



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, September 6, 2012 @ 6:00 PM
 Council Chambers

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CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

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 on any item not 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.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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- | | | | |
|----|-------------------|---|--|
| #1 | District Internal | <u>Consideration and action on the August 2, 2012 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District 3 | <u>Consideration and action on case FS12-192, a site plan approval for Park Skyway industrial shell building at Skyway Business Park Phase II.</u> | Approve
Vamshee
Kovuru,
Community &
Economic
Development |
| #3 | District 3 | <u>Consideration and action on case FS12-225, a site plan approval for Southwest Products industrial shell building at Skyway Business Park Phase II.</u> | Approve
Vamshee
Kovuru,
Community &
Economic
Development |
| #4 | District Citywide | <u>Discussion regarding the update to the Surprise General Plan.</u> | No Action
Adam
Copeland,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#5	District Citywide	<u>Consideration and action on the Consolidated Annual Performance and Evaluation Report (CAPER) 2011-2012.</u>	Approve Christina Ramirez, Community & Economic Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Aug. 29, 2012 at 11:55 p.m.

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

September 6, 2012 @ 6:00:00 PM

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Board Meeting Date:	September 6, 2012	Contact Person:	Deb Perry, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on the August 2, 2012 Planning and Zoning Commission minutes.

Motion:

I move to approve the August 2, 2012 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

ATTACHMENTS:

Click to download

☐ [Minutes](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

CITY OF SURPRISE

PLANNING AND ZONING COMMISSION 16000 North Civic Center Plaza Surprise, AZ 85374

August 2, 2012

MEETING MINUTES

CALL TO ORDER

Chair Jan Blair called the Planning and Zoning Commission Meeting to order at 6 p.m. at the Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, August 2, 2012.

ROLL CALL

In attendance with Chair Blair were Vice Chair Steve Somers and Commissioners Ken Chapman, Matthew Bieniek, Jerry Hoyler, and Dennis Smith. Commissioner John Hallin was absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Mayor Wolcott thanked the Commission for the marvelous job at representing the city's vision and all the work to help make a beautiful city. Mayor stated that she looks forward to a more direct relationship and truly appreciates the Commission taking on the extra duties from the recent realignment of the boards and commissions.

ACM Mihelich stated that the General Plan Advisory Committee continues to meet and updates will be coming forward to the Commission in September. The public is very engaged as we have received 1,600 surveys from residents to date.

CONSENT AGENDA

All items listed with an asterisk (*) are considered to be routine by the Planning and Zoning Commission and were approved by one motion. There was no separate discussion of these items during this meeting.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

Chair Blair changed the order of items due to the technical difficulties during the meeting.

- **Item 3 – Discussion Only – Neighborhood Services Programs**

Supervisor Christina Ramirez presented the Neighborhood Services Programs and gave a brief description of the new duties assigned to the Commission.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 6: FS12-175 – Consideration and action – Surprise Neighborhood Award Program**

Supervisor Christina Ramirez presented the nominees to the Commission. Staff recommended approval of the **Surprise Neighborhood Award Program recipients**.

In response to Commissioner Chapman, Supervisor Ramirez stated that the SNAP process was established through the Quality of Life/Revitalization Commission.

Chair Blair opened the call to the public.

Andy Cepon, resident, stated that he would like the commission to consider adding Connie Whitlock as an Outstanding Neighborhood Leader recipient for all or her work within the city.

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

Commissioner Smith made a motion to recommend approval to the Mayor and Council approving **the Surprise Neighborhood Award Program recipients as follows:**

Outstanding Neighborhood Leader – Ted Cimino and Connie Whitlock

Outstanding Neighborhood – Sun City Grand Estancia Neighborhood

Outstanding Neighborhood Partner – Banner Health Del E. Webb

Outstanding Young Leader – Angelica Enriquez

Outstanding Faith Based Partner - Christ Church of the Valley

Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING

- **Item 1: Planning and Zoning Commission Minutes for July 5, 2012.**

The following amendments were made to the minutes:

- Change the word 'and' in the conditions listed in Item 2 - FS12-140 to the word 'through'.
- Add the request made by commission to invite Luke Air Force Base for a work session regarding the noise contours.

Vice Chair Somers made a motion to approve the **Planning and Zoning Commission Minutes for July 5, 2012, as amended**. Commissioner Chapman seconded the motion. The motion passed with a vote of 5 ayes, 1 abstain (Bieniek) and 1 absent (Hallin).

- **Item 2: FS12-163 – Consideration and action – Western Refining Card Lock Fuel Facility**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-163 a site plan for Western Refining Card Lock Fuel Facility**.

Commissioner Bieniek made a motion to approve **FS12-163 a site plan for Western Refining Card Lock Fuel Facility** and adopt staff's findings; subject to conditions 'a' and 'b'. Commissioner Hoyler seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS12-167 – Consideration and action – Freddy's Frozen Custard and Steakburgers**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-167, a site plan with phasing along with a Conditional Use Permit for Freddy's Frozen Custard and Steakburgers restaurant at Marley Park Square**.

Chair Blair opened the call to the public.

Ricky Lyons, applicant, stated that staff has been outstanding and commended their efforts.

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

Commissioner Hoyler made a motion to approve **FS12-167, a site plan with phasing along with a Conditional Use Permit for Freddy's Frozen Custard and Steakburgers restaurant** and adopt staff's findings and conditions 'a' through 'd'. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

- **Item 5: FS12-175 – Consideration and action – Taco Bell**

Planner Vamshee Kovuru presented the project to the Commission. Staff recommended approval of **FS12-175, a Conditional Use Permit for Taco Bell restaurant at Surprise Village Marketplace**.

In response to Commissioner Chapman, Planner Kovuru stated that the stacking at the drive through window allows for 6 - 7 cars.

Chair Blair opened the call to the public.

Greg Hitchens, applicant, stated that the restaurant is unveiling their new building architecture prototype in the city and is anxious to get it built and added to the community.

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

Commissioner Chapman made a motion to approve **FS12-175, a Conditional Use Permit for Taco Bell restaurant** and adopt staff's findings and conditions 'a' through 'd'. Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Hallin).

CALL TO THE PUBLIC

Chair Blair opened the call to the public to discuss any issues not noted on the agenda. Hearing no comments, Chair Blair closed the call to the public.

OTHER BUSINESS

Commissioner Hoyler stated that he recently was working with Development Services and wanted to commend the staff and comment at what a great experience he had.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:43 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Deputy City Attorney Julie Kriegh, Neighborhood Services Supervisor Christina Ramirez, Planner Vamshee Kovuru, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT: Mayor Sharon Wolcott

Jeff Mihelich
Assistant City Manager

Jan Blair, Chair
Planning and Zoning Commission



CITY OF SURPRISE
Planning and Zoning Commission

September 6, 2012 @ 6:00:00 PM

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Board Meeting Date:	September 6, 2012	Contact Person:	Vamshee Kovuru, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on case FS12-192, a site plan approval for Park Skyway industrial shell building at Skyway Business Park Phase II.

Motion:

I move to approve FS12-192, a site plan approval for Park Skyway industrial shell building at Skyway Business Park Phase II and to adopt staffs finding and conditions a through d.

Background:

The proposed Park Skyway project is a 418,672-square-foot square-foot industrial building. The intended uses are distribution, warehouse, and manufacturing.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region. Park Skyway will create 150-220 full time and part time jobs.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Vicinity Map](#)
 - ☐ [Site Plan](#)
 - ☐ [Final Plat](#)
 - ☐ [Landscape Plan](#)
 - ☐ [Elevations](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Vamshee Kovuru, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: September 6, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Vamshee Kovuru, Planner
vamshee.kovuru@surpriseaz.gov 623-222-3153

Re: FS12-192, Site Plan for Park Skyway

Application Summary

The applicant is requesting a site plan approval for Park Skyway industrial shell building at Skyway Business Park Phase II.

Location

The project is generally located south of Cactus Road between Solar Canyon Way and 132nd Avenue. The project is located on lot 1 of the Skyway Business Park Phase II industrial complex. The total land area of lot is 24 acres.

History

- On December 14, 2006, the Mayor and City Council approved the Skyway Business Park II Final Plat.
- On August 14, 2012, the Mayor and City Council approved the Skyway LLC Development Agreement.

Project Summary

The current proposal calls for two (2) phases. The project is proposed as a companion project to the Southwest Products building to the south. Park Skyway and Southwest Products will be developed as Phase 1 and Phase 2 respectively.

On September 11, 2012, the City Council will review a Final Plat Amendment of the Skyway Business Park Phase II Units 29-47 that will establish the property boundaries to accommodate the proposed Park Skyway and Southwest Products industrial projects.

The proposed location is currently zoned Industrial Performance (IP). The Final Plat Amendment would create four (4) new lots by combining Units 29-47. The four (4) new lots will be developed in phases as follows:

- Lot 1 will be developed as Phase 1 that will accommodate 418,672-square-foot Park Skyway industrial shell building. The intended uses are distribution, warehouse, and manufacturing. The site will be accessible from multiple points on both Solar Canyon Way and 132nd Avenue. On site improvements include access, water, sewer, utilities, landscaping, and lighting. Offsite improvements include half street improvements on Solar Canyon Way and 132nd Avenue with curb and gutter, street lights, water, and sewer services.
- Lot 2 will be developed as Phase 2 that will accommodate 121,285-square-foot Southwest Products industrial building.
- Lot 3 and 4 will be developed as market permits.

Economic Impact

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region. Park Skyway will create 150-220 full time and part time jobs.

Findings

1. Staff finds that the proposed final plat complies with the Surprise Municipal Code.
2. Staff finds that the proposed final plat complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

- a) The approval of the site plan for Park Skyway is to be deemed pending the approval of the Final Plat Amendment of the Skyway Business Park Phase II Units 29-47 by City Council on September 11, 2012.
- b) All the screen walls design and materials are to complement the architecture of the primary building and will be reviewed at the time of permitting.
- c) The landscape plan numbered La.02 prepared by Cawley Architects and dated July 26, 2012 will be revised and submitted to the city for administrative review and approval to include the following modifications prior to approval of any civil construction document and/or acceptance of any building permit application:
 1. The area between the sidewalk and curb to the north side of the access drive will be landscaped to continue the landscaping proposed to the south of the access drive.
- d) The intersections of Cactus Road with Solar Canyon Way and 132nd Avenue will be counted yearly by the city. In addition, the yearly crash reports for the segments from Access A and D to these intersections will be collected. Once the left turns on to Cactus

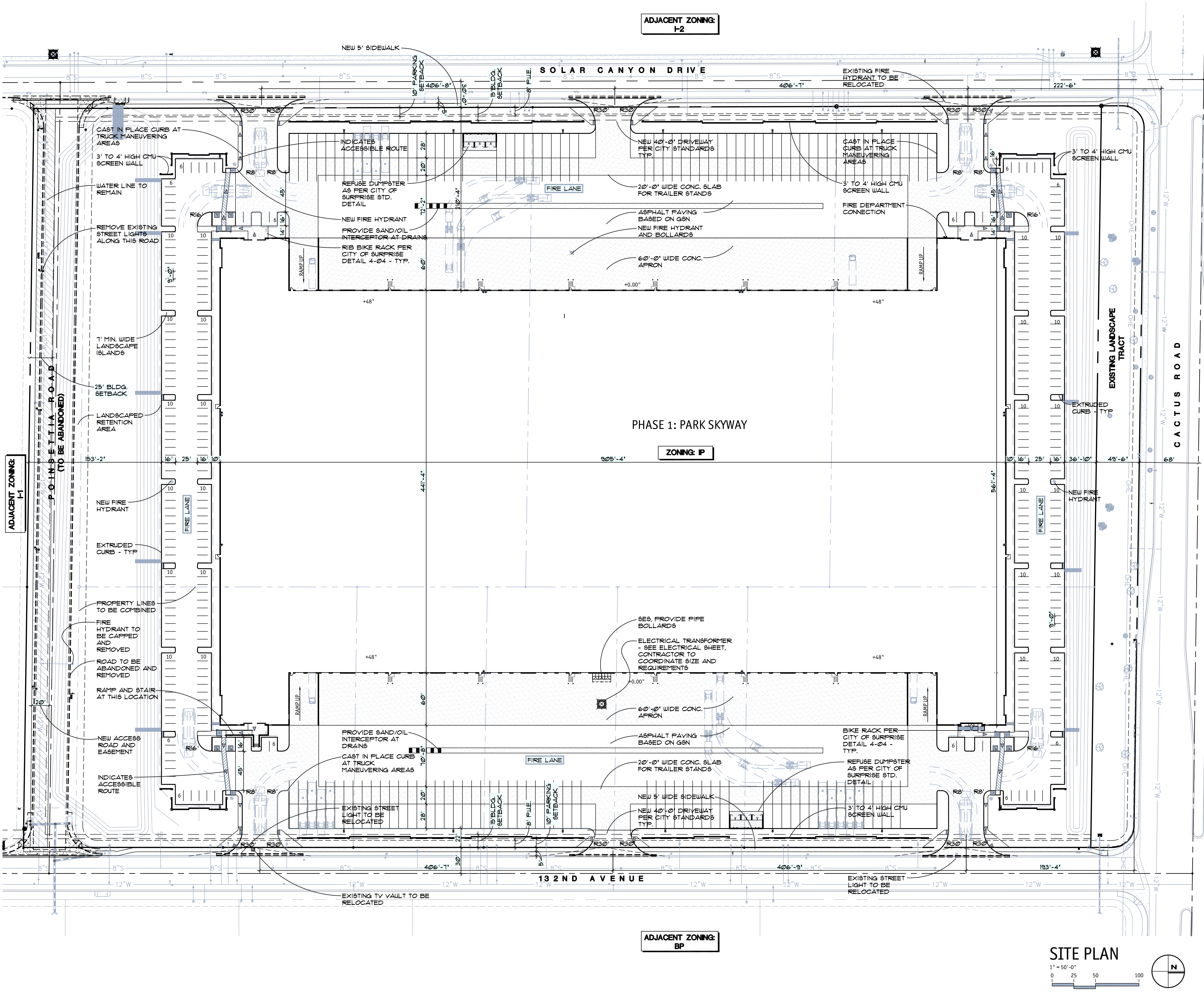
Road from Solar Canyon Way or 132nd Avenue reach 120 vehicles per hour (counting both trucks and passenger vehicles as one) or if either of the two segments has two (2) crashes that occur within one year, the city will begin to review these locations in more detail with the owner. At that time, if deemed necessary, the following will occur:

1. Prohibit truck ingress and egress on drives A and D using signage.
2. If problems persist, the owner will be responsible for additional modifications to the access drives such that a raised median is constructed within the drive as to limit the accesses to 'right-in / right-out only'.
3. If problems further persist, the owner will be responsible for full restriction. This will remove the access drives completely.

Attachment

Vicinity Map, Amended Final Plat, Site Plan, Landscape Plan, and Elevations.





A NEW BUILDING PROJECT
BY:
LGE
PARK SKYWAY

PROJECT: PARK SKYWAY
ADDRESS: SEC Cactus Road & Solar Canyon Way
Surprise, Arizona
DEVELOPER: LGE CORPORATION
740 NORTH 52ND STREET
PHOENIX, ARIZONA 85008
A NEW DISTRIBUTION/WAREHOUSE BUILDING

SCOPE: LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL #: 501-45-883,884,885,896,897,898,899,900,901
ZONING: I-P
SITE AREA: +/- 1,048,032 S.F. (+/- 24.06 ACRES)
BUILDING AREA: 418,672 S.F. GROSS
STORIES: SINGLE STORY
LOT COVERAGE: 40 %
LANDSCAPE AREA: 188,124 S.F.
LANDSCAPE COVERAGE: 18 %
OCCUPANCY: B / S-1
CONSTRUCTION TYPE: III-B W/ E.S.F.R
ALLOWABLE AREA: UNLIMITED
CLEAR HEIGHT: 32'-0"
STRUCTURAL DEPTH: 2'-8"
SLOPE DEPTH: 1/4" PER 1'-0" MIN. = 4'-7"
SCREENING HEIGHT: 50" MAX.
BUILDING HEIGHT: 42'-6"

AREA CALC.	1ST FLOOR	TOTALS
OFFICE	4,853	4,853
INDUSTRIAL	413,819	413,819
TOTAL:	418,672	418,672

REQUIRED PARKING CALCS

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	4,853	1/250	20
INDUSTRIAL	413,819	1/1,500	276

TOTAL: 296

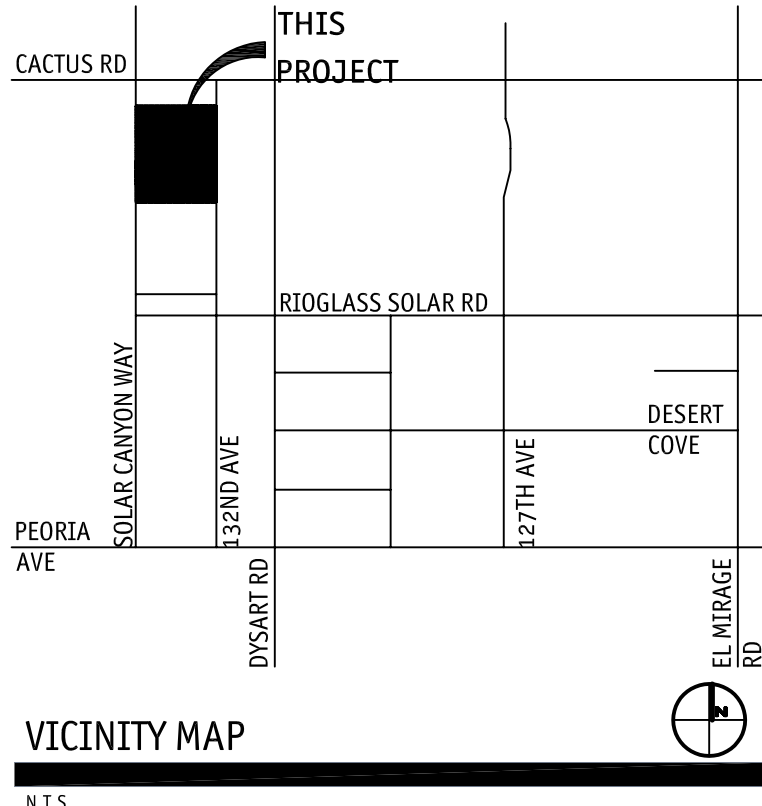
PARKING PROVIDED

TOTAL REGULAR SPACES	304
TOTAL ACCESSIBLE SPACES	8
TOTAL COVERED SPACES	-
TOTAL SPACES ON SITE	312

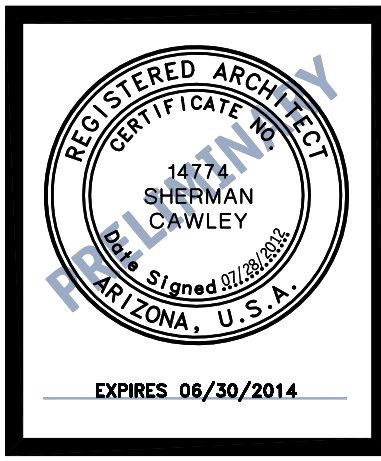
1.35 STALLS / 1,000 S.F.

BICYCLE PARKING CALCS

RATIO	REQUIRED	PROVIDED
1/20 PARKING STALLS	16	16



www.cawleyarchitects.com
730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



PARK SKYWAY &
SOUTHWEST
PRODUCTS @
SKYWAY
BUSINESS PARK II
SW CORNER OF
CACTUS ROAD
& 132ND AVE
SURPRISE
ARIZONA

DATE
07 - 25 - 2012

LGE
DESIGN BUILD
740 N. 52nd St.
Phoenix, AZ
480.966.4001

The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects for the exclusive use by LGE Corporation in connection with a Design/Build construction contract. Any other use or release of these drawings may result in civil damages.

All discrepancies found in these documents and actual field conditions shall be reported to Cawley Architects for resolution prior to commencement of the work, or proceed at contractor's own risk.

Discrepancies between bid amounts presented to LGE Corporation and these documents shall be reported to LGE prior to commencement of work.

Project: PKSW
A1.2

FINAL PLAT FOR SKYWAY BUSINESS PARK II UNITS 29 - 47
CITY OF SURPRISE, AZ.

A REPLAT OF UNITS 29 THROUGH 47, SKYWAY BUSINESS PARK II CONDOMINIUM, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT SKYWAY, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY AS "OWNER", HAS SUBDIVIDED UNDER THE NAME FINAL PLAT FOR "SKYWAY BUSINESS PARK II" UNITS 29-47, A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "SKYWAY COMMONS" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL WATER/SEWER LINES AND WATER METERS AS SHOWN ON THE PLAT, INCLUDING A CROSS-ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES AND TO DEDICATED WATER/SEWER LINES/WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE WATER/SEWER LINES/WATER METERS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2012.

BY: (OWNER)

BY: _____

ITS _____

ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2012 BY _____ IT'S _____, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

IN WITNESS THEREOF:
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER:

SKYWAY, L.L.C.
101 HODENCAMP ROAD, SUITE 200
THOUSAND OAKS, CA 91360
CONTACT: MOSHE SILAGI
PHONE: 805-494-7704

DEVELOPER

LGE CORPORATION
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRANK PETTIT

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JERRY D. HEATH, JR.

NOTES:

1. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF SURPRISE.
2. ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
3. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
4. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.
5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
6. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.
7. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE FIFTY-YEAR, TWENTY-FOUR-HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
8. ALL DRYWELLS ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX (36) HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
9. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
10. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
11. ALL COMMERCIAL/INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.
12. ZONING FOR THIS PROPERTY IS P.A.D., PLANNED AREA DEVELOPMENT.
13. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 1605 J, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE.
14. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.
15. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
16. THE EXISTING 60 FOOT RIGHT-OF-WAY KNOWN AS POINSETTIA DRIVE THAT IS ACROSS A PORTION OF LOT 1 OF THIS FINAL PLAT IS TO BE ABANDONED WITH THIS FINAL PLAT.

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERFLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY:

1. SKYWAY, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

2. OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C1605J (EFFECTIVE REVISED DATE SEPTEMBER 30, 2005), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

BASIS OF BEARING & DATUM INFO.:

COORDINATE SYSTEM: GDACS 4FB1 CONTROL POINT
DATUM: GPS 80
PROJECTION: NAD 83, ARIZONA CENTRAL ZONE
GEOD MODEL: GEOD 99
PER FINAL PLAT FOR SKYWAY BUSINESS PARK, BK. 808, PG. 23, M.C.R.

THE BASIS OF BEARING IS BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T3N, R1W, FROM A 2-INCH ALUM. CAP (0.4- FEET BELOW PAVEMENT, RLS 38563) AT THE NORTH 1/4 CORNER TO A BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF SAID SECTION, HAVING A BEARING OF SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST A DISTANCE OF 2615.58- FEET. PER THE FINAL PLAT OF SKYWAY BUSINESS PARK II CONDOMINIUM, BK. 923, PG. 01, M.C.R.

LEGAL DESCRIPTION - GROSS SITE:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 22, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 22 BEARS SOUTH 89°09'46" EAST, SAID BEARING BEING RECORDED IN THE FINAL PLAT FOR SKYWAY BUSINESS PARK II, BOOK 923 OF MAPS, PAGE 1, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, FOR A DISTANCE OF 2615.58 FEET;

THENCE SOUTH 89°09'46" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, FOR A DISTANCE OF 1962.91 FEET TO THE POINT OF BEGINNING,

THENCE SOUTH 00°00'52" WEST, FOR A DISTANCE OF 2633.28 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 89°10'41" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 907.87 FEET;

THENCE NORTH 00°07'51" WEST, FOR A DISTANCE OF 2633.63 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°09'46" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 914.55 FEET TO THE POINT OF BEGINNING.

LOT AREAS:

LOT NO.	ACRES±	SQ.FT.±
1	24.059	1,048,005
2	17.257	751,711
3	3.152	137,316
4	3.221	140,308
TRACT A	0.965	42,019
TRACT B	1.065	46,371
R/W-NET	5.363	233,624
TOTAL GROSS	55.081	2,399,335

THE TOTAL (NET) AREA OF LOTS FOR THIS SUBDIVISION IS:
49.717 ACRES (2,165,711) SQUARE FEET±

CERTIFICATION:

I, JERRY D. HEATH, JR., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2012, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

JERRY D. HEATH, JR., R/L.S. #45835
HUNTER ENGINEERING, INC.



CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2012, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ CITY ENGINEER _____ DATE _____

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS _____ DAY OF _____, 2012.

MAYOR

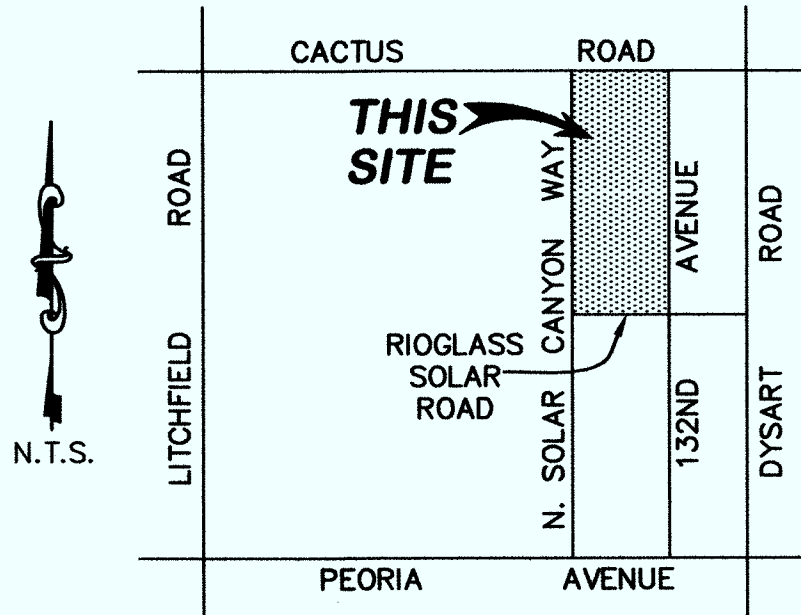
DATE

ATTEST: _____

CITY CLERK

DATE

VICINITY MAP:



NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986

FINAL PLAT FOR SKYWAY BUSINESS
PARK II UNITS 29 - 47

A REPLAT OF UNITS 29 THROUGH 47, SKYWAY BUSINESS PARK II CONDOMINIUM, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 22
TWSHP: 3N
RANGE: 1W

JOB NO.:
LGEC123-SP

SCALE
1"=80'

SHEET
1 OF 3

A REPLAT OF UNITS 29 THROUGH 47, SKYWAY BUSINESS PARK II CONDOMINIUM, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LINE	BEARING	DISTANCE
L1	S00°00'52"W	24.86'
L2	S00°00'52"W	29.65'
L3	S00°07'51"E	30.42'
L4	S00°07'51"E	24.08'
L5	S89°59'08"E	30.00'
L6	S00°00'52"W	92.22'
L7	S89°59'08"E	30.00'
L8	N00°00'52"E	45.78'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	89°10'38"	38.91'
C2	25.00'	90°48'27"	39.62'
C3	25.00'	89°02'50"	38.85'
C4	25.00'	90°58'05"	39.69'

LOT 1 20' WATER LOT 1 SIDEWALK
ESMT. LINE TABLE: ESMT. LINE TABLE:

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N00°07'51"W	6.50'
L10	N00°07'51"W	20.00'
L11	N89°59'08"W	88.89'
L12	S89°59'08"E	32.29'
L13	N00°00'52"E	20.00'
L14	S89°59'08"E	32.29'
L15	N00°00'52"E	55.31'
L16	N00°00'52"E	17.00'
L17	S89°59'08"E	20.00'
L18	N00°00'52"E	17.00'
L19	S00°00'52"W	57.28'
L20	N89°59'08"W	80.67'
L21	N89°59'08"W	80.67'
L22	S00°00'52"W	65.06'
L26	N89°59'08"W	33.00'
L27	N00°00'52"E	20.00'
L28	N89°59'08"W	33.00'
L29	S00°00'52"W	17.00'
L30	N89°59'08"W	20.00'
L31	S00°00'52"W	17.00'
L32	N00°00'52"E	63.16'
L33	N89°59'08"E	26.98'
L34	N00°00'52"E	20.00'
L35	S89°59'08"E	26.98'
L36	N00°00'52"E	137.28'
L37	S89°59'08"E	88.94'
L38	S89°59'08"E	69.50'
L39	S00°00'52"W	20.00'
L40	N89°59'08"W	69.50'
L41	N89°59'08"W	67.02'
L42	N00°00'52"E	20.00'
L43	S89°59'08"E	67.02'
L44	N00°00'52"E	20.00'
L45	N00°00'52"E	6.50'
L128	N00°00'52"E	8.98'
L129	N89°54'39"E	20.00'
L130	S00°00'52"W	9.02'
L131	N00°00'52"E	8.44'
L132	S89°59'08"E	20.00'
L133	S00°00'52"W	8.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L80	N00°07'51"W	113.80'
L81	N38°44'16"E	31.97'
L82	N00°00'52"E	50.37'
L83	N38°35'23"E	31.68'
L84	N00°07'51"W	292.84'
L85	N38°36'00"W	32.31'
L86	N00°00'52"E	63.61'
L87	N38°36'11"E	31.86'
L88	N00°07'51"W	290.56'
L89	N38°34'19"W	31.59'
L90	N00°00'52"E	67.00'
L91	N38°36'11"E	31.11'
L92	N00°07'51"W	202.26'
L93	N00°00'52"E	215.56'
L94	N38°38'08"W	31.36'
L95	N00°00'52"E	55.59'
L96	N38°39'52"E	31.36'
L97	N00°00'52"E	309.28'
L98	N38°39'35"W	60.68'
L99	N00°00'51"E	60.66'
L100	N38°39'52"E	18.59'
L101	N00°00'52"E	301.59'
L102	N38°39'35"W	31.23'
L103	N00°00'52"E	42.67'
L104	N38°40'14"E	31.24'
L105	N00°00'52"E	93.77'

LEGEND:

- SET 1/2" REBAR LS #45835
 ● FOUND REBAR AND CAP
 ◎ FOUND BRASS CAP FLUSH
 ☒ FOUND BRASS CAP IN HAND HOLE
 P.U.E. PUBLIC UTILITY EASEMENT
 R/W SIDEWALK EASEMENT
 S.W.E. CALCULATED DATA PER FOUND MONUMENTATION
 (C) MEASURED DATA PER FIELD COLLECTION
 (M)
 (R) RECORD INFORMATION
-
- _____ LOT LINE AND R/W LINE DEDICATED HEREON
 _____ EXISTING R/W LINE ABANDONED HEREON
 _____ EXISTING RIGHT-OF-WAY LINE
 ----- EXISTING EASEMENT
 ----- PUBLIC UTILITY EASEMENT LINE (P.U.E.)
 ----- PUBLIC WATER LINE EASEMENT LINE
 _____ MONUMENT CENTERLINE

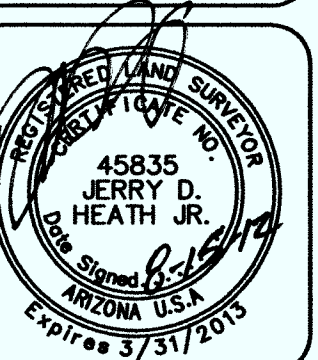
RECORDER

NO.	DATE	REVISION	BT

PURPOSE:
FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER	
ENGINEERING	CIVIL AND SURVEY



**FINAL PLAY FOR SKYWAY BUSINESS
PARK II UNITS 29 - 47**

A REPLAT OF UNITS 29 THROUGH 47, SKYWAY BUSINESS PARK II CONDOMINIUM,
 ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS
 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST
 QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE
 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 22
TWNSHIP: 3N
RANGE: 1W

JOB NO.:
LGEC123-SP

SCALE
1"=80'

SHEET
2 OF 3

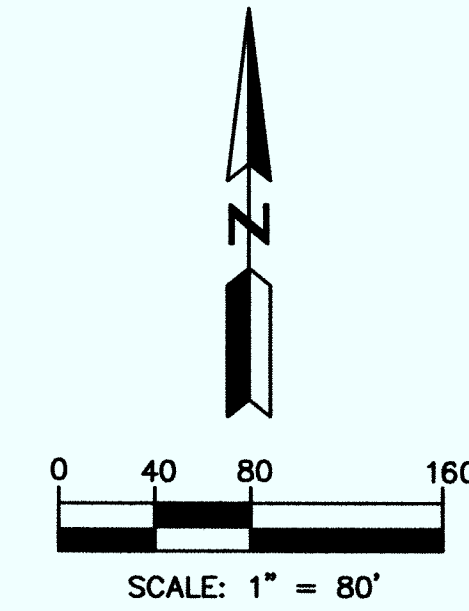
A REPLAT OF UNITS 29 THROUGH 41, SKYWAY BUSINESS PARK II CONDOMINIUM, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LINE	BEARING	DISTANCE
L1	S00°00'52"W	24.86'
L2	S00°00'52"W	29.65'
L3	S00°07'51"E	30.42'
L4	S00°07'51"E	24.08'
L5	S89°59'08"E	30.00'
L6	S00°00'52"W	92.22'
L7	S89°59'08"E	30.00'
L8	N00°00'52"E	45.78'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	89°10'38"	38.91'
C2	25.00'	90°48'27"	39.62'
C3	25.00'	89°02'50"	38.85'
C4	25.00'	90°58'05"	39.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S89°59'24"E	40.30'
L47	S00°00'36"W	137.32'
L48	S00°01'31"W	29.97'
L49	S89°59'24"E	20.00'
L50	N00°01'31"E	29.97'
L51	N00°00'36"E	30.78'
L52	N89°59'24"W	65.64'
L53	N89°59'24"W	45.64'
L54	S00°00'36"W	62.37'
L55	N89°59'24"W	22.72'
L56	S00°00'36"W	20.00'
L57	S89°59'24"E	22.72'
L58	S89°59'24"E	18.49'
L59	N00°00'36"E	20.00'
L60	N89°59'24"W	18.49'
L61	S00°00'36"W	35.02'
L62	S89°59'24"E	20.00'
L63	N00°00'36"E	35.02'
L64	S00°00'36"W	35.04'
L65	N89°59'24"W	20.00'
L66	S00°00'36"W	35.04'
L67	N89°59'24"W	83.54'
L68	S89°59'24"E	40.35'
L69	S89°58'49"E	50.22'
L70	S00°01'11"W	20.00'
L71	N89°58'49"E	50.22'
L72	S00°01'31"W	65.19'
L73	N89°58'29"W	20.00'
L74	N00°01'31"E	65.19'
L75	N00°00'36"E	35.50'
L76	S89°59'24"E	20.00'
L77	S00°00'36"W	35.50'
L78	S00°00'36"W	176.80'
L79	S89°59'24"E	48.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L106	N00°07'51"W	78.88'
L107	N44°59'08"W	28.32'
L108	N00°03'11"E	60.83'
L109	N45°00'52"E	27.90'
L110	N00°07'51"W	318.39'
L111	N44°59'08"W	28.26'
L112	N00°31'44"W	65.54'
L113	N45°00'52"E	28.28'
L114	N00°07'51"W	288.21'
L116	N89°52'09"E	21.65'
L117	S00°05'52"E	26.20'
L118	S45°00'52"W	28.50'
L119	N00°00'52"E	228.35'
L120	N44°59'08"W	28.47'
L121	N00°00'52"E	60.82'
L122	N45°00'52"E	28.47'
L123	N00°00'52"E	328.98'
L124	N45°00'25"W	28.32'
L125	N00°03'10"E	60.83'
L126	N45°00'52"E	28.27'
L127	N00°00'52"E	71.82'



○ SET 1/2" REBAR LS #45835
● FOUND REBAR AND CAP
● FOUND BRASS CAP FLUSH
⊗ FOUND BRASS CAP IN HAND HOLE
⊗ PUBLIC UTILITY EASEMENT
P.U.E. RIGHT-OF-WAY
R/W SIDEWALK EASEMENT
S.W.E. CALCULATED DATA PER FOUND MONUMENTATION
(C) MEASURED DATA PER FIELD COLLECTION
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(R) LOT LINE AND R/W LINE DEDICATED HEREON
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----- EXISTING EASEMENT
----- PUBLIC UTILITY EASEMENT LINE (P.U.E.)
----- PUBLIC WATER LINE EASEMENT LINE
----- MONUMENT CENTERLINE

CACTUS ROAD

N.E. CORNER
SECTION 22, —
T.3 N., R.1 W.
FND. BRASS CAP
IN HANDHOLE,

DYSART ROAD
EAST LINE N.E. QUARTER SECTION 22.
S00°00'52"W(R&M) 2633.11'

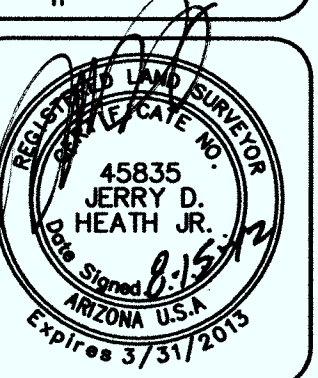
RECORDER

NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER	CIVIL AND SURVEY
ENGINEERING	
10450 N. 74TH ST. SUITE 200	



FINAL PLAY FOR SKYWAY BUSINESS

ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

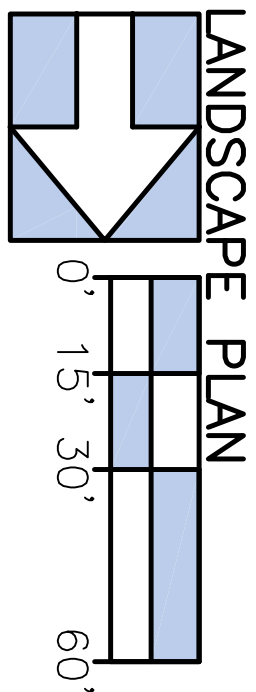
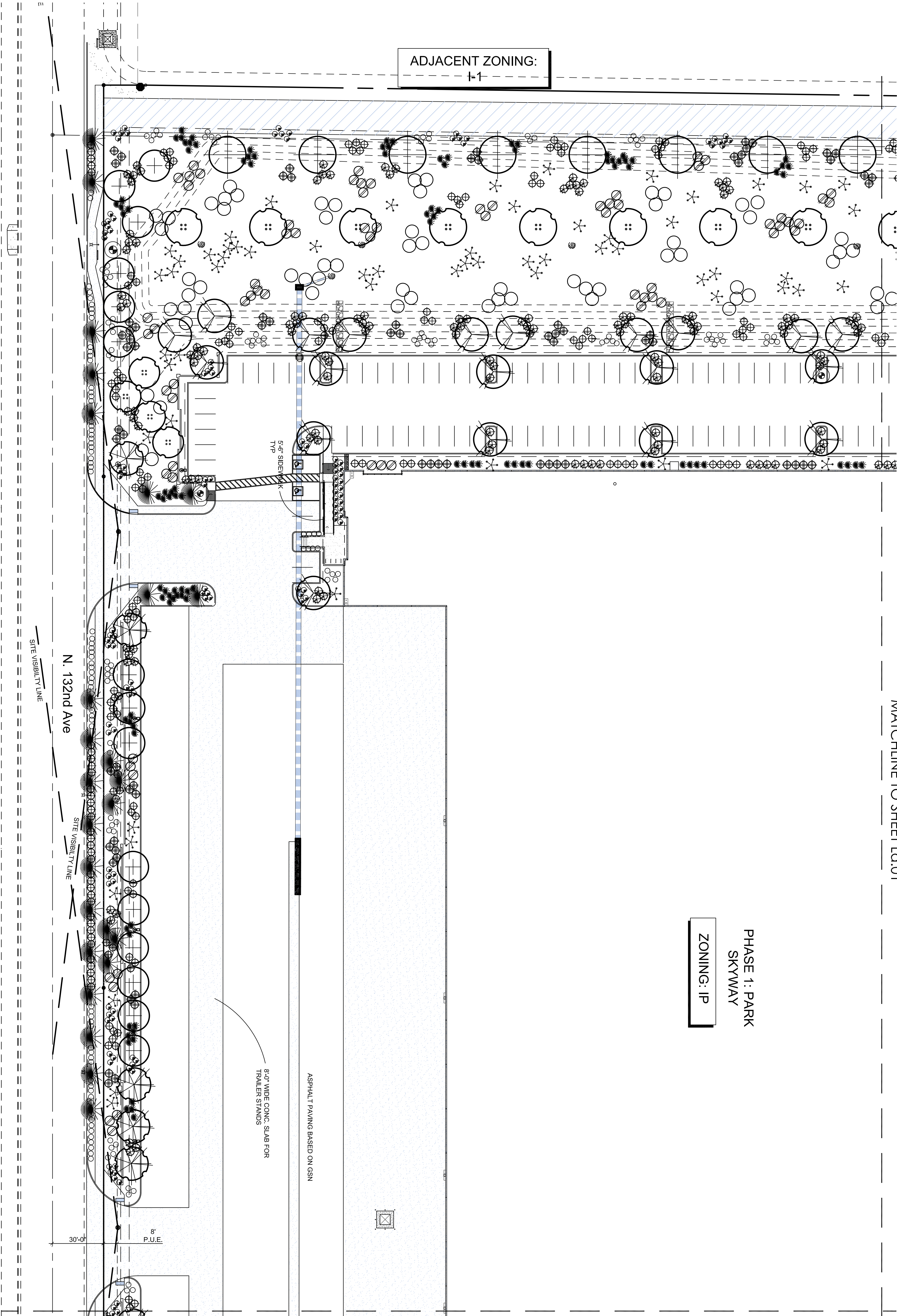
SECTION: 22
TWNSHIP: 3N
RANGE: 1W

JOB NO.:
LGEC123-SP

SCALE
1"=80'

SHEET
3 OF 3

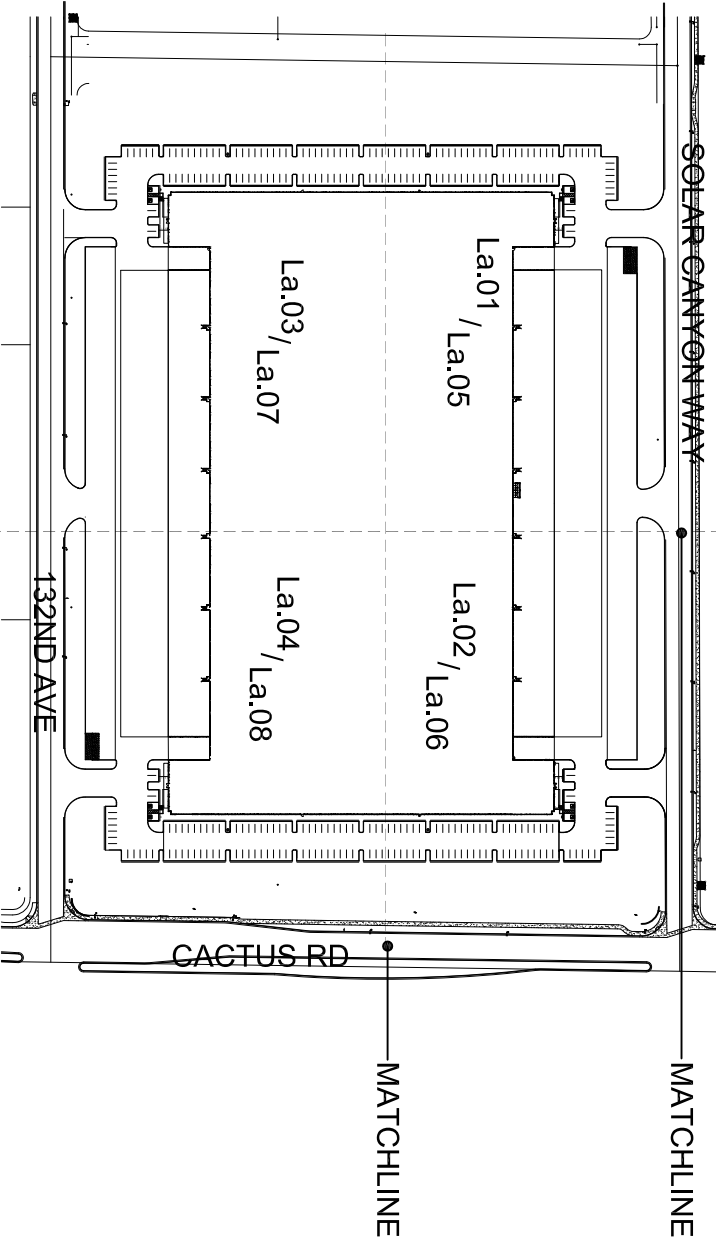
MATCHLINE TO SHEET Ld.01



MATCHLINE TO SHEET La.04

LANDSCAPE LEGEND

- ACACIA SALICINA
SWEET ACACIA
24" BOX - 14
- CERCIDIUM HYBRID
DESERT MUSEUM
24" BOX - 71
- CERCIDIUM HYBRID
DESERT MUSEUM
24" BOX - 23
- QUERCUS VIRGINIANA
SOUTHERN LIVE OAK
48" BOX - 60
- ACACIA SALICINA
WILLOW ACACIA
24" BOX - 30
- CHLOPSIS LINEARIS
DESERT WILLOW
36" BOX - 100
- MULLENBERGIA RICHENS
DESERT YASS
5 GALLON - 414
- RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON - 411
- HEPERALOE PARVIFLORA
RED YUCCA
5 GALLON - 495
- LEICOPHTILUM LANGMANIAE
RIO BRAVO TEXAS RANGER
5 GALLON - 202
- DASTILIRION WHEELERII
DESERT SPOON
5 GALLON - 287
- CASALPINA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON - 190
- ACACIA REDOLENS
DESERT CARPET
5 GALLON - 156
- LANTANA NEW GOLD
NEW GOLD LANTANA
5 GALLON - 579
- BALETA MULTIRADIATA
DESERT MANDOL
5 GALLON - 480
- 1/2" MINUS EXPRESS BROWN
DECOMPOSED GRANITE
Z DEPTH IN ALL LANDSCAPE AREAS



N. 132ND AVE

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8413 S. 10TH AVE. SUITE 100
SCOTTSDALE, AZ 85260
PH: (602) 265-0320 FX: (602) 266-6619
EMAIL: T.J.McQUEEN@JPMACNET



ALL DISCREPANCIES FOUND IN THESE
DRAWINGS SHALL BE REPORTED TO
THE ARCHITECT IMMEDIATELY UPON
DISCOVERY. THE ARCHITECT SHALL
BE RESPONSIBLE FOR THE
CORRECTION OF ANY
DISCREPANCIES. THE
ARCHITECT SHALL BE
RESPONSIBLE FOR THE
CORRECTION OF ANY
DISCREPANCIES.

www.cawleyarchitects.com

730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060

REGISTERED LANDSCAPE ARCHITECT
T.J. McQUEEN
27166 J
WILSON
NO. 00126702
EXPIRATION DATE: 07/30/17

PARK SKYWAY

SW CORNER OF
CACTUS ROAD
& 132ND AVE
SURPRISE
ARIZONA

DATE: 07.20.12

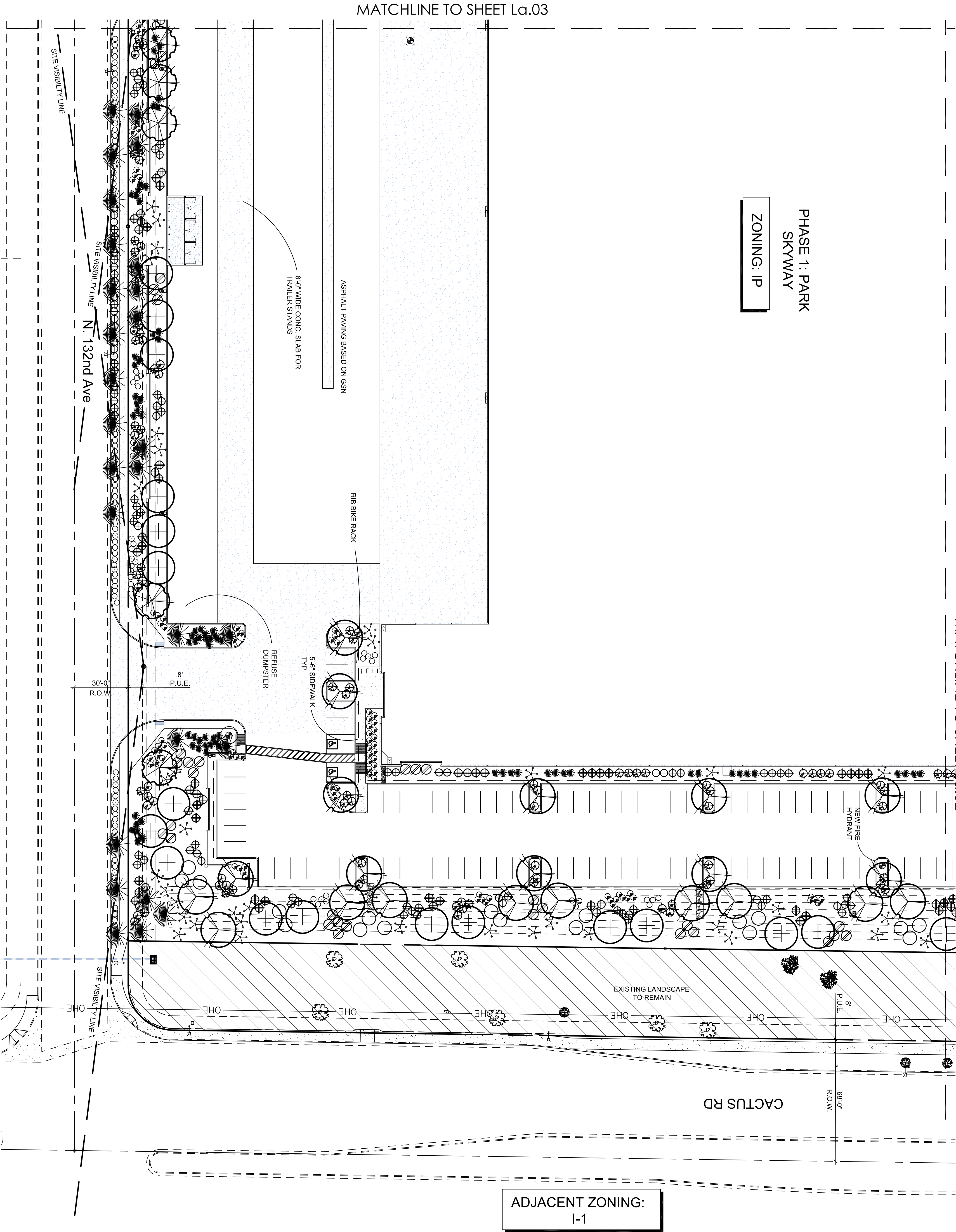
DESIGN BUILD
740 N. 52nd St.
Phoenix, AZ
480.966.4001

Project: PRELIM

La.03
of 4

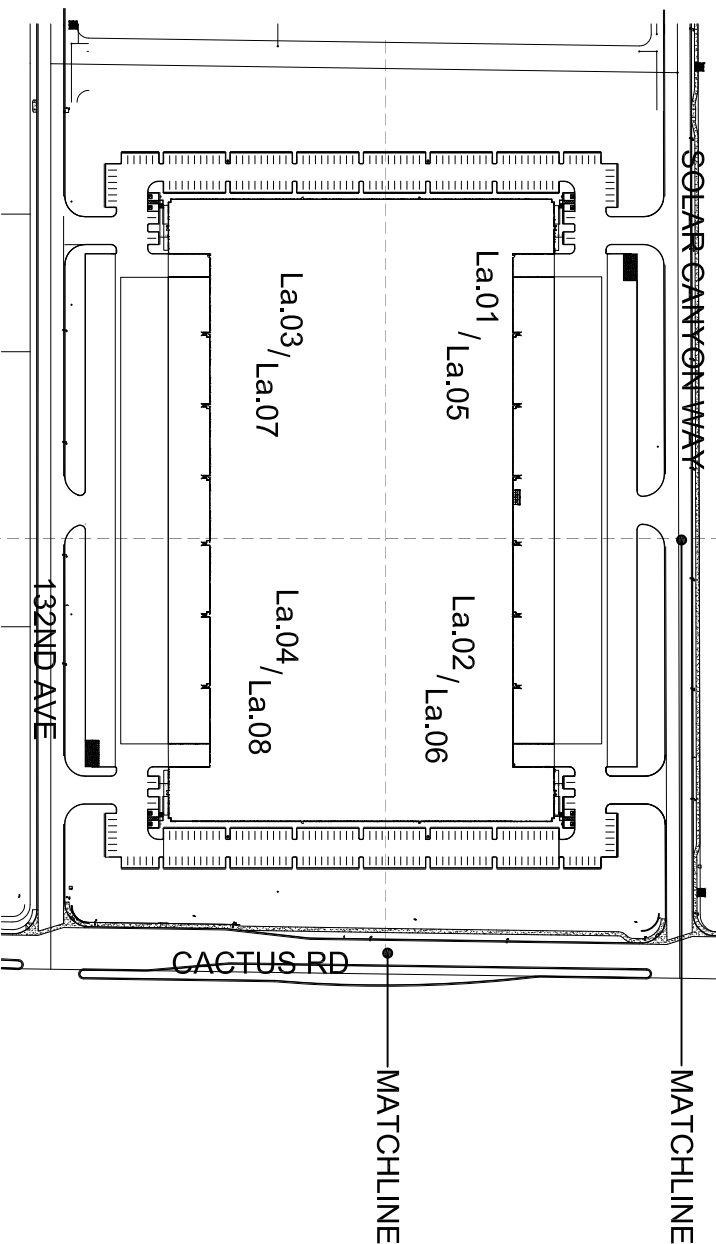
MATCHLINE TO SHEET La.02

PHASE 1: PARK
SKYWAY
ZONING: IP



LANDSCAPE LEGEND

- ACACIA SALICINA
- SWEET ACACIA
- 24" BOX - 14
- CERCIDILIA HYBRID
- DESERT MUSEUM
- 24" BOX - 71
- CERCIDILIA HYBRID
- DESERT MUSEUM
- 24" BOX - 23
- QUERCUS VIRGINIANA
- SOUTHERN LIVE OAK
- 48" BOX - 60
- ACACIA SALICINA
- WILLOW ACACIA
- 24" BOX - 30
- CHLOPS LINEARIS
- DESERT MUSEUM
- 36" BOX - 100
- MULLENBERGIA RICHENS
- DEER GRASS
- 5 GALLON - 414
- RUELLIA PENNSULARIS
- BAJA RUELLIA
- 5 GALLON - 411
- HEPERALOE PARVIFLORA
- RED YUCCA
- 5 GALLON - 495
- LEICOPHTILUM LANGMANIAE
- RIO BRAVO TEXAS RANGER
- 5 GALLON - 202
- DASTURION WHEELERI
- DESERT SPOON
- 5 GALLON - 287
- CAESALPINIA PULCHERRIMA
- RED BIRD OF PARADISE
- 5 GALLON - 190
- ACACIA REDOLIENS
- DESERT CARPET
- 5 GALLON - 156
- LANTANA NEW GOLD
- NEW GOLD LANTANA
- 5 GALLON - 579
- BAILEYA MULTIRADIALA
- DESERT MARIGOLD
- 5 GALLON - 480
- 1/2" MINUS EXPRESS BROWN
- DECOMPOSED GRANITE
- 2" DEPTH IN ALL LANDSCAPE AREAS



KEY MAP

N.T.S.

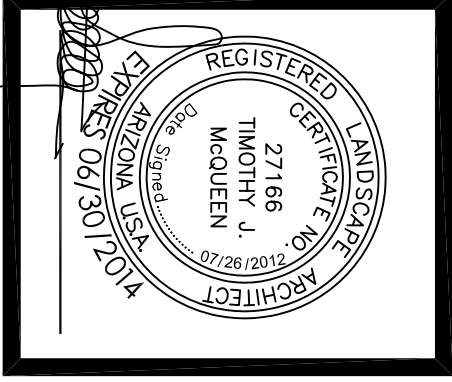
T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8413 S. 100TH ST.
SCOTTSDALE, AZ 85260
PH: (602) 265-0320 FX: (602) 266-6619
EMAIL: T.J.MCQUEEN@JUNIPER.NET



ALL DISCREPANCIES FOUND IN THESE
INVESTIGATIONS AND ADJUDICATED
COURTS SHALL BE THE RESPONSIBILITY
OF THE CLIENT. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR
USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF
T.J. McQUEEN & ASSOCIATES, INC.

Cawley Architects
www.cawleyarchitects.com
730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060

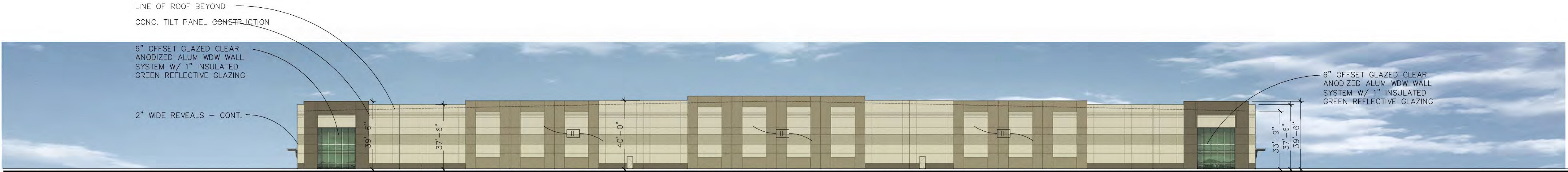


PARK SKYWAY
SW CORNER OF
CACTUS ROAD
& 132ND AVE
SURPRISE
ARIZONA

DATE: 07.26.12

TCB
DESIGN BUILD
740 N. 52nd St.
Phoenix, AZ
480.966.4001

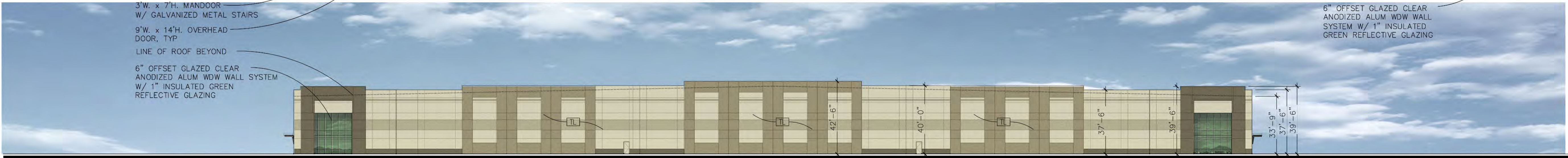
Project: PRELIM
La.04 of 4



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



ENLARGED PARTIAL
EAST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

MATERIAL	DESCRIPTION
TL	CONCRETE TILT PANEL

CANOPY KEY

MATERIAL	DESCRIPTION
CF	CANOPY FRAME = 16"STL. CHANNEL PAINTED
CP	CANOPY DECK= '8' DECK - PERFORATED
CS	CANOPY SUPPORT - STEEL 12" SQUARE TUBE STEEL

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUM.S.F.	CLEAR ANODIZED
EXTERIOR GLASS	1" INSULATED GREEN REFLECTIVE	
INTERIOR GLASS	1/4" CLEAR	

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

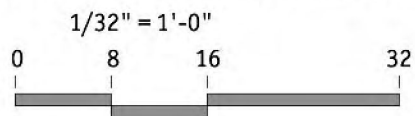
COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
①	MISSION TRAIL	DE6223
②	CALICO ROCK	DE6229
③	MUSLIN	DE6227
④	ABSTRACT WHITE	DE6232

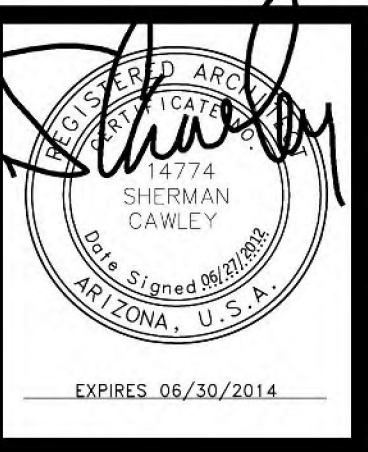
SEALANTS
WALL PAK LIGHT
SCONCE LIGHT
EXT. RAILING
BOLLARDS
LIGHT POLE
GATES
SES
TRANSFORMER

1. PAINTER TO PROVIDE A FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.
2. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WATER SEALED PROJECT

EXTERIOR ELEVATIONS



730 N. 52nd Street
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Phoenix, AZ 85008
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PARK SKYWAY & SOUTHWEST PRODUCTS @ SKYWAY BUSINESS PARK II
SW CORNER OF CACTUS ROAD & 132ND AVE
SURPRISE ARIZONA

DATE
06 - 27 - 2012

LGE
DESIGN BUILD
740 N. 52nd St.
Phoenix, AZ
480.966.4001

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of LGE Design Build. Any other use or release of these drawings may result in civil damages.

The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

Project: PKSW

A7.1





CITY OF SURPRISE
Planning and Zoning Commission

September 6, 2012 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	September 6, 2012	Contact Person:	Vamshee Kovuru, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
---------	---------	---	----------------	-------------------

Agenda Wording:

Consideration and action on case FS12-225, a site plan approval for Southwest Products industrial shell building at Skyway Business Park Phase II.

Motion:

I move to approve FS12-225, a site plan approval for Park Skyway industrial building at Skyway Business Park Phase II and to adopt staffs finding and conditions a and b.'

Background:

The proposed Southwest Products project is a 121,285-square-foot industrial building. The intended uses consist largely of manufacturing, assembly, and distribution of specialty vehicles, generators for military, industrial and commercial applications, and truck engine sales and distribution.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region. Southwest Products will create 120-160 full time and part time jobs.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Vicinity Map](#)
- ☐ [Site Plan](#)
- ☐ [Final Plat](#)
- ☐ [Elevations](#)
- ☐ [Landscape Plan](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

Presentation Speaker Names (spelling and titles for TV captions):

Vamshee Kovuru, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: September 6, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Vamshee Kovuru, Planner
vamshee.kovuru@surpriseaz.gov 623-222-3153

Re: FS12-225, Site Plan for Southwest Products

Application Summary

The applicant is requesting a site plan approval for Southwest Products industrial building at Skyway Business Park Phase II.

Location

The project is generally located south of Cactus Road between Solar Canyon Way and 132nd Avenue. The project is located on lot 2 of the Skyway Business Park Phase II industrial complex. The total land area of the lot is 17.25 acres.

History

- On December 14, 2006, the Mayor and City Council approved the Skyway Business Park II Final Plat.
- On August 14, 2012, the Mayor and City Council approved the Skyway LLC Development Agreement.

Project Summary

The current proposal calls for two (2) phases. The project is proposed as a companion project to the Park Skyway building to the north. Park Skyway and Southwest Products will be developed as Phase 1 and Phase 2 respectively.

On September 11, 2012, the City Council will review a Final Plat Amendment of the Skyway Business Park Phase II Units 29-47 that will establish the property boundaries to accommodate the proposed Southwest Products and Park Skyway industrial projects.

The proposed location is currently zoned Industrial Performance (IP). The Final Plat Amendment would create four (4) new lots by combining Units 29-47. The four (4) new lots will be developed in phases as follows:

- Lot 2 will be developed as Phase 2 that will accommodate 121,285-square-foot Southwest Products industrial building. The intended uses consist largely of manufacturing, assembly, and distribution of specialty vehicles, generators for military, industrial and commercial applications, and truck engine sales and distribution. The site will be accessible from multiple points on both Solar Canyon Way and 132nd Avenue. On site improvements include access, water, sewer, utilities, landscaping, and lighting. Offsite improvements include half street improvements on Solar Canyon Way and 132nd Avenue with curb and gutter, street lights, water, and sewer services.
- Lot 1 will be developed as Phase 1 that will accommodate 418,672-square-foot Park Skyway industrial shell building.
- Lot 3 and 4 will be developed as market permits.

Economic Impact

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region. Southwest Products will create 120-160 full time and part time jobs.

Findings

1. Staff finds that the proposed final plat complies with the Surprise Municipal Code.
2. Staff finds that the proposed final plat complies with the Surprise General Plan.

Recommendation

Staff recommends approval of the project, subject to the following conditions:

- a) The approval of the site plan for Park Skyway is to be deemed pending the approval of the Final Plat Amendment of the Skyway Business Park Phase II Units 29-47 by City Council on September 11, 2012.
- b) All the screen walls design and materials are to complement the architecture of the primary building and will be reviewed at the time of permitting.

Attachment

Vicinity Map, Amended Final Plat, Site Plan, Landscape Plan, and Elevations.



FINAL PLAT FOR SKYWAY BUSINESS PARK II UNITS 29 - 47
CITY OF SURPRISE, AZ.

A REPLAT OF UNITS 29 THROUGH 47, SKYWAY BUSINESS PARK II CONDOMINIUM, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEDICATION:

STATE OF ARIZONA

COUNTY OF MARICOPA

KNOW ALL PERSONS BY THESE PRESENTS: THAT SKYWAY, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY AS "OWNER", HAS SUBDIVIDED UNDER THE NAME FINAL PLAT FOR "SKYWAY BUSINESS PARK II" UNITS 29-47, A SUBDIVISION LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND DOES HEREBY PUBLISH THIS PLAT AS AND FOR THE PLAT OF "SKYWAY COMMONS" AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET, AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET, AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER, AND/OR NAME GIVEN TO EACH RESPECTIVELY AS SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL WATER/SEWER LINES AND WATER METERS AS SHOWN ON THE PLAT, INCLUDING A CROSS-ACCESS EASEMENT ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS FOR EMERGENCY AND TRASH COLLECTION VEHICLES AND TO DEDICATED WATER/SEWER LINES/WATER METERS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING THE WATER/SEWER LINES/WATER METERS.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS DESIGNATED AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, REPLACING AND UTILIZING PUBLIC UTILITIES.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT AN EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE UNITED STATES OF AMERICA DEPARTMENT OF THE AIR FORCE ("USAF") AN AVIGATION EASEMENT OVER AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT OF FLIGHT OF AIRCRAFT OVER THIS PLAT, TOGETHER WITH ITS ATTENDANT NOISE, VIBRATIONS, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE AND AUXILIARY FIELD.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE OPERATION AND MAINTENANCE OF THE CITY'S WATER RECLAMATION FACILITIES.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE OWNER OR THE HOMEOWNER'S ASSOCIATION FORMED BY THE OWNER.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.

LANDSCAPING MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

ALL IMPROVEMENTS, FOR STREETS AND PUBLIC UTILITIES OWNED AND OPERATED BY THE CITY, INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY, THE EASEMENTS, OR ANY TRACTS OR PARCELS HEREBY DEDICATED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY COUNCIL FOR THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE BY SEPARATE FORMAL COUNCIL ACTION. THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2012.

BY: (OWNER)

BY: _____

ITS _____

ACKNOWLEDGMENT:

STATE OF _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2012 BY _____ IT'S _____, IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

IN WITNESS THEREOF:
I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

OWNER:

SKYWAY, L.L.C.
101 HODENCAMP ROAD, SUITE 200
THOUSAND OAKS, CA 91360
CONTACT: MOSHE SILAGI
PHONE: 805-494-7704

DEVELOPER

LGE CORPORATION
740 N. 52ND STREET
PHOENIX, ARIZONA 85008
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRANK PETTIT

SURVEYOR:

HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: JERRY D. HEATH, JR.

NOTES:

1. CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE OR REMOVABLE SECTION-TYPE FENCING UNLESS APPROVED OTHERWISE BY THE CITY OF SURPRISE.

2. ALL ELECTRIC AND COMMUNICATION LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.

3. THIS SUBDIVSION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.

4. NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE CITY OF SURPRISE.

5. ALL UTILITIES SHALL BE PLACED UNDERGROUND.

6. THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS WITHIN THE PROJECT.

7. ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE FIFTY-YEAR, TWENTY-FOUR-HOUR STORM WITHIN THIRTY-SIX (36) HOURS. OWNER(S) OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.

8. ALL DRYWELLS ON THIS PROJECT SHALL BE MAINTAINED BY THE OWNER(S) AND ARE TO BE REPLACED BY THE OWNER(S) WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A THIRTY-SIX (36) HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL SILTING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.

9. ALL INDIVIDUAL LOT PROPERTY CORNERS SHALL BE SET WITH 1/2" REBAR AND CAP BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.

10. THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.

11. ALL COMMERCIAL/INDUSTRIAL BUILDINGS SHALL BE EQUIPPED WITH A FIRE SPRINKLING SYSTEM, SUBJECT TO THE REVIEW AND APPROVAL BY THE CITY OF SURPRISE FIRE CHIEF OR THE FIRE CHIEF'S DESIGNEE.

12. ZONING FOR THIS PROPERTY IS P.A.D., PLANNED AREA DEVELOPMENT.

13. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 1605 J, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 30, 2005, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE.

14. IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN.

15. PURSUANT TO A.R.S. § 42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.

16. THE EXISTING 60 FOOT RIGHT-OF-WAY KNOWN AS POINSETTIA DRIVE THAT IS ACROSS A POTION OF LOT 1 OF THIS FINAL PLAT IS TO BE ABANDONED WITH THIS FINAL PLAT.

PUBLIC NOTICE:

THE LOTS DEPICTED ON THIS PLAT ARE LOCATED WITHIN THE VICINITY OF LUKE AIR FORCE BASE AND MAY BE SUBJECT TO OVERLIGHTS BY JET AIRCRAFT. ALL STRUCTURES WITHIN THIS PLAT SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE SOUND ATTENUATION STANDARDS ADOPTED BY THE CITY OF SURPRISE. A MAP DEPICTING THE MOST CURRENT ADOPTED MAG NOISE CONTOURS IN RELATION TO THIS PLAT SHALL BE DISPLAYED IN ALL SALES OFFICES. ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.

RELEASE OF LIABILITY:

1. SKYWAY, L.L.C. A CALIFORNIA LIMITED LIABILITY COMPANY ("OWNER") DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL, AND LUBRICANT PARTICLES.

2. OWNER HEREBY FURTHER AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THE RIGHT-OF-WAY, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C1605J (EFFECTIVE REVISED DATE SEPTEMBER 30, 2005), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

BASIS OF BEARING & DATUM INFO.:

COORDINATE SYSTEM: GDACS 4FB1 CONTROL POINT
DATUM: GPS 80
PROJECTION: NAD 83, ARIZONA CENTRAL ZONE
GEOD MODEL: GEOD 99
PER FINAL PLAT FOR SKYWAY BUSINESS PARK, BK. 808, PG. 23, M.C.R.

THE BASIS OF BEARING IS BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 22, T3N, R1W, FROM A 2-INCH ALUM. CAP (0.4- FEET BELOW PAVEMENT, RLS 38563) AT THE NORTH 1/4 CORNER TO A BRASS CAP IN HANDHOLE AT THE NORTHEAST CORNER OF SAID SECTION, HAVING A BEARING OF SOUTH 89 DEGREES 09 MINUTES 46 SECONDS EAST A DISTANCE OF 2615.58- FEET. PER THE FINAL PLAT OF SKYWAY BUSINESS PARK II CONDOMINIUM, BK. 923, PG. 01, M.C.R.

LEGAL DESCRIPTION - GROSS SITE:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN. MARICOPA COUNTY, ARIZONA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 22, FROM WHICH A BRASS CAP IN HANDHOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 22 BEARS SOUTH 89°09'46" EAST, SAID BEARING BEING RECORDED IN THE FINAL PLAT FOR SKYWAY BUSINESS PARK II, BOOK 923 OF MAPS, PAGE 1, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, FOR A DISTANCE OF 2615.58 FEET;

THENCE SOUTH 89°09'46" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22, FOR A DISTANCE OF 1962.91 FEET TO THE POINT OF BEGINNING,

THENCE SOUTH 00°00'52" WEST, FOR A DISTANCE OF 2633.28 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH 89°10'41" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 907.87 FEET;

THENCE NORTH 00°07'51" WEST, FOR A DISTANCE OF 2633.63 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE SOUTH 89°09'46" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 914.55 FEET TO THE POINT OF BEGINNING.

LOT AREAS:

LOT NO.	ACRES±	SQ.FT.±
1	24.059	1,048,005
2	17.257	751,711
3	3.152	137,316
4	3.221	140,308
TRACT A	0.965	42,019
TRACT B	1.065	46,371
R/W-NET	5.363	233,624
TOTAL GROSS	55.081	2,399,335

THE TOTAL (NET) AREA OF LOTS FOR THIS SUBDIVISION IS:
49.717 ACRES (2,165,711) SQUARE FEET±

CERTIFICATION:

I, JERRY D. HEATH, JR., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS MAP, CONSISTING OF 3 SHEETS, CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION DURING THE MONTH OF JUNE 2012, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL EXTERIOR BOUNDARY MONUMENTS ACTUALLY EXIST AS SHOWN, THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED.

JERRY D. HEATH, JR., R/L.S. #45835
HUNTER ENGINEERING, INC.



CITY OF SURPRISE ENGINEER APPROVAL:

DATA ON THIS PLAT REVIEWED AND APPROVED THIS _____ DAY OF _____, 2012, BY THE CITY ENGINEER OF SURPRISE, ARIZONA.

APPROVED _____ CITY ENGINEER _____ DATE _____

CITY OF SURPRISE COUNCIL APPROVAL:

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE, ARIZONA THIS _____ DAY OF _____, 2012.

MAYOR

DATE

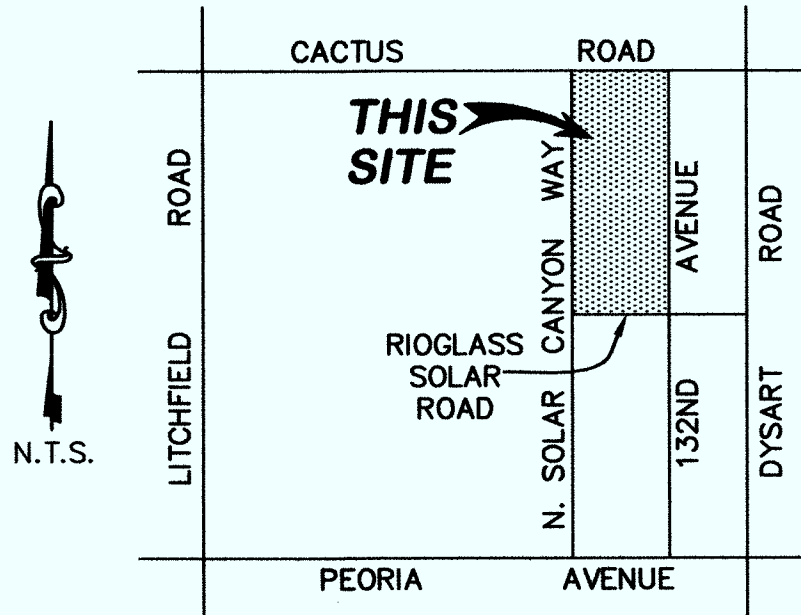
ATTEST: _____

CITY CLERK

DATE

VICINITY MAP:

SECTION 22
T.3 N., R.1 W.



NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING

CIVIL AND SURVEY

10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986

FINAL PLAT FOR SKYWAY BUSINESS
PARK II UNITS 29 - 47

A REPLAT OF UNITS 29 THROUGH 47, SKYWAY BUSINESS PARK II CONDOMINIUM, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 22
TWSHP: 3N
RANGE: 1W

JOB NO.:
LGEC123-SP

SCALE
1"=80'

SHEET
1 OF 3

A REPLAT OF UNITS 29 THROUGH 47, SKYWAY BUSINESS PARK II CONDOMINIUM, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



LINE	BEARING	DISTANCE
L1	S00°00'52"W	24.86'
L2	S00°00'52"W	29.65'
L3	S00°07'51"E	30.42'
L4	S00°07'51"E	24.08'
L5	S89°59'08"E	30.00'
L6	S00°00'52"W	92.22'
L7	S89°59'08"E	30.00'
L8	N00°00'52"E	45.78'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	89°10'38"	38.91'
C2	25.00'	90°48'27"	39.62'
C3	25.00'	89°02'50"	38.85'
C4	25.00'	90°58'05"	39.69'

LOT 1 20' WATER LOT 1 SIDEWALK
ESMT. LINE TABLE: ESMT. LINE TABLE:

LINE TABLE		
LINE	BEARING	DISTANCE
L9	N00°07'51"W	6.50'
L10	N00°07'51"W	20.00'
L11	N89°59'08"W	88.89'
L12	S89°59'08"E	32.29'
L13	N00°00'52"E	20.00'
L14	S89°59'08"E	32.29'
L15	N00°00'52"E	55.31'
L16	N00°00'52"E	17.00'
L17	S89°59'08"E	20.00'
L18	N00°00'52"E	17.00'
L19	S00°00'52"W	57.28'
L20	N89°59'08"W	80.67'
L21	N89°59'08"W	80.67'
L22	S00°00'52"W	65.06'
L26	N89°59'08"W	33.00'
L27	N00°00'52"E	20.00'
L28	N89°59'08"W	33.00'
L29	S00°00'52"W	17.00'
L30	N89°59'08"W	20.00'
L31	S00°00'52"W	17.00'
L32	N00°00'52"E	63.16'
L33	N89°59'08"E	26.98'
L34	N00°00'52"E	20.00'
L35	S89°59'08"E	26.98'
L36	N00°00'52"E	137.28'
L37	S89°59'08"E	88.94'
L38	S89°59'08"E	69.50'
L39	S00°00'52"W	20.00'
L40	N89°59'08"W	69.50'
L41	N89°59'08"W	67.02'
L42	N00°00'52"E	20.00'
L43	S89°59'08"E	67.02'
L44	N00°00'52"E	20.00'
L45	N00°00'52"E	6.50'
L128	N00°00'52"E	8.98'
L129	N89°54'39"E	20.00'
L130	S00°00'52"W	9.02'
L131	N00°00'52"E	8.44'
L132	S89°59'08"E	20.00'
L133	S00°00'52"W	8.44'

LINE TABLE		
LINE	BEARING	DISTANCE
L80	N00°07'51"W	113.80
L81	N38°44'16"E	31.97
L82	N00°00'52"E	50.37
L83	N38°35'23"E	31.68
L84	N00°07'51"W	292.84
L85	N38°36'00"E	32.31
L86	N00°00'52"E	63.61
L87	N38°36'11"E	31.86
L88	N00°07'51"W	290.56
L89	N38°34'19"W	31.59
L90	N00°00'52"E	67.00
L91	N38°36'11"E	31.11
L92	N00°07'51"W	202.26
L93	N00°00'52"E	215.56
L94	N38°38'08"W	31.36
L95	N00°00'52"E	55.59
L96	N38°39'52"E	31.36
L97	N00°00'52"E	309.28
L98	N38°39'35"W	18.58
L99	N00°00'51"E	60.66
L100	N38°39'52"E	18.59
L101	N00°00'52"E	301.59
L102	N38°39'35"W	31.23
L103	N00°00'52"E	42.67
L104	N38°40'41"E	31.24
L105	N00°00'52"E	93.77

LEGEND:

- SET 1/2" REBAR LS #45835
● FOUND REBAR AND CAP
◎ FOUND BRASS CAP FLUSH
⊗ FOUND BRASS CAP IN HAND HOLE
P.U.E. PUBLIC UTILITY EASEMENT
R/W. RIGHT-OF-WAY
S.W.E. SIDEWALK EASEMENT
(C) CALCULATED DATA PER FOUND MONUMENTATION
(M) MEASURED DATA PER FIELD COLLECTION
(R) RECORD INFORMATION
- _____ LOT LINE AND R/W LINE DEDICATED HEREON
_____ EXISTING R/W LINE ABANDONED HEREON
_____ EXISTING RIGHT-OF-WAY LINE
----- EXISTING EASEMENT
----- PUBLIC UTILITY EASEMENT LINE (P.U.E.)
----- PUBLIC WATER LINE EASEMENT LINE
_____ MONUMENT CENTERLINE

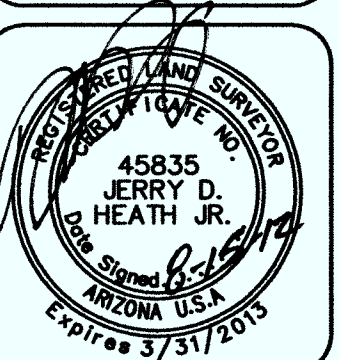
RECORDER

NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY



**FINAL PLAT FOR SKYWAY BUSINESS
PARK II UNITS 29 - 47**

A REPLAT OF UNITS 29 THROUGH 47, SKYWAY BUSINESS PARK II CONDOMINIUM,
 ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS
 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST
 QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE
 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 22
TWNHP: 3N
RANGE: 1W

JOB NO.:
LGEC123-SP

SCALE
1"=80'

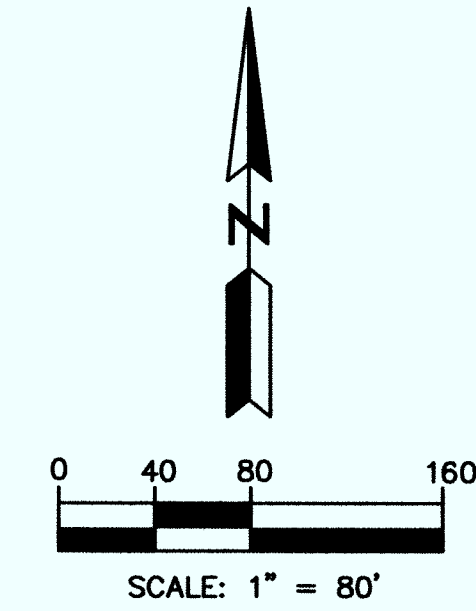
SHEET
2 OF 3

A REPLAT OF UNITS 29 THROUGH 41, SKYWAY BUSINESS PARK II CONDOMINIUM, ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 923 OF MAPS, PAGE 1, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LINE	BEARING	DISTANCE
L1	S00°00'52"W	24.86'
L2	S00°00'52"W	29.65'
L3	S00°07'51"E	30.42'
L4	S00°07'51"E	24.08'
L5	S89°59'08"E	30.00'
L6	S00°00'52"W	92.22'
L7	S89°59'08"E	30.00'
L8	N00°00'52"E	45.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L46	S89°59'24"E	40.30'
L47	S00°00'36"W	137.32
L48	S00°01'31"W	29.97
L49	S89°59'24"E	20.00
L50	N00°01'31"E	29.97
L51	N00°00'36"E	30.78
L52	N89°59'24"W	65.64'
L53	N89°59'24"W	45.64'
L54	S00°00'36"W	62.37
L55	N89°59'24"W	22.72
L56	S00°00'36"W	20.00'
L57	S89°59'24"E	22.72'
L58	S89°59'24"E	18.49
L59	N00°00'36"E	20.00'
L60	N89°59'24"W	18.49'
L61	S00°00'36"W	35.02'
L62	S89°59'24"E	20.00'
L63	N00°00'36"E	35.02'
L64	S00°00'36"W	35.04'
L65	N89°59'24"W	20.00'
L66	S00°00'36"W	35.04'
L67	N89°59'24"W	83.54'
L68	S89°59'24"E	40.35'
L69	S89°58'49"E	50.22'
L70	S00°01'11"W	20.00'
L71	N89°58'49"W	50.22'
L72	S00°01'31"W	65.19'
L73	N89°58'29"W	20.00'
L74	N00°01'31"E	65.19'
L75	N00°00'36"E	35.50'
L76	S89°59'24"E	20.00'
L77	S00°00'36"W	35.50'
L78	S00°00'36"W	176.80
L79	N89°59'24"E	48.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L106	N00°07'51"W	78.88'
L107	N44°59'08"W	28.32'
L108	N00°03'11"E	60.83'
L109	N45°00'52"E	27.90'
L110	N00°07'51"W	318.39'
L111	N44°59'08"W	28.26'
L112	N00°31'44"W	65.54'
L113	N45°00'52"E	28.28'
L114	N00°07'51"W	288.21'
L116	N89°52'09"E	21.65'
L117	S00°05'52"E	26.20'
L118	S45°00'52"W	28.50'
L119	N00°00'52"E	228.35'
L120	N44°59'08"W	28.47'
L121	N00°00'52"E	60.82'
L122	N45°00'52"E	28.47'
L123	N00°00'52"E	328.98'
L124	N45°00'25"W	28.32'
L125	N00°03'10"E	60.83'
L126	N45°00'52"E	28.27'
L127	N00°00'52"E	71.82'



○ SET 1/2" REBAR LS #45835
● FOUND REBAR AND CAP
⊗ FOUND BRASS CAP FLUSH
⊠ FOUND BRASS CAP IN HAND HOLE

P.U.E. PUBLIC UTILITY EASEMENT
R/W RIGHT-OF-WAY
S.W.E. SIDEWALK EASEMENT
(C) CALCULATED DATA PER FOUND MONUMENTATION
(M) MEASURED DATA PER FIELD COLLECTION
(R) RECORD INFORMATION

_____ LOT LINE AND R/W LINE DEDICATED HEREON
_____ EXISTING R/W LINE ABANDONED HEREON
_____ EXISTING RIGHT-OF-WAY LINE
----- EXISTING EASEMENT
----- PUBLIC UTILITY EASEMENT LINE (P.U.E.)
----- PUBLIC WATER LINE EASEMENT LINE
----- MONUMENT CENTERLINE

CACTUS ROAD

N.E. CORNER
SECTION 22, —
T.3 N., R.1 W.
FND. BRASS CAP
IN HANDHOLE,

DYSCAPT ROAD

DYSART ROAD
EAST LINE N.E. QUARTER SECTION 22, T.3 N., R.1 W.
S00°00'52"W(R&M) 2633.11'(R&M)

E. 1/4 CORNER SECTION
22, T.3 N., R.1 W.
FND. BRASS CAP
IN HANDHOLE

VARNEY ROAD
9°10'41"W(R&M) 652.67'(R&M)

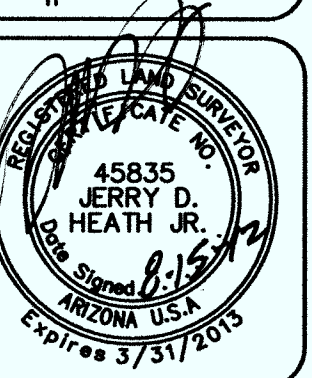
RECORDER

NO.	DATE	REVISION	BY

PURPOSE:
FINAL PLAT

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY



PARK II UNITS 29 - 47

ACCORDING TO THE FINAL PLAT RECORDED IN BOOK 925 OF MAPS, PAGE 1, RECORDED IN THE OFFICE OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 22
TWNSHIP: 3N
RANGE: 1W

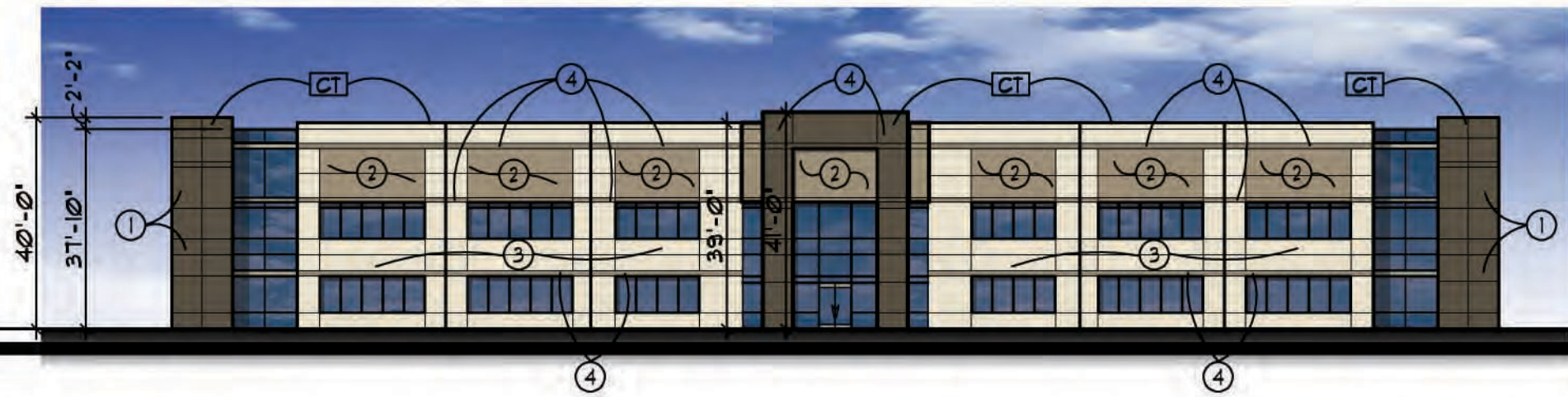
JOB NO.:
LGEC123-SP

SCALE
1"=80'

SHEET
3 OF **3**



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION @ BUILDING

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL UP DOOR HEIGHTS
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL KEY

MATERIAL DESCRIPTION	
CT	CONCRETE TILT PANEL
FB	FABRIC SHADE SAILS (MEDIUM GRAY)
MC	METAL CANOPY
MG	METAL GATE

GLAZING KEY

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUM&F	DARK BRONZE ANODIZED
EXTERIOR GLASS	1" INSULATED BLUE NON-REFLECTIVE	
INTERIOR GLASS	1/4"	CLEAR

- 1/8" AT WINDOW LOCATIONS INDICATES SPANDREL PANELS
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

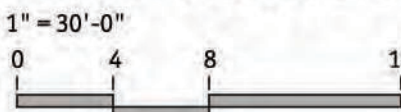
COLOR KEY

COLOR KEY OR ELEMENT	COLOR NAME	MFR / COLOR NO.
1	COCOA	DUNN EDWARDS DECTB
2	PIGEON GRAY	DUNN EDWARDS DE6214
3	CRISP MUBLIN	DUNN EDWARDS DE6214
4	BISON BEIGE	DUNN EDWARDS DECTB0

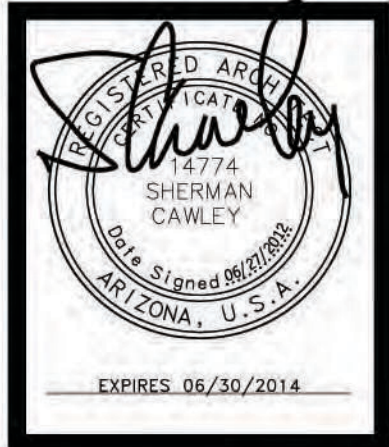
SEALANTS
WALL PAK LIGHT
SCONCE LIGHT
EXT. RAILING
BOLLARDS
LIGHT POLE
GATES
SES
TRANSFORMER

1. PAINTER TO PROVIDE A THREE COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED BY ARCHITECT.
2. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES
4. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT

OVERALL EXTERIOR ELEVATIONS



www.cawleyarchitects.com
730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



PARK SKYWAY &
SOUTHWEST
PRODUCTS @
SKYWAY
BUSINESS PARK II
SW CORNER OF
CACTUS ROAD
& 132ND AVE
SURPRISE
ARIZONA

DATE

5 - 11- 2012

LGE
DESIGN BUILD
740 N. 52nd St.
Phoenix, AZ
480.966.4001

The architectural design and data presented in these documents is an instrument of service provided by Lawley Architects for the exclusive use by L.G.E. Corporation in connection with a Design/Build construction contract. Any other use or release of these drawings may result in civil damages.

All discrepancies found in these documents, or conflicts between these documents and actual field conditions shall be reported to Lawley Architects for resolution prior to commencement of the work, or proceed at contractor's own risk.

Discrepancies between bid amounts presented to L.G.E. Corporation and these documents shall be reported to L.G.E. prior to commencement of work.

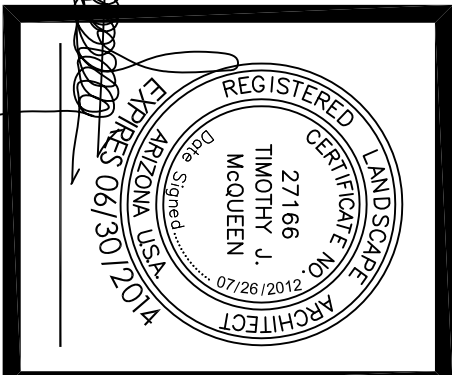
Project: SWP

A7.0





730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



SOUTHWEST
PRODUCTS @
SKYWAY
BUSINESS PARK
SW CORNER OF
CACTUS ROAD
& 132ND AVE
SURPRISE
ARIZONA

DATE 07.26.12

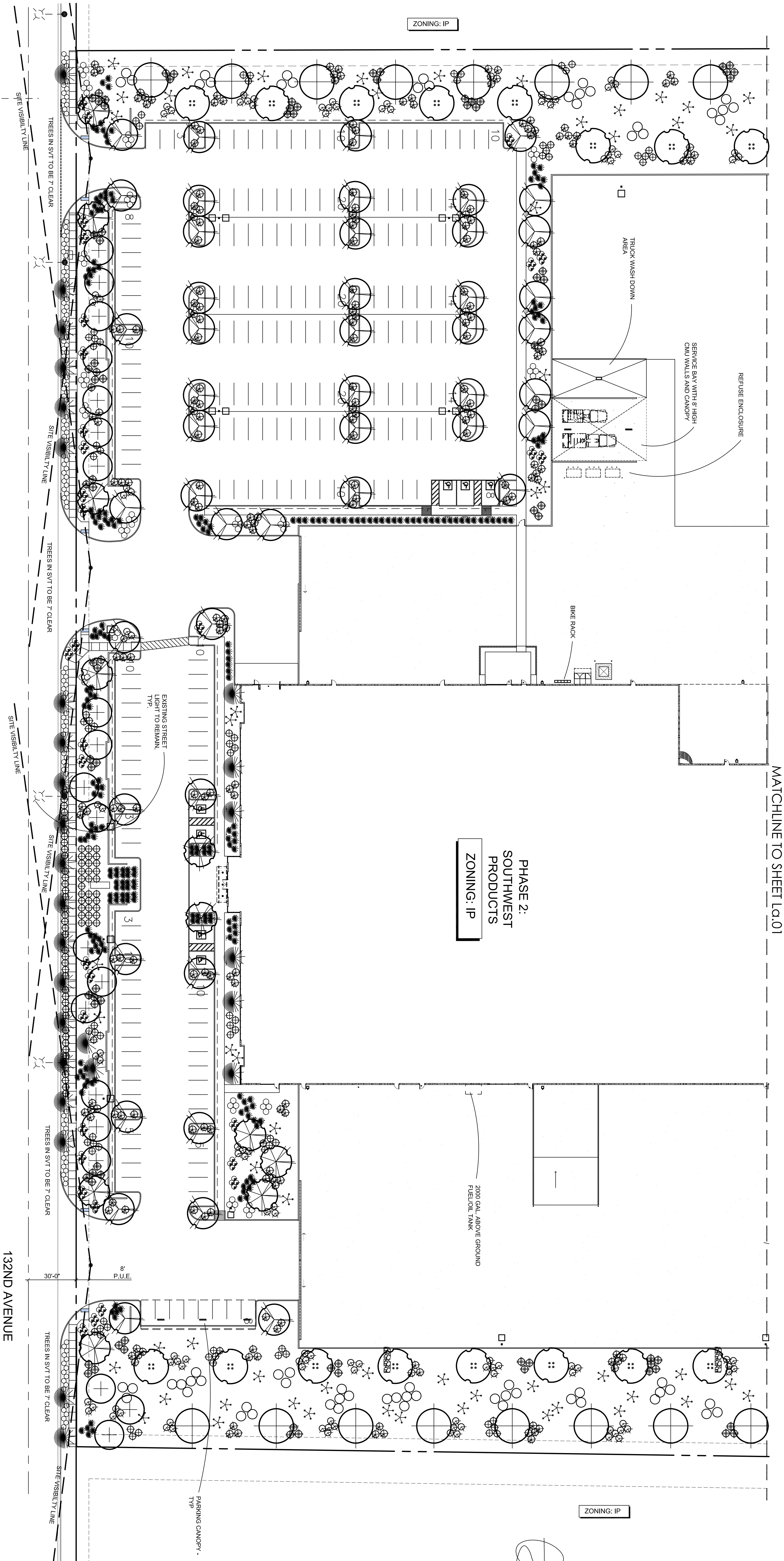


The architectural design and data presented in these documents is an instrument of service provided by Cawley Architects for the exclusive use by L.G.E. Corporation in connection with a Design/Build construction contract. Any other use or release of these drawings may result in civil damages.

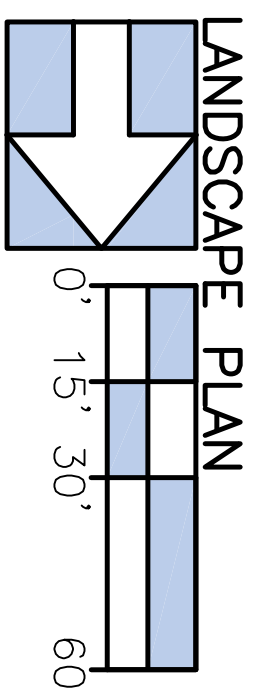
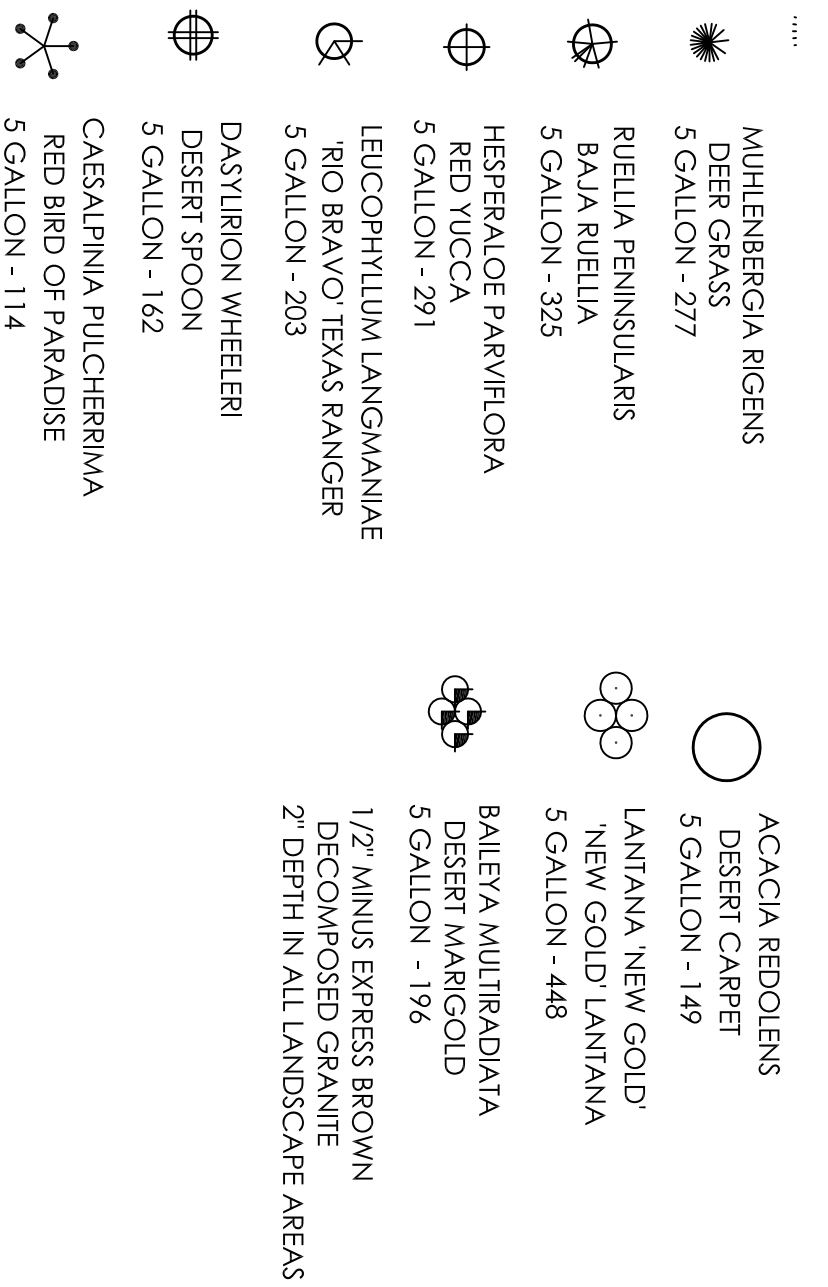
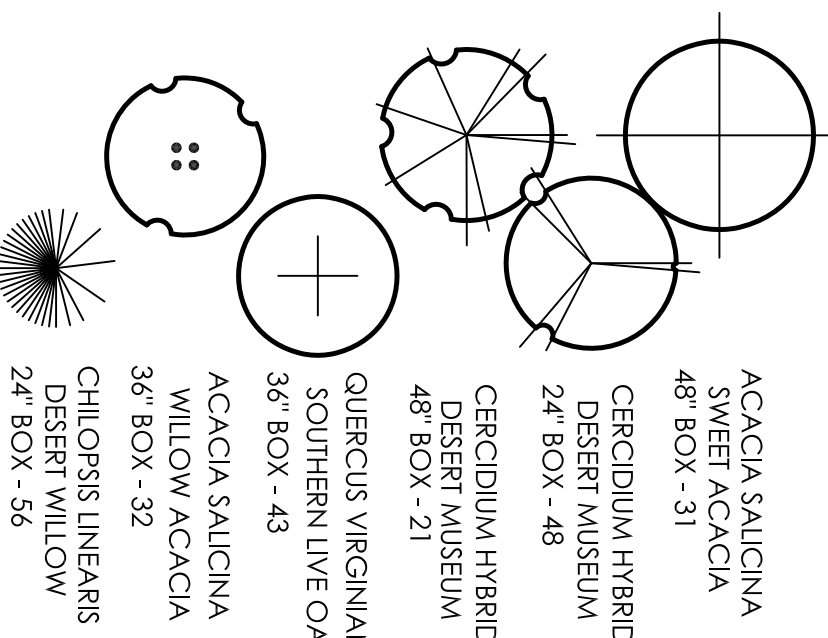
Discrepancies between bid amounts presented to L.G.E. Corporation and these documents shall be reported to L.G.E. prior to commencement of work.

Landscape Plan
1003
WVP

of 2



LANDSCAPE LEGEND



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE URBAN DESIGN
SITE PLANNING
8433 East Cholla S.
Scottsdale, AZ 85268
PH. (602) 265-0320 FX. (602) 266-6661
EMAIL: TJMWCQUEEN@JMLA.NET

CALL TWO WORKING DAYS
BEFORE YOU DIE
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

TJM & ASSOCIATES EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION & CONSENT OF TJM & ASSOCIATES



CITY OF SURPRISE
Planning and Zoning Commission

September 6, 2012 @ 6:00:00 PM

* [Back](#) [Print](#)

Board Meeting Date:	September 6, 2012	Contact Person:	Adam Copeland, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
---------	---------	---	----------------	-------------------

Agenda Wording:

Discussion regarding the update to the Surprise General Plan.

Motion:

Discussion Only

Background:

The General Plan update is currently underway. Staff has been meeting with the General Plan Advisory Committee (GPAC) bi-weekly reviewing the various elements that make up the General Plan. The committee has been providing valuable feedback and each member is taking an active role in the community by reaching out to the public to get involved with the process.

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

☐ [Staff Report](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Adam Copeland, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: September 06, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Adam Copeland, Planner
adam.copeland@surpriseaz.gov, 623-222-3137

Re: General Plan Update

Introduction

The General Plan update is currently underway. Staff has been meeting with the General Plan Advisory Committee (GPAC) bi-weekly, reviewing the various elements that make up the General Plan. The committee has been providing valuable feedback and each member is taking an active role in the community by reaching out to the public to get involved with the process.

Tonight staff will provide the commission with an overview of outreach efforts and the next steps in the process. Additionally, we welcome any feedback the commission may have on the various general plan elements.

Outreach

We have received over 1600 surveys to-date, which is well beyond our expectations. Various outreach methods are being utilized including attending events and meetings i.e. Green Fair, Art is Alive in Surprise Show, spring training, boards and commissions, and block parties. Other outreach methods include Channel 11, web page inserts, HOA e-mail blasts, Surprise Academy, school districts, newspaper, and places of employment throughout the city.

The surveys are being compiled into a data set, which will be presented to Council at a later date. Surveys will be collected up until mid-October. Moving forward we will continue to pursue all outreach opportunities.

Next Steps

Staff will continue to meet with the GPAC as well as other committees and commissions. Additionally, we will give updates at various Council Work Sessions. Following the final draft, which is anticipated to be completed by December 2012/January 2013, staff will go before the Planning and Zoning Commission and City Council for review and consideration.



CITY OF SURPRISE
Planning and Zoning Commission

September 6, 2012 @ 6:00:00 PM

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Board Meeting Date:	September 6, 2012	Contact Person:	Christina Ramirez, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on the Consolidated Annual Performance and Evaluation Report (CAPER) 2011-2012.

Motion:

I move to approve the Consolidated Annual Performance and Evaluation Report 2011-2012.

Background:

In accordance with federal regulations 24 CFR 91.515- Performance Reports, each jurisdiction that has an approved Consolidated Plan shall annually review and report, in a form described by HUD. The report measures the city's progress in reaching goals and objectives contained in the Consolidated Plan and Annual Action Plan. The period covered in the report is July 1, 2011 through June 30, 2012.

Financial Impact Statement:

N/A

ATTACHMENTS:

Click to download

☐ [Staff Report](#)

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
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Presentation Speaker Names (spelling and titles for TV captions):

Christina Ramirez, Neighborhood Services Supervisor



COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

Date: September 6, 2012

To: Planning and Zoning Commission Members

From: Jeffrey J. Mihelich, Assistant City Manager
Christina Ramirez, Neighborhood Services Supervisor

Re: CAPER 2011-2012

Introduction

Through contractual obligation as well as U.S. Department of Housing and Urban Development (HUD) regulation, the City of Surprise is required to submit the Consolidated Annual Performance and Evaluation Report (CAPER) by September 30th of each year for the preceding program year. This report outlines project/program activities funded by the Community Development Block Grant (CDBG) program for the grant year. The city is required to report on CDBG funding only and HOME funding is reported by the Maricopa County Consortium on the city's behalf.

Today's Public Hearing is aimed at opening a constructive discussion by the commission members, staff, and the residents of Surprise to enable the commission members to recommend approval of the CAPER 2011-12. HUD requires that the CAPER be submitted by September 30, 2012 to enable the City of Surprise to continue receiving housing and community development funds in the future.

Background

In accordance with federal regulations 24 CFR 91.515- Performance Reports, each jurisdiction that has an approved Consolidated Plan shall annually review and report, in a form described by HUD. The report measures the city's progress in reaching goals and objectives contained in the Consolidated Plan and Annual Action Plan. The period covered in the report is July 1, 2011 through June 30, 2012.

The activities summarized in the report implement City Council approved projects and programs for Program Year 2011-12, for the provision of housing and community development services to the community. The report does not establish any new policy.

The City of Surprise received \$342,212 in CDBG grant funds in 2011 from HUD. During the 2011-2012 program year, the city completed 19 emergency rehabilitation projects. These projects were conducted in owner occupied homes throughout Surprise and included health and safety repairs such as heating, cooling, plumbing, electrical, and accessibility modifications.

Neighborhood Services, under direction of City Council and the 2010-2014 Consolidated Plan, approved \$222,439 for the Emergency Housing Rehabilitation program.

The Neighborhood Services Division also solicited applications for Public Service Grants. Grantees applied for and were awarded \$51,330 (cumulatively) of CDBG funding. Awardees included Benevilla (\$12,833), St. Mary's Food Bank Alliance (\$21,559), and Arizona Charter Academy (\$16,938). All projects are major priorities in the Consolidated Plan 2010-14 and Annual Action Plan 2011-12 and are City Council approved for funding.

The highlights of the report are as follows:

- Emergency Housing Rehabilitation Program:
 - a. The City of Surprise Community and Economic Development Department is offering Emergency Rehabilitation on owner-occupied homes. Income qualified individuals are eligible on a first-come-first-served basis. CDBG funding is used for this program.
 - b. Repairs for the program include, but are not limited to accessibility, plumbing, heating, cooling and electrical.
 - c. 19 individual projects were completed during the 2011-2012 Program Year.
 - d. Program is ongoing.
- Public Service Grants:
 - a. For the second year, the Community and Economic Development Department solicited proposals for Public Service Grants. Applications were awarded for \$51,330.
 - b. Three organizations' applications were awarded after all grants were individually scored, gave presentations on their individual applications in front of the CDBG Commission which recommended the awardees and sought approval by City Council.
- Administration:
 - a. 20% of the allotted CDBG funding is set aside for program administration.

The below table illustrates the current status of projects and funds expended during the 2011-12 program year:

Project	Funding Source	2010-11 Status	Funds Allotted	Funds Expended	Future Action
Emergency Housing Rehabilitation	CDBG	In Progress	\$222,439	\$145,673	Emergency Repairs on Owner Occupied, Income Qualified, Homes in Surprise
Public Service Grants	CDBG	In Progress	\$51,330	\$41,057	Partnership with Funded Non-Profit Organizations for Specified Public Services
Administrative Allotment	CDBG	Completed	\$68,443	\$72,544	None

Previous Actions

Projects reported on were approved by the Quality of Life Commission as well as City Council through public meetings and hearings. Funding of each project is determined by the procurement process, and subsequently approved by the City Council if necessary per city procurement guidelines.

Updated Actions

The City of Surprise views 2011-2012 program year as one of continued growth, progress, and significant investment in the future to create sustainable neighborhoods. A draft copy of the report was made available for public comment for 15 days as required per HUD regulation. Any comments received will be included in the final draft of the CAPER.

Future Actions

Submission to HUD by September 27, 2012.

Recommendations

Staff recommends approval of CAPER 2011-2012.