



CITY OF SURPRISE
Planning and Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, April 4, 2019 @ 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 review and approve or disapprove the March 21, 2019 Planning and Zoning Minutes. | Lorraine Nevarez
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|--|--|
| 2. | District 1 | Consideration and action on a Preliminary Plat for Heritage Asante Parcel 3 generally located west of 163rd Avenue and north of Grand Avenue. | Sergio Angulo
Community
Development |
| 3. | District 1 | Consideration and action on a Preliminary Plat for Desert Oasis Parcel 9 located in the southwest corner of 163rd Avenue and Desert Oasis Boulevard; FS18-144. | Sergio Angulo
Community
Development |
| 4. | District 3 | Consideration and action regarding a Zone Change from Residential Ranch ("RR") to approx. 17.91 acres of Medium Density Residential (RM-9-11PUD) and 20.65 acres of RM-6-PUD with a Planned Unit Development ("PUD") Overlay for Ryder Ranch at the southwest corner of Cotton Lane and Sweetwater Avenue, Ordinance #2019-10. | Hobart Wingard
Community
Development |
| 5. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled, "Ryder Ranch Subdivision," dated February 20, 2019, a property generally located on the southwest corner of Cotton Lane and Sweetwater Avenue; FS18-632. | Hobart Wingard
Community
Development |

- | | | | |
|----|------------|---|--|
| 6. | District 3 | Consideration and action regarding a Zone Change from Residential Ranch ("RR") and High Density Residential ("RH") to 41.51 acres of Medium Density Residential (RM-6) with a Planned Unit Development ("PUD") Overlay for Gehan at Cactus and 175th, Ordinance #2019-09. | Hobart Wingard
Community
Development |
| 7. | District 3 | Consideration and action pertaining to approval of the Preliminary Plat entitled, "175th Avenue & Cactus Road," dated February 13, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue. | Hobart Wingard
Community
Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

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: March 28, 2019 at 2:00 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

Council Meeting Date: April 4, 2019

Contact Person: Lorraine Nevarez, ADMIN SPEC - SR

Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Consideration and action to review and approve or disapprove the March 21, 2019 Planning and Zoning Minutes.

Motion:

I move to approve the March 21, 2019 Planning and Zoning minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 3-21-19 PZ MIN-DRAFT-Rev
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

March 21, 2019 / 6:00 PM

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

CALL TO ORDER.

Chair Matthew Keating called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on March 21, 2019.

A. ROLL CALL

In attendance were Chair Matthew Keating, Vice Chair Dennis Bash, Commissioners Mitchell Rosenbaum, Ken Chapman, Gisele Norberg, Dennis Smith and Scott Krous.

STAFF PRESENT:

Community Development Director Eric Fitzner, City Attorney Robert Wingo, Planner Shirley Phan, Current Planning Supervisor Robert Kuhfuss and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the March 7, 2019 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the March 7, 2019 Planning and Zoning Commission Minutes as presented. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 5 – Consideration and action on the Conditional Use Permit to allow for a new Home Depot Tool Rental Center in a portion of Parcel 19 of the West Point Towne PAD generally located north of Bell Road and east of Litchfield Road.

Shirley Phan, Planner, presented item 2 to the Commission.

The Commission discussed the following:

- Traffic flow
- Location
- Structure
- Clutter of equipment

Chair Keating opened the call to the public

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

Vice Chair Bash made a motion to approve the Conditional Use Permit to allow for a new Home Depot Tool Rental Center in a portion of Parcel 19 of the West Point Towne PAD, generally located north of Bell Road and east of Litchfield Road, subject to stipulations “A” through “C” as stated in the staff report. Commissioner Rosenbaum seconded the motion. Motion passes with 7 votes in favor.

Item 3 – District 3 – Consideration and action regarding a Zone Change from Residential Ranch (RR) to approx. 18.9 acres of Medium Density Residential (RM-6) with Planned Unit Development (PUD) Overlay; approx. 22.0 acres of Medium Density Residential (RM-9) with Planned Unit Development (PUD) Overlay; and approx. 23.0 acres of Residential High (RH-15) with Planned Unit Development (PUD) Overlay for Rancho TruGold.

Commissioner Krous recused himself as the company he works for is working on the project.

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

Chair Keating opened the call to the public.

Dragos Neagu, resident, inquired if a major thoroughway would go through Sweetwater. And if a rezone would change the structure of the community in regards to parking on the street.

The Commission discussed the following:

- Open space
- Community pool

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

Commissioner Chapman made a motion to recommend approval of Ordinance 2019-06 to the Mayor and City Council, subject to stipulation “A” and “B” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

Item 4 – District 3 – Consideration and action regarding FS18-387 a Site Plan for Hancock Communities at Rancho TruGold.

Commissioner Krous recused himself as the company he works for is working on the project.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 & 5 simultaneously to the Commission.

Chair Keating opened the call to the public regarding items 4 & 5.

Dragos Neagu, resident, inquired about traffic flow.

The Commission discussed items 4 & 5 simultaneously:

- Timeline of construction
- Traffic flow
- Street improvements
- Fire access

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

Commissioner Norberg made a motion to approve a site plan for Hancock Communities at Rancho TruGold, subject to stipulation “A” through “I” as stated in the staff report. Vice Chair Bash seconded the motion. Motion passes with 6 votes in favor.

Item 5 – District 3 – Consideration and action regarding FS18-387 a Preliminary Plat for Rancho TruGold in the RM-6 PUD and RM-9 PUD zoning districts.

Commissioner Krous recused himself as the company he works for is working on the project.

Robert Kuhfuss, Current Planning Supervisor, presented item 4 & 5 simultaneously to the Commission.

The Commission discussed item 5 during item 4.

Commissioner Norberg made a motion to recommend approval to the Mayor and City Council the proposed Preliminary Plat for Rancho TruGold, subject to stipulation “A” through “F” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Keating asked for a motion to adjourn the Planning and Zoning Commission meeting.

Vice Chair Bash made a motion to adjourn the meeting. Commissioner Rosenbaum seconded the motion. Motion passes 7 in favor.

Meeting adjourned at 6:46 p.m.

Eric Fitzer
Community Development Director

Matthew Keating
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: April 4, 2019 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 on a Preliminary Plat for Heritage Asante Parcel 3 generally located west of 163rd Avenue and north of Grand Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat for Heritage Asante Parcel 3 generally located west of 163rd Avenue and north of Grand Avenue.

Background:

On September 26, 2018 Hilgart Wilson, LLC., submitted a request for a Preliminary Plat for Heritage Asante Parcel 3 generally located west of 163rd Avenue and north of Grand Avenue

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-493 - Heritage Parcel 3 - Staff Report
2. 01 - FS18-493 - Heritage Parcel 3 - Vicinity Map
3. 02 - FS18-493 - Heritage Parcel 3 - Phase 1 Site Plan
4. 03 - FS18-493 - Heritage Parcel 3 - Preliminary Plat
5. 04 - FS18-493 - Heritage Parcel 3 - Landscape Plans

Preliminary Plat

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS18-493

Project Name: Heritage Asante Parcel 3

Council District: 1 – ACACIA

Meeting Date: April 4, 2019

Planner: Sergio Angulo

Owner: LCD Asante, LLC.

Applicant: Zach Hilgart with Hilgart Wilson, LLC.

Request: Preliminary Plat for 71 Lots.

Site Location: Generally west of 163rd Avenue and north of Grand Avenue

Site Size: 19.19 Acres

Density: 3.7 Dwelling Units per Acre

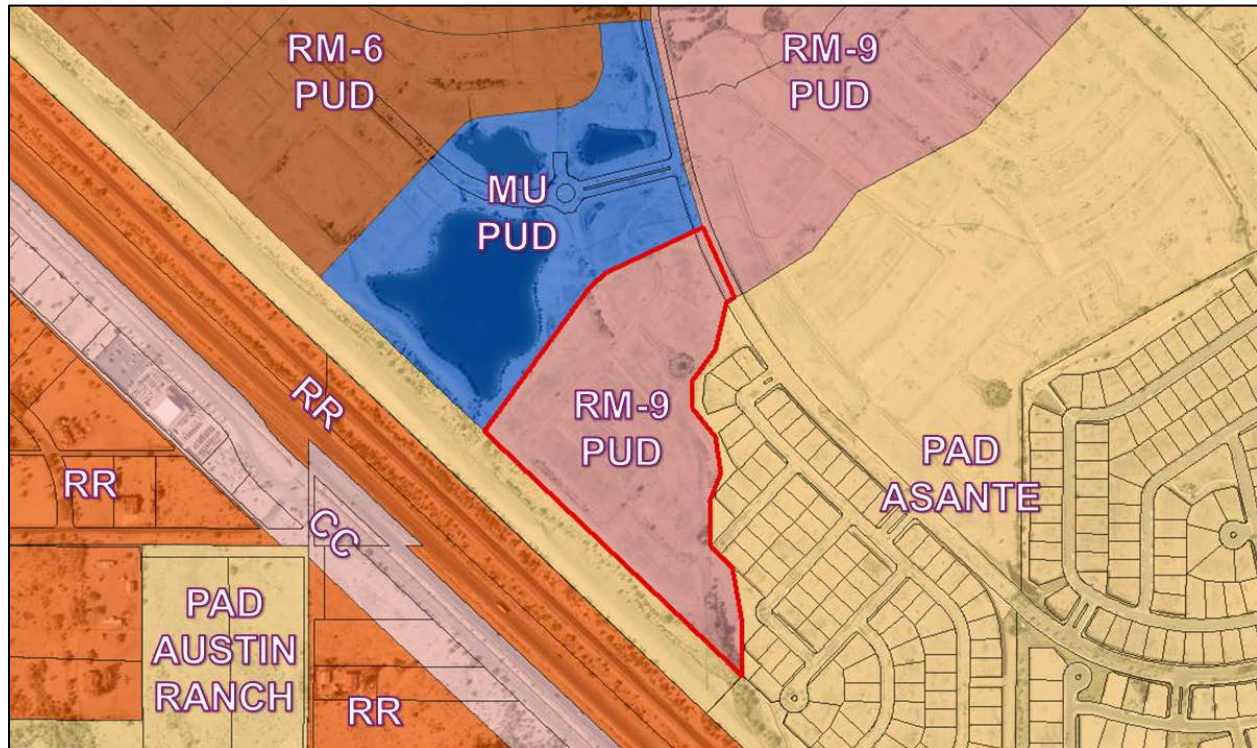
General Plan

Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-493.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS18-493, subject to stipulations 'A' and 'B'.

33 **Existing Land Zoning:**



Mixed Use PUD	Mixed Use PUD	RM-9 PUD
Mixed Use PUD	RM-9 PUD	PAD Asante (LDR)
PAD Asante (OS)	PAD Asante (OS)	PAD Asante (OS)

34 **Background:**

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

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

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

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

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

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

47 **February 15, 2018:** A Concept Review meeting was held for the current proposal under
 48 case CR18-047.

49 **September 26, 2018:** The applicant filed a related request for a Preliminary Plat under
50 case FS18-493, the subject case.

51 **January 22, 2019:** The Community Development Director approved a Minor Zoning
52 Amendment to the Paradiso Asante PUD to modify certain development standards for the
53 subject site.

54 **Project Description:**

55
56 Hilgart Wilson, LLC. on behalf of LCD Asante, LLC., requests approval of a Preliminary Plat
57 to allow for the development of a single-family residential subdivision on approximately 19
58 acres in parcel 3 of Heritage Asante, an active adult community generally located west of
59 163rd Avenue and north of Grand Avenue. The applicant proposes 71 residential lots and
60 landscape tracts for open space and retention.

61 The subject property is zoned RM-9 with a PUD Overlay. This development proposes 71
62 single-family detached homes and a total density of 3.7 dwelling units per acre which is
63 consistent with the approved PUD Overlay. The typical lot size proposed in this subdivision
64 is 58' x 110'. This development dedicates approximately 3.39 acres (18.23%) for open
65 space which includes a shaded seating area and direct access to the linear park along
66 Grand Avenue and to the multi-use amenity parcel (Parcel 4) to the north. Additional
67 landscape and retention basins also contribute to the total open space.

68
69 The proposed subdivision shows two (2) access points into the site; one (1) located on the
70 northeast side from Asante Boulevard and the other located on the southeast side from
71 172nd Lane. Access into this subdivision will be restricted with gates at the entrance on
72 172nd Lane and on Asante Boulevard north of 173rd Avenue.

73
74 The project proposes good pedestrian connectivity from the residential lots to the open
75 space tracts and to the proposed sidewalks along Asante Boulevard, to the linear park
76 along Grand Avenue and to the multi-use amenity parcel (Parcel 4) to the north.

77
78 This Preliminary application is in conjunction with a related Final Plat application which will
79 be presented to the Mayor and City Council for action on May 7, 2019.

80
81 **Reviewing Agencies:**

82
83 In addition to the standard city reviewing agencies, who indicate no objections to the
84 requests, Luke Air force Base, the Dysart Unified School District, Maricopa Water District,
85 and ADOT were included in the routing of this case. These agencies also indicate no
86 objections.

87 **Summary:**

88
89 The proposed Preliminary Plat meets the requirements of the Asante Paradiso PUD, the
90 Surprise Municipal Code, and the General Plan.

91
92 **Findings:**

- 93
94 • The proposed Preliminary Plat is consistent with the Surprise General Plan 2035
95 • The proposed Preliminary Plat is consistent with the Paradiso Asante PUD as
96 amended under case FS18-493.
97 • The reviewing agencies have indicated no objections to the request
98

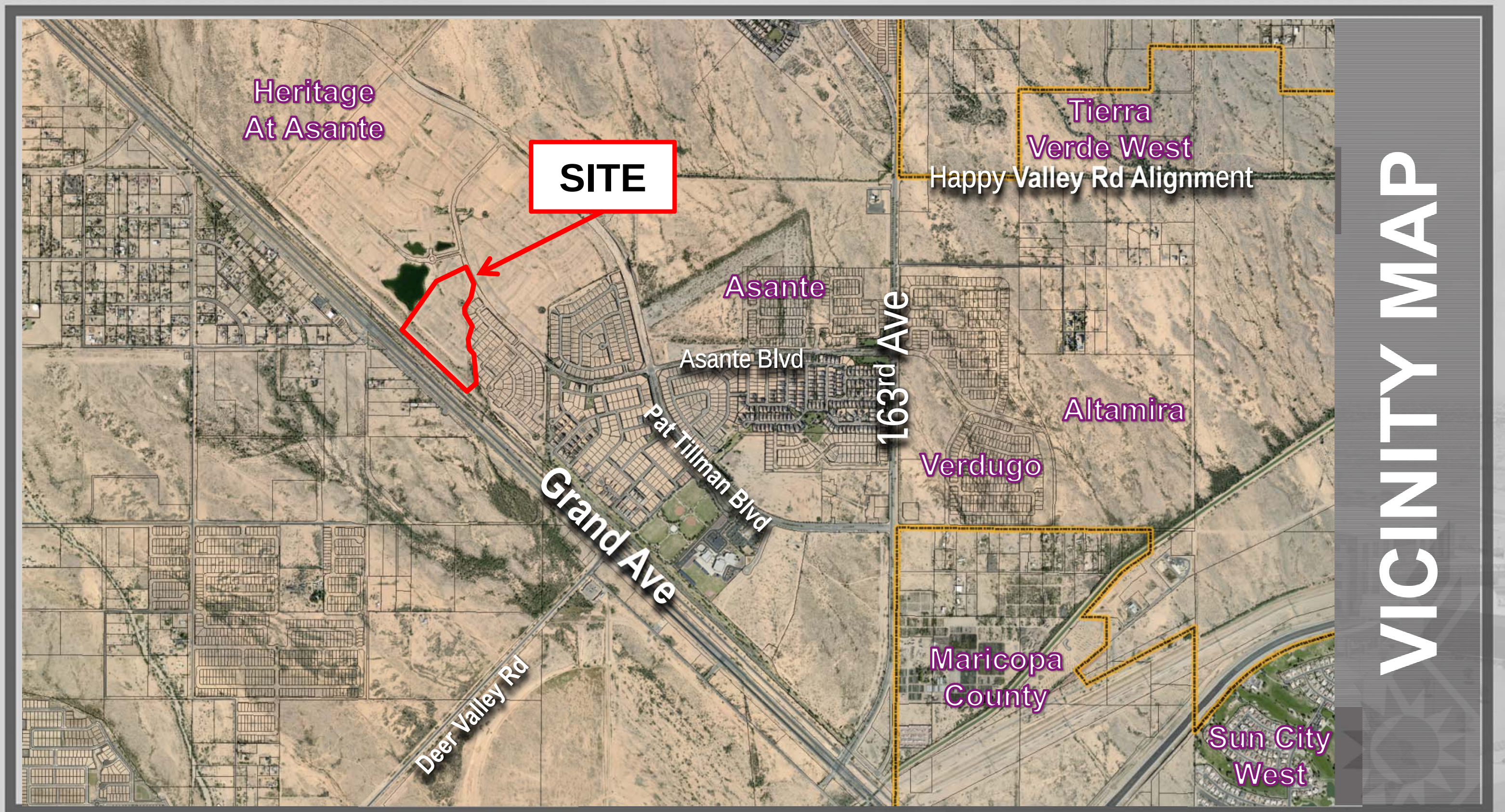
99 **Recommendation:**

100
101 Based on the findings noted above, staff recommends the Commission move to
102 recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS18-
103 493.

104
105 However, should the Commission wish to recommend **denial** of the request, the
106 Commission should make its own findings and base its decision on those alternative
107 findings.

108
109 **Attachments:**

- 110
111 01 Vicinity Map
112 02 Phase 1 Site Plan
113 03 Preliminary Plat
114 04 Landscape Plans



VICINITY MAP

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HILGARTWILSON		HERITAGE ASANTE		HILGARTWILSON	
PROJ NO.: 1909	DATE: MARCH 2019	CITY OF SURPRISE, ARIZONA		ENGINEER PLAN SURVEY MANAGE	
SCALE: 1"=180'		SITE PLAN		2141 E. HIGHLAND AVE., STE. 250 P: 602.490.0535 / F: 602.368.2436	
DRAWN: HW				PHOENIX, AZ 85016	
DESIGNED: HW				www.hilgartwilson.com	
APPROVED: ZH					
DWG. NO. 1				REV:	
SHT. 1 OF 1					

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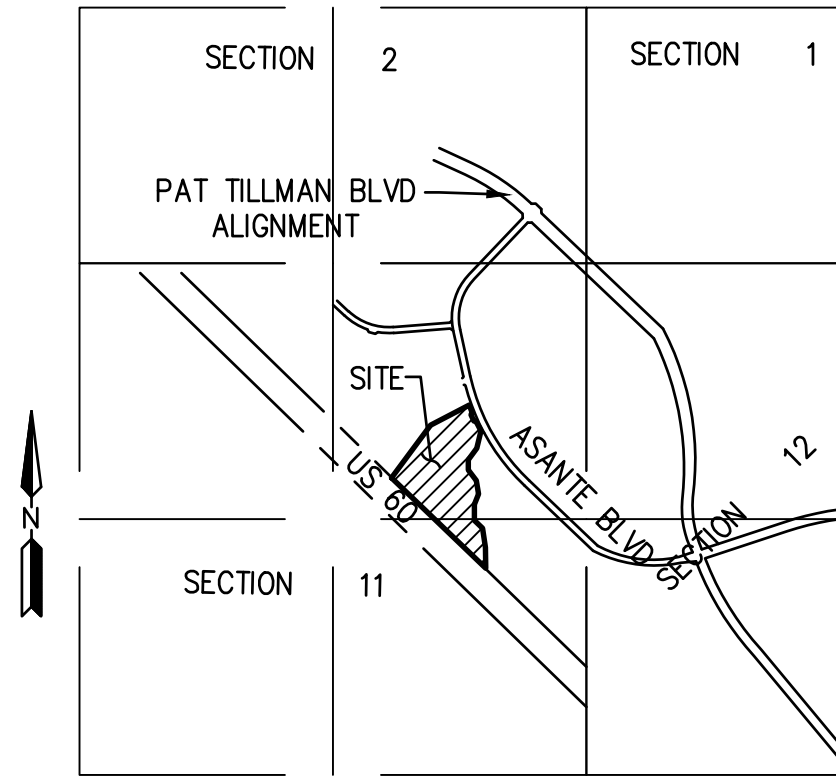
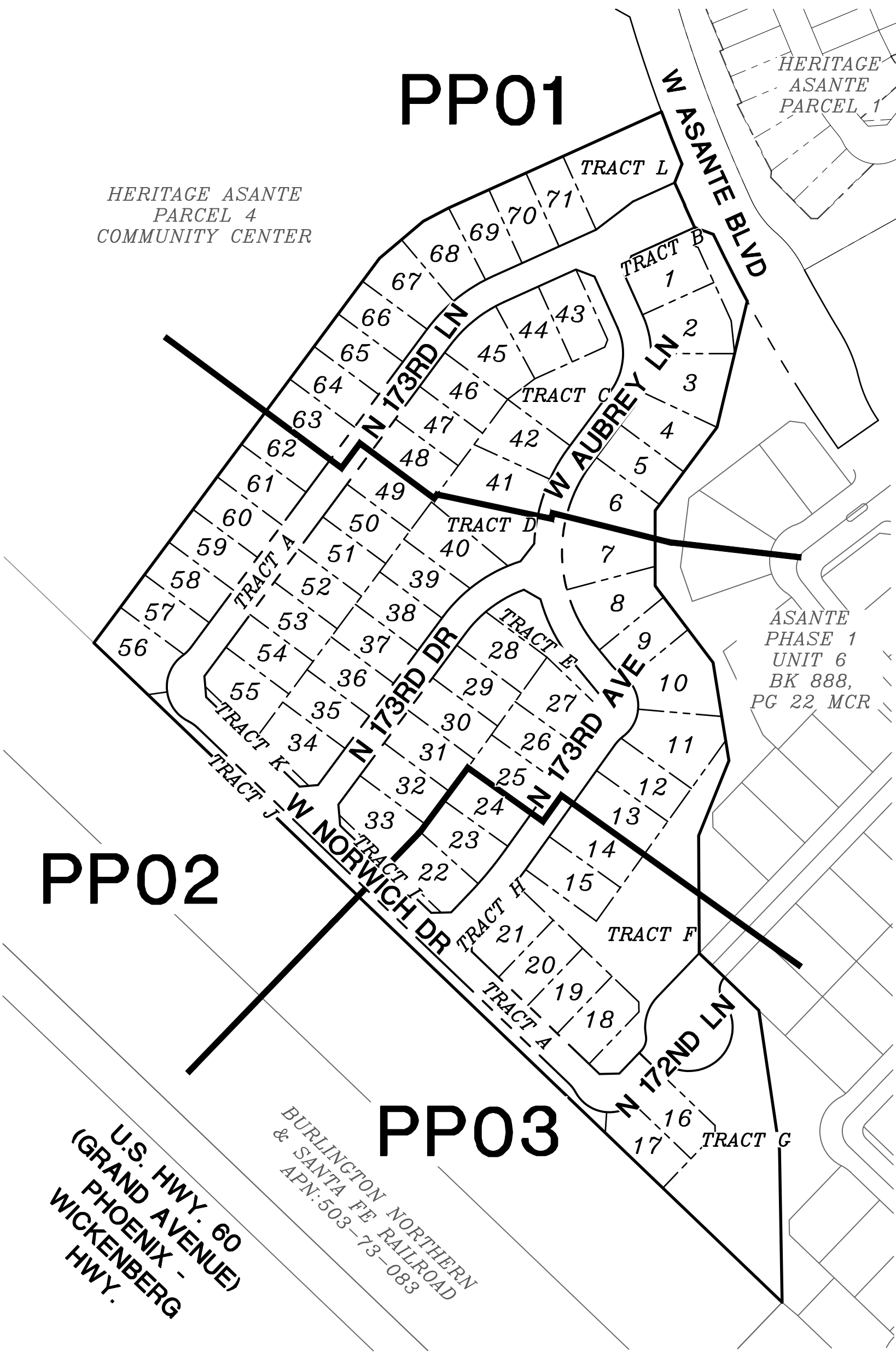
PRELIMINARY PLAT FOR HERITAGE ASANTE - PARCEL 3 SURPRISE, ARIZONA

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

LEGAL DESCRIPTION

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

COMMENCING AT A FOUND ALUMINUM ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 11 FROM WHICH A FOUND ALUMINUM CAP ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 11 THEREOF BEARS
SOUTH 00°43'44" WEST, 2644.11 FEET;
THENCE SOUTH 00°43'44" WEST, 492.48 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11;
THENCE LEAVING SAID EAST LINE, NORTH 89°16'16" WEST, 995.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SANTE FE RAILROAD BEING THE POINT OF BEGINNING;
THENCE NORTH 46°13'34" WEST, 1361.25 FEET ALONG SAID NORTH RIGHT-OF-WAY;
THENCE LEAVING SAID NORTH RIGHT-OF-WAY, NORTH 36°35'31" EAST, 684.39 FEET;
THENCE NORTH 49°45'24" EAST, 81.88 FEET;
THENCE NORTH 62°19'00" EAST, 40.92 FEET;
THENCE NORTH 65°41'31" EAST, 333.46 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WEST ASANTE BOULEVARD AS SHOWN ON THE MAP OF DEDICATION OF ASANTE PHASE TWO FILED AS BOOK 885, PAGE 46, MARICOPA COUNTY RECORDERS TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2135.00 FEET, THE CENTER OF WHICH BEARS NORTH 69°37'20" EAST;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°08'59", AN ARC LENGTH OF 80.10 FEET TO A NON-TANGENT LINE;
THENCE LEAVING SAID WEST RIGHT-OF-WAY, SOUTH 21°26'41" WEST, 28.66 FEET;
THENCE SOUTH 24°00'23" EAST, 70.00 FEET;
THENCE SOUTH 69°45'29" EAST, 28.51 FEET TO THE AFORESAID WEST RIGHT-OF-WAY OF ASANTE BOULEVARD OF SAID PLAT AND TO A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2135.00 FEET, THE CENTER OF WHICH BEARS NORTH 64°31'13" EAST;
THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°38'21", AN ARC LENGTH OF 23.81 FEET TO A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°43'41", AN ARC LENGTH OF 10.92 FEET TO A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 46.50 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°41'07", AN ARC LENGTH OF 69.54 FEET TO A REVERSE CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 15.00 FEET, THE CENTER OF WHICH BEARS SOUTH 19°55'25" WEST;
THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°33'03", AN ARC LENGTH OF 10.88 FEET TO A NON-TANGENT LINE;
THENCE THE FOLLOWING TEN (10) COURSES ALONG SAID WEST PARCEL LINE;
THENCE LEAVING SAID WEST RIGHT-OF-WAY, SOUTH 13°27'06" WEST, 185.46 FEET;
THENCE SOUTH 36°35'31" WEST, 148.21 FEET;
THENCE SOUTH 00°00'00" EAST, 107.48 FEET;
THENCE SOUTH 37°01'17" EAST, 137.39 FEET;
THENCE SOUTH 09°12'02" EAST, 141.79 FEET;
THENCE SOUTH 21°59'17" WEST, 115.66 FEET;
THENCE SOUTH 00°18'03" EAST, 167.79 FEET;
THENCE SOUTH 46°13'34" EAST, 118.00 FEET;
THENCE SOUTH 08°23'45" EAST, 201.45 FEET;
THENCE SOUTH 01°00'28" EAST, 217.68 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
NOT TO SCALE

ENGINEER

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

OWNER

LCD ASANTE LLC
1665 W. ALAMEDA DRIVE, SUITE 130
TEMPE, ARIZONA 85282
PHONE: (480) 777-4625
CONTACT: TODD SKORO

BASIS OF BEARING

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

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB
RETURN ON PAT TILLMAN BOULEVARD, 500± WEST
OF 163RD AVENUE STAMPED "CITY OF SURPRISE
PT40 9-11 BENCHMARK"
DATUM: NAVD83
ELEVATION: 1361.76

SHEET INDEX

CV01 COVER SHEET
CV02 NOTES & DETAILS
PP01-PP06 PRELIMINARY PLAT

FLOOD ZONE DESIGNATION

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

UTILITIES

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

100 YEAR ASSURED WATER SUPPLY

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

HERITAGE ASANTE - PARCEL 3

ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

PROJ NO.: 1909

DATE: FEB 2019

SCALE: N.T.S.

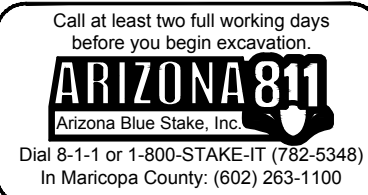
DRAWN: HW

DESIGNED: HW

APPROVED: ZH

DWG. NO.
CV01

SHT. 1 OF 5



LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	7020	0.16	21	7069	0.16	41	9148	0.21	61	6670	0.15
2	9499	0.22	22	7137	0.16	42	7712	0.18	62	6670	0.15
3	9409	0.22	23	6966	0.16	43	6930	0.16	63	6670	0.15
4	7693	0.18	24	6484	0.15	44	7416	0.17	64	6670	0.15
5	6545	0.15	25	6484	0.15	45	8641	0.20	65	6670	0.15
6	8653	0.20	26	6484	0.15	46	6734	0.15	66	6670	0.15
7	9566	0.22	27	7796	0.18	47	6496	0.15	67	7925	0.18
8	8886	0.20	28	7125	0.16	48	6496	0.15	68	7924	0.18
9	6775	0.16	29	6682	0.15	49	6496	0.15	69	6927	0.16
10	10467	0.24	30	6740	0.15	50	6496	0.15	70	6670	0.15
11	10182	0.23	31	6799	0.16	51	6496	0.15	71	6670	0.15
12	7243	0.17	32	6824	0.16	52	6496	0.15			
13	7250	0.17	33	7754	0.18	53	6496	0.15			
14	7250	0.17	34	7497	0.17	54	6496	0.15			
15	7309	0.17	35	6438	0.15	55	7628	0.18			
16	6696	0.15	36	6438	0.15	56	8062	0.19			
17	7046	0.16	37	6438	0.15	57	6661	0.15			
18	7069	0.16	38	6438	0.15	58	6670	0.15			
19	6554	0.15	39	6564	0.15	59	6670	0.15			
20	6554	0.15	40	8024	0.18	60	6670	0.15			

TRACT TABLE		
TRACT	AREA (ACRES)	USE
ROW	0.35	PUBLIC RIGHT OF WAY
TRACT A	3.40	COMMON AREA, DRAINAGE & PRIVATE ACCESSWAY
TRACT B	0.15	COMMON AREA & DRAINAGE
TRACT C	0.32	COMMON AREA & DRAINAGE
TRACT D	0.17	COMMON AREA & DRAINAGE
TRACT E	0.16	COMMON AREA & DRAINAGE
TRACT F	0.90	COMMON AREA & DRAINAGE
TRACT G	0.92	COMMON AREA & DRAINAGE
TRACT H	0.02	COMMON AREA & DRAINAGE
TRACT I	0.04	COMMON AREA & DRAINAGE
TRACT J	0.30	COMMON AREA & DRAINAGE
TRACT K	0.04	COMMON AREA & DRAINAGE
TRACT L	0.35	COMMON AREA & DRAINAGE

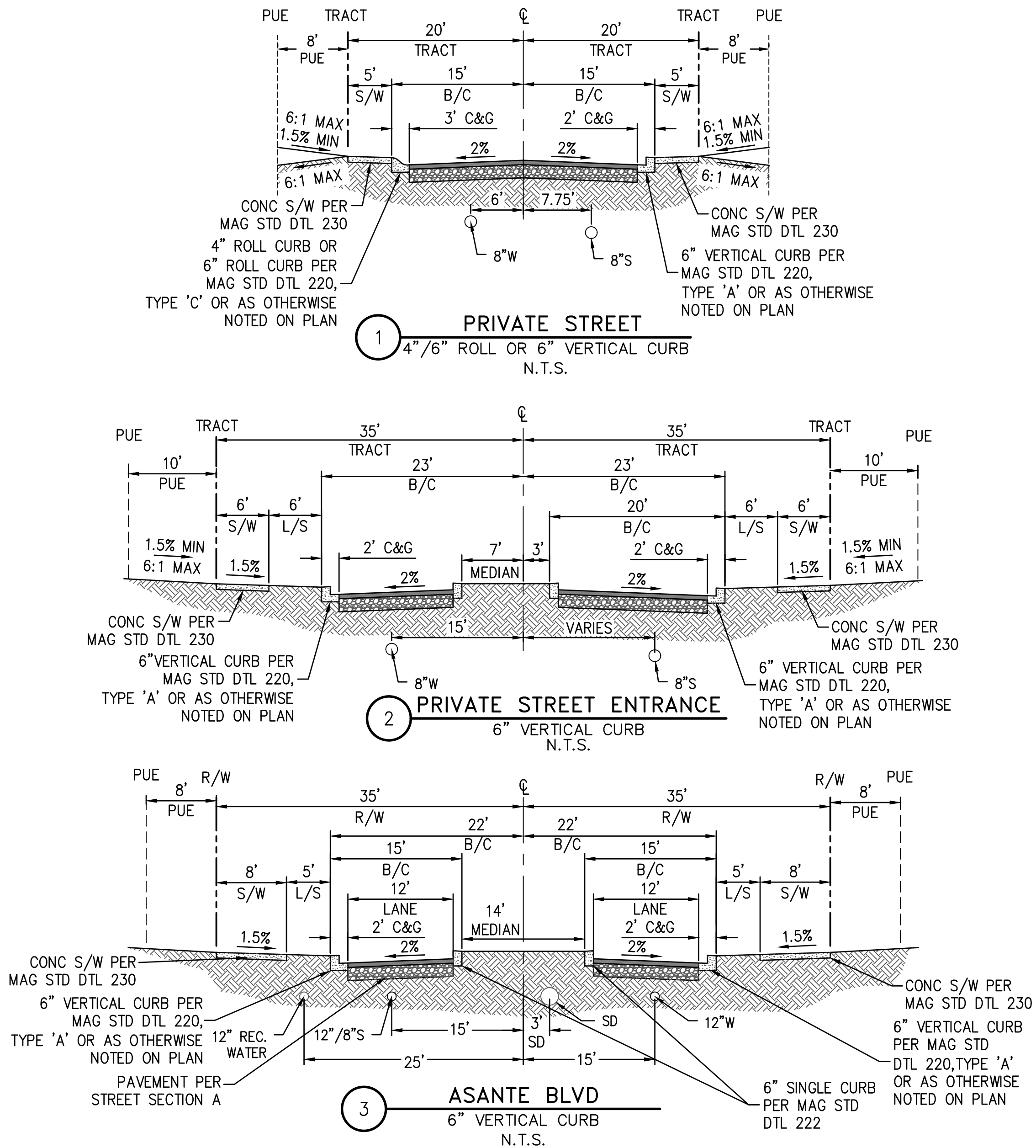
AREA TABLE		
TRACT	AREA (ACRES)	USE
ROW	0.35	PUBLIC RIGHT OF WAY

	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

SITE SUMMARY TABLE	
	PARCEL 3
OVERALL GROSS AREA (ACRES)	19.19
OVERALL NET (*) AREA (ACRES)	18.56
TOTAL NUMBER OF LOTS: SINGLE FAMILY	71
TOTAL OPEN SPACE (ACRES)	3.39
TOTAL PERCENTAGE OF OPEN SPACE (%)	18.28%
TYPICAL LOT SIZE (SF)	6,438
AVERAGE LOT SIZE (SF)	7,224
MAXIMUM LOT SIZE (SF)	10,467
TYPICAL LOT WIDTH (FT)	58'
TYPICAL LOT DEPTH (FT)	110'
DENSITY (DU/AC): PER GROSS AREA	3.70
TAX ASSESSORS PARCEL NUMBER	503-73-771
*NET EXCLUDES LOCAL STREET PUBLIC ROW AND W. ASANTE BLVD	

DEVELOPMENT STANDARDS TABLE – PER HERITAGE ASANTE PUD, FS–17–010, OR SUBSEQUENT AMENDMENTS	
ZONING	RM–6 PUD
TYPICAL LOT	58' X 110'
MIN. AREA	6,380 SF
MIN. WIDTH	58'
MIN. DEPTH	110'
BUILDING SETBACKS (2)	
FRONT	20/12' FOR LIVING AREA OR SIDE ENTRY GARAGE
SIDE (2)	5' /8'
STREET SIDE (2)(3)	13'
REAR (2)	15'
REAR ADJ. TO ARTERIAL (2)(7)(8)	20'
MIN. DISTANCE BETWEEN HOUSES	10'
BLDG. HEIGHT	30'
LOT COVERAGE	50%

- (3) NON-STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP-OUTS, PERGOLAS OR PATIO COVERS MAY ENCRACH 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.
- (4) DOES NOT APPLY IF LANDSCAPE TRACT IS USED (8' MIN).
- (5) 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.
- (6) IF ANY PORTION OF MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
- (7) NO DRIVEWAY SHALL BE LESS THAN 20 FEET IN LENGTH, AS MEASURED FROM FACE OF GARAGE TO THE BACK OF SIDEWALK.
- (8) 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.
- (9) 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
- (10) 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.
- (11) 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').



Call at least two full working days
before you begin excavation.

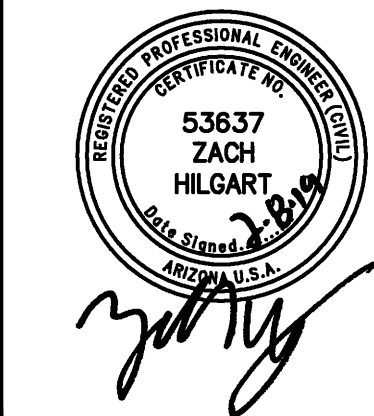
ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV:



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HERITAGE ASANTE - PARCEL 3

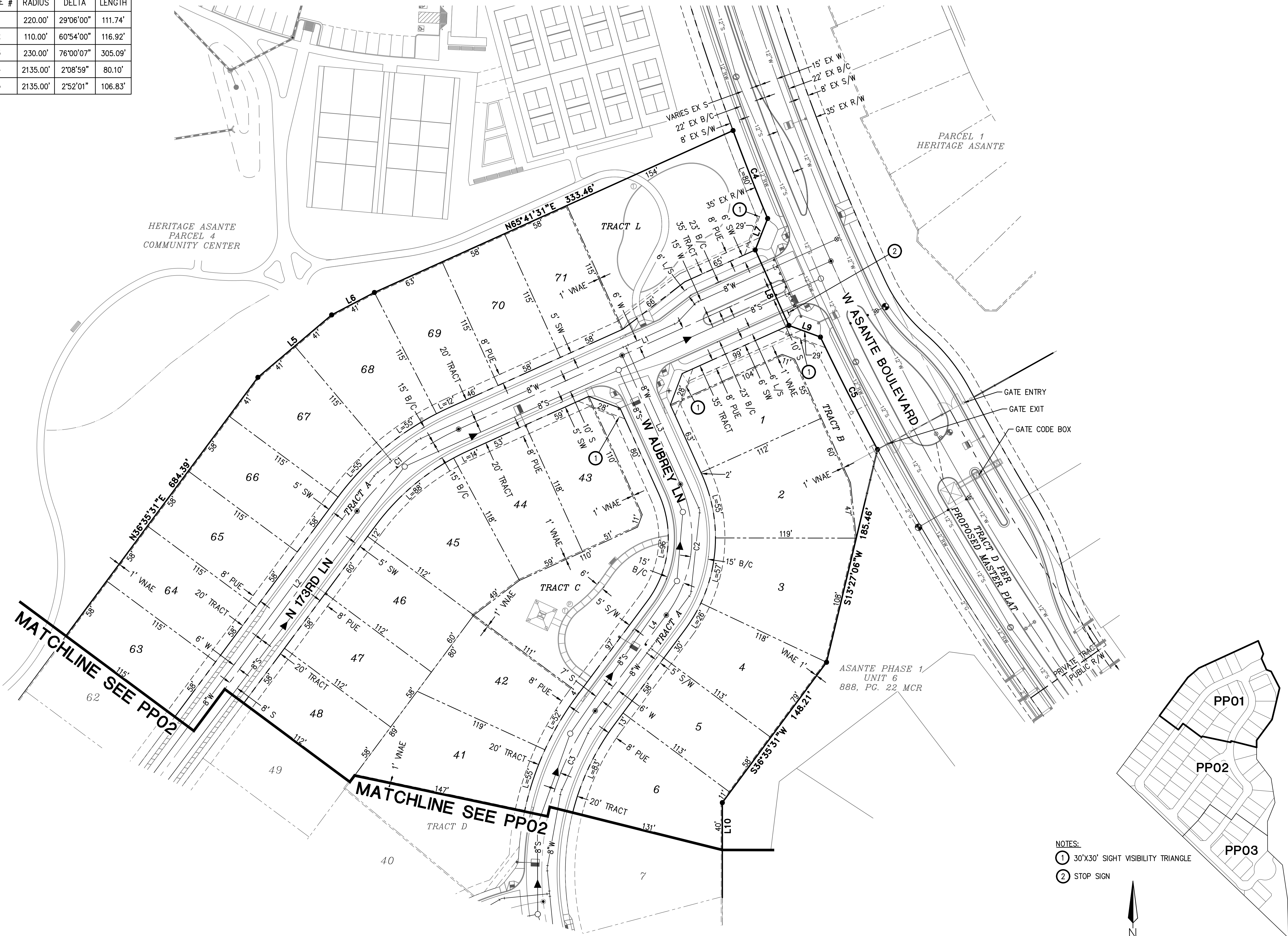
ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

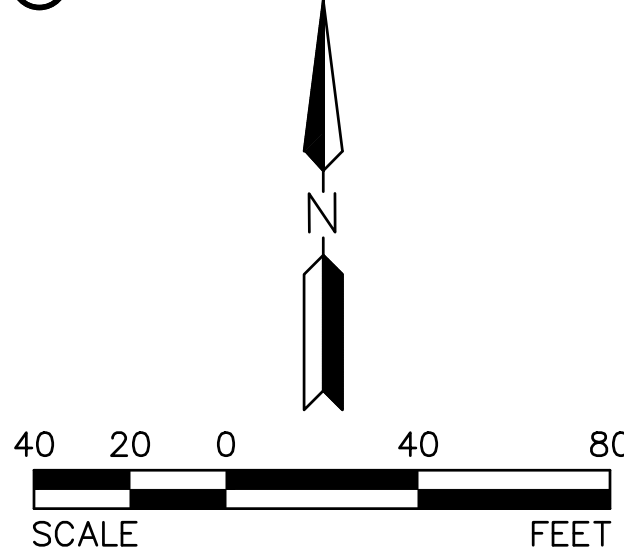
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	DATE:	FEB 2019
	SCALE:	N.T.S.
	DRAWN:	HW
	DESIGNED:	HW
	APPROVED:	HW

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N65°41'31"E	346.19'
L2	N36°35'31"E	625.16'
L3	S24°18'29"E	119.90'
L4	S36°35'31"W	101.04'
L5	N49°45'24"E	81.88'
L6	N62°19'00"E	40.92'
L7	N21°26'41"E	28.66'
L8	N24°00'23"W	70.00'
L9	S69°45'29"E	28.51'
L10	S00°00'00"E	107.48'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	220.00'	29°06'00"	111.74'
C2	110.00'	60°54'00"	116.92'
C3	230.00'	76°00'07"	305.09'
C4	2135.00'	2°08'59"	80.10'
C5	2135.00'	2°52'01"	106.83'



- NOTES:
- 1 30'X30' SIGHT VISIBILITY TRIANGLE
 - 2 STOP SIGN



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Zach Hilgart

HERITAGE ASANTE - PARCEL 3
ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON

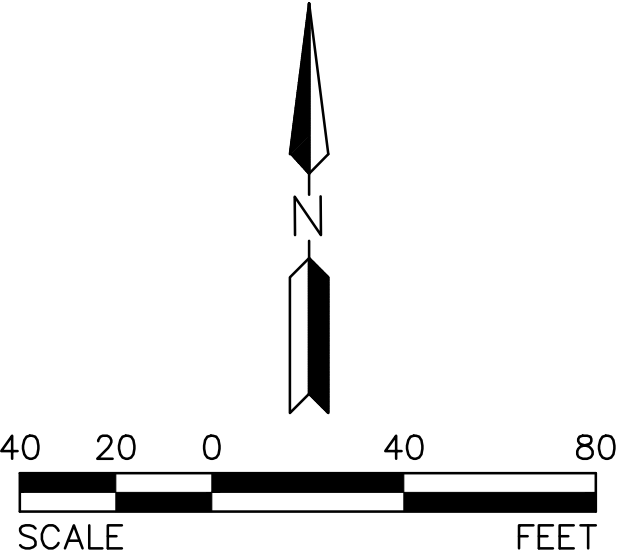
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DATE: FEB 2019
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP01
SHT. 3 OF 5

CURVE TABLE				LINE TABLE		
CURVE #	RADIUS	DELTA	LENGTH	LINE #	DIRECTION	LENGTH
C1	200.00'	45°58'13"	160.47'	L1	N36°35'31"E	625.16'
C2	230.00'	76°00'07"	305.09'	L2	N36°35'31"E	342.91'
				L3	N35°35'24"E	268.95'
				L4	S46°13'34"E	855.64'
				L5	N39°24'36"W	93.60'



NOTES:
① 30'X30' SIGHT VISIBILITY TRIANGLE



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HERITAGE ASANTE - PARCEL 3
ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA

PRELIMINARY PLAT

PP02

SHT. 4 OF 5

HILGARTWILSON

PROJ NO.: 1909
DATE: FEB 2019
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

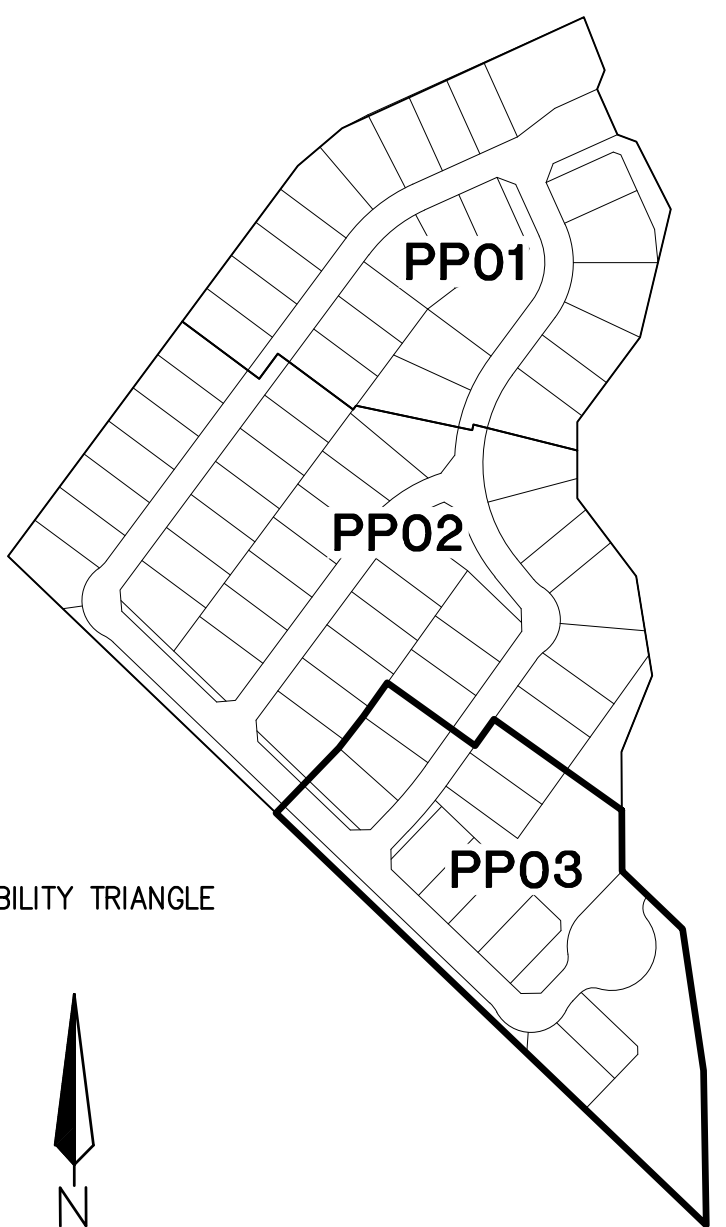
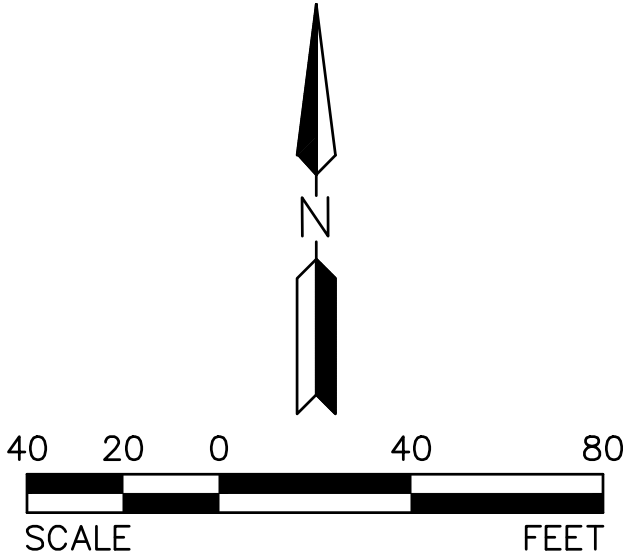
DWG. NO.
PP02

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CURVE TABLE				LINE TABLE		
CURVE #	RADIUS	DELTA	LENGTH	LINE #	DIRECTION	LENGTH
C1	600.00'	8°11'02"	85.70'	L1	S46°13'34"E	855.64'
				L2	N43°46'26"E	75.31'
				L3	N35°35'24"E	268.95'
				L4	N43°46'26"E	156.46'
				L5	S46°13'34"E	6.00'



NOTES:
① 30'X30' SIGHT VISIBILITY TRIANGLE



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HERITAGE ASANTE - PARCEL 3
ASANTE BOULEVARD & 163RD AVENUE
SURPRISE, ARIZONA
PRELIMINARY PLAT

HILGARTWILSON

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DATE: FEB 2019
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP03
SHT. 5 OF 5



TREE PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY
	<i>Acacia aneura</i> MULGA	24" BOX STANDARD	
	<i>Fraxinus velutina</i> ARIZONA ASH	24" BOX STANDARD	
	<i>Parkinsonia</i> 'Desert Museum' DESERT MUSEUM	24" BOX MULTI	
	<i>Prosopis</i> 'Phoenix' PHOENIX MESQUITE	24" BOX MULTI	
	<i>Prosopis g.</i> 'Maverick' HONEY MESQUITE	24" BOX STANDARD	
	<i>Pinus edlarica</i> MONDEL PINE	24" BOX STANDARD	
	<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD	
	<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK	36" BOX STANDARD	
	<i>Phoenix dactylifera</i> DATE PALM	20' CBTH	

SHRUB PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	BOUGAINVILLEA 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.	
	CAESALPINIA PULCHERRIMA MEXICAN BIRD OF PARADISE	5 GAL.	8'-0" O.C.	
	CONVOLVULUS CNEORUM BUSH MORNING GLORY	5 GAL.	3'-0" O.C.	
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	4'-0" O.C.	
	DODONAEA VISCOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 GAL.	5'-0" O.C.	
	EREMOPHILA GLABRA SSP. CARNOSA 'WINTER BLAZE'	5 GAL.	5'-0" O.C.	
	EREMOPHILA 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.	
	EUPHORBIA RIGIDA GOPHER PLANT	5 GAL.	4'-0" O.C.	
	HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA	5 GAL.	3'-0" O.C.	
	HESPERALOE PARVIFLORA 'YELLOW' YELLOW HESPERALOE	5 GAL.	3'-0" O.C.	
	LANTANA CAMARA BUSH LANTANA	5 GAL.	4'-0" O.C.	
	LEUCOPHYLLUM F. 'GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	5'-0" O.C.	
	LEUCOPHYLLUM L. LYNN'S LEGACY LYNN'S LEGACY TEXAS SAGE	5 GAL.	5'-0" O.C.	
	LEUCOPHYLLUM X 'HEAVENLY CLOUD' HEAVENLY CLOUD SAGE	5 GAL.	5'-0" O.C.	
	MUHLENBERGIA C. 'REGAL MIST' PINK MUHLY	5 GAL.	3'-0" O.C.	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	4'-0" O.C.	
	RUELLIA PENINSULARIS BAJA RUELLIA	5 GAL.	5'-0" O.C.	

GROUND COVER PLANTING LEGEND

SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.	COMMENTS
	DALEA CAPITATA 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL.	3'-0" O.C.		
	DALEA GREGGII TRAILING INDIGO BUSH	5 GAL.	5'-0" O.C.		
	LANTANA 'NEW GOLD' NEW GOLD LANTANA	5 GAL.	6'-0" O.C.		
	LANTANA 'RADIATION' RADIATION LANTANA	5 GAL.	6'-0" O.C.		
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL.	5'-0" O.C.		
	DECOMPOSED GRANITE EXPRESS BROWN	1" SCREENED			
	TURF				



PARADISO ASANTE - Parcel 3

Lennar Homes | Surprise, AZ | August 17, 2018

Preliminary Landscape Plan



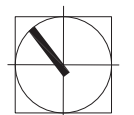
WALL LEGEND

- PERIMETER THEME WALL
- THEME WALL PANEL
- PARTIAL VIEW WALL
- VIEW FENCE
- SOUND WALL
- NOT SHOWN BUILDER WALL
- THEME PILASTER
- PILASTER
- ★ VEHICULAR EXIT GATES
- ★ PEDESTRIAN GATE

PARADISO ASANTE - Parcel 3

Preliminary Wall Plan

Lennar Homes | Surprise, AZ | August 24, 2018



NORTH
SCALE: 1"=20'-0"

SMP
ENVIRONMENTAL DESIGN

LEGEND

1. THEME WALL ACCENT PANEL - SMOOTH STUCCO FINISH PAINTED "BREVITY BROWN" SW6068

2. 6"x8"x8" SPLIT-FACE CMU BLOCK, PAINTED "UTTERLY BEIGE" SW6080

3. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "BREVITY BROWN" SW6068

4. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080

5. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080

6. STUCCO FINISH - COMMON EXTERIOR FACE, TOP AND EXPOSED ENDS TO RECEIVE STUCCO
7. 8"x8"x16" SMOOTH FACE CMU BLOCK CONSTRUCTION, PRIVATE SIDE EXTERIOR FACE PAINTED "UTTERLY BEIGE" SW6080

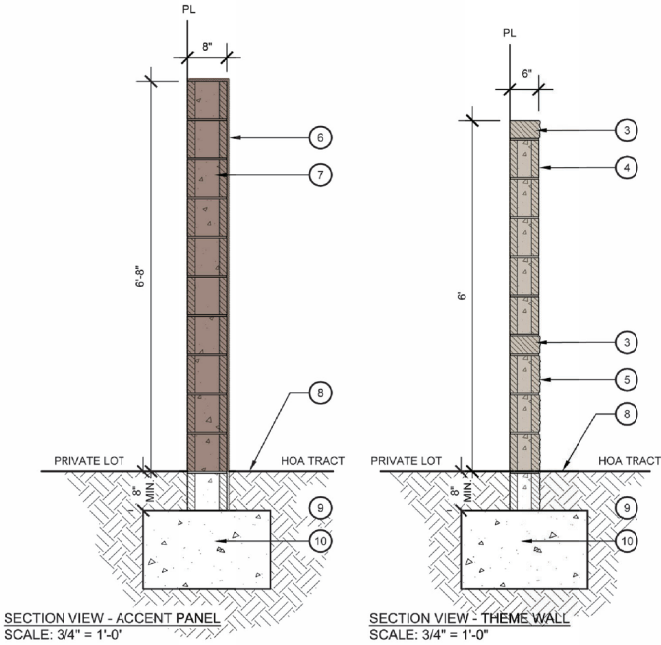
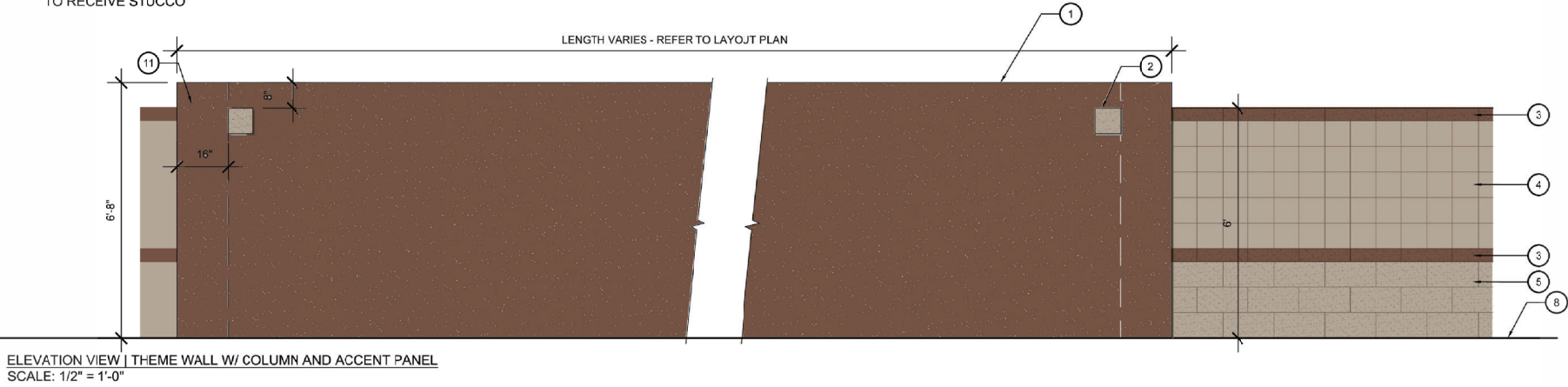
8. FINISH GRADE

9. COMPACTED SUBGRADE

10. CONCRETE FOOTING WITH STEEL REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAILS AND CALCS

11. THEME WALL COLUMN-SMOOTH STUCCO FINISH PAINTED "BREVITY BROWN" SW6068

NOTES:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS AND REINFORCING INFORMATION.



LEGEND

1. THEME WALL AND ACCENT PANEL - REFER TO DETAIL 'A' THIS SHEET

2. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "BREVITY BROWN" SW6080

3. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6068

4. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080

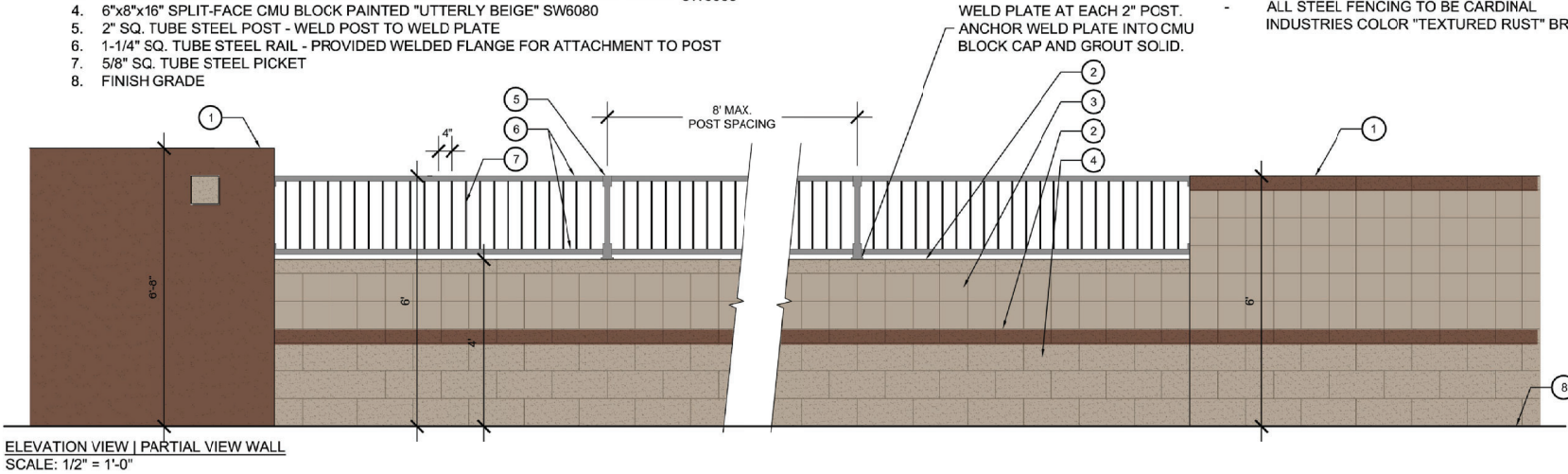
5. 2" SQ. TUBE STEEL POST - WELD POST TO WELD PLATE

6. 1-1/4" SQ. TUBE STEEL RAIL - PROVIDED WELDED FLANGE FOR ATTACHMENT TO POST

7. 5/8" SQ. TUBE STEEL PICKET

8. FINISH GRADE

NOTES:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS AND REINFORCING INFORMATION.
- ALL STEEL FENCING TO BE CARDINAL INDUSTRIES COLOR "TEXTURED RUST" BR-47



LEGEND

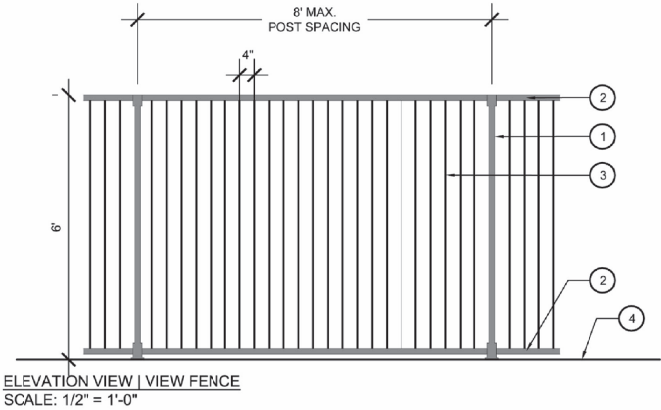
1. 2" SQ. TUBE STEEL POST - WELD POST TO WELD PLATE

2. 1-1/4" SQ. TUBE STEEL RAIL - PROVIDED WELDED FLANGE FOR ATTACHMENT TO POST

3. 5/8" SQ. TUBE STEEL PICKET

4. FINISH GRADE

NOTES:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS AND REINFORCING INFORMATION.
- ALL STEEL FENCING TO BE CARDINAL INDUSTRIES COLOR "TEXTURED RUST" BR-47



LEGEND

1. SOUND WALL COLUMN - REFER TO DETAIL, THIS SHEET

2. 8"x4"x16" SINGLE-SCORE SPLIT-FACE CMU BLOCK PAINTED "BREVITY BROWN" SW6068

3. 8"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080

4. 8"x8"x16" SINGLE-SCORE SPLIT-FACE CMU BLOCK PAINTED "BREVITY BROWN" SW6068

5. 8"x4"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080

6. PRECAST CONCRETE CAP BY C.D.I. #PC7 27-7/8SQ, COLOR "SADDLE" GS10
7. 4"x8"x16" CMU INTERLOCK BLOCK PAINTED "UTTERLY BEIGE" SW6080

8. 4"x8"x16" SINGLE-SCORE SPLIT-FACE BLOCK PAINTED "BREVITY BROWN" SW6068

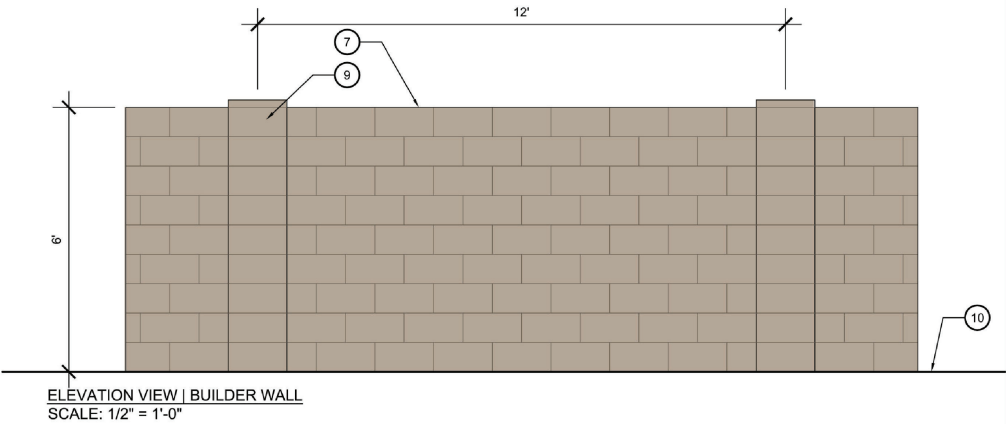
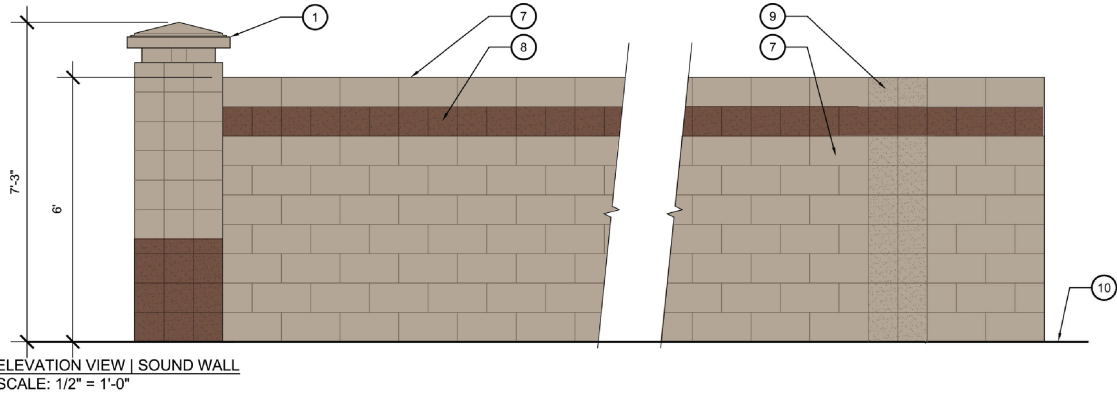
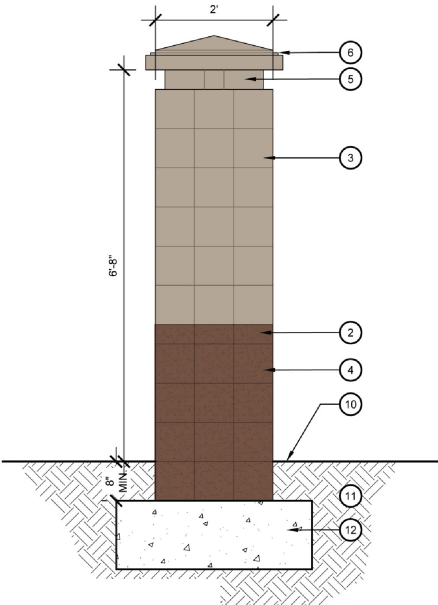
9. 8"x8"x16" SINGLE-SCORE SPLIT FACE 'H' BLOCK PILASTER PAINTED "UTTERLY BEIGE" SW6080

10. FINISH GRADE

11. COMPACTED SUBGRADE

12. CONCRETE FOOTING AND STEEL REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAILS AND CALCS

NOTES:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS AND REINFORCING INFORMATION.

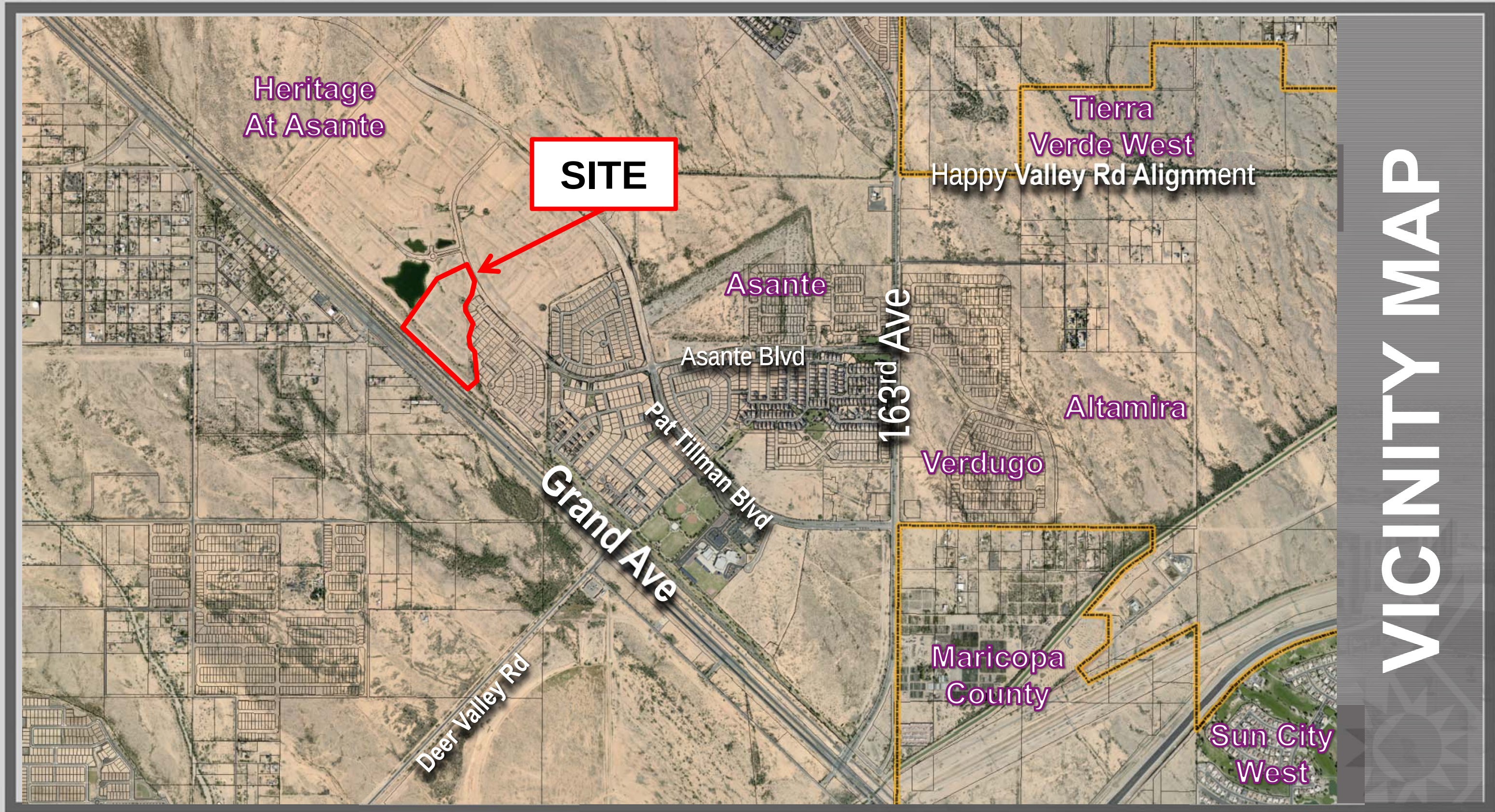


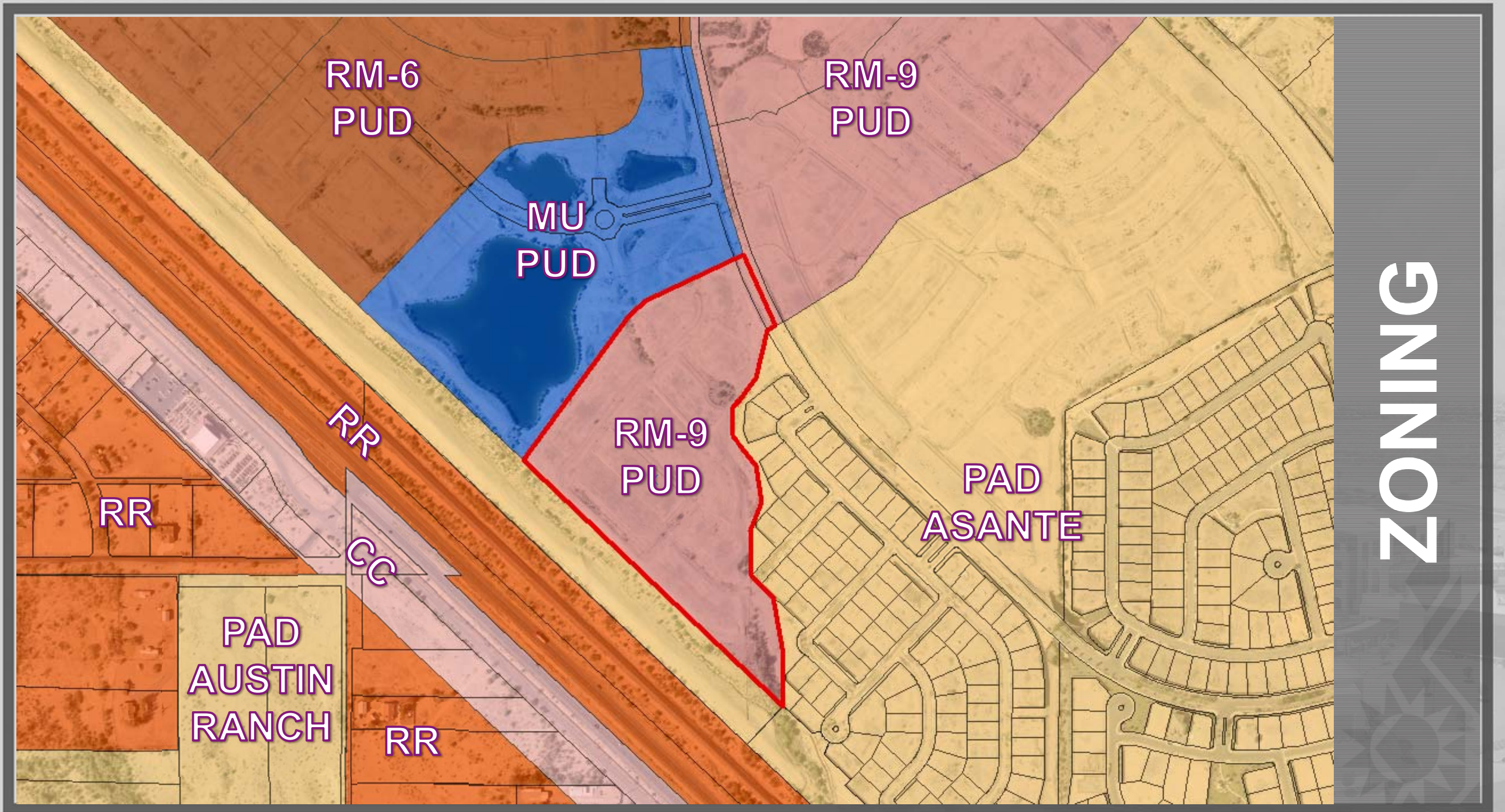


Heritage Asante Parcel 3 Preliminary Plat

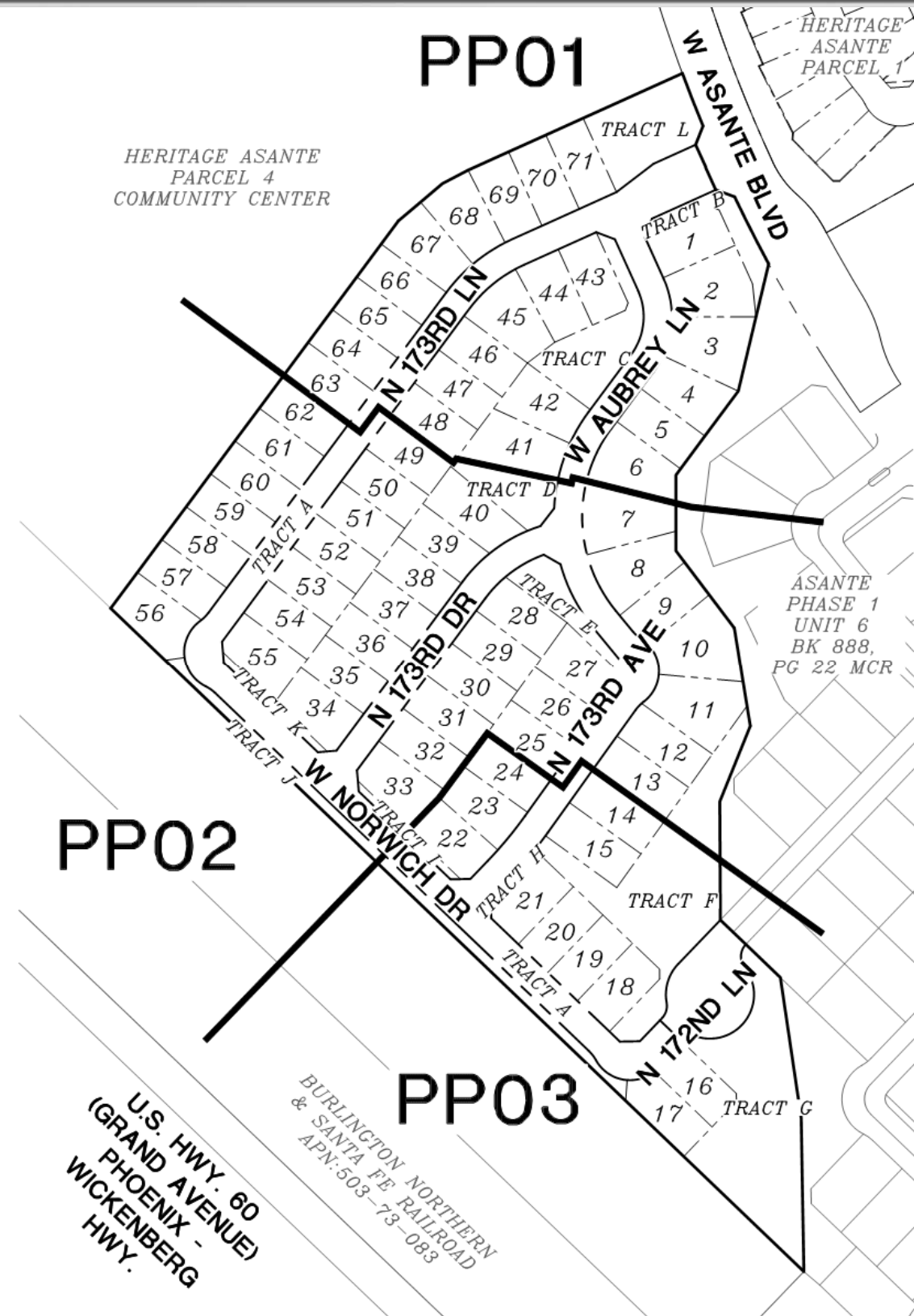
Planning & Zoning Commission

April 4, 2019





ZONING



PRELIMINARY PLAT

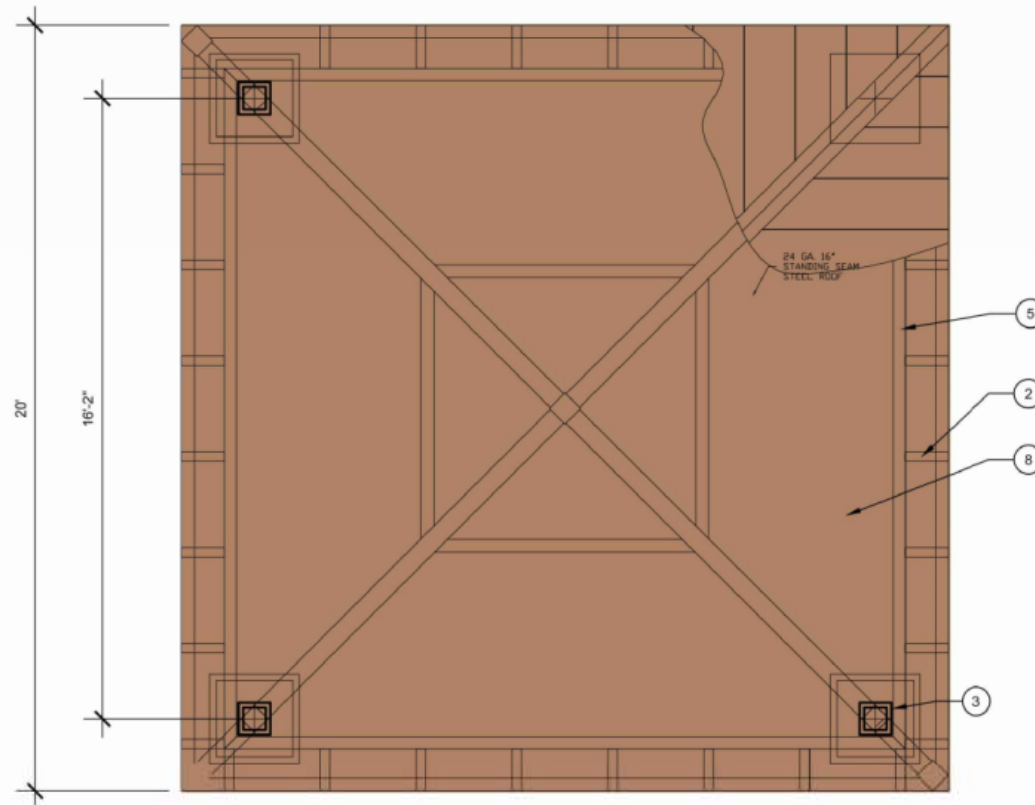


TREE PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	
	<i>Acacia aneura</i> MULGA	24" BOX STANDARD		
	<i>Fraxinus velutina</i> ARIZONA ASH	24" BOX STANDARD		
	<i>Parkinsonia</i> 'Desert Museum' DESERT MUSEUM	24" BOX MULTI		
	<i>Prosopis</i> 'Phoenix' PHOENIX MESQUITE	24" BOX MULTI		
	<i>Prosopis g.</i> 'Maverick' HONEY MESQUITE	24" BOX STANDARD		
	<i>Pinus edularis</i> MONDEL PINE	24" BOX STANDARD		
	<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK	24" BOX STANDARD		
	<i>Quercus virginiana</i> 'Heritage' HERITAGE LIVE OAK	36" BOX STANDARD		
	<i>Phoenix dactylifera</i> DATE PALM	20' CBTH		

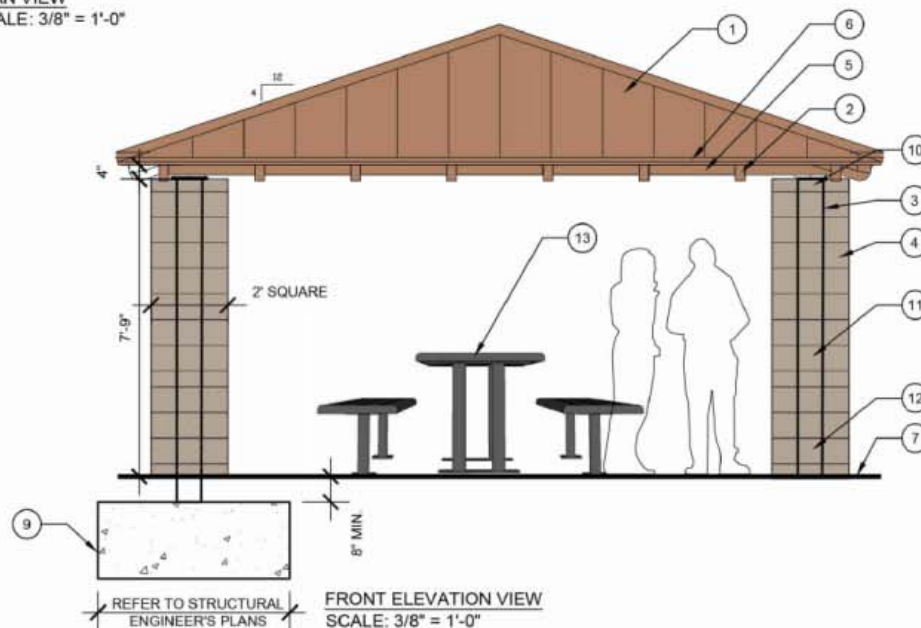
SHRUB PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.
	<i>BOUGAINVILLEA</i> 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL.	5'-0" O.C.	
	<i>CAESALPINIA PULCHERRIMA</i> MEXICAN BIRD OF PARADISE	5 GAL.	8'-0" O.C.	
	<i>CONVOLVULUS CNEORUM</i> BUSH MORNING GLORY	5 GAL.	3'-0" O.C.	
	<i>DASYLIRION WHEELERI</i> DESERT SPOON	5 GAL.	4'-0" O.C.	
	<i>ODONAEA VISCOSA</i> 'PURPUREA' PURPLE HORSESHOE BUSH	5 GAL.	5'-0" O.C.	
	<i>EREMOPHILA GLABRA</i> SSP. <i>CARNOSA</i> 'WINTER BLAZE'	5 GAL.	5'-0" O.C.	
	<i>EREMOPHILA</i> 'VALENTINE' VALENTINE EMU BUSH	5 GAL.	5'-0" O.C.	
	<i>EUPHORBIA RIGIDA</i> GOPHER PLANT	5 GAL.	4'-0" O.C.	
	<i>HESPERALOE PARVIFLORA</i> 'PERPA' BRAKELIGHTS RED YUCCA	5 GAL.	3'-0" O.C.	
	<i>HESPERALOE PARVIFLORA</i> 'YELLOW' YELLOW HESPERALOE	5 GAL.	3'-0" O.C.	
	<i>LANTANA CAMARA</i> BUSH LANTANA	5 GAL.	4'-0" O.C.	
	<i>LEUCOPHYLLUM</i> 'F. GREEN CLOUD' GREEN CLOUD SAGE	5 GAL.	5'-0" O.C.	
	<i>LEUCOPHYLLUM</i> 'L. LYNN'S LEGACY' LYNN'S LEGACY TEXAS SAGE	5 GAL.	5'-0" O.C.	
	<i>LEUCOPHYLLUM</i> 'X HEAVENLY CLOUD' HEAVENLY CLOUD SAGE	5 GAL.	5'-0" O.C.	
	<i>MUHLENBERGIA</i> 'C. REGAL MIST' PINK MUHLY	5 GAL.	3'-0" O.C.	
	<i>MUHLENBERGIA RIGENS</i> DEER GRASS	5 GAL.	4'-0" O.C.	
	<i>RUELLIA PENINSULARIS</i> BAJA RUELLIA	5 GAL.	5'-0" O.C.	

GROUND COVER PLANTING LEGEND					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	MINIMUM SPACING	QTY.	COMMENTS
	<i>DALEA CAPITATA</i> 'SIERRA GOLD' SIERRA GOLD DALEA	5 GAL.	3'-0" O.C.		
	<i>DALEA GREGGII</i> TRAILING INDIGO BUSH	5 GAL.	5'-0" O.C.		
	<i>LANTANA</i> 'NEW GOLD' NEW GOLD LANTANA	5 GAL.	6'-0" O.C.		
	<i>LANTANA</i> 'RADIATION' RADIATION LANTANA	5 GAL.	6'-0" O.C.		
	<i>ROSMARINUS OFFICINALIS</i> 'HUNTINGTON CARPET' HUNTINGTON CARPET ROSEMARY	5 GAL.	5'-0" O.C.		
	DECOMPOSED GRANITE EXPRESS BROWN	1" SCREENED			
	TURF				

LANDSCAPE PLAN



PLAN VIEW
SCALE: 3/8" = 1'-0"



FRONT ELEVATION VIEW
SCALE: 3/8" = 1'-0"

LEGEND

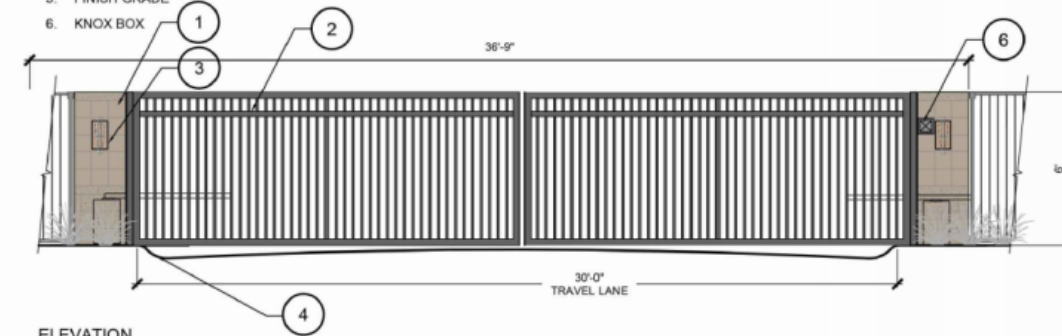
1. 20'X20' "MESA" MODEL RAMADA, AVAIL. FROM CLASSIC RECREATION (www.classicrecreation.com)
2. RAFTER TAIL
3. 8"X8" STUB COLUMN ON TOP TRANSITION PLATE & ROTATED 8X8" COLUMN
4. COLUMN SURROUND (TO MATCH SECONDARY THEME COLUMNS - REFER TO WALL DETAILS)
5. PERIMETER BEAM
6. 2"X1" ROOF SUPPORT
7. FINISH SURFACE / FINISH GRADE
8. 24" GA. 16" STANDING SEAM STEEL ROOF
COLOR: PATRICIAN BRONZE
9. REINFORCED CONCRETE FOOTING - REFER TO STRUCTURAL ENGINEER'S PLANS, TYP.
10. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
11. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
12. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
13. PICNIC TABLE - TABLE 298-60-2HS W/ STEEL SEATS, AVAILABLE FROM DUMOR (www.dumor.com)
COLOR: BRONZE

NOTES:

- REFER TO STRUCTURAL ENGINEER'S DETAILS AND CALCULATIONS FOR ALL CONNECTIONS, REINFORCING AND FOOTING INFORMATION.
- ALL CONNECTORS, FASTENERS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
- ALL METAL WORK SHALL RECEIVE TWO (2) COATS OF MOISTURE-PROOF PRIMER AND TWO (2) FINISH COATS OF PAINT - REFER TO FINISH SCHEDULE FOR COLOR.

LEGEND

1. SECONDARY THEME COLUMN - REFER TO WALL DETAILS
2. TUBULAR STEEL VEHICULAR GATE
PAINT COLOR TBD
3. DECORATIVE SCENCE LIGHT - TO MATCH MAIN ENTRY
4. CONCRETE CURB
5. FINISH GRADE
6. KNOX BOX



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

NOTES:

- ALL WELDS TO BE CONTINUOUS AND GROUND SMOOTH.
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTING, AND REINFORCING INFORMATION.
- ALL STEEL TO BE PAINTED OR POWDER COATED. REFER TO FINISH SCHEDULE FOR COLOR SPECIFICATION.
- ALL WALL MATERIALS & COLORS TO MATCH EXISTING LAYTON LAKES PARCEL WALLS.



WALL LEGEND

- PERIMETER THEME WALL
- THEME WALL PANEL
- PARTIAL VIEW WALL
- VIEW FENCE
- SOUND WALL
- NOT SHOWN BUILDER WALL
- THEME PILASTER
- PILASTER
- VEHICULAR EXIT GATES
- PEDESTRIAN GATE

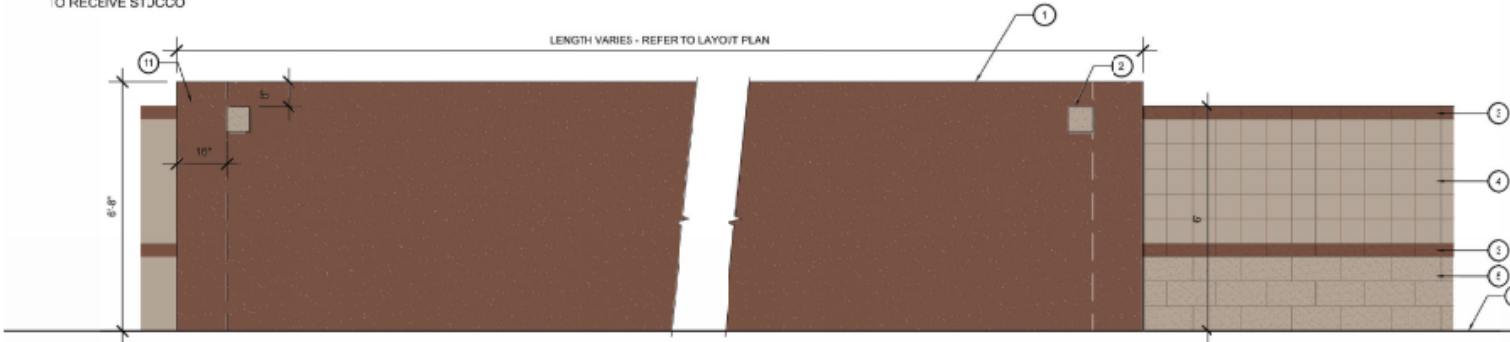
WALL PLAN

WALL PLAN

LEGEND

1. THEME WALL ACCENT PANEL - SMOOTH STUCCO FINISH PAINTED "BREVITY BROWN" SW6068
2. 6"x8"x16" SPLIT-FACE CMU BLOCK, PAINTED "UTTERLY BEIGE" SW6080
3. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "BREVITY BROWN" SW6068
4. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
5. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
6. STUCCO FINISH - COMMON EXTERIOR FACE, TOP AND EXPOSED ENDS TO RECEIVE STUCCO
7. 6"x8"x16" SMOOTH FACE CMU BLOCK CONSTRUCTION, PRIVATE SIDE EXTERIOR FACE PAINTED "UTTERLY BEIGE" SW6080
8. FINISH GRADE
9. COMPACTED SUBGRADE
10. CONCRETE FOOTING WITH STEEL REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAILS AND CALCS
11. THEME WALL COLUMN - SMOOTH STUCCO FINISH PAINTED "BREVITY BROWN" SW6068

NOTES:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS AND REINFORCING INFORMATION.

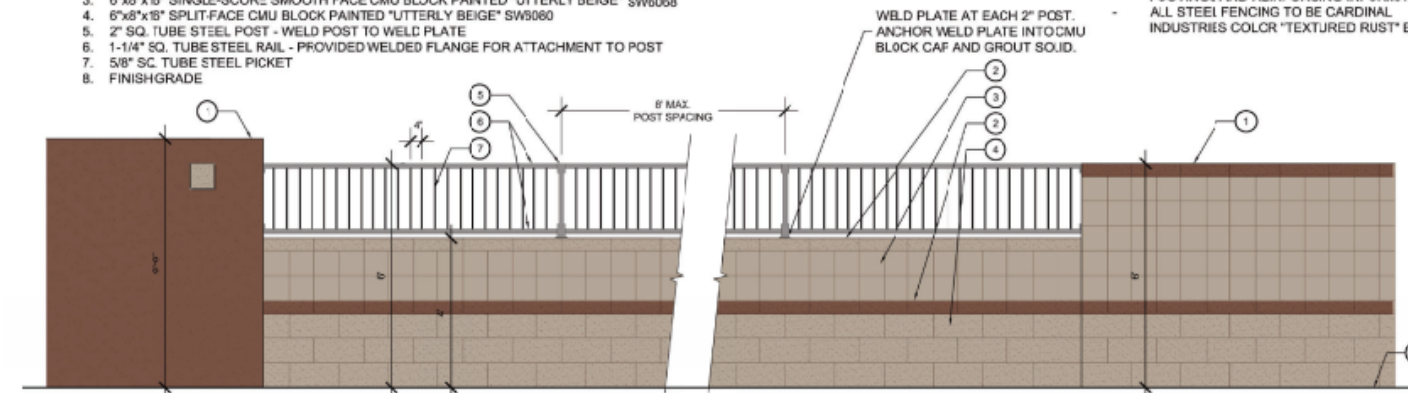


ELEVATION VIEW | THEME WALL W/ COLUMN AND ACCENT PANEL
SCALE: 1/2" = 1'-0"

LEGEND

1. THEME WALL AND ACCENT PANEL - REFER TO DETAIL 'A' THIS SHEET
2. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "BREVITY BROWN" SW6068
3. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
4. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
5. 2" SQ. TUBE STEEL POST - WELD POST TO WELD PLATE
6. 1-1/4" SQ. TUBE STEEL RAIL - PROVIDED WELDED FLANGE FOR ATTACHMENT TO POST
7. 5/8" SQ. TUBE STEEL PICKET
8. FINISH GRADE

NOTES:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS AND REINFORCING INFORMATION.
- ALL STEEL FENCING TO BE CARDINAL INDUSTRIES COLOR "TEXTURED RUST" BR-47

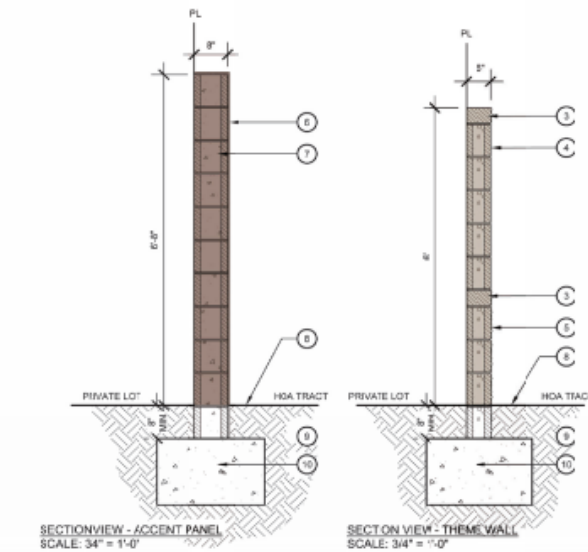


ELEVATION VIEW | PARTIAL VIEW WALL
SCALE: 1/2" = 1'-0"

LEGEND

1. 2" SQ. TUBE STEEL POST - WELD POST TO WELD PLATE
2. 1-1/4" SQ. TUBE STEEL RAIL - PROVIDED WELDED FLANGE FOR ATTACHMENT TO POST
3. 5/8" SQ. TUBE STEEL PICKET
4. FINISH GRADE

NOTES:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS AND REINFORCING INFORMATION.
- ALL STEEL FENCING TO BE CARDINAL INDUSTRIES COLOR "TEXTURED RUST" BR-47



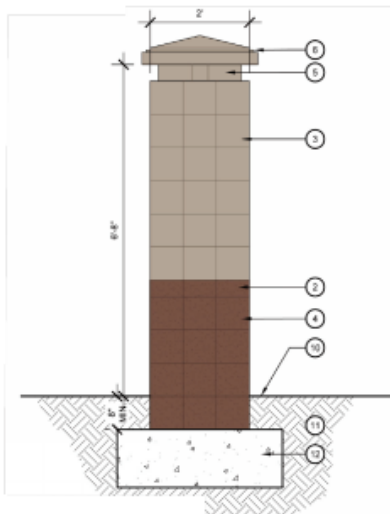
SECTION VIEW - ACCENT PANEL
SCALE: 3/4" = 1'-0"

SECTION VIEW - THEME WALL
SCALE: 3/4" = 1'-0"

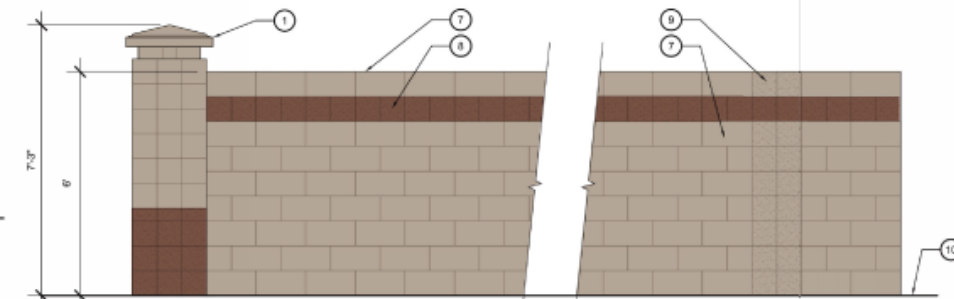
LEGEND

1. SOUND WALL COLUMN - REFER TO DETAIL, THIS SHEET
2. 6"x4"x16" SOLID SPLIT-FACE CMU BLOCK PAINTED "BREVITY BROWN" SW6068
3. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
4. 6"x8"x16" SPLIT-FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
5. 6"x8"x16" SINGLE-SCORE SMOOTH FACE CMU BLOCK PAINTED "UTTERLY BEIGE" SW6080
6. PRECAST CONCRETE CAP BY C.D.I. #PC7 27-7/8SQ, COLOR "SADDLE" GS10
7. 4"x8"x16" CMU INTERLOCK BLOCK PAINTED "UTTERLY BEIGE" SW6080
8. 4"x8"x16" SINGLE-SCORE SPLIT-FACE BLOCK PAINTED "BREVITY BROWN" SW6068
9. 6"x8"x16" SINGLE-SCORE SPLIT-FACE 1" BLOCK PILASTER PAINTED "UTTERLY BEIGE" SW6080
10. FINISH GRADE
11. COMPACTED SUBGRADE
12. CONCRETE FOOTING AND STEEL REINFORCEMENT PER STRUCTURAL ENGINEER'S DETAILS AND CALCS

NOTES:
- REFER TO STRUCTURAL ENGINEER'S DETAILS & CALCULATIONS FOR ALL CONNECTIONS, FOOTINGS AND REINFORCING INFORMATION.



ELEVATION VIEW | SOUND WALL
SCALE: 1/2" = 1'-0"



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



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: April 4, 2019 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 on a Preliminary Plat for Desert Oasis Parcel 9 located in the southwest corner of 163rd Avenue and Desert Oasis Boulevard; FS18-144.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat for Desert Oasis Parcel 9 located in the southwest corner of 163rd Avenue and Desert Oasis Boulevard subject to stipulations "A" through "F".

Background:

On March 16, 2018 Cardno Inc., submitted a request for a Preliminary Plat for Desert Oasis Parcel 9 located in the southwest corner of 163rd Avenue and Desert Oasis Boulevard.

Objective Analysis:

Policy Compliant:

The proposed Preliminary Plat is consistent with the Surprise General Plan 2035 and the Desert Oasis PAD.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS18-144 - DOAS B9 - Staff Report - Revised Stips - Final
2. 01 - FS18-144 - DOAS B9 - Vicinity Map
3. 02 - FS18-144 - DOAS B9 - Preliminary Plat

4. 03 - FS18-144 - DOAS B9 - Landscape Plans
 5. 04 - FS18-144 - DOAS B9 - LAFB Comments
 6. FS18-144 - DOAS B9 - PowerPoint
-

Preliminary Plat

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS18-144**

Project Name: Desert Oasis B9

Council District: **1 – ACACIA**

Meeting Date: **April 4, 2019**

Planner: Sergio Angulo

Owner: Centex Homes

Applicant: Dan Pottinger with Cardno, Inc.

Request: Preliminary Plat for 141 Lots.

Site Location: Generally south of Jomax Road and west of 163rd Avenue in Desert Oasis.

Site Size: 42.47 Acres (approx.)

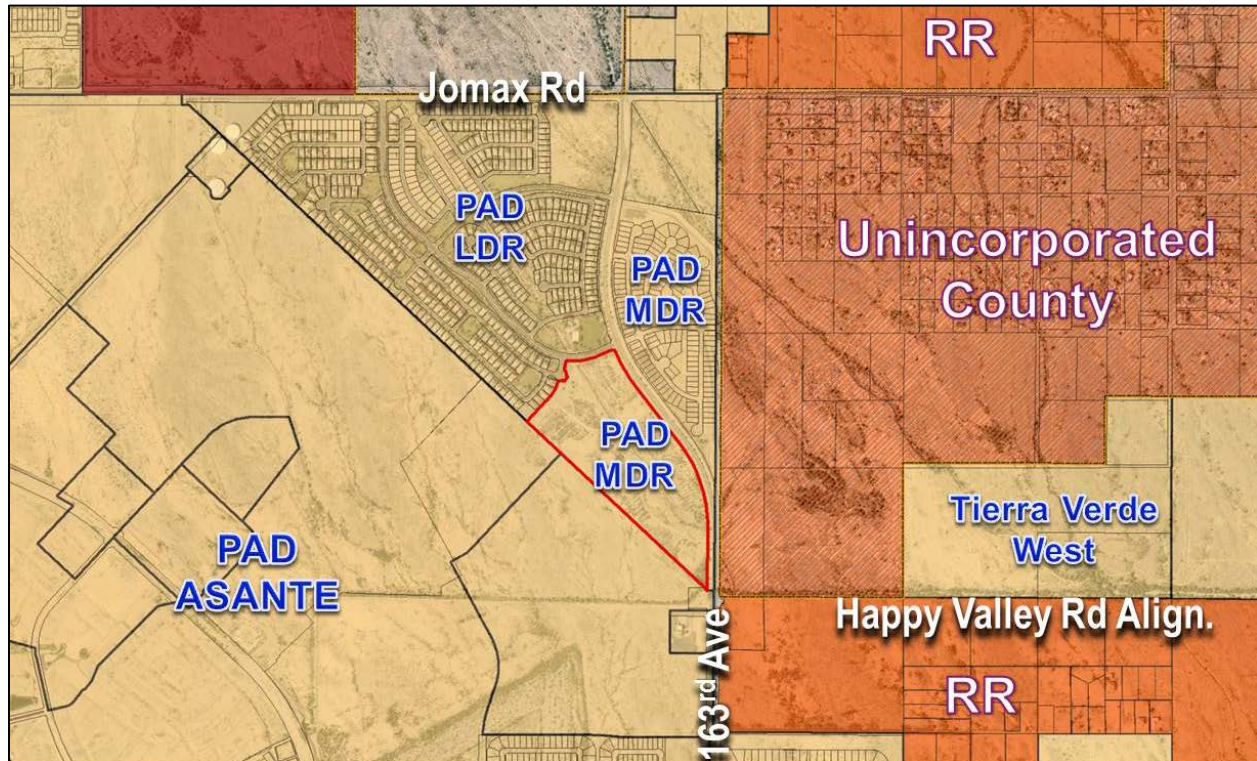
Density: 3.32 Dwelling Units per Acre

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-144.

Support/Opposition: None known.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of case FS18-144, subject to stipulations 'A' through 'F'.

34 **Existing Land Zoning:**



PAD (LDR)	PAD (MDR)	PAD (MDR)
PAD Asante (LDR)	PAD (MDR)	Maricopa County (R-5 RUPD)
PAD Asante (LDR)	PAD Asante (LDR)	Residential Ranch (RR)

35 **History:**

36
37 **November 3, 1988:** The subject parcel was annexed into the City.

38
39 **September 14, 2000:** The Mayor and City Council approved The Desert Oasis at Surprise
40 Planned Area Development (PAD).

41
42 **November 20, 2017:** Staff met with the applicant to discuss the project during a regularly
43 scheduled Concept Review meeting under CR17-653.

44
45 **March 16, 2018:** The applicant filed a request for a Preliminary Plat approval for a new
46 141-lots residential subdivision.

Project Description:

Centex Homes requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision on approximately 42.47 acres in parcel B9 of the Desert Oasis at Surprise Planned Area Development (PAD) generally located south of Jomax Road and west of 163rd Avenue. The applicant proposes 141 residential lots and landscape tracts for open space recreation and retention which includes an amenity tot lot.

The subject property is zoned Planned Area Development (PAD) and has a land use designation of Medium Density Residential. The PAD allows a maximum density of 6 dwelling units per acre and this development proposes a total density of 3.32 dwelling units per acre.

The proposed subdivision shows two (2) access points into the site; one (1) located on the east side from 163rd Avenue and the other located on the north side from Desert Oasis Boulevard. This development will include the construction of two additional travel lanes (one northbound, one southbound) on 163rd Avenue along the frontage of Desert Oasis Parcel B9 and B10. Stipulation 'C.4' will require the applicant to continue the added northbound lane on 163rd Avenue from Prickly Pear Trail to the northern boundary of Parcel B10. The improvements also require the extension of the culverts under 163rd Avenue and Stipulation 'D' ensures that those improvements meet the requirements of the Engineering Development Standards and the Flood Control District of Maricopa County.

The project proposes good pedestrian connectivity from the residential lots to the open space tracts and to the proposed sidewalks along 163rd Avenue. The project also proposes a trail along the drainage channel that runs through the center of the development. This trail connects to the trail in the existing development to the northeast. The applicant continues to work with the City on the final design of the drainage channel that runs through Tract A and Tract B of the site. Stipulation 'E' will ensure that the drainage channel is designed to meet the requirements of the Army Corp of Engineers, Flood Control District of Maricopa County, City of Surprise Engineering Design Standards, and City of Surprise Unified Development Code.

The proposed subdivision consists of 141 single-family detached homes. The typical lot size proposed in this subdivision is 50' x 115'. The site dedicated approximately 15.9 acres (43%) for open space which includes a tot lot with playground equipment, BBQ facilities, shaded seating, and a multi-use trail along the drainage channel that runs through the center of the site. Additional landscape and retention basins also contribute to the total open space. The proposed open space and landscape meets and exceeds the minimum requirements of the PAD (10%) and the SUDC (20%).

86 **Reviewing Agencies:**

87
88 In addition to the standard city internal reviewing departments, the Dysart Unified School
89 District, the Arizona Department of Transportation, Maricopa Water District, Flood Control
90 District of Maricopa County, and Luke AFB were included in the routing of this request. The
91 Flood Control District requires an updated CLOMR that includes the culvert extensions.
92 The CLOMR shall be approved by the Flood Control District of Maricopa County prior to
93 approval of the Final Plat. None of the other reviewing agencies indicated any concerns
94 over the request.

95
96 **Summary:**

97
98 By accepting and incorporating stipulations 'A' through 'F' the proposed Preliminary Plat will
99 meet the requirements of the Desert Oasis at Surprise PAD, the SUDC, and the General
100 Plan.

101
102 **Findings:**

- 103
104
 - The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is consistent with the Desert Oasis at Surprise PAD
106 and the SUDC.

107
108 **Recommendation:**

109
110 Based on the findings noted above, staff recommends the Commission move to
111 recommend **approval** to the Mayor and City Council of case FS18-144, subject to
112 stipulations 'A' through 'F' as outlined below:

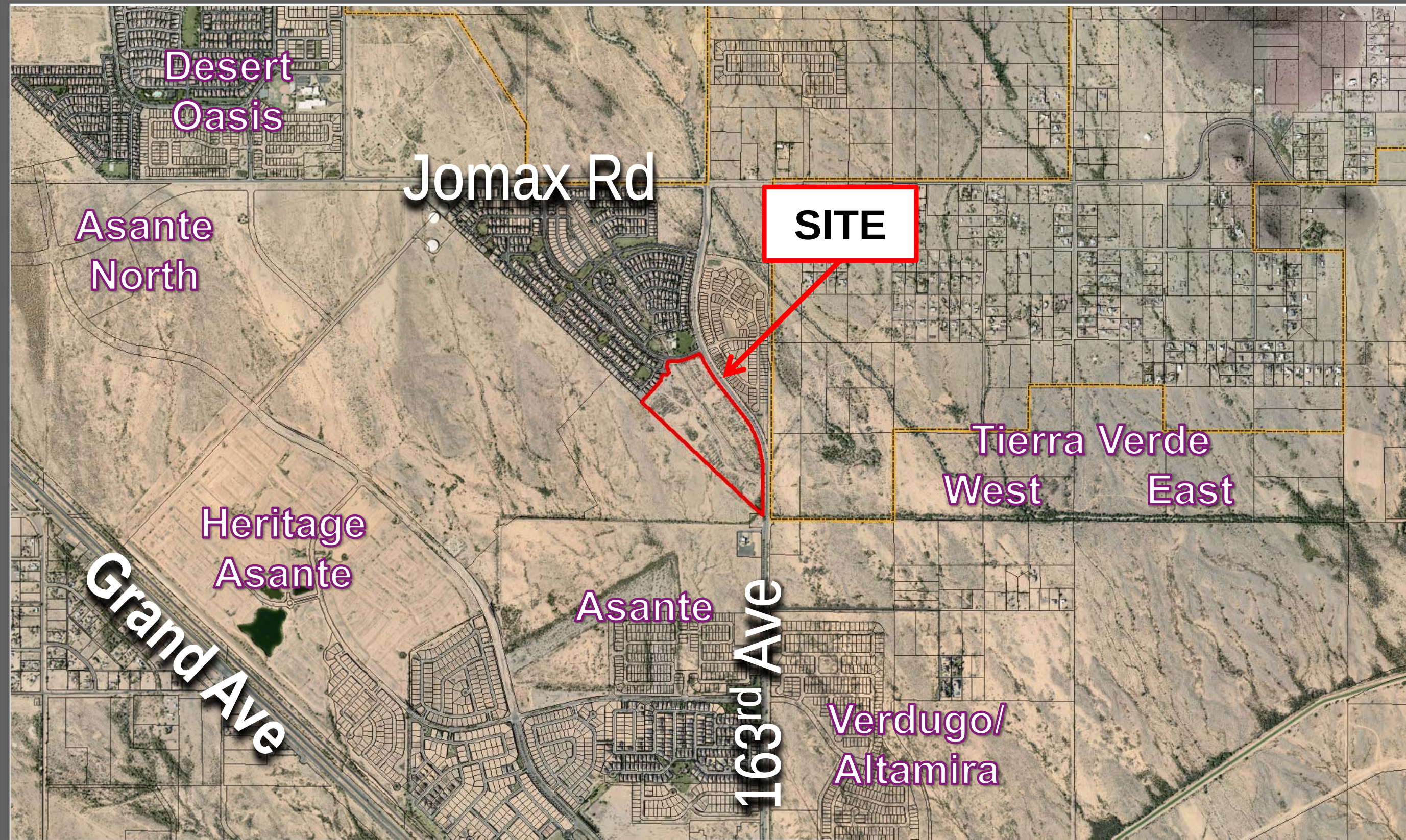
- 113
114 A. Development and use of the site shall be consistent with the Preliminary Plat
115 entitled "Preliminary Plat Desert Oasis – Parcel B9" consisting of three (3) sheets
116 prepared by Cardno and stamped received February 15, 2019, except as
117 otherwise modified by these stipulations.
- 118 B. Landscaping, walls, and amenities associated with the site shall be consistent with
119 the Preliminary Landscape Plan entitled "Landscape and Wall Plan Desert Oasis –
120 Parcel B9" consisting of five (5) sheets prepared by CollectiV landscape architects
121 and stamped received February 15, 2019, except as otherwise modified by these
122 stipulations.
- 123 C. Per the approved Traffic Impact Analysis for Desert Oasis Parcel B10, the
124 following required improvements shall be constructed by Pulte:
- 125 1. Southbound left turn lane on 163rd Avenue at Desert Oasis Blvd to be
126 expanded from 75' to 160'.
- 127 2. Southbound left turn lane on 163rd Avenue at Access 1/Prickly Pear Trail to be
128 lengthened from 90' to 160'.

- 129 3. Provide a northbound right turn lane on 163rd Avenue at Prickly Pear Trail. The
130 turn lane shall be at least 160' with 100' taper.
- 131 4. The asphalt will be widened from Prickly Pear Trail to the northern boundary of
132 Parcel B10 to accommodate two through traffic lanes. The second lane will be
133 tapered down with striping to a single lane north of Prickly Pear Trail to match
134 existing conditions.
- 135 D. The existing culverts (3x6'x3') under 163rd Ave will be extended to accommodate
136 the 163rd Avenue Improvements as shown on the 163rd Avenue exhibit that was
137 submitted with the Preliminary Plat as shown on the Culvert Extension – 2 Lanes
138 exhibit. The Culverts shall be extended as part of the 163rd Avenue Improvements
139 as shown on the 163rd Avenue exhibit and concurrent with the completion of
140 Parcel B9. In addition, per the City's Engineering Development Standards (EDS)
141 Section 5.5.1., culverts for collector and arterial streets are to be designed to
142 convey the peak discharge with no flow crossing over the roadway. The existing
143 culverts shall be expanded to accommodate any updated regulated peak flow to
144 meet City of Surprise EDS 5.5.1 requirement. However, because there is currently
145 no existing drainage infrastructure downstream of the existing box culvert (east of
146 163rd Ave) to support the increased box culvert capacity without adversely
147 impacting downstream property, an in-lieu payment agreement shall be executed
148 prior to issuance of the first residential home permit within Parcel B09. The
149 agreement shall address the regional nature of the box culvert expansion and
150 provide a regional distribution of costs in which Pulte shall contribute an allocable
151 share of future box culvert improvement costs based on consideration of Pulte's
152 proportionate share of the following: a). regional drainage flow contribution,
153 b). the overall projected lot count within the regional drainage area, c). or the total
154 acreage of the regional drainage area.
- 155 E. Final design of the drainage channel in Tract A and Tract B shall meet the
156 requirements of the Army Corp of Engineers, Flood Control District of Maricopa
157 County, City of Surprise Engineering Design Standards, and City of Surprise
158 Unified Development Code.
- 159 F. Non-compliance with the stipulations of approval of this case will be treated as a
160 violation in accordance with the provisions of Article XIV of the Surprise Unified
161 Development Code.

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

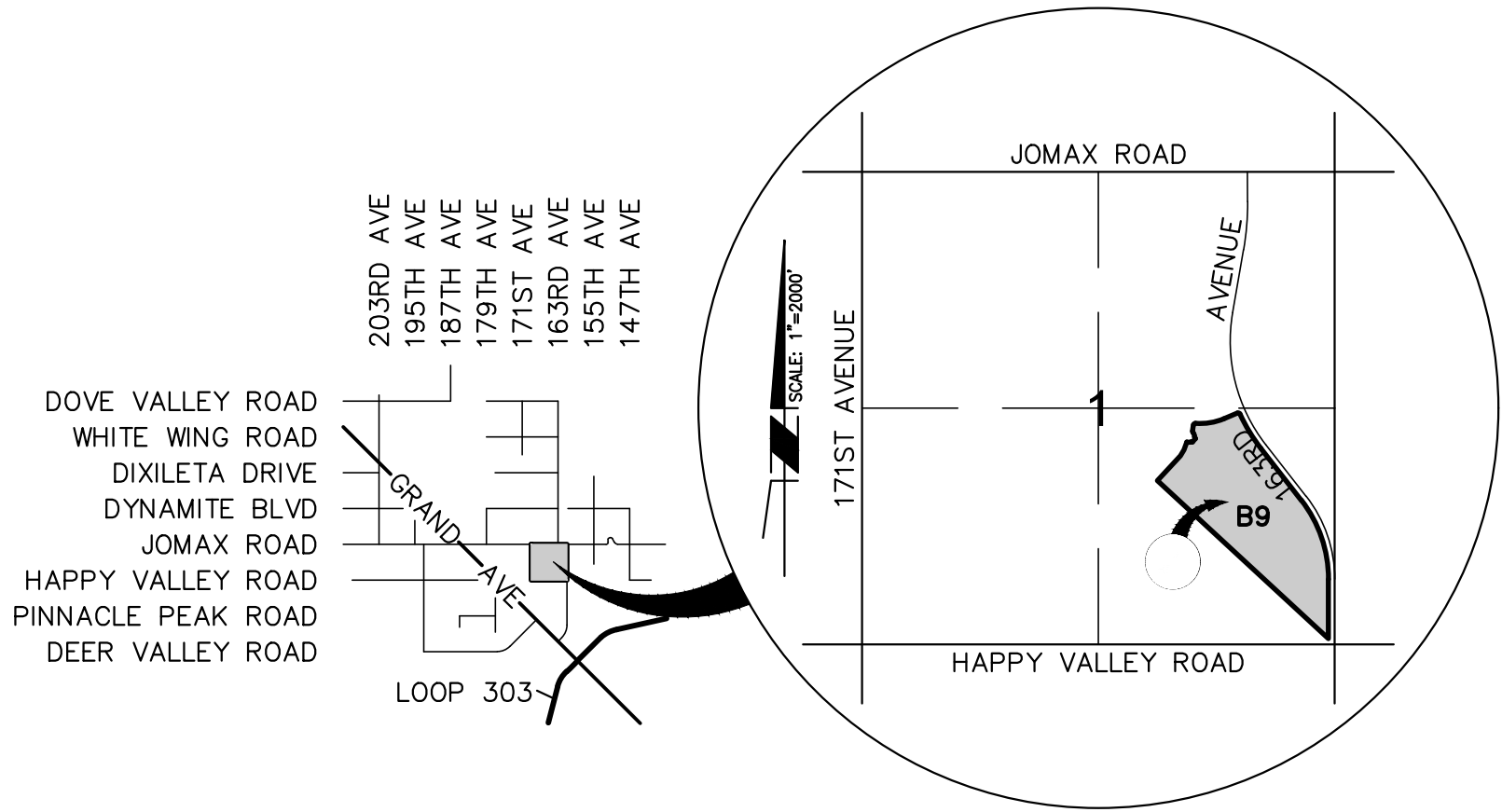
165
166 **Attachments:**

- 167
168 01 Vicinity Map
169 02 Preliminary Plat
170 03 Landscape Plans
171 04 Luke AFB Comments

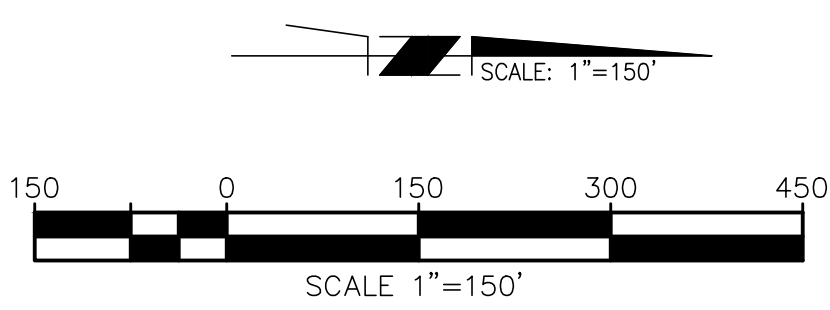


VICINITY MAP

PRELIMINARY PLAT
FOR
DESERT OASIS - PARCEL B9
AT
A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE
GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
1"=2000'



OWNER/DEVELOPER

PULTE HOME COMPANY, LLC
CONTACT: LAURA MEYERS
16767 N. PERIMETER DR, SUITE 100
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 391-6000
FAX: (480) 391-6100

ENGINEER

CARDNO, INC.
DANIEL J. POTTINGER, P.E.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, ARIZONA 85027
PHONE (602) 977-8000
FAX (602) 977-8099

SURVEYOR

CARDNO, INC.
ART L. SEARS III, R.L.S.
19621 N. 23RD DRIVE, SUITE 150
PHOENIX, ARIZONA 85027
PHONE (602) 977-8000
FAX (602) 977-8099

SHEET INDEX

- | | |
|---|------------------|
| 1 | COVER SHEET |
| 2 | NOTES & DETAILS |
| 3 | PRELIMINARY PLAT |

BENCH MARK

FOUND 3" M.C. HIGHWAY DEPT. BRASS CAP FLUSH ON WEST CORNER OF A CONCRETE HEADWALL APPROXIMATELY 30' EAST OF EDGE OF PAVEMENT OF 163RD AVENUE AT THE SE CORNER OF THE INTERSECTION OF 163RD AVENUE AND JOMAX ROAD.
BM#46 = 1425.07' (NAVD 88)

BASIS OF BEARING

BASIS OF BEARING IS THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN AS MEASURED BETWEEN THE FOUND MONUMENTS SHOWN HEREON MONUMENTING THE SOUTHEAST SECTION CORNER AND THE EAST QUARTER CORNER OF SAID SECTION 1, HAVING A BEARING OF SOUTH 00°23'20" WEST, BASED ON ARIZONA CENTRAL ZONE, NAD 83.

FLOOD ZONE

THE SITE LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE (SHADED) AS INDICATED ON THE F.I.R.M. FOR THE CITY OF SURPRISE, MAP NO. 04013C1210L, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013.

ZONE X IS DEFINED AS "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 FLOOD."

ZONE AE IS DEFINED AS "AREAS OF 1% ANNUAL CHANCE FLOOD WHERE BASE FLOOD ELEVATIONS ARE PROVIDED".

LEGEND

- | | |
|-----------|-----------------------------|
| 8"W | PROPOSED WATER |
| ⊙ | PROPOSED FIRE HYDRANT |
| ⊗ | PROPOSED WATER VALVE |
| 8"S | PROPOSED SEWER |
| ○ | PROPOSED SEWER MANHOLE |
| ● | PROPOSED SEWER CLEANOUT |
| EX 8"W | EXISTING WATER |
| ⊗ | EXISTING WATER VALVE |
| ⊙ | EXISTING FIRE HYDRANT |
| EX 12"WSL | EXISTING WELL SUPPLY LINE |
| EX 8"S | EXISTING SEWER |
| ○ | EXISTING SEWER MANHOLE |
| 1002 | EXISTING CONTOURS |
| VNAE | VEHICLE NON-ACCESS EASEMENT |
| — | PARCEL BOUNDARY |
| — | STREET DRAINAGE |
| — | PROPOSED SEWER FLOW |
| PUE | PUBLIC UTILITY EASEMENT |
| E/P | EDGE OF PAVEMENT |
| ▨ | EFFECTIVE FLOODPLAIN |
| ⊙ | EFFECTIVE FLOODWAY |

UTILITY COMPANIES

GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE	CENTURYLINK
CATV	COX COMMUNICATIONS
WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE

KEY MAP

PROPOSED
PALOMA CREEK
APN 503-55-014B
HV 31 LLC



PRELIMINARY PLAT
DESERT OASIS - PARCEL B9
PULTE HOME COMPANY, LLC
SURPRISE, AZ

#	DATE	DESCRIPTION



DATE	JAN/2019
DRAWN	LPJ
DESIGNED	DLP
CHECKED	DJP
PROJECT #	4171321000

SHEET TITLE
COVER SHEET
SHEET NUMBER
1
OF 3 SHEETS



LEGAL DESCRIPTION

A PORTION OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1, SAID CORNER BEING AN ALUMINUM CAP STAMPED "RLS 36562", FROM WHICH THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 1, BEING A MARICOPA COUNTY ALUMINUM CAP STAMPED "RLS 35832", BEARS N00°23'20"E A DISTANCE OF 2635.07 FEET;

THENCE N46°52'53"W, A DISTANCE OF 88.49 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 163RD AVENUE AS SHOWN ON THE DESERT OASIS OF SURPRISE BAER PARCEL MAP OF DEDICATION RECORDED IN BOOK 666, PAGE 8 OF THE OFFICIAL RECORDS OF THE MARICOPA COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N46°52'53"W, A DISTANCE OF 2421.29 FEET TO THE SOUTHERN CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT 2005-1367449 OF SAID OFFICIAL RECORDS;

THENCE N43°07'09"E ALONG THE SOUTHEASTERLY PROPERTY LINE OF SAID PARCEL, A DISTANCE OF 136.59 FEET TO THE SOUTHERN CORNER OF LOT 38 OF DESERT OASIS OF SURPRISE PARCEL B6 FINAL PLAT AS RECORDED IN BOOK 665, PAGE 36 OF SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID DESERT OASIS OF SURPRISE PARCEL B6 FINAL PLAT THE FOLLOWING ELEVEN (11) COURSES;

THENCE N43°07'09"E, A DISTANCE OF 214.62 FEET;

THENCE N 32°30'49"E, A DISTANCE OF 72.14 FEET;

THENCE N19°27'02"E, A DISTANCE OF 86.70 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS N20°08'54"E A DISTANCE OF 60.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°00'05", A DISTANCE OF 43.98 FEET TO A POINT BEING THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE SOUTHERLY, WITH A RADIUS OF 20.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°57'48", A DISTANCE OF 17.09 FEET;

THENCE N42°05'29"E, A DISTANCE OF 47.63 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS N27°05'57"E A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 65°15'46", A DISTANCE OF 22.78 FEET TO A POINT BEING THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE WESTERLY, WITH A RADIUS OF 60.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°28'00", A DISTANCE OF 46.57 FEET TO A POINT BEING THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, WITH A RADIUS OF 20.00 FEET;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 51°20'05", A DISTANCE OF 17.92 FEET;

THENCE N09°13'48"E, A DISTANCE OF 65.45 FEET TO A POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°37'19", A DISTANCE OF 29.89 FEET TO A POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT OF SAID CURVE BEARS N04°51'07"E A DISTANCE OF 635.00 FEET. SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DESERT OASIS BOULEVARD AS SHOWN ON SAID DESERT OASIS OF SURPRISE BAER PARCEL MAP OF DEDICATION;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°23'15", A DISTANCE OF 303.53 FEET;

THENCE N67°27'52"E, A DISTANCE OF 150.79 FEET TO A POINT BEING THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, WITH A RADIUS OF 20.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°17'01", A DISTANCE OF 30.82 FEET TO A POINT BEING THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1815.00 FEET. SAID POINT ALSO BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF 163RD AVENUE;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES;

THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°20'10", A DISTANCE OF 422.46 FEET;

THENCE S37°35'16"E, A DISTANCE OF 681.57 FEET TO A POINT BEING THE BEGINNING OF A CURVE, CONCAVE WESTERLY, WITH A RADIUS OF 1335.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°58'36", A DISTANCE OF 884.86 FEET;

THENCE S00°23'20"W, A DISTANCE OF 617.11 FEET TO THE POINT OF BEGINNING.

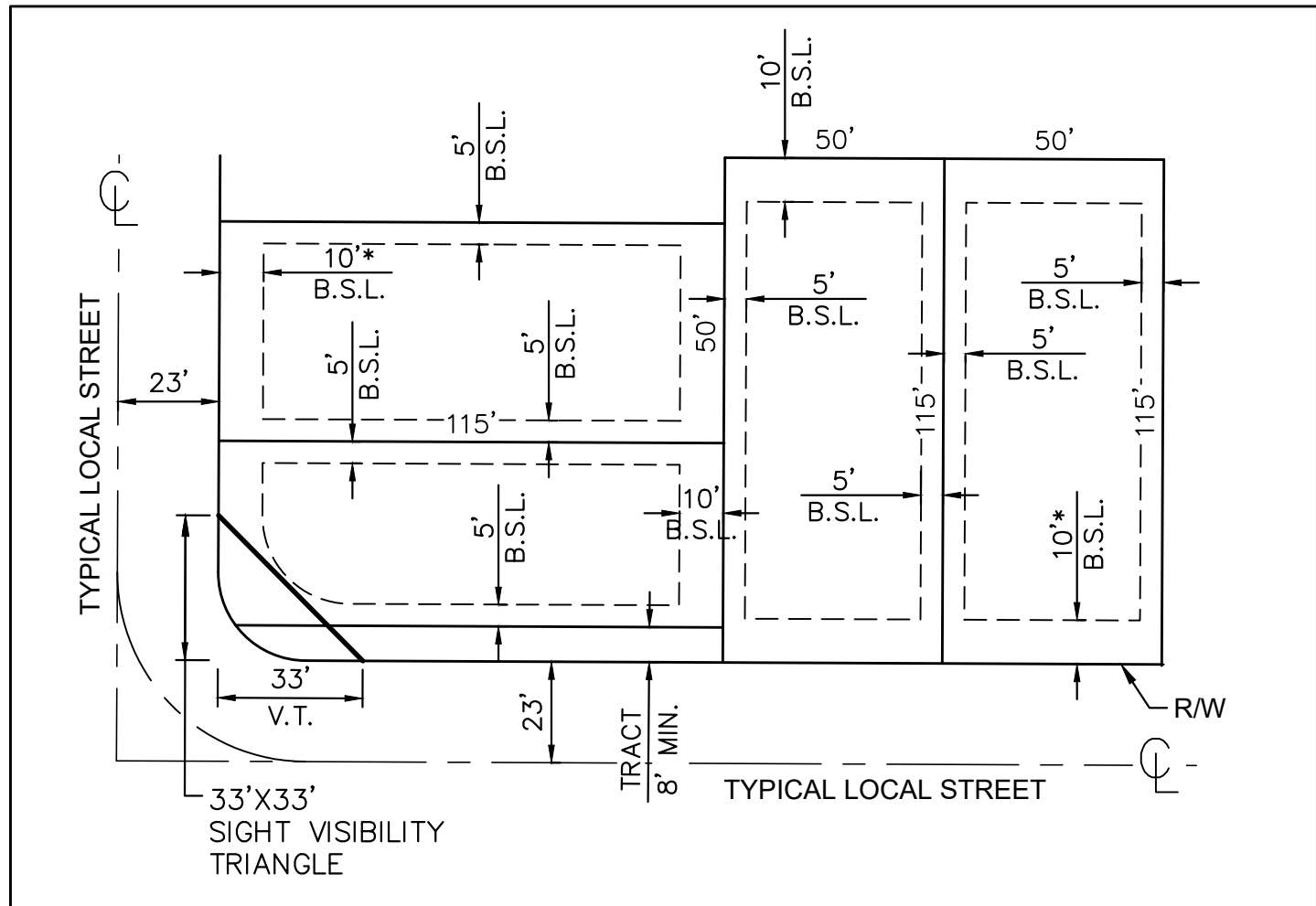
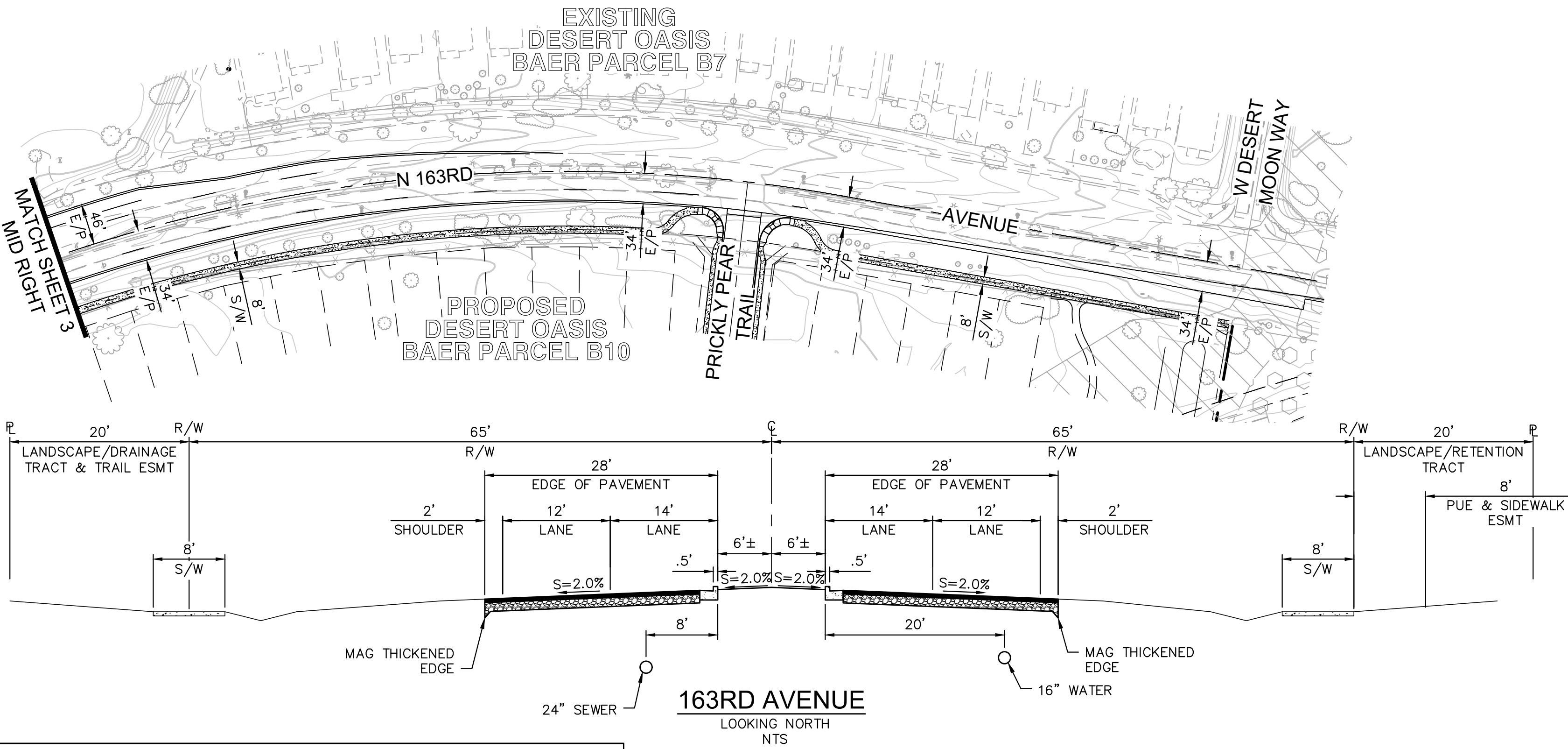
THE ABOVE DESCRIBED PARCEL CONTAINS 1,849,823 SQUARE FEET OR 42.466 ACRES OF LAND, MORE OR LESS.

LOT SIZE SUMMARY

CATEGORY	LOT SIZE	LOT YIELD
MDR	50' X 115'	141 UNITS

DEVELOPMENT STANDARDS

LOT CATEGORY	MDR
LOT WIDTH	50'
MAX HOME WIDTH	40'
FRONT SETBACK	10' FOR LIVING AREA, 8' SIDE LOAD GARAGE, 18' FOR FRONT LOAD GARAGE
SIDE SETBACK	5'/5'
CORNER SIDE SETBACK	13' FROM RIGHT-OF-WAY
REAR SETBACK	10'
MINIMUM LOT DEPTH	75'



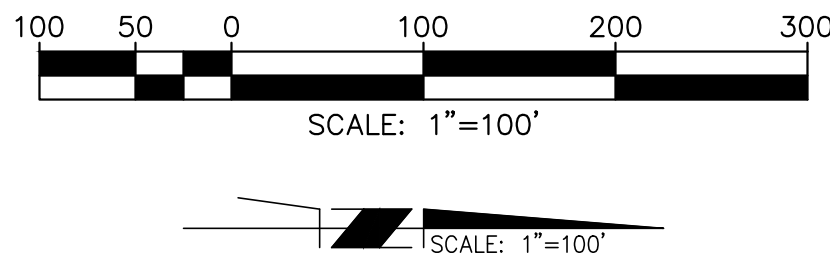
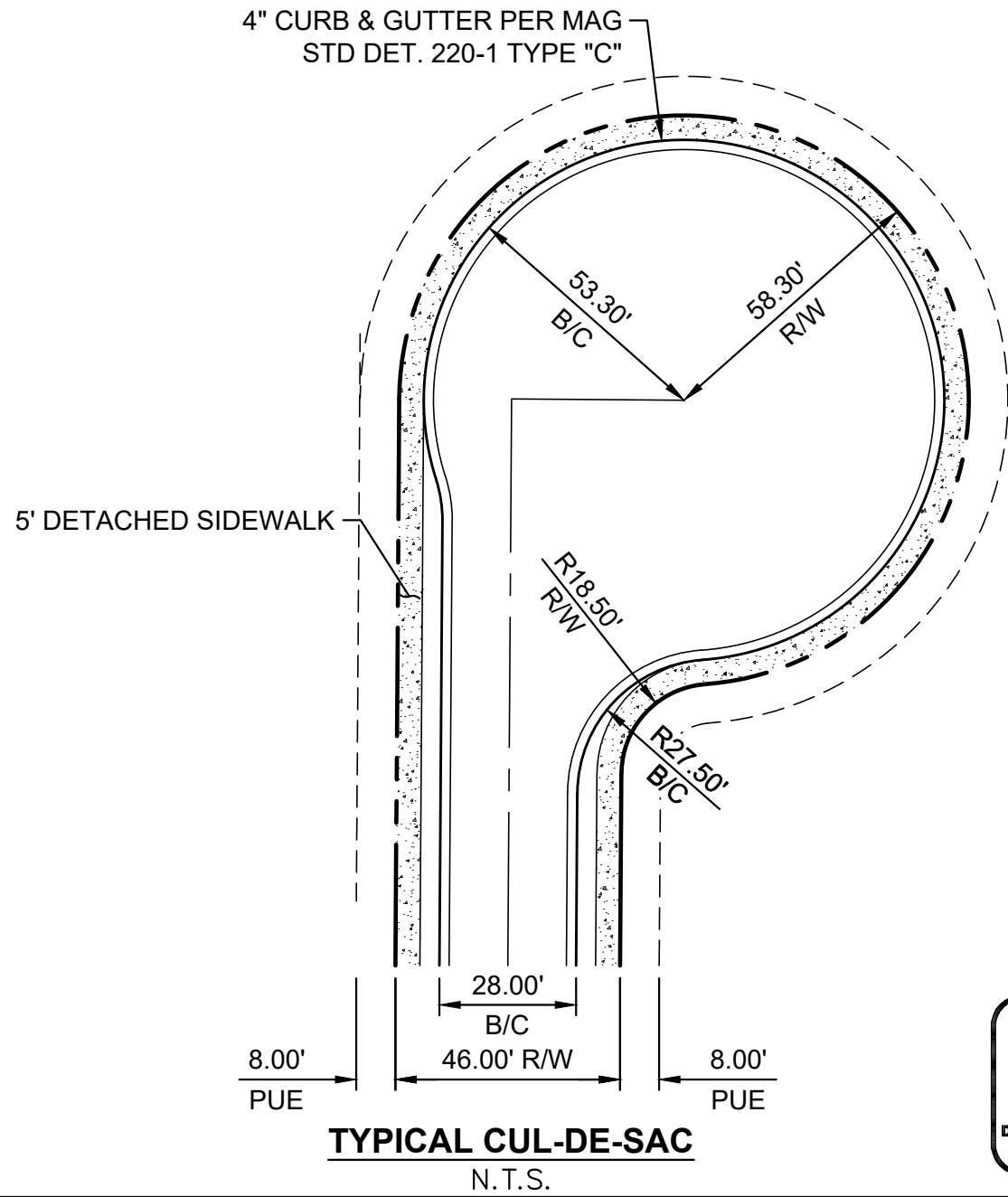
TYPICAL LOT DIMENSIONS & BUILDING SETBACK LINES
*18' FOR FRONT LOAD GARAGE, 10' FOR FRONT LIVING AREA

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE
A	430,413	9.88	LANDSCAPING, RETENTION
B	242,911	5.58	LANDSCAPING, RETENTION, DRAINAGE
C	2,177	0.05	LANDSCAPING
D	1,731	0.04	LANDSCAPING
E	2,228	0.05	LANDSCAPING
F	13,523	0.31	LANDSCAPING
TOTAL	692,983	15.91	

SITE SUMMARY TABLE

GROSS AREA	42.47 ACRES	1,849,823 SQUARE FEET
AREA OF PUBLIC STREETS	6.13 ACRES	266,951 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	36.34 ACRES	1,582,872 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	15.91 ACRES	692,983 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	43.78%	
AREA OF LOTS	20.43 ACRES	889,987 SQUARE FEET
TOTAL NUMBER OF LOTS	141	
OVERALL GROSS DENSITY	3.32 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.26 ACRES	11,226 SQUARE FEET
MINIMUM LOT AREA	0.13 ACRES	5,678 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.14 ACRES	6,083 SQUARE FEET
MAXIMUM LOT AREA	0.35 ACRES	15,309 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	330	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	451.2	



NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

DESERT OASIS - PARCEL B9 PRELIMINARY PLAT



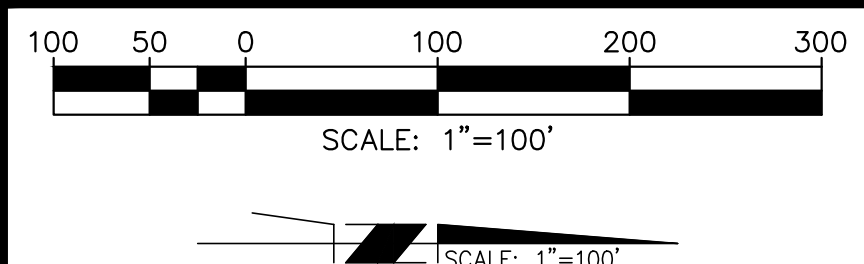
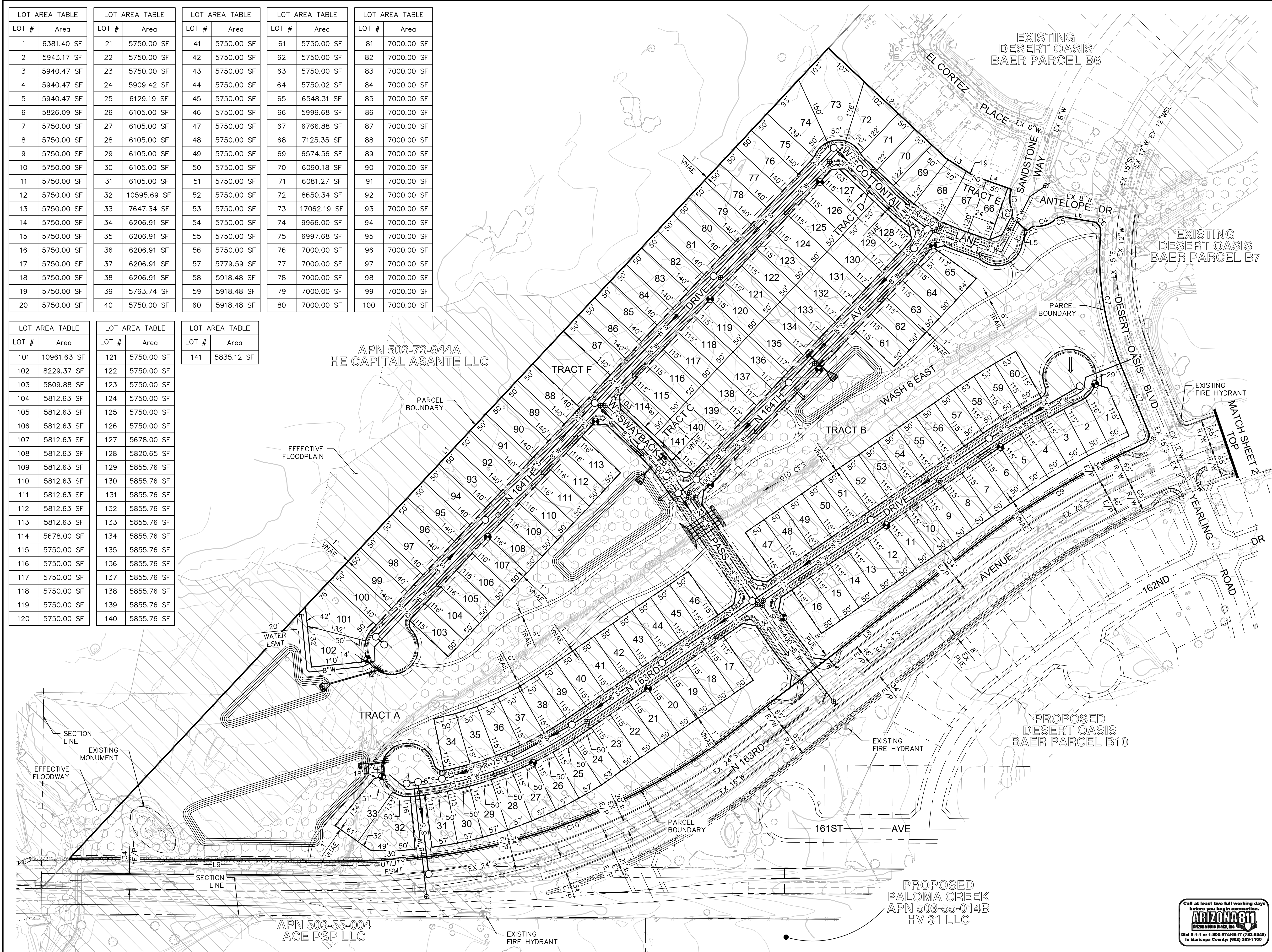
PHOENIX
19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com



LAYOUT DLP	DRAFTED LPJ	CHECKED DJP
DRAWING SCALE(S)		
N.T.S.		
PLAN DATE FEB/2019		SHEET NO. 2
PROJECT NUMBER 4171321000		OF 3 SHEETS

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area
1	6381.40 SF	21	5750.00 SF	41	5750.00 SF	61	5750.00 SF	81	7000.00 SF
2	5943.17 SF	22	5750.00 SF	42	5750.00 SF	62	5750.00 SF	82	7000.00 SF
3	5940.47 SF	23	5750.00 SF	43	5750.00 SF	63	5750.00 SF	83	7000.00 SF
4	5940.47 SF	24	5909.42 SF	44	5750.00 SF	64	5750.02 SF	84	7000.00 SF
5	5940.47 SF	25	6129.19 SF	45	5750.00 SF	65	6548.31 SF	85	7000.00 SF
6	5826.09 SF	26	6105.00 SF	46	5750.00 SF	66	5999.68 SF	86	7000.00 SF
7	5750.00 SF	27	6105.00 SF	47	5750.00 SF	67	6766.88 SF	87	7000.00 SF
8	5750.00 SF	28	6105.00 SF	48	5750.00 SF	68	7125.35 SF	88	7000.00 SF
9	5750.00 SF	29	6105.00 SF	49	5750.00 SF	69	6574.56 SF	89	7000.00 SF
10	5750.00 SF	30	6105.00 SF	50	5750.00 SF	70	6090.18 SF	90	7000.00 SF
11	5750.00 SF	31	6105.00 SF	51	5750.00 SF	71	6081.27 SF	91	7000.00 SF
12	5750.00 SF	32	10595.69 SF	52	5750.00 SF	72	8650.34 SF	92	7000.00 SF
13	5750.00 SF	33	7647.34 SF	53	5750.00 SF	73	17062.19 SF	93	7000.00 SF
14	5750.00 SF	34	6206.91 SF	54	5750.00 SF	74	9966.00 SF	94	7000.00 SF
15	5750.00 SF	35	6206.91 SF	55	5750.00 SF	75	6997.68 SF	95	7000.00 SF
16	5750.00 SF	36	6206.91 SF	56	5750.00 SF	76	7000.00 SF	96	7000.00 SF
17	5750.00 SF	37	6206.91 SF	57	5779.59 SF	77	7000.00 SF	97	7000.00 SF
18	5750.00 SF	38	6206.91 SF	58	5918.48 SF	78	7000.00 SF	98	7000.00 SF
19	5750.00 SF	39	5763.74 SF	59	5918.48 SF	79	7000.00 SF	99	7000.00 SF
20	5750.00 SF	40	5750.00 SF	60	5918.48 SF	80	7000.00 SF	100	7000.00 SF

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	Area	LOT #	Area	LOT #	Area
101	10961.63 SF	121	5750.00 SF	141	5835.12 SF
102	8229.37 SF	122	5750.00 SF		
103	5809.88 SF	123	5750.00 SF		
104	5812.63 SF	124	5750.00 SF		
105	5812.63 SF	125	5750.00 SF		
106	5812.63 SF	126	5750.00 SF		
107	5812.63 SF	127	5678.00 SF		
108	5812.63 SF	128	5820.65 SF		
109	5812.63 SF	129	5855.76 SF		
110	5812.63 SF	130	5855.76 SF		
111	5812.63 SF	131	5855.76 SF		
112	5812.63 SF	132	5855.76 SF		
113	5812.63 SF	133	5855.76 SF		
114	5678.00 SF	134	5855.76 SF		
115	5750.00 SF	135	5855.76 SF		
116	5750.00 SF	136	5855.76 SF		
117	5750.00 SF	137	5855.76 SF		
118	5750.00 SF	138	5855.76 SF		
119	5750.00 SF	139	5855.76 SF		
120	5750.00 SF	140	5855.76 SF		



LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	42°00'05"	60.00	43.98	23.03
C2	48°57'48"	20.00	17.09	9.11
C3	65°15'46"	20.00	22.78	12.81
C4	44°28'00"	60.00	46.57	24.53
C5	51°20'05"	20.00	17.92	9.61
C6	85°37'19"	20.00	29.89	18.53
C7	27°23'15"	635.00	303.53	154.72
C8	88°17'01"	20.00	30.82	19.41
C9	13°20'10"	1815.00	422.46	212.19
C10	37°58'36"	1335.00	884.86	459.37
L1	N46°52'53"W	---	2421.29	---
L2	N43°07'09"E	---	351.21	---
L3	N32°30'49"E	---	72.14	---
L4	N19°27'02"E	---	86.70	---
L5	N42°05'29"E	---	47.63	---
L6	N9°13'48"E	---	65.45	---
L7	N6°27'52"E	---	150.79	---
L8	S37°35'16"E	---	681.57	---
L9	S0°23'20"W	---	617.11	---

NO.	BY	DESCRIPTION	APP'D	DATE

REVISIONS

DESERT OASIS - PARCEL B9
PRELIMINARY PLAT

Cardno PHOENIX
19621 N. 23RD DR, STE 150, PHOENIX, AZ 85027
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

LAYOUT DLP
DRAFTED LPJ
CHECKED DJP

DRAWING SCALE(S)
1" = 100'

PLAN DATE
FEB/2019

PROJECT NUMBER
4171321000

SHEET NO.
3
OF 3 SHEETS

Call at least two full working days
before you begin excavation.
ARIZONA811
Arizona One Stop, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-8348)
In Maricopa County: (602) 255-1100

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR MAXIMUM WATER EFFICIENCY. THE IRRIGATION SYSTEM REQUIRES A REDUCED PRESSURE VACUUM BREAKER.
- 2" DEPTH OF DECOMPOSED GRANITE TOP DRESSING TO BE INSTALLED ON ALL LANDSCAPE AREAS. COLOR TO MATCH GRANITE TO ADJACENT PARCEL. PRE-EMERGENT HERBICIDE TO BE APPLIED TO THE GROUND PRIOR TO THE INSTALLATION OF DECOMPOSED GRANITE.
- TREES TO BE SELECTED FOR TALL, UPRIGHT GROWTH.

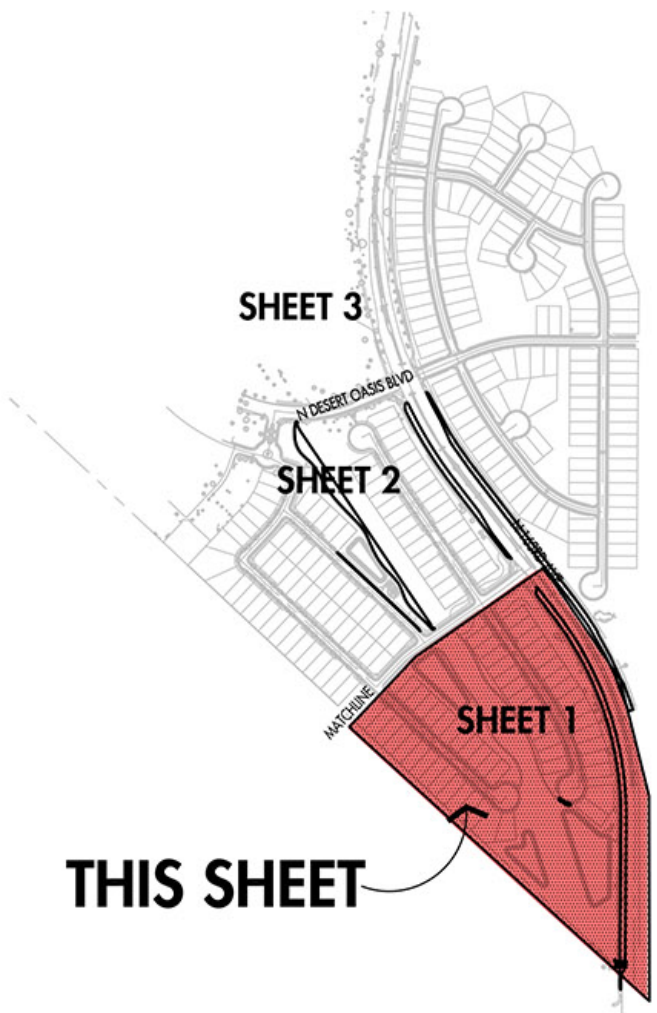
MAINTENANCE NOTES:

- THE MAINTENANCE OF LANDSCAPE WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPE MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPE AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPE MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHTS-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

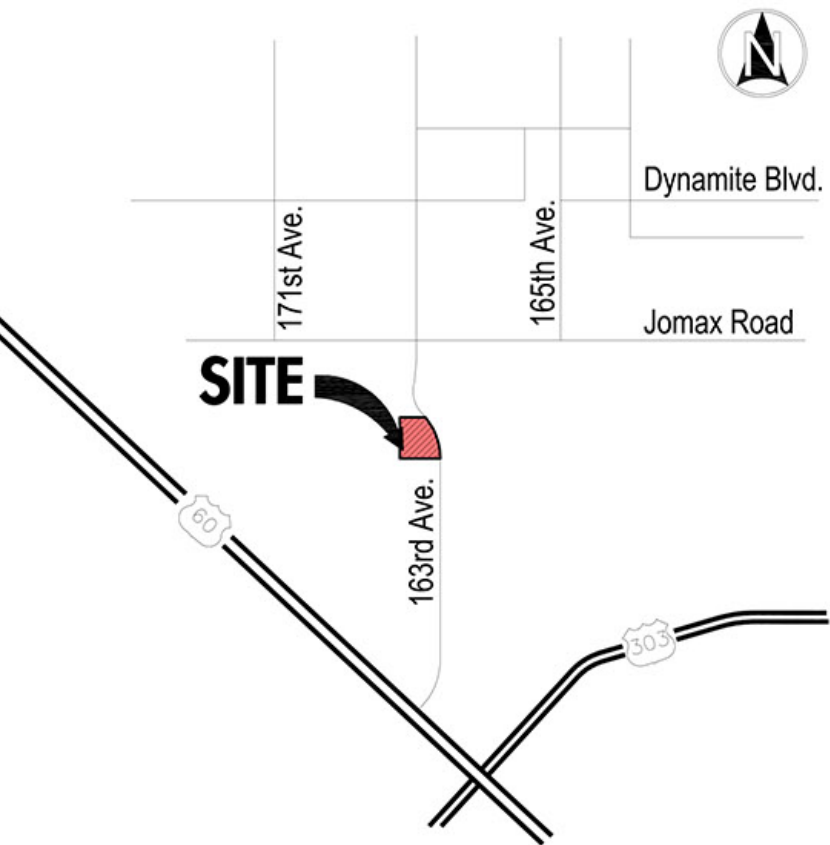
CITY OF SURPRISE NOTES:

- ALL TREES SHALL HAVE A MINIMUM CALIPER SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION (ANA) "RECOMMENDED TREE SPECIFICATION" LIST.
- ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE "STANDARD TREE PLANTING DETAIL."
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF 5' AWAY FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL 8-14 WHEN TREES ARE WITHIN TEN FEET OF SIDEWALK, CURB OR PAVEMENT.
- PROVIDE WATER BASIN AROUND TREES AS SHOWN IN SECTION 6, PAGE 113, FIGURE 6.3. CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

KEY MAP



VICINITY MAP



PROJECT INFORMATION

OWNER	LANDSCAPE ARCHITECT
PULTE GROUP	COLLECTIV
16767 N. Perimeter Drive Suite 100 Scottsdale, Arizona 85260 Contact: Bobbi Johnson Tel: (480) 515.8132 Bobbi.Johnson@PulteGroup.com	1426 N. 2nd Street Suite 200 Phoenix, Arizona 85004 Contact: Ryan Wilt Tel: (602) 358.7711 ryanw@collectivla.com

WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXTERIOR THEME WALL
	INTERIOR SIDEYARD THEME WALL
	FENCE BLOCK WALL
	FULL VIEW FENCE
	MAILBOX KIOSK

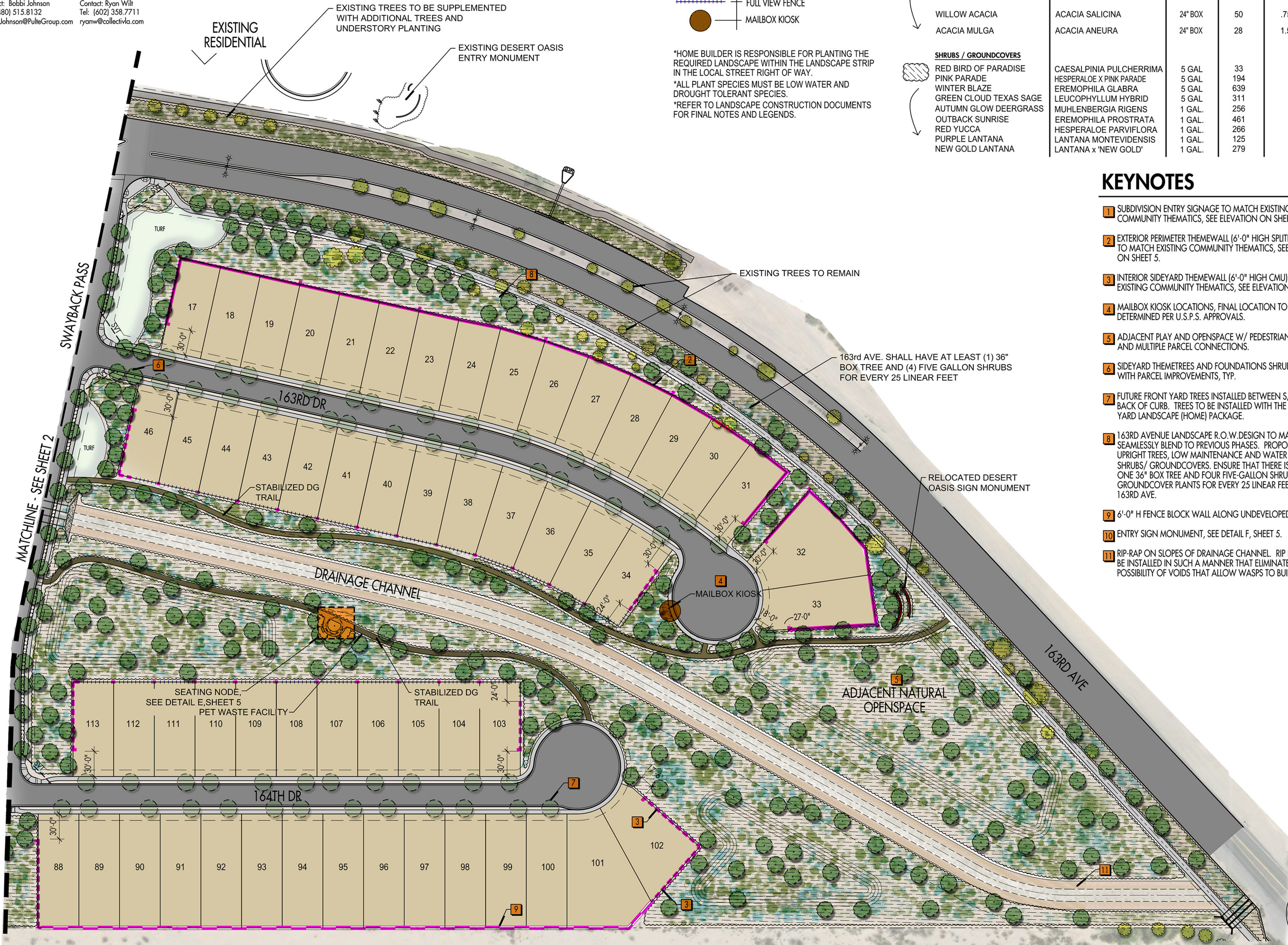
*HOME BUILDER IS RESPONSIBLE FOR PLANTING THE REQUIRED LANDSCAPE WITHIN THE LANDSCAPE STRIP IN THE LOCAL STREET RIGHT OF WAY.
*ALL PLANT SPECIES MUST BE LOW WATER AND DROUGHT TOLERANT SPECIES.
*REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR FINAL NOTES AND LEGENDS.

MASTER PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	QTY.	MIN. CALIPER
TREES				
LIVE OAK	QUERCUS VIRGINIANA	24" BOX	77	1"
THORNLESS MESQUITE	PROSOPIS SPECIES	36" BOX	27	.75"
DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	24" BOX	3	.75"
WILLOW ACACIA	ACACIA SALICINA	24" BOX	50	.75"
ACACIA MULGA	ACACIA ANEURA	24" BOX	28	1.5"
SHRUBS / GROUNDCOVERS				
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	33	
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194	
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	639	
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311	
AUTUMN GLOW DEERGRASS	MUHLENBERGIA HYBRID	1 GAL	256	
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL	461	
RED YUCCA	HESPERALOE PARVIFLORA	1 GAL	266	
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL	125	
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL	279	

KEYNOTES

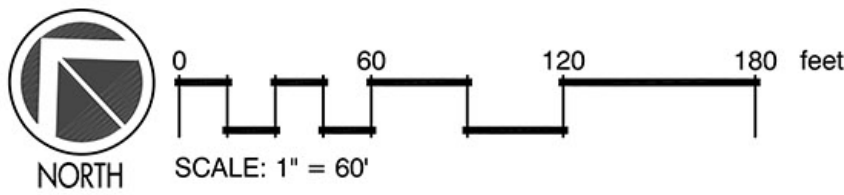
- SUBDIVISION ENTRY SIGNAGE TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 5.
- EXTERIOR PERIMETER THEMEWALL (6'-0" HIGH SPLITFACE CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 5.
- INTERIOR SIDEYARD THEMEWALL (6'-0" HIGH CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHT. 5.
- MAILBOX KIOSK LOCATIONS, FINAL LOCATION TO BE DETERMINED PER U.S.P.S. APPROVALS.
- ADJACENT PLAY AND OPENSACE W/ PEDESTRIAN PATHS AND MULTIPLE PARCEL CONNECTIONS.
- SIDEYARD THEMETREES AND FOUNDATIONS SHRUBS INSTALLED WITH PARCEL IMPROVEMENTS, TYP.
- FUTURE FRONT YARD TREES INSTALLED BETWEEN S/W AND BACK OF CURB. TREES TO BE INSTALLED WITH THE FRONT YARD LANDSCAPE (HOME) PACKAGE.
- 163RD AVENUE LANDSCAPE R.O.W. DESIGN TO MATCH AND SEAMLESSLY BLEND TO PREVIOUS PHASES. PROPOSING UPRIGHT TREES, LOW MAINTENANCE AND WATER USE SHRUBS/ GROUNDCOVERS. ENSURE THAT THERE IS AT LEAST ONE 36" BOX TREE AND FOUR FIVE-GALLON SHRUBS AND OR GROUNDCOVER PLANTS FOR EVERY 25 LINEAR FEET ALONG 163RD AVE.
- 6'-0" H FENCE BLOCK WALL ALONG UNDEVELOPED SIDE.
- ENTRY SIGN MONUMENT, SEE DETAIL F, SHEET 5.
- RIP-RAP ON SLOPES OF DRAINAGE CHANNEL. RIP RAP SHALL BE INSTALLED IN SUCH A MANNER THAT ELIMINATES THE POSSIBILITY OF VOIDS THAT ALLOW WASPS TO BUILD NESTS.



LANDSCAPE & WALL PLAN

DESERT OASIS - PARCEL B9
SURPRISE, ARIZONA

FEBRUARY 18, 2019



1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
OFFICE: 602.358.7711



SHEET 1 OF 5



WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXTERIOR THEME WALL
	INTERIOR SIDEYARD THEME WALL
	GENERIC CMU BLOCK WALL
	FULL VIEW FENCE
	MAILBOX KIOSK

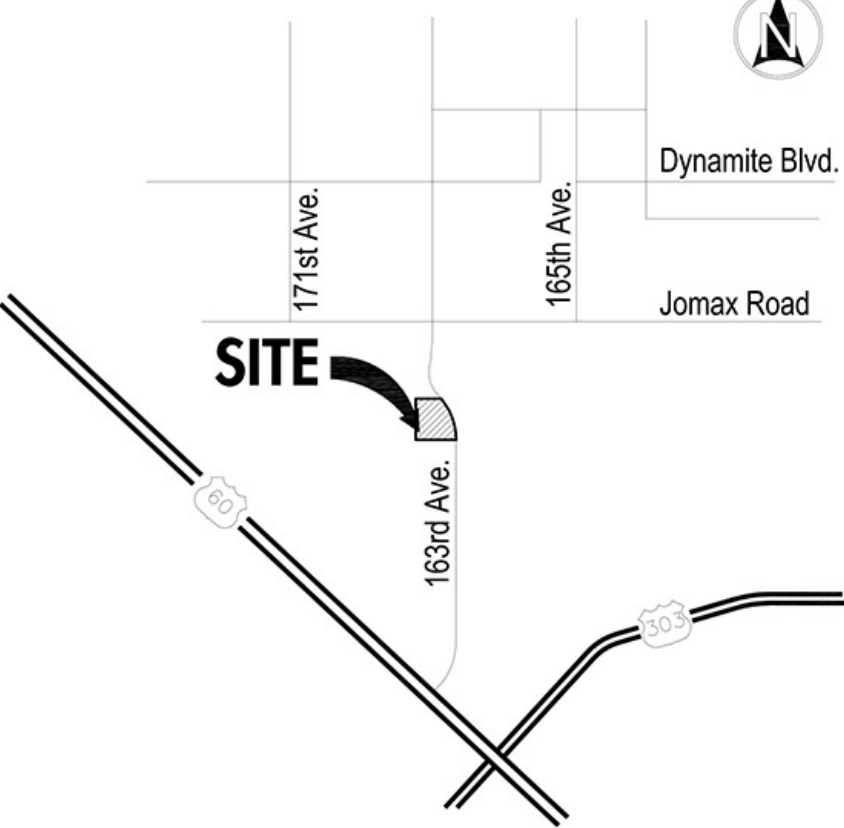
KEYNOTES

- SUBDIVISION ENTRY SIGNAGE TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 5.
- EXTERIOR PERIMETER THEMEWALL (6'-0" HIGH SPLITFACE CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 5.
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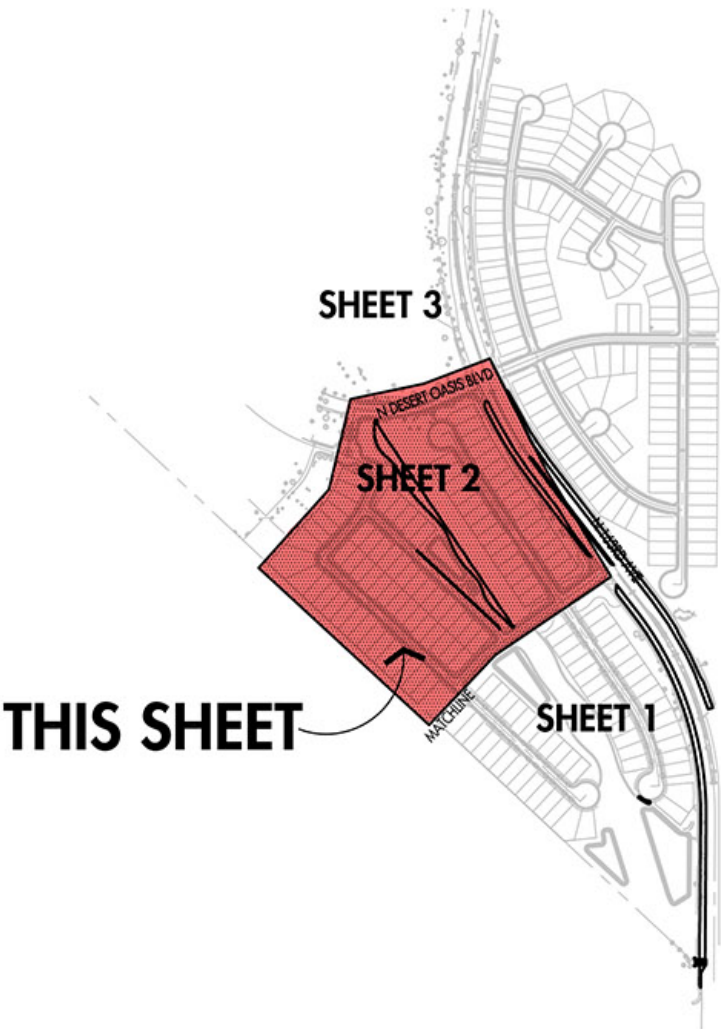
MASTER PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	QTY.	MIN. CALIPER
TREES				
LIVE OAK	QUERCUS VIRGINIANA	24" BOX	77	1"
THORNLESS MESQUITE	PROSOPIS SPECIES	36" BOX	27	.75"
DESERT MUSEUM PALO VERDE	PARKINSONIA X DESERT MUSEUM	24" BOX	3	.75"
WILLOW ACACIA	ACACIA SALICINA	24" BOX	50	.75"
ACACIA MULGA	ACACIA ANEURA	24" BOX	28	1.5"
SHRUBS / GROUNDCOVERS				
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	33	
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194	
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	639	
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311	
AUTUMN GLOW DEERGRASS	MUHLENBERGIA RIGENS	1 GAL.	256	
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL.	461	
RED YUCCA	HESPERALOE PARVIFLORA	1 GAL.	266	
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL.	125	
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.	279	

*HOME BUILDER IS RESPONSIBLE FOR PLANTING THE REQUIRED LANDSCAPE WITHIN THE LANDSCAPE STRIP IN THE LOCAL STREET RIGHT OF WAY.
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*REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR FINAL NOTES AND LEGENDS.



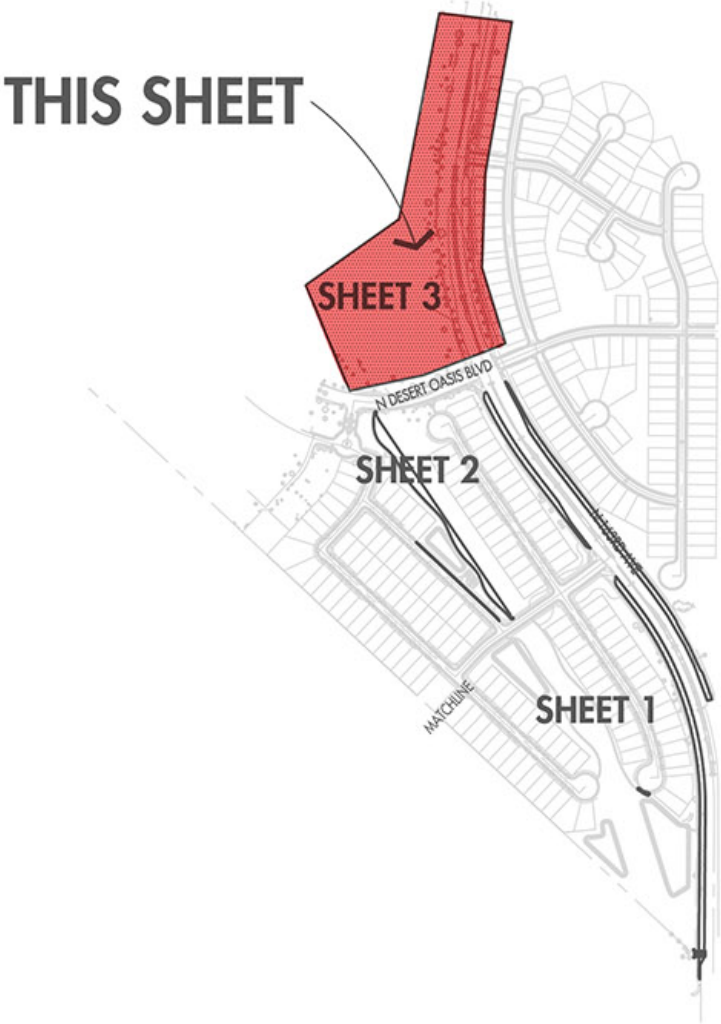
KEY MAP



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LANDSCAPE & WALL PLAN

DESERT OASIS - PARCEL B9

SURPRISE, ARIZONA



WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
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	INTERIOR SIDEYARD THEME WALL
	FENCE BLOCK WALL
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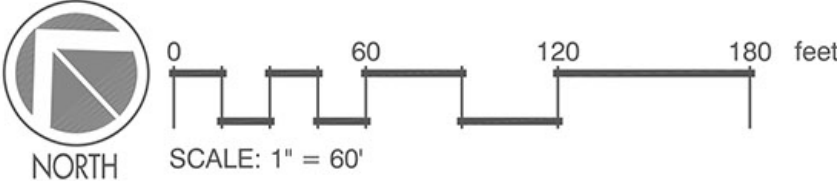
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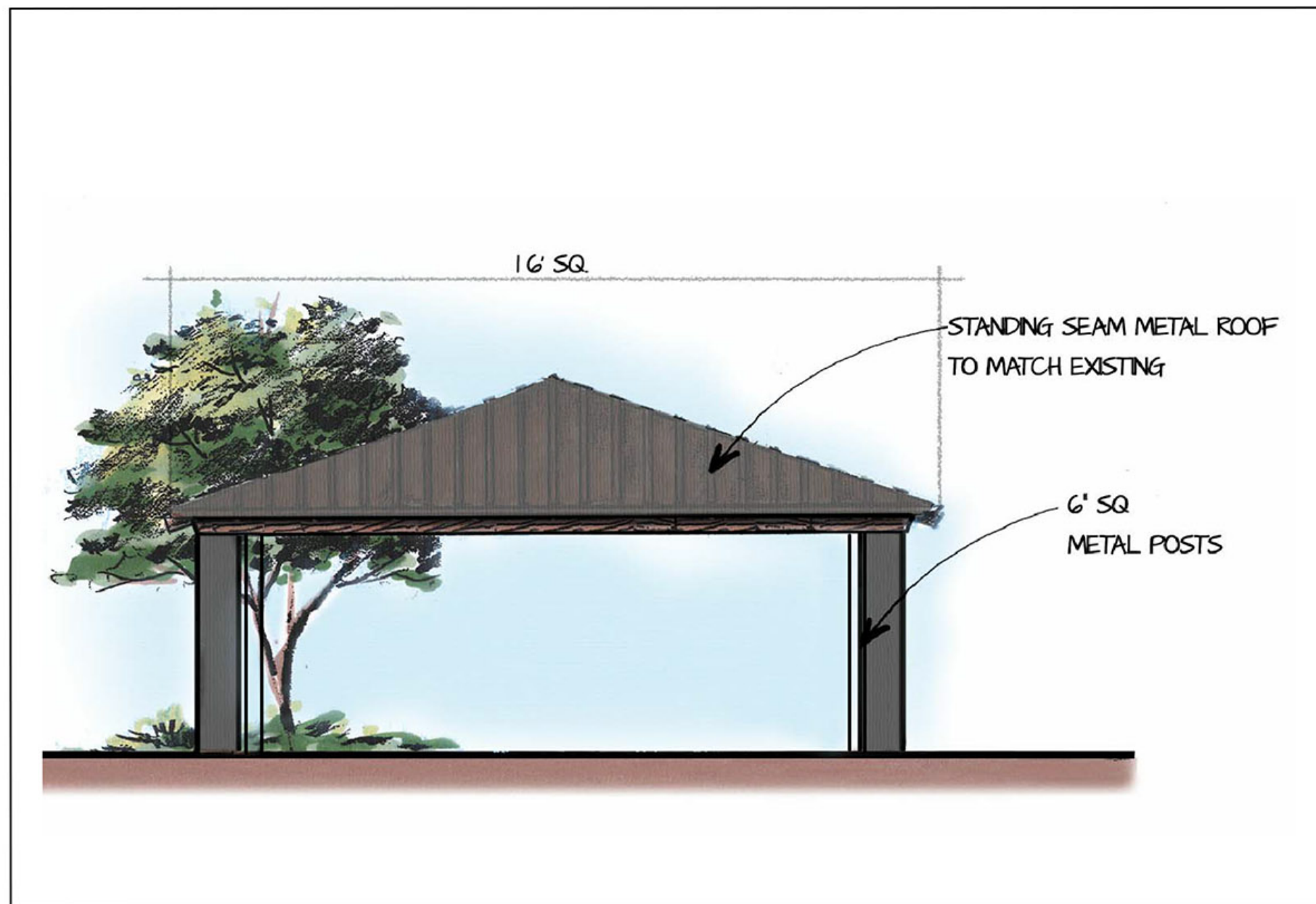
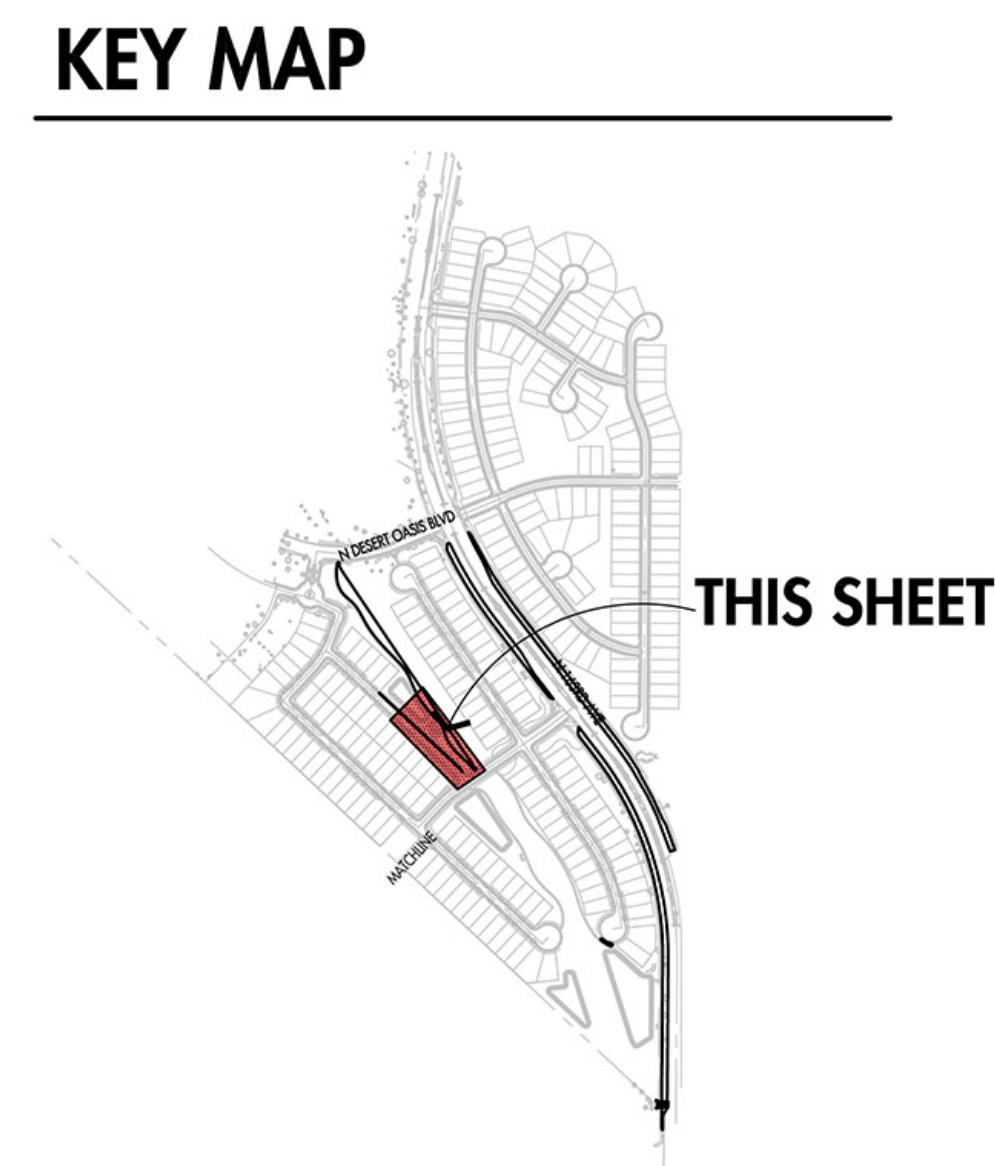
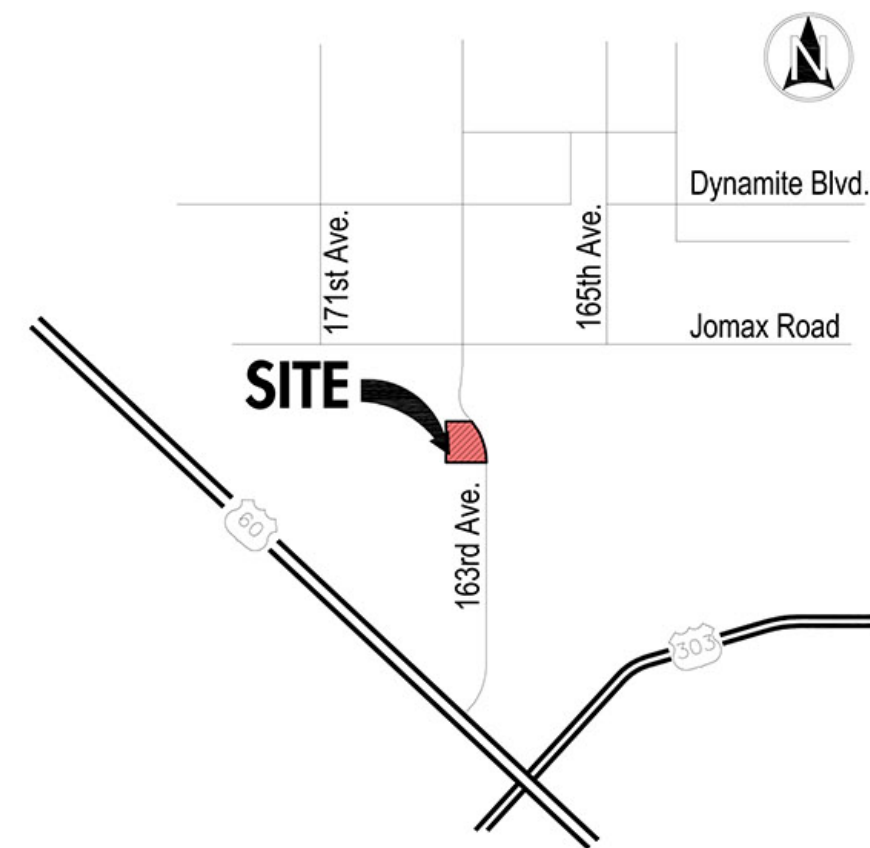


SHEET 3 OF 5

FEBRUARY 18, 2019



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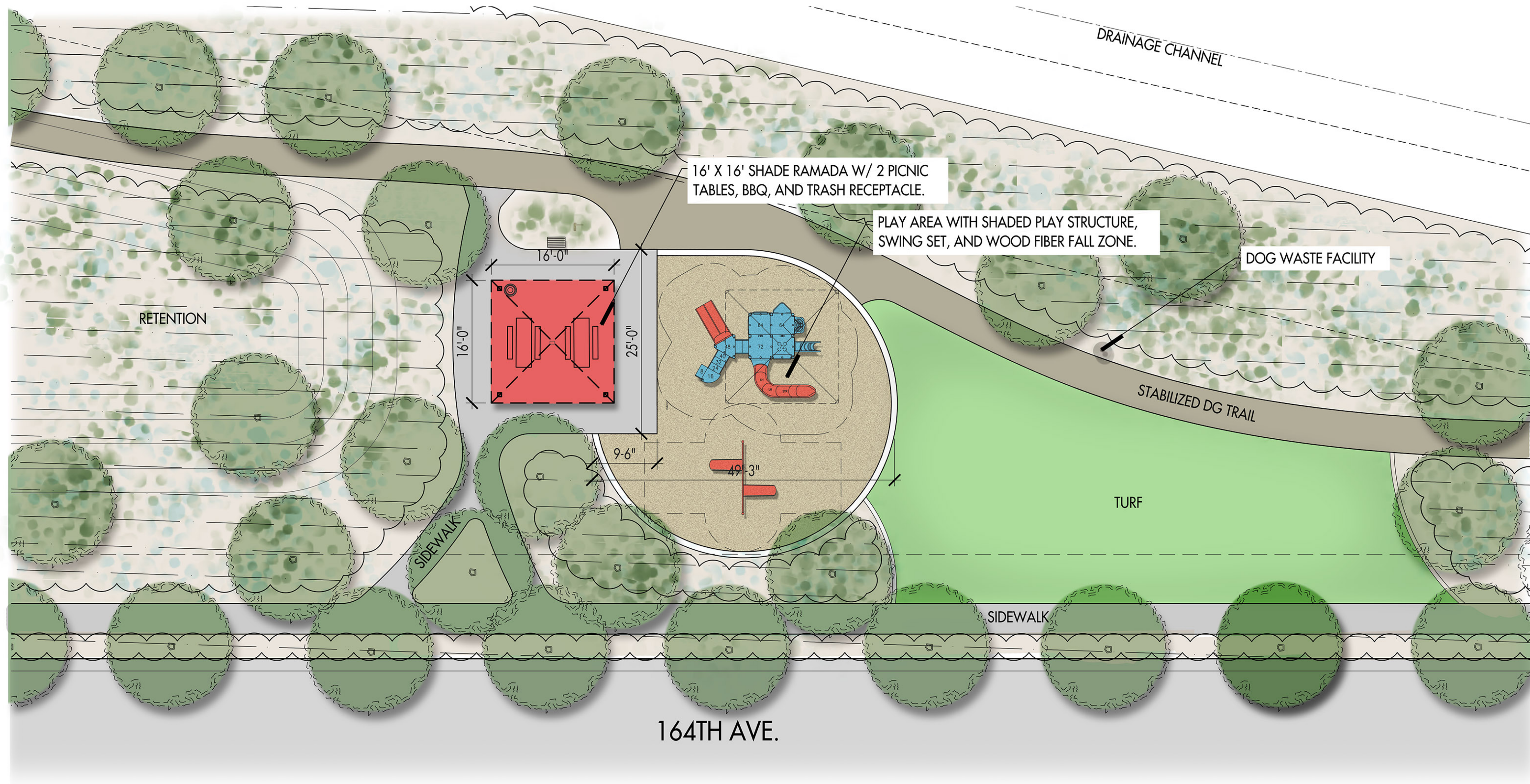
A SHADE RAMADA



B PLAY STRUCTURE



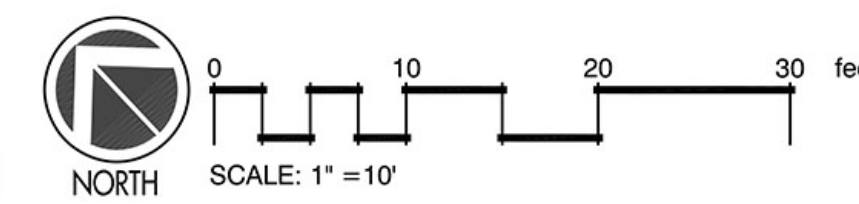
C PICNIC TABLES



PARK ENLARGEMENT

DESERT OASIS - PARCEL B9
SURPRISE, ARIZONA

FEBRUARY 18, 2018

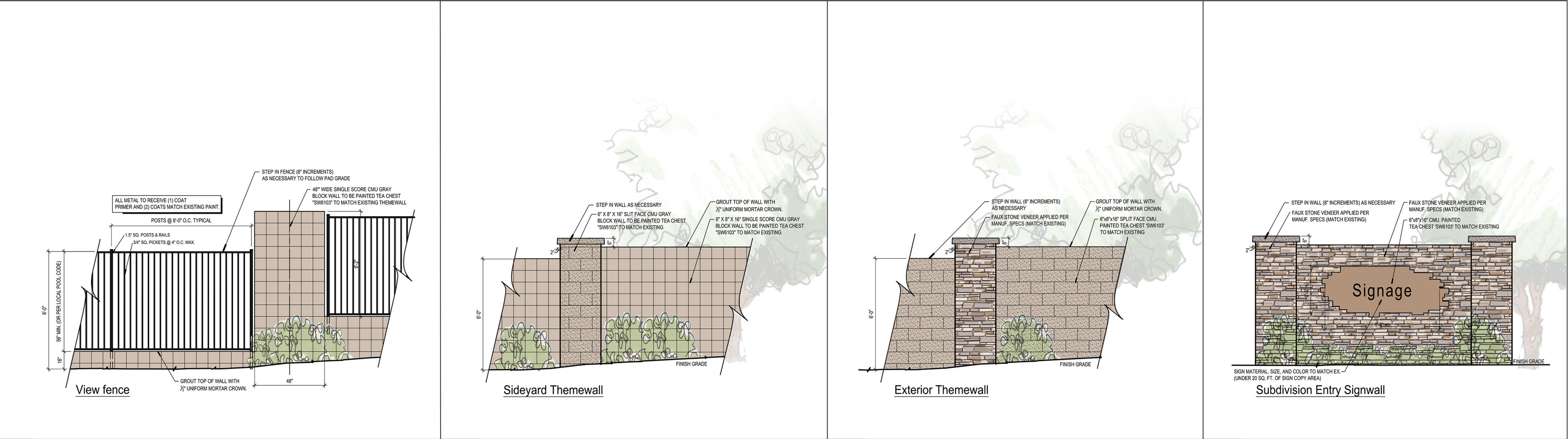


SHEET 4 OF 5

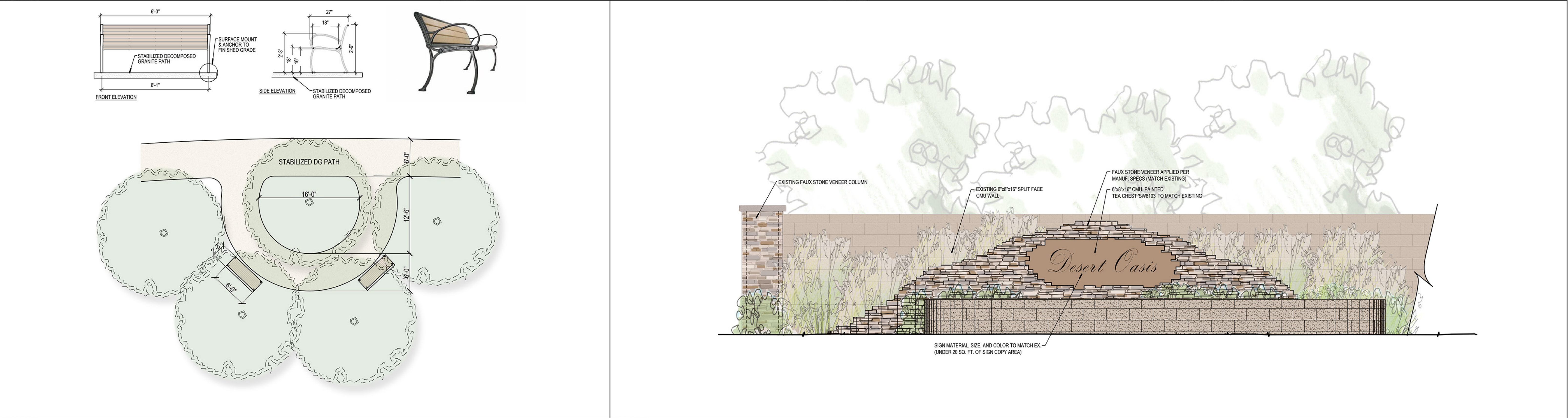


1426 N. 2ND STREET, SUITE 200
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A VIEW FENCE **B** SIDEYARD THEMEWALL **C** EXTERIOR THEMEWALL **D** SUBDIVISION ENTRY SIGNWALL



E SEATING NODE **F** RELOCATED ENTRY SIGNWALL

From: [PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT](#)
To: [Heather Donaldson](#)
Subject: Declined: [Non-DoD Source] CR17-653 - Desert Oasis Parcel B9

CR17-653
DESERT OASIS PARCEL B9
163rd Avenue and North Desert
Oasis Boulevard 503-73-178A
Preliminary Plat and Final Plat

Thank you for the opportunity to provide comments for the Concept Review Mtg on the Preliminary and Final Plat Application for Desert Oasis B9. The site is on 43 acres located 163rd Avenue and North Desert Oasis Boulevard in Surprise AZ and is part of the larger Desert Oasis 890-acre mixed-use Master Plan.

The plan is to build 142 single family homes for a density of 3.30 dwellings per acres. The site is located approximately 3.2 miles outside the Luke AFB Auxiliary Field #1 2004 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.

This request as stated in the application will not negatively impact the flying operations at Luke AFB. Since Desert Oasis B9 will be located inside the "territory in the vicinity of a military airport," it 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 is essential to inform potential residents about Luke AFB operations.

v/r

Barbara

//SIGNED//

BARBARA S. PLANTE,
GS-12, DAFC 56th Fighter
Wing
Deputy Director,
Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981



SURPRISE
ARIZONA

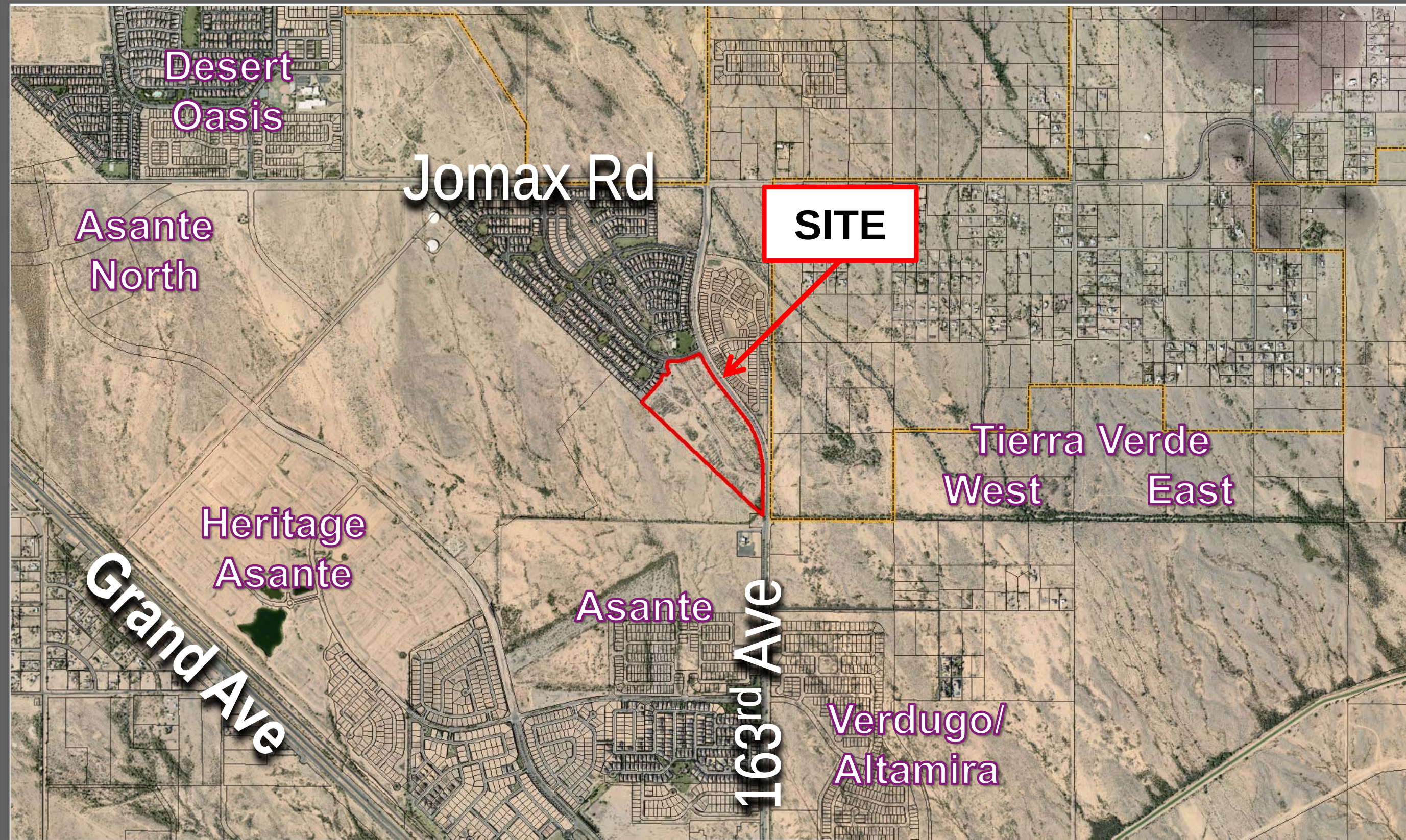
Desert Oasis Parcel B10

Preliminary Plat

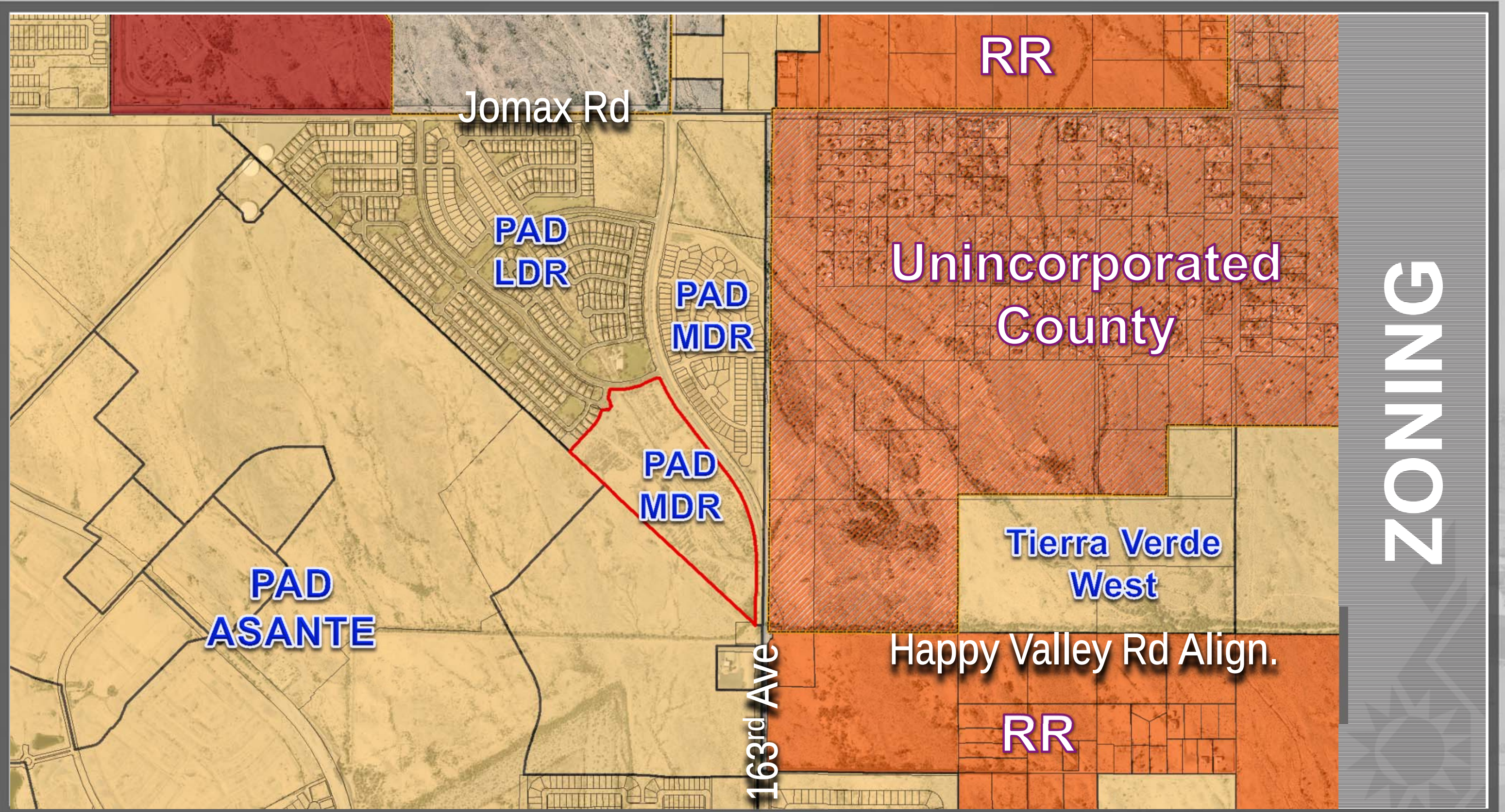
FS18-144

Planning and Zoning Commission

April 4, 2019

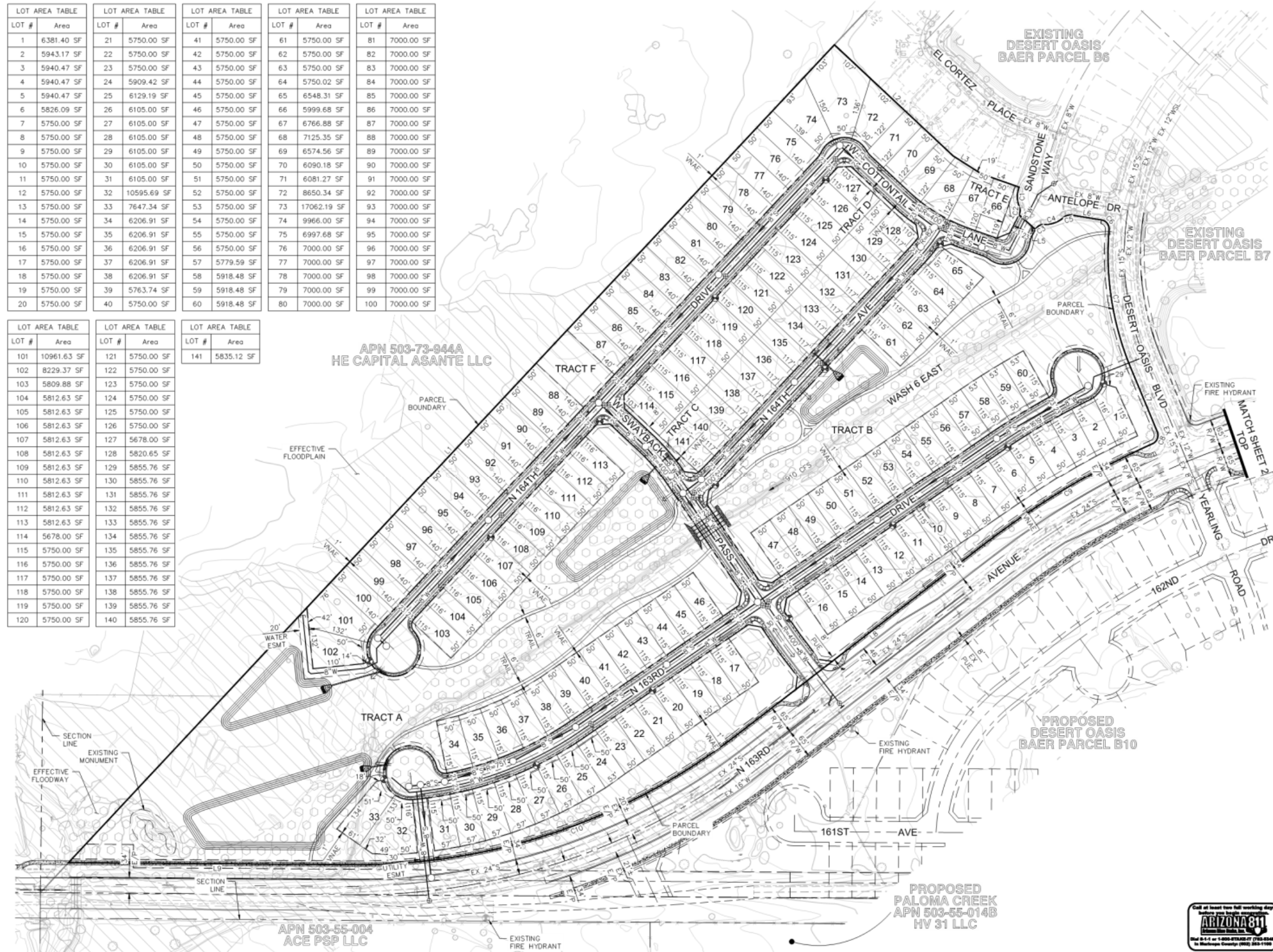


VICINITY MAP



LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area	LOT #	Area
1	6381.40 SF	21	5750.00 SF	41	5750.00 SF	61	5750.00 SF	81	7000.00 SF
2	5943.17 SF	22	5750.00 SF	42	5750.00 SF	62	5750.00 SF	82	7000.00 SF
3	5940.47 SF	23	5750.00 SF	43	5750.00 SF	63	5750.00 SF	83	7000.00 SF
4	5940.47 SF	24	5909.42 SF	44	5750.00 SF	64	5750.02 SF	84	7000.00 SF
5	5940.47 SF	25	6129.19 SF	45	5750.00 SF	65	6548.31 SF	85	7000.00 SF
6	5826.09 SF	26	6105.00 SF	46	5750.00 SF	66	5999.68 SF	86	7000.00 SF
7	5750.00 SF	27	6105.00 SF	47	5750.00 SF	67	6766.88 SF	87	7000.00 SF
8	5750.00 SF	28	6105.00 SF	48	5750.00 SF	68	7125.35 SF	88	7000.00 SF
9	5750.00 SF	29	6105.00 SF	49	5750.00 SF	69	6574.56 SF	89	7000.00 SF
10	5750.00 SF	30	6105.00 SF	50	5750.00 SF	70	6090.18 SF	90	7000.00 SF
11	5750.00 SF	31	6105.00 SF	51	5750.00 SF	71	6081.27 SF	91	7000.00 SF
12	5750.00 SF	32	10595.69 SF	52	5750.00 SF	72	8650.34 SF	92	7000.00 SF
13	5750.00 SF	33	7647.34 SF	53	5750.00 SF	73	17062.19 SF	93	7000.00 SF
14	5750.00 SF	34	6206.91 SF	54	5750.00 SF	74	9966.00 SF	94	7000.00 SF
15	5750.00 SF	35	6206.91 SF	55	5750.00 SF	75	6997.68 SF	95	7000.00 SF
16	5750.00 SF	36	6206.91 SF	56	5750.00 SF	76	7000.00 SF	96	7000.00 SF
17	5750.00 SF	37	6206.91 SF	57	5779.59 SF	77	7000.00 SF	97	7000.00 SF
18	5750.00 SF	38	6206.91 SF	58	5918.48 SF	78	7000.00 SF	98	7000.00 SF
19	5750.00 SF	39	5763.74 SF	59	5918.48 SF	79	7000.00 SF	99	7000.00 SF
20	5750.00 SF	40	5750.00 SF	60	5918.48 SF	80	7000.00 SF	100	7000.00 SF

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT #	Area	LOT #	Area	LOT #	Area
101	10961.63 SF	121	5750.00 SF	141	5835.12 SF
102	8229.37 SF	122	5750.00 SF		
103	5809.88 SF	123	5750.00 SF		
104	5812.63 SF	124	5750.00 SF		
105	5812.63 SF	125	5750.00 SF		
106	5812.63 SF	126	5750.00 SF		
107	5812.63 SF	127	5678.00 SF		
108	5812.63 SF	128	5820.65 SF		
109	5812.63 SF	129	5855.76 SF		
110	5812.63 SF	130	5855.76 SF		
111	5812.63 SF	131	5855.76 SF		
112	5812.63 SF	132	5855.76 SF		
113	5812.63 SF	133	5855.76 SF		
114	5678.00 SF	134	5855.76 SF		
115	5750.00 SF	135	5855.76 SF		
116	5750.00 SF	136	5855.76 SF		
117	5750.00 SF	137	5855.76 SF		
118	5750.00 SF	138	5855.76 SF		
119	5750.00 SF	139	5855.76 SF		
120	5750.00 SF	140	5855.76 SF		



PRELIMINARY PLAT

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR MAXIMUM WATER EFFICIENCY. THE IRRIGATION SYSTEM REQUIRES A REDUCED PRESSURE VACUUM BREAKER.
- 2" DEPTH OF DECOMPOSED GRANITE TOP DRESSING TO BE INSTALLED ON ALL LANDSCAPE AREAS. COLOR TO MATCH GRANITE TO ADJACENT PARCEL. PRE-EMERGENT HERBICIDE TO BE APPLIED TO THE GROUND PRIOR TO THE INSTALLATION OF DECOMPOSED GRANITE.
- TREES TO BE SELECTED FOR TALL, UPRIGHT GROWTH.

MAINTENANCE NOTES:

- THE MAINTENANCE OF LANDSCAPE WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPE MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPE AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPE MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHTS-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

CITY OF SURPRISE NOTES:

- ALL TREES SHALL HAVE A MINIMUM CALIPER SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION (ANA) "RECOMMENDED TREE SPECIFICATION" LIST.
- ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE "STANDARD TREE PLANTING DETAIL".
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF 5' AWAY FROM ANY FIRE HYDRANT, WATER METER, OR VALVE.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL 8-14 WHEN TREES ARE WITHIN TEN FEET OF SIDEWALK, CURB OR PAVEMENT.
- PROVIDE WATER BASIN AROUND TREES AS SHOWN IN SECTION 6, PAGE 113, FIGURE 6.3. CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

KEY MAP



VICINITY MAP



PROJECT INFORMATION

OWNER

PULTE GROUP
16767 N. Perimeter Drive
Suite 100
Scottsdale, Arizona 85260
Contact: Bobbi Johnson
Tel: (480) 515.8132
Bobbi.Johnson@PulteGroup.com

LANDSCAPE ARCHITECT

COLLECTIV
1426 N. 2nd Street
Suite 200
Phoenix, Arizona 85004
Contact: Ryan Will
Tel: (602) 358.7711
ryanw@collectiv.com

WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
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	FULL VIEW FENCE
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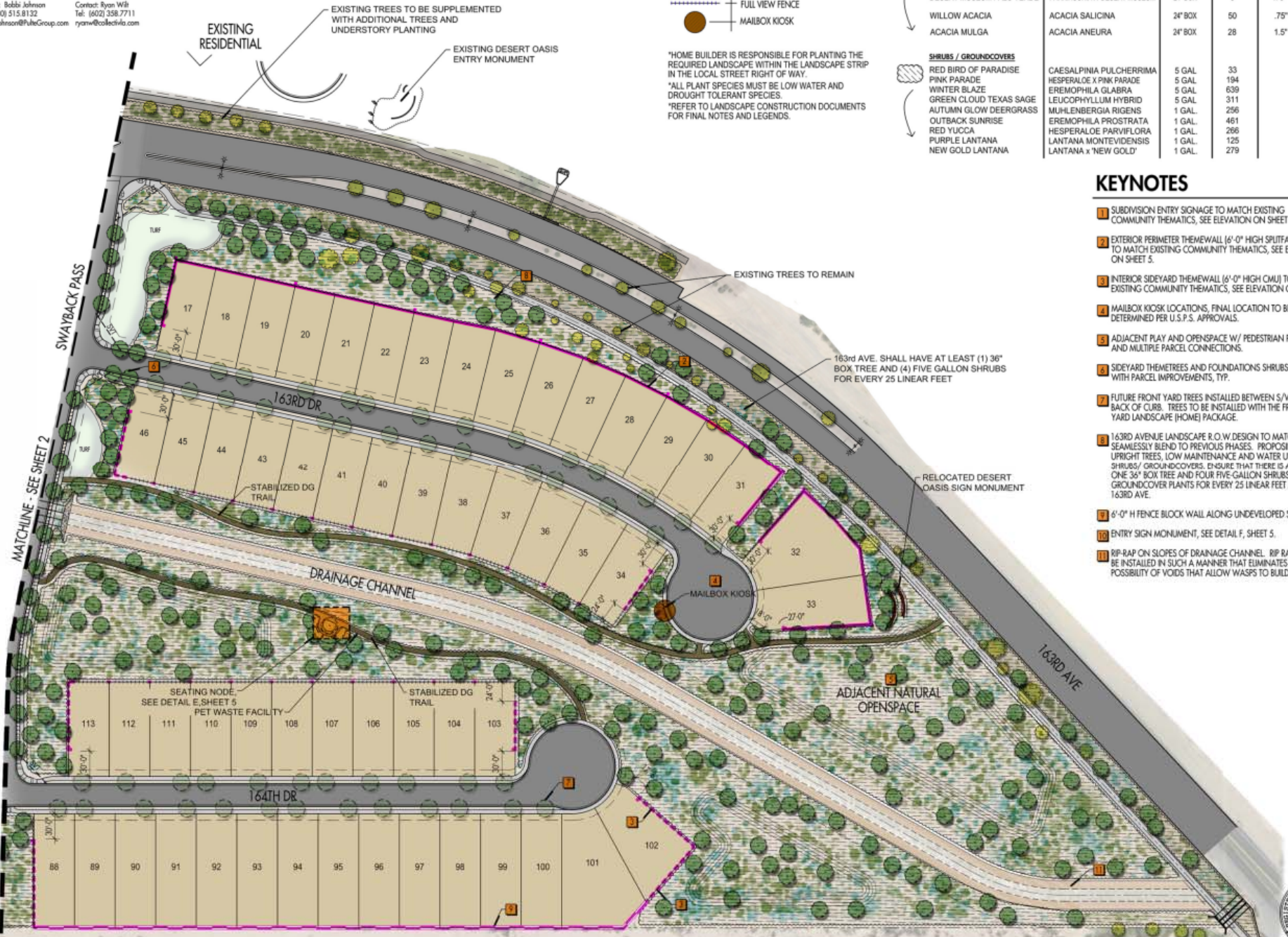
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LANDSCAPE & WALL PLAN
DESERT OASIS - PARCEL B9
SURPRISE, ARIZONA

LANDSCAPE



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	INTERIOR SIDEYARD THEME WALL
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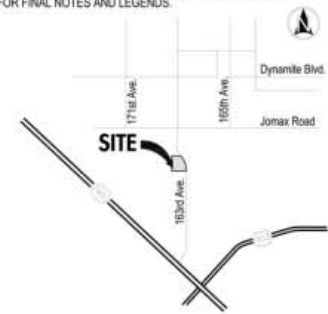
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- 4. MAILBOX KIOSK LOCATIONS, FINAL LOCATION TO BE DETERMINED PER U.S.P.S. APPROVALS.
- 5. ADJACENT PLAY AND OPENSACE W/ PEDESTRIAN PATHS AND MULTIPLE PARCEL CONNECTIONS.
- 6. SIDEYARD THEMETREES AND FOUNDATIONS SHRUBS INSTALLED WITH PARCEL IMPROVEMENTS, TYP.
- 7. FUTURE FRONT YARD TREES INSTALLED BETWEEN S/W AND BACK OF CURB. TREES TO BE INSTALLED WITH THE FRONT YARD LANDSCAPE (HOME) PACKAGE.
- 8. 163RD AVENUE LANDSCAPE R.O.W. DESIGN TO MATCH AND SEAMLESSLY BLEND TO PREVIOUS PHASES. PROPOSING UPRIGHT TREES, LOW MAINTENANCE AND WATER USE SHRUBS/ GROUNDCOVERS. ENSURE THAT THERE IS AT LEAST ONE 36" BOX TREE AND FOUR FIVE-GALLON SHRUBS AND OR GROUNDCOVER PLANTS FOR EVERY 25 LINEAR FEET ALONG 163RD AVE.
- 9. 6'-0" H FENCE BLOCK WALL ALONG UNDEVELOPED SIDE.
- 10. ENTRY SIGN WALLS
- 11. RIP-RAP ON SLOPES OF DRAINAGE CHANNEL. RIP RAP SHALL BE INSTALLED IN SUCH A MANNER THAT ELIMINATES THE POSSIBILITY OF VOIDS THAT ALLOW WASPS TO BUILD NESTS.

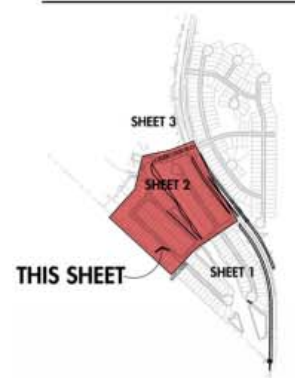
MASTER PLANT LIST

COMMON NAME	BOTANICAL NAME	SIZE	QTY.	MIN. CALIPER
TREES				
LIVE OAK	QUERCUS VIRGINIANA	24" BOX	77	1"
THORNLESS MESQUITE	PROSOPIS SPECIES	36" BOX	27	.75"
DESERT MUSEUM PALO VERDE	PARKINSONIA X DESERT MUSEUM	24" BOX	3	.75"
WILLOW ACACIA	ACACIA SALICINA	24" BOX	50	.75"
ACACIA MULGA	ACACIA ANEURA	24" BOX	28	1.5"
SHRUBS / GROUNDCOVERS				
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	33	
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194	
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	639	
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311	
AUTUMN GLOW DEERGRASS	MUHLENBERGIA RIGENS	1 GAL	256	
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL	461	
RED YUCCA	HESPERALOE PARVIFLORA	1 GAL	266	
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL	125	
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL	279	

*HOME BUILDER IS RESPONSIBLE FOR PLANTING THE REQUIRED LANDSCAPE WITHIN THE LANDSCAPE STRIP IN THE LOCAL STREET RIGHT OF WAY.
*ALL PLANT SPECIES MUST BE LOW WATER AND DROUGHT TOLERANT SPECIES.
*REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR FINAL NOTES AND LEGENDS.

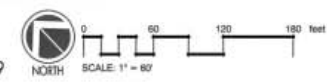


KEY MAP



LANDSCAPE AND WALL PLAN
DESERT OASIS - PARCEL B9
SURPRISE, ARIZONA

FEBRUARY 18, 2019



SHEET 2 OF 5

collectiV
landscape architects

1426 N. 2ND STREET, SUITE 200
PHOENIX, ARIZONA 85004
OFFICE: 602.358.7711

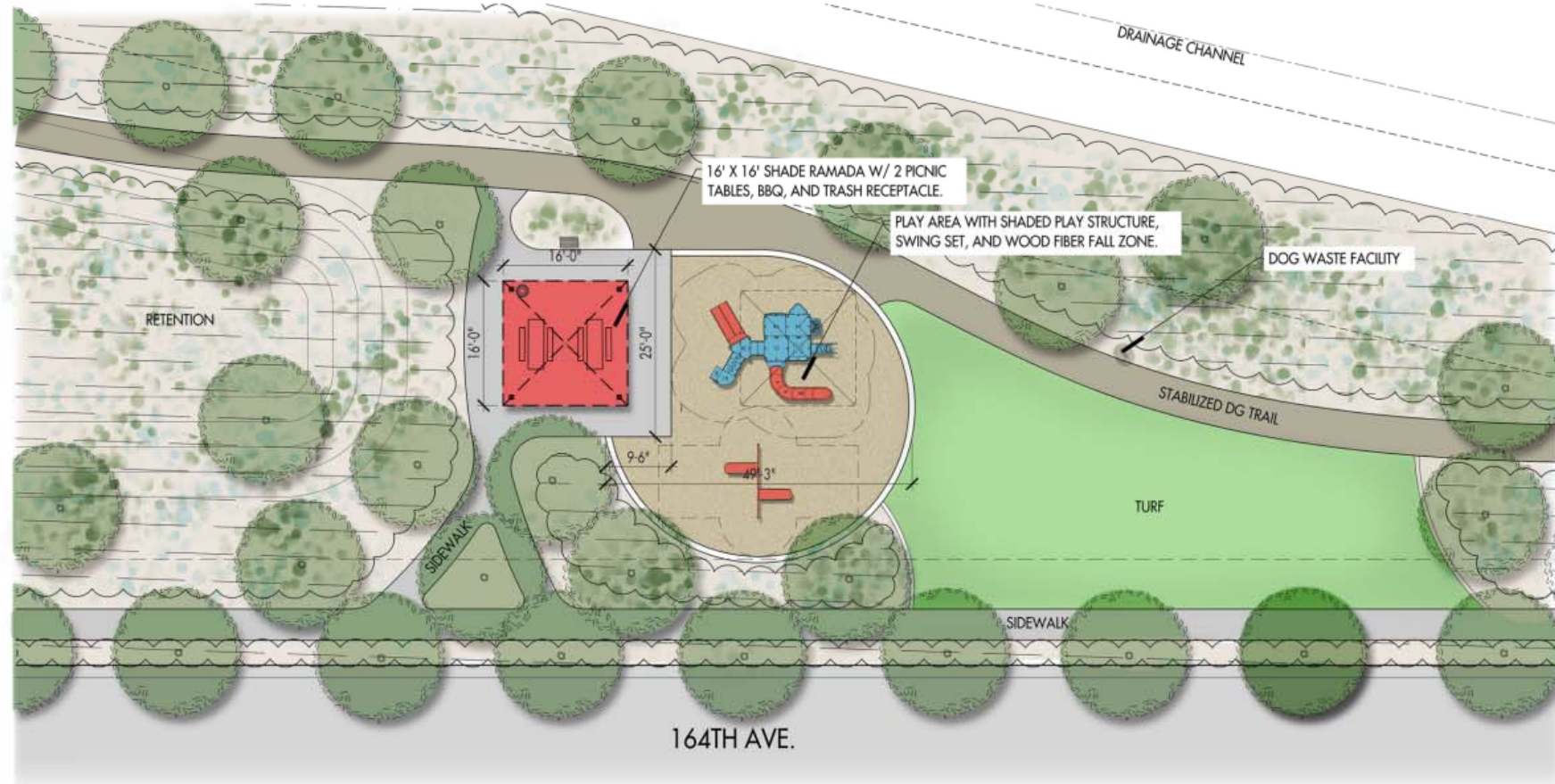
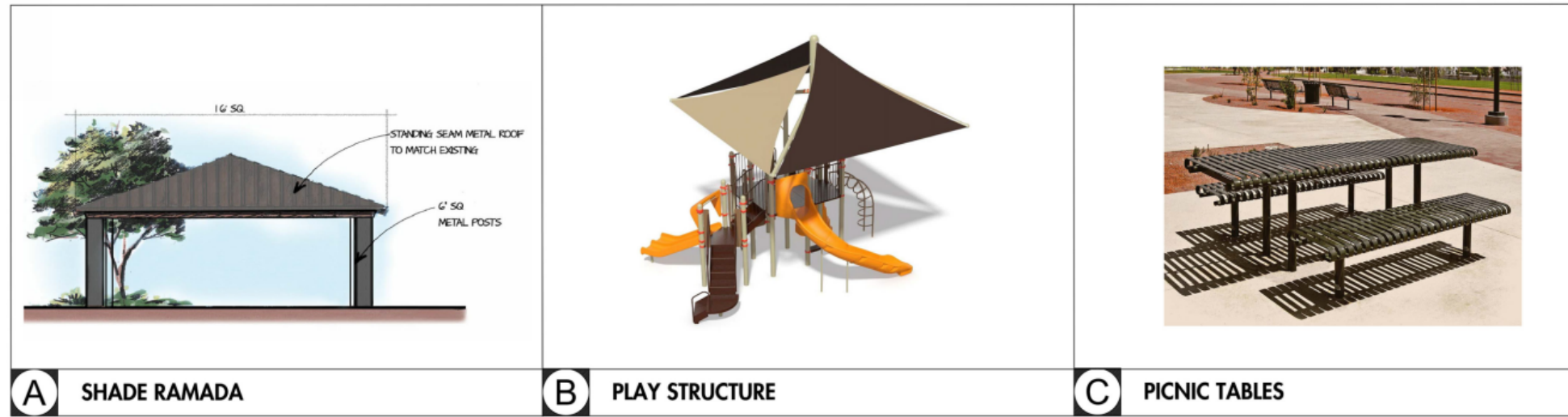




KEY MAP



THIS SHEET



PARK ENLARGEMENT
DESERT OASIS - PARCEL B9
 SURPRISE, ARIZONA

FEBRUARY 18, 2018



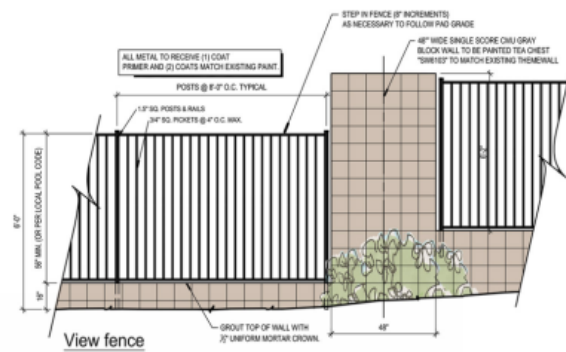
SHEET 4 OF 5

collectiV
 landscape architects

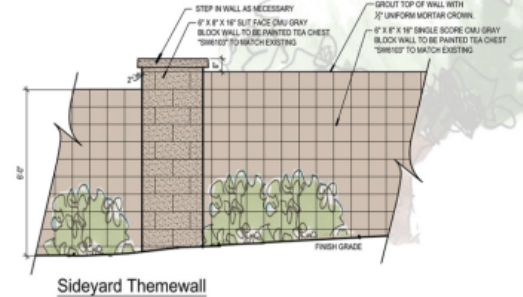
1426 N. 2ND STREET, SUITE 200
 PHOENIX, ARIZONA 85004
 OFFICE: 602.358.7711



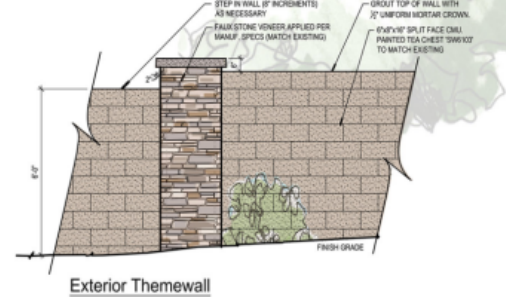
LANDSCAPE



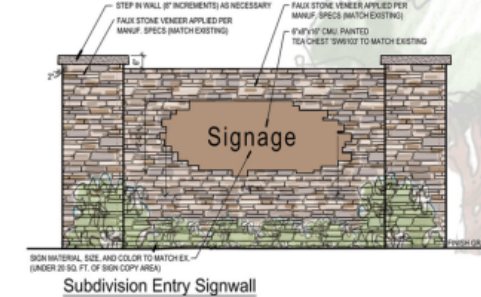
A VIEW FENCE



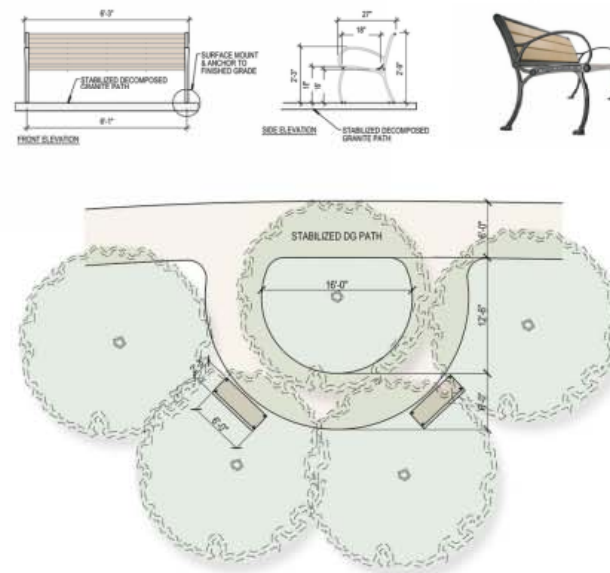
B SIDEYARD THEMEWALL



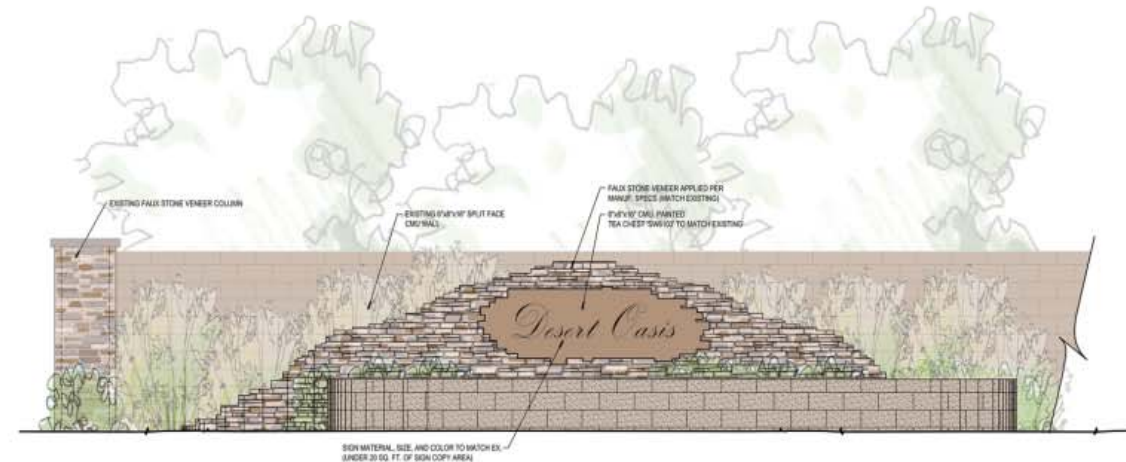
C EXTERIOR THEMEWALL



D SUBDIVISION ENTRY SIGNWALL



E SEATING NODE



F RELOCATED ENTRY SIGNWALL



RECOMMENDATION

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



**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: April 4, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Zone Change from Residential Ranch ("RR") to approx. 17.91 acres of Medium Density Residential (RM-9-11PUD) and 20.65 acres of RM-6-PUD with a Planned Unit Development ("PUD") Overlay for Ryder Ranch at the southwest corner of Cotton Lane and Sweetwater Avenue, Ordinance #2019-10.

Motion:

Move to recommend approval of Ordinance #2019-10 to the City Council subject to stipulations "A" through "E" as stated in the staff report.

Background:

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently. The subject request involves the rezoning of approximately 38.56 acres of land from Residential Ranch ("RR") to approx. 17.91 acres of Medium Density Residential (RM-9-11PUD) and 20.65 acres of RM-6-PUD with a Planned Unit Development ("PUD") Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density for the proposed Ryder Ranch development.

Objective Analysis:

Policy Compliant:

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS18-632 - Ryder Ranch - PZ Staff Report - 040419
 2. 01 - FS18-632 - Ryder Ranch - Vicinity - 040419
 3. 02 - FS18-632 - Ryder Ranch - Rezone With PUD Document - 040419
 4. 03 - FS18-632 - Ryder Ranch - Public Engagement - 040419
 5. 04 - FS18-632 - Ryder Ranch - Luke Letter - 040419
 6. 05 - FS18-632 - Ryder Ranch - Dysart Letter - 040419
 7. 06 - FS18-632 - Ryder Ranch - Transportation Traffic Letter - 040419
 8. 07 - FS18-632 - Ryder Ranch - Ord 2019-10 - 040419
 9. 08 - FS18-632 - Ryder Ranch - PZ PowerPoint - 040419
-

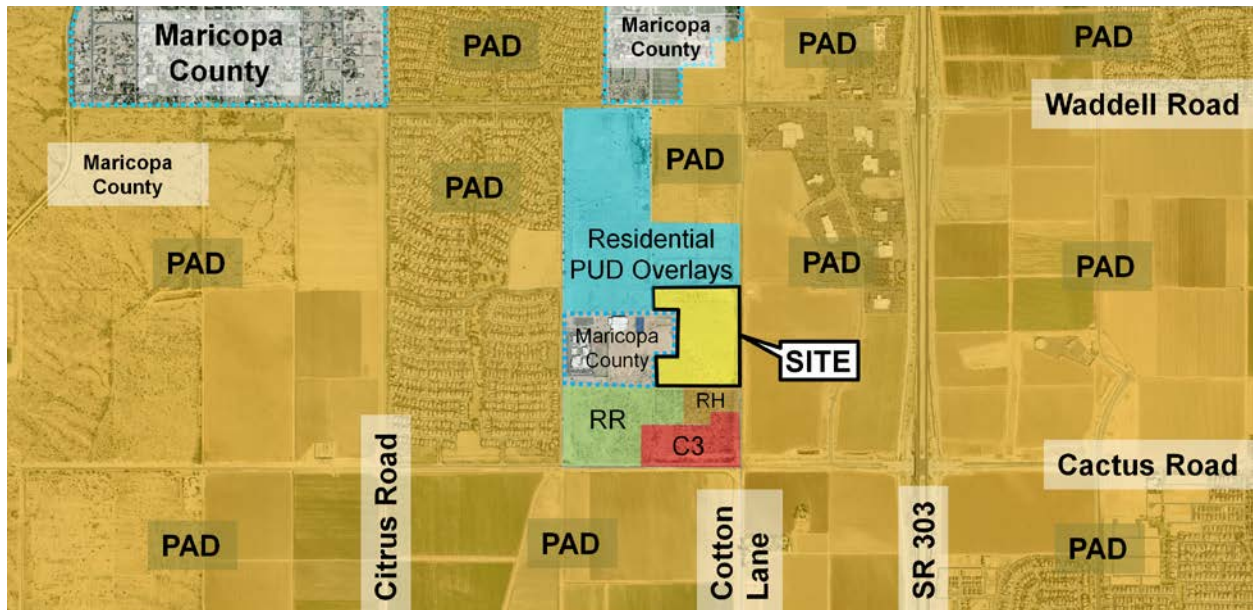


PROJECT DESCRIPTION:

The subject request involves the rezoning of approximately 38.56 acres of land from RR to RM-6 and RM-9 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

EXISTING ZONING:

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



Rancho TruGold Vacant RM-6-PUD and RM-9-PUD	Rancho TruGold Vacant RM-9-PUD and RH-15-PUD	Prasada PAD Vacant Commercial
Vacant RM-9-PUD and Maricopa County (Paradise Education)	Ryder Ranch Existing – RR Proposed – RM-6-PUD and RM-9-PUD	Prasada PAD Vacant Commercial
RR (proposed Cactus and 175 th PUD) Vacant	RH and RR Vacant	Prasada PAD Vacant Commercial

BACKGROUND:

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and Preliminary Plat for 175th & Sweetwater under Case FS16-391.

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for Zone Change and Preliminary for Magnolia under Case FS16-392. Said case was subsequently withdrawn.

September 28, 2016: On behalf of the applicant, staff opened Case FS16-427 relating to the annexation of the subject property.

January 17, 2017: The City Council approved the annexation of the subject property under Case FS16-427.

August 16, 2018: Staff held a Concept Review meeting with Mark Reddie of LVA, a RVi Company, for a Rezone with PUD Overlay and a Preliminary Plat for Ryder Ranch under Case CR18-389.

November 20, 2018: Mark Reddie of LVA, a RVi Company, filed a request for a Preliminary Plat and a Rezone with PUD Overlay for Ryder Ranch under Case FS18-632, the subject case.

February 27, 2019: Mark Reddie of LVA, a RVi Company, held a Citizen Review Meeting for the subject project at the Sunset Hills Elementary School. No residents attended the meeting.

March 18, 2019: City Staff held an additional Citizen Review Meeting for the subject project at Surprise City Hall. No residents attended the meeting.

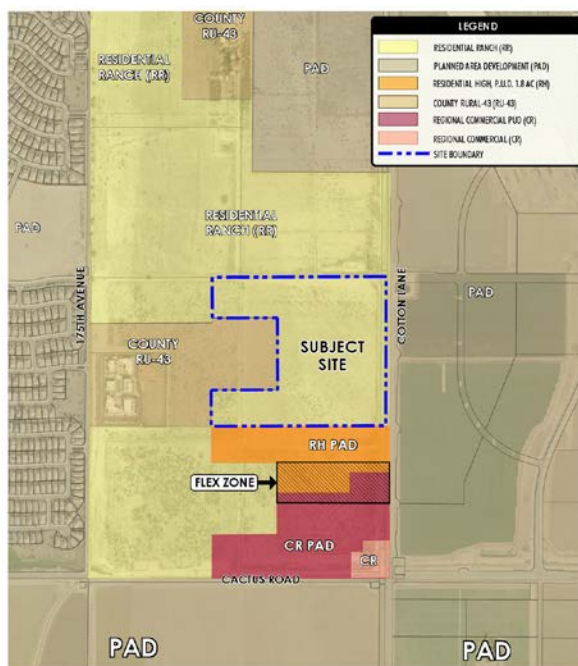
CITIZEN REVIEW:

The applicant held a Citizen Review meeting on February 27, 2019 at the Sunset Hills Elementary School located at 17825 West Sierra Montana Loop. The site was also posted in accordance with the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. No residents attended the meeting.

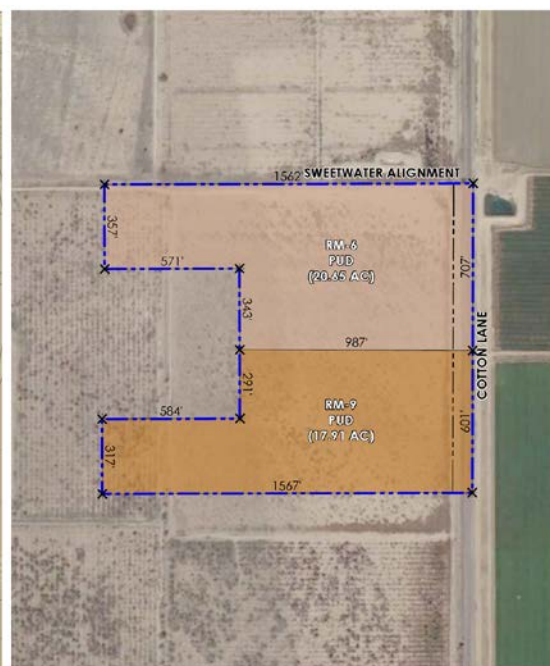
Because the newspaper advertisement contained a slight error, staff held a second Citizen Review meeting on March 18, 2019 at Surprise City Hall. No residents attended the meeting.

ANALYSIS AND DISCUSSION:

The subject zone change request involves a change from RR to RM-6 and RM-9 with a PUD Overlay intended to modify development standards and limit density. The project anticipates 145 single-family residential lots over approx. 38.56 acres for a gross density of 3.76 du/A.

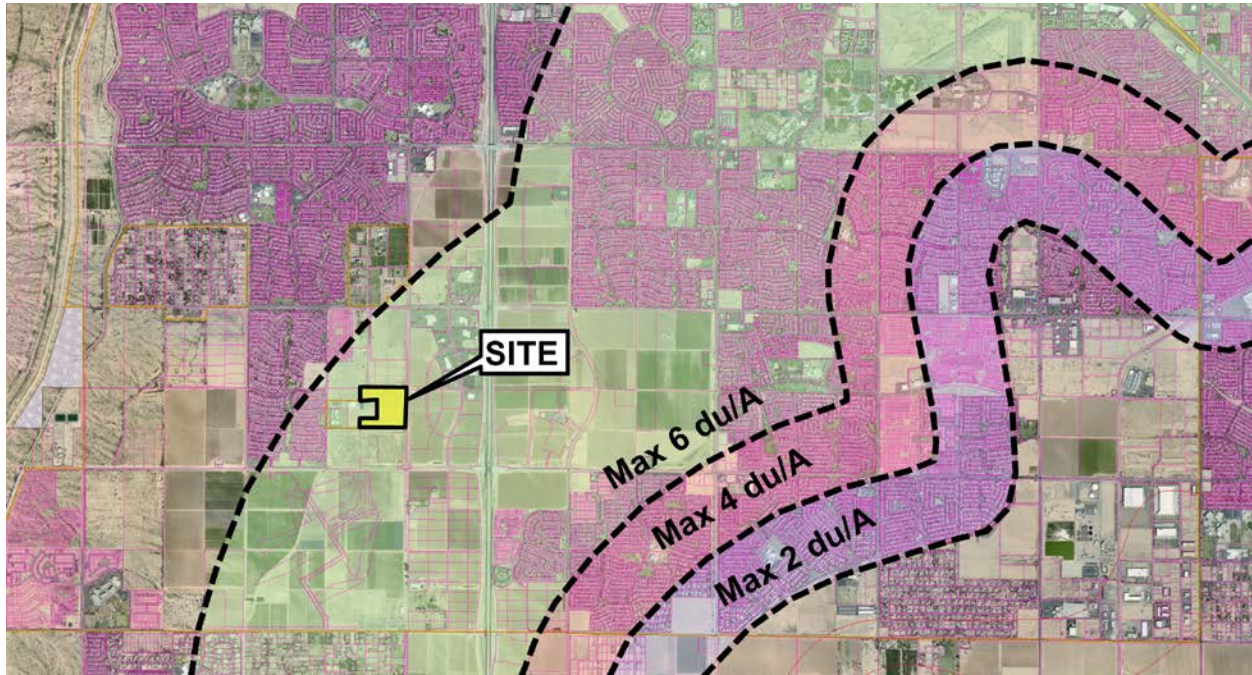


Existing Zoning



Proposed Zoning

The subject site is located along the outer edge of the 0-6 du/A ribbon of the Luke AFB Graduated Density Concept (“GDC”). The subject project provides a density of 3.78 du/A, which is in keeping with the GDC. A context plan is shown below:



Unlike typical “PAD” zoning, the subject request falls under the current Surprise Unified Development Code (“SUDC”). As such, the uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain modifications to the development standards.

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

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage) (b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- a. Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- b. Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- c. Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

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

Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres. The applicant proposes the removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development. Grassy areas within the drainage/retention areas have been designed to allow for free style active play.

The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width. The proposed minimum lot widths are 45 and 55 feet. If limited to 30 percent, the driveways would only be 13.5 and 15 feet wide, respectively. Since a typical garage is 20 feet wide, the applicant proposes 45 percent, which would allow for a 20.25 foot wide driveway in the 45 foot wide lots, and 22.50 foot wide driveway in the 50 foot wide lots.

There is also a provision in the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area, which is that area located between the front setback line and the front lot line. The proposed minimum lot widths are 45 and 55 feet, while the proposed minimum front setback is 12 feet. 30 percent of the resulting area will not accommodate a driveway; however, increasing to 45 percent will accommodate the proposed driveway widths.

The SUDC requires that not less than 20 percent of the "net residential acreage" be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes an increase to 26 percent of the net residential area as open space overall, which exceeds the 20 percent requirement set forth in the SUDC. Within that open space will be a pocket park with a shade ramada, a sports court, tot-lot, picnic area, turf play area, and landscaping.

UTILITY AND SERVICES TABLE:

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

121 **CONFORMANCE WITH ADOPTED PLANS:**

122 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
123 as lying within the Neighborhood Character Area, which supports residential development
124 of up to 8 DU/Ac or more, provided appropriate transitions are made between the various
125 Neighborhood types included within the character area. The proposed RM-6-PUD and
126 RM-9-PUD zoning districts will generate a density of 3.76 du/A, and is consistent with the
127 existing and proposed single-family fabric in the area.

128
129 **REVIEWING AGENCIES:**

130 All City reviewing departments have reviewed the request and expressed no objections.

131 The subject Site Plan was also routed to the standard external reviewing agencies, who
132 offered the following comments:

133 **Luke Air Force Base ("LAFB"):** In a letter dated December 4, 2018, LAFB indicates
134 no objections to the request, but advises the applicant review sound attenuation
135 requirements found in ARS 28-8482 and engage in a strong notification program with
136 respect to the air base and its operations. The letter is attached.

137 **Maricopa Water District ("MWD"):** In an email dated November 27, 2018, MWD
138 indicated that they are currently working with the District to address all concerns.

139 **Dysart Unified School District ("DUSD"):** In a letter dated January 25, 2019, DUSD
140 indicated they are currently working with the developer on a donation agreement. The
141 letter is attached.

142 **Arizona Department of Transportation ("ADOT"):** In an email dated November 30,
143 2019, ADOT indicated they anticipate the development will have an impact on the State
144 Transportation System. ADOT requested the Traffic Impact Analysis for review.

145
146 **SUMMARY:**

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

157
158 **FINDINGS:**

- 159
- 160 • The proposed zone change is consistent with the Surprise General Plan 2035.
 - 161 • The proposed development standards will allow the property to be reasonably
162 developed.
 - 163 • There are no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject rezone request to the City Council, subject to stipulations 'A' through 'E' as outlined below:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Ryder Ranch", consisting of 20 pages plus exhibits, prepared by RVI, and stamped received February 25, 2019.
- B. Figures six (6), seven (7), and eight (8) will change the title from "Heritage Farm" to "Ryder Ranch."
- C. The pages will be renumbered as there is no Page ten (10) provided.
- D. All comments per letter dated February 25, 2019 on file with Transportation Planning and Traffic Engineering of Public Works will be addressed and all documents approved by city staff prior to application for a Final Plat for Ryder Ranch.
- E. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

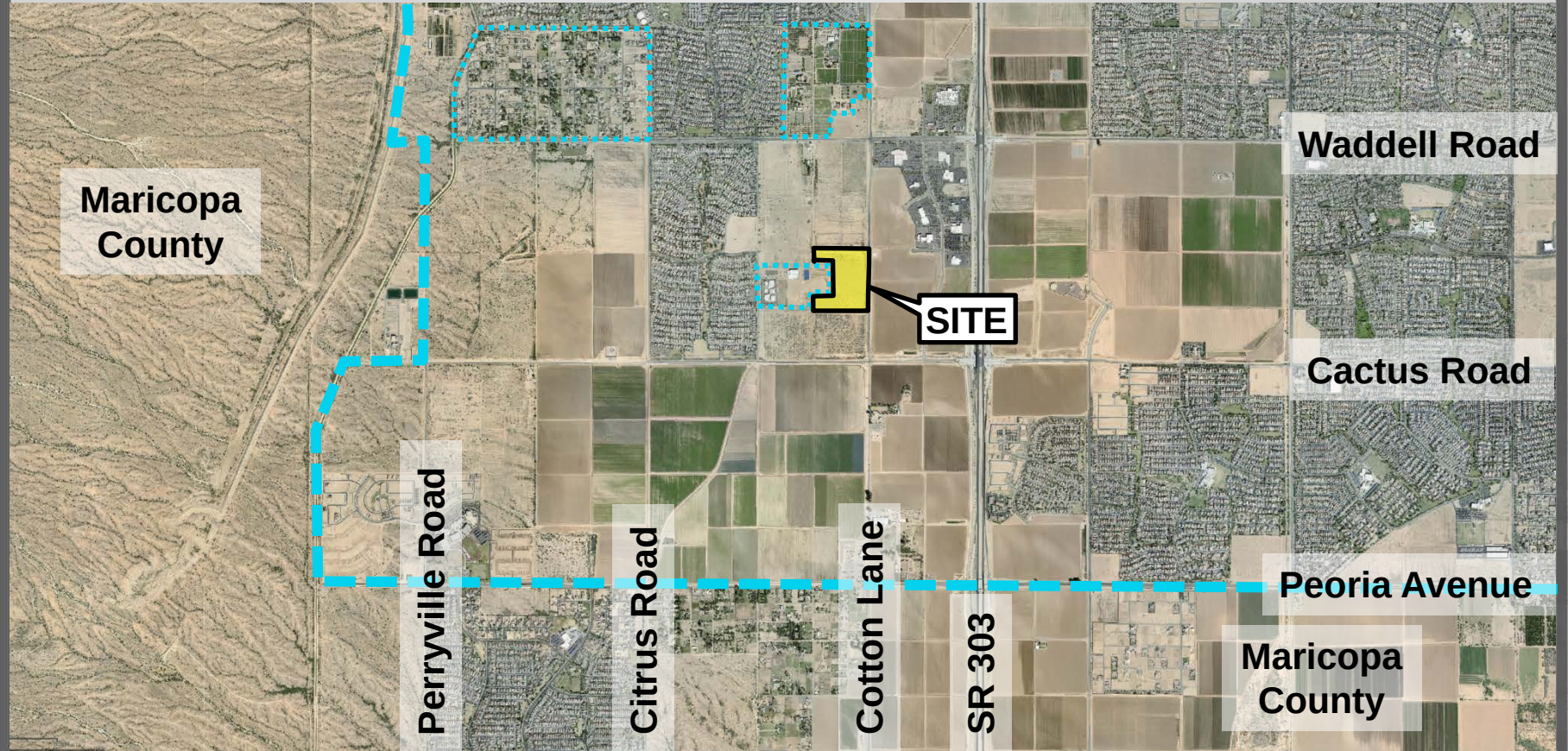
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Rezone with PUD Overlay Document
- 03 - Public Engagement Form
- 04 - Luke Letter
- 05 - Dysart Letter
- 06 - Transportation Planning and Traffic Engineering Letter
- 07 - Ordinance
- 08 - PowerPoint

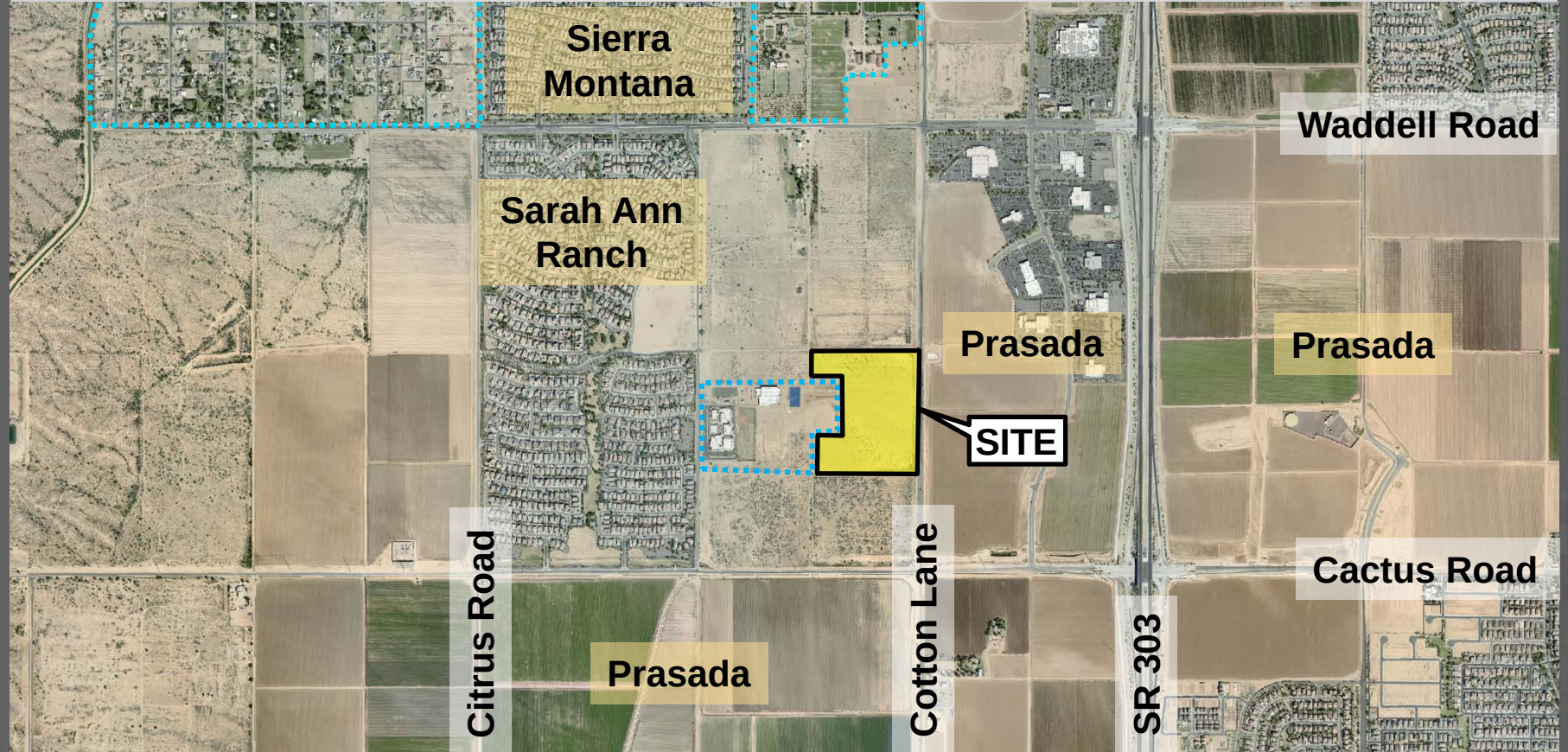
VICINITY MAP

FS18-632



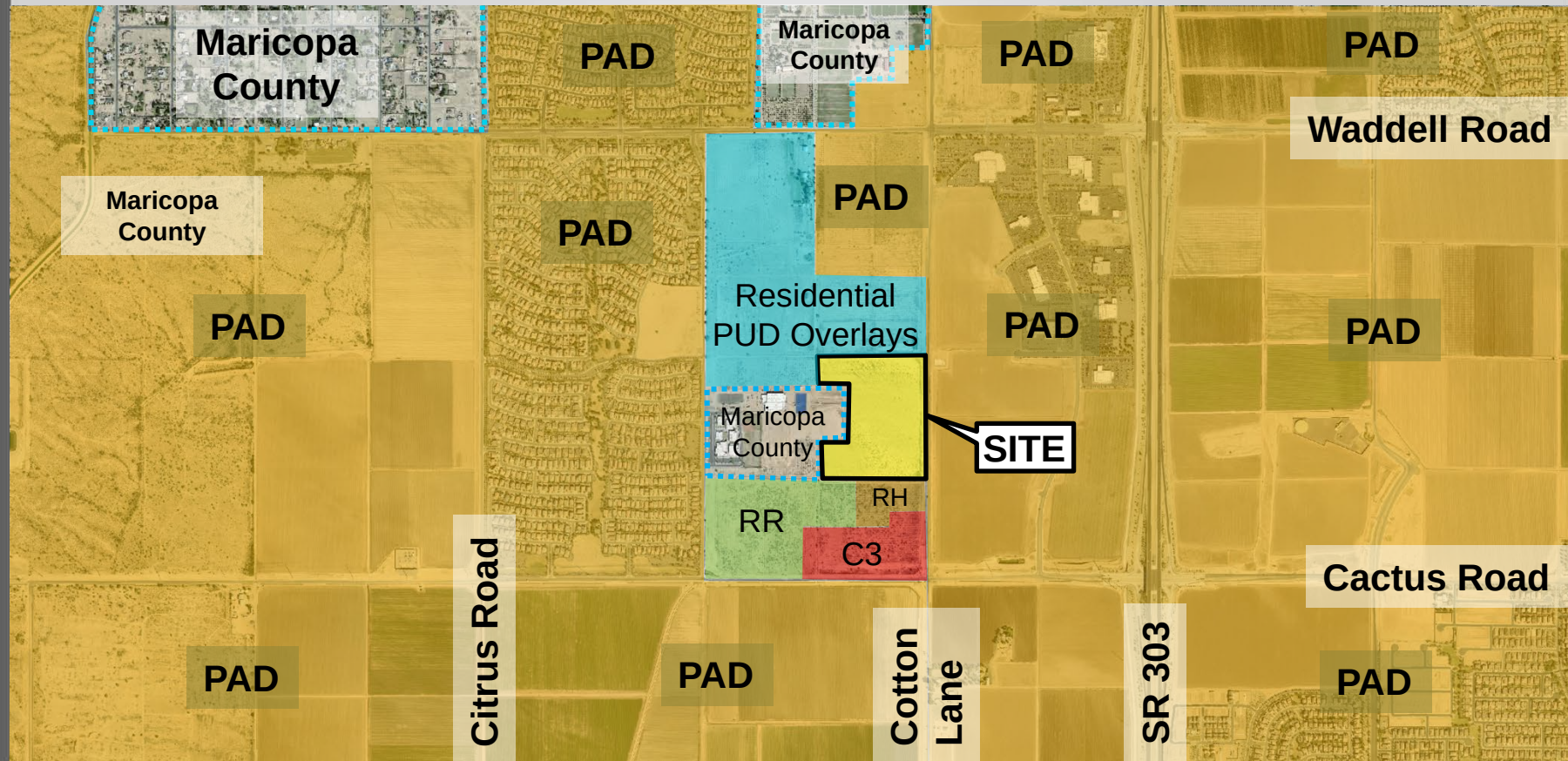
VICINITY MAP

FS18-632



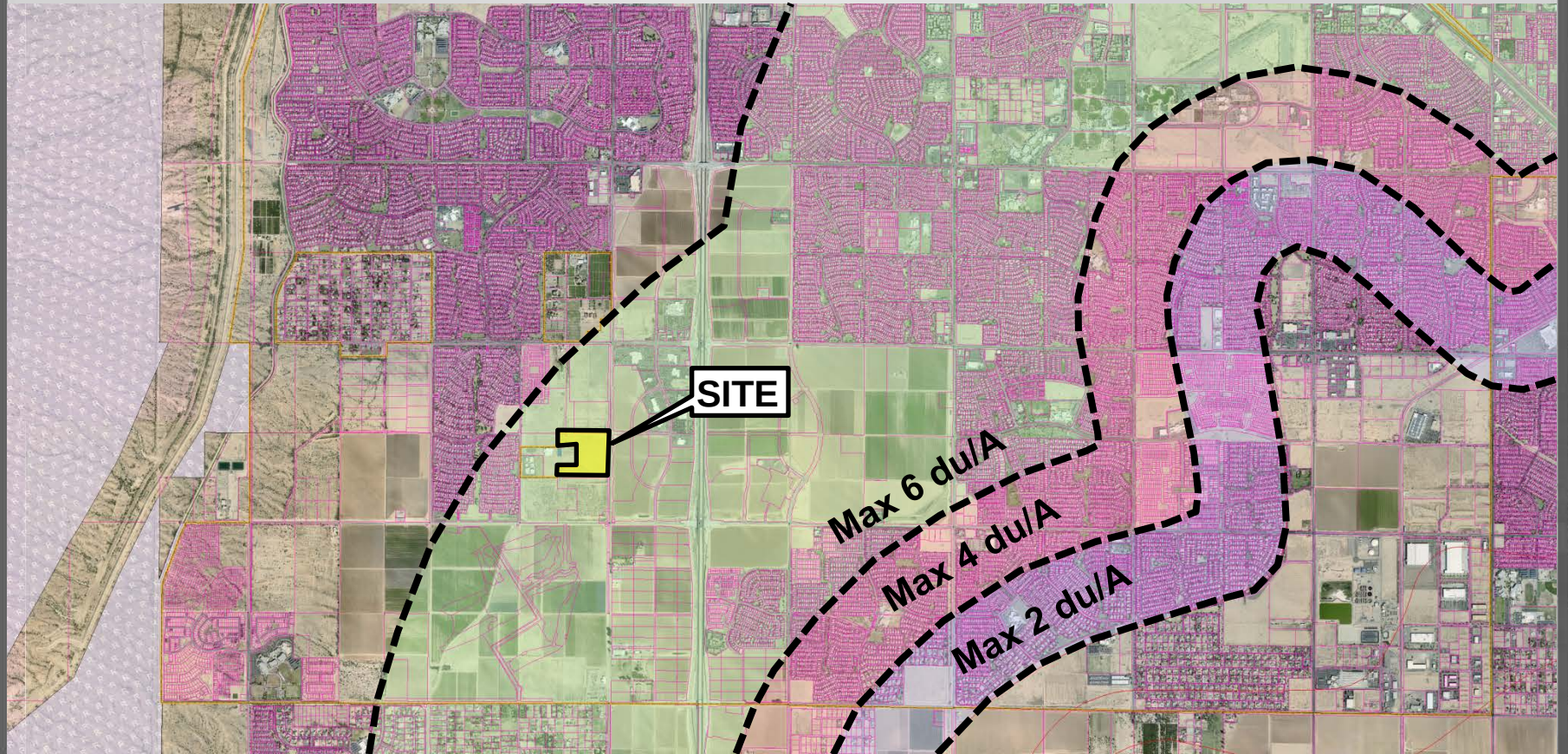
ZONING MAP

FS18-632



CACTUS AND 175th LUKE GDC MAP

FS18-632



Ryder Ranch

**A RESIDENTIAL DEVELOPMENT
SURPRISE, ARIZONA**

CASE# FS18-632

**REZONE WITH PUD APPLICATION
FEBRUARY 2019**

Ryder Ranch

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1.0 DESCRIPTION OF REQUEST

1.1 Introduction

On behalf of PL Ryder Ranch, LLC, RVi Planning is proposing a new single-family residential community called Ryder Ranch. The development team is requesting a zone change from Residential Ranch (RR) to 17.91 acres of RM-9 PUD and 20.65 acres RM-6 PUD for 38.56-acres of land located at the southwest corner of Sweetwater Avenue and Cotton Lane in Surprise, Arizona. This 38.56-acre parcel is bounded by vacant land to the north (currently seeking zoning for multi-family residential), vacant land to the east (planned as regional commercial) vacant land to the south (zoned as multi-family residential), and adjacent to the Paradise Honors School to the west. See **Figure 1, Vicinity Map** for the property boundary and general location and **Appendix A, Legal Description and ALTA Survey** for the legal boundaries of the property. The applicant will be submitting a preliminary plat for the property concurrent with this zone change request.

1.2 Project Overview and Zoning Request

Ryder Ranch will be developed as a single-family residential development. The residential zoning proposed for the property is RM-9 PUD for the southern portion and RM-6 PUD for the northern portion of the development, using the Conventional Character Pattern. See **Figure 2, Proposed Zoning Map** for the location of the zoning district boundaries.

The development will include up to 145 residential lots for a maximum gross density of 3.76 dwelling units per acre. The RM-6 PUD portion is planned to include up to 66 lots at 3.2 du/ac and the RM-9 PUD portion is planned to include up to 79 lots at 4.4 du/ac. This is consistent with the 2-8 dwelling units per acre density range permitted within the Neighborhood General Plan Land Use designation. The development plan includes lot sizes of 45' x 115' for the RM-9 PUD portion and 55' x 120' for the RM-6 PUD portion.

Parcel	Acres	Lots	Density
Existing	38.56	Up to 38 Lots	1.00 du/A
Proposed RM-6-PUD	20.65	66	3.2 du/A
Proposed RM-9-PUD	17.91	79	4.4 du/A
Totals	38.56	145	3.76 du/A

1.3 Residential PUD Overlay Modifications and Development Standards

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Municipal Code. The PUD overlay designation shall be applied to the property to allow for flexible design and to define specific development standards for this community. As a part of the PUD overlay designation, the applicant is requesting to modify certain development standards within the Surprise Zoning Code. Each request and appropriate mitigation is described in detail below:

1.3.a, Community Pool: The applicant requests the removal of the requirement for a community pool per **Section 122-137(r)** of the Surprise Municipal Code which states:

“Medium density residential projects containing 60 residential units or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development.”

Removal of this requirement is justified by the fact that the lot sizes proposed for this community are large enough to accommodate pools within individual rear yards. The community pool standard is intended for higher density medium density residential product types with lot sizes that would not otherwise be able to accommodate private pools within individual yards. Ryder Ranch proposed lot sizes of 45’x115’ and 55’x120’, both of which are large enough to accommodate pools within individual lots should future residents desire a swimming pool.

1.3.b, Recreational Field: The second modification is to the recreational fields standard within **Section 122-137(p)(1)** of the SUDC which states:

“There shall be a minimum of one turf recreational field provided by the developer for organized sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres.”

The modified standard for Section 122-137(p)(1) shall include removal of the last sentence that states: *“...Any required recreational field shall have a minimum turf area of 3.5 acres.”* Based on the size and scale of this development at only 38.56 gross acres, a 3.5 acre turf field (which is roughly the size of three full-size professional football fields side by side) is out of scale and inappropriate for this development. While the overall project will exceed the open space requirement, the recreational field provided will be scaled appropriately for this development as shown on **Figure 4, Landscape and Amenities Plan**. Providing a more appropriately sized recreation field and community amenity area will result in an appropriately scaled open space plan for the subdivision while also decreasing water needs for irrigation of a large, out of scale turf field.

1.3.c, Driveway Width: The final modification being requested as a part of the PUD application is for driveway width standards within **Section 122-121(h)(3) c and d** of the SUDC which states:

“c. Driveways and other parking shall not comprise more than 30 percent of the front yard lot area of a detached single family home; nor 50 percent of the front yard lot area of a two or more family residential unit. Circular driveways and similar circulation shall be permitted within the front yard so long as no long term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein.

d. Driveway entrances shall not comprise more than 30 percent of the front lot line of a single family, detached residential parcel, nor more than 50 percent of the front lot line of any multiple-family or non-residential parcel.”

Ryder Ranch includes 45’ wide and 55’ wide lots, which is consistent with the market demand in this area. In order to accommodate an appropriate driveway for a 2-car garage for the 45’ wide lots and up to a 3-car garage for the 55’ wide lots, this standard will be

modified to state “c. *Driveways and other parking shall not comprise more than 45 percent of the front yard lot area of a detached single family home.*” and “d. *Driveway entrances shall not comprise more than 45 percent of the front lot line of a single family, detached residential parcel.*” This revised standard will allow all homes within the subdivision to accommodate a two car garage and an appropriate width driveway.

1.3.d, Mitigation: As appropriate mitigation for the above modified development standards, Ryder Ranch will include reduced density limits, increased lot widths and lot sizes within the RM-9 PUD and RM-6 PUD districts and will provide additional common-area open space for the benefit of the development and surrounding community through additional visible open space along the perimeter.

As stated above, the southern 17.91 acres of the property will be zoned RM-9 PUD and the northern 20.65 acres of the property will be zoned RM-6 PUD. As mitigation and additional justification for the modified development standards, the maximum allowable density for the project will be reduced from 9.0 to 4.4 dwelling units per acre for the RM-9 PUD portion and from 6.0 to 3.2 dwelling units per acre for RM-6 PUD (average overall density is 3.76 du/ac). Additionally, the project proposes to increase the minimum lot widths by 5 feet from 50’ to 55’ for the RM-6 PUD district and from 40’ to 45’ for the RM-9 PUD district. This corresponds to an increase in minimum lot size from 6,000 square feet to 6,500 square feet for the RM-6 PUD district and from 4,500 square feet to 5,000 square feet in the RM-9 PUD district. These amended development standards will ensure minimum lot sizes and lot widths that are larger than the base district requirements. These changes will ensure that lot can accommodate a backyard pool which further justifies the removal of the community pool requirement. Increasing the minimum lot widths will also serve to mitigate the wider driveway percentage while still providing for livable areas of each home to face the street. The increased development standards are defined within **Table 1, RM-6 PUD and RM-9 PUD Development Standards** below. Note that only “blue” text items shown on **Table 1** are modified standards, and each modified standard is more restrictive as mitigation for the modifications requested above.

As additional mitigation for the use of the PUD overlay, Ryder Ranch will provide for an increase in the required open space from 20% net residential area to approximately 26% net residential area, which represents an approximate 30% increase in overall open space required. This includes a large amenitized central community open space area featuring a tot lot, play area and sport court, a wide paseo corridor linking the east and west sides of the community, a 60’-wide landscape tract along Cotton Lane with increased open space areas at the northeast and southeast corners of the community, a 20-foot landscaped tract along Sweetwater Avenue (15’ is required), and additional landscaped tracts located throughout the community to serve as passive recreation and retention needs. By District, the RM-6 PUD area provides for approximately 3.8 acres of open space (27%), and the RM-9 PUD area provides for approximately 3.4 acres of open space (25%), for a total of 7.2 acres of open space (26% of net developable land).

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage)(b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

Unless specifically modified herein, the development of the property shall comply with **Chapter 122** of the Surprise Municipal Code as may be subsequently amended. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

1.4 Residential Development Plan Concept

The development plan concept represented in **Figure 3** is non-regulatory and subject to change without triggering an amendment to the zoning but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between surrounding properties, general lot configuration, and general location and size of open spaces. The development plan concept represented in **Figure 3** identifies two lot sizes, including a 55' x 120' lot size for the northern portion of the development, and a 45' x 115' lot size for the southern portion of the development.

An amenitized common open space is provided within the central area of the development and an 85-foot wide open space paseo provides east/west pedestrian connectivity throughout the development, while providing separation between the two lot sizes. Three points of access will be provided for Ryder Ranch. The two primary access points will be at the approximate midpoints of the development, one off Sweetwater Avenue opening onto a community open space area and another off Cotton Lane opening onto the open space and pedestrian paseo. A third access point will connect to the proposed community planned near the southwest corner of the site. The internal roadway system provides a

looped circulation pattern providing excellent access and circulation throughout the subdivision. These roadways will provide vehicular and pedestrian connectivity between the two lot sizes and to the central open space amenity. See **Figure 3, Development Plan Concept** for a visual representation of the conceptual development plan for the property.

1.5 Circulation Plan

Ryder Ranch is bounded to the north by Sweetwater Avenue and to the east by Cotton Lane. Sweetwater Avenue is classified as Residential Collector streets with a planned 40' half street right-of-way. Cotton Lane is classified as a Major Arterial with a planned 68' half street right of way.

Primary access to the property will be from the center point of the site off Cotton Lane with secondary access off Sweetwater Avenue. The Loop 303 freeway is located approximately one mile from the property, with full freeway interchanges at Waddell Road to the north and at Cactus Road to the south. Future residents will be able to utilize both freeway interchanges to access the site. A Traffic Statement for the property has been prepared and is included with this rezoning application as **Appendix B** under a separate cover.

Bicycle lanes will be provided along Sweetwater Avenue in accordance with the City's standard detail for Residential Collector Streets. These lanes will facilitate bicycle movements to and from the proposed community. Pedestrian improvements will include detached sidewalks along perimeter and internal streets as well as sidewalk connections through the central open space paseo and to the central amenity area.

1.6 Open Space, Trails and Amenities Plan

The perimeter and internal open spaces, community amenity areas and detached sidewalks planned for this community will encourage outdoor recreation and pedestrian interaction. A 19'-8" wide perimeter setback will be provided along Sweetwater Avenue (except where additional right-of-way is needed for the right-turn lane on Cotton Lane) and will include landscaping and subdivision signage to identify the neighborhood. This 19'-8" landscape setback exceeds the minimum setback requirement by approximately 25%. Additionally, a 60' wide landscape setback will be provided along Cotton Lane, providing an attractive buffer between planned lots and the major arterial road. Additional open space provided at the northeast and southeast corners of the property will serve as landscape areas to beautify the site and create a sense of openness at the corners of the community.

The central park will include active recreational amenities such as a playground with shade, sport court, shade ramada, picnic areas, informal play field, retention, sidewalks and landscaping to serve the residents within the development. Additional open space located at the north community entry will serve as informal play areas with a turf field and retention. Overall, the property will provide approximately 26% of the site's net developable area as open space, a 30% increase in open space requirements per **Section 122-137(d)(2)**, Conventional Character Pattern of the City of Surprise Municipal Code. See **Figure 4, Open Space, Trails and Amenities Plan** for the conceptual design and location of all open spaces.

1.7 Landscape Theme and Community Character

The overall landscape theme will be pastoral in nature and shall express the gentle and rustic vernacular of rural ranch living. The approach to streetscape design shall be more traditional, utilizing a formally arranged tree-lined design, while open spaces will feel more bucolic, utilizing wide canopied trees in an organic, informal arrangement. Tree and shrub selections shall be specified from the low-water use plant list. Primary street trees may include Live Oak and Evergreen Elm; with open space trees including Mesquite and Palo Verde. Secondary trees may include Desert Willow and Vitex, among others. Shrubs, accents, and groundcover plantings may include Red Bird of Paradise, Sage, Rosemary, Hop Bush, Germander, Regal Mist Muhly, and Lantana. A complete list of plant materials will be provided with the preliminary plat and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended.

The development's hardscape elements will provide warm, natural tones ranging from dark gray to taupe. The use of this color scheme is reflective of a rural, ranch setting with simple, rustic designs incorporated into the vertical elements. Theme walls and signage may use simple forms of stucco, wood, metal, and stacked stone veneer. The pastoral landscape design will compliment these hardscape designs, providing an idyllic setting with accents of color and areas of shade in a naturalized, informal composition.

1.8 Drainage Master Plan

There are significant offsite flows impacting the proposed project site from the North along Cotton Lane. This has created a FEMA floodplain adjacent to Cotton Lane. An offsite channel next to Cotton Lane is proposed to convey these flows through the project and weir back to match existing conditions. A CLOMR will be submitted with the project to remove the floodplain from any proposed lots.

The community will provide full stormwater storage for both the onsite and adjacent half-street drainage. The stormwater storage facilities will be provided as surface retention basins within the open space tracts and will be sized for the 100-year 2-hour storm. The basins will be bled down within the required 36-hour time frame with the use of dual chamber dry-wells. All lots will drain to the street frontage and drainage will be conveyed overland within the street section to the basins.

All finished floors will be located a minimum of 1 foot above adjacent highwater elevations or ultimate outfall of the site.

1.9 Water & Sewer Master Plans

Water

The water service provider for this area is EPCOR Water. A future 12" public waterline will lie in Cotton Lane immediately adjacent to the site. This project will extend the 12" main to the intersection of Cotton Lane and Cactus Road, where it will tie into an existing EPCOR 16" main. The community will be served with 8" public waterline within an EPCOR easement located within the internal local street rights-of-way. The waterline will

be looped with the two connections being out to Sweetwater Ave and Cotton Lane at the subdivision entrances. All lots will be served with individual meters located at the lot frontage.

Sewer

The wastewater provider for this area is the City of Surprise. The nearest available sewer main is a 21" main located at the intersection of Cactus Road and Cotton Lane. A future offsite sewer extension of a 12" public sewer main up Cotton Lane will be constructed prior to this project.

The community will be served with an 8" public gravity sewer within the internal local street right-of-way. The 8" public sewer will generally drain to the southeast corner of the site where it will connect to the 12" public sewer extension in Cotton Lane. All lots will be served with gravity sewer services.

1.10 Future Home Owners Association Responsibility

The community will establish a neighborhood homeowners association (HOA) that will own and maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. The HOA will be established with a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. Upon purchasing lots within the community, homeowners will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA.

2.0. EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

The proposed project is located at the southwest corner of Sweetwater Avenue and Cotton Lane within the City of Surprise. The site is made up of all or a portion of three assessor parcels, APN # 502-04-002E, 502-04-023C, and 502-04-022A. The subject site is defined in **Appendix 1, Legal Description and ALTA Survey**.

2.2 Existing Land Use, General Plan Designation and Zoning

Once used for agricultural purposes, the site is currently vacant. Properties surrounding the site include vacant (proposed multi-family residential) land to the north, vacant (future regional commercial) land to the east, vacant (future multi-family residential) property to the south, and the existing Paradise Honors High School to the west. See **Table 2** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The City of Surprise 2035 General Plan designates the site as *Neighborhood Character Area*. The site is located within the *Residential (Citrus and Cactus) Growth Area* as defined within the Anticipated Growth map in the General Plan. The Neighborhood land use designation allows for densities up to eight (8) dwelling units per acre and supports a wide variety of residential development opportunities. The proposed zoning is in conformance

with the Neighborhood General Plan designation, and will utilize the *Suburban Development Type* (2-8 du/ac) throughout the community. See **Table 2** below and **Figure 6, Existing General Plan Land Use Map** for the general plan land use designation for the site and surrounding area.

The property is currently zoned Residential Ranch in the City of Surprise, permitting one (1) dwelling unit per acre. The intent of the existing Residential Ranch zoning district is to preserve aspects of the City's rural heritage through preservation of existing working farms, ranches and open space. This area is in an emerging growth area of Surprise and this existing zoning district is not appropriate based on the General Plan and growth pattern in this area. See **Table 2** below and **Figure 7, Existing Zoning Map** for the existing zoning on the site and surrounding area.

Table 2: Existing Land Use, General Plan Designation and Zoning

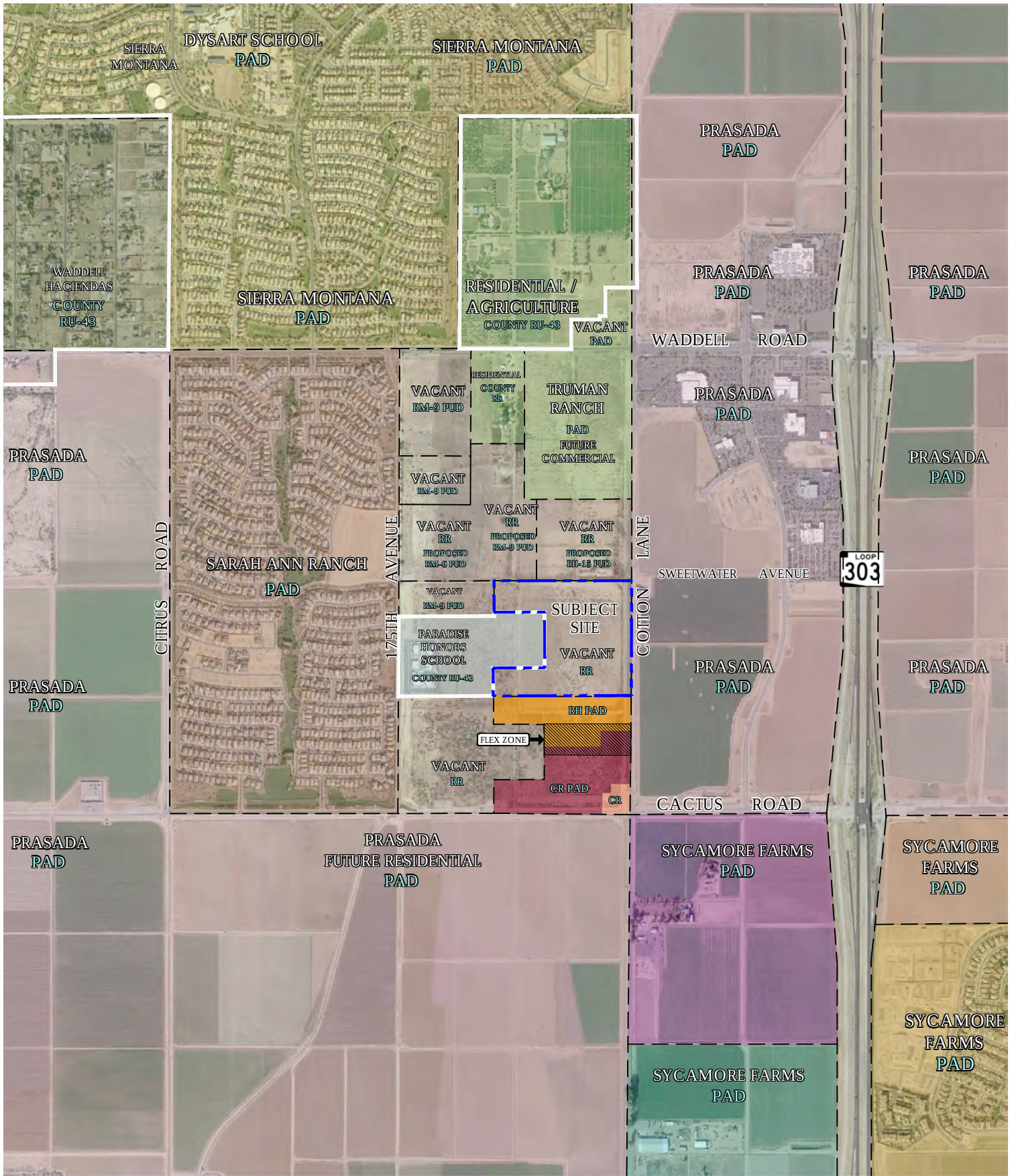
	LAND USE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
SITE	Vacant	Neighborhood	Residential Ranch
NORTH	Single family residential	Neighborhood	Residential Ranch, proposed RH-18 PUD
EAST	Residential and vacant land	Neighborhood	PAD (regional commercial)
SOUTH	Vacant	Neighborhood	RH PUD
WEST	Paradise Honors School & Vacant	Neighborhood	RU-43 & RM-9 PUD

2.3 Regional Facilities and Services

The property is located approximately 1 mile west of the Loop 303 Freeway with direct access to both the Cactus Road and Waddell Road interchanges, providing excellent access to the site along the regional freeway system. The site is bounded by Sweetwater Avenue to the north and Cotton lane to the east.

The subject property is within the Dysart Unified School District (SUSD). The property is within the boundary of the Sunset Hills Elementary School, located at 17825 Sierra Montana Loop, and the Shadow Ridge High School, located at 10909 N. Perryville Road. Paradise Honors School, a charter middle and high school, is also located immediately adjacent to the property at 12775 N. 175th Avenue.

Fire & emergency services, law enforcement services, and refuse collection will be provided by the City of Surprise. The nearest fire station, Surprise Fire-Medical Station #307, is located 1.5 miles east of the site near Sarival Avenue and Cactus Road. The nearest Police Station is located at Surprise City Hall, approximately 5.5 miles northeast of the site.



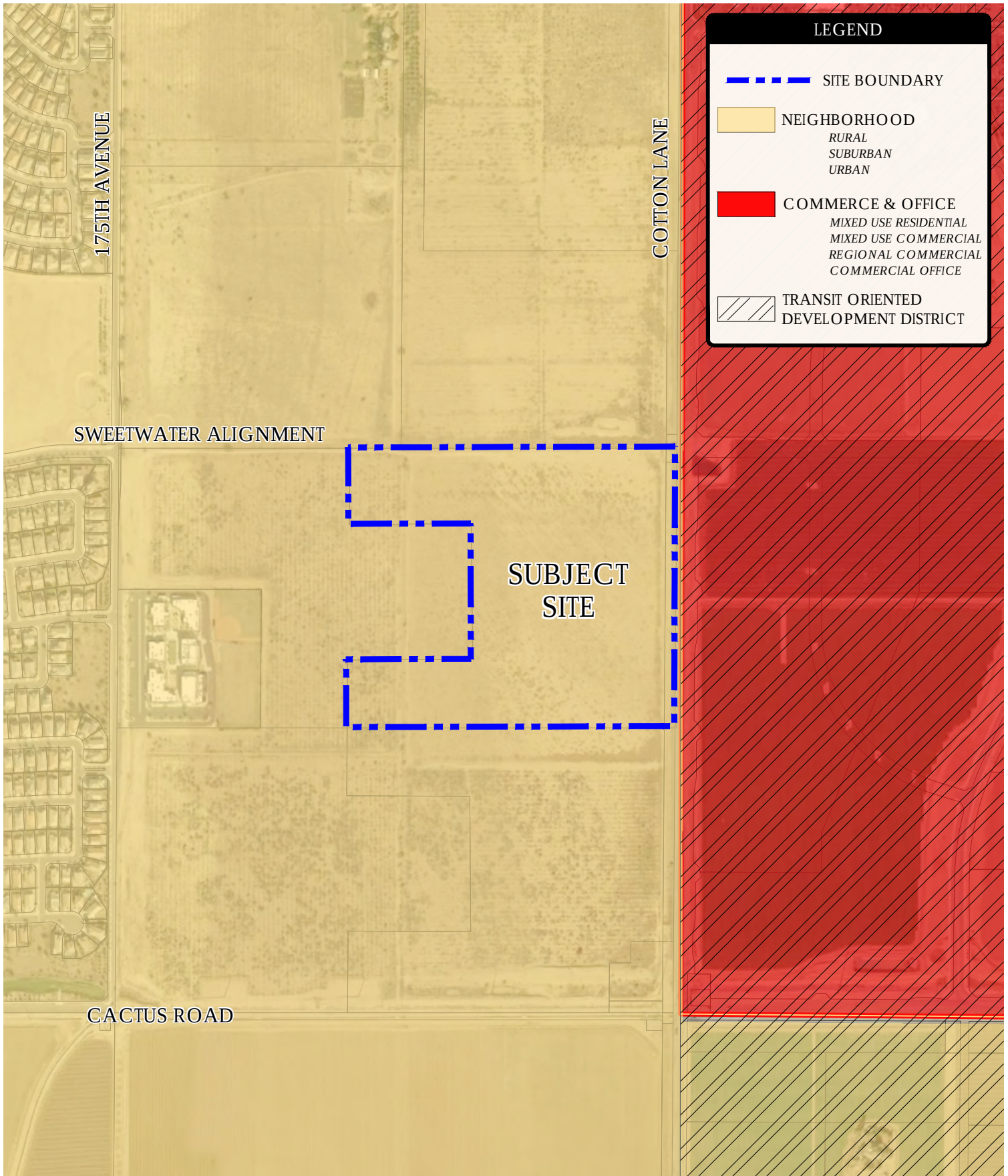
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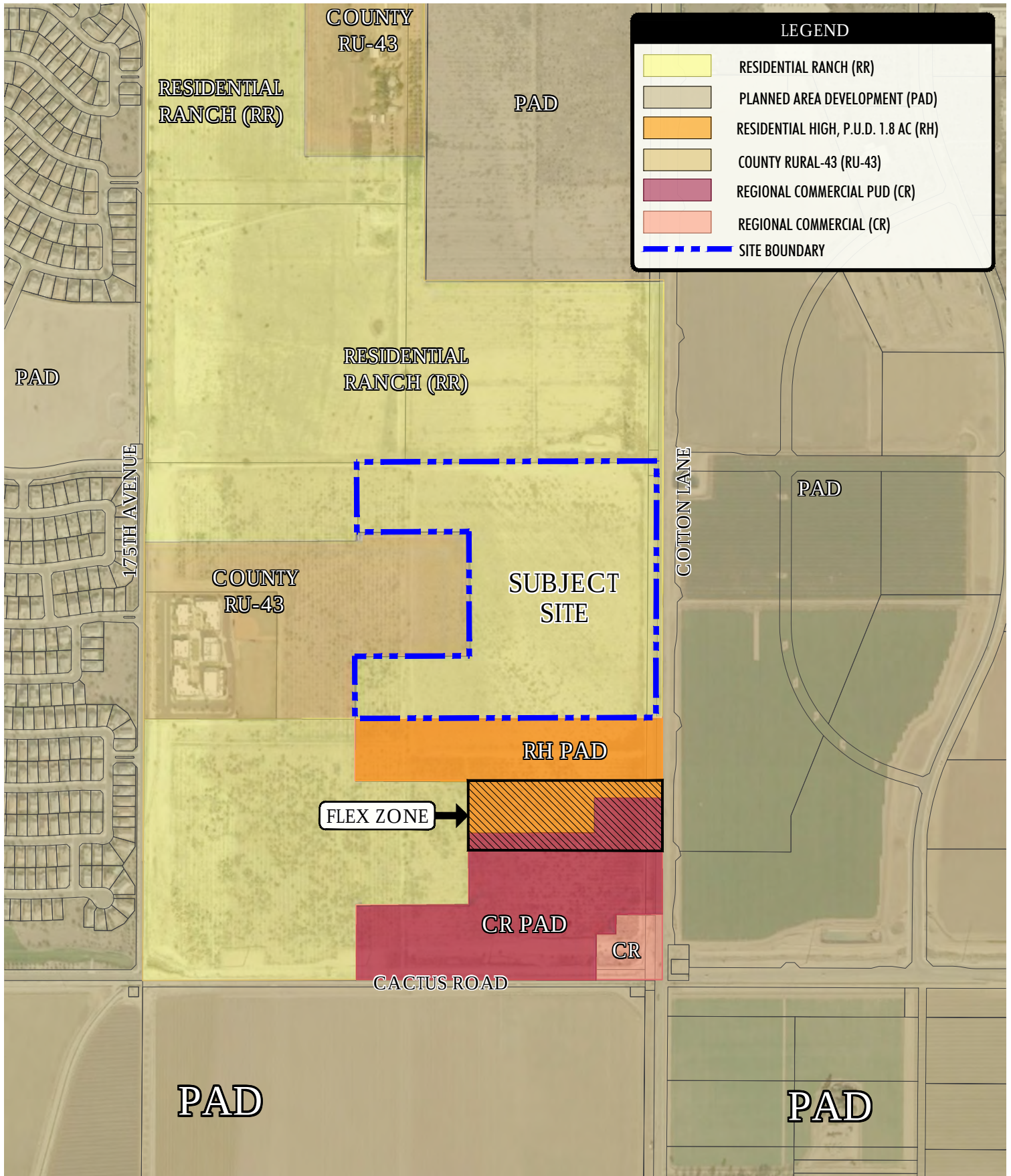


RYDER RANCH
SURPRISE, AZ

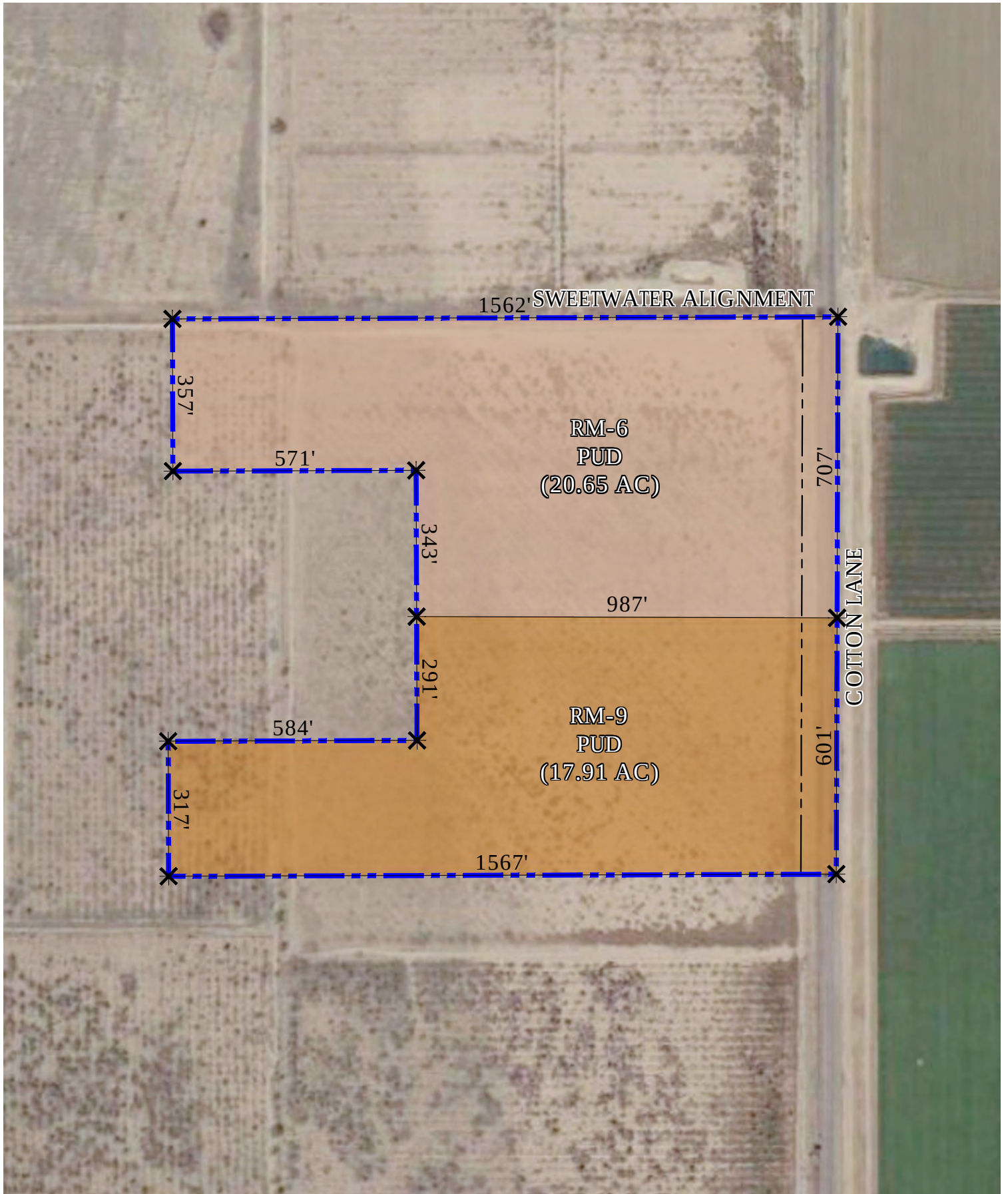
FIGURE I-VICINITY MAP
02/20/19







SCALE: NTS





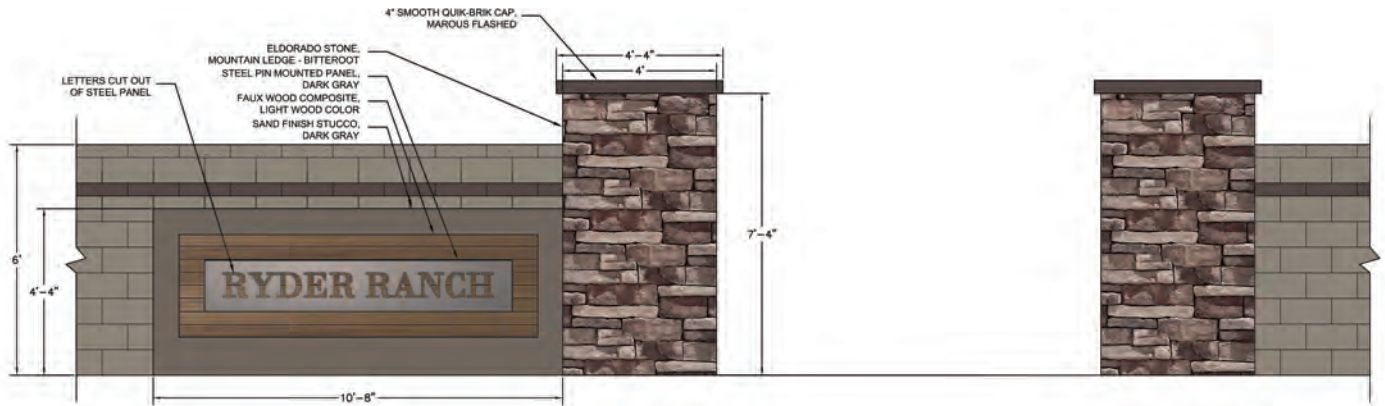
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RYDER RANCH
SURPRISE, AZ

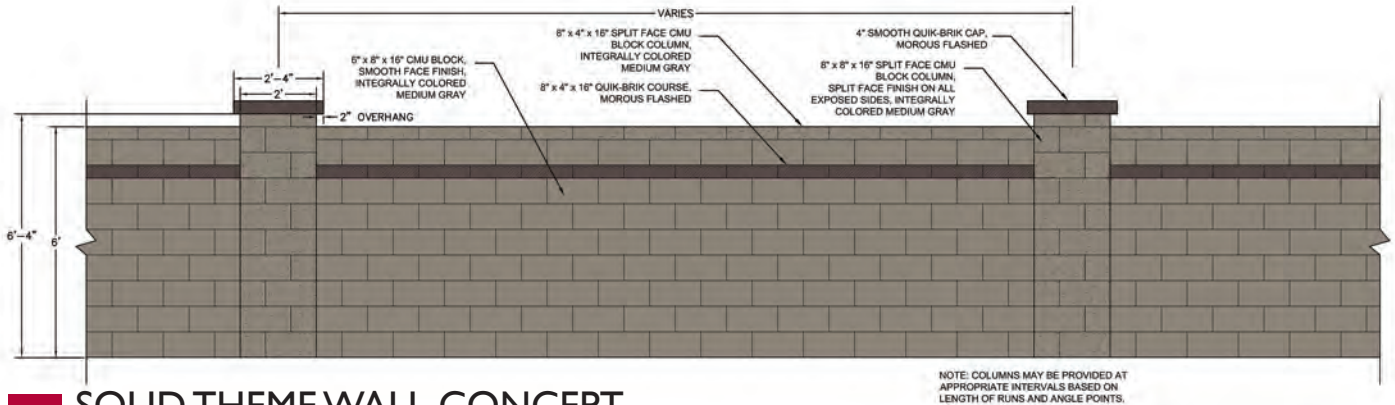
FIGURE 5-DEVELOPMENT PLAN CONCEPT
01/24/19



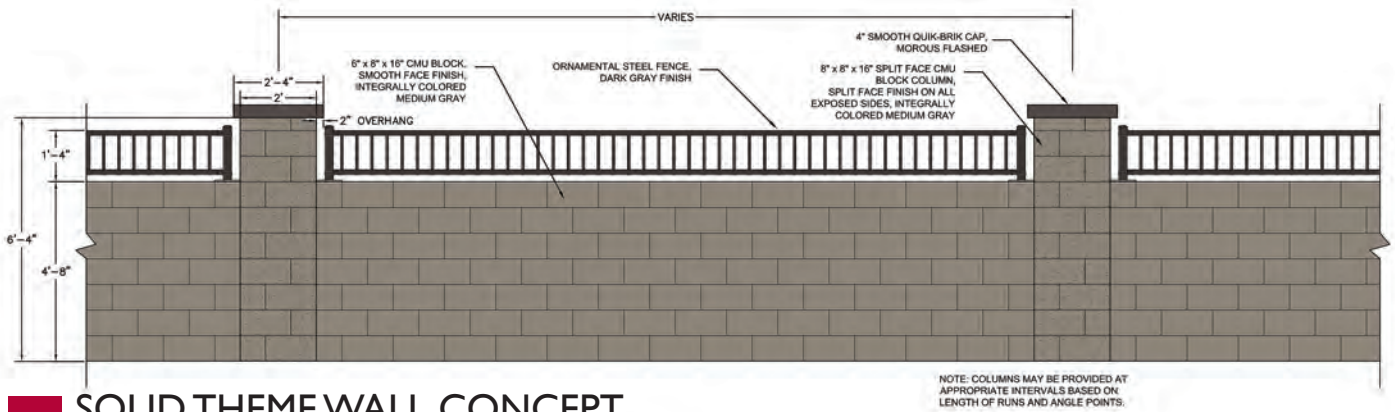




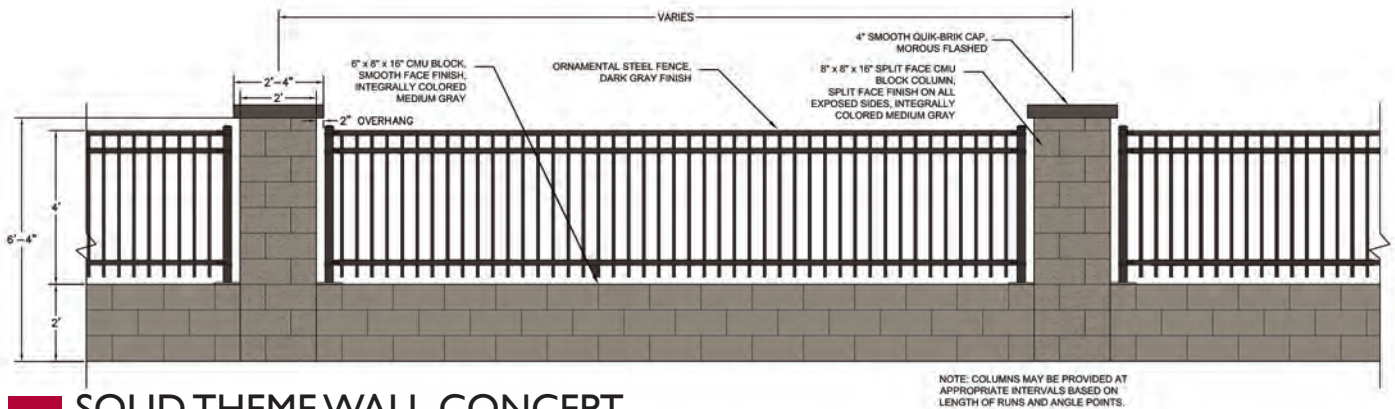
SOLID THEME WALL CONCEPT



SOLID THEME WALL CONCEPT



SOLID THEME WALL CONCEPT



SOLID THEME WALL CONCEPT

LEGAL DESCRIPTION

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

PARCEL NO. 1: (TAX PARCEL NO. 502-04-002E)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 1484.01 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET;
THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 584.03 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 633.80 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 570.97 FEET;
THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 356.92 FEET;
THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1479.27 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1307.75 FEET TO THE POINT OF BEGINNING;
EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN THE WARRANTY DEED RECORDED JANUARY 8, 1952 IN DOCKET 854, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: (TAX PARCEL NO. 502-04-023C)

THAT PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 14; TOGETHER WITH THE SOUTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE NORTHEAST QUARTER OF SECTION 14; THE EAST QUARTER CORNER OF SAID SECTION 14 BEARING NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET FROM THE SOUTHEAST CORNER OF SECTION 14; AND SAID EAST QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE

LEGAL DESCRIPTION

QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 2643.95 FEET FROM THE CENTER OF SECTION 14; AND SAID EAST QUARTER CORNER BEARING SOUTH 00 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 2639.53 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14; EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED AUGUST 24, 2005 IN RECORDING NO. 20051220897, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (TAX PARCEL NO. 502-04-022A)

A PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 33.00 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.75 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.76 FEET TO THE POINT OF BEGINNING; EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED MAY 31, 2007 IN RECORDING NO. 20070630298, RECORDS OF MARICOPA COUNTY, ARIZONA.

FIGURE 9: DYSART UNIFIED SCHOOL DISTRICT LETTER



January 25, 2019

Ryder Ranch - Developer Support & Dysart Unified School District

To whom it may concern,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County has a pending donation agreement with development parties associated with the development known as "Ryder Ranch". District staff have reviewed the agreement and plan on bringing before the District's Governing Board in February 2019. Per this agreement the Owners/Developers agree to donate cash payments to the District for each dwelling unit constructed in the development in Surprise, Arizona. These donations aid the District in supporting the new student population the development will bring. Additional District staff have discussed the project with developers including school access and thoughts on bus routing.

Pending final approval of this agreement by Dysart's Governing Board, the District has no objection to zone change, platting or other land use actions needed to complete said project. You are hereby authorized to submit this letter to any governmental body with jurisdiction over the project as proof that the District does not object to you proceeding with your project pending final approval. Thank you for your efforts finalizing this agreement. We will follow up with you regarding Governing Board resolution and document recordation.

Sincerely,

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

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

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

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

Power in the preparation...Excellence in the Journey...Success for a lifetime

Governing Board: Dawn Densmore, Jay Leonard, Christine A.K. Pritchard, Traci Sawyer-Sinkbeil, Jennifer Tanner

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Ryder Ranch Residential Development

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of 38.56 acres of land from RR to RM-6 and RM-9 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 02/27/2019 and 03/18/2019

Future Council Work Session/Meetings target dates PZ Commission 04/04/19, City Council 04/16/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



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

4 December 2018

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

Ms. Allysa Robinson
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS18-632; Ryder Ranch (APN: 502-04-002E, 023E, & 022A)

Dear Ms. Robinson

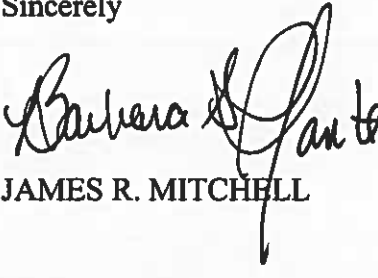
Thank you for the opportunity to provide comments for the Planned Rezone and Preliminary Plat Application for Ryder Ranch. The site sits on 38.56 acres of vacant land located at southwest corner of Cotton Lane and Sweetwater Avenue. The request is to rezone the site from Residential Ranch to Residential Medium R-6 and R-9 PUD and develop the site into approximately 148 single-family residential lots for an overall gross density of 3.76 du/ac. The site is from approximately 2.40 outside the 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 3.76 du/ac meets these guidelines.

As stated in the narrative, at the location above, this rezone and preliminary plat request will not have a negative impact on the Luke AFB flight operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If approved, 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/tenants about Luke AFB operations.

If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

for 
JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

FIGURE 9: DYSART UNIFIED SCHOOL DISTRICT LETTER



January 25, 2019

Ryder Ranch - Developer Support & Dysart Unified School District

To whom it may concern,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County has a pending donation agreement with development parties associated with the development known as "Ryder Ranch". District staff have reviewed the agreement and plan on bringing before the District's Governing Board in February 2019. Per this agreement the Owners/Developers agree to donate cash payments to the District for each dwelling unit constructed in the development in Surprise, Arizona. These donations aid the District in supporting the new student population the development will bring. Additional District staff have discussed the project with developers including school access and thoughts on bus routing.

Pending final approval of this agreement by Dysart's Governing Board, the District has no objection to zone change, platting or other land use actions needed to complete said project. You are hereby authorized to submit this letter to any governmental body with jurisdiction over the project as proof that the District does not object to you proceeding with your project pending final approval. Thank you for your efforts finalizing this agreement. We will follow up with you regarding Governing Board resolution and document recordation.

Sincerely,

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

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976

a: 15802 N Parkview Place, Surprise, AZ 85374

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

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

Power in the preparation...Excellence in the Journey...Success for a lifetime

Governing Board: Dawn Densmore, Jay Leonard, Christine A.K. Pritchard, Traci Sawyer-Sinkbeil, Jennifer Tanner



Transportation Planning and Traffic Engineering
 16000 North Civic Center Plaza
 Surprise, Arizona 85374
 Phone 623-222-6150
 Fax 623-222-1701

PROJECT SUBMITTAL DATA:

Project Name	Ryder Ranch
Project Location	SWC Cotton Lane and Sweetwater Avenue
Submittal Type	Traffic Impact Study 3 rd Submittal
Case Number	FS18-632
Date	2/25/2019
Reviewed by	Dana Owsiany, Stephen Chang, Stephan Bach, Martin Lucero
Contact Info	623-222-1732, 3136, 6149

Disposition Codes
<i>A= Will Comply</i> <i>B=Designer to Evaluate</i> <i>C=City of Surprise to Evaluate</i> <i>D=No further Action Required</i>

No	Page	Reviewer's Comment	Initial Disp.	Designer's Response/Comment	Final Disp.
7	21	The development will provide enough pavement width on Sweetwater Avenue between 171 st Lane and Cotton Lane to provide one eastbound through lane, one westbound through lane, and the recommended turn lanes. Two developments west of Ryder Ranch on Sweetwater Avenue are either ahead of or at the same stage of entitlement as Ryder Ranch. When these developments are built, there will be traffic expected to travel westbound in front of this development. Therefore, Ryder Ranch will provide enough pavement width on Sweetwater Avenue from 171st Lane to Cotton Lane to accommodate three lanes.			
8	General	Since this TIA does not identify this development's proportionate share of the future traffic signal at the intersection of Cotton Lane and Sweetwater Avenue, this development will be stipulated to contribute 1/4 (25%) of the total cost of future traffic signal.			

ORDINANCE 2019-10

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT ("PUD") OVERLAY FOR RYDER RANCH, GENERALLY LOCATED ON THE SOUTHWEST CORNER OF COTTON LANE AND SWEETWATER AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located on the southwest corner of Cotton Lane and Sweetwater Avenue;

WHEREAS, the subject site is zoned as Residential Ranch ("RR");

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on April 4, 2019, the Planning and Zoning Commission recommended approval of the Ryder Ranch rezone with PUD overlay.

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

Section 1. *Rezoning with PUD overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Ryder Ranch, is rezoned from Residential Ranch ("RR") to RM-6 and RM-9 with a PUD Overlay subject to the stipulations as outlined in Section two (2) herein.

Section 2. *Stipulations of Approval.* The rezoning of the parcels as outlined in Sections one (1) above are approved subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Ryder Ranch", consisting of 20 pages plus exhibits, prepared by RVi, and stamped received February 25, 2019.
- B. Figures six (6), seven (7), and eight (8) will change the title from "Heritage Farm" to "Ryder Ranch."

- C. The pages will be renumerated as there is no Page ten (10) provided.
- D. All comments per letter dated February 25, 2019 on file with Transportation Planning and Traffic Engineering of Public Works will be addressed and all documents approved by city staff prior to application for a Final Plat for Ryder Ranch.
- E. 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.

Section 3. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section one (1) above.

Section 4. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 5. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 6. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 7. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

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

PARCEL NO. 1: (TAX PARCEL NO. 502-04-002E)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 1484.01 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 584.03 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 570.97 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 356.92 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1479.27 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1307.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN THE WARRANTY DEED RECORDED JANUARY 8, 1952 IN DOCKET 854, PAGE 212, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2: (TAX PARCEL NO. 502-04-023C)

THAT PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND

SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 14; TOGETHER WITH THE SOUTH 65.00 FEET, MEASURED AT RIGHT ANGLES TO THE EAST-WEST MID-SECTION LINE OF SAID SECTION 14, OF THE WEST 50.00 FEET OF THE EAST 83.00 FEET OF THE NORTHEAST QUARTER OF SECTION 14; THE EAST QUARTER CORNER OF SAID SECTION 14 BEARING NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET FROM THE SOUTHEAST CORNER OF SECTION 14; AND SAID EAST QUARTER CORNER BEARING NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, A DISTANCE OF 2643.95 FEET FROM THE CENTER OF SECTION 14; AND SAID EAST QUARTER CORNER BEARING SOUTH 00 DEGREES 23 MINUTES 12 SECONDS WEST, A DISTANCE OF 2639.53 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 14; EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED AUGUST 24, 2005 IN RECORDING NO. 20051220897, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 3: (TAX PARCEL NO. 502-04-022A)

A PORTION OF A 50.00 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 33.00 FEET;

THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1332.63 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 50.00 FEET;

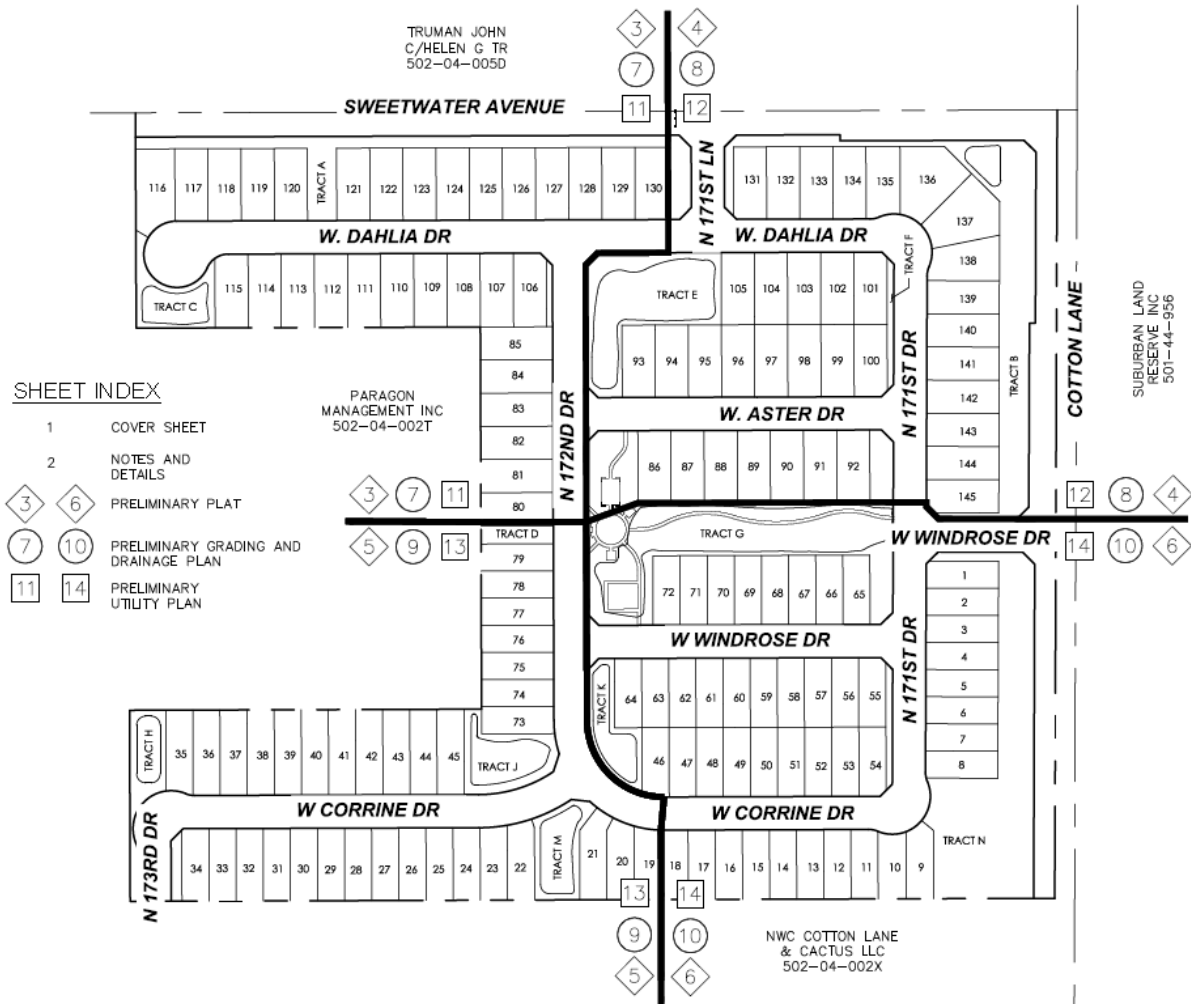
THENCE NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST ALONG A LINE WHICH LIES 83.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.75 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST ALONG A LINE PARALLEL WITH AND 65.00 FEET SOUTH, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 50.00 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS WEST ALONG A LINE WHICH LIES 33.00 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1242.76 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL COAL, OIL, GAS, CASING-HEAD GAS AND ALL ORES AND MINERALS OF EVERY KIND AND NATURE, INCLUDING SAND AND GRAVEL UNDERLYING THE SURFACE OF THE PROPERTY AS RESERVED IN QUIT CLAIM DEED RECORDED MAY 31, 2007 IN RECORDING NO. 20070630298, RECORDS OF MARICOPA COUNTY, ARIZONA.

EXHIBIT B



Ordinance No. 2019-10
RFLS #6699
Rev 01/19



S U R P R I S E
A R I Z O N A

Ryder Ranch

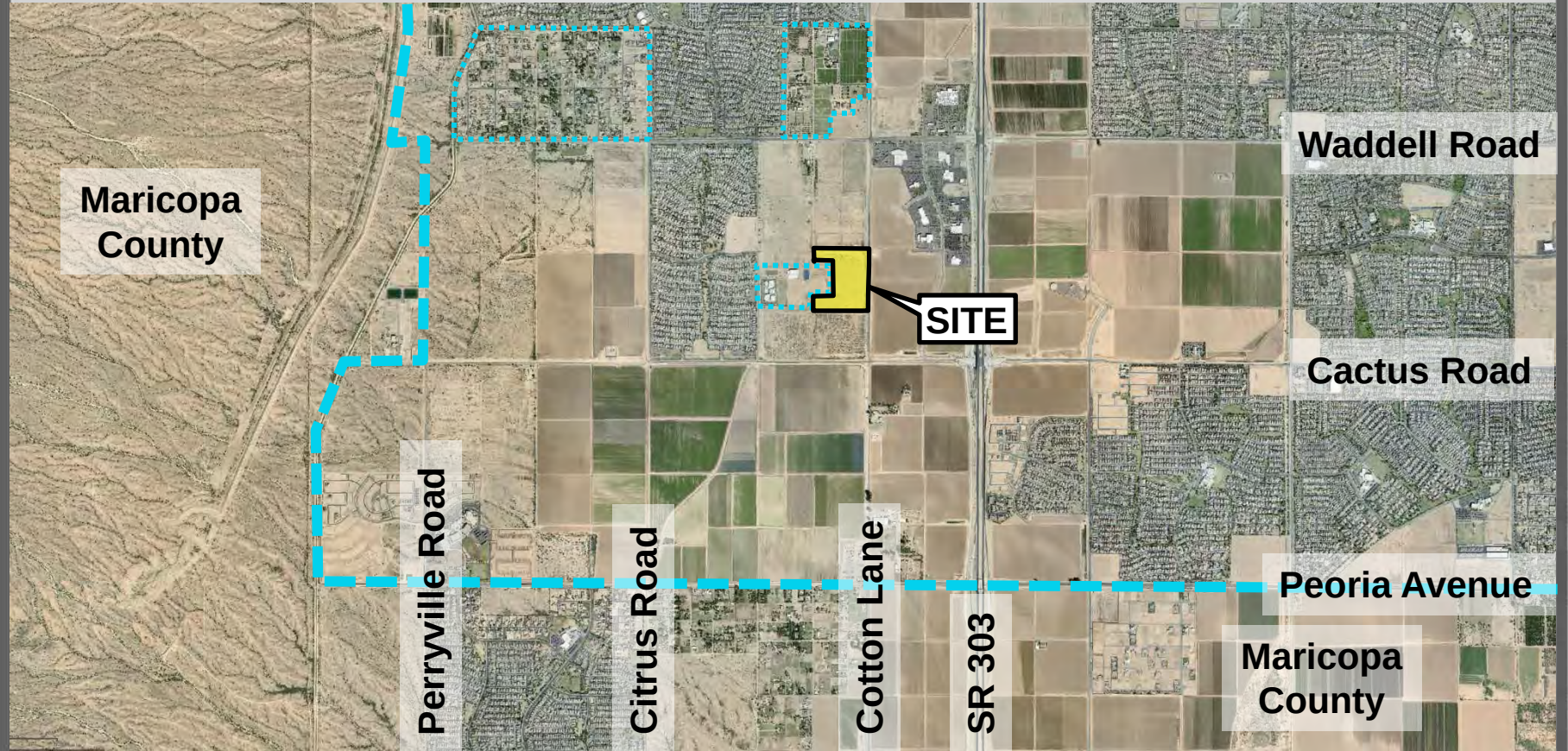
FS18-632

Rezone with PUD Overlay and
Preliminary Plat

Planning & Zoning Commission - April 4, 2019

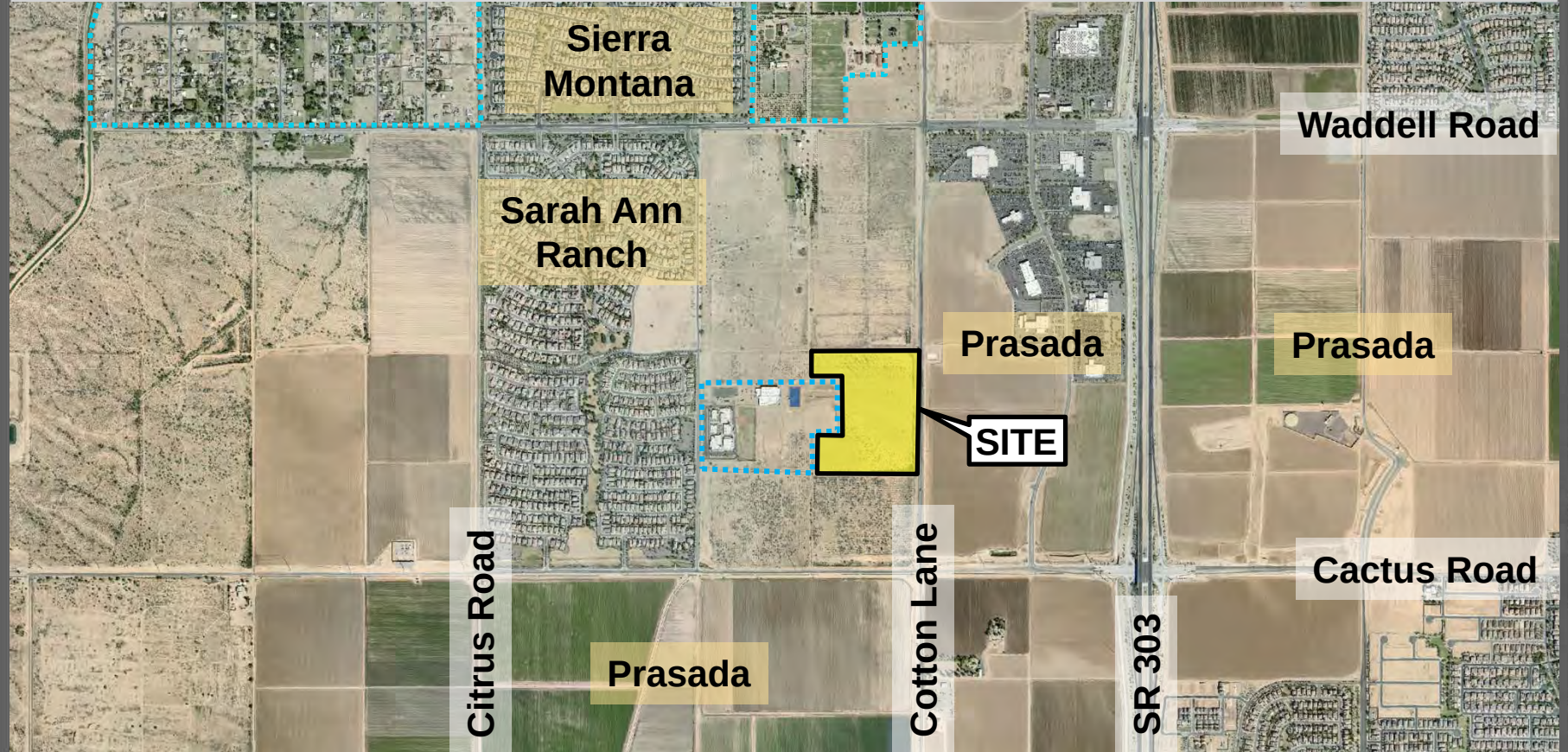
VICINITY MAP

FS18-632



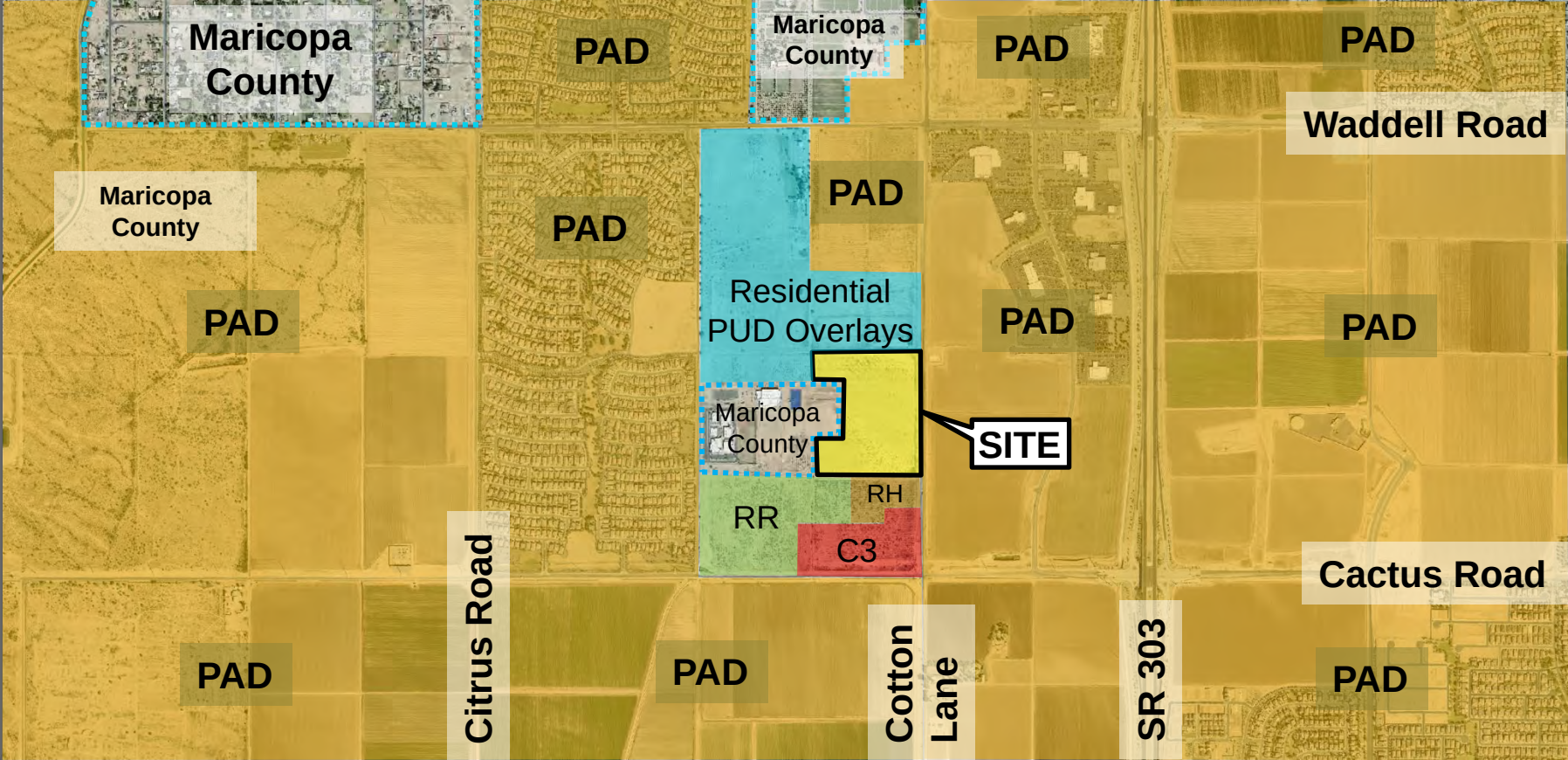
VICINITY MAP

FS18-632



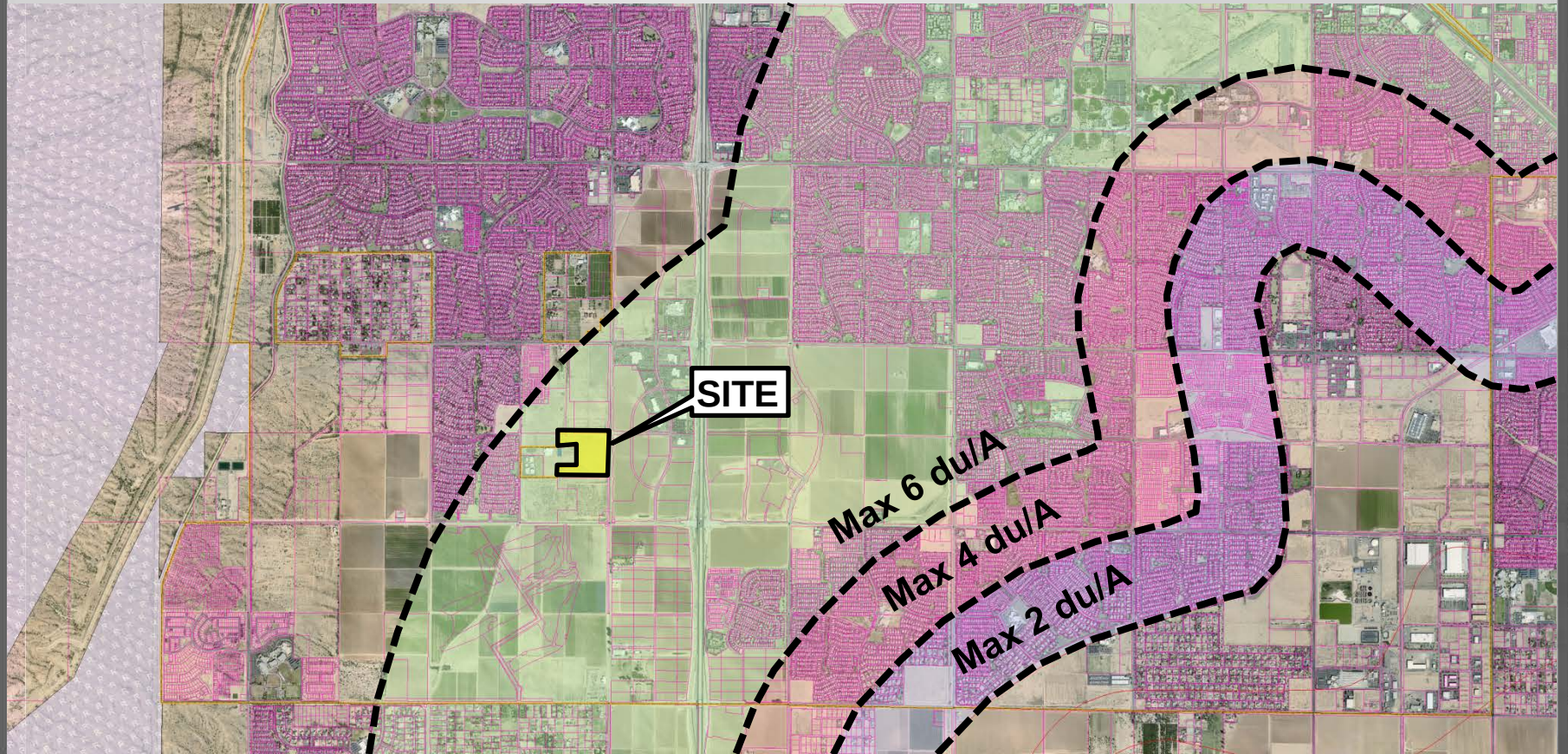
ZONING MAP

FS18-632



CACTUS AND 175th LUKE GDC MAP

FS18-632



175th Avenue

Cotton Lane

38.56 Acres

Paradise
Education

Ryder Ranch
Rezone with PUD Overlay

Project Area

175th Avenue

Cotton Lane

Paradise
Education

38.56 Acres
Residential
Ranch

Ryder Ranch
Rezone with PUD Overlay

Existing Zoning

175th Avenue

Cotton Lane

Paradise
Education

20.65 Acres
RM-6-PUD

17.91 Acres
RM-9-PUD

Ryder Ranch
Rezone with PUD Overlay

Proposed Zoning

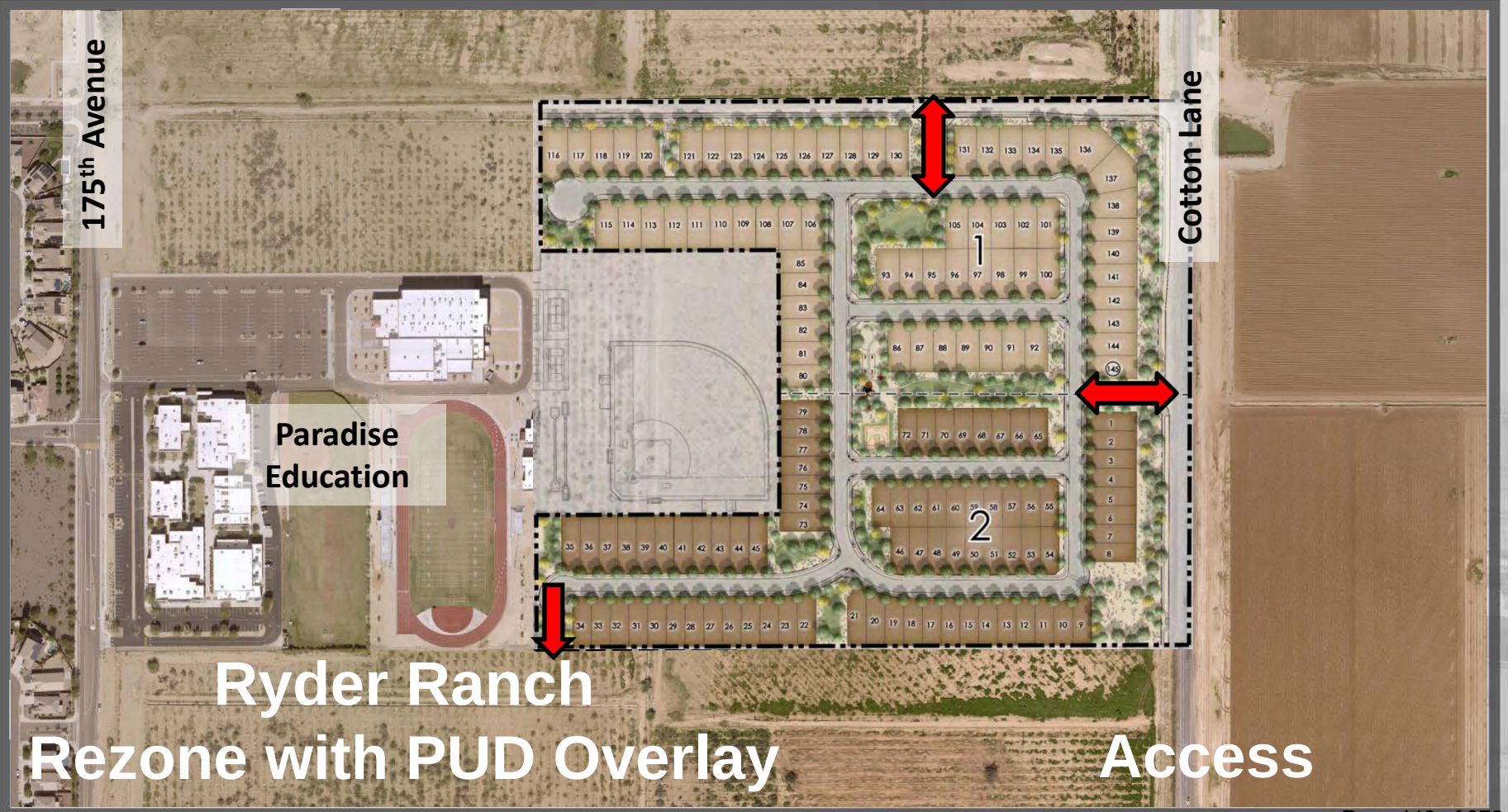
175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch Rezone with PUD Overlay

Proposed Plat



175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Access

175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Access

175th Avenue

Cotton Lane

Paradise
Education

66
55' x 100' Lots

79
40' x 100' Lots

Ryder Ranch
Rezone with PUD Overlay

Lotting Product

DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage) (b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
- **20 foot rear setbacks provide ample space on each lot to accommodate a private pool should the homeowner chose to do so.**

PUD MODIFICATIONS

- **Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.**
- **Removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development.**

RM-6-PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.
- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

OPEN SPACE

SWEETWATER AVENUE

COTTON LANE

LEGEND

- ① INFORMAL PLAY / RETENTION
- ② SPORT COURT
- ③ TOT LOT
- ④ SHADE RAMADA / PICNIC AREA
- ⑤ SIDEWALK / TRAIL
- ⑥ ENTRY MONUMENT
- ⑦ OPEN SPACE PARCEL

**26 Percent
Open Space Provided**

Rezone with PUD Overlay

Citizen Review

February 27, 2019 at 6 pm
Sunset Hills Elementary School

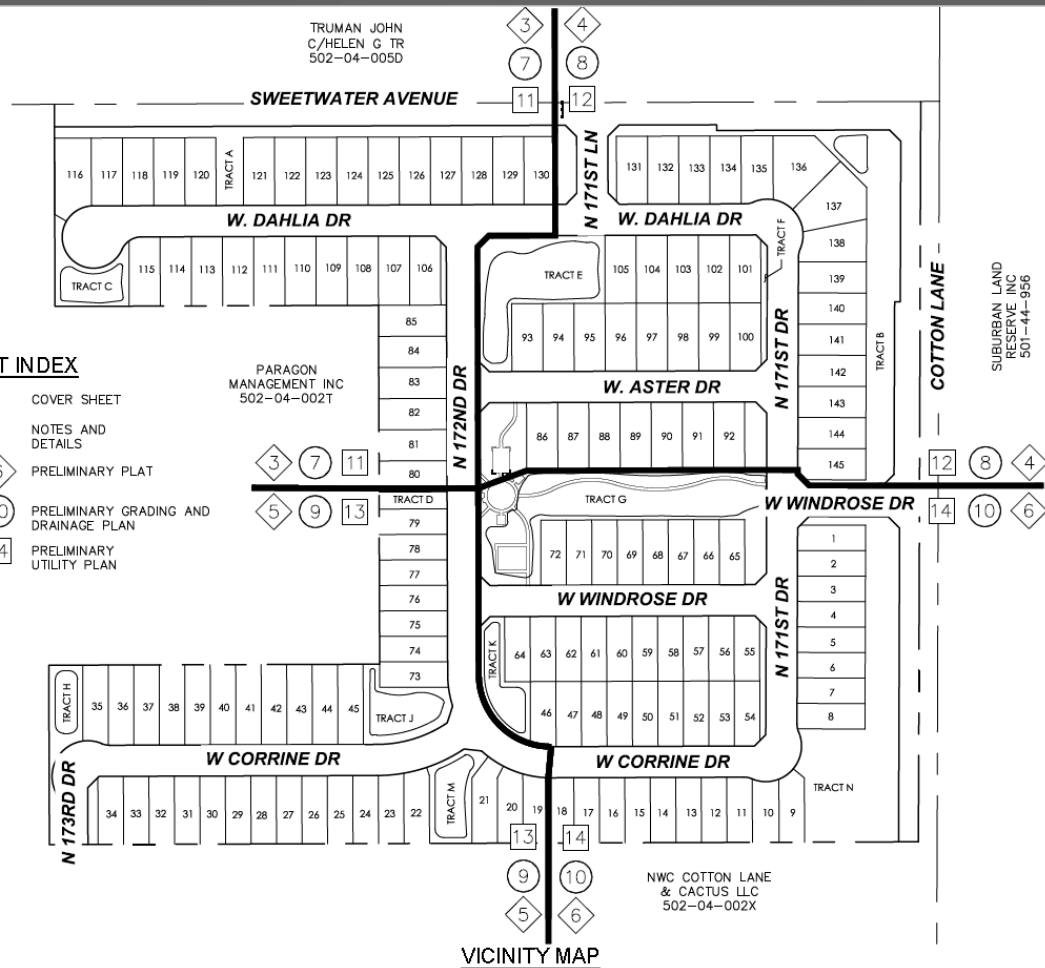
March 18, 2019
Surprise City Hall

Recommendation

Approve subject to stipulations “A” thru “E”

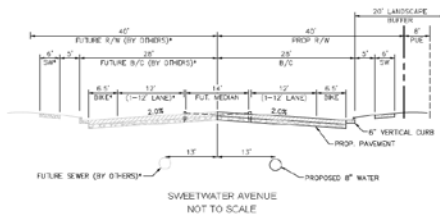
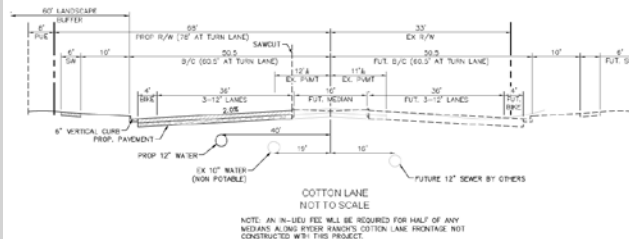
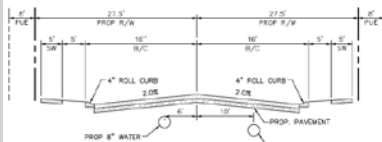
SHEET INDEX

- | | |
|----|---------------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES AND DETAILS |
| 3 | PRELIMINARY PLAT |
| 7 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| 11 | PRELIMINARY UTILITY PLAN |



VICINITY MAP

PRELIMINARY PLAT



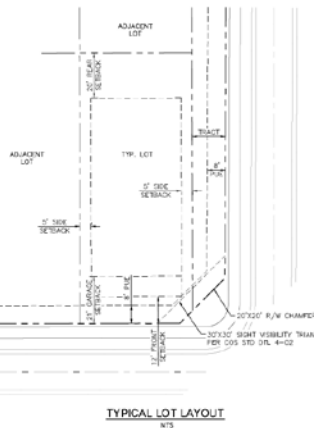
NOTE: AN IN-USE FEE WILL BE REQUIRED FOR HALF OF ANY MEDIAN ALONG RANCHO RANCHO'S SWEETWATER AVENUE FRONTAGE NOT CONSTRUCTED WITH THIS PROJECT.

* NORTH HALF OF IMPROVEMENTS FOR SWEETWATER AVE TO BE COMPLETED BY RANCHO COMMUNITIES AT RANCHO TRIGOLD (PL 16-397)

STANDARD	PROPOSED PLAT 1	PROPOSED BUILD
MINIMUM LOT AREA (SQ. FT.)	2	4.4
MINIMUM LOT AREA (SQ. FT.)	6000	10000
MINIMUM LOT WIDTH (FT.)	50'	60'
MINIMUM LOT DEPTH (FT.)	100'	100'
MINIMUM FRONT YARD SETBACK (MINIMUM FRONT YARD GARAGE)	12/27'	12/27'
MINIMUM REAR YARD SETBACK (FT.)	5'	5'
MINIMUM BUILDING HEIGHT (FT.)	25'	25'
MINIMUM BUILDING HEIGHT (FT.)	35'	35'

1) LOT WIDTHS WILL BE MEASURED AT THE FRONT SETBACK AS SHOWN ON THE PLAT. THE FRONT SETBACK SHALL BE LOCATED AT THE MINIMUM FRONT YARD SETBACK FOR TYPICAL SHAPED RECTANGULAR LOTS. FOR OTHER SHAPED LOTS, THE FRONT SETBACK SHALL BE THE LARGEST OF EITHER THE MINIMUM SETBACK OR AT THE LOCATION WHERE THE DIVIDING ALONG THE SETBACK MEETS THE MINIMUM LOT WIDTH.

2) FRONT YARD SETBACKS SHALL HAVE A MIN. 2' (2' FRONT YARD SETBACK FROM STREET RIGHT OF WAY). FRONT YARD SETBACKS MAY BE REDUCED TO 1' (1' FRONT YARD SETBACK) IF THE SETBACK AREA OF THE HOME CLAY CONVEYANCE REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS IN THE TABLE AND FOOTNOTES ABOVE SHALL BE A VIOLATION OF THIS ORDINANCE.



TYPICAL LOT LAYOUT

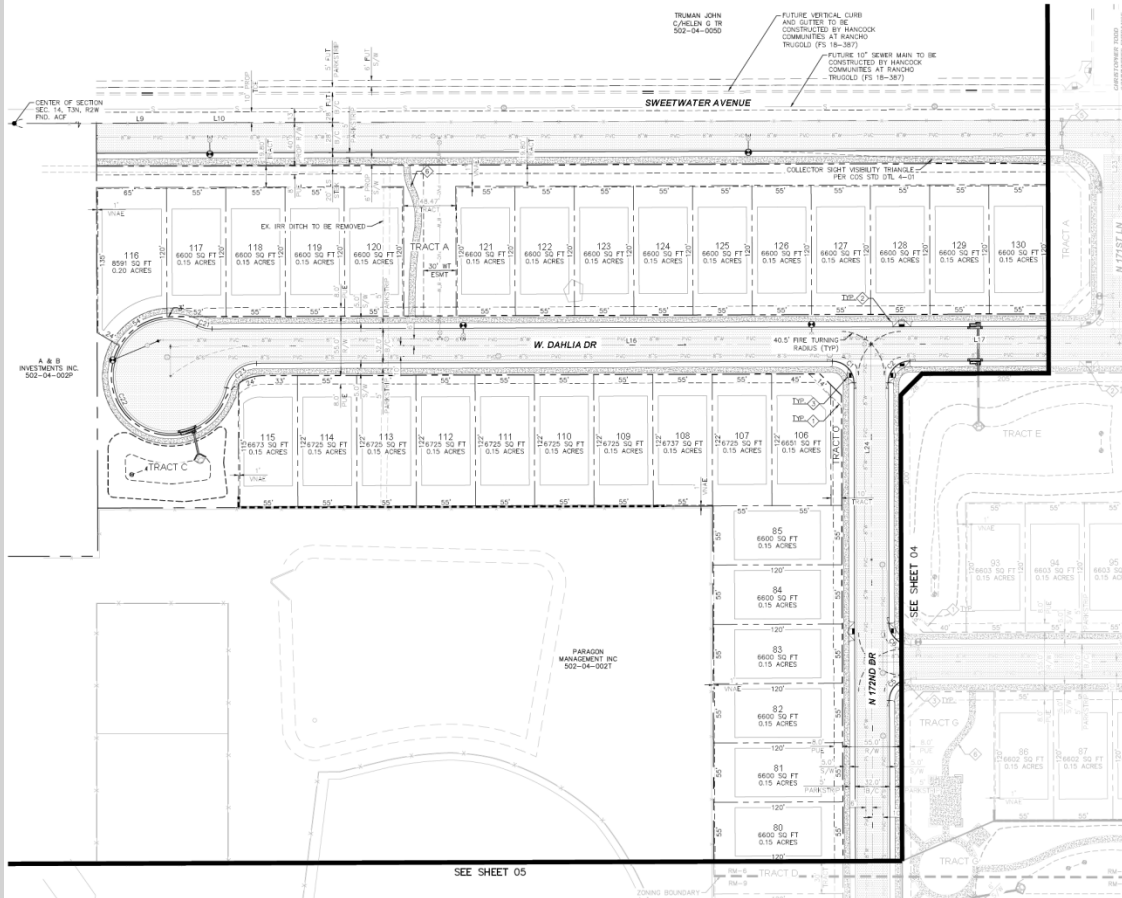
TRACT	AREA (ACRES)	USE	RM-9 PUD AREA (ACRES)	RM-9 PUD AREA (ACRES)
TRACTA	28283.2	0.55	OPEN SPACE	0.55
TRACTB	27416.2	1.00	OPEN SPACE	1.00
TRACTC	11217.8	0.27	OPEN SPACE	0.27
TRACTD	3600	0.08	OPEN SPACE	0.08
TRACTE	33798.1	0.78	OPEN SPACE	0.78
TRACTF	2321.46	0.06	OPEN SPACE	0.06
TRACTG	25987.2	1.74	OPEN SPACE	1.74
TRACTH	13686	0.31	OPEN SPACE	0.31
TRACTI	15947	0.04	OPEN SPACE	0.04
TRACTJ	14821.3	0.34	OPEN SPACE	0.34
TRACTK	12981	0.28	OPEN SPACE	0.28
TRACTL	2212.81	0.06	OPEN SPACE	0.06
TRACTM	12279.9	0.28	OPEN SPACE	0.28
TRACTN	17062.5	1.11	OPEN SPACE	1.11
TRACTO	2107.53	0.32	OPEN SPACE	0.32
TOTAL	215226.36	7.25	7.25	7.25

NOTE: CORNER SIDE TRACTS ARE TO BE A MINIMUM OF 10 FEET WHEN THE INTERSECTION STREET IS CLASSIFIED AS A LOCAL STREET, AND 15 FEET WHEN THE INTERSECTING STREET IS CLASSIFIED AS A COLLECTION STREET.

LOT	AREA (SQ. FT.)	AREA (ACRES)	ZONING
1	1587.5	0.32	RM-9 PUD
2	5000	0.12	RM-9 PUD
3	5000	0.12	RM-9 PUD
4	5000	0.12	RM-9 PUD
5	5000	0.12	RM-9 PUD
6	5000	0.12	RM-9 PUD
7	5000	0.12	RM-9 PUD
8	1586.8	0.32	RM-9 PUD
9	5006.54	0.12	RM-9 PUD
10	1586.12	0.32	RM-9 PUD
11	1587.14	0.32	RM-9 PUD
12	1581.08	0.32	RM-9 PUD
13	1583.05	0.32	RM-9 PUD
14	1583.71	0.32	RM-9 PUD
15	1583.78	0.32	RM-9 PUD
16	1583.84	0.32	RM-9 PUD
17	1583.91	0.32	RM-9 PUD
18	1584.13	0.32	RM-9 PUD
19	1585.8	0.32	RM-9 PUD
20	1586.91	0.32	RM-9 PUD
21	1587.12	0.32	RM-9 PUD
22	1587.4	0.32	RM-9 PUD
23	1587.05	0.32	RM-9 PUD
24	1586.49	0.32	RM-9 PUD
25	1586.55	0.32	RM-9 PUD
26	1586.61	0.32	RM-9 PUD
27	1586.68	0.32	RM-9 PUD
28	1586.75	0.32	RM-9 PUD
29	1586.81	0.32	RM-9 PUD
30	1586.88	0.32	RM-9 PUD
31	1586.94	0.32	RM-9 PUD
32	1587.01	0.32	RM-9 PUD
33	1587.08	0.32	RM-9 PUD
34	1587.15	0.32	RM-9 PUD
35	1587.22	0.32	RM-9 PUD
36	1587.29	0.32	RM-9 PUD
37	1587.36	0.32	RM-9 PUD
38	1587.43	0.32	RM-9 PUD
39	1587.50	0.32	RM-9 PUD
40	1587.57	0.32	RM-9 PUD
41	1587.64	0.32	RM-9 PUD
42	1587.71	0.32	RM-9 PUD
43	1587.78	0.32	RM-9 PUD
44	1587.85	0.32	RM-9 PUD
45	1587.92	0.32	RM-9 PUD
46	1587.99	0.32	RM-9 PUD
47	1588.06	0.32	RM-9 PUD
48	1588.13	0.32	RM-9 PUD
49	1588.20	0.32	RM-9 PUD
50	1588.27	0.32	RM-9 PUD
51	1588.34	0.32	RM-9 PUD
52	1588.41	0.32	RM-9 PUD
53	1588.48	0.32	RM-9 PUD
54	1588.55	0.32	RM-9 PUD
55	1588.62	0.32	RM-9 PUD
56	1588.69	0.32	RM-9 PUD
57	1588.76	0.32	RM-9 PUD
58	1588.83	0.32	RM-9 PUD
59	1588.90	0.32	RM-9 PUD
60	1588.97	0.32	RM-9 PUD
61	1589.04	0.32	RM-9 PUD
62	1589.11	0.32	RM-9 PUD
63	1589.18	0.32	RM-9 PUD
64	1589.25	0.32	RM-9 PUD
65	1589.32	0.32	RM-9 PUD
66	1589.39	0.32	RM-9 PUD
67	1589.46	0.32	RM-9 PUD
68	1589.53	0.32	RM-9 PUD
69	1589.60	0.32	RM-9 PUD
70	1589.67	0.32	RM-9 PUD
71	1589.74	0.32	RM-9 PUD
72	1589.81	0.32	RM-9 PUD

LOT	AREA (SQ. FT.)	AREA (ACRES)	ZONING
73	5408.47	0.12	RM-9 PUD
74	5408	0.12	RM-9 PUD
75	5408	0.12	RM-9 PUD
76	5408	0.12	RM-9 PUD
77	5408	0.12	RM-9 PUD
78	5408	0.12	RM-9 PUD
79	5408	0.12	RM-9 PUD
80	6000	0.15	RM-9 PUD
81	6000	0.15	RM-9 PUD
82	6000	0.15	RM-9 PUD
83	6000	0.15	RM-9 PUD
84	6000	0.15	RM-9 PUD
85	6000	0.15	RM-9 PUD
86	6000	0.15	RM-9 PUD
87	6000	0.15	RM-9 PUD
88	6000	0.15	RM-9 PUD
89	6000	0.15	RM-9 PUD
90	6000	0.15	RM-9 PUD
91	6000	0.15	RM-9 PUD
92	6000	0.15	RM-9 PUD
93	6000	0.15	RM-9 PUD
94	6000	0.15	RM-9 PUD
95	6000	0.15	RM-9 PUD
96	6000	0.15	RM-9 PUD
97	6000	0.15	RM-9 PUD
98	6000	0.15	RM-9 PUD
99	6000	0.15	RM-9 PUD
100	6000	0.15	RM-9 PUD
101	6000	0.15	RM-9 PUD
102	6000	0.15	RM-9 PUD
103	6000	0.15	RM-9 PUD
104	6000	0.15	RM-9 PUD
105	6000	0.15	RM-9 PUD
106	6000	0.15	RM-9 PUD
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108	6000	0.15	RM-9 PUD
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110	6000	0.15	RM-9 PUD
111	6000	0.15	RM-9 PUD
112	6000	0.15	RM-9 PUD
113	6000	0.15	RM-9 PUD
114	6000	0.15	RM-9 PUD
115	6000	0.15	RM-9 PUD
116	6000	0.15	RM-9 PUD
117	6000	0.15	RM-9 PUD
118	6000	0.15	RM-9 PUD
119	6000	0.15	RM-9 PUD
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121	6000	0.15	RM-9 PUD
122	6000	0.15	RM-9 PUD
123	6000	0.15	RM-9 PUD
124	6000	0.15	RM-9 PUD
125	6000	0.15	RM-9 PUD
126	6000	0.15	RM-9 PUD
127	6000	0.15	RM-9 PUD
128	6000	0.15	RM-9 PUD
129	6000	0.15	RM-9 PUD
130	6000	0.15	RM-9 PUD
131	6000	0.15	RM-9 PUD
132	6000	0.15	RM-9 PUD
133	6000	0.15	RM-9 PUD
134	6000	0.15	RM-9 PUD
135	6000	0.15	RM-9 PUD
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138	6000	0.15	RM-9 PUD
139	6000	0.15	RM-9 PUD
140	6000	0.15	RM-9 PUD
141	6000	0.15	RM-9 PUD
142	6000	0.15	RM-9 PUD
143	6000	0.15	RM-9 PUD
144	6000	0.15	RM-9 PUD
145	6000	0.15	RM-9 PUD
146	6000	0.15	RM-9 PUD
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148	6000	0.15	RM-9 PUD
149	6000	0.15	RM-9 PUD
150	6000	0.15	RM-9 PUD
151	6000	0.15	RM-9 PUD
152	6000	0.15	RM-9 PUD
153	6000	0.15	RM-9 PUD
154	6000	0.15	RM-9 PUD
155	6000	0.15	RM-9 PUD
156	6000	0.15	RM-9 PUD
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159	6000	0.15	RM-9 PUD
160	6000	0.15	RM-9 PUD
161	6000	0.15	RM-9 PUD
162	6000	0.15	RM-9 PUD
163	6000	0.15	RM-9 PUD
164	6000	0.15	RM-9 PUD
165	6000	0.15	RM-9 PUD
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168	6000	0.15	RM-9 PUD
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175	6000	0.15	RM-9 PUD
176	6000	0.15	RM-9 PUD
177	6000	0.15	RM-9 PUD
178	6000	0.15	RM-9 PUD
179	6000	0.15	RM-9 PUD
180	6000	0.15	RM-9 PUD
181	6000	0.15	RM-9 PUD
182	6000	0.15	RM-9 PUD
183	6000	0.15	RM-9 PUD
184	6000	0.15	RM-9 PUD
185	6000	0.15	RM-9 PUD
186	6000	0.15	RM-9 PUD
187	6000	0.15	RM-9 PUD
188	6000	0.15	RM-9 PUD
189	6000	0.15	RM-9 PUD
190	6000	0.15	RM-9 PUD
191	6000	0.15	RM-9 PUD
192	6000	0.15	RM-9 PUD
193	6000	0.15	RM-9 PUD
194	6000	0.15	RM-9 PUD
195	6000	0.15	RM-9 PUD
196	6000	0.15	RM-9 PUD
197	6000	0.15	RM-9 PUD
198	6000	0.15	RM-9 PUD
199	6000	0.15	RM-9 PUD
200	6000	0.15	RM-9 PUD





PRE PLAT NOTES

- ◇ LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
- ◇ PROPOSED 40' BLOCK CURB RAMP PER MAG STD DTL 235-4
- ◇ PROPOSED CURB RAMP PER MAG STD DTL 237-3
- ◇ PROPOSED TRAFFIC BARRICADE TYPE B PER MAG STD DTL 130
- ◇ PROPOSED 8" WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.42'	89°59'59"	20.00'
C2	20.00'	31.42'	90°00'01"	20.00'
C5	20.00'	31.42'	90°00'01"	20.00'
C6	20.00'	31.42'	89°59'59"	20.00'
C21	28.50'	14.03'	28°12'31"	7.16'
C22	53.20'	265.74'	286°11'38"	39.95'
C23	28.50'	38.79'	77°59'25"	23.07'

LINE TABLE

LINE	LENGTH	BEARING
L9	2643.95	N89°48'54.78"E
L10	2031.02	S89°48'54.78"W
L16	850.45	N89°48'52.68"E
L17	230.89	N89°48'52.68"E
L24	295.00	N10°0'54.33"W

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

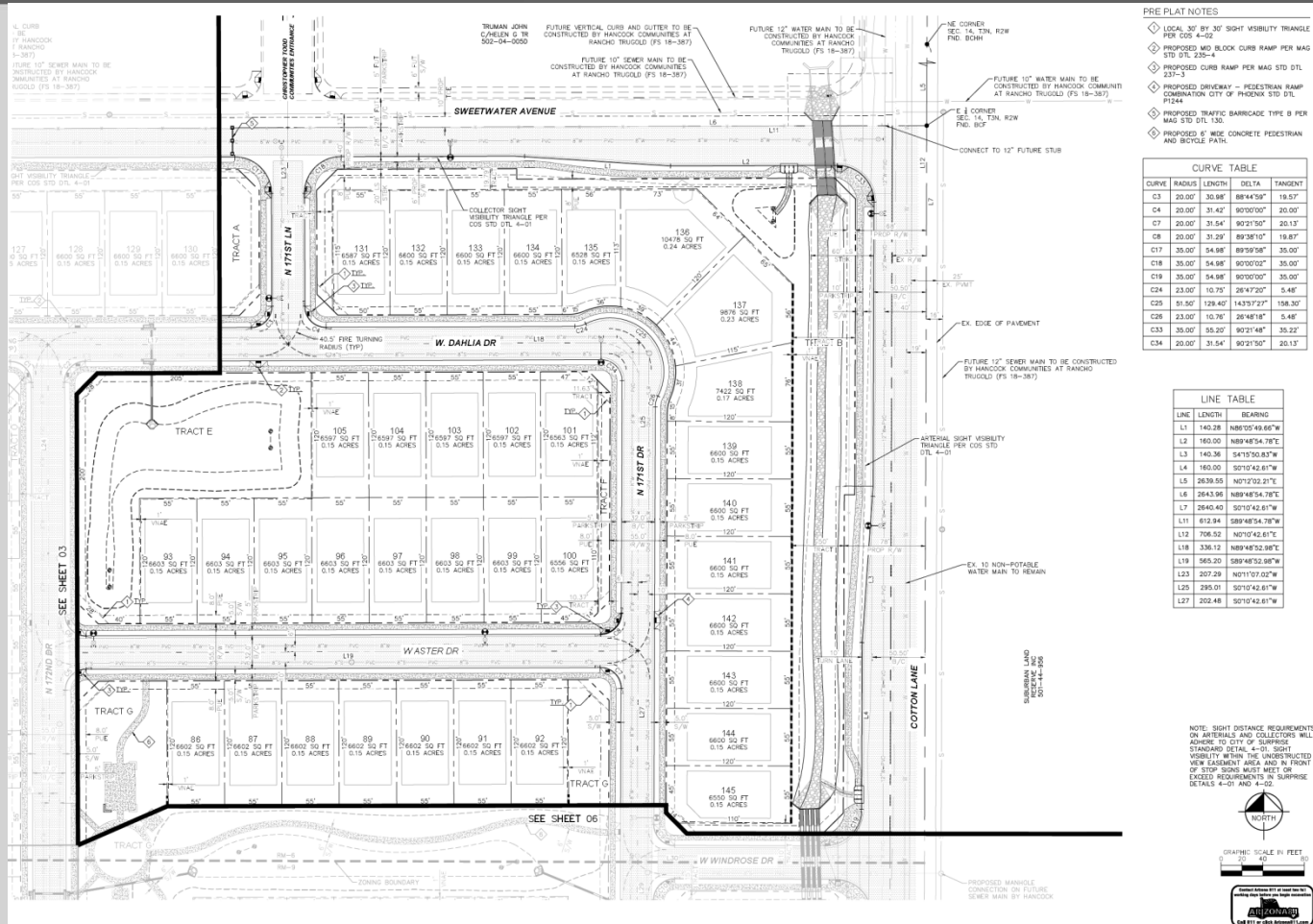


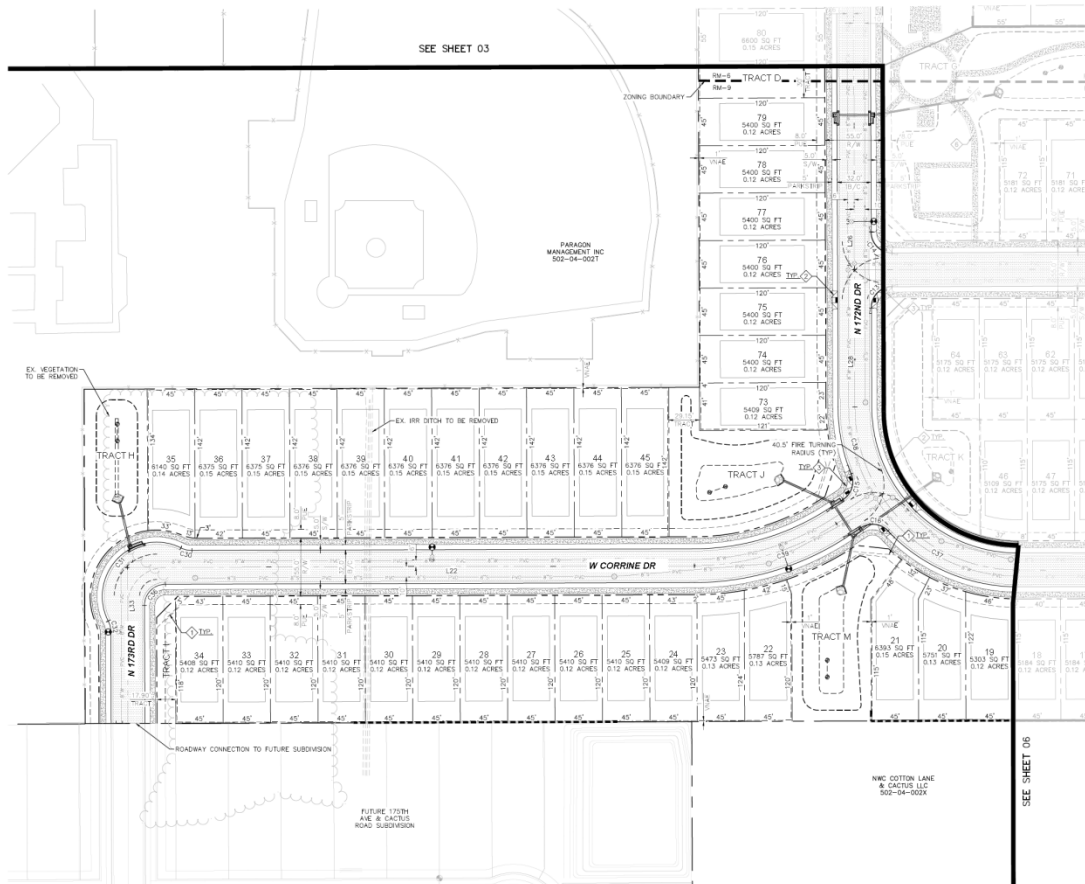
GRAPHIC SCALE IN FEET
0 20 40 60



PRELIMINARY PLAT

PRELIMINARY PLAT





PRE PLAT NOTES

- ◆ LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
- ◆ PROPOSED MD BLOCK CURB RAMP PER MAG STD DTL 330-4
- ◆ PROPOSED CURB RAMP PER MAG STD DTL 337-3
- ◆ PROPOSED DRIVEWAY - PEDESTRIAN RAMP COMBINATOR CITY OF PHOENIX STD DTL P1244
- ◆ PROPOSED 6" WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

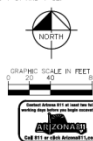
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C13	20.00'	31.42'	90°00'00"	20.00'
C14	20.00'	31.42'	89°59'53"	20.00'
C15	20.00'	27.62'	79°56'36"	16.53'
C16	20.00'	27.63'	79°59'22"	16.53'
C30	23.00'	10.76'	26°48'08"	5.46'
C31	51.50'	128.98'	143°29'55"	156.17'
C32	23.00'	10.72'	26°41'46"	5.46'
C36	20.00'	31.42'	90°00'00"	20.00'
C37	155.36'	155.16'	57°13'36"	84.76'
C38	157.03'	86.17'	32°10'23"	45.28'
C39	250.00'	143.33'	32°31'41"	73.15'

LINE TABLE

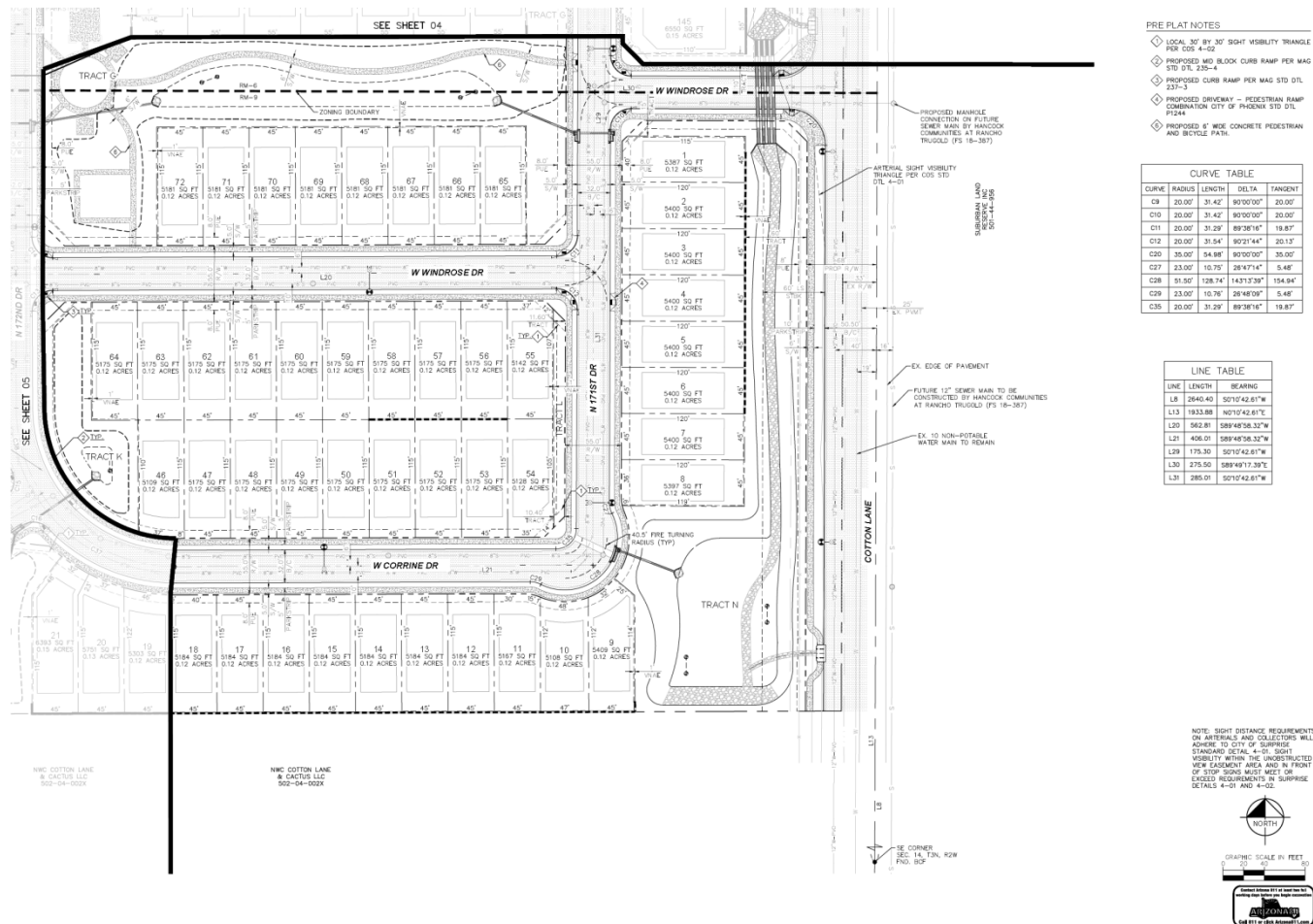
LINE	LENGTH	BEARING
L22	536.25'	S89°45'56.33"W
L26	377.76'	N01°10'.68"W
L28	130.01'	N01°41'02"W
L33	147.73'	S01°10'.68"E

NOTE: SIGHT DISTANCE REQUIREMENTS ON MATERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DETAIL 4-05. SIGHT VISIBILITY WITHIN THE UNDEVELOPED NEW EASTMONT AREA AND IN FRONT OF TRIP SIGN MUST MEET OR EXCEED REQUIREMENTS TO SURPRISE DETAILS 4-01 AND 4-02.

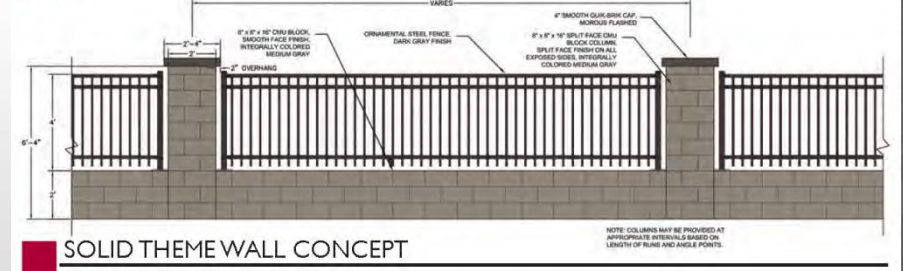
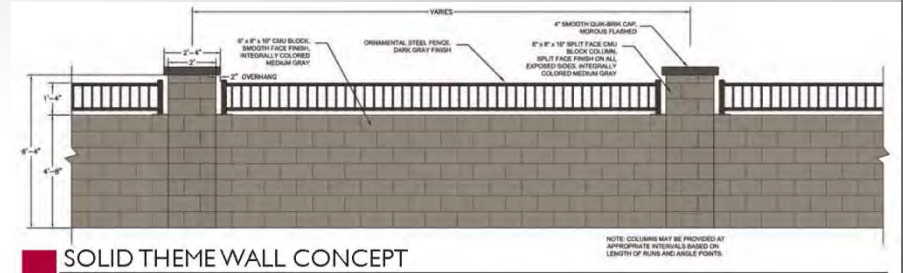
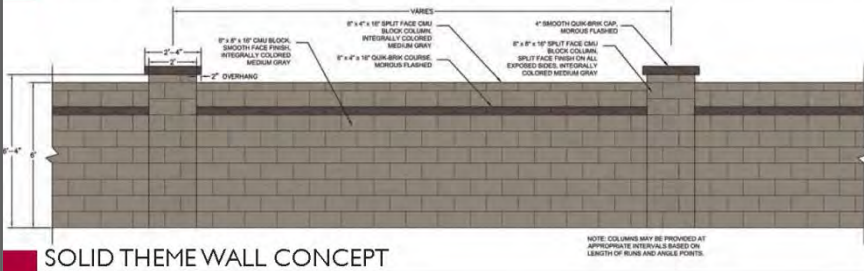
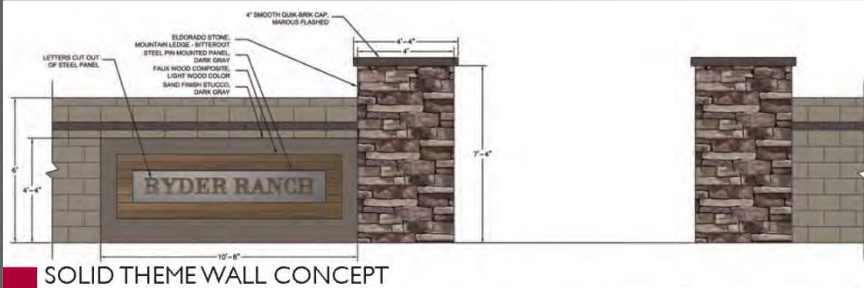


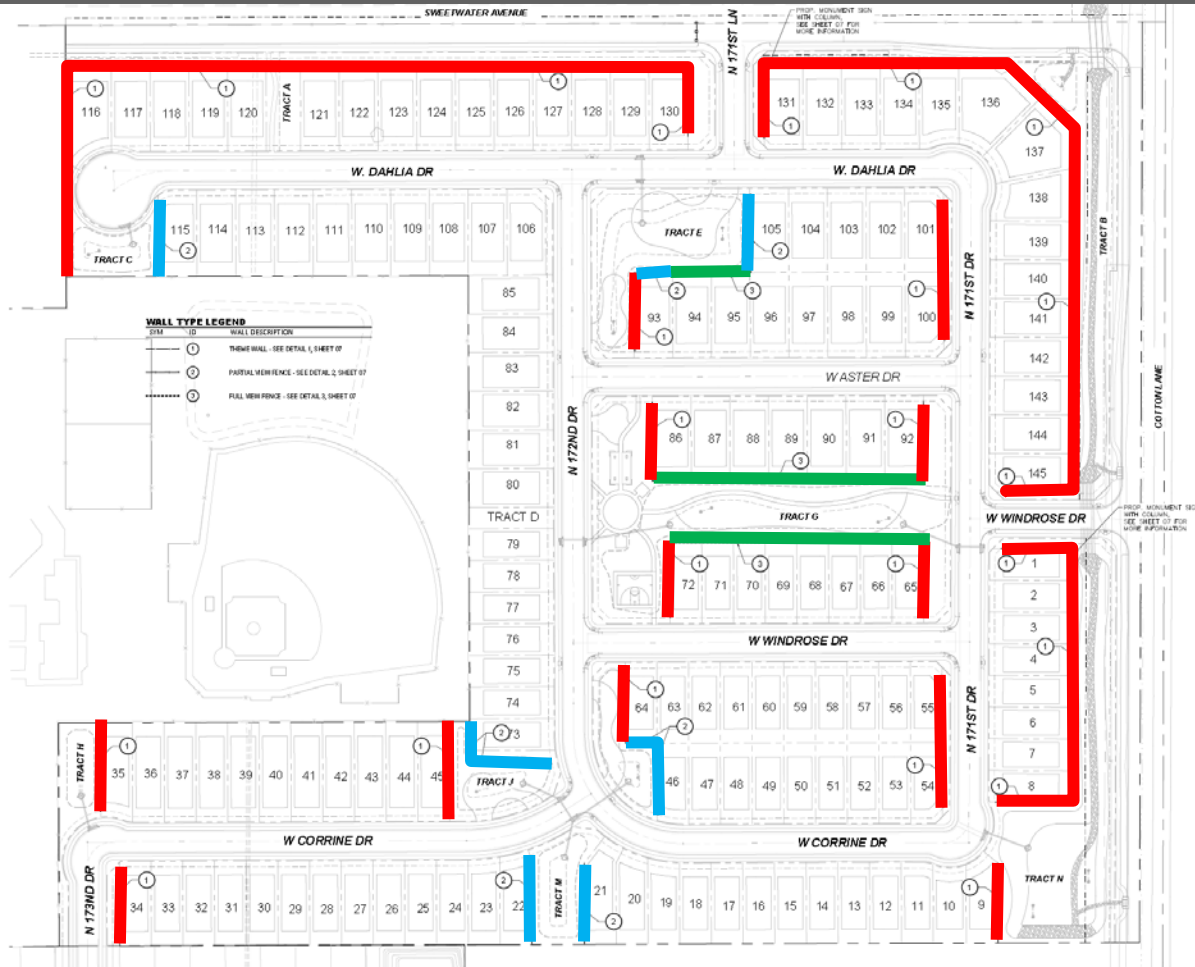
PRELIMINARY PLAT

PRELIMINARY PLAT



WALLS





WALL TYPES

Theme

Partial View

Full View

Preliminary Plat

Citizen Review

February 27, 2019 at 6 pm
Sunset Hills Elementary School

March 18, 2019
Surprise City Hall

Recommendation

Approve subject to stipulations “A” thru “G”



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: April 4, 2019

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Preliminary Plat entitled, "Ryder Ranch Subdivision," dated February 20, 2019, a property generally located on the southwest corner of Cotton Lane and Sweetwater Avenue; FS18-632.

Motion:

I move to recommend approval to the City Council the plat entitled "Ryder Ranch Subdivision," dated February 20, 2019 subject to stipulations "A" through "G".

Background:

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently. The subject request involves a 145-lot Preliminary Plat on 38.56 acres located at the southwest corner of Cotton Lane and Sweetwater Avenue under Case FS18-632. The proposed Preliminary Plat will provide 79 single-family lots in the proposed RM-9-PUD zoning district as well as 66 single-family residential lots in the proposed RM-6-PUD zoning district.

Objective Analysis:

Policy Compliant:

The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS18-632 - Ryder Ranch PP - PZ Staff Report - 040419
 2. 01 - FS18-632 - Ryder Ranch PP - Vicinity - 040419
 3. 02 - FS18-632 - Ryder Ranch PP - Preliminary Plat - 040419
 4. 03 - FS18-632 - Ryder Ranch PP - Landscape Plan - 040419
 5. 04 - FS18-632 - Ryder Ranch - PZ PowerPoint - 040419
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS18-632**

2 **Project Name:** Ryder Ranch Preliminary Plat

3 **Council District:** 3 - Mesquite

4 **Meeting Date:** **April 4, 2019**

5 **Planner:** Hobart Wingard, Planner II

6

7 **Owner:** S and S Cotton, LLC

8 **Applicant:** LVA, a RVI Company

9 **Request:** Preliminary Plat for residential lots in RM-6-PUD and
10 RM-9-PUD Zoning Districts

11 **Site Location:** Generally located on the southwest corner of Cotton
12 Lane and Sweetwater Avenue

13 **Area:** 38.56 Acres

14 **Density:** 3.76 du/A

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

17 **Support/Opposition:** None known

18 **Staff Recommendation:** **Approve**, subject to stipulations "A" through "G"

19

20

21 **PROJECT DESCRIPTION:**

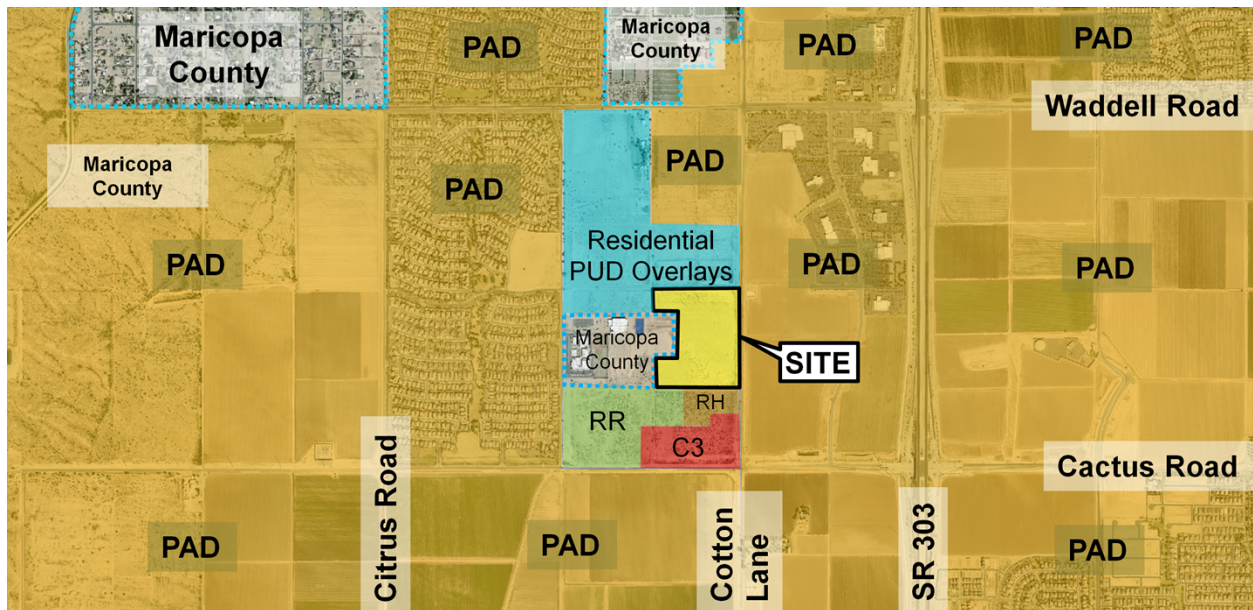
22 The proposed project was once part of the Magnolia project, which the Planning and
23 Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the
24 various land owners are moving forward independently.

25 The subject request involves a 145-lot Preliminary Plat on 38.56 acres located at the
26 southwest corner of Cotton Lane and Sweetwater Avenue under Case FS18-632. The
27 proposed Preliminary Plat will provide 79 single-family lots in the proposed RM-9-PUD
28 zoning district as well as 66 single-family residential lots in the proposed RM-6-PUD zoning
29 district.

30

EXISTING ZONING:

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



Rancho TruGold Vacant RM-6-PUD and RM-9-PUD	Rancho TruGold Vacant RM-9-PUD and RH-15-PUD	Prasada PAD Vacant Commercial
Vacant RM-9-PUD and Maricopa County (Paradise Education)	Ryder Ranch Existing – RR Proposed – RM-6-PUD and RM-9-PUD	Prasada PAD Vacant Commercial
RR (proposed Cactus and 175 th PUD) Vacant	RH and RR Vacant	Prasada PAD Vacant Commercial

BACKGROUND:

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and Preliminary Plat for 175th & Sweetwater under Case FS16-391.

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for Zone Change and Preliminary for Magnolia under Case FS16-392. Said case was subsequently withdrawn.

September 28, 2016: On behalf of the applicant, staff opened Case FS16-427 relating to the annexation of the subject property.

January 17, 2017: The City Council approved the annexation of the subject property under Case FS16-427.

48 **August 16, 2018:** Staff held a Concept Review meeting with Mark Reddie of LVA, a RVi
49 Company, for a Rezone with PUD Overlay and a Preliminary Plat for Ryder Ranch under
50 Case CR18-389.

51 **November 20, 2018:** Mark Reddie of LVA, a RVi Company, filed a request for a
52 Preliminary Plat and a Rezone with PUD Overlay for Ryder Ranch under Case FS18-632,
53 the subject case.

54 **February 27, 2019:** Mark Reddie of LVA, a RVi Company, held a Citizen Review Meeting
55 for the subject project at the Sunset Hills Elementary School. No residents attended the
56 meeting.

57 **March 18, 2019:** City Staff held an additional Citizen Review Meeting for the subject
58 project at Surprise City Hall. No residents attended the meeting.

59

60 **CITIZEN OUTREACH:**

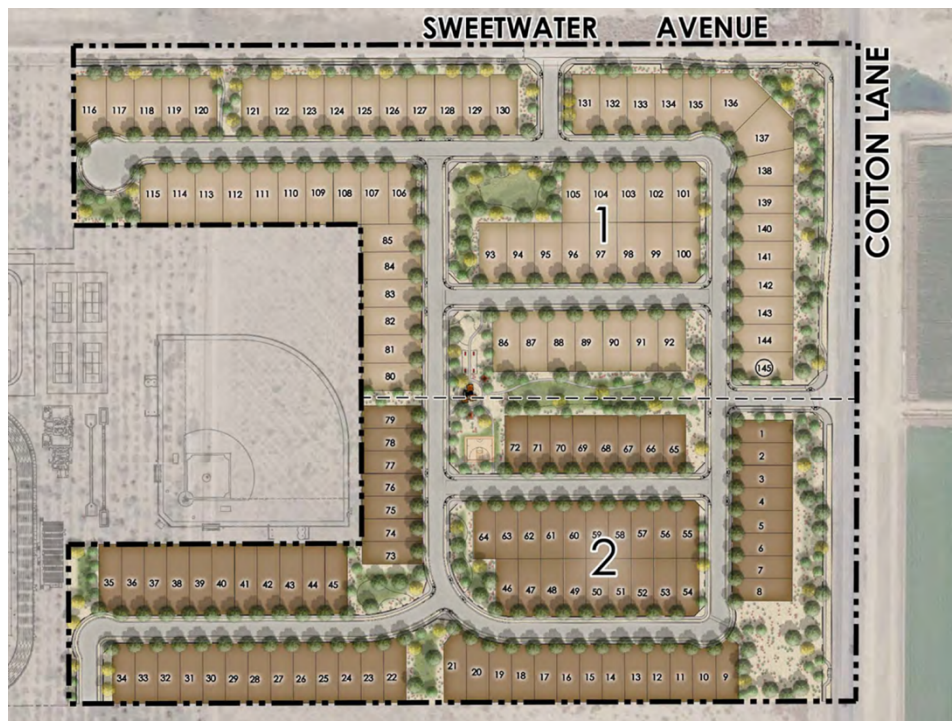
61 The applicant held a Citizen Review meeting on February 27, 2019 at the Sunset Hills
62 Elementary School located at 17825 West Sierra Montana Loop. The site was also posted
63 in accordance with the Surprise Unified Development Code (“SUDC”) and state statute.
64 The City of Surprise also sent notices via First Class mail in accordance with the SUDC and
65 state statute. No residents attended the meeting.

66 Because the newspaper advertisement contained a slight error, staff held a second Citizen
67 Review meeting on March 18, 2019 at Surprise City Hall. No residents attended the
68 meeting.

69

70 **ANALYSIS AND DISCUSSION:**

71 The following image depicts the anticipated lotting for the project:



72

73 The following table is taken from the Ryder Ranch zoning narrative and expresses the
 74 proposed single-family residential development standards applicable to the two (2) types of
 75 lots proposed:

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage) (b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- a. Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- b. Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- c. Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

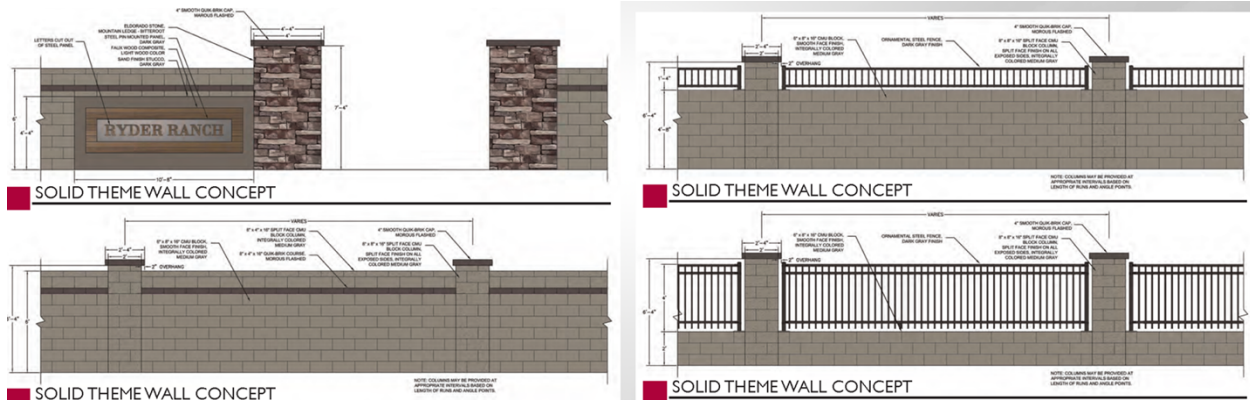
76
77

78 The aforementioned PUD overlay also addresses the following, which have been
 79 implemented in the subject Preliminary Plat:

- 80 • Removal of the Community Pool requirement for both RM districts
- 81 • Removal of the 3.5 acre minimum turf size for Recreational Fields for both RM
- 82 districts
- 83 • Increase in maximum driveway width from 30% of lot width to 45% for both RM
- 84 districts
- 85 • Increase in maximum driveway area from 30% of the front yard area to 45% for both
- 86 RM districts
- 87 • Reduction in gross density from 6 DU/Ac to 3.2 du/A for RM-6-PUD
- 88 • Reduction in gross density from 9 DU/Ac to 4.4 du/A for RM-9-PUD
- 89 • Increase in Lot Width from 50 feet to 55 feet for RM-6-PUD
- 90 • Increase in Lot Width from 40 feet to 45 feet for RM-9-PUD
- 91 • Increase in Open Space from 20 percent of Net Residential Area to 26 percent for
- 92 both RM districts

93 Sweetwater Avenue and Cotton Lane will be constructed as part of this development.
 94 Primary access to the subdivision will be from Cotton Lane and Sweetwater Avenue, with
 95 secondary access occurring through the adjacent subdivision to the southwest. The entry
 96 off of Sweetwater will have full access while the entrance off of Cotton will be a ¾ access.
 97 The project will be well landscaped using a palette of drought-tolerant plant species. A
 98 decorative Theme Wall will surround the site, while two (2) view wall configurations will be
 99 used adjacent to open space areas.

100



101

102 The SUDC requires that not less than 20 percent of the “net residential acreage” be set
 103 aside as open space. The net residential acreage is essentially the total amount of land
 104 taken up by the individual lots combined with the total open space. The applicant proposes
 105 an increase to 26 percent of the net residential area as open space overall, which exceeds
 106 the 20 percent requirement set forth in the SUDC. Within that open space will be a pocket
 107 park with a shade ramada, a sports court, tot-lot, picnic area, turf play area, and
 108 landscaping.

109

110 **UTILITY AND SERVICES TABLE:**

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

111

112 **CONFORMANCE WITH ADOPTED PLANS:**

113 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
 114 as lying within the Neighborhood Character Area, which supports multi-family residential
 115 development at densities greater than 8 DU/Ac. The PUD Overlays associated with the
 116 zoning of the property caps the lot yield at 145 lots for an overall density of 3.76 du/A. The
 117 density most closely aligns with the Suburban Neighborhood type and is consistent with the
 118 General Plan in this regard.

119

120 **REVIEWING AGENCIES:**

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

124 **Luke Air Force Base (“LAFB”)**: In a letter dated December 4, 2018, LAFB indicates
125 no objections to the request, but advises the applicant review sound attenuation
126 requirements found in ARS 28-8482 and engage in a strong notification program with
127 respect to the air base and its operations. The letter is attached.

128 **Maricopa Water District (“MWD”)**: In an email dated November 27, 2018, MWD
129 indicated that they are currently working with the developer to address all concerns.

130 **Dysart Unified School District (“DUSD”)**: In a letter dated January 25, 2019, DUSD
131 indicated they are currently working with the developer on a donation agreement. The
132 letter is attached.

133 **Arizona Department of Transportation (“ADOT”)**: In an email dated November 30,
134 2019, ADOT indicated they anticipate the development will have an impact on the State
135 Transportation System. ADOT requested the Traffic Impact Analysis for review.
136

137 **SUMMARY:**

138 The Commission is considering a related Zone Change request for the subject property. If
139 approved the zoning of the property will be RM-9-PUD and RM-6-PUD. The subject
140 Preliminary Plat meets the requirements of those zoning districts as modified by the PUD
141 Overlays, in addition to other requirements as set forth in the SUDC.
142

143 **FINDINGS:**

- 144 • The proposed Preliminary Plat is consistent with the Surprise Unified Development
145 Code except as modified by the associated PUD Overlays.
- 146 • The proposed Preliminary Plat is consistent with the proposed zoning of the
147 property.
- 148 • The proposed Preliminary Plat advances the goals of the Surprise General Plan
149 2035.
150

151 **RECOMMENDATION:**

152 Should the Commission motion to recommend approval of the related Zone Change for
153 Rancho TruGold being processed under case FS18-632, based on the findings noted
154 above, staff recommends the Commission recommend approval of the subject Preliminary
155 Plat request, subject to stipulations ‘A’ through ‘G’ as outlined below:

- 156 A. Development and use of the site shall be consistent with the Preliminary Plat
157 entitled “Ryder Ranch Subdivision”, consisting of 14 sheets prepared by Kimley
158 Horn, Inc. and stamped received February 25, 2019.
- 159 B. The Preliminary Plat, prepared by Kimley-Horn, date stamped February 25,
160 2019, will be revised and submitted for review to include the following
161 modifications:

1. Sheet 1:

- a. The "RM-6 PUD and RM-9 PUD Openspace" table will be removed. The relevant information is provided in the "Area Calculations" table.
- b. The "Total" "Gross Density" will be changed from 7.61 to 3.76 "Area Calculations" table.
- c. The "Total" "Net Density" will be changed from 10.63 to 5.30 in the "Area Calculations" table.

2. Sheet 2:

- a. In the "Typical Lot Layout" illustration, the figures of "10 feet for locals and 15 feet for collectors" will be added to the "Tract" note.

C. If the median for Sweetwater Ave is not constructed by this project, the developer is responsible for in-lieu payment covering the costs of the required median improvements and landscaping for half of the median. An in-lieu payment agreement shall be executed prior to approval of final improvement plans and issuance of civil permits.

D. If the median for Cotton Lane is not constructed by this project, the developer is responsible for in-lieu payment covering the costs of the required median improvements and landscaping for half of the median. An in-lieu payment agreement shall be executed prior to approval of final improvement plans and issuance of civil permits.

E. Per the Traffic Impact Analysis, on Sweetwater Avenue a westbound left turn lane at 171st Lane and an eastbound left turn lane at Cotton Lane are required. Provide enough pavement width on Sweetwater Avenue from 171st Lane to Cotton Lane to accommodate three lanes.

1. Two (2) developments west of Ryder Ranch on Sweetwater Avenue are either ahead of or at the same stage of entitlement as Ryder Ranch. When these developments are built, there will be traffic expected to travel westbound in front of this development. Therefore, Ryder Ranch will provide enough pavement width on Sweetwater Avenue from 171st Lane to Cotton Lane to accommodate three lanes.

F. The Traffic Impact Analysis (TIA) comments, per letter dated February 25, 2019 on file with Engineering Services of Public Works shall be addressed and civil documents approved by city staff prior to final plat approval and issuance of civil construction permits.

G. Non-compliance with the approved plan for 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.

203 **Attachments:**

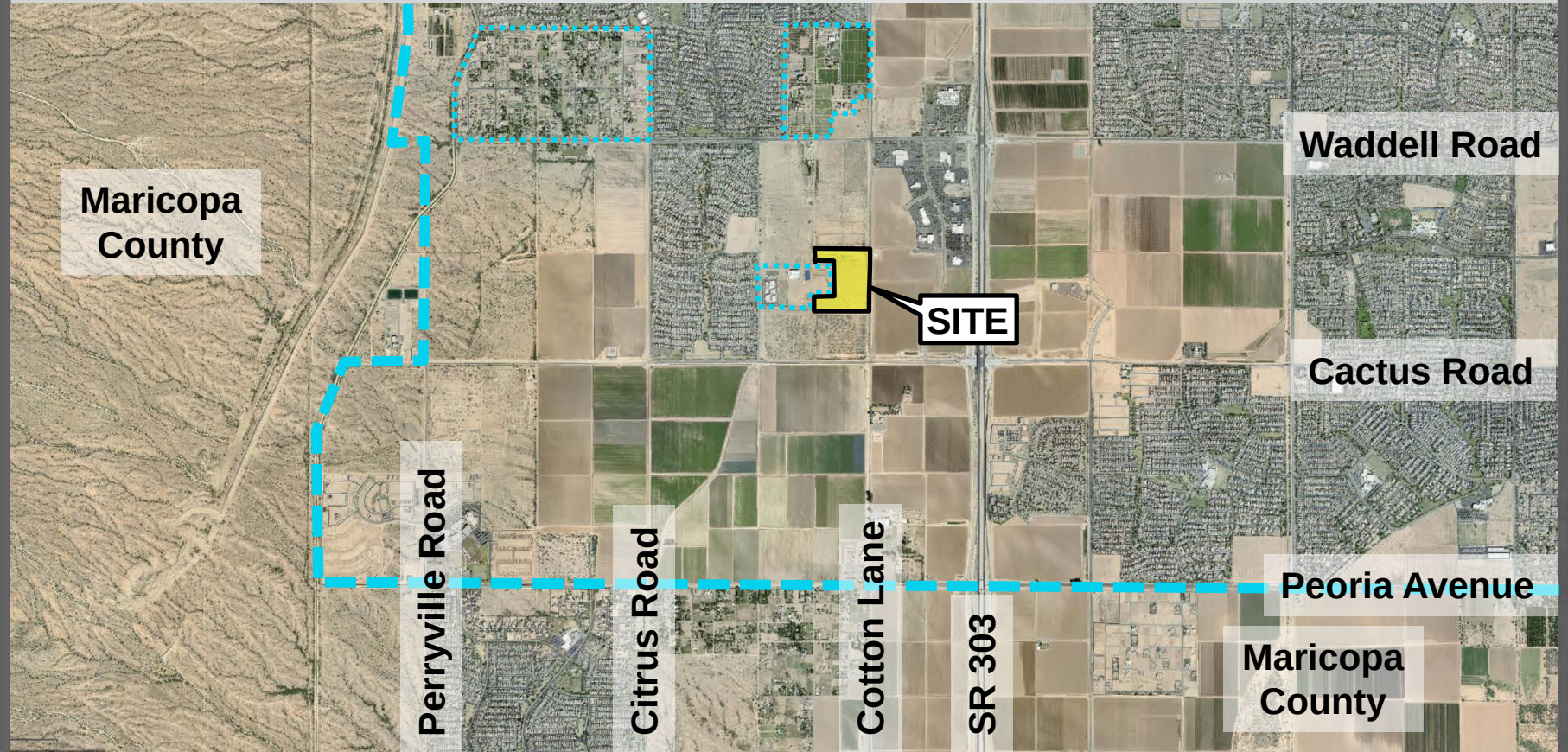
204 01 - Vicinity Maps

205 02 - Preliminary Plat

206 03 - Landscape Plans

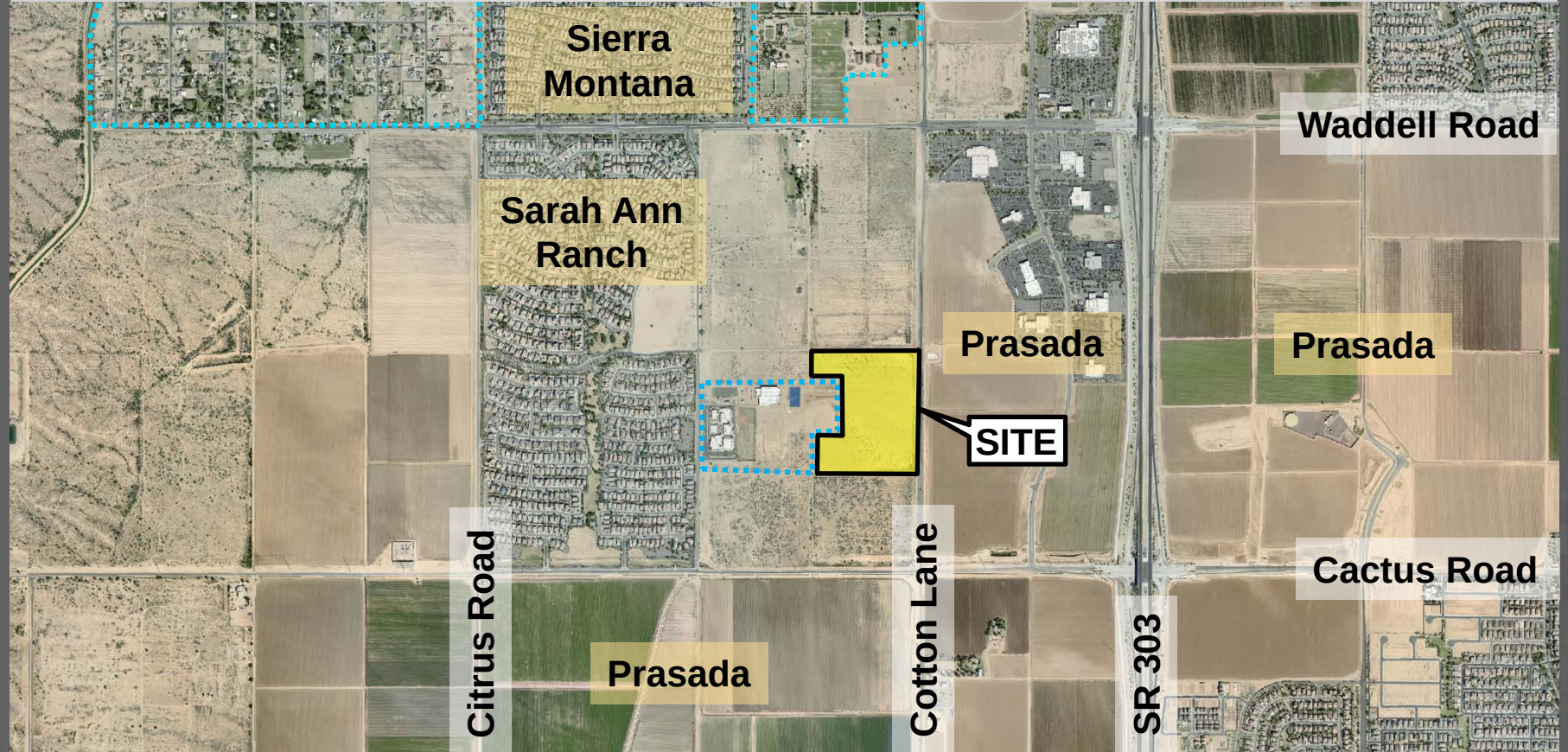
VICINITY MAP

FS18-632



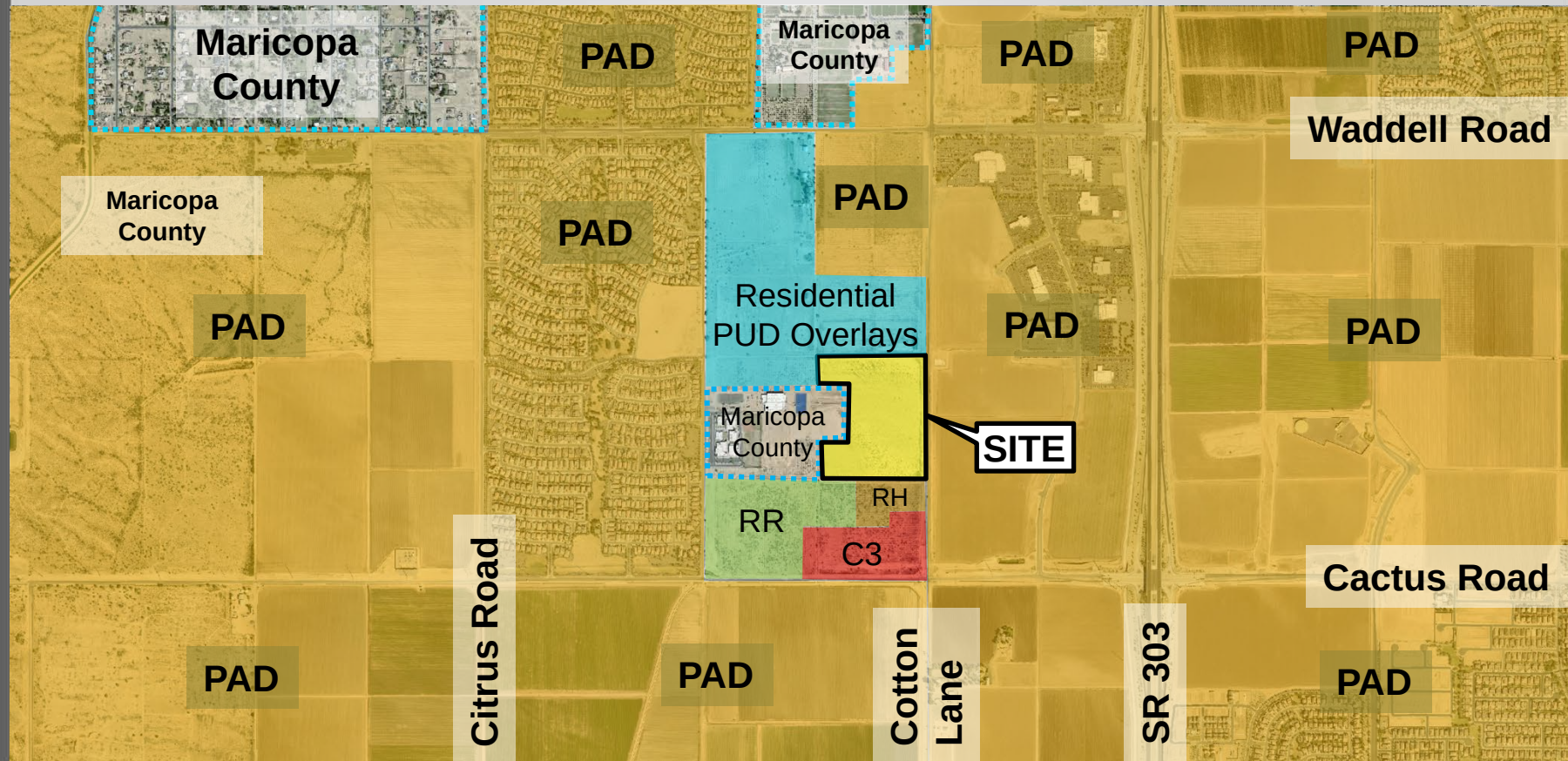
VICINITY MAP

FS18-632



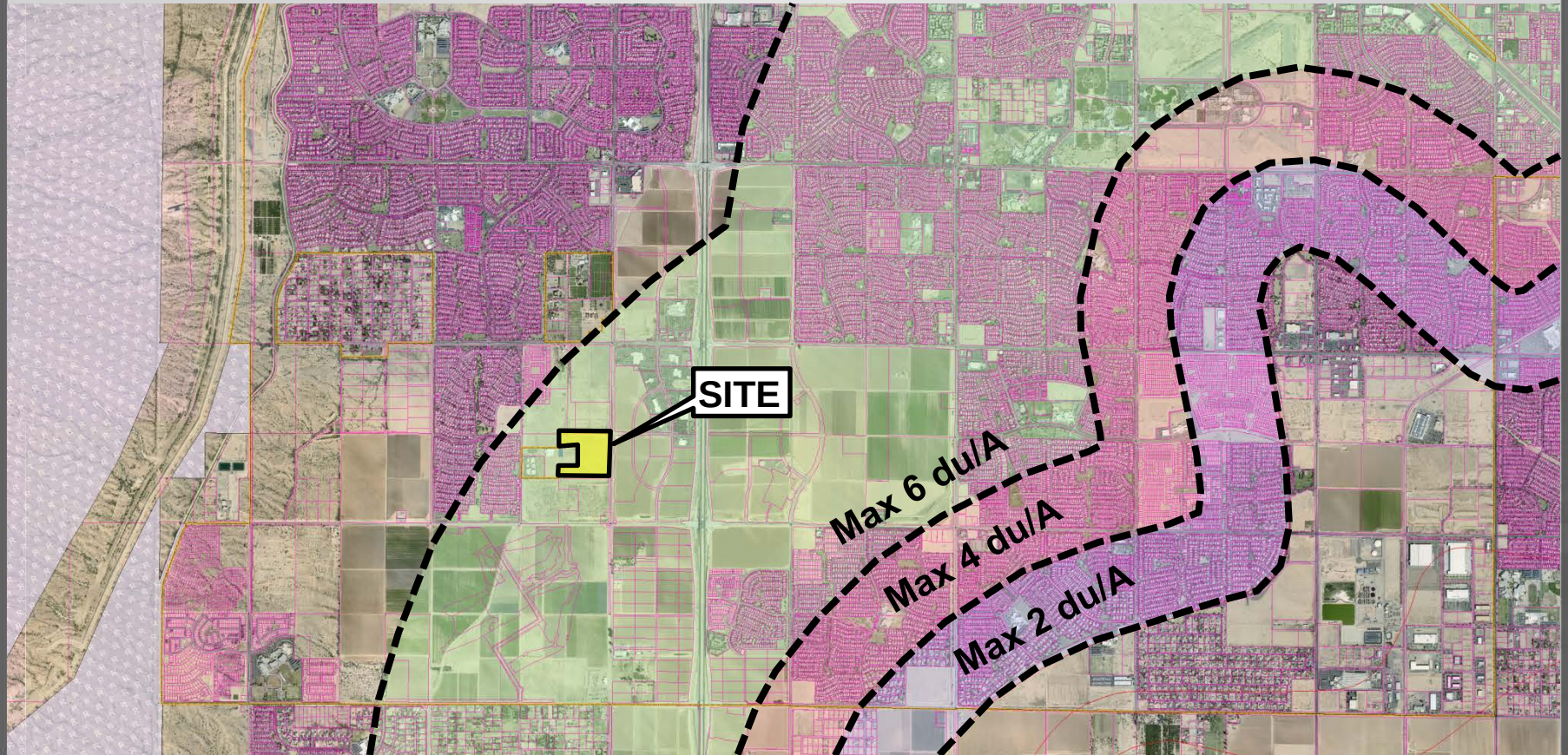
ZONING MAP

FS18-632



CACTUS AND 175th LUKE GDC MAP

FS18-632



Page 148 of 372



NOTE: AN IN-LIEU FEE WILL BE REQUIRED FOR HALF OF ANY
MEDIANS ALONG RYDER RANCH'S COTTON LANE FRONTAGE NOT
CONSTRUCTED WITH THIS PROJECT.



NOTE: AN IN-LIEU FEE WILL BE REQUIRED FOR HALF OF ANY
MEDIANS ALONG RYDER RANCH'S SWEETWATER AVENUE FRONTAGE
NOT CONSTRUCTED WITH THIS PROJECT.

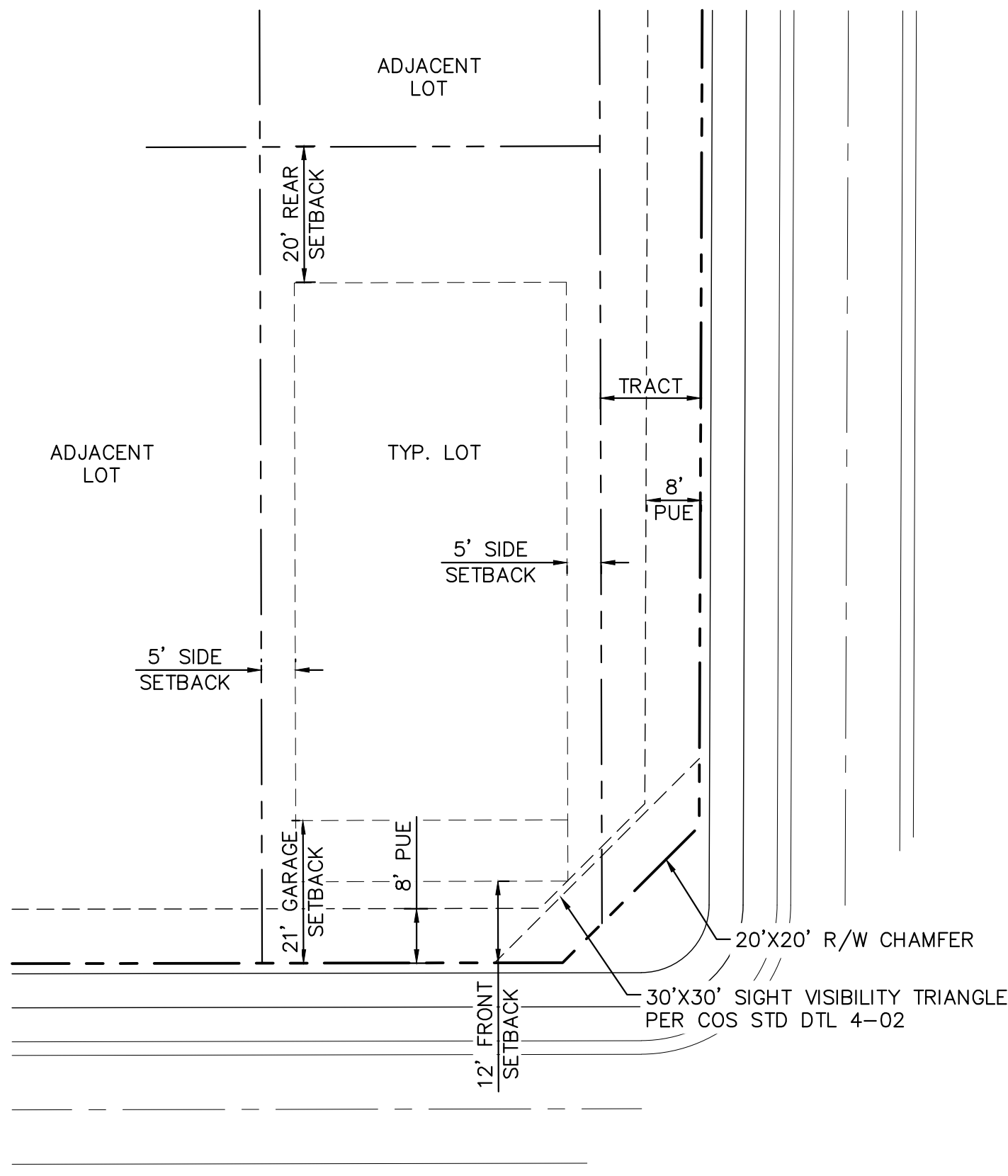
* NORTH HALF OF IMPROVEMENTS FOR SWEETWATER AVE TO BE COMPLETED BY HANCOCK COMMUNITIES AT RANCHO TRUGOLD (FS 18-387)

RM-6 PUD and RM-9 PUD DEVELOPMENT STANDARDS		
STANDARD	PROPOSED RM-6 PUD STANDARD	PROPOSED RM-9 PUD STANDARD
MAXIMUM DENSITY (DU/ACRE)	3.2	4.4
MINIMUM LOT AREA (SF)	6500	5000
MINIMUM LOT WIDTH (FT)	55 ^a	45 ^a
MINIMUM LOT DEPTH (FT)	100	100
MINIMUM FRONT YARD SETBACK (LIVABLE AREA/FRONT FACING GARAGE) (FT)	12/21 ^{b,c}	12/21 ^{b,c}
MINIMUM SIDE YARD SETBACK (FT)	5 ^c	5 ^c
MINIMUM REAR YARD SETBACK (FT)	20 ^c	20 ^c
MAXIMUM BUILDING HEIGHT (FT)	35	35

a) LOT WIDTH SHALL BE MEASURED AT THE FRONT SETBACK AS SHOWN ON PRE-PLAT. THE FRONT SETBACK SHALL BE LOCATED AT THE MINIMUM FRONT YARD SETBACK FOR TYPICAL SHAPED RECTANGULAR LOTS. FOR IRREGULAR SHAPED LOTS, THE FRONT SETBACK SHALL BE THE LARGER OF EITHER THE MINIMUM SETBACK OR AT THE LOCATION WHERE THE DISTANCE ALONG THE SETBACK MEETS THE MINIMUM LOT WIDTH.

b) FRONT FACING GARAGES SHALL HAVE MIN 21FT FRONT YARD SETBACK FROM STREET RIGHT-OF-WAY . FRONT YARD SETBACKS MAY BE REDUCED TO 12FT FOR SIDE LOADED GARAGE AND LIVABLE AREA OF THE HOME.

C) ANY DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS IN THE TABLE AND FOOTNOTES ABOVE SHALL BE A VIOLATION OF THIS ORDINANCE.



TYPICAL LOT LAYOUT

	AREA (SF)	AREA (ACRES)	USE	RM-6 PUD AREA (ACRES)	RM-9 PUD AREA (ACRES)
TRACT A	28283.1	0.65	OPENSOURCE	0.65	0.00
TRACT B	47144.2	1.08	OPENSOURCE	1.08	0.00
TRACT C	11717.8	0.27	OPENSOURCE	0.27	0.00
TRACT D	3600	0.08	OPENSOURCE	0.04	0.04
TRACT E	33798.1	0.78	OPENSOURCE	0.78	0.00
TRACT F	2321.46	0.05	OPENSOURCE	0.05	0.00
TRACT G	75797.7	1.74	OPENSOURCE	0.96	0.78
TRACT H	10585	0.24	OPENSOURCE	0.00	0.24
TRACT I	1954.7	0.04	OPENSOURCE	0.00	0.04
TRACT J	14925.3	0.34	OPENSOURCE	0.00	0.34
TRACT K	12083	0.28	OPENSOURCE	0.00	0.28
TRACT L	2212.97	0.05	OPENSOURCE	0.00	0.05
TRACT M	12279.9	0.28	OPENSOURCE	0.00	0.28
TRACT N	57952.5	1.33	OPENSOURCE	0.00	1.33
TRACT O	1070.53	0.02	OPENSOURCE	0.02	0.00
TOTAL:	315726.26	7.25		3.85	3.39

NOTE: CORNER SIDE TRACTS ARE TO BE A MINIMUM OF 10 FEET WHEN THE INTERSECTION STREET IS CLASSIFIED AS A LOCAL STREET, AND 15 FEET WHEN THE INTERSECTING STREET IS CLASSIFIED AS A COLLECTOR STREET.

LOT SUMMARY TABLE				73	5409.47	0.12	RM-9 PUD
	AREA (SF)	AREA (ACRES)	ZONING	74	5400	0.12	RM-9 PUD
1	5387.5	0.12	RM-9 PUD	75	5400	0.12	RM-9 PUD
2	5400	0.12	RM-9 PUD	76	5400	0.12	RM-9 PUD
3	5400	0.12	RM-9 PUD	77	5400	0.12	RM-9 PUD
4	5400	0.12	RM-9 PUD	78	5400	0.12	RM-9 PUD
5	5400	0.12	RM-9 PUD	79	5400	0.12	RM-9 PUD
6	5400	0.12	RM-9 PUD	80	6600	0.15	RM-6 PUD
7	5400	0.12	RM-9 PUD	81	6600	0.15	RM-6 PUD
8	5396.8	0.12	RM-9 PUD	82	6600	0.15	RM-6 PUD
9	5408.54	0.12	RM-9 PUD	83	6600	0.15	RM-6 PUD
10	5108.12	0.12	RM-9 PUD	84	6600	0.15	RM-6 PUD
11	5167.14	0.12	RM-9 PUD	85	6600.19	0.15	RM-6 PUD
12	5183.58	0.12	RM-9 PUD	86	6601.74	0.15	RM-6 PUD
13	5183.65	0.12	RM-9 PUD	87	6601.74	0.15	RM-6 PUD
14	5183.71	0.12	RM-9 PUD	88	6601.74	0.15	RM-6 PUD
15	5183.78	0.12	RM-9 PUD	89	6601.74	0.15	RM-6 PUD
16	5183.84	0.12	RM-9 PUD	90	6601.74	0.15	RM-6 PUD
17	5183.91	0.12	RM-9 PUD	91	6601.74	0.15	RM-6 PUD
18	5184.13	0.12	RM-9 PUD	92	6601.74	0.15	RM-6 PUD
19	5302.8	0.12	RM-9 PUD	93	6603.1	0.15	RM-6 PUD
20	5750.93	0.13	RM-9 PUD	94	6603.1	0.15	RM-6 PUD
21	6393.12	0.15	RM-9 PUD	95	6603.1	0.15	RM-6 PUD
22	5787.4	0.13	RM-9 PUD	96	6603.1	0.15	RM-6 PUD
23	5472.65	0.13	RM-9 PUD	97	6603.1	0.15	RM-6 PUD
24	5409.49	0.12	RM-9 PUD	98	6603.1	0.15	RM-6 PUD
25	5409.55	0.12	RM-9 PUD	99	6603.1	0.15	RM-6 PUD
26	5409.61	0.12	RM-9 PUD	100	6555.78	0.15	RM-6 PUD
27	5409.68	0.12	RM-9 PUD	101	6562.73	0.15	RM-6 PUD
28	5409.75	0.12	RM-9 PUD	102	6596.9	0.15	RM-6 PUD
29	5409.81	0.12	RM-9 PUD	103	6596.9	0.15	RM-6 PUD
30	5409.88	0.12	RM-9 PUD	104	6596.9	0.15	RM-6 PUD
31	5409.94	0.12	RM-9 PUD	105	6596.9	0.15	RM-6 PUD
32	5410.01	0.12	RM-9 PUD	106	6650.51	0.15	RM-6 PUD
33	5410.08	0.12	RM-9 PUD	107	6725.3	0.15	RM-6 PUD
34	5407.95	0.12	RM-9 PUD	108	6736.87	0.15	RM-6 PUD
35	6139.7	0.14	RM-9 PUD	109	6724.5	0.15	RM-6 PUD
36	6375.29	0.15	RM-9 PUD	110	6724.52	0.15	RM-6 PUD
37	6375.45	0.15	RM-9 PUD	111	6724.54	0.15	RM-6 PUD
38	6375.52	0.15	RM-9 PUD	112	6724.57	0.15	RM-6 PUD
39	6375.58	0.15	RM-9 PUD	113	6724.59	0.15	RM-6 PUD
40	6375.65	0.15	RM-9 PUD	114	6724.61	0.15	RM-6 PUD
41	6375.71	0.15	RM-9 PUD	115	6673.09	0.15	RM-6 PUD
42	6375.78	0.15	RM-9 PUD	116	8591.18	0.20	RM-6 PUD
43	6375.85	0.15	RM-9 PUD	117	6600.1	0.15	RM-6 PUD
44	6375.91	0.15	RM-9 PUD	118	6600	0.15	RM-6 PUD
45	6375.98	0.15	RM-9 PUD	119	6600	0.15	RM-6 PUD
46	5109.49	0.12	RM-9 PUD	120	6600	0.15	RM-6 PUD
47	5175	0.12	RM-9 PUD	121	6600	0.15	RM-6 PUD
48	5175	0.12	RM-9 PUD	122	6600	0.15	RM-6 PUD
49	5175	0.12	RM-9 PUD	123	6600	0.15	RM-6 PUD
50	5175	0.12	RM-9 PUD	124	6600	0.15	RM-6 PUD
51	5175	0.12	RM-9 PUD	125	6600	0.15	RM-6 PUD
52	5175	0.12	RM-9 PUD	126	6600	0.15	RM-6 PUD
53	5175	0.12	RM-9 PUD	127	6600	0.15	RM-6 PUD
54	5127.99	0.12	RM-9 PUD	128	6600	0.15	RM-6 PUD
55	5141.61	0.12	RM-9 PUD	129	6600	0.15	RM-6 PUD
56	5175	0.12	RM-9 PUD	130	6600	0.15	RM-6 PUD
57	5175	0.12	RM-9 PUD	131	6587.5	0.15	RM-6 PUD
58	5175	0.12	RM-9 PUD	132	6600	0.15	RM-6 PUD
59	5175	0.12	RM-9 PUD	133	6600	0.15	RM-6 PUD
60	5175	0.12	RM-9 PUD	134	6600	0.15	RM-6 PUD
61	5175	0.12	RM-9 PUD	135	6527.55	0.15	RM-6 PUD
62	5175	0.12	RM-9 PUD	136	10478.2	0.24	RM-6 PUD
63	5175	0.12	RM-9 PUD	137	9876.28	0.23	RM-6 PUD
64	5175	0.12	RM-9 PUD	138	7422.15	0.17	RM-6 PUD
65	5180.64	0.12	RM-9 PUD	139	6600	0.15	RM-6 PUD
66	5180.64	0.12	RM-9 PUD	140	6600	0.15	RM-6 PUD
67	5180.64	0.12	RM-9 PUD	141	6600	0.15	RM-6 PUD
68	5180.64	0.12	RM-9 PUD	142	6600	0.15	RM-6 PUD
69	5180.64	0.12	RM-9 PUD	143	6600	0.15	RM-6 PUD
70	5180.64	0.12	RM-9 PUD	144	6600	0.15	RM-6 PUD
71	5180.64	0.12	RM-9 PUD	145	6550	0.15	RM-6 PUD
72	5180.64	0.12	RM-9 PUD	TOTAL:	877203.69	20.14	

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA811
Call 811 or click Arizona811.com

RYDER RANCH

PRELIMINARY NOTES AND DETAILS

SURPRISE, ARIZONA



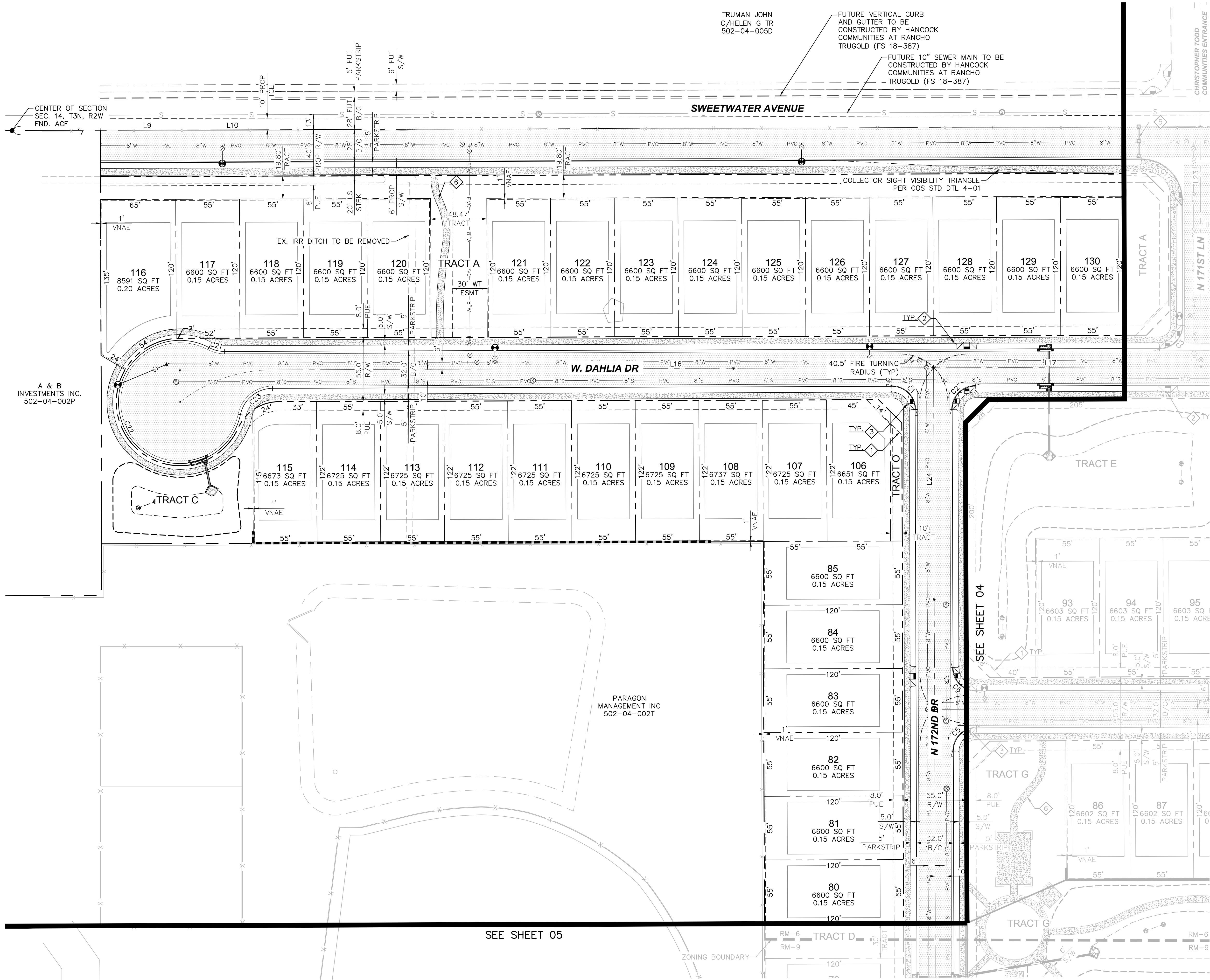
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DRAWING NAME
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02 OF 14

18-632

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PRE PLAT NOTES

- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
- 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 235-4
- 3 PROPOSED CURB RAMP PER MAG STD DTL 237-3
- 5 PROPOSED TRAFFIC BARRICADE TYPE B PER MAG STD DTL 130.
- 6 PROPOSED 6' WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

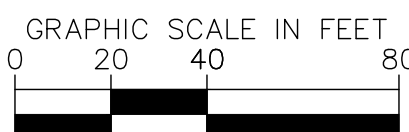
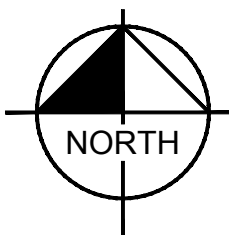
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	20.00'	31.42'	89°59'59"	20.00'
C2	20.00'	31.42'	90°00'01"	20.00'
C5	20.00'	31.42'	90°00'01"	20.00'
C6	20.00'	31.42'	89°59'59"	20.00'
C21	28.50'	14.03'	28°12'13"	7.16'
C22	53.20'	265.74'	286°11'38"	39.95'
C23	28.50'	38.79'	77°59'25"	23.07'

LINE TABLE

LINE	LENGTH	BEARING
L9	2643.96	N89°48'54.78"E
L10	2031.02	S89°48'54.78"W
L16	650.40	N89°48'52.98"E
L17	230.85	N89°48'52.98"E
L24	295.00	N0°09'54.33"W

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



Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: FEB 2019

RYDER RANCH
PRELIMINARY PLAT
SURPRISE, ARIZONA

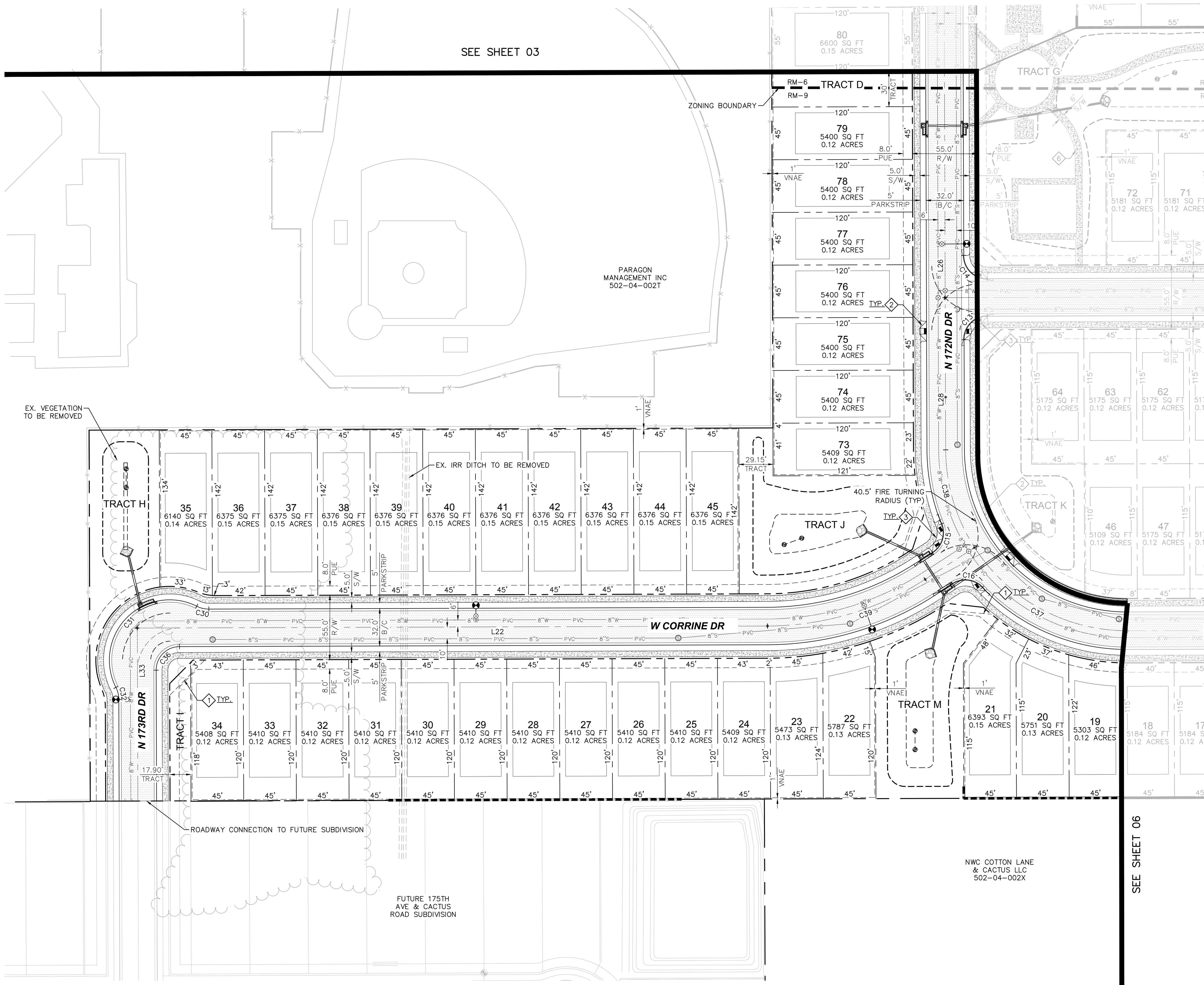


PROJECT NO.
29101505

DRAWING NAME
5005-PP

03 OF 14

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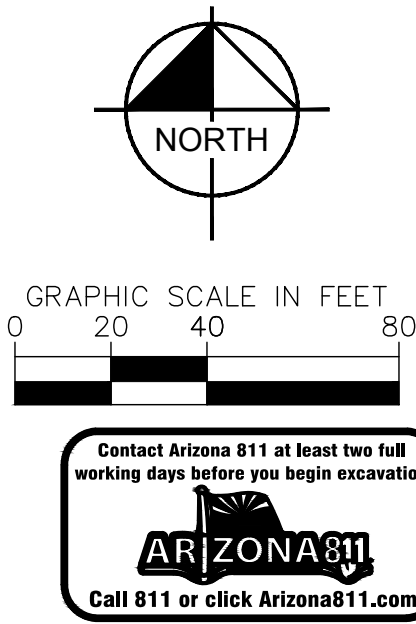


- PRE PLAT NOTES
- 1 LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
 - 2 PROPOSED MID BLOCK CURB RAMP PER MAG STD DTL 235-4
 - 3 PROPOSED CURB RAMP PER MAG STD DTL 237-3
 - 4 PROPOSED DRIVEWAY - PEDESTRIAN RAMP COMBINATION CITY OF PHOENIX STD DTL P1244
 - 6 PROPOSED 6' WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C13	20.00'	31.42'	90°00'07"	20.00'
C14	20.00'	31.42'	89°59'53"	20.00'
C15	20.00'	27.62'	79°06'56"	16.52'
C16	20.00'	27.63'	79°09'22"	16.53'
C30	23.00'	10.76'	26°48'09"	5.48'
C31	51.50'	128.98'	143°29'55"	156.17'
C32	23.00'	10.72'	26°41'46"	5.46'
C36	20.00'	31.42'	90°00'00"	20.00'
C37	155.36'	155.19'	57°13'56"	84.76'
C38	157.03'	88.17'	32°10'23"	45.28'
C39	250.00'	142.33'	32°37'14"	73.15'

LINE TABLE		
LINE	LENGTH	BEARING
L22	538.25	S89°48'58.32"W
L26	377.76	N0°11'01.68"W
L28	130.01	N0°14'16.02"W
L33	147.73	S0°11'01.68"E

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



RYDER RANCH
PRELIMINARY PLAT
SURPRISE, ARIZONA

Kimley»Horn

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: FEB 2019

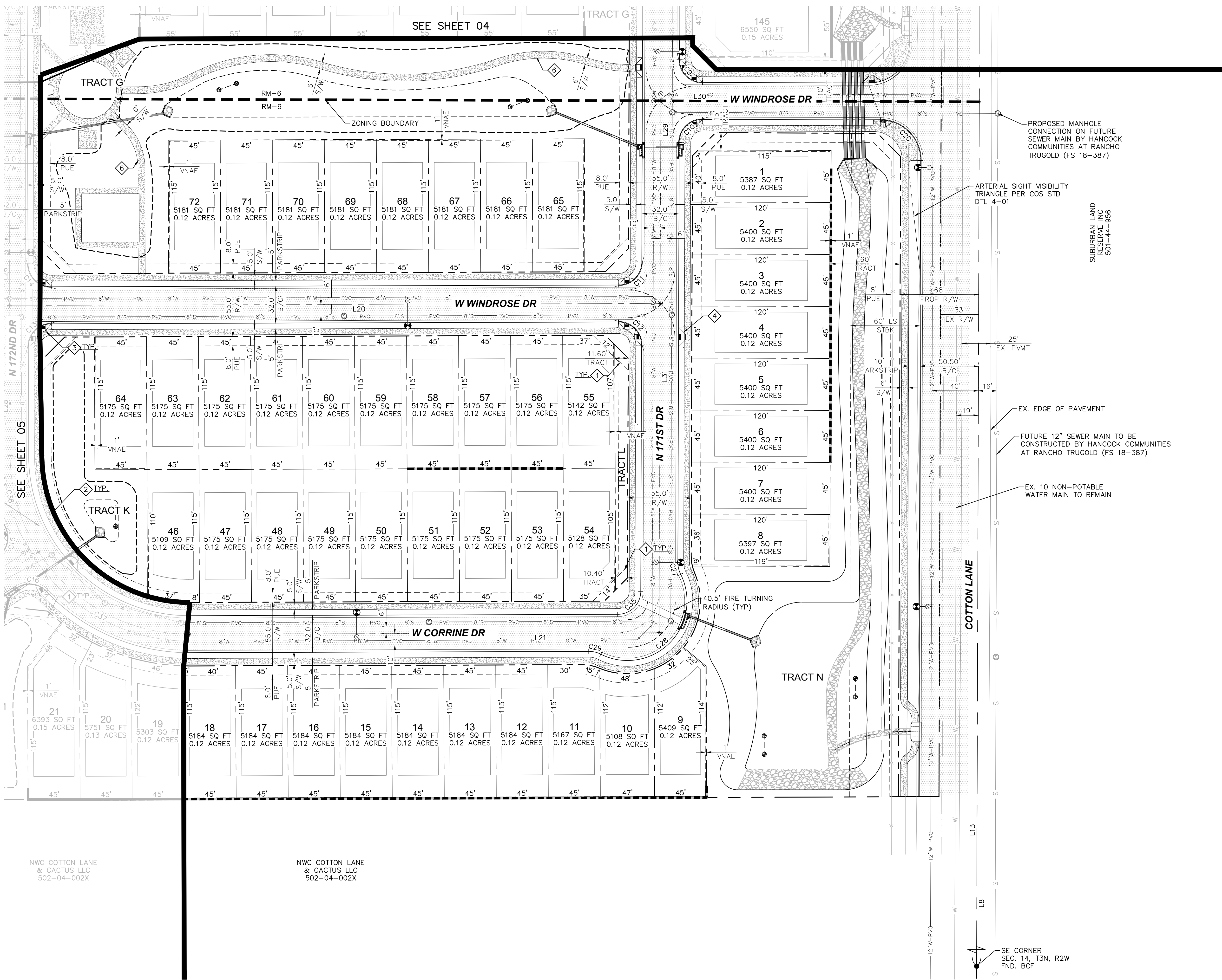
PROJECT NO.
29101505
DRAWING NAME
5005-PP
05 OF 14

Professional Engineer
64632
Kyle
Campbell
02/2019
ARIZONA USA

BY DATE APPR.
NO

Page 152 of 372

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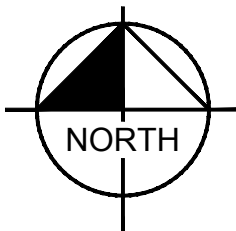


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 - 5 PROPOSED 6' WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH.

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C9	20.00'	31.42'	90°00'00"	20.00'
C10	20.00'	31.42'	90°00'00"	20.00'
C11	20.00'	31.29'	89°38'16"	19.87'
C12	20.00'	31.54'	90°21'44"	20.13'
C20	35.00'	54.98'	90°00'00"	35.00'
C27	23.00'	10.75'	26°47'14"	5.48'
C28	51.50'	128.74'	143°13'39"	154.94'
C29	23.00'	10.76'	26°48'09"	5.48'
C35	20.00'	31.29'	89°38'16"	19.87'

LINE TABLE		
LINE	LENGTH	BEARING
L8	2640.40	S0°10'42.61"W
L13	1933.88	N0°10'42.61"E
L20	562.81	S89°48'58.32"W
L21	406.01	S89°48'58.32"W
L29	175.30	S0°10'42.61"W
L30	275.50	S89°49'17.39"E
L31	285.01	S0°10'42.61"W

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



GRAPHIC SCALE IN FEET
0 20 40 80



Kimley»Horn

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: FEB 2019

RYDER RANCH
PRELIMINARY PLAT
SURPRISE, ARIZONA



PROJECT NO.
29101505

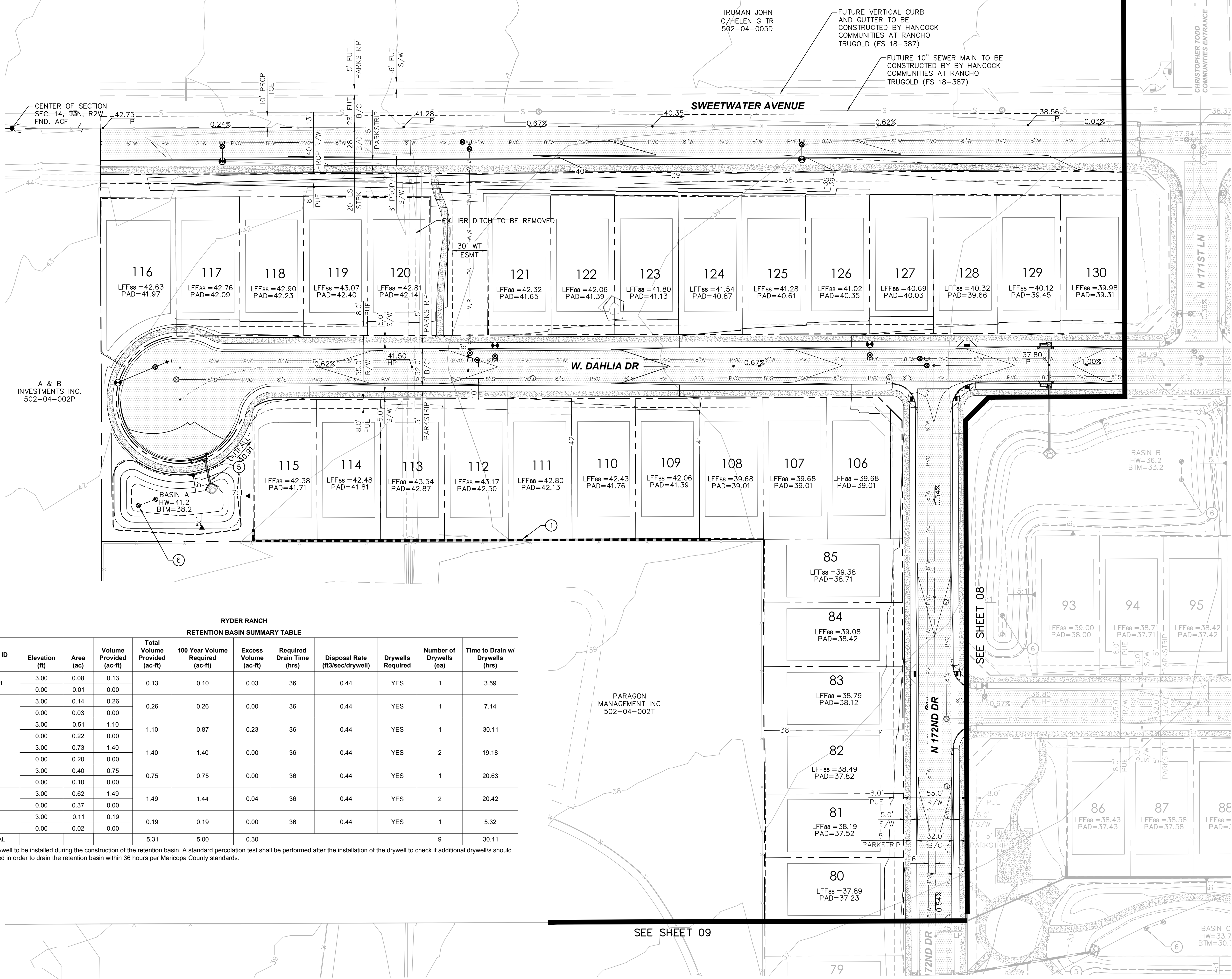
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06 OF 14

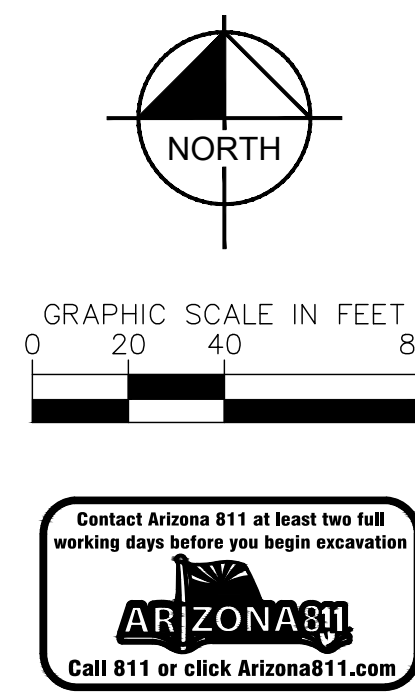
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RYDER RANCH											
RETENTION BASIN SUMMARY TABLE											
Basin ID	Elevation (ft)	Area (ac)	Volume Provided (ac-ft)	Total Volume Provided (ac-ft)	100 Year Volume Required (ac-ft)	Excess Volume (ac-ft)	Required Drain Time (hrs)	Disposal Rate (ft3/sec/drywell)	Drywells Required	Number of Drywells (ea)	Time to Drain w/ Drywells (hrs)
OS-1	3.00	0.08	0.13	0.13	0.10	0.03	36	0.44	YES	1	3.59
	0.00	0.01	0.00								
A	3.00	0.14	0.26	0.26	0.26	0.00	36	0.44	YES	1	7.14
	0.00	0.03	0.00								
B	3.00	0.51	1.10	1.10	0.87	0.23	36	0.44	YES	1	30.11
	0.00	0.22	0.00								
C	3.00	0.73	1.40	1.40	1.40	0.00	36	0.44	YES	2	19.18
	0.00	0.20	0.00								
D	3.00	0.40	0.75	0.75	0.75	0.00	36	0.44	YES	1	20.63
	0.00	0.10	0.00								
E	3.00	0.62	1.49	1.49	1.44	0.04	36	0.44	YES	2	20.42
	0.00	0.37	0.00								
F	3.00	0.11	0.19	0.19	0.19	0.00	36	0.44	YES	1	5.32
	0.00	0.02	0.00								
TOTAL				5.31	5.00	0.30				9	30.11

Only 1 drywell to be installed during the construction of the retention basin. A standard percolation test shall be performed after the installation of the drywell to check if additional drywell/s should be installed in order to drain the retention basin within 36 hours per Maricopa County standards.



- GRADING NOTES
- 1 PROPOSED RETAINING WALL
 - 4 PROPOSED SCUPPER
 - 5 PROPOSED STORM DRAIN
 - 6 PROPOSED DUAL CHAMBER DRYWELL



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Phoenix, Arizona 85020 (602) 944-5500

RYDER RANCH
PRELIMINARY GRADING PLAN
SURPRISE, ARIZONA

Registered Professional Engineer
64632
Kyle Campbell
DESIGNED 02/20/19
ARIZONA USA

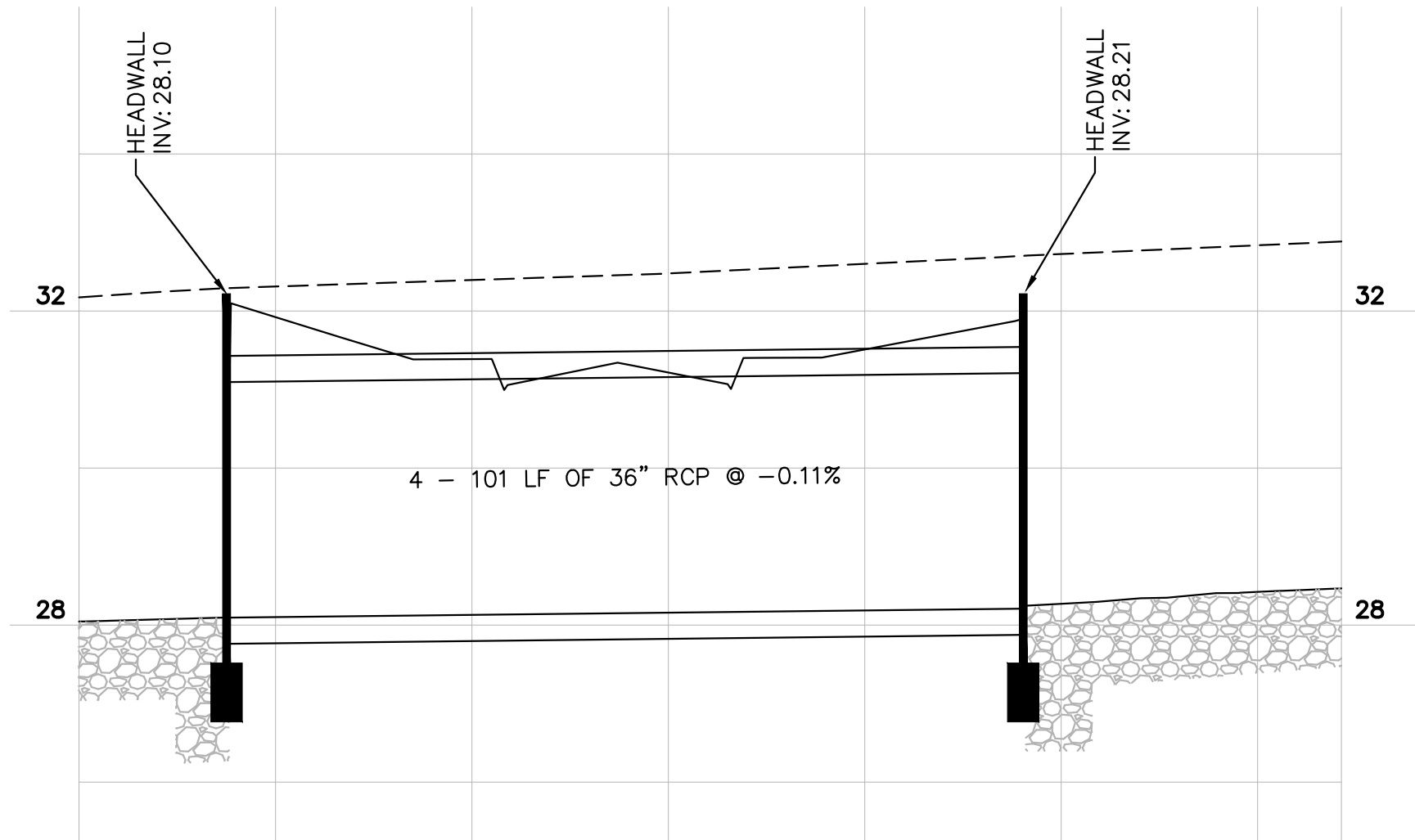
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DRAWING NAME
5005-PGD
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SCALE (V): NONE
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CHECKED BY: AWJ
DATE: FEB 2019

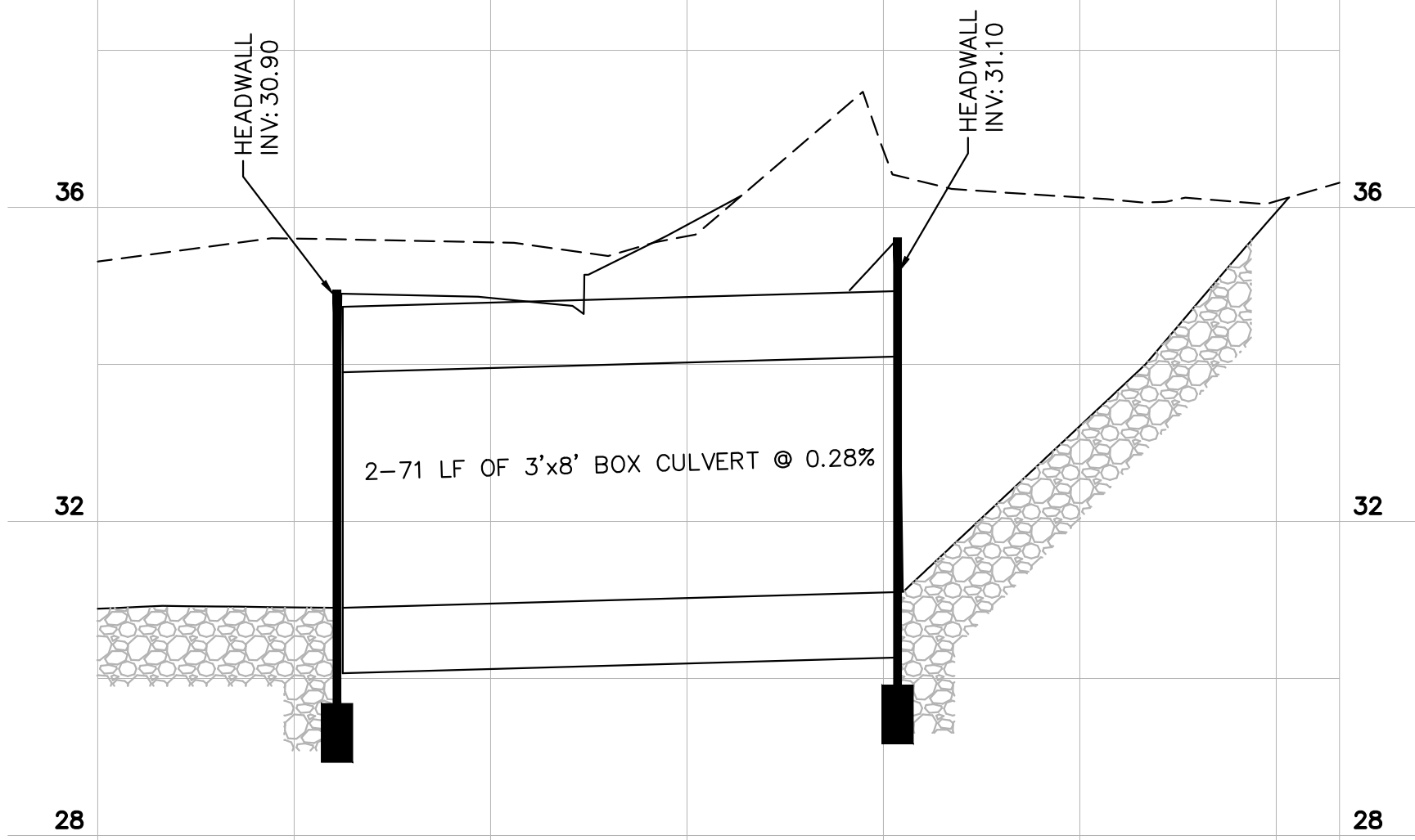
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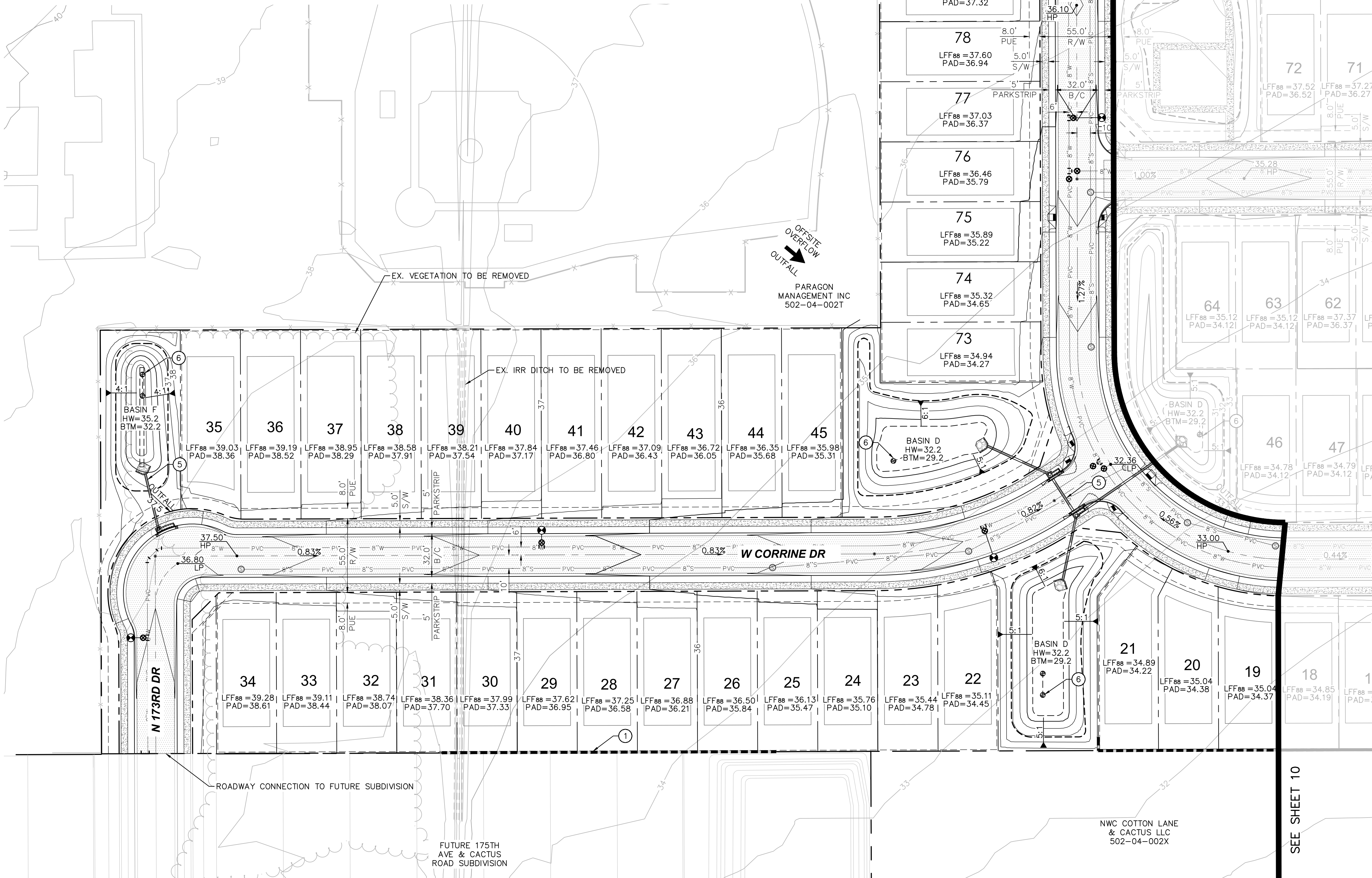
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WINDHOSE CULVERT PROFILE
H: 1"=20' V: 1"=2'

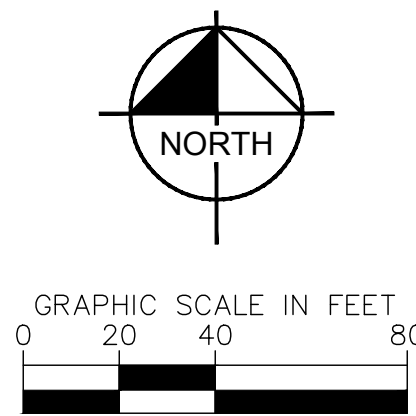


SWEETWATER BOX CULVERT PROFILE
H: 1"=20' V: 1"=2'



GRADING NOTES

- ① PROPOSED RETAINING WALL
- ⑤ PROPOSED STORM DRAIN
- ⑥ PROPOSED DUAL CHAMBER DRYWELL



RYDER RANCH
PRELIMINARY GRADING PLAN
SURPRISE, ARIZONA



PROJECT NO.
29101505

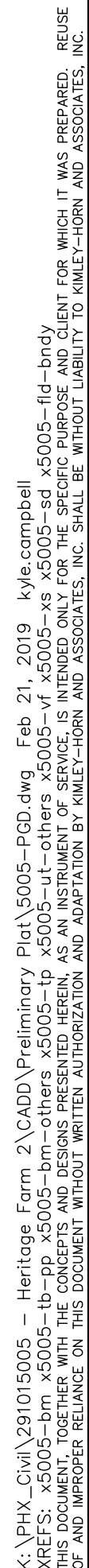
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09 OF 14

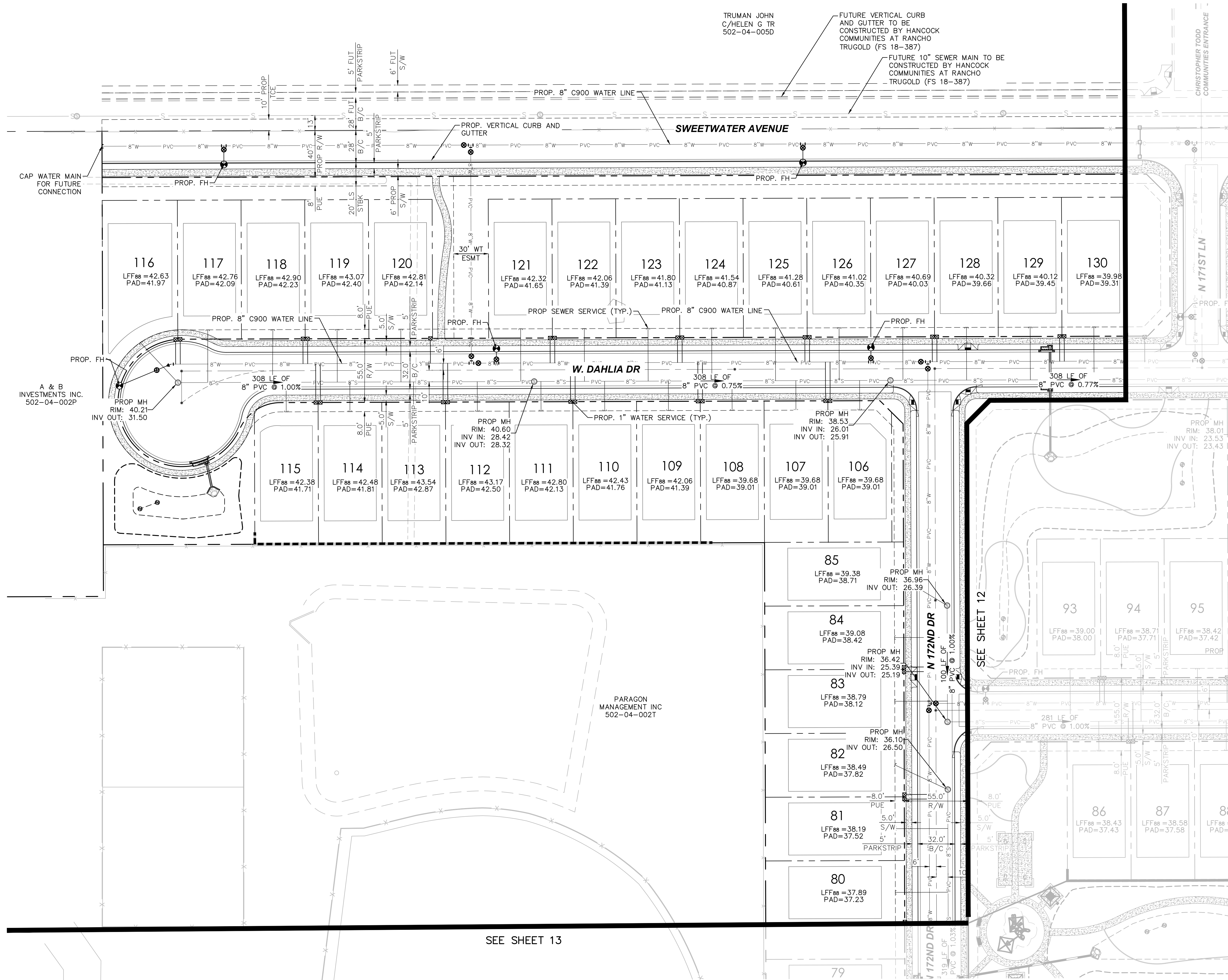
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DESIGNED BY: KAC
DRAWN BY: KAC
CHECKED BY: AMJ
DATE: FEB 2019



-
- GRAPHIC SCALE IN FEET
- 0 20 40 80
- Contact Arizona 811 at least two full working days before you begin excavation
- ARIZONA** 811
- Call 811 or click Arizona811.com



RYDER RANCH

SCALE (H): 1"=40'
SCALE (V): NONE

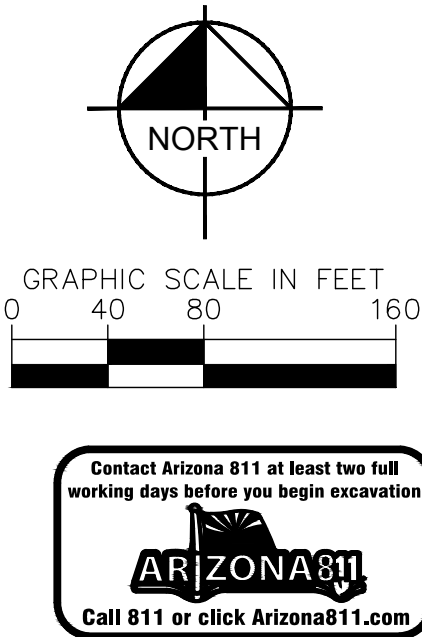
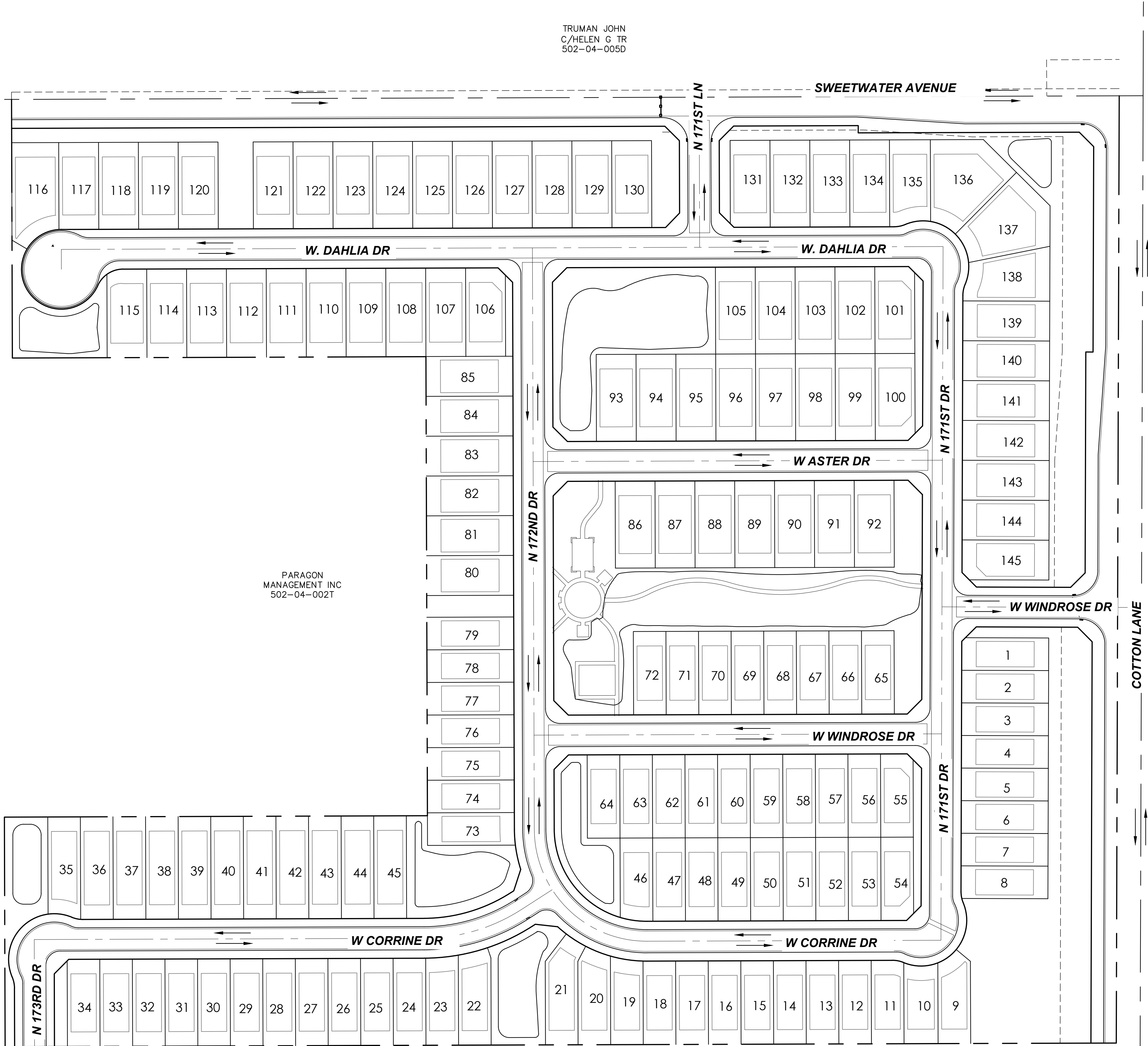
Kimley»»Horn

NO.	REVISION	BY	DATE	APPR.
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XREFS: x5005-bm x5005-lb-pp x5005-xb x5005-yf
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LEGEND

- PROPOSED CL/SECTION LINE
- PROPERTY BOUNDARY
- ROAD RIGHT OF WAY
- LOT LINE
- EASEMENT
- PROPOSED CURB
- COLLECTION ROUTE



PROJECT NO.
29101505
DRAWING NAME
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01 OF 01

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RYDER RANCH
SOLID WASTE COLLECTION ROUTE
SURPRISE, ARIZONA

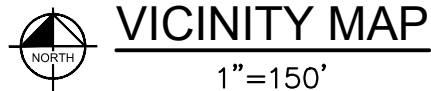
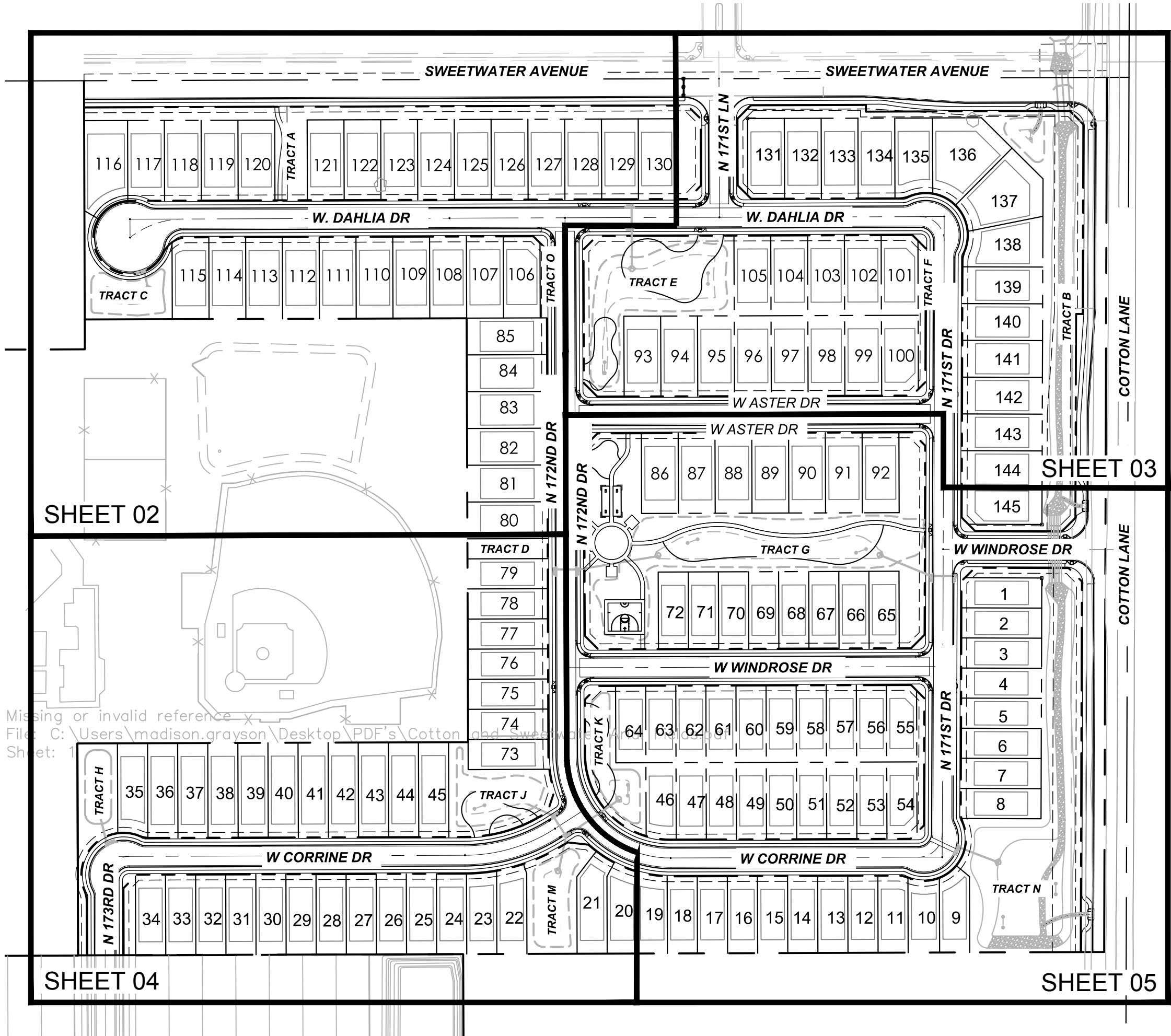
NO.	REVISION	BY	DATE	APPR.

GENERAL LANDSCAPE NOTES

1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
2. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, THE CITY OF SURPRISE, AND THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
6. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
9. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
11. ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER. AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
12. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
13. CONTRACTOR IS TO MAINTAIN CONTROLLED PEDESTRIAN AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.
14. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY, AND MORE OFTEN IF NECESSARY, INSPECT & AND PICK UP ALL SCRAP, DEBRIS, & WASTE MATERIAL.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
16. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
18. EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.
19. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
20. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE LATEST STANDARDS SET FORTH BY THE ARIZONA NURSERY ASSOCIATION AND THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
21. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
22. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE NEXT SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.
23. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
24. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
25. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOVING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
26. ROCK MULCH: ALL AREAS LABELED ROCK MULCH ON THE PLANS ARE TO BE APPROVED BY OWNER. 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
27. AREAS TO RECEIVE ROCK MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
28. ROCK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.
29. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY THE OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
30. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
31. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

PRELIMINARY LANDSCAPE
FOR
RYDER RANCH
SUBDIVISION

A PORTION OF SECTION 14, TOWNSHIP 3 NORTH,
RANGE 2 WEST
SURPRISE, ARIZONA



LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
STREETSCAPE (SWEETWATER) 1,445 LF 2 TREES PER 25 LF (24" BOX) 25% 36" BOX 6 SHRUBS PER 25 LF	116 TREES TOTAL 29 TREES (36" BOX) 348 SHRUBS	116 TREES 348 SHRUBS
STREETSCAPE (COTTON) 1,220 LF 2 TREES PER 25 LF (24" BOX) 25% 36" BOX 6 SHRUBS PER 25 LF	98 TREES TOTAL 25 TREES (36" BOX) 294 SHRUBS	98 TREES 294 SHRUBS
LOCAL FRONTAGE 45' LOT - 1 TREE (24" BOX) - 4 SHRUBS (5 GAL.) 55' LOT - 1.5 TREES (24" BOX) - 6 SHRUBS (5 GAL.) - GENERAL - 1 TREE / 4 SHRUBS PER 25 LF	79 LOTS = 79 TREES 316 SHRUBS 66 LOTS = 99 TREES 396 SHRUBS 4,450 LF = 178 TREES 712 SHRUBS	79 TREES 316 SHRUBS 99 TREES 396 SHRUBS 178 TREES 712 SHRUBS
OPEN SPACE 50% LIVE COVERAGE 1 TREE PER 500 SF 6 SHRUBS PER 500 SF	143,500 SF TOTAL 287 TREES 1,725 SHRUBS	287 TREES 1,725 SHRUBS

*MINIMUM CALIPER SIZE FOR MULTI-TRUNK (MT) TREES IS CALCULATED BY TAKING THE AVERAGE OF THE TWO LARGEST TRUNKS.

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET SUITE 300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
FAX: (602) 944-7423
CONTACT: ANDREW JUPP, PE

LAND PLANNER

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

OWNER/DEVELOPER

PL RYDER RANCH, L.L.C.
7740 E PINNACLE PEAK ROAD #142
SCOTTSDALE, AZ. 85255
TELEPHONE: 480-401-0800
CONTACT: RANDY CLARNO

LAND SURVEYOR

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

ZONING INFORMATION

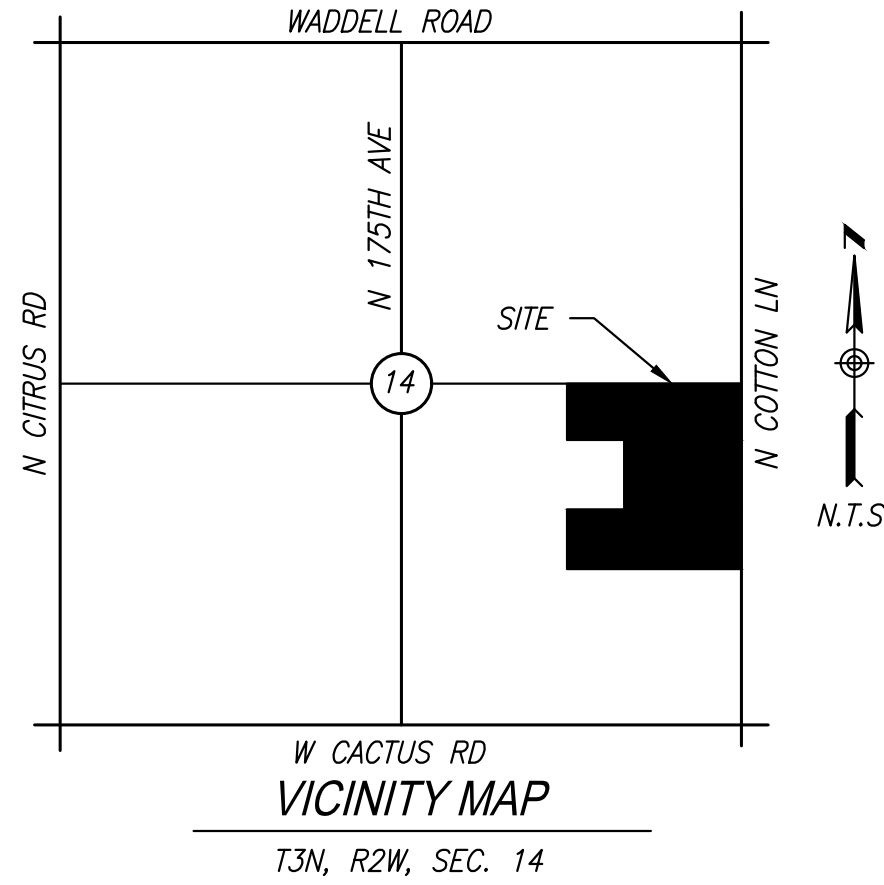
EXISTING ZONING:
RESIDENTIAL RANCH (RR)

PROPOSED ZONING
NORTHERN PORTION:
20.65 ACRES
RM-6 PUD ZONING

SOUTHERN PORTION:
17.91 ACRES
RM-9 PUD ZONING

ADJACENT ZONING:

WEST: SCHOOL(502-04-002T) RU-43 & RM-9 PUD
EAST: PRASADA PAD
SOUTH: VACANT(502-04-002X), CR & RH
NORTH: VACANT(502-04-005D), RR



PLANTING LEGEND

TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acacia aneura / Mulga	24" Box Min., 1" Cal. Min.	35
	Chilopsis Linearis / Desert Willow	24" Box Min., 1 1/2" Cal. Min.	33
	Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde	24" Box Min., Multi-trunk	55
	Prosopis 'Crown Jewel' / Crown Jewel Mesquite	24" Box Min., 1 1/2" Cal. Min.	59
	Quercus virginiana / Live Oak	24" Box Min., 1 1/2" Cal. Min.	225
		36" Box. Min., 2" Cal. Min.	25
	Ulmus parvifolia / Evergreen Elm	24" Box Min., 1 1/2" Cal. Min.	164
		36" Box Min., 2" Cal. Min.	29
	Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	24" Box Min., Multi-trunk	11
		36" Box. Min., Multi-trunk	43

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Caesilpinia pulcherima / Red Bird of Paradise	5 Gal.	58
	Callistemon citrinus 'Little John' / Little John Bottlebrush	5 Gal.	395
	Cordia boissieri / Anacahuita	5 Gal.	52
	Dodonea viscosa / Hop Bush	5 Gal.	223
	Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	5 Gal.	282
	Leucophyllum lanmaniae / Rio Bravo Sage	5 Gal.	304
	Rosmarinus officinalis / Upright Rosemary	5 Gal.	25
	Tecoma stans 'Gold Star' / Yellow Bells	5 Gal.	226
	Tecoma x Sunrise / Sunrise Esperanza	5 Gal.	53

ACCENTS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Agave geminiflora / Twin Flowered Agave	5 Gal.	19
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	5 Gal.	85
	Dasyliiron wheeleri / Desert Spoon	5 Gal.	57
	Euphorbia rigida / Gopher Plant	5 Gal.	34
	Hesperaloe funifera / Giant Hesperaloe	5 Gal.	185
	Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	5 Gal.	312
	Hesperaloe parviflora 'Yellow' / Yellow Yucca	5 Gal.	50
	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	5 Gal.	192

GROUNDCOVERS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Lantana camara 'Dallas Red' / Dallas Red Lantana	1 Gal.	50
	Lantana camara 'New Gold' / New Gold Lantana	5 Gal.	527
		1 Gal.	759
	Lantana montevidensis / Purple Trailing Lantana	1 Gal.	213
	Teucrium chamaedrys/ Germander	1 Gal.	138

MATERIALS	DESCRIPTION	QTY
	Decomposed Granite (All Planting Areas)	342,510 SF
	3/4" Screened, Express Armor, 2" Depth Min.	
	Turf: Hybrid Bermuda Bermuda Tifway 419 'Sod'	34,980 SF

- NOTES
1. ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
2. ALL TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT, OR WALL WILL HAVE A ROOT BARRIER PER CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARD (EDS) DETAIL 8-14.
3. TREES WITHIN SIGHT VISIBILITY TRIANGLES OR WITHIN SIGHT DISTANCE AREAS SHALL BE MAINTAINED CLEAR UP TO 84 INCHES.
4. NO SHRUBS, ACCENTS, OR GROUNDCOVER WITHIN SIGHT DISTANCE TRIANGLES AND SIGHT DISTANCE AREAS SHALL EXCEED 30 INCHES IN HEIGHT.
5. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAILS 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.

REVISION

BY DATE APPR

NO

SCALE (H): NONE
SCALE (V): NONE

DESIGNED BY: AAV
DRAWN BY: JAJ
CHECKED BY: ASD

DATE: JAN 2019

RYDER RANCH

PRELIMINARY LANDSCAPE COVER

SURPRISE, ARIZONA

Expires 03/31/2019

PROJECT NO.
29101505

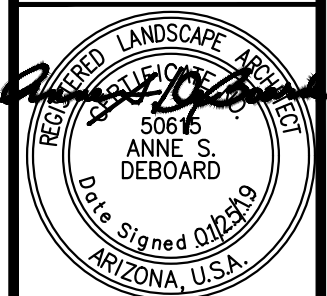
DRAWING NAME
5005-PLC

01 OF 07

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RYDER RANCH
PRELIMINARY LANDSCAPE COVER
SURPRISE, ARIZONA



Expires 03/31/2019

PROJECT NO.
29101505

DRAWING NAME
5005-PLC

01 OF 07

TRUMAN JOHN
C/HELEN 6 TR
502-04-005D

SWEETWATER AVENUE

COLLECTOR SIGHT VISIBILITY TRIANGLE
PER COS STD DTL 4-01

W. DAHLIA DR

N 172ND DR
SEE SHEET 03

PARAGON
MANAGEMENT INC
502-04-002T

SEE SHEET 04

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Acacia aneura / Mulga
Chilopsis Linearis / Desert Willow
Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde
Prosopis 'Crown Jewel' / Crown Jewel Mesquite
Quercus virginiana / Live Oak
Ulmus parvifolia / Evergreen Elm
Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree

SHRUBS

BOTANICAL NAME / COMMON NAME
Caesilpinia pulcherima / Red Bird of Paradise
Callistemon citrinus 'Little John' / Little John Bottlebrush
Cordia boissieri / Anacahuita
Dodonea viscosa / Hop Bush
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage
Leucophyllum lanmaniae / Rio Bravo Sage
Rosmarinus officinalis / Upright Rosemary
Tecoma stans 'Gold Star' / Yellow Bells
Tecoma x Sunrise / Sunrise Esperanza

ACCENTS

BOTANICAL NAME / COMMON NAME
Agave geminiflora / Twin Flowered Agave
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass
Dasyliroia wheeleri / Desert Spoon
Euphorbia rigida / Gopher Plant
Hesperaloe funifera / Giant Hesperaloe
Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca
Hesperaloe parviflora 'Yellow' / Yellow Yucca
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly

GROUNDCOVERS

BOTANICAL NAME / COMMON NAME
Lantana camara 'Dallas Red' / Dallas Red Lantana
Lantana camara 'New Gold' / New Gold Lantana
Lantana montevidensis / Purple Trailing Lantana
Teucrium chamaedrys / Germander

MATERIALS

DESCRIPTION
Decomposed Granite (All Planting Areas)
Screened, Express Armor, 2" Depth Min.
Turf: Hybrid Bermuda
Bermuda Tifway 419 'Sod'

NOTES

- ALL TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADERS INTACT.
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AMENITIES

- TOT LOT:
 - SHADE COVERED PLAY STRUCTURE
 - SWING SET
 - THREE BENCHES
 - ONE DRINKING FOUNTAIN
- RAMADA (EACH WITH):
 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
- RECREATIONAL TURF AREA
- BASKETBALL COURT
- BAG TOSS



GRAPHIC SCALE IN FEET
0 20 40 80

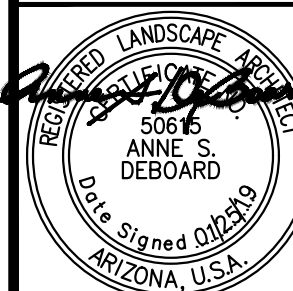
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1-800-STAKE-IT
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Phoenix, Arizona 85020 (602) 944-5500

SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: AAY
DRAWN BY: JAJ
CHECKED BY: ASD
DATE: JAN 2019

RYDER RANCH
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA



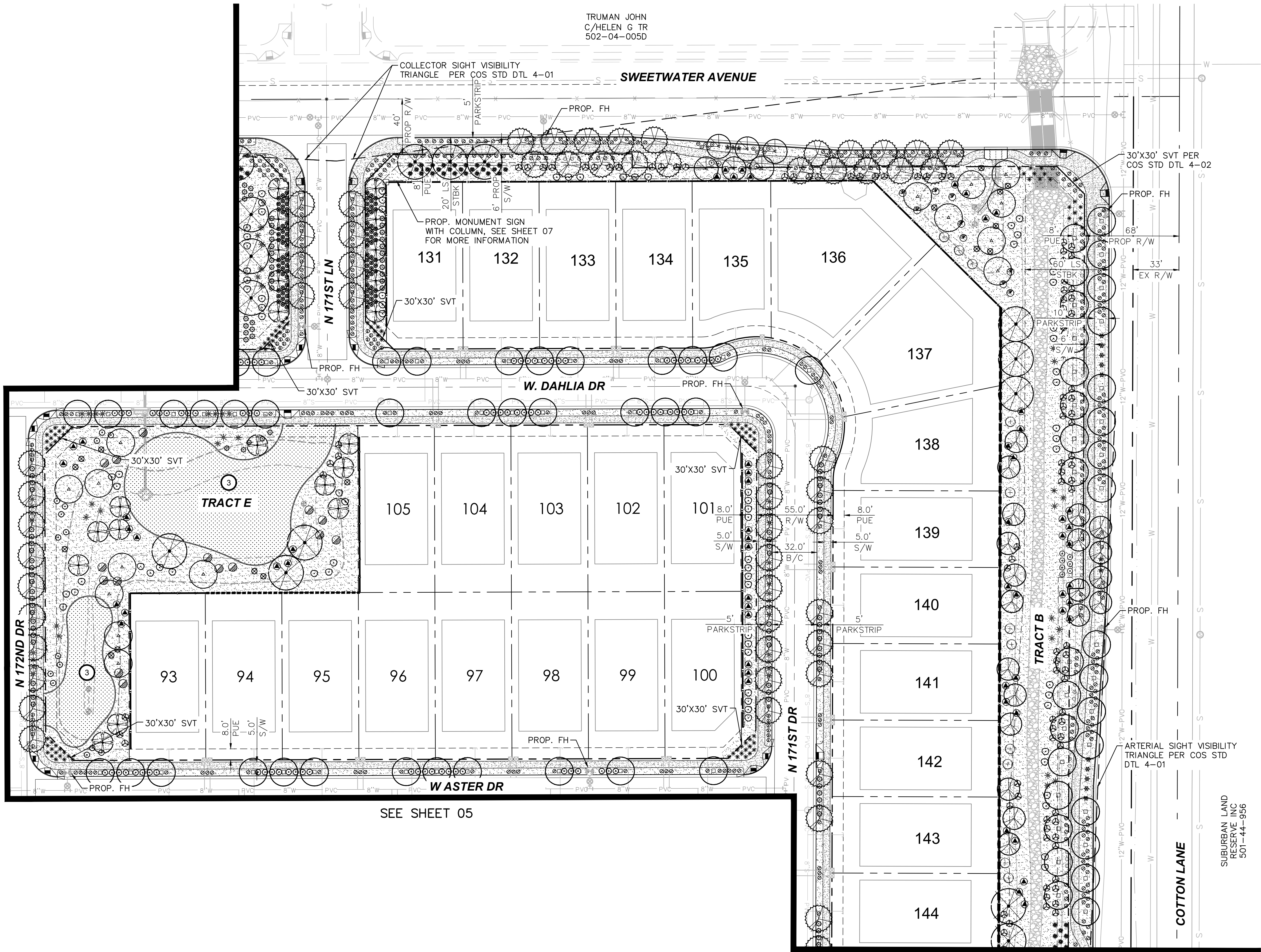
Expires 03/31/2019

PROJECT NO.
29101505

DRAWING NAME
5005-PLS

02 OF 07

SEE SHEET 02



SEE SHEET 05

PLANTING LEGEND

TREES	
BOTANICAL NAME / COMMON NAME	
Acacia aneura / Mulga	
Chilopsis Linearis / Desert Willow	
Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde	
Prosopis 'Crown Jewel' / Crown Jewel Mesquite	
Quercus virginiana / Live Oak	
Ulmus parvifolia / Evergreen Elm	
Vitex agnus-castus 'Montrose Purple' / Monk's Pepper Tree	

SHRUBS	
BOTANICAL NAME / COMMON NAME	
Caesalpinia pulcherima / Red Bird of Paradise	
Callistemon citrinus 'Little John' / Little John Bottlebrush	
Cordia boissieri / Anacahuita	
Dodonea viscosa / Hop Bush	
Leucophyllum frutescens 'Green Cloud' / Green Cloud Sage	
Leucophyllum lanmaniae / Rio Bravo Sage	
Rosmarinus officinalis / Upright Rosemary	
Tecoma stans 'Gold Star' / Yellow Bells	
Tecoma x Sunrise / Sunrise Esperanza	

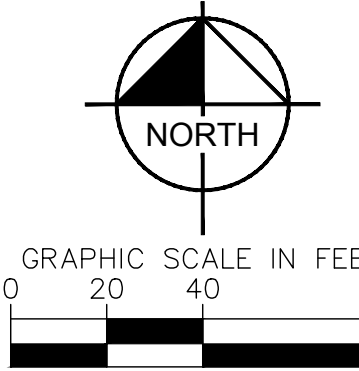
ACCENTS	
BOTANICAL NAME / COMMON NAME	
Agave geminiflora / Twin Flowered Agave	
Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grass	
Dasyliroia wheeleri / Desert Spoon	
Euphorbia rigida / Gopher Plant	
Hesperaloe funifera / Giant Hesperaloe	
Hesperaloe parviflora 'Brakelights' / Brakelights Red Yucca	
Hesperaloe parviflora 'Yellow' / Yellow Yucca	
Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly	

GROUNDCOVERS	
BOTANICAL NAME / COMMON NAME	
Lantana camara 'Dallas Red' / Dallas Red Lantana	
Lantana camara 'New Gold' / New Gold Lantana	
Lantana montevidensis / Purple Trailing Lantana	
Teucrium chamaedrys / Germander	

MATERIALS	
DESCRIPTION	
Decomposed Granite (All Planting Areas)	
Screened, Express Armor, 2" Depth Min.	
Turf: Hybrid Bermuda	
Bermuda Tifway 419 'Sod'	

- NOTES
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- TOT LOT:
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 - THREE BENCHES
 - ONE DRINKING FOUNTAIN
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 - PICNIC TABLE
 - BBQ GRILL
 - TRASH RECEPTACLE
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 - BAG TOSS



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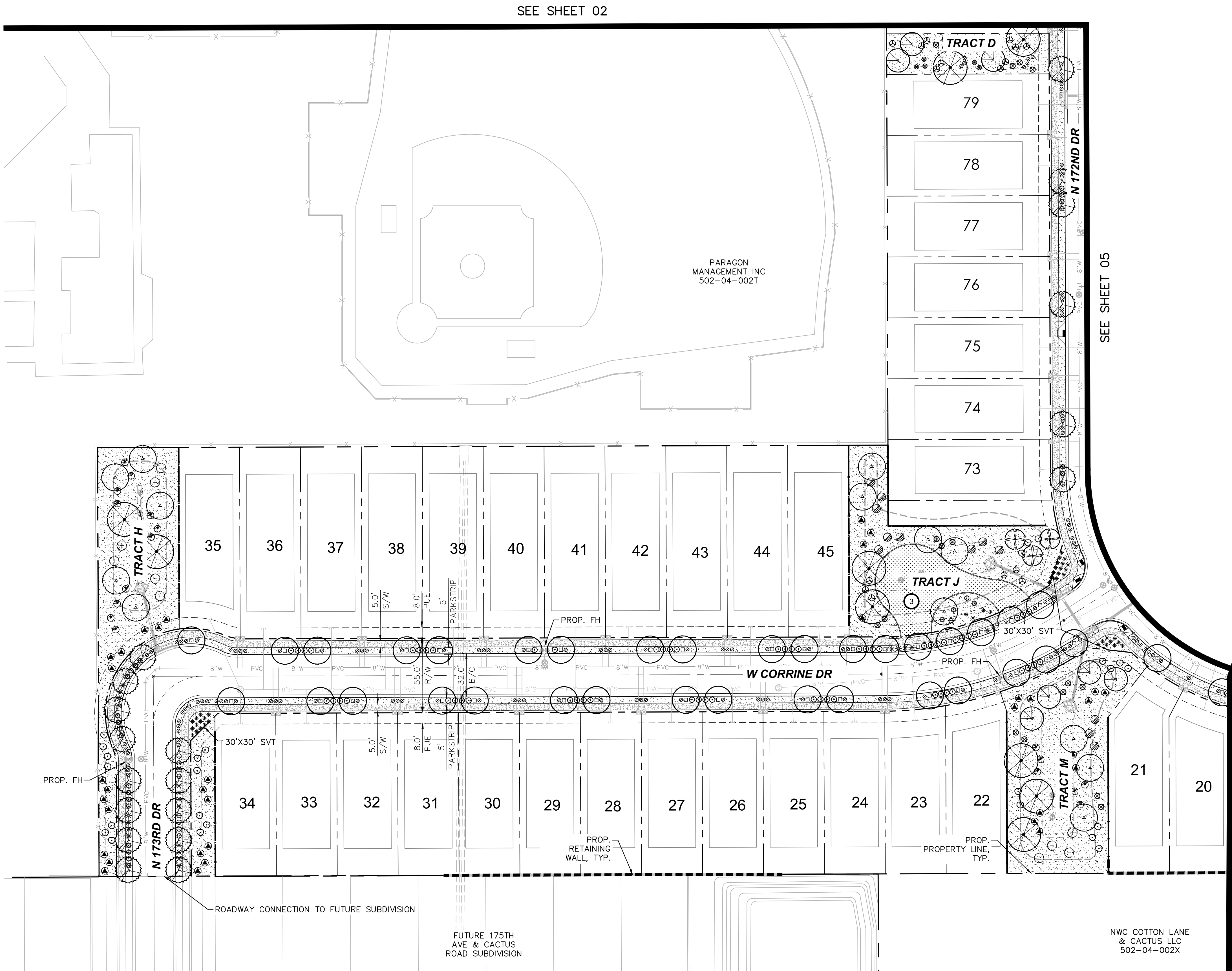
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RYDER RANCH
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA



Expires 03/31/2019
PROJECT NO.
29101505
DRAWING NAME
5005-PLS
03 OF 07



PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
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Chilopsis Linearis / Desert Willow
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DESCRIPTION

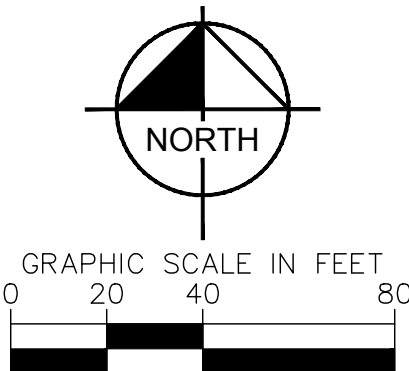
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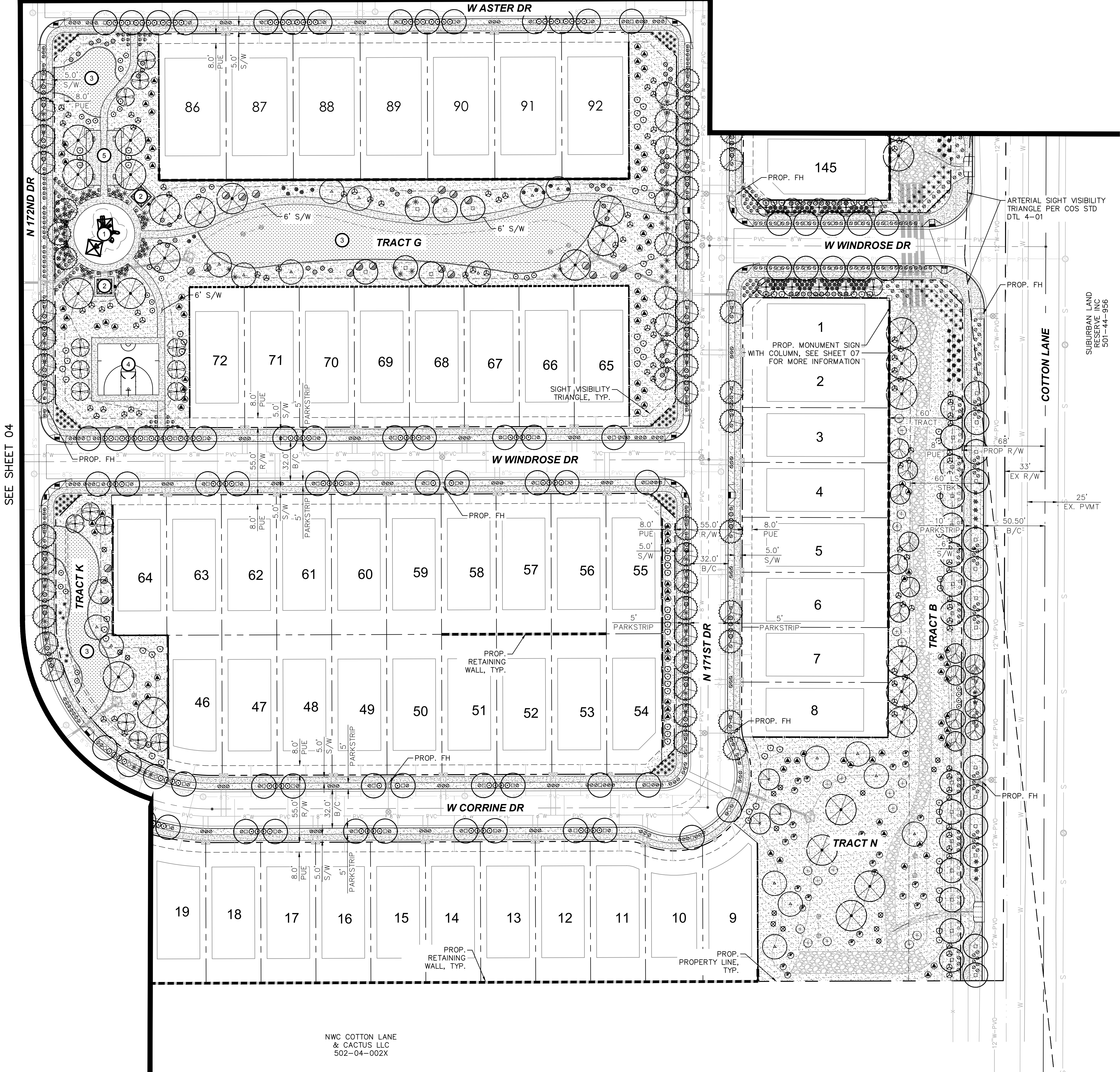
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RYDER RANCH		PRELIMINARY LANDSCAPE PLAN		SURPRISE, ARIZONA	
SCALE (H): 1"=40'		SCALE (V): NONE		DESIGNED BY: AAY	
DRAWN BY: JAJ		CHECKED BY: ASD		DATE: JAN 2019	
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BY DATE		REVISION		APPR	
NO					

SEE SHEET 03



NWC COTTON LANE
& CACTUS LLC
502-04-002X

PLANTING LEGEND

TREES

BOTANICAL NAME / COMMON NAME
Acacia aneura / Mulga
Chilopsis Linearis / Desert Willow
Parkinsonia 'Sonoran Emerald' / Sonoran Emerald Palo Verde
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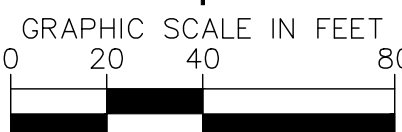
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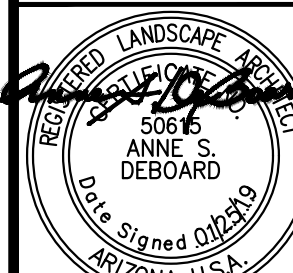
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RYDER RANCH

PRELIMINARY LANDSCAPE PLAN

SURPRISE, ARIZONA

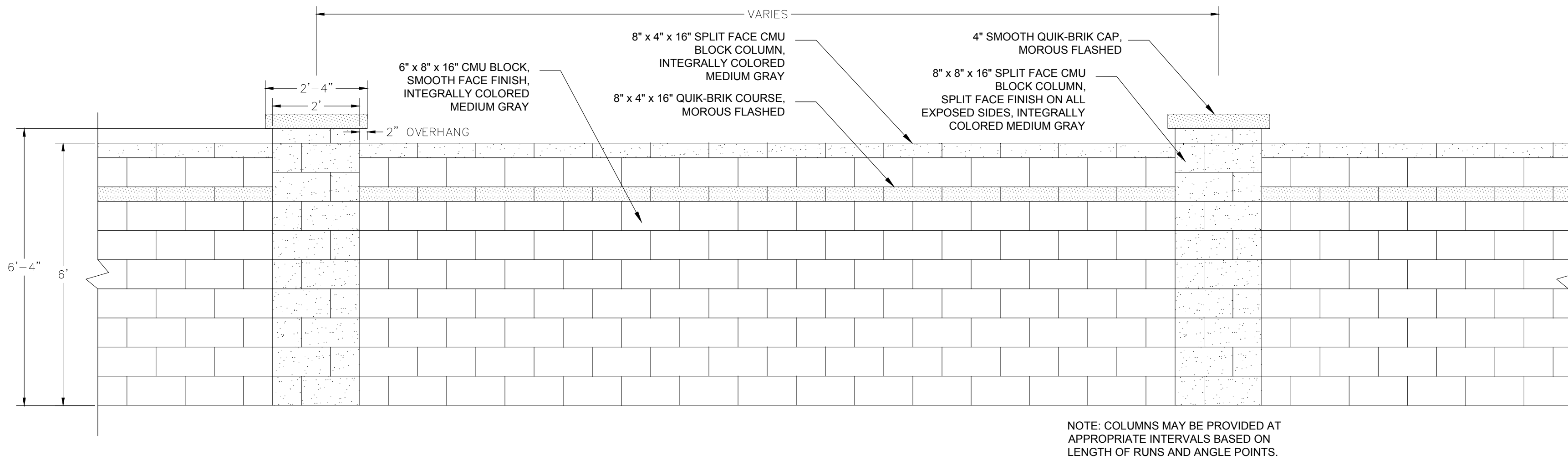


Expires 03/31/2019

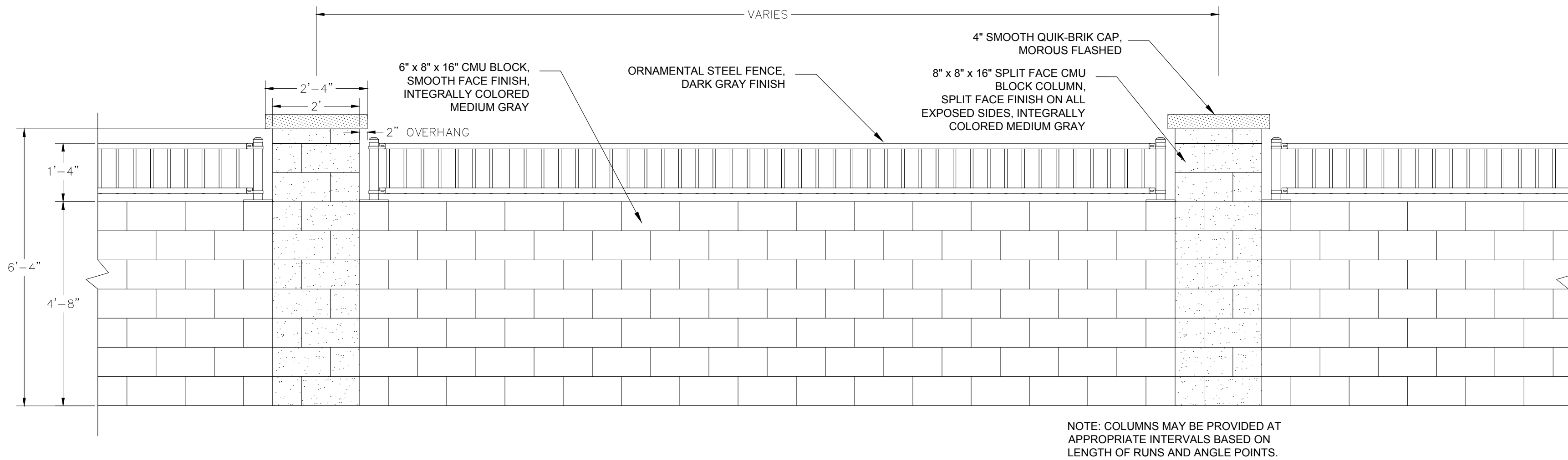
PROJECT NO.
29101505

DRAWING NAME
5005-PLS

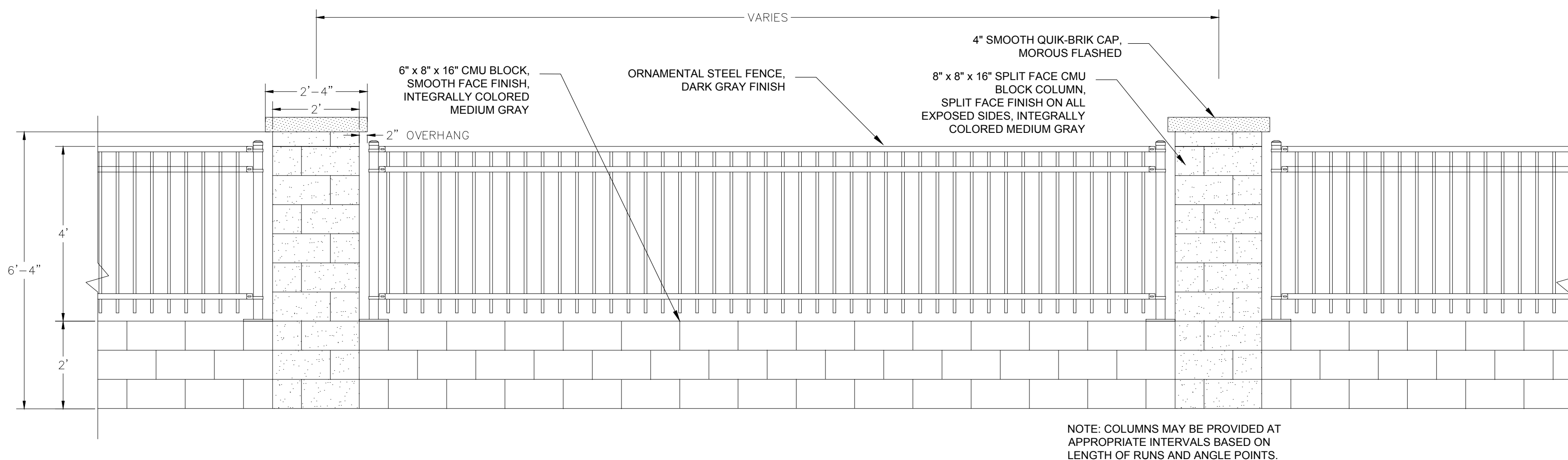
05 OF 07



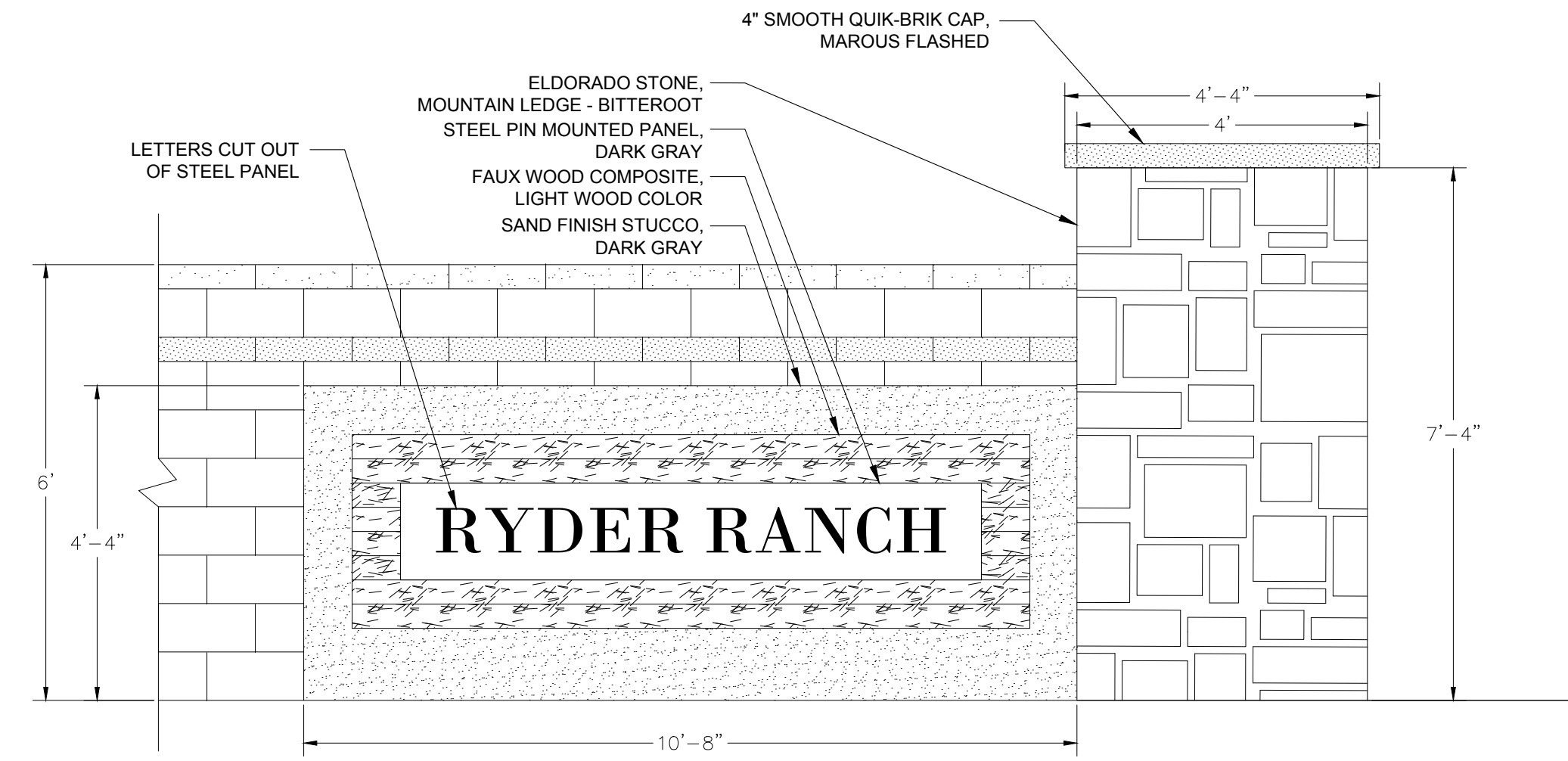
1 **THEME WALL**
SCALE: 1/2" = 1'-0"



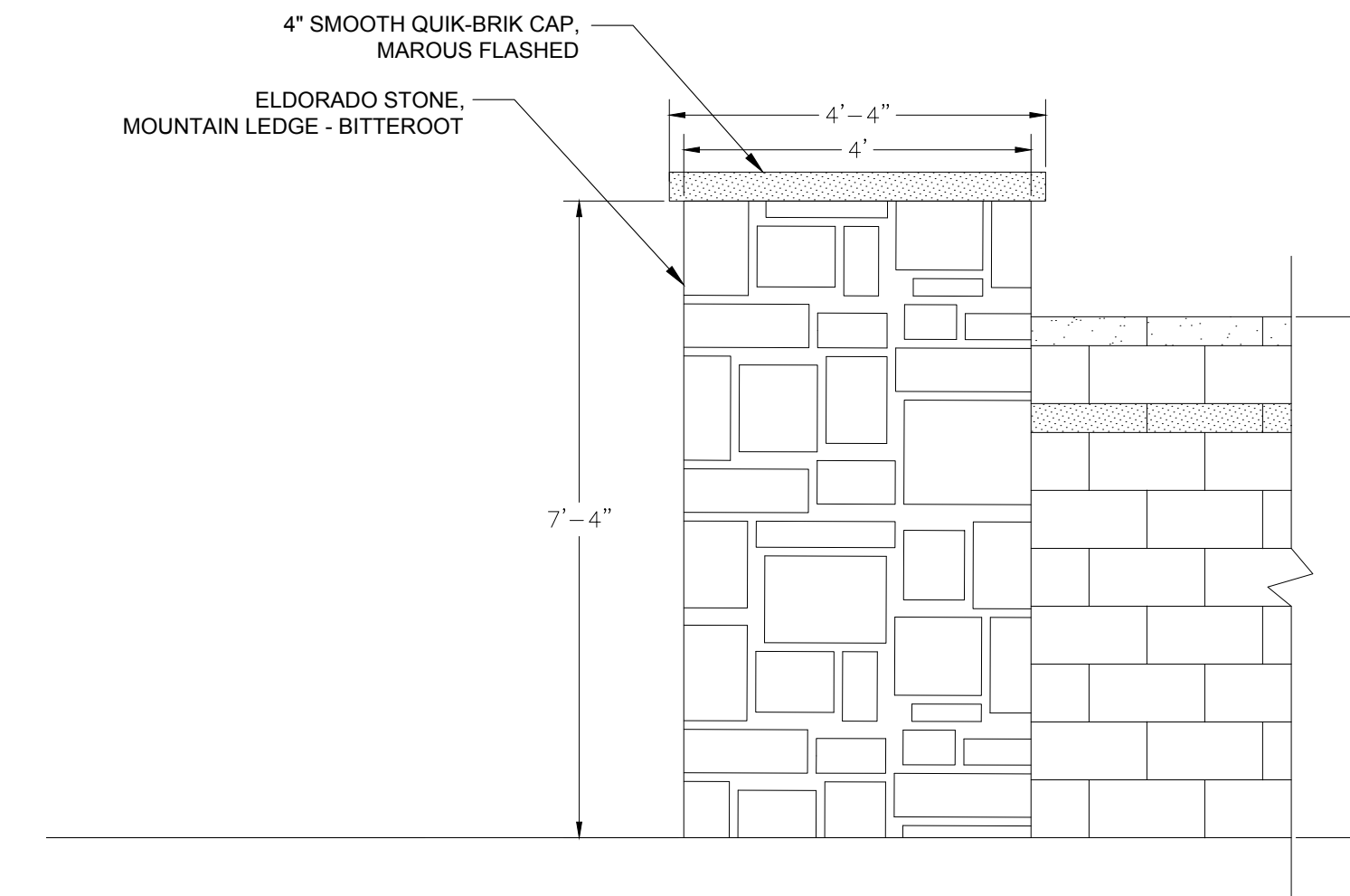
2 **PARTIAL VIEW FENCE**
SCALE: 1/2" = 1'-0"



3 **FULL VIEW FENCE**
SCALE: 1/2" = 1'-0"



4 **ENTRY MONUMENT SIGN WITH COLUMN**
SCALE: 1/2" = 1'-0"



5 **ENTRY MONUMENT COLUMN (NON SIGN SIDE OF ENTRY)**
SCALE: 1/2" = 1'-0"

Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 7740 North 16th Street, Suite 300 Phoenix, Arizona 85020 (602) 944-5500		SCALE (H): 1"=40' SCALE (V): NONE DESIGNED BY: AAV DRAWN BY: JAJ CHECKED BY: ASD DATE: JAN 2019	RYDER RANCH WALL AND MONUMENT DETAILS SURPRISE, ARIZONA	PROJECT NO. 29101505 DRAWING NAME 5005-PHS 07 OF 07
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S U R P R I S E
A R I Z O N A

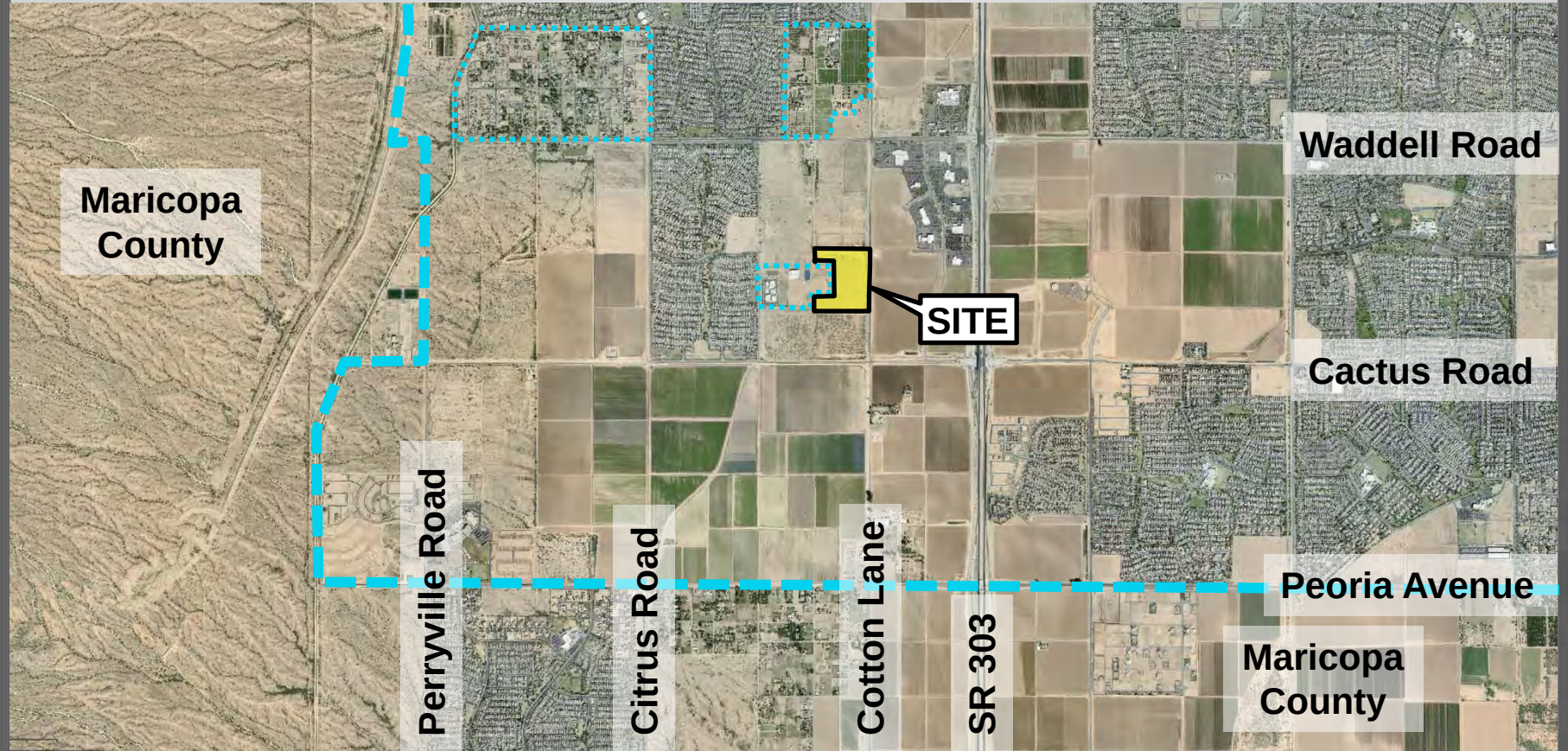
Ryder Ranch
FS18-632

Rezone with PUD Overlay and
Preliminary Plat

Planning & Zoning Commission - April 4, 2019

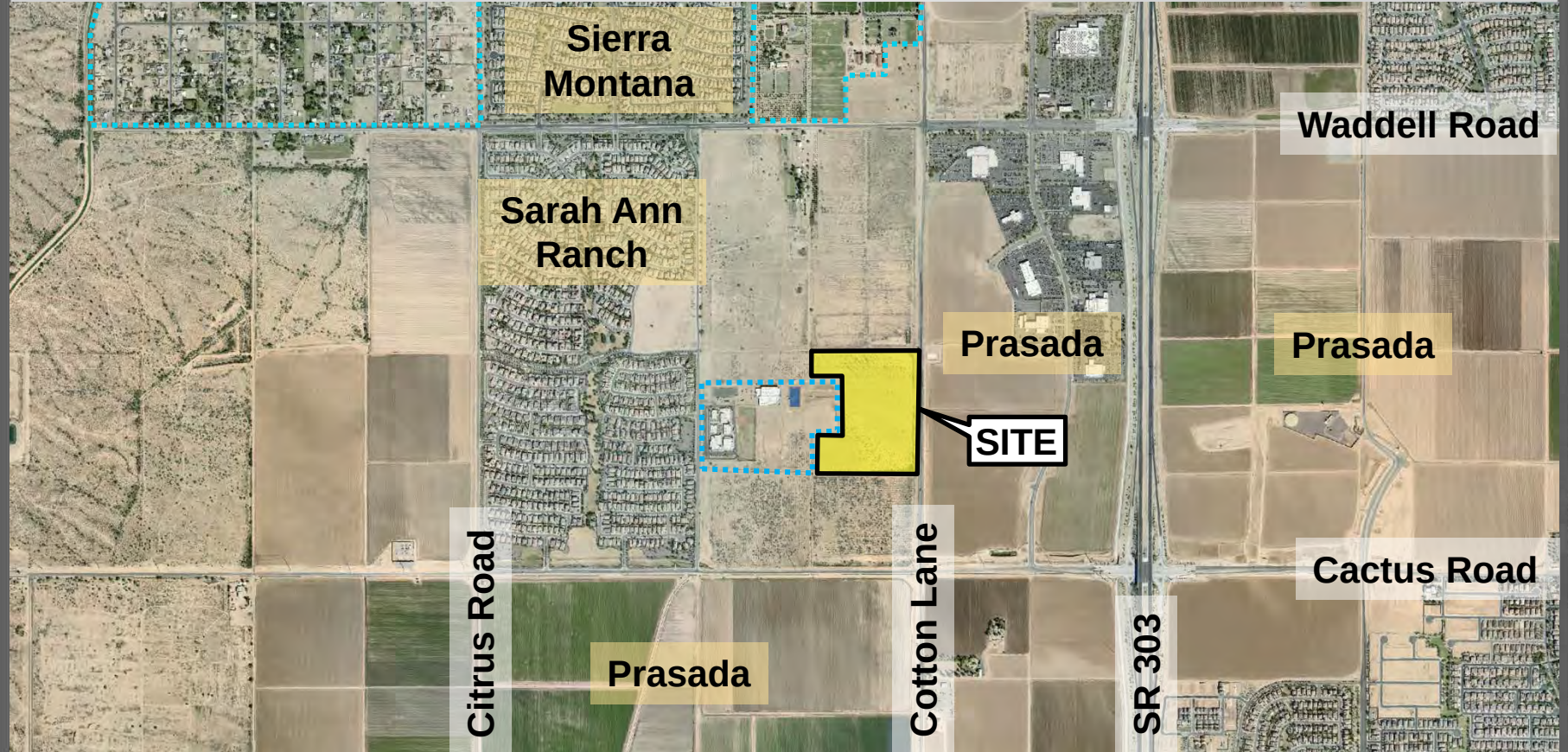
VICINITY MAP

FS18-632



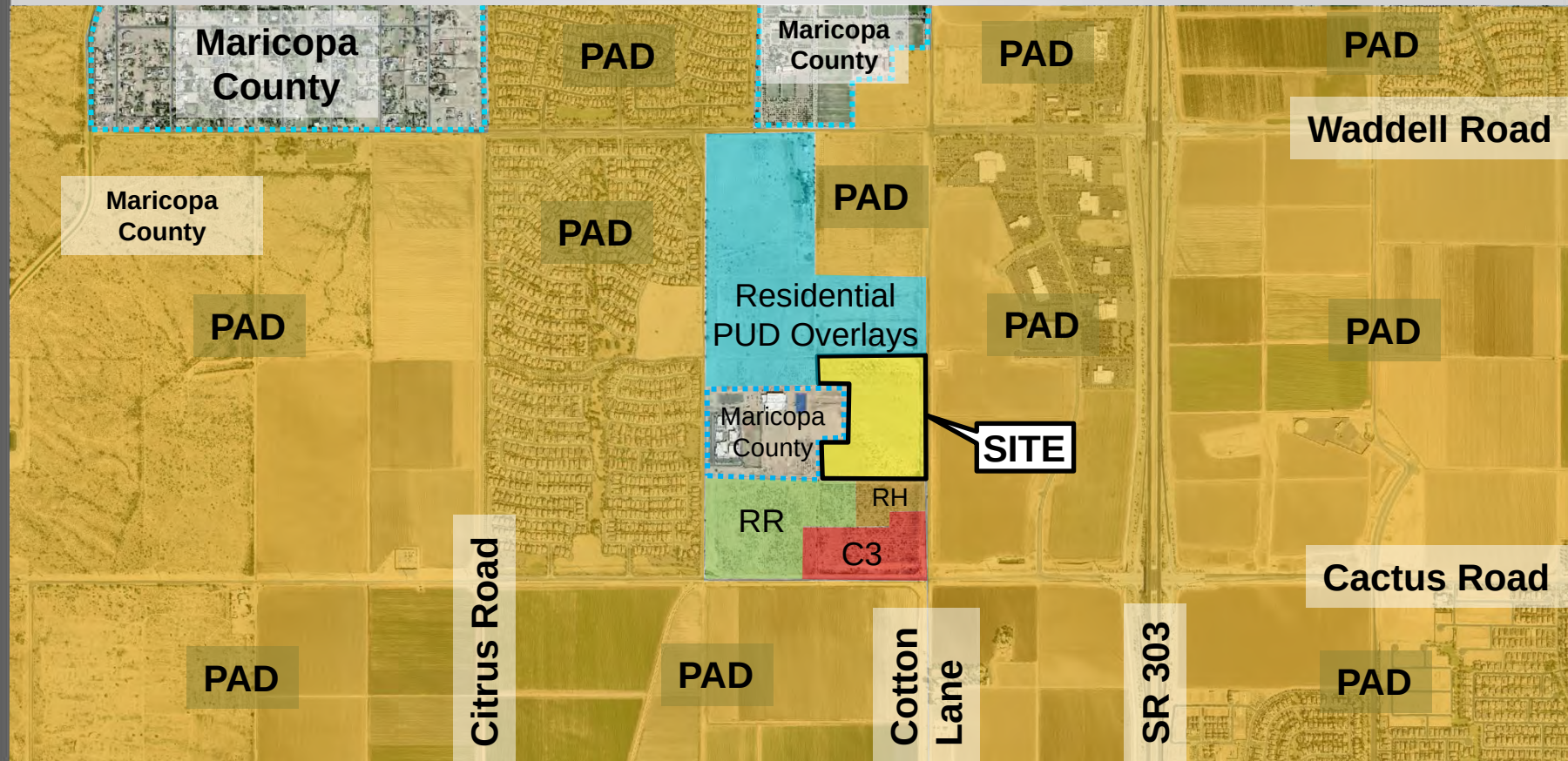
VICINITY MAP

FS18-632



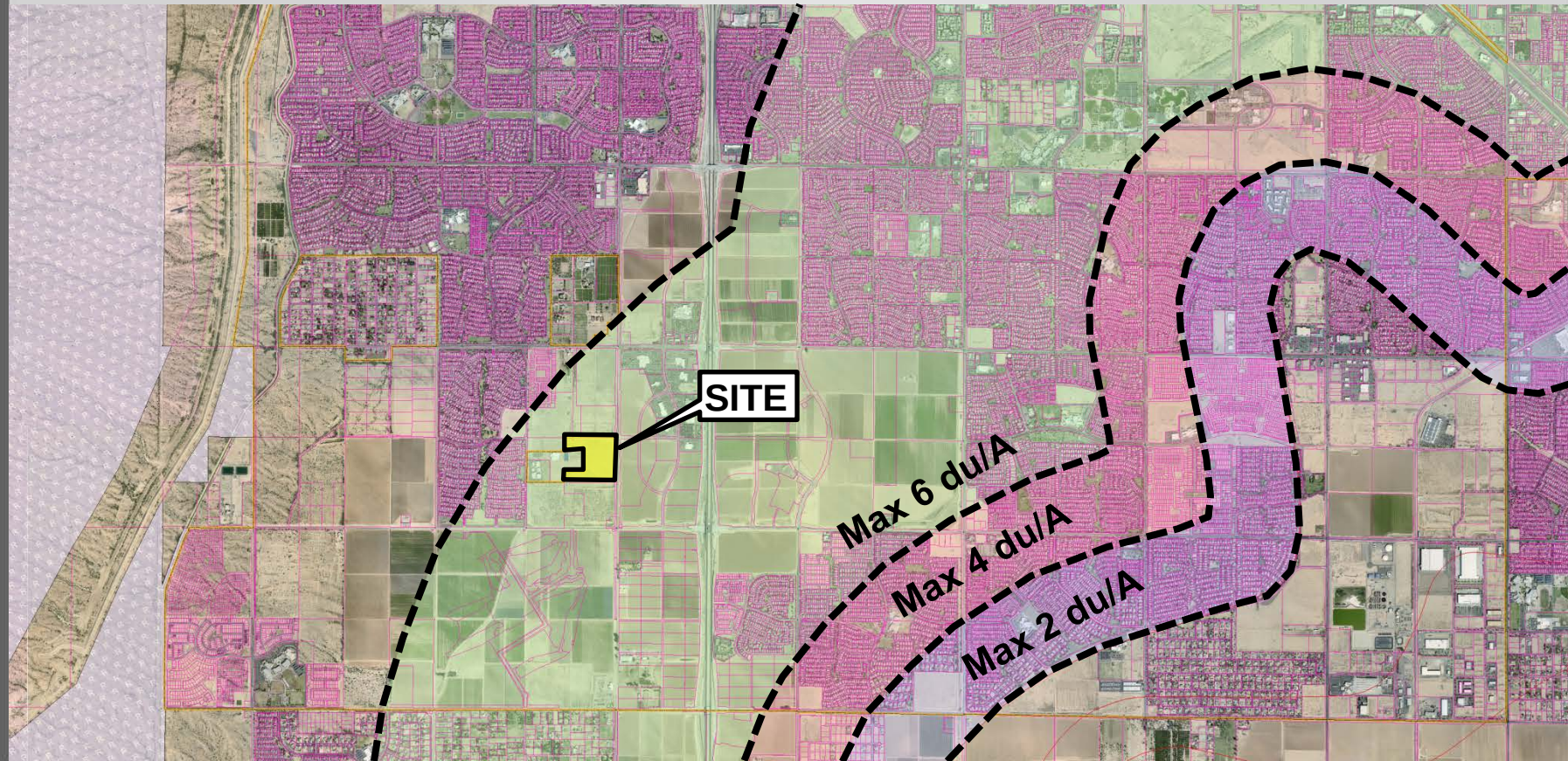
ZONING MAP

FS18-632



CACTUS AND 175th LUKE GDC MAP

FS18-632



175th Avenue

Cotton Lane

38.56 Acres

Paradise
Education

Ryder Ranch
Rezone with PUD Overlay

Project Area

175th Avenue

Cotton Lane

Paradise
Education

38.56 Acres
Residential
Ranch

Ryder Ranch
Rezone with PUD Overlay

Existing Zoning

175th Avenue

Cotton Lane

Paradise
Education

20.65 Acres
RM-6-PUD

17.91 Acres
RM-9-PUD

Ryder Ranch
Rezone with PUD Overlay

Proposed Zoning

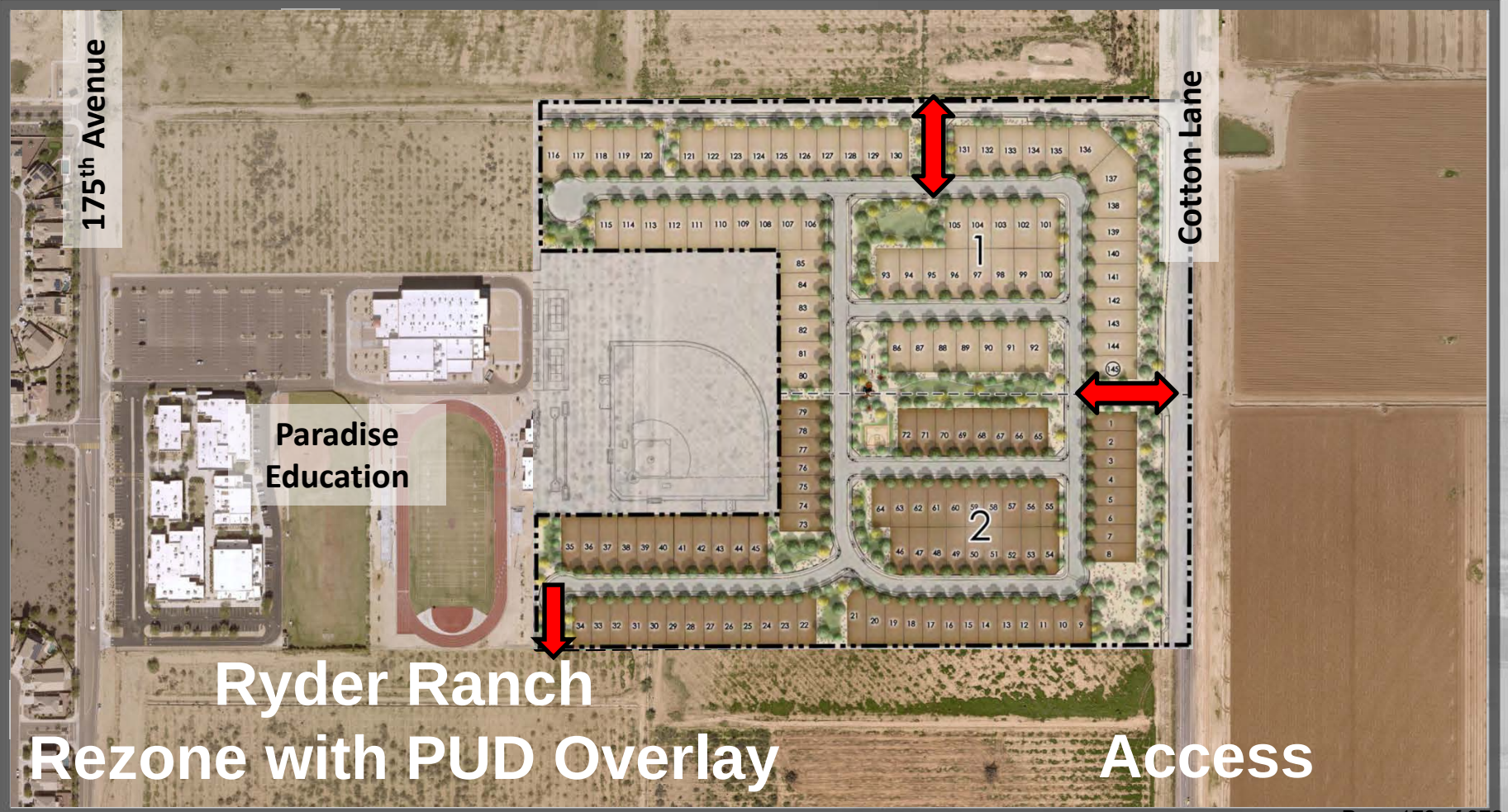
175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch Rezone with PUD Overlay

Proposed Plat



175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Access

175th Avenue

Paradise
Education

Cotton Lane

Ryder Ranch
Rezone with PUD Overlay

Access

175th Avenue

Cotton Lane

Paradise
Education

66
55' x 100' Lots

79
40' x 100' Lots

Ryder Ranch
Rezone with PUD Overlay

Lotting Product

DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Density	6.0	3.2 (decrease in density)	9.0	4.4 (decrease in density)
Minimum Lot Area (sf)	6,000	6,500 (increase in lot size)	4,500	5,000 (increase in lot size)
Minimum Lot Width (ft) (a)	50	55 (increase in lot width)	40	45 (increase in lot width)
Minimum Lot Depth (ft)	100	100	100	100
Minimum Front Yard Setback (ft) (livable area/front-facing garage) (b)	12/20	12/21	12/20	12/21
Minimum Side Yard Setback (ft)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)	20	20	20	20
Maximum Building Height (ft)	35	35	35	35

Footnotes:

- Lot width shall be measured at the front setback as shown on the pre-plat. The front setback shall be located at the minimum front yard setback for typical shaped rectangular lots. For irregular shaped lots, the front setback shall be the larger of either the minimum setback or at the location where the distance along the setback meets the minimum lot width.
- Front facing garages shall have a minimum 21 foot front yard setback from the street right-of-way. Front yard setbacks may be reduced to 12 feet for side loaded garage and livable area of the home.
- Any dimensional requirement not in compliance with the standards in the table and footnotes above shall be a violation of this ordinance.

PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
- **20 foot rear setbacks provide ample space on each lot to accommodate a private pool should the homeowner chose to do so.**

PUD MODIFICATIONS

- **Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.**
- **Removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development.**

RM-6-PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.
- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

OPEN SPACE

SWEETWATER AVENUE

COTTON LANE



LEGEND

- ① INFORMAL PLAY / RETENTION
- ② SPORT COURT
- ③ TOT LOT
- ④ SHADE RAMADA / PICNIC AREA
- ⑤ SIDEWALK / TRAIL
- ⑥ ENTRY MONUMENT
- ⑦ OPEN SPACE PARCEL

**26 Percent
Open Space Provided**

Rezone with PUD Overlay

Citizen Review

February 27, 2019 at 6 pm
Sunset Hills Elementary School

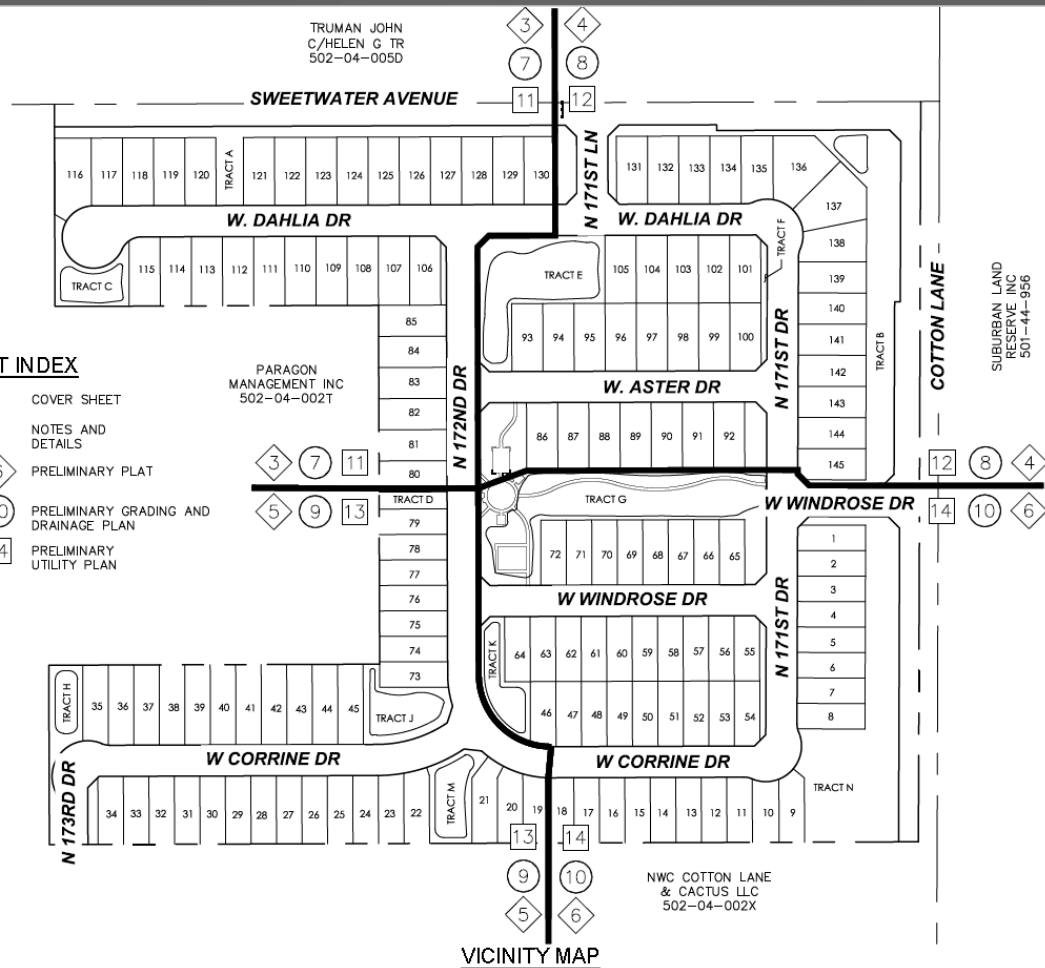
March 18, 2019
Surprise City Hall

Recommendation

Approve subject to stipulations “A” thru “E”

SHEET INDEX

- | | |
|----|---------------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES AND DETAILS |
| 3 | PRELIMINARY PLAT |
| 7 | PRELIMINARY GRADING AND DRAINAGE PLAN |
| 11 | PRELIMINARY UTILITY PLAN |

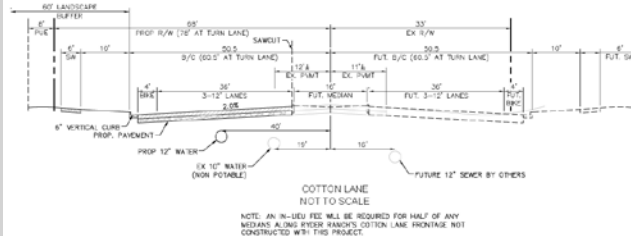


VICINITY MAP

PRELIMINARY PLAT



PRELIMINARY PLAT



IF LOT WIDTH IS 15' OR LESS, THE FRONT SETBACK AS SHOWN ON THE PLAT. THE FRONT SETBACK SHALL BE LOCATED AT THE MINIMUM DISTANCE FROM THE STREET AS SHOWN ON THE PLAT. FOR IRREGULAR SHAPED LOTS, THE FRONT SETBACK SHALL BE THE LARGER OF EITHER THE MINIMUM SETBACK OR AT THE LOCATION WHERE THE DISTANCE ALONG THE SETBACK MEETS THE MINIMUM LOT WIDTH.

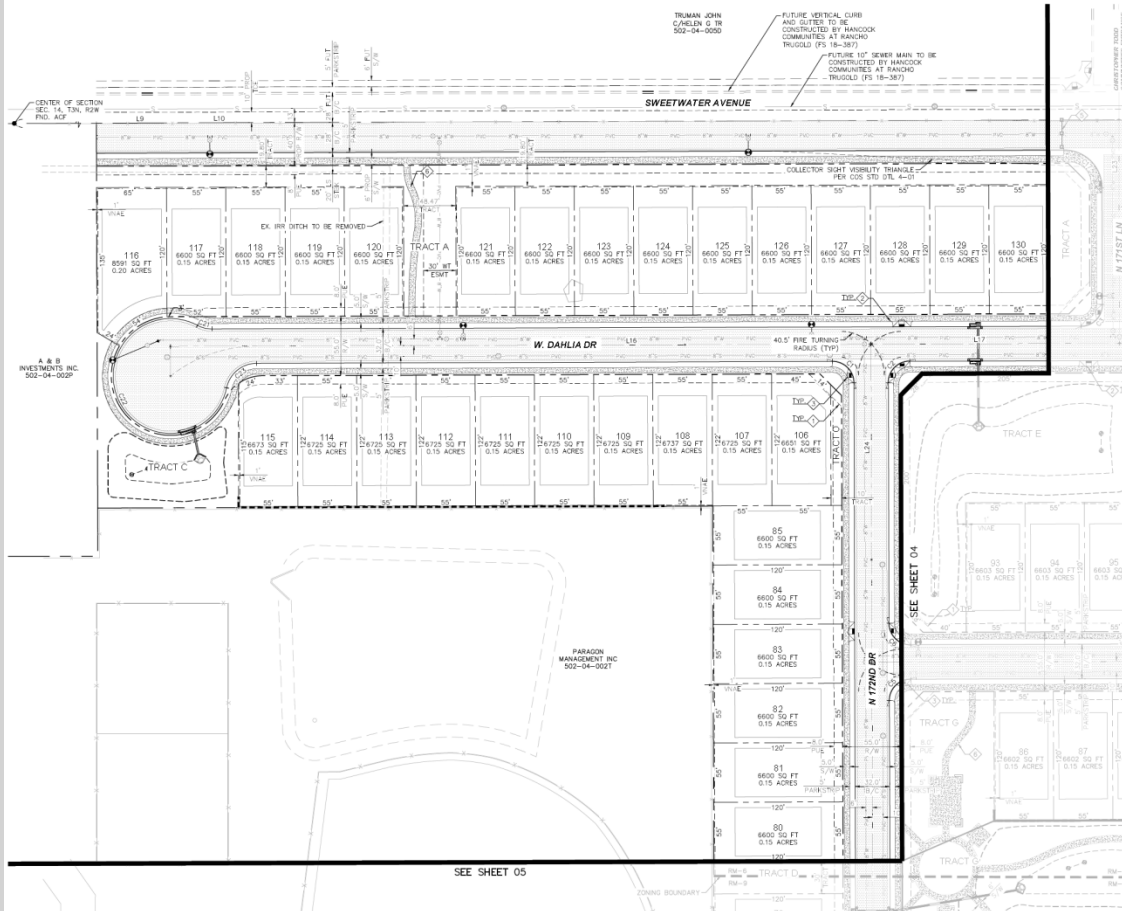
IF FRONT FACING GARAGES SHALL HAVE A MIN. 2' FRONT YARD SETBACK FROM STREET IN CITY OF WAY. FRONT YARD SETBACKS MAY BE REDUCED TO 12" FOR ONE SIDE LOADED GARAGE AND UNLIVE AREA OF THE HOUSE.

CLANY DIMENSIONAL REQUIREMENT NOT IN COMPLIANCE WITH THE STANDARDS IN THE TABLE AND FOOTNOTES ABOVE SHALL BE A VIOLATION OF THIS ORDINANCE.

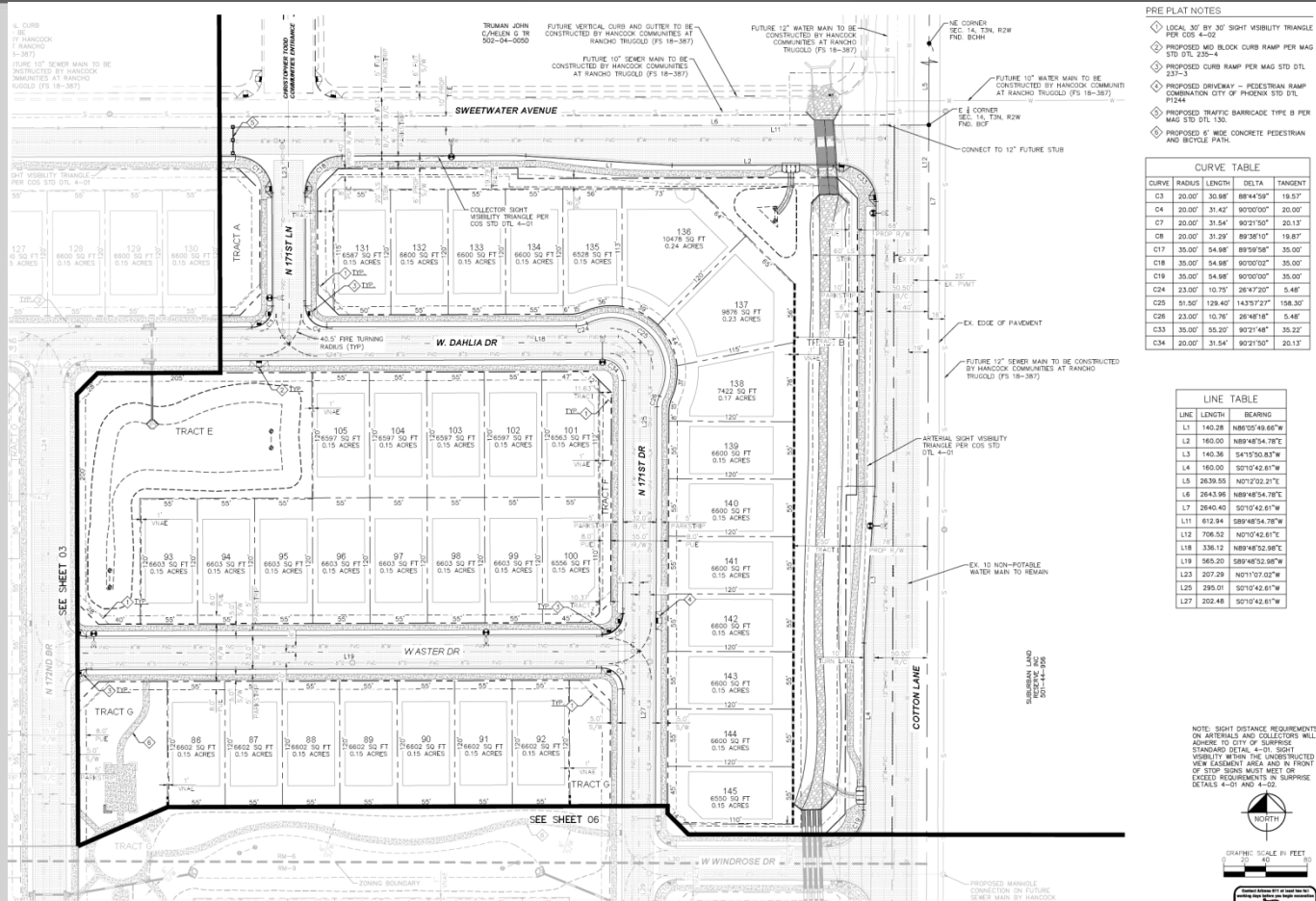


THE INTERSECTION STREET IS CLASSIFIED AS A LOCAL
 AND THE INTERSECTING STREET IS CLASSIFIED AS A COLLECTOR

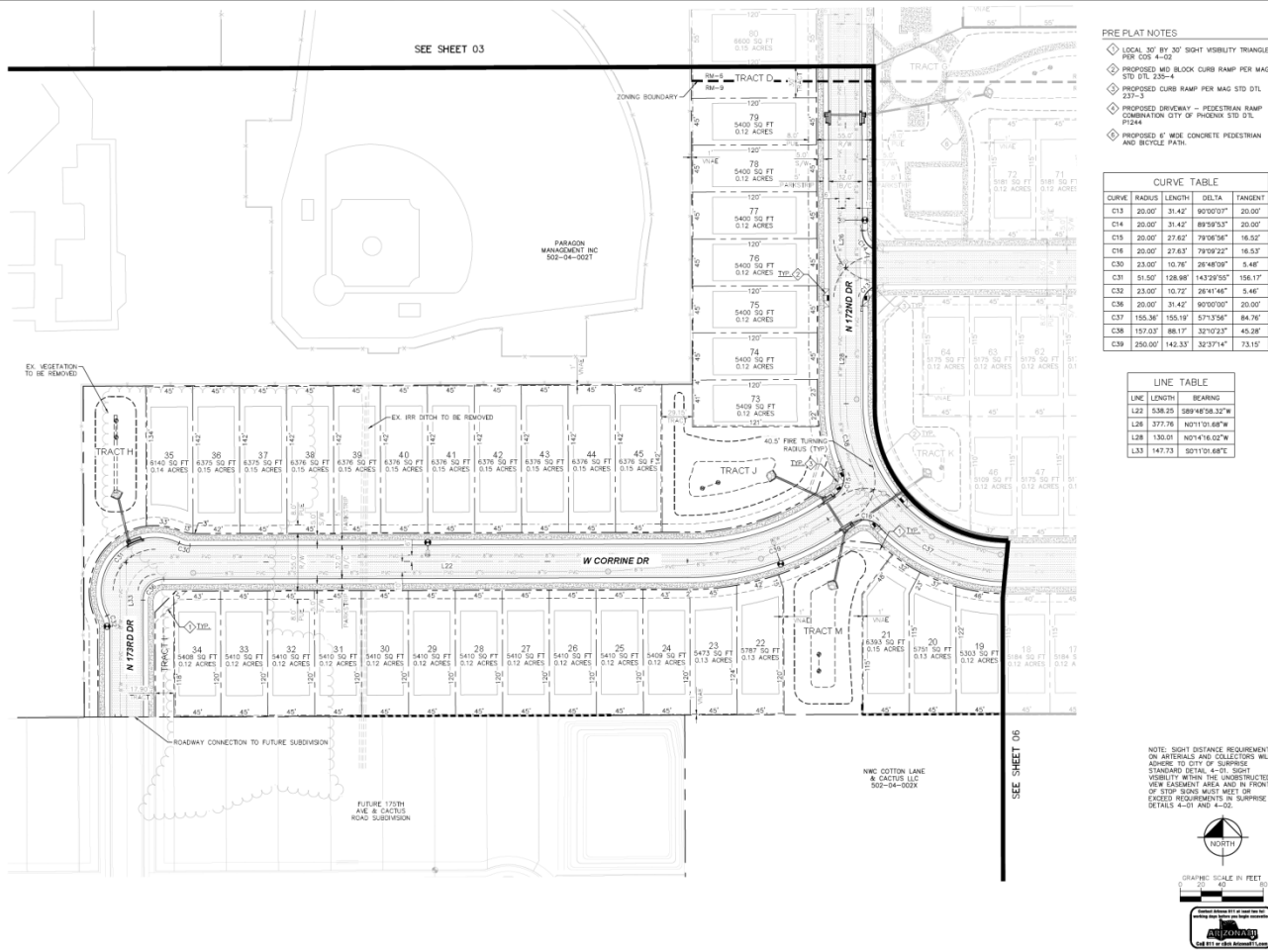
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77	5400	0.12	RM-V-PD2
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79	5400	0.12	RM-V-PD2
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81	6000	0.15	RM-V-PD2
82	6000	0.15	RM-V-PD2
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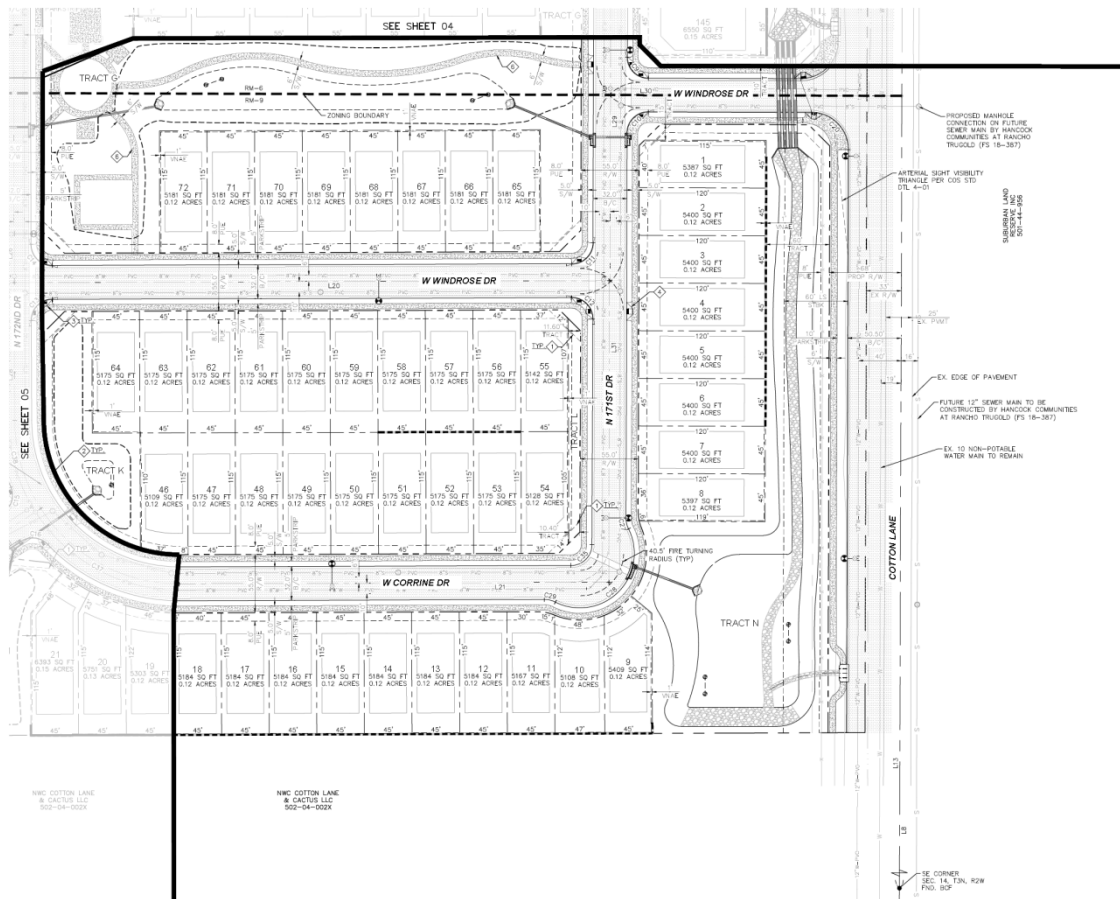


PRELIMINARY PLAT



PRELIMINARY PLAT





PRE PLAT NOTES

- ◇ LOCAL 30' BY 30' SIGHT VISIBILITY TRIANGLE PER COS 4-02
- ◇ PROPOSED MD BLOCK CURB RAMP PER MAG STD DT, 235-4
- ◇ PROPOSED CURB RAMP PER MAG STD DT, 237-3
- ◇ PROPOSED DRIVEWAY - PEDESTRIAN RAMP COMBINATION CITY OF PHOENIX STD DT, 234
- ◇ PROPOSED 8' WIDE CONCRETE PEDESTRIAN AND BICYCLE PATH

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C9	20.00'	31.42'	90°00'00"	20.00'
C10	20.00'	31.42'	90°00'00"	20.00'
C11	20.00'	31.29'	89°38'16"	19.87'
C12	20.00'	31.54'	90°37'44"	20.13'
C20	35.00'	54.88'	90°00'00"	35.00'
C27	23.00'	10.75'	28°47'14"	5.48'
C28	51.50'	128.74'	143°17'38"	154.94'
C29	23.00'	10.78'	28°48'08"	5.48'
C35	20.00'	31.29'	89°38'16"	19.87'

LINE TABLE

LINE	LENGTH	BEARING
L8	2640.40	S07°42.61'W
L13	1933.88	N07°10.81'E
L20	562.81	S89°48'56.32"W
L21	406.01	S89°48'56.32"W
L29	175.30	S07°42.61'W
L30	275.50	S89°49'17.38'E
L31	285.01	S07°42.61'W

NOTE: SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO CITY OF SURPRISE STANDARD DET, 4-01. SIGHT VISIBILITY WITHIN THE UNSTRUCTURED VIEW EXISTENCE AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.

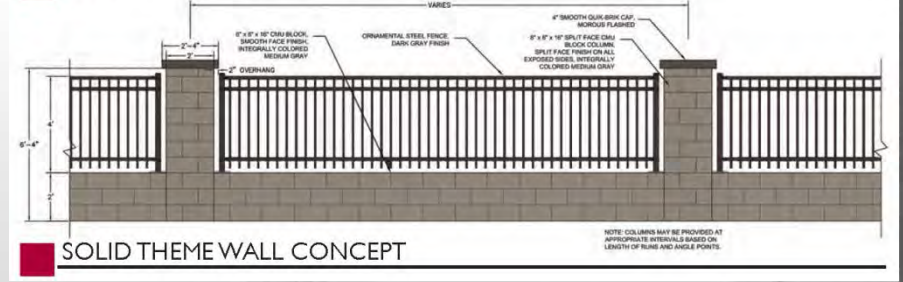
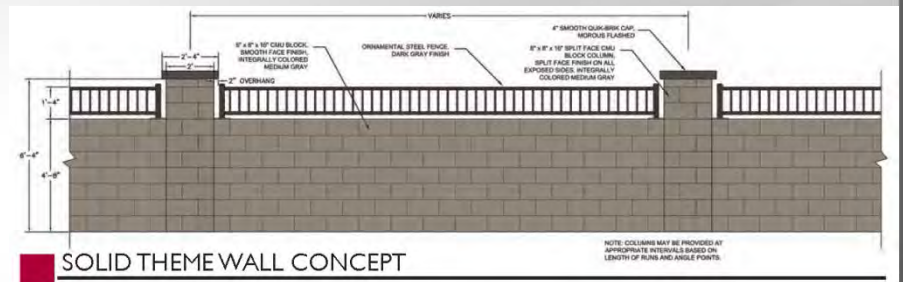
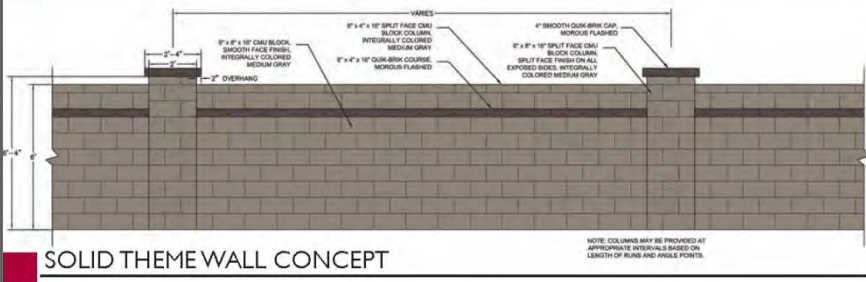
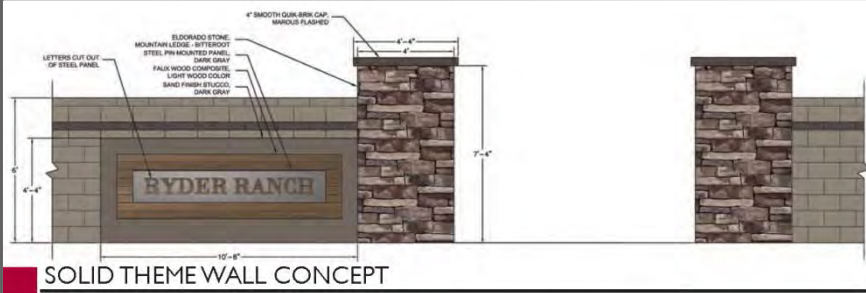


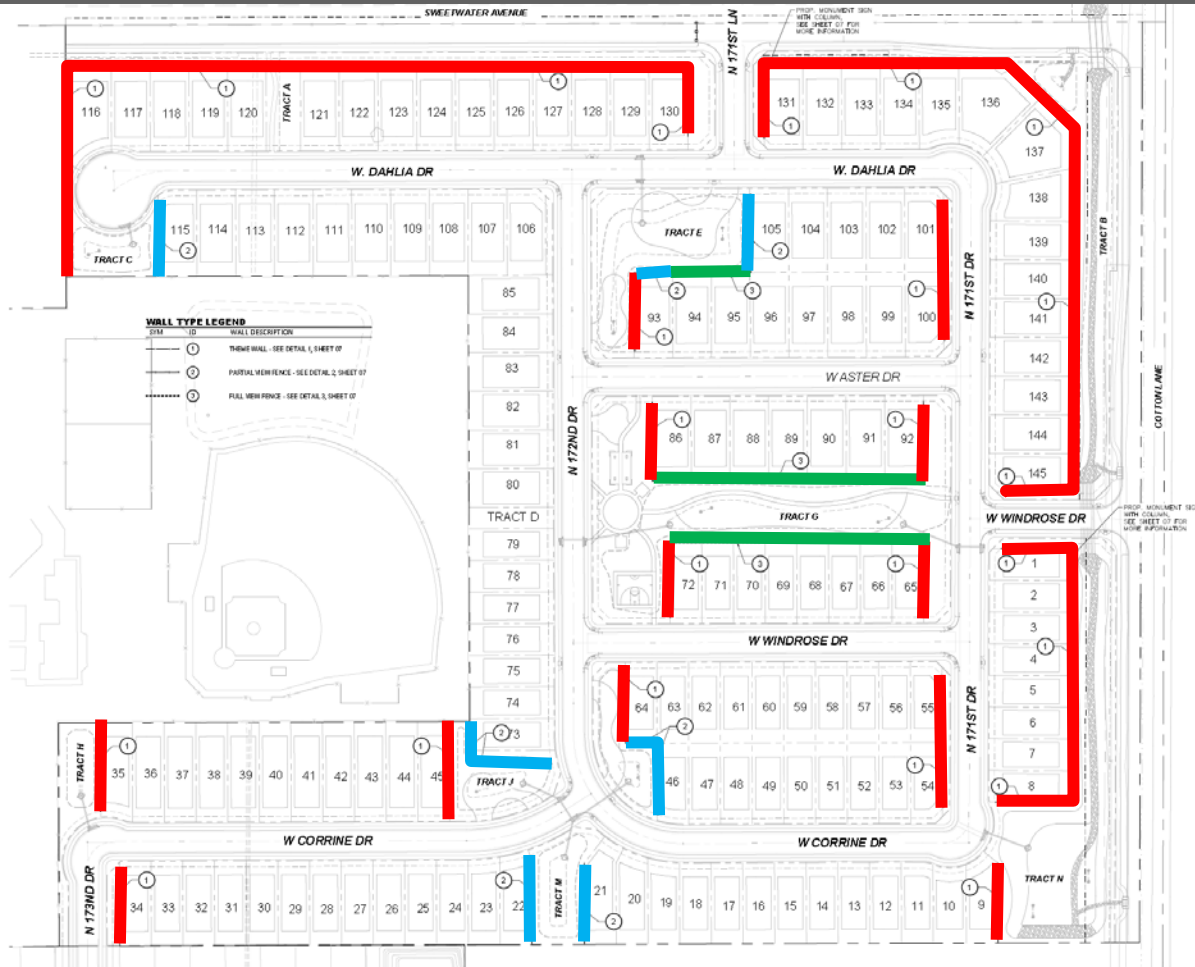
GRAPHIC SCALE IN FEET
0 25 50



PRELIMINARY PLAT

WALLS





WALL TYPES

Theme

Partial View

Full View

Preliminary Plat

Citizen Review

February 27, 2019 at 6 pm
Sunset Hills Elementary School

March 18, 2019
Surprise City Hall

Recommendation

Approve subject to stipulations “A” thru “G”



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: April 4, 2019 Contact Person: Hobart Wingard, PLANNER II
Submitting Department: Community Development District: District 3
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Zone Change from Residential Ranch ("RR") and High Density Residential ("RH") to 41.51 acres of Medium Density Residential (RM-6) with a Planned Unit Development ("PUD") Overlay for Gehan at Cactus and 175th, Ordinance #2019-09.

Motion:

Move to recommend approval of Ordinance #2019-09 to the City Council subject to stipulations "A" through "D" as stated in the staff report.

Background:

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently. The subject request involves the rezoning of approximately 41.51 acres of land from RR and RH to RM-6 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

Objective Analysis:

Policy Compliant:

The proposal is consistent with the Surprise General Plan 2035.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - PZ Staff Report - 040419
 2. 01 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Vicinity Maps - 040419
 3. 02A - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Rezone with PUD Document - 040419
 4. 02B - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Rezone with PUD Document - 040419
 5. 03 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Citizen Participation - 040419
 6. 04 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Public Engagement - 040419
 7. 05 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Luke Letter - 040419
 8. 06 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - Dysart Letter - 040419
 9. 07 - Ord. 2019-09 Gehan at 175th and Cactus Rezone with PUD -final
 10. 08 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - PZ PowerPoint - 040419
-



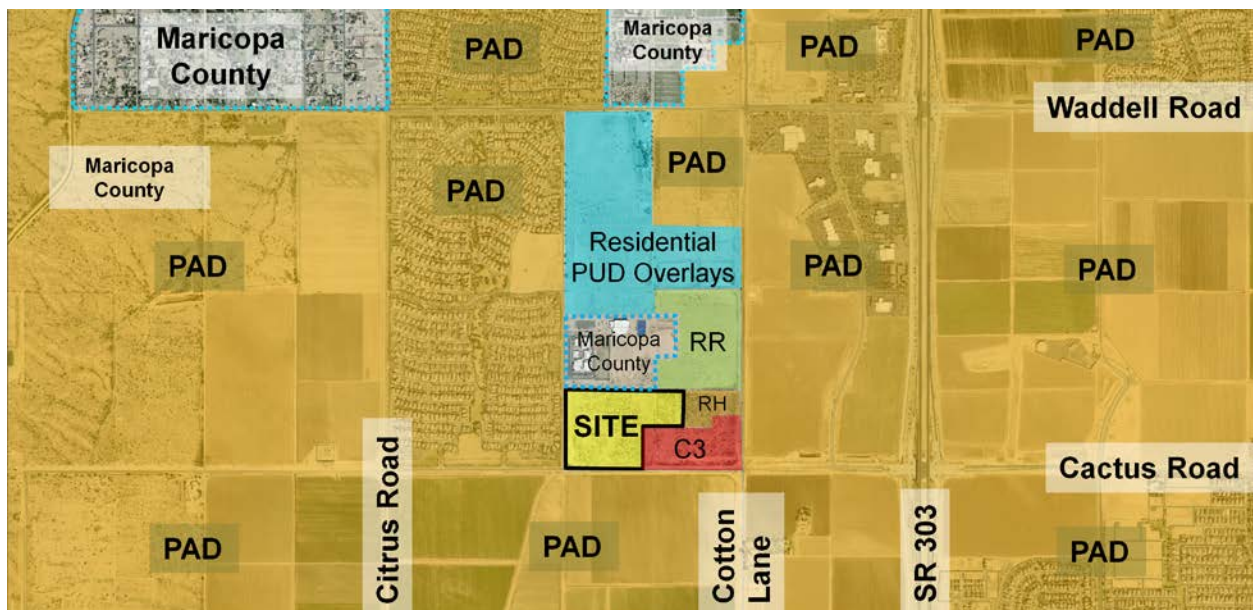
1	Case:	FS18-566
3	Project Name:	Gehan at 175 th and Cactus Rezone with PUD Overlay
4	Council District:	3 - Mesquite
5	Meeting Date:	April 4, 2019
6	Planner:	Hobart Wingard, Planner II
7		
8	Owner:	S and S Cotton, LLC
9	Applicant:	Gehan Homes
0	Request:	Zone Change from Residential Ranch (“RR”) and High
1		Density Residential (“RH”) to approx. 40 acres of
2		Medium Density Residential (RM-6-PUD) with a
3		Planned Unit Development (“PUD”) Overlay
4	Site Location:	Generally located on the northeast corner of Cactus
5		Road and 175 th Avenue
6	Area and Density:	41.51 acres at 3.78 dwelling units per acre (“du/A”)
7	General Plan Conformance:	The proposal is consistent with the Surprise General
8		Plan 2035
9	Support/Opposition:	None known
0	Staff Recommendation:	Approve , subject to stipulations ‘A’ through ‘B’

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently.

The subject request involves the rezoning of approximately 41.51 acres of land from RR and RH to RM-6 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

EXISTING ZONING:

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



Sarah Ann Ranch Residential PAD	Maricopa County Paradise Education	Residential Ranch Vacant
Sarah Ann Ranch Residential PAD	Gehan at 175th and Cactus Existing – RR and RH Proposed – RM-9-PUD	Regional Commercial (CR) High Density Residential (RH) - Vacant
Prasada PAD Toll Brothers Development	Prasada PAD Toll Brothers Development	Prasada PAD Toll Brothers Development

BACKGROUND:

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for a Zone Change and Preliminary Plat for 175th & Sweetwater under Case FS16-391.

September 12, 2016: Mark Reddie of LVA Urban Design Studio filed a request for Zone Change and Preliminary for Magnolia under Case FS16-392. Said case was subsequently withdrawn.

September 28, 2016: On behalf of the applicant, staff opened Case FS16-427 relating to the annexation of the subject property.

January 17, 2017: The City Council approved the annexation of the subject property under Case FS16-427.

July 19, 2018: Staff held a Concept Review meeting with Brad Wiley of Gehan Homes for a Rezone with PUD Overlay and a Preliminary Plat for Gehan at 175th and Cactus under Case CR18-338.

October 19, 2018: Brad Wiley of Gehan Homes filed a request for a Preliminary Plat and a Rezone with PUD Overlay for Gehan at 175th and Cactus under Case FS18-566, the subject case.

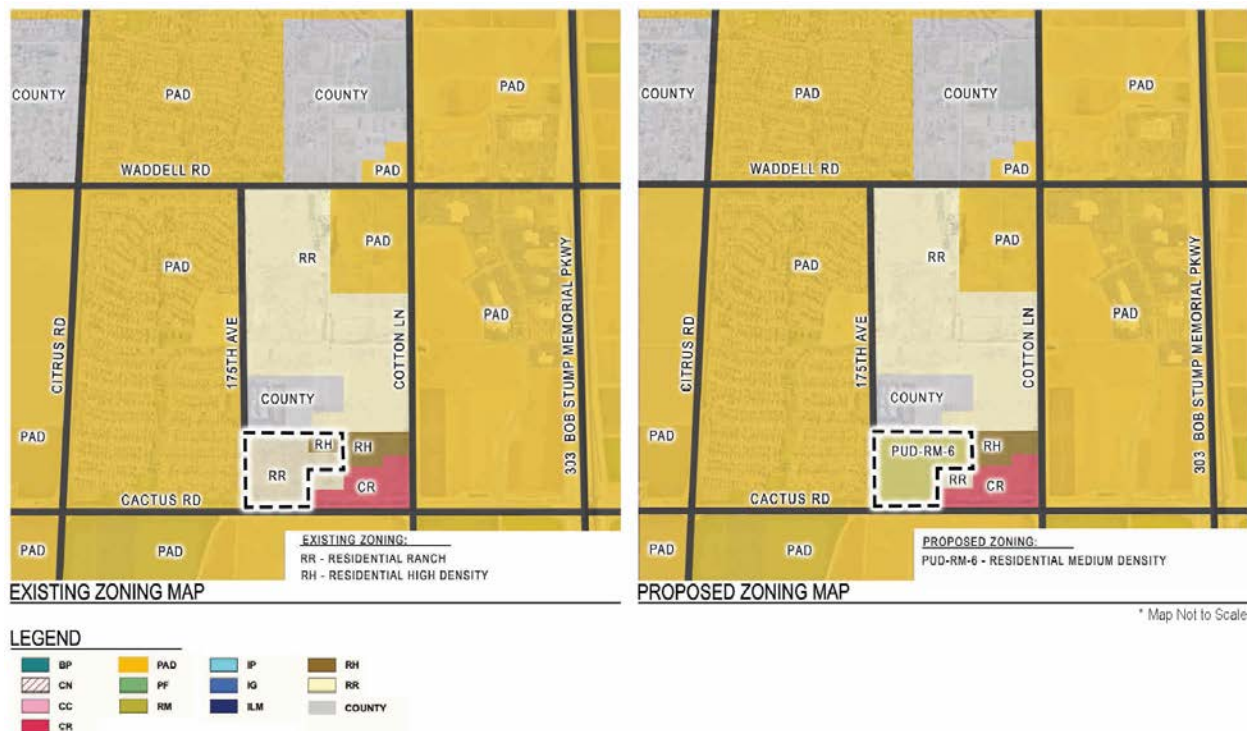
January 16, 2019: Brad Wiley of Gehan Homes held a Citizen Review Meeting for the subject project at the Sierra Montana Recreation Center. A Citizen Review Participation Report is attached.

CITIZEN REVIEW:

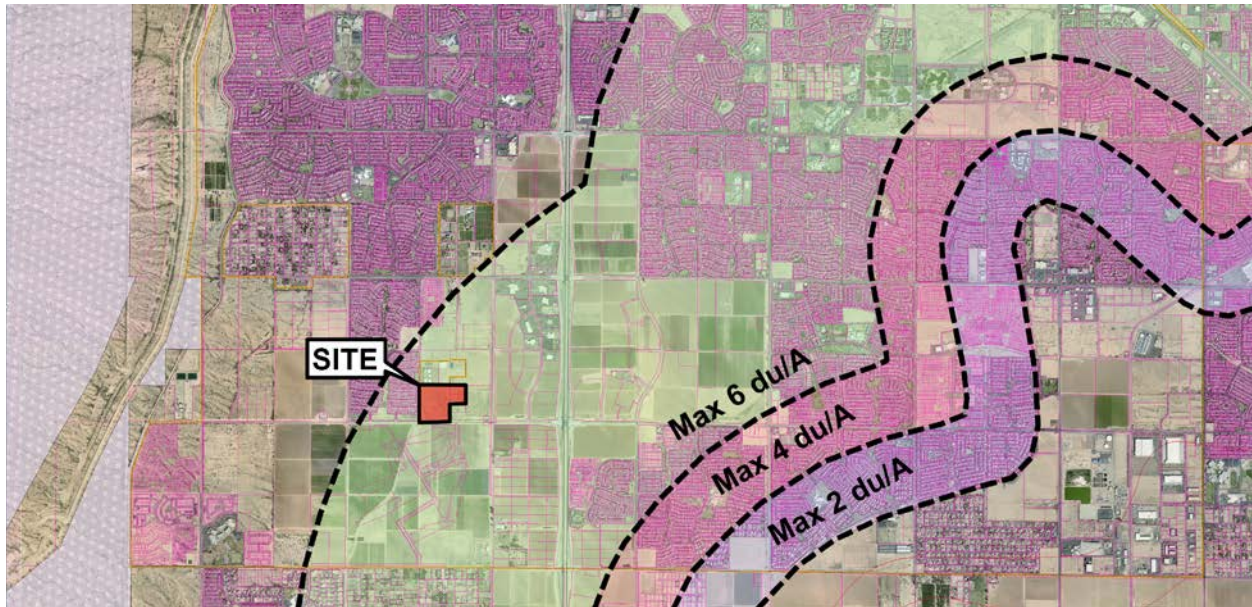
The applicant held a Citizen Review meeting on January 16, 2019 at the Sierra Montana Recreation Center located at 14861 North Spring Lane. The results of that meeting are summarized in the attached Citizen Review Participation Report. The site was also posted in accordance with the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

ANALYSIS AND DISCUSSION:

The subject zone change request involves a change from RR and RH to RM-6 with a PUD Overlay intended to modify development standards and limit density. The project anticipates 157 single-family residential lots over approx. 41.51 acres for a gross density of 3.78 du/A.



The subject site is located along the outer edge of the 0-6 du/A ribbon of the Luke AFB Graduated Density Concept ("GDC"). The subject project provides a density of 3.78 du/A, which is in keeping with the GDC. A context plan is shown below:



Unlike typical “PAD” zoning, the subject request falls under the current Surprise Unified Development Code (“SUDC”). As such, the uses associated with the proposed zoning district are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain modifications to the development standards.

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

TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.

(2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

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

Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres. The applicant proposes the removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development. Grassy areas within the drainage/retention areas have been designed to allow for free style active play.

Section 122-137(q)(1) requires a minimum of one (1) sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.” This project requests the removal of this requirement due to the drainage constraints placed on the site. To provide adequate drainage areas across the site, resulting in a limited availability of high-and-dry areas needed in order to build recreational amenities and sport court areas. In order to maximize the amenities provided within the designed recreation amenity area, the sport court could not be included on this plan. Grassy areas within the drainage/retention areas have, however, been designed to allow for free style active play, meaning that while these areas do not include structured play equipment or permanent courts, they are designed to be used for a number of different activities including various sport options.

The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width. The proposed minimum lot widths are 45 and 55 feet. If limited to 30 percent, the driveways would only be 13.5 and 15 feet wide, respectively. Since a typical garage is 20 feet wide, the applicant proposes 45 percent, which would allow for a 20.25 foot wide driveway in the 45 foot wide lots, and 22.50 foot wide driveway in the 50 foot wide lots.

There is also a provision in the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area, which is that area located between the front setback line and the front lot line. The proposed minimum lot widths are 45 and 55 feet, while the proposed minimum front setback is 12 feet. 30 percent of the resulting area will not accommodate a driveway; however, increasing to 45 percent will accommodate the proposed driveway widths.

The SUDC requires that not less than 20 percent of the “net residential acreage” be set aside as open space. The net residential acreage is essentially the total amount of land taken up by the individual lots combined with the total open space. The applicant proposes an increase to 26.68 percent of the net residential area as open space overall, which exceeds the 20 percent requirement set forth in the SUDC. Within that open space will be a pocket park with tot-lot, ramada, picnic area, turf play area, and landscaping.



UTILITY AND SERVICES TABLE:

Electric	APS
Water	EPCOR
Wastewater	City of Surprise
Refuse	City of Surprise
Natural Gas	Southwest Gas
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. The proposed RM-6-PUD zoning district will generate a density of 3.78 du/A, and is consistent with the existing and proposed single-family fabric in the area.

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections.

The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated October 31, 2018, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations. The letter is attached.

April 4, 2019 - Planning and Zoning Commission
Case FS18-566 - Gehan at 175th and Cactus - Rezone with PUD Overlay
Page 6 of 8

Maricopa Water District (MWD): In an email dated October 29, 2018, MWD indicated that they are currently working with the District to address all concerns.

Dysart Unified School District (DUSD): In a letter dated October 12, 2018, DUSD indicated they are currently working with the developer on a donation agreement. The letter is attached.

SUMMARY:

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

FINDINGS:

- The proposed zone change is consistent with the Surprise General Plan 2035.
- The proposed development standards will allow the property to be reasonably developed.
- There are no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject rezone request to the City Council, subject to stipulations 'A' and 'B' as outlined below:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Cactus & 175th", consisting of 20 pages plus exhibits, prepared by Gehan Homes and stamped received February 14, 2019.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

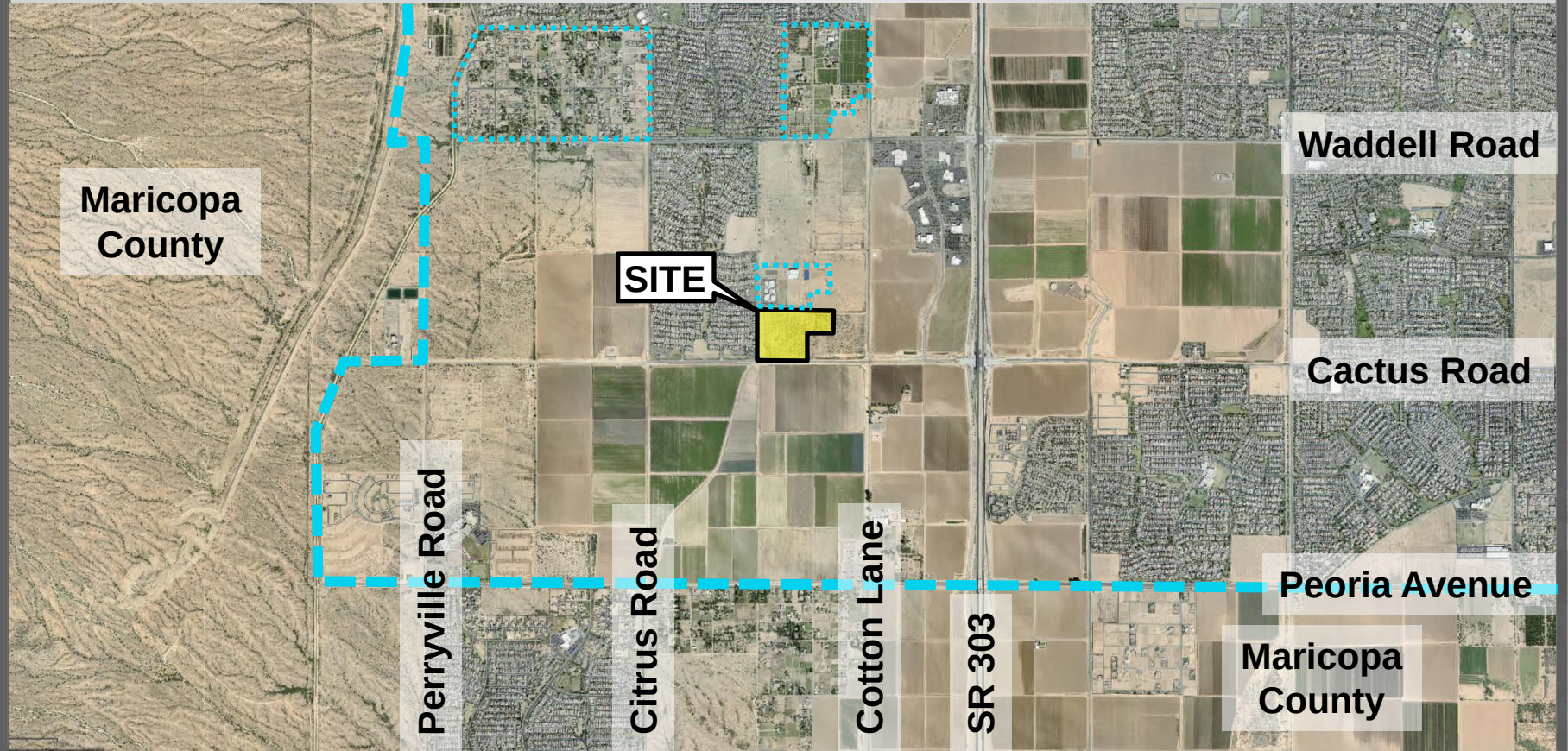
ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Rezone with PUD Overlay Document
- 03 - Citizen Participation Report
- 04 - Public Engagement Form

189 05 - Luke Letter
190 06 - Dysart Letter
191 07 - Ordinance
192 08 - PowerPoint

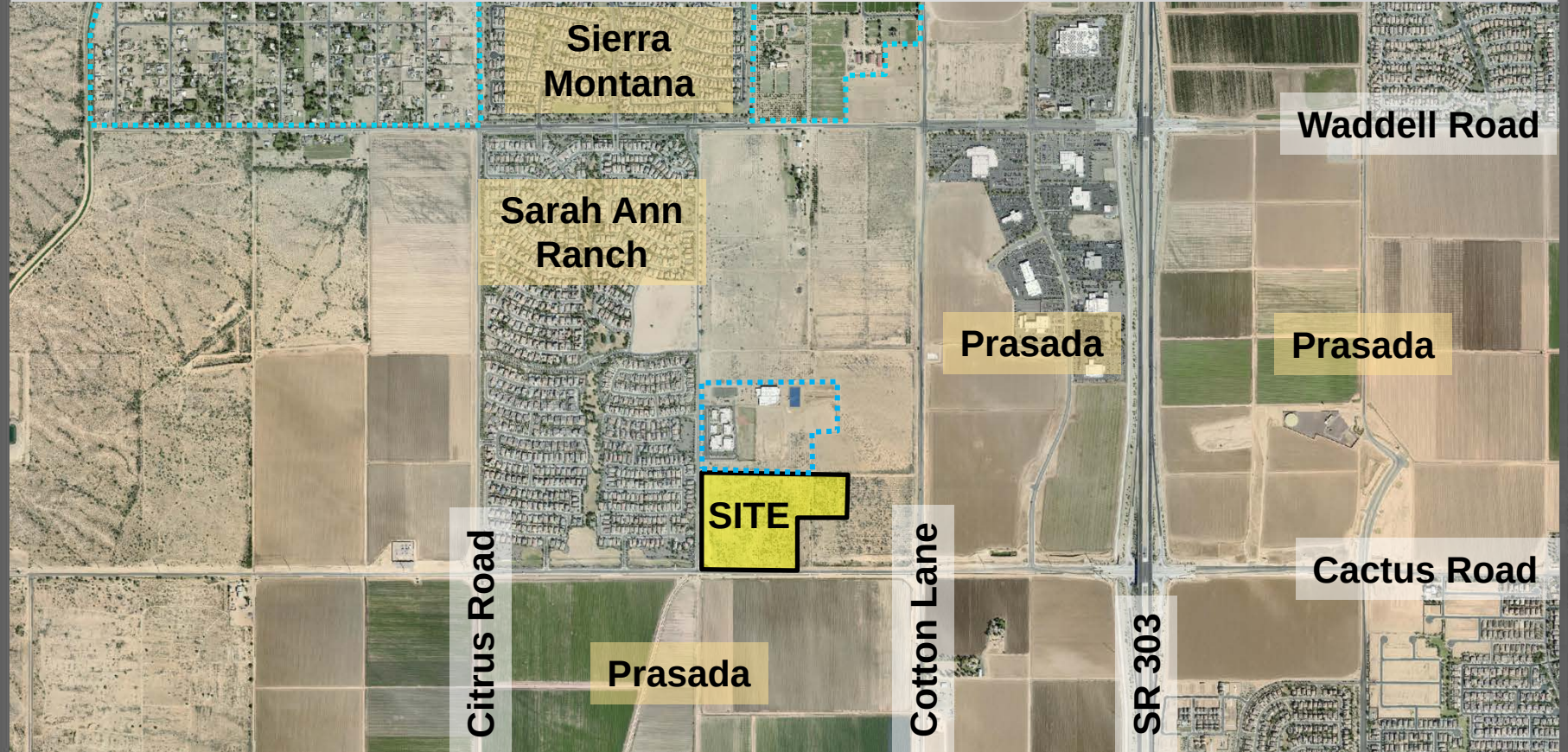
VICINITY MAP

FS18-566



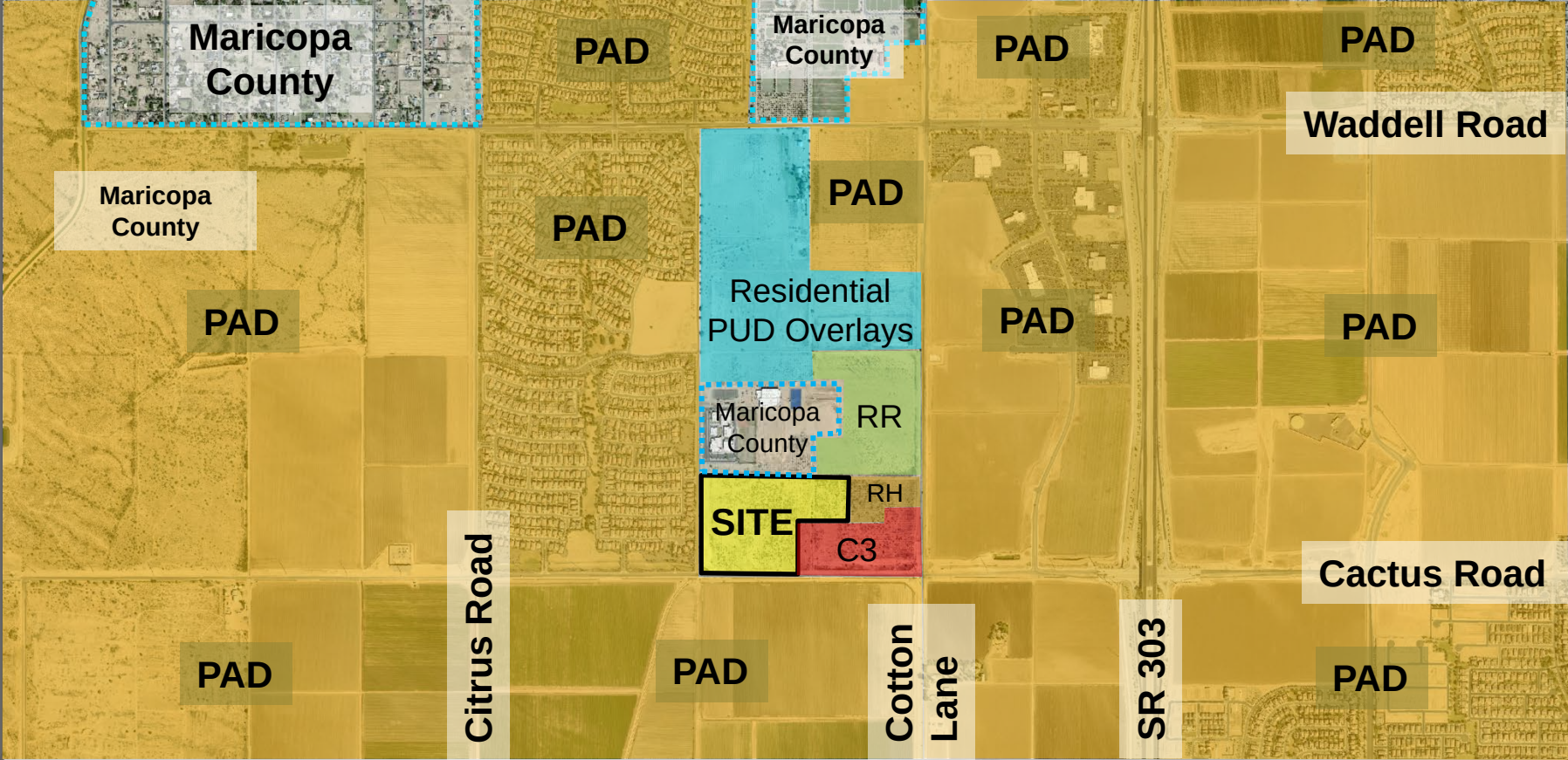
VICINITY MAP

FS18-566



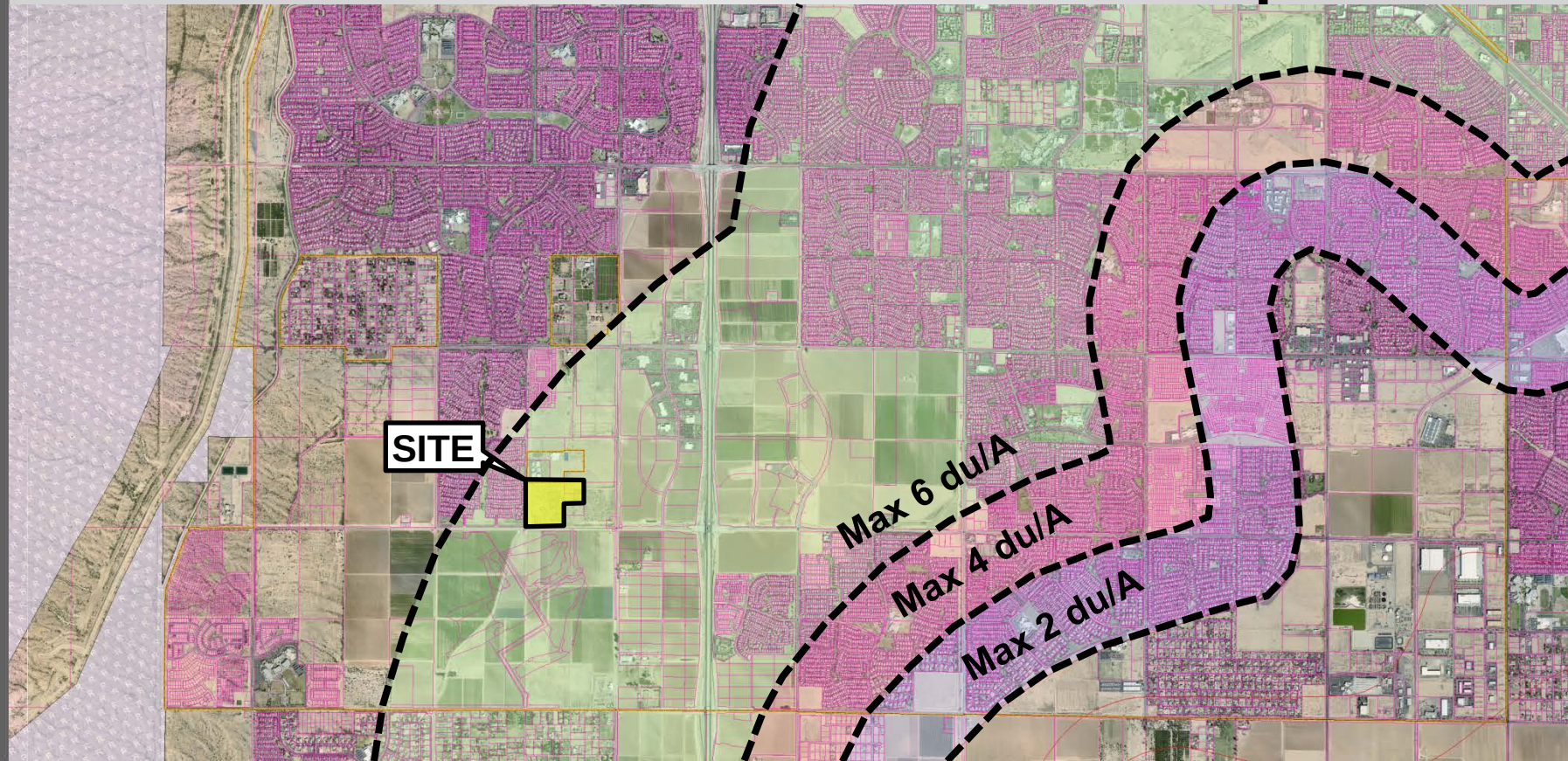
ZONING MAP

FS18-566



Cactus and 175th Luke GDC Map

FS18-566



CACTUS & 175TH

GEHAN HOMES

Rezone with Planned Unit Development (PUD) Overlay
FS18-566

Ordinance 19-____, Approved on __/__/19

FEBRUARY 2019



DEVELOPER:

GehanHOMES

Gehan Homes

Brad Wiley

1501 W. Fountainhead Parkway, Suite 150

Tempe, AZ 85282

P: (480) 385-7428

bwiley@Gehanhomes.com

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Scottsdale, AZ 85251

P: (602) 730-6847

matt@3engineering.com

PROJECT INFORMATION:

Project Location:

Northeast Corner of 175th Avenue and Cactus Road

Request:

Rezone with Planned Unit Development (PUD) Overlay

Case File: FS18-566

General Plan Designation:

Neighborhoods

Zoning (existing/proposed):

RR and RH / PUD-RM-6

Existing Use:

Vacant

Gross Area

41.51 Ac.

Net Area:

30.43 Ac. (residential lots and open space areas only, no ROW included)

Proposed Dwelling Units:

157 Du.

Maximum Proposed Density:

3.78 Gross Du./Ac.

Open Space:

8.12 Ac. (26.7% of Net)

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1 REZONE WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY

1.1 INTRODUCTION

Gehan Homes is requesting a zone change from Residential Ranch (RR) and Residential High Density (RH) to a medium density residential zone (RM-6) with a PUD overlay (PUD-RM-6) for approximately 40-acres of land located at the northeast corner of 175th Avenue and Cactus Road. The site, called Cactus and 175th, is an irregular-shaped parcel located $\frac{3}{4}$ miles west of the Loop 303 freeway, and is bounded to the east by undeveloped/vacant RH and CR (Regional Commercial) zoned properties; to the north by Paradise Honors High School and vacant/undeveloped RR zoned property, to the west, across 175th Avenue, by the existing “Mountainside” subdivision zoned PAD; and, to the south, across Cactus road, by an agricultural property planned as the “Prasada” subdivision, zoned PAD. See [Exhibit A: Vicinity Map](#) for the property boundary and general location and for the legal boundaries of the property.

1.2 PROJECT OVERVIEW AND ZONING REQUEST

Cactus and 175th will be developed as a single-family residential development within an active growth area of the City of Surprise. Cactus and 175th will include two (2) lot sizes, a centralized community amenity, abundant active and passive open spaces, a connected trail system, and attractive landscaping throughout. The residential zoning proposed for the property is PUD-RM-6, using the Conventional Character Pattern (see [Exhibit B: Existing General Plan Map](#), [Exhibit C: Existing and Proposed Zoning Map](#)). The development will include up to 157 residential units which translates to a maximum gross density of 3.78 dwelling units per acre. The proposed density is consistent with the 2-8 dwelling units per acre density range permitted within the General Plan Neighborhood Character Area designation. The proposed site plan integrates two different lot sizes; 45'x120' and 50'x120' and allows for east/west and north/south pedestrian connections which extend though the site. Walkable themed roadways connect residents and visitors to open space areas, recreational amenities, and to pedestrian access ways that connect to neighboring communities and amenities. The applicant will also be submitting a preliminary plat for the property concurrent with the zone change request.

1.3 RESIDENTIAL ZONING DESIGNATIONS AND DEVELOPMENT STANDARDS

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with Section 122-33 of the Surprise Unified Development Code as may be subsequently amended. The PUD overlay designation shall be applied to the property to allow modification of certain development standards within the Surprise Zoning Code.

1.3.a. Community Pool: Section 122-137(r) of the Surprise Unified Development Code (SUDC) states: “Medium density residential projects containing 60 residential units or greater shall be provided a swimming pool amenity, unless there is a community pool included as part of the overall development.”

This project requests the removal of this requirement as the proposed lot sizes will be large enough to accommodate pools within individual lots. The applicant feels the community pool standard is intended for higher density to medium density residential products with lot sizes that cannot accommodate private pools within individual yards. This development will provide lot sizes large enough to accommodate pools within individual lots and based upon the proposed lot sizes and associated development standards defined within [Table 1](#).



1.3.b. Recreational Field: The recreational fields standard within Section 122-137(p)(1) of the SUDC states: “There shall be a minimum of one turf recreational field provided by the developer for organized sporting activity in a low density or medium density residential project. In no case shall there be less than one turf recreational field per 700 units within a development. Any required recreational field shall have a minimum turf area of 3.5 acres.”

The modified standard for Section 122-137(p)(1) shall include removal of the last sentence that states: “...Any required recreational field shall have a minimum turf area of 3.5 acres.” Based on the size and scale of this development at only 41.51-gross acres, a 3.5-acre turf field (which is roughly the size of three full-size professional football fields side by side) is out of scale and inappropriate for this development. While the overall project will exceed the open space requirement by 6.7 percent, the provided open play turf area is appropriately scaled for this development as shown on Exhibit G: Landscape and Amenities Plan. All tot lot play equipment, tennis courts, basketball courts, volleyball courts, racquetball courts and similar amenities located within a retention basin must be located above the high water line of the 50-year, two-hour storm event.

1.3.c. Recreational Sport Courts: The recreational sport court standard within Section 122-137(q)(1) of the SUDC states: “There shall be a minimum of one sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.”

This project requests the removal of this requirement due to the drainage constraints placed on the site. To provide adequate drainage areas across the site, resulting in a limited availability of high-and-dry areas needed in order to build recreational amenities and sport court areas. In order to maximize the amenities provided within the designed recreation amenity area, the sport court could not be included on this plan. Grassy areas within the drainage/retention areas have, however, been designed to allow for free style active play, meaning that while these areas do not include structured play equipment or permanent courts, they are designed to be used for a number of different activities including various sport options.

1.3.d. Driveway Width: Driveway width standards within Section 122-121(h)(3) c and d of the SUDC states: “c. Driveways and other parking shall not comprise more than 30 percent of the front yard lot area of a detached single-family home; nor 50 percent of the front yard lot area of a two or more family residential unit. Circular driveways and similar circulation shall be permitted within the front yard so long as no long-term resident parking occupies such circular drive, and the square footage for driveway, parking and other impervious surfaces combined does not exceed the allowable percentages shown herein. d. Driveway entrances shall not comprise more than 30 percent of the front lot line of a single family, detached residential parcel, nor more than 50 percent of the front lot line of any multiple-family or non-residential parcel.”

The proposed development includes 45' wide and 50' wide lots, which is consistent with market demand in this area. In order to accommodate a 2-car garage and a 20' maximum wide driveway, this standard will be modified to state: “c. Driveways and



other parking shall not comprise more than 45 percent of the front yard lot area of a detached single-family home.” and “d. Driveway entrances shall not comprise more than 45 percent of the front lot line of a single-family, detached residential parcel.” These revised standards will allow all homes within the subdivision to accommodate a two-car garage and a twenty (20) foot maximum wide driveway.

Mitigation: Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the Surprise Municipal Code. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

The purpose of the PUD overlay is to facilitate development of land uses by permitting greater flexibility and, consequently, more creative and imaginative designs for the development than may be possible under conventional chapter 122 regulations. As mitigation and additional justification for the modified development standards, the maximum allowable density for the project will be restricted to 3.78 dwelling units per acre for the PUD-RM-6 zoning district (a maximum of 6 du/acre is standard for RM districts). Additionally, within the PUD-RM-6 district, the project proposes to increase the minimum lot depth from 100' to 120'. This increased development standard will ensure that backyards can accommodate pools to mitigate the removal of the community pool requirement. The proposed residential development standards affiliated with the PUD-RM-6 zoning district to be modified are provided in the Table 1, Page 4. Note that only “red” text items indicate modified standards. The amended development standards were created based on the anticipated lot sizes and product types proposed within this community in concert with the creation of meaningful, connected open space and a community design that emphasizes a high-quality visual appearance throughout the community.

As additional mitigation for the use of the PUD overlay, Cactus and 175th will provide for an increase in the required open space from 20% net residential area to 26.7% net residential area or 8.12-acres (2.0 acre increase or 87,120 square feet), with enhanced landscape features including: a large, central community open space area, a 40' wide landscape setback along 175th Avenue (15' is required), and a minimum 120' wide landscape buffer to include a drainage corridor for off-site flows, retention, landscaping and entry monumentation (including a channel along Cactus Road). Additional open space is also provided within a large paseo that links the northern portion of the site with the main community amenity area to the south, within open space tracts, and along the northeastern edge of the development to accommodate for needed retention and a future right-of-way dedication to the development north of Cactus & 175th.



TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.
- (2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

1.4 RESIDENTIAL DEVELOPMENT PLAN CONCEPT

The Conceptual Development Plan represented in [Exhibit D](#) is non-regulatory and subject to change without triggering an amendment to the zoning but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between surrounding properties, general lot configuration, and general location and size of open spaces. The Conceptual Development Plan concept represented in [Exhibit D](#) identifies two lot sizes, including a 50' x 120' lot size for the northeast portion of the development, and a 45' x 120' lot size for the southwest portion of the development. A large, common open space amenity is provided within the central area of the development, providing excellent pedestrian and vehicle access and visibility from all lots within the development. Two points of access will be provided, one along 175th Avenue central and to the site, and one located off of Cactus Road at the southern end of the property. A future vehicular connection has been provided at the northeastern corner of the site providing joint access connectivity to the future subdivision to the north. Both entryways terminate at the primary open space amenity, providing for an attractive entry experience as drivers and pedestrians enter the community. The internal roadway system provides a looped circulation pattern with vehicular and pedestrian connectivity between the two lot sizes and the central open space amenity. See [Exhibit D: Conceptual Development Plan](#) for a visual representation of the conceptual development plan for the property.

1.5 CIRCULATION PLAN

Cactus and 175th is bounded by 175th Avenue to the west and Cactus Road to the south. 175th Avenue is classified as a Residential Collector streets with a 35' half street right-of-way. Cactus Road is classified as a Major Arterial with a 68' half street right-of-way. Primary access to the property will be from Cactus Road. The Loop 303 freeway is located approximately $\frac{3}{4}$ mile from the property, with a full freeway interchange at Cactus Road.

A Traffic Statement for the property has been prepared and is included with this rezoning application as an Appendix under separate cover.

Bicycle lanes will be provided on 175th Avenue and Cactus Road in accordance with the City's standard detail for Residential Collector Streets to facilitate bicycle movements within and adjacent to the property. Pedestrian circulation will include setback sidewalks along public streets, and a connection to the central open space amenity (see [Exhibit F](#)).

1.6 OPEN SPACE, TRAILS AND AMENITIES PLAN

Cactus and 175th will provide perimeter and internal open spaces, a central community amenity area and setback sidewalks that will encourage walking and pedestrian connectivity within the development and adjacent surrounding community. A 40' wide perimeter setback will be provided along 175th Avenue and will include landscaping and subdivision signage to identify the neighborhood. This 40' landscape setback exceeds the minimum setback requirement of 15' by more than double. Additionally, an average 120' wide landscape setback from back of curb will be provided on Cactus Road, this exceeds the minimum landscape buffer requirement of 60' by double, and will result in an attractive buffer between the lots and the street. This area will also accommodate a drainage easement. Additional open space is also provided at the southeast corner of the property, providing a large landscape area and pedestrian connectivity along Cactus Road.

A central neighborhood park will include active and passive recreational amenities such as a tot lot, shade ramada and picnic areas, informal play field, retention areas, sidewalks and landscaping to serve the residents within the development. Additional open space areas will be provided along the central spine of the development that will serve as a linear paseo corridor, retention basins and passive recreation for residents. Overall, the property will provide approximately 26.7% net residential acreage open space. See [Exhibit E: Open Space Plan](#) for the conceptual design and location of all open spaces.

1.7 LANDSCAPE THEME AND COMMUNITY CHARACTER

Cactus and 175th will be designed and constructed as an integrated whole, both functionally and aesthetically, so as to achieve the unique project identity to contribute to high-quality residential development within the City of Surprise. The project will feature a modern desert landscape palette that will complement the surrounding architecture and environment. A complete list of plant materials will be provided with the preliminary plat and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended. Authentic and natural hardscape materials will be utilized along with a patterned and vibrant landscape palette, and bright bursts of color at focal points and in site furniture, to accentuate the development. A perimeter wall will be constructed to provide community security and safety, enhanced by a comprehensive landscape character/palette and punctuated by community monumentation signifying arrival to the community. All of these elements will be integrated to establish a character that complements the City of Surprise and the surrounding developments (See [Exhibit G: Landscape Plan](#), [Exhibit I: Entry Plan & Details](#), [Exhibit J: Wall Plan](#), and [Exhibit K: Wall Details](#)).

1.8 DRAINAGE MASTER PLAN

The community will provide full stormwater storage for both the onsite and adjacent half-street drainage. The stormwater storage facilities will be provided as surface retention basins within the open space tracts and will be sized for the 100-year 2-hour storm. The basins will be bled down within the required 36-hour time frame with the use of dual chamber dry-wells. All lots will drain to the street frontage and drainage will be conveyed overland within the street section to the basins.

Cactus Road alignment is a dirt road adjacent to the site that has been recently paved. The road follows the slope of the land in an easterly direction. There is an existing culvert at the intersection of 175th Avenue and Cactus Road that conveys runoff in an easterly direction. The estimated flow from the culvert is 540 cfs. There is an earthen ditch adjacent to the road alignment within an APS easement to the north that conveys the runoff from Cactus Road existing culvert and the farm field to the north towards the east. The ditch ends with earthen basin located northwest of the intersection of Cotton Lane and Cactus Road.

All finished floors will be located a minimum of 1 foot above adjacent high-water elevations or ultimate outfall of the site.

1.9 WATER & SEWER MASTER PLANS

Water

The water service provider for this area is EPCOR Water. A 12" public waterline exists in 175th Avenue immediately adjacent to the site. The community will be served with 8" public waterline within an EPCOR easement located within the internal local street right-of-ways and will exit the project site at Cactus Road connecting to an existing 12" waterline. The 12" main extends easterly along Cactus Road to Cotton Lane, where it connects to an existing 16" water line at the intersection.

Sewer

The wastewater provider for this area is the City of Surprise. The nearest available sewer main is a 12" line located within 175th Avenue. The community will be served with an 8" public gravity sewer within the internal local street right-of-way. The 8" public sewer will generally drain to the southeast corner of the site where it will connect to the 12" public sewer line within Cactus Road. All lots will be served with gravity sewer services.

1.10 FUTURE HOME OWNERS ASSOCIATION RESPONSIBILITY

The community will include a Home Owners Association (HOA) that will own and maintain all common community amenities, including signage, parks, trails, open space tracts, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners to take over the management responsibilities. The purchasers of property within the community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA.

2 CONCLUSION

Cactus and 175th furthers the City of Surprise's aspirations for quality residential areas and provides the residents with a well-organized, interconnected community. With ample open space, thoughtfully landscaped areas, recreational amenities, and unique monumentation, this project reflects the historic character of the area. This development will provide a desirable residential community within Surprise while respecting its existing adjacent neighborhoods. The proposed amenities will help to create a close community by providing a creative and unique central amenity for families, friends and neighbors to enjoy together. The layout of Cactus & 175th provides the principles of a traditional neighborhood, by placing the amenities at the center of the community and providing a unique housing product that complements the existing developments in the area. Cohesive pedestrian connectivity throughout the development reinforces a desirable lifestyle and embraces placemaking principles. The innovative architectural design, ample landscaped open space, and engaging thematic elements that reflect the heritage of the area assure that Cactus and 175th will be a valuable asset to the City and immediate area.



Site Data	
Existing Zoning	RR & RH
Proposed Zoning	PUD-RM-6
Existing Land Use	Neighborhood
Proposed Land Use	Neighborhood

* Map Not to Scale



LEGEND

Character Areas

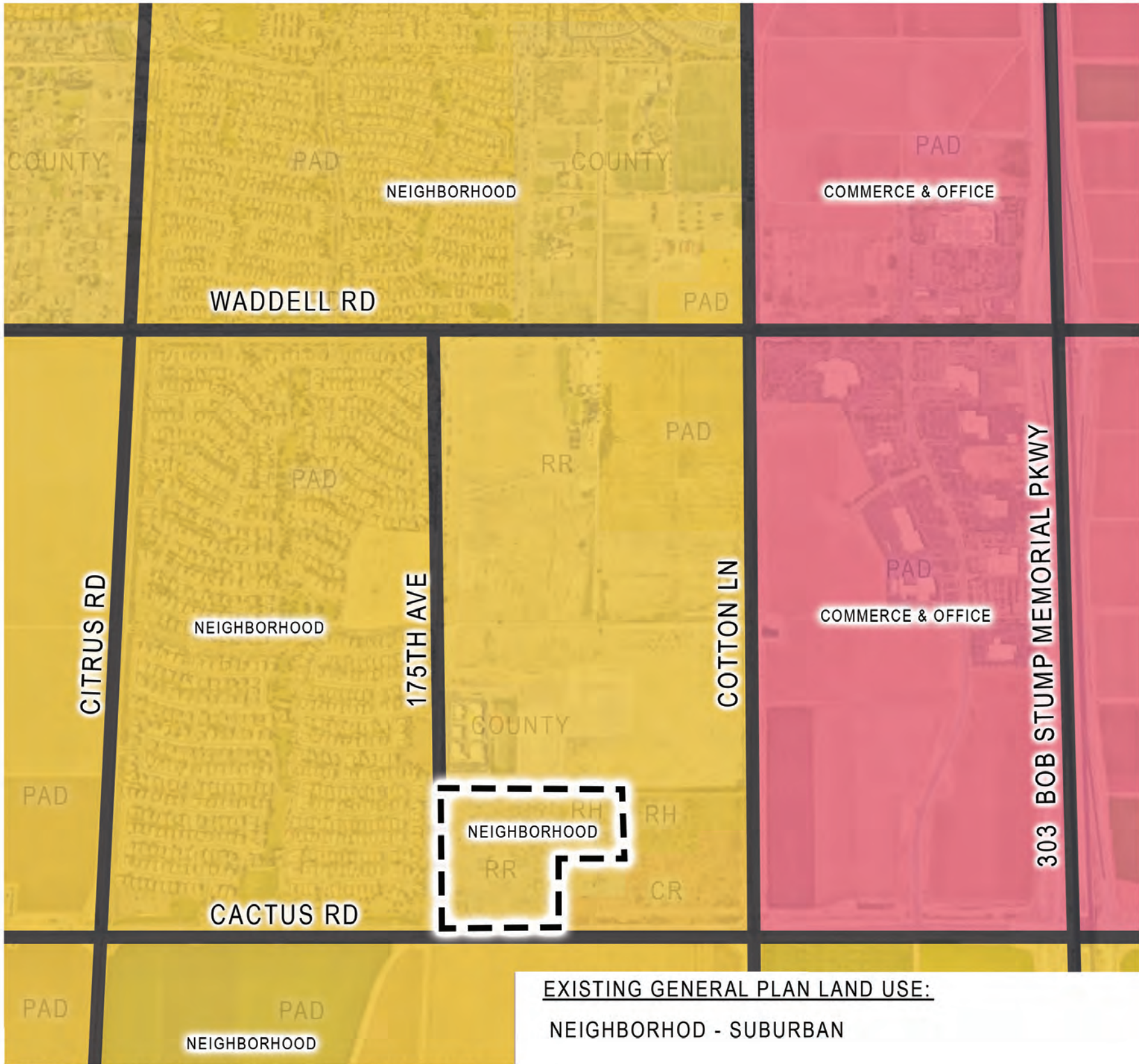
Neighborhood

Commerce & Office

Employment

Open Space

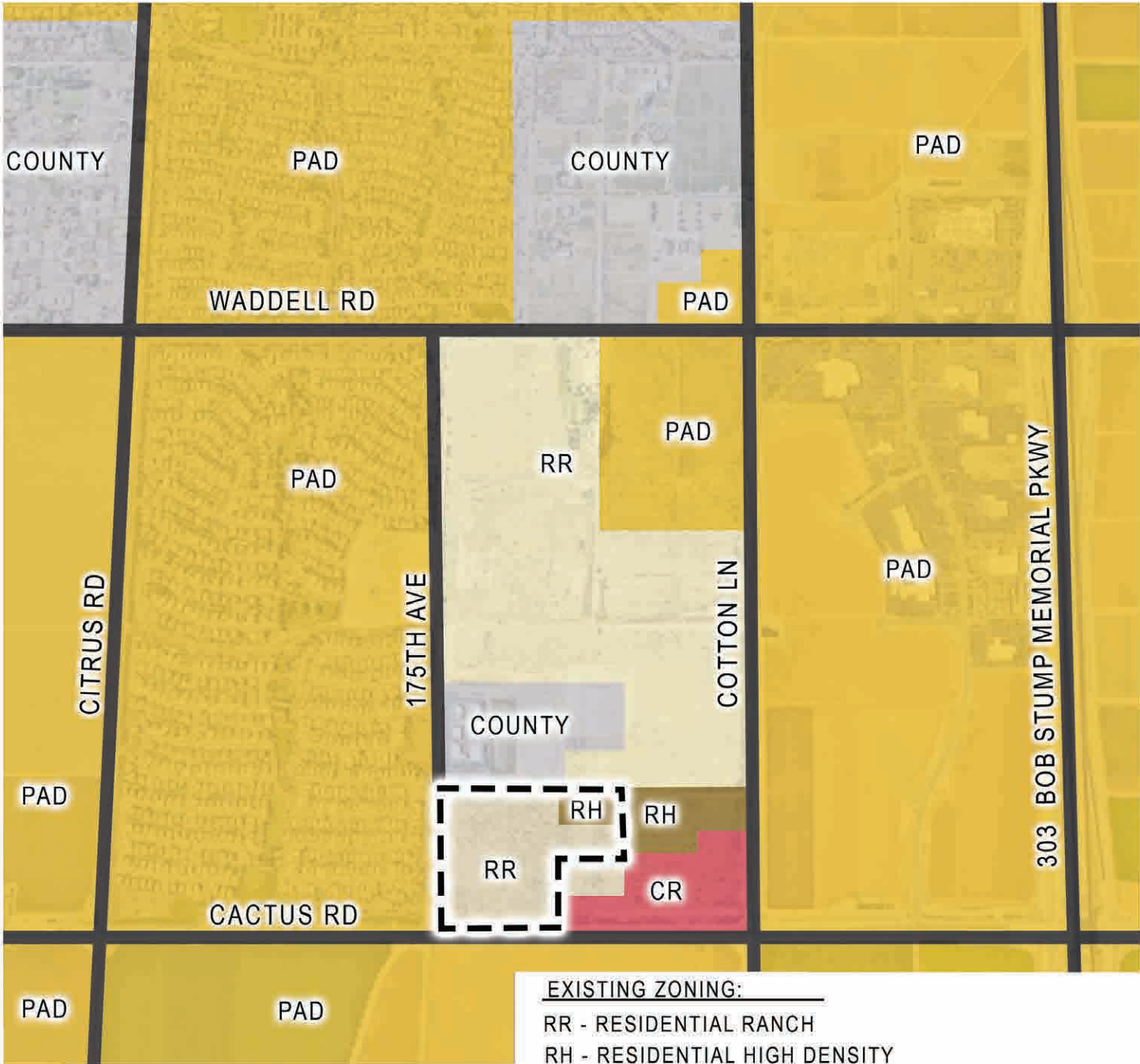
- Rural
- Suburban
- Urban
- Mixed Use: Residential
- Mixed Use: Commercial
- Regional Commercial
- Commercial Office
- Business Park
- Industrial



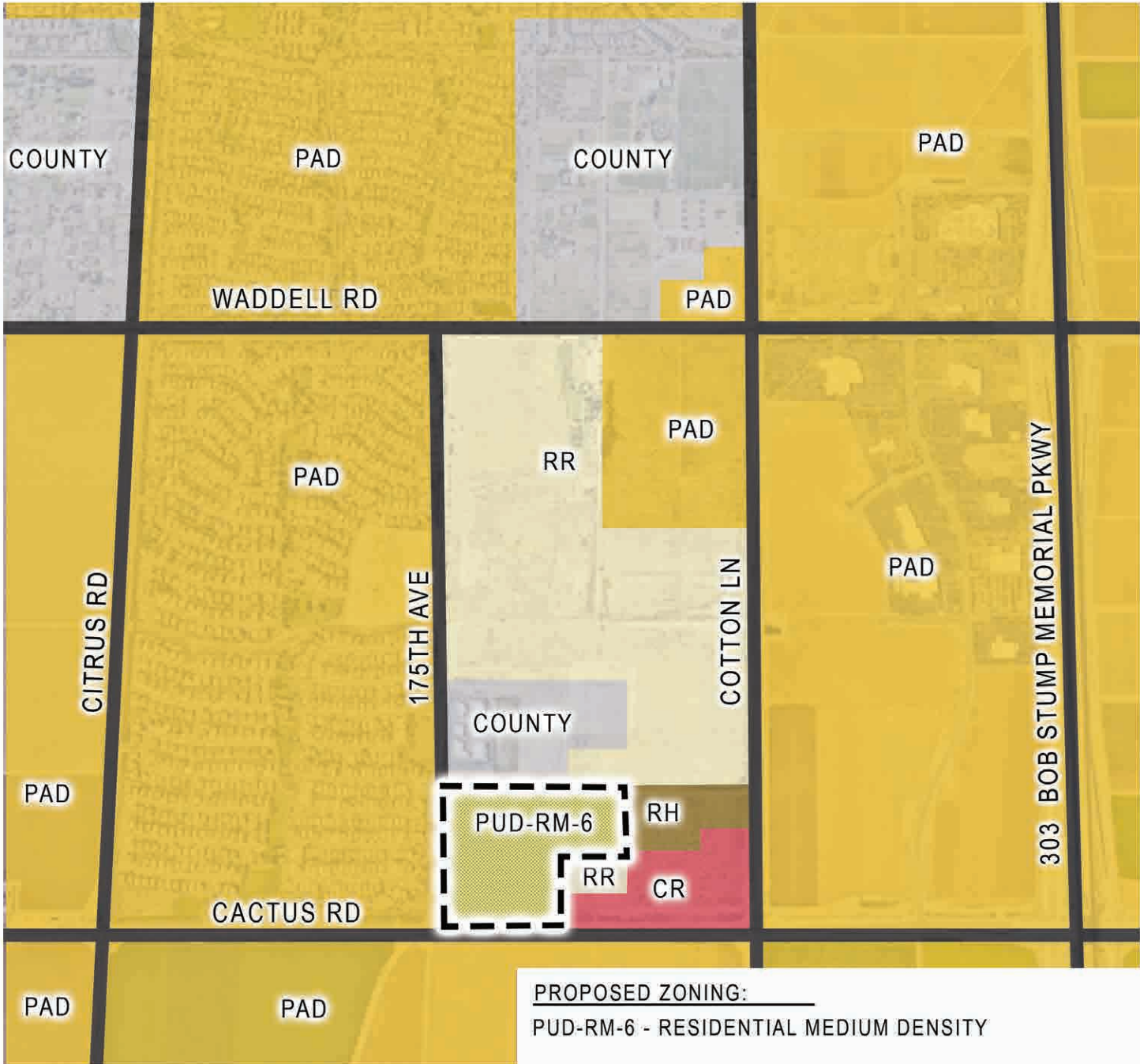
EXISTING GENERAL PLAN LAND USE:
NEIGHBORHOD - SUBURBAN

EXISTING GENERAL PLAN MAP

* Map Not to Scale



EXISTING ZONING MAP



PROPOSED ZONING MAP

* Map Not to Scale

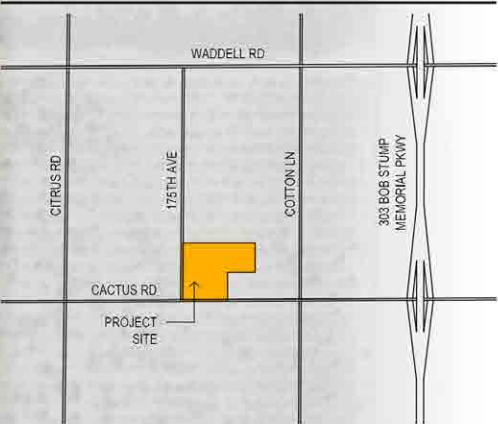
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BP	PAD	IP	RH
CN	PF	IG	RR
CC	RM	ILM	COUNTY
CR			

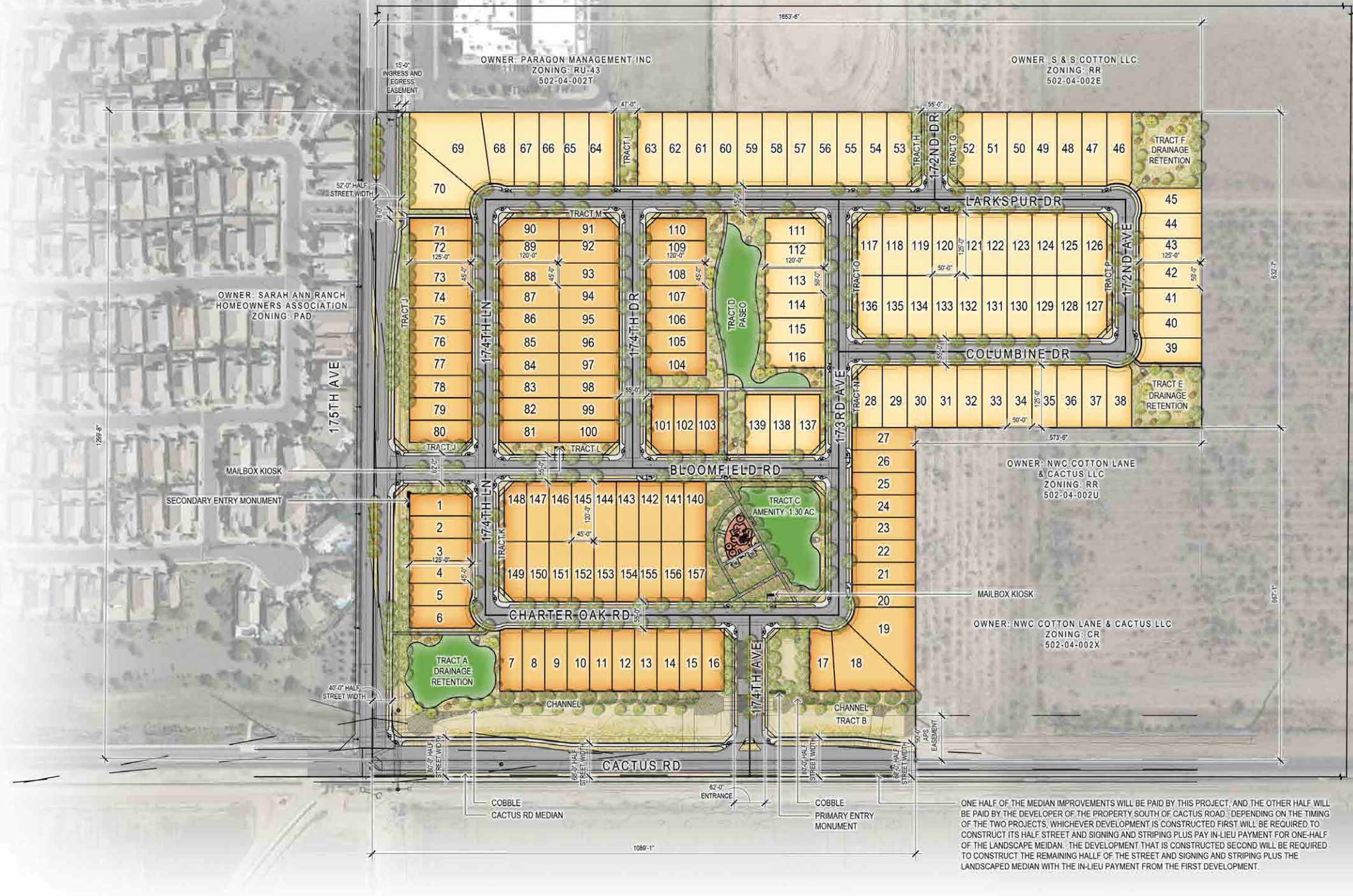
SITE DATA

Approximate Gross Ac.	41.51 Ac.	3.78 DU/Ac.
Approximate Net Ac.	30.43 Ac.	5.16 DU/Ac.
Open Space	8.12 Ac.	26.68%
Minimum Landscaping Required	6.09 Ac.	20.00%
Landscape Provided	8.12 Ac.	26.68%
Unit	Qty.	Percent
45'x120' Lots	85	54.1%
50'x120' Lots	72	45.9%
Total	157	100.0%

VICINITY MAP



NOTE: LANDSCAPE IS CONCEPTUAL



ONE HALF OF THE MEDIAN IMPROVEMENTS WILL BE PAID BY THIS PROJECT; AND THE OTHER HALF WILL BE PAID BY THE DEVELOPER OF THE PROPERTY SOUTH OF CACTUS ROAD. DEPENDING ON THE TIMING OF THE TWO PROJECTS, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO CONSTRUCT ITS HALF STREET AND SIGNING AND STRIPING PLUS PAY IN-LIEU PAYMENT FOR ONE-HALF OF THE LANDSCAPE MEDIAN. THE DEVELOPMENT THAT IS CONSTRUCTED SECOND WILL BE REQUIRED TO CONSTRUCT THE REMAINING HALF OF THE STREET AND SIGNING AND STRIPING PLUS THE LANDSCAPED MEDIAN WITH THE IN-LIEU PAYMENT FROM THE FIRST DEVELOPMENT.

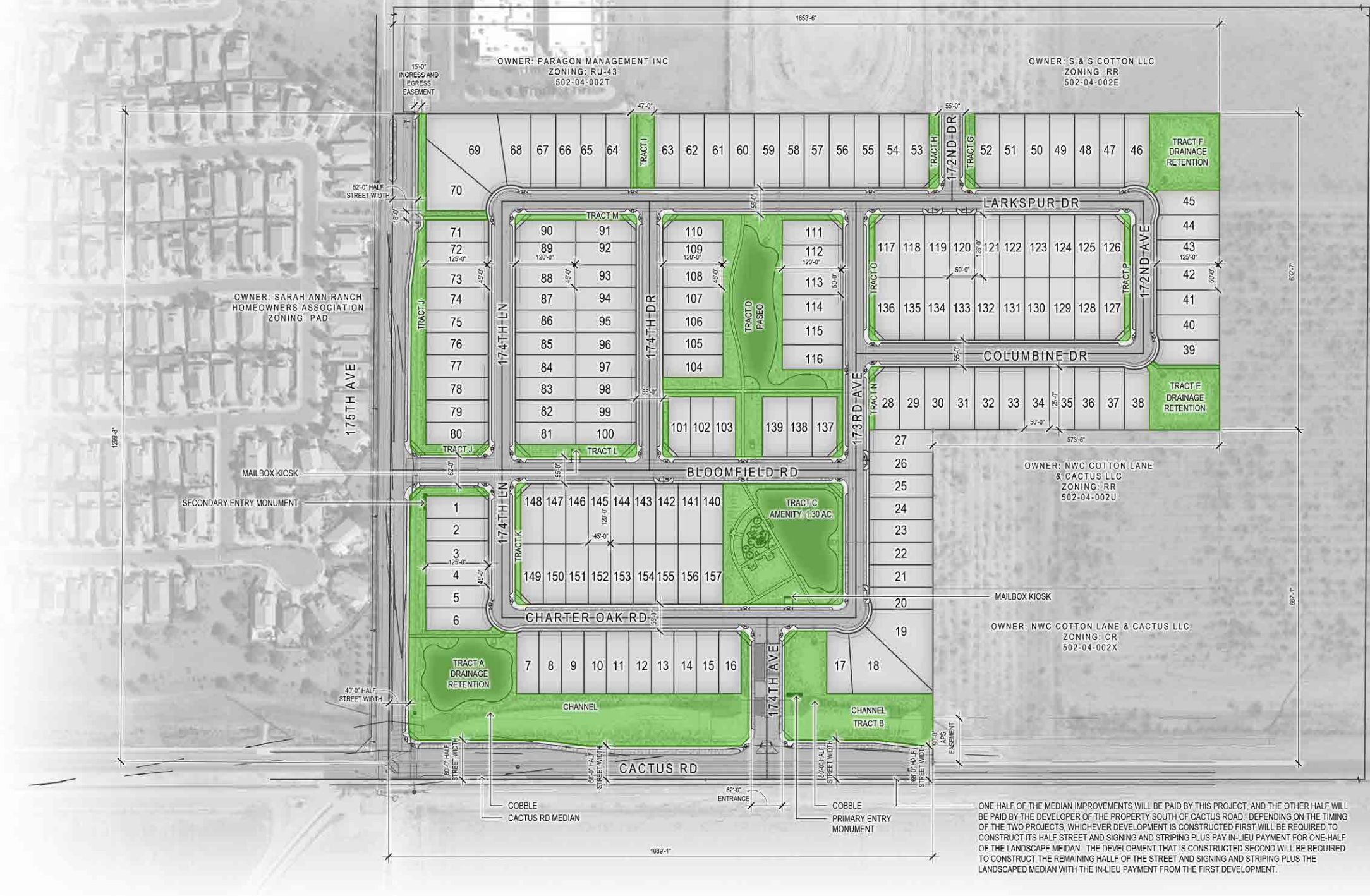
COTTON LN

SITE DATA

Approximate Gross Ac.	41.51 Ac.	3.78 DU/Ac.
Approximate Net Ac.	30.43 Ac.	5.16 DU/Ac.
Open Space	8.12 Ac.	26.68%
Minimum Landscaping Required	6.09 Ac.	20.00%
Landscape Provided	8.12 Ac.	26.68%

NOTE:
LANDSCAPE IS CONCEPTUAL

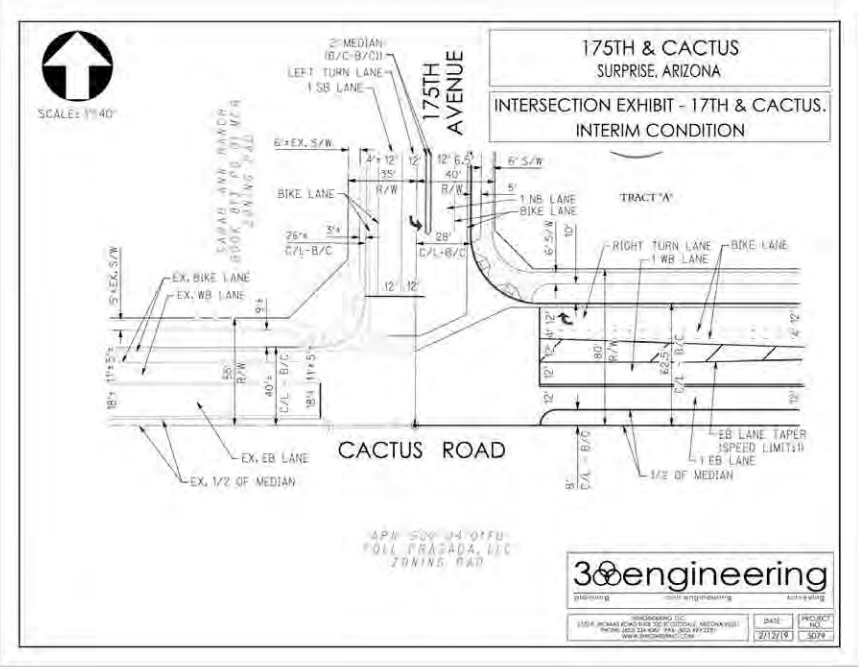
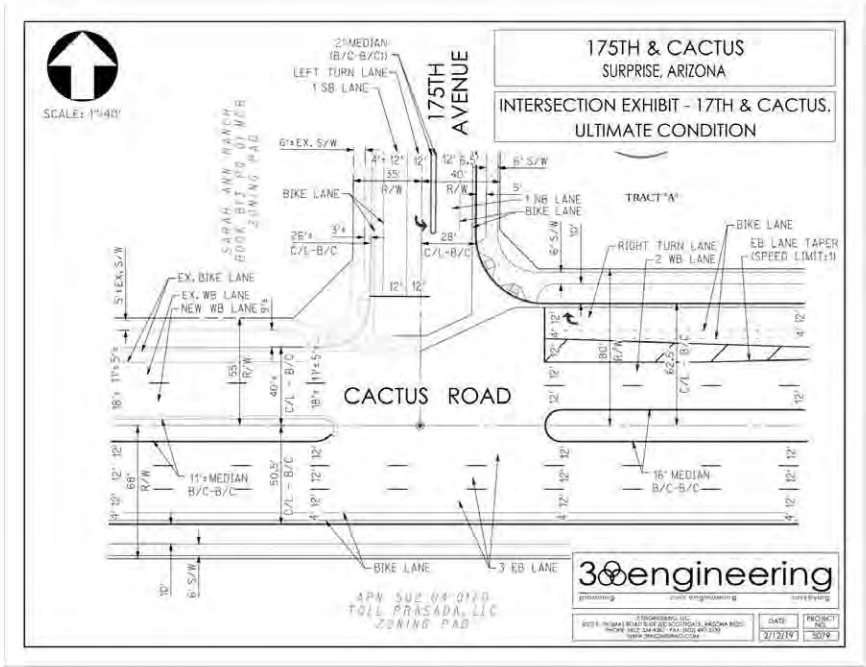
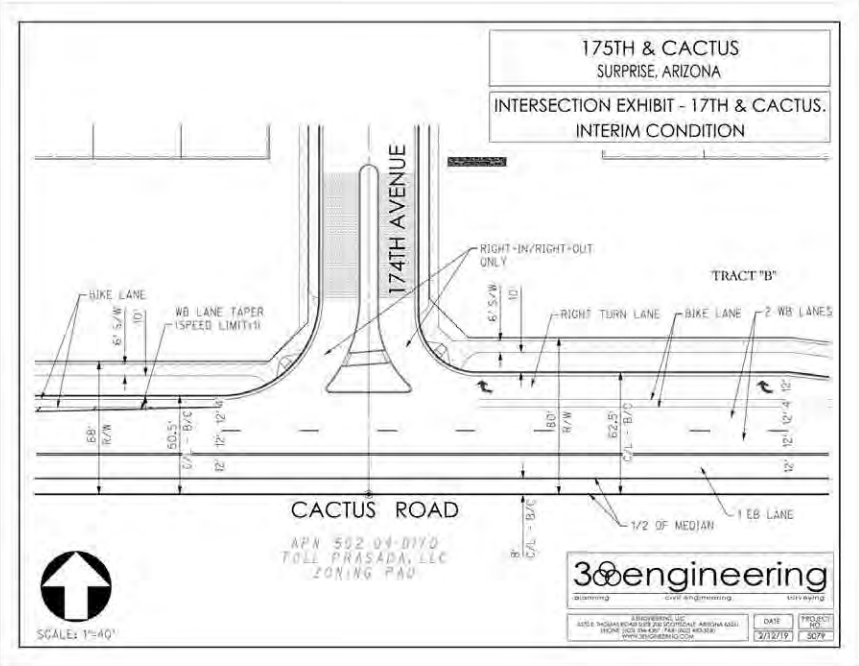
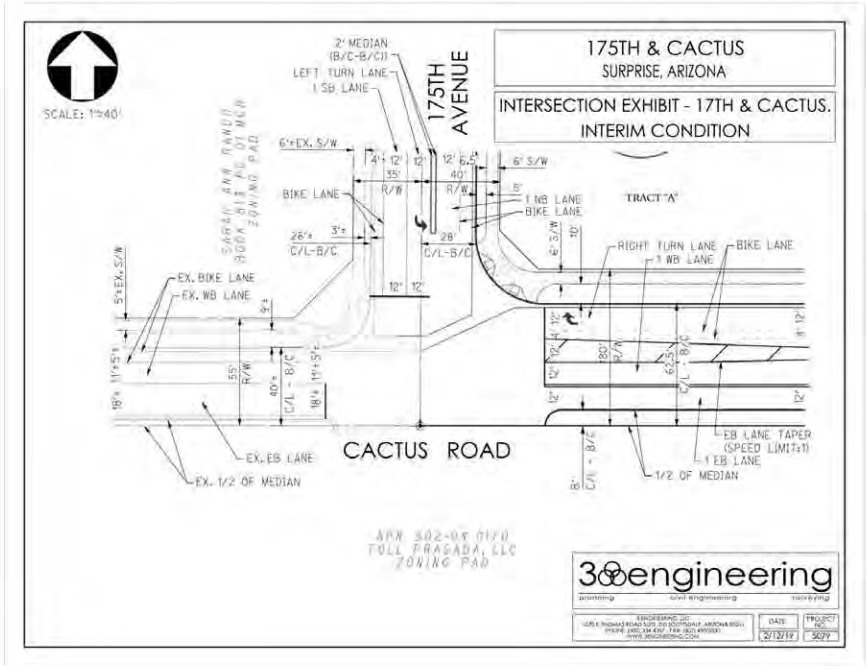
EXHIBIT E: OPEN SPACE PLAN



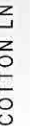


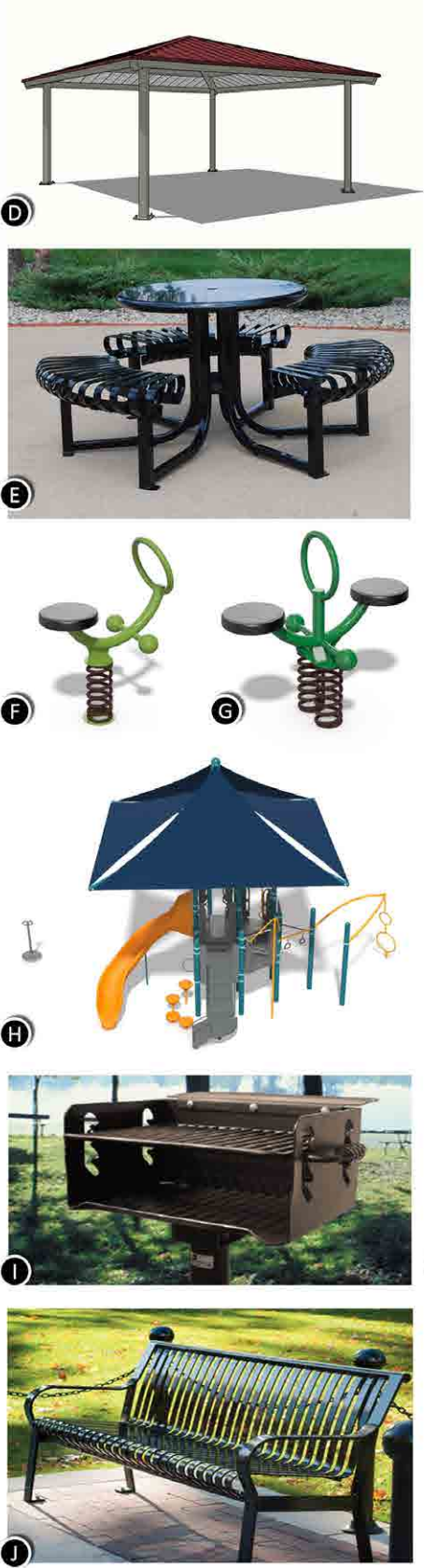
TRAIL / SIDEWALK LEGEND		
SYMBOL	DESCRIPTION	QTY.
	5'-0" DETACHED SIDEWALK	11,778 LF
	6'-0" STABILIZED DECOMPOSED GRANITE TRAIL	290 LF
	6'-0" DETACHED SIDEWALK	2,123 LF
	6'-0" INTERNAL MULTI-USE PATH (CONCRETE)	1,922 LF
	17'-0" WIDE CONCRETE PAD/PEDESTRIAN CONNECTION TO MAILBOX KIOSK	54 LF

EXHIBIT F: CIRCULATION PLAN



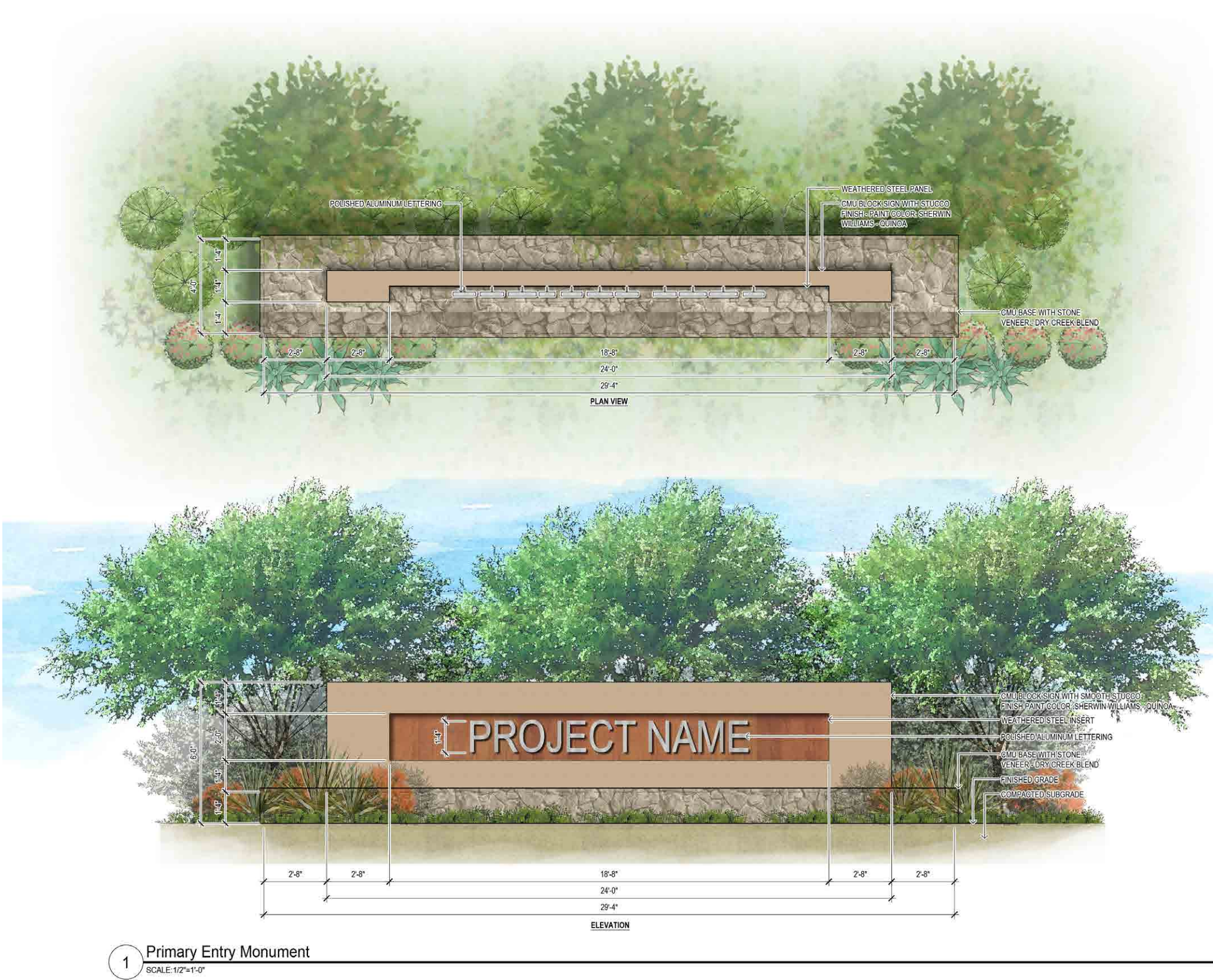
CIRCULATION PLAN - INTERSECTION ENLARGEMENTS





KEYNOTES

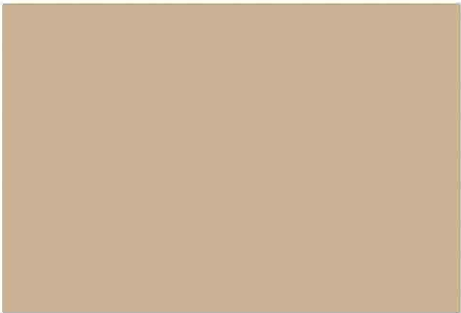
- A TURF
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- C WOOD FIBER
- D RAMADA
- E PICNIC TABLE
- F BOBBLE RIDER
- G DOUBLE BOBBLE RIDER
- H SHADED PLAY STRUCTURE
- I GRILL
- J BENCH
- K SWING
- L MAILBOX ENCLOSURE
- M TRASH RECEPTACLE
- N DRINKING FOUNTAIN



MATERIALS



STONE VENEER: DRY CREEK BLEND



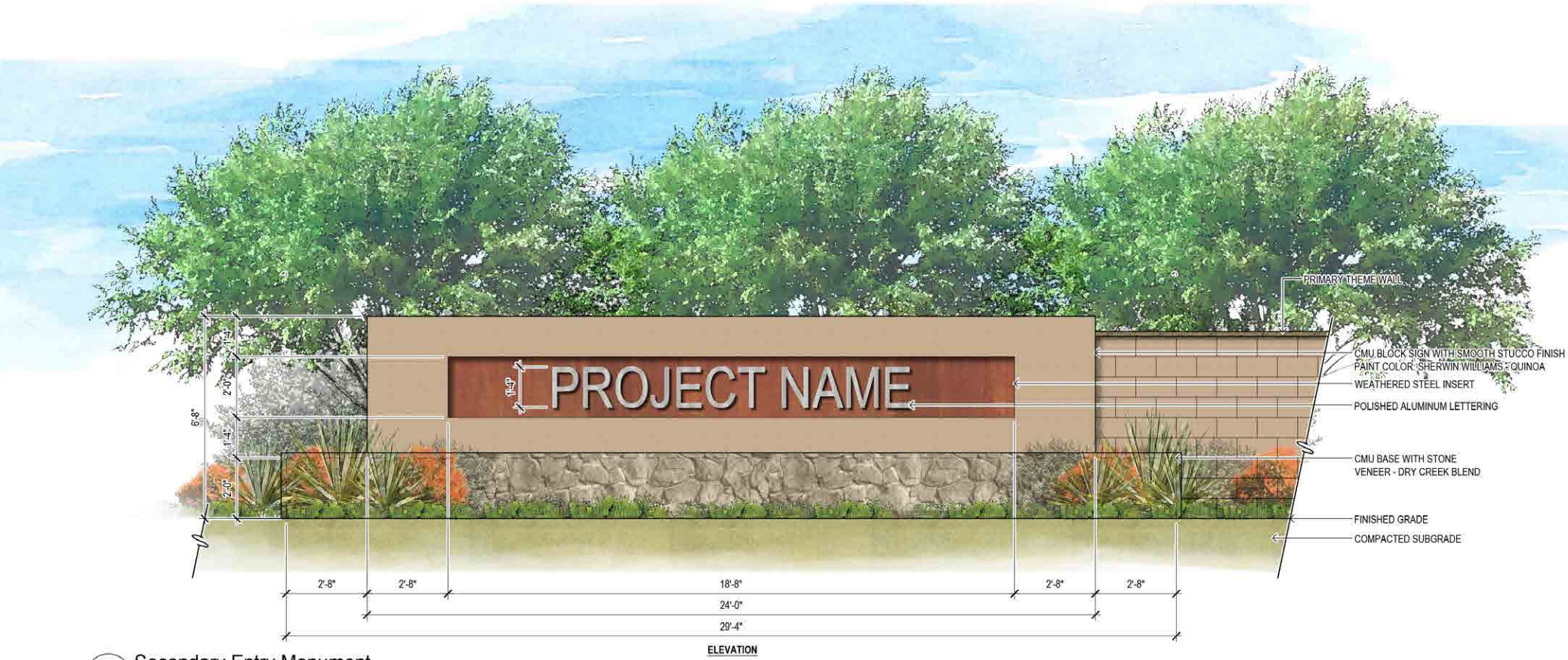
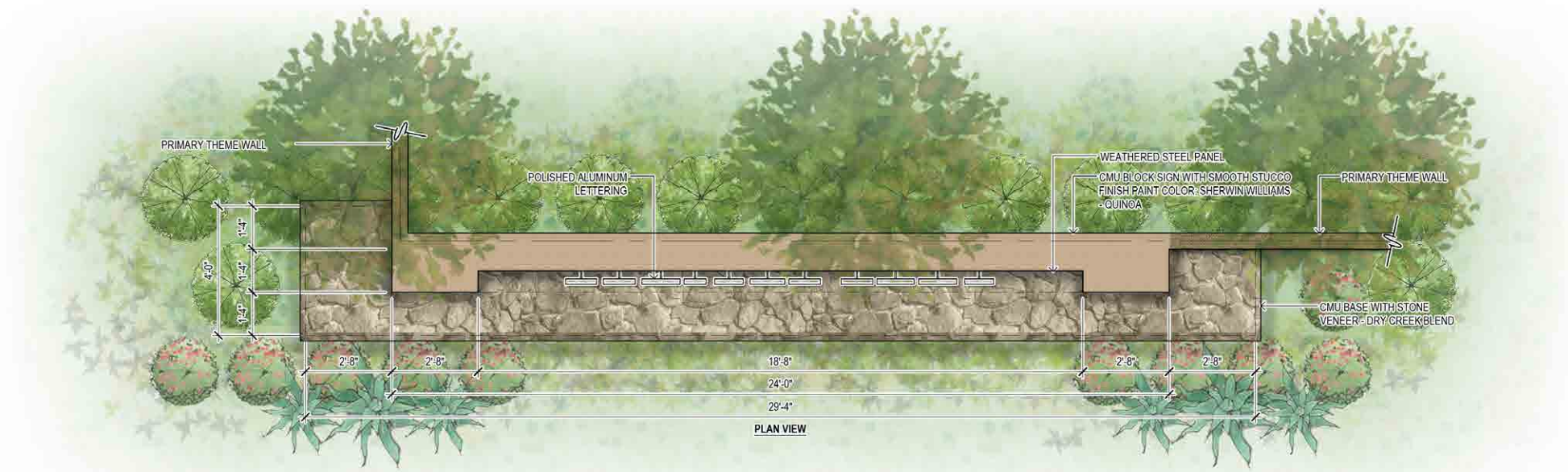
PAINT: SHERWIN WILLIAMS - QUINOA



WEATHERED STEEL



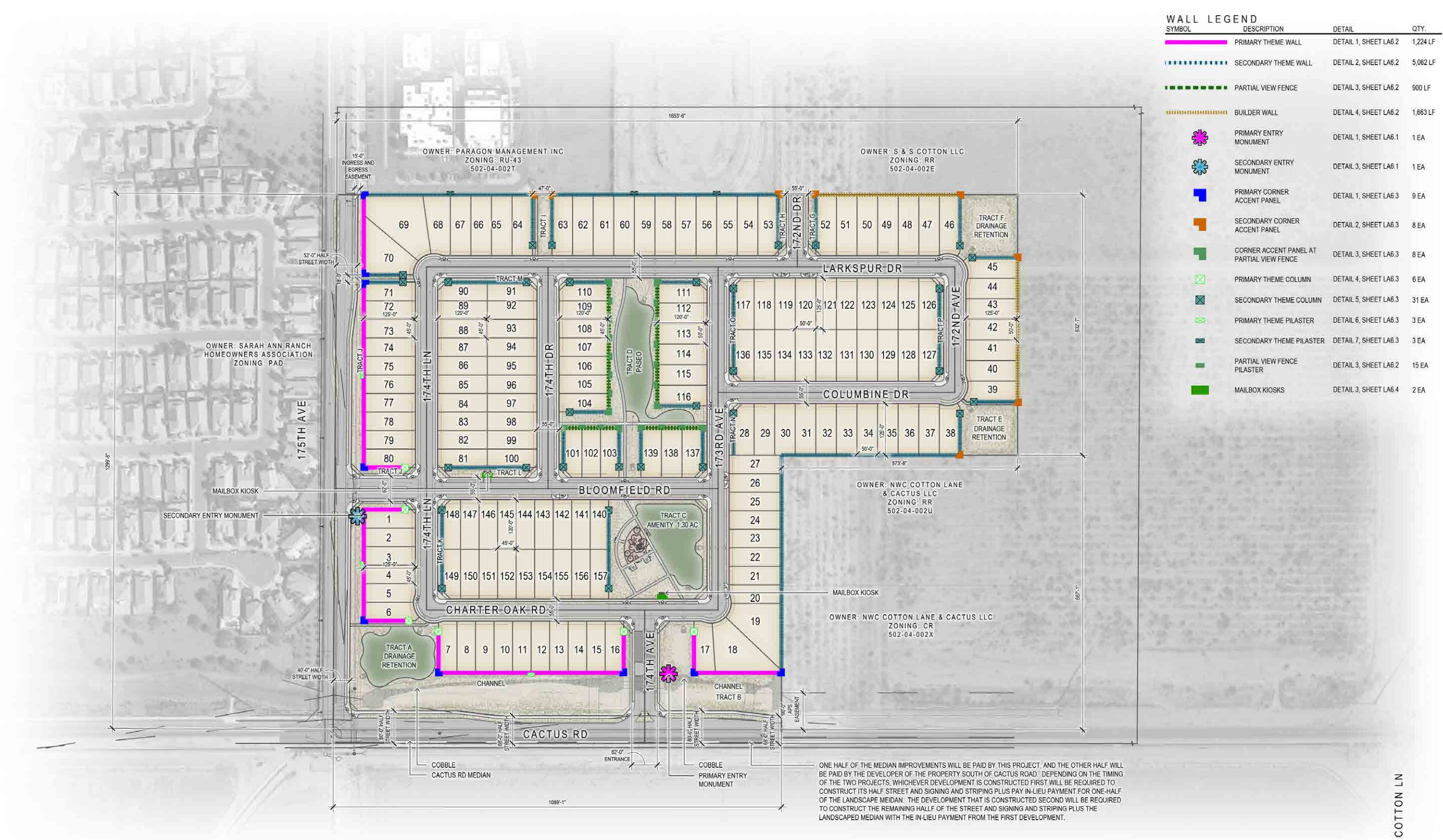
CMU BLOCK

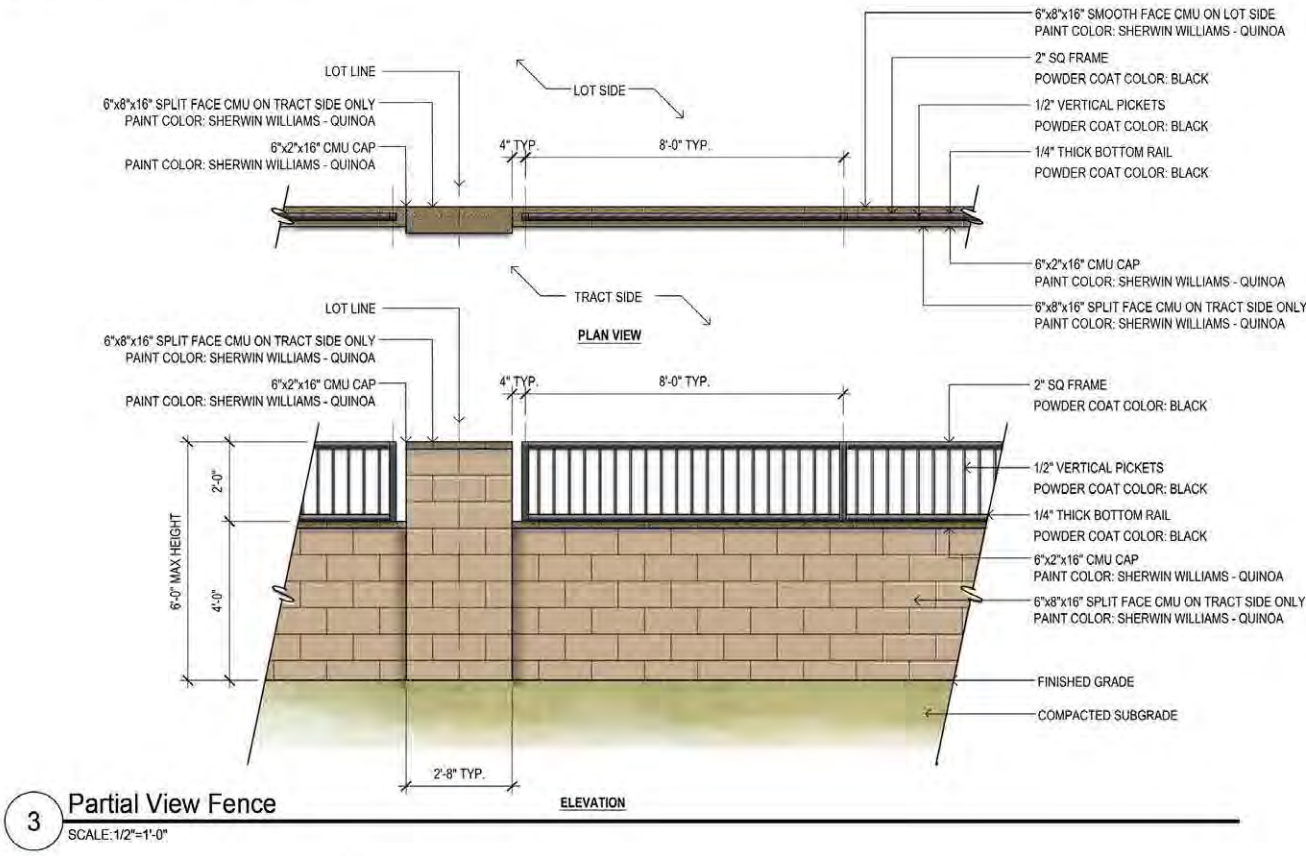
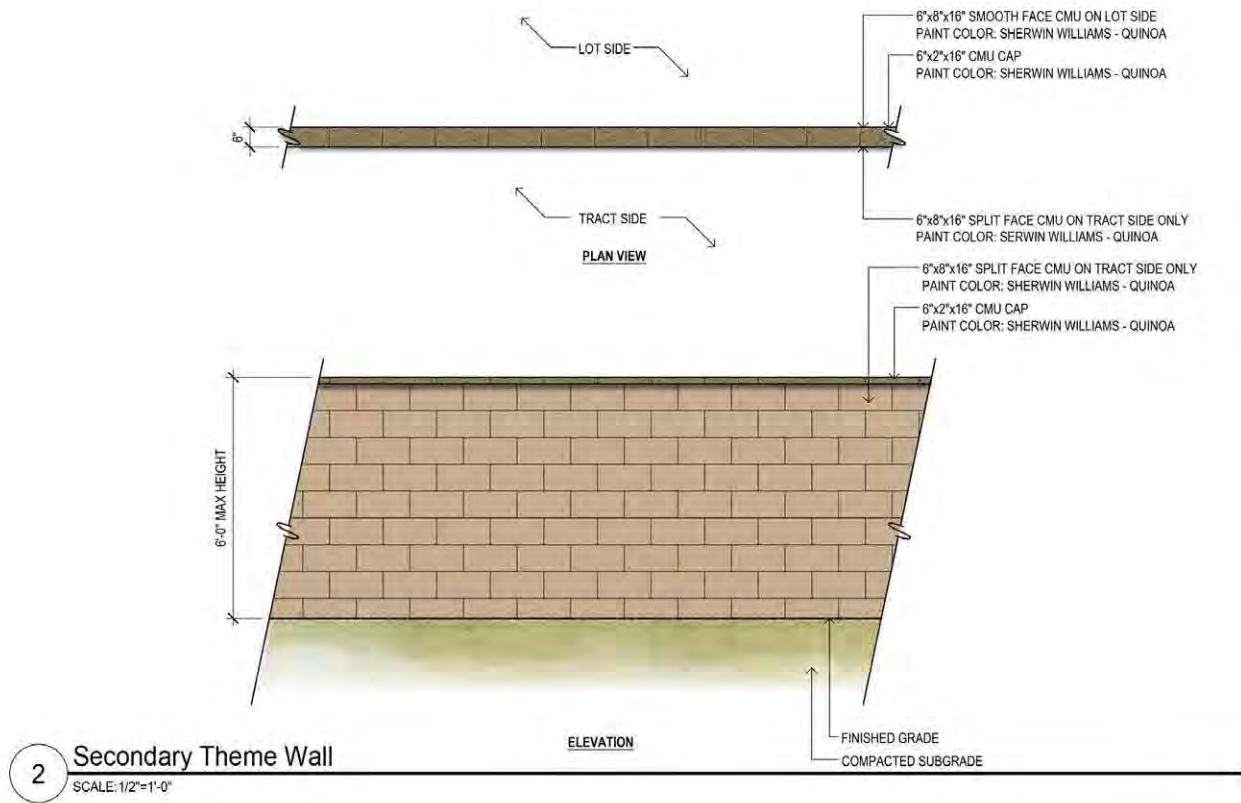
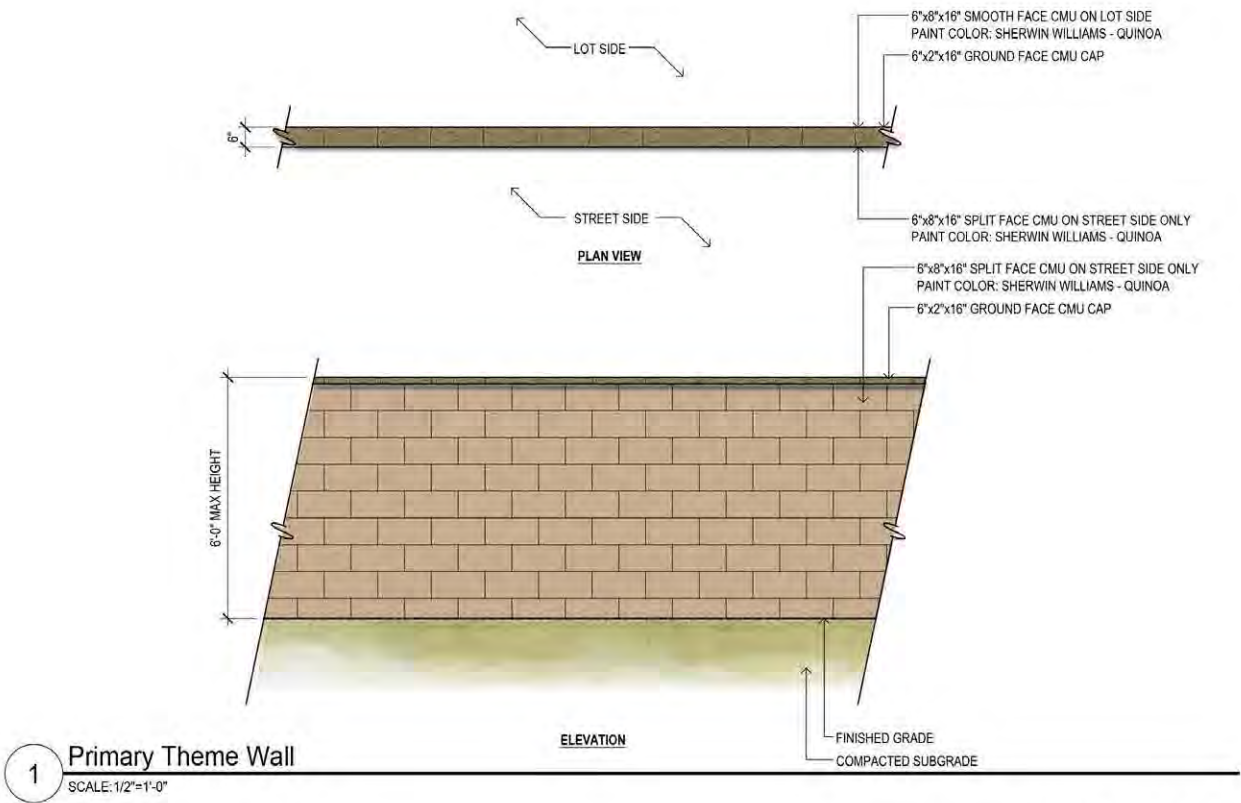


1 Secondary Entry Monument
SCALE: 1/2" = 1'-0"

MATERIALS





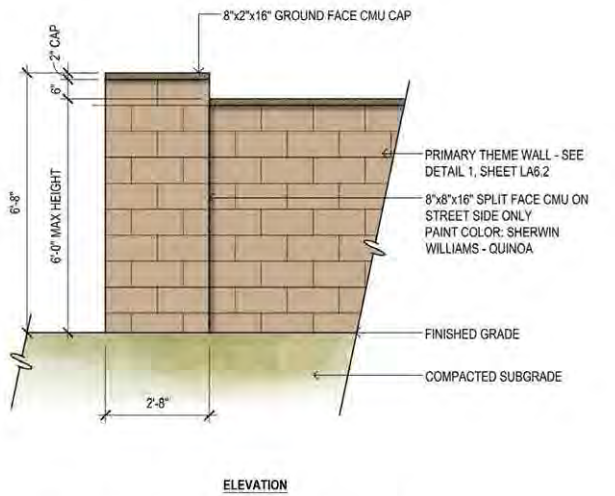
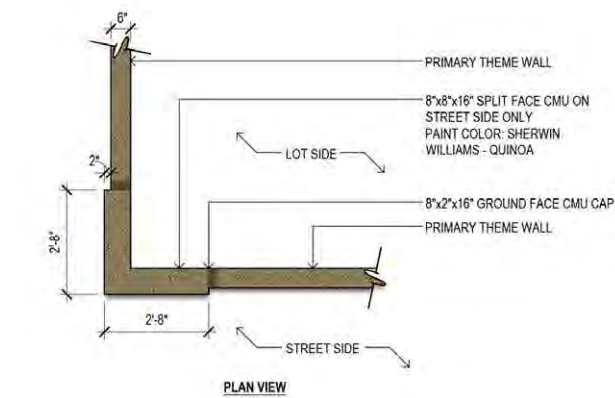


MATERIALS

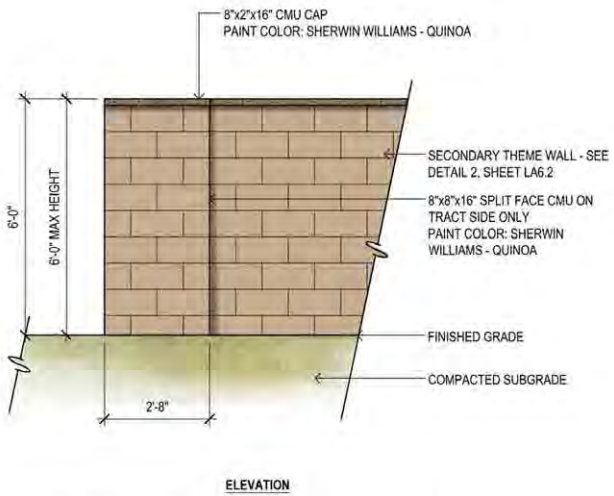
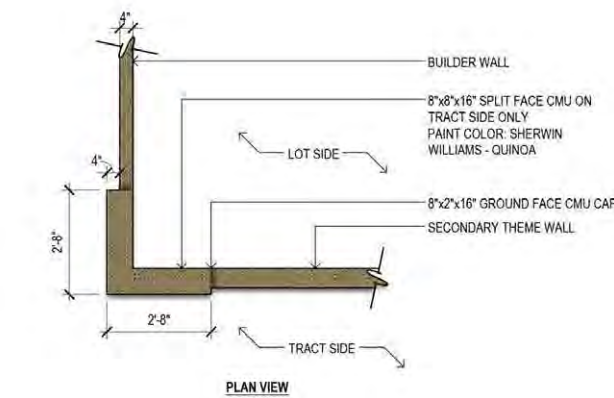
PAINT: SHERWIN WILLIAMS - QUINOA

SPLIT FACE CMU

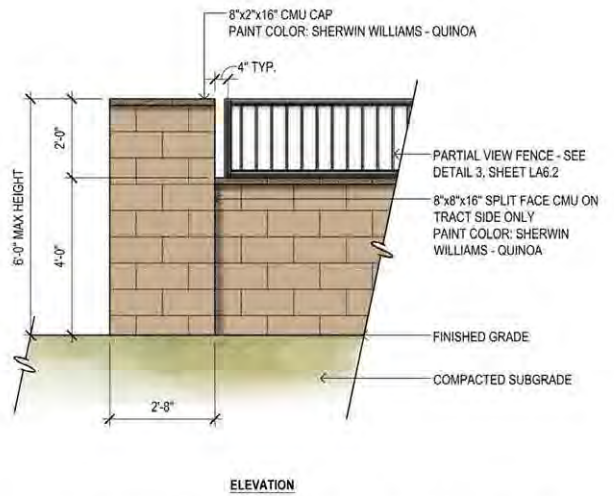
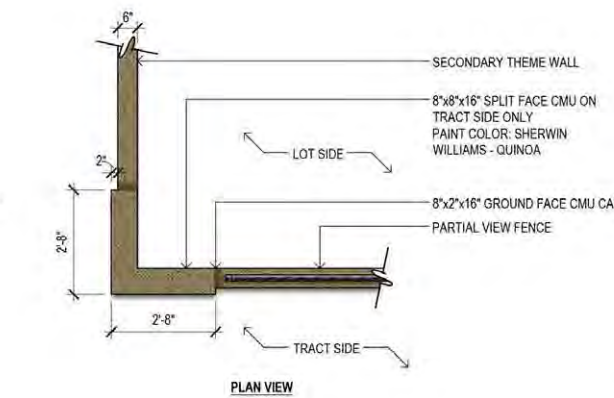
POWDER COAT: BLACK



1 Primary Corner Accent Panel
SCALE: 1/2"=1'-0"



2 Secondary Corner Accent Panel
SCALE: 1/2"=1'-0"



3 Corner Accent Panel at Partial View Fence
SCALE: 1/2"=1'-0"

MATERIALS



PAINT: SHERWIN WILLIAMS - QUINOA



POWDER COAT: BLACK



SPLIT FACE CMU

PUBLIC PARTICIPATION REPORT

175th Avenue & Cactus Road (CASE #: FS18-566)

Submitted: March 06, 2019

Submitted By:
Gehan Homes
c/o Kevin Sherrill
(480) 646-5955
ksherrill@gehanhomes.com

Introduction:

The purpose of this Citizen Participation Report is to report the citizen review process and efforts that have been undertaken by the applicant to ensure the following aspects have been satisfied:

1. Ensure 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;
2. 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
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, city staff, and elected officials throughout the application review process.

Outreach Efforts & Summary:

1. Details of techniques used to involve the public:

The public has been or will be notified and invited to participate in the public participation in multiple ways which includes the following:

- A notification letter was mailed seven (7) days prior to neighborhood review meeting by the City of Surprise to the listings noted on the attached notification list, consisting of approximately 35 total listings. *(See Exhibit A: Meeting Notification Letter & Notification List)*
- An advertisement was published in two (2) newspapers; The Daily News Sun on December 24, 2018 and Surprise Today on December 26, 2018 to notify the community of the upcoming neighborhood meeting *(See Exhibit B: Newspaper Posting)*.
- The site was posted on December 28, 2018 with two (2) signs informing the community of the upcoming neighborhood meeting and again in March 2019 to provide notice of the public hearing and details. *(See Exhibit C: Sign Posting)*. Additionally, the site sign postings will be updated no later than March 8th to inform the community of the upcoming hearing details.

- The applicant and representatives held a neighborhood meeting to discuss the proposal at the date, time, and location listed below:

Neighborhood Meeting Location & Details:

Wednesday, January 16, 2019 at 6:00 PM

Sierra Montana Recreation Center
14861 N. Spring Lane
Surprise, AZ 85388

The applicant and representatives were available at the location, date, and time listed above to meet and discuss the proposal with interested parties from 6:00 to 7:00 PM and approximately ten (10) community members attended the neighborhood meeting. Additionally, one (1) City Council member and four (4) members of the development team attended the meeting. All fifteen (15) people in attendance were there for informational purposes and all questions and responses were included in the meeting summary submitted on January 24, 2019.

Additionally, the applicant's representatives have been available by phone or email to discuss the proposal or any questions with the community.

2. Content:

The City mailed the required notification as noted above seven (7) days prior to the neighborhood meeting to property owners within 300 feet, village committees or special community groups located in the area, and the head of any homeowner's association or registered neighborhood group within the public notice area. (*See Exhibit A: Meeting Notification Letter*)

3. Summary of Concerns or Issues:

- a. All questions and responses recorded at the neighborhood meeting were included in the meeting summary submitted on January 24, 2019. To date, there have not been any further inquiries by any means of communication utilized to provide outreach with the public. We have not received any correspondence, concerns, or interest in the request and have remained available for communication throughout the process.

Exhibit A

Meeting Notification Letter & Notification List

CITY OF SURPRISE CITIZEN REVIEW MEETING

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

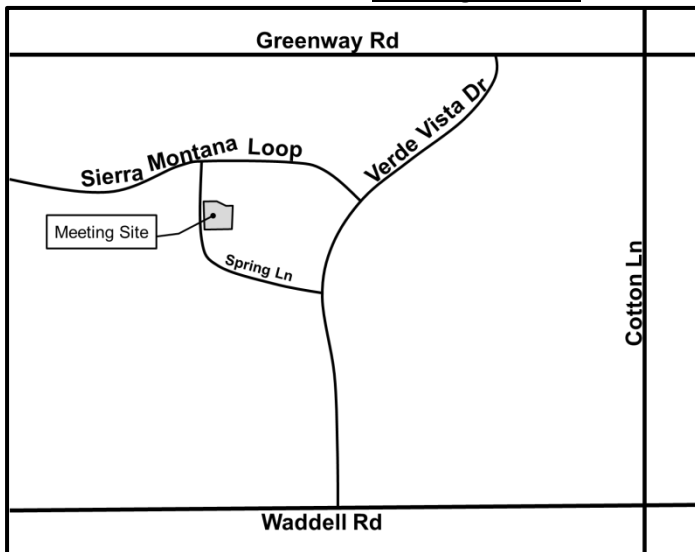
City of Surprise Planner: Hobart Wingard

623-222-3156

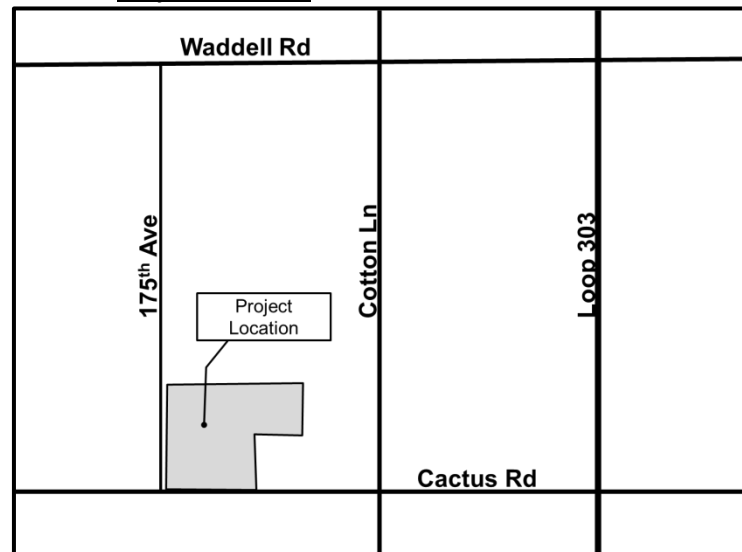
CITIZEN REVIEW MEETING DETAILS

DATE: Monday, January 16, 2019
 TIME: 6:00 PM
 LOCATION: Sierra Montana Recreation Center- Dance Room
 14861 N Spring Lane
 Surprise, Arizona 85388

Meeting Location



Project Location



PROJECT DESCRIPTION: Zone change for 3.73 acres of Residential Ranch (RR) zoned property to Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay. Surprise Planning Case FS18-566.

Owner	MAIL_ADDR1	MAIL_CITY
ANDERSON BERNARD D III/CORTNEY L	17508 W LARKSPUR DR	SURPRISE
ARIAS REVOCABLE TRUST	17518 W COLUMBINE DR	SURPRISE
BAMBULAS THOMAS/SANDRA	17504 W CHARTER OAK RD	SURPRISE
BRIGHT BURMAN V/HELEN K	12565 N 175TH DR	SURPRISE
CASTO CHRISTINE L	17532 W BLOOMFIELD RD	SURPRISE
DENNIS DARRELL G/LINDA K	12511 N 175TH DR	SURPRISE
FLANIGAN MICHAEL S	17532 W LARKSPUR DR	SURPRISE
GIELAU DAWN L/BRUCE A	17525 W LARKSPUR DR	SURPRISE
GROUND KRISTIN L	12493 N 175TH DR	SURPRISE
HALTMAR HALEY JANE/HURST DARETH OLIVIA	17509 W CHARTER OAK RD	SURPRISE
HARTMAN BRADLEY S	17520 W BLOOFIELD RD	SURPRISE
JOHNSON DIANE NICOLE	12403 N 175TH DR	SURPRISE
KELLEY ANNETTE A	17515 W BLOOMFIELD RD	SURPRISE
KYLE B ELLIS LIVING TRUST	17522 W CHARTER OAK RD	SURPRISE
LITWIN EDWARD P	12421 N 175TH DR	SURPRISE
LOTT KAREN/LAWRENCE J	17534 W CHARTER OAK RD	SURPRISE
MARICOPA COUNTY MUN WTR CONS DIST 1	PO BOX 900	WADDELL
MARSH RAYMOND A/ANGELA R	12529 N 175TH DR	SURPRISE
MICHAEL E DE LAY REVOCABLE LIVING TRUST	17531 W COLUMBINE DR	SURPRISE
MOODY ROBERT C/MIHAELA V	17516 W LARKSPUR DR	SURPRISE
MORALES GIOVANNA K	12439 N 176TH DR	SURPRISE
MORRIS DEAN	17533 W CHARTER OAK RD	SURPRISE
NWC COTTON LANE & CACTUS LLC	1110 E MISSOURI AVE STE 700	PHOENIX
NWOTITE GLORY/BLESSING	17503 W BLOOMFIELD RD	SURPRISE
PARAGON MANAGEMENT INC	15533 W PARADISE LN	SURPRISE
PEREZ ROY/MIYAMURA KYOKO P	14371 W DAHLIA DR	SURPRISE
RAK JAMES S/DEBORAH A	68 LISA ANN LN	WEST SENECA
RUNDLE KERRI E/DEREK M	17524 W LARKSPUR DR	SURPRISE
S & S COTTON LLC	1 E CAMELBACK RD STE 500	PHOENIX
S&S COTTON LLC	107 PENNYSTONE CIR	FRANKLIN
SACKETOS TONY G/TOBY	17505 W CHARTER OAK RD	SURPRISE
SAMBORSKI KRZYSZTOF/ANNA	12407 N 142ND CT	SURPRISE
SANDBERG SHANNON/ERIC	17510 W CHARTER OAK RD	SURPRISE
SARAH ANN RANCH HOMEOWNERS ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE
SAWATZKI VERONICA GRAJEDA	17521 W CHARTER OAK RD	SURPRISE
SMITH MARILYN	17527 W BLOOMFIELD RD	SURPRISE
TETREAULT MICHAEL L/ASHLEY A	303 W CANARY WAY	CHANDLER
TOLL PRASADA LLC	250 GIBRALTAR RD	HORSHAM
VOGEL GARY M	12457 N 175TH DR	SURPRISE
WALLACE SEAN J/ERICA T	12475 N 175TH DR	SURPRISE

MAIL_STAT	MAIL_ZIP
AZ	85388
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AZ	85012
TN	37067
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AZ	85379
AZ	85388
AZ	85282
AZ	85388
AZ	85388
AZ	85286
PA	19044
AZ	85388
AZ	85388

Exhibit B

Newspaper Posting

CITY OF SURPRISE
CITIZEN REVIEW MEETING

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

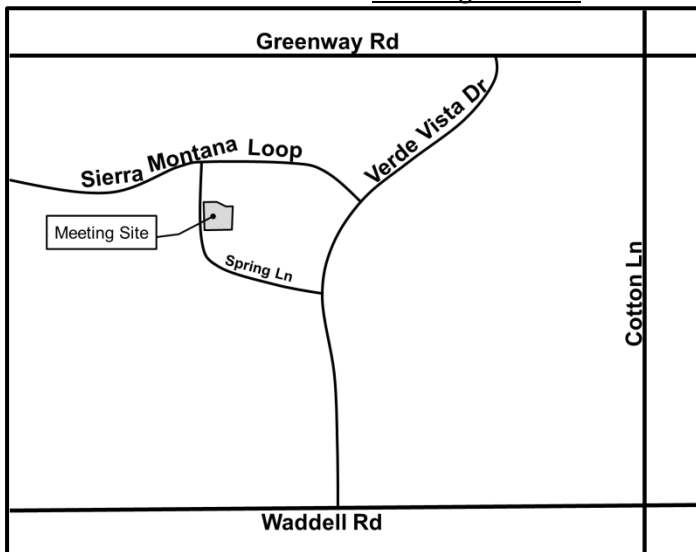
City of Surprise Planner: Hobart Wingard

623-222-3156

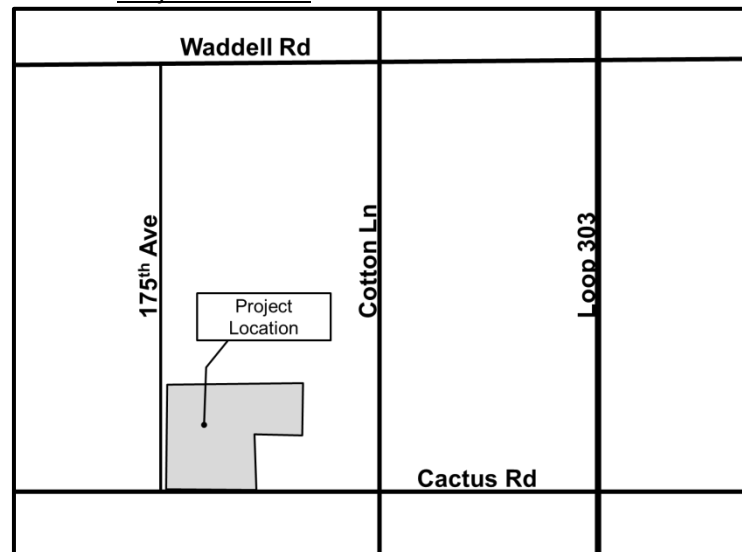
CITIZEN REVIEW MEETING DETAILS

DATE: Monday, January 16, 2019
TIME: 6:00 PM
LOCATION: Sierra Montana Recreation Center- Dance Room
14861 N Spring Lane
Surprise, Arizona 85388

Meeting Location



Project Location



PROJECT DESCRIPTION: Zone change for 3.73 acres of Residential Ranch (RR) zoned property to Medium Density Residential (RM-6) with a Planned Unit Development (PUD) Overlay. Surprise Planning Case FS18-566.

Exhibit C

Sign Posting

AFFIDAVIT OF POSTING

Application No: FS18-566
Applicant Name: Anderson Baron
Location: NEC 175th Ave and Cactus
Date Site Posted: December 28, 2018

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 12/28/18
Applicant/Representative Signature Date

This instrument was acknowledged before me on this 28th day of December,

2018, and by Meghan Liggett. I witness whereof I hereunto

set my hand and official seal.

Marybeth Conrad
Notary Public 10-25-20
My commission expires



Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: January 16, 2019
Time: 6:00 P.M.
Location: Sierra Montana Recreation Center (Dance Room)
 14861 N Spring Lane
 Surprise, AZ 85388

Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
 16000 N Civic Ctr. Plaza
 Surprise, AZ 85374

Case #: FS18-566

REQUEST: The applicant is requesting approval of 1) a Zone Change from RR and RH to PUD-RM-6, and 2) a Preliminary Plat, under case FS18-566 for the 175th Ave and Cactus Road Development

Please call to confirm dates:
 623-222-3011

Notice of Public Hearing

City of Surprise

Neighborhood Meeting Planning & Zoning

Date: January 16, 2019
Time: 6:00 P.M.
Location: Sierra Montana Recreation Center (Dance Room)
 14861 N Spring Lane
 Surprise, AZ 85388

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Please call to confirm dates:
 623-222-3011

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: Gehan at 175th and Cactus

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; businesses; public at-large; property owners.

OBJECTIVES:

The subject request involves the rezoning of approximately 40 acres of land from RR and RH to RM-6 with a PUD Overlay to allow modifications from the base development standards, modifications from certain development requirements, and to cap the maximum density.

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when) 01/16/19

Future Council Work Session/Meetings target dates PZ Commission 4/4/19, City Council 4/16/19

Election dates (if applicable) N/A

Project start/completion dates N/A

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☒ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☒ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☒ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☒ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



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

31 October 2018

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

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

Re: FS18-566; Gehan Homes Cactus and 175th (APNs 502-04-002V & 502-04-002W)

Dear Mr. Abrams

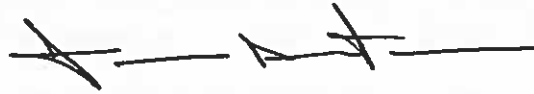
Thank you for the opportunity to provide comments on the Rezoning with Planned Unit Development/Preliminary Plat Narrative for Gehan Homes Cactus & 175th. The site sits on 41.51 acres of vacant land located at north of Cactus Road and east of 175th Avenue in Surprise AZ. This request is for a zone change from Residential Ranch (RR) and Residential High Density (RH) to medium density zone (RM-6) with a PUD overlay. This project proposes up to 157 residential units for a density of 3.78 du/ac. The site is approximately 2.45 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 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 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. Gehan Homes with a density of 3.78 du/ac falls within these guidelines.

As stated in the narrative this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, 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 there are any questions, please contact my Community Planner, Mr. Christopher Toale at (623) 856-6175.

Sincerely

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line and a final flourish.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



October 12, 2018

**RE: Cactus & 175th Development (502-04-002V & 502-04-002W)
S & S Cotton, Gehan Homes**

To whom it may concern,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County is working with the Developer and potential buyer/builder of this development regarding assistance to the district. By this agreement the developer and/or builder would agree to provide donation for each dwelling unit constructed. These donations aid the District in supporting the new student population the development will bring. Both the developer S & S Cotton LLC and potential buyer and Home Builder are communicating with the district with the intention of establishing an agreement.

The District has no objection to rezone, platting, or other land use actions needed to complete this project contingent on Governing Board approval. You are hereby authorized to submit this letter to any governmental body with jurisdiction over the project as proof that the District does not object to you proceeding with your project pending final approval. Thank you for your efforts in working with the district.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Shipman", with a stylized flourish at the end.

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976 **m:** 623-688-4051

a: 15802 N Parkview Place, Surprise, AZ 85374

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

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

ORDINANCE 2019-09

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE WITH A PLANNED UNIT DEVELOPMENT ("PUD") OVERLAY FOR GEHAN AT CACTUS AND 175TH, GENERALLY LOCATED ON THE NORTHEAST CORNER OF CACTUS ROAD AND 175TH AVENUE.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located on the northeast corner of Cactus Road and 175th Avenue;

WHEREAS, the subject site is zoned as Residential Ranch ("RR") and High Density Residential ("RH");

WHEREAS, the rezone with PUD overlay district is authorized by and satisfies the requirements of Surprise Municipal Code §122-68;

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, this rezone with PUD overlay is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on April 4, 2019, the Planning and Zoning Commission recommended approval of the Gehan at Cactus and 175th rezone with PUD overlay.

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

Section 1. *Rezoning with PUD overlay.* The parcel legally described on Exhibit A and depicted on Exhibit B, known as Gehan at Cactus and 175th, is rezoned from Residential Ranch ("RR") and High Density Residential ("RH") to RM-6 with a PUD Overlay subject to the stipulations as outlined in Section two (2) herein.

Section 2. *Stipulations of Approval.* The rezoning of the parcels as outlined in Sections one (1) above are approved subject to the following stipulations:

- A. Development and use of the site shall be in conformance with the Rezone with PUD Overlay document entitled "Cactus & 175th", consisting of 20 pages plus exhibits, prepared by Gehan Homes and stamped received February 14, 2019.

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

Section 3. *Amendment of Zoning Map.* The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section one (1) above.

Section 4. *Codification.* This ordinance is not of a general nature and will not be codified.

Section 5. *Repeal of Conflicting Ordinances.* All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 6. *Severability.* If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 7. *Effective Date.* This ordinance shall become effective at the time and in the manner prescribed by law.

PASSED AND ADOPTED this _____ day of _____ 2019.

Skip Hall, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A

PARCEL NO. 1

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 0 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1556.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1332.63 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1077.62 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 573.52 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 381.90 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212.

EXCEPT THAT PORTION DEDICATED TO THE CITY OF SURPRISE IN INSTRUMENT NO. 2016-134602 AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 14 LIES SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 2645.36 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

6370 E. THOMAS ROAD, SUITE #200, SCOTTSDALE, ARIZONA 85251 · PHONE (602) 334-4387 · FAX (602) 490-3230 · WWW.3ENGINEERING.COM

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 2612.36 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE DEPARTING SAID SOUTH LINE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE ON A LINE PARALLEL WITH AND 33.00 FEET NORTH OF THE AFORESAID SOUTH LINE, NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST, 2612.84 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION CONVEYED TO NWC COTTON LANE & CACTUS, L.L.C. IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2018-351627.

PARCEL NO. 2

A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2009-552092, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2645.33 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1332.63 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1077.62 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 316.90 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ONE-HALF OF ALL THE OIL, GAS AND MINERALS IN, OR UNDER THE SURFACE OF SAID LAND, AND ALL THE RIGHTS OF OWNERSHIP THEREIN.

EXHIBIT B



SITE MAP N.T.S.



Gehan Homes at 175th and Cactus

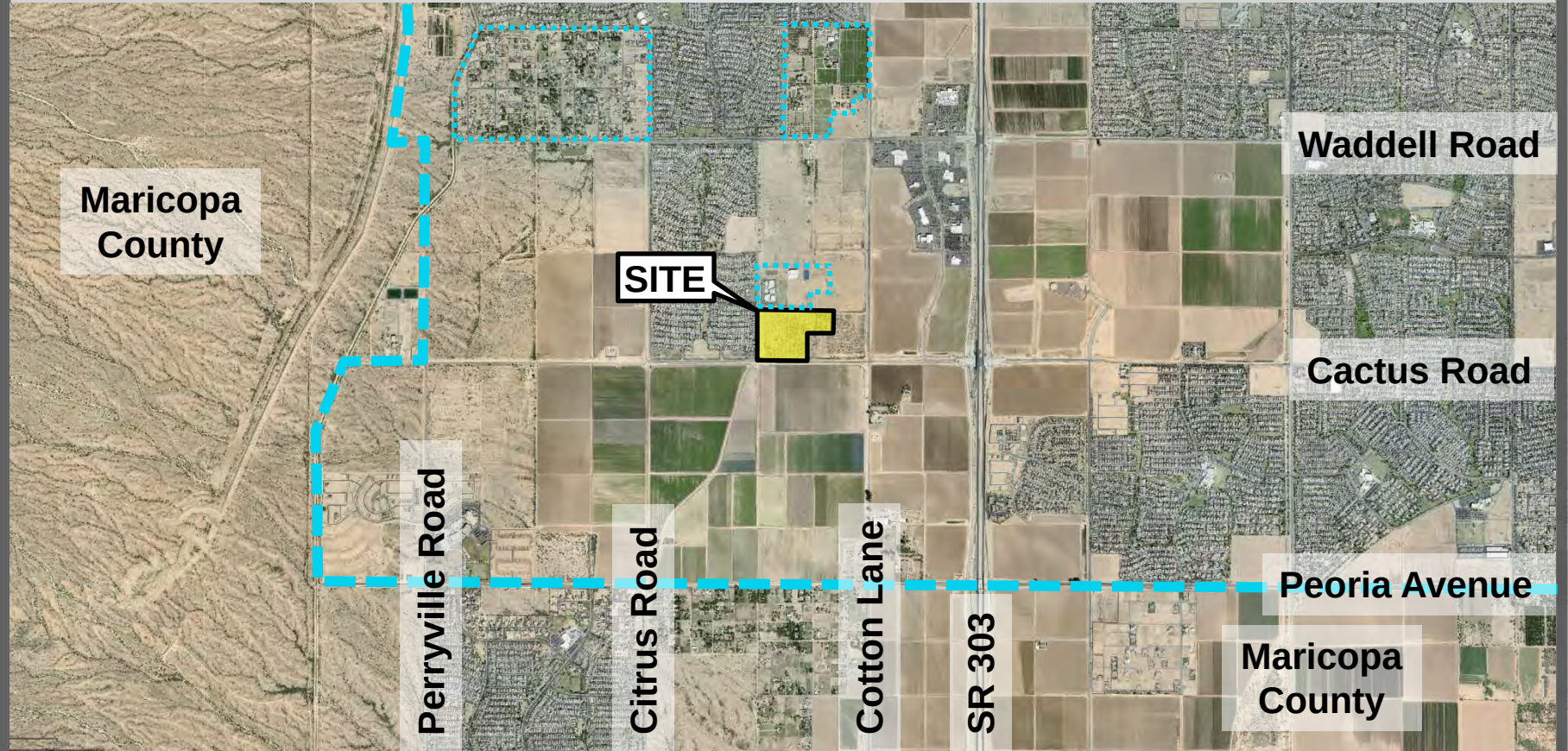
FS18-566

Rezone with PUD Overlay and
Preliminary Plat

Planning & Zoning Commission - April 4, 2019

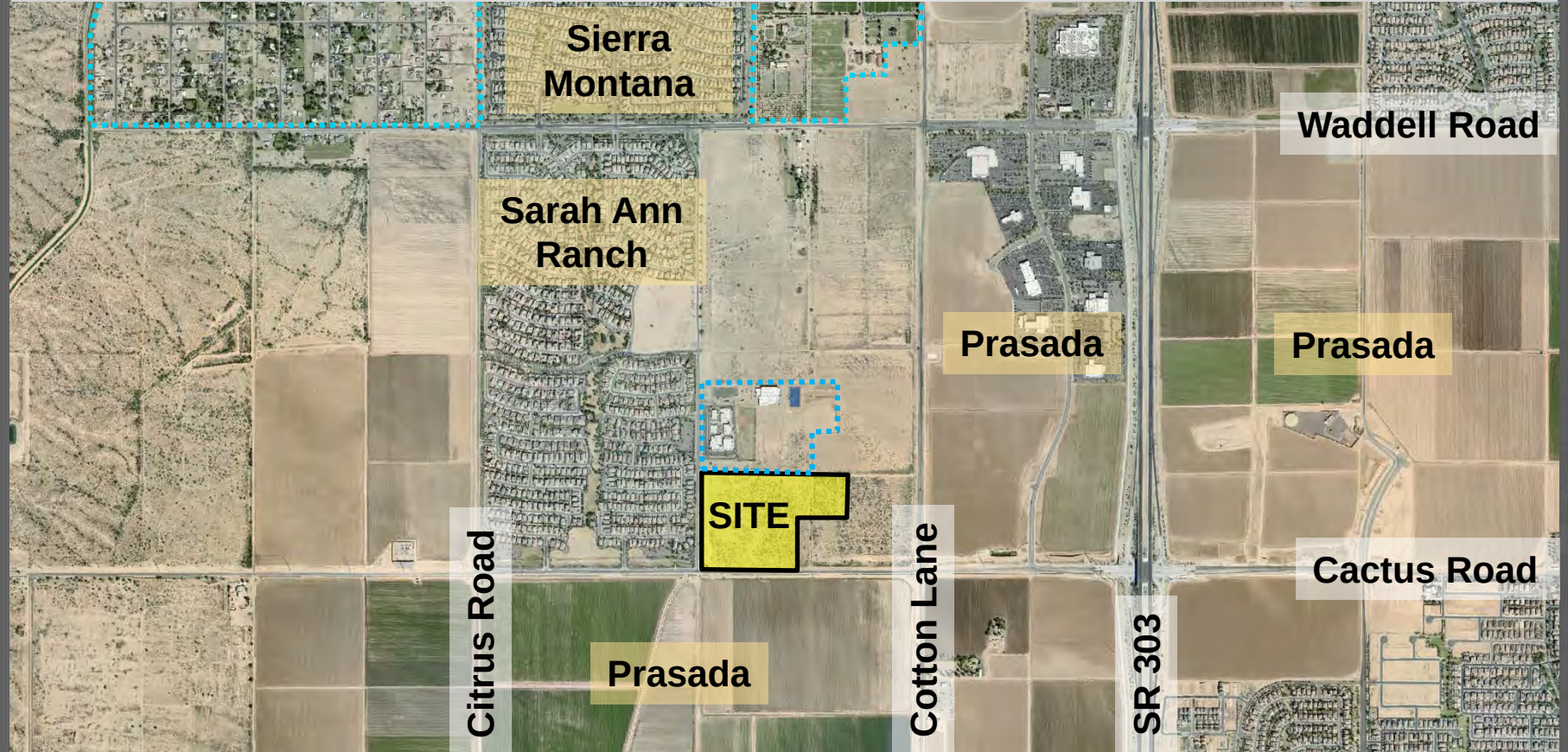
VICINITY MAP

FS18-566



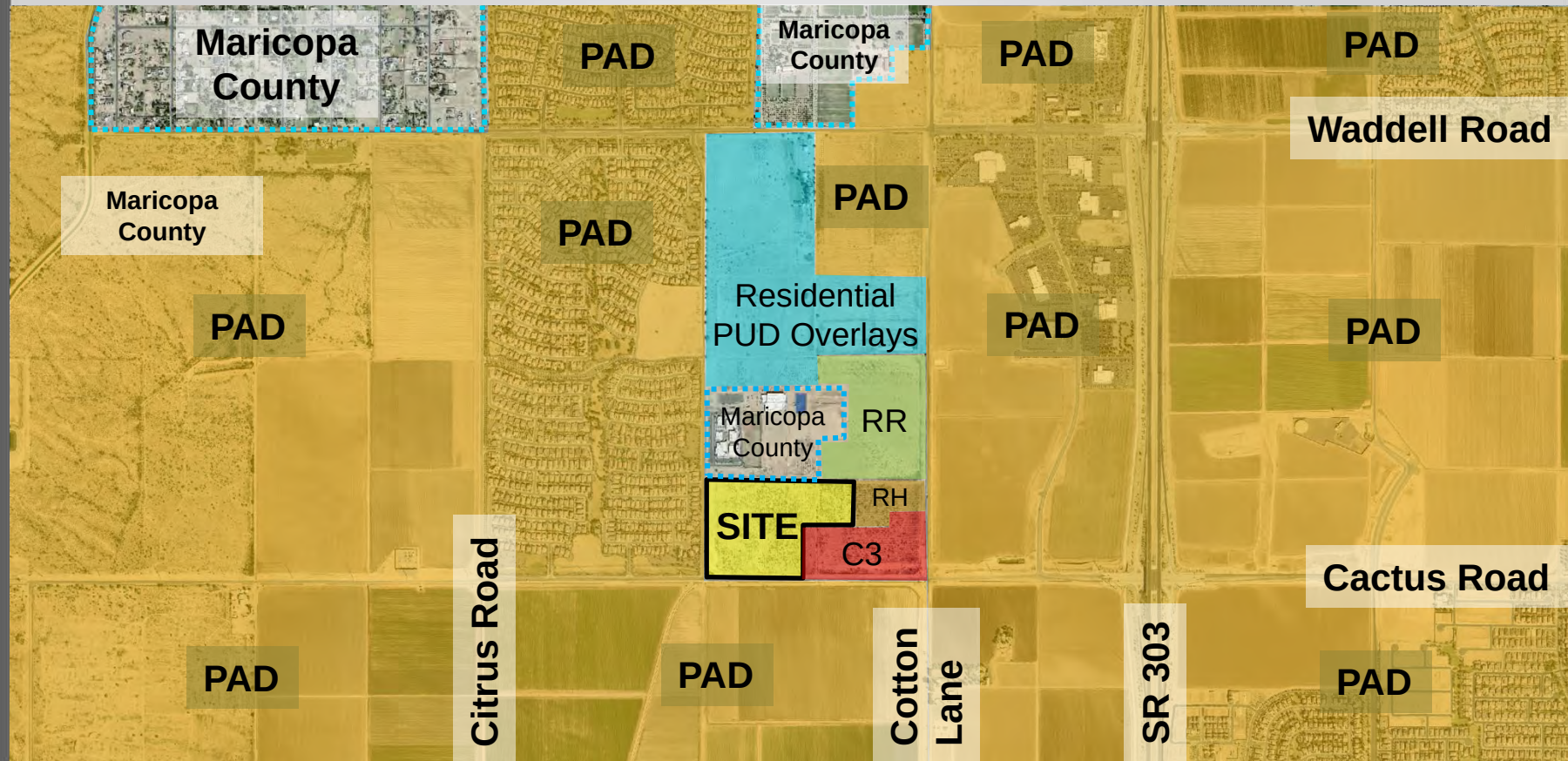
VICINITY MAP

FS18-566



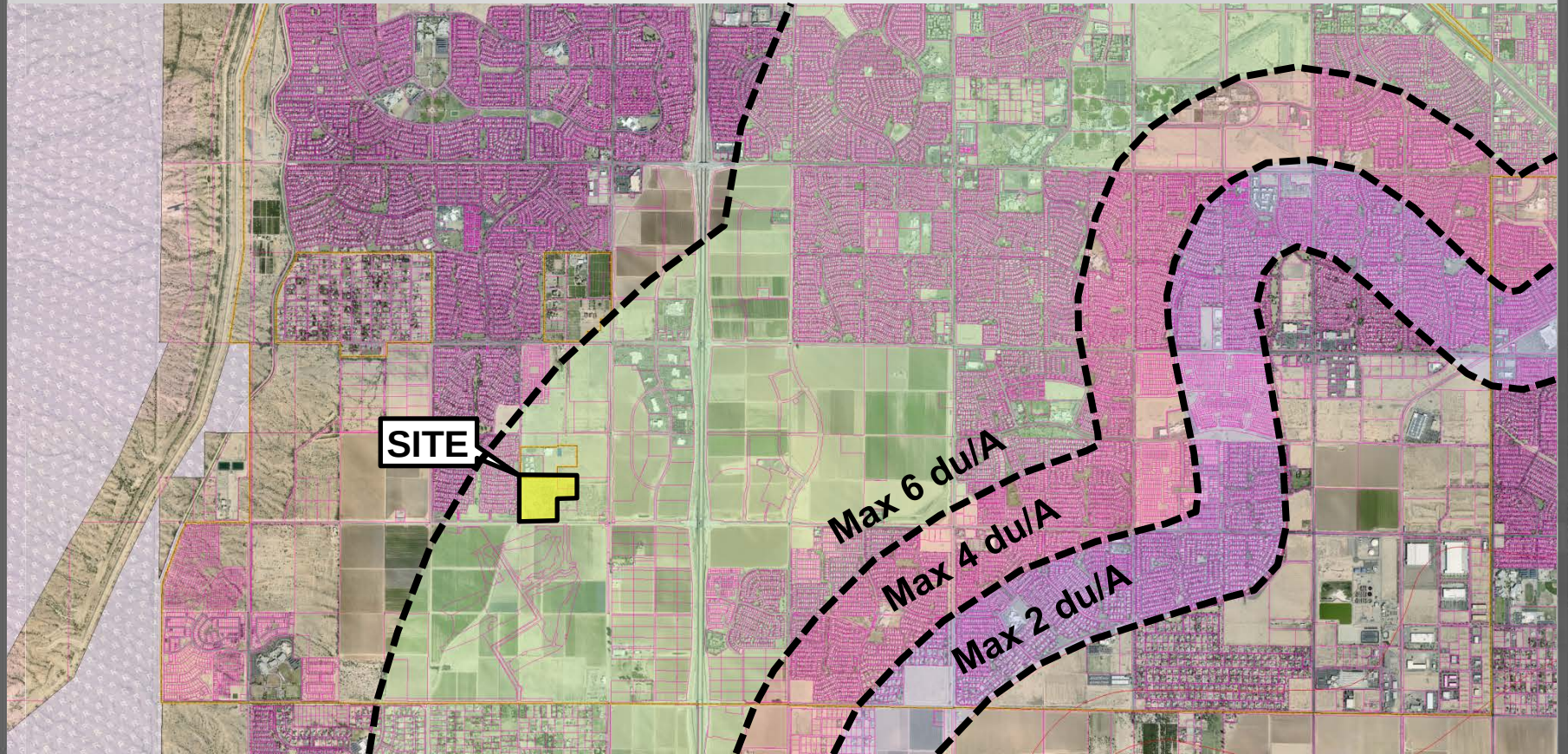
ZONING MAP

FS18-566



CACTUS AND 175th LUKE GDC MAP

FS18-566



175th Avenue

Sarah Ann
Ranch

41.51 Acres

Gehan at Cactus
and 175th Rezone

Cactus Road

Project Area

175th Avenue

Sarah Ann
Ranch

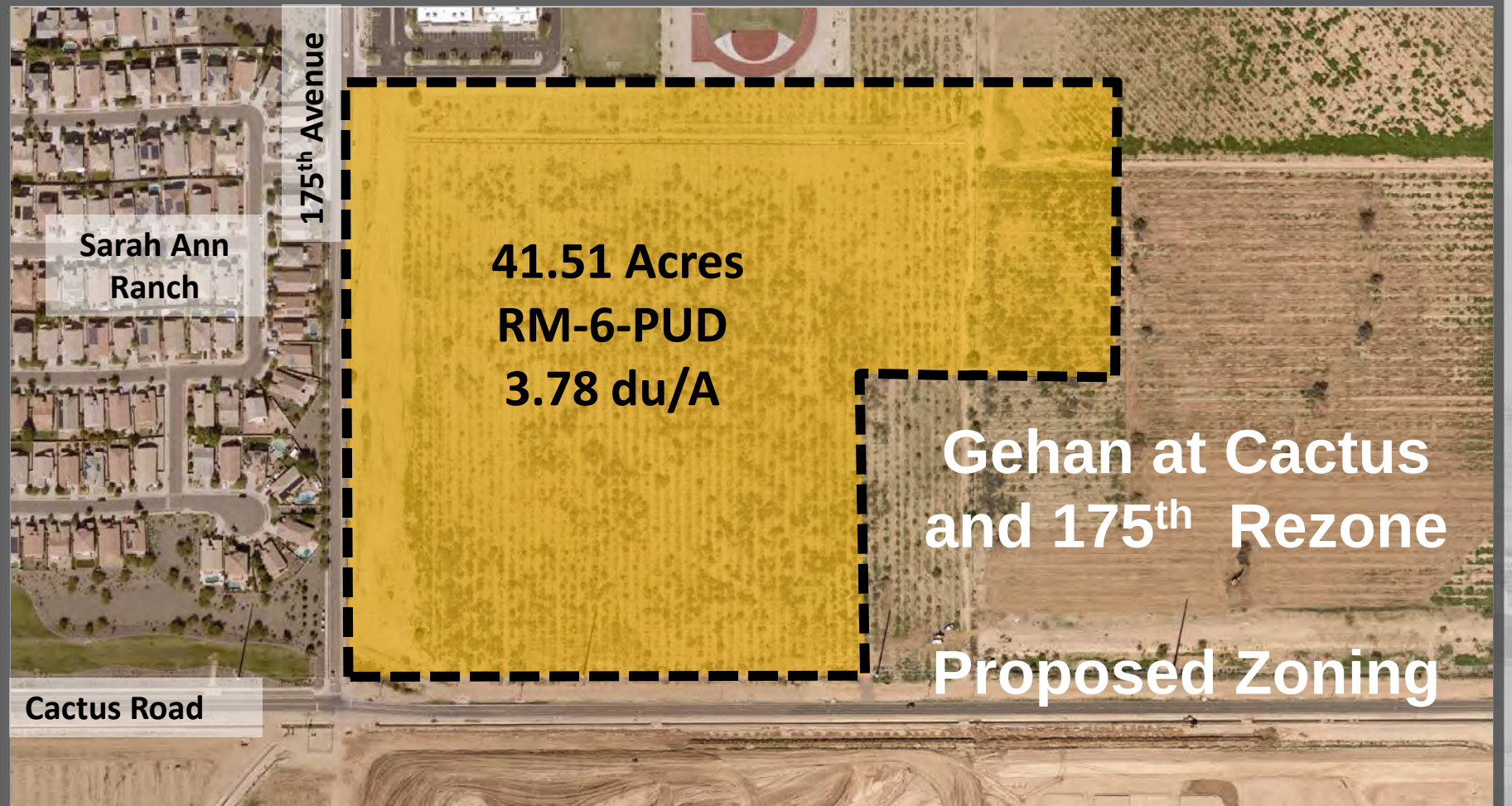
37.31 Acres
Residential
Ranch

4.2 Acres
High Density
Residential

Gehan at Cactus
and 175th Rezone

Existing Zoning

Cactus Road



175th Avenue

Sarah Ann
Ranch

41.51 Acres
RM-6-PUD
3.78 du/A

Cactus Road

Gehan at Cactus
and 175th Rezone

Proposed Zoning

175th Avenue

Sarah Ann
Ranch

Cactus Road



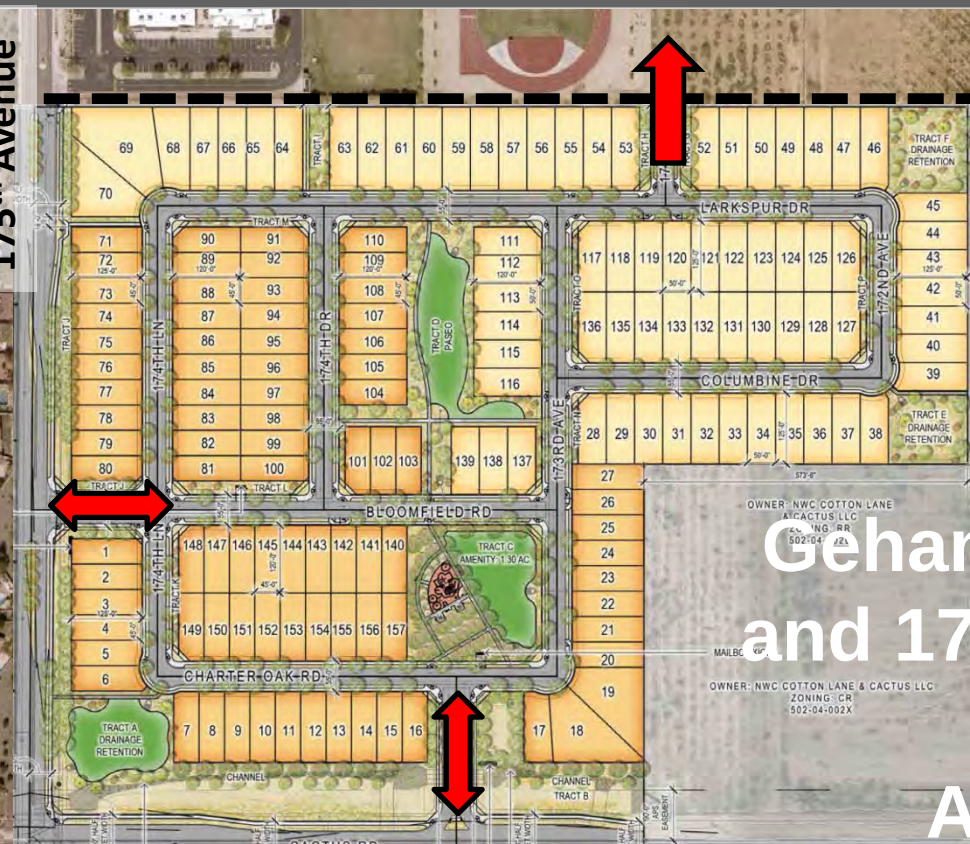
Gehan at Cactus
and 175th Rezone

Proposed Plat

175th Avenue

Sarah Ann Ranch

Cactus Road



Gehan at Cactus
and 175th Rezone
Access

175th Avenue

Sarah Ann
Ranch

Cactus Road



Gehan at Cactus
and 175th Rezone

Access

175th Avenue

Sarah Ann
Ranch

Cactus Road

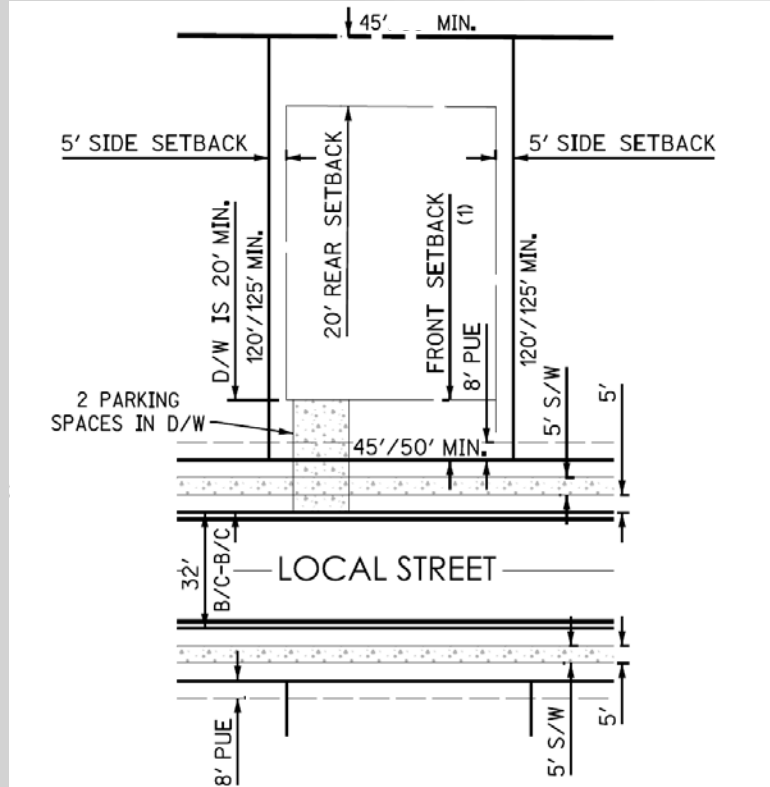
72
50' x 120' Lots

85
45' x 120' Lots

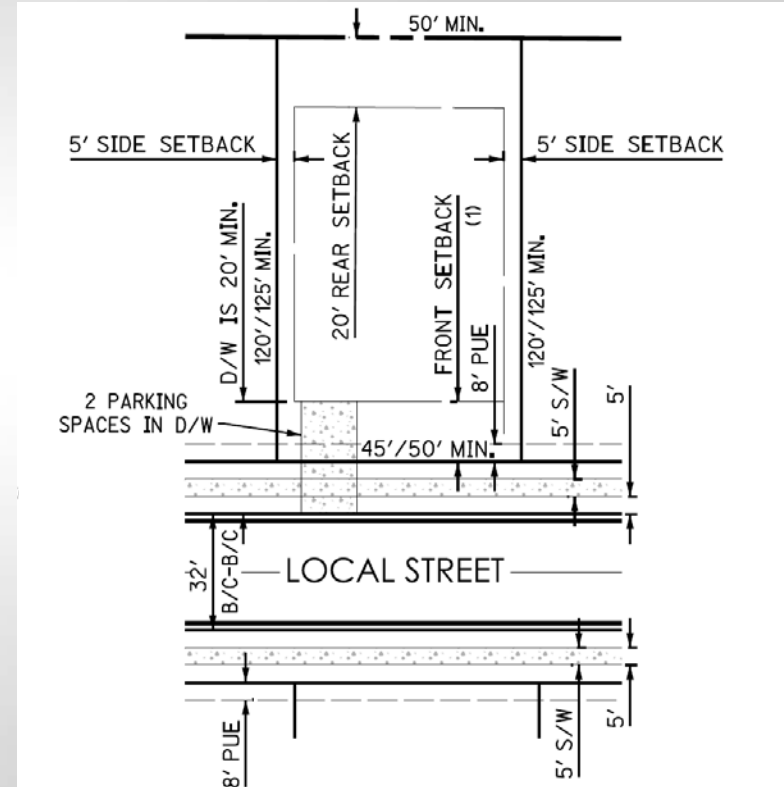
Gehan at Cactus
and 175th Rezone

Lotting Product

RM-6-PUD LOTTING



45' Wide



50' Wide

RM-6-PUD DIMENSIONAL REQUIREMENTS

TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.
- (2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

RM-6-PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
- **20 foot rear setbacks provide ample space on each lot to accommodate a private pool should the homeowner chose to do so.**

RM-6-PUD MODIFICATIONS

- **Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.**
- **Removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development.**

RM-6-PUD MODIFICATIONS

- **Section 122-137(q)(1) requires a minimum of one (1) sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.**
- **Removal of the sports court requirement due to drainage constraints (Not enough high and dry land).**

RM-6-PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.
- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

OWNER: NWC COTTON LANE & CACTUS LLC
ZONING: RR
502-04-002U

MAILBOX KIOSK

OWNER: NWC COTTON LANE & CACTUS LLC
ZONING: CR
502-04-002X

TRACT A DRAINAGE RETENTION

TRACT B

TRACT C AMENITY 1.30 AC

TRACT D PAVED

TRACT E DRAINAGE RETENTION

TRACT F DRAINAGE RETENTION

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

TRACT AM

TRACT AN

TRACT AO

TRACT AP

TRACT AQ

TRACT AR

TRACT AS

TRACT AT

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TRACT AV

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TRACT AX

TRACT AY

TRACT AZ

TRACT BA

TRACT BB

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TRACT BI

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TRACT BL

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TRACT BT

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TRACT BV

TRACT BV

TRACT BW

TRACT BX

TRACT BY

TRACT BZ

TRACT CA

TRACT CB

TRACT CC

TRACT CD

TRACT CE

TRACT CF

TRACT CG

TRACT CH

TRACT CI

TRACT CJ

TRACT CK

TRACT CL

TRACT CM

TRACT CN

TRACT CO

TRACT CP

TRACT CQ

TRACT CR

TRACT CS

TRACT CT

TRACT CU

TRACT CV

TRACT CV

TRACT CW

TRACT CX

TRACT CY

TRACT CZ

TRACT DA

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TRACT DE

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- **Minimum 20 percent net residential acreage is to be open space.**
- **26.68 percent open space provided.**

Rezone with PUD Overlay

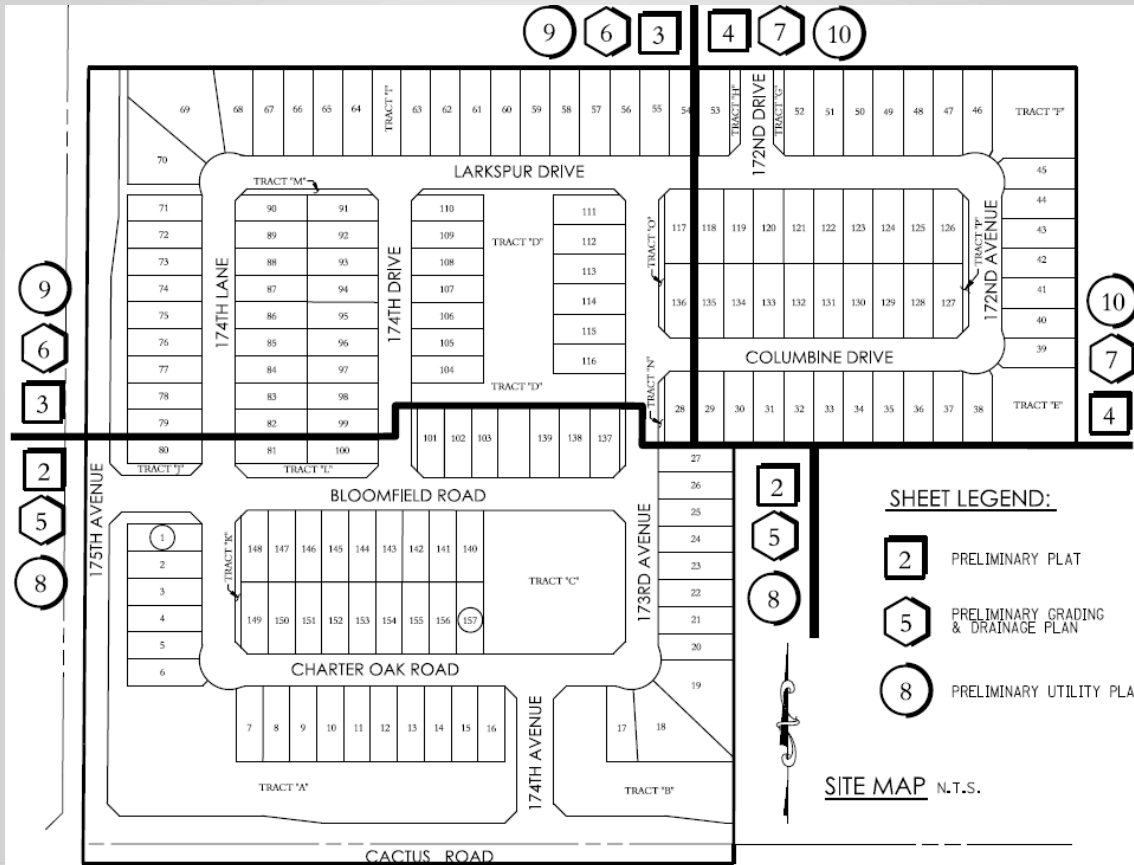
Citizen Review

January 16, 2019 at 6 pm
Sierra Montana Rec Center

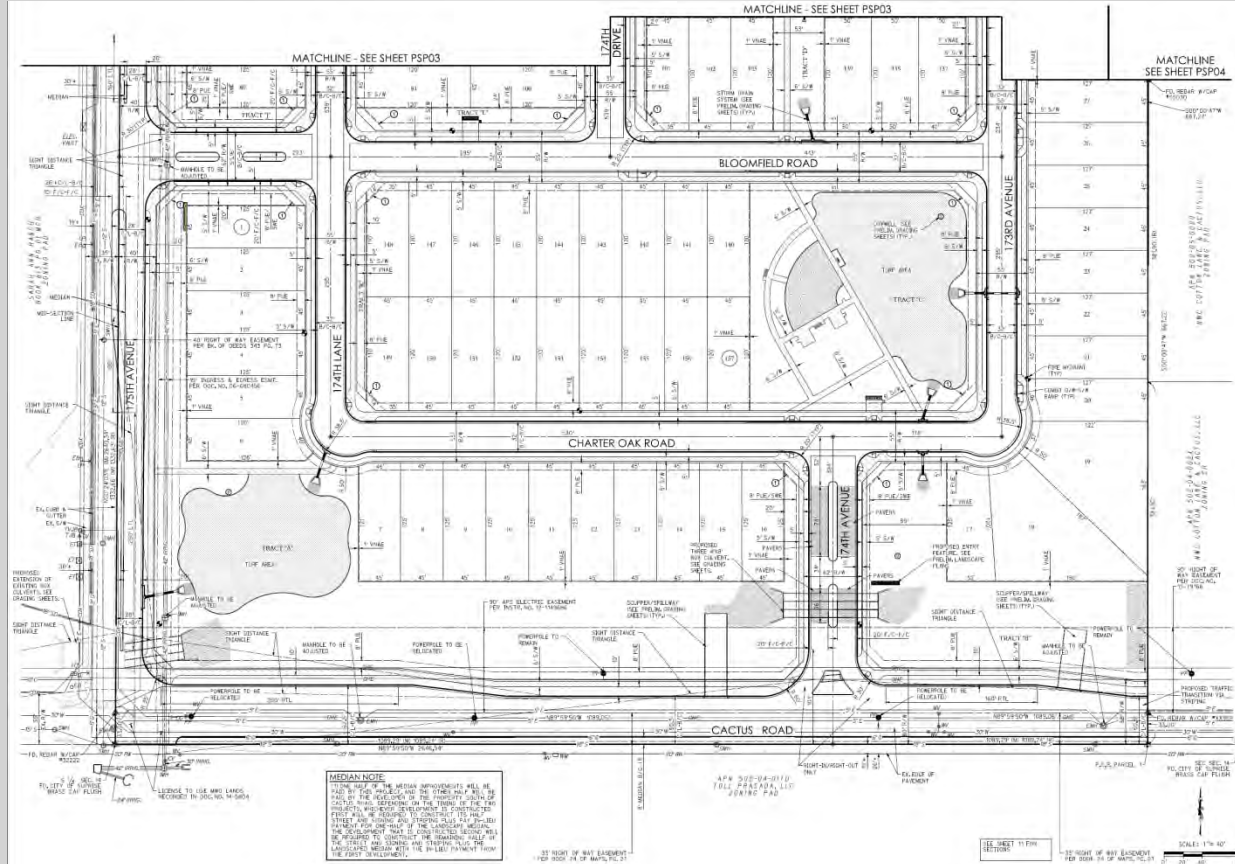
Recommendation

Approve subject to stipulations “A” thru “D”

PRELIMINARY PLAT



PRELIMINARY PLAT





APN 502-04-0028
385 COTTON LANE
DARTON RD-42

APN 502-05-0020
385 COTTON LANE & CANTUS, LLC

LANDSCAPE



PRIMARY OPEN SPACE



KEYNOTES

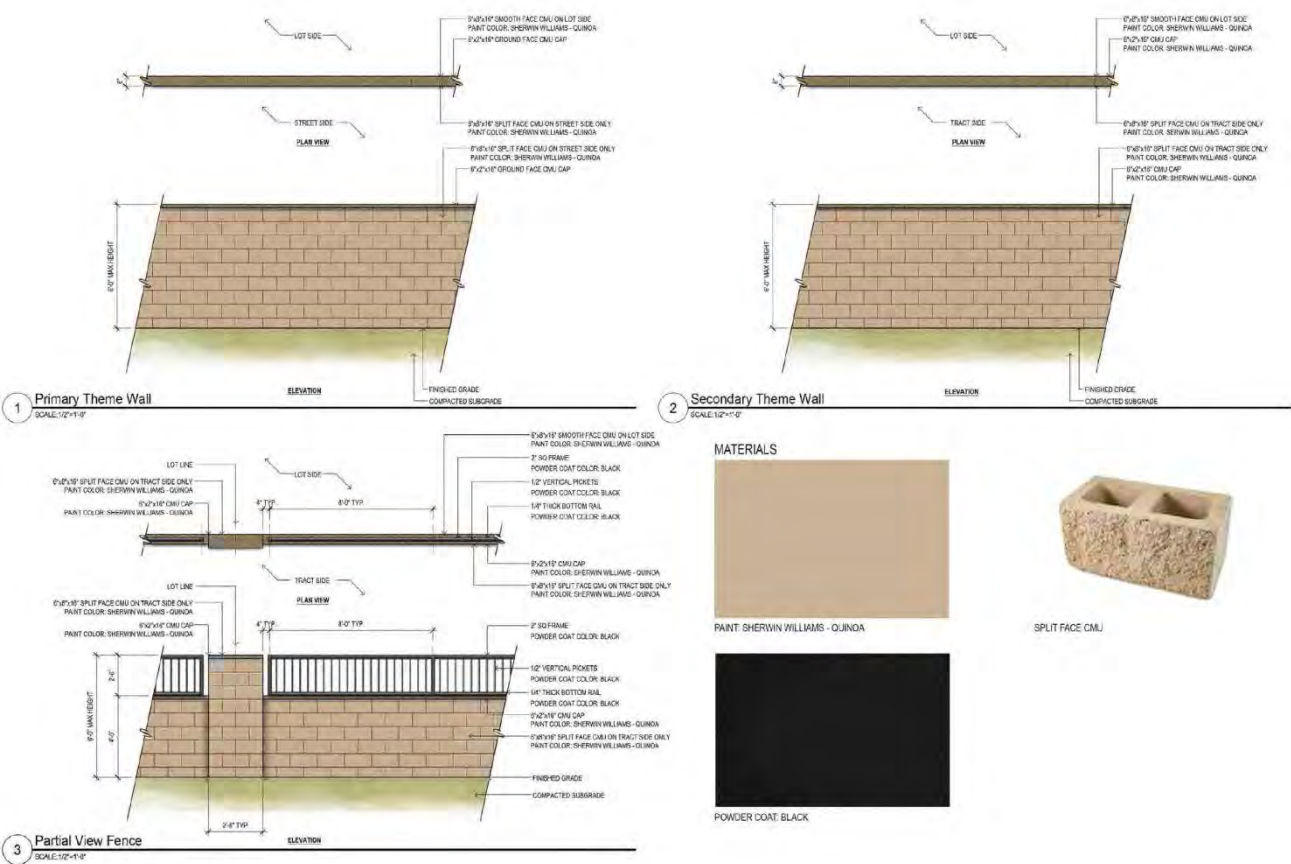
- A TURF
- B CONCRETE SIDEWALK
- C WOOD FIBER
- D RAMADA
- E PICNIC TABLE
- F BOBBLE RIDER
- G DOUBLE BOBBLE RIDER
- H SHADED PLAY STRUCTURE
- I GRILL
- J BENCH
- K SWING
- L MAILBOX ENCLOSURE
- M TRASH RECEPTACLE
- N DRINKING FOUNTAIN



WALLS



WALLS



Preliminary Plat

Citizen Review

January 16, 2019 at 6 pm
Sierra Montana Rec Center

Recommendation

Approve



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

Council Meeting Date: April 4, 2019

Contact Person: Hobart Wingard, PLANNER II

Submitting Department: Community Development District: District 3

Staff Recommendations:

Consent: No

Regular: No

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to approval of the Preliminary Plat entitled, "175th Avenue & Cactus Road," dated February 13, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue.

Motion:

I move to recommend approval of the Preliminary Plat to the City Council for a Preliminary Plat entitled, "175th Avenue & Cactus Road," dated February 13, 2019, a property generally located on the northeast corner of Cactus Road and 175th Avenue.

Background:

The proposed project was once part of the Magnolia project, which the Planning and Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the various land owners are moving forward independently. The subject request involves a Preliminary Plat of 41.51 acres of land known as Gehan at Cactus and 175th.

Objective Analysis:

Policy Compliant:

The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.

Financial Impact:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. SR - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - PZ Staff Report - 040419

2. 01 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Vicinity Maps - 040419
 3. 02 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Preliminary Plat - 040419
 4. 03 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Landscape - 040419
 5. 04 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Luke Letter - 040419
 6. 05 - FS18-566 - Gehan at 175th and Cactus Preliminary Plat - Dysart Letter - 040419
 7. 06 - FS18-566 - Gehan at 175th and Cactus Rezone with PUD - PZ PowerPoint - 040419
-

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

2 **Case:** **FS18-566**

3 **Project Name:** Gehan at 175th and Cactus Preliminary Plat

4 **Council District:** 3 - Mesquite

5 **Meeting Date:** **April 4, 2019**

6 **Planner:** Hobart Wingard, Planner II

7

8 **Owner:** S and S Cotton, LLC

9 **Applicant:** Gehan Homes

10 **Request:** Preliminary Plat Approval

11 **Site Location:** Generally located on the northeast corner of Cactus

12 Road and 175th Avenue

13 **Area and Density:** 41.51 acres at 3.78 dwelling units per acre ("du/A")

14 **General Plan Conformance:** The proposal is consistent with the Surprise General

15 Plan 2035

16 **Support/Opposition:** None known

17 **Staff Recommendation:** **Approve**

18

19

20 **PROJECT DESCRIPTION:**

21 The proposed project was once part of the Magnolia project, which the Planning and

22 Zoning Commission reviewed in 2016. The Magnolia project never came to fruition and the

23 various land owners are moving forward independently.

24 The subject request involves a Preliminary Plat of 41.51 acres of land known as Gehan at

25 Cactus and 175th.

26

27

28

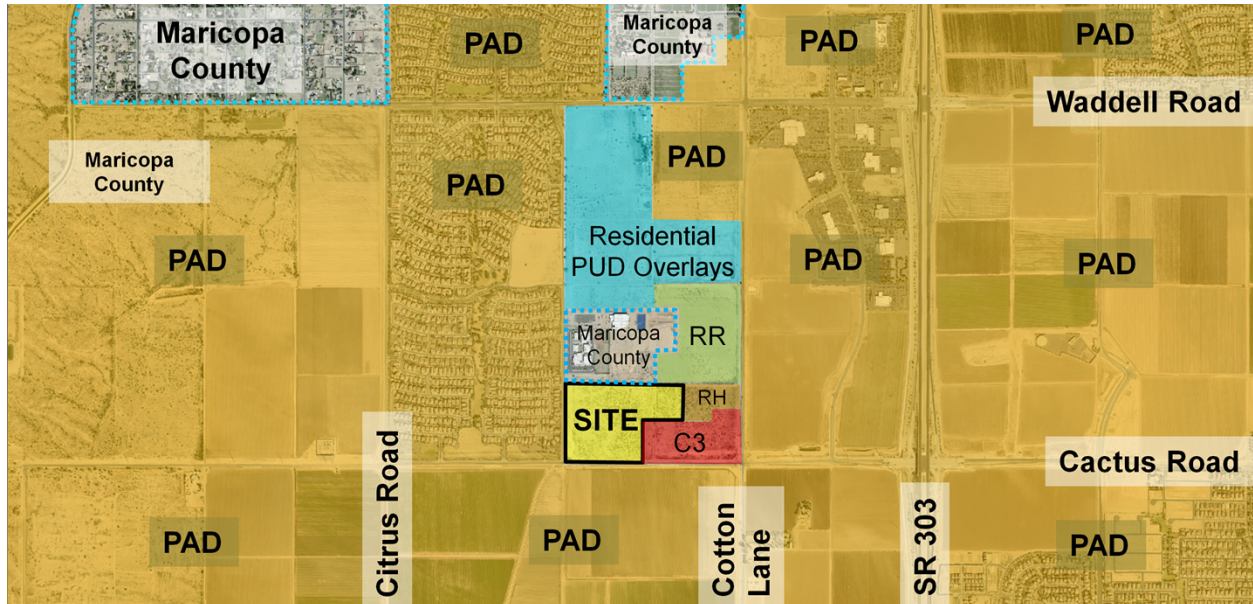
29

30

31 **EXISTING ZONING:**

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

34



35

36

Sarah Ann Ranch Residential PAD	Maricopa County Paradise Education	Residential Ranch Vacant
Sarah Ann Ranch Residential PAD	Gehan at 175th and Cactus Existing – RR and RH Proposed – RM-9-PUD	Regional Commercial (CR) High Density Residential (RH) - Vacant
Prasada PAD Toll Brothers Development	Prasada PAD Toll Brothers Development	Prasada PAD Toll Brothers Development

37

38 **BACKGROUND:**

39 **September 12, 2016:** Mark Reddie of LVA Urban Design Studio filed a request for a
40 Zone Change and Preliminary Plat for 175th & Sweetwater under Case FS16-391.

41 **September 12, 2016:** Mark Reddie of LVA Urban Design Studio filed a request for Zone
42 Change and Preliminary for Magnolia under Case FS16-392. Said case was
43 subsequently withdrawn.

44 **September 28, 2016:** On behalf of the applicant, staff opened Case FS16-427 relating
45 to the annexation of the subject property.

46 **January 17, 2017:** The City Council approved the annexation of the subject property
47 under Case FS16-427.

48 **July 19, 2018:** Staff held a Concept Review meeting with Brad Wiley of Gehan Homes for
49 a Rezone with PUD Overlay and a Preliminary Plat for Gehan at 175th and Cactus under
50 Case CR18-338.

October 19, 2018: Brad Wiley of Gehan Homes filed a request for a Preliminary Plat and a Rezone with PUD Overlay for Gehan at 175th and Cactus under Case FS18-566, the subject case.

January 16, 2019: Brad Wiley of Gehan Homes held a Citizen Review Meeting for the subject project at the Sierra Montana Recreation Center. A Citizen Review Participation Report is attached.

CITIZEN REVIEW:

The applicant held a Citizen Review meeting on January 16, 2019 at the Sierra Montana Recreation Center located at 14861 North Spring Lane. The results of that meeting are summarized in the attached Citizen Review Participation Report. The site was also posted in accordance with the Surprise Unified Development Code ("SUDC") and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute.

ANALYSIS AND DISCUSSION:

The subject Preliminary Plat request involves platting 157 RM-6-PUD zoned single-family residential lots. The project anticipates 157 single-family residential lots over approx. 41.51 acres for a gross density of 3.78 du/A.

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

TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.

(2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

76 **UTILITY AND SERVICES TABLE:**

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

77

78 **CONFORMANCE WITH ADOPTED PLANS:**

79 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
80 as lying within the Neighborhood Character Area, which supports residential development
81 of up to 8 DU/Ac or more, provided appropriate transitions are made between the various
82 Neighborhood types included within the character area. The proposed RM-6-PUD zoning
83 district will generate a density of 3.78 du/A, and is consistent with the existing and proposed
84 single-family fabric in the area.

85

86 **REVIEWING AGENCIES:**

87 All City reviewing departments have reviewed the request and expressed no objections.

88 The subject Site Plan was also routed to the standard external reviewing agencies, who
89 offered the following comments:

90 **Luke Air Force Base (LAFB):** In a letter dated October 31, 2018, LAFB indicates no
91 objections to the request, but advises the applicant review sound attenuation
92 requirements found in ARS 28-8482 and engage in a strong notification program with
93 respect to the air base and its operations. The letter is attached.

94 **Maricopa Water District (MWD):** In an email dated October 29, 2018, MWD indicated
95 that they are currently working with the District to address all concerns.

96 **Dysart Unified School District (DUSD):** In a letter dated October 12, 2018, DUSD
97 indicated they are currently working with the developer on a donation agreement. The
98 letter is attached.

99

100 **SUMMARY:**

101 The applicant seeks a Preliminary Plat across the subject property. The proposed
102 development is compatible with the neighboring land uses and the amenities included will
103 provide recreational opportunities for the neighborhood residents. Further, much needed
104 infrastructure will be constructed as part of this development.

105

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110

111 **FINDINGS:**

- 112 • The proposed zone change is consistent with the Surprise General Plan 2035.
113 • The proposed development standards will allow the property to be reasonably
114 developed.
115 • There are no objections to the request.

116

117 **RECOMMENDATION:**

118 Based on the findings noted above, staff recommends the Commission move to
119 recommend **approval** of the subject Preliminary Plat request to the City Council.

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

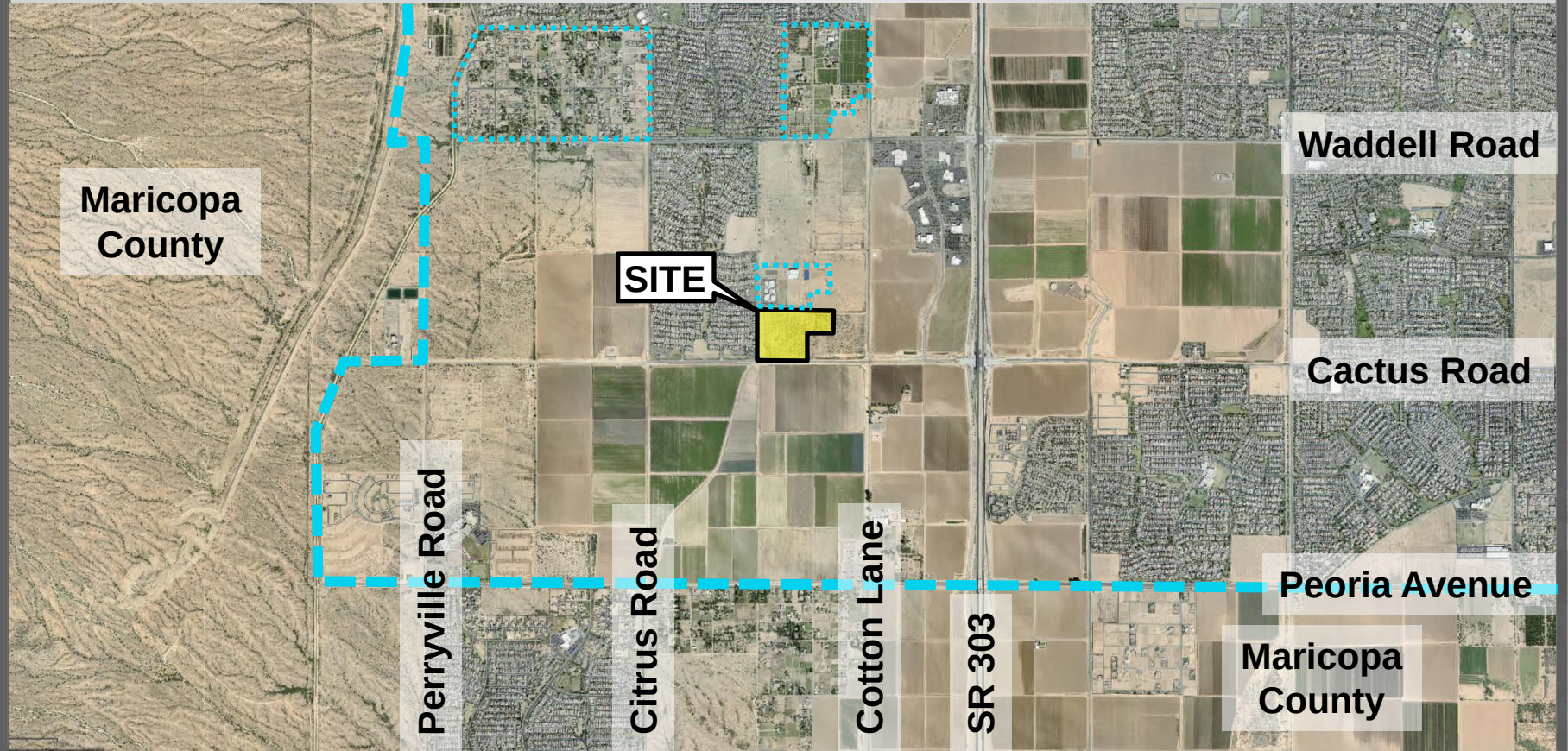
123

124 **ATTACHMENTS:**

- 125 01 - Vicinity Maps
126 02 - Preliminary Plat
127 03 - Landscape
128 04 - Luke Letter
129 05 - Dysart Letter
130 06 - PowerPoint

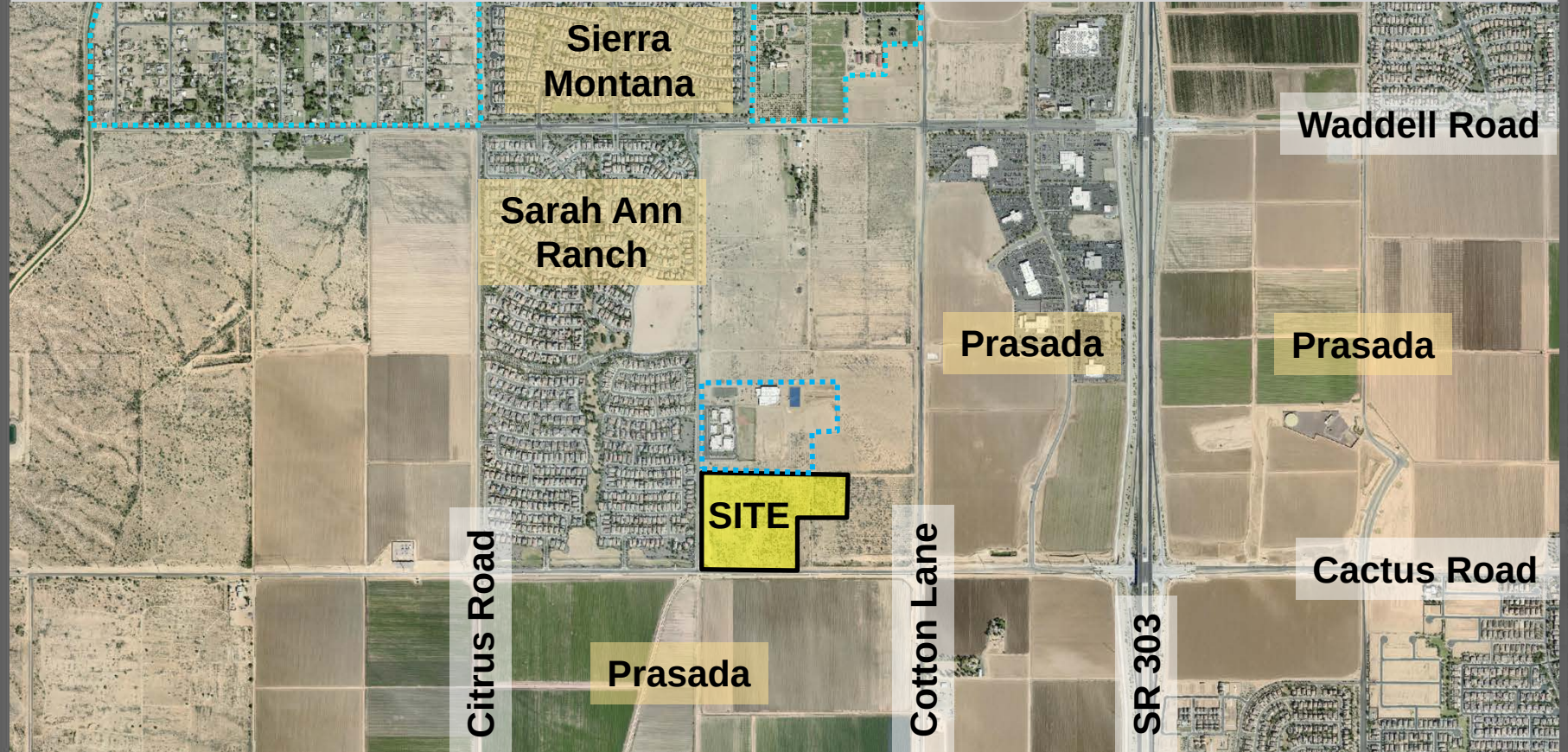
VICINITY MAP

FS18-566



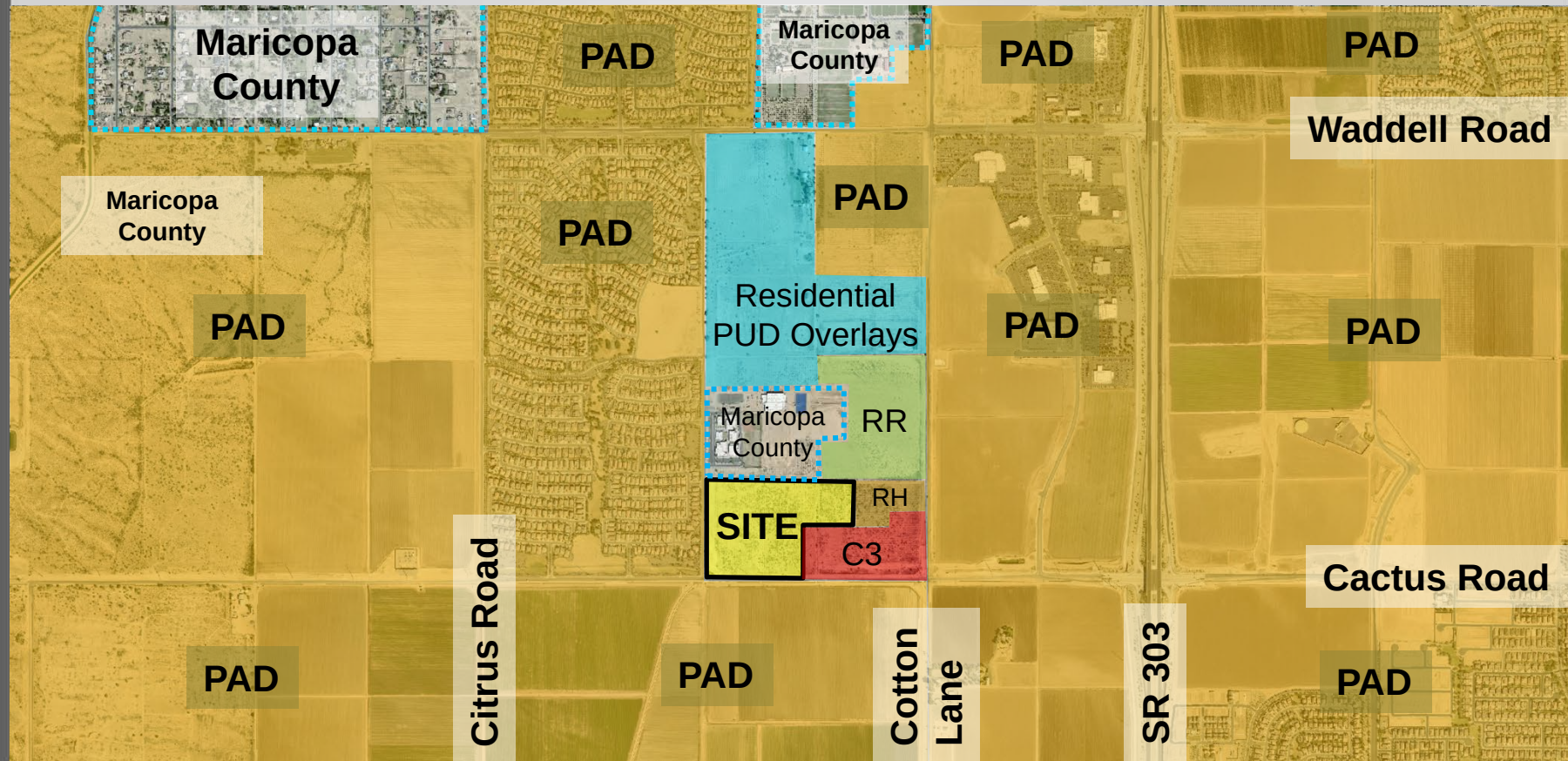
VICINITY MAP

FS18-566



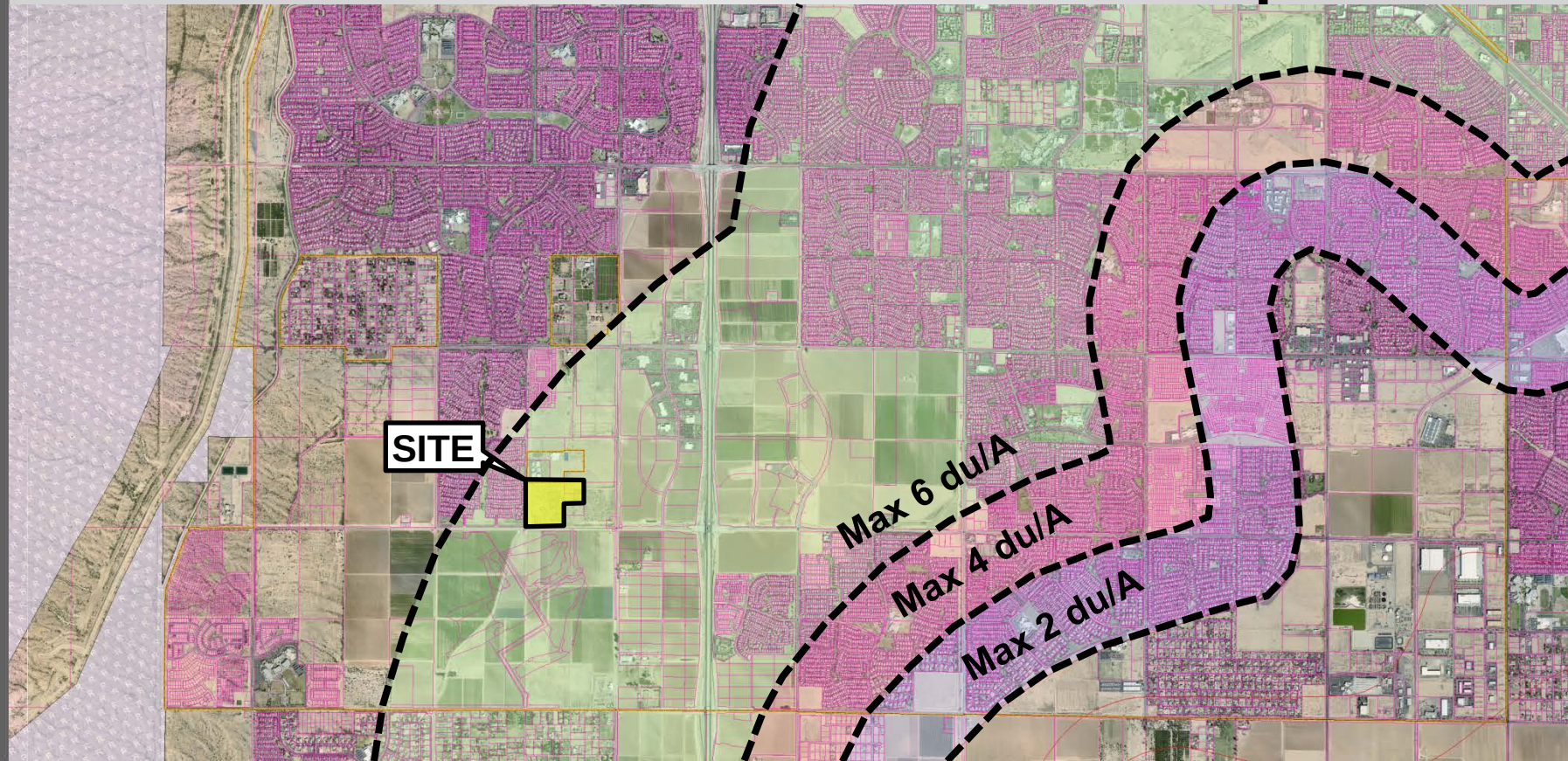
ZONING MAP

FS18-566



Cactus and 175th Luke GDC Map

FS18-566



LEGAL DESCRIPTION

PARCEL NO. 1
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 0 DEGREES 22 MINUTES 01 SECONDS WEST, A DISTANCE OF 2640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1556.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE MID-SECTION LINE, A DISTANCE OF 1332.63 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1077.62 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 573.52 FEET;

THENCE SOUTH 0 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 381.90 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE-HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212.

EXCEPT THAT PORTION DEDICATED TO THE CITY OF SURPRISE IN INSTRUMENT NO. 2016-134602 AND DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 14 LIES SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 2645.36 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, SOUTH 89 DEGREES 49 MINUTES 03 SECONDS WEST, 2612.36 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE DEPARTING SAID SOUTH LINE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 12 MINUTES 41 SECONDS EAST, 33.00 FEET;

THENCE ON A LINE PARALLEL WITH AND 33.00 FEET NORTH OF THE AFORESAID SOUTH LINE, NORTH 89 DEGREES 49 MINUTES 03 SECONDS EAST, 2612.84 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 54 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PORTION CONVEYED TO NWC COTTON LANE & CACTUS, L.L.C. IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2018-351627.

PARCEL NO. 2
A PORTION OF THAT CERTAIN PARCEL DESCRIBED IN DOCUMENT NO. 2009-552092, OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH POINT THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00 DEGREES 22 MINUTES 01 SECONDS EAST, A DISTANCE OF 2640.39 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 2645.33 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 00 DEGREES 23 MINUTES 49 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1332.63 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 1077.62 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 50 SECONDS EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, A DISTANCE OF 316.90 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS EAST, A DISTANCE OF 316.90 FEET TO THE POINT OF BEGINNING;

EXCEPT THEREFROM ONE-HALF OF ALL THE OIL, GAS AND MINERALS IN, OR UNDER THE SURFACE OF SAID LAND, AND ALL THE RIGHTS OF OWNERSHIP THEREIN.

SITE PLAN NOTES:

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.

ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.

ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.

ANY LIGHTING SHALL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE, NO NOISE, ODOR OR VIBRATION WILL BE EMITTED SO THAT IT EXCEEDS THE GENERAL LEVEL OF NOISE, ODOR OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.

OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAYS IN ACCORDANCE WITH APPROVED PLANS.

EACH LOT CONSTITUTES A BUILDING ENVELOPE AND ACCESSORY USES SUCH AS POOLS, PRIVACY WALLS, AND ACCESSORY STRUCTURES ARE PERMITTED AS OTHERWISE REGULATED BY OTHER CITY CODES AND ORDINANCES.

EACH LOT IN THIS SUBDIVISION IS PERMITTED ONE DWELLING UNIT.

AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS TO BE NOTED AS TRACTS OR EASEMENTS, INCLUDING ALL ADJACENT R/W, LANDSCAPE AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.

A MINIMUM 20-FOOT SETBACK SHALL BE PROVIDED TO THE FACE OF THE FRONT FACING GARAGE DOOR.

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'

STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 30- FEET X 30- FEET ALONG PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3- FEET.

THERE WILL BE NO ON LOT RETENTION FOR THIS PROJECT.

ALL FINISHED FLOOR ELEVATIONS OF ANY STRUCTURE SHALL BE FREE FROM INUNDATION DURING A 100-YEAR PEAK RUNOFF EVENT.

RETAINING WALLS TO BE DETERMINED AT FINAL DESIGN.

STREET LIGHTS TO BE DETERMINED AT FINAL DESIGN.

NATIVE PLANT INVENTORY TO BE COMPLETED DURING FINAL DESIGN.

WATER IS PROVIDED BY EPCOR WATER COMPANY.

SEWER IS PROVIDED BY THE CITY OF SURPRISE.

ALL CONSTRUCTION SHALL ADHERE TO MAG AND CITY STANDARDS.

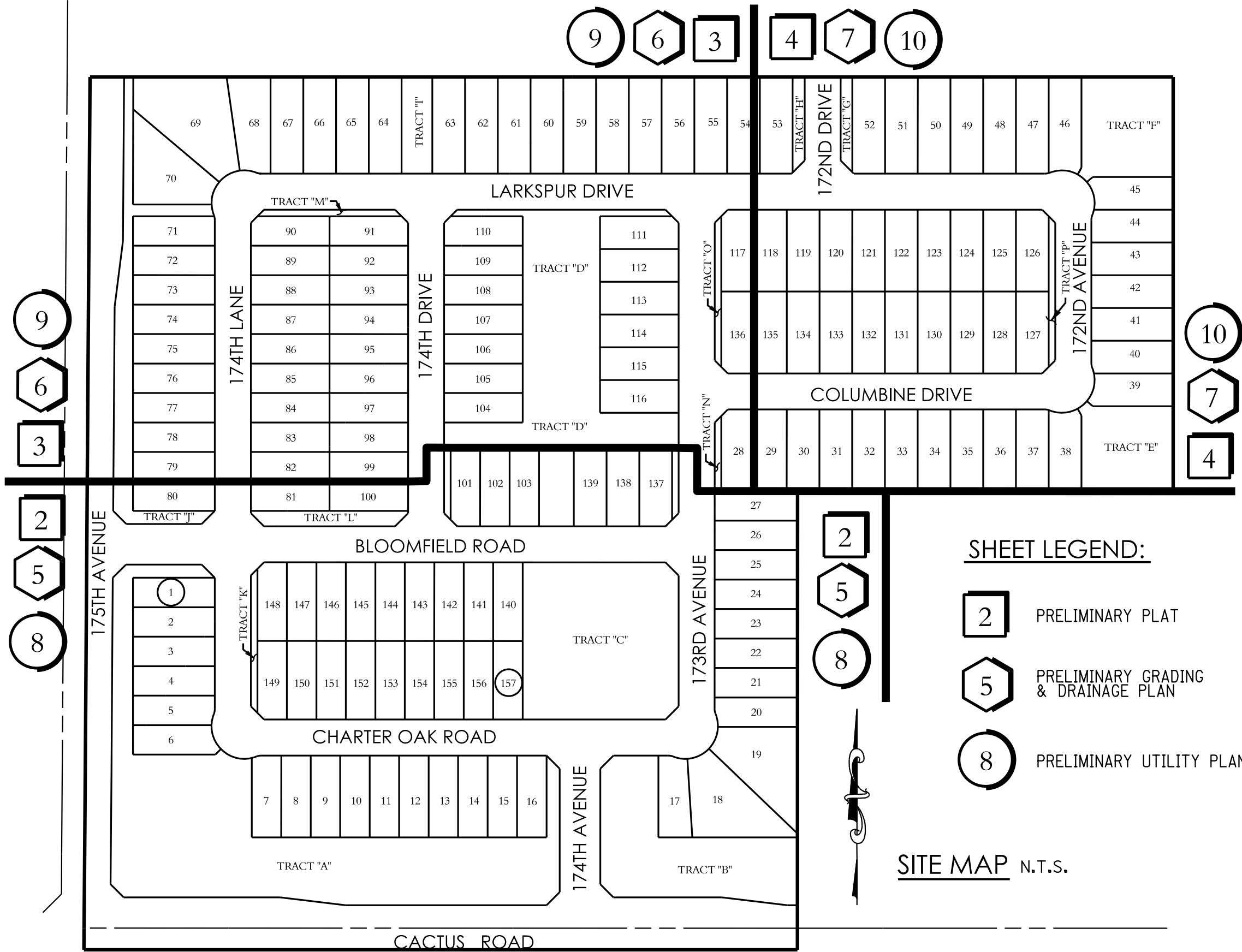
THIS SUBDIVISION IS CURRENTLY PROCESSING A CERTIFICATE OF ASSURED WATER SUPPLY BY THE ARIZONA DEPARTMENT OF WATER RESOURCES. THIS SUBDIVISION WILL BE SERVED BY EPCOR WATER COMPANY.

DRYWELLS HAVE BEEN DESIGNED AT A RATE OF 0.5 CFS. POST CONSTRUCTION BASIN PERCOLATION TESTS CAN BE COMPLETED TO DETERMINE IF DRYWELLS CAN BE REDUCED OR ELIMINATED.

REFER TO ZONING CASE APPROVAL FOR ADDITIONAL STIPULATIONS.

PRELIMINARY PLAT
FOR
175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



SHEET LEGEND:

- 2 PRELIMINARY PLAT
- 5 PRELIMINARY GRADING & DRAINAGE PLAN
- 8 PRELIMINARY UTILITY PLAN

SITE MAP N.T.S.

RETENTION SUMMARY			
AREA ID	VOLUME REQ'D (CF)	VOLUME PROV. (CF)	EXCESS VOLUME (CF)
A	54,222	59,305	5,083
B	21,607	21,615	8
C	51,322	53,500	2,178
D	49,856	50,151	295
E	32,644	33,352	708
F	36,117	40,141	4,024
TOTAL	245,768	258,064	12,296

PUD RM-6 STANDARDS TABLE

REGULATION	PUD RM-6 STANDARD	
MAXIMUM HEIGHT	35' / 2 STORIES	
MINIMUM FRONT YARD(1)	12' / 20'	(1) FRONT FACING GARAGES SHALL HAVE A MINIMUM 20' FRONT YARD SETBACK WHERE FACING A PUBLIC STREET. LIVABLE SPACE, FRONT PORCHES, COURTYARDS AND SIDE ENTRY GARAGE SHALL HAVE A MINIMUM 12' SETBACK FOR RM-6.
MINIMUM SIDE YARD (1)(2)	5'	(2) FOR SIDE YARDS ABUTTING A PUBLIC STREET, A MINIMUM 5' LANDSCAPE TRACT SHALL BE PROVIDED BETWEEN THE RIGHT-OF-WAY AND THE LOT. COUPLED WITH THE MINIMUM 5' SIDE YARD SETBACK, THIS WILL PROVIDE FOR A MINIMUM OF 10' BETWEEN THE ROW AND THE BUILDING WHERE ADJACENT TO A PUBLIC STREET.
MINIMUM REAR YARD	20'	
MINIMUM LOT AREA	5,400 sf	
MINIMUM LOT WIDTH (3)	45' & 55'	(3) THERE ARE 85 45-FT WIDE LOTS AND 72 50-FT WIDE LOTS.
MINIMUM LOT DEPTH	120'	
MAXIMUM DENSITY	3.78	

LEGEND

- PROPERTY / BOUNDARY LINE
- EXISTING CONTOUR ELEVATION
- PROPOSED CONTOUR ELEVATION
- EXISTING SPOT ELEVATION
- EX. TOP OF CURB & GUTTER ELEV.
- EXISTING PAVEMENT ELEVATION
- INDICATES EX. CONCRETE ELEVATION
- PROPOSED GROUND ELEVATION
- DIRECTION OF FLOW & SLOPE
- PROPOSED GRADE BREAK
- PROPOSED FINISHED FLOOR ELEVATION
- PROPOSED PAD ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN PIPE
- PROPOSED DRYWELL

175TH AVENUE & CACTUS ROAD LOT AREA TABLE (ALL LOTS ARE PUD RM-6)					
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	5,625	54	7,381	107	5,400
2	5,625	55	7,381	108	5,400
3	5,625	56	7,381	109	5,400
4	5,625	57	7,381	110	5,350
5	5,558	58	7,381	111	5,950
6	5,642	59	7,381	112	6,000
7	5,603	60	7,381	113	6,000
8	5,625	61	7,381	114	6,000
9	5,625	62	7,381	115	6,000
10	5,625	63	7,381	116	6,000
11	5,625	64	7,381	117	6,200
12	5,625	65	7,381	118	6,250
13	5,625	66	7,381	119	6,250
14	5,625	67	7,381	120	6,250
15	5,625	68	8,273	121	6,250
16	5,625	69	17,017	122	6,250
17	5,904	70	11,540	123	6,250
18	13,218	71	5,623	124	6,250
19	12,966	72	5,625	125	6,250
20	5,613	73	5,625	126	6,200
21	5,695	74	5,625	127	6,200
22	5,695	75	5,625	128	6,250
23	5,695	76	5,625	129	6,250
24	5,695	77	5,625	130	6,250
25	5,695	78	5,625	131	6,250
26	5,695	79	5,625	132	6,250
27	5,695	80	5,625	133	6,250
28	6,189	81	5,400	134	6,250
29	6,239	82	5,400	135	6,250
30	6,240	83	5,400	136	6,200
31	6,240	84	5,400	137	5,950
32	6,240	85	5,400	138	6,000
33	6,241	86	5,400	139	6,000
34	6,241	87	5,400	140	5,400
35	6,242	88	5,400	141	5,400
36	6,242	89	5,400	142	5,400
37	6,243	90	5,350	143	5,400
38	6,075	91	5,350	144	5,400
39	6,182	92	5,400	145	5,400
40	6,224	93	5,400	146	5,400
41	6,252	94	5,400	147	5,400
42	6,252	95	5,400	148	5,350
43	6,251	96	5,400	149	5,350
44	6,223	97	5,400	150	5,400
45	6,180	98	5,400	151	5,400
46	7,213	99	5,400	152	5,400
47	7,379	100	5,400	153	5,400
48	7,381	101	5,350	154	5,400
49	7,381	102	5,400	155	5,400
50	7,381	103	5,400	156	5,400
51	7,381	104	5,400	157	5,400
52	7,378	105	5,400		
53	7,380	106	5,400		

CLIENT/DEVELOPER:

GEHAN HOMES OF AZ
1501 W. FOUNTAINHEAD PKWY.
SUITE 150
TEMPE, ARIZONA 85282
CONTACT: BRAD WILEY
PHONE: (480) 662-5054

SURVEYOR:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: JAMES LOFTIS, R.L.S.
PHONE: (602) 334-4387
EMAIL: JIM@3ENGINEERING.COM

UTILITIES:

- TELEPHONE - CENTURY LINK/ COX COMMUNICATIONS
- ELECTRIC - ARIZONA PUBLIC SERVICE
- GAS - SOUTHWEST GAS COMPANY
- CABLE TV - CENTURY LINK/ COX COMMUNICATIONS
- SEWER - CITY OF SURPRISE
- WATER - EPCOR
- POLICE - CITY OF SURPRISE
- FIRE - CITY OF SURPRISE
- REFUSE - CITY OF SURPRISE

BENCHMARK:

THE BENCHMARK IS THE CITY OF SURPRISE BENCHMARK "WAD" AZDOT BRASS CAP ELEV.=1242.90 NAVD '88

VICINITY MAP

N.T.S.

ENGINEER:

3 ENGINEERING
6370 E. THOMAS ROAD, SUITE 200
SCOTTSDALE, ARIZONA 85251

CONTACT: MATTHEW J. MANCINI, P.E.
PHONE: (602) 334-4387
EMAIL: MATT@3ENGINEERING.COM

PROJECT DESCRIPTION:

THIS PROJECT IS PROPOSED AS A DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A GROSS DENSITY OF 3.78 LOTS/AC. STANDARD LOT SIZES VARY WITH A MINIMUM LOT SIZE OF 45' BY 120'. THE PROJECT PROPOSES A TOTAL OF 157 LOTS WITH PUBLIC STREETS, AND PUBLIC UTILITIES.

BASIS OF BEARING:

GDACS PLAT OF T3N R2W

SITE DATA:

PARCEL #'S	502-04-002V & W
TOTAL LOTS	157 (85-45's, 72-50's)
GROSS AREA (INCLUDING CACTUS & 175 TH AVE R/W)	41.51 ACRES
GROSS DENSITY	3.78 DU/AC (GROSS) 5.13 DU/AC (NET)
MAX. BLDG. HEIGHT	35' (2-STORY)
SETBACKS	SEE TYPICAL LOT DETAIL THIS SHEET
AREA OF LOTS	22.31 ACRES
AREA OF OPEN SPACE	8.12 ACRES (19.6% GROSS) (26.7% NET)
AREA OF PUBLIC R/W	11.08 ACRES
LOT SALES PROPOSED	YES
ZONING	PUD RM-6

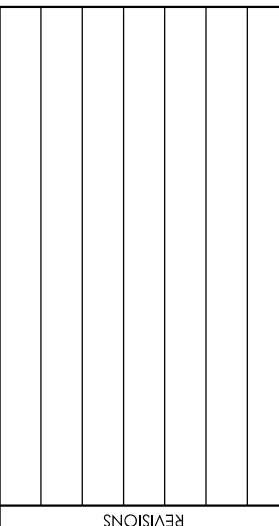
INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
PSP01	COVER SHEET
PSP02-04	PRELIMINARY PLAT
PSP05-07	PRELIMINARY GRADING & DRAINAGE PLAN
PSP08-10	PRELIMINARY UTILITY PLAN
PSP11	PRELIMINARY SECTIONS

TRACT AREA AND USE TABLE		
TRACT	AREA	USE
A	2.46 AC	LANDSCAPE, RETENTION, DRAINAGE, IRRIGATION INGRESS AND EGRESS EASMENT, PUE
B	0.89 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
C	1.30 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
D	1.48 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
E	0.42 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
F	0.49 AC	LANDSCAPE, RETENTION, DRAINAGE, PUE
G	0.06 AC	LANDSCAPE, DRAINAGE
H	0.06 AC	LANDSCAPE, PUE
I	0.16 AC	LANDSCAPE, PUE
J	0.45 AC	LANDSCAPE, DRAINAGE, IRRIGATION INGRESS AND EGRESS EASMENT, PUE
K	0.05 AC	LANDSCAPE, PUE
L	0.12 AC	LANDSCAPE, PUE
M	0.05 AC	LANDSCAPE, PUE
N	0.03 AC	LANDSCAPE, PUE
O	0.05 AC	LANDSCAPE, PUE
P	0.05 AC	LANDSCAPE, PUE
TOTAL	8.12 AC	

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

COMMUNITY NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION
040053	1660	OCTOBER 16, 2013	L	OCTOBER 16, 2013	X	N/A

Contact Arizona 911 at least two full working days before you begin excavation
Call 911 or click Arizona911.com



175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388

PRELIMINARY PLAT



EXPIRES: 12/31/2018

3engineering
planning
civil engineering
surveying
COPYRIGHT 2019 3 ENGINEERING, LLC
DISCLOSE: M. MANCINI
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DISCLOSE: M. MANCINI

3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 2/13/19

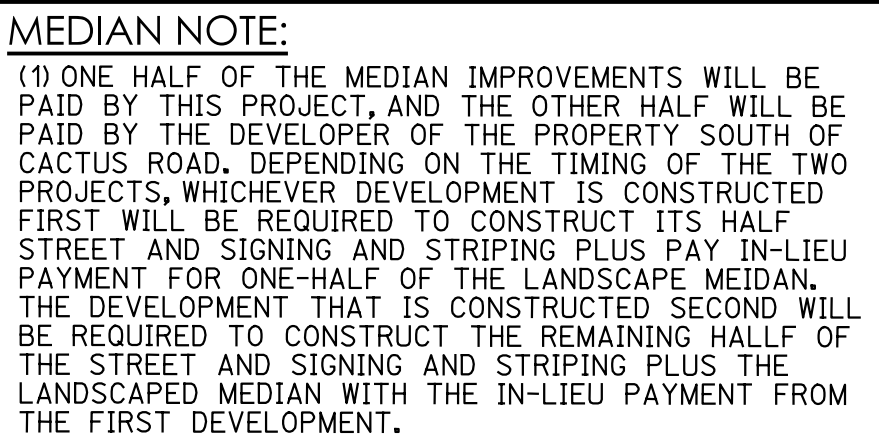
PROJECT NO.
5079

SHEET NO.
PSP01
1 of 11

175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388

PRELIMINARY PLAT

PRELIMINARY PLAT

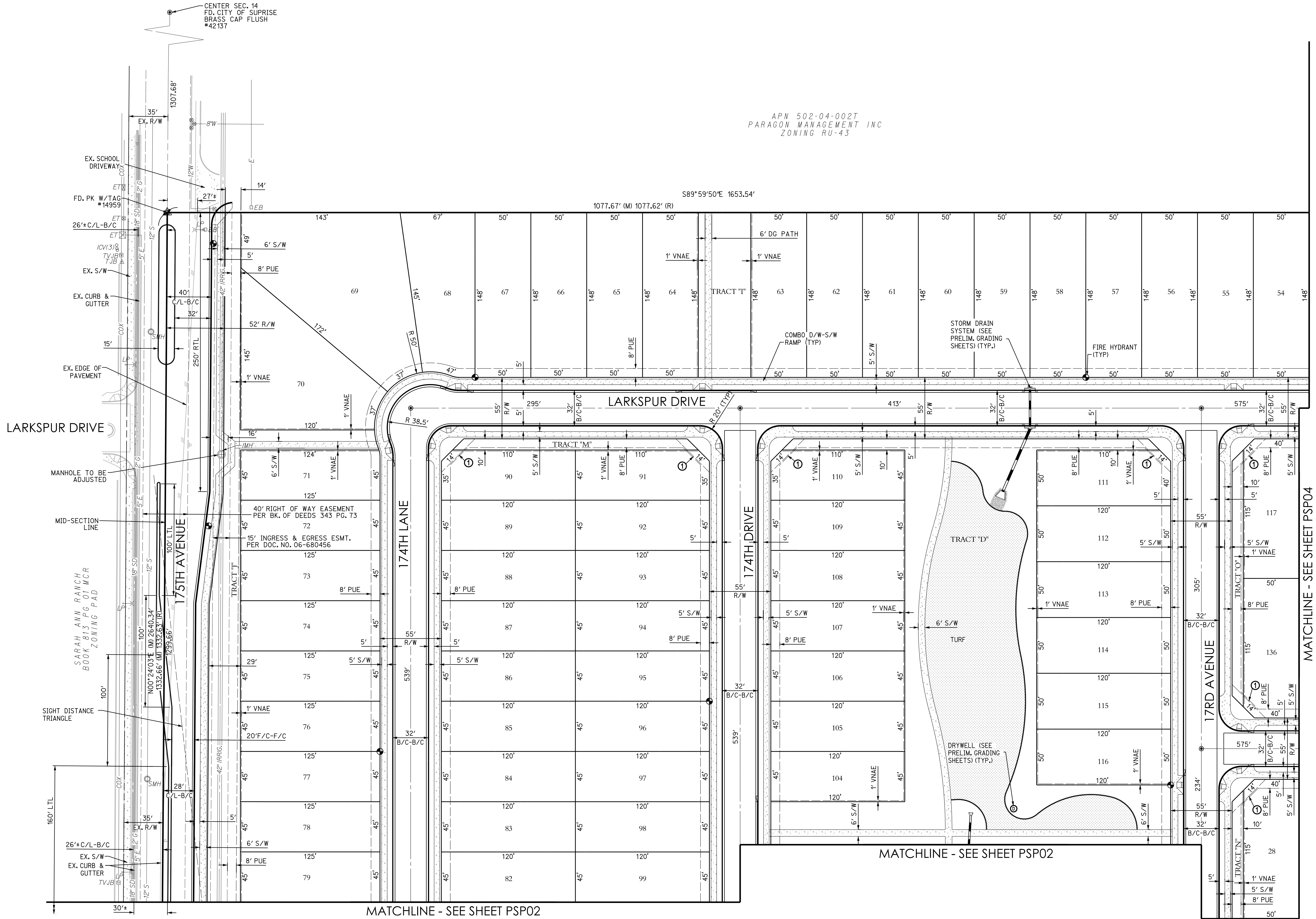


33' RIGHT OF WAY EASEMENT
PER BOOK 24 OF MAPS, PG. 21

SEE SHEET 11 FOR
SECTIONS

33' RIGHT OF WAY EASEMENT
PER BOOK 24 OF MAPS, PG. 21

SCALE: 1" = 40'



SEE SHEET 11 FOR SECTIONS

SCALE: 1"= 40'

300engineering

planning civil engineering

300engineering, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.300ENGINEERING.COM

DATE: 2/13/19

PROJECT NO:
5079

SHEET NO:
PSP03
3 of 11

Professional Engineer
MATTHEW J. MANCINI
2/13/19
ARIZONA, U.S.A.

EXPIRES: 12/31/2018

CAD TECH: L. LEGAY
CHECKED: M. MANCINI
DESIGNED: M. MANCINI

175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388
PRELIMINARY PLAT

CASE # FS18-566

300engineering
planning civil engineering surveying
KROEMER M. MANOUILLOU P. DUBREUIL 2019 3 ENGINEERING LLC
P. DUBREUIL J. BECAU

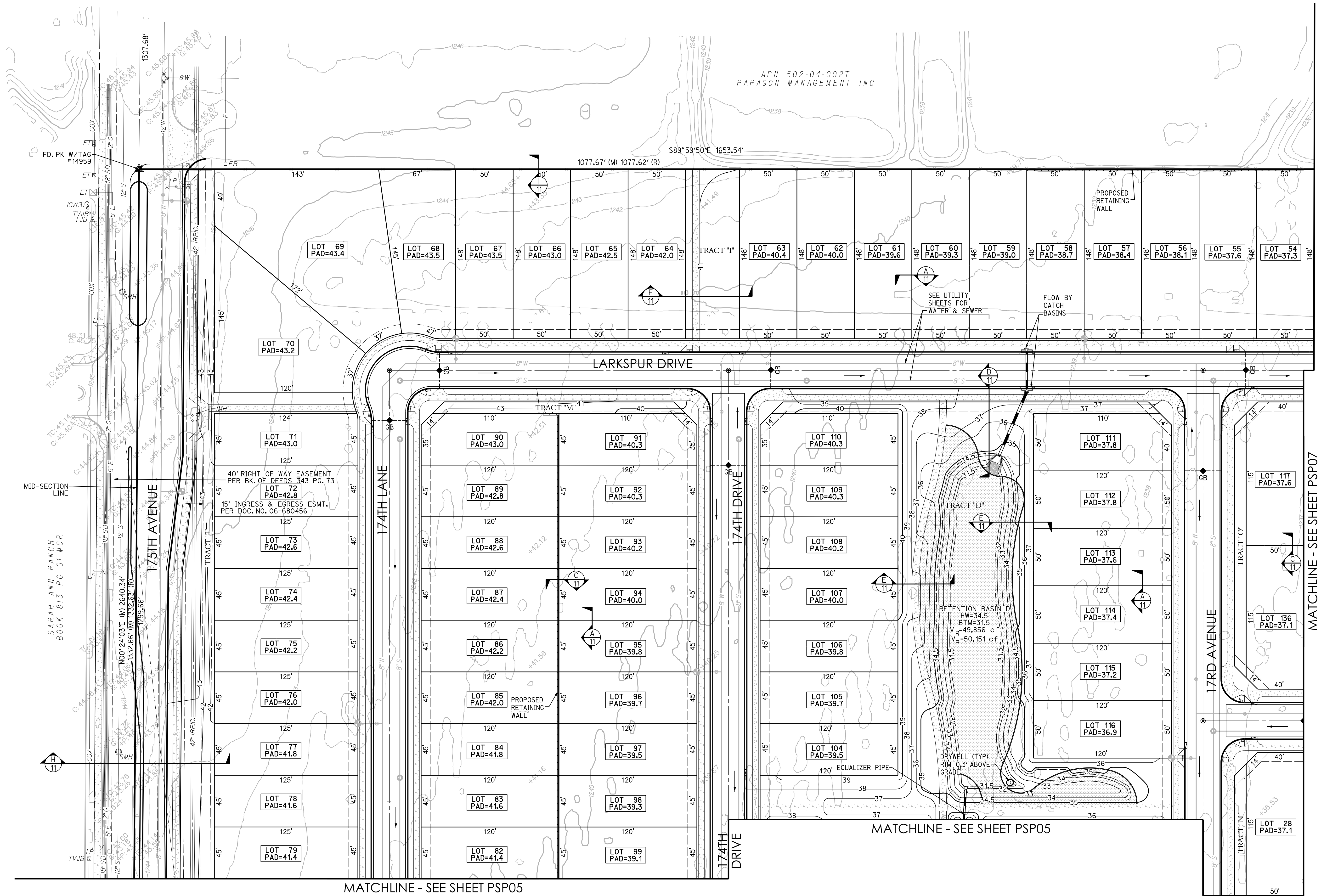
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PROJECT NO.
5079

SHEET NO.
PSP04
4 of 11

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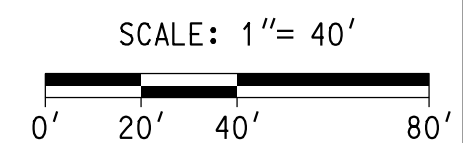


RETENTION BASIN VOLUME TABLE

RETENTION BASIN	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	DRYWELLS
D	49,856	50,151	1

SEE SHEET 11 FOR SECTIONS

FINISHED FLOORS TO BE SET 1'-FT ABOVE PAD ELEVATIONS.



175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388

PRELIMINARY GRADING & DRAINAGE PLAN



EXPIRES: 12/31/2018

300engineering
planning
civil engineering
SURVEYING

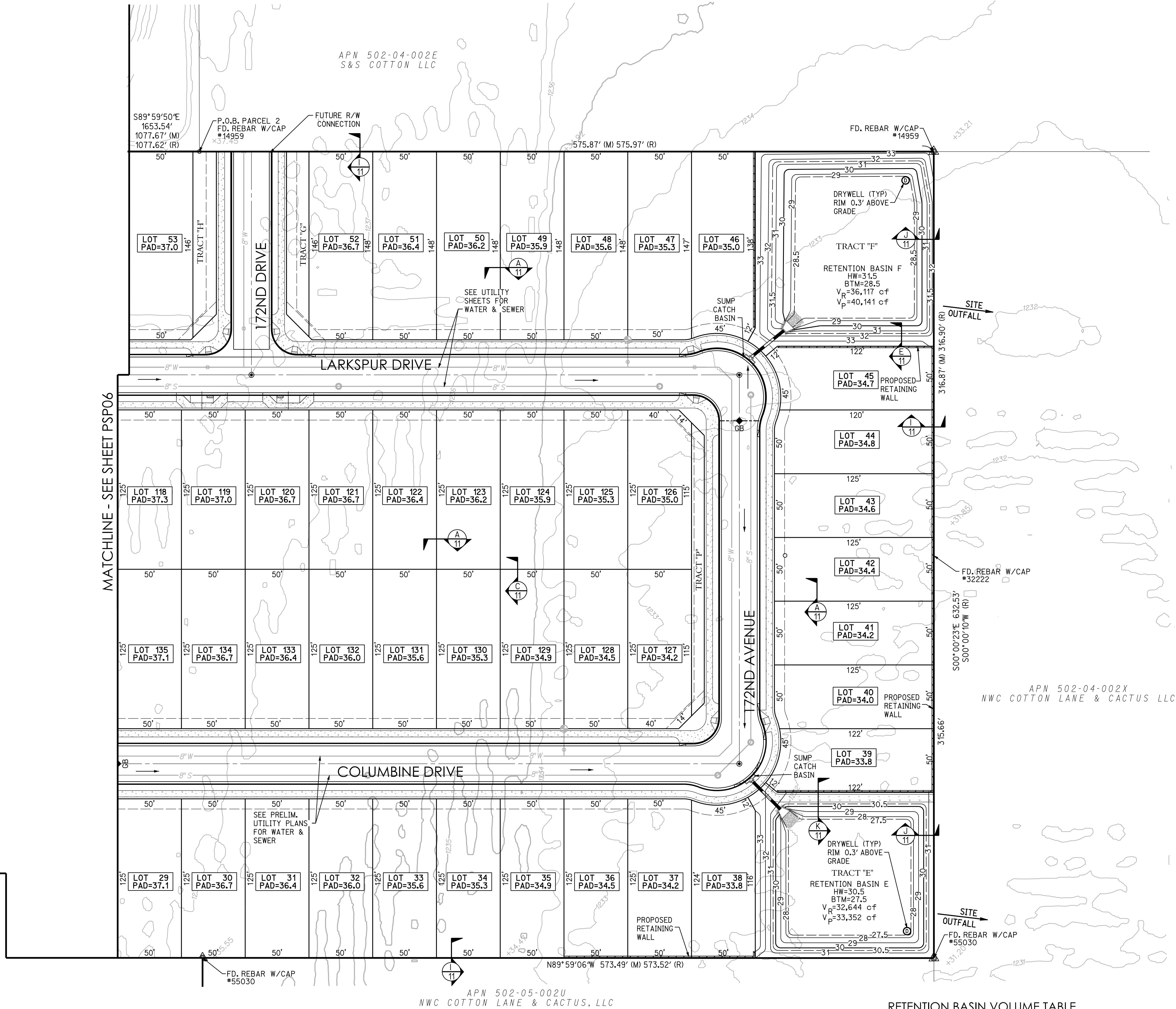
3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 2/13/19

PROJECT NO.
5079

SHEET NO.
PSP06
6 of 11

MATCHLINE - SEE SHEET PSP05

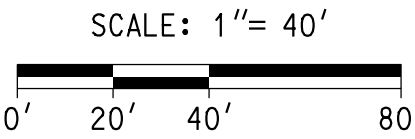


RETENTION BASIN VOLUME TABLE

RETENTION BASIN	VOLUME REQUIRED (CF)	VOLUME PROVIDED (CF)	DRYWELLS
E	32,644	33,352	1
F	36,117	40,141	1

SEE SHEET 11 FOR SECTIONS

FINISHED FLOORS TO BE SET 1'-FT ABOVE PAD ELEVATIONS.



175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388
PRELIMINARY GRADING & DRAINAGE PLAN



EXPIRES: 12/31/2018

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3 ENGINEERING, LLC
6370 E. THOMAS ROAD
SUITE # 200
SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE: 2/13/19
PROJECT NO.: 5079
SHEET NO.: PSP07 7 of 11

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planning

civil engineering

surveying

ROBERTS • M. MANOVI

POSSNER • M. MANOVI

PAULITCH • J. WISLA

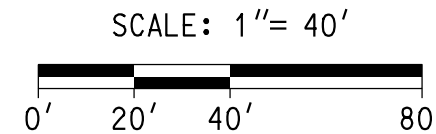
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DATE: 2/13/19

PROJECT NO.
5079

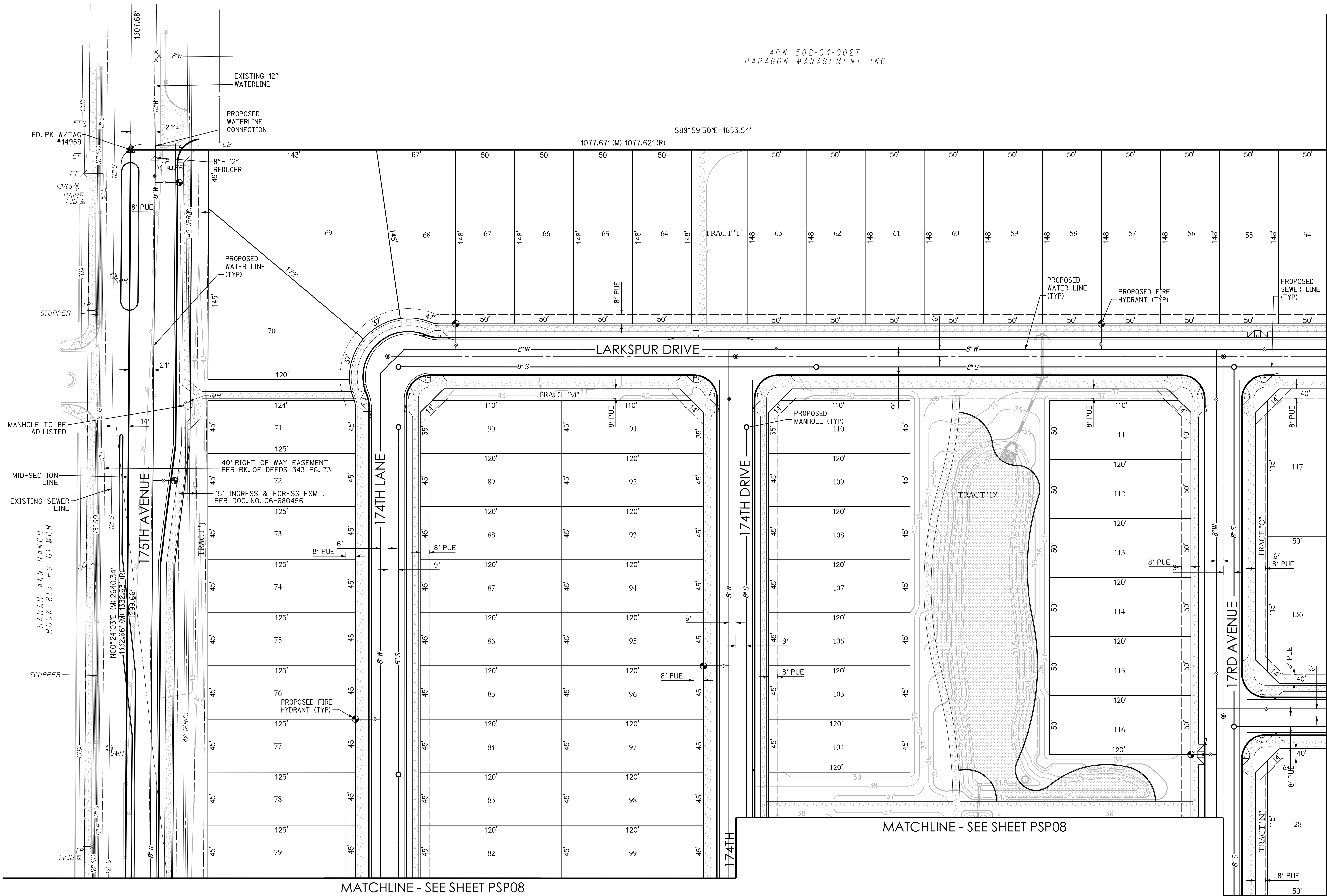
SHEET NO.
PSP08
8 of 11

Page 309 of 372



NOTE:
THE ONSITE WATER SYSTEM SHALL BE DESIGNED PER
EPCOR'S REQUIREMENTS. WATER IMPROVEMENT PLAN AND
WATER MODEL REPORT SHALL BE APPROVED PRIOR TO
ISSUANCE OF PERMITS.

NOTE:
THE WASTEWATER/SEWER SYSTEM SHALL MEET THE
CITY OF SURPRISE INTEGRATED MASTER WATER PLAN
REQUIREMENTS.



SEE SHEET 11 FOR
SECTIONS

SCALE: 1"= 40'
0' 20' 40' 80'

175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388
PRELIMINARY UTILITY PLANS



EXPIRES: 12/31/2018

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planning civil engineering surveying
DATE: 2/13/19
PROJECT NO. 5079
SHEET NO. PSP09 9 of 11

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APN 502-05-002U
NWC COTTON LANE & CACTUS, LLC

APN 502-04-002E
S&S COTTON LLC

APN 502-04-002X
NWC COTTON LANE & CACTUS LLC

SEE SHEET 11 FOR
SECTIONS

SCALE: 1"= 40'
0' 20' 40' 80'

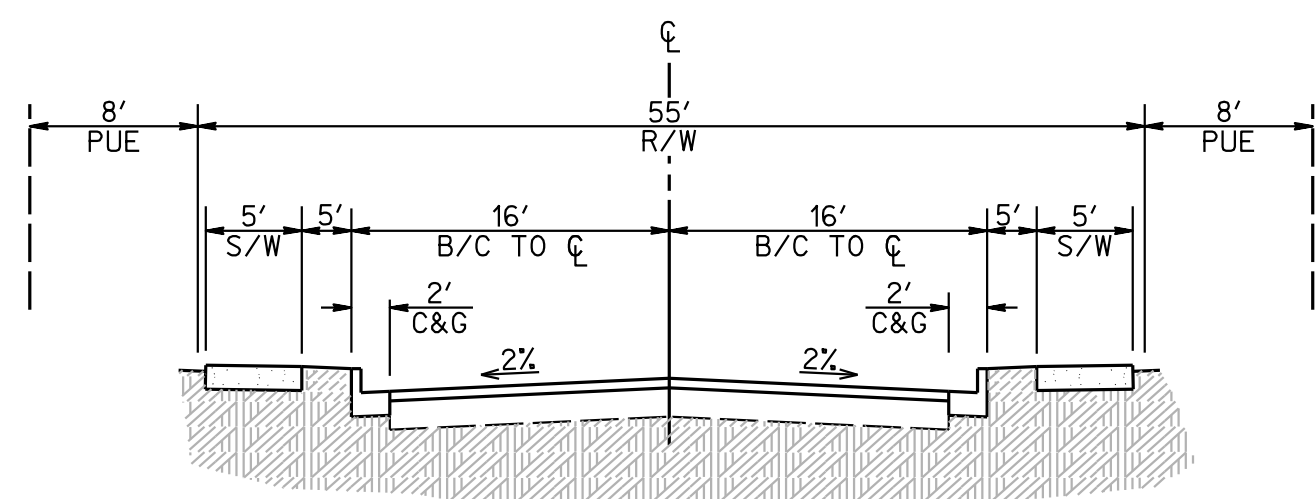
175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388
PRELIMINARY UTILITY PLANS



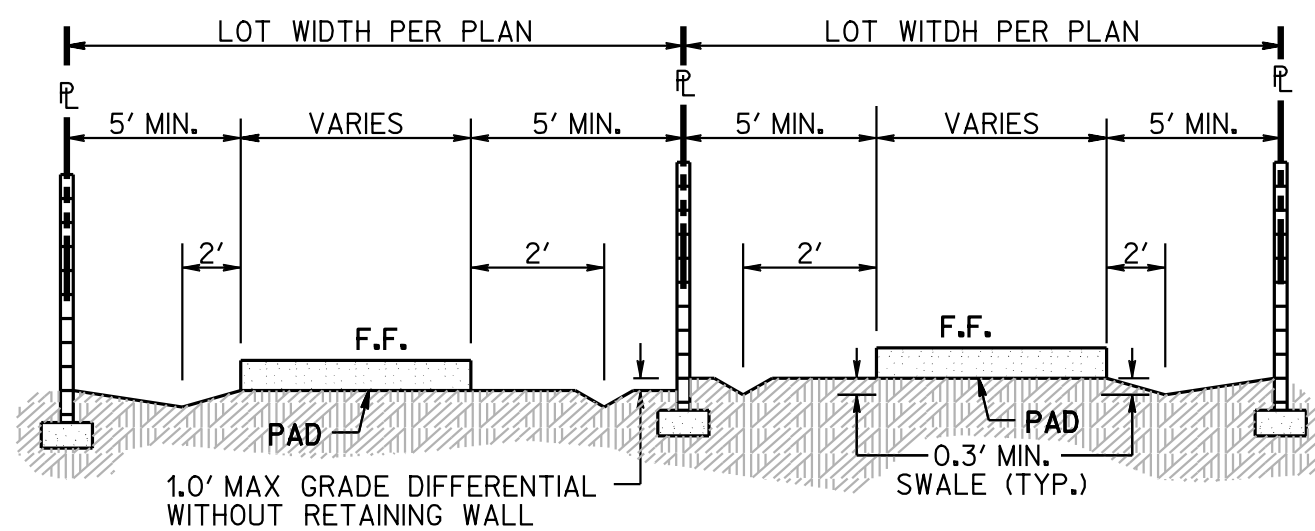
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planning civil engineering surveying
DATE: 2/13/19
PROJECT NO. 5079
SHEET NO. PSP10 10 of 11

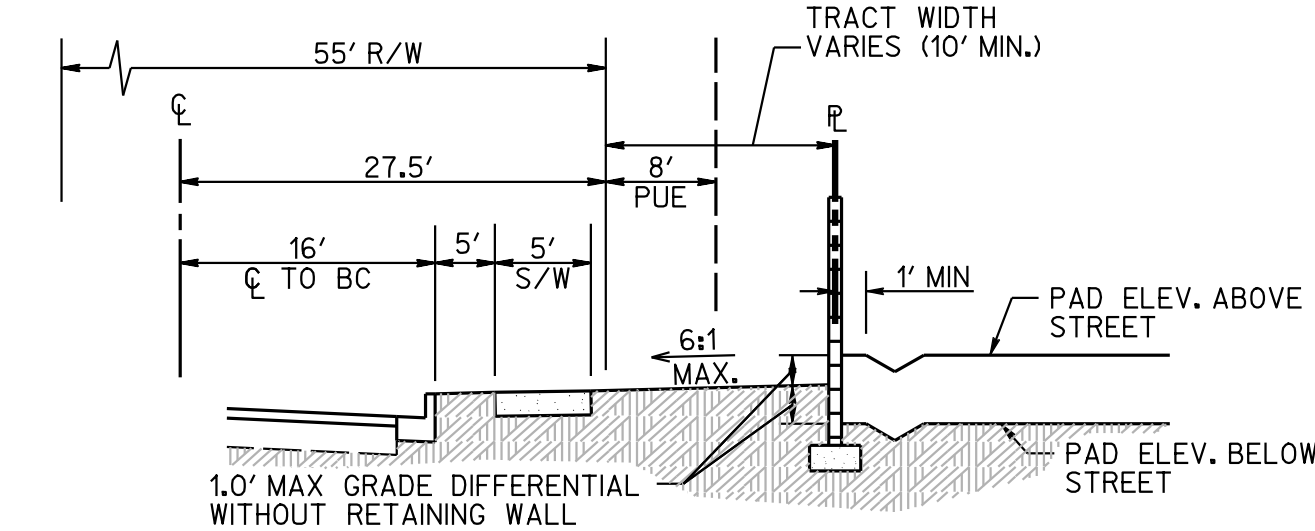
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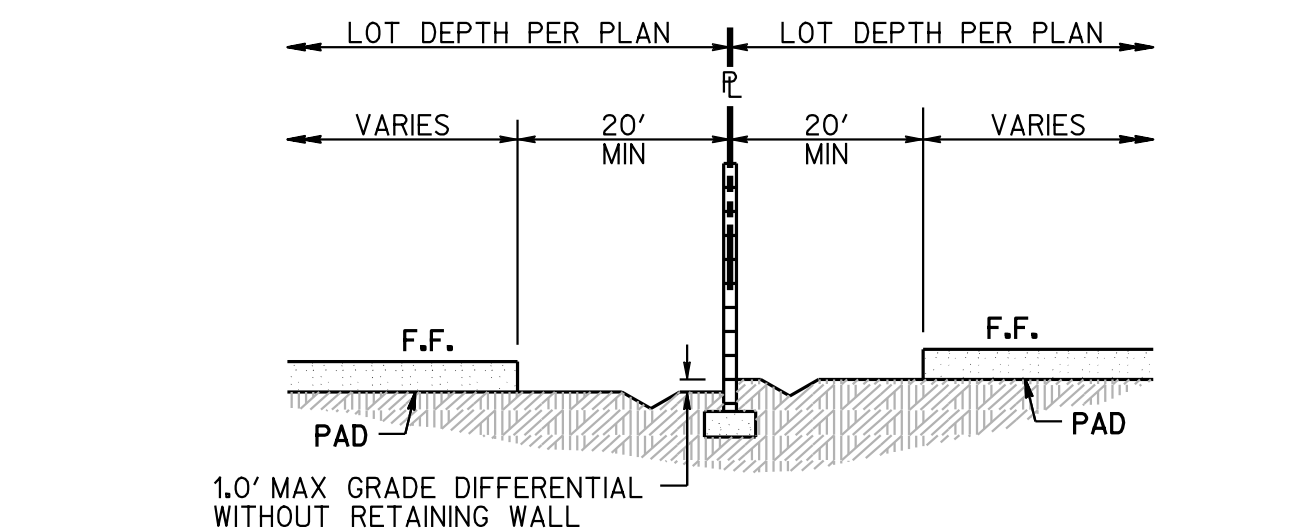
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N.T.S.



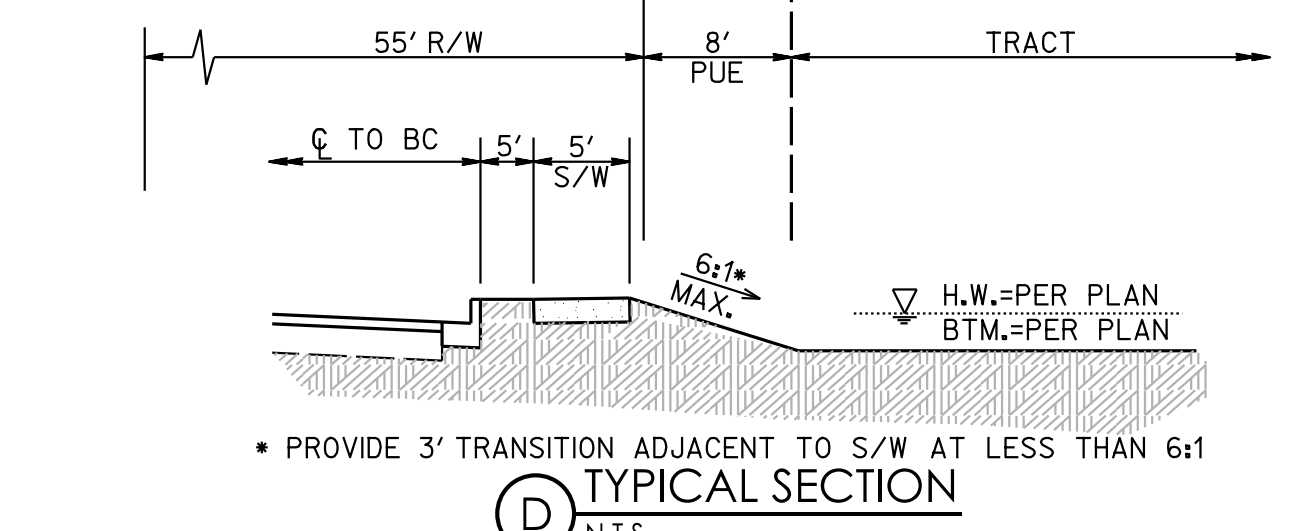
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N.T.S. TYPICAL SIDE LOTS



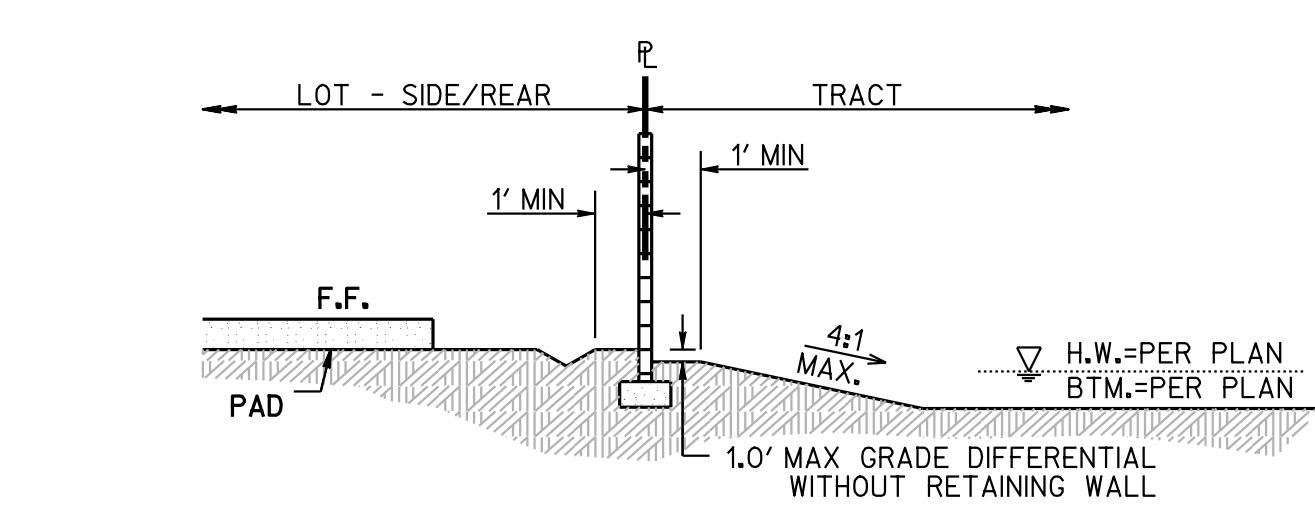
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N.T.S. TYPICAL SIDYARD ADJACENT TO STREET



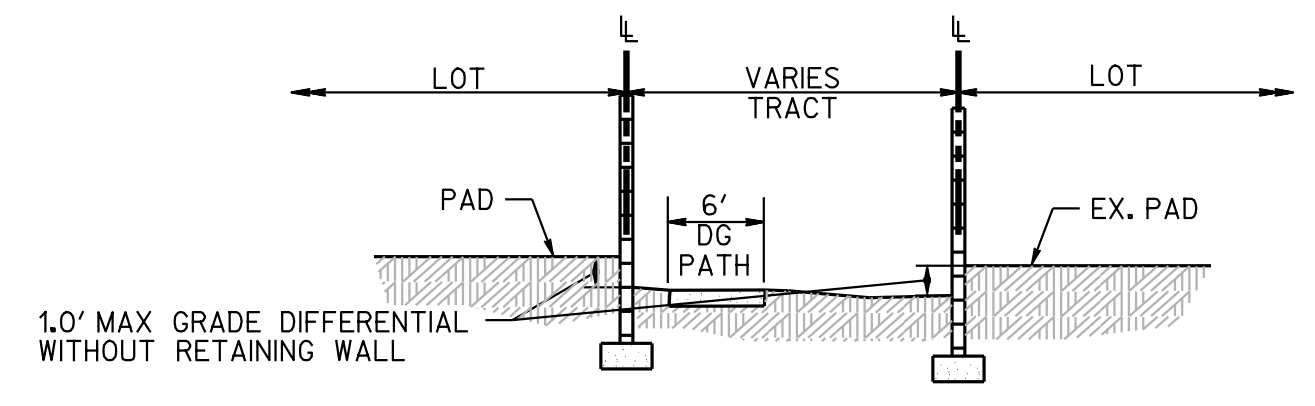
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N.T.S. TYPICAL REAR TO REAR LOTS



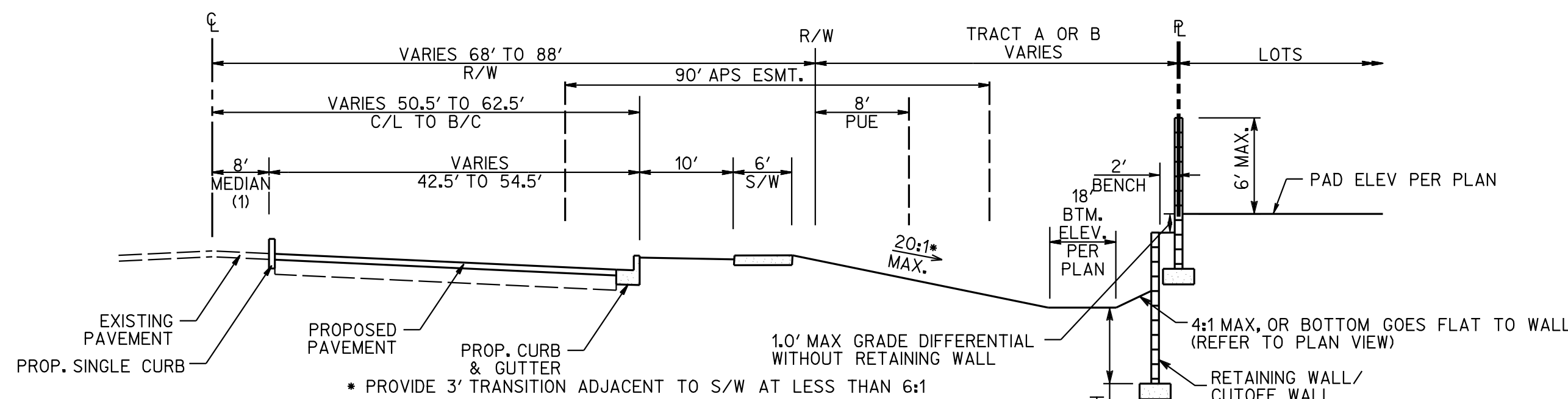
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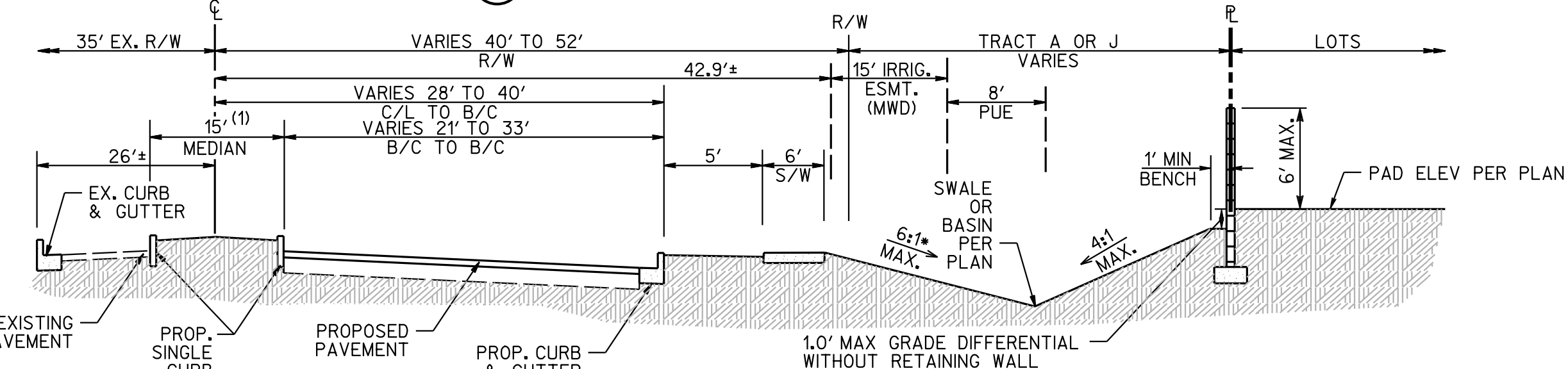
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TYPICAL SECTION
N.T.S.

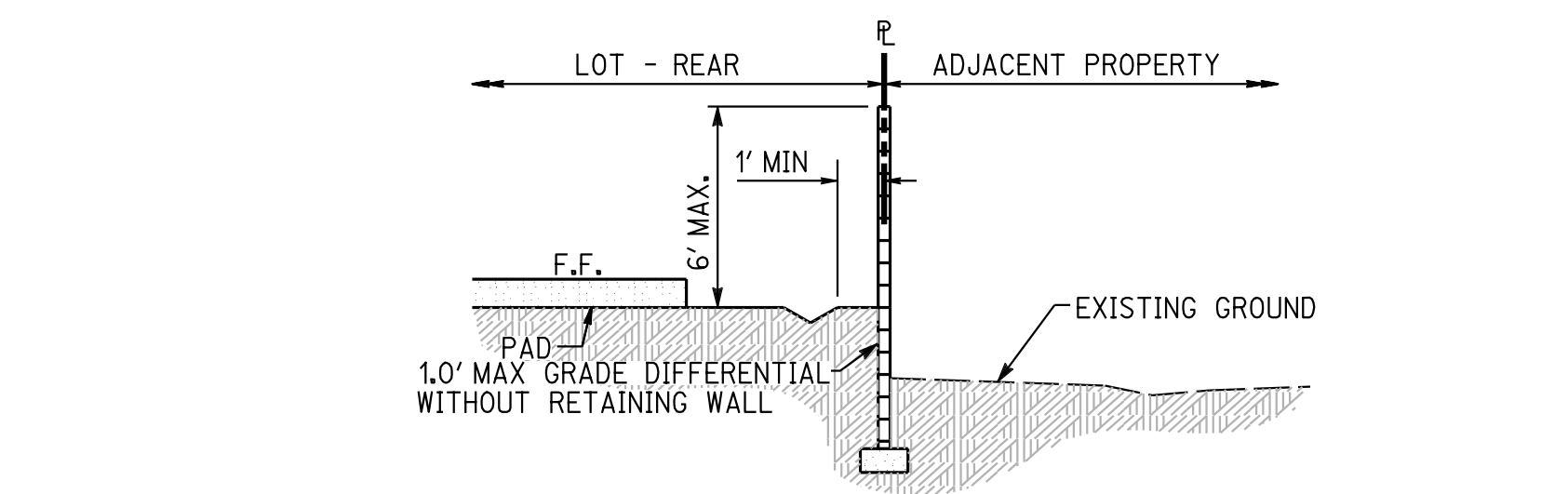


TYPICAL SECTION
N.T.S. CACTUS ROAD SECTION

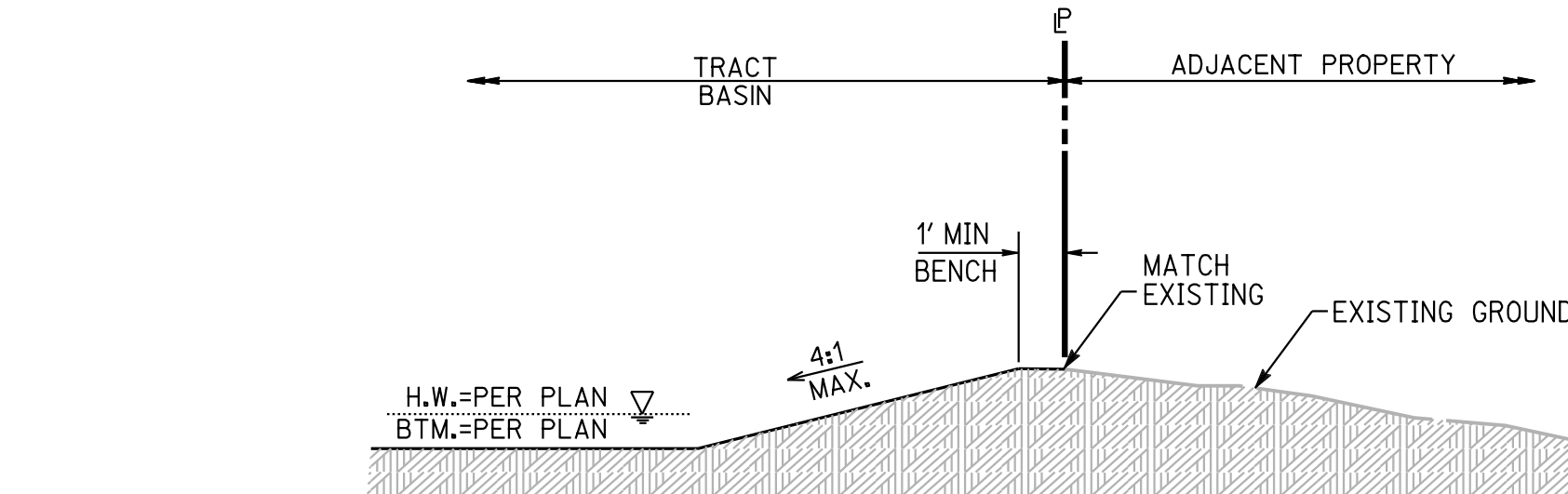


(1) SEE PLAN VIEW FOR TURN LANES • PROVIDE 3' TRANSITION ADJACENT TO S/W AT LESS THAN 6:1

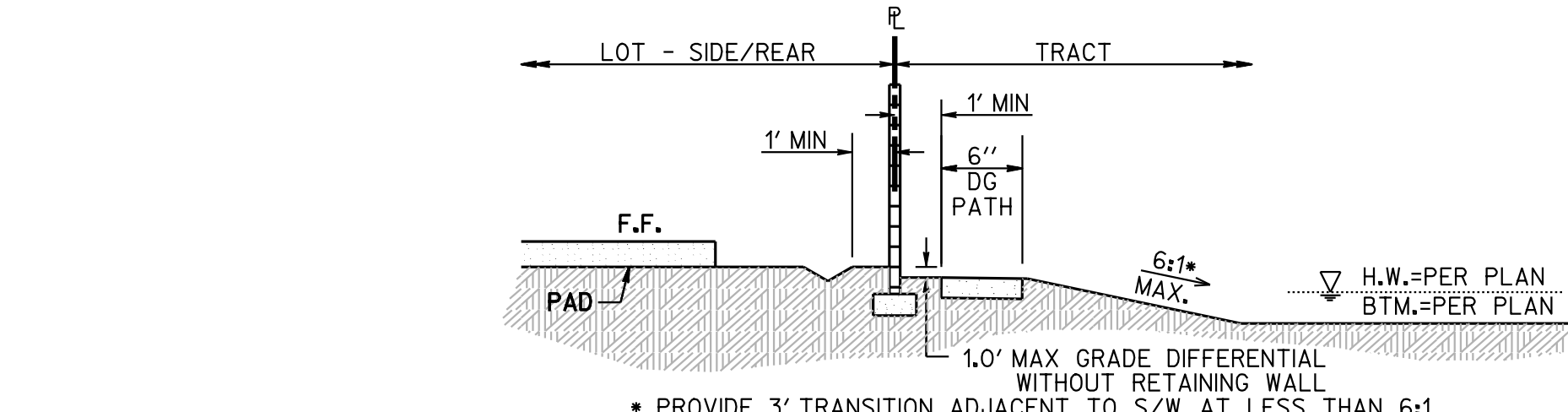
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N.T.S. 175TH ROAD SECTION



TYPICAL SECTION
N.T.S.

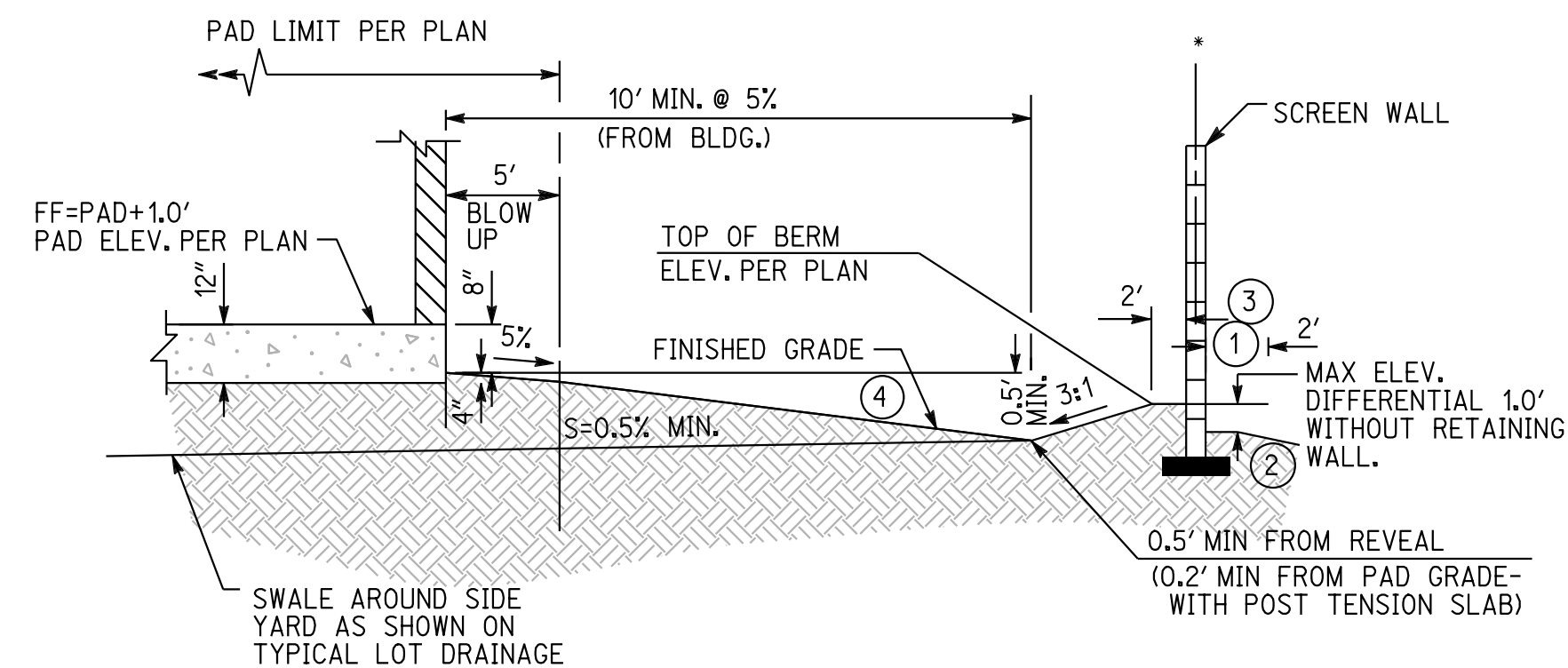


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N.T.S.

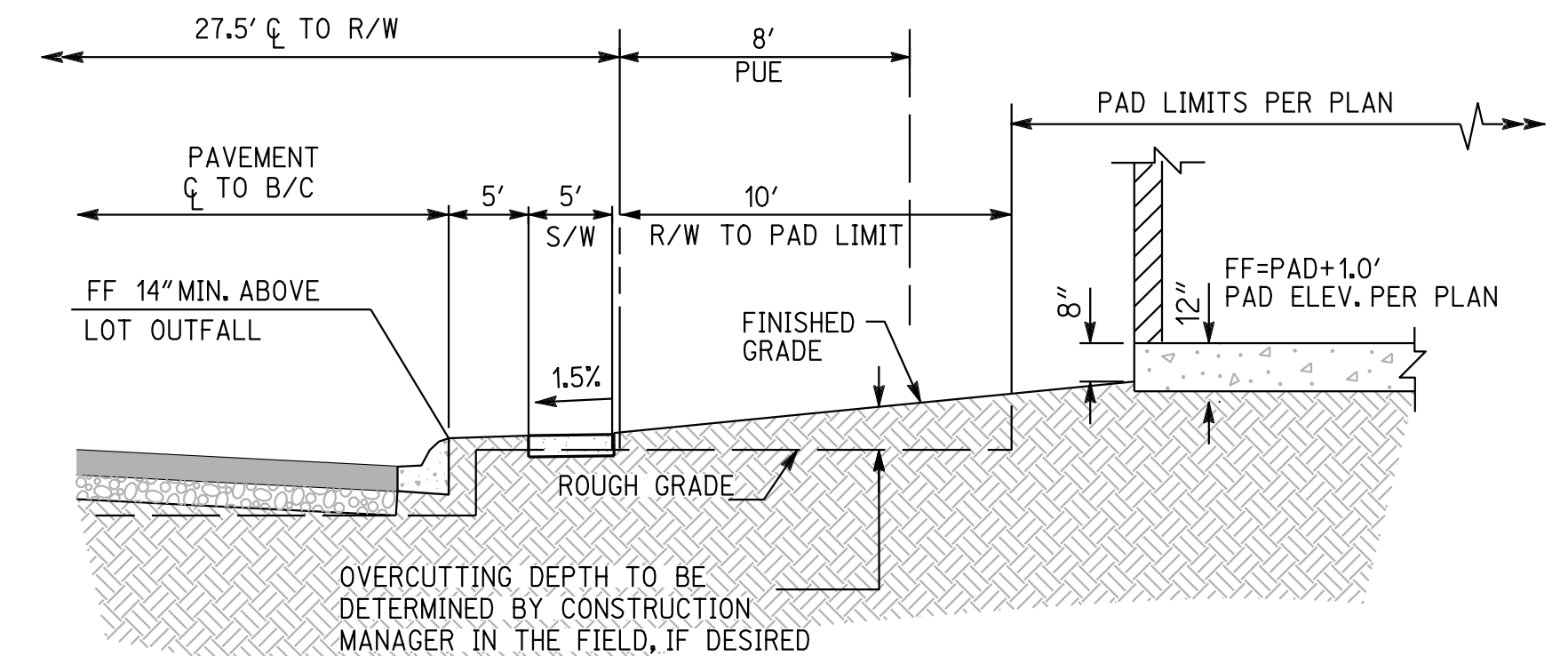


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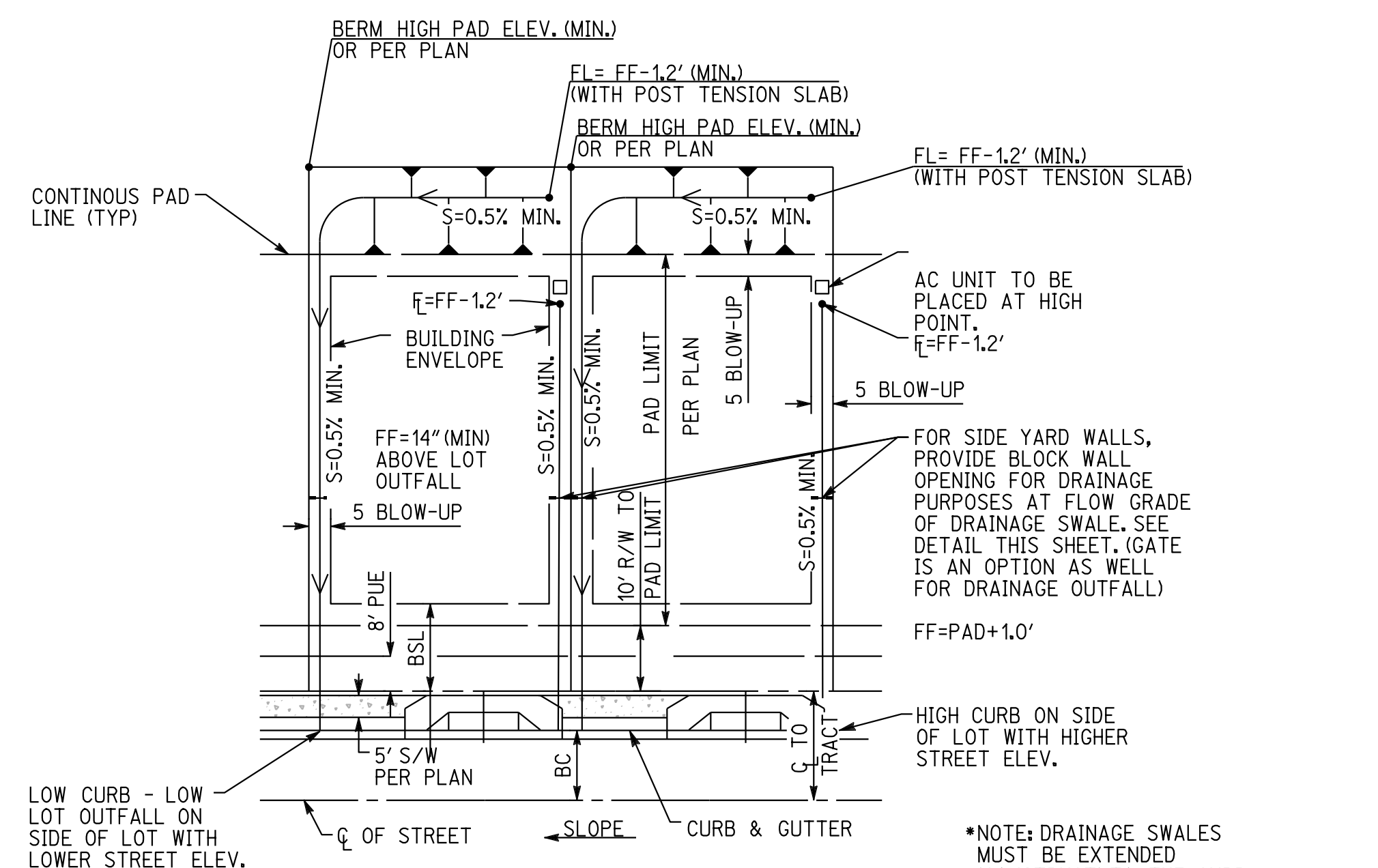
WALL NOTE:
THE HEIGHT OF A THEME WALL SHALL BE NO HIGHER THAN SIX FEET MEASURED FROM THE SIDE THAT HAS THE HIGHEST GRADE. IN NO CASE SHALL HEIGHT OF EITHER SIDE OF THE WALL EXCEED EIGHT FEET.



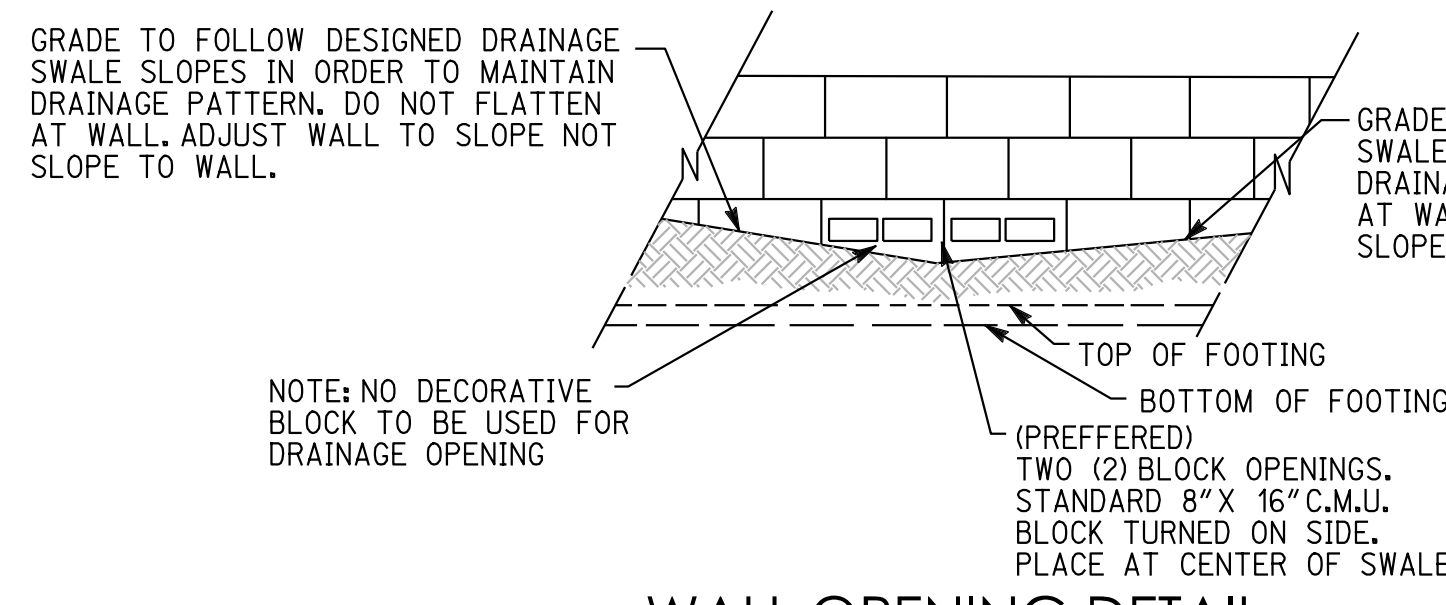
TYPICAL REAR YARD SECTION
DRAINAGE TO FRONT YARD
N.T.S.



TYPICAL FRONT YARD SECTION
N.T.S.



TYPICAL LOT GRADING PLAN
DRAINAGE TO FRONT YARD
N.T.S.



WALL OPENING DETAIL
AT SIDE YARD SWALES
N.T.S.

•NOTE: DRAINAGE SWALES MUST BE EXTENDED (CONSTRUCT) TO THE CURB.
•NOTE: A PAD FOR EACH BUILDING LOT SHALL BE ESTABLISHED AND ROUGH GRADING OF EACH BUILDING LOT MUST BE ESTABLISHED AT TIME OF STEM WALL INSPECTION.
•NOTE: LOTS WITH SIDE YARDS LESS THAN 8'-FEET SHALL PLACE THE A/C CONDENSER UNITS IN THE REAR YARD. (PREFERRED)

Contact Arizona 911 at least two full working days before you begin excavation.
Call 911 or click Arizona911.com

175TH AVENUE & CACTUS ROAD
SURPRISE, ARIZONA 85388

SECTIONS & DETAILS



EXPIRES: 12/31/2018

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3 ENGINEERING, LLC
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PHONE: (602) 334-4387
FAX: (602) 490-3230
WWW.3ENGINEERING.COM
DATE: 2/13/19
PROJECT NO.
5079
SHEET NO.
PSP11
11 of 11

CASE # FS18-566

CLIENT:

Gehan Homes
1501 W. Fountainhead Parkway, Suite 150
Tempe, AZ 85282
P. 480.385.7428
Contact: Brad Wiley
Email: bwiley@Gehanhomes.com

Consultant Team

Landscape Architect/Planner:

andersonbaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
F. 480.699.7986
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

Civil Engineer:

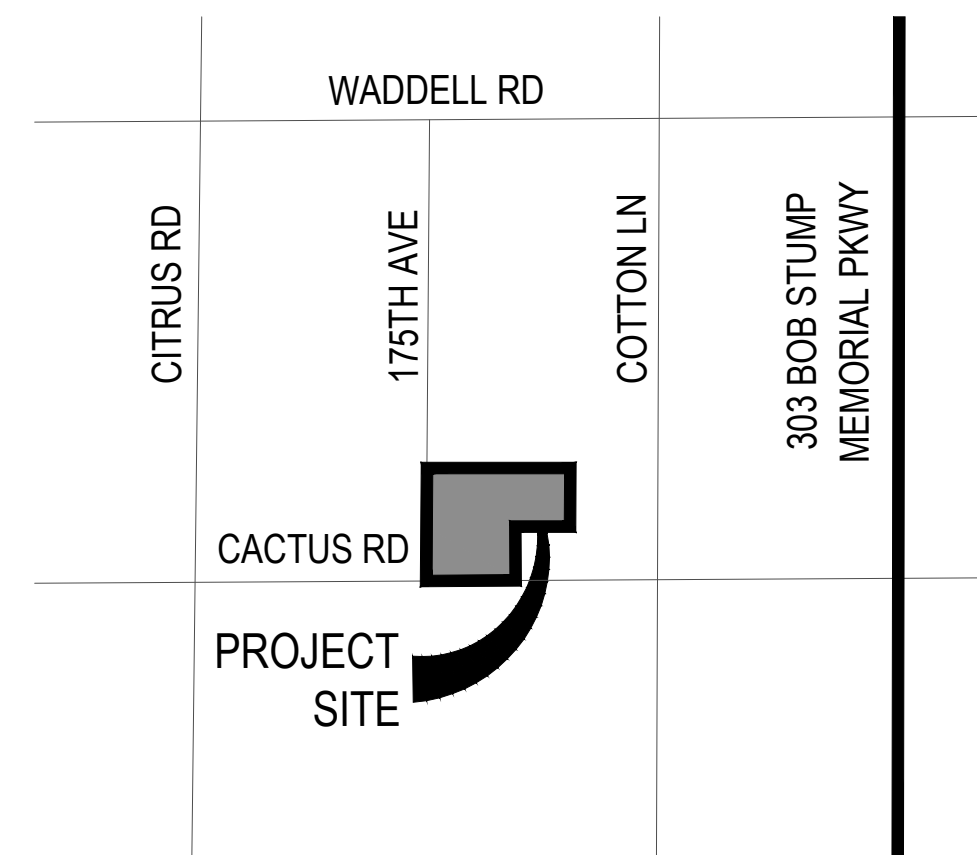
3 engineering
6370 E. Thomas Rd., Suite 200
Scottsdale, AZ 85251
P. 602.334.4387 x-103
F. 602.490.3230
Contact: Matthew J. Mancini
Email: matt@3engineering.com

Landscape Plan Submittal
For
175TH AVENUE & CACTUS ROAD
Surprise, AZ 85388

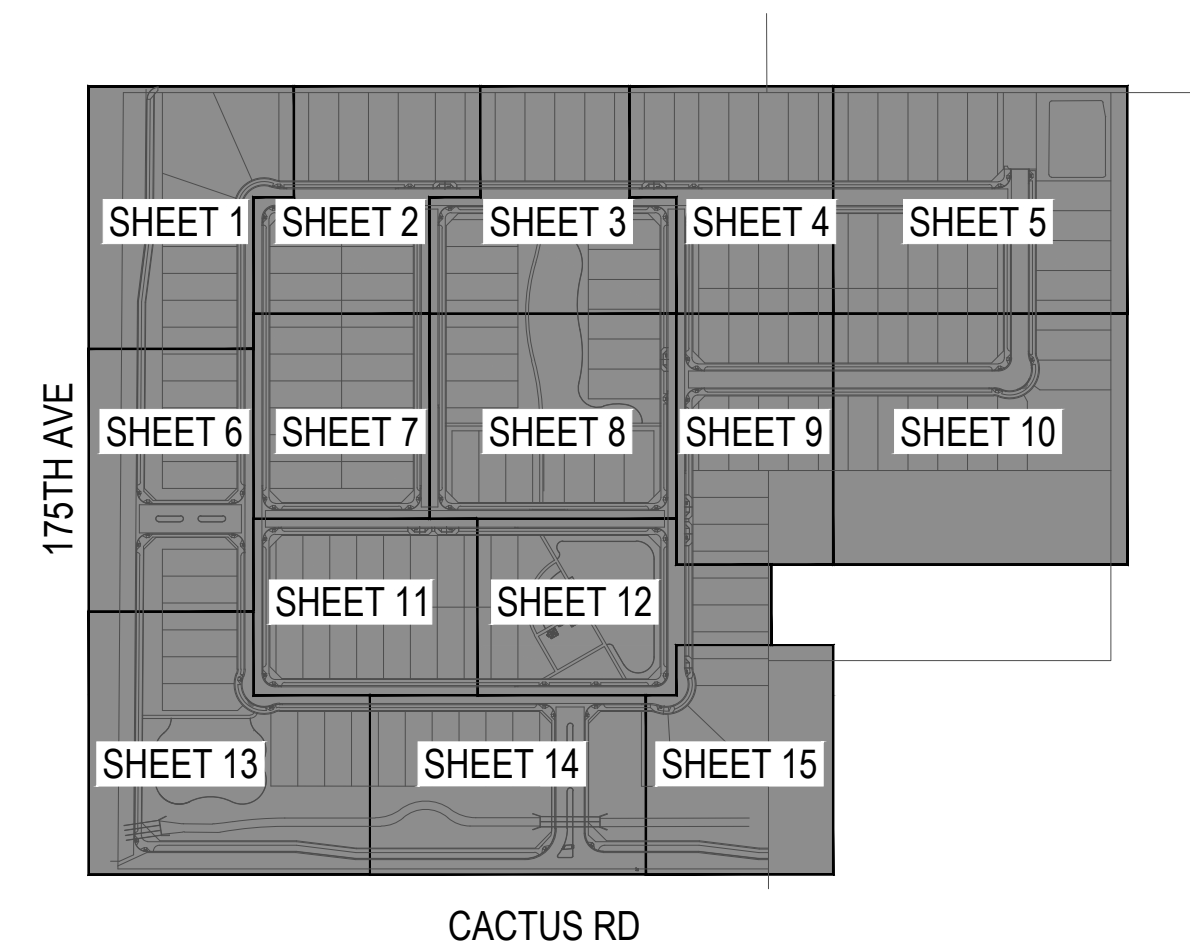
02.14.2019

CASE NUMBER: FS18-566

LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP



KEY MAP



SITE DATA:

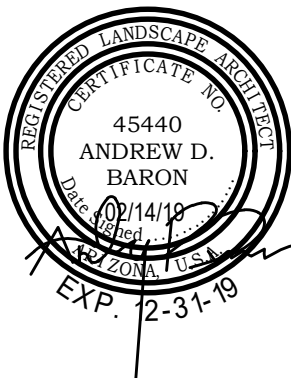
Shown for submittal purposes only. All quantities shown are for the landscape architect's estimating purposes only and therefore are not guaranteed. The contractor shall calculate quantities based on this drawing set.	
On-Site Landscape Area.....	353,707 s.f.
Off-Site Landscape Area.....	(n/a)
Total Landscape Area.....	353,707 s.f.
Total Turf Area.....	67,033 s.f. (19%)
Gross Acres.....	41.51 Ac.
Net Acres.....	30.43 Ac.

SHEET INDEX

Cover Sheet	
Wall Plan	LA2.0A
Pedestrian Circulation	LA2.0B
Overall Planting Plan	LA3.0
Planting Plan	LA3.1 - LA3.15
Construction Details	LA6.1 - LA6.6

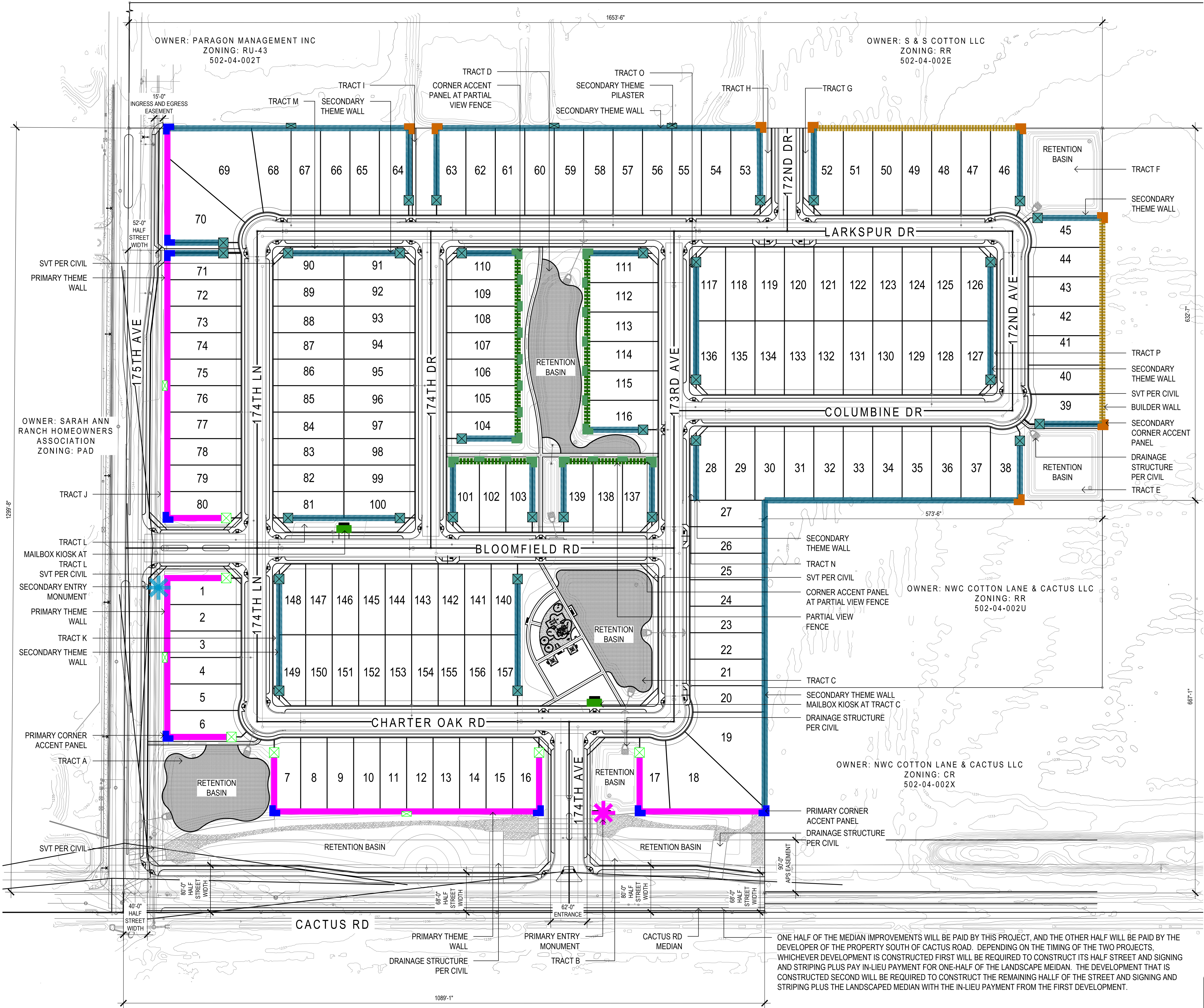
Landscape Plan Submittal
For
175TH AVENUE & CACTUS ROAD
Surprise, AZ 85388
02.14.2019

andersonbaron
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50 N. McClintock Drive, Ste 1
Chandler, Arizona 85226
p.h. 480.699.7956 f.480.699.7986



Revisions

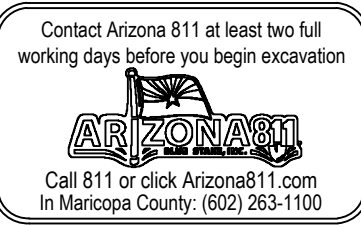
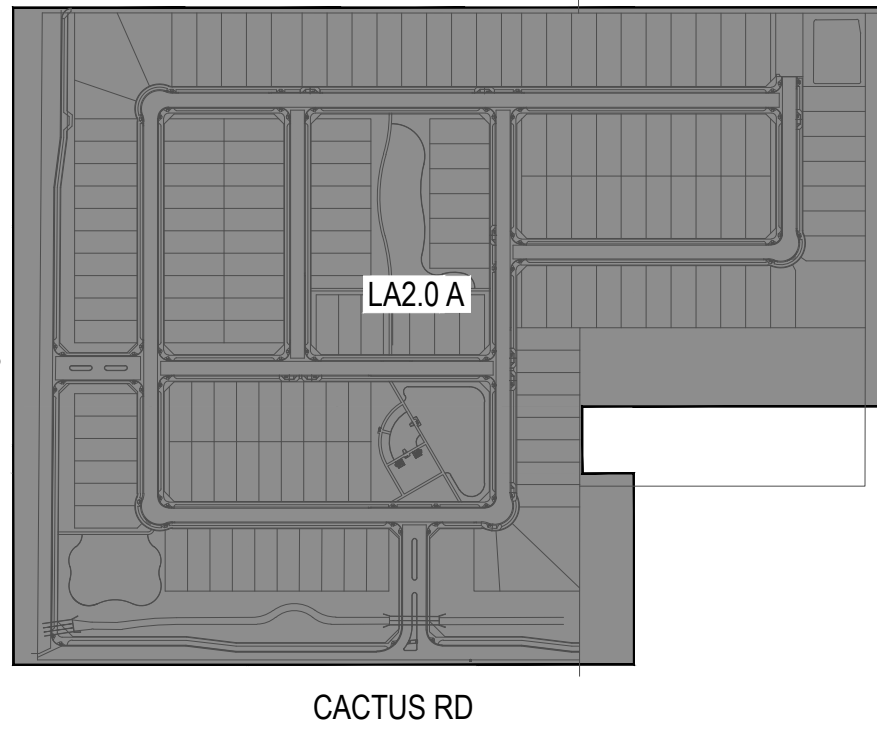
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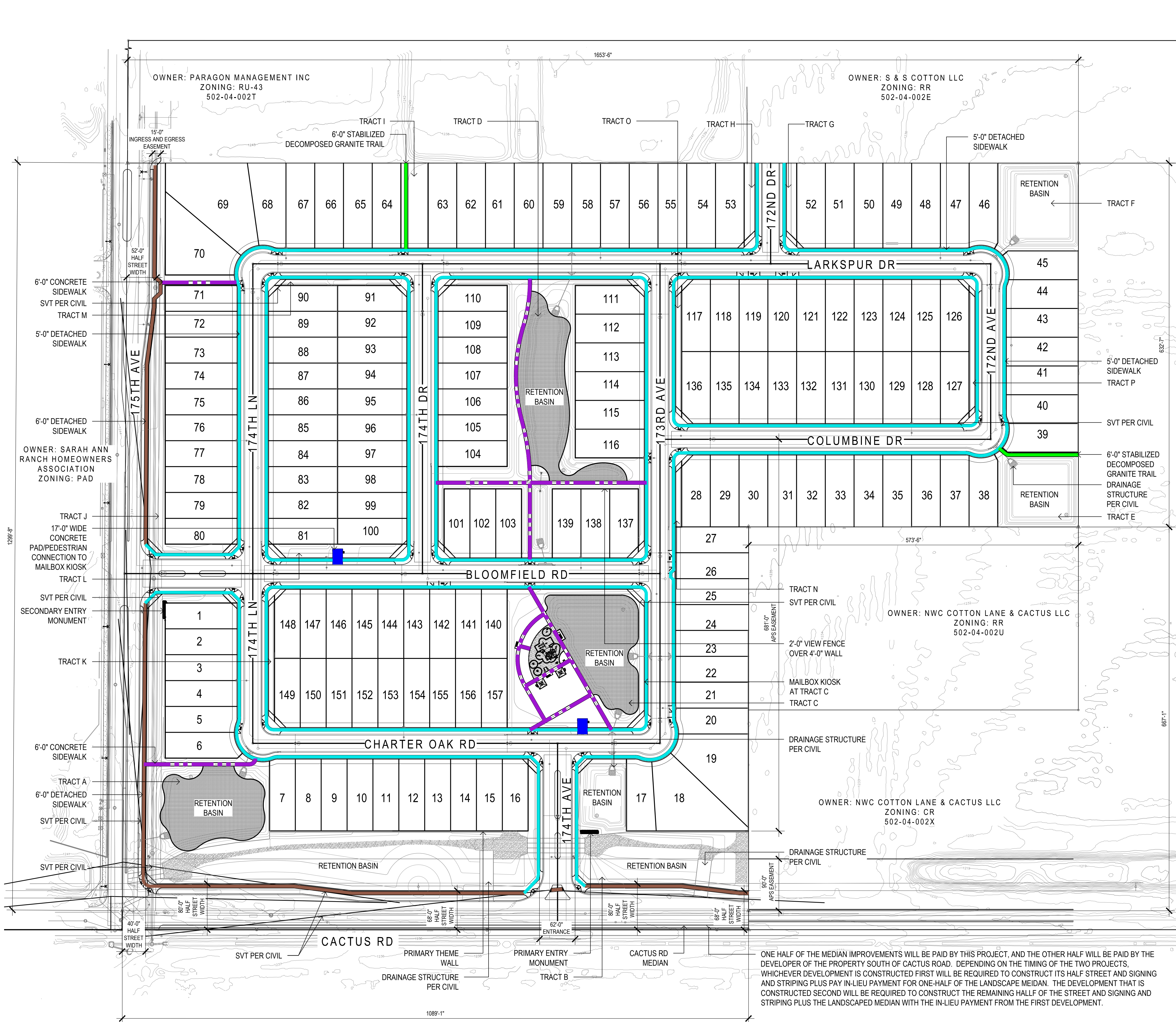
WALL LEGEND			
SYMBOL	DESCRIPTION	DETAIL	QTY.
	PRIMARY THEME WALL	DETAIL 1, SHEET LA6.2	1,224 LF
	SECONDARY THEME WALL	DETAIL 2, SHEET LA6.2	5,062 LF
	PARTIAL VIEW FENCE	DETAIL 3, SHEET LA6.2	900 LF
	BUILDER WALL	DETAIL 4, SHEET LA6.2	1,663 LF
	PRIMARY ENTRY MONUMENT	DETAIL 1, SHEET LA6.1	1 EA
	SECONDARY ENTRY MONUMENT	DETAIL 3, SHEET LA6.1	1 EA
	PRIMARY CORNER ACCENT PANEL	DETAIL 1, SHEET LA6.3	9 EA
	SECONDARY CORNER ACCENT PANEL	DETAIL 2, SHEET LA6.3	8 EA
	CORNER ACCENT PANEL AT PARTIAL VIEW FENCE	DETAIL 3, SHEET LA6.3	8 EA
	PRIMARY THEME COLUMN	DETAIL 4, SHEET LA6.3	6 EA
	SECONDARY THEME COLUMN	DETAIL 5, SHEET LA6.3	31 EA
	PRIMARY THEME PILASTER	DETAIL 6, SHEET LA6.3	3 EA
	SECONDARY THEME PILASTER	DETAIL 7, SHEET LA6.3	3 EA
	PARTIAL VIEW FENCE PILASTER	DETAIL 3, SHEET LA6.2	15 EA
	MAILBOX KIOSKS	DETAIL 3, SHEET LA6.4	2 EA

GENERAL WALL NOTES

- ALL WALLS TO TERMINATE WITH THEME COLUMN 25'-0" FROM R.O.W.
- QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
- CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
- QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
- FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER



revisions	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	02-14-19
☐ bid package	
☐ construction	
title	
date issued	Wall Plan
scale	02-14-19
drawn by	1" = 80'-0"
checked by	MP, YD
project number	AB
case number	89-002-18
sheet number	FS18-566



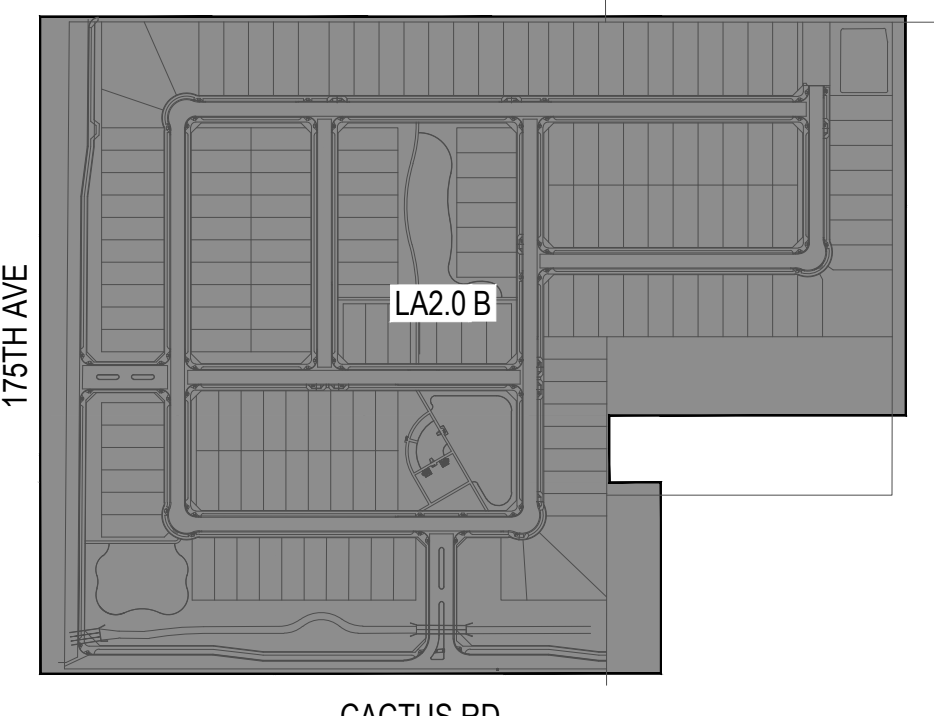
TRAIL / SIDEWALK LEGEND		
SYMBOL	DESCRIPTION	QTY.
	5'-0" DETACHED SIDEWALK	11,778 LF
	6'-0" STABILIZED DECOMPOSED GRANITE TRAIL	290 LF
	6'-0" DETACHED SIDEWALK	2,123 LF
	6'-0" INTERNAL MULTI-USE PATH (CONCRETE)	1,922 LF
	17'-0" WIDE CONCRETE PAD/PEDESTRIAN CONNECTION TO MAILBOX KIOSK	54 LF

ONE HALF OF THE MEDIAN IMPROVEMENTS WILL BE PAID BY THIS PROJECT, AND THE OTHER HALF WILL BE PAID BY THE DEVELOPER OF THE PROPERTY SOUTH OF CACTUS ROAD. DEPENDING ON THE TIMING OF THE TWO PROJECTS, WHICHEVER DEVELOPMENT IS CONSTRUCTED FIRST WILL BE REQUIRED TO CONSTRUCT ITS HALF STREET AND SIGNING AND STRIPING PLUS PAY IN-LIEU PAYMENT FOR ONE-HALF OF THE LANDSCAPE MEDIAN. THE DEVELOPMENT THAT IS CONSTRUCTED SECOND WILL BE REQUIRED TO CONSTRUCT THE REMAINING HALF OF THE STREET AND SIGNING AND STRIPING PLUS THE LANDSCAPED MEDIAN WITH THE IN-LIEU PAYMENT FROM THE FIRST DEVELOPMENT.

AVOID HITTING OVERHEAD POWER LINES. IT'S SAFETY. CALL BEFORE YOU DO OVERHEAD. CALL 1-702-227-2929

Contact Arizona 811 at least two full working days before you begin excavation

ARIZONA
Call 811 or click Arizona811.com in Maricopa County: (602) 253-1100



Key Map Not To Scale

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chandler, arizona 85226
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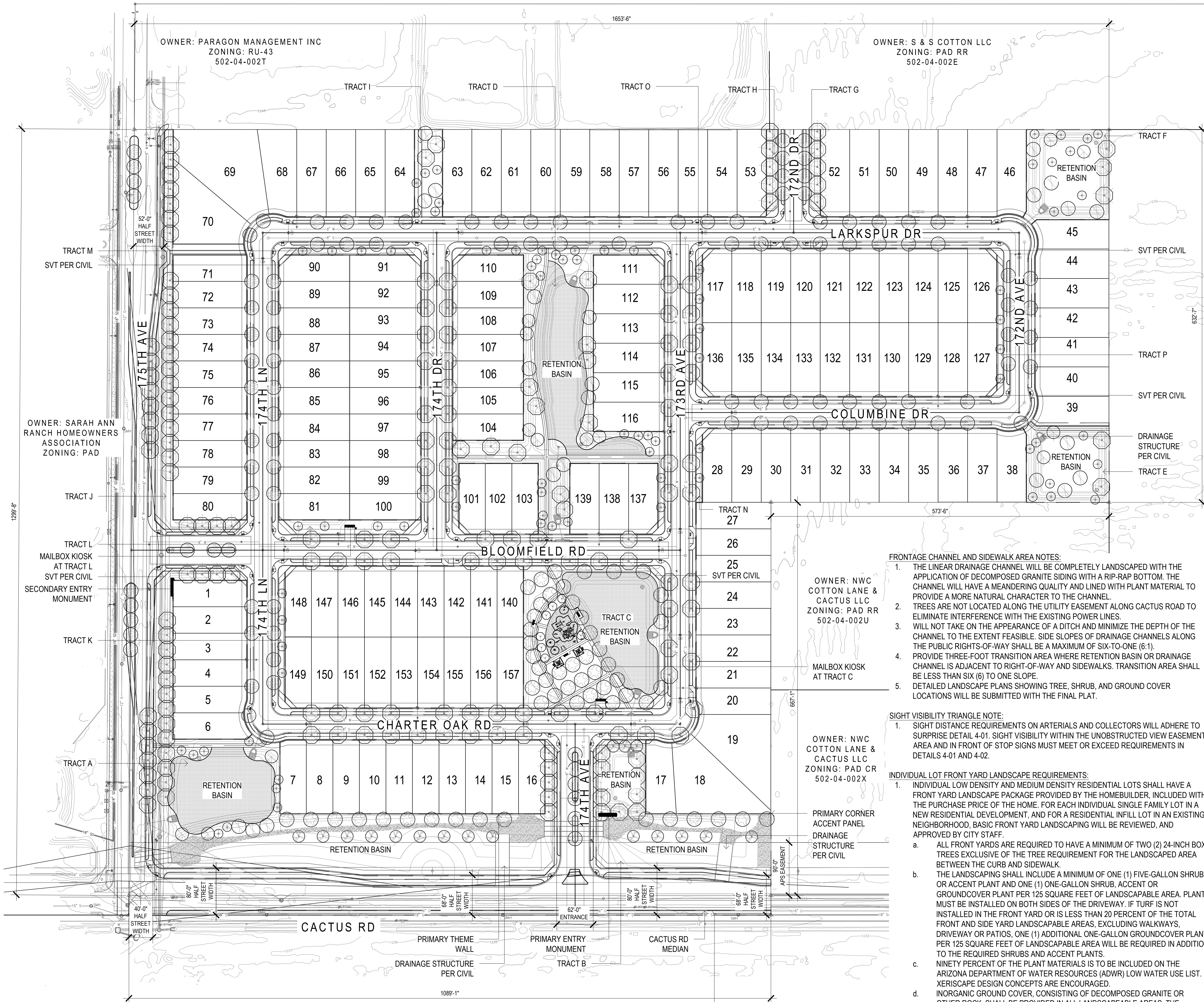
Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388

Pedestrian Circulation Plan

Gehan
Designed for New Life
HOUSES

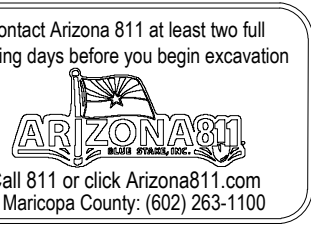
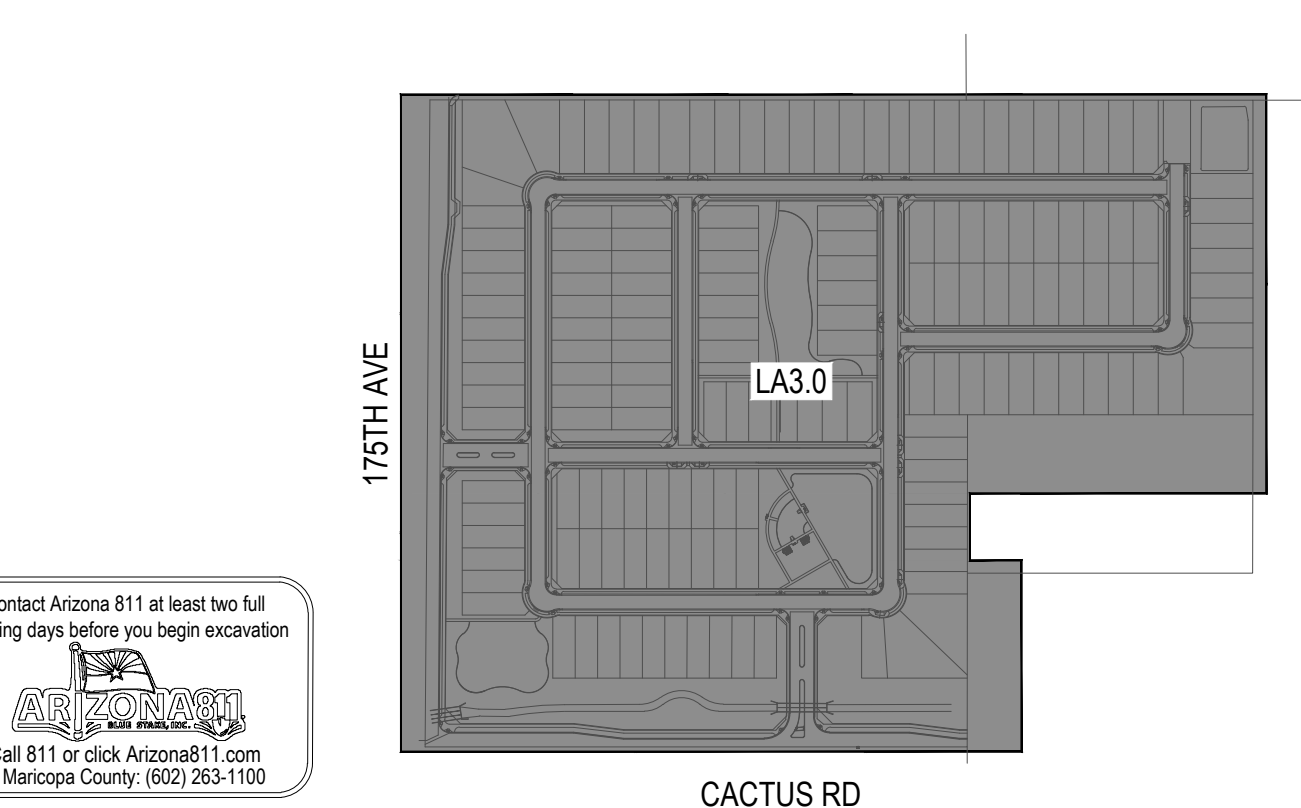
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☒ city submittal	02-14-19
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1" = 80'-0"	
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MP, YD	
checked by	
AB	
project number	
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case number	
FS18-566	
sheet number	



PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edularica Mondel Pine	24" Box
Chitalpa tashkensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachorta	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonaea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia drevlandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliot wheeleri Desert Spoon	5 gal.
Leucophyllum zygothylum Cimarron Sage	5 gal.	Euphorbia antisiphilitica Candelilla	1 gal.
Nerium oleander 'Pette Pink' Oleander 'Pette Pink'	5 gal.	Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Rosmarinus officinalis Rosemary	5 gal.	Pedilanthus macrocarpus Slipper Plant	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.	Geisemium sempervirens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavender	5 gal.	Hardbergeria violacea Purple Lilac Vine	5 gal.
Salvia greggii Red Salvia	1 gal.	Rosa banksiae Lady Bank's Rose	5 Gal.
Teucrium chamaedrys Germander	1 gal.	Trachelospermum Jasminoides Dwarf Star Jasmine	5 gal.
Inerts	Size	Boulder Legend	Size
No Symbol	Decomposed Granite 2" Depth in All Planting Areas	1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3'-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6	6" Wide		

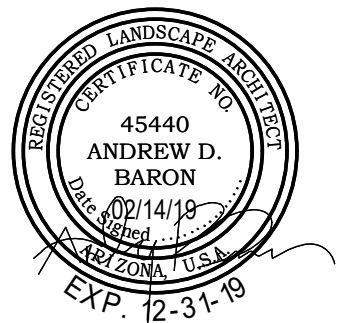
NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.



Key Map

Not To Scale

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50 n. mcclintock drive, ste 1
chandler, arizona 85226
p. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Overall Planting Plan

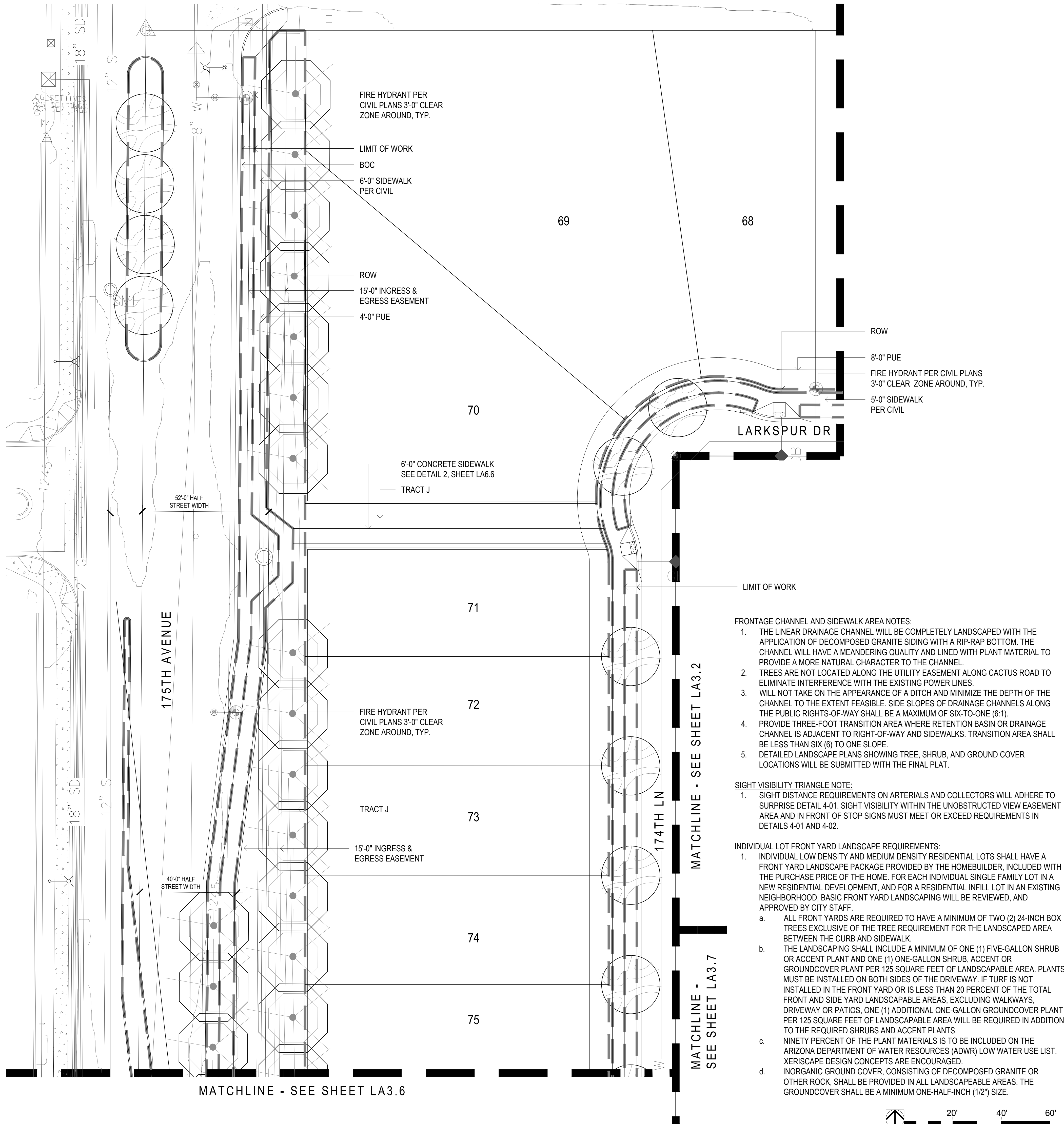
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revisions	
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2	progress set
3	city submittal
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sheet number	

LA3.0

sheet 4 of 25

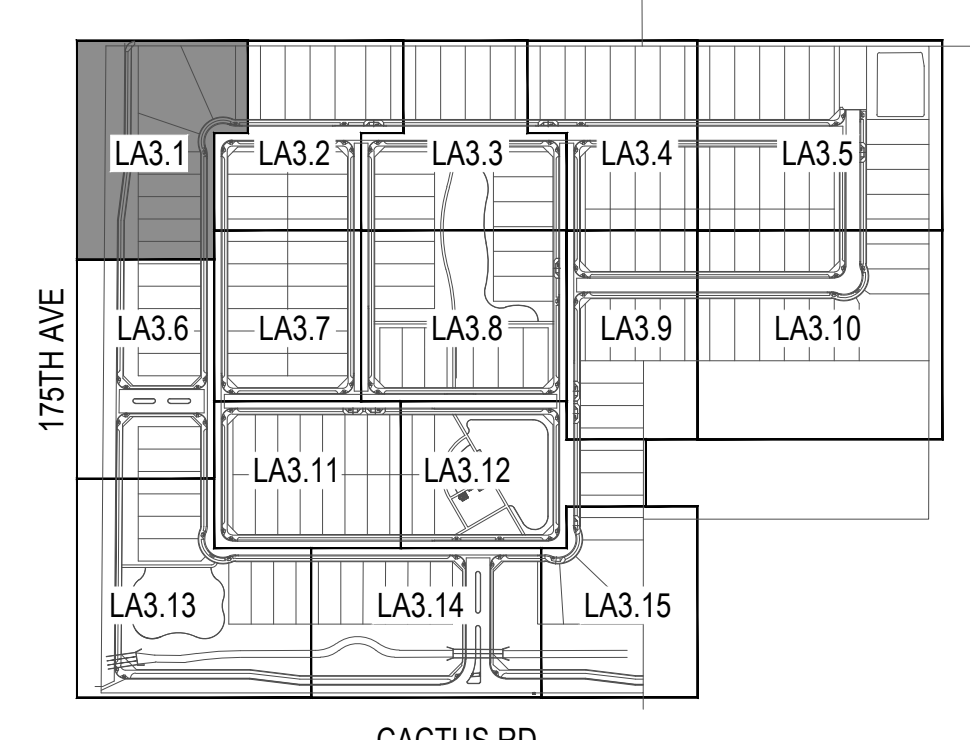
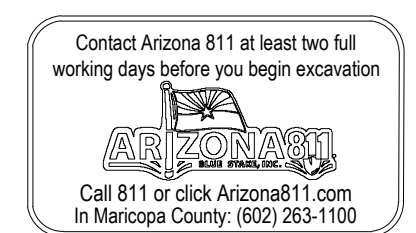
Page 316 of 372



PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edularica Mondel Pine	24" Box
Chitalpa tashkinensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachuita	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia drevandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliroon wheeleri Desert Spoon	5 gal.
Leucophyllum zygothylum Cimarron Sage	5 gal.	Euphorbia antisyphilitica Candelilla	1 gal.
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	5 gal.	Hesperaloe parviflora 'Brakeleights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Rosmarinus officinalis Rosemary	5 gal.	Pedicularis macrocarpus Slipper Plant	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.	Geisemium sempervirens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavender	5 gal.	Hardbergeria violacea Purple Lilac Vine	5 gal.
Salvia greggii Red Salvia	1 gal.	Rosa banksiae Lady Bank's Rose	5 Gal.
Teucrium chamaedrys Germander	1 gal.	Trachelospermum Jasminoides Dwarf Star Jasmine	5 gal.
Inerts	Size	Boulder Legend	Size
No Symbol		1/2 Ton Boulder	2'x2'x2'
Decomposed Granite 2" Depth In All Planting Areas		1 Ton Boulder	3'x3'x2'
Rip-Rap 3'-6" Where Specified		1.5 Ton Boulder	3'x3'x3'
Wood Fiber See Detail 4, Sheet LA6.3		2 Ton Boulder	4'x3'x3'
Turf Hybrid Bermuda			
Concrete Header See Detail 4, Sheet LA6.6			
	6" Wide		

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4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.



Key Map

Not To Scale

andersonbaron

plan · design · achieve

50 n. mcclintock drive, ste 1

chandler, arizona 85226

ph. 480.699.7956 f.480.699.7986

LANDSCAPE ARCHITECT

45440

ANDREW D. BARON

02/14/19

ARIZONA

EXP. 12-31-19

Landscape Plan Submittal For

175th Avenue & Cactus Road

Surprise, AZ 85388

Planting Plan

Gehan

Designed for Your Life. HOMES

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revisions

1

2

3

issued for

design dev.

progress set

city submittal

bid package

construction

02-14-19

title

Planting Plan

date issued

02-14-19

scale

1" = 20'-0"

drawn by

MP, YD

checked by

AB

project number

89-002-18

case number

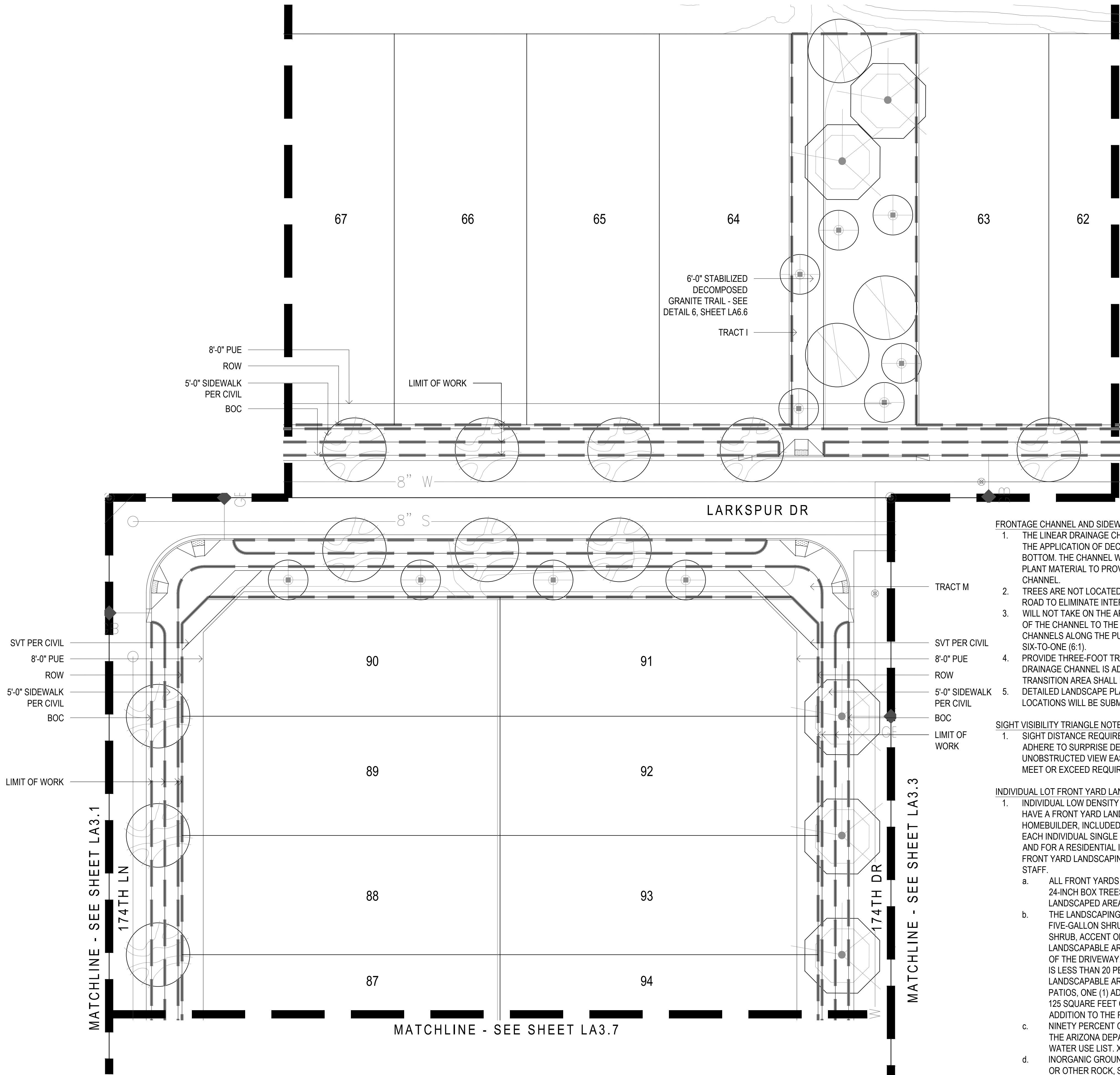
FS18-566

sheet number

LA3.1

sheet 5 of 25

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FRONTAGE CHANNEL AND SIDEWALK AREA NOTES:

1. THE LINEAR DRAINAGE CHANNEL WILL BE COMPLETELY LANDSCAPED WITH THE APPLICATION OF DECOMPOSED GRANITE SIDING WITH A RIP-RAP BOTTOM. THE CHANNEL WILL HAVE A MEANDERING QUALITY AND LINED WITH PLANT MATERIAL TO PROVIDE A MORE NATURAL CHARACTER TO THE CHANNEL.
2. TREES ARE NOT LOCATED ALONG THE UTILITY EASEMENT ALONG CACTUS ROAD TO ELIMINATE INTERFERENCE WITH THE EXISTING POWER LINES.
3. WILL NOT TAKE ON THE APPEARANCE OF A DITCH AND MINIMIZE THE DEPTH OF THE CHANNEL TO THE EXTENT FEASIBLE. SIDE SLOPES OF DRAINAGE CHANNELS ALONG THE PUBLIC RIGHTS-OF-WAY SHALL BE A MAXIMUM OF SIX-TO-ONE (6:1).
4. PROVIDE THREE-FOOT TRANSITION AREA WHERE RETENTION BASIN OR DRAINAGE CHANNEL IS ADJACENT TO RIGHT-OF-WAY AND SIDEWALKS. TRANSITION AREA SHALL BE LESS THAN SIX (6) TO ONE SLOPE.
5. DETAILED LANDSCAPE PLANS SHOWING TREE, SHRUB, AND GROUND COVER LOCATIONS WILL BE SUBMITTED WITH THE FINAL PLAT.

SIGHT VISIBILITY TRIANGLE NOTE:

1. 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 DETAILS 4-01 AND 4-02.

INDIVIDUAL LOT FRONT YARD LANDSCAPE REQUIREMENTS:

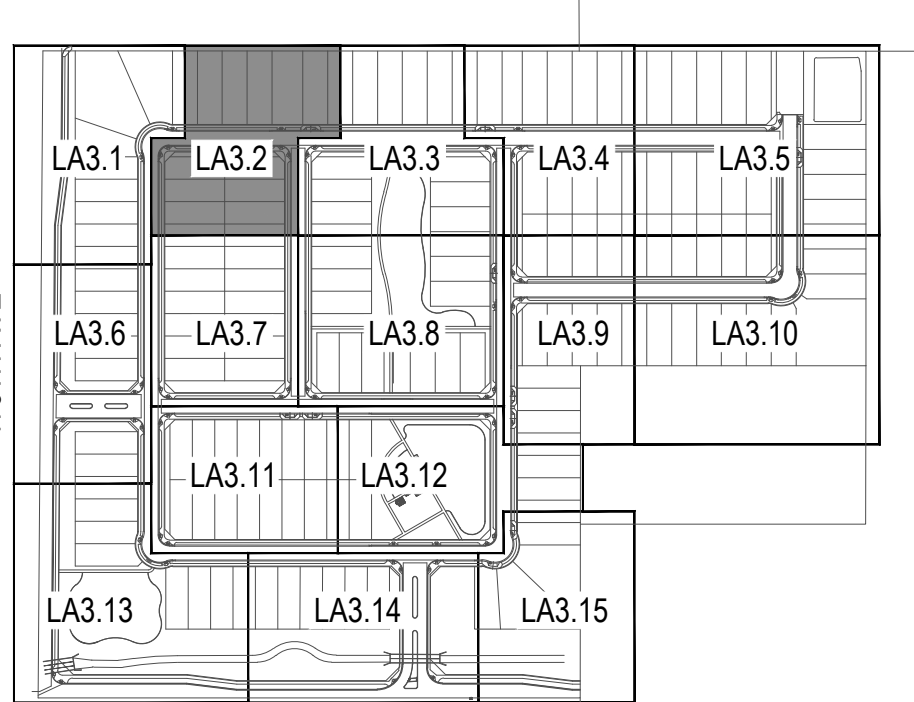
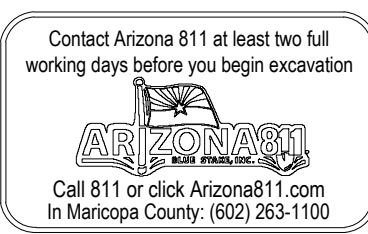
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 - a. ALL FRONT YARDS ARE REQUIRED TO HAVE A MINIMUM OF TWO (2) 24-INCH BOX TREES EXCLUSIVE OF THE TREE REQUIREMENT FOR THE LANDSCAPED AREA BETWEEN THE CURB AND SIDEWALK.
 - b. THE LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) FIVE-GALLON SHRUB OR ACCENT PLANT AND ONE (1) ONE-GALLON SHRUB, ACCENT OR GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA. PLANTS MUST BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. IF TURF IS NOT INSTALLED IN THE FRONT YARD OR IS LESS THAN 20 PERCENT OF THE TOTAL FRONT AND SIDE YARD LANDSCAPABLE AREAS, EXCLUDING WALKWAYS, DRIVEWAY OR PATIOS, ONE (1) ADDITIONAL ONE-GALLON GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA WILL BE REQUIRED IN ADDITION TO THE REQUIRED SHRUBS AND ACCENT PLANTS.
 - c. NINETY PERCENT OF THE PLANT MATERIALS IS TO BE INCLUDED ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE LIST. XERISCAPE DESIGN CONCEPTS ARE ENCOURAGED.
 - d. INORGANIC GROUND COVER, CONSISTING OF DECOMPOSED GRANITE OR OTHER ROCK, SHALL BE PROVIDED IN ALL LANDSCAPEABLE AREAS. THE GROUNDCOVER SHALL BE A MINIMUM ONE-HALF-INCH (1/2") SIZE.

PLANT MATERIALS LEGEND

Trees	Size	Trees Continued	Size
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Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
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Concrete Header See Detail 4, Sheet LA6.6			
	6" Wide		

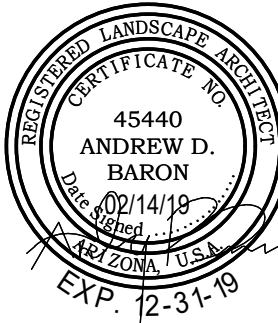
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Key Map

Not To Scale



revisions	
1	
2	
3	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	02-14-19
☐ bid package	
☐ construction	
title	
Planting Plan	
date issued	
02-14-19	
scale	
1" = 20'-0"	
drawn by	
MP, YD	
checked by	
AB	
project number	
89-002-18	
case number	
FS18-566	
sheet number	

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_____ SVT PER CIVIL
 _____ 8'-0" PUE
 _____ ROW
 _____ 5'-0" SIDEWALK
 PER CIVIL
 _____ BOC
 _____ LIMIT OF WORK

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BOC
TRACT O
LIMIT OF WORK

MATCHLINE - SEE SHEET LA3.3
173ND AVE

MATCHLINE - SEE SHEET LA3.9

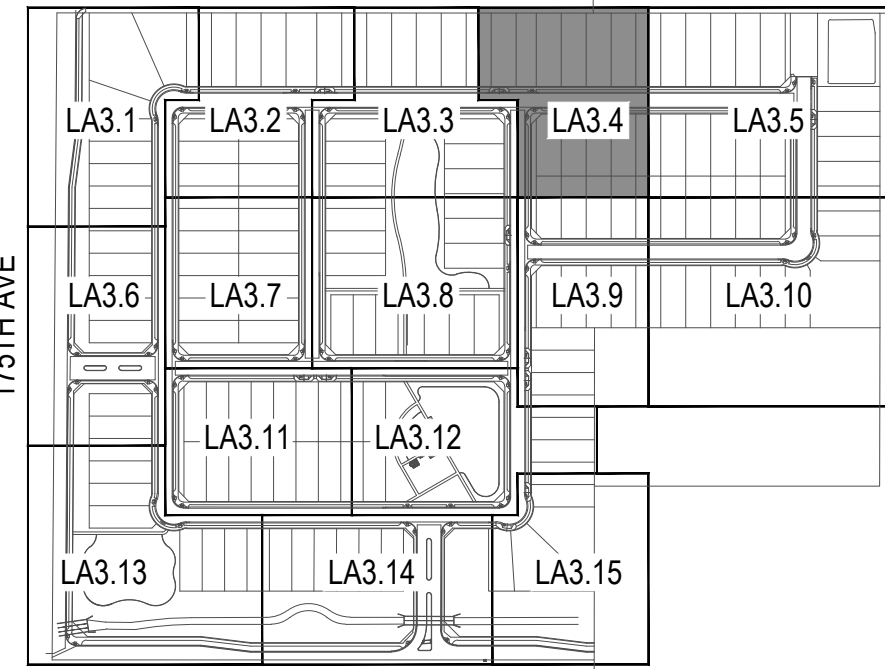
MATCHLINE - SEE SHEET LA3.5

PLANT MATERIALS LEGEND

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Nerium oleander 'Pette Pink' Oleander 'Pette Pink'	5 gal.	Hesperaloe parviflora 'Brakeleights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Rosmarinus officinalis Rosemary	5 gal.	Pedilanthus macrocarpus Slipper Plant	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equistiformis Coral Fountain	5 gal.	Gelsemium sempervirens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavender	5 gal.	Hardbergeria violacea Purple Lilac Vine	5 gal.
Salvia greggii Red Salvia	1 gal.	Rosa banksiae Lady Bank's Rose	5 Gal.
Teucrium chamaedrys Germander	1 gal.	Trachelospermum Jasminoides Dwarf Star Jasmine	5 gal.
Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3"-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6	6" Wide		

NOTES:

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3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.
4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.

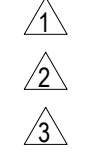


Key Map

Not To Scale



revisions

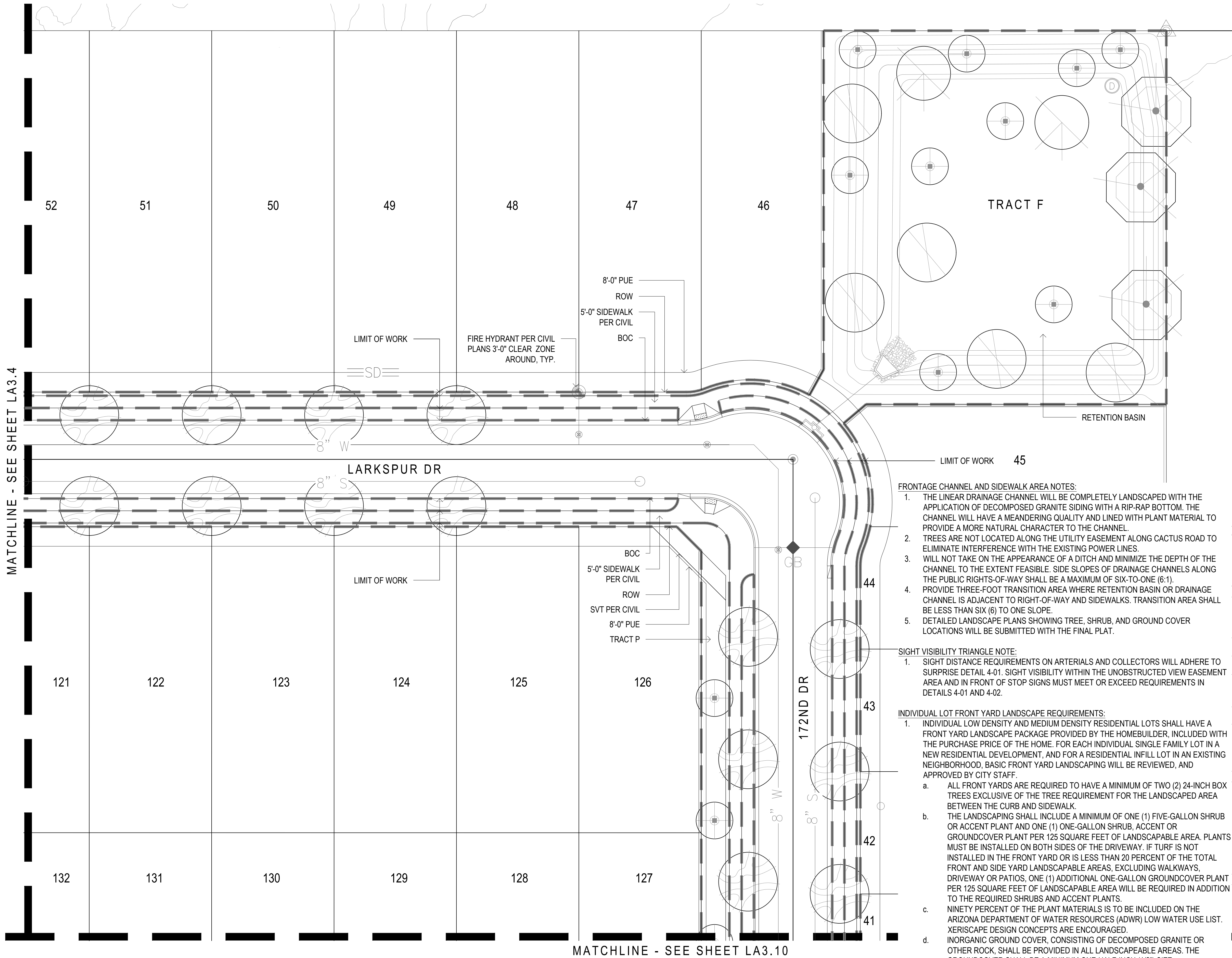


issued for	
design dev.	
progress set	
city submittal	02-14-19
bid package	
construction	

title	Planting Plan
date issued	02-14-19
scale	1" = 20'-0"
drawn by	MP, YD
checked by	AB
project number	89-002-18

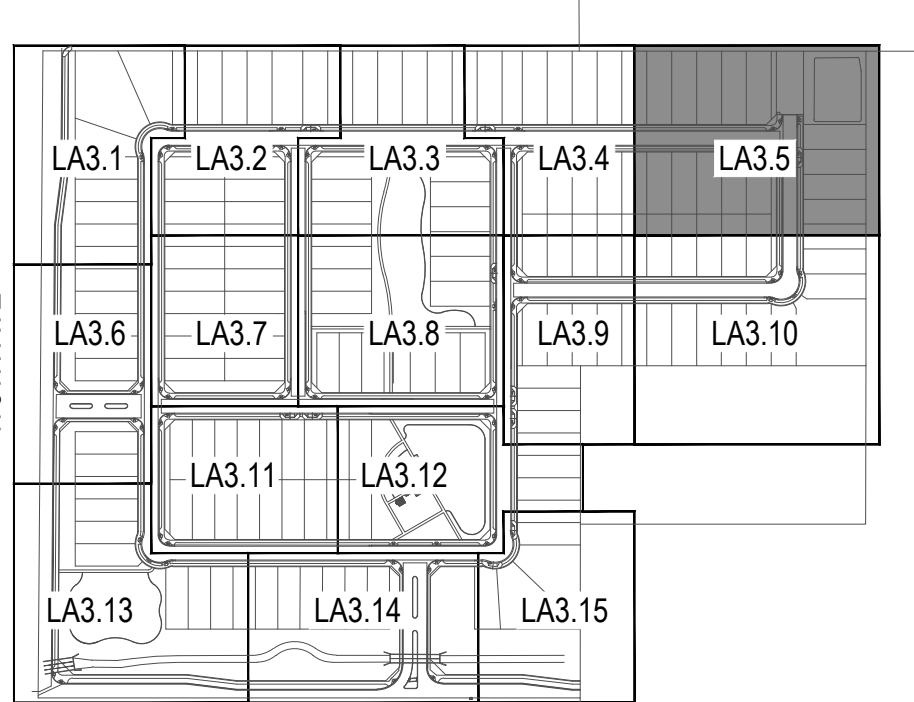
case number	FS18-566
sheet number	

LA3.4



PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edularica Mondel Pine	24" Box
Chitalpa tashkinsensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachuita	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia drevandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliroton wheeleri Desert Spoon	5 gal.
Leucophyllum zygothylum Cimarron Sage	5 gal.	Euphorbia antisyphilitica Candelilla	1 gal.
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	5 gal.	Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.
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	6" Wide		

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 4. FINAL DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL PLAT.

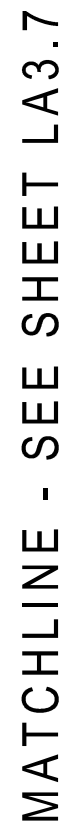


Key Map

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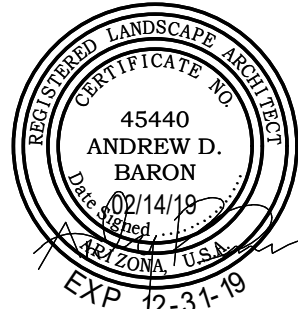


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2	design dev.
3	progress set
4	city submittal
5	bid package
6	construction
title	
Planting Plan	
date issued	02-14-19
scale	1" = 20'-0"
drawn by	MP, YD
checked by	AB
project number	89-002-18
case number	FS18-566
sheet number	



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Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Planting Plan

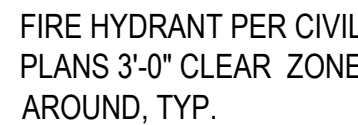


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☐ design dev.	
☐ progress set	
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case number	FS18-566
sheet number	

LA3.6

sheet 10 of 25

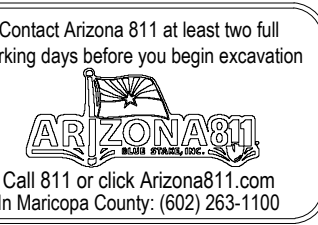


1. THE LINEAR DRAINAGE CHANNEL WILL BE COMPLETELY LANDSCAPED WITH THE APPLICATION OF DECOMPOSED GRANITE SIDING WITH A RIP-RAP BOTTOM. THE CHANNEL WILL HAVE A MEANDERING QUALITY AND LINED WITH PLANT MATERIAL TO PROVIDE A MORE NATURAL CHARACTER TO THE CHANNEL.
2. TREES ARE NOT LOCATED ALONG THE UTILITY EASEMENT ALONG CACTUS ROAD TO ELIMINATE INTERFERENCE WITH THE EXISTING POWER LINES.
3. WILL NOT TAKE ON THE APPEARANCE OF A DITCH AND MINIMIZE THE DEPTH OF THE CHANNEL TO THE EXTENT FEASIBLE. SIDE SLOPES OF DRAINAGE CHANNELS ALONG THE PUBLIC RIGHTS-OF-WAY SHALL BE A MAXIMUM OF SIX-TO-ONE (6:1).
4. PROVIDE THREE-FOOT TRANSITION AREA WHERE RETENTION BASIN OR DRAINAGE CHANNEL IS ADJACENT TO RIGHT-OF-WAY AND SIDEWALKS. TRANSITION AREA SHALL BE LESS THAN SIX (6) TO ONE SLOPE.
5. DETAILED LANDSCAPE PLANS SHOWING TREE, SHRUB, AND GROUND COVER LOCATIONS WILL BE SUBMITTED WITH THE FINAL PLAT.

1. 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 DETAILS 4-01 AND 4-02.

INDIVIDUAL LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL LOTS SHALL HAVE A FRONT YARD LANDSCAPE PACKAGE PROVIDED BY THE HOMEOWNER, INCLUDED WITH THE PURCHASE PRICE OF THE HOME. FOR EACH INDIVIDUAL SINGLE FAMILY LOT IN A NEW RESIDENTIAL DEVELOPMENT, AND FOR A RESIDENTIAL INFILL LOT IN AN EXISTING NEIGHBORHOOD, BASIC FRONT YARD LANDSCAPING WILL BE REVIEWED, AND APPROVED BY CITY STAFF.

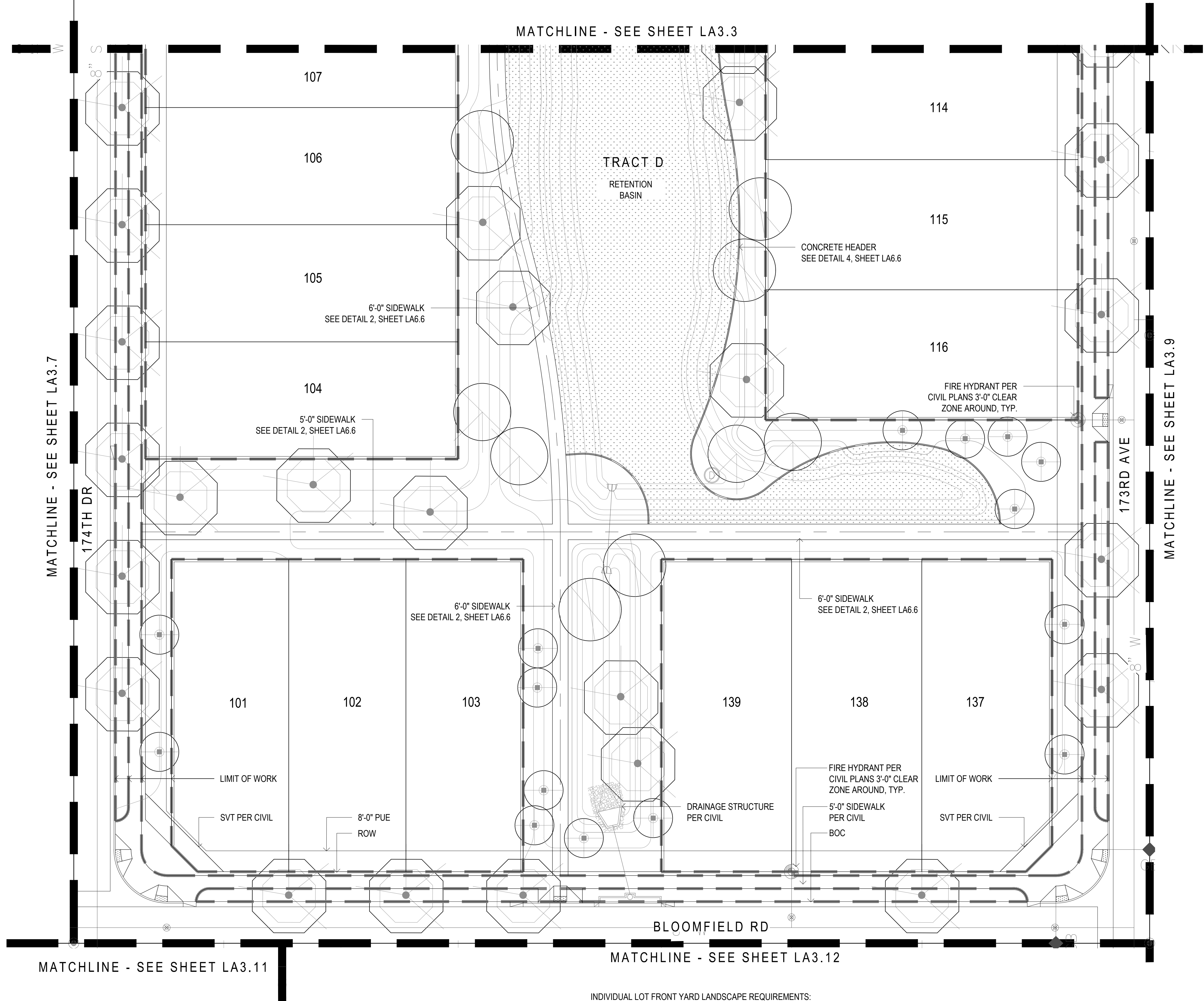
- a. ALL FRONT YARDS ARE REQUIRED TO HAVE A MINIMUM OF TWO (2) 24-INCH BOX TREES EXCLUSIVE OF THE TREE REQUIREMENT FOR THE LANDSCAPED AREA BETWEEN THE CURB AND SIDEWALK.
- b. THE LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) FIVE-GALLON SHRUB OR ACCENT PLANT AND ONE (1) ONE-GALLON SHRUB, ACCENT OR GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA. PLANTS MUST BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. IF TURF IS NOT INSTALLED IN THE FRONT YARD OR IS LESS THAN 20 PERCENT OF THE TOTAL FRONT AND SIDE YARD LANDSCAPABLE AREAS, EXCLUDING WALKWAYS, DRIVEWAY OR PATIOS, ONE (1) ADDITIONAL ONE-GALLON GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA WILL BE REQUIRED IN ADDITION TO THE REQUIRED SHRUBS AND ACCENT PLANTS.
- c. NINETY PERCENT OF THE PLANT MATERIALS IS TO BE INCLUDED ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE LIST. XERISCAPE DESIGN CONCEPTS ARE ENCOURAGED.
- d. INORGANIC GROUND COVER, CONSISTING OF DECOMPOSED GRANITE OR OTHER ROCK, SHALL BE PROVIDED IN ALL LANDSCAPABLE AREAS. THE GROUNDCOVER SHALL BE A MINIMUM ONE-HALF-INCH (1/2") SIZE.



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FRONTAGE CHANNEL AND SIDEWALK AREA NOTES:

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SIGHT VISIBILITY TRIANGLE NOTE:

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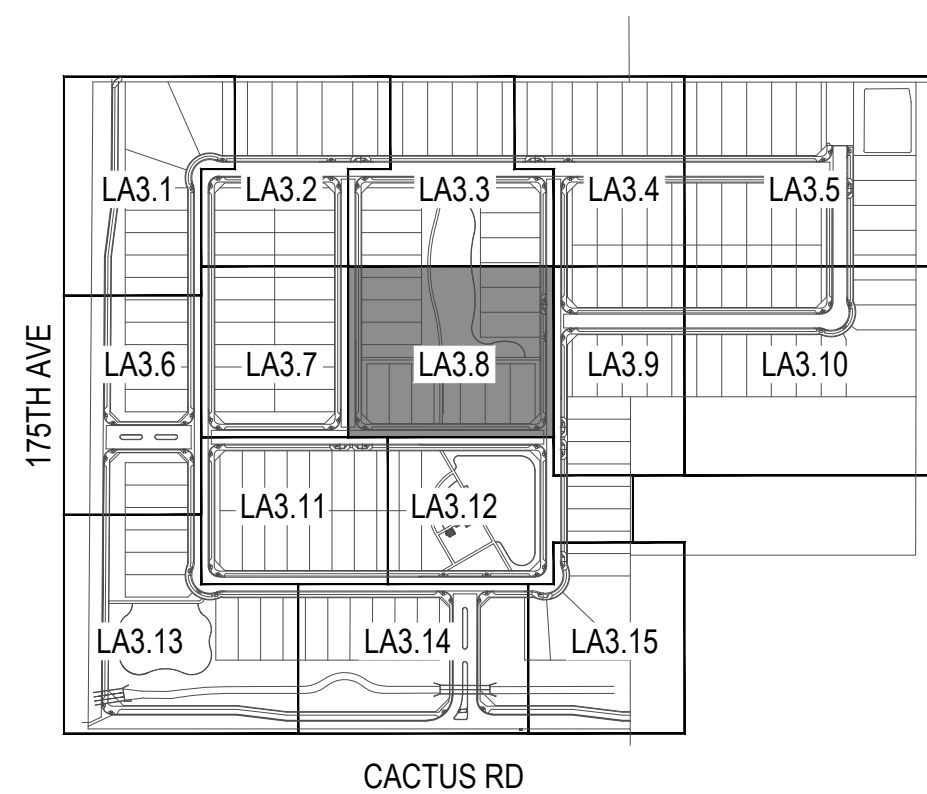
INDIVIDUAL LOT FRONT YARD LANDSCAPE REQUIREMENTS:

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Trees	Size	Trees Continued	Size
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Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
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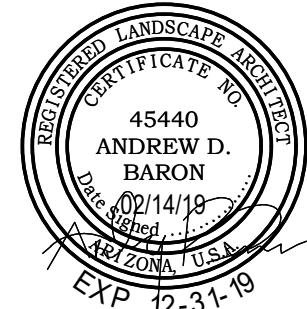
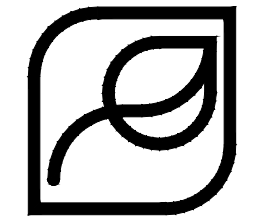
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Key Map

Not To Scale

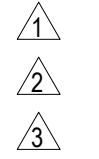
andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Planting Plan

Gehan
Designed for Your Life. HOMES

revisions



issued for
☐ design dev.
☐ progress set
☒ city submittal
☐ bid package
☐ construction

title

Planting Plan

date issued 02-14-19

scale 1" = 20'-0"

drawn by MP, YD

checked by AB

project number 89-002-18

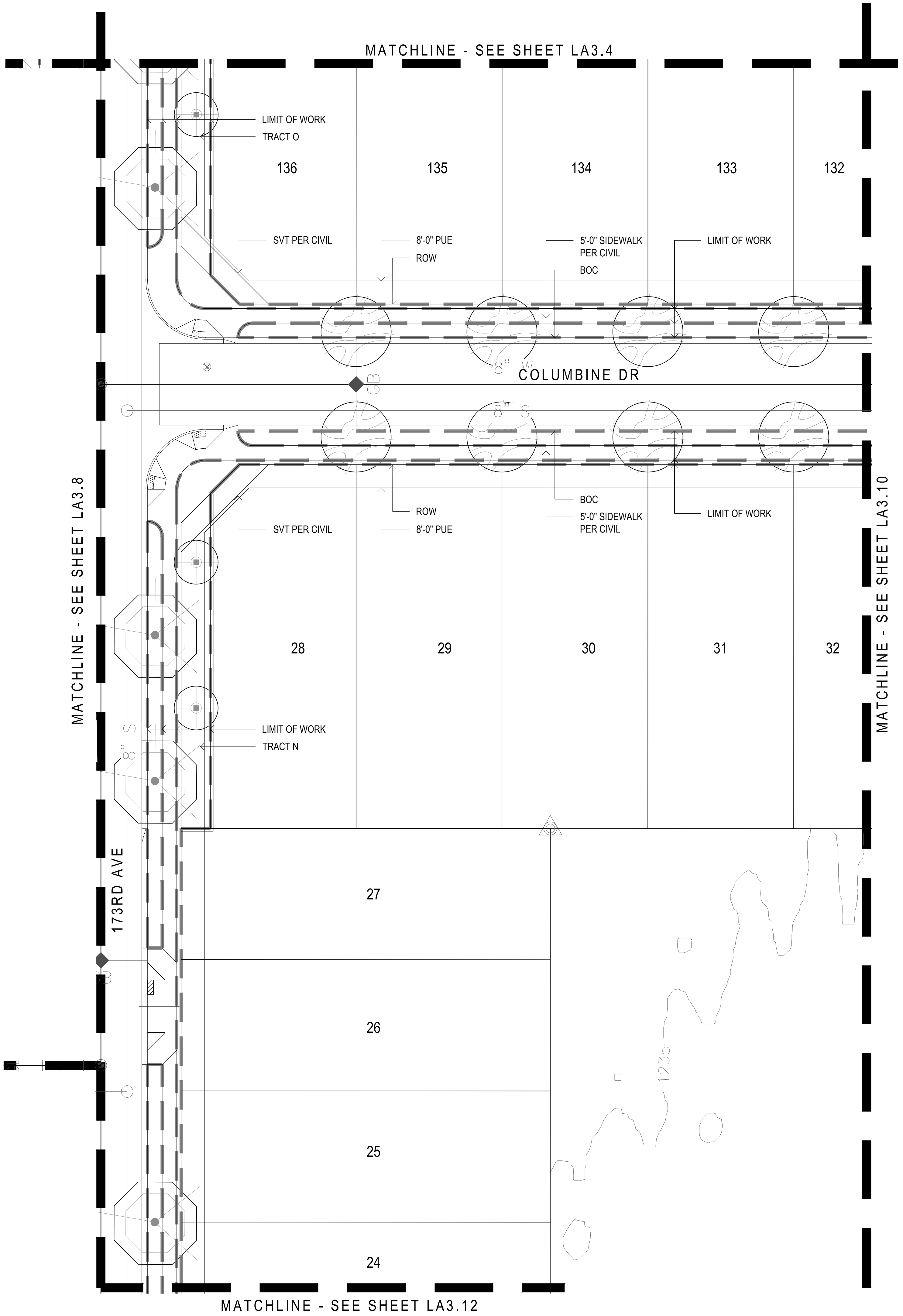
case number FS18-566

sheet number

LA3.8

sheet 12 of 25

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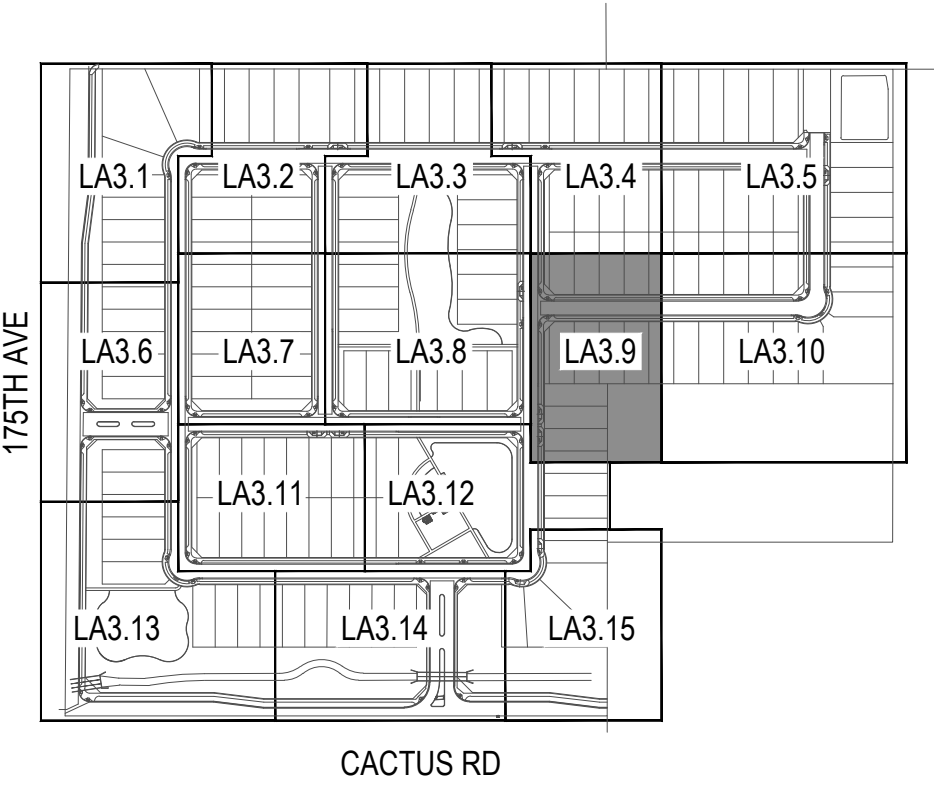
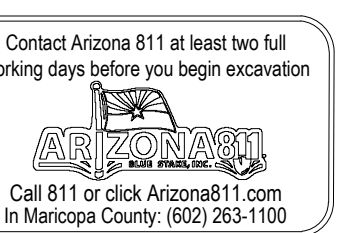
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 - THE LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) FIVE-GALLON SHRUB OR ACCENT PLANT AND ONE (1) ONE-GALLON SHRUB. ACCENT OR GROUND COVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA. PLANTS MUST BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. IF TURF IS NOT INSTALLED IN THE FRONT YARD OR IS LESS THAN 20 PERCENT OF THE TOTAL FRONT AND SIDE YARD LANDSCAPABLE AREAS, EXCLUDING WALKWAYS, DRIVEWAY OR PATIOS, ONE (1) ADDITIONAL ONE-GALLON GROUND COVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA WILL BE REQUIRED IN ADDITION TO THE REQUIRED SHRUBS AND ACCENT PLANTS.
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PLANT MATERIALS LEGEND			
Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edularica Mondel Pine	24" Box
Chitalpa tashkinsensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' 'Swan Hill' Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anachuita	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia drevandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
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Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliroton wheeleri Desert Spoon	5 gal.
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Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
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Ruellia peninsularis Desert Ruellia	5 gal.	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.	Geisemium sempevirens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavender	5 gal.	Hardebergia violacea Purple Lilac Vine	5 gal.
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Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3"-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6	6" Wide		

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Key Map Not To Scale

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



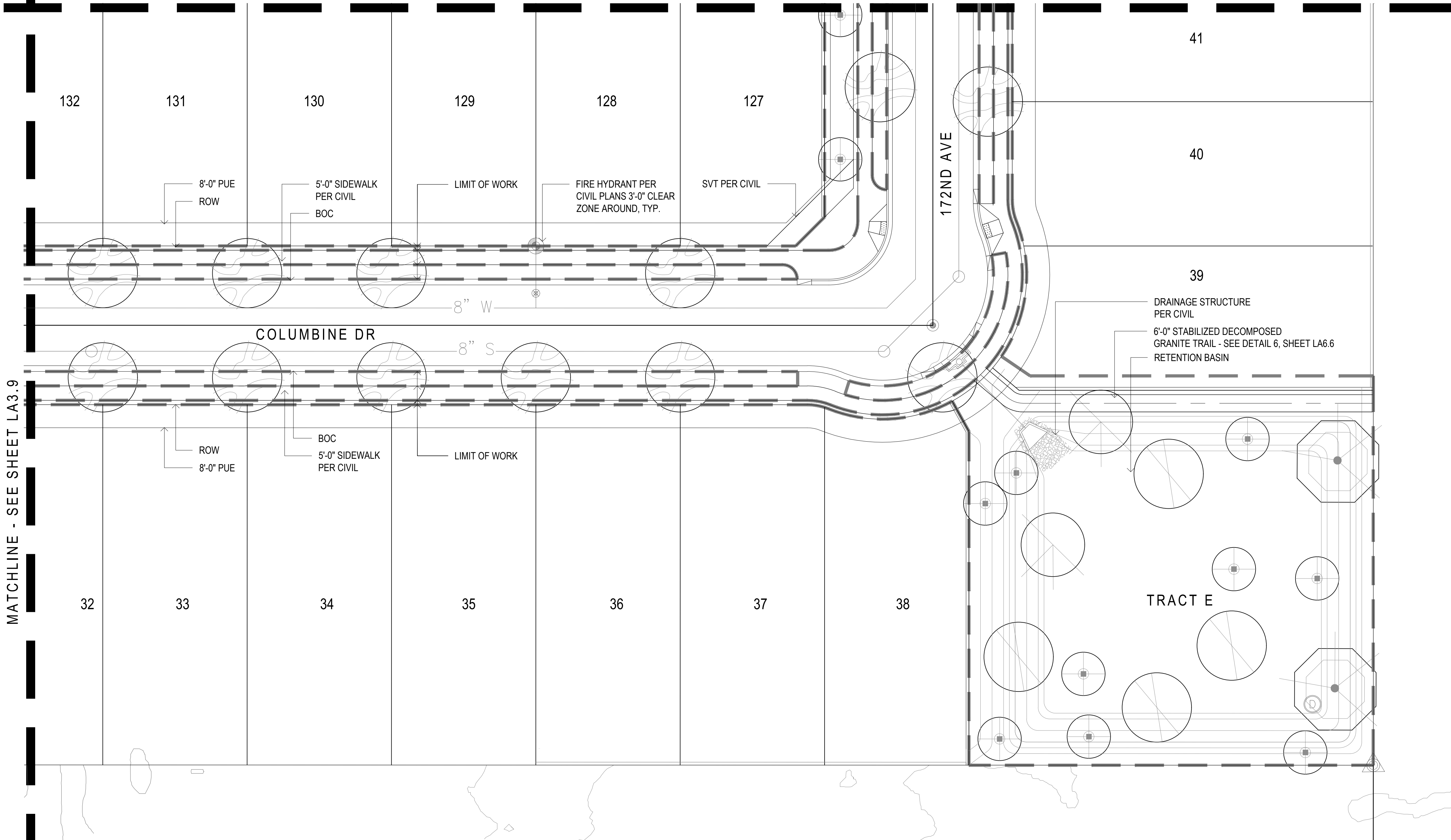
Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Planting Plan



revisions	
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issued for	
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☐ construction	
title	
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date issued	
02-14-19	
scale	
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drawn by	
MP, YD	
checked by	
AB	
project number	
89-002-18	
case number	
FS18-566	
sheet number	

MATCHLINE - SEE SHEET LA3.9

MATCHLINE - SEE SHEET LA3.5



FRONTAGE CHANNEL AND SIDEWALK AREA NOTES:

1. THE LINEAR DRAINAGE CHANNEL WILL BE COMPLETELY LANDSCAPED WITH THE APPLICATION OF DECOMPOSED GRANITE SIDING WITH A RIP-RAP BOTTOM. THE CHANNEL WILL HAVE A MEANDERING QUALITY AND LINED WITH PLANT MATERIAL TO PROVIDE A MORE NATURAL CHARACTER TO THE CHANNEL.
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INDIVIDUAL LOT FRONT YARD LANDSCAPE REQUIREMENTS:

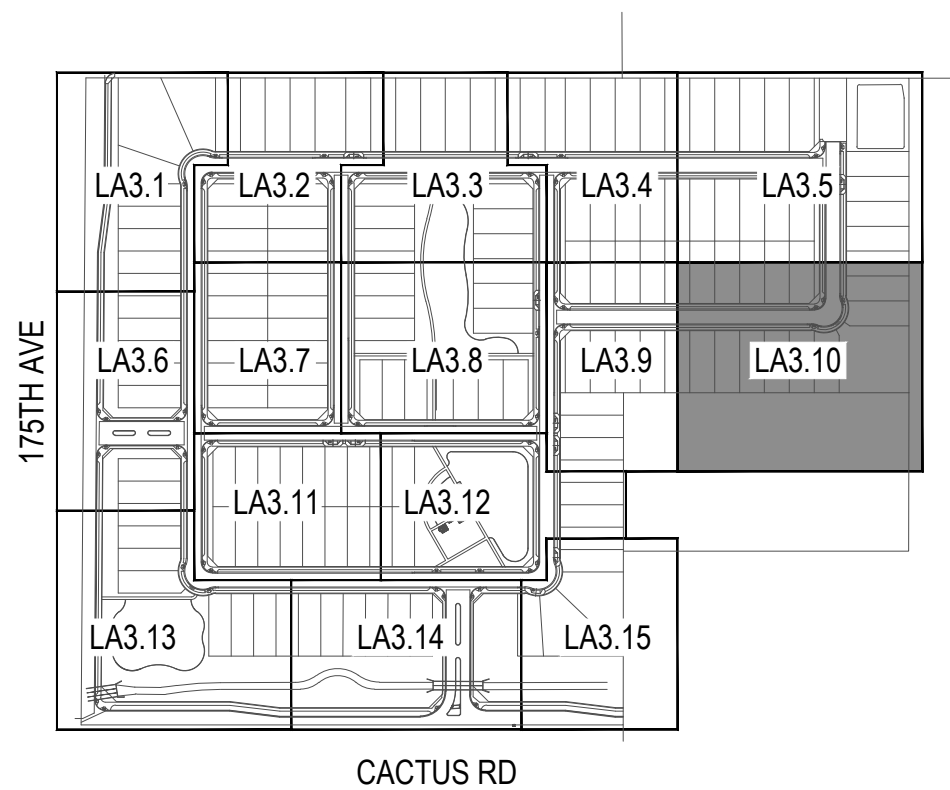
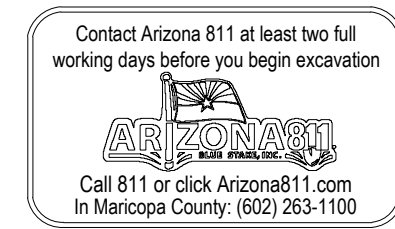
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PLANT MATERIALS LEGEND

Trees	Size	Trees Continued	Size
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Chilopsis linearis Chilopsis	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
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Dodonaea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Teocoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Teocoma Stans Yellow Bells	15 gal.	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.
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Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3"-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
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Concrete Header See Detail 4, Sheet LA6.6			

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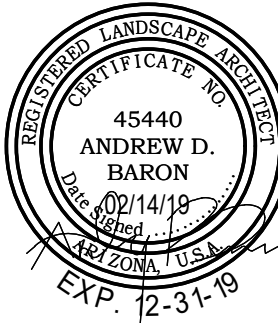


Key Map

Not To Scale



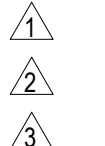
andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Planting Plan



revisions



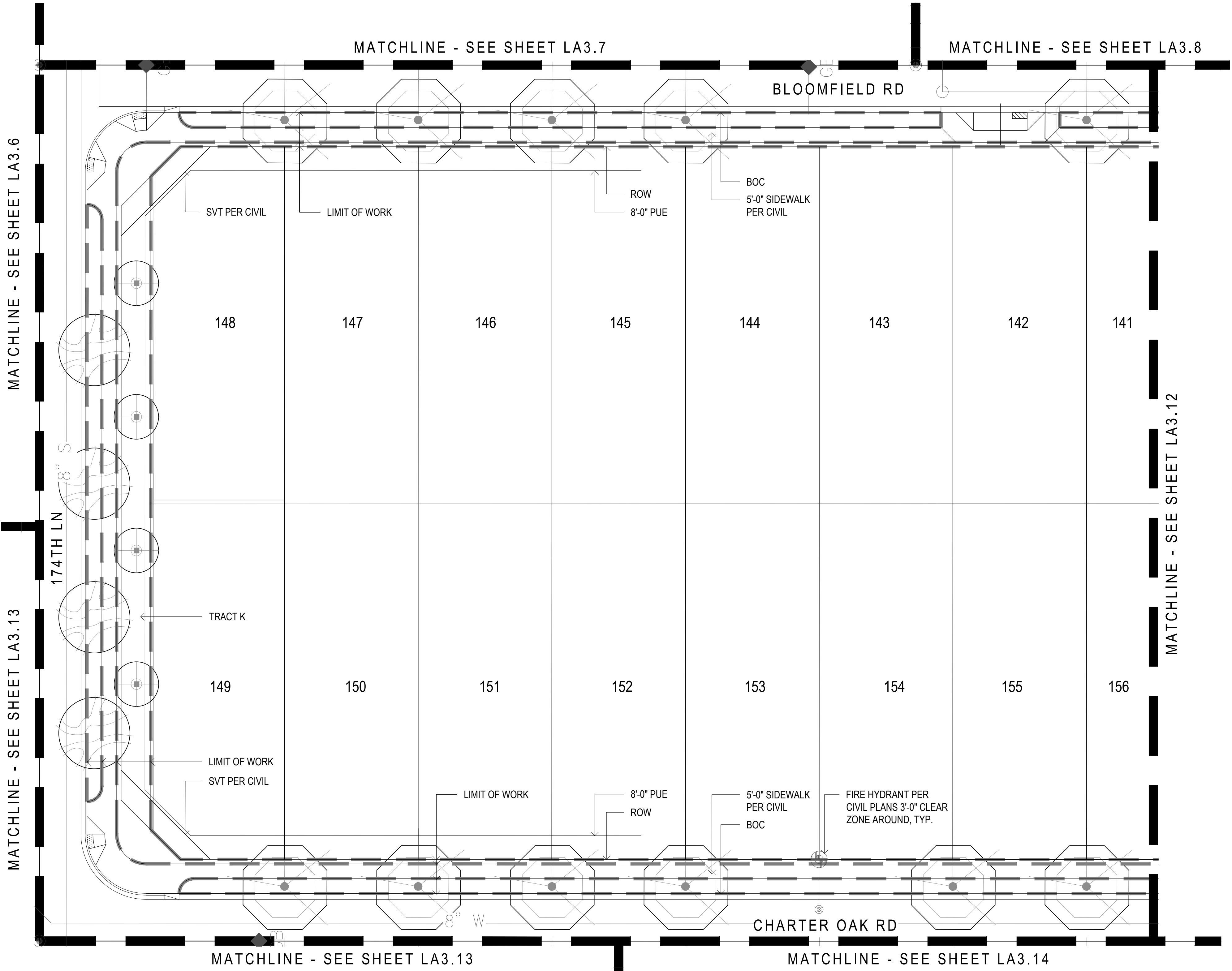
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progress set	
city submittal	02-14-19
bid package	
construction	

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drawn by	MP, YD
checked by	AB
project number	89-002-18

case number	FS18-566
sheet number	

LA3.10

sheet 14 of 25
Page 326 of 372



FRONTAGE CHANNEL AND SIDEWALK AREA NOTES:

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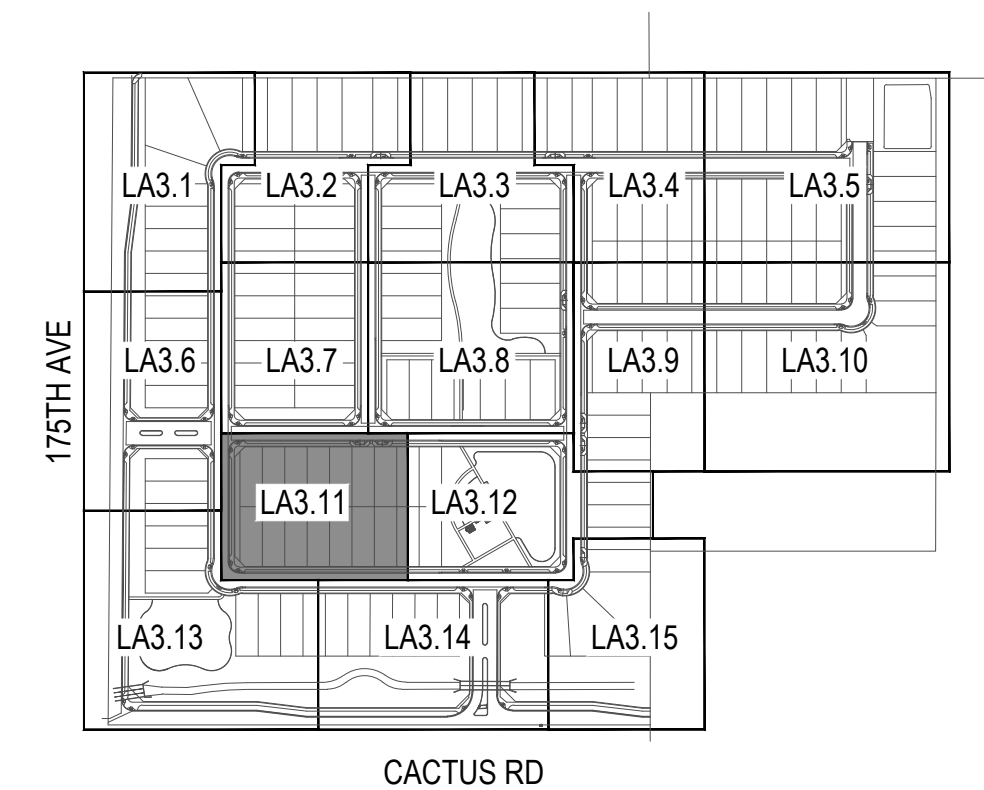
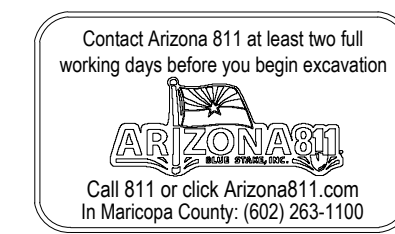
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Inerts	Size	Boulder Legend	Size
Decomposed Granite 2" Depth In All Planting Areas		1/2 Ton Boulder	2'x2'x2'
Rip-Rap 3"-6" Where Specified		1 Ton Boulder	3'x3'x2'
Wood Fiber See Detail 4, Sheet LA6.3		1.5 Ton Boulder	3'x3'x3'
Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6			

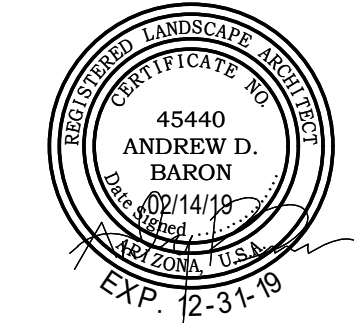
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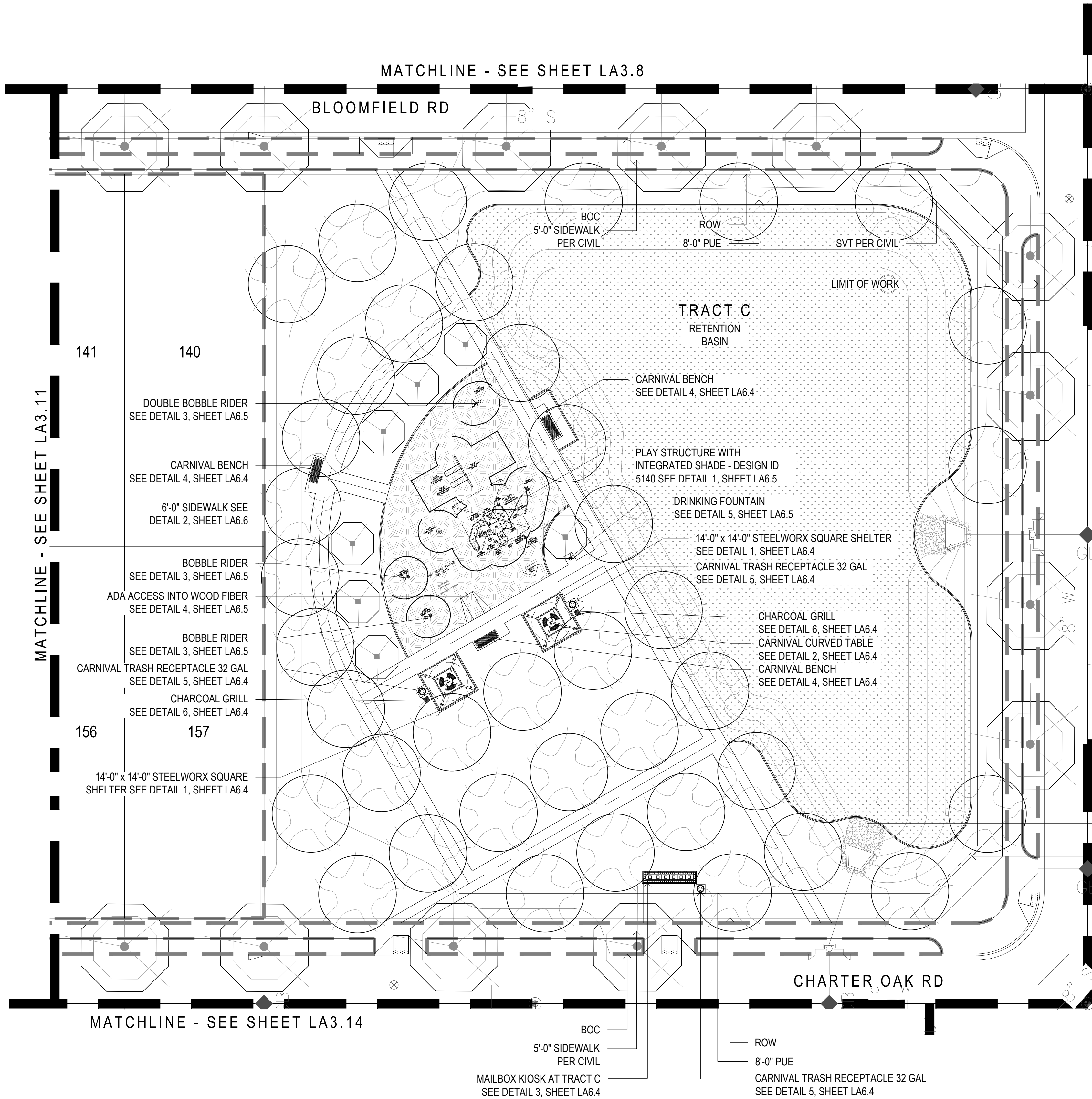


Key Map

Not To Scale



revisions	
1	issued for
2	design dev.
3	progress set
4	city submittal
5	bid package
6	construction
title	
Planting Plan	
date issued	
02-14-19	
scale	
1" = 20'-0"	
drawn by	
MP, YD	
checked by	
AB	
project number	
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case number	
FS18-566	
sheet number	



FRONTAGE CHANNEL AND SIDEWALK AREA NOTES:

- THE LINEAR DRAINAGE CHANNEL WILL BE COMPLETELY LANDSCAPED WITH THE APPLICATION OF DECOMPOSED GRANITE SIDING WITH A RIP-RAP BOTTOM. THE CHANNEL WILL HAVE A MEANDERING QUALITY AND LINED WITH PLANT MATERIAL TO PROVIDE A MORE NATURAL CHARACTER TO THE CHANNEL.
- TREES ARE NOT LOCATED ALONG THE UTILITY EASEMENT ALONG CACTUS ROAD TO ELIMINATE INTERFERENCE WITH THE EXISTING POWER LINES.
- WILL NOT TAKE ON THE APPEARANCE OF A DITCH AND MINIMIZE THE DEPTH OF THE CHANNEL TO THE EXTENT FEASIBLE. SIDE SLOPES OF DRAINAGE CHANNELS ALONG THE PUBLIC RIGHTS-OF-WAY SHALL BE A MAXIMUM OF SIX-TO-ONE (6:1).
- PROVIDE THREE-FOOT TRANSITION AREA WHERE RETENTION BASIN OR DRAINAGE CHANNEL IS ADJACENT TO RIGHT-OF-WAY AND SIDEWALKS. TRANSITION AREA SHALL BE LESS THAN SIX (6) TO ONE SLOPE.
- DETAILED LANDSCAPE PLANS SHOWING TREE, SHRUB, AND GROUND COVER LOCATIONS WILL BE SUBMITTED WITH THE FINAL PLAT.

SIGHT VISIBILITY TRIANGLE 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 DETAILS 4-01 AND 4-02.

INDIVIDUAL LOT FRONT YARD LANDSCAPE REQUIREMENTS:

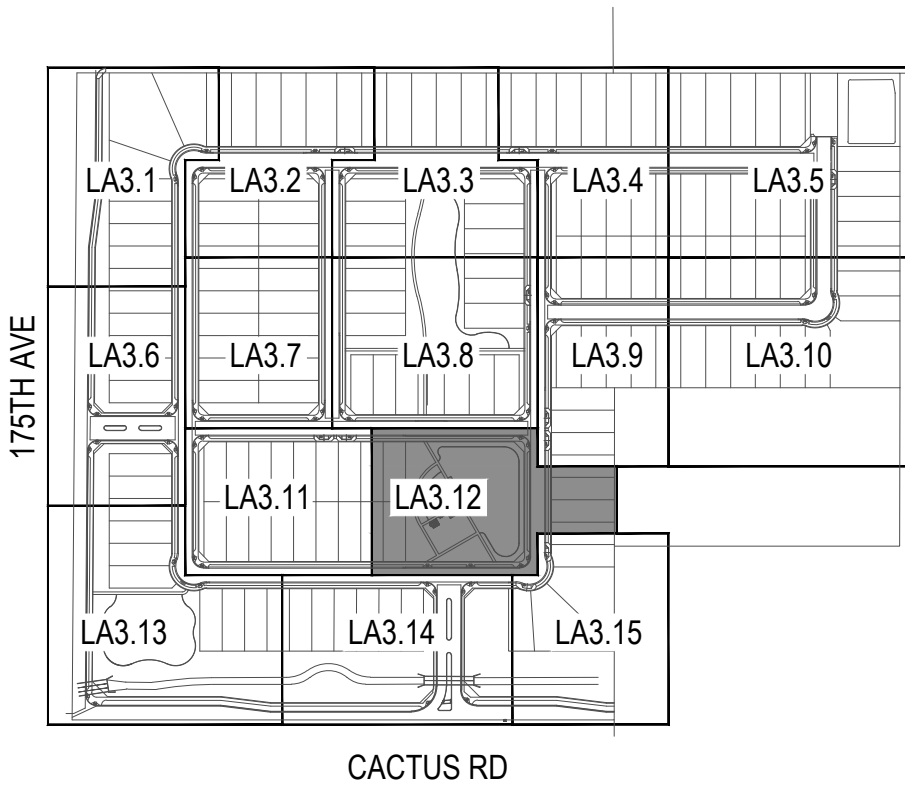
- INDIVIDUAL LOW DENSITY AND MEDIUM DENSITY RESIDENTIAL LOTS SHALL HAVE A FRONT YARD LANDSCAPE PACKAGE PROVIDED BY THE HOMEBUILDER, INCLUDED WITH THE PURCHASE PRICE OF THE HOME. FOR EACH INDIVIDUAL SINGLE FAMILY LOT IN A NEW RESIDENTIAL DEVELOPMENT, AND FOR A RESIDENTIAL INFILL LOT IN AN EXISTING NEIGHBORHOOD, BASIC FRONT YARD LANDSCAPING WILL BE REVIEWED, AND APPROVED BY CITY STAFF.
 - ALL FRONT YARDS ARE REQUIRED TO HAVE A MINIMUM OF TWO (2) 24-INCH BOX TREES EXCLUSIVE OF THE TREE REQUIREMENT FOR THE LANDSCAPED AREA BETWEEN THE CURB AND SIDEWALK.
 - THE LANDSCAPING SHALL INCLUDE A MINIMUM OF ONE (1) FIVE-GALLON SHRUB OR ACCENT PLANT AND ONE (1) ONE-GALLON SHRUB, ACCENT OR GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA. PLANTS MUST BE INSTALLED ON BOTH SIDES OF THE DRIVEWAY. IF TURF IS NOT INSTALLED IN THE FRONT YARD OR IS LESS THAN 20 PERCENT OF THE TOTAL FRONT AND SIDE YARD LANDSCAPABLE AREAS, EXCLUDING WALKWAYS, DRIVEWAY OR PATIOS, ONE (1) ADDITIONAL ONE-GALLON GROUNDCOVER PLANT PER 125 SQUARE FEET OF LANDSCAPABLE AREA WILL BE REQUIRED IN ADDITION TO THE REQUIRED SHRUBS AND ACCENT PLANTS.
 - NINETY PERCENT OF THE PLANT MATERIALS IS TO BE INCLUDED ON THE ARIZONA DEPARTMENT OF WATER RESOURCES (ADWR) LOW WATER USE LIST. XERISCAPE DESIGN CONCEPTS ARE ENCOURAGED.
 - INORGANIC GROUND COVER, CONSISTING OF DECOMPOSED GRANITE OR OTHER ROCK, SHALL BE PROVIDED IN ALL LANDSCAPEABLE AREAS. THE GROUNDCOVER SHALL BE A MINIMUM ONE-HALF-INCH (1/2") SIZE.

PLANT MATERIALS LEGEND

Trees	Size	Trees Continued	Size
Chilopsis linearis Desert Willow	24" Box	Pinus edularica Mondel Pine	24" Box
Chitalpa tashkimensis Chitalpa	36" Box	Pistacia chinensis Chinese Pistache	24" Box
Ebenopsis ebano Texas Ebony	24" Box	Pistacia lentiscus Mastic Tree	24" Box
Fraxinus greggii Little Leaf Ash	24" Box	Quercus virginiana Southern Live Oak	24" Box 36" Box (On All Arterials)
Olea europaea 'Swan Hill' Swan Hill Olive	24" Box	Sophora secundiflora Texas Mountain Laurel	24" Box
Phoenix dactylifera Date Palm	14'-0" Ht	Ulmus parvifolia 'Allee' Elm	36" Box
Extra Large Shrubs	Size	Groundcovers	Size
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.
Caesalpinia gillesii Yellow Bird of Paradise	5 gal.	Eremophila prostrata Outback Sunrise Eremophila	1 gal.
Cordia Boissieri Anacantha	5 gal.	Juniperus sabrina 'Buffalo' Buffalo Juniper	1 gal.
Dodonaea viscosa Hopbush	5 gal.	Lantana montevidensis Purple Trailing Lantana	1 gal.
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	Lantana sp. 'New Gold' Lantana	1 gal.
Tecoma Stans Yellow Bells	15 gal.	Rosmarinus officialis 'Prostratus' Trailing Rosemary	1 gal.
Vauquelinia californica Arizona Rosewood	15 gal.	Wedelia trilobata Wedelia	1 gal.
Large Shrubs	Size	Cacti/ Accents	Size
Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage	5 gal.	Agave americana 'Marginata' Century Plant	5 gal.
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.
Ligustrum japonicum Japanese Privet	5 gal.	Bulbine frutescens Shrubby Bulbine	1 gal.
Salvia dervandii Chaparral Sage	5 gal.	Cereus hildmannianus Queen of the Night	5 gal.
Medium Shrubs	Size	Cacti/ Accents Continued	Size
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	Cycas revoluta Sago Palm	5 gal.
Justicia spicigera Mexican Honeysuckle	5 gal.	Dasyliroa wheeleri Desert Spoon	5 gal.
Leucophyllum zygochilum Cimarron Sage	5 gal.	Euphorbia antisiphilitica Candelilla	1 gal.
Nerium oleander 'Pette Pink' Oleander 'Pette Pink'	5 gal.	Hesperaloe parviflora 'Brakeights' Red Yucca	3 gal.
Raphiolepis indica 'Pink Lady' Indian Hawthorn	5 gal.	Muhlenbergia capillaris 'Regal Mist'	5 gal.
Rosmarinus officialis Rosemary	5 gal.	Pedilanthus macrocarpus Slipper Plant	5 gal.
Ruellia peninsularis Desert Ruellia	5 gal.	Portulacaria afra minima Dwarf Elephant Food	5 gal.
Xylosma congestum 'Compactum' Dwarf Shiny Xylosma	5 gal.	Yucca recurvifolia Soft Leaf Yucca	15 gal.
Small Shrubs	Size	Vines	Size
Buxus microphylla japonica Green Beauty Boxwood	5 gal.	Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	Ficus pumila Creeping Fig	5 gal.
Russelia equisetiformis Coral Fountain	5 gal.	Geisemium sempervirens Carolina Jessamine	5 gal.
Lavandula stoechas Spanish Lavender	5 gal.	Hardbergeria violacea Purple Lilac Vine	5 gal.
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Turf Hybrid Bermuda		2 Ton Boulder	4'x3'x3'
Concrete Header See Detail 4, Sheet LA6.6			
			6" Wide

NOTES:

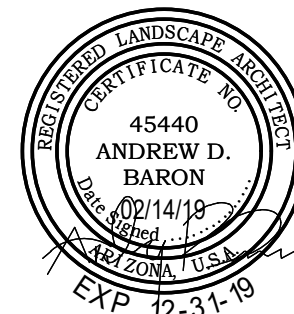
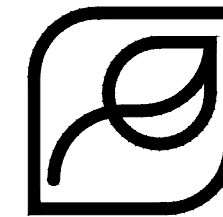
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Key Map

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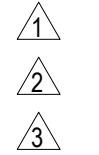
andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For
175th Avenue & Cactus Road
Surprise, AZ 85388
Planting Plan

Gehan
Designed for Your Life. REALTORS

revisions



issued for
design dev.
progress set
city submittal
bid package
construction

title

Planting Plan

date issued 02-14-19

scale 1" = 20'-0"

drawn by MP, YD

checked by AB

project number 89-002-18

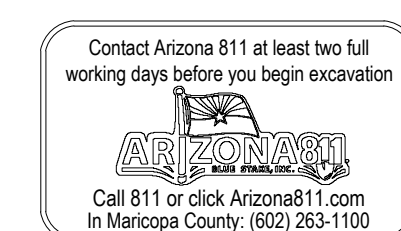
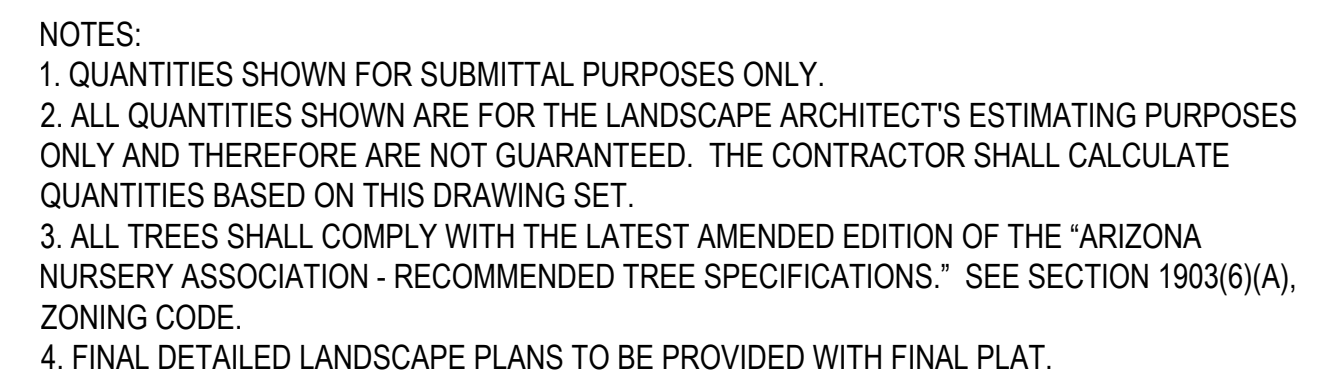
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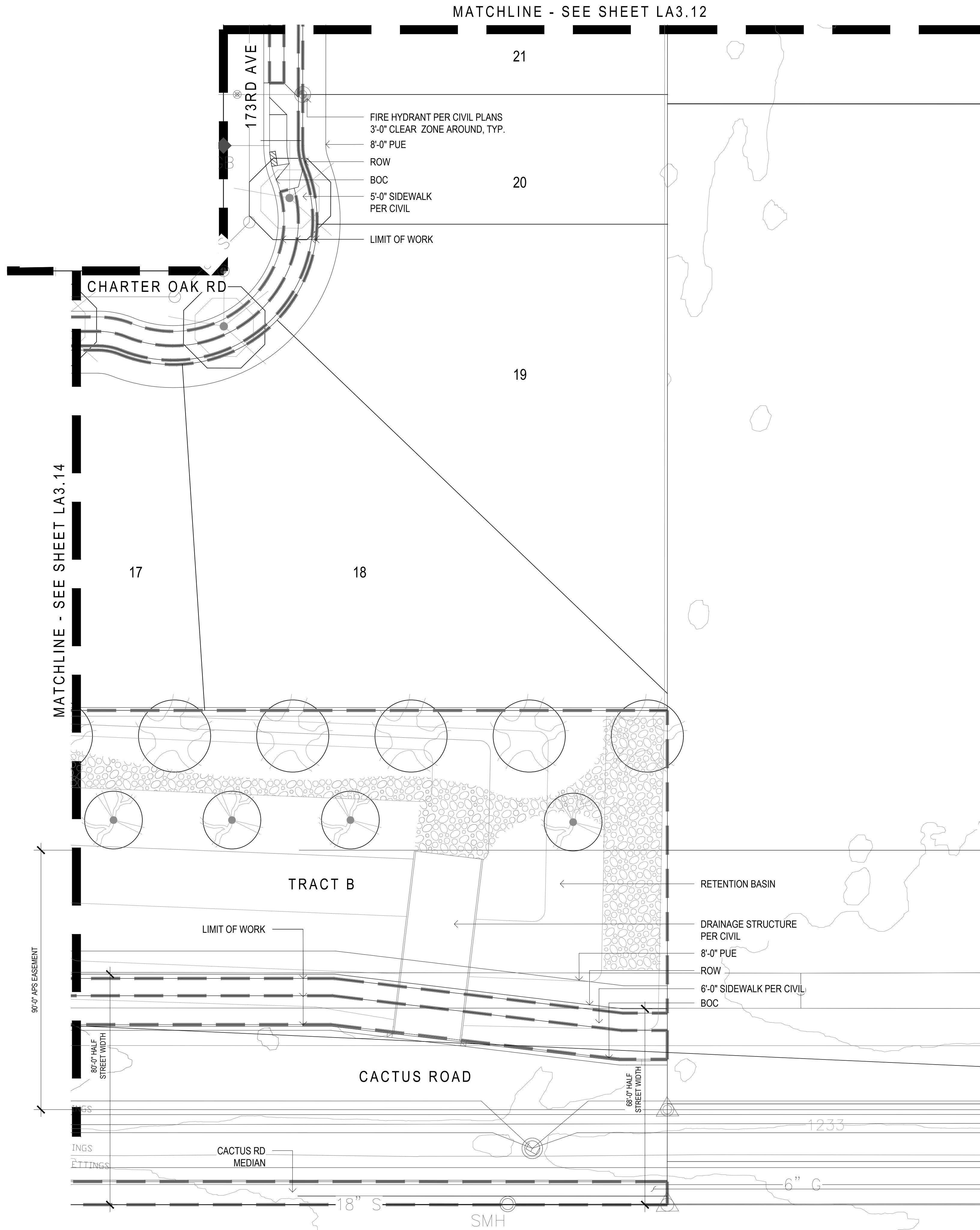
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sheet 16 of 25

Page 328 of 372



Page 330 of 3



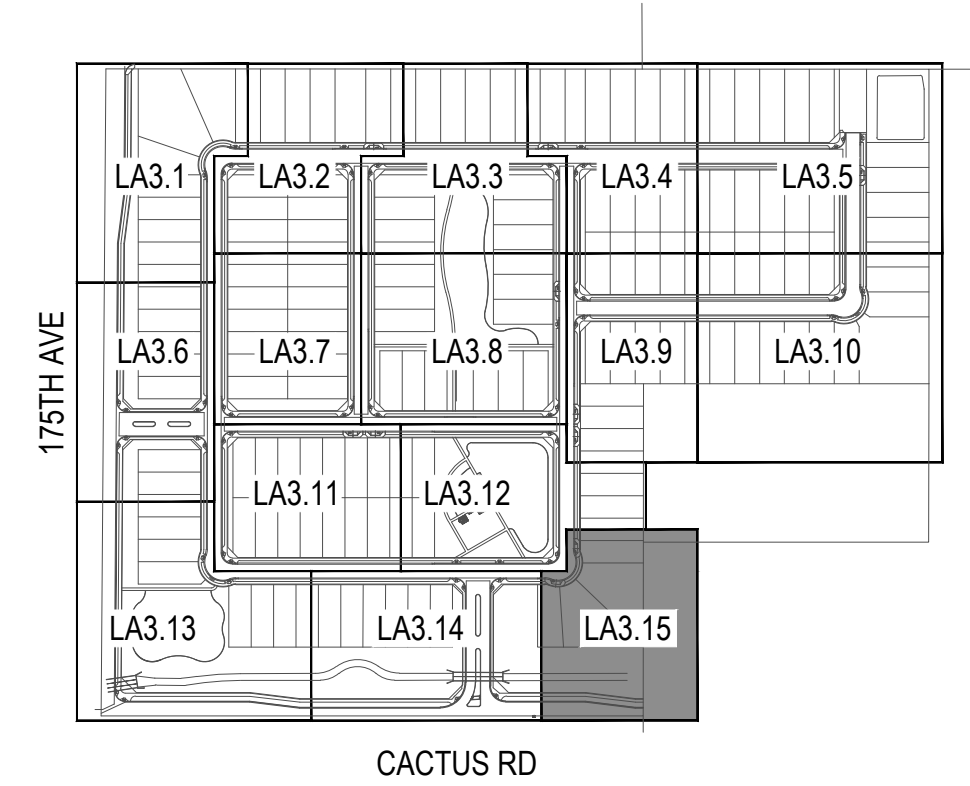
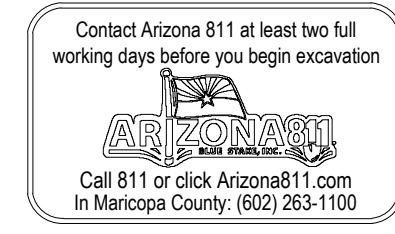
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Turf Hybrid Bermuda			
Concrete Header See Detail 4, Sheet LA6.6	6" Wide		

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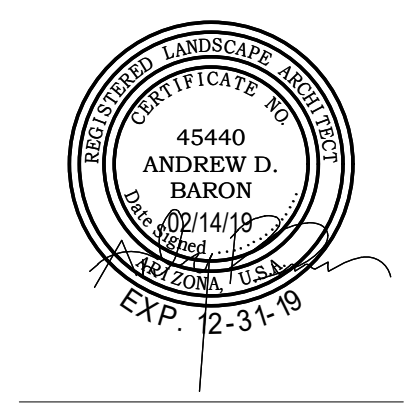
Key Map

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andersonbaron

plan · design · achieve

50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Landscape Plan Submittal For

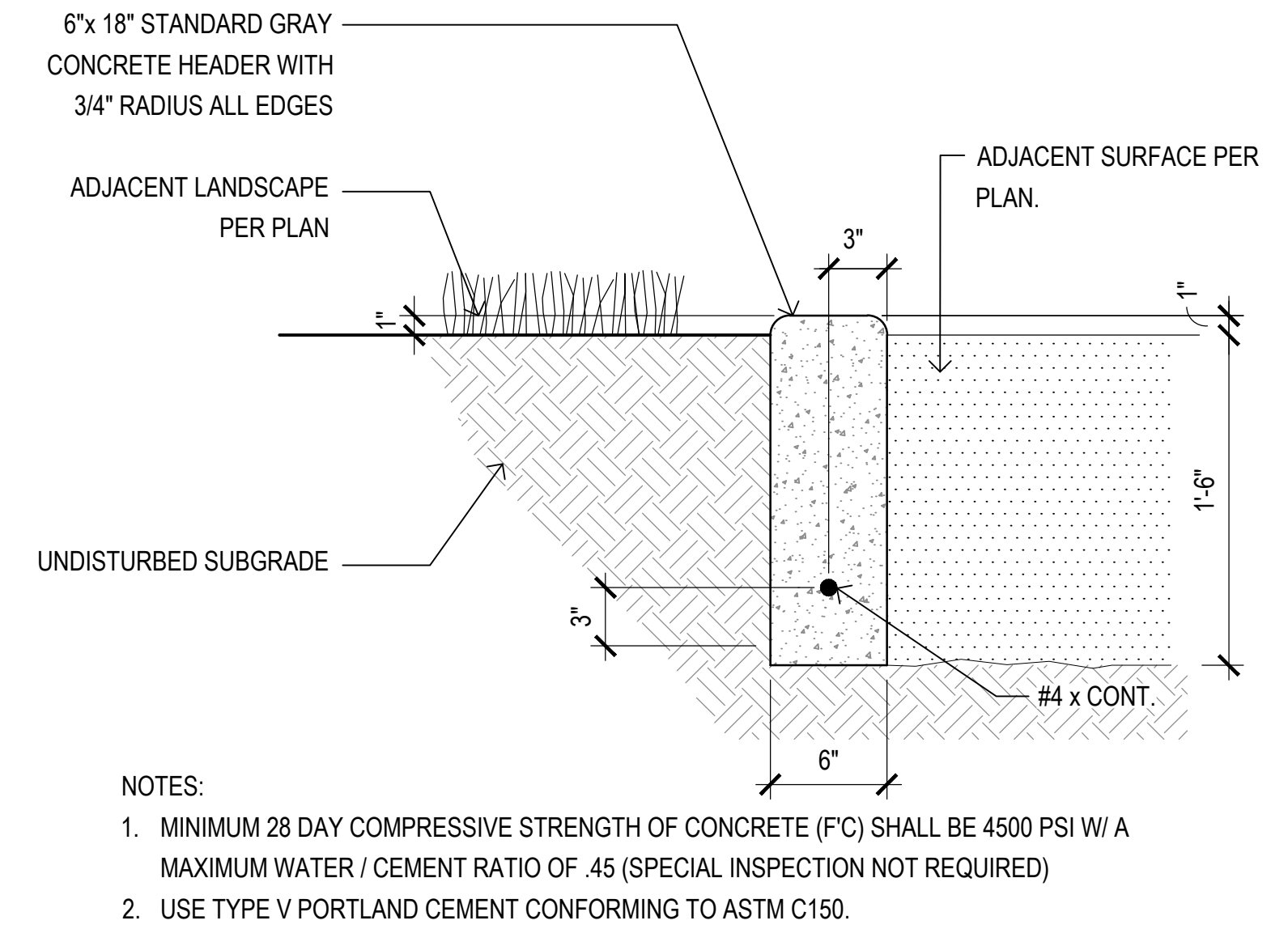
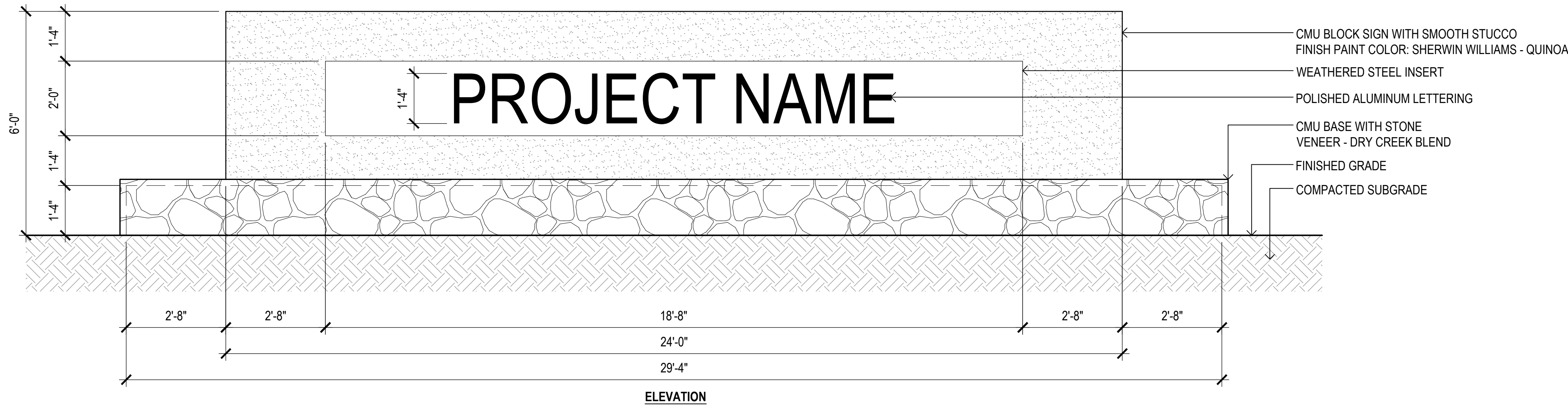
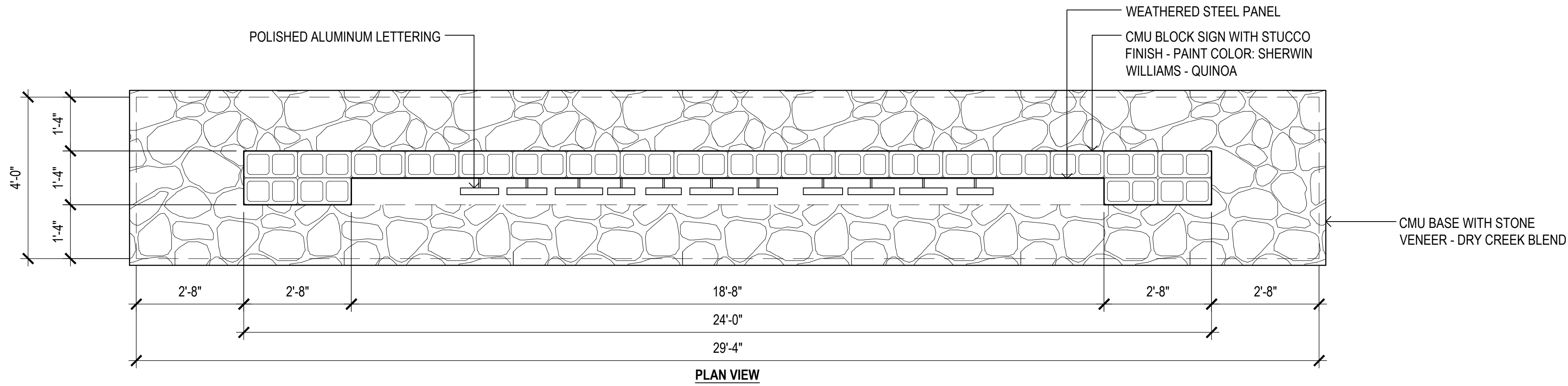
175th Avenue & Cactus Road

Surprise, AZ 85388

Planting Plan

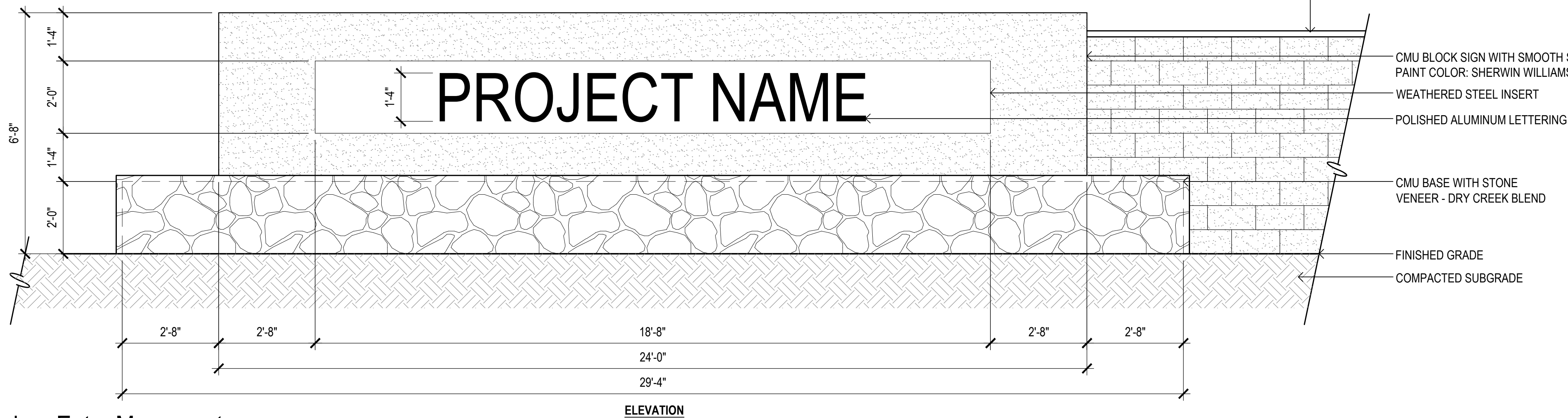
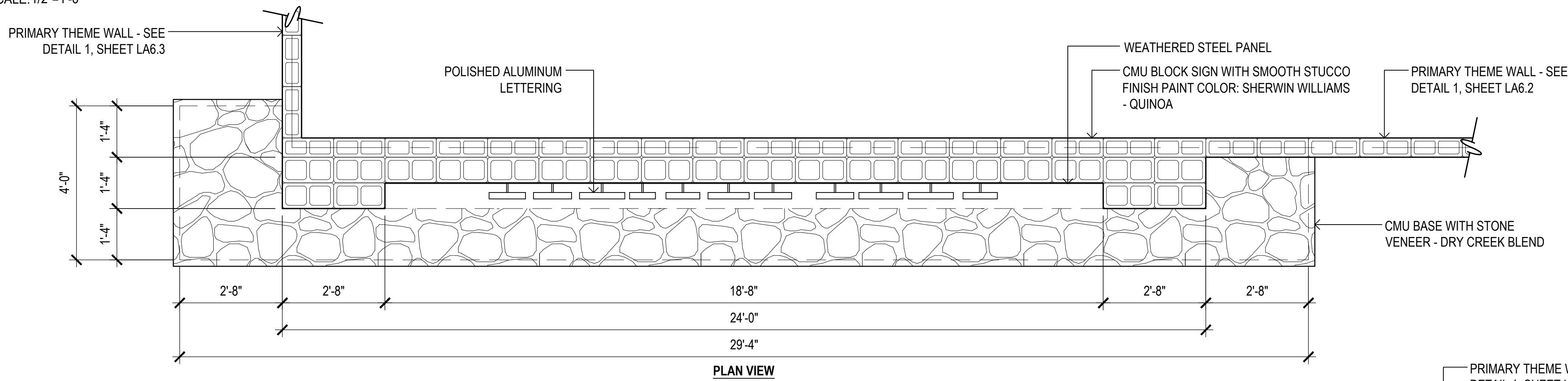


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AB	
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1 Primary Entry Monument

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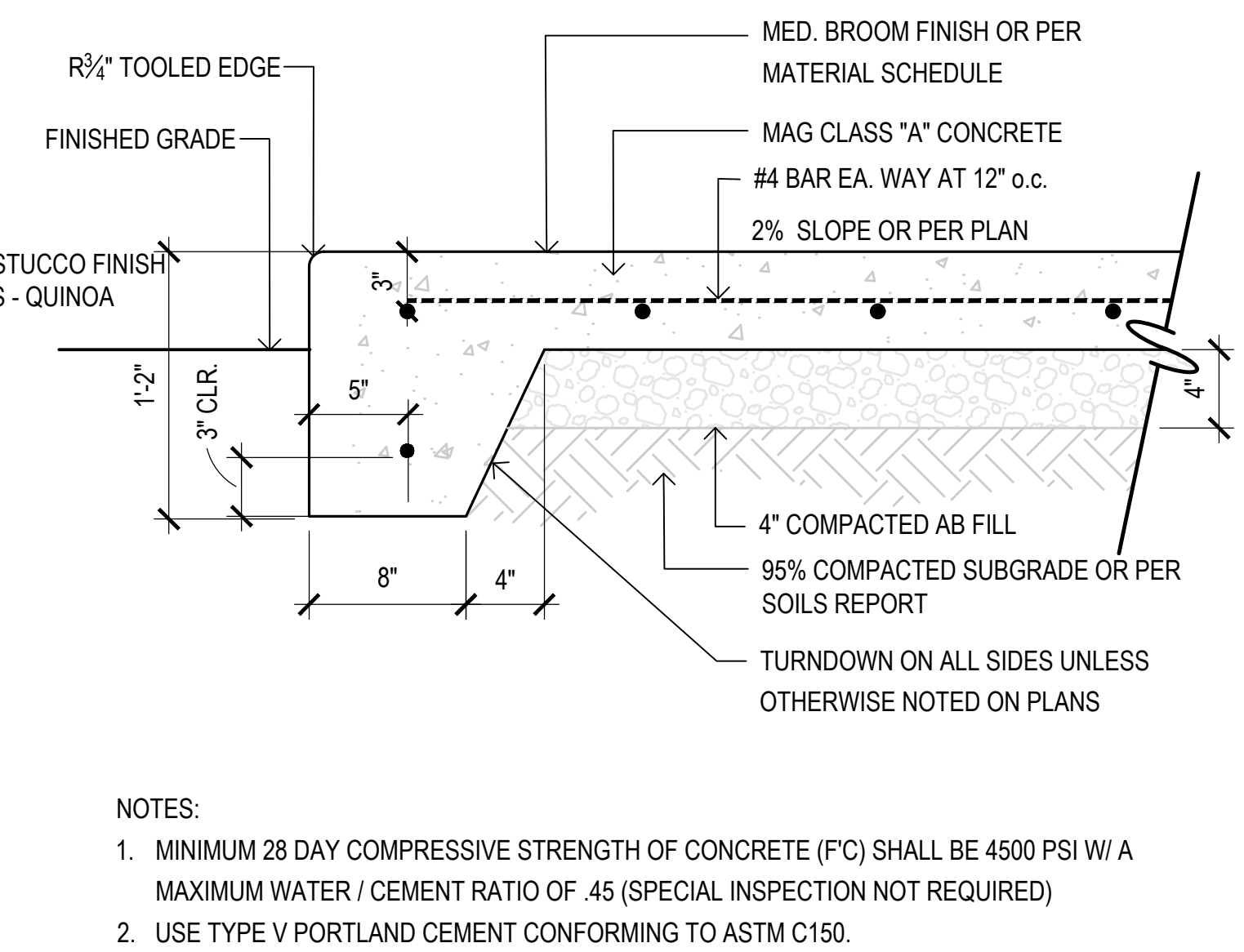


3 Secondary Entry Monument

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

2 Concrete Header Turndown

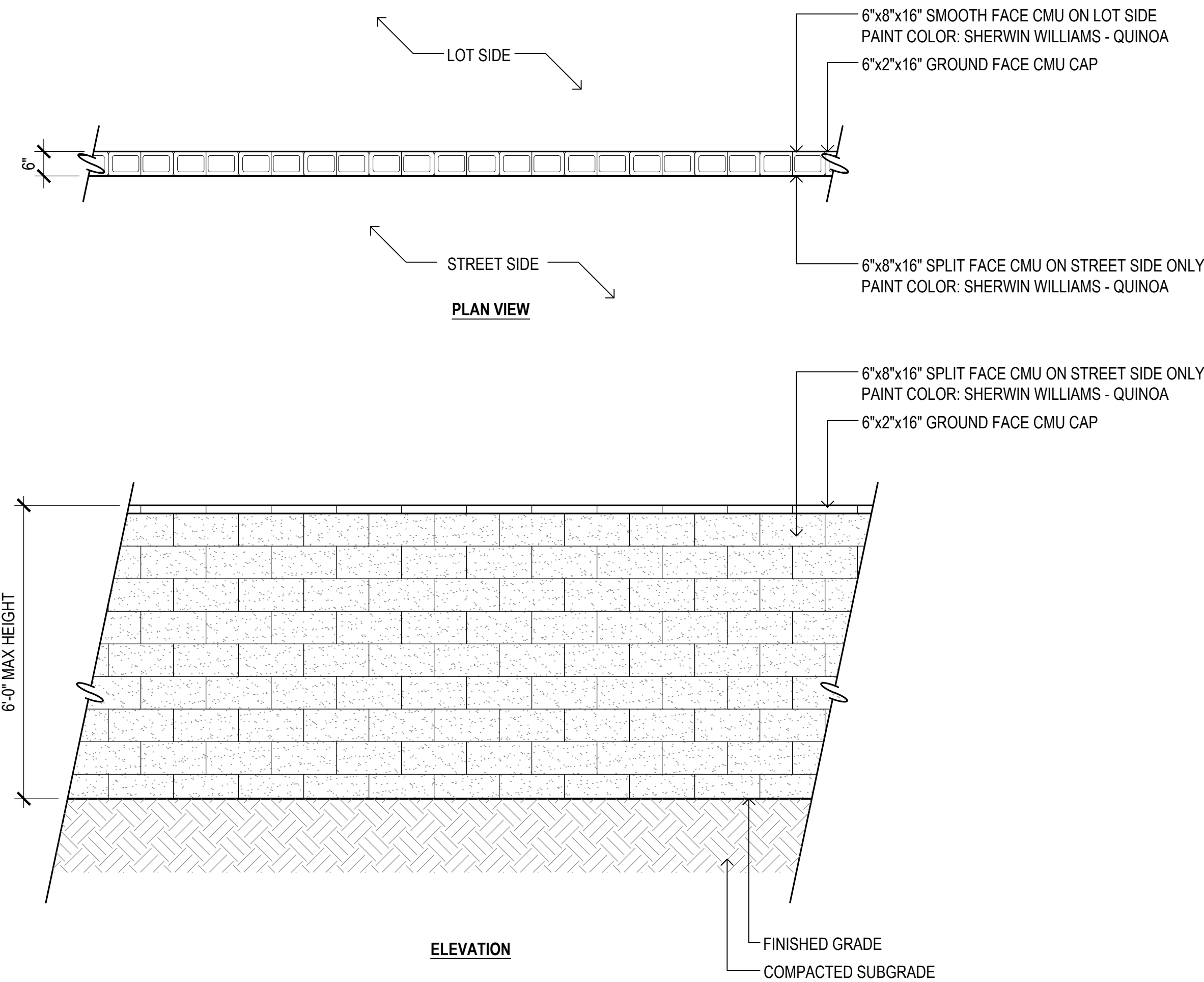
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4 Concrete Turndown

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

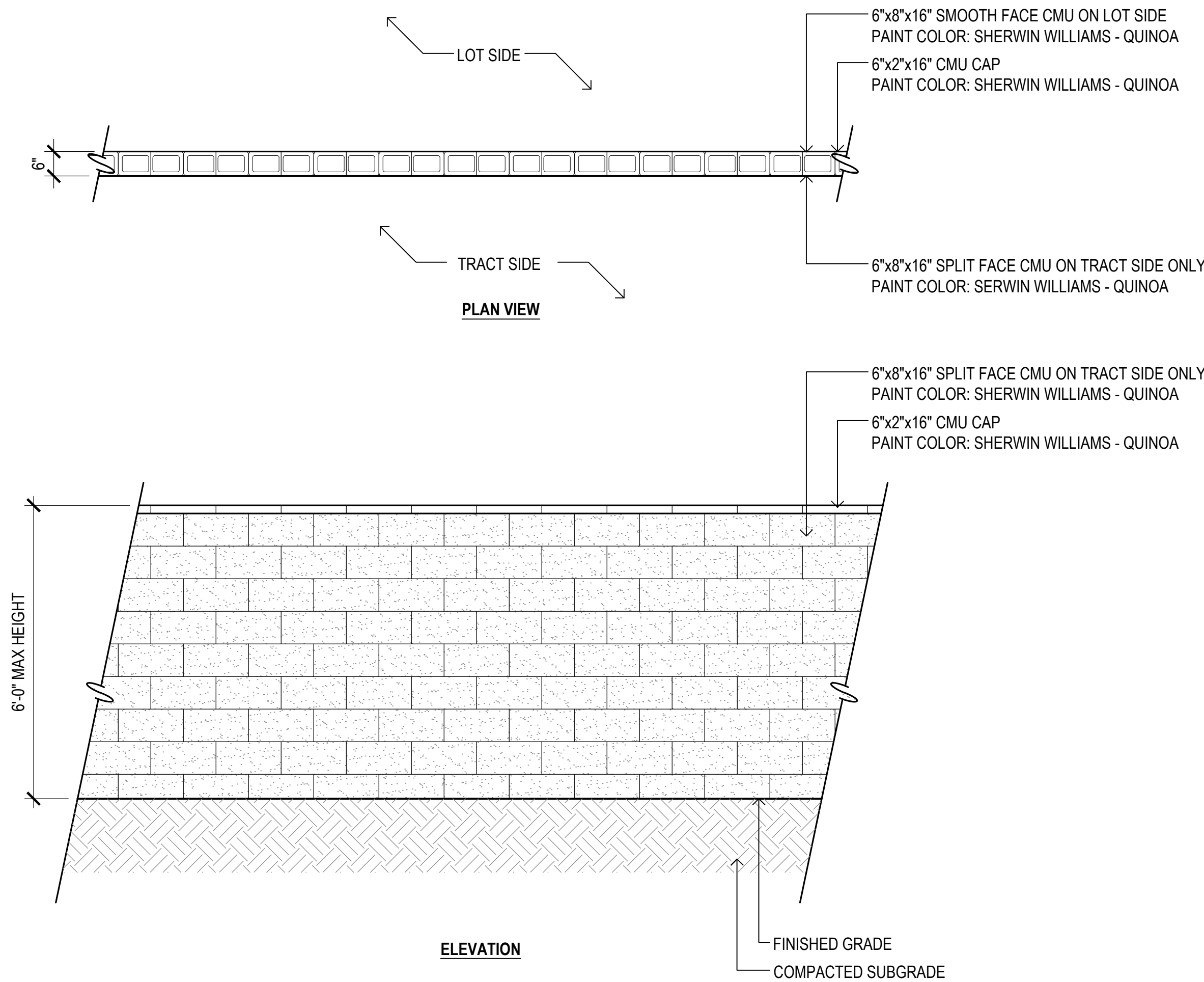
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Per Detail	
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1

Primary Theme Wall

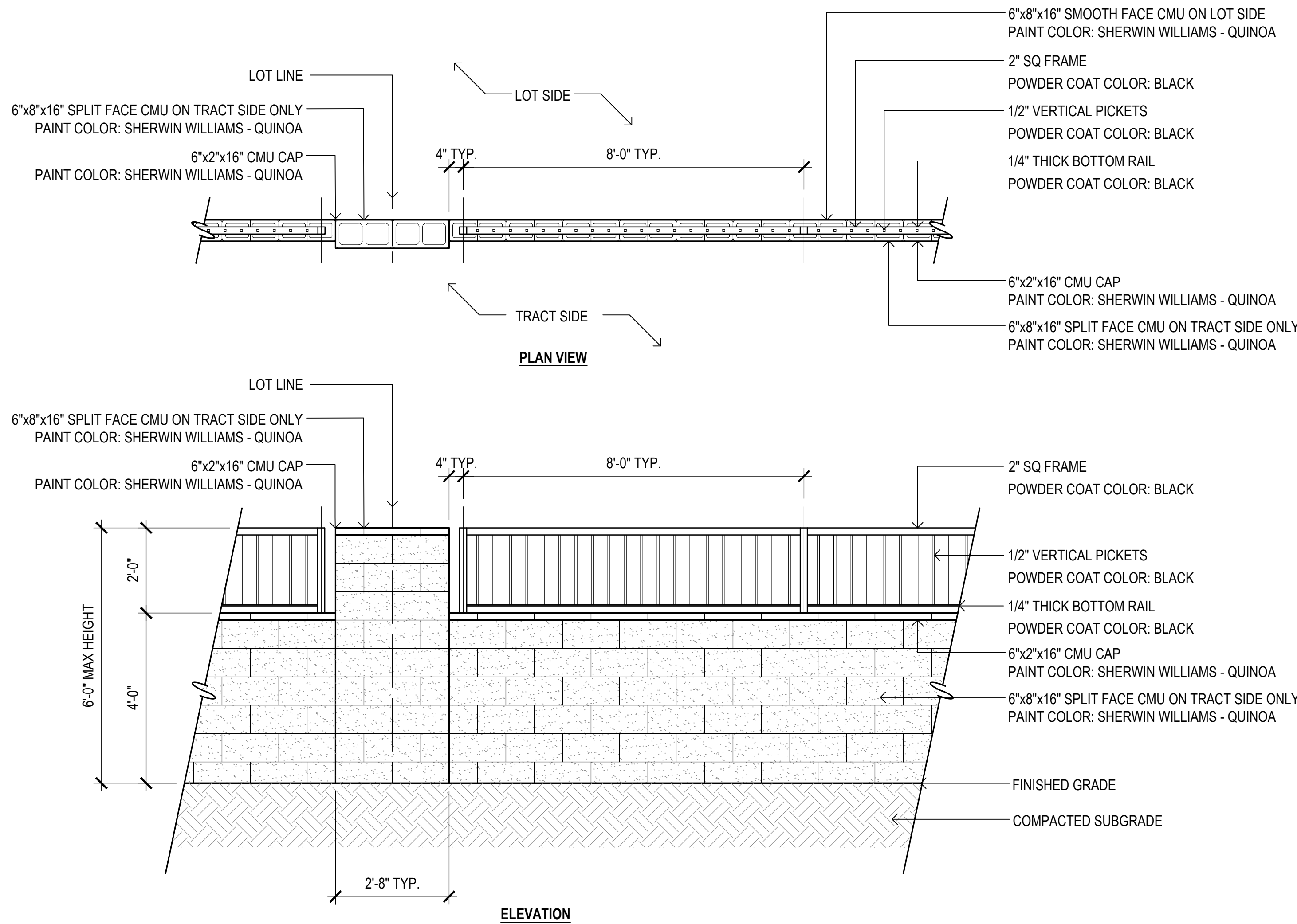
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2

Secondary Theme Wall

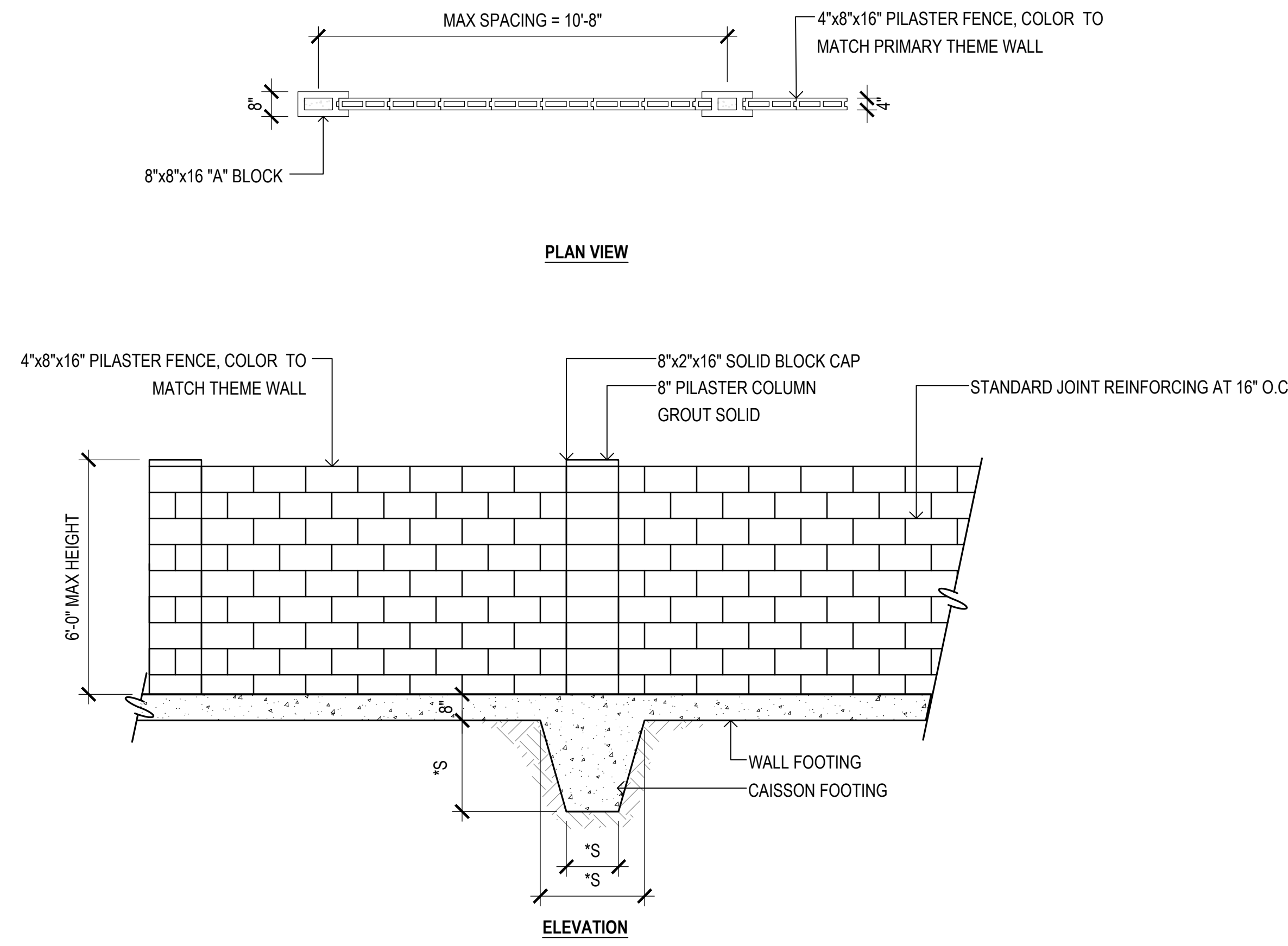
SCALE: 1/2"=1'-0"



3

Partial View Fence

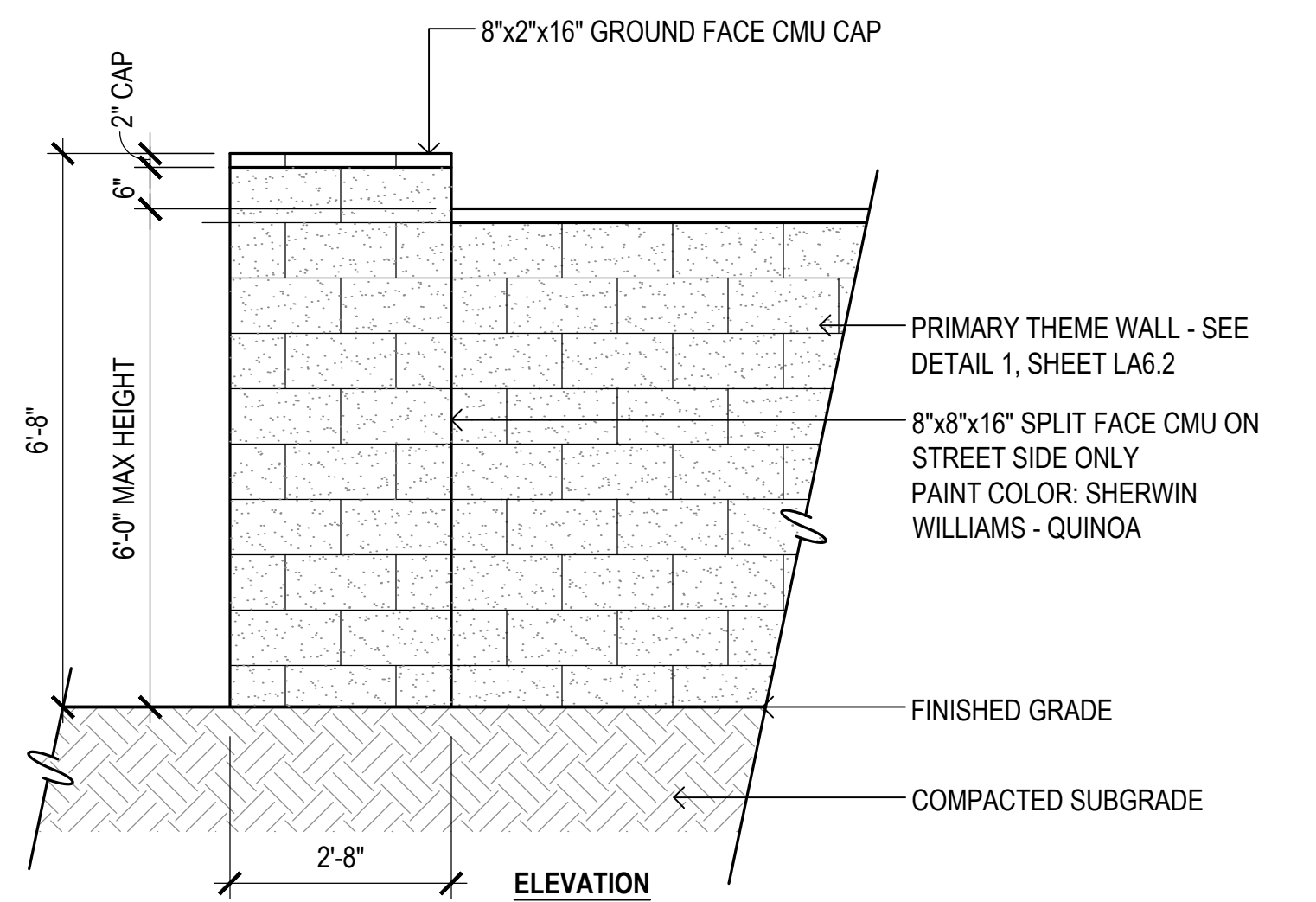
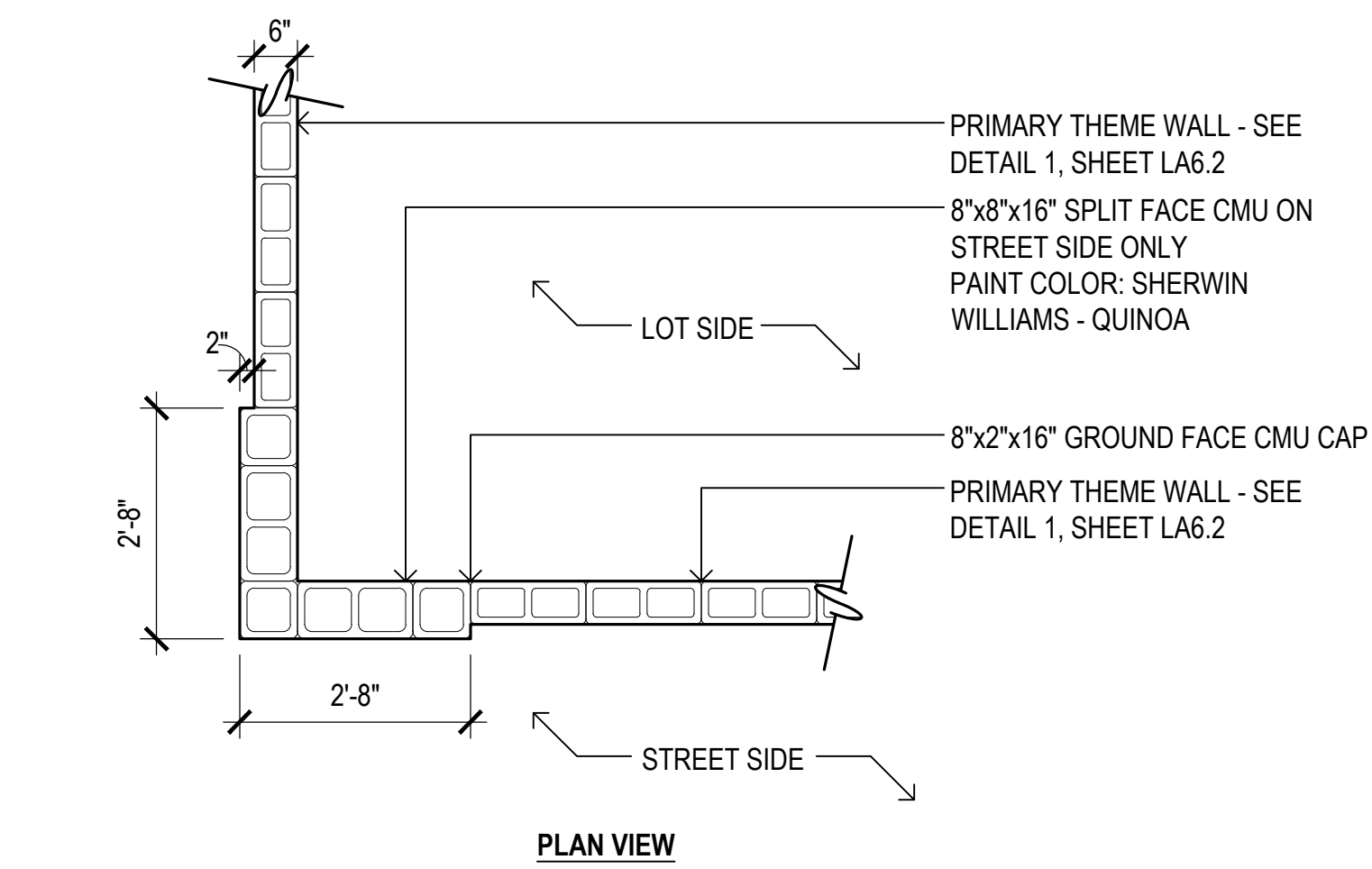
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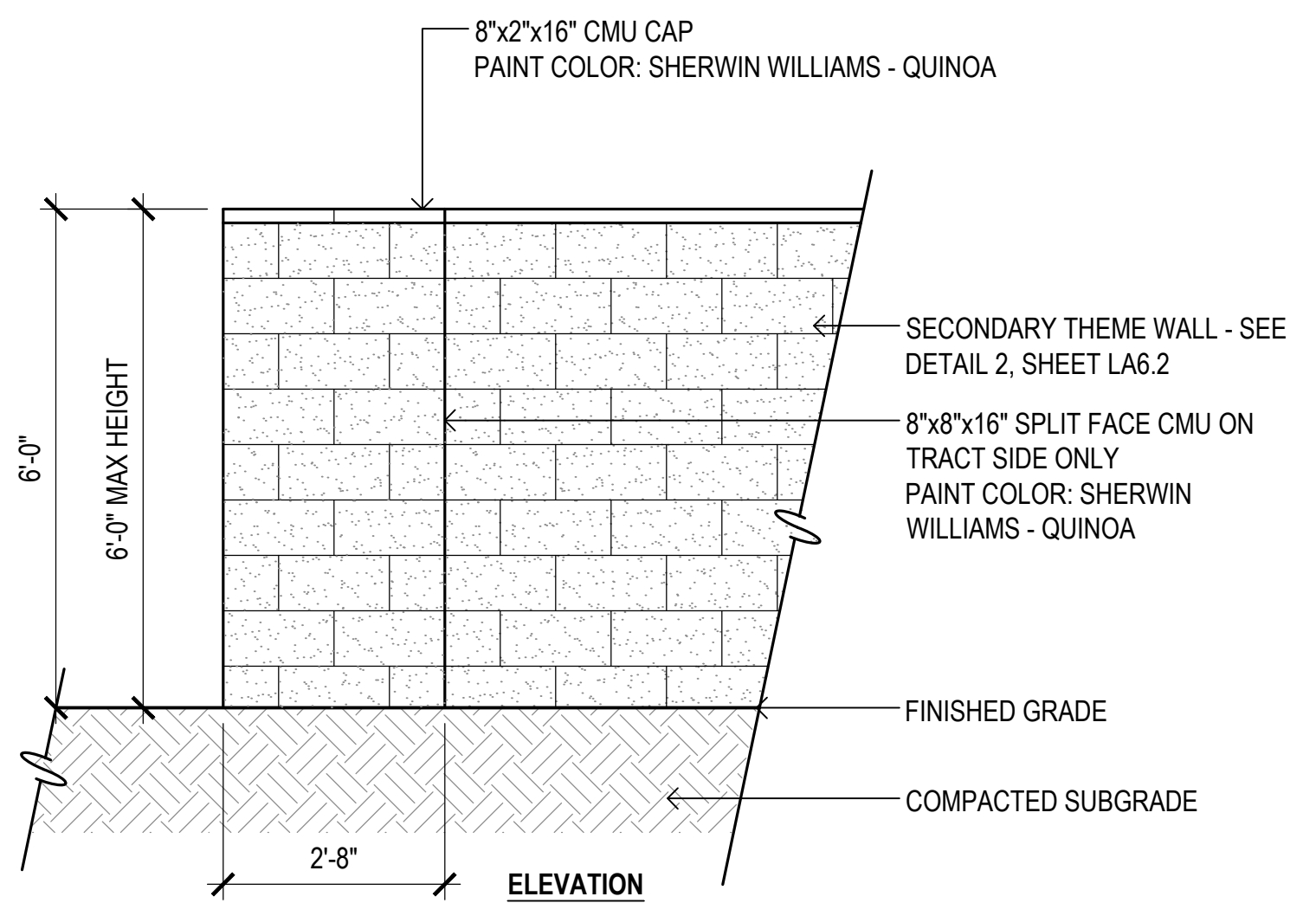
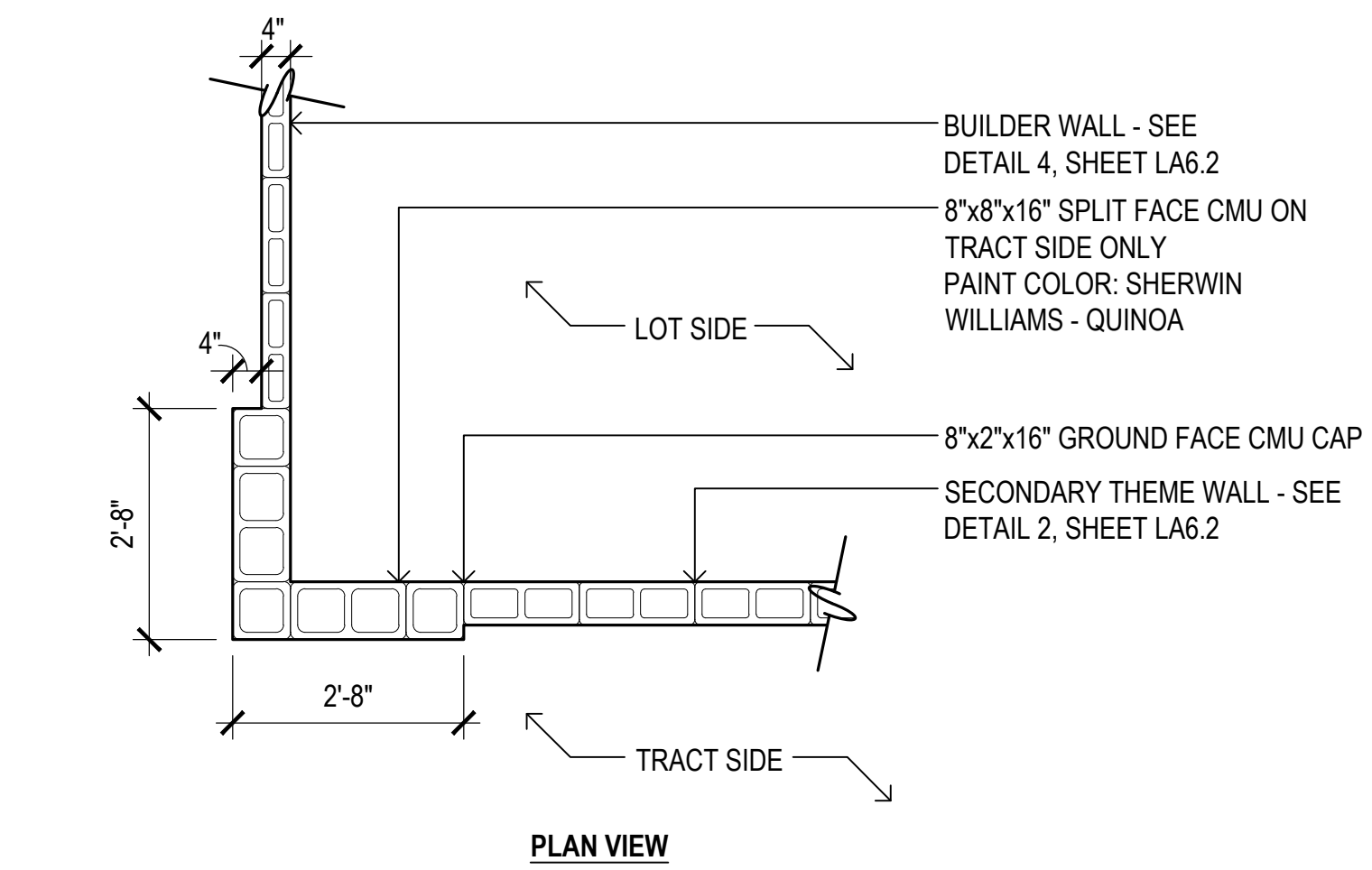
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Builder Wall

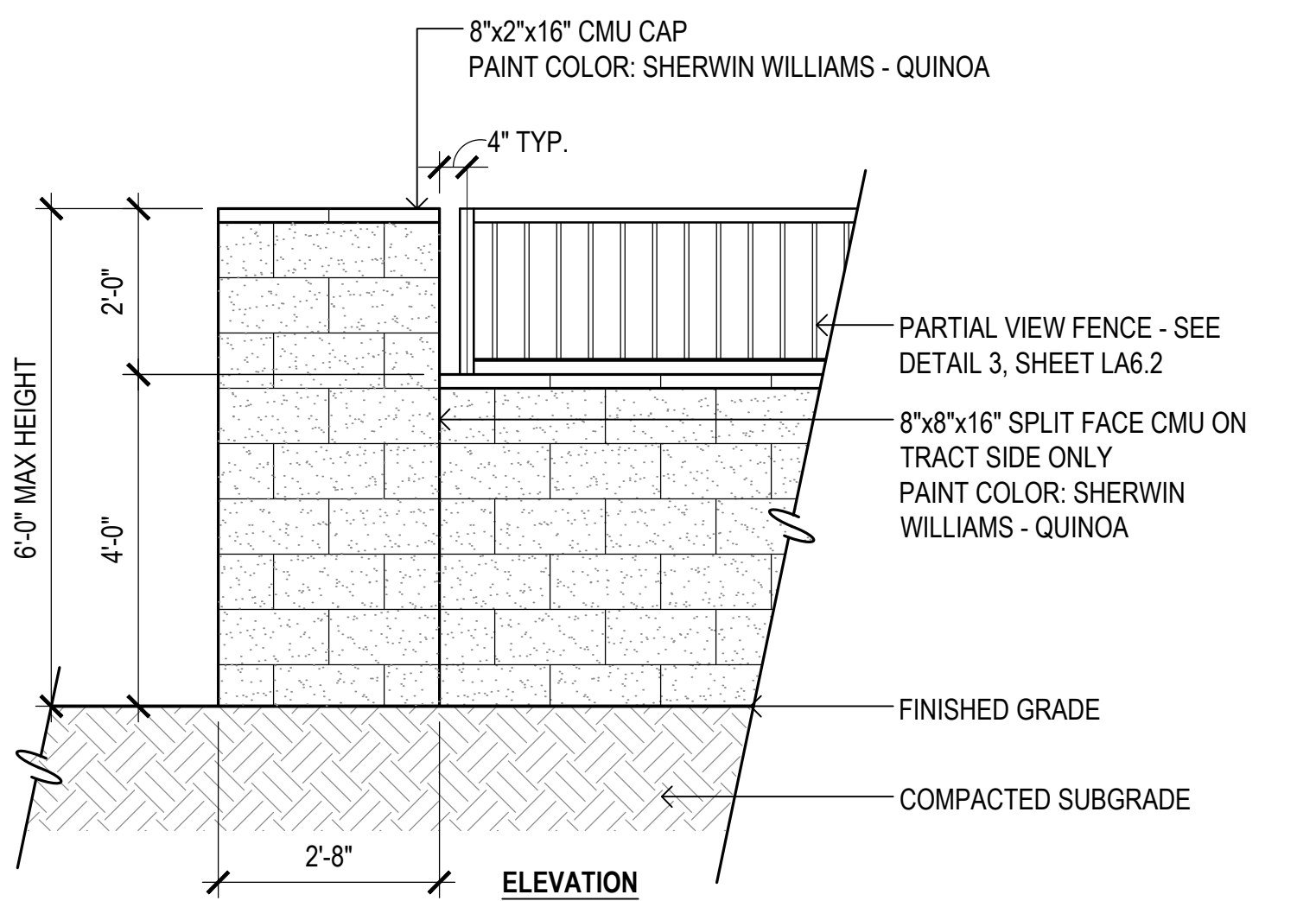
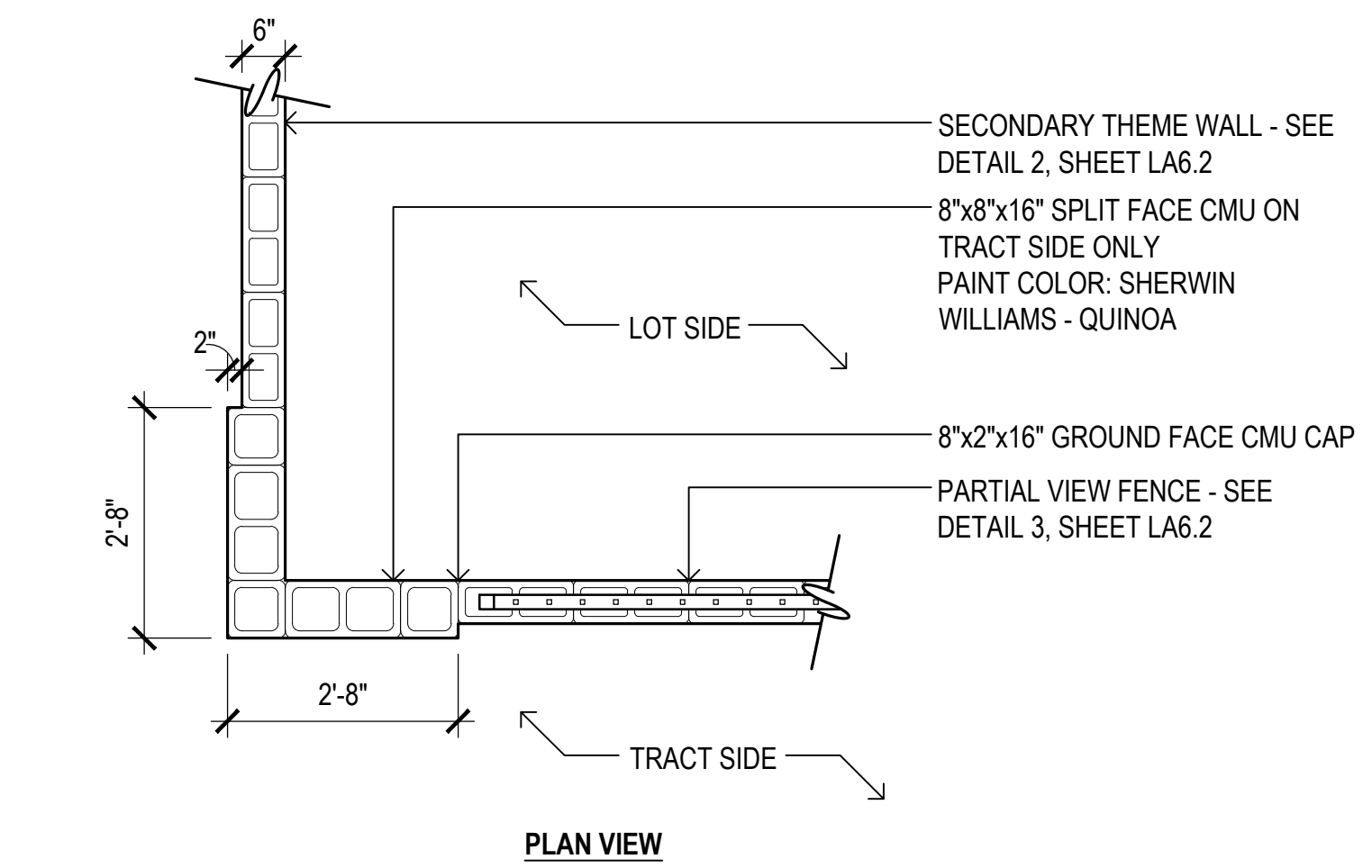
SCALE: 3/8"=1'-0"



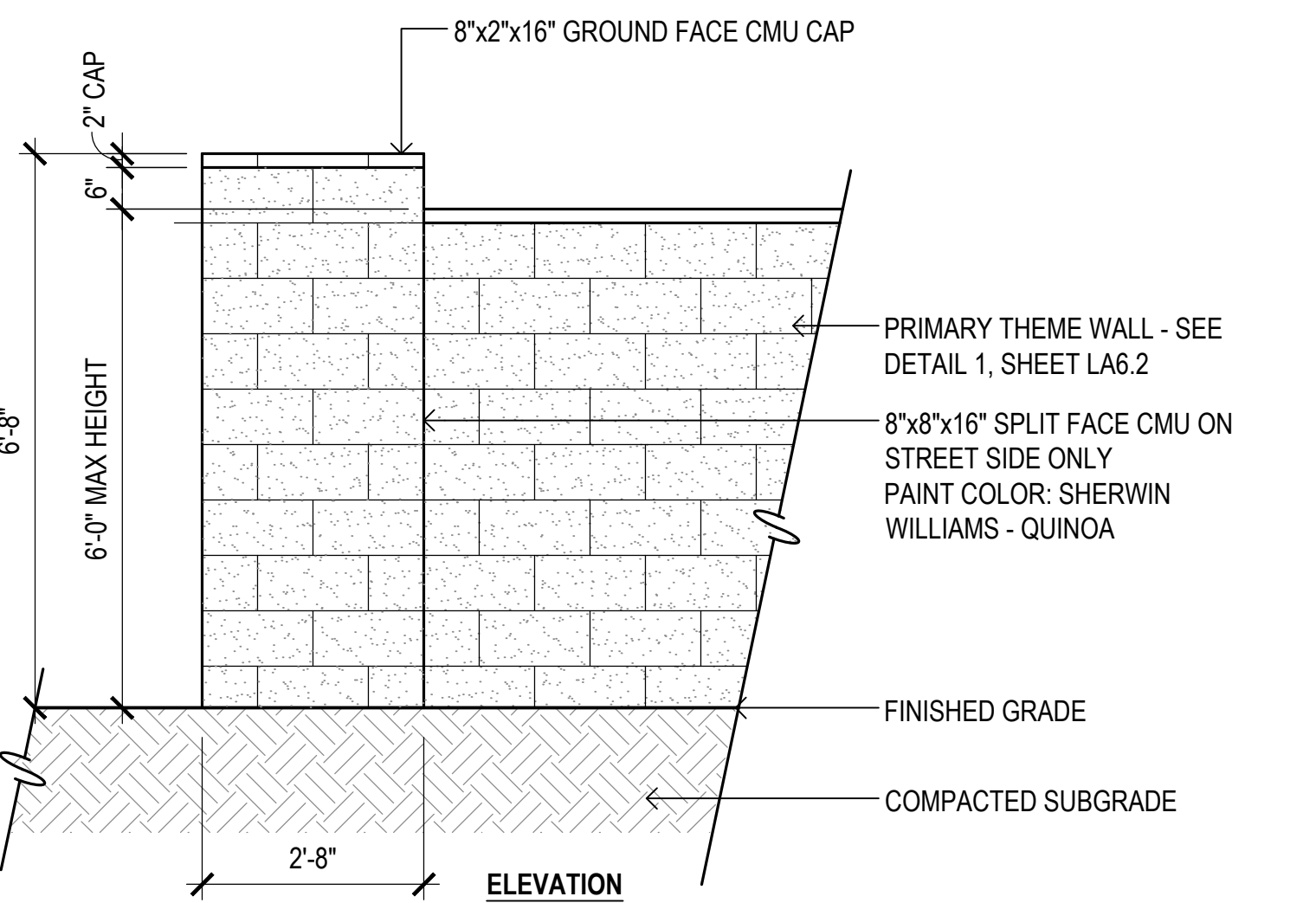
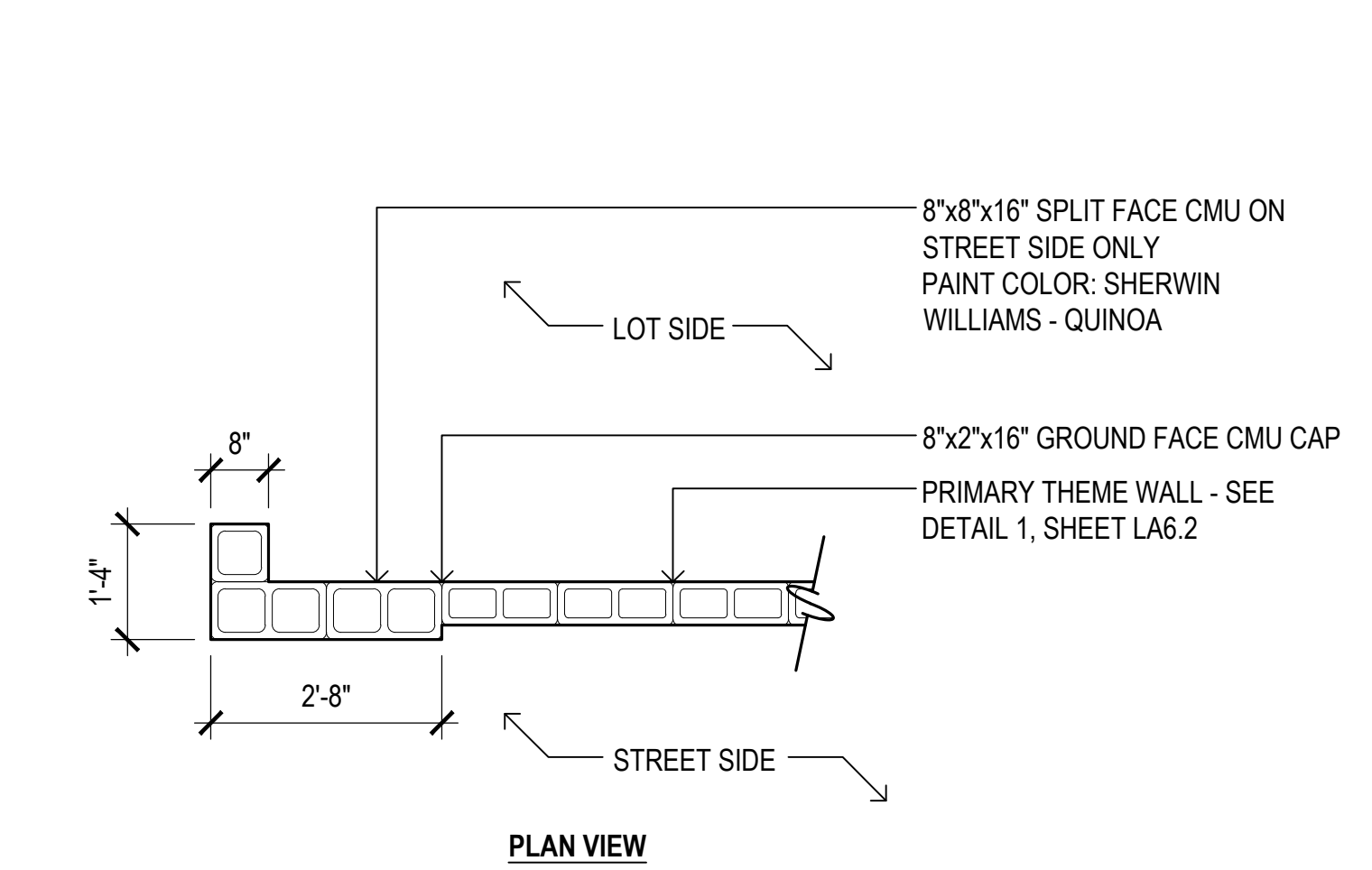
1 Primary Corner Accent Panel
SCALE: 1/2"=1'-0"



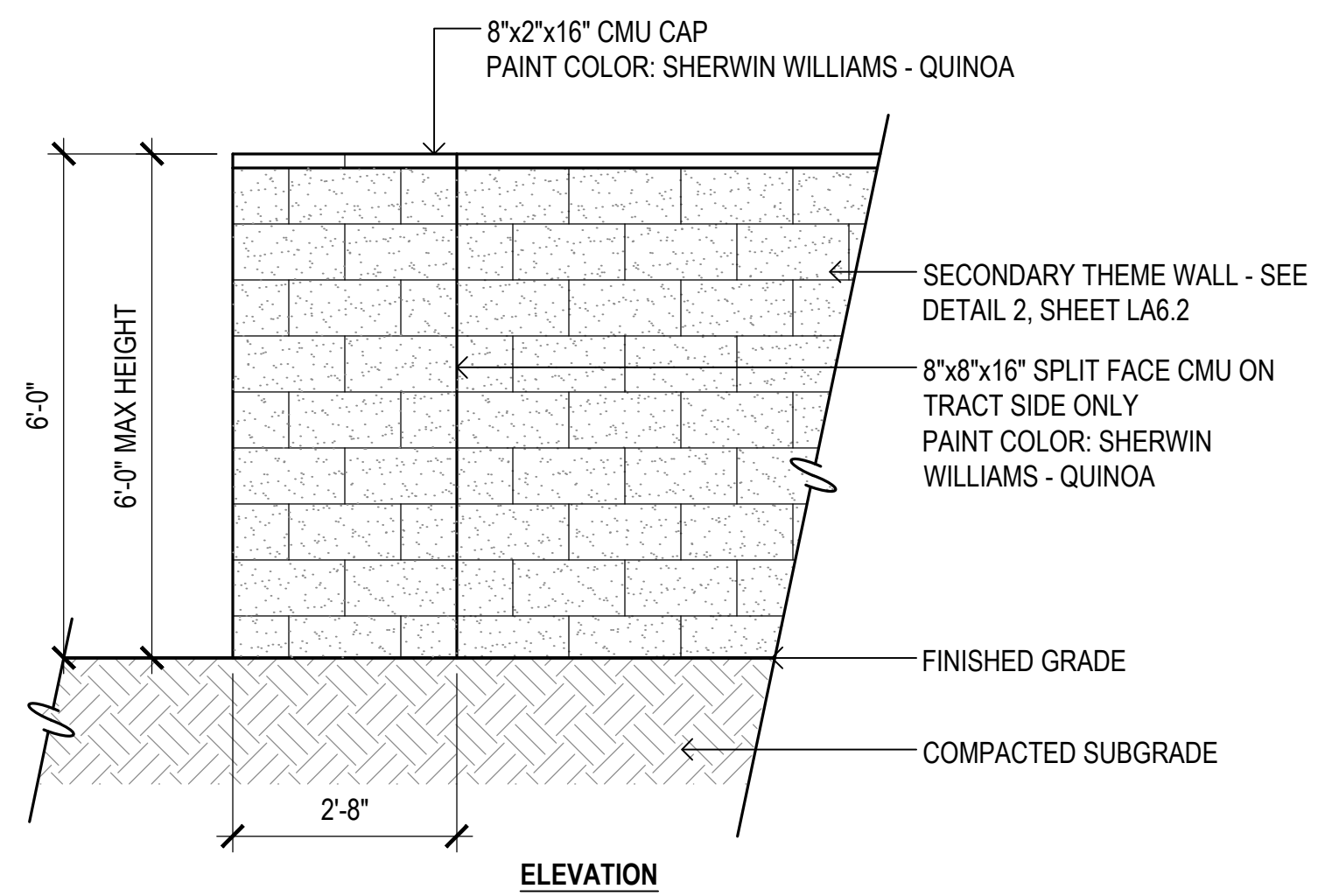
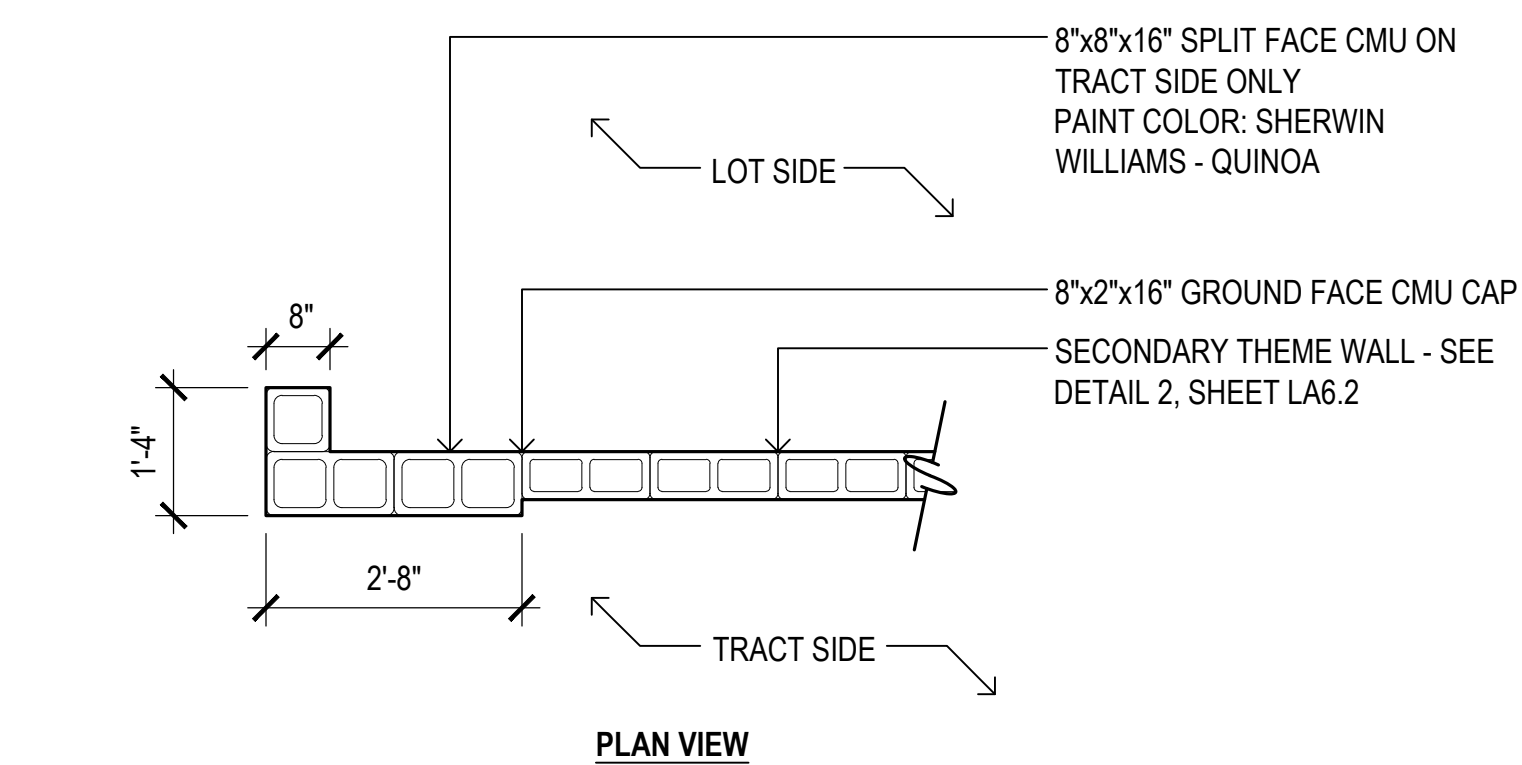
2 Secondary Corner Accent Panel
SCALE: 1/2"=1'-0"



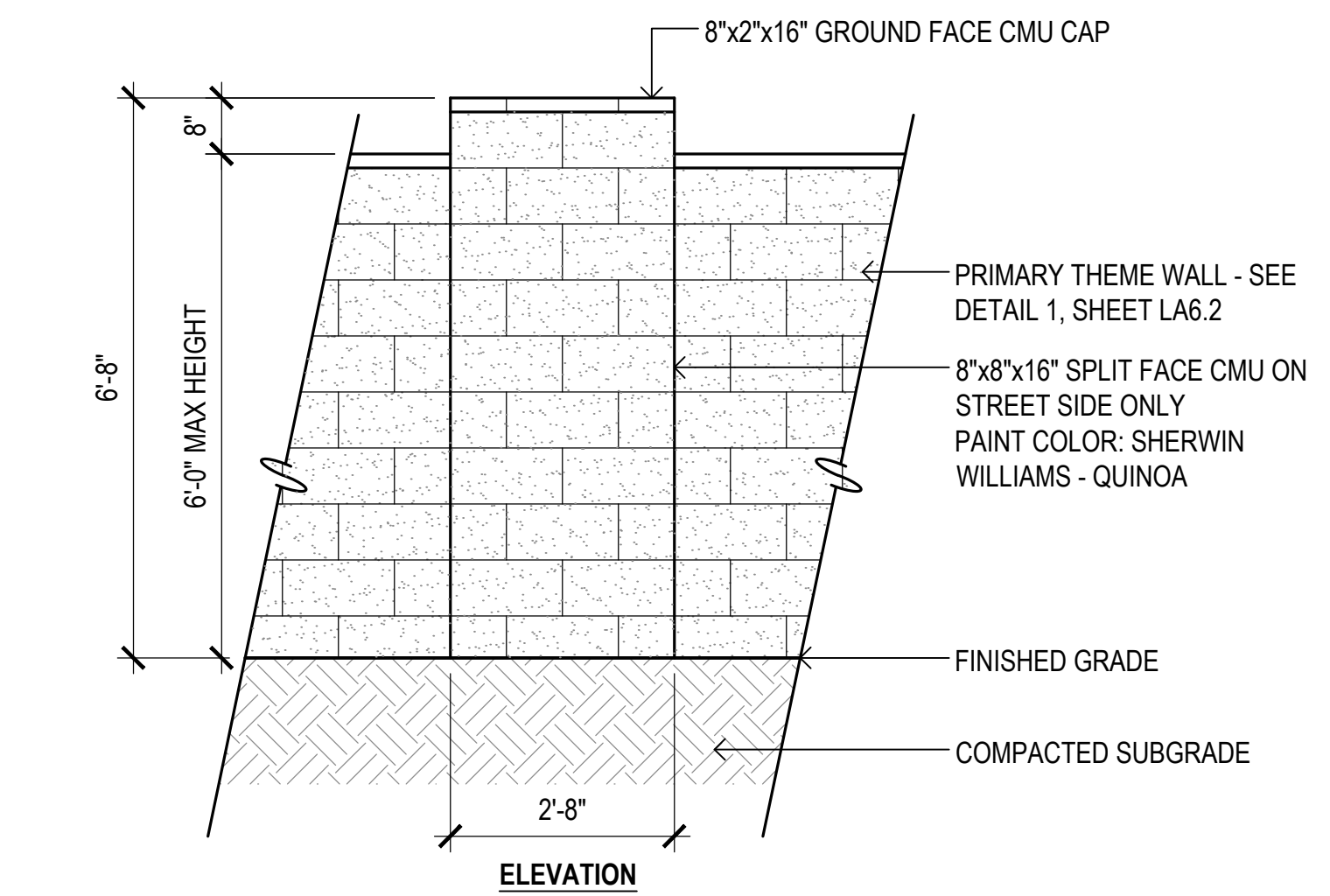
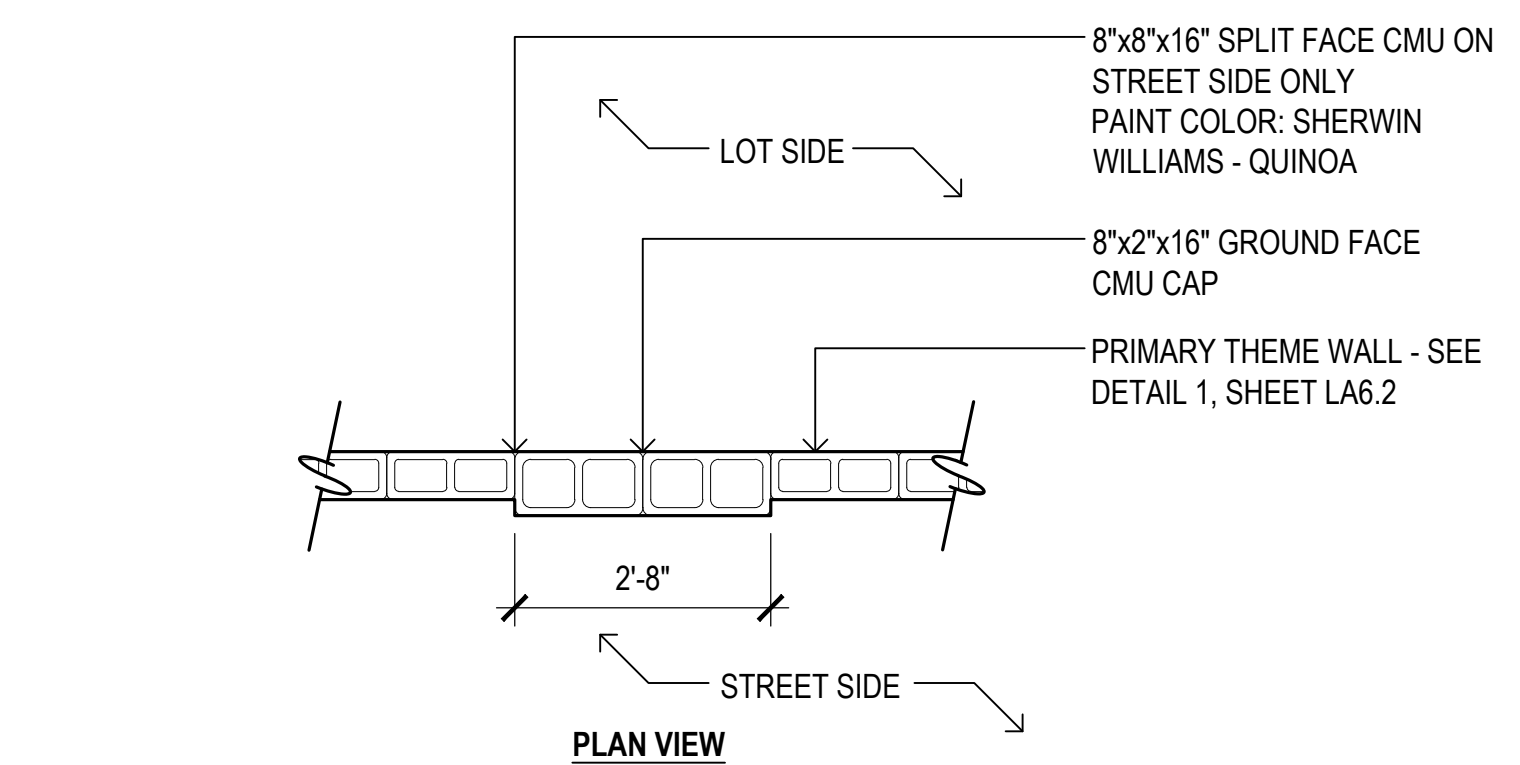
3 Corner Accent Panel at Partial View Fence
SCALE: 1/2"=1'-0"



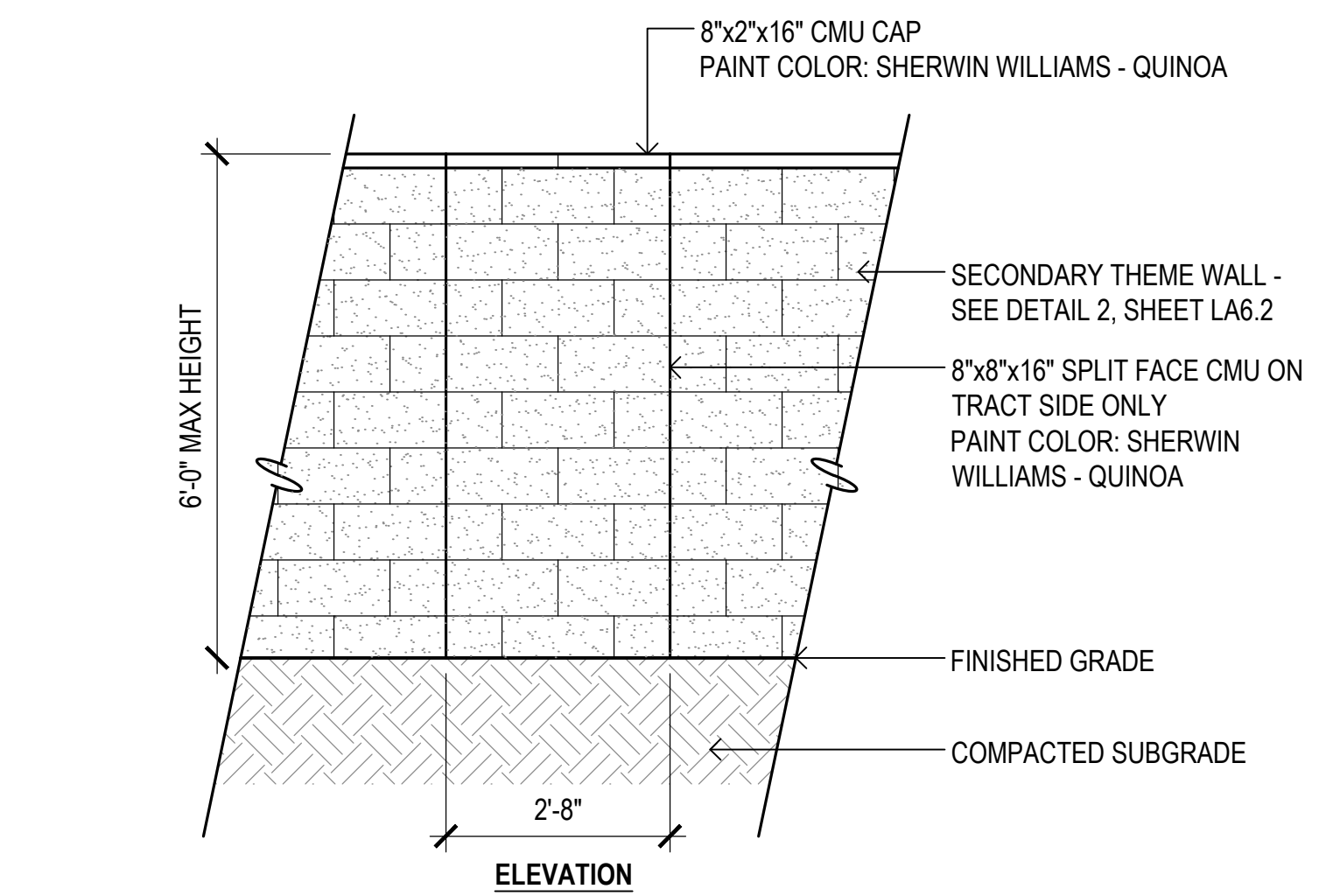
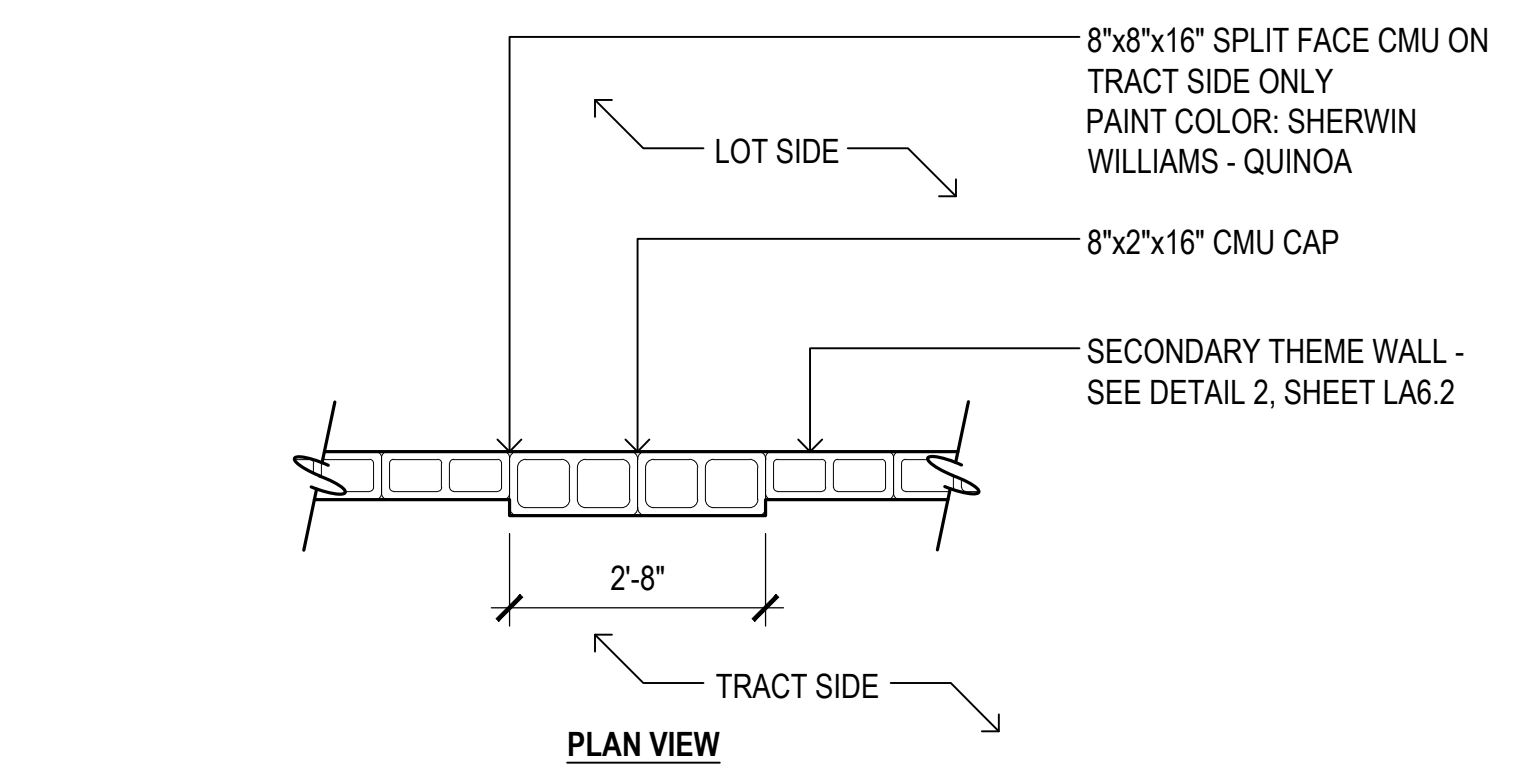
4 Primary Theme Column
SCALE: 1/2"=1'-0"



5 Secondary Theme Column
SCALE: 1/2"=1'-0"



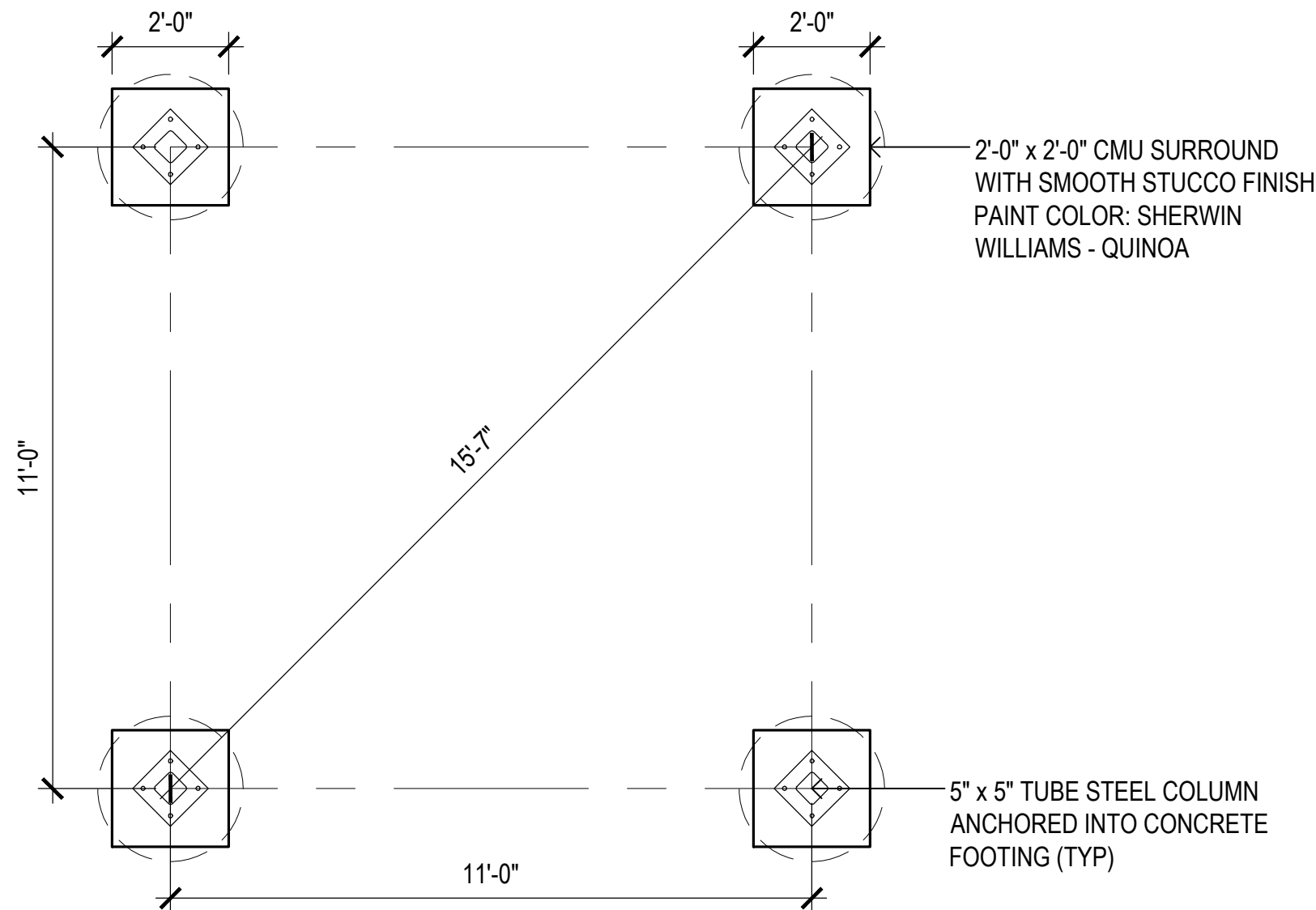
6 Primary Theme Pilaster
SCALE: 1/2"=1'-0"



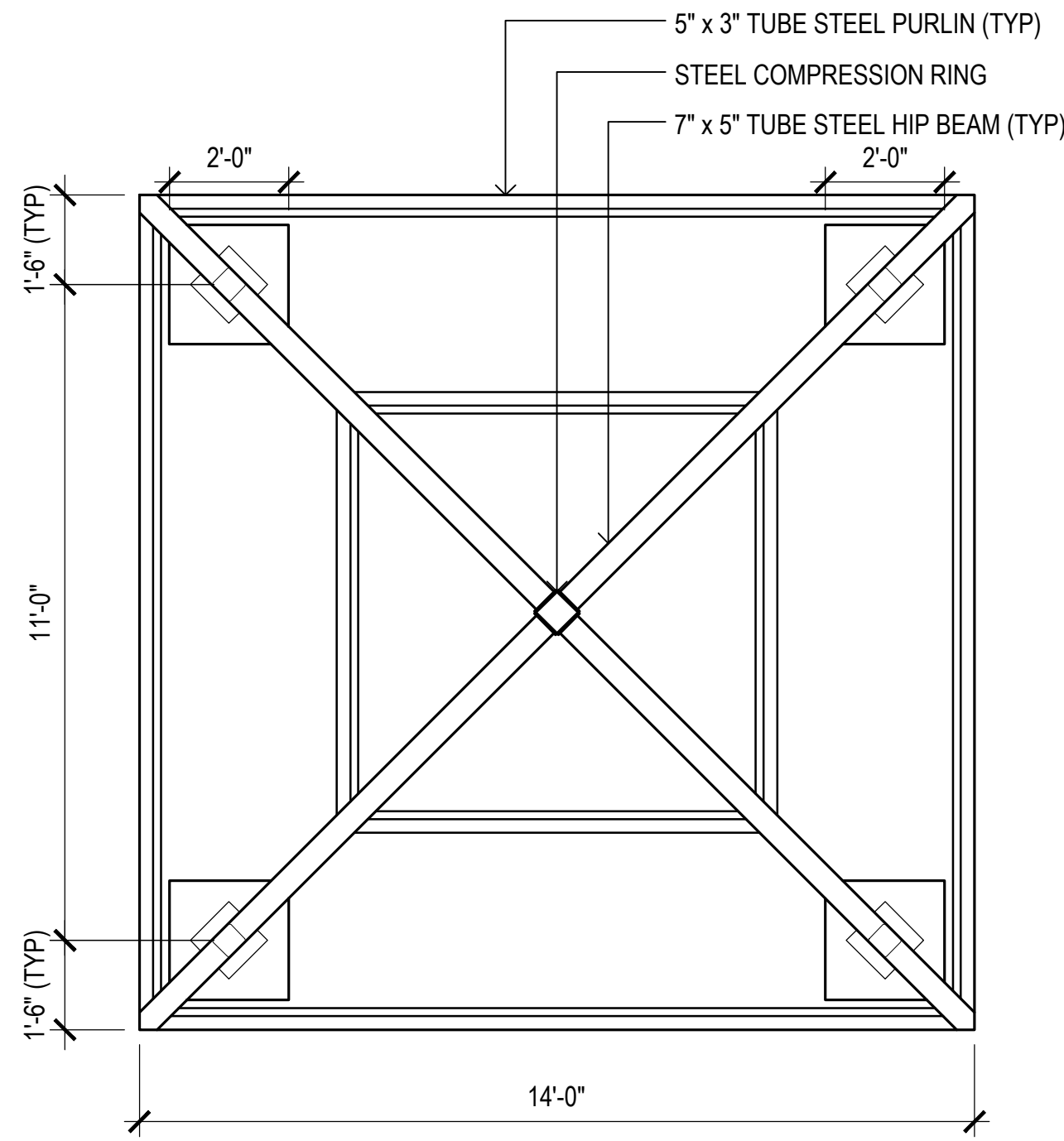
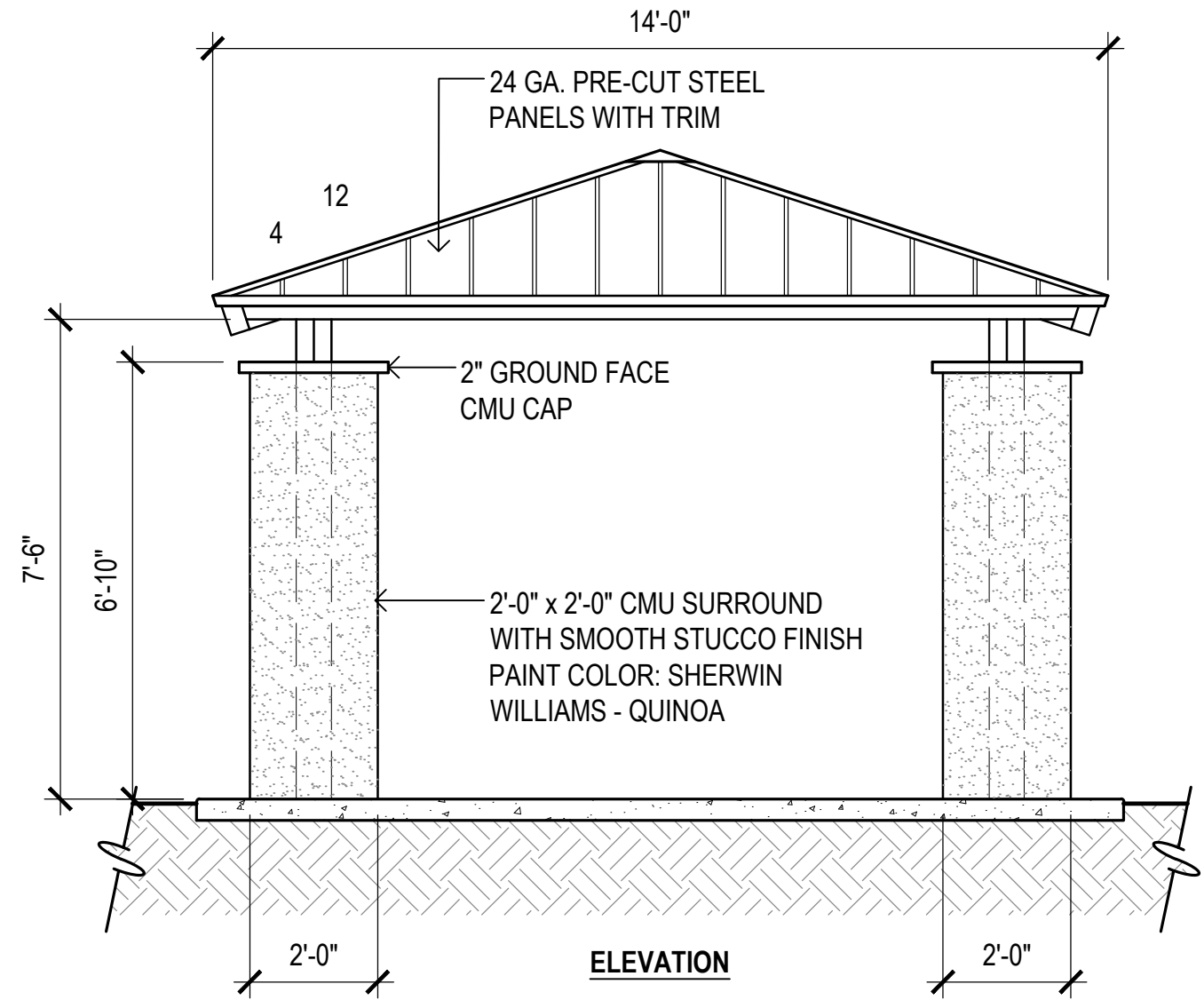
7 Secondary Theme Pilaster
SCALE: 1/2"=1'-0"

revisions	
Δ	
Δ	
Δ	
issued for	
☐ design dev.	
☐ progress set	
☒ city submittal	02-14-19
☐ bid package	
☐ construction	
title	
Construction Details	
date issued	
02-14-19	
scale	
Per Detail	
drawn by	
MP, YD	
checked by	
AB	
project number	
89-002-18	
case number	
FS18-566	
sheet number	

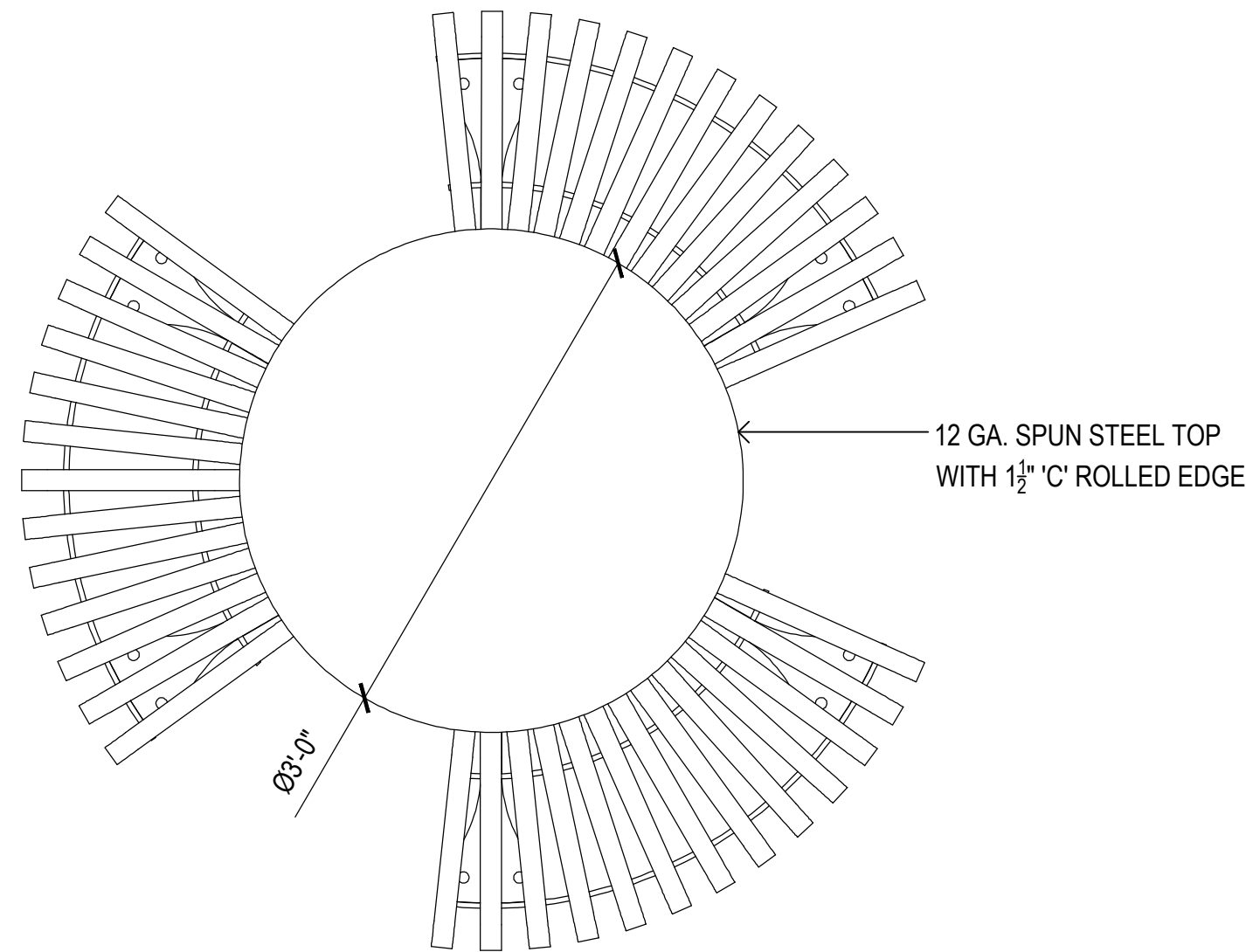
- MANUFACTURER'S NOTES:
- MANUFACTURER: COVERWORX RECREATIONAL ARCHITECTURE
 - MODEL: STEELWORX SQUARE SHELTER, 14', MODEL #: SQ-14-SW
 - DESIGN CRITERIA: STRUCTURE IS TYPICALLY DESIGNED FOR A 25LB LIVE LOAD AND A 90 MPH WIND LOAD CAPACITY, BUT CAN BE DESIGNED BASED ON SPECIFIC SITE REQUIREMENTS UPON REQUEST. ALL STRUCTURAL MEMBERS ARE ASTM A-500 U.S. GRADE B STEEL. WELDED CONNECTION PLATES SHALL BE STM A-36 HOT ROLLED STEEL. ALL FABRICATION PERFORMED TO LATEST AISC STANDARDS BY AWS CERTIFIED WELDERS. ALL FRAMING CONNECTIONS ARE DONE USING A325 GRADE BOLTS WITHIN CONCEALED ACCESS OPENING FROM ABOVE AND WILL LATER BE CONCEALED BY THE ROOFING. ALL ROOF FRAMING SHALL BE FLUSH AGAINST THE ROOF DECKING TO ELIMINATE THE POSSIBILITY OF BIRD NESTING.
 - TUBULAR STEEL COLUMNS AND BEAMS: STANDARD COLUMN DIMENSIONS SHALL BE 5"x5"x3/16" TUBULAR STEEL WELDED TO 5/8" BASE PLATES FOR SURFACE MOUNTING. MAIN SUPPORT BEAMS ARE 7"x5"x3/16" AND PURLINS ARE 5"x3"x1/8". STEEL SIZES ARE PRELIMINARY AND MAY CHANGE DUE TO ONGOING REVIEW AND FINAL ENGINEERING.
 - ROOFING: 24 GA. PRE-CUT STEEL MULTI-RIB PANELS WITH KYNAR 500 FINISH IN A VARIETY OF COLORS WITH WHITE UNDERSIDE. STANDARD ROOF SLOPE IS A 4/12 PITCH WITH A EAVE HEIGHT OF 7'-6". ATTACHED TO STRUCTURAL FRAMING WITH EXPOSED SELF TAPPING SCREWS PAINTED TO MATCH ROOF COLOR. MATCHING 24 GA. TRIM INCLUDED.
 - FRAME FINISH: ALL STEEL FRAMEWORK WILL RECEIVE A CORROSION PROTECTIVE TGIC POLYESTER POWDER COAT, ELECTRO-STATICALLY APPLIED AND CURED AT 400°F. A LARGE SELECTION OF STANDARD COLORS ARE AVAILABLE.
 - FOUNDATION: ALL COLUMNS NEED TO BE ANCHORED TO CONCRETE FOOTINGS (FOOTING DESIGN PROVIDED SEPARATELY). COLUMNS CAN BE SURFACE MOUNTED TO FOOTINGS WITH ANCHOR BOLTS AT OR BELOW FINISH SLAB ELEVATION OR THEY CAN BE EMBEDDED DIRECTLY INTO THE FOOTING WITHOUT BASE PLATES UPON REQUEST. ANCHOR BOLTS AND BRACING TEMPLATES ARE INCLUDED. OPTIONAL BASE PLATE COVERS ARE AVAILABLE AT AN ADDITIONAL COST.
 - HARDWARE: ALL STRUCTURAL HARDWARE AND ROOFING FASTENERS SHALL BE PROVIDED.



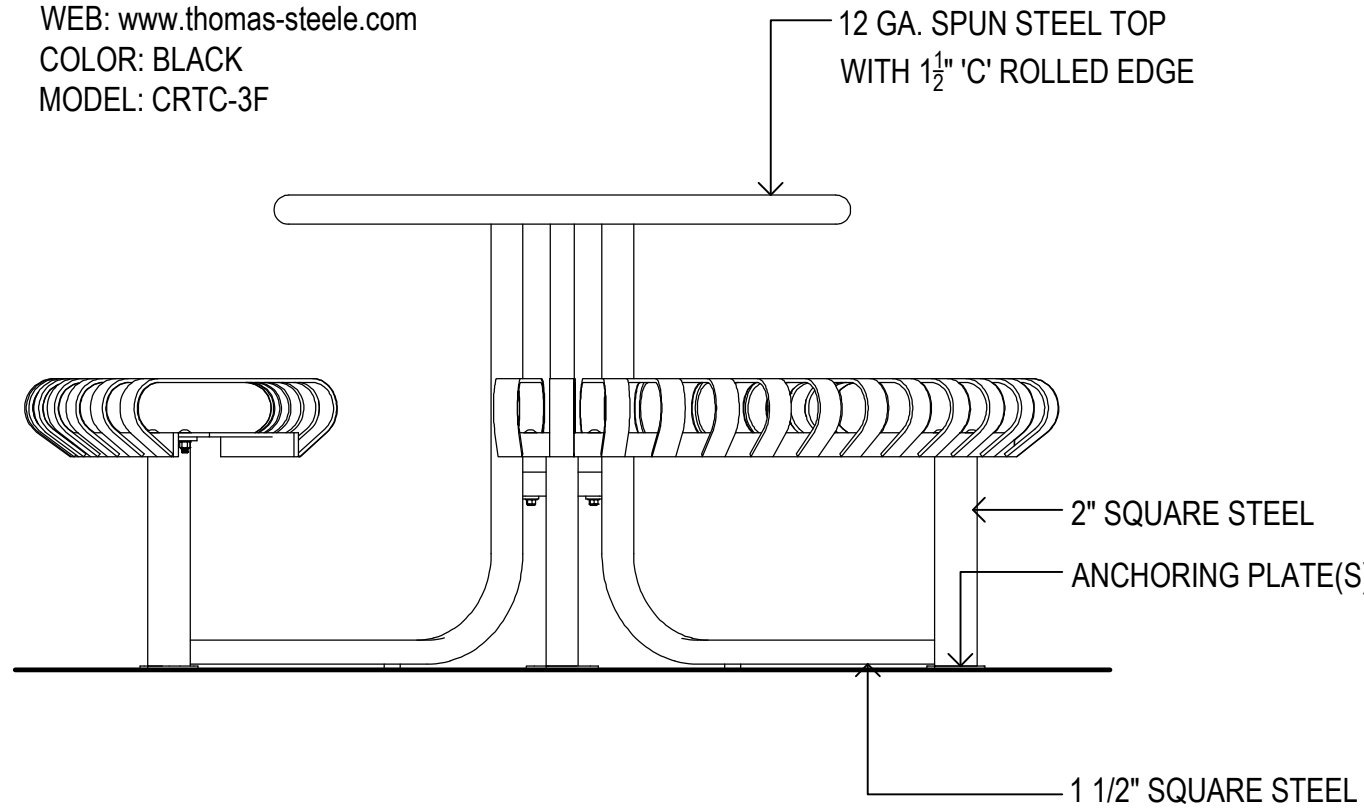
FOOTING LAYOUT



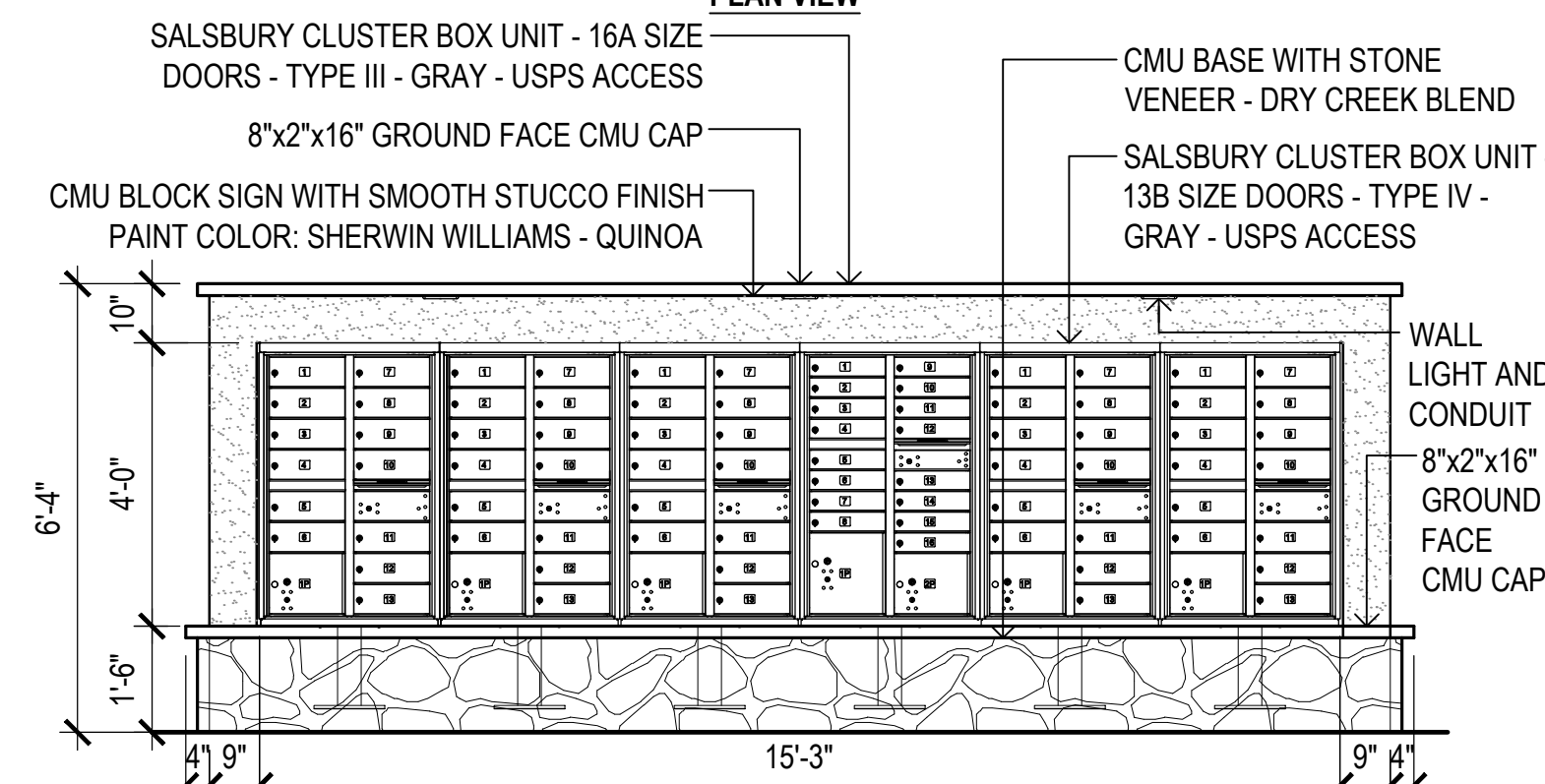
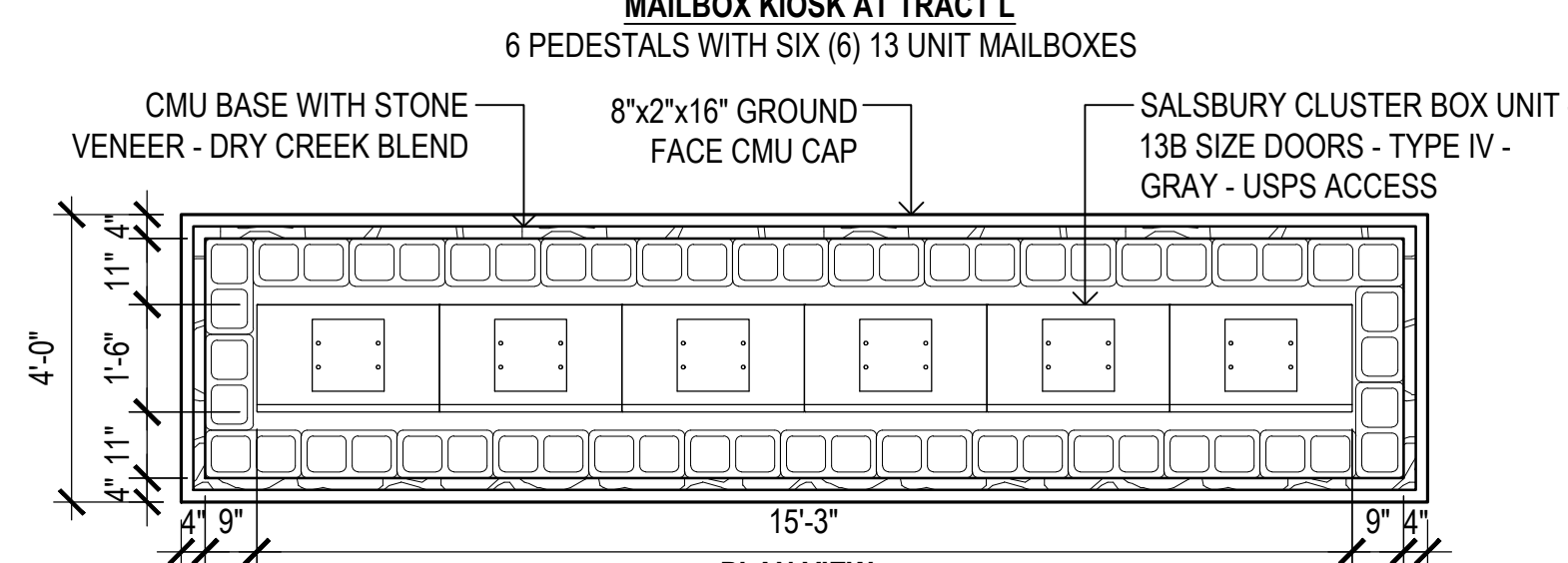
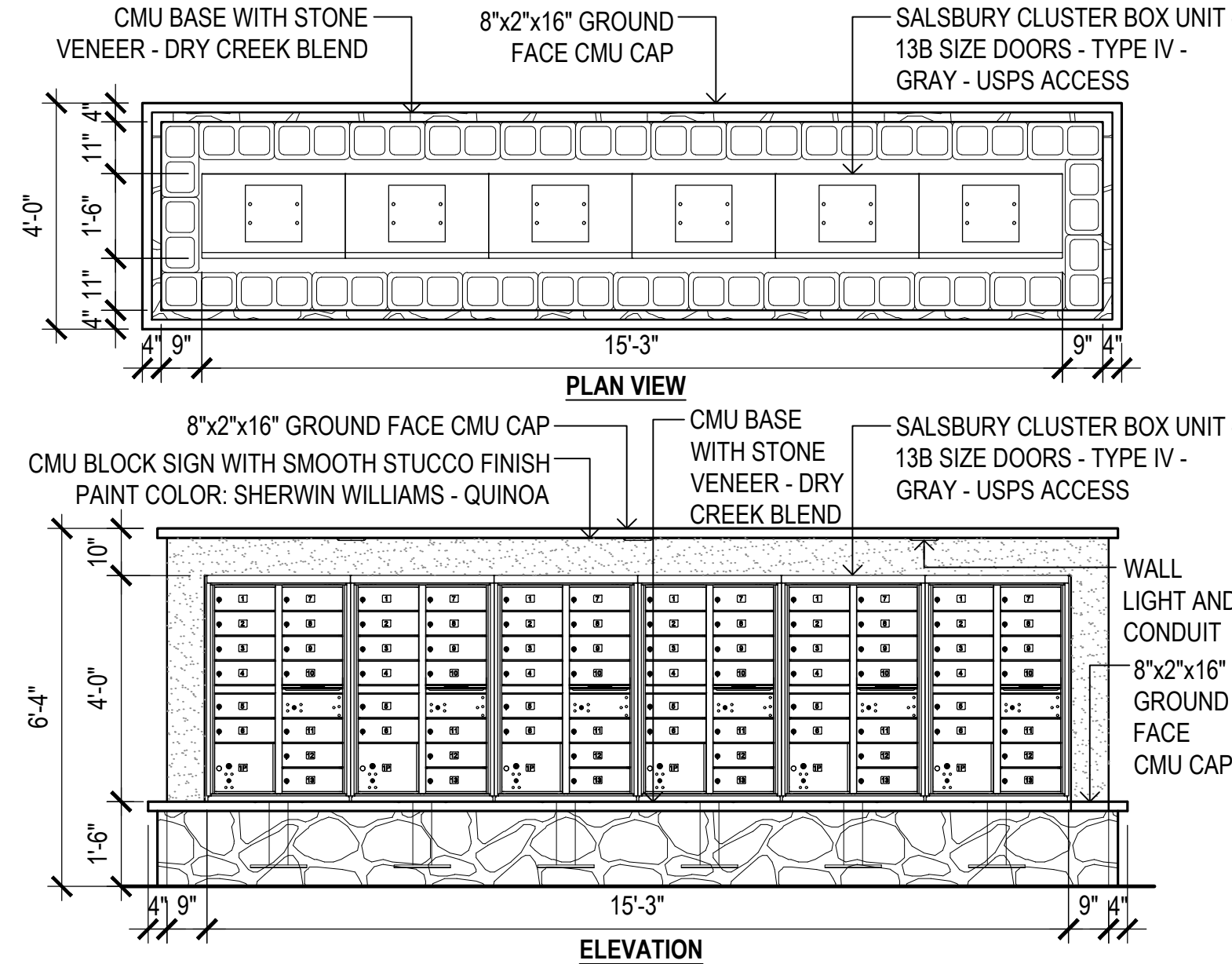
FRAMING PLAN



TRASH RECEPTACLE:
THOMAS STEELE DIVISION
PHONE: 800-448-7931
WEB: www.thomas-steele.com
COLOR: BLACK
MODEL: CRTC-3F



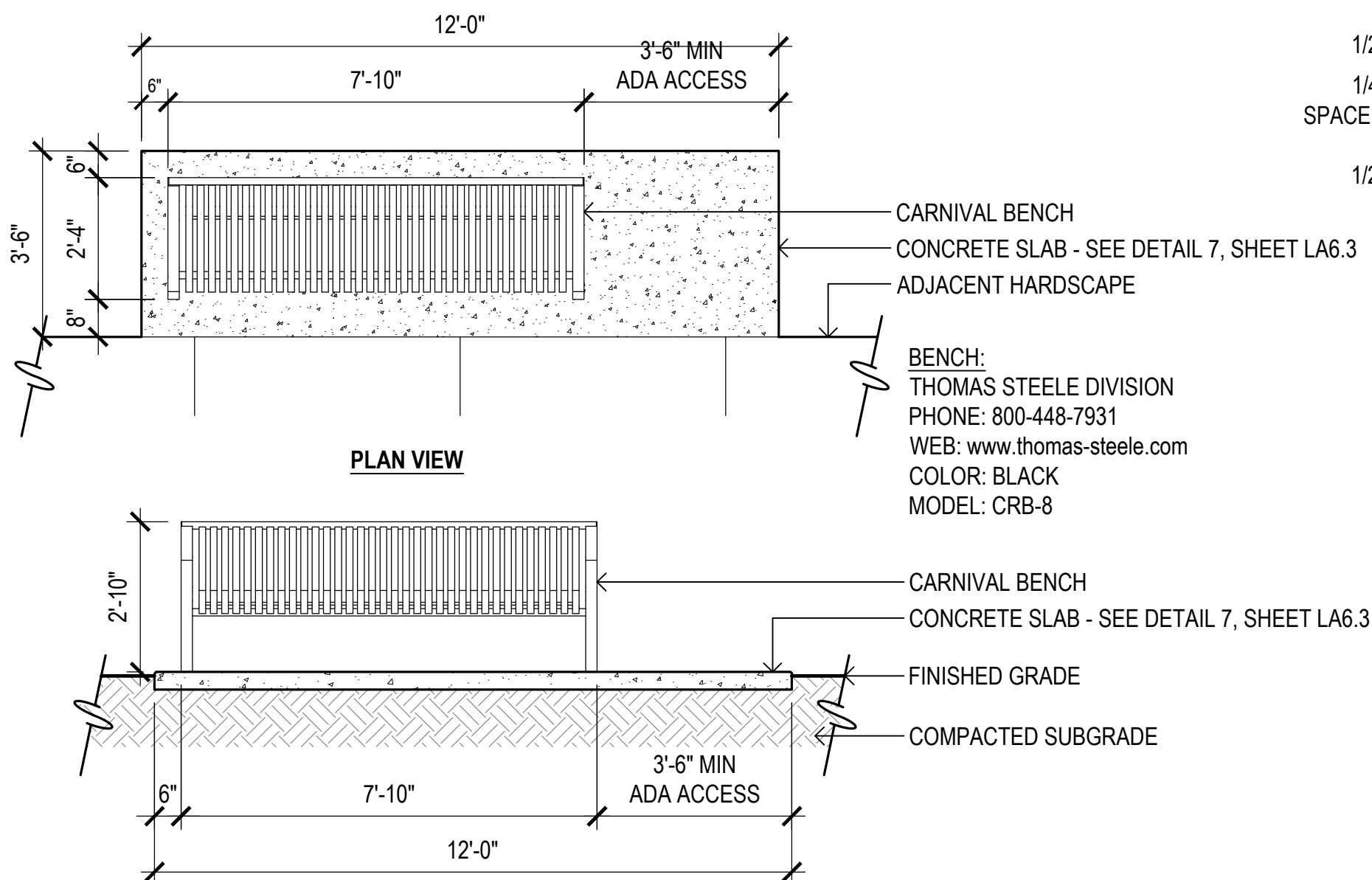
ELEVATION



ELEVATION
MAILBOX KIOSK AT TRACT C
6 PEDESTALS WITH ONE (1) 16 UNIT MAILBOX
AND FIVE (5) 13 UNIT MAILBOXES

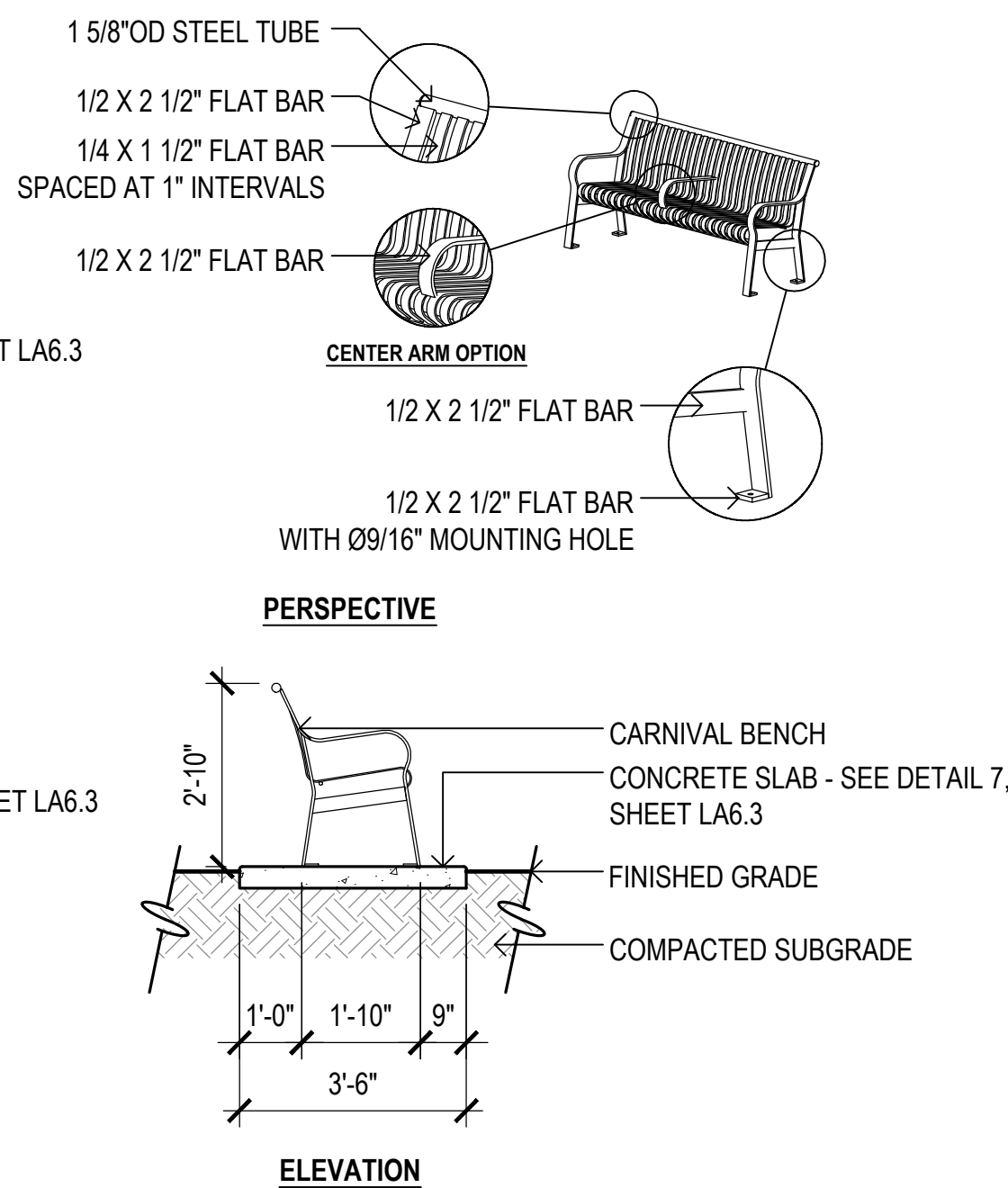
1 14'-0" x 14'-0" Steelworx Square Shelter

SCALE: 3/8"=1'-0"



4 Carnival Bench

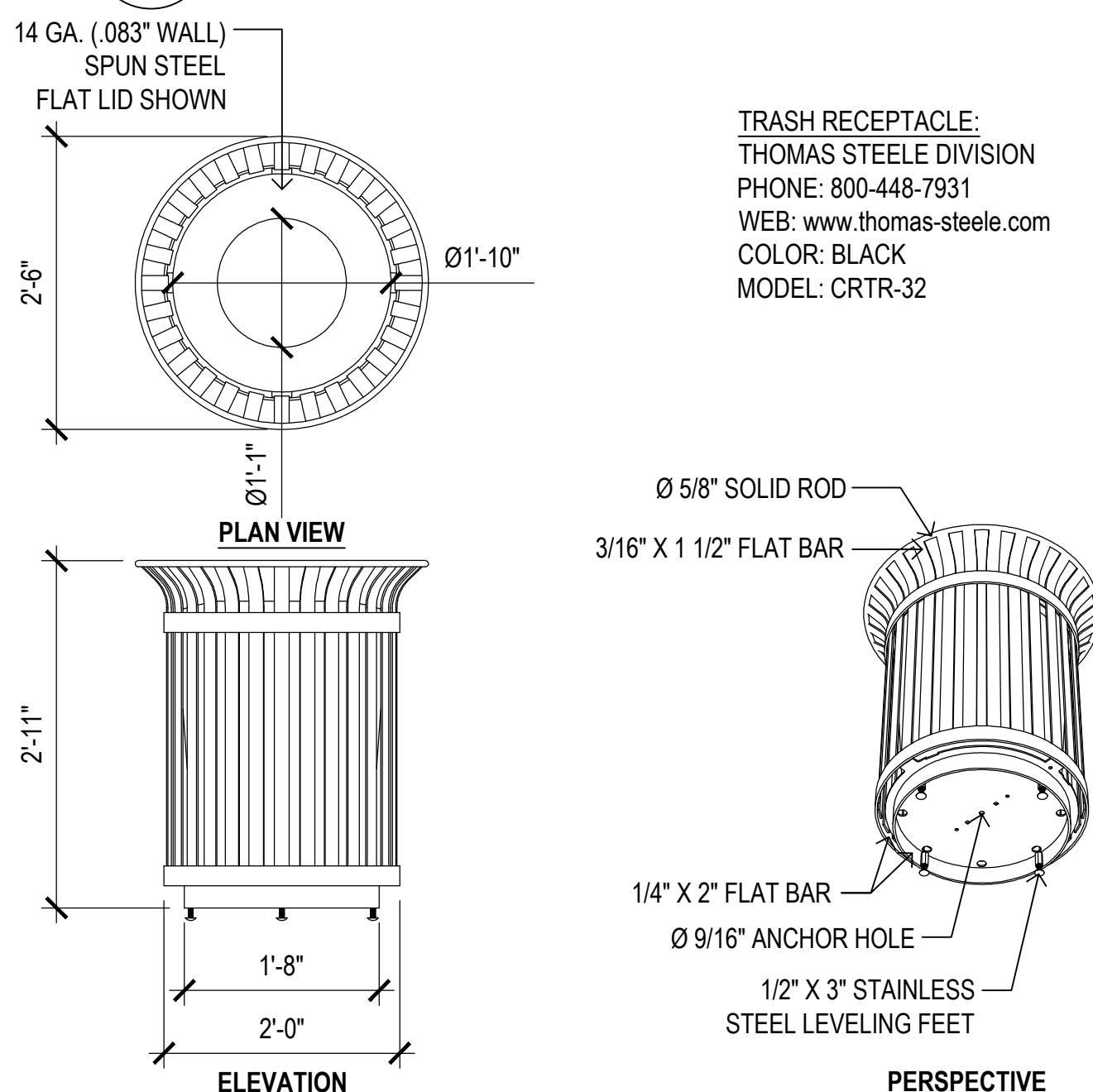
SCALE: 3/8"=1'-0"



ELEVATION

2 Carnival Curved Table

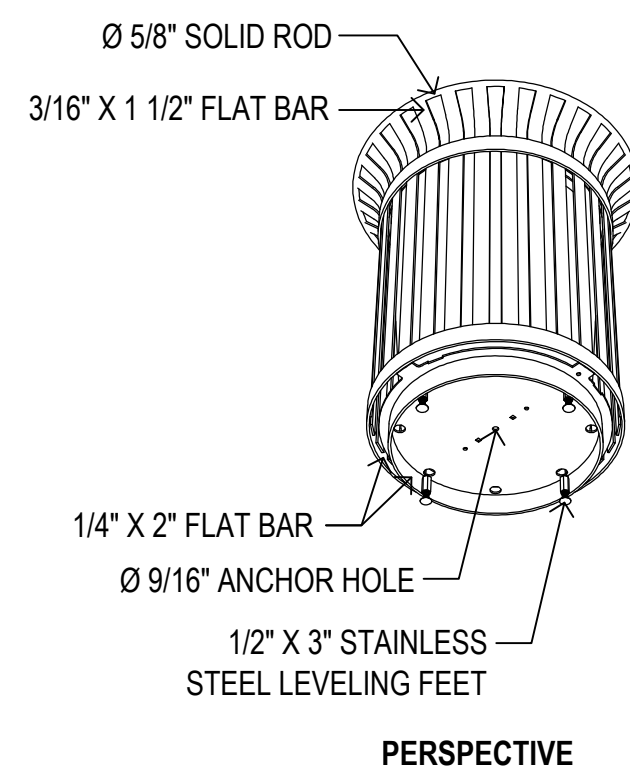
SCALE: 1"=1'-0"



ELEVATION

5 Carnival Trash Receptacle 32 Gal.

SCALE: 3/4"=1'-0"

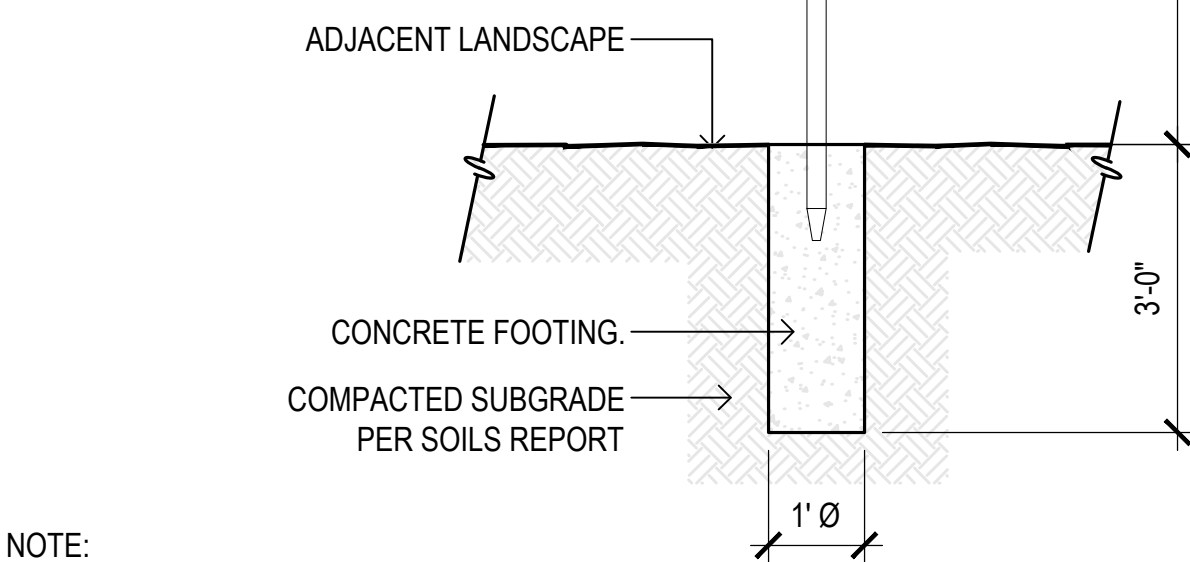


PERSPECTIVE

3 Mailbox Kiosks

SCALE: 3/8"=1'-0"

GRILL:
P.W. ATHLETIC MFG. CO.
LOCAL REP:
DAVE BANG ASSOC.
PHONE: 800-456-7903
WEB: www.pwathletic.com
COLOR: BLACK
MODEL: 1140-00



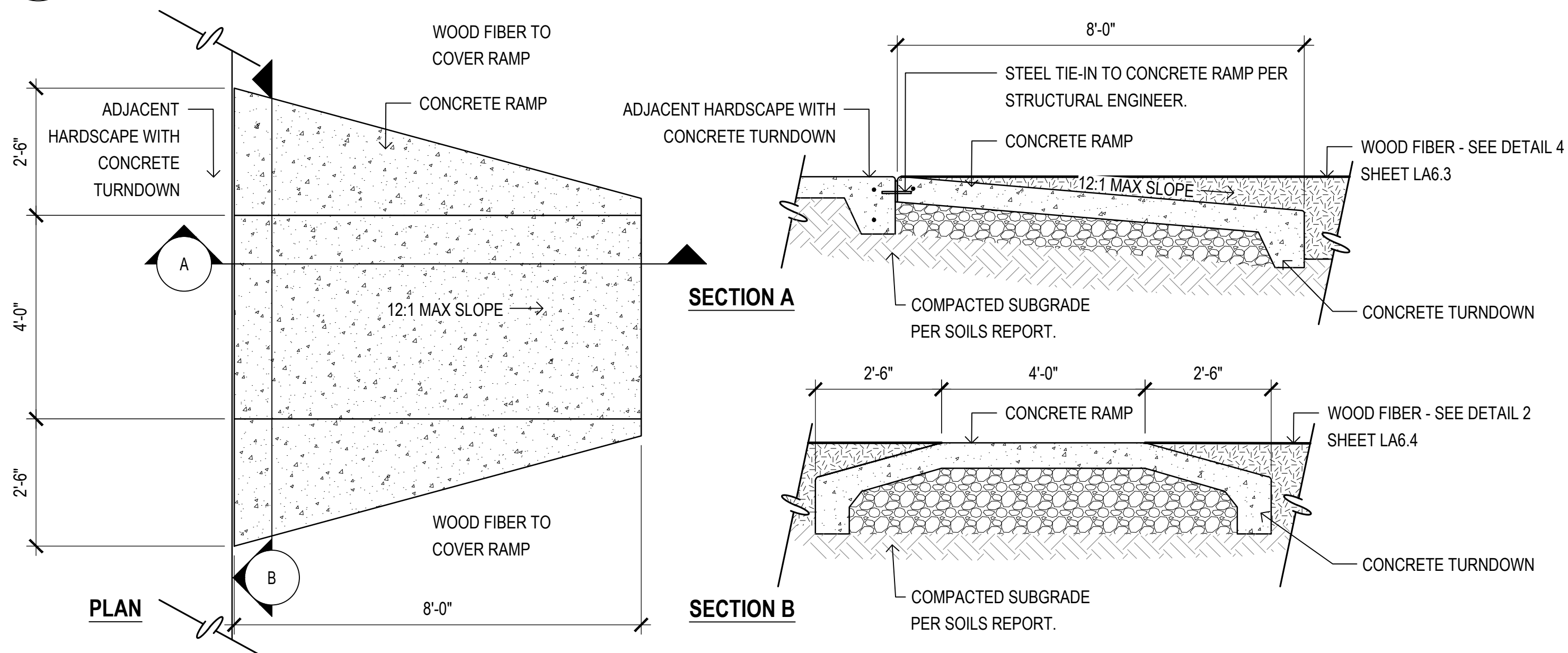
NOTE:
CONTRACTOR TO VERIFY
INSTALLATION
REQUIREMENTS PER MANUFACTURERS
SPECIFICATION.

6 Charcoal Grill

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



1 Play Structure - Design ID 5140
SCALE: 1/2"=1'-0"



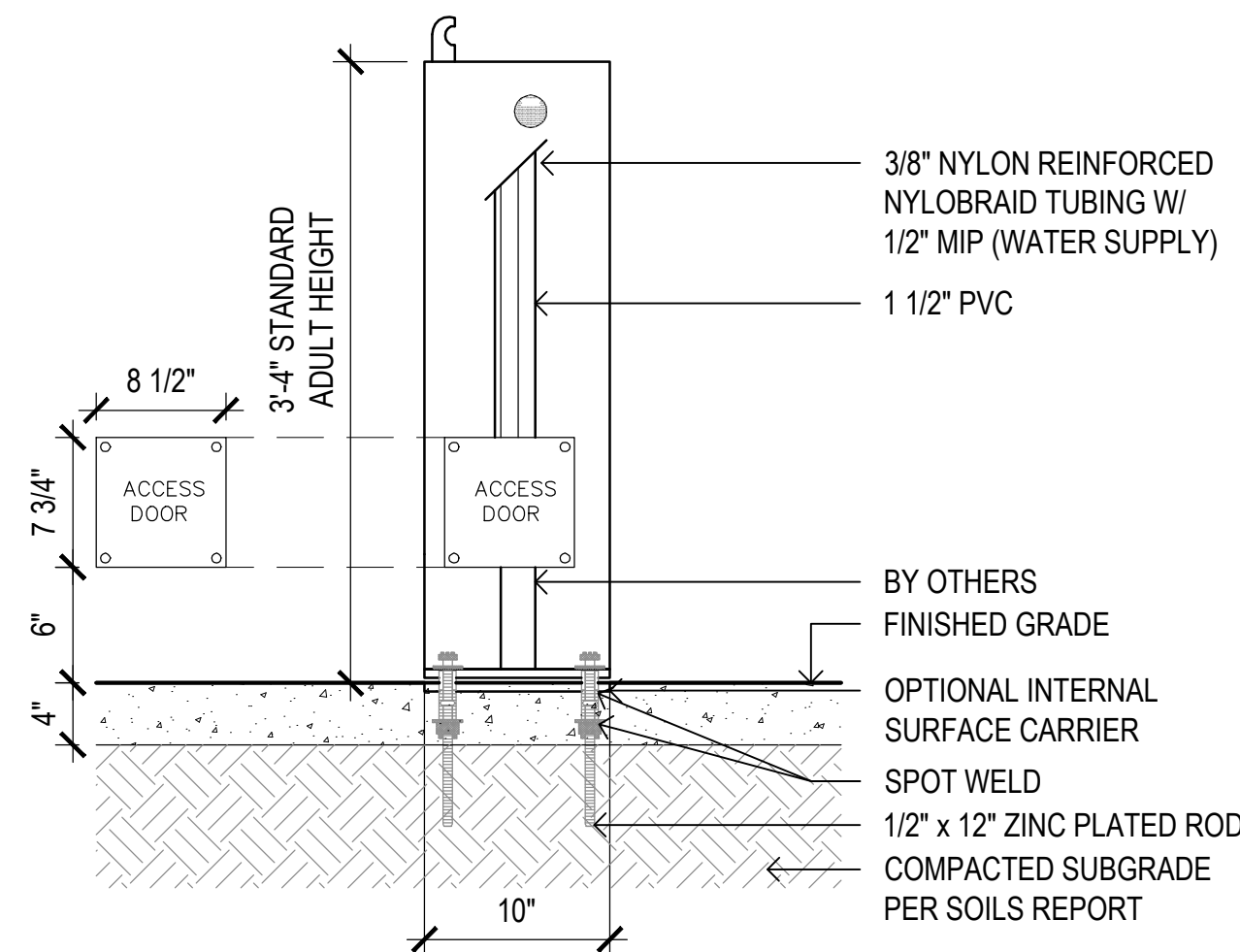
4 ADA Access Ramp Into Wood Fiber
SCALE: 1/2"=1'-0"



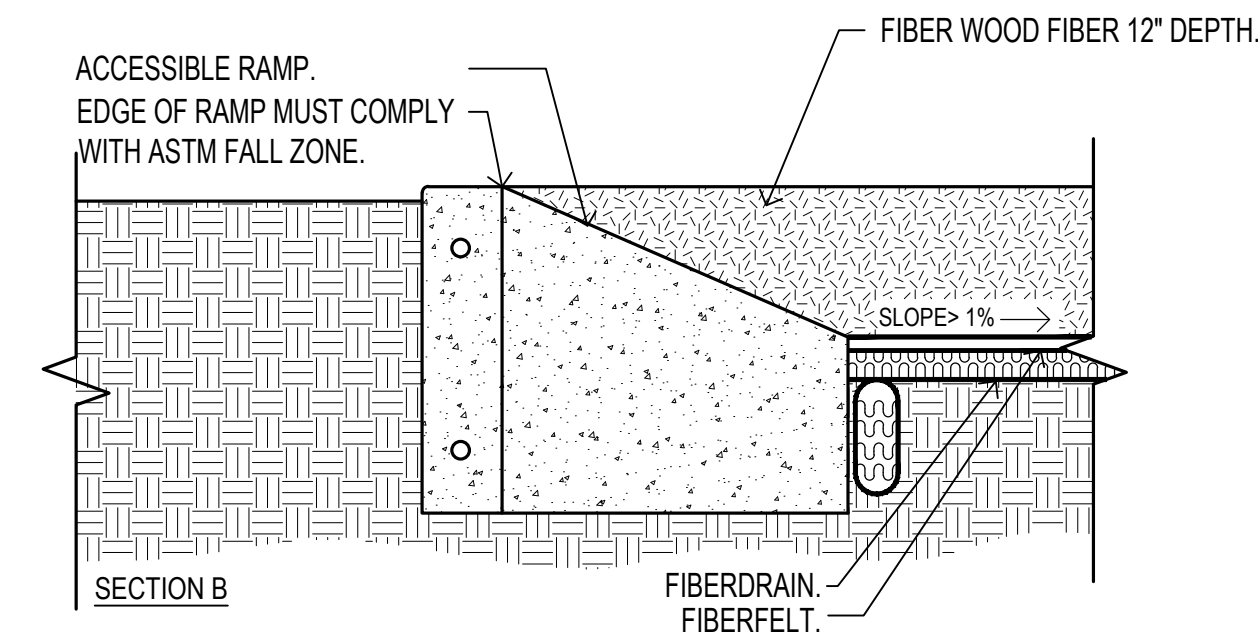
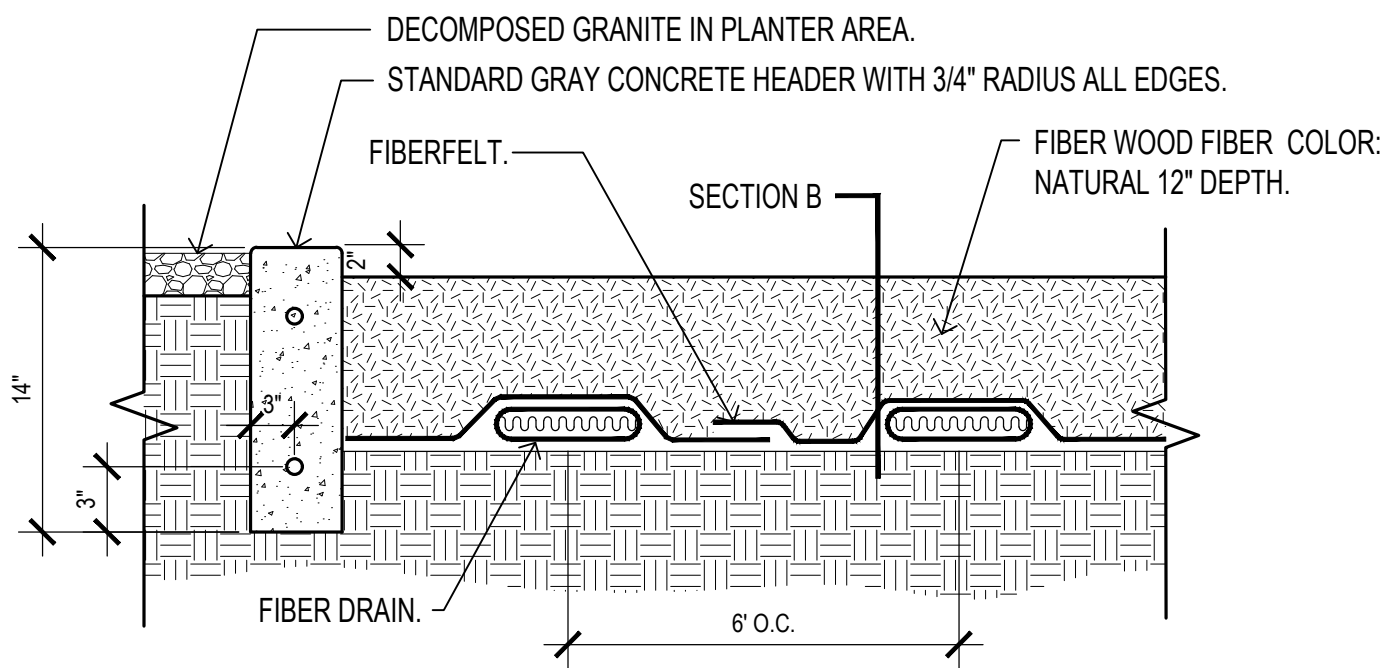
2 Bobble Rider
SCALE: 1/2"=1'-0"



3 Bobble Rider
SCALE: 1/2"=1'-0"



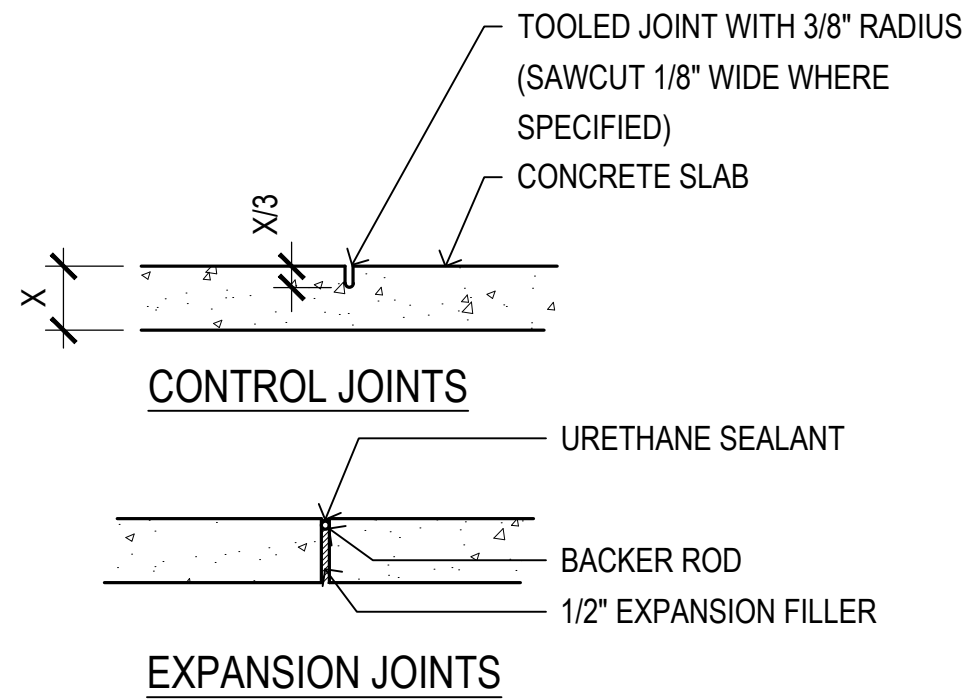
5 Drinking Fountain
SCALE: 1"=1'-0"



- WOOD FIBAR NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. THE FIBER SYSTEM IS PROTECTED BY US PATENTS 4679963, 5026207, 5076726 AND PATENTS PENDING.
 4. AWARD CONTRACTORS MUST OBTAIN A LICENSE FROM FIBER, INC. PRIOR TO CONSTRUCTION.
 5. FIBERMAT WEAR MATS MUST BE INSTALLED UNDER ALL SWINGS, TIRE SWINGS & SLIDE EXITS TO PRESERVE WARRANTY. SEE 312-002.
 6. CONTRACTORS NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 312-007.

1 Wood Fiber

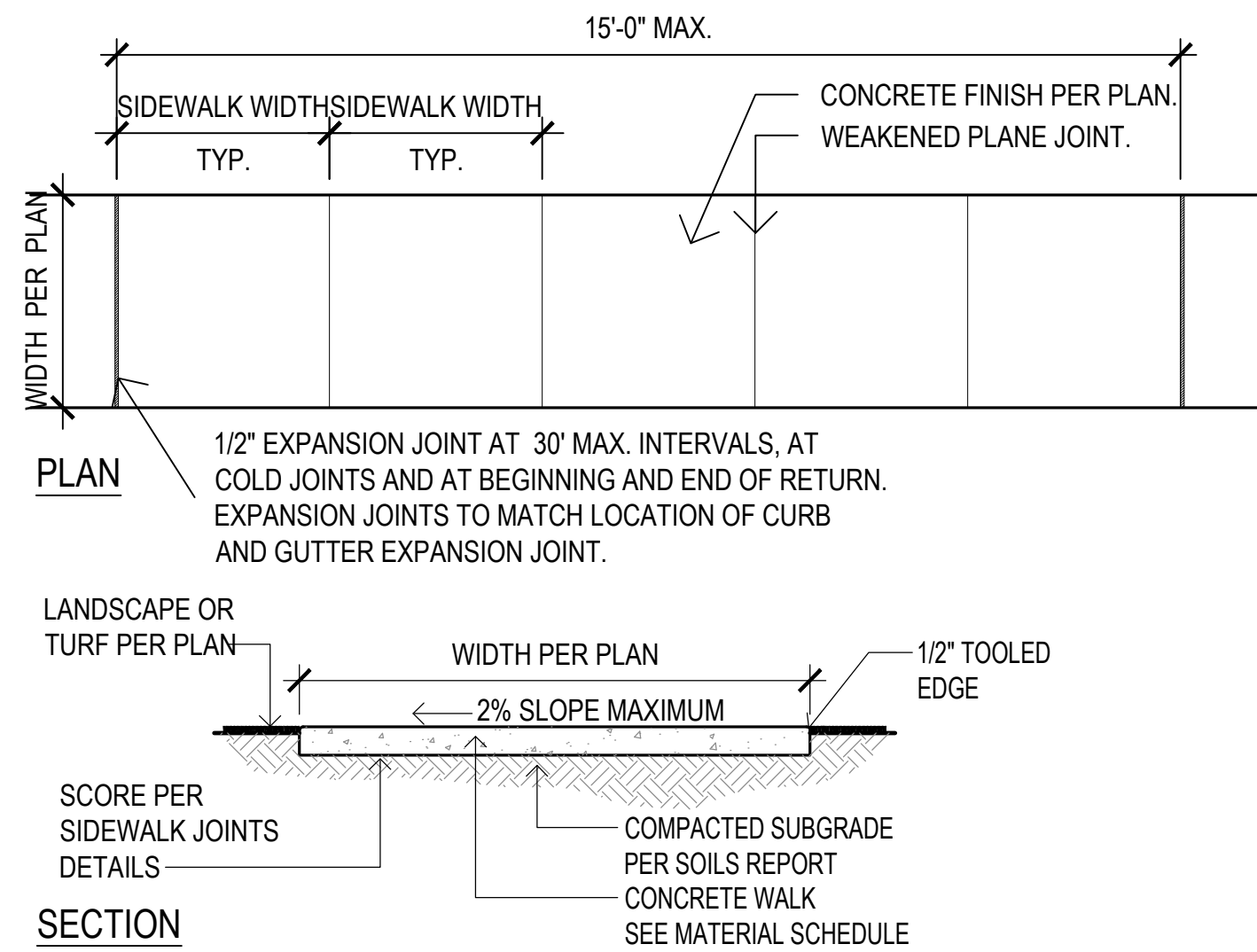
SCALE: 1/2"= 1'-0"



- NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED
USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.
- (4'-0" WIDE WALK - C.J. @ 4'-0" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)
- NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
 2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

5 Construction Joints

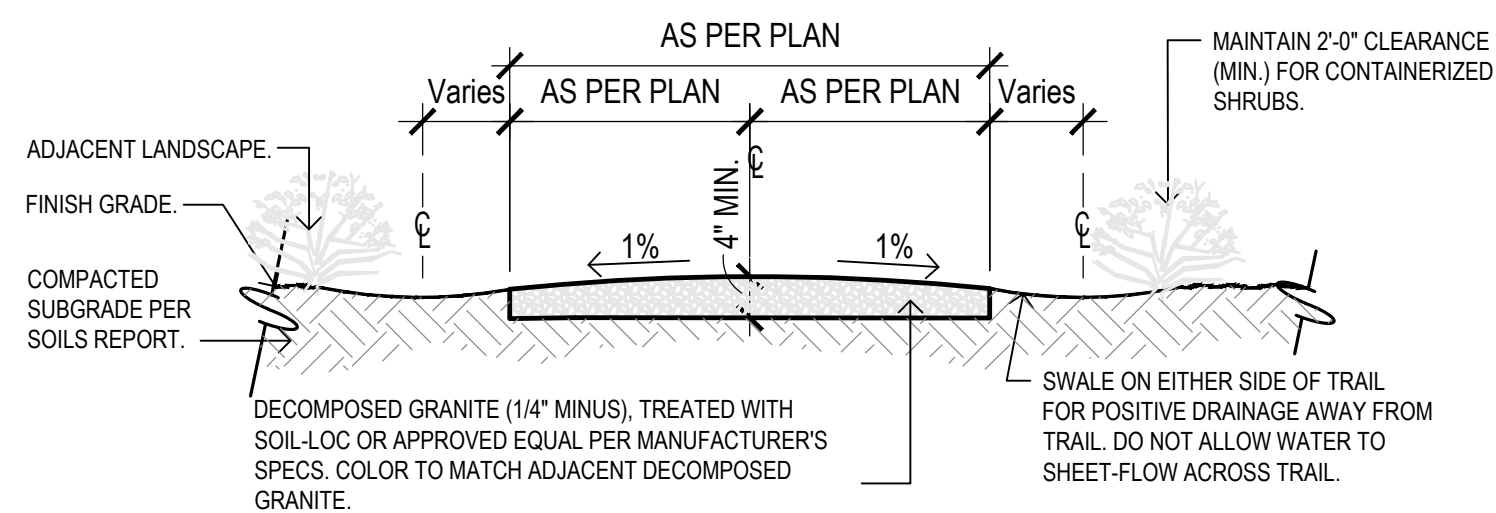
SCALE: 1"=1'-0"



- CONCRETE SIDEWALK NOTES:
1. THE TYPE II AGGREGATE BASE THICKNESS IS SHOWN ON THE TYPICAL SECTION DRAWINGS 202 - 207; FROM RTC STANDARD DRAWING 234 - REFER TO DRAWING FOR COMPLETE DETAILS AND SPECIFICATIONS.
 2. LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

2 Concrete Sidewalk

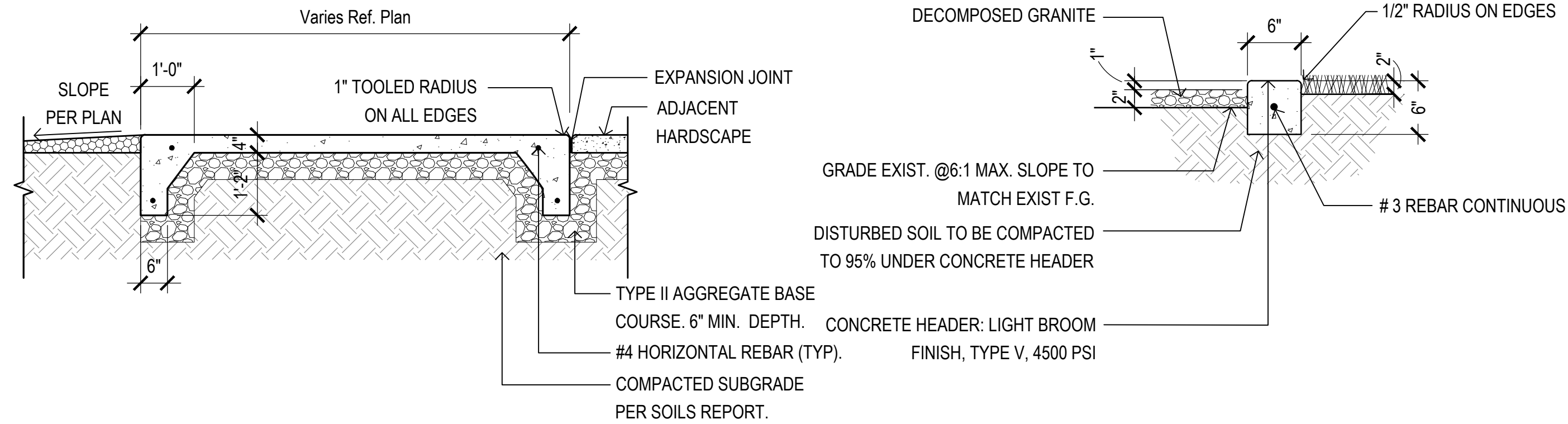
SCALE: 1/2"= 1'-0"



- INSTALLATION:
1. PREPARE SUB-GRADE TO LINE AND GRADE ALLOWING FOR POSITIVE DRAINAGE.
 2. SUB-GRADE SHALL BE COMPACTED AS SPECIFIED PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE COMPACT BASE MATERIAL (AS SPECIFIED) PRIOR TO PLACEMENT OF PRE-STABILIZED GRANITE.
 3. SPREAD PRE-STABILIZED GRANITE OVER PREPARED SUB-BASE/BASE MATERIAL TO SPECIFIED DEPTH.
 4. AFTER SPREADING AND LEVELING PRE-STABILIZED GRANITE, THOROUGHLY SATURATE THE ENTIRE DEPTH OF PRE-STABILIZED GRANITE WITH WATER TO ACTIVATE STABILIZING COMPOUND. (RANDOM CORE SAMPLING SHOULD BE DONE TO ENSURE FULL DEPTH PENETRATION.)
 5. AFTER THE PRE-STABILIZED GRANITE HAS BEEN SATURATED, ALLOW TO DRY TO A COMPACTABLE CONSISTENCY* (OPTIMUM MOISTURE) AND COMPACT WITH A VIBRATORY COMPACTOR OR 3 1/2 TON STEEL DRUM ROLLER. (*DRY TIME CAN RANGE FROM 2 TO 24 HOURS DEPENDING ON WEATHER CONDITIONS.)
 6. PROTECT FROM TRAFFIC UNTIL ENTIRE DEPTH OF PRE-STABILIZED GRANITE HAS COMPLETELY DRIED. (THIS COULD BE 48 TO 72 HOURS DEPENDING ON WEATHER CONDITIONS.)

6 Stabilized Decomposed Granite Trail

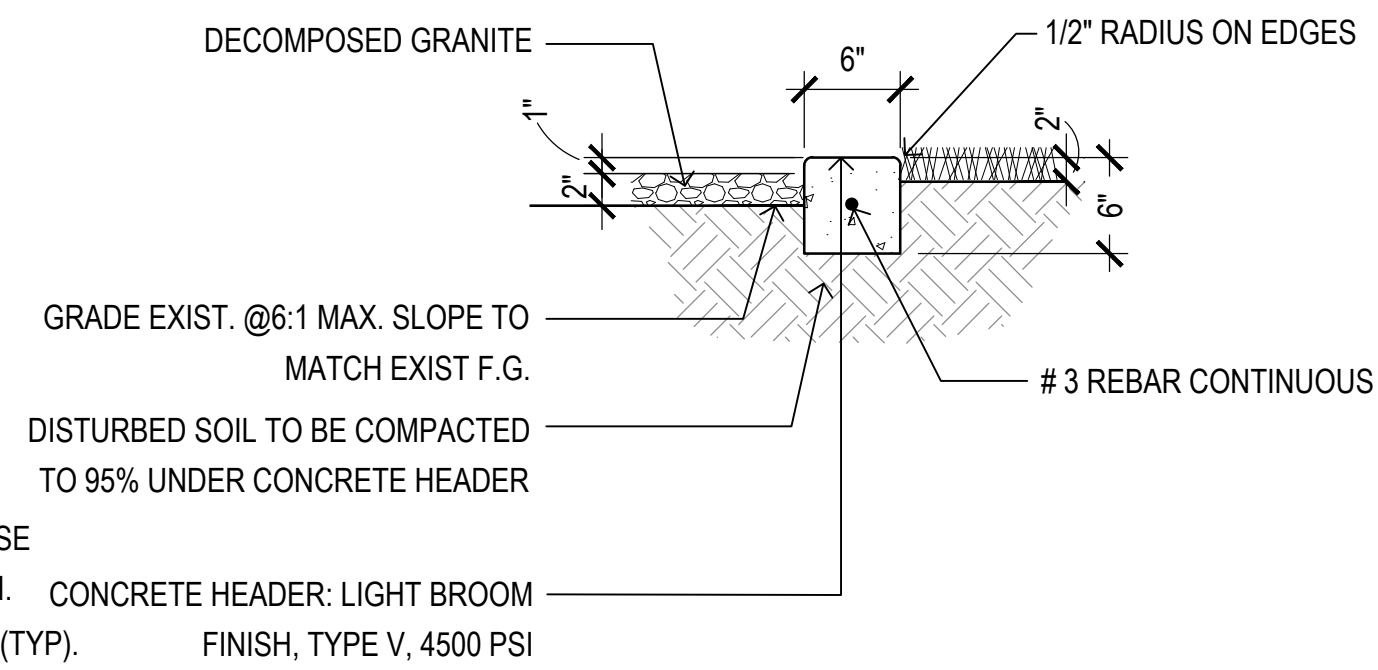
SCALE: NTS



- NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
 2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

3 Concrete Slab

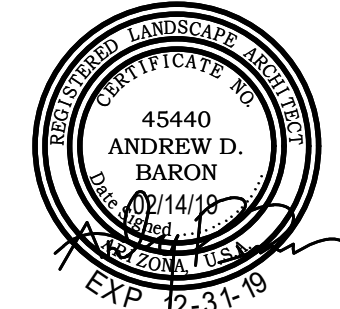
SCALE: 1/2"=1'-0"



- NOTES:
1. MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
 2. USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

4 Concrete Header

SCALE: 1"=1'-0"



revisions



- issued for
☐ design dev.
☐ progress set
☒ city submittal 02-14-19
☐ bid package
☐ construction

title

Construction Details	
date issued	02-14-19
scale	Per Detail
drawn by	MP, YD
checked by	AB
project number	89-002-18

case number	FS18-566
sheet number	

LA6.6



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

31 October 2018

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

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

Re: FS18-566; Gehan Homes Cactus and 175th (APNs 502-04-002V & 502-04-002W)

Dear Mr. Abrams

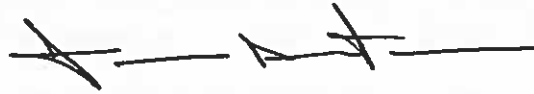
Thank you for the opportunity to provide comments on the Rezoning with Planned Unit Development/Preliminary Plat Narrative for Gehan Homes Cactus & 175th. The site sits on 41.51 acres of vacant land located at north of Cactus Road and east of 175th Avenue in Surprise AZ. This request is for a zone change from Residential Ranch (RR) and Residential High Density (RH) to medium density zone (RM-6) with a PUD overlay. This project proposes up to 157 residential units for a density of 3.78 du/ac. The site is approximately 2.45 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 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 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. Gehan Homes with a density of 3.78 du/ac falls within these guidelines.

As stated in the narrative this request will not have a negative impact on Luke AFB Flight Operations. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. If this development is approved, 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 there are any questions, please contact my Community Planner, Mr. Christopher Toale at (623) 856-6175.

Sincerely

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line and a final flourish.

JAMES R. MITCHELL

cc:

Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing

Ms. Cindy L. Allen, GS-13, General and Environmental Law Attorney, 56th Fighter Wing



October 12, 2018

**RE: Cactus & 175th Development (502-04-002V & 502-04-002W)
S & S Cotton, Gehan Homes**

To whom it may concern,

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County is working with the Developer and potential buyer/builder of this development regarding assistance to the district. By this agreement the developer and/or builder would agree to provide donation for each dwelling unit constructed. These donations aid the District in supporting the new student population the development will bring. Both the developer S & S Cotton LLC and potential buyer and Home Builder are communicating with the district with the intention of establishing an agreement.

The District has no objection to rezone, platting, or other land use actions needed to complete this project contingent on Governing Board approval. You are hereby authorized to submit this letter to any governmental body with jurisdiction over the project as proof that the District does not object to you proceeding with your project pending final approval. Thank you for your efforts in working with the district.

Sincerely,

Kevin Shipman

Planning Administrator

Dysart Unified School District

p: 623-876-7976 **m:** 623-688-4051

a: 15802 N Parkview Place, Surprise, AZ 85374

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

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



Gehan Homes at 175th and Cactus

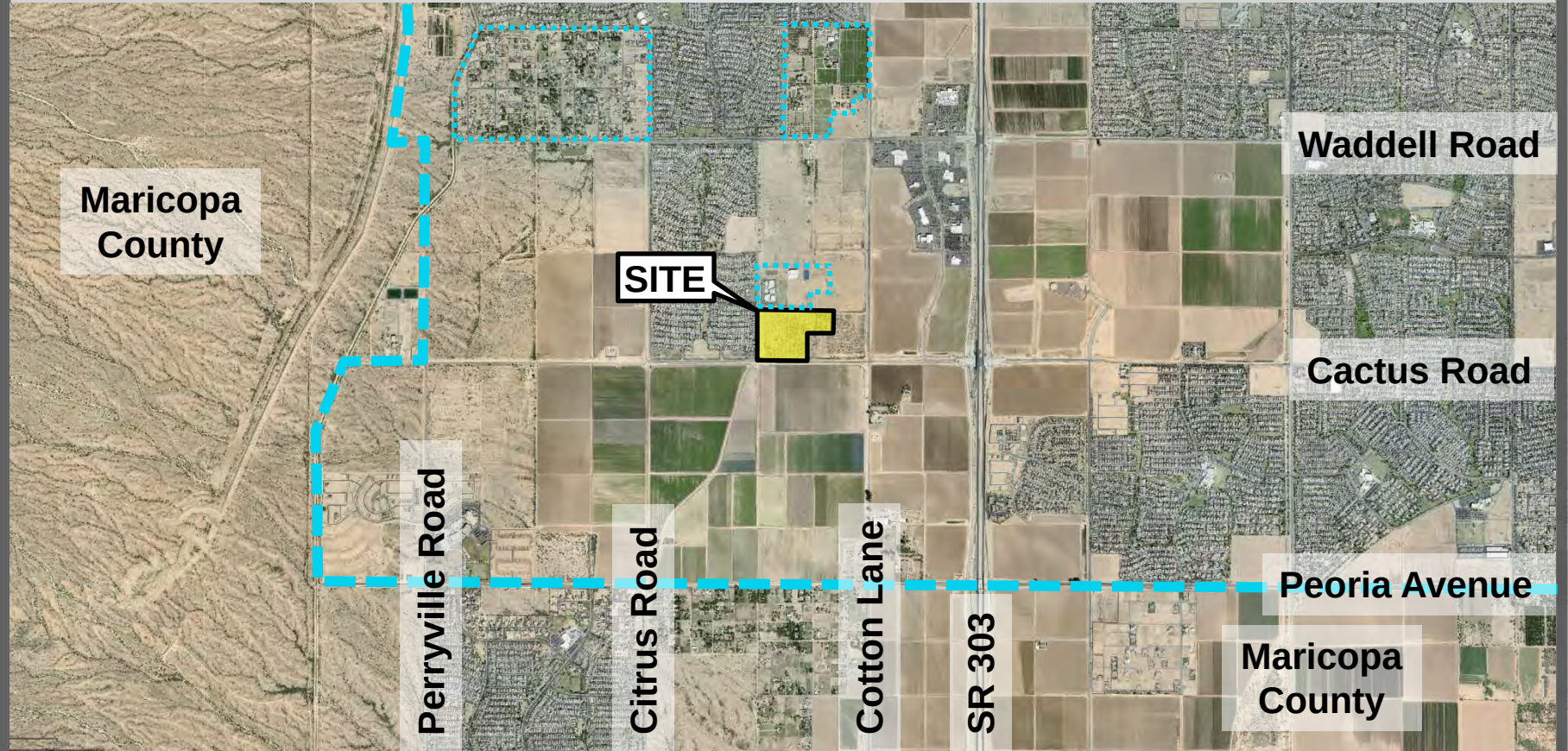
FS18-566

Rezone with PUD Overlay and
Preliminary Plat

Planning & Zoning Commission - April 4, 2019

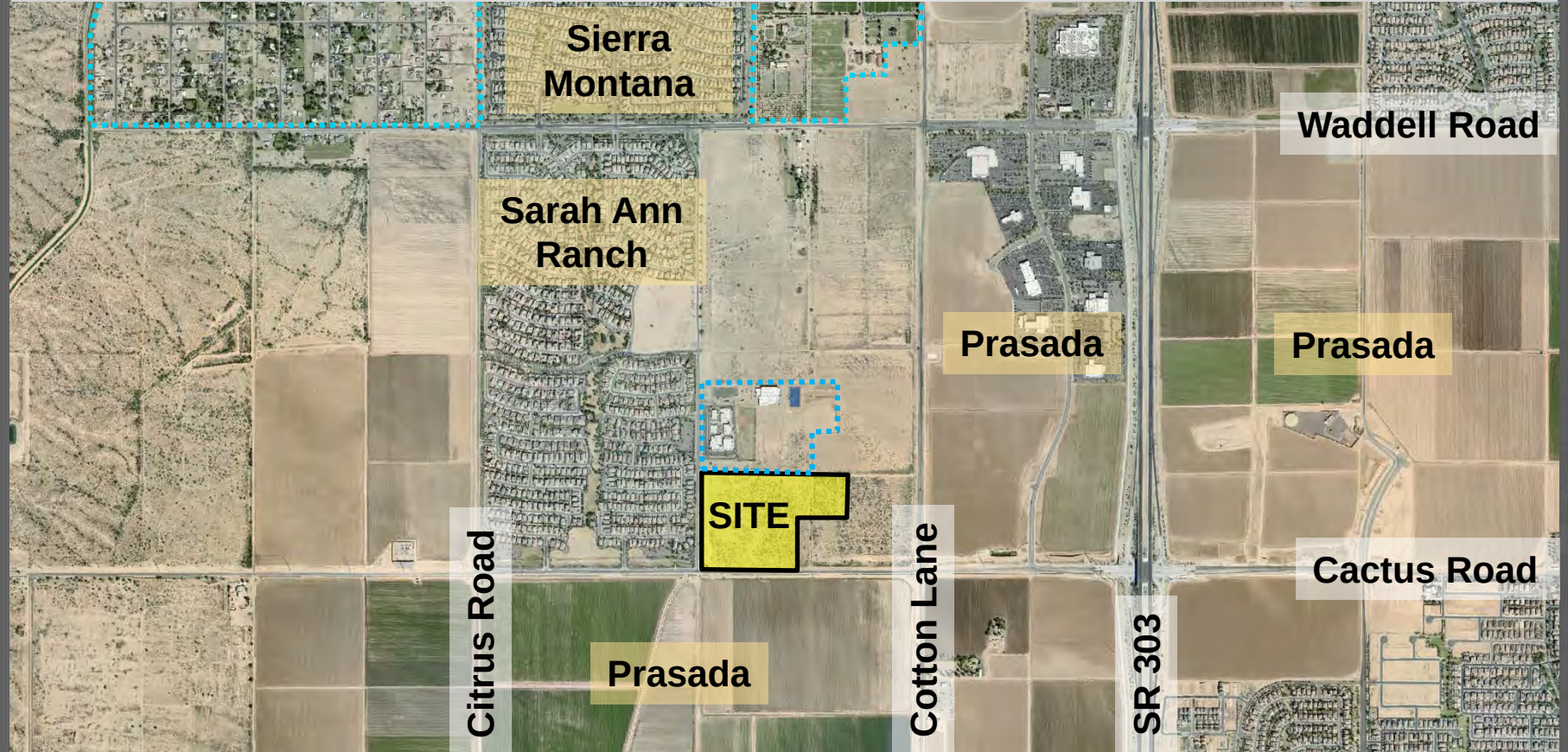
VICINITY MAP

FS18-566



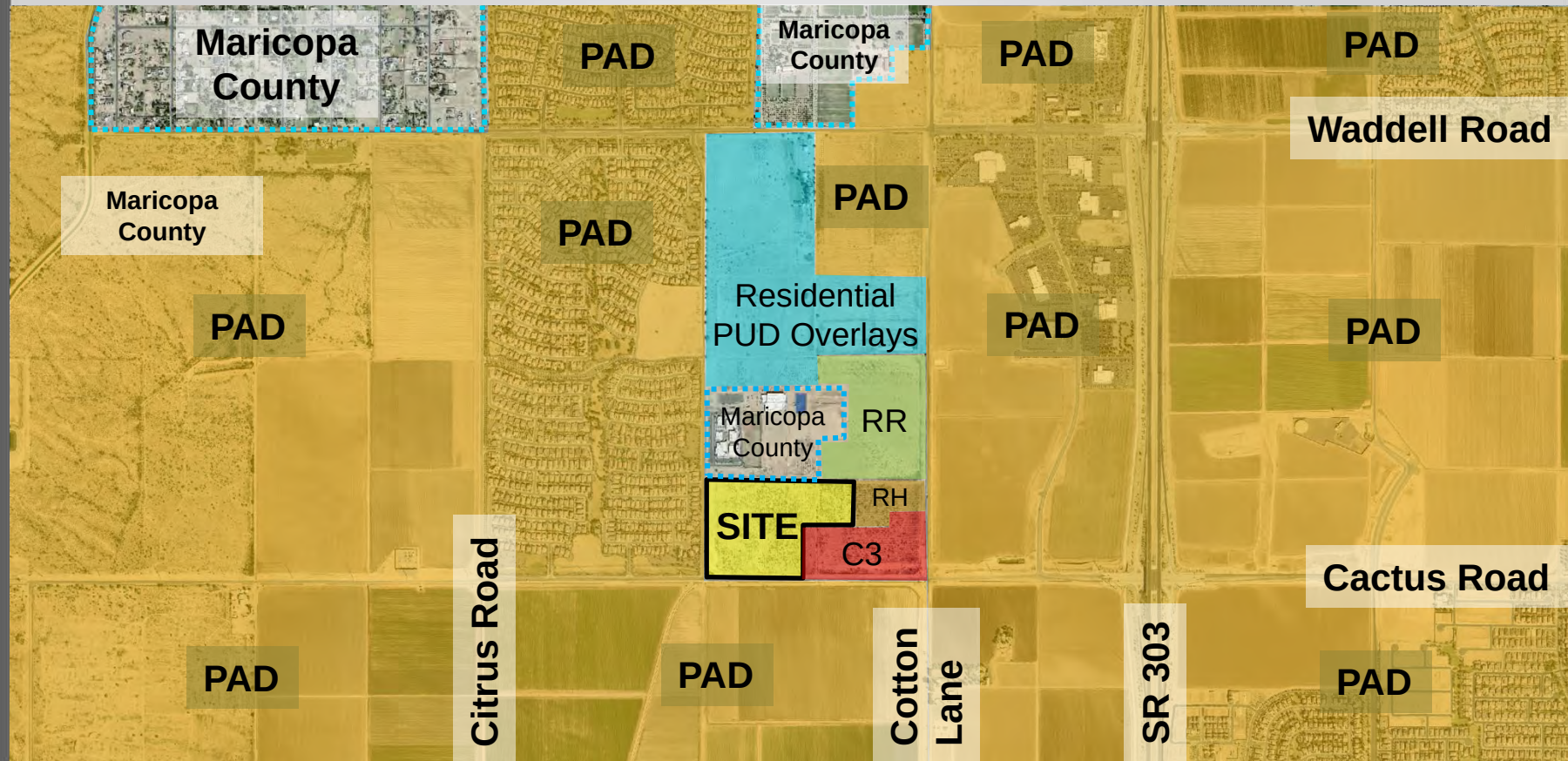
VICINITY MAP

FS18-566



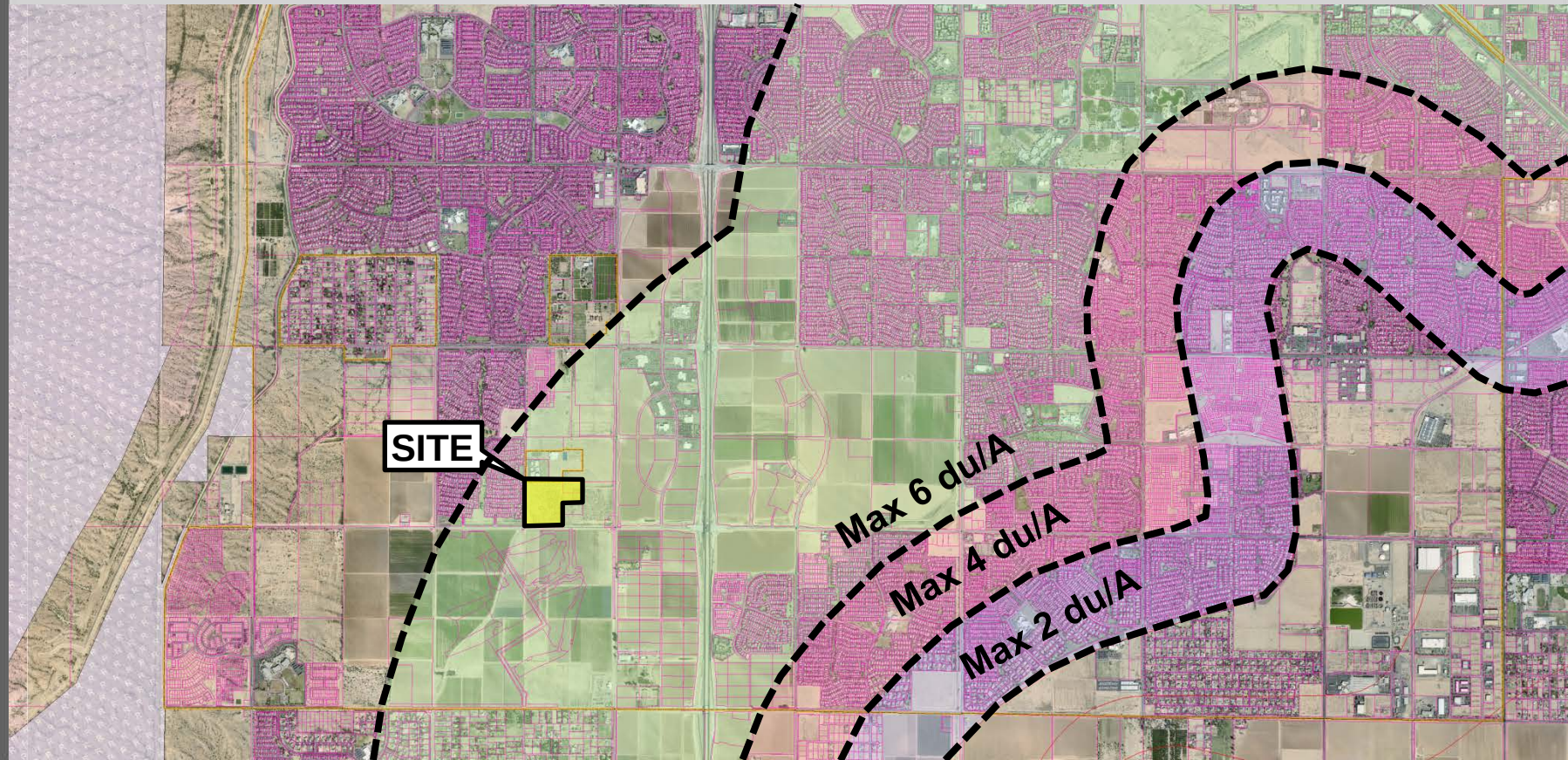
ZONING MAP

FS18-566



CACTUS AND 175th LUKE GDC MAP

FS18-566



175th Avenue

Sarah Ann
Ranch

41.51 Acres

Gehan at Cactus
and 175th Rezone

Cactus Road

Project Area

175th Avenue

Sarah Ann
Ranch

37.31 Acres
Residential
Ranch

4.2 Acres
High Density
Residential

Gehan at Cactus
and 175th Rezone

Existing Zoning

Cactus Road

175th Avenue

Sarah Ann
Ranch

41.51 Acres
RM-6-PUD
3.78 du/A

Cactus Road

Gehan at Cactus
and 175th Rezone

Proposed Zoning

175th Avenue

Sarah Ann Ranch

Cactus Road



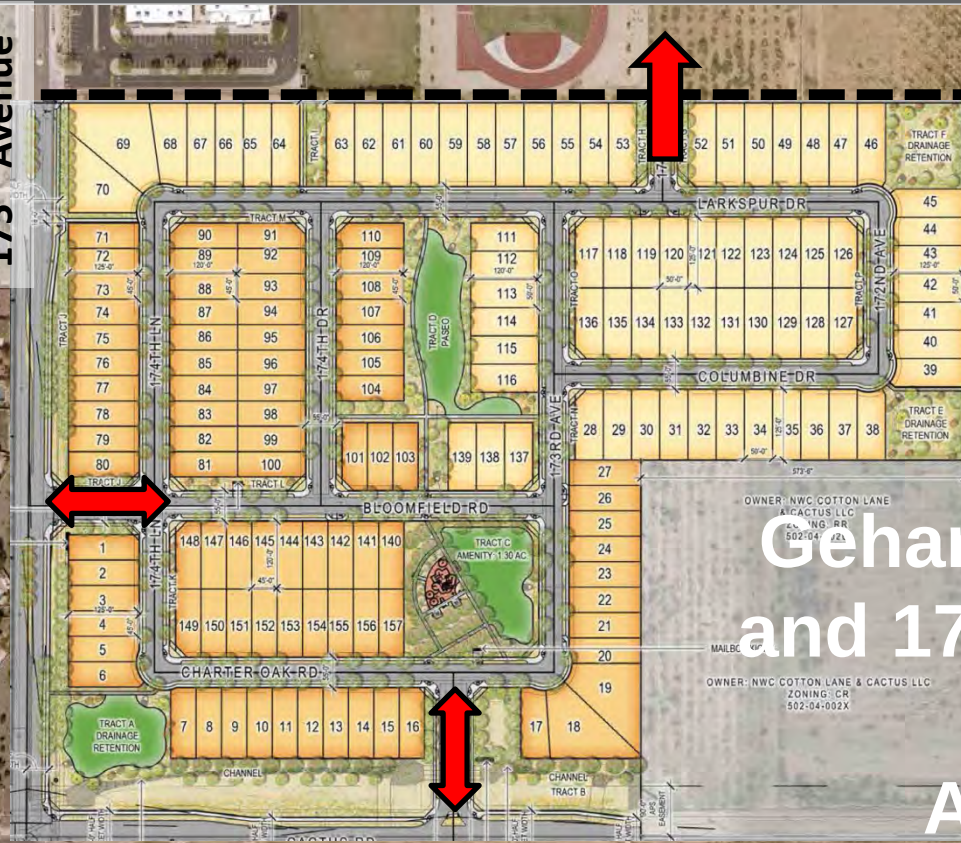
Gehan at Cactus
and 175th Rezone

Proposed Plat

175th Avenue

Sarah Ann
Ranch

Cactus Road



Gehan at Cactus
and 175th Rezone
Access

175th Avenue

Sarah Ann
Ranch



Cactus Road



Gehan at Cactus
and 175th Rezone

Access

175th Avenue

Sarah Ann
Ranch

Cactus Road

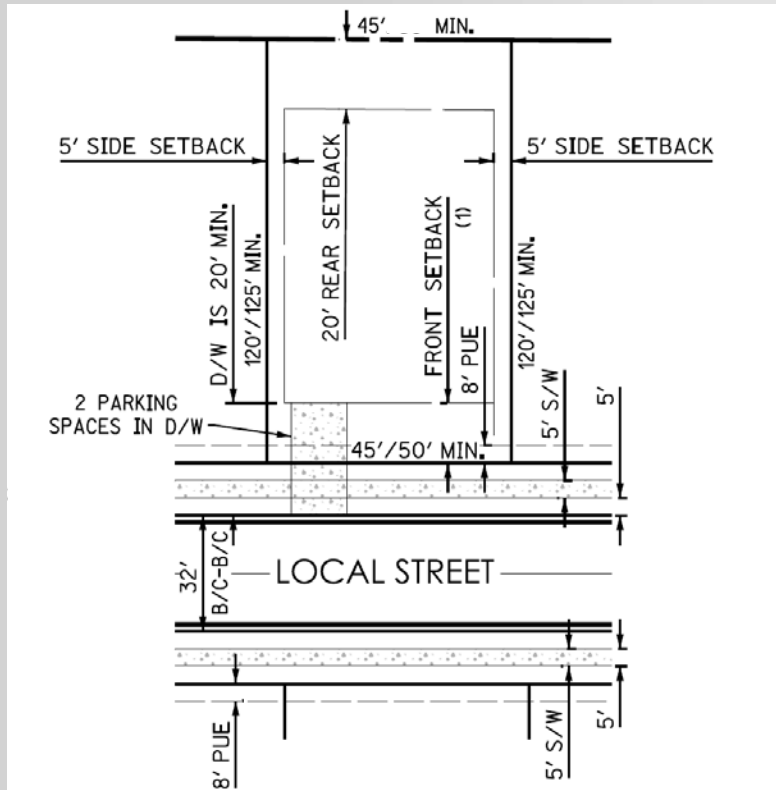
72
50' x 120' Lots

85
45' x 120' Lots

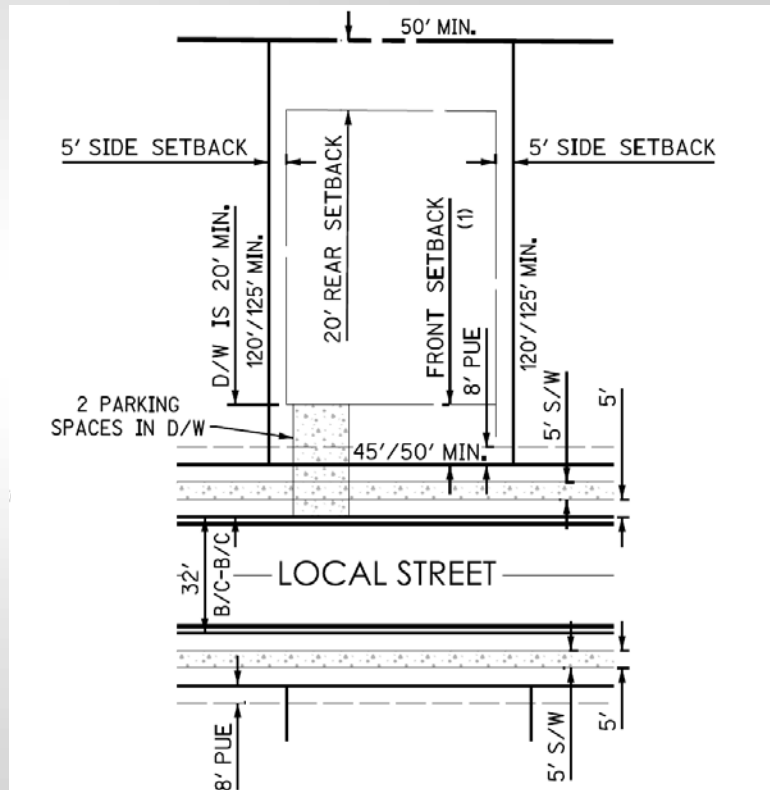
Gehan at Cactus
and 175th Rezone

Lotting Product

RM-6-PUD LOTTING



45' Wide



50' Wide

RM-6-PUD DIMENSIONAL REQUIREMENTS

TABLE 1: PUD-RM-6 STANDARDS / DIMENSIONAL REQUIREMENTS

Development Standard	RM-6 City Base Standard	Proposed PUD-RM-6 Standard (45' Lot Size)	Proposed PUD-RM-6 Standard (50' Lot Size)
Maximum Number of Units	N/A	85	72
Maximum Density (du/ac)	6.0	3.78 max. du/ac (PUD restricted max. density)	
Minimum Lot Area (sf)	6,000	5,400	6,000
Minimum Lot Width (ft)	50	45	50
Minimum Lot Depth (ft)	100	120 (increase in lot depth)	120 (increase in lot depth)
Minimum Front Yard Setback (ft)(1)	12/20	12/20	12/20
Minimum Side Yard Setback (ft)(1)(2)	TBD	5	5
Minimum Rear Yard Setback (ft)	20	20	20
Maximum Building Height (ft)	35	35	35

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6.
- (2) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

RM-6-PUD MODIFICATIONS

- **Section 122-137(r) requires a community swimming pool for medium density residential projects of 60 or more units.**
- **20 foot rear setbacks provide ample space on each lot to accommodate a private pool should the homeowner chose to do so.**

RM-6-PUD MODIFICATIONS

- **Section 122-137(p)(1) requires one (1) turf recreational field per 700 residential units in single-family zoning, with each field having a minimum turf area of not less than 3.5 acres.**
- **Removal of the 3.5 acre minimum size requirement, based on the proportional size of the field relative to the proposed single-family development.**

RM-6-PUD MODIFICATIONS

- **Section 122-137(q)(1) requires a minimum of one (1) sport court provided by the developer in low density or medium density residential developments. In no case shall there be less than one sport court per 300 units within a development.**
- **Removal of the sports court requirement due to drainage constraints (Not enough high and dry land).**

RM-6-PUD MODIFICATIONS

- The SUDC limits the width of a single-family residential driveway to 30 percent of the lot's width.
- The applicant proposes increasing width to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

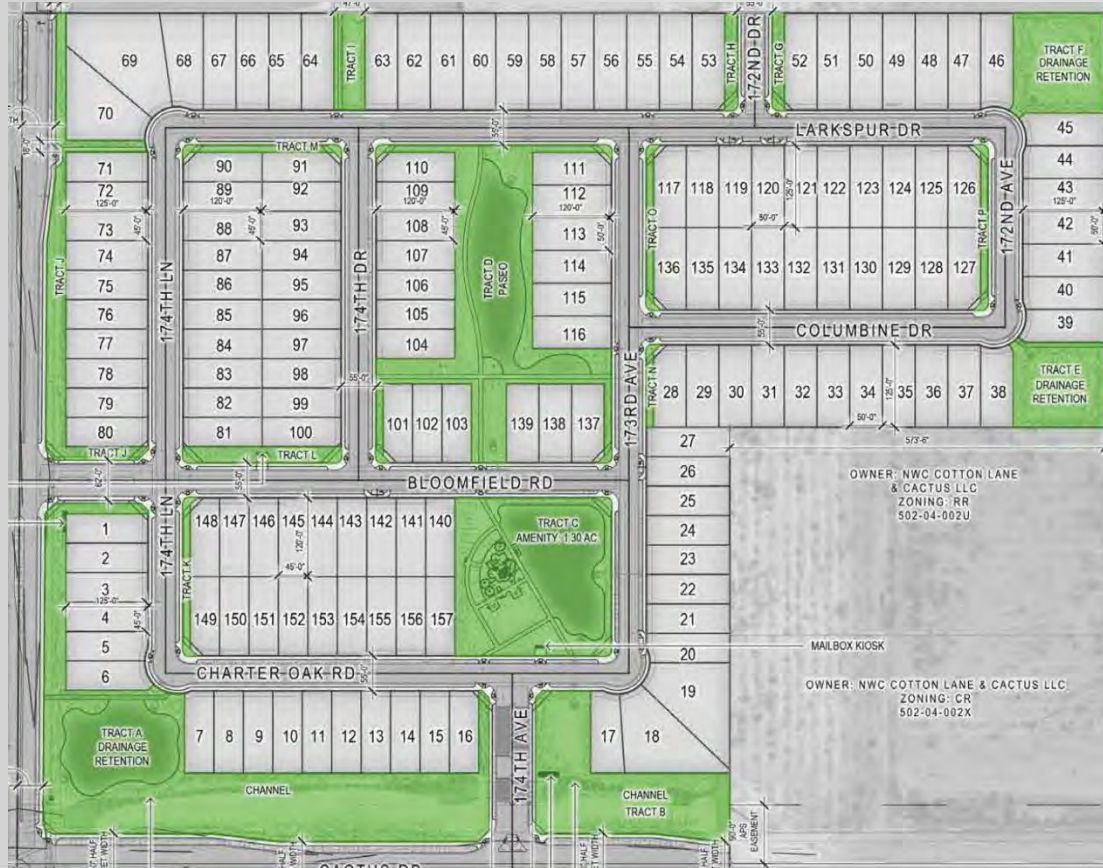
RM-6-PUD MODIFICATIONS

- the current SUDC which limits the area of a residential driveway to 30 percent of the required front yard area.
- The applicant proposes increasing maximum area to 45 percent allowing for a minimum 20 foot wide driveway in both cases.

RM-6-PUD MODIFICATIONS

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OPEN SPACE



- Minimum 20 percent net residential acreage is to be open space.
- 26.68 percent open space provided.

Rezone with PUD Overlay

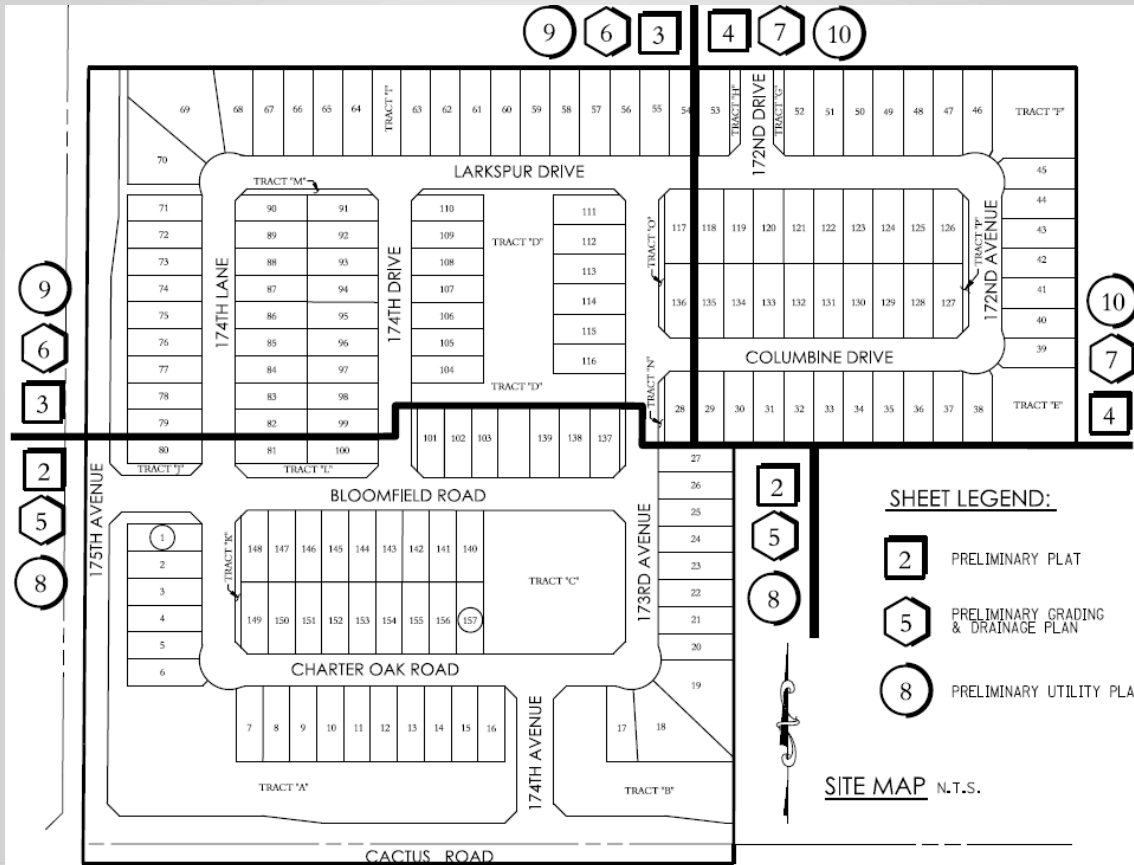
Citizen Review

January 16, 2019 at 6 pm
Sierra Montana Rec Center

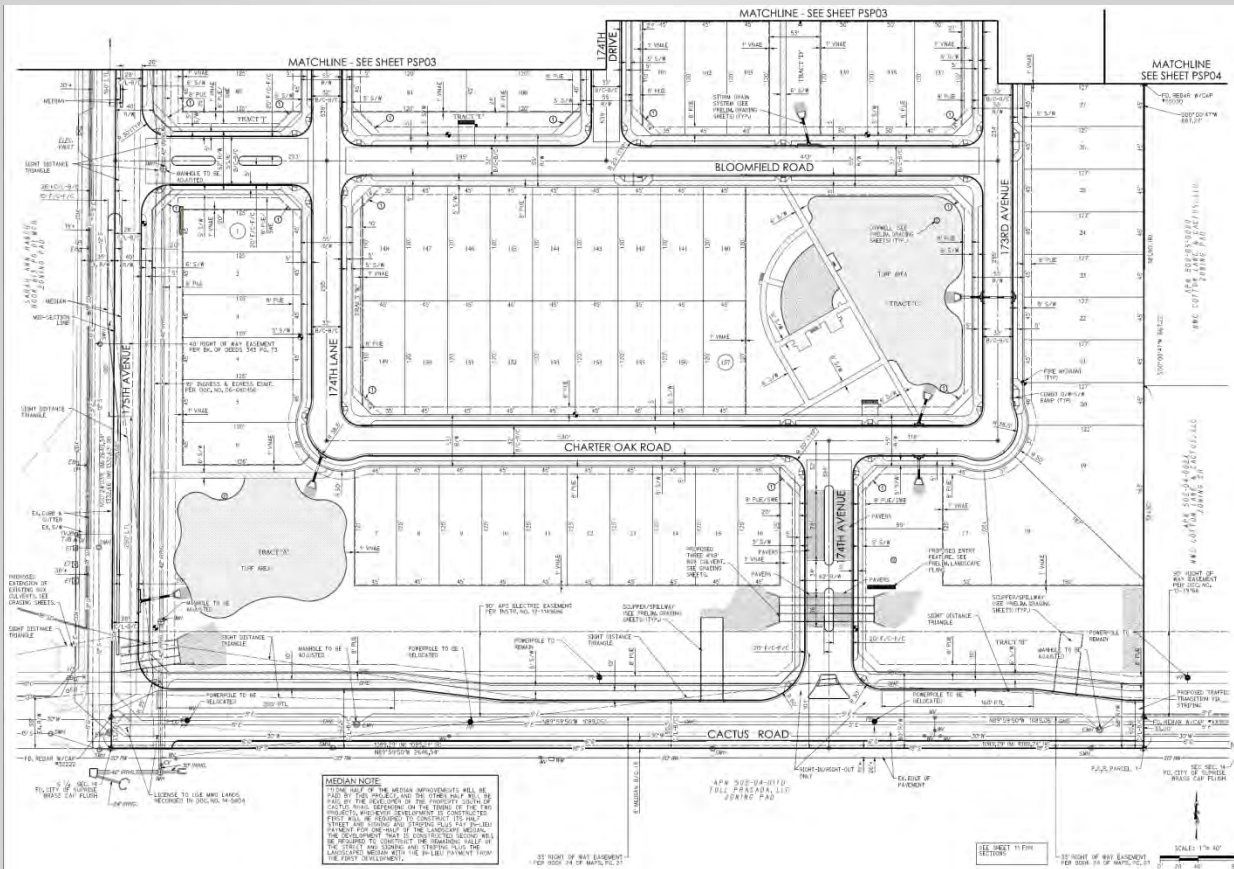
Recommendation

Approve subject to stipulations “A” thru “D”

PRELIMINARY PLAT



PRELIMINARY PLAT





[illegible]

LANDSCAPE



PRIMARY OPEN SPACE



KEYNOTES

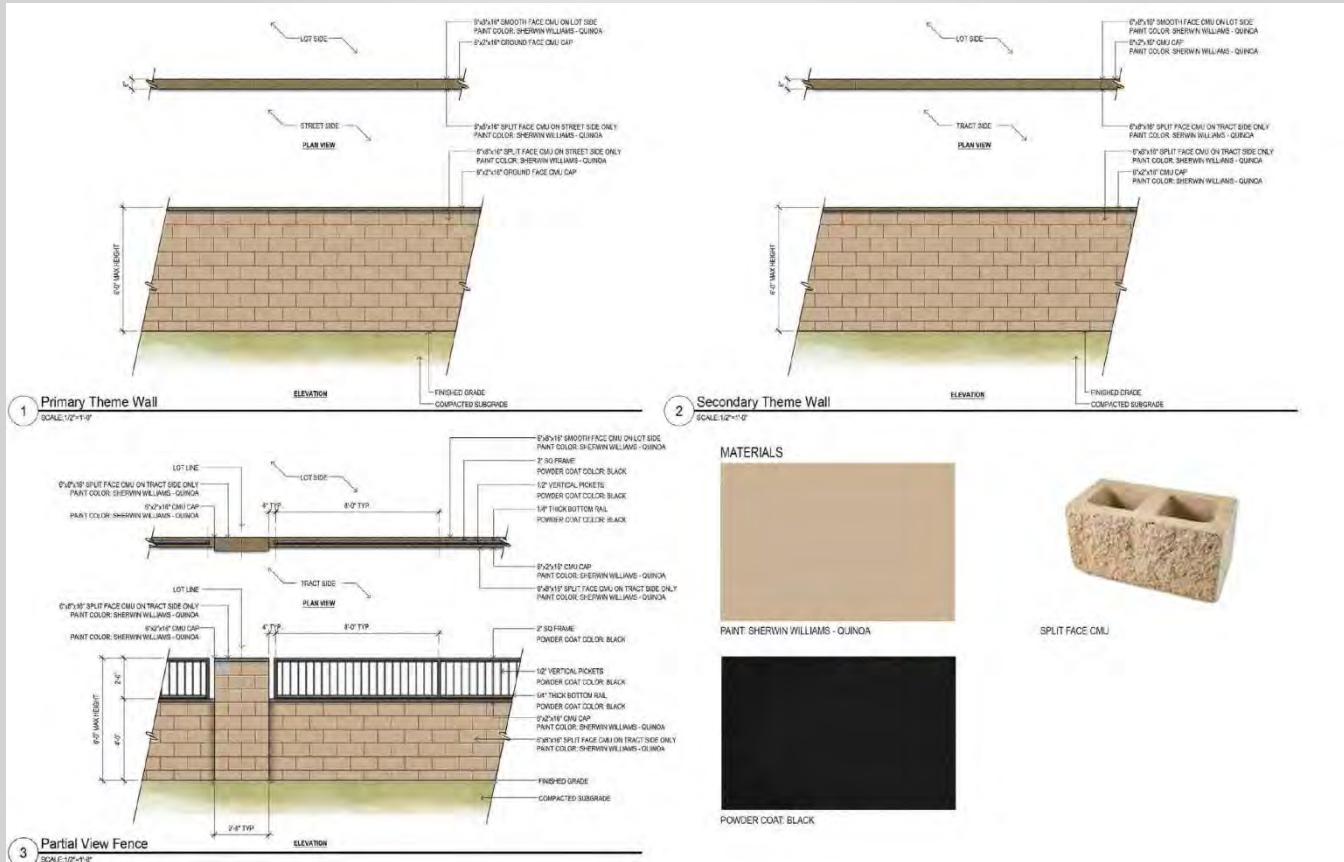
- A** TURF
- B** CONCRETE SIDEWALK
- C** WOOD FIBER
- D** RAMADA
- E** PICNIC TABLE
- F** BOBBLE RIDER
- G** DOUBLE BOBBLE RIDER
- H** SHADED PLAY STRUCTURE
- I** GRILL
- J** BENCH
- K** SWING
- L** MAILBOX ENCLOSURE
- M** TRASH RECEPTACLE
- N** DRINKING FOUNTAIN



WALLS



WALLS



Preliminary Plat

Citizen Review

January 16, 2019 at 6 pm
Sierra Montana Rec Center

Recommendation

Approve



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You