CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, November 4, 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 October 21, 2021 Planning and Zoning Commission Minutes.	Ashley Labhart Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

2.	District 6	Consideration and action pertaining to the Major Amendment to the Surprise Pointe Bendalin Farms PAD for Level Crossing Phase 2. Case FS20-749	Trever Fleetham Community Development
3.	Citywide	Consideration and action regarding Section 106-10.40 Self-storage facilities of the Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to improve clarity and remove conflicts. Case FS21-413	None Trever Fleetham Community Development
4.	District 1	Consideration and action pertaining to the Rezoning of approximately 27.41 acres from Rural Residential (RR) to Residential High Density (R-3), generally located south of Happy Valley Road and east of 158th Avenue. Case FS21-444	Sergio Angulo Community Development

5.	District 1	Presentation and action pertaining to a Major General Plan Amendment to change approximately 190.54 acres of Commerce and Office Character Area to Neighborhood Character Area, generally located north of Grand Avenue and east of 163rd Avenue. Case FS21-257	Sergio Angulo Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

6.	District 6	Consideration and action pertaining to the Site Plan for Level Crossing Phase 2. Case FS20-749	Trever Fleetham Community Development
7.	District 3	Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat Unit K – Phase 3 – Toll at Prasada”. Case FS21-399	Trever Fleetham Community Development
8.	District 1	Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Enclave I & Enclave II,” dated September 2, 2021, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS21-262	Trever Fleetham Community Development
9.	District 1	Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Paloma Creek Phase 5 & Enclave III”, dated September 29, 2021, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS21-271	Trever Fleetham Community Development
10.	District 3	Consideration and action pertaining to the Site Plan for BTR Paradisi. Case FS20-794	Trever Fleetham Community Development
11.	District 1	Consideration and action pertaining to the Preliminary Plat for Heritage Asante Parcel 9, located on the southwest corner of Pat Tillman Boulevard and Asante Boulevard. Case FS21-220.	Sergio Angulo Community Development
12.	District 1	Presentation and action pertaining to the Preliminary Plat for Ellen Ranch, located on the northeast corner of Happy Valley Road and 163rd Avenue. Case FS21-251.	Sergio Angulo 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:October 28, 2021 at 9:30 AM

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

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 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 October 21, 2021 Planning and Zoning Commission Minutes.

Motion:
I move to approve/disapprove the October 21, 2021 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:
1. 10-21-21 PZ MIN

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

October 21, 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 October 21, 2021.

A. ROLL CALL
In attendance was Chair Dennis Bash, Commissioner Ken Chapman, Commissioner Dennis Smith, Commissioner Mitchell Rosenbaum, Commissioner Matthew Keating and Commissioner Jared Holland. Vice Chair Kevin Sartor had a planned absence.

STAFF PRESENT:
Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Jason Moquin, Planning Manager; Chris Sexton, Current Planner; Trever Fleetham, Current Planner and Ashley Labhart, Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

Mr. Boyd conveyed the November 4, 2021 Planning and Zoning Commission meeting agenda has several items already listed, and also provided updates for development status as it pertained to recently approved items of interest.

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 October 7, 2021 Planning and Zoning Commission Minutes.

Commissioner Rosenbaum made a motion to approve the October 7, 2021, Planning and Zoning Commission Minutes as presented.
Commissioner Smith seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

ITEM: 2 – District 1 - Consideration and action pertaining to approval or disapproval of a Conditional Use Permit w/ Site Plan for Surprise Self-Storage. Case FS20-811

Chris Sexton, Current Planner, presented item 2 to the Commission.

Chair Bash opened the public hearing.

Hearing no requests, Chair Bash closed the public hearing.

Commissioner Keating made a motion to approve the Conditional Use Permit with Site Plan for Surprise Self-Storage, case FS20-811, subject to stipulations “a” through “e” as memorialized in the staff report.
Commissioner Holland seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

ITEM: 3 – District 3 - Consideration and action pertaining to approval of the Preliminary Plat entitled “Preliminary Plat Unit I - Phase 3 - Toll at Prasada”. Case FS21-252

Trever Fleetham, Current Planner, presented item 3 to the Commission.

The Commission discussed the following:

- Timing of street development and improvement

Commissioner Holland made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat Unit I – Phase 3 - Toll at Prasada subject to stipulations “a” through “c” as outlined in the staff report.
Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor.

ITEM: 4 – District 5 - Consideration and action pertaining to approval of a Site Plan for Alta Surprise. Case FS21-362

Trever Fleetham, Current Planner, presented item 4 to the Commission.

Brian Greathouse of Burch and Cracchiolo provided feedback and information in response to questions and comments received.

The Commission discussed the following:

- Parking
- Elevator presence
- Accessibility

Commissioner Chapman made a motion to approve the Site Plan for Alta Surprise subject to stipulations “a” through “g” as outlined in the staff report.
Commissioner Holland seconded the motion. Motion passed with 6 votes in favor.

ITEM: 5 – District 5 - Presentation and discussion with members of the Planning and Zoning Commission as it pertains to property within the Surprise Center Development Company (SCDC) PAD.

Scott Phillips, Surprise Center Development Company (SCDC), presented item 5 to the Commission and requested feedback from the Commissioners.

The Commission discussed the following:

- Street tree program
- Coordination with City staff
- Visuals showcasing walkability
- Medical/legal business presence
- Parking structures
- Elevator serviced housing products
- Water/art feature integration
- Entertainment
- Exterior elevations
- Sidewalks
- Project details
- Architectural/visual interest

OTHER BUSINESS:

Item G – Other Business and Future Agenda Items.

None.

ADJOURNMENT:

Hearing no further business, Chair Bash called for a motion to adjourn. Commissioner Rosenbaum made a motion to adjourn, Commissioner Chapman seconded the motion. All voted in favor.

Meeting adjourned at 7:31 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: November 4, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Major Amendment to the Surprise Pointe Bendalin Farms PAD for Level Crossing Phase 2. Case FS20-749

Motion:
Motion to approve the Major Amendment to the Surprise Pointe Bendalin Farms PAD for Level Crossing Phase 2 subject to stipulations “a” and “b” as outlined in the staff report.

Background:
The subject request involves a Major PAD Amendment to the Bendalin Farms Planned Area Development (PAD), also known as Surprise Pointe Industrial/Commerce Park. The proposed amendments include adding C-2 and C-3 zoning designations to the western portion of Parcel 6, currently designated as I-1, and amending development standards to accommodate the concurrent Site Plan under the same case, FS20-749.

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 - FS20-749 Level Crossing Phase 2 PADA - Staff Report - 110421 PZ

2. 01 - FS20-749 Level Crossing Phase 2 - Vicinity Map
3. 02 - FS20-749 Level Crossing Phase 2 - Existing Site Zoning
4. 03 - FS20-749 Level Crossing Phase 2 - Proposed Site Zoning
5. 04 - FS20-749 Level Crossing Phase 2 - Zoning Document
6. 05 - FS20-749 Level Crossing Phase 2 - Master Site Plan
7. 06 - FS20-749 Level Crossing Phase 2 - Affidavit of Posting
8. 07 - FS20-749 Level Crossing Phase 2 - Citizen Outreach Report
9. FS20-749 Level Crossing Phase 2 PADA Presentation

SURPRISE
ARIZONA

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

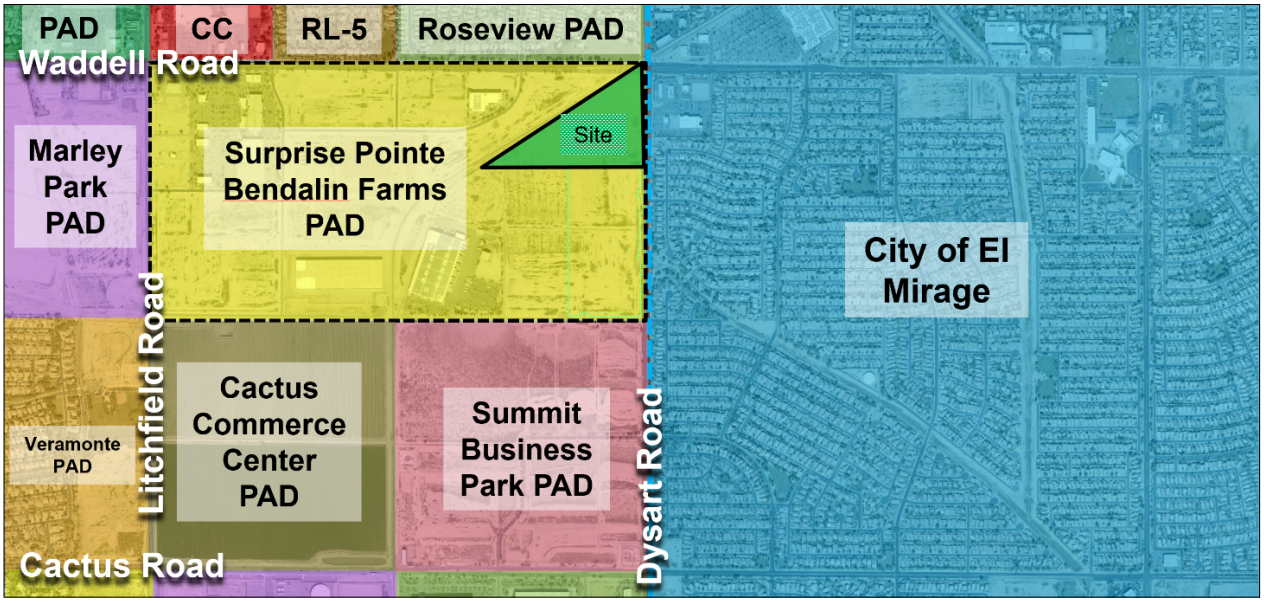
Case:	**FS20-749**
Project Name:	Level Crossing Phase 2
Council District:	6 – Palo Verde
Meeting Date:	**November 4, 2021**
Planner:	Trever Fleetham, AICP

Owner:	Stampede Industries, LLC
Applicant:	Steve Goodman with Cotton Architecture + Design, LLC
Request:	PAD Amendment to the Bendalin Farms PAD, also known as Surprise Pointe Industrial/Commerce Park to add C-2 and C-3 uses and alter development standards for Parcel 6.
Site Location:	Generally, on the southwestern corner of Waddell Road and Dysart Road
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 subject PAD Amendment, case FS20-749, subject to stipulations 'a' and 'b'.

Project Description:

Stampede Industries requests approval of a Major PAD Amendment to the Bendalin Farms Planned Area Development (PAD), also known as Surprise Pointe Industrial/Commerce Park. The proposed amendments include adding C-2 and C-3 zoning designations to the western portion of Parcel 6, currently designated as I-1, and amending development standards to accommodate the concurrent Site Plan under the same case, FS20-749.

Surrounding Land Zoning:



PAD – Industrial	PAD – Residential	City of El Mirage
PAD – Industrial	**PAD – Commercial/Industrial**	City of El Mirage
PAD – Industrial	PAD – Commercial/Industrial	City of El Mirage

Background:

September 29, 2005: The Mayor and City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The Mayor and City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

March 1, 2018: The Planning and Zoning Commission approved a Site Plan for Hardy World under Case FS17-585.

January 15, 2019: The Mayor and City Council approved a PAD Amendment to the Bendalin Farms PAD to add C-2 and C-3 uses to the eastern portion of Parcel 6.

July 30, 2020: A Concept Review meeting was held for the current proposal under Case CR20-451.

November 20, 2020: The applicant submitted for a PAD Amendment and Site Plan for Stampede Industries under Case FS20-749, the subject case.

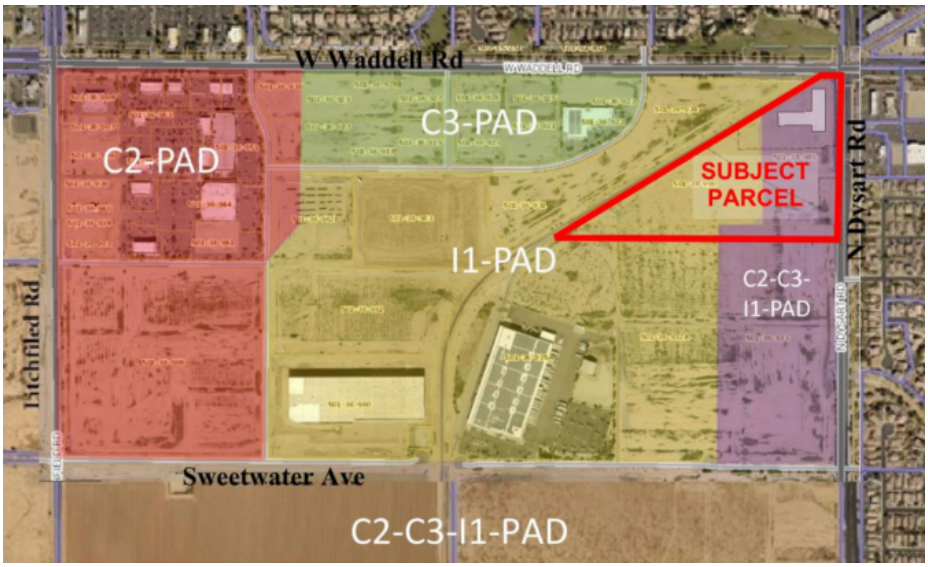
August 31, 2021: Stampede Industries held a Citizen Review meeting at the Holiday Inn Express meeting room located at 16540 N. Bullard Avenue in Surprise. A summary of the meeting has been included within the PAD Zoning Amendment document.

Analysis and Discussion:

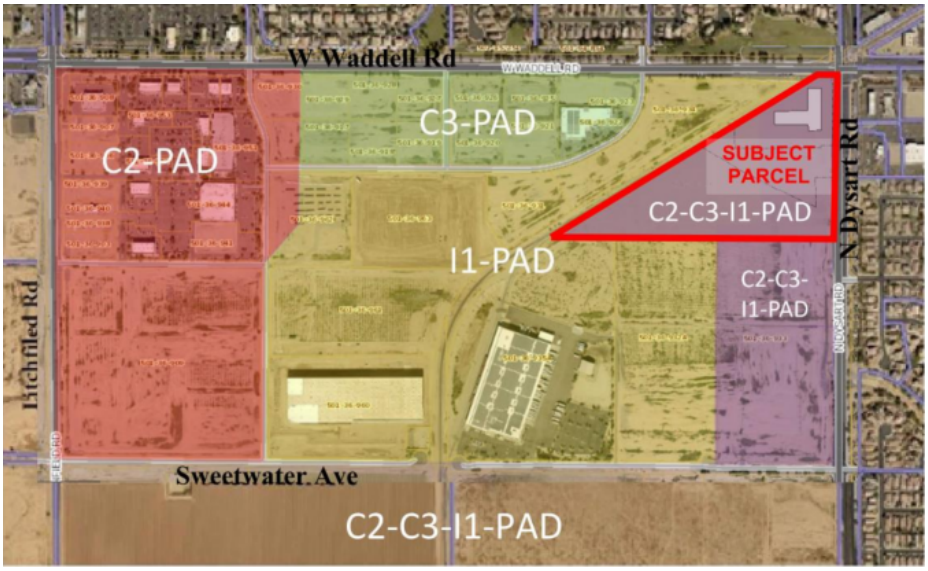
The applicant has submitted this PAD Rezoning Document in support of a request for a Major PAD Amendment of the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development. This request is for the rezoning of approximately 10.4 gross acres of the 19.4 acre Parcel 6, located at the SWC of Waddell Road and Dysart Road. Additionally, the request will alter some development standards for C-2, C-3, and I-1 zonings within the PAD.



The subject property, Parcel 6 depicted above, totals approximately 19.4 acres and contains areas of I-1 zoning on the west, and C-2/C-3/I-1 combined zoning on the east. The request includes rezoning the I-1 only portion of Parcel 6 to contain the same zoning (C-2/C-3/I-1) as the eastern portion of the parcel. This rezoning will create consistent zoning across the entirety of Parcel 6 and allow the owners to develop/market the properties as a whole with increased flexibility as to where commercial or industrial uses can be located.



Existing Zoning



Proposed Zoning

As depicted above, this request will rezone approximately 10.4 acres of I-1 zoning to C-2/C-3/I-1 zoning within the PAD. If approved, the PAD will then contain 140.6 gross acres of I-1 Light Industrial, 32.1 acres of C-3 General Commercial, 84.4 gross acres of C-2 Community Commercial, and 49.85 acres of C-2/C-3/I-1 combination zoning.

The subject request also includes changes to the building setbacks within the PAD. The proposal includes reducing setbacks to 0' for lots not adjacent to public rights-of-way or other parcels within the PAD. The proposed changes do not affect setbacks from public rights-of-way or other parcels within the PAD.

The requested changes to the subject PAD will accommodate the development included in the concurrent Site Plan submitted under the same case, FS20-749.

Conformance with Adopted Plans:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, as well as the Railplex Growth Area. As such, the subject request is consistent with the Surprise General Plan 2035.

Reviewing Agencies:

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

Summary:

Staff believe the proposed PAD Amendment is consistent with the manner and intent of the Bendalin Farms PAD, aka Surprise Pointe Industrial/Commerce Park, in which it occupies. If approved, the site will be allowed to be developed in accordance with the requirements of the City of Surprise.

Findings:

- The proposed PAD Amendment is consistent with the Surprise General Plan 2035.
- The proposed PAD Amendment demonstrates compliance with the criteria set forth in the Bendalin Farms PAD
- The proposed PAD Amendment demonstrates compliance with the criteria set forth in the Surprise Municipal Code
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject PAD Amendment, subject to stipulations 'a' and 'b' as outlined below:

a. Development and use of the site shall be consistent with the zoning document titled "PAD Zoning Amendment – FS20-749 5th Amendment to the Bendalin Farms, AKA Surprise Point Industrial/Commerce Park", received May 11, 2021.

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

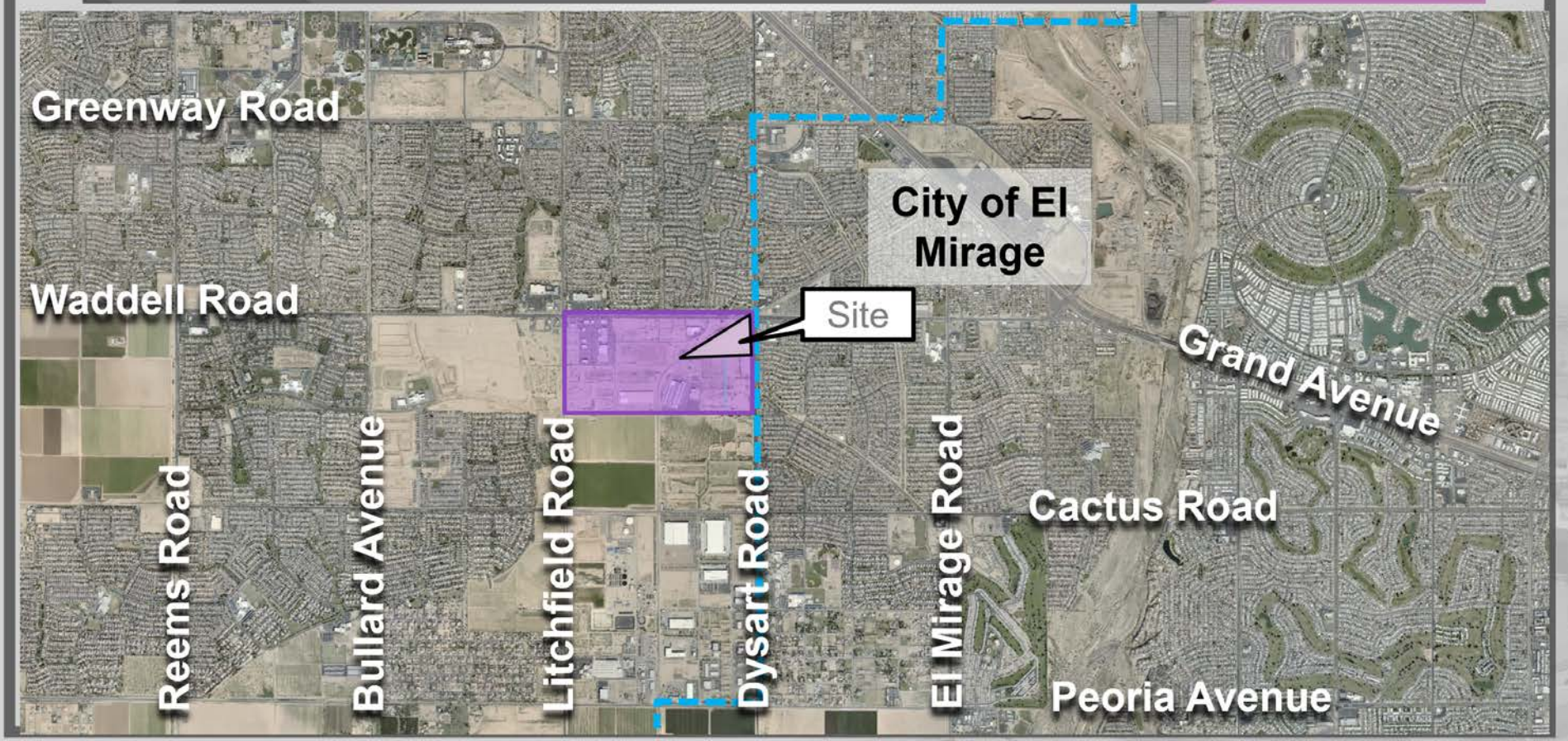
However, should the Commission wish to recommend **denial** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

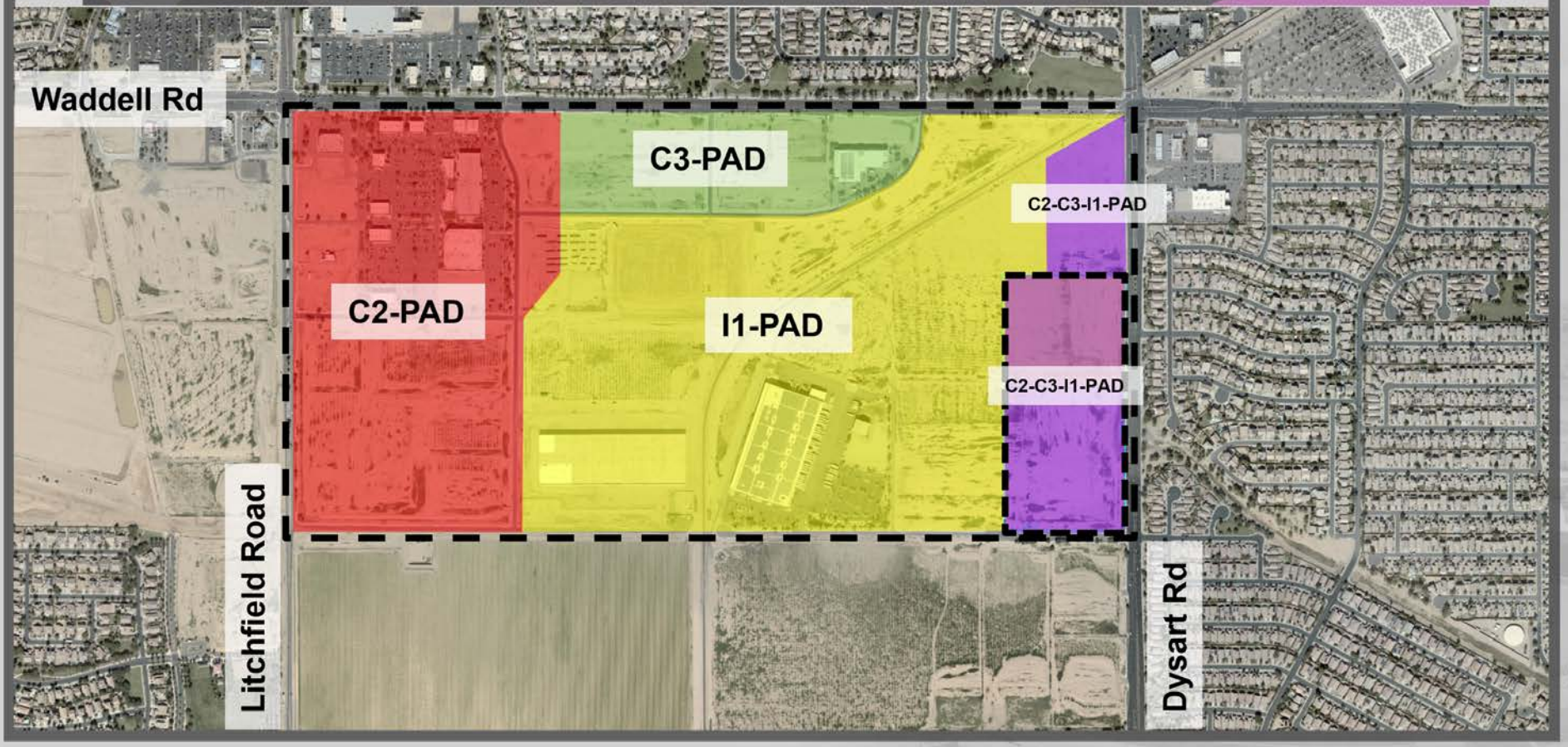
01 Vicinity Map
02 Existing Site Zoning
03 Proposed Site Zoning
04 Zoning Document
05 Master Site Plan
06 Affidavit of Site Posting
07 Citizen Outreach Report

VICINITY MAP

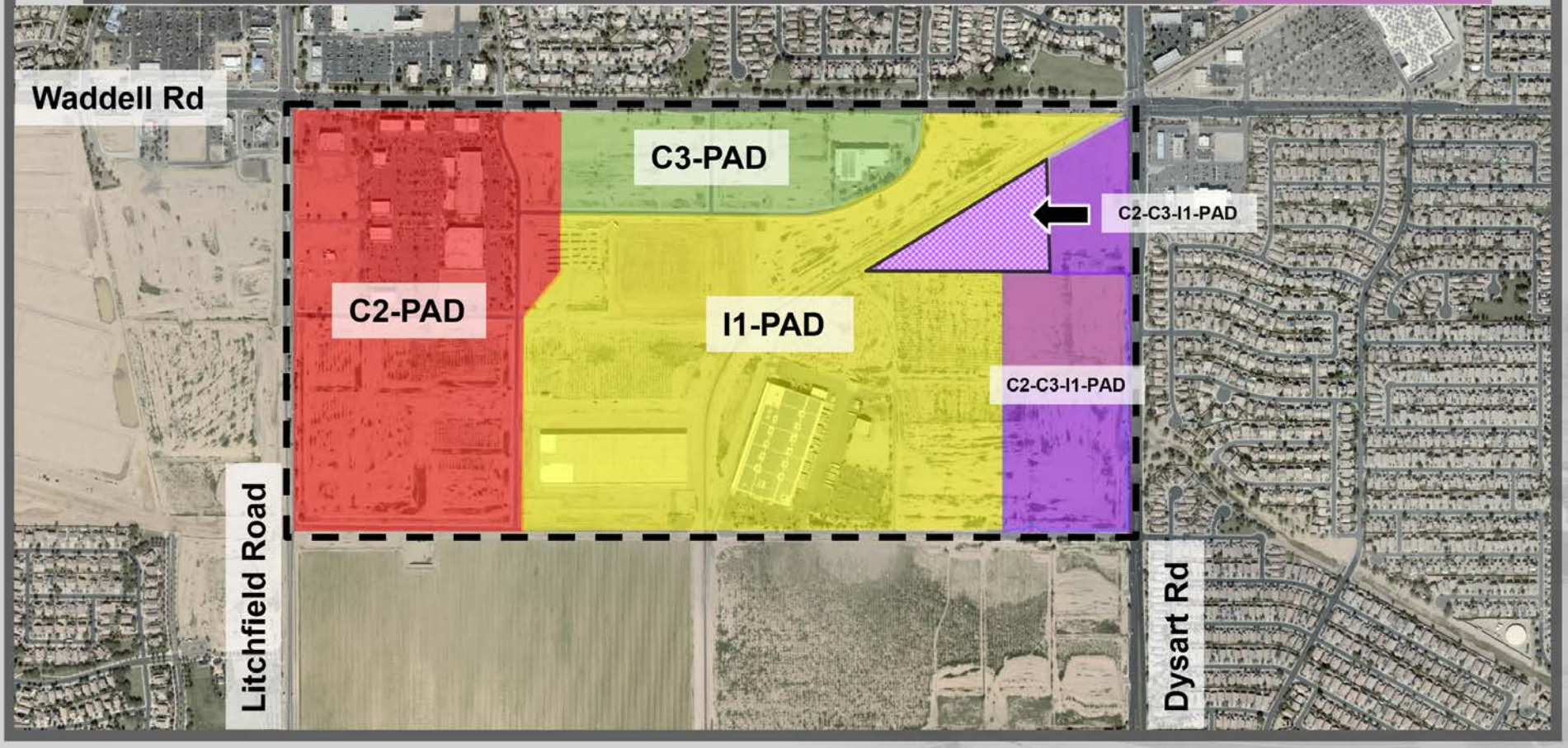
FS20-749
Level Crossing Phase 2



EXISTING ZONING



PROPOSED ZONING



PAD Zoning Amendment — FS20-749

5th Amendment to the

Bendalin Farms, AKA Surprise Pointe Industrial/Commerce Park

AMENDMENT	CASE NUMBER	APPROVAL DATE	APPROVAL DOC.
Original PAD	PAD05-282	2/23/06	ORD06-07
Sign Revision	PADA08-048	4/15/08	
Sign Revision	FS11-212	8/30/11	
PAD Zoning Amendment	FS18-366	01/15/2019	2019-01
PAD Zoning Amendment	FS19-580	01/07/2020	2020-02
Site Plan, Zoning Amendment, PAD Amendment	FS20-749		



Sub-Parcel Map; subject of amendment is shaded diagonally

Project Team

Owner
Stampede Industries,
LLC Attn: Cheri Bomar
61 SR 2044, Bentleyville, PA 15317

Architect
Cotton Architecture + Design, LLC
Attn: Steve Goodman
2390 E Camelback Rd #130, Phoenix, AZ 85016

Engineer
KBELL ENGINEERING, LLC
Attn: Kelly Bell
1355 N. 86th Place, Mesa, AZ 85207

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Exhibit F – Legal Description ..... TBD

1. Introduction

Cotton Architecture + Design, LLC, on behalf of Stampede Industries, LLC ("Applicant"), which is an affiliated company of 84 Lumber, hereby submits this Zoning Document and Project Narrative in support of a request for a PAD Major Zoning Amendment of the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development ("PAD"). This request is for the rezoning of a portion of approximately 10.4 gross acres of previously partially developed area of the overall approximately 19.4 acres property located at the SWC of Waddell Road and Dysart Road and identified as Parcel 6, APN 501-44-982, APN 501-44-983, and APN 501-44-984 (the "Subject Property"). The original PAD was approved by Surprise City Council in February 2006 as case PAD05-282. Current zoning configuration is based on a previous parcel configuration defined as parcels 6A (the eastern 8.98 acres) and 6B (the western 10.62 acres) Previous Parcel 6A is currently zoned PAD-C2-C3-I1. Previous Parcel 6B is currently zoned PAD-I1. This request is to:

- Rezone all portions of the Subject Property (Parcel 6) to PAD-C2-C3-I1
- Modify internal building setbacks as defined in the enclosed PAD Amendment Text Modification document.

2. Background

The Property is owned by Stampede Industries, an affiliated company of 84 Lumber, who identified and recognized the Property as having excellent commercial and rail service potential. As noted, the Property also has great arterial roadway access, via Dysart Road, and visibility from Waddell Road. Stampede Industries desires to rezone to provide additional flexibility for retail / commercial uses throughout the parcel, while maintaining the potential for industrial and rail service over the whole parcel that users can capitalize on and take advantage of the untapped potential uses at this significant intersection.

3. Project Location

The Property is located at the southwest corner of Waddell and Dysart Roads. It is located within 5 miles of the Loop 303 and Loop 101 freeways and within 10.8 miles of the I-10 connection. The Property lies within the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development and is surrounded on the east by Dysart Road. Across Dysart Road, there are developed commercial and residential properties that are within the jurisdictional boundaries of the City of El Mirage. The property is bound on the south by vacant land zoned C2-C3-I1-PAD; on the west by the BNSF railroad and vacant land zoned PAD-I1; and on the north by the BNSF railroad and Waddell Road. Across Waddell Road there are single-family residences. Existing Uses are shown in Figure 1 on the following page.

Figure 1- Existing Uses



4. Description of the Request

Specifically, this request is for an amendment to the Property to allow all current C2, C3 and I1 uses over the westernmost 10.47 acres of the Property (such area being identified as Previous Parcel 6B). The easternmost 8.98 acres was previously rezoned to allow for C2, C3 and I1 uses. This amendment would allow for consistent zoning and uses over the entire site notwithstanding the use limitations understood and imposed by the Luke AFB Noise Contour as it relates to the site. As noted, the entire Property will retain the ability to utilize all I1 uses, to preserve a wide range of industrial uses and make it attractive to those users who could benefit from the BNSF rail spur, located on the west side of the Property. The Existing Zoning is shown in Figure 2 and the Proposed Zoning in shown in Figure 3, on the following page.

Figure 2 – Existing Underlying Zoning

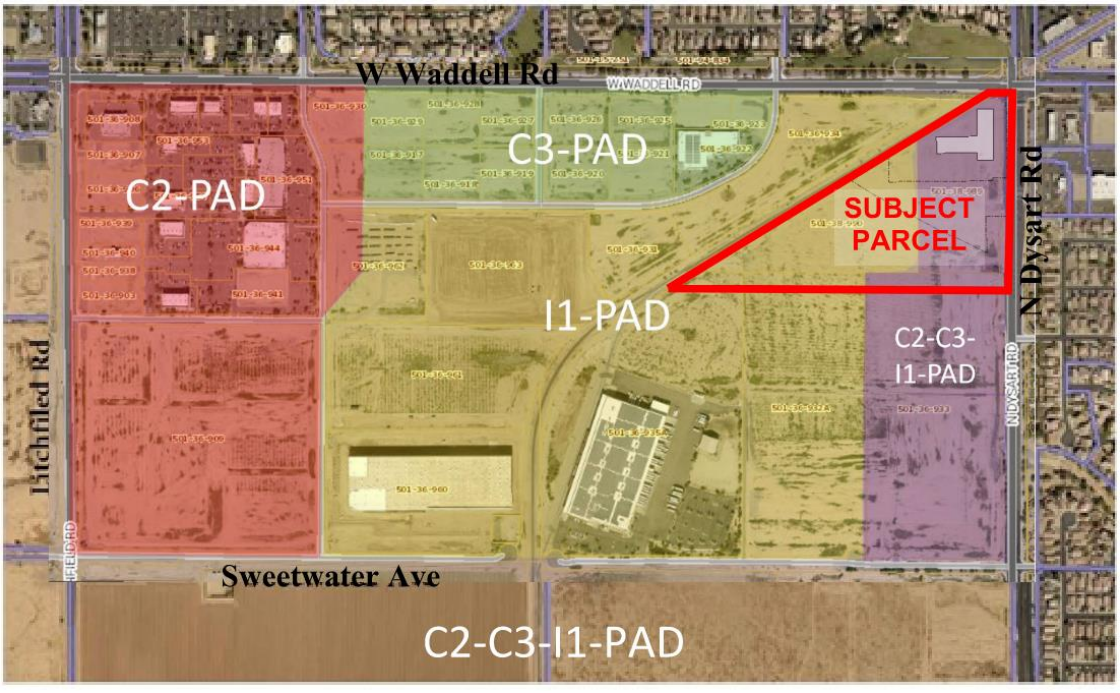
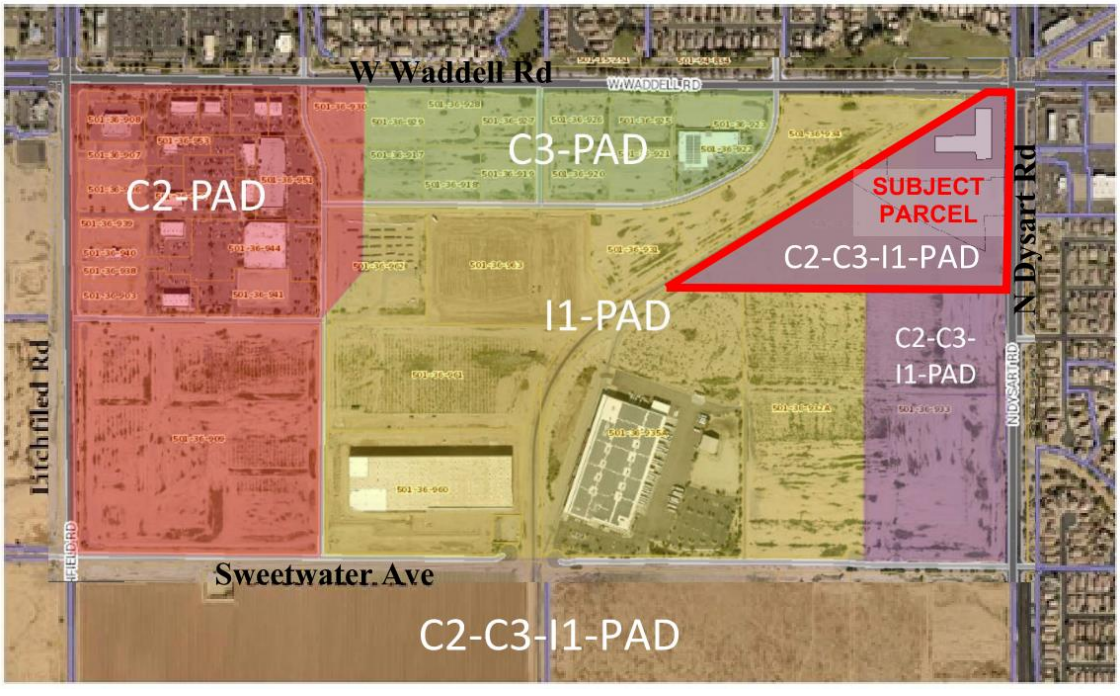


Figure 3- Proposed Underlying Zoning



The forgoing Existing Zoning Map and Proposed Zoning Map are also attached hereto as Exhibit B, and Exhibit C, respectively.

After the approval of the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development in 2006, the City of Surprise adopted a new Zoning Ordinance. With the updated Zoning Ordinance, some of the uses and performance standards for zoning districts were changed. The most recent previously approved rezoning permitted this Property to take advantage of the allowed uses and performance standards in the then existing version of the Zoning Ordinance in place at the time of project approval. Stated differently, the previously rezoned Parcel 6 noted that the land use matrix and development standards of the Zoning Ordinance in effect at the time a development application is filed with the City be applied to that application. There are no changes to this application of land use matrix and development standards of the Zoning Ordinance associated with the proposed zoning amendment.

As discussed earlier, with this request the Owner is seeking greater flexibility to take advantage of the highly visible and easily accessible frontage along and from Dysart Road for potential additional retail, commercial, office and employment-type uses. Development of the Property with a mix of commercial and industrial uses will complement the commercial development in the area and is consistent with the retail uses located nearby at the Waddell and Litchfield intersection. The Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development already contains properties with where C2 and C3 uses are allowed, thus this request is consistent with that established pattern. While this rezoning requests similar zoning and uses as other areas in the overall PAD, it is not meant to expand those other areas given that this location within the PAD is distinct and separated from those existing districts. In addition, this change is appropriate because the Property is located within 5 miles of the Loop 303 and Loop 101 freeways, which is a standard distance used in determined preferred commercial locations in market analyses and demand models.

Interestingly, the Property is located on the eastern edge of the City of Surprise boundaries. The City of El Mirage is across Dysart Road. El Mirage has designated the properties at the southeast corner of Waddell and Dysart as Urban Corridor (UC), a commercial designation similar to C2 and C3 in the City of Surprise, making the proposed amendments to the PAD consistent with El Mirage's commercial developments at the Waddell and Dysart intersection.

We note the importance of preserving and maintaining the ability to utilize the rail spur that benefits the Property. We sincerely believe that this PAD will not diminish the rail spur asset, but rather makes the site more attractive because of the increased flexibility and uses available to the site. To be clear, the utilization of the railroad will continue to be possible for the entire Property.

The mechanism by which the amendment to the PAD will be accomplished, will be the approval of the Fifth Amendment to the Surprise Point A.K.A. Bendalin Farms PAD, attached hereto as Exhibit A.

5. Conformance with the Existing General Plan

This Application conforms with the *City of Surprise General Plan 2035*. The Property lies within the Railplex Growth Area as illustrated in Figure 4 below. Under the General Plan Land Use Map, the Property is identified as an employment character area. Areas in the City of Surprise found at major intersections like the Waddell and Dysart Roads and Litchfield and Waddell Roads, and along Reems Road at Greenway and Cactus are designated as Community Commercial in the General Plan. It is appropriate to treat the intersection similarly to the intersections mentioned above and as illustrated in Figure 5 below.

Figure 4 - Growth Areas

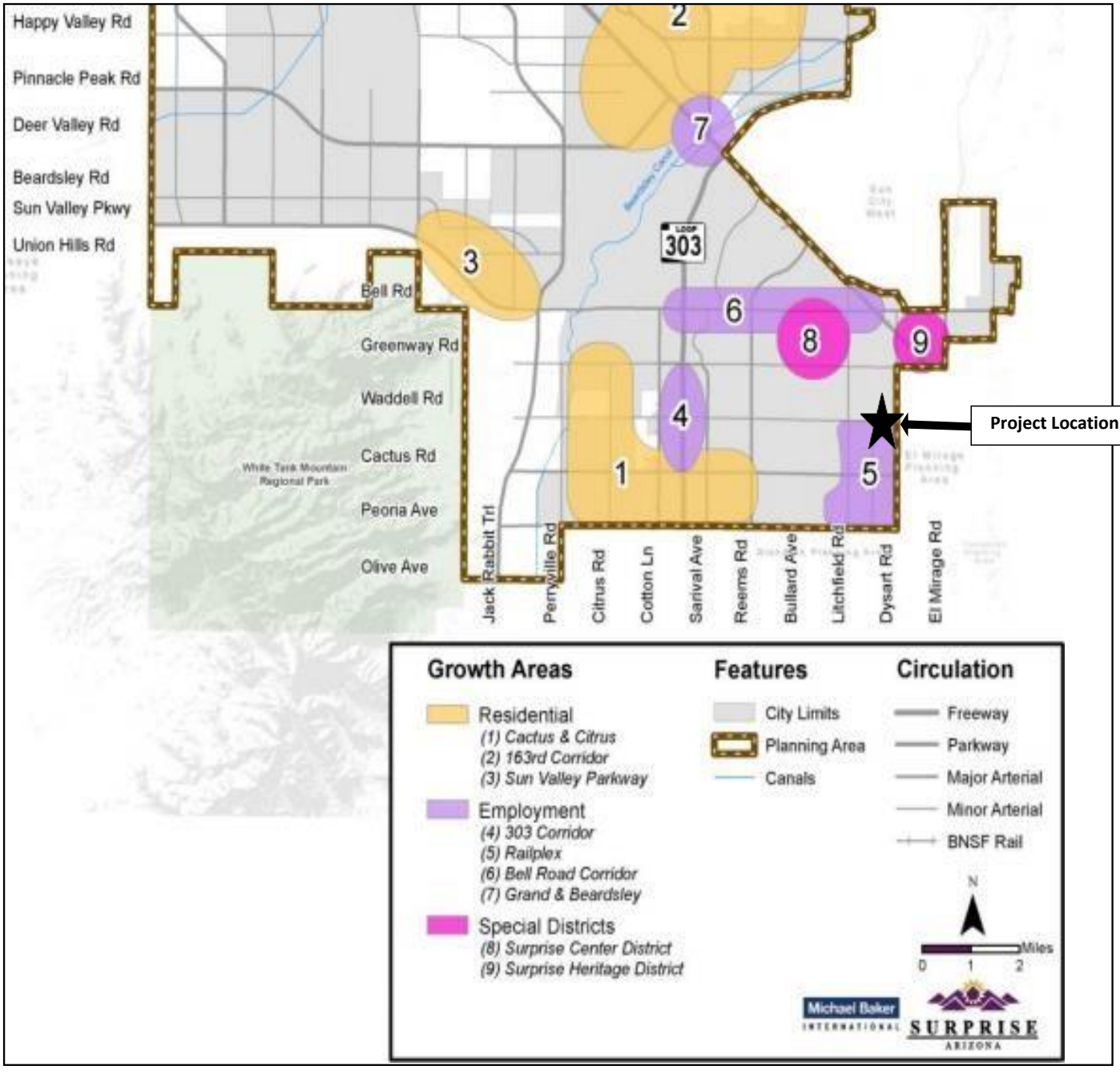
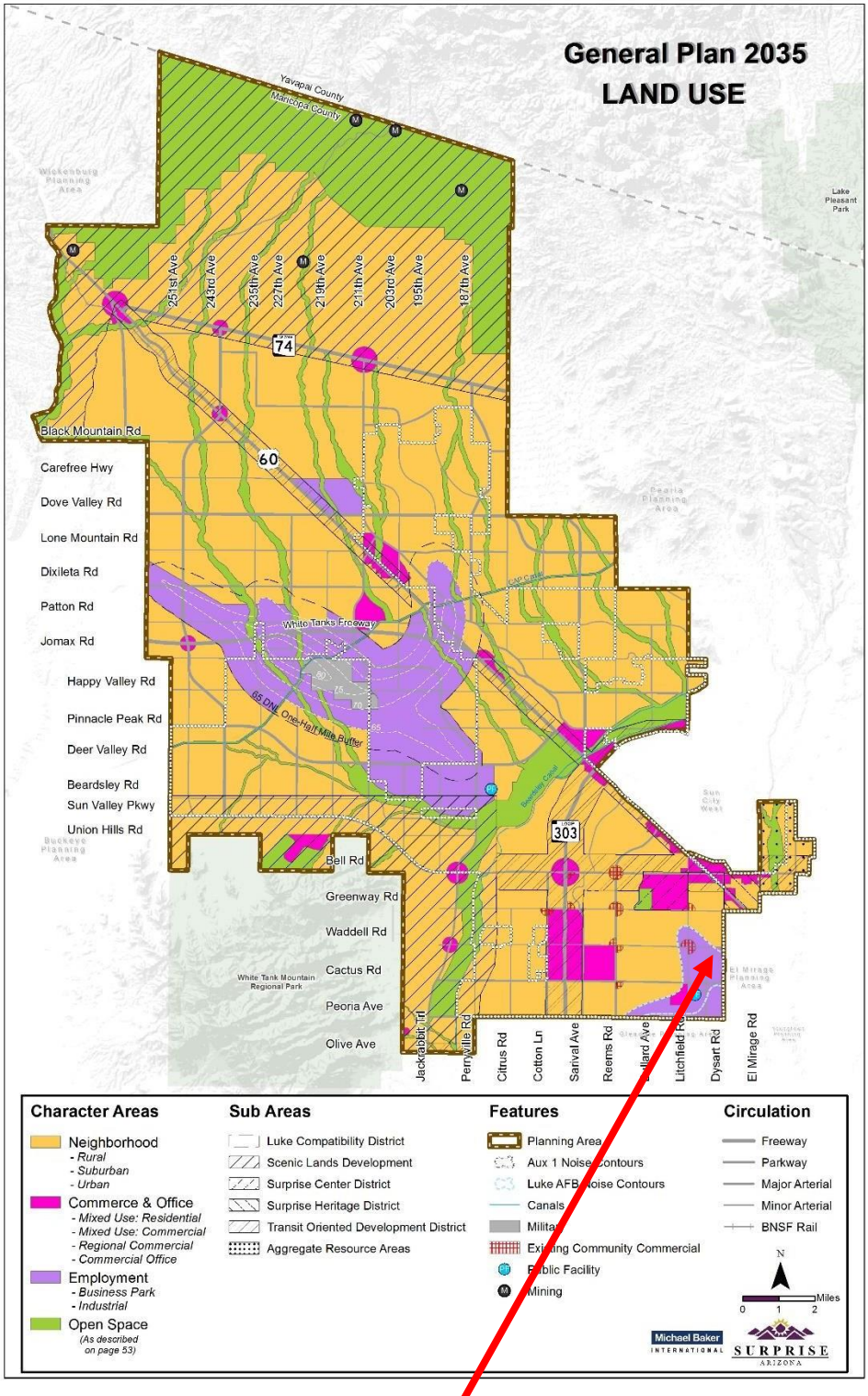


Figure 5 – General Plan Land Use Map



Project Location: SWC Dysart & Waddell

6. Design

The site plan and architectural design will meet the requirements established in the Zoning Ordinance and Design Standards & Guidelines in effect at the time a Site Plan (or CUP) application is filed. Decorative tilt-up concrete and masonry buildings are proposed and will be allowed throughout the entire Subject Property. Sides of - structures not visible from a public way can be steel with block wainscoting. The architectural and design elements of each project will be reviewed and approved by the City of Surprise at the time of development.

7. Legal Description

The project area consists of the Subject Property (defined as APN(s) 501-44-982, 501-44-983 and 501-44-984; previously known as Parcels 6A and 6B) of the Bendalin Farms PAD. A legal description exhibit is attached as Exhibit F**.**

8. Citizen Review Process

Upon direction from and coordination with the City of Surprise, the Applicant will hold a Citizen Review Meeting and provide appropriate notification to the property owners that lie within 300 feet of the site. Once the neighborhood meeting is held, and prior to notice for the public hearing, the Applicant will provide the City with a Public Participation Report and meeting summary. The Enhanced Notification Map, List and Notice Letter is attached hereto as Exhibit D. A summary of the Citizen Review Meeting is attached hereto as Exhibit E.

9. Conclusion

This change to Subject Property (defined as APN(s) 501-44-982, 501-44-983 and 501-44-984; previously known as Parcel 6A and 6B) will allow the property to be more appropriately used and take advantage of its unique location within the larger PAD and on the corner of two significant arterial roads, while still maintaining and preserving the potential for rail service.

Exhibit A

Text Modification Document

FIFTH AMENDMENT TO
THE BENDALIN FARMS, AKA SURPRISE POINTE INDUSTRIAL/COMMERCE PARK*

(*Originally Adopted by the Surprise City Council on Feb. 23, 2006 by ORD-06-07;
most recently revised via
4th Amendment (Case No. FS19-580) approved January 7, 2020 under ORD 2020-02)

Text in ~~red strikethrough~~ below is deleted. Text in green is added.

1. **Paragraph 2 of Section 1.1 is hereby deleted and replaced in its entirety as follows:**

   The Applicant, Bendalin Farms, LLC, proposes and requests (in accordance with the City of Surprise General Plan 2020) to rezone this Site from the R1-43 zoning classification to PAD with approximately: (i) 140.6 ~~150.96~~ acres of I1 Light Industrial uses; (ii) 84.4 ~~84.6~~ acres of C2 Community Commercial uses; (iii) 32.1 acres of C3 General Commercial uses; and (iv) 49.85 ~~39.38~~ acres of combined I1, C2, & C3 uses. An integrated industrial employment center is envisioned with sub-site users on either side of the BNSF right-of-way. Commercial development would occur at the Site's northwest corner, and west side frontages extending along Waddell Road. The Eastern frontage along Dysart Road would maintain flexibility to develop consistent with industrial or commercial zoning districts.

2. **The Existing Zoning Plan Exhibit 1.1 is hereby deleted and replaced in its entirety as shown below and on the next page and new Proposed Zoning Plan Exhibit 1.2 is hereby added:**

Exhibit 1.1 – Existing Zoning Plan

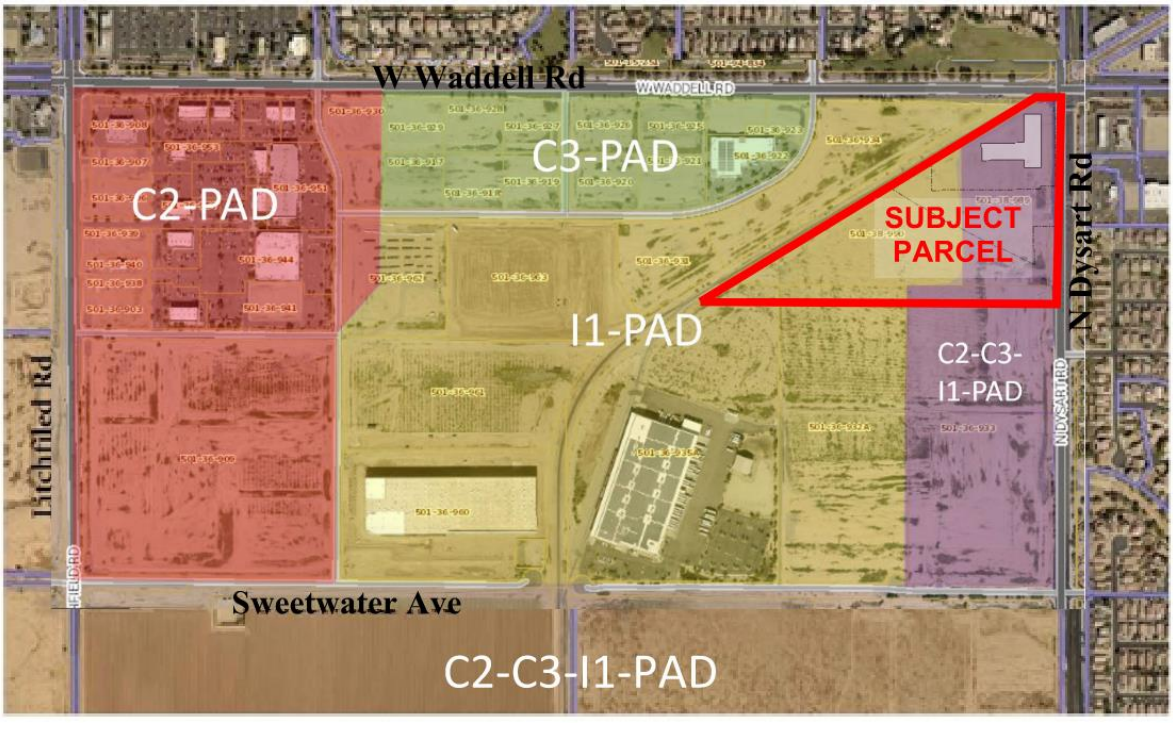
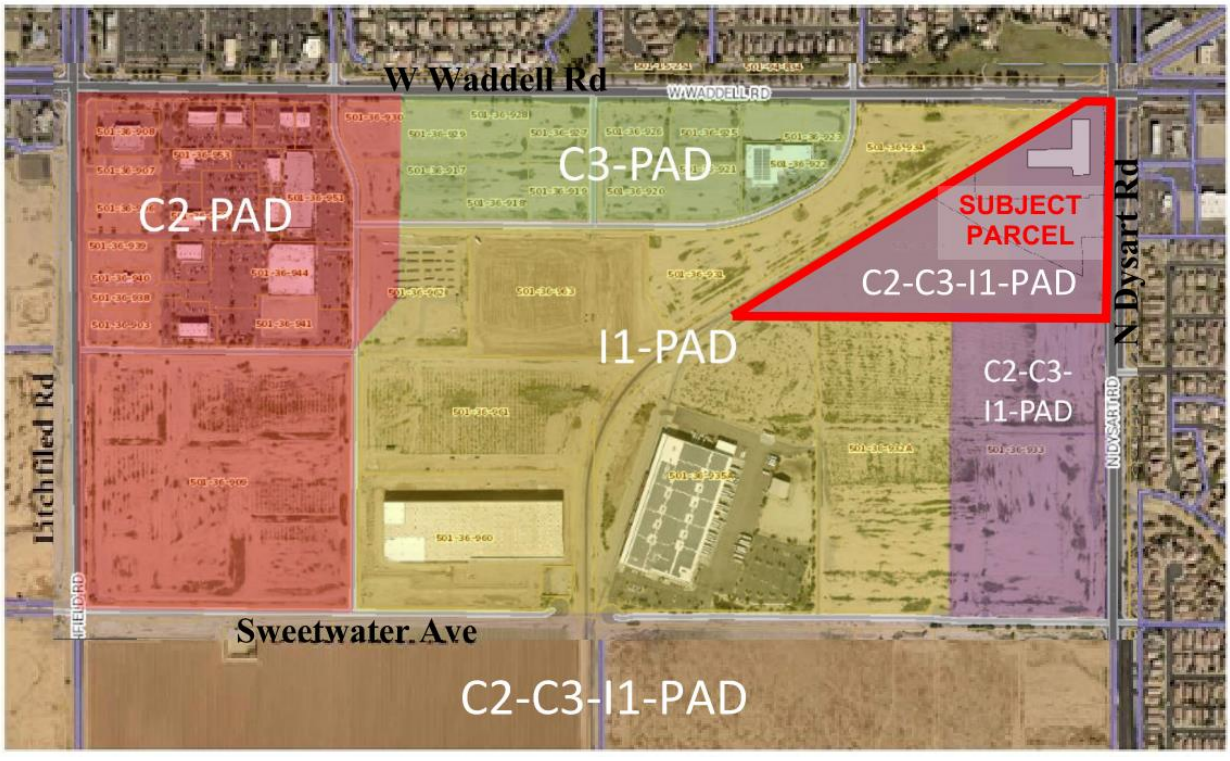


Exhibit 1.2 – Proposed Zoning Plan



3. **The first bullet point in paragraph 1 of Section 4.0 is hereby deleted and replaced in its entirety as follows:**

- Multiple tracts to be developed with Employment-related commercial business uses. C2 designation is requested for 84.4 ~~84.6~~ acres; C3 for approximately 32.1 acres; and for 49.85 ~~39.38~~ acres, both C2 and C3 will be allowed in addition to I1.

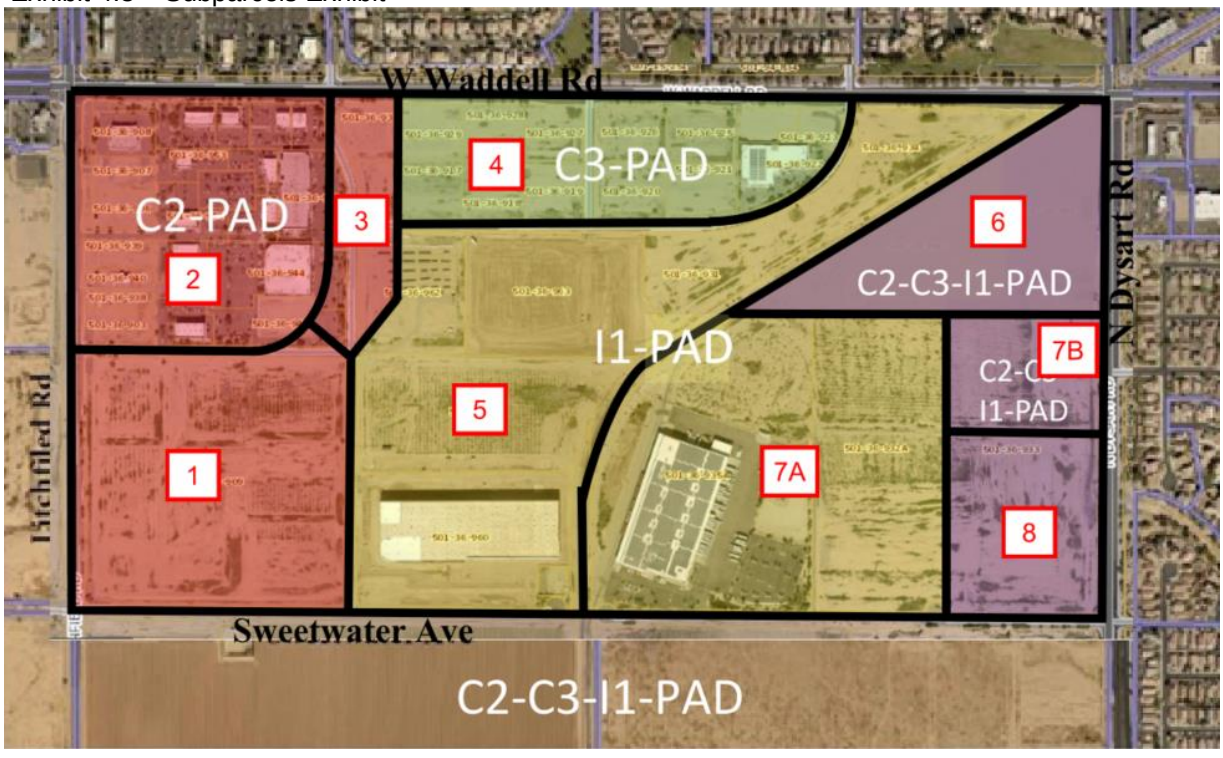
- Large tracts on either side of the Burlington Northern Santa Fe right-of-way are illustrated for industrial use. Adjunct office and commercial operations may be appropriate on these parcels. I1 zoning is proposed for 140.6 ~~150.96~~ acres.

4. **Paragraph 1 of Section 4.1 is hereby revised as follows:**

The Conceptual Employment development plan (Exhibit 4.3) is presented on the following page. The BENDALIN FARMS, AKA SURPRISE POINTE INDUSTRIAL COMMERCE PARK is conceived as predominantly industrial/employment uses, consistent with the I1 zoning district. I1 sub-sites would have access to Burlington Northern Santa Fe rail services via the Ennis Spur. Commercial (C2) parcels occupy the Site's westerly portion, wrapping around the Litchfield Road/Waddell Road corner. A Commercial C3 parcel is located in the northern section of the Site utilizing portions of the Waddell Road frontage. At the northeast corner of the Site, there are multiple parcels which integrate I1/C2/C3 uses of the entirety of each parcel totaling 49.85 acres ~~is an I1 designated parcel which integrates C2 and C3 uses for the easternmost 456.4 feet of the parcel (8.98 acres),~~ utilizing Dysart Road frontage. The I1/C2/C3 designation continues South along the Dysart Road frontage to Sweetwater Avenue 757 feet west of the right-of-way (30.4 acres).

5. Exhibit 4.3 is hereby deleted and replaced in its entirety as shown below:

Exhibit 4.3 – Subparcels Exhibit



6. Section 4.3.6 is revised as follows:

Parcel 6 – Northwest Corner Waddell and Dysart Roads (I1, C2, and C3)

This triangular, corner parcel is 19.45 gross acres in size. It is located on the southeast side of the Ennis Spur, with excellent rail service potential. Roadway access is from Dysart Road, although the property is visible from Waddell Road traffic. ~~The easternmost 456.4 feet of parcel~~ Parcel 6, in its entirety (19.45 ~~8.98~~ acres), will be allowed all uses in the I1, C2, and C3 zoning districts. The ~~balance of the~~ site (Parcel 6, defined by APN(s) 501-44-982, 501-44-983 and 501-44-984) will ~~remain~~ retain underlying ~~zoned~~ PAD-I1 zoning, with light industrial uses, thereby preserving the valuable option to attract one or more users who could benefit from the Ennis Rail Spur. Additional users will be attracted to the site because of the more flexible uses available adjacent to Dysart Road and ~~the eastern portion of the property (parcel 6A)~~ accessible throughout Parcel 6.

7. Table 4.3.9 and related text is hereby revised as shown below:

PARCEL NO.	PROPOSED USE	REQUESTED ZONING	GROSS ACREAGE	RAIL-SERVED
1	COMMERCIAL	C2	38.8	NO
2	COMMERCIAL	C2	38.5	NO
3	COMMERCIAL	C2	7.1	NO
4	MIXED EMPLOYMENT: COMMERCIAL / OFFICE	C3	32.1	NO
5	MIXED EMPLOYMENT: INDUSTRIAL / OFFICE	I1	80.0	YES
6	MIXED EMPLOYMENT: INDUSTRIAL / OFFICE / COMMERCIAL	C2-C3-I1	~~8.98~~ 19.45	YES
~~6B~~	~~MIXED EMPLOYMENT: INDUSTRIAL / OFFICE~~	~~I1,~~	~~10.47~~	~~YES~~
7A	MIXED EMPLOYMENT: COMMERCIALL / OFFICE	I1	60.6	YES
7B	MIXED EMPLOYMENT: INDUSTRIAL / OFFICE / COMMERCIAL	C2-C3-I1	10.4	NO
8	MIXED EMPLOYMENT: INDUSTRIAL / OFFICE / COMMERCIAL	C2-C3-I1	20.0	NO
TOTAL			306.95	

The Bendalin Farms zoning request proposes: (i) ~~150.96~~ 140.6 gross acres of I1 Light Industrial, (ii) 32.1 acres of C3 General Commercial, (iii) ~~84.6~~ 84.4 gross acres of C2 Community Commercial, and (iv) ~~39.38~~ 49.85 acres of I1, C2, & C3.

8. Section 7.1 is hereby revised in its entirety as follows:

The following tables recite basic land parcel and setback standards to be followed for development of the Site. The C-2 and C-3 district standards are identical:

Table C2 / C3 Site Standards

C2 / C3	REQUIREMENT	APPLICABLE STANDARDS
	Minimum Lot Width	100 feet, 150 on corner lots
	Minimum Lot Area	To be determined
	Minimum Building Setbacks at Parcel Perimeters (At site conditions adjacent to public right of ways and adjacent Bendaline Farms, AKA Surprise Point Industrial / Commerce Park parcels)	Street front: 35 feet
		Corner side: 25 feet
		Interior side: 15 feet
		Rear: 15 feet
		Residential zone boundary: 45 feet
	Minimum Building Setbacks at Interior Parcel Conditions (At site conditions NOT adjacent to public right of ways and adjacent Bendaline Farms, AKA Surprise Point Industrial / Commerce Park parcels)	Street front: 0 feet
		Corner side: 0 feet
		Interior side: 0 feet
		Rear: 0 feet
	Maximum Structure Height	35 feet, subject to request for extension

Table I1 Employment Site Standards

I1	REQUIREMENT	APPLICABLE STANDARDS
	Minimum Lot Width	100 feet
	Minimum Lot Area	To be determined
	Minimum Building Setbacks at Parcel Perimeters (At site conditions adjacent to public right of ways and adjacent Bendaline Farms, AKA Surprise Point Industrial / Commerce Park parcels)	Street front: 35 feet
		Corner side: 30 feet
		Interior side: 15 feet
		Rear: 15 feet
		Residential zone boundary: 75 feet
	Minimum Building Setbacks at Interior Parcel Conditions	Street front: 0 feet

	(At site conditions NOT adjacent to public right of ways and adjacent Bendaline Farms, AKA Surprise Point Industrial / Commerce Park parcels)	
		Corner side: 0 feet
		Interior side: 0 feet
		Rear: 0 feet
	Maximum Structure Height	35 feet, subject to request for extension

Table Combined I1/C2/C3 Standards

I1/C2/C3	REQUIREMENT	APPLICABLE STANDARDS
	Minimum Lot Width	100 feet
	Minimum Lot Area	To be determined
	Minimum Building Setbacks at Parcel Perimeters (At site conditions adjacent to public right of ways and adjacent Bendaline Farms, AKA Surprise Point Industrial / Commerce Park parcels)	Street front: 35 feet
		Corner side: 30 feet
		Interior side: 15 feet
		Rear: 15 feet
		Residential zone boundary: 75 feet
	Minimum Building Setbacks at Interior Parcel Conditions (At site conditions NOT adjacent to public right of ways and adjacent Bendaline Farms, AKA Surprise Point Industrial / Commerce Park parcels)	Street front: 0 feet
		Corner side: 0 feet
		Interior side: 0 feet
		Rear: 0 feet
	Maximum Structure Height	35 feet, subject to request for extension

<u>Exhibit B</u> – Existing Underlying Zoning Map

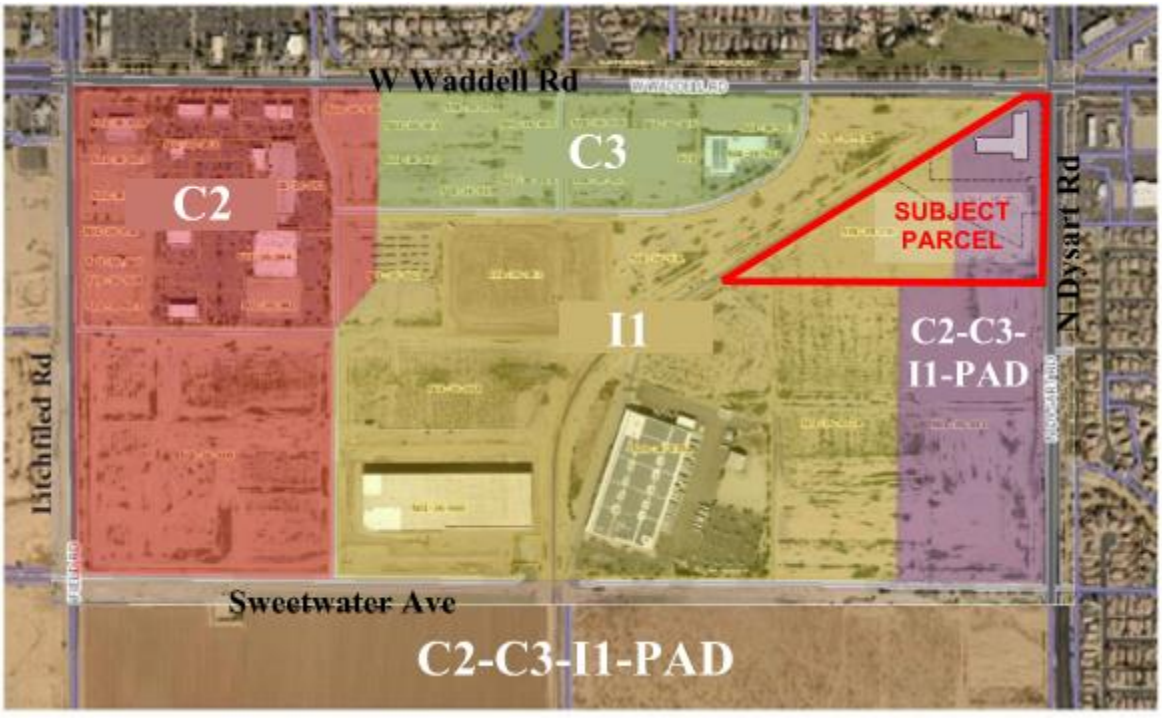


Exhibit C – Proposed Underlying Zoning Map

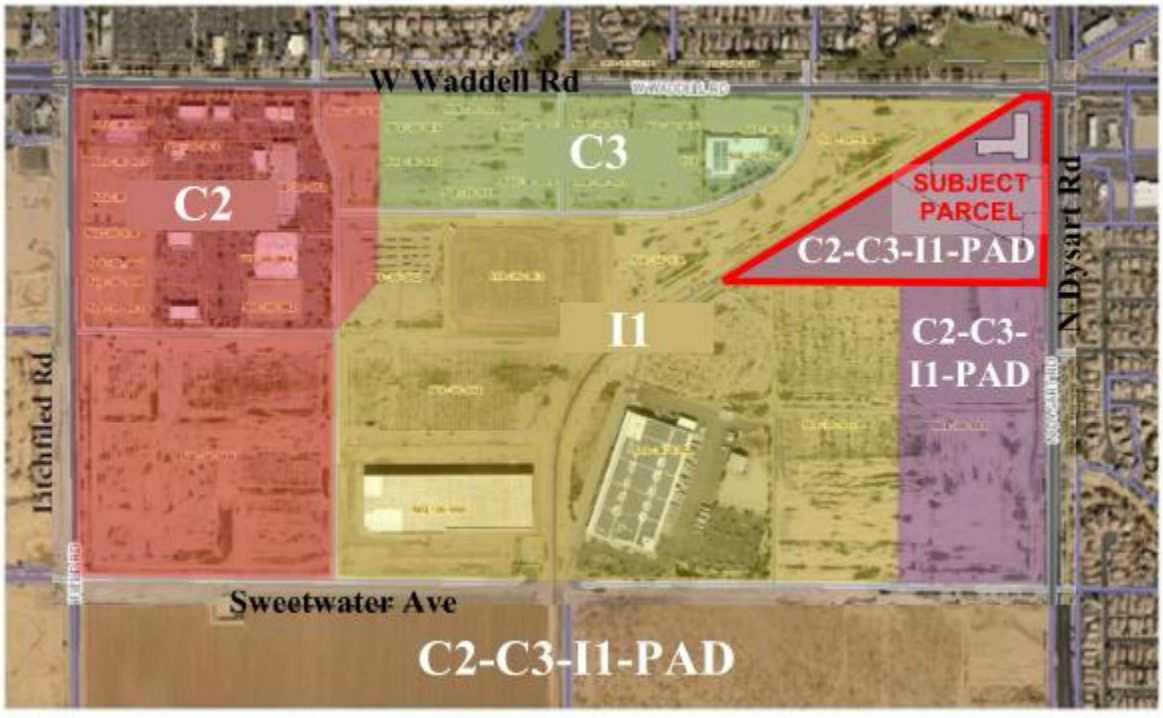
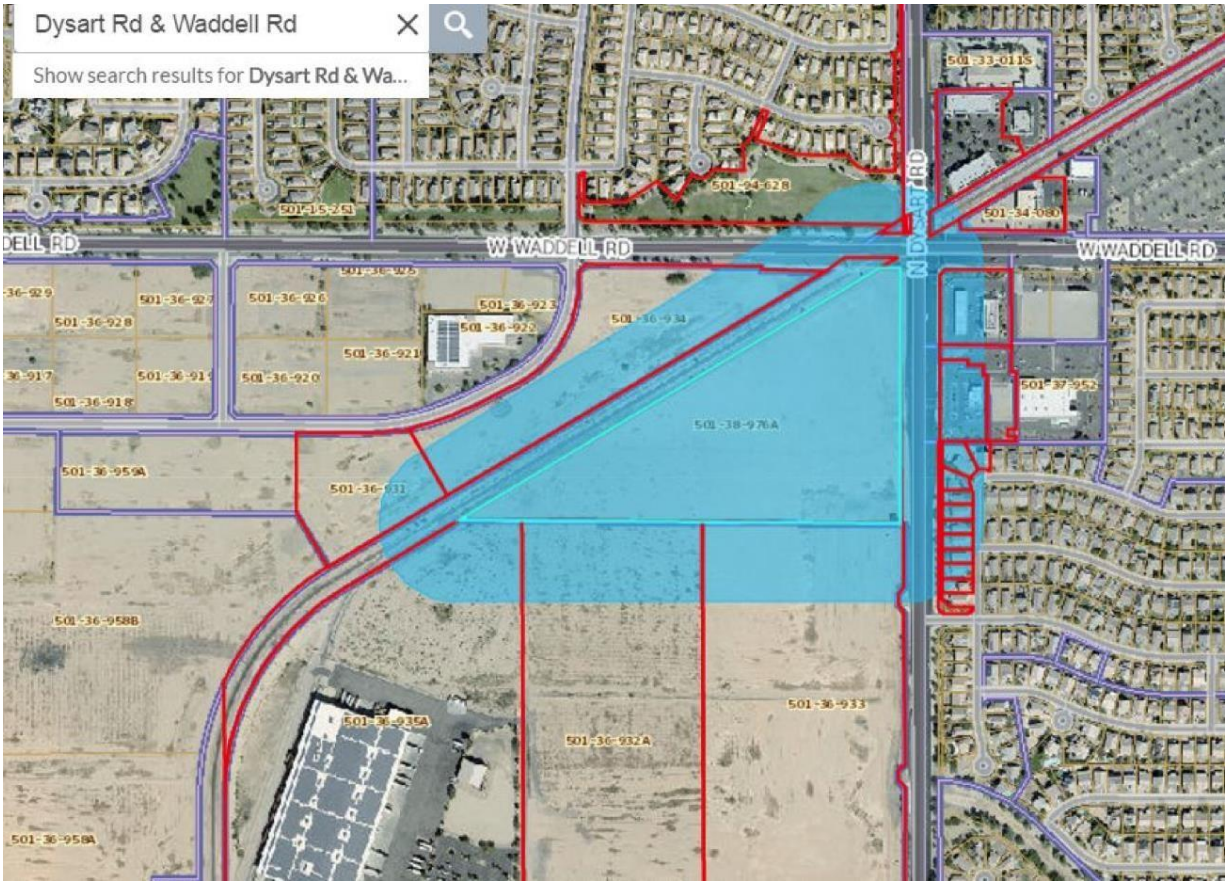


Exhibit D – Outreach Enhanced Notification Requirements

Mail List Letter

Once the outreach items have been completed, documentation will be provided to the City

Mail List Map



Mail List

Owner	Address	City	State	Zip
CALIF ARIZ & SANTA FE RR CO	P O BOX 1738	TOPEKA	KS	66601
CALIF ARIZ & SANTA FE RR CO	P O BOX 1738	TOPEKA	KS	66601
CALIF ARIZ & SANTA FE RR CO	P O BOX 1738	TOPEKA	KS	66601
A T & S F RY CO	PO BOX 1738	TOPEKA	KS	66601
REM PLAZA LLC	549 FLIND AVE	LONG BEACH	CA	90814
PGI PHOENIX GRAPHIX INC PROFIT SHARING PLAN	400 S 79TH ST	CHANDLER	AZ	85226
SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE	VAN NUYS	CA	91406
CCD REAL ESTATE HOLDINGS LLC	5900 ALMONASTER AVE	NEW ORLEANS	LA	70126
SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE	VAN NUYS	CA	91406
SURPRISE HOLDINGS LLC	7801 HAYVENHURST AVE	VAN NUYS	CA	91406
CCD REAL ESTATE HOLDINGS LLC	801 JEFFERSON HIGHWAY	NEW ORLEANS	LA	70121
FRANCO NILDA/SANTANA PERICLES A	5325 E LINCOLN DR	PARADISE VALLEY	AZ	85253
WEBER NICKLAS	7725 E MONTE VISTA RD	SCOTTSDALE	AZ	85257
WOODS SALLY B	13414 N 130TH LN	EL MIRAGE	AZ	85335
THOMPSON LAURICE/YVONNE	13418 N 130TH LN	EL MIRAGE	AZ	85335
FORKASDI MARY FRANCES	13422 N 130TH LN	EL MIRAGE	AZ	85335
PACHECO DORIA DEL REAL	13426 N 130TH LN	EL MIRAGE	AZ	85335
TIPTON DERRICK C/CASTELLANOS VERONICA C	13430 N 130TH LN	EL MIRAGE	AZ	85335
PLEITES MARTHA	13434 N 130TH LN	EL MIRAGE	AZ	85335
SANCHEZ FELIX/ELVIRA	13438 N 130TH LN	EL MIRAGE	AZ	85335
WOOD JEFFREY DAN/TARALEE N	13034 W ASH ST	EL MIRAGE	AZ	85335
EL MIRAGE CITY OF	10000 N EL MIRAGE RD	EL MIRAGE	AZ	85335
CIRCLE K STORES INC	P O BOX 52085	PHOENIX	AZ	85072
KLK DYSART LLC	11022 N 28TH DR STE 170	PHOENIX	AZ	85029
PWP DYSART AND THUNDERBIRD LLC	8701 E VISTA BONITA UNIT 220	SCOTTSDALE	AZ	85255
A T & S F	2500 LOU MENK DR PO BOX 961089	FORT WORTH	TX	76161-0089
STAMPEDE INDUSTRIES LLC	61 SR 2044	BENTLEYVILLE	PA	15317
ROSEVIEW HOMEOWNERS ASSOC	9000 E PIMA CTR PKWY 300	SCOTTSDALE	AZ	85258

Site Posting

Once the outreach items have been completed, documentation will be provided to the City.

Newspaper Ad

Once the outreach items have been completed, documentation will be provided to the City.

Exhibit E – Summary of Citizen Review Meeting

Once the outreach items have been completed, documentation will be provided to the City.

Exhibit E – Legal Description

Recording Requested by: Bethany L. Cypher Pierce Hardy Limited Partnership 1019 Route 519, Building 5 Eighty Four, PA 15330	]]]]]]]	14 ch
When Recorded mail to: Stampede Industries, LLC 1019 Route 519, Building 5 Eighty Four, PA 15330	]]]]]	

Special Warranty Deed

For Consideration of Ten Dollars, and other valuable considerations, I or we Pierce Hardy Limited Partnership, a Pennsylvania limited partnership

Does hereby convey to

Stampede Industries, LLC, a Pennsylvania limited liability company

The following described real property situated in Maricopa County, Arizona:

Legal Description Attached hereto as Exhibit "A" and made a part hereof.

Subject to: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions as may appear of record. And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated: July 31, 2014

Pierce Hardy Limited Partnership
By: Peter Jon Co., LLC, General Partner

By: _____
Cheri B. Bomar, Assistant Vice President

COMMONWEALTH OF PENNSYLVANIA)
) ss:
COUNTY OF Washington)

On this 31st day of July, 2014 before me, the undersigned officer, personally appeared Cheri B. Bomar who acknowledged herself to be the Assistant Vice President of Peter Jon Co., LLC, the sole general partner of Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, and that she as such officer of such limited partnership, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by herself as such officer.

In Witness Whereof, I hereunto set my hand and official seal.

Bethany L Cypher
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
BETHANY L CYPHER
Notary Public
NORTH STRABANE TWP., WASHINGTON CNTY
My Commission Expires Apr 14, 2017

Unofficial Document

LEGAL DESCRIPTION

Property located in Maricopa, AZ

A parcel of land located in the Northeast quarter of Section 15, Township 3 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northeast corner of said Section 15;

Thence South 00 degrees 06 minutes 46 seconds West along the East line of said Northeast quarter, a distance of 32.65 feet;

Thence North 89 degrees 53 minutes 14 seconds West, a distance of 33.00 feet to a point on a line parallel with and 33.00 feet West of the East line of said Northeast quarter, and the TRUE POINT OF BEGINNING;

Thence South 00 degrees 06 minutes 46 seconds West along said parallel line, a distance of 994.50 feet;

Thence North 89 degrees 16 minutes 12 seconds West, a distance of 1704.35 feet to a point on the Southeasterly right-of-way line of the Santa Fe Railroad Spur;

Thence North 59 degrees 35 minutes 02 seconds East (58 degrees 21 minutes 29 seconds record) along said Southeasterly right-of-way line, a distance of 1922.66 feet to a point on a line parallel with and 33.00 feet South of the North line of said Northeast quarter of Section 15;

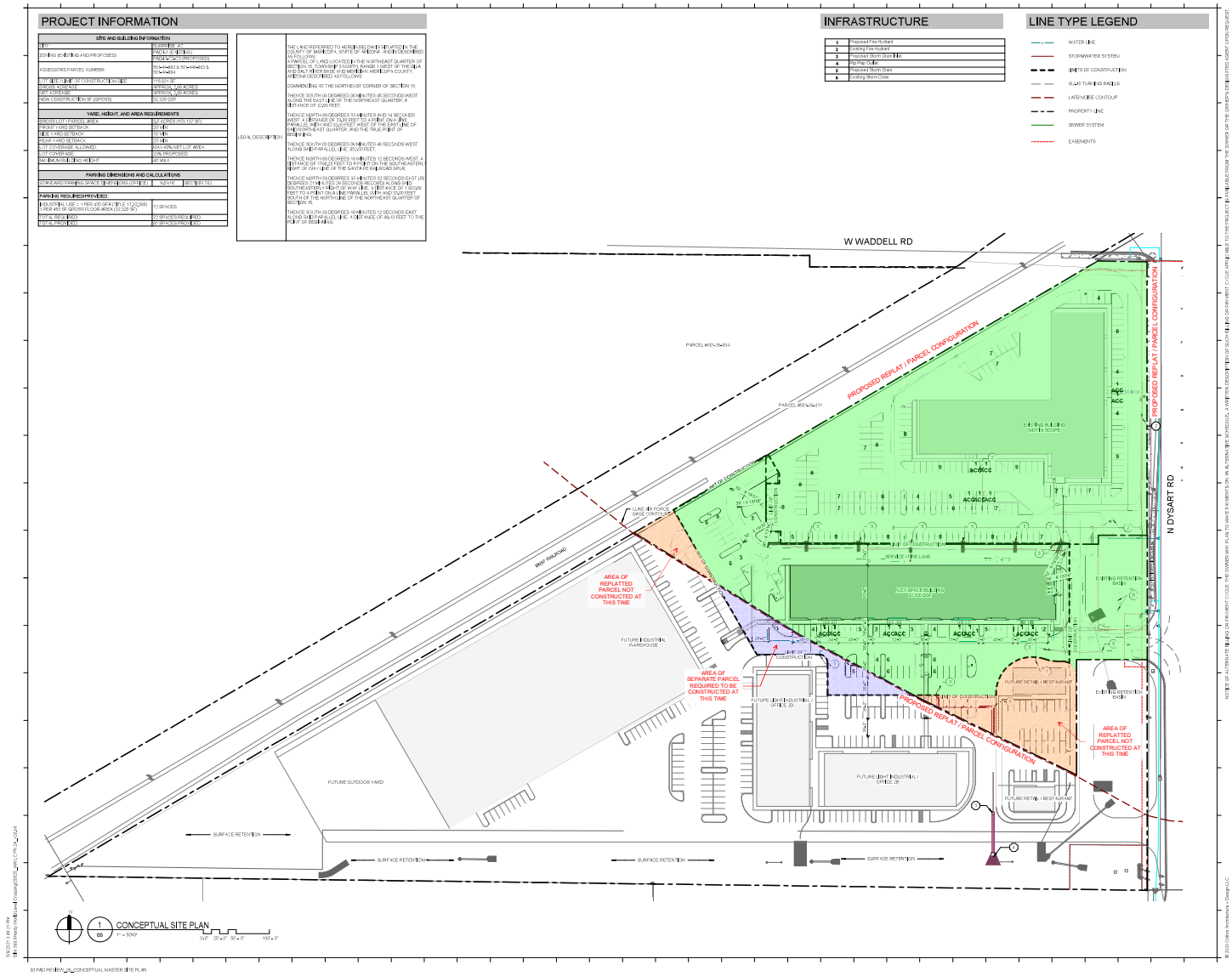
Unofficial Document

Thence South 89 degrees 16 minutes 12 seconds East along said parallel line, a distance of 48.13 feet to the TRUE POINT OF BEGINNING.

AND BEING the same property conveyed to Pierce Hardy Limited Partnership, a Pennsylvania limited partnership from Hardy Management Company, LLC, a Nevada limited liability company by Special Warranty Deed dated March 17, 2008 and recorded April 29, 2008 in Instrument No. 20080378635.

~~Tax Parcel Nos. 501-38-976, 501-38-977, 501-38-978~~

Tax Parcel Nos. 501-44-982, 501-44-983, 501-44-984



cotton architecture + design
1344 N WATSON RD., STE 115 #343
ARVADA, CO 80003
(651) 704-4561

CONSULTANT

CERTIFICATION

DISCLAIMER

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED DECEMBER 1990. THE COPYRIGHT FOR ARCHITECTURAL WORK EXTENDS TO THE DESIGN OF BUILDING AS EMBODIED IN THESE PLANS, WHICH INCLUDES THE RELATIONSHIP OF THE BUILDING'S ELEMENTS AND FEATURES AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS IN THE BUILDING. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS TO CONSTRUCT THE BUILDING OR ANY PORTION THEREOF, THE MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF COTTON ARCHITECTURE + DESIGN LLC, OUTSIDE OF THE SPECIFIC USE AUTHORIZED BY COTTON ARCHITECTURE + DESIGN LLC, IS PROHIBITED.

PROJECT INFORMATION

HARDY WORLD LEVEL CROSSING
PHASE 2

STAMPEDE INDUSTRIES
SURPRISE, AZ 85335
PARCEL #: 501-54-011
CITY OF SURPRISE, CASE #: PCD21-48

ISSUE
SITE PLAN/ PAD AMENDMENT

ISSUE DATE
11.16.2020

ISSUE REVISIONS

#	Date	Description

SHEET NAME
CONCEPTUAL MASTER SITE PLAN

05

NOTICE OF ALTERNATIVE FORMATS: IN ORDER TO MAKE PAYMENTS ON AN ALTERNATIVE SCHEDULE, A WRITTEN DESCRIPTION OF SUCH ALTERNATIVE SCHEDULE MUST BE SUBMITTED BY THE OWNER OR THE OWNER'S DESIGNATED AGENT UPON REQUEST.

© 2020 Cotton Architecture + Design LLC

AFFIDAVIT OF POSTING

Case Number FS20-749

Project Name: LEVEL CROSSING-2

Project Location: 13700 N DYSART RD

Date Site Posted: 10/11/21

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.

Owner/Applicant Signature — Date: 10/12/21

STAMPEDE INDUSTRIES, LLC

This instrument was acknowledged before me this 12th day of OCTOBER, 2021 by CHERI BOMAR

Notary Public

My Commission Expires: June 8, 2024

Commonwealth of Pennsylvania - Notary Seal
LOGAN WILLIAMS - Notary Public
Fayette County
My Commission Expires Jun 8, 2024
Commission Number 1298935

CD 1/2018

Notice of Public Hearing
City of Surprise

Neighborhood Meeting

Date: 08/31/2021
Time: 6:00 PM
Location: Holiday Inn Express
16540 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: 11/04/2021
Time: 6:00 PM
Location: Surprise City Hall
16000 N Civic Ctr Plaza,
Surprise, AZ 85374

City Council

Date: 12/07/2021
Time: 6:00 PM
Location: Surprise City Hall
16000 N Civic Ctr Plaza,
Surprise, AZ 85374

REQUEST: Major PAD Amendment adding 243uses to the western portion of Parcel 6 and modifying development standards for Parcel 6

CASE # FS20-749

Please call to confirm dates:
623-222-3011 | Surpiseaz.gov



Page 48 of 182

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: 08/31/2021
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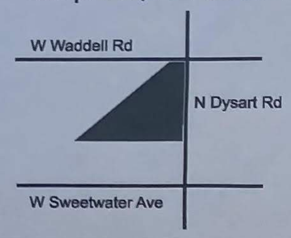
City Council

Date: 12/07/2021
Time: 6:00 PM
Location: Surprise City Hall
16000 N Civic Ctr Plaza,
Surprise, AZ 85374

REQUEST: Major PAD Amendment adding C2+C3 uses to the western portion of Parcel 6 and modifying development standards for Parcel 6

CASE # FS20-749

Please call to confirm dates:
623-222-3011 | Surpiseaz.gov



Notice of Public Hearing

City of Surprise

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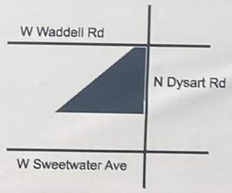
City Council

Date: 12/07/2021
Time: 6:00 PM
Location: Surprise City Hall
16000 N Civic Ctr Plaza,
Surprise, AZ 85374

REQUEST: Major PAD Amendment adding C2 & C3 uses to the western portion of Parcel 6 and modifying development standards for Parcel 6

CASE # FS20-749

Please call to confirm dates:
623-222-3011 | Surpiseaz.gov



Notice of Public Hearing

City of Surprise

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16000 N Civic Ctr Plaza,
Surprise, AZ 85374

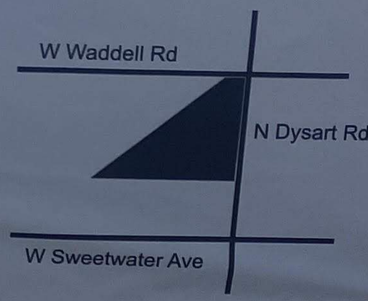
City Council

Date: 12/07/2021
Time: 6:00 PM
Location: Surprise City Hall
16000 N Civic Ctr Plaza,
Surprise, AZ 85374

REQUEST: Major PAD Amendment adding C2 & C3 uses to the western portion of Parcel 6 and modifying development standards for Parcel 6

CASE # FS20-749

Please call to confirm dates:
623-222-3011 | Surpiseaz.gov



Participation Report – Case # FS20-749

Citizen Participation meeting
Project Name: Level Crossing 2
Type: Approximate 32, 000 square foot building
Location of Project: Adjacent to 13700 Dysart Road, Surprise, AZ 85379
Case # FS20-749

Purpose of Public Meeting: Request made for major PA amendment adding allowable uses including I1, C2 and C3 to the balance of the site

Stampede Industries, LLC held a citizen participation meeting on August 31, 2021 from 6:00 p.m. PST to 6:30 p.m. PST. The meeting was held at the Holiday Inn Express Meeting Room, 16540 N. Bullard Avenue, Surprise, AZ 85374.

The property was appropriately posted with the required signage and notice of the public meeting (Exhibit 1).

In attendance at the meeting were the following participants:

On line:
1. Bill Vensel – Crescent Crown Distributing
2. Joe Controneo
3. Cheri Bomar – Stampede Industries, LLC / Hardy World LLC
4. Logan Williams – Stampede Industries, LLC / Hardy World LLC
5. Abhishek Maniktala – Stampede Industries, LLC / Hardy World LLC

In person:
1. Madeline Clermont – Cotton Architecture
2. Steve Goodman – Cotton Architecture
3. Robert Kuhfuss – City of Surprise, AZ
4. Lloyd Abrams – City of Surprise, AZ

Stampede Industries, LLC presented the attached power point presentation to the participants of the public outreach meeting (Exhibit 2). The applicant further forwarded the power point presentation as requested to Bill Vensel via email (Exhibit 3). The power point presentation expressed that the addition of the C2 and C3 asl allowed uses to the PAD would be in conformance with the City of Surprise, AZ master plan and surrounding neighbors.

Questions and/or Concerns During the Public Meeting

1. Access into the site – The developer fielded a question of whether or not there would curb cuts into the site from Sweetwater and where the curb cuts would be located.

Stampede Industries, LLC via Cheri Bomar answered there is no access to the site from Sweetwater. The access points are the existing curb cuts off of North Dysart that currently exist and are installed. The developer pointed to the master plan for circulation.

2. A question was asked about the overall master plan and what size the larger warehouse would be when built out.

Stampede Industries, LLC answered that the second phase would be an additional 32,000 square foot building and that there have been no final decisions on any other additional buildings. Stampede Industries, LLC has a master plan showing 100,000 – 150,000 square feet warehouse to the rear but it is being submitted at this time.

3. When is the build out of the second phase or the 32,000 square foot building anticipated?

Stampede Industries, LLC answered that the project still needed to go through the city entitlement process but expects if all approved to start in 2022.

Stampede Industries, LLC respectfully submits the Citizen participation report and requests that the city proceed to schedule the necessary public meetings. If any additional information is needed, please do not hesitate to call or email at 724-201-6601 or cheri.bomar@hardyworld.biz.

Stampede Industries, LLC

Cheri B. Bomar

Cheri B. Bomar
President

Date: 9/13/21


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: 08/31/2021
Time: 6:00 PM
Location: Holiday Inn Express
16540 N Bullard Ave,
Surprise, AZ 85374
REQUEST: Major PAD Amendment adding I1 uses to the western portion of Parcel 6 and modifying development standards for Parcel 6
Planning & Zoning
Date: TBD
Time: 6:00 PM
Location: Surprise City Hall
16000 N Civic Ctr Plaza,
Surprise, AZ 85374
CASE # FS20-749
Please call to confirm dates:
623-222-3011 | Surpiseaz.gov
City Council
Date: TBD
Time: 6:00 PM
Location: Surprise City Hall
16000 N Civic Ctr Plaza,
Surprise, AZ 85374
W Waddell Rd
N Dysart Rd
W Sweetwater Ave

Phase 2 Expansion – Level Crossing PAD Amendment

PHASE 2 EXPANSION – 2.7 ACRES – 501-44-983 AND MINOR AREA OF 501-44-984

32,320 SF BUILDING WITH PARKING

PAD AMENDMENT - WESTERNMOST 10.47 ACRES AT LEVEL CROSSING

BY: STAMPEDE INDUSTRIES, LLC

Property Location

The Property is located at the southwest corner of Waddell and Dysart Roads. It is located within 5 miles of the Loop 303 and Loop 101 freeways and within 10.8 miles of the I-10 connection. The Property lies within the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development and is surrounded on the east by Dysart Road. Across Dysart Road, there are developed commercial and residential properties that are within the jurisdictional boundaries of the City of El Mirage. The property is bound on the south by vacant land zoned C2-C3-I1-PAD; on the west by the BNSF railroad and vacant land zoned PAD-I1; and on the north by the BNSF railroad and Waddell Road. Across Waddell Road there are single-family residences.

Pad Amendment

Amend the Westernmost 10.47 acres of Stampede Industries owned property to I1, C2 and C3.

Currently, it is only I1.

Previously, the easternmost 8.98 acres received a PAD amendment to allow for I1, C2, and C3 uses.

Additional proposed PAD amendment include amendments to current building setbacks within the confines of Level Crossing development. No changes are proposed to building setbacks applicable to external / perimeter boundaries for Level Crossing developing adjacent to public right of ways or adjacent properties.

Existing Uses



Proposed Underlying Zoning



Why Should the Amendment be Granted?

Granting the change would allow for consistent zoning and uses all over the site. This change would not impact the restrictions understood and imposed by the Luke Air Force Base Noise Contour.

This change would still preserve the use for users who could benefit from the BNSF rail spur on the west side of the property.

The proposed change is within conformance of the existing general plan.

The proposed PAD Amendment is requested to incorporate the proposed Site Plan and proposed Major Zoning Amendment as part of the Bendalin Farms, aka Surprise Pointe Industrial / Commerce Park Planned Area Development [PAD].

Standards

After the approval of the Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development in 2006, the City of Surprise adopted a new Zoning Ordinance. With the updated Zoning Ordinance, some of the uses and performance standards for zoning districts were changed. The most recent previously approved rezoning permitted this Property to take advantage of the allowed uses and performance standards in the then existing version of the Zoning Ordinance in place at the time of project approval. Stated differently, the previously rezoned Parcel 6 noted that the land use matrix and development standards of the Zoning Ordinance in effect at the time a development application is filed with the City be applied to that application. There are no changes to this application of land use matrix and development standards of the Zoning Ordinance associated with the proposed zoning amendment.

As discussed earlier, with this request the Owner is seeking greater flexibility to take advantage of the highly visible and easily accessible frontage along and from Dysart Road for potential additional retail, commercial, office and employment-type uses. Development of the Property with a mix of commercial and industrial uses will complement the commercial development in the area and is consistent with the retail uses located nearby at the Waddell and Litchfield intersection. The Bendalin Farms, aka Surprise Pointe Industrial/Commerce Park Planned Area Development already contains properties with where C2 and C3 uses are allowed, thus this request is consistent with that established pattern. While this rezoning requests similar zoning and uses as other areas in the overall PAD, it is not meant to expand those other areas given that this location within the PAD is distinct and separated from those existing districts. In addition, this change is appropriate because the Property is located within 5 miles of the Loop 303 and Loop 101 freeways, which is a standard distance used in determined preferred commercial locations in market analyses and demand models.

El Mirage

Interestingly, the Property is located on the eastern edge of the City of Surprise boundaries. The City of El Mirage is across Dysart Road. El Mirage has designated the properties at the southeast corner of Waddell and Dysart as Urban Corridor (UC), a commercial designation similar to C2 and C3 in the City of Surprise, making the proposed amendments to the PAD consistent with El Mirage's commercial developments at the Waddell and Dysart intersection.

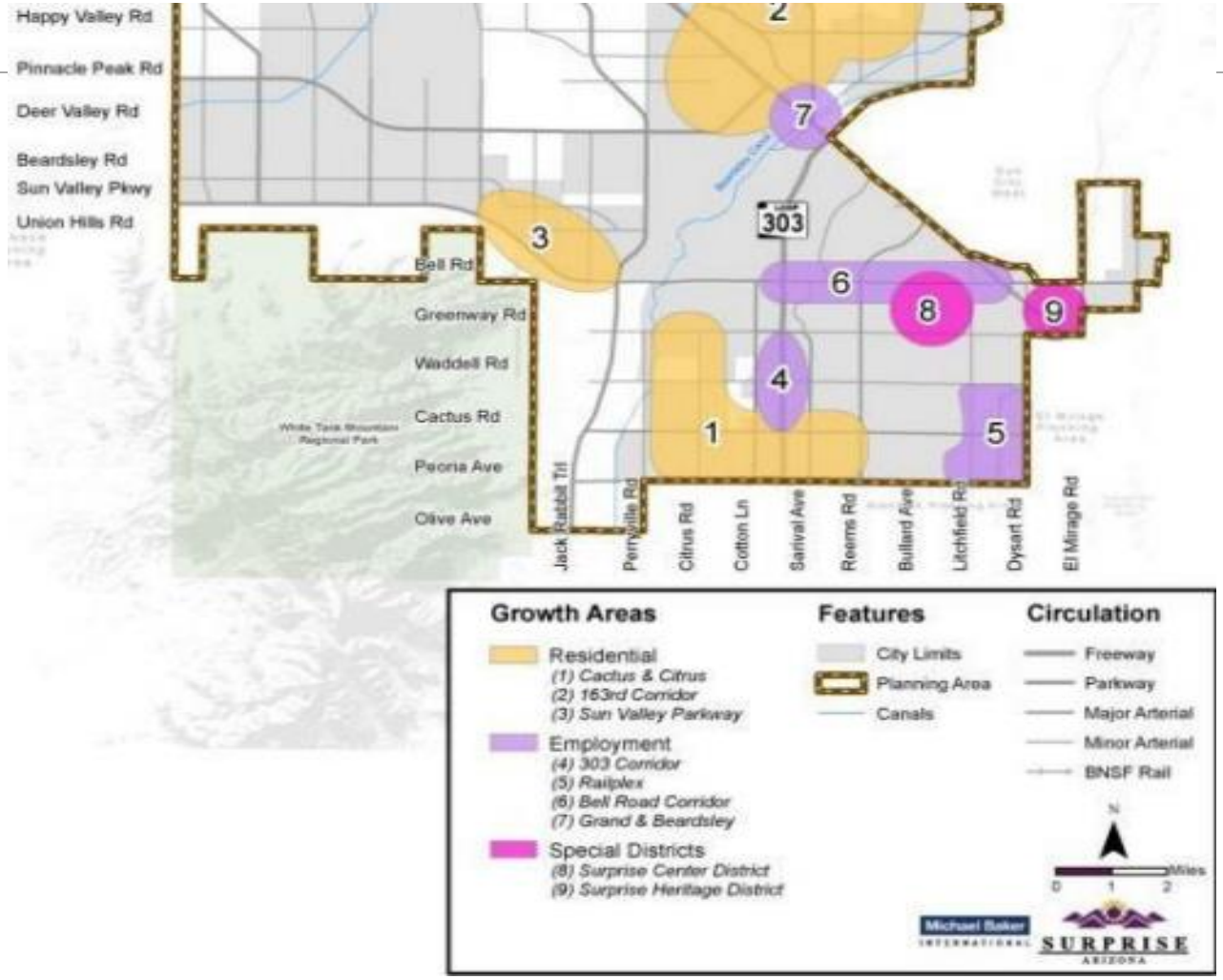
We note the importance of preserving and maintaining the ability to utilize the rail spur that benefits the Property. We sincerely believe that this PAD will not diminish the rail spur asset, but rather makes the site more attractive because of the increased flexibility and uses available to the site. To be clear, the utilization of the railroad will continue to be possible for the entire Property.

Conformance with the Existing General Plan

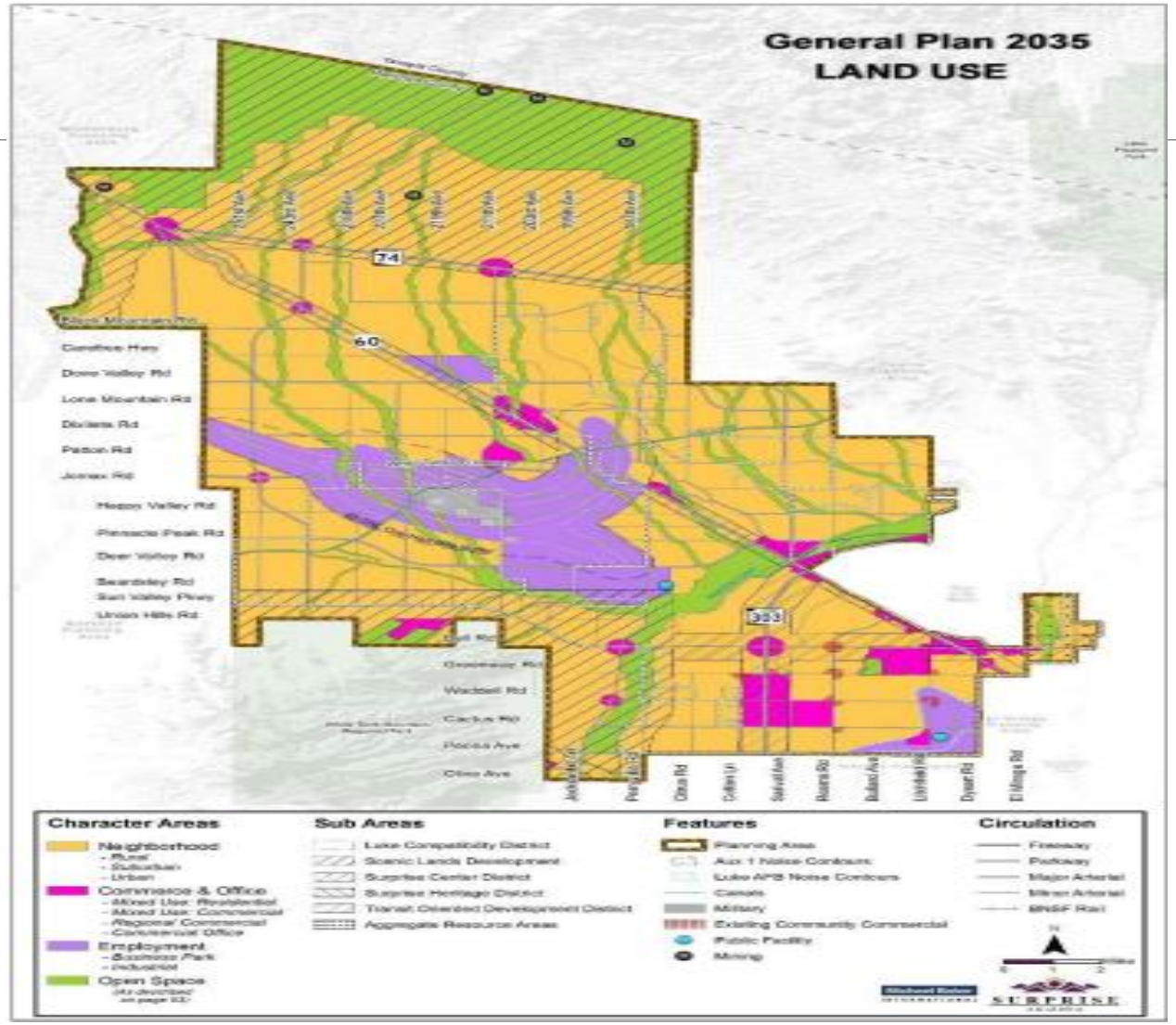
This Application conforms with the *City of Surprise General Plan 2035*. The Property lies within the Railplex Growth Area as illustrated on the next slide. Under the General Plan Land Use Map, the Property is identified as an employment character area. Areas in the City of Surprise found at major intersections like the Waddell and Dysart Roads and Litchfield and Waddell Roads, and along Reems Road at Greenway and Cactus are designated as Community Commercial in the General Plan.

The proposed Site Plan, Major Zoning Amendment and PAD Amendment are meant to be consistent with the intent of the existing City of Surprise General Plan 2035 and would allow for expansion of previously allowed zoning and uses associated with the previous parcel / zoning designations defined as 6A and 6B, per Case No. FS18-366 approved on January 15, 2019 under Ordinance 2019-01.

Growth Areas



General Plan Land Use Map

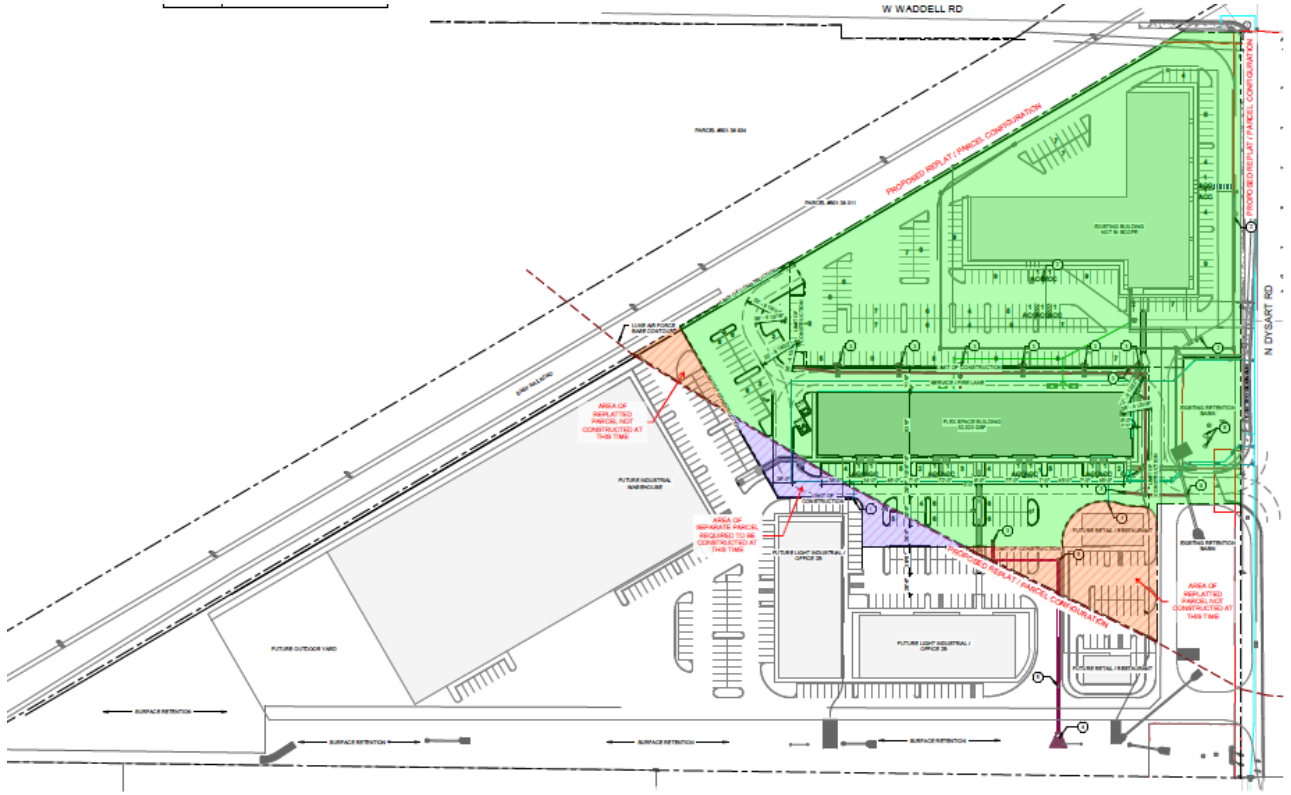


Design

The site plan and architectural design will meet the requirements established in the Zoning Ordinance and Design Standards & Guidelines in effect at the time a Site Plan (or CUP) application is filed. Decorative tilt-up concrete and masonry buildings are proposed and will be allowed throughout the entire Subject Property. Sides of - structures not visible from a public way can be steel with block wainscoting. The architectural and design elements of each project will be reviewed and approved by the City of Surprise at the time of development.

Master Site Plan

- Phase I-Existing 36,000 SF Building
- 32,320 Square foot Building (Phase II-Current phase)
- 2 Light Industrial Buildings-Future Phase
- 2 Retail Buildings-Future Phase
- 1 Future Industrial Warehouse-Future Phase



Conclusion

We are asking for the city and the public to consider allowing this pad amendment in order for the property to be in line with other uses allowed in the area and also to allow the opportunity for businesses that may benefit the area, but may not be allowed under current zoning, to be able to consider and reside at one of the remaining phases of Level Crossing.

Thank you all for coming and thank you for your time.

Any Questions?

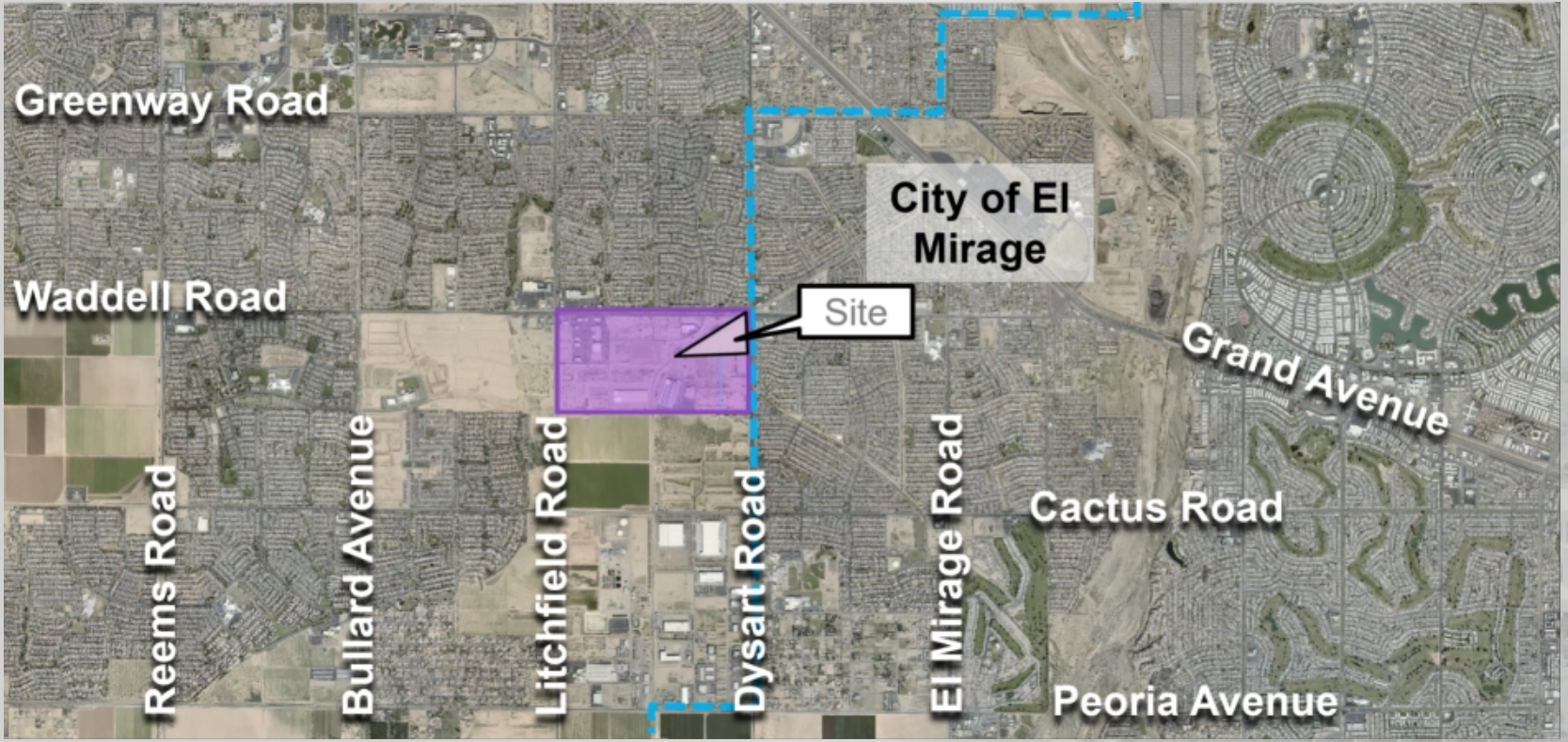
SURPRISE
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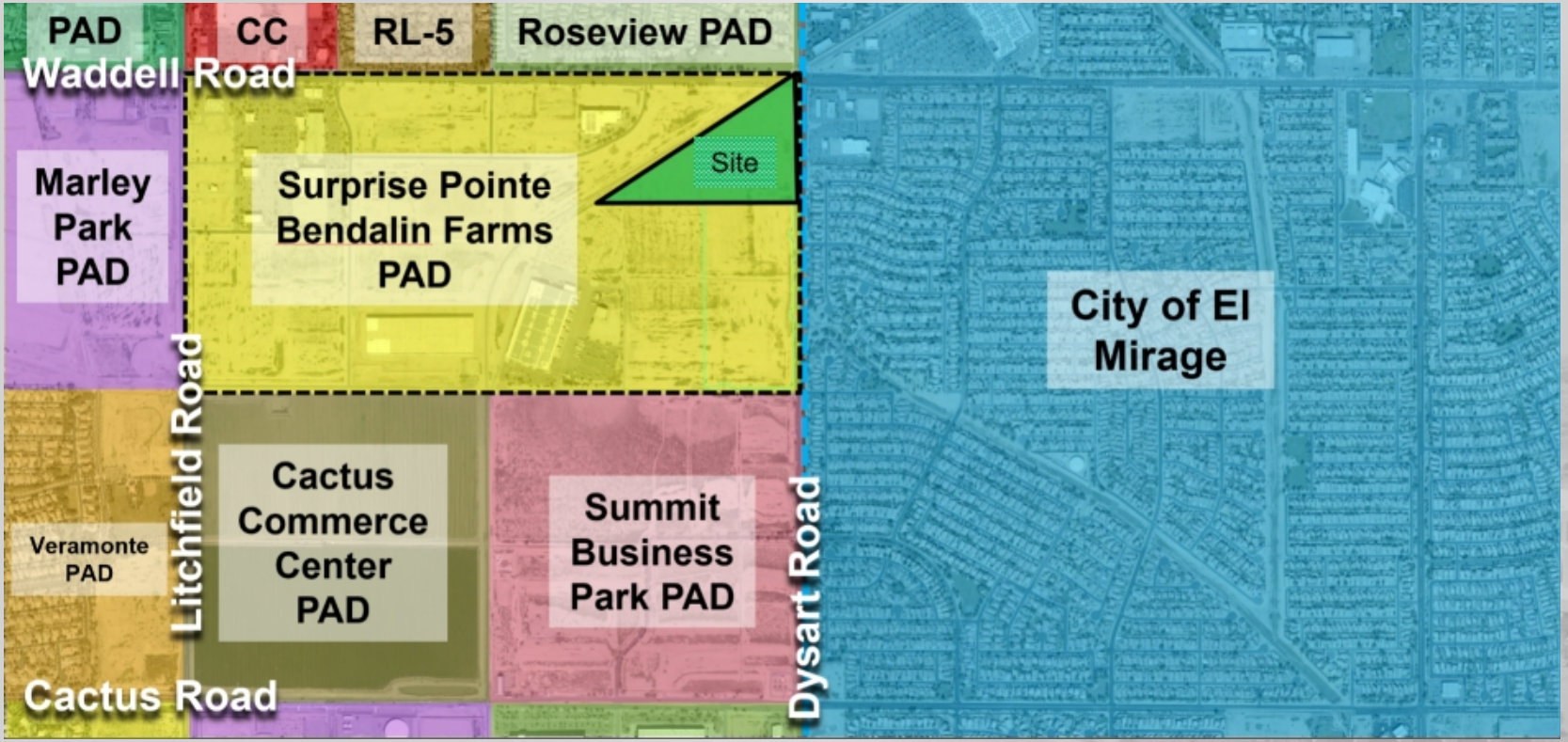
FS20-749
Level Crossing Phase 2
PAD Amendment

Planning & Zoning Commission

November 4, 2021

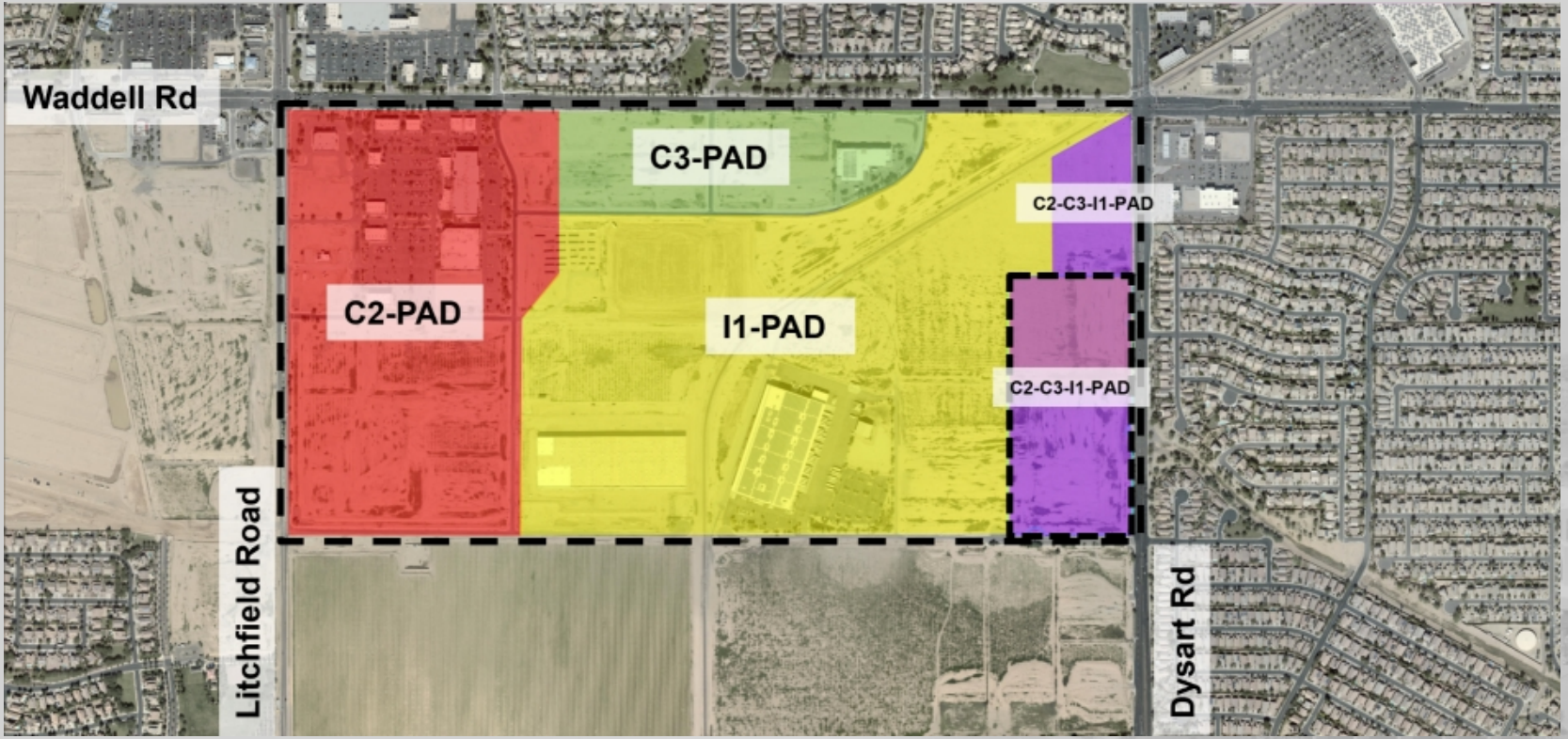
FS20-749 Vicinity Map

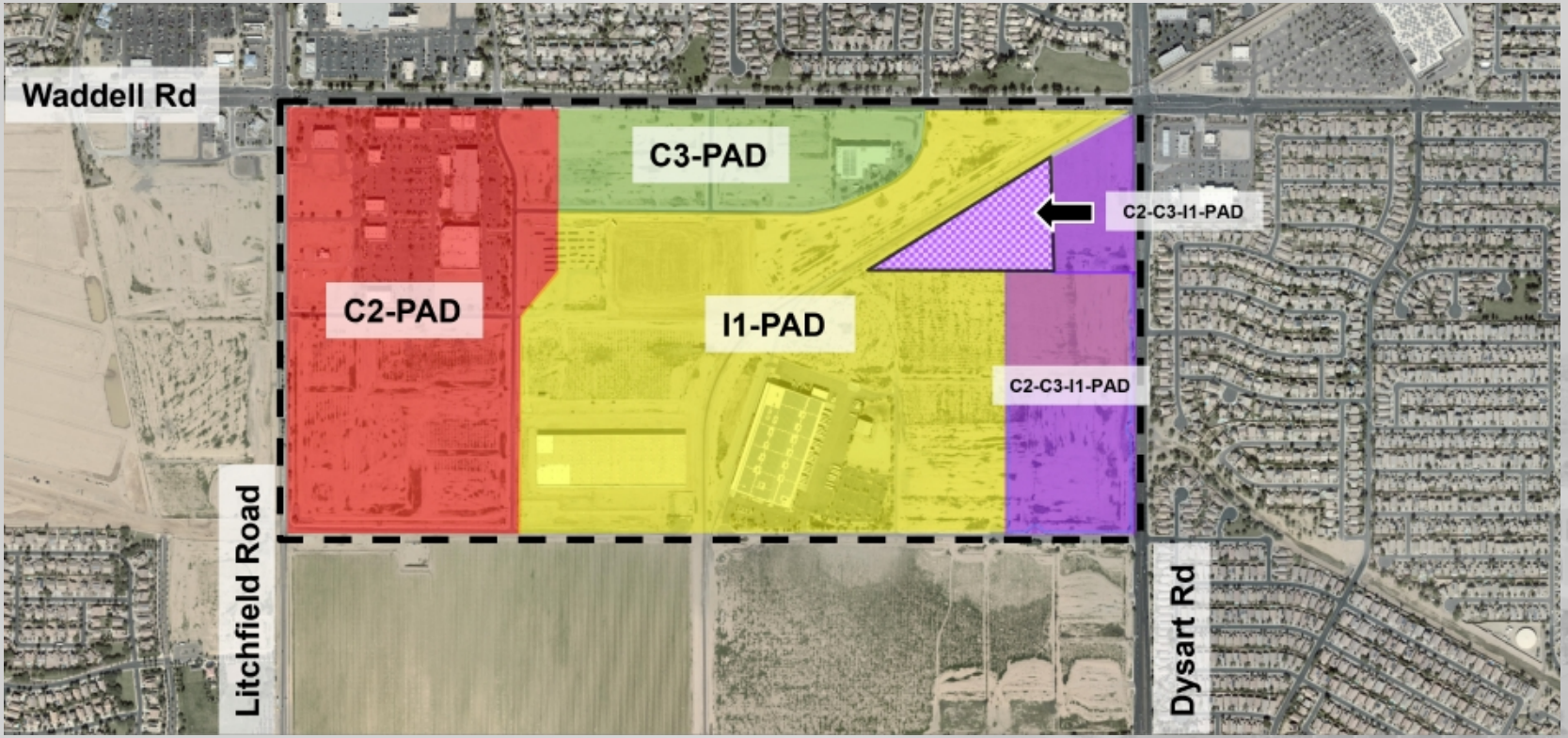




FS20-749 Zoning Map

Existing Zoning





Proposed Zoning

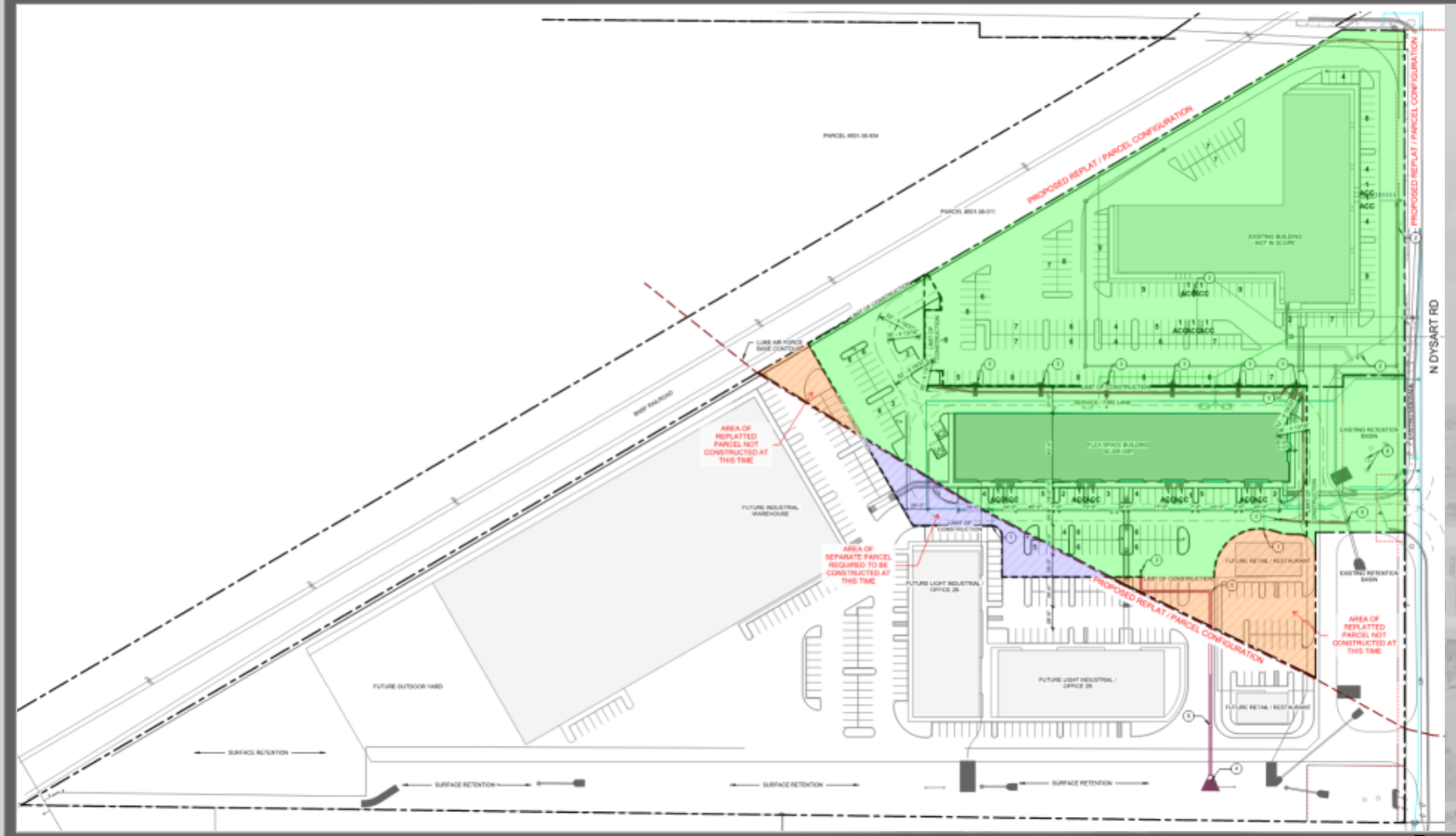
Setback Changes

Parcel Perimeters

- Street front: 35’
- Corner side: 25’
- Interior side: 15’
- Rear: 15’

Parcel Interiors

- Street front: 0’
- Corner side: 0’
- Interior side: 0’
- Rear: 0’



FS20-749 Master Site Plan

Staff Recommendation:

Approve subject to stipulations ‘a’ and ‘b’

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ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: Citywide
Staff Recommendations: None

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

Agenda Wording:
Consideration and action regarding Section 106-10.40 Self-storage facilities of the Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to improve clarity and remove conflicts. Case FS21-413

Motion:
I move to recommend approval of Alternative #1 of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to improve clarity and remove conflicts to the City Council.

I move to recommend approval of Alternative #2 of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to improve clarity and remove conflicts, filling in the blanks with _____, to the City Council.

I move to recommend approval of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to improve clarity and remove conflicts to the City Council with alternative language.

I move to recommend denial of the proposed Zoning Text Amendment to the Surprise Land Development Ordinance to improve clarity and remove conflicts.

Background:
On December 15, 2020 the City Council approved Ordinance 2020-38, which repealed Chapters 101-122 of the Surprise Municipal Code and adopted "Part II – Land Development Ordinance, Chapters 101-111" under case FS18-296. This action, which became effective in January 2021, was a comprehensive update to the City of Surprise zoning code, replacing the Surprise Unified Development Code (SUDC), to help further implement the Surprise General Plan 2035. After several months of real-world application of the new code, staff has identified areas of conflict within the text and others in need of clarification. This text amendment (FS21-413) aims to address those areas to improve clarity and remove conflicts within the LDO.

Objective Analysis:

Policy Compliant:

Financial Impact:
There is no direct financial impact.

Budget Impact:

FTE Impact:

ATTACHMENTS:
1. 00 - FS21-413 Zoning Text Amendment Self-Storage Facilities - Staff Report 110421
2. 01 ZTA Legislative Edit - Alternative 1
3. 01 ZTA Legislative Edit - Alternative 2
4. FS21-413 LDO ZTA Presentation

SURPRISE
ARIZONA

ZONING TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS21-413**
Project Name:	Zoning Text Amendment for LDO Clarification
Council District:	Citywide
Meeting Date:	**November 4, 2021**
Planner:	Trever Fleetham, AICP

Applicant:	City of Surprise
Request:	Zoning Text Amendment to the Surprise Land Development Ordinances to improve clarity and remove conflicts
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None encountered

PROJECT DESCRIPTION:

The City has initiated this Zoning Text Amendment (ZTA) to the Surprise Land Development Ordinances (LDO) to correct scrivener errors, improve the readability, provide better interpretation, and remove internal conflicts with other sections of the LDO related to the same subject matter. Additionally, this ZTA includes an amendment to the LDO section regarding Conditional Use Permits, as well as an accompanying City Code amendment to provide for appeal of Conditional Use Permit decision to the City Council.

BACKGROUND:

On December 15, 2020 the City Council approved Ordinance 2020-38, which repealed Chapters 101-122 of the Surprise Municipal Code and adopted "Part II – Land Development Ordinance, Chapters 101-111" under case FS18-296. This action, which became effective in January 2021, was a comprehensive update to the City of Surprise zoning code, replacing the Surprise Unified Development Code (SUDC), to help further implement the Surprise General Plan 2035. After several months of real-world application of the new code, staff has identified areas of conflict within the text which are in need of clarification.

On September 16, 2021 this Zoning Text Amendment (case FS21-413) went before the Planning & Zoning Commission. After some discussion regarding self-storage facilities, the Commission moved to recommend approval of the proposed Zoning Text Amendment to improve clarity and remove conflicts to the City Council, excluding from the motion, Section 106-10.40 of the Surprise Land Development Ordinance regarding self-storage facilities.

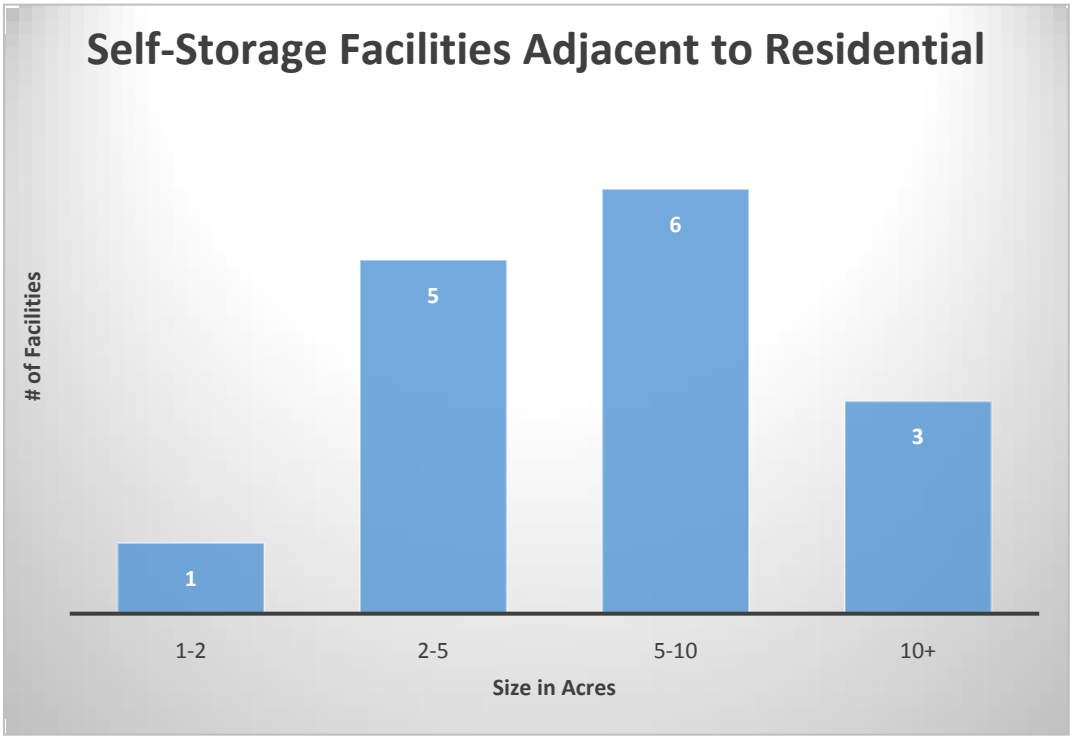
ANALYSIS AND DISCUSSION:

As part of this ZTA to remove conflicts and improve clarity within the LDO, staff suggested removing a two (2) acre maximum site size on self-storage facilities when adjacent to a residential zoning district or a residential use. Staff felt that this code provision was antiquated as most self-storage facilities in Surprise do not comply with this maximum size. However, the Planning & Zoning Commission felt that more research on the matter was required prior to further consideration.

With direction from the Commission, staff first conducted research on the history of this code requirement. Title 17 contained a minimum site size for self-storage facilities, but did not contain a maximum. A maximum site size for this use was first introduced in the Surprise Unified Development Code (SUDC) with the intention of promoting pedestrian connectivity within and around the residential neighborhood.

This language was then further altered to what currently exists within the LDO, which states "The site should be limited to a maximum of two acres (2 ac) when adjacent to a residential zoning district or a residential use." The definition of 'adjacent' within the LDO is "to lie near, border on, not distant or far from, or near but not necessarily touching or abutting." Given that the provision states both 'zoning district' and 'use', and combined with this definition of adjacent as defined in the LDO, this code section with respect to maximum site size is overly restrictive while the definition as described above for location purposes is very broad and ambiguous.

Staff found 21 self-storage facilities currently in existence or entitled within Surprise. Fifteen (15) of these 21 facilities are constructed and operating, while the remaining six (6) are either entitled or under construction. Of these, 15 are adjacent to residential yet only one (1) is within the 1-2 acre range required by the LDO. The following graph shows a breakdown of the sizes of existing self-storage facilities adjacent to residential.



Given this information, staff has concerns regarding the maximum site size and its effect on existing facilities, their ability to expand, and being rendered "legal, non-conforming". Currently, 14 of the 15 facilities that are adjacent to residential are, or will be, "legal, non-conforming" based on their size.

Additionally, there are other use-specific standards within the LDO that help transition self-storage facilities and protect residential uses. Requirements such as maximum building heights, screening and buffering standards, maximum allowance of outdoor storage, and the requirement of architectural enhancements all help to ensure that these facilities will fit within their surroundings. Further, all self-storage facilities require a Conditional Use Permit, providing additional input from the surrounding neighbors.

Given these findings, staff believes that the maximum site size must either be removed or altered appropriately.

Alternatives:

1. Regardless of the "type", the minimum size of any storage facility site shall be one acre (1 ac). ~~The site should be limited to a maximum of two acres (2 ac) when adjacent to a residential zoning district or a residential use.~~
2. Regardless of the "type" the minimum size of any storage facility site shall be one acre (1 ac). The site should be limited to a maximum of _____ acres (__ac) when adjacent to an entitled or existing residential use.

a. For purposes of this section (106-10.40) “adjacent” shall mean two adjoining properties sharing a common property line or separated only by a local street or collector. Separation by an arterial, parkway, or freeway/highway shall not constitute “adjacent”.

3. Other alternative as determined by the Planning & Zoning Commission.

Attachments:

01 Legislative Edit – Alternative 1
02 Legislative Edit – Alternative 2
PPT

ALTERNATIVE #1

Draft Zoning Text Amendment to the Land Development Ordinances (FS21-413)

Edits in red are deletions; edits highlighted are additions

ARTICLE 10 – USE SPECIFIC STANDARDS

106-10.40 Self-storage Facilities.

A. *Self-storage facilities* may be appropriate in the Neighborhood, Commerce and Office, and Employment Character Areas of the *General Plan*, except ~~expect~~ may be considered incompatible in areas within the Transit-Oriented Development (TOD) Strategic Plan and Scenic Lands Sub Area.

B. There are ~~four~~ THREE different "types" of *self-storage facilities*; each with different land *use* needs and varying degrees of regulations.

1. "Garage style" with single story *buildings* that allow customers to drive directly up to the front of each individual roll-up door storage unit/bay.

2. "Multi-story/climate controlled" in a single *building* providing *access* to the individual units from an interior hallway within the *building*.

~~3. "Parking style" allows *outdoor storage* of vehicles, boats, *RV*'s, and trailers. This type can be a standalone facility or combined with either the garage style or multi-story climate controlled facility.~~

4. "Portable container" is the remote facility where small roll-off containers are stored after they have been delivered to and picked up from the customer's location; with no public or customer *access* to the storage facility.

C. *Self-storage facilities* are for storage purposes only. No on-site retail sales are permitted from a rented storage unit.

D. Regardless of the "type" the minimum size of any storage facility site shall be one acre (1 ac). ~~The site should be limited to a maximum of two acres (2 ac) when *adjacent* to a residential *zoning district* or a residential *use*.~~

E. The site shall be contiguous to an arterial or collector road, although *access* may or may not be directly onto such arterial or collector, as determined through the review process.

F. All *buildings* that are visible from a *public street* shall exhibit architectural enhancements, including variation of rooflines, *uses* of multiple material types, and color variations compatible with surrounding *uses* as set forth in the PEDS (see **Chapter 107**) herein. Architectural plans, including material and color samples, shall be submitted for review at the time of application.

G. A minimum eight-foot (8') high masonry *wall* with architectural enhancements shall be provided around the perimeter of the property or storage area. When *adjacent* to a right-of way or public area, the perimeter wall or *building* wall will be designed in accordance with **item F** of this section.

H. *Outdoor storage* shall be limited to boats, trailers, or *recreational vehicles*. The storage of these vehicles in conjunction with either the garage style or the "multi-story/climate controlled" storage facility shall be limited to a maximum fifteen percent (15%) of the net site area. All outdoor vehicle storage shall be located in the interior of the site and shall be *screened* from view from surrounding properties. ~~Parking style and~~ Garage style storage facilities shall provide an eight foot (8') decorative view-obscuring *wall* to *screen* the entire storage area. There shall be no storage of *abandon*, damaged, or junked boats, trailers or *recreational vehicles* in any storage facility.

I. Site Design for Garage style facilities:

1. Each site shall provide a minimum of two (2) exits, one (1) of which may be for emergency vehicle *use* only.

2. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt, or similar material.

3. All one-way driveways shall provide a fifteen-foot (15') travel lane. Signing and painting shall be *used* to designate traffic direction and parking.

4. All two-way driveways shall meet the Surprise Standard Details in the PEDS.

5. When the main driveway directly serves storage areas or cubicles, a ten-foot (10') wide parking lane shall be provided in addition to the travel lane(s).

6. No garage style *self-storage building* shall be more than two hundred feet (200') long.

J. The maximum *building height adjacent* to a residential *zoning district* or within fifty feet (50') of a residential *dwelling* shall be fourteen feet (14') in *height*. *Building height* may be increased one foot in *height* for every two feet of additional *setback* (1':2') to a maximum twenty-four feet (24') in *height* from finished *grade*. The maximum *building height adjacent* to a non-residential *zoning district* shall be a maximum of thirty-five feet (35') in *height* from finished *grade*.

K. 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 *fences/walls*.

L. No hazardous or flammable materials shall be stored in a mini-storage development.

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

DRAFT

ALTERNATIVE #1

Draft Zoning Text Amendment to the Land Development Ordinances (FS21-413)

Edits in red are deletions; edits highlighted are additions

ARTICLE 10 – USE SPECIFIC STANDARDS

106-10.40 Self-storage Facilities.

A. *Self-storage facilities* may be appropriate in the Neighborhood, Commerce and Office, and Employment Character Areas of the *General Plan*, except ~~expect~~ may be considered incompatible in areas within the Transit-Oriented Development (TOD) Strategic Plan and Scenic Lands Sub Area.

B. There are ~~four~~ THREE different "types" of *self-storage facilities*; each with different land *use* needs and varying degrees of regulations.

1. "Garage style" with single story *buildings* that allow customers to drive directly up to the front of each individual roll-up door storage unit/bay.

2. "Multi-story/climate controlled" in a single *building* providing *access* to the individual units from an interior hallway within the *building*.

~~3. "Parking style" allows *outdoor storage* of vehicles, boats, *RV*'s, and trailers. This type can be a standalone facility or combined with either the garage style or multi-story climate controlled facility.~~

4. "Portable container" is the remote facility where small roll-off containers are stored after they have been delivered to and picked up from the customer's location; with no public or customer *access* to the storage facility.

C. *Self-storage facilities* are for storage purposes only. No on-site retail sales are permitted from a rented storage unit.

D. Regardless of the "type" the minimum size of any storage facility site shall be one acre (1 ac). The site should be limited to a maximum of _____ acres (___ac) when *adjacent* to AN ENTITLED OR EXISTING RESIDENTIAL USE.

1. FOR PURPOSES OF THIS SECTION (106-10.40 D) "ADJACENT" SHALL MEAN TWO ADJOINING PROPERTIES SHARING A COMMON PROPERTY LINE OR SEPARATED ONLY BY A LOCAL STREET OR COLLECTOR. SEPARATION BY AN ARTERIAL, PARKWAY, OR FREEWAY/HIGHWAY SHALL NOT CONSTITUTE "ADJACENT".

E. The site shall be contiguous to an arterial or collector road, although *access* may or may not be directly onto such arterial or collector, as determined through the review process.

F. All *buildings* that are visible from a *public street* shall exhibit architectural enhancements, including variation of rooflines, *uses* of multiple material types, and color variations compatible with surrounding *uses* as set forth in the PEDS (see **Chapter 107**) herein. Architectural plans, including material and color samples, shall be submitted for review at the time of application.

G. A minimum eight-foot (8') high masonry *wall* with architectural enhancements shall be provided around the perimeter of the property or storage area. When *adjacent* to a right-of way or public area, the perimeter wall or *building* wall will be designed in accordance with **item F** of this section.

H. *Outdoor storage* shall be limited to boats, trailers, or *recreational vehicles*. The storage of these vehicles in conjunction with either the garage style or the "multi-story/climate controlled" storage facility shall be limited to a maximum fifteen percent (15%) of the net site area. All outdoor vehicle storage shall be located in the interior of the site and shall be *screened* from view from surrounding properties. ~~Parking style and~~ Garage style storage facilities shall provide an eight foot (8') decorative view-obscuring *wall* to *screen* the entire storage area. There shall be no storage of *abandon*, damaged, or junked boats, trailers or *recreational vehicles* in any storage facility.

I. Site Design for Garage style facilities:

1. Each site shall provide a minimum of two (2) exits, one (1) of which may be for emergency vehicle *use* only.
2. All driveways, parking, loading, and circulation areas shall be paved with concrete, asphalt, or similar material.
3. All one-way driveways shall provide a fifteen-foot (15') travel lane. Signing and painting shall be *used* to designate traffic direction and parking.
4. All two-way driveways shall meet the Surprise Standard Details in the PEDS.
5. When the main driveway directly serves storage areas or cubicles, a ten-foot (10') wide parking lane shall be provided in addition to the travel lane(s).
6. No garage style *self-storage building* shall be more than two hundred feet (200') long.

J. The maximum *building height adjacent* to a residential *zoning district* or within fifty feet (50') of a residential *dwelling* shall be fourteen feet (14') in *height*. *Building height* may be increased one foot in *height* for every two feet of additional *setback* (1':2') to a maximum twenty-four feet (24') in *height* from finished *grade*. The maximum *building height adjacent* to a non-residential *zoning district* shall be a maximum of thirty-five feet (35') in *height* from finished *grade*.

K. 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 *fences/walls*.

L. No hazardous or flammable materials shall be stored in a mini-storage development.

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

DRAFT

SURPRISE
ARIZONA

Planning & Zoning Commission
November 4, 2021

Land Development Ordinance
Zoning Text Amendment:
Self-Storage Facilities
FS21-413

SELF-STORAGE FACILITIES

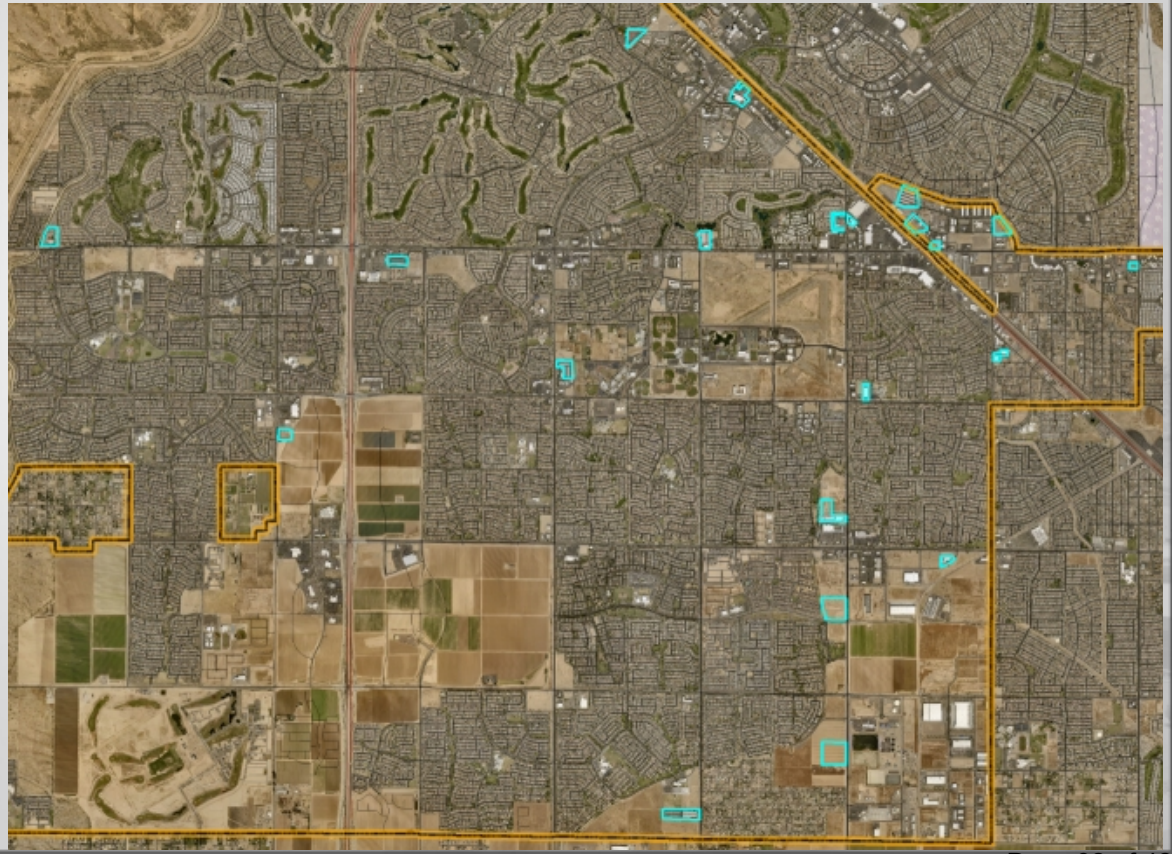
ARTICLE 10 – USE SPECIFIC STANDARDS

106-10.40 Self-storage Facilities. (Continued)

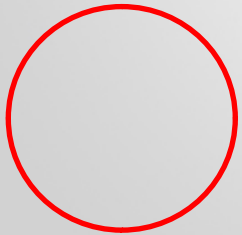
D. Regardless of the "type" the minimum size of any storage facility site shall be one acre (1 ac). ~~The site should be limited to a maximum of two acres (2 ac) when *adjacent* to a residential *zoning district* or a residential *use*.~~

EXISTING SELF-STORAGE FACILITIES

- 21 Self-Storage Facilities found (existing or entitled)
  - 15 existing, 6 entitled/under construction
  - 15 total adjacent to residential



EXISTING SELF-STORAGE FACILITIES



14 of 15 facilities are/ will be legal, non-conforming

BACKGROUND

Title 17

- Minimum site size: 1 acre

SUDC

- Minimum site size: 1 acre. However, when the site is adjacent to residential districts or residential uses, the site shall be a maximum of two acres with the intention of promoting pedestrian connectivity within and around the residential neighborhood.

LDO

- Minimum site size: 1 acre. However, the site should be limited to a maximum of two acres (2 ac) when adjacent to a residential zoning district or a residential use.

Adjacent: To lie near, border on, not distant or far from, or near but not necessarily touching or abutting.

USE-SPECIFIC STANDARDS

- Requires a CUP
- Must be contiguous to arterial or collector road
- Must include architectural enhancements on elevations visible from a public street
- 8’ masonry screen wall required
- Outdoor storage limited to 15% max of net site area
    - Must be screened and located in the interior of the site
- 14’ max building height when adjacent to a residential zoning district or within 50’ of a residential dwelling
    - Can increase 1 foot for every 2 feet of additional setback

‘ADJACENT’ DEFINITION

Current Definition

Adjacent: To lie near, border on, not distant or far from, or near but not necessarily touching or abutting.

Staff Recommended Definition

Adjacent: For purposes of this section (106-10.40 D) “adjacent” shall mean two adjoining properties sharing a common property line or separated only by a local street or collector. Separation by an arterial, parkway, or freeway/highway shall not constitute “adjacent”.

SELF-STORAGE FACILITIES

Considerations

- Use-specific standards currently exist to protect surrounding residential development
- Only use with an acreage maximum
- Concerns regarding “legal, non-conforming” and impact on potential/future facilities



SELF-STORAGE FACILITIES

Alternatives

1. Regardless of the "type" the minimum size of any storage facility site shall be one acre (1 ac). ~~The site should be limited to a maximum of two acres (2 ac) when *adjacent* to a residential *zoning district* or a residential *use*.~~
2. Regardless of the "type" the minimum size of any storage facility site shall be one acre (1 ac). The site should be limited to a maximum of acres (ac) when adjacent to an entitled or existing residential *use*.
   a. For purposes of this section (106-10.40 D) "adjacent" shall mean two adjoining properties sharing a common property line or separated only by a local street or collector. Separation by an arterial, parkway, or freeway/highway shall not constitute "adjacent".
3. Other alternative as determined by the Planning & Zoning Commission

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CHAPTER 106 - ZONING AND USE STANDARDS

ARTICLE 10 – USE SPECIFIC STANDARDS

106-10.40 Self-storage Facilities.

A. *Self-storage facilities* may be appropriate in the Neighborhood, Commerce and Office, and Employment Character Areas of the *General Plan*, except ~~expect~~ may be considered incompatible in areas within the Transit-Oriented Development (TOD) Strategic Plan and Scenic Lands Sub Area.

B. There are ~~four~~ THREE different "types" of *self-storage facilities*; each with different land *use* needs and varying degrees of regulations.

1. "Garage style" with single story *buildings* that allow customers to drive directly up to the front of each individual roll-up door storage unit/bay.
2. "Multi-story/climate controlled" in a single *building* providing *access* to the individual units from an interior hallway within the *building*.
3. ~~"Parking style" allows *outdoor storage* of vehicles, boats, *RV*'s, and trailers. This type can be a standalone facility or combined with either the garage style or multi-story climate controlled facility.~~
4. "Portable container" is the remote facility where small roll-off containers are stored after they have been delivered to and picked up from the customer's location; with no public or customer *access* to the storage facility.

CHAPTER 106 - ZONING AND USE STANDARDS

ARTICLE 10 – USE SPECIFIC STANDARDS

106-10.40 Self-storage Facilities. (Continued)

D. Regardless of the "type" the minimum size of any storage facility site shall be one acre (1 ac). ~~The site should be limited to a maximum of two acres (2 ac) when *adjacent* to a residential *zoning district* or a residential *use*.~~

H. *Outdoor storage* shall be limited to boats, trailers, or *recreational vehicles*. The storage of these vehicles in conjunction with either the garage style or the "multi-story/climate controlled" storage facility shall be limited to a maximum fifteen percent (15%) of the net site area. All outdoor vehicle storage shall be located in the interior of the site and shall be *screened* from view from surrounding properties. ~~Parking style and~~ Garage style storage facilities shall provide an eight foot (8') decorative view-obscuring *wall* to *screen* the entire storage area. There shall be no storage of *abandon*, damaged, or junked boats, trailers or *recreational vehicles* in any storage facility.

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Rezoning of approximately 27.41 acres from Rural Residential (RR) to Residential High Density (R-3), generally located south of Happy Valley Road and east of 158th Avenue. Case FS21-444

Motion:
I move to recommend approval of the Rezoning of approximately 27.41 acres from Rural Residential (RR) to Residential High Density (R-3), subject to stipulations ‘a’ through ‘g’ as memorialized in the staff report.

Background:
On June 2, 2021 Kent Xander, submitted a request to rezone the subject property from RR to R-3 to allow for the development of 325 new multi-family attached and detached rental units.

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 - FS21-444 - Bonita Place Rezone - Staff Report Revised 10-13-2021

2. 01 - FS21-444 - Bonita Place Rezone - Vicinity Map
3. 02 - FS21-444 - Bonita Place Rezone - Zoning Map
4. 03 - FS21-444 - Bonita Place Rezone - Zoning Document
5. 04 - FS21-444 - Bonita Place Rezone - Luke AFB Comments
6. 05 - FS21-444 - Bonita Place Rezone - Affidavit of Posting
7. 06 - FS21-444 - Bonita Place Rezone - Citizen Participation Report_Redacted
8. 07 - FS21-444 - Bonita Place Rezone - Public Comment_Redacted
9. FS21-444 - Bonita Place Rezone - PowerPoint

SURPRISE
ARIZONA

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS21-444**
Project Name:	Bonita Place
Council District:	1 – Acacia
Meeting Date:	**November 4, 2021**
Planner:	Sergio Angulo, Planner II

Owners:	Brost Robert/Donna L Pensco Trust Company FBO Kent A Xander Rolfe Properties LLC Xander Lander LLC/Wittrock Land 1 LLC
Applicant:	Kent Xander with Xander Lander LLC
Request:	Zone Change from Rural Residential (RR) to Residential High Density (R-3).
Site Location:	Southeast corner of Happy Valley Road and 158th Avenue in a portion of Section 7, Township 4 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.
Dwelling Units:	325 Units
Site Size:	27.41 acres (approx.)
Density:	11.86 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan.
Support/Opposition:	The applicant held a neighborhood meeting on September 8, 2021. There was no opposition to this project at the neighborhood meeting. Following the meeting, staff received correspondence from the property owner east of the subject site who expressed concerns regarding buffers and drainage.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS21-444** to the City Council, subject to stipulations 'a' through 'g'.

Background:

January 12, 2006: The City Council approved the annexation (Ordinance #05-60) of the subject property.

April 15, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-745.

June 2, 2021: The applicant filed a related request for a Zone Change of approximately 27.41 acres from RR to R-3 under case FS21-444, the subject case.

September 8, 2021: The applicant held a neighborhood outreach meeting to discuss the project.

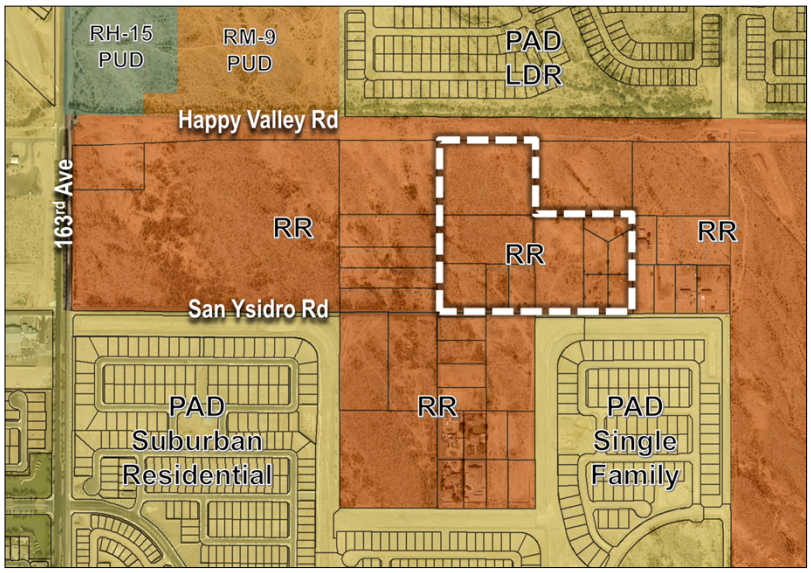
Citizen Outreach:

As noted above, the applicant held a virtual neighborhood outreach meeting on September 8, 2021, which was advertised per state law and requirements of the SUDC. One (1) Surprise resident from the vicinity attended the meeting to learn about the project; he had no questions or concerns. One (1) neighbor asked questions regarding the developer's improvement requirements along their property. See the attached Citizen Participation Report for a full meeting summary. Following the meeting, staff received correspondence from the property owner east of the subject site who expressed concerns regarding buffers and drainage. The applicant responded to the concerns of this neighbor. See the attached Public Comment document. There was no additional opposition to this project.

Project Description:

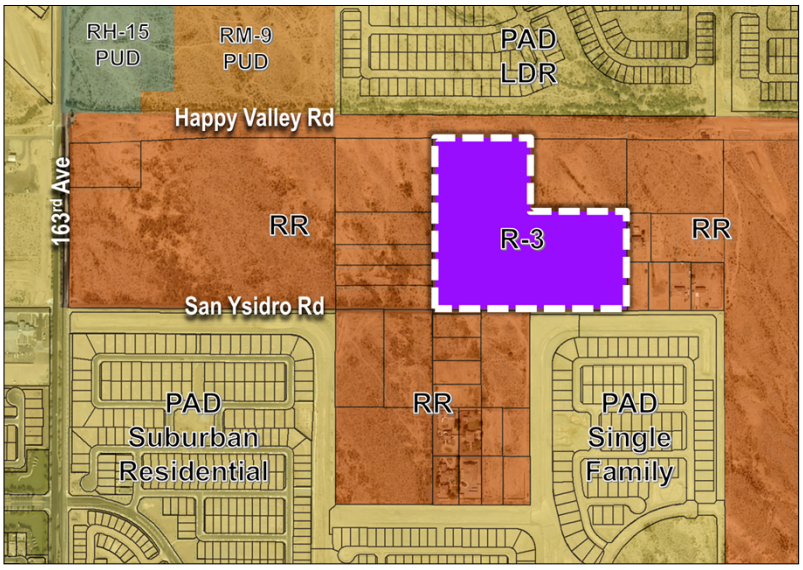
Kent Xander with Xander Lander LLC, on behalf of the property owners, requests a Zone Change of 27.41 acres (approx.) of Residential Ranch (RR) to Residential High Density (R-3). The proposed Zone Change request anticipates the eventual development of the property into a bungalow style multi-family development, located south of Happy Valley Road and east of 158th Avenue.

Existing Land Zoning:



PAD – LDR	PAD – LDR	PAD – LDR/RR
RR	**RR**	RR
RR	RR	PAD – Single Family

Proposed Land Zoning:



PAD – LDR	PAD – LDR	PAD – LDR/RR
RR	**R-3**	RR
RR	RR	PAD – Single Family

Analysis and Discussion:

The applicant requests to rezone the subject property from Residential Ranch (RR) to Residential High Density (R-3) to accommodate a future 325 unit, bungalow style multi-family residential development on approximately 27.41 acres for a maximum density of 11.86 dwelling units per acre.

Development Standards:

The following table depicts the R-3 Development Standards as depicted in the Land Development Ordinance (LDO). Highlighted in red are the applicable standards to the proposed development.

Table 106-2e - Residential High Density (R-3) Zoning district			
Net Density (du/ac)	8-11.9	12-14.9	15+
Min. Setback to Arterial ROW (ft) [2]	20	20	20
Min. Setback to Collector and Local ROW (ft) [2]	15	15	15
Min. Setback Adjacent to Residential Zoning (ft)	10	15	20
Min. Setback Adjacent to Non-Residential Zoning (ft)	20	20	20
Max. Bldg. Height[1] (ft)	45	50	60
Open space (sf/du)	150	150	150

Notes:

1. The *height* of any *structure*, or portions thereof, shall not exceed thirty feet (30') in *height* measured at the *setback* line when *adjacent* to *Single-family*, *Two-family*, *Three-family development parcels*. The *height* of the *accessory structure* may increase at a ratio of one foot vertical for every one foot horizontal (1':1') as measured relative to the property line to a maximum *height* equal to the *zoning*
2. *Setback* may be reduced to 10' along Collector or Local *right-of-way* for units that open to the *street* and exclude a perimeter wall

In addition to these standards, this development will provide an 85' landscape buffer along the east and south property lines for additional screening from the adjacent rural development (stipulation 'b'). This development also sets a 250' transition zone buffer along the east of the property, and a 200' transition zone buffer along the south. To help make an adequate transition from the adjacent rural development, the density within these transition zones shall not exceed 7.5 DU/acre (stipulation 'c'). This zoning document also requires that the residential units nearest to the east and south property lines be limited to single-story buildings to respect the existing adjacent rural development (stipulation 'd').

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Schools:	Dysart Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in an urban neighborhood supports residential development of eight dwelling units per acre (8 DU/Ac) or greater. By incorporating stipulations 'b' through 'd', this development also complies with the transition of densities requirements of the General Plan.

Reviewing Agencies:

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

Summary:

This proposed Zone Change will allow for the development of a bungalow style multi-family development.

Findings:

- The proposed Zone Change and density are consistent with the Surprise General Plan 2035.
- The proposed Zone Change is consistent with the Surprise Land Development Ordinance (LDO).

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of case **FS21-444** to the City Council, subject to stipulations 'a' through 'e' as outlined below:

a. Development and use of the site shall be consistent with the rezone narrative entitled "Bonita Place Rezone", prepared by Kent A. Xander and dated Revised September 9, 2021.

b. Bonita Place shall provide a minimum 85’ landscape buffer along the east and south property lines with enhanced landscaping and shade trees to provide additional screening to the adjacent properties.
c. The max gross density within the 250' and 200' transition zones identified on the conceptual development plan (Exhibit E) shall be no more than 7.5 DU/Ac.
d. The residential units nearest to the east and south property lines shall be limited to single-story buildings.
e. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West (“HVW”) Buy-in Fee, the Happy Valley East (“HVE“) Buy-in Fee, the Water Buy-in Fee, and the Sewer Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.
f. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge, and Wastewater Development Agreement (Regional Improvements Overlay Agreement), has been paid.
g. Non-compliance with the stipulations of approval of 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 recommend denial of the request to the City Council, the Commission should make its own findings and base its decision on those alternative findings.

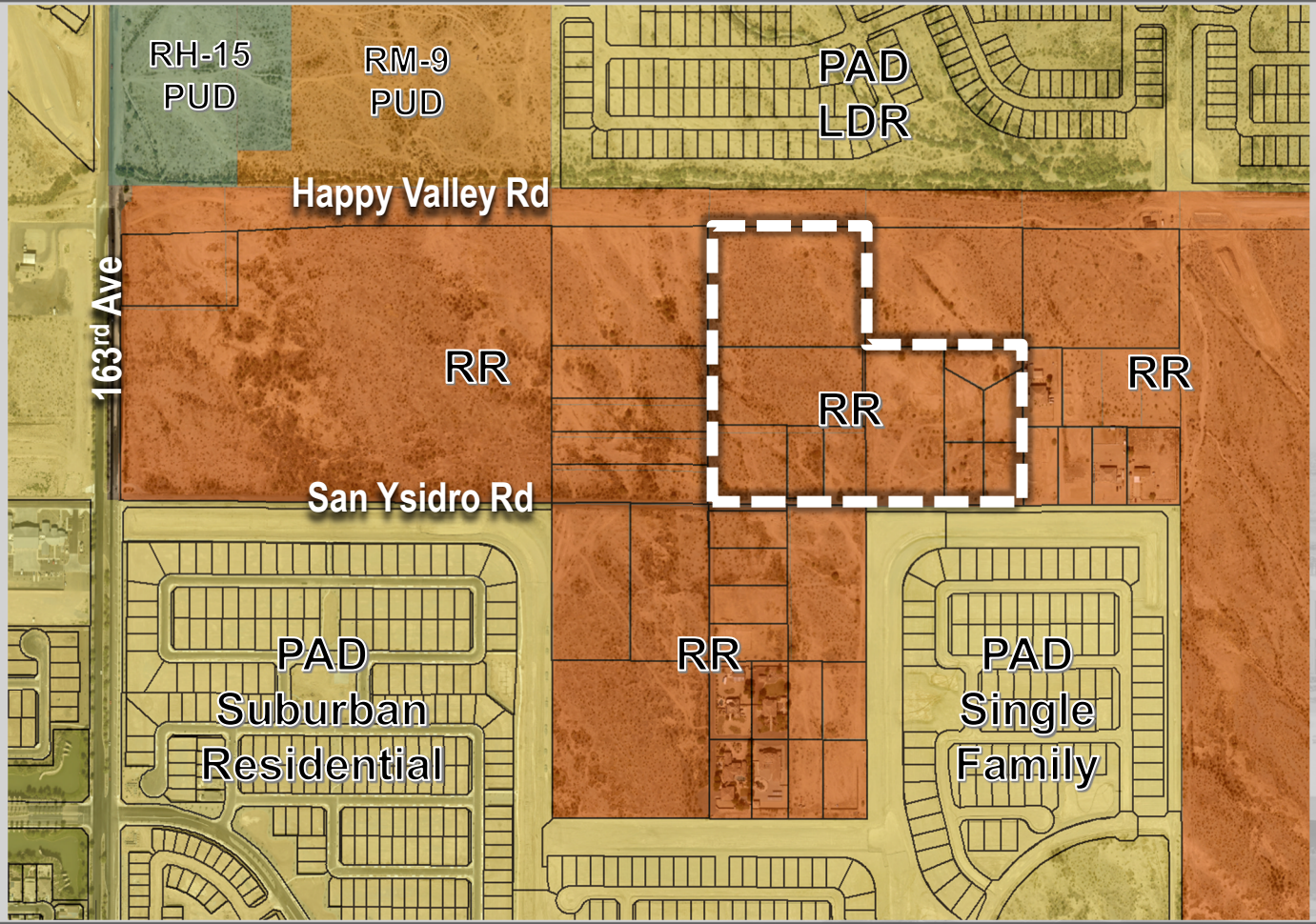
Attachments:

00 Staff Report
01 Vicinity Map
02 Zoning Map
03 Zoning Document
04 Luke AFB Comments
05 Affidavit of Posting
06 Citizen Participation Report
07 Public Comment

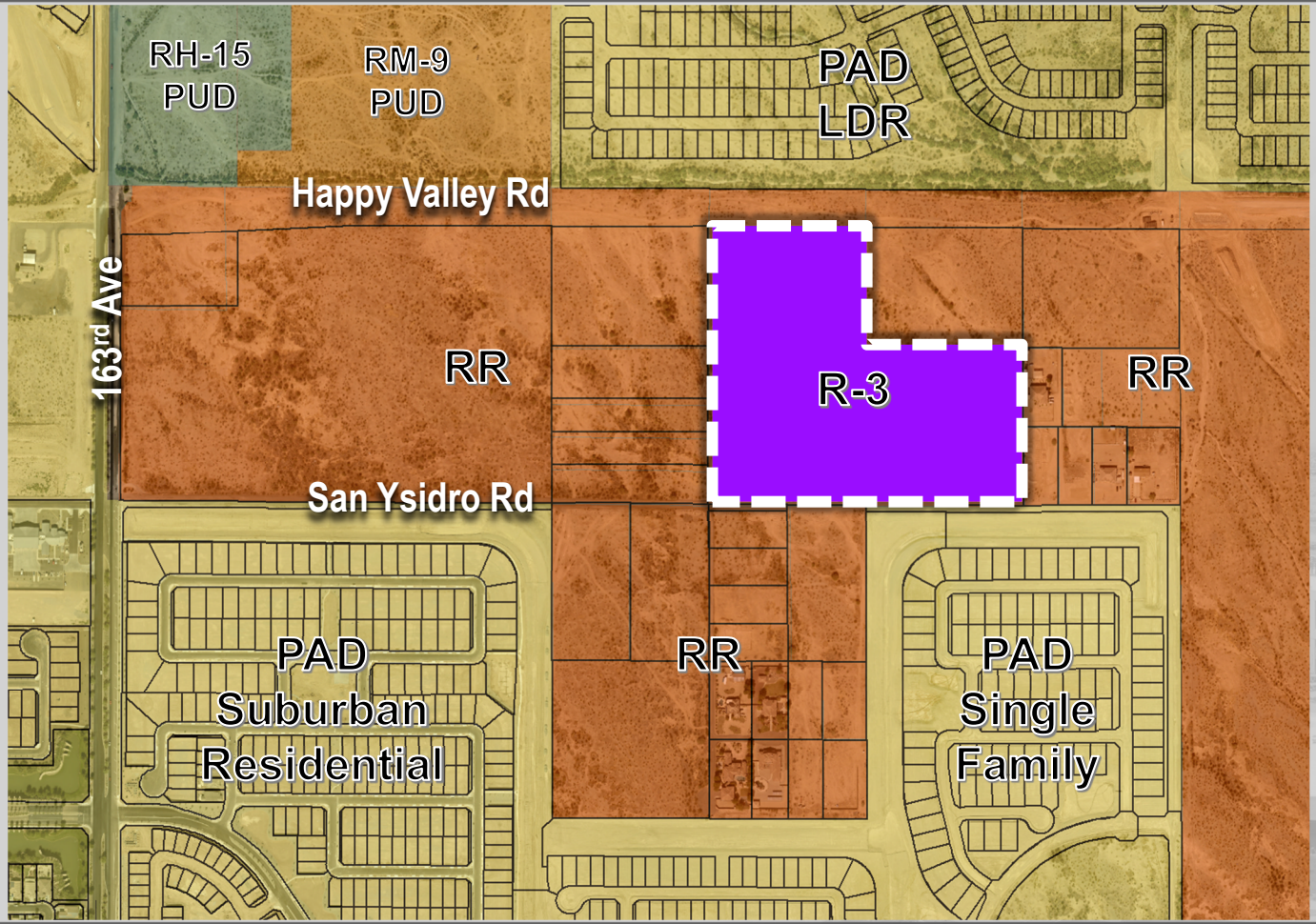


VICINITY MAP


Happy Valley Rd
163rd Ave
San Ysidro Rd
SITE
VICINITY MAP



EXISTING ZONING



PROPOSED ZONING

BONITA PLACE

Rezone

Case File: FS21-444
Rezone Rural Residential (RR) to
Residential High Density (R-3)

27.41 Gross Acres

Southeast corner Happy Valley Road and 157th Avenue
Surprise, Arizona

Prepared by: Kent A. Xander

Submitted To: City of Surprise, Arizona

Dated: May 31, 2021
Revised: August 7, 2021
Revised: September 9, 2021
Revised: September 28, 2021

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Transportation/Access/Utilities …….……..…...…..…..…. 7

Offsite Drainage and Results of the Rezone…….…….……. 8

Aerial Map of Project Site related to the Surrounding Area ……..……... Exhibit A

Existing Zoning Map ……...……... Exhibit B

Proposed Zoning Map ……..……. Exhibit C

Survey Map …….....……..... Exhibit D

Conceptual Development Plan …..…….……. Exhibit E

General Plan 2035 Land Use Map …….……..…… Exhibit F

Offsite Drainage Map ……. Exhibit G

Happy Valley Road Improvement Map ……. Exhibit H

Bonita Place Team:

Applicant
Kent A. Xander
kxander@kaxgroup.com
9290 E. Thompson Peak Pkwy., Unit 227
Scottsdale, Arizona 85255

Applicant Representative
William E. Lally
wel@tblaw.com
2525 E. Camelback Road, Suite 700
Phoenix, Arizona 85016

Introduction and Location:

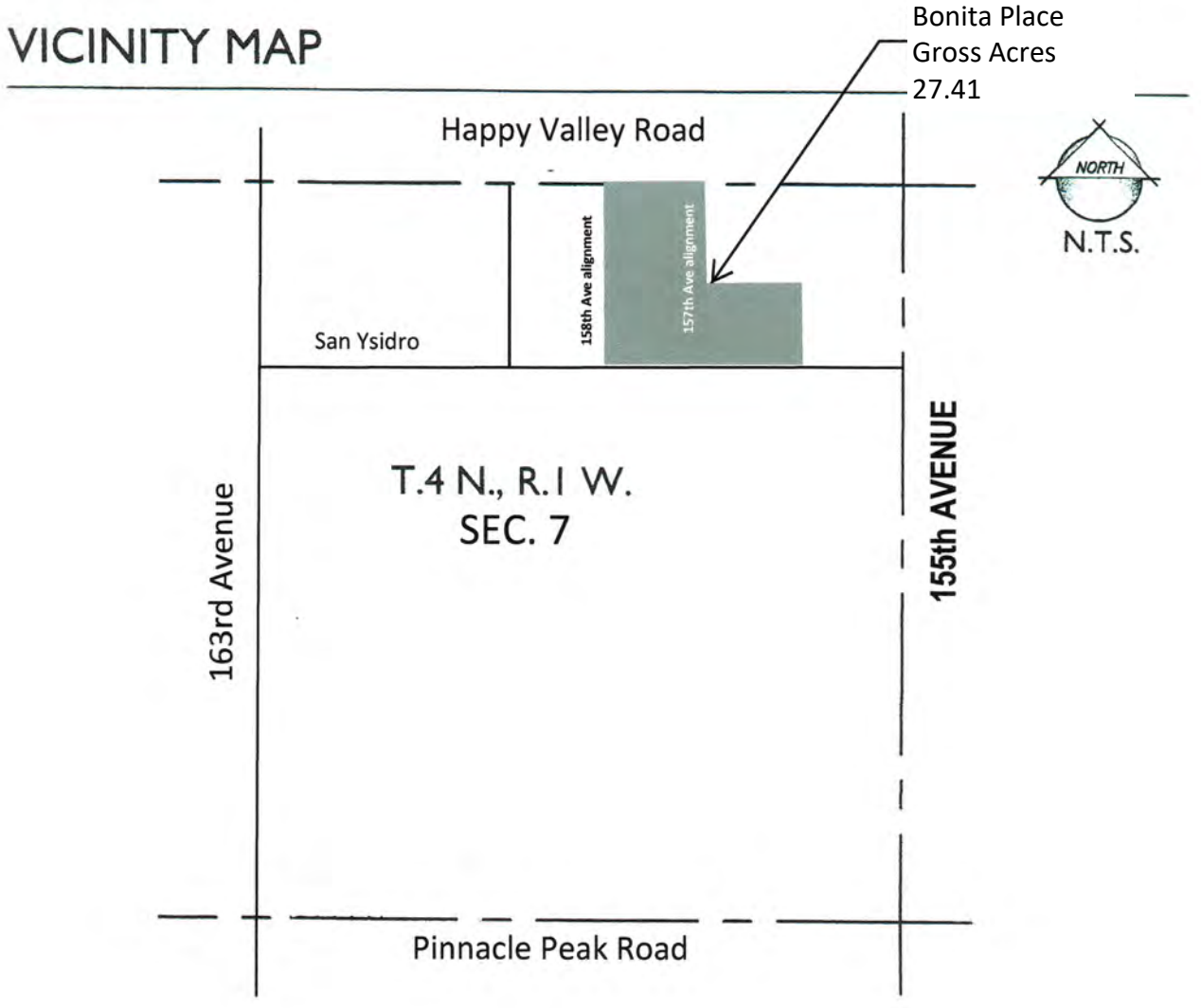
Bonita Place includes combining six (6) parcels of land with separate Owners totaling 27.41 gross acres into one project to formulate a cohesive apartment development working out, traffic circulation, utilities, drainage, and area transition measures.

A Vicinity Map on page 4 illustrates Bonita Place location at the SWC Happy Valley Road and 157th Avenue, Surprise, Arizona. **Exhibit D** shows a Survey of the area.

Exhibit A depicts an aerial map of project site related to the surrounding area existing developments and vacant land. The land adjacent to Bonita Place on the south side of Happy Valley Road is zoned Rural Residential (RR) except Escalante Master Plan Community south of San Ysidro Road. The adjacent land uses are as follows:

North:	Happy Valley Road and north of Happy Valley Road is Tierra Verde West Master Planned Community 63' x 120' lots.
East and North:	7.53 acres of vacant land fronting on Happy Valley Road.
East:	Approximately 15 gross acres vacant land and three homes on 1-acre lots.
South:	San Ysidro Road. South of San Ysidro Road there is vacant land, 4 existing homes on 1-acre lots, and Escalante Master Planned Community 53' x 120' and 58' x 125' lots.
West:	Vacant land.

VICINITY MAP



Description of Rezone Request:

Applicant is requesting a zone change for 27.41 gross acres from Rural Residential (RR) to High Density Residential (R-3). See **Exhibit B** for Existing Zoning Map and See **Exhibit C** for Proposed Zoning Map. The development of the site will follow the standards of the LDO and the PEDS.

Bonita Place will allow for a luxury gated residential rental community to include approximately 325 residential units. The community may include a mix of detached and attached rental units with an overall density of 11.86 du/ac. **Bonita Place** will provide an 85' landscaped buffer along the east and south property lines of the project. The landscaped buffer will have enhanced landscaping with shade trees to provide additional screening to the properties to the east and south. The max gross density within the 250' and 200' transition zones identified on the conceptual site plan shall be no more than 7.5 DU/AC. The building height in the transition zone will be limited to single-story to the row of residential units nearest the property line. The community will be gated and will include a central amenity area at the primary entry with a community clubhouse and leasing office, resort-style pool and spa, shaded gathering areas, fire pits, turf lawn, landscaped areas and/or other active and passive amenities throughout the community for residents. Attached as **Exhibit E** is the Conceptual Development Plan for Bonita Place.

Primary access to the Subject Site will include a full-access driveway on 157th Avenue to Happy Valley Road. The proposed plan will include a prominent entry feature with a landscaped median that creates a sense of arrival into the development. The entry leads to a distinctive leasing office/clubhouse building that establishes the overall theme and character for the development. Branching out from the primary entry, gates will provide security and a luxury feel as residents enter the community. Secondary access will be provided from San Ysidro Road on the side south of the property to provide alternative access as well as a secondary access for emergency services.

The residential units will be designed around a common connected pedestrian courtyard area. Common amenities and open spaces are provided in central locations, including access through the center of the community, providing easy access for residents to the central amenity.

Retention for the community will include a combination of surface storage and underground storage tanks. Parking and sidewalks will meet City standards at the time of site plan review.

Conformance with the adopted Surprise General Plan 2035:

The Surprise General Plan 2035, attached as **Exhibit F,** shows the subject property as lying within the Neighborhood Land Use Character Area, which supports residential development at densities greater than 8 du/Ac in an Urban Neighborhood type, this project complies with the General plan in this regard.

The following describes the projects conformance with the general Goals and policies of the Land Use Element of the plan.

Land Use Goal 6 (Variety of Housing):

The project meets every policy within this section, most notably providing a mixture of housing types – attached and detached, affordability and amenities –in this case a community pool.

Character Area approach:

While examining the application of the Development Types within the Character Area, it's important to start with the premise as outlines on p 35 of the General Plan that states: "While these guidelines help to inform the development process, they are NOT meant to STRICTLY limit the design process. Creative and innovative design solutions are encouraged to help achieve the desired overall community character."

Compatibility and Transition Measures:

As discussed, the proposed uses shall limit impact on "adjacent existing or potential uses, and promote overall land use compatibility …. through the use of the following at the neighborhood edge:" Specifics below are found on p. 37 of the General Plan.

1. Respect the context of adjacent building form and architectural style.
   This has less importance since there is only a single constructed home adjacent to the east.

2. Adjust densities to provide a gradual transition to surrounding uses.
   The proposal transitions from an urban density of 8 du/ac. + in the core of the project to a suburban density of 8 du/ac. or lessor the boundaries to a low rural density on adjacent property. Rural densities are defined as 0-2; Suburban densities are defined as 2-8; and urban densities are defined as 8+. This compatibility is also acknowledged in the Character Area Compatibility Chart found on p. 64 of the General Plan, whereby a "suburban" type is encouraged next to "rural" and "urban" is encouraged next to "suburban." The appropriate zoning category and densities are also described in the Character Area and Zoning Compatibility Chart found on p. 65 of the General Plan.

3. Step buildings.
   The proposal is to have single story units on the boundary to reduce visual impact.

4. Utilize appropriate setbacks to blend and transition…..or place enhanced landscape / open space between uses.
   As described above, a large 85 ft. setback / buffer will provide an appropriate transition along with enhanced landscaping.

In summary, the transition of densities from Urban to Suburban to Rural is exactly what is being accomplished with the proposed site plan with stipulations to buffers and density caps. The addition of landscaping and single story will only enhance that buffer to meet all applicably transition measures. Applicant believes that the project follows the General Plan's direction to use: "Creative and innovative design solutions are encouraged to help achieve the desired overall community character.", and respectfully believe that the proposal as described above and on the attached will meet the intent of the General Plan.

Transportation/Access/Utilities:

1. Primary access and connection for Bonita Place is at Happy Valley Road and 157th Ave.

2. Happy Valley Road required Improvements. See Exhibit H.
   a. Construct the two outside eastbound through lanes.
   b. Eastbound right turn deceleration lane right into 157th Avenue.
   c. Bonita Place shall not be responsible for retaining the north side of Happy Valley Road drainage.

3. Access and connection at Happy Valley Road and 157th Avenue.
   a. Construct the pavement section with tapers in the area of the westbound interior lane to provide access to Bonita Place. See shaded gray area on Exhibit H.
   b. Westbound left turn deceleration lane will with taper to be constructed at Happy Valley Road and 157th Avenue intersection. Construct north bound to west bound acceleration lane. See shaded gray area on Exhibit H.
4. Bonita Place can use underground storage tanks for right-of-way drainage to accommodate the southern shift of Happy Valley Road.

5. A secondary ingress/egress and emergency access driveway will be provided from San Ysidro Road to the south of the property to provide alternative ingress/egress as well as a secondary access for emergency services.

6. Construct and dedicate 27.5' right of way on west side of 157th Avenue to include a minimum of 26' of pavement from Happy Valley Road to the entrance of Bonita Place, per Surprise EDS standards.

7. Construct and dedicate 27.5' north side right of way on San Ysidro Road to include a minimum of 26' of pavement per Surprise EDS standards.

8. A Traffic Impact Analysis for Bonita Place, in coordination with the surrounding developments in the area, has been submitted to the City of Surprise and is approved. Paloma Creek Water Coordinator and the City are amending SPA 2 East Water, Water Recharge, and Wastewater Development Agreement (Regional Improvements Overlay Agreement) recorded in the Official Records of the County at Document No. 2020-1129254. Paloma Creek Water Coordinator shall collect $300 for each multifamily and $470 for each single-family unit for traffic signal reimbursement in the benefited area following City Council approval of a final plat, but prior to recordation of the plat or issuance of any building permits, and in no event not later than within 60 days of City Council final plat approval. The budget for Regional Improvements within Document No. 2020-1129254 shall be amended to include the traffic signal at 147th Avenue and Happy Valley Road.

9. This development will construct a 12-inch water line from Happy Valley Road along the west side of the site on the east side of 158th Avenue to San Ysidro Rd. and then to it will be connected with an 8" water line at Escalante MPC and 158th Avenue alignment.

10. Sewer for the Bonita Place will be connected to the sewer line in San Ysidro Road.

Offsite Drainage.

- The project site has offsite drainage issues that makes the project increase perimeter site setbacks required under the Development Standards requirements.

- The 100-year flood plain encumbers the entire site. The site will be completely graded, and with the Flood Plain Use Permit and CLOMR/LOMR documents processed through Maricopa County and FEMA approval the site will be engineered out of the Flood Plain.

- **Exhibit G** is an Offsite Drainage Map prepared by EPS Engineering Group. The Map shows the offsite sheet flows in the area south of Happy Valley Road, east of 163rd Avenue to 157th Avenue. On the south side of San Ysidro Road, Escalante Master Planned Community developed their own channel to take on the offsite sheet flows. As noted in green on **Exhibit G**, the site will need to construct an approximate 20-foot offsite drainage tract on the east side of 158th Avenue right-of way, to collect offsite sheet flows on the west side of the entire site and concentrate the flow to the north side of San Ysidro Road and continue it east to a permanent exclusive offsite basin approximately 100' x 100'.

- Bonita Place will provide an open space tract on the north side of the San Ysidro Road for drainage control, pedestrian trail, and/or open space transition to buffer between the homes on the south side of San Ysidro Road.

The result of the Bonita Place Rezone would be:

- Bonita Place will be in conformance with the adopted Surprise General Plan 2035 as noted below.

- The development of Bonita Place will occur in a manner that is consistent with the other High-Density Developments in Surprise and share in major offsite infrastructure costs.

- The development of Bonita Place will have seamlessly been integrated and aligned with adjacent homes and land, open space, drainage tracts, roads, utilities, and vacant land.

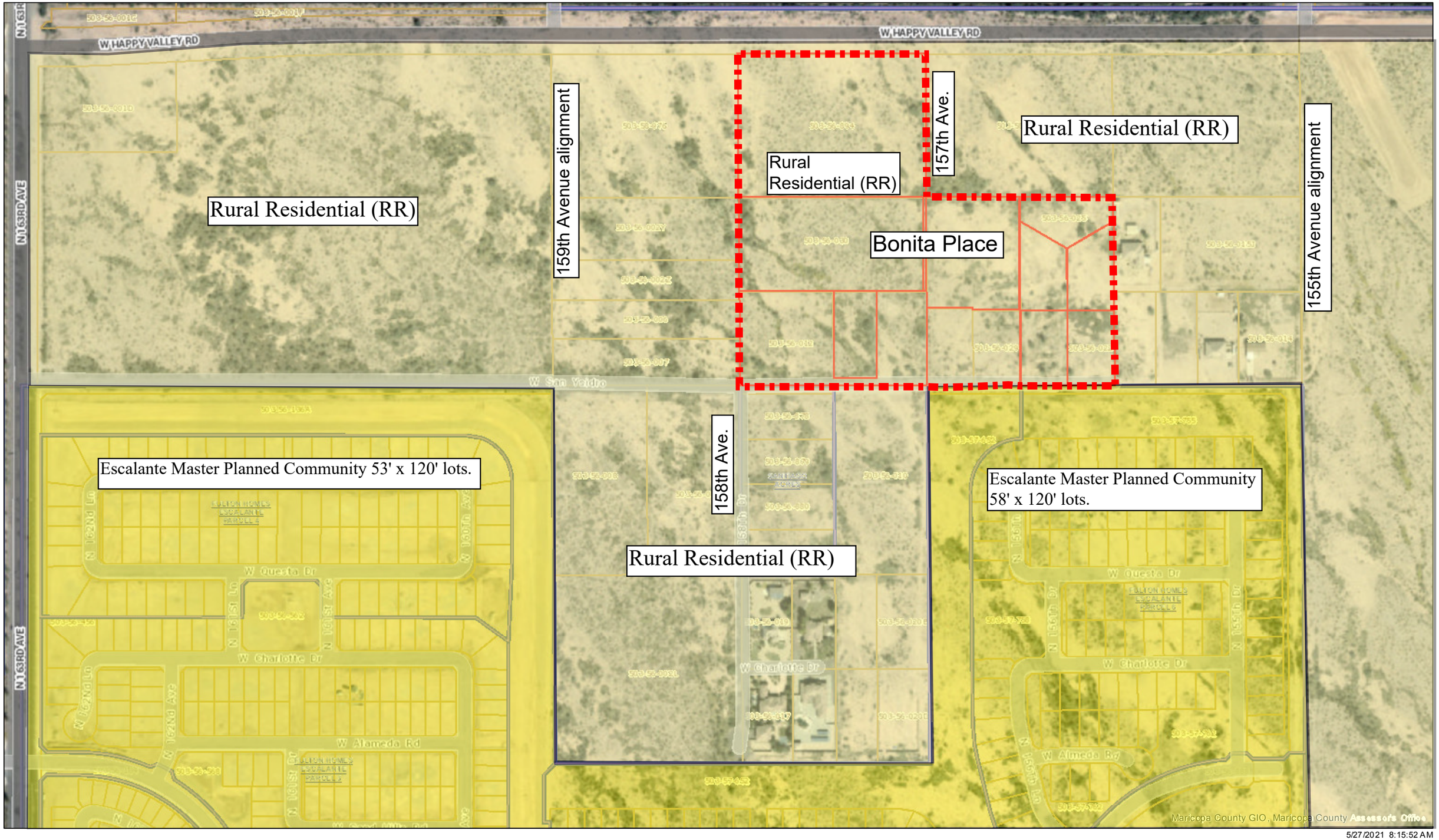
Aerial Map of Project Site related to the Surrounding Area

Exhibit A



Exhibit B

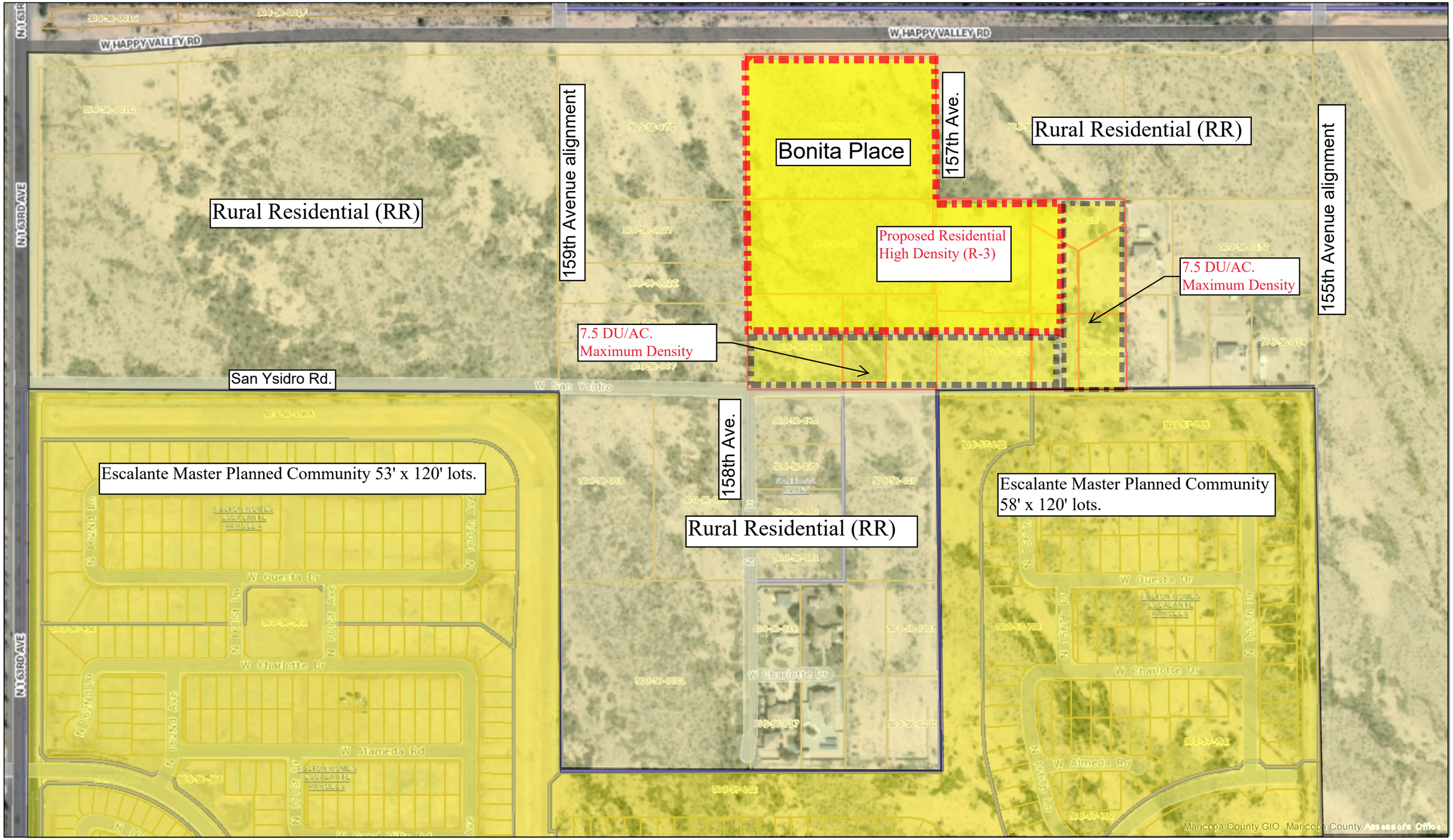
Existing Zoning Map



5/27/2021 8:15:52 AM

Exhibit C

Proposed Zoning Map



5/27/2021 8:15:52 AM

EXHIBIT

A PART OF THE NORTHEAST QUARTER OF SECTION 7, T4N, R1W, G.&S.R.B.M., MARICOPA COUNTY, ARIZONA

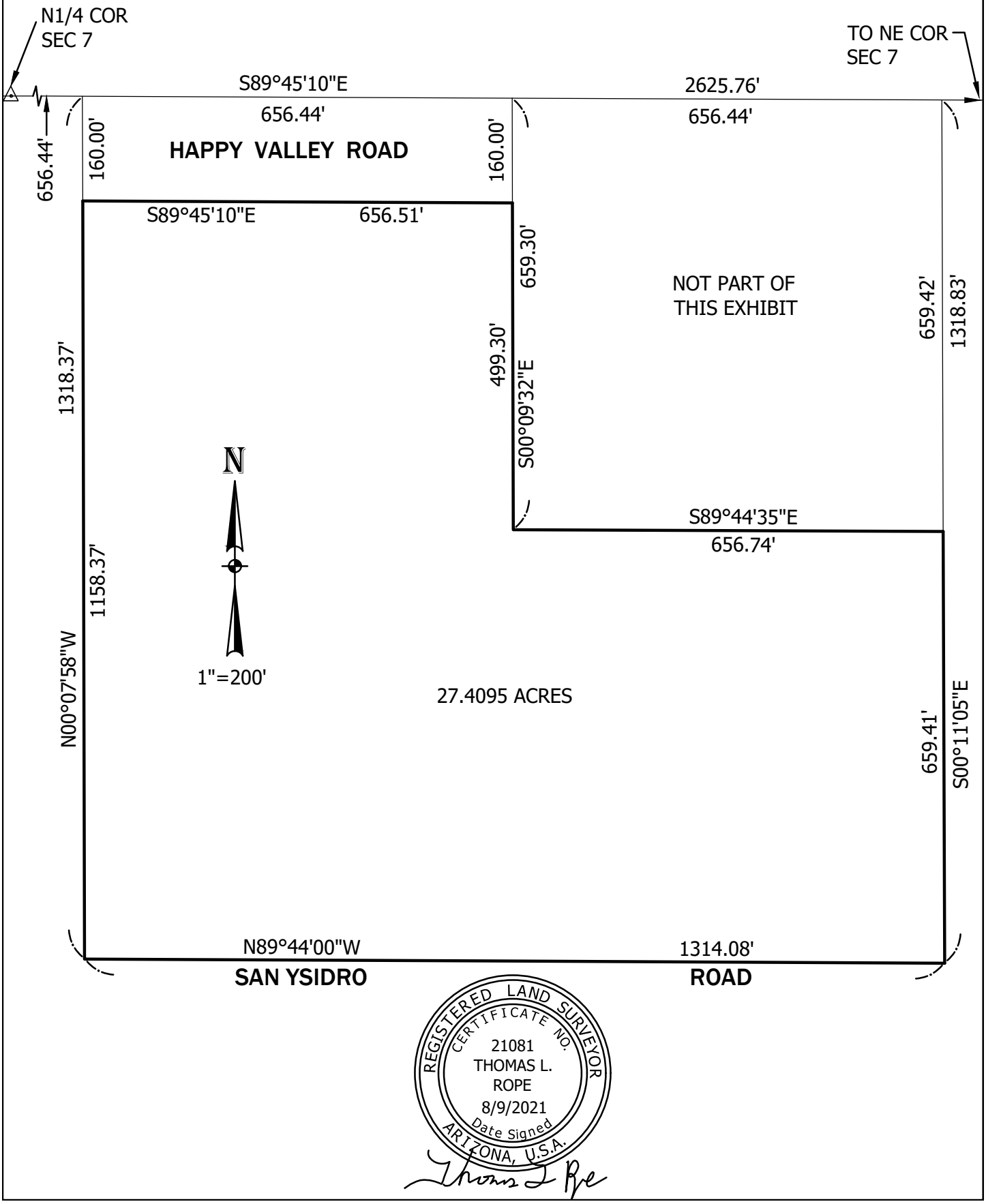
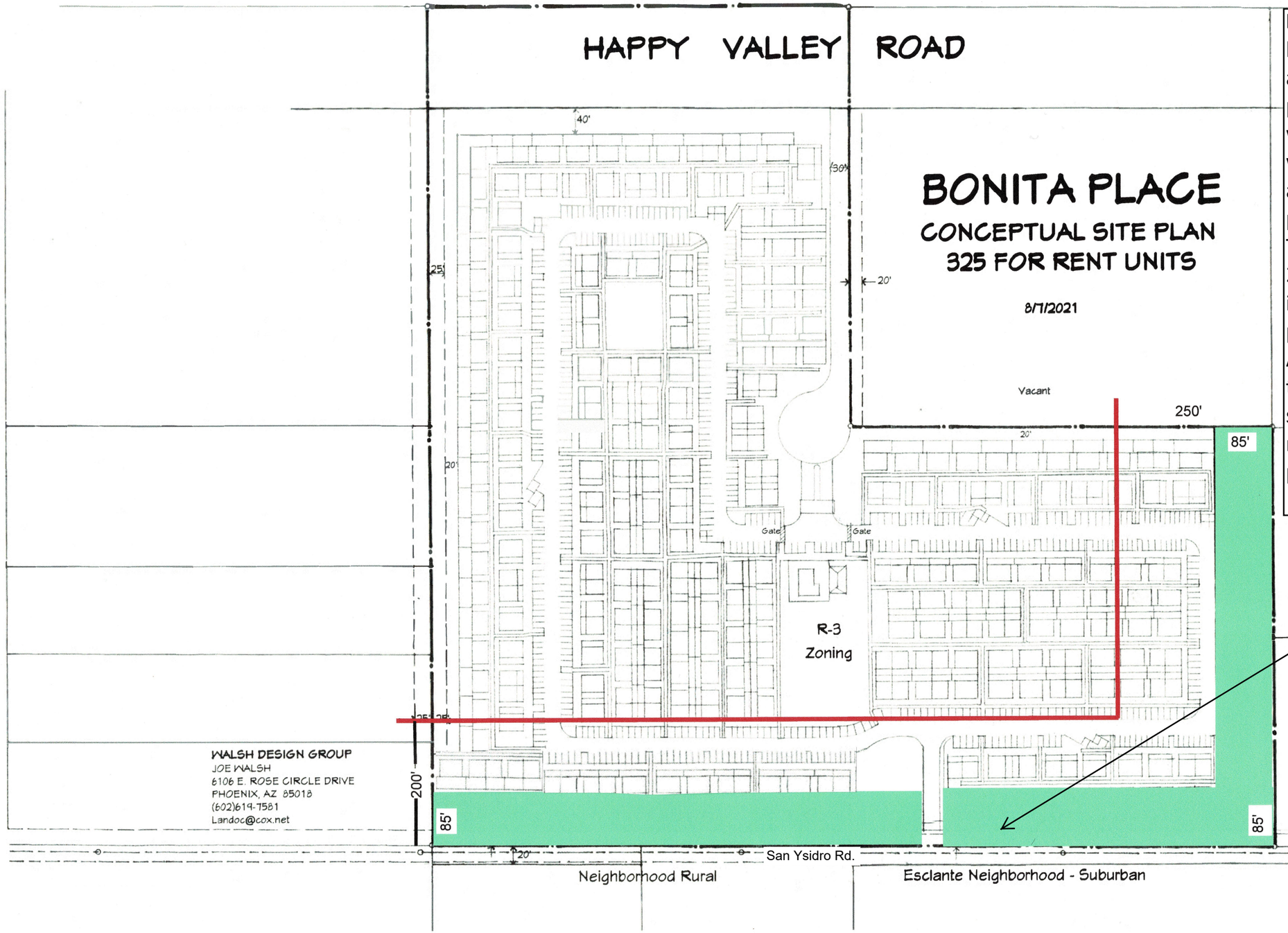
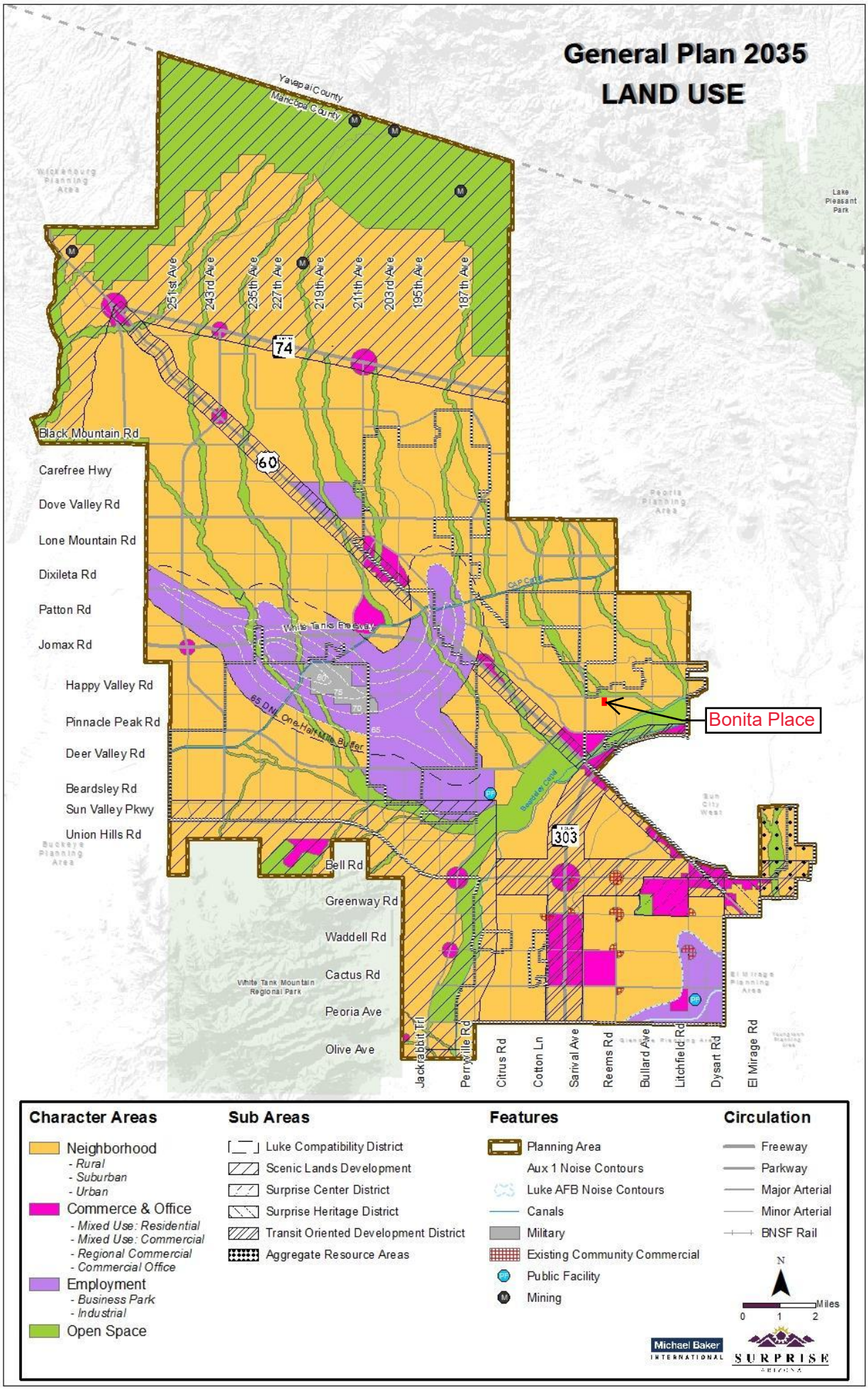
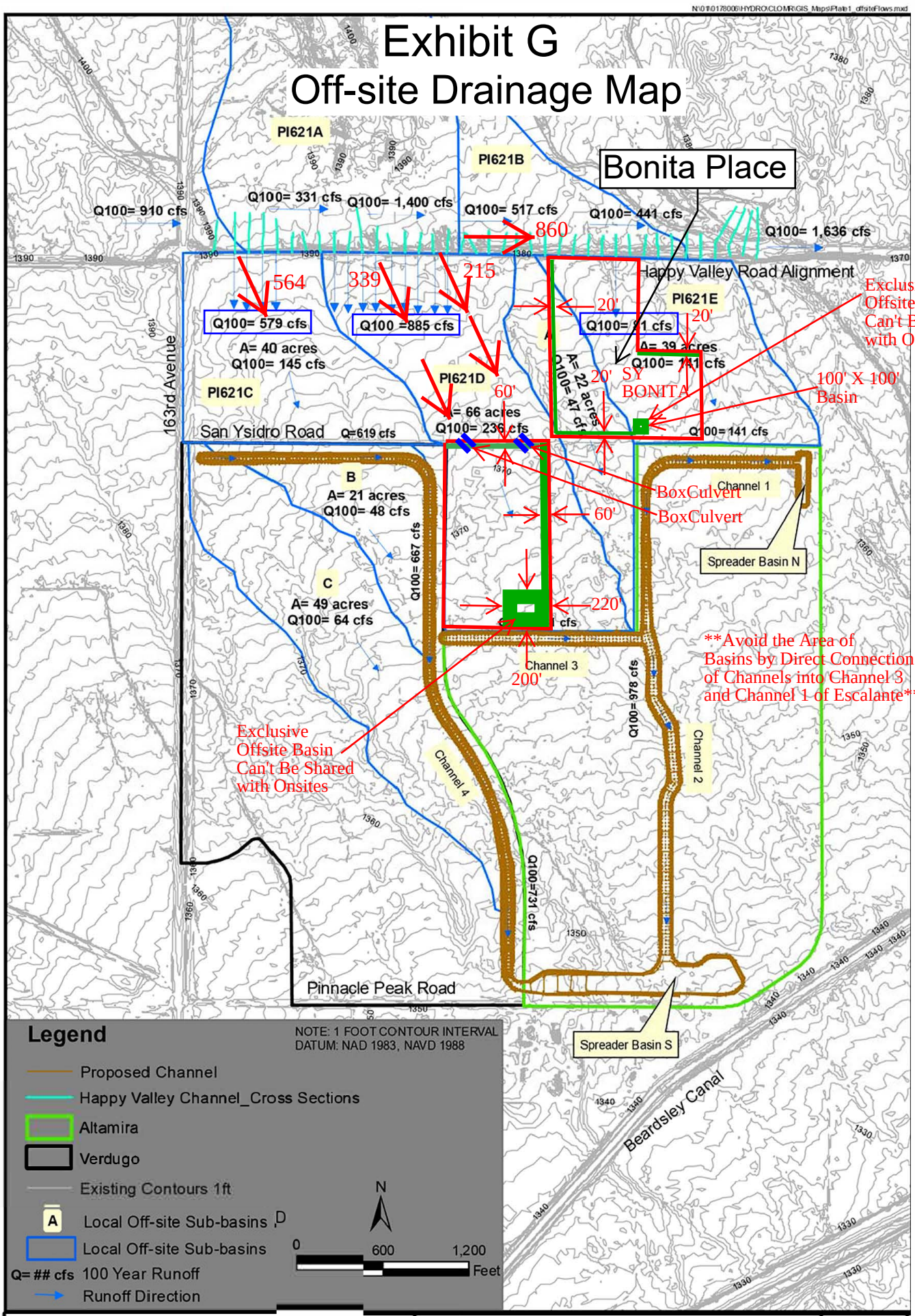


Exhibit E
Conceptual Development Plan



Bonita Place will provide an 85' landscaped buffer along the east and south property lines of the project. The landscaped buffer will have enhanced landscaping with shade trees to provide additional screening to the properties to the east and south. The max gross density within the 250' and 200' transition zones identified on the conceptual site plan shall be no more than 7.5 DU/AC. The building height in the transition zone will be limited to single-story to the row of residential units nearest the property line.


General Plan 2035
LAND USE
Yavapai County
Maricopa County
Wickenburg Planning Area
Lake Pleasant Park
251st Ave
243rd Ave
235th Ave
227th Ave
219th Ave
211th Ave
203rd Ave
195th Ave
187th Ave
74
60
303
Black Mountain Rd
Carefree Hwy
Dove Valley Rd
Lone Mountain Rd
Dixileta Rd
Patton Rd
Jomax Rd
Happy Valley Rd
Pinnacle Peak Rd
Deer Valley Rd
Beardsley Rd
Sun Valley Pkwy
Union Hills Rd
Bell Rd
Greenway Rd
Waddell Rd
Cactus Rd
Peoria Ave
Olive Ave
Peoria Planning Area
CAP Canal
White Tanks Freeway
65 DNL One-Half Mile Buffer
Beardsley Canal
Sun City West
Buckeye Planning Area
White Tank Mountain Regional Park
El Mirage Planning Area
Glendale Planning Area
Youngtown Planning Area
Jackrabbit Trl
Perryville Rd
Citrus Rd
Cotton Ln
Sarival Ave
Reems Rd
Bullard Ave
Litchfield Rd
Dysart Rd
El Mirage Rd
Bonita Place
Character Areas
Neighborhood
- Rural
- Suburban
- Urban
Commerce & Office
- Mixed Use: Residential
- Mixed Use: Commercial
- Regional Commercial
- Commercial Office
Employment
- Business Park
- Industrial
Open Space
Sub Areas
Luke Compatibility District
Scenic Lands Development
Surprise Center District
Surprise Heritage District
Transit Oriented Development District
Aggregate Resource Areas
Features
Planning Area
Aux 1 Noise Contours
Luke AFB Noise Contours
Canals
Military
Existing Community Commercial
Public Facility
Mining
Circulation
Freeway
Parkway
Major Arterial
Minor Arterial
BNSF Rail
N
Miles
0 1 2
Michael Baker INTERNATIONAL
SURPRISE ARIZONA


Exhibit G
Off-site Drainage Map
Bonita Place
PI621A
PI621B
PI621C
PI621D
PI621E
Q100= 910 cfs
Q100= 331 cfs
Q100= 1,400 cfs
Q100= 517 cfs
860
Q100= 441 cfs
Q100= 1,636 cfs
564
339
215
Q100= 579 cfs
Q100 =885 cfs
A= 40 acres
Q100= 145 cfs
163rd Avenue
Happy Valley Road Alignment
20'
20'
Q100= 1 cfs
A= 39 acres
Q100= 141 cfs
Exclusive
Offsite Basin
Can't Be Shared
with Onsites
20'
SY
BONITA
100' X 100'
Basin
A= 22 acres
Q100= 47 cfs
60'
A= 66 acres
Q100= 236 cfs
San Ysidro Road
Q=619 cfs
Q100=141 cfs
B
A= 21 acres
Q100= 48 cfs
BoxCulvert
BoxCulvert
Channel 1
60'
Spreader Basin N
Q100= 667 cfs
C
A= 49 acres
Q100= 64 cfs
220'
Channel 3
200'
**Avoid the Area of
Basins by Direct Connection
of Channels into Channel 3
and Channel 1 of Escalante**
Q100= 978 cfs
Channel 2
Exclusive
Offsite Basin
Can't Be Shared
with Onsites
Channel 4
Q100=731 cfs
Pinnacle Peak Road
Spreader Basin S
Beardsley Canal
Legend
NOTE: 1 FOOT CONTOUR INTERVAL
DATUM: NAD 1983, NAVD 1988
Proposed Channel
Happy Valley Channel_Cross Sections
Altamira
Verdugo
Existing Contours 1ft
A
Local Off-site Sub-basins
D
Local Off-site Sub-basins
Q= ## cfs
100 Year Runoff
Runoff Direction
N
0
600
1,200
Feet
OFF-SITE FLOW MAP
ALTAMIRA & VERDUGO CLOMR
JOB NO.
01-0178006
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
TELEPHONE (602) 264-6831
PLATE 1
05/03/2013

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Exhibit H

Happy Valley Road Improvement Map

TIERRA VERDA WEST
TIERRA VERDE 2015, LLC

HAPPY VALLEY ROAD PER TIERRA VERDE WEST OFF-SITE IMPROVEMENT PLANS AND HAPPY VALLEY ROAD PHASE 4 IMPROVMENT PLANS PREPARED BY ATWEL

Bonita Place north bound to west bound acceleration lane

Bonita Place to install additional pavement section in Gray Area

EX CURB & SIDEWALK

MATCH SHEET 1
STA 33+00.00

68.0' R/W

19.5'
12'
12'
12'
12.5'

34+00 36+00 37+00 38+00 39+00 40+00 41+00 42+00 43+00 44+00 45+

PROPOSED ADDITIONAL PAVEMENT

100'
160.0'

PR. SOLID WHITE LANE LINE
PR. RIGHT TURN LANE

PR. CURB

PR. SOLID WHITE OUTSIDE LANE LINE

PR. SOLID YELLOW / DASHED YELLOW CENTER LANE LINE

STA 45+00.00
MATCH BELOW LEFT

N 157TH AVE

Bonita Place to construct the two outside eastbound through lanes

BONITA PLACE

Bonita Place to construct Eastbound right turn deceleration lane onto 157th Avenue.

de minimis road improvements

KUCZYK FAMILY TRUST
503-58-975

HAPPY VALLEY RD
STA 33+00.00 - STA 45+00.00

GRAPHIC SCALE
1" = 40'

155TH AVENUE PER TIERRA VERDE WEST OFF-SITE IMPROVEMENT PLANS PREPARED BY ATWELL

N 155TH AVE

155TH AVENUE PER TIERRA VERDE EAST OFF-SITE IMPROVEMENT PLANS PREPARED BY ATWELL

Bonita Place to install additional pavement section

TIERRA VERDA WEST
TIERRA VERDE 2015, LLC

EX. BOX CULVERT

EX. SIDEWALK RAMP

EX. SIDEWALK RAMP

HAPPY VALLEY ROAD PER TIERRA VERDE WEST OFF-SITE IMPROVEMENT PLANS AND HAPPY VALLEY ROAD PHASE 4 IMPROVEMENT PLANS PREPARED BY ATWELL

EX. CURB & SIDEWALK

EX. CURB & SIDEWALK

EX. RIGHT TURN LANE

EX. SOLID WHITE LANE LINE

167'

MATCH ABOVE RIGHT
STA 45+00.00

46+00 47+00 48+00 49+00 50+00 51+00 52+00 54+00 55+00 55+79 56+00 57+

PROPOSED ADDITIONAL PAVEMENT

68.0' R/W

STA 57+00.00
MATCH SHEET 3

HAPPY VALLEY RD
STA 45+00.00 - STA 57+00.00

ANTHONY G BAGNESCHI
4015 PLAN/SMT
INVESTORS LIMITED
PARNERSHIP
503-56-895

GRAPHIC SCALE
1" = 40'

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

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

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8531

PRELIMINARY IMPROVEMENT PLANS

PROJECT:
HAPPY VALLEY RD - 163RD AVE TO 145TH AVE
163rd AVE TO 145th AVE
CITY OF SURPRISE, ARIZONA

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

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER (CERTIFICATE NO.)
64583
MICHAEL J. PARK
6/17/2021
ARIZONA U.S.A.

PM. M. PARK
DR. S. STAMAN

JOB NO.
19000853

FILE NO.
19000853-02-SS02

SS02

SHEET NO.
4 OF 7

k:\19000853\dwg\plan sets\construction\happy valley rd-curb improvements\striping\19000853-04-ss02.dwg Savedate:6/7/2021 5:24 PM Plotdate:6/18/2021 9:14 AM

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Thursday, June 10, 2021 2:43 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS21-444 Bonita Place - New Digital Submittal 06.02.21

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Bonita Place application. This application is to rezone 30.3 gross acres from rural residential RR to high density residential R-3, proposed units is 350 at 11.67 du/AC. The site is located on the SWC Happy Valley Rd & 157th Ave in Surprise, AZ. It is approximately 4.3 miles outside the 2004 Aux-1 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: September 8, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy (Cafeteria)
23251 N 166th Dr., Surprise, AZ 85387
To participate virtually, please see below: https://www.gotomeet.me/TBZoning/neighborhood-mtg-bonita-place
You can also dial in using your phone.
United States: +1 (669) 224-3412
Access Code: 988-620-061
Planning & Zoning
Date: November 4, 2021
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
City Council
Date: December 7, 2021
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza
Surprise, AZ 85374
VICINITY MAP
Happy Valley Road
Pinnacle Peak Road
T 4 N, R 1 W
SEC. 7
Case number: FS21-444
Project Name: Bonita Place
Request: - Applicant is requesting a zone change for 27.41 gross acres from Rural Residential (RR) to High Density Residential (R-3) PUD. and Residential Medium Density (R-2) Lot Category A4 PUD
Please call to confirm dates:
623- 222-3011
Oct 12, 2021 at 1:43:51 PM
N 33° 42' 39", W 112° 24' 3"
W Happy Valley Rd
Surprise AZ 85387
United States

Notice of Public Hearing
City of Surprise

Neighborhood Meeting	Planning & Zoning	City Council
Date: September 8, 2021	Date: November 4, 2021	Date: December 7, 2021
Time: 6:00 P.M.	Time: 6:00 P.M.	Time: 6:00 P.M.
Location: Asante Preparatory Academy (Cafeteria) 23251 N 166th Dr, Surprise, AZ 85387	Location: 16000 N Civic Center Plaza Surprise, AZ 85374	Location: 16000 N Civic Center Plaza Surprise, AZ 85374

To participate virtually, please see below: https://www.gotomeet.me/TBZoning/neighborhood-mtg-bonita-place
You can also dial in using your phone.
United States: +1 (669) 224-3412
Access Code: 988-820-061



Case number: FS21-444

Project Name: Bonita Place

Request: - Applicant is requesting a zone change for 27.41 gross acres from Rural Residential (RR) to High Density Residential (R-3) PUD and Residential Medium Density (R-2) Lot Category A4 PUD

Please call to confirm dates: 623- 222-3011



Oct 12, 2021 at 1:43:20 PM
N 33° 42' 39" W 112° 24' 3"
W Happy Valley Rd
Surprise AZ 85387
United States


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City of Surprise
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City Council
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Pinnacle Peak Road
T4 N, 8 I W
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Please call to confirm dates:
623- 222-3011
W HAPPY VALLEY RD
N CHARLOTTE DR
Maps
Oct 12, 2021 at 1:51:14 PM
N 33° 42' 28", W 112° 23' 52"
15500–15772 W San Ysidro Rd
Surprise AZ 85387
United States


Notice of Public Hearing
City of Surprise
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Date: September 8, 2021
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Please call to confirm dates:
623- 222-3011
W HAPPY VALLEY RD
W CHARLOTTE DR
Maps
Oct 12, 2021 at 1:51:27 PM
N 33° 42' 28", W 112° 23' 52"
15500–15772 W San Ysidro Rd
Surprise AZ 85387
United States

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS21-444

Applicant Name: Tiffany & Bosco

Location: SWC 157th Ave alignment and Happy Valley Rd

Date Site Posted: July 27, 2021 sign modified: October 12, 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.

Meghan Liggett
Applicant/Representative Signature

10/12/21
Date

This instrument was acknowledged before me on this 12th day of October, 2021, and by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

MaryBeth Conrad
Notary Public

10.25.24
My commission expires

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

TIFFANY & BOSCO P.A.

Bonita Place

FS21-444

Citizen Participation Plan

September 9, 2021

Background

The City of Surprise (City) requires a citizen participation process and report for applications such as this PAD amendment. The purpose of the citizen review process is to:

Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;

Ensure that the citizens and property owners of the city have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and

Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

The citizen review process is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.

Bonita Place Citizen Participation Plan & Report

Bonita Place is located at the SWC Happy Valley Road 157th Avenue, Surprise, Arizona. Applicant is requesting a zone change for 27.41 gross acres from Rural Residential (RR) to High Density Residential (R-3) PUD. The Planned Unit Development (PUD) overlay zoning district is being request for the property to allow modification of certain R-3 development standards and allow for the development of a single-family detached and duplex gated community with one- and two-story rental homes designed in a cluster configuration on a single lot.

We met the City's notification requirements, which are:

- Notice of the citizen review meeting shall be provided by the planning and zoning division in the form of a public notice to the following, when applicable:
    - The notice shall be published at least once in a newspaper of general circulation published or circulated in the municipality at least 15 days prior to the meeting date. **City initiated.**
    - For applications involving rezoning of land which abuts other municipalities or unincorporated areas of the county or a combination thereof, copies of the notice shall be transmitted to the planning agency of such governmental unit butting such land. **City initiated.**

- For applications involving rezoning, subdividing, planned unit developments, site plans with uses permitted on a conditional basis, and legislative matters, all real property owners within a 200-foot or 300-foot radius, the city shall send copies of the notice by first class mail, no less than seven days prior to the hearing. We noticed at 300 feet. **City initiated.**
- Any village committee or special community group which is located in the area of the proposed public hearing request or has considerable interest in the nature of the application; **See City initiated list.**
- The head of any homeowner's association or registered neighborhood within the public notice area established in item (3) indicated above. **See City initiated list.**

Site Posting

The site was posted on August 18, 2021, to alert interested citizens and stakeholders of our upcoming combined virtual and in-person open house on September 8, 2021. The photographs of the signs and affidavit are attached at ***Tab 1***. The signs do not have the anticipated Planning & Zoning Commission and City Council hearings dates and will be updated as we learn these dates.

Participation Report.

After the notices were sent by staff and the site was posted, we did not field any telephone calls or emails of concern regarding the rezoning case. We held the combined virtual and in-person open house on Go-to-Meetings while we were in actual attendance at the Asante Preparatory Academy School located 23251 N. 166th Drive in Surprise at 6:00 pm. During the open house, there was one (1) in-person in attendance at the school location, along with two (2) City staff members and no participants virtually. The individual was informed of our request and was not against the proposal. The sign-in sheets are attached at ***Tab 2***.

No comment cards were submitted at this time. We have been working cooperatively with City staff on the rezone request and will continue to work towards public hearings on the proposed request. If we are contacted by any neighbors or stakeholders after we have submitted this citizen participation report to the city, we will reach out to them and provide updates to the city staff with an amended report.

TAB 1


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: September 8, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy (Cafeteria) 23251 N 166th Dr., Surprise, AZ 85387
To participate virtually, please see below: https://www.gotomeet.me/TBZoning/neighborhood-mtg-bonita-place
You can also dial in using your phone.
United States: +1 (669) 224-3412
Access Code: 988-620-061
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
VICINITY MAP
Case number: FS21-444
Project Name: Bonita Place
Request: - Applicant is requesting a zone change for 27.41 gross acres from Rural Residential (RR) to High Density Residential (R-3) PUD and Residential Medium Density (R-2) Lot Category A4 PUD
Please call to confirm dates: 623- 222-3011
8/18/21 10:00:11


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: September 8, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy (Cafeteria) 23251 N 166th Dr., Surprise, AZ 85387
To participate virtually, please see below: https://www.gotomeet.me/TBZoning/neighborhood-mtg-bonita-place
You can also dial in using your phone.
United States: +1 (669) 224-3412
Access Code: 988-620-061
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
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VICINITY MAP
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Please call to confirm dates: 623- 222-3011
8/18/21 10:00:32


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: September 8, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy (Cafeteria) 23251 N 166th Dr., Surprise, AZ 85387
To participate virtually, please see below: https://www.gotomeet.me/TBZoning/neighborhood-mtg-bonita-place
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City Council
Date: TBD
Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
VICINITY MAP
Case number: FS21-444
Project Name: Bonita Place
Request: - Applicant is requesting a zone change for 27.41 gross acres from Rural Residential (RR) to High Density Residential (R-3) PUD and Residential
Medium Density (R-2) Lot Category A4 PUD
Please call to confirm dates: 623- 222-3011
8/18/21 10:10:11


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: September 8, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy (Cafeteria) 23251 N 166th Dr., Surprise, AZ 85387
To participate virtually, please see below: https://www.gotomeet.me/TBZoning/neighborhood-mtg-bonita-place
You can also dial in using your phone.
United States: +1 (669) 224-3412
Access Code: 988-620-061
Planning & Zoning
Date: TBD
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Time: 6:00 P.M.
Location: 16000 N Civic Center Plaza Surprise, AZ 85374
VICINITY MAP
Case number: FS21-444
Project Name: Bonita Place
Request: - Applicant is requesting a zone change for 27.41 gross acres from Rural Residential (RR) to High Density Residential (R-3) PUD and Residential
Medium Density (R-2) Lot Category A4 PUD
Please call to confirm dates: 623- 222-3011
8/18/21 10:10:57

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS21-444

Applicant Name: _____.

Location: South of Happy Valley West and East of 157th Ave Alignment

Date Site Posted: July 27th, 20221 sign modified: August 18th, 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 — 8·18·2021

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 18th day of August, 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 andZoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

TAB 2

FS21-444
Bonita Place
Applicant: Tiffany Bosco, P.A.

NEIGHBORHOOD MEETING SIGN-IN SHEET

Asante Preparatory Academy
Date : 9/8/2021 Time: 6:00PM - 7:00PM

NAME	ADDRESS	EMAIL	PHONE #
Andy Cepoz	[redacted]	[redacted]	

From: Daniel Kuczyk [redacted]

Sent: Thursday, September 9, 2021 9:04 AM

To: Sergio Angulo; [redacted] Rullo, Art

Subject: Future development plans...

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

From Owner of:

Maricopa County Assessor Parcel Number: 503-58-975

To the:

City of Surprise Zoning Committee

Dear Sirs, I am concerned about any future development by Xander Lander LLC. that impacts the southern boundary of my property. I would like to be notified of any planned future construction and setbacks discussed.

My concern is that any future development project must include ample distance between my property and any building and/or access road and also include proper water drainage catchment areas along my southern border. The development should include wall barriers and landscaping to be used as a visual buffer for any future development.

Please feel free to contact me with information that impacts my property.

Daniel Kuczyk

Kuczyk Family Trust

From: William E. Lally [redacted]
Sent: Friday, September 17, 2021 11:28 AM
To: [redacted]
Cc: 'Kent Xander'; Kurt A. Jones; Sergio Angulo
Subject: FW: Future development plans...

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

Mr. Kuczyk, thank you for reaching out to City staff on the Bonita Place project. We represent Bonita Place and offer the following responses below in red regarding your email points to City staff.

I would like to be notified of any planned future construction and setbacks discussed.

Maricopa County Assessor Parcel Number 503-58-975 Owners will be notified of all future Public Meetings regarding the proposed development ("Bonita Place").

My concern is that any future development project must include ample distance between my property.

Bonita Place will construct the west side of 157th Avenue (includes a 26' wide pavement section) from Happy Valley Road along the west side your property to the southwest corner of your Property per City of Surprise development requirements.

Bonita Place will collect the 157th water/drainage on its site from Bonita Place construction of 157th Avenue.

Along the west side of your property 157th Avenue ultimate right-of-way will be 55 feet and Bonita Place will have a landscape setback of a minimum of 15 feet on the west side of the future 157th Avenue.

Any building and/or access road and also include proper water drainage catchment areas along my southern border.

Bonita Place is not planning an access road on the south side of your property.

A wall will be built on Bonita Place land adjacent to your south property line. All drainage coming on to Bonita Place land from your property will be dealt with on Bonita Place land south of your property line per City of Surprise development requirements.

The development should include wall barriers and landscaping to be used as a visual buffer for any future development.

This Development will build a wall on Bonita Place property line along the south side of your property. The wall will be designed to allow the existing water sheet flow from your property to

Bonita Place land to flow without impediment per City of Surprise development requirements. South of the wall, Bonita Place will have a landscape setback of a minimum of 15 feet.

If you have any other questions or concerns, please do not hesitate to contact me.

TB TIFFANY & BOSCO P.A.

William E. Lally | Shareholder | 602.452.2716 cell 480.620.9272
wel@tblaw.com | Bio | vCard | Website | Practice Areas

SURPRISE
ARIZONA

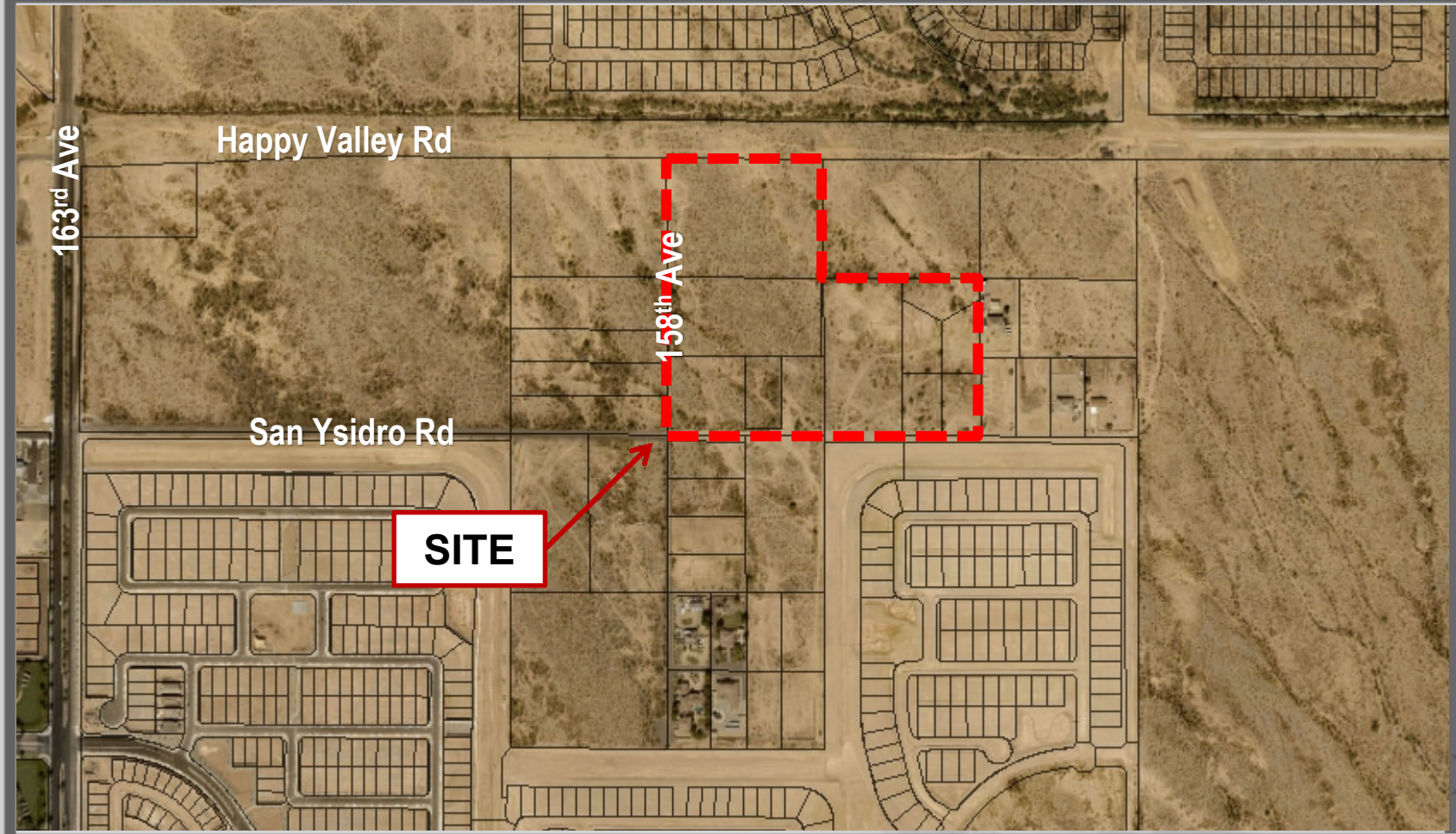
FS21-444
Bonita Place Rezone

Planning and Zoning Commission

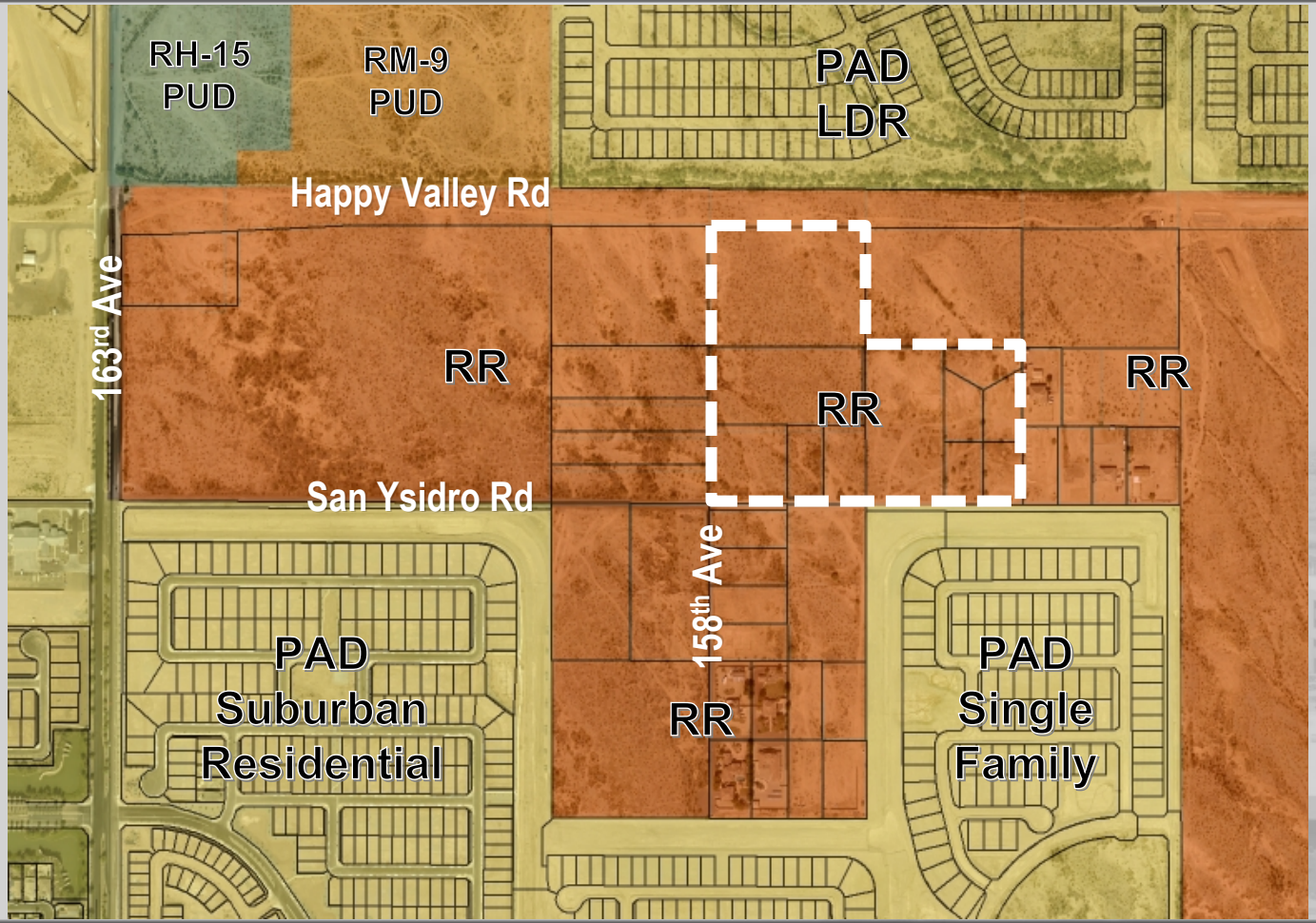
November 4, 2021



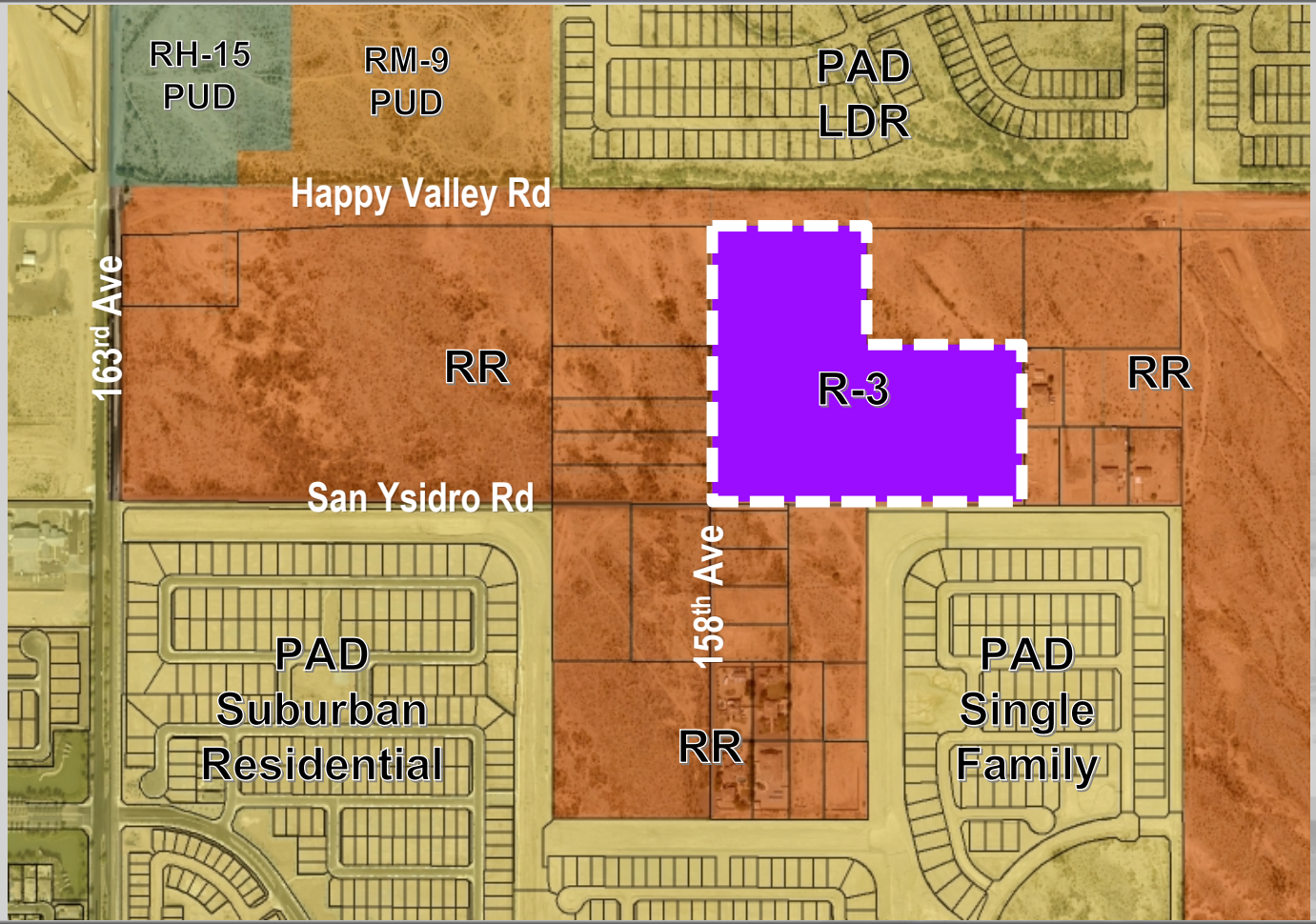
VICINITY MAP



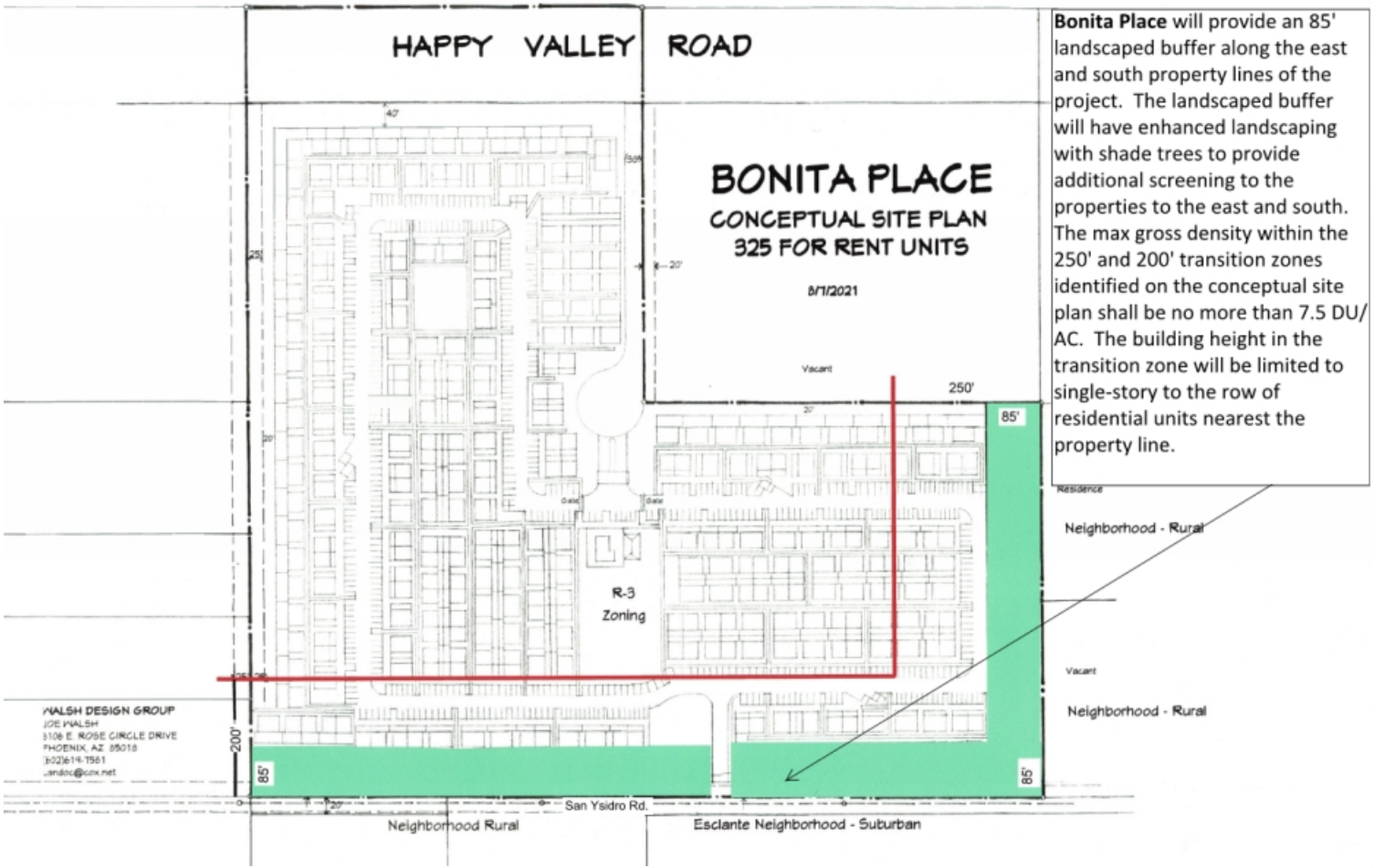
VICINITY MAP



EXISTING ZONING



PROPOSED ZONING



Bonita Place will provide an 85' landscaped buffer along the east and south property lines of the project. The landscaped buffer will have enhanced landscaping with shade trees to provide additional screening to the properties to the east and south. The max gross density within the 250' and 200' transition zones identified on the conceptual site plan shall be no more than 7.5 DU/AC. The building height in the transition zone will be limited to single-story to the row of residential units nearest the property line.

CONCEPTUAL SITE PLAN

RECOMMENDATION

Staff recommends the P&Z Commission Recommend Approval to the Mayor and City Council subject to stipulations ‘a’ – ‘g’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Presentation and action pertaining to a Major General Plan Amendment to change approximately 190.54 acres of Commerce and Office Character Area to Neighborhood Character Area, generally located north of Grand Avenue and east of 163rd Avenue. Case FS21-257

Motion:
N/A – Presentation Only. No Motion Required.

Background:
On April 1, 2021 EPS Group, submitted a request for a Major General Plan Amendment to change approximately 190.54 acres of Commerce and Office Character Area to Neighborhood Character Area, generally located north of Grand Avenue and east of 163rd 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 - FS21-257 163rd Ave & Grand Major GPA - Staff Report
2. 01 - FS21-257 163rd Ave & Grand - Major GPA - Vicinity Map

3. 02 - FS21-257 163rd Ave & Grand - Major GPA Document
4. 03 - FS21-257 163rd Ave & Grand - Major GPA - Outside Agencies Comments
5. 05 - FS21-257 163rd Ave & Grand - Citizen Participation Report_Redacted
6. FS21-257 163rd Ave & Grand - Major GPA - Affidavit of Posting - UPDATED
7. FS21-257 163rd Ave & Grand Major GPA - PowerPoint

MINOR GENERAL PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS21-257**
Project Name:	163rd Ave & Grand
Council District:	1 – Acacia
Meeting Date:	**November 4, 2021**
Planner:	Sergio Angulo, Planner II

Owners:	Joseph A Soldevere/Arlene R Rev Trust, Valparaiso LLC, Hancock Lawrence G, Campania LLC, Barclay Surprise Inc., et al.
Applicant:	Josh Hannon with EPS Group Inc.
Request:	Major General Plan Amendment to change the land use designation of 190.54 acres from Commerce and Office to Neighborhood Character.
Site Location:	Generally south of Pinnacle Peak Road and east of 163rd Avenue
Dwelling Units:	N/A
Site Size:	190.54 acres (approx.)
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan.
Support/Opposition:	The applicant held a neighborhood meeting on July 29, 2021. Residents of the vicinity attended the meeting to ask questions and express their opinions on this project. There was no opposition to this project at the meeting.
Staff Recommendation:	N/A. No Action required.

Background:

March 11, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-146.

April 1, 2021: The applicant filed a related request for a Minor General Plan Amendment under case FS21-257, the subject case.

July 29, 2021: The applicant held a neighborhood outreach meeting to discuss the project.

Citizen Outreach:

As noted above, the applicant held a hybrid, in-person and virtual, neighborhood outreach meeting on July 29, 2021, which was advertised per state law and requirements of the Surprise Land Development Ordinance (LDO). Residents from the vicinity attended the meeting to learn about the project and to ask questions. Attendees had questions in regards to the process, proposed uses onsite, and infrastructure improvements to the area. There was no opposition to this Major General Plan Amendment at the meeting. See the attached Citizen Participation Report for a full meeting summary.

Project Description:

Josh Hannon with EPS Group Inc. requests approval of a Major General Plan Amendment to change the land use designation on approximately 190.54 acres from Commerce and Office Character to Neighborhood Character. The general plan requires that any change in character area land use designation from Commerce and Office to Neighborhood be processed as major amendments. Per Arizona Revised Statutes (ARS) 9-461.06, the City of Surprise will consider major amendments to the Surprise General Plan 2035 once each year at a single public hearing. The major amendment applications must be submitted within the same year they are heard and a two-thirds majority vote of the City Council is needed to approve them. Prior to the City Council hearing, ARS 9-461.06 requires that planning commissions in municipalities having a population over 25,000 hold two (2) public hearings. The second required planning commission hearing is scheduled for November 18, 2021.

In addition, ARS 9-461.06 requires that a major general plan amendment be transmitted to outside agencies for review at least 60 days prior to when the general plan amendment hearing is noticed. Staff transmitted the amendment request to outside agencies on August 13, 2021 and complied with this requirement.

Analysis and Discussion:

The area that is being modified is approximately 190.54 acres and is located south of Pinnacle Peak Road, east of 163rd Avenue, and north of Grand Avenue. The majority of the area covered in the proposed amendment is currently outside the City limits, with the exception of the general area located west of 162nd Drive, north of Grand Avenue, and east of 163rd Avenue. The amendment area includes rural residential lots, Sunrise Nursery, 303 RV Storage, and vacant properties.

The intent of the commerce and office designation in this location was to take advantage of the intersection of two regional significant roads; Grand Avenue and 163rd Avenue. The current designation is not suitable for the property as it has minimal property frontage for accessibility, allowing for only one full access ingress/egress near the intersection of 163rd Ave and 162nd Drive, which run parallel to each other. Given the access constraints into the site, the applicant requests this amendment to the land use designation to allow for the development of a high-quality multi-family and single-family residential community, with potentially some limited commercial/office uses along 163rd Avenue. If approved, this will leave approximately 126 acres of vacant commercial and mixed-use property on the west side of 163rd Avenue.

In conjunction with this Major General Plan Amendment, the applicant is requesting an Annexation (case FS21-512) of a portion of the subject property. Following the annexation, the applicant proposes a Zone Change (case FS21-513) on 93 acres (approx.) of Residential Ranch (RR) to Residential Low Density (R-1) and Residential High Density (R-3) to allow for the development of a high-quality multi-family and single-family residential community.

Utility and Services Table:

Electric:	APS
Water:	N/A
Wastewater:	N/A
Schools:	Dysart Unified School District

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area. The application is requesting approval of a Major General Plan Amendment to change the land use designation of approximately 190.54 acres from Commerce and Office to Neighborhood Character. The proposed amendment complies with the requirements of the general plan for a major amendment.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Arizona Department of Transportation, Maricopa County Planning and Development Department, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

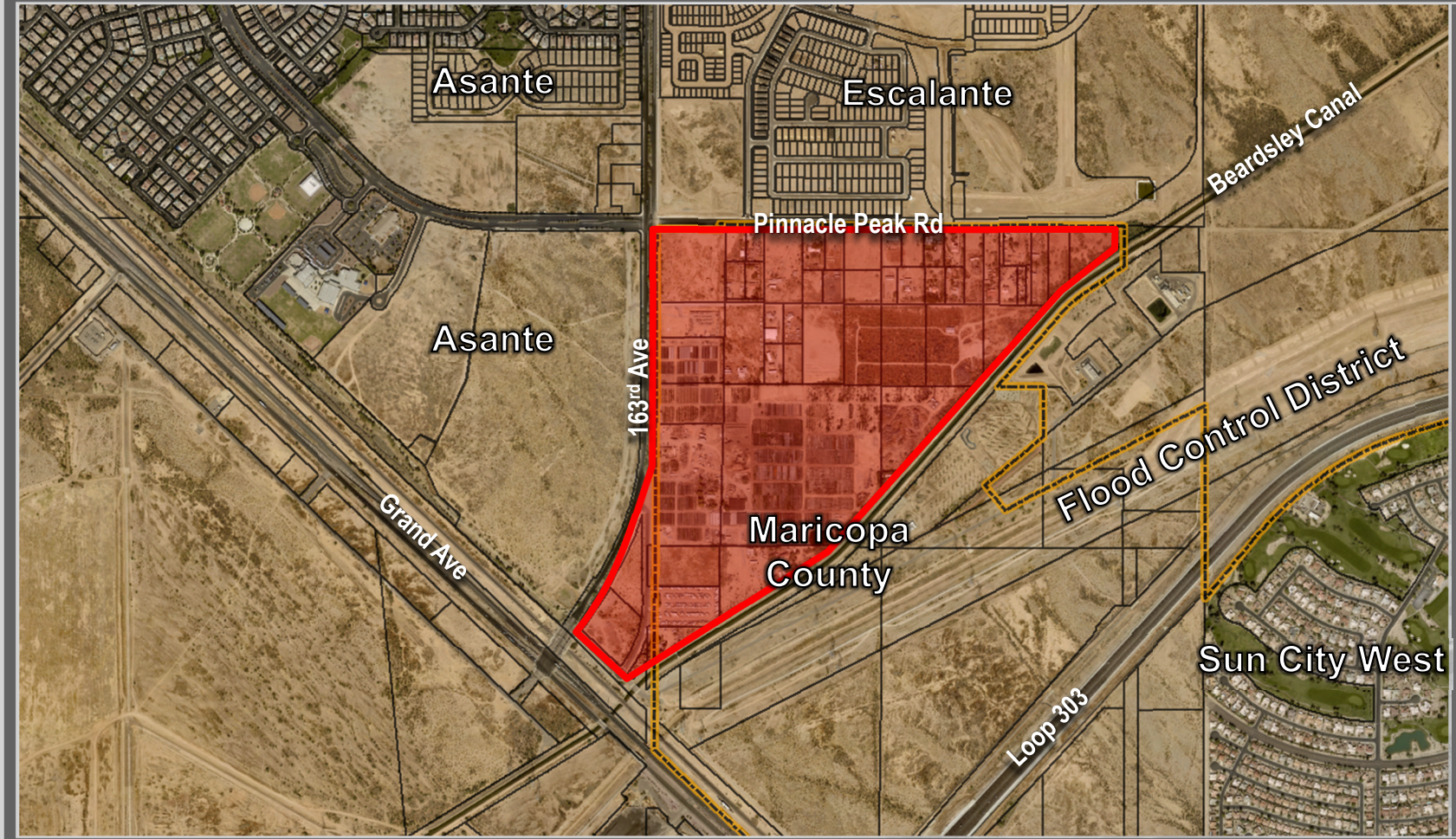
Approval of this Major General Plan Amendment will allow the applicant to move forward with annexation case FS21-512 and rezone case FS21-513.

Findings:

- The proposed Major General Plan Amendment complies the requirements under ARS 9-461.06.

Attachments:

01 Vicinity Map
02 General Plan Amendment Document
03 Outside Agencies Comments
04 Affidavit of Site Posting
05 Citizen Participation Report



VICINITY MAP

Submitted: March 30, 2021
Revised: September 16, 2021

Major General Plan Amendment
Project Narrative
163rd Ave & Grande Ave

Property Owner/Applicant	Land Use Attorney	Engineering & Planning Consultant
Valparaiso LLC Campania LLC 22435 N 163rd Avenue Surprise, AZ 85387 Email: patty@ptlaaz.com Contact: The Land Agency c/o Paul Lafferty	Beus Gilbert McGroder PLLC 701 N 44th Street Phoenix, AZ 85008 Tel: 480.429.3000 Contact: Jeffrey Blilie	EPS Group, Inc. 1130 N Alma School Road, Suite 120 Mesa, AZ 85201 Tel: 480.503.2250 Contact: Josh Hannon

PROJECT INTRODUCTION & LOCATION

EPS Group, Inc., on behalf of the Property Owner, submits this Major General Plan Amendment request for a proposed predominantly residential project on ±190.54-acres, located on the north of the northeast corner of 163rd Avenue and Grand Avenue within the general planning limits of Surprise, Arizona. The site is currently undeveloped, agricultural land and is identified as Maricopa County Assessor Parcel Numbers (APNs): 503-57-003B, -004D, -004J, -005B, -005D, -005E, -005F, -006, -007F, -007G, -007H, -007J, -007K, -008C, -008D, -008E, -009J, -009K, -009L, -009P, -009U, -009W, -009X, -009Z, -010F, -010G, -010K, -010L, -010M, -010N, -010Q, -010R, -010S, -010T, -021A, -025Y, -025Z, -026, -028B, -031, -033A, -033B, -034, -035, -038A, -039, -040, -041A, -041B, -042A, -043, -044, -045, -046, -047, -048, -049A, -049B, -051, -052, 503-73-755, -756A, -756B, & -028V.

DESCRIPTION OF REQUEST

This request is for a Major General Plan Amendment from the current Character Area designation of Commerce & Office to Neighborhood. The current designation is not suitable for the property as it has minimal property frontage for accessibility, allowing for only one full access ingress/egress near the intersection of 163rd Ave and 162nd Drive, which run parallel to each other. Additionally, this site is not suitable for 'typical' shopping areas or office development given the scale of the site and the abundance of better situated commercial/office acreage on the west side of 163rd Avenue. As such, the purpose of this requested amendment is to allow the development of a high-quality multi-family and single-family residential community, with potentially some limited commercial/office uses along 163rd Avenue.

An Annexation and Rezone request to incorporate the site into the City of Surprise planning area and zone to R-1 & R-3 are currently under City review under Case Numbers: FS21-512 & FS21-513.

Project Data	
Location	NEC 163rd Avenue & Grand Avenue
Current Land Use	Residential/Agriculture/Undeveloped
Existing General Plan Character Area	Commerce & Office
Proposed General Plan Character Area	Neighborhood
Existing Zoning District	RU-43 (Maricopa County)
Site Area	190.54-Acres
Water Service Method	City of Surprise
Wastewater Disposal Method	City of Surprise

ADVANCEMENT OF THE GOALS AND POLICIES OF THE SURPRISE GENERAL PLAN 2035

Approval of the Major General Plan Amendment is the first step in the process to allow for this future development. This development will advance the following Goals and Policies of the City of Surprise General Plan 2035:

Development

Growth Element

Goal 1: Sustainable Growth: Policy #1: Promote infrastructure expansion where it will be more efficient and effective, and minimizes adverse impacts outside the identified growth areas.

Land Use Element

Goal 1: Unique Community: Policy #4: City of Surprise will promote future development plans that provide opportunities for residents to engage in public activities locally through neighborhood-scale retail and housing developments; enhanced greenspace and recreation opportunities; enhanced transportation options for the community, including improved pedestrian and bicycle infrastructure; and the connection of the city through streetscape corridors.

Goal 5: Natural Conditions: Policy #4: The city shall work to provide publicly accessible linear greenspaces and trails along the CAP canal, McMicken Dam Outlet channel, Trilby Wash, Iona Wash and other regionally significant wash corridors identified on the Character Area map.

Goal 5: Variety of Housing: Policy #1: The City shall encourage development of neighborhoods that broaden the choice of type, size, and affordability of housing in Surprise.

Neighborhood

Neighborhood Planning Element

Goal 1: Quality of Life: Policy #6: Create and maintain a safe neighborhood environment that emphasizes safety and comfort for all members of the community.

Housing Element

Goal 1: Housing Stock: Policy #2: Promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help the new developments complement the surrounding neighborhoods.

Goal 1: Housing Stock: Policy #6: Explore other creative housing opportunities such as live-work spaces in suburban, urban, and residential mixed-use areas, where appropriate to the character of the area.

Goal 1: Housing Stock: Policy #8: Promote and facilitate the build out of vacant and underutilized land through infill, reuse, revitalization and redevelopment activities for appropriate rural, suburban or urban housing development.

HISTORICAL DATA

The historical data of this undeveloped site has remained unchanged for many years. Parcel 503-57-003B received a Special Use Permit for Retail Nursery uses under Z96-9 and was approved in 1996. Parcel 503-57-021A also received a Special Use Permit to allow for an AT&T Communication Monopole under Z99-56; and was amended in 2012 under case Z2012033.

INFRASTRUCTURE

Development of this site will be in accordance with the City of Surprise Land Development Ordinance (LDO) and Planning Engineering Design Standards (PEDS).

ACCESS

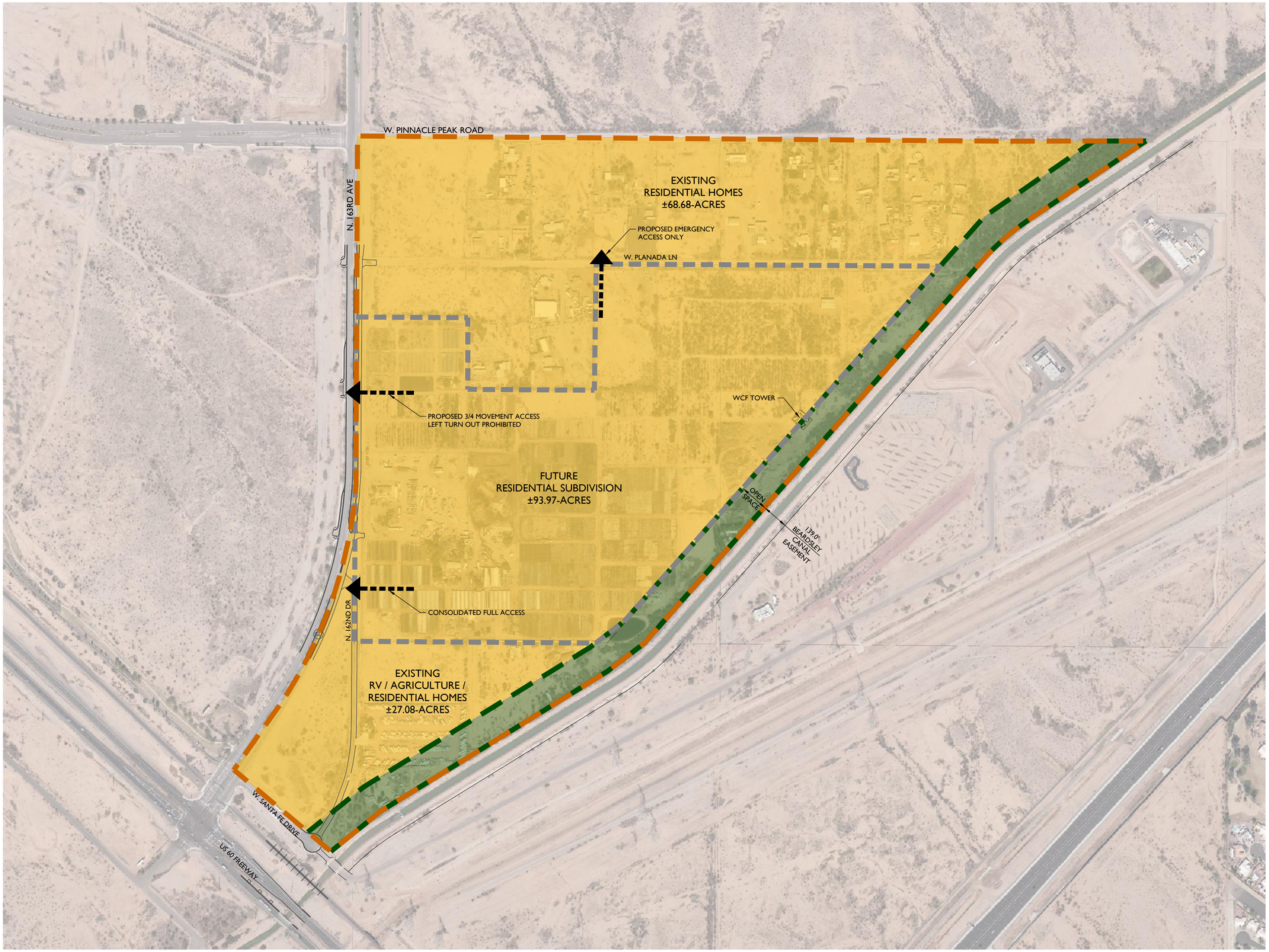
All on-site and adjacent public streets shall be designed and constructed to meet City standard widths and cross sections at the time of development. It is anticipated that an additional 13' of Right-of-Way will be dedicated along N. 163rd Avenue to provide a full 68' of half-street right-of-way. Access to the proposed community will be provided off of 163rd, south of Planada, with limited ¾ movements. Another access point will be provided near the joint of 163rd Ave and 162nd Avenue, where two existing driveways will be consolidated into a single drive to serve the community. Additionally, an emergency access and 30' half-street along Planada Lane is proposed. A Traffic Impact Study will be provided with future applications.

WATER & WASTEWATER

Water and Wastewater will be provided by the City of Surprise. A Water and Wastewater Master Plan will be prepared in accordance with City of Surprise Integrated Water Master Plans and will be submitted with future applications. A well site will also be dedicated within the open space along the Beardsley Canal.

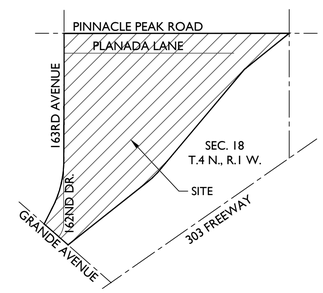
CONCLUSION

We respectfully request your favorable consideration of the submitted documents and look forward to working with the City of Surprise to implement this exciting new development.



VICINITY MAP

NTS



PROJECT TEAM

PROPERTY OWNER:
VALPARAISO LLC
CAMPANIA LLC
22435 N 163RD AVENUE
SURPRISE, AZ 85387
TEL: 602-628-7840
CONTACT: THE LAND AGENCY
c/o PAUL LAFFERTY
email: patty@tlaaz.com

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAN AUXIER / JOSH HANNON
email: dan.auxier@epsgroupinc.com / josh.hannon@epsgroupinc.com

LAND USE ATTORNEY:
BEUS GILBERT
701 N 44TH ST
PHOENIX, AZ 85008
TEL: 480-429-3000
CONTACT: JEFFREY BLILIE
email: jblilie@beusgilbert.com

PROJECT DATA

APN(s):	503-57-003B, -004D, -004J, -005B, -005D, -005E, -005F, -006, -007F, -007G, -007H, -007J, -007K, -008C, -008D, -008E, -009J, -009K, -009L, -009P, -009U, -009W, -009X, -009Z, -010F, -010G, -010K, -010L, -010M, -010N, -010Q, -010R, -010S, -010T, -021A, -025Y, -025Z, -026, -028B, -031, -033A, -033B, -034, -035, -038A, -039, -040, -041A, -041B, -042A, -043, -044, -045, -046, -047, -048, -049A, -049B, -051, -052, 503-73-755, -756A, -756B, & -028V
SITE AREA:	±190.54 ACRES
EXISTING LAND USE:	RESIDENTIAL/AGRIGULTURE/ UNDEVELOPED
PROPOSED LAND USE:	MULTI-FAMILY & SINGLE-FAMILY RESIDENTIAL
EXISTING GENERAL PLAN:	COMMERCE/OFFICE
PROPOSED GENERAL PLAN:	NEIGHBORHOOD

NORTH

250 0 250 500
scale feet

EPS GROUP
1130 N. Alma School Road, Suite120
Mesa, AZ. 85210
T:480.503.2250 | F:480.503.2258
w w w . e p s g r o u p i n c . c o m

Project: 163RD & GRANDE AVENUE
Maricopa County, Arizona

PROPOSED GENERAL PLAN EXHIBIT

Revisions:
March 30, 2021 - 1st Submittal
June 1, 2021 - 2nd Submittal
July 6, 2021 - 3rd Submittal
July 30, 2021 - 4th Submittal
September 16, 2021 - 5th Submittal

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

Designer: JH
Drawn by: NG

Preliminary
Not For
Construction
Or
Recording

Job No.
21-0187

Sheet No.
1
of 01

21-0187

Sep. 16, 2021 11:46am S:\Projects\202\21-0187\Planning\Drawings\Entitlements\21-0187 – GPA Exhibit.dwg
ngriffin

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Thursday, August 19, 2021 3:31 PM
To: Sergio Angulo
Cc: 56 FW/CIT Community Initiative
Subject: RE: City of Surprise Case FS21-257 - Major Amendment to the General Plan 2035 - 60 Day Review Notice

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

Sergio,

Thank you for allowing Luke AFB to make comments on the Major Amendment to the General Plan 2035 Application. The purpose of this requested amendment is to allow the development of a high-quality multi-family and single-family residential community, with potentially some limited commercial/office uses along 163rd Avenue. The site is located on the northeast corner of 163rd Ave and Route 60 in Surprise, AZ. It is approximately 3.25 miles outside the 2004 Aux-1 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Katz, Paul <Paul.Katz@azag.gov>
Sent: Thursday, September 2, 2021 2:23 PM
To: Sergio Angulo
Subject: RE: City of Surprise Case FS21-257 - Major Amendment to the General Plan 2035 - 60 Day Review Notice

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

Mr. Angulo,
As long as the Major Amendment to the Surprise General Plan 2035 will continue to prohibit new residential development in the High Noise and Accident Potential Zones ("HNAPZs") of Luke Air Force Base in accord with A.R.S. § 28-8481 the Arizona Attorney General's office has no reason to participate in the review of the Major Amendment. In the event that the Major Amendment intends to allow residential development within the HNAPZs the City of Surprise must comply with the requirements of A.R.S. § 28-8481 (I) and properly notify our office by certified mail. If you have any questions please do not hesitate to contact me.

Paul A. Katz
Assistant Attorney General
Arizona Attorney General's Office
2005 N. Central Avenue
Phoenix, AZ 85004
Direct: (602) 542-7785
Fax: (602) 542-4084
Email: paul.katz@azag.gov

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

Citizen Participation Report

NEC 163rd Avenue and Grand Ave

City of Surprise

September 16, 2021

Parties Affected by Annexation & General Plan Amendment Request

Individual Canvassing Survey letters were sent to all property owners south of Pinnacle Peak, east of 163rd/162nd Avenue and north of the Beardsley Canal to seek out surrounding owner interest in joining the existing General Plan Amendment and Annexation requests. A map of the area identified is provided in **Appendix 1.** The City of Surprise published a newspaper ad and sent out notice letters to the property owners to inform them of a neighborhood meeting, which was held on July 29, 2021.

The survey letter, provided in **Appendix 2,** included a fillable survey and all of the information required by the city to explain the annexation and general plan amendment process and application. Interested parties were instructed to return the survey portion to the project representative, Jeffrey Blilie with Beus Gilbert McGroder PLLC.

Parties Affected by Annexation, General Plan Amendment, & Rezone Applications

Individual Neighborhood Meeting Invitations were sent by the City of Surprise in addition to posting an ad in the newspaper. These letters were sent to all property owners within 300' of the approximately 190.54-gross acres generally located at the northeast corner of 163rd Avenue and Grand Avenue. The letters invited the property owners to attend the meeting and included all of the information required by the city to explain the annexation, general plan amendment, and rezoning applications.

The below interested parties have been identified as part of this process. Returned surveys, emails, and letters received as part of this process are provided in **Appendix 3**.

OWNER	ADDRESS	GPA & SURVEY CANVASS			NOT A PART
		NO RESPONSE	ANNEX	GPA	
ARREOLA ALFREDO/NORMA	[redacted]	X			
BARCLAY SURPRISE INC	[redacted]	X			
BLUESHORE HOLDINGS LLC	[redacted]	X			
BREWER MARIA D	[redacted]	X			
CAMACHO CESAR/LETITIA	[redacted]	X			
CAMPANIA LLC	[redacted]	X			
CAMPANIA LLC	[redacted]	X			
DEACETIS VINCENT/ GERALDINE TR	[redacted]	X			
FERNANDEZ CARMEN R	[redacted]	X			
FREDRICKSON FAMILY TRUST	[redacted]	X			
FRONSMAN ADELLA M	[redacted]		NO	NO	
FRONSMAN GEORGE/ CRYSTAL	[redacted]	X			
GOMEZ CONSEPCION S	[redacted]	X			
HANCOCK LAWRENCE G	[redacted]		NO	NO	
HERNANDEZ CASIMIRO	[redacted]		NO	NO	
HUEY RICHARD G/IRENE TR/ WONG W O/S O TR/ETAL	[redacted]		NO	YES	

JOSEPH A SOLDEVERE/ ARLENE R REV TRUST	[redacted]	X			
LENNAR COMMUNITIES DEVELOPMENT INC	[redacted]	X			
MC REAL ESTATE DEVELOPMENT LLC	[redacted]	X			
MORGAN CAREY D/LAUREN L	[redacted]	X			
ODOGUI SAMUEL/NELLIE	[redacted]	X			
OROZCO SALVADOR D	[redacted]	X			
PASILLAS ALBINA SOLIS/FRANCISCO	[redacted]	X			
PASILLAS ANTONIO C/ ROSARIO IBARRA	[redacted]	X			
PASILLAS ANTONIO/ AUGUSTIN	[redacted]	X			
PEAK RV STORAGE LLC	[redacted]	X			
SCHULTZ ENTERPRISES WEST LLC	[redacted]		NO	NO	
SKAGGS M R/M E/RUCH R J/N A	[redacted]	X			
SOLIS JUAN A JR/ MARTINEZ NORMA	[redacted]	X			
SOLIS JUAN A SR	[redacted]	X			
SOLIS MARIANO/CYNTHIA	[redacted]	X			
SOLIS MARIANO/CYNTHIA	[redacted]	X			
SOLIS MARTIN F/ ALEJANDRINA/PASILLAS ANTONIO C	[redacted]	X			
SOLIS MARTIN F/ ALEJANDRINA/ PASILLAS ANTONIO C	[redacted]	X			
STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV	[redacted]		NO	NO	
TELLEZ ELIZABETH ANNAMARIE/ VERONICA ADELICIA	[redacted]	X			
VALPARAISO LLC	[redacted]	X			
VALPARAISO LLC	[redacted]	X			
VARGAS ALEJANDRINA HERNANDEZ	[redacted]	X			
WALKER RONALD/PAULA	[redacted]	X			
WEBB GARY	[redacted]				X
PHILLIPS SCOTT & JANICE	[redacted]				X
KEATING MATT	[redacted]				X

ODOGUI SAM & NELLIE	[redacted]				X
FRONSMAN CRYSTAL	[redacted]				X

Notification and Information Procedures

We will meet all City noticing requirements for annexing, rezoning, and amending the general plan land use designation of the property. These include notice of Public Hearing letters to be sent to surrounding property owners within 300' of the Property and other interested stakeholders, as identified on the buffer map provided in **Appendix 4**. The notification letters will include case information as well as our contact information. The interested parties and stakeholders identified are listed in **Appendix 5**.

We will post the site on our 163rd Avenue frontages with signs informing of the proposed annexation, general plan amendment, and rezoning request within the required timeframes. We have worked with City staff on the exact location and number of posted signs. Photographic evidence and the affidavit of posting are provided in **Appendix 6**.

Response Procedures

We will continue to respond to all input and comments received from parties affected by our application. We will also provide our responses to City Staff for their records. We will follow-up as necessary to ensure proper responses are provided and information is shared regarding the status of the request to interested stakeholders.

Schedule of Completion

June - Conducted Public outreach to generally secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan. Consulted with, informed, and provided an opportunity for official comment by:

- All property owners south of Pinnacle Peak
- All property owners east of 163rd/162nd Avenue
- All property owners north of the Beardsley Canal

July – Completed Review and Submitted a Citizen Participation Plan to reflect outreach strategies to engage property owners and residents.

July 14 - Posted notifications on site (2 signs for the GPA and 3 for the rezoning and annexation) at least 15 days in advance of the Neighborhood Meetings, on July 14, 2021.

The City of Surprise published notification with local newspapers, press release, City website, and social media and mailed letters to property owners and neighbors at least 15 days in advance of the Neighborhood Meeting.

This Citizen Participation Report includes a list of attendees and an accurate account of the items discussed such as opposition, proposed alternatives solutions (by either neighbors or applicant), responses to proposed solutions, and any mutual agreements reached during the meeting. The Sign-In List is provided in **Appendix 7**. Completed Comment Cards are provided in **Appendix 8**.

July 19, 2021 – Held Neighborhood Meeting at the Asante Prepatory Academy at 6:00 PM.

August – Began 60-day notice: transmit the proposal to P&Z, City Council, and submit a copy to outside agencies and municipalities for review and further comment

October – 60-Day Review period closes

October – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

November 4 – Public Hearing at offsite P&Z meeting to discuss

November 18 – Public Hearing at P&Z for recommendation (recommendation)

November – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

December 7 – Public Hearing at City Council to consider Major General Plan Amendment (via resolution with 2/3s vote)

December – send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption.

After affirmation from Attorney General – Send a copy of the adopted general plan to the planning agency of Maricopa County.

Status Procedure

We will update city staff via email and telephone calls if any important issues come about as we continue our public outreach. If additional public outreach occurs after the submittal of the Public Outreach Plan, we will provide updates to inform city staff and council members.

CITIZEN PARTICIPATION PLAN RESULTS

Details and Techniques Used to Involve the Public

As part of the Public Outreach Process, the Applicant's representatives have not received any inquiries on the request except as found at the Neighborhood Meeting and through returned Canvassing letters.

Summary of Concerns, Issues and Problems & How They will be Addressed

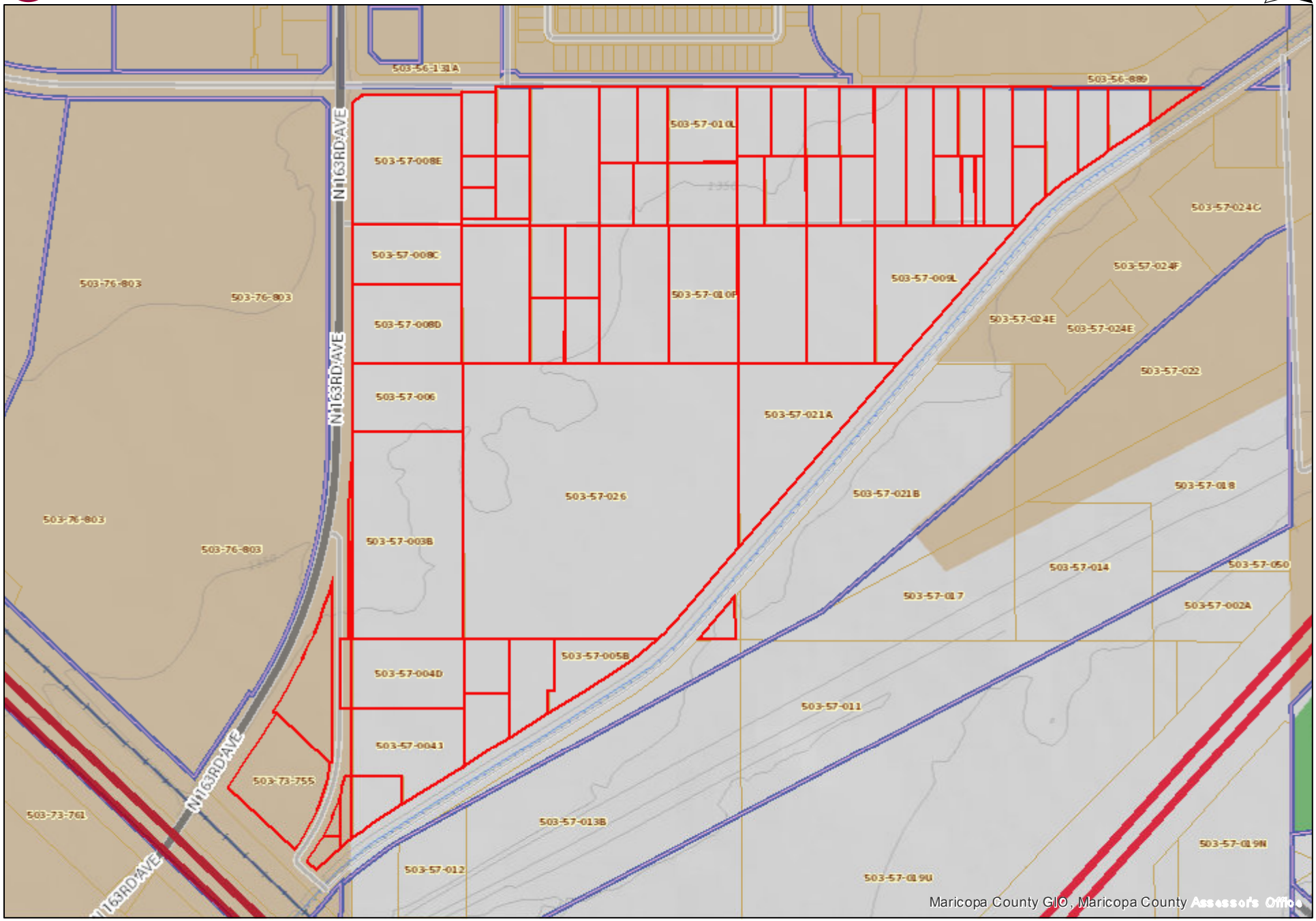
The interactions we had with community members at the 7/24/2021 neighborhood meeting were inquisitive in nature and primarily to discuss and further describe the request. The Neighborhood Meeting Minutes are provided in **Appendix 9**.

APPENDIX

- Appendix 1: Buffer Map
- Appendix 2: Canvassing Survey Letter
- Appendix 3: Completed Canvassing Surveys & Correspondence
- Appendix 4: Neighborhood Meeting & Public Hearing Buffer Map
- Appendix 5: Neighborhood Meeting & Public Hearing Mailing List
- Appendix 6: Public Notice Sign Posting Photographic Evidence & Affidavit
- Appendix 7: Neighborhood Meeting Sign-In Sheet
- Appendix 8: Neighborhood Meeting Comment Cards
- Appendix 9: Neighborhood Meeting Minutes

APPENDIX 1

163rd & Grand Avenue - Survey Buffer Map



5/25/2021 12:48:28 PM

163RD & GRAND AVENUE - GPA & ANNEXATION SURVEY MAILING LIST					
APN	OWNER	ADDRESS	CITY	STATE	ZIP
503-57-010S	ARREOLA ALFREDO/NORMA	[redacted]			
503-57-010T	BARCLAY SURPRISE INC				
503-57-007K	BLUESHORE HOLDINGS LLC				
503-57-038A	BREWER MARIA D				
503-57-039	BREWER MARIA D				
503-57-010N	CAMACHO CESAR/LETITIA				
503-57-008D	CAMPANIA LLC				
503-57-010G	CAMPANIA LLC				
503-57-026	CAMPANIA LLC				
503-73-755	DEACETIS VINCENT/GERALDINE TR				
503-57-009W	FERNANDEZ CARMEN R				
503-57-025Y	FREDRICKSON FAMILY TRUST				
503-57-025Z	FREDRICKSON FAMILY TRUST				
503-57-010Q	FRONSMAN ADELLA M				
503-57-010R	FRONSMAN GEORGE/CRYSTAL				
503-57-033A	GOMEZ CONSEPCION S				
503-57-004C	HANCOCK LAWRENCE G				
503-57-004D	HANCOCK LAWRENCE G				
503-57-035	HERNANDEZ CASIMIRO				
503-57-008E	HUEY RICHARD G/IRENE TR/WONG W O/S O TR/ETAL				
503-73-028V	JOSEPH A SOLDEVERE/ARLENE R REV TRUST				
503-57-028B	LENNAR COMMUNITIES DEVELOPMENT INC				
503-73-756A	LENNAR COMMUNITIES DEVELOPMENT INC				
503-73-756B	LENNAR COMMUNITIES DEVELOPMENT INC				
503-57-007F	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007G	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007H	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007J	MC REAL ESTATE DEVELOPMENT LLC				
503-57-008C	MORGAN CAREY D/LAUREN L				
503-57-047	ODOGUI SAMUEL N/NELLIE				
503-57-049A	ODOGUI SAMUEL/NELLIE				
503-57-048	OROZCO SALVADOR D				
503-57-040	PASILLAS ALBINA SOLIS/FRANCISCO				
503-57-009U	PASILLAS ANTONIO C/ROSARIO IBARRA				
503-57-009P	PASILLAS ANTONIO/AUGUSTIN				
503-57-010L	PEAK RV STORAGE LLC				
503-57-010M	PEAK RV STORAGE LLC				
503-57-004J	SCHULTZ ENTERPRISES WEST LLC				
503-57-010K	SKAGGS M R/M E/RUCH R J/N A				
503-57-041A	SOLIS JUAN A JR/MARTINEZ NORMA				
503-57-041B	SOLIS JUAN A JR/MARTINEZ NORMA				
503-57-042A	SOLIS JUAN A SR				
503-57-009X	SOLIS MARIANO/CYNTHIA				
503-57-033B	SOLIS MARIANO/CYNTHIA				
503-57-009Z	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-031	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-043	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-044	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-045	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-046	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-049B	TELLEZ ELIZABETH ANNAMARIE/VERONICA ADELICIA				
503-57-003A	VALPARAISO LLC				
503-57-003B	VALPARAISO LLC				
503-57-005B	VALPARAISO LLC				
503-57-005D	VALPARAISO LLC				
503-57-005E	VALPARAISO LLC				
503-57-005F	VALPARAISO LLC				
503-57-006	VALPARAISO LLC				
503-57-009J	VALPARAISO LLC				
503-57-009K	VALPARAISO LLC				

503-57-009L	VALPARAISO LLC	[redacted]
503-57-010F	VALPARAISO LLC	
503-57-021A	VALPARAISO LLC	
503-57-051	VARGAS ALEJANDRINA HERNANDEZ	
503-57-052	VARGAS ALEJANDRINA HERNANDEZ	
503-57-034	WALKER RONALD/PAULA	

APPENDIX 2

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

May 26, 2021

Proposed Major General Plan Amendment & Annexation to the City of Surprise

Dear Neighbor:

The owners of a property located near you at the northeast corner of 163rd Avenue and Grand Avenue are working with the City of Surprise regarding a Major General Plan Amendment and Annexation of this property. Because Surprises' corporate boundaries surround your area, the City of Surprise has requested that you be contacted to gauge your level of interest in joining the General Plan Amendment and petition for annexation.

This request is specifically to amend the City of Surprise General Plan designation for this area from Commerce & Business to Neighborhood and for annexation into the City of Surprise.

Recognizing that annexation is a personal decision, the City of Surprise typically relies on applications from property owners for proposed annexations to the City. Because the City has requested that you be contacted, information has been provided in this letter describing the annexation process and answering some of the most frequently asked question regarding annexations. A form consenting or opposing to annexation has also been included with a stamped envelope in this letter for your response.

Additional information may be obtained by contacting Jeffrey Blilie with Beus Gilbert McGroder PLLC at (623) 606-0532 or jblilie@beusgilbert.com. You may also contact Joshua Mike at the City of Surprise at (623) 222-3134 or joshua.mike@surpriseaz.gov. If EPS Group, Inc. or the City does not receive a response from you by June 9, 2021, it will be understood that you are not interested in annexing to the City of Surprise.

HOW MUCH DOES IT COST TO ANNEX?

There will be no cost to you to be included with the requests.

WHAT IF THERE IS ONLY SCATTERED INTEREST IN ANNEXING TO THE CITY?

The City is responsible for ensuring logical boundary expansions of cities. This includes ensuring that territory involved in annexation is physically contiguous to city boundaries and that the annexation configuration assures the efficient provision of municipal services. Although annexation boundaries are evaluated on a case-by-case basis, the City's goal is to annex blocks of territory that round out city boundaries and avoid creating unincorporated islands. If the annexation survey of this area results in a scattered response of property owners favoring annexation, the City may decide not to annex properties within the survey area and annex only the area requesting annexation.

HOW LONG WILL IT TAKE TO COMPLETE THE ANNEXATION PROCESS?

To complete the process, it will take approximately 10-12 months. A specific set of steps must be completed prior to and during a required 30-day waiting period before a 1-year timeline is initiated to obtain the necessary signatures on the annexation petition. After the signatures on the annexation petition are verified to meet the requirements of A.R.S. 9-471, the mayor and City Council shall consider an ordinance for annexation. The annexation shall be effective 30 days after adoption.

WHAT SERVICES ARE PROVIDED BY THE CITY?

When you annex into the City of Surprise, you gain access to a number of valuable, high quality benefits, such as:

- **Fire Protection & Medical Response**: The average response time for the City of Surprise Fire is 5 minutes. With well trained and certified firefighters, state of the art medical and firefighting equipment and excellent training programs, the City of Surprise Fire Department is one of the best in Arizona.
- **Police Protection**: Surprise Police's average response time for priority-1 calls is under 5 minutes. The Police department has highly trained officers who work to keep the neighborhoods safe and respond quickly to emergencies as they arise.
- **Refuse Recycling Collection**: The City's weekly collection service includes pickup of both trash and recyclables. A low monthly fee also covers other solid waste services such as curbside Brush and Bulky pickup, landfill operations, neighborhood cleanup, annual Christmas tree recycling and household hazardous waste events.
- **Street Maintenance**: Upon annexation, the City of Surprise assumes responsibility for repair, sweeping and maintenance of all paved public streets. Street name and traffic regulation signs also will be maintained and/or installed where appropriate.
- **Neighborhood Services**: The City of Surprise helps interested neighborhoods form neighborhood associations, supports neighborhood associations by mailing newsletters, keeping associations informed about important City issues, and assisting with code enforcement.
- **Participation in City Elections & Decisions**: Joining the City of Surprise gives you a voice in decisions and issues that are governed by the City of Surprise, many of which impact the entire region.
- **Water Services**: Water and wastewater service for your area will not change when you join the City of Surprise.

Sincerely,

Jeffrey M. Blilie

Beus Gilbert McGroder PLLC

(623) 606-0532

Jblilie@beusgilbert.com

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Name (please print) Signature Date

Name (please print) Signature Date

Address (please print)

Assessor Parcel Number(s)

Phone Number

APPENDIX 3

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

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____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

__✓__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

__✓__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Curtis R. Schultz		6/1/21
Name (please print)	Signature	Date
Name (please print)	Signature	Date
[redacted]		
Address (please print)		

Assessor Parcel Number(s)

[redacted]
Phone Number

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

X The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

____ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

X The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Name (please print)	Signature	Date
WALTER WONG	Walter Wong	6/9/2021
SHIRLEY WONG	Shirley Wong	6/9/2021

[redacted]
Address (please print)

[redacted]
Assessor Parcel Number(s)

[redacted]
Phone Number

1130 N. Alma School Road, Suite 120, Mesa, AZ 85201 | T: 480.503.2250 | F: 480.503.2258 |

EPS GROUP

163rd Avenue & Grand Avenue
Major General Plan Amendment & Annexation Survey

Please place an "X" in front of the appropriate response and mail this page back to the Planning Division in the stamped envelope provided.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Major General Plan Amendment.

____ The undersigned owner(s) of property hereby give consent to their property being included in the proposed Annexation to the City of Surprise.

__X__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Major General Plan Amendment.

__X__ The undersigned owner(s) of property hereby do not give consent to their property being included in the proposed Annexation to the City of Surprise.

Lawrence Hancock — Signature — 5/30/21

Name (please print) | Signature | Date

Name (please print) | Signature | Date

[redacted]

Address (please print)

[redacted]

Assessor Parcel Number(s)

[redacted]

Phone Number

From: Natalie Maikoski
To: "Jeffrey Blilie" [redacted]
Cc: "Joshua Mike"
Subject: RE: Project on 163rd and Grand Ave in Surprise
Date: Monday, June 14, 2021 3:57:00 PM
Attachments: image001.png
21-0187-163rd & Grand Ave_Final Plat (Narrative).pdf
21-0187-163rd & Grand Ave_Major General Plan Amendment (Exhibit).pdf

---

Good afternoon Dr. Musial,

I am a Planner with EPS Group and am representing the property owner regarding a proposed General Plan Amendment and future Rezone and Annexation into the City of Surprise. The owner wishes to develop a high-quality residential community and is requesting the site's General Plan designation be amended from Commerce/Office to Neighborhood land uses.

I've attached our formal General Plan Amendment package to this email for your review. These documents are also currently under review by the City. The Annexation and Rezone requests are anticipated to be submitted after the neighborhood meeting on 6/23.

Please let me know if you have any questions or comments.
Thank you!

Natalie Maikoski (Griffin) | EPS Group, Inc.

Planner

1130 N Alma School Road, Suite 120 | Mesa, AZ 85201

O: 480.503.2250 | natalie.griffin@epsgroupinc.com

LinkedIn | Twitter | Facebook



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From: Jeffrey Blilie <jblilie@beusgilbert.com>
Sent: Friday, June 11, 2021 1:34 PM
To: Natalie Maikoski <Natalie.Maikoski@epsgroupinc.com>
Subject: FW: Project on 163rd and Grand Ave in Surprise

Jeffrey M. Blilie

BEUS GILBERT MCGRODER PLLC

701 North 44th Street | Phoenix, AZ 85008
Direct: 623.606.0532
Email: jblilie@beusgilbert.com

This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

From: izabela musial[redacted]
Sent: Friday, June 11, 2021 1:33 PM
To: Jeffrey Blilie <jblilie@beusgilbert.com>; joshua.mike@surpriseaz.gov
Subject: Project on 163rd and Grand Ave in Surprise

Goodafternoon.

My name is Izabela Musial and with my family I live at 16059 W. Pinnacle Peak RD
Im requesting documents regarding this project and maps so I can prepare for the meeting.
The letter is very vague and maps confusing. Please provide us with what is proposed what developments will be in the area Etc?

Thank you,
Sincerely,
Izabela Musial MD FAAFP

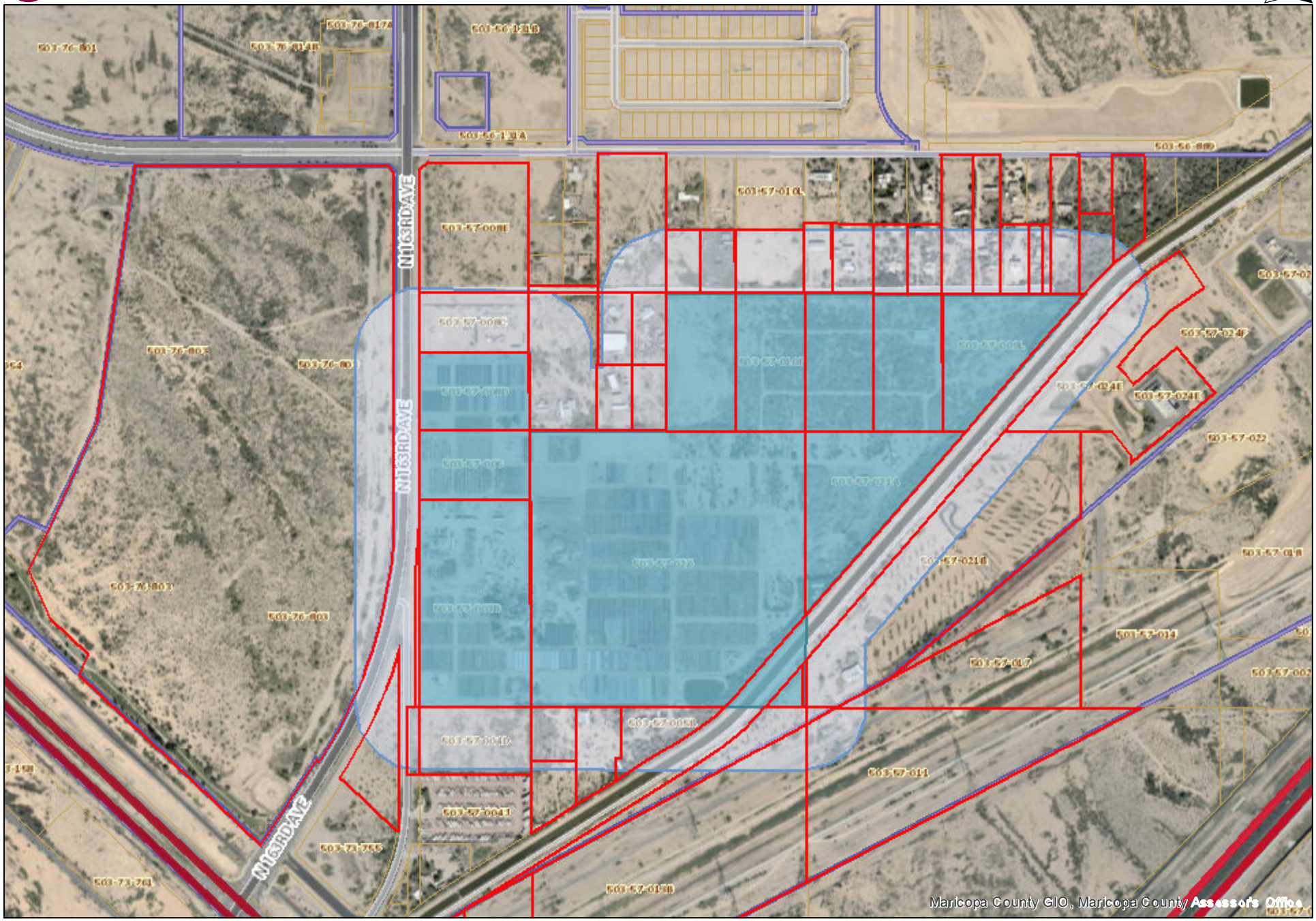
[redacted]

CAUTION - EXTERNAL EMAIL

Phishing? Forward to Helpdesk or _Trouble ticket

APPENDIX 4

163rd & Grand Avenue - 300' Buffer Map



5/25/2021 11:34:04 AM

APPENDIX 5

163RD & GRAND AVENUE - MAILING LIST (300')					
APN	OWNER	ADDRESS	CITY	STATE	ZIP
503-57-016	29 PALMS RV & BOAT STORAGE LLC	[redacted]			
503-57-019G	29 PALMS RV & BOAT STORAGE LLC				
503-57-021B	29 PALMS RV & BOAT STORAGE LLC				
503-57-025G	29 PALMS RV & BOAT STORAGE LLC				
503-57-010S	ARREOLA ALFREDO/NORMA				
503-57-010T	BARCLAY SURPRISE INC				
503-57-038A	BREWER MARIA D				
503-57-010N	CAMACHO CESAR/LETITIA				
503-57-008D	CAMPANIA LLC				
503-57-010G	CAMPANIA LLC				
503-57-026	CAMPANIA LLC				
503-57-009W	FERNANDEZ CARMEN R				
503-57-011	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-013B	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-017	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY				
503-57-010Q	FRONSMAN ADELLA M				
503-57-010R	FRONSMAN GEORGE/CRYSTAL				
503-57-033A	GOMEZ CONSEPCION S				
503-57-004C	HANCOCK LAWRENCE G				
503-57-004D	HANCOCK LAWRENCE G				
503-57-008E	HUEY RICHARD G/IRENE TR/WONG W O/S O TR/ETAL				
503-73-028V	JOSEPH A SOLDEVERE/ARLENE R REV TRUST				
503-76-803	KIMCO BARCLAY SURPRISE II LLC				
503-57-024E	LCD ASANTE LLC				
503-57-007G	MC REAL ESTATE DEVELOPMENT LLC				
503-57-007H	MC REAL ESTATE DEVELOPMENT LLC				
503-57-008C	MORGAN CAREY D/LAUREN L				
503-57-047	ODOGUI SAMUEL N/NELLIE				
503-57-048	OROZCO SALVADOR D				
503-57-009U	PASILLAS ANTONIO C/ROSARIO IBARRA				
503-57-009P	PASILLAS ANTONIO/AUGUSTIN				
503-57-010M	PEAK RV STORAGE LLC				
503-57-010K	SKAGGS M R/M E/RUCH R J/N A				
503-57-009X	SOLIS MARIANO/CYNTHIA				
503-57-009Z	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-031	SOLIS MARTIN F/ALEJANDRINA/PASILLAS ANTONIO C				
503-57-045	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-046	STANISLAW B MUSIAL AND BOZENA MUSIAL REV LIV				
503-57-003A	VALPARAISO LLC				
503-57-003B	VALPARAISO LLC				
503-57-005B	VALPARAISO LLC				
503-57-005D	VALPARAISO LLC				
503-57-005E	VALPARAISO LLC				
503-57-005F	VALPARAISO LLC				
503-57-006	VALPARAISO LLC				
503-57-009J	VALPARAISO LLC				
503-57-009K	VALPARAISO LLC				
503-57-009L	VALPARAISO LLC				
503-57-010F	VALPARAISO LLC				
503-57-021A	VALPARAISO LLC				
503-57-034	WALKER RONALD/PAULA				

APPENDIX 6


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 09:53:12


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 09:53:23


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 10:08:01


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 10:08:14


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 10:28:51


Notice of Public Hearing
City of Surprise
FS21-512 Annexation Request
FS21-513 Rezone Request
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Project Name: NEC 163rd & Grand Major Annexation and Rezone
For more information, call:
623-222-3011
7/14/21 10:29:03


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major GPA Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:15:27


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/646338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major GPA Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:15:38


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/649338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:25:28


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 169th Dr, Surprise, AZ 85387
Planning & Zoning Commission
Off-site Public Hearing
Date: TBD
Time:
Location:
Planning & Zoning Commission
Regular Public Hearing
Date: TBD
Time:
Location:
City Council
Public Hearing
Date: TBD
Time:
Location:
Online Access:
https://global.gotomeeting.com/join/649338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
For more information and to confirm dates, call:
623-222-3011
Surpriseaz.gov
7/14/21 11:25:43

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS21-257

Applicant Name: _____.

Location: South of the Southeast corner of 163rd and Ave and Pinnacle Peak Rd

Date Site Posted: May 28th, 2021 sign modified: July 14th, 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 — 7-14-2021

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 14th day of July, 2021, and by Maria Hitt. I witness whereof I hereunto set my hand and official seal.

Marybeth Conrad

Notary Public

10-25-2021

My commission expires

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

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS21-512 and FS21-513

Applicant Name:

Location: South of the Southeast corner of 163rd Ave and Pinnacle Peak Rd

Date Site Posted: July 14, 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 — 7.14.2021

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 14th day of July, 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

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

APPENDIX 7

Sign-In Sheet
Neighborhood Meeting

Please provide all information so that we can provide you with future updates and notifications of meetings and/or hearing.

Name	Larry Hancock	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Casimiro Hernandez	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	Resident
Name	Gary Webb & Vicki Webb	Phone	
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Scott & Janice Phillips	Phone	
Address	[redacted]		
Email		Affiliation	Resident
Name	Donald Thomas Izabela music	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	Resident
Name	Matt Keating	Phone	[redacted]
Address	[redacted]		
Email	[redacted]	Affiliation	P&Z Commissioner
Name	Sam & Nellie Odogui	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	
Name	Crystal Fronsman	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	
Name	Adella Fronsman	Phone	[redacted]
Address	[redacted]		
Email		Affiliation	

APPENDIX 8

Comment Card
Neighborhood Meeting

EPS GROUP

Optional

Name: GARY WEBB

Address: [redacted]

[redacted]

Email: [redacted]

Would you like to be added to an e-mail subscription list for updates on this project?

Yes [X] No [ ]

Please provide your comments:

WHAT ROAD IMPROVEMENT ARE PLANED WITH THIS DEVELOPMENT

AND WILL THE DEVELOPERS BE HELPING WITH ANY OF THEM

APPENDIX 9

Meeting Minutes

Project Name: 163rd and Grand Avenue
Project No.: 21-0167

Date: July 29, 2021

Meeting Location: Asante Prep Academy and Online – GoToMeeting
Meeting Date: July 29, 2021
Meeting Time: 6:00 – 6:50 PM

Development Team Attendees:

Jeff Blilie	Beus Gilbert Mcgroder, PLLC	jblilie@beusgilbert.com
David Hughes	EPS Group	david.hughes@epsgroupinc.com
Peter Margoliner	EPS Group	peter.margoliner@epsgroupinc.com
Natalie Maikoski (online)	EPS Group	natalie.maikoski@epsgroupinc.com

Public Attendees:
See attached attendance list.

Meeting Summary:
A neighborhood meeting was held at the above listed date, time and place to discuss a proposed annexation, General Plan Amendment, and Rezone request for future residential development, located on the east corner of 163rd and Grand Avenue, within the proposed annexation boundary of the City of Surprise. Jeff Blilie, along with EPS Group, hosted the meeting and gave a presentation. Following the presentation, a Question & Answer Session was in held in which members of the public were able to ask questions and give comments, to which the Development Team responded to. The public's comments and concerns are described below.

Questions Asked:

- Some residents stated that they did not get letters in the mail while others stated that they did.
  - The Development Team will update the list of residents to be notified of future meetings and Public Hearings.
- How many residential units will be created and if there was going to be any multi-family?
  - There is a multifamily development planned for about 240 units.
- Will the R-3 be for rent?
  - Yes.

Meeting Minutes

Project Name: 163rd and Grand Avenue Date: July 29, 2021
Project No.: 21-0167

- What will happen to the tree farm?
    - It will go away.
- How long until it develops.
    - An estimate would be around two years.
- Who started the process?
    - The subject site property owners initiated the request and started the process.
- What are the advantages and disadvantages of joining the city?
    - One major advantage is for access to city utilities. A disadvantage discussed was being under City of Surprise code enforcement.
- What will happen to Planada Street? Will it go to 163rd?
    - It will be improved out to 163rd Street.
- How far north will 163rd be improved?
    - 163rd will be improved along the property line and will comply with City requirements for future developments.
- How does council feel about this?
    - The council member that was present was not a fan of the proposed product.
- Is there a range on square footage and price for the proposed development?
    - It is too early to determine price and square footage.
- Will the rezoning affect anything outside the boundary?
    - No.

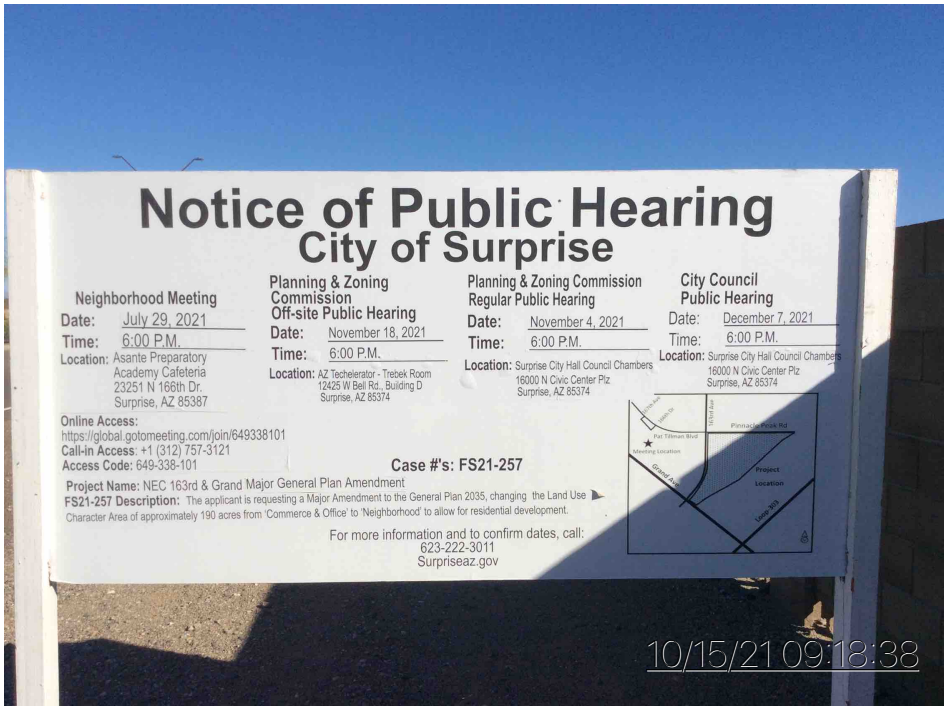
Conclusion:
The meeting was adjourned at 6:50 PM when no other questions or comments were requested.

The above is the author's recollection of items discussed and the decisions reached. If there are any corrections or additions to be made, please contact the author. These meeting notes shall become part of the project file.

By: Natalie Maikoski EPS Group natalie.maikoski@epsgroupinc.com


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 166th Dr. Surprise, AZ 85387
Planning & Zoning Commission Off-site Public Hearing
Date: November 18, 2021
Time: 6:00 P.M.
Location: AZ Techelerator - Trebek Room 12425 W Bell Rd., Building D Surprise, AZ 85374
Planning & Zoning Commission Regular Public Hearing
Date: November 4, 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civic Center Plz Surprise, AZ 85374
City Council Public Hearing
Date: December 7, 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civic Center Plz Surprise, AZ 85374
Online Access: https://global.gotomeeting.com/join/649338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
Case #'s: FS21-257
Project Name: NEC 163rd & Grand Major General Plan Amendment
FS21-257 Description: The applicant is requesting a Major Amendment to the General Plan 2035, changing the Land Use Character Area of approximately 190 acres from 'Commerce & Office' to 'Neighborhood' to allow for residential development.
For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov
Pinnacle Peak Rd
Project Location
Grand Ave
Loop 303
10/15/21 09:05:02


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 166th Dr. Surprise, AZ 85387
Planning & Zoning Commission Off-site Public Hearing
Date: November 18, 2021
Time: 6:00 P.M.
Location: AZ Techelerator - Trebek Room 12425 W Bell Rd., Building D Surprise, AZ 85374
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Location: Surprise City Hall Council Chambers 16000 N Civic Center Plz Surprise, AZ 85374
Online Access: https://global.gotomeeting.com/join/649338101
Call-in Access: +1 (312) 757-3121
Access Code: 649-338-101
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For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov
Pinnacle Peak Rd
Project Location
Grand Ave
Loop 303
10/15/21 09:05:21


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 166th Dr. Surprise, AZ 85387
Planning & Zoning Commission Off-site Public Hearing
Date: November 18, 2021
Time: 6:00 P.M.
Location: AZ Techelerator - Trebek Room 12425 W Bell Rd., Building D Surprise, AZ 85374
Planning & Zoning Commission Regular Public Hearing
Date: November 4, 2021
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Location: Surprise City Hall Council Chambers 16000 N Civic Center Plz Surprise, AZ 85374
City Council Public Hearing
Date: December 7, 2021
Time: 6:00 P.M.
Location: Surprise City Hall Council Chambers 16000 N Civic Center Plz Surprise, AZ 85374
Online Access: https://global.gotomeeting.com/join/649338101
Call-in Access: +1 (312) 757-3121
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Case #'s: FS21-257
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For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov
Pinnacle Peak Rd
Project Location
Grand Ave
Loop 303
10/15/21 09:18:38


Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: July 29, 2021
Time: 6:00 P.M.
Location: Asante Preparatory Academy Cafeteria 23251 N 166th Dr. Surprise, AZ 85387
Planning & Zoning Commission Off-site Public Hearing
Date: November 18, 2021
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For more information and to confirm dates, call: 623-222-3011 Surpriseaz.gov
Pinnacle Peak Rd
Project Location
Grand Ave
Loop 303
10/15/21 09:18:51

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING
(Sign modification)

Application No: FS21-257

Applicant Name: EPS Group

Location: South of SEC 163rd Ave and Pinnacle Peak Rd

Date Site Posted: sign modified: October 15, 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.

Meghan Liggett
Applicant/Representative Signature

10/15/21
Date

This instrument was acknowledged before me on this 15th day of October, 2021, and by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 591461
My Comm. Expires Oct 25, 2024

MaryBeth Conrad
Notary Public

10.25.24
My commission expires

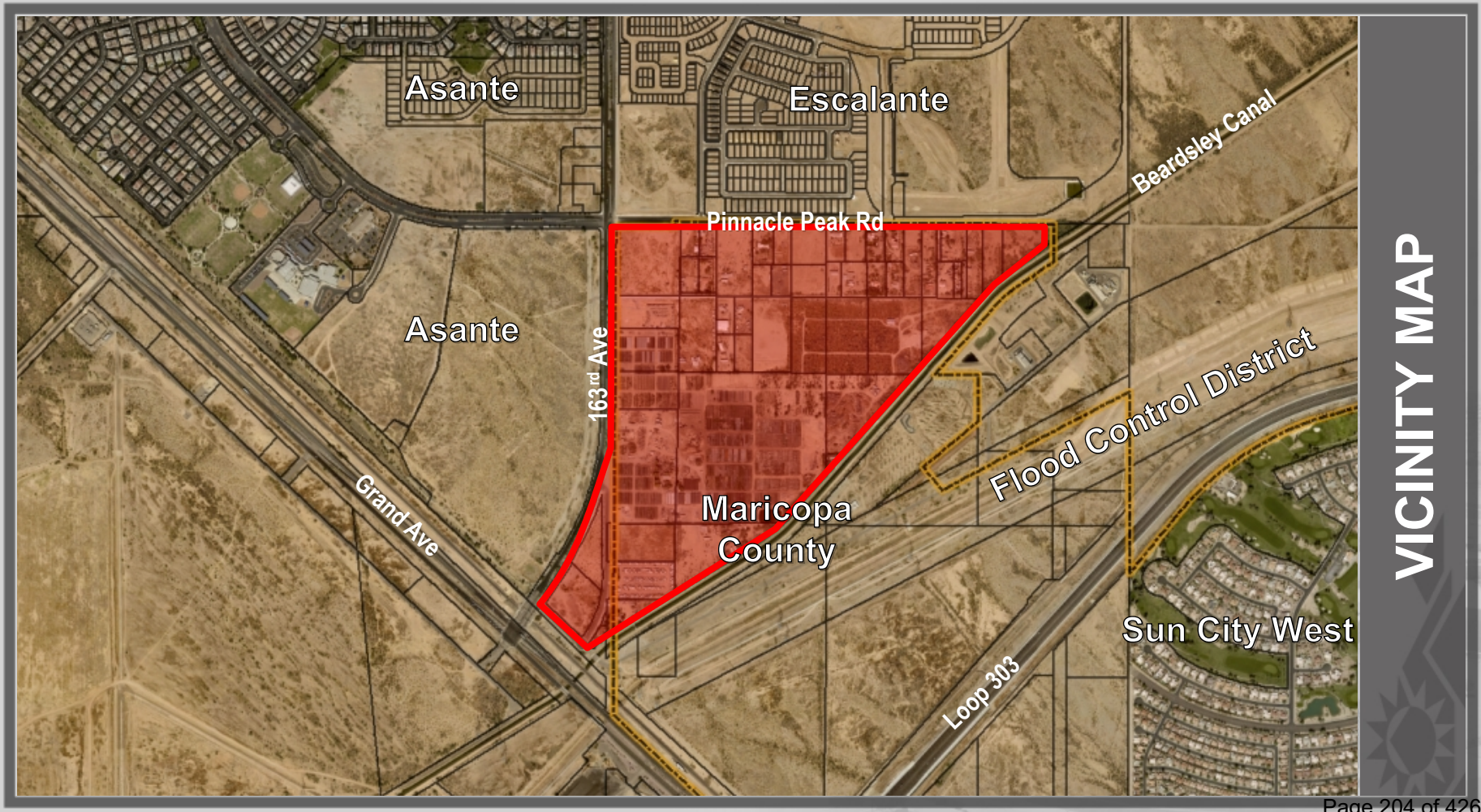
*Return completed and notarized **affidavit** and all relevant **photos** to the Planning andZoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

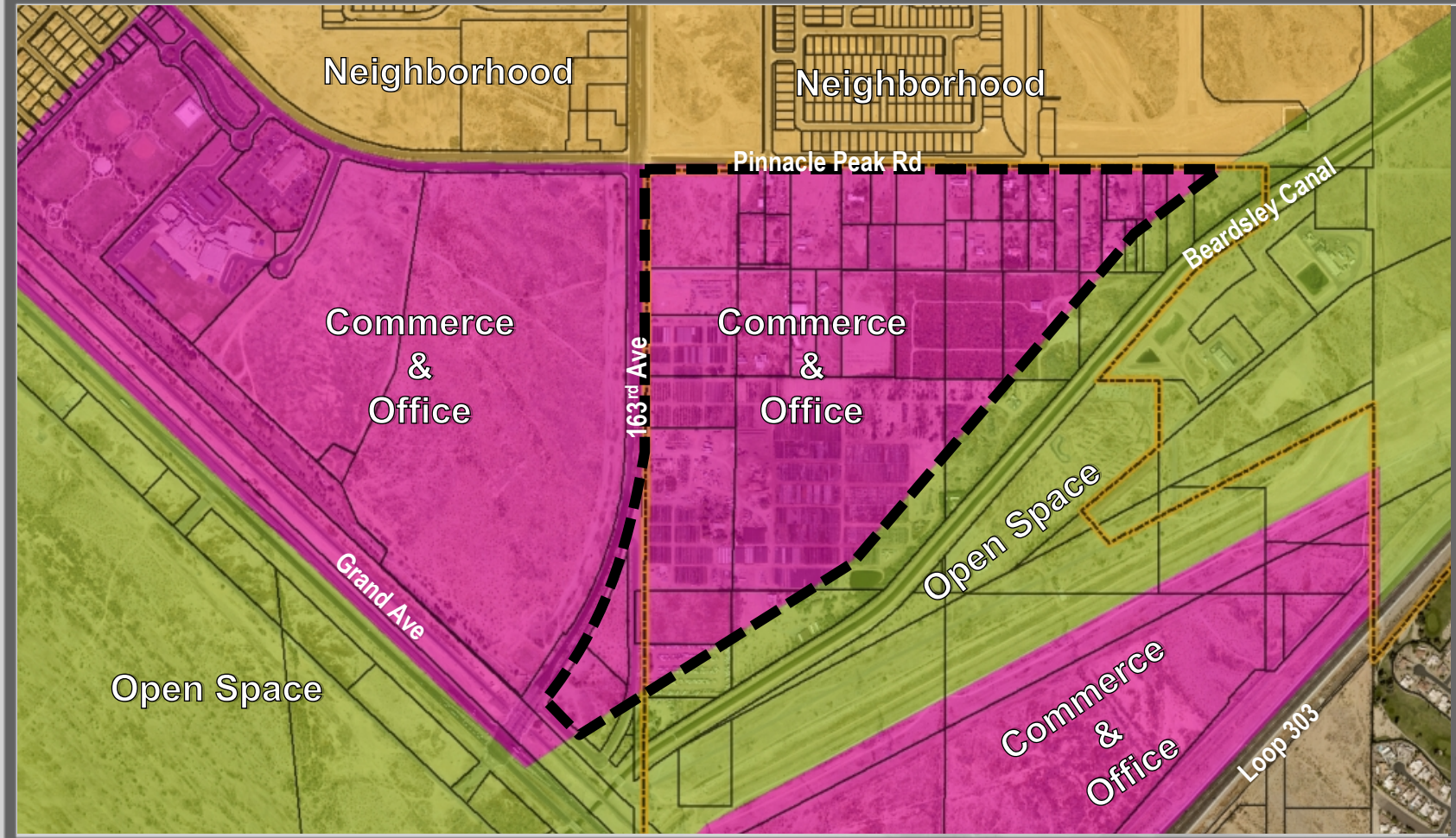
SURPRISE
ARIZONA

FS21-257
163rd Ave & Grand Ave
Major General Plan Amendment

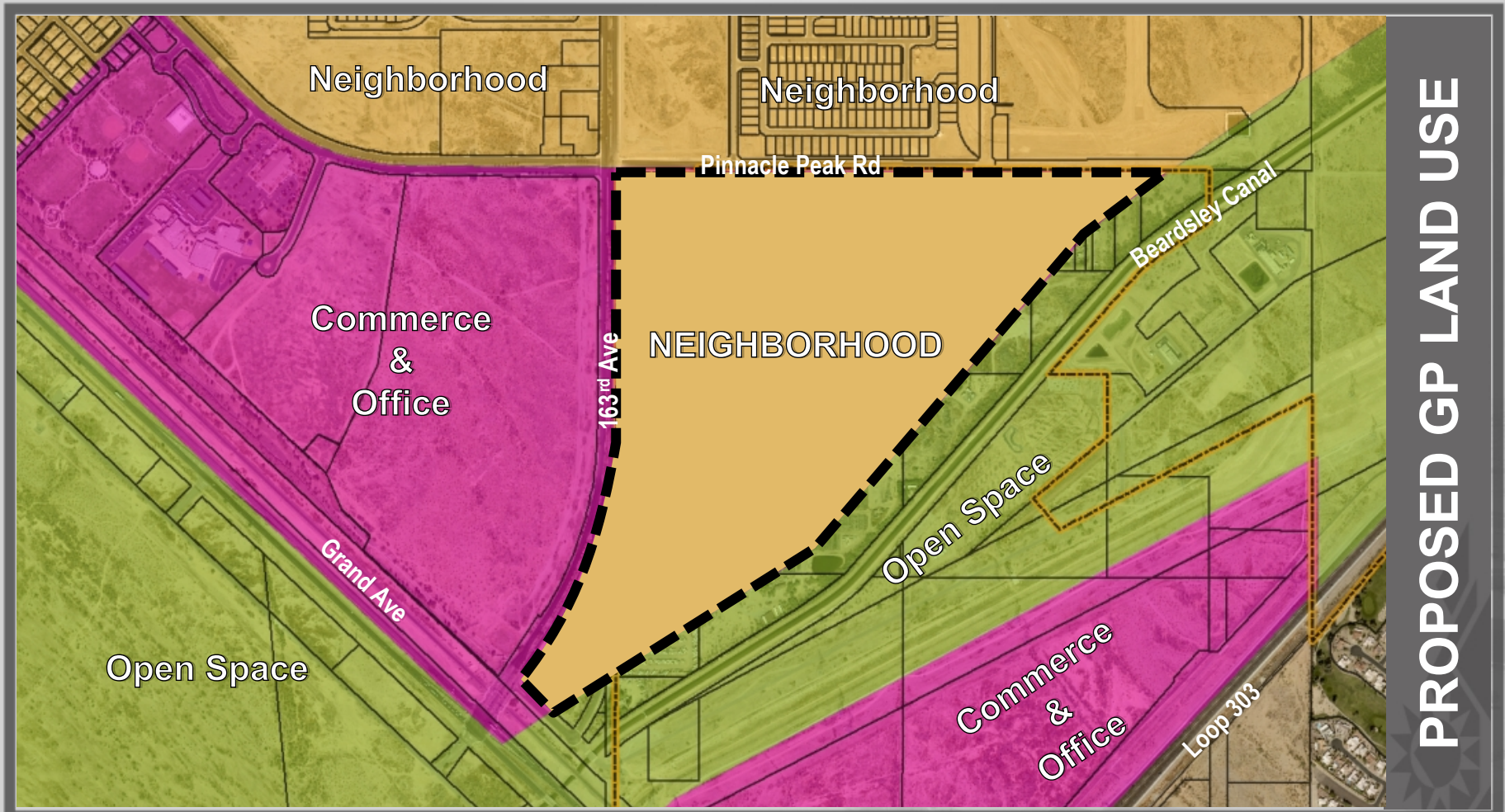
Planning and Zoning Commission

November 4, 2021


Asante
Escalante
Beardsley Canal
Pinnacle Peak Rd
Asante
163rd Ave
Flood Control District
Grand Ave
Maricopa
County
Sun City West
Loop 303
VICINITY MAP



EXISTING GP LAND USE


Neighborhood
Neighborhood
Pinnacle Peak Rd
Beardsley Canal
Commerce
&
Office
163rd Ave
NEIGHBORHOOD
Open Space
Grand Ave
Open Space
Commerce
&
Office
Loop 303
PROPOSED GP LAND USE

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Site Plan for Level Crossing Phase 2. Case FS20-749

Motion:
I move to approve the Site Plan for Level Crossing Phase 2 subject to stipulations "a" through "e" as outlined in the staff report.

Background:
The subject request involves a Site Plan for a Phase 2 expansion of the Level Crossing development. The project is proposed to include an approximately 32,320 square foot single-story shell building. Related site improvements include 91 new parking spaces and 10,261 square feet of landscape area. A Major Amendment to the Bendalin Farms PAD a.k.a. Surprise Pointe Industrial/Commerce Park is being considered concurrently with this Site Plan under the same case number, FS20-749, in order to accommodate the development.

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 - FS20-749 Level Crossing Phase 2 Site Plan - Staff Report - 110421 PZ

2. 01 - FS20-749 Level Crossing Phase 2 - Vicinity Map
3. 02 - FS20-749 Level Crossing Phase 2 - Zoning Map
4. 03 - FS20-749 Level Crossing Phase 2 - Site Plan
5. 04 - FS20-749 Level Crossing Phase 2 - Landscape Plan
6. 05 - FS20-749 Level Crossing Phase 2 - Elevations
7. FS20-749 Level Crossing Phase 2 Site Plan Presentation

SURPRISE
ARIZONA

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

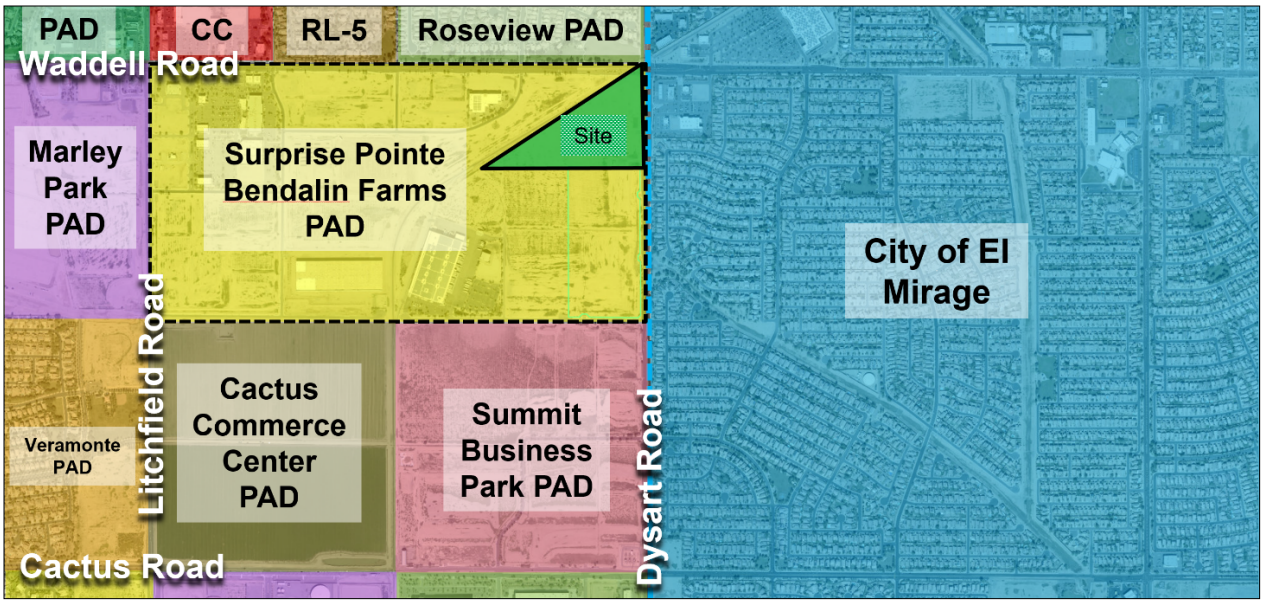
Case:	**FS20-749**
Project Name:	Level Crossing Phase 2
Council District:	6 – Palo Verde
Meeting Date:	**November 4, 2021**
Planner:	Trever Fleetham, AICP

Owner:	Stampede Industries, LLC
Applicant:	Steve Goodman with Cotton Architecture + Design, LLC
Request:	Site Plan for a single-story shell building
Site Location:	Generally, on the southwestern corner of Waddell Road and Dysart Road
Site Size:	2.68 acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	Staff recommends the Commission **approve** the subject site plan, case FS20-749, subject to stipulations 'a' through 'e'.

Project Description:

Stampede Industries requests approval of a Site Plan for a Phase 2 expansion of the Level Crossing development. The project is proposed to include an approximately 32,320 square foot single-story shell building. Related site improvements include 91 new parking spaces and 10,261 square feet of landscape area. A Major Zoning Amendment to the Bendalin Farms PAD, also known as Surprise Pointe Industrial/Commerce Park, is being considered concurrently with this Site Plan under the same case number, FS20-749, in order to accommodate the development.

Surrounding Land Zoning:



PAD – Industrial	PAD – Residential	City of El Mirage
PAD – Industrial	**PAD – Commercial/Industrial**	City of El Mirage
PAD – Industrial	PAD – Commercial/Industrial	City of El Mirage

Background:

September 29, 2005: The Mayor and City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The Mayor and City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

March 1, 2018: The Planning and Zoning Commission approved a Site Plan for Hardy World under Case FS17-585.

January 15, 2019: The Mayor and City Council approved a PAD Amendment to the Bendalin Farms PAD to add C-2 and C-3 uses to the eastern portion of Parcel 6.

July 30, 2020: A Concept Review meeting was held for the current proposal under Case CR20-451.

November 20, 2020: The applicant submitted for a PAD Amendment and Site Plan for Stampede Industries under Case FS20-749, the subject case.

August 31, 2021: Stampede Industries held a Citizen Review meeting at the Holiday Inn Express meeting room located at 16540 N. Bullard Avenue in Surprise. A summary of the meeting has been included within the PAD Zoning Amendment document.

Analysis and Discussion:

The subject property is within the Bendalin Farms Planned Area Development (PAD), also known as Surprise Pointe Industrial/Commerce Park. The subject request includes an approximately 32,320 square foot single-story shell building for future tenants to occupy. The companion PAD Amendment under the same case, FS20-749, aims to amend the allowed uses and development standards to accommodate the associated site plan and development.

The proposed PAD Amendment adds C-2 and C-3 zoning designations to the remainder of Parcel 6, currently zoned I-1. This will expand the amount of allowed uses for the subject development and future phases. The companion amendment to this Site Plan also amends the setbacks internal to the Level Crossing development to be 0 feet, while keeping setbacks to external parcels or public right-of-way as they were.

The proposed development includes 33% lot coverage with 10,261 square feet of landscape area. The proposed landscaping is in compliance with the PAD and applicable code. At 26' high, the proposed building meets the 35' maximum building height per the PAD. The development also includes 91 new parking spaces, which exceeds the 72 spaces required by Title 17. Primary access to the development is from Dysart Road with secondary access to/from the existing development to the north.

Conformance with Adopted Plans:

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

Reviewing Agencies:

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

Summary:

The proposed Site Plan meets the requirements of the Surprise General Plan, the Bendalin Farms a.k.a. Surprise Pointe Industrial/Commerce Park PAD subject to the approval of the companion PAD Amendment, and all applicable zoning codes.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with the Bendalin Farms a.k.a. Surprise Pointe Industrial/Commerce Park PAD subject to the approval of the companion PAD Amendment
- The proposed Site Plan is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to **approve** case **FS20-749**, subject to stipulations 'a' through 'e' as outlined below:

a. Development of the site shall be consistent with the Site Plan titled "Level Crossing, Phase 2A Improvements Site Plan and Horizontal Control Plan", prepared by Cotton Architecture and Design and received June 15, 2021.

b. Landscaping of the site shall be consistent with the Landscape Plans titled "Hardy World Level Crossing Phase 2A Improvements" prepared by EPS Group and received May 11, 2021.

c. Building elevations shall be consistent with the Elevations titled "Hardy World Level Crossing Phase 2", prepared by Cotton Architecture and Design and received May 11, 2021.

d. The subject Site Plan will not become effective until the effective date of the related PAD Amendment request being processed under the same case FS20-749.

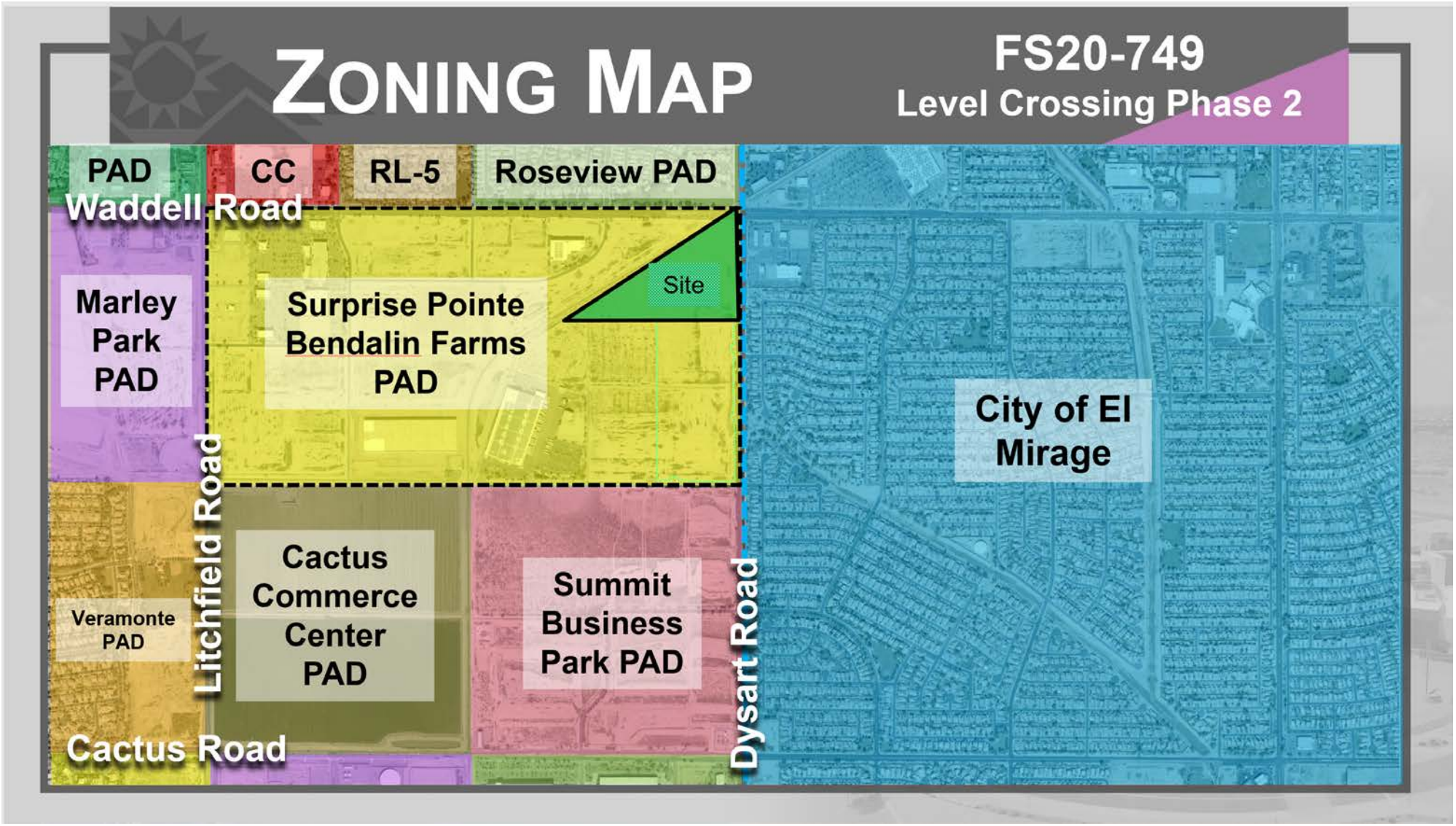
e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

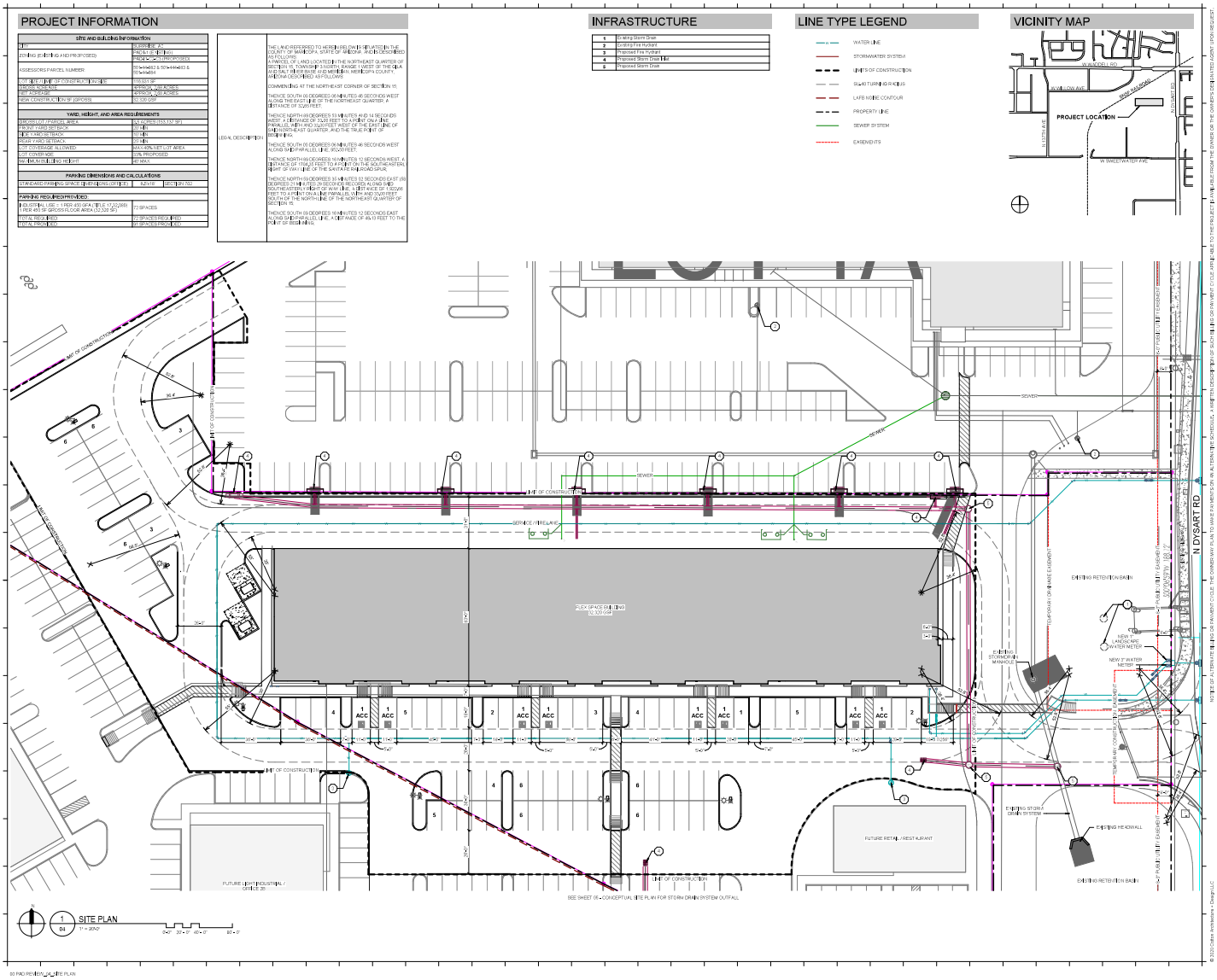
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations


VICINITY MAP
FS20-749
Level Crossing Phase 2
Greenway Road
Waddell Road
City of El Mirage
Site
Grand Avenue
Cactus Road
Peoria Avenue
Reems Road
Bullard Avenue
Litchfield Road
Dysart Road
El Mirage Road


ZONING MAP
FS20-749
Level Crossing Phase 2
PAD
CC
RL-5
Roseview PAD
Waddell Road
Marley Park PAD
Surprise Pointe Bendalin Farms PAD
Site
City of El Mirage
Litchfield Road
Cactus Commerce Center PAD
Summit Business Park PAD
Dysart Road
Veramonte PAD
Cactus Road



cotton architecture, design

CONSULTANT

CERTIFICATION

DISCLAIMER

PROJECT INFORMATION

HARDY WORLD LEVEL CROSSING PHASE 2

STAMPEDE INDUSTRIES

SURPRISE, AZ 85335

PARCEL NUMBER:
CITY OF SURPRISE, CASE #: PADX-#

ISSUE
SITE PLAN/ PAD AMENDMENT

ISSUE DATE
11.16.2020

ISSUE REVISIONS

#	Date	Description

SHEET NAME
SITE PLAN

04

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KEYNOTES

1. 48" BOX TREE
2. 36" BOX TREE
3. PARKING
4. SIDEWALK
5. DECORATIVE VEHICULAR PAVING
6. TRASH ENCLOSURE (SEE SHEET L-2.01)

CITY OF SURPRISE PLANT DATA

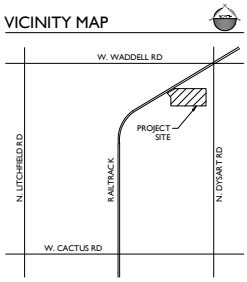
LANDSCAPE AREA (10,261 S.F.)	REQUIRED	PROVIDED
1 TREES AND 5 SHRUBS PER 400 S.F.	26 TREES 129 SHRUBS	26 TREES 129 SHRUBS

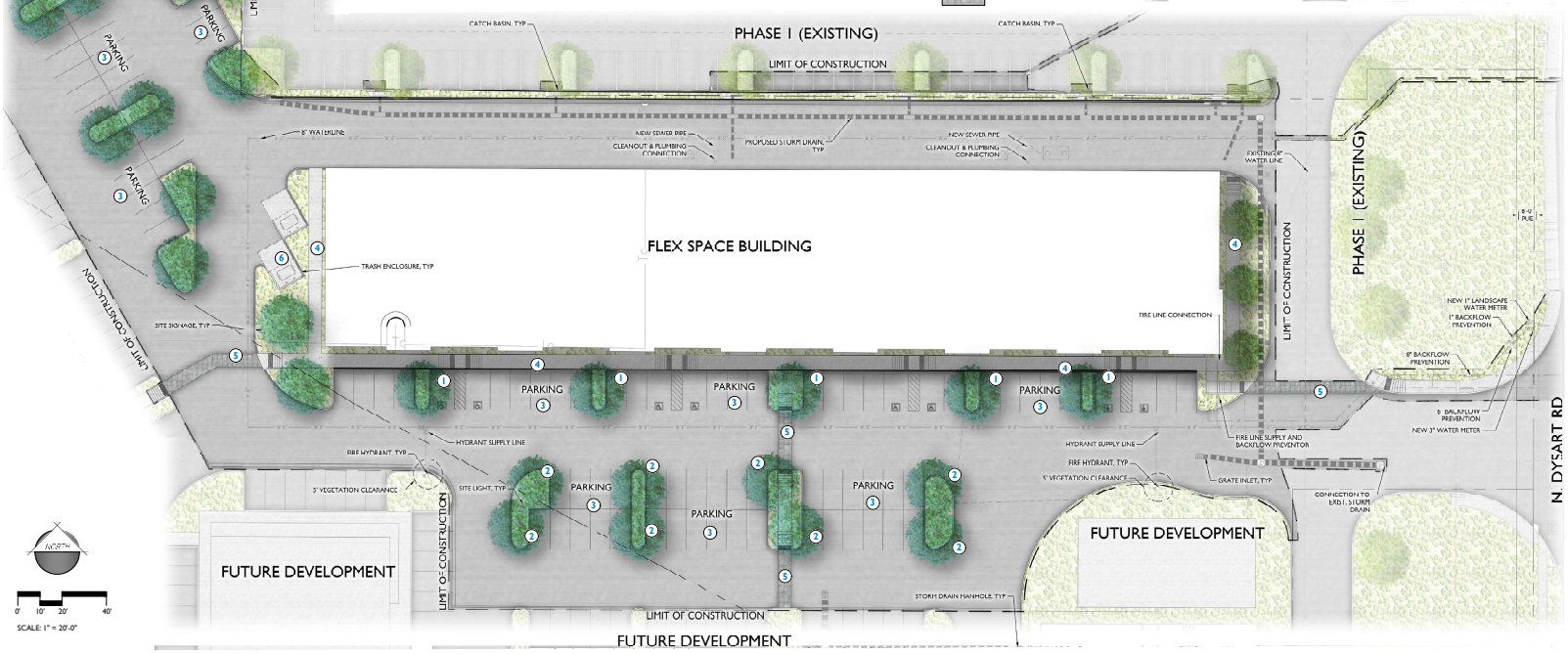
TREE SIZE	REQUIRED	PROVIDED
48" BOX (20% MIN.)	5 TREES	5 TREES
36" BOX (30% MIN.)	8 TREES	8 TREES
24" BOX (50% MIN.)	13 TREES	13 TREES

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
	Olea europaea 'Swan Hill'	'Swan Hill' Olive	24" Box 36" Box 48" Box	10 8 5
	Mariosousa willardiana	Palo Blanco	24" Box	5
SHRUBS/ACCENTS		COMMON NAME	SIZE	QTY
	Aloe hybrid 'Blue Elf'	Blue Elf Aloe	5 Gal	48
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal	77
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal	23
	Simmondsia chinensis 'Vista'	Compact Jojoba	5 Gal	11
GROUNDCOVERS		COMMON NAME	SIZE	QTY
	Lantana x 'Dallas Red'	Dallas Red Lantana	1 Gal	19
	Lantana montevidensis	Trailing Purple Lantana	1 Gal	24
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	74
MATERIAL				
	Decomposed Granite with Planting			10,561 S.F.
	Decorative Vehicular Paving			847 S.F.

VICINITY MAP





20-0774

HARDY WORLD LLC

Hardy World Level Crossing
Phase 2A Improvements

FS20-749
Surprise, Arizona

Preliminary Landscape Plan

L-1.01
05.10.2021

EPS GROUP

CITY OF SURPRISE PLANT DATA

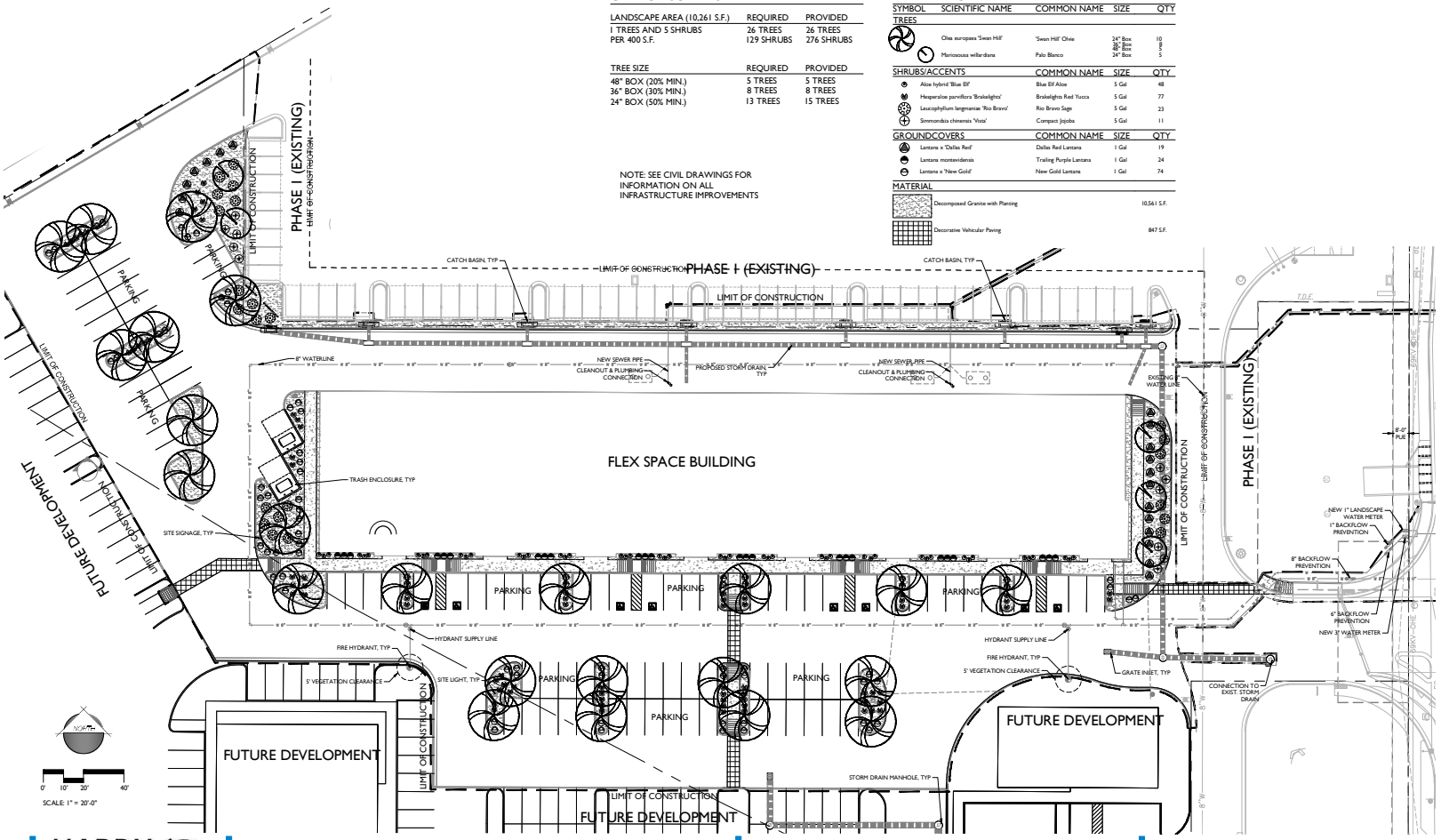
LANDSCAPE AREA (10,261 S.F.)	REQUIRED	PROVIDED
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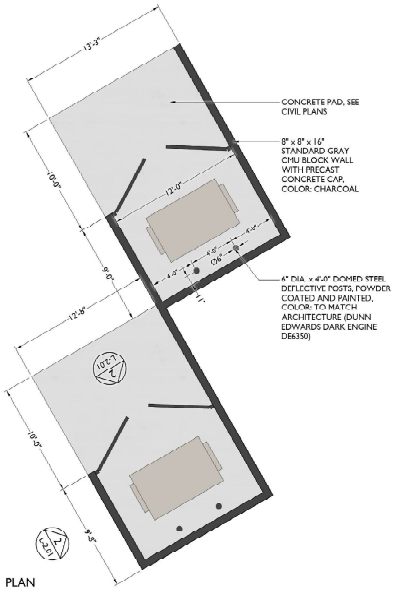
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24" BOX (50% MIN.)	13 TREES	15 TREES

NOTE: SEE CIVIL DRAWINGS FOR INFORMATION ON ALL INFRASTRUCTURE IMPROVEMENTS

PLANT LEGEND

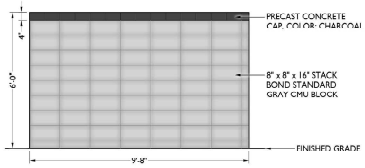
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY
TREES				
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GROUNDCOVERS		**COMMON NAME**	**SIZE**	**QTY**
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	Lantana montevidensis	Trailing Purple Lantana	1 Gal	24
	Lantana x 'New Gold'	New Gold Lantana	1 Gal	74
MATERIAL				
	Decomposed Granite with Planting			10,561 S.F.
	Decorative Vehicular Paving			847 S.F.





PLAN

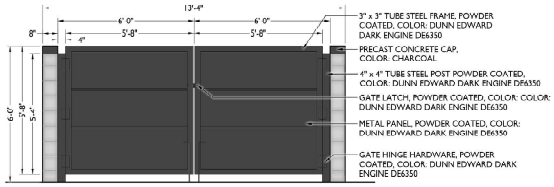
1 TRASH ENCLOSURE
Scale: 1/4" = 1'-0"



SIDE ELEVATION

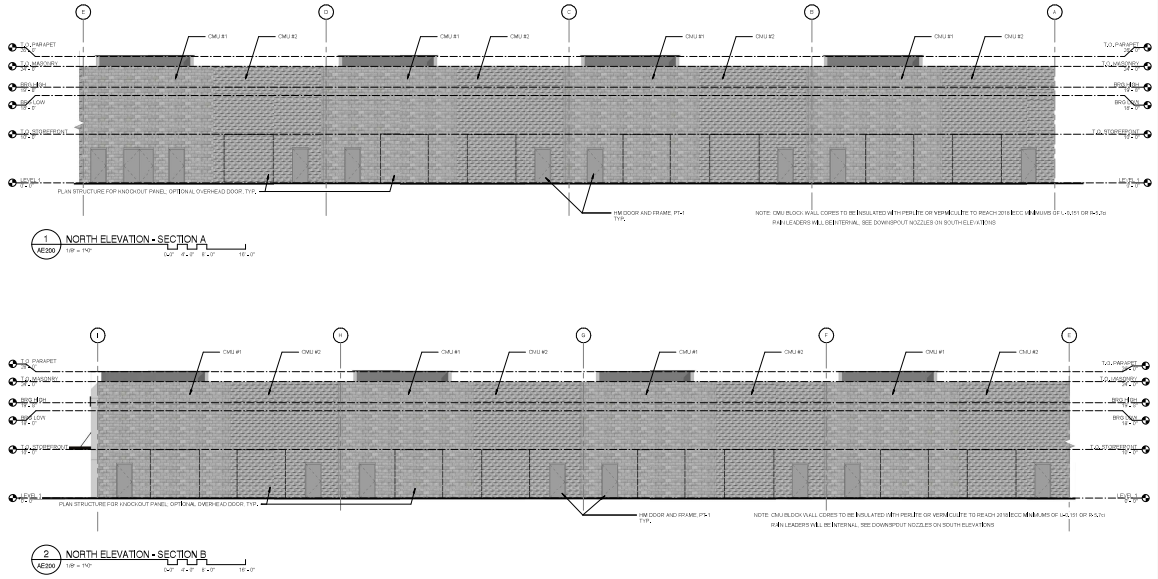
STRUCTURAL ENGINEERING NOTE:
UNLESS THIS SHEET IS ALSO SEALED BY A REGISTERED STRUCTURAL ENGINEER LICENSED IN THE STATE OF ARIZONA, THE INFORMATION FOR ALL WALLS, COLUMNS AND STRUCTURES ILLUSTRATED WITHIN THIS PLAN SET IS FOR REFERENCE ONLY AND UNDER SEPARATE PERMIT.

GENERAL NOTES:
1. SEE MANUFACTURER'S RECOMMENDATIONS FOR RAIL INSTALLATION.
2. VERIFY RAIL DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS AND SHOP DRAWINGS.



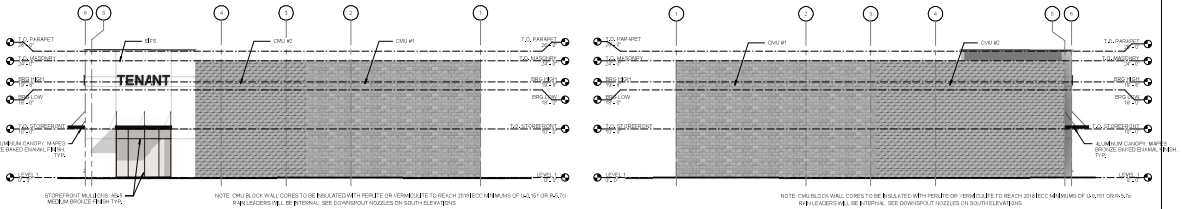
FRONT ELEVATION

2 TRASH ENCLOSURE
Scale: 1/2" = 1'-0"



1 AE200 NORTH ELEVATION - SECTION A
1/8" = 1'-0"

2 AE200 NORTH ELEVATION - SECTION B
1/8" = 1'-0"



3 AE200 EAST ELEVATION
1/8" = 1'-0"

4 AE200 WEST ELEVATION
1/8" = 1'-0"

BUILDING ELEVATION NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY PARAPET WALLS THAT ARE AT LEAST AS TALL AS THE MECHANICAL EQUIPMENT
B. SCREENING WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT SHALL SCREEN ALL GROUND MOUNTED MECHANICAL EQUIPMENT
C. ROOF TOP EQUIPMENT IS PROHIBITED
D. RAIN LEADERS WILL BE INTERNAL, SEE DOWNSPOUT NOZZLES ON SOUTH ELEVATIONS

REFERENCE KEYNOTES

MATERIAL LEGEND

cotton architecture + design
1344 N. NATIONAL PL., SUITE 104-C3
MESA, AZ 85201
(602) 753-4500

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PROJECT INFORMATION

STAMPEDE INDUSTRIES
HARDY WORLD LEVEL CROSSING PHASE 2
SURPRISE, AZ 85335
PARCEL #: 503-07-XXX
PROJECT #: 2019-XXX
CITY OF SURPRISE CASE #: PA20-XXX

NOTICE OF ALTERNATE BIDS: OR PAYMENT OUTLINE THE OWNER'S PLAN TO MAKE PAYMENTS ON AN ALTERNATE TYPE SCHEDULE. A WRITTEN DESCRIPTION OF SUCH BID OR PAYMENT OUTLINE SHALL BE FURNISHED BY THE OWNER OR THE OWNER'S DESIGNATED AGENT UPON REQUEST.

ISSUE
SITE PLAN/ PAD AMENDMENT

ISSUE DATE
11.16.2020

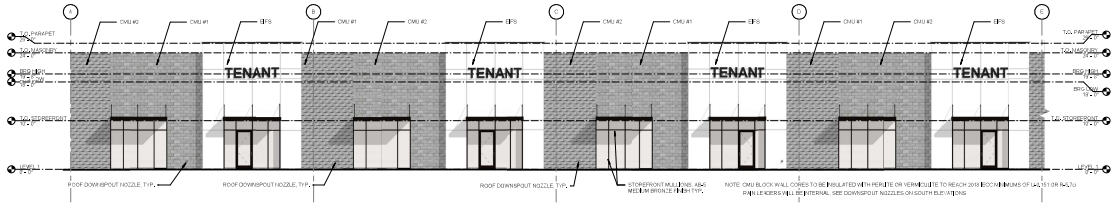
ISSUE REVISIONS

#	Date	Description

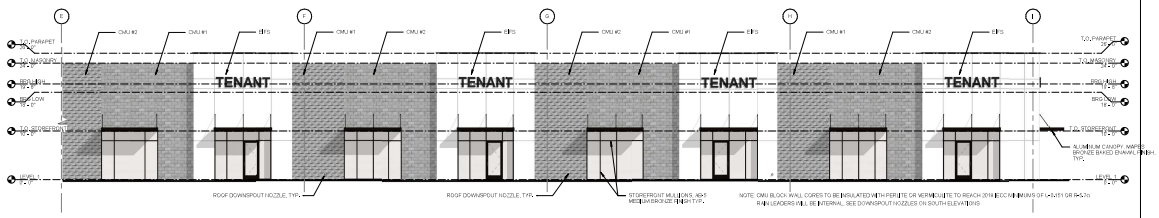
SHEET NAME
EXTERIOR ELEVATIONS

AE200

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1 SOUTH ELEVATION - SECTION A
AE220 1/8" = 1'-0"



2 SOUTH ELEVATION - SECTION B
AE220 1/8" = 1'-0"

BUILDING ELEVATION NOTES

A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY PARAPET WALLS AND/OR PENTHOUSES THAT ARE AN INTEGRAL PART OF THE MECHANICAL EQUIPMENT
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C. ROOF TOP UNITS SEPARATE REQUEST
D. RAIN LEADERS WILL BE INTERNAL, SEE DOWNSPOUT NOZZLES ON SOUTH ELEVATIONS

REFERENCE KEYNOTES

MATERIAL LEGEND

cotton architecture + design
1344 N. NATIONAL PL., SUITE 104-C3
MESA, AZ 85201
(602) 753-4180

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PROJECT INFORMATION

HARDY WORLD LEVEL CROSSING
PHASE 2
STAMPEDE INDUSTRIES
SURPRISE, AZ 85335
PARCEL 2 - PAD AREA
ROUTE 303 & HARDY
CITY OF SURPRISE, CASE # SR20-048

NOTICE OF ALTERNATIVE BUILDING PERMIT: COULD THE OWNER MAY PLAN TO MAKE PAYMENTS ON AN ALTERNATIVE SCHEDULE. A WRITTEN DESCRIPTION OF SUCH ALTERNATIVE SCHEDULE IS AVAILABLE FROM THE OWNER OR THE OWNER'S DESIGNATED AGENT UPON REQUEST.

ISSUE
SITE PLAN/ PAD AMENDMENT

ISSUE DATE
11.16.2020

ISSUE REVISIONS

#	Date	Description

SHEET NAME
EXTERIOR ELEVATIONS

AE220

15 ARCHITECTURAL_AE220_EXTERIOR ELEVATIONS

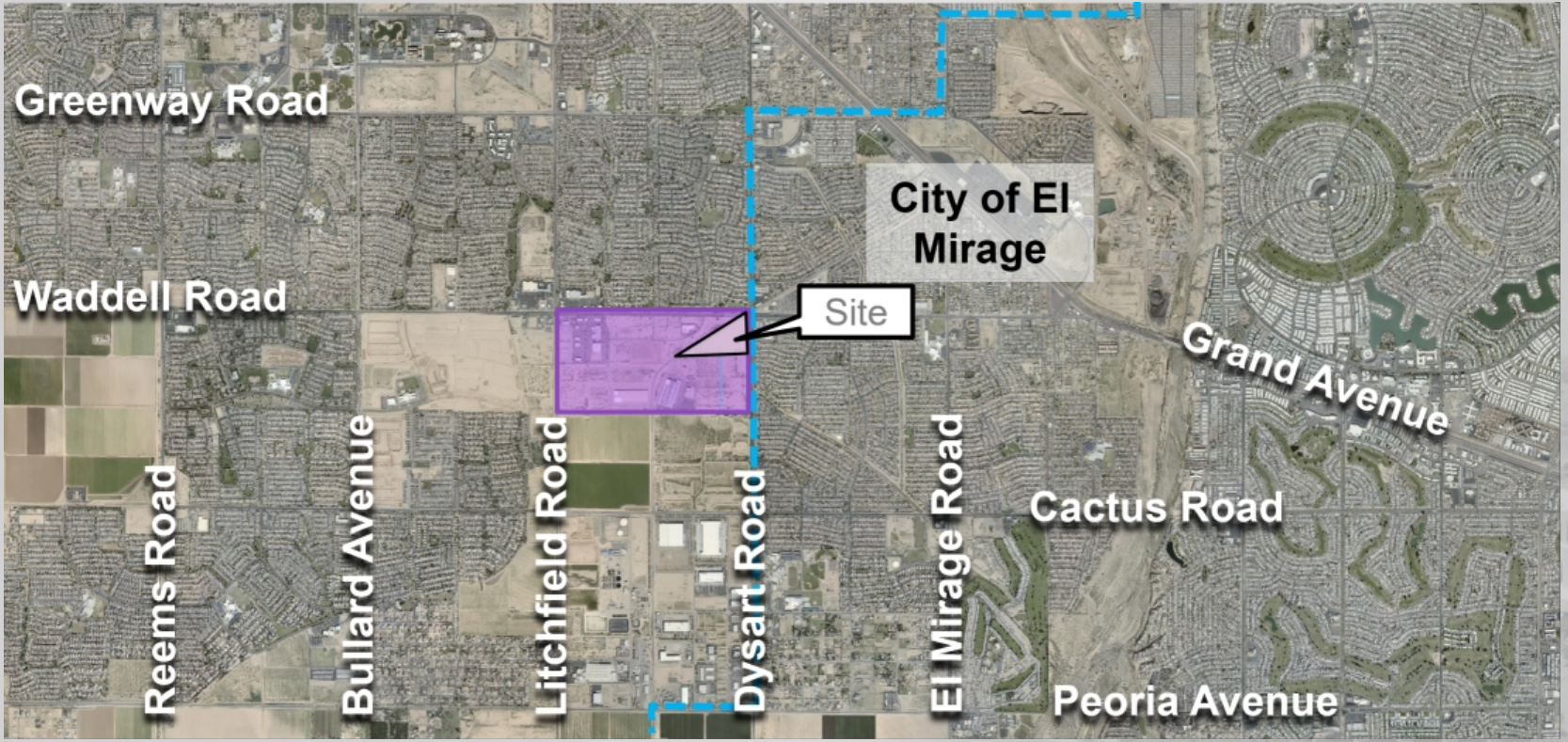
SURPRISE
ARIZONA

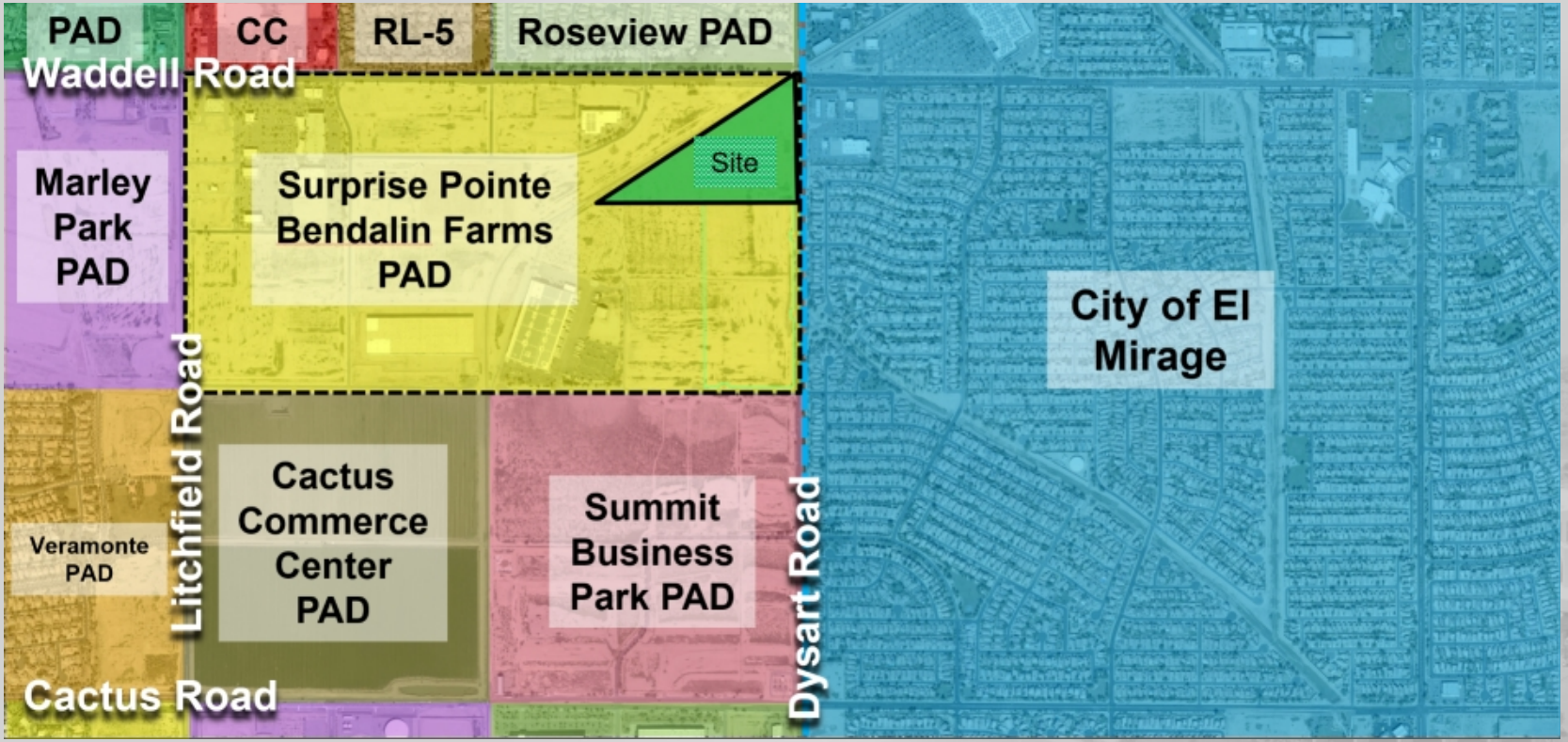
FS20-749
Level Crossing Phase 2
Site Plan

Planning & Zoning Commission

November 4, 2021

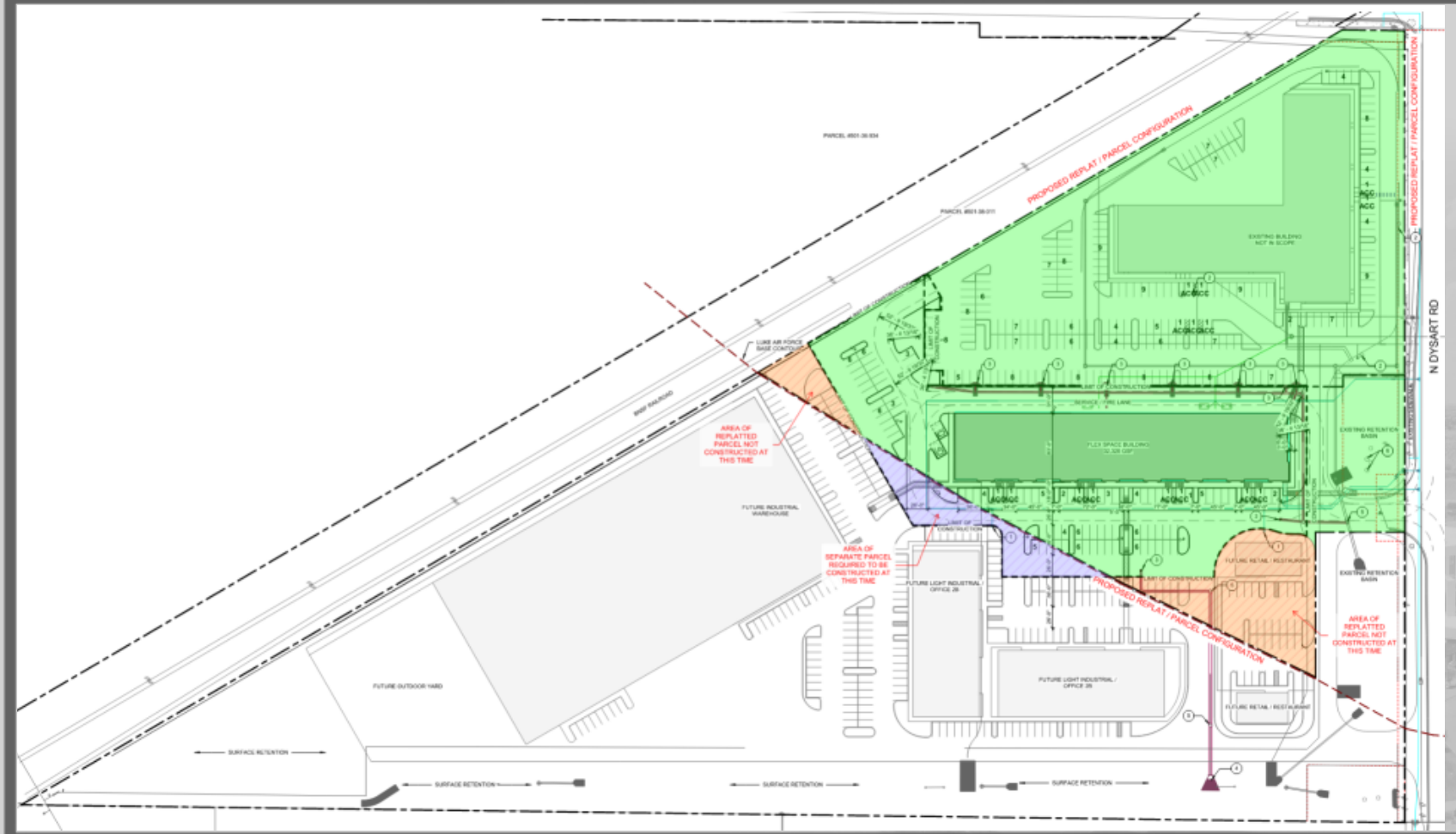
FS20-749 Vicinity Map





FS20-749 Zoning Map

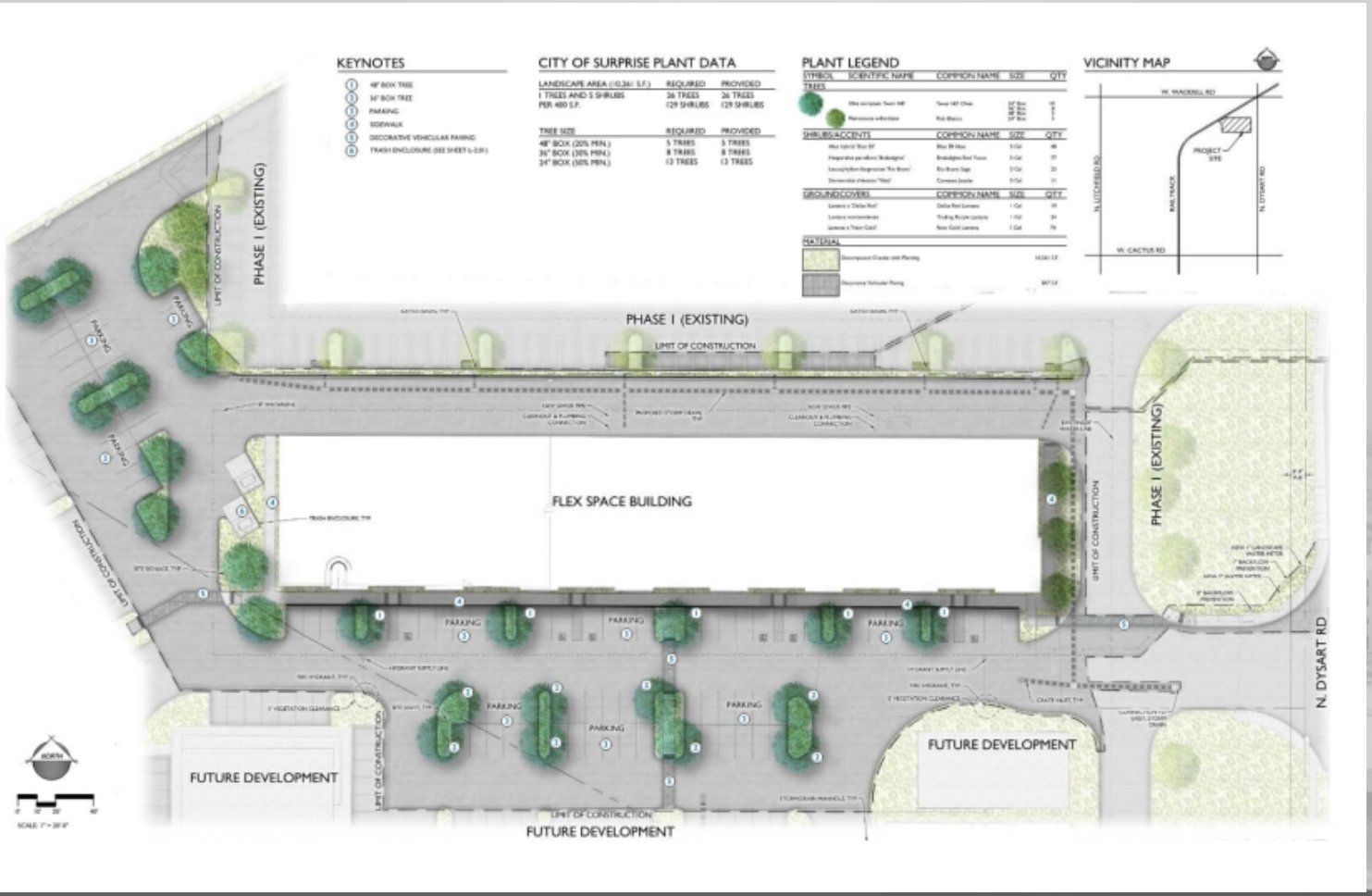
FS20-749 Master Site Plan



FS20-749 Site Plan



FS20-749 Landscape Plan



Staff Recommendation:

Approve subject to stipulations ‘a’ through ‘e’

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat Unit K – Phase 3 – Toll at Prasada". Case FS21-399

Motion:
I move to recommend approval of the Preliminary Plat entitled "Preliminary Plat Unit K – Phase 3 – Toll at Prasada" subject to stipulations "a" through "c" as outlined in the staff report.

Background:
The subject request involves a Preliminary Plat for Unit K of the Toll at Prasada project. The proposed Preliminary Plat contemplates 176 standard lots consisting of three (3) lot products. Unit K was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat, a single development parcel.

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 - FS21-399 Toll at Prasada Unit K Preliminary Plat - Staff Report - 110421 PZ
2. 01 - FS21-399 Toll at Prasada Unit K - Vicinity Map
3. 02 - FS21-399 Toll at Prasada Unit K - Case Map
4. 03 - FS21-399 Toll at Prasada Unit K - Preliminary Plat
5. 04 - FS21-399 Toll at Prasada Unit K - Landscape Plans
6. FS21-399 Toll at Prasada Unit K Preliminary Plat - 110421 PZ Presentation

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SURPRISE
ARIZONA

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS21-399**
Project Name:	Toll at Prasada Unit K Preliminary Plat
Council District:	3 - Mesquite
Meeting Date:	**November 4, 2021**
Planner:	Trever Fleetham, AICP

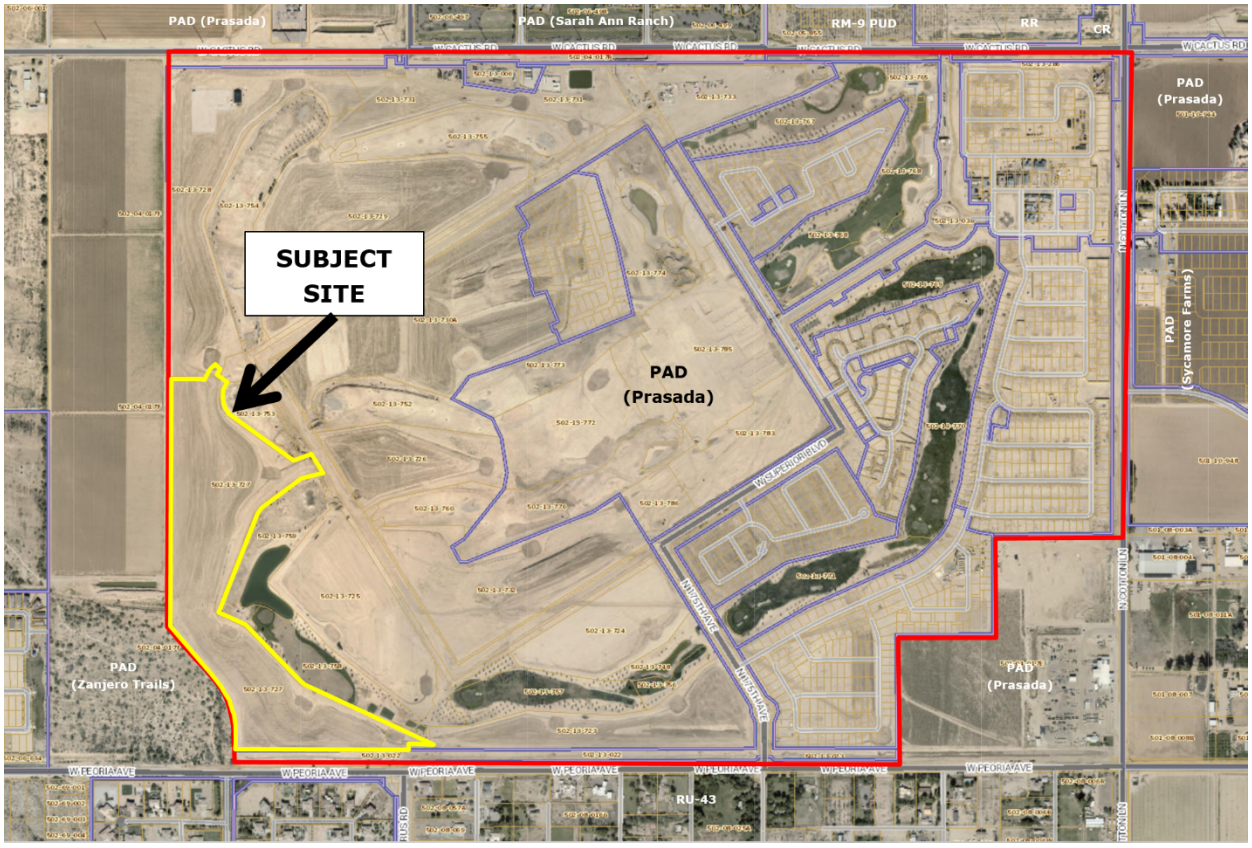
Owner:	Toll Prasada, LLC
Applicant:	Aaron Insco of Toll Bros, Inc.
Request:	Preliminary Plat for Toll at Prasada Unit K in the Prasada PAD
Site Location:	Generally located west of Cotton Lane, between Cactus Road and Peoria Avenue
Lot Yield:	176
Area:	42.21 acres
Density:	4.17 DU/Ac.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	**Approve**, subject to stipulations “a” through “c”

Project Description:

The subject request involves a Preliminary Plat for Unit K of the Toll at Prasada project. The proposed Preliminary Plat contemplates 176 standard lots consisting of four (4) lot products. Unit K was also included in the Phase 2 Infrastructure Plat that was approved under case FS19-061 and was depicted in said Final Plat as a single development parcel.

Existing Zoning:

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



Background:

June 22, 2006: The City Council approved the original Prasada PAD under case PAD05-465.

December 21, 2016: Staff approved a Minor Amendment to the Lake Village portion of the Prasada PAD under case FS16-400 for the purpose of revising the Lake Village land plan and development standards.

February 12, 2018: Staff approved a Minor Amendment to the Toll Brothers' portion of the Prasada Lake Village under case FS17-587 for the purpose of revising specific development standards related to the Toll Brothers development.

April 17, 2018: The City Council approved the original Preliminary Plat for Toll at Prasada under case FS17-394.

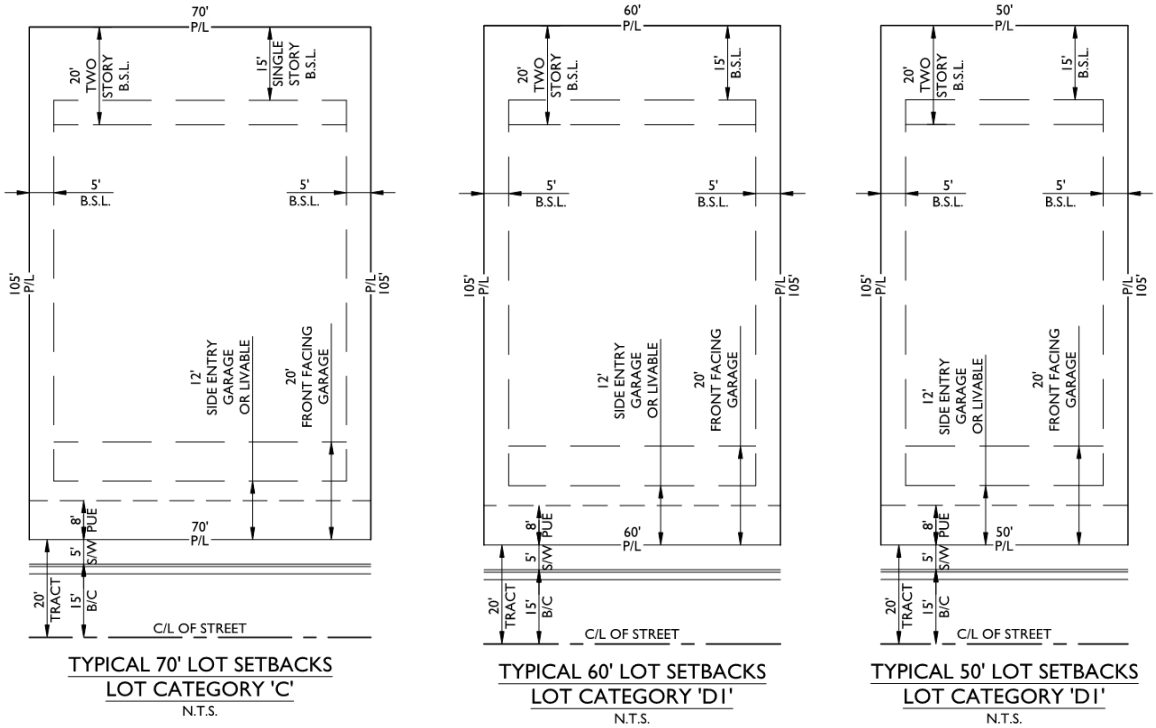
January 15, 2019: The City Council approved the Final Plat for Toll at Prasada Phase I Infrastructure under case FS18-290.

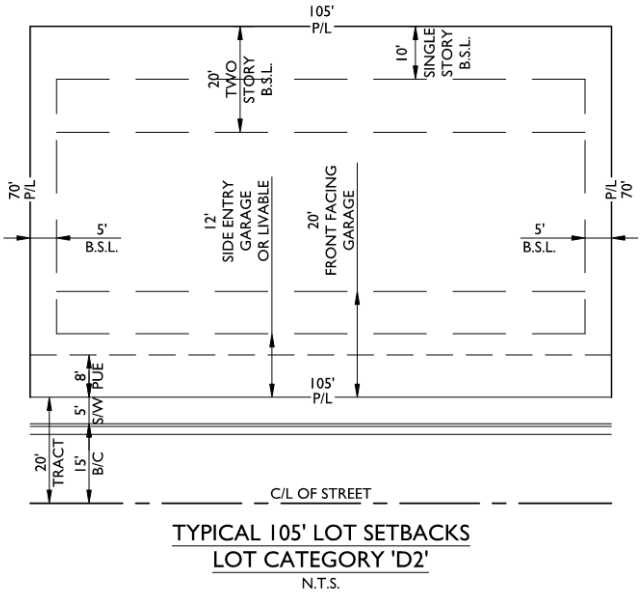
August 6, 2019: The City Council approved the Final Plat for Toll at Prasada Phase 2 Infrastructure under case FS19-061.

April 28, 2021: The applicant filed case FS21-399, the subject case.

Analysis and Discussion:

The proposed subdivision anticipates three (3) Lot Categories. These include Lot Category C, two (2) configurations of Lot Category D1, and Lot Category D2. All of the proposed configurations are consistent with the approved PAD zoning. These configurations are depicted below and on Sheet DT01 of the subject Preliminary Plat.





Primary access to this subdivision will be via Mountainair Street, which is located near the northeast of Unit K. Secondary access will be via Julian Street, extending from Unit G to the southeast. Sausalito Drive will eventually continue north into the future Unit L.

The subject site will also have approximately 4.38 acres of open space, including 1.32 acres of active open space.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 4.17 DU/Ac, the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The site also lies with the 0-6 DU/Ac ribbon of the Luke Air Force Base Graduated Density Concept; however, the site is integral to the larger Sterling Grove project, which is approved for 2,207 lots overall and meets the guidance offered by the GDC.

Reviewing Agencies:

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

Summary:

The subject Preliminary Plat meets the requirements of the Prasada PAD, in addition to other applicable requirements as set forth in the LDO. All city reviewing departments have reviewed the request and expressed no concerns.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan.
- The proposed Preliminary Plat is consistent with the Prasada PAD.
- The reviewing agencies have indicated no objections.

Recommendation:

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

a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat Unit K – Phase 3 – Toll at Prasada", prepared by EPS Group, and received 09/07/2021.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Prasada – Unit K", prepared by Greey Pickett, and received 09/07/2021.

c. Non-compliance with the stipulations of approval of 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 recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

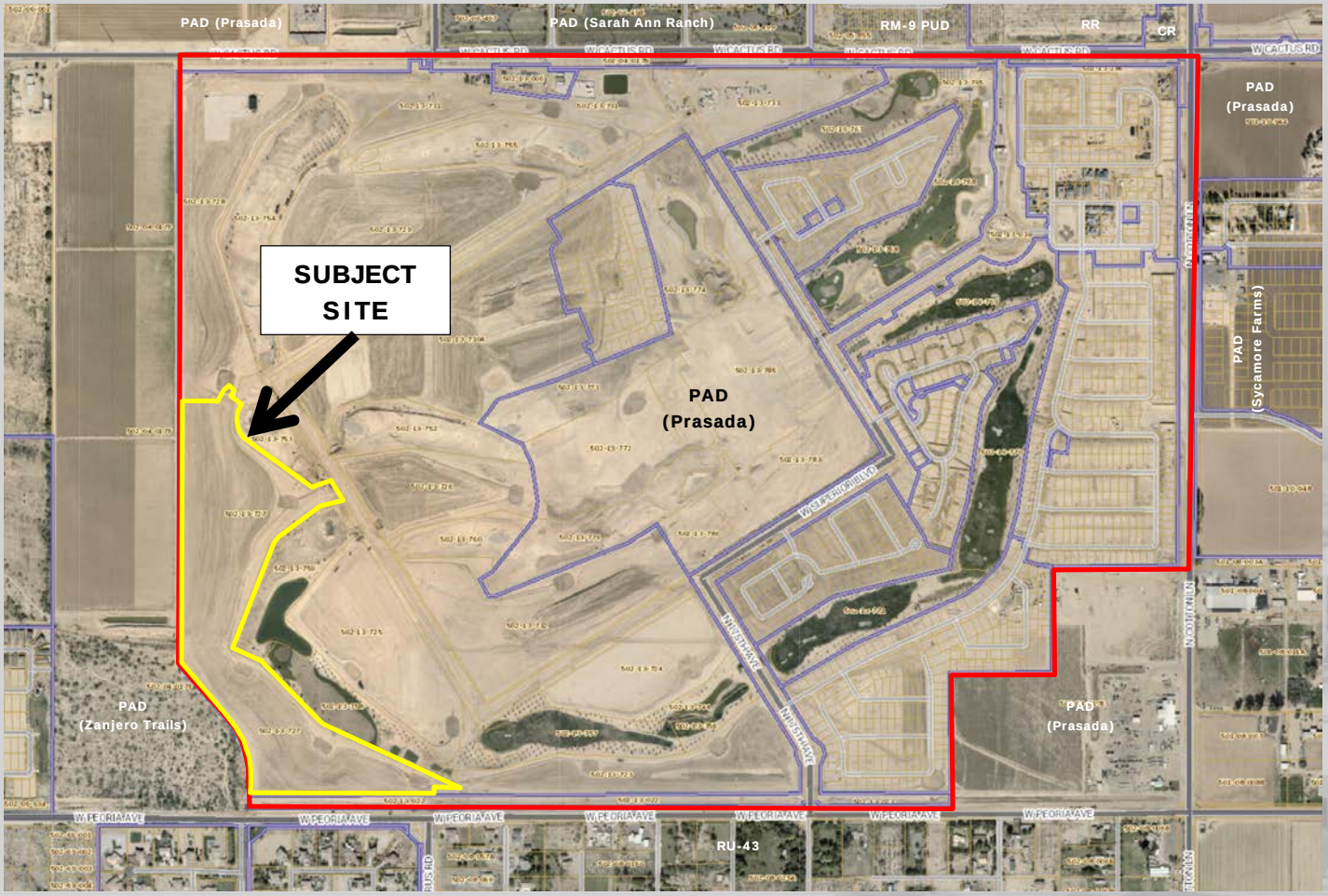
Attachments:

01 Toll at Prasada Unit K Vicinity Map
02 Toll at Prasada Unit K Case Map
03 Toll at Prasada Unit K Preliminary Plat
04 Toll at Prasada Unit K Preliminary Landscape Plans

FS21-399 Vicinity Map

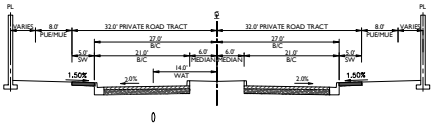


FS21-399 Case Map

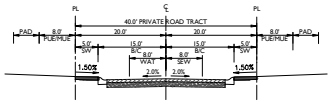


PRELIMINARY PLAT
UNIT K - PHASE 3 - TOLL AT PRASADA

A PORTION OF THE EAST HALF OF SECTION 22, AND A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 2 WEST,
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



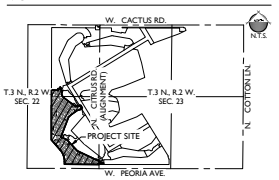
LOCAL ENTRY
RESIDENTIAL LOCAL ENTRY WITH MEDIAN



LOCAL STREET
TWO-WAY WITH ON STREET PARKING (ONE SIDE)
N.T.S.



VICINITY MAP



PROJECT TEAM

DEVELOPER:
TOLL BROTHERS
8767 E VIA DE VENTURA, SUITE 390
SCOTTSDALE, AZ 85258
TEL: (602) 999-5684
CONTACT: AARON INSCO

CIVIL ENGINEER:
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD, SUITE 120
MESA, AZ 85201
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JAMES ROGERS, P.E.

PROJECT DATA

A.P.N. 502-04-017P

EXISTING GENERAL PLAN: NEIGHBORHOOD CHARACTER AREA
EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD) (ORDINANCE NO. 06-26)

GROSS AREA: +/- 42.21 ACRES
NET AREA: +/- 42.21 ACRES

PRIVATE STREET TRACT AREA: +/- 8.27 ACRES
LOT AREA: +/- 29.56 ACRES
TRACT/OPEN SPACE: +/- 4.38 ACRES

TOLL AT PRASADA LOT & DENSITY TABLE

Development Pad	Acerage	Lot Yield	Net Density	Case #	Case Type
A	32.736	141	4.307 DU/AC	FS18-260	FINAL
B	47.999	230	4.792 DU/AC	FS17-700	FINAL
D	21.939	90	4.102 DU/AC	FS18-289	FINAL
P	17.602	49	2.784 DU/AC	FS19-471	FINAL
E	18.961	81	4.272 DU/AC	FS19-472	FINAL
Unit A, Lot 322/323	N/C	-1	3.57 DU/AC	FS19-508	Re-Plat
F	24.10	114	4.730 DU/AC	FS20-684	FINAL
C	12.70	60	4.720 DU/AC	FS20-684	FINAL
N	15.810	64	4.048 DU/AC	FS20-586	FINAL
COTTAGES	1.498	8	5.340 DU/AC	FS20-719	FINAL
Q (PH1)	12.727	134	10.529 DU/AC	FS20-720	FINAL
Q (PH2)	13.1580	38	2.888 DU/AC	FS21-186	FINAL
G	18.5600	80	4.310 DU/AC	FS21-429	FINAL
H	13.587	61	4.490 DU/AC	FS21-080	Preliminary
I	20.04	90	4.49/AC	FS21-252	Preliminary
K	42.2100	176	4.17/AC	FS21-399	Preliminary
J	13.4420	32	2.38/AC	FS21-331	Preliminary
M	34.5050	169	4.898/AC	FS21-341	Preliminary
Total	361.57	1616	4.47 DU/AC		

THE TOLL AT PRASADA PROJECT IS PLANNED FOR A MAXIMUM OF 2207 UNITS. THE CHART SHALL BE UPDATED TO MAINTAIN A RECORD OF THE REMAINING UNIT COUNT AT EACH PHASE OF THE DEVELOPMENT.

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE, FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
4. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS AND ALL INTERIOR STREETS.
5. THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PRASADA, CASES FS17-587 & FS16-400.

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, BEING SOUTH 00°26'44" WEST AS MEASURED AND BEING SOUTH 00°26'44" WEST SHOWN ON MARICOPA COUNTY GDACS SURVEY RECORDED IN BOOK 661, PAGE 18, MARICOPA COUNTY RECORDS.

LEGAL DESCRIPTION:

A REPLAT OF UNIT K AS PLATTED BY 'TOLL AT PRASADA' PHASE 2
ONSITE INFRA TO BE RECORDED

100 YEAR ASSURED WATER SUPPLY

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

27-701007.0000 — CERTIFICATE NUMBER
11/14/2018 — DATE

UTILITIES

WATER	EPCOR WATER
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	CS02	INDEX SHEET
SHEET 3	DT01	LOT DIAGRAMS AND DEVELOPMENT STANDARDS
SHEET 4 - 8	PP01 - PP05	PRELIMINARY PLAT
SHEET 9	TB01	DATA TABLES

1130 N Alma School Road
Suite 120
Mesa, AZ 85201
T | 480.503.2250 | F | 480.503.2258
w w w . e p s g r o u p i n c . c o m

EPS GROUP

Project: TOLL AT PRASADA
PHASE 3 - Unit K - PRELIMINARY PLAT
SURPRISE, ARIZONA

Cover Sheet

Revisions:
1 REVISED PER 1ST REVIEW COMMENTS 8/21
2 REVISED PER 2ND REVIEW COMMENTS 8/22

Designer: JMR
Drawn by: JK/BW

JAMES MILES ROGERS
EXPIRES 09/30/2022

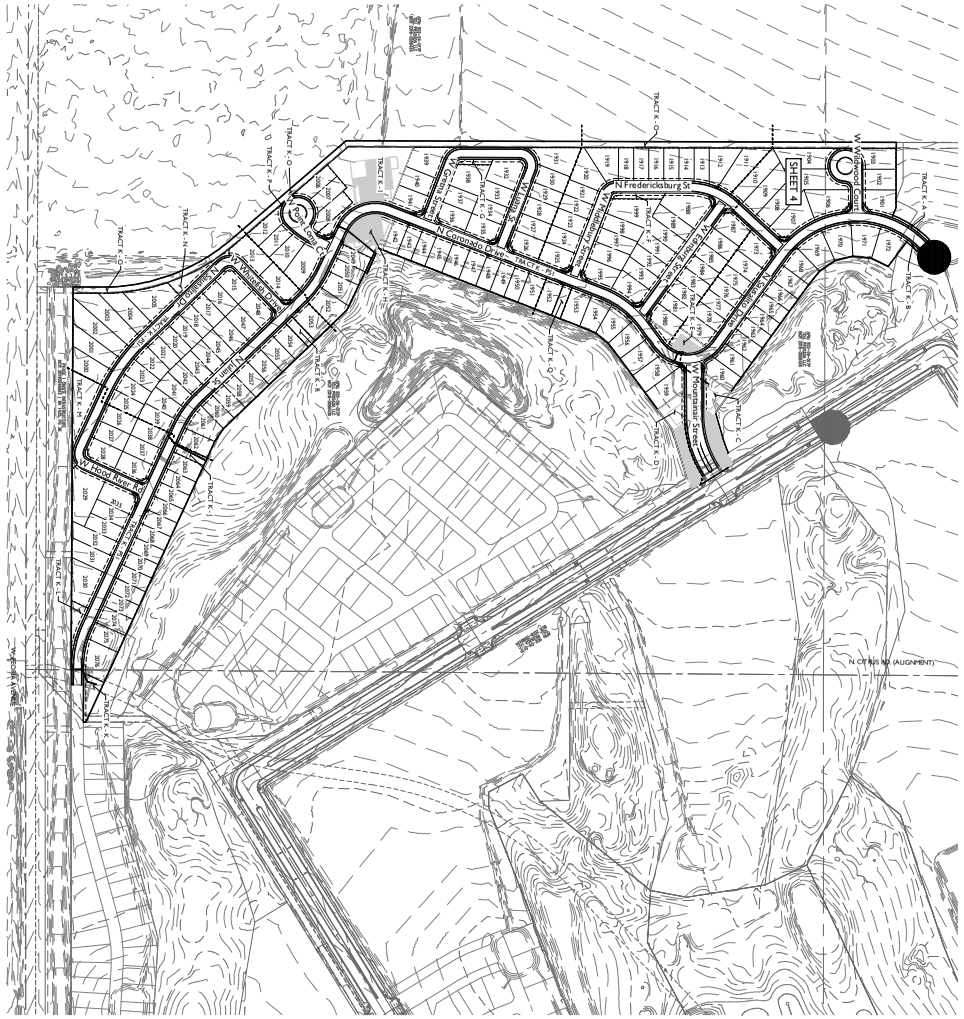
Job No. 16-339
CS01
Sheet No. 1 of 9

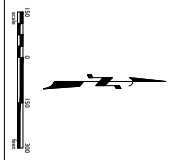
EPS-03
FS21-399

16-339 - Phase 3 - Unit K - PRELIMINARY PLAT

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jduce Aug 30, 2021 4:23pm S:\Projects\2016\16-339\Civil_Phase 3\Unit K\PrePlat_Pre Plat\16-339 - PP - Ph 3 - Unit K - CS02.dwg

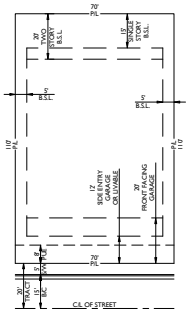




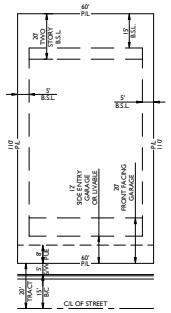
Sheet No. 2 of 9	Work No. CS02	Job No. 16-339	Designed: JMB Drawn by: JMB/KW	1. REVISED PER 1ST REVIEW COMMENTS 8/21 2. REVISED PER 2ND REVIEW COMMENTS 8/21	Revisions	Project: TOLL AT PRASADA PHASE 3 - Unit K - PRELIMINARY PLAT SURPRISE, ARIZONA	EPS GROUP 1130 N Alma School Road Suite 120 Mesa, AZ 85201 T:480.503.2250 | F:480.503.2258 w w w . e p s g r o u p i n c . c o m

Preliminary Plat

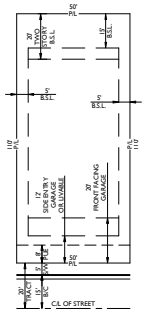
FS21-399 EPS-03



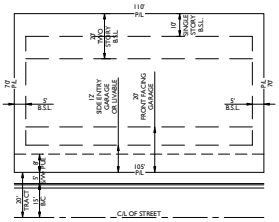
TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
N.T.S.



TYPICAL 60' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.



TYPICAL 50' LOT SETBACKS
LOT CATEGORY 'D1'
N.T.S.



TYPICAL 110' LOT SETBACKS
LOT CATEGORY 'D2'
N.T.S.

Development Standard C - FS16-400

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	7,000 Square Feet	
Minimum Lot Width	65 Feet[1]	
Minimum Building Setbacks:[2]		
Front[4]		
Front facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space[5]	12 Feet	
Side[3][6]	5 Feet / 5 Feet	
Rear[4][6]	20 Feet (2 Story) 15 Feet (1 Story)	
Maximum Building Height:[7]	35 Feet	

Notes

1. Lot widths may range from 60 feet to 80 feet, with lot areas from 7,000 square feet.
2. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.
3. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.
4. Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.
5. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk.
6. Covered patios may encroach up to 5 feet into the rear setback.
7. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.

Development Standard D1 - FS17-587

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet[1]	
Minimum Building Setbacks:[1]		
Front[2][5]		
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space[3]	12 Feet	
Side[4][6]	5 Feet / 5 Feet	
Rear[2][5]	20 Feet (2 Story) 13 Feet (1 Story)	
Maximum Building Height:[7]	35 Feet	

Notes

1. Typical configured lot widths may range from 45 feet to 65 feet, with lot areas from 5,000 square feet.
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.
5. Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.
7. Covered patios may encroach up to 5 feet into the rear setback.
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.

Development Standard D2 - FS17-587

Zoning District:	PLV-1	PLV-2
Minimum Lot Area	5,000 Square Feet	
Minimum Lot Width	45 Feet[1]	
Minimum Building Setbacks:[1]		
Front[2][5]		
Front & side facing garage (measured from back of sidewalk to face of garage door)	20 Feet	
Side entry garage, porch or livable space[3]	12 Feet	
Side[4][6]	5 Feet / 5 Feet	
Rear[2][5]	20 Feet (2 Story) 10 Feet (1 Story)	
Maximum Building Height:[7]	35 Feet	

Notes

1. Typical configured lot widths may range from 45 feet to 111 feet, with lot areas from 5,000 square feet.
2. A wide shallow lot configuration is permitted, indicated by the front entry door as part of the front elevations. Driveway could occur on a side or front yard.
3. Unless stated otherwise, all setbacks are measured from the property line. All setbacks are subject to the requirements of the applicable Building Code and Fire Code adopted by the City of Surprise.
4. The minimum side yard setback for corner lots shall either be 12 feet or the standard 5 foot side setback with a minimum 8 foot landscape tract on the street side adjacent to the lot. The landscape tract shall be maintained by the Home Owner's Association.
5. Architectural features such as, but not limited to, covered patios and porches fireplaces, bay windows, shadow boxes, pot shelves, and other pop-outs, can encroach up to 3 feet into the front or rear setbacks and 2 feet into the side setbacks.
6. Driveways for side entry garages or attached garages that face a corner side shall provide for a minimum 10 foot wide by 20 foot deep driveway parking pad, without encroaching on the sidewalk. During review of home products with a side entry garage, the developer shall demonstrate that an adequate lot width exists for vehicular turning movements.
7. Covered patios may encroach up to 5 feet into the rear setback.
8. Building height is measured from the finished floor to the top of the parapet or highest point of the roofline.

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EPS-03

Project: TOLL AT PRASADA
PHASE 3 - Unit K - PRELIMINARY PLAT
SURPRISE, ARIZONA

Lot Diagrams and Development Standards

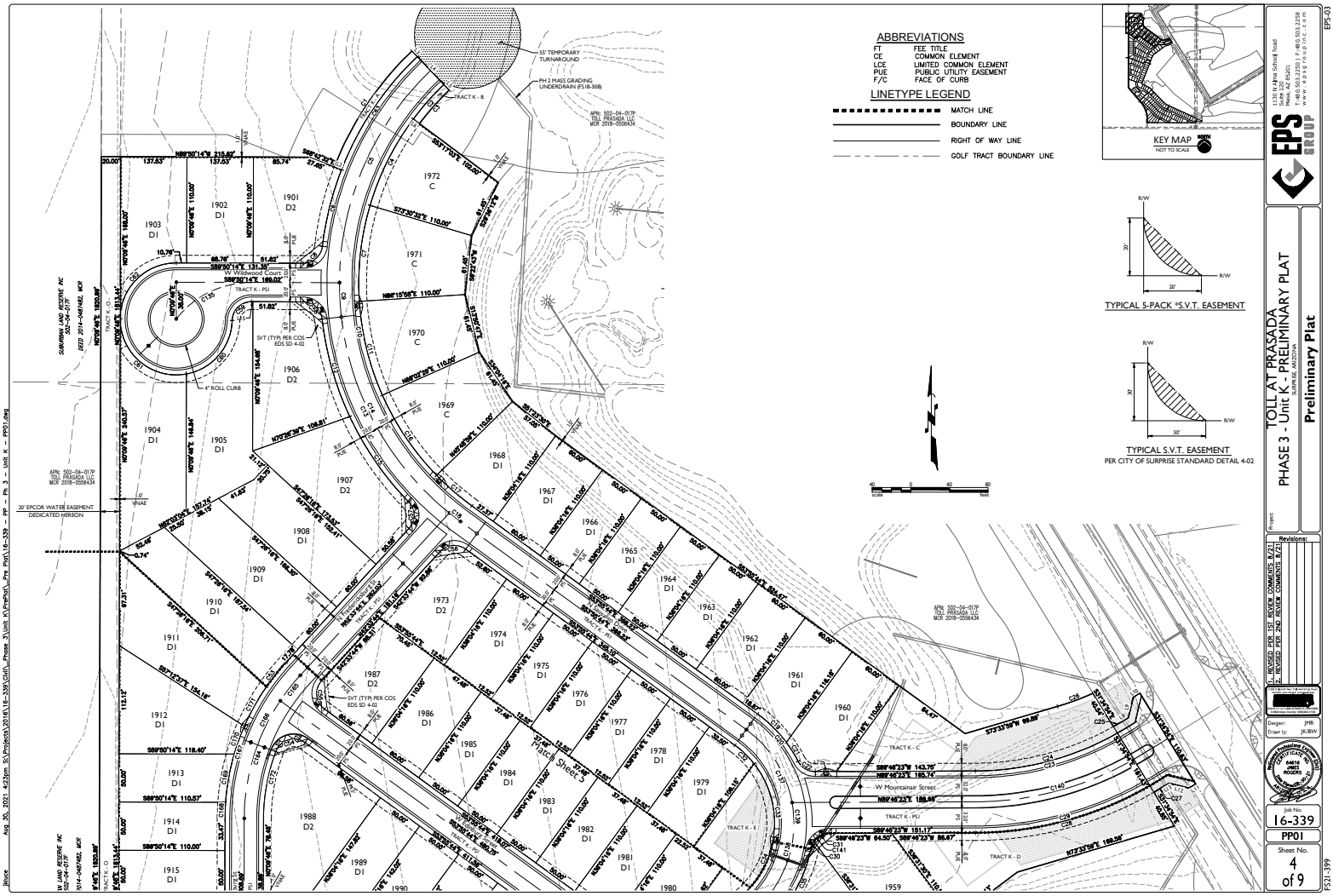
Revisions:
REVISED PER 1ST REVIEW COMMENTS 8/21
REVISED PER 2ND REVIEW COMMENTS 8/21

Designer: JMR
Drawn by: JK/BW

Job No.
16-339
DT01
Sheet No.
3
of 9

FS21-399

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16-339 - Phase 3 - Unit K - PRELIMINARY PLAT

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EPS-03

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TOLL AT PRASADA
PHASE 3 - Unit K - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

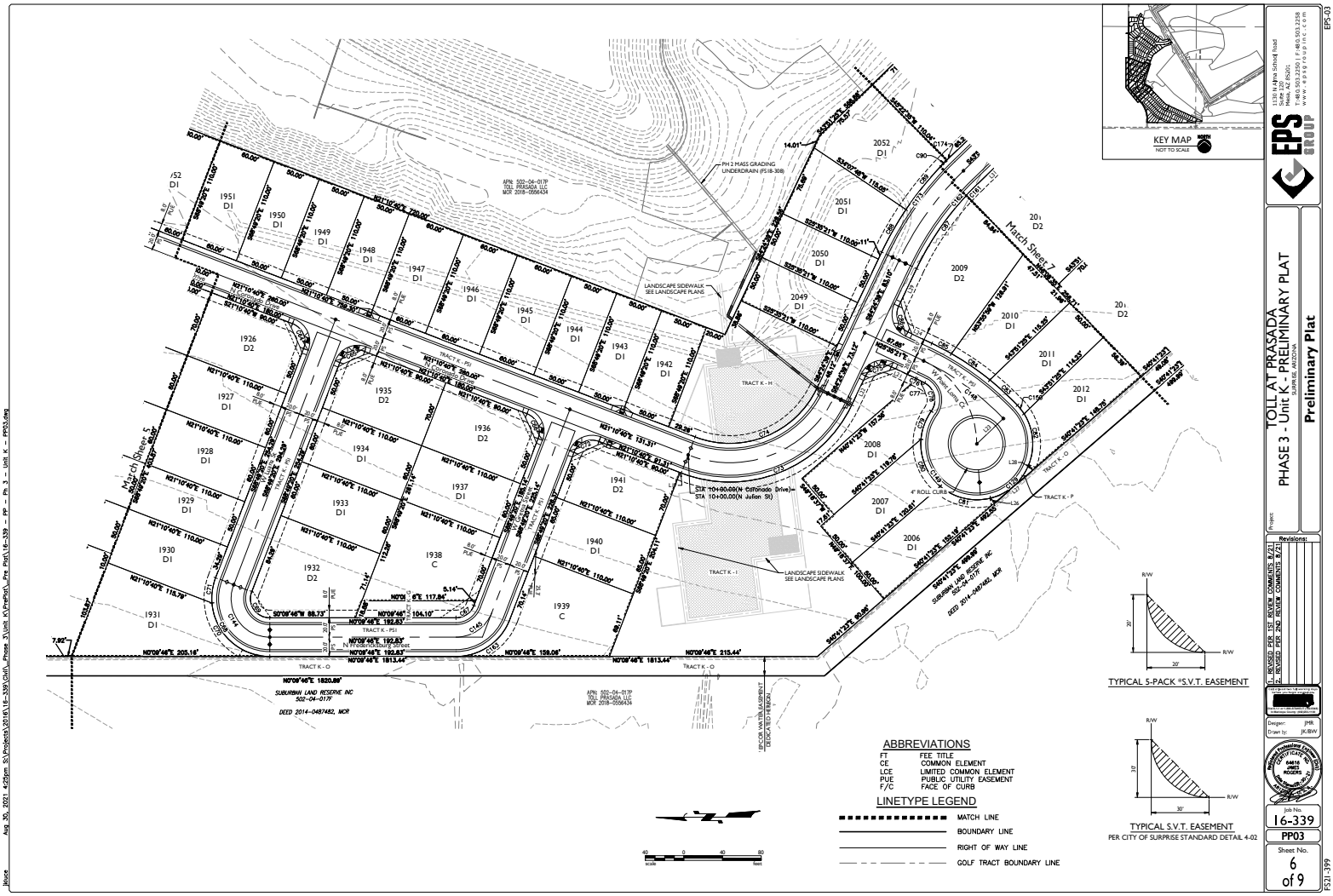
Revisions:
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Designer: JMR
Drawn by: JK/BW

Job No.
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of 9

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KEY MAP
NOT TO SCALE
TOLL AT PRASADA
PHASE 3 - Unit K - PRELIMINARY PLAT
Preliminary Plat
SURPRISE, ARIZONA
EPS GROUP
1121 W Warp Spinal Road
Suite 124
Mesa, AZ 85233
T 480.503.2250 | F 480.503.2258
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Revisions:
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Designer: JMR
Drawn by: JK/BW
Job No.
16-339
PP02
Sheet No.
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of 9
FS21-399
TYPICAL S-PACK *S.V.T. EASEMENT
TYPICAL S.V.T. EASEMENT
PER CITY OF SURPRISE STANDARD DETAIL 4-02
ABBREVIATIONS
FT FEE TITLE
CE COMMON ELEMENT
LCE LIMITED COMMON ELEMENT
PUE PUBLIC UTILITY EASEMENT
F/C FACE OF CURB
LINETYPE LEGEND
MATCH LINE
BOUNDARY LINE
RIGHT OF WAY LINE
GOLF TRACT BOUNDARY LINE
Match Sheet 4
Match Sheet 6
EPCOR WATER EASEMENT DEDICATED HEREON
PH 2 MASS GRADING UNDERDRAIN (FS18-308)
APN: 503-04-017P
TOLL PRASADA LLC
MCR 2018-0506434
SUBURBAN LAND RESERVE INC
503-04-017F
DEED 2014-0487482, MCR
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TRACT K - CCCCCCCCCCCCCCCCCCCCCCC
TRACT K - DDDDDDDDDDDDDDDDDDDDDDD
TRACT K - EEEEEEEEEEEEEEEEEEEEEEE
TRACT K - FFFFFFFFFFFFFFFFFFFFFFF
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TRACT K - AAAAAAAAAAAAAAAAAAAAAAAAAAAA
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TRACT K - CCCCCCCCCCCCCCCCCCCCCCCCCCCC
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TRACT K - QQQQQQQQQQQQQQQQQQQQQQQQQQQ



16-339 - Phase 3 - Unit K - PRELIMINARY PLAT

Aug 30, 2021 4:29pm S:\Projects\2016\16-339\Civil_Phase 3\Unit K\PrePlat_Pre Plat\16-339 - PP - Ph 3 - Unit K - PP03.dwg

EPS-03

EPS GROUP
1121 W Warp Spinning Road
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Mesa, AZ 85210 | P 480.503.2250
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TOLL AT PRASADA
PHASE 3 - Unit K - PRELIMINARY PLAT
SURPRISE, ARIZONA

Project: **Preliminary Plat**

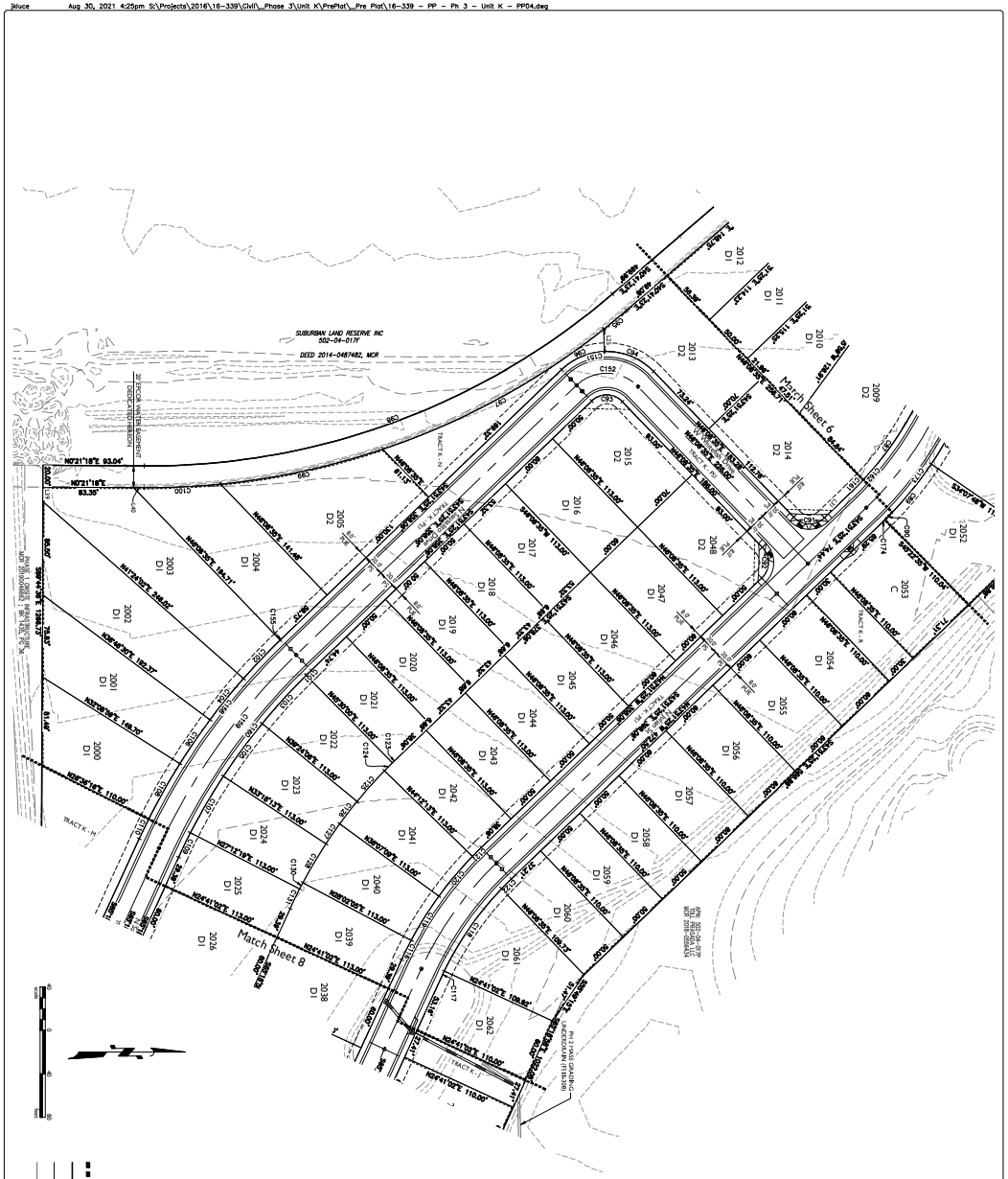
Revisions:
REVISED PER 1ST REVIEW COMMENTS 8/21
REVISED PER 2ND REVIEW COMMENTS 8/21

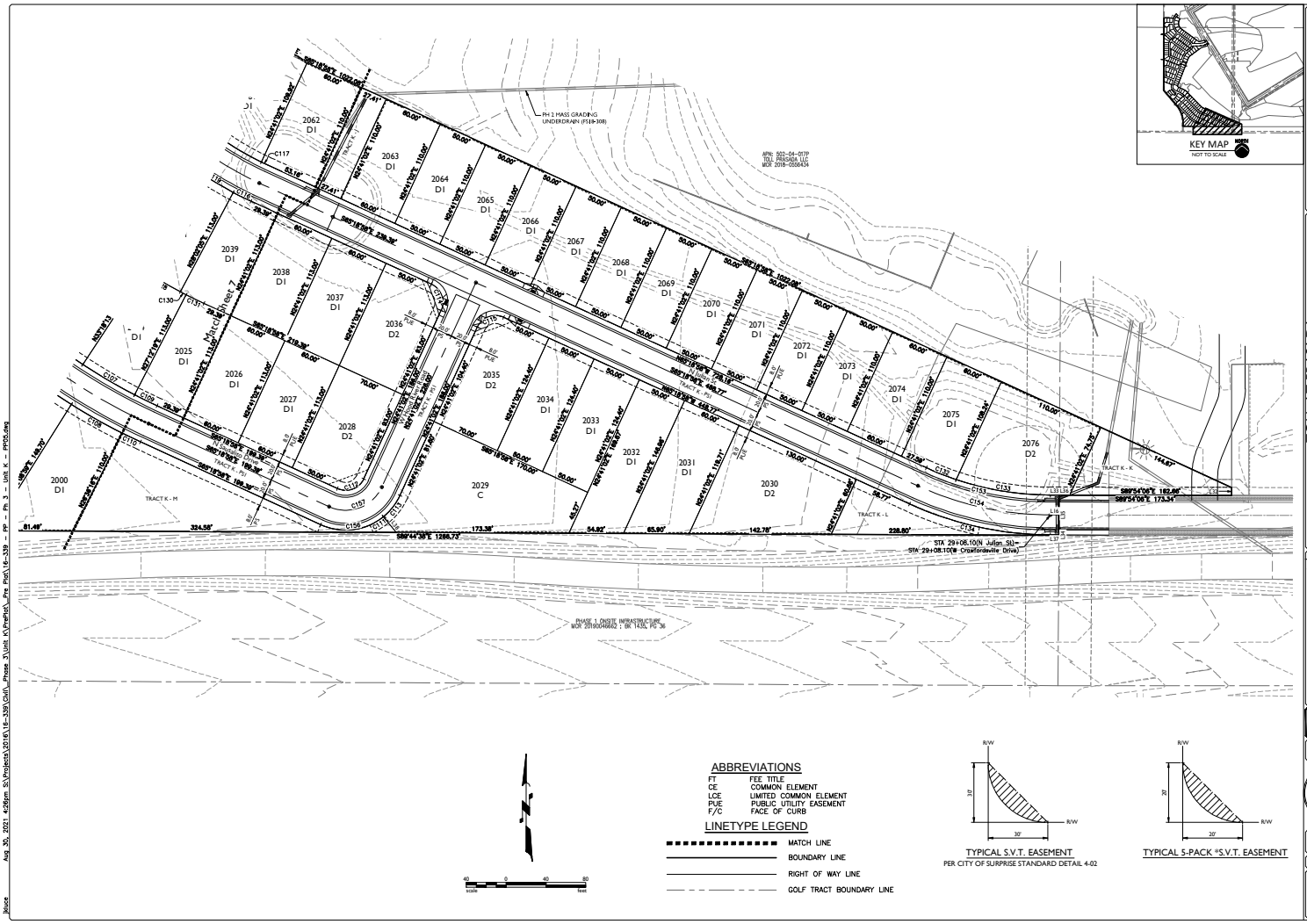
Designer: JMR
Drawn by: JK/BW

Job No. 16-339
PP03
Sheet No. 6 of 9

FS21-399

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SUBURBAN LAND RESERVE INC
502-04-017F
DEED 2014-0487482, MCR
Match Sheet 6
Match Sheet 8
TRACT K, PH 1
TRACT K, PH 2
TRACT K, PH 3
TRACT L
TRACT N
N0°21'18"E 83.04'
N0°21'18"E 83.35'
S89°44'38"E 1346.23'
N89°44'38"W 1346.23'
N0°21'18"E 1346.23



16-339 - Phase 3 - Unit K - PRELIMINARY PLAT

Aug 30, 2021 4:26pm S:\Projects\2016\16-339\Civil_Phase 3\Unit K\PrePlat_Pre Plat\16-339 - PP - Ph 3 - Unit K - PP05.dwg

EPS-03

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TOLL AT PRASADA
PHASE 3 - Unit K - PRELIMINARY PLAT
SURPRISE, ARIZONA

Preliminary Plat

Revisions:
1. REVISED PER 1ST REVIEW COMMENTS 8/21
2. REVISED PER 2ND REVIEW COMMENTS 8/21

Designer: JMR
Drawn by: JK/BW

Job No.
16-339

PP05

Sheet No.
8
of 9

FS21-399

16-339 - Phase 3 - Unit K - PRELIMINARY PLAT

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	145.58'	333.00'	144.42'	025°02'53"
C2	47.87'	285.00'	47.81'	009°37'26"
C3	46.53'	277.00'	46.47'	009°37'26"
C4	100.60'	285.00'	100.08'	020°13'29"
C5	245.81'	305.00'	239.21'	046°10'37"
C6	82.08'	325.00'	81.86'	014°28'14"
C7	100.60'	285.00'	100.08'	020°13'29"
C8	29.09'	20.00'	26.59'	083°20'31"
C9	273.40'	305.00'	264.34'	051°21'37"
C10	498.76'	285.00'	437.50'	100°16'07"
C11	100.60'	285.00'	100.08'	020°13'29"
C12	105.47'	325.00'	105.01'	018°35'36"
C13	533.76'	305.00'	468.21'	100°16'07"
C14	273.40'	305.00'	264.34'	051°21'37"
C15	107.92'	325.00'	107.43'	019°01'33"
C16	100.60'	285.00'	100.08'	020°13'29"
C17	48.48'	285.00'	48.42'	009°44'44"
C18	14.54'	305.00'	14.54'	002°43'53"
C19	41.75'	140.00'	41.60'	017°05'11"
C20	64.93'	140.00'	64.35'	026°34'17"
C21	23.18'	140.00'	23.15'	009°29'06"
C22	21.95'	20.00'	20.86'	062°52'11"
C23	164.17'	300.00'	162.13'	031°21'16"
C24	154.04'	300.00'	152.36'	029°25'12"
C25	10.13'	292.00'	10.13'	001°59'15"
C26	39.21'	272.00'	39.18'	008°15'34"
C27	10.13'	372.00'	10.13'	001°33'36"
C28	189.07'	364.00'	186.95'	029°45'37"
C29	199.20'	364.00'	196.72'	031°21'16"
C30	8.57'	20.00'	8.50'	024°32'22"
C31	18.95'	20.00'	18.25'	054°16'31"
C32	27.86'	100.00'	27.77'	015°57'38"
C33	187.46'	100.00'	161.19'	107°24'14"
C34	159.60'	100.00'	143.19'	091°26'35"
C35	71.65'	140.00'	70.87'	029°19'20"
C36	103.89'	140.00'	101.52'	042°31'00"
C37	32.24'	140.00'	32.17'	013°11'45"
C38	28.90'	285.00'	28.89'	005°48'06"
C39	13.49'	20.00'	13.22'	038°38'51"
C40	11.85'	20.00'	11.68'	033°57'11"
C41	33.01'	20.00'	29.39'	094°34'39"
C42	87.18'	285.00'	86.84'	017°31'52"
C43	160.65'	285.00'	158.53'	032°17'49"
C44	88.81'	325.00'	88.54'	015°39'26"
C45	44.58'	285.00'	44.53'	008°57'41"
C46	21.63'	325.00'	21.63'	003°48'49"
C47	31.42'	20.00'	28.28'	090°00'00"
C48	31.42'	20.00'	28.28'	090°00'00"
C49	24.08'	20.00'	22.65'	068°59'06"
C50	35.13'	60.00'	34.63'	033°32'39"
C51	34.18'	60.00'	33.72'	032°38'26"
C53	32.31'	240.00'	32.29'	007°42'53"
C54	36.87'	20.00'	31.87'	105°37'53"
C55	33.68'	20.00'	29.84'	096°29'28"
C56	29.15'	20.00'	26.64'	083°30'32"
C57	30.26'	20.00'	27.45'	086°40'36"
C58	29.09'	20.00'	26.59'	083°20'31"
C59	30.90'	20.00'	27.92'	088°31'51"
C60	78.79'	58.00'	72.87'	077°50'06"
C61	101.93'	58.00'	89.31'	100°41'45"
C62	91.11'	58.00'	82.02'	090°00'00"
C63	142.08'	325.00'	140.95'	025°02'53"
C64	31.42'	20.00'	28.28'	090°00'00"
C65	31.42'	20.00'	28.28'	090°00'00"
C66	31.42'	20.00'	28.28'	090°00'00"
C67	24.08'	20.00'	22.65'	068°59'06"
C68	116.25'	60.00'	98.90'	111°00'54"
C69	38.75'	20.00'	32.97'	111°00'54"
C70	89.68'	60.00'	81.57'	085°38'33"
C71	26.57'	60.00'	26.35'	025°22'19"
C72	31.42'	20.00'	28.28'	090°00'00"
C73	209.13'	140.00'	190.22'	085°35'19"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C74	149.38'	100.00'	135.87'	085°35'19"
C75	31.42'	20.00'	28.28'	090°00'00"
C76	1.73'	260.00'	1.73'	000°22'56"
C77	8.97'	260.00'	8.97'	001°58'34"
C78	34.16'	20.00'	30.16'	097°51'36"
C79	31.30'	58.00'	30.92'	030°55'15"
C80	54.75'	58.00'	52.74'	054°04'51"
C81	55.78'	58.00'	53.66'	055°06'13"
C82	55.78'	58.00'	53.65'	055°06'00"
C83	38.78'	300.00'	38.76'	007°24'25"
C84	48.31'	300.00'	48.26'	009°13'36"
C85	22.75'	300.00'	22.74'	004°20'40"
C86	31.42'	20.00'	28.28'	090°00'00"
C87	92.05'	300.00'	91.69'	017°34'50"
C88	50.68'	340.00'	50.64'	008°32'27"
C89	66.74'	340.00'	66.63'	011°14'47"
C90	66.74'	340.00'	66.63'	011°14'47"
C91	31.42'	20.00'	28.28'	090°00'00"
C92	31.42'	20.00'	28.28'	090°00'00"
C93	31.42'	20.00'	28.28'	090°00'00"
C94	50.37'	60.00'	48.91'	048°06'12"
C95	27.34'	675.00'	27.34'	002°19'15"
C96	43.87'	60.00'	42.90'	041°53'48"
C97	232.46'	675.00'	231.31'	019°43'53"
C98	469.22'	655.00'	459.25'	041°02'42"
C99	153.16'	675.00'	152.83'	013°00'01"
C100	70.59'	675.00'	70.56'	005°59'32"
C101	6.35'	566.00'	6.35'	000°38'36"
C102	48.89'	606.00'	48.88'	004°37'22"
C103	60.24'	566.00'	60.21'	006°05'54"
C104	48.92'	606.00'	48.91'	004°37'32"
C105	60.24'	566.00'	60.21'	006°05'54"
C106	48.92'	606.00'	48.91'	004°37'32"
C107	60.24'	566.00'	60.21'	006°05'54"
C108	58.65'	606.00'	58.63'	005°32'43"
C109	24.91'	566.00'	24.91'	002°31'18"
C110	20.31'	606.00'	20.31'	001°55'14"
C111	66.90'	60.00'	63.48'	063°52'49"
C112	31.42'	20.00'	28.28'	090°00'00"
C113	27.35'	60.00'	27.12'	026°07'11"
C114	31.42'	20.00'	28.28'	090°00'00"
C115	31.42'	20.00'	28.28'	090°00'00"
C116	19.88'	340.00'	19.88'	002°47'23"
C117	6.84'	300.00'	6.84'	001°18'22"
C118	92.73'	300.00'	92.36'	017°42'33"
C119	47.97'	340.00'	47.93'	008°05'04"
C120	47.97'	340.00'	47.93'	008°05'04"
C121	11.51'	340.00'	11.51'	001°56'22"
C122	12.80'	300.00'	12.80'	002°26'39"
C123	5.09'	453.00'	5.09'	000°38'36"
C124	10.25'	453.00'	10.25'	001°17'47"
C125	37.97'	453.00'	37.95'	004°48'07"
C126	25.95'	453.00'	25.95'	003°16'57"
C127	22.26'	453.00'	22.26'	002°48'56"
C128	41.66'	453.00'	41.64'	005°16'08"
C129	53.43'	58.00'	51.56'	052°47'03"
C130	6.56'	453.00'	6.56'	000°49'45"
C131	19.94'	453.00'	19.93'	002°31'18"
C132	32.47'	300.00'	32.46'	006°12'06"
C133	96.26'	300.00'	95.85'	018°23'02"
C134	145.89'	340.00'	144.78'	024°35'08"
C135	89.79'	99.00'	86.74'	051°57'49"
C137	91.40'	120.00'	89.21'	043°38'29"
C138	133.54'	120.00'	126.76'	063°45'45"
C139	224.95'	120.00'	193.43'	107°24'14"
C140	181.68'	332.00'	179.42'	031°21'16"
C141	27.51'	20.00'	25.39'	078°48'53"
C142	72.24'	60.00'	67.96'	068°59'06"
C143	2.93'	60.00'	2.93'	002°48'00"
C144	77.50'	40.00'	65.94'	111°00'54"
C145	48.16'	40.00'	45.30'	068°59'06"
C146	48.16'	40.00'	45.30'	068°59'06"

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C148	102.76'	280.00'	102.18'	021°01'36"
C149	262.43'	58.00'	89.35'	259°14'25"
C150	11.39'	58.00'	11.37'	011°15'03"
C151	94.25'	60.00'	84.85'	090°00'00"
C152	62.83'	40.00'	56.57'	090°00'00"
C153	128.73'	300.00'	127.74'	024°35'08"
C154	137.31'	320.00'	136.24'	024°35'08"
C155	1.27'	379.45'	1.27'	000°11'28"
C156	94.25'	60.00'	84.85'	090°00'00"
C157	62.83'	40.00'	56.57'	090°00'00"
C158	226.97'	606.00'	225.65'	021°27'34"
C159	219.48'	586.00'	218.20'	021°27'34"
C160	211.99'	566.00'	210.75'	021°27'34"
C161	15.57'	300.00'	15.57'	002°58'25"
C162	107.62'	300.00'	107.04'	020°33'15"
C163	72.24'	60.00'	67.96'	068°59'06"
C164	129.37'	220.00'	127.52'	033°41'38"
C165	33.43'	220.00'	33.40'	008°42'20"
C166	162.80'	220.00'	159.11'	042°23'58"
C167	177.60'	240.00'	173.58'	042°23'58"
C168	16.54'	240.00'	16.54'	003°56'55"
C169	50.87'	240.00'	50.77'	012°08'39"
C170	30.84'	240.00'	30.82'	007°21'48"
C171	47.03'	240.00'	46.96'	011°13'43"
C172	70.78'	200.00'	70.41'	020°16'36"
C173	121.97'	340.00'	121.32'	020°33'15"
C174	4.55'	340.00'	4.55'	000°46'00"

LINE TABLE		
LINE	LENGTH	BEARING
L2	8.00'	S68°42'32"E
L3	8.00'	S43°39'37"E
L4	40.00'	S43°39'37"E
L5	8.00'	S43°39'37"E
L6	8.00'	N53°17'03"W
L7	21.99'	S89°46'23"W
L8	8.06'	S58°25'06"E
L9	21.66'	S13°25'06"W
L10	8.00'	N58°25'06"E
L11	8.00'	S58°25'06"W
L12	21.66'	S76°34'54"E
L13	8.06'	N58°25'06"E
L14	31.37'	N58°25'06"E
L15	1.55'	N89°50'14"W
L17	1.31'	S3°10'40"W
L18	5.40'	S00°09'46"W
L19	7.07'	S68°49'20"E
L21	27.65'	S25°35'21"W
L22	33.12'	N64°24'39"W
L24	27.65'	S25°35'21"W
L25	20.46'	S88°02'24"W
L26	6.62'	N49°18'37"E
L28	6.62'	N49°18'37"E
L29	43.10'	N64°24'39"W
L31	34.44'	N43°51'25"W
L32	7.79'	S00°05'54"W
L33	8.67'	N89°54'06"W
L34	0.52'	S00°05'54"W
L35	40.00'	S00°05'54"W
L36	10.68'	N89°54'06"W
L37	8.67'	S89°54'06"E
L38	20.34'	S39°11'48"E
L39	13.55'	N89°44'38"W
L40	9.66'	S00°21'18"W

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1901	8,481	0.1947	D2
1902	7,564	0.1736	DI
1903	8,286	0.1902	DI
1904	12,017	0.2759	DI
1905	11,278	0.2589	DI
1906	11,391	0.2615	D2
1907	11,920	0.2737	D2
1908	9,417	0.2162	DI
1909	10,615	0.2437	DI
1910	9,842	0.2259	DI
1911	11,004	0.2526	DI
1912	9,000	0.2066	DI
1913	5,704	0.1309	DI
1914	5,503	0.1263	DI
1915	5,500	0.1263	DI
1916	5,500	0.1263	DI
1917	5,500	0.1263	DI
1918	5,500	0.1263	DI
1919	8,824	0.2026	DI
1920	9,137	0.2098	DI
1921	5,500	0.1263	DI
1922	5,500	0.1263	DI
1923	6,600	0.1515	DI
1924	6,600	0.1515	DI
1925	7,614	0.1748	D2
1926	7,614	0.1748	D2
1927	6,600	0.1515	DI
1928	6,600	0.1515	DI
1929	5,500	0.1263	DI
1930	6,649	0.1526	DI
1931	10,805	0.2481	DI
1932	9,955	0.2285	D2
1933	6,600	0.1515	DI
1934	6,600	0.1515	DI
1935	7,614	0.1748	D2
1936	7,614	0.1748	D2
1937	6,600	0.1515	DI
1938	10,024	0.2301	C
1939	10,232	0.2349	C
1940	7,150	0.1641	DI
1941	7,614	0.1748	D2
1942	5,500	0.1263	DI
1943	5,500	0.1263	DI
1944	5,500	0.1263	DI
1945	6,600	0.1515	DI
1946	6,600	0.1515	DI
1947	6,600	0.1515	DI
1948	5,500	0.1263	DI
1949	5,500	0.1263	DI
1950	5,500	0.1263	DI
1951	6,600	0.1515	DI
1952	6,600	0.1515	DI
1953	7,700	0.1768	C
1954	7,303	0.1677	DI
1955	7,811	0.1793	DI
1956	7,674	0.1762	DI
1957	7,739	0.1777	C
1958	9,041	0.2076	C
1959	9,434	0.2166	C
1960	7,264	0.1668	DI
1961	6,684	0.1534	DI
1962	6,600	0.1515	DI
1963	5,500	0.1263	DI
1964	5,500	0.1263	DI
1965	5,500	0.1263	DI
1966	5,500	0.1263	DI
1967	6,600	0.1515	DI
1968	7,361	0.1690	DI

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
1969	9,042	0.2076	C
1970	9,042	0.2076	C
1971	9,042	0.2076	C
1972	9,042	0.2076	C
1973	8,372	0.1922	D2
1974	6,600	0.1515	DI
1975	5,500	0.1263	DI
1976	5,500	0.1263	DI
1977	5,500	0.1263	DI
1978	5,500	0.1263	DI
1979	6,565	0.1507	DI
1980	6,583	0.1511	DI
1981	5,500	0.1263	DI
1982	5,500	0.1263	DI
1983	5,500	0.1263	DI
1984	5,500	0.1263	DI
1985	5,500	0.1263	DI
1986	6,600	0.1515	DI
1987	8,327	0.1912	D2
1988	13,260	0.3044	D2
1989	7,246	0.1663	DI
1990	6,956	0.1597	DI
1991	6,666	0.1530	DI
1992	6,376	0.1464	DI
1993	6,086	0.1397	DI
1994	8,119	0.1864	D2
1995	7,955	0.1826	D2
1996	7,455	0.1711	DI
1997	6,613	0.1518	DI
1998	6,976	0.1602	DI
1999	11,945	0.2742	DI
2000	8,372	0.1922	DI
2001	9,503	0.2182	DI
2002	12,604	0.2893	DI
2003	13,291	0.3051	DI
2004	10,025	0.2301	DI
2005	12,728	0.2922	D2
2006	6,686	0.1535	DI
2007	6,224	0.1429	DI
2008	7,527	0.1728	DI
2009	11,263	0.2586	D2
2010	7,033	0.1615	DI
2011	5,683	0.1305	DI
2012	6,806	0.1562	DI
2013	9,594	0.2203	D2
2014	9,205	0.2113	D2
2015	7,824	0.1796	D2
2016	6,780	0.1556	DI
2017	6,025	0.1383	DI
2018	5,650	0.1297	DI
2019	5,650	0.1297	DI
2020	5,650	0.1297	DI
2021	5,702	0.1309	DI
2022	6,128	0.1407	DI
2023	6,128	0.1407	DI
2024	6,128	0.1407	DI
2025	5,855	0.1344	DI
2026	6,780	0.1556	DI
2027	6,780	0.1556	DI
2028	7,824	0.1796	D2
2029	14,251	0.3272	C
2030	11,724	0.2691	D2
2031	8,000	0.1837	DI
2032	7,916	0.1817	DI
2033	6,220	0.1428	DI
2034	6,220	0.1428	DI
2035	8,622	0.1979	D2
2036	7,824	0.1796	D2

LOT AREA TABLE			
LOT #	AREA (SF)	AREA (AC)	LOT CATEGORY
2037	6,780	0.1556	DI
2038	6,780	0.1556	DI
2039	5,961	0.1364	DI
2040	6,322	0.1451	DI
2041	6,322	0.1451	DI
2042	5,817	0.1335	DI
2043	5,650	0.1297	DI
2044	5,650	0.1297	DI
2045	5,650	0.1297	DI
2046	6,780	0.1556	DI
2047	6,780	0.1556	DI
2048	7,824	0.1796	D2
2049	5,500	0.1263	DI
2050	5,500	0.1263	DI
2051	7,481	0.1717	DI
2052	8,810	0.2023	DI
2053	7,763	0.1782	C
2054	6,600	0.1515	DI
2055	6,600	0.1515	DI
2056	6,600	0.1515	DI
2057	6,600	0.1515	DI
2058	5,500	0.1263	DI
2059	5,500	0.1263	DI
2060	5,499	0.1262	DI
2061	7,979	0.1832	DI
2062	6,600	0.1515	DI
2063	6,600	0.1515	DI
2064	5,500	0.1263	DI
2065	5,500	0.1263	DI
2066	5,500	0.1263	DI
2067	5,500	0.1263	DI
2068	5,500	0.1263	DI
2069	5,500	0.1263	DI
2070	5,500	0.1263	DI
2071	5,500	0.1263	DI
2072	5,500	0.1263	DI
2073	5,500	0.1263	DI
2074	6,600	0.1515	DI
2075	6,581	0.1511	DI
2076	10,459	0.2401	D2

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
TRACT K - A	LANDSCAPE, OPENSPACE, PUBLIC UTILITY EASEMENT	1151	0.026
TRACT K - B	LANDSCAPE, OPENSPACE, PUBLIC UTILITY EASEMENT	378	0.009
TRACT K - C	LANDSCAPE, OPENSPACE, PUBLIC UTILITY EASEMENT	14592	0.335
TRACT K - D	LANDSCAPE, OPENSPACE, PUBLIC UTILITY EASEMENT	13420	0.308
TRACT K - E	LANDSCAPE, OPENSPACE	7964	0.183
TRACT K - F	LANDSCAPE, OPENSPACE	3315	0.076
TRACT K - G	LANDSCAPE, OPENSPACE	2043	0.047
TRACT K - H	LANDSCAPE, OPENSPACE	15888	0.365
TRACT K - I	LANDSCAPE, OPENSPACE	41615	0.955
TRACT K - J	LANDSCAPE, OPENSPACE, DRAINAGE	3015	0.069
TRACT K - K	LANDSCAPE, OPENSPACE, DRAINAGE	6041	0.139
TRACT K - L	LANDSCAPE, OPENSPACE	4472	0.103
TRACT K - M	LANDSCAPE, OPENSPACE	13401	0.308
TRACT K - N	LANDSCAPE, OPENSPACE	5563	0.128
TRACT K - O	LANDSCAPE, OPENSPACE, EPCOR WATER EASEMENT	57657	1.324
TRACT K - P	LANDSCAPE, OPENSPACE	131	0.003
TRACT K - PSI	PRIVATE STREET TRACT, PUBLIC UTILITY EASEMENT	359404	8.251
TRACT K - Q	LANDSCAPE, OPENSPACE	3300	0.076
TRACT K - R	LANDSCAPE, OPENSPACE	3300	0.076

Parcel Table		
UNIT NAME	AREA (SF)	AREA (AC)
UNIT K	1838839.54	42.21

EPS-03

EPS GROUP
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w w w . e p s g r o u p i n c . c o m

Project:
TOLL AT PRASADA
PHASE 3 - Unit K - PRELIMINARY PLAT
QUEMADO, ARIZONA

Data Tables

Revisions:
1. REVISED PER 1ST REVIEW COMMENTS 8/21
2. REVISED PER 2ND REVIEW COMMENTS 8/21

It is a violation of law for any person, unless they are acting under the direction of a licensed professional engineer, architect, landscape architect or registered surveyor, to alter any item on this document in any way. If this document is altered, the altering engineer, architect, landscape architect or registered surveyor shall attach to the plans a description of the alteration and affix his/her seal, signature and date adjacent to the area altered.

Designer: JMR
Drawn by: JK/BW

Job No.
16-339

TB01

Sheet No.
9
of 9

FS21-399

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Jesse

Prasada - Unit K

WEST OF COTTON LANE , SOUTH OF CACTUS ROAD.
CITY OF SURPRISE PRE-PLAT LANDSCAPE PLANS

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS, AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED. THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: CIVIL ENGINEER.
5. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS, WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
7. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) BLUE STAKE (ARIZONA) 1-800-782-5348
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) ARIZONA PUBLIC SERVICE 1-800-245-2014
8. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
9. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
10. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
11. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
13. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
15. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
16. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
17. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTORS' WORK PRIOR TO INSTALLATION.
18. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
19. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
20. MATCH GRADES, LAYOUT AND DIMENSIONS OF ADJOINING LANDSCAPE WORK BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFIC NOTES.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS, HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 5 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION, AS THE PLANT MATERIAL BECOMES AVAILABLE. THE 5 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY DESIGN/BUILDER AND/OR THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT. SEE HARDPAN DETAIL.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS / FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALLS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND CACTUS SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAVETOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
13. THE CONTRACTOR SHALL INSTALL ARBOR GUARDS AT ALL TREES LOCATED IN TURF AREAS.
14. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
15. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
16. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION.
17. CACTI SHALL BE PLANTED A MINIMUM OF 3'-0" AWAY FROM ALL PEDESTRIAN ROUTES.
18. CACTI SHALL BE WELL ROOTED AND NON-SCARRED.
19. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
20. IN DISTURBED AREAS INDICATED TO RECEIVE REVEGETATION HYDROSEED AND/OR PLANTING, THE CONTRACTOR SHALL MATCH EXISTING NATURAL DESERT STONE GROUND COVER CONDITIONS ADJACENT TO THE PROJECT.
21. NATIVE REVEGETATION AREAS AND PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. #8-APPLICATIONS AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD MATERIAL.
22. THE CONTRACTOR SHALL PROVIDE A 50'-0" BY 50'-0" TYPICAL MOCK-UP OF NATIVE REVEGETATION AREAS FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
23. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.

INERT GENERAL NOTES:

ANGULAR GRANITE RIP-RAP

1. INSTALL GRANITE RIP-RAP IN ALL DRAINAGE SWALES, AND WHERE INDICATED ON PLANS (TYPICAL). REFER TO MATERIALS SCHEDULE / PLANTING LEGEND FOR COLOR AND SIZE OF GRANITE RIP-RAP.
2. THE CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.

DECOMPOSED GRANITE

1. DECOMPOSED GRANITE IS REQUIRED IN ALL PLANTING AREAS, EXCEPT AREAS OF TURF AND GRANITE RIP-RAP, AND SHALL EXTEND UNDER PLANT MATERIAL UNLESS NOTED OTHERWISE ON PLANS. REFER TO MATERIALS SCHEDULE / PLANTING LEGEND.
2. ALL PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF DECOMPOSED GRANITE, THROUGHOUT (TYPICAL).
3. CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

IRRIGATION GENERAL NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANT MATERIAL.
2. THE LANDSCAPE CONTRACTOR SHALL SUBMIT FULL PIPING PLANS, AFIRM FIELD VERIFICATION, DEPICTING POINT OF CONNECTION, METER LOCATION AND SIZE, BACKFLOW PREVENTER LOCATION AND SIZE, AND PIPE ROUTING AND SIZES.
3. THE LANDSCAPE CONTRACTOR SHALL INSTALL THE SPECIFIED SYSTEM IN ACCORDANCE WITH THE ATTACHED SCHEDULES, NOTES, DETAILS, AND SPECIFICATIONS.
4. THE LANDSCAPE CONTRACTOR TO SITE VERIFY PRESSURE AND NOTIFY LANDSCAPE ARCHITECT OF ANY DIFFERENCES PRIOR TO INSTALLATION OR ORDERING OF MATERIALS. IF CONTRACTOR FAILS TO NOTIFY LANDSCAPE ARCHITECT, HE IS FINANCIALLY RESPONSIBLE FOR ANY NECESSARY SYSTEM ALTERATIONS THAT RESULT.
5. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY EXISTING TAP LOCATIONS. INSTALL NEW METERS PER THE ATTACHED IRRIGATION SCHEDULE.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING OF ASPHALT AND CONCRETE AS REQUIRED FOR SLEEVE INSTALLATION ACCORDING TO THE IRRIGATION SCHEDULE.
7. CONTROLLER TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS. CONTROLLER SIZE AND QUANTITIES TO BE DETERMINED BY THE VALVE REQUIREMENTS AND POINTS OF CONNECTION. INSTALL ONE (1) CONTROLLER AT EACH POINT OF CONNECTION.
8. INSTALL PVC MAINLINE AND LATERALS ACCORDING TO THE IRRIGATION AND PIPING SCHEDULES.
9. ALL VALVE FLOWS SHALL NOT EXCEED MANUFACTURER'S SPECIFICATIONS.
10. VALVE BOXES SHALL BE SQUARE TO ADJACENT WALKS OR CURBS AND FLUSH WITH THE FINAL GRADE.
11. WORK SHALL CONFORM TO ALL CONSTRUCTION CODES AND REGULATIONS.
12. THE LANDSCAPE CONTRACTOR SHALL INSTALL GREEN VALVE BOXES IN TURF AREAS AND TAN VALVE BOXES IN DECOMPOSED GRANITE AREAS (TYPICAL).
13. REFER TO THE IRRIGATION NOTES FOR THE CALCULATED PRESSURE AT THE WATER METER. REFER TO NOTES #4 IF PRESSURE DIFFERS FROM THAT NOTED.
14. THE LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING ON PROJECT TO VERIFY INSTALLATION CONDITIONS.
15. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES THAT MAY BE EFFECTED BY HIS WORK, AND HE SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF HIS IRRIGATION INSTALLATION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE OWNER AND/OR THE OWNER'S REPRESENTATIVE FOR ANY DESIGN CHANGES MADE AS A RESULT OF DEVIATION BY THE CONTRACTOR FROM THE PLANS AND SPECIFICATIONS OR DUE TO ERRORS, FAULTY MATERIAL OR FAULTY WORKMANSHIP.
17. INSTALL ALL MAINLINES WITH A MINIMUM OF 20" OF COVER.
18. INSTALL ALL LATERALS WITH A MINIMUM OF 12" OF COVER.
19. ALL PIPE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND ASTM STANDARD D 2774.
20. ALL THREADED JOINTS TO BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
21. FLUSHING OF ALL LINES PRIOR TO INSTALLATION OF SPRINKLERS AND EMITTERS IS REQUIRED.
22. INSTALL ALL SPRINKLERS, EMITTERS, AND RELATED MATERIAL PER IRRIGATION SYSTEM SPECIFICATIONS AND DETAILS.
23. INSTALL ALL ELECTRICAL JOINTS WITH 3-M WATERPROOF CONNECTORS.
24. ALL ELECTRICAL CONNECTIONS SHALL BE MADE AT THE REMOTE CONTROL VALVE BOXES. CONTROLLER ENCLOSURES AND VALVE BOXES SPECIFICALLY FOR ELECTRICAL CONNECTIONS.
25. A CERTIFIED ELECTRICIAN SHALL BE RESPONSIBLE FOR INSTALLING ALL WIRING FROM THE CIRCUIT BREAKER AT THE 120 VOLT SOURCE LOCATION TO THE AUTOMATIC CONTROLLER.
26. ALL 120 VOLT VOLT POWER WIRE TO BE INSTALLED PER LOCAL CODE AND THE N.E.C.
27. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH AS DETAILED.
28. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHT INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
29. INSTALL ALL MAINLINE GATE VALVES IN A ROUND PLASTIC VALVE BOX PER DETAILS.
30. ALL PVC SOLVENT WELD FITTINGS SHALL BE LASCO OR APPROVED EQUAL.
31. THE MAINLINE, LATERAL PIPE, AND VALVES ARE SHOWN **SCHEMATICALLY** AND SHALL BE **INSTALLED WITHIN THE LANDSCAPE AREA, OUTSIDE R.O.W. AND P.U.E.**, AD JACENT TO SIDEWALK OR CURB AND CENTERED 18" WITHIN MEDIANS.
32. SUPPLY THE FOLLOWING MATERIAL TO THE OWNER:
   A) TWO WRENCHES SPECIFICALLY MADE FOR ADJUSTING OF EACH TYPE OF SPRINKLER AND VALVE SUPPLIED.
   B) TWO KEYS FOR EACH OF THE CONTROLLERS.
   C) TWO QUICK COUPLING VALVE MATCHING HOSE BIBS AND SHUT-OFF VALVE.
   D) TWO VALVE BOX KEYS.
33. ALL MAINLINE FITTINGS FOR PIPE 3" AND LARGER SHALL BE CAST OR DUCTILE IRON FOR ALL SCHEDULE 80 PVC FOR 2 1/2" AND SMALLER.
34. ALL LATERAL PIPE SHALL BE A MINIMUM OF SCHEDULE 40.
35. SLEEVES SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE LINE SIZE.
36. ALL MAINLINE AND IRRIGATION EQUIPMENT SHALL BE PLACED IN THE LANDSCAPED AREAS.
37. CONDUCTOR WIRES THAT ARE BURIED DIRECTLY IN THE GROUND OR IN CONDUIT SHALL BE WRAPPED A MINIMUM OF EVERY TWELVE (12) FEET, DURING INSTALLATION WIRES SHALL MAKE A 24" LOOP TIED IN ALL DIRECTION CHANGES GREATER THAT 30 DEGREES AND BE UNITED PRIOR TO TRENCH FILL IN.
38. DRIP SYSTEMS SHALL BE PLACED IN A VALVE BOX AT THE END OF ALL DRIP LATERAL RUNS, AS DESCRIBED ON THE DRAWINGS.
39. ALL VALVES, PRESSURE REGULATORS AND OTHER DEVICES SHALL BE PLACED IN AN APPROPRIATELY SIZED VALVE BOX WITH A MINIMUM OF TWO (2) INCHES OF PEA GRAVEL.
40. PRIOR TO PLACING ANY IRRIGATION SYSTEM IN SERVICE, AN ARIZONA CERTIFIED BACKFLOW DEVICE TESTER SHALL TEST THE BACKFLOW PREVENTION DEVICE AND GIVE A COPY OF THE PASSED TEST RESULTS TO THE MARICOPA COUNTY INSPECTOR OR MAIL IT TO THE MARICOPA COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION STATION.
41. AFTER INITIAL TESTING, ALL BACKFLOW DEVICES SHALL BE TESTED ANNUALLY.
42. BACKFLOW DEVICES SHALL BE A MINIMUM OF TWO (2) FEET FROM THE WATER METER AND BE THE SAME SIZE AS THE METER SERVICE LINE.
43. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE A MINIMUM 24"x36"x4" CLASS B CONCRETE SLAB WITH PIPE SLEEVES. IF A SECURITY CAGE IS INSTALLED, CONCRETE SHALL BE SIX (6") INCHES LARGER ON ALL SIDES THAN THE SECURITY CAGE.
44. ALL PIPE CROSSINGS IN THE RIGHT-OF-WAY SHALL BE MARKED ON EACH SIDE OF THE CURB WITH A NON-DESTRUCTIBLE MARKING.

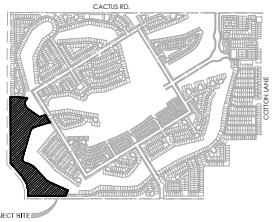
GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITIONS IN LANDSCAPE AREAS.
   B) IMPORTING AND PLACING "OFF-SITE SIB" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO COST TO THE OWNER, BUT SHALL NOT BE RESPONSIBLE FOR HAULING. COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

CITY OF SURPRISE ENGINEERING NOTES:

1. ALL SVTS WILL COMPLY WITH EDS DETAIL 4-01 AND 4-02
2. THE LOCATION AND HEIGHT OF PLANTS AND TREES SHALL COMPLY WITH COS EDS DETAIL 4-01 AND 4-02

SITE MAP:



CITY OF SURPRISE LANDSCAPE NOTES:

1. ALL LANDSCAPE AND IRRIGATION INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR OTHER CITY MAINTAINED AREAS SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS A PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRED CITY APPROVAL.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER INSTALLATION, BACKFLOW PREVENTERS, AND WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL IRRIGATION LINES, 1 INCH OR GREATER, WITHIN THE RIGHT-OF-WAY SHALL BE SHOWN ON THE WATER PLANS. A PERMIT IS REQUIRED FOR THIS WORK AND IS SUBJECT TO INSPECTION BY THE CITY OF SURPRISE CIVIL INSPECTOR.
4. 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 WITHIN CITY RIGHTS-OF-WAY.
5. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE ARIZONA NURSERY ASSOCIATION'S CONTAINER GROWN TREE GUIDE IN NO CASE WILL THE CALIPER BE LESS THAN 2 INCHES (MEASURED 18 INCHES FROM THE GROUND). THE HEIGHT OF THE TREE SHALL BE A MINIMUM OF 7 FEET.
6. THE COMMUNITY DEVELOPMENT PLANNING DIVISION AND PUBLIC WORKS LANDSCAPE DIVISION MAY SELECT AND TAG TREES AT THE NURSERY LOCATION AND WILL REVIEW AT PROJECT SITE PRIOR TO INSTALLATION.
7. ALL MEDIANS ARE TO BE DECOMPOSED GRANITE, UNLESS OTHERWISE APPROVED, AND SHALL BE FINISH GRADED TO SLOPE FROM THE CURB LINE TO THE PLANTS. MEDIAN NOSES LESS THAN 5'-0"OT HIDE ARE TO HAVE 1 1/2" + DECOMPOSED GRANITE (#1 RUN ROCK) MIX.
8. TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET OF PAVEMENT, CURBING, PAVEMENT OR WALLS. REFERENCE EDS 6-14
9. ALL TREES ARE TO BE LOCATED A MINIMUM OF 12 FEET FROM THE WALLS FOR WELL SITES, WATER SUPPLY FACILITIES, LIFT STATIONS, AND WATER RECLAMATION FACILITIES.
10. TREES LOCATED IN MEDIANS MAY BE ALLOWED A MINIMUM OF SEVEN FEET FROM THE CURB. TREES MUST BE CENTERED IN MEDIANS LESS THAN 14' WIDE.
11. ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
12. LANDSCAPING, AT FULL GROWTH, SHALL NOT IMPEDE PEDESTRIAN OR VEHICULAR TRAFFIC. ALL LANDSCAPING SHOWN ON PLANS SHALL BE SHOWN MATURE SIZE.
13. TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DIRECTORS.
14. THE TYPE, COLOR, AND SIZE OF BRICK PAVERS THAT MAY BE USED FOR CITY MEDIANS IN THE CITY OF SURPRISE RIGHT-OF-WAY SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT PLANNING DIVISION.
15. UTILITY BOXES, METERS, VAULTS, ETC. ARE TO BE LOCATED IN THE RIGHT-OF-WAY OR UTILITY EASEMENT ALONG THE SIDES OF THE ROADS AND NEVER IN THE MEDIAN. HOWEVER, IRRIGATION VALVE BOXES MAY BE LOCATED IN THE MEDIAN PLANTING AREA.
16. DEVELOPERS SHALL USE ONLY IRRIGATION EQUIPMENT THAT IS COMPATIBLE WITH THE EXISTING EQUIPMENT. THE DEVELOPER SHALL REFER TO THE CITY OF SURPRISE FOR THE APPROVED LIST OF EQUIPMENT. EQUIPMENT MANUFACTURED BY HUNTER INDUSTRIES, IS COMPATIBLE WITH THE CITY'S INVENTORY AND HUNTER EQUIPMENT, OR AN APPROVED EQUAL, SHALL BE USED. SOLAR CONTROLLERS ARE PREFERRED AND SHALL BE ONE, LGT SERIES, POST MOUNTED SOLAR CONTROLLER OR AN APPROVED EQUAL.
17. ALL CONTROLLERS, METERS, ETC. MUST BE ENCLOSED BY LOCKING PROTECTIVE COVERS AND SCREENED FROM VIEW.
18. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
19. MARKING TAPE LABELED AS "RECLAIMED WATER" IS REQUIRED ON RECLAIMED WATER SYSTEMS THAT USE OR MAY USE RECLAIMED WATER IN THE FUTURE.
20. 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.
21. LANDSCAPE AREAS THAT ARE TO BE MAINTAINED BY THE CITY SHALL HAVE SEPARATE WATER METERS AND ELECTRIC SERVICE FOR SOLAR CONTROLLERS, AS APPROVED BY THE CITY
22. ALL APPROVED CONNECTIONS FROM THE CITY'S WATER AND WASTEWATER SERVICES FOR POTABLE WATER, NON-POTABLE WATER AND RECLAIMED WATER AND SHALL MEET EPA LOW LEAD STANDARDS.
23. ALL IRRIGATION MAINLINES AND LATERALS SHALL BE SCHEDULE 40. ALL RISERS, TEES, AND OTHER FIXTURES SHALL BE SCHEDULE 80 IN THE RIGHT-OF-WAY. ALL IRRIGATION MAINLINES IN THE RIGHT-OF-WAY SHALL BE SLEEVED. THE MINIMUM SLEEVE SIZE IS 5 INCHES.
24. ALL TREES WITH AN UPRIGHT GROWTH HABIT, SUCH AS OAK AND ELM TREES, WHICH ARE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR ADJACENT TO A PEDESTRIAN PATH, SHALL HAVE THEIR MAIN LEADERS INTACT.
25. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8

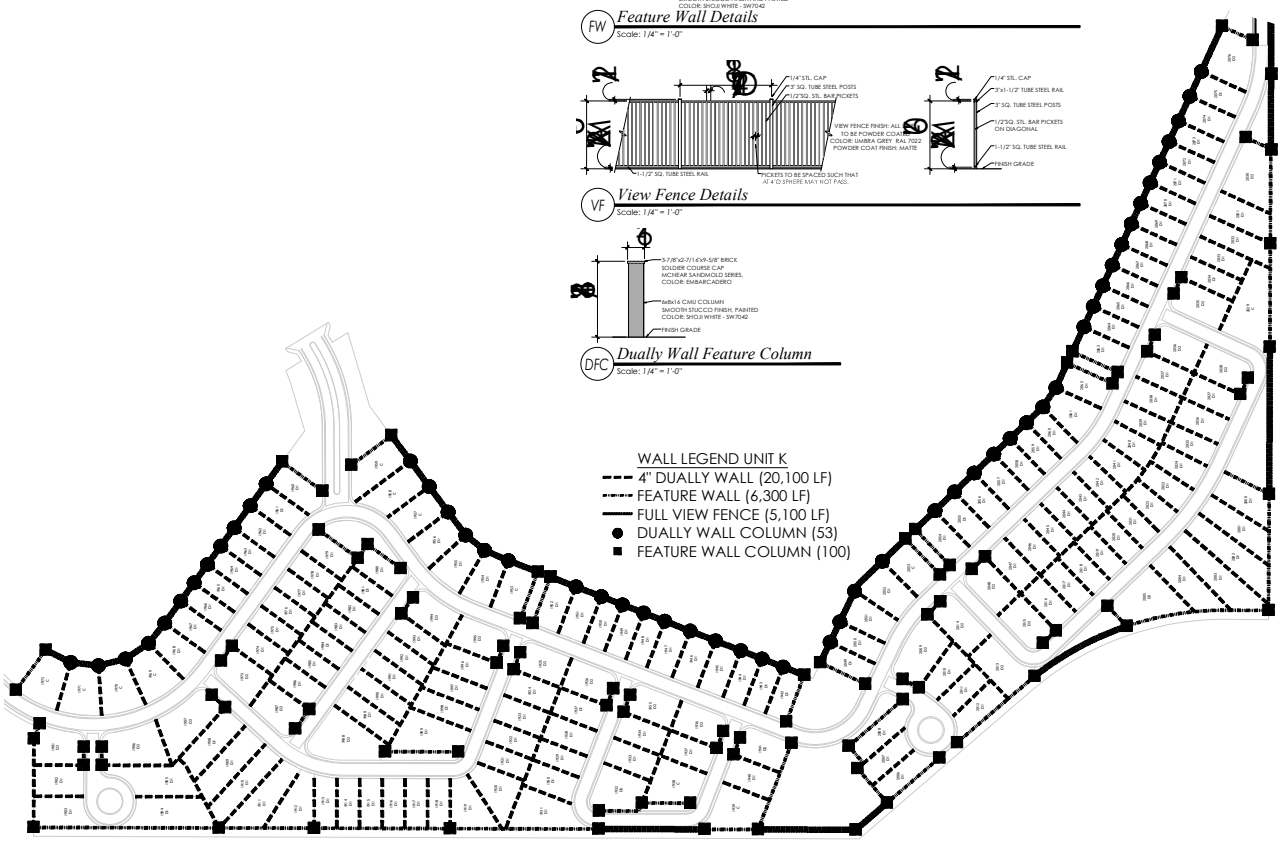
HARDSCAPE GENERAL NOTES:

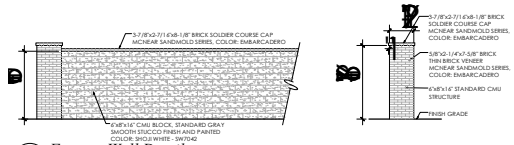
1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS, PREPARED BY GOODKIN ENGINEERS FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY GOODKIN ENGINEERS. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE, 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" ON CENTER AND EXPANSION JOINTS AT 20'-0" ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SEED FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

CONSULTANT TEAM

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SCOTTSDALE, AZ 85258
TEL: (480) 314-6711
CONTACT: OSCAR DOMINGUEZ

LANDSCAPE ARCHITECT/PLANNER:
GREEY | PICKETT
7144 E. STETSON DRIVE, SUITE 205
SCOT





FW *Feature Wall Details*
Scale: 1/4" = 1'-0"

VF *View Fence Details*
Scale: 1/4" = 1'-0"

DFC *Dually Wall Feature Column*
Scale: 1/4" = 1'-0"

UNIT K WALL PLAN

Scale: 1" = 100'-0"

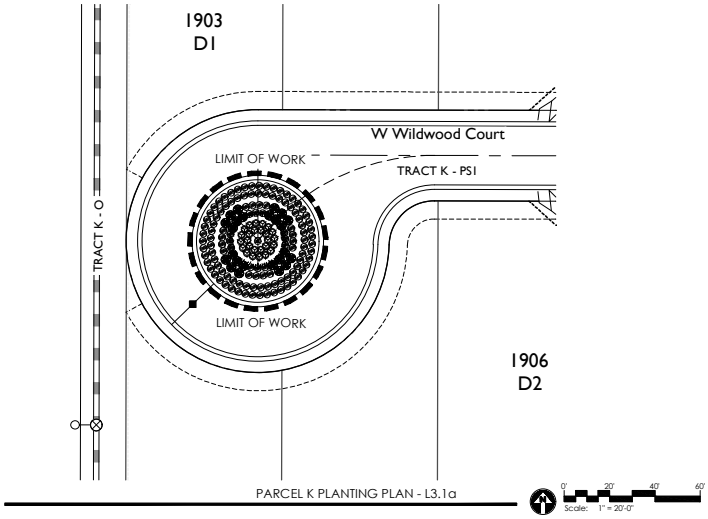
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PRASADA
Parcel K
SURPRISE, ARIZONA

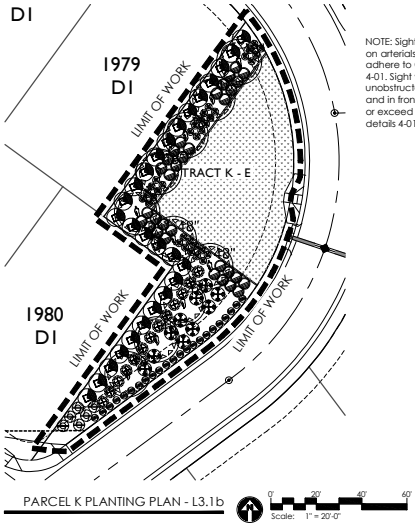
Toll Brothers
AMERICA'S LUXURY HOME BUILDER

L1.
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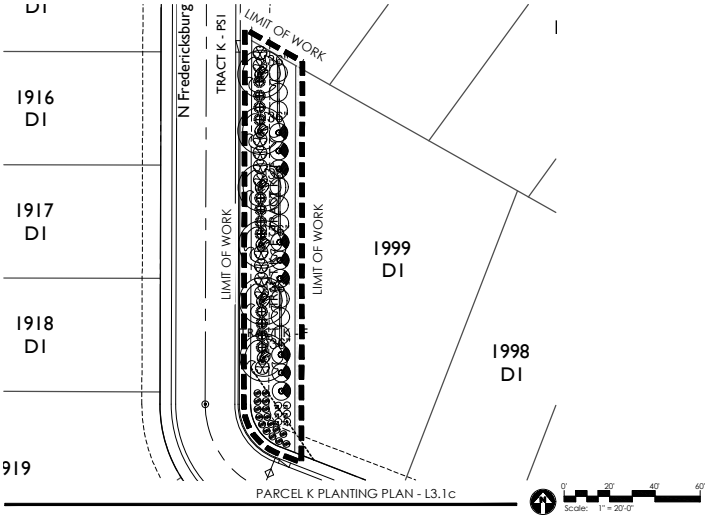


PARCEL K PLANTING PLAN - L3.1a

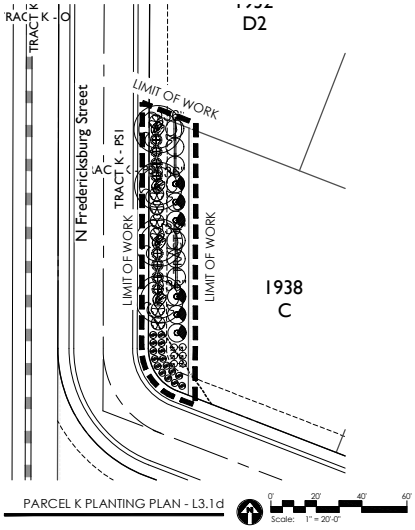


PARCEL K PLANTING PLAN - L3.1b

NOTE: Sight distance requirements on arterials and collectors will adhere to City of 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



PARCEL K PLANTING PLAN - L3.1c



PARCEL K PLANTING PLAN - L3.1d

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Fraxinus velutina Arizona Ash	36" Box	10
	Fraxinus velutina 'Rio Grande' Rio Ash	36" Box	5
	Olea europaea 'Swan Hill' Swan Hill Olive	36" Box	21
	Pistacia x 'Red Push' Red Push Pistache	36" Box	23
	Quercus virginiana Southern Live Oak	48" Box	10
	Schinus terebinthifolius Brazilian Pepper Tree	48" Box	10
	Tipuana tipu Tipu Tree	48" Box	6
	Vitex agnus-castus Chaste Tree	48" Box 36" Box	13 19
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	44
	Buxus microphylla japonica Boxwood	5 gal.	189
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	70
	Dodonaea viscosa Hop Bush	5 gal.	196
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	103
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	189
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	84
	Justicia spicigera Mexican Honeysuckle	5 gal.	52
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	65
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	109
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	80
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	53
	Nolina microcarpa Bear Grass	1 gal.	42
	Ruellia brittoniana Purple Ruellia	5 gal.	169
	Salvia greggii Autumn Sage	5 gal.	7
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	41
	Tecoma stans Yellow Bells	5 gal.	125
Groundcovers			
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	229
	Lantana montevidensis Purple Trailing Lantana	1 gal.	114
	Lantana 'New Gold' New Gold Lantana	1 gal.	428
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	227
	Teucrium chamaedrys Germander	1 gal.	189
	Wedelia trilobata Yellow Dot	1 gal.	35
Accents			
	Hesperaloe funifera Giant Hesperaloe	5 gal.	48
	Hesperaloe parviflora-red Red Yucca	5 gal.	121
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	27
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Tkl	1 gal.	137
	Rosa x 'Pkf28wil' Brilliant Pink Iceberg Rose	5 Gal.	278
	Rosa x 'Meidomonac' Amber Groundcover Rose	5 gal.	248

MASS PLANTING

SODDED GRASS

INERTS

Sym.	Description
	DECOMPOSED GRANITE

KEY MAP
SCALE: NTS

L3.1a L3.4a L3.1b L3.1c L3.2d L3.1d L3.2a L3.2b L3.2c L3.3a L3.3b L3.3d L3.4b L3.4c L3.3c

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PRASADA
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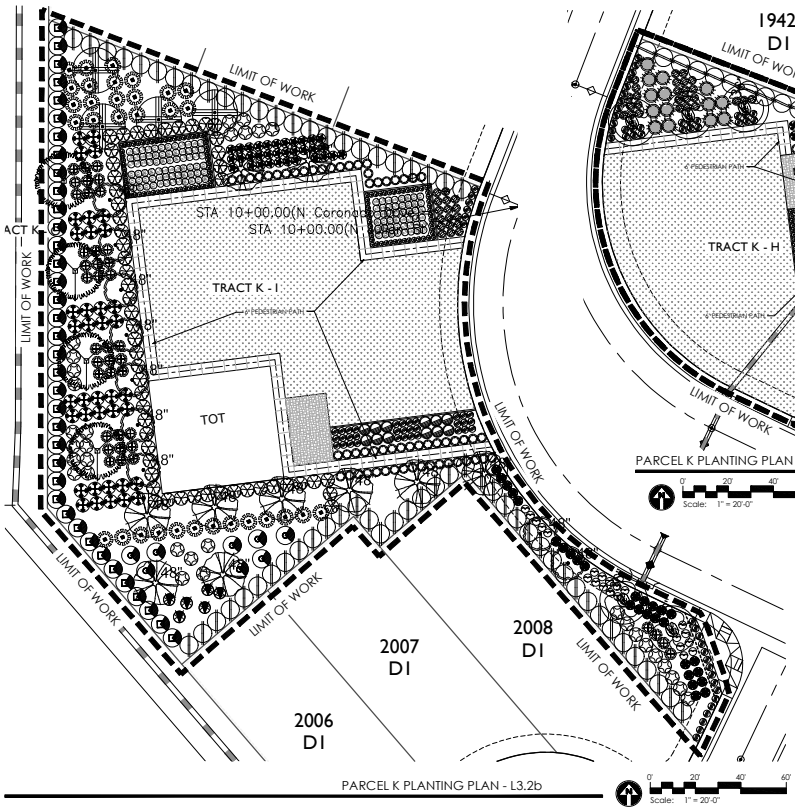
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issued for: REVIEW
drawn by: TEAM
date: 09.03.2021
drawing: Planting Plan

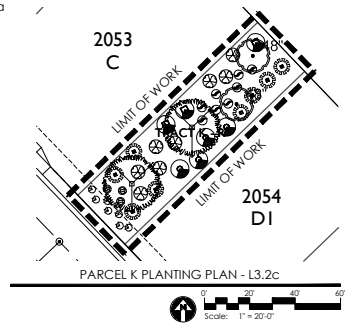
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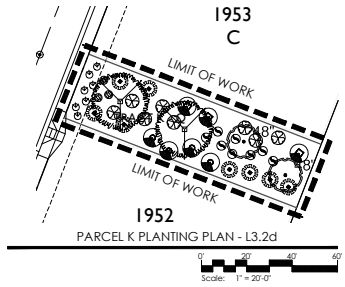
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	Callistemon citrinus 'Little John' Bottlebrush	5 gal.	70
	Dodonaea viscosa Hop Bush	5 gal.	196
	Eremophila maculata 'Valentine' Valentine Emu	5 gal.	103
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	189
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	86
	Justicia spicigera Mexican Honeysuckle	5 gal.	52
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	65
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	109
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	80
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	53
	Nolina microcarpa Bear Grass	1 gal.	42
	Ruellia brittoniana Purple Ruellia	5 gal.	169
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	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	227
	Teucrium chamaedrys Germander	1 gal.	189
	Wedelia trilobata Yellow Dot	1 gal.	35
Accents			
	Hesperaloe funifera Giant Hesperaloe	5 gal.	48
	Hesperaloe parviflora-red Red Yucca	5 gal.	121
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	27
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Nu	1 gal.	137
	Rosa x 'PROBrief' Brilliant Pink Iceberg Rose	5 Gal.	278
	Rosa x 'SCHRIMIG' Amber Groundcover Rose	5 gal.	248
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		

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PRASADA
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SURPRISE, ARIZONA

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:

KEY MAP
SCALE: NTS

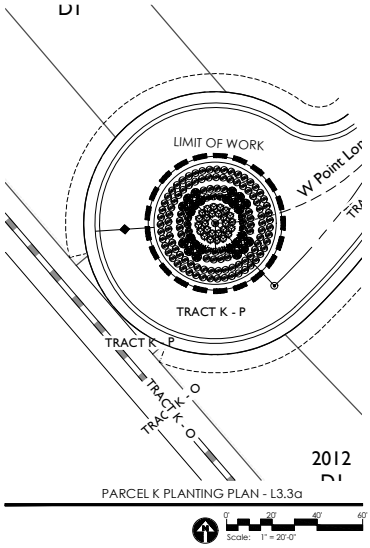
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scale: 1" = 20'-0"
issued for: REVIEW
drawn by: TEAM
date: 09.03.2021
drawing: Planting Plan

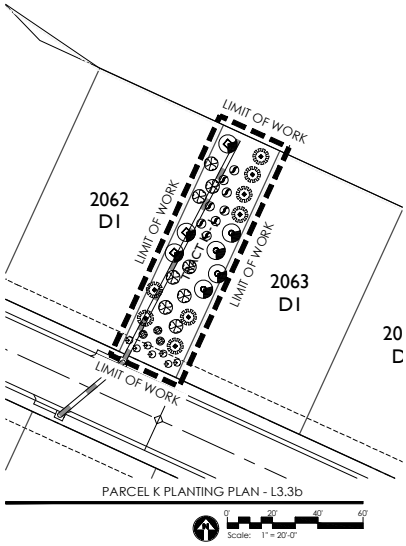
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FS21-399

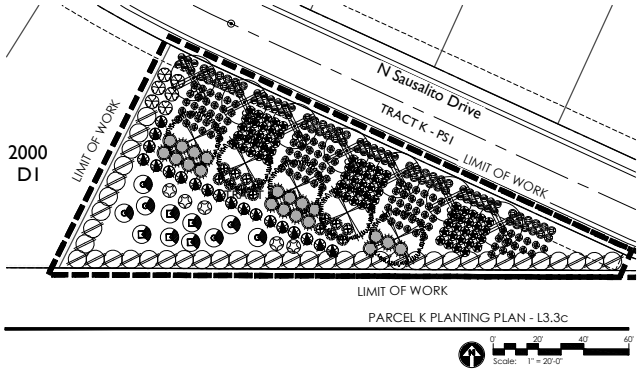
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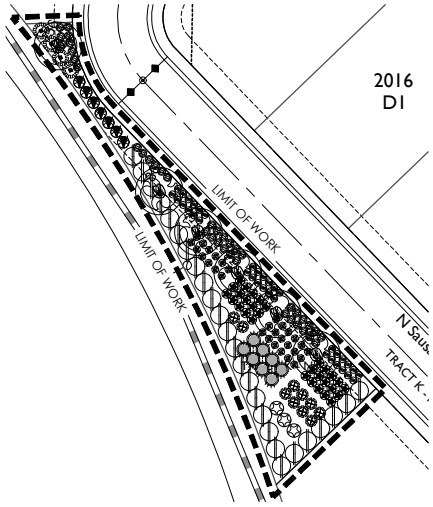
PARCEL K PLANTING PLAN - L3.3a



PARCEL K PLANTING PLAN - L3.3b



PARCEL K PLANTING PLAN - L3.3c



PARCEL K PLANTING PLAN - L3.3d

NOTE: Sight distance requirements on arterials and collectors will adhere to City of 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

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
	Fraxinus velutina Arizona Ash	36" Box	10
	Fraxinus velutina 'Rio-Grande' Rio Tao Ash	36" Box	5
	Olea europaea 'Swan Hill' Swan Hill Olive	36" Box	21
	Pistacia x 'Red Push' Red Push Pistache	36" Box	23
	Quercus virginiana Southern Live Oak	48" Box	10
	Schinus terebinthifolius Brazilian Pepper Tree	48" Box	10
	Tipuana tipu Tipu Tree	48" Box	6
	Vitex agnus-castus Chaste Tree	48" Box 36" Box	13 19
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	44
	Buxus microphylla japonica Boxwood	5 gal.	189
	Calliandra californica Red Fairy Duster	5 gal.	40
	Callistemon viminalis 'Little John' Bottlebrush	5 gal.	70
	Dodonaea viscosa Hop Bush	5 gal.	196
	Eremophila maculata 'Valentine' Valentine Emu	5 gal.	103
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	189
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	86
	Justicia spicigera Mexican Honeysuckle	5 gal.	52
	Leucophyllum frutescens 'Rhia Cloud' White Cloud Sage	5 gal.	65
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	109
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	80
	Nerium oleander 'Petite Pink' Petite Pink Oleander	15 gal.	53
	Nolina microcarpa Bear Grass	1 gal.	42
	Ruellia brittoniana Purple Ruellia	5 gal.	169
	Salvia greggii Autumn Sage	5 gal.	7
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	41
	Tecoma stans Yellow Bells	5 gal.	125
Groundcovers			
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	229
	Lantana montevidensis Purple Trailing Lantana	1 gal.	114
	Lantana 'New Gold' New Gold Lantana	1 gal.	408
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	227
	Teucrium chamaedrys Germander	1 gal.	189
	Wedelia trilobata Yellow Dot	1 gal.	35
Accents			
	Hesperaloe funifera Giant Hesperaloe	5 gal.	48
	Hesperaloe parviflora-red Red Yucca	5 gal.	121
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	27
	Muhlenbergia capillaris 'Regal Mist' Regal Mist Tm	5 gal.	137
	Rosa x 'PROBrof' Brilliant Pink Iceberg Rose	5 Gal.	278
	Rosa x 'MEIDRIMIX' Amber Groundcover Rose	5 gal.	248
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		

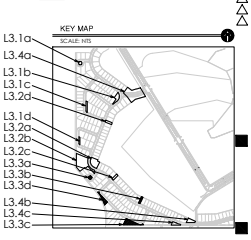
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PRASADA
Parcel K
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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:

KEY MAP
SCALE: NTS

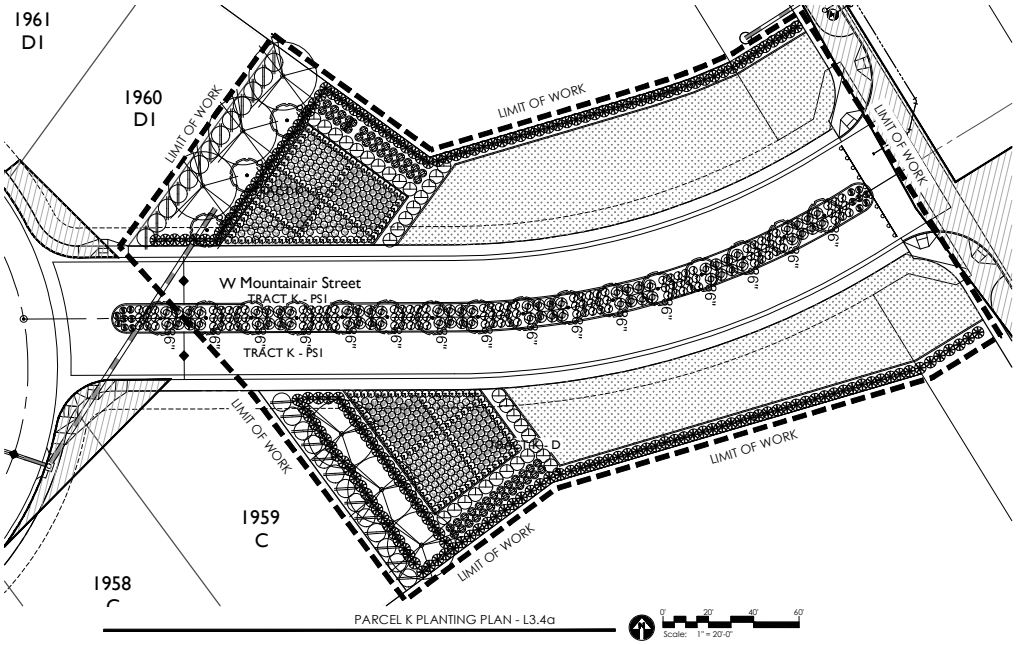


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date: 09.03.2021
drawing: Planting Plan

sheet # L3.3
03 of 08

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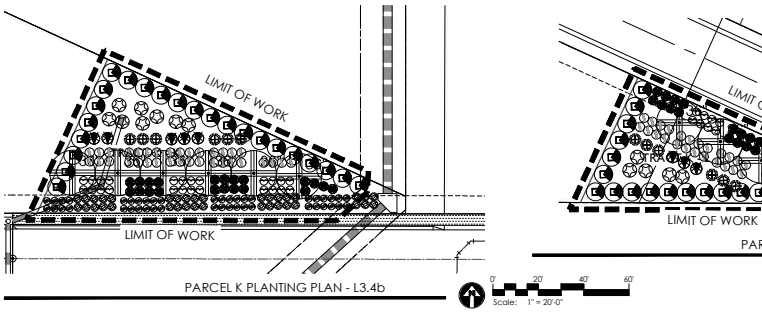
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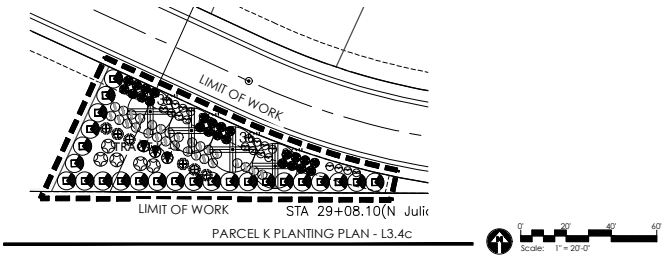


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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty
Trees			
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	Fraxinus velutina 'Rio Grande' Texas Ash	36" Box	5
	Olea europaea 'Swan Hill' Swan Hill Olive	36" Box	21
	Pistacia x 'Red Push' Red Push Pistache	36" Box	23
	Quercus virginiana Southern Live Oak	48" Box	10
	Schinus areiraifolius Brazilian Pepper Tree	48" Box	10
	Tipuana tipu Tipu Tree	48" Box	6
	Vitex agnus-castus Chaste Tree	48" Box 36" Box	13 19
Shrubs			
	Bougainvillea 'Rosenka' Bougainvillea	5 gal.	44
	Buxus microphylla japonica Boxwood	5 gal.	189
	Callistemon citrinus 'Little John' Bottlebrush	5 gal.	40
	Dodonaea viscosa Hop Bush	5 gal.	70
	Eremophila maculata 'Valentine' Valentine Shrub	5 gal.	196
	Eremophila hygrophana 'Blue Bells' Blue Bells Eremophila	5 gal.	103
	Justicia californica 'Yellow' Yellow Chuparosa	5 gal.	189
	Justicia spicigera Mexican Honeysuckle	5 gal.	86
	Leucophyllum frutescens 'White Cloud' White Cloud Sage	5 gal.	52
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	65
	Myrtus communis 'Compacta' Compact Myrtle	5 gal.	109
	Nerium oleander 'Petite Pink' Petite Pink Oleander	5 gal.	80
	Nolina microcarpa Bear Grass	15 gal.	53
	Ruellia brittoniana Purple Ruellia	1 gal.	42
	Salvia greggii Autumn Sage	5 gal.	169
	Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	7
	Tecoma stans Yellow Bells	5 gal.	41
		5 gal.	125
Groundcovers			
	Lantana camara 'Dallas Red' Dallas Red Lantana	5 gal.	229
	Lantana montevidensis Purple Trailing Lantana	1 gal.	114
	Lantana 'New Gold' New Gold Lantana	1 gal.	428
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal.	227
	Tradescantia chamaedrya Germander	1 gal.	189
	Wedelia trilobata Yellow Dot	1 gal.	35
Accents			
	Hesperaloe funifera Giant Hesperaloe	5 gal.	48
	Hesperaloe parviflora-red Red Yucca	5 gal.	121
	Hesperaloe parviflora-yellow Yellow Hesperaloe	5 gal.	27
	Muhlenbergia capillaris 'Regal Mist' Regal Mist 1st	1 gal.	137
	Rosa x 'PWOlbri' Brilliant Pink Iceberg Rose	5 Gal.	278
	Rosa x 'NOA97496A' Amber Groundcover Rose	5 gal.	248
MASS PLANTING			
	SODDED GRASS		
INERTS			
Sym.	Description		
	DECOMPOSED GRANITE.		





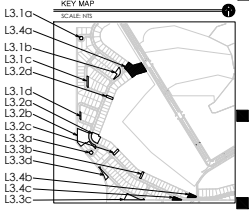
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PRASADA
Parcel K
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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

revisions:

KEY MAP
SCALE: NTS

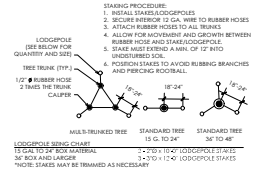


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drawn by: TEAM
date: 09.03.2021
drawing: Planting Plan

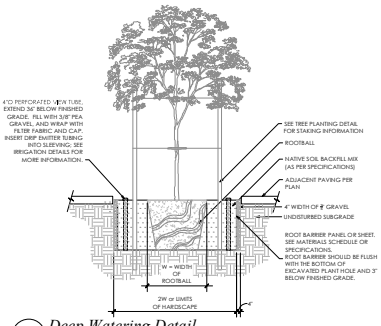
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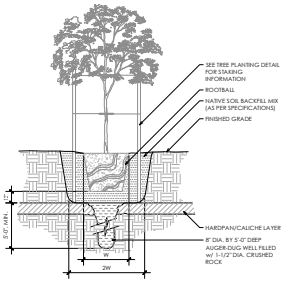
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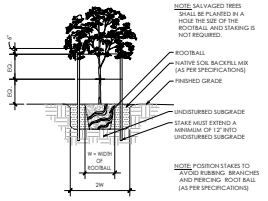
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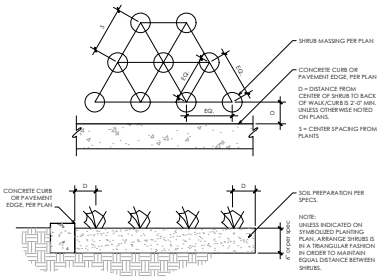
3 *Deep Watering Detail*
Scale: *NTS*



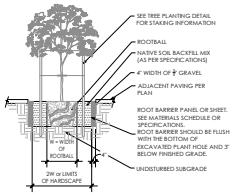
2 *Hard Pan Planting*
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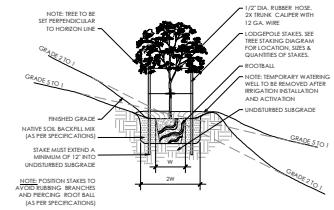
1 *Tree Planting Detail*
Scale: *NTS*



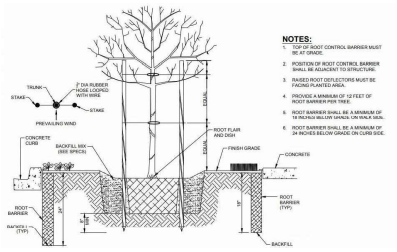
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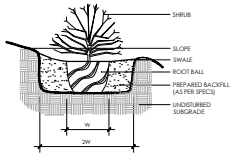
6 *Root Barrier Detail*
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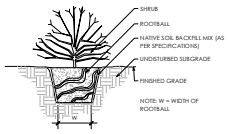
5 *Tree Planting on Slope Detail*
Scale: *NTS*



10 *Root Barrier*
Scale: *NTS*



9 *Shrub Planting on Slope*
Scale: *NTS*



8 *Shrub Planting Detail*
Scale: *NTS*

SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

- Landscape finish grading.
- Soil preparation
- Tree supports
- Planting
- Watering
- Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs and cacti other than trees, saguaros, ocotillos, palms and turf.
Plant Material - all trees, saguaros, ocotillos, palms, shrubs, cacti, ground cover, and other plants.

1.02 RELATED WORK

Contractor - Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Decomposed granite.
e. Boulders.

The Owner's Representative reserves the right to take and analyse samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements. Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. Alkinacio, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:

a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative.

Trees, Palm Trees, Saguaros and Ocotillos:
Warrant that trees, palm trees, saguaros and ocotillos will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, palm trees, saguaros and ocotillos that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees, palm trees, saguaros and ocotillos shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 90 days from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, cacti, groundcovers, vines and perennials shall be subject to an additional 90 day maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-40 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agricultural grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings: nitrogen stabilized 9r or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5, no soil amendments are required for salvaged plant material and cacti unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: Copper napthenate impregnated lodge pole 10 feet in length for 5 gallon and 15 gallon, and 12 feet in length for 24 inch box and larger. No tree stakes are required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree; No. 10 gauge, pliable, zinc coated iron wire. Cover wire with hose, cover as specified, where it contacts tree.

Hose Covering: 1/2 inch minimum diameter; 2-ply reinforced rubber, new garden hose.

Tree Guards: 'ArborGard+' by Deep Root, or equal.

Tree Guys: Minimum 3 per tree; No. 10 galvanized wire. Cover wire with hose where it contacts tree for 24, 30 and 36 box tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Pre-emergent herbicide shall be Surflan as manufactured by Dow/Elanco Chemical Company.

Contact herbicide shall be Round-up as manufactured by Monsanto.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries, abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 DECOMPOSED GRANITE

Decomposed granite coverage shall be a minimum 2-inch thickness unless noted otherwise on plans. Decomposed granite shall be the size and color as specified on plans, and shall be taken from a single quarry.

2.09 BOULDERS

Boulders are to be Surface Select or as noted on the plans. Boulder size as noted on the plans and approved by the Owner's Representative. Boulders are to be harvested, delivered and placed in a manner to avoid marking, scraping or damaging the natural condition of the boulder. All scarred boulders are to be treated with Permeon (or equal) to provide a natural appearance of the desert varnish.

2.09 SEED MIXTURE

As noted on plans.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of decomposed granite or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 DECOMPOSED GRANITE

Place 2-inches unless otherwise noted, in all planting areas. Decomposed granite shall extend below all plant material, trees, and cactus. Decomposed granite finish grade 1-1/-inch below adjacent paving, curbs, and headers.

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Guyed Trees: Guy trees as shown immediately after planting as shown on the drawings.
Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trells supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

Tree Guard: Install tree guard on all trees located in turf areas per manufacturer's recommendations.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not water saguaros after planting. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Top dress planting areas with 2 inches of top dressing after planting.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf, , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting, except for saguaros, with hose in planting hole until material about the roots is completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water steam shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen tree, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

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PRASADA
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Toll Brothers
AMERICA'S LUXURY HOME BUILDER

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FS21-399
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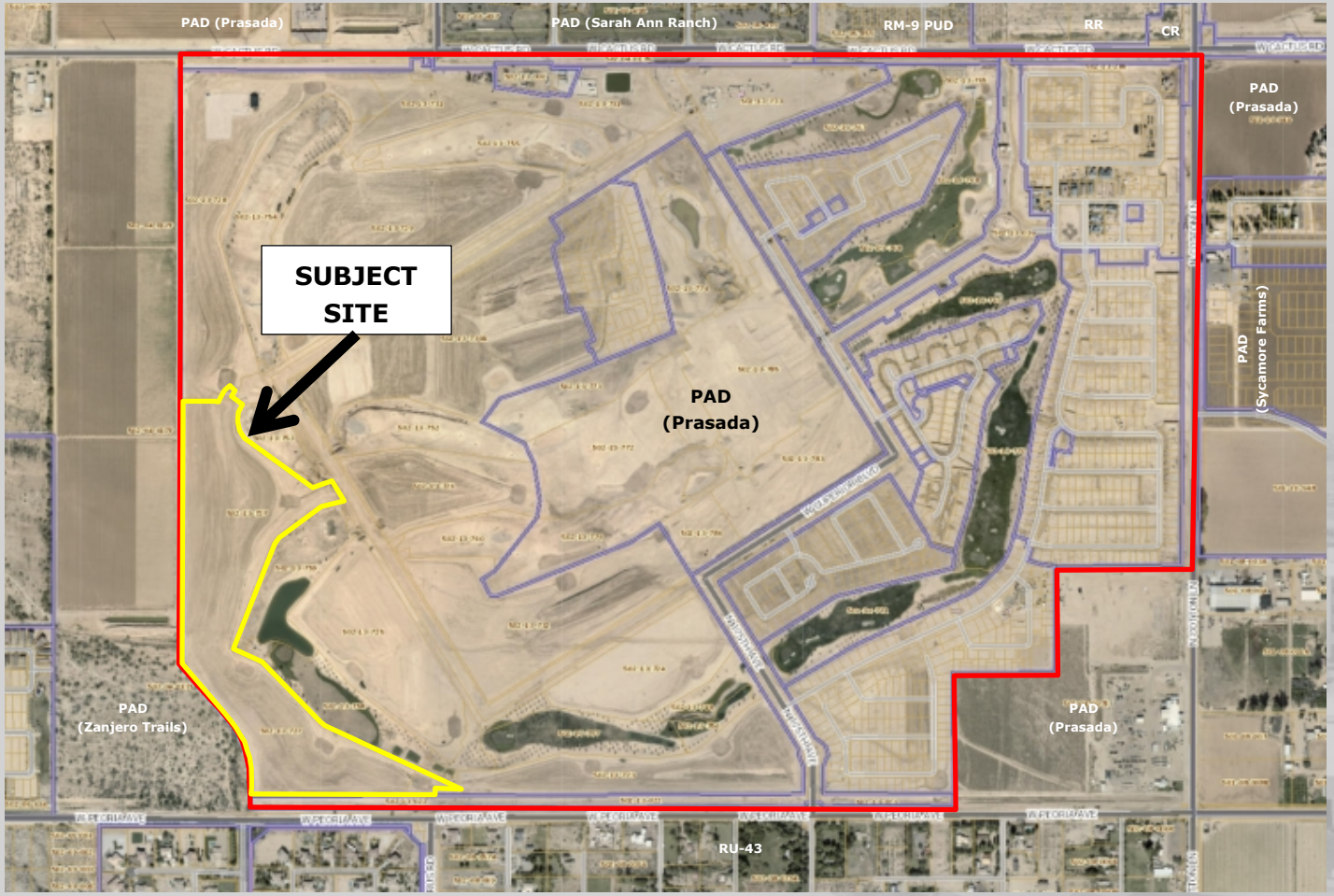
Planning and Zoning Commission
November 4, 2021

Toll at Prasada
Unit K Preliminary Plat
FS21-399

FS21-399 Vicinity Map



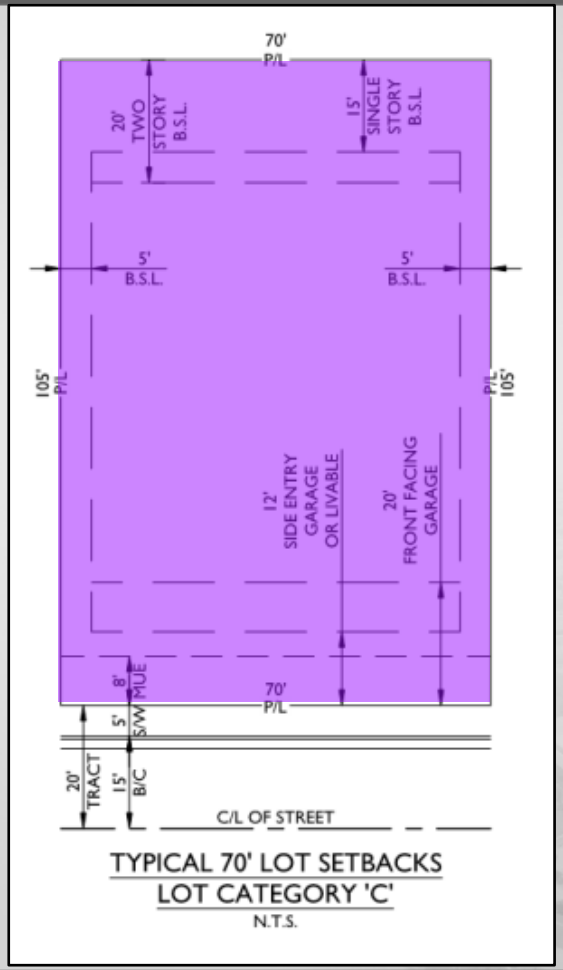
FS21-399 Case Map



Sterling Grove Master Plan

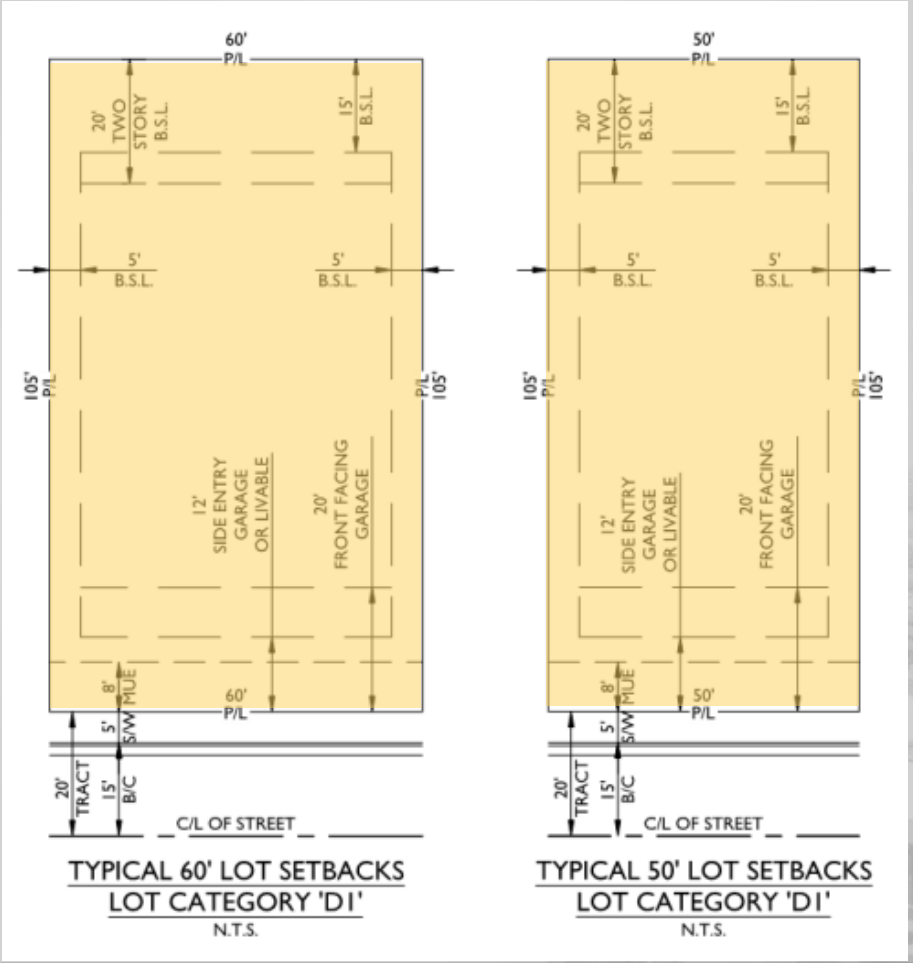


FS21-399 Unit K
Preliminary Plat

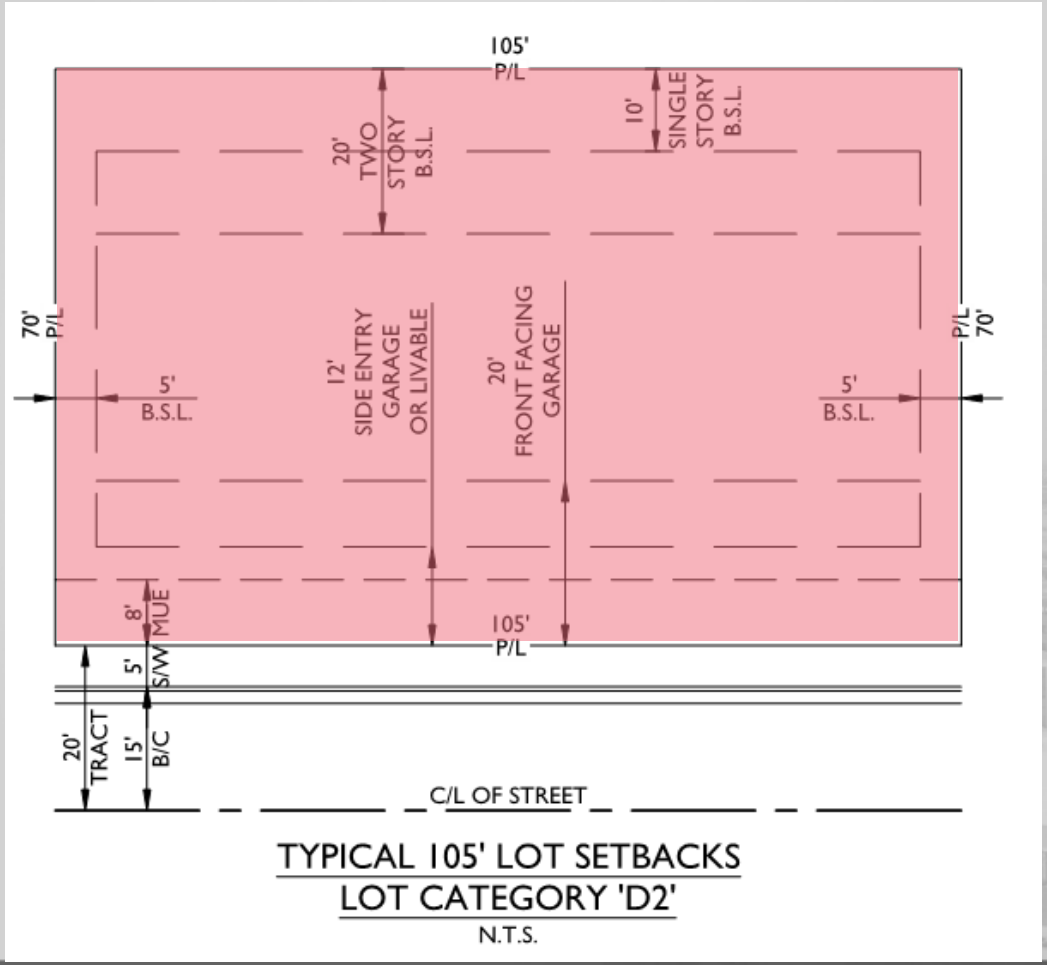


TYPICAL 70' LOT SETBACKS
LOT CATEGORY 'C'
N.T.S.

FS21-399 Unit K
Preliminary Plat

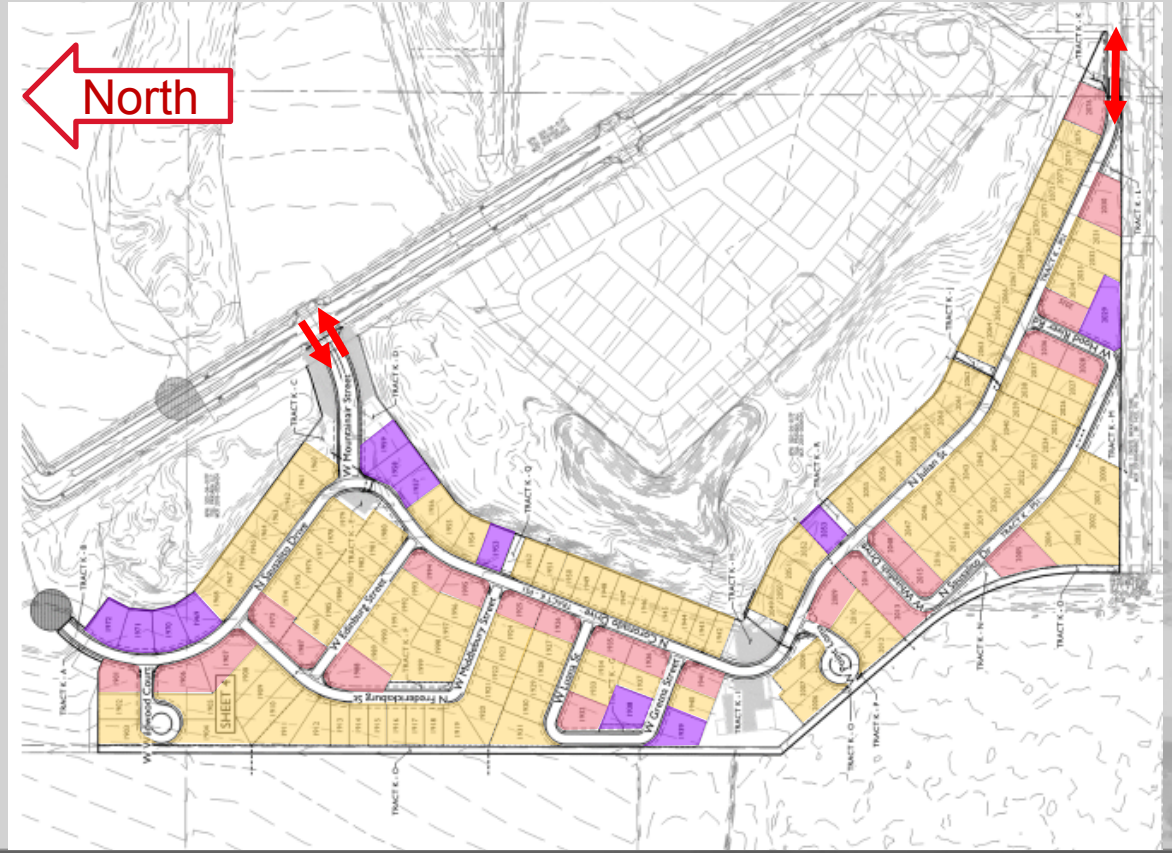


FS21-399 Unit K
Preliminary Plat

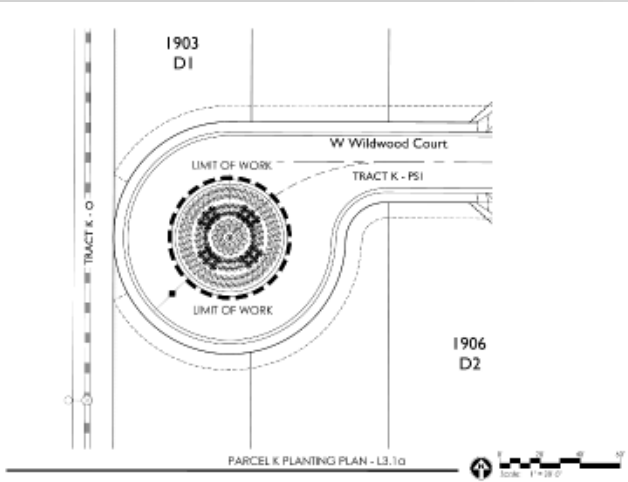


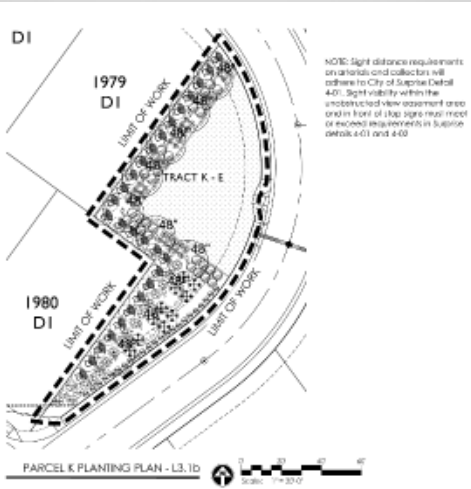
TYPICAL 105' LOT SETBACKS
LOT CATEGORY 'D2'
N.T.S.

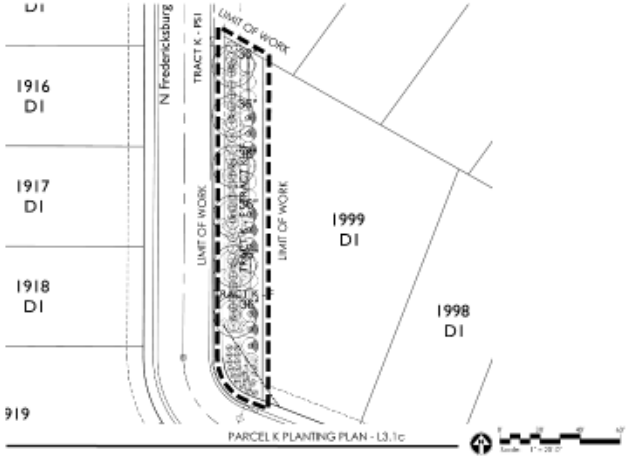
FS21-399 Unit K Preliminary Plat

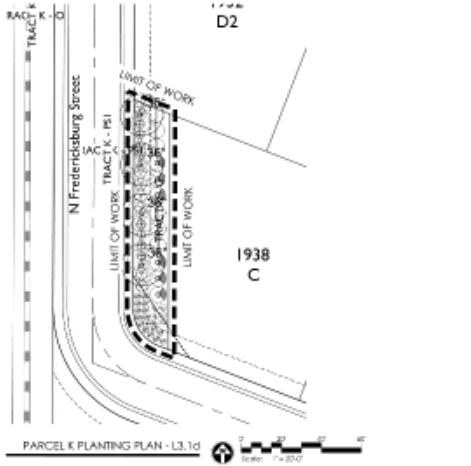


FS21-399 Unit K Landscape

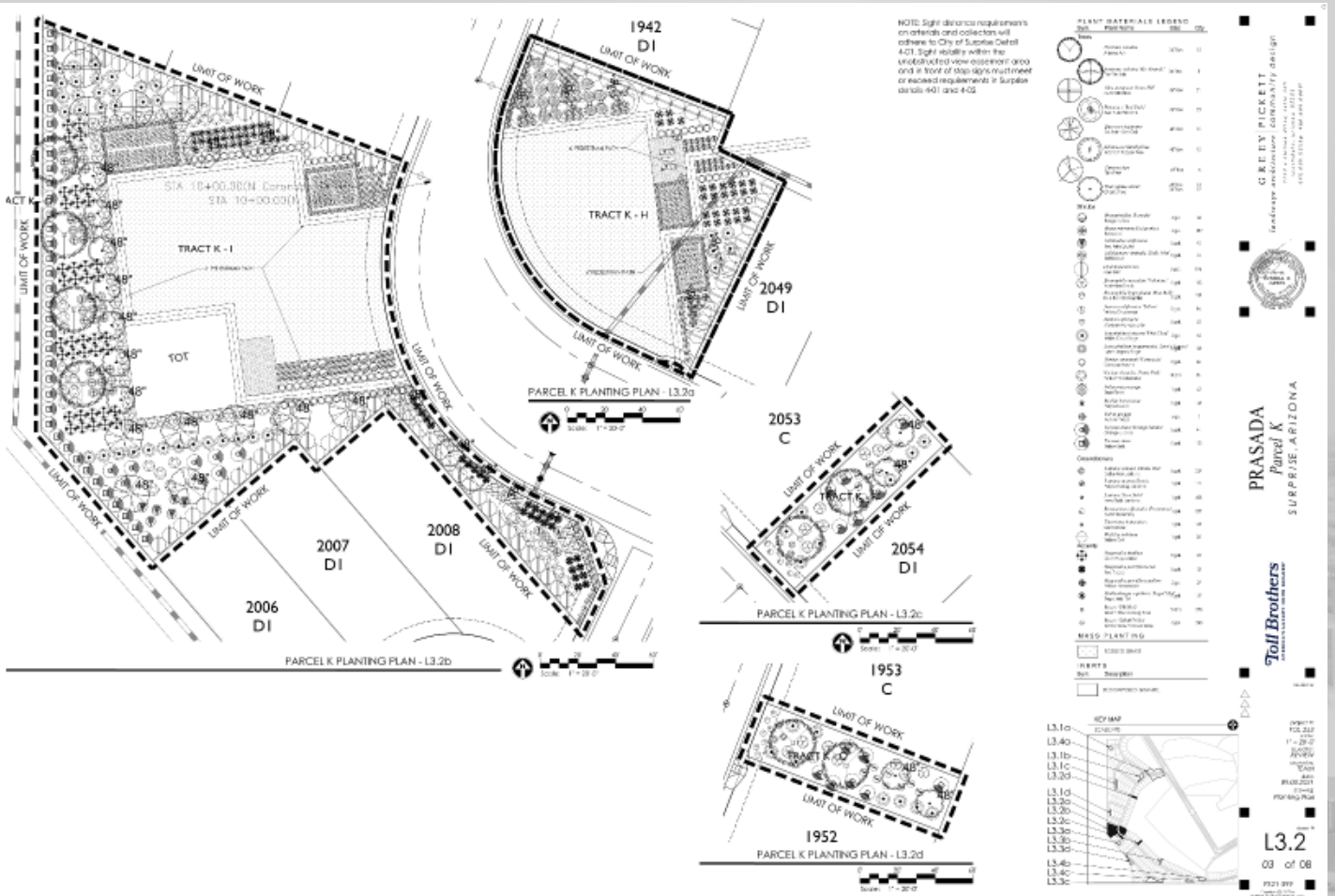






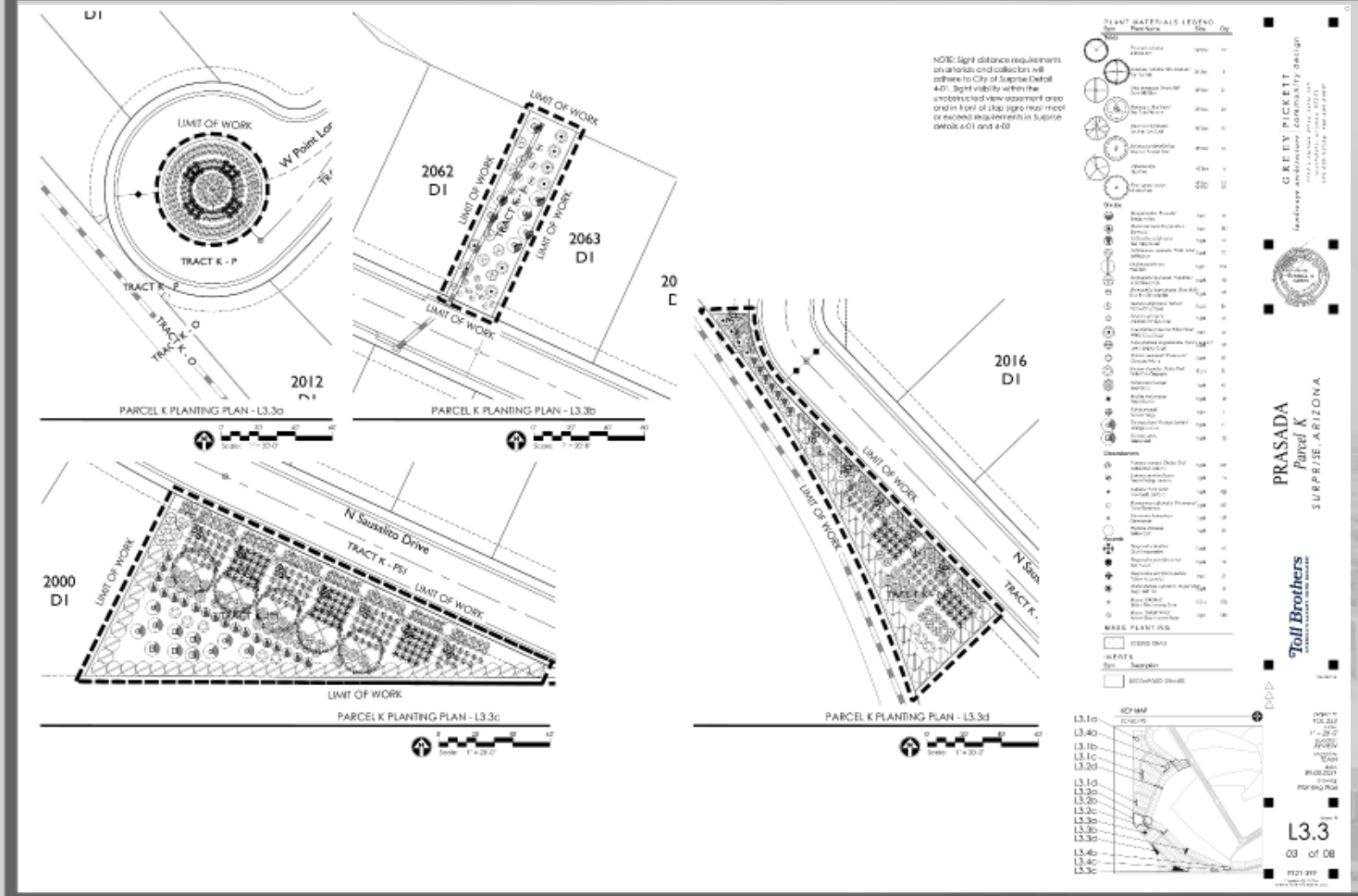




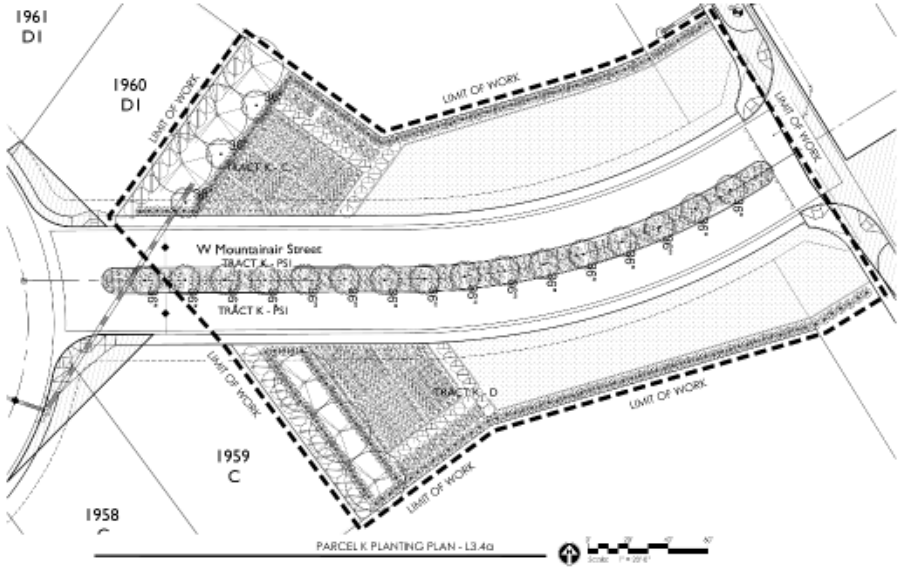


FS21-399 Unit K Landscape

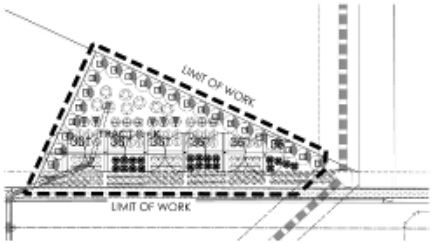
FS21-399 Unit K Landscape



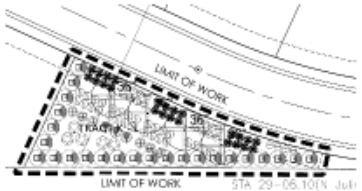
FS21-399 Unit K Landscape



PARCEL K PLANTING PLAN - L3.4a



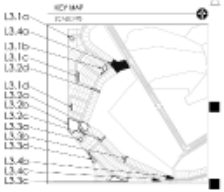
PARCEL K PLANTING PLAN - L3.4b



PARCEL K PLANTING PLAN - L3.4c

NOTE: Sight distance requirements on arterials and collectors will adhere to City of Surprise Detail 4-01. Sight visibility within the unobstructed view easement areas and in front of stop signs must meet or exceed requirements in Surprise details 4-01 and 4-02.





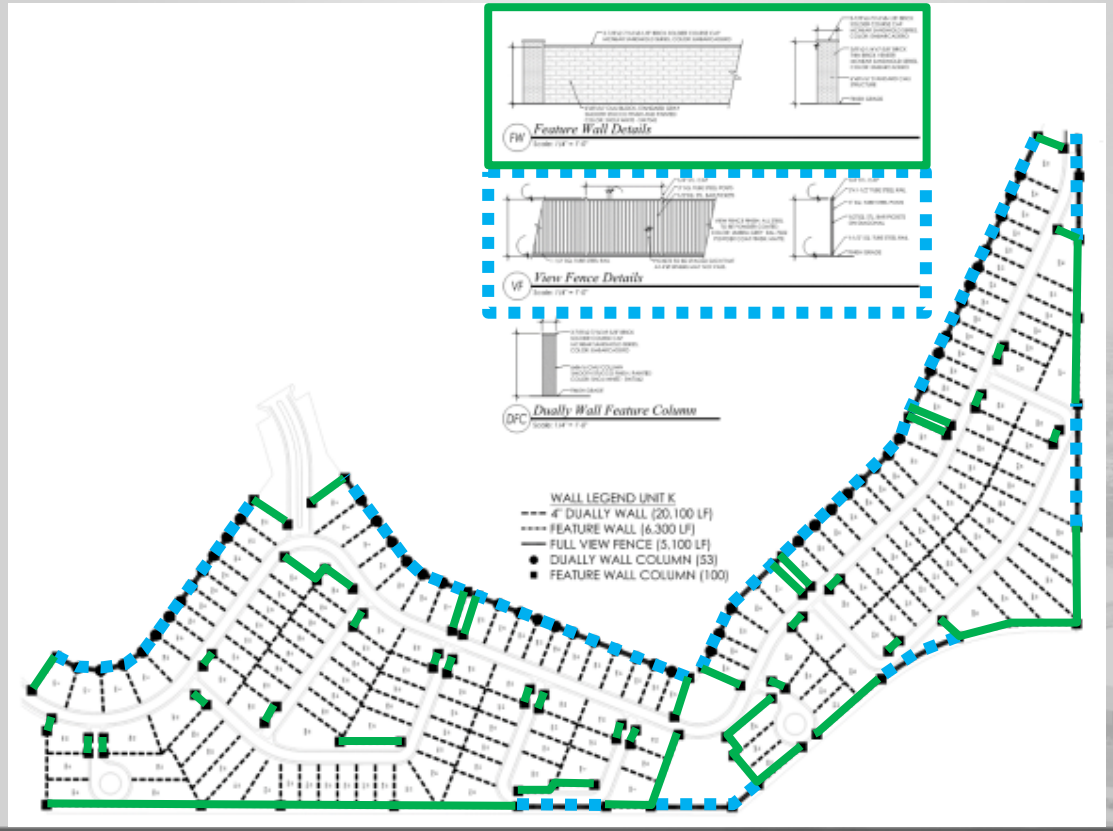
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Parcel K
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Toll Brothers

L3.4
03 of 08

FS21-399 Unit K Landscape



Staff Recommendation:

Approve subject to stipulations ‘a’ through ‘c’

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QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Enclave I & Enclave II," dated September 2, 2021, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS21-262

Motion:
I move to recommend approval of the Preliminary Plat entitled "Preliminary Plat for Enclave I & Enclave II", to the City Council subject to stipulations "a" through "d" as memorialized in the staff report.

Background:
David Hughes of EPS Group, on behalf of Meritage Homes of Arizona, Inc., seeks approval of a Preliminary Plat covering Enclave I and Enclave II, in the Paloma Creek area. The applicant seeks to subdivide the subject property into 39 lots over approximately 10 acres, for a gross density of 3.1 DU/Ac. The proposed subdivision will integrate into the larger Paloma Creek community.

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 - FS21-262 Enclave I & II Preliminary Plat 11-04-21 P&Z Staff Report
2. 01 - FS21-262 Enclave I & II Preliminary Plat Vicinity Map
3. 02 - FS21-262 Enclave I & II Preliminary Plat Zoning Map
4. 03 - FS21-262 Enclave I & II Preliminary Plat
5. 04 - FS21-262 Enclave I & II Preliminary Landscape Plan
6. 05 - FS21-262 Luke AFB Comments
7. FS21-262 Enclave I & II Preliminary Plat P&Z PowerPoint 11-04-21

SURPRISE
ARIZONA

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case:	**FS21-262**
Project Name:	Enclave I & II – Preliminary Plat
Council District:	1 - Acacia
Planning and Zoning Date:	**November 4, 2021**
Planner:	Trever Fleetham, AICP
Owner:	Meritage Homes of Arizona, Inc.
Applicant:	EPS Group
Request:	Preliminary Plat for a 39-lot single-family residential subdivision in the RM-9 PUD (Enclave I & II) zoning districts
Site Location:	Generally located north of Happy Valley Road and east of 163rd Avenue
Site Size:	9.96 acres (approx.)
Gross Density:	3.11 DU/Ac.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Findings:

- The proposed Preliminary Plat is consistent with the RM-9 PUD (Enclave I and Enclave II) zoning districts.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

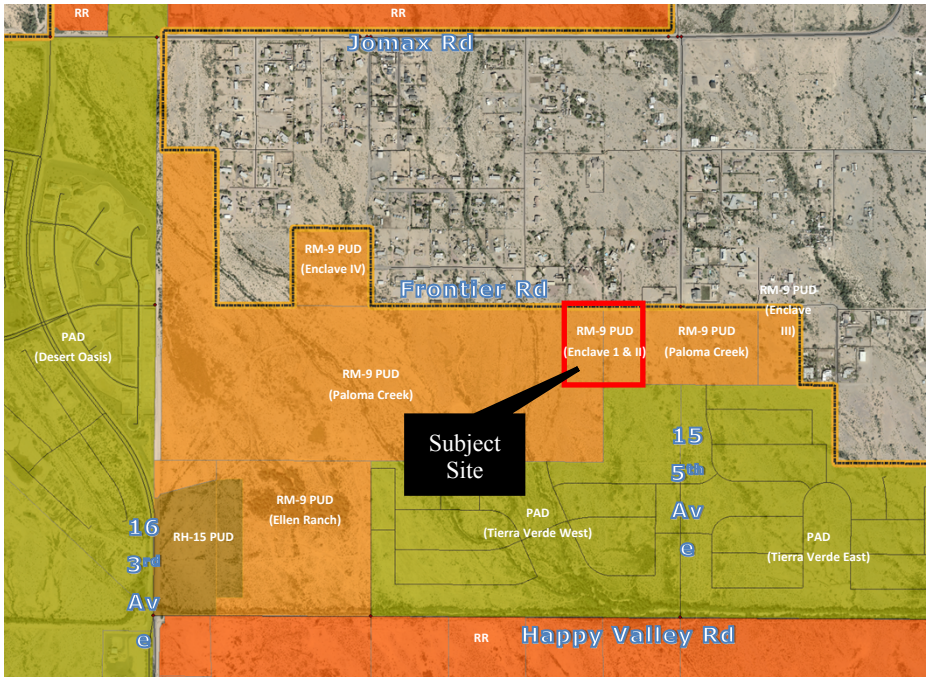
Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case FS21-262 to the City Council, subject to stipulations 'a' through 'd.'

PROJECT DESCRIPTION:

David Hughes of EPS Group, on behalf of Meritage Homes of Arizona, Inc., seeks approval of a Preliminary Plat covering Enclave I and Enclave II, in the Paloma Creek area. The applicant seeks to subdivide the subject property into 39 lots over approximately 10 acres, for a gross density of 3.1 DU/Ac. The proposed subdivision will integrate into the larger Paloma Creek community.

SURROUNDING LAND ZONING:

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



BACKGROUND:

September 5, 2019: The City Council approved the annexation of the subject property under case FS18-149, Ordinance # 2019-07.

September 5, 2019: The City Council approved the rezoning of the Paloma Creek property under case FS18-150, Ordinance # 2019-22. Said rezoning was adjacent to but did not include the subject property.

September 5, 2019: The City Council approved the original Preliminary Plat for the Paloma Creek property under case FS18-150. Said Preliminary Plat was adjacent to but did not include the subject property.

November 17, 2020: The City Council approved the rezoning of Enclave I under case FS20-421, Ordinance # 2020-36.

March 4, 2021: The applicant discussed the proposed development during a regularly scheduled Concept Review meeting under CR21-050.

April 6, 2021: The applicant filed the subject request under FS21-262.

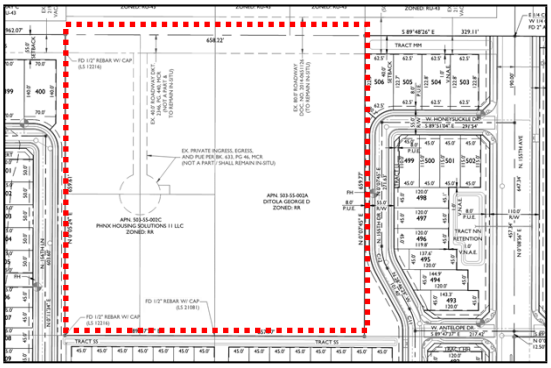
May 18, 2021: The City Council approved the rezoning of Enclave II under case FS20-718, Ordinance # 2021-04.

ANALYSIS AND DISCUSSION:

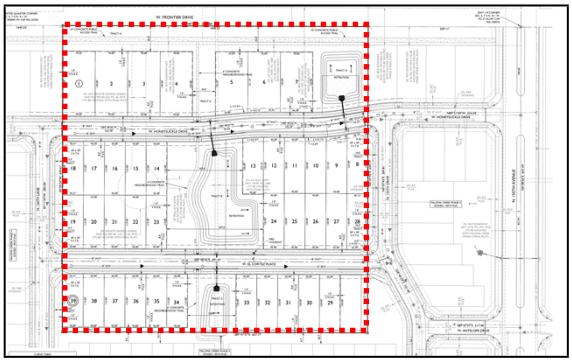
The subject request includes two (2) parcels located within the vicinity of the Paloma Creek project. These two parcels were included in the original annexation of Paloma Creek, but were not part of the subsequent Rezoning and Preliminary Plat cases associated with Paloma Creek. The original design for Paloma Creek, however, anticipated that the two parcels associated with the subject request would be incorporated into the larger development.

A portion of the subject site (Enclave I) was rezoned in November of 2020, while the balance of the site (Enclave II) was rezoned in May of 2021. The subject Preliminary Plat ties all of the affected areas together. The following two images show the area as approved under the original Paloma Creek Preliminary Plat compared to the subject Enclave I & II Preliminary Plat.

Paloma Creek

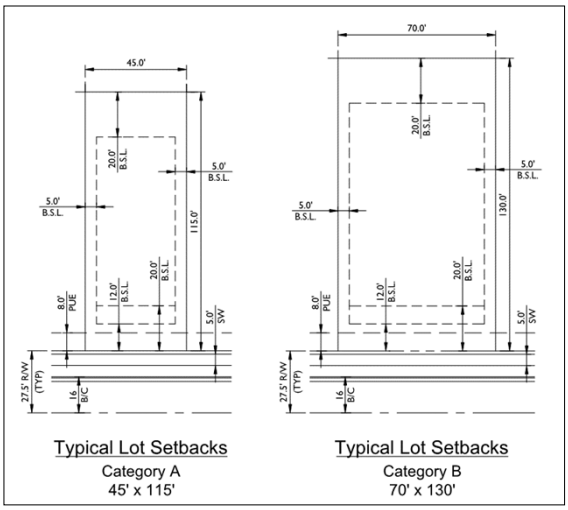


Enclave I & II



In accordance with the approved zoning for Enclave I and Enclave II, the applicant proposes two (2) lot configurations. The majority of the site will consist of 45' x 115' lots; however, the seven (7) northernmost lots will increase in size to 70' x 130' in order to create a transition between smaller lots to the south and the larger rural lots to the north.

[Diagram on following page]



Phasing

The site will be developed concurrently with Paloma Creek Phase 4.

Access

Primary access to the subject site will be via Honeysuckle Drive, which will extend from 155th Avenue through Phase 4 of Paloma Creek. Honeysuckle Drive will continue in a westerly direction providing access to the balance of Phase 4. Additional access to the subject site will occur from El Cortez Place to the south.

Open Space

The zoning for Enclave I includes a requirement for not less than 23.5% open space, while Enclave II includes a requirement for 20.12% open space. Since the two projects were combined under a single Preliminary Plat, these figures merged somewhat; however, the applicant proposes 28.7% open space overall, which exceeds the minimum requirement for both case. The Active, Passive, and Natural open space quantities were not quantified with this proposal; however, there is no Natural opens space, and the bulk of the open space area is largely passive except as activated by the trail system.

Amenities

Enclave I & II will become part of the larger Paloma Creek HOA and will have access to those amenities. In addition, the subject site will include a 10' wide concrete public access trail to be located along the northern edge of the suite. A separate 6' concrete sidewalk will lead from that trail to the open space area and beyond.

Landscaping

The site will be well landscaped using a variety of drought-tolerant species appropriate for the desert. Two (2) turf areas will provide opportunities for neighborhood recreation.

Walls

Primary Theme Walls will consist of 6' high split-face CMU panels with a split-face cap, punctuated by masonry columns consisting of single-score split-face CMU with single-score smooth-face accents. The Secondary Theme Wall wills consist of the same panel configuration, but will have single-score split-face CMU columns. View walls will consist of the same materials as the theme walls, but will be topped with a 2' wrought iron view panel.

Utility and Services Table:

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

Conformance with Adopted Plans:

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

Reviewing Agencies:

The request was routed to internal and external agencies, who indicated no objections to the request. The following agencies offered the following comments.

Maricopa County Department of Transportation (MCDOT): In an email dated April 13, 2021, MCDOT indicated the following:

- 155th Avenue north of Frontier Drive, is a county owned and operated major collector with 40' half width of right-of-way, this development may impact county facilities
- Frontier Drive, is a partially owned and operated major collector roadway with 40' half width right-of-way west of 155th Avenue to the west property line of 503-55-002A
- MCDOT Traffic Design and MCDOT permits request the developer submit a TIS/TIA for review to better understand and provide feedback on the potential impacts there may be to the MCDOT roadway network
- Any work done within County right-of-way, or that may connect to county right-of-way, will require permits from MCDOT

Maricopa Water District (MWD): In an email dated April 7, 2021, MWD indicated that the subject property is located outside of their service area and does not impact MWD.

Luke Air Force Base (Luke AFB): In an email dated April 22, 2021 (attached), Luke AFB indicated that the subject request will not have a negative impact on flight operations, but is located within the 'territory in the vicinity of a military airport' and that a strong notification program is essential.

Summary:

The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses. The development will become part of the Paloma Creek HOA and will have access to those recreational amenities.

Findings:

- The proposed Preliminary Plat is consistent with the RM-9 PUD (Enclave I and Enclave II) zoning districts.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

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

a. A. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Enclave I & Enclave II", prepared by EPS Group Inc., and stamped received September 2, 2021.

b. Landscaping of the site shall be consistent with the Landscape Plans entitled "Paloma Creek – Enclave 1 & 2 Preliminary Planting Plan", prepared by McGough Adamson and received September 2, 2021.

c. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy Valley East ("HVE") Buy-in Fee, the Water Buy-in Fee, and the Sewer Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.

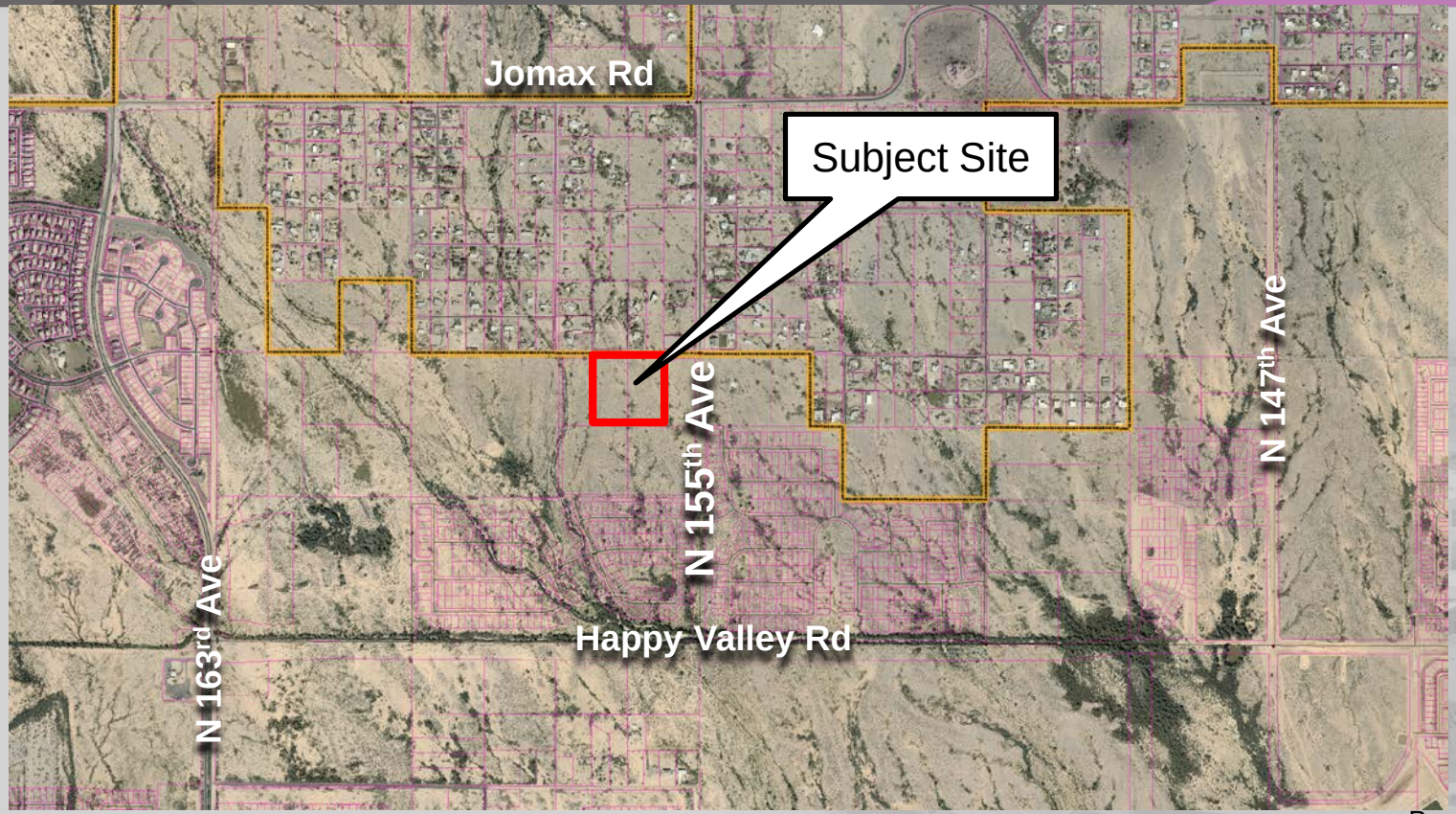
d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Preliminary Plat
04 Preliminary Landscape Plan
05 Luke AFB Comments

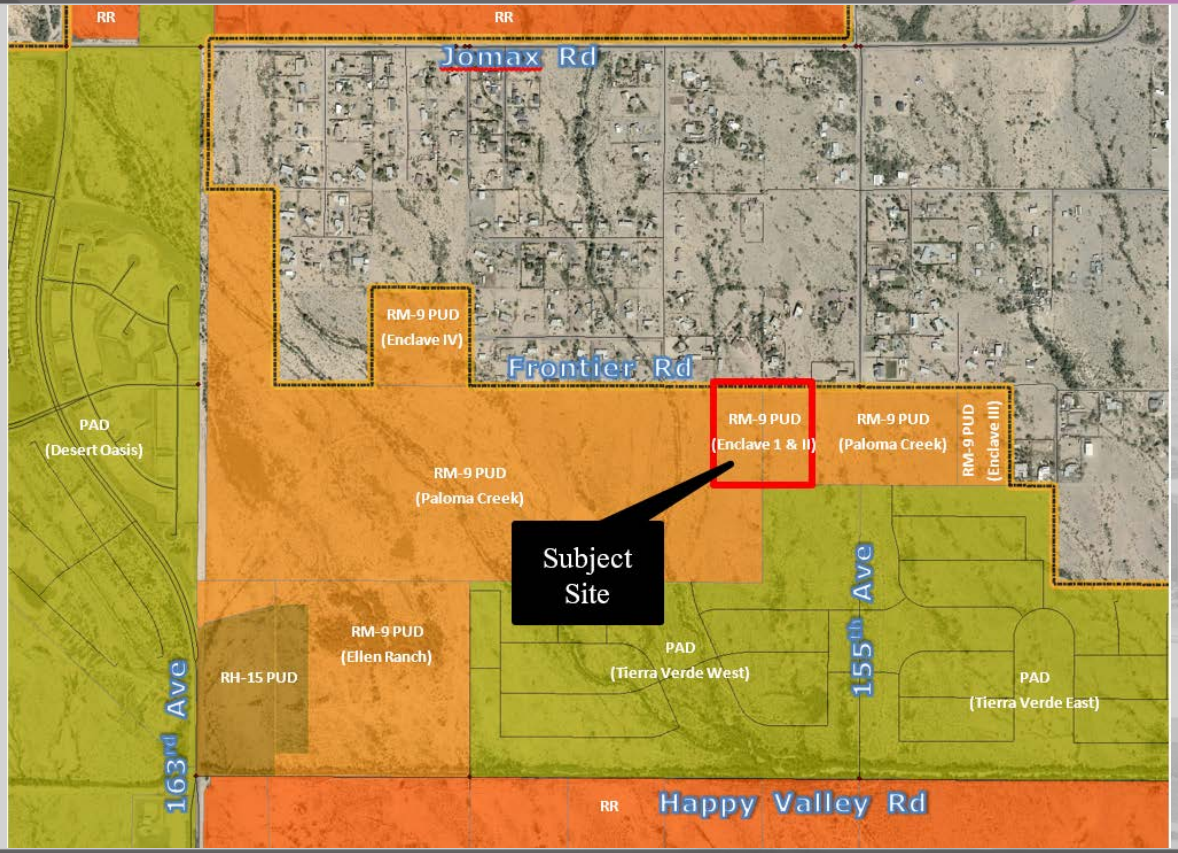
VICINITY MAP

FS21-262
Enclave I & II PP



ZONING MAP

FS21-262
Enclave I & II PP



PRELIMINARY PLAT
FOR
ENCLAVE I & ENCLAVE II

A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

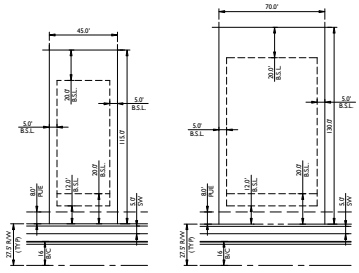
Lot Table		
Lot #	Width @ Front Setback	Area
1	70.00'	9817.56
2	70.00'	9800.00
3	70.00'	9800.00
4	70.00'	9800.00
5	70.00'	9407.54
6	70.00'	9112.53
7	70.00'	9099.98
8	45.01'	5889.45
9	45.00'	5570.18
10	45.00'	5413.66
11	45.00'	5400.00

Lot Table		
Lot #	Width @ Front Setback	Area
12	45.00'	5400.00
13	45.00'	5464.44
14	45.00'	5175.00
15	45.00'	5175.00
16	45.00'	5175.00
17	45.00'	5175.00
18	45.39'	5210.55
19	45.02'	5186.85
20	45.00'	5175.00
21	45.00'	5175.00
22	45.00'	5175.00

Lot Table		
Lot #	Width @ Front Setback	Area
23	45.00'	5175.00
24	45.00'	5400.00
25	45.00'	5400.00
26	45.00'	5400.00
27	45.00'	5400.00
28	45.25'	5414.21
29	45.00'	5400.00
30	45.00'	5400.00
31	45.00'	5400.00
32	45.00'	5400.00
33	45.00'	5400.00

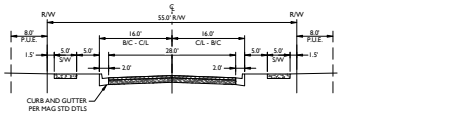
Lot Table		
Lot #	Width @ Front Setback	Area
34	45.00'	5175.00
35	45.00'	5175.00
36	45.00'	5175.00
37	45.00'	5175.00
38	45.00'	5175.00
39	45.18'	5186.85
TOTAL LOT AREA 226,849 SQ. FT.		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE	57,738	1.3255
B	LANDSCAPE / OPEN SPACE	43,044	0.9882
C	LANDSCAPE / OPEN SPACE	23,959	0.550
TOTAL TRACT AREA		124,741	2.8637

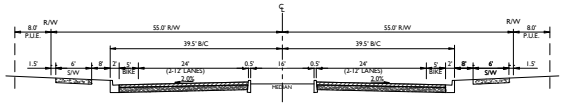


Typical Lot Setbacks
Category A
45' x 115'

Typical Lot Setbacks
Category B
70' x 130'



LOCAL RESIDENTIAL STREET
N.T.S



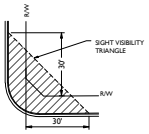
N. 155TH AVENUE (CONSTRUCTED WITH PALOMA CREEK PHASE 4)
N.T.S

ENCLAVE I DEVELOPMENT STANDARDS PER FS20-421	
MINIMUM STANDARD	RM-9 PUD STANDARDS
MAXIMUM DENSITY	4.01 DU/AC.
MINIMUM LOT AREA	4,500 SQ. FT.
MINIMUM LOT WIDTH	45'
MINIMUM LOT DEPTH	100'
FRONT SETBACK (LIVEABLE)	12'
FRONT SETBACK (FRONT-FACING GARAGE)	20' (1) (2)
SIDE SETBACK	5'
REAR SETBACK	20' (3)
STREET SIDE/CORNER LOT	5'
MAXIMUM BUILDING HEIGHT	35'
DRIVEWAY WIDTH	40%
DRIVEWAY AREA	40%
MINIMUM OPEN SPACE (% OF N.R.A.)	23.5%

ENCLAVE II DEVELOPMENT STANDARDS PER FS20-718	
MINIMUM STANDARD	RM-9 PUD STANDARDS
MAXIMUM DENSITY	4.01 DU/AC.
MINIMUM LOT AREA	4,500 SQ. FT.
MINIMUM LOT WIDTH	45'
MINIMUM LOT DEPTH	100'
FRONT SETBACK (LIVEABLE)	12'
FRONT SETBACK (FRONT-FACING GARAGE)	20' (1) (2)
SIDE SETBACK	5'
REAR SETBACK	20' (3)
STREET SIDE/CORNER LOT	5'
MAXIMUM BUILDING HEIGHT	35'
DRIVEWAY WIDTH	40%
DRIVEWAY AREA	40%
MINIMUM OPEN SPACE (% OF N.R.A.)	20.12%

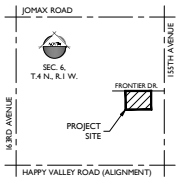
(1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 20-FOOT FRONT YARD SETBACK MEASURED FROM THE FRONT LOT LINE.
(2) 12-FOOT FRONT SETBACK IS MEASURED FROM THE FRONT LOT LINE.
(3) PORCHES / PATIOS MAY ENCROACH 2.5' INTO THE REAR YARD SETBACK.

LAND MASS AREA TABLE	
GROSS AREA	9.96 AC.
DEDICATED RIGHTS-OF-WAY	1.24 AC.
OPEN SPACE AREA	2.86 AC.
CUMULATIVE LOT AREA	5.44 AC.
NET RESIDENTIAL AREA	9.96 AC.
OPEN SPACE % NET RESIDENTIAL AREA	28.7%



TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING DESIGN STANDARDS DETAIL 4-02)

VICINITY MAP
N.T.S.



PROJECT TEAM

DEVELOPER:
HERITAGE HOMES
8800 EAST RAINTREE DRIVE, SUITE 300
SCOTTSDALE, AZ 852605
TEL: (480) 515-8164
CONTACT: TROY HILL

CONSULTANT:
EPS GROUP INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480) 503-2250
CONTACT: CHANDRA MCCARTY, PE

LANDSCAPE ARCHITECT:
MCGOUGH ADAMSON
535 E. MCKELLIPS ROAD, SUITE 131
MESA, AZ 85203
TEL: (602) 997-9093
CONTACT: NICK ADAMSON, RLA

PROJECT DATA

A.P.N.	503-55-003A; 503-55-002C
CURRENT LAND USE:	UNDEVELOPED
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RM-9 WITH PUD OVERLAY (PER FS20-421, FS20-718)
GROSS AREA:	9.96 ACRES
NET RESIDENTIAL AREA:	9.96 ACRES
LOT SIZES	
45' x 115' (A)	32
70' x 130' (B)	7
TOTAL	39
GROSS DENSITY:	3.9 DU/AC
OPEN SPACE:	2.86ACRES
OPEN SPACE (%):	28.7% OF NET RESIDENTIAL AREA

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
3. ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS, AS MODIFIED HEREIN.
4. MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
7. ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
8. FINAL PLAT SHALL NOT BE APPROVED UNTIL BUY-INS ARE PAID.
9. THIS DEVELOPMENT SHALL JOIN THE PALOMA CREEK HOMEOWNER'S ASSOCIATION AND SHALL HAVE ACCESS TO THE PALOMA CREEK AMENITIES.
10. ANY EXISTING WELLS ON THE SUBJECT PROPERTY SHALL BE ABANDONED PER ADWR/ADEQ REQUIREMENTS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS MEASURED AND RECORDED IN BOOK 1317, PAGE 31 OF MARICOPA COUNTY RECORDS.

BEARING: NORTH 89 DEGREES 45 MINUTES 12 SECONDS WEST

BENCHMARK

PRIMARY PROJECT BENCHMARK:
NGS POINT 4C1 (PID AJ3867) ELEV. 1423.80 (NAVD88)

SECONDARY PROJECT BENCHMARK:
NGS POINT Q366 (PID DV0080) ELEV. 1392.53 (NAVD88)

UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

1121 E. Lakeview Road
Suite 120
Mesa, AZ 85203
T | 480.503.2250 | F | 480.503.2258
www.epsgroupinc.com

EPS GROUP

Enclave I & Enclave II
Surprise, AZ

Cover Sheet

Revisions:
JAN. 5, 2021 - 1ST PRELIMINARY PLAT SUB.
JUNE 30, 2021 - 2ND PRELIMINARY PLAT SUB.
AUG. 30, 2021 - 3RD PRELIMINARY PLAT SUB.

Designer: DH
Drawn by: JAJ

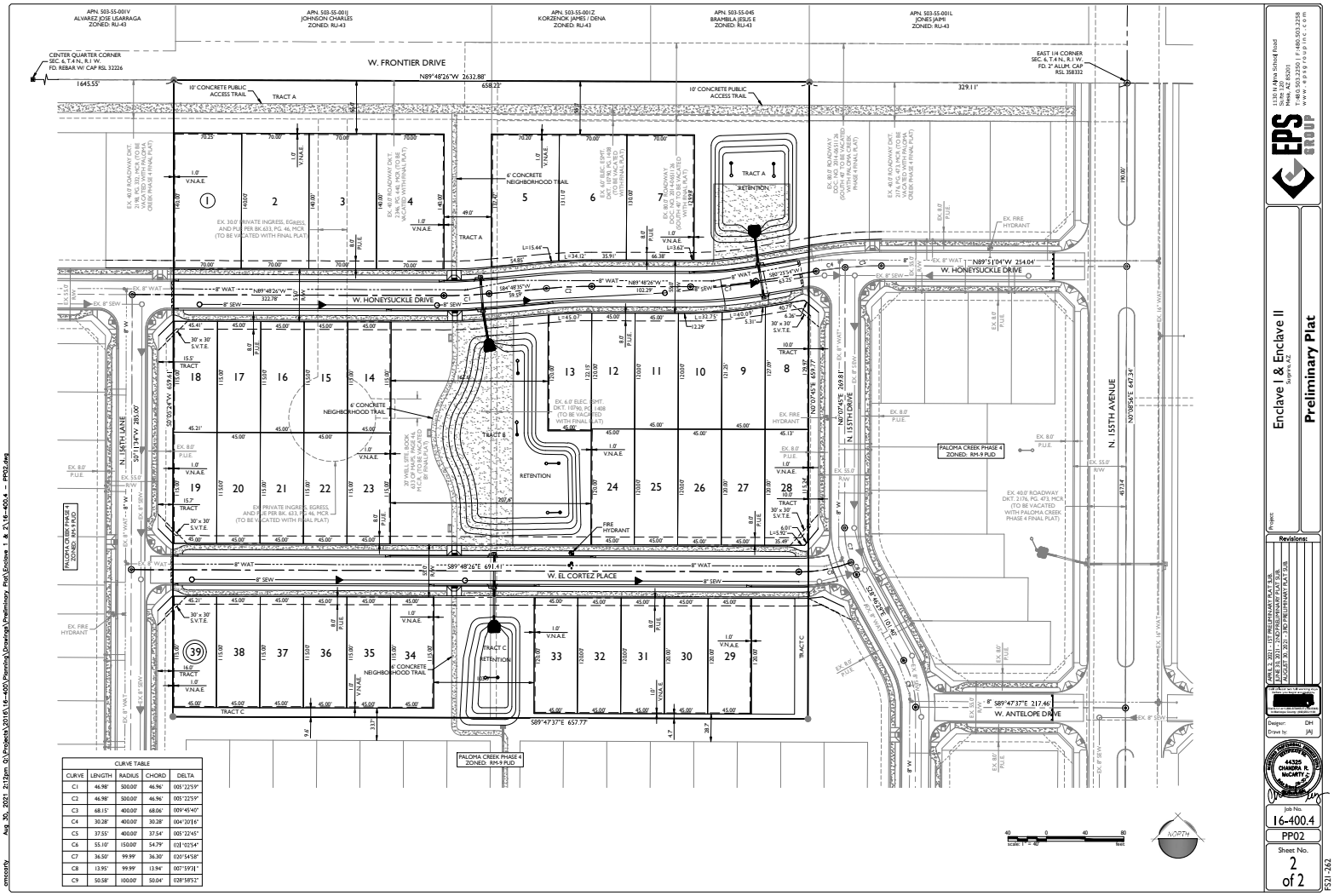


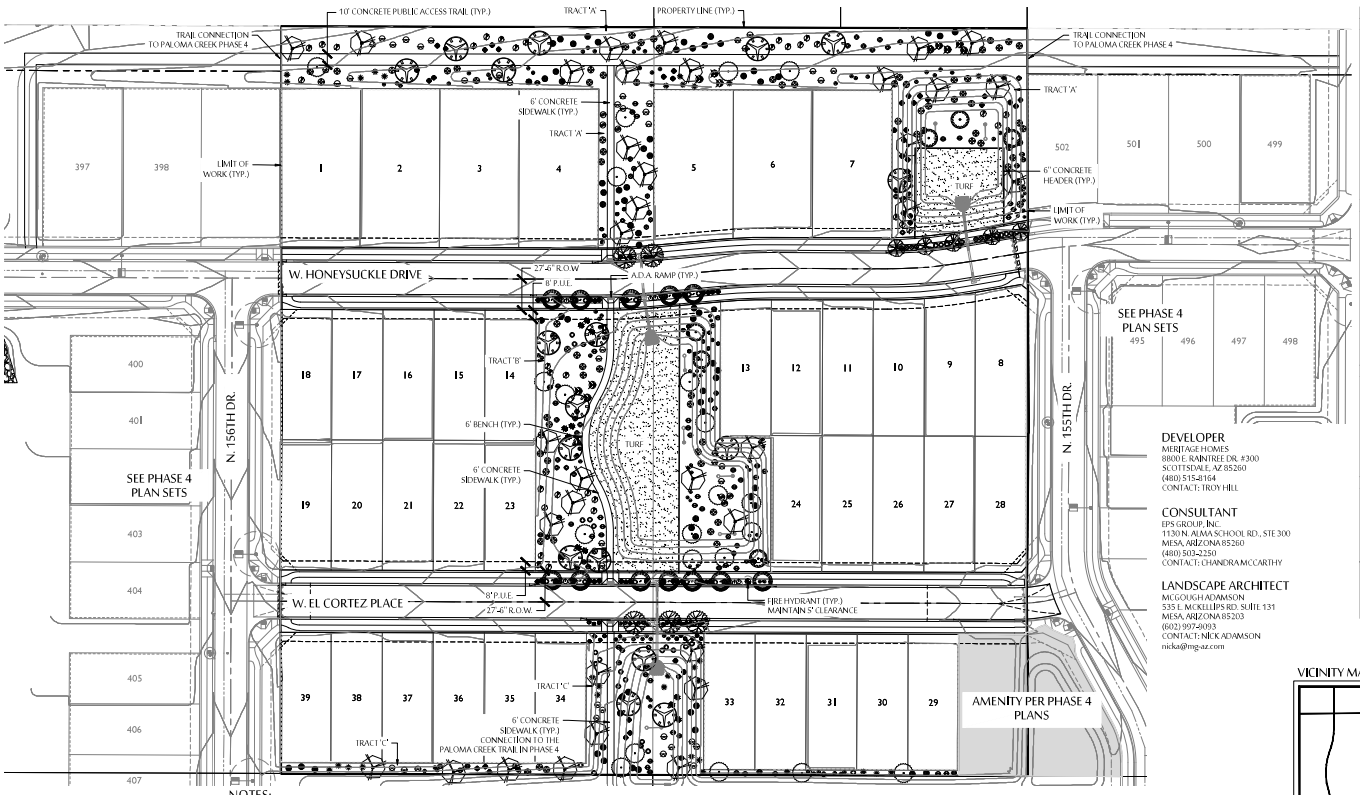
Job No.
16-400.4
CS01
Sheet No.
1
of 2

FS21-262

16-400.4 - Enclave I & Enclave II

Aug 30, 2021 2:11pm G:\Projects\2016\16-400\Planning\Drawings\Preliminary Plat\Enclave 1 & 2\16-400.4 – PP01.dwg


APN: 503-55-001V
ALVAREZ JOSE LSARRAGA
ZONED: RU-43
APN: 503-55-001J
JOHNSON CHARLES
ZONED: RU-43
APN: 503-55-001Z
KORZENOK JAMES / DENA
ZONED: RU-43
APN: 503-55-045
BRAMBILA JESUS E
ZONED: RU-43
APN: 503-55-001L
JONES JAIMI
ZONED: RU-43
CENTER QUARTER CORNER
SEC. 6, T.4 N., R.1 W.
FD. REBAR W/ CAP RSL 32226
EAST 1/4 CORNER
SEC. 6, T.4 N., R.1 W.
FD. 2" ALUM. CAP
RSL 358332
W. FRONTIER DRIVE
N89°48'26"W 2632.88'
1645.55'
658.22'
329.11'
10' CONCRETE PUBLIC ACCESS TRAIL
TRACT A
W. HONEYSUCKLE DRIVE
N89°48'26"W 322.78'
N89°51'04"W 254.04'
W. EL CORTEZ PLACE
S89°48'26"E 691.41'
S89°47'37"E 657.77'
W. ANTELOPE DRIVE
S89°47'37"E 217.46'
N. 154TH LANE
N. 155TH DRIVE
N. 155TH AVENUE
N0°16'56"E 641.24'
N0°07'45"E 269.81'
S0°13'34"W 285.00'
S0°05'24"W 659.91'
6' CONCRETE NEIGHBORHOOD TRAIL
RETENTION
TRACT B
TRACT C
FIRE HYDRANT
PALOMA CREEK PHASE 4
ZONED: RM-9 PUD
PALOMA CREEK PHASE 4 ZONED: RM-9 PUD
EX. 40.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 40.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH FINAL PLAT)
EX. 30.0' PRIVATE INGRESS, EGRESS AND PUE PER BK. 633, PG. 46, MCR (TO BE VACATED WITH FINAL PLAT)
EX. PRIVATE INGRESS, EGRESS AND PUE PER BK. 633, PG. 46, MCR (TO BE VACATED WITH FINAL PLAT)
EX. 6.0' ELEC. ESMT. DKT. 1074g, PG. 1408 (TO BE VACATED WITH FINAL PLAT)
EX. 8.0' ROADWAY DOC. NO. 2014-0601126 (SOUTH HALF TO BE VACATED WITH FINAL PLAT)
EX. 40.0' ELEC. ESMT. DKT. 1074g, PG. 1408 (TO BE VACATED WITH FINAL PLAT)
EX. 40.0' ROADWAY DKT. 2346, PG. 640, MCR (TO BE VACATED WITH FINAL PLAT)
EX. 40.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 8.0' P.U.E.
EX. FIRE HYDRANT
EX. 8" WAT
EX. 8" SEW
8" WAT
8" SEW
EX. 55.0' R/W
EX. 8" W
EX. 12" WAT
EX. 8" SSW
EX. 8.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 8.0' ROADWAY DOC. NO. 2014-0601126 (SOUTH HALF TO BE VACATED WITH FINAL PLAT)
EX. 8.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 8.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 40.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 8.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 40.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 8.0' ROADWAY DKT. 2178, PG. 473, MCR (TO BE VACATED WITH PALOMA CREEK PHASE 4 FINAL PLAT)
EX. 80' ROADWAY DOC. NO. 2014-0601126 (SOUTH HALF TO BE VACATED WITH



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN.	
	ACACIA ANEURA - MULGA TREE
	ACACIA SALICINA - WILLOW ACACIA *
	CHILOPSIS LINEARIS - DESERT WILLOW *
	QUERCUS VIGINIANA - SOUTHER LIVE OAK TREE *
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PISTACIA LENTISCUS - MASTIC TREE
	PROSOPIS HYBRID 'AZT - AZT THORNLESS MESQUITE
SHRUBS - 5 GALLON MIN.	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	DODONEA VISCOSA - HOP BUSH
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAVIGATUM - CHIHUAHUAN SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA HYGROPHANA - BLUE BELLS
ACCENTS - 5 GALLON MI.	
	AGAVE AMERICANA - AMERICAN AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
GROUND COVERS - 3 GALLON MIN.	
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BURSAGE)
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	LANTANA MONTEVIDENSIS - "PURPLE TRAILING" LANTANA
	ACACIA REDOLENS - TRAILING ACACIA
	DECOMPOSED GRANITE - 3/4 " SCREENED, 2" MIN. DEPTH. COLOR TO MATCH PALOMA CREEK DEV.
	MID-IRON BERMUDA TURF

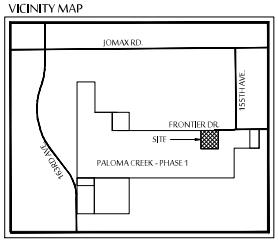
* INDICATES R.O.W. APPROVED TREES.

DEVELOPER
MERITAGE HOMES
8800 E. RAINTREE DR. #300
SCOTTSDALE, AZ. 85260
(480) 515-8164
CONTACT: TROY HILL

CONSULTANT
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE 300
MESA, ARIZONA 85260
(480) 503-2250
CONTACT: CHANDRA MCCARTHY

LANDSCAPE ARCHITECT
MCGOUGH ADAMSON
535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
(602) 997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

VICINITY MAP



NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
5. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED ESMT.
6. NO SALVAGED TREES AND CACTI WILL BE USED IN THIS PROJECT.

IRRIGATION DEMANDS

1. AREA OF TURF LANDSCAPE	-	21,118 SQ.FT
2. AREA OF NON-TURF LANDSCAPE	-	90,351 SQ.FT
3. TURF PEAK SEASON DEMAND (GPD)	-	4,909 (GPD)
4. NON-TURF PEAK SEASON DEMAND (GPD)	-	2,701 (GPD)
5. ANNUAL TOTAL DEMAND (GPY)	-	1,201,126 (GPY)

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ENCLAVE 1 & 2

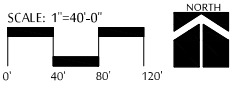
PRELIMINARY PLANTING PLAN

SHEET 1

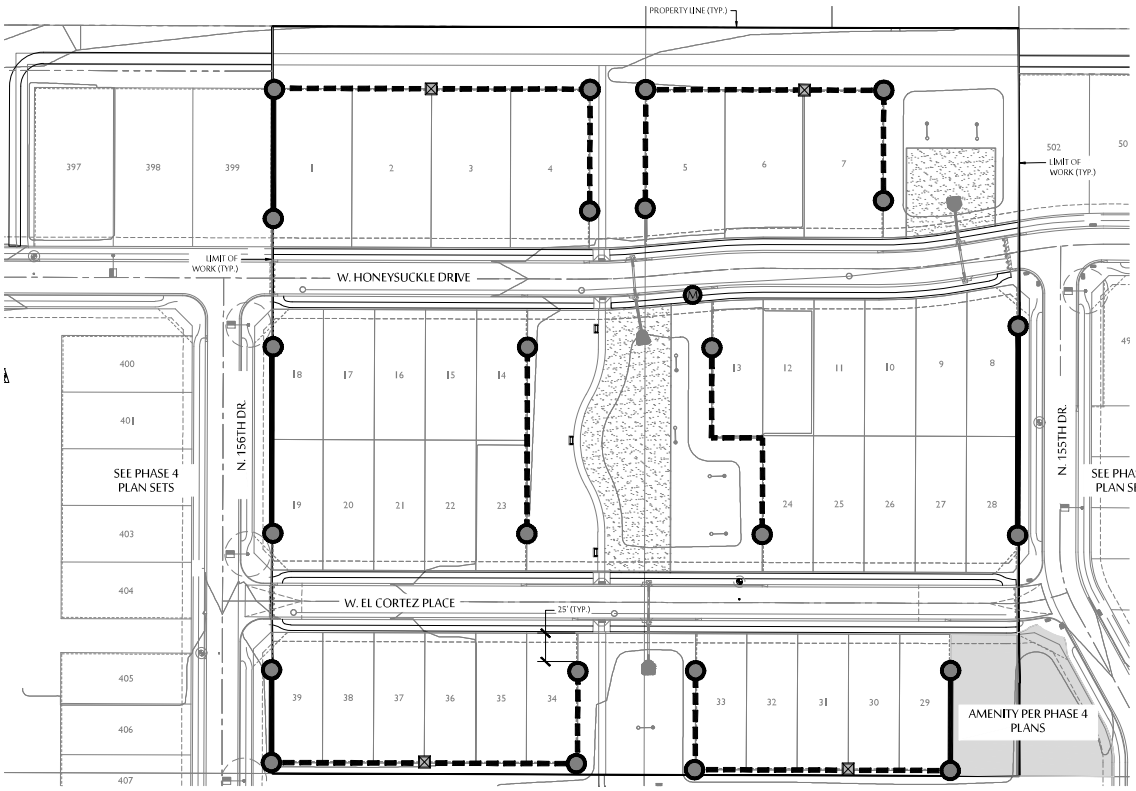
25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

SEPTEMBER 1, 2021

SCALE: 1"=40'-0"



CASE: FS21-262
REVISIONS: 08-25-2021



WALL PLAN LEGEND

- 6' HT. PRIMARY THEME WALL - SEE DETAIL 'A' ON SHEET 3
- 6' HT. PARTIAL VIEW FENCE - SEE DETAIL 'B' ON SHEET 3
- *NOTE: ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE BUILDER WALLS
- COMMUNITY MAILBOX CLUSTER - SEE DETAIL 'A' THIS SHEET
- PROJECT THEME COLUMNS - SEE DETAIL 'D' ON SHEET 3
- SECONDARY THEME COLUMNS - SEE DETAIL 'D' ON SHEET 3

NOTES:

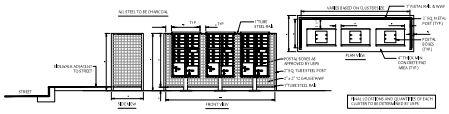
1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.

2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SITE VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.

3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.

4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.

5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.



(A) MAILBOX CLUSTER DETAIL

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ENCLAVE 1 & 2

PRELIMINARY WALL PLAN

SHEET 2

25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

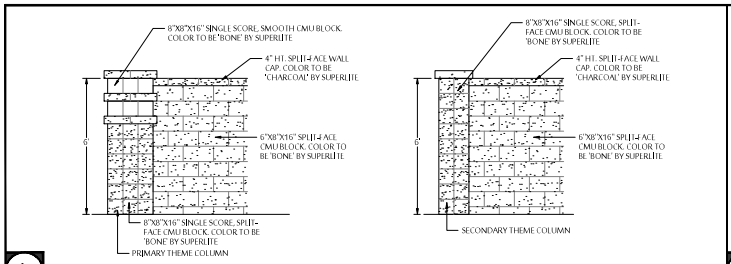
SEPTEMBER 1, 2021

SCALE: 1"=40'-0"

0' 40' 80' 120'

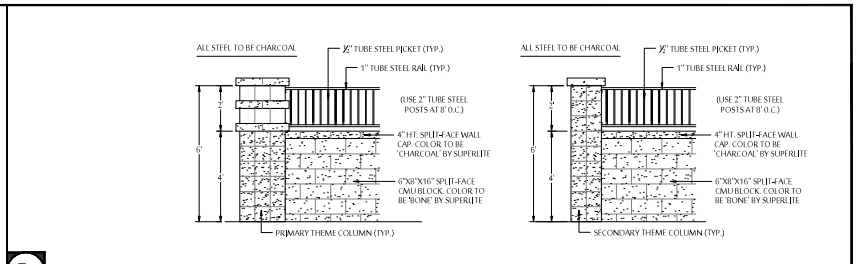
NORTH

CASE: FS21-262



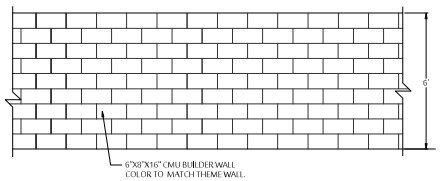
A THEME WALL ELEVATION

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



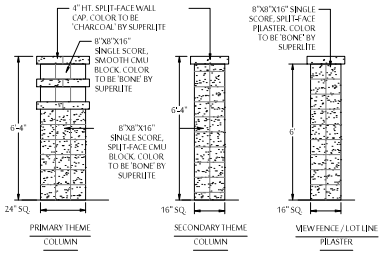
B PARTIAL VIEW FENCE

SCALE: 3/8" = 1'-0"



C BUILDER WALL ELEVATION

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



D COLUMN TYPES

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

SPECIAL NOTES (ALL DETAILS):

1. ALL MATERIALS/SPECIFICATIONS ARE CONCEPTUAL. OWNER APPROVED ALTERNATES AND/OR SUBSTITUTIONS MAY BE USED.
2. IN LIEU OF INTEGRALLY COLORED BLOCK, STANDARD CMU BLOCK THAT IS PAINTED AN APPROVED EQUIVALENT MAY BE USED.
3. ALL STEEL/IRON TO BE PAINTED WITH EPOXY PRIMER AND THEN WITH URETHANE ELECTROSTATICALLY APPLIED. FINISH COAT AND COLOR TO MATCH SPECIFICATION.

E SPECIAL NOTES

SCALE: NTS

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ENCLAVE 1 & 2

PRELIMINARY HARDSCAPE DETAILS

SHEET 3

25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

SEPTEMBER 1, 2021

CASE: F521-262

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Thursday, April 22, 2021 10:00 AM
To: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Cc: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>
Subject: FW: FS21-262 Enclave 1 & 2 Preliminary Plat - New Digital Submittal 04.06.21

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Enclave 1 & 2 preliminary plat application. This request is for the review and approval of the Enclave I & II Preliminary Plat which has been submitted along with this application showing the layout of the proposed subdivision. The site is located East of 155th Ave and South of Frontier Rd in Surprise, AZ. It is located 4.5 miles outside the Luke AFB 1988 JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

SURPRISE
ARIZONA

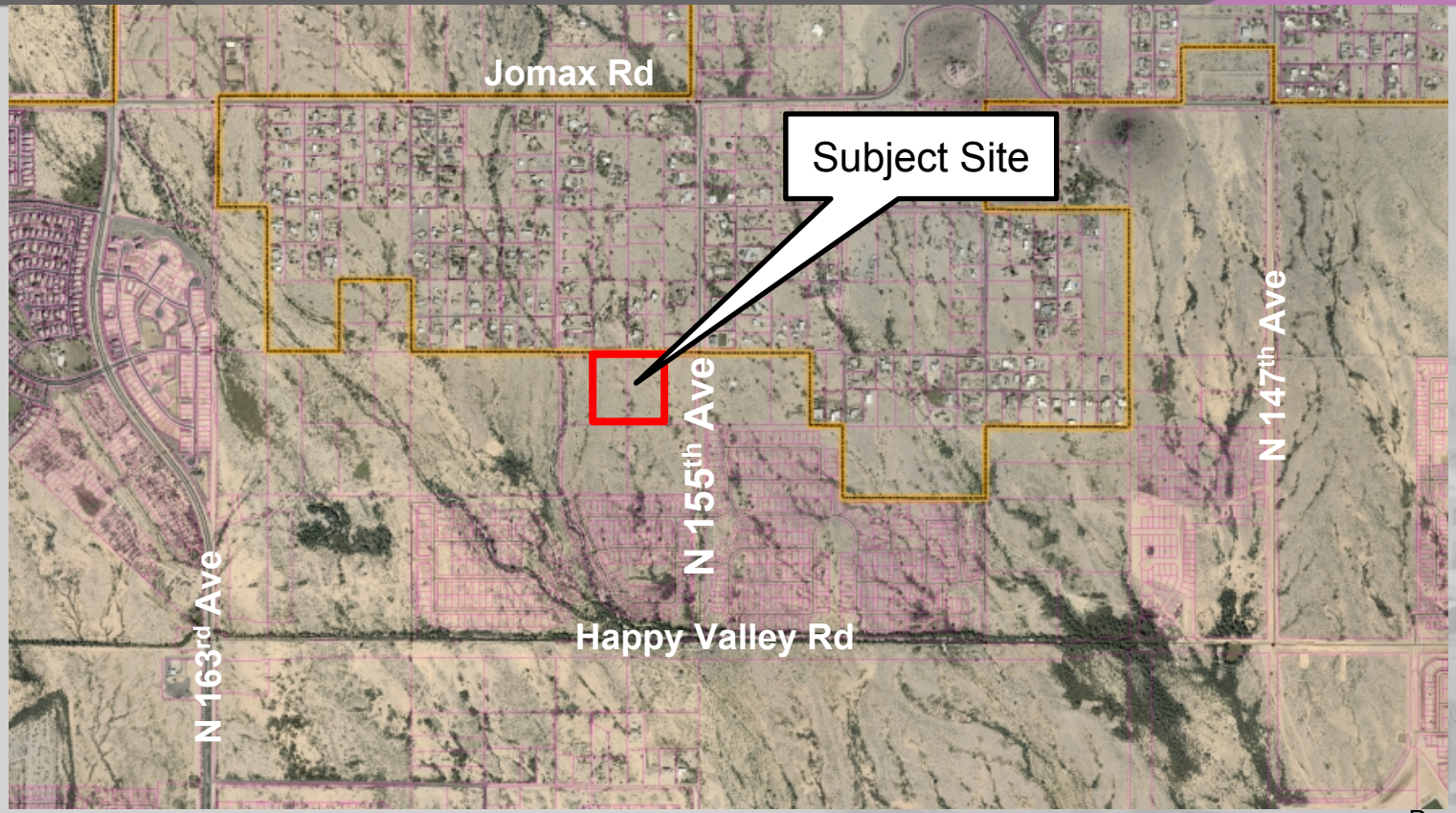
FS21-262
Enclave I & II
Preliminary Plat

Planning and Zoning Commission

November 4, 2021

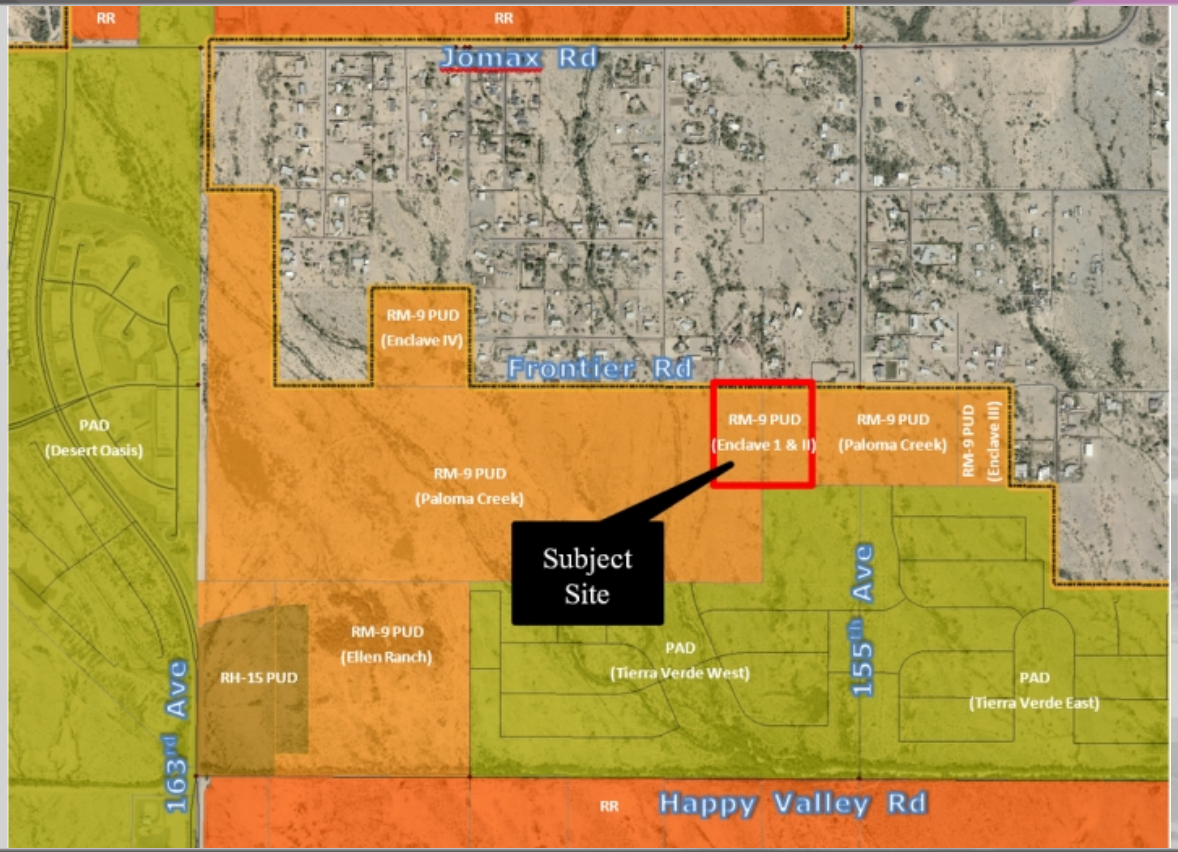
VICINITY MAP

FS21-262
Enclave I & II PP



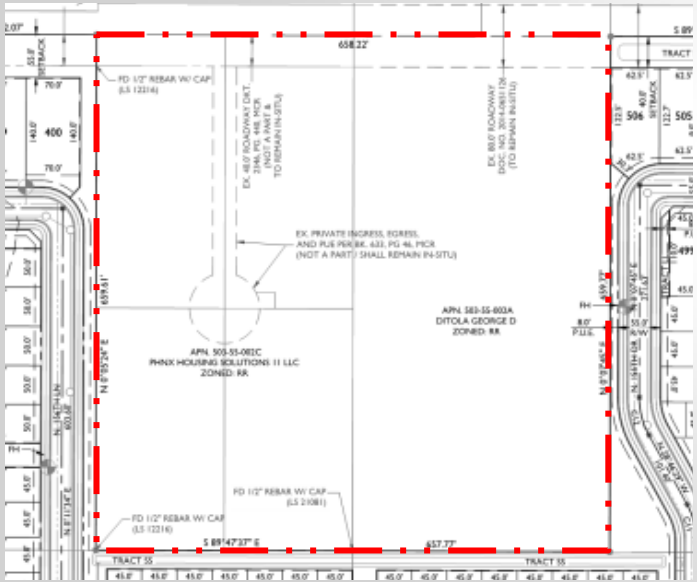
ZONING MAP

FS21-262
Enclave I & II PP

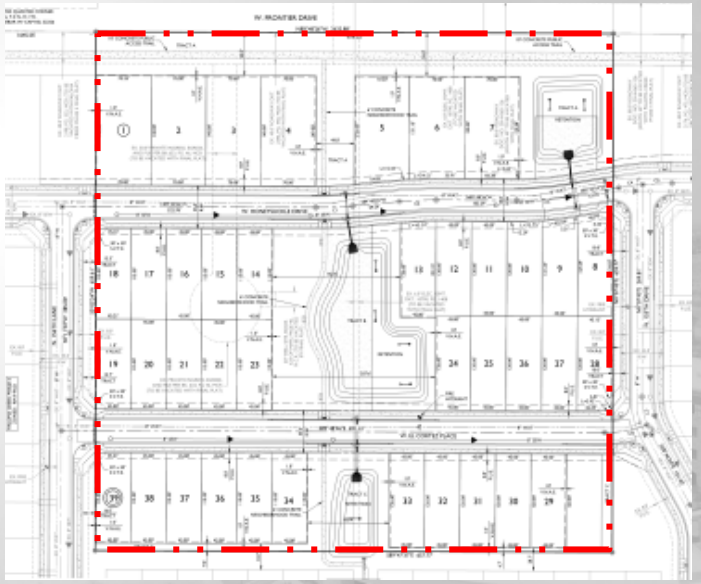


Preliminary Plat

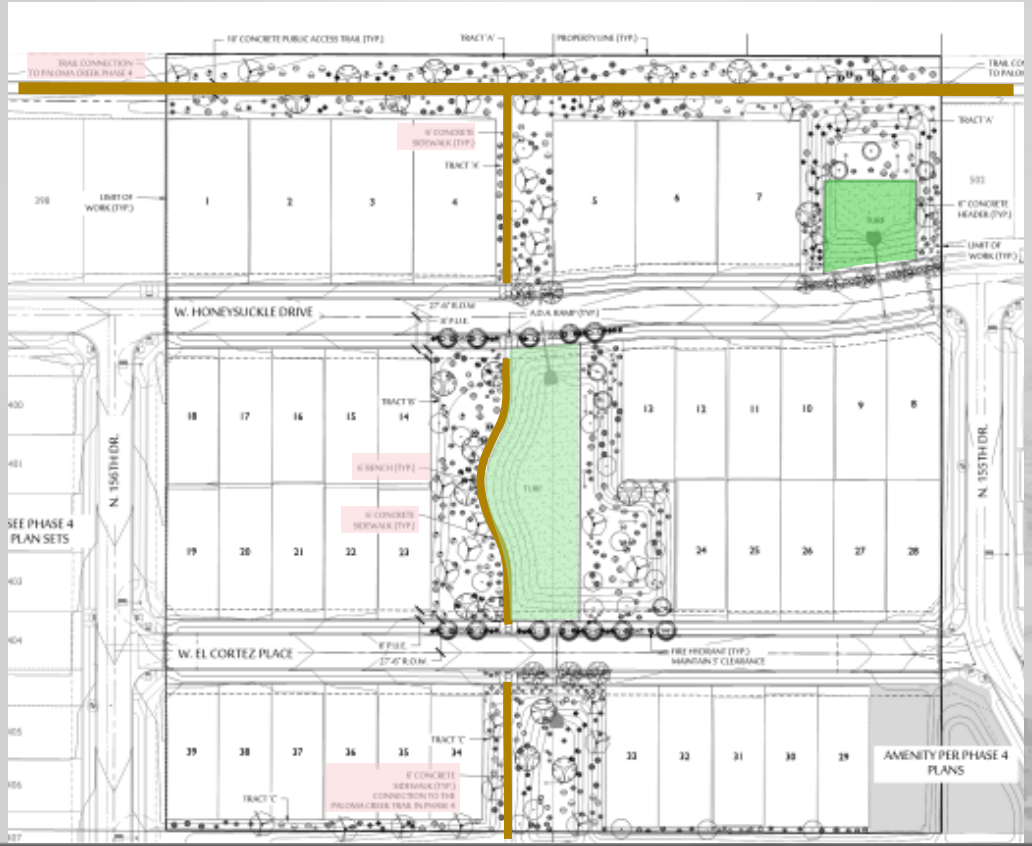
Original Paloma Creek



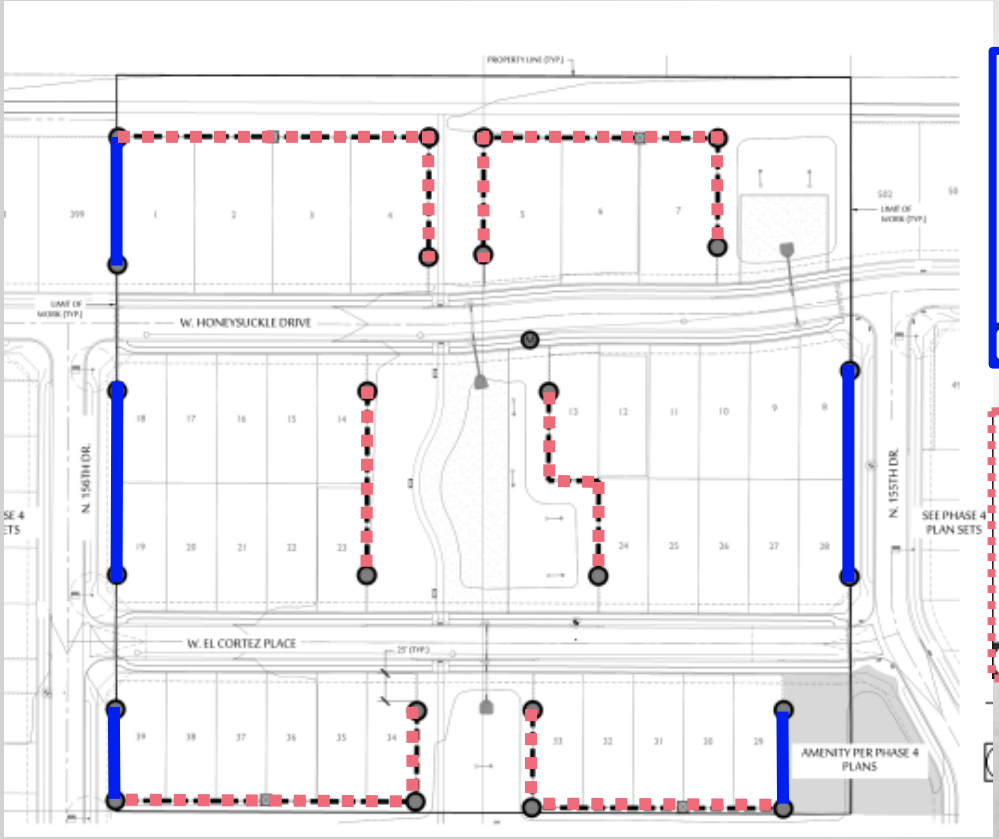
Proposed Enclave I & II

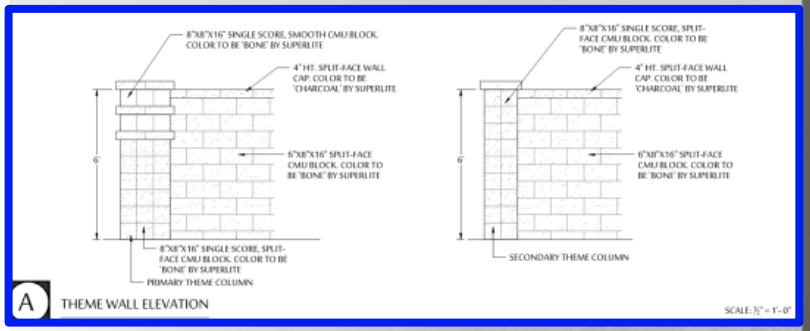


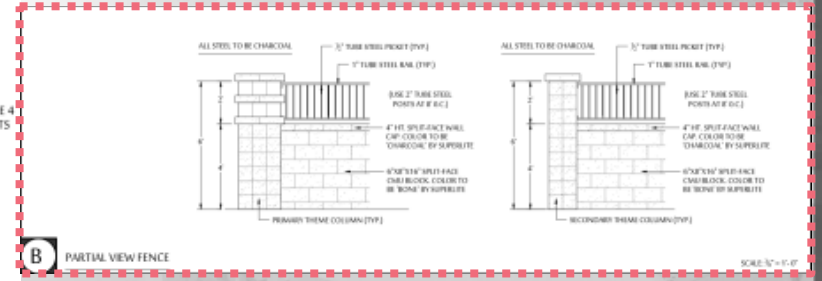
Landscape and Trails



Walls


W. HONEYSUCKLE DRIVE
W. EL CORTEZ PLACE
N. 156TH DR.
N. 155TH DR.
SEE PHASE 4 PLAN SETS
AMENITY PER PHASE 4 PLANS


8"X8"X16" SINGLE SCORE, SMOOTH CMU BLOCK. COLOR TO BE "BONE" BY SUPERLITE
4" HT. SPLIT-FACE WALL CAP. COLOR TO BE "CHARCOAL" BY SUPERLITE
6"X8"X16" SPLIT-FACE CMU BLOCK. COLOR TO BE "BONE" BY SUPERLITE
8"X8"X16" SINGLE SCORE, SPLIT-FACE CMU BLOCK. COLOR TO BE "BONE" BY SUPERLITE
PRIMARY THEME COLUMN
8"X8"X16" SINGLE SCORE, SPLIT-FACE CMU BLOCK. COLOR TO BE "BONE" BY SUPERLITE
4" HT. SPLIT-FACE WALL CAP. COLOR TO BE "CHARCOAL" BY SUPERLITE
6"X8"X16" SPLIT-FACE CMU BLOCK. COLOR TO BE "BONE" BY SUPERLITE
SECONDARY THEME COLUMN
A
THEME WALL ELEVATION


ALL STEEL TO BE CHARCOAL
PRIMARY THEME COLUMN (TYP.)
SECONDARY THEME COLUMN (TYP.)
B
PARTIAL VIEW FENCE

RECOMMENDATION

Staff recommends the Commission recommend Approval to the Mayor and City Council subject to stipulations ‘a’ – ‘d’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

Stipulations

a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Enclave I & Enclave II", prepared by EPS Group Inc., and stamped received September 2, 2021.

b. Landscaping of the site shall be consistent with the Landscape Plans entitled "Paloma Creek – Enclave 1 & 2 Preliminary Planting Plan", prepared by McGough Adamson and received September 2, 2021.

c. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy Valley East ("HVE") Buy-in Fee, the Water Buy-in Fee, and the Sewer Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.

d. Non-compliance with the stipulations of approval of 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: November 4, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Paloma Creek Phase 5 & Enclave III", dated September 29, 2021, a property generally located north of Happy Valley Road and east of 163rd Avenue. Case FS21-271

Motion:
I move to recommend approval of the Preliminary Plat entitled "Preliminary Plat for Paloma Creek Phase 5 & Enclave III", dated September 29, 2021, to the City Council subject to stipulations "a" through "f" as memorialized in the staff report.

Background:
David Hughes of EPS Group, on behalf of Meritage Homes of Arizona, Inc., seeks approval of a Preliminary Plat covering Paloma Creek Phase 5 and Enclave III, in the Paloma Creek area. The applicant seeks to subdivide the subject property into 57 lots over approximately 15 acres, for a gross density of 3.7 DU/Ac. The proposed subdivision will integrate into the larger Paloma Creek community.

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 - FS21-271 PC Phase 5 & Enclave III Preliminary Plat 11-04-21 P&Z Staff Report
2. 01 - FS21-271 PC Phase 5 & Enclave III Preliminary Plat Vicinity Map
3. 02 - FS21-271 PC Phase 5 & Enclave III Preliminary Plat Zoning Map
4. 03 - FS21-271 PC Phase 3 & Enclave III Ranch Preliminary Plat
5. 04 - FS21-271 PC Phase 5 & Enclave III Preliminary Landscape Plan
6. 05 - FS21-271 Luke AFB Comments
7. FS21-271 PC Phase 5 & Enclave III Preliminary Plat P&Z PowerPoint 11-04-21

SURPRISE
ARIZONA

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case:	**FS21-271**
Project Name:	Paloma Creek Phase 5 & Enclave III – Preliminary Plat
Council District:	1 - Acacia
Planning and Zoning Date:	**November 4, 2021**
Planner:	Trever Fleetham, AICP
Owner:	Meritage Homes of Arizona, Inc.
Applicant:	EPS Group
Request:	Preliminary Plat for a 57-lot single-family residential subdivision in the RM-9 PUD (Paloma Creek and Enclave III) zoning districts
Site Location:	Generally located north of Happy Valley Road and east of 163rd Avenue
Site Size:	15.3 acres (approx.)
Gross Density:	3.73 DU/Ac.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known

Findings:

- The proposed Preliminary Plat is consistent with the RM-9 PUD (Paloma Creek and Enclave III) zoning districts.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

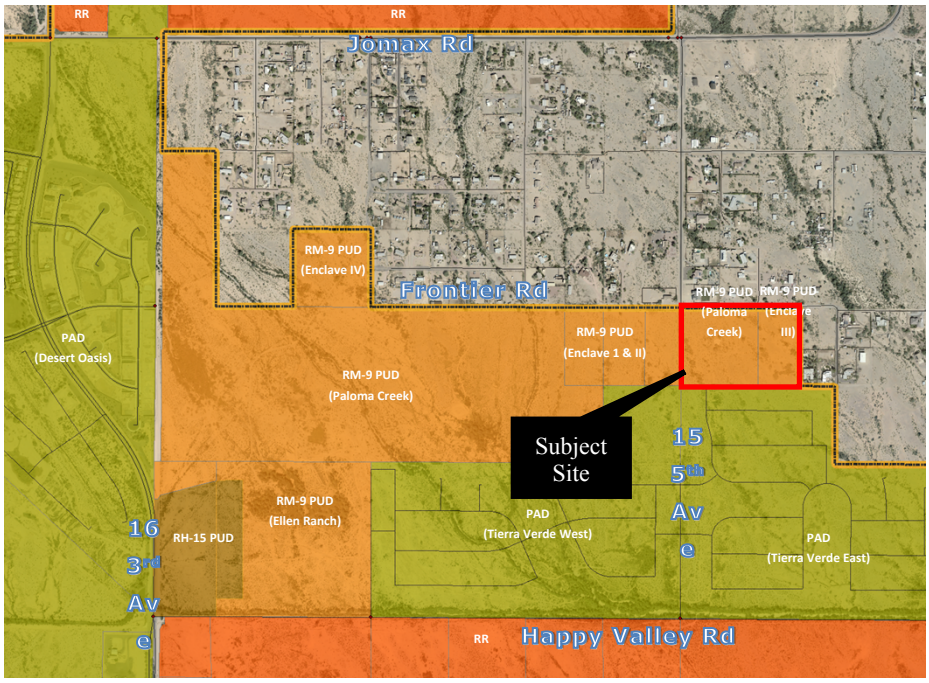
Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case FS21-271 to the City Council, subject to stipulations 'a' through 'f'.

PROJECT DESCRIPTION:

David Hughes of EPS Group, on behalf of Meritage Homes of Arizona, Inc., seeks approval of a Preliminary Plat covering Paloma Creek Phase 5 and Enclave III, in the Paloma Creek area. The applicant seeks to subdivide the subject property into 57 lots over approximately 15 acres, for a gross density of 3.7 DU/Ac. The proposed subdivision will integrate into the larger Paloma Creek community.

SURROUNDING LAND ZONING:

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



BACKGROUND:

September 5, 2019: The City Council approved the annexation of a portion of the subject property under case FS18-149, Ordinance # 2019-07.

September 5, 2019: The City Council approved the rezoning of the Paloma Creek property under case FS18-150, Ordinance # 2019-22. Said rezoning included a portion of the subject property.

September 5, 2019: The City Council approved the original Preliminary Plat for the Paloma Creek property under case FS18-150. Said Preliminary Plat included a portion of the subject property.

March 4, 2021: The applicant discussed the proposed development during a regularly scheduled Concept Review meeting under CR21-051.

May 18, 2021: The City Council approved the annexation of Enclave III under case FS20-732, Ordinance # 2021-08.

May 18, 2021: The City Council approved the rezoning of Enclave III under case FS20-731, Ordinance # 2021-07.

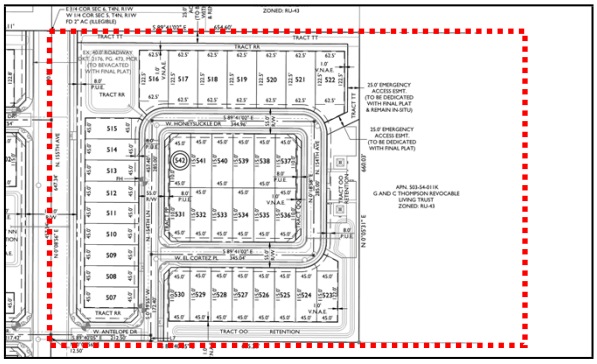
April 6, 2021: The applicant filed the subject request under FS21-271.

ANALYSIS AND DISCUSSION:

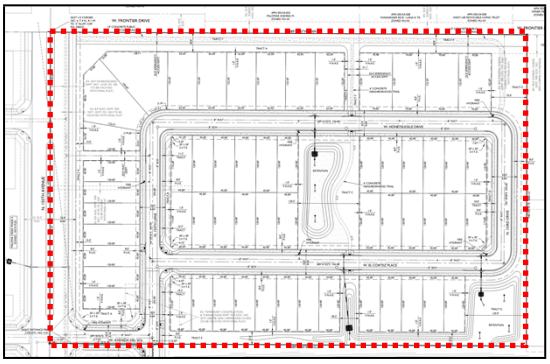
The subject request includes one (1) parcel located within Paloma Creek and one (1) parcel located in Enclave III. The first parcel was included in the original 2019 annexation and rezone for Paloma Creek, while the second parcel was annexed and rezoned in May of 2021.

The subject Preliminary Plat ties all of the affected areas together. The following two images show the area as approved under the original Paloma Creek Preliminary Plat compared to the subject Preliminary Plat.

Paloma Creek

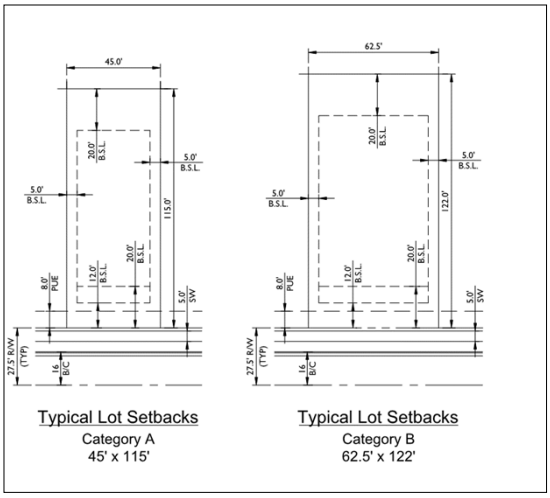


Enclave III



In accordance with the approved zoning for Paloma Creek and Enclave III, the applicant proposes two (2) lot configurations. The majority of the site will consist of 45' x 115' lots; however, the twelve (12) northernmost lots will increase in size to 70' x 122' in order to create a transition between smaller lots to the south and the larger rural lots to the north.

[Diagram on following page]



Phasing

The site will be developed concurrently with Paloma Creek Phase 5.

Access

Primary access to the subject site will be via Avenida Del Sol, which will extend from 155th Avenue in an easterly direction.

Open Space

The original Paloma Creek Preliminary Plat anticipated approximately 36% open space overall; however, Phase 5 was shown as having 2.00 acres of open space, which equates to approximately 30%. Under the current proposal, Phase 5 will have approximately 1.75 acres of open space, which equates to 25.4% based on the proposed configuration and is slightly less than originally anticipated. Conversely, the PUD Overlay for Enclave III requires not less than 26.06% open space. The applicant proposes 1.15 acres of open space within Enclave III, which equates to 28.4% and exceeds the minimum requirement by 0.09 acres. Collectively, there will be 2.9 acres of open space, which equates to 26.5% overall, and exceeds both the SUDC requirement of 20% and the Enclave III PUD requirement of 26%. Note that the proposed lot yield for Phase 5 is consistent with that approved under the original Preliminary Plat, while the proposed lot yield for Enclave III is consistent with the lot yield approved under the PUD.

The Active, Passive, and Natural open space quantities were not quantified with this proposal; however, there is no Natural opens space, and the bulk of the open space area is largely passive except as activated by the trail system.

Note: The above figures are based on the percentage of the Net Residential Area, which is the total lot area plus the total open space area.

Amenities

Paloma Creek Phase 5 as well as Enclave III will become part of the larger Paloma Creek HOA and will have access to those amenities. In addition, the subject site will include a 10' wide concrete public access trail to be located along the northern edge of the site. A separate 6' concrete sidewalk will lead from that trail to the internal open space area.

Landscaping

The site will be well landscaped using a variety of drought-tolerant species appropriate for the desert. A single turf area will provide opportunities for neighborhood recreation.

Walls

Primary Theme Walls will consist of 6' high split-face CMU panels with a split-face cap, punctuated by masonry columns consisting of single-score split-face CMU with single-score smooth-face accents. The Secondary Theme Wall will consist of the same panel configuration, but will have single-score split-face CMU columns. View walls will consist of the same materials as the theme walls, but will be topped with a 2' wrought iron view panel.

Utility and Services Table:

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

Conformance with Adopted Plans:

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

Reviewing Agencies:

The request was routed to internal and external agencies, who indicated no objections to the request. The following agencies offered the following comments.

Maricopa County Department of Transportation (MCDOT): In an email dated April 13, 2021, MCDOT indicated the following:

- 155th Avenue north of Frontier Drive, is a county owned and operated major collector with 40' half width of right-of-way, this development may impact county facilities

- MCDOT Traffic Design and MCDOT permits would request the developer submit a TIS/TIA for review to better understand and provide feedback on the potential impacts there may be to the MCDOT roadway network
- Any work done within County right-of-way, or that may connect to county right-of-way, will require permits from MCDOT

Maricopa Water District (MWD): In an email dated April 12, 2021, MWD indicated that the subject property is located outside of their service area and does not impact MWD.

Luke Air Force Base (Luke AFB): In an email dated April 22, 2021 (attached), Luke AFB indicated that the subject request will not have a negative impact on flight operations, but is located within the 'territory in the vicinity of a military airport' and that a strong notification program is essential.

Summary:

The applicant seeks a Preliminary Plat across the subject property. The proposed development is compatible with the neighboring land uses. The development will become part of the Paloma Creek HOA and will have access to those recreational amenities.

Findings:

- The proposed Preliminary Plat is consistent with the RM-9 PUD (Paloma Creek and Enclave III) zoning districts.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

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

a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Paloma Creek Phase 5 & Enclave III", prepared by EPS Group Inc., and stamped received September 29, 2021.

b. Landscaping of the site shall be consistent with the Landscape Plans entitled "Paloma Creek – Enclave 3 & Phase 5 Preliminary Planting Plan", prepared by McGough Adamson and received September 2, 2021.

c. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy Valley East ("HVE") Buy-in Fee, the Water Buy-in Fee, and the Sewer Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.

d. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Tierra Verde 2015, LLC, that the East Water Buy-in Fee, the West Water Buy-in Fee, the Sewer Buy-in Fee, and the Paloma Buy-in Fee, as applicable, all as described in the Tierra Verde West Development Agreement (Regional Improvements Overlay Agreement), have been paid.

e. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge, and Wastewater Development Agreement (Regional Improvements Overlay Agreement), has been paid.

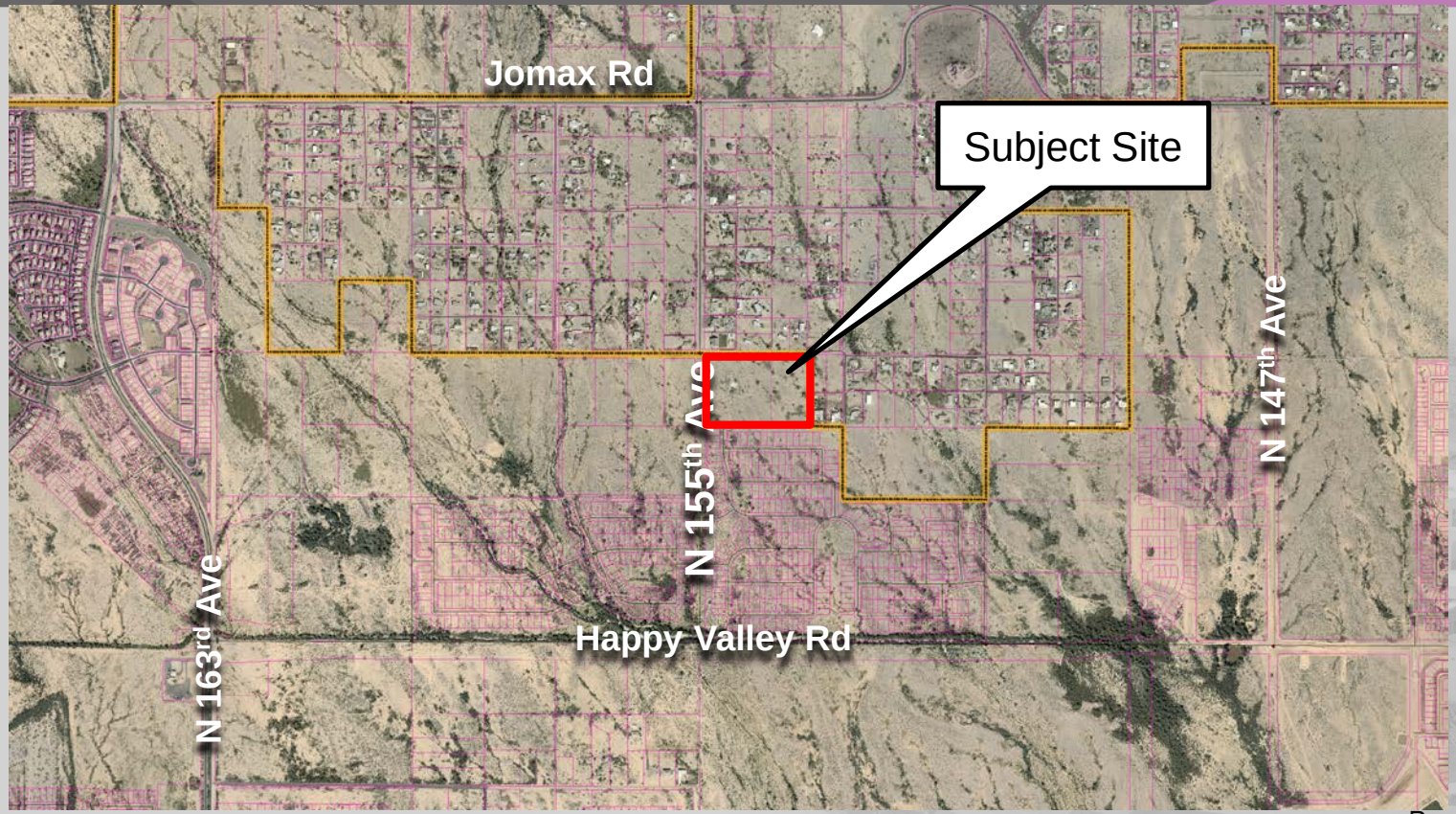
f. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Preliminary Plat
04 Preliminary Landscape Plan
05 Luke AFB Comments

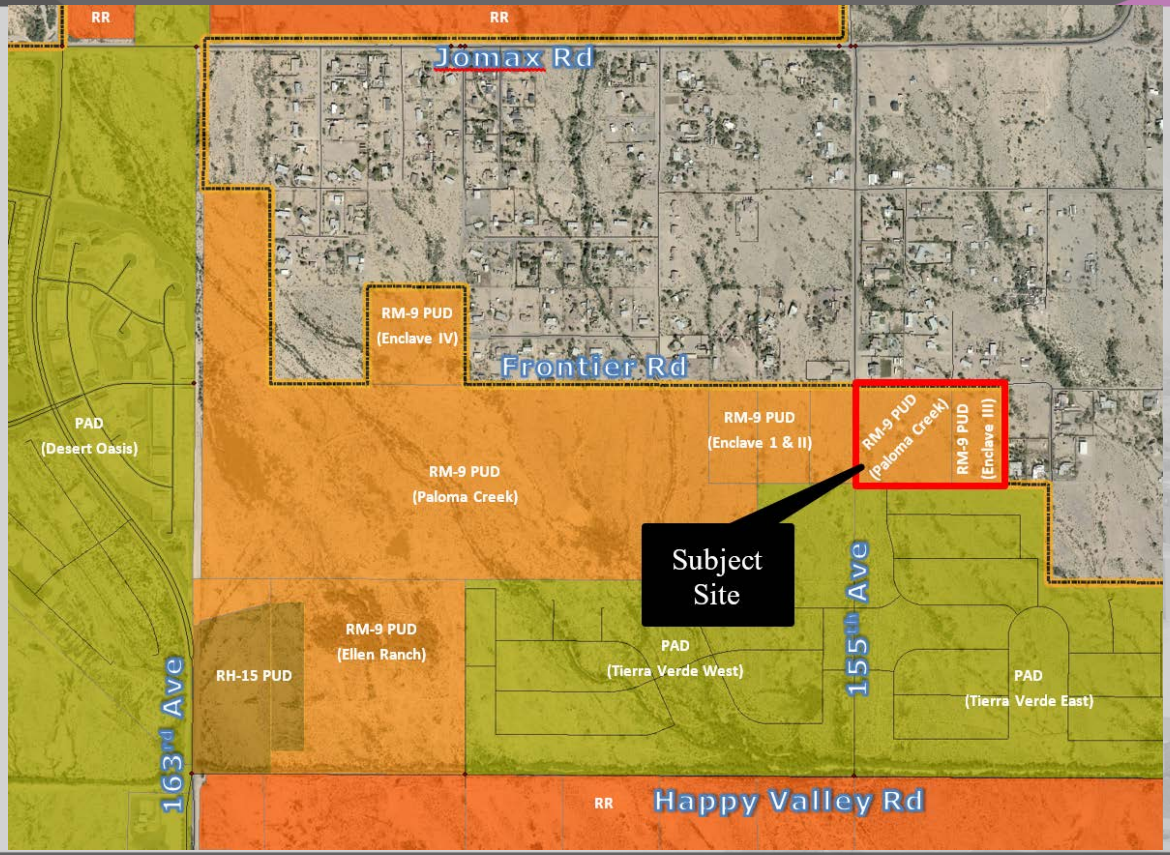
VICINITY MAP

FS21-271
PC Ph 5 & Enclave III PP



ZONING MAP

FS21-271
PC Ph 5 & Enclave III PP



PRELIMINARY PLAT
FOR
PALOMA CREEK PHASE 5 & ENCLAVE III

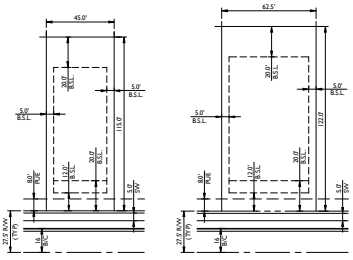
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LOT AREA TABLE		
LOT #	AREA (SF)	LOT WIDTH
1	5,400	45.00'
2	5,400	45.00'
3	5,400	45.00'
4	5,400	45.00'
5	5,400	45.00'
6	5,400	45.00'
7	5,400	45.00'
8	6,382	45.00'
9	12,682	47.77'
10	12,884	62.50'
11	7,656	62.50'
12	7,656	62.50'
13	7,656	62.50'
14	7,656	62.50'
15	7,656	62.50'
16	7,656	62.50'
17	8,605	70.00'
18	8,575	70.00'
19	8,575	70.00'
20	8,575	70.00'

LOT AREA TABLE		
LOT #	AREA (SF)	LOT WIDTH
21	5,387	45.00'
22	5,400	45.00'
23	5,400	45.00'
24	5,400	45.00'
25	5,400	45.00'
26	5,400	45.00'
27	5,400	45.00'
28	5,400	45.00'
29	5,400	45.00'
30	5,400	45.00'
31	5,400	45.00'
32	5,393	45.00'
33	5,390	45.00'
34	5,400	45.00'
35	5,400	45.00'
36	5,400	45.00'
37	5,400	45.00'
38	5,400	45.00'
39	5,400	45.00'
40	5,400	45.00'

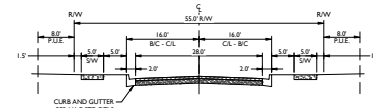
LOT AREA TABLE		
LOT #	AREA (SF)	LOT WIDTH
41	5,400	45.00'
42	5,400	45.00'
43	5,400	45.00'
44	5,388	45.00'
45	5,400	45.00'
46	5,400	45.00'
47	5,400	45.00'
48	5,400	45.00'
49	5,400	45.00'
50	5,400	45.00'
51	5,400	45.00'
52	5,400	45.00'
53	5,400	45.00'
54	5,400	45.00'
55	5,400	45.00'
56	5,400	45.00'
57	5,390	45.00'
TOTAL LOT AREA 349,762 SQ. FT.		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE / OPEN SPACE / WATER EASEMENT	25462	0.585
B	LANDSCAPE / OPEN SPACE	2417	0.055
C	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	31072	0.713
D	LANDSCAPE / OPEN SPACE	2200	0.051
E	LANDSCAPE / OPEN SPACE / RETENTION	65193	1.497
TOTAL OPEN SPACE AREA		126344	2.901
F	EMERGENCY ACCESS EASEMENT	27402	0.629
TOTAL TRACT AREA		153746	3.530

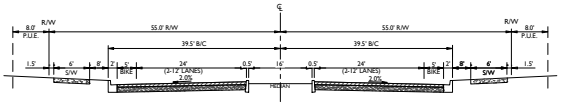


Typical Lot Setbacks
Category A
45' x 115'

Typical Lot Setbacks
Category B
62.5' x 122'



LOCAL RESIDENTIAL STREET
N.T.S



N. 155TH AVENUE (CONSTRUCTED WITH PALOMA CREEK PHASE 4)
N.T.S

PALOMA CREEK PHASE 5 DEVELOPMENT STANDARDS PER FS18-150	
MINIMUM STANDARD	**RM-9 PUD STANDARDS** (1) (4)
MINIMUM LOT AREA	4,500 SQ. FT.
MINIMUM LOT WIDTH	45'
MINIMUM LOT DEPTH	100'
FRONT SETBACK (LIVEABLE)	12'
FRONT SETBACK (FRONT-FACING GARAGE)	20' (2) (5)
INTERIOR SIDE SETBACK	5'
AGGREGATE SIDE SETBACK	10'
REAR SETBACK	20'
MAXIMUM BUILDING HEIGHT	36'
BUILDING COVERAGE	TBD BY BUILDING ENVELOPE (5)
DRIVEWAY WIDTH	45%
DRIVEWAY AREA	45%

(1) GARAGE FRONT SETBACKS MAY BE LESS THAN LIVABLE AS SIDE-LOADED GARAGE ONLY. THE REDUCED FRONT SETBACK ALSO APPLIES TO LIVABLE AREA, EXTENDED FRONT PORCHES AND WALLED COURTYARDS; OTHERWISE, THE GARAGE FRONT SETBACK WILL BE AT LEAST 5' OF FROM THE FRONT LOT LINE.
(2) FIREPLACE POP-OUTS, BAY WINDOWS, EAVES, OVERHANGS, PORCH/PATIOS, 2ND STORY CANTILEVERS, AND/OR OTHER APPLICABLES MAY ENCROACH 2.5' INTO THE FRONT, SIDE, AND REAR YARD SETBACKS, SO LONG AS THEY ARE NOT LESS THAN 5' FROM THE PROPERTY LINE.
(3) AVERAGE LOT AREA PER DWELLING ENVELOPE EXCLUDING ENVELOPES CREATED BY THE REQUIRED SETBACKS AND ALLOWABLE PROJECTIONS AS DEFINED BY THIS TABLE AND FOOTNOTES.
(4) BUILDING SETBACKS APPLY EQUALLY TO ONE AND TWO STORY PRODUCT.
(5) THE FRONT GARAGE SETBACK MEANS FRONT LOT LINE TO FACE OF GARAGE DOOR ONLY IF THE GARAGE IS LOCATED IN THE FRONT YARD.

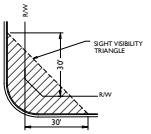
ENCLAVE III DEVELOPMENT STANDARDS PER FS20-731	
MINIMUM STANDARD	**RM-9 PUD STANDARDS**
MAXIMUM DENSITY	3.90 DU/AC.
MINIMUM LOT AREA	4,500 SQ. FT.
MINIMUM LOT WIDTH	45'
MINIMUM LOT DEPTH	100'
FRONT SETBACK (LIVEABLE)	12'
FRONT SETBACK (FRONT-FACING GARAGE)	20' (3) (2)
SIDE SETBACK	5'
REAR SETBACK	20' (3)
STREET SIDE/CORNER LOT	5'
MAXIMUM BUILDING HEIGHT	35' (4)
DRIVEWAY WIDTH	40%
DRIVEWAY AREA	40%
MINIMUM OPEN SPACE (% OF N.R.A.)	26.06%

(1) FRONT-FACING GARAGES SHALL HAVE A MINIMUM 20 FOOT FRONT YARD SETBACK MEASURED FROM THE FRONT LOT LINE.
(2) 12-FOOT FRONT SETBACK IS MEASURED FROM THE FRONT LOT LINE.
(3) PORCHES / PATIOS MAY ENCROACH 2.5' INTO THE REAR YARD SETBACK.
(4) THE HOMES LOCATED ALONG THE NORTHERN PROPERTY LINE WILL BE LIMITED TO SINGLE STORY

LAND MASS AREA TABLE	
GROSS AREA	15.30 AC.
ARTERIAL RIGHTS-OF-WAY	0.83 AC.
LOCAL STREET RIGHTS-OF-WAY	2.91 AC.
EMERGENCY ACCESS TRACT	0.63 AC.
TOTAL OPEN SPACE AREA	2.90 AC.
CUMULATIVE LOT AREA	8.03 AC.
NET RESIDENTIAL AREA	10.93 AC.
TOTAL OPEN SPACE % NET RESIDENTIAL AREA	26.5%

PALOMA CREEK PHASE 5 OPEN SPACE COMPARISON	
APPROVED OPEN SPACE AREA PER FS18-150	2.00 AC.
PROPOSED OPEN SPACE AREA PER FS21-271	1.75 AC.
NET RESIDENTIAL AREA	6.88 AC.
OPEN SPACE % NET RESIDENTIAL AREA	25.4%

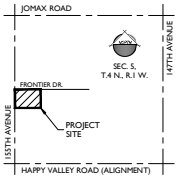
ENCLAVE III OPEN SPACE COMPARISON	
APPROVED OPEN SPACE AREA PER FS20-731	1.04 AC.
PROPOSED OPEN SPACE AREA PER FS21-271	1.15 AC.
NET RESIDENTIAL AREA	4.05 AC.
OPEN SPACE % NET RESIDENTIAL AREA	28.4%



TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING DESIGN STANDARDS DETAIL 4-02)

VICINITY MAP

N.T.S.



PROJECT TEAM

DEVELOPER
MERITAGE HOMES
8800 EAST RAINTREE DRIVE, SUITE 300
SCOTTSDALE, AZ 85260
TEL: (480) 515-8164
CONTACT: TROY HILL

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
CONTACT: CHANDRA MCCARTY, PE

LANDSCAPE ARCHITECT:
ECOLOGICAL ADAMSON
535 E. MCKELLIPS ROAD, SUITE 131
MESA, AZ 85203
TEL: (602)-997-9093
CONTACT: NICK ADAMSON, RLA

PROJECT DATA

A.P.N.:	503-54-011C; 503-54-011K
CURRENT LAND USE:	UNDEVELOPED
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RM-9 WITH PUD OVERLAY (PER FS18-150 AND FS20-731)
GROSS AREA:	15.30 ACRES
NET RESIDENTIAL AREA:	10.93 ACRES (LOT AREA & OPEN SPACE TRACTS)

LOT SIZES

45' x 115' (A)	46
62.5' x 122' (B)	11
TOTAL	57

GROSS DENSITY:	3.7 DU/AC
OPEN SPACE:	2.90 ACRES
OPEN SPACE (%):	26.5% OF NET RESIDENTIAL AREA

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
3. ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS, AS MODIFIED HEREIN.
4. MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
7. ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.
8. FINAL PLAT SHALL NOT BE APPROVED UNTIL BUY-INS ARE PAID.
9. THIS DEVELOPMENT SHALL JOIN THE PALOMA CREEK HOMEOWNER'S ASSOCIATION AND SHALL HAVE ACCESS TO THE PALOMA CREEK AMENITIES.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS MEASURED AND RECORDED IN BOOK 1317, PAGE 31 OF MARICOPA COUNTY RECORDS.

BEARING: NORTH 89 DEGREES 45 MINUTES 12 SECONDS WEST

BENCHMARK

PRIMARY PROJECT BENCHMARK:
NGS POINT 4C1 (PID AJ8867) ELEV: 1403.80 (NAVD88)

SECONDARY PROJECT BENCHMARK:
NGS POINT Q366 (PID DV0080) ELEV: 1392.53 (NAVD88)

UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

LEGAL DESCRIPTION

PALOMA CREEK PHASE 5:

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE EAST 655.08 FEET THEREOF.

ENCLAVE III:

THE WEST 355.08 FEET OF THE EAST 655.08 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

1231 E. Warner School Road
Suite 120
Mesa, AZ 85203
T: (480) 503-2250 | F: (480) 503-2258
w w w . e p s g r o u p i n c . c o m

Paloma Creek Phase 5 & Enclave III
Surprise, AZ

Cover Sheet

Project:

Revisions:

APN 5, 2021 - 1ST PRELIMINARY PLAT SUB.
JUNE 30, 2021 - 2ND PRELIMINARY PLAT SUB.
OCTOBER 29, 2021 - 3RD PRELIMINARY PLAT SUB.

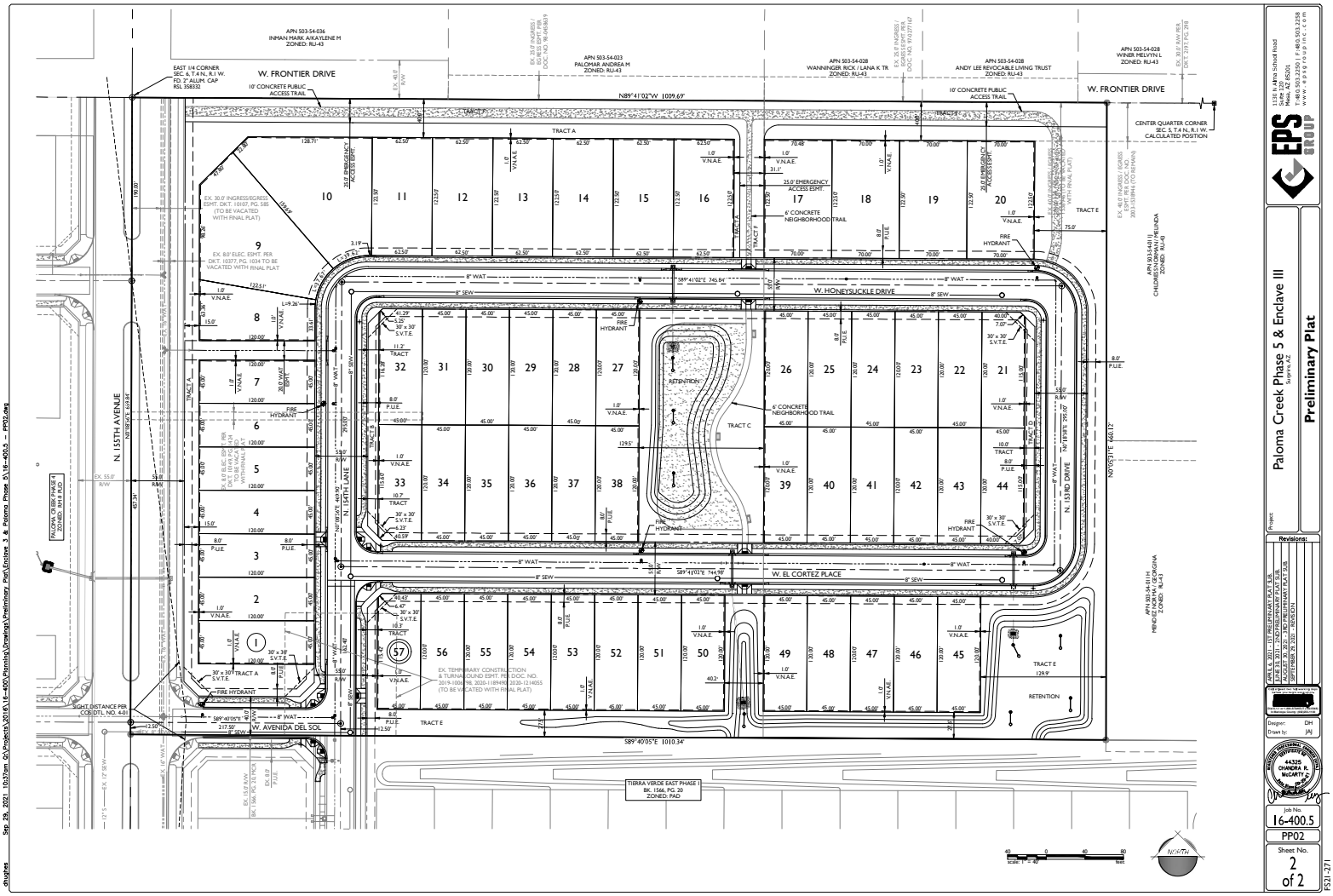
Designer: DH
Drawn by: JAJ

Job No.
16-400.5
CS01
Sheet No.
1
of 2

FS21-271

16-400.5 - Paloma Creek Phase 5 & Enclave III

dhughes Sep 29, 2021 10:38am G:\Projects\2016\16-400\Planning\Drawings\Preliminary Plat\Enclave 3 & Paloma Phase 5\16-400.5 – PP01.dwg



16-400.5 - Paloma Creek Phase 5 & Enclave III

dhughes Sep 29, 2021 - 10:37am G:\Projects\2016\16-400\Planning\Drawings\Preliminary Plat\Enclave 3 & Paloma Phase 5\16-400.5 -- PP02.dwg

EPS GROUP
1231 E. Warp School Road
Suite 120
Mesa, AZ 85220
P: 480.503.2250 | F: 480.503.2258
w w w . e p s g r o u p i n c . c o m

Project: Paloma Creek Phase 5 & Enclave III
Subphs A-Z

Preliminary Plat

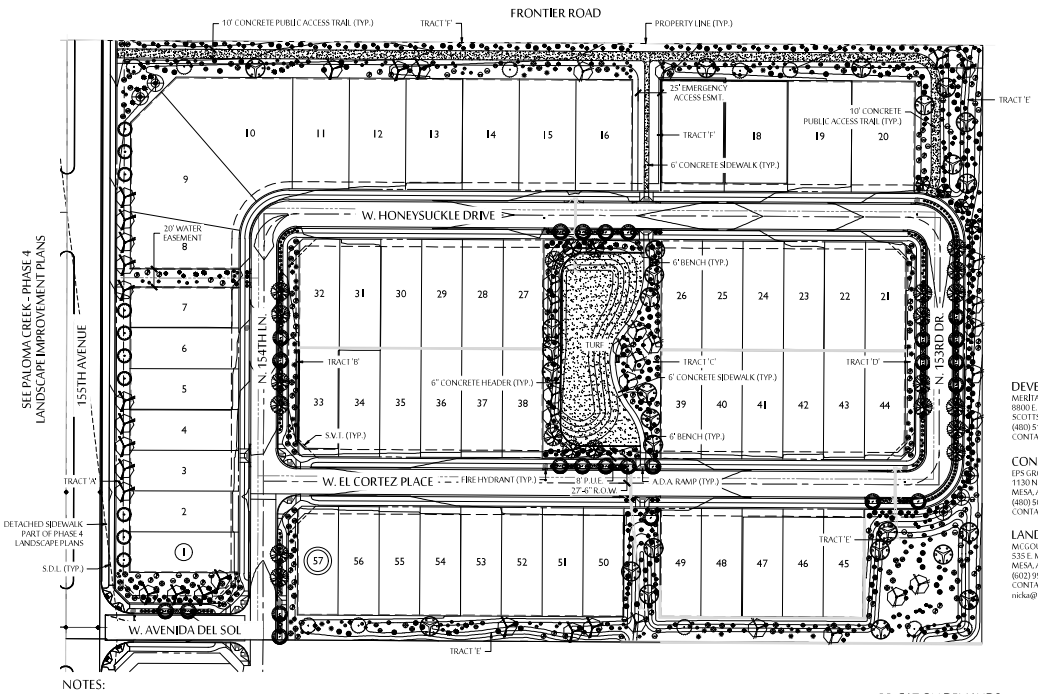
Revisions:
APN 6, 2021 - 1ST PRELIMINARY PLAT SUB.
JUNE 23, 2021 - 2ND PRELIMINARY PLAT SUB.
SEPTEMBER 29, 2021 - 3RD PRELIMINARY PLAT SUB.

Designer: DH
Drawn by: JAJ

44325
CHANDRA R. McCARTY
Date Signed

Job No.
16-400.5
PP02
Sheet No.
2
of 2

FS21-271



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN.	
	ACACIA ANEURA - MULGA TREE
	ACACIA SALICINA - WILLOW ACACIA *
	CHILOPSIS LINEARIS - DESERT WILLOW *
	QUERCUS VIGINIANA - SOUTHERN LIVE OAK TREE *
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PARKINSONIA MICROPHYLLA - FOOTHILLS PALO VERDE
	PISTACIA LENTISCUS - MASTIC TREE
	PROSOPIS HYBRID 'AZT' - AZT THORNLESS MESQUITE
SHRUBS - 5 GALLON MIN.	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	ENCELIA FARINOSA - BRITTLEBUSH
	DODONEA VISCOSA - HOP BUSH
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LANGATUM - CHIHUAHUAN SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
	EREMOPHILA HYGROPHANA - BLUE BELLS
ACCENTS - 5 GALLON MIN.	
	AGAVE AMERICANA - AMERICAN AGAVE
	ASCLEPIUS SUBULATA - DESERT MILKWEED
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
GROUND COVERS - 3 GALLON MIN.	
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BURSAGE)
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	LANTANA MONTEVIDENSIS - 'PURPLE TRAILING' LANTANA
	DECOMPOSED GRANITE - 3/4" SCREENED, 2" MIN. DEPTH COLOR TO MATCH PALOMA CREEK DEVELOPMENT
	MID-IRON BERMUDA TURF

*INDICATES R.O.W. APPROVED TREES.

NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
5. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED ESMT.
6. NO SALVAGED TREES AND CACTI WILL BE USED IN THIS PROJECT.

IRRIGATION DEMANDS

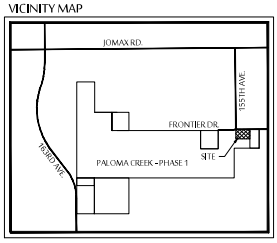
1. AREA OF TURF LANDSCAPE	-	15,405 SQ.FT.
2. AREA OF NON-TURF LANDSCAPE	-	132,889 SQ.FT.
3. TURF PEAK SEASON DEMAND (GPD)	-	3,581 (GPD)
4. NON-TURF PEAK SEASON DEMAND (GPD)	-	9,979(GPD)
5. ANNUAL TOTAL DEMAND (GPY)	-	2,140,272 (GPY)

DEVELOPER
MERITAGE HOMES
8800 E. RAINTREE DR. #300
SCOTTSDALE, AZ 85260
(480) 515-8164
CONTACT: TROY HILL

CONSULTANT
EPS GROUP, INC.
1130 N. ALMA SCHOOL RD., STE 300
MESA, ARIZONA 85260
(480) 503-2250
CONTACT: CHANDRA MCCARTY

LANDSCAPE ARCHITECT
MCGOUGH ADAMSON
535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
(602) 997-9093
CONTACT: NICK ADAMSON
nicka@mg-az.com

VICINITY MAP



McGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ENCLAVE 3 & PHASE 5

PRELIMINARY PLANTING PLAN

SHEET 1

25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

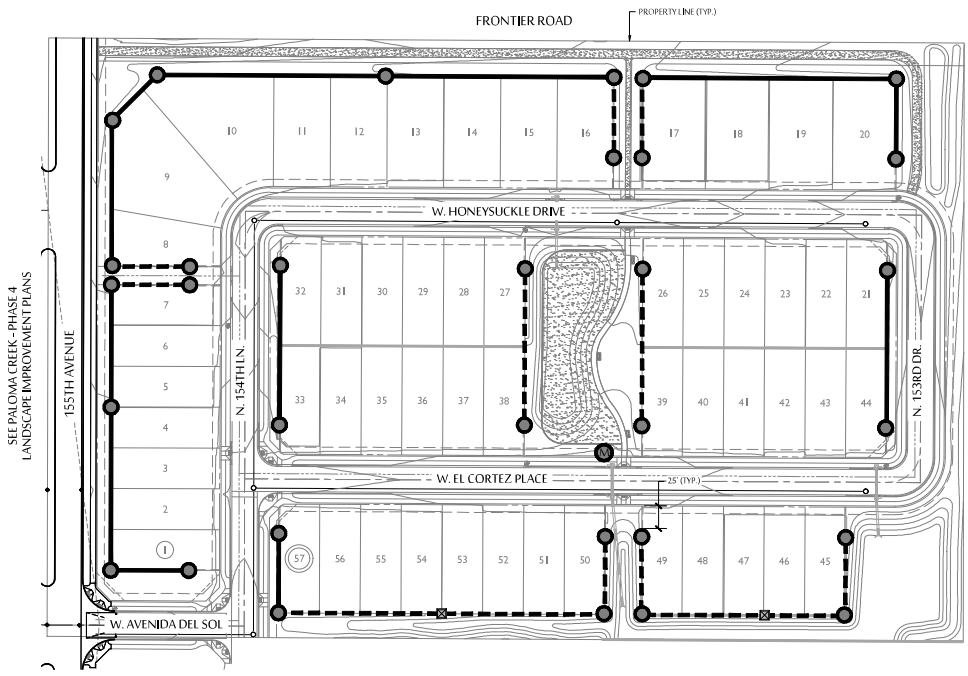
SEPTEMBER 1, 2021

SCALE: 1"=50'-0"

NORTH

0' 25' 50' 100' 150'

CASE: FS21-271
REVISION: 08-25-2021



WALL PLAN LEGEND

- 6' HT. PRIMARY THEME WALL - SEE DETAIL 'A' ON SHEET L3
- 6' HT. PARTIAL VIEW FENCE - SEE DETAIL 'B' ON SHEET L3
- * NOTE: ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE BUILDER WALLS
- COMMUNITY MAILBOX CLUSTER - SEE DETAIL 'A' THIS SHEET
- PROJECT THEME COLUMNS - SEE DETAIL 'D' ON SHEET L3
- SECONDARY THEME COLUMNS - SEE DETAIL 'D' ON SHEET L3

NOTES:

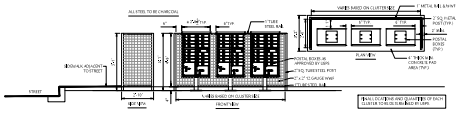
1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.

2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SITE VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.

3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.

4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.

5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.



A MAILBOX CLUSTER DETAIL

SCALE: NTS

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ENCLAVE 3 & PHASE 5

PRELIMINARY WALL PLAN

SHEET 2

25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

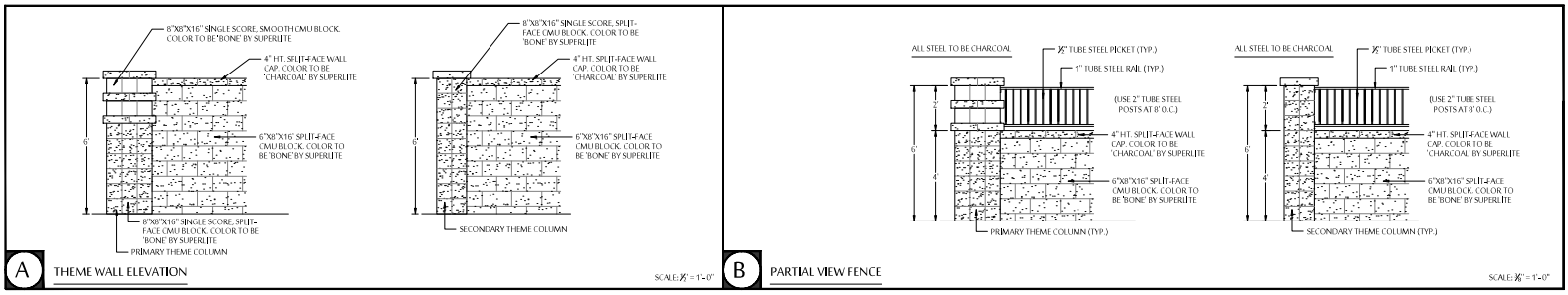
SEPTEMBER 1, 2021

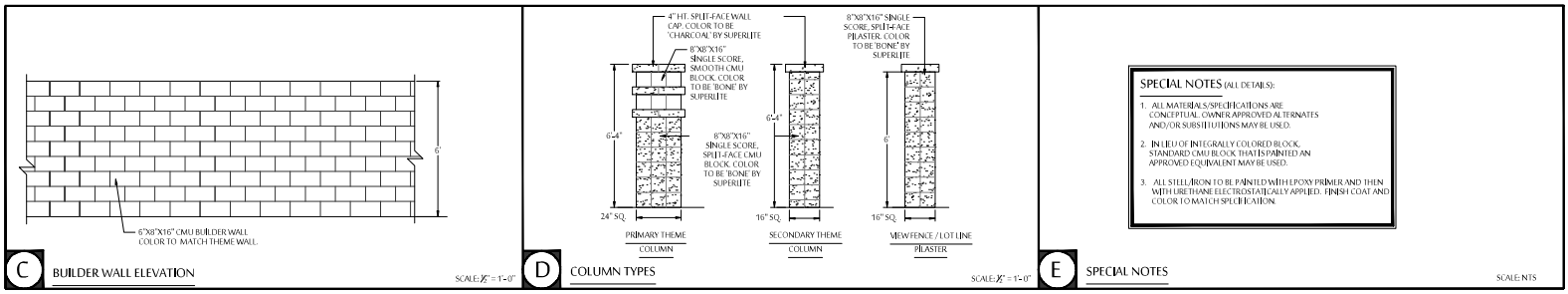
SCALE: 1"=50'-0"

NORTH

0' 25' 50' 100' 150'

CASE: FS21-271





MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ENCLAVE 3 & PHASE 5

PRELIMINARY HARDSCAPE DETAILS

SHEET 3

25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

SEPTEMBER 1, 2021

CASE: FS21-271

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Thursday, April 22, 2021 9:48 AM
To: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Cc: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>
Subject: RE: FS21-271 Enclave III & Paloma Creek Phase 5 - New Digital Submittal 04.08.21

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Enclave III @ Paloma Creek Phase 5 application. This application proposes a single family residential subdivision of 57 lots on approx. 15 gross acres.. The site is located East of 155th Ave and South of Frontier Rd in Surprise, AZ. It is located 4.5 miles outside the Luke AFB 1988 JLUS 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

SURPRISE
ARIZONA

FS21-271

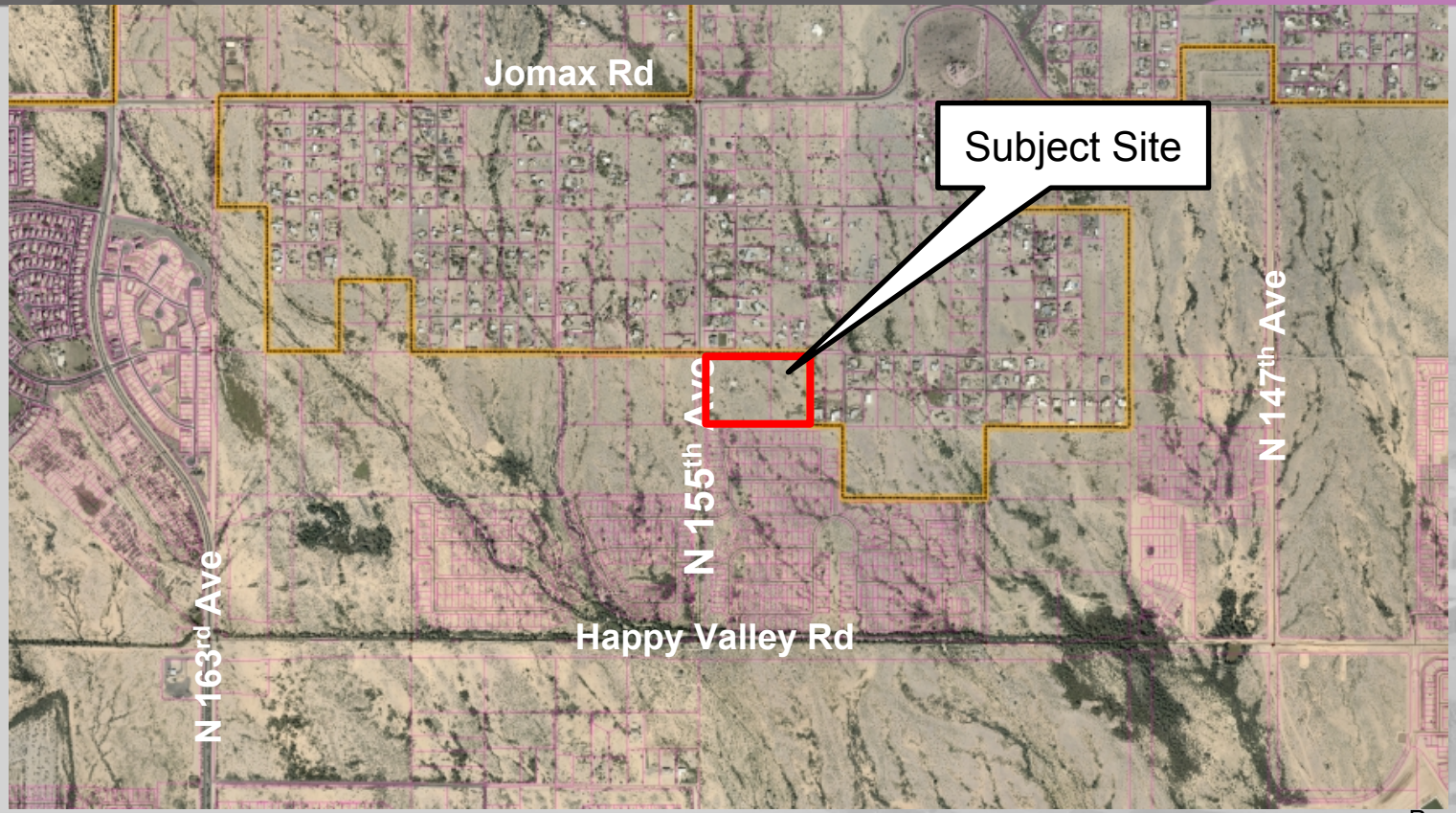
Paloma Creek Phase 5 & Enclave III Preliminary Plat

Planning and Zoning Commission

November 4, 2021

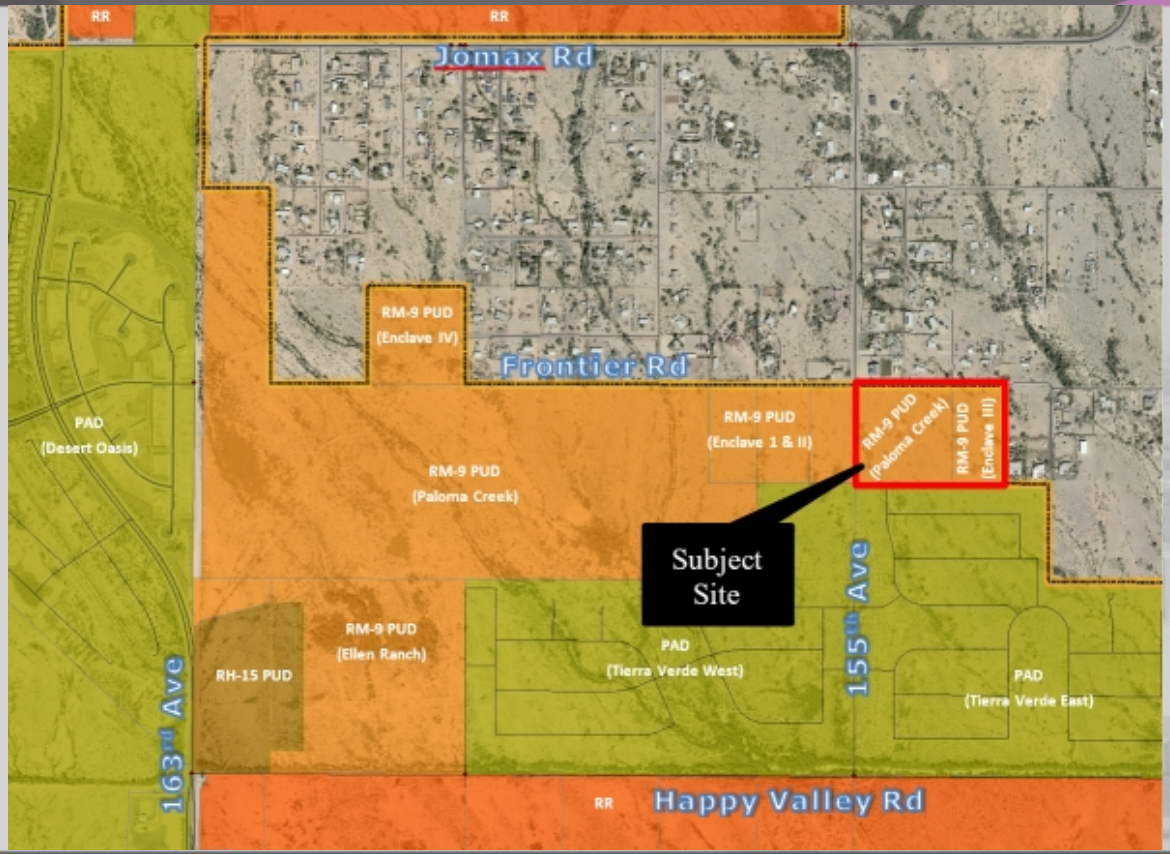
VICINITY MAP

FS21-271
PC Ph 5 & Enclave III PP



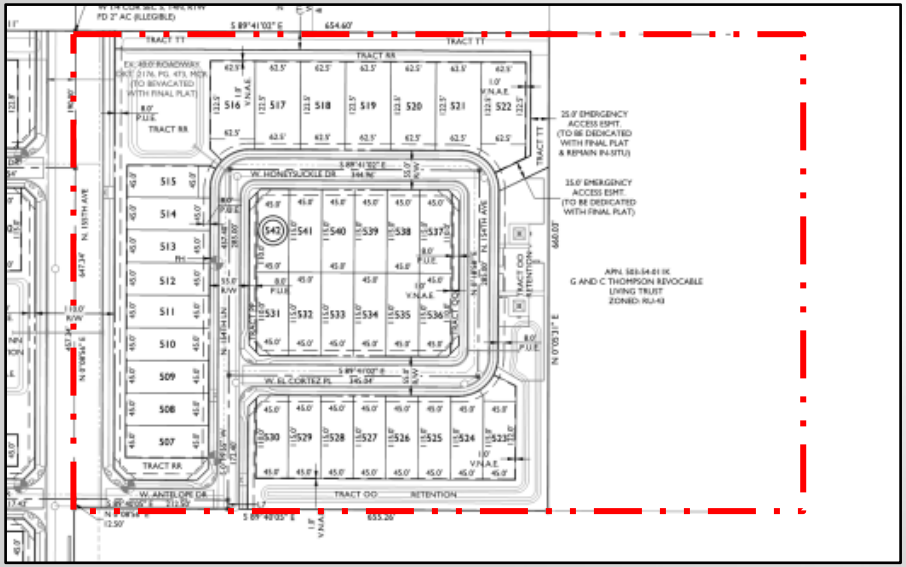
ZONING MAP

FS21-271
PC Ph 5 & Enclave III PP

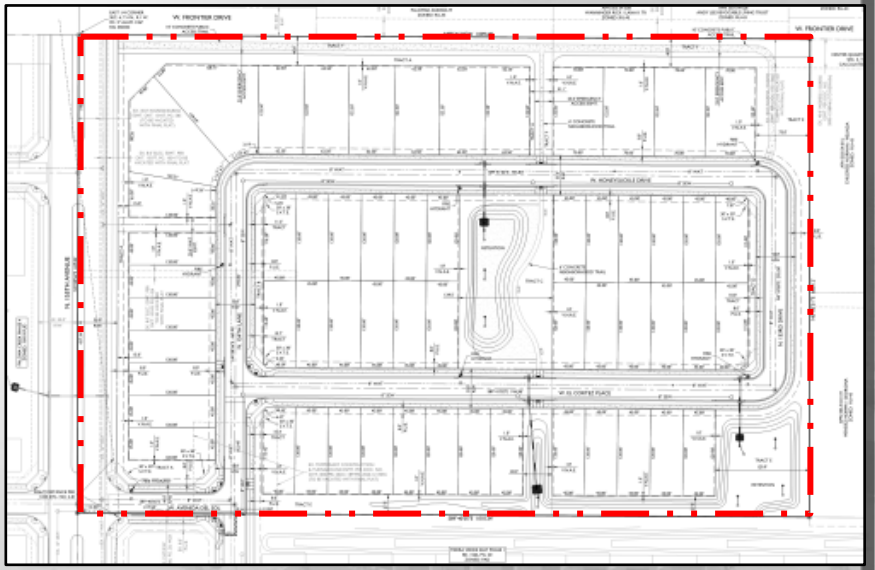


Preliminary Plat

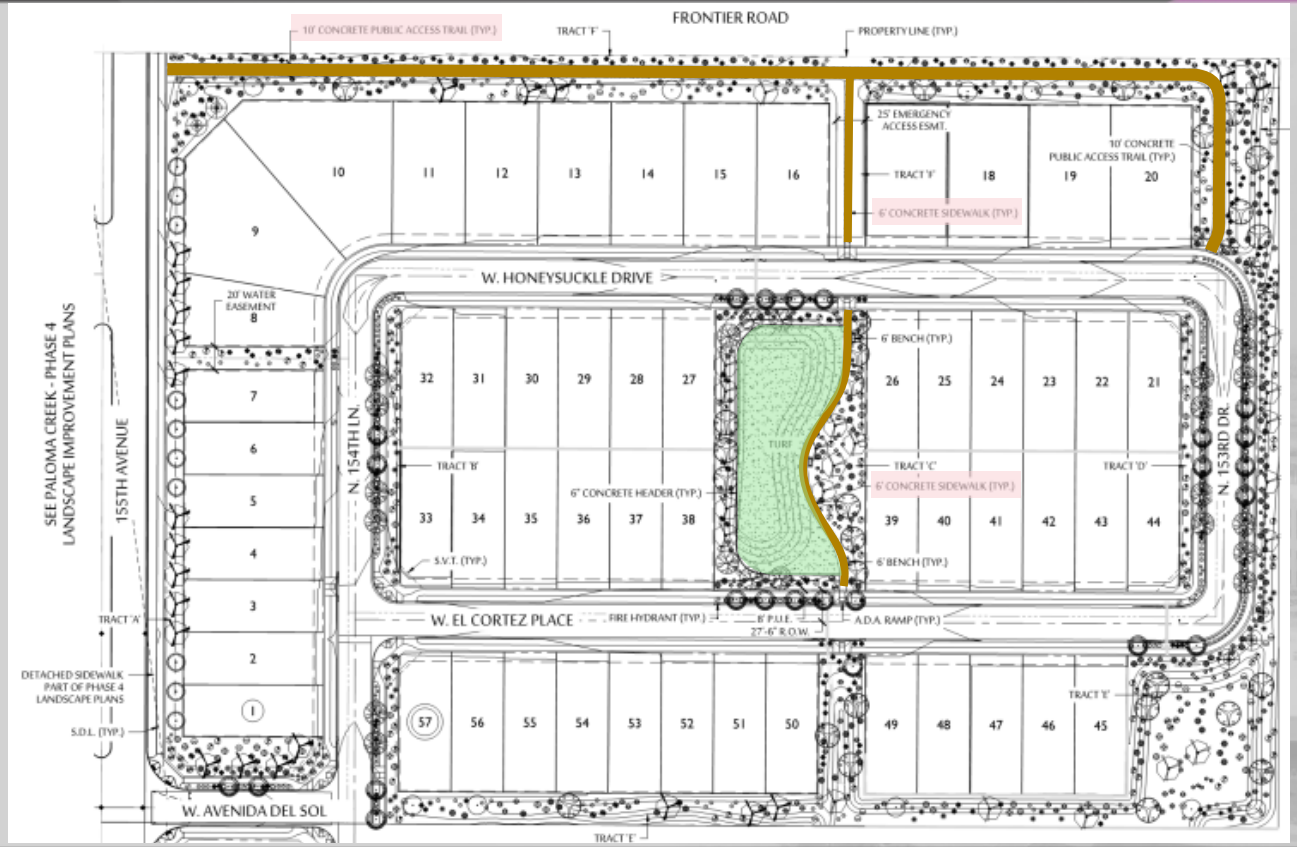
Original Paloma Creek



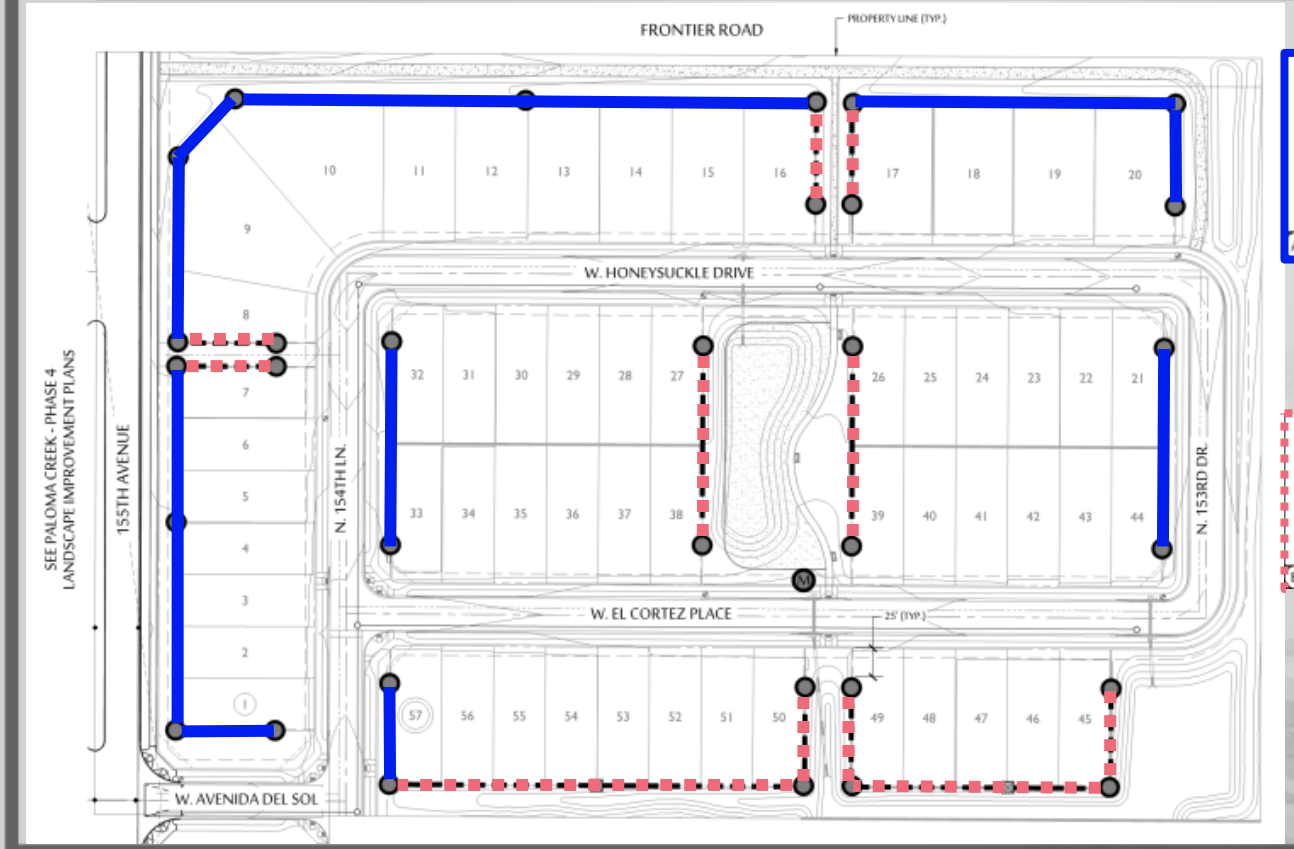
Proposed PC Ph 5 & Enclave III

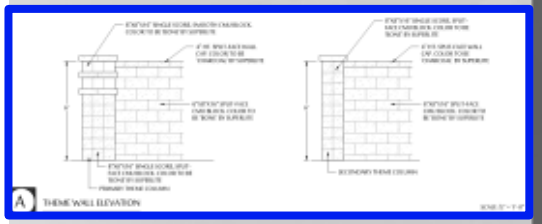


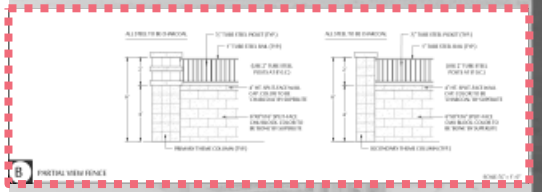
Landscape and Trails



Walls


FRONTIER ROAD
PROPERTY LINE (TYP.)
W. HONEYSUCKLE DRIVE
W. EL CORTEZ PLACE
25' (TYP.)
W. AVENIDA DEL SOL
N. 154TH LN.
N. 153RD DR.
155TH AVENUE
SEE PALOMA CREEK - PHASE 4 LANDSCAPE IMPROVEMENT PLANS


A
THEME WALL ELEVATION


B

RECOMMENDATION

Staff recommends the Commission recommend Approval to the Mayor and City Council subject to stipulations ‘a’ – ‘f’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

Stipulations

a. **Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Paloma Creek Phase 5 & Enclave III", prepared by EPS Group Inc., and stamped received September 29, 2021.**

b. **Landscaping of the site shall be consistent with the Landscape Plans entitled "Paloma Creek – Enclave 3 & Phase 5 Preliminary Planting Plan", prepared by McGough Adamson and received September 2, 2021.**

c. **Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc., that the Happy Valley West ("HVW") Buy-in Fee, the Happy Valley East ("HVE") Buy-in Fee, the Water Buy-in Fee, and the Sewer Buy-in Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), as amended, have been paid.**

d. **Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Tierra Verde 2015, LLC, that the East Water Buy-in Fee, the West Water Buy-in Fee, the Sewer Buy-in Fee, and the Paloma Buy-in Fee, as applicable all as described in the Tierra Verde West Development Agreement (Regional Improvements Overlay Agreement), have been paid.**

e. **Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC, that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge, and Wastewater Development Agreement (Regional Improvements Overlay Agreement), has been paid.**

f. **Non-compliance with the stipulations of approval of 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: November 4, 2021 Contact Person: Trever Fleetham
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Site Plan for BTR Paradisi. Case FS20-794

Motion:
I move to approve the Site Plan for BTR Paradisi subject to stipulations "a" through "d" as outlined in the staff report.

Background:
The subject request involves a Site Plan for a new single-family rental community on Parcel 10 in the Sycamore Farms PAD, generally located at the southwest corner of Cactus Road and Loop 303. The proposal includes 194 units consisting of 1-bedroom and 2-bedroom single-story rental units.

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 - FS20-794 BTR Paradisi - Staff Report 110421 PZ
2. 01 - FS20-794 BTR Paradisi - Vicinity Map
3. 02 - FS20-794 BTR Paradisi - Zoning Map

4. 03 - FS20-794 BTR Paradisi - Site Plan
5. 04 - FS20-794 BTR Paradisi - Landscape Plan
6. 05 - FS20-794 BTR Paradisi - Elevations
7. 06 - FS20-794 BTR Paradisi - Luke Letter
8. FS20-794 BTR Paradisi Site Plan Presentation

SURPRISE
ARIZONA

Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS20-794**
Project Name:	BTR Paradisi
Council District:	3 - Mesquite
Meeting Date:	**November 4, 2021**
Planner:	Trever Fleetham, AICP
Applicant:	Sandra Hayden of Hilgart Wilson, LLC
Request:	Site Plan to allow for a new Single Family Rental Community on Parcel 10 in the Sycamore Farms PAD generally located on the southwest corner of Cactus Road and Loop 303.
Site Location:	Generally, southwest corner of Cactus Road and Loop 303.
Site Size:	16.4 acres (approx.)
Density:	11.8 Du/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
Support/Opposition:	None known
Staff Recommendation:	Staff recommends the Commission **approve** case FS20-794, subject to stipulations ‘a’ through ‘d’.

Project Description:

Hilgart Wilson, LLC submitted a request for a Site Plan to allow for a new Single Family Rental Community on Parcel 10 in the Sycamore Farms PAD generally located at the southwest corner of Cactus Road and Loop 303.

The subject site is zoned PAD and has a land use designation of Medium High Density Residential (MHDR). The subject parcel size is approximately 16.4 acres on which the applicant is proposing the development of a 194-unit rental community, consisting of 1-bedroom and 2-bedroom single-story units with a leasing center onsite.

The proposal includes roughly seven (7) acres of open space, which equates to roughly 48.6% open space. The primary open space amenity is centrally located to minimize travel distances for the residents. The primary amenity area includes a community swimming pool, fitness center, and a community lawn. Additionally, two (2) secondary lawns are proposed along with a dog park.

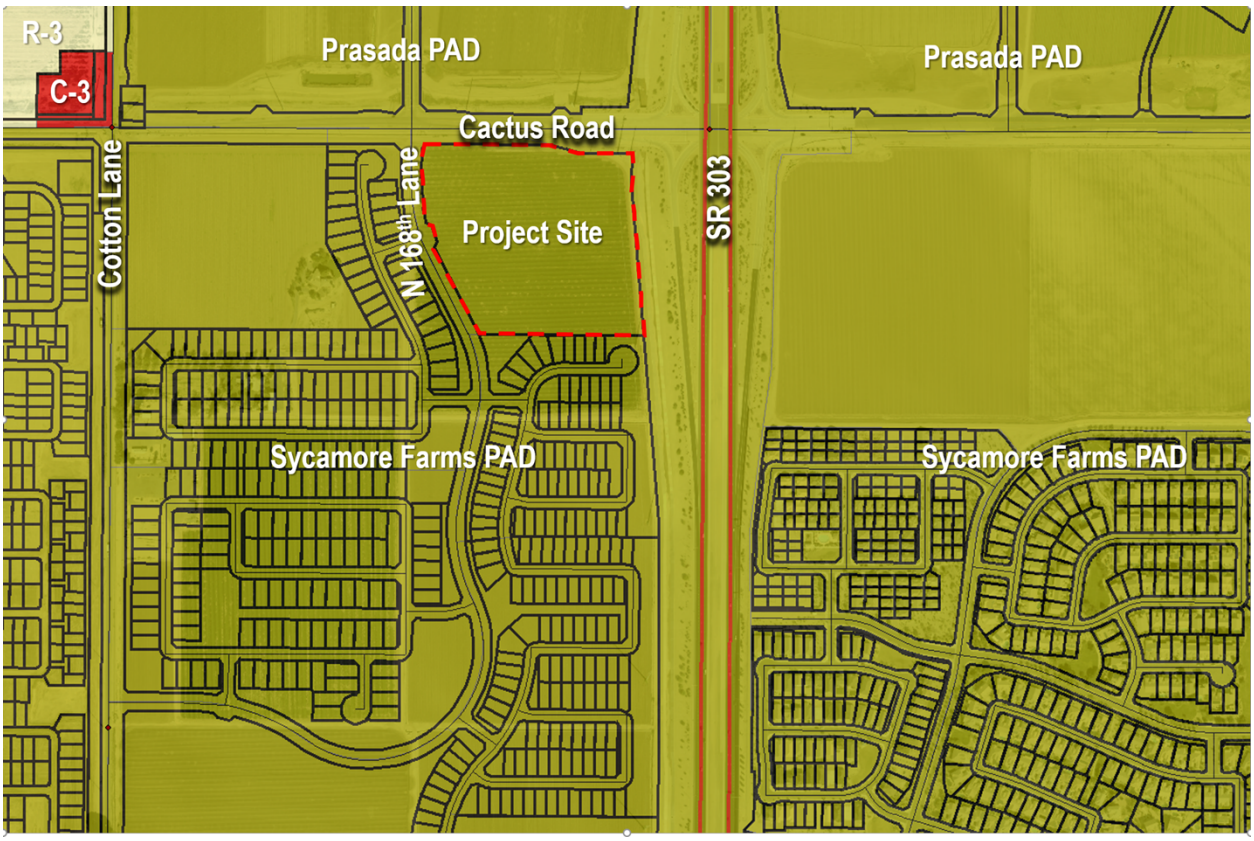
A total of 379 parking spaces will be provided on site in a combination of garages, covered spaces and open parking spaces. The spaces are placed in close proximity to all of the buildings for convenience of the residents.

Both the primary and secondary access points to the parcel will be located on N 168th Lane. The proposed Site Plan also demonstrates good pedestrian connectivity to sidewalks along Cactus Road and North 168th Lane.

The proposed building colors and material palette meets the requirement from the PAD design guidelines. The proposed exterior design also complies with the PAD design guidelines and will complement the surrounding area.

The applicant also included a lighting photometric study with the application which meets the lighting requirements of the Surprise Municipal Code.

Surrounding Land Zoning:



PAD (Commercial)	PAD (Mixed Use)	PAD (Mixed Use)
PAD (Residential)	**PAD (Residential)**	PAD (Commercial)
PAD (Residential)	PAD (Residential)	PAD (Residential)

Background:

July 22, 2004: The subject parcel was annexed into the City under Ordinance 84-21.

July 22, 2004: The Mayor and City Council approved the Sycamore Farms PAD (Planned Area Development) under case PAD 03-153.

February 21, 2017: The Mayor and City Council approved an amendment to the Sycamore Farms PAD under case FS16-231.

March 5, 2019: The Mayor and City Council approved an amendment to the Sycamore Farms PAD under case FS18-554.

March 5, 2020: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR20-134.

December 16, 2020: The applicant submitted Site Plan documents for the subject case, FS20-794.

April 6, 2021: The Mayor and City Council approved a Final Plat for Sycamore Farms (Paradisi) under case FS20-449, which included the subject parcel.

Utility and Services Table:

Water:	EPCOR Water
Wastewater:	City of Surprise
Schools:	Dysart U.S.D.

Reviewing Agencies:

In addition to the standard city reviewing agencies, Flood Control District, Maricopa Water District, and Luke AFB were included in the routing of this request. Maricopa Water District required the applicant to submit for a separate review to include MWD approval on the Final Plat. The other agencies did not indicate any concerns over the request.

Summary:

The proposed Site Plan meets the requirements of the Sycamore Farms PAD and the SUDC.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with the Sycamore Farms PAD.
- The proposed Site Plan is consistent with the Surprise Municipal Code.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS20-794**, subject to stipulations 'a' through 'd' as outlined below:

a. Development and use of the site shall be consistent with the Site Plan entitled "Site Plan BTR Paradisi" prepared by Hilgart Wilson and received September 8, 2021.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "BTR Paradisi" prepared by RVi and received September 1, 2021.

c. Elevations shall be consistent with the Elevation drawings prepared by Felten Group and received December 16, 2020.

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

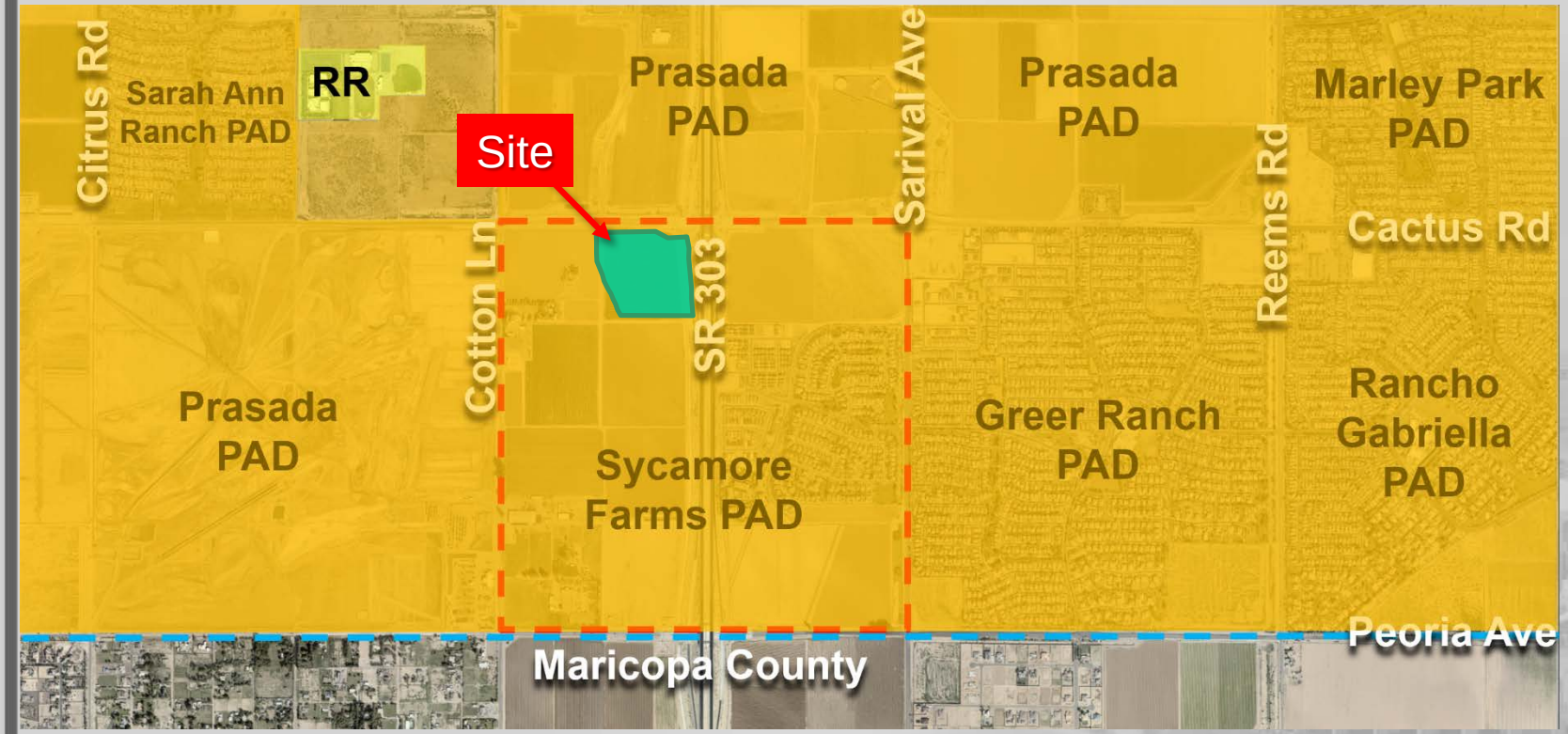
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Luke Letter
PPT

FS20-794 VICINITY MAP





FS20-794 ZONING MAP

SITE PLAN

BTR PARADISI

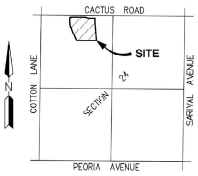
SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- VERTICAL CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SD CATCH BASIN
- RETAINING WALL
- FIRE HYDRANT
- CONSTRUCTION NOTE
- PROPOSED FENCE
- EXISTING FENCE
- 1-BEDROOM DUPLEX UNIT
- 2-BEDROOM UNIT
- GARAGE





VICINITY MAP
NTS

ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVENUE
SUITE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: GEORGE KRALL

OWNER/DEVELOPER
TAYLOR MORRISON
4900 NORTH SCOTTSDALE ROAD
SUITE 2200
SCOTTSDALE, ARIZONA 85251
PHONE: (480) 344-7000
CONTACT: JAMES MULLANY

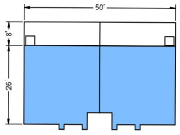
SITE DATA

SITE AREA:	16.4 AC
ZONING:	PAD
# UNITS:	
1-BR UNITS	76 (38 BUILDINGS)
2-BR UNITS	117
TOTAL	193
PARKING GARAGES	14
DENSITY:	11.8 DU/AC

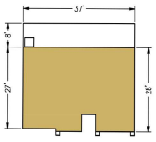
PARKING SUMMARY

GARAGE:	56
COVERED PARKING:	186
OPEN PARKING:	137
TOTAL PARKING:	379
ADA PARKING.	8

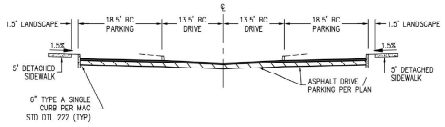
NOTE
ALL SIGNAGE IS TO BE REVIEWED AND APPROVED UNDER SEPARATE SIGN PERMIT.



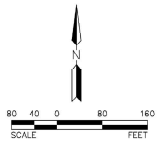
1-BEDROOM DUPLEX UNIT



2-BEDROOM UNIT



TYPICAL PRIVATE DRIVE W/ PARKING
NTS



REV.:

HILGARTWILSON
ENGINEERS | PLANNERS | SURVEYORS
3141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com

BTR PARADISI
CACTUS ROAD AND 163RD LANE
SURPRISE, ARIZONA

SITE PLAN

HILGARTWILSON	
PROJ. NO.:	2951
DATE:	SEPT. 2021
SCALE:	1" = 80'
DRAWN:	RC
DESIGNED:	CEM
APPROVED:	GK
DWG. NO.	SP01
SHT.	1 OF 5

CASE NO: PSPC-194

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SITE PLAN CONSTRUCTION NOTES:

1. PROPOSED ADA ACCESSIBLE RAMP
2. PROPOSED DRYWELL
3. PROPOSED FENCE PER LANDSCAPE PLAN
4. PROPOSED FIRE HYDRANT
5. PROPOSED TRASH ENCLOSURE
6. PROPOSED COVERED PARKING AWNING
7. PROPOSED MAILBOX
8. PROPOSED ADA PARKING STALL (STANDARD)
9. PROPOSED STANDARD PERIMETER WALL
10. PROPOSED CONCRETE CROSSWALK WITH STAMPED PATTERN
11. PROPOSED STAMPED CONCRETE
12. PROPOSED ACCESS CONTROLLED PEDESTRIAN GATE
13. PROPOSED DECOMPOSED GRANITE SURFACE

SITE PLAN LEGEND

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- EXISTING FENCE
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- 2-BEDROOM UNIT
- GARAGE

TYPICAL ACCESSIBLE PARKING SPACE DETAIL
(NTS)

SCALE: 30 15 0 30 60 FEET

REV.:

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2141 E HIGHLAND AVE, STE. 250 | PHOENIX, AZ 85016
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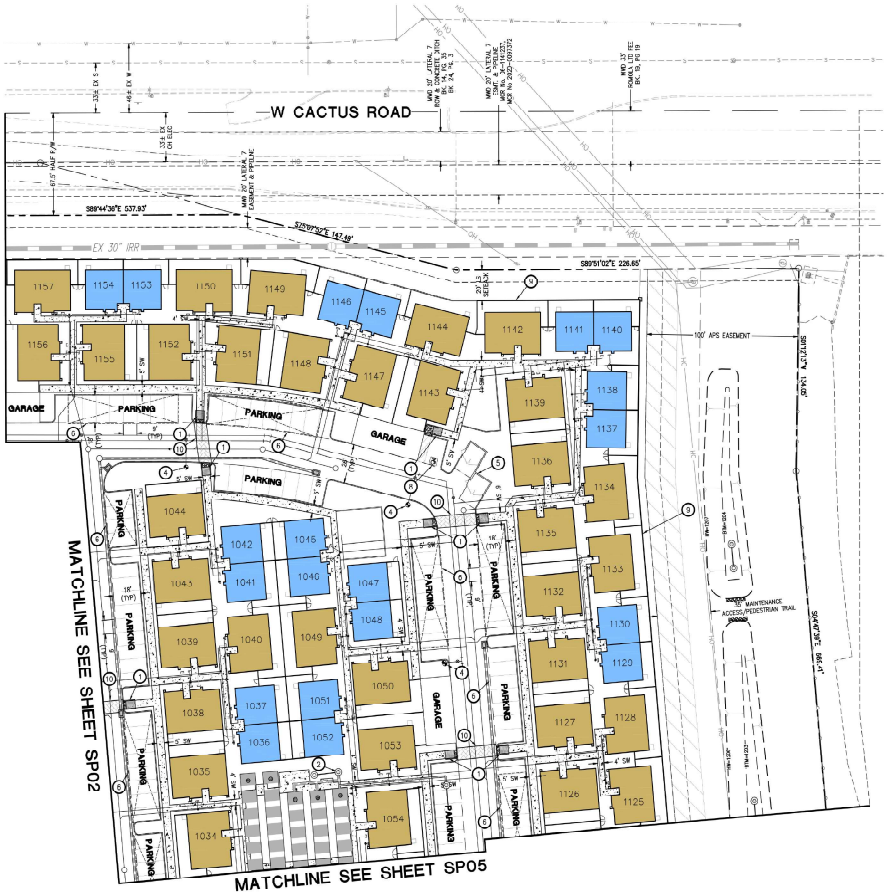
SITE PLAN

HILGARTWILSON
PRO. NO.: 2451
DATE: SEP. 2021
SCALE: 1" = 30'
DRAWN: RC
DESIGNED: CEM
APPROVED: DK

SP02
SHT. 2 OF 5

CASE NO: PSPD-194

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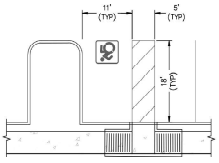


SITE PLAN CONSTRUCTION NOTES

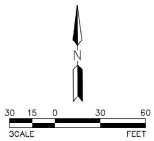
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- GARAGE



TYPICAL ACCESSIBLE PARKING SPACE DETAIL
(NTS)



Contact Arizona 811 at least two full WORKING DAYS before you begin excavation
ARIZONA811
CALL 811 or click Arizona811.COM

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P: 602.490.0535 / F: 602.368.8486
www.hilgartwilson.com

EXPIRES 9/30/2022

BTR PARADISI
CACTUS ROAD AND 163TH LANE
SURPRISE, ARIZONA

SITE PLAN

HILGARTWILSON
PROJ. NO.: 2651
DATE: SEPT. 2021
SCALE: 1" = 30'
DRAWN: RC
DESIGNED: CEM
APPROVED: GK

SP03
SHT. 3 OF 5

CASE NO: PSPC-194

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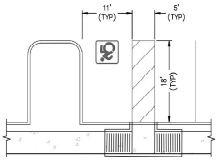


SITE PLAN CONSTRUCTION NOTES

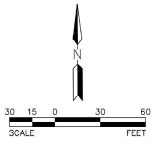
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- 2-BEDROOM UNIT
- GARAGE



TYPICAL ACCESSIBLE PARKING SPACE DETAIL
(N.T.S.)



Contact Arizona 811 at least two full WORKING DAYS before you begin excavation
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www.hilgartwilson.com

ISSUED
DAVIDSON W. KRAL
No. 75761
REGISTERED ARCHITECT
ARIZONA

BTR PARADISI
CACTUS ROAD AND 188TH LANE
SURPRISE, ARIZONA

SITE PLAN

HILGARTWILSON	
PROJ. NO.:	2451
DATE:	SEP. 2021
SCALE:	1" = 30'
DRAWN:	RC
DESIGNED:	CEM
APPROVED:	DK
DWG. NO.	SP04
SHT.	4 OF 5

CASE NO: PSPR-194

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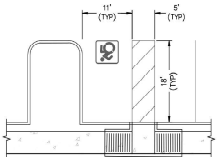


SITE PLAN CONSTRUCTION NOTES

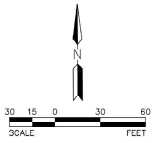
1. PROPOSED ADA ACCESSIBLE RAMP
2. PROPOSED DRYWELL
3. PROPOSED FENCE PER LANDSCAPE PLAN
4. PROPOSED FIRE HYDRANT
5. PROPOSED TRASH ENCLOSURE
6. PROPOSED COVERED PARKING AWNING
7. PROPOSED MAILBOX
8. PROPOSED ADA PARKING STALL (STANDARD)
9. PROPOSED STANDARD PERIMETER WALL
10. PROPOSED CONCRETE CROSSWALK WITH STAMPED PATTERN
11. PROPOSED STAMPED CONCRETE
12. PROPOSED ACCESS CONTROLLED PEDESTRIAN GATE
13. PROPOSED DECOMPOSED GRANITE SURFACE

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- VERTICAL CURB & GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED SD CATCH BASIN
- RETAINING WALL
- FIRE HYDRANT
- CONSTRUCTION NOTE
- PROPOSED FENCE
- EXISTING FENCE
- 1-BEDROOM DUPLEX UNIT
- 2-BEDROOM UNIT
- GARAGE



TYPICAL ACCESSIBLE PARKING SPACE DETAIL
(NTS)



Contact Arizona 811 at least two full WORKING DAYS BEFORE YOU BEGIN EXCAVATION
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www.hilgartwilson.com

ISSUED FOR DESIGN REVIEW
05/18
EXPIRES: 06
2021

BTR PARADISI
CACTUS ROAD AND 163TH LANE
SURPRISE, ARIZONA

SITE PLAN

HILGARTWILSON	
PROJ. NO.:	2051
DATE:	SEPT. 2021
SCALE:	1" = 30'
DRAWN:	RC
DESIGNED:	CEM
APPROVED:	CK

SP05
SHT. 5 OF 5
CASE NO: PSPC-194

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U:\2020\2051\2051.02 - Taylor Morrison\PLANNING\CIVIL\SITE PLAN\SHEETS\2051 - SP05.dwg 9/16/2021 10:11 AM

LEGEND

1. LEASING CENTER
2. POOL
3. COMMUNITY LAWN
4. DOG PARK
5. SECONDARY LAWN
6. REGIONAL TRAIL

..... LIMIT OF WORK



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Aerial photography circa September 2021

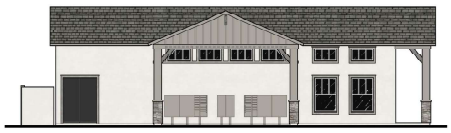
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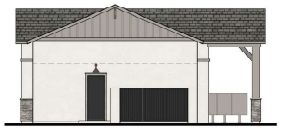
Surprise, Arizona
September 30, 2021
20002574
Taylor Morrison

0 40' 80'
SCALE: 1" = 40'-0"
For illustrative purposes only.
Subject to change without notice.

PAGE 1



LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"

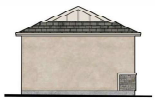


FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

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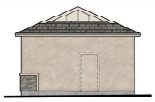
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RIGHT ELEVATION
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FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

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11-24-2020

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LEILEFT ELEVATION
FARMHFARMHOUSE 1/8" = 1'-0" = 1'-0"



REAR ELEVATION
FARMHOUSEJUSE 1/8" = 1'-0" = 1'-0"



RIGHT ELEVATION
FARMHOUSEHOUSE 1/8" = 1'-0" = 1'-0"



FRONT ELEVATION
FARMHOUSEE 1/4" = 1'-0"

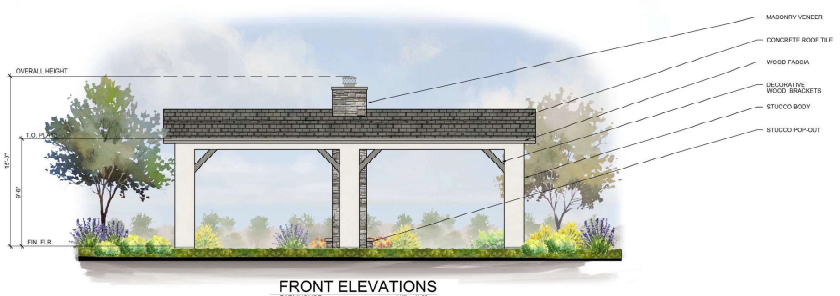
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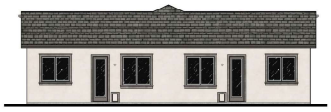
FRONT ELEVATIONS
FARMHOUSE 1/4" = 1'-0"

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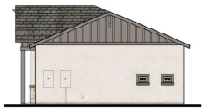
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LEFT ELEVATION
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REAR ELEVATION
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RIGHT ELEVATION
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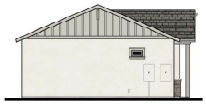
FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

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LEFT ELEVATION
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REAR ELEVATION
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RIGHT ELEVATION
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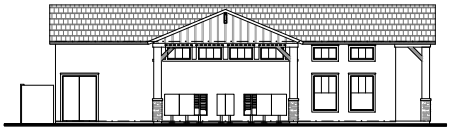


FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

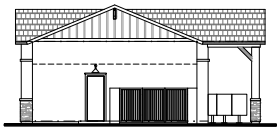
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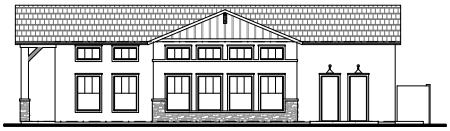
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LEFT ELEVATION
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REAR ELEVATION
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RIGHT ELEVATION
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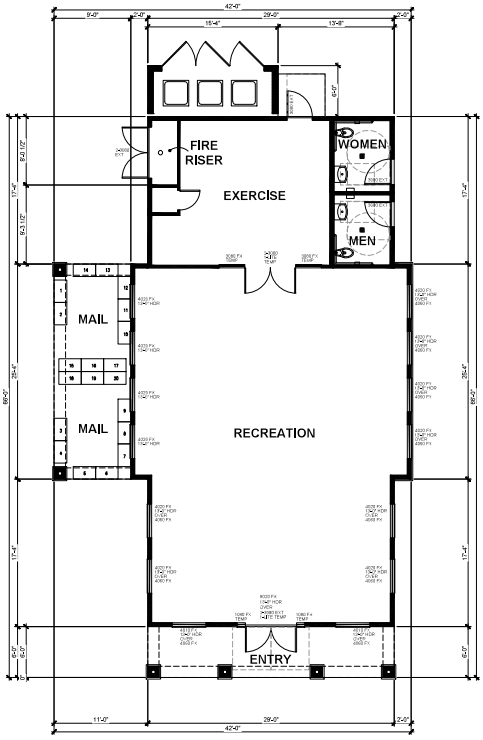
FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

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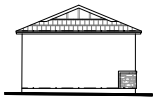
FLOOR PLAN
FARMHOUSE 3/16" = 1'-0"

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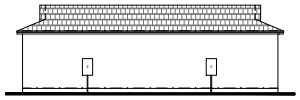
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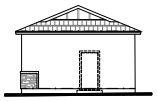
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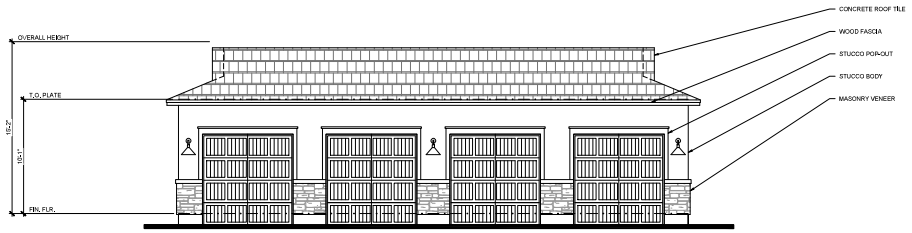
LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"

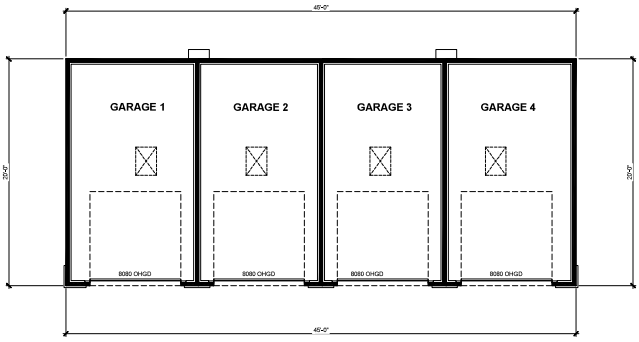


FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

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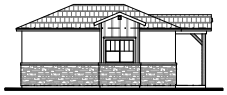
FLOOR PLAN
FARMHOUSE 1/4" = 1'-0"

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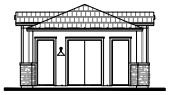
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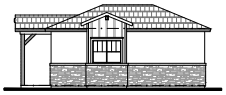
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LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"



FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

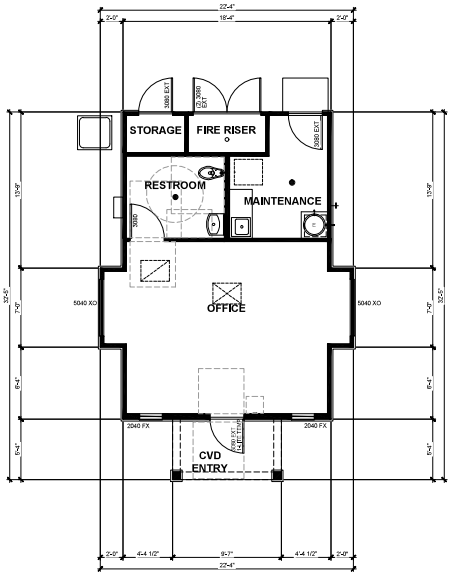
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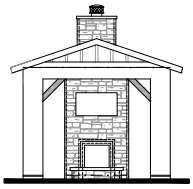


FLOOR PLAN
FARMHOUSE 1/4" = 1'-0"

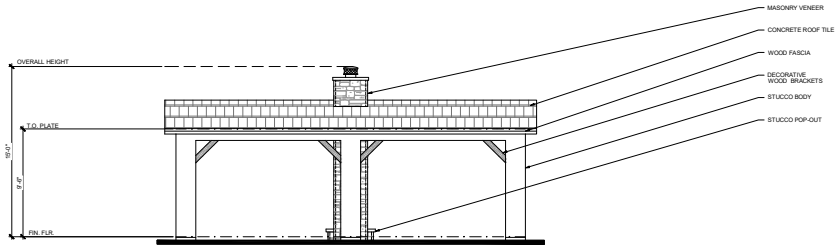
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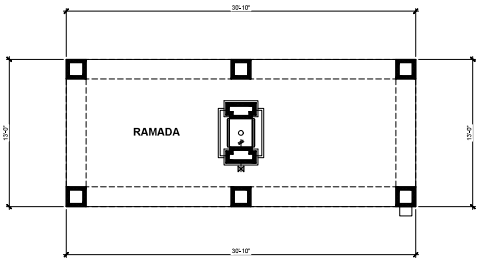
SIDE ELEVATIONS
FARMHOUSE 1/4" = 1'-0"



FRONT ELEVATIONS
FARMHOUSE 1/4" = 1'-0"

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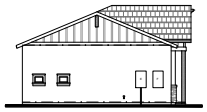
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FLOOR PLAN
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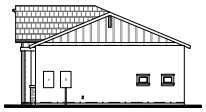
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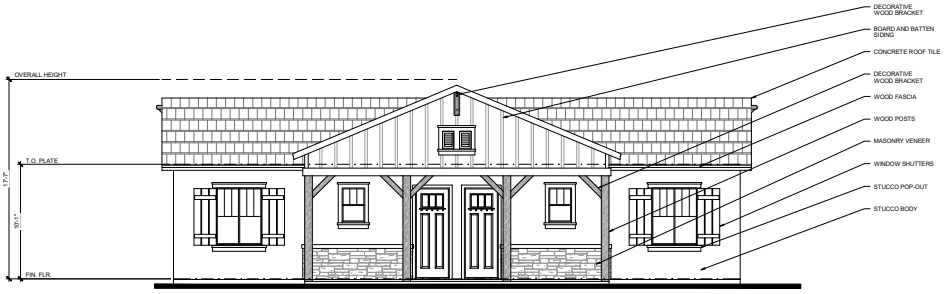
LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"

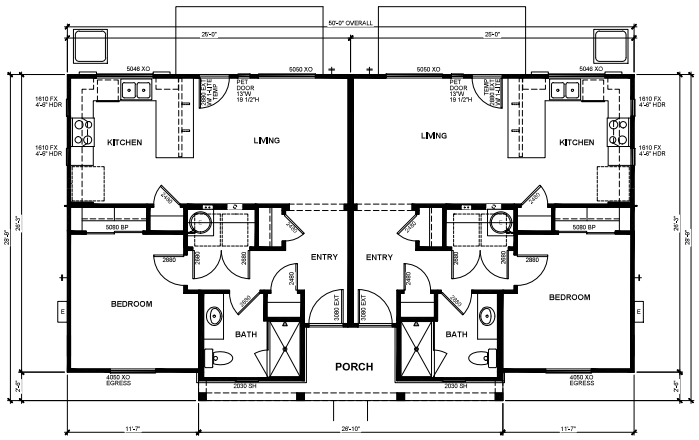


FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

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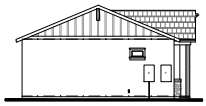


FLOOR PLAN
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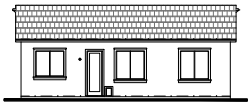
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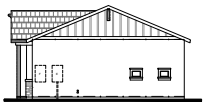
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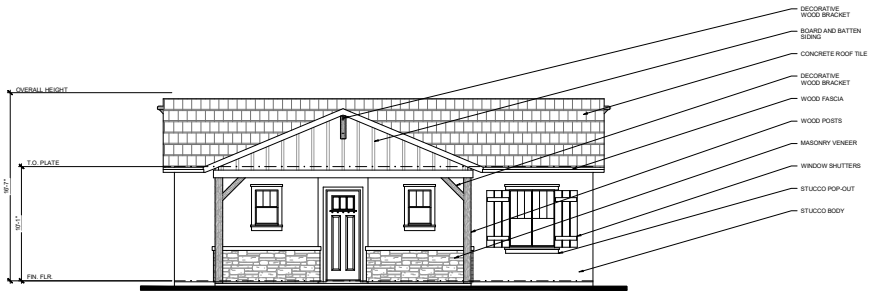
LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"

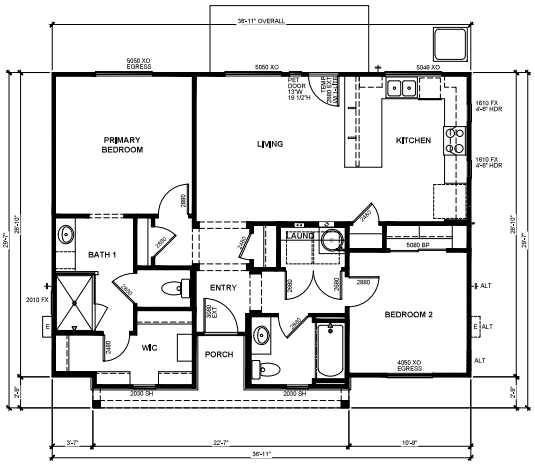


FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

taylor morrison
9000 E. PIMA CENTER PKWY SUITE 350
SCOTTSDALE, ARIZONA 85258
(480) 344-7000

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www.feltengroup.com

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FLOOR PLAN
FARMHOUSE 1/4" = 1'-0"

taylor morrison
Homes Inspired by You
9000 E. PIMA CENTER PKWY SUITE 350
SCOTTSDALE, ARIZONA 85258
(480) 346-7000

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DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

26 November 2019

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

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

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

Dear Ms. Nevarez

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

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

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

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

Sincerely

JAMES R. MITCHELL

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

SURPRISE
ARIZONA

FS20-794
BTR Paradisi
Site Plan

Planning & Zoning Commission

November 4, 2021

FS20-794 VICINITY MAP





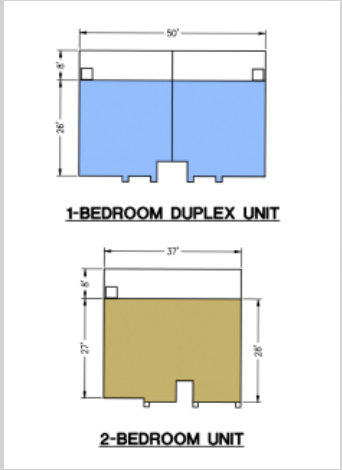
FS20-794 ZONING MAP

PAD ZONING MAP





FS20-794 SITE PLAN





FS20-794 LANDSCAPE PLAN

LEGEND

1. LEASING CENTER
2. POOL
3. COMMUNITY LAWN
4. DOG PARK
5. SECONDARY LAWN
6. REGIONAL TRAIL

--------- LIMIT OF WORK





LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

UNIT 1 | PARADISI FARMS BTR | SURPRISE, AZ

FS20-794 ELEVATIONS



LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"



FRONT ELEVATION
FARMHOUSE 1/8" = 1'-0"

UNIT 2 | PARADISI FARMS BTR | SURPRISE, AZ

FS20-794 ELEVATIONS

FS20-794 ELEVATIONS



LEFT ELEVATION
FARMHOUSE 1/8" = 1'-0"



REAR ELEVATION
FARMHOUSE 1/8" = 1'-0"



RIGHT ELEVATION
FARMHOUSE 1/8" = 1'-0"



FRONT ELEVATION
FARMHOUSE 1/4" = 1'-0"

FITNESS CENTER | PARADISI FARMS BTR | SURPRISE, AZ

RECOMMENDATION

Approval subject to stipulations ‘a’ – ‘d’

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Consideration and action pertaining to the Preliminary Plat for Heritage Asante Parcel 9, located on the southwest corner of Pat Tillman Boulevard and Asante Boulevard. Case FS21-220.

Motion:
I move to approve the Preliminary Plat for Heritage Asante Parcel 9, located on the southwest corner of Pat Tillman Boulevard and Asante Boulevard, subject to stipulations 'a' – 'd' as memorialized in the staff report.

Background:
On March 18, 2021 Hilgart Wilson, LLC., submitted a request for a Preliminary Plat for 98 lots on approximately 20.9 acres for Heritage Asante Parcel 9 located on the southwest corner of Pat Tillman Boulevard and Asante Boulevard.

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 - FS21-220 Heritage Asante Parcel 9 PrePlat - Staff Report 10-01-2021
2. 01 - FS21-220 Heritage Asante Parcel 9 PrePlat - Vicinity Map
3. 02 - FS21-220 Heritage Asante Parcel 9 PrePlat - Zoning Map
4. 03 - FS21-220 Heritage Asante Parcel 9 PrePlat - Preliminary Plat
5. 04 - FS21-220 Heritage Asante Parcel 9 PrePlat - Landscape Plan
6. 05 - FS21-220 Heritage Asante Parcel 9 PrePlat - Luke AFB Comments
7. FS21-220 Heritage Asante Parcel 9 PrePlat - PowerPoint

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

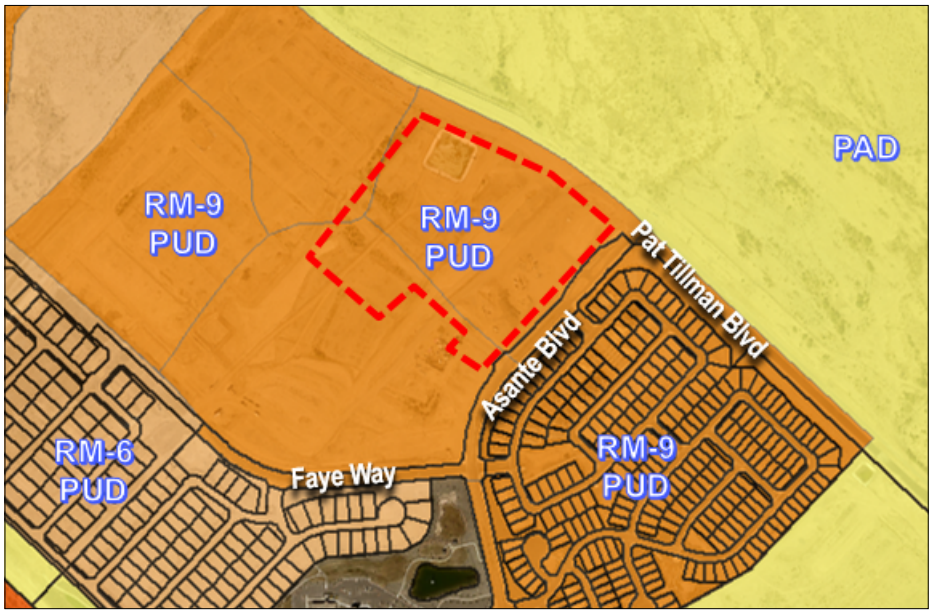
Case:	**FS21-220**
Project Name:	Heritage Asante Parcel 9
Council District:	1
Meeting Date:	**November 4, 2021**
Planner:	Sergio Angulo

Owner:	LCD Asante, LLC
Applicant:	Diego Ortiz with Hilgart Wilson, LLC
Request:	Preliminary Plat for 98 Lots
Site Location:	Southwest corner of Pat Tillman Boulevard and Asante Boulevard in a portion of Sections 11 and 12, Township 4 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona.
Dwelling Units:	98 Units
Site Size:	20.9 acres (approx.)
Density:	4.69 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known.
Staff Recommendation:	Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS21-220, subject to stipulations 'a' – 'd'.

Project Description:

Hilgart Wilson, LLC. on behalf of LCD Asante, LLC., requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 20.9 acres in parcel 9 of Heritage Asante, an active adult community generally located west of 163rd Avenue and north of Grand Avenue.

Surrounding Land Zoning:



PAD (Asante)	PAD (Asante)	PAD (Asante)
RM-9 PUD	**RM-9 PUD**	RM-9 PUD
RM-9 PUD	RM-9 PUD	RM-9 PUD

Background:

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

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

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

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

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

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

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

August 6, 2020: A Concept Review meeting was held for the current proposal under case CR20-452.

March 18, 2021: The applicant filed a related request for a Preliminary Plat under case FS21-220, the subject case.

Citizen Outreach: N/A

Analysis and Discussion:

The subject property is zoned RM-9 with a PUD Overlay. This development proposes 98 single-family detached homes and a total density of 4.69 dwelling units per acre which is consistent with the approved PUD Overlay. The typical lot size proposed in this subdivision is 50' x 95'. This development dedicates approximately 3.31 acres (18.09%) for open space which includes open space areas with benches and a trail system that connects to adjacent parcels in the Heritage Asante Development. Residents of this subdivision also have access to the community pool and amenities in Parcel 4 of this development. Additional landscape and retention basins also contribute to the total open space.

The proposed subdivision shows access into the site located on the east side from Asante Boulevard. Additional access to and from this development will be provided with the development of adjacent parcels west and south of the subject property. Access into the overall Heritage Asante community will be restricted with gates at the entrance on Asante Boulevard from Pat Tillman Boulevard. The project proposes pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along the Asante Boulevard and Pat Tillman Boulevard, and to the adjacent residential parcel to the south.

Development Standards Table:

Development Standard:	RM-6 PUD Zoning:
Minimum Lot Area:	4,500 sq. ft.
Minimum Lot Width:	50'
Minimum Lot Depth:	90'
Minimum Front Setback (livable):	12'
Minimum Front Setback (garage):	20'
Minimum Side Yard Setback:	5'/5'
Minimum Street Side Yard Setback:	13'
Minimum Rear Yard Setback:	10'
Maximum Building Height:	30'
Maximum Lot Coverage:	70%

Utility and Services Table:

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

Conformance with Adopted Plans:

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

Reviewing Agencies:

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

Summary:

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

Findings:

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

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS21-220, subject to stipulations 'a' through 'd' as outlined below:

a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Heritage Asante – Parcel 9" prepared by Hilgart Wilson and dated August 2021.
b. Landscaping and amenities associated with the site shall be consistent with the Preliminary Landscape Plan entitled "Heritage Asante – Parcel 9" prepared by SMP and dated August 12, 2021.

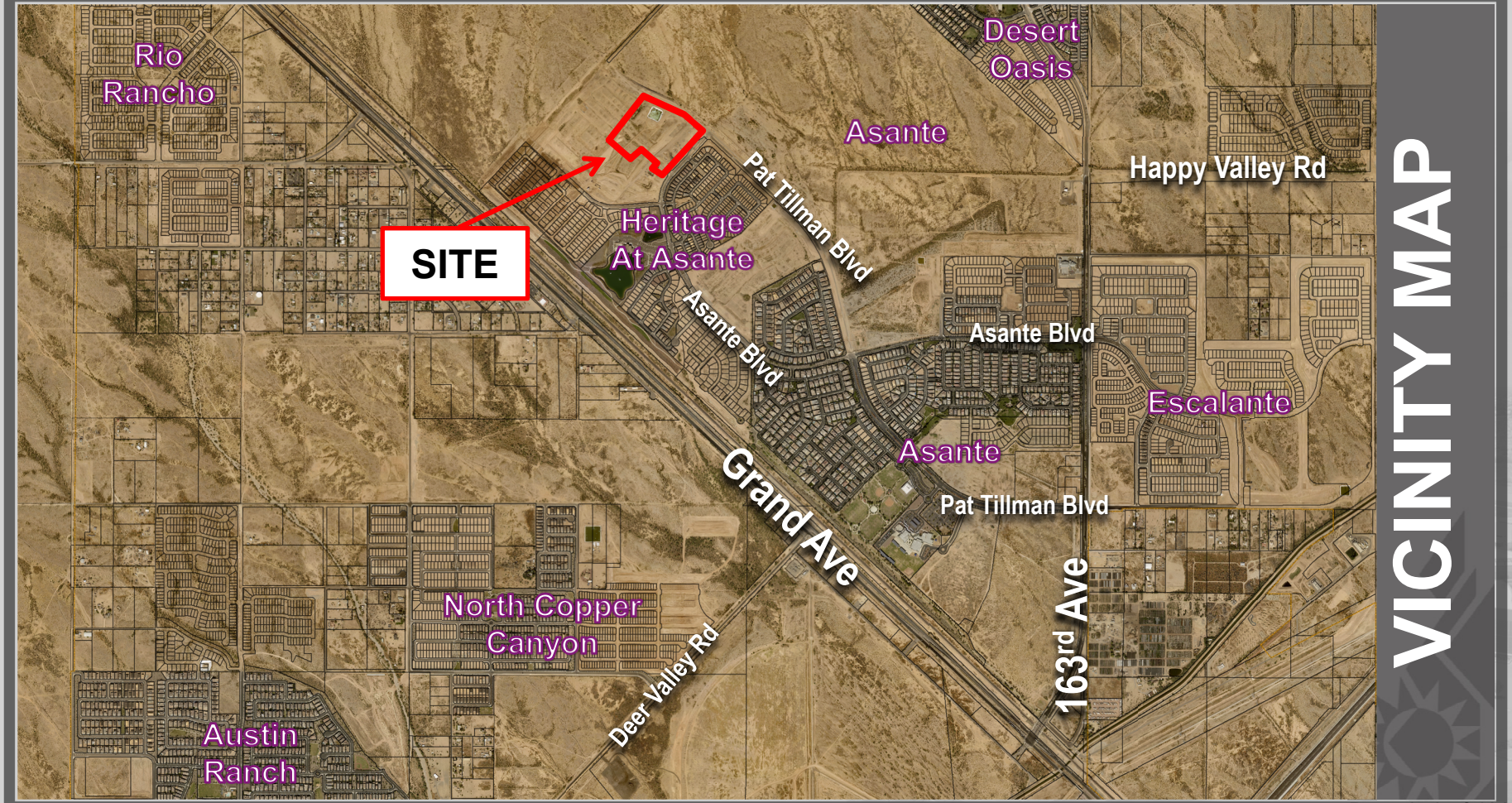
c. Walls and fences on the site shall be consistent with the Preliminary Wall Plan entitled "Heritage Asante – Parcel 9" prepared by SMP and dated August 20, 2021.

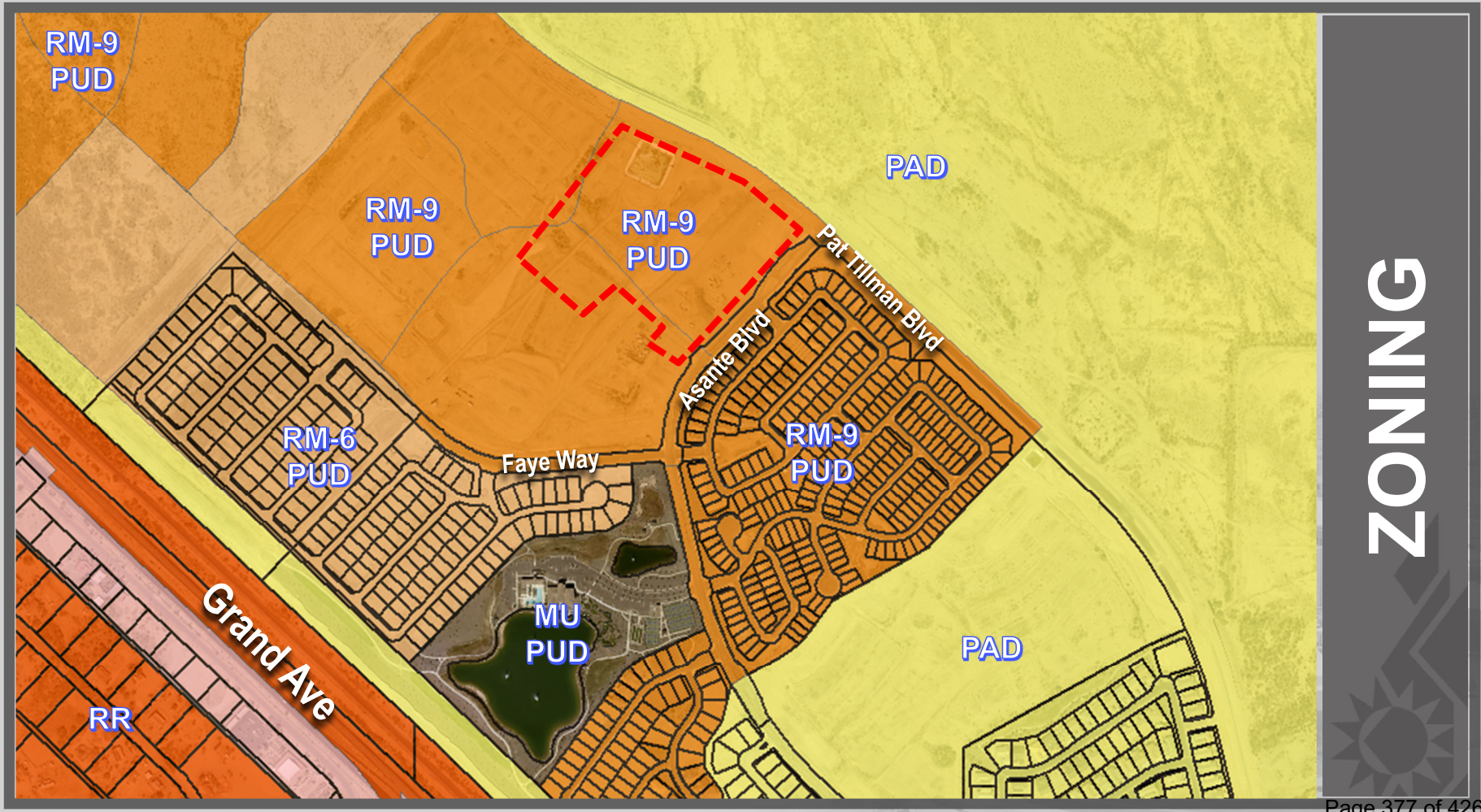
d. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

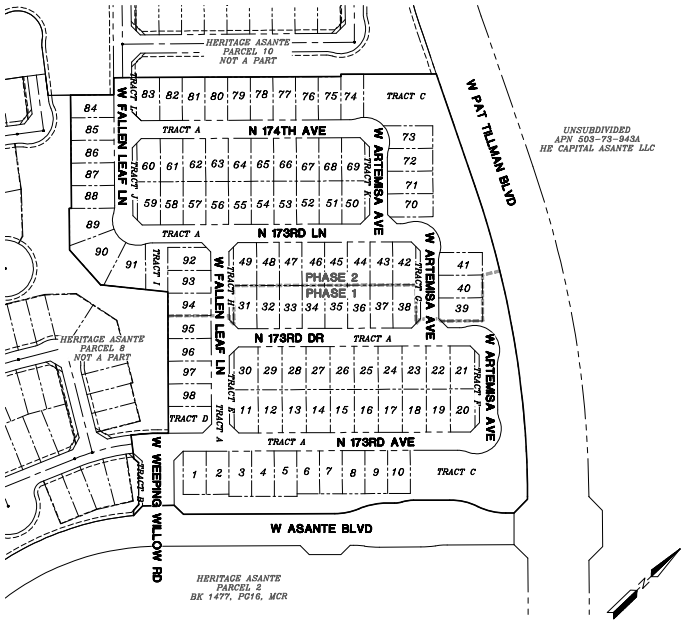
00 Staff Report
01 Vicinity Map
02 Zoning Map
03 Preliminary Plat
04 Landscape Plans
05 Luke AFB Comments

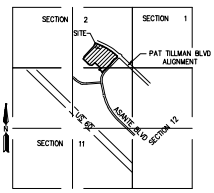

VICINITY MAP
SITE
Rio Rancho
Desert Oasis
Asante
Happy Valley Rd
Heritage At Asante
Pat Tillman Blvd
Asante Blvd
Asante Blvd
Escalante
Asante
Grand Ave
Pat Tillman Blvd
163rd Ave
North Copper Canyon
Deer Valley Rd
Austin Ranch


RM-9
PUD
RM-9
PUD
RM-9
PUD
PAD
Pat Tillman Blvd
Asante Blvd
RM-6
PUD
Faye Way
RM-9
PUD
MU
PUD
PAD
Grand Ave
RR
ZONING

PRELIMINARY PLAT FOR
HERITAGE ASANTE - PARCEL 9
SURPRISE, ARIZONA

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





VICINITY MAP
NOT TO SCALE

KEYMAP
N.T.S.

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 11 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 11 THEREOF BEARS SOUTH 00°43'44" WEST, 2,644.11 FEET;

THENCE NORTH 00°42'32" EAST, 2492.83 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11;

THENCE LEAVING SAID EAST LINE, NORTH 89°17'28" WEST, 1267.85 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF W ASANTE BOULEVARD AS RECORDED IN THE MASTER PLAT OF HERITAGE ASANTE PHASE 1 BOOK 1452, PAGE 20, MARICOPA COUNTY RECORDS, BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTHWESTERLY LINE, NORTH 46°28'39" WEST, 11.73 FEET;

THENCE NORTH 03°28'55" WEST, 17.60 FEET;

THENCE NORTH 46°28'39" WEST, 91.97 FEET;

THENCE SOUTH 85°50'06" WEST, 14.23 FEET;

THENCE NORTH 53°02'47" WEST, 52.17 FEET TO A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 520.00 FEET, THE CENTER OF WHICH BEARS SOUTH 53°02'47" EAST;

THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°34'08", AN ARC LENGTH OF 59.62 FEET TO A TANGENT LINE;

THENCE NORTH 43°31'21" EAST, 23.18 FEET;

THENCE NORTH 46°28'39" WEST, 311.69 FEET;

THENCE SOUTH 49°51'36" WEST, 149.01 FEET;

THENCE NORTH 87°50'49" WEST, 103.08 FEET;

THENCE NORTH 46°42'56" WEST, 91.38 FEET;

THENCE NORTH 43°17'04" EAST, 5.00 FEET;

THENCE NORTH 46°42'56" WEST, 250.00 FEET;

THENCE NORTH 43°17'04" EAST, 95.00 FEET;

THENCE NORTH 46°42'56" WEST, 37.50 FEET;

THENCE NORTH 43°17'04" EAST, 50.00 FEET;

THENCE NORTH 43°31'21" EAST, 451.37 FEET;

THENCE NORTH 46°28'39" WEST, 5.00 FEET;

THENCE NORTH 43°31'21" EAST, 50.00 FEET;

THENCE NORTH 24°47'36" EAST, 152.25 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF PAT TILLMAN BOULEVARD AS RECORDED IN THE MAP OF DEDICATION FOR ASANTE PHASE TWO BOOK 885, PAGE 46 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE SOUTH 65°12'24" EAST, 313.59 FEET ALONG SAID SOUTHWESTERLY RIGHT OF WAY TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2132.50 FEET;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°43'45", AN ARC LENGTH OF 697.09 FEET TO A TANGENT LINE;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY, SOUTH 46°28'39" EAST, 6.17 FEET TO THE LAST MENTIONED NORTHWESTERLY RIGHT OF WAY OF W ASANTE BOULEVARD;

THENCE THE FOLLOWING FOURTEEN (14) COURSES ALONG SAID NORTHWESTERLY RIGHT OF WAY;

THENCE SOUTH 01°28'39" EAST, 42.43 FEET;

THENCE SOUTH 43°31'21" WEST, 18.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 137.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'00", AN ARC LENGTH OF 63.48 FEET TO A REVERSE CURVATURE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 138.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°33'00", AN ARC LENGTH OF 63.95 FEET TO A TANGENT LINE;

THENCE SOUTH 43°31'21" WEST, 79.93 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 88.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°15'37", AN ARC LENGTH OF 24.97 FEET TO A REVERSE CURVATURE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 62.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16°15'37", AN ARC LENGTH OF 17.60 FEET TO A TANGENT LINE;

THENCE SOUTH 43°31'21" WEST, 16.30 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 163.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°34'54", AN ARC LENGTH OF 64.24 FEET TO A REVERSE CURVATURE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 137.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°34'54", AN ARC LENGTH OF 53.99 FEET TO A TANGENT LINE;

THENCE SOUTH 43°31'21" WEST, 334.46 FEET;

THENCE SOUTH 88°31'21" WEST, 28.28 FEET;

THENCE SOUTH 42°45'23" WEST, 70.01 FEET;

THENCE SOUTH 03°28'55" EAST, 29.33 FEET; TO THE POINT OF BEGINNING.

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

OWNER
LCD ASANTE LLC
1660 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (480) 332-6674
CONTACT: JOAN SCARBROUGH

BASIS OF BEARING
S00°43'44"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR ASANTE PHASE ONE, UNIT FIVE, RECORDED IN BOOK 888, PAGE 20 OF MARICOPA COUNTY RECORDS.

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

SHEET INDEX

CV01	COVER SHEET
CV02	NOTES & DETAILS
PP01-PP02	PRELIMINARY PLAT

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

UTILITIES

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

100 YEAR ASSURED WATER SUPPLY
THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO A.R.S. § 45-576.

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REV:

HILGARTWILSON
CIVIL ENGINEERS | PLANNERS | SURVEYORS
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

68244
DIEGO
ORTIZ
8/19/21
REGISTERED PROFESSIONAL ENGINEER

HERITAGE ASANTE - PARCEL 9
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

COVER SHEET

HILGARTWILSON
PROJ NO.: 1909
DATE: AUG 2021
SCALE: N.T.S.
DRAWN: HW
DESIGNED: JF
APPROVED: DO
DWG. NO.
CV01
SHT. 1 OF 4
F321-220

Call at least two full working days before you begin excavation
Arizona Blue Stake, Inc. 602.263.1100
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County: (602) 263-1100

U:\1900\1909\ENGR\PHASED ASANTE\PARCEL 9\PLANS\PRE-PLAT\1909-1-CV01.dwg 8/19/2021 3:03 PM

DEVELOPMENT STANDARDS TABLE – PER HERITAGE ASANTE PUD, FS-17-010, OR SUBSEQUENT AMENDMENTS	
ZONING	RM-9 PUD
TYPICAL LOT	50'X90'
MIN. AREA	4,500
MIN. WIDTH	50'
MIN. DEPTH	90'
BUILDING SETBACKS (2)	
FRONT (2)	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)
SIDE (2)	5'/5'
STREET SIDE (2)(3)	13'
REAR (2)	10'
REAR ADJ. TO ARTERIAL (2)(7)(8)	15'
MIN. DISTANCE BETWEEN HOUSES	10'
BLDG. HEIGHT	30'
LOT COVERAGE	70%

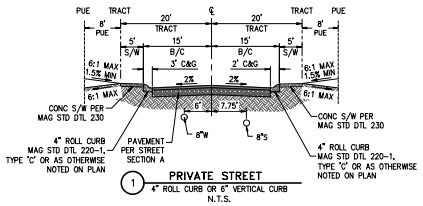
(2) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCROACH NO MORE THAN 3' INTO FRONT AND SIDE SETBACKS AND 10' INTO REAR SETBACKS PROVIDED THAT A PATIO COVER MAY NOT EXTEND TO A POINT CLOSER THAN 10' FROM THE REAR PROPERTY LINE EXCEPT FOR CLUSTER TYPE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

SITE SUMMARY TABLE	
	PARCEL 9
OVERALL GROSS AREA (ACRES)	20.90
OVERALL NET (*) AREA (ACRES)	18.30
TOTAL NUMBER OF LOTS: SINGLE FAMILY	98
TOTAL ACTIVE AREA	3.04
TOTAL PASSIVE AREA	0.26
TOTAL OPEN SPACE (ACRES)	3.31
TOTAL PERCENTAGE OF OPEN SPACE (%)	18.09%
MINIMUM LOT SIZE (SF)	4,750
AVERAGE LOT SIZE (SF)	4,906
MAXIMUM LOT SIZE (SF)	8,049
MINIMUM LOT WIDTH (FT)	50'
MINIMUM LOT DEPTH (FT)	95'
DENSITY (DU/AC): PER GROSS AREA	4.69
TAX ASSESSORS PARCEL NUMBER	

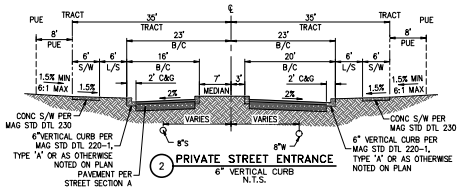
* NET AREA EXCLUDES ASANTE BLVD & PAT TILLMAN BLVD

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	3.9587	PRIVATE ACCESSWAY, WATER & SEWER EASEMENT
TRACT B	0.0256	COMMON AREA (PASSIVE AREA)
TRACT C	2.7829	COMMON AREA, DRAINAGE (ACTIVE AREA)
TRACT D	0.1241	COMMON AREA (ACTIVE AREA)
TRACT E	0.0367	COMMON AREA (PASSIVE AREA)
TRACT F	0.0367	COMMON AREA (PASSIVE AREA)
TRACT G	0.0367	COMMON AREA (PASSIVE AREA)
TRACT H	0.0367	COMMON AREA (PASSIVE AREA)
TRACT I	0.1369	COMMON AREA (ACTIVE AREA)
TRACT J	0.0367	COMMON AREA (PASSIVE AREA)
TRACT K	0.0367	COMMON AREA (PASSIVE AREA)
TRACT L	0.0184	COMMON AREA (PASSIVE AREA)

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



1 PRIVATE STREET
4" ROLL CURB OR 6" VERTICAL CURB
N.T.S.



2 PRIVATE STREET ENTRANCE
6" VERTICAL CURB
N.T.S.

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	4,845	0.11
2	4,750	0.11
3	5,000	0.11
4	5,000	0.11
5	5,000	0.11
6	4,750	0.11
7	4,750	0.11
8	4,750	0.11
9	4,750	0.11
10	4,750	0.11
11	4,985	0.11
12	5,035	0.12
13	5,035	0.12
14	5,035	0.12
15	5,035	0.12
16	5,035	0.12
17	5,035	0.12
18	5,035	0.12
19	5,035	0.12
20	5,080	0.12
21	5,080	0.12
22	5,035	0.12
23	5,035	0.12
24	5,035	0.12
25	5,035	0.12
26	5,035	0.12
27	5,035	0.12
28	5,035	0.12
29	5,035	0.12
30	4,985	0.11
31	4,795	0.11
32	4,750	0.11
33	4,750	0.11
34	4,750	0.11
35	4,750	0.11
36	4,750	0.11
37	4,750	0.11
38	4,795	0.11
39	4,934	0.11
40	4,850	0.11
41	4,830	0.11
42	4,795	0.11
43	4,750	0.11
44	4,750	0.11
45	4,750	0.11
46	4,750	0.11
47	4,750	0.11
48	4,750	0.11
49	4,795	0.11
50	4,795	0.11

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
51	4,750	0.11
52	4,750	0.11
53	4,750	0.11
54	4,750	0.11
55	4,750	0.11
56	4,750	0.11
57	4,750	0.11
58	4,750	0.11
59	4,811	0.11
60	4,848	0.11
61	4,750	0.11
62	4,750	0.11
63	4,750	0.11
64	4,750	0.11
65	4,750	0.11
66	4,750	0.11
67	4,750	0.11
68	4,750	0.11
69	4,795	0.11
70	5,087	0.12
71	5,000	0.11
72	4,980	0.11
73	4,911	0.11
74	4,928	0.11
75	4,750	0.11
76	4,750	0.11
77	4,750	0.11
78	4,750	0.11
79	4,750	0.11
80	4,750	0.11
81	4,750	0.11
82	4,750	0.11
83	4,811	0.11
84	4,750	0.11
85	4,750	0.11
86	4,750	0.11
87	4,750	0.11
88	4,750	0.11
89	6,272	0.14
90	8,049	0.18
91	6,628	0.15
92	4,795	0.11
93	4,750	0.11
94	4,750	0.11
95	4,750	0.11
96	4,750	0.11
97	4,750	0.11
98	4,750	0.11

LEGEND

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

NOTE:
ON STREET PARKING WILL NOT BE ALLOWED ON TRASH DAYS.

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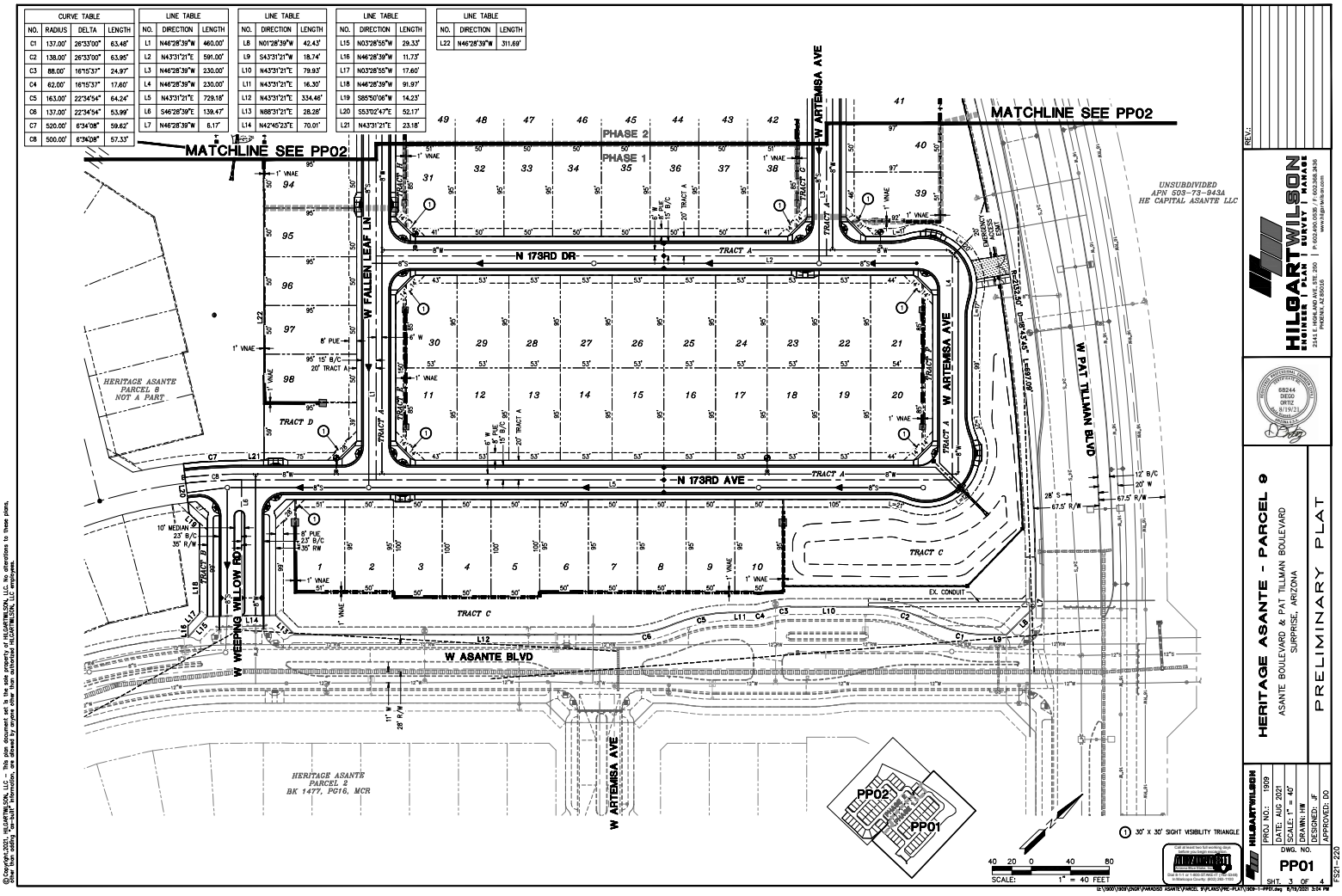
HERITAGE ASANTE - PARCEL 9
ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

NOTES & DETAILS

HILGARTWILSON
PROJ NO.: 1909
DATE: AUG 2021
SCALE: N.T.S.
DRAWN: HW
DESIGNED: JF
APPROVED: DO
DWG. NO.
CV02
SHT. 2 OF 4
FS21-220

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

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CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	137.00'	26°33'00"	63.48'
C2	138.00'	26°33'00"	63.95'
C3	88.00'	16°15'37"	24.97'
C4	62.00'	16°15'37"	17.60'
C5	163.00'	22°34'54"	64.24'
C6	137.00'	22°34'54"	53.99'
C7	520.00'	6°34'08"	59.62'
C8	500.00'	6°34'08"	57.33'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N46°28'39"W	460.00'
L2	N43°31'21"E	591.00'
L3	N46°28'39"W	230.00'
L4	N46°28'39"W	230.00'
L5	N43°31'21"E	729.18'
L6	S46°28'39"E	139.47'
L7	N46°28'39"W	8.17'

LINE TABLE		
NO.	DIRECTION	LENGTH
L8	N01°28'39"W	42.43'
L9	S43°31'21"W	18.74'
L10	N43°31'21"E	79.93'
L11	N43°31'21"E	16.30'
L12	N43°31'21"E	334.46'
L13	N88°31'21"E	28.28'
L14	N42°45'23"E	70.01'

LINE TABLE		
NO.	DIRECTION	LENGTH
L15	N03°28'55"W	29.33'
L16	N46°28'39"W	11.73'
L17	N03°28'55"W	17.60'
L18	N46°28'39"W	91.97'
L19	S85°50'06"W	14.23'
L20	S53°02'47"E	52.17'
L21	N43°31'21"E	23.18'

LINE TABLE		
NO.	DIRECTION	LENGTH
L22	N46°28'39"W	311.69'

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HERITAGE ASANTE - PARCEL 9

ASANTE BOULEVARD & PAT TILLMAN BOULEVARD
SURPRISE, ARIZONA

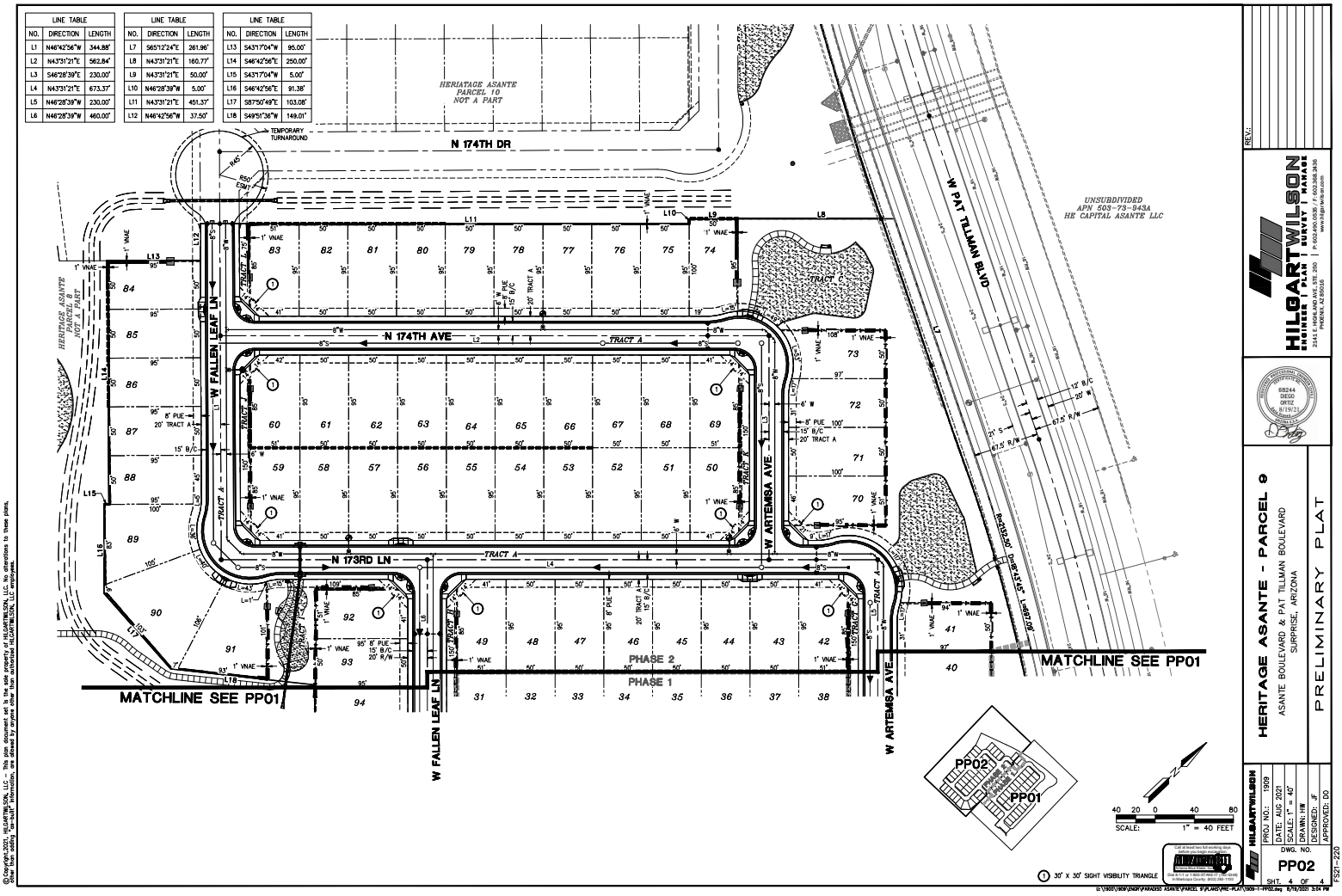
PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1909
DATE: AUG 2021
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: JF
APPROVED: DO

DWG. NO.
PP01
SHT. 3 OF 4

F321-220

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

TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	Fraxinus velutina ARIZONA ASH	24" BOX STANDARD	
	Pinus eldarica MONDEL PINE	24" BOX STANDARD	
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD	
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	36" BOX STANDARD	
	Ulmus parvifolia 'Drake' DRAKE ELM	24" BOX STANDARD	

SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	PROJECT TOTAL QTY
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	5 GAL.	30" O.C.	107
	CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL.	6'-0" O.C.	192
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	6'-0" O.C.	106
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	6'-0" O.C.	333
	EREMOPHILA 'OUTBACK SUNRISE' OUTBACK SUNRISE EMU	5 GAL.	4'-0" O.C.	333
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	6'-0" O.C.	--
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	6'-0" O.C.	167
	LANTANA C. 'NEW GOLD' YELLOW LANTANA	1 GAL.	4'-0" O.C.	442
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' R.O BRAVO SAGE	5 GAL.	6'-0" O.C.	387
	MUHLENBERGIA C. 'REGAL MIST' BULL GRASS	1 GAL.	3'-0" O.C.	748
	MUHLENBERGIA E. 'EL TORO' BULL GRASS	1 GAL.	3'-0" O.C.	--
	MYRTUS C. 'COMPACTA' COMPACT MYRTLE	5 GAL.	6'-0" O.C.	133
	TECOMA STANS ARIZONA YELLOW BELLS	5 GAL.	5'-0" O.C.	--
	ROSMARINUS O. 'IRENE' TRAILING BLUE ROSEMARY	5 GAL.	5'-0" O.C.	1146
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.	402
	SENNA ARTEMISIOIDES FEATHERY SENNA	5 GAL.	5'-0" O.C.	127
	TECOMARIA CAPENSIS 'WALL GERMANDER	1 GAL.	3'-0" O.C.	748
	TURF MIDIRON SOD			
	DECOMPOSED GRANITE - 'DESERT VERDE' SCREENED (BROWN TO MATCH ADJACENT SUBDIVISIONS)			

SVT = SIGHT VISIBILITY TRIANGLE

IRRIGATION WATER SOURCE: HERITAGE ASANTE MASTER IRRIGATION SYSTEM (RECLAIMED WATER)

TURF PEAK SEASON DEMAND (GDP) = 3,136 gdp
NON-TURF PEAK SEASON DEMAND (GDP) = 6,867 gdp
TOTAL ANNUAL DEMAND = 6.19 AC-FT OR 2,017,018 gallons

TOTAL PROJECT AREA: 801,440 SQ FT (18.4 ACRES)
TOTAL PLANTING AREAS: 121,982 SQ FT (15.2% OF PROJECT AREA)
TOTAL NON-TURF PLANTING AREA: 106,390 SQ FT
TOTAL TURF AREA : 17,092 SQ FT (14% OF PLANTING AREAS)

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
51638
PATRICK C.M. MURPHY
ARIZONA U.S.A.

NORTH
SCALE: 1"=80'-0"

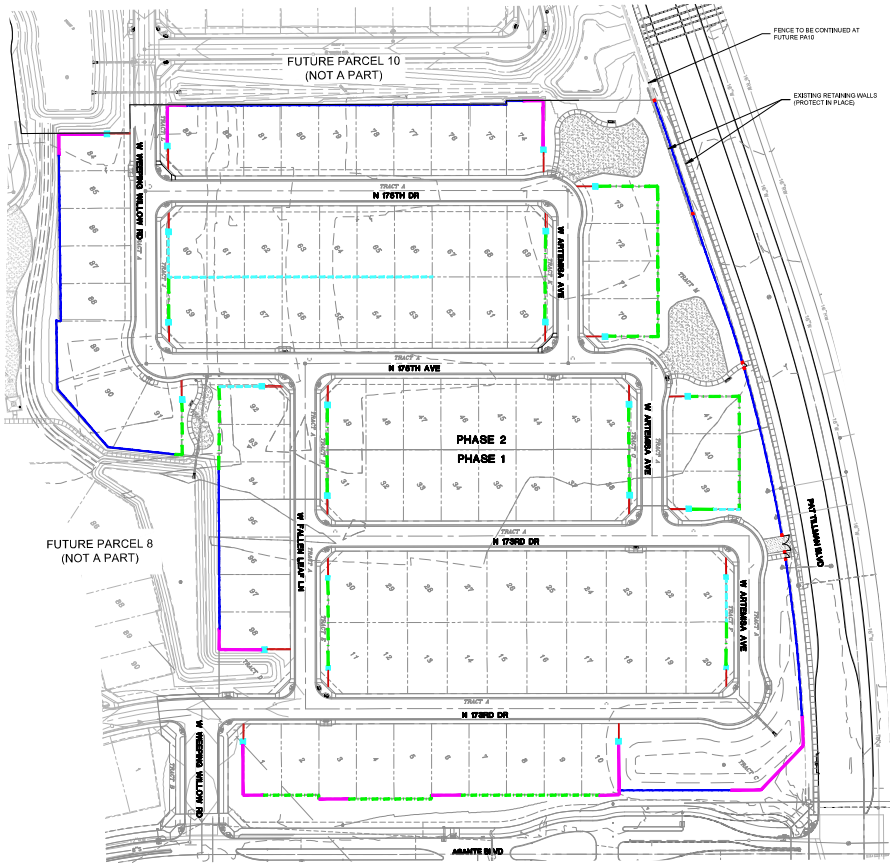
HERITAGE ASANTE - PARCEL 9

Lennar Homes | Surprise, AZ | August 12, 2021

Preliminary Landscape Plan

SURPRISE CASE #FS21-220

SMP ENVIRONMENTAL DESIGN



WALL LEGEND

- PROJECT THEME WALL
- THEME WALL PANEL
- THEME PILASTER
- 6' VIEW FENCE
- HERITAGE PROJECT COLUMN
- TUBULAR STEEL EMERGENCY ACCESS GATE
- TUBULAR STEEL PEDESTRIAN GATE
- CONCRETE MOWCURB
- RETAINING WALL (BY CIVIL)

NOTE:
NO WALLS TO BE GREATER THAN 8' INCLUDING THE HEIGHT OF THE RETAINING WALLS.

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

RETAINING WALL, SCREEN OR BUILDER WALL MATRIX

Lot	Location	Side	Exposed Wall Height
10	Northside	Exterior at Tract	8.0
10	Northside	Interior of lot	6.0
21	Northside	Exterior at Tract	7.0
21	Northside	Interior of lot	6.0
30	Southside	Exterior at Tract	7.0
30	Southside	Interior of lot	6.0
39	Southside	Exterior at Tract	7.0
39	Southside	Interior of lot	6.0
42	Northside	Exterior at Tract	7.0
42	Northside	Interior of lot	6.0
53	Rear	Interior side	8.0
54	Rear	Interior side	8.0
55	Rear	Interior side	8.0
56	Rear	Interior side	8.0
57	Rear	Interior side	8.0
58	Rear	Interior side	8.0
59	Rear	Interior side	8.0
60	Southside	Exterior at Tract	7.0

Lot	Location	Side	Exposed Wall Height
60	Southside	Interior of lot	6.0
60	Rear	Interior side	6.0
61	Rear	Interior side	6.0
62	Rear	Interior side	6.0
63	Rear	Interior side	6.0
64	Rear	Interior side	6.0
65	Rear	Interior side	6.0
66	Rear	Interior side	6.0
69	Northside	Exterior at Tract	7.0
69	Northside	Interior of lot	6.0
74	Northside	Exterior at Tract	6.0
74	Northside	Interior of lot	6.0
80	Northside	Exterior at Tract	7.0
80	Northside	Interior of lot	6.0
81	Northside	Exterior at Tract	8.0
81	Northside	Interior of lot	6.0
82	Northside	Exterior at Tract	8.0
82	Northside	Interior of lot	6.0

Lot	Location	Side	Exposed Wall Height
83	Northside	Exterior at Tract	8.0
83	Northside	Interior of lot	6.0
84	Southside	Exterior at Tract	8.0
84	Southside	Interior of lot	6.0
85	Southside	Exterior at Tract	8.0
85	Southside	Interior of lot	6.0
86	Southside	Exterior at Tract	8.0
86	Southside	Interior of lot	6.0
92	Northside	Exterior at Tract	8.0
92	Northside	Interior of lot	6.0

NORTH
SCALE: 1"=60'-0"

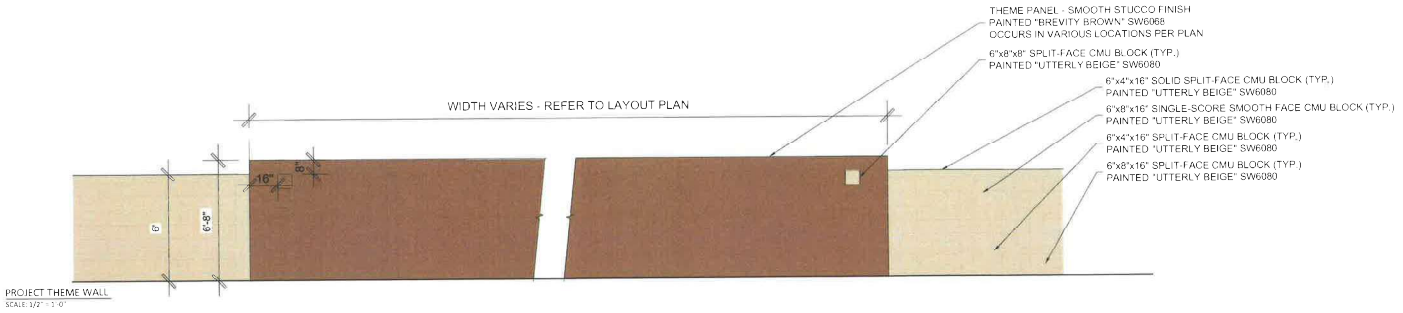
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ARIZONA U.S.A.

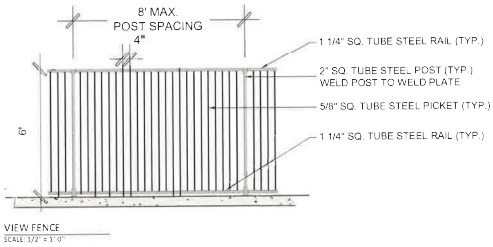
SMP ENVIRONMENTAL DESIGN

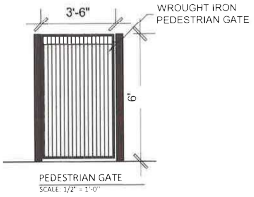
HERITAGE ASANTE - PARCEL 9 Preliminary Wall Plan

Lennar Homes | Surprise, AZ | August 20, 2021

SURPRISE CASE #FS21-220

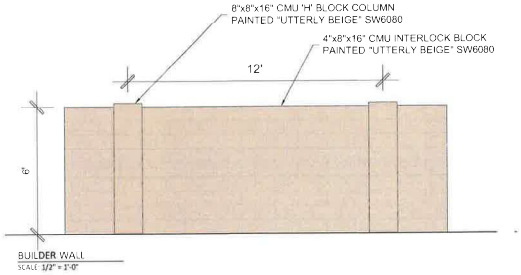






NOTE:
NO WALLS TO BE GREATER THAN 8'
INCLUDING THE HEIGHT OF THE RETAINING WALLS.

NOTE:
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51638
PATRICK C.M.
MURPHY
ARIZONA

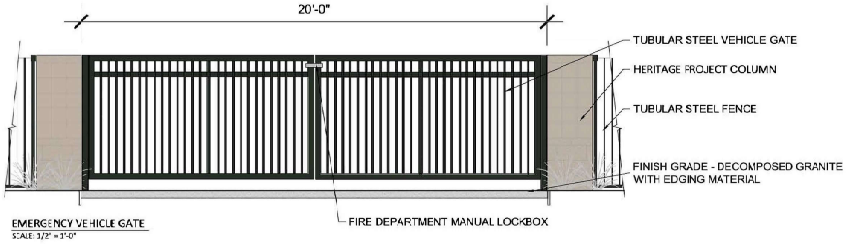
HERITAGE ASANTE - Parcel 9

Lennar Homes | Surprise, AZ | August 12, 2021

Preliminary Wall Details

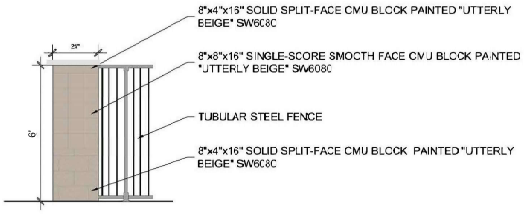
SURPRISE CASE #FS21-220

SMP ENVIRONMENTAL DESIGN



EMERGENCY VEHICLE GATE
SCALE: 1/2" = 1'-0"

* ALL STEEL FENCING TO BE CARDINAL INDUSTR ES COLOR "TEX"URED RUST" BR-47



HERITAGE PROJECT COLUMN
SCALE: 1/2" = 1'-0"

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

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PATRICK C.M. MURPHY
ARIZONA U.S.A.

HERITAGE ASANTE - Parcel 9

Lennar Homes | Surprise, AZ | August 12, 2021

Preliminary Wall Details (Continued)

SURPRISE CASE #FS21-220

SMP ENVIRONMENTAL DESIGN

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

28 April 2021

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

Ms. Nichole Flores
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-220; Heritage Asante Parcel 9 (APN: 503-73-771C)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Heritage Asante Parcel 9. The site is located on 20.9 acres of undeveloped land located at Asante Blvd and Pat Tillman Blvd in Surprise, AZ and is part of the larger 2,105 acre, mixed use Asante North Master Planned Development. This request is to develop 98 single-family homes for an overall density of 4.6 du/ac. The site is located approximately 2.2 miles outside the Luke AFB Auxiliary Field #1 65 DNL, "high noise or accident potential zone." as defined by A.R.S. § 28-8461, and falls inside and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL as follows: a maximum of 2 du/acre from the 65 DNL to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 4.6 du/ac falls within these guidelines.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day, we recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.1039696165 Digitally signed by TOALE.CHRISTOPHER.P.1039696165 Date: 2021.04.28 13:38:18 -07'00'

CHRISTOPHER P. TOALE

cc:
Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

SURPRISE
ARIZONA

Heritage Asante Parcel 9 Preliminary Plat

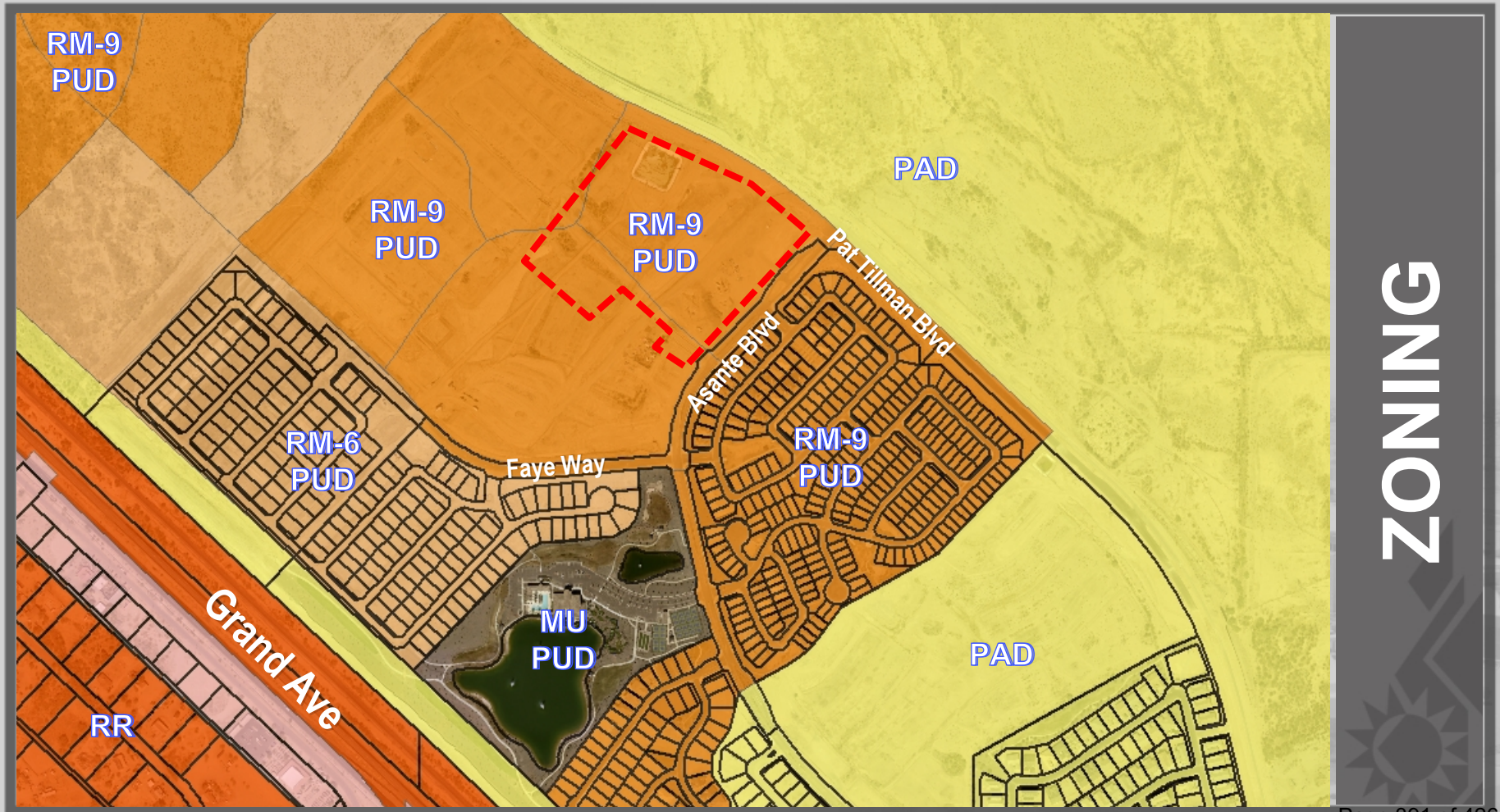
Planning & Zoning Commission

November 4, 2021


Rio Rancho
Desert Oasis
Asante
Happy Valley Rd
SITE
Heritage At Asante
Pat Tillman Blvd
Asante Blvd
Asante Blvd
Escalante
Asante
Pat Tillman Blvd
Grand Ave
163rd Ave
North Copper Canyon
Deer Valley Rd
Austin Ranch
VICINITY MAP

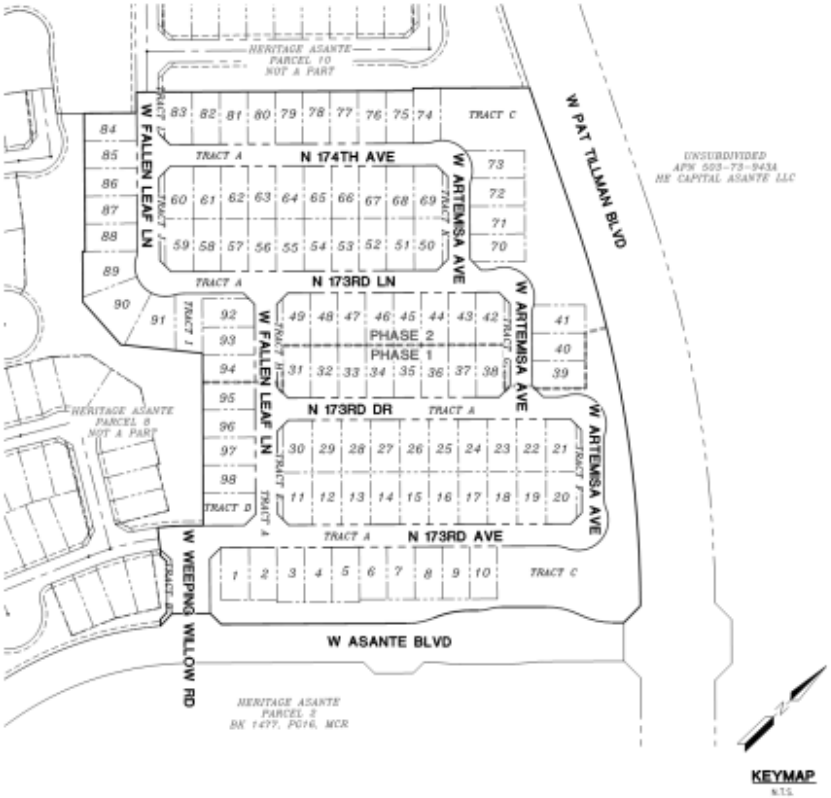


VICINITY MAP


RM-9
PUD
RM-9
PUD
RM-9
PUD
PAD
Pat Tillman Blvd
Asante Blvd
RM-6
PUD
Faye Way
RM-9
PUD
MU
PUD
PAD
Grand Ave
RR
ZONING

PRELIMINARY PLAT FOR
HERITAGE ASANTE - PARCEL 9
SURPRISE, ARIZONA

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



PRELIMINARY PLAT



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

TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	Fraxinus velutina ARIZONA ASH	24" BOX STANDARD	
	Pinus eldarica MONDEL PINE	24" BOX STANDARD	
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD	
	Quercus virginiana 'Heritage' HERITAGE LIVE OAK	36" BOX STANDARD	
	Ulmus parvifolia 'Drake' DRAKE ELM	24" BOX STANDARD	

SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	PROJECT TOTAL QTY
	BOUGAINVILLEA LA JOLLA LA JOLLA BOUGAINVILLEA	5 GAL.	30" O.C.	167
	CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL.	6'-0" O.C.	162
	CHILOPSIS LINEARIS 'DESERT SPOON'	5 GAL.	6'-0" O.C.	106
	ERIOPHYLLA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.	169
	ERIOPHYLLA 'OUTBACK SUNRISE' OUTBACK SUNRISE OAK	5 GAL.	4'-0" O.C.	303
	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	3'-0" O.C.	--
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'-0" O.C.	481
	LANTANA C. 'NEW GOLD' YELLOW LANTANA	1 GAL.	4'-0" O.C.	443
	OLEOPHYLLUM LANGWANAE RIO BRAVO SAGE	5 GAL.	3'-0" O.C.	381
	MUHLENBERGIA C. 'REGAL MIST' PINK MUHLY	1 GAL.	3'-0" O.C.	746
	MUHLENBERGIA E. 'EL TORO' BULL GRASS	1 GAL.	3'-0" O.C.	--
	MYRTUS C. 'COMPACTA' COMPACT MYRTLE	5 GAL.	5'-0" O.C.	156
	TECOMA STANS ARIZONA YELLOW BELLS	5 GAL.	5'-0" O.C.	--
	ROSMARINUS O. 'ARIZONA' TRAILING BLUE ROSEMARY	5 GAL.	5'-0" O.C.	1140
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.	468
	SENNA ARTEMISIOIDES FEATHERY SENNA	5 GAL.	5'-0" O.C.	127
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL.	24" O.C.	744
	TURF MEDIRON SOD			
	DECOMPOSED GRANITE - "DESERT FENCE 2" SCREENED (BROWN TO MATCH ADJACENT SUBDIVISIONS)			

EXT. = SIGHT VISIBILITY TRIANGLE

TOTAL PROJECT AREA: 601,440 SQ FT (18.4 ACRES)
TOTAL PLANTING AREAS: 121,582 SQ FT (15.2% OF PROJECT AREA)
TOTAL NON-TURF PLANTING AREA: 106,380 SQ FT
TOTAL TURF AREA : 17,092 SQ FT (14% OF PLANTING AREAS)

NORTH
SCALE: 1"=60'-0"

51638
PATRICK C.M. MURPHY
ARIZONA U.S.A.

SMP
ENVIRONMENTAL DESIGN

SURPRISE CASE #FS21-220

HERITAGE ASANTE - PARCEL 9

Lennar Homes | Surprise, AZ | July 08, 2021

Preliminary Landscape Plan

LANDSCAPE PLAN



WALL LEGEND

- PROJECT THEME WALL
- THEME WALL PANEL
- THEME PILASTER
- 6' VIEW FENCE
- HERITAGE PROJECT COLUMN
- TUBULAR STEEL EMERGENCY ACCESS GATE
- TUBULAR STEEL PEDESTRIAN GATE
- CONCRETE MOWCURB
- RETAINING WALL (BY CIVIL)

NOTE:
NO WALLS TO BE GREATER THAN 6'
INCLUDING THE HEIGHT OF THE RETAINING
WALLS.

NOTE:
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RETAINING WALL, SCREEN OR BUILDER WALL MATRIX

NORTH
SCALE: 1"=60'-0"

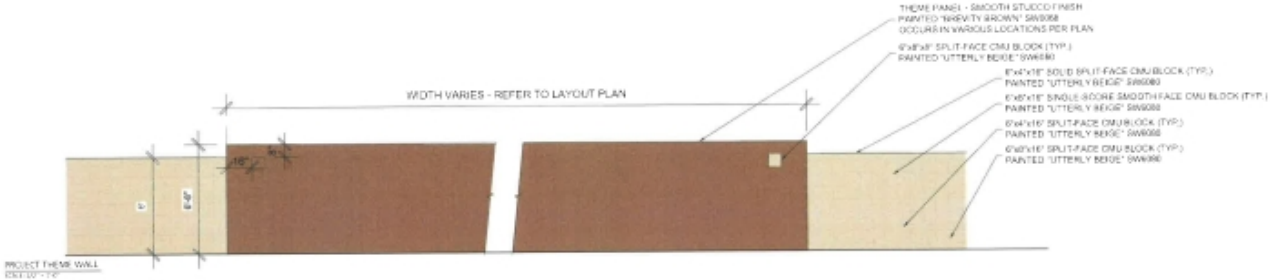
HERITAGE ASANTE - PARCEL 9 Preliminary Wall Plan

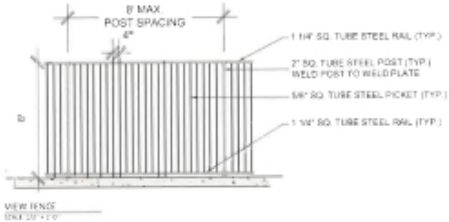
Lennar Homes | Surprise, AZ | August 20, 2021

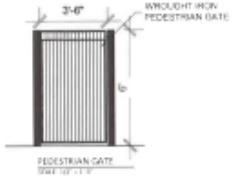
SURPRISE CASE #FS21-220

SMP ENVIRONMENTAL DESIGN

WALL PLAN

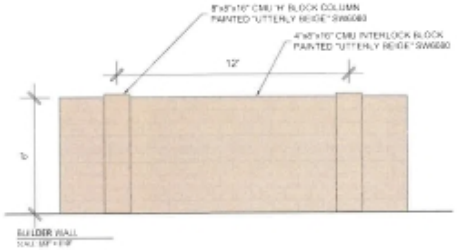






NOTE:
NO WALLS TO BE GREATER THAN 9'
INCLUDING THE HEIGHT OF THE RETAINING
WALLS.

NOTE:
SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-81. 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.



HERITAGE ASANTE - Parcel 9

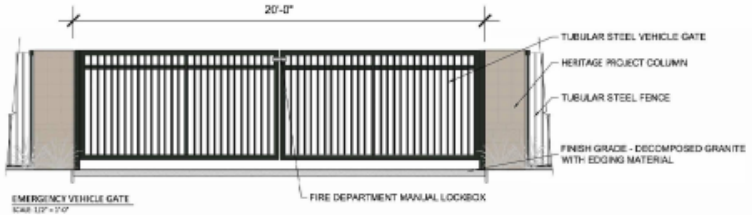
Lennar Homes | Surprise, AZ | August 12, 2021

Preliminary Wall Details

SURPRISE CASE #FS21-220

SMP

WALL PLAN



EMERGENCY VEHICLE GATE
SCALE: 1/2" = 1'-0"

* ALL STEEL FENCING TO BE CARDINAL INDUSTRIES COLOR "TEXTURED RUST" BR-47



HERITAGE PROJECT COLUMN
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PEDESTRIAN GATE
SCALE: 1/2" = 1'-0"

WALL PLAN

HERITAGE ASANTE - Parcel 9

Lennar Homes | Surprise, AZ | August 12, 2021

Preliminary Wall Details (Continued)

SURPRISE CASE #FS21-220

RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council subject to stipulations ‘a’ – ‘d’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 4, 2021 Contact Person: Sergio Angulo
Submitting Department: Community Development District: District 1
Staff Recommendations:

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

Agenda Wording:
Presentation and action pertaining to the Preliminary Plat for Ellen Ranch, located on the northeast corner of Happy Valley Road and 163rd Avenue. Case FS21-251.

Motion:
I move to approve the Preliminary Plat for Ellen Ranch, subject to stipulations 'a' – 'f' as memorialized in the staff report.

Background:
On March 30, 2021 EPS Group, submitted a request for a Preliminary Plat for 167 lots on approximately 54.47 acres for Ellen Ranch located on the northeast corner of Happy Valley Road and 163rd 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 - FS21-251 Ellen Ranch PrePlat - Staff Report
2. 01 - FS21-251 Ellen Ranch PrePlat - Vicinity Map

3. 02 - FS21-251 Ellen Ranch PrePlat - Zoning Map
4. 03 - FS21-251 Ellen Ranch PrePlat - Preliminary Plat
5. 04 - FS21-251 Ellen Ranch PrePlat - Landscape Plan
6. 05 - FS21-251 Ellen Ranch PrePlat - Luke AFB Comments
7. FS21-251 Ellen Ranch PrePlat - PowerPoint

SURPRISE
ARIZONA

PRELIMINARY PLAT

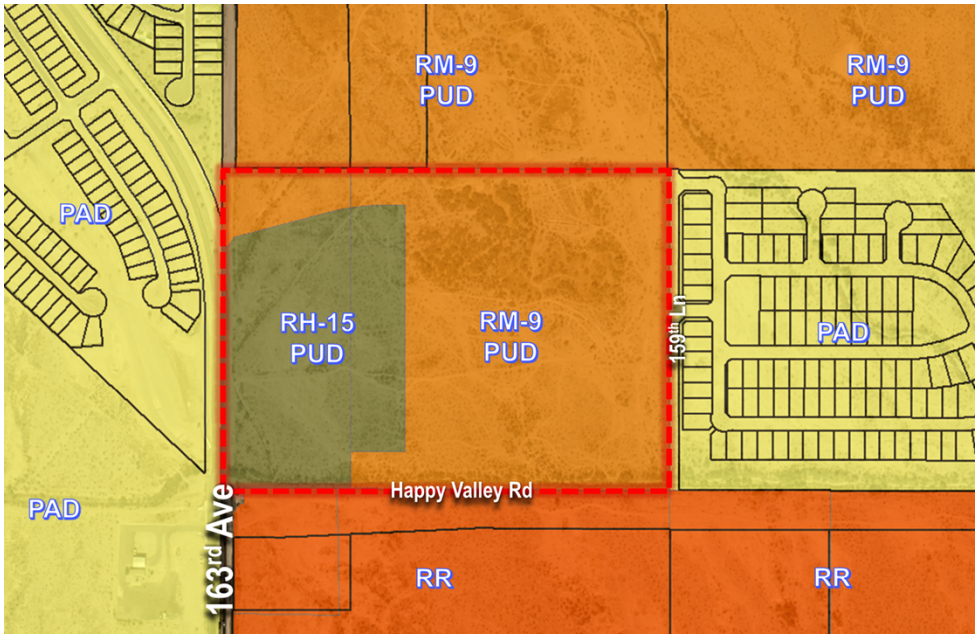
REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS21-251**
Project Name:	Ellen Ranch
Council District:	1
Meeting Date:	**November 4, 2021**
Planner:	Sergio Angulo
Owners:	Meritage Homes of Arizona Inc. Ellen 40 LLC Wittrock Land 1 LLC/Xander Lander LLC
Applicant:	David Hughes with EPS Group Inc.
Request:	Preliminary Plat for 167 Lots
Site Location:	Northeast corner of 163rd Avenue and Happy Valley Road in a portion of Section 6, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona.
Dwelling Units:	167 Units
Site Size:	54.47 acres (approx.)
Density:	4.04 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known.
Staff Recommendation:	Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS21-251, subject to stipulations 'a' – 'f'.

Project Description:

EPS Group Inc. on behalf of the property owners, requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 54.47 acres located at the northeast corner of 163rd Avenue and Happy Valley Road.

Surrounding Land Zoning:



PAD (Desert Oasis)	RM-9 PUD	RM-9 PUD
PAD (Desert Oasis)	**RM-9 PUD / RH-15 PUD**	PAD (Tierra Verde West)
PAD (Asante)	RR	RR

Background:

August 5, 2019: The subject property was annexed into the City of Surprise by the Mayor and City Council.

October 20, 2020: The Mayor and City Council approved the Rezone of a portion of the subject property from RR to RM-9 PUD.

March 4, 2021: A Concept Review meeting was held for the current proposal under case CR21-049.

March 30, 2021: The applicant filed a related request for a Preliminary Plat under case FS21-251, the subject case.

August 17, 2021: The Mayor and City Council approved the Rezone of a portion of the subject property from RR and RM-9 PUD to RH15-PUD.

Citizen Outreach: N/A

Analysis and Discussion:

A portion of the subject property (Parcels A and B) is zoned RH-15 and a portion is zoned RM-9 with a PUD Overlay. The developer proposes to leave Parcels A and B vacant and will be designed and developed in a future date. This development proposes 167 single-family detached homes and a residential density of 4.04 dwelling units per acre which is consistent with the approved PUD Overlay. The typical lot sizes proposed in this subdivision are 45' x 90' and 55' x 90'. This development dedicates approximately 14.28 acres (34.5%) of open space which includes a community pool and amenity center in Tract E and a trail system that connects to adjacent developments in the vicinity. Additional landscape and retention basins also contribute to the total open space.

The proposed subdivision shows access into the site located on the west side from 163rd Avenue and another east side from 159th Lane. Additional access to and from this development will be provided with the development of the parcel north of the subject property. The project proposes pedestrian connectivity from the residential lots to the open space tracts, to the proposed sidewalks along the Paloma Creek Drive and 159th Lane that lead to 163rd Avenue and Happy Valley Road.

Development Standards Table:

Development Standard:	RM-6 PUD Zoning:
Minimum Lot Area:	4,500 sq. ft.
Minimum Lot Width:	45'
Minimum Lot Depth:	90'
Minimum Front Setback (livable):	12'
Minimum Front Setback (garage):	20'
Minimum Side Yard Setback:	5'/5'
Minimum Street Side Yard Setback:	5'
Minimum Rear Yard Setback:	10'
Maximum Building Height:	35'

Utility and Services Table:

Water:	City of Surprise

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

Conformance with Adopted Plans:

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

Reviewing Agencies:

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

Summary:

The proposed Preliminary Plat meets the requirements of the Enclave Ranch PUD, the Enclave Point PUD, the Surprise Municipal Code, and the General Plan.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
- The proposed Preliminary Plat is consistent with the Enclave Ranch PUD, case FS20-090, and the Enclave Point PUD, case FS21-026.
- The reviewing agencies have indicated no objections to the request

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS21-251, subject to stipulations 'a' through 'f' as outlined below:

a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Ellen Ranch", prepared by EPS Group and dated August 11, 2021.

b. Landscaping of the site shall be consistent with the Preliminary Planting and Preliminary Wall Plans entitled "Paloma Creek – Ellen Ranch", prepared by McGough Adamson and dated September 13, 2021.

c. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc. (WLH) that the Happy Valley Road West (HVW) Buy-in Fee, the Happy Valley East (HVE) Buy-in Fee, the Sewer Buy-in Fee, and the Water Buy-in

Fee, as applicable, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement), have been paid.

d. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Tierra Verde 2015, LLC (TV) that the East Water Buy-in Fee, the West Water Buy-in Fee, and the Sewer Buy-in Fee, as applicable, all as described in the Tierra Verde West Development Agreement (Regional Improvements Overlay Agreement), have been paid.

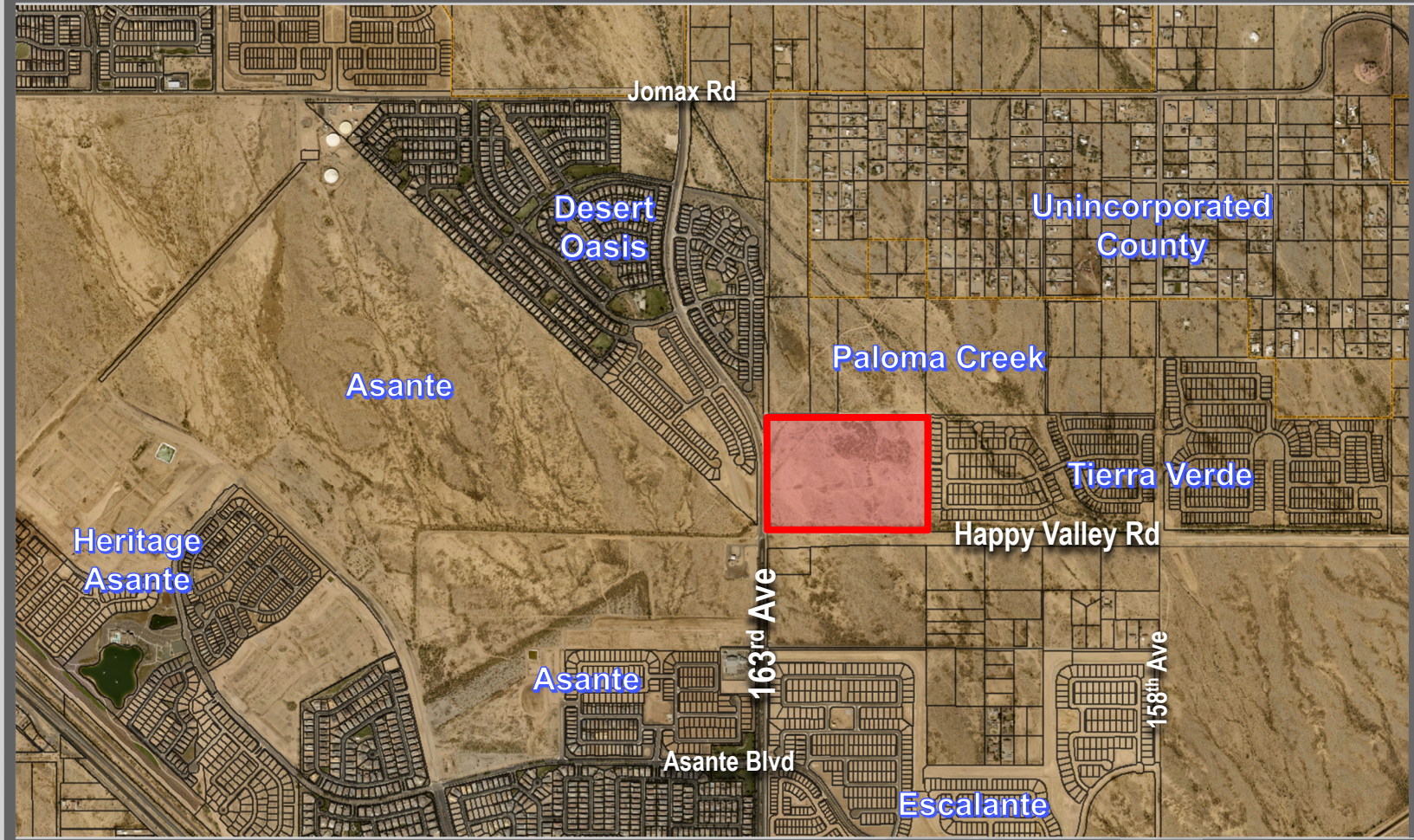
e. Prior to the City recording a final plat or approving a site plan or building permit within the property, the applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge, and Wastewater Development Agreement (Regional Improvements Overlay Agreement), has been paid.

f. Non-compliance with the stipulations of approval of 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 recommend **denial** of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

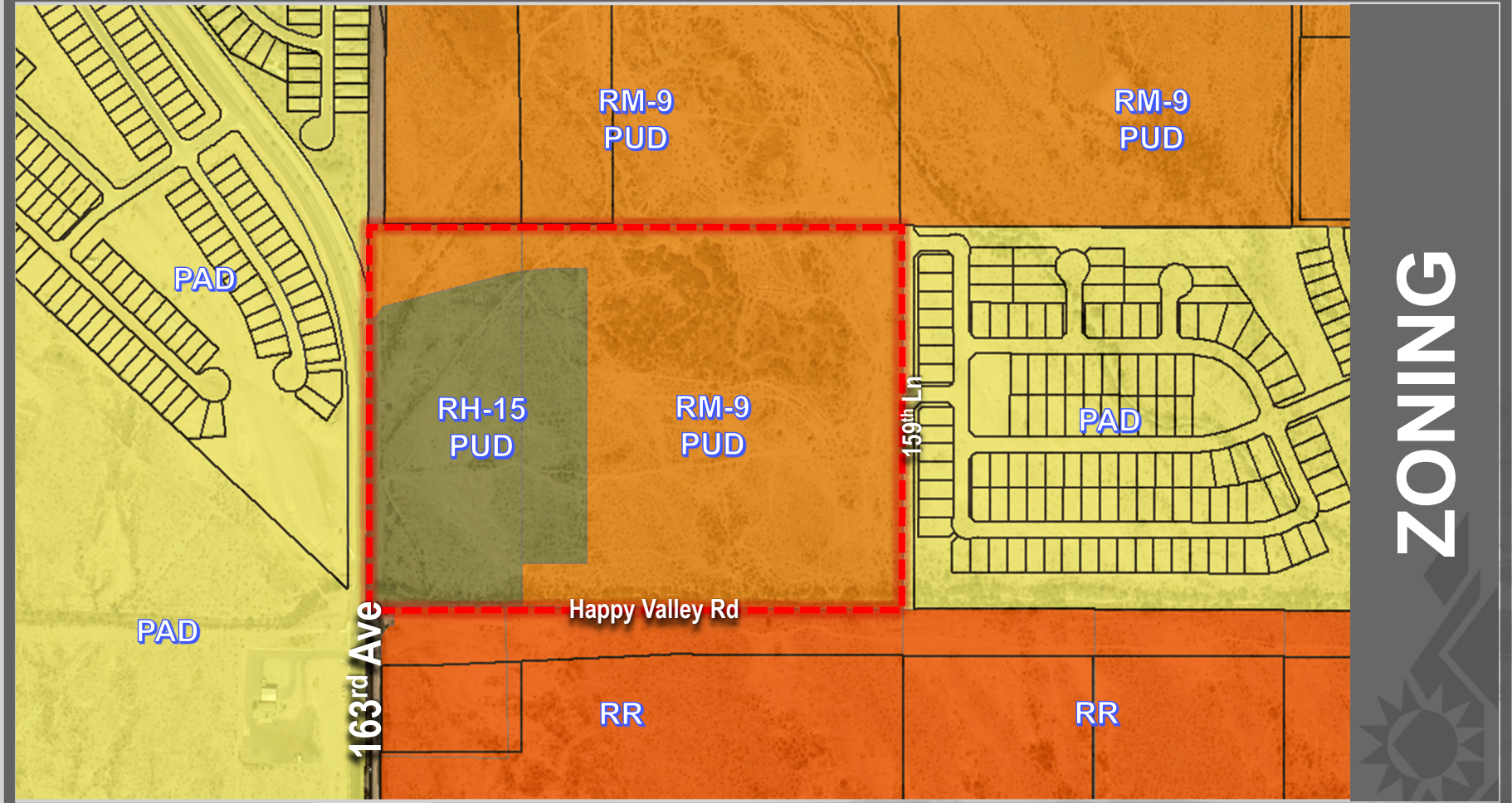
00 Staff Report
01 Vicinity Map
02 Zoning Map
03 Preliminary Plat
04 Landscape Plans
05 Luke AFB Comments



VICINITY MAP

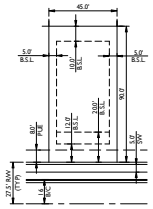


VICINITY MAP

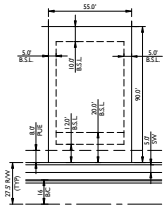

RM-9
PUD
RM-9
PUD
PAD
RH-15
PUD
RM-9
PUD
159th Ln
PAD
Happy Valley Rd
PAD
163rd Ave
RR
RR
ZONING

PRELIMINARY PLAT
FOR
ELLEN RANCH

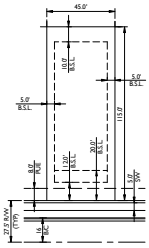
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, , T.4 N., R.1 W., GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



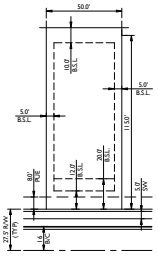
Typical Lot Setbacks
Category A
45' x 90'



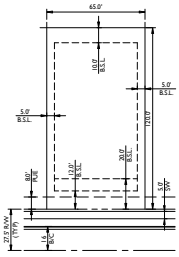
Typical Lot Setbacks
Category B
55' x 90'



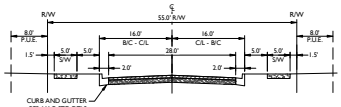
Typical Lot Setbacks
Category C
45' x 115'



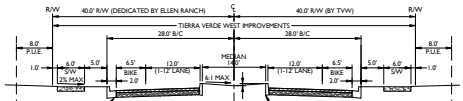
Typical Lot Setbacks
Category D
50' x 120'



Typical Lot Setbacks
Category E
65' x 120'



LOCAL RESIDENTIAL STREET
N.T.S



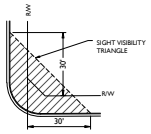
RESIDENTIAL COLLECTOR STREET - 159TH LANE (BY TIERRA VERDE WEST)
N.T.S

ELLEN RANCH & ENCLAVE POINT PARCEL 1A DEVELOPMENT STANDARDS PER FS20-090 & FS21-026	
MINIMUM STANDARD	**RM-9 PUD STANDARDS**
MAXIMUM DENSITY	5.53 DU/AC.
MINIMUM LOT AREA	4,050 SQ. FT.
MINIMUM LOT WIDTH	45'
MINIMUM LOT DEPTH	90'
FRONT SETBACK (LIVEABLE)	12'
FRONT SETBACK (FRONT-FACING GARAGE)	20' (1)
SIDE SETBACK	5'
REAR SETBACK	10' (2)
STREET SIDE/CORNER LOT	5' (3)
MAXIMUM BUILDING HEIGHT	35'
DRIVEWAY WIDTH	40%
DRIVEWAY AREA	40%
MINIMUM OPEN SPACE (% OF N.P.A.)	25%

(1) 20-FOOT FRONT YARD GARAGE SETBACK, MEASURED FROM THE FRONT LOT LINE.
(2) PORCHES/PATIOS MAY ENCROACH 2.5' INTO THE REAR YARD SETBACK.
(3) 10' LANDSCAPE TRACT REQUIRED.

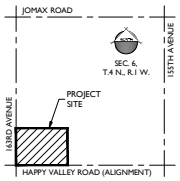
LAND MASS AREA TABLE	
GROSS AREA	54.47 AC.
NON-ARTERIAL RIGHTS-OF-WAY	9.47 AC.
PRIVATE STREET TRACT	0.07 AC.
OPEN SPACE AREA	14.28 AC.
CUMULATIVE LOT AREA	17.53 AC.
FUTURE DEVELOPMENT PARCELS	13.12 AC.
NET RESIDENTIAL AREA	41.35 AC.
OPEN SPACE % NET RESIDENTIAL AREA	34.5%

OPEN SPACE AREA TABLE	
ACTIVE OPEN SPACE	2.00 AC.
PASSIVE OPEN SPACE	1.62 AC.
NATURAL OPEN SPACE	10.66 AC.
TOTAL OPEN SPACE AREA	14.28 AC.



TYPICAL S.V.T. EASEMENT
LOCAL TO LOCAL STREET
N.T.S.
(PER CITY OF SURPRISE ENGINEERING DESIGN STANDARDS DETAIL 4-02)

VICINITY MAP
N.T.S.



PROJECT TEAM

DEVELOPER:
HERITAGE HOMES
8800 E. RAINTREE DRIVE, SUITE 300
SCOTTSDALE, AZ 85260
TEL: (480)-515-8164
CONTACT: TROY HILL

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: CHANDRA MCCARTY, PE

LANDSCAPE ARCHITECT:
MCGOUGH ADAMSON
535 E. MCKELLIPS ROAD, SUITE 131
MESA, AZ 85203
TEL: (602)-997-9093
CONTACT: NICK ADAMSON, RLA

PROJECT DATA

A.P.N.	503-55-004A, 503-55-016
CURRENT LAND USE:	UNDEVELOPED
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	RR, RM-9 PUD (PER FS20-090)
PROPOSED ZONING:	RM-9 PUD, RH-15 PUD (PER FS21-026)
GROSS AREA:	54.47 ACRES
NET RESIDENTIAL AREA:	41.35 ACRES

LOT SIZES

45' x 90'	(A)	89
55' x 90'	(B)	67
45' x 115'	(C)	9
50' x 120'	(D)	1
65' x 120'	(E)	1
TOTAL		167

GROSS DENSITY: 4.04 DU/AC (EXCLUDES PARCELS A & B)

OPEN SPACE: 14.28 ACRES
OPEN SPACE (%): 34.5% OF NET RESIDENTIAL AREA

GENERAL NOTES

1. THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER FINAL PLAT.
3. ALL LOCAL STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS, AS MODIFIED HEREIN.
4. MAINTENANCE OF ALL COMMON AREAS, TRACTS AND LANDSCAPING IN ALL RIGHTS-OF-WAYS ON ALL LOCAL, ARTERIAL AND COLLECTOR ROADWAYS IS THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION.
5. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
6. DRAINAGE CONCEPTS ARE SHOWN ON THE PRELIMINARY GRADING PLAN.
7. ALL LANDSCAPE AND OPEN SPACE CONCEPTS ARE SHOWN ON THE PRELIMINARY LANDSCAPE PLANS.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA AS MEASURED AND RECORDED IN BOOK 1317, PAGE 31 OF MARICOPA COUNTY RECORDS.

BEARING: NORTH 89°45' 11" WEST

BENCHMARK

PRIMARY PROJECT BENCHMARK:
NGS POINT 4C1 (PID AJ3867) ELEV. 1423.80 (NAVD88)
SECONDARY PROJECT BENCHMARK:
NGS POINT Q346 (PID DV0080) ELEV. 1392.53 (NAVD88)

UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURY LINK / COX
CABLE TV	CENTURY LINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET INDEX

SHEET 1	CS01	COVER SHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 6	PP02	DATA TABLES

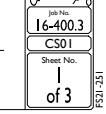
1120 W. Auto School Road
Suite 120
Mesa, AZ 85210
T | 480.503.2250 | F | 480.503.2258
w w w . e p s g r o u p i n c . c o m

Ellen Ranch
Surprise, AZ

Cover Sheet

Revisions:
1 - 10-01-2021 - 1ST PRELIMINARY PLAT SUB.
2 - 12-03-2021 - 2ND PRELIMINARY PLAT SUB.
3 - 02-07-2022 - 3RD PRELIMINARY PLAT SUB.

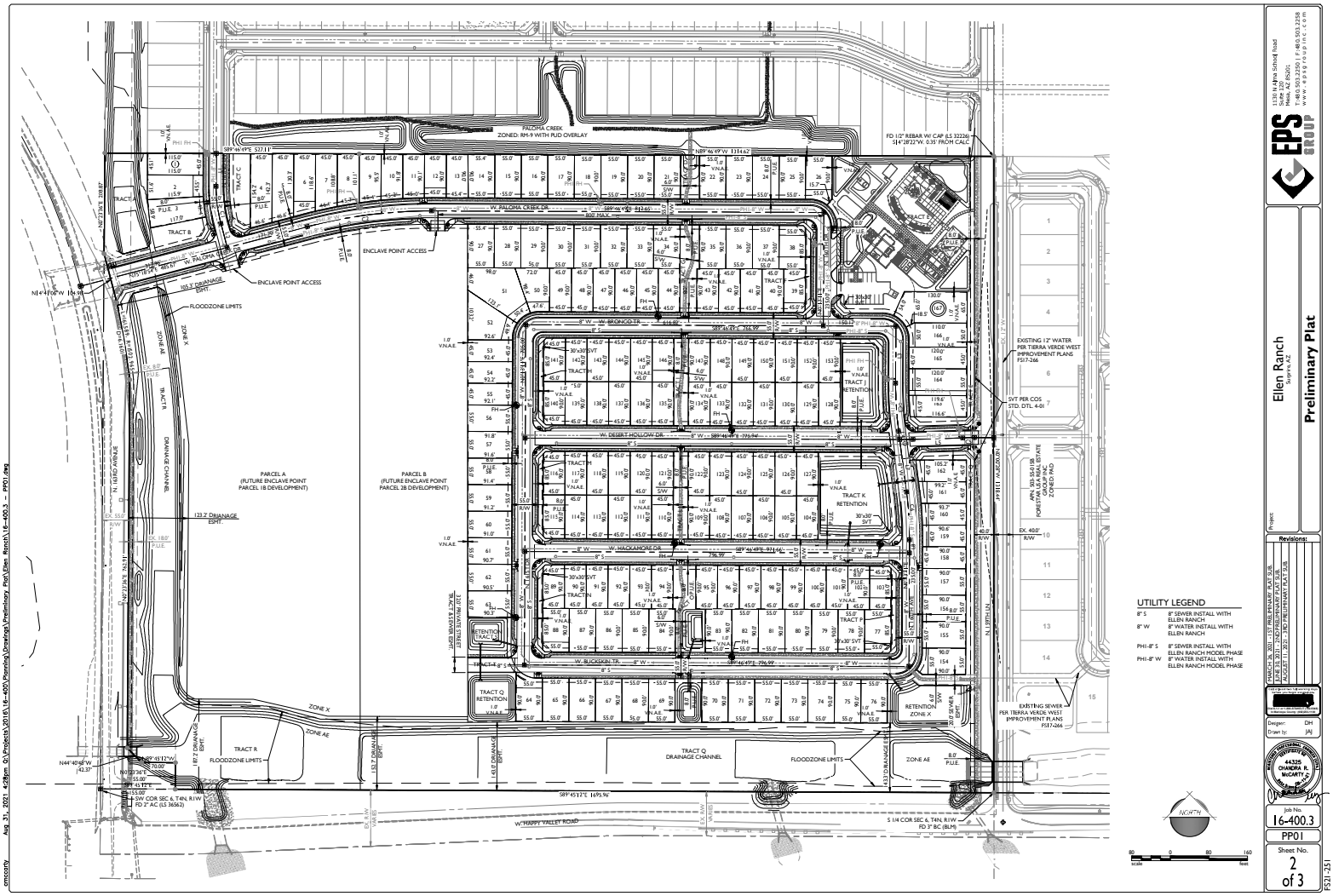
Designer: DH
Drawn by: JAJ



Job No.
16-400.3
CS01
Sheet No.
1
of 3

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FS21-251



16-400.3

UTILITY LEGEND

8" S	8" SEWER INSTALL WITH ELLEN RANCH
8" W	8" WATER INSTALL WITH ELLEN RANCH
PHI-8" S	8" SEWER INSTALL WITH ELLEN RANCH MODEL PHASE
PHI-8" W	8" WATER INSTALL WITH ELLEN RANCH MODEL PHASE

NORTH

80 0 80 160
scale feet

EPS GROUP
1130 W. Knox School Road
Suite 120
Mesa, AZ 85210
p 480.503.2250 | f 480.503.2258
w w w . e p s g r o u p i n c . c o m

Ellen Ranch
Surprise, AZ

Preliminary Plat

Revisions:

PARCEL A: 303 - 157 PRELIMINARY PLAT SUB.
PLACE 2B 201 - 260 PRELIMINARY PLAT SUB.
PLACE 1B 201 - 260 PRELIMINARY PLAT SUB.

Designer: DH
Drawn by: JAJ

44325
CHANDRA R.
McCARTY
Date

Job No.
16-400.3
PP01
Sheet No.
2
of 3

FS21-251

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cmccarty

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
1	5,178	C
2	5,517	C
3	5,920	C
4	6,672	C
5	6,133	C
6	5,596	C
7	5,109	C
8	4,783	A
9	4,438	A
10	4,202	A
11	4,084	A
12	4,051	A
13	4,066	A
14	4,966	B
15	4,950	B
16	4,950	B
17	4,950	B
18	4,950	B
19	4,950	B
20	4,950	B

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
21	4,950	B
22	4,950	B
23	4,950	B
24	4,950	B
25	4,950	B
26	5,144	B
27	4,966	B
28	4,950	B
29	4,950	B
30	4,950	B
31	4,950	B
32	4,950	B
33	4,950	B
34	4,950	B
35	4,950	B
36	4,950	B
37	4,950	A
38	4,938	A
39	4,038	A
40	4,050	A

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
41	4,050	A
42	4,050	A
43	4,050	A
44	4,050	A
45	4,050	A
46	4,050	A
47	4,050	A
48	4,050	A
49	4,050	A
50	5,097	A
51	9,518	A
52	6,798	A
53	4,162	A
54	4,154	A
55	4,146	A
56	5,057	B
57	5,045	B
58	5,033	B
59	5,021	B
60	5,009	B

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
61	4,997	B
62	4,985	B
63	4,973	B
64	5,204	B
65	4,950	B
66	4,950	B
67	4,950	B
68	4,950	B
69	4,950	B
70	4,950	B
71	4,950	B
72	4,950	B
73	4,950	B
74	4,950	B
75	4,950	B
76	4,950	B
77	4,938	B
78	4,950	B
79	4,950	B
80	4,950	B

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
81	4,950	B
82	4,950	B
83	4,950	B
84	4,950	B
85	4,950	B
86	4,950	B
87	4,950	B
88	4,937	B
89	4,037	B
90	4,050	A
91	4,050	A
92	4,050	A
93	4,050	A
94	4,050	A
95	4,050	A
96	4,050	A
97	4,050	A
98	4,050	A
99	4,050	A
100	4,050	A

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
101	4,050	A
102	4,050	A
103	4,038	A
104	4,050	A
105	4,050	A
106	4,050	A
107	4,050	A
108	4,050	A
109	4,050	A
110	4,050	A
111	4,050	A
112	4,050	A
113	4,050	A
114	4,050	A
115	4,037	A
116	4,037	A
117	4,050	A
118	4,050	A
119	4,050	A
120	4,050	A

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
121	4,050	A
122	4,050	A
123	4,050	A
124	4,050	A
125	4,050	A
126	4,050	A
127	4,050	A
128	4,050	A
129	4,050	A
130	4,050	A
131	4,050	A
132	4,050	A
133	4,050	A
134	4,050	A
135	4,050	A
136	4,050	A
137	4,050	A
138	4,050	A
139	4,050	A
140	4,037	A

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
141	4,037	A
142	4,050	A
143	4,050	A
144	4,050	A
145	4,050	A
146	4,050	A
147	4,050	A
148	4,050	A
149	4,050	A
150	4,050	A
151	4,050	A
152	4,050	A
153	4,050	A
154	5,143	B
155	4,950	B
156	4,950	B
157	4,950	B
158	4,050	A
159	4,056	A
160	4,137	A

LOT AREA TABLE		
LOT #	AREA (SF)	CATEGORY
161	4,334	A
162	4,600	A
163	5,324	C
164	6,596	B
165	5,400	C
166	6,037	D
167	9,257	E
TOTAL 769,182 SQ. FT.		

TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	DRAINAGE CHANNEL	20255	0.465
B	LANDSCAPE / OPEN SPACE	5592	0.128
C	LANDSCAPE / OPEN SPACE	6274	0.144
D	LANDSCAPE / OPEN SPACE	3516	0.081
E	LANDSCAPE / OPEN SPACE / RETENTION / AMENITY	92438	2.122
F	LANDSCAPE / OPEN SPACE	1600	0.037
G	LANDSCAPE / OPEN SPACE	6750	0.155
H	LANDSCAPE / OPEN SPACE	1600	0.037
I	LANDSCAPE / OPEN SPACE	5400	0.124
J	LANDSCAPE / OPEN SPACE / RETENTION	15587	0.358
K	LANDSCAPE / OPEN SPACE / RETENTION	27720	0.636
L	LANDSCAPE / OPEN SPACE	5400	0.124
M	LANDSCAPE / OPEN SPACE	1600	0.037
N	LANDSCAPE / OPEN SPACE	1600	0.037
O	LANDSCAPE / OPEN SPACE / RETENTION	9808	0.225
P	LANDSCAPE / OPEN SPACE	1600	0.037
Q	LANDSCAPE / OPEN SPACE / RETENTION / DRAINAGE CHANNEL	226994	5.211
R	DRAINAGE CHANNEL	180855	4.152
S	LANDSCAPE / OPEN SPACE / RETENTION	7423	0.170
	TOTAL OPEN SPACE AREA	622012	14.280
T	PRIVATE STREET / SEWER EASEMENT	3160	0.073
PARCEL A	FUTURE DEVELOPMENT PARCEL	343770	7.892
PARCEL B	FUTURE DEVELOPMENT PARCEL	227601	5.225
	TOTAL TRACT AREA	1196543	27.470

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.42'	S01°11'34"W
L2	51.61'	S14°41'06"E
L3	118.14'	S00°12'11"W
L4	17.75'	S07°23'11"E
L5	102.77'	S88°14'28"W
L6	40.00'	S89°59'32"W
L7	109.19'	S07°23'11"E
L8	27.50'	S00°12'11"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	77.90'	300.00'	77.68'	014°52'40"
C2	260.14'	1000.00'	259.40'	014°54'17"
C3	99.57'	750.00'	99.49'	007°36'23"
C4	27.63'	800.00'	27.63'	001°58'44"
C5	24.45'	800.00'	24.45'	001°45'04"
C6	99.57'	750.00'	99.49'	007°36'23"

16-400.3

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1230 Kelly Johnson Blvd
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Colorado Springs, CO 80920 | P: 719.900.6007
www.epsgroupinc.com

EPS GROUP INC.

Ellen Ranch
Subphase A2

Preliminary Plat

Revisions:

FARM Pr. No. 3031 - 1ST PRELIMINARY PLAT SUB.
PCD FILE NO. SF-21-021 - 2ND PRELIMINARY PLAT SUB.
PCD FILE NO. SF-21-021 - 3RD PRELIMINARY PLAT SUB.

Designer: DH
Drawn by: JAJ

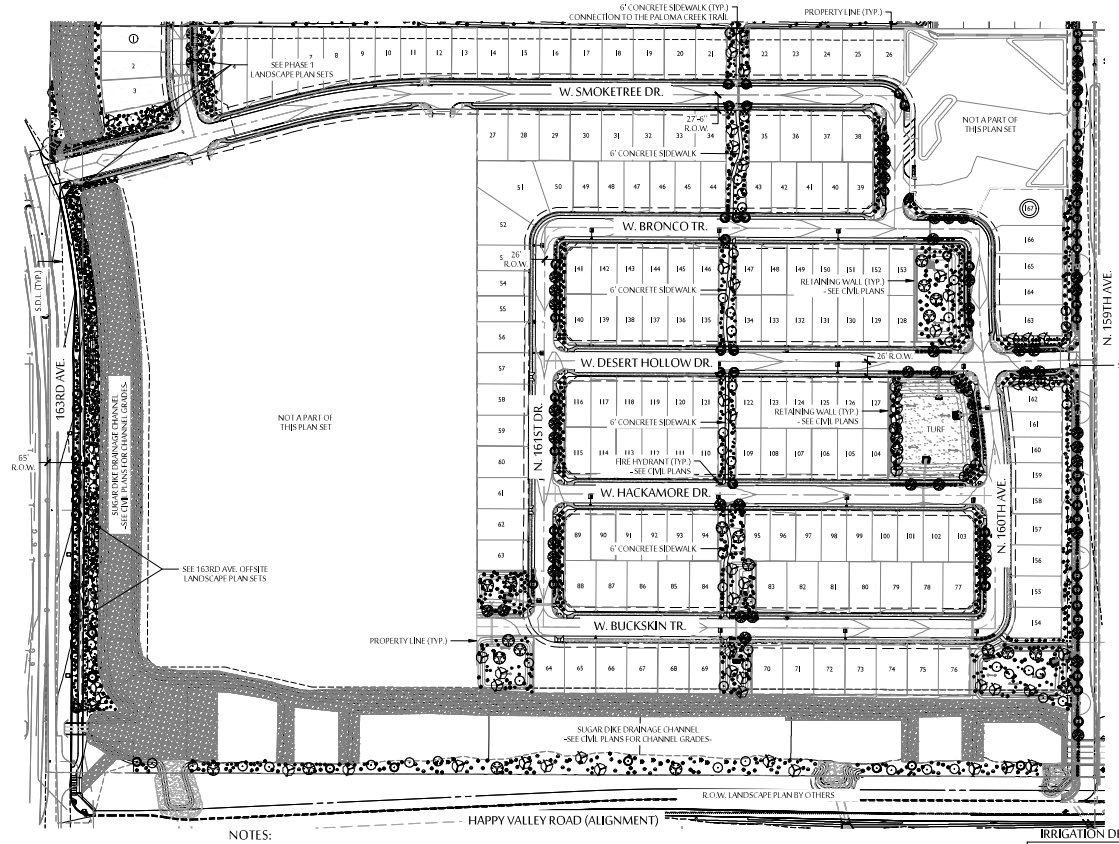
44325
CHANDRA R. McCARTY
REGISTERED LANDSCAPE ARCHITECT

Job No.
16-400.3

PP02

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3
of 3

FS21-251



PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA TREE
	ACACIA SALICINA - WILLOW ACACIA *
	CHILOPSIS LINEARIS - DESERT WILLOW *
	PARKINSONIA HYBRID - DESERT MUSEUM PALO VERDE
	PISTACIA LENTISCUS - MASTIC TREE
	PROSOPIS HYBRID 'AZT' - AZT THORNLESS MESQUITE
	QUERCUS VIGINIANA - SOUTHERN LIVE OAK TREE *
SHRUBS	
	CALLIANDRA ERIOPHYLLA - NATIVE FAIRY DUSTER
	DODONEA VISCOSA - HOP BUSH
	ENCELIA FARINOSA - BRITTLEBUSH
	EREMOPHILA HYGROPHANA - BLUE BELLS
	JUSTICIA CALIFORNICA - CHUPAROSA
	LARREA TRIDENTATA - CREOSOTE BUSH
	LEUCOPHYLLUM LAVIGATUM - CHIHUAHUAN SAGE
	SIMMONDSIA CHINENSIS - JOJOBA
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	HESPERALOE PARVIFLORA 'PERPA' - BRAKELIGHTS RED YUCCA
	MUHLENBERGIA RIGENS - DEER GRASS
	YUCCA RUPICOLA - TWISTED LEAF YUCCA
GROUND COVERS	
	ACACIA REDOLENS - TRAILING ACACIA
	AMBROSIA DELTOIDEA - TRIANGLE LEAF BURSAGE)
	BAILEYA MULTIRADIATA - DESERT MARIGOLD
	LANTANA MONTEVIDENSIS - 'PURPLE TRAILING' LANTANA
	DECOMPOSED GRANITE - 3/4" SCREENED, 2" MIN. DEPTH COLOR T.B.D.
	MIDIRON BERMUDA TURF

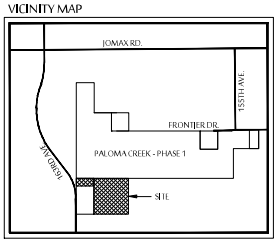
* INDICATES R.O.W. APPROVED TREES.

DEVELOPER
MERITAGE HOMES
8800 E. RAINTREE DR. #300
SCOTTSDALE, AZ 85260
(480) 515-8164
CONTACT: TROY HILL

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1130 N. ALMA SCHOOL RD., STE 300
MESA, ARIZONA 85260
(480) 503-2250
CONTACT: CHANDRA MCCARTY

LANDSCAPE ARCHITECT
MCGOUGH ADAMSON
535 E. MCKELLIPS RD. SUITE 131
MESA, ARIZONA 85203
(602) 9979093
CONTACT: NICK ADAMSON
nicka@mg-az.com

VICINITY MAP



NOTES:

1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.
2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.
3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.
4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED ESMT.
5. NO SALVAGED TREES AND CACTI WILL BE USED IN THIS PROJECT.
6. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED MEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

IRRIGATION DEMANDS

1. AREA OF TURF LANDSCAPE	-	22,030 SQ.FT
2. AREA OF NON-TURF LANDSCAPE	-	171,895 SQ.FT
3. TURF PEAK SEASON DEMAND (GPD)	-	5,121 (GPD)
4. NON-TURF PEAK SEASON DEMAND (GPD)	-	6,043 (GPD)
5. ANNUAL TOTAL DEMAND (GPY)	-	1,762,043 (GPY)

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ELLEN RANCH

PRELIMINARY PLANTING PLAN

SHEET 1

25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

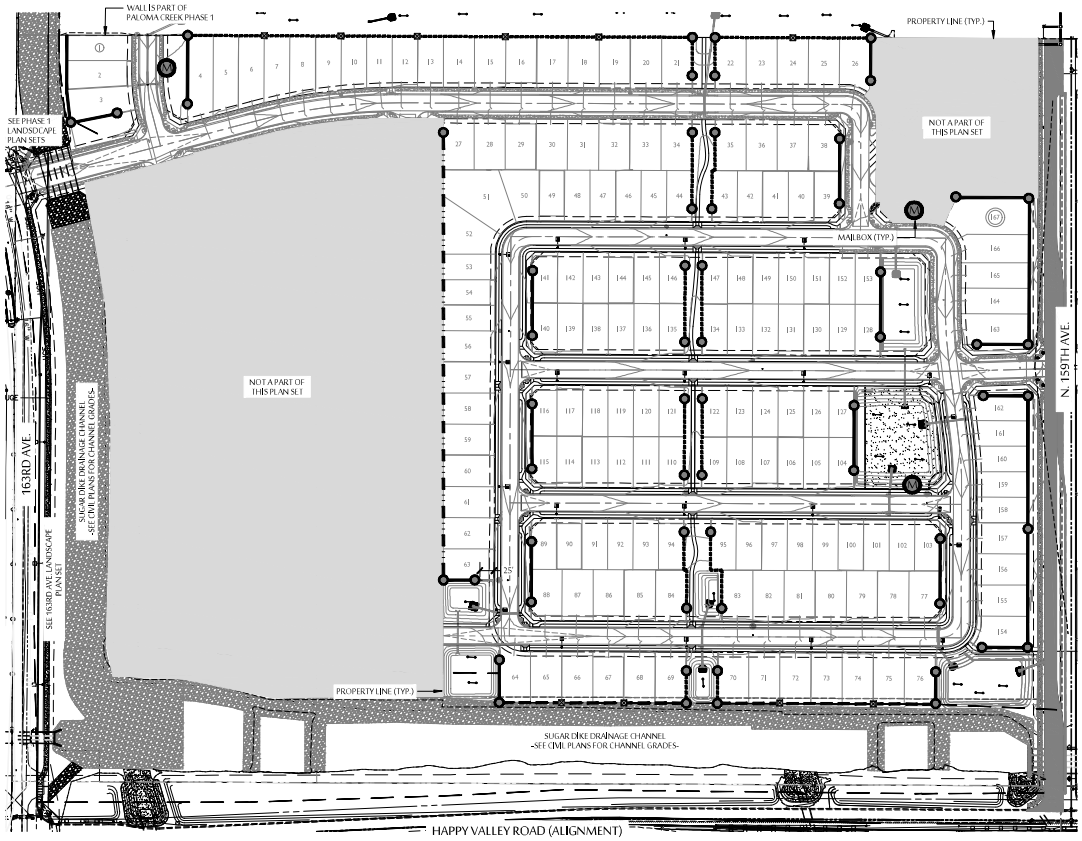
SEPTEMBER 13, 2021

SCALE: 1"=80'-0"

NORTH

0' 80' 160' 240'

CASE: FS21-251
REVISION: 08-30-2021



WALL PLAN LEGEND

	6' HT. PRIMARY THEME WALL (= 2,660 LN.FT.) - SEE DETAIL 'A' ON SHEET L3
	6' HT. FULL VIEW FENCE (=715 LN.FT.) - SEE DETAIL 'C' ON SHEET L3
	6' HT. PARTIAL VIEW FENCE (= 2,776 LN.FT.) - SEE DETAIL 'F' ON SHEET L3
	6' HT. BUILDER WALL (=875 LN.FT.) - SEE DETAIL 'D' ON SHEET L3
	* NOTE: ALL HOUSING UNIT REAR YARD WALLS NOT NOTED OR DESIGNATED ABOVE TO BE BUILDER WALLS
M	COMMUNITY MAILBOX CLUSTER - SEE DETAIL 'A' THIS SHEET
	PROJECT THEME COLUMNS - (60) TOTAL - SEE DETAIL 'E' ON SHEET L3
	SECONDARY THEME COLUMNS - (10) TOTAL - SEE DETAIL 'E' ON SHEET L3

NOTES:

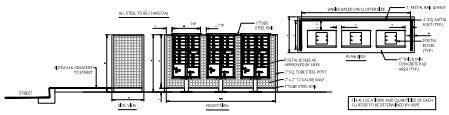
1. ANY QUANTITIES SHOWN ON THIS SHEET ARE FOR CONVENIENCE ONLY. CONTRACTOR TO UTILIZE THE FINAL SITE PLAN TO VERIFY ALL QUANTITIES NECESSARY TO BID AND INSTALL WALLS, COLUMNS AND FENCING.

2. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS ARE TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W., SITE VISIBILITY TRIANGLES AND FRONT YARD SETBACKS.

3. THEME COLUMNS AND/OR ENDS OF WALLS ARE TO BE 25'-0" OFF THE BACK OF THE R.O.W. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 20' OFF THE BACK OF THE R.O.W. WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN (OR END OF WALL) TO THE BACK OF THE SIDEWALK OR STREET FRONTAGE CURB.

4. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.

5. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.



A MAILBOX CLUSTER DETAIL

MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ELLEN RANCH

PRELIMINARY WALL PLAN

SHEET L2

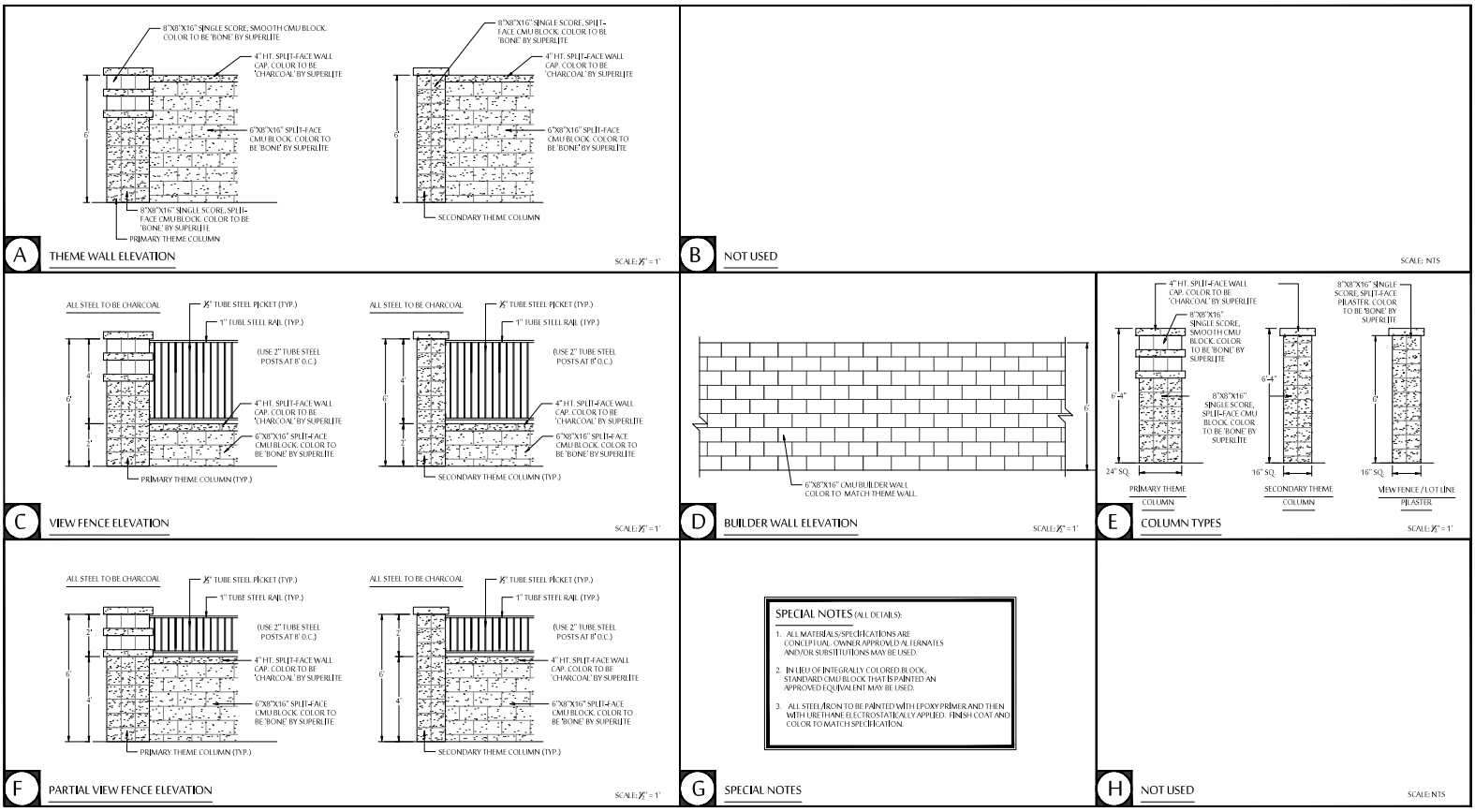
25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

SEPTEMBER 13, 2021

SCALE: 1"=80'-0"

0' 80' 160' 240'

NORTH



MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

PALOMA CREEK - ELLEN RANCH

PRELIMINARY HARDSCAPE DETAILS

SHEET L3

25000 N. 163RD AVE. - SURPRISE, ARIZONA 85387

SEPTEMBER 13, 2021

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Monday, April 26, 2021 9:03 AM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS21-251 Ellen Ranch Preliminary Plat - New Digital Submittal 03.30.21

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Ellen Ranch Preliminary Plat application. This application is for a proposed 54-acre residential subdivision consisting of 167 lots. The site is located on NEC of 163rd & Happy Valley Road in Surprise, AZ. It is approximately 3.8 miles outside the Luke AFB Aux-1 65 DNL, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the application, this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights per day, as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations.

Respectfully,

Mark

Mark James
Planning Manager, Community Initiatives Team
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Nichole Flores
Sent: Tuesday, March 30, 2021 4:44 PM
To: 56FW.CIT.CommunityInitiative@us.af.mil; Afshin Ahouraiyan (Maricopa) <Afshin.Ahouraiyan@Maricopa.Gov>; 'Bob Woodring - TEMPX' <Bob.Woodring@mail.maricopa.gov>; 'Chris Cain - MWD' <chrisc@mwdaz.com>; Daniel Trujillo <Daniel.Trujillo@surpriseaz.gov>; 'Debbie Trasancos - MWD' <debbiet@mwdaz.com>; 'Donna Miller' <donna.miller@surpriseaz.gov>; 'Ernest (USPS)' <Ernest.L.James@usps.gov>; 'Eva Pierce' <eva.pierce@dysart.org>; Greg Welch <greg.welch@surpriseaz.gov>; 'Ibeth - USPS' <Ibeth.L.Roman@usps.gov>; Jerome Choy (ADOT) <jchoy@azdot.gov>; 'Kevin Shipman' <kevin.shipman@dysart.org>; 'Leslie - MWD' <lesliej@mwdaz.com>; 'Mark Frago' <fragom@mail.maricopa.gov>; 'Mary Orta - Surprise Chamber' <mary.orta@surpriseregionalchamber.com>; 'Peter Hughes - FCDX' <PeterHughes@mail.maricopa.gov>; 'Raoul Sada - Surprise Chamber' <raoul@surpriseregionalchamber.com>; Sandy Simmons

<Sandy.Simmons@surpriseaz.gov>; 'Vern Wolfley - MAG' <vwolfley@azmag.gov>; 'Victor.Schaum' <Victor.Schaum@cox.com>; 'Yvonne Aguirre' <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: FS21-251 Ellen Ranch Preliminary Plat - New Digital Submittal 03.30.21

Good afternoon,

Attached please find the **application**, **narrative**, and **preliminary plat** for the above referenced project.

Please feel free to contact us with any questions.

Best regards,

Nichole Flores
Planning Project Coordinator
City of Surprise | Community Development
16000 N Civic Center Plz | Surprise AZ 85374
(623) 222-3244 Direct

SURPRISE
ARIZONA

Ellen Ranch Preliminary Plat

Planning & Zoning Commission

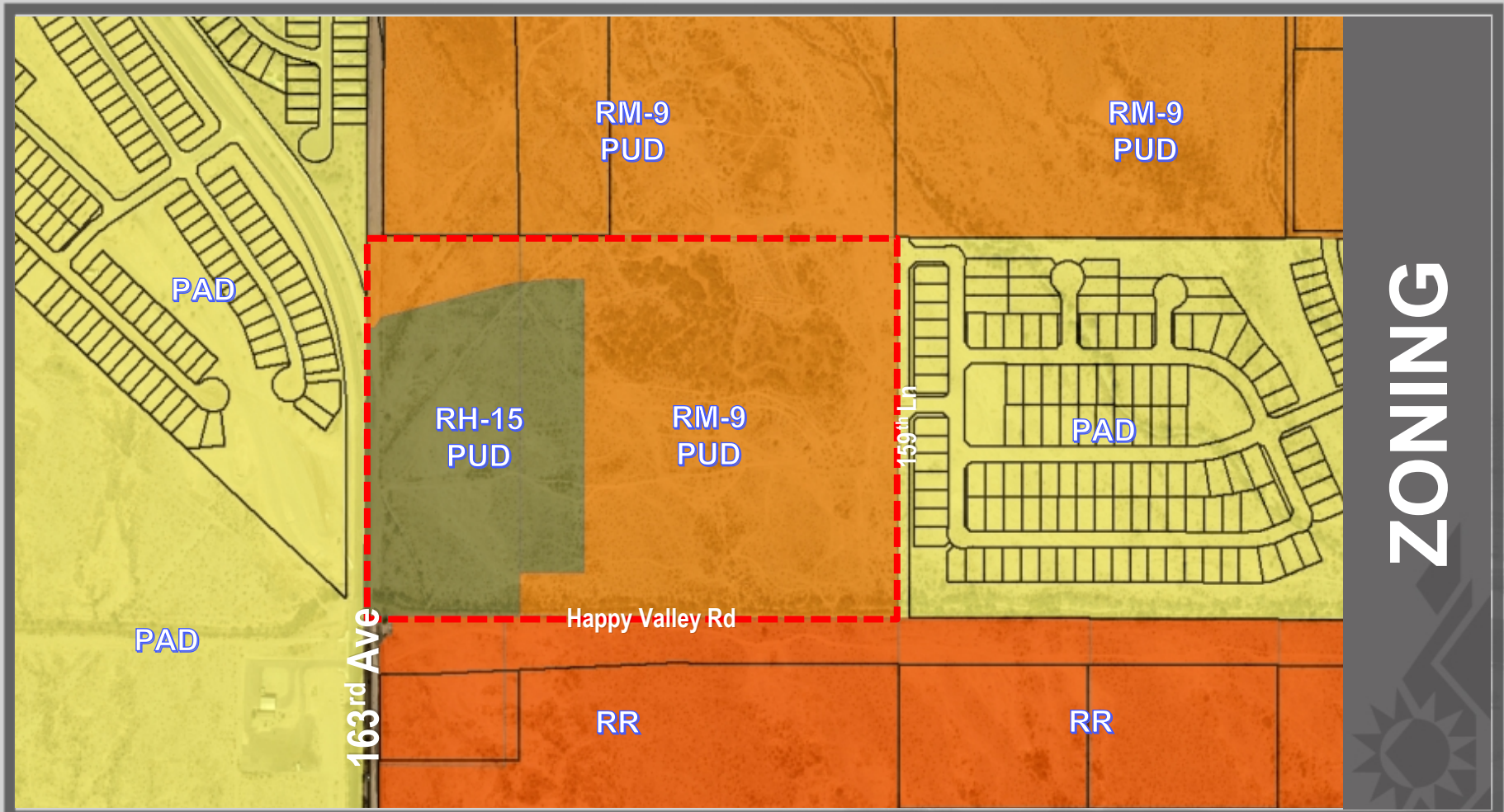
November 4, 2021

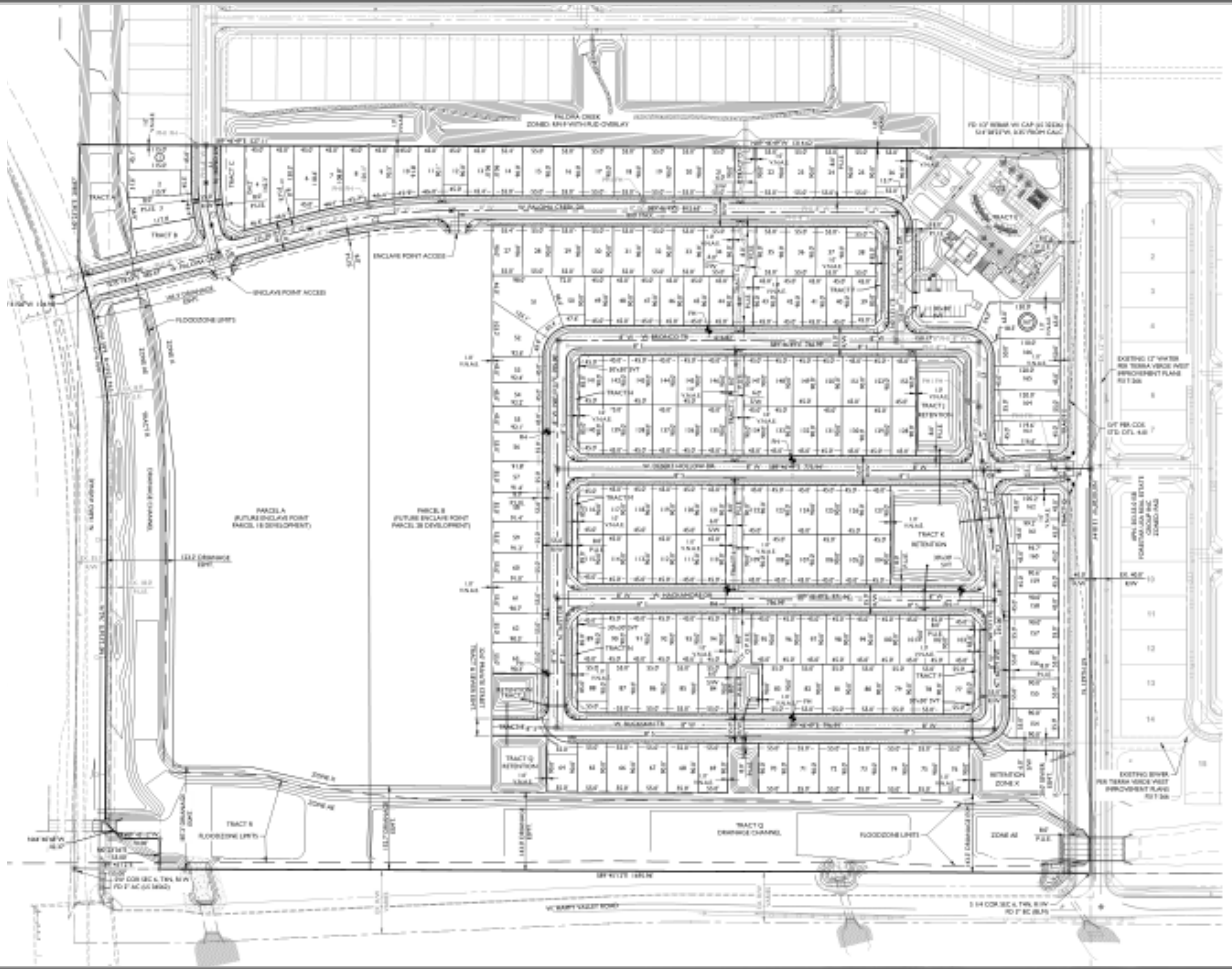


VICINITY MAP



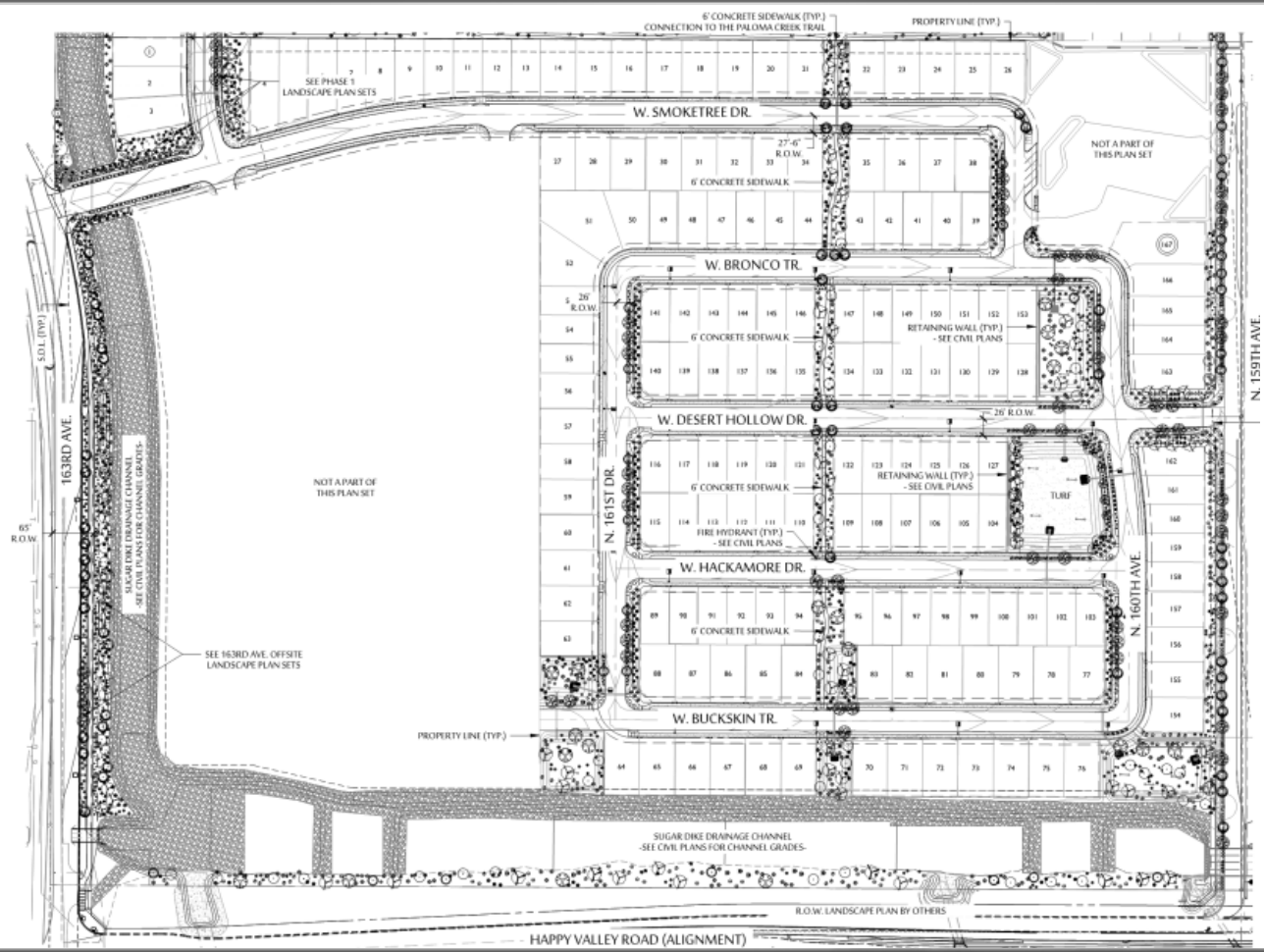
VICINITY MAP

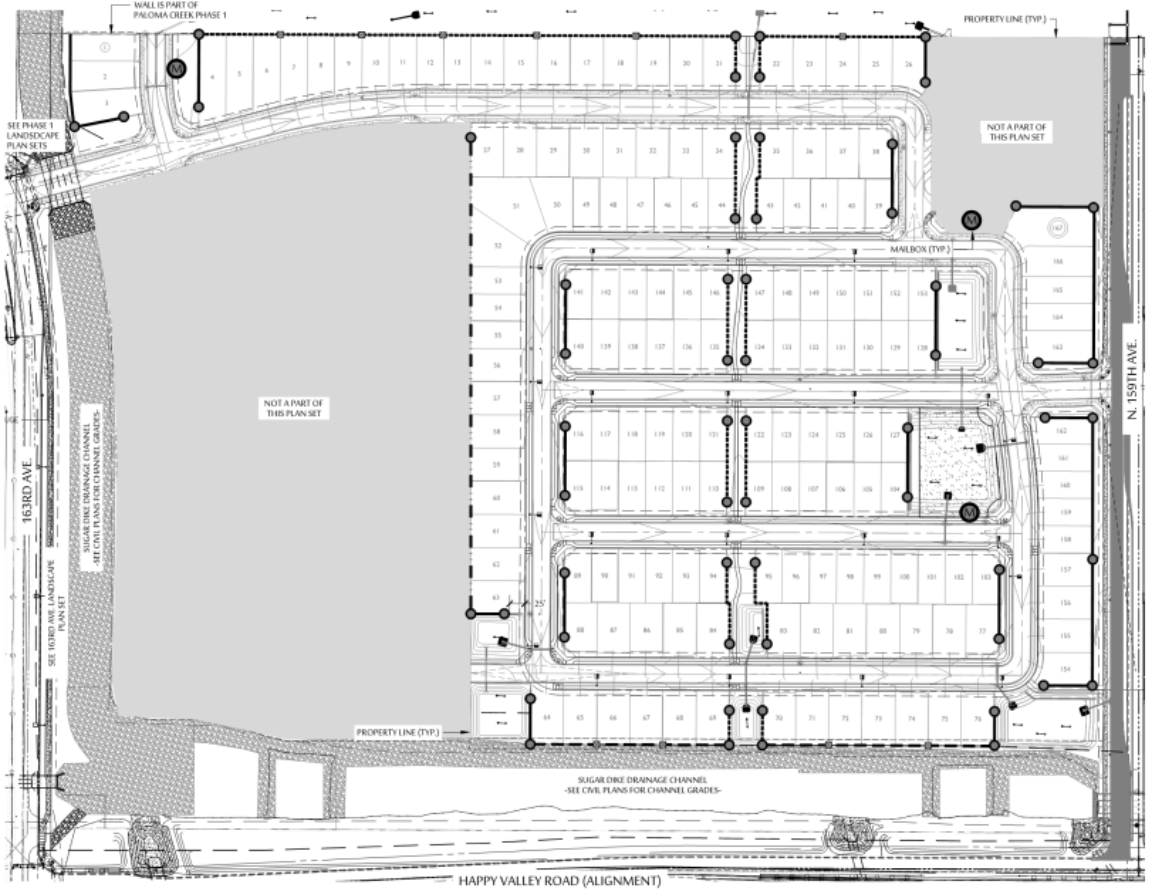

RM-9
PUD
RM-9
PUD
PAD
RH-15
PUD
RM-9
PUD
159th Ln
PAD
PAD
Happy Valley Rd
163rd Ave
RR
RR
ZONING



PRELIMINARY PLAT

LANDSCAPE PLAN





WALL PLAN LEGEND

- 6' HT. PRIMARY THEME WALL (= 2,660 LN.FT.) - SEE DETAIL 'A' ON SHEET L3
- 6' HT. FULL VIEW FENCE (= 715 LN.FT.) - SEE DETAIL 'C' ON SHEET L3
- 6' HT. PARTIAL VIEW FENCE (= 2,776 LN.FT.) - SEE DETAIL 'F' ON SHEET L3
- 6' HT. BUILDER WALL (= 875 LN.FT.) - SEE DETAIL 'D' ON SHEET L3

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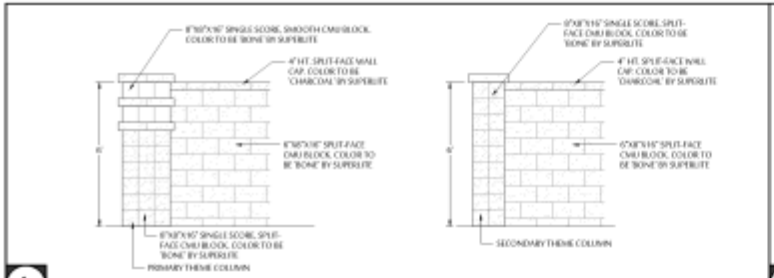
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WALL PLAN

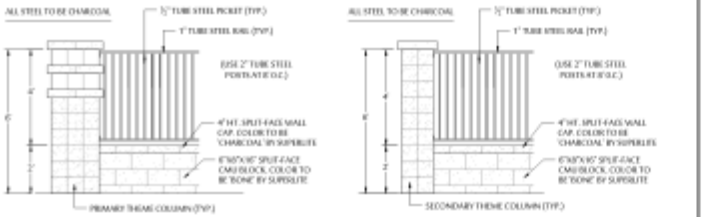


A THEME WALL ELEVATION

SCALE: ½" = 1'

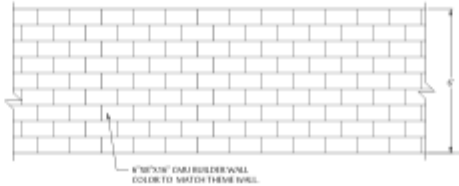
B NOT USED

SCALE: NTS



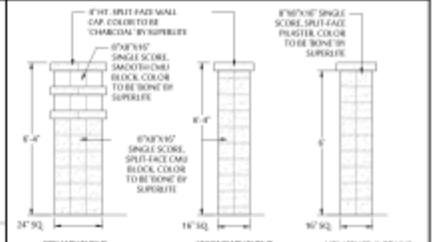
C VIEW FENCE ELEVATION

SCALE: ½" = 1'



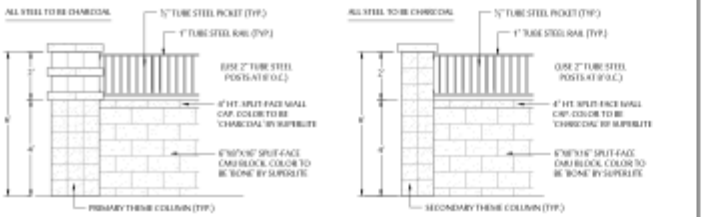
D BUILDER WALL ELEVATION

SCALE: ½" = 1'



E COLUMN TYPES

SCALE: ½" = 1'



F PARTIAL VIEW FENCE ELEVATION

SCALE: ½" = 1'

SPECIAL NOTES (ALL DETAILS)

1. ALL MATERIALS/SPECIFICATIONS ARE CONCEPTUAL. OWNER APPROVED ALTERNATES AND/OR SUBSTITUTIONS MAY BE USED.
2. IN LIEU OF INTEGRALLY COLORED BLOCK, STANDARD CMU BLOCK THAT IS PAINTED AN APPROVED EQUIVALENT MAY BE USED.
3. ALL STEEL/IRON TO BE PAINTED WITH EPOXY PRIMER AND THEN WITH URETHANE ELECTROSTATICALLY APPLIED FINISH COAT AND COLOR TO MATCH SPECIFICATION.

G SPECIAL NOTES

H NOT USED

SCALE: NTS

RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council subject to stipulations ‘a’ – ‘f’.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You