



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, November 3, 2022 @ 6:00 PM
COUNCIL CHAMBERS

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

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

- | | | | |
|----|----------|--|--|
| 1. | Internal | Consideration and action to approve or disapprove the October 20th, 2022 Planning and Zoning Commission Regular Meeting Minutes. | Tierney Farago
Community
Development |
|----|----------|--|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|---|
| 2. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1C" dated August 15, 2022, a property generally located south of Deer Valley Road and west of 235 th Avenue. Case FS21-683. | Trevor Fleetham
Community
Development |
| 3. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1A," dated August 15, 2022, a property generally located south of Deer Valley Road and west of 235 th Avenue. Case FS21-682. | Trevor Fleetham
Community
Development |

- G. Other Business and Future Agenda Items
Open Meeting Law and Conflicts Training for P&Z

- H. Executive Session

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

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

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

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: October 26, 2022 at 4:25 PM

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



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 3, 2022

Contact Person: Tierney Farago,
ADMINISTRATIVE SPECIALIST

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the October 20th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve/disapprove the October 20, 2022 Planning and Zoning Commission Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 10-20-22 PZ MIN

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

October 20, 2022 / 6:00 PM

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

CALL TO ORDER.

Chair Kevin Sartor, called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on October 20, 2022.

A. ROLL CALL

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

STAFF PRESENT:

Robert Wingo, City Attorney; Lloyd Abrams, Director of Community Development; Jason Moquin, Planning Manager; Tiffany Copp, Assistant Director of Community Development; Leslie Carnie, Current Planner; Tierney Farago, Planning and Zoning Secretary, and Alyssa Carpenter Administrative Specialist Senior.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

There were no current events to report. Lloyd Abrams awarded former Chair Bash a recognition plaque for his two-year service as Chair for 2020 through 2022.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

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

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the October 6th, 2022 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Chapman made a motion to approve the October 6, 2022, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Bash seconded the motion. Motion passed with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 2 – Consideration and action regarding the Conditional Use Permit (CUP) for Homebase Youth Services. Case FS22-0935

Leslie Carnie, Current Planner, presented item 2 to the Commission.

Chair Sartor opened the public hearing.

Hearing no requests to speak, Chair Sartor closed the public hearing.

The Commission discussed the following:

- Commissioner Bash asked for information regarding the parking space requirements.

Commissioner Rosenbaum made motion to approve the Conditional Use Permit for Homebase Youth Services. Commissioner Keating seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

Item 3 – Internal – Presentation and discussion to review the FY22 Community Development and Planning and Zoning Commission activity

Lloyd Abrams, Director of Community Development, and Tiffany Copp, Assistant Director of Community Development, presented item 3 to the Commission.

The Commission discussed the following:

- Commissioners commented on appreciating the hard work of our inspection team and meeting the high demand of day-to-day work.

Item 4 – Internal – Surprise Planning Area Future Developments and Master Street Network Map Presentation.

Lloyd Abrams, Director of Community Development, presented item 4 to the Commission.

The Commission discussed the following:

- Commissioners discussed BNSF revenue, activity, and lot size.

OTHER BUSINESS:

Item 5 – Other Business and Future Agenda Items.

N/A

ADJOURNMENT:

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

Meeting adjourned at 6:35 p.m.

Kevin Sartor
Planning and Zoning Commission Chair

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

ATTEST BY:

Tierney Farago, Commission Secretary

DATE:



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: November 3, 2022

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

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

Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1C" dated August 15, 2022, a property generally located south of Deer Valley Road and west of 235th Avenue. Case FS21-683.

Motion:

Motion to approve the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1C" subject to stipulations "a" through "e" as outlined in the staff report.

Background:

Warren Russel of Goodwin and Marshall, Inc. seeks approval of a Preliminary Plat for Surprise Foothills Phase 1C. The applicant seeks to subdivide the subject property into 293 single-family residential lots over approximately 81.10 gross acres, for a gross density of 3.61 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-683 Surprise Foothills Phase 1C Pre Plat - Staff Report 110322 PZ
2. 01 - FS21-683 Surprise Foothills Phase 1C Pre Plat - Vicinity Map

3. 02 - FS21-683 Surprise Foothills Phase 1C Pre Plat - Zoning Map
 4. 03 - FS21-683 Surprise Foothills Phase 1C Pre Plat - Preliminary Plat
 5. 04a - FS21-683 Surprise Foothills Phase 1C Pre Plat - Landscape Plan 1 of 5
 6. 04b - FS21-683 Surprise Foothills Phase 1C Pre Plat - Landscape Plan 2 of 5
 7. 04c - FS21-683 Surprise Foothills Phase 1C Pre Plat - Landscape Plan 3 of 5
 8. 04d - FS21-683 Surprise Foothills Phase 1C Pre Plat - Landscape Plan 4 of 5
 9. 04e - FS21-683 Surprise Foothills Phase 1C Pre Plat - Landscape Plan 5 of 5
 10. 05 - FS21-683 Surprise Foothills Phase 1C Pre Plat - Luke Letter
 11. FS21-683 Surprise Foothills Phase 1C Pre Plat - Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

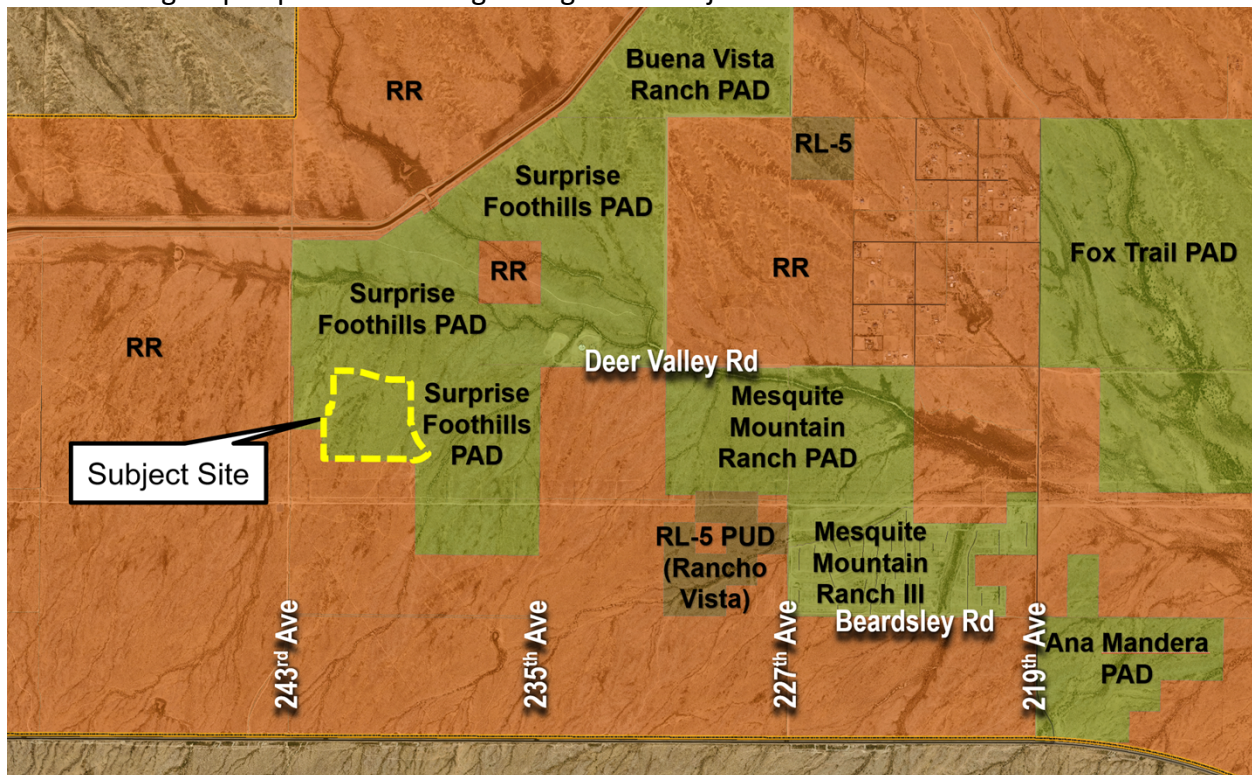
1	Case:	FS21-683
2		
3	Project Name:	Surprise Foothills Phase 1C Preliminary Plat
4		
5	Council District:	1 – Acacia
6		
7	Planning and Zoning Date:	November 3, 2022
8		
9	Planner:	Trever Fleetham, AICP
10		
11	Owner:	Surprise Foothills Development Company
12		
13	Applicant:	Goodwin and Marshall, Inc.
14		
15	Request:	Preliminary Plat for a 293 lot single-family residential subdivision
16		
17	Site Location:	Generally located south of Deer Valley Road and west of 235 th Avenue
18		
19	Site Size:	81.10 Gross Acres
20		
21	Gross Density:	3.61 Du/Acre
22		
23	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
24		
25	Support/Opposition:	None known
26		
27	Staff Recommendation:	Staff recommends approval of case FS21-683, subject to stipulations
28		'a' through 'e'.

PROJECT DESCRIPTION:

Warren Russel of Goodwin and Marshall, Inc. seeks approval of a Preliminary Plat for Surprise Foothills Phase 1C. The applicant seeks to subdivide the subject property into 293 single-family residential lots over approximately 81.10 gross acres, for a gross density of 3.61 DU/Ac.

SURROUNDING LAND ZONING:

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



BACKGROUND:

June 8, 1989: The City Council approved the annexation (Ordinance 89-05) of the subject property.

February 9, 2006: The City Council approved Ordinance 06-04 for the Surprise Foothills Planned Area Development under case PAD05-281.

September 26, 2006: A minor amendment to the PAD was approved administratively under case PADA06-246 to amend the commercial development standards.

July 31, 2013: A minor amendment to the PAD was approved administratively under case FS13-217 to relocate the water treatment facility.

April 24, 2018: A minor amendment to the PAD was approved administratively under case FS18-057 to identify a phased infrastructure approach.

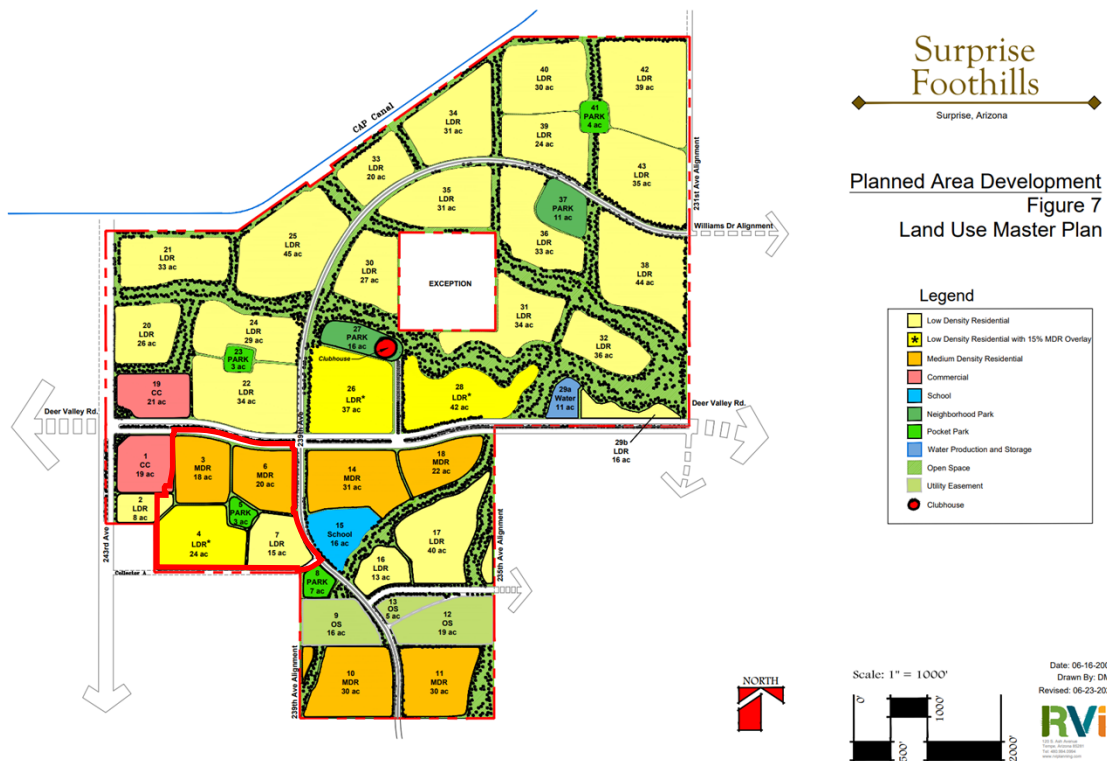
May 27, 2021: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR21-302.

September 3, 2021: The applicant submitted for a Preliminary Plat under case FS21-683, the subject case.

September 16, 2021: A minor amendment to the PAD was approved administratively under case FS21-310 to reconfigure parcels.

ANALYSIS AND DISCUSSION:

The subject request involves a preliminary plat for Phase 1C of the Surprise Foothills development. Surprise Foothills is a master planned community, generally located near 235th Avenue and Deer Valley Road, that is zoned Planned Area Development (PAD) and includes both commercial land use designations as well as various densities of residential. The proposed plat includes 293 single-family residential lots over approximately 81.095 gross acres. Land use designations within the subject area, as depicted below, include Low Density Residential (LDR), Medium Density Residential (MDR), and park space.



The Surprise Foothills PAD allows for 4,000 square foot lots with a minimum lot width of 40 feet within the MDR parcels, and various lot configurations within the LDR parcels. The LDR parcels, Parcels 9 and 10 of the subject plat, are comprised of 149 lots with typical dimensions of 58'x120'. The MDR parcel, Parcel 11 of the subject plat, is comprised of 144 lots with typical dimensions of 48'x120'. All lots within this plat will be subject to the development standards within the approved PAD, as shown below.

DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED								
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	MINIMUM DISTANCE BETWEEN HOUSES	CORNER SIDE	REAR
MDR	4,000 SQ. F.T	40'	18'	12'	5'	10'	10'	10'
LDR	6,600 SQ. FT.	58'	18'	12'	5'/8'	10'	10'	15'

Density

Parcels 9, 10, and 11 of the subject plat total 293 lots across 81.10 gross acres, for a gross density of 3.23 DU/Acre. After subtracting the right-of-way (ROW) areas totaling 20.21 acres, the net acreage of the site is 60.89 acres, which results in a net density of 4.81 DU/Acre. This Phase 1C will be incorporated into an overall density calculation for the entirety of the Surprise Foothills development, which is not to exceed a gross project density of 2.88 DU/Acre.

Open Space & Landscaping

Parcel 9 includes 4.01 acres of open space, Parcel 10 includes 4.81 acres, and Parcel 11 includes 7.51 acres for a total of 16.33 acres. This equates to 20.1% of the subject plat dedicated to open space. Approximately 17.8% (2.9 acres) of the open space is Active, and 82.2% (13.42 acres) is Passive Open Space. Concrete trails and sidewalks provide internal and external multi-modal circulation. Immediately southeast of the subject plat is the 7.7 acre neighborhood park included in Phase 1B. There are two active amenity sites within the subject plat that are planned to include turf areas, ramadas, playgrounds, and pedestrian facilities. The landscaping proposed the open space areas includes a variety of native and low-water use plants allowed by the approved PAD.

Walls

Primary Theme Walls will consist of CMU panels, punctuated by CMU wall caps and columns. Partial and full view fencing will feature the same CMU block design for columns with steel tube fencing in between. Also included within the development will be matching CMU mailbox clusters. These will all be consistent with the other phases of Surprise Foothills.

Access

Foothills Parkway is a Minor Arterial roadway that will be constructed as part of the Surprise Foothills development to provide access to the subject plat. This roadway will connect to Sun Valley Pkwy to the south, and Deer Valley Road to the north. Additionally, a stipulation has been proposed for the subject preliminary plat that requires the developer to contribute to the future signal at 235th Ave and Sun Valley Parkway.

114 **Conformance with Adopted Plans:**

115 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
116 Character Area, which supports residential development of up to 8 DU/Ac or more. At a gross density
117 of 3.61 du/acre, this development is consistent with the General Plan in this regard.

118
119 **Reviewing Agencies:**

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

123
124 **Summary:**

125 The subject Preliminary Plat meets the requirements of the Surprise Foothills PAD, in addition to
126 other applicable requirements. All city reviewing departments have reviewed the request and
127 expressed no concerns.

128
129 **Findings:**

- 130
 - The proposed Preliminary Plat is consistent with the Surprise Foothills PAD.
 - The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
 - The reviewing agencies have indicated no objections to the request.

133
134 **Recommendation:**

135 Based on the findings noted above, staff recommends the Commission **approve** the subject
136 Preliminary Plat, subject to stipulations 'a' through 'e' as outlined below:

- 137
- 138 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
139 "Preliminary Plat of Surprise Foothills Phase 1C", prepared by Goodwin and Marshall,
140 Inc., and received 08/29/2022.
- 141
- 142 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Surprise
143 Foothills Phases 1A and 1C Preliminary Landscape Submittal", prepared by LDG, and
144 received 09/02/2022.
- 145
- 146 c. No Final Plats for the property included within this Preliminary Plat will be scheduled for
147 consideration and action by the City Council until the water system to serve this area
148 has been fully permitted and approved by the applicable regulatory agencies and
149 accepted by the City.
- 150
- 151 d. The developer will be required to contribute its proportionate share of the cost of
152 installing a new traffic signal at Sun Valley Parkway & 235th Avenue by either (i)
153 installing the signal if it is the first developer requiring this intersection to move forward,
154 or (ii) paying its proportionate share of the overall cost if the signal is installed by
155 another developer. In the event developer installs the traffic signal, any reimbursement
156 of the traffic signal installation costs will be pursuant to a public improvement

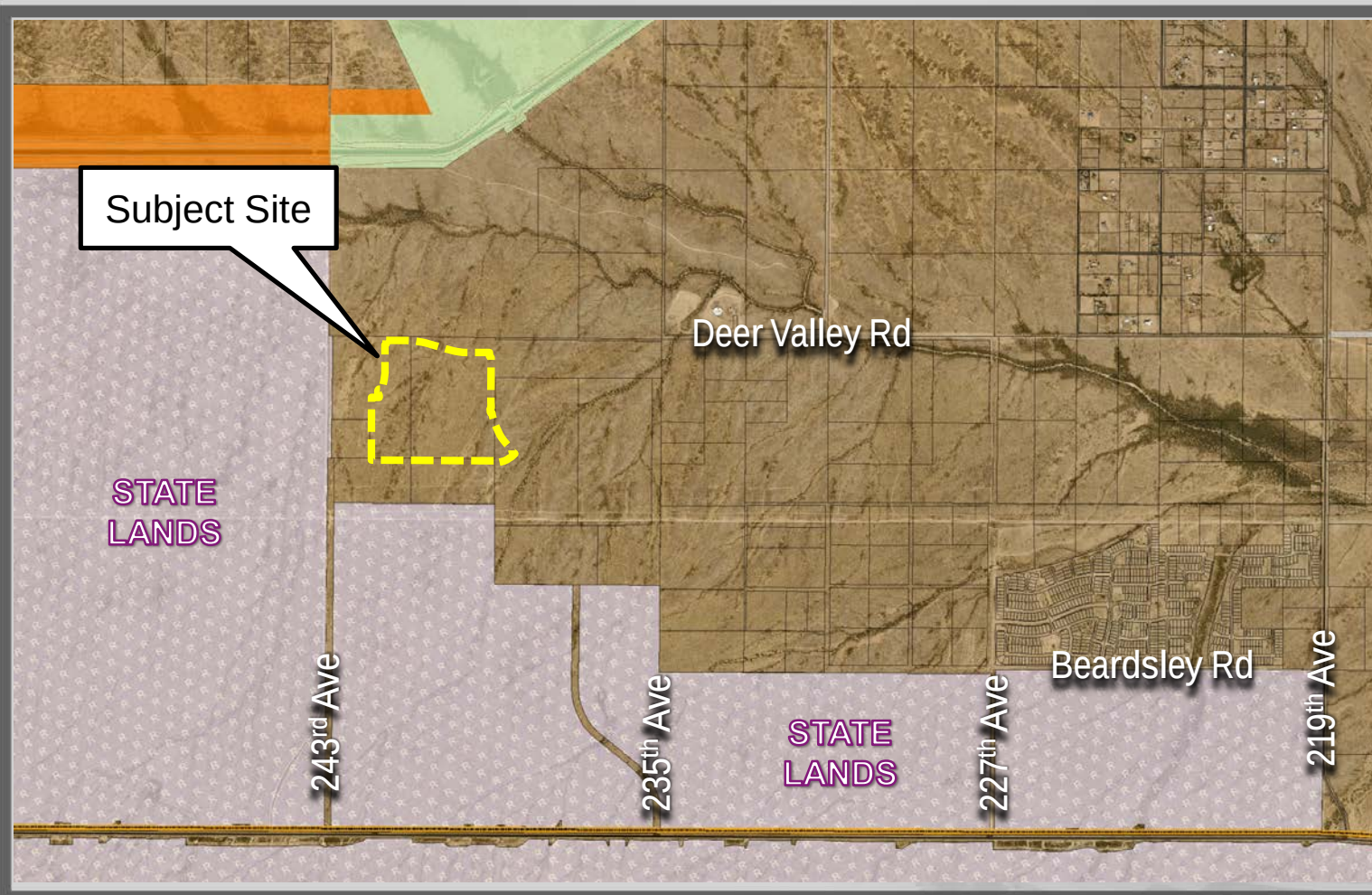
157 repayment agreement as permitted by Chapter 42 of the Surprise Municipal Code. All
158 traffic signal installation plans will be subject to approval and permitting by the City of
159 Surprise and MCDOT.

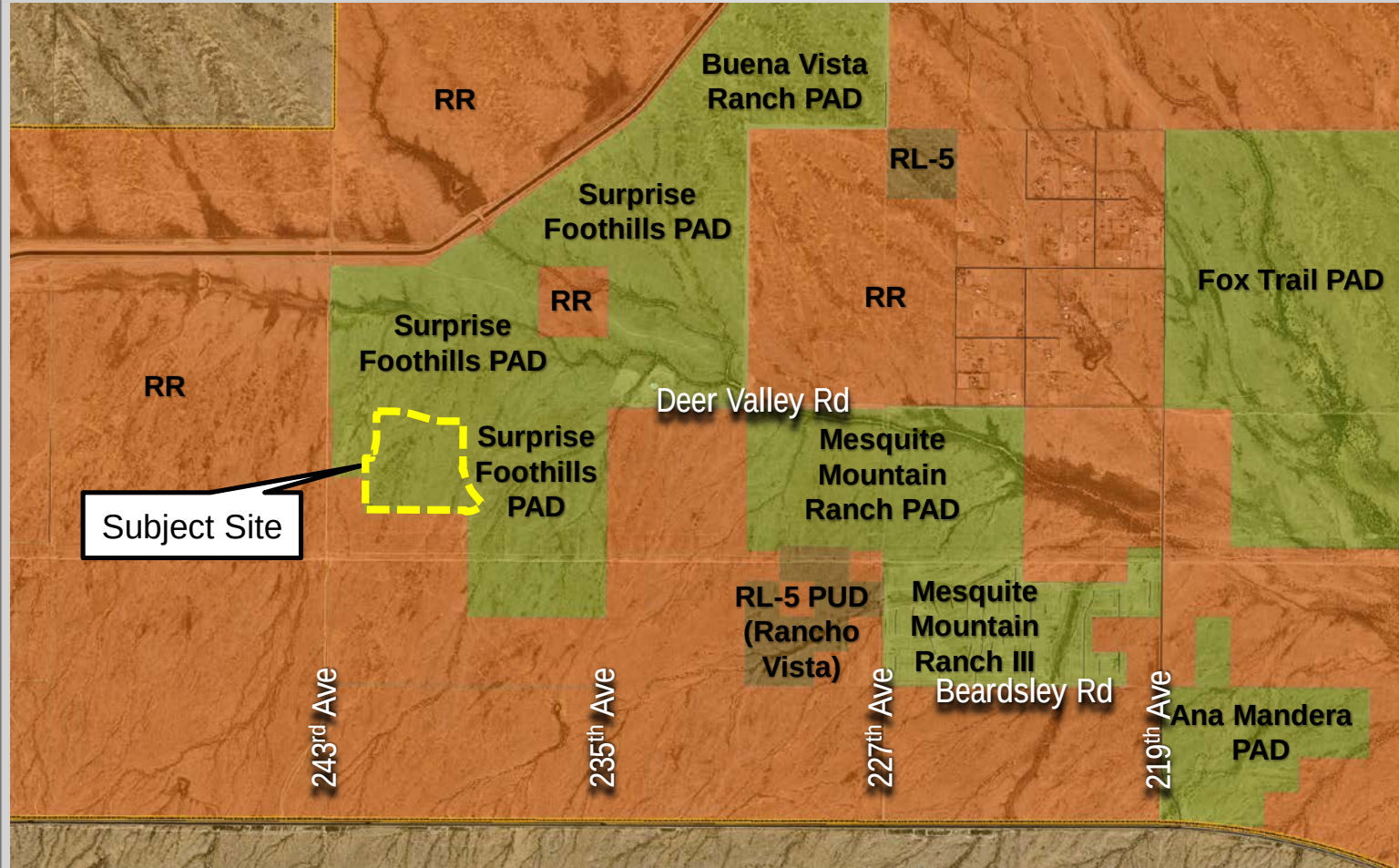
- 160
161 e. Non-compliance with the stipulations of approval of this case will be treated as a
162 violation in accordance with the applicable provisions of the Surprise Municipal Code.

163
164 However, should the Commission wish to **deny** the request, the Commission should make its own
165 findings and base its decision on those alternative findings.

166
167 **Attachments:**

168 00 Staff Report
169 01 Vicinity Map
170 02 Zoning Map
171 03 Preliminary Plat
172 04a Preliminary Landscape Plan 1 of 5
173 04b Preliminary Landscape Plan 2 of 5
174 04c Preliminary Landscape Plan 3 of 5
175 04d Preliminary Landscape Plan 4 of 5
176 04e Preliminary Landscape Plan 5 of 5
177 05 Luke AFB Comments





FS21-683 ZONING MAP

PRELIMINARY PLAT
OF
"SURPRISE FOOTHILLS PHASE 1C"
A PORTION OF THE NORTH HALF OF SECTION 21, TOWNSHIP 4 NORTH,
RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the North Half of Section 21, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found U.S. GLO Survey Monument for the North Quarter corner of said Section 21, from which a found rebar with cap stamped "LS 21081 T. ROPE" for the center corner of said Section 21 bears South 00 deg. 27 min. 53 sec. West (Basis of Bearings) - 2,641.44 feet;

THENCE South 00 deg. 27 min. 53 sec. West along the East line of the Northwest Quarter of said Section 21, a distance of 232.30 feet;

THENCE North 89 deg. 32 min. 07 sec. West departing said East Section line, a distance of 85.31 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 00 deg. 08 min. 17 sec. West, a distance of 55.00 feet;

THENCE South 44 deg. 41 min. 55 sec. East, a distance of 42.31 feet;

THENCE South 00 deg. 27 min. 53 sec. West, a distance of 687.76 feet to a Point of Curvature of a circular curve to the left, having a radius of 1,075.00 feet, a central angle of 06 deg. 13 min. 49 sec., and being subtended by a chord which bears South 02 deg. 39 min. 01 sec. East - 116.83 feet;

THENCE in a southerly direction along said curve to the left, a distance of 116.89 feet;

THENCE South 37 deg. 42 min. 08 sec. West non-tangent to said curve, a distance of 28.77 feet;

THENCE South 08 deg. 17 min. 50 sec. East, a distance of 55.00 feet;

THENCE South 54 deg. 17 min. 48 sec. East, a distance of 28.77 feet to a Point of Curvature of a circular curve to the left, having a radius of 1,075.00 feet, a central angle of 36 deg. 07 min. 30 sec., and being subtended by a chord which bears South 28 deg. 53 min. 30 sec. East - 666.62 feet;

THENCE in a southeasterly direction along said curve to the left, a distance of 677.79 feet;

THENCE South 03 deg. 25 min. 20 sec. East non-tangent to said curve, a distance of 28.74 feet;

THENCE South 49 deg. 29 min. 09 sec. East, a distance of 55.01 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 427.50 feet, a central angle of 48 deg. 59 min. 21 sec., and being subtended by a chord which bears South 65 deg. 46 min. 58 sec. West - 354.49 feet;

THENCE in a southwesterly direction along said curve to the right, a distance of 365.52 feet;

THENCE North 89 deg. 43 min. 21 sec. West tangent to said curve, a distance of 14.57 feet to the East line of the Northwest Quarter of said Section 21;

THENCE North 00 deg. 27 min. 53 sec. East along said East Section line, a distance of 27.50 feet to a found rebar with cap stamped "LS 21081 T. ROPE" for the Southeast corner of the North Half of the Southeast Quarter of the Northwest Quarter of said Section 21;

THENCE North 89 deg. 43 min. 21 sec. West departing said East Section line and continue along the South line of the North Half of the South Half of the Northwest Quarter of said Section 21, a distance of 1,978.35 feet to the Southwest corner of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of said Section 21;

THENCE North 00 deg. 29 min. 13 sec. East along the West line of the Northeast Quarter of the Southwest Quarter of the Northwest Quarter of said Section 21, a distance of 660.24 feet to the Southeast corner of the West Half of the Northwest Quarter of the Northwest Quarter of said Section 21, from which a found rebar with cap stamped "LS 21081 T. ROPE" for the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 21 bears North 89 deg. 43 min. 34 sec. West - 659.36 feet;

THENCE North 00 deg. 16 min. 39 sec. East, a distance of 354.27 feet;

THENCE South 89 deg. 43 min. 21 sec. East, a distance of 120.00 feet;

THENCE North 00 deg. 16 min. 39 sec. East, a distance of 38.00 feet;

THENCE North 44 deg. 43 min. 21 sec. West, a distance of 28.28 feet;

THENCE North 00 deg. 16 min. 39 sec. East, a distance of 55.00 feet;

THENCE North 45 deg. 49 min. 14 sec. East, a distance of 28.55 feet;

THENCE South 89 deg. 43 min. 18 sec. East, a distance of 55.04 feet to a Point of Curvature of a non-tangent circular curve to the right, having a radius of 472.50 feet, a central angle of 08 deg. 20 min. 37 sec., and being subtended by a chord which bears North 06 deg. 52 min. 28 sec. East - 68.75 feet;

THENCE in a northerly direction along said curve to the right, a distance of 68.81 feet;

LEGAL DESCRIPTION CONT...

THENCE North 11 deg. 02 min. 47 sec. East tangent to said curve, a distance of 93.05 feet to a Point of Curvature of a circular curve to the left, having a radius of 527.50 feet, a central angle of 10 deg. 46 min. 08 sec., and being subtended by a chord which bears North 05 deg. 39 min. 43 sec. East - 99.00 feet;

THENCE in a northerly direction along said curve to the left, a distance of 99.15 feet;

THENCE North 00 deg. 16 min. 39 sec. East tangent to said curve, a distance of 454.98 feet;

THENCE North 45 deg. 16 min. 19 sec. East, a distance of 28.29 feet;

THENCE North 00 deg. 16 min. 00 sec. East, a distance of 55.00 feet;

THENCE South 89 deg. 44 min. 00 sec. East, a distance of 335.03 feet to a Point of Curvature of a circular curve to the right, having a radius of 1,155.00 feet, a central angle of 15 deg. 25 min. 45 sec., and being subtended by a chord which bears South 82 deg. 01 min. 07 sec. East - 310.09 feet;

THENCE in an easterly direction along said curve to the right, a distance of 311.03 feet;

THENCE South 74 deg. 18 min. 15 sec. East tangent to said curve, a distance of 378.51 feet to a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,245.00 feet, a central angle of 15 deg. 39 min. 00 sec., and being subtended by a chord which bears South 82 deg. 02 min. 14 sec. East - 339.01 feet;

THENCE in an easterly direction along said curve to the left, a distance of 340.06 feet;

THENCE South 89 deg. 51 min. 43 sec. East tangent to said curve, a distance of 323.17 feet to the **POINT OF BEGINNING**, containing 3,532,449 square feet or 81.095 acres of land, more or less.

UTILITY SERVICES

SEWER	CITY OF SURPRISE
WATER	BEARDSLEY WATER COMPANY
ELECTRICITY	A.P.S.
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	COX
GAS	SOUTHWEST GAS
POLICE	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
SOLID WASTE	CITY OF SURPRISE

FLOODPLAIN NOTE:

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "A" AND "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1190L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE UNRECORDED RECORD OF SURVEY PREPARED BY ARIZONA SURVEYING AND MAPPING, DATED 11/19/2020, JOB NO. P20-329, SAID BEARING BEING SOUTH 00°27'53" WEST AS MEASURED BETWEEN MONUMENTS NO. 21 AND 17 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

BENCHMARK

CITY OF SURPRISE BENCHMARK "4HF3" - PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF FOUND U.S. GLO SURVEY MONUMENT AT THE CORNERS OF SECTIONS 15, 16, 21, & 22, T4N, R3W.

ELEVATION = 1,526.82 (NAVD88 DATUM)

ZONING

PAD - SURPRISE FOOTHILLS

PARCEL 9 LAND USE SUMMARIES	
58x120' LOTS	54
TOTAL LOTS	54
GROSS DENSITY	2.98
NET DENSITY	4.07
LOT ACREAGE	9.244
PUBLIC STREETS	4.878
OPEN SPACE	4.013
TOTAL ACREAGE	18.135

ZONING	# LOTS
LDR	54

PARCEL 10 LAND USE SUMMARIES	
58x120' LOTS	95
TOTAL LOTS	95
GROSS DENSITY	3.56
NET DENSITY	4.65
LOT ACREAGE	15.615
PUBLIC STREETS	6.272
OPEN SPACE	4.813
TOTAL ACREAGE	26.700

ZONING	# LOTS
LDR	95

PARCEL 11 LAND USE SUMMARIES	
48x120' LOTS	144
TOTAL LOTS	144
GROSS DENSITY	3.97
NET DENSITY	5.29
LOT ACREAGE	19.696
PUBLIC STREETS	9.059
OPEN SPACE	7.505
TOTAL ACREAGE	36.260

ZONING	# LOTS
MDR	144

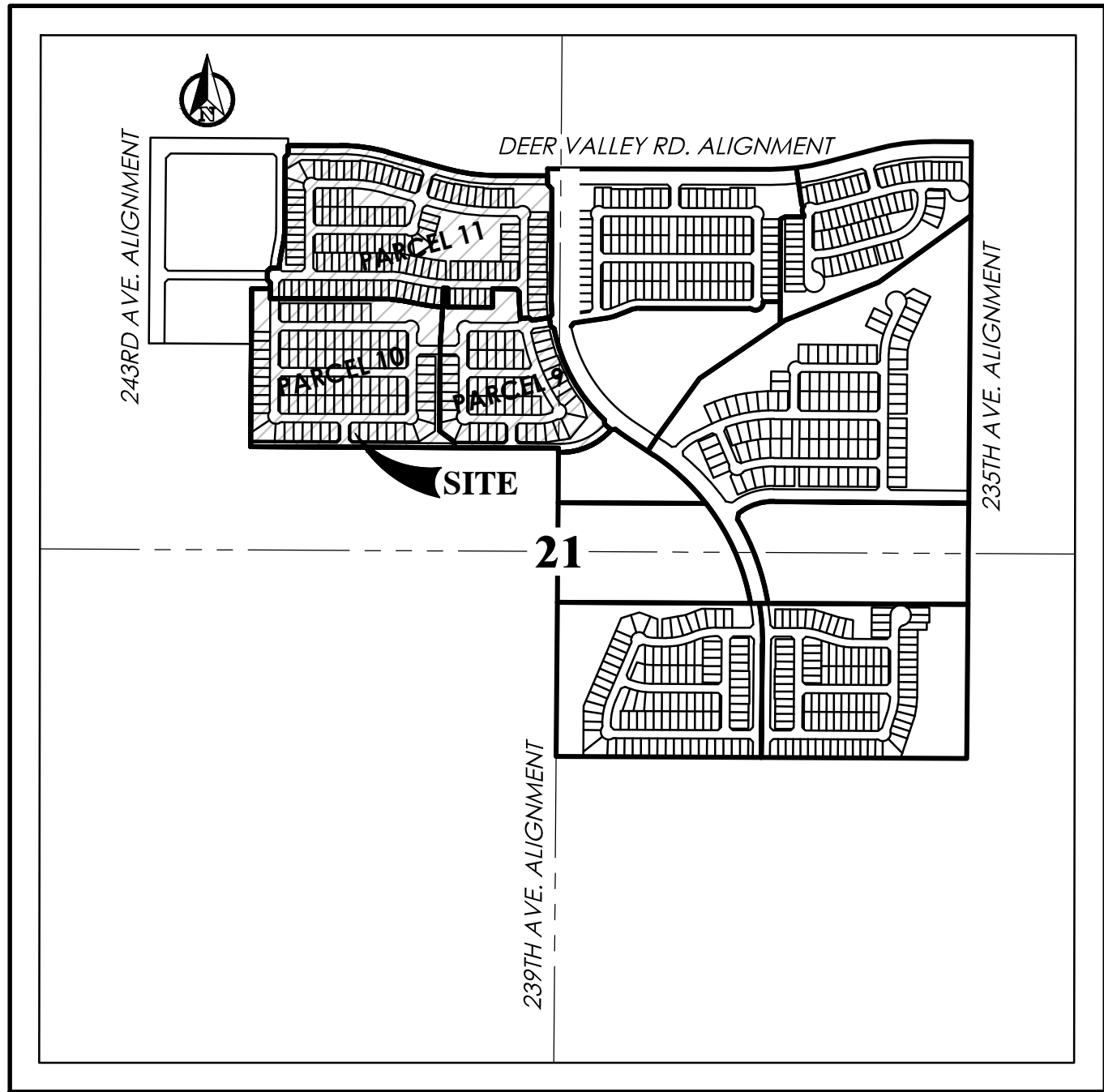
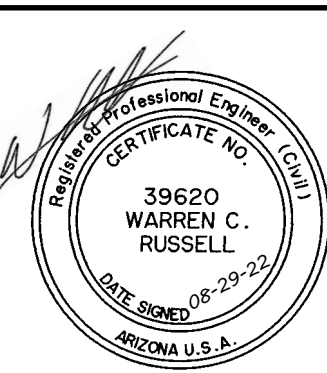
PARCEL 9, 10 & 11 LAND USE SUMMARIES	
TOTAL LOTS	293
GROSS DENSITY	3.61
NET DENSITY	4.81
LOT ACREAGE	44.555
PUBLIC STREETS	20.209
OPEN SPACE	16.331
TOTAL ACREAGE	81.095

ZONING	# LOTS
LDR & MDR	293

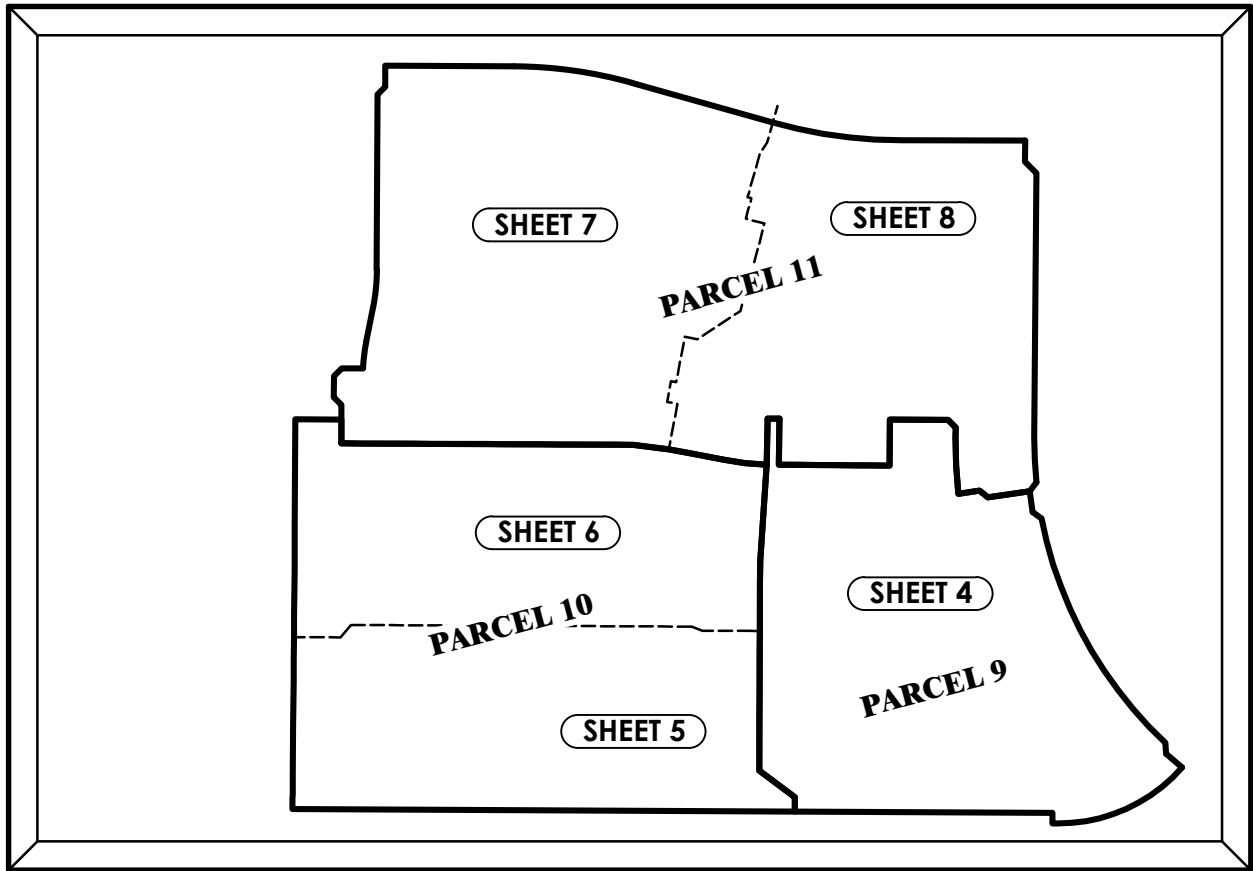
DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED								
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	MINIMUM DISTANCE BETWEEN HOUSES	CORNER SIDE	REAR
MDR	4,000 SQ. FT.	40'	18'	12'	5'	10'	10'	10'
LDR	6,600 SQ. FT.	58'	18'	12'	5/8'	10'	10'	15'

REFERENCE CASE No. PAD05-281 & FS21-310

OWNER/DEVELOPER:
**SURPRISE FOOTHILLS
MASTER LLC**
7505 E. 6TH AVENUE, STE. 100
SCOTTSDALE, ARIZONA 85251



VICINITY MAP
SEC. 21, T4N, R3W
NOT-TO-SCALE



SHEET INDEX
N.T.S.

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL DISPLAY
SHEET 3	PRELIMINARY PLAT DETAILS
SHEET 4	PRELIMINARY PLAT - PARCEL 9
SHEET 5	PRELIMINARY PLAT - PARCEL 10
SHEET 6	PRELIMINARY PLAT - PARCEL 10
SHEET 7	PRELIMINARY PLAT - PARCEL 11
SHEET 8	PRELIMINARY PLAT - PARCEL 11

SHEET 1 OF 8

SURPRISE FOOTHILLS PHASE 1C
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

COVER SHEET

PREPARED BY:

GOODWIN[®] AND
MARSHALL[®] INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

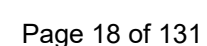
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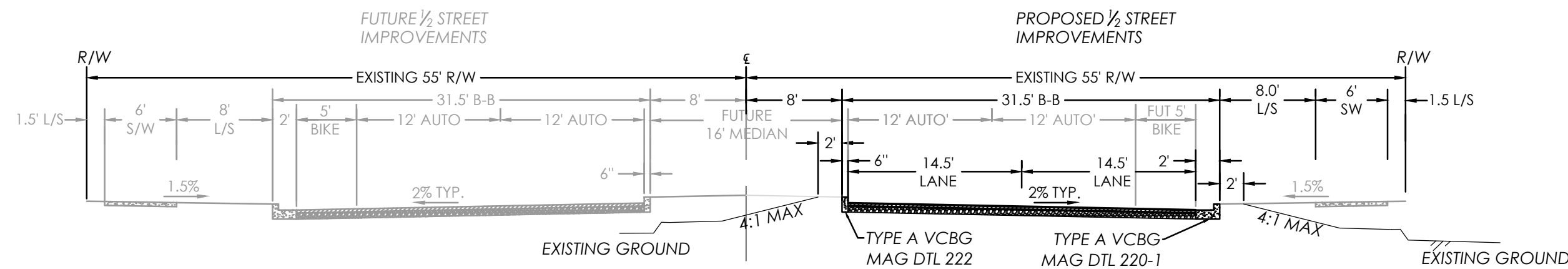


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TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1C"

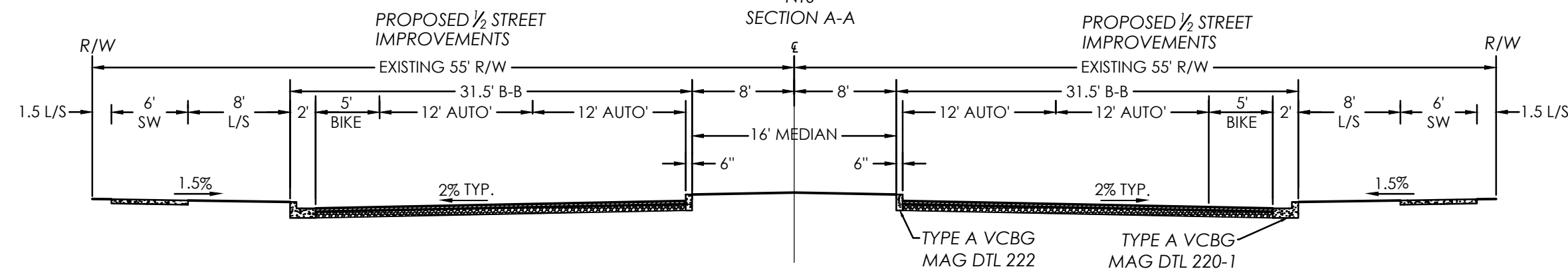
CASE NO. FS21-683
W:\10910A - Surprise Foothills\COGO\PLAT\PHASE 1C\10910A-PLAT-1C-SHEETS.dwg





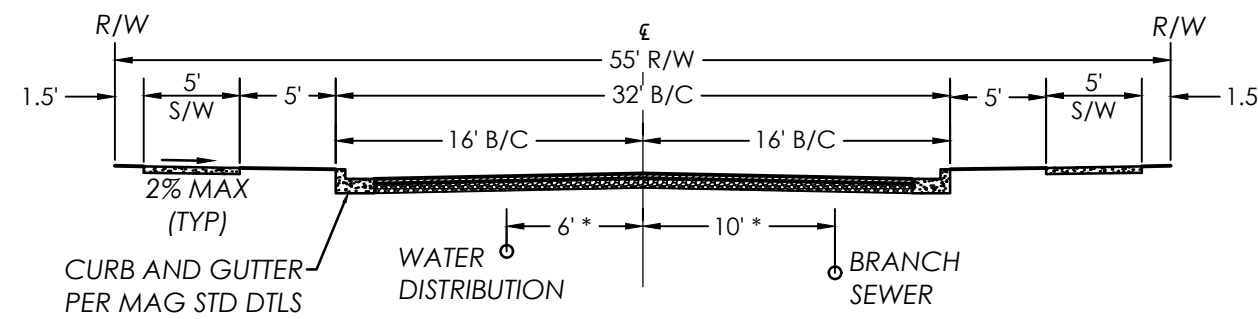
N FOOTHILLS PKWY STREET SECTION

TYPICAL MINOR ARTERIAL CROSS-SECTION
110' ULTIMATE ROW
(LOOKING NORTH)
NTS



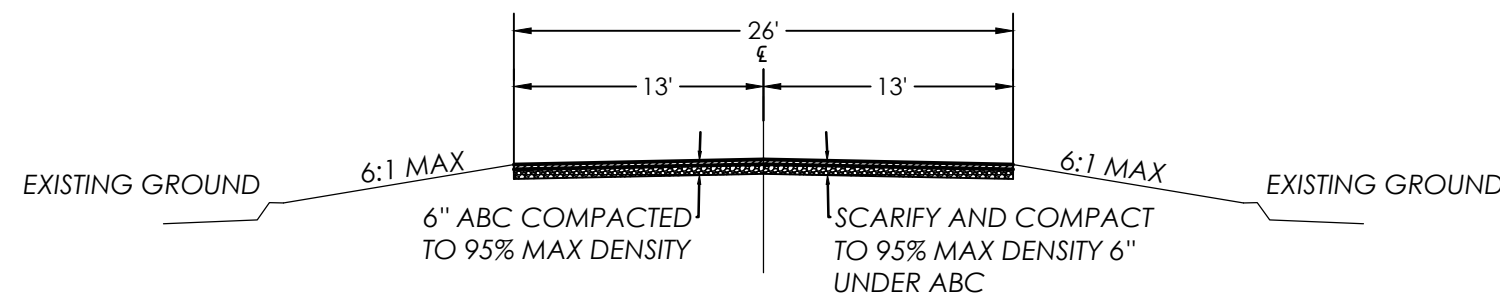
N FOOTHILLS PKWY & DEER VALLEY ROAD STREET SECTION

TYPICAL MINOR ARTERIAL CROSS-SECTION
110' ULTIMATE ROW
(LOOKING NORTH)
NTS
SECTION B-B



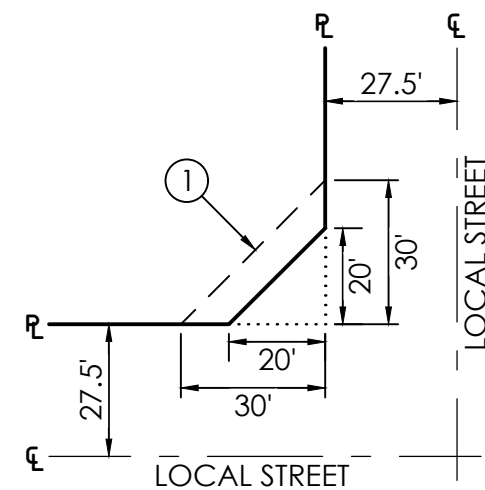
**LOCAL STREET WITH ON-STREET PARKING -
LOOKING NORTH OR EAST**

*UTILITY LOCATIONS MAY VARY IF
REQUIRED BY EXISTING CONDITIONS.



O&M / EMERGENCY ACCESS SECTION

NTS
SECTION C-C



**LOCAL SIGHT VISIBILITY TRIANGLES
PER CITY OF SURPRISE DETAIL 4-02**

N.T.S.

NOTES:

- 1.) DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.
 - 2.) ARTERIAL STREET INTERSECTIONS SHOWN PER
C.O.S. STANDARD DETAIL 4-01.
- ① = 30' X 30' UNOBSTRUCTED VIEW EASEMENT

CITY OF SURPRISE BENCHMARK
CITY OF SURPRISE BENCHMARK "4HFS3"- PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF
FOUND U.S. GLO SURVEY MONUMENT AT THE
CORNERS OF SECTIONS 15, 16, 21, & 22, T4N, R3W.

ELEVATION = 1,526.82 (NAVD88 DATUM)

SHEET 3 OF 8

SURPRISE FOOTHILLS PHASE 1C
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT DETAILS

PREPARED BY:

**GOODWIN[®]
AND
MARSHALL[®] INC.**

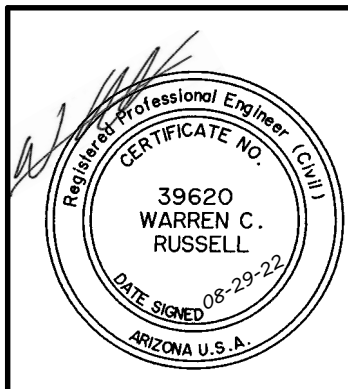
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:

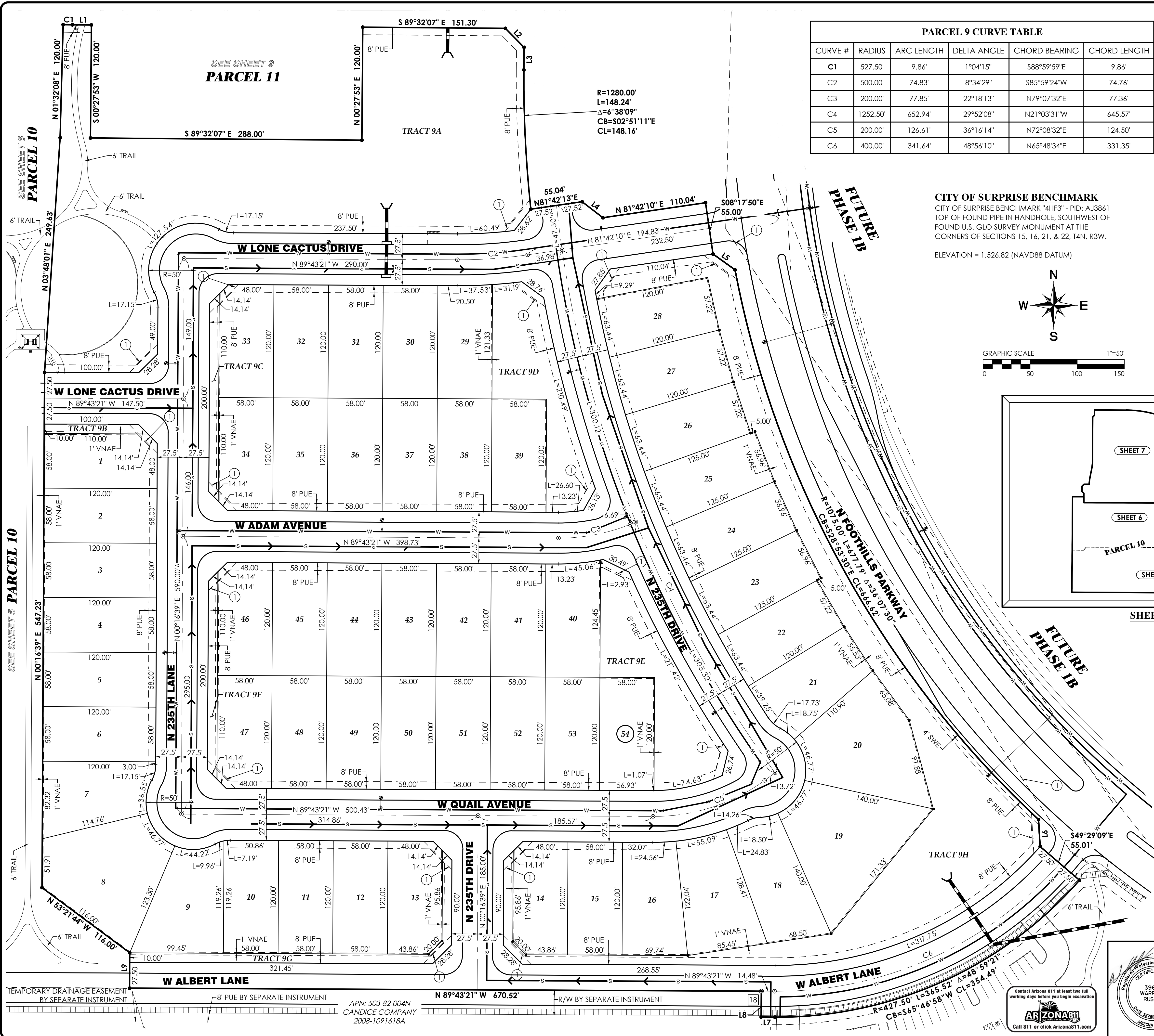
AS&M
Arizona Surveying & Mapping

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"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1C"

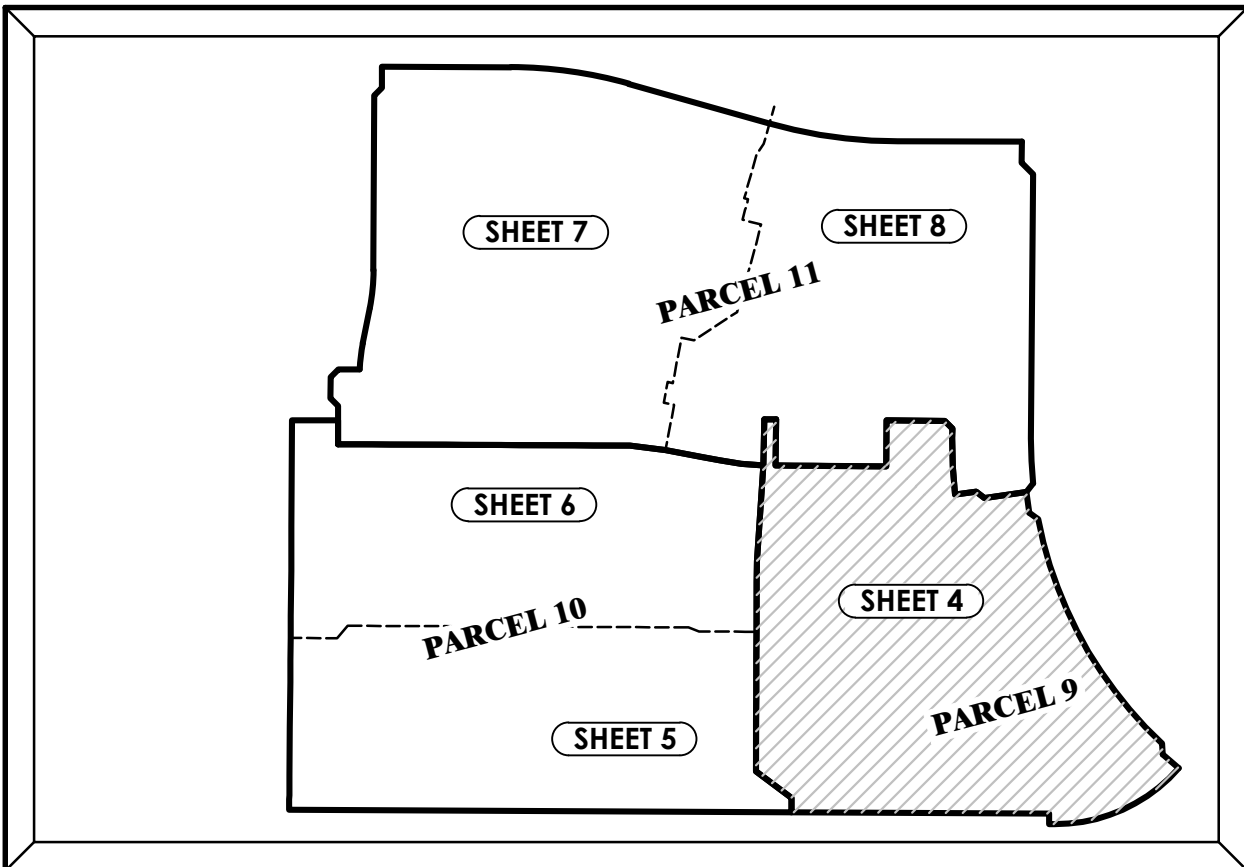
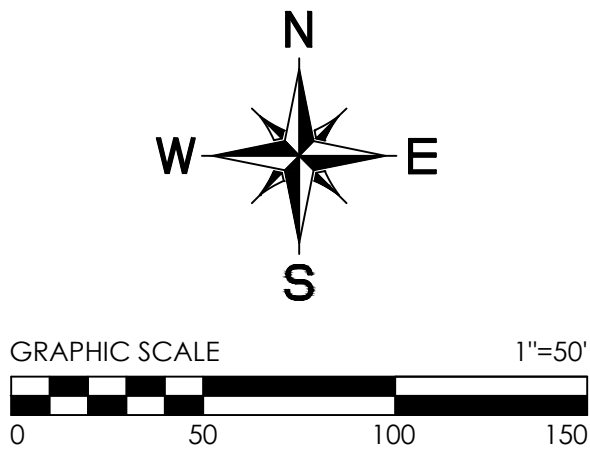
CASE NO.
FS21-683
W:\10910A - Surprise Foothills\COGO\PLAT\PHASE 1C\10910A-PLAT-1C-SHEETS.dwg



PARCEL 9 CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	527.50'	9.86'	1°04'15"	S88°59'59"E	9.86'
C2	500.00'	74.83'	8°34'29"	S85°59'24"W	74.76'
C3	200.00'	77.85'	22°18'13"	N79°07'32"E	77.36'
C4	1252.50'	652.94'	29°52'08"	N21°03'31"W	645.57'
C5	200.00'	126.61'	36°16'14"	N72°08'32"E	124.50'
C6	400.00'	341.64'	48°56'10"	N65°48'34"E	331.35'

CITY OF SURPRISE BENCHMARK
CITY OF SURPRISE BENCHMARK "4HF3" - PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF
FOUND U.S. GLO SURVEY MONUMENT AT THE
CORNERS OF SECTIONS 15, 16, 21, & 22, T4N, R3W.

ELEVATION = 1,526.82 (NAVD88 DATUM)



PARCEL 9 LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S89°32'07"E	20.14'
L2	S44°32'07"E	28.28'
L3	S00°27'53"W	23.91'
L4	S52°25'13"E	27.85'
L5	S54°17'48"E	28.77'
L6	S03°25'20"E	28.74'
L7	N89°43'21"W	14.57'
L8	N00°27'53"E	27.50'
L9	N00°16'39"E	37.50'

PARCEL 9 TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT 9A	89,683	2.059	LANDSCAPE, DRAINAGE, PARK, TRAIL	HOA
TRACT 9B	1,050	0.024	LANDSCAPE	HOA
TRACT 9C	2,100	0.048	LANDSCAPE	HOA
TRACT 9D	12,350	0.284	LANDSCAPE	HOA
TRACT 9E	13,596	0.312	LANDSCAPE	HOA
TRACT 9F	2,100	0.048	LANDSCAPE	HOA
TRACT 9G	4,364	0.100	LANDSCAPE	HOA
TRACT 9H	49,547	1.137	LANDSCAPE, DRAINAGE	HOA

HOA = SURPRISE FOOTHILLS HOME OWNERS ASSOCIATION

SHEET 4 OF 8

SURPRISE FOOTHILLS PHASE 1C
PARCEL 9
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

PREPARED BY:

GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

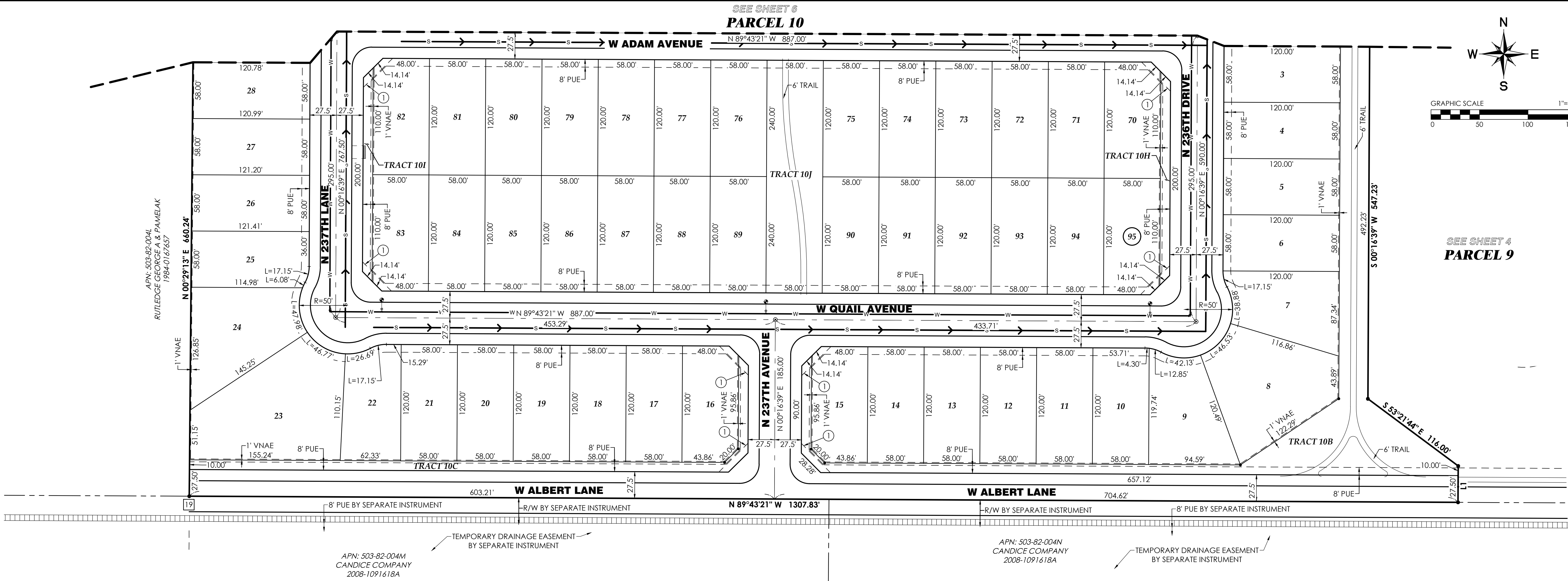
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CASE NO. FS21-683
"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1C"



PARCEL 10 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	ACTUAL LOT WIDTH AT FRONT BUILDING LINE
1	6,936	58.0'
2	6,960	58.0'
3	6,960	58.0'
4	6,960	58.0'
5	6,960	58.0'
6	6,960	58.0'
7	8,015	61.2'
8	12,462	63.3'
9	8,343	61.3'
10	6,960	58.1'
11	6,960	58.0'
12	6,960	58.0'
13	6,960	58.0'
14	6,960	58.0'
15	6,810	58.0'
16	6,810	58.0'
17	6,960	58.0'
18	6,960	58.0'
19	6,960	58.0'
20	6,960	58.0'

PARCEL 10 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	ACTUAL LOT WIDTH AT FRONT BUILDING LINE
21	6,960	58.0'
22	6,930	59.9'
23	15,385	63.6'
24	10,091	58.4'
25	6,996	59.4'
26	7,036	58.0'
27	7,024	58.0'
28	7,011	58.0'
29	6,999	58.0'
30	6,987	58.0'
31	6,974	58.0'
32	6,963	58.0'
33	6,960	58.0'
34	6,910	58.0'
35	6,960	58.0'
36	6,960	58.0'
37	6,960	58.0'
38	6,960	58.0'
39	6,960	58.0'
40	6,960	58.0'

PARCEL 10 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	ACTUAL LOT WIDTH AT FRONT BUILDING LINE
41	6,960	58.0'
42	6,960	58.0'
43	6,960	58.0'
44	6,910	58.0'
45	6,960	58.0'
46	6,960	58.0'
47	6,960	58.0'
48	6,960	58.0'
49	6,960	58.0'
50	6,960	58.0'
51	6,960	58.0'
52	6,960	58.0'
53	6,960	58.0'
54	6,960	58.0'
55	6,960	58.0'
56	6,910	58.0'
57	6,910	58.0'
58	6,960	58.0'
59	6,960	58.0'
60	6,960	58.0'

PARCEL 10 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	ACTUAL LOT WIDTH AT FRONT BUILDING LINE
61	6,960	58.0'
62	6,960	58.0'
63	6,960	58.0'
64	6,960	58.0'
65	6,960	58.0'
66	6,960	58.0'
67	6,960	58.0'
68	6,960	58.0'
69	6,910	58.0'
70	6,910	58.0'
71	6,960	58.0'
72	6,960	58.0'
73	6,960	58.0'
74	6,960	58.0'
75	6,960	58.0'
76	6,960	58.0'
77	6,960	58.0'
78	6,960	58.0'
79	6,960	58.0'
80	6,960	58.0'

PARCEL 10 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	ACTUAL LOT WIDTH AT FRONT BUILDING LINE
81	6,960	58.0'
82	6,910	58.0'
83	6,910	58.0'
84	6,960	58.0'
85	6,960	58.0'
86	6,960	58.0'
87	6,960	58.0'
88	6,960	58.0'
89	6,960	58.0'
90	6,960	58.0'
91	6,960	58.0'
92	6,960	58.0'
93	6,960	58.0'
94	6,960	58.0'
95	6,910	58.0'

CITY OF SURPRISE BENCHMARK
CITY OF SURPRISE BENCHMARK "4HF3" - PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF
FOUND U.S. GLO SURVEY MONUMENT AT THE
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ELEVATION = 1,526.82 (NAVD88 DATUM)

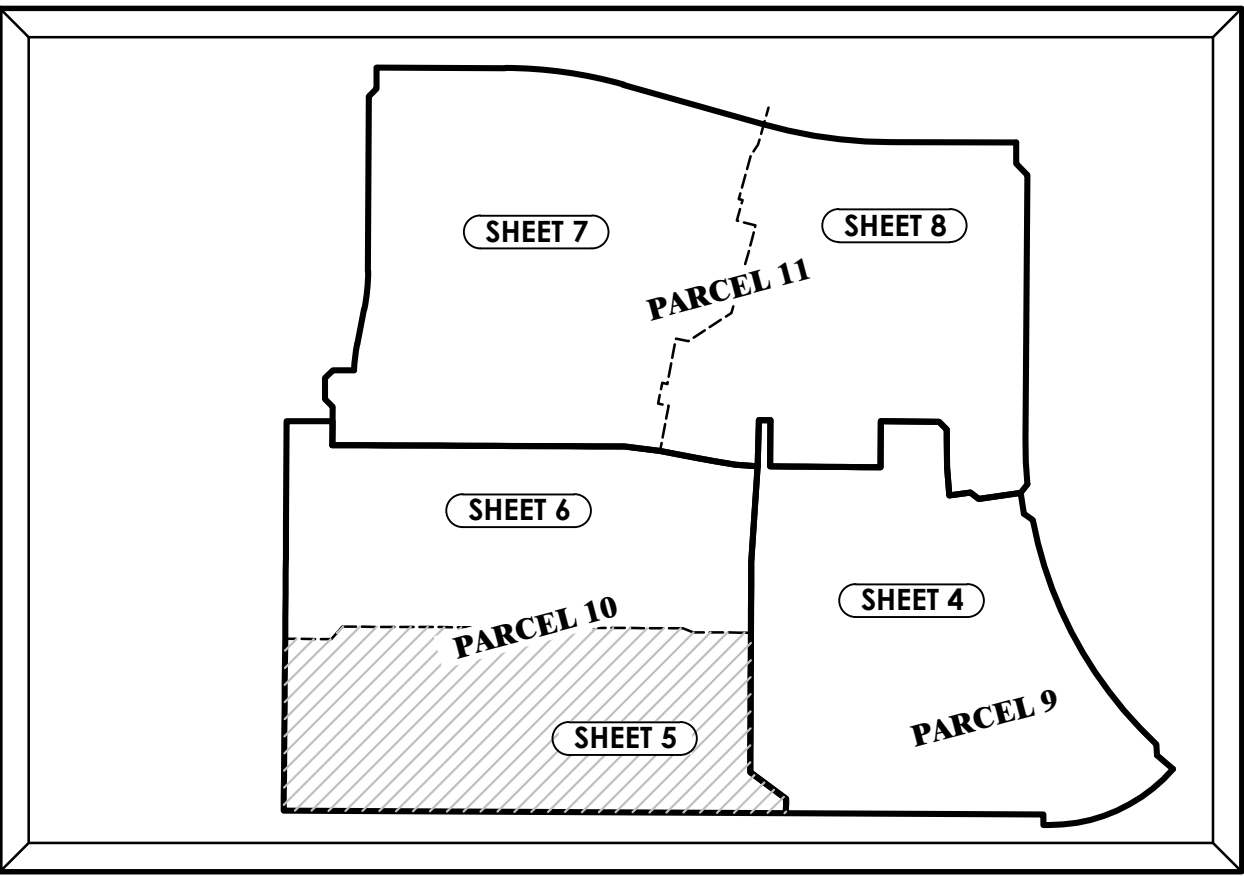
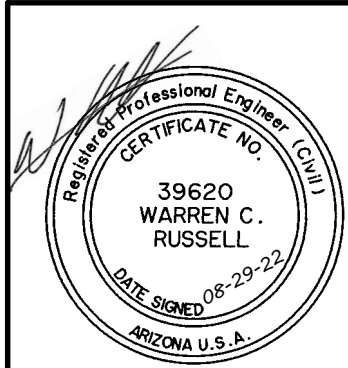
PARCEL 10 LINE TABLE

LINE #	BEARING	DISTANCE
L1	S00°16'39"W	37.50'

PARCEL 10 TRACT SUMMARY TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT 10A	100,823	2.315	LANDSCAPE, DRAINAGE, PARK, TRAIL	HOA
TRACT 10B	32,625	0.749	LANDSCAPE	HOA
TRACT 10C	6,706	0.154	LANDSCAPE	HOA
TRACT 10D	33,240	0.763	LANDSCAPE, DRAINAGE	HOA
TRACT 10E	13,920	0.320	LANDSCAPE	HOA
TRACT 10F	2,100	0.048	LANDSCAPE	HOA
TRACT 10G	2,100	0.048	LANDSCAPE	HOA
TRACT 10H	2,100	0.048	LANDSCAPE	HOA
TRACT 10I	2,100	0.048	LANDSCAPE	HOA
TRACT 10J	13,920	0.320	LANDSCAPE	HOA

HOA = SURPRISE FOOTHILLS HOME OWNERS ASSOCIATION



SHEET INDEX
N.T.S. **SHEET 5 OF 8**

**SURPRISE FOOTHILLS PHASE 1C
PARCEL 10**
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

PREPARED BY:

**GOODWIN AND
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
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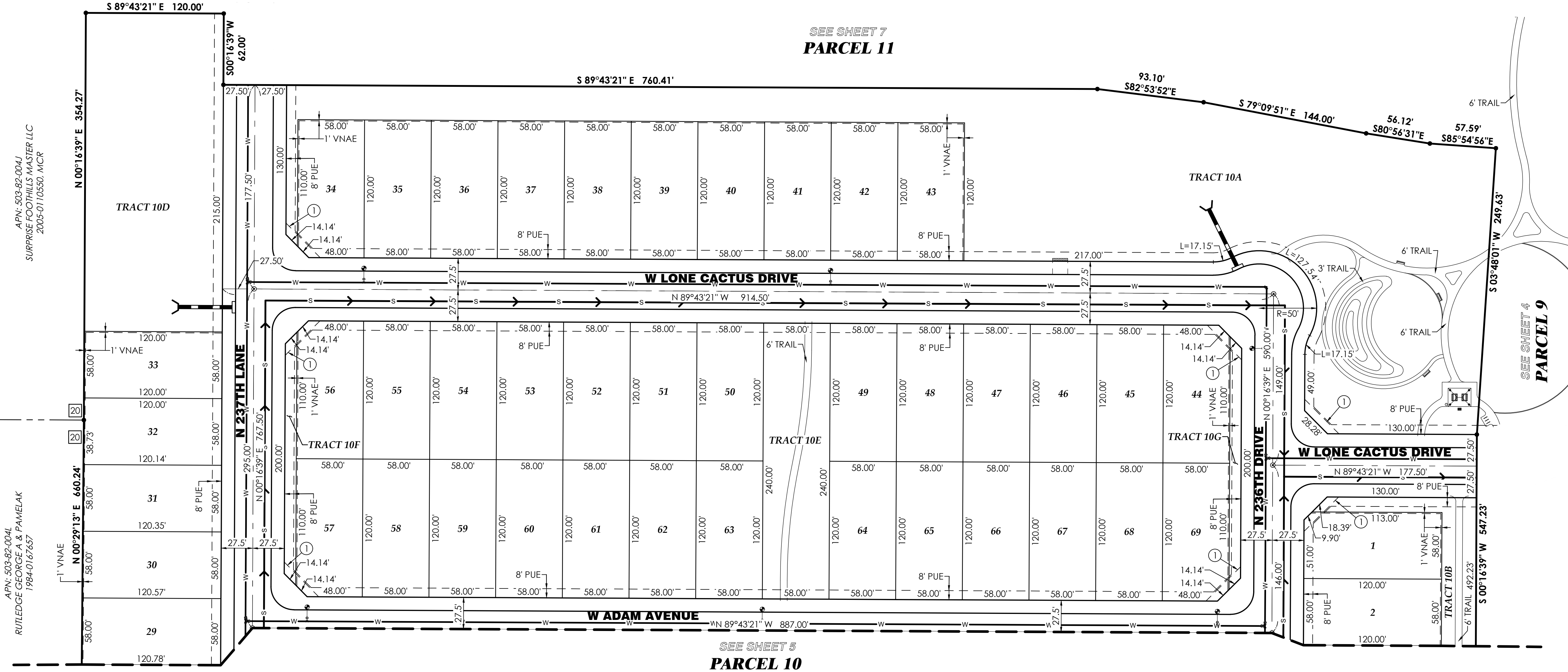
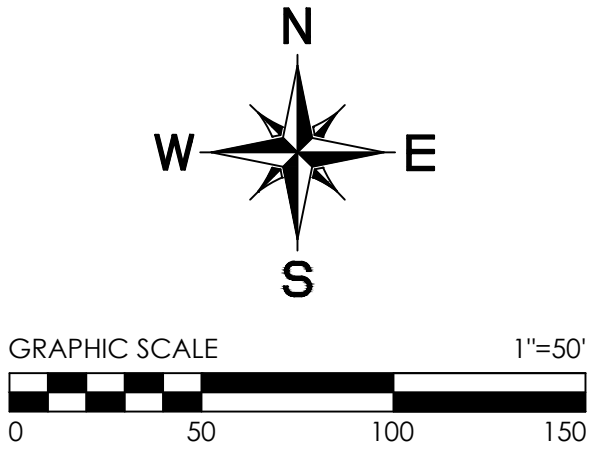
"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1C"

CASE NO.

FS21-683

W:\10910A - Surprise Foothills\COGO\PLAT\PHASE 1C\10910A-PLAT-1C-SHEETS.dwg

PARCEL 10 LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S00°16'39"W	37.50'



PARCEL 10 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	ACTUAL LOT WIDTH AT FRONT BUILDING LINE
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17	6,960	58.0'
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69	6,910	58.0'
70	6,910	58.0'
71	6,960	58.0'
72	6,960	58.0'
73	6,960	58.0'
74	6,960	58.0'
75	6,960	58.0'
76	6,960	58.0'
77	6,960	58.0'
78	6,960	58.0'
79	6,960	58.0'
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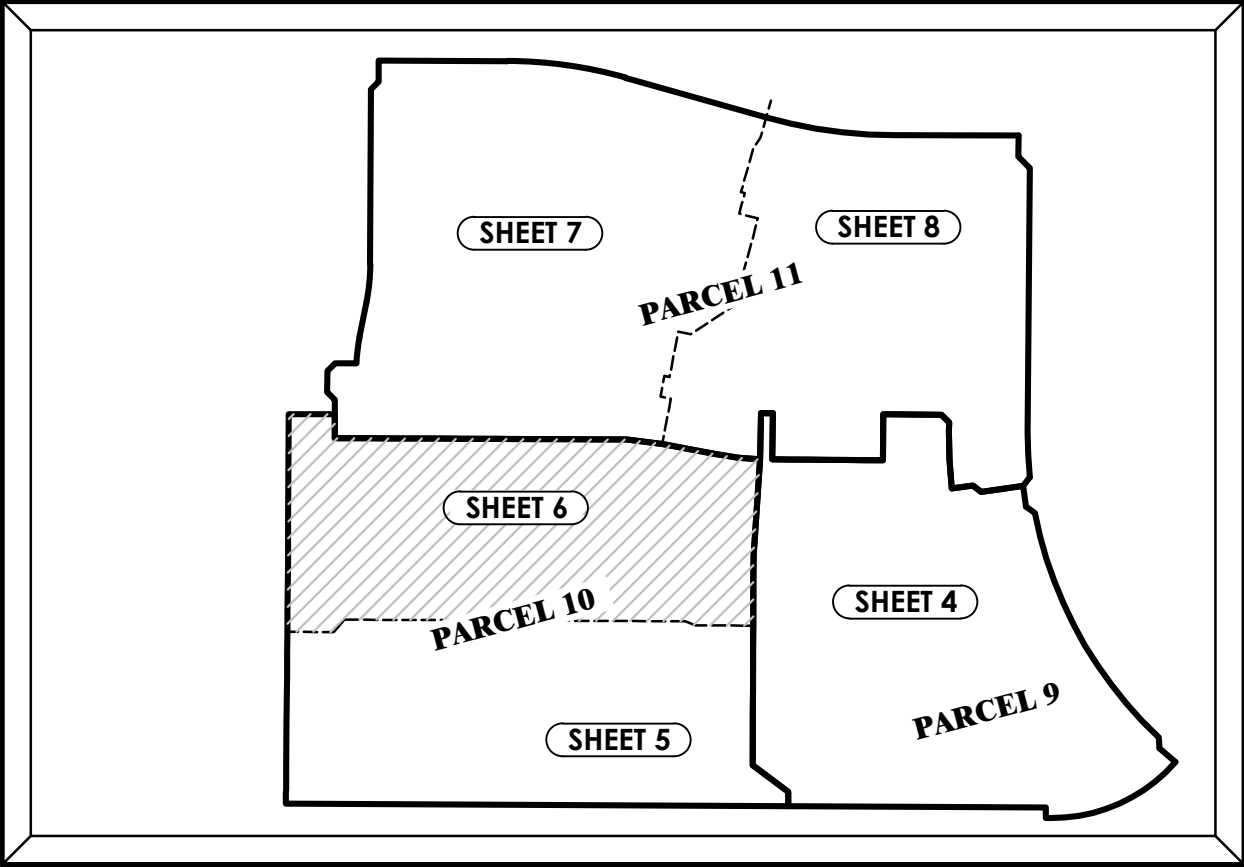
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CITY OF SURPRISE BENCHMARK
 CITY OF SURPRISE BENCHMARK "4HF3" - PID: AJ3861
 TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF
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ELEVATION = 1,526.82 (NAVD88 DATUM)

PARCEL 10 TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT 10A	100,823	2,315	LANDSCAPE, DRAINAGE, PARK, TRAIL	HOA
TRACT 10B	32,625	0.749	LANDSCAPE	HOA
TRACT 10C	6,706	0.154	LANDSCAPE	HOA
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HOA = SURPRISE FOOTHILLS HOME OWNERS ASSOCIATION



SHEET INDEX
 N.T.S.

SHEET 6 OF 8

SURPRISE FOOTHILLS PHASE 1C
 PARCEL 10
 CITY OF SURPRISE
 MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

PREPARED BY:

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 2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
 TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

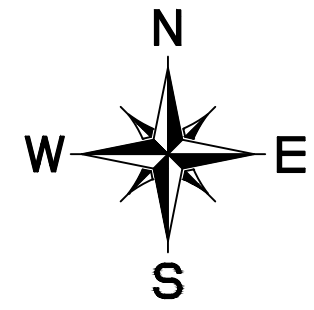


"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1C"

CASE NO.
 FS21-683

\\N10910A-Surprise Foothills\COGO\PLAT\PHASE 1C\10910A-PLAT-1C-SHEETS.dwg

APN: 503-8-031A
317 ACRES PARTNERS LLC/ETAL
2005-0140902, MCR



PARCEL 11 LINE TABLE

LINE #	BEARING	DISTANCE
L1	S37°42'08"W	28.77'
L2	N52°25'13"W	27.85'
L3	N00°27'53"E	23.91'
L4	N44°32'07"W	28.28'
L5	N89°32'07"W	20.14'
L6	N44°43'21"W	28.28'
L7	N45°49'14"E	28.55'
L8	N45°16'19"E	28.29'

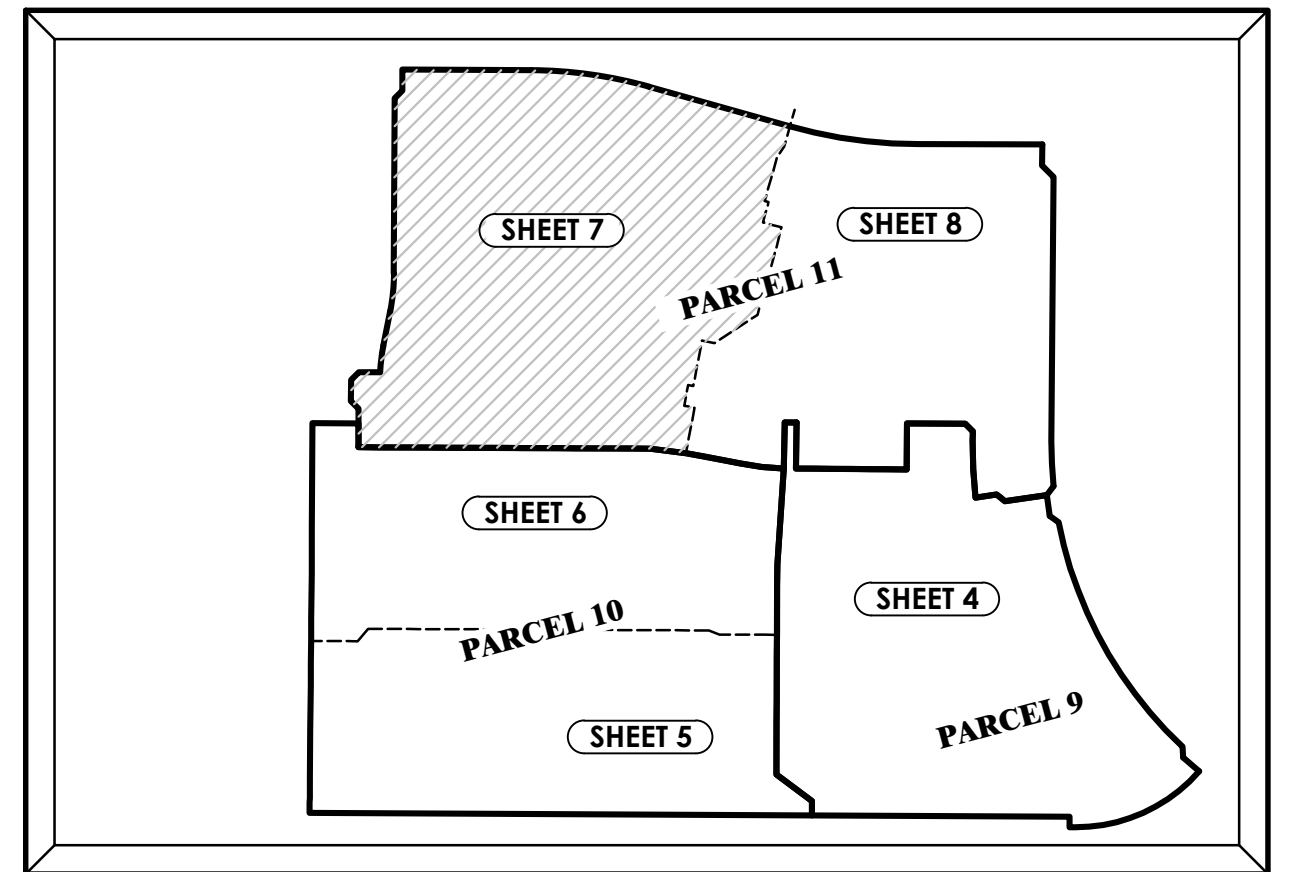
PARCEL 11 CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	527.50'	9.86'	1°04'15"	N88°59'59"W	9.86'
C2	472.50'	68.81'	8°20'37"	N06°52'28"E	68.75'
C3	922.50'	248.25'	15°25'07"	N82°00'48"W	247.50'
C4	1477.50'	401.19'	15°33'28"	N82°04'59"W	399.96'
C5	1252.50'	144.04'	6°35'20"	N02°49'47"W	143.96'
C6	500.00'	90.50'	10°22'16"	S84°20'59"E	90.38'
C7	500.00'	92.14'	10°33'30"	S84°26'36"E	92.01'
C8	500.00'	20.00'	2°17'31"	S01°25'24"W	20.00'

PARCEL 11 TRACT SUMMARY TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT 11A	75,910	1.743	LANDSCAPE, DRAINAGE, SEWER	HOA
TRACT 11B	51,613	1.185	LANDSCAPE, DRAINAGE	HOA
TRACT 11C	2,100	0.048	LANDSCAPE	HOA
TRACT 11D	39,078	0.897	LANDSCAPE, DRAINAGE	HOA
TRACT 11E	3,609	0.083	LANDSCAPE	HOA
TRACT 11F	149,653	3.436	LANDSCAPE, DRAINAGE, PARK AREA	HOA
TRACT 11G	1,128	0.026	LANDSCAPE	HOA
TRACT 11H	3,810	0.087	LANDSCAPE	HOA

HOA = SURPRISE FOOTHILLS HOME OWNERS ASSOCIATION



SHEET INDEX
N.T.S.

SHEET 7 OF 8

SURPRISE FOOTHILLS PHASE 1C
PARCEL 11
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

PREPARED BY:

GOODWIN AND
MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

CITY OF SURPRISE
BENCHMARK

CITY OF SURPRISE BENCHMARK "4HF3" -
PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE,
SOUTHWEST OF FOUND U.S. GLO SURVEY
MONUMENT AT THE CORNERS OF
SECTIONS 15, 16, 21, & 22, T4N, R3W.

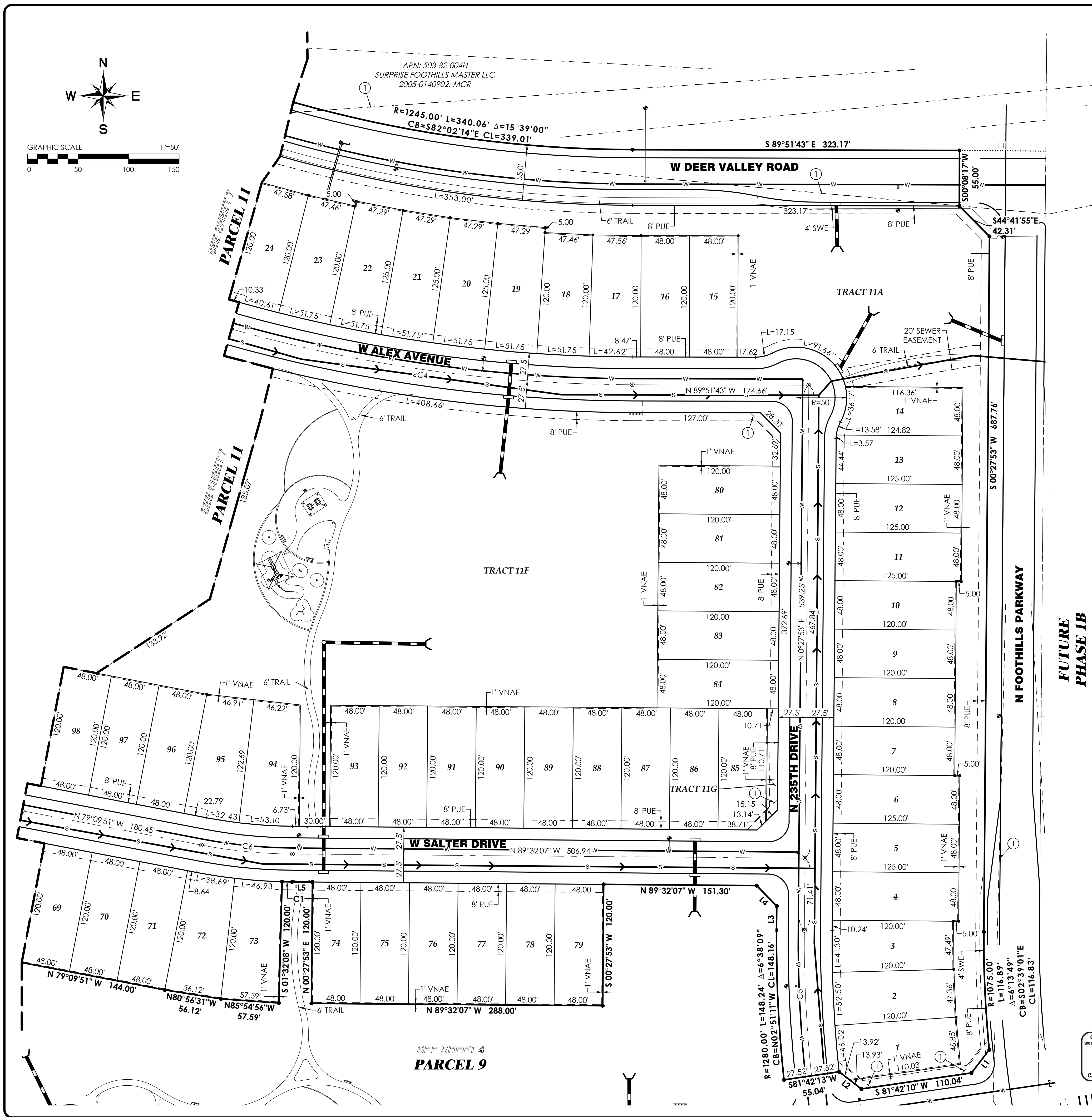
ELEVATION = 1,526.82 (NAVD88 DATUM)



"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1C"

CASE NO.
FS21-683

W:\10910A - Surprise Foothills\COGO\PLAT\PHASE 1C\10910A-PLAT-1C-SHEETS.dwg



Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 8502
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

SURPRISE FOOTHILLS PHASES 1A and 1C

PRELIMINARY LANDSCAPE SUBMITTAL

SURPRISE, AZ

CONTACT INFO

OWNER

ELLIOTT D. POLLACK & COMPANY
RICK MERRITT
5111 N. SCOTTSDALE ROAD, SUITE 202
SCOTTSDALE, ARIZONA 85250

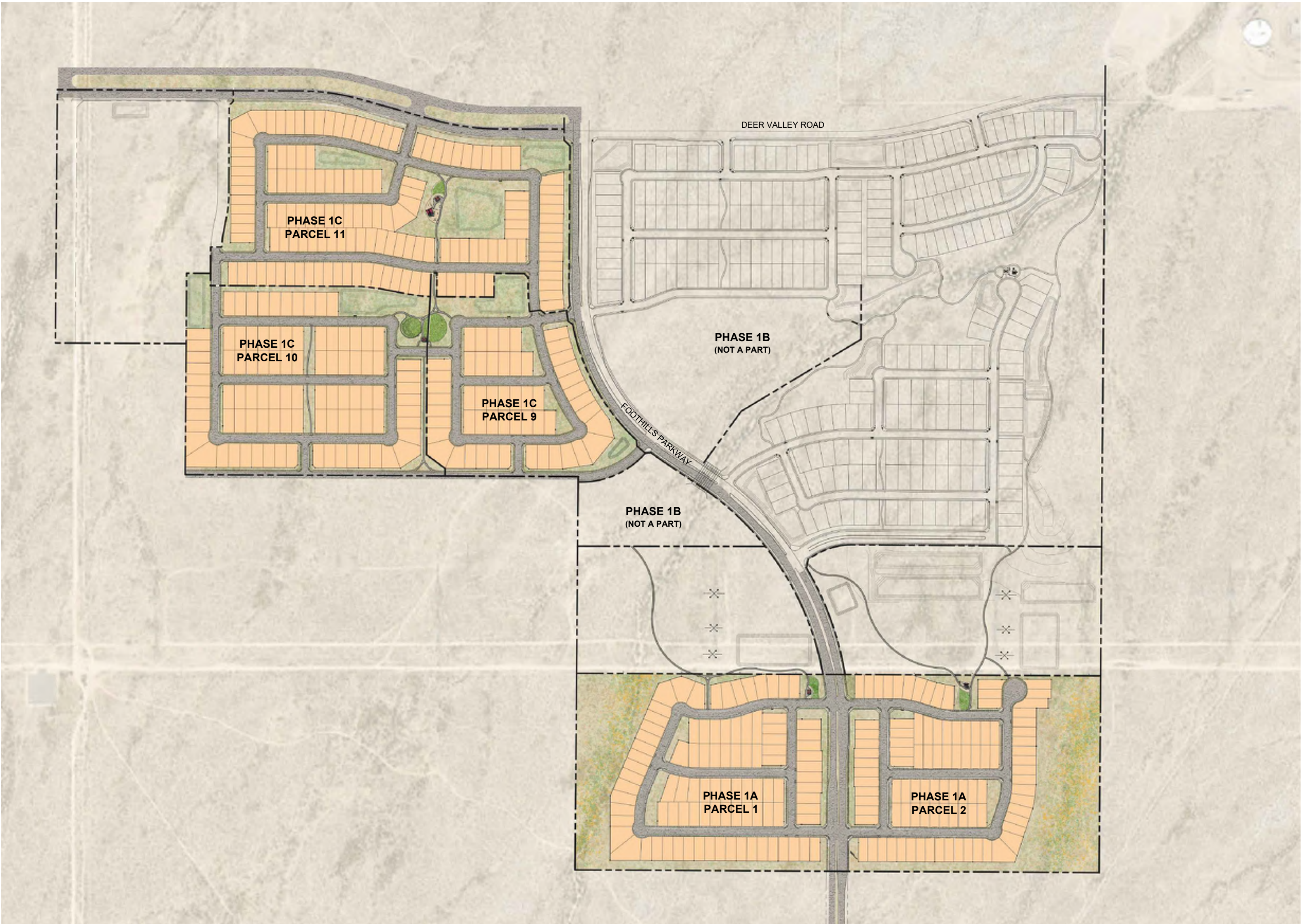
DESIGN CONSULTANTS

LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
ERIC LANGVARDT, PLA
336 WEST BROADWAY, SUITE 110
SALT LAKE CITY, UTAH 84101

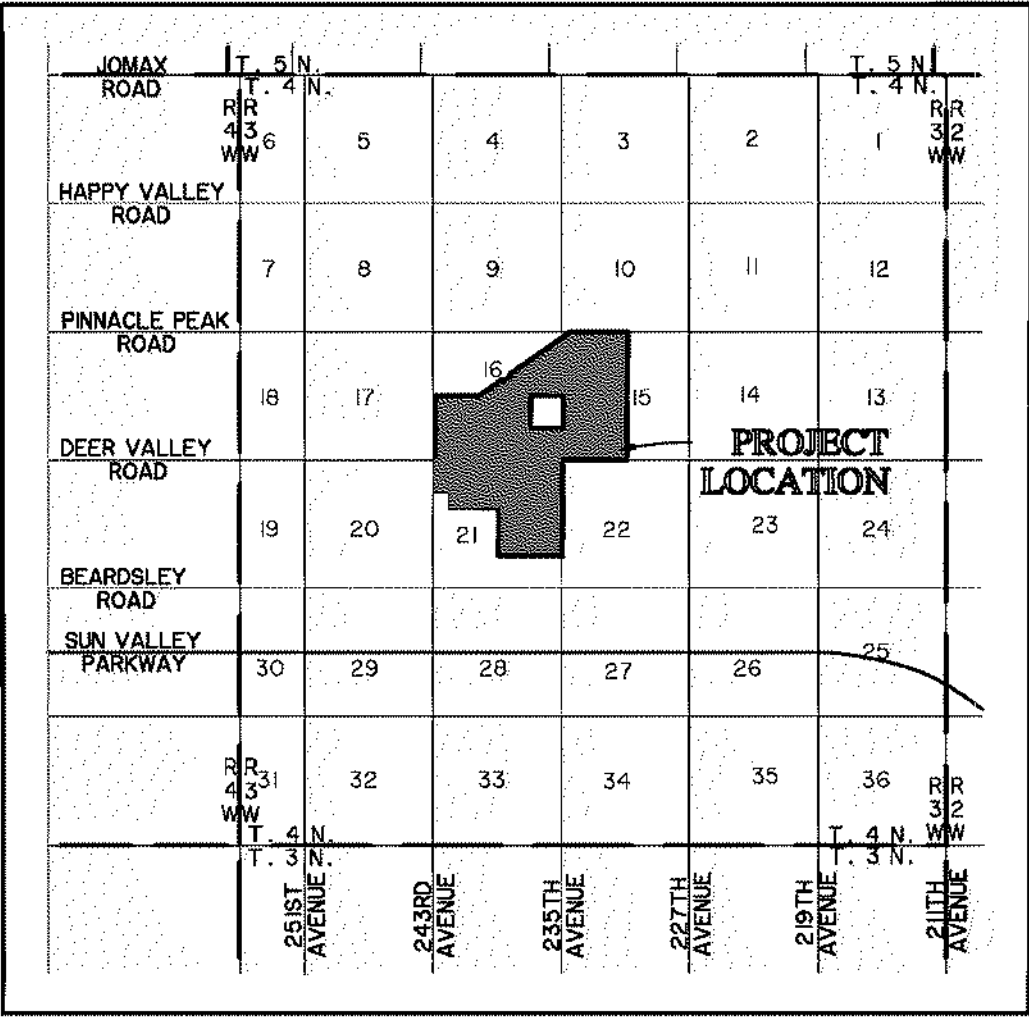
CIVIL ENGINEER:
GOODWIN AND MARSHALL, INC
WARREN RUSSELL, P.E.
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, ARIZONA 85286

SUBMITTAL HISTORY

FIRST SUBMITTAL	09/03/2021
SECOND SUBMITTAL	04/04/2022
THIRD SUBMITTAL	05/18/2022
FOURTH SUBMITTAL	08/12/2022



VICINITY MAP



SITE DATA (PHASE 1A)

PROJECT SIZE: 60.01 ac. (2,613,861 sq ft)
PROPOSED LOTS: 194 total lots
PROPOSED DENSITY: 3.23 du/ac
PROPOSED OPEN SPACE: 19.85 ac. (864,883 sq ft)
PERCENT OPEN SPACE: 33.1%
PROPOSED TURF AREA: 0.21 ac (9,251 sq ft)
PROPOSED PERCENT TURF: 1.1% of proposed open space
AREA OF NON-TURF LANDSCAPE: 2.29 ac (99,607 sq ft)
TURF PEAK SEASON DEMAND (GPD): 1,700 GPD
NON-TURF PEAK DEMAND (GPD): 5,945 GPD
ANNUAL TOTAL DEMAND: 1,395,213 (GAL.)

SITE DATA (PHASE 1C)

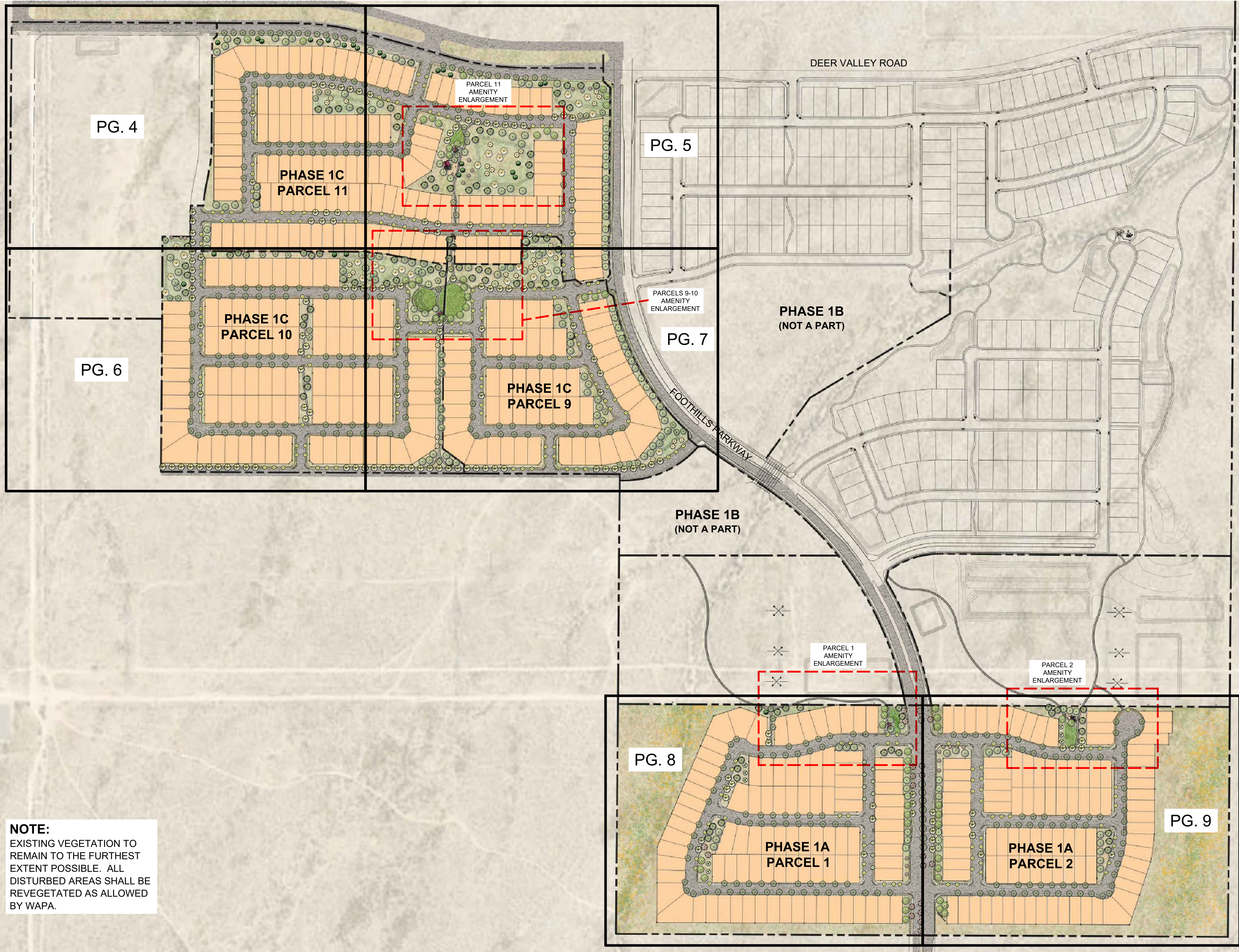
PROJECT SIZE: 81.10 ac. (3,532,498 sq ft)
PROPOSED LOTS: 293 total lots
PROPOSED DENSITY: 3.61 du/ac
PROPOSED OPEN SPACE: 16.33 ac. (711,378 sq ft)
PERCENT OPEN SPACE: 20.1%
PROPOSED TURF AREA: 0.59 ac (25,642 sq ft)
PROPOSED PERCENT TURF: 3.6% of proposed open space
AREA OF NON-TURF LANDSCAPE: 13.85 ac (603,447 sq ft)
TURF PEAK SEASON DEMAND (GPD): 4,710 GPD
NON-TURF PEAK DEMAND (GPD): 36,018 GPD
ANNUAL TOTAL DEMAND: 7,432,860 (GAL.)

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1C | COVER
SURPRISE, AZ
SEPTEMBER 2022

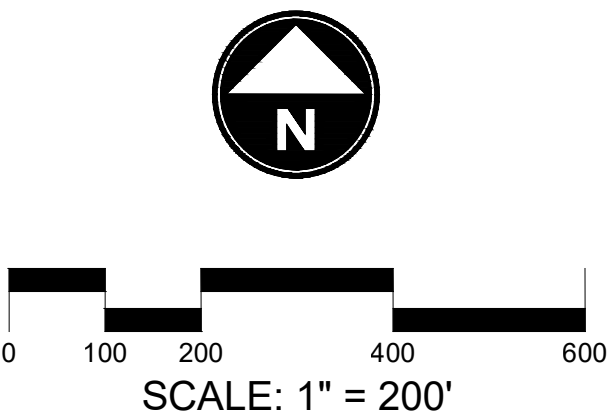
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Subject to change without notice.



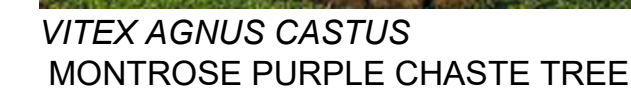
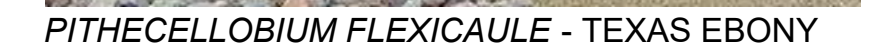
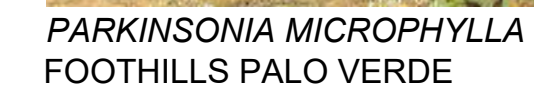
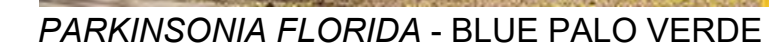
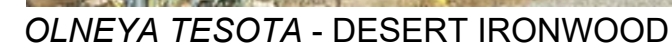
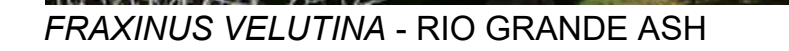
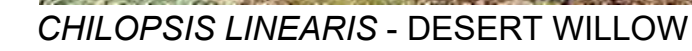
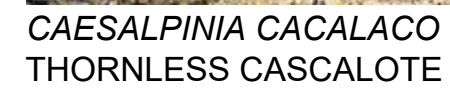
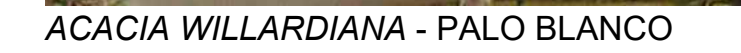
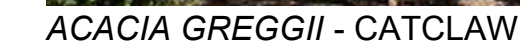
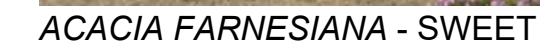
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

SURPRISE FOOTHILLS - PHASES 1A and 1C | MASTER PLAN

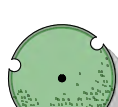
SURPRISE, AZ
SEPTEMBER 2022



TREES	BOTANICAL / COMMON NAME	SIZE	SHRUBS	SIZE
	Acacia aneura Mulga	24" Box	Agave angustifolia marginata Ribbon Agave	5 gal.
			Asclepias subulata Rush Milkweed	5 gal.
	Acacia farnesiana Sweet Acacia	24" Box	Buddleia davidii 'Buzz Purple' Butterflybush	5 gal.
			Calliandra californica Red Baja Fairy Duster	5 gal.
	Acacia greggii Catclaw Acacia	24" Box	Celtis pallida Desert Hackberry	5 gal.
			Dasyliiron wheeleri Grey Desert Spoon	5 gal.
	Acacia willardiana Palo Blanco	24" Box	Echinocactus grusonii Golden Barrel Cactus	5 gal.
			Encelia farinosa Brittle Bush	5 gal.
	Caesalpinia cacalaco 'Smoothie' TM Smoothie Thornless Cascalote	24" Box	Eremophila maculata `Valentine` Emu Bush	5 gal.
			Ericameria laricifolia Turpentine Bush	5 gal.
	Chilopsis linearis `MSWNLopur` TM Desert Diva Desert Willow	24" Box	Euphorbia antispyphilitica Candelilla Euphorbia	5 gal.
			Ferocactus latispinus Devil's Tongue Barrel	5 gal.
	Eucalyptus papuana Ghost Gum	24" Box	Fouquieria splendens Ocotillo	5 gal.
			Hesperaloe parviflora Red Yucca	1 gal.
	Fraxinus velutina `Rio Grande` Rio Grande Ash	24" Box	Justicia californica Chuparosa	5 gal.
			Larrea tridentata Creosote Bush	5 gal.
	Olneya tesota Desert Ironwood	24" Box	Leucophyllum candidum `Thunder Cloud` Thunder Cloud Texas Sage	5 gal.
			Leucophyllum frutescens 'Green Cloud' TM Green Cloud Texas Ranger	5 gal.
	Parkinsonia florida Blue Palo Verde	24" Box	Leucophyllum frutescens `Compacta` Compact Texas Ranger	5 gal.
			Leucophyllum langmaniae 'Rio Bravo' TM Rio Bravo Langman's Sage	5 gal.
	Parkinsonia microphylla Foothills Palo Verde	24" Box	Opuntia engelmannii Engelmann's Prickly Pear	5 gal.
			Simmondsia chinensis Jojoba	5 gal.
	Pithecellobium flexicaule Texas Ebony	24" Box	Sphaeralcea ambigua Desert Globemallow	5 gal.
			Viguiera deltoidea Goldeneye	5 gal.
	Prosopis x `AZT` AZT Thornless Mesquite	24" Box		
	Vitex agnus-castus 'Montrose Purple' Montrose Purple Chaste Tree	24" Box		
	GROUND COVER	SIZE	GRASSES	SIZE
	Acacia redolens 'Desert Carpet' TM Desert Carpet Bank Catclaw	1 gal.	Bouteloua curtipendula Side Oats Grama	1 gal.
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal.	Muhlenbergia capillaris `Lenca` Regal Mist Pink Muhly	1 gal.
	Baccharis x 'Starr' TM Starr Thompson Coyote Brush	1 gal.	Muhlenbergia emersleyi `El Toro` Bullgrass	1 gal.
	Baileya multiradiata Desert Marigold	1 gal.	Muhlenbergia lindheimeri 'Leni' TM Autumn Glow Lindheimer's Muhly	1 gal.
	Dalea frutescens `Sierra Negra` Black Dalea	1 gal.	Muhlenbergia rigens Deer Grass	1 gal.
	Eriogonum fasciculatum California Buckwheat	1 gal.	Muhlenbergia rigida 'Nashville' TM Purple Muhly	1 gal.
	Lantana x 'New Gold' New Gold Lantana	1 gal.		
	Melampodium leucanthum Blackfoot Daisy	1 gal.		
	Penstemon x 'Blue Lips' Blue Lips Beardtongue	1 gal.		
	Verbena rigida Sandpaper Verbena	1 gal.		



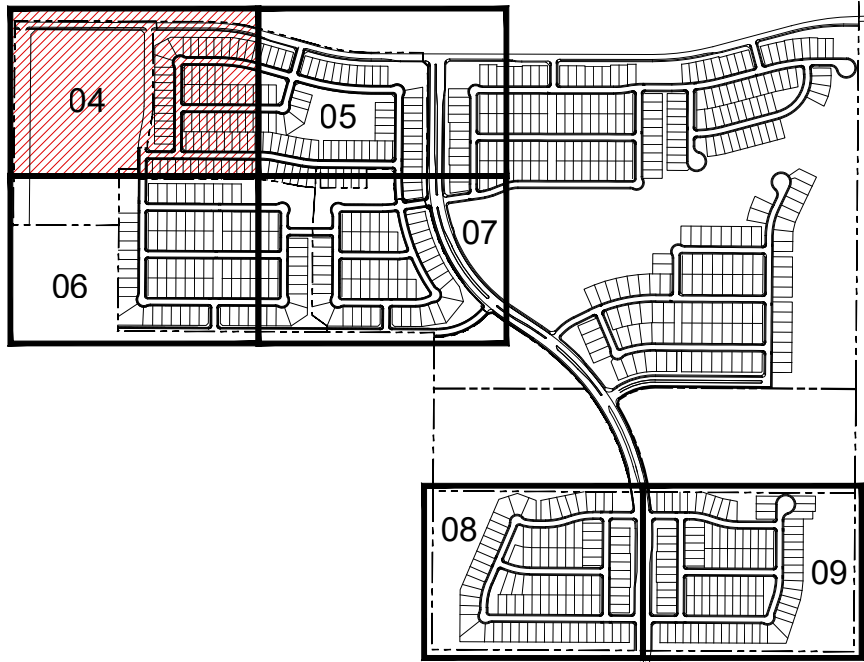
SURPRISE, AZ
SEPTEMBER 2022

LANDSCAPE MATERIAL SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	Acacia aneura Mulga	24" Box
	Acacia farnesiana Sweet Acacia	24" Box
	Acacia greggii Catclaw Acacia	24" Box
	Acacia willardiana Palo Blanco	24" Box
	Caesalpinia cacalaco 'Smoothie' TM Smoothie Thornless Cascalote	24" Box
	Chilopsis linearis `MSWNLopur` TM Desert Diva Desert Willow	24" Box
	Eucalyptus papuana Ghost Gum	24" Box
	Fraxinus velutina `Rio Grande` Rio Grande Ash	24" Box
	Olneya tesota Desert Ironwood	24" Box
	Parkinsonia florida Blue Palo Verde	24" Box
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	Prosopis x `AZT` AZT Thornless Mesquite	24" Box
	Vitex agnus-castus 'Montrose Purple' Montrose Purple Chaste Tree	24" Box

LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
2. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOILAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
3. DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW THE CITY OF SURPRISE DETAIL EDS 8-14.
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5. DOG WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
6. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES. HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 2FT IN HEIGHT.
7. FINAL PLANTING DESIGN SHALL MEET ALL REQUIREMENTS FOR THE CITY OF SURPRISE AND SHOULD RELATE TO THE EXISTING DESIGN WITHIN THE COMMUNITY.

KEY MAP



Matchline, See Page 5

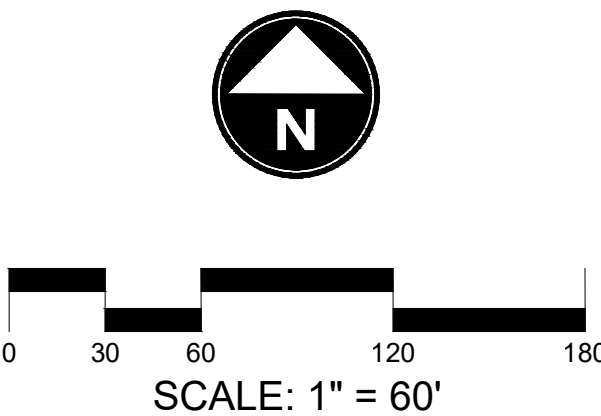
Matchline, See Page 6

LANDSCAPE KEYNOTES

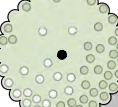
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|---|--|----|---------------------|
| 1 | COMMUNITY THEME WALL | 7 | 6" CONCRETE TRAIL |
| 2 | PARTIAL VIEW WALL | 8 | RETENTION AREA |
| 3 | FULL VIEW WALL | 9 | TURF |
| 4 | DECORATIVE COLUMN | 10 | LANDSCAPE MEDIAN |
| 5 | 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 11 | CLUSTER MAILBOX |
| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 12 | ENTRY MONUMENT SIGN |

SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022



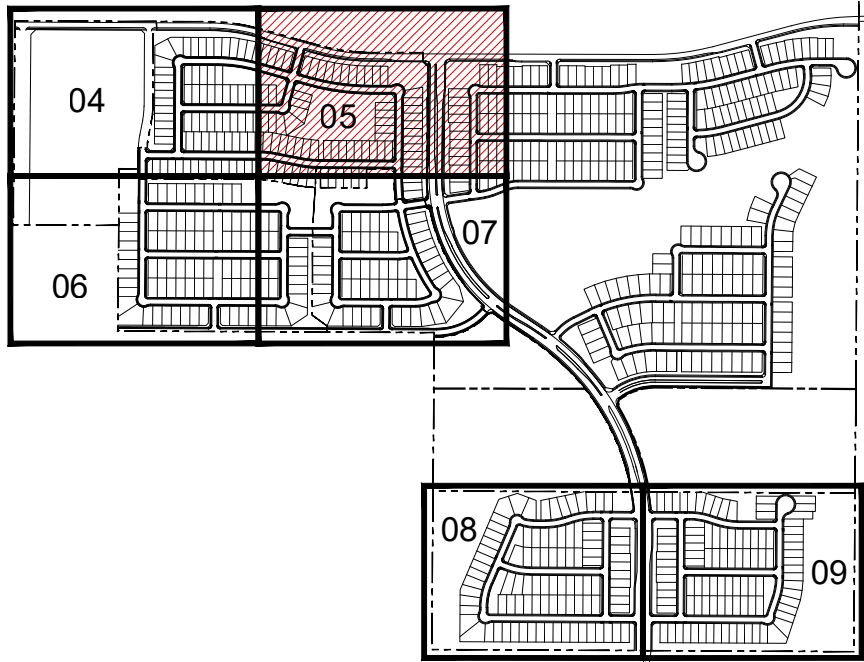
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

LANDSCAPE MATERIAL SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
	Acacia aneura Mulga	24" Box
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KEY MAP



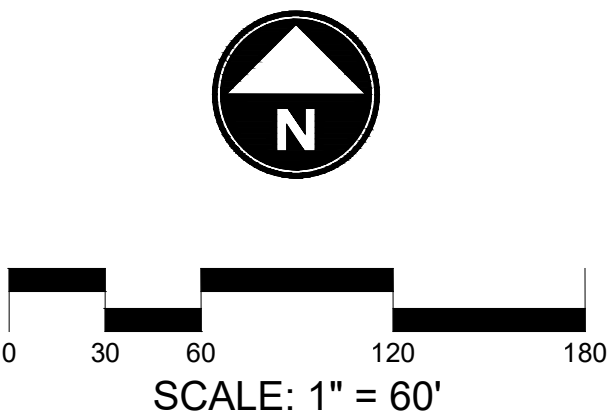
LANDSCAPE KEYNOTES

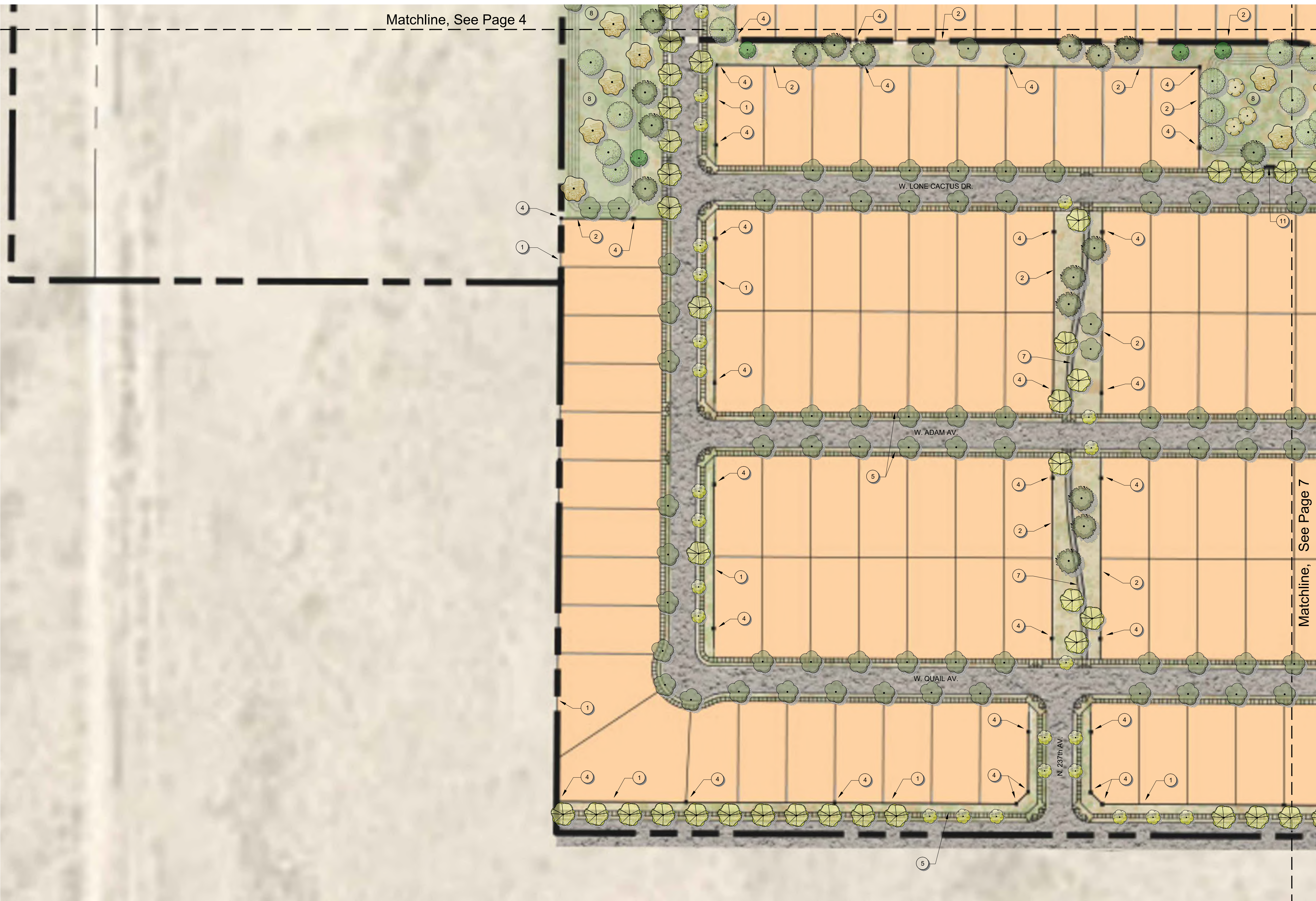
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SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ

SEPTEMBER 2022



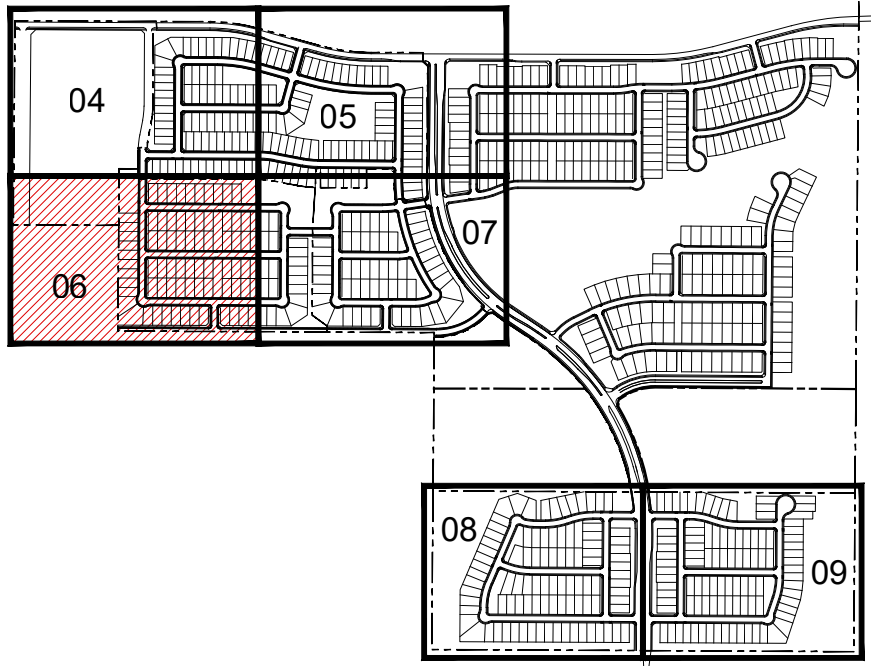


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KEY MAP



LANDSCAPE KEYNOTES

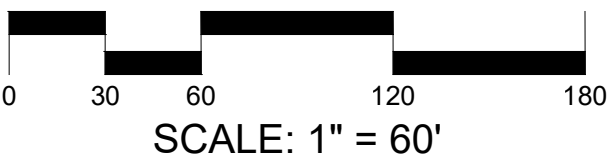
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| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 12 | ENTRY MONUMENT SIGN |

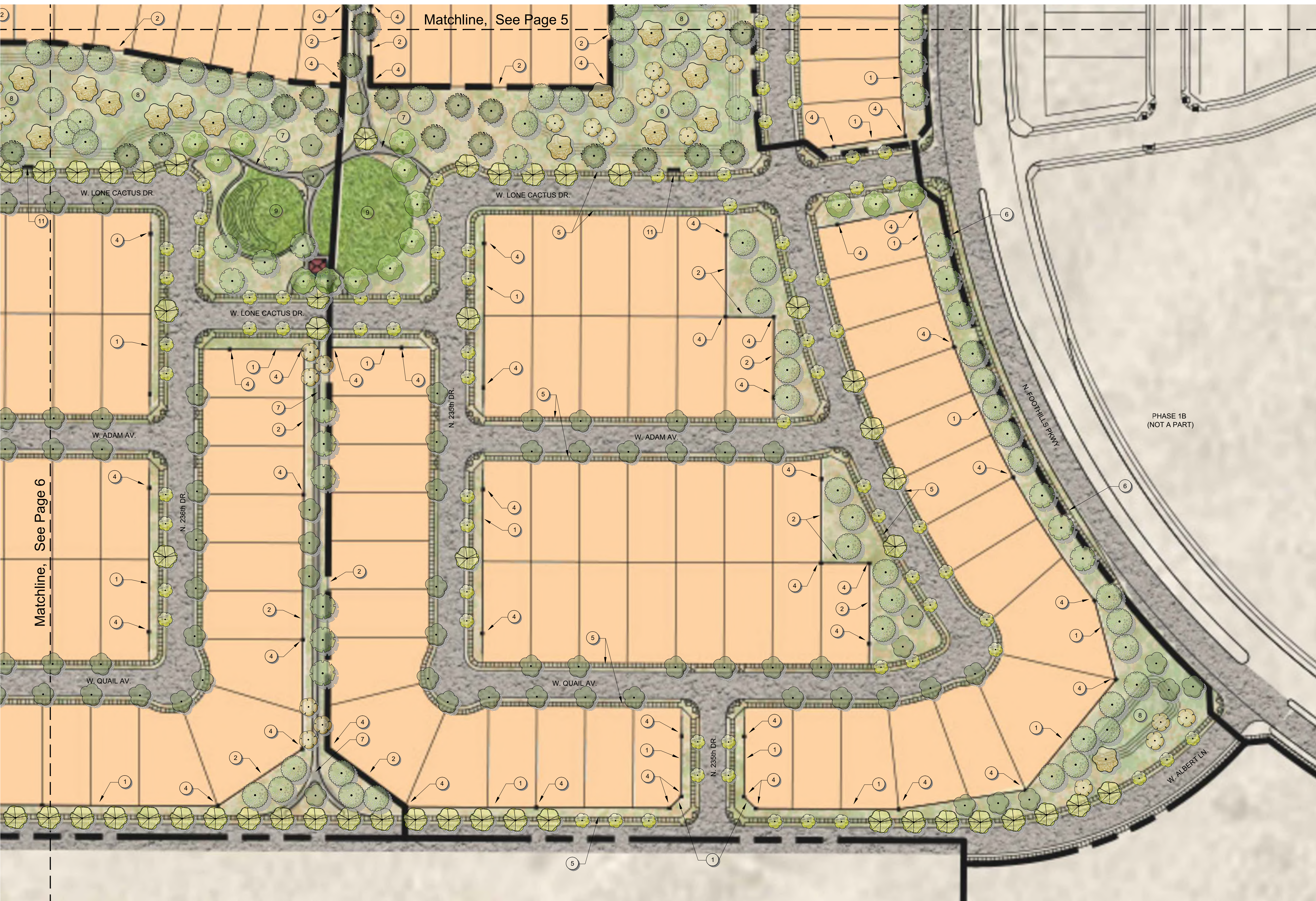
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





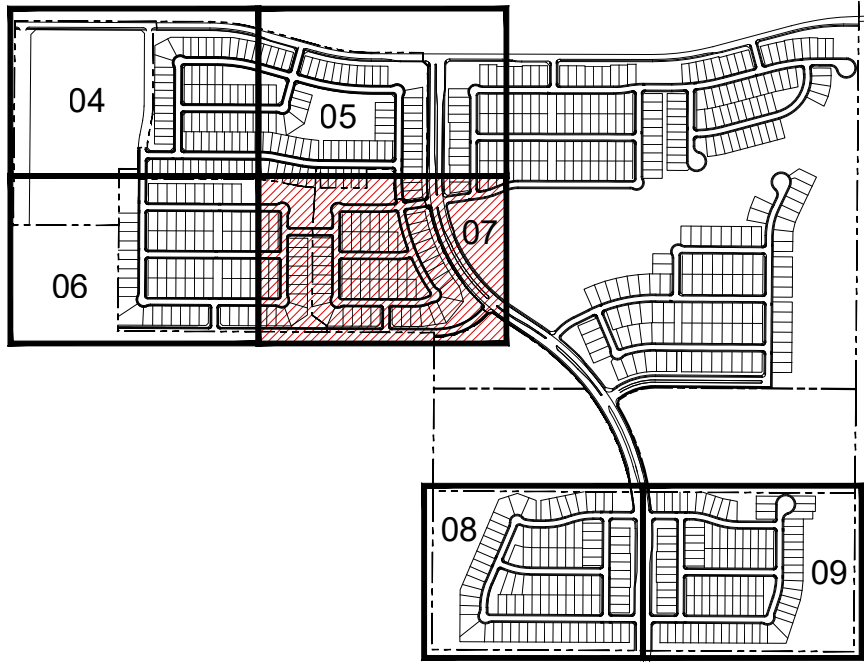
LANDSCAPE MATERIAL SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Acacia aneura Mulga	24" Box
	Acacia farnesiana Sweet Acacia	24" Box
	Acacia greggii Catclaw Acacia	24" Box
	Acacia willardiana Palo Blanco	24" Box
	Caesalpinia cacalaco 'Smoothie'™ Smoothie Thornless Cascalote	24" Box
	Chilopsis linearis 'MSWNLopur'™ Desert Diva Desert Willow	24" Box
	Eucalyptus papuana Ghost Gum	24" Box
	Fraxinus velutina 'Rio Grande' Rio Grande Ash	24" Box
	Olneya tesota Desert Ironwood	24" Box
	Parkinsonia florida Blue Palo Verde	24" Box
	Parkinsonia microphylla Foothills Palo Verde	24" Box
	Pithecellobium flexicaule Texas Ebony	24" Box
	Prosopis x 'AZT' AZT Thornless Mesquite	24" Box
	Vitex agnus-castus 'Montrose Purple' Montrose Purple Chaste Tree	24" Box

LANDSCAPE NOTES

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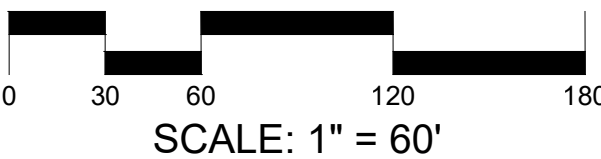


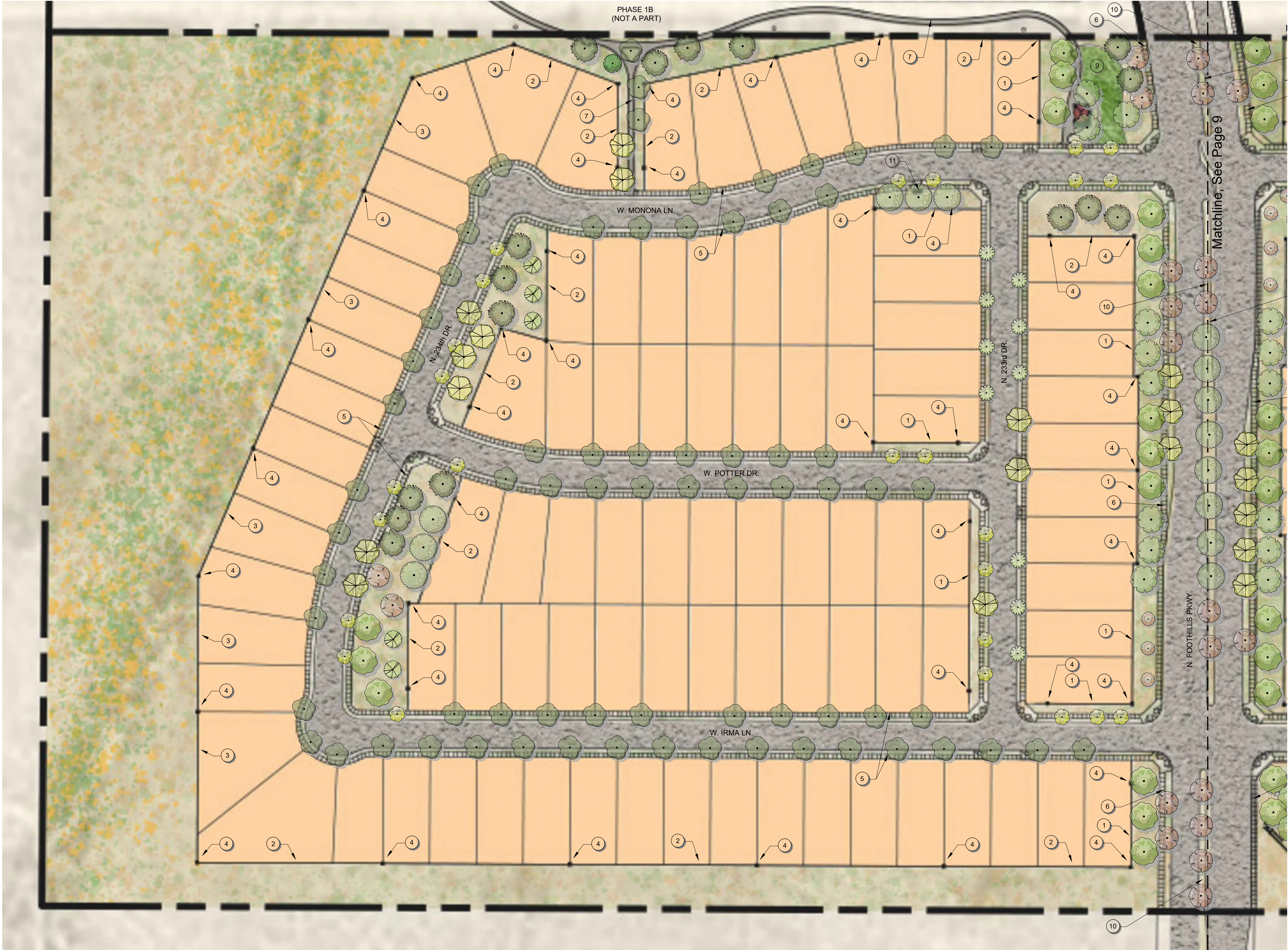
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SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





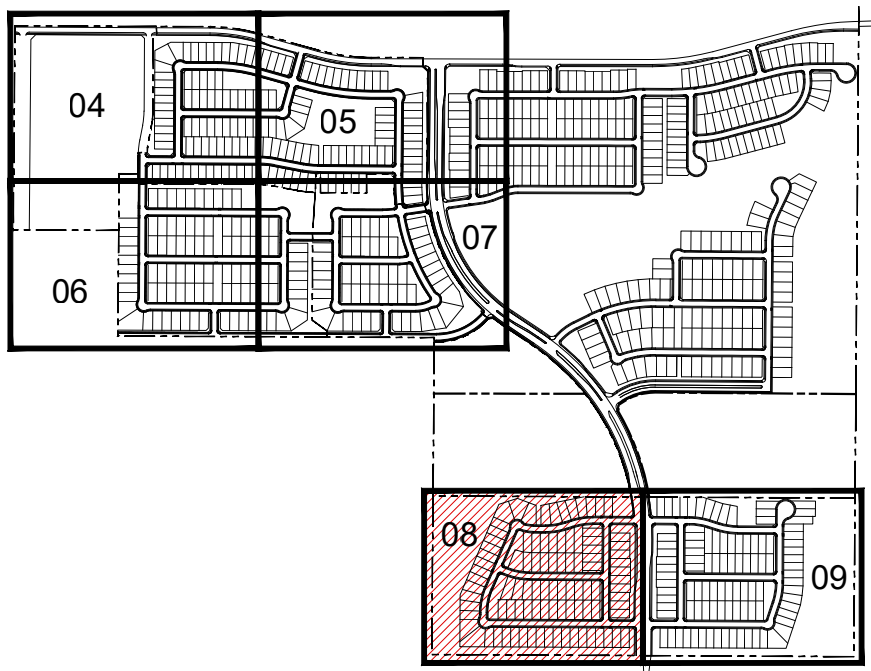
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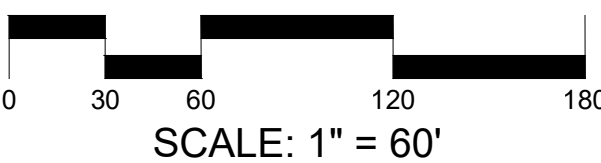
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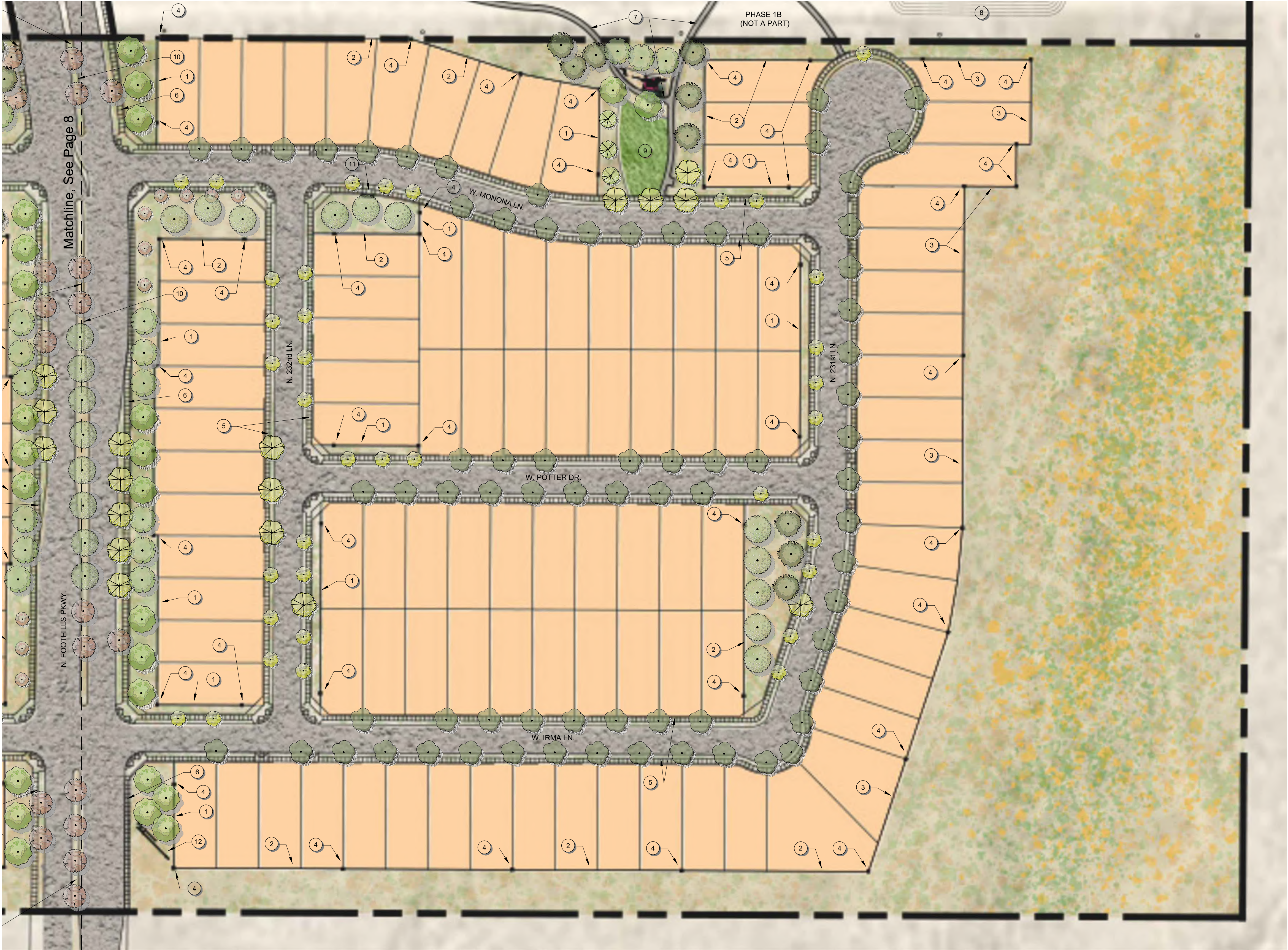
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





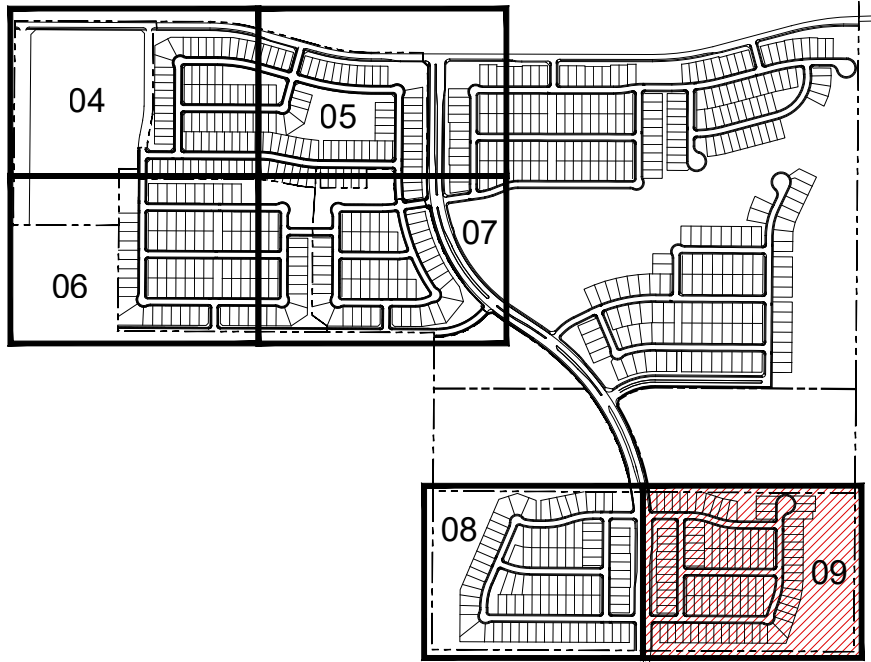
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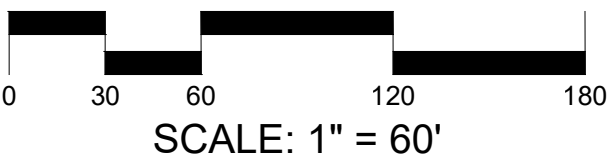
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CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





LANDSCAPE KEYNOTES

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| 4 | DECORATIVE COLUMN | 13 | RAMADA |
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| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 15 | PLAYGROUND STRUCTURE W/ SHADE |
| 7 | 6' CONCRETE TRAIL | 16 | SAFETY FALL SURFACING |
| 8 | RETENTION AREA | 17 | BENCH |
| 9 | TURF | 18 | EXISTING POWER POLE |

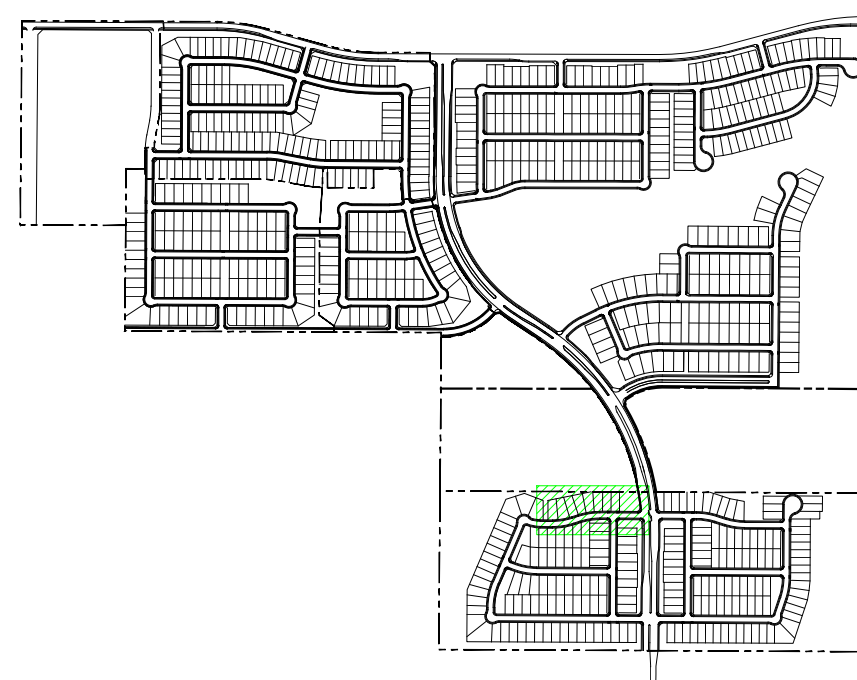


PLAY LAWN



RAMADA

KEY MAP

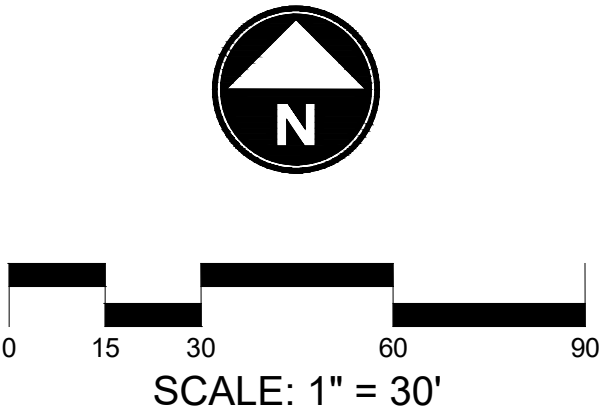


CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1B | PARCEL 1 AMENITY ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





LANDSCAPE KEYNOTES

- | | | | |
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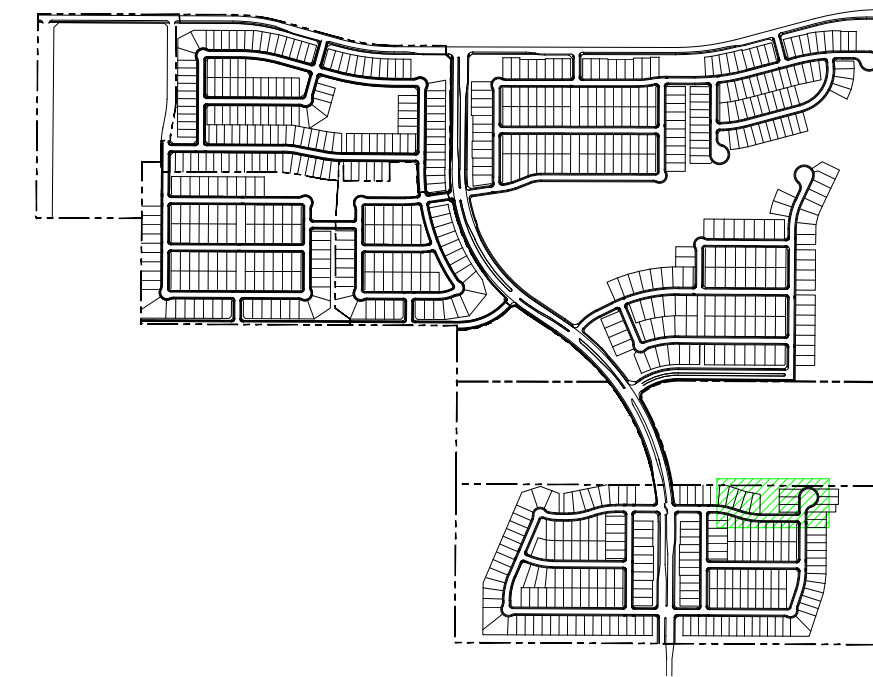


PLAYGROUND



RAMADA

KEY MAP

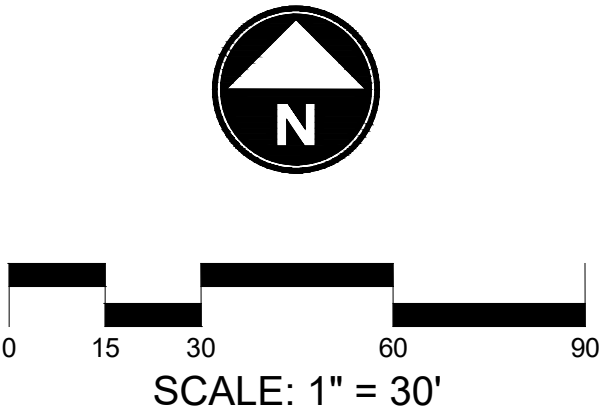


CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1B | PARCEL 2 AMENITY ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





LANDSCAPE KEYNOTES

- | | | | |
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GRASS CLIMBING MOUND

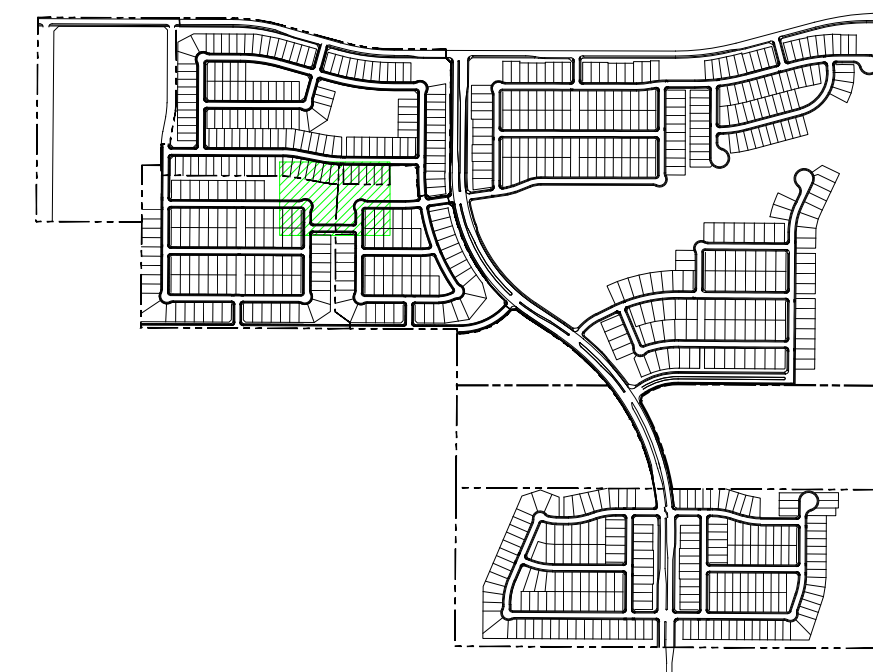


PLAY LAWN



RAMADA

KEY MAP

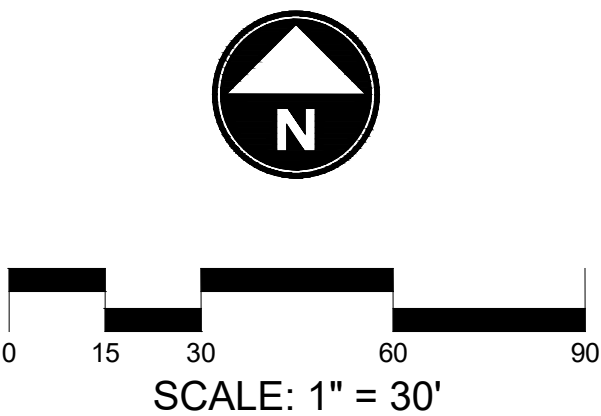


CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1B | PARCELS 9 - 10 AMENITY ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





LANDSCAPE KEYNOTES

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KEY MAP



PLAY LAWN



RAMADA



PLAY STRUCTURE



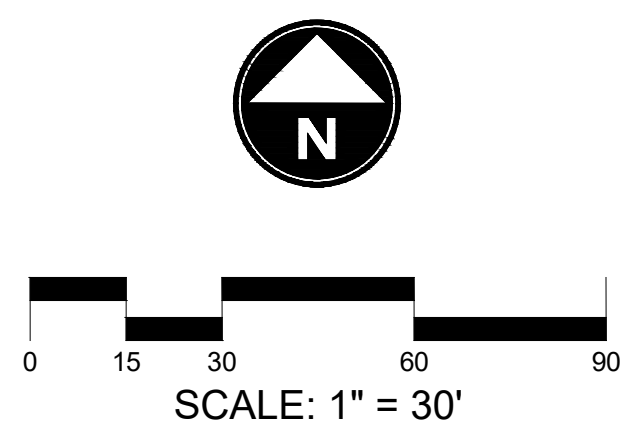
PLAY PIECE

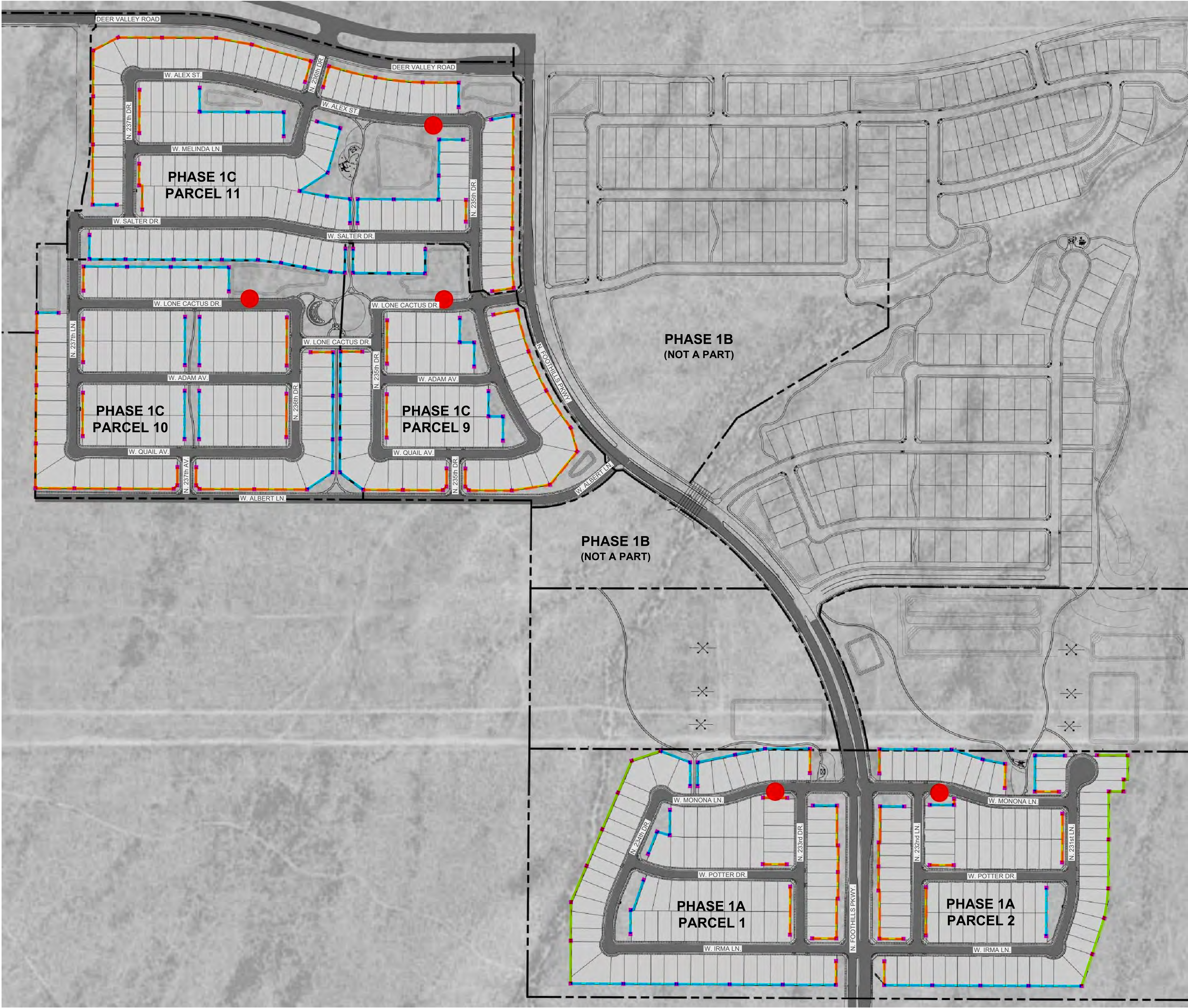
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1B | PARCEL 11 AMENITY ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





LEGEND

- COMMUNITY WALL
- PARTIAL VIEW WALL
- FULL VIEW WALL
- PARCEL BOUNDARY
- CLUSTER MAILBOX
- WALL COLUMN

NOTE: ALL WALL LOCTIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTORS TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

EST. 2006

LDG

SALT LAKE CITY

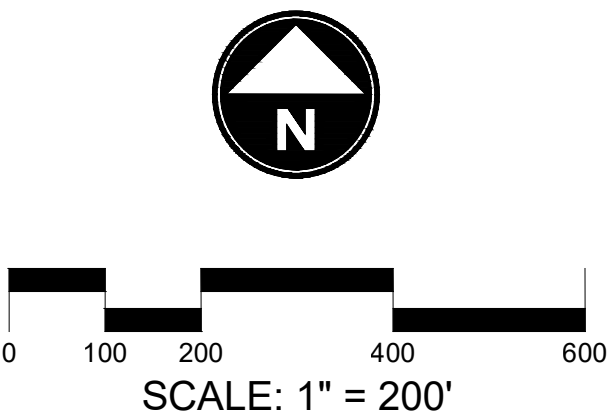
LANDSCAPE & LANDSCAPE ARCHITECTURE

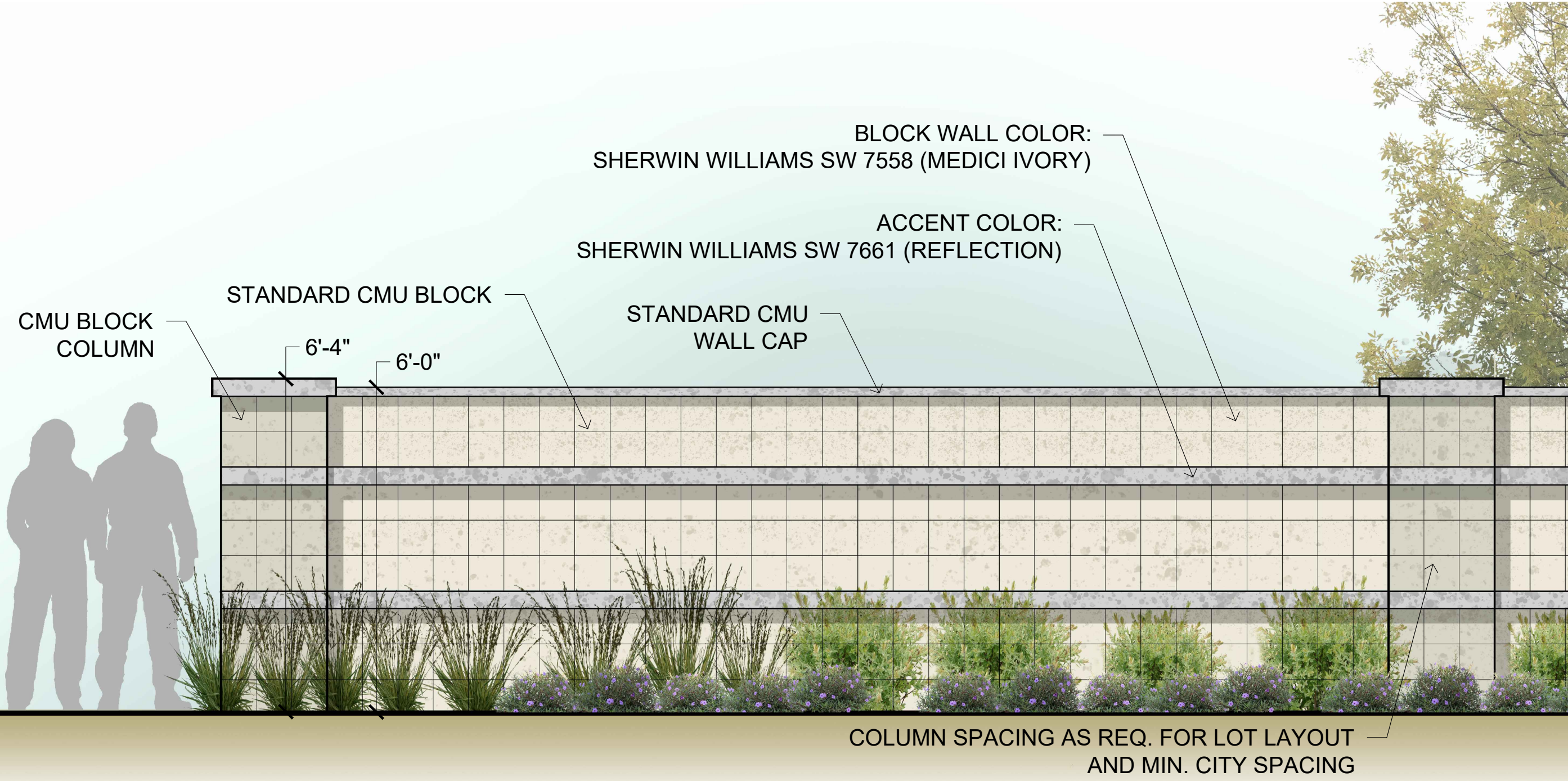
SURPRISE, AZ

SEPTEMBER 2022

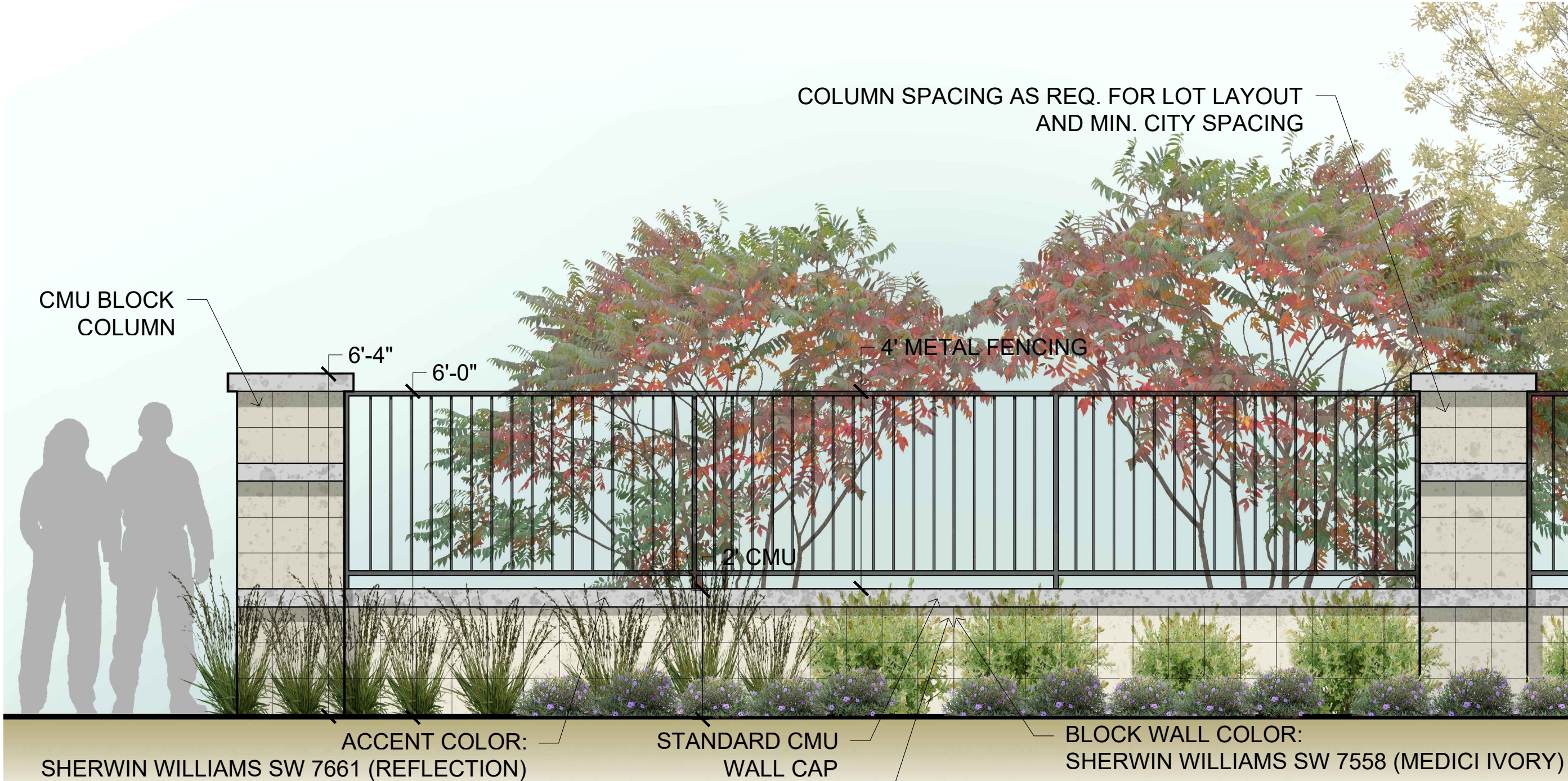
SURPRISE FOOTHILLS - PHASES 1A and 1C |

CONCEPTUAL WALL PLAN

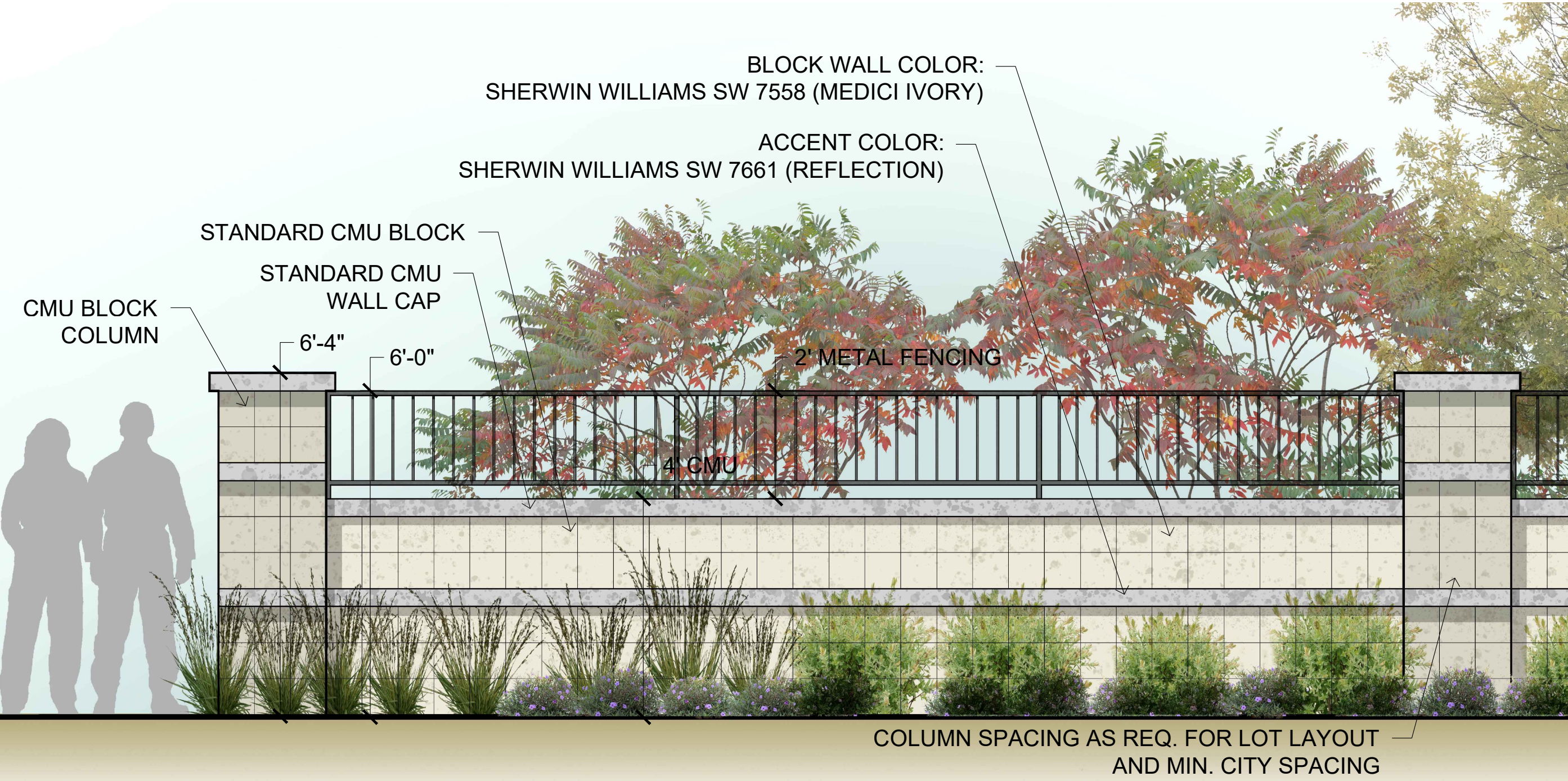




COMMUNITY THEME WALL



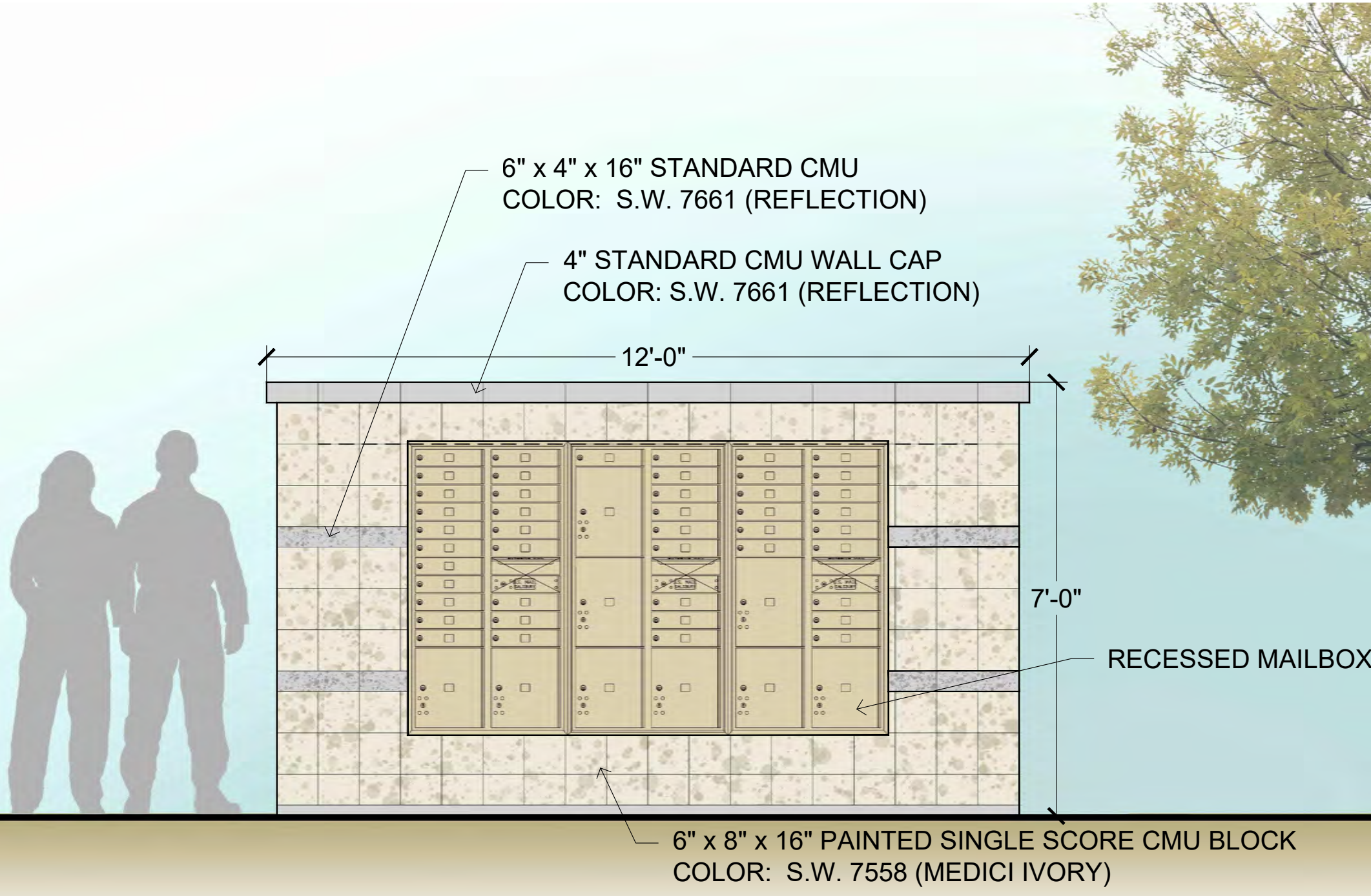
FULL VIEW WALL



PARTIAL VIEW WALL

NOTE: WALLS SHALL NOT ENCROACH INTO THE SIGHT VISIBILITY TRIANGLE

- NOTE:
- 20, 15, & 10 unit 4C recessed mailbox, models #3710D-20/15/10-ZFU in 'Bronze', available from Salsbury Industries (www.mailboxes.com, 800.624.5299).
 - Refer to plan for locations (to be approved by USPS).
 - Contractor to provide shop drawings for review/approval once the locations & configurations are approved by USPS.
 - INSTALLATION REQUIREMENTS PER USPS REGULATIONS
 - The floor of the lowest patron mailbox shall be no less than 28" above finished floor (AFF).
 - The patron lock in the highest mailbox shall be no more than 67" above the finished floor.
 - The USPS Arrow lock (master door lock) opening must be a minimum of 36" and a maximum of 48" above the finished floor.
 - The floor of the lowest parcel locker shall be no less than 15" above finished floor.
 - The master access door(s) must be allowed to open a minimum of 90 degrees with no obstruction.



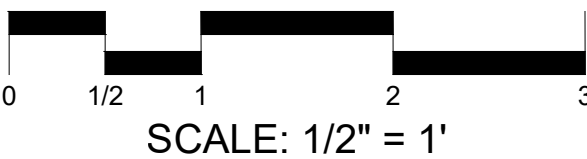
CLUSTER MAILBOX

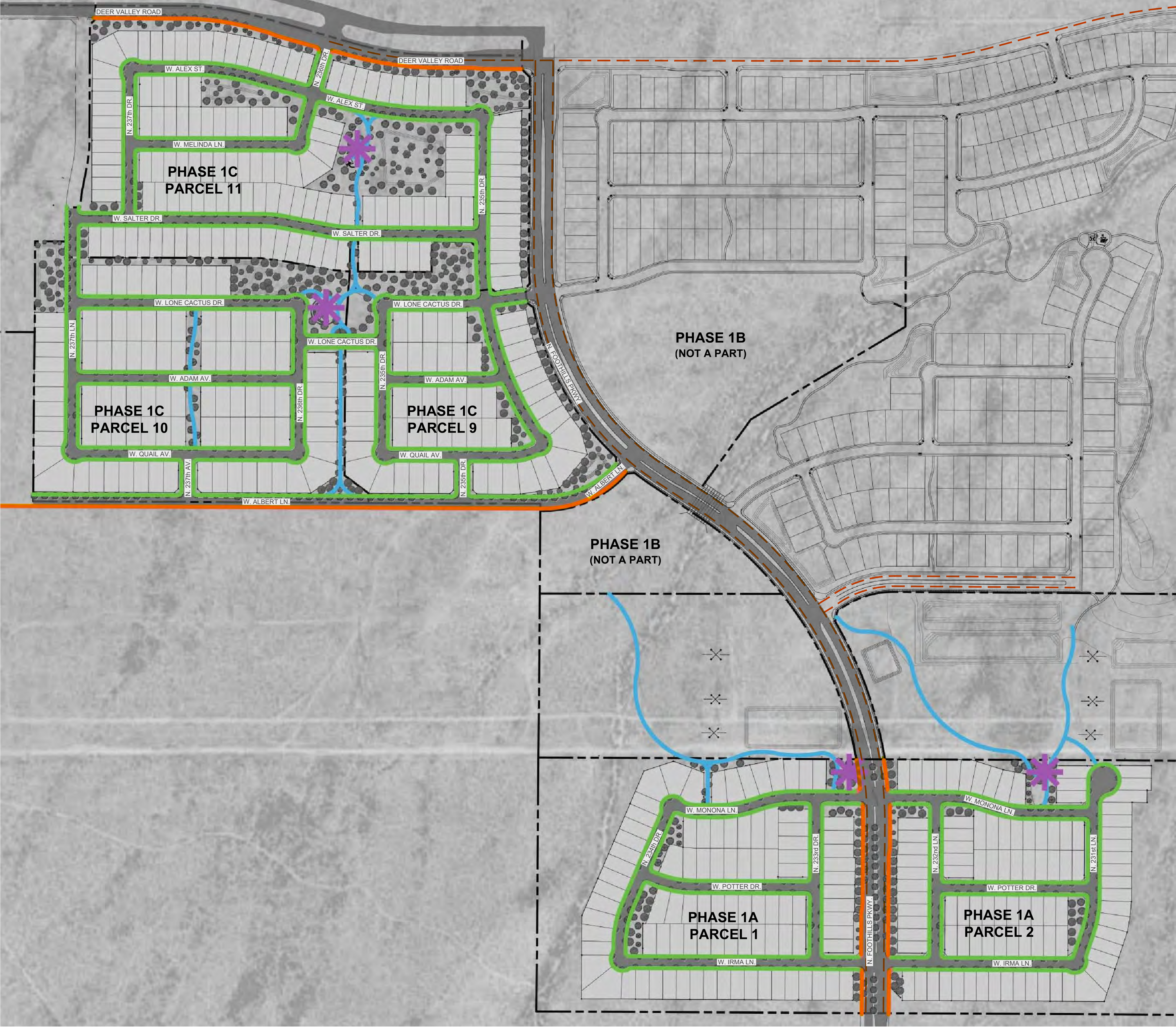
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1C | HARDSCAPE DETAILS

SURPRISE, AZ
SEPTEMBER 2022





LEGEND

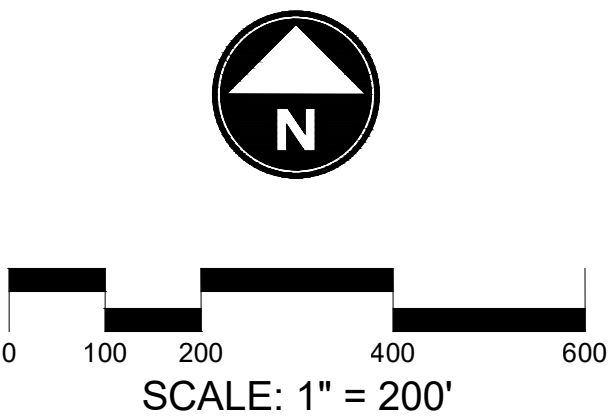
- 6' CONCRETE TRAIL
- 5' INTERNAL CONCRETE SIDEWALK
- 6' EXTERNAL CONCRETE SIDEWALK
- PEDESTRIAN BIKE LANE
- MAIN ACTIVE AMENITY

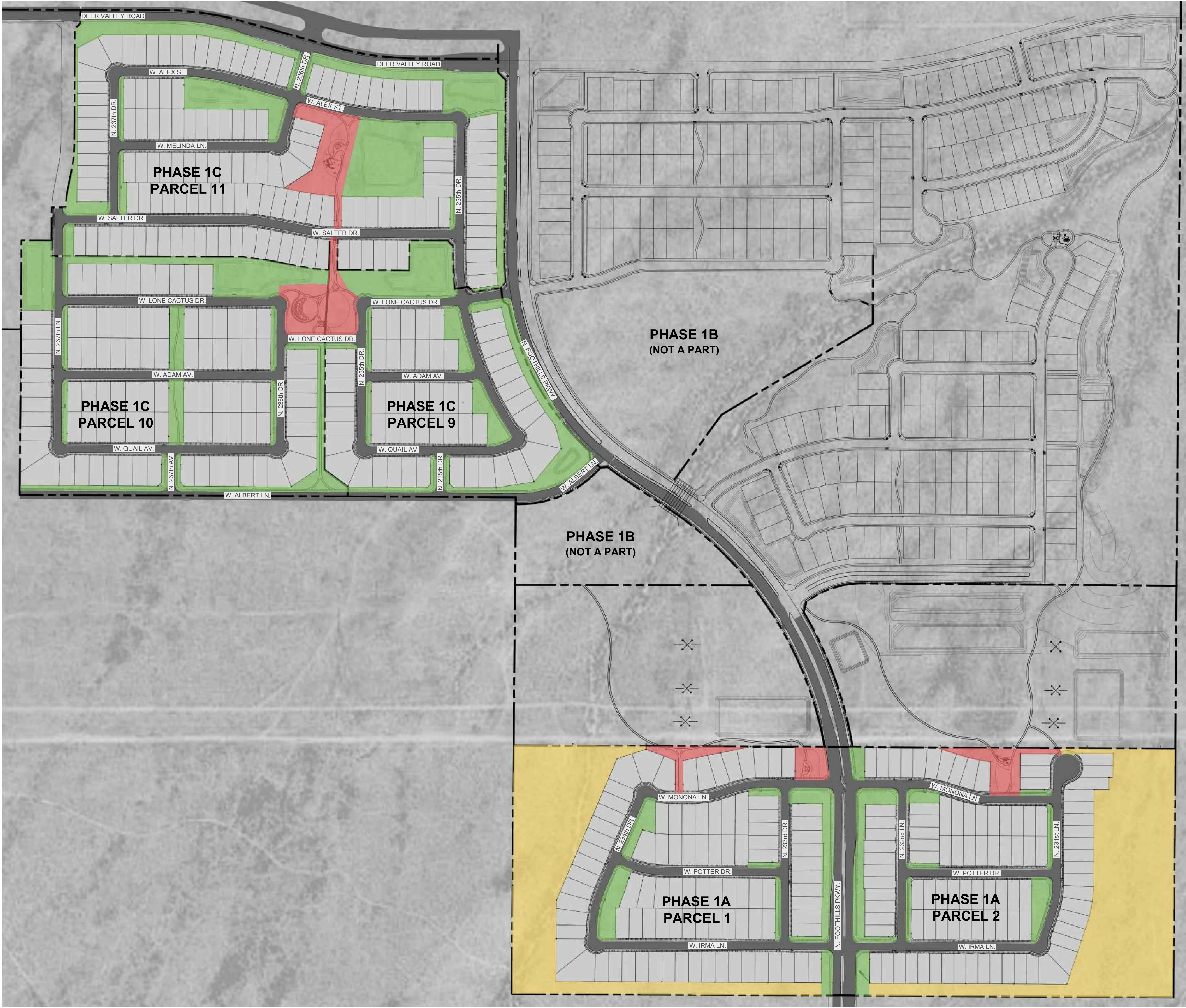
NOTE: REFER TO PRE PLAT DOCUMENT
PREPARED BY RVI FOR CONTINUATION
OF TRAIL THROUGH PHASE 1B

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

SURPRISE FOOTHILLS - PHASES 1A and 1C | TRAIL SYSTEM

SURPRISE, AZ
SEPTEMBER 2022





LEGEND

		PHASE 1A	PHASE 1C
	ACTIVE OPEN SPACE	1.45 ACRES (7.4%)	2.9 ACRES (17.8%)
	PASSIVE OPEN SPACE	4.30 ACRES (21.6 %)	13.431 ACRES (82.2%)
	NATURAL OPEN SPACE	14.105 ACRES (71.0%)	N/A
	TOTAL OPEN SPACE	19.855 ACRES	16.331 ACRES

NOTE: NATURAL AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE

NOTE: REFERENCE THE PRELIMINARY PLAT PREPARED BY THE CIVIL ENGINEER FOR OPEN SPACE AREAS.

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



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

20 September 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-683 Surprise Foothills Phase 1C (APNs: 503-82-004H & 503-82-004J)

Dear Ms. Flores

Thank you for the opportunity to provide comments for the Surprise Foothills Phase 1C Preliminary Plat application. The site sits on approximately 90 acres of vacant land located at 235th Ave and Deer Valley Rd in Surprise, AZ. This proposed development is requesting 312 lots for single-family homes and is approximately 2.4 miles outside the Aux-1 2004 JLUS 65 DNL, "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 DNL as follows: a maximum of 2 du/acre from the 65 DNL to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.5 du/ac meets these guidelines and therefore will not negatively impact Luke AFB flying operations.

Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day, we recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165
Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.09.20 10:48:45 -07'00'

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

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



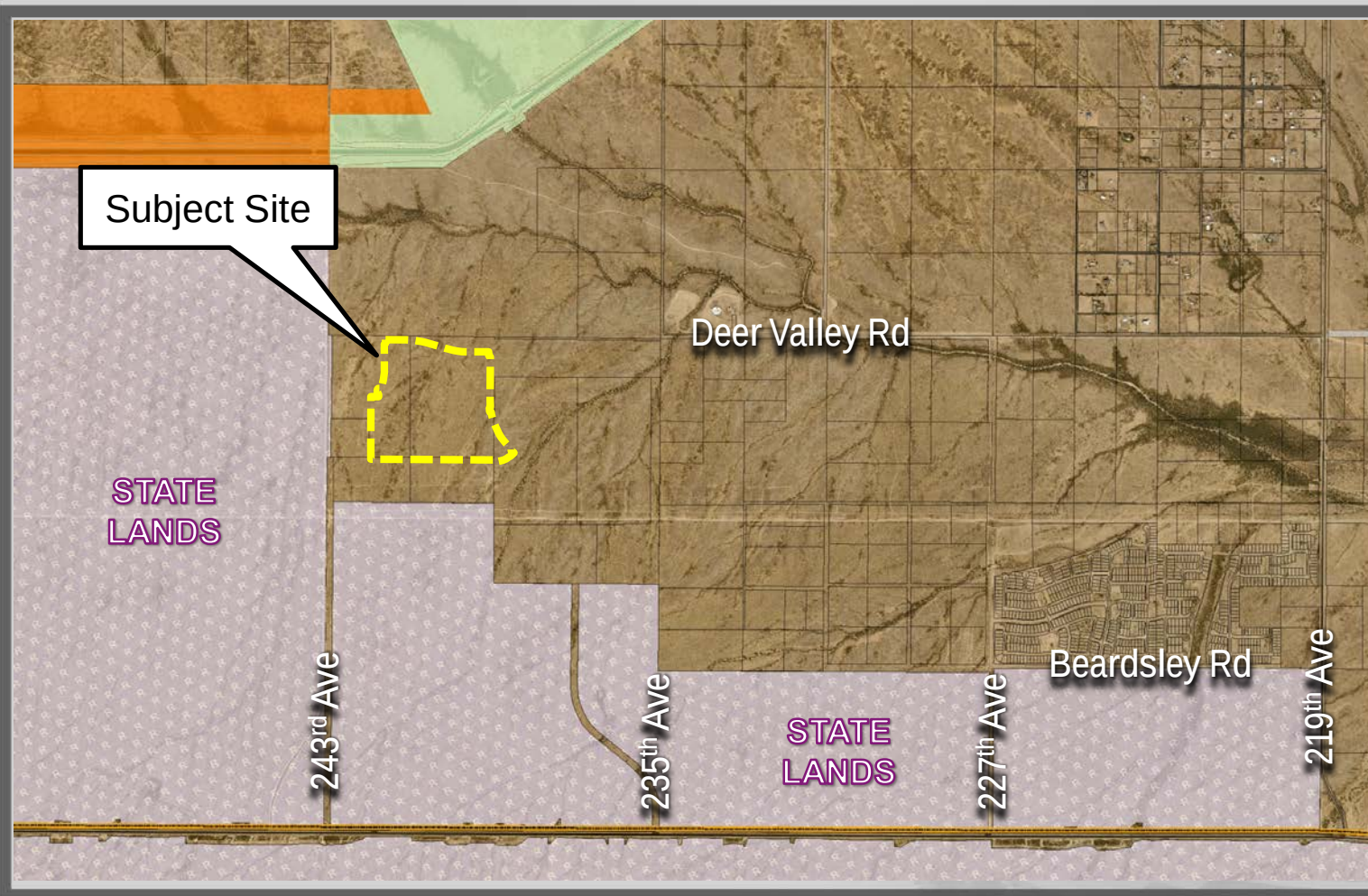
S U R P R I S E
A R I Z O N A

FS21-683

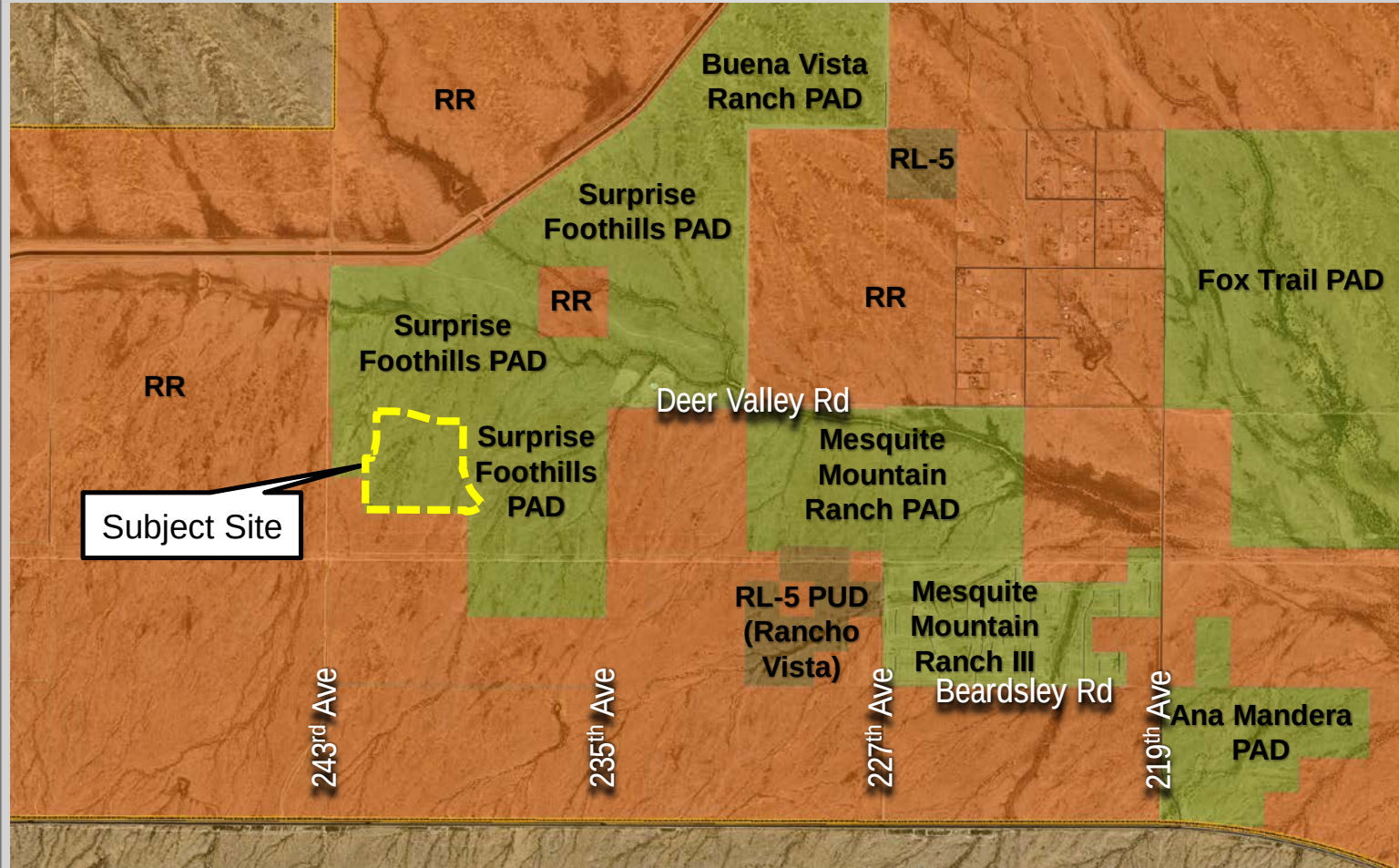
Surprise Foothills Phase 1C Preliminary Plat

Planning and Zoning Commission

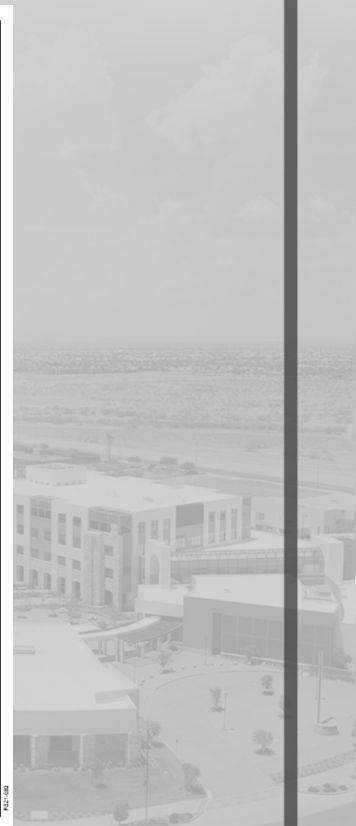
November 3, 2022

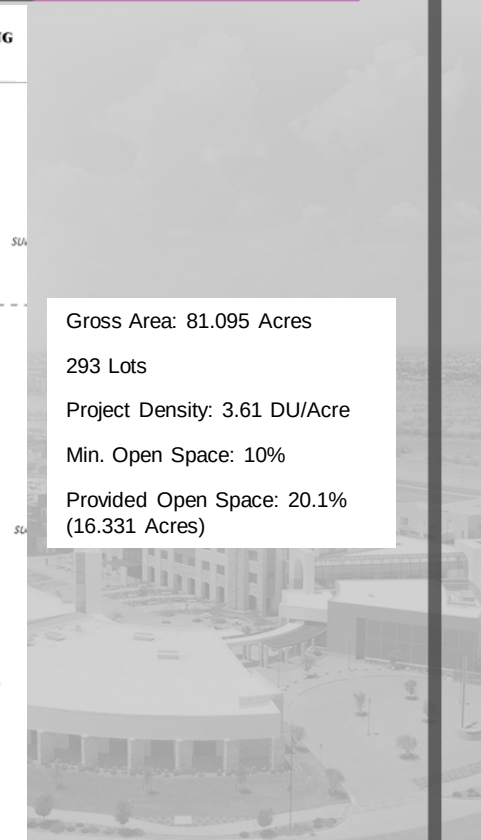


FS21-683 VICINITY MAP



FS21-683 ZONING MAP





Provided Open Space: 20.1%
(16.331 Acres)

Open Space



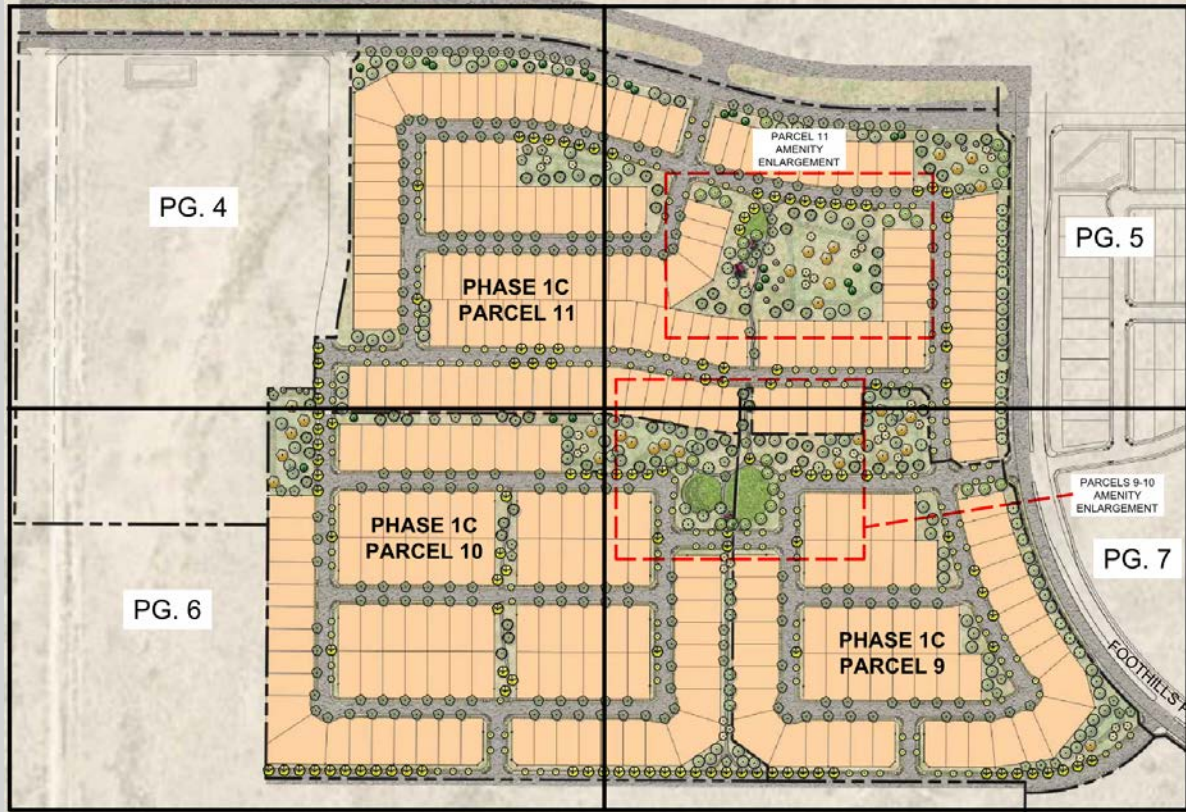
Total Open Space: 16.331 Acres

Active Open Space: 2.9 Acres
(17.8%)

Passive Open Space: 13.431
Acres (82.2%)

Natural Open Space: 0

Landscape



Parcels 9 & 10 Amenity Site



LANDSCAPE KEYNOTES

- | | |
|--|---------------------------------|
| ① COMMUNITY THEME WALL | ⑪ LANDSCAPE MEDIAN |
| ② PARTIAL VIEW WALL | ⑫ CLUSTER MAILBOX |
| ③ FULL VIEW WALL | ⑬ ENTRY MONUMENT SIGN |
| ④ DECORATIVE COLUMN | ⑭ RAMADA |
| ⑤ 6" CONCRETE SIDEWALK, REFER TO CIVIL PLANS | ⑮ BIKE RACK |
| ⑥ 6" CONCRETE SIDEWALK, REFER TO CIVIL PLANS | ⑯ PLAYGROUND STRUCTURE W/ SHADE |
| ⑦ 6" CONCRETE TRAIL | ⑰ SAFETY FALL SURFACING |
| ⑧ RETENTION AREA | ⑱ BENCH |
| ⑨ TURF | ⑲ EXISTING POWER POLE |



GRASS CLIMBING MOUND



PLAY LAWN



RAMADA

KEY MAP



CAGE # F521-632 (PHASE 1A) and # F521-683 (PHASE 1C)

Parcel 11 Amenity Site



LANDSCAPE KEYNOTES

- | | |
|--|----------------------------------|
| 1 COMMUNITY THEME WALL | 10 LANDSCAPE MEDIAN |
| 2 PARTIAL VIEW WALL | 11 CLUSTER MAILBOX |
| 3 FULL VIEW WALL | 12 ENTRY MOVEMENT SIGN |
| 4 DECORATIVE COLUMN | 13 RAMADA |
| 5 6" CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 14 BIKE RACK |
| 6 6" CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 15 PLAYGROUND STRUCTURE IN SHADE |
| 7 6" CONCRETE TRAIL | 16 SAFETY FALL SURFACING |
| 8 RETENTION AREA | 17 BENCH |
| 9 TURF | 18 EXISTING POWER POLE |

KEY MAP



PLAY LAWN



RAMADA

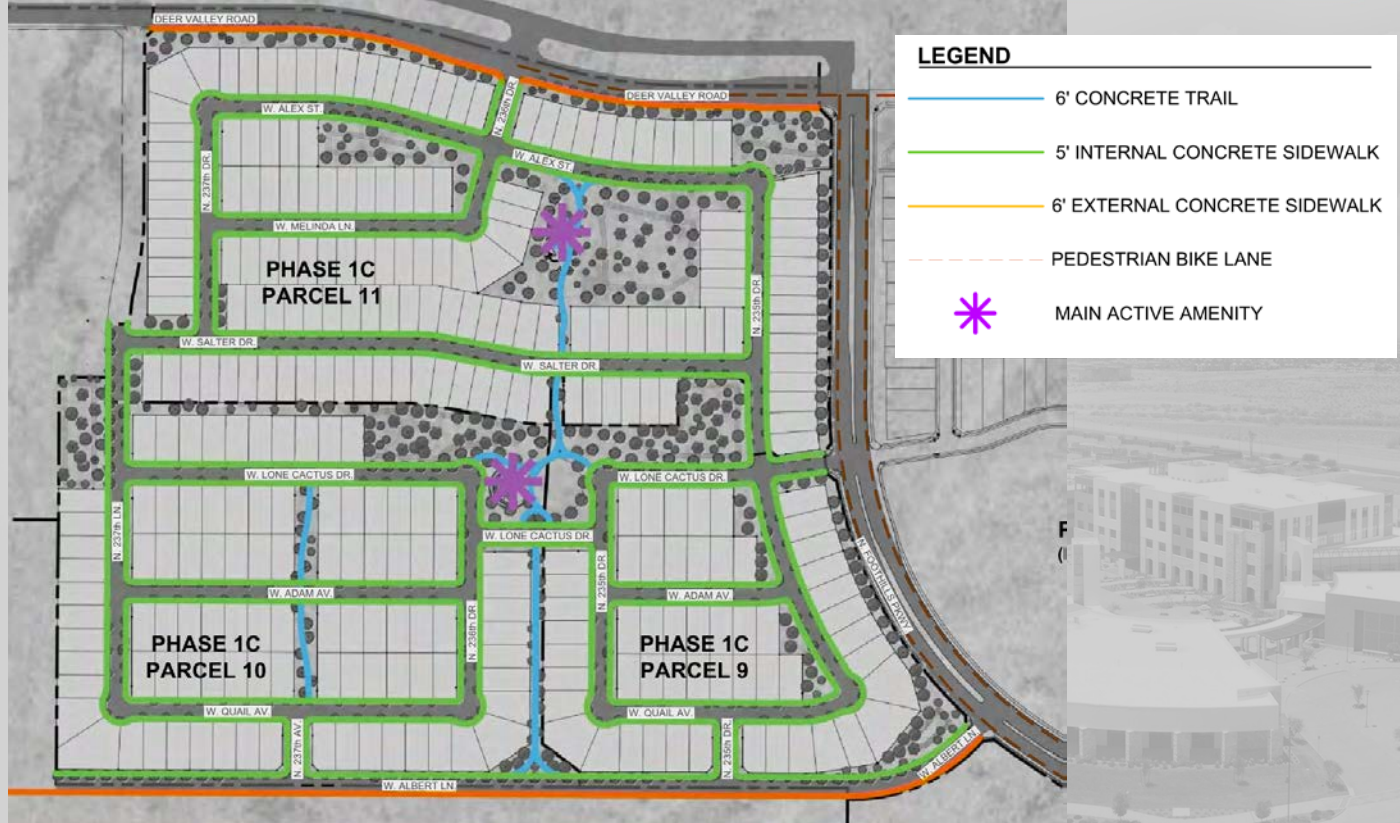


PLAY STRUCTURE



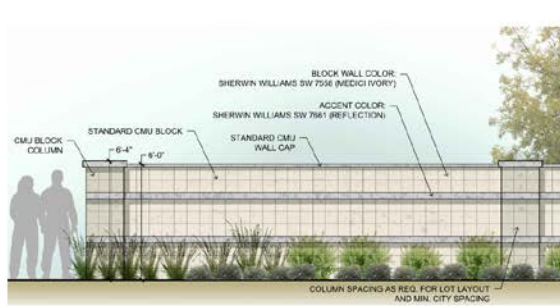
PLAY PIECE

Trails





Walls



COMMUNITY THEME WALL



FULL VIEW WALL

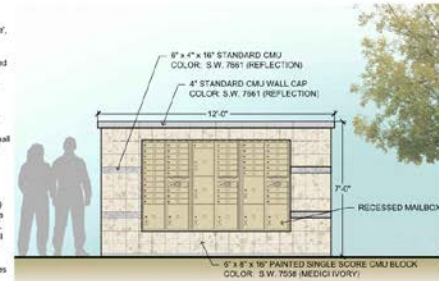


PARTIAL VIEW WALL

NOTE: WALLS SHALL NOT ENCRUSH INTO THE SIGHT VISIBILITY TRIANGLE

NOTE:

- 20, 15, & 10 unit 4C recessed mailbox, models 437100, 201151, 10, 25U in "Bronze", available from Salisbury Industries (www.mailboxes.com, 800.624.5259).
- Refer to plan for locations (to be approved by USFS).
- Contractor to provide shop drawings for review/approval once the locations & configurations are approved by USFS.
- INSTALLATION REQUIREMENTS PER USFS REGULATIONS**
- The floor of the lowest patron mailbox shall be no less than 28" above finished floor (AFF).
- The patron lock in the highest mailbox shall be no more than 57" above the finished floor.
- The USFS Arrow lock (master door lock) opening must be a minimum of 36" and a maximum of 48" above the finished floor.
- The floor of the lowest patron locker shall be no less than 15" above finished floor.
- The master access door(s) must be allowed to open a minimum of 90 degrees with no obstruction.



CLUSTER MAILBOX



RECOMMENDATION

Staff recommends approval
subject to stipulations 'a' – 'e'



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You





Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat of Surprise Foothills Phase 1A”, prepared by Goodwin and Marshall, Inc., and received 08/29/2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Surprise Foothills Phases 1A and 1C Preliminary Landscape Submittal”, prepared by LDG, and received 09/02/2022.
- c. No Final Plats for the property included within this Preliminary Plat will be scheduled for consideration and action by the City Council until the water system to serve this area has been fully permitted and approved by the applicable regulatory agencies and accepted by the City.
- d. The developer will be required to contribute its proportionate share of the cost of installing a new traffic signal at Sun Valley Parkway & 235th Avenue by either (i) installing the signal if it is the first developer requiring this intersection to move forward, or (ii) paying its proportionate share of the overall cost if the signal is installed by another developer. In the event developer installs the traffic signal, any reimbursement of the traffic signal installation costs will be pursuant to a public improvement repayment agreement as permitted by Chapter 42 of the Surprise Municipal Code. All traffic signal installation plans will be subject to approval and permitting by the City of Surprise and MCDOT.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: November 3, 2022

Contact Person: Trever Fleetham, PLANNER
SENIOR

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1A," dated August 15, 2022, a property generally located south of Deer Valley Road and west of 235th Avenue. Case FS21-682.

Motion:

Motion to approve the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1A," dated August 15, 2022, subject to stipulations "a" through "e" as outlined in the staff report.

Background:

Warren Russel of Goodwin and Marshall, Inc. seeks approval of a Preliminary Plat for Surprise Foothills Phase 1A. The applicant seeks to subdivide the subject property into 194 single-family residential lots over approximately 60 gross acres, for a gross density of 3.23 DU/Ac.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS21-682 Surprise Foothills Phase 1A Pre Plat - Staff Report 110322 PZ
2. 01 - FS21-682 Surprise Foothills Phase 1A Pre Plat - Vicinity Map

3. 02 - FS21-682 Surprise Foothills Phase 1A Pre Plat - Zoning Map
 4. 03 - FS21-682 Surprise Foothills Phase 1A Pre Plat - Preliminary Plat
 5. 04a - FS21-682 Surprise Foothills Phase 1A Pre Plat - Landscape Plan 1 of 5
 6. 04b - FS21-682 Surprise Foothills Phase 1A Pre Plat - Landscape Plan 2 of 5
 7. 04c - FS21-682 Surprise Foothills Phase 1A Pre Plat - Landscape Plan 3 of 5
 8. 04d - FS21-682 Surprise Foothills Phase 1A Pre Plat - Landscape Plan 4 of 5
 9. 04e - FS21-682 Surprise Foothills Phase 1A Pre Plat - Landscape Plan 5 of 5
 10. 05 - FS21-682 Surprise Foothills Phase 1A Pre Plat - Luke Letter
 11. FS21-682 Surprise Foothills Phase 1A Pre Plat - Presentation
-

PRELIMINARY PLAT

REPORT TO PLANNING AND ZONING COMMISSION

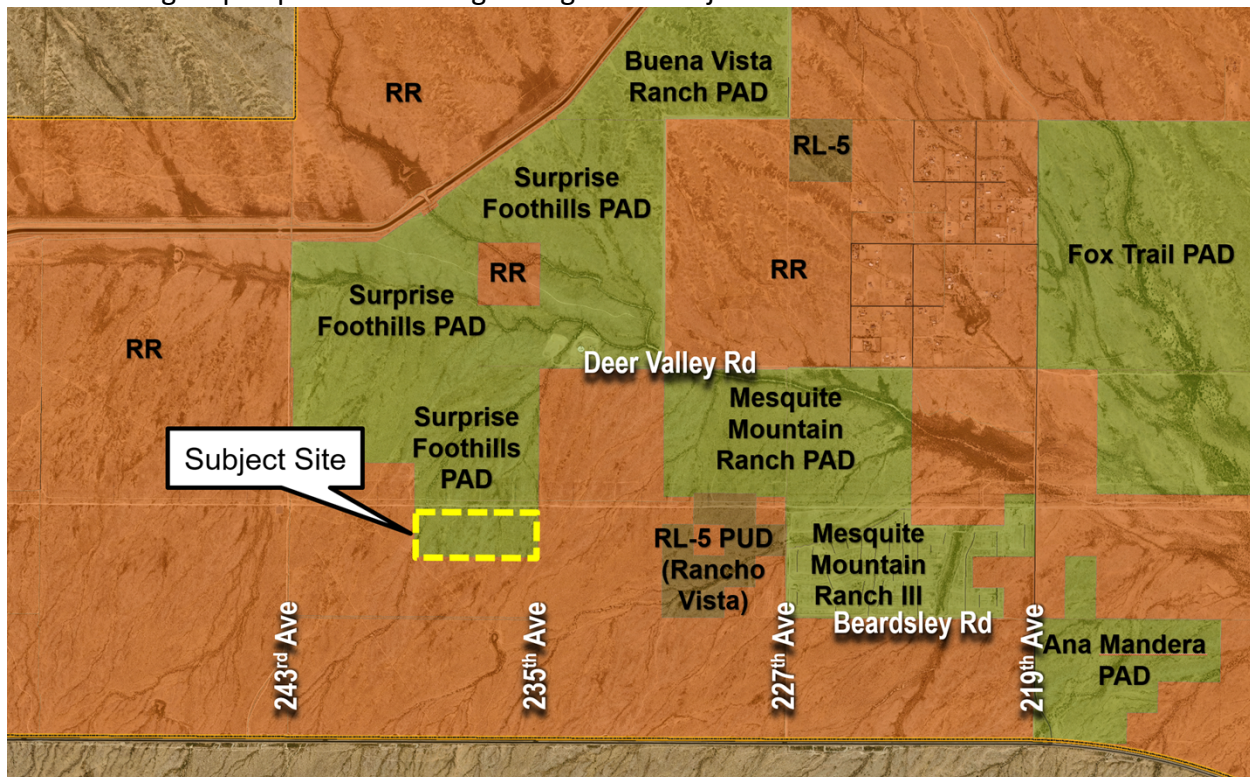
1	Case:	FS21-682
2		
3	Project Name:	Surprise Foothills Phase 1A Preliminary Plat
4		
5	Council District:	1 – Acacia
6		
7	Planning and Zoning Date:	November 3, 2022
8		
9	Planner:	Trever Fleetham, AICP
10		
11	Owner:	Surprise Foothills Development Company
12		
13	Applicant:	Goodwin and Marshall, Inc.
14		
15	Request:	Preliminary Plat for a 194 lot single-family residential subdivision
16		
17	Site Location:	Generally located south of Deer Valley Road and west of 235 th Avenue
18		
19	Site Size:	60 Gross Acres
20		
21	Gross Density:	3.23 Du/Acre
22		
23	General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
24		
25	Support/Opposition:	None known
26		
27	Staff Recommendation:	Staff recommends approval of case FS21-682, subject to stipulations
28		'a' through 'e'.

PROJECT DESCRIPTION:

Warren Russel of Goodwin and Marshall, Inc. seeks approval of a Preliminary Plat for Surprise Foothills Phase 1A. The applicant seeks to subdivide the subject property into 194 single-family residential lots over approximately 60 gross acres, for a gross density of 3.23 DU/Ac.

SURROUNDING LAND ZONING:

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



BACKGROUND:

June 8, 1989: The City Council approved the annexation (Ordinance 89-05) of the subject property.

February 9, 2006: The City Council approved Ordinance 06-04 for the Surprise Foothills Planned Area Development under case PAD05-281.

September 26, 2006: A minor amendment to the PAD was approved administratively under case PADA06-246 to amend the commercial development standards.

July 31, 2013: A minor amendment to the PAD was approved administratively under case FS13-217 to relocate the water treatment facility.

April 24, 2018: A minor amendment to the PAD was approved administratively under case FS18-057 to identify a phased infrastructure approach.

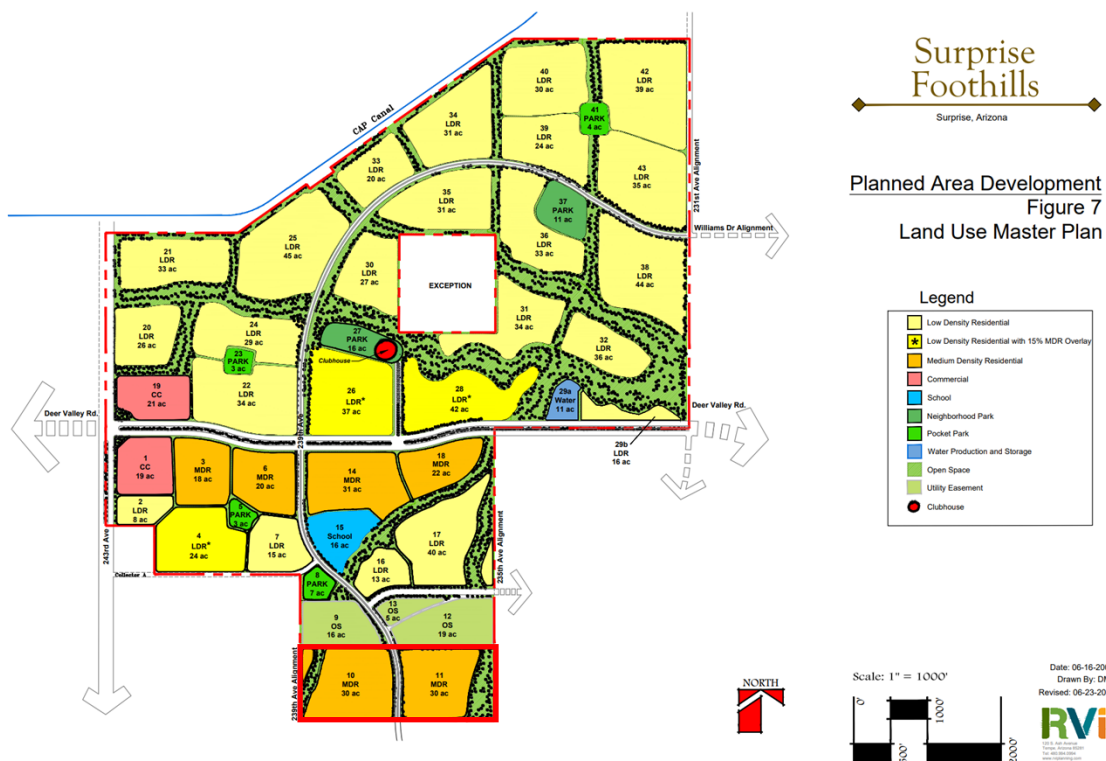
May 27, 2021: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR21-302.

September 3, 2021: The applicant submitted for a Preliminary Plat under case FS21-682, the subject case.

September 16, 2021: A minor amendment to the PAD was approved administratively under case FS21-310 to reconfigure parcels.

ANALYSIS AND DISCUSSION:

The subject request involves a preliminary plat for Phase 1A of the Surprise Foothills development. Surprise Foothills is a master planned community, generally located near 235th Avenue and Deer Valley Road, that is zoned Planned Area Development (PAD) and includes both commercial land use designations as well as various densities of residential. The proposed plat includes 194 single-family residential lots over approximately 60 gross acres. The land use designation within the subject area, as depicted below, is Medium Density Residential.



The Surprise Foothills PAD allows for 4,000 square foot lots with a minimum lot width of 40 feet within the MDR parcels. Parcel 1 of the subject plat is comprised of 95 lots with typical dimensions of 53'x120'. Parcel 2 of the subject plat is comprised of 99 lots with typical dimensions of 48'x120'. All lots within this plat will be subject to the development standards within the approved PAD, as shown below.

DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED								
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	MINIMUM DISTANCE BETWEEN HOUSES	CORNER SIDE	REAR
MDR	4,000 SQ. F.T	40'	18'	12'	5'	10'	10'	10'

Density

Parcels 1 and 2 of the subject plat total 194 lots across 60 gross acres, for a gross density of 3.23 DU/Acre. After subtracting the right-of-way (ROW) areas totaling 14.736 acres, the net acreage of the site is 45.27 acres, which results in a net density of 4.29 DU/Acre. This Phase 1A will be incorporated into an overall density calculation for the entirety of the Surprise Foothills development, which is not to exceed a gross project density of 2.88 DU/Acre.

Open Space & Landscaping

Parcel 1 includes 9.216 acres of open space and Parcel 2 includes 10.639 acres, for a total of 19.855 acres. This equates to 33.1% of the subject plat dedicated to open space. Approximately 7.4% (1.45 acres) of the open space is Active, 21.6% (4.3 acres) Passive, and 71% (14.105 acres) Natural Open Space. Concrete trails and sidewalks provide multi-modal circulation both within the subject plat and to the Phase 1B development to the north, including open spaces and the 7.7 acre neighborhood park. There are two active amenity sites within the subject plat that are planned to include turf areas, ramadas, playgrounds, and pedestrian facilities. The natural open space areas on the east and west sides of the development will be left as natural desert as they are wash areas. The landscaping proposed within all other open space areas includes a variety of native and low-water use plants allowed by the approved PAD.

Walls

Primary Theme Walls will consist of CMU panels, punctuated by CMU wall caps and columns. Partial and full view fencing will feature the same CMU block design for columns with steel tube fencing in between. Also included within the development will be matching CMU mailbox clusters. These will all be consistent with the other phases of Surprise Foothills.

Access

Foothills Parkway is a Minor Arterial roadway that will be constructed as part of the Surprise Foothills development to provide access to the subject plat. This roadway will connect to Sun Valley Pkwy to the south, and Deer Valley Road to the north. Additionally, a stipulation has been proposed for the subject preliminary plat that requires the developer to contribute to the future signal at 235th Ave and Sun Valley Parkway.

113 **Conformance with Adopted Plans:**

114 The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood
115 Character Area, which supports residential development of up to 8 DU/Ac or more. At a gross density
116 of 3.23 du/acre, this development is consistent with the General Plan in this regard.

117
118 **Reviewing Agencies:**

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

122
123 **Summary:**

124 The subject Preliminary Plat meets the requirements of the Surprise Foothills PAD, in addition to
125 other applicable requirements. All city reviewing departments have reviewed the request and
126 expressed no concerns.

127
128 **Findings:**

- 129
 - The proposed Preliminary Plat is consistent with the Surprise Foothills PAD.
 - 130 • The proposed Preliminary Plat is consistent with applicable City of Surprise regulations.
 - 131 • The reviewing agencies have indicated no objections to the request.

132
133 **Recommendation:**

134 Based on the findings noted above, staff recommends the Commission **approve** the subject
135 Preliminary Plat, subject to stipulations 'a' through 'e' as outlined below:

- 136
- 137 a. Development and use of the site shall be consistent with the Preliminary Plat entitled
- 138 "Preliminary Plat of Surprise Foothills Phase 1A", prepared by Goodwin and Marshall,
- 139 Inc., and received 08/29/2022.
- 140
- 141 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Surprise
- 142 Foothills Phases 1A and 1C Preliminary Landscape Submittal", prepared by LDG, and
- 143 received 09/02/2022.
- 144
- 145 c. No Final Plats for the property included within this Preliminary Plat will be scheduled for
- 146 consideration and action by the City Council until the water system to serve this area
- 147 has been fully permitted and approved by the applicable regulatory agencies and
- 148 accepted by the City.
- 149
- 150 d. The developer will be required to contribute its proportionate share of the cost of
- 151 installing a new traffic signal at Sun Valley Parkway & 235th Avenue by either (i)
- 152 installing the signal if it is the first developer requiring this intersection to move forward,
- 153 or (ii) paying its proportionate share of the overall cost if the signal is installed by
- 154 another developer. In the event developer installs the traffic signal, any reimbursement
- 155 of the traffic signal installation costs will be pursuant to a public improvement

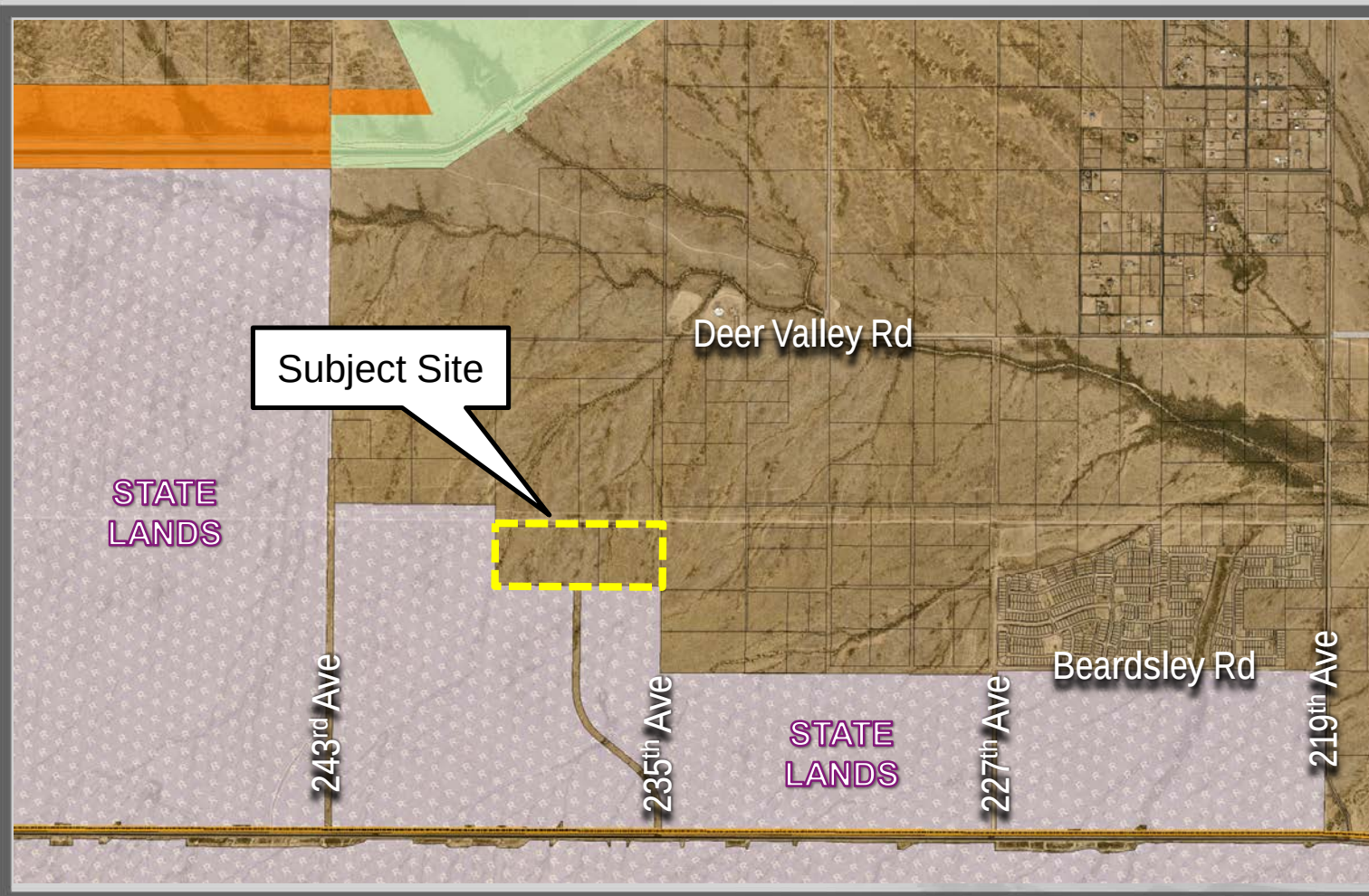
156 repayment agreement as permitted by Chapter 42 of the Surprise Municipal Code. All
157 traffic signal installation plans will be subject to approval and permitting by the City of
158 Surprise and MCDOT.

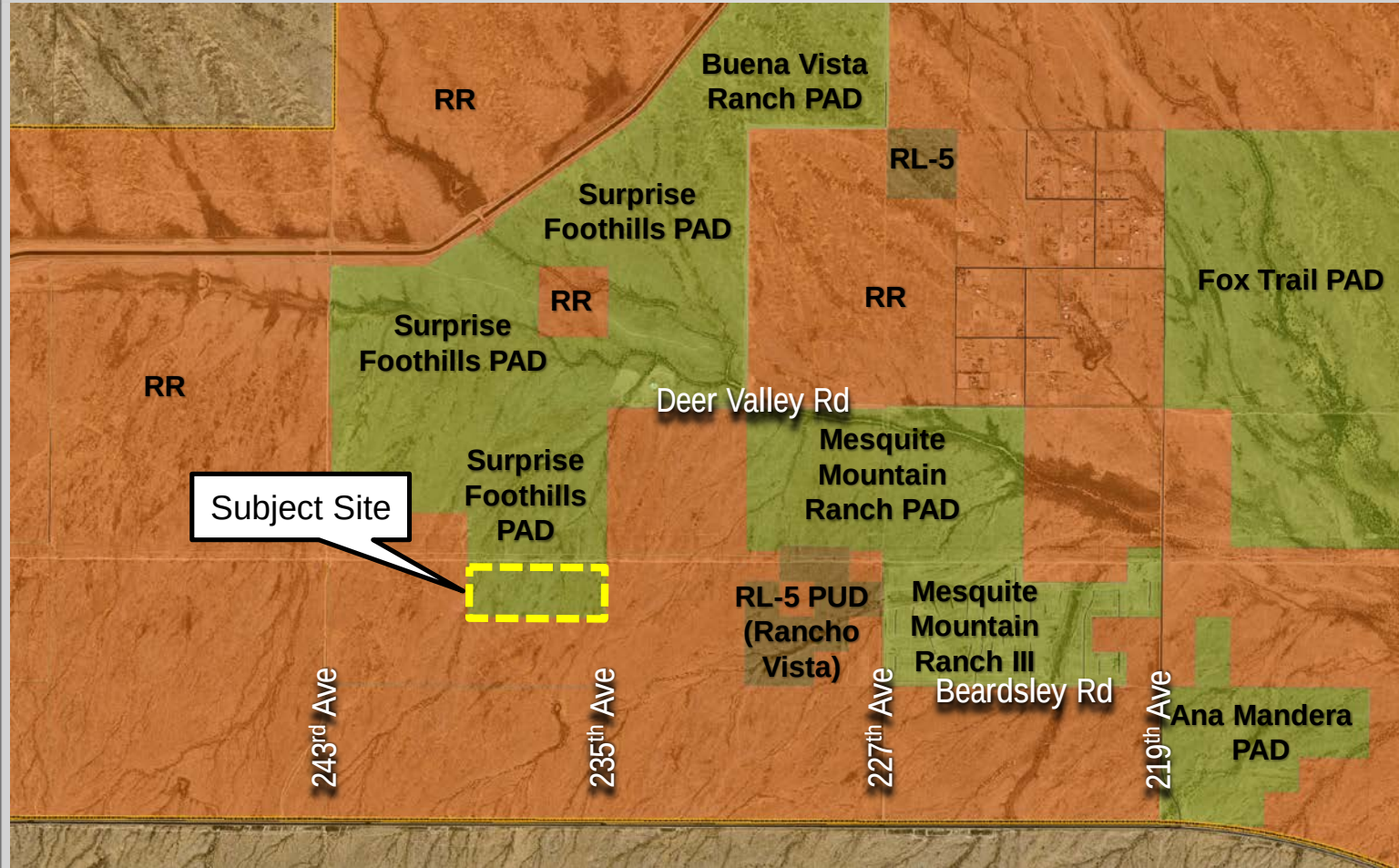
- 159
160 e. Non-compliance with the stipulations of approval of this case will be treated as a
161 violation in accordance with the applicable provisions of the Surprise Municipal Code.

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

165
166 **Attachments:**

167 00 Staff Report
168 01 Vicinity Map
169 02 Zoning Map
170 03 Preliminary Plat
171 04a Preliminary Landscape Plan 1 of 5
172 04b Preliminary Landscape Plan 2 of 5
173 04c Preliminary Landscape Plan 3 of 5
174 04d Preliminary Landscape Plan 4 of 5
175 04e Preliminary Landscape Plan 5 of 5
176 05 Luke AFB Comments





PRELIMINARY PLAT
OF
"SURPRISE FOOTHILLS PHASE 1A"
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH,
RANGE 3 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 21, Township 4 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

COMMENCING at a found U.S. GLO survey monument for the East Quarter corner of said Section 21, from which a found U.S. GLO survey monument for the Northeast corner of said Section 21 bears North 00 deg. 26 min. 35 sec. East (Basis of Bearings) - 2,640.49 feet;

THENCE South 00 deg. 26 min. 44 sec. West along the East line of the Southeast Quarter of said Section 21, a distance of 330.00 feet to the **TRUE POINT OF BEGINNING**;

THENCE South 00 deg. 26 min. 44 sec. West along said East line, a distance of 990.94 feet;

THENCE North 89 deg. 42 min. 53 sec. West, a distance of 2,638.11 feet to a found rebar for the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 21;

THENCE North 00 deg. 27 min. 49 sec. East along the North-South mid-section line of said Section 21, a distance of 990.79 feet, from which a found rebar with cap stamped "LS 21081 T. Rope" for the center corner of said Section 21 bears North 00 deg. 27 min. 49 sec. East - 300.00 feet;

THENCE South 89 deg. 43 min. 05 sec. East departing said mid-section line, a distance of 2,637.80 feet to the **POINT OF BEGINNING**, containing 2,613.847 square feet or 60.006 acres of land, more or less.

LEGEND	
●	FOUND MONUMENT AS NOTED
•	SET CORNER OF THIS PLAT PER MAG. STD. DTL. 120 TYPE "C"
⊙	SET BRASS CAP FLUSH PER MAG. STD. DTL. 120 TYPE "B"
SQ. FT.	SQUARE FEET
R/W	RIGHT-OF-WAY
PUE	PUBLIC UTILITY EASEMENT
SWE	SIDEWALK EASEMENT
PAE	PUBLIC ACCESS EASEMENT
LS	LANDSCAPE EASEMENT
VNAE	VEHICLE NON-ACCESS EASEMENT
BL	BUILDING LINE
BK	BOOK
PG	PAGE
DKT	DOCKET
MCR	MARICOPA COUNTY RECORDS
(M)	MEASURED
(R)	RECORD
(C)	CALCULATED
—————	PLAT BOUNDARY LINE
—————	RIGHT-OF-WAY LINE
— — — — —	ADJOINER LINE
— — — — —	SECTION LINE
- - - - -	EASEMENT LINE
- - - - -	CENTER LINE
- - - - -	MATCH LINE
— W —	WATER LINE
— S —	SEWER LINE
— EHS —	EROSION HAZARD SETBACK LINE
.....	FLOODPLAIN LINE

UTILITY SERVICES

SEWER	CITY OF SURPRISE
WATER	BEARDSLEY WATER COMPANY
ELECTRICITY	A.P.S.
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	COX
GAS	SOUTHWEST GAS
POLICE	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
SOLID WASTE	CITY OF SURPRISE

FLOODPLAIN NOTE:

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "A" AND "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1190L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

BASIS OF BEARINGS

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE UNRECORDED RECORD OF SURVEY PREPARED BY ARIZONA SURVEYING AND MAPPING, DATED 11/19/2020, JOB NO. P20-329, SAID BEARING BEING NORTH 00°26'35" EAST AS MEASURED BETWEEN MONUMENTS NO. 14 AND 13 SHOWN HEREON AND DESCRIBED UNDER MONUMENT NOTES.

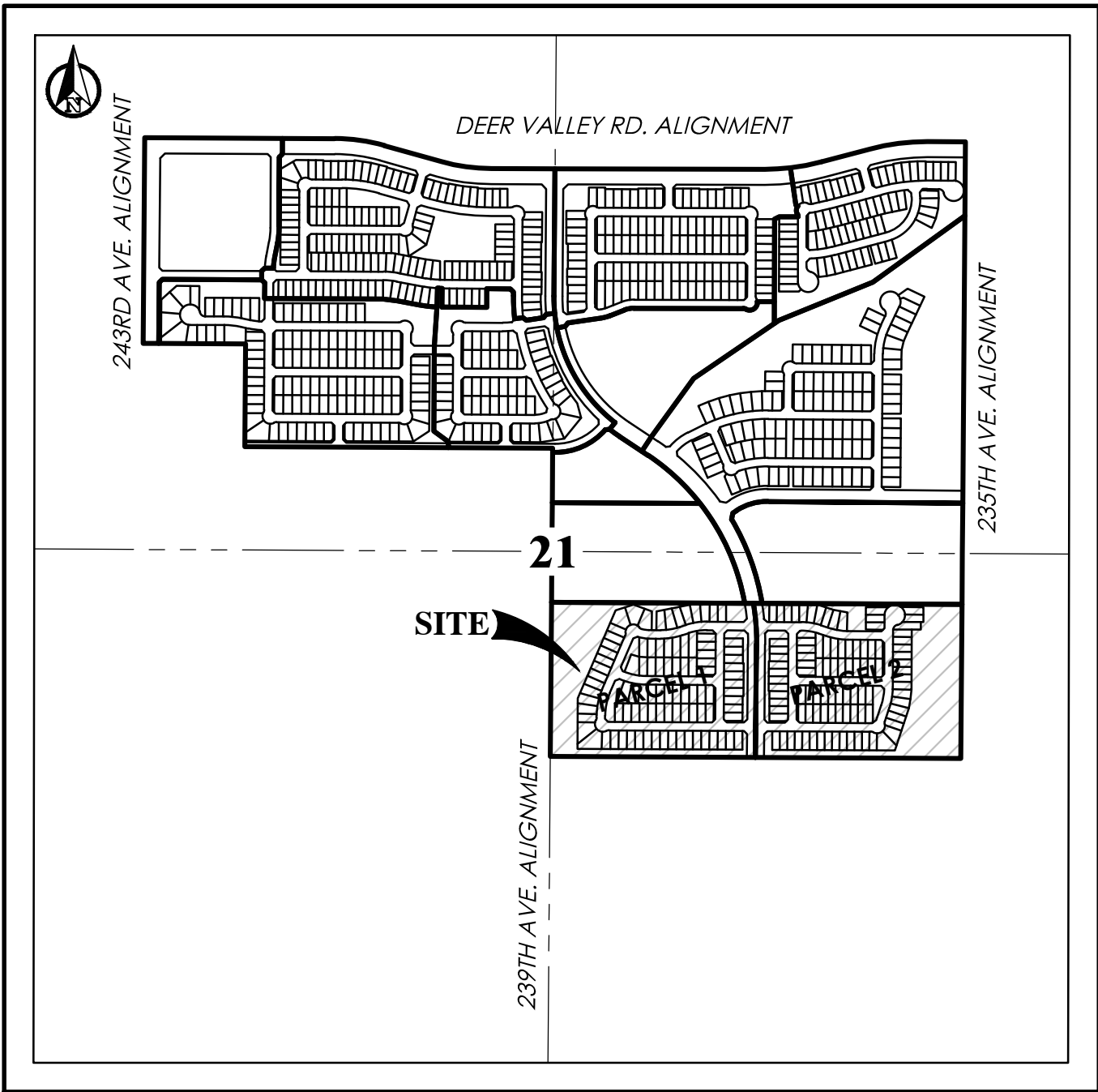
BENCHMARK

CITY OF SURPRISE BENCHMARK "4HF3" - PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF FOUND U.S. GLO SURVEY MONUMENT AT THE CORNERS OF SECTIONS 15, 16, 21, & 22, T4N, R3W.

ELEVATION = 1,526.82 (NAVD88 DATUM)

ZONING

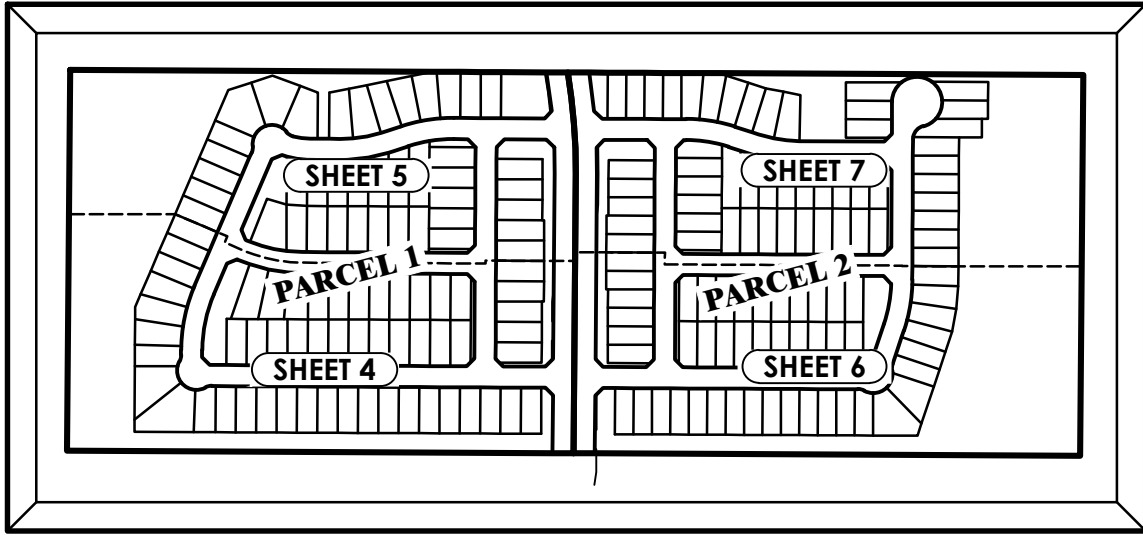
PAD - SURPRISE FOOTHILLS



VICINITY MAP
SEC. 21, T4N, R3W
NOT-TO-SCALE

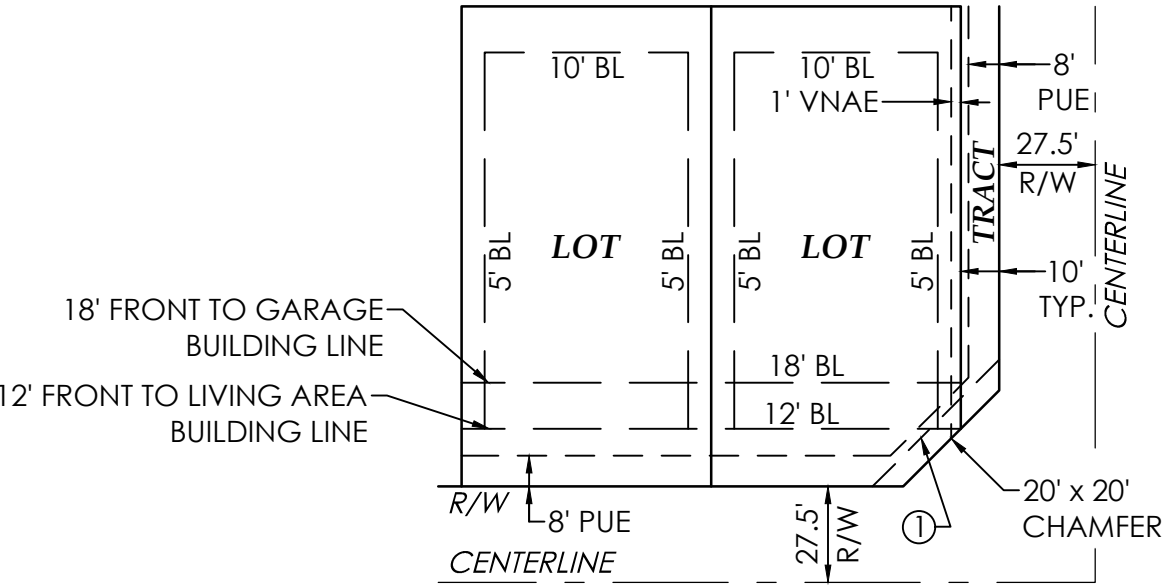
SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL DISPLAY
SHEET 3	PRELIMINARY PLAT DETAILS
SHEET 4	PRELIMINARY PLAT - PARCEL 1
SHEET 5	PRELIMINARY PLAT - PARCEL 1
SHEET 6	PRELIMINARY PLAT - PARCEL 2
SHEET 7	PRELIMINARY PLAT - PARCEL 2
SHEET 8	SURPRISE FOOTHILLS ACCESS
SHEET 9	DEER VALLEY ROAD EMERGENCY ACCESS



SHEET INDEX
N.T.S.

SHEET 1 OF 9



TYPICAL CORNER LOT DETAIL
N.T.S.

PARCEL 1 LAND USE SUMMARIES	
53'x120' LOTS	95
TOTAL LOTS	95
GROSS DENSITY	3.17
NET DENSITY	3.94
LOT ACREAGE	14.874
PUBLIC STREETS	5.864
OPEN SPACE	9.216
TOTAL ACREAGE	29.955

ZONING	# LOTS
MDR	95

PARCEL 2 LAND USE SUMMARIES	
48'x120' LOTS	99
TOTAL LOTS	99
GROSS DENSITY	3.29
NET DENSITY	4.09
LOT ACREAGE	13.540
PUBLIC STREETS	5.872
OPEN SPACE	10.639
TOTAL ACREAGE	30.051

ZONING	# LOTS
MDR	99

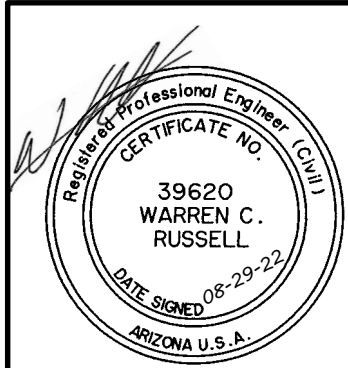
PARCEL 1 & 2 LAND USE SUMMARIES	
TOTAL LOTS	194
GROSS DENSITY	3.23
NET DENSITY	4.29
LOT ACREAGE	28.414
PUBLIC STREETS	14.736
OPEN SPACE	19.855
TOTAL ACREAGE	60.006

ZONING	# LOTS
MDR	194

REFERENCE CASE No. PAD05-281 & FS21-310

DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED								
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	MINIMUM DISTANCE BETWEEN HOUSES	CORNER SIDE	REAR
MDR	4,000 SQ. F.T	40'	18'	12'	5'	10'	10'	10'

OWNER/DEVELOPER:
**SURPRISE FOOTHILLS
MASTER LLC**
7505 E. 6TH AVENUE, STE. 100
SCOTTSDALE, ARIZONA 85251



PREPARED BY:

**GOODWIN[®]
AND
MARSHALL[®] INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

SURVEYED BY:

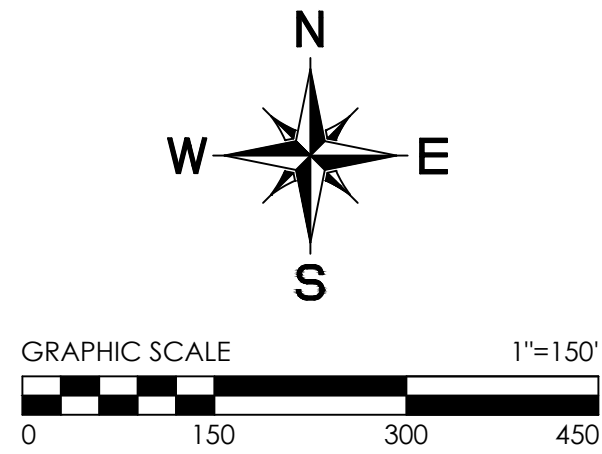
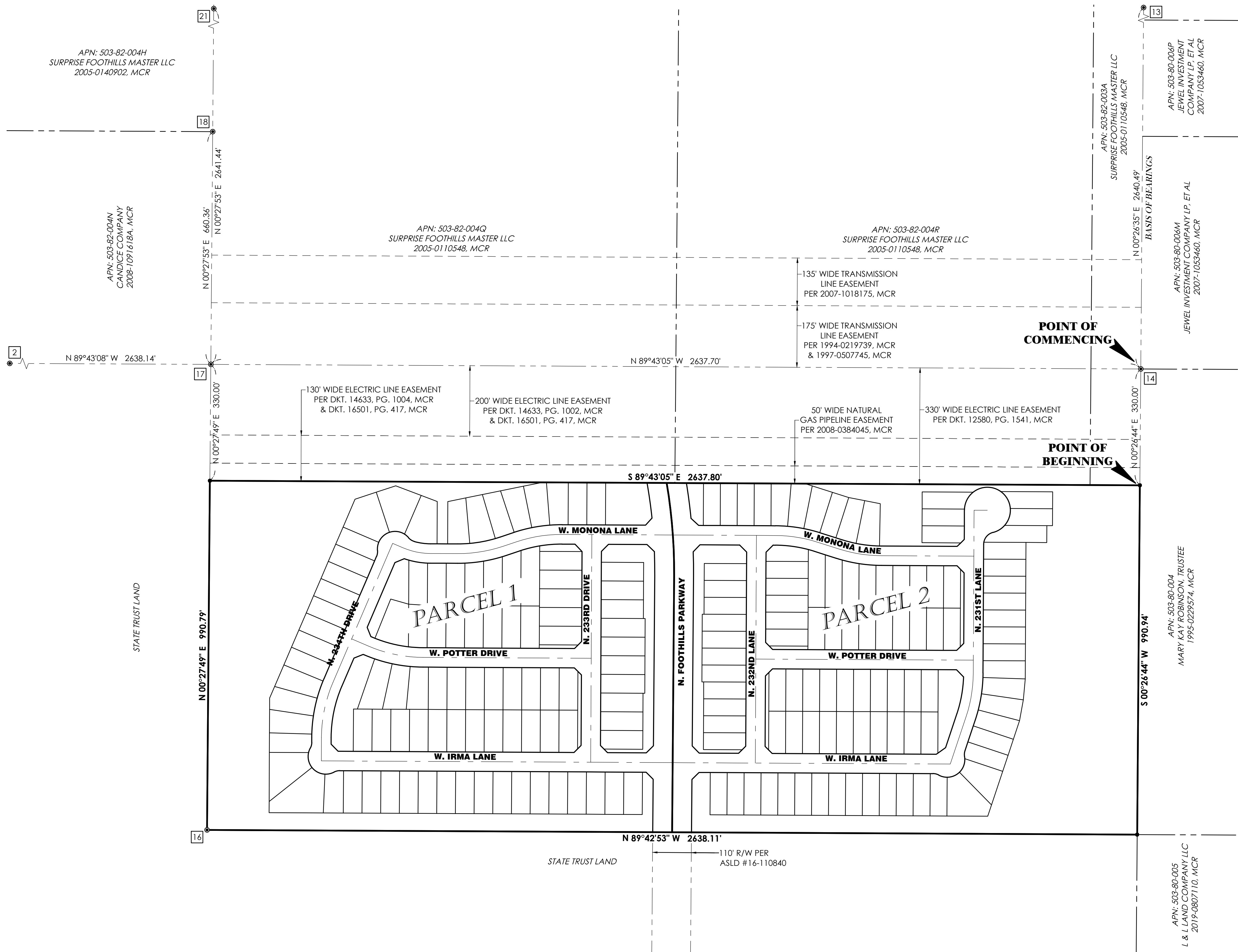


Arizona Surveying and Mapping
2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021
TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com

"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1A"

CASE NO.
FS21-682

W:\10910A - Surprise Foothills\COGO\PLAT\PHASE 1A\10910A-PLAT-1A-SHEETS.dwg



- MONUMENT NOTES**
ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED.
- 2 FOUND U.S. GLO SURVEY MONUMENT AT THE WEST QUARTER CORNER OF SECTION 21, T4N, R3W, 1915.
 - 13 FOUND U.S. GLO SURVEY MONUMENT AT THE NORTHEAST CORNER OF SECTION 21, T4N, R3W, 1915.
 - 14 FOUND U.S. GLO SURVEY MONUMENT AT THE EAST QUARTER CORNER OF SECTION 21, T4N, R3W, 1915.
 - 16 FOUND REBAR (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 21, T4N, R3W.
 - 17 FOUND REBAR WITH CAP "LS 21081 T. ROPE" AT THE CENTER OF SECTION 21, T4N, R3W.
 - 18 FOUND REBAR WITH CAP "LS 21081 T. ROPE" AT THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, T4N, R3W.
 - 21 FOUND U.S. GLO SURVEY MONUMENT AT THE NORTH QUARTER CORNER OF SECTION 21, T4N, R3W.

CITY OF SURPRISE BENCHMARK
CITY OF SURPRISE BENCHMARK "4HF3". PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF FOUND U.S. GLO SURVEY MONUMENT AT THE CORNERS OF SECTIONS 15, 16, 21, & 22, T4N, R3W.
ELEVATION = 1,526.82 (NAVD88 DATUM)

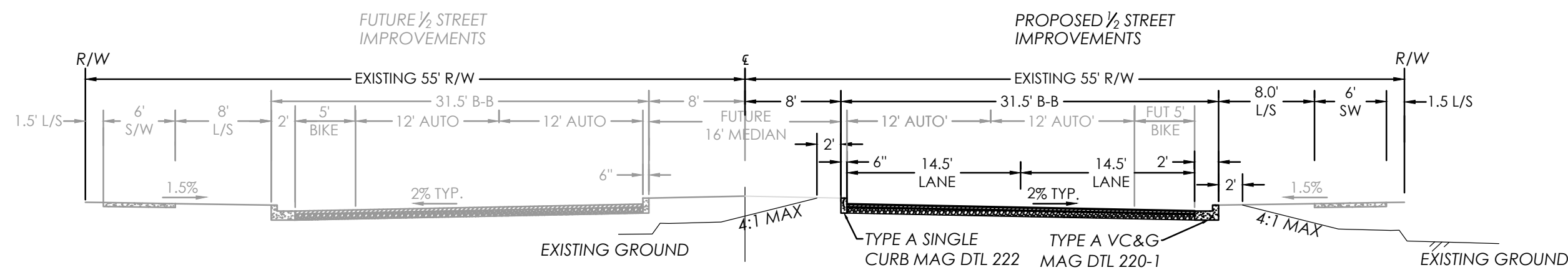
SHEET 2 OF 9

SURPRISE FOOTHILLS PHASE 1A CITY OF SURPRISE MARICOPA COUNTY, ARIZONA	
OVERALL DISPLAY	
PREPARED BY: GOODWIN AND MARSHALL INC. CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS	SURVEYED BY: ASAM Arizona Surveying & Mapping
2705 S. Alma School Road, Suite 2 Chandler, Arizona 85044 (602) 218-7285	Arizona Surveying and Mapping 2440 W. Mission Lane, Suite 4, Phoenix, Arizona 85021 TEL (602) 246-9919 FAX (602) 246-9944 info@asam1.com



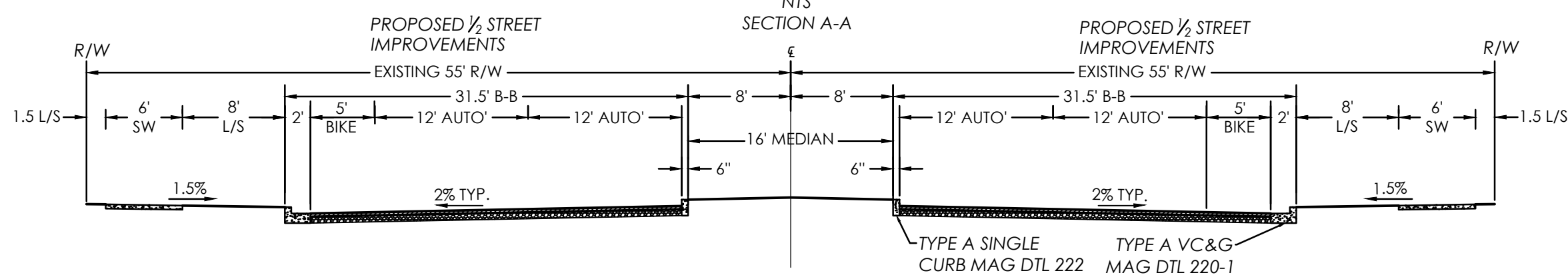
"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1A"

CASE NO. FS21-682
W:\10910A - Surprise Foothills\COGO\PLAT\PHASE 1A\10910A-PPLAT-1A-SHEETS.dwg



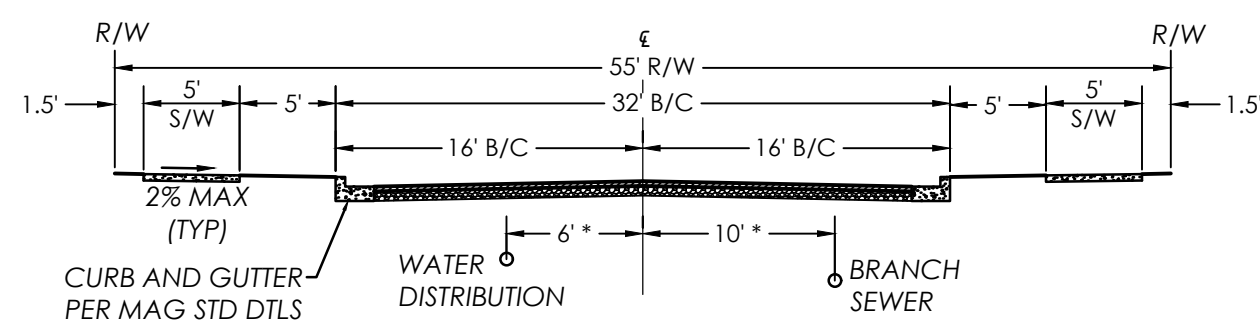
N FOOTHILLS PKWY STREET SECTION

TYPICAL MINOR ARTERIAL CROSS-SECTION
110' ULTIMATE ROW
(LOOKING NORTH)
NTS



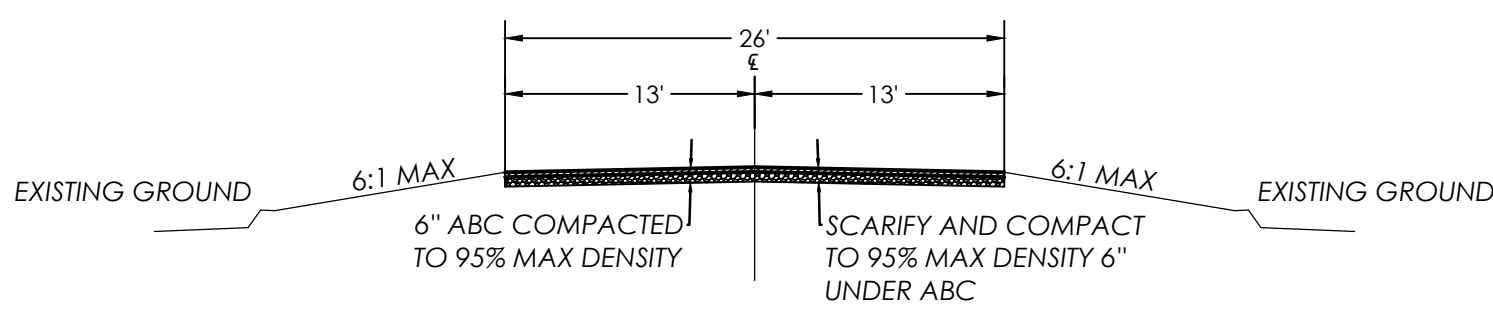
N FOOTHILLS PKWY STREET SECTION

TYPICAL MINOR ARTERIAL CROSS-SECTION
110' ULTIMATE ROW
(LOOKING NORTH)
NTS
SECTION B-B



LOCAL STREET WITH ON-STREET PARKING -
LOOKING NORTH OR EAST

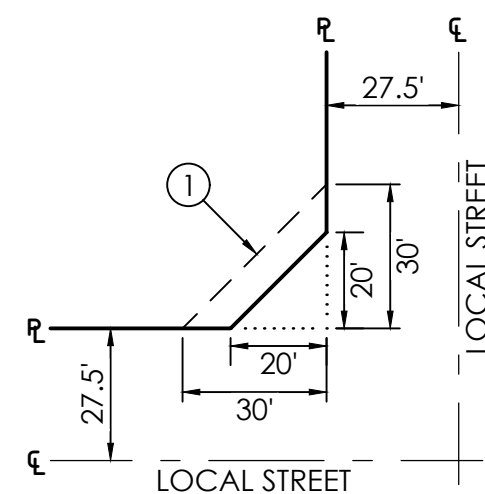
*UTILITY LOCATIONS MAY VARY IF
REQUIRED BY EXISTING CONDITIONS.



O&M / EMERGENCY ACCESS SECTION

NTS

SECTION C-C



LOCAL SIGHT VISIBILITY TRIANGLES
PER CITY OF SURPRISE DETAIL 4-02

N.T.S.

NOTES:
1.) DETAIL PERTAINS TO ALL LOCAL INTERSECTIONS.

2.) ARTERIAL STREET INTERSECTIONS SHOWN PER
C.O.S. STANDARD DETAIL 4-01.

① = 30' X 30' UNOBSTRUCTED VIEW EASEMENT

CITY OF SURPRISE BENCHMARK
CITY OF SURPRISE BENCHMARK "4HF3" - PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF
FOUND U.S. GLO SURVEY MONUMENT AT THE
CORNERS OF SECTIONS 15, 16, 21, & 22, T4N, R3W.

ELEVATION = 1,526.82 (NAVD88 DATUM)

SHEET 3 OF 9

SURPRISE FOOTHILLS PHASE 1A
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT DETAILS

PREPARED BY:

GOODWIN AND
MARSHALL INC.

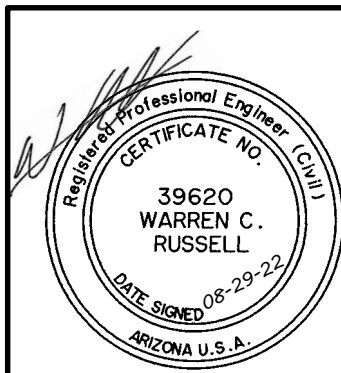
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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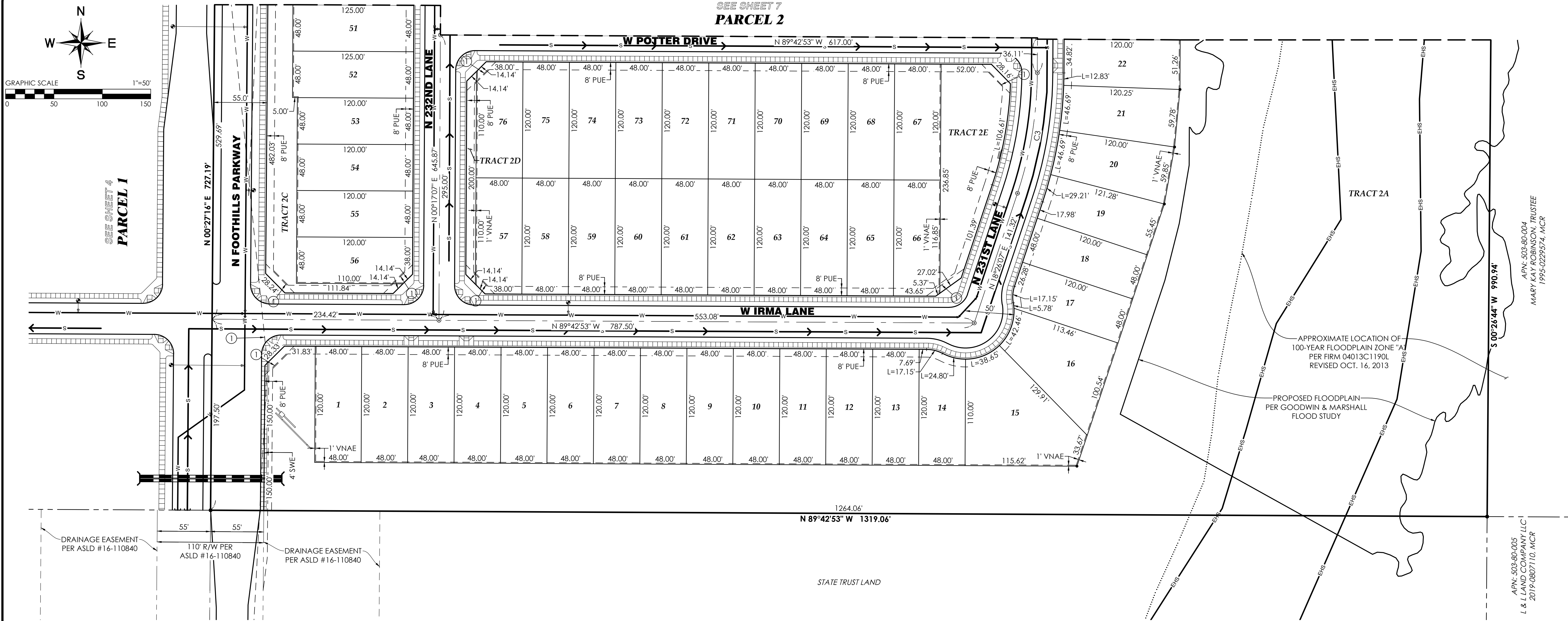
"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1A"

CASE NO.
FS21-682

W:\10910A - Surprise Foothills\COGO\PLAT\PHASE 1A\10910A-PLAT-1A-SHEETS.dwg



w:\10910A - Surprise Foothills\COGO\PPLAT\PHASE 1A\10910A-PPLAT-1A-SHEETS.dwg



PARCEL 2 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
1	5,760	0.132
2	5,760	0.132
3	5,760	0.132
4	5,760	0.132
5	5,760	0.132
6	5,760	0.132
7	5,760	0.132
8	5,760	0.132
9	5,760	0.132
10	5,760	0.132
11	5,760	0.132
12	5,760	0.132
13	5,760	0.132
14	5,545	0.127
15	10,960	0.252
16	8,019	0.184
17	5,710	0.131
18	5,760	0.132
19	6,171	0.142
20	6,395	0.147

PARCEL 2 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
21	6,364	0.146
22	5,936	0.136
23	5,760	0.132
24	5,760	0.132
25	5,760	0.132
26	5,760	0.132
27	5,760	0.132
28	5,760	0.132
29	5,759	0.132
30	7,425	0.170
31	5,975	0.137
32	6,202	0.142
33	6,144	0.141
34	5,760	0.132
35	5,710	0.131
36	6,855	0.157
37	6,461	0.148
38	5,783	0.133
39	6,460	0.148
40	6,640	0.152

PARCEL 2 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
41	6,255	0.144
42	5,760	0.132
43	5,760	0.132
44	5,760	0.132
45	5,760	0.132
46	5,760	0.132
47	5,760	0.132
48	5,760	0.132
49	6,000	0.138
50	6,000	0.138
51	6,000	0.138
52	6,000	0.138
53	5,760	0.132
54	5,760	0.132
55	5,760	0.132
56	5,710	0.131
57	5,710	0.131
58	5,760	0.132
59	5,760	0.132
60	5,760	0.132

PARCEL 2 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
61	5,760	0.132
62	5,760	0.132
63	5,760	0.132
64	5,760	0.132
65	5,760	0.132
66	5,753	0.132
67	5,760	0.132
68	5,760	0.132
69	5,760	0.132
70	5,760	0.132
71	5,760	0.132
72	5,760	0.132
73	5,760	0.132
74	5,760	0.132
75	5,760	0.132
76	5,710	0.131
77	5,710	0.131
78	5,760	0.132
79	5,760	0.132
80	5,760	0.132

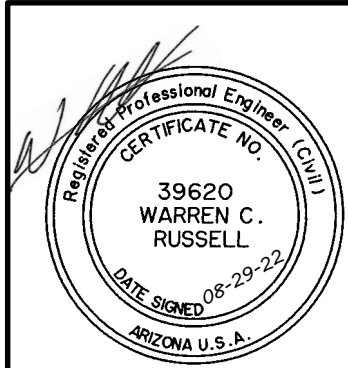
PARCEL 2 LOT AREA TABLE		
LOT	AREA (SQ. FT.)	AREA (ACRES)
81	5,760	0.132
82	7,522	0.173
83	6,807	0.156
84	6,200	0.142
85	5,856	0.134
86	5,761	0.132
87	5,760	0.132
88	5,760	0.132
89	5,760	0.132
90	5,710	0.131
91	5,710	0.131
92	5,760	0.132
93	5,760	0.132
94	5,760	0.132
95	5,760	0.132
96	5,760	0.132
97	5,760	0.132
98	5,760	0.132
99	5,760	0.132

PARCEL 2 LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°42'53"W	37.50'

PARCEL 2 CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	400.00'	121.06'	17°20'25"	S81°02'41"E	120.60'
C2	400.00'	121.08'	17°20'37"	S81°02'47"E	120.62'
C3	400.00'	126.71'	18°09'00"	S09°21'37"W	126.18'

PARCEL 2 TRACT SUMMARY TABLE				
TRACT	AREA (SQ. FT.)	AREA (ACRES)	USAGE	MAINTENANCE RESPONSIBILITY
TRACT 2A	412,543	9.471	LANDSCAPE/DRAINAGE/PARK/TRAIL	HOA
TRACT 2C	24,209	0.556	LANDSCAPE	HOA
TRACT 2D	2,100	0.048	LANDSCAPE	HOA
TRACT 2E	11,867	0.272	LANDSCAPE	HOA
TRACT 2F	2,100	0.048	LANDSCAPE	HOA
TRACT 2G	1,050	0.024	LANDSCAPE	HOA
TRACT 2H	4,930	0.113	LANDSCAPE	HOA
TRACT 2I	4,616	0.106	LANDSCAPE	HOA

HOA = SURPRISE FOOTHILLS HOME OWNERS ASSOCIATION



SURPRISE FOOTHILLS PHASE 1A

PARCEL 2

CITY OF SURPRISE

MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

PREPARED BY:

GOODWIN AND MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

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CASE NO. FS21-682

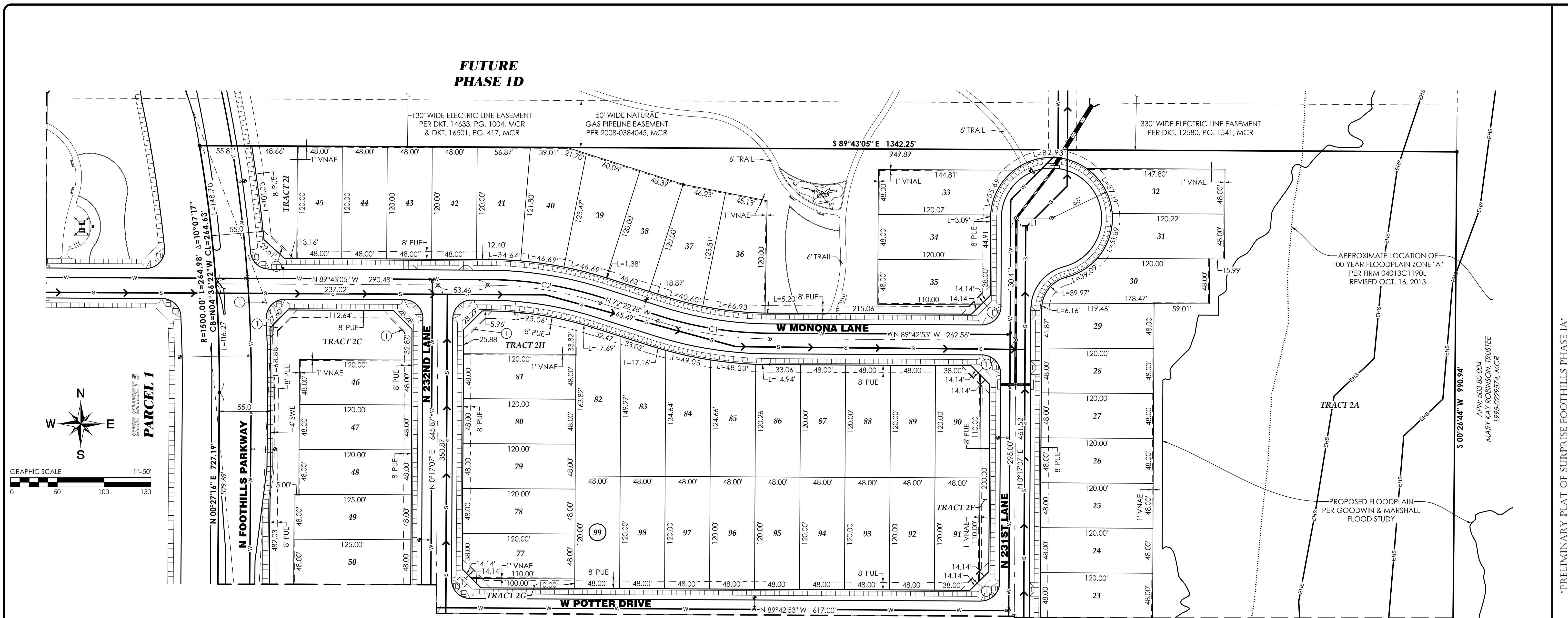
W\10910A - Surprise Foothills COGO PLAT\PHASE 1A\10910A-PPLAT-1A-SHEETS.dwg

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CASE NO. FS21-682

W\10910A - Surprise Foothills COGO PLAT\PHASE 1A\10910A-PPLAT-1A-SHEETS.dwg

Page 75 of 131



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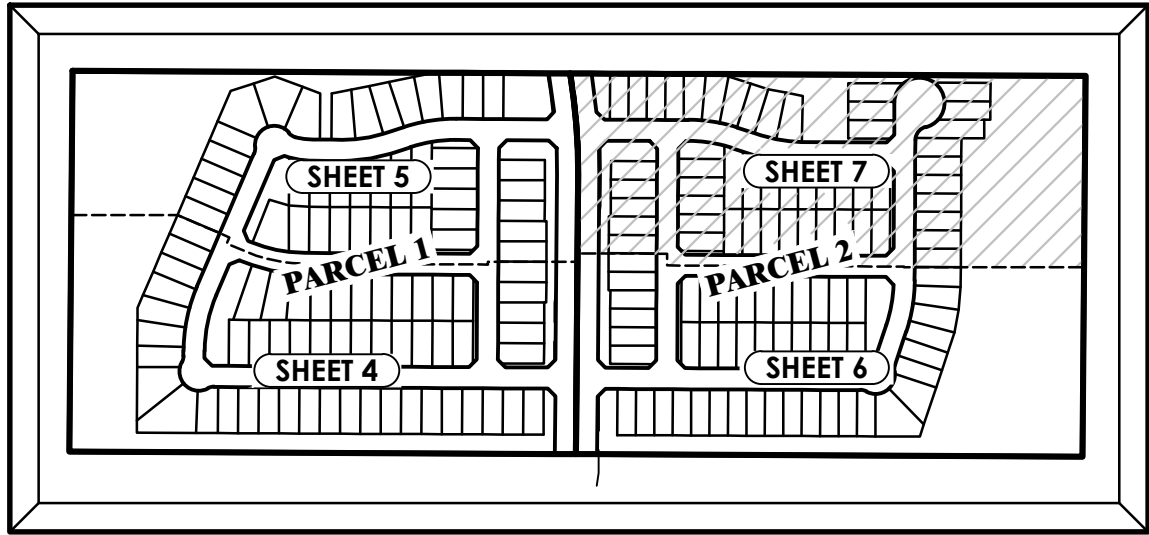
SEE SHEET 6
PARCEL 2

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HOA = SURPRISE FOOTHILLS HOME OWNERS ASSOCIATION



SHEET INDEX
N.T.S.

CITY OF SURPRISE BENCHMARK
CITY OF SURPRISE BENCHMARK "4HF3" -
PID: AJ3861
TOP OF FOUND PIPE IN HANDHOLE,
SOUTHWEST OF FOUND U.S. GLO SURVEY
MONUMENT AT THE CORNERS OF
SECTIONS 15, 16, 21, & 22, T4N, R3W.
ELEVATION = 1,526.82 (NAVD88 DATUM)

SHEET 7 OF 9

SURPRISE FOOTHILLS PHASE 1A
PARCEL 2
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2
Chandler, Arizona 85044
(602) 218-7285

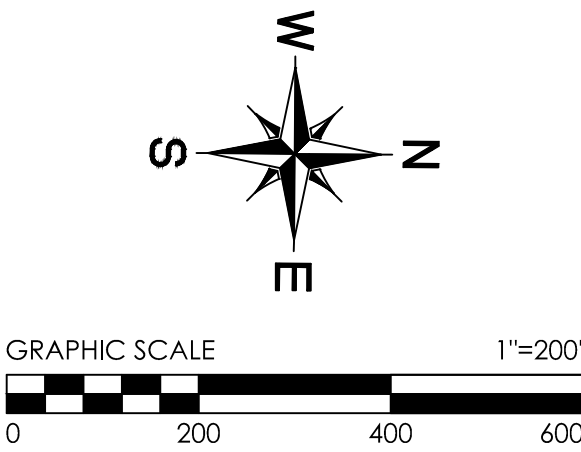
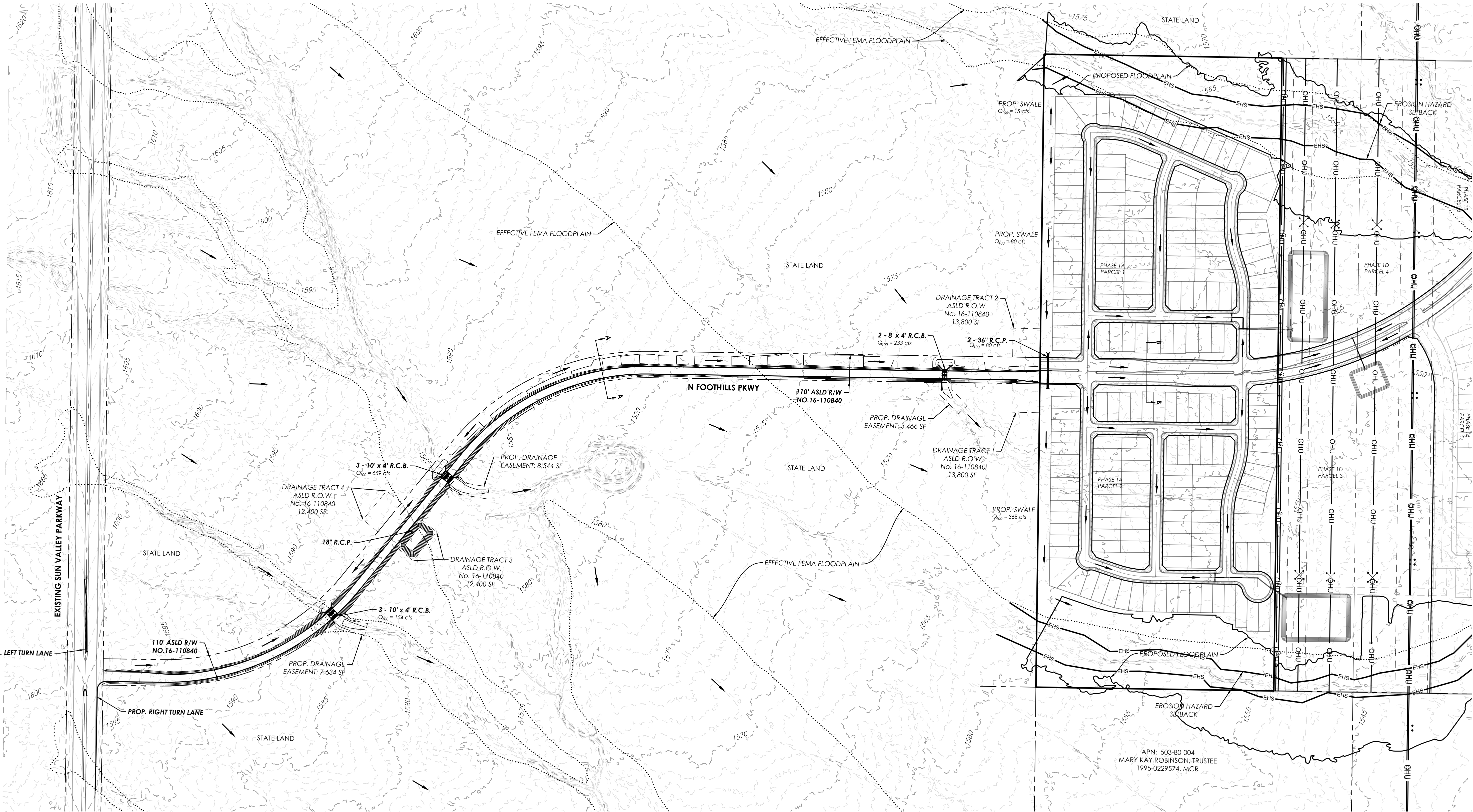
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"PRELIMINARY PLAT OF SURPRISE FOOTHILLS PHASE 1A"

CASE NO. FS21-682
W:\10910A - Surprise Foothills\COGO\PLAT\PHASE 1A\10910A-PLAT-1A-SHEETS.dwg



NO.	REVISION DATE
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SURPRISE FOOTHILLS MASTER LLC
317 ACRES PARTNERS LLC
5111 N. SCOTSDALE ROAD, SUITE 202
SCOTSDALE, AZ 85250
480-423-9200
CONTACTS: RICK MERRITT, ELLIOT POLLACK

PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS PHASE 1A
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2705 S. Anna School Road, Suite 2
Chandler, Arizona 85048
(602) 218-7888

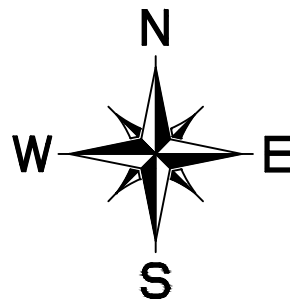


JOB NO.:	10910A
DATE:	4/27/22
DSGN/DRFT:	KJJ
REVIEW:	WCR

8 of 9
FOOTHILLS PARKWAY
ACCESS

BENCH MARK ELEVATION: 1526.82 (NAVD88)
CITY OF SURPRISE BENCHMARK "4H3" - PID: A13861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF FOUND U.S.
GLO SURVEY MONUMENT AT THE CORNERS OF SECTIONS 15, 16,
21, & 22, T4N, R3W.

Contact Arizona 811 at least two full
working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com



NOTE: EMERGENCY ACCESS SHALL BY A DRY CROSSING OR MAXIMUM OVERTOPPING DEPTH OF 6" DURING 100-YEAR STORM EVENT.

APN: 503-83-031E
SURPRISE FOOTHILLS MASTER LLC

W DEER VALLEY ROAD

PROPOSED 26' WIDE EMERGENCY ACCESS ROAD

EXISTING EMERGENCY ACCESS ROAD

PHASE 1E
PARCEL 12

PHASE 1C
PARCEL 11

PHASE 1C
PARCEL 10

PHASE 1C
PARCEL 9

PHASE 1B
PARCEL 8

PHASE 1B
PARCEL 7

PHASE 1B
PARCEL 6

PHASE 1B
PARCEL 13

APN: 503-82-004N
CANDICE COMPANY
2008-1091618A, MCR

STATE LAND

PHASE 1D
PARCEL 4

PHASE 1D
PARCEL 3

PHASE 1A
PARCEL 1

PHASE 1A
PARCEL 2

APN: 503-80-006H
JEWEL INVESTMENT COMPANY LP/ET AL

APN: 503-80-004
MARY KAY ROBINSON, TRUSTEE

BENCH MARK ELEVATION: 1526.82 (NAVD88)
CITY OF SURPRISE BENCHMARK "4H3" - PID: A13861
TOP OF FOUND PIPE IN HANDHOLE, SOUTHWEST OF FOUND U.S.
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21, & 22, T4N, R3W.

NO.	REVISION DATE
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PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS PHASE 1A
CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

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Chandler, Arizona 85048
(602) 218-7285



JOB NO.: 10910A
DATE: 4/27/22
DSGN/DRFT: KJJ
REVIEW: WCR

9 of 9
DEER VALLEY
EMERG. ACCESS

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

SURPRISE FOOTHILLS PHASES 1A and 1C

PRELIMINARY LANDSCAPE SUBMITTAL

SURPRISE, AZ

CONTACT INFO

OWNER

ELLIOTT D. POLLACK & COMPANY
RICK MERRITT
5111 N. SCOTTSDALE ROAD, SUITE 202
SCOTTSDALE, ARIZONA 85250

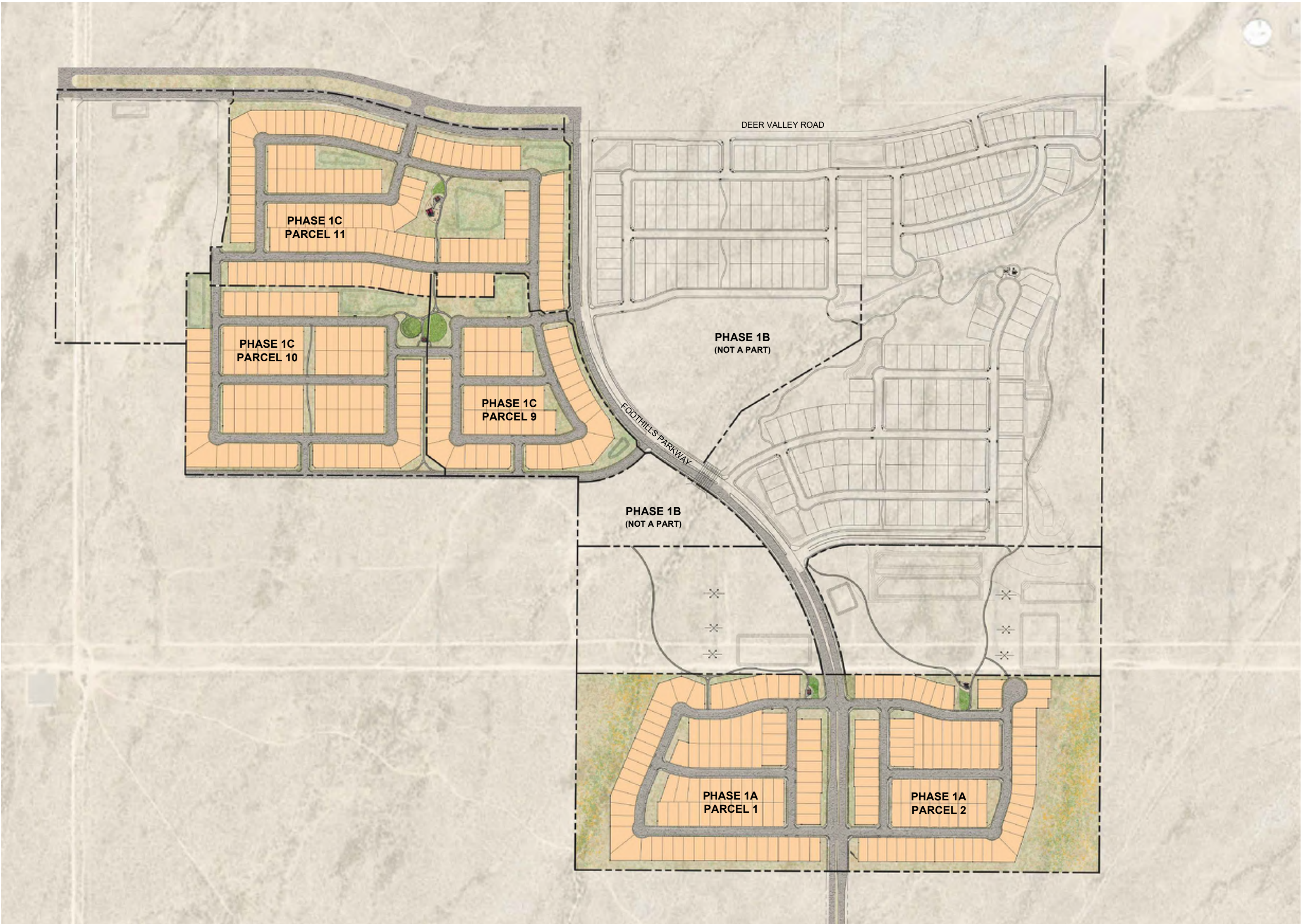
DESIGN CONSULTANTS

LANDSCAPE ARCHITECT:
LANGVARDT DESIGN GROUP
ERIC LANGVARDT, PLA
336 WEST BROADWAY, SUITE 110
SALT LAKE CITY, UTAH 84101

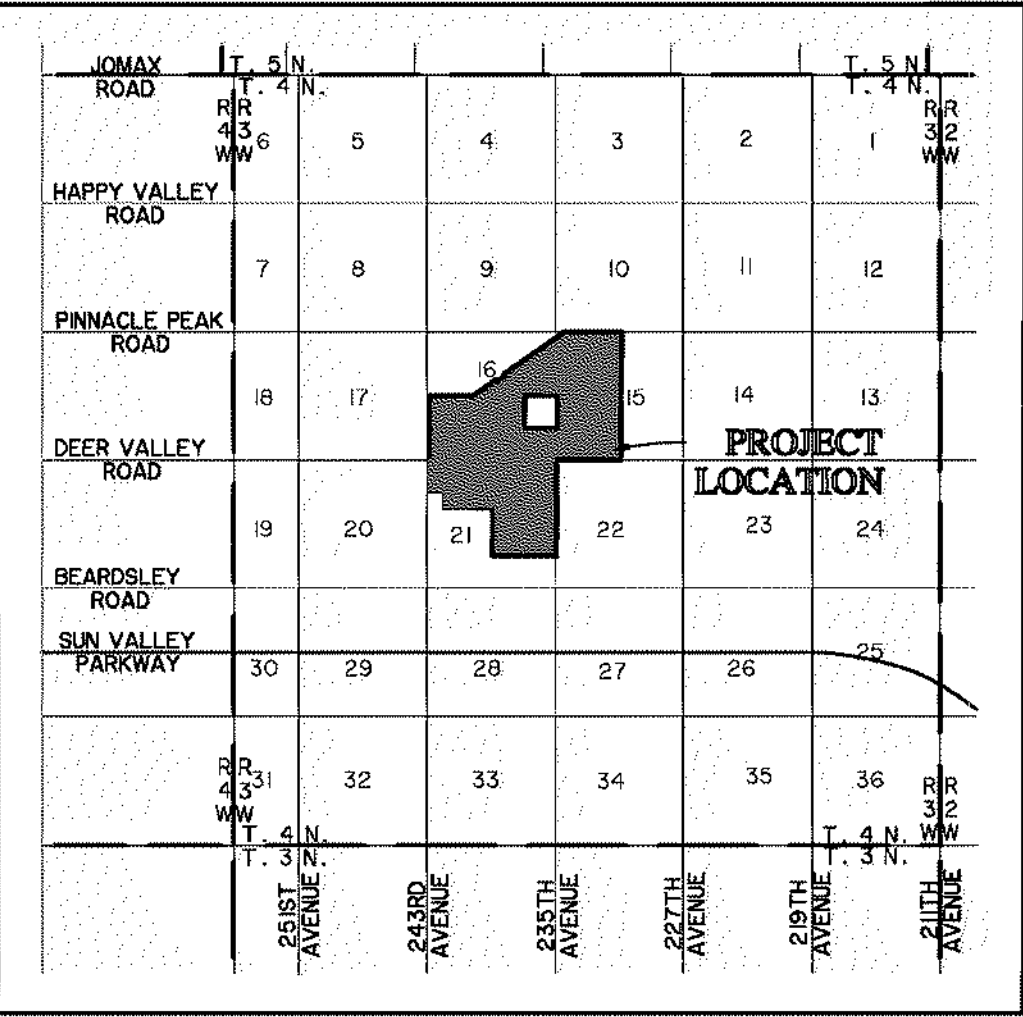
CIVIL ENGINEER:
GOODWIN AND MARSHALL, INC
WARREN RUSSELL, P.E.
2705 S. ALMA SCHOOL ROAD, SUITE #2
CHANDLER, ARIZONA 85286

SUBMITTAL HISTORY

FIRST SUBMITTAL	09/03/2021
SECOND SUBMITTAL	04/04/2022
THIRD SUBMITTAL	05/18/2022
FOURTH SUBMITTAL	08/12/2022



VICINITY MAP



SITE DATA (PHASE 1A)

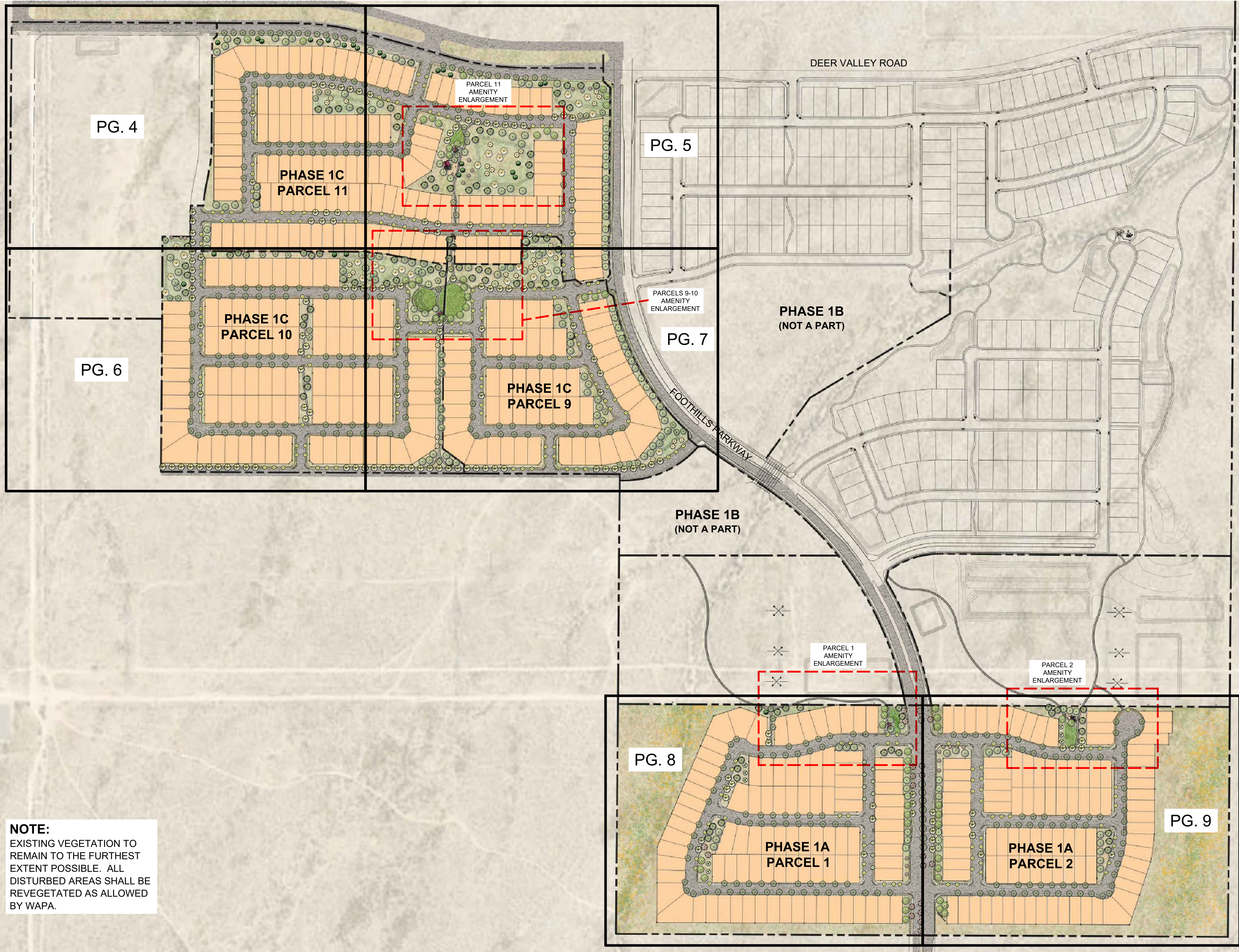
PROJECT SIZE: 60.01 ac. (2,613,861 sq ft)
PROPOSED LOTS: 194 total lots
PROPOSED DENSITY: 3.23 du/ac
PROPOSED OPEN SPACE: 19.85 ac. (864,883 sq ft)
PERCENT OPEN SPACE: 33.1%
PROPOSED TURF AREA: 0.21 ac (9,251 sq ft)
PROPOSED PERCENT TURF: 1.1% of proposed open space
AREA OF NON-TURF LANDSCAPE: 2.29 ac (99,607 sq ft)
TURF PEAK SEASON DEMAND (GPD): 1,700 GPD
NON-TURF PEAK DEMAND (GPD): 5,945 GPD
ANNUAL TOTAL DEMAND: 1,395,213 (GAL.)

SITE DATA (PHASE 1C)

PROJECT SIZE: 81.10 ac. (3,532,498 sq ft)
PROPOSED LOTS: 293 total lots
PROPOSED DENSITY: 3.61 du/ac
PROPOSED OPEN SPACE: 16.33 ac. (711,378 sq ft)
PERCENT OPEN SPACE: 20.1%
PROPOSED TURF AREA: 0.59 ac (25,642 sq ft)
PROPOSED PERCENT TURF: 3.6% of proposed open space
AREA OF NON-TURF LANDSCAPE: 13.85 ac (603,447 sq ft)
TURF PEAK SEASON DEMAND (GPD): 4,710 GPD
NON-TURF PEAK DEMAND (GPD): 36,018 GPD
ANNUAL TOTAL DEMAND: 7,432,860 (GAL.)

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

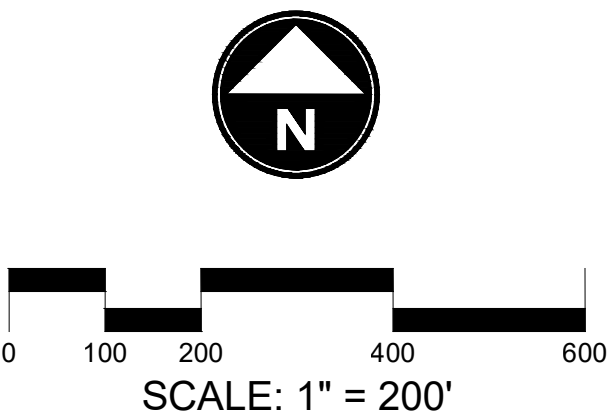




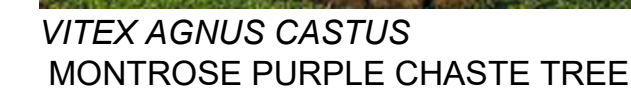
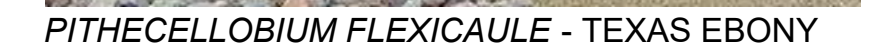
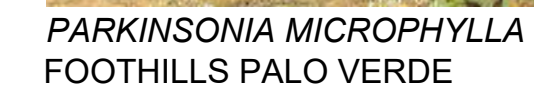
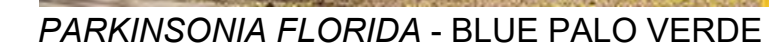
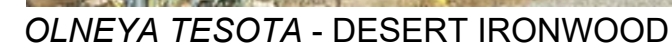
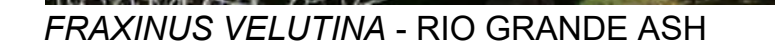
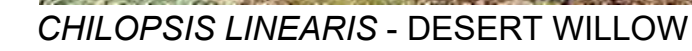
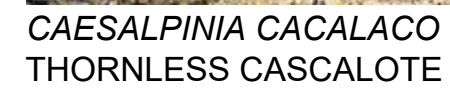
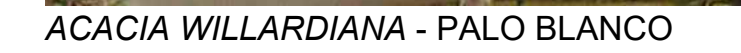
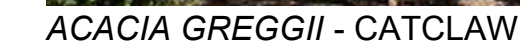
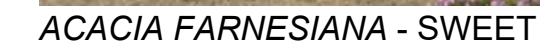
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

SURPRISE FOOTHILLS - PHASES 1A and 1C | MASTER PLAN

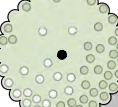
SURPRISE, AZ
SEPTEMBER 2022



TREES	BOTANICAL / COMMON NAME	SIZE	SHRUBS	SIZE
	Acacia aneura Mulga	24" Box	Agave angustifolia marginata Ribbon Agave	5 gal.
			Asclepias subulata Rush Milkweed	5 gal.
	Acacia farnesiana Sweet Acacia	24" Box	Buddleia davidii 'Buzz Purple' Butterflybush	5 gal.
			Calliandra californica Red Baja Fairy Duster	5 gal.
	Acacia greggii Catclaw Acacia	24" Box	Celtis pallida Desert Hackberry	5 gal.
			Dasyliiron wheeleri Grey Desert Spoon	5 gal.
	Acacia willardiana Palo Blanco	24" Box	Echinocactus grusonii Golden Barrel Cactus	5 gal.
			Encelia farinosa Brittle Bush	5 gal.
	Caesalpinia cacalaco 'Smoothie' TM Smoothie Thornless Cascalote	24" Box	Eremophila maculata `Valentine` Emu Bush	5 gal.
			Ericameria laricifolia Turpentine Bush	5 gal.
	Chilopsis linearis `MSWNLopur` TM Desert Diva Desert Willow	24" Box	Euphorbia antispyphilitica Candelilla Euphorbia	5 gal.
			Ferocactus latispinus Devil's Tongue Barrel	5 gal.
	Eucalyptus papuana Ghost Gum	24" Box	Fouquieria splendens Ocotillo	5 gal.
			Hesperaloe parviflora Red Yucca	1 gal.
	Fraxinus velutina `Rio Grande` Rio Grande Ash	24" Box	Justicia californica Chuparosa	5 gal.
			Larrea tridentata Creosote Bush	5 gal.
	Olneya tesota Desert Ironwood	24" Box	Leucophyllum candidum `Thunder Cloud` Thunder Cloud Texas Sage	5 gal.
			Leucophyllum frutescens 'Green Cloud' TM Green Cloud Texas Ranger	5 gal.
	Parkinsonia florida Blue Palo Verde	24" Box	Leucophyllum frutescens `Compacta` Compact Texas Ranger	5 gal.
			Leucophyllum langmaniae 'Rio Bravo' TM Rio Bravo Langman's Sage	5 gal.
	Parkinsonia microphylla Foothills Palo Verde	24" Box	Opuntia engelmannii Engelmann's Prickly Pear	5 gal.
			Simmondsia chinensis Jojoba	5 gal.
	Pithecellobium flexicaule Texas Ebony	24" Box	Sphaeralcea ambigua Desert Globemallow	5 gal.
			Viguiera deltoidea Goldeneye	5 gal.
	Prosopis x `AZT` AZT Thornless Mesquite	24" Box		
	Vitex agnus-castus 'Montrose Purple' Montrose Purple Chaste Tree	24" Box		
	GROUND COVER	SIZE	GRASSES	SIZE
	Acacia redolens 'Desert Carpet' TM Desert Carpet Bank Catclaw	1 gal.	Bouteloua curtipendula Side Oats Grama	1 gal.
	Ambrosia deltoidea Triangle Leaf Bursage	1 gal.	Muhlenbergia capillaris `Lenca` Regal Mist Pink Muhly	1 gal.
	Baccharis x 'Starr' TM Starr Thompson Coyote Brush	1 gal.	Muhlenbergia emersleyi `El Toro` Bullgrass	1 gal.
	Baileya multiradiata Desert Marigold	1 gal.	Muhlenbergia lindheimeri 'Leni' TM Autumn Glow Lindheimer's Muhly	1 gal.
	Dalea frutescens `Sierra Negra` Black Dalea	1 gal.	Muhlenbergia rigens Deer Grass	1 gal.
	Eriogonum fasciculatum California Buckwheat	1 gal.	Muhlenbergia rigida 'Nashville' TM Purple Muhly	1 gal.
	Lantana x 'New Gold' New Gold Lantana	1 gal.		
	Melampodium leucanthum Blackfoot Daisy	1 gal.		
	Penstemon x 'Blue Lips' Blue Lips Beardtongue	1 gal.		
	Verbena rigida Sandpaper Verbena	1 gal.		



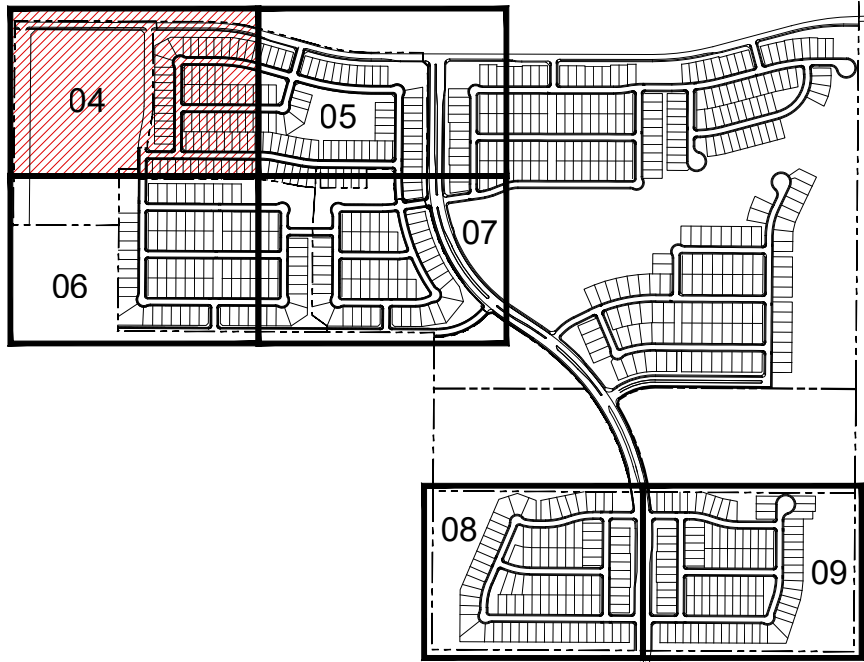
SURPRISE, AZ
SEPTEMBER 2022

LANDSCAPE MATERIAL SCHEDULE		
TREES	BOTANICAL / COMMON NAME	SIZE
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	Acacia willardiana Palo Blanco	24" Box
	Caesalpinia cacalaco 'Smoothie' TM Smoothie Thornless Cascalote	24" Box
	Chilopsis linearis `MSWNLopur` TM Desert Diva Desert Willow	24" Box
	Eucalyptus papuana Ghost Gum	24" Box
	Fraxinus velutina `Rio Grande` Rio Grande Ash	24" Box
	Olneya tesota Desert Ironwood	24" Box
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	Vitex agnus-castus 'Montrose Purple' Montrose Purple Chaste Tree	24" Box

LANDSCAPE NOTES

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2. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOILAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
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KEY MAP



Matchline, See Page 5

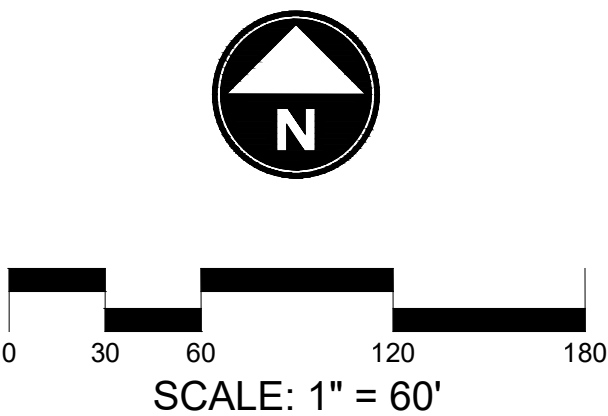
Matchline, See Page 6

LANDSCAPE KEYNOTES

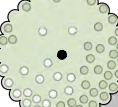
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|---|--|----|---------------------|
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| 5 | 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 11 | CLUSTER MAILBOX |
| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 12 | ENTRY MONUMENT SIGN |

SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022



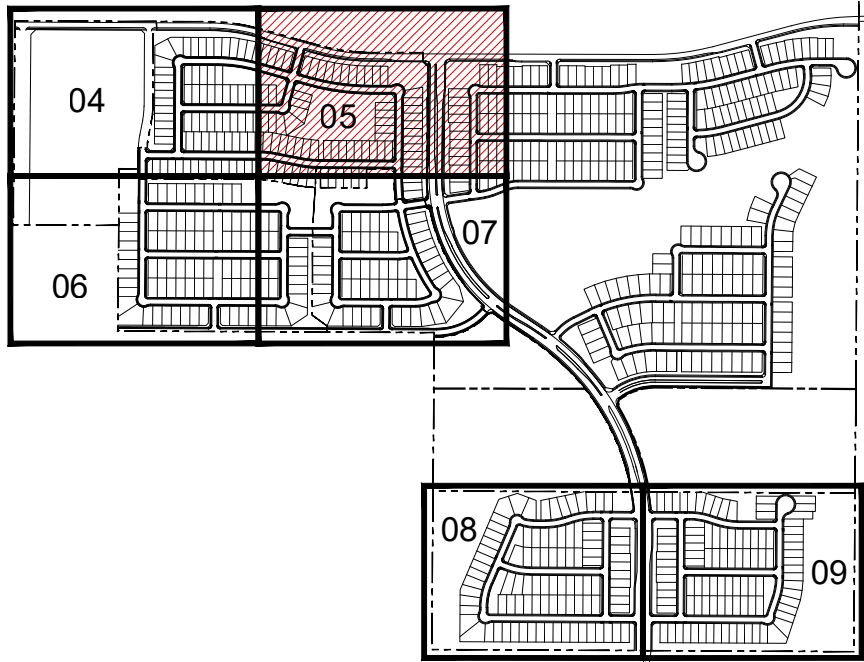
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

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	Chilopsis linearis 'MSWNLopur' TM Desert Diva Desert Willow	24" Box
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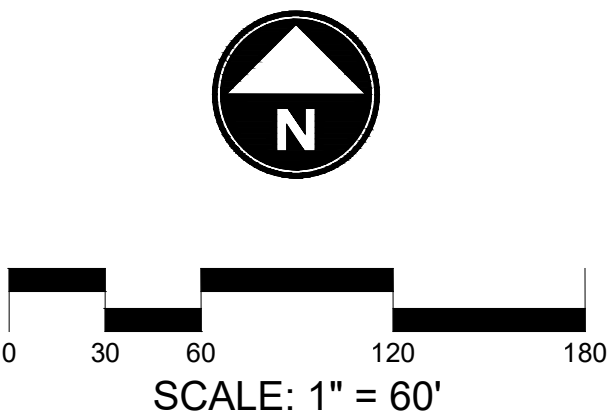
LANDSCAPE KEYNOTES

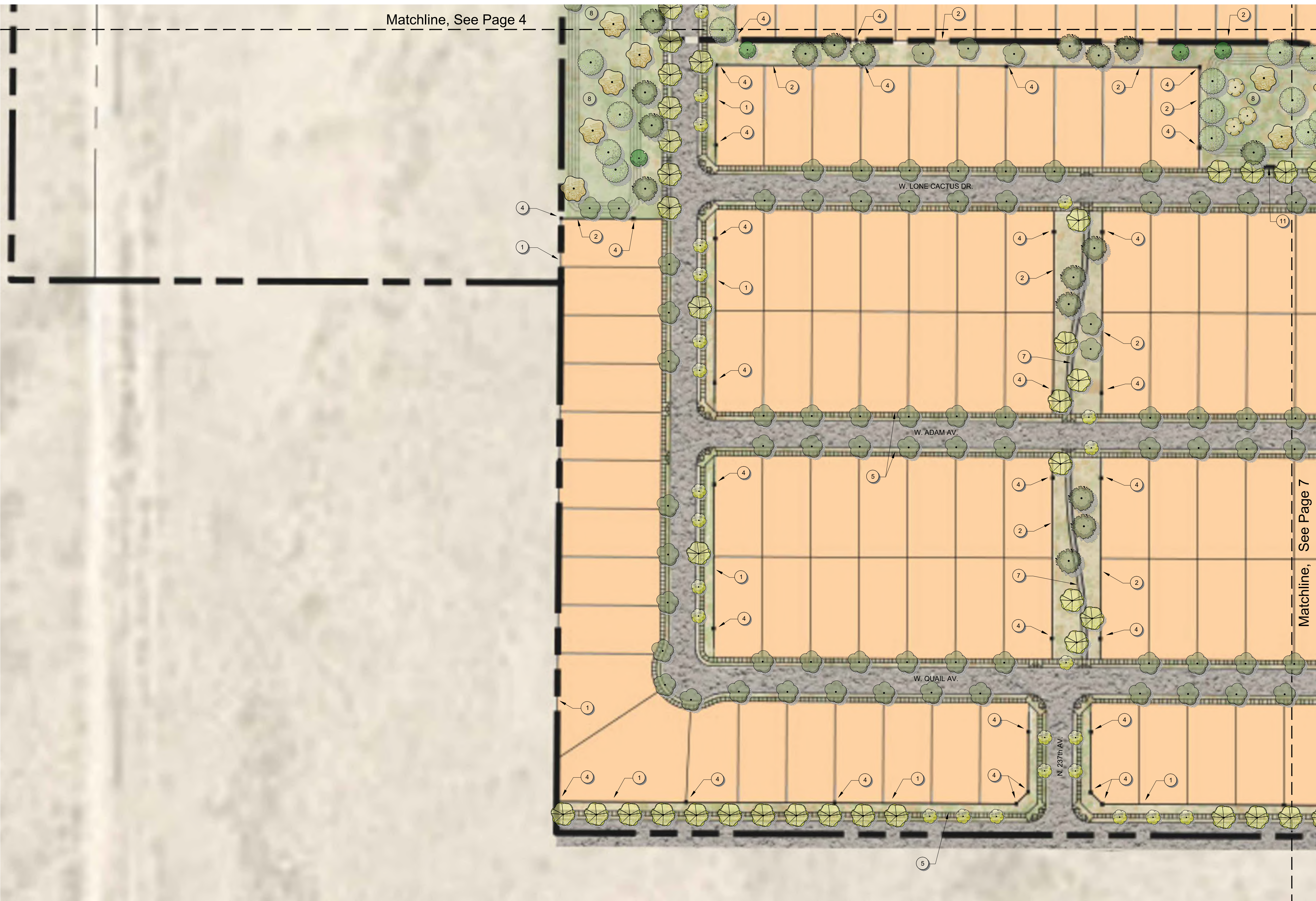
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SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ

SEPTEMBER 2022





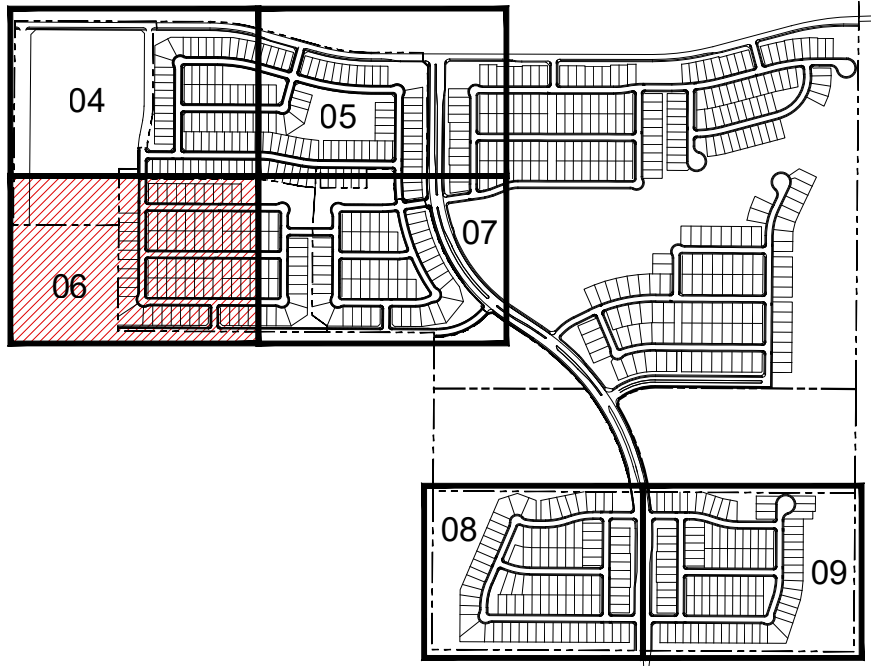
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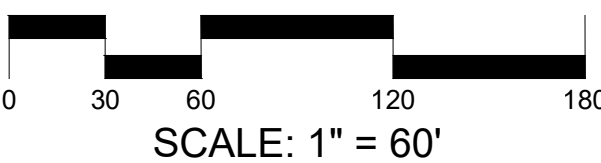
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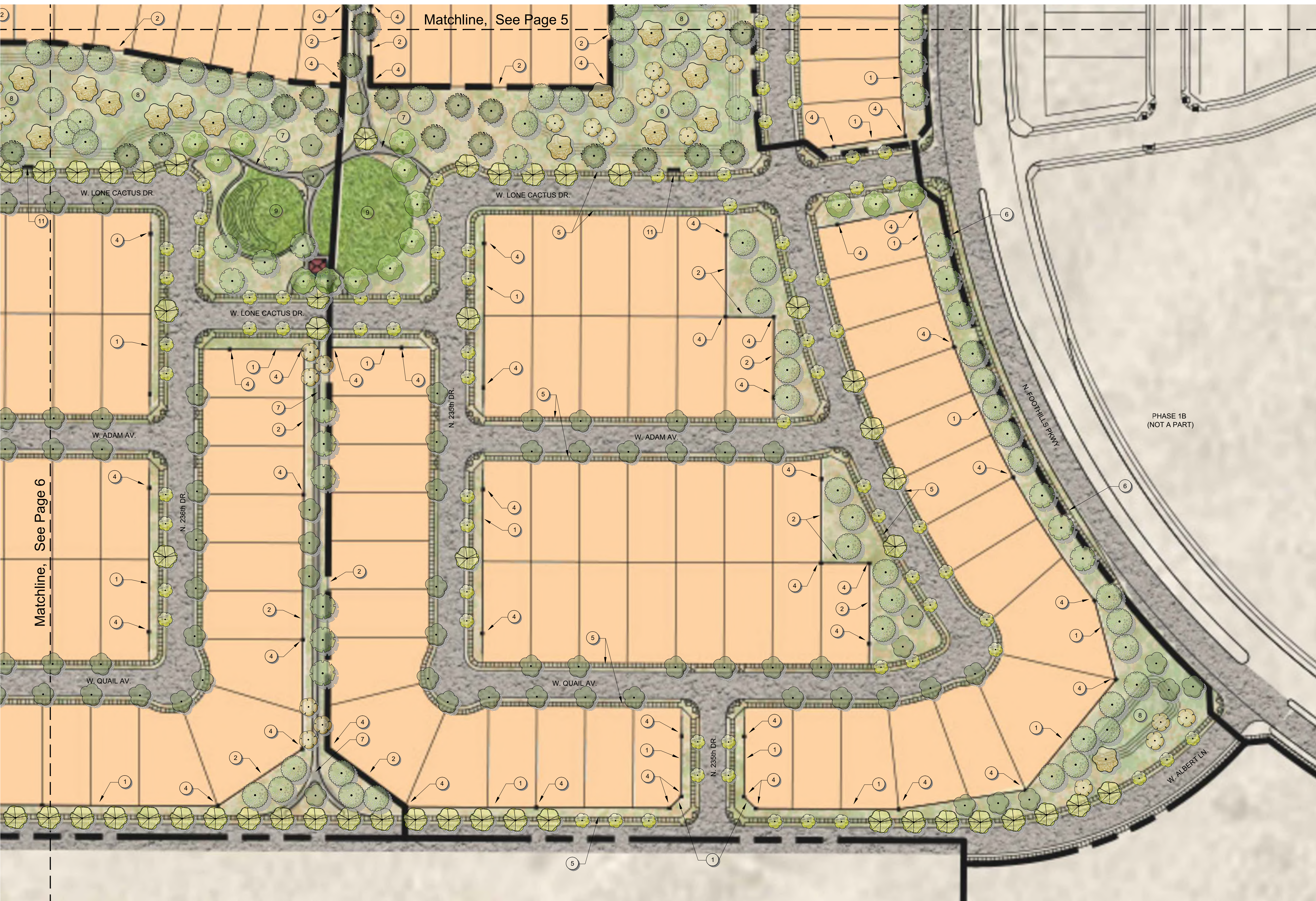
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





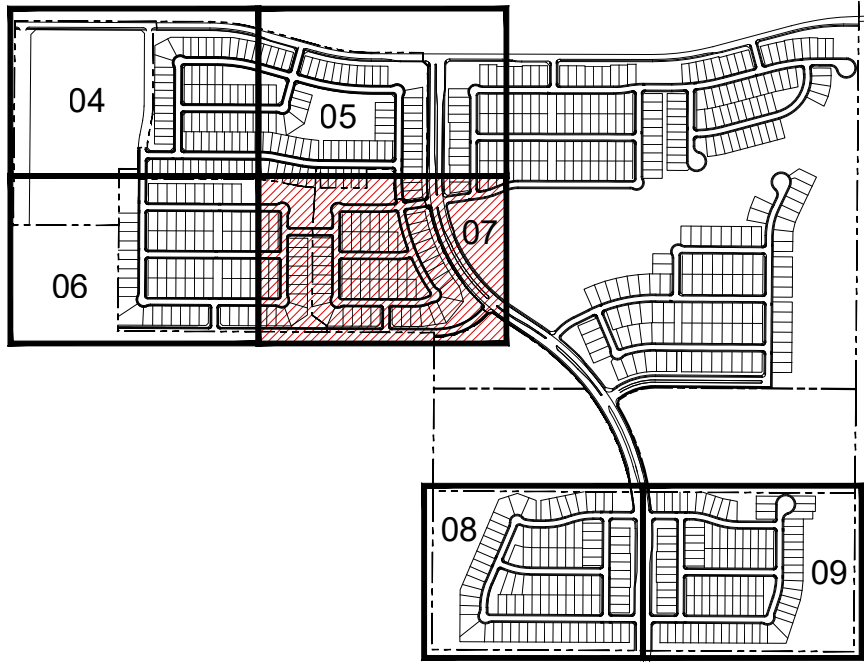
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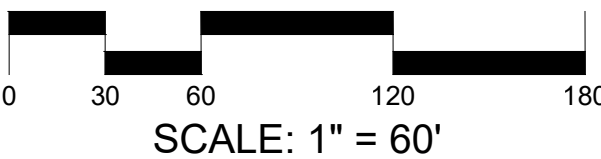


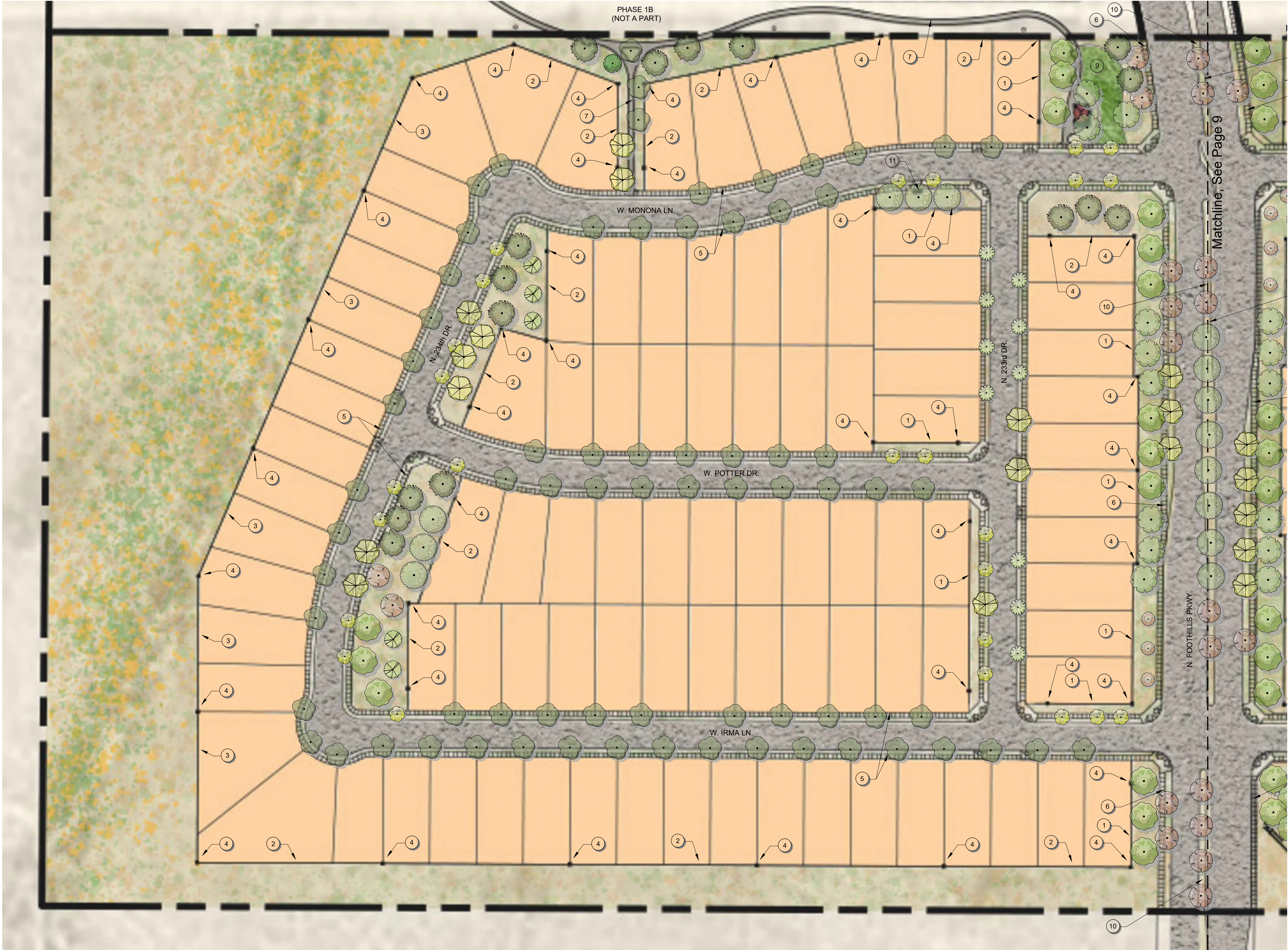
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SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





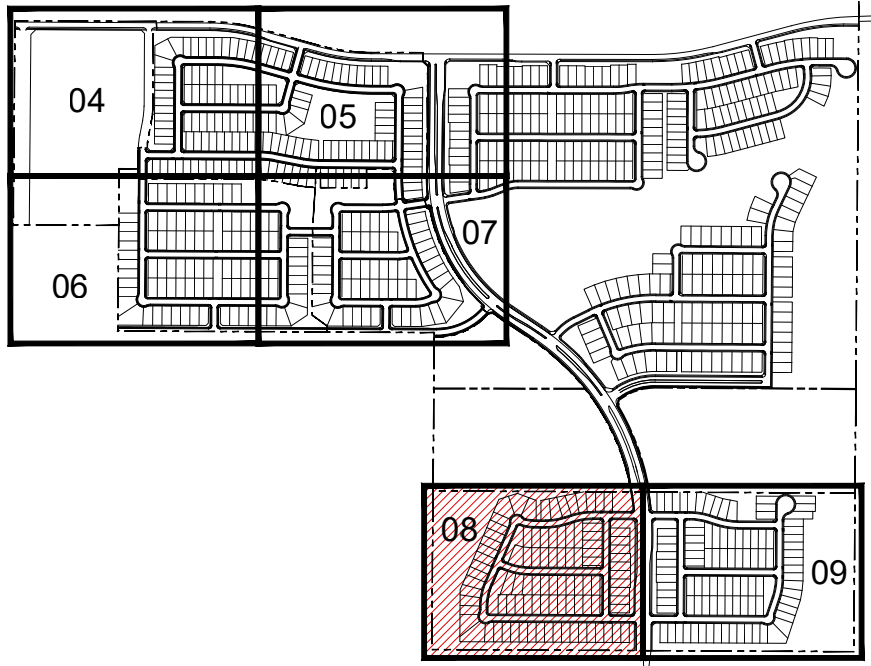
LANDSCAPE MATERIAL SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Acacia aneura Mulga	24" Box
	Acacia farnesiana Sweet Acacia	24" Box
	Acacia greggii Catclaw Acacia	24" Box
	Acacia willardiana Palo Blanco	24" Box
	Caesalpinia cacalaco 'Smoothie' TM Smoothie Thornless Cascalote	24" Box
	Chilopsis linearis 'MSWNLopur' TM Desert Diva Desert Willow	24" Box
	Eucalyptus papuana Ghost Gum	24" Box
	Fraxinus velutina 'Rio Grande' Rio Grande Ash	24" Box
	Olneya tesota Desert Ironwood	24" Box
	Parkinsonia florida Blue Palo Verde	24" Box
	Parkinsonia microphylla Foothills Palo Verde	24" Box
	Pithecellobium flexicaule Texas Ebony	24" Box
	Prosopis x 'AZT' AZT Thornless Mesquite	24" Box
	Vitex agnus-castus 'Montrose Purple' Montrose Purple Chaste Tree	24" Box

LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
2. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOILAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
3. DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW THE CITY OF SURPRISE DETAIL EDS 8-14.
4. OPEN SPACE LIGHTING AND ELECTRICAL SHALL BE PROVIDED AT FINAL PLAT AND BE CONSISTENT WITH ALL CITY OF SURPRISE CODES AND ORDINANCES.
5. DOG WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
6. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES. HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 2FT IN HEIGHT.
7. FINAL PLANTING DESIGN SHALL MEET ALL REQUIREMENTS FOR THE CITY OF SURPRISE AND SHOULD RELATE TO THE EXISTING DESIGN WITHIN THE COMMUNITY.

KEY MAP



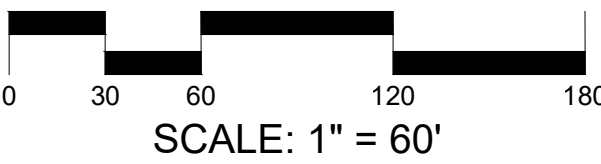
LANDSCAPE KEYNOTES

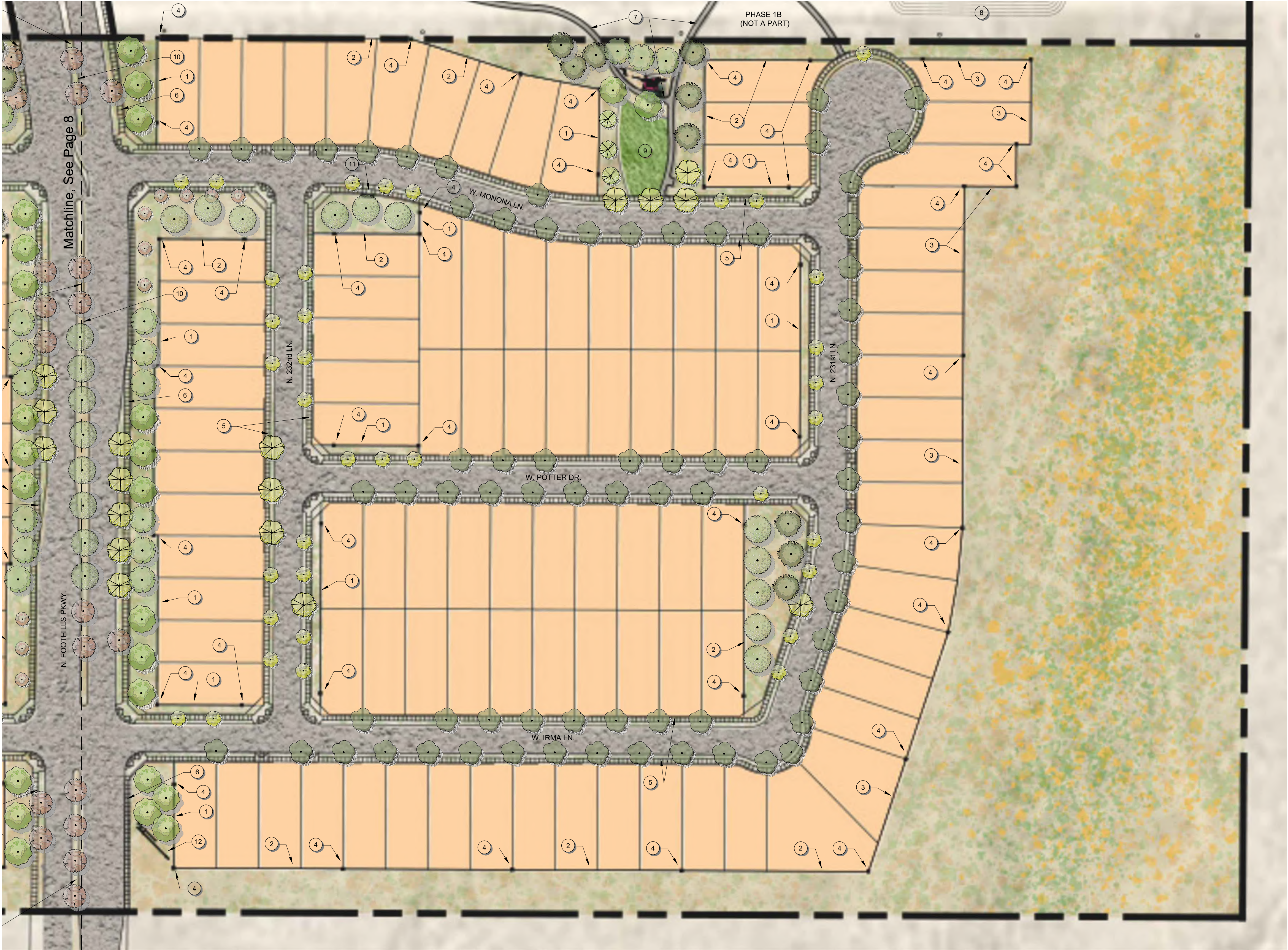
- | | | | |
|---|--|----|---------------------|
| 1 | COMMUNITY THEME WALL | 7 | 6" CONCRETE TRAIL |
| 2 | PARTIAL VIEW WALL | 8 | RETENTION AREA |
| 3 | FULL VIEW WALL | 9 | TURF |
| 4 | DECORATIVE COLUMN | 10 | LANDSCAPE MEDIAN |
| 5 | 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 11 | CLUSTER MAILBOX |
| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 12 | ENTRY MONUMENT SIGN |

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





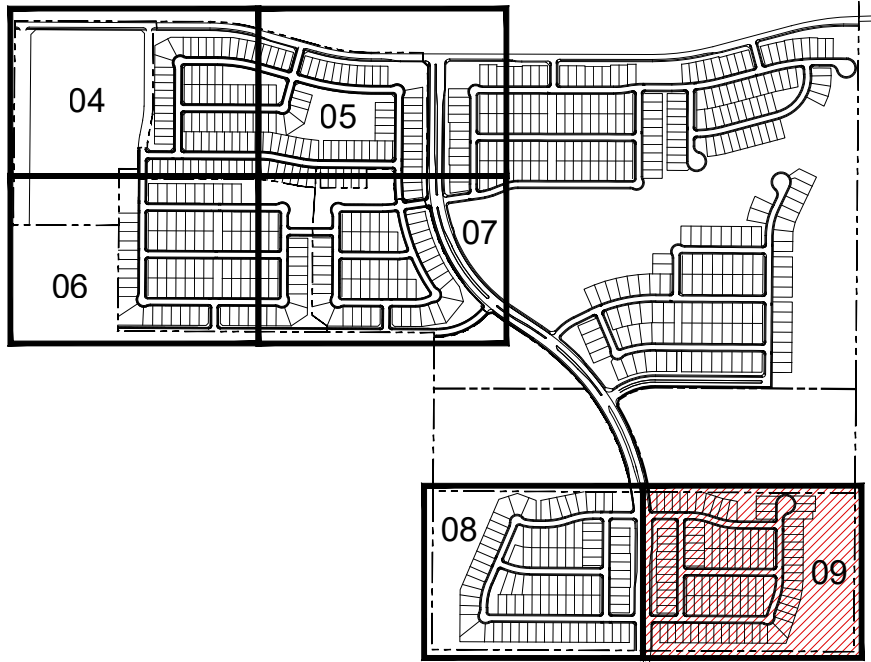
LANDSCAPE MATERIAL SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE
	Acacia aneura Mulga	24" Box
	Acacia farnesiana Sweet Acacia	24" Box
	Acacia greggii Catclaw Acacia	24" Box
	Acacia willardiana Palo Blanco	24" Box
	Caesalpinia cacalaco 'Smoothie' TM Smoothie Thornless Cascalote	24" Box
	Chilopsis linearis 'MSWNLopur' TM Desert Diva Desert Willow	24" Box
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	Fraxinus velutina 'Rio Grande' Rio Grande Ash	24" Box
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	Prosopis x 'AZT' AZT Thornless Mesquite	24" Box
	Vitex agnus-castus 'Montrose Purple' Montrose Purple Chaste Tree	24" Box

LANDSCAPE NOTES

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

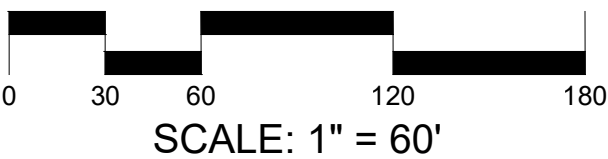


LANDSCAPE KEYNOTES

- | | | | |
|---|--|----|---------------------|
| 1 | COMMUNITY THEME WALL | 7 | 6" CONCRETE TRAIL |
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| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 12 | ENTRY MONUMENT SIGN |

SURPRISE FOOTHILLS - PHASES 1A and 1C | LANDSCAPE ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





LANDSCAPE KEYNOTES

- | | | | |
|---|--|----|-------------------------------|
| 1 | COMMUNITY THEME WALL | 10 | LANDSCAPE MEDIAN |
| 2 | PARTIAL VIEW WALL | 11 | CLUSTER MAILBOX |
| 3 | FULL VIEW WALL | 12 | ENTRY MONUMENT SIGN |
| 4 | DECORATIVE COLUMN | 13 | RAMADA |
| 5 | 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 14 | BIKE RACK |
| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 15 | PLAYGROUND STRUCTURE W/ SHADE |
| 7 | 6' CONCRETE TRAIL | 16 | SAFETY FALL SURFACING |
| 8 | RETENTION AREA | 17 | BENCH |
| 9 | TURF | 18 | EXISTING POWER POLE |

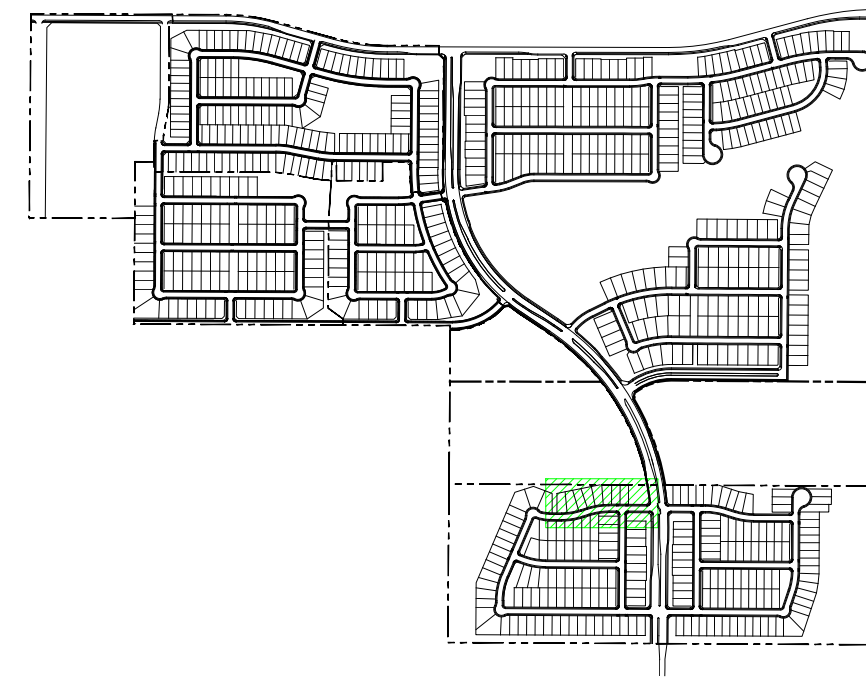


PLAY LAWN



RAMADA

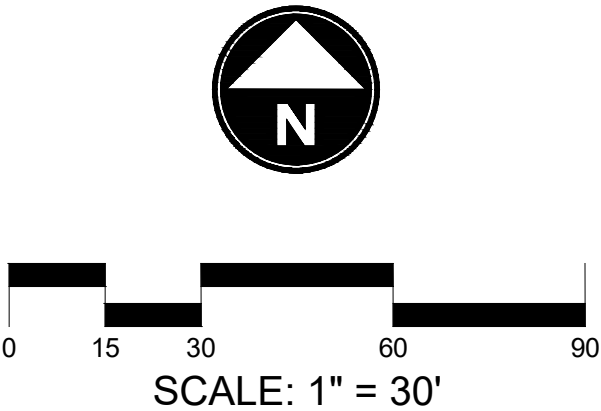
KEY MAP



CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1B | **PARCEL 1 AMENITY ENLARGEMENT**
SURPRISE, AZ
SEPTEMBER 2022





LANDSCAPE KEYNOTES

- | | | | |
|---|--|----|-------------------------------|
| 1 | COMMUNITY THEME WALL | 10 | LANDSCAPE MEDIAN |
| 2 | PARTIAL VIEW WALL | 11 | CLUSTER MAILBOX |
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| 7 | 6' CONCRETE TRAIL | 16 | SAFETY FALL SURFACING |
| 8 | RETENTION AREA | 17 | BENCH |
| 9 | TURF | 18 | EXISTING POWER POLE |

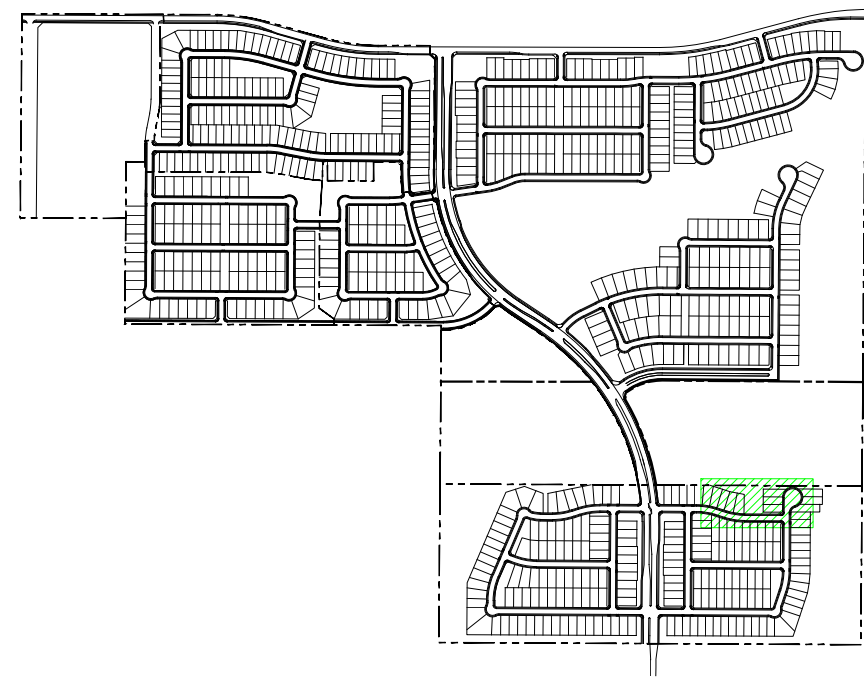


PLAYGROUND



RAMADA

KEY MAP

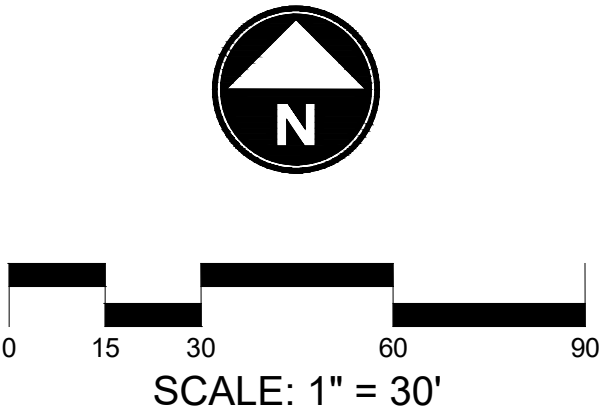


CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1B | PARCEL 2 AMENITY ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





LANDSCAPE KEYNOTES

- | | | | |
|---|--|----|-------------------------------|
| 1 | COMMUNITY THEME WALL | 10 | LANDSCAPE MEDIAN |
| 2 | PARTIAL VIEW WALL | 11 | CLUSTER MAILBOX |
| 3 | FULL VIEW WALL | 12 | ENTRY MONUMENT SIGN |
| 4 | DECORATIVE COLUMN | 13 | RAMADA |
| 5 | 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 14 | BIKE RACK |
| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 15 | PLAYGROUND STRUCTURE W/ SHADE |
| 7 | 6' CONCRETE TRAIL | 16 | SAFETY FALL SURFACING |
| 8 | RETENTION AREA | 17 | BENCH |
| 9 | TURF | 18 | EXISTING POWER POLE |



GRASS CLIMBING MOUND

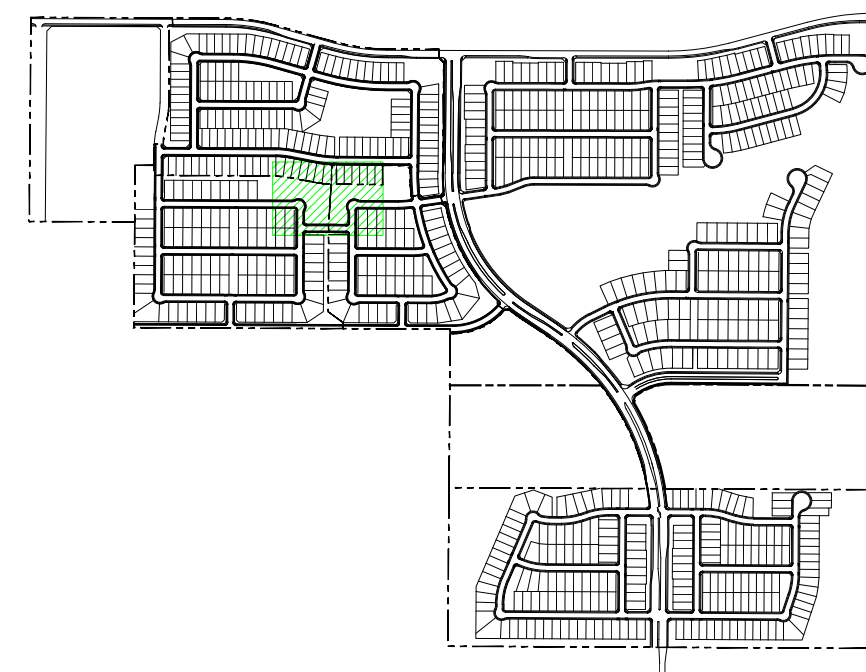


PLAY LAWN



RAMADA

KEY MAP

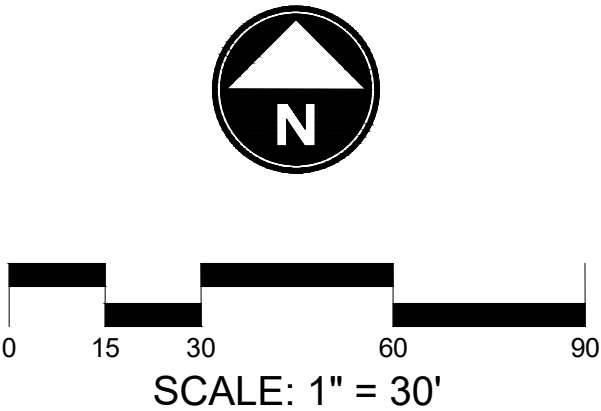


CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1B | PARCELS 9 - 10 AMENITY ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





LANDSCAPE KEYNOTES

- | | | | |
|---|--|----|-------------------------------|
| 1 | COMMUNITY THEME WALL | 10 | LANDSCAPE MEDIAN |
| 2 | PARTIAL VIEW WALL | 11 | CLUSTER MAILBOX |
| 3 | FULL VIEW WALL | 12 | ENTRY MONUMENT SIGN |
| 4 | DECORATIVE COLUMN | 13 | RAMADA |
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| 6 | 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 15 | PLAYGROUND STRUCTURE W/ SHADE |
| 7 | 6' CONCRETE TRAIL | 16 | SAFETY FALL SURFACING |
| 8 | RETENTION AREA | 17 | BENCH |
| 9 | TURF | 18 | EXISTING POWER POLE |

KEY MAP



PLAY LAWN



RAMADA



PLAY STRUCTURE



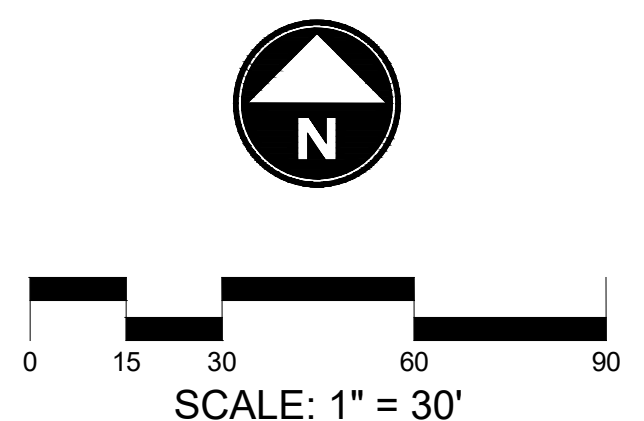
PLAY PIECE

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1B | PARCEL 11 AMENITY ENLARGEMENT

SURPRISE, AZ
SEPTEMBER 2022





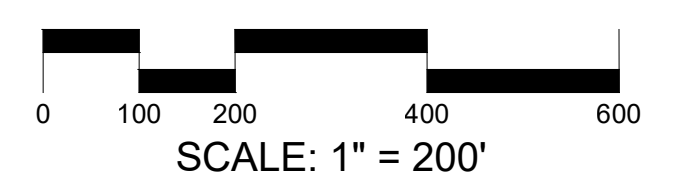
- COMMUNITY WALL
- PARTIAL VIEW WALL
- FULL VIEW WALL
- PARCEL BOUNDARY
- CLUSTER MAILBOX
- WALL COLUMN

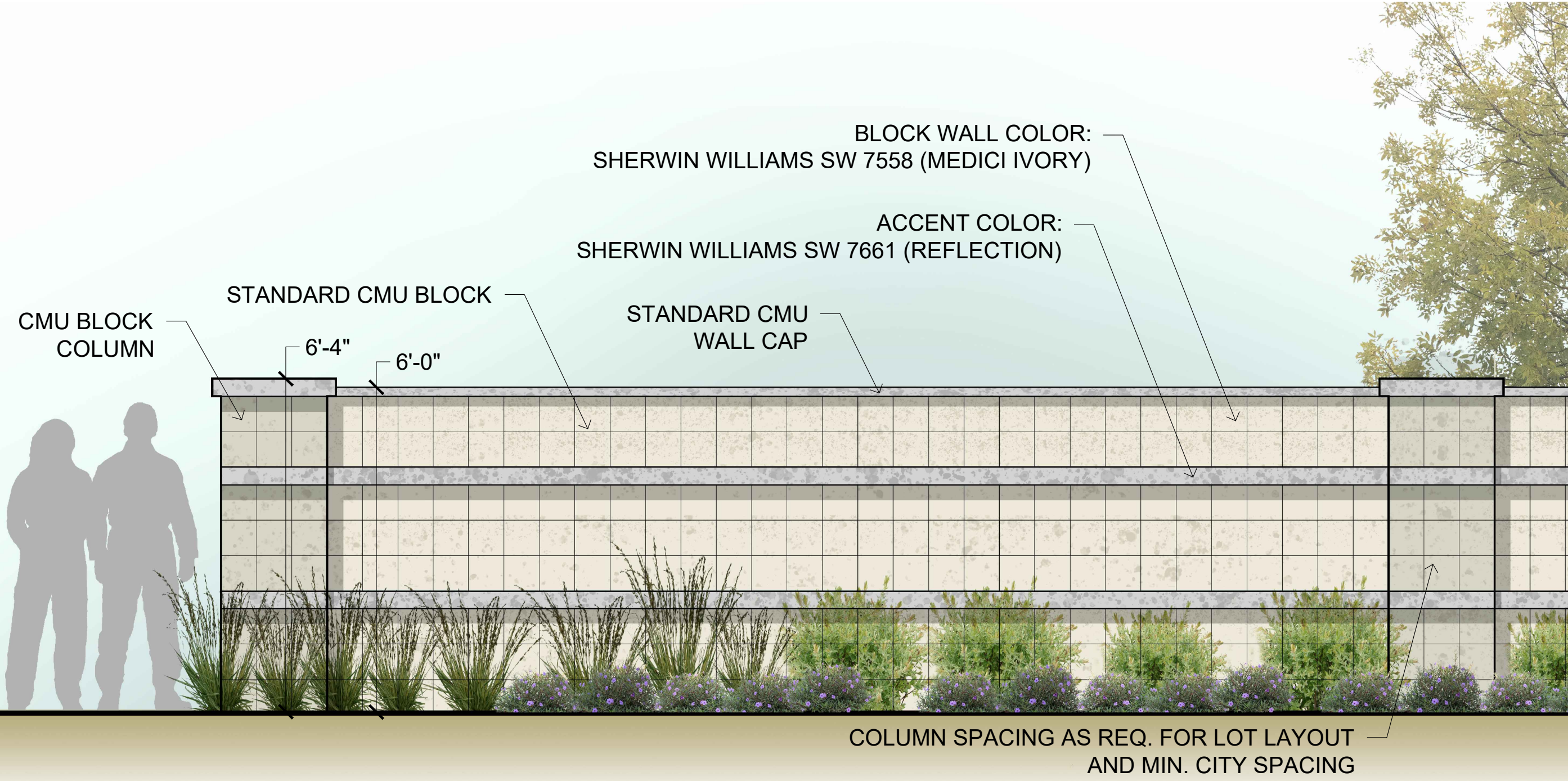
NOTE: ALL WALL LOCATIONS AND ALIGNMENTS ARE SCHEMATIC. WALLS SHALL NOT BE INSTALLED IN RIGHT-OF-WAYS, UTILITY EASEMENTS, OR SIGHT VISIBILITY TRIANGLES. CONTRACTORS TO STAKE WALL CORNERS AND TURN POINTS AND GET CLIENT AND/OR LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

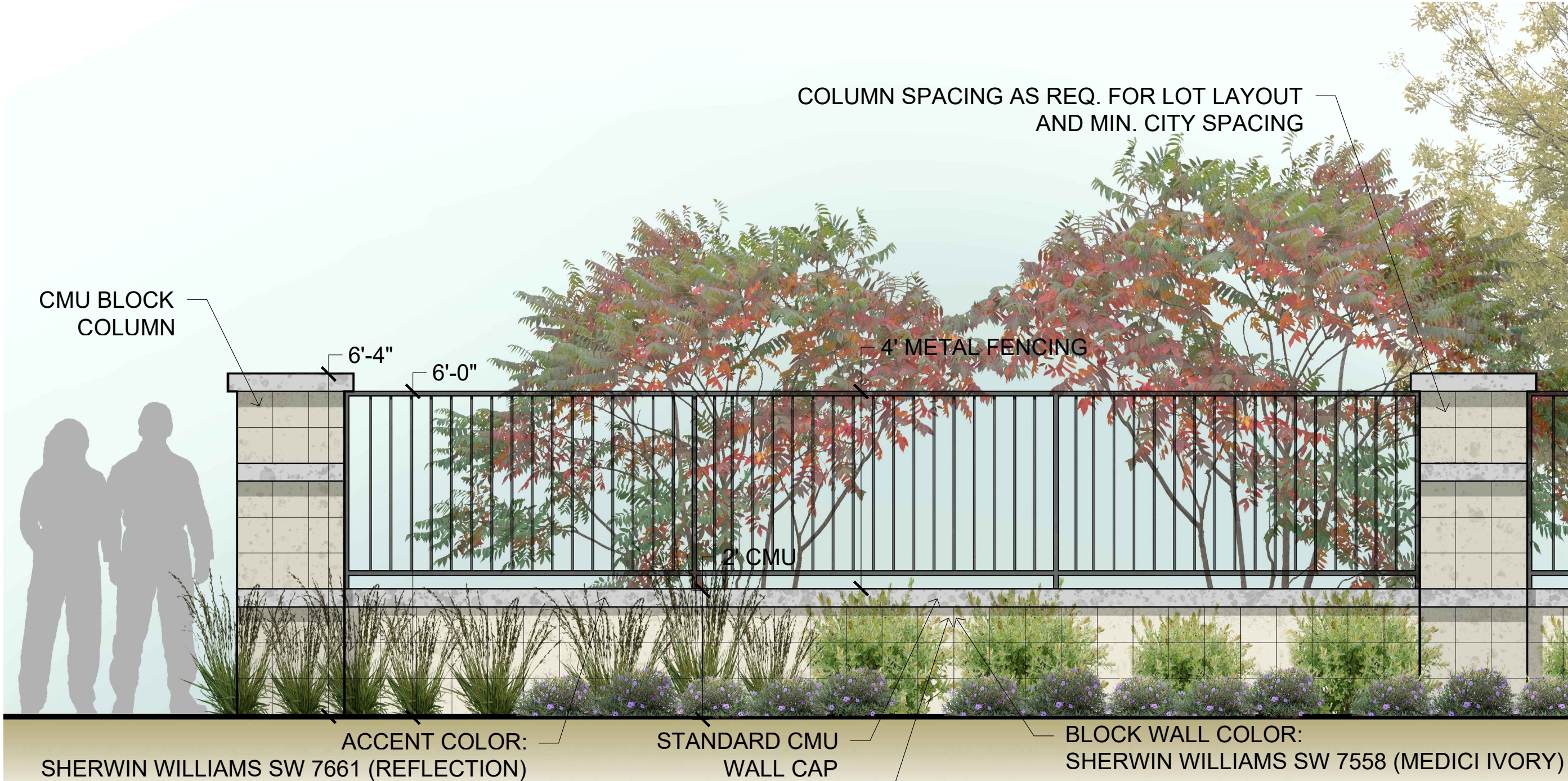


SURPRISE, AZ
SEPTEMBER 2022

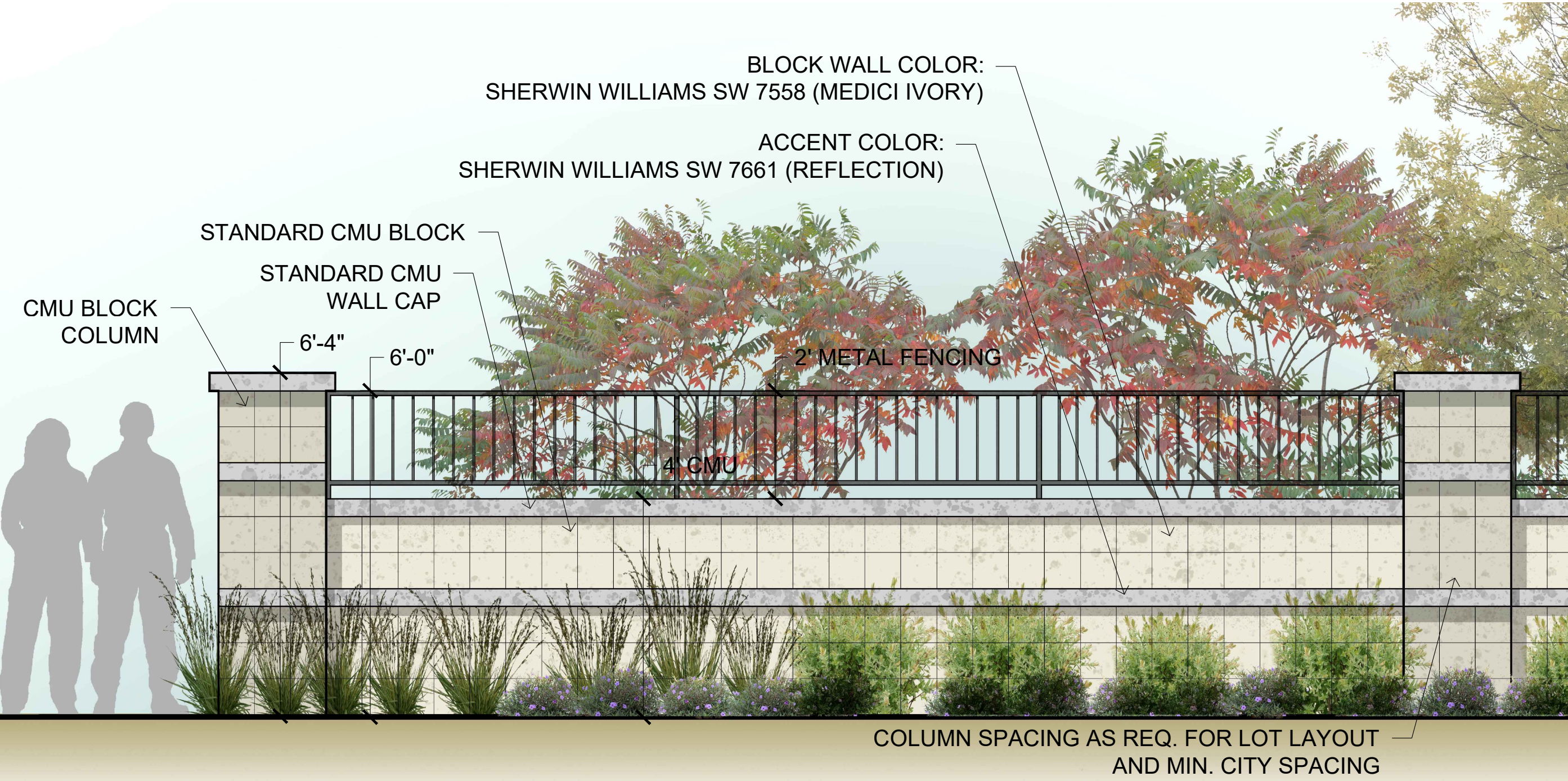




COMMUNITY THEME WALL



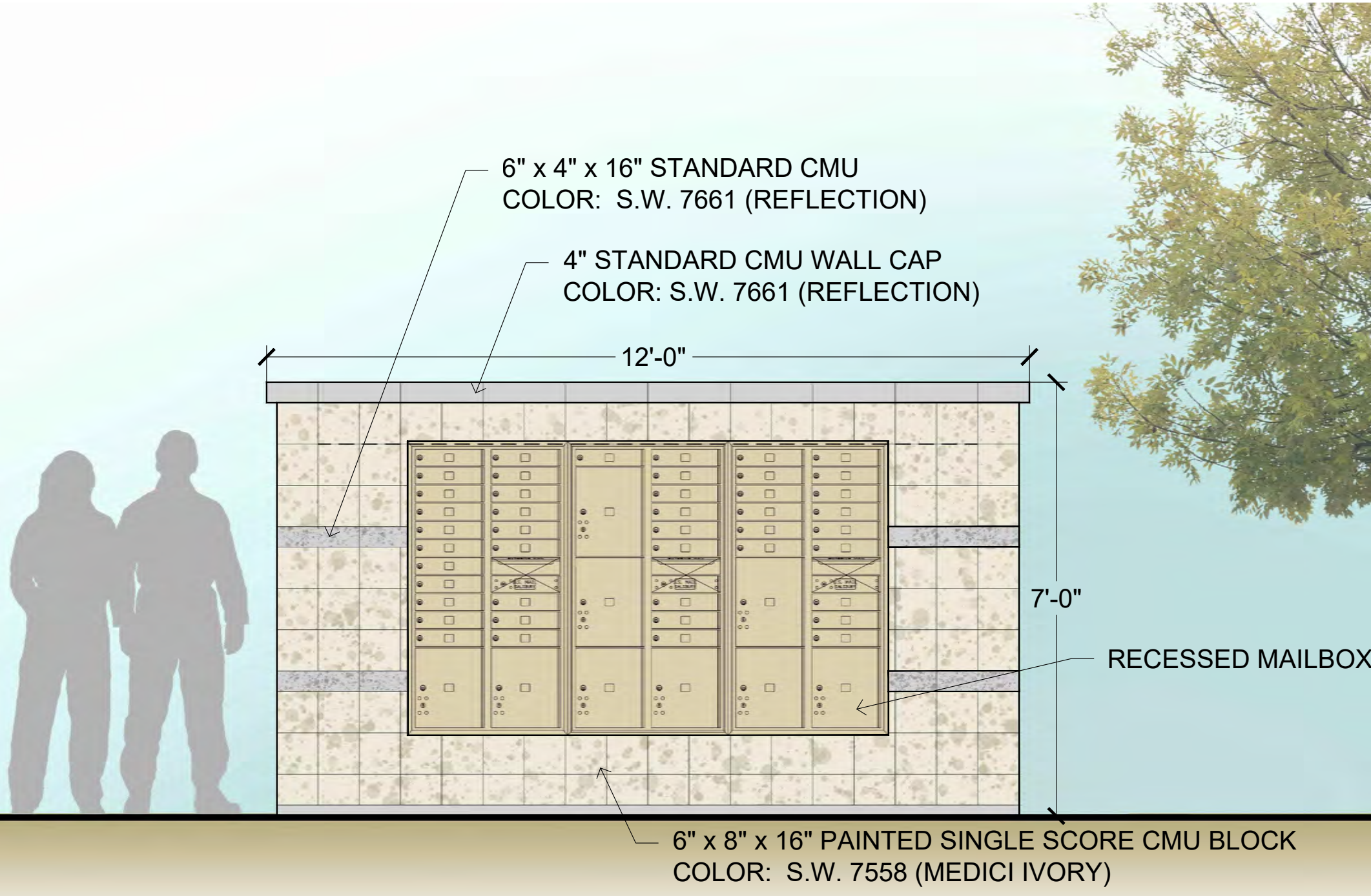
FULL VIEW WALL



PARTIAL VIEW WALL

NOTE: WALLS SHALL NOT ENCROACH INTO THE SIGHT VISIBILITY TRIANGLE

- NOTE:
- 20, 15, & 10 unit 4C recessed mailbox, models #3710D-20/15/10-ZFU in 'Bronze', available from Salsbury Industries (www.mailboxes.com, 800.624.5299).
 - Refer to plan for locations (to be approved by USPS).
 - Contractor to provide shop drawings for review/approval once the locations & configurations are approved by USPS.
 - INSTALLATION REQUIREMENTS PER USPS REGULATIONS
 - The floor of the lowest patron mailbox shall be no less than 28" above finished floor (AFF).
 - The patron lock in the highest mailbox shall be no more than 67" above the finished floor.
 - The USPS Arrow lock (master door lock) opening must be a minimum of 36" and a maximum of 48" above the finished floor.
 - The floor of the lowest parcel locker shall be no less than 15" above finished floor.
 - The master access door(s) must be allowed to open a minimum of 90 degrees with no obstruction.



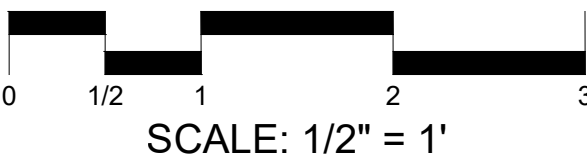
CLUSTER MAILBOX

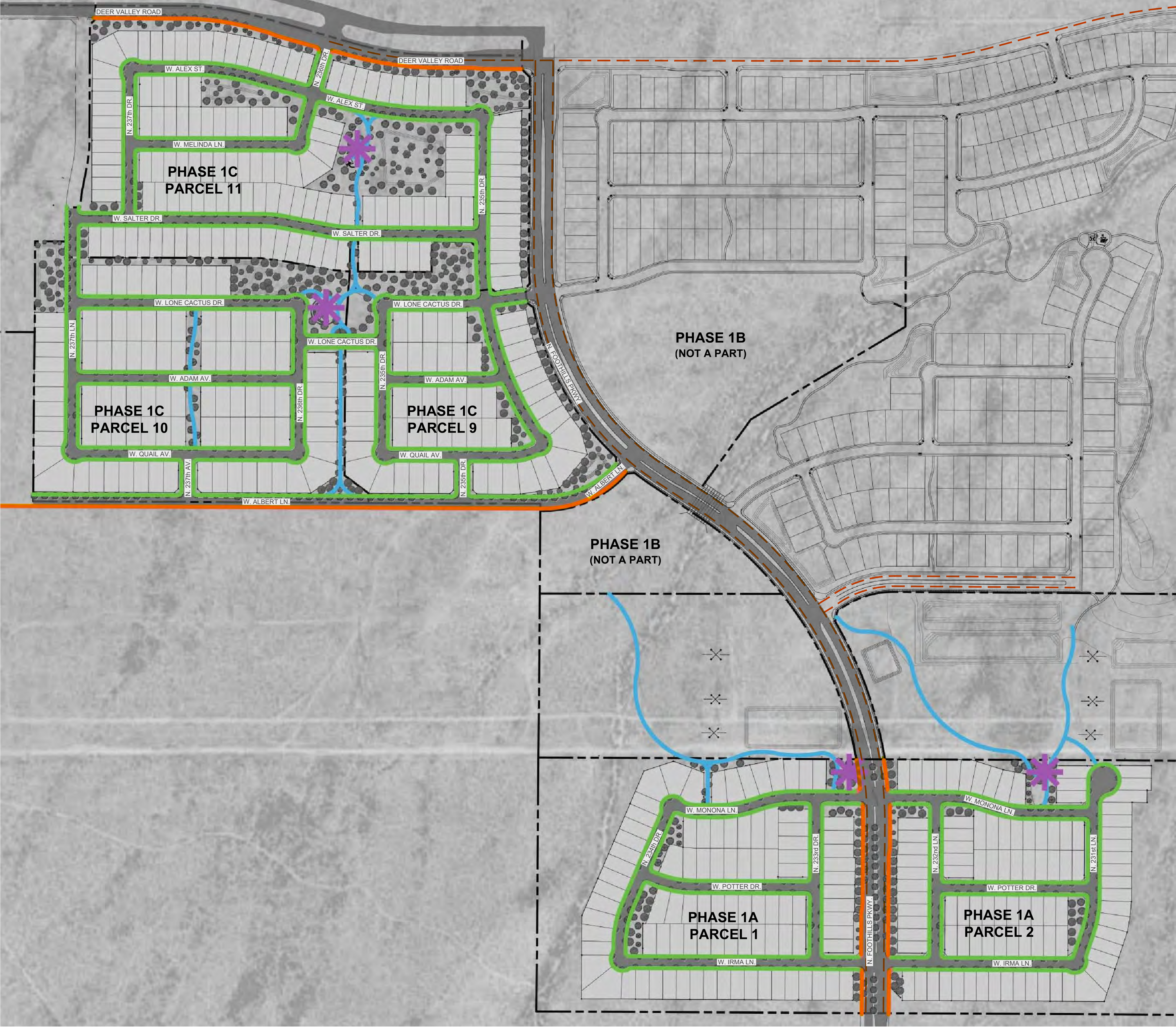
CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



SURPRISE FOOTHILLS - PHASES 1A and 1C | HARDSCAPE DETAILS

SURPRISE, AZ
SEPTEMBER 2022





LEGEND

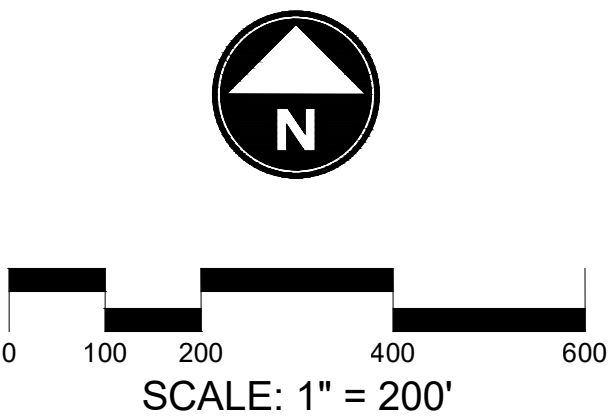
- 6' CONCRETE TRAIL
- 5' INTERNAL CONCRETE SIDEWALK
- 6' EXTERNAL CONCRETE SIDEWALK
- PEDESTRIAN BIKE LANE
- MAIN ACTIVE AMENITY

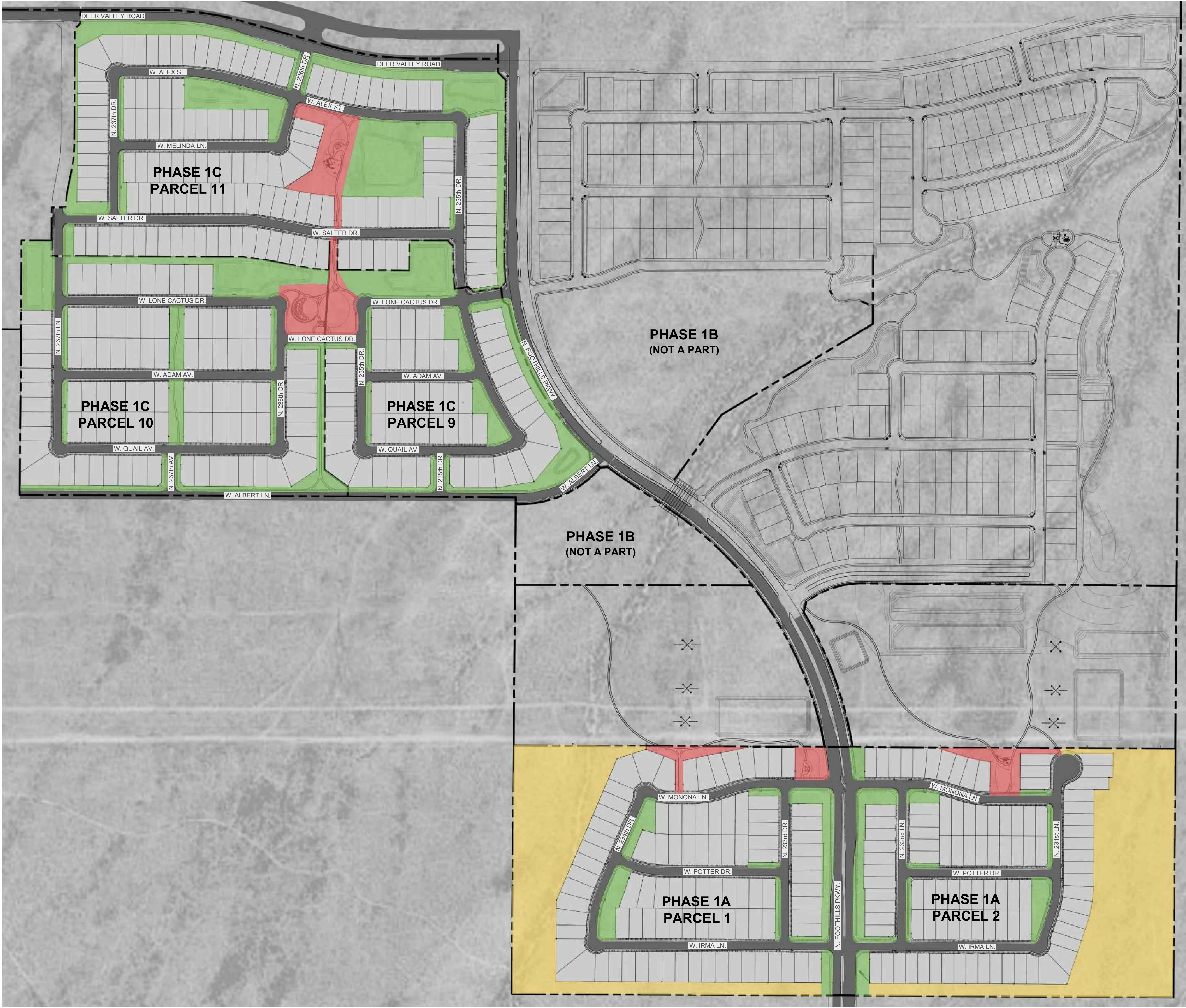
NOTE: REFER TO PRE PLAT DOCUMENT
PREPARED BY RVI FOR CONTINUATION
OF TRAIL THROUGH PHASE 1B

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

SURPRISE FOOTHILLS - PHASES 1A and 1C | TRAIL SYSTEM

SURPRISE, AZ
SEPTEMBER 2022





LEGEND

		PHASE 1A	PHASE 1C
	ACTIVE OPEN SPACE	1.45 ACRES (7.4%)	2.9 ACRES (17.8%)
	PASSIVE OPEN SPACE	4.30 ACRES (21.6 %)	13.431 ACRES (82.2%)
	NATURAL OPEN SPACE	14.105 ACRES (71.0%)	N/A
	TOTAL OPEN SPACE	19.855 ACRES	16.331 ACRES

NOTE: NATURAL AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE

NOTE: REFERENCE THE PRELIMINARY PLAT PREPARED BY THE CIVIL ENGINEER FOR OPEN SPACE AREAS.

CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)



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

20 September 2021

Mr. Christopher P. Toale
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Nichole Flores
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS21-682 Surprise Foothills Phase 1A (APNs: 503-82-003A & 503-82-003B)

Dear Ms. Flores

Thank you for the opportunity to provide comments for the Surprise Foothills Phase 1A Preliminary Plat application. The site sits on approximately 60 acres of vacant land located at 235th Ave and Deer Valley Rd in Surprise, AZ. This proposed development is requesting 198 lots for single-family homes and is approximately 2.5 miles outside the Aux-1 2004 JLUS 65 DNL, "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 DNL as follows: a maximum of 2 du/acre from the 65 DNL to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. This project with a density of 3.3 du/ac meets these guidelines and therefore will not negatively impact Luke AFB flying operations.

Since the site is located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 flights per day, we recommend you review the sound attenuation requirements found in A.R.S. §28-8482. We also encourage an aggressive notification program on the part of the applicant to inform potential residents about Luke AFB operations.

If there are any questions, please contact my Community Planner, Mr. Mark James at (623) 856-9981.

Sincerely

TOALE.CHRISTOPHER.P.10396
HER.P.1039696165

Digitally signed by
TOALE.CHRISTOPHER.P.10396
96165
Date: 2021.09.20 10:45:17 -0700

CHRISTOPHER P. TOALE

cc:

Colonel Luke B. Casper, Vice Commander, 56th Fighter Wing

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



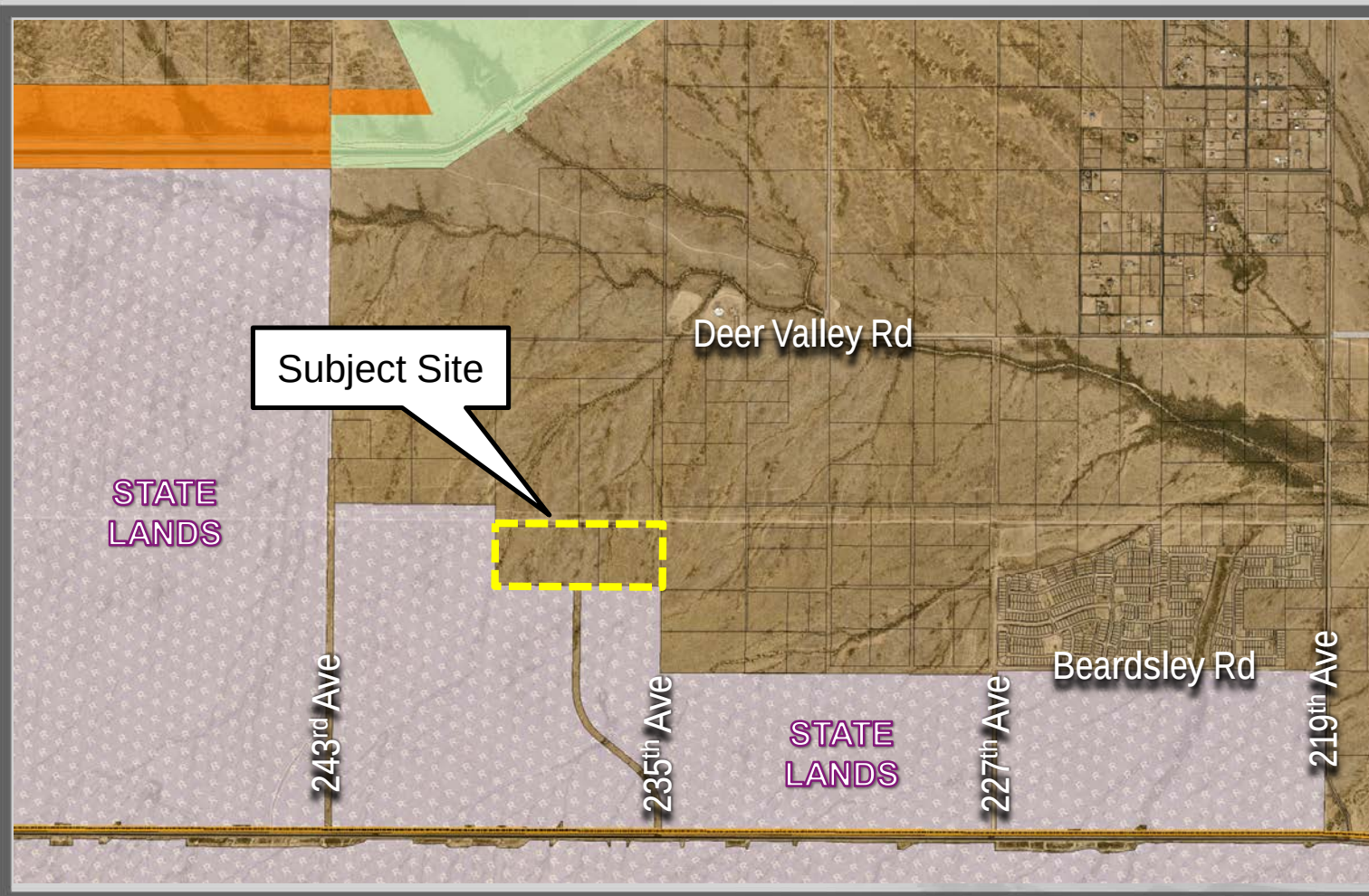
SURPRISE
ARIZONA

FS21-682

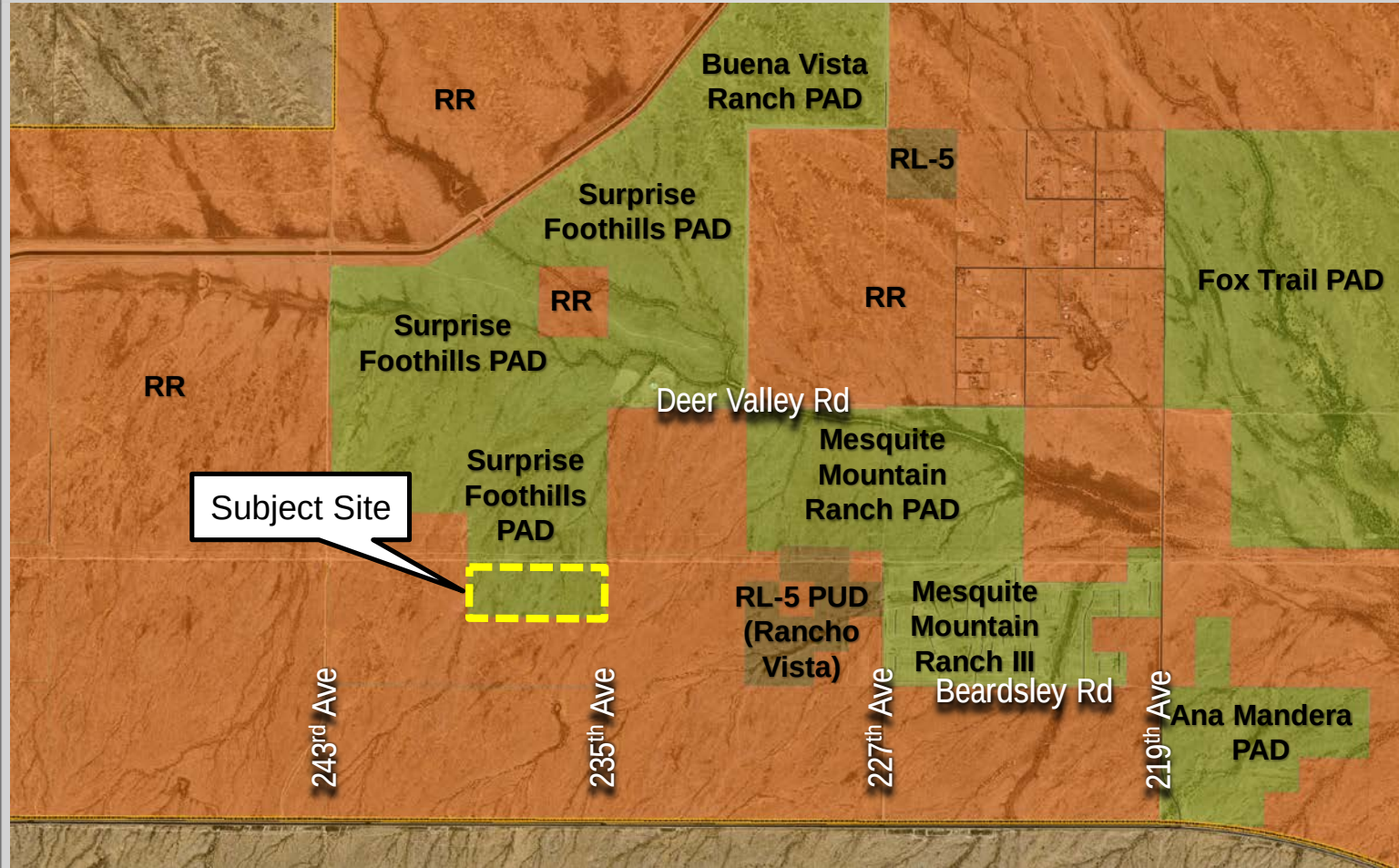
Surprise Foothills Phase 1A Preliminary Plat

Planning and Zoning Commission

November 3, 2022

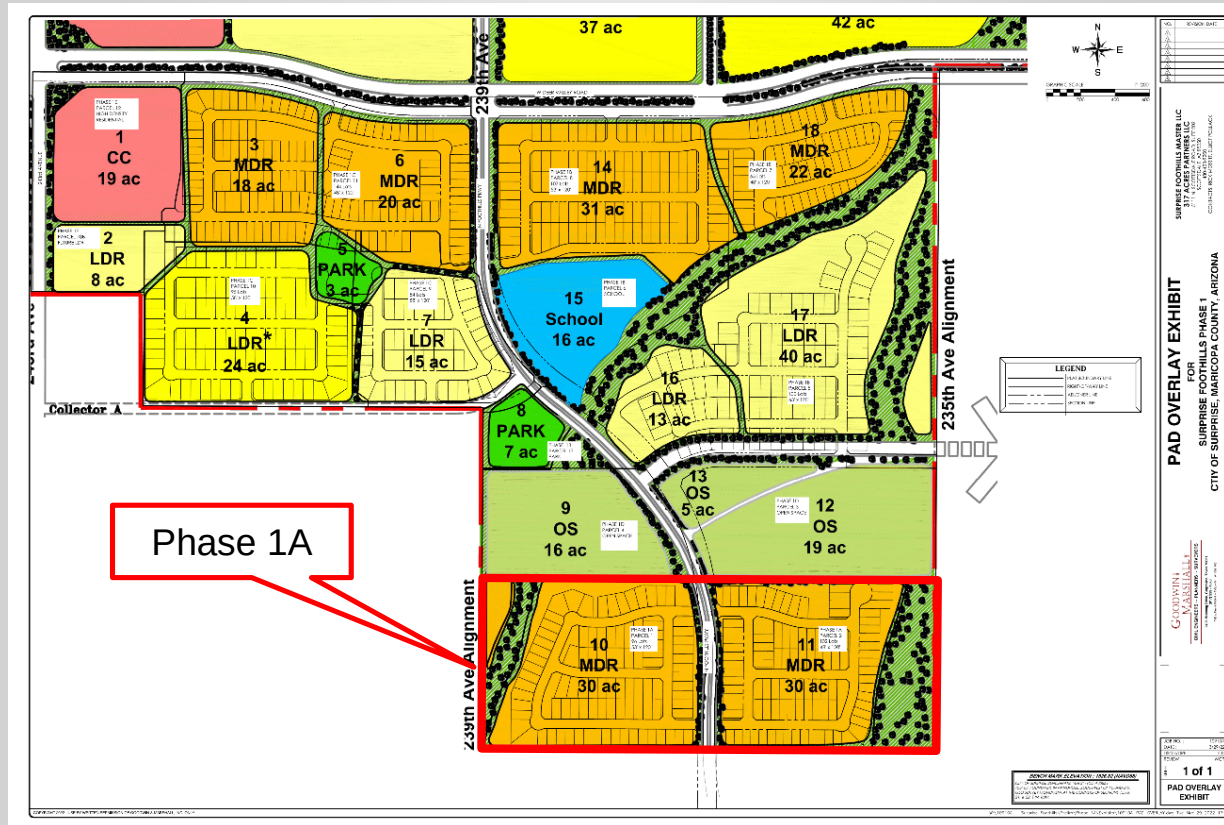


FS21-682 VICINITY MAP

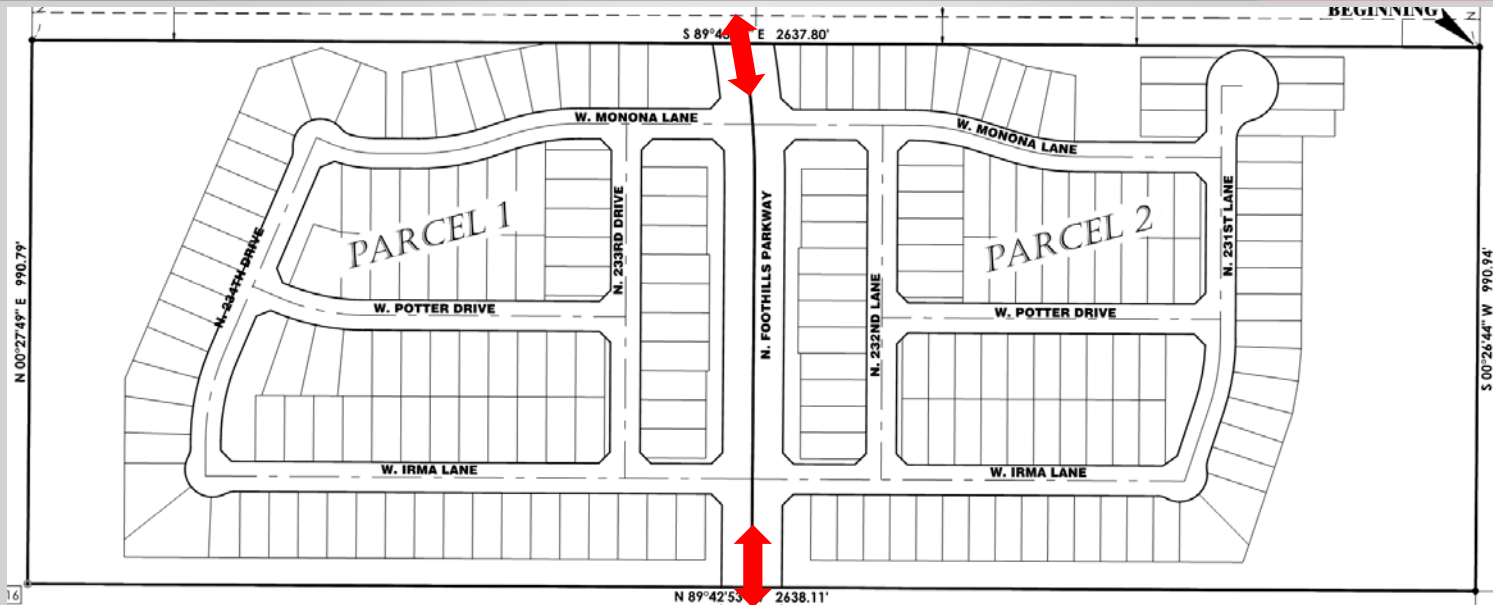


FS21-682 ZONING MAP

Preliminary Plat



Preliminary Plat



Gross Area: 60.006 Acres

194 Lots

Project Density: 3.23 DU/Acre

Min. Open Space: 10%

Provided Open Space: 33.1% (19.855 Acres)

Open Space



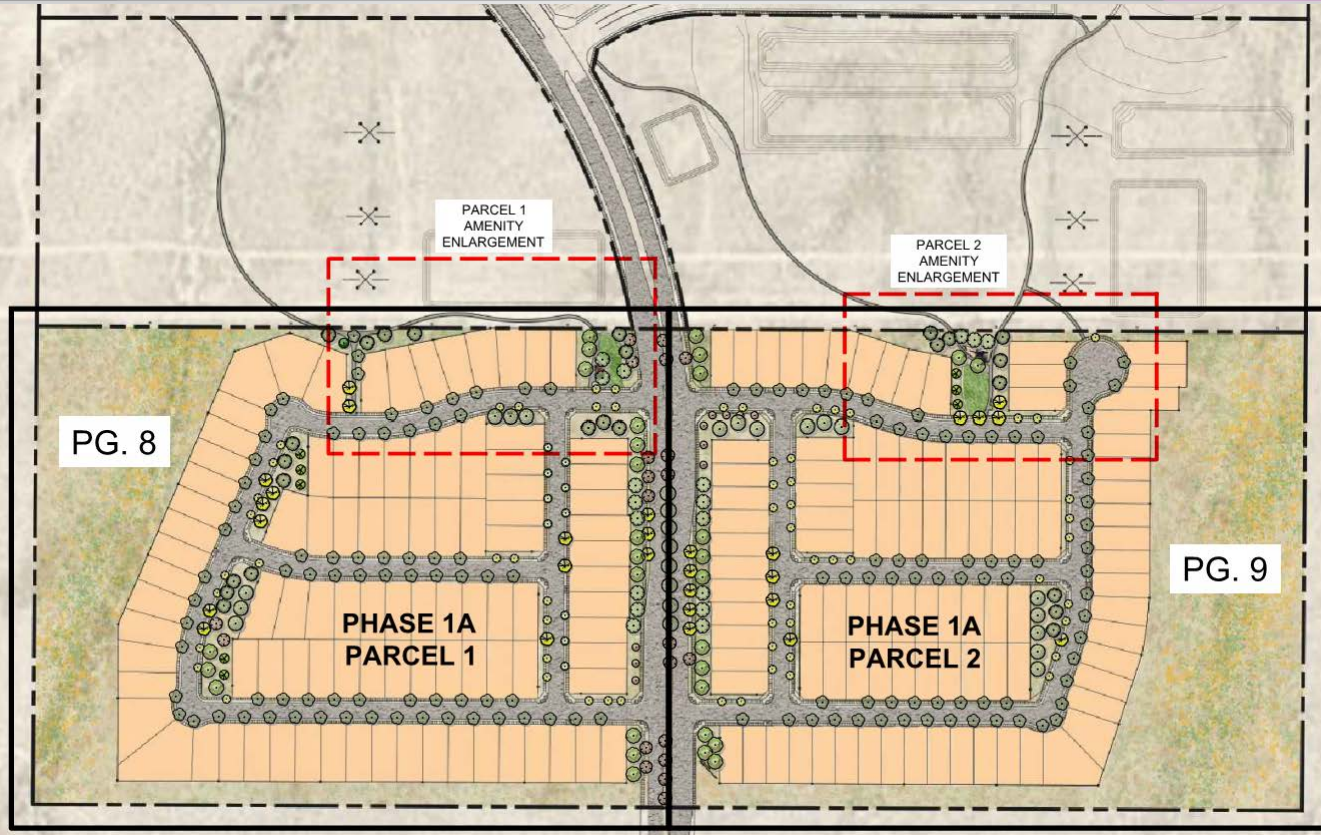
Total Open Space: 19.855 Acres

Active Open Space: 1.45 Acres (7.4%)

Passive Open Space: 4.3 Acres (21.6%)

Natural Open Space: 14.105 Acres (71%)

Landscape



Parcel 1 Amenity Site



LANDSCAPE KEYNOTES

- | | |
|--|----------------------------------|
| 1 COMMUNITY THEME WALL | 10 LANDSCAPE MEDIAN |
| 2 PARTIAL VIEW WALL | 11 CLUSTER WALDOX |
| 3 FULL VIEW WALL | 12 ENTRY MONUMENT SIGN |
| 4 DECORATIVE COLUMN | 13 RAMADA |
| 5 8" CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 14 BIKE RACK |
| 6 8" CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 15 PLAYGROUND STRUCTURE W/ SHADE |
| 7 6" CONCRETE TRAIL | 16 SAFETY FALL SURFACING |
| 8 RETENTION AREA | 17 BENCH |
| 9 TURF | 18 EXISTING POWER POLE |



PLAY LAWN



RAMADA

KEY MAP



CASE # FS21-662 (PHASE 1A) and # FS21-663 (PHASE 1C)

Parcel 2 Amenity Site



LANDSCAPE KEYNOTES

- | | |
|--|----------------------------------|
| 1 COMMUNITY THEME WALL | 10 LANDSCAPE MEDIUM |
| 2 PARTIAL VIEW WALL | 11 CLUSTER MAILBOX |
| 3 FULL VIEW WALL | 12 ENTRY MONUMENT SIGN |
| 4 DECORATIVE COLUMN | 13 RAMADA |
| 5 5' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 14 BIKE RACK |
| 6 6' CONCRETE SIDEWALK, REFER TO CIVIL PLANS | 15 PLAYGROUND STRUCTURE W/ SHADE |
| 7 6' CONCRETE TRAIL | 16 SAFETY FALL SURFACING |
| 8 RETENTION AREA | 17 BENCH |
| 9 TURF | 18 EXISTING POWER POLE |



PLAYGROUND



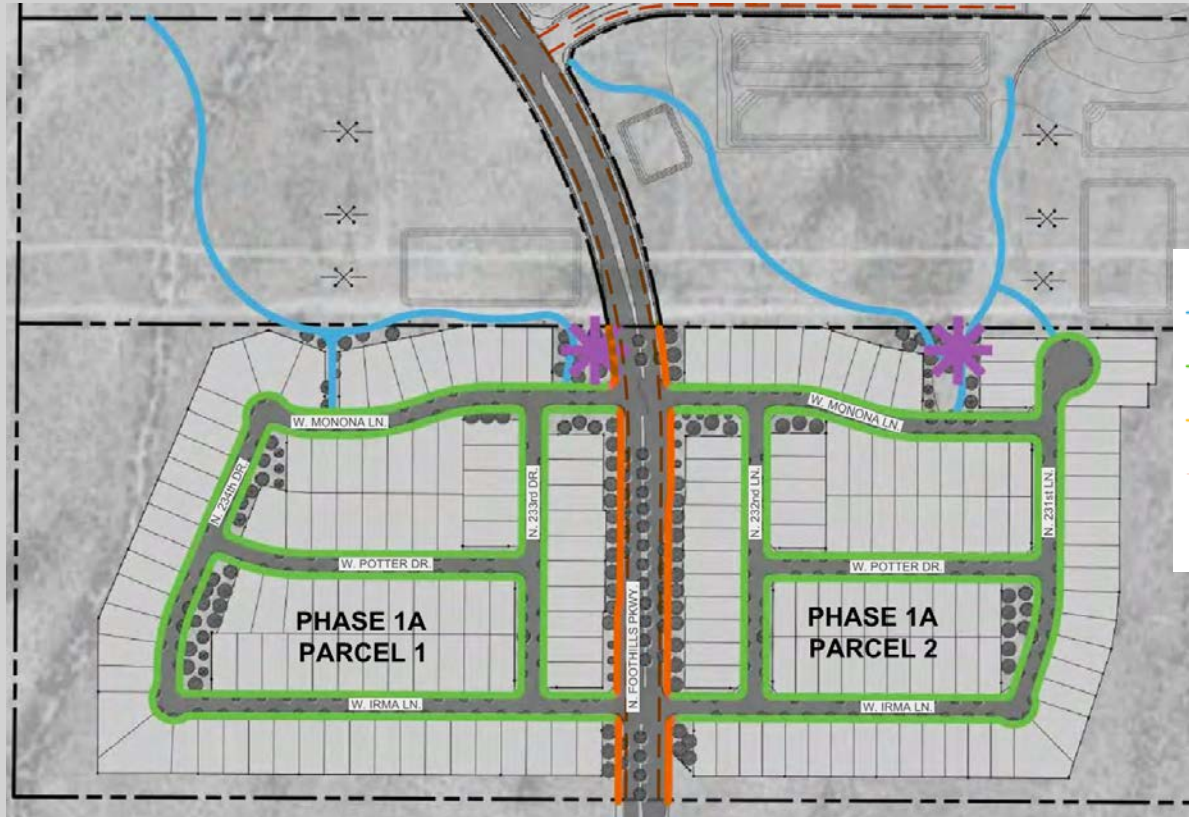
RAMADA

KEY MAP



CASE # FS21-682 (PHASE 1A) and # FS21-683 (PHASE 1C)

Trails



LEGEND

- 6' CONCRETE TRAIL
- 5' INTERNAL CONCRETE SIDEWALK
- 6' EXTERNAL CONCRETE SIDEWALK
- PEDESTRIAN BIKE LANE
- MAIN ACTIVE AMENITY

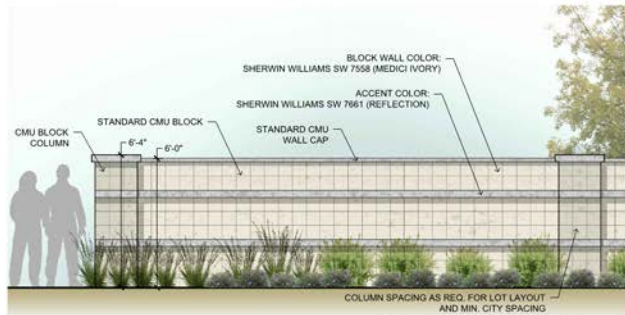
Walls



LEGEND

COMMUNITY WALL	
PARTIAL VIEW WALL	
FULL VIEW WALL	
PARCEL BOUNDARY	
CLUSTER MAILBOX	
WALL COLUMN	

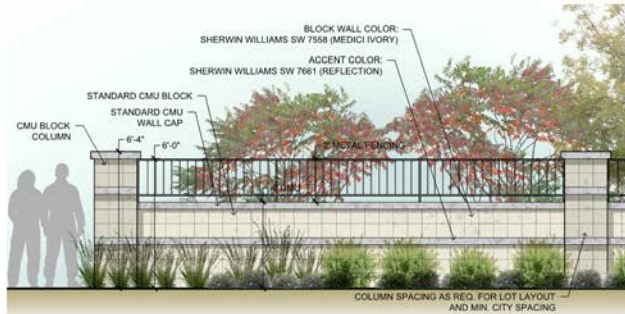
Walls



COMMUNITY THEME WALL



FULL VIEW WALL

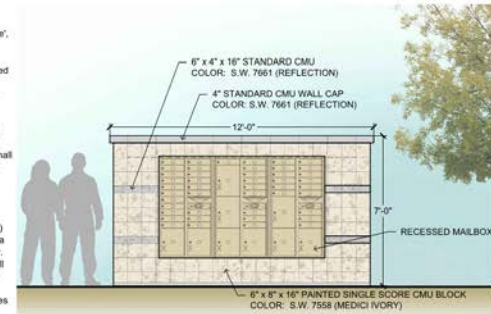


PARTIAL VIEW WALL

NOTE: WALLS SHALL NOT ENCRATCH INTO THE SIGHT VISIBILITY TRIANGLE

NOTE:

- 20, 15, & 10 unit 4C recessed mailbox, models #3710D-20/15/10-ZFU in "Bronze", available from Salisbury Industries (www.mailboxes.com, 800.824.5299).
- Refer to plan for locations (to be approved by USPS).
- Contractor to provide shop drawings for review/approval once the locations & configurations are approved by USPS.
- **INSTALLATION REQUIREMENTS PER USPS REGULATIONS**
- The floor of the lowest patron mailbox shall be no less than 28" above finished floor (AFF).
- The patron lock in the highest mailbox shall be no more than 67" above the finished floor.
- The USPS Arrow lock (master door lock) opening must be a minimum of 36" and a maximum of 48" above the finished floor.
- The floor of the lowest parcel locker shall be no less than 15" above finished floor.
- The master access door(s) must be allowed to open a minimum of 90 degrees with no obstruction.



CLUSTER MAILBOX



RECOMMENDATION

Staff recommends approval
subject to stipulations 'a' – 'e'



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





Stipulations

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat of Surprise Foothills Phase 1A”, prepared by Goodwin and Marshall, Inc., and received 08/29/2022.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Surprise Foothills Phases 1A and 1C Preliminary Landscape Submittal”, prepared by LDG, and received 09/02/2022.
- c. No Final Plats for the property included within this Preliminary Plat will be scheduled for consideration and action by the City Council until the water system to serve this area has been fully permitted and approved by the applicable regulatory agencies and accepted by the City.
- d. The developer will be required to contribute its proportionate share of the cost of installing a new traffic signal at Sun Valley Parkway & 235th Avenue by either (i) installing the signal if it is the first developer requiring this intersection to move forward, or (ii) paying its proportionate share of the overall cost if the signal is installed by another developer. In the event developer installs the traffic signal, any reimbursement of the traffic signal installation costs will be pursuant to a public improvement repayment agreement as permitted by Chapter 42 of the Surprise Municipal Code. All traffic signal installation plans will be subject to approval and permitting by the City of Surprise and MCDOT.
- e. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: November 3, 2022 Contact Person:
Submitting Department: Community Development District: Internal
Staff Recommendations:

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

Agenda Wording:

Open Meeting Law and Conflicts Training for P&Z

Motion:

Presenation and Discussion only.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 22.10.24 OML Training Presentation
-



OPEN MEETING LAW TRAINING

LEGAL DEPARTMENT, OCTOBER 24, 2022

OPEN MEETING LAW

. . . opening the window on how government works in Arizona



A.R.S §38-431.01(A)

Arizona law states:

All meetings of any public body must be public meetings and all persons so desiring shall be permitted to attend and listen to the deliberations and proceedings. All legal action of public bodies must occur during a public meeting.

PURPOSE OF THE OPEN MEETING LAW

To ensure that the public has an opportunity to observe what the government is doing, and how it is being done.

STATE POLICY A.R.S. §38.431.09

- Meetings of public bodies must be conducted openly.
- Notices and agendas provided for meetings with information reasonably necessary to inform the public of matters to be discussed or decided.
- Construe OML in favor of “open and public meetings.”
- Discuss or take action ONLY on items that are on the agenda.

WHAT IS A MEETING?

Meeting: the gathering, in person or through technological devices, of a quorum of members of a public body at which they discuss, propose or take legal action, including any deliberations by a quorum with respect to such action.

A.R.S. § 38-431(4).

“... in person or through technological devices”

WHETHER

- All together in one room, OR
- One or more of the people participating by phone, OR
- One or more participating by computer, video chat, or phone
- Over time rather than all at once.

...it is all considered a meeting

Another way to define meeting...

1. Phone calls.
2. Emails-be careful responding to emails. Using “Reply All” and Forwarding emails may lead to OML trouble.
3. Serial meeting-less than a quorum present. Later the same discussion is had with other members.
4. Social events-when in doubt, post as possible quorum.
5. Social media-be careful “liking” comments, emerging area of law.

Are social events meetings?

- A.G. recommends that the event be posted if a quorum will be present.
- Identify time, date, location, and purpose.
- State that no legal action will be taken – and then don't talk about city business!
- It does not matter what label is placed on a gathering; it may be called a "work" or "study" session, or the discussion may occur at a social function.

Ariz. Att'y Gen. Op. I79-4 (¶7.5.1).

ALTERNATIVE COMMUNICATIONS

- Letters
- Blogs
- Media (e.g. newspaper, radio)
- Social Media (e.g. Facebook, Twitter)

(Cannot use alternative methods of communication to circumvent Open Meeting Laws.)

COMMUNICATION WITH STAFF

- Council/Board may communicate with staff.
- Staff may provide the Council/Board with reports or other information outside a public meeting.
- Staff may not be used to side step the open meeting law.

SPECIAL KIND OF MEETING:

EXECUTIVE SESSION

- City Clerk is responsible for noticing the public of all meetings, including executive sessions.
- Majority of Council/Board must vote to convene into executive session.
- Only members of the public body and those individuals whose presence is reasonably necessary for the public body to carry out its duty are permitted to attend the executive session.

SPECIAL KIND OF MEETING:

EXECUTIVE SESSION, cont.

- Legal Advice
- Litigation, Contract Negotiations, and Settlement Discussions
- Purchase, Sale or Lease of Real Property

SPECIAL KIND OF MEETING:

MORE INFREQUENT PURPOSES FOR EXECUTIVE SESSIONS

- Confidential records
- Salary negotiations with employee organizations
- Negotiation direction for International, Interstate or Tribal organizations

SPECIAL KIND OF MEETING

EXECUTIVE SESSION, cont.

- Discussion ONLY.
- Can give direction in some cases.
- Must keep minutes of e-session.
- Minutes are confidential except in limited circumstances.

PENALTIES FOR VIOLATING THE OPEN MEETING LAW

ARS § 38-431.07

- Civil Penalty up to \$500
- Removal from Office for Intentional Violations
- Plus court costs and attorney fees
- City cannot represent you or pay for a lawyer to represent you.



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You