



CITY OF SURPRISE
Planning and Zoning Commission Meeting
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, March 2, 2023 @ 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 February 16, 2023 Planning and Zoning Commission Regular Meeting Minutes. Alyssa Carpenter
Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

- 2. District 6 Consideration and action regarding the Conditional Use Permit and Site Plan for Filiberto's convenience restaurant with drive-through facility. Case FS22-0447 Leslie Carnie
Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- 3. District 6 Consideration and action regarding a Site Plan for Surprise Pointe 34 generally located on the southeast corner of Waddell Road and Willow Avenue subject to stipulations "a" through "d". Case FS22-1262 Chris Sexton
Community Development

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

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

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

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information

except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

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

I. Adjournment

SHERRY ANN AGUILAR, CITY CLERK, MMC

POSTED: Thursday, February 23, 2023 @ 2:30 pm

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



CITY OF SURPRISE Planning and Zoning Commission Meeting

Council Meeting Date: March 2, 2023

Contact Person: Alyssa Carpenter, Administrative
Assistant - Senior

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 February 16, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Motion:

I move to approve the February 16th, 2023, Planning and Zoning Commission Regular Meeting Minutes.

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 02-16-23 MINS
-

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

February 16, 2023 / 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 February 16, 2023.

A. ROLL CALL

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

STAFF PRESENT:

Ellen Van Riper, Chief Deputy City Attorney; Lloyd Abrams, Director of Community Development; Tiffany Copp, Assistant Director of Community Development; Jason Moquin, Planning Manager; Jeanine Jerkovic, Director of Economic Development; Mike Hoover, Assistant Director of Economic Development; Trevor Fleetham, Current Planner; Leslie Carnie, Current Planner; and Alyssa Carpenter Planning and Zoning Secretary

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair 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.

Chair Sartor advised the agenda items would be reordered, agenda item 4 case FS22-0975 would move to agenda item 2 and agenda item 2 case FS22-0502 would move to agenda item 4. Updated agenda item numbers have been reflected in the minutes below.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the February 2, 2023 Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the February 2, 2023, Planning and Zoning Commission Regular Meeting Minutes as presented. Commissioner Chapman seconded the motion. Motion passed with 6 votes in favor. Vice Chair Holland abstained.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – District 6 – Consideration and action regarding a Site Plan for Surprise Pointe Industrial generally located west of the northwest corner of Sweetwater Road and Dysart Road subject to stipulations “a” through “d”. Case FS22-0975

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

The Commission discussed the following:

- Commissioner Bash requested that the City of Surprise changes the building height ordinance to reflect industry standards.

Commissioner Keating made a motion to approve the Site Plan for Surprise Pointe Industrial subject to stipulations ‘a’ through ‘d’. Vice Chair Holland seconded the motion. Commissioner Bash voted against. Motion passed with 6 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Major PAD Amendment to the Asante PAD to change the land use designation for approximately 101 gross acres from commercial to mixed-use and modify development standards. The site is generally located at the southwest corner of 163rd Avenue and Pat Tillman Blvd, within the Asante PAD. Case FS22-0517

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

Chair Sartor opened the public hearing.

Elizabeth Oldham, Circle City, AZ – More business will not decrease traffic.

The Commission discussed the following:

- Need for services in north Surprise for residents
- Congested traffic increase, danger imposed on the increase in density of traffic
- Commercial concurrent residential
- Cap on total of units for residential
- Water capacity for increase of residential
- Additional stipulations are needed for recommendation for approval
- Traffic studies

Chair Sartor made a motion to add stipulation ‘c’, to cap residential at a total of 475 units. Vice Chair Holland seconded the motion. Motion passed with 4 votes in favor. Commissioner Chapman, Commissioner Smith and Commissioner Bash voted against.

Chair Sartor made a motion to add stipulation 'd', have commercial development built concurrent with the residential development. Vice Chair Holland seconded the motion. Motion passed with 5 votes in favor. Commissioner Smith and Commissioner Bash voted against.

Commissioner Keating made a motion to approve the proposed Major PAD Amendment to the City Council subject to stipulations 'a' through 'd'. Vice Chair Holland seconded the motion. Motion passed with 4 votes in favor. Commissioner Chapman, Commissioner Smith and Commissioner Bash voted against.

Item 4 – District 1 – Consideration and action pertaining to a Major General Plan Amendment to change approximately 3,588 acres from Neighborhood Character Area to Employment Character Area, generally located east of US-60/Grand Avenue and Black Mountain Road. Case FS22-0502.

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

Chair Sartor opened the public hearing.

Kathryn Kimm, Buckeye, AZ – Conveyed concern for traffic, roadways, hazardous materials being transported, and lower property values. *(Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.)*

Robyn Rudloff, Buckeye, AZ – Objection to the proposed BNSF railroad intermodal facility due to environmental changes and exposure to surrounding areas. *(Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.)*

Sheryl Sambrookes, Morristown, AZ – Stated the Major Plan Amendment request should be denied. *(Comment received via email; read into the record by the Planning and Zoning Commission Secretary.)*

Sheryl Hamlin, Wickenburg, AZ – Displayed concern for truck traffic, destroying virgin desert land, necessary increase in water, wastewater, energy and security. *(Comment received via email; read into the record by the Planning and Zoning Commission Secretary.)*

Donald Zimmerman, Surprise, AZ – City cannot handle the increase in truck traffic, improvements are needed to existing roadways, urges against approval. *(Comment received via email; read into the record by the Planning and Zoning Commission Secretary.)*

Elizabeth Oldham, Circle City, AZ – Concerned for hazardous materials being transported, rail and truck accidents, heavy machinery such as cranes and oversized cargo. Hazmat materials have never been listed or discussed by BNSF as listed transported items. Demographics for current intermodal facilities, housing market increase or decrease, medium income for surrounding neighborhoods.

Pete Weinelt, Circle City, AZ – When can we ask questions about future development.

Scott Lawson, Buckeye, AZ – Urges to vote against for approval of the land change. 30 times the size of property requested by BNSF.

John & Nancy Jones, Buckeye, AZ – Affect all residents, large increase in traffic along with noise, air pollution, and lighting of the night sky. There is plenty of additional land in Arizona to build this facility. *(Comment received via Planning and Zoning Comments email; read into the record by the Planning and Zoning Commission Secretary.)*

Staycee Hynes, Buckeye, AZ – Objection to the proposed approval recommendation. The proposed land will destroy our desert and land. The pollution will have a terrible impact on the future.

Nancy Alarcon, Buckeye, AZ – Urges against the character change in land. Focus on the future, direct impact will be on all residents. Healthy Housing study will affect air quality from emissions, industrial traffic and decrease in property values, physical health changes and learning impact of children, and light impact on the night sky.

Karen Murray, Wittmann, AZ – Expressed concern for the nearby school as well as their livestock and animals. Concern for air quality from emissions on

Charles Rosisky, Circle, City, AZ – Conveyed concern for catastrophic events as well as decrease in housing market property values.

The Commission discussed the following:

- Timeline for the project once approved
- Concerned if the land character is changed and the land use and site plans are denied
- Positive qualities for the economic standpoint for the City of Surprise
- Growth and future of land use and facilities
- Requesting pre plat and site plans to be presented to Planning and Zoning commission
- Increase in employment
- Railroad facilities in the US have experienced improvements to surrounding areas

Commissioner Bash made a motion to approve the Major Amendment to the General Plan 2035 Land Use Map to change approximately 3,588 acres of Neighborhood Character Area to Employment Character area, generally located east of US-60/Grand Avenue and Black Mountain Road. Commissioner Rosenbaum seconded the motion. Motion passed with 6 votes in favor. Commissioner Keating voted against.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

None.

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

Commissioner Bash is requesting staff conduct and provide height studies for warehouses, the current industry standard as well as surrounding cities.

Vice Chair Holland raised the concern for traffic and the impact of the increase in railway.

Commissioner Chapman is requesting to receive detail traffic impact study reports as the traffic is becoming a larger issue for future development.

ADJOURNMENT:

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

Meeting adjourned at 7:51 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: _____
Alyssa Carpenter, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission Meeting

Council Meeting Date: March 2, 2023 Contact Person: Leslie Carnie
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding the Conditional Use Permit and Site Plan for Filiberto's convenience restaurant with drive-through facility. Case FS22-0447

Motion:

Motion to approve the Conditional Use Permit for Filiberto's subject to stipulations "a" - "e".

Background:

The subject request involves a Conditional Use Permit and Site Plan. The request is to construct a 2,276 square foot drive-through restaurant and associated drive-through on an approximately .97 acre vacant parcel generally located on the southeast corner of Cactus Rd. and Reems Rd.

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-FS22-0447 - Cactus Rd and Reems Rd Filibertos - Staff report
2. 01 – FS22-0447 Cactus Rd and Reems Rd Filiberto's – Vicinity Map
3. 02 – FS22-0447 Cactus Rd and Reems Rd Filiberto's – Zoning Map
4. 03 – FS22-0447 Cactus Rd and Reems Rd Filiberto's – Site Plan
5. 04 – FS22-0447 Cactus Rd and Reems Rd Filiberto's – Landscape Plan
6. 05 – FS22-0447 Cactus Rd and Reems Rd Filiberto's – Elevations

7. 06 - FS22-0447 Cactus Rd. and Reems Rd. Filiberto's – Luke Letter
 8. 07 - FS22-0447 Cactus Rd. and Reems Rd. Filiberto's – Citizen Outreach Report_Redacted
 9. 08- FS22-0447 Cactus Rd. and Reems Rd. Filiberto's – Site Posting
 10. FS22-0447 - Cactus Rd and Reems Rd. Filibertos - CUP - Presentation
-

Conditional Use Permit

REPORT TO THE PLANNING AND ZONING COMMISSION

1	Case:	FS22-0447
2		
3	Project Name:	Cactus Rd. and Reems Rd. Filibertos
4		
5	Council District:	6 – Palo Verde
6		
7	Meeting Date:	March 02, 2023
8		
9	Planner:	Leslie Carnie, Planner II
10		
11		
12	Owner:	Avalon Development
13		
14	Applicant:	Neil Feaser with RKAA Architects, Inc.
15		
16	Request:	Conditional Use Permit with Site Plan for a new
17		convenience/take-out food restaurant
18		
19	Site Location:	Generally located at the southeast corner of Cactus
20		Road and Reems Road
21		
22	Site Size:	Approximately 0.97 acres
23		
24	General Plan Conformance:	The proposal is consistent with the Surprise General Plan
25		2035
26		
27	Support/Opposition:	Refer to the attached Citizen Participation Report
28		
29	Staff Recommendation:	Staff recommends the Commission approve case FS22-
30		0447 subject to stipulations ‘a’ through ‘e’.

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Cactus Rd. & Reems Rd. Filiberto's
Page 2 of 8

EXISTING ZONING:

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



Marley Park PAD C-2	Marley Park PAD C-2	Marley Park PAD Residential
Rancho Gabriela PAD C-2	Rancho Gabriela PAD C-2	Rancho Gabriela PAD C-2
Rancho Gabriela PAD C-2	Rancho Gabriela PAD C-2	Rancho Gabriela PAD C-2

55 **BACKGROUND:**

56
57 **May 13, 1999:** The subject parcel was annexed into the City of Surprise by the Mayor and
58 City Council by Ordinance 99-04.

59
60 **July 13, 2000:** The Mayor and City Council approved the Rancho Gabriela PAD (Planned
61 Area Development) under case PAD98-107.

62
63 **December 2, 2021:** A Concept Review meeting was held for the current proposal under
64 case CR21-761.

65
66 **March 24, 2022:** The applicant filed a request for a Conditional Use Permit with Site Plan for
67 the Filiberto's convenience food restaurant, the subject project.

68
69 **October 4, 2022:** The City Council approved a final plat that subdivided the subject property
70 and the property to the east under case FS22-0445.

71
72 **January 12, 2023:** The applicant held an In-Person and Virtual (Hybrid) Citizen Outreach
73 meeting at the Rancho Gabriela Elementary School. Due to technical difficulties the meeting
74 was unsuccessful and rescheduled.

75
76 **February 03, 2023:** The applicant held an In-Person Citizen Outreach meeting at the Rancho
77 Gabriela Elementary School. A summary of this meeting is included in the Citizen
78 Participation Report attached to this staff report.

79
80 **February 06, 2023:** The applicant held Virtual Citizen Outreach meeting. A summary of this
81 meeting is included in the Citizen Participation Report attached to this staff report.

82
83
84 **ANALYSIS AND DISCUSSION:**

85 The subject request involves a 2,276 square foot convenience/takeout restaurant on a 0.97
86 acre site located near the southeast corner of Cactus Road and Reems Road. The subject
87 site is zoned Planned Area Development (PAD) and has the land use designation of
88 Community Commercial (C-2) within the Rancho Gabriela PAD. The subject parcel is a part
89 of the existing developed commercial center.

90
91 The Rancho Gabriela PAD references the C-2 uses listed under Title 17 "Convenience Food-
92 Restaurants" as a Conditionally Permitted Use in C-2 zoning districts, but requires an
93 analysis of any proposed Conditionally Permitted use to be based on the use specific
94 standards listed under Section 17.28.080. These standards include the following:

- 95 1. *Site Improvements such as buildings or structures (permanent or temporary) shall be*
96 *separated from any residential zoned by at least 50 feet. Parking areas shall be*
97 *separated from any residential zone by at least 15 feet.*

Analysis: The subject site is located approximately 360 feet from the nearest residential zone.

2. *Interior curbs of not less than six (6) inches in height shall be constructed to separate driving surfaces from sidewalks, landscaped areas and street rights-of-way.*

Analysis: Six inch curbs are proposed throughout the site.

This CUP application has been reviewed against the standards listed above. Staff finds that this CUP application conforms to the requirements set under Title 17.

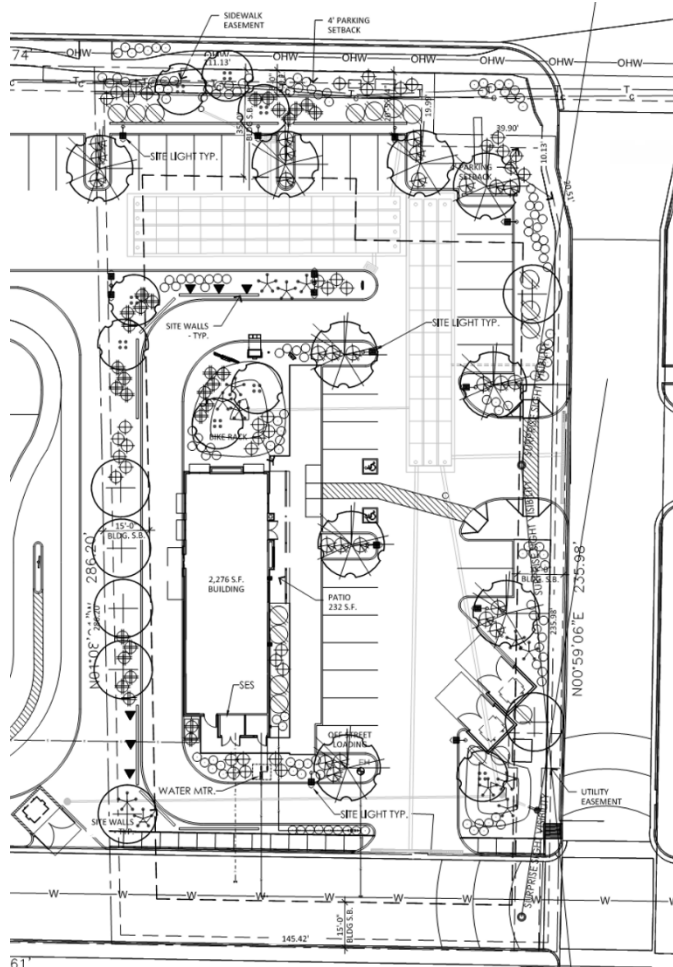
ARCHITECTURE

The proposed architecture will complement the area as it utilizes similar materials and design components of other existing buildings in the development. The neutral color pallet is consistent with adjacent buildings in the Rancho Gabriela commerce center. The building is designed with a flat roof, cornice, brick veneer wainscot, and metal awnings for architectural interest.



LANDSCAPE:

The landscaping is designed to complement the existing landscaping of the entire commerce center with low water use trees, shrubs and groundcover and complies with the Rancho Gabriela PAD and City of Surprise regulations. The total on-site landscape area is 37%.



CITIZEN OUTREACH:

The applicant held two outreach meetings. A virtual meeting was held on February 6, 2023 and an in-person neighborhood meeting was held at the Rancho Gabriela Elementary School on February 3, 2023. A summary of those meetings can be found in the attached Citizen Outreach Report.

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The proposal is consistent with the Surprise General Plan 2035. The subject property is within the Neighborhood Character Area, which supports uses such as that proposed.

The proposed development adheres to the Neighborhood Character Area Development Guidelines by respecting adjacent building form and architecture, as well as, incorporating similar landscape design to the surrounding uses.

The proposed development adheres to the General Plan Development Guidelines common to all Community Commercial Types. The rooftop components and parking areas are properly screened. The site plan exhibits adequate drive-through queuing and parking lot circulation.

REVIEWING AGENCIES:

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

SUMMARY:

Staff concludes the proposed Conditional Use Permit with Site Plan are consistent with the Surprise General Plan 2035, Rancho Gabriela PAD and all applicable zoning codes.

FINDINGS:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan demonstrates compliance with the Rancho Gabriela PAD.
- The proposed Site Plan demonstrates compliance with the Surprise Municipal Code and applicable development standards of the City's Land Development Ordinance.
- The proposed Site Plan demonstrates compliance with applicable development standards of Title 17.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject case FS22-0447, subject to stipulations 'a' through 'e'.

- a) Development and use of the site shall be consistent with the Site Plan entitled "Site Development Plan", prepared by AWZ Engineering, Inc, and received 10-06-2022.
- b) Landscaping of the site shall be consistent with the Landscape Plan entitled "Cactus Rd. and Reems Rd. Filibertos", prepared by RKAA Architecture Inc., and received 10-06-2022.
- c) Building Architecture shall be consistent with the Elevations entitled "Cactus Rd. and Reems Rd. Filibertos", prepared by RKAA Architecture Inc., and received 7-15-2022.
- d) The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit and Site Plan shall be deemed null and void.

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

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

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Site Plan
04 Landscape Plan
05 Elevations
06 Luke Letter
07 Citizen Participation Report
08 Affidavit of Site Posting
PowerPoint



VICINITY MAP



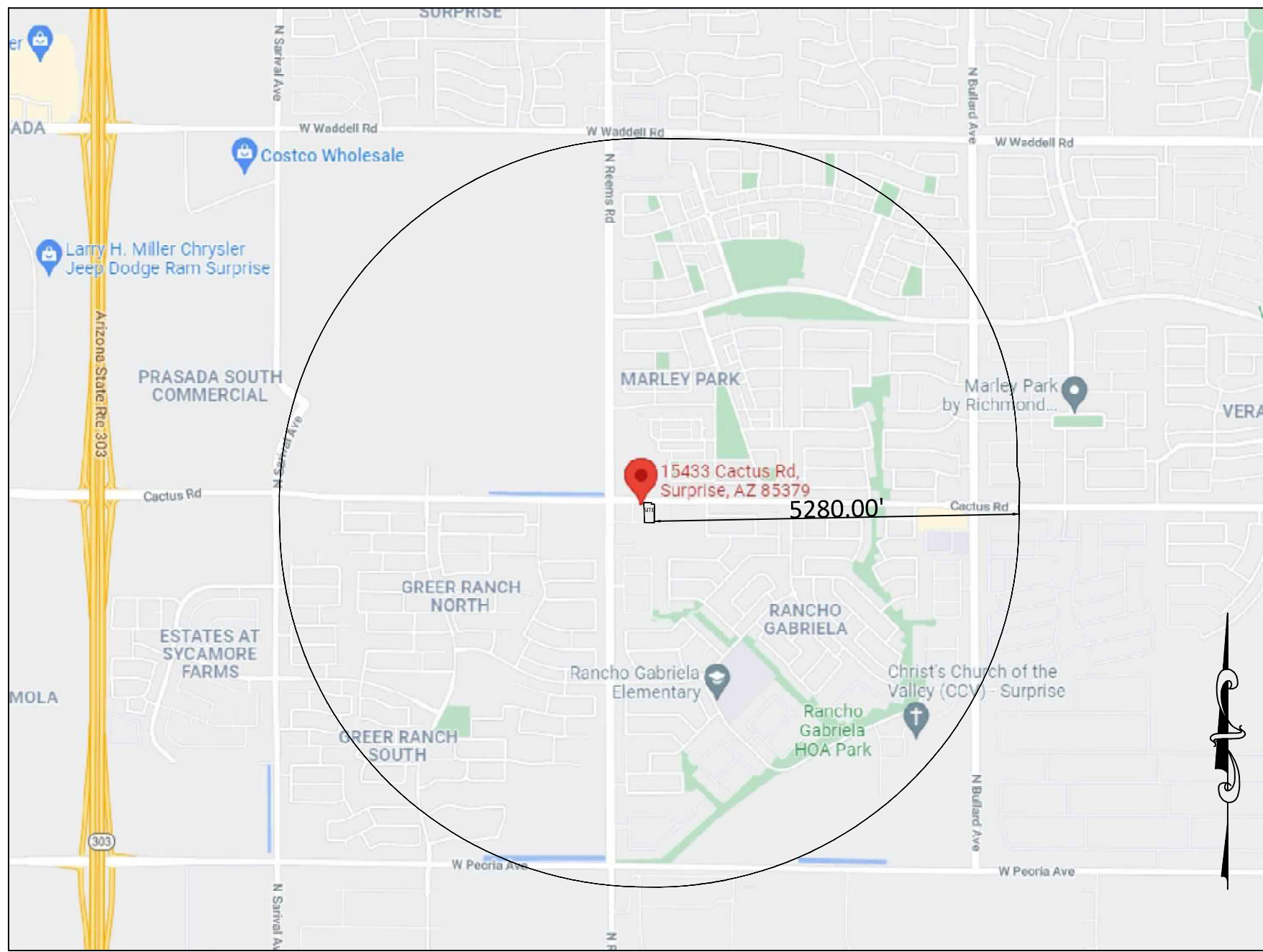
ZONING

IMPROVEMENT PLAN

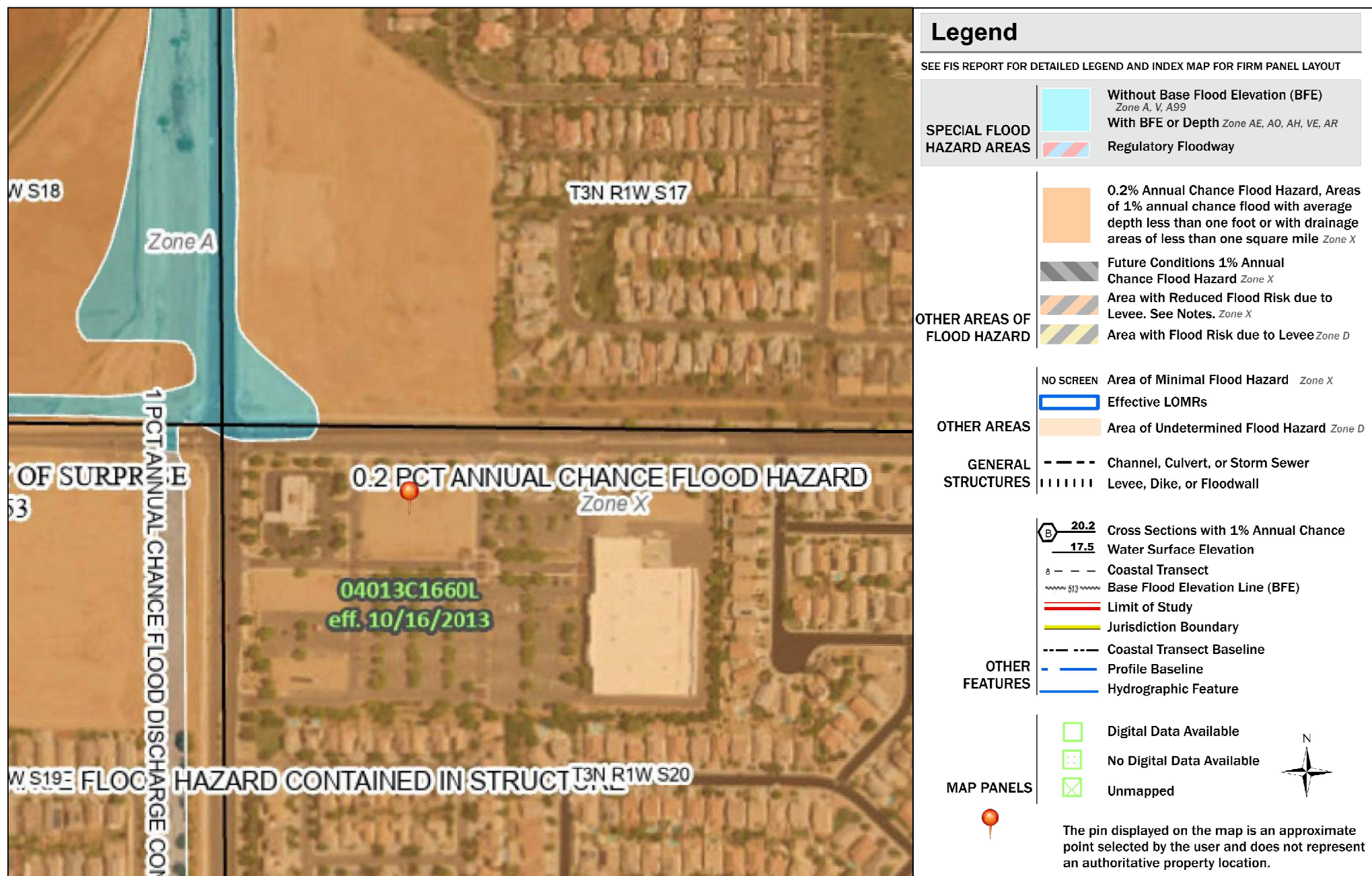
CACTUS RD. AND REEMS RD. FILIBERTOS

15433 WEST CACTUS ROAD

CITY OF SURPRISE



VICINITY MAP
SCALE: 1"= ± 2000'



FEMA FIRM MAP
N.T.S.

FLOOD ZONE INFORMATION:

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 0413C1660L, WITH A DATE OF IDENTIFICATION OF 10/16/13, 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.

CITY OF SURPRISE APPROVAL

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAWS OR ORDINANCES.

CITY OF SURPRISE ENGINEER

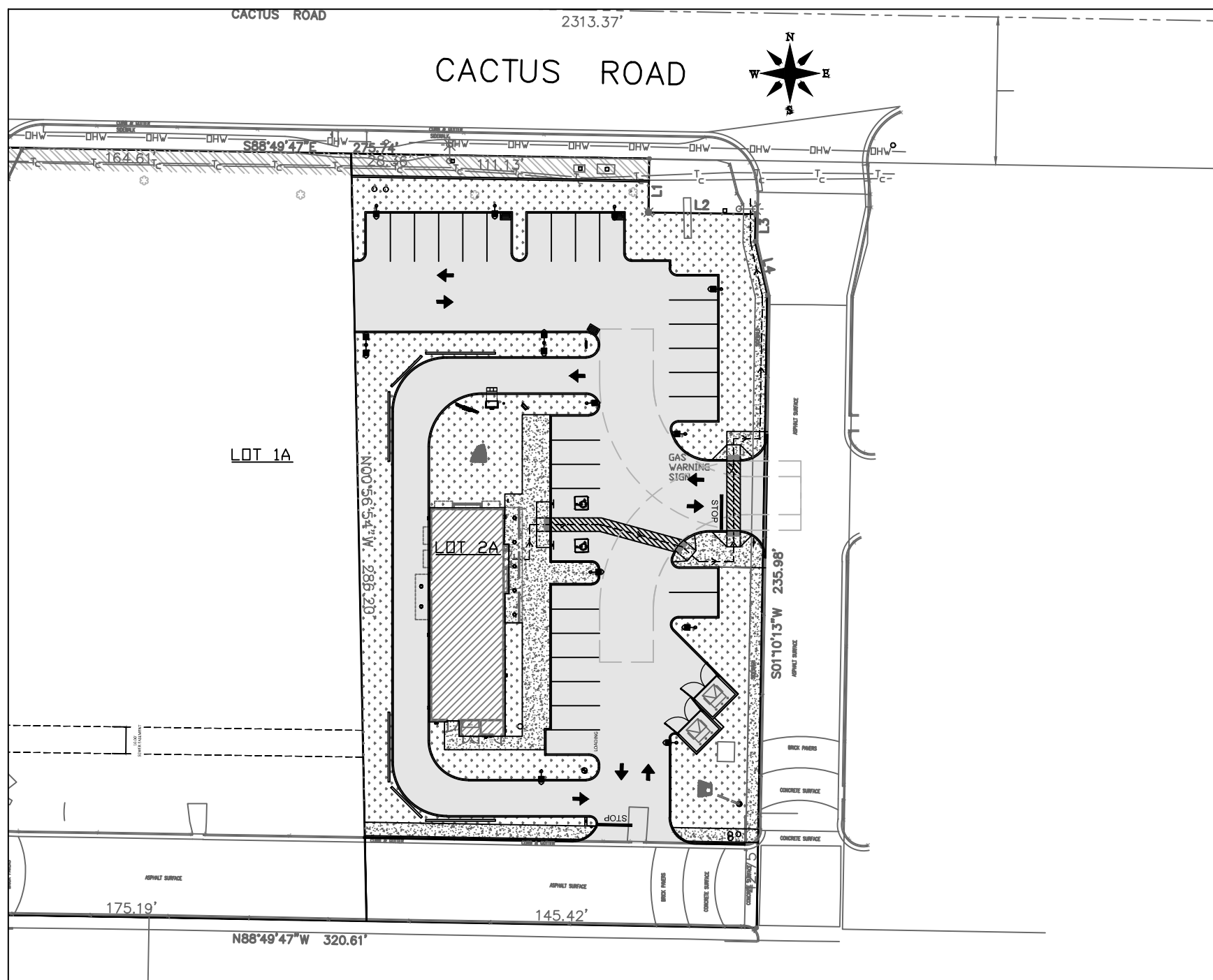
DATE

UTILITY COORDINATION INFORMATION		
UTILITY	ADDRESS	DATE SUBMITTED
AAWC (WATER)	18736 CACTUS RD., SURPRISE, AZ 85388	
APS (ELECTRIC)	PO BOX 53933, PHOENIX, AZ 85072-3933	
CENTURYLINK	135 W ORION ST., ROOM 100, TEMPE, AZ 85283	
COX COMMUNICATIONS	20401 N. 29TH AVE., PHOENIX, AZ 85027	

ASSESSOR PARCEL NO. 501-97-636

BOOK 960 OF MAPS, PAGE 15, M.C.R.'S,

COMMERCIAL DEVELOPMENT LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW PLAN
SCALE: 1"= ± 50'

STORMWATER CALCULATIONS/DRAINAGE STATEMENT

NARRATIVE:
THE PROPOSED PROJECT CONSISTS OF THE CONSTRUCTION OF A 1-STORY COMMERCIAL BUILDING WITH DRIVE-THROUGH. ADDITIONALLY, A PAVED PARKING AREA AND LANDSCAPING AREAS ARE PROVIDED.

THE SITE IS CURRENTLY VACANT .

A NEW ONSITE UNDERGROUND RETENTION/INFILTRATION BASIN HAS BEEN DESIGNED TO RETAIN A 100-YEAR, 2-HOUR STORM EVENT IN ACCORDANCE WITH THE CITY OF SURPRISE REGULATIONS.

THE REQUIRED RETENTION VOLUME HAS BEEN COMPUTED USING THE FOLLOWING FORMULA:

$V = (C \cdot P \cdot A) / 12$
Where:
V = volume in acre-feet
C = average runoff coefficient per FCDMC Hydrology Manual.
P = rainfall depth in inches, for the 100-year, 2-hour storm per FCDMC Hydrology Manual Appendix A.
A = area in acres

VOLUME REQUIRED : 5,959.81 CF
VOLUME APPROVED: 7,994.56 CF
VOLUME PROVIDED : 8,114.80 CF

LOT 2, CACTUS PLAZA

OWNER: CONTINENTAL CACTUS & REEMS LLC.
(TOTAL COMBINED AREA: 90,697.61 SF)
PROJECT SITE AREA: 42,107.28 SF
TOTAL AREA OF DISTURBANCE: 42,107.28 SF

Lot Coverage Calculations	
15433 W. Cactus Road, Surprise - Lot 2	
DESCRIPTION	PROPOSED
Lot Area	42,107.28
Building	2,375.12
Total Building	2,375.12
Concrete Sidewalk	3,860.99
Wall	164.61
Concrete Curb	728.42
Off-Site Areas (Exist.)	4,477.80
Total Concrete	9,231.82
Asphalt	18,711.98
Green Area/Dirt	11,709.16
TOTAL	42,028.08
Pervious	11,709.16
Impervious	30,398.12
Lot Coverage	72.19%
Building Coverage	5.64%

SURVEY BENCHMARK :

CITY OF SURPRISE BENCHMARK "PE03", BRASS DISK TOP OF HEADWALL NORTHWEST CORNER OF THE INTERSECTION OF PEORIA AVENUE AND REEMS ROAD.
ELEVATION = 1147.30' (NAVD 88)

SHEET		INDEX OF DRAWINGS		ISSUED		REVISED	
1	COVER SHEET	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
2	SITE DEVELOPMENT PLAN	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
3	GRADING AND DRAINAGE PLAN	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
4	UTILITY PLAN	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
5	LIGHTING PLAN	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
6	CONSTRUCTION DETAILS	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
7	CONSTRUCTION DETAILS	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
8	CONSTRUCTION DETAILS	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
9	EROSION AND SEDIMENT CONTROL PLAN	03/01/22	08/30/22	03/01/22	08/30/22	03/01/22	08/30/22
10	GENERAL HOUSEKEEPING NOTES	05/20/22	08/30/22	05/20/22	08/30/22	05/20/22	08/30/22

DESIGNER'S NOTES:

- IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL, AND MAY HAVE BEEN ALTERED.
- THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HEREON IS NOT A SURVEY. DO NOT SCALE DRAWINGS FOR LOCATIONS OF ADJACENT STRUCTURES AND SURROUNDING PHYSICAL CONDITIONS. THESE ITEMS MAY BE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATION AND VERIFICATION OF ALL UTILITIES (BOTH SHOWN ON THE PLANS & THOSE NOT SHOWN ON THE PLANS) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER FROM THOSE SHOWN HEREON.
- ELEVATIONS AND CONTOURS SHOWN ON THIS PLAN ARE BASED ON THE SURVEY PERFORMED AND PROVIDED BY RKAA ARCHITECTS, INC. RECEIVED AS A DIGITAL FILE ON FEBRUARY 16, 2022.
- PROPOSED BUILDING FOOTPRINT AND SITE LAYOUT AS PER THE ARCHITECTURAL PLANS PREPARED AND PROVIDED BY AUGUST PAGE ARCHITECTS, RECEIVED AS DIGITAL FILE.
- UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY AND COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL UTILITY INFORMATION TO HIS SATISFACTION PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL PERFORM TEST PITS WHERE EXISTING UTILITIES ARE TO BE CROSSED. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS MAY BE REQUIRED TO AVOID CONFLICTS.
- ALL EXISTING UTILITIES THAT ARE TO BE RELOCATED OR ALTERED IN ANY MANNER ARE TO BE DONE IN ACCORDANCE WITH THE RESPECTIVE UTILITY COMPANIES STANDARDS. ALL THE EXISTING UTILITIES EXPOSED DURING CONSTRUCTION ARE TO BE SUPPORTED UNTIL BACKFILL IS IN PLACE. ANY CROSSING LESS THAN ONE FOOT CLEAR TO BE SUPPORTED WITH A SADDLE (CONCRETE OR SAND) AS NOTED.
- SITE GRADING AND UTILITY WORK ARE TO BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO EXISTING VEGETATION AND TREES. ALL AREAS NOT AFFECTED BY CONSTRUCTION ARE TO REMAIN NATURAL AND UNDISTURBED.
- LOCATION OF PROPOSED ROOF DRAINS SHALL BE COORDINATED WITH THE PROJECT ARCHITECT PRIOR TO CONSTRUCTION.
- NO ON-SITE SOIL TESTING AND GROUNDWATER ASSESSMENT HAS BEEN PERFORMED ON THIS PROJECT BY THE DESIGN ENGINEER. IT SHALL BE THE OWNERS AND/OR CONTRACTORS RESPONSIBILITY TO CONDUCT SOIL TESTING AND GROUNDWATER ELEVATION DETERMINATION TO CONFIRM APPLICABILITY OF PROPOSED IMPROVEMENTS, CONSTRUCT ABILITY OF THE PROPOSED FINISHED GRADES AND CONSTRUCTION TECHNIQUES WITH RESPECT TO SUBSURFACE SOIL AND GROUNDWATER CONDITIONS.
- THIS SET OF PLANS HAS BEEN PREPARED FOR PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS MARKED "ISSUED FOR CONSTRUCTION".
- ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE PERFORMED IN STRICT CONFORMANCE WITH:
 - CURRENT PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - STANDARDS AND/OR CONDITIONS OF ANY OTHER GOVERNING BODIES HAVING JURISDICTION.
- CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCING OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THE INFORMATION PROVIDED HERE BE INTERPRETED TO MEAN THAT AWZ ENGINEERING, INC. IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES; SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHOULD NOT BE INFERRED.
- ALL REQUIRED SOIL EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED PRIOR TO ANY SITE DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY ANY ADDITIONAL SOIL EROSION & SEDIMENT CONTROL MEASURES AS REQUESTED BY THE GOVERNING SOIL CONSERVATION DISTRICT.

AS-BUILT CERTIFICATION :

I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR

DATE

RLS NO.



CASE #: FS22-0447

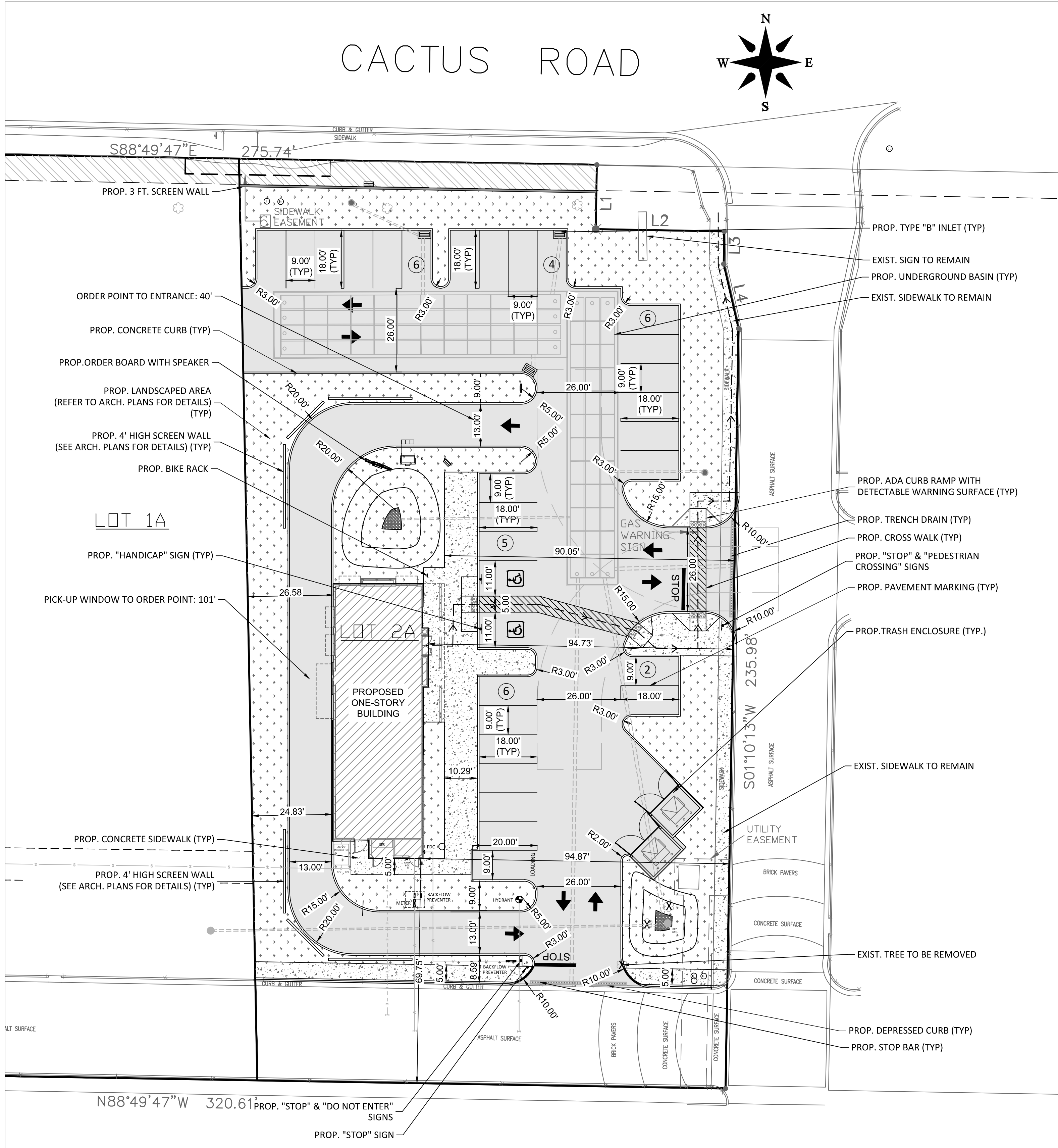
AWZ ENGINEERING, INC.
ENGINEERS • SCIENTISTS • CONSULTANTS
Main Office: 150 River Road, Suite B3, Montville, NJ 07045
Pennsylvania Office: Scranton, PA 18504
Tel: 973-588-7080 Fax: 973-588-7079
e-mail: info@awzengineering.com
www.awzengineering.com
New Jersey Certificate of Authorization No.: 24GA28118400
Pennsylvania Certificate of Authority No.: 3771354

15433 WEST CACTUS ROAD
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA
COVER SHEET

JOB NUMBER:
22-0113

SCALE: AS SHOWN

C-01
SHEET 1 OF 10



GENERAL ENGINEERING NOTES:

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT ARIZONA UNDERGROUND FACILITIES LAWS (ARIZONA REVISED STATUTES TITLE 40, CHAPTER 2, ARTICLE 6.3, SECTION 40-360.21-32). CALL ARIZONA 811 FOR FIELD LOCATION BY DIAL 811.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIATION FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-6000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATION 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

SURVEY BENCHMARK :

CITY OF SURPRISE BENCHMARK "PE03", BRASS DISK TOP OF HEADWALL NORTHWEST CORNER OF THE INTERSECTION OF PEORIA AVENUE AND REEMS ROAD.
ELEVATION = 1147.30' (NAVD 88)

TOPOGRAPHIC SYMBOL LEGEND

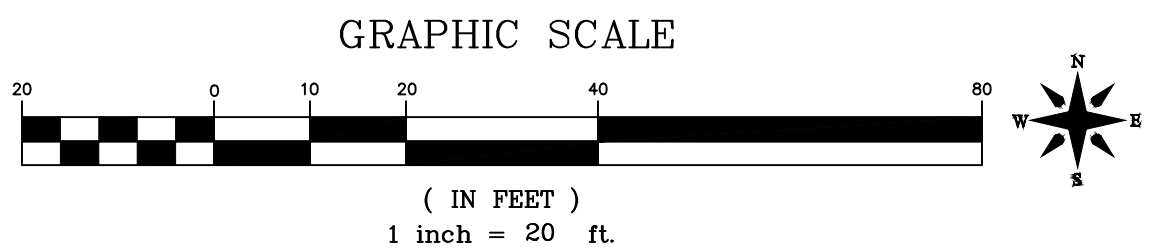
- - SANITARY SEWER MANHOLE
- - CATCH BASIN
- - WATER VALVE
- - WATER METER
- - FIRE HYDRANT
- - BACKFLOW PREVENTER VALVE
- - GAS VALVE
- - ELECTRIC JUNCTION BOX
- - POWER POLE
- - LIGHT POLE
- - IRRIGATION VALVE
- - SIGN
- - TREE
- - MISCELLANEOUS 6" PVC RISER
- GS - GROUND SHOT
- TCG - TOP CURB & GUTTER
- TCS - TOP OF CURB SINGLE
- EA - EDGE OF ASPHALT
- PAVE - PAVEMENT
- FL - FLOW LINE

TOPOGRAPHIC LINE LEGEND

- S - SANITARY SEWER LINE
- W - WATERLINE
- DHW - OVERHEAD WIRES
- T - UNDERGROUND TELEPHONE LINES
- U - UNDERGROUND COX LINES
- C - STORM DRAIN PIPE
- E - ELEVATION CONTOUR LINES

MONUMENT SYMBOL LEGEND

- - FOUND BRASS CAP IN HANDHOLE
- - FOUND P.K. NAIL WITH WASHER RLS 41282
- - FOUND 1/2" IRON ROD WITH CAP RLS 41282
- Δ - CALCULATED POSITION



LOT 2, CACTUS PLAZA

OWNER: CONTINENTAL CACTUS & REEMS LLC.
(TOTAL COMBINED AREA: 90,697.61 SF)
PROJECT SITE AREA: 42,107.28 SF
TOTAL AREA OF DISTURBANCE: 42,107.28 SF



CASE #: FS22-0447

NO.	DATE	BY	APPROVED BY
1	08/30/22	AK	AK
2	08/30/22	AK	AK
3	08/30/22	AK	AK
4	08/30/22	AK	AK
5	08/30/22	AK	AK
6	08/30/22	AK	AK

ADNAN A. KHAN, P.E., C.M.E.
PROFESSIONAL ENGINEER

DATE: 08/30/22
DESIGNED BY: AK
CHECKED BY: AK
APPROVED BY: AK

P.A. LICENSE NO. 54932E
M.D. LICENSE NO. 41803
A.Z. LICENSE NO. 75439

AWZ ENGINEERING, INC.
ENGINEERS • SCIENTISTS • CONSULTANTS

Main Office: 150 River Road, Suite B3, Montville, NJ 07045
Pennsylvania Office: Scranton, PA 18504
Tel: 973-588-7080 Fax: 973-588-7079
e-mail: info@awzengineering.com

New Jersey Certificate of Authorization No.: 24GA28118400
Pennsylvania Certificate of Authority No.: 3771354

15433 WEST CACTUS ROAD
CITY OF SURPRISE

MARICOPA COUNTY, ARIZONA

SITE DEVELOPMENT PLAN

JOB NUMBER:
22-0113
SCALE: AS SHOWN

C-02
SHEET 2 OF 10

GENERAL ENGINEERING NOTES:

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12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.

DATE REVISED: 8/2016

APPROVED FOR DISTRIBUTION
(SIGNATURE ON FILE)



GENERAL ENGINEERING NOTES

DETAIL NO:

2-04

SHEET 1 OF 2

GENERAL ENGINEERING NOTES (CONTINUED):

13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDELINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

DATE REVISED: 8/2016

APPROVED FOR DISTRIBUTION
(SIGNATURE ON FILE)



GENERAL ENGINEERING NOTES

DETAIL NO:

2-04

SHEET 2 OF 2

PURPLE PIPE NOTE:

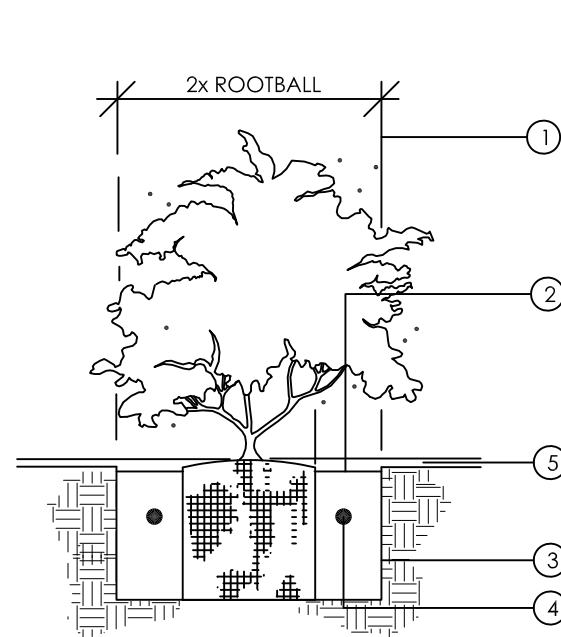
PER SURPRISE GUIDELINES ALL IRRIGATION PIPE IS TO BE PURPLE WITH THE EXCEPTION OF THE 1/4" POLY DISTRIBUTION TUBING.

NOTES:

1. MATURE PLANTS IN THE SIGHT VISIBILITY TRIANGLE WILL NOT BE OVER 30" IN HEIGHT.
2. REFERENCE COS EDS DETAILS 4-01 AND 4-02 TO ENSURE SITE DISTANCE REQUIREMENTS
3. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
4. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT, OR WALLS
5. PER CITY OF SURPRISE EDS CHAPTER 8, ALL LANDSCAPING SHALL BE LOCATED A MIN. FIVE (5) FEET FROM ANY FIRE HYDRANT, WATER METER OR VAULT
6. ALL IRRIGATION SYSTEM IS TO BE INSTALLED WITH PURPLE PIPE.

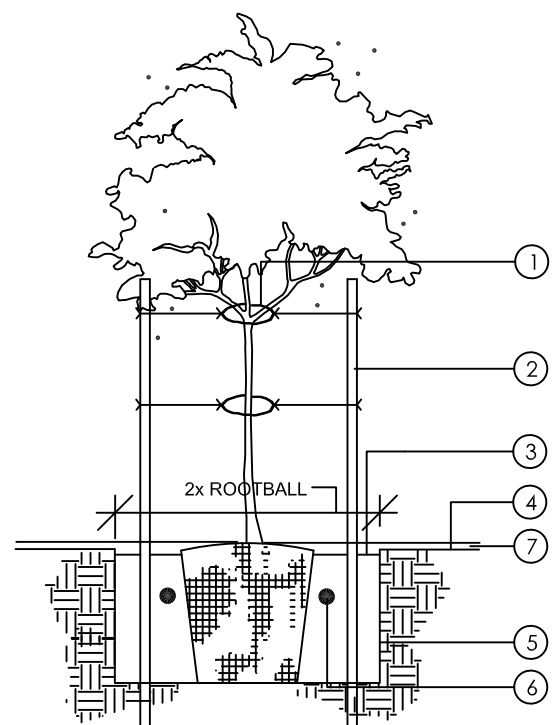
SVT NOTES:

SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-02 AND 4-02. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES PER SURPRISE EDS DETAIL 4-01



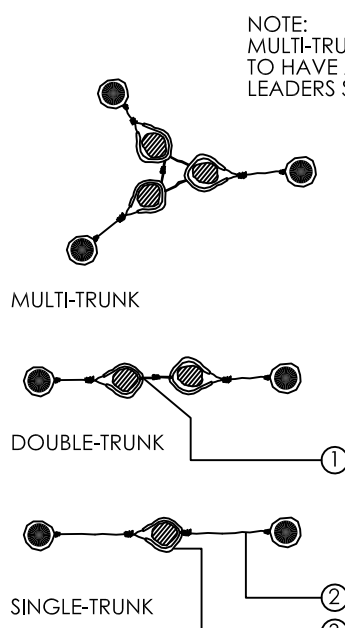
1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.



1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3' BELOW GRADE
3. 4' BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX PER PHX MAG SUPPLEMENT.

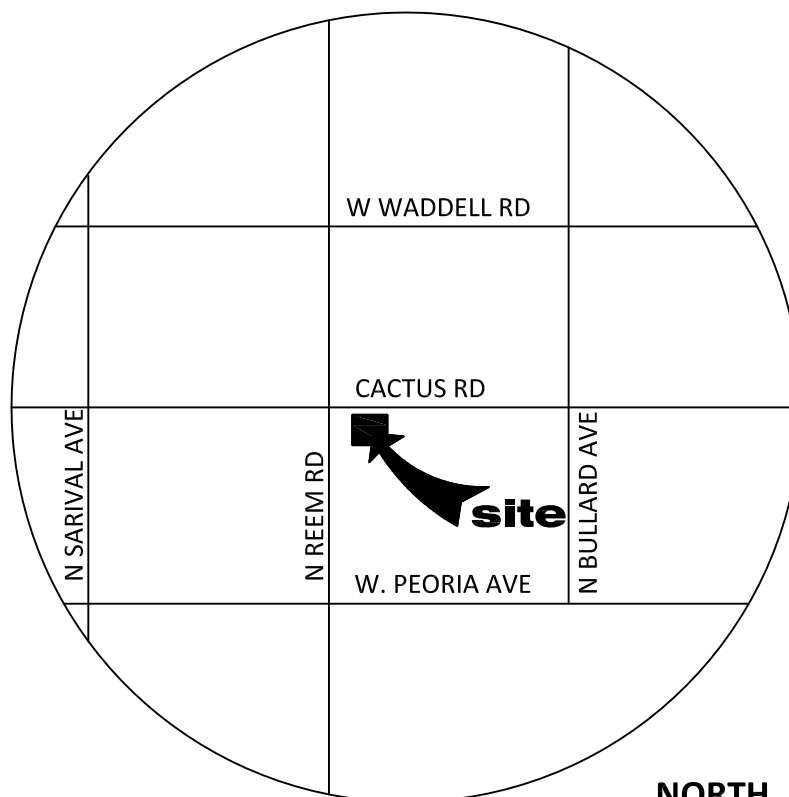


1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE



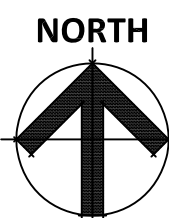
TREE GUYING DETAIL

NOT TO SCALE



VICINITY MAP

SCALE: N.T.S.



LANDSCAPE LEGEND

- QUERCUS VIRGINIANA 'LIVE OAK' 24" BOX
- ACACIA SALICINA 'WILLOW ACACIA' 24" BOX
- ACACIA ANEURA 'MULGA (SRP/APS APPROVED)' 24" BOX
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- CAESALPINIA MEXICANA 'MEXICAN BIRD OF PARADISE' 5 GALLON
- TECOMA 'ORANGE JUBILEE' 5 GALLON

- HESPERALOE PARVIFLORA 'RED YUCCA' 5 GALLON
- DASYLIRION WHEELERII 'DESERT SPOON' 5 GALLON
- BOUGAINVILLEA 'BARBARA KARST' BOUGAINVILLEA 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- LANTANA MONTEVIDENSIS 'TRAILING PURPLE' 1 GALLON

1/2" SCREENED APACHE BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

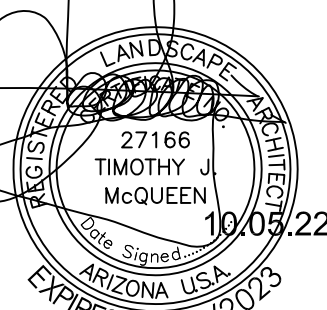
LANDSCAPE DATA:

NET SITE AREA: 42,107 SQ.FT.
OFF-SITE LANDSCAPE: 418 SQ.FT.
ON-SITE LANDSCAPE: 15,651 SQ.FT.
PERCENT LANDSCAPE: 37%

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 20' 40'



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P.(602)265-0320

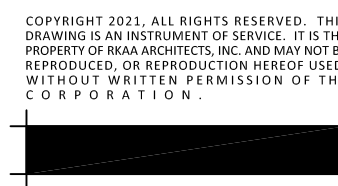
EMAIL: timmccqueen@tjmmla.net



CACTUS RD. AND REEMS RD.
FILIBERTOS

15421 W. CACTUS RD.
SURPRISE, AZ 85379

1ST CITY SUBMITTAL

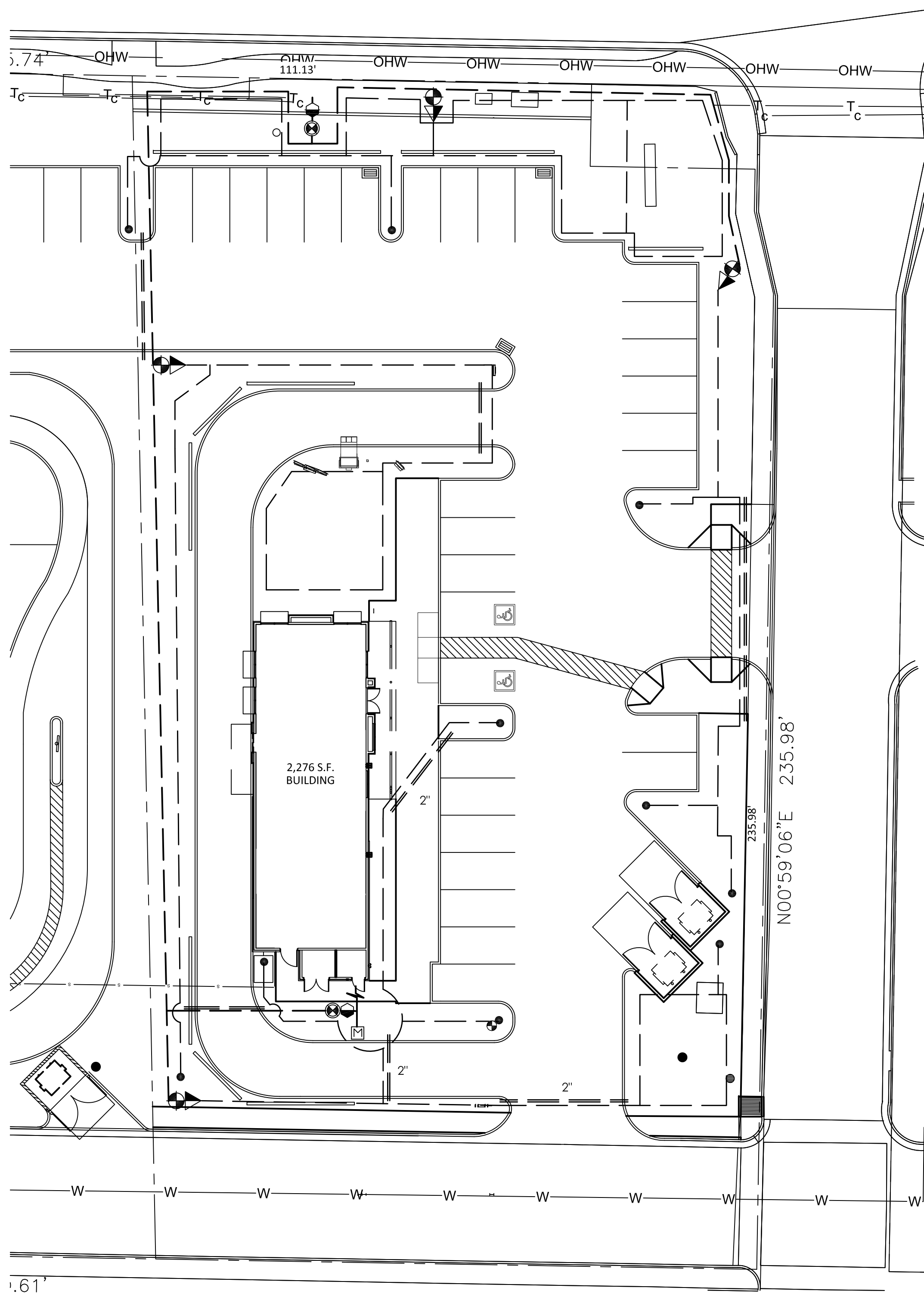
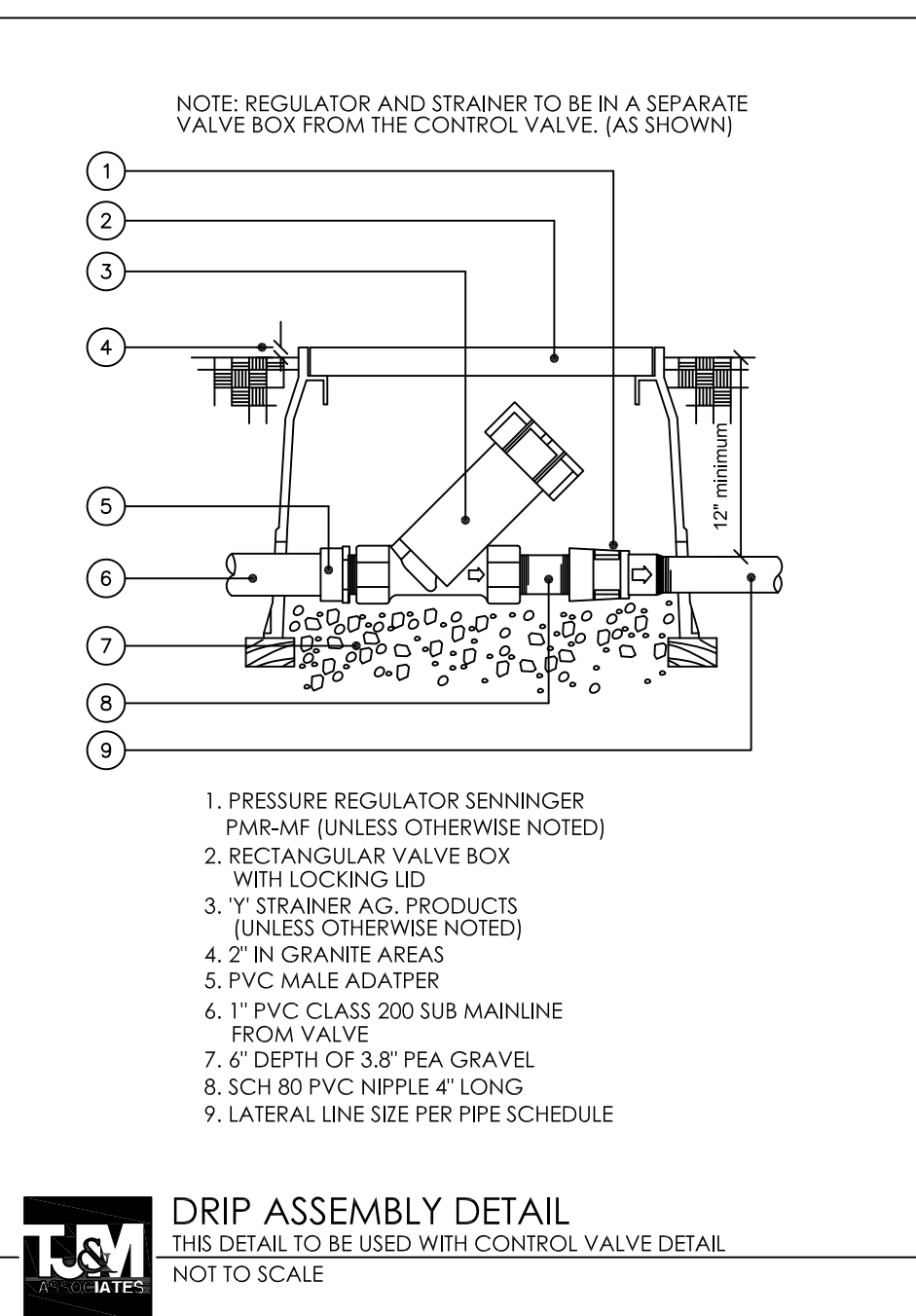
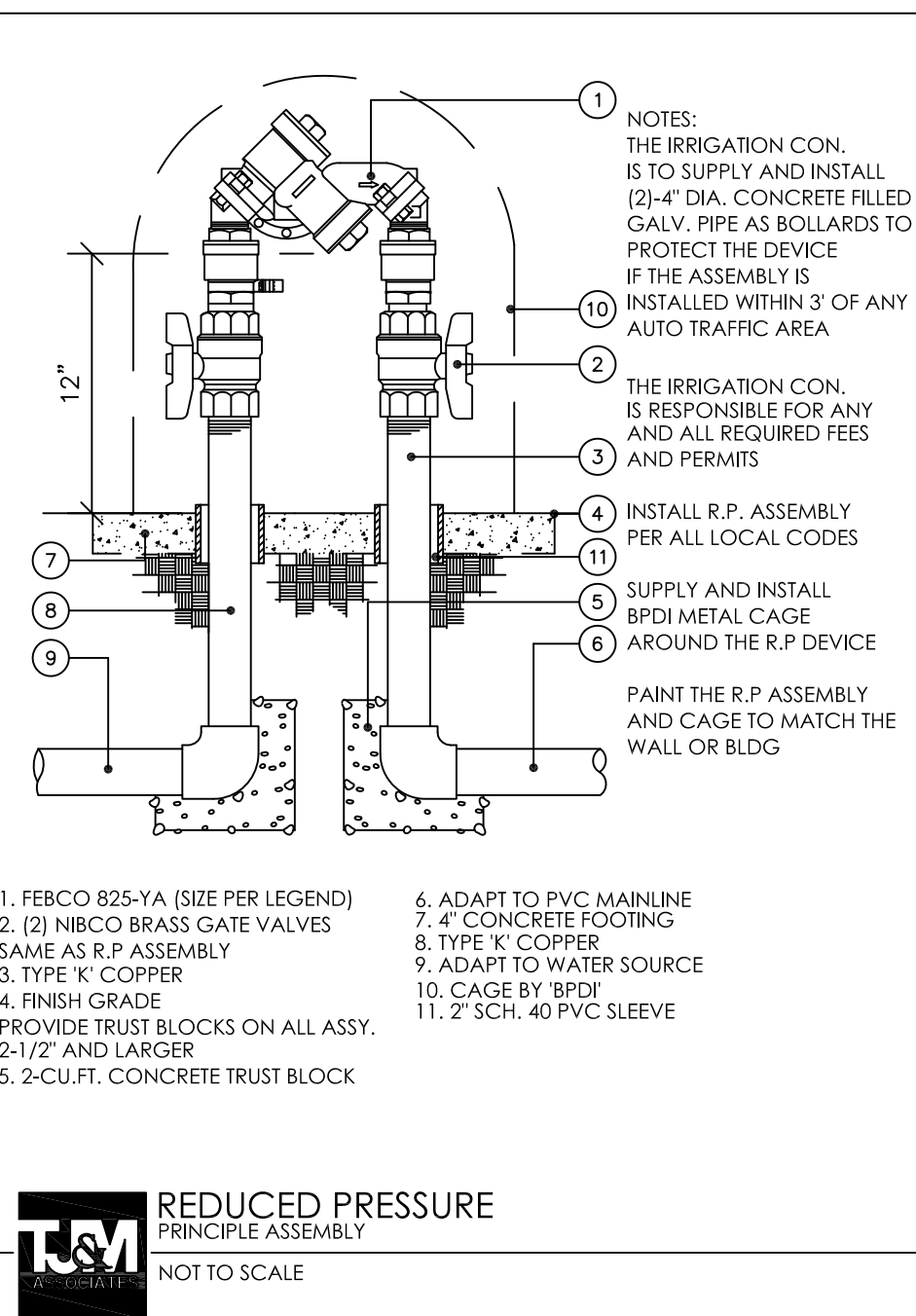
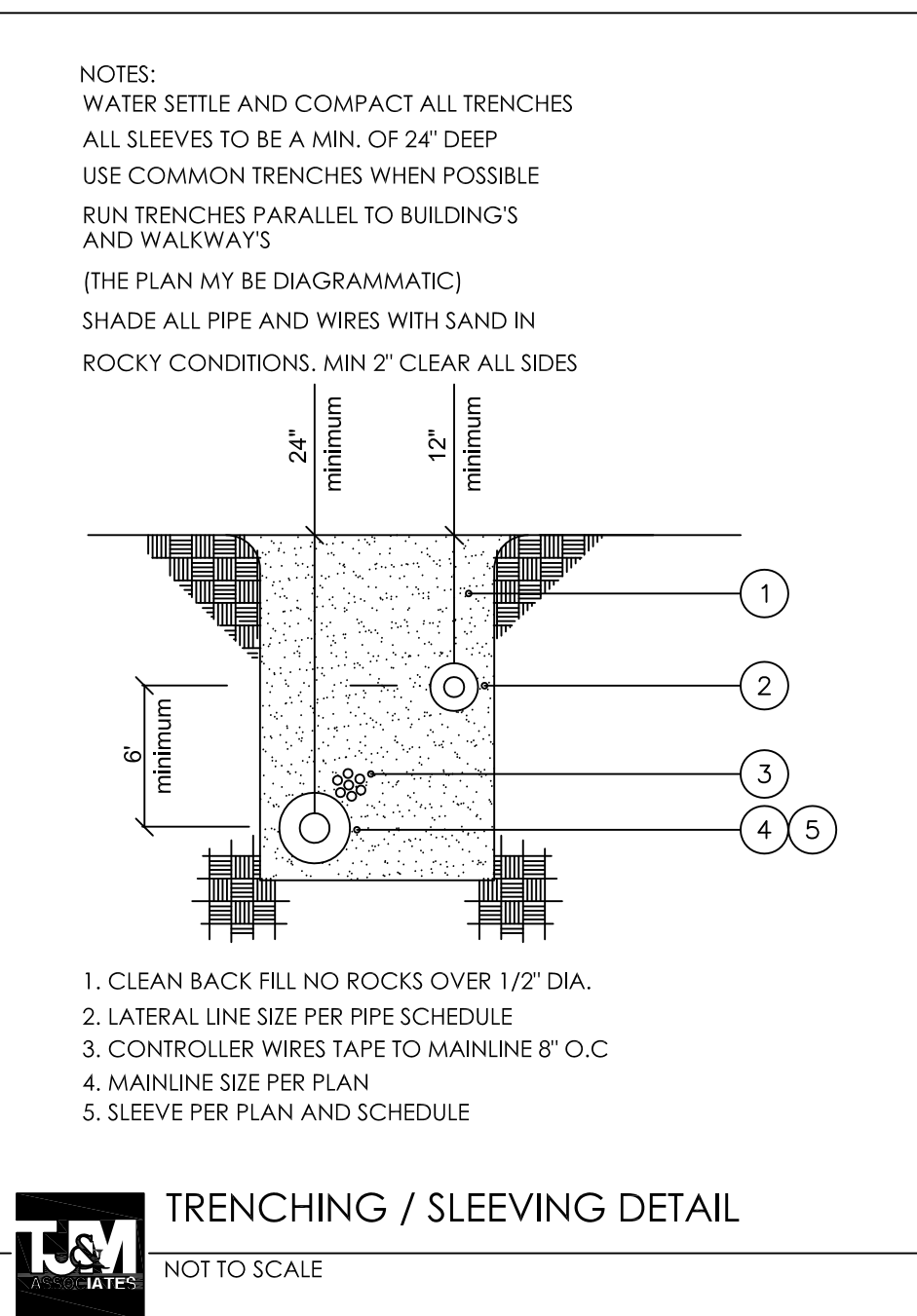


design by: TJK
drawn by: NF
checked by: NF

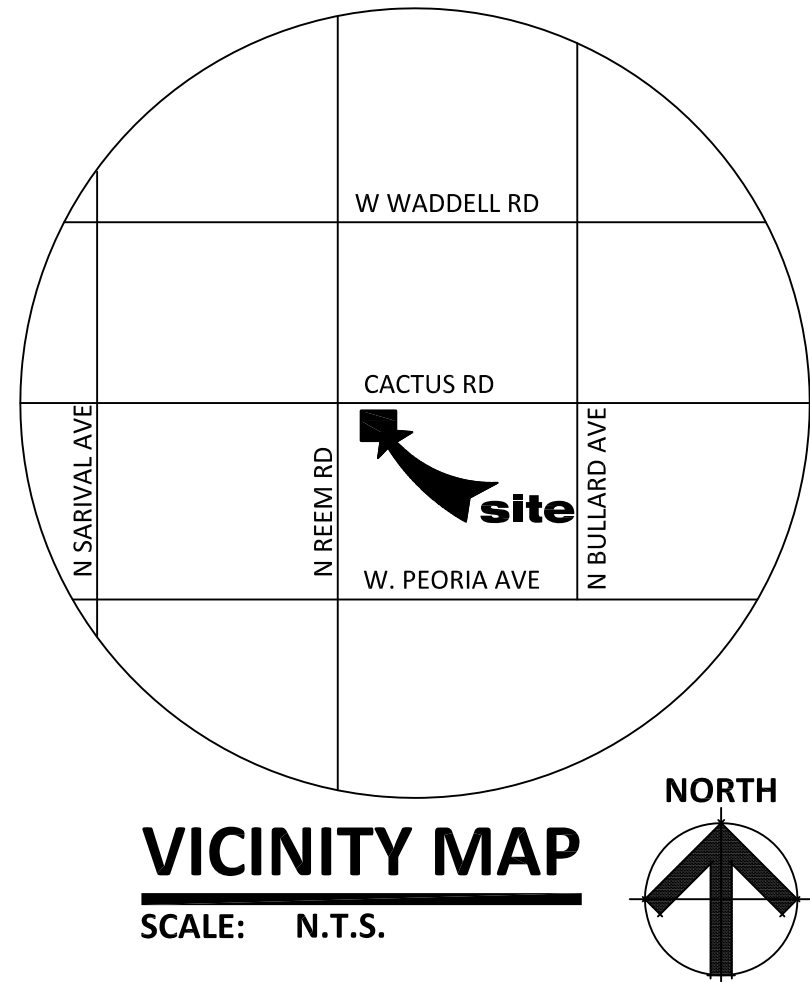
La.01

project #: 21340.00

FS22-0445



PIPE SIZE	GPM	PIPE CLASS
1/2"	0-5	315
3/4"	6-10	200
1"	11-15	200
1 1/4"	16-25	200
1 1/2"	26-35	200
2"	36-60	200



**CACTUS RD. AND REEMS RD.
FILIBERTOS**

15421 W. CACTUS RD.
SURPRISE, AZ 85379

1ST CITY SUBMITTAL

BRKA
ARCHITECTS INC
2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016

[illegible]

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLINGS OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THE CONTRACT MAY ALLOW OWNER TO MAKE PAYMENT ON SOME ALTERNATIVE SCHEDULE AFTER CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES. A WRITTEN DESCRIPTION OF SUCH OTHER BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

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design by: **TJK**
drawn by:

La.02
project #: 21340.00

FS22-0445

UNDERGROUND SPRINKLER SYSTEM

Part 1 – General

1.01 WORK INCLUDED

- A. The work included under these specifications shall consist of the furnishing of all labor, materials, permits, tools, and equipment necessary for the complete installation of a sprinkler irrigation system in accordance with the following specifications and accompanying drawings.
- B. It is the intent of these drawings and specifications to form a guide for a complete installation, and although some items may not be specifically noted, but are reasonably necessary for a complete installation, they shall be furnished under this contract. Sprinklers shall be located and spaced so that adequate overlapping of the spray will provide uniform head to head(100%) coverage. The system shall efficiently and evenly irrigate all areas, and shall be complete in every respect, ready for operation by the Owner.
- C. It is the responsibility of the Irrigation Contractor to provide 100% coverage to all landscape areas.

1.02 CONTRACTOR'S QUALIFICATIONS

- A. Installers shall be licensed irrigation contractors with experience in the installation of automatic underground lawn sprinkling systems. All work shall be performed in a professional workmanlike manner by mechanics skilled in the trade.
- B. The contractor is responsible for any damage to any existing conditions until final acceptance of his work.
- C. The Contractor shall obtain all permits from, pay required fees to, and arrange any necessary inspections by any government agency having jurisdiction over the work.

1.03 VERIFICATION OF DRAWINGS AND SPECIFICATIONS

- A. It shall be the Contractor's responsibility to carefully examine the drawings and specifications, and to visit the site in order to check existing conditions prior to bidding. Any conflict or errors shall be immediately brought to the attention of the Landscape Architect for interpretation or instructions. Otherwise, any changes necessary to meet existing conditions, shall be made at the Contractor's expense.
- B. It is the Irrigation Contractor's responsibility to verify water pressure, source, and size in the field prior to construction. Should a discrepancy exist between design pressure and the field pressure the Landscape Architect shall be notified immediately.

1.04 WORKING CONDITIONS

- A. The Contractor shall confine his operations to the areas allotted to him by the Owner, for his work for material and equipment storage.
- B. The Contractor shall continuously maintain a competent superintendent, satisfactory to the Owner, on the work during progress, with authority to act for the Contractor in all matters pertaining to the work.
- C. The Contractor shall not assign nor sublet any portion of this work without written approval by the Owner.
- D. The Contractor shall be responsible for staking out the system from the drawings, using the property lines and building dimensions as a guide.
- E. The Contractor shall coordinate his work with that of the other trades, so as to avoid any conflict, and carry the installations to a rapid completion without any unnecessary delays.

PART 2 – PRODUCTS

2.01 PIPING

- A. All pressure main piping, on the supply side of the zone valves, shall be class 200 PVC with integrally formed bell-tite joint couplers. All fittings shall be solvent welded, schedule 40 PVC.
- B. All lateral piping, on the discharge side of the zone valves, two inches (2") and under, shall be class 200 PVC. Fittings shall be schedule 40 PVC material. 1/2" pvc to be class 315
- C. All plastic to metal shall be made with PVC schedule 40 male adapters or PVC schedule 80 nipples. Joint compound for such connections shall be Permatex Tite II teflon tape or a prior approved equivalent.
- D. Where pipes are installed under roads, drives, parking areas or walks, schedule 40 PVC sleeves shall be provided for the lines. In planting areas, where cultivation might damage shallow plastic piping, protective sleeves must be provided, unless copper tubing is installed. Risers in flower beds and shrubbery shall be schedule 80 PVC.

2.02 SPRINKLER HEADS

- A. Emitter heads shall be on PVC laterals, or prior approved equivalent.

2.03 AUTOMATIC CONTROLLER

- A. Unit features shall include mechanical time control design, adjustable time setting up to 60 minutes per station, 24-hour clock, 14-day calendar, and automatic rapid advance. Unit shall be UL listed and shall operate on 120 volt, 1 phase, 60 Hertz power. General Contractor to bring power to controller. Irrigation Contractor to hardwire to controller, see detail.

2.04 QUICKCOUPLING VALVES

- A. Furnish and install where shown on the drawings quick-coupler with swivel and hose bib, 3/4" size or prior approved equivalent. They shall be mounted on one inch (1") copper swing joint risers, and the tops shall be set flush with the top of the planters. Furnish and deliver to the Owner double-lug coupler key complete with one inch (1") hose swivel for connecting to the above valves. Also furnish two (2) lateral cover key.

2.05 ELECTRICAL CONTROL CABLE

- A. All electrical control and ground wire shall be irrigation control cable of size as required. All wiring to be used for connecting the automatic remote control valve to the automatic controllers shall be Type "UF", 600 volt, stranded, or solid copper, single conductor wire with PVC insulation and bear UL approval for direct underground burial feeder cable.
- B. All control or "hot" wires shall be on one color and all common or "ground" wire shall be or another color(white).
- C. Verifications of wire types and installation procedures shall be checked to conform to local codes.
- D. All electric control cable shall be of size as determined by the equipment manufacturer and shall be installed in the piping trenches wherever possible and in the manner recommended by the manufacturer, leaving slack in the wire. Expansion joints in the wire may be provided at 200-foot intervals by making 5 or 6 turns of the wire around a piece of 1/2 inch pipe. Where it is necessary to run wire in a separate trench, the wire shall be a minimum cover of twelve (12") inches.

PART 3 – INSTALLATION

3.01 PROTECTION OF UTILITIES, IRRIGATION SYSTEM, ETC.

- A. The Contractor shall verify the location of all utilities and note location of utilities, irrigation piping and underground obstructions. The contractor shall be responsible for the cost of repairing buried conduit, cables or pipelines damaged during the installation of the irrigation system.
- B. The Contractor shall clearly make and maintain markers showing locations of irrigation system wiring and piping installed in order that other contractors may avoid damaging this work.
- C. The Contractor shall take necessary precautions to protect site conditions and plant materials which are to remain. Should damage be incurred, Contractor shall repair damage to its original condition or furnish and install equal replacement at his expense.
- D. The Contractor shall coordinate with the Landscape Architect to provide irrigation to existing materials.
- E. contact blue stake prior to digging.

3.02 EXCAVATION

- A. The Contractor shall do all necessary excavation for the proper installation of his work. Machine trenches used on the site shall be of an approved type to cut smooth-bottom trenches on uniform slopes. Trenches shall be no wider than necessary to lay the pipe, except where necessary to make joints. Over excavating shall be backfilled and carefully tamped to provide a smooth and firm bearing surface for laying the pipe. When necessary, Contractor must provide bermsides and lights for public protection. Minimum depth of cover shall be at least twenty four" 24" depth for the main piping, and at least twelve 12" depth for the lateral branch lines.

3.03 PIPE INSTALLATION

- A. All pipe lines shall be installed in the locations and of the sizes indicated, and of the materials specified. Parallel piping may be installed in the same trench. Piping shall be laid accurately to the line and grade required, with full uniform bearing on the trench bottom. No piping shall be laid on soft fill or other unstable material. No direct contact, with other piping or structures, will be permitted at crossing. Interior of piping shall be kept clear of foreign matter before installation, and shall be kept clean by means of plugged or capped ends after lowering into the trench. The supply main lines shall be flushed out and tested for leaks with control valves in place, before backfilling the joints. All lateral piping sections shall be flushed out before sprinkler heads are attached. All pipe shall be installed in strict accordance with recommendations of the manufacturer. This shall apply to thrust blocking, handling, storage, depth of cover, expansion allowances, testing, etc.

- B. Under existing drives or sidewalks, the Contractor shall either saw cut concrete and replace it to the former condition or install the pipe by boring or jacking under the area. pvc sleeves to be at a 24" depth

3.04 BACKFILLING

- A. As soon as the work has been installed, inspected and accepted, all excavations and trenches shall be filled and water settled with fine earth materials, free from clods, rocks, or other unsuitable substances. Trenches must be left flush with adjacent finished grade after compacting to the original density of the soil. Flooding of trenches will be permitted downstream of zone valves. Care shall be taken to place any previously filled and fertilized soil in the top portion of the trench, and subsoil will not be allowed in the top six (6) inches of the backfill.

13.05 SPRINKLER HEADS

- A. Sprinklers shall be set plumb and level with the turf at locations shown on the drawings. In lawn areas where grass has not been established, the heads shall be installed in temporary risers at least three (3) inches above the grade. After the turf is established, the heads shall be lowered to the original grade. After the heads are lowered, their permanent positions flush with the finished grade. This elevation is critical and Contractor shall exercise care to set them exactly at grade – never below.

3.06 AUTOMATIC VALVES

- A. Each sprinkler zone shall be operated by automatic electric valves in the sizes indicated on the drawings. Each valve shall be provided with a built-in pressure regulator capable of holding a steady downstream pressure, regardless of fluctuations in the main supply pressure. The valves shall be installed where shown and supplied with a tag on which the valve's zone number shall be plainly marked.
- B. All valves to be in valve boxes, valve boxes to have a pea-gravel pump per detail.
- C. Each valve shall be housed in an Armetex valve box, or prior approved equivalent. Place valve boxes in an orderly fashion. In the lawn place valve boxes in such a manner that mowing and weeding can easily be performed.

3.07 WATER SUPPLY

- A. Connection shall be made to the sprinkler outside the building as shown on the drawings.
- B. Water meter to be supplied by general contractor, unless otherwise noted.

3.08 ELECTRICAL WORK

- A. The Electrical Contractor will provide a single source of electrical power for the irrigation system as shown on the drawings. The Underground Sprinkler System Contractor shall furnish and install a properly operating all the required electrical work for the lawn irrigation system. This shall include all power and control wiring along with switches, safety switches, relays, transformers, fuses, conduit, wiring devices, etc. required for a properly

operating system.

- B. All electrical work shall be done in accordance with the National Electrical Code and local ordinances.

- C. All wire connections, at remote control valves (either direct buried or in control boxes) and at all wire aplices, shall be left with sufficient "slack" so that in case of repair the valve bonnet or splice may be brought to the surface without disconnecting the wires.

- D. Each remote control valve or group of remote control valves, which are to be connected to one station of a controller, shall have wire sizes as shown in the wiring diagrams on the drawings or as specified. All remote control valves, which are to be connected to the same controller, shall be connected to a common ground wire to size as shown on the drawings or as specified. Each individual controller shall have a separate common ground wire system entirely independent of the common ground wire system of all other controllers. Only those remote control valves which are being controlled by one specific controller shall be connected to that controller's common ground wire system.

3.09 TESTING

- A. After all supports, anchors, and thrust blocks are in place, the line shall be tested at a pressure of 150 psi for 30 minutes. Should any leaks be found, they shall be repaired and the line retested until satisfactory. Zone lines shall be tested at 80 psi in like manner. After testing, the system shall be thoroughly flushed out before the heads may be installed. Upon completion, an operating test shall be performed to visually check the coverage of the system. Any heads which do not function according to the manufacturer's data shall be replaced with sprinklers that do or the installation shall be otherwise corrected to provide satisfactory performance. Final adjustment to the sprinkler heads and automatic equipment will be done by the Contractor upon completion of the installation to the satisfaction of the Landscape Architect. Minor adjustment from then on shall be made by the Owner's Maintenance Staff.

3.10 DRAWINGS OF RECORD

- A. The Contractor shall provide and keep up to date a complete "as-built" record set of mylar sepia which shall be corrected to show any changes from the original drawings. These record drawings shall show location of all control lines, valves, valve boxes, main lines, flush caps, controllers, and any substitutions as well as any deviation in piping or location of buried valves, etc. with accurate dimensions indicated.
- B. After completion of the sprinkler installation, the Contractor shall deliver to the Owner three prints of the correct and completed "as-built" set of drawings, along with three bound instruction folders covering the equipment installed. Contractor shall present the above information as a condition precedent to final completion payment.

3.11 GUARANTEE

- A. Within ten (10) days after the Contractor's notification that the sprinkler installation is complete, the Landscape Architect will inspect the system and, if necessary, submit a "punch list" to the Contractor. Acceptance by the Landscape Architect of these corrections will signify final acceptance by the Owner.
- B. The entire sprinkler system shall be guaranteed for a period of one year from this final acceptance date. The Contractor shall promptly replace, without cost to the Owner, any defective materials of faulty workmanship which may develop within this guarantee period, including restoration of any property damaged during repairs. He shall also be responsible for damages resulting from leaks which may occur in the piping system installed by him, and he shall repair, at his expense, all damage so caused, in a manner satisfactory to the Owner. However the Contractor shall not be held liable for any damages occasioned by strikes, fire, weather, violence or theft, acts of God, acts of other contractors, or any other caused beyond the control of the Contractor.
- C. It will be the Owner's responsibility to maintain the system in working order during the guarantee period, performing necessary minor maintenance, keeping grass from obstructing the sprinkler heads, protecting against vandalism and preventing damage during the landscape maintenance operation.
- D. The Contractor shall service the system at the Owner's request during the guarantee period, and shall be paid for work performed which is not covered by the guarantee, in accordance with a predetermined schedule of fees.

LANDSCAPING

PART 1 – GENERAL

1.01 WORK INCLUDED

- A. The work included under these specifications shall consist of the furnishing of all labor, material, permits, tools, and equipment necessary for the complete installation of the landscaping materials as shown on the drawings and as described in the following specifications.

1.02 QUALITY ASSURANCE

- A. For standard products, the manufacturer's analysis will be acceptable. For all other materials, analysis shall be by a recognized laboratory.
- B. Analysis shall be made in accordance with the current methods of the Association of Official Agricultural Chemists.
- C. Soils shall be analyzed for their composition and fertility in sustaining plant growth and health.

- D. All plants furnished under this specification shall be from nursery grown stock, and they shall meet the ARIZONA NURSERY ASSOCIATION of the American Association of Nurserymen, Inc. requirements as to sizing, grading, and quality. Plants must be identified with the nomenclature of STANDARDIZED PLANT NAMES, Second Edition. The Landscape Architect reserves the right to refuse all plant material based on overall appearance and quality regardless of specifications.

- E. Plants of the species specified shall be furnished in the variety, size, grade and quality indicated. Specifications and planting plans shall be strictly adhered to and no changes or substitutions will be allowed prior to bidding without written permission of the Landscape Architect, Owner, or Owner's Representative.

- F. By submitting a proposal and accepting award of the Contract, the Contractor acknowledges that he has investigated the supply of planting stock available and has obtained firm commitments from his suppliers assuring delivery of the specific plant materials as required for completion of the project.

- G. All plant materials shall be grown in accordance with good horticulture practices and shall bear evidence of proper nursery care during growth under climatic conditions similar to those in the locality of the project for at least two years. They shall have been previously transplanted or root pruned according to standard nursery practice and inspected by State Control Agents.

- H. All plants shall be freshly dug. No heeled in plant or plants from cold storage will be accepted. Plants shall be typical of their species or variety and have normal habits of growth, be healthy and vigorous, well branched and have dense foliage when in leaf. All plants, including root systems, shall be free of disease, disfiguring knots, unsound, insect pests, eggs or larvae, dead or broken branches, bark abrasions, and have healthily well developed root systems. The root system of container grown plants shall be sufficiently developed to hold the earth intact upon removal of the container.

- I. Planting, sodding and seeding shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman.

1.03 SUBMITTALS

- A. Submit a soil fertility test of the planting soil for approval by the Landscape Architect prior to delivery of soil to the project site. Test reports shall indicate the location of the source for the soil.
- B. Upon completion of the work, submit a schedule satisfactory to the Landscape Architect for the maintenance of all plant material.

PART 2 – PRODUCTS

2.01 SOD

- A. Approved nursery grade cultivated grass sod; species and cultivar as indicated on the drawings with strong, fibrous root system, free from stones and burned or bare spots.

2.02 PLANTING SOIL FOR PLANT PITS AND BEDS

- A. Fertile, friable, natural loam containing a liberal amount of humus, capable of sustaining vigorous plant growth. The Ph value of the planting soil shall not be higher than 7.5 or lower than 5.5. It shall be free of any admixture of subsoil, stones, lumps, clods or hard roots, plants, or their roots, sticks, and other extraneous matter. Do not use planting soil for planting operations while in a frozen or muddy condition.

2.03 PEAT

- A. Acceptable peat moss consisting of at least 73% organic content of natural occurrence. It shall be brown, clean, low in content of mineral and woody materials, mildly acid, and granulated or shredded.

2.04 FERTILIZER

- A. Commercial Fertilizer: A complete fertilizer, conforming to FS 0-F-241, Type I, Grade A, part of the elements of which are derived from organic sources containing the following percentages by weight:
- 10% nitrogen 5% nitrogen
10% phosphoric acid—or 10% phosphoric acid
10% potash 5% potash

- B. Organic Fertilizer: An organic activated fertilizer containing a minimum of five percent nitrogen, three percent phosphoric acid and other basic elements by weight.

- C. Deliver fertilizer mixed as specified in standard size bags, showing weights, analysis and name of manufacturer. Store in weatherproof storage place in such manner that it will be kept dry and its effectiveness not impaired.
- D. The Landscape Architect reserves the right to vary the percentages of the components of the fertilizers subject to the results of the soil fertility tests.

2.05 WATER

- A. Shall be furnished by the Owner. The Contractor shall furnish all necessary hose, equipment, attachments, and accessories for the adequate irrigation of all planted areas as may be required to complete the work as specified.

2.06 PLANT MATERIAL

- A. All old abrasions and cuts shall be completely calloused over. All shrubs shall be measured when their branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant and not from branch or root tip to tip.
- B. Shrubs shall be matched specimens from single block source.

- C. Evergreen trees not fully branched from top to bottom will be rejected, and those with terminal leaders exceeding twelve (12) inches in length will also be rejected. During the spring planting seasons, any evergreen plant delivered with new growth in an advanced stage of candling out will be rejected.

- D. Plants shall not be pruned before delivery. Trees which have damaged or crooked leaders, or multiple leaders, unless specified will be rejected. Trees with bark abrasions, unsound, disfiguring knots, or fresh cuts of limb over 1 1/4 inches which have not been completely calloused will be rejected. Plants shall be freshly dug or container grown. Heeled in plants or plants from cold storage will not be accepted.

- E. Plants shall be true to species and variety, and shall conform to measurements specified on the Drawings. Plants larger than specified may be used if approved by the Landscape Architect. Use of such plants shall not increase contract price. If larger plants are approved, the ball of earth shall be increased proportionally with the size of the plant.
- F. Substitutions of plant materials will not be permitted unless authorized in writing by the Landscape Architect. Proof must be submitted that use of nearest equivalent size variety with corresponding adjustment of Contract Price. Such proof shall be substantiated and submitted in writing.

- G. It shall be the responsibility of the Contractor to determine required quantities of plants, as no compensation will be made for error in plant quantities. If plant counts occur on plant legend, it is for the convenience of the contractor

- only. Verify plant counts with plan. In case of discrepancy, plan shall govern.

- H. Each plant shall be properly identified with legible waterproof tags securely fastened. Tags shall remain on the plants until after final acceptance and then be promptly removed by the Contractor.

PART 3 – INSTALLATION

3.01 INSPECTION OF PLANT MATERIAL

- A. Plants shall be subject to inspection and approval by Landscape Architect at place of growth and upon delivery. Written request for inspection of plant materials at place of growth shall be submitted to Landscape Architect at least ten (10) calendar days prior to delivery. This written request shall state place of growth and quantity of plants to be inspected. Landscape Architect reserves the right to waive inspection. Such approval shall not impair the right of inspection and rejection upon delivery at the project site or during the progress of the work for size and condition of balls or roots, diseases, insects, and latent defects or injuries. Rejected plants must be immediately removed from the project site.

- B. Certificates of inspection of plant materials as may be required by Federal, State or other authorities to accompany shipments and be furnished to Owner upon completion of project.

3.02 DIGGING AND HANDLING

- A. Digging shall be done the same season of planting and shall be done by hand so as not to injure plants and to meet size requirements. No plant other than the required samples shall be dug or delivered to the site until the required inspections have been made and the plants or samples approved.
- B. Dig balled and burlapped (BB) plants with firm, unbroken natural balls of earth, of sufficient diameter and depth to include the fibrous and feeding roots. No synthetic or matted in balls will be accepted. No plants moved with a ball will be accepted if the ball is cracked or broken before or during planting operations.
- C. Roots or balls of all plants shall be adequately protected at all times from excessive exposure to wind, sun, rain, hail, etc. Balled and burlapped plants that cannot be planted immediately on delivery shall be set out he ground and well protected with soil, straw, moss and other acceptable material. Bare rooted plants shall be planted or heeled-in immediately upon delivery.
- D. All plant material shall be handled carefully to prevent injury to rootballs, trunks, or branches. Any plant suffering damage sufficient to impair its health and/or natural form will be rejected. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.

3.03 TIME OF PLANTING

- A. The contractor shall notify the Landscape Architect in writing when other divisions of the work have progressed sufficiently to commence landscaping work, including planting of topsoil to finish grade. Thereafter, conduct planting operations under favorable weather conditions.
- B. Any plant material installed during typical off seasons (hot summer months or freezing winter months) shall be done at the Contractor's own risk and the Contractor shall be held responsible for replacement of any plant material damaged due to these adverse conditions.

3.04 PLANTING OPERATIONS

- A. General

1. The Contractor shall coordinate all aspects of the landscape operations with all aspects of the site construction. The work shall proceed as the indicated portions of the site become available, consistent with the seasonal limitations for landscape planting.
2. The Contractor shall be responsible for any damage to utilities construction, sidewalk construction, and underground sprinkler systems and shall bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and repairs shall be approved by him before it is buried.
3. Maintain all trench or grade stakes for work under other Sections until their removal is approved by the Landscape Architect.
4. The Contractor shall stake plant location, shrub pits and other planting areas and secure the Landscape Architect's approval before starting excavation of same, making adjustments as necessary.
5. Unless otherwise directed by Landscape Architect, indication of plant on drawings to be interpreted as including digging of hole, furnishing plant of specified size, work of planting, mulching, puying, staking, wrapping and watering.

B. Plant Pits and Beds

1. Plant pits shall be excavated with vertical sides, large enough to allow twelve (12) inches of space around the ball in all directions. Adjust depth as necessary to permit a minimum of twelve (12) inches planting soil under the ball when the plant is set at the proper depth.
 2. Planting pit backfill for all trees and shrubs shall be as follows:
 - a. 2/3 parts by volume of native soil.
 - b. 1/3 parts by volume forest mulch.
 3. One pound 16-20-0 per cubic yard of mix.
- Planting pits shall be backfilled with prepared backfill and be water settled to a grade sufficient that in the setting of the plant, the finish grade level after settlement will be the same as that at which plants were grown. Agriform tablets to be used with each planting (Six for 36-inch box, three for 15 gallon, two for 5 gallon, and one for 1 gallon).

C. Installations

1. Set plants in center of pits, plumb and straight and at such a level that after settlement the crown of the plant shall be two (2) inches below the finish grade and forming a shallow trough directly over the ball of earth and planting plans shall be strictly adhered to and no changes or substitutions will be allowed prior to bidding without written permission of the Landscape Architect, Owner, or Owner's Representative.
2. Set balled and burlapped plants upon a well tamped layer of planting soil. Backfill around ball with planting soil in six to eight (6 – 8) inch lifts, each thoroughly tamped and puddled to top of pit. Avoid air pockets. Remove all ropes and wires from tops and sides of balls. No burlap shall be pulled out from under the balls.
3. Plants supplied in containers shall be installed immediately upon being removed from their containers. The removal of plants from containers shall be done in a manner that will not disturb the root system of the soil in which they were planted. Under no conditions shall the plant be removed from the containers by pulling on the main stem or plant growth. No plants shall be installed with their containers remaining attached.
4. Before install bare root plants, planting soil shall be placed and compacted to a depth of twelve (12) inches in the bottom of the plant pit. The plants shall be installed with their roots evenly distributed and spread in their natural position, with the planting soil being carefully placed and compacted around the roots so as to leave no air space.

- D. Pruning, Wrapping, Mulching, Staking and Spraying

- a. Plants shall not be pruned prior to delivery unless Landscape Architect gives written permission. Pruning will occur only at time of planting and according to standard horticultural practice and at the direction of the Landscape Architect. Amount of pruning shall be limited and is not to exceed thirty-three percent (33%) of total plant as necessary to remove dead or injured twigs and branches and to compensate for root loss resulting from transplanting. Do not cut leaders.
- b. Remove all dead wood, suckers, and broken or badly bruised branches.
- c. Pruning shall be done with clean, sharp tools according to standard horticultural practices. Cuts shall be made flush leaving no splits.
- d. Cuts over 1/2 inch diameter shall be pointed over with approved tree paint. Paint shall cover all exposed cambium as well as other exposed living tissue. Injured cambium and bruises and scars shall be tracked back to living tissue and removed. Smooth and show wounds so as not to retain water. Treat wound with paint.
- e. Staking and Guying
 - a. Stake or guy all trees per detail. Trees which blow down, sway excessively, or are otherwise injured because of improper bracing shall be replaced at Contractor's expense.
- f. All ground cover and non-lawn areas shall be treated with pre-emergent.

5. Decomposed Granite

- a. Prior to placing, the area shall be totally free of weeds using chemical control. Apply a pre-emergence control (Surflan or prior approved equivalent) according to manufacturer's recommendations. The decomposed granite shall be evenly distributed at the designated areas to a depth of two (2) inches. After placing and grading, lightly water to remove fine material from the balls surface and water settle or roll to an extent satisfactory to the Landscape Architect. Apply second application of pre-emergence control according to manufacturer's recommendations.
- b. Decomposed granite shall be "Madison Gold" in color, 1/2 inch minus in size, shall be free from lumps or balls of clay and shall not contain calcareous coating, caliche, organic matter or deleterious substances. Color and source of decomposed granite shall be approved by Landscape Architect. All material shall be from a single production source and shall present a uniform appearance. Material containing clumps which will not disintegrate with a shovel blow shall be rejected.
- c. Workmanship – Decomposed Granite
 - a. Install rock to a depth as indicated on the plans (typically two inches thick).
- d. Workmanship – Berms
 - a. Earth berms (mounding) shall take the form indicated on the plans. The Landscape Architect shall inspect and approve all finished grades prior to any planting.
- e. Cleaning Up
 - a. Keep all areas of this project in a clean, neat and orderly condition at all times. Trash burning and disposal shall not be done on the site. Prior to acceptance put all areas of the work in a finished condition acceptable to the Landscape Architect.

3.05 OBSTRUCTIONS BELOW GROUND

- A. In the event that rock or underground construction work or obstructions are encountered in the excavation of plants pits, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed, remove the obstructions (but not new construction work) to a depth of not less than six (6) inches below the required pit depth.
- B. Proper drainage of plant pits is necessary. Bring subsoil conditions permitting the retention of water in planting pits for more than twenty-four hours to that attention of the Landscape Architect with proposals for corrections. If soil conditions indicate modifications as directed by Landscape Architect, the changes required will not increase the contract price.

- C. The Contractor is responsible for any damage to underground utilities resulting from landscape operations and bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Report damage immediately to Landscape Architect which shall approve repairs before they are buried.

3.06 MAINTENANCE

- A. Protect and maintain plant material (trees, shrubs, groundcover, lawn and vines) immediately after planting. Maintenance to be provided for sixty (60) days from acceptance by the Landscape Architect. At the end of sixty (60) days the Landscape Architect may extend the maintenance period if during that period the maintenance is not acceptable. Maintenance includes watering, weeding, cultivating, mulching, tightening and repairing of guys, removal of dead material, resetting plants to proper grade or upright positions and restoration of the plying soucer and other construction work until acceptance.

3.09 INSPECTION FOR ACCEPTANCE

- A. Inspection of the landscaping work to determine completion of contract work, exclusive of the possible replacement of plants, will be made by the Landscape Architect at the conclusion of the maintenance period.

- B. Acceptance: After inspection, the Contractor will be notified in writing by the Landscape Architect of acceptance of all work of this section, except the possible replacement of plants subject to reinspection and guarantee, or if there are any deficiencies of the requirements for completion of the work.

- C. Upon acceptance made by the Landscape Architect, the Contractor maintenance is terminated and the guarantee period begins.

3.10 PLANT GUARANTEE AND REPLACEMENT/FINAL ACCEPTANCE

- A. The tree guarantee is for a period of one year from date of acceptance by the Landscape Architect. The guarantee is for all new plant material.
- b. The shrub guarantee is for a period of 90 days from date of acceptance by the Landscape Architect. The guarantee is for all new plant material.
- c. At the end of the guarantee period, the Landscape Architect shall reinspect all guaranteed work for Final Acceptance upon written request for inspection. Request shall be made at least ten (10) calendar days before anticipated date for final inspection. Upon final inspection and reinspection of replacements or repairs necessary in judgement of Landscape Architect at that time, Landscape Architect shall certify in writing to Owner as to Final Acceptance of plantings. Contractor shall replace, without cost to Owner, as soon as weather conditions permit, and within specified planting period, all dead plants and all plants not in vigorous, thriving conditions as determined by Landscape Architect at end of guarantee period. Plants shall be free of dead or dying branches and branch tips, and shall bear foliage of normal density, size and color. Replacements shall closely match adjacent specimens of same species and shall be equal in size to previously planted specimens, including increased growth since planting. Replacements shall be subject to all requirements of this Specification.
- d. Portions of lawns and/or plantings may be accepted in part upon Landscape Architect's approval.

PART 4 – MISCELLANEOUS AND GENERAL NOTES

4.01 FINISH GRADING AND GRADING

- A. The General Contractor to provide Landscape Contractor finish grade within + 0.1 of a foot as shown on the civil grading plan and landscape plan.
- B. All mounding, berms and finish grading to be approved by the Landscape Architect prior to planting or irrigation work.

4.02 GENERAL NOTES

- A. The Landscape Contractor at his own expense shall procure all permits, certificates, and licenses required of him by law for the execution of this work. He shall comply with all state, county, and local laws, ordinances, rules or regulations relating to the performance of this work. All deductions or additions will be made through a change order issued by the Architect. Changes made without a change order are not considered part of the contract and payment cannot be guaranteed.
- B. The Contractor shall visit and inspect site to thoroughly inform himself of all existing conditions. Any discrepancies between existing conditions and those shown on drawings should immediately be brought to the attention of the Landscape Architect.

NOTES:

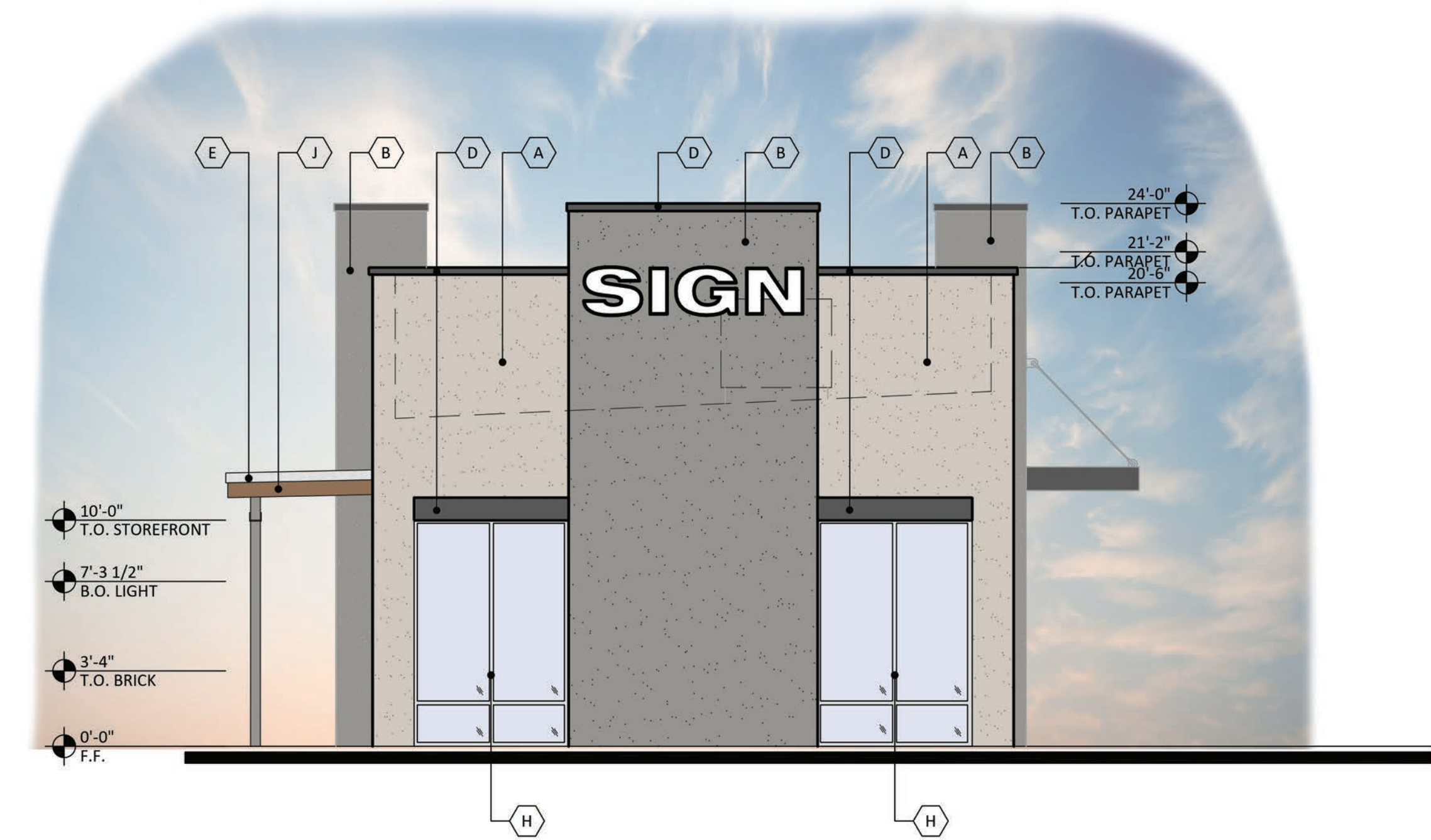
1. Field locate all irrigation equipment in landscape areas – some lines are schematic.
2. Coordinate programs to avoid station overlap.
3. Reduce radius as necessary to prevent overlap on turf and shrub sprays.
4. Size and provide Schedule 40 PVC sleeves (approx. twice diameter of pipe) under all walkways, kolideck, curbs & drives as necessary on all irrigation equipment, at a depth of 24" below grade
5. Contractor shall install all equipment as per manufacturer's specifications and as per city codes.
6. Any substitutions are to be approved by the Landscape Architect.
7. Length of poly to be no greater than five (5) feet from PVC lateral (typical for all rigid drip systems).
8. Install vacuum breaker twelve (12) inches above highest head or lateral pipe in system. Install per local plumbing codes.
9. Contractor shall guarantee 100% coverage in all landscape areas.
10. Contour or berm planter areas to achieve adequate coverage from flood buffers.
11. All heads to be adjusted so that there is minimum over/throw onto pavement, walls and buildings.
12. All pots and palms to be on a separate valve.
13. Contractor to receive a minimum 48 hour notice prior to sleeping.
14. Mainline to have a minimum of twenty four (24) inches of cover. Lateral lines to have a minimum twelve (12) inches of cover. Lines under paying shall be Sch. 40 PVC. All trenches to be backfilled, compacted, and water settled.
15. All drawings to be bid per plan. No value engineering or substitutions will be accepted during bidding.





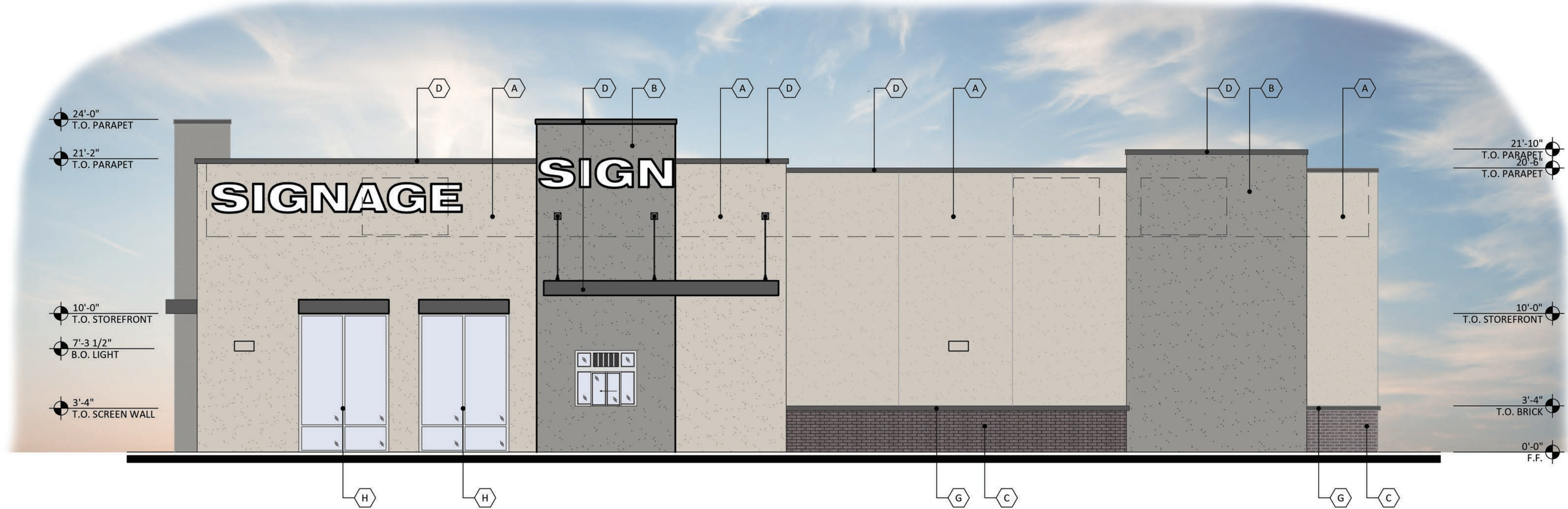
EAST ELEVATION

SCALE: 3/16" = 1'-0"



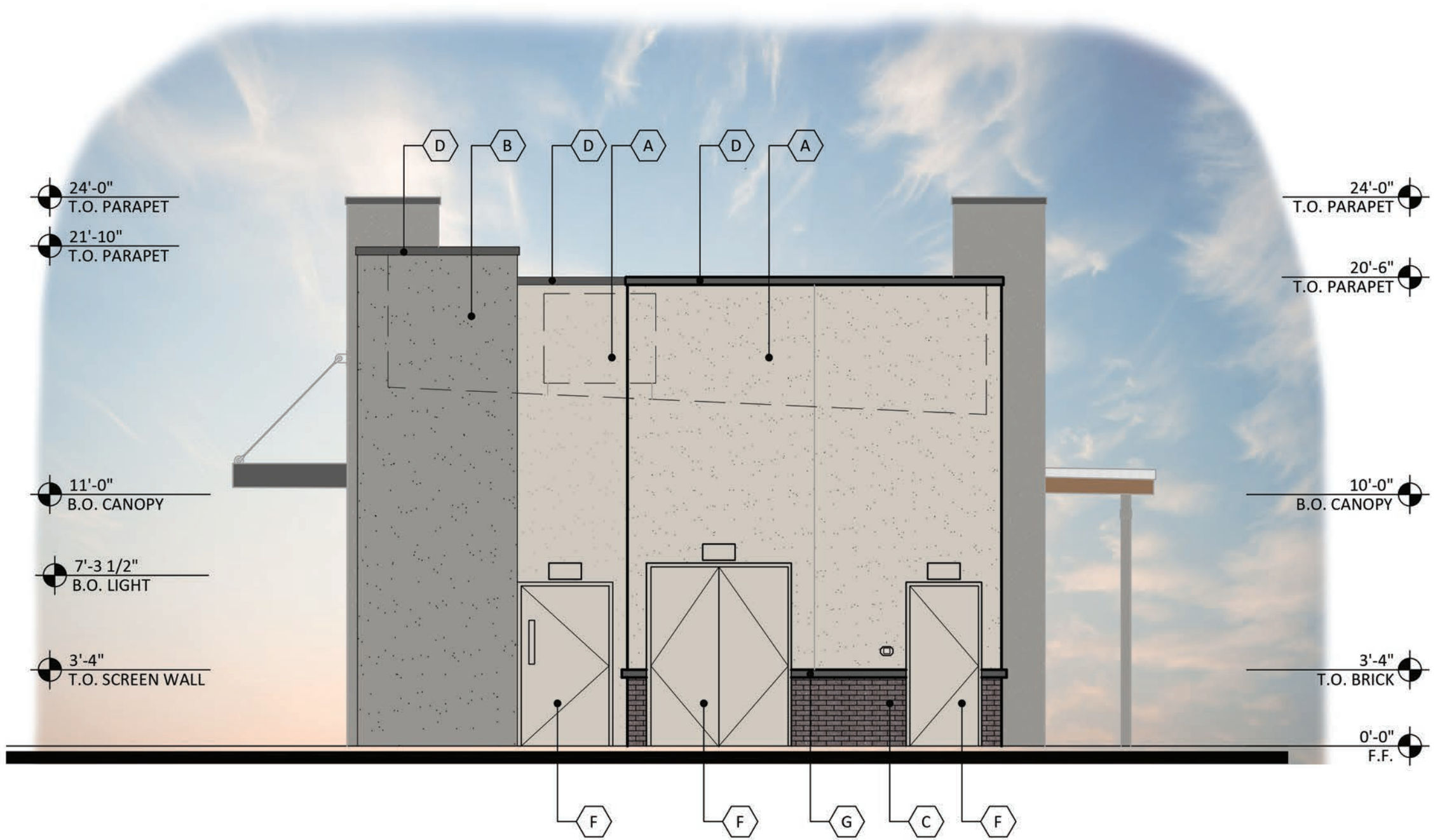
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



WEST ELEVATION

SCALE: 3/16" = 1'-0"



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

MATERIAL AND COLORS

A STUCCO: MFG: SHERWIN WILLIAMS COLOR: AGREEABLE GRAY SPEC #: SW7029 FINISH: SMOOTH	C BRICK VENEER: MFG: SUMMIT BRICK COMPANY COLOR: 853 ANDIRON SPEC: FACE BRICK FINISH: SMOOTH	E STANDING SEAM METAL ROOF: MFG: BERRIDGE MANUFACTURING COLOR: ACRYLIC COATED AZ-55 COLOR: GALVALUME	G STUCCO BASE BAND: MFG: SHERWIN WILLIAMS COLOR: PEPPERCORN SPEC #: SW7674 FINISH: SMOOTH	J WOOD STRUCTURE: MFG: SHERWIN WILLIAMS COLOR: STAINED SPEC #: 3035 WOOD BRIAR
B STUCCO : MFG: SHERWIN WILLIAMS COLOR: SUMMIT GRAY SPEC #: SW7669	D PAINTED PARAPET CAP FLASHING / METAL: MFG: SHERWIN WILLIAMS COLOR: PEPPERCORN SPEC #: SW7674	F PAINTED DOORS: MFG: SHERWIN WILLIAMS COLOR: AGREEABLE GRAY SPEC #: SW7029 FINISH: SMOOTH	H ALUMINUM STOREFRONT: MFG: OLDCASTLE COLOR: CLEAR ANODIZED SPEC #: STOREFRONT 204 CLEAR GLASS	K STEEL COLUMN AND STRADDLE: MFG: SHERWIN WILLIAMS COLOR: SUMMIT GRAY SPEC #: SW7669

FS22-0447



CACTUS RD. AND REEMS RD. FILIBERTOS
15433 W. CACTUS RD.
SURPRISE, AZ 85379
DATE: 07-14-2022 (PRELIMINARY)

EL-1

RKAA# 21340.00

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Leslie Carnie

From: JAMES, MARK C GS-12 USAF AETC 56 FW/CVE <mark.james.14@us.af.mil>
Sent: Tuesday, October 5, 2021 7:38 AM
To: Nichole Flores
Cc: 56 FW/CIT Community Initiative
Subject: RE: CR21-761 Avalon Cactus

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

Nichole,

Thank you for allowing Luke AFB to make comments on the Avalon Cactus Application. This concept review application is to split the current parcel into two pads and develop a drive thru, fast food use building on the west pad at 2,230 square feet. Pad 2, East, is going to be developed for a retail drive thru only carwash with self-serve vacuums. The site is located at the SEC Cactus Rd & Reems Rd in Surprise, AZ. It is approximately .7 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

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

Respectfully,

Mark James

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

-----Original Appointment-----

From: Nichole Flores <Nichole.Flores@surpriseaz.gov>

Sent: Friday, September 24, 2021 1:56 PM

To: Amy Peterson; Chris Boyd; Chris Knight; Christina Sexton; Christine Nunez; Dana Owsiany; David Mobley; Ellen VanRiper; Gladys Nkeze; Heather Donaldson; Jacob Moreno; James Stewart; Jamie Sullivan; Jason Moquin; Jeffery Martin; Jeffrey Rallo; Joe Garza; John McFarland; Johnathan Futch; Joseph Zak; Joshua Vig; Keith Tanner; Kristin Tytler; Lana Collins; LariBeth Kirkendall; Lee Lambert; Lloyd Abrams; Lorraine Nevarez; Luis Lopez; Maolin Zheng; Marcia Sorensen; Martin Lucero; Michael Boule; Mike Gent; Nuning Lemka; Paul Frie; Randy De La Garza; Ravi Sharma; Robert Kuhfuss; Ron Dry; Sergio Angulo; Shirley Phan; Sophie Cole; Stephen Chang; Steven Faraclas; Steven Stuart; Tiffany Copp; Todd Halverson; Todd Wuellner; Tracie Busby; Tracy Mills; Travis Samuelson; Trever Fleetham; Warren Bert; Greg Welch
Cc: 56 FW/CIT Community Initiative; Afshin Ahouraiyan (Flood Control District of Maricopa County); Chris Cain (Maricopa Water District); Debbie Trasancos (Maricopa Water District); Ernest (USPS); Ibeth - USPS; Jerome Choy (ADOT); Leslie - MWD; Lynndsay ONeil; Mark Frago; Mary Orta - Surprise Chamber; Raoul Sada - Surprise Chamber; Rovell Foggy (Liberty Utilities); Vern Wolfley - MAG; Victor.Schaum; Yvonne Aguirre

Subject: [Non-DoD Source] CR21-761 Avalon Cactus

When: Thursday, December 2, 2021 3:00 PM-3:45 PM (UTC-07:00) Arizona.

Where: #Conference Room - CH 1F N1-150 Lobby / Webex Meeting

CR21-761 Avalon Cactus
SEC Cactus Rd & Reems Rd
APN: [501-97-631](#)

Scope of Work:

- Provide scope of work (project description) and time frame: Avalon proposes to split the current parcel into two pads (pad 1, 49,647 SF), (pad 2, 41,050) and develop a drive thru, fast food use building on the west pad at 2,230 square feet. The restaurant will obtain access off of Cactus Road. The site will also be capable of holding 8 vehicles in the queuing lane. Pad 2, East, is going to be developed for a retail drive thru only carwash with self-serve vacuums.

Question for Staff:

- SUP process & timeline
 - Plan to sell next door parcel (east), are we allowed to amend or incorporate a slip change before pre-dev meeting?
 - Can we amend previous site plan from original submittal?
-

-- Do not delete or change any of the following text. --

When it's time, join your Webex meeting here.

Join meeting

More ways to join:

Join from the meeting link

<https://surpriseaz.webex.com/surpriseaz/j.php?MTID=mbeb3596ecd6ffd43c1a29eaa23d3c596>

Join by meeting number

Meeting number (access code): 2488 022 9349

Meeting password: pMRpQRAB822

Tap to join from a mobile device (attendees only)

+1-408-418-9388,,24880229349## United States Toll

+1-602-666-0783,,24880229349## United States Toll (Phoenix)

Join by phone

+1-408-418-9388 United States Toll

+1-602-666-0783 United States Toll (Phoenix)

[Global call-in numbers](#)

Join from a video system or application

Dial [24880229349@surpriseaz.webex.com](tel:24880229349@surpriseaz.webex.com)

You can also dial 173.243.2.68 and enter your meeting number.

Join using Microsoft Lync or Microsoft Skype for Business

Dial [24880229349](tel:24880229349).surpriseaz@lync.webex.com

If you are a host, [click here](#) to view host information.

Need help? Go to <https://help.webex.com>

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0.1

FILIBERTO'S

SEC CACTUS ROAD AND REEMS ROAD

Citizen Participation Report

February 7, 2023



Case Number: FS22-0447

Submitted to:

City of Surprise

Planning Department

16000 N. Civic Center Plaza

Surprise, AZ 85374

623 222-1000

Introduction

Avalon Cactus, LLC ("Applicant") has requested to establish a Conditional Use Permit with Site Plan for a new Filiberto's restaurant with parking and a drive-thru on the Southeast Corner of N. Reems Rd. and W. Cactus Rd. on Maricopa County Assessor's Parcel Number 501-97-941 ("Property"). The current site is 0.96 gross acres of vacant land. This report describes the public outreach completed by the Applicant for this Project.

Techniques Used to Involve the Public

Meetings:

The meeting process was split in two parts. A separate in-person neighborhood meeting was held at Rancho Gabriela Elementary School, located at 15272 W. Gabriela Drive at 6:00pm on February 3, 2023. A second virtual Teams meeting was held at 6:00pm on February 6, 2023. Notification of the meetings was mailed by city staff to property owners in vicinity to the Project. A copy of the Neighborhood Meeting Summary is included as **Exhibit A** within this document.

Notifications:

In accordance with the City of Surprise site posting requirements, the site was posted on January 19, 2023, with details of the neighborhood and virtual meetings. The affidavit of posting is included as **Exhibit B**. A notice letter was sent out to neighboring properties to invite them to a meeting about the project with a chance to voice community input. This letter is included as **Exhibit C**. The signage also includes the Planning & Zoning Commission public hearing date of March 2, 2023. The affidavit of posting is included as **Exhibit D**.

Concerns, issues, and problems the applicant is unwilling or unable to address and why:

There were no concerns, issues, or problems raised during the public outreach process that the Applicant is unwilling to address. No questions were asked and answered at the neighborhood meetings, as described in **Exhibit A**; otherwise, no comments have been received from members of the public.

Exhibit A

Summary of Neighborhood Meetings

Filiberto's Conditional Use Permit

East of Southeast Corner of Cactus Road and Reems Road

FS22-0447

February 3, 2023 and February 6, 2023



Neighborhood Meeting Summary

A neighborhood meeting was held in-person at Rancho Gabriela Elementary School, located at 15272 W. Gabriela Drive at 6:00pm on February 3, 2023, for case number FS22-0447 (“Application”) for a parcel east of the southeast corner of Cactus Road and Reems Road, Maricopa County Assessor’s Parcel Number 501-97-941 (“Property”). The Application requests a Conditional Use Permit (“CUP”) for a 2,276 sf Filiberto’s drive through restaurant on approximately 0.96 vacant acres (“Project”).

Members of the Development Team in Attendance

Carlos Lujan
William Whittington
Hudson Whittington

Members of City of Surprise Staff in Attendance

Leslie Carnie
Lloyd Abrams
Jason Moquin

The meeting began at 6:00pm and was open to the public with members of the Development Team present. No members of the public attended.

The Avalon Team presented 24x36 inch poster boards displayed on large easels. The posters depicted the site plan, landscape plan and exterior colored elevations.

Virtual Neighborhood Meeting Summary

A separate Microsoft Teams virtual neighborhood meeting was held on-line at 6:00pm on February 6, 2023, for case number FS22-0447 (“Application”) for a parcel east of the southeast corner of Cactus Road and Reems Road, Maricopa County Assessor’s Parcel Number 501-97-941 (“Property”). The Application requests a Conditional Use Permit (“CUP”) for a 2,276 sf Filiberto’s drive through restaurant on approximately 0.96 vacant acres (“Project”).

Members of the Development Team in Attendance

Carlos Lujan
William Whittington
Hudson Whittington
Chris Van Mullem

Members of City of Surprise Staff in Attendance

Leslie Carnie
Lloyd Abrams
Jason Moquin

The meeting began at 6:00pm and was open to the public with members of the Development Team present. No members of the public attended.

William Whittington from the Avalon Team narrated a PowerPoint presentation, which depicted the site plan, landscape plan and exterior colored elevations. An overview of the proposed project’s impact on surrounding developments and neighborhoods was also included.

The following day, February 7th, Leslie Carnie received an email from Randy Proch, a neighboring homeowner, asking for a copy of the February 6th presentation. Carlos Lujan, from Avalon, emailed Mr. Proch the presentation. No comments or questions have been received from this homeowner.

AFFIDAVIT OF POSTING

Case Number FS22-0447

Project Name: Filiberto's

Project Location: South side of Cactus Road, East of Reems Road

Date Site Posted: January 19, 2023

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing shall erect two (2) signs providing notice of the date, time, and place of the scheduled hearing(s). These signs must be erected not less than fifteen (15) calendar days prior to the date of the first hearing. The signs shall also include the description of the request as contained on the formal development application. The size and format of this sign shall meet requirements established by the city (see example).

Such notice shall be clearly legible and placed at a prominent location on the site, generally adjacent and perpendicular to the public right-of-way. It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property, as well as the information on the sign, until final disposition of the case.

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

[Signature]
Owner/Applicant Signature

1-19-2023
Date

This instrument was acknowledged before me this 19th day of January,
2023 by SCOTT WHITTINGTON

[Signature]
Notary Public

My Commission Expires: 8-18-2023



Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: February 3, 2023

Time: 6:00 PM

Location:

Rancho Gabriela Elementary School/Media Center
15272 W. Gabriela Dr., Surprise AZ 85379

Virtual Meeting URL: March 5, 2023 @ 6:00 PM
https://teams.microsoft.com/_a/meet/220684349671

Planning and Zoning

Date: March 2, 2023

Time: 6:00 PM

Location: Surprise City Hall

Case: FS22-00447
Project: Fabberio's

City Council

Date: No Council Meeting

Time: _____

Location: _____



Fabberio's Conditional Use Permit with Site Plan. The request is to construct a 2,375 square foot restaurant with a drive-through lane on an approximately 1.12 acre vacant lot located on Caracus Road, between N. Reams Road and N. 153rd Avenue.

For more information, call: 623-222-3011
surpriseaz.gov



FS22-0447

**Cactus Rd. & Reems Rd. Filiberto's
Conditional Use Permit**

Planning & Zoning Commission

March 02, 2023



VICINITY MAP

PAD
(Prasada)

PAD
(Marley Park)

PAD
(Marley Park)

SITE

Cactus Rd

PAD
(Greer Ranch)

PAD
(Rancho Gabriela)

PAD
(Greer Ranch)

Reems Rd

PAD
(Rancho Gabriela)

ZONING



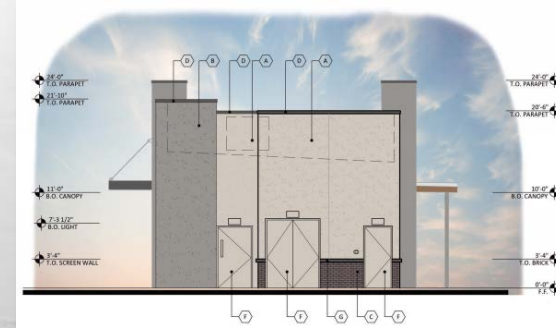
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



Live Oak
Quercus virginiana



Willow Acacia
Acacia Salicina



Acacia Mulga
Acacia aneura

LANDSCAPE PLAN



OUTREACH

- Site Posting, 300' Mailers, Newspaper Publishings, Project Website
- Citizen Participation Meeting (In Person) 2/03/2023
 - No Attendees
 - No Opposition
- Citizen Participation Meeting (Virtual) 2/06/2023
 - No Attendees
 - No Opposition



RECOMMENDATION

Staff recommends Approval, subject to stipulations 'a' through 'e'.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





STIPULATIONS

- a) Development and use of the site shall be consistent with the Site Plan entitled “Site Development Plan”, prepared by AWZ Engineering, Inc, and received 10-06-2022.
- b) Landscaping of the site shall be consistent with the Landscape Plan entitled “Cactus Rd. and Reems Rd Filibertos”, prepared by RKAA Architecture Inc., and received 10-06-2022.
- c) Building Architecture shall be consistent with the Elevations entitled “Cactus Rd. and Reems Rd. Filibertos”, prepared by RKAA Architecture Inc., and received 7-15-2022.
- d) The applicant shall obtain a building permit for the subject facility within one (1) year of the effective date of Planning and Zoning Commission approval of this Conditional Use Permit. If the applicant does not obtain said building permit within the specified time, this Conditional Use Permit and Site Plan shall be deemed null and void.
- 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: March 2, 2023 Contact Person: Chris Sexton
Submitting Department: Community Development District: District 6
Staff Recommendations:

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

Agenda Wording:

Consideration and action regarding a Site Plan for Surprise Pointe 34 generally located on the southeast corner of Waddell Road and Willow Avenue subject to stipulations “a” through “d”. Case FS22-1262

Motion:

Motion to approve the Site Plan for Surprise Pointe 34 subject to stipulations ‘a’ through ‘d’.

Background:

Wes Walling with Ryan Companies US, Inc. seeks approval of a Site Plan to allow for the construction of two light industrial buildings totaling approximately 135,613 square feet in the Surprise Pointe PAD. The two buildings will be constructed on 9.95 acre vacant parcel located on the southeast corner of Waddell Road and Willow Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

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

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS22-1262 Surprise Pointe 34 - Staff Report
2. 01 - FS22-1262 Surprise Pointe 34 - Vicinity Map
3. 02 - FS22-1262 Surprise Pointe 34 - Zoning Map
4. 03 - FS22-1262 Surprise Pointe 34 - Site Plan
5. 04 - FS22-1262 Surprise Pointe 34 - Landscape Plan

6. 05 - FS22-1262 Surprise Pointe 34 - Elevations
 7. FS22-1262 Surprise Pointe 34 - Powerpoint Presentation
-

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS22-1262**

Project Name: Surprise Pointe 34

Council District: 6 – Palo Verde

Meeting Date: **March 2, 2023**

Planner: Chris Sexton, Planner II

Owner: Surprise Holdings, LLC

Applicant: Wes Walling with Ryan A+E, Inc.

Request: Site Plan approval for an industrial project within the Surprise Pointe Planned Area Development (PAD)

Site Location: Generally located at the southeast corner Waddell Road and Willow Avenue

Site Size: 9.95 acres (approx.)

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

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan subject to stipulations 'a' through 'd'

Findings:

- The proposed Site Plan demonstrates compliance with the General Plan 2035.
- The proposed Site Plan is consistent with the Surprise Pointe PAD.
- The proposed Site Plan is consistent with the Land Development Ordinance regulations.
- The reviewing agencies have indicated no objections to the request.

SURROUNDING LAND ZONING:

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



Roseview PAD (R1-5)	Roseview PAD (R1-5)	Surprise Pointe PAD (I-1)
Surprise Pointe PAD (C-3)	Surprise Pointe PAD (I-1)	Surprise Pointe PAD (I-1)
Surprise Pointe PAD (I-1)	Surprise Pointe PAD (I-1)	Surprise Pointe PAD (I-1)

BACKGROUND:

September 29, 2005: The City Council approved an annexation for the subject property under Ordinance 05-42.

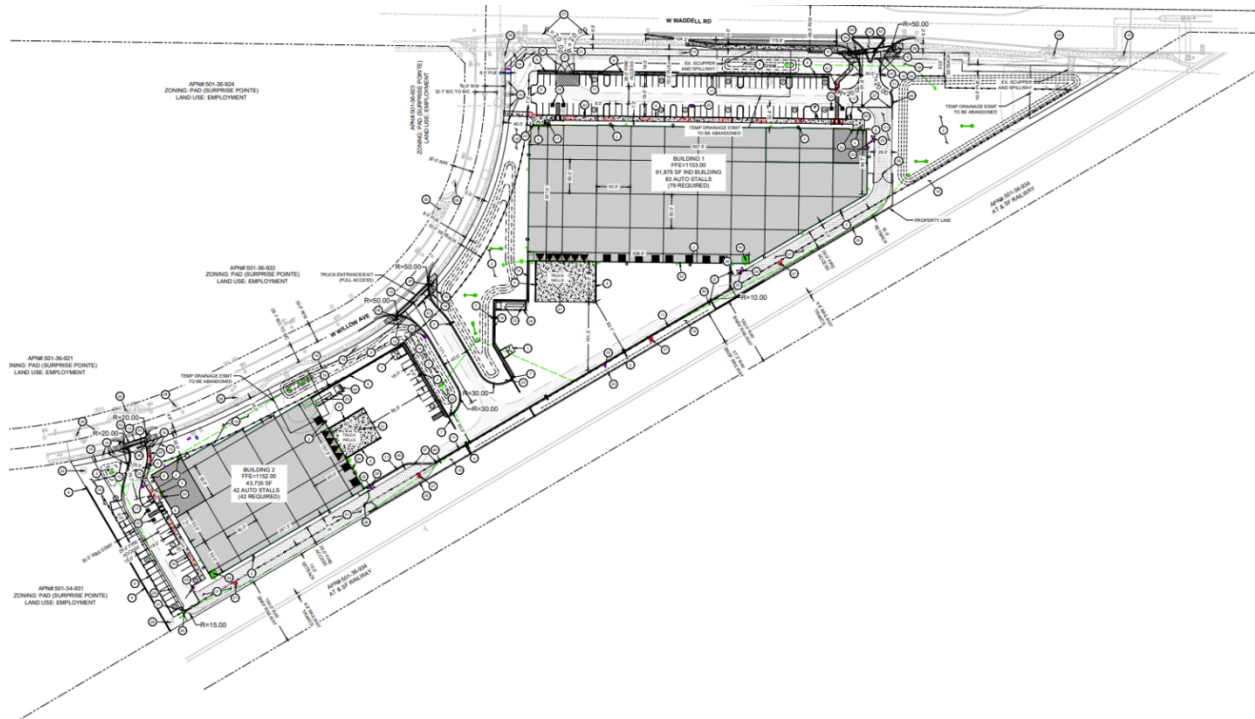
February 23, 2006: The City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

June 23, 2022: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR22-0505.

September 9, 2022: The applicant filed a request for a Site Plan under Case FS22-1262, the subject case.

PROJECT DESCRIPTION:

Wes Walling with Ryan Companies US, Inc. seeks approval of a Site Plan to allow for the construction of two light industrial buildings totaling approximately 135,613 square feet in the Surprise Pointe PAD. The two buildings will be constructed on 9.95 acre vacant parcel located on the southeast corner of Waddell Road and Willow Avenue.



Site plans are typically approved administratively, however this site plan is located within the Surprise Pointe PAD that was approved under Title 17 in 2006. The development standards in the Surprise Pointe PAD for I-1 zones allow for a maximum building height of 35 feet, subject to extension. Furthermore, pursuant to Section 17.28.110(F)(2)

The maximum building height for any building in this zone shall be thirty-five feet; provided, however, that a building may exceed thirty-five feet in height if the entire portion of the building which exceeds thirty-five is so constructed that it cannot be used or occupied by humans for any purpose, and if the planning and zoning commission approves the extension above thirty-five feet prior to the commencement of construction. In determining whether to approve a height extension, the planning and zoning commission shall consider whether the proposed extension will pose an unreasonable risk of injury to persons or property in light of the city's fire fighting equipment and capabilities.

The applicant is requesting an extension of the building height at a maximum of 42'5". The entire portion of the building exceeding 35 feet is not designed for habitable purposes; however is necessary for high pile storage and is consistent with industry standards. Staff verified with the Fire Marshal that the proposed building height is acceptable as proposed as the project provides a 30' required aerial apparatus roadway. This is to ensure that the roadway is not too close to the building where the ladders would not be able to be deployed.

Access to the site for both buildings is provided by four (4) entry points. The project will utilize one existing shared driveway Along Willow Avenue. Building 1 will have two access points off of Waddell Road and Building 2 has one access point off of Willow Avenue.



The proposed architecture consists of concrete tilt-up panel construction with a varied roof line. The building will be painted with warm earth tone colors. The main entrances will consist of a glazing treatment with a steel trellis above the entrance. Formliner texture is provided throughout the elevations to create visual interest.



Landscaping for the facility is comprised entirely of desert adapted low water use plant material that will complement the structure while providing an aesthetically pleasing environment for the industrial park. All walls and vehicle screening will consist of decorative block that match the primary architecture of the building.

UTILITY AND SERVICES TABLE:

Water:	City of Surprise
Wastewater:	City of Surprise

CONFORMANCE WITH ADOPTED PLANS:

The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports uses such as that proposed.

The proposed development carries forward the vision and relevant goals and policies of the Employment Character area by creating a site that will promote economic and business opportunities as well as create jobs that are vital to the economic sustainability and growth of the City of Surprise.

The proposed development maintains compatibility with and contributes to the quality of existing land uses in the surrounding area by respecting the context of adjacent building form and architectural styles and utilizing similar setbacks to surrounding uses.

The project establishes high quality site planning, architecture, signage and landscape design to create an attractive and unified development character. The concrete tilt up walls incorporate Formliner texture plus steel canopies that articulate and reduce the monotony of the building exterior.

REVIEWING AGENCIES:

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

SUMMARY:

Staff believes by accepting and incorporating stipulations 'a' –'d', the proposed Site Plan will meet the requirements of the General Plan and the Surprise Municipal Code.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan 2035.
- The proposed Site Plan demonstrates compliance with the Surprise Pointe PAD.
- The proposed Site Plan demonstrates compliance with the applicable Land Development Ordinance regulations.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

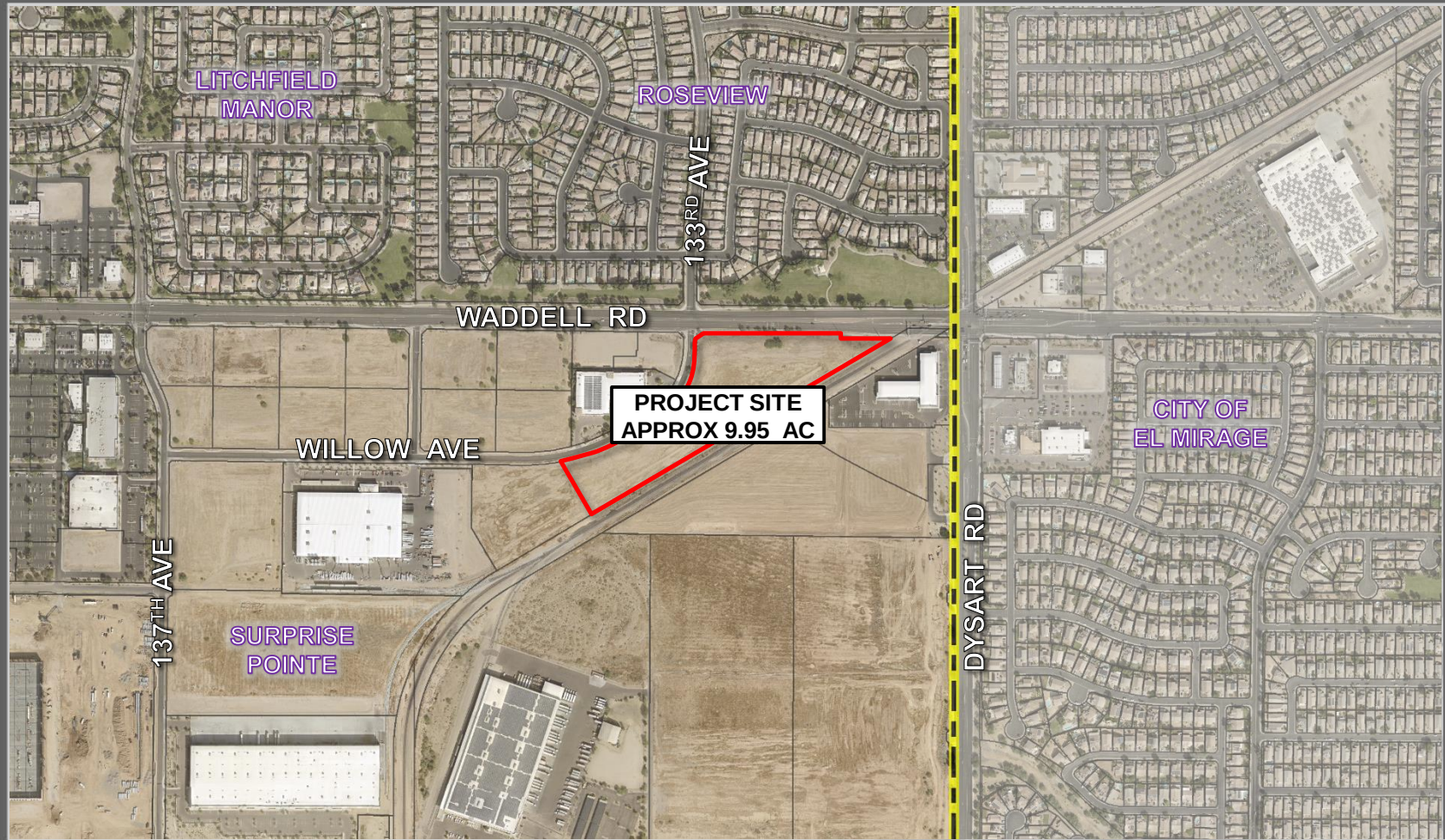
Based on the findings noted above, staff recommends the Commission approve the subject Site Plan case FS22-1262, subject to stipulations 'a' through 'd'.

- a. Development and use of the site shall be consistent with the Site Plan entitled "Surprise Pointe 34" consisting of seven (7) sheets prepared by Ryan A + E, Inc. and received January 10, 2023.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Surprise Pointe 34" consisting of four (4) sheets prepared by Ryan A + E, Inc. and received December 8, 2022.
- c. Building elevations shall be consistent with the Elevations entitled "Surprise Pointe 34" consisting of four (4) sheets prepared by Ryan A + E, Inc. dated December 8, 2022.
- d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.

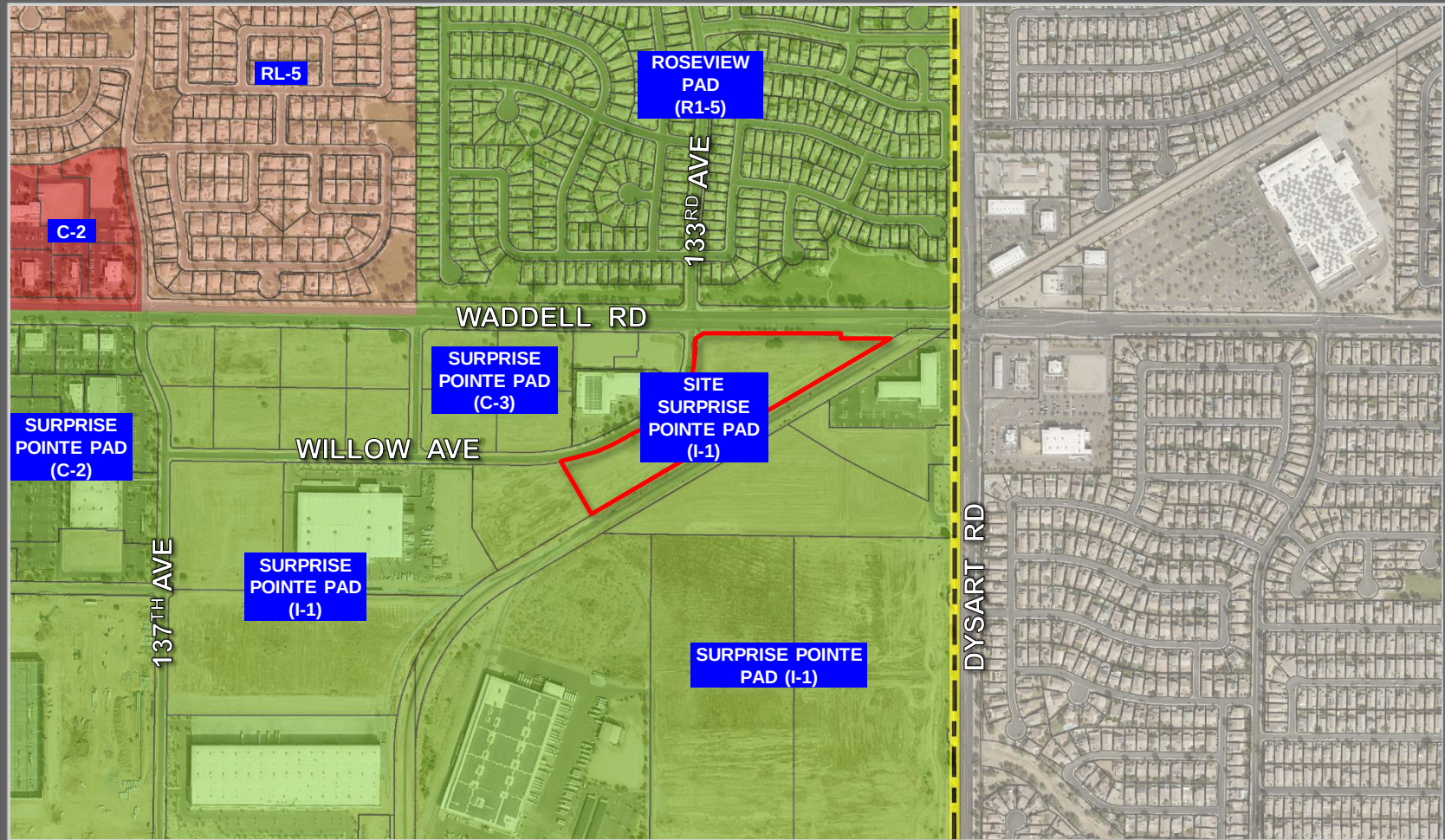
159 However, should the Commission wish to **deny** the request, the Commission should make
160 its own findings and base its decision on those alternative findings.

161 **ATTACHMENTS:**

162 01 Vicinity Map
163 02 Zoning Map
164 03 Site Plan
165 04 Landscape Plan
166 05 Elevations
167 PPT



FS22-1262 VICINITY MAP



FS22-1262 ZONING MAP



SURPRISE POINTE
34

SEC WADDELL ROAD &
WILLOW AVE
SURPRISE, AZ 85379



Know what's below.
Call before you dig

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Arizona

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JOB NO.	DATE
701-339	1/26/23

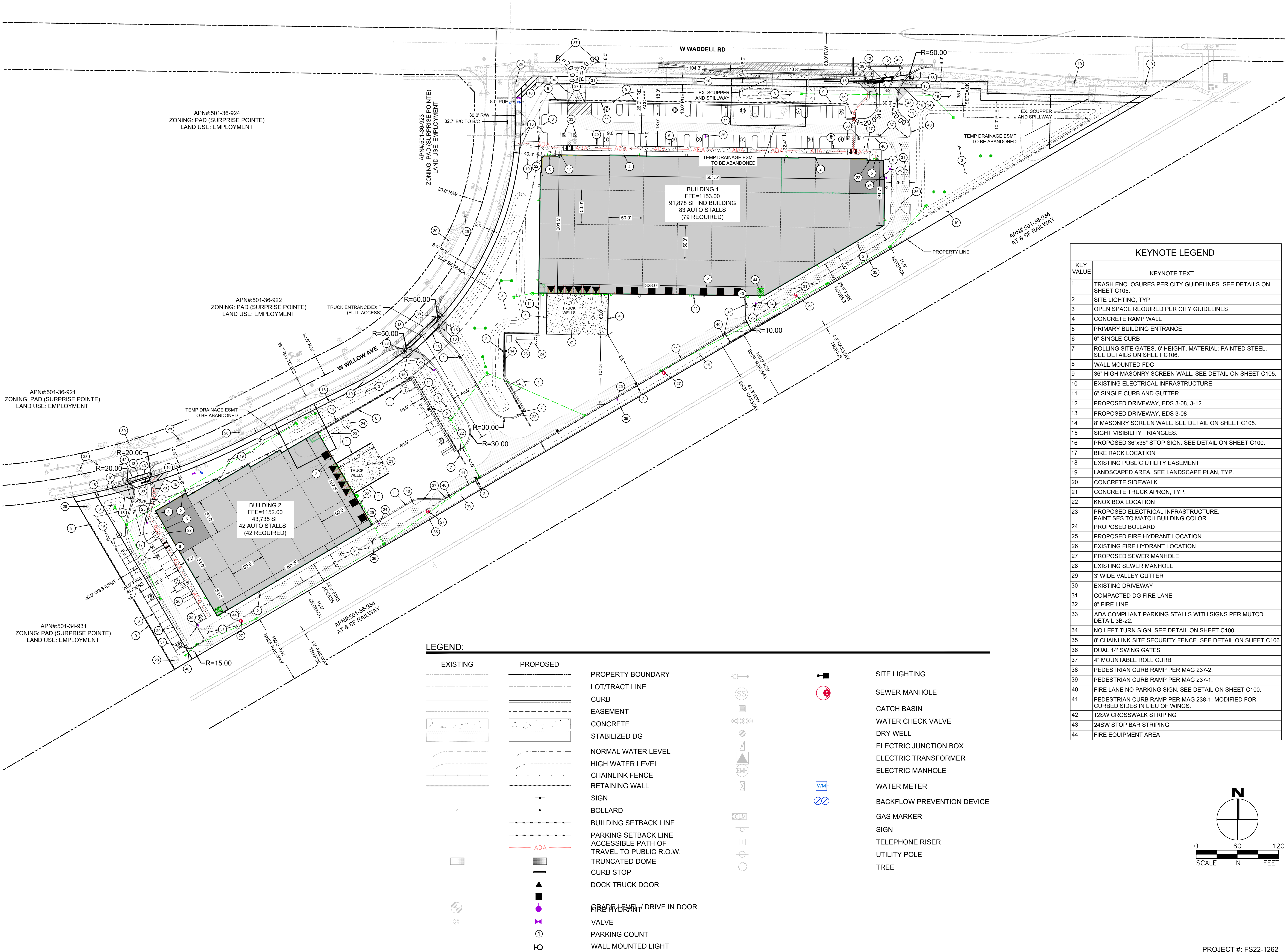
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
01	9/02/22	PRELIMINARY SITE PLAN SUBMITTAL #1
02	12/07/22	PRELIMINARY SITE PLAN SUBMITTAL #2
03	01/05/22	PRELIMINARY SITE PLAN SUBMITTAL #3

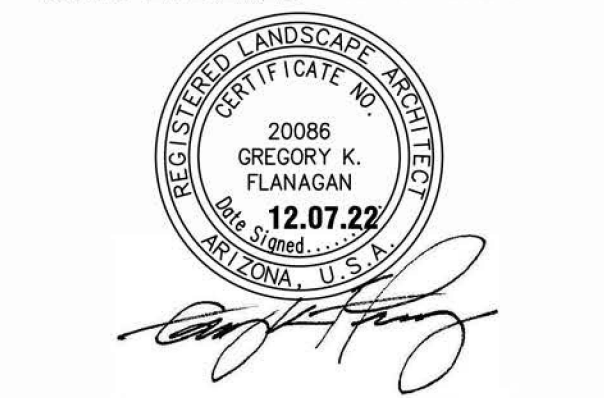
SURPRISE POINTE

34

OVERALL SITE PLAN

C101





SURPRISE POINTE 34

SEC Waddell Road &
Willow Avenue
Surprise, AZ

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Name _____

REGISTRATION NO.	DATE
Number	Date

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JOB NO.	DATE
701-339	12/07/2022

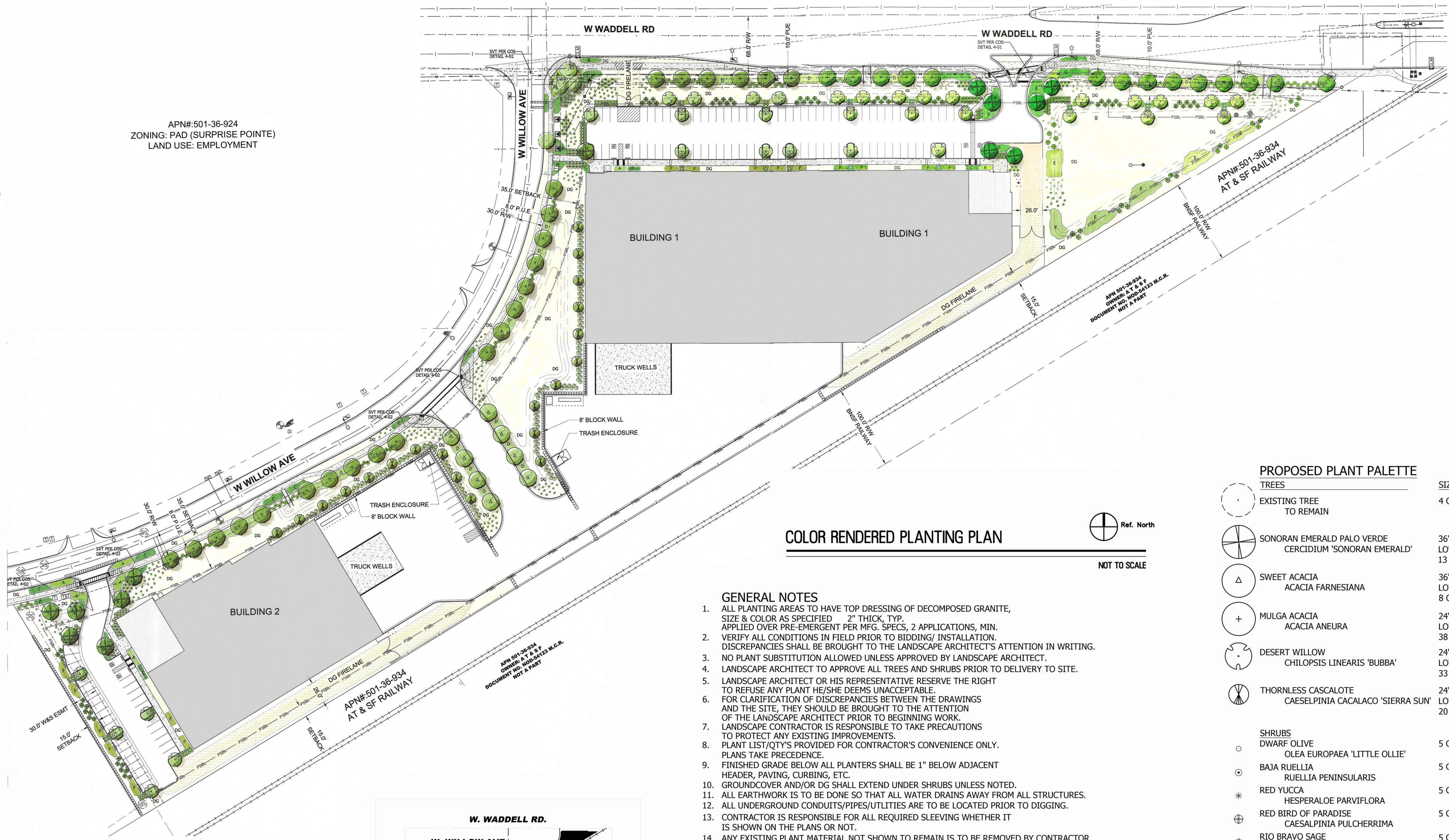
ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
A	09/02/2022	Site Plan Review
B	11/02/2022	2nd Site Plan Review Submittal

SITE PLAN REVIEW

12/07/2022

COLOR RENDERED PLANTING PLAN

L0.0



COLOR RENDERED PLANTING PLAN


 Ref. North

 NOT TO SCALE

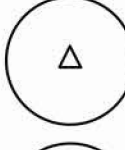
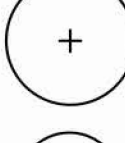
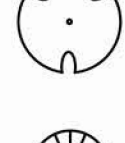
GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OF DECOMPOSED GRANITE, SIZE & COLOR AS SPECIFIED 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS, 2 APPLICATIONS, MIN.
2. VERIFY ALL CONDITIONS IN FIELD PRIOR TO BIDDING/ INSTALLATION. DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING.
3. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
4. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
5. LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT HE/SHE DEEMS UNACCEPTABLE.
6. FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE, THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
8. PLANT LIST/ QTY'S PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANS TAKE PRECEDENCE.
9. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
10. GROUND COVER AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
11. ALL EARTHWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
12. ALL UNDERGROUND CONDUITS/PIPES/UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING.
13. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON THE PLANS OR NOT.
14. ANY EXISTING PLANT MATERIAL NOT SHOWN TO REMAIN IS TO BE REMOVED BY CONTRACTOR.

CITY OF SURPRISE GENERAL NOTES

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
2. SIGNS REQUIRE A SEPARATE PERMIT.
3. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
4. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 5 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
5. SIGHT VISIBILITY TRIANGLES / LINES SHALL BE PER CITY OF SURPRISE DETAIL 4-01 AND 4-02. ALL PLANT MATERIAL LOCATED WITHIN THE SIGHT VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30" (INCHES) HIGH AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.
6. A MINIMUM OF TEN (10) PERCENT OF THE SITE IS TO BE LANDSCAPED.
7. ALL TREES AND PLANT MATERIAL SHALL CONFORM TO THE ARIZONA DEPARTMENT OF WATER RESOURCES PLANT MATERIALS LIST.
8. ALL TREES WILL BE MEASURED AND HAVE A MINIMUM CALIPER SIZE AS DEFINED IN THE LATEST VERSION OF THE ARIZONA NURSERY ASSOCIATION CONTAINER GROWN TREE GUIDE.
10. A TREE ROOT BARRIER IS REQUIRED PER CITY OF SURPRISE EDS DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK, CURBS, PAVEMENT OR WALLS.
11. ALL IRRIGATION PIPE TO BE PURPLE IN COLOR FOR RECLAIMED WATER.
12. THE LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH CITY OF SURPRISE EDS PER CHAPTER 8.
13. SIGHT DISTANCE REQUIREMENTS ON ARTERIAL AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITHIN THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02. TREES, SHRUBS, AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES, OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.

PROPOSED PLANT PALETTE

	<u>TREES</u>	<u>SIZE / QTY</u>
	EXISTING TREE TO REMAIN	4 QTY
	SONORAN EMERALD PALO VERDE CERCIDIMUM 'SONORAN EMERALD'	36" BOX / LOW BREAKING / 13 QTY
	SWEET ACACIA ACACIA FARNESIANA	36" BOX / LOW BREAKING / 8 QTY
	MULGA ACACIA ACACIA ANEURA	24" BOX / LOW BREAKING / 38 QTY
	DESERT WILLOW CHILOPSIS LINEARIS 'BUBBA'	24" BOX / LOW BREAKING / 33 QTY
	THORNLESS CASCALOTE CAESALPINIA CACALACO 'SIERRA SUN'	24" BOX / LOW BREAKING / 20 QTY
	<u>SHRUBS</u>	
	DWARF OLIVE OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL / 178 QTY
	BAJA RUELLIA RUELLIA PENINSULARIS	5 GAL / 144 QTY
	RED YUCCA HESPERALOE PARVIFLORA	5 GAL / 73 QTY
	RED BIRD OF PARADISE CAESALPINIA PULCHERRIMA	5 GAL / 58 QTY
	RIO BRAVO SAGE LEUCOPHYLLUM LANGMANIAE	5 GAL / 157 QTY
	MEXICAN PETUNIA RUELLIA BRITTONIANA	5 GAL / 128 QTY
	DESERT SENNA SENNA NEMOPHILA	5 GAL / 23 QTY
	<u>GROUNDCOVER</u>	
	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1 GAL / 316 QTY
	LANTANA 'NEW GOLD' LANTANA CAMARA	1 GAL @ 3' O.C. 302 QTY
	BLONDE AMBITION GRAMA BOUTELOUA GRACILIS	1 GAL @ 3' O.C. 389 QTY
	TRAILING ROSEMARY ROSMARINUS 'HUNTINGTON CARPET'	1 GAL @ 3' O.C. 317 QTY
	OUTBACK SUNRISE EMU EREMOPHILA GLABRA	1 GAL @ 4' O.C. 470 QTY
	TRAILING ACACIA ACACIA REDOLENS	1 GAL @ 4' O.C. 237 QTY
	CHUPAROSA JUSTICIA CALIFORNICA	1 GAL @ 3' O.C. 455 QTY
DG	DECOMPOSED GRANITE GOLD COLOR AS SELECTED	1/2" SCREENED / 2" DEPTH

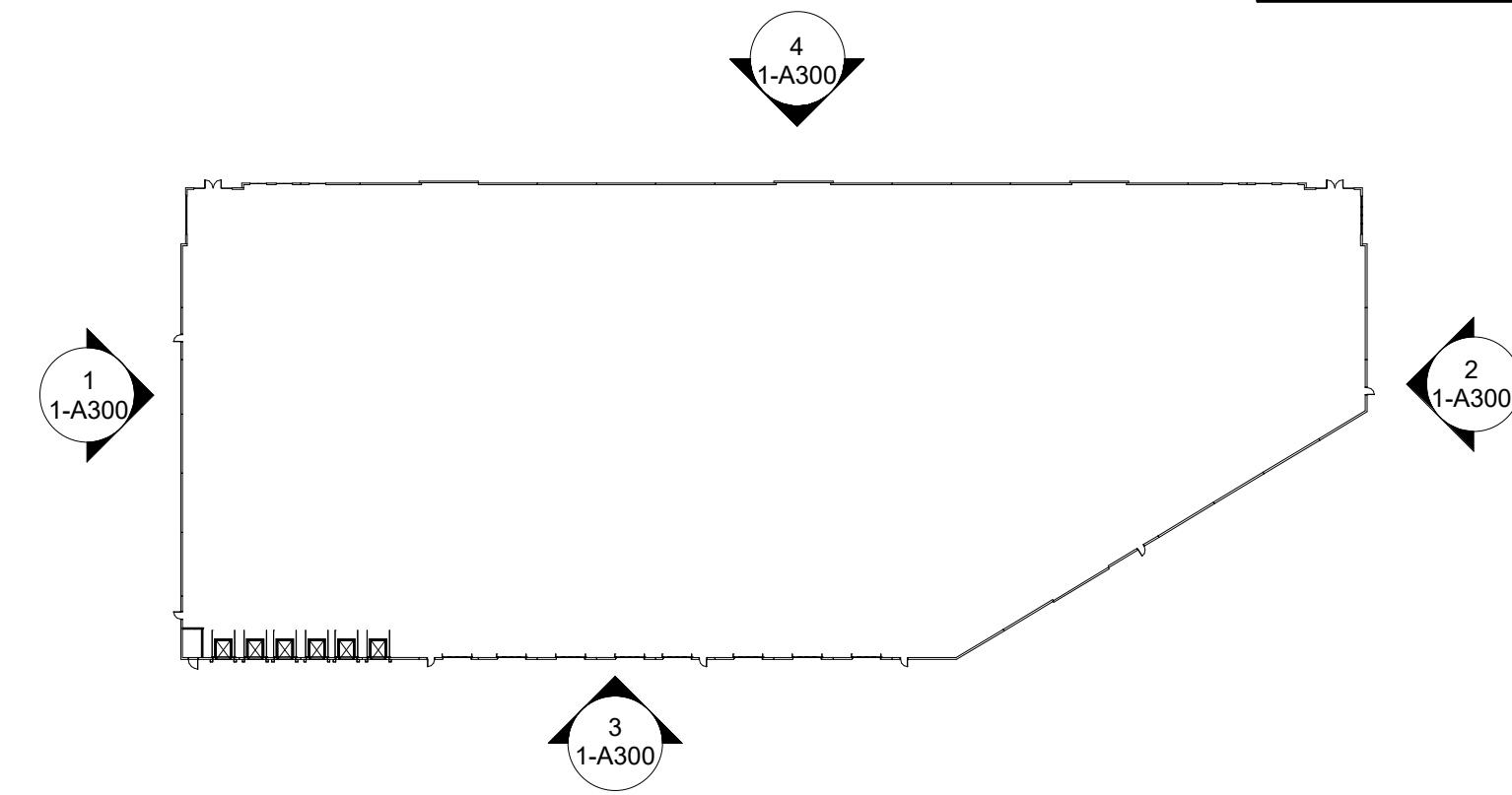
Contact Arizona 811 at least two full working days before you begin excavation





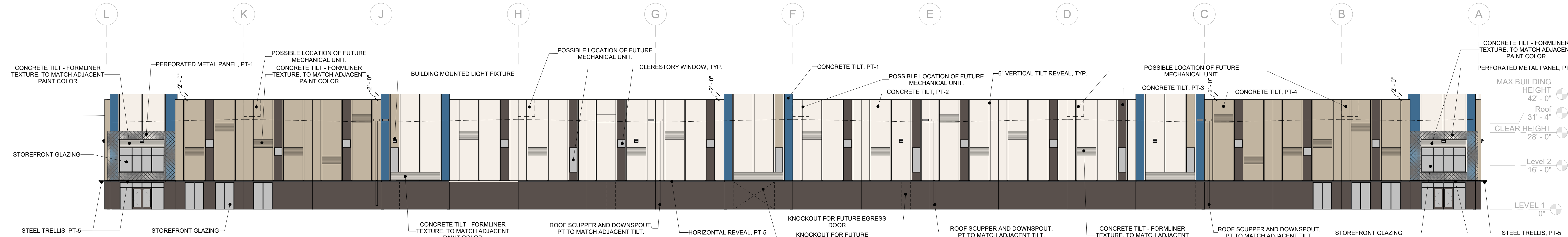
6 3D View - Entry Corner - Color 1
1-A300

FINISH LEGEND	
	PT-1: RAINY LAKE - DUNN EDWARDS - DE5852
	PT-2: LIGHT BEIGE - DUNN EDWARDS - DE6211
	PT-3: WEATHERED BROWN - DUNN EDWARDS - DEC756
	PT-4: PIGEON GRAY - DUNN EDWARDS - DE6214
	PT-5: DARK ENGINE - DUNN EDWARDS - DE6350

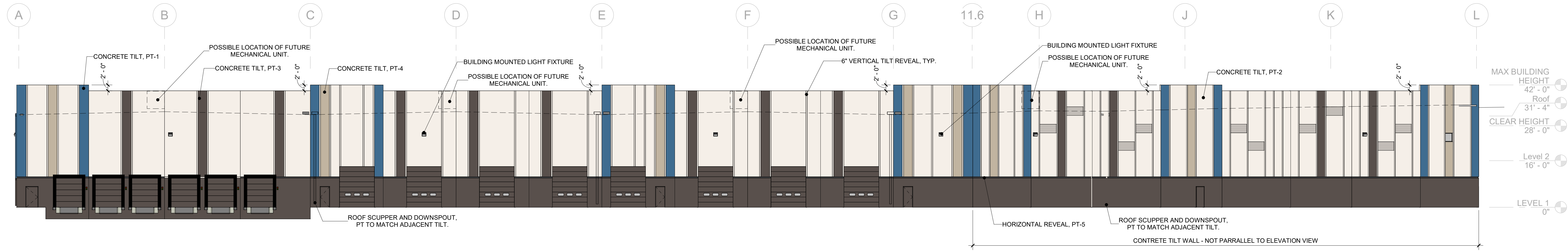


5 OVERALL KEY PLAN
1-A300 1" = 80'-0"

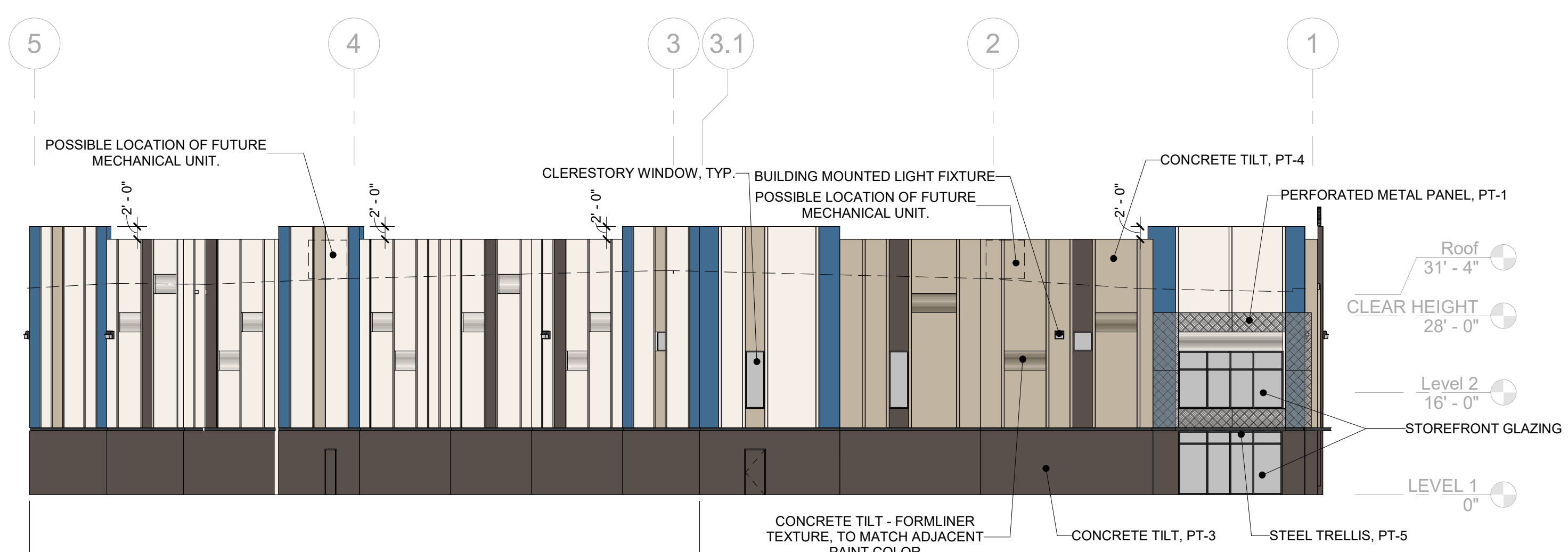
NOTE: WE WILL ENSURE THAT ALL MECHANICAL UNITS ARE PROPERLY CONCEALED ONCE WE PROCEED INTO CONSTRUCTION DOCUMENT PHASE AND KNOW THE EXACT UNITS TO BE SPECIFIED AND THEIR EXACT LOCATIONS DETERMINED WITHIN ROOF PLANES. PARAPET HEIGHT SUBJECT TO CHANGE +/- 4" TO ACCOMMODATE COVERAGE ULTIMATELY NEEDED.



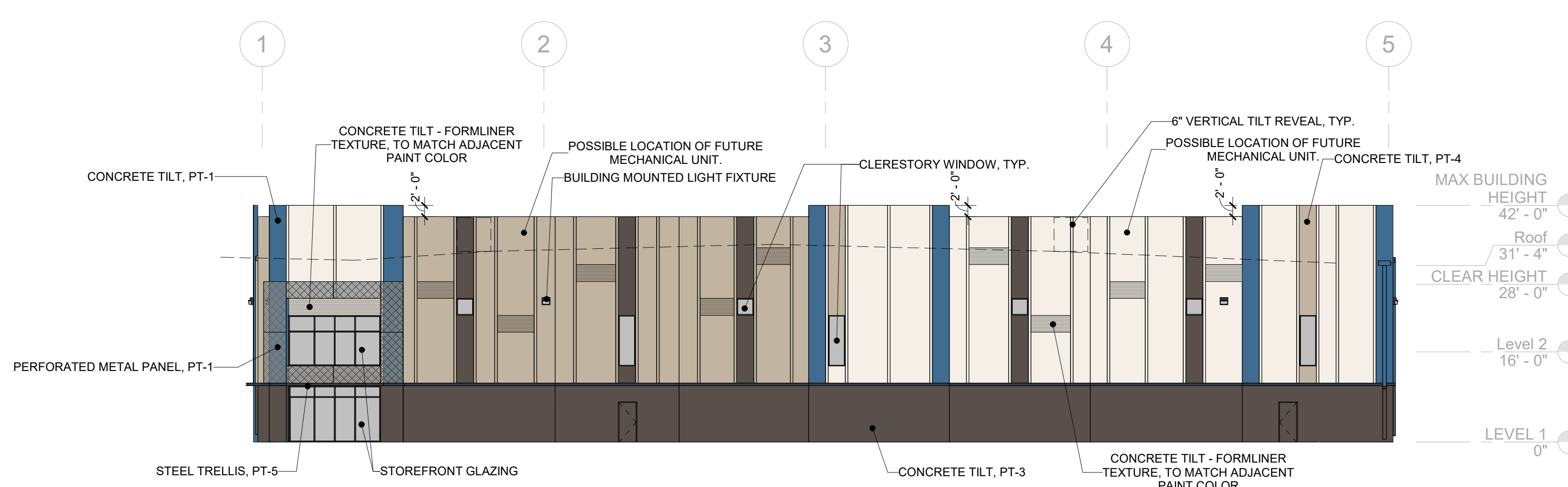
4 NORTH ELEVATION
1-A300 1/16" = 1'-0"



3 SOUTH ELEVATION
1-A300 1/16" = 1'-0"



2 EAST ELEVATION
1-A300 1/16" = 1'-0"



1 WEST ELEVATION
1-A300 1/16" = 1'-0"

PROJECT INFORMATION
**SURPRISE
POINTE 34 -
BUILDING 1**

SEC Waddell Road &
Willow Avenue
Suprise, AZ

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Arizona

Name

REGISTRATION NO. DATE
Number Date

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DRAWN BY CHECKED BY
Author Checker
JOB NO. DATE
701-339 Issue Date

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
A	09/02/2022	Site Plan Review
B	11/02/2022	2nd Site Plan Review Submittal
C	12/01/2022	3rd Site Plan Review Submittal

**SITE PLAN
REVIEW**
11/02/2022

EXTERIOR
ELEVATIONS -
COLOR

1-A300

PROJECT INFORMATION

**SURPRISE
POINTE 34 -
BUILDING 2**

SE Corner W Waddell Rd
& Willow Ave
Surprise, Arizona

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Name _____

REGISTRATION NO.	DATE
Number	Date

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DRAWN BY	CHECKED BY
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JOB NO.	DATE
701-339	08/15/2022

ISSUE RECORD		
ISSUE #	DATE	DESCRIPTION
A	09/02/2022	Site Plan Review
B	11/02/2022	2nd Site Plan Review Submittal
C	12/01/2022	3rd Site Plan Review Submittal

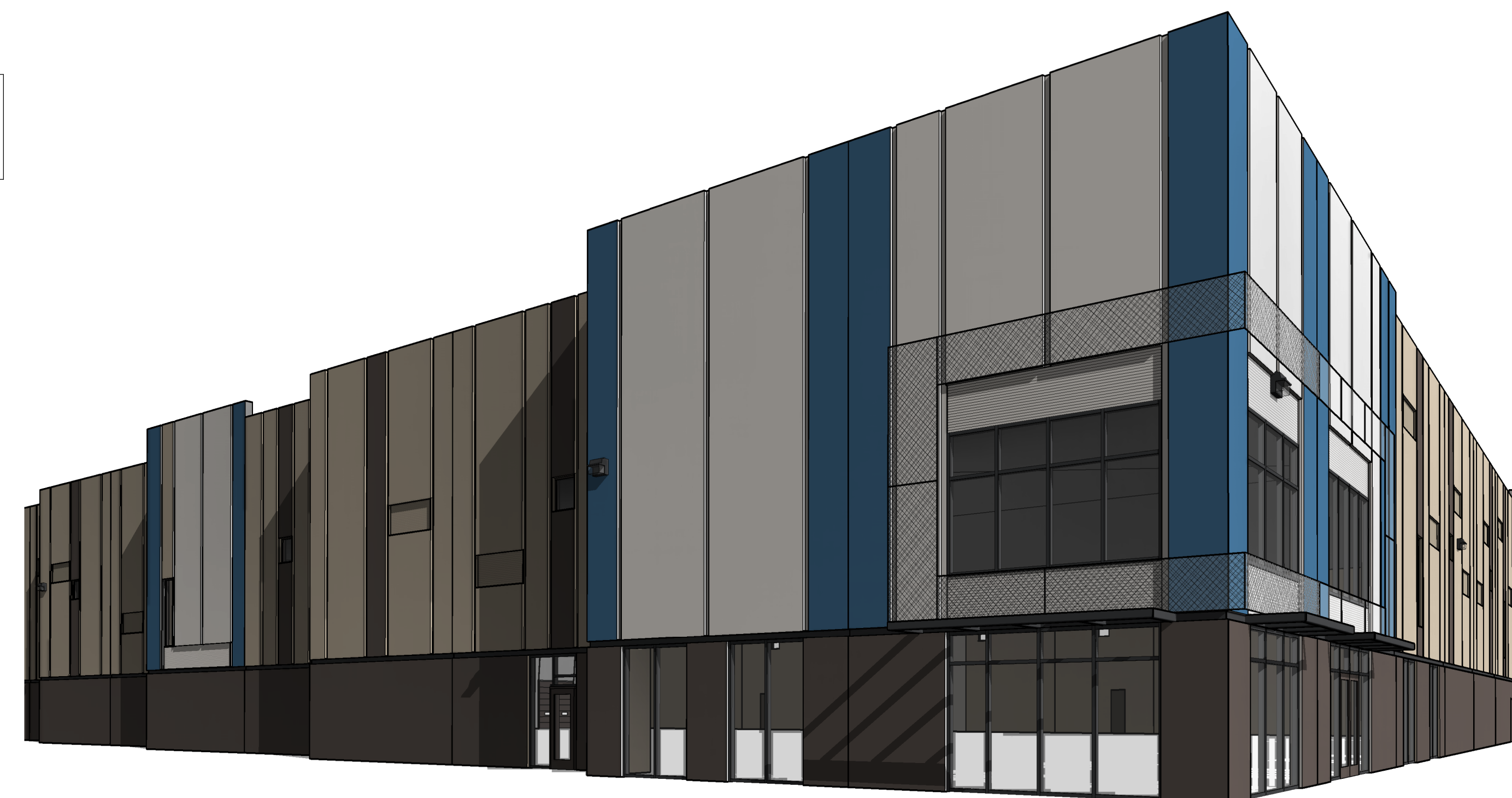
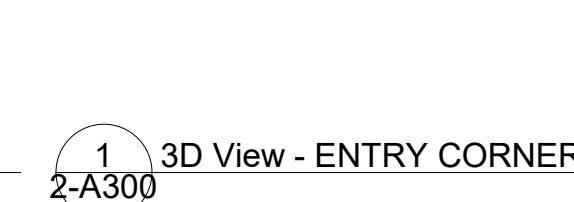
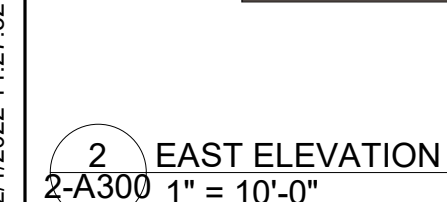
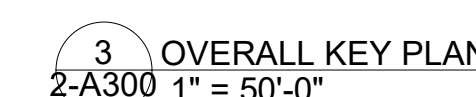
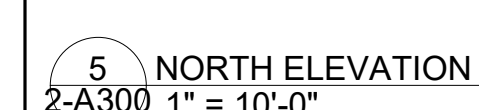
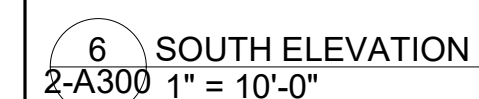
11/02/2022

EXTERIOR
ELEVATIONS -
COLOR

2-A300

CASE NO.-FS22-1262

Page 63 of 70



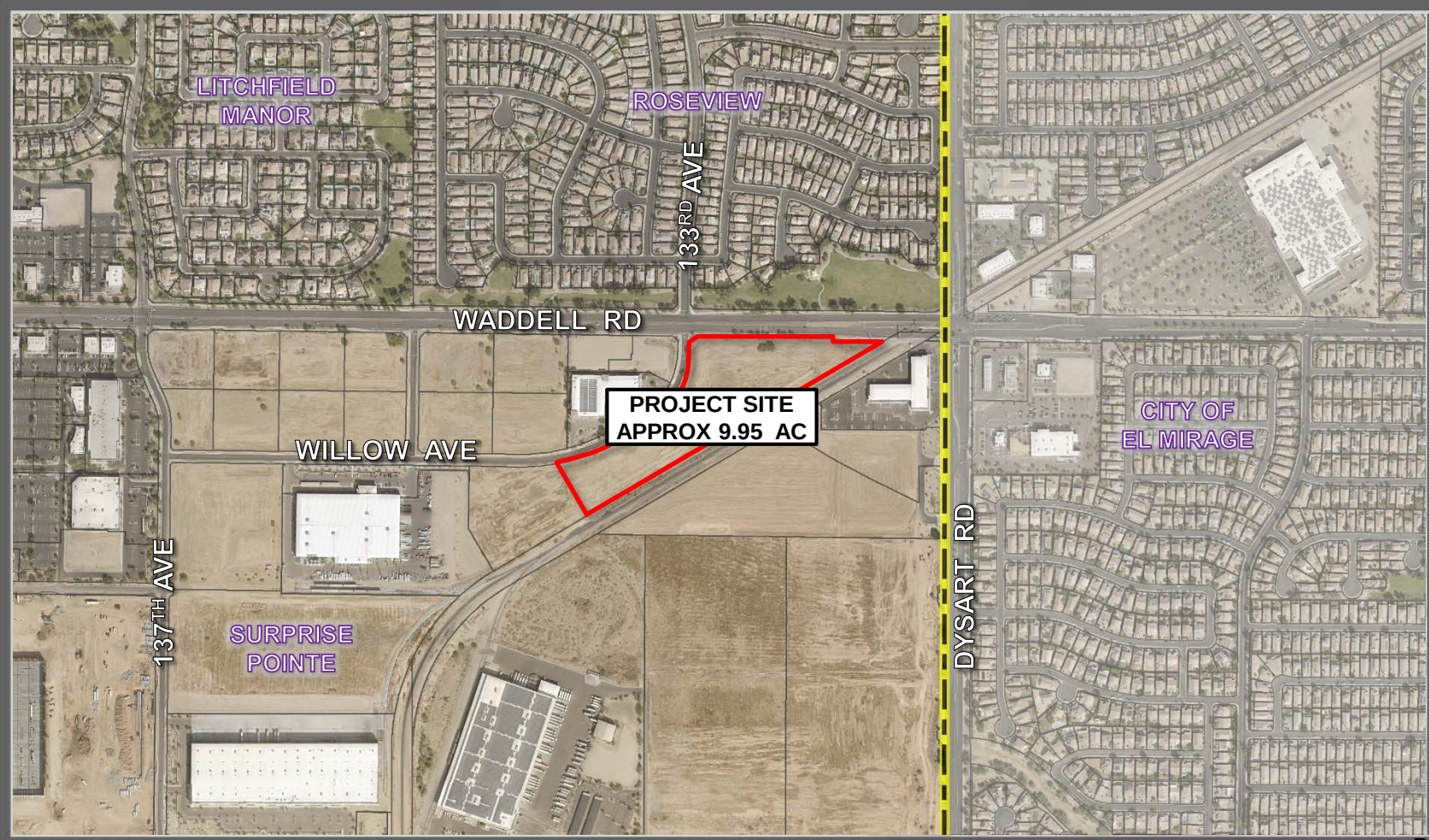


FS22-1262

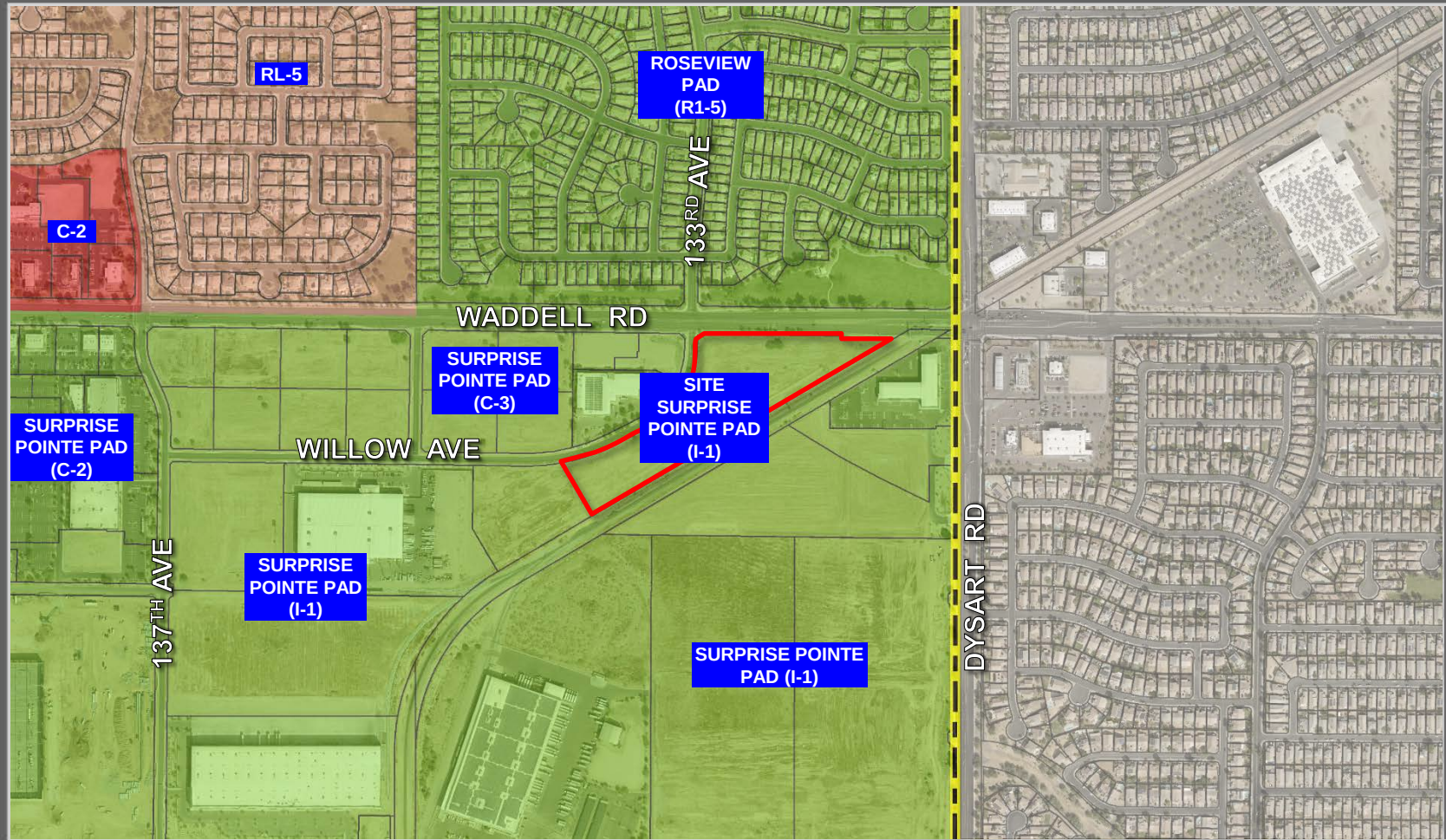
Surprise Pointe 34

Site Plan

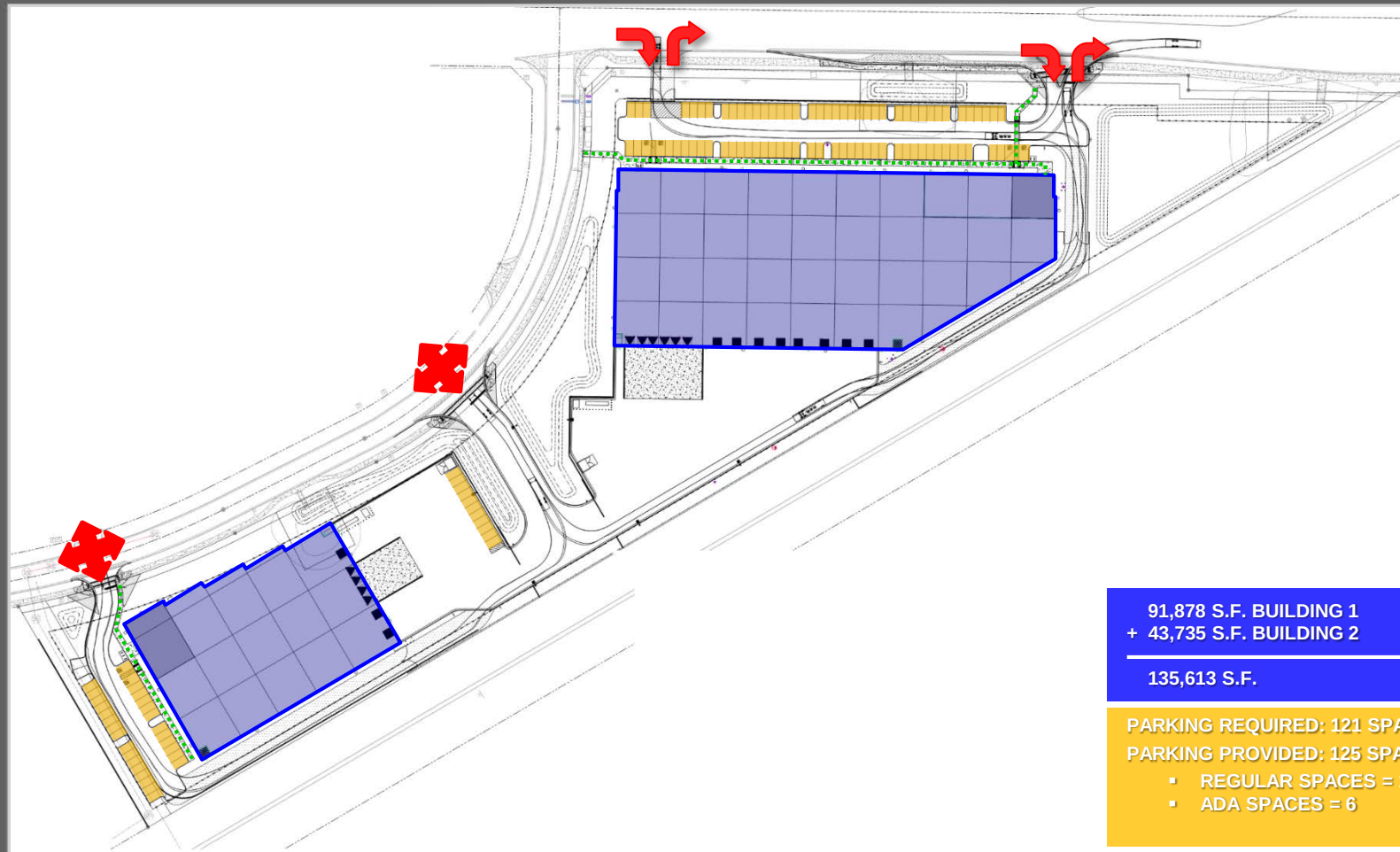
Planning & Zoning Commission
March 02, 2023



FS22-1262 VICINITY MAP



FS22-1262 ZONING MAP



91,878 S.F. BUILDING 1
+ 43,735 S.F. BUILDING 2

135,613 S.F.

PARKING REQUIRED: 121 SPACES

PARKING PROVIDED: 125 SPACES

- REGULAR SPACES = 119
- ADA SPACES = 6

FS22-1262 SITE PLAN

REQUIREMENT	APPLICABLE STANDARDS	PROVIDED
Minimum Lot Area	100 feet	661 feet
Minimum Building Setbacks	Street front: 35 feet	40 feet
	Corner Side: 30 feet	97 feet
	Interior Side: 15 feet	59 feet
	Rear: 15 feet	20 feet
Maximum Structure Height	35 feet, subject to request for extension	Applicant is requesting a maximum height of 42'5"

FS22-1262 DEVELOPMENT STANDARDS



FS22-1262 3-D ELEVATIONS





RECOMMENDATION:

Staff Recommendation:

Approve subject to Stipulations 'a' through 'd'

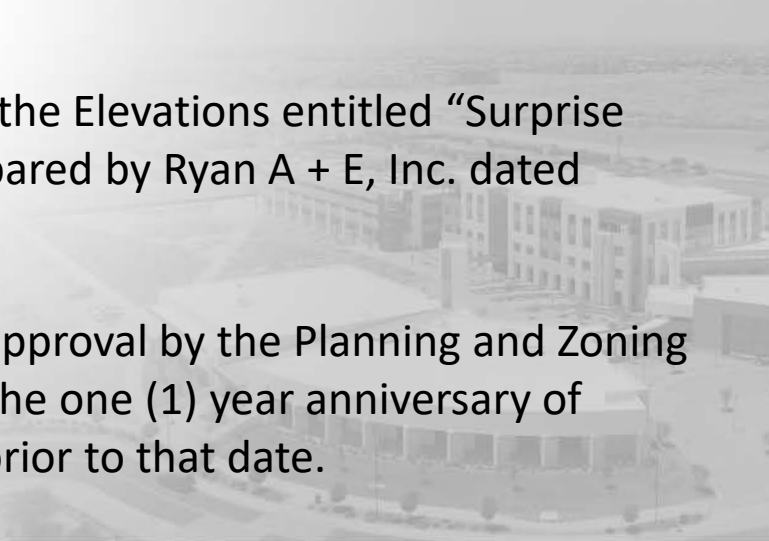


SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



- 
- a. Development and use of the site shall be consistent with the Site Plan entitled “Surprise Pointe 34” consisting of seven (7) sheets prepared by Ryan A + E, Inc. and received January 10, 2023.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Surprise Pointe 34” consisting of four (4) sheets prepared by Ryan A + E, Inc. and received December 8, 2022.
 - c. Building elevations shall be consistent with the Elevations entitled “Surprise Pointe 34” consisting of four (4) sheets prepared by Ryan A + E, Inc. dated December 8, 2022.
 - d. This Site Plan is valid for one (1) year after approval by the Planning and Zoning Commission. This Site Plan shall expire on the one (1) year anniversary of approval, unless construction commences prior to that date.