



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, May 5, 2022 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the April 21, 2022 Planning and Zoning Commission Minutes. | None

Tierney Farago
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|--|---|
| 2. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Windstone Ranch North" dated March 9, 2022, a property generally located north of Happy Valley Road, west side of 151st Avenue. Case FS21-955. | Chris Sexton
Community
Development |
| 3. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Heritage Asante – Parcels 8 & 10" dated March 21, 2022, a property generally located west of Asante Drive and south of Pat Tillman Blvd. Case FS21-330. | Trevor Fleetham
Community
Development |

- G. Other Business and Future Agenda Items
- H. Executive Session

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

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

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: April 27, 2022 at 3:20 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: May 5, 2022 Contact Person: Tierney Farago
Submitting Department: Community Development District: Internal
Staff Recommendations: None

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

Agenda Wording:

Consideration and action to approve or disapprove the April 21, 2022 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the April 21, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 04-21-22 PZ MIN
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

April 21, 2022 / 6:00 PM

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

CALL TO ORDER.

Chair Dennis Bash, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on April 21, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Ellen VanRiper, Chief Deputy City Attorney; Chris Boyd, Community Development Director; Jason Moquin, Planning Manager; Trever Fleetham, Current Planner and Tierney Farago, Acting Planning and Zoning Secretary.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

Community Development Director Boyd discussed the Council approved Zone Text Amendment amending the review and decision-making body for Site Plans and Preliminary Plats and future ways to communicate approval and update to the commission.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the April 7, 2022, Planning and Zoning Commission Minutes.

Commissioner Sartor made a motion to approve the April 7, 2022, Planning and Zoning Minutes as presented. Commissioner Rosenbaum seconded the motion. Commissioner Keating abstained. Motion passed with six (6) votes in favor.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

None.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – Consideration and action regarding the Site Plan for LIV Surprise. Case FS21-882.

Trever Fleetham presented item 2 to the Commission.

The Commission discussed the following:

- Traffic on Peoria

Commissioner Holland made a motion to approve the Site Plan for LIV Surprise subject to stipulations “a” through “f” as outlined in the staff report. Vice-Chair Sartor seconded the motion. Motion passed with seven (7) votes in favor.

Item 3 – District 1 – Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Marisol Ranch” dated February 16, 2022, a property generally located south of the Dove Valley Road alignment, north of the Lone Mountain Road alignment, and east of the 163rd Avenue alignment. Case FS20-256.

Trever Fleetham presented item 3 to the Commission.

The Commission discussed the following:

- Future improvements for water and sewer
- Walking trails
- Traffic concerns

Vice-Chair Sartor made a motion to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Marisol Ranch” subject to stipulations “a” through “f” as outlined in the staff report. Commissioner Keating seconded the motion. Motion passed with seven (7) votes in favor.

Item 4 – 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 4 to the Commission and requested feedback from the Commissioners.

The Commission discussed the following:

- Walking trails for the City Center
- Maximum living units
- Future water features
- Upcoming commercial development

Presentation and discussion only, no action required.

OTHER BUSINESS:

Item 3 – 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 Smith seconded the motion. All voted in favor.

Meeting adjourned at 7:00 p.m.

Dennis M. 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: _____
Tierney Farago, Acting Commission Secretary

DATE: _____



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: May 5, 2022 Contact Person: Chris Sexton
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 “Windstone Ranch North” dated March 9, 2022, a property generally located north of Happy Valley Road, west side of 151st Avenue. Case FS21-955.

Motion:

I move to recommend approval to the City Council a Preliminary Plat entitled “Windstone Ranch North” dated March 9, 2022, subject to stipulations “a” through “h”.

Background:

Kent Xander of Xander Lander, LLC seeks approval of a Preliminary Plat for Windstone Ranch North. The applicant seeks to subdivide the subject parcel into 61 single-family residential lots over 19.87 acres, for a gross density of 3.07 du/ac.

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 - FS21-955 Windstone Ranch North Pre Plat - Staff Report
2. 01 - FS21-955 Windstone Ranch North Pre Plat - Vicinity Map
3. 02 - FS21-955 Windstone Ranch North Pre Plat - Zoning Map

4. 03 - FS21-955 Windstone Ranch North Pre Plat - Preliminary Plat
 5. 04 - FS21-955 Windstone Ranch North Pre Plat - Landscape Plan
 6. 05 - FS21-955 Windstone Ranch North Pre Plat Luke AFB Comments
 7. FS21-955 Windstone Ranch North Pre Plat - Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

Case: FS21-955

Project Name: Windstone Ranch North Preliminary Plat

Council District: 1 - Acacia

Planning and Zoning Date: May 5, 2022

Planner: Chris Sexton, Planner II

Owner: Red Leaf Holdings, LLC

Applicant: Kent Xander with KAX Group, Inc.

Request: Preliminary Plat for 61 single-family residential subdivision

Site Location: Generally located north of Happy Valley Road on the west side of 151st Avenue at W Cottontail Lane.

Site Size: 19.87 acres (approx.)

Gross Density: 3.07 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 General Plan 2035.
- The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

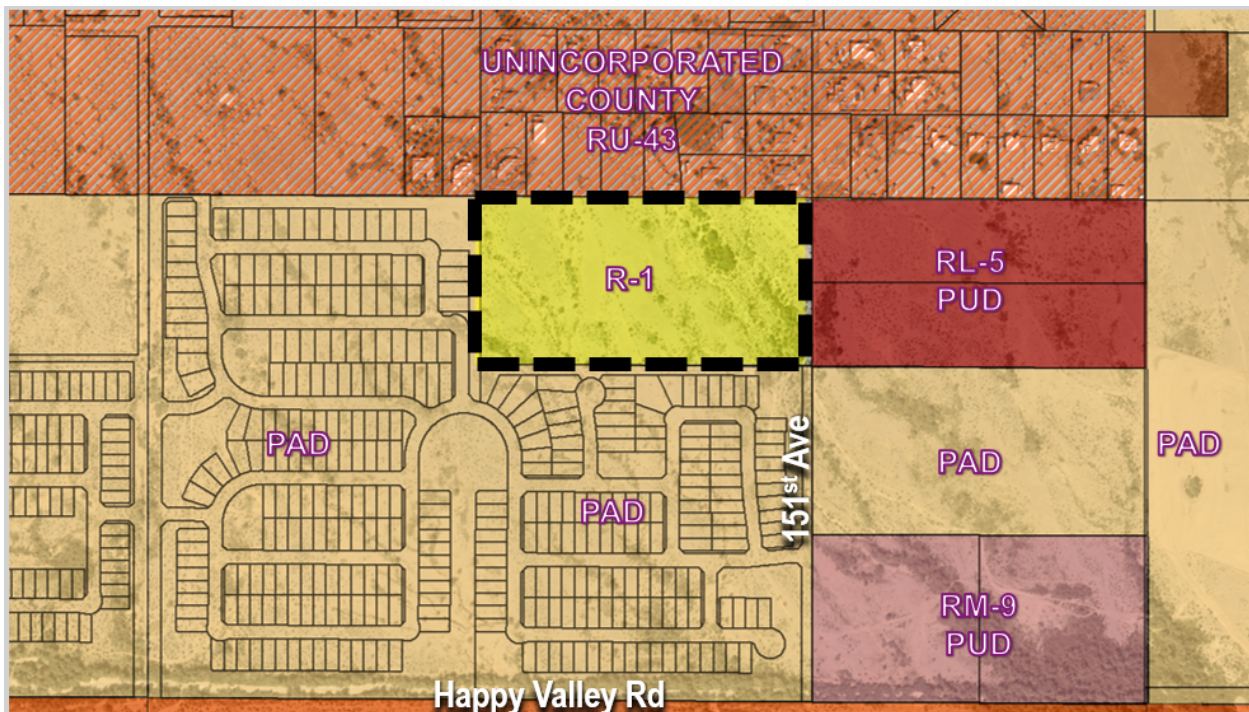
Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case FS21-955 to the City Council, subject to stipulations 'a' through 'h.'

PROJECT DESCRIPTION:

Kent Xander with KAX Group, Inc. seeks approval of a Preliminary Plat for Windstone Ranch North. The applicant seeks to subdivide the subject property into 61 single-family lots over approximately 19.87 acres, for a gross density of 3.07 DU/Ac. The proposal is to build a single-family subdivision where the lot product will be detached single-family homes on individually platted lots.

SURROUNDING LAND ZONING:

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



BACKGROUND:

April 29, 2021: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR21-161.

July 15, 2021: The Mayor and City Council approved a Rezone from Rural Residential (RR) to Residential Low Density (R-1), FS21-208.

October 19, 2021: The subject land was annexed into the City of Surprise by Ordinance 2021-20.

December 1, 2021: The applicant filed a request for a Preliminary Plat approval under case FS21-955, the subject case.

ANALYSIS AND DISCUSSION:

Windstone Ranch North is a 19.87-acre proposed subdivision generally located to the north of Tierra Verde East PAD Parcel 2 and 3 and west of the north portion of Windstone Ranch, APN 503-54-004A.

The subject request involves a Preliminary Plat to develop 61 residential single-family lots. The development standards will follow Residential Low density (R-1) Lot Category A with respect to setbacks and lot areas; however, the proposal includes lot widths more commonly found in Lot Category B with typical lot dimensions of 60' x 125' and 70' x 125'.

RESIDENTIAL PARCEL DATA

ZONING	LOTS	LAND USE	LOT SIZES	GROSS ACRES	NET ACRES*	OPEN SPACE	NO. LOTS	NET DU/AC	% OPEN SPACE
R-1	1-4, 12-61 (54)	LDR	60'x125'	19.87 AC	19.87 AC	4.77 AC	61	3.07	24.0%
	5-11 (7)		70'x125'						

Table 106-2c - Residential Low Density (R-1) Zoning district

Lot Categories	A ³	B	C	D	E	F
General Plan Compatibility	Suburban	Suburban	Suburban	Suburban and Rural	Rural	Rural
Lot Area (sf)	4950-7,999	8,000-11,999	12,000-17,999	18,000-27,999	28,000-43,559	≥ 43,560
Min Lot Width (sf)	45	60	80	90	100	130
Min. Front setback ¹ (ft)	12	12	15	20	20	30
Max. Front setback (ft)	25	25	30	35		
Min. Rear setback ¹ (ft)	15	20	20	25	30	30
Min. Side setback ¹ (ft)	5 & 8	5 & 10	10	10 & 15	20	20
Min. Street side setback ¹ (ft)	15	15	15	15	20	20
Max. Bldg. Height (ft)	35	35	35	35	35	35
Max Lot coverage		45%	40%	30%	30%	25%
Open space (% of gross area of residential development) ³	20%	20%	20%	15%	15%	10%
Notes: 1. Garage face and embellishments shall be setback a minimum of twenty feet (20') measured from any opposing property line; except rear alley loaded garages, which shall be setback six feet (6') from edge of alley line. 2. The City requires open space on a development/subdivision basis rather than on a lot-by-lot basis. Subdivisions with more than one lot category will provide the higher percentage of open space. 3. Residential projects shall contain no more than fifty percent (50%) of lots less than forty-eight feet (48') wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in Chapter 108 of this ordinance.						

84 **Access**

85 The primary access to the neighborhood will be from Cottontail Lane, along the easterly portion of
86 the subdivision, via 151st Avenue.

87
88 **Open Space, Landscaping and Amenities**

89 With an open space requirement of 20% (per the Land Development Ordinance [LDO]), the proposed
90 24% open space, well exceeds the minimum standard. Of that, 3.48 acres will be active open space
91 and 1.29 acres will be passive open space for a total of 4.77%. The amenity area will include a ramada,
92 seating area, and tot lot area that is centrally located within the subdivision for the convenience of
93 all residents. A trail system is proposed internal from the site out to 151st Avenue via Cottontail Lane.
94 The site will be well landscaped and meet all applicable standards of the PAD and other City codes.

95
96 **Walls**

97 Primary Theme Walls located around a majority of the project perimeter will consist of 6.5' high split-
98 face CMU panels with a precast concrete cap, punctuated by masonry columns finished with stone
99 veneer. The Dooley Wall will have painted a painted smooth face block. There will also be a wrought
100 iron view fence around the westerly perimeter with CMU columns to match the Secondary Theme
101 Wall.

102
103 **Conformance with Adopted Plans:**

104
105 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
106 Character Area, which supports residential development of up to 8 DU/Ac or more.

107
108 **Reviewing Agencies:**

109
110 In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke
111 Air Force Base, Maricopa Water District, and Maricopa County Department of Transportation
112 (MCDOT) were included in the routing of this case. These agencies also indicate no objections.

113
114 **Summary:**

115
116 The subject Preliminary Plat meets the requirements of the R-1 development standards of the LDO,
117 in addition to other applicable requirements. All city reviewing departments have reviewed the
118 request and expressed no concerns.

119
120 **Findings:**

- 121
- 122 • The proposed Preliminary Plat is consistent with the General Plan 2035.
 - 123 • The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
 - 124 • The reviewing agencies have indicated no objections to the request.
- 125
126

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 'h' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Windstone Ranch North", prepared by Atwell, and received 03/14/22.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Windstone Ranch North", prepared by RVi, and received 03/11/2022.
- 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 Road 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 Paloma Creek Water Coordinator, LLC that the Buy-in Fee, as described in the SPA 2 East Water, Water Recharge, and Wastewater Agreement (Regional Improvements Overlay Agreement), has been paid.
- e. Wastewater generated from this development will be treated at the SPA 2 Water Reclamation Facility that has a treatment capacity of 2 MGD. The current Phase I wastewater capacity has been fully allocated in the form of EDUs of wastewater capacity totaling 9,524 per the SPA 2 Water Reclamation Facility Capacity Allocation Agreement recorded as instrument NO. 201503548465, Records of Maricopa County, Arizona dated 5/20/2015.
- f. Submit proof of payment for SPA 2 sewer treatment capacity with the Final Plat.
- g. This property is subject to the SPA 2 Interceptor Agreement (Rec. No. 20090350621). Submit proof of payment to the City with the Final Plat.
- h. 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.

170	
171	
172	<u>Attachments:</u>
173	00 Staff Report
174	01 Vicinity Map
175	02 Zoning Map
176	03 Preliminary Plat
177	04 Preliminary Landscape Plan
178	05 Luke AFB Comments
179	PowerPoint Presentation

VICINITY MAP

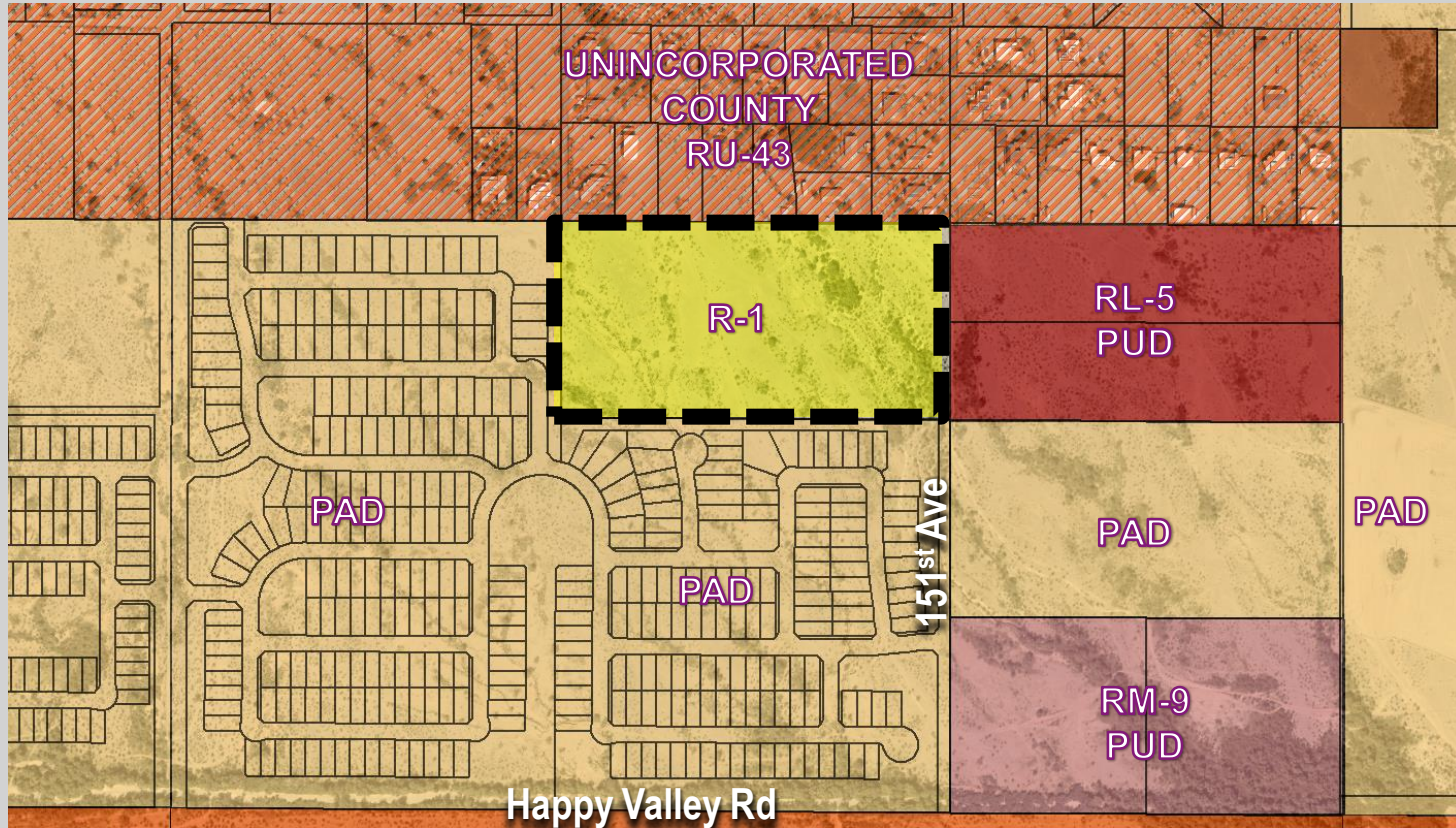
FS21-955
Windstone Ranch North PP

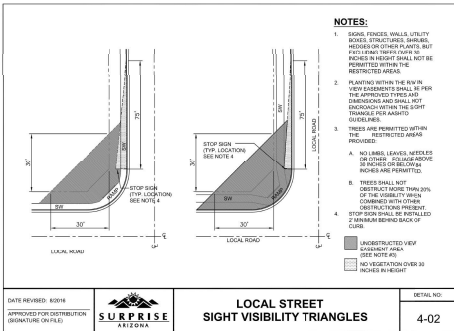


ZONING MAP

FS21-955

Windstone Ranch North PP





NOTE: REFER TO 808 STANDARD DETAIL 441 FOR SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS.

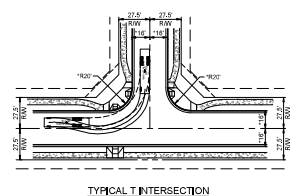
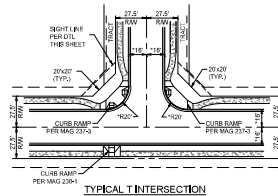
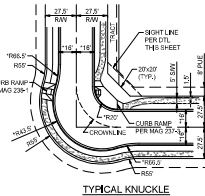
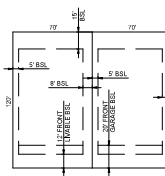
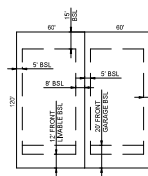
- ABBREVIATIONS**
- B/C BACK OF CURB
 - B/L BIKE LANE
 - BCH BRIDGE CAP HAND HOLE
 - BSL BUILDING SETBACK LINE
 - C CENTERLINE
 - CR CURB RETURN
 - EP EDGE OF PAVEMENT
 - ESMT EASEMENT
 - EX EXISTING
 - F/C FACE OF CURB
 - PL PROPERTY LINE
 - PUE PUBLIC UTILITY EASEMENT
 - R/W RIGHT OF WAY
 - RDW RIGHT-OF-WAY

LINE TYPES

- LOT LINE
- EXISTING PARCEL LINE
- PUE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION LINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY
- EXISTING FEMA FLOODPLAIN
- EXISTING FEMA FLOODWAY

GENERAL NOTES:

1. LATERAL SEWERS SERVING LESS THAN THIRTY (30) HOUSES WILL HAVE A MINIMUM SLOPE OF 2.7% PERCENT. WHERE LATERAL SEWERS SERVE LESS THAN TEN (10) HOUSES, THE MINIMUM SLOPE WILL BE NOT LESS THAN ONE (1) PERCENT.

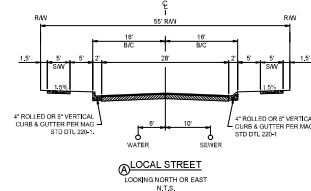


*NOTE: DIMENSION AT THE BACK OF CURB. REFER TO 808 CURRENT STANDARD DETAIL 5-43 FOR CORNER RADIUS DESCRIPTIONS.

ZONING RELATED DEVELOPMENT STANDARDS

WINDSTONE RANCH NORTH - LOTS 1-41	
GENERAL PLAN COMPATIBILITY	SUBURBAN
LOT AREA (S.F.)	4,950 - 7,899
MIN. LOT WIDTH	40'
MIN. FRONT SETBACK	12' (1)
MAX. FRONT SETBACK	29'
MIN. REAR SETBACK	12' (1)
MIN. SIDE SETBACK	9' & 5' (1)
MIN. STREET SIDE SETBACK	12' (1)
MAX. BUILDING HEIGHT	39'
OPEN SPACE (% OF GROSS AREA OF RESIDENTIAL DEVELOPMENT)	20% (3)

- (1) GARAGE FACE AND EMBELLISHMENTS SHALL BE SETBACK A MINIMUM OF TWENTY FEET (20) MEASURED FROM ANY OPPOSING PROPERTY LINE, EXCEPT REAR ALLEY LOADED GARAGES, WHICH SHALL BE SETBACK SIX FEET (6) FROM THE EDGE OF ALLEY LINE.
- (2) THE CITY REQUIRES OPEN SPACE ON THE DEVELOPMENT/RESUBDIVISION BASES RATHER THAN ON A LOT/LOT BASIS. SUBDIVISIONS WITH MORE THAN ONE LOT CATEGORY WILL PROVIDE THE HIGHER PERCENTAGE OF OPEN SPACE.
- (3) RESIDENTIAL PROJECTS SHALL CONTAIN NO MORE THAN FIFTY PERCENT (50%) OF LOTS LESS THAN FORTY-FOUR FEET (44) WIDE AS CALCULATED ACROSS WHOLE SUBDIVISIONS OR PRELIMINARY PLAT, AND WILL INCLUDE IT IN THEIR DESIGN OUTLINE IN CHAPTER 108 OF THIS ORDINANCE.



ATWELL
 ENGINEERING & ARCHITECTURE
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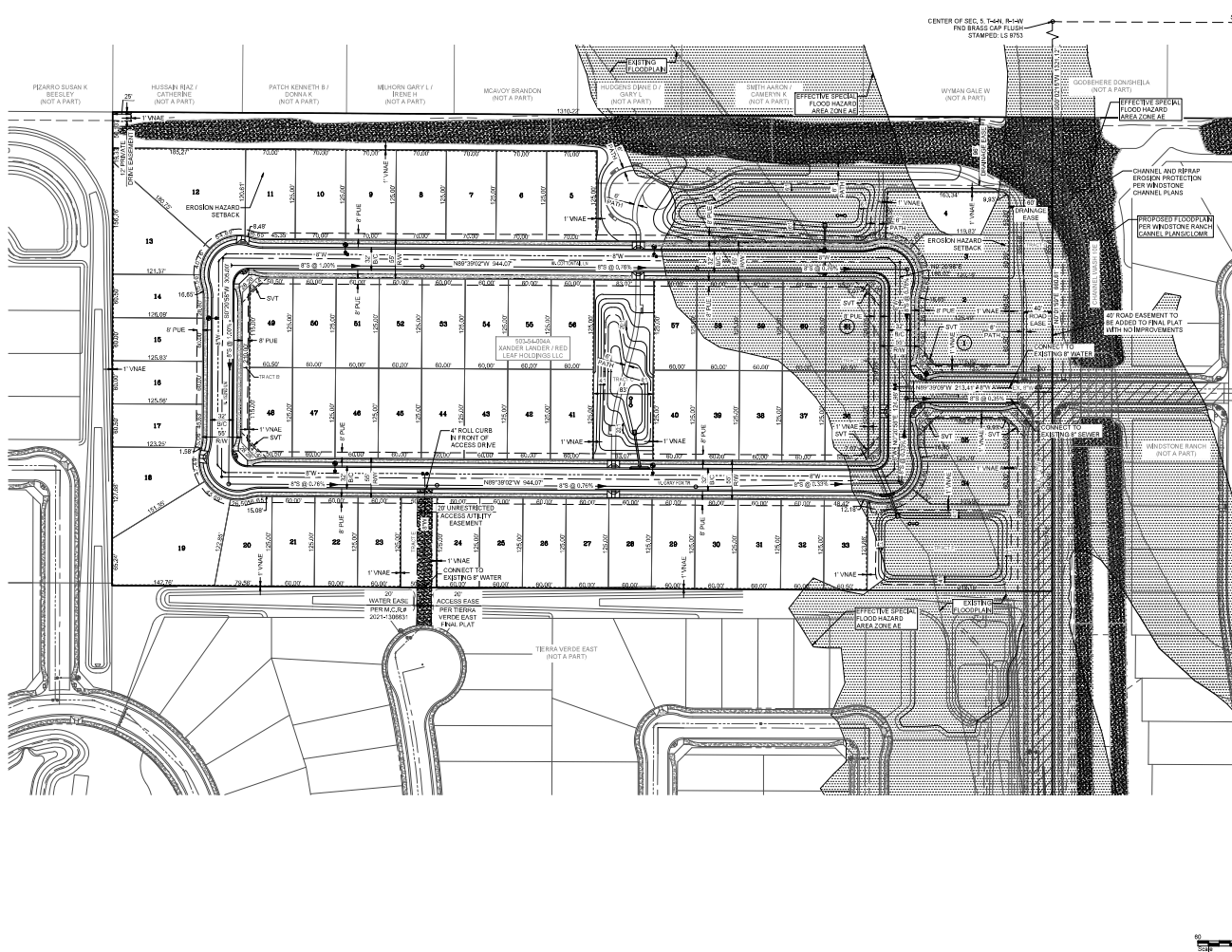
DETAIL SHEET
 PRELIMINARY PLAT
 WINDSTONE RANCH NORTH
 CITY OF SURPRISE, ARIZONA

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

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/2010	PRELIMINARY PLAT
2	10/15/2010	REVIEW COMMENTS
3	10/15/2010	REVISIONS - REVISED
4	10/15/2010	PLANS PER 2ND
5	10/15/2010	REVIEW COMMENTS

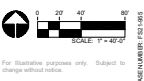
APPROVED FOR SUBMITTAL
 P.L. PERKINS
 D.R. STAMM
 JOB NO. 21000561
 FILE NO. 21000561-02-DT01
DT01
 SHEET NO. 2 OF 3

[illegible]



WINDSTONE RANCH NORTH • MASTERPLAN

SURPRISE, ARIZONA
 03/07/2022
 21000482
 KAX GROUP



SHEET 02 OF 10

Christina Sexton

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Wednesday, December 1, 2021 1:40 PM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS21-955 Windstone Ranch North Preliminary Plat - New Digital Submittal 12.01.21

*****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 Windstone Ranch North Preliminary Plat Application. This preliminary site plan application is to develop 61 lots on approx.. 20 acres. The site is located approximately 4.8 miles outside the Luke AFB 1988 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: Nichole Flores <Nichole.Flores@surpriseaz.gov>
Sent: Wednesday, December 1, 2021 12:18 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Afshin Ahouraiyan (Flood Control District of Maricopa County) <Afshin.Ahouraiyan@Maricopa.Gov>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; 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>; Lynndsay O'Neil <lynndsay.oneill@maricopa.gov>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Victor.Schaum <Victor.Schaum@cox.com>; Yvonne Aguirre <yvonne.aguirre@swgas.com>
Cc: Lorraine Nevarez <Lorraine.Nevarez@surpriseaz.gov>
Subject: [Non-DoD Source] FS21-955 Windstone Ranch North Preliminary Plat - New Digital Submittal 12.01.21

Good afternoon,

Attached please find the **application**, **narrative**, and **preliminary plat** for the above referenced project.



S U R P R I S E
ARIZONA

FS21-955

Windstone Ranch North Preliminary Plat

Planning and Zoning Commission

May 5, 2022

VICINITY MAP

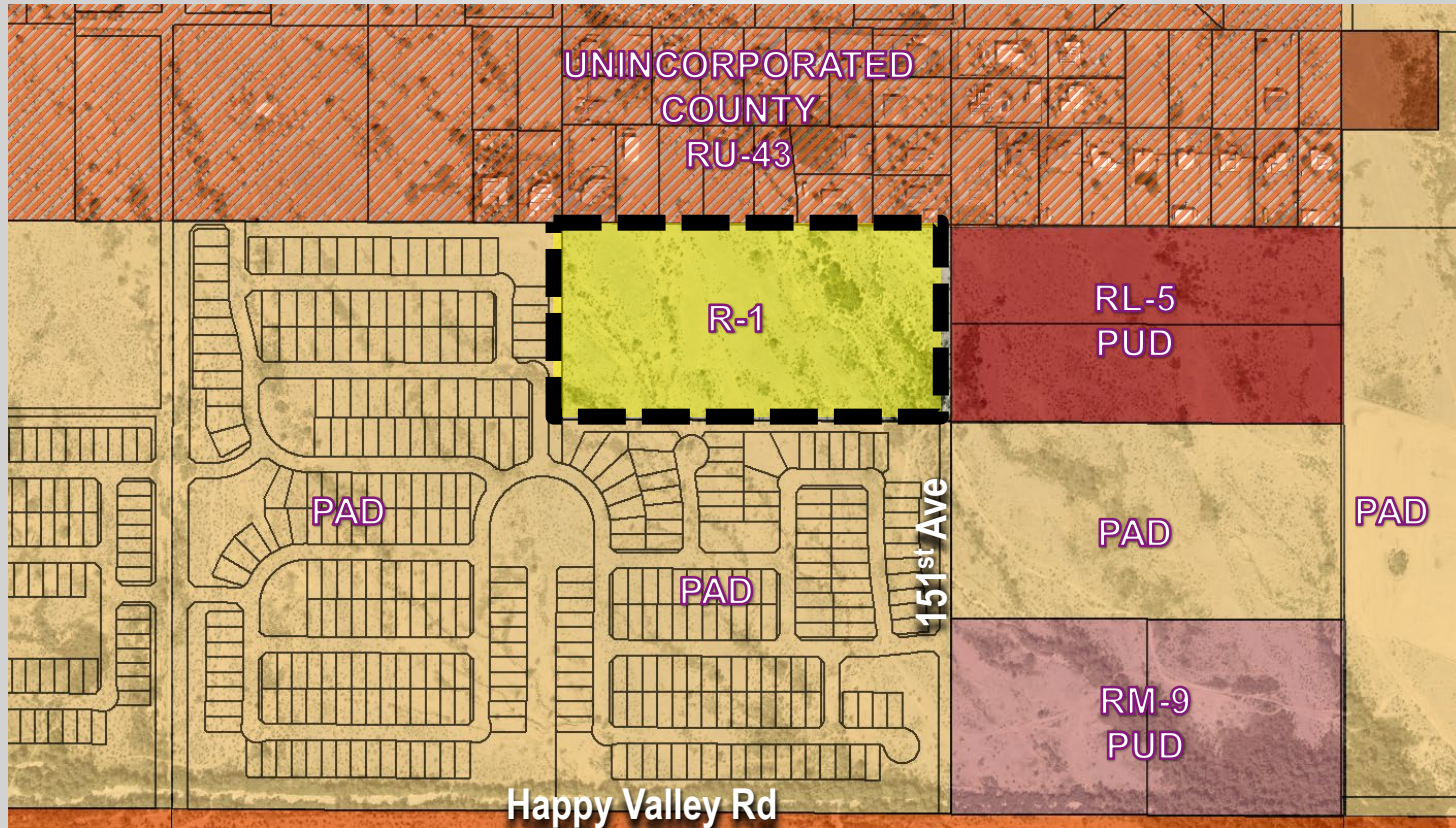
FS21-955
Windstone Ranch North PP



ZONING MAP

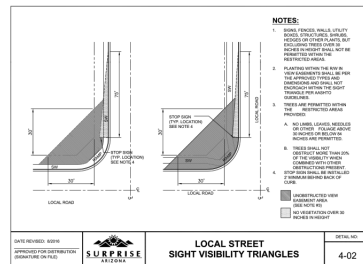
FS21-955

Windstone Ranch North PP



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Preliminary Plat



NOTE: REFER TO SDG STANDARD DETAIL 4-01 FOR
SIGHT DISTANCE REQUIREMENTS FOR
ARTERIAL AND COLLECTOR STREET
INTERSECTIONS.

ABBREVIATIONS

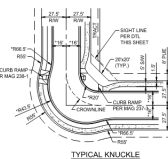
B/C	BACK OF CURB
B/L	BIKE LANE
BCHH	BRASS CAP HAND HOLE
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CR	CURB RETURN
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SW	SIDEWALK

LINE TYPES

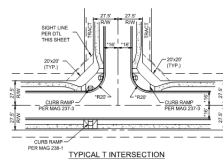
LOT LINE
 EXISTING PARCEL LINE
 PUE
 RIGHT OF WAY
 ROAD CENTERLINE
 SECTION LINE
 BSL
 SIGHT VISIBILITY LINE
 PARCEL BOUNDARY
 EXISTING FEMA FLOODPLAIN
 EXISTING FEMA FLOODWAY

GENERAL NOTES:

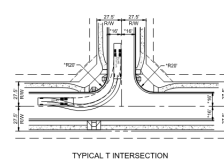
1. LATERAL SEWERS SERVING LESS THAN THIRTY (30) HOUSES WILL HAVE A MINIMUM SLOPE OF 0.76 PERCENT. WHERE LATERAL SEWERS SERVE LESS THAN TEN (10) HOUSES, THE MINIMUM SLOPE WILL BE NO LESS THAN ONE (1) PERCENT.



TYPICAL KNUCKLE



AL T INTERSECTION



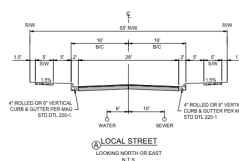
TYPICAL T INTERSECTION

*NOTE: DIMENSION AT THE BACK OF CURB.
REFER TO EDS CURRENT STANDARD
DETAIL 3-15 FOR CORNER RADI

ZONING RELATED DEVELOPMENT STANDARDS

WINDSTONE RANCH NORTH - LOTS 1-61	WINDSTONE RANCH NORTH 8-1 APPROVED DEVELOPMENT STANDARDS
GENERAL PLAN COMPATIBILITY	SUBURBAN
LOT AREA (SF)	4,390 - 7,399
MIN. LOT WIDTH	45'
MIN. FRONT SETBACK	12' (1)
MAX. FRONT SETBACK	25'
MIN. REAR SETBACK	15' (1)
MIN. SIDE SETBACK	5' & 5' (1)
MIN. STREET SIDE SETBACK	15' (1)
MAX. BUILDING HEIGHT	25'
OPEN SPACE (% OF GROSS AREA OF LOT)	30%

- (1) GARAGE FACE AND EMBELLISHMENTS SHALL BE SETBACK A MINIMUM OF TWENTY FEET (20) MEASURED FROM ANY OPPOSING PROPERTY LINE, EXCEPT REAR ALLEY LOADED GARAGES, WHICH SHALL BE SETBACK SIX FEET (6') FROM THE EDGE OF ALLEY LINE.
- (2) THE CITY REQUIRES OPEN SPACE ON THE DEVELOPMENT SUBDIVISION BASIS RATHER THAN ON A LOT-BY-LOT BASIS. SUBDIVISIONS WITH MORE THAN ONE LOT CATEGORY WILL PROVIDE THE HIGHER PERCENTAGE OF OPEN SPACE.
- (3) RESIDENTIAL PROJECTS SHALL CONTAIN NO MORE THAN FIFTY PERCENT (50%) OF LOTS LESS THAN FORTY-EIGHT FEET (48') WIDE AS CALCULATED ACROSS WHOLE SUBDIVISIONS OR PRELIMINARY PLAT AND WILL INCLUDE MITIGATING DESIGN OUTLINE IN CHAPTER 16 OF THIS ORDINANCE.



THE LOCATION OF A BUSINESS ORIGINALLY IN THE U.S. AND WHICH IS AN IMMIGRANT AND ONLY HAS ONE NON-RESIDENT OWNER IS CONSIDERED TO BE A U.S. BUSINESS FOR THE PURPOSES OF THE IMMIGRANT INVESTOR PROGRAM. THE COMPANY MUST BE THE SOURCE OF ALL EMPLOYMENT IN THE FOREIGN COUNTRY AND BE ABLE TO BE FULLY RESPONSIBLE FOR ALL AND EMPLOYED INDIVIDUALS IN CONNECTION WITH THE BUSINESS AND THE INVESTOR'S INTEREST IN THE BUSINESS AND THE INVESTOR'S INTEREST IN THE BUSINESS AND THE INVESTOR'S INTEREST IN THE BUSINESS.



DETAIL SHEET

PRELIMINARY PLAT

WINDSTONE RANCH NO



REVISIONS:
02/02/2022 - REVISED
PLANS PER 1ST
REVIEW COMMENTS
03/09/2022 - REVISED
PLANS PER 2ND



FM.	M. PARK
DR.	S. STAMAN
JOB NO. 21000561	
FILE NO. 21000561-02-DT01	

DT01

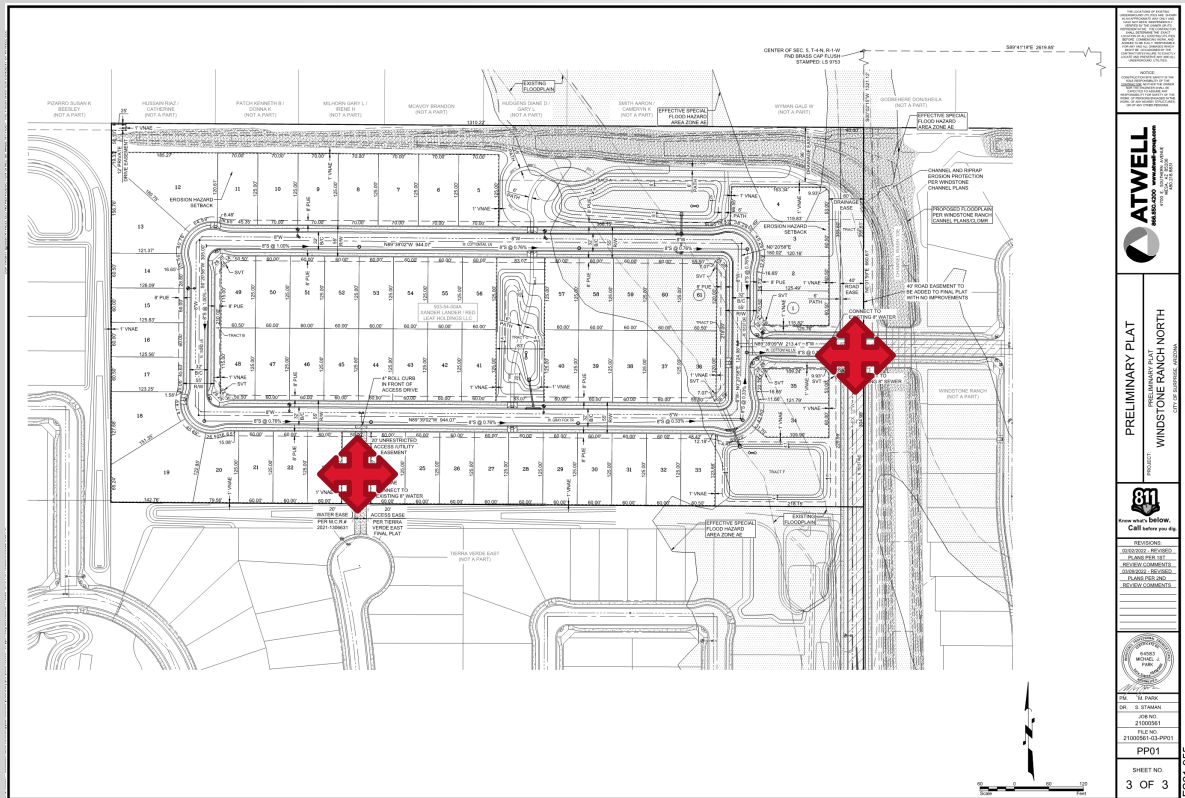
SHEET NO.

2 OF 3

521-955

FS21-955
Page 26 of 73

Preliminary Plat



Min. Lot Area (SF): 4,950 – 7,999

Min. Lot Width: 45'

Typical Setbacks:

Min. Front: 12'

Max. Front: 25'

Side: 5'/8'

Street Side: 15'

Rear: 15'

Landscape & Amenities

Total Open Space:
4.77 acres

Active Open Space:
3.48 Acres

Passive Open Space:
1.29 Acres

Amenity Site:

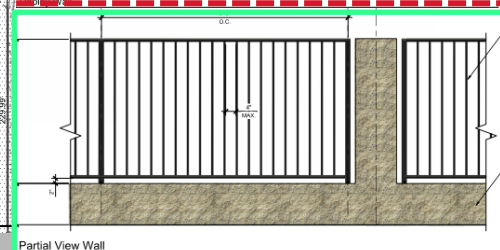
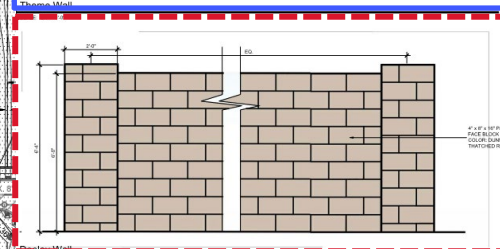
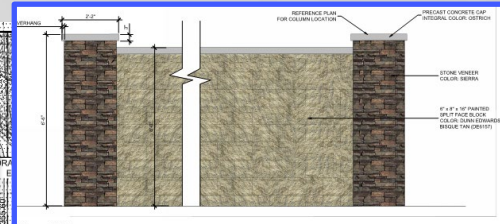
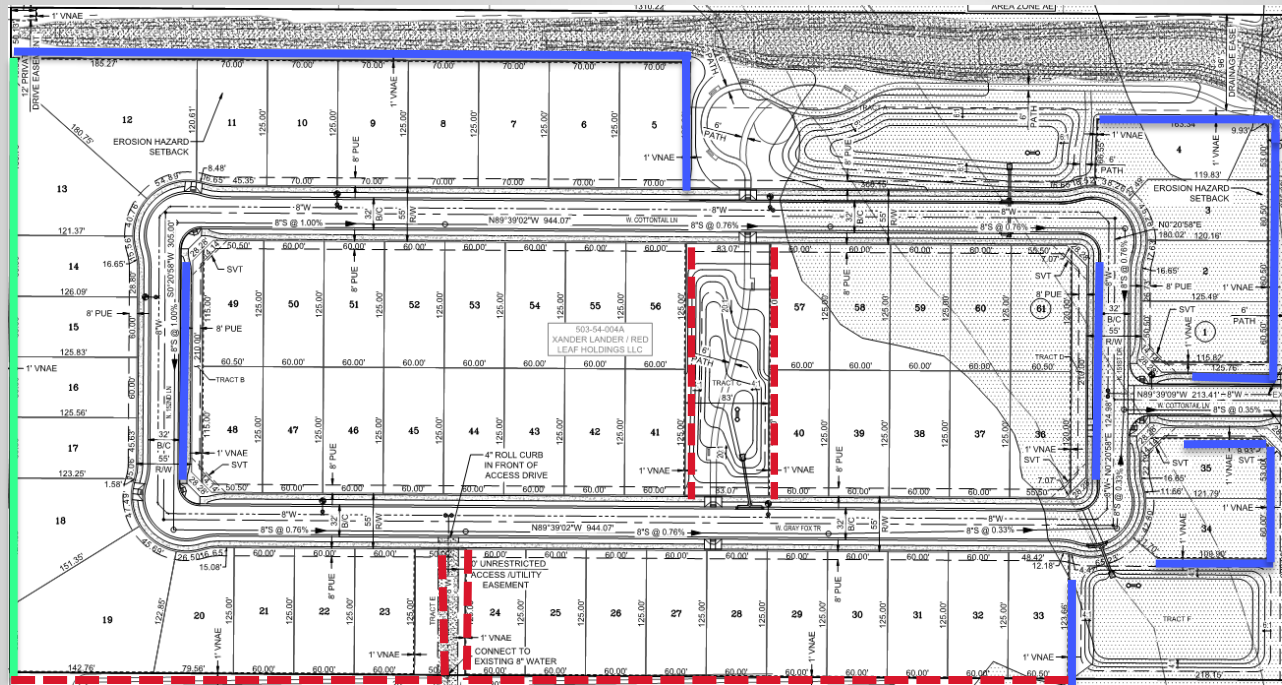
Tot Lot Area

Ramada

Seating Area



Walls





RECOMMENDATION

Staff recommends the Commission recommend Approval to the Mayor and City Council subject to stipulations 'a' – 'h'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Windstone Ranch North”, prepared by Atwell, and received 03/14/22.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Windstone Ranch North”, prepared by RVi, and received 03/11/2022.
- c. Prior to the City approving a final plat, site plan, or building permit within the property, applicant shall provide the City with a Notice of Payment from William Lyon Homes, Inc. (WLH) for the Happy Valley Road West (HVW) Buy-in Fee and the Water Buy-in Fee, all as described in the Rancho Mercado Supplemental Development Agreement (Regional Improvements Overlay Agreement).
- d. Prior to the City approving a final plat, site plan, or building permit within the property, applicant shall provide the City with a Notice of Payment from Paloma Creek Water Coordinator, LLC of the Buy-in Fee, as described in the Spa 2 East Water, Water Recharge, and Wastewater Agreement (Regional Improvements Overlay Agreement).
- e. Wastewater generated from this development will be treated at the SPA 2 Water Reclamation Facility that has a treatment capacity of 2 MGD. The current Phase I wastewater capacity has been fully allocated in the form of EDUs of wastewater capacity totaling 9,524 per the SPA 2 Water Reclamation Facility Capacity Allocation Agreement recorded as instrument NO. 201503548465, Records of Maricopa County, Arizona dated 5/20/2015.
- f. Submit proof of payment for SPA 2 sewer treatment capacity with the Final Plat.
- g. This property is subject to the SPA 2 Interceptor Agreement (Rec. No. 20090350621). Submit proof of payment to the City with the Final Plat.
- h. 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: May 5, 2022

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 Heritage Asante – Parcels 8 & 10” dated March 21, 2022, a property generally located west of Asante Drive and south of Pat Tillman Blvd. Case FS21-330.

Motion:

I move to recommend approval of the Preliminary Plat entitled “Preliminary Plat for Heritage Asante – Parcels 8 & 10” to the City Council subject to stipulations “a” through “c” as outlined in the staff report.

Background:

Diego Ortiz of Hilgart Wilson, LLC seeks approval of a Preliminary Plat for Heritage Asante Parcels 8 & 10. The proposal includes the subdivision of the 20.56 acre Parcel 8 of Heritage Asante into 88 single-family lots, for a density of 4.28 DU/Ac. Additionally, the 18.05 acre Parcel 10 of Heritage Asante is proposed to be subdivided into 83 single-family lots, for a density of 4.63 DU/Ac.

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 - FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - Staff Report 050522 PZ

2. 01 - FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - Vicinity Map
 3. 02 - FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - Zoning Map
 4. 03 - FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - Preliminary Plat
 5. 04 - FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - Prelim Landscape Plan
 6. 05 - FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - Prelim Wall Plan
 7. 06 - FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - Wall Details
 8. 07 - FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - Luke Letter
 9. FS21-330 Heritage Asante Parcels 8 & 10 Pre Plat - PowerPoint
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

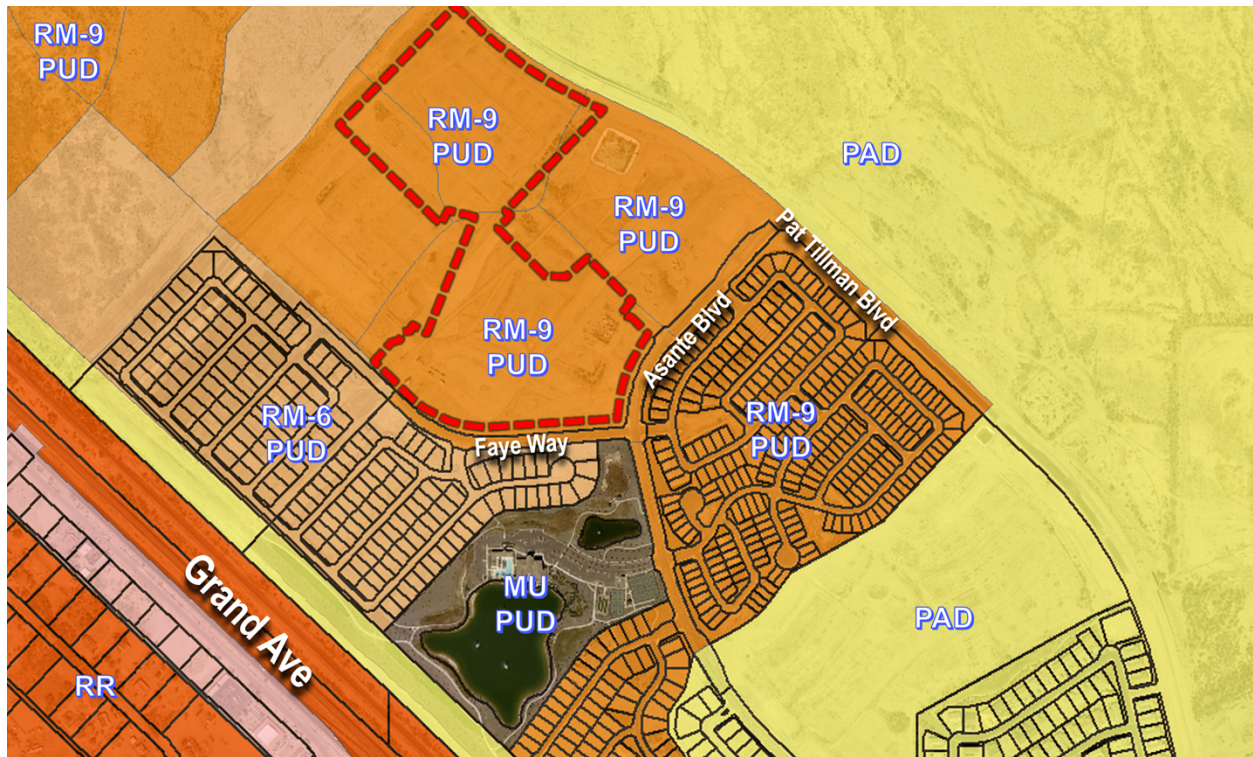
1 **Case:** **FS21-330**
2
3 **Project Name:** Heritage Asante Parcels 8 & 10
4
5 **Council District:** 1 - Acacia
6
7 **Planning and Zoning Date:** **May 5, 2022**
8
9 **Planner:** Trever Fleetham, AICP
10
11 **Owner:** LCD Asante, LLC
12
13 **Applicant:** Diego Ortiz with Hilgart Wilson, LLC
14
15 **Request:** Preliminary Plat for 171 single-family residential lots (Parcel 8: 88 lots;
16 Parcel 10: 83 lots)
17
18 **Site Location:** Generally located west of Asante Drive and south of Pat Tillman Blvd.
19 in a portion of Sections 11 and 12, Township 4 North, Range 2 West of
20 the Gila and Salt River Meridian, Maricopa County, Arizona.
21
22 **Site Size:** 38.61 gross acres (Parcel 8: 20.56 acres; Parcel 10: 18.05 acres)
23
24 **Gross Density:** Parcel 8: 4.28 DU/Ac.; Parcel 10: 4.63 DU/Ac.
25
26 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
27
28 **Support/Opposition:** None known
29
30 **Staff Recommendation:** Staff recommends the Commission move to recommend **approval** of
31 case FS21-330 to the City Council, subject to stipulations 'a' through 'c'.
32
33
34
35
36
37
38
39
40

PROJECT DESCRIPTION:

Hilgart Wilson, LLC, on behalf of LCD Asante, LLC, requests approval of a Preliminary Plat to allow for the development of single-family residential subdivisions on Parcels 8 & 10 of Heritage Asante, an active adult community generally located west of 163rd Avenue and north of Grand Avenue. Parcel 8 encompasses 20.56 gross acres and will include 88 lots. Parcel 10 encompasses 18.05 acres and will include 83 lots.

SURROUNDING LAND ZONING:

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



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.

April 28, 2021: The applicant filed a request for a Preliminary Plat under case FS21-330, the subject case.

February 18, 2022: The Community Development Director approved a minor zoning amendment to revise the development standards for the subject site under case FS21-1002.

ANALYSIS AND DISCUSSION:

The subject request involves a Preliminary Plat for Parcels 8 & 10 of Heritage Asante (Paradiso Asante), a 369.2 acre active adult community.

Parcel 8

The proposed plat includes 88 single-family residential lots located within the 20.56 acre Parcel 8. This equates to a density of 4.28 DU/Acre, which meets the PUD Overlay-approved density of 4.4 DU/Acre. The average lot size in Parcel 8 is 5,104 square feet, with minimum dimensions of 43.5' x 100'. This parcel includes 6.34 acres (30.84%) of open space, which includes areas for recreation and trail connections to the overall 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.

Parcel 10

The proposed plat includes 83 single-family residential lots located within the 18.05 acre Parcel 10. This equates to a density of 4.63 DU/Acre, which meets the PUD Overlay-approved density of 4.8 DU/Acre. The average lot size in Parcel 10 is 4,930 square feet, with minimum dimensions of 50' x 95'. This parcel includes 4.56 acres (25.25%) of open space, which includes areas for recreation and trail connections to the overall 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.

Development Standards

DEVELOPMENT STANDARDS TABLE – PER HERITAGE ASANTE PUD, FS-21-1002, OR SUBSEQUENT AMENDMENTS		
	PARCEL 10	PARCEL 8
ZONING	RM-9 PUD	RM-9 PUD
TYPICAL LOT	50'X90'	43.5'X100'
MIN. AREA	4,500	4,752
MIN. WIDTH	50'	43.5'
MIN. DEPTH	90'	100'
BUILDING SETBACKS (2)		
FRONT (2)	20'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)	20'/12' FOR LIVING AREA OR SIDE ENTRY GARAGE (6)
SIDE (2)	5'/5'	0'/5'
STREET SIDE (2)(3)	13'	13'
REAR (2)	10'	15'
REAR ADJ. TO ARTERIAL (2)(7)(8)	15'	20'
MIN. DISTANCE BETWEEN HOUSES	10'	0'/10'
BLDG. HEIGHT	30'	30'
LOT COVERAGE	70%	50%

Access

Primary access to Parcel 8 will be N. 174th Drive from W. Freedom Way and will have a connection to Parcel 9, as well as the future Parcel 7. Primary Access to Parcel 10 will be through the adjacent Parcel 9 development, with a secondary emergency ingress/egress onto Pat Tillman Blvd. Parcel 10 will also have a connection to the future Parcel 7 development.

Walls

The wall plans for Parcels 8 & 10 are consistent with Parcel 9 and the remainder of the Heritage Asante Development, as are the colors and materials for the theme walls, view fencing, builder walls, and columns.

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:

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 Department of Transportation (MCDOT) were included in the routing of this case. These agencies also indicate 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 FS21-1002.
- 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 'c' as outlined below:

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled "Preliminary Plat for Heritage Asante – Parcels 8 & 10", prepared by Hilgart Wilson, and received 03/21/2022.
- b. Landscaping of the site shall be consistent with the Landscape Plans entitled "Heritage Asante – Parcel 8 Preliminary Landscape Plan" and "Heritage Asante – Parcel 10 Preliminary Landscape Plan", prepared by SMP Environmental Design, and received 03/21/2022.
- 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 Vicinity Map
- 02 Zoning Map
- 03 Preliminary Plat
- 04 Preliminary Landscape Plan
- 05 Preliminary Wall Plan
- 06 Wall Details
- 07 Luke AFB Comments



VICINITY MAP

SITE

Parcel 10
18.05
Acres

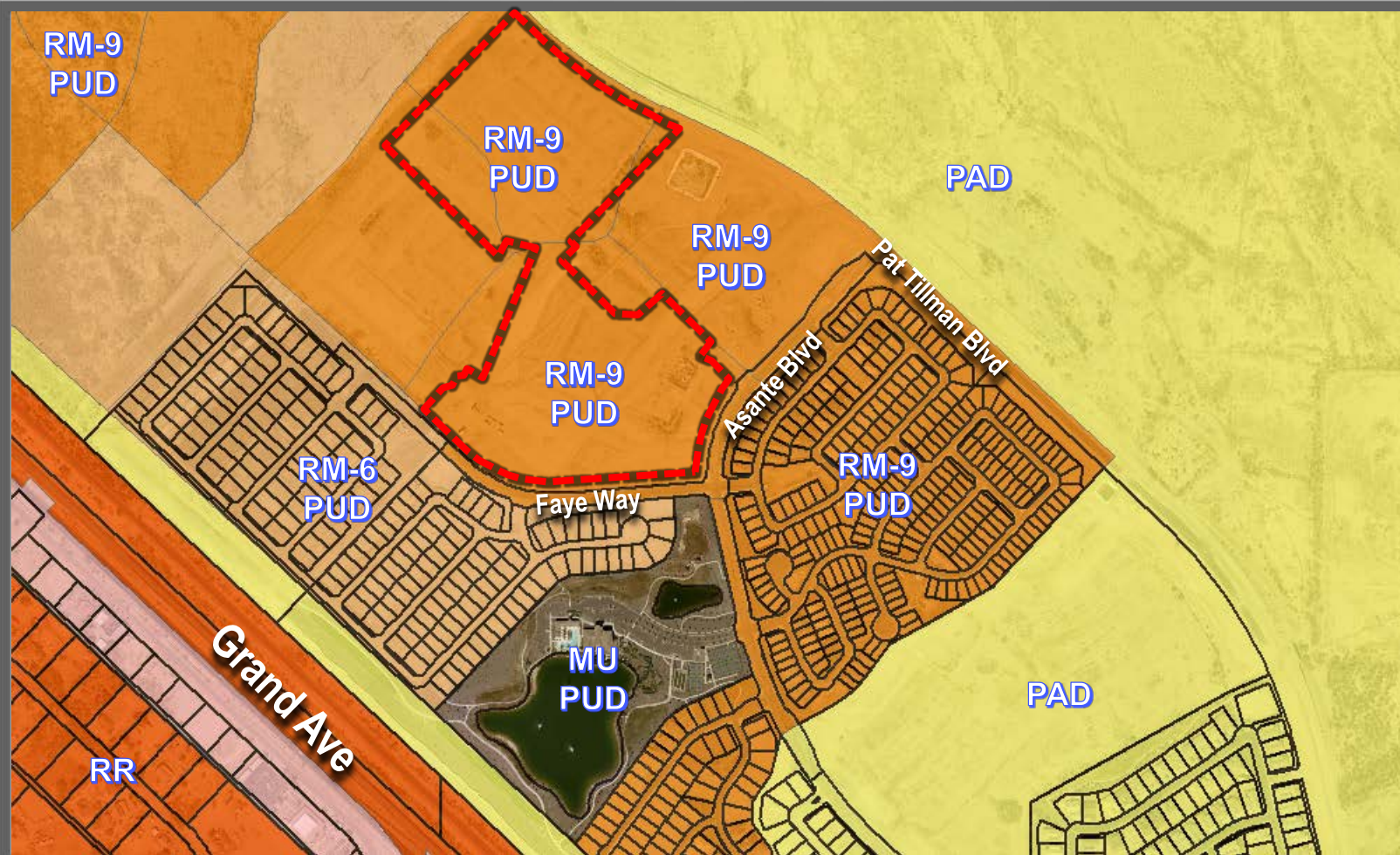
Parcel 8
20.56
Acres

Grand Ave

Faye Way

Asante Blvd
Pat Tillman Blvd

VICINITY MAP



ZONING

DEVELOPMENT STANDARDS TABLE - PER HERITAGE ASANITE PUD, FS-21-1002, OR SUBSEQUENT AMENDMENTS		
	PARCEL 10	PARCEL 8
ZONING	RM-9 PUD	RM-9 PUD
TYPICAL LOT	50'x90'	43.5'x100'
MIN. AREA	4,500	4,752
MIN. WIDTH	50'	43.5'
MIN. DEPTH	90'	100'
BUILDING SETBACKS (2)		
FRONT (2)	20'/12' FOR LIVING AREA OR SIDE DRIVEWAY GARAGE (6)	20'/12' FOR LIVING AREA OR SIDE DRIVEWAY GARAGE (6)
SIDE (2)	5'/15'	0'/15'
REAR (2)	15'	15'
REAR ADJ. TO ARTERIAL (2)(7)(8)	15'	20'
MIN. DISTANCE BETWEEN HOUSES	10'	0'/10'
INDIC. HEIGHT	30'	30'
LOT COVERAGE	70%	50%

- (2) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCRUSCH NO MORE THAN 2' 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 & 2 LOT HOMES.
- (3) DOES NOT APPLY IF LANDSCAPE TRACT IS USED (P) 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 SINGLE-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 WIDTH OF THE TWO SIDE SETBACKS APPLICABLE TO THE HOUSE OR STRUCTURE SHALL BE ON THE SIDE WHICH ABUTS THE ARTERIAL STREET AND SHALL BE NOTED 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 OTHERWISE 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').

OPEN SPACE (USAGE SUMMARY TABLE)		
	PARCEL 8	PARCEL 10
ACTIVE OPEN SPACE AREA (ACRES)	1.30	1.45
PASSIVE OPEN SPACE AREA (ACRES)	4.98	3.10
NATURAL OPEN SPACE AREA (ACRES)	0	0

PARCEL 8		
TRACT	AREA (ACRES)	USE
TRACT A	3.7025	PRIVATE ACCESSWAY, WATER & SENIOR EASEMENT.
TRACT B	2.7479	COMMON AREA, DRAINAGE, ACTIVE & PASSIVE.
TRACT C	1.6548	COMMON AREA, DRAINAGE, ACTIVE & PASSIVE.
TRACT D	1.7318	COMMON AREA, DRAINAGE, PASSIVE.
TRACT E	0.0417	COMMON AREA, PASSIVE.
TRACT F	0.0420	COMMON AREA, PASSIVE.
TRACT G	0.0709	COMMON AREA, PASSIVE.
TRACT H	0.0225	COMMON AREA, PASSIVE.
TRACT I	0.0282	COMMON AREA, PASSIVE.

PARCEL 10		
TRACT	AREA (ACRES)	USE
TRACT A	3.6155	PRIVATE ACCESSWAY, WATER & SENIOR EASEMENT.
TRACT B	1.3516	COMMON AREA, DRAINAGE, ACTIVE & PASSIVE.
TRACT C	2.9431	COMMON AREA, DRAINAGE, WATER EASEMENT, PRIVATE ACCESSWAY, ACTIVE & PASSIVE.
TRACT D	0.0367	COMMON AREA, PASSIVE.
TRACT E	0.0367	COMMON AREA, PASSIVE.
TRACT F	0.0404	COMMON AREA, PASSIVE.
TRACT G	0.0367	COMMON AREA, PASSIVE.
TRACT H	0.0195	COMMON AREA, PASSIVE.
TRACT I	0.0195	COMMON AREA, PASSIVE.
TRACT J	0.0367	COMMON AREA, PASSIVE.
TRACT K	0.0367	COMMON AREA, PASSIVE.
TRACT L	0.4827	FUTURE WELL SITE

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

SITE SUMMARY TABLE		
	PARCEL 8	
OVERALL GROSS AREA (ACRES)	20.36	
OVERALL NET AREA (ACRES)	20.56	
TOTAL NUMBER OF LOTS: SINGLE FAMILY	88	
TOTAL OPEN SPACE (ACRES)	6.34	
TOTAL PERCENTAGE OF OPEN SPACE (%)	30.84%	
MINIMUM LOT SIZE (SF)	4,780	
AVERAGE LOT SIZE (SF)	5,104	
MINIMUM LOT SIZE (SF)	7,499	
MINIMUM LOT WIDTH (FT)	43.5'	
MINIMUM LOT DEPTH (FT)	100'	
DENSITY (DU/AC): PER GROSS AREA	4.28	
TAX ASSESSORS PARCEL NUMBER	503-73-771C	

SITE SUMMARY TABLE		
	PARCEL 10	
OVERALL GROSS AREA (ACRES)	18.05	
OVERALL NET AREA (ACRES)	18.05	
TOTAL NUMBER OF LOTS: SINGLE FAMILY	83	
TOTAL OPEN SPACE (ACRES)	4.56	
TOTAL PERCENTAGE OF OPEN SPACE (%)	25.25%	
MINIMUM LOT SIZE (SF)	4,750	
AVERAGE LOT SIZE (SF)	4,930	
MINIMUM LOT SIZE (SF)	7,499	
MINIMUM LOT WIDTH (FT)	50'	
MINIMUM LOT DEPTH (FT)	90'	
DENSITY (DU/AC): PER GROSS AREA	4.83	
TAX ASSESSORS PARCEL NUMBER	503-73-771C	

LEGEND

- BOUNDARY LINE
CENTER LINE
RIGHT OF WAY
PARCEL LINE
SHORT MOBILITY EASEMENT
ASSESSOR PARCEL NUMBER
PUBLIC UTILITY EASEMENT
RIGHT-OF-WAY
VEHICLE NON-ACCESS EASEMENT
NAME
MARICOPA COUNTY RECORDS
FLOW ARROW
4" ROLL CURB & GUTTER
6" ROLL CURB & GUTTER
VERTICAL CURB & GUTTER
5' CURB TRANSITION
PERMETER THEME WALL (SEE LANDSCAPE PLANS)
THEME WALL PANEL (SEE LANDSCAPE PLANS)
PARTIAL VIEW WALL (SEE LANDSCAPE PLANS)
REINFORCED WALL (SEE LANDSCAPE PLANS)
NEW FENCE WITH 4' GATE (SEE LANDSCAPE PLANS)
SOUND WALL (SEE LANDSCAPE PLANS)

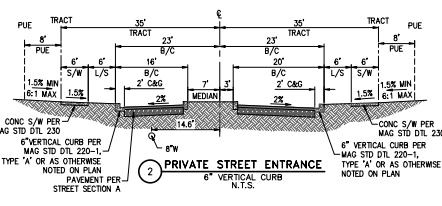
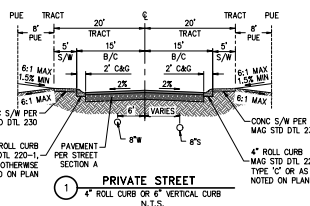
PARCEL 8

LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	5462	0.125	46	4830	0.111
2	5423	0.124	47	4830	0.111
3	4846	0.111	48	4830	0.111
4	4842	0.111	49	4830	0.111
5	4857	0.112	50	4830	0.111
6	4857	0.112	51	4835	0.111
7	4857	0.112	52	8104	0.186
8	5392	0.124	53	6840	0.157
9	5402	0.124	54	5676	0.130
10	4849	0.111	55	5649	0.130
11	4849	0.111	56	4860	0.112
12	4849	0.111	57	4860	0.112
13	4849	0.111	58	4860	0.112
14	4846	0.111	59	4860	0.112
15	5363	0.123	60	4860	0.112
16	5441	0.125	61	4860	0.112
17	5022	0.115	62	4865	0.112
18	5023	0.115	63	5072	0.116
19	4839	0.111	64	8110	0.186
20	5386	0.124	65	4831	0.111
21	5390	0.124	66	4832	0.111
22	5390	0.124	67	4832	0.111
23	4830	0.111	68	4832	0.111
24	4830	0.111	69	5553	0.127
25	4830	0.111	70	6134	0.141
26	4830	0.111	71	4891	0.112
27	5130	0.118	72	4841	0.111
28	5300	0.122	73	5066	0.116
29	6647	0.153	74	5488	0.126
30	4830	0.111	75	5454	0.125
31	4830	0.111	76	5262	0.121
32	4830	0.111	77	4966	0.114
33	4830	0.111	78	4966	0.114
34	4830	0.111	79	4966	0.114
35	4830	0.111	80	4966	0.114
36	4830	0.111	81	4996	0.115
37	4830	0.111	82	6627	0.152
38	4830	0.111	83	7498	0.172
39	4830	0.111	84	7416	0.170
40	6884	0.158	85	5001	0.115
41	4830	0.111	86	5060	0.116
42	4830	0.111	87	4830	0.111
43	4830	0.111	88	4780	0.110
44	4830	0.111			
45	4830	0.111			

PARCEL 10

LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	4795	0.110
2	4795	0.109
3	4795	0.109
4	4795	0.109
5	4795	0.109
6	4795	0.109
7	4795	0.109
8	4795	0.109
9	4795	0.110
10	4795	0.110
11	4795	0.109
12	4795	0.109
13	4795	0.109
14	4795	0.109
15	4795	0.109
16	4795	0.109
17	4795	0.109
18	4795	0.110
19	4890	0.112
20	4795	0.109
21	4795	0.109
22	4795	0.109
23	4795	0.109
24	4795	0.109
25	4795	0.109
26	4795	0.109
27	5035	0.116
28	5035	0.116
29	5035	0.116
30	6289	0.144
31	5886	0.128
32	5035	0.116
33	5035	0.116
34	5035	0.116
35	4795	0.109
36	4795	0.109
37	4795	0.109
38	4795	0.109
39	4795	0.109
40	4795	0.109
41	4795	0.109
42	4890	0.112

LOT TABLE	
LOT NO.	AREA (SQ.FT)
43	4795
44	4795
45	4795
46	4795
47	4795
48	4795
49	4795
50	4795
51	4795
52	4795
53	4795
54	4795
55	4795
56	4795
57	4795
58	4795
59	4795
60	4795
61	4942
62	5000
63	5000
64	5000
65	5000
66	4960
67	5011
68	7650
69	7499
70	5776
71	4795
72	4795
73	4795
74	4795
75	4795
76	4795
77	4795
78	4992
79	4865
80	5928
81	5030
82	5050
83	5139

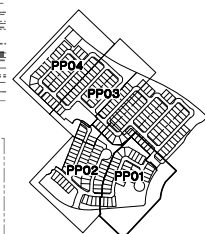
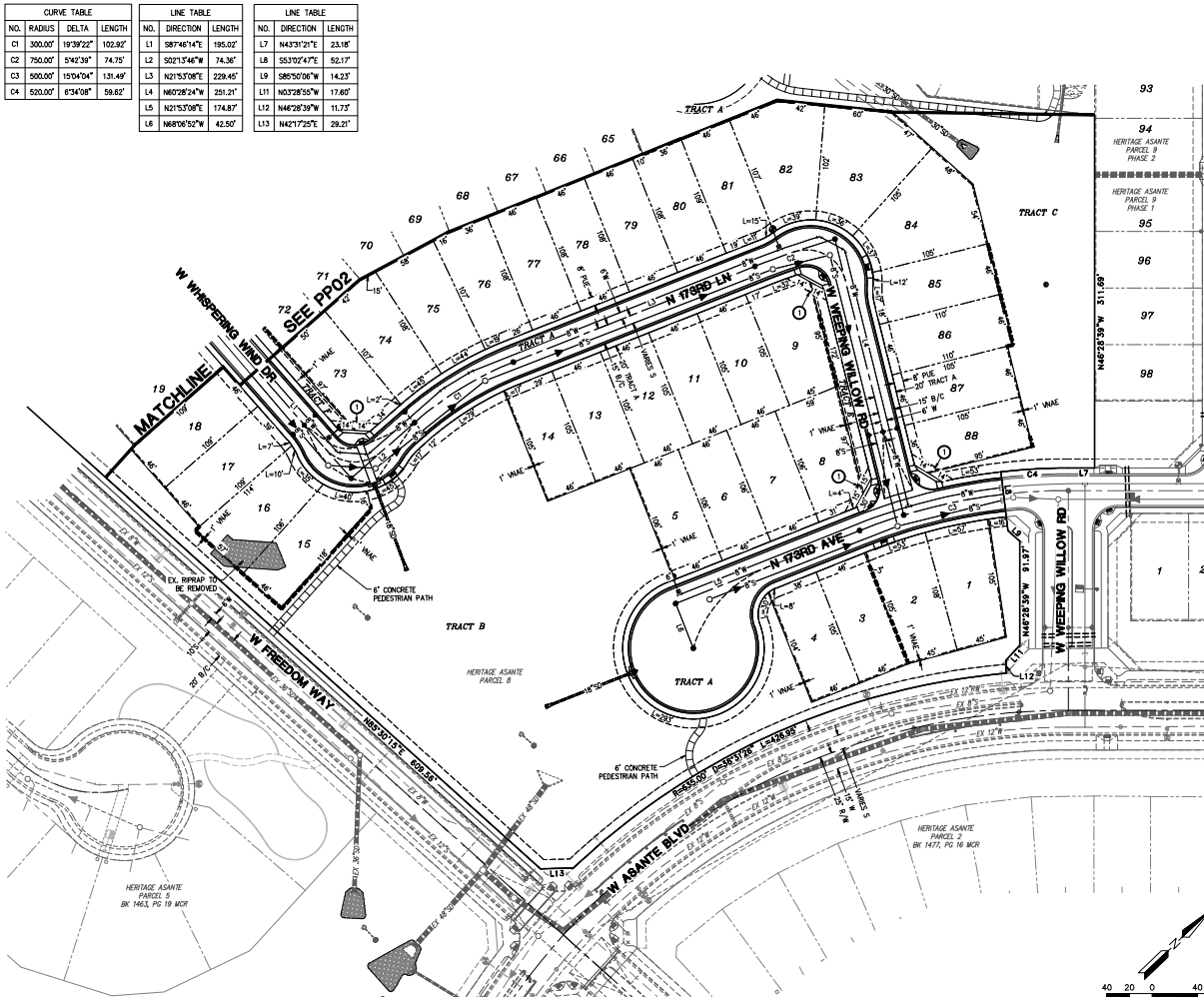


HERITAGE ASANITE - PARCELS 8 & 10
ASANITE BOULEVARD & FREEDOM WAY
SURPRISE, ARIZONA

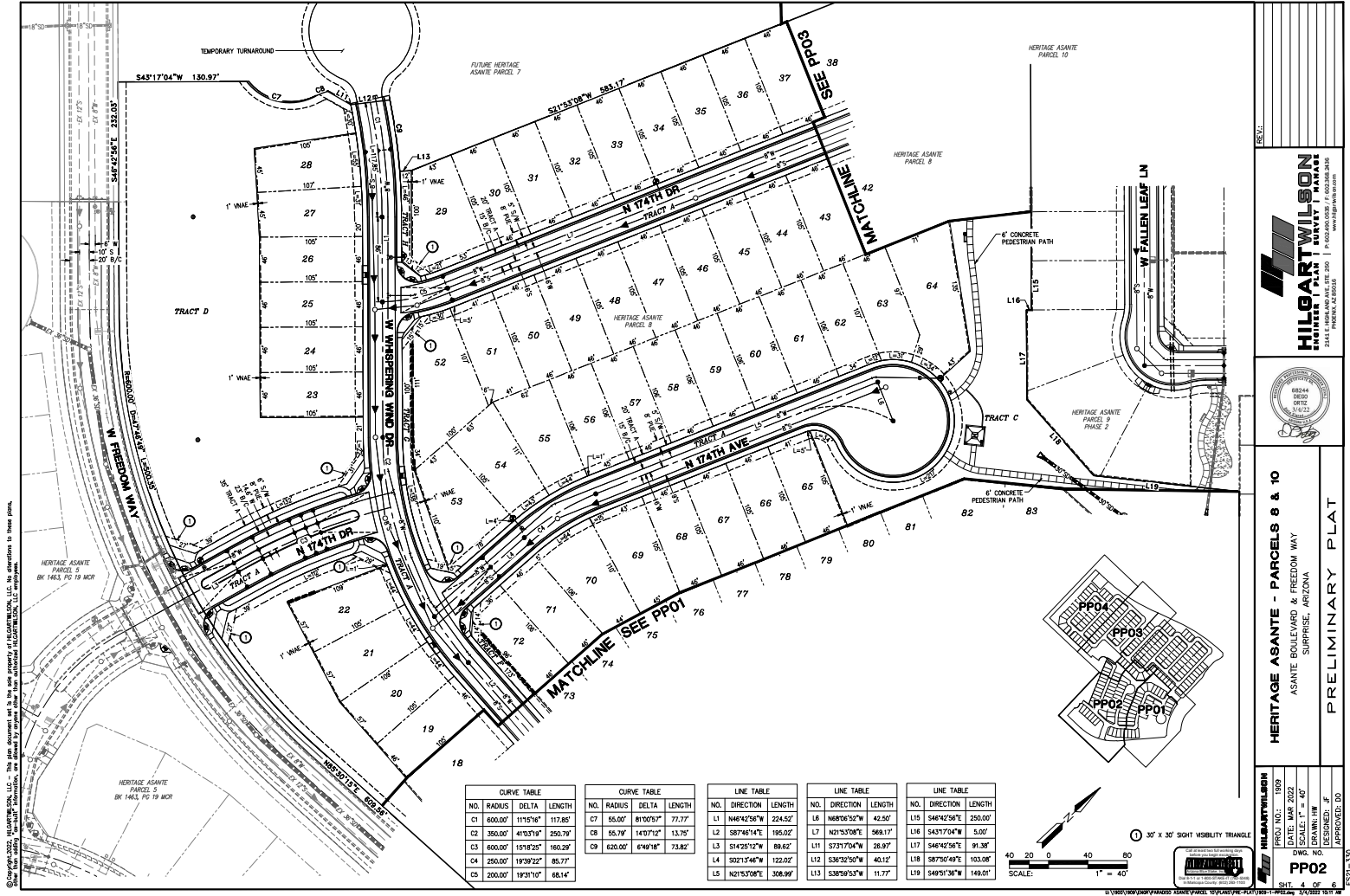
PROJ. NO.: 1909
DATE: JAN 2022
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

CSV02
SHT. 2 OF 6
FS21-330

CURVE TABLE			LINE TABLE		LINE TABLE			
NO.	RADIUS	LENGTH	NO.	DIRECTION	LENGTH	NO.	DIRECTION	LENGTH
C1	300.0'	19°32'22" 10.92'	L1	S87°41'46"E	195.02'	L7	N43°31'21"E	23.18'
C2	750.0'	5°42'39" 74.75'	L2	S20°15'46"W	74.36'	L8	S53°02'47"E	52.17'
C3	500.0'	15°04'04" 131.49'	L3	N21°53'06"E	229.45'	L9	S85°50'06"W	142.23'
C4	520.0'	6°34'08" 59.62'	L4	N60°28'24"W	251.21'	L10	N3°28'55"W	17.60'
			L5	N28°05'16"E	174.87'	L11	N46°28'39"E	119.23'
			L6	M86°05'52"W	42.50'	L12	N41°17'25"E	27.71'



 HILGART WILSON 2311 E. HUGHSON AVE. STE. 250 P: 602.680.0389 F: 602.680.3448 1100 W. WASHINGTON AVE. STE. 100 P: 602.680.0389 F: 602.680.3448	HERITAGE ASANTE - PARCELS 8 & 10 ASANTE BOULEVARD & FREEDOM WAY SURPRISE, ARIZONA			 HILGART WILSON ENGINEERING 2311 E. HUGHSON AVE. STE. 250 P: 602.680.0389 F: 602.680.3448 1100 W. WASHINGTON AVE. STE. 100 P: 602.680.0389 F: 602.680.3448	REV:
	PROJECT NO.: 1909 DATE: MAR 2022 SCALE: 1" = 40' DRAWN: HW DESIGNED: JF APPROVED: DO	PP01 PRELIMINARY PLAT			



HILGART WILSON

234 E. LUGAN AVENUE, STE. 200
PHOENIX, AZ 85010

HERITAGE ASANTE - PARCELS 8 & 10

ASANTE BOULEVARD & FREEDOM WAY
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGART WILSON

PROJ. NO.: 1909

DATE: MAY 2022

DESIGNED BY: JAW

DRAWN BY: JAW

DESIGNED: JAW

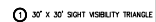
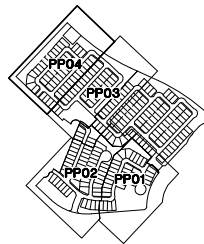
APPROVED: DO

PP02

SHEET 4 OF 6

FS21-330

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S21-330



TREE PLANTING LEGEND		
SYMBOL	BOTANICAL/COMMON NAME	SIZE
	<i>Cercidium 'Desert Museum'</i> PALO VERDE	36" BOX STANDARD
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX STANDARD LOW BRANCH
	<i>Pistacia c. 'Red Push'</i> RED PUSH PISTACHE	24" BOX STANDARD
	<i>Prosopis g. 'Maverick'</i> HONEY MESQUITE	24" BOX STANDARD LOW BRANCH
	<i>Quercus virginiana 'Heritage'</i> HERITAGE LIVE OAK	24" BOX STANDARD
	<i>Ulmus parvifolia 'Drake'</i> DRAKE ELM	24" BOX STANDARD

SHRUB PLANTING LEGEND		
SYMBOL	BOTANICAL/COMMON NAME	MINIMUM SPACING
	AGAVE A 'MEDIOPICTA ALBA' CENTURY PLANT	5 GAL. 5'-0" O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL. 5'-0" O.C.
	BOUTELOUA G. BLONDE AMBITION ¹ GRAMA GRASS	1 GAL. 3'-0" O.C.
	CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL. 8'-0" O.C.
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL. 5'-0" O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL. 3'-0" O.C.
	LEUCOPHYLLUM LANGIAMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL. 5'-0" O.C.
	MUHLENBERGIA C. REGAL MIST ¹ BULL GRASS	1 GAL. 3'-0" O.C.
	MYRTUS COMMUNIS MYRTLE	5 GAL. 5'-0" O.C.
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWF OLIVE	5 GAL. 5'-0" O.C.
	PENNISETUM 'HA MELN' DWARF FOUNTAIN GRASS	1 GAL. 3'-0" O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL. 5'-0" O.C.
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL. 24" O.C.
	TURF MIDIRON SOD	
	DECOMPOSED GRANITE - 'DESERT VERDE' ³ SCREENED (BROWN TO MATCH ADJACENT SUBDIVISIONS)	
SVT = SIGHT VISIBILITY TRIANGLE		

IRRIGATION WATER SOURCE: HERITAGE ASANTE MASTER IRRIGATION SYSTEM (RECLAIMED WATER)

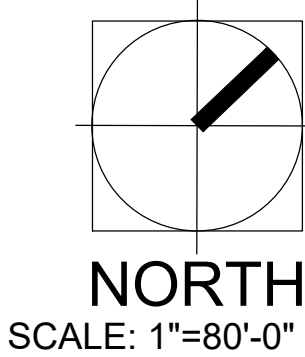
TURF PEAK SEASON DEMAND (GDP) = 1,930 gdp
NON-TURF PEAK SEASON DEMAND (GDP) = 17,787 gdp
TOTAL ANNUAL DEMAND = 12.20 AC-FT OR 3,975,382 gallons

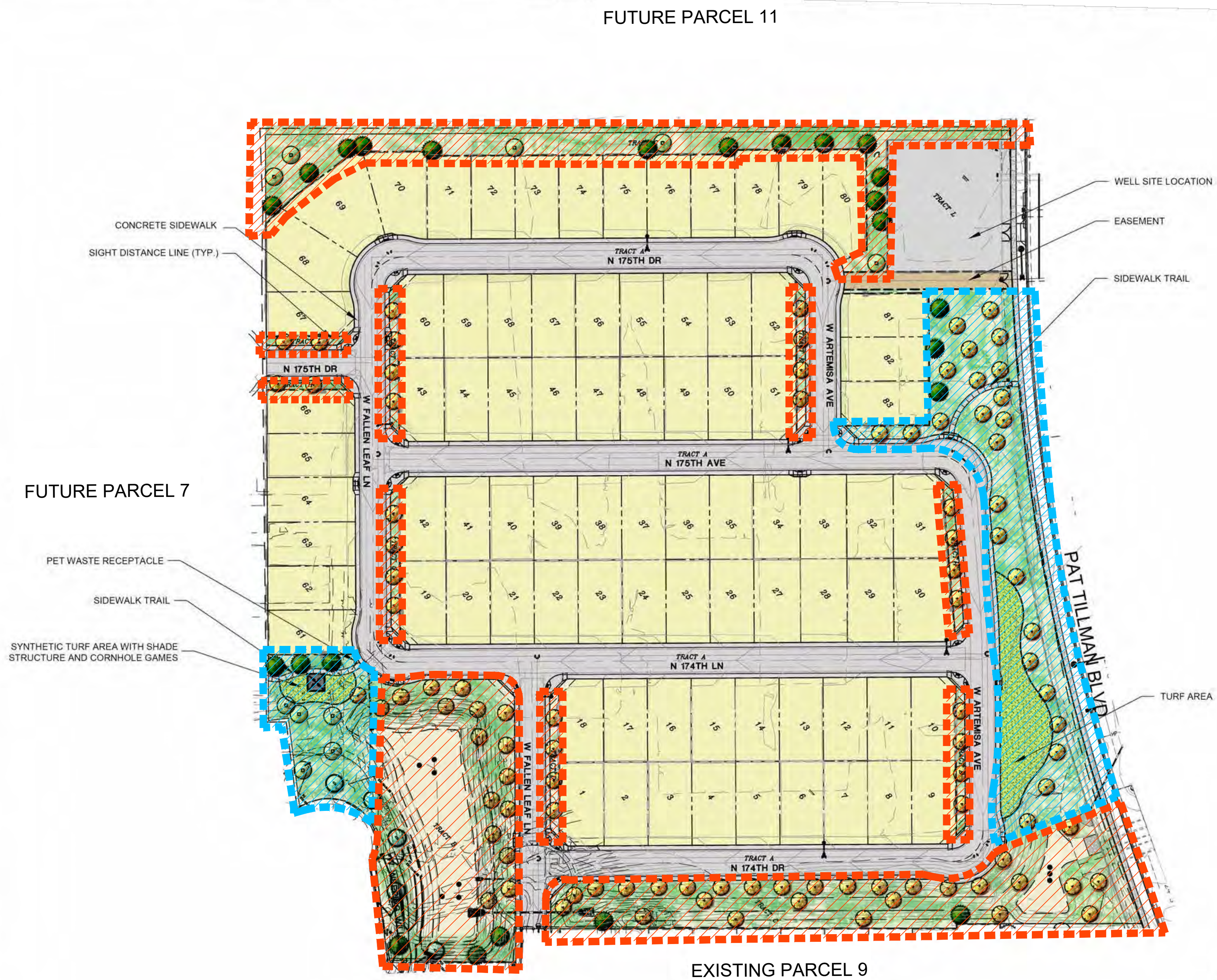
TOTAL PROJECT AREA: 896,156 SQ FT (20.5 ACRES)
TOTAL PLANTING AREAS: 292,038 FT (32% OF PROJECT AREA)
TOTAL NON-TURF PLANTING AREA: 275,278 SQ FT
TOTAL TURF AREA : 3,760SQ FT (1.3% OF PLANTING AREAS)

HERITAGE ASANTE - PARCEL 8 Preliminary Landscape Plan

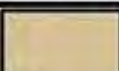
Lennar Homes | Surprise, AZ | March 17, 2022

SURPRISE CASE #FS21-330





TREE PLANTING LEGEND		
SYMBOL	BOTANICAL/ COMMON NAME	SIZE
	<i>Fraxinus v. 'Rio Grande'</i> ARIZONA ASH	24" BOX STANDARD
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX STANDARD LOW BRANCH
	<i>Prosopis g. 'Maverick'</i> HONEY MESQUITE	24" BOX STANDARD LOW BRANCH
	<i>Quercus virginiana 'Heritage'</i> HERITAGE LIVE OAK	24" BOX STANDARD

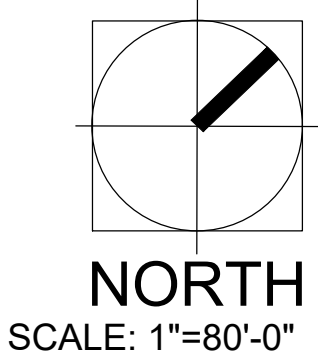
SHRUB PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING
	AGAVE A 'MEDIOPICTA ALBA' CENTURY PLANT	5 GAL.	5'-0" O.C.
	BOUGAINVILLE 'TORCH GLOW' TORCH GLOW BOUGAINVILLE	5 GAL.	5'-0" O.C.
	BOUTELOUA G. BLONDE AMBITION' GRAMA GRASS	1 GAL.	3'-0" O.C.
	CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL.	8'-0" O.C.
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'-0" O.C.
	LEUCOPHYLLUM LANGIAMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	5'-0" O.C.
	MUHLENBERGIA E. 'EL TORO' BULL GRASS	1 GAL.	3'-0" O.C.
	MYRTUS COMMUNIS MYRTLE	5 GAL.	5'-0" O.C.
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWF OLIVE	5 GAL.	5'-0" O.C.
	PENNISETUM 'HAMELN' DWARF FOUNTAIN GRASS	1 GAL.	3'-0" O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL.	24" O.C.
	TURF MIDIRON SOD		
	DECOMPOSED GRANITE - 'DESERT VERDE' 3" 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) = 2,252 gdp
NON-TURF PEAK SEASON DEMAND (GDP) = 11,623 gdp
TOTAL ANNUAL DEMAND = 8.58 AC-FT OR 2,795,802 gallons

TOTAL PROJECT AREA: 773,400 SQ FT (17.7 ACRES)
TOTAL PLANTING AREAS: 192,276 SQ FT (24.8% OF PROJECT AREA)
TOTAL NON-TURF PLANTING AREA: 182,510 SQ FT
TOTAL TURF AREA : 9,757 SQ FT (5% OF PLANTING AREAS)

ACTIVE OPEN SPACE: 32% (1.45 ACRES)
 PASSIVE OPEN SPACE: 68% (3.1 ACRES)



HERITAGE ASANTE - PARCEL 10 Preliminary Landscape Plan

Lennar Homes | Surprise, AZ | March 18, 2022

SURPRISE CASE #FS21-330





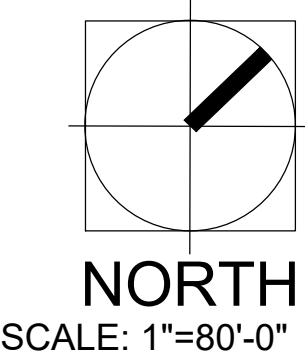
TREE PLANTING LEGEND		
SYMBOL	BOTANICAL/ COMMON NAME	SIZE
	<i>Fraxinus v. 'Rio Grande'</i> ARIZONA ASH	24" BOX STANDARD
	<i>Pinus eldarica</i> MONDEL PINE	24" BOX STANDARD LOW BRANCH
	<i>Prosopis g. 'Maverick'</i> HONEY MESQUITE	24" BOX STANDARD LOW BRANCH
	<i>Quercus virginiana 'Heritage'</i> HERITAGE LIVE OAK	24" BOX STANDARD

SHRUB PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING
	AGAVE A 'MEDIOPICTA ALBA' CENTURY PLANT	5 GAL.	5'-0" O.C.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.
	BOUTELOUA G. BLONDE AMBITION ¹ GRAMA GRASS	1 GAL.	3'-0" O.C.
	CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL.	8'-0" O.C.
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	3'-0" O.C.
	LEUCOPHYLLUM LANGIAMANIAE 'RIO BRAVO' RIO BRAVO SAGE	5 GAL.	5'-0" O.C.
	MUHLENBERGIA E. 'EL TORO' BULL GRASS	1 GAL.	3'-0" O.C.
	MYRTUS COMMUNIS MYRTLE	5 GAL.	5'-0" O.C.
	OLEA EUROPAEA 'MONTRA' LITTLE OLLIE DWF OLIVE	5 GAL.	5'-0" O.C.
	PENNISETUM 'HA MELN' DWARF FOUNTAIN GRASS	1 GAL.	3'-0" O.C.
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.
	TEUCRIUM CHAMAEDRYS WALL GERMANDER	1 GAL.	24" O.C.
	TURF MIDIRON SOD		
	DECOMPOSED GRANITE - 'DESERT VERDE' ^{3/4} 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) = 2,252 gdp
NON-TURF PEAK SEASON DEMAND (GDP) = 11,623 gdp
TOTAL ANNUAL DEMAND = 8.58 AC-FT OR 2,795,802 gallons

TOTAL PROJECT AREA: 773,400 SQ FT (17.7 ACRES)
TOTAL PLANTING AREAS: 192,276 SQ FT (24.8% OF PROJECT AREA)
TOTAL NON-TURF PLANTING AREA: 182,510 SQ FT
TOTAL TURF AREA : 9,757 SQ FT (5% OF PLANTING AREAS)



HERITAGE ASANTE - PARCEL 10 Preliminary Landscape Plan

Lennar Homes | Surprise, AZ | March 17, 2022

SURPRISE CASE #FS21-330





WALL LEGEND

- PROJECT THEME WALL
- THEME WALL PANEL
- THEME PILASTER
- 5' VIEW FENCE
- RETAINING WALL (BY CIVIL)
- CONCRETE MOWCURB

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 PA 8

Lot	Location	Side	Exposed Wall Height
2	South	Interior of lot	6.00
3	North	Interior of lot	7.50
9	North	Interior of lot	7.50
9	South	Exterior at Tract	6.00
15	South	Interior of lot	6.00
15	North	Exterior at Tract	7.50
16	South	Interior of lot	6.00
16	North	Exterior at Tract	7.50
22	West	Interior of lot	7.50
22	East	Exterior at Tract	6.00
40	North	Interior of lot	7.50
40	South	Exterior at Tract	6.00
52	South	Interior of lot	6.00
52	North	Exterior at Tract	7.50
72	South	Interior of lot	6.00
72	North	Exterior at Tract	7.00
85	North	Interior of lot	6.00
85	South	Exterior at Tract	7.00
86	North	Interior of lot	6.00
86	South	Exterior at Tract	7.00
88	North	Interior of lot	6.00
88	South	Exterior at Tract	7.00

HERITAGE ASANTE - PARCEL 8 Preliminary Wall Plan

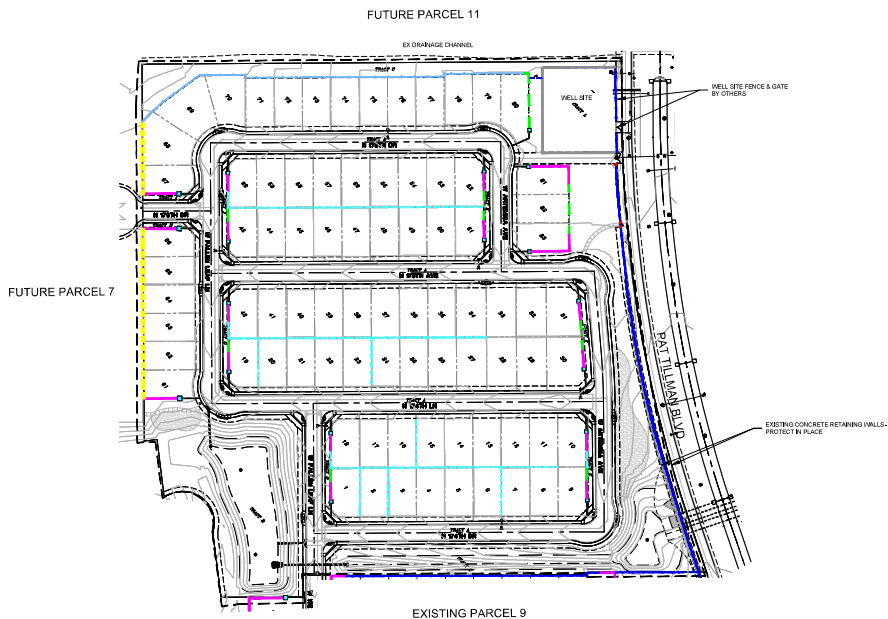
Lennar Homes | Surprise, AZ | November 17, 2021



SURPRISE CASE #FS21-330

RETAINING WALL, SCREEN OR BUILDER WALL MATRIX
PA 10

Lot	Location	Side	Exposed Wall Height
1	Northwest	Interior of lot	8.00
1	Northeast	Interior of lot	7.50
2	Southwest	Interior of lot	6.50
2	Northwest	Interior of lot	8.00
2	Northeast	Interior of lot	7.50
3	Southwest	Interior of lot	6.50
3	Northwest	Interior of lot	8.00
4	Northwest	Interior of lot	8.00
5	Northwest	Interior of lot	8.00
6	Northwest	Interior of lot	8.00
6	Northeast	Interior of lot	7.50
7	Southwest	Interior of lot	6.50
10	Northeast	Interior of lot	6.00
10	Southwest	Exterior at Tract	7.50
13	Southeast	Interior of lot	6.00
14	Southeast	Interior of lot	6.00
15	Southeast	Interior of lot	6.00
15	Southwest	Interior of lot	6.50
16	Northeast	Interior of lot	7.50
16	Southeast	Interior of lot	6.00
17	Southeast	Interior of lot	6.00
18	Southeast	Interior of lot	6.00
18	Southwest	Interior of lot	6.00
18	Northeast	Exterior at Tract	8.00
20	Northwest	Interior of lot	8.00
21	Northwest	Interior of lot	8.00
22	Northwest	Interior of lot	8.00
23	Northwest	Interior of lot	8.00
23	Northeast	Interior of lot	7.50
24	Southwest	Interior of lot	6.50
27	Northwest	Interior of lot	8.00
34	Southeast	Interior of lot	6.00
38	Southeast	Interior of lot	6.00
39	Southeast	Interior of lot	6.00
40	Southeast	Interior of lot	6.00
41	Southeast	Interior of lot	6.00
42	Southwest	Interior of lot	6.00
42	Northeast	Exterior at Tract	7.50
43	Southwest	Interior of lot	6.00
43	Northeast	Exterior at Tract	7.00
60	Southwest	Interior of lot	6.00
60	Northeast	Interior of lot	8.00



WALL LEGEND

- PROJECT THEME WALL
- THEME WALL PANEL
- THEME PILASTER
- 6' VIEW FENCE
- 5' VIEW FENCE
- BUILDER WALL
- HERITAGE PROJECT COLUMN
- TUBULAR STEEL MAINTENANCE ACCESS GATE
- TUBULAR STEEL PEDESTRIAN GATE
- RETAINING WALL (BY CIVIL)
- CONCRETE MOWCURB

NOTE:
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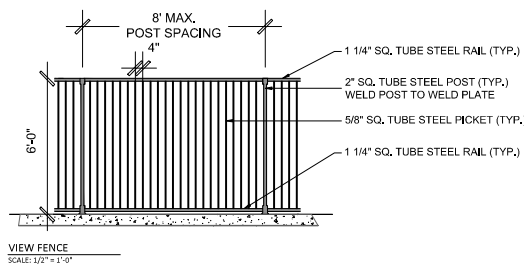
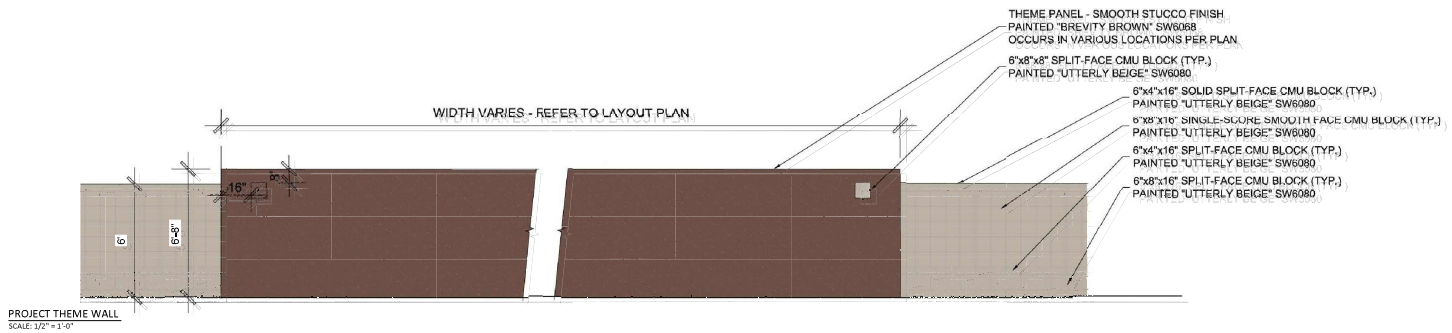
NOTE:
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4-01 AND 4-02

HERITAGE ASANTE - PARCEL 10 Preliminary Wall Plan

Lennar Homes | Surprise, AZ | November 17, 2021

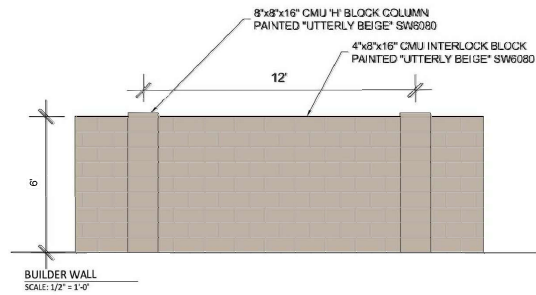
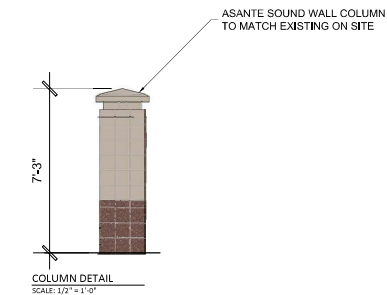
SURPRISE CASE #FS21-330





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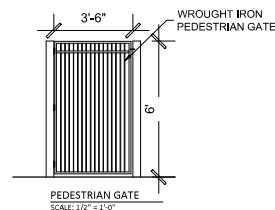
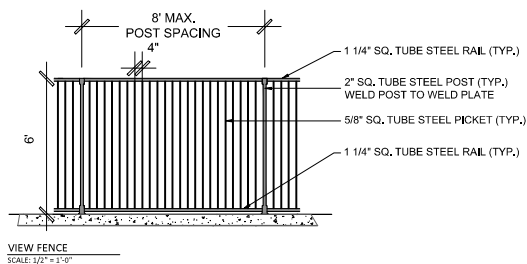
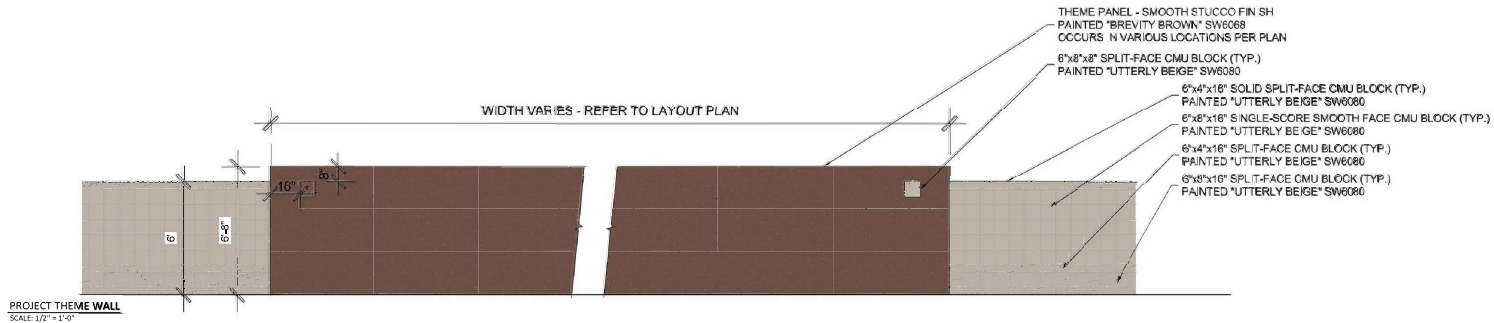
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HERITAGE ASANTE - Parcel 8 Preliminary Wall Details

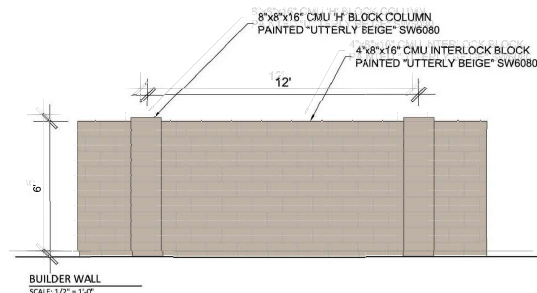
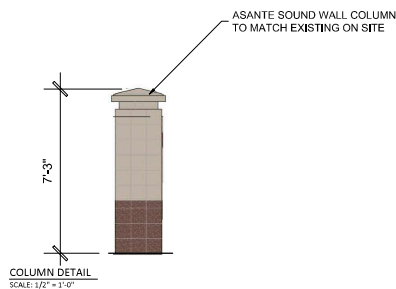
Lennar Homes | Surprise, AZ | November 17, 2021

SURPRISE CASE #FS21-330



NOTE:
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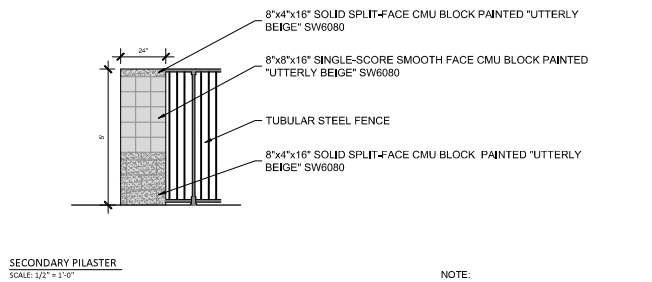
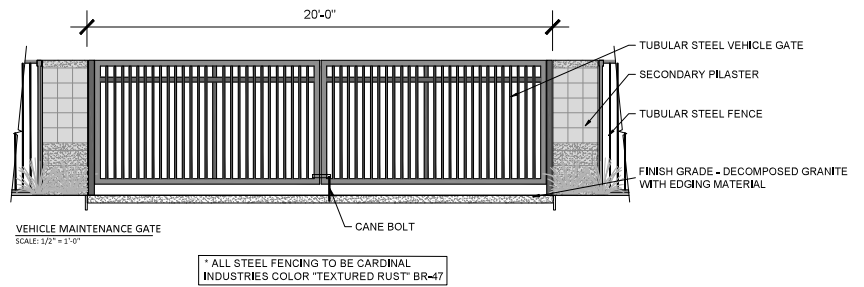
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HERITAGE ASANTE - Parcel 10 Preliminary Wall Details

Lennar Homes | Surprise, AZ | November 17, 2021

SURPRISE CASE #FS21-330



NOTE:
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4-02



HERITAGE ASANTE - Parcel 10 Preliminary Wall Details (Continued)

Lennar Homes | Surprise, AZ | November 17, 2021

SURPRISE CASE #FS21-330



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

10 May 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: FS21-330; Heritage Asante Parcels 8 and 10 (APN: 503-73-771B)

Dear Ms. Flores

Thank you for the opportunity to provide comments on the Preliminary Plat Application for Heritage Asante Parcels 8 and 10. The site is located on 38 acres of undeveloped land located at Asante Blvd and Freedom Way in Surprise, AZ and is part of the larger 2,105 acre, mixed use Asante North Master Planned Development. This request is to develop 173 single-family homes for an overall density of 4.55 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.

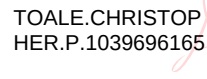
In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL as follows: a maximum 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 4.55 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.CHRISTOP
HER.P.1039696165



Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.05.10 22:37:48 -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



Heritage Asante Parcels 8 & 10 Preliminary Plat

Planning & Zoning Commission

May 5, 2022



VICINITY MAP

SITE

Parcel 10
18.05
Acres

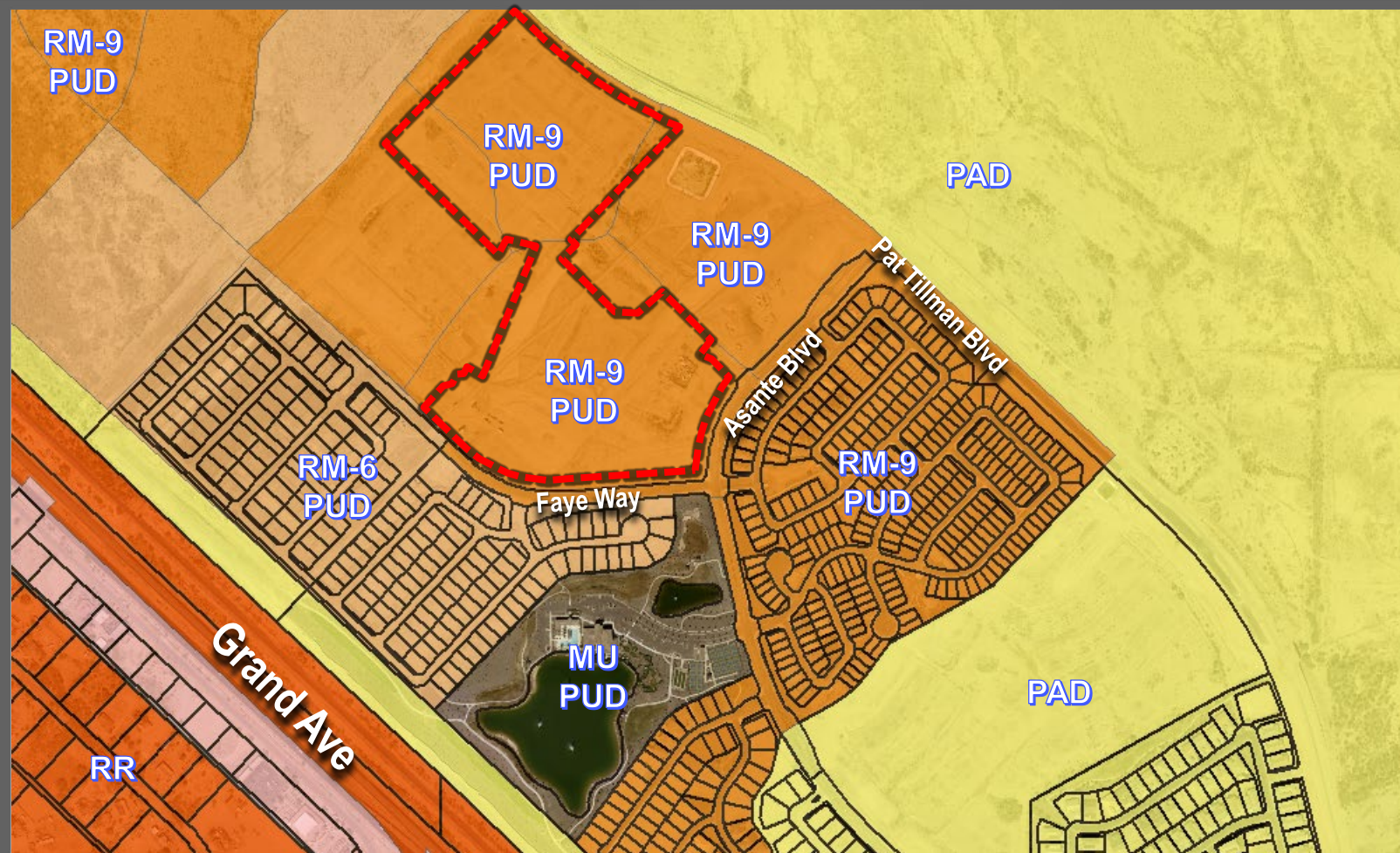
Parcel 8
20.56
Acres

Grand Ave

Faye Way

Asante Blvd
Pat Tillman Blvd

VICINITY MAP



ZONING

PRELIMINARY PLAT FOR HERITAGE ASANTE - PARCELS 8 & 10 SURPRISE, ARIZONA

A PORTION OF THE NORTH HALF OF SECTION 11 AND THE SOUTH HALF OF SECTION 2,
TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA
COUNTY, ARIZONA

Parcel 8

Area: 20.56 Acres

88 Lots

Max. Density: 4.4 DU/Acre

Project Density: 4.28 DU/Acre

Minimum Open Space: 10%

Provided Open Space: 30.84%
(6.34 Acres)

Parcel 10

Area: 18.05 Acres

83 Lots

Max. Density: 4.8 DU/Acre

Project Density: 4.63 DU/Acre

Minimum Open Space: 10%

Provided Open Space: 25.25%
(4.56 Acres)



PRELIMINARY PLAT

Min. Open Space: 10%
Total Open Space: 30.84%
(6.34 Acres)

Lennar Homes | **Surprise, AZ** | **March 17, 2022**



TURF PEAK SEASON DEMAND (GDP) = 1,930 gdp
NON-TURF PEAK SEASON DEMAND (GDP) = 17,787 gdp
TOTAL ANNUAL DEMAND = 12.20 AC-FT OR 3,975,382 gallons
TOTAL PROJECT AREA: 896,156 SQ FT (20.5 ACRES)
TOTAL PLANTING AREAS: 292,038 FT (32% OF PROJECT AREA)
TOTAL NON-TURF PLANTING AREA: 275,278 SQ FT
TOTAL TURF AREA: 3,780 SQ FT (1.3% OF PLANTING AREAS)



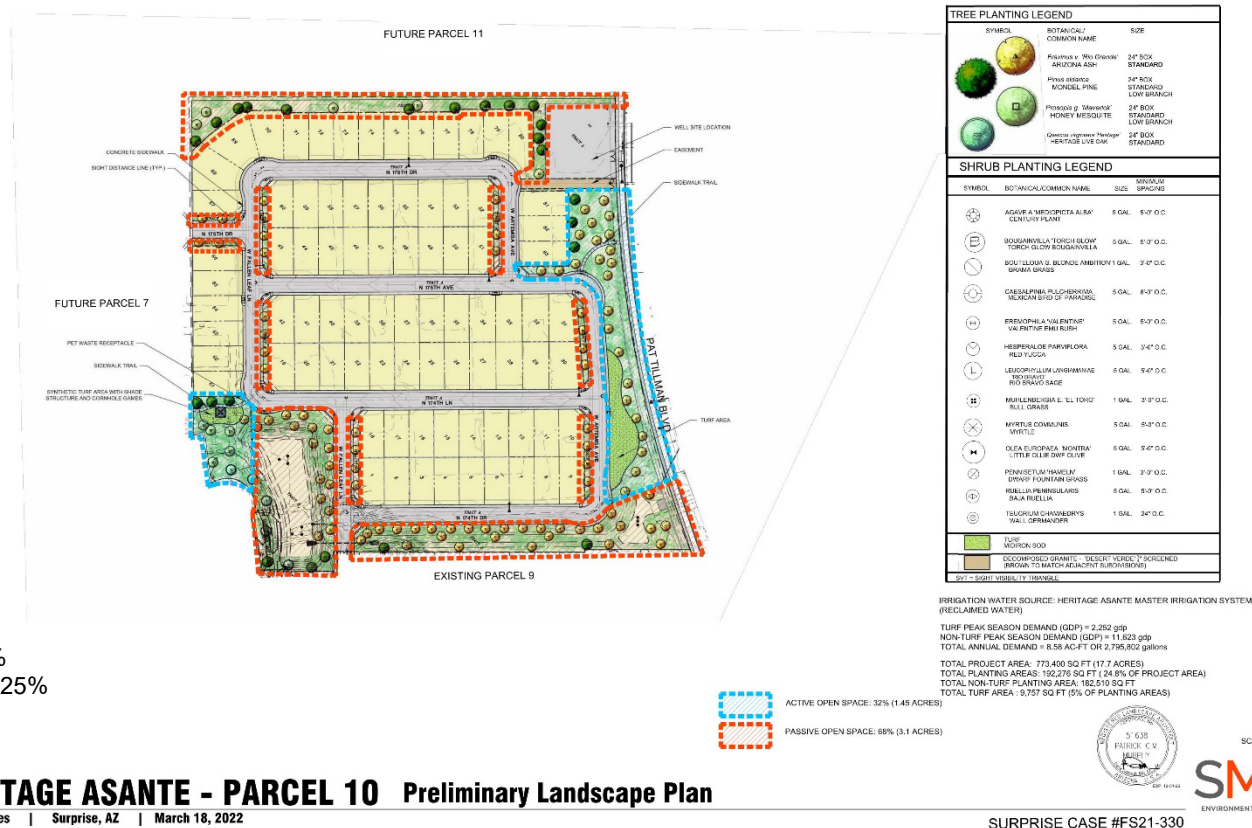
NORTH
SCALE: 1"=80'-0"



SMP
ENVIRONMENTAL DESIGN

SURPRISE CASE #FS21-330

LANDSCAPE PLAN



Min. Open Space: 10%
Total Open Space: 25.25%
(4.56 Acres)

HERITAGE ASANTE - PARCEL 10 Preliminary Landscape Plan

Lennar Homes | **Surprise, AZ** | **March 18, 2022**

SURPRISE CASE #FS21-330



WALL LEGEND

- PROJECT THEME WALL
- THEME WALL PANEL
- THEME PILASTER
- 5' VIEW FENCE
- RETAINING WALL (BY CIVIL)
- CONCRETE MOW/CURB

NOTE:
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WALLS.

NOTE:
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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 PA 8

Lot	Location	Side	Exposed Wall Height
2	South	Interior of lot	6.00
3	North	Interior of lot	7.50
9	North	Interior of lot	7.50
9	South	Exterior at Tract	6.00
15	South	Interior of lot	6.00
15	North	Exterior at Tract	7.50
16	South	Interior of lot	6.00
16	North	Exterior at Tract	7.50
22	West	Interior of lot	7.50
22	East	Exterior at Tract	6.00
40	North	Interior of lot	7.50
40	South	Exterior at Tract	6.00
52	South	Interior of lot	6.00
52	North	Exterior at Tract	7.50
72	South	Interior of lot	6.00
72	North	Exterior at Tract	7.50
85	North	Interior of lot	6.00
85	South	Exterior at Tract	7.00
86	North	Interior of lot	6.00
86	South	Exterior at Tract	7.00
88	North	Interior of lot	6.00
88	South	Exterior at Tract	7.00

HERITAGE ASANTE - PARCEL 8 Preliminary Wall Plan

Lennar Homes | Surprise, AZ | November 17, 2021

SURPRISE CASE #FS21-330



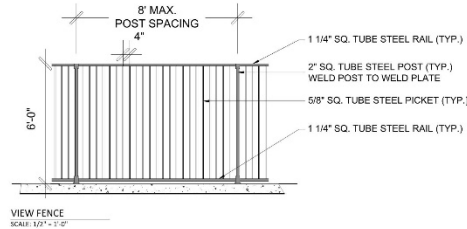
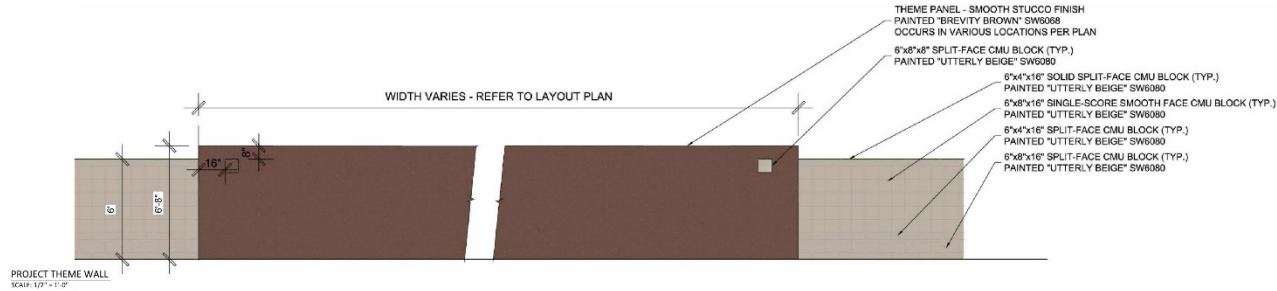
Lot	Location	Side	Exposed Width	Height
1	Northwest	Interior lot	8.00	
1	Northwest	Interior lot	7.50	
2	Southwest	Interior lot	6.50	
2	Northwest	Interior lot	8.00	
2	Northwest	Interior lot	7.50	
2	Southwest	Interior lot	6.50	
3	Northwest	Interior lot	8.00	
4	Northwest	Interior lot	8.00	
4	Southwest	Interior lot	6.00	
6	Northwest	Interior lot	8.00	
6	Northwest	Interior lot	7.50	
10	Southwest	Interior lot	6.50	
10	Northwest	Interior lot	6.00	
10	Southwest	Interior lot	7.50	
14	Southwest	Exterior lot	6.00	
14	Southwest	Interior lot	6.00	
15	Southwest	Interior lot	6.00	
15	Southwest	Interior lot	6.50	
15	Southwest	Interior lot	7.50	
16	Southwest	Interior lot	6.00	
17	Southwest	Interior lot	6.00	
18	Southwest	Interior lot	6.00	
18	Southwest	Interior lot	6.00	
18	Northwest	Exterior lot	8.00	
20	Northwest	Interior lot	8.00	
22	Northwest	Interior lot	8.00	
22	Northwest	Interior lot	8.00	
23	Northwest	Interior lot	8.00	
23	Northwest	Interior lot	7.50	
24	Southwest	Interior lot	6.50	
27	Northwest	Interior lot	8.00	
27	Southwest	Interior lot	6.00	
38	Southwest	Interior lot	6.00	
39	Southwest	Interior lot	6.00	
40	Southwest	Interior lot	6.00	
40	Southwest	Interior lot	6.00	
42	Southwest	Interior lot	6.00	
42	Southwest	Exterior lot	7.50	
48	Northwest	Interior lot	6.00	
48	Northwest	Exterior lot	7.00	
60	Southwest	Interior lot	6.00	
60	Southwest	Interior lot	6.00	



-
- | | |
|--|---------------------------------------|
| | PROJECT THEME WALL |
| | THEME WALL PANEL |
| | THEME PILASTER |
| | 6' VIEW FENCE |
| | 5' VIEW FENCE |
| | BUILDER WALL |
| | HERITAGE PROJECT COLUMN |
| | TUBULAR STEEL MAINTENANCE ACCESS GATE |
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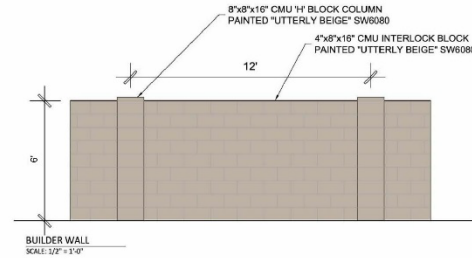
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HERITAGE ASANTE - Parcel 8 Preliminary Wall Details

Lennar Homes | Surprise, AZ | November 17, 2021

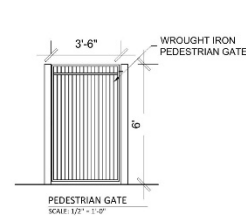
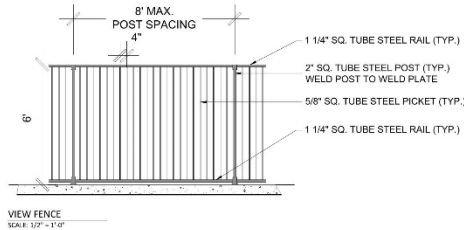
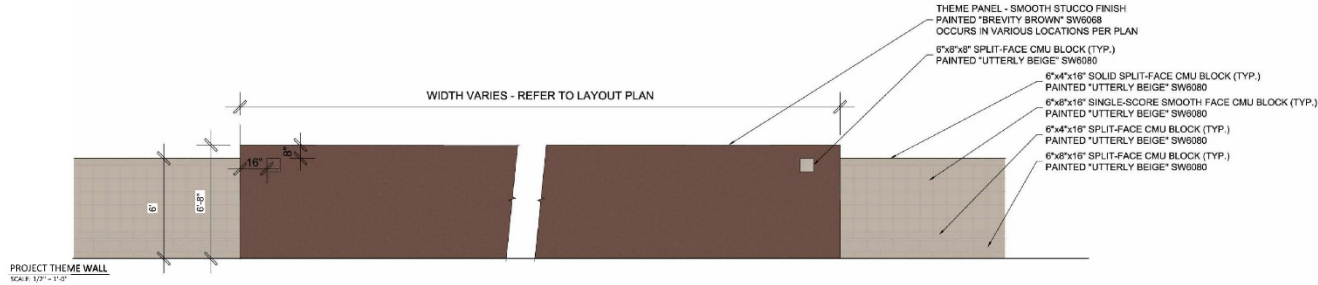
SURPRISE CASE #FS21-330



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ENVIRONMENTAL DESIGN

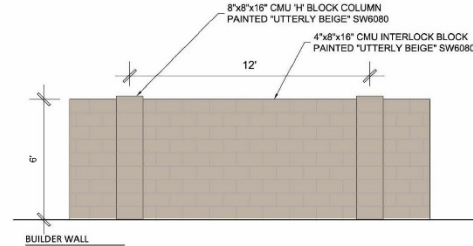
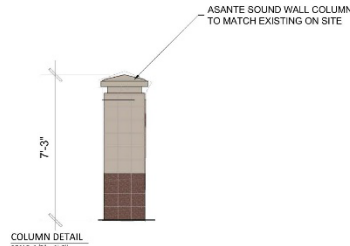
WALL PLAN

WALL PLAN



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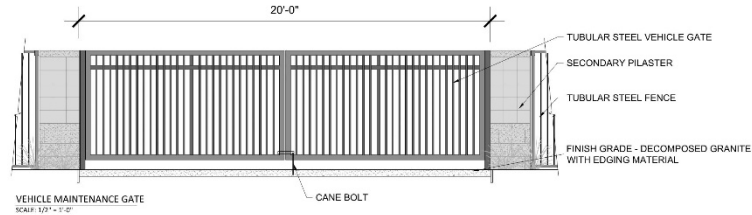
HERITAGE ASANTE - Parcel 10 Preliminary Wall Details

Lennar Homes | Surprise, AZ | November 17, 2021

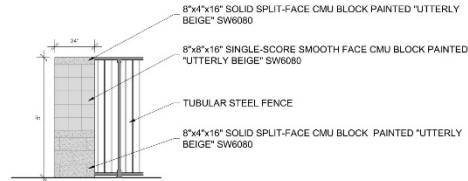
SURPRISE CASE #FS21-330



SMP
ENVIRONMENTAL DESIGN



* ALL STEEL FENCING TO BE CARDINAL INDUSTRIES COLOR "TEXTURED RUST" BR-47



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

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SMP
ENVIRONMENTAL DESIGN

HERITAGE ASANTE - Parcel 10 Preliminary Wall Details (Continued)

Lennar Homes | Surprise, AZ | November 17, 2021

SURPRISE CASE #FS21-330



RECOMMENDATION

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



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You