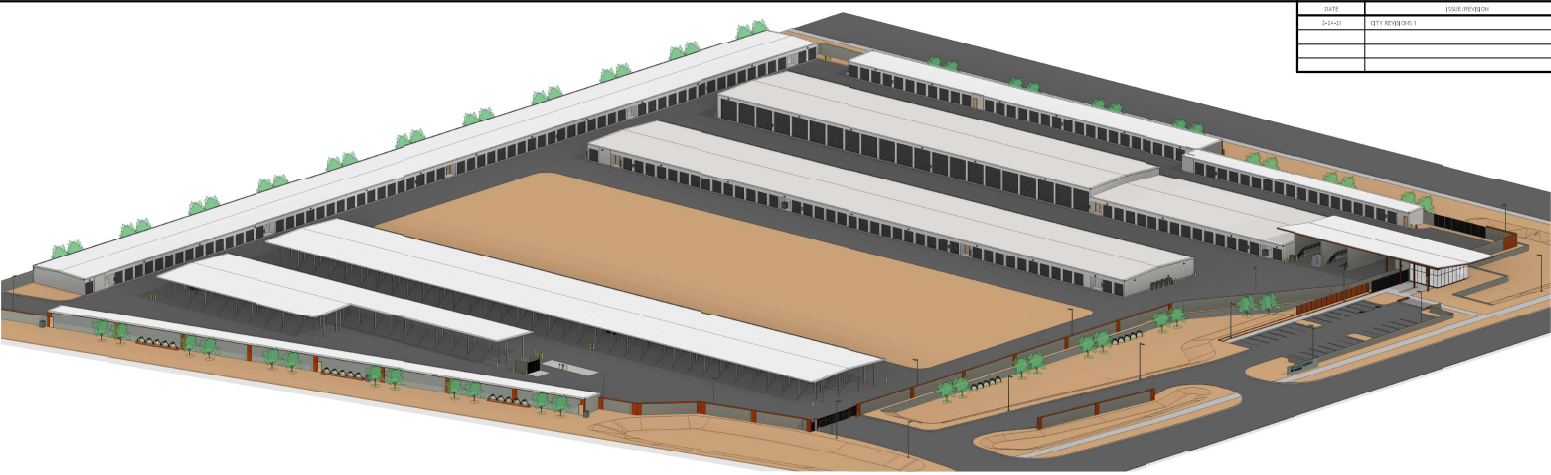


WIBERG CONSULTING LLC LITCHFIELD SELF-STORAGE FACILITY INSTE PROPERTY GROUP HMC SWEETWATER AVE. & LITCHFIELD RD. SURPRISE, AZ 85379	PROJECT NO. 2284-1
	DATE 12/03/2023
	PROJECT NAME
	CHECKED BY
EXTERIOR ELEVATIONS - COLORED	A210

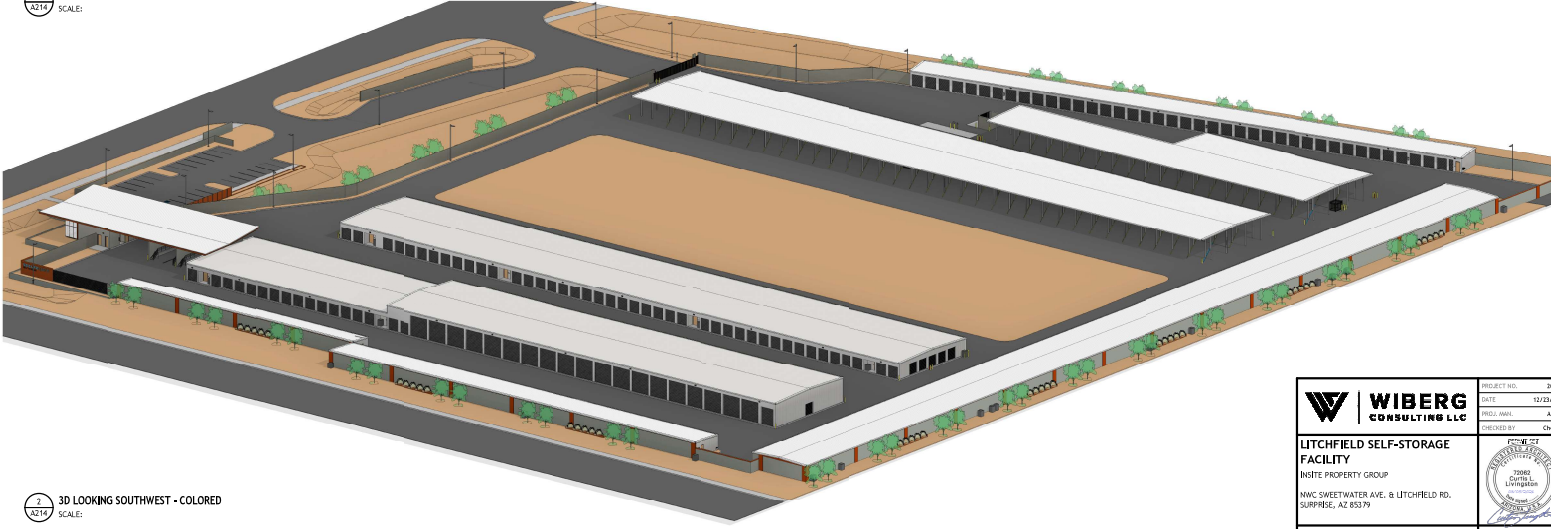




DATE	12/03/2019
BY	ETTY REYNOLDS
CITY REVIEW	



1 3D LOOKING NORTHEAST - COLORED
SCALE:



2 3D LOOKING SOUTHWEST - COLORED
SCALE:

 WIBERG CONSULTING LLC LITCHFIELD SELF-STORAGE FACILITY INSITE PROPERTY GROUP 8400 SWEETWATER AVE. & LITCHFIELD RD. SURPRISE, AZ 85379	PROJECT NO.	2282-1
	DATE	12/03/2019
	PREPARED BY	Author
	CHECKED BY	Checker
EXTERIOR 3D VIEWS - COLORED 		A214

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CITIZEN PARTICIPATION REPORT

FOR

Litchfield Self-Storage

**NWC Litchfield Rd and Sweetwater Ave
Surprise, Arizona**

PREPARED FOR:
Insight Property Group

PREPARED BY:

HUNTER ENGINEERING, INC.
10450 N. 74th STREET, SUITE 200
SCOTTSDALE, AZ 85258
(480) 991-3985

February 4th, 2021

H.E. PROJECT NO. BRWN001
SURPRISE CR20-271
FS20-609 & FS20-691

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Citizen Participation Report – Litchfield Self Storage

Brief Description of the Proposed Project

The purpose of this Citizen Participation Report is to summarize how the citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of a Planned Area Development (PAD) application have had opportunities to comment and participate in the planning process. The proposed project located on the NWC of Sweetwater Avenue and Litchfield Road will consist of developing approximately 14.23 acres for a Self-Storage Facility with RV Parking. The storage facility will include multiple storage buildings, covered recreational vehicle parking and office with required parking, site circulation, and required landscaping. The site would also include associated on-site and off-site infrastructure improvements such as signage, refuse/recycling containers and site security. Please see the site plan attached to this report.

Notification Technique for this project

The notification technique, recommended by the City, was used for this project, which was an online neighborhood meeting. An online neighborhood meeting was held via Microsoft Teams on February 3rd, 2021 at 5pm. A copy of the notification letter sent by the city has been attached to this report.

Notification Process

The notification process was defined by guidelines provided by the City of Surprise and included all individuals within a 300' buffer of the project property line. A notification map was generated by the City which was used to develop a contact list for this meeting. The list also includes homeowner associations, registered neighborhoods, and their representatives along with any individuals on the City's interested parties list. The City generated mailing list has been included with this report.

Potentially Affected Parties

The site is bound by Litchfield Road to the east and Sweetwater Avenue to the south. The adjacent property to the east includes a planned industrial park with retail. The property directly to the south is a vacant parcel within the Veramonte PAD and planned to be a commercial corner. The property to the west is the newest residential component of the Marley Park PAD. This planned residential use, currently vacant, is buffered by a 150' open space with an additional 25' landscaped area proposed on our project site. This landscaped buffer allows for a total of almost 175' of separation between uses.

Perspective of Potentially Affected Parties

The proposed use is common in neighborhoods such as this one where smaller homes and tighter residential lots discourage the storage of boats, recreational vehicles, and other large toys. The proposed use does not pose

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any more risk than other similar uses and has less impact than many other potential commercial uses. The activity of a self-storage has become commonplace and an appropriate use in compact subdivision design. In fact, the site will most likely attract nearby users as a new local resource for the neighborhood, which should increase enjoyment by nearby properties who have items to store.

The facility will have operational standards put into place to ensure the safety of the residents and minimize any potential burdens or conflicts. Access to the site and its circulation are clearly articulated and allow for easy maneuverability throughout the site. Impacts arising from noise, smoke, odor, dust, vibration, or illumination are anticipated to be negligible. The new site and exterior lighting design comply with the requirements of the City's Zoning and Land Development Ordinances.

Opportunities and Methods to Discuss the Proposal

To encourage effective citizen participation in conjunction with the application, several opportunities were provided to understand and address the real or perceived impacts the request would pose to members of the surrounding community. These opportunities are described below.

Publication: A notice was published by the City of Surprise (a local newspaper of general circulation) to inform the residents living within the City and those within the distribution of the publication.

Notification Letter: All forty (40) individuals listed on the contact list were sent a first-class letter, mailed by the City, that provided notice of the citizen review meeting at least seven (7) days before the meeting. This notice described the project, including meeting attendance information and included a project location diagram for the proposed Conditional Use Permit.

Citizen's Review Meeting: Due to the COVID-19 outbreak a traditional neighborhood meeting was replaced with an online meeting. City staff determined that an online meeting would provide an opportunity for the public to discuss this proposal as an acceptable alternative to a traditional "Public Gathering". Based upon this recommendation, a virtual neighborhood meeting, utilizing video conferencing was held.

The notification letter, mentioned above, included the date and time of the neighborhood meeting. The letter requests that individuals who want to participate attend the online meeting at the noted date and time using the City verified URL. During the meeting individuals had the opportunity to comment and ask question after a 10-minute slide show presentation through the online meeting program. The online meeting process meets the requirements of the City of Surprise Citizen Participation Report for "citizen review meetings". Instructions for joining the meeting were included in the attached sample notification letter.

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Physical Posting: Physical Posting of the property occurred by November 18th, 2020 a minimum of 15 days before the scheduled hearing date for the Planning Commission on December 3rd, 2020 and the City Council meeting date on December 8th, 2020. Affidavits of posting along with photos will be provided as evidence of compliance with City requirements. All signs will be removed on December 22nd, 2020; 14 days after the City Council public hearing and vote.

Note: Any comments, questions and concerns received as of the date of this participation Report have been included below. These comments have also been copied to the project planner with the City of Surprise and have been included in this final citizen participation report.

Neighborhood Meeting Status Update

A virtual neighborhood meeting was held on February 3rd, 2021 via a Microsoft Teams Meeting. There was a total of **15** individuals that attended. Individuals were asked to send an email to sign-in for the meeting. Three provided their email. Others were listed in the sign-in screen in Microsoft Teams. A list of those individuals has been included with this report in the minutes of the meeting. A 15-minute presentation was made describing the process, the site plan and the current development conditions in the area. Six residents representing five households spoke up after the presentation with the questions summarized and responses noted in the meeting minutes.

The attendees were advised that all comments would be included in this report; that they would receive a follow up email with answer to their questions and that they would have an additional opportunity to speak at the upcoming Planning Commission public hearing. The meeting was held open for any comments or concerns for others to comment. There were no others that attended or commented aside from those noted above and in the meeting minutes. The meeting was closed at 5:54pm and these comments were added to the Citizens Participation Report the next day.

Proposed Mitigation and Current Status Update

The attached emails were sent to the four of the six neighbors that provided email addresses, to let them know we considered their requests and offered several mitigations, which included an effort to update some materials to better integrate the walls of this project to blend better with the adjacent subdivision to the west and south. Provide shielded lighting along the west and south edges of the property as required by Surprise code and to include groupings of shade trees at key locations along the west property boundary to further assist in screening light and the facility.

We feel that a concerted effort was made to offer some mitigation for requests from the neighbors. The need for buffering and screening to minimize light pollution has been met, we feel there is an economic benefit

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to the City and the neighborhood by providing this needed additional self-storage facility. A 175' buffer exists to the west before reaching the closest proposed building, and a landscape buffer on the west property line along the project boundary, along with the offer of providing shade trees adequately addresses the residents that live nearby. We feel this goes beyond the intent of the City of Surprise ordinance for buffering and is a good remedy. This also provides a better sense of community as that a traditional landscaping element (a double row of trees) is consistent with the Marley Park design and neighborhood layout. One resident noted that the information provided, and email responses were satisfactory and that "This is all very helpful information. I have no doubts of your success at this location."

Conclusion

With the site being posted, notifications mailed, announcement published and completion of a successful Citizen Outreach meeting with the nearby residents, we feel that this Citizen participation process was inclusive, listened to nearby residents and responded with additional mitigations to make an effort to be a good neighbor throughout the participation process.

Schedule

- Neighborhood Meeting Mailing – January 25th, 2021
- Site to Posted for Citizen Review Meeting – January 18th, 2021
- Notice Appeared in Newspaper – January 19th, 2021 & January 27th, 2021
- On-line Neighborhood Meeting – February 3rd, 2021
- Final Participation Report Submitted – February 4th, 2021
- Site Posting Sign Removal Scheduled for two weeks after the Planning Commission Meeting on March 4th, 2021– Scheduled to be removed by March 18th, 2021 (Within two weeks of the last hearing)

Contact

Michael Buschbacher II, AICP - Principal Planner
Hunter Engineering Inc.
10450 N 74th Street Suite 200
Scottsdale, AZ 85258
mbuschbacher@hunterengineeringpc.com
480-991-3985

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Litchfield Self Storage – Citizen's Review Meeting Minutes

DATE: 02-03-2021
TIME: 5:00 PM (AZT)
LOCATION: Microsoft Teams/Telephonic Meeting

ATTENDEES:

Michael Buschbacher (Hunter Engineering - Host), William Coniam (Resident), Tim Hern (Resident), Dorrene Hern (Resident), Randy Proch (Resident), Jason Jensen (Resident), John Minar (Resident), Sergio Angulo (City of Surprise), Rob Kuhfuss (City of Surprise), Llyod Abrams (Resident), John Hartman (Resident), Reba Johnson (Resident), Jenny Holstein (Resident), CJ Rogers (Insite), Brian Sorenson (Insite)

DISCUSSION TOPICS

- A Citizen Review Meeting was held online via Microsoft Teams on February 3rd at 5pm to review the nine (9) findings required for a Conditional Use Permit (CUP) in the City of Surprise. All Self-Storage uses are required to obtain a CUP before they are permitted, constructed, and open for business. The above noted individuals were shown to have logged into the meeting.
- The meeting started promptly at 5pm and individuals were asked to sign-in by submitting their email address, so that the team could follow up with citizens involved in the meeting. Three email addresses were received during the meeting and one was received the following day. Those individuals who provided an email were sent a reply with answers to any specific questions they had about the project or the process.
- A short 15-minute slide presentation was provided, outlining the location of the project, showing the site plan, several photo rendering of the proposed self-storage facility and slides describing the nine (9) findings of the CUP.
- After completion of the presentation, the meeting was opened to questions from the attendees. The following questions were asked by the individuals indicated next to their questions.

Question 1: (William Coniam) – What are the criteria that demonstrated the need for the project?

Answer: The project has been proposed due to the need for additional storage facilities in the area and neighborhood, especially in regard to the need to RV storage. Market research data by the client has also shown the need for additional self-storage in the area.

Question 2: (Dorrene Hern) – Why is this use being site here in the "downtown" instead of near the freeway?

Answer: This is the preferred location by the client based on market research.

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Question 3: (Tim Hern) – When you said there is a need for RV parking, How is it determined how far a person will drive to park their RV? Are there not others nearby.

Answer: There is a huge demand for RV parking in the valley and specifically in the west valley. Developers cannot keep up with the current demand. The developers wouldn't be seeking this site if there wasn't demand. Market studies have shown that there is a demand in this targeted area based on response from those seeking RV storage in the immediate area.

Question 4: (Dorrene Hern) – How is this a benefit to the City of Surprise?

Answer: This provides a local commercial service adjacent to a community where RV parking is not allowed at residences.

Questions 5: (Dorrene Hern) – This will generate to much traffic; how many people desire this?

Answer: Typically an RV owner will use their vehicle 4 to 5 times in a year, so there will not be frequent visits to retrieve and use RV vehicles. A traffic study was prepared showing minimal increases in traffic at acceptable levels of service for the site.

Question 6: (Tim Hern) – What are the benefits of the development to the community?

Answer: This was answered previously but, it will provide a nice-looking facility and will attract residents and provide for the need for more neighborhood services.

Question 7: (Tim Hern) – What are the other benefits not mentioned?

Answer: We can follow-up with other benefits, but these are the primary benefits. Another benefit is to provide a close location for individuals who can not legally park their RV's in the driveway as is the situation with Marley Park.

Question 8: (Dorrene Hern) – How many other locations do your investors have in Arizona that are invested in RV storage. So, why do you need more?

Answer: There are not many in Arizona, but the investors have about 30 to 40 across the United States. This business is very impactful for our client.

Question 9: (William Coniam) – Will the screen walls be tall enough to screen the views of the RV's?

Answer: The walls are design and will be built to City of Surprise standards for screening RV's and the facility from view. The wall height will be 8'.

Question 10: (Randy Proch) – Regarding criteria one – How does the design relate to the traditional neighborhood design of Marley Park. The desert landscaping and exposed CMU is not in sync with Marley Park.

Answer: We will look into that and get back with you via email.

Question 11: (Randy Proch) – Security based illumination for the site will be bright. How will the lighting be shielded from the property.

Answer: The lighting will be required to be shielded at the source and additional shielding can be provided along the western edge of the property with a higher degree of shielding at the fixture.

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Question 11: (John Santizo) – Any other proposals for this land and why are there so many storage facilities nearby. John feels it is not what he wants there.

Answer: There are no other plans for this land, nor have there been in the recent past. Market conditions dictate that storage is needed in the area, likely due to the HOA restrictions against parking RV's at individual homes in the area.

- With no additional questions from the community, the meeting was adjourned and individuals who provided email will receive more detail communication and responses to questions that could not be fully answered at the meeting.
- The meeting was adjourned at approximately 5:54pm.

Michael Buschbacher

From: Michael Buschbacher
Sent: Friday, February 5, 2021 10:17 AM
To: Tim Hern [REDACTED]
Cc: Sergio Angulo
Subject: Litchfield Self Storage - Citizens Review Meeting Follow-up
Attachments: Citizens Review Meeting Minutes - Litchfield Self Storage-Hunter Engineering.pdf

Tim & Dorrene,

Thank you for being a part of the Citizen participation process, we appreciate your input and involvement. I have attached our meeting minutes for your review that addressed most of the questions raised by yourself and other neighbors.

I believe we answered the majority of your questions as noted in the meeting minutes, but wanted to make sure we tried to provide answers for all of your questions and let you know how we are responding to comments received from the meeting as a whole.

Our client is pulling together their market research data showing that the site they have chosen is the best location for the services they offer and that the market is not saturated with self-storage. Our client has also had discussions with the City of Surprise economic development department that is in support of bringing new business to the community, such as this. I will send you the market driven data as soon as I receive it.

In regards to what are the City's long term plans for the area, I have provided the Ordinance number for the amendment to the Marley Park PAD from back in 2002. This ordinance allows for all levels of commercial uses (C-1, C-2 & C-3), light industrial (I-1) and Business Park (BP) uses on this property. The specific City Ordinance that approved these uses for case PADA02-104 and amended the Marley Park PAD is listed as ORD02-37.

As to what type of economic development activity has been seen in the area, I would refer you to the City of Surprise Economic Development department, as that they may know more about the types of projects/proposals they have seen in the area.

An inclusion of services, in an area where the City anticipates that type of growth, is usually seen as a positive gain for the community and the neighborhood and increase tax revenue for the City. We feel that planned development of retail, commercial and even light industrial benefits the area and the region economically.

These answers should provide a point for you to continue your research. A few benefits of this proposal have been shared but some benefits are intangible that may not be noticed at this time. Overall we feel that a service for the community, where there is currently vacant land is the primary benefit and will attract other business to the area. We are glad to see noted in your email that you welcome the convenience of having our project nearby and again thank you for being part of the process.

To follow up on how we are responding to the collective feedback received, the property walls that will screen views into the facility will be 8' tall as per the City's requirements. We are looking at updating walls on the Western boundary of the project with design elements that help blend the development into Marley Park and have included more trees to help screen site lighting from the facility. We will also be in compliance with the dark skies requirements from the City and will be shielding lights along the west and south boundary to some degree.

Again, I hope this answers your questions and as we receive additional market data, we will provide that you also. Thank you for being a part of the process; your involvement is important, and we appreciate citizens that work together with the City and businesses to continue to grow Surprise, such as yourselves.

As a precautionary measure in reaction to the COVID-19 Virus, Hunter Engineering has enabled a Remote Work Policy for the safety of our employees. We would like to reassure our clients that this policy will not affect our overall ability to provide premium services. Hunter Engineering would like to thank you for your continued support and understanding during these tumultuous times. We will try to respond to all projects in a timely manner.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA
Principal Planner, Senior Urban Designer



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Michael Buschbacher

From: Michael Buschbacher
Sent: Friday, February 5, 2021 8:58 AM
To: Jason Jensen
Cc: Sergio Angulo
Subject: RE: Citizen Review Meeting 2/3/21 - RV Park
Attachments: Citizens Review Meeting Minutes - Litchfield Self Storage-Hunter Engineering.pdf

Jason,

Thank you for being a part of the Citizen participation process, we appreciate your input and involvement. I have attached our meeting minutes for your review that addressed most of the questions raised by your other neighbors.

In regards to what are the City's long term plans for the area, I have provided the Ordinance number for the amendment to the Marley Park PAD from back in 2002. This ordinance allows for all levels of commercial uses, light industrial and Business Park uses on this property. The specific City Ordinance that approved these uses for case PADA02-104 and amended the Marley Park PAD is listed as ORD02-37.

As to what type of economic development activity has been seen in the area, I would refer you to the City of Surprise Economic Development department, as that they may know more about the types of projects/proposals they have seen in the area.

An inclusion of services, in an area where the City anticipates that type of growth, is usually seen as a positive gain for the community and the neighborhood and increase tax revenue for the City. We feel that planned development of retail, commercial and even light industrial benefits the area and the region economically.

I hope these provide some answers and provide a point for you to continue your research. We are glad to see noted in your email that you welcome the convenience of having our project nearby and again thank you for being part of the process.

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Best Regards,

Michael S. Buschbacher II, AICP, ASLA
Principal Planner, Senior Urban Designer



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From: Jason Jensen [REDACTED] >
Sent: Thursday, February 4, 2021 3:45 PM
To: Michael Buschbacher [REDACTED] >
Cc: Sergio Angulo <[REDACTED]>
Subject: Re: Citizen Review Meeting 2/3/21 - RV Park

Good afternoon Mr. Angulo and Mr. Buschbacher,

Thank you for the information. I will forward my concerns and hopes to both of you. I will say it would be very convenient to have a storage facility so close!

I do have a few questions if you don't mind.

1) What is the city's long term plan for the area? We have Burger Kings and Dollar Stores very close, and I would prefer to have something a bit more upscale. Has there been any other interest in those parcels of land?

2) Do you know how property value would be affected by a storage facility?

I have a few other items of interest, but just getting new information.

If there is someone else that handles these types of questions, please let me know. I realize you are very busy.

Thank you for your time,
Dr. Jason Jensen
[REDACTED]

On Thu, Feb 4, 2021 at 10:41 AM Michael Buschbacher [REDACTED] wrote:

Sergio & Jason,

I am in the process of reviewing the recording to capture the meeting minutes. I plan on having the minutes completed within the next 2-3 days. I should be able to have both the minutes and my complete report to the planning department by Tuesday. This will summarize any concerns and how we plan to address those concerns.

Jason – Please feel free to reach out to me via email with any issues, concerns or support for the project that you may have.

As a precautionary measure in reaction to the COVID-19 Virus, Hunter Engineering has enabled a Remote Work Policy for the safety of our employees. We would like to reassure our clients that this policy will not affect our overall ability to provide premium services. Hunter

Engineering would like to thank you for your continued support and understanding during these tumultuous times. We will try to respond to all projects in a timely manner.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA

Principal Planner, Senior Urban Designer



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From: Sergio Angulo [REDACTED]
Sent: Thursday, February 4, 2021 10:33 AM
To: 'Jason Jensen' [REDACTED]
Cc: Michael Buschbacher [REDACTED]
Subject: RE: Citizen Review Meeting 2/3/21 - RV Park

Good morning Mr. Jensen,

Last night's meeting was a citizen outreach meeting for the developer to present their project to the neighborhood and receive feedback from neighbors. This project is still under design review so it has not yet been approved.

I have cc'd Michael Buschbacher, the applicant on this project, on this email to see if he can send you a copy the minutes from last night's meeting.

If you have questions or concerns please address those to Michael Buschbacher and please cc me so I am in the loop of those questions and concerns.

Best regards,

Sergio Angulo, Planner

City of Surprise

Community Development

16000 N. Civic Center Plaza | Direct: 623.222.3155 | Main: 623.222.3000

From: Jason Jensen [REDACTED]
Sent: Wednesday, February 3, 2021 5:49 PM
To: Sergio Angulo [REDACTED]
Subject: Citizen Review Meeting 2/3/21 - RV Park

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Dear Mr. Angulo,

I was at the meeting this evening, but joined late due to work. May I be added to the list for attendees, and receive a copy of the meeting minutes?

I had a few questions that I did not get a chance to ask. Who do I direct those to?

And lastly, what was the purpose of the meeting? Is this a done deal or are there other options?

Please contact me if you have any questions or concerns.

Thank you,

Dr. Jason W. Jensen, NMD

[REDACTED] Surprise, AZ [REDACTED]

[REDACTED]

[REDACTED] [REDACTED]

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

04 Feb 2021 17:33:26 -0000

Michael Buschbacher

From: Randy Proch [REDACTED]
Sent: Thursday, February 4, 2021 1:42 PM
To: Michael Buschbacher
Cc: Sergio Angulo
Subject: Re: Litchfield Self Storage CUP

This is all very helpful information. Thank you both. I have no doubts of your success at this location.

On Thu, Feb 4, 2021 at 10:47 AM Michael Buschbacher [REDACTED] wrote:

Sergio/Randy,

Our design team is working to update the materials to better integrate the buildings of this project to blend as much as possible to the adjacent land uses. We are also working on the building and wall designs that face the adjacent residential land uses in a response to the comments at the meeting last night.

Randy – Thank you for your contribution to the meeting last night.

As a precautionary measure in reaction to the COVID-19 Virus, Hunter Engineering has enabled a Remote Work Policy for the safety of our employees. We would like to reassure our clients that this policy will not affect our overall ability to provide premium services. Hunter Engineering would like to thank you for your continued support and understanding during these tumultuous times. We will try to respond to all projects in a timely manner.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA

Principal Planner, Senior Urban Designer



10450 N. 74th Street, Suite 200

Scottsdale, AZ 85258

Phone: (480) 991-3985

Fax: (480) 991-3986

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From: Sergio Angulo <[REDACTED]>
Sent: Thursday, February 4, 2021 10:29 AM
To: 'Randy Proch' <[REDACTED]> Michael Buschbacher [REDACTED]
Subject: RE: Litchfield Self Storage CUP

Good morning Randy,

Thank you for attending last night's outreach meeting and for expressing your concerns and opinions on this project.

The property on which this project is proposed to be developed is part of the employment/mixed-use parcel of which was added to the Marley Park PAD in 2002. If you look at page 182 of the pdf document you can see that the design guidelines you mention are not listed for this employment/mixed-use parcel. Those would apply to the commercial parcels located on Waddell and Reems and Cactus and Reems.

With that said, there is a requirement for this development to tie into the adjacent residential land uses and city staff is working with the developer to make the buildings of this project blend as much as possible to the adjacent land uses. We will also work with the developer on the building and wall design of the buildings that face the adjacent residential land uses. In addition to staff's review, I would like to mention that the building designs are also reviewed and analyzed by the Marley Park DMB who is the master plan developer of Marley Park.

Regarding the lighting concerns, city code requires all light fixtures to be fully cut-off fixtures that direct light straight down so that light does not spill to the sides. In addition, the developer must submit a lighting photometric plan to demonstrate that the proposed lighting onsite does not spill to outside of the project boundaries.

I hope that this helps.

If you have additional questions feel free to contact me.

Best regards,

Sergio Angulo, Planner

City of Surprise

Community Development

16000 N. Civic Center Plaza | Direct: 623.222.3155 | Main: 623.222.3000

From: Randy Proch <[REDACTED]>

Sent: Wednesday, February 3, 2021 5:41 PM

To: Sergio Angulo <[REDACTED]>

Subject: Litchfield Self Storage CUP

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Sergio,

The last multi-tenant building constructed along Waddell Road does not appear to be in context with the rest of Marley Park, specifically Section 4.4.2 of the PAD.

The renderings shown today of a gray CMU, bare metal and glass structures are not in accordance with the surrounding neighborhood. Additionally, any wall pack lighting along the west side would be clearly burdening the adjacent homes. The 175' buffer is free of obstruction, so residents would be staring at some very bright lights forever.

Thanks,

Randy Proch

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0.1

04 Feb 2021 17:28:35 -0000

Michael Buschbacher

From: Michael Buschbacher
Sent: Friday, February 5, 2021 8:45 AM
To: William Coniam
Cc: Sergio Angulo
Subject: RE: Litchfield Self Storage - Citizens Review Meeting Follow-up
Attachments: Citizens Review Meeting Minutes - Litchfield Self Storage-Hunter Engineering.pdf

Please find attached the minutes.

As a precautionary measure in reaction to the COVID-19 Virus, Hunter Engineering has enabled a Remote Work Policy for the safety of our employees. We would like to reassure our clients that this policy will not affect our overall ability to provide premium services. Hunter Engineering would like to thank you for your continued support and understanding during these tumultuous times. We will try to respond to all projects in a timely manner.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA
Principal Planner, Senior Urban Designer



10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258
Phone: (480) 991-3985
Fax: (480) 991-3986

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From: Michael Buschbacher
Sent: Friday, February 5, 2021 8:44 AM
To: William Coniam [REDACTED]
Subject: Litchfield Self Storage - Citizens Review Meeting Follow-up

William,

Thank you for participating in the Citizens Review Meeting for our project. As promised I am following up to provide you with meeting minutes that lists the topics discussed with the response provided during the meeting as a summary.

The demonstrated need for development in this commercial area is based on providing services for the community. However they take form, the need for neighborhood services, are essential to the economic development and vitality of the area and the neighborhood. This is why the land to the east of Marley Park was set aside to encourage services, retail and commercial developments for the nearby and surrounding residents. The specific 160 acres added to Marley Park back in 2002 provided for all levels of commercial uses, light industrial and Business Park uses on this property. The specific City Ordinance that approved these uses for case PADA02-104 and amended the Marley Park PAD is listed as ORD02-37.

In addition, our client is pulling together their market research data showing that the site they have chosen is the best location for the services they offer and that the market is not saturated with self-storage. Our client has also had discussions with the City of Surprise economic development department that is in support of bringing new business to the community, such as this.

To follow up on one more point that you made, the property walls that will screen views into the facility will be 8' tall as per the City's requirements. Also, additional trees are being provided to help screen site lighting from the facility.

I hope this answers your questions and as we receive additional market data, we will provide that you also. Again, thank you for being a part of the process; your involvement is important, and we appreciate citizens that work together with the City and businesses to continue to grow Surprise.

As a precautionary measure in reaction to the COVID-19 Virus, Hunter Engineering has enabled a Remote Work Policy for the safety of our employees. We would like to reassure our clients that this policy will not affect our overall ability to provide premium services. Hunter Engineering would like to thank you for your continued support and understanding during these tumultuous times. We will try to respond to all projects in a timely manner.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA
Principal Planner, Senior Urban Designer



10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258
Phone: (480) 991-3985
Fax: (480) 991-3986

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Roofing

Stucco / Plaster

Stucco / Plaster

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Public Notice

Public Notice

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Steve
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CITY OF SURPRISE CITIZEN REVIEW MEETING

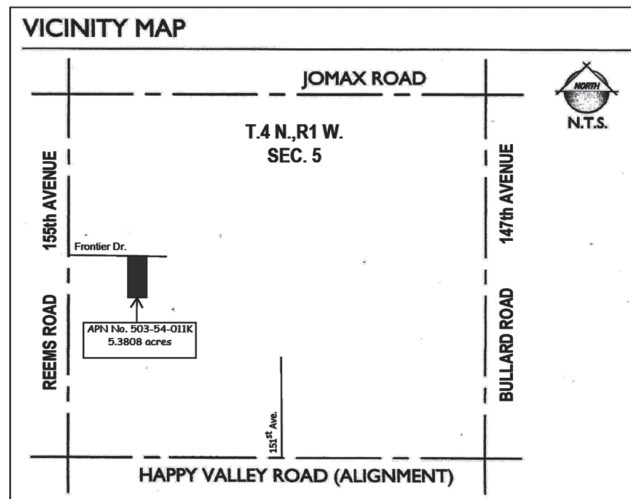
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. Due to the current COVID-19 public health emergency, the meeting will be conducted electronically. By using a computer and the access information provided below, 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: Robert H. Kuhfuss, AICP 623-222-3137, robert.kuhfuss@surpriseaz.gov

CITIZEN REVIEW MEETING DETAILS

DATE: Thursday, February 11, 2021
TIME: 6:00 PM
ONLINE ACCESS: <https://www.gotomeet.me/TBZoning/neighborhood-mtg-enclave-3>
CALL-IN: 1 (669) 224-3412
ACCESS CODE: 631-803-237

PROJECT LOCATION



PROJECT DESCRIPTION: Rezone 5.38 acres from Residential Ranch (RR) to Residential Medium Density with a Planned Unit Development Overlay (RM-9 PUD) amending development standards and limiting residential density to 3.9 dwelling units per acre. Enclave III at Paloma Creek. Surprise Planning Case FS20-731.

Publish: Daily Independent, January 22, Surprise Independent, January 27, 2021/453959

CITY OF SURPRISE CITIZEN REVIEW MEETING

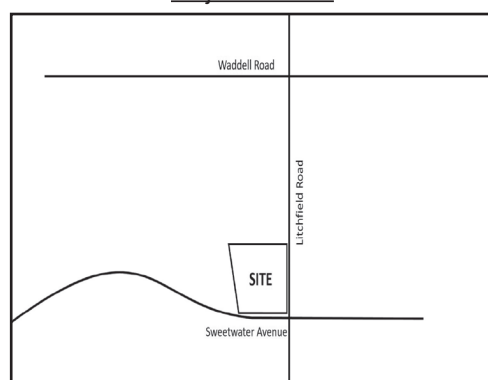
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City of Surprise Planner: Sergio Angulo, 623-222-3155, sergio.angulo@surpriseaz.gov

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday, February 3, 2021
TIME: 5:00 PM
ONLINE ACCESS: Online Microsoft Teams Meeting:
<https://tinyurl.com/y39abwy2>
Phone Access: +1 929-376-1703
Phone Conference ID: 489 906 231#

Project Location



PROJECT DESCRIPTION: Approval of a Conditional Use Permit (case FS20-609) to allow for a new self-storage facility in the Marley Park Planned Area Development located north of Sweetwater Avenue and west of Litchfield Road.

Publish: Daily Independent, January 19, Surprise Independent, January 27, 2021/452876

CITY OF SURPRISE CITIZEN REVIEW MEETING

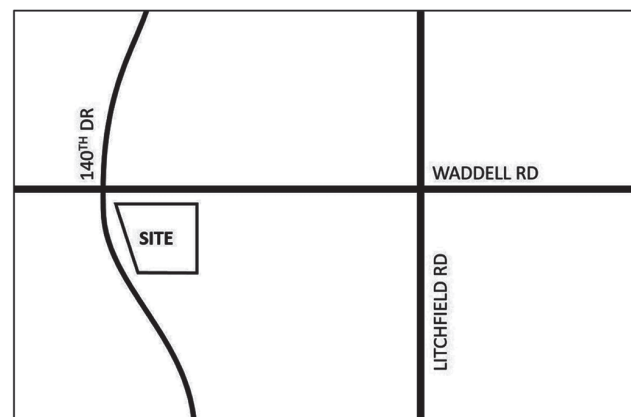
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City of Surprise Planner: Sergio Angulo, 623-222-3155, sergio.angulo@surpriseaz.gov

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday, February 10, 2021
TIME: 6:00 PM
ONLINE ACCESS: Online Zoom Meeting:
<https://us02web.zoom.us/j/89193150269?pwd=ZVBpRkVndTlkL2wrMEYrWDdhS3VCUT09>
Phone Access: +1 346 248 7799
Meeting ID (access code): 891 9315 0269
Passcode: 770581

Project Location



PROJECT DESCRIPTION: Approval of a new Vehicle Washing Facility (case FS20-762) in Marley Park Square. Generally located south of Waddell Road and west of Litchfield Road in the Marley Park Planned Area Development.

Publish: Daily Independent, January 22, Surprise Independent, January 27, 2021/453955

Real Estate

Houses - Sale

105th Dr. & Peoria.
Spacious living room, 2BD, 2BA, 2 car garage w/easy access to kitchen, convenient bonus room off covered patio, walking distance to Rec Center & shopping, \$247,000. (480)229-5296.

Find it faster. Sell it sooner in the classifieds

Sun City West
Stardust Golf Course home for sale by owner. Double fairway. 2bd, 2ba, 2 patios. Beautiful view. Expanded Wilmington home. 1851 SF. **No agent. Call or text. (626) 705-0937**

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Public Notice

Automotive

Automobiles

Beautiful 2016 Cadillac ATS Luxury Turbo Coupe. Red in color. Sun roof & special option aluminum wheels. 3,660 original miles. \$27,500. Sun City West car. Always garaged. Like new condition.

503-975-8464
623-546-8464

How do you find a job in today's competitive market? In the employment section of the classifieds

WANTED older cars
1940's 50's 60's 70's 80's 90's Etc. Running or not. Can tow non running car. Please Call or Text me what you have 480-375-8959 or email oldcar@usa.com

Public Notice

Automobiles

BRUNKS AUCTION
Sun, Jan 24, 2021
Preview 8a-9a

'08 Cadillac CTS
Clean! Appx 18k mil.
Auto Trans/Leather Interior

'01 Lexus 300 GS
Appx 112k mil.

Auto sell appx 11am.

10109 W Grand Ave
brunksauction.com
623-933-7748

Autos Wanted

Wanted-One Owner, Garaged, Older Automobile in Excellent Condition. Please call (602) 301-5418

Golf Cars

2007 Club Car President gas
Like New, 1 Owner
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\$7850
(406)451-8833
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Public Notice

Golf Cars

2010 Yamaha, gas
golf cart. Updated to a 2018. New motor. New body. New tires. EVERYTHING made NEW! Asking \$4900/ Offer. Must be sold!
(208) 816-3191

When doing those chores is doing you in, it's time to look for a helper in the classifieds.

2013 EZ-GO Electric
Customized and LOADED! 14" Chrome Wheels. High Speed. Newer Batteries. Silver/Black Top. Must See! \$6750 SCW.
623-362-9164

Sun City West. 2007 EZ-Go golf cart.
36 Volt. Batteries 2 years old. Well kept. Batteries checked for water once a month. Golf bag set-up with rear wind screen. Front windshield is a split option. \$1,495.
(623) 224-1247

Public Notice

Public Notice

Public Notice

Public Notice

Public Notice

CITY OF SURPRISE
CITIZEN REVIEW MEETING

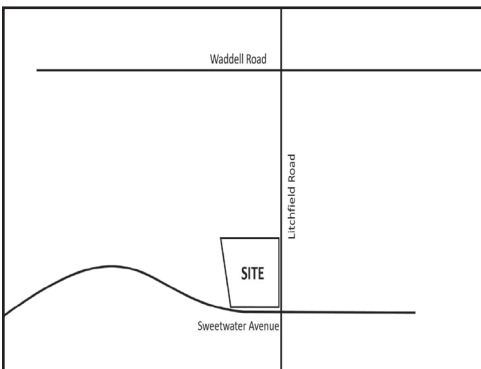
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City of Surprise Planner: Sergio Angulo, 623-222-3155, sergio.angulo@surpriseaz.gov

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday, February 3, 2021
TIME: 5:00 PM
ONLINE ACCESS: Online Microsoft Teams Meeting:
<https://tinyurl.com/y39abwy2>
Phone Access: +1 929-376-1703
Phone Conference ID: 489 906 231#

Project Location



PROJECT DESCRIPTION: Approval of a Conditional Use Permit (case FS20-609) to allow for a new self-storage facility in the Marley Park Planned Area Development located north of Sweetwater Avenue and west of Litchfield Road.

Publish: Daily Independent, January 19, Surprise Independent, January 27, 2021/452876

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CITY OF EL MIRAGE
NOTICE OF INVITATION FOR BIDS
DYSART ROAD & ACOMA DRIVE TRAFFIC SIGNAL

CITY OF EL MIRAGE
PROJECT NO. EM20-TS01

The project will consist of the installation of a new traffic signal at the three-legged intersection of Dysart Road and Acoma Drive and all associated work. Additional tasks will consist of adding a northbound deceleration lane on Dysart Road, modifying the median on Acoma Drive and curb and sidewalk replacement.

No earlier than Monday, January 11, 2021, copies of the Invitation for Bid (IFB) packets may be obtained by downloading the packet from the City's website, <http://az-elmirage4.civicplus.com/1681/Bid-and-Contract-Opportunities>

A MANDATORY PROSPECTIVE BIDDER'S CONFERENCE will be held at 1:00 PM (Arizona Time) Wednesday, January 20, 2021 via teleconference. Bid packets must be received by the City no later than 1:30 PM (Arizona Time) Wednesday, February 3, 2021. Further delivery instructions are contained in the IFB.

Publish: Daily Independent, January 11, 12, 18, 19, 2021/451714

CITY OF SURPRISE
NOTICE OF CANCELLATION OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that, contrary to a prior public notice, the City Council will **NOT** be holding a public hearing during the February 2, 2021, City Council meeting to discuss and review the Land Use Assumptions (LUA) and Infrastructure Improvement Plan (IIP) associated with development fees charged by the City. In addition, during the March 16, 2021, City Council meeting, the City Council will **NOT** consider the LUA or IIP for approval or disapproval. Public notice will be provided when the LUA and IIP are rescheduled for consideration and possible action by the City Council on future dates to be determined.

Description: Copies of the proposed LUA and IIP are available on the City of Surprise website at www.surpriseaz.gov/DIF.

Publish : Daily Independent, January 19, Surprise Independent, January 20, 2021/452016

Arizona Corporation Commission - RECEIVED: 12/4/2020
Arizona Corporation Commission - FILED: 12/4/2020
20120409521997

ARTICLES OF AMENDMENT TO ARTICLES OF ORGANIZATION

LIMITED LIABILITY COMPANY

ENTITY INFORMATION

ENTITY NAME: AZTEC AUTO GLASS LLC
ENTITY ID: 23147462
ENTITY TYPE: Domestic LLC
PERIOD OF DURATION: Perpetual
PROFESSIONAL SERVICES:
CHARACTER OF BUSINESS: Any legal purpose
MANAGEMENT STRUCTURE: Manager-Managed

NEW NAME
Aztec Auto Glass LLC

STATUTORY AGENT INFORMATION

STATUTORY AGENT NAME: United States Corporation Agents, Inc.
PHYSICAL ADDRESS: 17470 N. Pacesetter Way, SCOTTSDALE, AZ 85255
MAILING ADDRESS: 17470 N. Pacesetter Way, SCOTTSDALE, AZ 85255

KNOWN PLACE OF BUSINESS

12954 W Greenway Rd., SURPRISE, AZ 85374

PRINCIPALS

Manager: Stacie Espinoza - 12954 W Greenway Rd., SURPRISE, AZ, 85374, USA -- Date of Taking Office:
Member and Manager: Jose Angel Espinoza - 12954 W Greenway Rd., SURPRISE, AZ, 85374, USA -- Date of Taking Office:

SIGNATURE

Manager: Jose Angel Espinoza - 12/04/2020

Arizona Corporation Commission - RECEIVED: 12/4/2020
Arizona Corporation Commission - PENDING: 12/4/2020
20120409521997

Required Attachment of SUN DEVIL AUTO GLASS LLC

Changing the name of the limited liability company from SUN DEVIL AUTO GLASS LLC to Aztec Auto Glass LLC

Publish: Daily Independent, January 19, 20, 21, 2021/452684

AFFIDAVIT OF POSTING

Case Number FS20-609
Project Name: Surprise Storage
Project Location: N. Sweet water and west of Iitchfield Rd
Date Site Posted: 1/18/21

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.

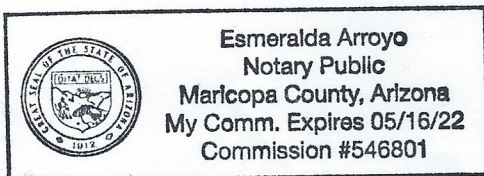
I confirm that the site has been posted as required, for the case noted above. Photographs of the site posting, and any subsequent changes/updates made to the sign, have also been submitted.

[Signature] Owner/Applicant Signature 1/18/20 Date

This instrument was acknowledged before me this 18 day of January, 2020 by Lorenia Martinez

[Signature]
Notary Public

My Commission Expires: 05.16.2022



Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: February 3rd, 2021

Time: 5pm

Location:

Online - Microsoft Teams

<https://tinyurl.com/y39abwy2>

Call in (audio only)

1+929-376-1703, 489906231#

United States, New York City

Phone Conference ID: 489 906 231#

Planing and Zoning

Date: _____

Time: _____

Location: _____

Town Council

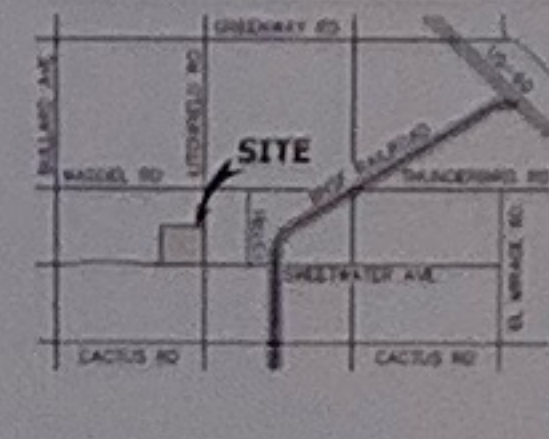
Date: _____

Time: _____

Location: _____

Case Reference: FS20-609

Request: Approval of a Conditional Use Permit (case FS20-609) to allow for a new self-storage facility in the Marley Park Planned Area Development located north of Sweetwater Avenue and west of Litchfield Road.



For more information call: 623.222.3011

[Surpriseaz.gov](https://surpriseaz.gov)

Notice of Public Hearing

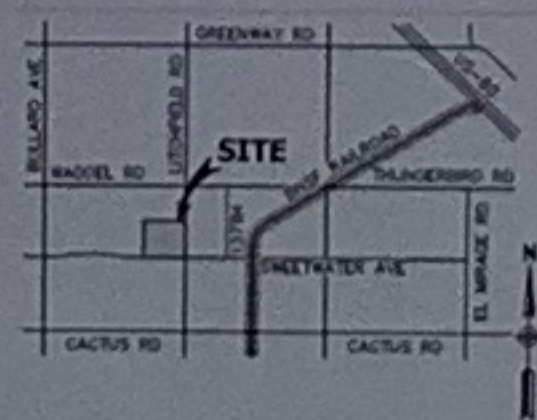
City of Surprise

Neighborhood Meeting
Date: February 3rd, 2021
Time: 5pm
Location:
Online - Microsoft Teams
<https://tinyurl.com/y39abwy2>
Call in (audio only)
1+929-376-1703, 489906231#
United States, New York City
Phone Conference ID: 489 906 231#

Planing and Zoning
Date: _____
Time: _____
Location: _____

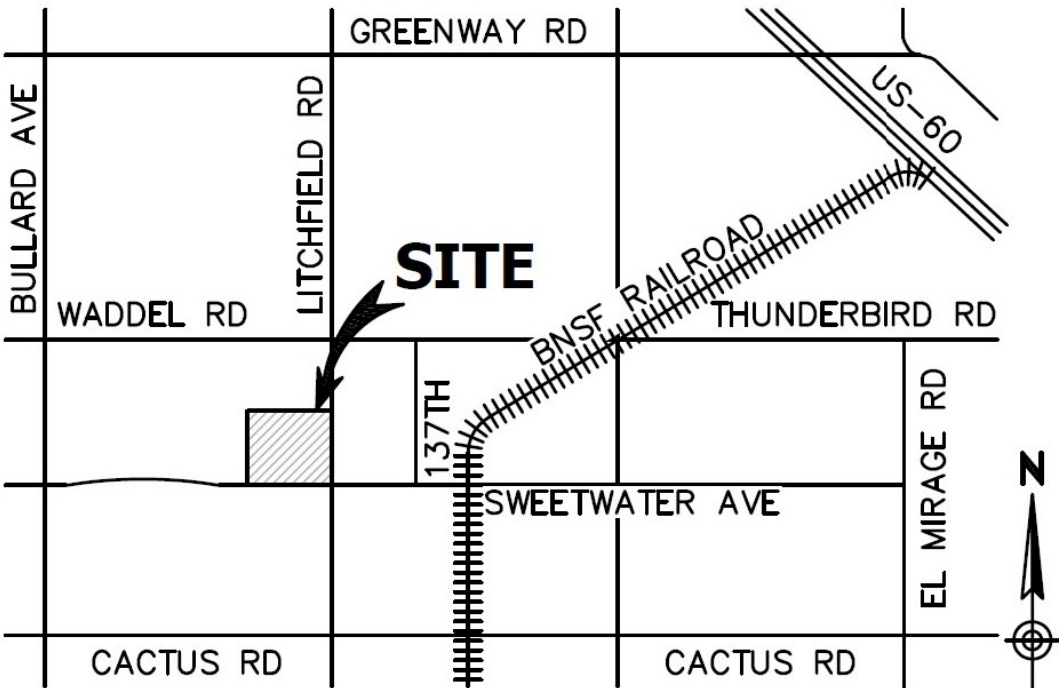
Town Council
Date: _____
Time: _____
Location: _____

Case Reference: FS20-609
Request: Approval of a Conditional Use Permit (case FS20-609) to allow for a new self-storage facility in the Marley Park Planned Area Development located north of Sweetwater Avenue and west of Litchfield Road.



For more information call: 623.222.3011

Surpriseaz.gov



VICINITY MAP

Sergio Angulo

From: agatha Opach [REDACTED]
Sent: Tuesday, February 2, 2021 8:15 AM
To: Sergio Angulo
Subject: Self storage at litch. And Sweetwater

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Unfortunately I will not be able to attend the online meeting on Wednesday but if it means anything I am against the idea of the storage in that area...Like we don't have enough of them already. Thank you,

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:57 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case # FS20-609

From: Bill Hart
Sent: Thursday, February 18, 2021 6:01 AM
To: Planning and Zoning Comments
Subject: Conditional Use Permit - Case # FS20-609

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

As a Surprise resident, I am against the building of these storage units, and I urge you to not approve the Conditional Use Permit Case #FS-609.

Bill Hart


Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 25, 2021 4:25 PM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case # FS20-609

-----Original Message-----

From: Stephanie Pineda [REDACTED]
Sent: Monday, February 22, 2021 10:41 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Conditional Use Permit - Case # FS20-609

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

To whom it may concern :

My family and I reside here in homestead at Marley Park. A few blocks where the proposed storage facility is set to be built. As a resident I am appalled that this is even a consideration less than half a mile down Litchfield there's a huge storage facility and less than a few blocks from here on Waddell there's another!!!! That's 2 storage facilities within a half mile radius and I'm sure there are more!

Consider using this land for retail for restaurants to attract people to Surprise to bring value to our land. Consider shops an indoor mall. Bring appeal to Surprise, have pride in the area invest in more than a piece of crap storage facility that brings down value and adds nothing to this community.

I urge you to consider the residents stop put much of the same. Stop putting unnecessary businesses that bring down value! Have pride! Do right by marley park residents. DO NOT BUILD ANOTHER STORAGE FACILITY! Please.

Michael and Stephanie Erazo
[REDACTED] Marley Park residents.

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:58 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit- FS20-609

From: [REDACTED]
To: Planning and Zoning Comments
Subject: Conditional Use Permit- FS20-609

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

To Whom it May Concern,

It has been brought to our attention that there is consideration to build yet another storage facility in Surprise. Specifically near the Marley Park and Veramonte communities. My email to add yet another voice of disagreement and concern over this.

We recognize the growth happening in Arizona in general. We also recognize Surprise has grown much just over the last 7 years that we have been here (we moved here from the East side of town). We know this will continue to happen, but we hope it is in the positive direction. The businesses without an area are a big portion of the decision making elements in when a person/family is deciding their residential moves. If we want our communities to continue to expand in a positive direction, adding yet another storage facility to add to the existing few all within a 10 mile radius is not the way to go.

Space should be used effectively and in line with the community settings. Marley Park/Veramonte are beautiful residential areas. Adding a storage facility would be the WORST idea for this area. I know MANY of our neighbors are outraged at this proposal and some even considering moving should this happen. Well established residents, active members of the area, residents who contribute in a positive manner to the growth of Surprise.

Please, we implore you to turn away this non sense of adding another storage facility as there LITERALLY is no need for another one in this area for the residents of Surprise and nearby neighboring towns.

If you have any questions or concerns, please feel free to reach out to me directly at [REDACTED]

Thank you,
Noemi Kyle

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Monday, March 1, 2021 9:05 AM
To: Sergio Angulo
Subject: FW: Litchfield Self Storage

Good morning Sergio,

I believe this is the same case as all the other comments we're receiving (FS20-609). Will you please let me know if not so I can be sure it's saved to the correct case?

Thank you!

Ashley Labhart
Senior Administrative Specialist

City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise, AZ 85374
Office: (623) 222-3099 | Fax: (623) 222-3001

From: Alissia Chung
Sent: Friday, February 26, 2021 9:53 AM
To: Planning and Zoning Comments
Subject: Fwd: Litchfield Self Storage

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello there,

As a new resident of the Homestead at Marley Park neighborhood here in Surprise, I am disappointed to hear that another Self Storage facility is being considered for the property on the corner of Litchfield and Sweetwater. Property that borders right up to the backyards of many new beautiful homes and is an entry point into the neighborhood.

There are several self storage facilities in our area already, two within blocks. Certainly there could be a better, more valuable use of this land to support so many new residents. We were certainly hoping to attract something more high end.

This proposed use of this land would likely devalue our property. I personally own a home that borders the commercial property (or greenbelt).

The future EOS gym, offices, and small retail businesses make sense on that North side of the property. It would be a shame if those future commercial rentals go unleased because they don't want to be next to a self storage facility as well.

I reviewed the presentation and I disagree with Hunter Engineering in their assessment. This self-storage facility could certainly be a burden. For example, in the evenings the noise could be disruptive to residents, especially knowing the business owner will likely not staff after hours. Another example, moving trucks coming in and out in this area could be very disruptive, especially with Legacy Traditional School being right down the street on Sweetwater.

As a resident, I am humbly asking you to protect my real estate investment and support us in encouraging the development of more family-serving retail businesses in our neighborhood.

Thanks for your time,

Alissia & Byung Chung

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:55 AM
To: Sergio Angulo
Subject: FW: Case #FS20-609

-----Original Message-----

From: Alicia Campbell [REDACTED]
Sent: Wednesday, February 17, 2021 7:34 AM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case #FS20-609

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,

As a 17 year homeowner in Surprise, I urge you to deny approval of case #FS20-609. Please, not another storage facility!

Surprise has so much potential, and these storage facilities miss the mark for employment or adding value to our city. I understand the need for storage facilities, but enough is enough! Three facilities within about a mile of this location is ridiculous. Adding one more would be a huge detriment to the development of our city and mark Surprise as the city to store your junk. What a sad fate for such a beautiful city with so much potential!

Please deny approval of Case #FS20-709. Doing so will be a vote of confidence that our city deserves better.

Sincerely,
Alicia Campbell

Sent from my iPhone

Sergio Angulo

From: Robert Kuhfuss
Sent: Tuesday, March 9, 2021 6:34 AM
To: Sergio Angulo
Subject: Fw: MORE Storage Units @ Marley Park

Sergio - this pertains to one of your cases. Please be sure to include in your staff report packet after the proper redaction. Also, send a pdf version of the redacted email to the applicant for their records.

From: James Stewart on behalf of Planning
Sent: Monday, March 8, 2021 6:18 PM
To: Robert Kuhfuss
Subject: FW: MORE Storage Units @ Marley Park
FYI

-----Original Message-----

From: Gennie Smith
Sent: Saturday, March 6, 2021 9:03 AM
To: Planning
Cc: [REDACTED]
Subject: MORE Storage Units @ Marley Park

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Good Morning,

I am writing as concern of MORE storage units that are suppose to go up by Marley Park. I have lived in Surprise since 2001 before it has grown like it as. We keep getting surveys of what we would like to see come to Surprise and NOTHING that people have requested are coming. Just that the things we don't need like Burger Kings, Storage Units, Warehouses and 55 and older retirement facilities.

Why Surprise has grown so much why not keep it growing with businesses we need to keep Surprise residences in Surprise and spending money in Surprise! Right now we go to Goodyear and Arrowhead to shop because we have nothing here to shop or different restaurants!

WHY are there SO many storage units and Burger Kings in Surprise it is ridiculous that is all we can get here. We have a cute little town put things her people will want to stay in Surprise for and top with the same things no one wants!
I hope you hear the Surprise residences and top with these businesses.

Sincerely,
Gennie Smith
Resident of 20 years

Sent from my iPhone

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:56 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case # FS20-609

-----Original Message-----

From: DEMETRIA WAITS [REDACTED]
Sent: Wednesday, February 17, 2021 5:51 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Conditional Use Permit - Case # FS20-609

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Chairman and Members of the Planning and Zoning Commission - I'm asking you to DENY the self-storage facility Conditional Use Permit as it will destroy the Veramonte/Marley Park area. We have a beautiful community coming together, don't let yet another self-storage facility ruin that for us as this is a wonderful family community.

This comment is being submitted in regards to the request for a Conditional Use Permit for a self-storage facility at the NW corner of Litchfield & Sweetwater (Case #FS20-609). Im a Surprise resident for 12 years. This neighborhood is immediately adjacent to the subject property, which is why I write to you today.

I'm asking you to deny this request because there are already 3 self-storage facilities within about a mile of this location and 7 or more within a couple miles. It's ridiculous. If you follow social media, you would know that the #1 thing residents complain about is how many self-storage facilities continue to be built.

According to the Marley Park Planned Area Development (PAD), this area is designated as employment/mixed-use. I think most people would agree that we need more employment opportunities in Surprise. Self-storage facilities like this hardly employ anyone (only need one person working, so likely would only hire perhaps 1-3 people for this facility). This property is almost 25 acres, (1,076,999 SF, which is 24.7 acres). For comparison, the entire Veramonte park with parking lot, soccer field, baseball field, etc. is 363k SF, about 1/3 of that property - think what else could go on such a large piece of property that could better serve the community.

Often we don't have a say in what property owners build on their property (as long as it meets zoning requirements) but in this case they need the conditional use permit (CUP) - so we can finally say NO.

Approval of the CUP is discretionary and at a *minimum* must meet 9 criteria. I argue that this use does not meet numerous findings required. For example, there is not a "demonstrated need for such use" - when I asked about this during the public hearing they only talked about how there aren't many RV parking facilities. So if they are supposedly trying to meet a need for RV parking, why did they only allow for less than 25% of the land to actually be used for that "demonstrated need." When others continued pointing out how many self-storage facilities are in the vicinity, they said they would get back to us with more market information demonstrating the need. They never provided further information. There is no demonstrated need for such use. Citizens of Surprise are sick of the number of self-storage facilities being built, especially in this immediate area. Don't approve the construction of another.

Additionally, it does not meet the requirements of Finding #4: "The proposed use shall conform to the goals and policies of any specific district or plans for the area." as previously discussed due to the very limited employment this use would provide.

Members of the Planning and Zoning Commission, I implore you, do not destroy the Veramonte/Marley Park area. We have a beautiful community coming together, don't let yet another self-storage facility ruin that for us. Please, please, please DENY this request for a Conditional Use Permit. (Case: #FS20-609)

Demetria Waits

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Monday, February 22, 2021 9:17 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case # FS20-609

From: Jana Keeley
Sent: Saturday, February 20, 2021 9:57 PM
To: Planning and Zoning Comments
Subject: Conditional Use Permit - Case # FS20-609

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

To Whom It May Concern,

I am writing as a new homeowner in a home near the corner of Sweetwater and Litchfield with concerns. I am wondering how the construction of a self-storage facility aligns with the goals and best interest of homeowners in the newly developed side of Marley Park. There are so many self-storage facilities nearby, I feel it would really be a shame for this area to be used for yet another storage facility.

Thank you,
Jana Keeley

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Tuesday, April 6, 2021 11:18 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case # FS20-609

From: Loni Miller [REDACTED]
Sent: Monday, April 5, 2021 3:00 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Conditional Use Permit - Case # FS20-609

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

To who it may concern.

I am writing to let you know that I am against the building a storage unit on Litchfield And Sweetwater in surprise.

Conditional Use Permit - Case # FS20-609

Thank you,
Loni Miller
Get [Outlook for iOS](#)

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Tuesday, April 6, 2021 11:18 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case # FS20-609

-----Original Message-----

From: Latoi Sullenger <[REDACTED]>
Sent: Monday, April 5, 2021 3:41 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Conditional Use Permit - Case # FS20-609

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Hello,

I live here in surprise and heard that another storage unit is in review to be built and I am here to say NO to that plan. Please, we do not need anymore storage unit, Burger King not goodwill. There are ridiculous amount of storage unit, Burger King and Goodwill in Surprise. We NEED more parks, we NEED more place we can take children to play, we need hobby lobby or homegoods something that will create jobs and money float rather than a storage unit to just sit there with max 3 employees in the whole unit.

Please.....NO to anymore storage units.
Please help us make surprise a place we want to stay for a long time.

Thank you,
Latoi Sullenger

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:57 AM
To: Sergio Angulo
Subject: FW: CUP Case# FS20-609 - Public Comment

From: Matthew V. Parker
Sent: Thursday, February 18, 2021 4:33 AM
To: Planning and Zoning Comments
Subject: CUP Case# FS20-609 - Public Comment

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Hello,

I am writing to request the DENIAL of the CUP for the proposed "Litchfield Self-Stoarge" to be located at northwest corner of Litchfield abd Sweetwater.

As a Marley Park property owner, I have serious concerns regarding the addition of not only ANOTHER self storage facility in Surprise, but namely that they will be storing Recreation Vehicles ("RVs") at that location. RVs can vary greatly in size including length and height. Some RVs are the size of full tour buss with lengths over 40 feet long and heights over 16 feet. This would create an incongruent configuration of land use to the adjacent residential zoning. In particular, the Marley Park PAD has a designated articular style and character that adheres to strict architectural standards with RV parking restrictions in the community. How does placing an RV storage facility directly adjacent and in visual range that is incongruent with the neighboring zoning help keep uniformity with the intend use of Marley Park community? It does not. Residents of Marley Park do not want to look and see tour bus size vehicles when they look out their windows. This facility is incompatible with the overall zoning profile of the planned development and character of the overall community which is why they need to request a CUP

Further, RV vehicles can be extremely loud. Many come in diesel engine variants, have on board fossil fuel generators, and are overall noisy vehicles to operate. Often many RV and storage facilities have open hours, 24/7, where customers can access their storage or RV at anytime. If you've ever been to any of these types of facilities, you'd know that they are noisy and busy places. This noise from this facility, of vehicles and people constantly coming and going, loading and unloading, all day long, will greatly diminish the habilitiy and quiet enjoyment of the adjacent residential properties.

Coincidentally, notice that in the presentation slide received from the applicants, they do not have one example of an RV parked there? Why is that? It's because they know that a parking lot full of RVs is an eyesore and unappealing.

Residents are not opposed to businesses that bring economic opportunity to the city, but this facility will employ next to no staff and misses that mark. Surprise residents want businesses that bring economic growth and jobs. A storage facility and RV lot does not do that.

Please help protect the unique character of Marley Park and the adjacent residential communities and DENY this CUP. It is unneeded, unwanted, and will be nothing more than an eyesore. This property can be put to better use that fulfills the long term strategic plan of appropriate development.

Respectfully,

Matthew V. Parker, J.D.

Sent from [BlueMail](#)

Sergio Angulo

From: Randy Proch <[REDACTED]>
Sent: Wednesday, February 3, 2021 5:41 PM
To: Sergio Angulo; [REDACTED]
Subject: Litchfield Self Storage CUP

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Sergio,

The last multi-tenant building constructed along Waddell Road does not appear to be in context with the rest of Marley Park, specifically Section 4.4.2 of the PAD.

The renderings shown today of a gray CMU, bare metal and glass structures are not in accordance with the surrounding neighborhood. Additionally, any wall pack lighting along the west side would be clearly burdening the adjacent homes. The 175' buffer is free of obstruction, so residents would be staring at some very bright lights forever.

Thanks,
Randy Proch

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:57 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case # FS20-609

From: Tara Muldner
Sent: Thursday, February 18, 2021 12:55 AM
To: Planning and Zoning Comments
Subject: Conditional Use Permit - Case # FS20-609

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

To Whom It May Concern,

I'm writing in regard to Conditional Use Permit - Case # FS20-609.

It is my understanding you will be voting on whether or not to approve this permit. As a long time resident of Surprise, I would request you to vote no on this permit.

We already have 3 self-storage units within a mile and 7 additional within a couple miles of it. Enough is enough when it comes to self-storage. We truly need to consider the needs of everyone in the community. Self-storage units do not employ many people and it doesn't enhance the desirability for attracting residents and other businesses.

Please, I urge you to consider the bigger picture and vote no.

Thank you
Tara Muldner

[Sent from Yahoo Mail for iPad](#)

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:57 AM
To: Sergio Angulo
Subject: FW: Case #FS20-609

-----Original Message-----

From: Steve Whynott [REDACTED]
Sent: Wednesday, February 17, 2021 7:24 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case #FS20-609

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Dear Chairman and Members of the Planning and Zoning Commission - I'm asking you to DENY the self-storage facility Conditional Use Permit as it will destroy the Veramonte/Marley Park area. We have a beautiful community coming together, don't let yet another self-storage facility ruin that for us as this is a wonderful family community.

This comment is being submitted in regards to the request for a Conditional Use Permit for a self-storage facility at the NW corner of Litchfield & Sweetwater (Case #FS20-609).

Thank you

Stephen Whynott

Sent from my iPhone

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:55 AM
To: Sergio Angulo
Subject: FW: Case #FS20-609

-----Original Message-----

From: Timothy Durga [REDACTED]
Sent: Wednesday, February 17, 2021 5:49 PM
To: Planning and Zoning Comments <PandZComments@surpriseaz.gov>
Subject: Case #FS20-609

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

Please no more storage units in Surprise. There are so many in a 5-mile radius from this location. You already approved one at Greenway and cotton lane. We need more job opportunities that employ more than three.

Sent from my iPhone

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:55 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case #FS20-609

From: William Coniam
Sent: Tuesday, February 16, 2021 8:41 AM
To: Planning and Zoning Comments
Subject: Conditional Use Permit - Case #FS20-609

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

Dear Chairman and Members of the Planning and Zoning Commission - I'm asking you to DENY the self-storage facility Conditional Use Permit as it will destroy the Veramonte/Marley Park area. We have a beautiful community coming together, don't let yet another self-storage facility ruin that for us as this is a wonderful family community.

This comment is being submitted in regards to the request for a Conditional Use Permit for a self-storage facility at the NW corner of Litchfield & Sweetwater (Case #FS20-609). As a resident of Surprise for 12 years as a very active member of the community (including serving on the City of Surprise Board of Trustees from 2017 to present). During these 12 years I've had the pleasure of living in the Veramonte neighborhood with my wife and two children. This neighborhood is immediately adjacent to the subject property, which is why I write to you today.

I'm asking you to deny this request because there are already 3 self-storage facilities within about a mile of this location and 7 or more within a couple miles. It's ridiculous. If you follow social media, you would know that the #1 thing residents complain about is how many self-storage facilities continue to be built.

According to the Marley Park Planned Area Development (PAD), this area is designated as employment/mixed-use. I think most people would agree that we need more employment opportunities in Surprise. Self-storage facilities like this hardly employ anyone (only need one person working, so likely would only hire perhaps 1-3 people for this facility). This property is almost 25 acres, (1,076,999 SF, which is 24.7 acres). For comparison, the entire Veramonte park with parking lot, soccer field, baseball field, etc. is 363k SF, about 1/3 of that property - think what else could go on such a large piece of property that could better serve the community.

Often we don't have a say in what property owners build on their property (as long as it meets zoning requirements) but in this case they need the conditional use permit (CUP) - so we can finally say NO.

Approval of the CUP is discretionary and at a *minimum* must meet 9 criteria. I argue that this use does not meet numerous findings required. For example, there is not a "demonstrated need for such use" - when I asked about this during the public hearing they only talked about how there aren't many RV parking facilities. So if they are supposedly trying to meet a need for RV parking, why did they only allow for less than 25% of the land to actually be used for that "demonstrated need." When others continued pointing out how many self-storage

facilities are in the vicinity, they said they would get back to us with more market information demonstrating the need. They never provided further information. There is no demonstrated need for such use. Citizens of Surprise are sick of the number of self-storage facilities being built, especially in this immediate area. Don't approve the construction of another.

Additionally, it does not meet the requirements of Finding #4: "The proposed use shall conform to the goals and policies of any specific district or plans for the area." as previously discussed due to the very limited employment this use would provide.

Members of the Planning and Zoning Commission, I implore you, do not destroy the Veramonte/Marley Park area. We have a beautiful community coming together, don't let yet another self-storage facility ruin that for us. Please, please, please DENY this request for a Conditional Use Permit. (Case: #FS20-609)

--T. William Coniam, CPCU, CFPS

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:55 AM
To: Sergio Angulo
Subject: FW: No more storage please

From: Campbell, Travis
Sent: Wednesday, February 17, 2021 7:38 AM
To: Planning and Zoning Comments
Subject: No more storage please

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

There is a national problem of too many storage units nationally - it's evident by prices being driven down this past year even with more people moving and storing and post Covid it's going to be even worse please read this article to confirm what I'm saying and say no to more storage we'd rather pay higher taxes and wait for better businesses to build our city

<https://www.businessofbusiness.com/articles/the-self-storage-industry-is-in-trouble-this-data-shows-why/>

Travis Campbell MS, PA-C
Cancer Treatment Centers of America

Sergio Angulo

From: Ashley Labhart on behalf of Planning and Zoning Comments
Sent: Thursday, February 18, 2021 11:55 AM
To: Sergio Angulo
Subject: FW: Conditional Use Permit - Case #FS20-609

From: Adam Dawson
Sent: Tuesday, February 16, 2021 11:11 AM
To: Planning and Zoning Comments
Subject: Conditional Use Permit - Case #FS20-609

****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.****

As a concerned citizen of Surprise I urge you to deny the above referenced conditional use permit. An RV storage unit facility will not bring any additional employment opportunities to the city, nor would there be any significant taxable revenue for the city or state. RV's are more commonly used by part-time residents of a city meaning their dollars are often not spent in the city of Surprise for most of the year. In addition with the proposal of 8ft walls only part of the larger RV's would be blocked from view for the residents and visitors of the community, hardly the type of view to encourage others to visit or live in our community in the future and bring further taxable income. I encourage the city to show additional patience for a business that would further promote the values that we all have come to expect of our fine city.

Sincerely,
Adam Dawson



FS20-609

Self-Storage Facility

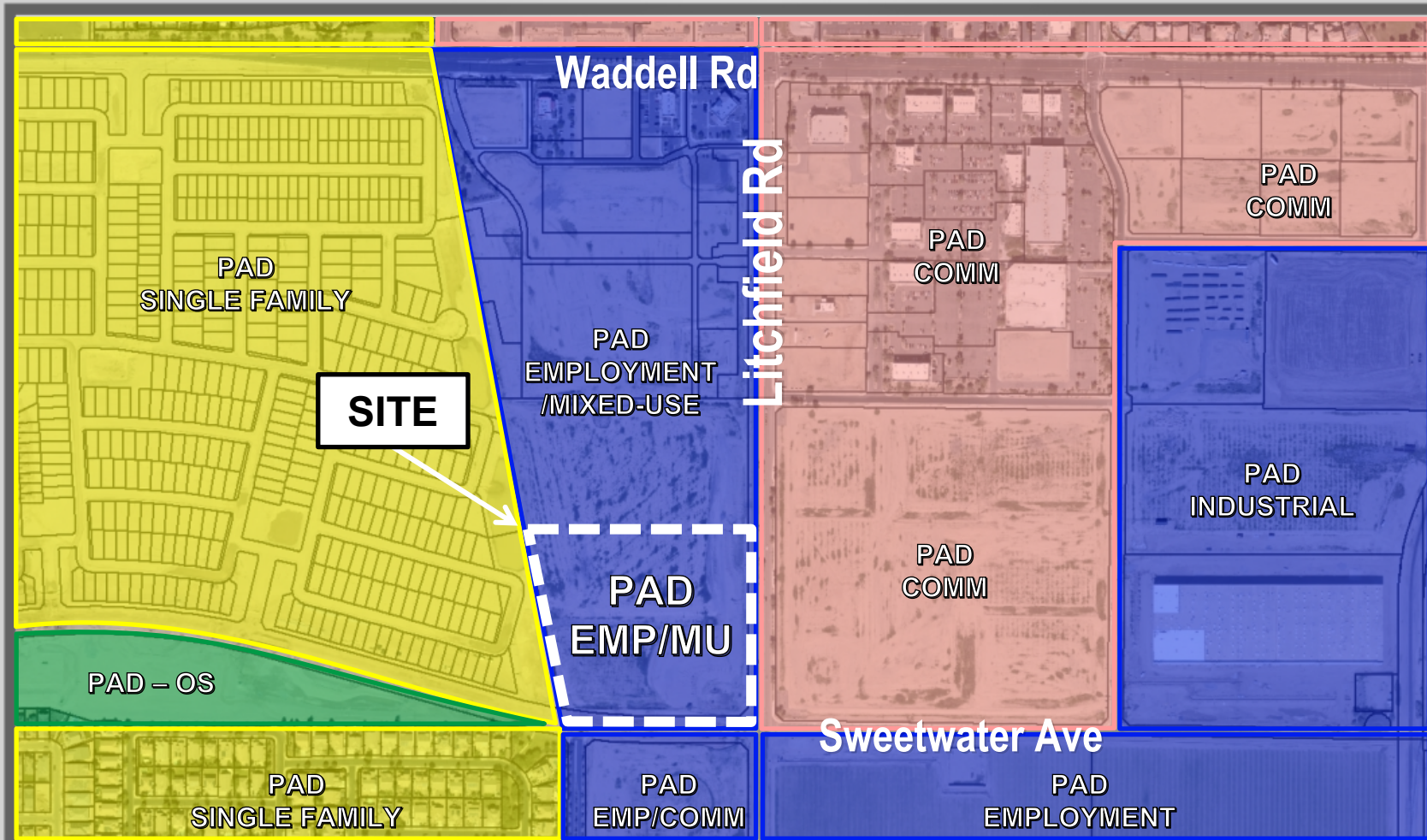
Conditional Use Permit

Planning & Zoning Commission

May 6, 2021

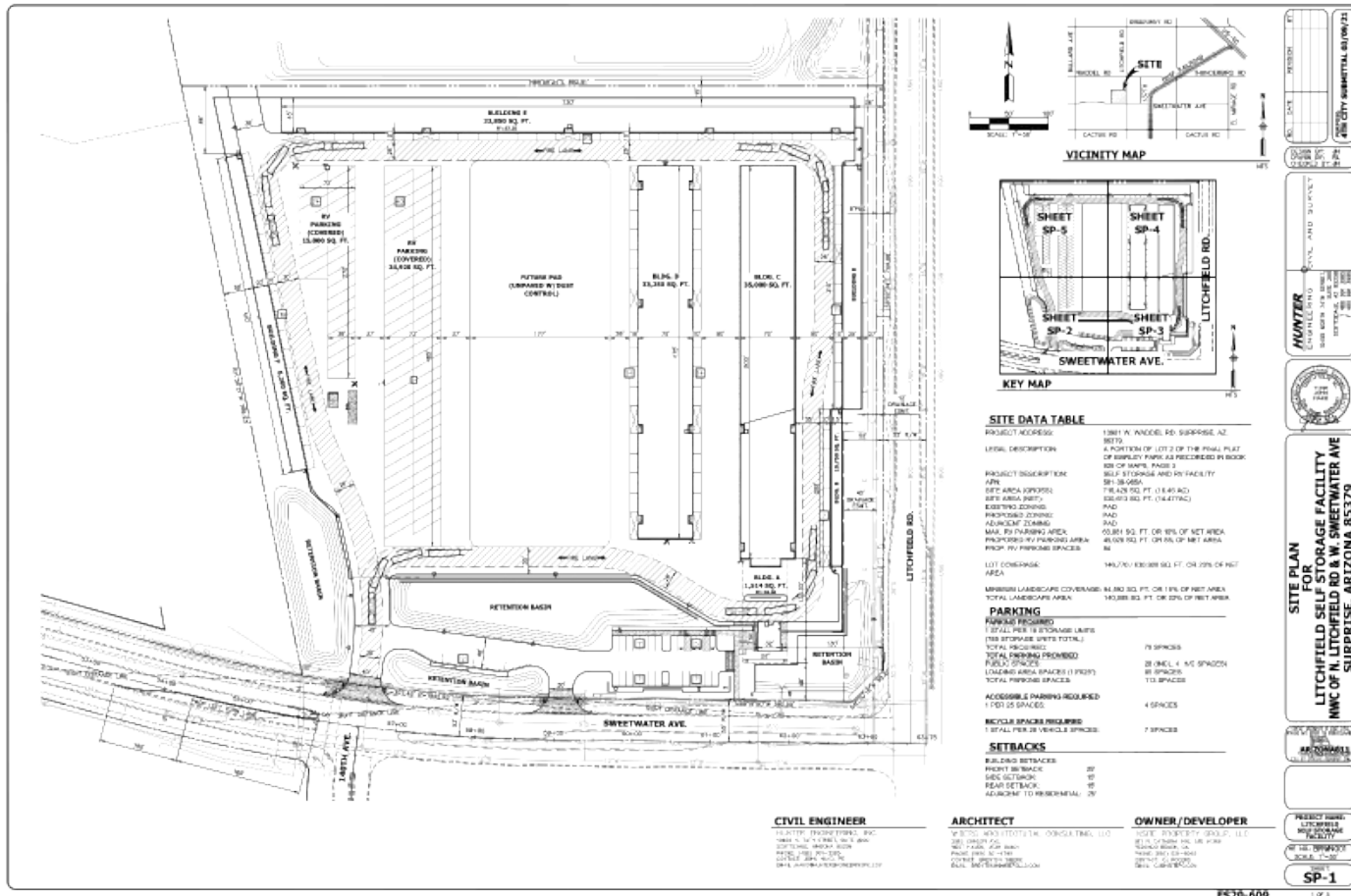


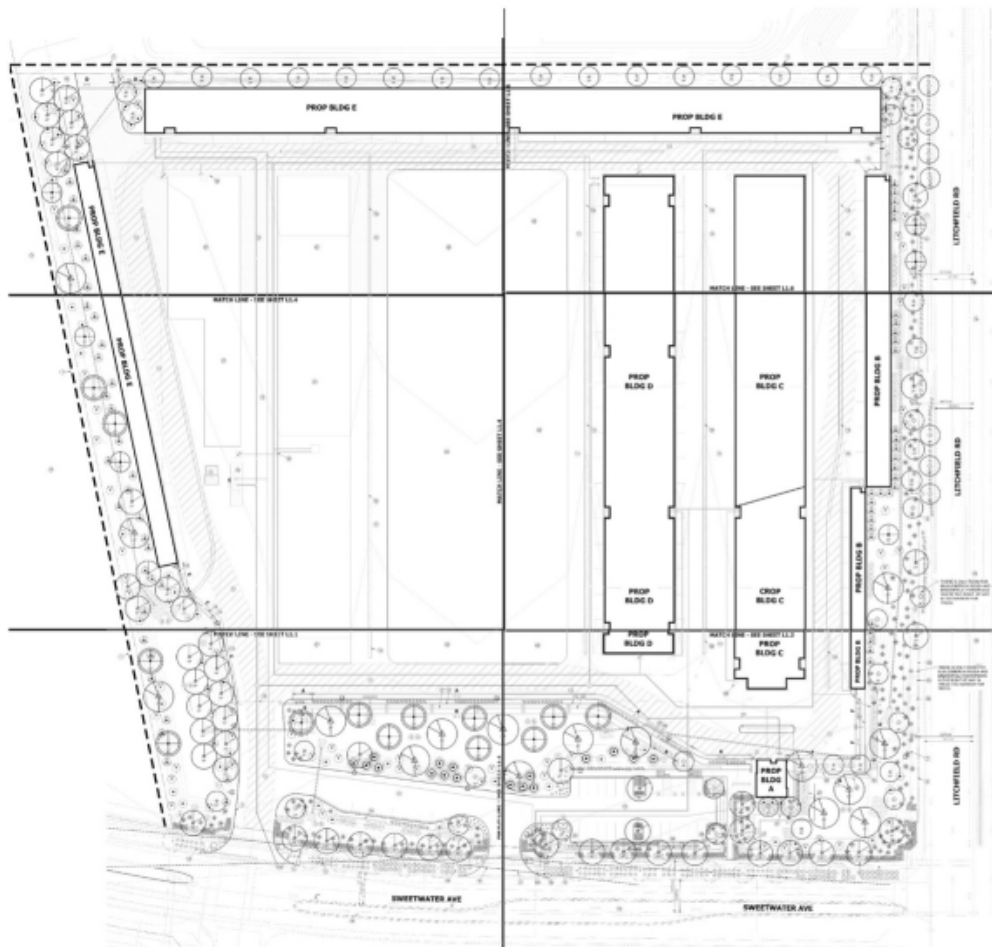
FS20-609 VICINITY MAP



FS20-609 ZONING

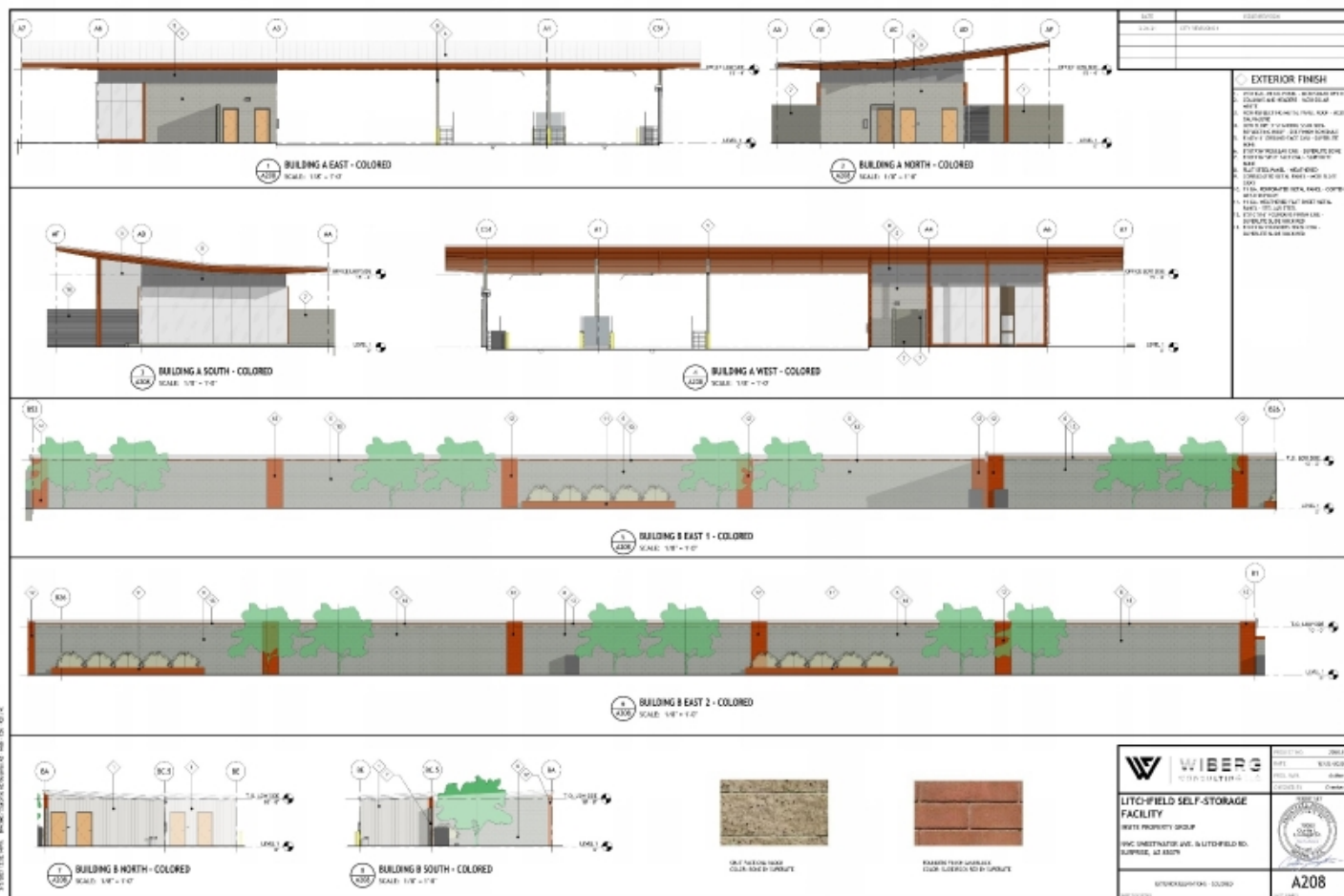
FS20-609 SITE PLAN



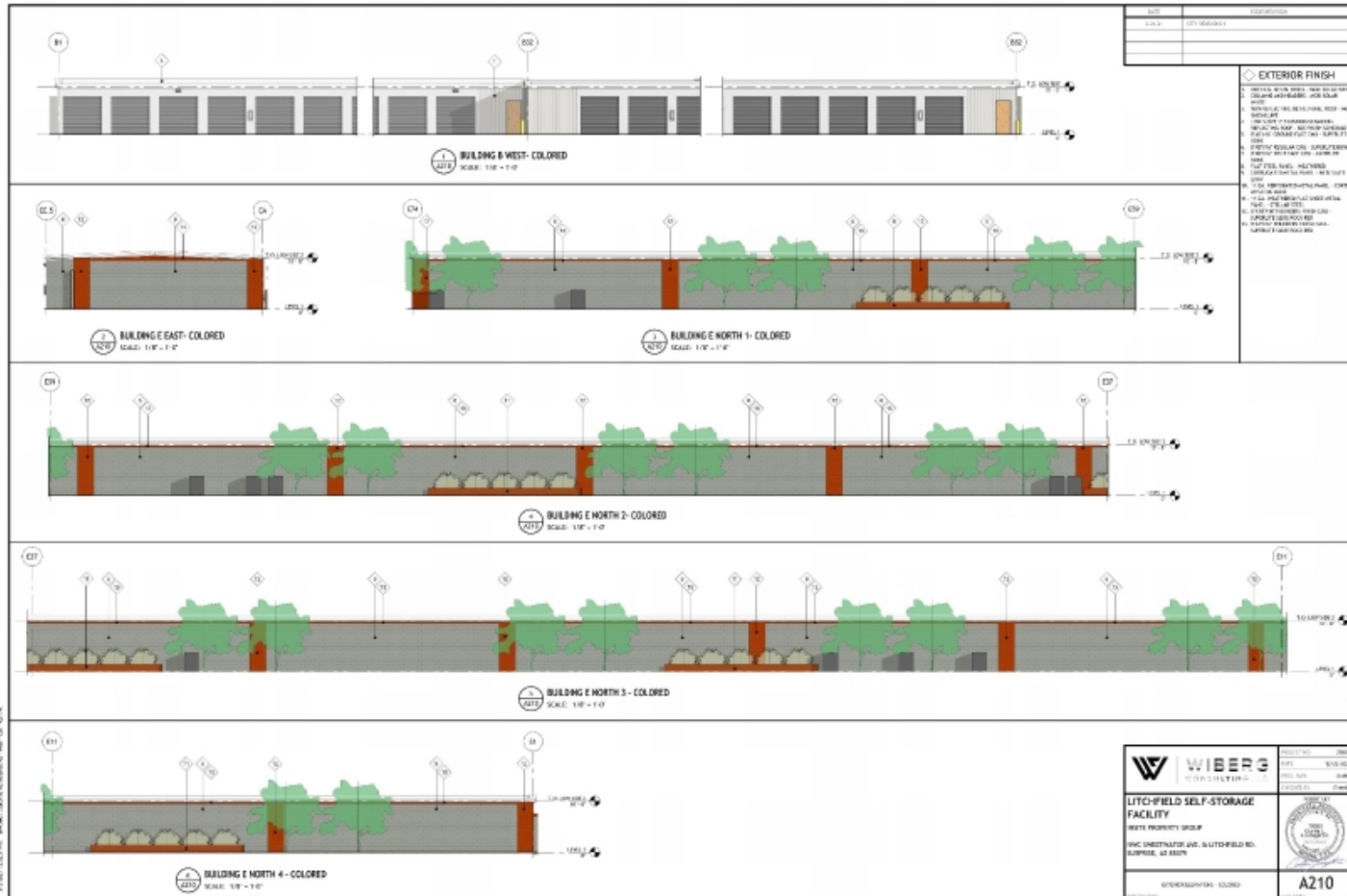


FS20-609 LANDSCAPE PLAN

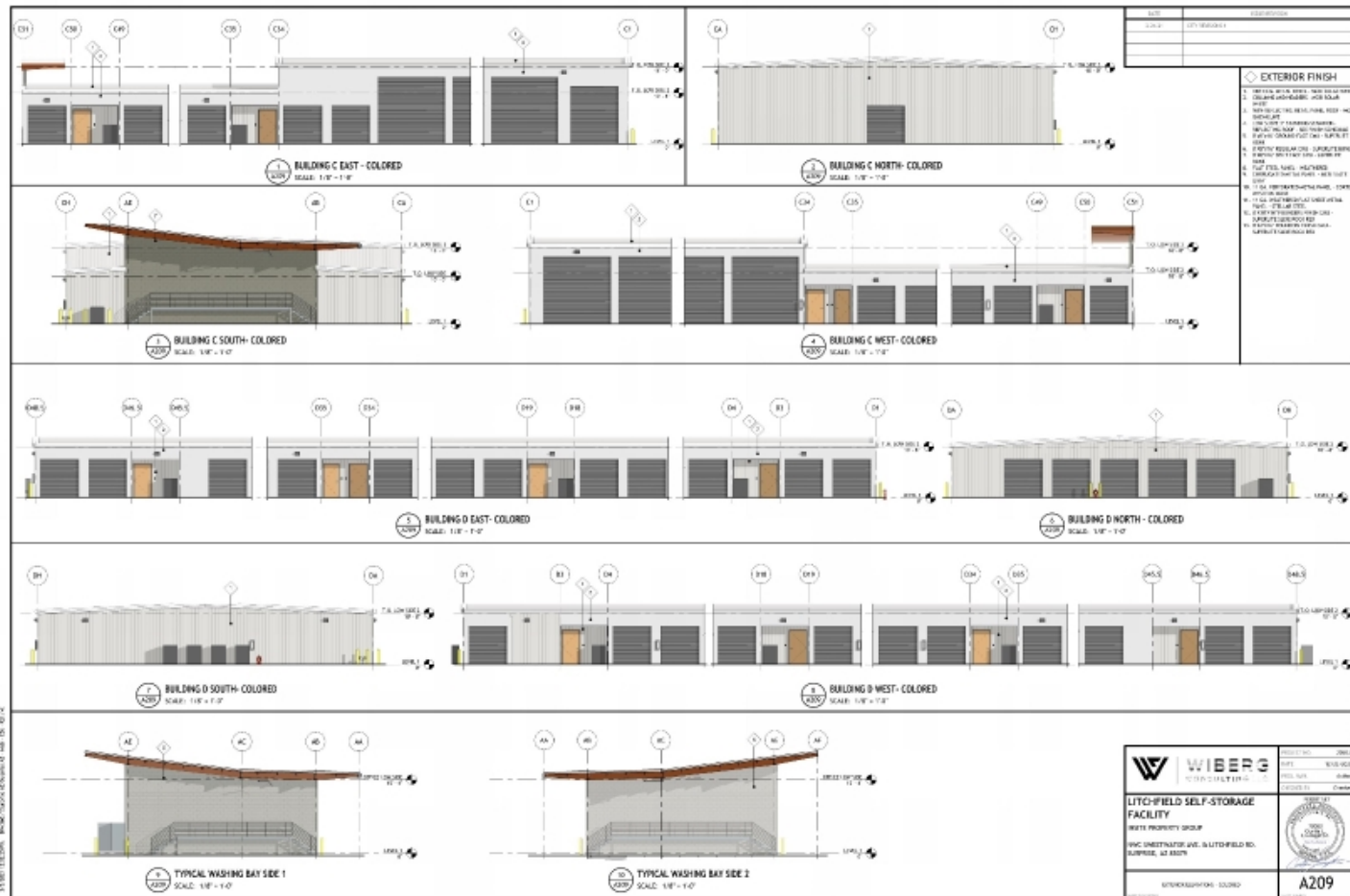
FS20-609 ELEVATIONS



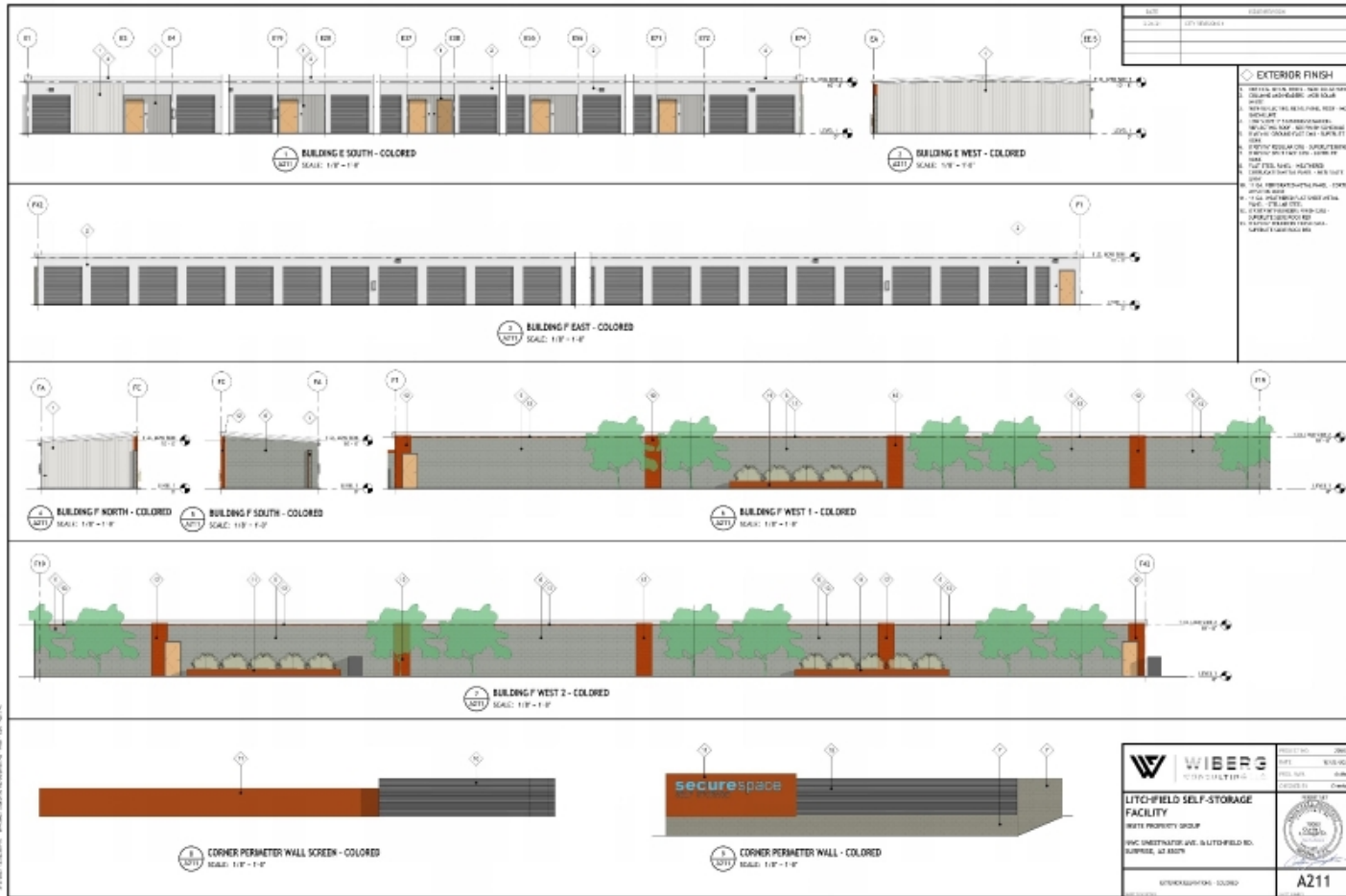
FS20-609 ELEVATIONS



FS20-609 ELEVATIONS



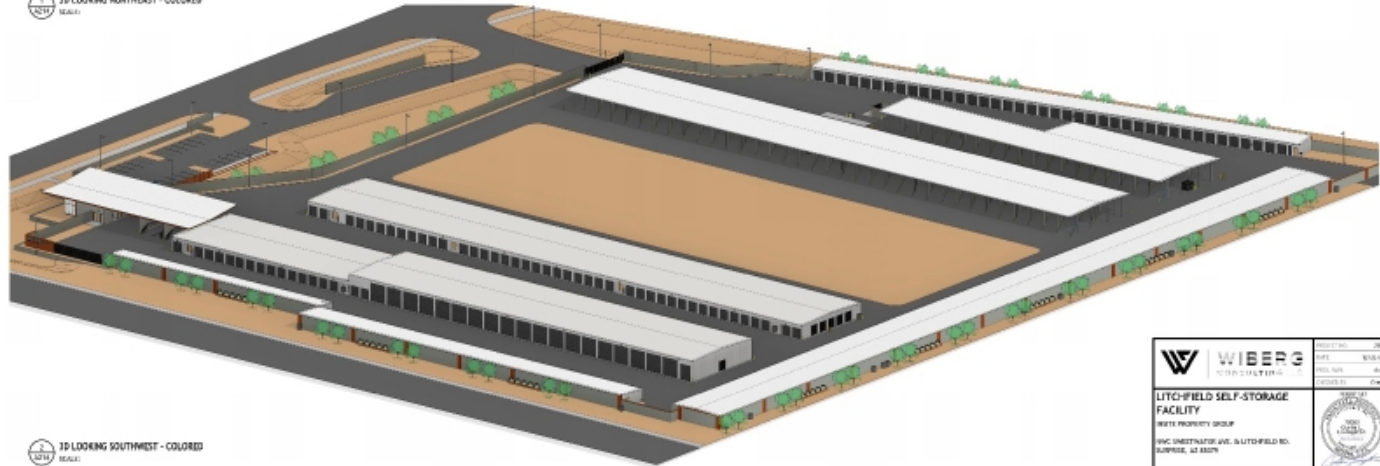
FS20-609 ELEVATIONS



FS20-609 ELEVATIONS



3D-LOOKING NORTHEAST - COLORED
SCALE:



3D-LOOKING SOUTHWEST - COLORED
SCALE:

WIBERG CONSTRUCTION	DATE: 08/01/2017
	PROJECT: CITY TREASURY
	PROJECT NO: 17000000000000000000
	PROJECT NO: 17000000000000000000
LITCHFIELD SELF-STORAGE FACILITY WEAVER PROPERTY GROUP 1000 UNIVERSITY AVE. IN LITCHFIELD NO. 1 SUITE 100, AZ 85078	
SECTION: 2E-0000 - 1200000	
A214	



RECOMMENDATION

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



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 6, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 4
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Conditional Use Permit for a Recreational Vehicle Storage Facility, and Site Plan, entitled “Wanderland RV Storage”, dated March 4, 2021, generally located north of Bell Road and east of Dysart Road. Case FS20-755.

Motion:

I move to approve/disapprove the Conditional Use Permit for a Recreational Vehicle Storage Facility, and Site Plan entitled “Wanderland RV Storage”, dated March 4, 2021, subject to stipulations “A” through “E” as memorialized in the staff report.

Background:

The subject property is zoned C-3 and is located north of Bell Road and east of Dysart Road. On site, the applicant is proposing a total of 187 enclosed RV Storage units and an RV wash and dump station.

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 - FS20-755 - Staff Report
2. 01 - FS20-755 - Vicinity Map

3. 02 - FS20-755 - Site Plan
 4. 03 - FS20-755 - Landscape Plan
 5. 04 - FS20-755 - Elevations
 6. 05 - FS20-755 - Citizen Participation Report
 7. 06 - FS20-755 - Aff Posting
 8. FS20-755 - PowerPoint
-

Case: FS20-755

Project Name: Wanderland RV Storage

Council District: 4 – Mulberry

Meeting Date: May 6, 2021

Planner: Sergio Angulo

Owner: VP Cinema LLC

Applicant: Philip Gollon with ARC Services Inc.

Request: Conditional Use Permit and Site Plan for Wanderland RV Storage

Site Location: Generally north of Bell Road and east of Dysart Road

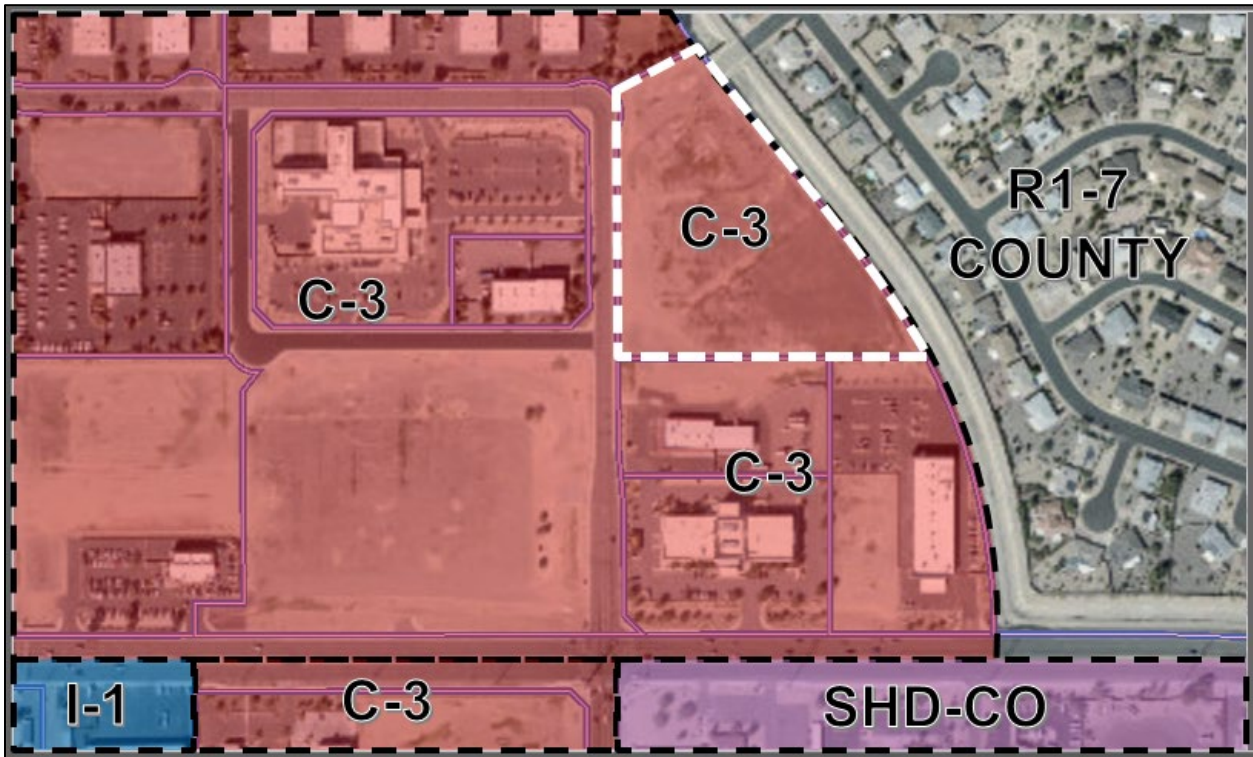
Site Size: 6.24 Acres (approx.)

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

Support/Opposition: Residents from the vicinity attended the Citizen Outreach Meeting. There was no opposition to the project; however, one area resident expressed an interest in having a wider landscape buffer along the eastern edge of the project.

Staff Recommendation: Staff recommends the Commission **approve** case FS20-755, subject to stipulations 'A' through 'E'.

Existing Zoning:



Regional Commercial (C-3)	R1-7 Maricopa County	R1-7 Maricopa County
Regional Commercial (C-3)	Regional Commercial (C-3)	R1-7 Maricopa County
Regional Commercial (C-3)	Regional Commercial (C-3)	R1-7 Maricopa County

History:

May 23, 1996: The subject property was annexed into the City of Surprise by the Mayor and City Council.

October 15, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-621.

November 30, 2020: The applicant filed a request for a Conditional Use Permit and Site Plan approval for Wanderland RV Storage.

March 22, 2020: The applicant held a Citizen Outreach Meeting, which was properly advertised. Residents from the vicinity attended the meeting to learn about the project. There were no concerns brought up by those who attended the meeting; however, one area resident expressed an interest in having a wider landscape buffer along the eastern edge of the project.

50 **Project Description:**
51

52 ARC Services Inc., on behalf of VP Cinema LLC, requests approval of a Conditional Use
53 Permit and Site Plan to allow for a Recreational Vehicle Storage Facility on 6.24 acres
54 (approx.) of property located north of Bell Road and east of Dysart Road.
55

56 The subject property is zoned Regional Commercial C-3. This Conditional Use Permit
57 application was received prior to the approval of the City's current Land Development
58 Ordinance and was reviewed under the standards of the Surprise Unified Development Code
59 (SUDC). The SUDC lists Vehicle Storage for Recreational Vehicles as a Conditionally
60 Permitted use in Regional Commercial zoning districts.
61

62 The site will have one (1) general access point from Dysart Road on the southeast corner of
63 the site, and an emergency-only access point on the north side of the property. The general
64 access drive will be a shared access with the property to the south. Access into the storage
65 units' internal area will be gated. The plan provides a pedestrian path from the main office
66 building to the sidewalk in the right-of-way along Dysart Road.
67

68 The proposed development includes a 900 square foot office building, 187 enclosed RV
69 storage units, and an RV wash and dump station. Typical size of the storage units range
70 between 14' x 35' and 14' x 45'. This development also includes 11 custom units, which vary
71 in size. The storage buildings are 15'-10" tall and are equipped with 13'-10" tall roll-up doors.
72 The site includes four (4) public parking spaces that are located near the entrance of the
73 office building; one (1) of those parking spaces is ADA accessible. The site meets the
74 minimum parking requirement (4 spaces) of the SUDC.
75

76 The proposed landscape meets the requirements of the SUDC. The landscape onsite will
77 continue the same planting pattern used in the adjacent developments.
78

79 The proposed building elevation design will complement this area as it uses similar materials
80 and colors which reflect existing buildings in the vicinity. The proposed building elevations
81 meet with the requirements of the SUDC.
82

83 The application also included a lighting photometric study which meets the lighting
84 requirements of the SUDC.
85

86 **Reviewing Agencies:**
87

88 In addition to the standard city internal reviewing departments, the Maricopa County Flood
89 Control District, Maricopa Water District, and Luke AFB were included in the routing of this
90 request. None of the reviewing agencies indicated any concerns over the request.
91
92
93
94

95 **Summary:**

96
97 Staff believes by accepting and incorporating stipulations 'A' to 'E', the proposed Conditional
98 Use Permit and Site Plan will meet the requirements of the SUDC and the General Plan.
99

100 **Findings:**

- 101
102 • The proposed Conditional Use Permit and Site Plan are consistent with the Surprise
103 General Plan 2035.
104 • The proposed Conditional Use Permit Site Plan meets the provisions of the SUDC as
105 applicable.
106

107 **Recommendation:**

108
109 Based on the findings noted above, staff recommends the Commission **approve** case FS20-
110 755, subject to stipulations 'A' to 'E' as outlined below:
111

- 112 A. Development and use of the site shall be consistent with the Site Plan
113 entitled "Wanderland RV Storage" prepared by Architectural Concepts,
114 dated March 4, 2021.
115 B. Landscaping associated with the site shall be consistent with the Landscape
116 Plan entitled "Wanderland RV Storage" prepared by Everett Landscape
117 Architecture dated March 4, 2021.
118 C. Building Elevations shall be consistent with the Building Elevations entitled
119 "Wanderland RV Storage" prepared by Architectural Concepts, dated
120 March 4, 2021.
121 D. This Conditional Use Permit is valid for one (1) year after approval by the
122 Planning and Zoning Commission. This Conditional Use Permit shall expire
123 on the one (1) year anniversary of approval, unless construction
124 commences prior to that date.
125 E. Non-compliance with the stipulations of approval of this case will be treated
126 as a violation in accordance with the applicable provisions of the Surprise
127 Municipal Code.

128 However, should the Commission wish to **deny** the request, the Commission should make
129 its own findings and base its decision on those alternative findings.
130

131 **Attachments:**

- 132
133 01 Vicinity Map
134 02 Site Plan
135 03 Landscape Plan
136 04 Building Elevations
137 05 Citizen Participation Report



FS20-755 VICINITY MAP





WEST ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION BUILDING A
SCALE: 1/8" = 1'-0"



TYPICAL INTERIOR YARD ENCLOSED RV ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL INTERIOR YARD ENCLOSED RV ELEVATION
SCALE: 1/8" = 1'-0"



TYPICAL EXTERIOR FACING PERIMETER WALL ELEVATION EAST
SCALE: 1/8" = 1'-0"



NORTHSIDE ELEVATION - BUILDING 'F' (WASH STATION)
SCALE: 1/8" = 1'-0"

MATERIAL SCHEDULE (1) - MATERIALS		COLORS
MATERIALS		
1. 3' x 8' x 1/4" SHEET PILING	9. MUELBERRY METAL CORRUGATED METAL SHEET PILING	A. MUELBERRY METAL MEDIAN RIBBED GALVALUME
2. 6' x 8' x 1/4" SHEET PILING	10. MUELBERRY METAL MEDIAN RIBBED PANEL (HORIZONTAL)	B. MUELBERRY METAL ORANGE RED
3. 6' x 8' x 1/4" SHEET PILING	11. MUELBERRY METAL PLAT PANEL	C. MUELBERRY METAL PATRIOTIAN BRONZE
4. 6' x 8' x 1/4" SHEET PILING	12. 1/2" x 1/2" METAL TIE	D. MUELBERRY METAL PATRIOTIAN BRONZE
5. 3' x 8' x 1/4" SHEET PILING	13. MUELBERRY METAL STANDING SEAM METAL ROOF RIBS	E. MUELBERRY METAL PATRIOTIAN BRONZE
6. 6' x 8' x 1/4" SHEET PILING	14. CONTINUOUS 4" METAL GUTTER (FACTORY PAINTED)	F. ALL BOLLARDS SAFETY YELLOW
7. 4' x 8' x 1/4" SHEET PILING	15. DOWNPOUT OUTER	G. UNPAINTED ALUMINUM
8. ALUMINUM FINISHED WINDOW STATION	16. MUELBERRY METAL GATE FLASHING	H. -
9. 4' x 8' x 1/4" SHEET PILING	17. SKELED LIGHT GAUGE I-BEAM	J. -
10. 3' x 8' x 1/4" SHEET PILING	18. UNPAINTED ALUMINUM	
11. 6' x 8' x 1/4" SHEET PILING	19. CONCRETE/TILED STEEL BOLLARD	
12. 6' x 8' x 1/4" SHEET PILING	20. 3' x 8' x 1/4" SHEET PILING	
13. 6' x 8' x 1/4" SHEET PILING	21. 6' x 8' x 1/4" SHEET PILING	
14. 6' x 8' x 1/4" SHEET PILING	22. 6' x 8' x 1/4" SHEET PILING	
15. 6' x 8' x 1/4" SHEET PILING	23. 6' x 8' x 1/4" SHEET PILING	
16. 6' x 8' x 1/4" SHEET PILING	24. 6' x 8' x 1/4" SHEET PILING	

GENERAL NOTE
BOLLARD ALL 1/2" DIA. UNPAINTED ALUMINUM

Architectural Concepts

48851 Calle Manana
Cathedral City, California 92234
Phone: (405) 774-1087
Email: info@architecturalconcepts.com

ARC Services Inc.
1400 N. GULOCK PLACE
Tucson, Arizona 85708
Phone: (480) 837-0761
Email: pgs@arc-services.com

WANDERLAND RV STORAGE
SURPRISE, ARIZONA

ELEVATIONS

Date: 03/04/21
Project number:
Drawn by: RL
Checked by: BG
LAW 180

☒ Design Development
☐ Progress Const. Docs.
☐ City Submittal
☐ Bid Package
☐ Construction Issue
☐ Record Drawing

Sheet Number:

DDO

FS20-755

Meeting Summary

CR20-621 Wanderland RV Storage – Citizen Review Meeting

Timeline

6:00pm – Vintage Partners provided a company and project overview.

6:10pm/6:30pm – Questions and answers.

Questions

Will there be traffic coming out of the north gate?

No, traffic will not be coming out of the north gate, it is only a fire access gate.

Is there a landscaped area on the west side of the building?

Yes, a 40' landscaped area between the building and the sidewalk.

Is there a landscape area on the east side of the building?

Yes, a 4' landscaped area between the building and canal.

Will any traffic be entering the residential neighborhood to the east of the property?

No, traffic will not enter the residential area to the east.

Attendance Sheet

Rob Kuhfuss

Lloyd Abrams

Walter Crutchfield

Kevin Sagastume

Abel



AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS20-755
Applicant Name: Vintage Partners
Location: SEC Dysart Rd and Foxfire Dr
Date Site Posted: March 4th, 2021 sign modified: April 12th, 2021

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
Applicant/Representative Signature

4-12-2021
Date

This instrument was acknowledged before me on this 12th day of April, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad
Notary Public

10.25.2024
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).





FS20-755

Conditional Use Permit

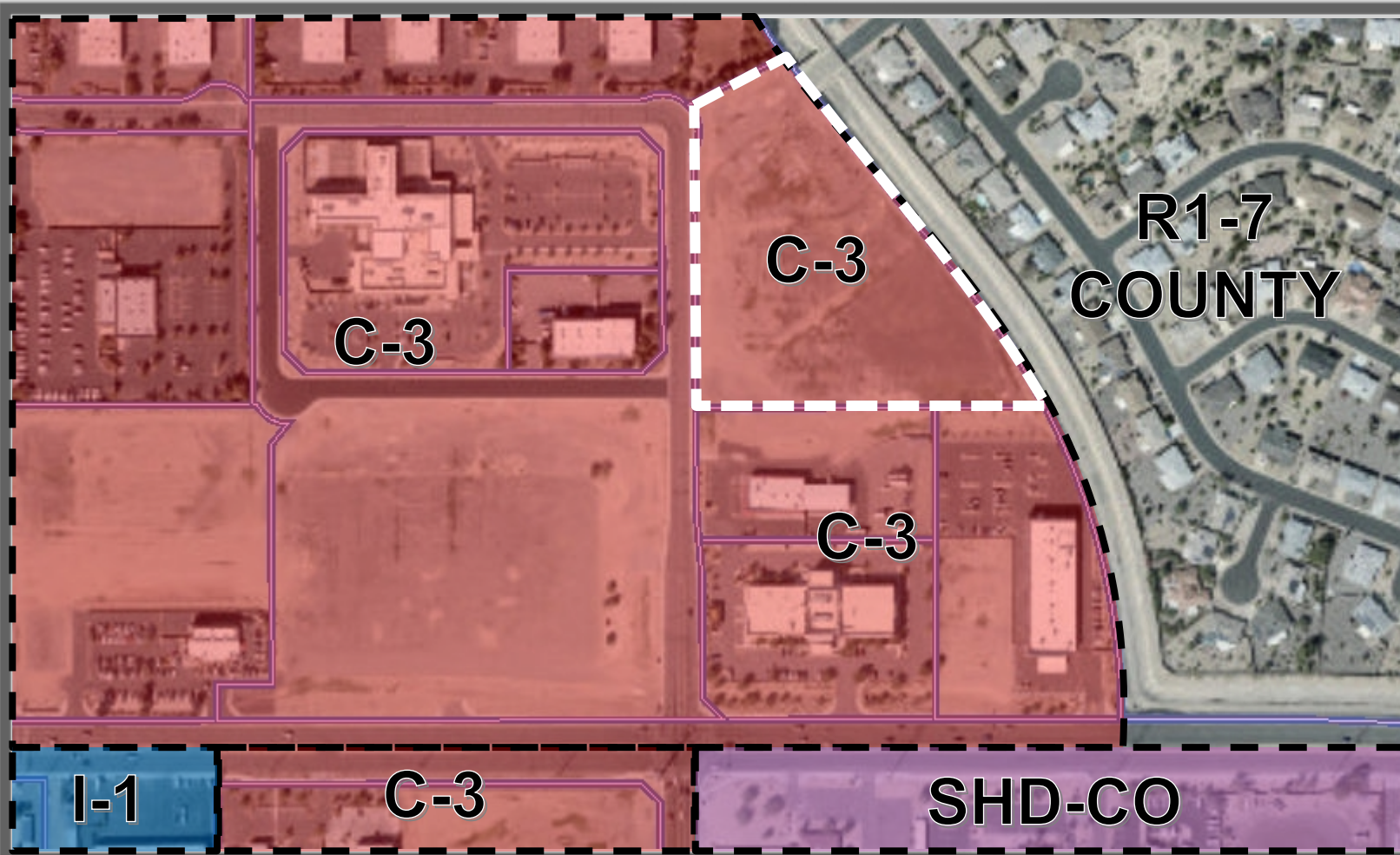
Wanderland RV Storage

Planning & Zoning Commission

May 6, 2021



FS20-755 VICINITY MAP



FS20-755 ZONING

Page 203 of 276





RECOMMENDATION

Staff recommends the Commission Approve the Site Plan subject to stipulations 'A' – 'E'.



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 6, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan for a new office and warehouse facility on Lot 5 of Skyway Business Park II, generally located south of Cactus Road and west of Dysart Road. Case FS19-413.

Motion:

I move to approve/disapprove the Site Plan for Skyway Commons Phase II Building C, subject to stipulations "A" through "E".

Background:

Dale Zapata, on behalf of Skyway LLC, requests a Site Plan to allow a new office and warehouse facility on Lot 5 of Skyway Business Park.

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-FS19-413-Skyway Commons Phase II Building C- Staff Report
2. 01-FS19-413-Skyway Commons Phase II Building C-Vicinity Map
3. 02-FS19-413-Skyway Commons Phase II Building C-Case Map

4. 03-FS19-413-Skyway Commons Phase II Building C-Site Plan
 5. 04-FS19-413-Skyway Commons Phase II Building C-Landscape Plan
 6. 05-FS19-413-Skyway Commons Phase II Building C- Elevations
 7. FS19-413- Skyway Commons Phase II Building C PZ 050621
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS19-413

Project Name: Skyway Commons Phase II Building C

Council District: 6- Palo Verde

Meeting Date: May 6, 2021

Planner: Shirley Phan

Owner: Moshe Silagi, Skyway LLC

Applicant: Dale Zapata, Cawley Architects

Request: Site Plan

Site Location: Generally, located south of Cactus Road and west of Dysart Road

Site Size: 5.18 acres (approx.)

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

Support/Opposition: None known

Staff Recommendation: Approve, subject to stipulations "A" through "E"

Project Description:

Dale Zapata, on behalf of Skyway LLC, requests a Site Plan to allow for a new office and warehouse facility located south of Cactus Road and west of Dysart Road. The proposed Skyway Commons Phase II Building C will include a new 59,328 square foot single-story building.

The site will take access from two (2) new driveways on Dysart Road and one (1) new driveway on 132nd Avenue. The site will also take indirect cross access from the adjacent parking lots located north and south of the subject site. The proposed Site Plan will also provide pedestrian connectivity to the existing sidewalks along Dysart Road and 132nd Avenue.

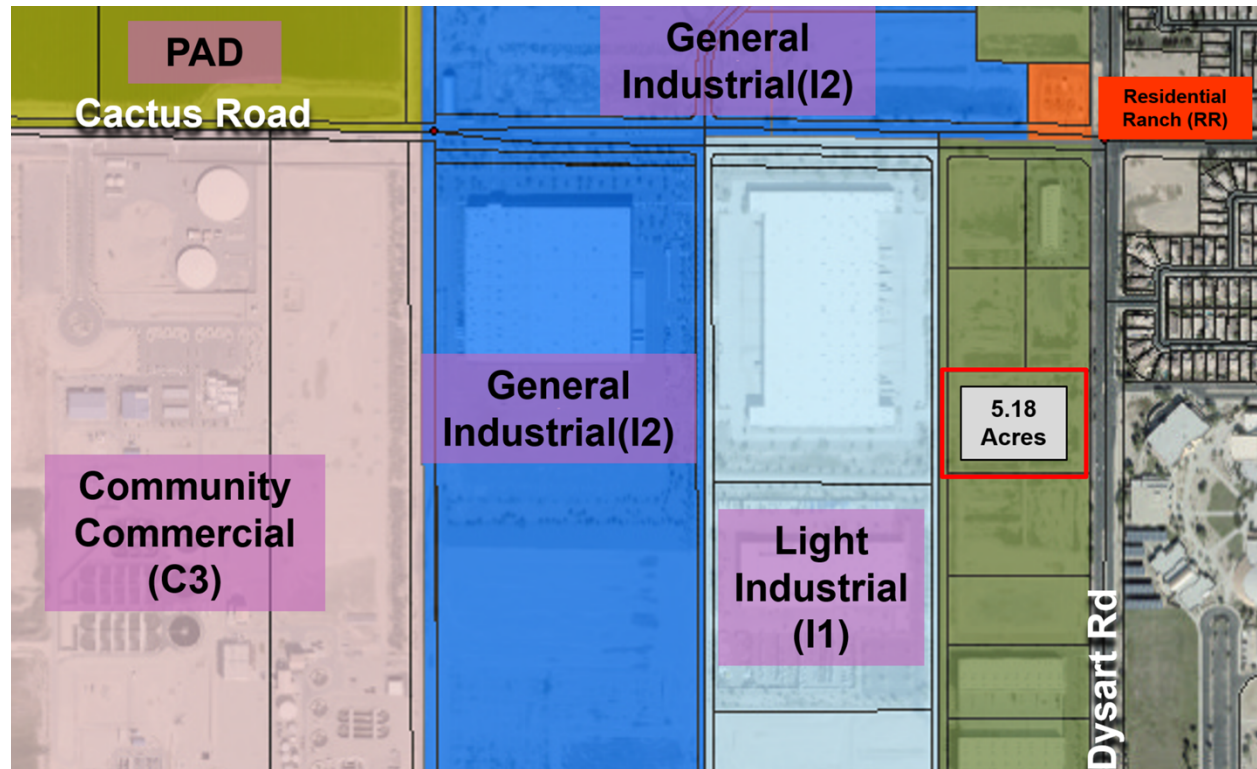
A total of 139 parking spaces will be provided on site which is intended to accommodate the office use and warehouse facility. The parking spaces are located in close proximity of the building for convenience of the employees and customers. Four (4) of the spaces will be handicap-accessible.

The applicant is proposing 29% landscape coverage, which meets the minimum requirement of the SUDC. Three (3) trash dumpsters are proposed along the north side of the building between the loading docks, and will be screened from public view with a decorative CMU wall.

The proposed building colors and material palette will match the existing buildings and complement the surrounding area.

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the SUDC.

Surrounding Zoning:



Light Industrial (I1)	Business Park (BP)	City of El Mirage
Light Industrial (I1)	Business Park (BP)	City of El Mirage
Light Industrial (I1)	Business Park (BP)	City of El Mirage

Background:

March 21, 2019: Staff met with the applicant to discuss proposed site plan changes during a Concept Review meeting held under CR19-169.

June 11, 2019: The applicant filed a request for a Site Plan regarding a new office use and warehouse facility under FS19-413, the subject case.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area. The proposed site plan is consistent with the General Plan in this regard.

90 **Reviewing Agencies:**

91
92 In addition to the standard city reviewing agencies, Luke Air Force Base, the Arizona
93 Department of Transportation, Maricopa Water District, and the Flood Control District of
94 Maricopa County, were included in the routing of this request. None of the reviewing
95 agencies indicated any concerns over the request.

96
97 **Summary:**

98
99 The proposed Site Plan meets the requirements of the SUDC and the General Plan. All city
100 reviewing departments have reviewed the request and expressed no concerns.

101
102 **Findings:**

- 103
104 • The proposed site plan is consistent with the Surprise General Plan 2035.
105 • The proposed site plan meets the applicable requirements of the SUDC.

106
107 **Recommendation:**

108
109 Based on the findings noted above, staff recommends the Commission **approve** the
110 proposed Site Plan subject to stipulations “A” through “E” as outlined below:

- 111
112
113 A. Development and use of the site shall be consistent with the Site Plan entitled
114 “Skyway Commons Building C” consisting of one (1) sheet prepared by Cawley
115 Architects and stamped received April 12, 2021.
116
117 B. Landscaping of the site shall be consistent with the Landscape Plan entitled
118 “Skyway Commons Building C” consisting of one (1) sheet prepared by Cawley
119 Architects and stamped received April 12, 2021.
120
121 C. Building elevations shall be consistent with the Elevations entitled “Skyway
122 Commons Building C” consisting of one (1) sheet prepared by Cawley Architects
123 and stamped received June 12, 2019.
124
125 D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
126 Commission. This Site Plan shall expire on the one (1) year anniversary of
127 approval, unless construction commences prior to that date.
128
129 E. Non-compliance with the approved plan for this case will be treated as a violation
130 in accordance with the applicable provisions of the Surprise Municipal Code.

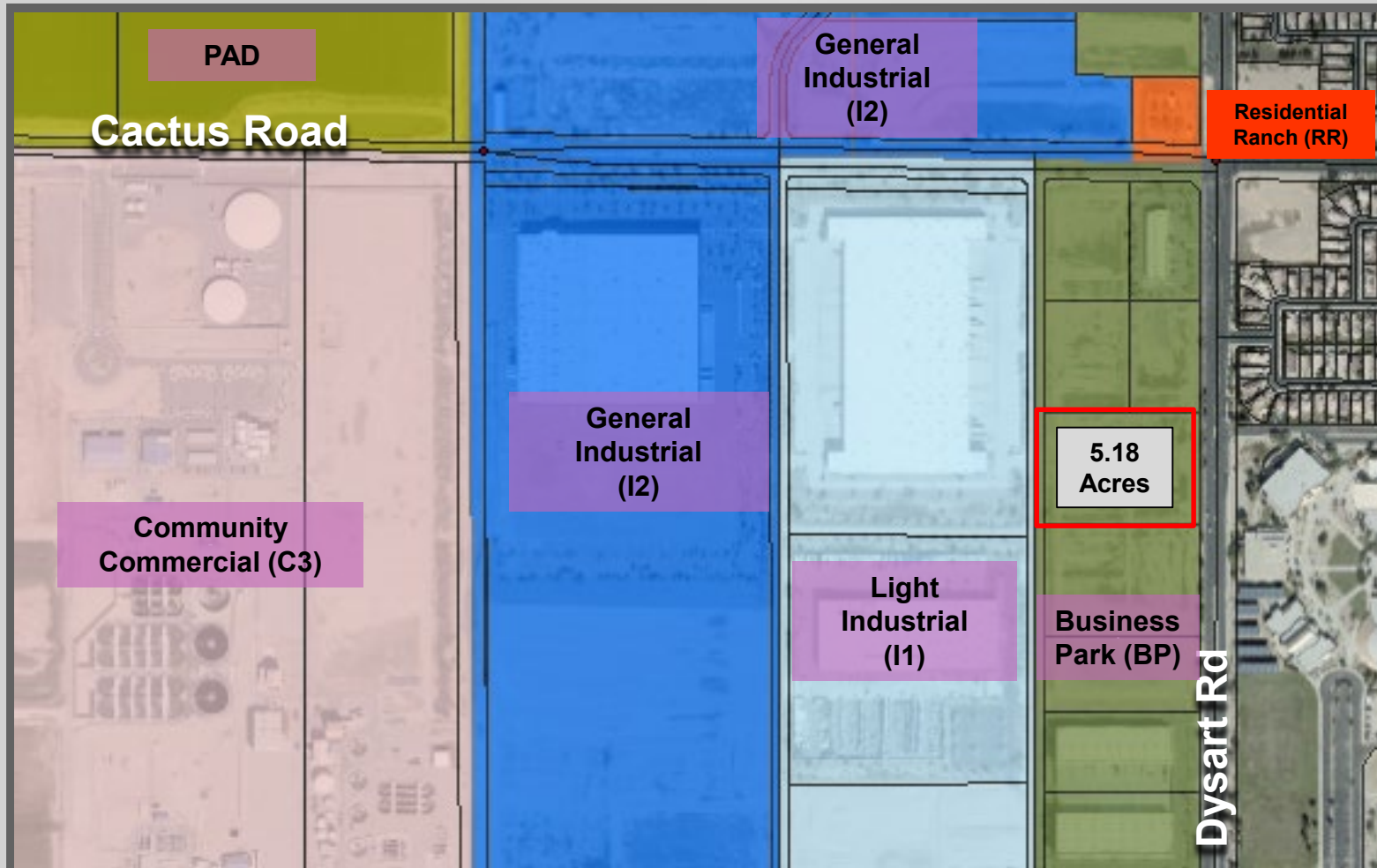
131
132
133 However, should the Commission wish to deny the request, the Commission should make
134 its own findings and base its decision on those alternative findings.

135	<u>Attachments:</u>
136	
137	01 Vicinity Map
138	02 Case Map
139	03 Site Plan
140	04 Landscape Plan
141	05 Elevations

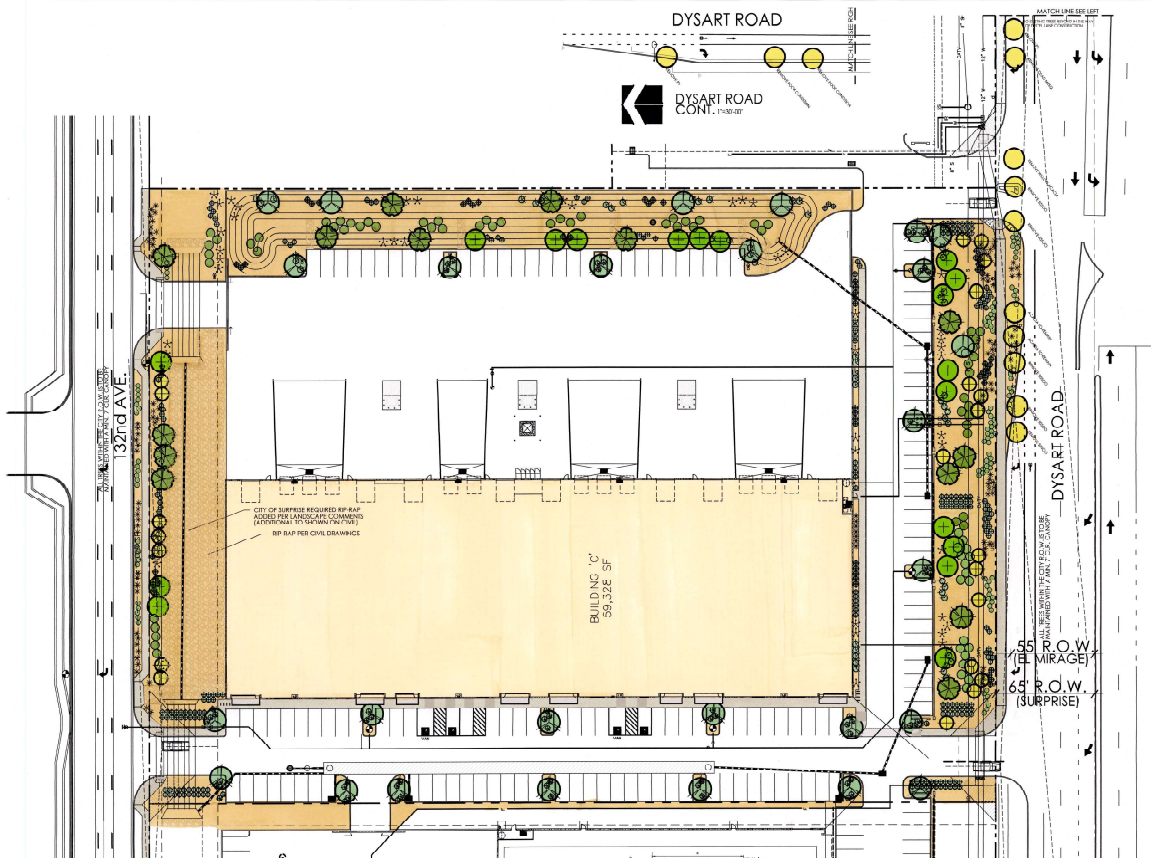


Skyway Commons Building C

FS19-413 Vicinity Map



Skyway Commons Building C
FS19-413 Case Map



NOTES

1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.
2. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.
3. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.
4. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.
5. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.
6. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.
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8. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.
9. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.
10. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF SURPRISE LANDSCAPE STANDARDS.

TABLE A

PLANT	QTY	SIZE	LOCATION
CECIDIUM HYBRID DESERT MUSEUM	27	24"	BOX - (27)
CECIDIUM HYBRID DESERT MUSEUM	14	48"	BOX - (14)
CHILOPSIS LINEARIS 'ART'S SEEDLES	20	24"	BOX - (20)
SEEDLESS DESERT WILLOW	22	24"	BOX - (22)
EXISTING TREE	1	SEE PLAN FOR TREE	LOCATION
SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL	22	24"	BOX - (22)
RUPELLIA PENINSULARIS	64	5 GALLON	(64)
HEPERALOE PARVIFLORA	227	5 GALLON	(227)
RED YUCCA	55	5 GALLON	(55)
LEUCOPHYLLUM LANGMANIAE	55	5 GALLON	(55)
'RIO BRAVO' TEXAS RANGER	55	5 GALLON	(55)
DASYLIRION WHEELERI	69	6 GALLON	(69)
CAESALPINIA PULCHERRIMA	148	5 GALLON	(148)
RED BIRD OF PARADISE	148	5 GALLON	(148)
ACACIA REDOLENS	79	5 GALLON	(79)
DESERT CARPET	79	5 GALLON	(79)
'NEW GOLD' LANTANA	224	5 GALLON	(224)
ALOE 'BLUE ELF'	101	5 GALLON	(101)
ALOE 'BLUE ELF'	101	5 GALLON	(101)
1/2" MINUS EXPRESS BROWN DECOMPOSED GRANITE	2"	DEPTH IN ALL LANDSCAPE AREAS	

LANDSCAPE PLAN

SCALE: 1"=30'-00"

LANDSCAPE LEGEND

CECIDIUM HYBRID DESERT MUSEUM
24" BOX - (27)

CECIDIUM HYBRID DESERT MUSEUM
48" BOX - (14)

CHILOPSIS LINEARIS 'ART'S SEEDLES
SEEDLESS DESERT WILLOW
24" BOX - (20)

EXISTING TREE
SEE PLAN FOR TREE
LOCATION

SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
24" BOX - (22)

RUPELLIA PENINSULARIS
5 GALLON - (64)

HEPERALOE PARVIFLORA
RED YUCCA
5 GALLON - (227)

LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO' TEXAS RANGER
5 GALLON - (55)

DASYLIRION WHEELERI
DESERT SPOON
6 GALLON - (69)

CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON - (148)

ACACIA REDOLENS
DESERT CARPET
5 GALLON - (79)

LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
5 GALLON - (224)

ALOE 'BLUE ELF'
ALOE 'BLUE ELF'
5 GALLON - (101)

1/2" MINUS EXPRESS BROWN DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

SCALE: 1"=30'-00"

LANDSCAPE LEGEND

CECIDIUM HYBRID DESERT MUSEUM
24" BOX - (27)

CECIDIUM HYBRID DESERT MUSEUM
48" BOX - (14)

CHILOPSIS LINEARIS 'ART'S SEEDLES
SEEDLESS DESERT WILLOW
24" BOX - (20)

EXISTING TREE
SEE PLAN FOR TREE
LOCATION

SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL
24" BOX - (22)

RUPELLIA PENINSULARIS
5 GALLON - (64)

HEPERALOE PARVIFLORA
RED YUCCA
5 GALLON - (227)

LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO' TEXAS RANGER
5 GALLON - (55)

DASYLIRION WHEELERI
DESERT SPOON
6 GALLON - (69)

CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON - (148)

ACACIA REDOLENS
DESERT CARPET
5 GALLON - (79)

LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
5 GALLON - (224)

ALOE 'BLUE ELF'
ALOE 'BLUE ELF'
5 GALLON - (101)

1/2" MINUS EXPRESS BROWN DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

- LANDSCAPE LEGEND**
- CECIDIUM HYBRID DESERT MUSEUM 24" BOX - (27)
 - CECIDIUM HYBRID DESERT MUSEUM 48" BOX - (14)
 - CHILOPSIS LINEARIS 'ART'S SEEDLES SEEDLESS DESERT WILLOW 24" BOX - (20)
 - EXISTING TREE SEE PLAN FOR TREE LOCATION
 - SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 24" BOX - (22)
 - RUPELLIA PENINSULARIS 5 GALLON - (64)
 - HEPERALOE PARVIFLORA RED YUCCA 5 GALLON - (227)
 - LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER 5 GALLON - (55)
 - DASYLIRION WHEELERI DESERT SPOON 6 GALLON - (69)
 - CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GALLON - (148)
 - ACACIA REDOLENS DESERT CARPET 5 GALLON - (79)
 - LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA 5 GALLON - (224)
 - ALOE 'BLUE ELF' ALOE 'BLUE ELF' 5 GALLON - (101)
 - 1/2" MINUS EXPRESS BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



SKYWAY COMMONS BUILDING 'C'

N. DYSART RD. SURPRISE, ARIZONA

DATE
2019-07-21
2019-07-21
2019-07-21
2019-07-21
2019-07-21
2019-07-21
2019-07-21
2019-07-21
2019-07-21
2019-07-21

CASE NO.
FS19-413



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
10400 N. 7th Street, Suite 120
Surprise, Arizona 85073
P. 602.393.0060
EMAIL: TjMcQueen@tjma.net



Project 1913
La.01
FS19-413

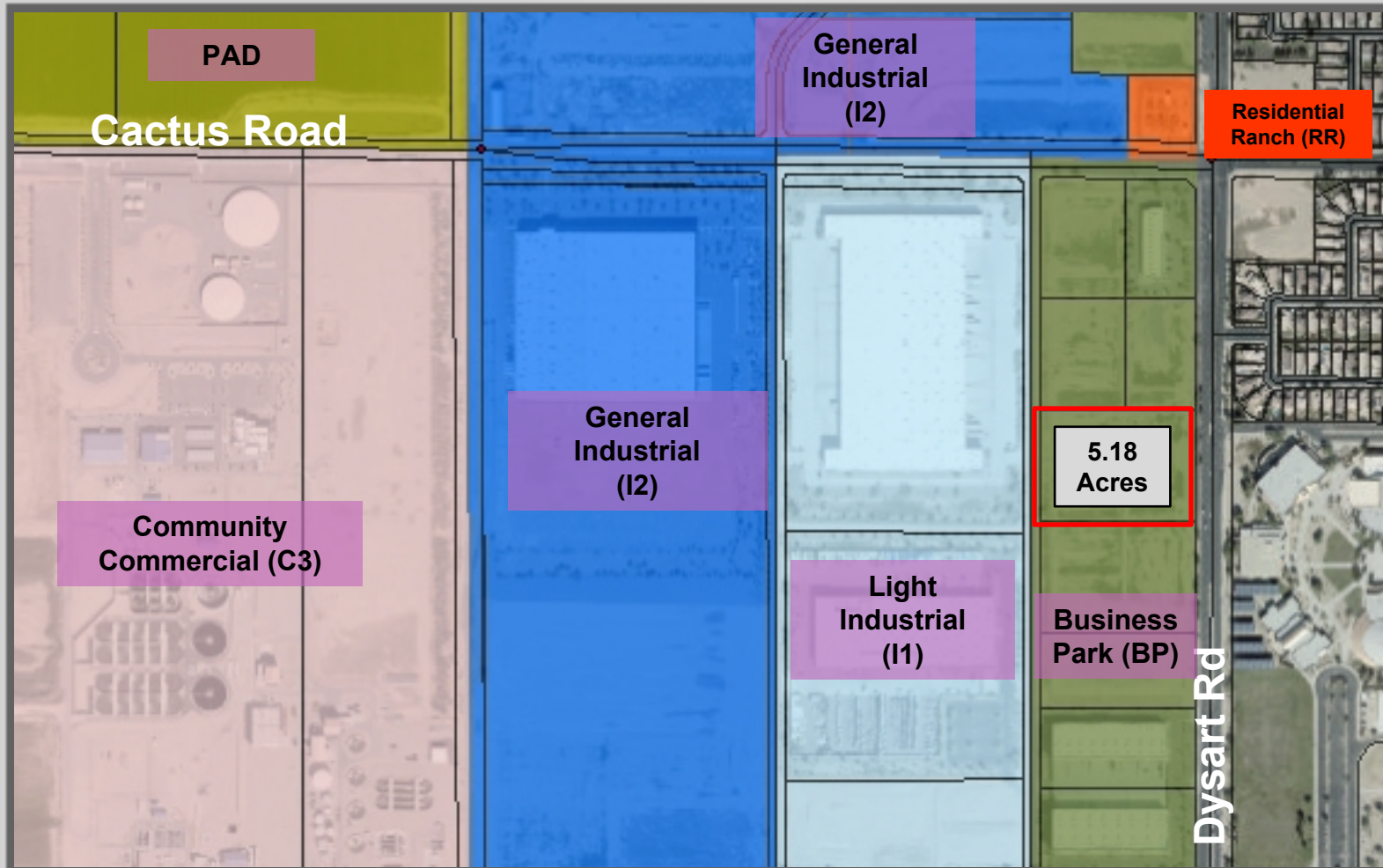


Planning and Zoning Commission
May 6, 2021

Skyway Commons Building C
FS19-413



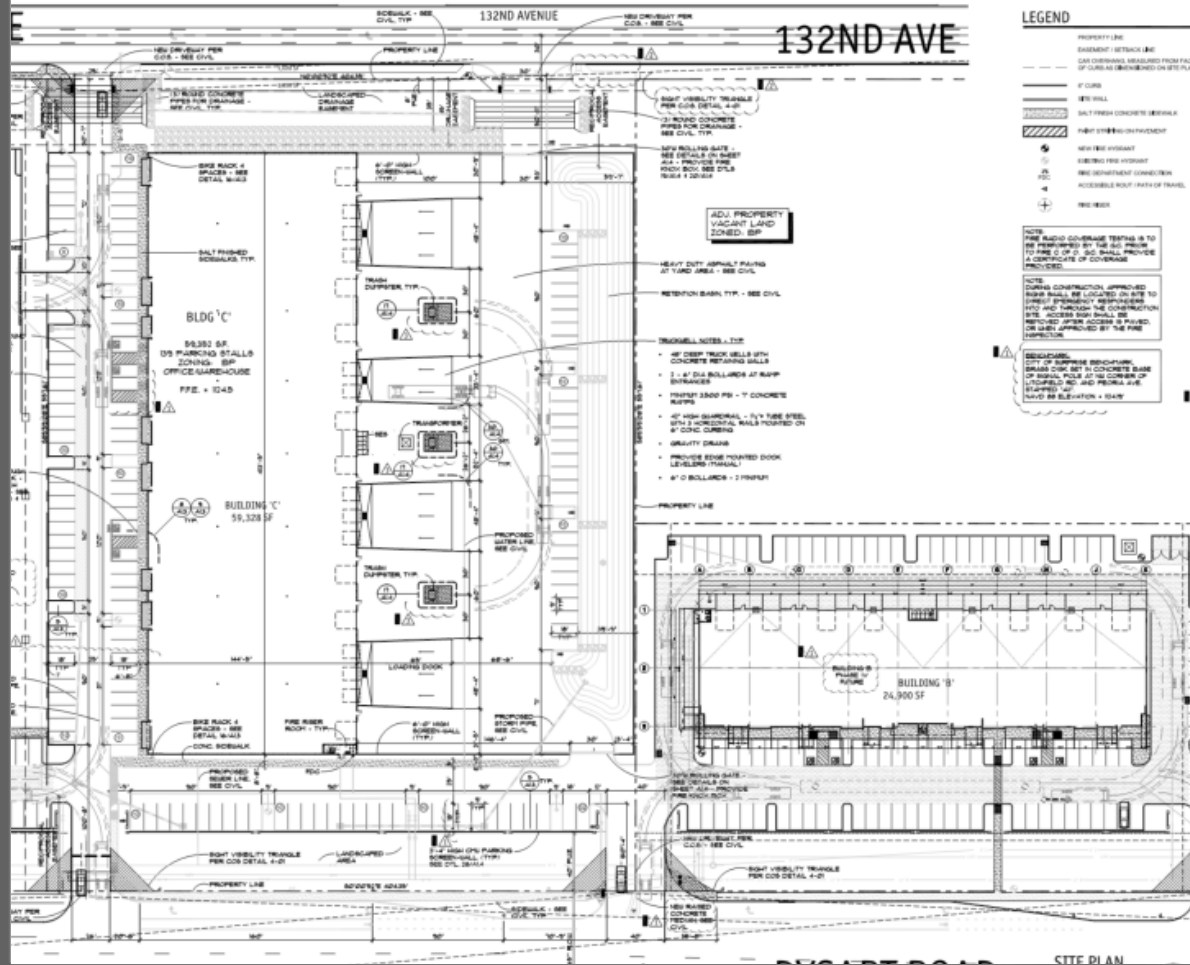
Skyway Commons Building C
FS19-413 Vicinity Map

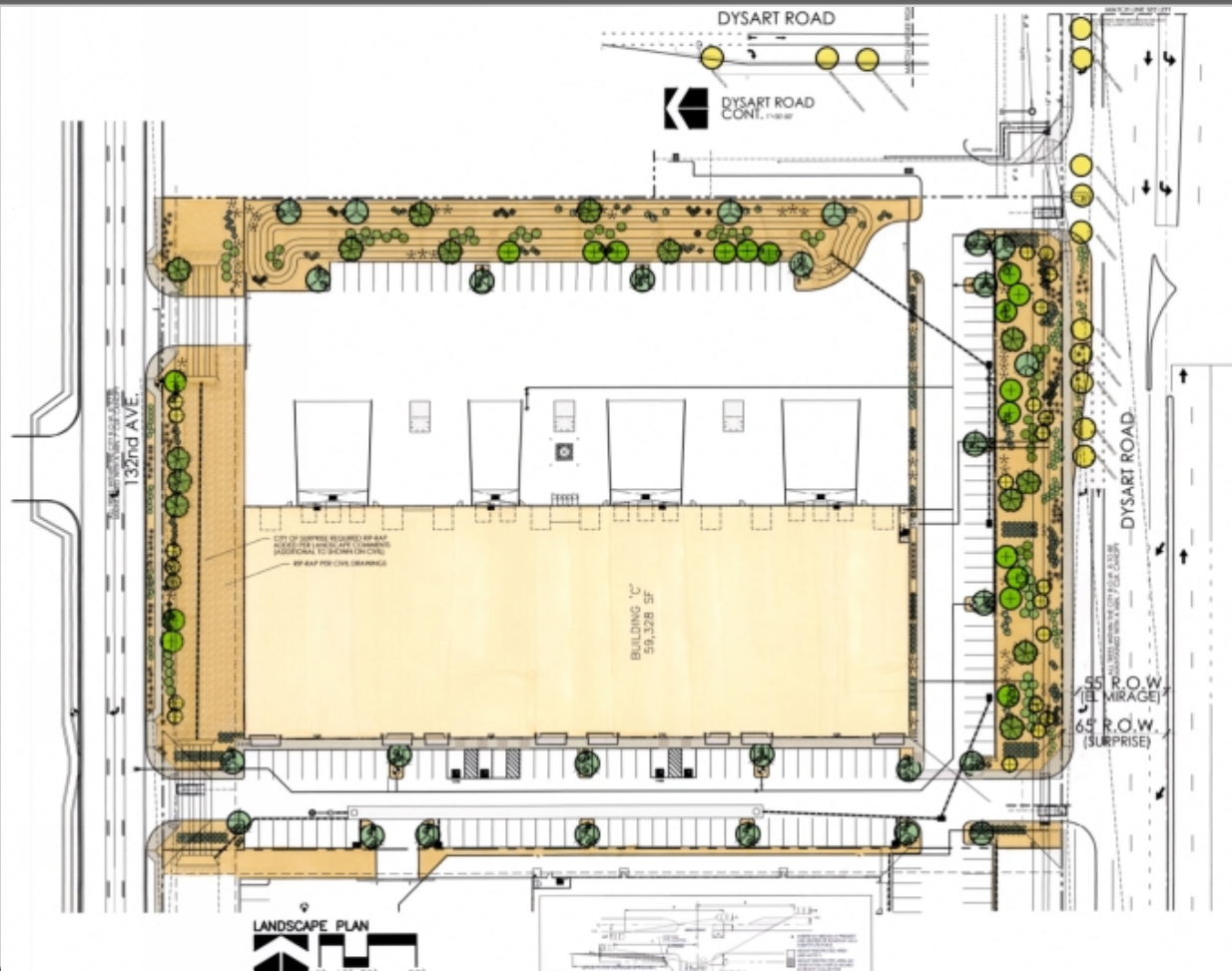


Skyway Commons Building C
FS19-413 Case Map



Site Plan



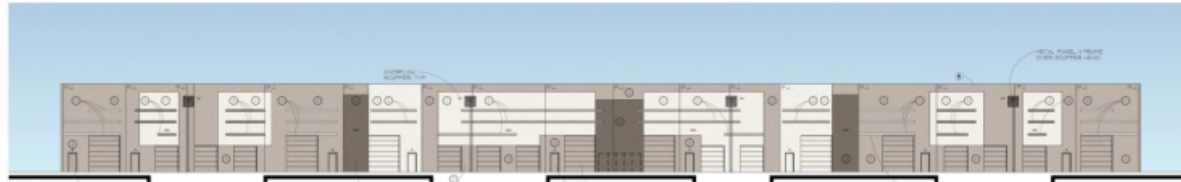


- ### LANDSCAPE LEGEND
-  CERCIDRUM HYBRID
DESERT MUSEUM
24" BOX - (27)
 -  CERCIDRUM HYBRID
DESERT MUSEUM
48" BOX - (14)
 -  CHILOPSIS LINEARIS 'ARTS SEEDLES
SEEDLESS DESERT WILLOW
24" BOX - (20)
 -  EXISTING TREE
SEE PLAN FOR TREE
DEPOSITION
 -  SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX - (22)
 -  RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON - (64)
 -  HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON - (227)
 -  LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO' TEXAS RANGER
5 GALLON - (55)
 -  DASYLIRION WHEELERI
DESERT SPOON
5 GALLON - (59)
 -  CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON - (48)
 -  ACACIA PEDICELIS
DESERT CARPET
5 GALLON - (79)
 -  LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
5 GALLON - (226)
 -  ALOE 'BLUE BLF'
BLUE RIF ALOE
5 GALLON - (101)
- 1/2" MINUS EXPRESS BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

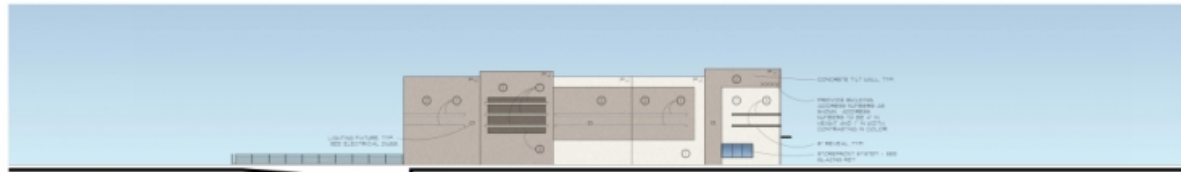
Landscape Plan



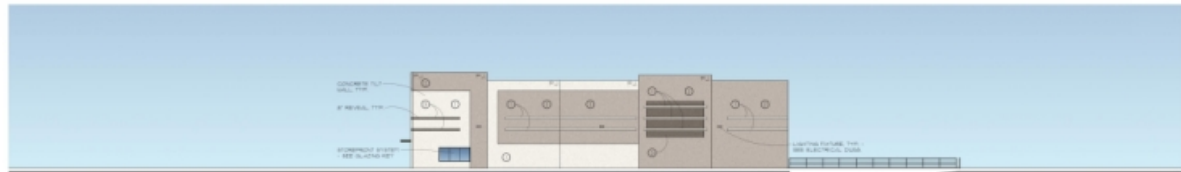
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

Elevations

STAFF RECOMMENDATION

Staff Recommendation:

- **Approve** subject to Stipulations 'A' through 'E'



QUESTIONS OR COMMENTS?

Thank You

A. Development and use of the site shall be consistent with the Site Plan entitled “Skyway Commons Building C” consisting of one (1) sheet prepared by Cawley Architects and stamped received April 12, 2021.

B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Skyway Commons Building C” consisting of one (1) sheet prepared by Cawley Architects and stamped received April 12, 2021.

C. Building elevations shall be consistent with the Elevations entitled “Skyway Commons Building C” consisting of one (1) sheet prepared by Cawley Architects and stamped received June 12, 2019.

D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 6, 2021 Contact Person: Robert Kuhfuss
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan entitled “Zanjero Trails Commercial,” generally located at the northwest corner of Perryville Road and Peoria Avenue. Case FS20-669.

Motion:

I move to approve/disapprove a Site Plan entitled, “Zanjero Trails Commercial” for a property generally located at the northwest corner of Perryville Road and Peoria Avenue subject to stipulations “a” through “d”.

Background:

The subject request involves a Site Plan for Zanjero Trails Commercial.

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 - FS20-669 - Zanjero Trails Commercial Staff Report - 050421 PZ
2. 01 - FS20-669 - Zanjero Trails Commercial SP - Vicinity Map - 050621
3. 02 - FS20-669 - Zanjero Trails Commercial SP - Case Map - 050621
4. 03 - FS20-669 - Zanjero Trails Commercial SP - Site Plan 050621

5. 04 - FS20-669 - Zanjero Trails Commercial SP- Elevations - 050421
 6. 05 - FS20-669 - Zanjero Trails Commercial SP - Landscape Plan - 050621
 7. PP - FS20-669 - Zanjero Trails Commercial - PowerPoint
-

SITE PLAN

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS20-669

Project Name: Zanjero Trails Commercial – Site Plan

Council District: 3 - Mesquite

Planning and Zoning Date: May 6, 2021

Planner: Laurie Lineberry, AICP

Owner: Jen Arizona 11, LLC

Applicant: SimonCRE Second III, LLC

Request: Site Plan for a commercial building

Site Location: Generally located at the northwest corner of Peoria Avenue and Perryville Road

Site Size: 5.083 acres (approx.)

Current Zoning: Zanjero Trails PAD - Commercial

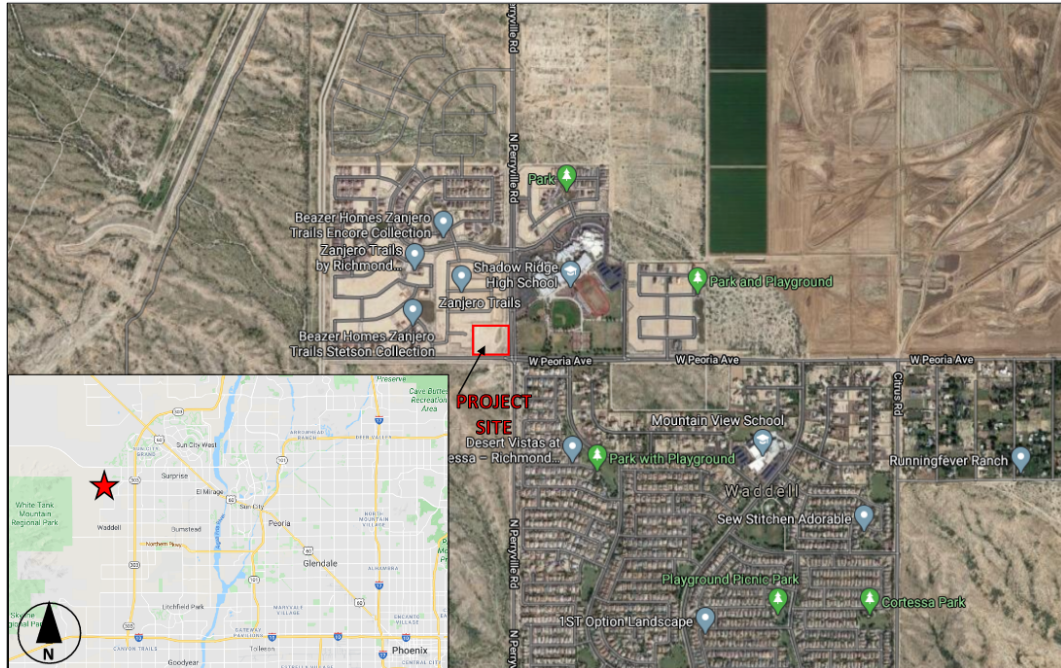
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None received by staff

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Zanjero Trails Commercial at Peoria Ave and Perryville Road, subject to stipulations “a” through “d”.

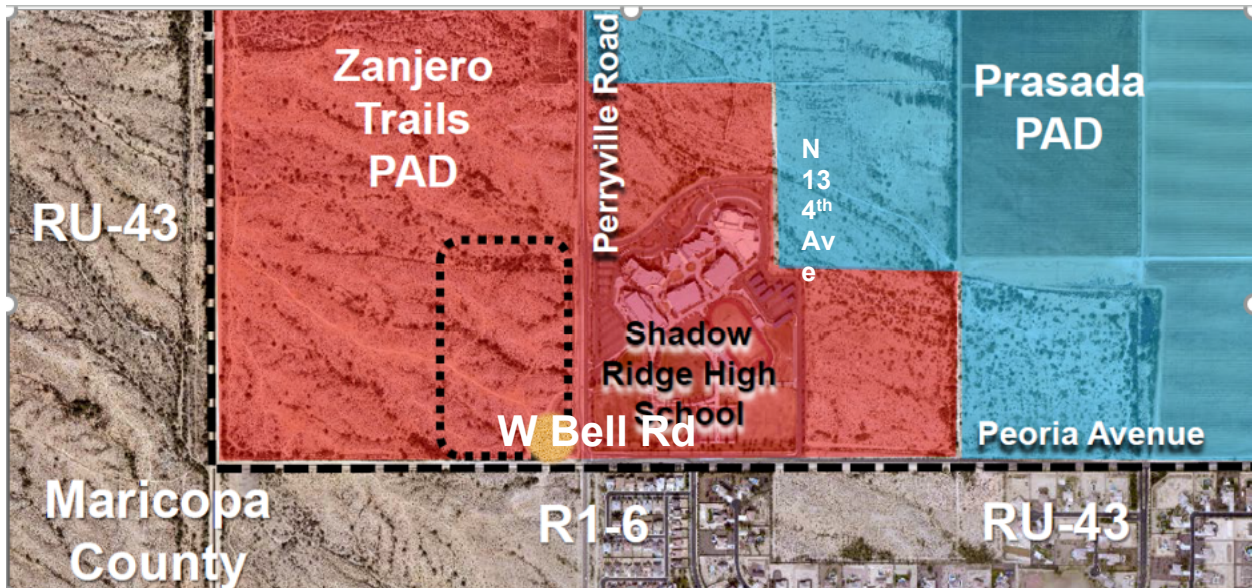
Project Description and Location:

SimonCRE Second III, LLC, seeks approval of the first phase of a master development for a 9,100 square foot retail store and related improvements.



Surrounding Land Zoning:

The following map and table depict the existing zoning of the subject site and its surroundings:



Zanjero Trails Residential PAD	Zanjero Trails Residential PAD	Zanjero Trails Residential PAD
Zanjero Trails Residential PAD	Zanjero Trails Commercial PAD	Zanjero Trails PAD/Shadow Ridge High School
Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development

Background:

September 11, 2008: The subject lands associated with Zanjero Trails were annexed into the City of Surprise.

September 11, 2008: The Mayor and City Council approved a PAD for the Zanjero Trails PAD under case PAD07-341.

July 16, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-415.

October 16, 2020: The applicant filed a request for a Final Plat and Site Plan approval under case FS20-669.

Analysis and Discussion:

The Zanjero Trails PAD is an 878.7 acre residential and commercial PAD that generally spans from Bell Road to the north and Peoria Avenue to the south along Perryville Road. The particular area of the PAD the applicant is requesting site plan and final plat review, is the commercial area generally located on the northwest corner of Peoria Avenue and Perryville Road.

The area surrounding the subject parcels is partially developed. Dysart Unified School District's Shadow Ridge High School sits to the east. To the north and west are single-family residential parcels. Vacant Maricopa County lands, planned to be single-family residential, lay to the south of the project.

The landscape design includes one commercial parcel and the drainage/retention parcel located at the northwest corner of Peoria Avenue and Perryville Road. The site will incorporate the use of flowering desert shrubs and drought-tolerant trees, compatible with the desert environment.

Utility and Services Table:

Water:	EPCOR Utilities Inc.
Wastewater:	City of Surprise
School District:	Dysart Unified

85 **Conformance with Adopted Plans:**

86
87 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
88 Character Area. This property is also included in the Zanjero Trails PAD, which supports residential
89 and commercial developments. The proposed Site Plan demonstrates consistency with this land use
90 category.

91
92 **Reviewing Agencies:**

93
94 In addition to the standard city reviewing agencies, Maricopa County, Maricopa Water District, and
95 Luke AFB were included in the routing of this request. The reviewing agencies have expressed no
96 concerns.

97
98 **Summary:**

99
100 The applicant seeks a Site Plan for the commercial property. The proposed development is
101 compatible with the neighboring land uses.

102
103 **Findings:**

- 104
105
 - The proposed Site Plan is consistent with applicable City of Surprise regulations.
 - 106 • The proposed Site Plan is consistent with the Zanjero Trails PAD.
 - 107 • The reviewing agencies have indicated no objections to the request.

108
109 **Recommendation:**

110
111 Based on the findings noted above, staff recommends the Commission **approve** the proposed Site
112 Plan, subject to stipulations “a” through “d” as outlined below:

- 113
114 a. Development and use of the site shall be consistent with the following the Site Plan
115 entitled Dollar General” prepared by the Mour Group and received March 3, 2021.
116
117 b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Dollar
118 General W. Peoria Ave. and N. Perryville Rd.”, prepared by TJ&M Associates and
119 stamped received January 7, 2021.
120
121 c. Landscaping of the site shall be consistent with the Building Elevations entitled “NWC
122 PEORIA AVE. & PERRYVILL RD.” prepared by Mour Group and stamped received March
123 3, 2021.
124
125 d. Non-compliance with the stipulations of approval of this case will be treated as a
126 violation in accordance with the applicable provisions of the Surprise Municipal Code.
127

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

130

131 **Attachments:**

132

133 01 Vicinity Map

134 02 Case Map

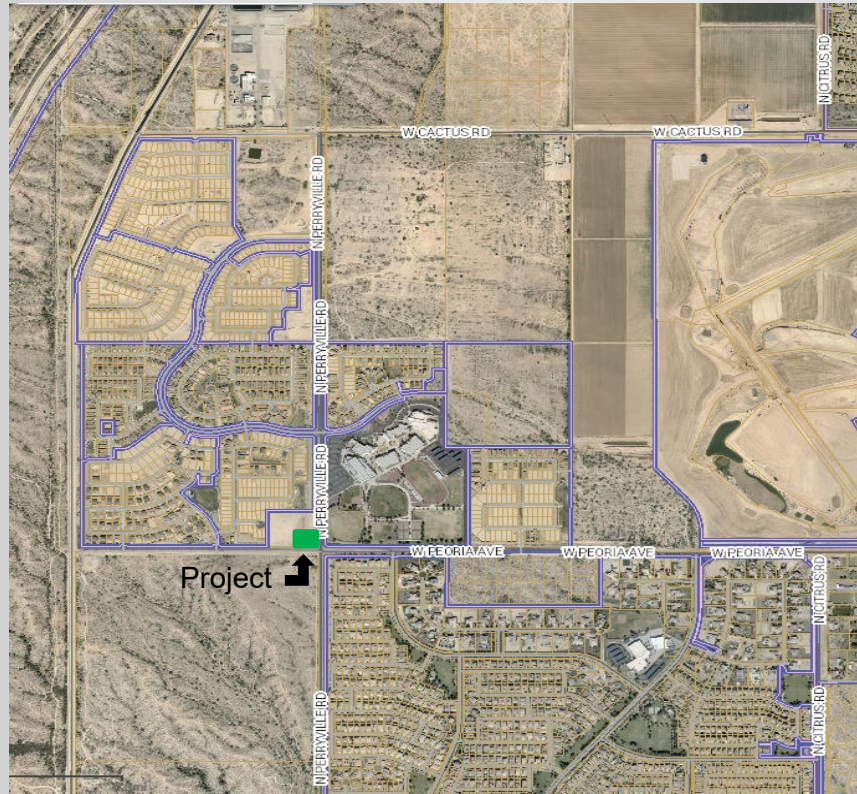
135 03 Site Plan

136 04 Elevations

137 05 Landscape Plan

VICINITY MAP

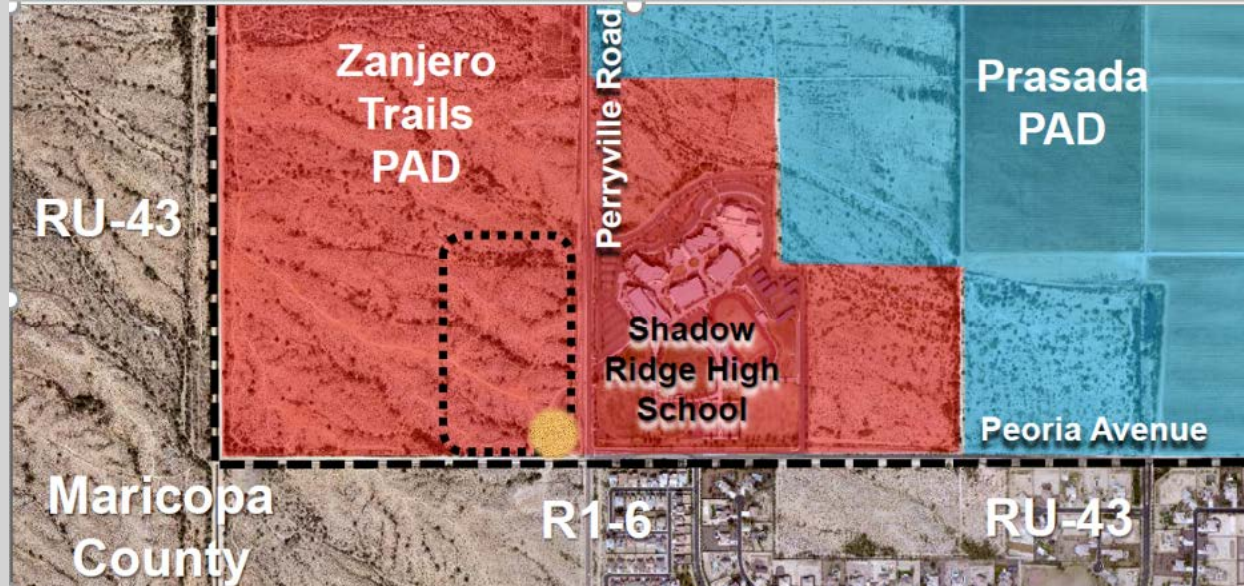
FS20-669 Dollar General at Zanjero Trails

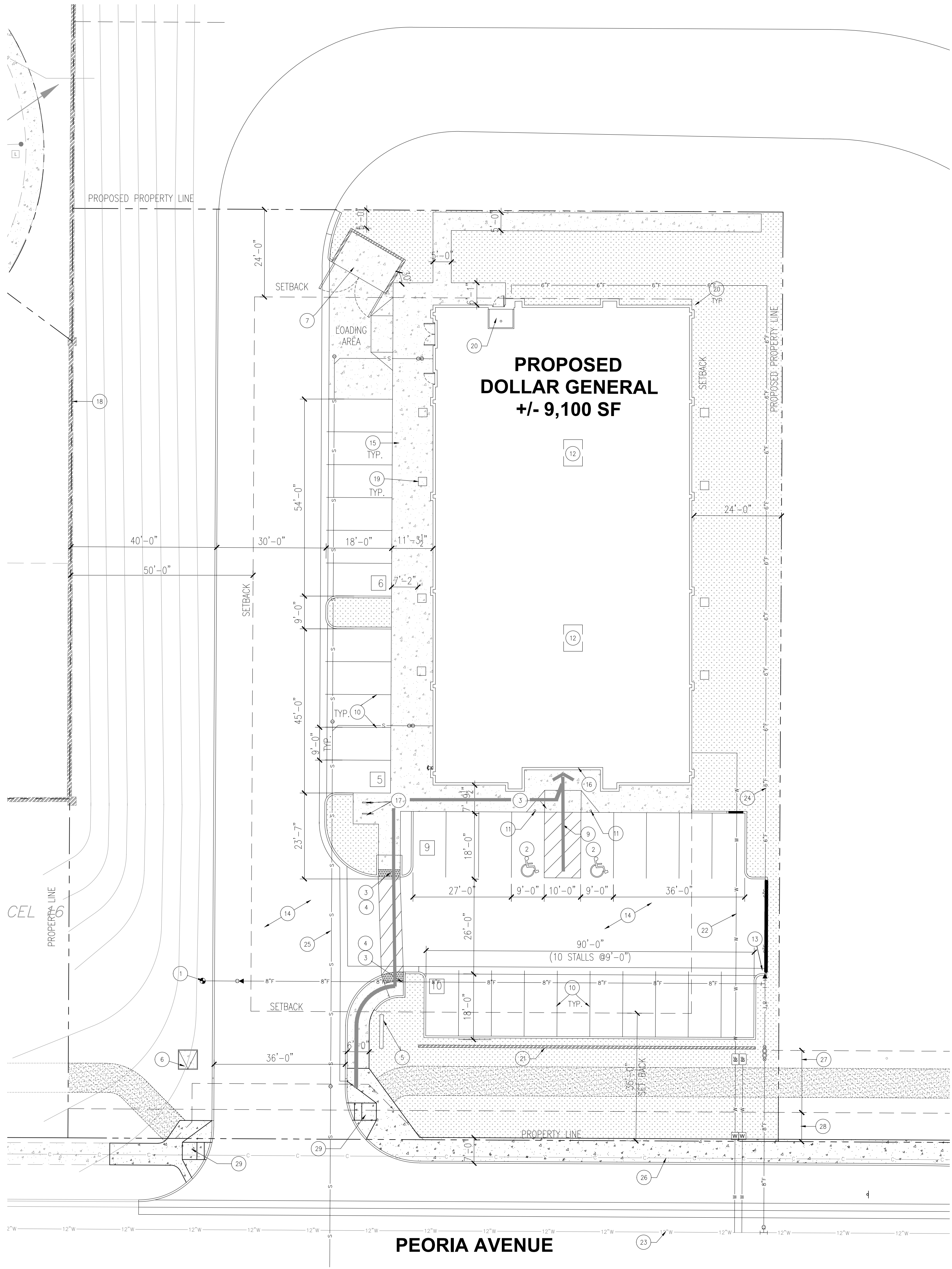


CASE MAP

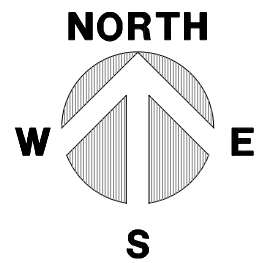
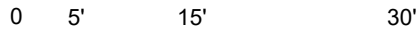
FS20-669

Dollar General at Zanjero Trails





1 SITE PLAN
AS1.1 SCALE: 1/16" = 1'-0"



SITE PLAN KEY NOTES

- 1 FIRE HYDRANT, SEE CIVIL PLANS.
- 2 ACCESSIBLE PARKING STALL, SEE CIVIL PLANS
- 3 CURB RAMP, SEE CIVIL DRAWINGS.
- 4 DETECTABLE WARNING SEE CIVIL DRAWINGS
- 5 PLYON SIGN UNDER SEPARATE PERMIT. SIGN SHALL BE LOCATED 2' MINIMUM FROM R.O.W. LINE.
- 6 TRANSFORMER AND PAD.
- 7 TRASH ENCLOSURE.
- 8 NOT USED.
- 9 4" WIDE PTD, BLUE LINES AT 45°, SPACED AT 36"O.C. AT ACCESS AISLE.
- 10 4" WIDE PARKING STALL STRIPING, SEE CIVIL DRAWINGS
- 11 ACCESSIBLE PARKING STALL SIGN
- 12 HVAC LOCATED ON ROOFTOP.
- 13 CONCRETE CURB AND GUTTER. SEE CIVIL DRAWINGS
- 14 PAVING, SEE CIVIL DRAWINGS.
- 15 CONCRETE SIDEWALK PER CIVIL PLANS. EXPANSION JOINTS AT 20' ON-CENTER AND CONTROL JOINTS AT 10' ON-CENTER.
- 16 KNOX BOX LOCATED BY FRONT ENTRANCE, AT 5' A.F.F. COORDINATE LOCATION WITH LOCAL FIRE DEPARTMENT.
- 17 BICYCLE RACK, FOR 2 BICYCLES, SEE CUT SHEET ON 6/AS1.2
- 18 EXISTING BLOCK WALL.
- 19 TRELLIS COLUMN BASE.
- 20 FIRE RISER ROOM.
- 21 PARKING SCREEN WALL PER PER PAD MANDATED DESIGN, SEE DETAIL 5/AS1.2 COLORS TO MATCH EXISTING WALL ALONG PERRYVILLE ROAD
- 22 DOMESTIC WATER LINE, SEE CIVIL DRAWINGS.
- 23 EXISTING WATER MAIN, SEE CIVIL DRAWINGS
- 24 FIRE WATER LINE, SEE CIVIL DRAWINGS.
- 25 SANITARY SEWER LINE, SEE CIVIL DRAWINGS.
- 26 EXISTING COMMUNICATION UTILITY, SEE CIVIL DRAWINGS
- 27 17" WIDE MULTI USE TRAIL EASEMENT. SEE CIVIL DRAWINGS.
- 28 PUBLIC UTILITY EASEMENT, SEE CIVIL DRAWINGS.
- 29 CURB RAMP PER MAG DETAILS 237-3.

LEGEND

- | | |
|--|---|
| | PROPERTY LINE |
| | SETBACK LINE |
| | ACCESSIBLE PATH OF TRAVEL |
| | FIRE WATER LINE, SEE CIVIL DRAWINGS |
| | WATER LINE, SEE CIVIL DRAWINGS |
| | SANITARY SEWER LINE, SEE DRAWINGS |
| | LANDSCAPING, SEE LANDSCAPE PLANS |
| | HEAVY DUTY CONCRETE PAD, SEE CIVIL DRAWINGS |
| | COMPACTED DG MULTI-USE TRAIL SEE CIVIL DRAWINGS |

Revisions:

1	
2	
3	
4	
5	
6	



Joseph Skimming



MOUR GROUP

ENGINEERING + DESIGN

6593 RIVERDALE ST.
SAN DIEGO, CA. 92120
PH. 619.727.4800

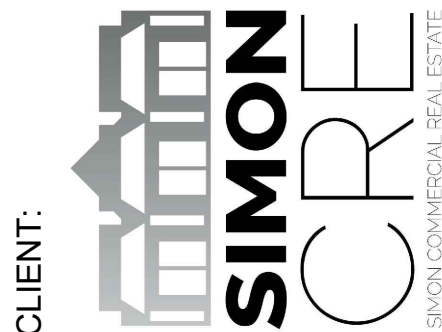
PROJECT
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WEST PEORIA AVENUE AND NORTH PERRYVILLE RD.
SURPRISE, ARIZONA

SIMON CRE
CHISUM II LLC

6900 E. 2ND STREET
SCOTTSDALE, AZ 85251
Tel. (480) 7459-7851
Fax (480) 588-4150



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DATE: FEBRUARY 26, 2021

PROJECT NO.: SI2003

DRAWN: -

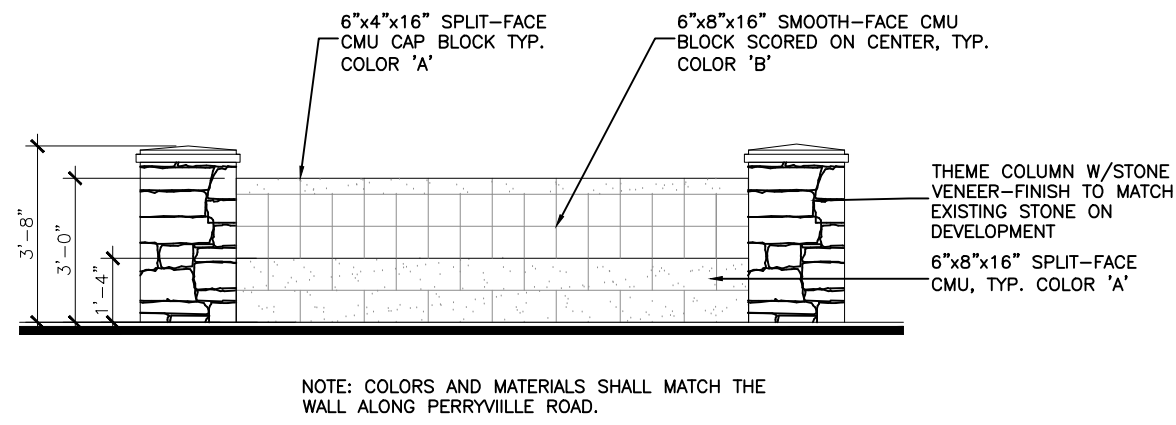
SCALE: AS SHOWN

SHEET TITLE:
SITE PLAN
SHEET 2 OF 2

CASE NUMBER: FS20-669

SHEET #

AS1.1



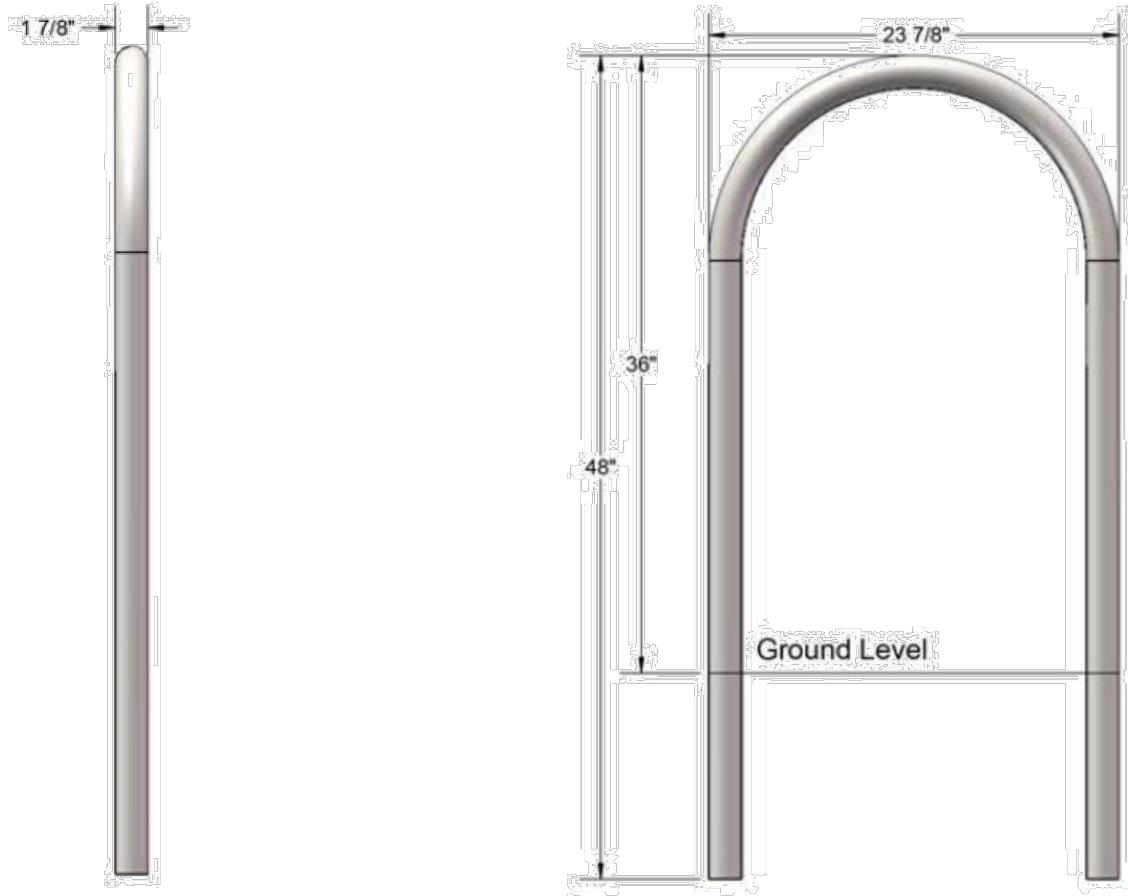
5 PARKING SCREEN WALL - ELEVATION
SCALE: 1/4" = 1'-0"



U Bike Rack – Inground Mount
Model #: 622br205-1

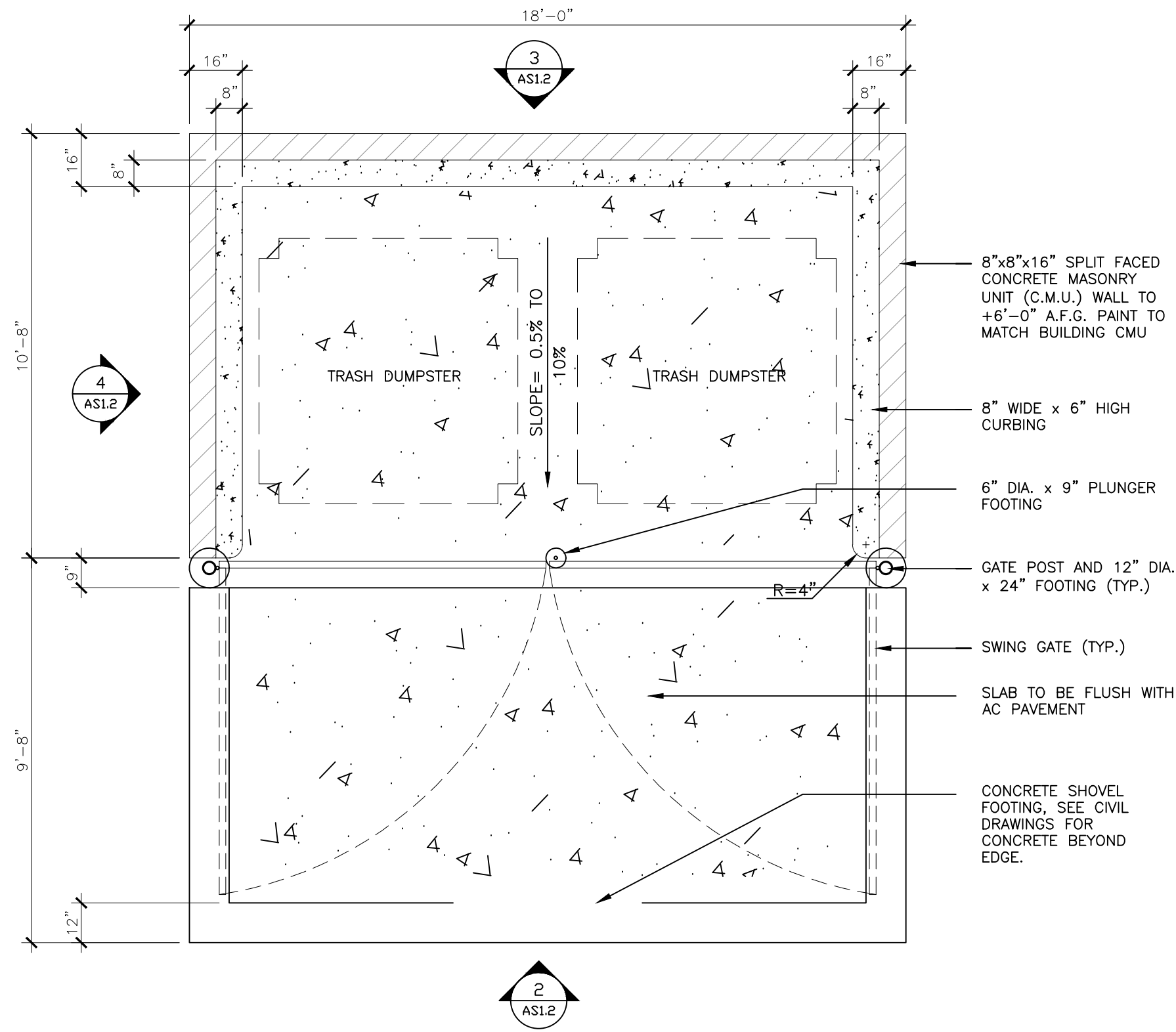


Side View

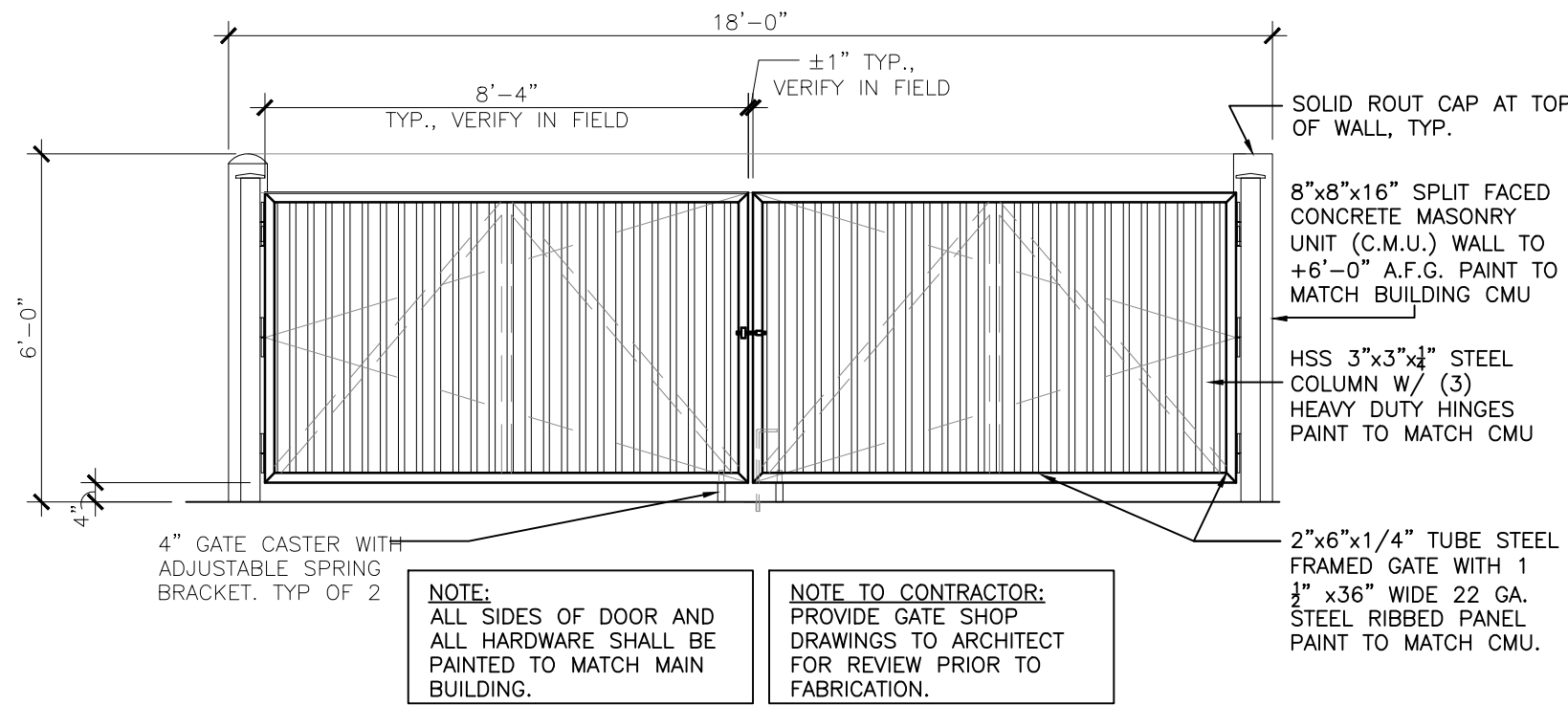


Front View

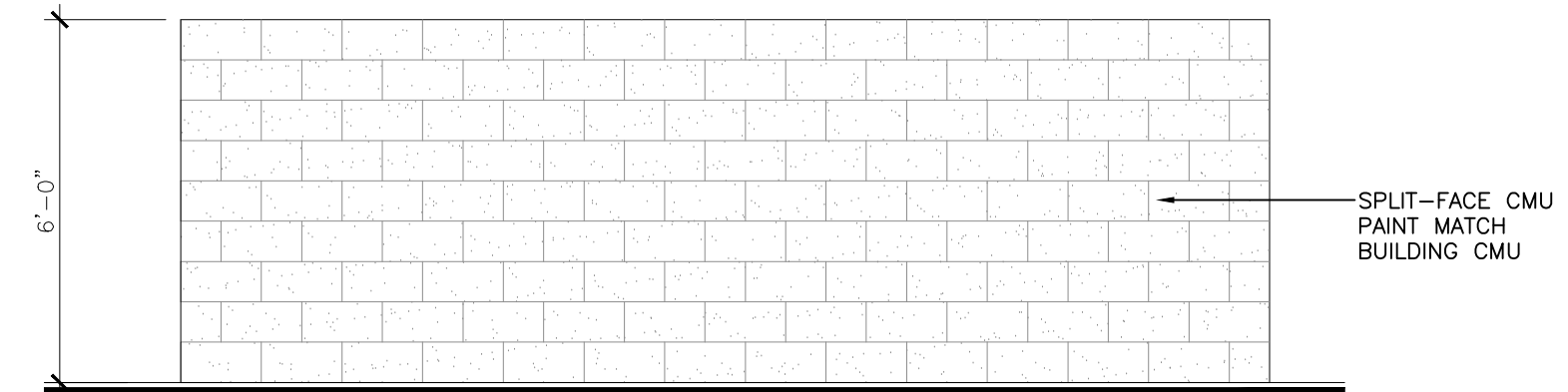
6 BICYCLE RACK, 2 BICYCLE
SCALE: NTS



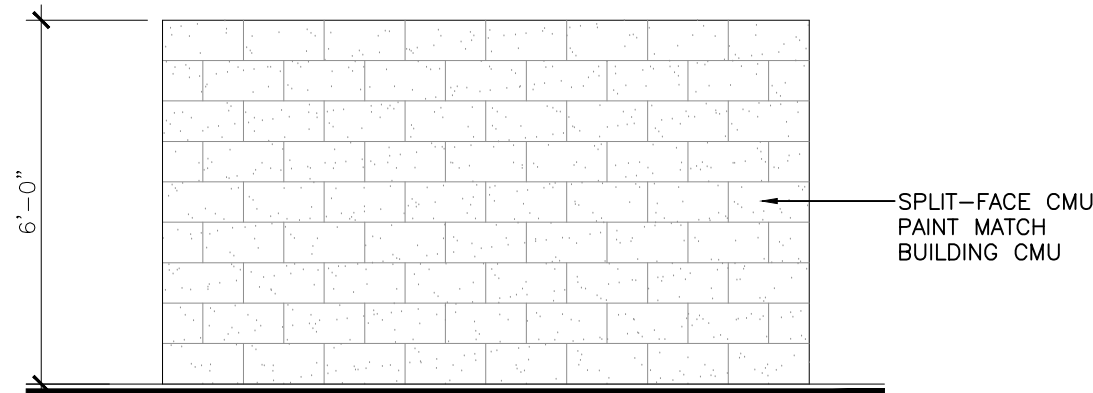
1 TRASH/RECYCLE BIN ENCLOSURE
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 SIDES ELEVATION
SCALE: 1/4" = 1'-0"

Revisions:

1	
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Joseph Skimming

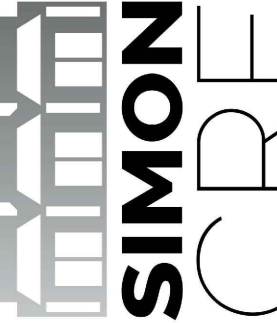


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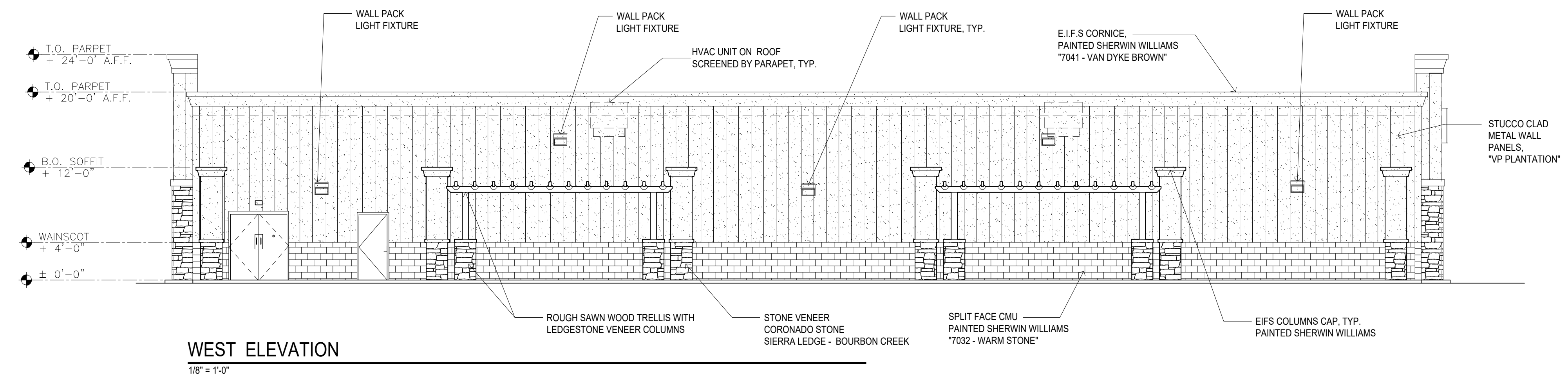
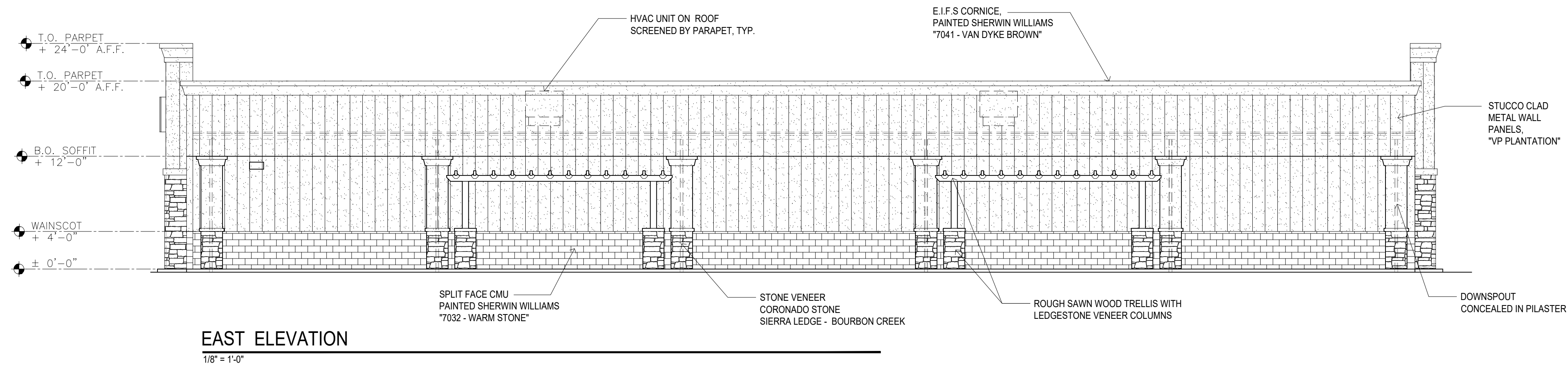
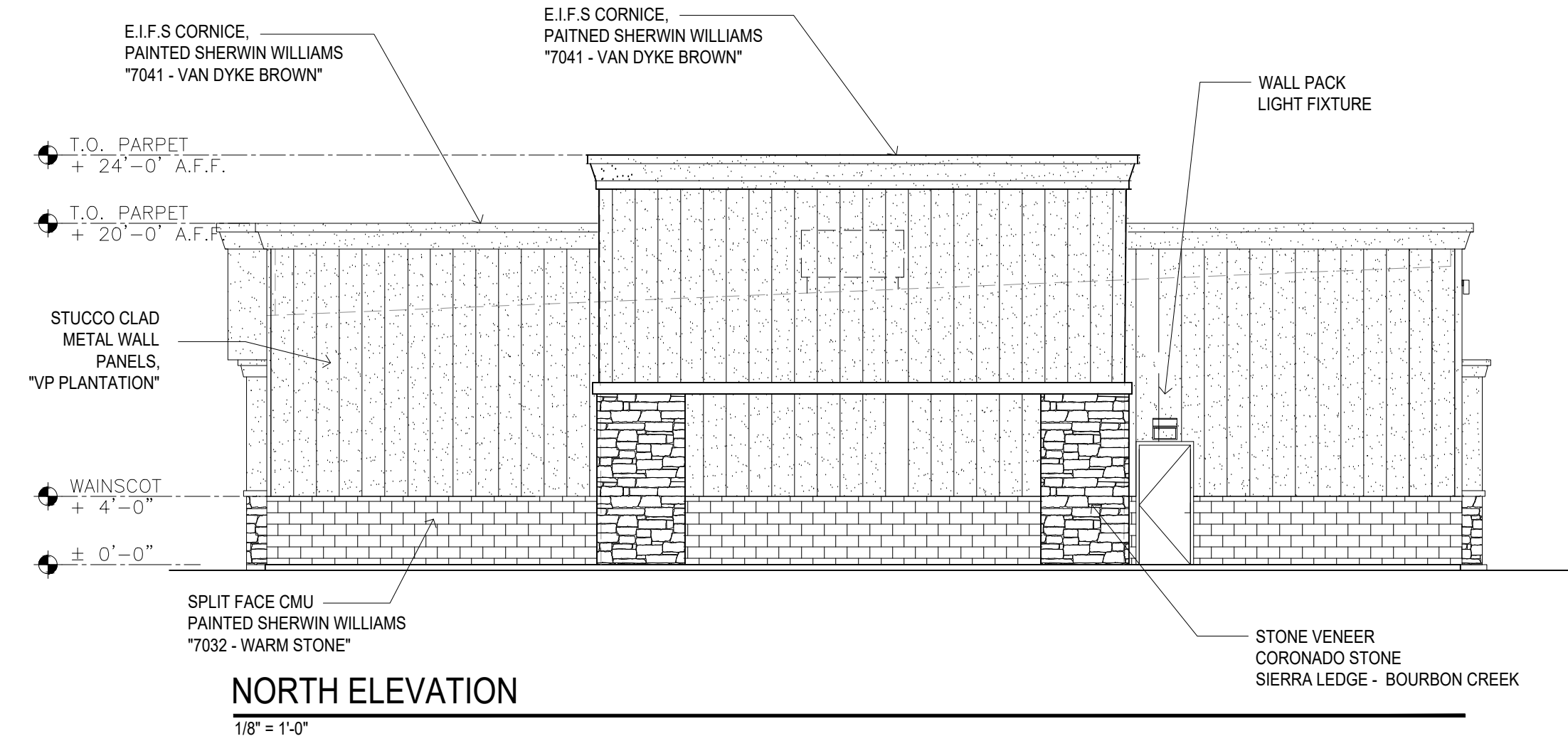
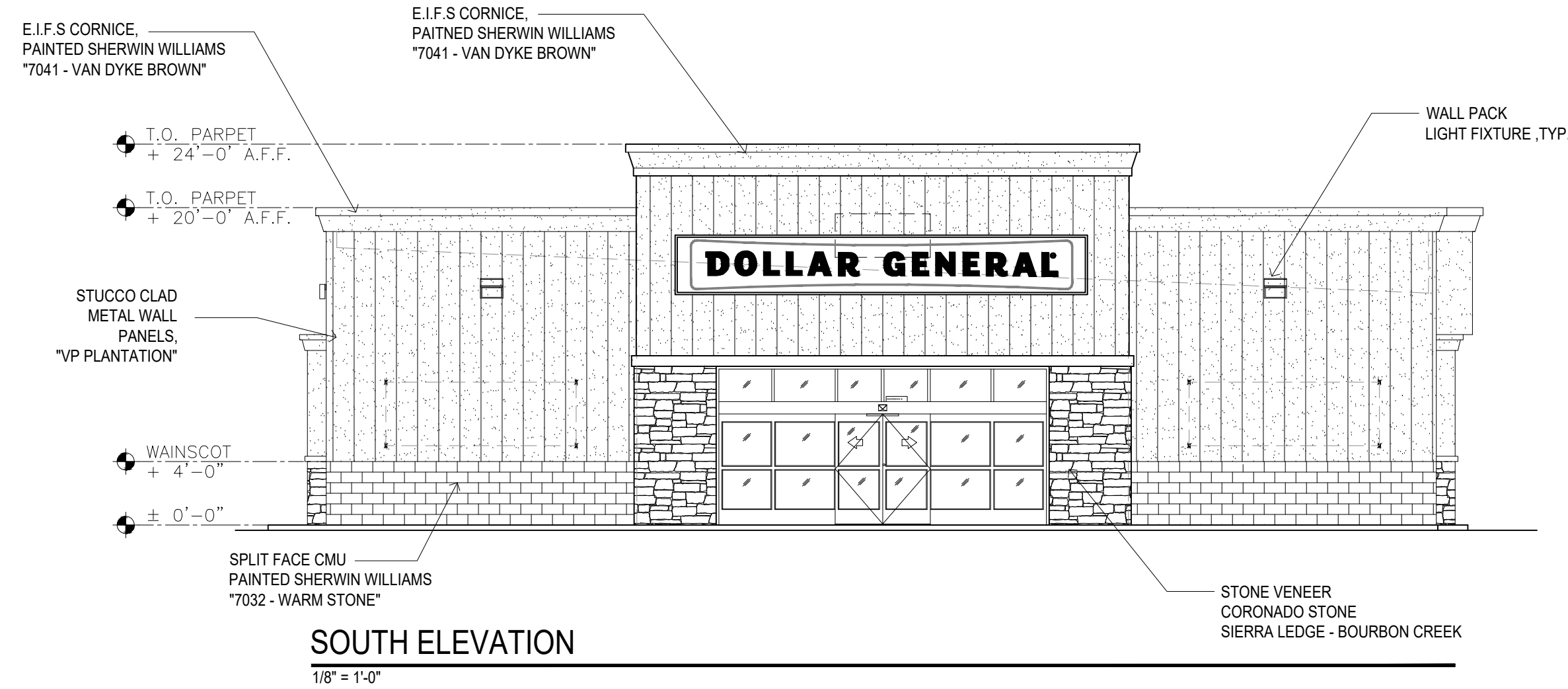
CLIENT:



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CHISUM II LLC
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DATE:	FEBRUARY 26, 2021
PROJECT NO.:	SI2003
DRAWN:	-
SCALE:	AS SHOWN
SHEET TITLE:	SITE DETAILS
CASE NUMBER:	FS20-669
SHEET #	AS1.2



NOTE:
THE HEIGHT OF THE ROOF TOP EQUIPMENT WILL BE EQUAL TO OR LESS THAN THE HEIGHT
OF THE BUILDING PARAPET WALLS.



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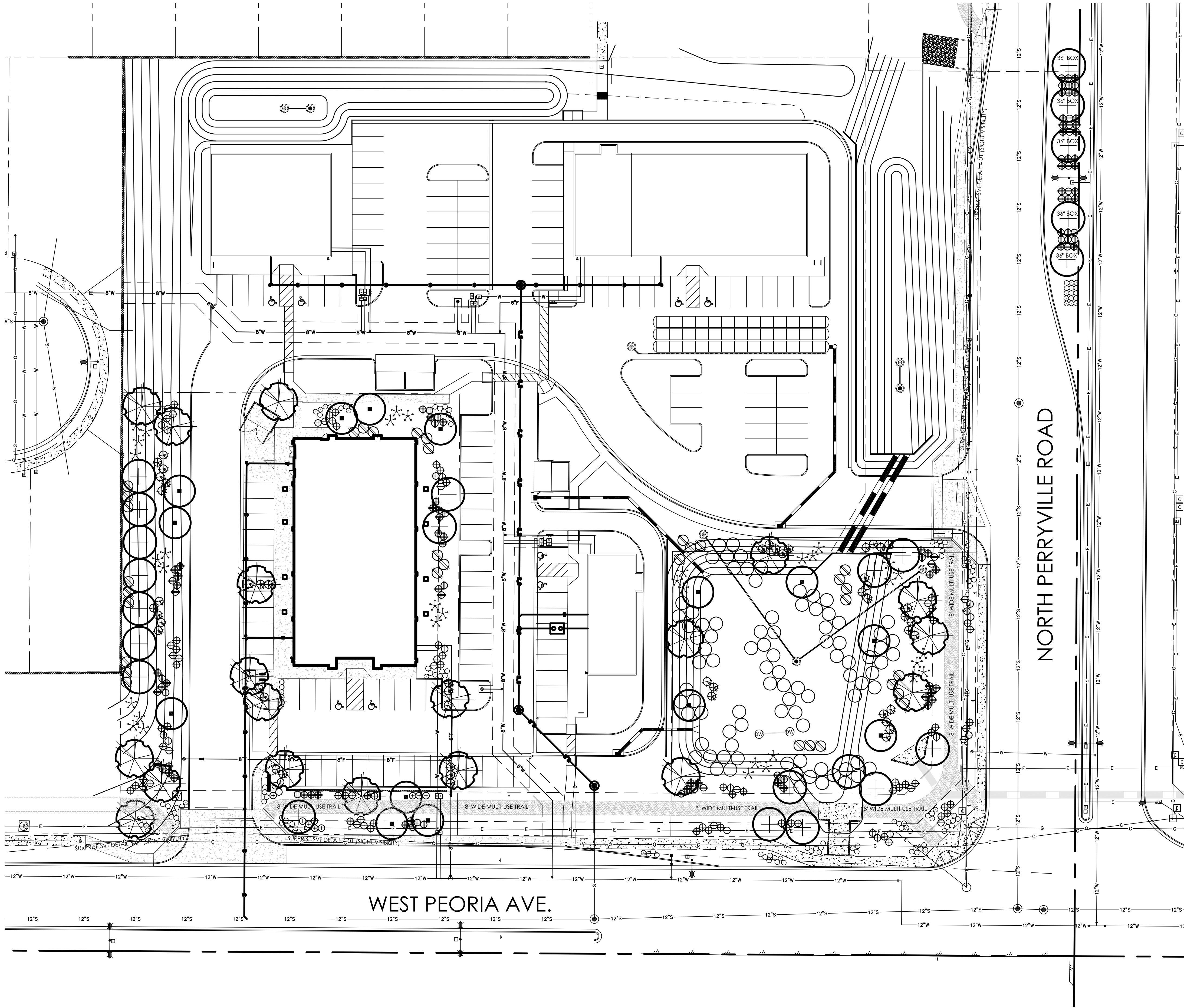
**NWC PEORIA AVE. & PERRYVILLE RD.
SURPRISE, AZ**

PROPOSED ELEVATIONS

CASE NUMBER: FS20-669



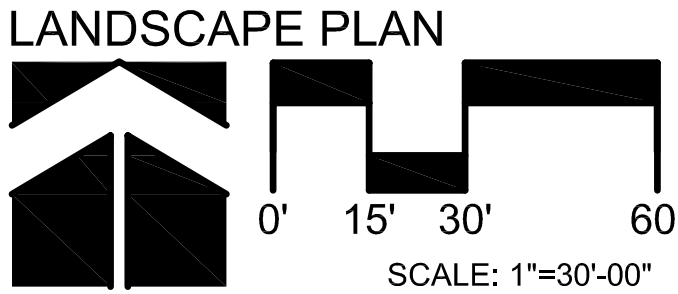
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SAN DIEGO, CA 92120
TEL: 619.727.4800



LANDSCAPE LEGEND

- CERCIDIMUM 'HYBRID'
DESERT MUSEUM PALO VERDE
24" BOX
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
36" BOX
- PROSOPIS HYBRID
THORNLESS MESQUITE
24" BOX
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- MUHLENBERGIA 'REGAL MIST'
REGAL MIST DEER GRASS
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- ACACIA REDOLENS
'DESERT CARPET' tm
1 GALLON
- 1/2" SCREENED SADDLEBACK BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

SIGHT DISTANCE NOTE:
SIGHT DIDTANCE REQUIREMENTS ON
ARTERIAL AND COLLECTORS WILL
ADHERE TO SURPRISE DETAIL 4-01.
SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED
VIEW EASEMENT AREA AND IN FRONT
OF STOP SIGNS MUST MEET OR EXCEED
REQUIREMENTS IN SURPRISE DETAILS 4-01
AND 4-02. TREES, SHRUBS, AND OTHER
LANDSCAPING ARE PERMITTED WITHIN
THE SIGHT VISIBILITY TRIANGLE PROVIDED
LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE
ARE KEPT BELOW 30" OR ABOVE 84".
PER SURPRISE EDS DETAIL 4-01



T&M

ASSOCIATES

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE

URBAN PLANNING

SITE DESIGN

10450 N. 74th Street, Suite 120

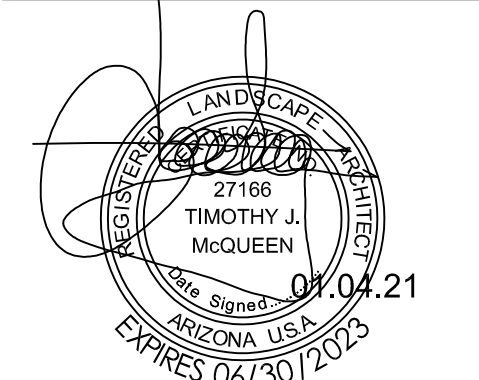
Scottsdale, Arizona 85258

P. (602) 285-0320

EMAIL: timqueen@tjmia.net

DOLLAR GENERAL
W. PEORIA AVE. and N. PERRYVILLE RD.
SURPRISE, ARIZONA

NUMBER	REVISION	DATE



SHEET TITLE:	LANDSCAPE
ISSUE DATE:	04.01.21
DRAWN BY:	STAFF
CHECKED BY:	TJMCQ
PROJECT No.:	20208
SHEET:	La.01



FS20-669

Dollar General at Zanjero Trails Site Plan

Planning Commission – May 6, 2021

VICINITY MAP

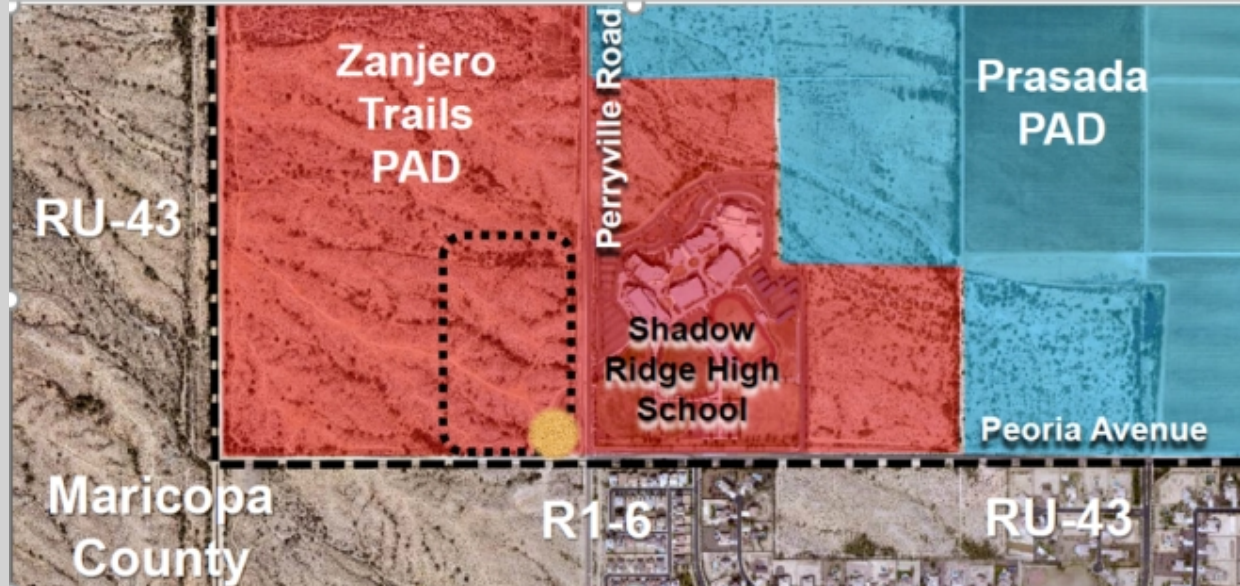
FS20-669 Dollar General at Zanjero Trails



CASE MAP

FS20-669

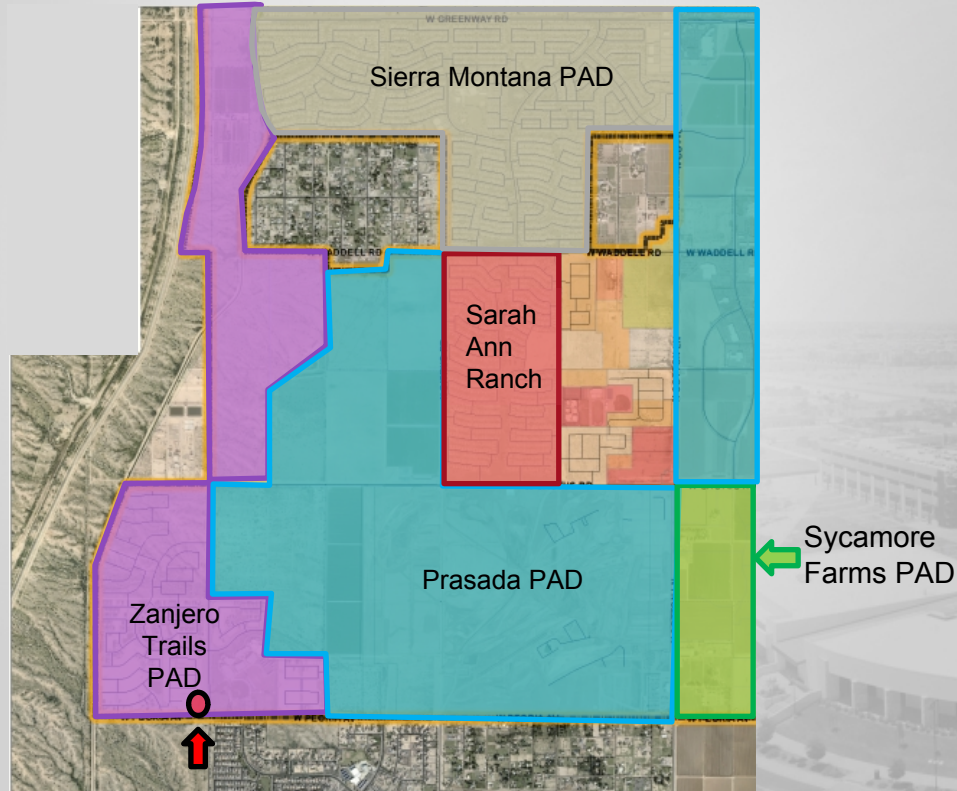
Dollar General at Zanjero Trails

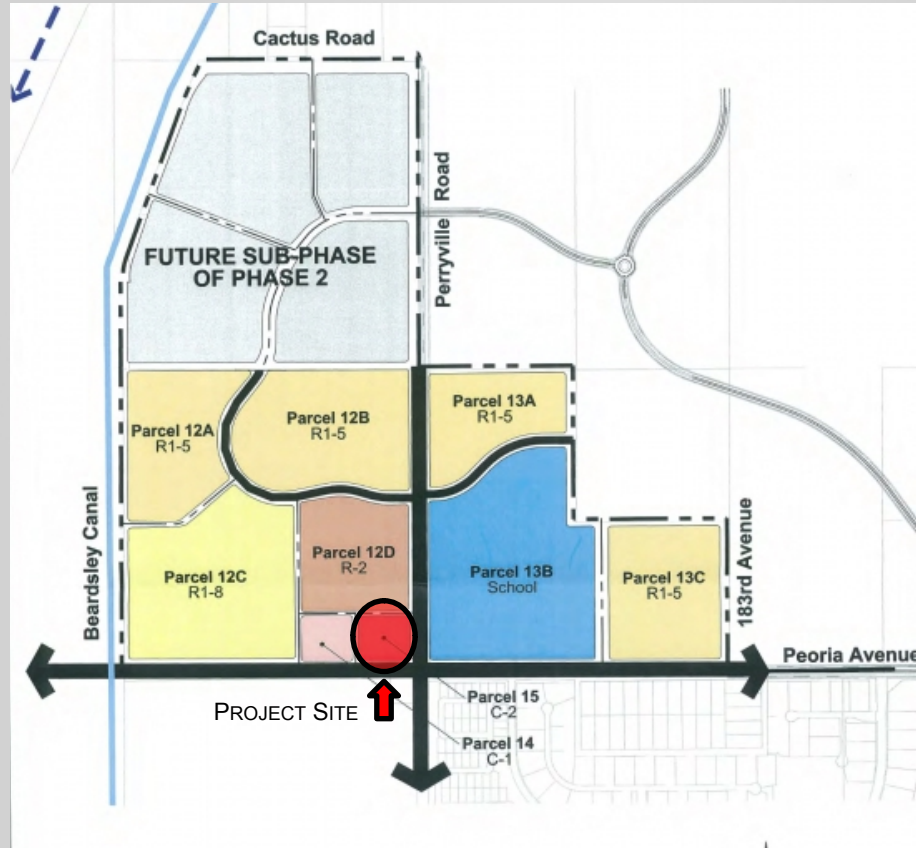


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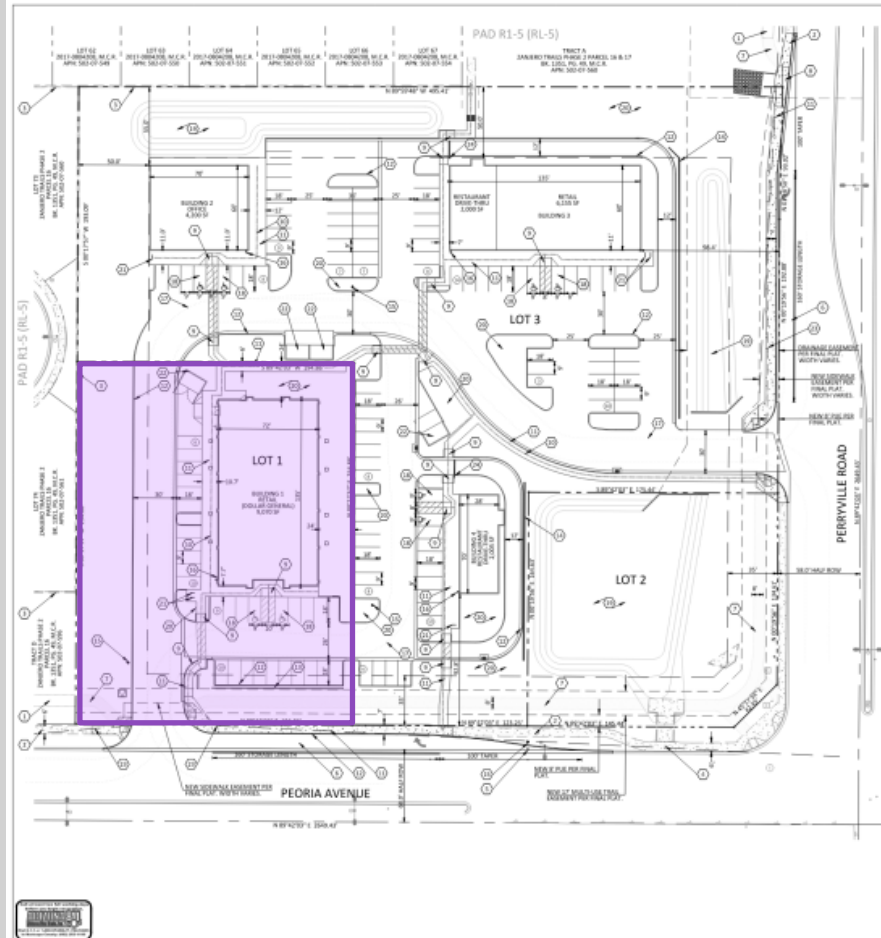
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Dollar General at Zanjero Trails



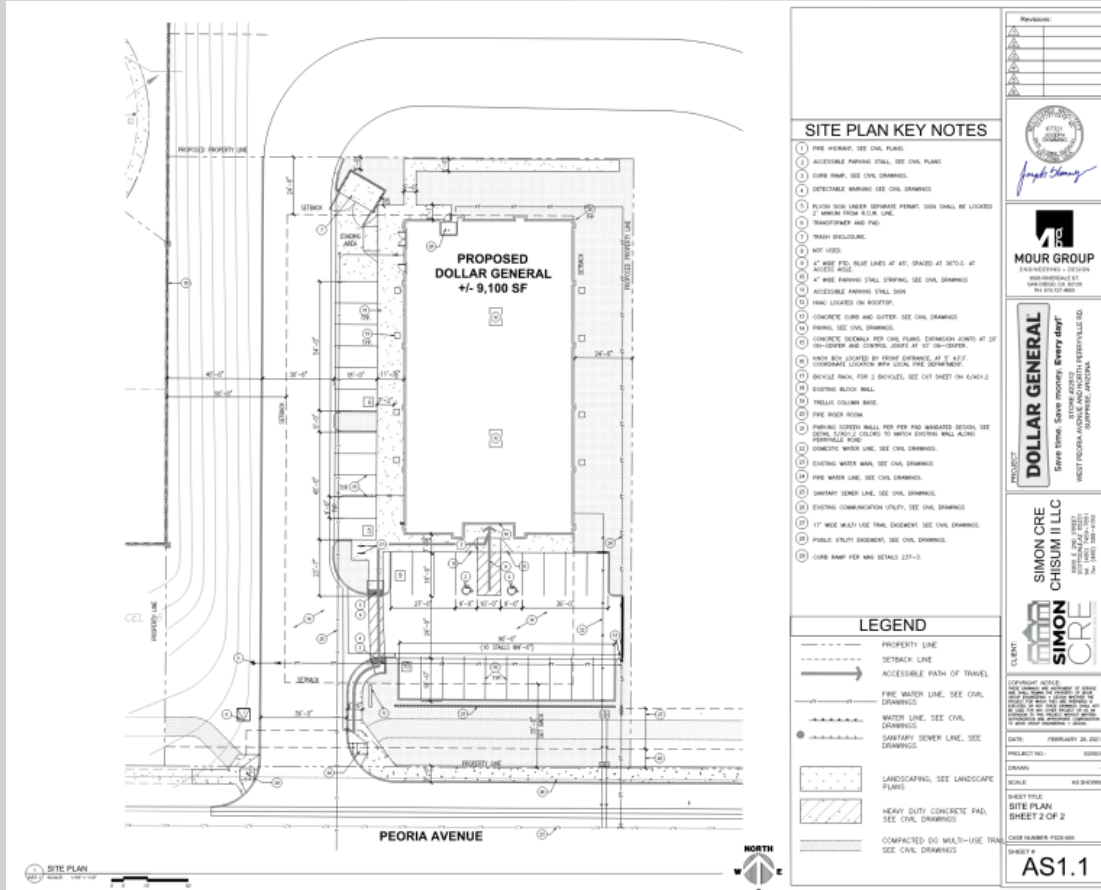


ZANJERO TRAILS LAND USE PLAN



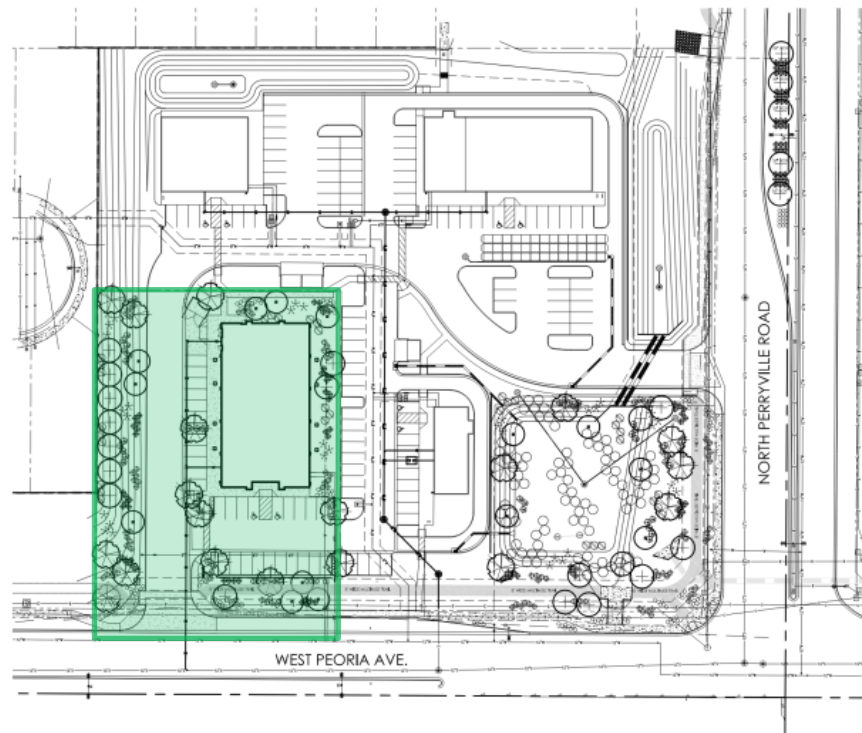
MASTER SITE PLAN





DOLLAR GENERAL SITE PLAN

[illegible]



- LANDSCAPE LEGEND**
- CERCOBIUM HYBRID
DESERT MUSEUM PALM VERDE
24" BOX
 - ACACIA SALIGNA
WILLOW ACACIA
24" BOX
36" BOX
 - PROSOPIS HYBRID
THORNLESS MESQUITE
24" BOX
 - LEUCODERMIS FRUTESCENS
GREEN CLOUD
5 GALLON
 - MUHLENBERGIA "BIOCALIS"
REGAL WET DEER GRASS
5 GALLON
 - CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
 - TECOMA "ORANGE JUBILEE"
ORANGE JUBILEE
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
 - LANTANA MONTEVIDENSIS
TIGER MOUND
1 GALLON
 - ACACIA DEALBATA
DESERT CARPET 1m
1 GALLON
 -
- SIGHT DISTANCE NOTE:**
SIGHT DISTANCE REQUIREMENTS ON
ARTERIAL AND COLLECTORS WILL
ADHERE TO SURPRISE DETAIL 401.
SIGHT TRIANGLE WILL BE UNOBTSTRUCTED
VIEW EASEMENT AREA AND IN FRONT
OF STOP SIGNS MUST MEET OR EXCEED
REQUIREMENTS IN SURPRISE DETAILS 401
AND 402. TREES, SHRUBS, AND OTHER
LANDSCAPING ARE PROHIBITED WITHIN
THIS SIGHT TRIANGLE PROVIDED
LINES, DARTS, NEEDLES OR OTHER FOLIAGE
ARE NOT BELOW 20' OR ABOVE 10'.
PER SURPRISE DETAIL 401.



MASTER LANDSCAPE PLAN



QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 6, 2021 Contact Person: Shirley Phan
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action to approve or disapprove a Site Plan to allow a new office and warehouse facility, generally located north of Rioglass Road and west of 132nd Avenue, Case FS20-710.

Motion:

I move to approve/disapprove the Site Plan for Rio Glass & 132nd Avenue, subject to stipulations "A" through "E".

Background:

Michael Mosharrafa, on behalf of Southwest Products Corporation LLC, requests a Site Plan to allow for a new office use and warehouse facility, generally located north of Rioglass Road and west of 132nd Avenue.

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-FS20-710- Rio Glass & 132nd Avenue- Staff Report
2. 01-FS20-710-Rio Glass & 132nd Ave - Vicinity Map
3. 02-FS20-710-Rio Glass & 132nd Ave - Case Map

4. 03-FS20-710-Rio Glass & 132nd Ave - Site Plan
 5. 04-FS20-710-Rio Glass & 132nd Ave - Landcape Plan
 6. 05-FS20-710-Rio Glass & 132nd Ave - Elevation
 7. FS20-710- Rio Glass & 132nd Ave- PZ 050621
-

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS20-710

Project Name: **Rio Glass & 132nd Avenue**

Council District: 6- Palo Verde

Meeting Date: **May 6, 2021**

Planner: Shirley Phan

Owner: Silvio Piccini, Southwest Products Corporation LLC.

Applicant: Michael Mosharrafa, Mutual Development Partners LLC

Request: Site Plan

Site Location: Generally, located north of Rioglass Road and west of 132nd Avenue

Site Size: 6.37 acres (approx.)

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

Support/Opposition: None known

Staff Recommendation: Approve, subject to stipulations "A" through "E"

29 **Project Description:**

30
31 Michael Mosharrafa, on behalf of Southwest Products Corporation LLC, requests a Site
32 Plan to allow for a new office and warehouse facility located north of Rioglass Road and
33 west of 132nd Avenue. The proposed Commercial Flex Space Shell Building will include
34 a new 107,400 square foot single-story building.
35

36 The site will take access from one (1) new driveway on Rioglass Road and one (1) new
37 driveway on Solar Canyon Way. There will be a connection with the adjacent property to the
38 north, with a shared access driveway along 132nd Avenue. The proposed Site Plan will also
39 provide pedestrian connectivity to the existing sidewalk along Rioglass Road and two (2) new
40 sidewalks will be along 132nd Avenue and Solar Canyon Way.
41

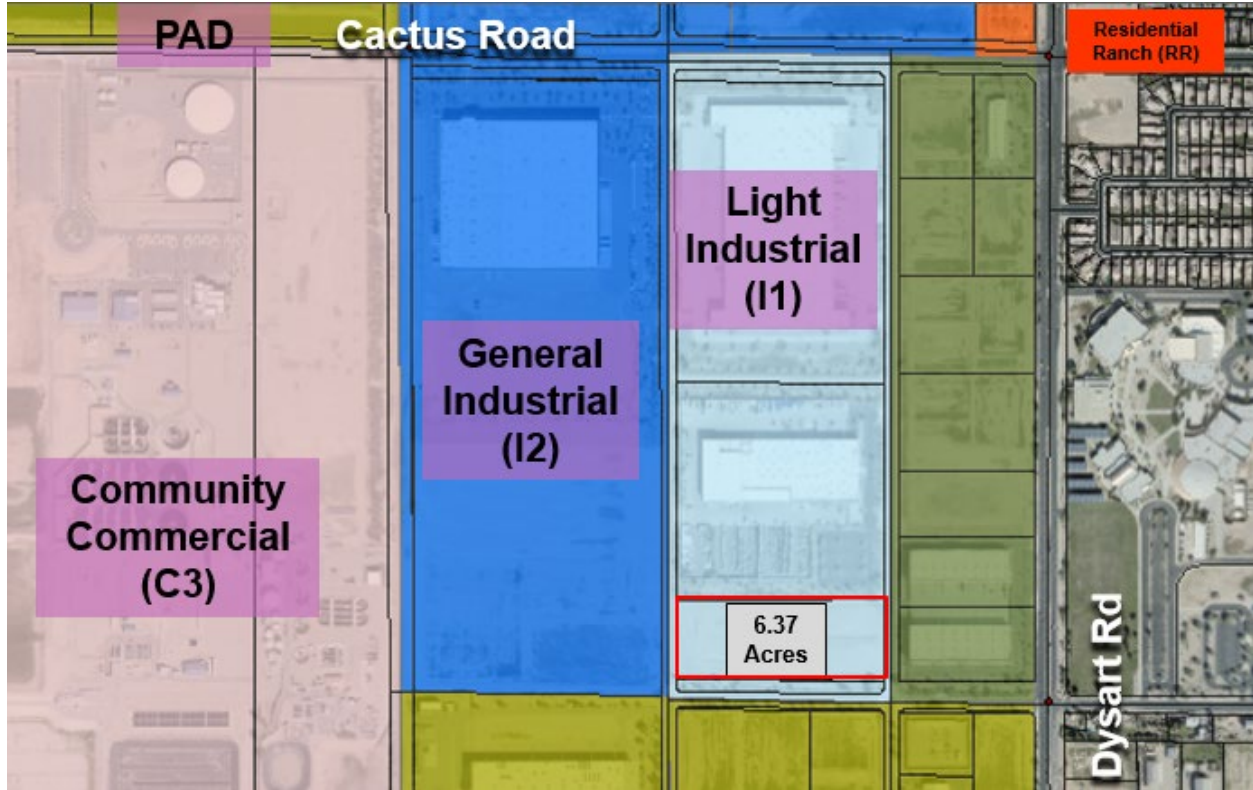
42 A total of 198 parking spaces will be provided on site which is intended to accommodate
43 the office use and warehouse facility. The parking spaces are placed in close proximity
44 of the building for convenience of the employees and customers. Six (6) of the spaces will
45 be handicap-accessible.
46

47 The applicant is proposing 31.8% landscape coverage, which meets the minimum
48 requirement of the SUDC. Refuse enclosures are proposed to be located along the north
49 side of the property and will be screened from the public view with a decorative CMU wall.
50

51 The proposed building colors and material palette will match the existing buildings and
52 complement the surrounding area.
53

54 The applicant also included a lighting photometric study with the application, which meets
55 the lighting requirements of the SUDC.
56

Surrounding Zoning:



General Industrial (I2)	Light Industrial (I1)	Business Park (BP)
General Industrial (I2)	Light Industrial (I1)	Business Park (BP)
PAD	PAD	PAD

Background:

April 2, 2020: Staff met with the applicant to discuss proposed site plan changes during a Concept Review meeting held under CR20-189.

October 30, 2020: The applicant filed a request for a Site Plan regarding a new office use and warehouse facility under FS20-710, the subject case.

March 23, 2021: The Parcel Assemblage was administratively approved for the Commercial Flex Space Shell Building under FS20-709.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise

77 **CONFORMANCE WITH ADOPTED PLANS:**

78
79 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
80 as lying within the Employment Character Area. The proposed site plan is consistent with
81 the General Plan in this regard.

82
83 **Reviewing Agencies:**

84
85 In addition to the standard city reviewing agencies, Luke Air Force Base, the Arizona
86 Department of Transportation, the Maricopa Water District, and the Flood Control District of
87 Maricopa County, were included in the routing of this request. None of the reviewing
88 agencies indicated any concerns over the request.

89
90 **Summary:**

91
92 The proposed Site Plan meets the requirements of the SUDC and the General Plan. All city
93 reviewing departments have reviewed the request and expressed no concerns.

94
95 **Findings:**

- 96
97
 - The proposed site plan is consistent with the Surprise General Plan 2035.
 - The proposed site plan meets the applicable requirements of the SUDC.

98
99
100 **Recommendation:**

101
102 Based on the findings noted above, staff recommends the Commission **approve** the
103 proposed Site Plan subject to stipulations “A” through “E” as outlined below:

- 104
105
106 A. Development and use of the site shall be consistent with the Site Plan entitled
107 “Commercial Flex Space Shell Building” consisting of one (1) sheet prepared by
108 Adwarchitects and stamped received March 17, 2021.
109
110 B. Landscaping of the site shall be consistent with the Landscape Plan entitled
111 “Commercial Flex Space Shell Building” consisting of one (1) sheet prepared by
112 Adwarchitects and stamped received April 1, 2021.
113
114 C. Building elevations shall be consistent with the Elevations entitled “Commercial
115 Flex Space Shell Building” consisting of five (5) sheets prepared by Adwarchitects
116 and stamped received March 17, 2021.
117
118 D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning
119 Commission. This Site Plan shall expire on the one (1) year anniversary of
120 approval, unless construction commences prior to that date.
121

E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

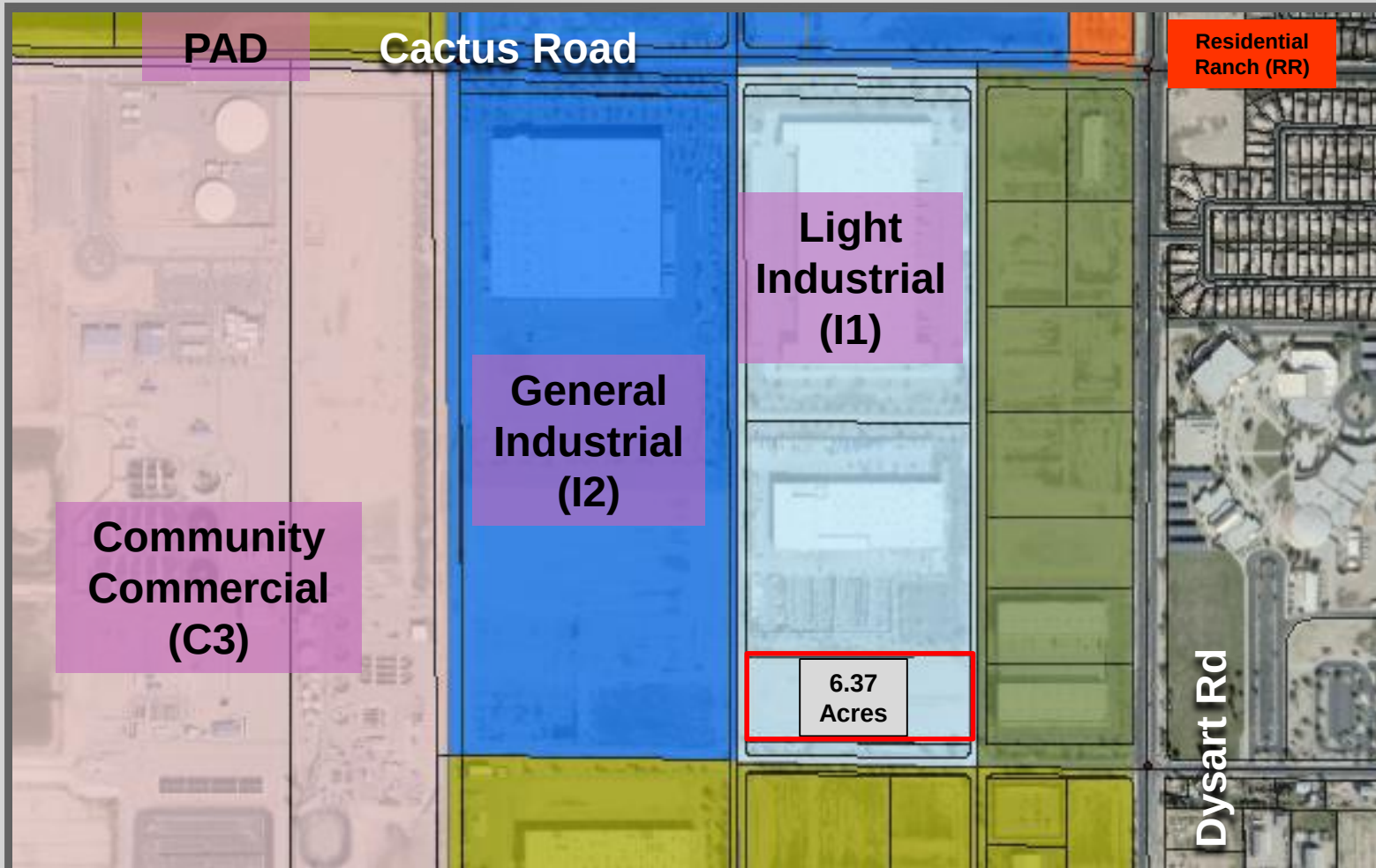
Attachments:

- 01 Vicinity Map
- 02 Case Map
- 03 Site Plan
- 04 Landscape Plan
- 05 Elevations

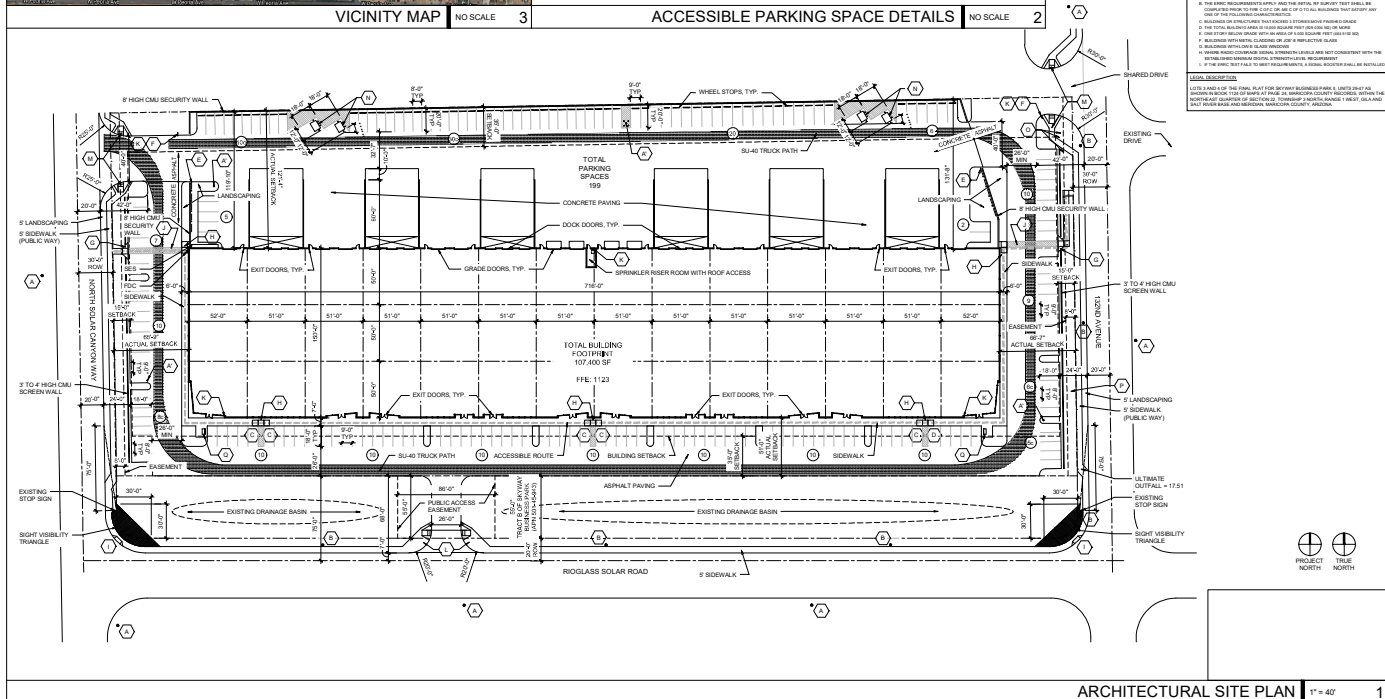
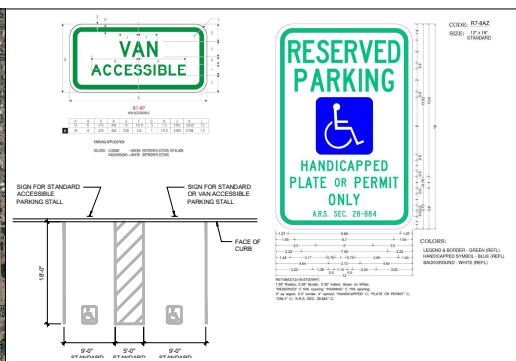
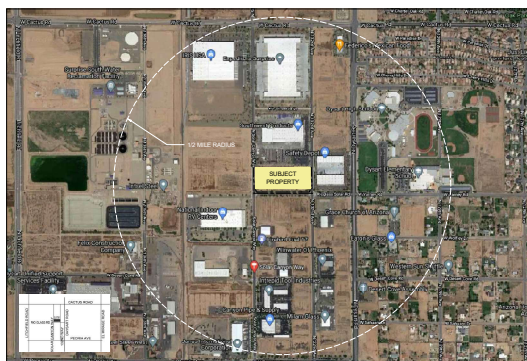


Rio Glass and 132nd Avenue

FS20-710 Vicinity Map



Rio Glass and 132nd Avenue
FS20-710 Case Map



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P 704.379.1919
F 704.379.1920
www.adwarchitects.com



Commercial
Flex Space
Shell Building

Surprise, Arizona

FS20-710

ARCHITECTUR
PLAN

DATE: 03.08.21
PROJECT NO: 20015

REVISIONS		
NO.	DATE	DESCRIPTION

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SHEET NUMBER

A1a



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770.437.1925
www.adwarchitects.com



Commercial Flex Space Shell Building

1267 N 132nd Avenue
Surprise, Arizona

FS20-710

BUILDING ELEVATIONS - COLOR

DATE: 3/8/21
PROJECT NO: 20015

REVISIONS:
NO. DATE DESCRIPTION:

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A2a

SHEET NUMBER



Commercial Flex Space Shell Building

1267 N 132nd Avenue
Surprise, Arizona

FS20-710

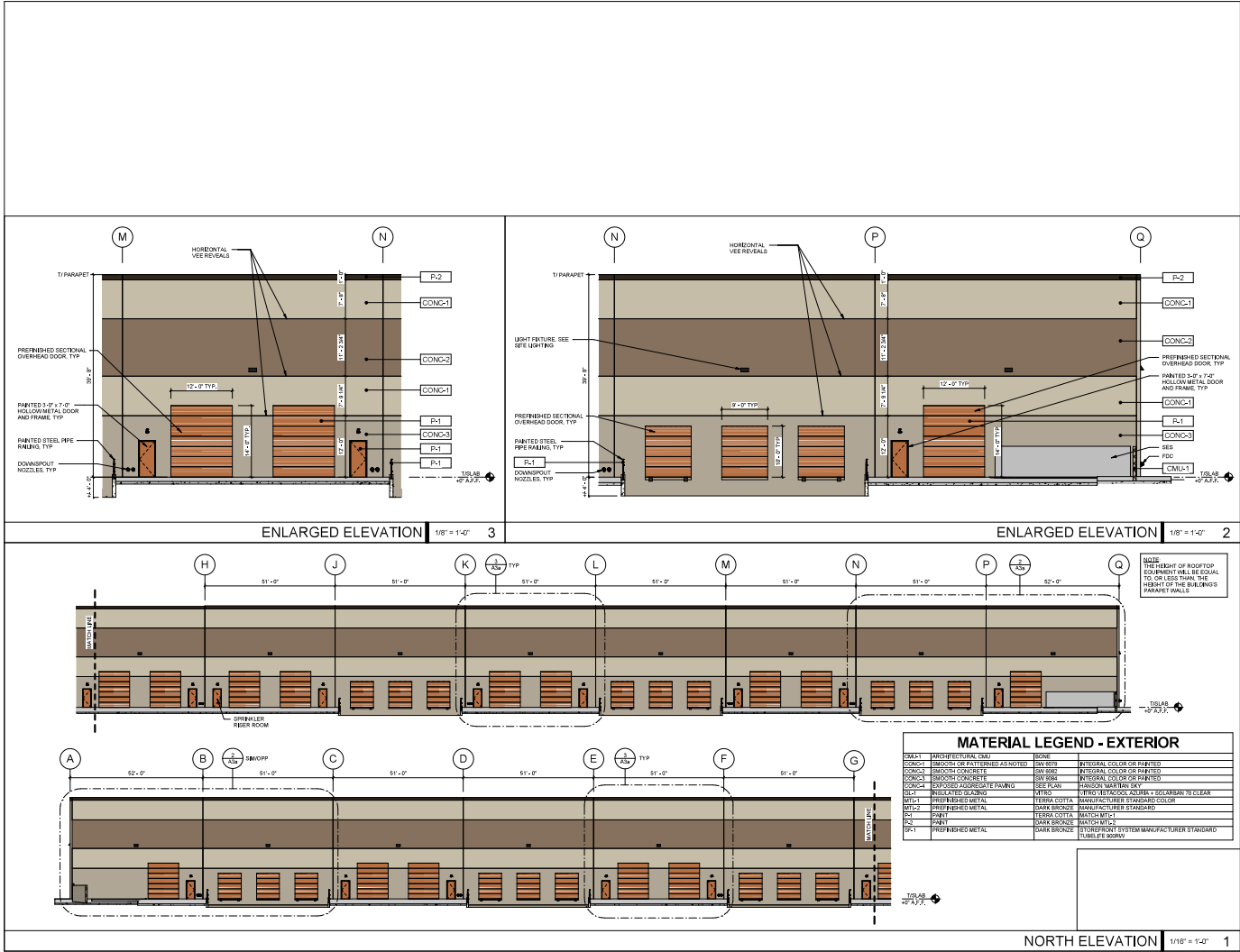
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DATE: 3/8/21
PROJECT NO.: 20015
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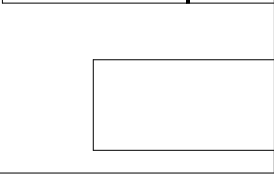
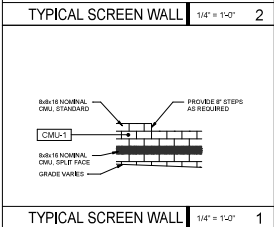
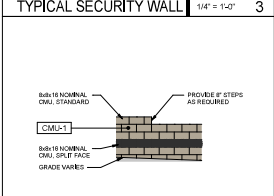
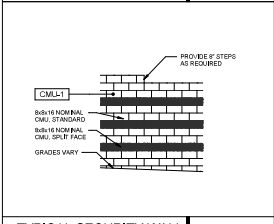
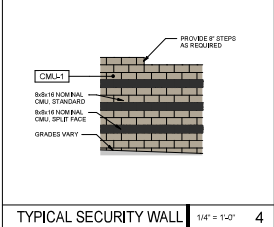
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A3a

SHEET NUMBER



MATERIAL LEGEND - EXTERIOR			
CML-1	ARCHITECTURAL CMU	BONE	
CPD-1	PAINT OR PATTERNS AS NOTED	SEE NOTE	INTEGRAL COLOR OR PAINTED
CPD-2	SMOOTH CONCRETE	SEE NOTE	INTEGRAL COLOR OR PAINTED
CPD-3	SMOOTH CONCRETE	SEE NOTE	INTEGRAL COLOR OR PAINTED
CPD-4	EXPOSED AGGREGATE FINISH	SEE PLAN	MANUFACTURER'S STANDARD
DL-1	WOOD SILL PLATING	SEE PLAN	MANUFACTURER'S STANDARD
DL-2	WOOD SILL PLATING	SEE PLAN	MANUFACTURER'S STANDARD
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DL-100	WOOD SILL PLATING	SEE PLAN	MANUFACTURER'S STANDARD



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Commercial Flex Space Shell Building

1267 N 132nd Avenue
Surprise, Arizona

FS20-710

SCREEN WALL DETAILS

DATE: 3/8/21
PROJECT NO.: 20015

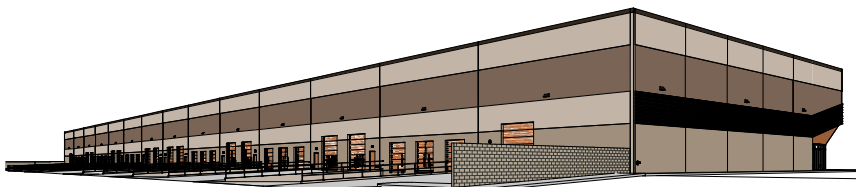
REVISIONS

NO.	DATE	DESCRIPTION

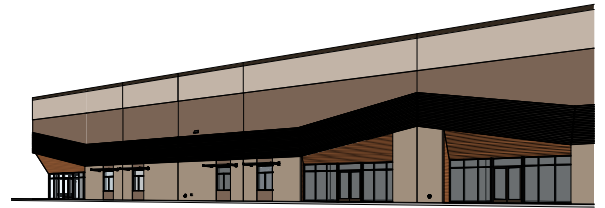
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A4

SHEET NUMBER



Perspective View 3



Perspective View 2



Perspective View 1

Commercial Flex Space Shell Building
 Surprise, Arizona
 Perspective Views
 3/8/21

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 environmentsforlife

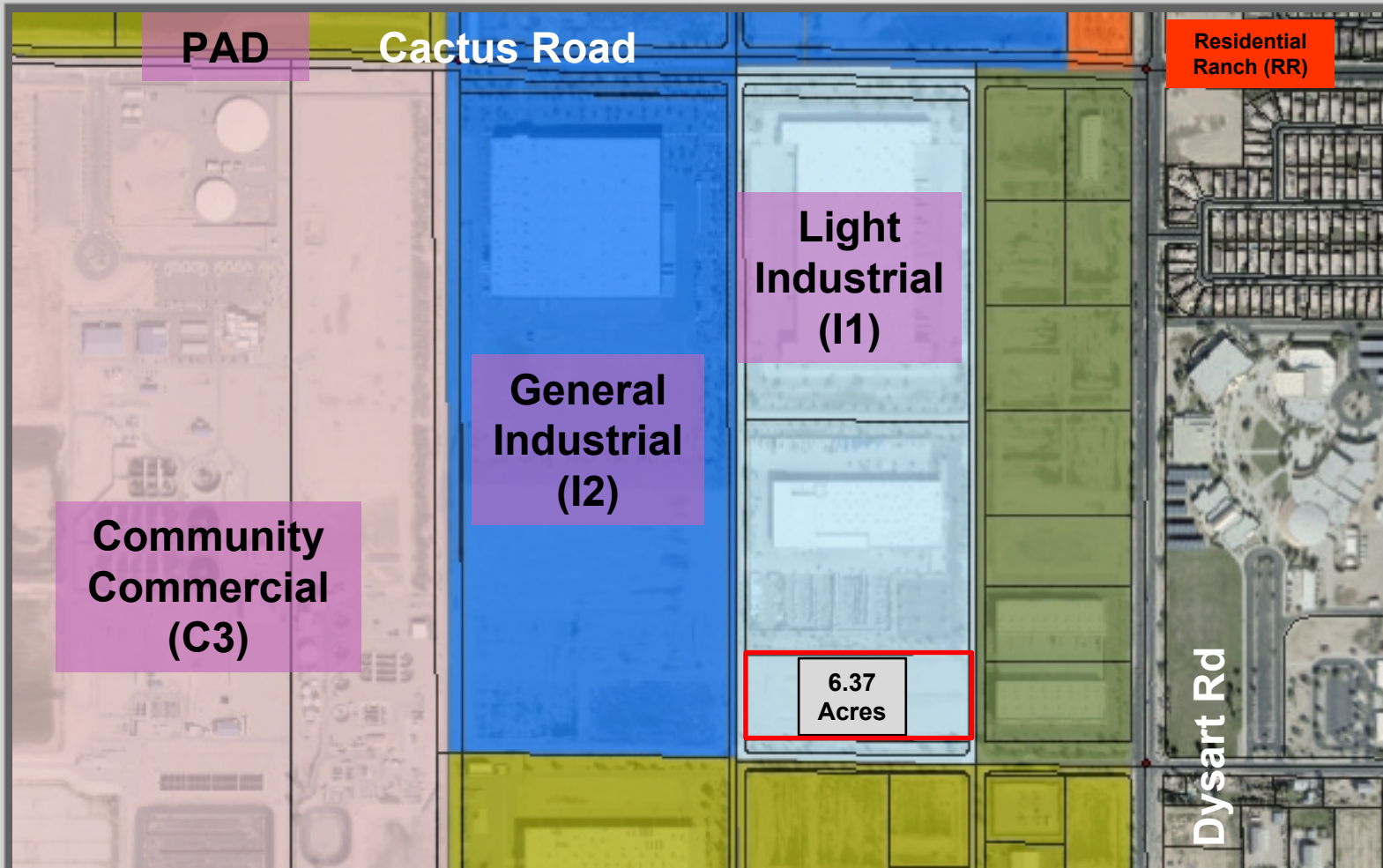


Planning and Zoning Commission
May 6, 2021

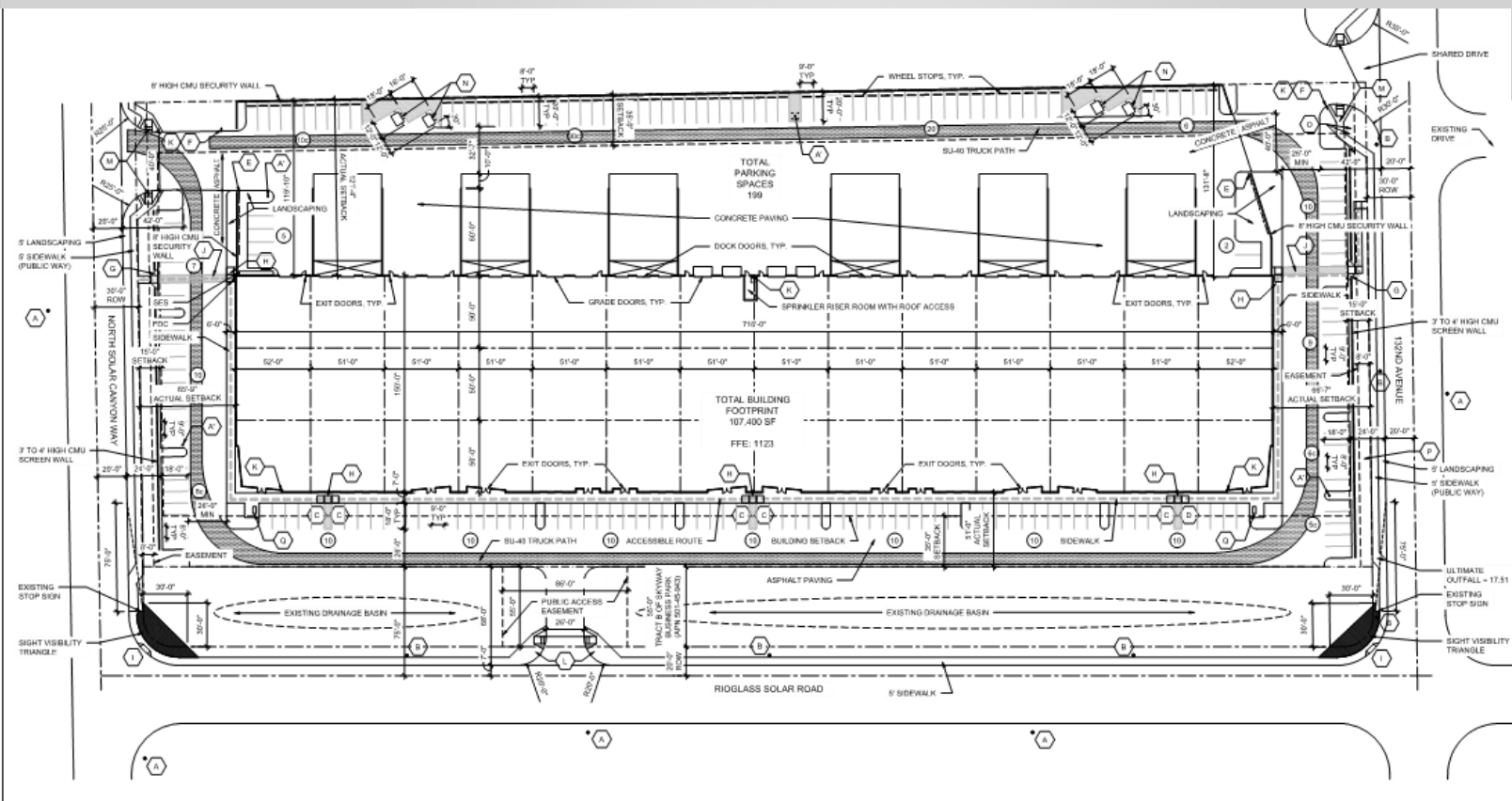
Rio Glass & 132nd Avenue
FS20-710



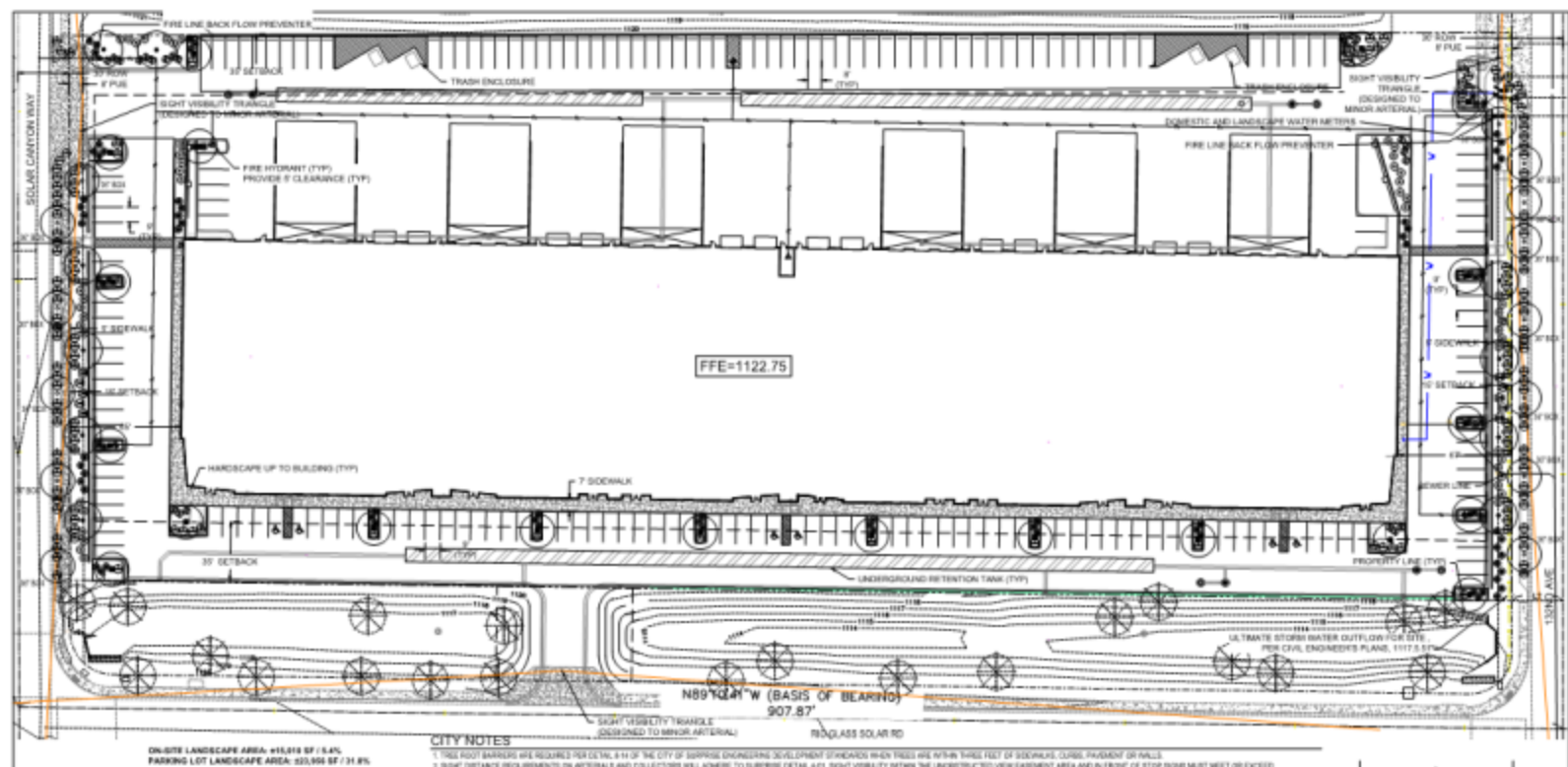
Rio Glass and 132nd Avenue FS20-710 Vicinity Map



Rio Glass and 132nd Avenue
FS20-710 Case Map



Site Plan

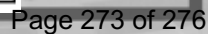


Landscape Plan

Elevations



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STAFF RECOMMENDATION

Staff Recommendation:

- **Approve** subject to Stipulations 'A' through 'E'



QUESTIONS OR COMMENTS?

Thank You

A. Development and use of the site shall be consistent with the Site Plan entitled “Commercial Flex Space Shell Building” consisting of one (1) sheet prepared by Adwarchitects and stamped received March 17, 2021.

B. Landscaping of the site shall be consistent with the Landscape Plan entitled “Commercial Flex Space Shell Building” consisting of one (1) sheet prepared by Adwarchitects and stamped received April 1, 2021.

C. Building elevations shall be consistent with the Elevations entitled “Commercial Flex Space Shell Building” consisting of five (5) sheets prepared by Adwarchitects and stamped received March 17, 2021.

D. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

E. Non-compliance with the approved plan for this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.