



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

Thursday, June 7, 2012 @ 6:00 PM
 COUNCIL CHAMBERS

Back Print

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 April 5, 2012 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community &
Economic
Development |
| #2 | District 2 | <u>Consideration and action on case FS12-119 – Veterans Affairs Hospital.</u> | Approve
Vamshee
Kovuru,
Community &
Economic
Development |
| #3 | District 2 | <u>Consideration and action on Case FS12-101, an amendment to the Colonnade site plan.</u> | Approve
Hobart Wingard,
Community &
Economic
Development |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District 3	<u>Consideration and action on Case FS12-053, a renewal of a Conditional Use Permit (CUP) for a Sprint Wireless Communications Facility (WCF) at Marley Park Elementary School.</u>	Approve Hobart Wingard, Community & Economic Development
#5	District 1	<u>Consideration and action on Case FS12-083, an amendment to the Asante Planned Area Development (PAD).</u>	Approve Hobart Wingard, Community & Economic Development
#6	District 2	<u>Consideration and action on Case FS12-098, a renewal of a Conditional Use Permit (CUP) for a Wireless Communications Facility (WCF) at Storage One self-storage facility.</u>	Approve Hobart Wingard, Community & Economic Development

OTHER BUSINESS:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: May 31, 2012 at 2:15 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
Boards and Commissions

June 7, 2012 @ 6:00:00 PM

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

Board Meeting Date:	June 7, 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 April 5, 2012 Planning and Zoning Commission minutes.

Motion:

I move to approve the April 5, 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

April 5, 2012

SPECIAL MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers 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, April 5, 2012.

ROLL CALL

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

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Assistant City Manager Jeff Mihelich stated that Wal-Mart will be opening their second store in Surprise along the Loop 303 and Uptown Alley will be opening at the end of April.

CALL TO THE PUBLIC

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

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

- **Item 1: Planning and Zoning Commission Minutes for February 2, 2012.**

Commissioner Chapman made a motion to approve the **Planning and Zoning Commission Minutes for February 2, 2012**. Commissioner Hoyler seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

- **Item 2: FS11-366 – Consideration and action – Park Wood Senior Living**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS11-366, a site plan for Park Wood Senior Living**.

In response to Vice Chair Somers, **Greg Elmore**, representing the applicant, stated that access to the resident units is from the inside.

Commissioner Bieniek made a motion to approve **FS11-366, a site plan for Park Wood Senior Living** and adopt staff's findings; subject to conditions 'a' and 'b'. Commissioner Chapman seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 3: FS12-029 – Consideration and action – Home Depot Truck Rentals**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-029, a conditional use permit to allow truck rentals at Home Depot**.

There was discussion among the Commission regarding:

- Visibility around trucks in the parking lot along the West Point Parkway extension
- Moving the truck parking 50 feet to the west
- Flow of traffic in the parking lot

Catherine Otis, representing the applicant, stated that there is not a special license requirement in order to rent a truck. The customer reserves a truck on-line or in the store and Penske will deliver the trucks to the designated parking spaces. Once the customer has returned the truck, Penske comes to pick them up so the trucks won't be permanently parked in the lot. The applicant requested that the Commission consider moving the spaces 20 feet to the west rather than 50 feet, so not to interfere with Home Depot parking.

In response to Vice Chair Somers, Planner Wingard stated that the trucks were parked in the lot prior to CUP approval; however, Code Enforcement got involved which resulted in bringing the item to the Commission.

The commission recommends adding condition 'a:'

The truck rental area will be moved 50 feet to the west of where it is shown on the site plan.

Vice Chair Somers opened the call to the public. Hearing no comments, Vice Chair Somers closed the call to the public.

Commissioner Chapman made a motion to approve **FS12-029, a conditional use permit to allow truck rentals at Home Depot** and adopt staff's findings and condition 'a,' as amended. Commissioner Bieniek seconded the motion. The motion passed with a vote of 4 ayes, 2 nays (Somers, Smith) and 1 absent (Blair).

- **Item 4: FS12-027 – Consideration and action – AT&T Wireless Facility at Willow Canyon High School**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-027, a renewal of a conditional use permit for an AT&T Wireless Facility at Willow Canyon High School**.

Vice Chair Somers opened the call to the public. Hearing no comments, Vice Chair Somers closed the call to the public.

Commissioner Hallin made a motion to approve **FS12-027, a conditional use permit for an AT&T Wireless Facility at Willow Canyon High School** and adopt staff's findings. Commissioner Smith seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

- **Item 5: FS12-033 – Consideration and action – AT&T Wireless Facility at Willow Canyon High School**

Planner Bart Wingard presented the project to the Commission. Staff recommended approval of **FS12-033, a renewal of a conditional use permit for an AT&T Wireless Facility at Marley Park Elementary School**.

Vice Chair Somers opened the call to the public. Hearing no comments, Vice Chair Somers closed the call to the public.

Commissioner Hoyler made a motion to approve **FS12-033, a conditional use permit for an AT&T Wireless Facility at Marley Park Elementary School** and adopt staff's findings. Commissioner Bieniek seconded the motion. The motion passed with a vote of 6 ayes and 1 absent (Blair).

OTHER BUSINESS

- **Item 6: Discussion Only – Visioning Session for the General Plan Update**

In response to Commissioner Hoyler, Planner Copeland stated that updates will be brought to the Commission every two months.

ADJOURNMENT

Hearing no further business, Chair Blair adjourned the Planning and Zoning Commission meeting at 6:44 p.m.

STAFF PRESENT:

Assistant City Manager Jeff Mihelich, Assistant City Attorney Jim Gruber, Community and Economic Development Assistant Director Chris Boyd, Planner Hobart Wingard, Planner Adam Copeland, and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Jeff Mihelich
Assistant City Manager

Steve Somers, Vice Chair
Planning and Zoning Commission



CITY OF SURPRISE
Boards and Commissions

June 7, 2012 @ 6:00:00 PM

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

Board Meeting Date:	June 7, 2012	Contact Person:	Vamshee Kovuru, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on case FS12-119 – Veterans Affairs Hospital.

Motion:

I move to approve FS12-119, a major site plan amendment for Ancona Professional Plaza (Veterans Affairs Hospital) and to adopt staffs findings and conditions a and b.

Background:

The applicant is requesting approval of a major site plan amendment for Ancona Professional Plaza (Veteran's Affairs Hospital) to allow for additional monument and directional signs.

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.

ATTACHMENTS:

Click to download

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

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):

Vamshee Kovuru, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: June 7, 2012

To: Planning and Zoning Commission

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

Re: FS12-119 – Veterans Affairs Hospital

Application Summary

The applicant is requesting approval of a major site plan amendment for Ancona Professional Plaza (Veterans Affairs Hospital) to allow for additional monument and directional signs.

Location

The project is generally located on the north corner of Grand Avenue and Mountain View Boulevard.

Project Summary

The proposed amendment will allow for a monument sign with a VA logo that is 96" high by 66" wide. The monument sign is a double sided, non illuminated aluminum sign cabinet, painted to match the existing monuments. It is the wish of the Veteran's Affairs Hospital to provide for better visibility to the hospital, and therefore providing better service to the veterans. The proposed amendment also allows for two (2) additional monument signs and two (2) directional signs in the future.

Economic Impact Analysis

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

Department Review

All departments involved in the subject review are recommending the project for approval subject to all conditions.

FS12-119 – Veterans Affairs Hospital

Findings

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

Recommendation

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

- a. The city recommends placing a strip of text indicating “Veteran’s Affairs” along with the VA logo at the time of permitting.
- b. Any additional monuments and directional signs will match the existing multi-tenant and VA sign.

Attachment

Vicinity map, site plan, elevations.

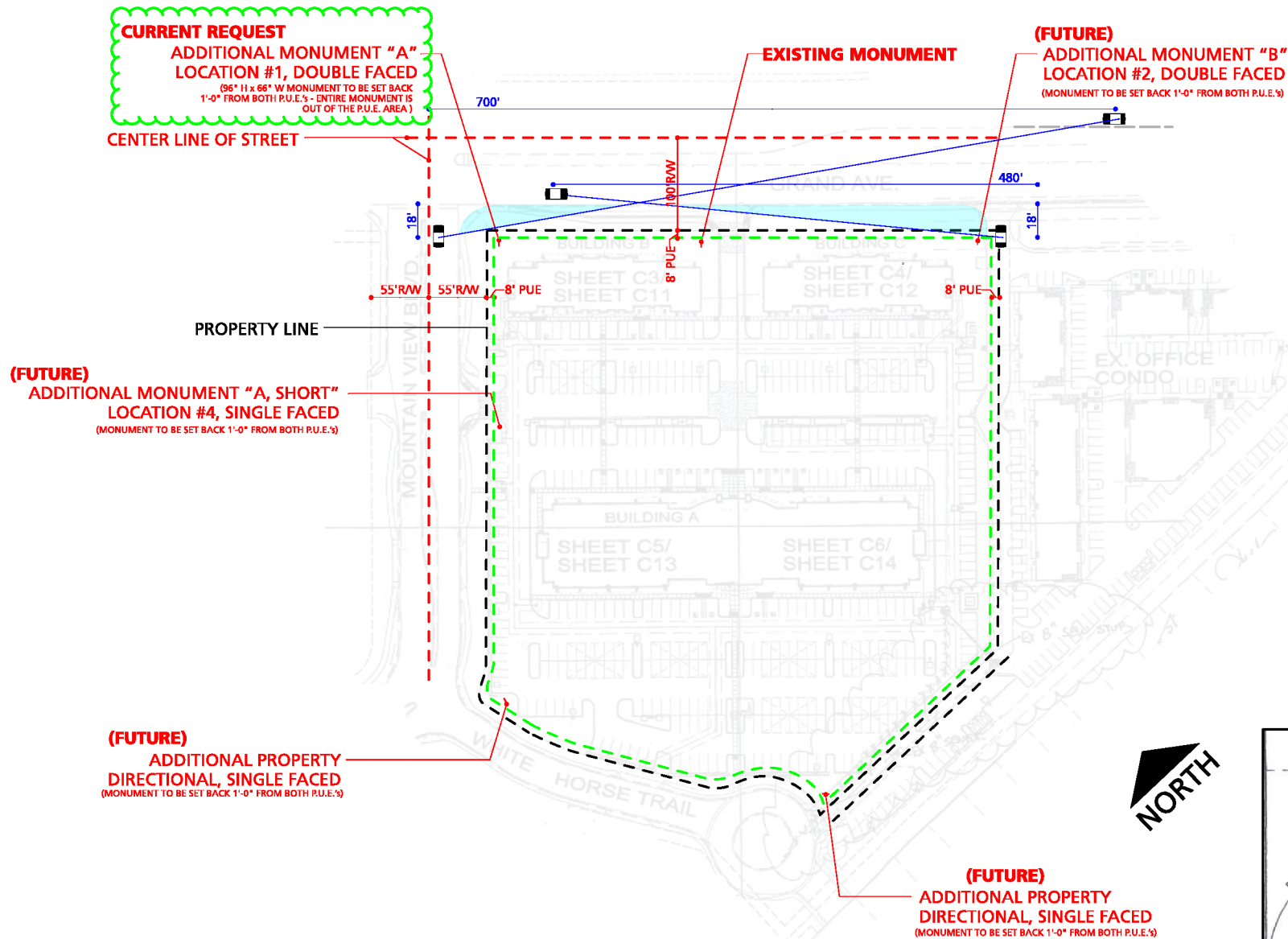


Grand Avenue

Mountain View Blvd

Ancona Professional Plaza
(Veteran's Affairs Hospital)

Whitehorse Tr



Gretchen Cherrill, Owner / Designer
 1205 North Miller Road
 Tempe, Arizona 85281
 480.966.6565 / 480.966.5668(f)
 signs@airparksigns.com

Ancona Professional Plaza Veterans Affairs Hospital

13967 West Grand Avenue • Surprise, Arizona 85374

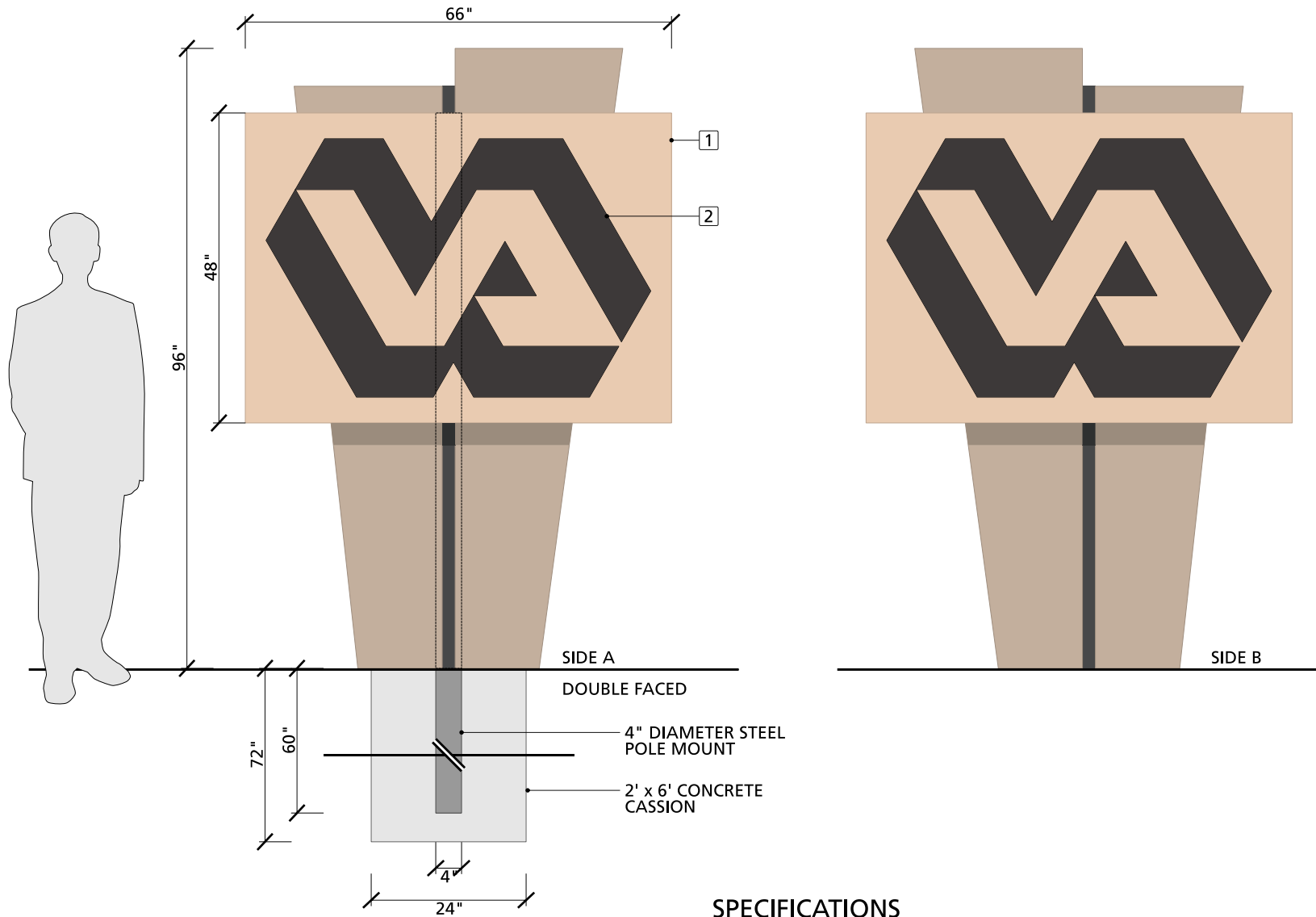
Developer: E&V Investments
 8591 W. Washington St. Suite 100
 Tolleson, AZ 85353
 Phone: (623) 587-1888

trc
 gc

11-07-11
 VA Surprise

Sign Location Site Map
Exterior ID

All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. Airpark signs & graphics will do their best to maintain the designs intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, airpark signs & graphics must be advised in writing prior to the start of fabrication. This is an original unpublished drawing created by airpark signs and graphics. It is submitted for your personal use in connection with a proposed project being planned for you by airpark signs and graphics. It is not to be reproduced, copied, photographed, exhibited or used in any fashion without expressed written approval of airpark signs and graphics.



TENANT MONUMENT - A

Scale: .5" = 1'

SPECIFICATIONS

- 1 NON ILLUMINATED ALUMINUM SIGN CABINET PAINTED TO MATCH EXISTING MONUMENTS.
- 2 ROUTED OUT LOGO BACKED IN DAY/NIGHT PLEX.



Gretchen Cherrill, Owner / Designer
1205 North Miller Road
Tempe, Arizona 85281
480.966.6565 / 480.966.5668(f)
signs@airparksigns.com

13967 West Grand Avenue
Surprise, Arizona 85374

Notes:

trc
gc

12-19-11
VA Surprise

Tenant Monument
Exterior ID

All specified details on these drawings are subject to change due to the availability of materials and/or changes in the method of fabrication. Airpark signs & graphics will do their best to maintain the designs intent of these drawings at all times. If the owner or owners' representative wishes to receive detail drawings on all changes during the fabrication process, airpark signs & graphics must be advised in writing prior to the start of fabrication. This is an original unpublished drawing created by airpark signs and graphics. It is submitted for your personal use in connection with a proposed project being planned for you by airpark signs and graphics. It is not to be reproduced, copied, photographed, exhibited or used in any fashion without expressed written approval of airpark signs and graphics.



CITY OF SURPRISE
Boards and Commissions

June 7, 2012 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 7, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS12-101, an amendment to the Colonnade site plan.

Motion:

I move to approve FS12-101, a site plan amendment for the Colonnade and to adopt staffs findings and conditions a through d.

Background:

Sun Heath, after acquiring the Colonnade development, conducted focus group studies of existing and potential residents of the facility. The study found that a pedestrian friendly environment, additional activity nodes, and a greater diversity of product offerings was needed to improve the overall Colonnade community while remaining competitive in the current economy.

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.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
- ☐ [Master Site Plan](#)
- ☐ [Phasing Plan](#)
- ☐ [Elevations 1](#)
- ☐ [Elevations 2](#)
- ☐ [Landscape 1](#)
- ☐ [Landscape 2](#)

- ☐ [Landscape 3](#)
- ☐ [Landscape 4](#)
- ☐ [Landscape 5](#)
- ☐ [Landscape 6](#)
- ☐ [Landscape 7](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: June 7, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-101, The Colonnade

Application Summary

The applicant is proposing to amend the master site plan of the Colonnade development to provide a product that reflects consumer feedback.

Location

The existing 32-acre development is located at 19116 West Colonnade Way, approximately 1,000 feet west of the intersection of Grand Avenue and Reems Road.

History

- On May 23, 1987, the subject property was annexed into the City of Surprise.
- On April 28, 1994, a Planned Area Development (PAD) was approved by the Mayor and City Council.
- On December 21, 2004, a site plan for the Colonnade was approved by the Planning and Zoning Commission.
- On August 21, 2007, a site plan for the Colonnade Recreation Village was approved by the Planning and Zoning Commission.
- On September 19, 2007, an amendment to the Villas portion of the Colonnade was administratively approved.
- In July 2011, Sun Health became the owner of the Colonnade development.

Project Summary

Sun Heath, after acquiring the Colonnade development, conducted focus group studies of existing and potential residents of the facility. The proposal found herein are a result of those studies that concluded that a pedestrian friendly environment, additional activity nodes, and a greater diversity of product offerings was needed to improve the overall Colonnade community while remaining competitive in the current economy.

The reoriented site creates fewer roadways while providing additional opportunities for social interaction and pedestrian connectivity. The gated internal drive will be located westward creating a large open pedestrian promenade that connects all components of this residential community from the duplex units to the west to the Sun Health office complex to the east. Along this promenade will be activity nodes that will include amenities such as golf putting greens, exercise stations, and gazebos.

A major component of the Colonnade plan is the Villas, a four (4) storey multi-family structures. Four (4) of the original seven (7) structures will remain as currently approved. Four (4) smaller units are planned for a future phase, and will have to return to the commission for consideration when the final design is complete. These structures will follow the modern southwest design found throughout the development.

Future phases will include a pool area, bocce ball fields, barbeque facilities, an additional fitness center, and staff maintenance areas.

It should be noted that densities will not increase, and all structures will not exceed the previously designated height approved in previous plans.

Economic Impact Analysis

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

Department Review

All departments involved in the subject review are recommending the project for approval subject to all conditions.

Staff Findings

1. Staff finds that the proposed site plan complies with the Surprise Municipal Code.
2. Staff finds that the proposed site plan complies with the Surprise General Plan.
3. Staff finds that the proposed site plan complies with the Sun City Grand Planned Area Development (PAD).

Recommendation

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

- a) The elevations prepared by ORB Architecture, LLC and dated April 17, 2012 will be revised and submitted to the city for administrative review and approval to include the following modifications:
 - 1. The colors provided for the structure, other than the DE199, DE5753, and DEA128, are too similar and will be replaced with a more contrasting color palette.
 - 2. Popouts will be accented with brighter accent colors or stone veneers.
 - 3. The main entrance will require a brighter color.
 - 4. Elevations will be provided of walls, fences, and gates. All walls, fences and gates will match those found existing on the site.
- b) The master site plan prepared by ORB Architecture, LLC will be revised and submitted to the city for administrative review and approval to include the following modifications:
 - 1. The southernmost entrance along Grand Marketplace Way will be revised to reflect the entrance and parking configuration proposed for the ultimate build out of the project.
 - 2. Provide a fire hydrant at the southeast corner of the Phase 4 structure.
- c) The master landscape plans prepared by Greey Pickett and dated March 26, 2012 will be revised and submitted to the city for administrative review and approval to include the following modifications:
 - 1. The phase one portion of the landscape plan will provide a detailed layout including individual plant species, locations, and quantities.
 - 2. Details or catalog cuts of amenities will be provided.
- d) Resolve with EPCOR any potable water cross connection with the adjacent property to the north.

Attached

Vicinity map, master site plan, phasing plan, elevations, and landscape plan.

Project Team

OWNER:
Sun Health Colonnade
13180 N. 103rd Drive
P.O. Box 1278
Sun City, AZ 85372
(623) 832-5350 Contact: Joe La Rue

PROJECT MANAGEMENT:
FORMEL LLC
20118 N. 67th Avenue, #300-194
Glendale, AZ 85308
(623) 293-0695 Contact: Paul Vanderveen

ENGINEER:
Hilgart Wilson
1661 E. Camelback Road, Suite 275
Phoenix, AZ 85016
(602) 490-0535 Contact: Nguyen Lam

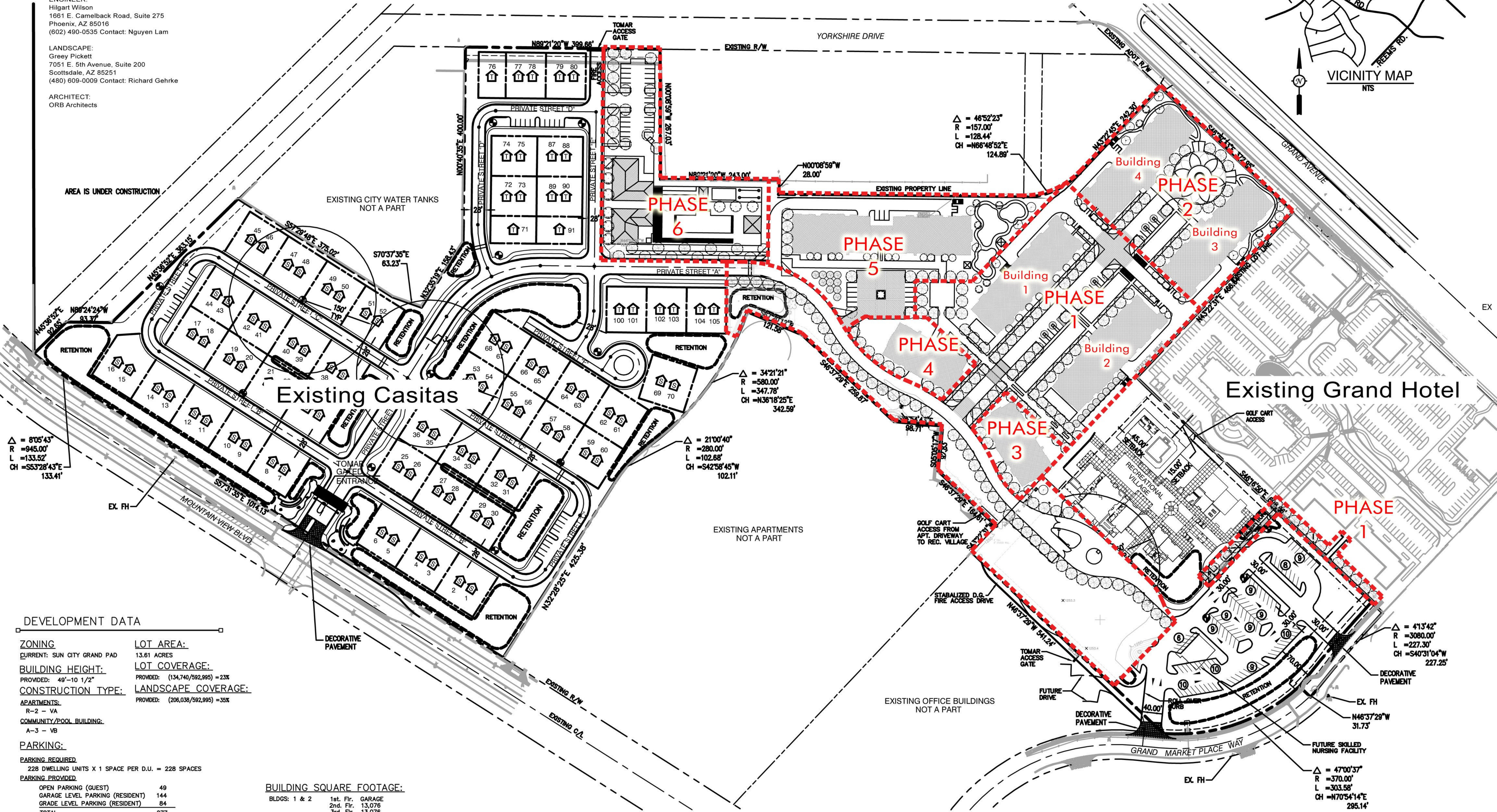
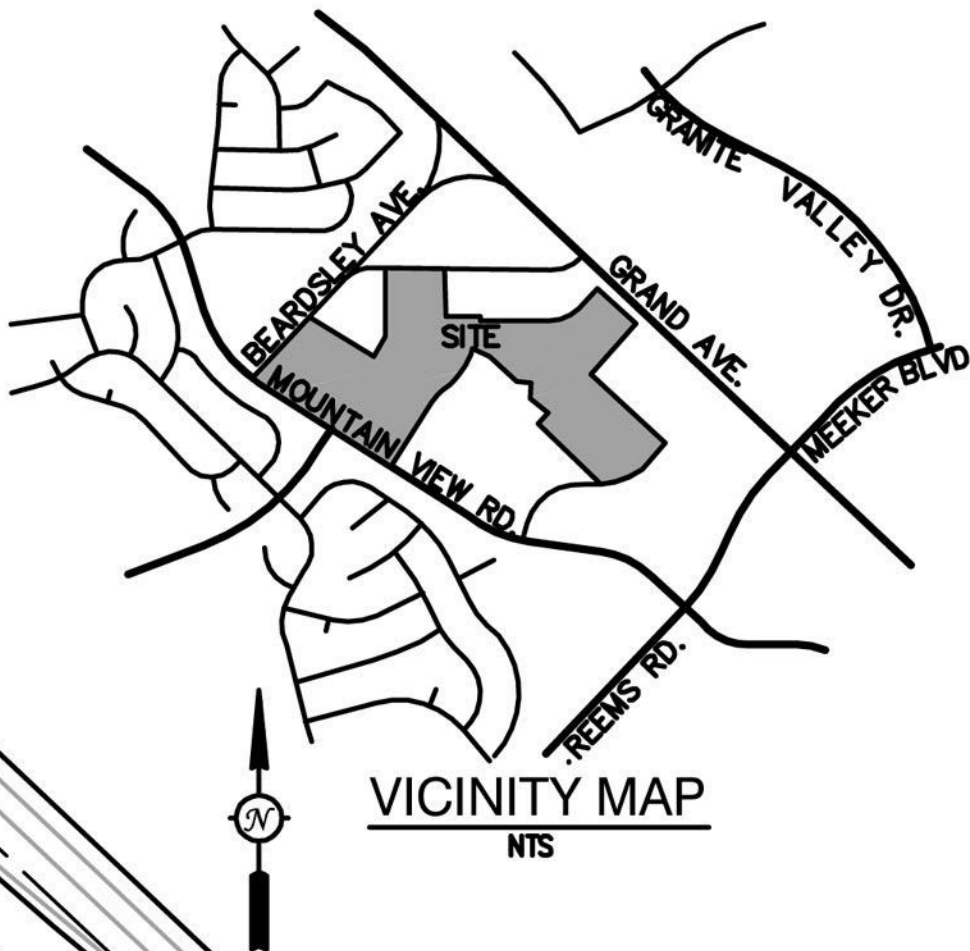
LANDSCAPE:
Greer Pickett
7051 E. 5th Avenue, Suite 200
Scottsdale, AZ 85251
(480) 609-0009 Contact: Richard Gehrke

ARCHITECT:
ORB Architects

The Colonnade

Master Site Plan

LOCATED IN SECTION 28 & 29, TOWNSHIP 4 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY ARIZONA



DEVELOPMENT DATA

ZONING
CURRENT: SUN CITY GRAND PAD
PROVIDED: 49'-10 1/2"
BUILDING HEIGHT:
PROVIDED: (134,740/592,995) = 23%
CONSTRUCTION TYPE:
APARTMENTS:
R-2 - VA
COMMUNITY/POOL BUILDING:
A-3 - VB

PARKING:
PARKING REQUIRED
228 DWELLING UNITS X 1 SPACE PER D.U. = 228 SPACES
PARKING PROVIDED
OPEN PARKING (GUEST) 49
GARAGE LEVEL PARKING (RESIDENT) 144
GRADE LEVEL PARKING (RESIDENT) 84
TOTAL 277

ACCESSIBLE PARKING REQUIRED (TABLE 1106.1)
(2) SPACES FOR 26-50 PARKING SPACES (PER BUILDING SERVED)
2 SPACES X 5 BUILDINGS (BLDG 3,4,5,6,7) = 10 ACCESSIBLE SPACES
1 SPACE X 2 BUILDINGS (BLDG 1 & 2) = 2 ACCESSIBLE SPACES
ACCESSIBLE PARKING PROVIDED
UNDERGROUND PARKING
GRADE LEVEL COVERED PARKING
OPEN PARKING
TOTAL ACCESSIBLE SPACES

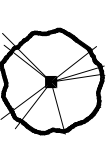
VAN ACCESSIBLE PARKING REQUIRED (SEC. 1106.5)
1 FOR EVERY 6 ACCESSIBLE SPACES = 2
VAN ACCESSIBLE PARKING PROVIDED
15 SPACES

BUILDING SQUARE FOOTAGE:

BLDGs: 1 & 2	1st. Flr. GARAGE
	2nd. Flr. 13,076
	3rd. Flr. 13,076
	4th. Flr. 13,076
	TOTAL 39,228 SF
BLDGs: 3,4,5, & 6	1st. Flr. 22,311
	2nd. Flr. 19,618
	3rd. Flr. 19,615
	4th. Flr. 17,128
	TOTAL 78,672 SF
BLDGs: 7	1st. Flr. 27,249
	2nd. Flr. 25,109
	3rd. Flr. 25,109
	4th. Flr. 21,200
	TOTAL 98,667 SF
BLDGs: 8	1st. Flr. 5,000 SF
BLDGs: 9	1st. Flr. 5,000 SF

The Colonnade
SURPRISE, ARIZONA

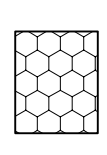
PLANTING LEGEND

- 

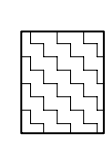
SHADE TREE
- 

PALM TREE
- 

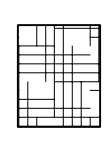
DESERT HEDGE

A perimeter hedge comprised of drought tolerant trees and shrubs will be utilized in compact spaces along the project boundary.
- 

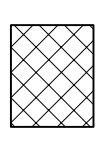
FLOWERING PLANTS AND ANNUALS

A wide variety of ornamental shrubs, groundcovers and annuals will provide annual color within the project core.
- 

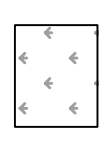
FOUNDATION/OASIS CORE

A wide variety of ornamental trees, shrubs and groundcover will create a green oasis within the core of the project. The majority of turf areas are located within this core to be utilized for park and open space recreation.
- 

DESERT ORNAMENTAL

A wide variety of arid adapted trees, shrubs and ground cover will be planted in bold masses to create drifts of color and texture.
- 

DESERT GARDEN

A wide variety of arid adapted trees, shrubs, groundcovers and cactus will create a colorful perimeter as well as in specialty areas.
- 

TURF
- 

SYNTHETIC TURF

KEY NOTES

- 111 SURFACE PARKING SPACES.
- 112 PARKING SPACES BELOW BUILDING. SEE ARCHITECTURAL.
- 113 CONCRETE SIDEWALK.
- 114 DECORATIVE CONCRETE PAVERS, VEHICULAR.
- 115 ASPHALT DRIVEWAY.
- 116 GOLF CART PARKING SPACES.
- 117 ASPHALT DRIVEWAY TO UNDERGROUND PARKING.
- 118 POOL DECK.
- 119 MULTI-USE EVENT SPACE.
- 120 PROPERTY WALL, TYPICAL.
- 121 RAMADA.
- 122 SHADE TRELISES.
- 123 NEW SHADE CANOPIES AT EXISTING PARKING.
- 124 WATER FOUNTAIN.
- 125 LANDSCAPE AREA, TYPICAL.
- 126 OPEN SPACE, TURF.
- 127 PUTTING GREEN.
- 128 SWIMMING POOL.
- 129 SPA.
- 130 HORSHOES.
- 131 BOOCE.
- 132 KEY PAD / CALL BOX.
- 133 VEHICLE GATES.
- 134 TRASH ENCLOSURE.
- 135 SITE VISIBILITY TRIANGLE PER CIVIL.
- 136 SETBACK PER CIVIL.
1. SEE GRADING AND DRAINAGE PLAN FOR DRAINAGE FACILITIES, WATER BODIES, RETENTION BASINS AND 100 YEAR HIGH WATER ELEVATIONS.
2. SEE UTILITIES PLAN FOR UTILITY BOXES, STRUCTURES, WATER METERS, POWER PEDESTALS AND ELECTRICAL METERS.
3. SEE SITE LIGHTING PLAN FOR EXTERIOR LIGHTING.
4. 283 TOTAL PARKING SPACES PROVIDED (228 AT BUILDINGS, 55 GENERAL STREET SPACES). SEE ARCHITECTURAL FOR CALCULATION.
5. TOTAL SITE AREA = 18.15 AC, TOTAL LANDSCAPE AREA = 7.59 AC (42%)

GENERAL NOTES

VILLAS

VILLAS

VILLAS

LIMIT OF WORK

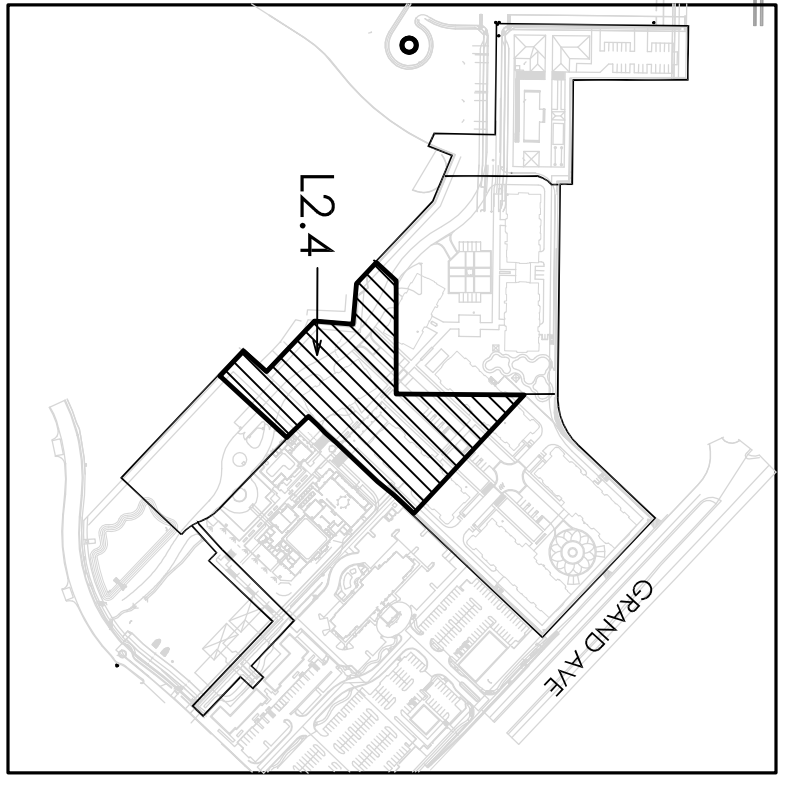
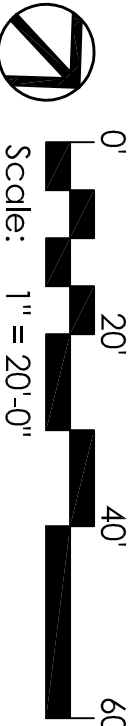
LIMIT OF WORK

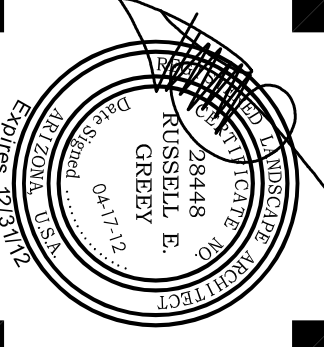
MATCHLINE - SEE SHEET L2.5

MATCHLINE - SEE SHEET L2.2

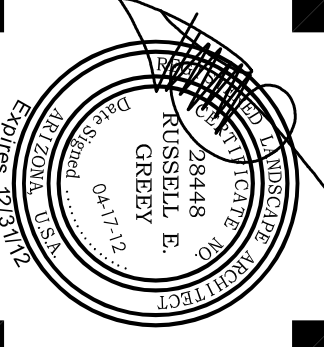
MATCHLINE - SEE SHEET L2.2

MATCHLINE - SEE SHEET L2.3





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7051 e 5th avenue, suite 200
scottsdale, arizona 85251
480.609.0009p 480.609.0068f



The Colonnade Villas
Surprise, Arizona
Master Landscape Plan

Project #: SH5001

Scale: 1"=20'-0"

drawn by: TEAM

date: 03/26/2012

Issued for: Review

growing: Landscape Plan

6 of 7

L2.4

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ENGINEER:
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(602) 490-0535 Contact: Nguyen Lam

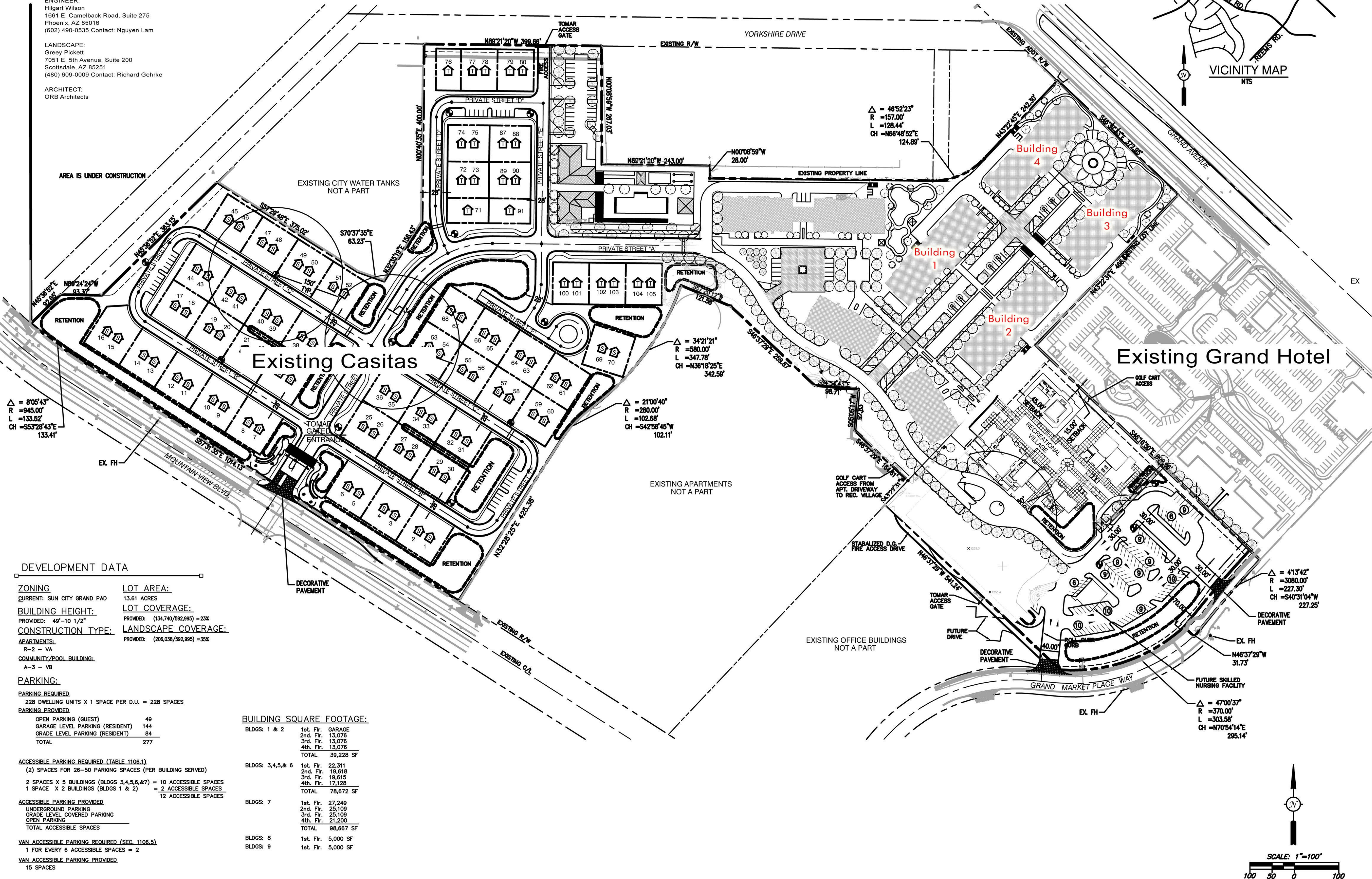
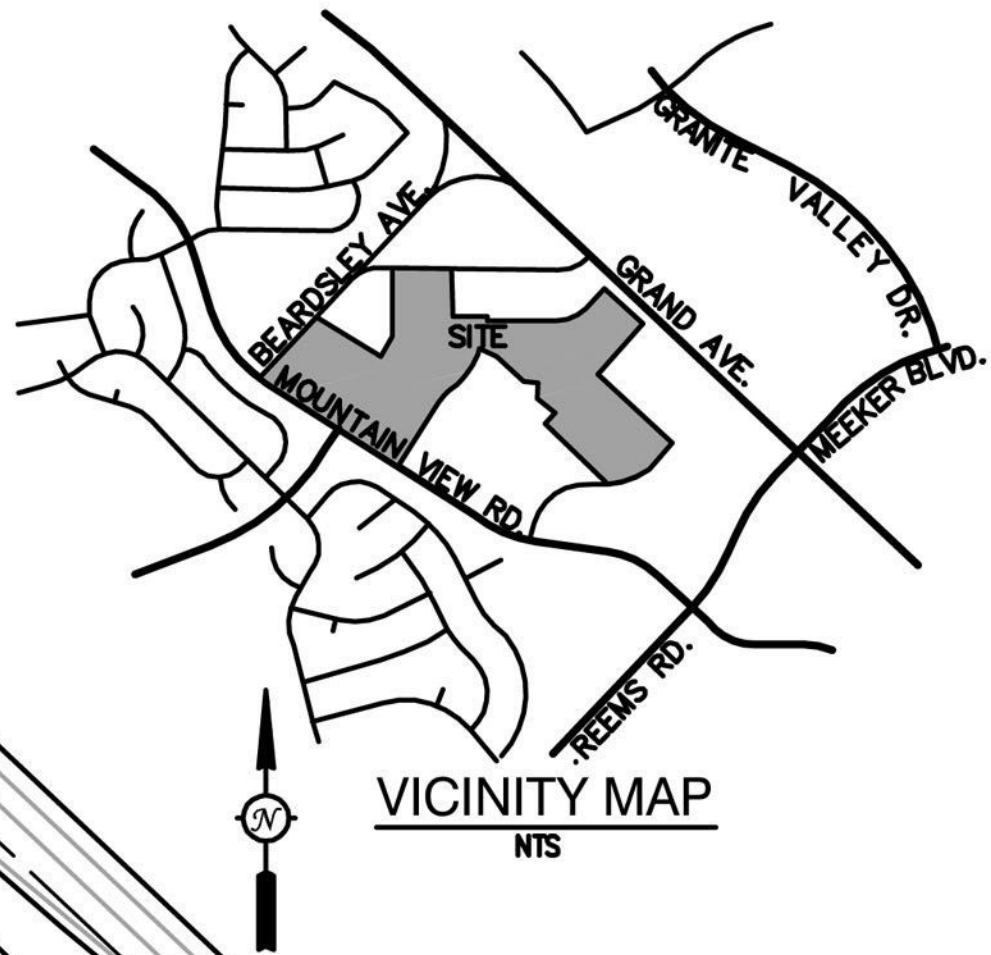
LANDSCAPE:
Greer Pickett
7051 E. 5th Avenue, Suite 200
Scottsdale, AZ 85251
(480) 609-0009 Contact: Richard Gehrke

ARCHITECT:
ORB Architects

The Colonnade

Master Site Plan

LOCATED IN SECTION 28 & 29, TOWNSHIP 4 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY ARIZONA



The Colonnade
SURPRISE, ARIZONA

FILE: I:\Orb\ORB Job Files\10-208 - Colonnade Villas 2012\CAD Files\Construction Documents\Presentation Drawings\0606 3.30-31 Elevations-COLOR.dwg USER: cbr DATE: Apr. 17, 2012 TIME: 10:56 am



REAR ELEVATION



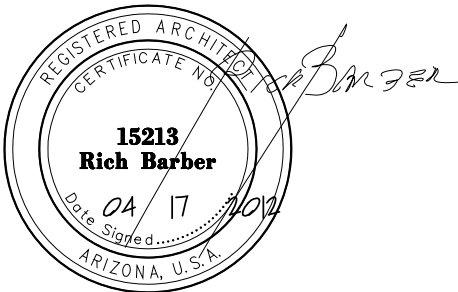
FRONT ELEVATION

MATERIAL/COLOR KEY NOTES	
(A)	SMOOTH STUCCO FINISH DUNN EDWARDS - DE6218 ANTIQUE PAPER LRV 81
(B)	SMOOTH STUCCO FINISH DUNN EDWARDS - DE6220 POROUS STONE LRV 57
(C)	SMOOTH STUCCO FINISH DUNN EDWARDS - DE5330 BISCUIT LRV 80
(D)	METAL RAILING DUNN EDWARDS - GALAX Z- DE199 GAUCHO DAWN
(E)	CONCRETE ROOF TILE EAGLE AMERICAN HEIRLOOM - SMC8820 SANTA CLARA
(F)	DUAL PANE ALUMINUM WINDOW BRONZE ANODIZED
(G)	SMOOTH STUCCO FINISH DUNN EDWARDS - DE5359 CROSSROADS LRV 62
(K)	ACCENT METALS - AWNINGS DUNN EDWARDS - DE5753 RIVIERA
(L)	ACCENT METALS - SHUTTERS DUNN EDWARDS - DE128 SPRIN JUNIPER LRV 14

NOTE:
ALL EXTERIOR MOUNTED ELECTRICAL OR
MECHANICAL PANELS/BOXES TO BE
PAINTED TO MATCH THE BUILDING

THE COLONNADE VILLAS

SURPRISE, ARIZONA



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Landscape
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fax: 480 609-0068

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Boskamp Arizona Management & Development
14506 West Granite Valley Drive, Sun City West, AZ 85375
(602) 975-8702
and the owner or its designated agent shall provide
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REVISIONS

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DATE: APRIL 17, 2012 ORB # 10-208

A3.30
ELEVATIONS



LEFT SIDE ELEVATION

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
SCALE: 3/32" = 1'-0"



RIGHT SIDE ELEVATION

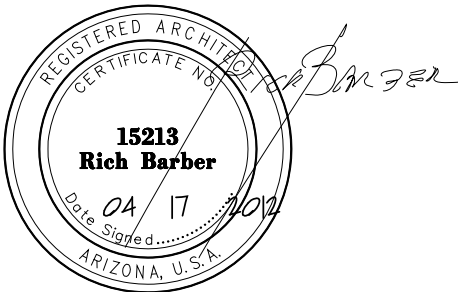
0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16
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DATE: APRIL 17, 2012 ORB # 10-208

A3.31

ELEVATIONS

MASTER PLANT PALETTE							
				ZONES			
TREES		Desert Hedge	Desert Garden	Flowering Plants/Annuals	Foundation/Close Conc.	Desert Ornamental	
Botanical Name	Common Name						
Prosopis Species	Sycamore		X				
Adansonia Digitata	Acacia				X		
Prosopis juliflora	Acacia Mtn Prosopis				X		
Cordia alliodora	Blue Palo Verde		X				X
Cercocarpus deserticola	Cercocarpus		X				
Prosopis juliflora	Chinese Prosopis				X		
Quercus agrifolia	Oak				X		
Chilopsis linearis	Chilopsis					X	
Citrus trees	Citrus				X		
Olneya tesota	Ironwood		X				X
Chilopsis linearis	Desert Willow		X				
Ulmus parvifolia	Elm				X		
Pinus jeffreyi	Engelmann Pine				X		
Fraxinus velutina	Pan-Tex Ash				X		
Cordia alliodora	Foot Hills Palo Verde		X				X
Bauhinia platyphylla	Hong Kong Orchid				X		
Jacaranda mimosifolia	Jacaranda				X		X
Magnolia grandiflora	Magnolia				X		
Chamaecyparis nana	Mediterranean Palm				X		
Acacia aneura	Mulga		X				X
Nerium oleander	Oleander (pet. red)				X		
Cordia alliodora	Palo Verde		X				X
Phoenix dactyloides	Phoenix Date Palm				X		
Phoenix roebelinii	Palm Date Palm				X		
Phoenix canariensis	Pineapple Palm				X		
Prunus caroliniana	Purple Leaf Plum				X		
Gladiolus triandrus	Honey Locust				X		X
Oliva europaea	Swan Hill Olive				X		
Acacia saligna	Sweet Acacia		X				X
Prosopis juliflora	Texas Honey Mesquite		X				X
Sophora secundiflora	Texas Mtn Laurel				X		X
Cordia alliodora	Texas Olive		X		X		
SHRUBS							
Nauclea californica	AE Rosewood	X					
Tecoma species	AE Yellow Bells	X	X		X		
Salvia Greggii	Autumn Sage		X				X
Calliandra californica	Sage Fairy Duster		X				X
Leucophyllum species	Sage		X				X
Erodium cicutarium	Brit. Bush		X				
Delonix regia	Delon		X				X
Buddleia species	Butterfly Bush		X				X
Salvia Clevelandii	Chaparral Sage		X				
Justicia californica	Chuparrosa			X			
Larrea tridentata	Creosote		X				
Chrysanthemum Mexicanum	Damianita		X				
Ceanothus species	Ceanoth		X				X
Salvia species	Sage	X	X				X
Bromelia species	Bru		X		X		X
Pyrethrum coccineum	Fir Thorn	X					
Dianthus	Perfume Lily	X			X		
Teucrium chamaedrys	Germander	X			X		
Sphaeralcea ambigua	Shrubmallow	X	X				X
Abutilon grandiflorum	Shrub Abutilon				X		
Helianthus scaberrimus	Golden Broom					X	
Chrysanthemum leucanthemum	Golden Rabbit Bush					X	
Viguiera denticulata	Goldenrod					X	
Hibiscus	Hibiscus	X			X		
Delonix regia	Hop Bush	X					
Justicia caribaea	Hummingbird Bush		X				
Melastoma coccineum	Indian Hawthorn	X			X		
Iris species	Iris				X		
Simmondsia chinensis	Jojoba		X				X
Lantana species	Lantana	X		X	X		
Callisotum chinensis	Scrub Bush	X			X		
Cordia parvifolia	Little Leaf Cordia		X				X
Ephedra nevadensis	Norman Tree		X				
Persea borealis	Pineapple Guava				X		
Plumbago species	Plumbago			X			

Cottoncaster Pameyi	Cottoncaster				X	
Perovalia Arborescens	Russian Sage			X	X	
Xyloma Congestum	Shiny Xyloma				X	
Euphorbia Species	Euphorbia		X	X	X	X
Hamelia Patens	Firecracker Bush			X	X	
Encemoria Lancifolia	Turpentine Bush		X			
Persea Species	Sandl Cedar		X			
Suddleya Marubifolia	Woolly Butterfly Bush		X			X
Erigeron Wrightii	Wright Buckwheat		X			
Cacalipina Silicaria	Yellow Bird of Paradise		X			
GROUNDCOVER						
Aloe Saponaria	African Aloe		X			
Lantana Species	Lantana			X	X	
Hymenoxys Acaulis	Angelita Daisy		X			X
Gnaphalium Stuebeli	Sage Primrose		X	X		
McLampodium Loucanthum	Blackfoot Daisy		X			
Bougainvillea Rosea	Bougainvillea			X	X	
Convolvulus Cincorum	Bush Morning Glory			X	X	X
Verbena Species	Verbena		X	X	X	X
Olecia Capitata	Olecia		X	X	X	X
Acaelia Modeliens	Desert Carpet				X	X
Saillaya Multinodata	Desert Marigold		X			
Vinca Minor	Dwarf Periwinkle				X	
Rosmarinus Prostratus	Dwarf Rosemary				X	
Erigeron Divergens	Flaxbarr			X	X	
Convolvulus Montanus	Ground Morning Glory			X	X	
Aptenia Cordifolia	Hearts and Flowers			X	X	
Oreanthemum Rosea	Ice Plant		X	X	X	
Gnaphalium Borlandieri	Mex Evening Primrose			X		
Vinca Major	Periwinkle			X	X	
Rosmarinus Officinalis	Rosemary			X	X	
Trachelospermum	Star Jasmine			X	X	
Myoporum Parvifolium	Trailing Myoporum		X		X	X
Pyracantha koidzumii	Santa Cruz				X	
Pyracantha koidzumii	Tiny Tim				X	
ACCENTS						
Yucca Species	Yucca		X			
Aloe Barbadosia	Aloe Vera		X			
Muhlenbergia Lindheimeri	Autumn Glow		X		X	X
Nolina Microcarpa	Seagrass		X		X	X
Agave Americana	Century Plant		X			
Asclepias Sublata	Desert Milkweed		X			
Persea Walpoleanii	Pinkhook Sandl		X			
Hesperaloe Funifera	Giant Hesperaloe		X			
Chamaecrops Humilis	Mediterranean Fan Palm				X	
Fouquieria Splendens	Desfillo		X			
Penstemon Species	Penstemon		X			
Pennisetum Setaceous	Purple Fountain Grass				X	X
Agave Victoriae Reginae	Queen Victoria Agave		X		X	X
Muhlenbergia Capillaris	Royal Mist		X		X	X
Cycas Revoluta	Sago Palm				X	
VINES						
Bougainvillea	Bougainvillea			X	X	
Pandorea Jasminoides	Bower Vine				X	
Galiummum Scopoviridens	Carolina Jasmine				X	
Lonicera japonica Halliana	Hall's Honeysuckle				X	
Rosa Banksiae	Lady Banks Rose			X	X	
Podocarpus Noveboracensis	Pink Trumpet Vine				X	
Vigna Cuscutella	Snail Vine				X	
Jasminum Grandiflorum	Star Jasmine Vine				X	



The Colonnade Villas
Surprise, Arizona
Master Landscape Plan

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△
△
△
△
△

Project #: sca
HS001

issued for
Review

Drawn by: EAM Date: 03/26/201

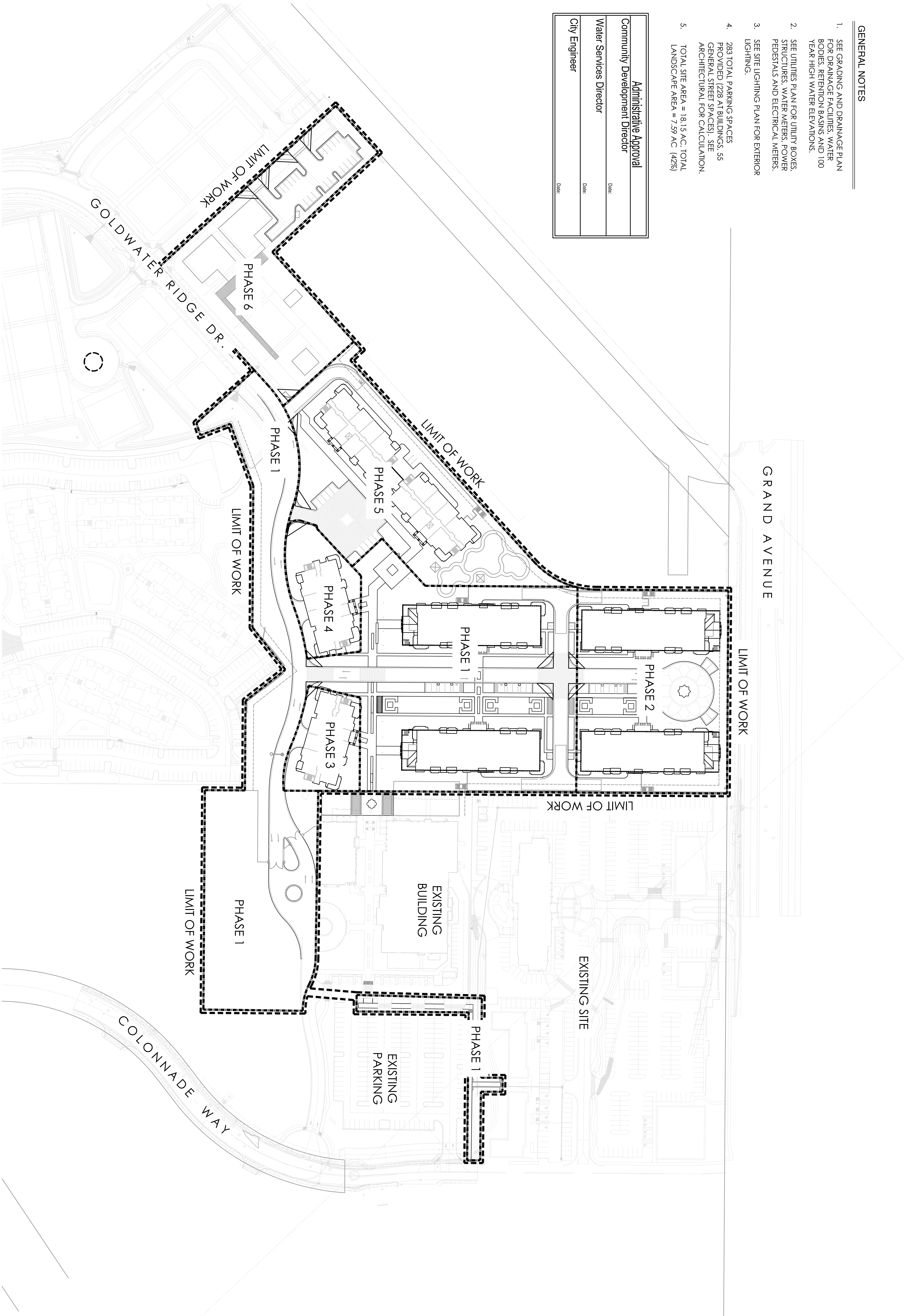
drawings
Plant Palette

L1.0

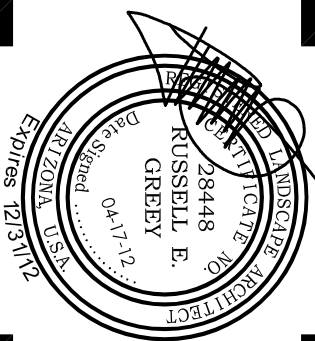
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Administrative Approval	Date:
Community Development Director	Date:
Water Services Director	Date:
City Engineer	Date:



The Colonnade Villas
Surprise, Arizona
Master Landscape Plan



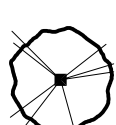
GREER PICKETT
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480.609.0009p 480.609.0068f

revisions:
project #: SH5001
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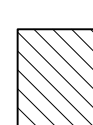
drawn by: TEAM
date: 03/26/2012
review: [signature]

growing: [signature]

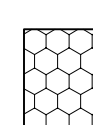
PLANTING LEGEND

- 

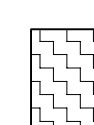
SHADE TREE
- 

PALM TREE
- 

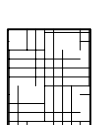
DESERT HEDGE

A perimeter hedge comprised of drought tolerant trees and shrubs will be utilized in compact spaces along the project boundary.
- 

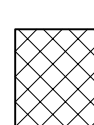
FLOWERING PLANTS AND ANNUALS

A wide variety of ornamental shrubs, groundcovers and annuals will provide annual color within the project core.
- 

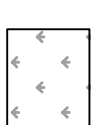
FOUNDATION/OASIS CORE

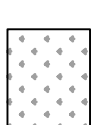
A wide variety of ornamental trees, shrubs and groundcover will create a green oasis within the core of the project. The majority of turf areas are located within this core to be utilized for park and open space recreation.
- 

DESERT ORNAMENTAL

A wide variety of and adapted trees, shrubs and ground cover will be planted in bold masses to create drifts of color and texture.
- 

DESERT GARDEN

A wide variety of and adapted trees, shrubs, groundcovers and cactus will create a colorful perimeter as well as in specially areas.
- 

TURF
- 

SYNTHETIC TURF

GENERAL NOTES

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KEY NOTES

- (110) SURFACE PARKING SPACES.

(112) PARKING SPACES BELOW BUILDING. SEE ARCHITECTURAL.

(113) CONCRETE SIDEWALK.

(114) DECORATIVE CONCRETE PAVERS, VEHICULAR.

(115) ASPHALT DRIVEWAY.

(116) GOLF CART PARKING SPACES.

(117) ASPHALT DRIVEWAY TO UNDERGROUND PARKING.

(118) POOL DECK.

(119) MULTI-USE EVENT SPACE.

(120) PROPERTY WALL, TYPICAL.

(120) RAMADA.

(121) SHADE TRELISES.

(122) NEW SHADE CANOPIES AT EXISTING PARKING.

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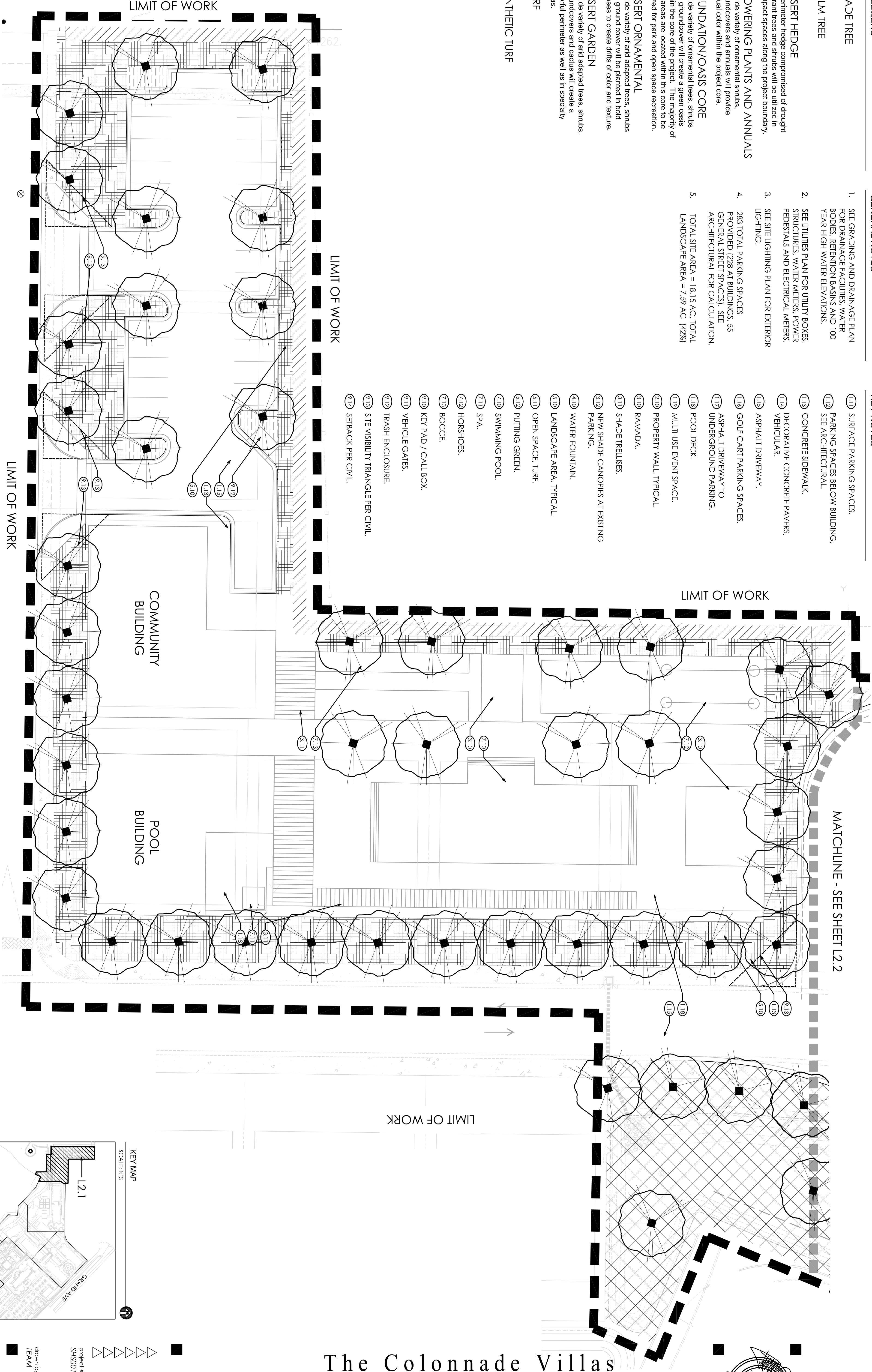
(131) KEY PAD / CALL BOX.

(132) VEHICLE GATES.

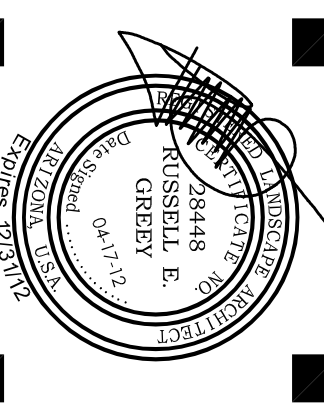
(133) TRASH ENCLOSURE.

(134) SITE VISIBILITY TRIANGLE PER CIVIL.

(135) SETBACK PER CIVIL.



The Colonnade Villas
Surprise, Arizona
Master Landscape Plan



GREY | PICKETT
landscape architecture, community design
7051 e 5th avenue, suite 200
scottsdale, arizona 85251
480.609.0009p 480.609.0068f

revisions:

Project #: SH5001

Scale: 1"=20'-0"

Issued for: Review

drawn by: TEAM

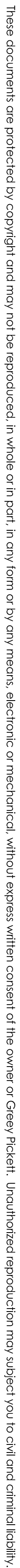
date: 03/26/2012

growing: Landscape Plan

L2.1

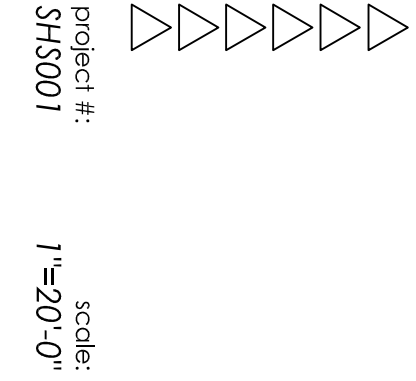
3 of 7

Copyright © 2012 by Grey | Pickett Landscape Corp.



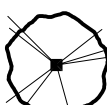
- ## GENERAL NOTES

- revisions:

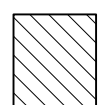


G R E E Y | P I C K E T T
landscape architecture | community design
7051 e 5th avenue, suite 200
scottsdale, arizona 85251
480.609.0009 p 480.609.0068 f

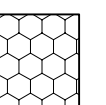
PLANTING LEGEND

- 

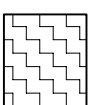
SHADE TREE
- 

PALM TREE
- 

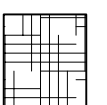
DESERT HEDGE

A perimeter hedge comprised of drought tolerant trees and shrubs will be utilized in compact spaces along the project boundary.
- 

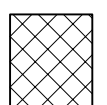
FLOWERING PLANTS AND ANNUALS

A wide variety of ornamental shrubs, groundcovers and annuals will provide annual color within the project core.
- 

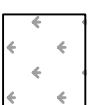
FOUNDATION/OASIS CORE

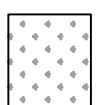
A wide variety of ornamental trees, shrubs and groundcover will create a green oasis within the core of the project. The majority of turf areas are located within this core to be utilized for park and open space recreation.
- 

DESERT ORNAMENTAL

A wide variety of arid adapted trees, shrubs and ground cover will be planted in bold masses to create drifts of color and texture.
- 

DESERT GARDEN

A wide variety of arid adapted trees, shrubs, groundcovers and cactus will create a colorful perimeter as well as in specialty areas.
- 

TURF
- 

SYNTHETIC TURF

LIMIT OF WORK

LIMIT OF WORK

LIMIT OF WORK

KEY NOTES

- 110 SURFACE PARKING SPACES.
- 112 PARKING SPACES BELOW BUILDING.
- 112 SEE ARCHITECTURAL.
- 113 CONCRETE SIDEWALK.
- 114 DECORATIVE CONCRETE PAVERS, VEHICULAR.
- 115 ASPHALT DRIVEWAY.
- 116 GOLF CART PARKING SPACES.
- 117 ASPHALT DRIVEWAY TO UNDERGROUND PARKING.
- 118 POOL DECK.
- 119 MULTI-USE EVENT SPACE.
- 120 PROPERTY WALL, TYPICAL.
- 120 RAMADA.
- 121 SHADE TRELISES.
- 122 NEW SHADE CANOPIES AT EXISTING PARKING.
- 123 WATER FOUNTAIN.
- 124 LANDSCAPE AREA, TYPICAL.
- 125 OPEN SPACE, TURF.
- 126 PUTTING GREEN.
- 127 SWIMMING POOL.
- 128 SPA.
- 129 HORSHOES.
- 130 BOCCIE.
- 130 KEY PAD / CALL BOX.
- 131 VEHICLE GATES.
- 132 TRASH ENCLOSURE.
- 133 SITE VISIBILITY TRIANGLE PER CIVIL.
- 134 SETBACK PER CIVIL.
- GENERAL NOTES

1. SEE GRADING AND DRAINAGE PLAN FOR DRAINAGE FACILITIES, WATER BODIES, RETENTION BASINS AND 100 YEAR HIGH WATER ELEVATIONS.

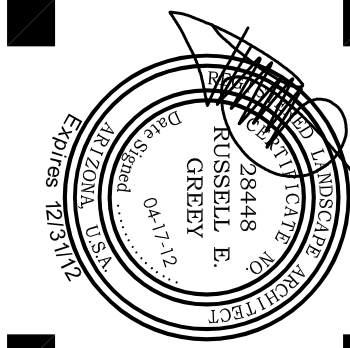
2. SEE UTILITIES PLAN FOR UTILITY BOXES, STRUCTURES, WATER METERS, POWER PEDESTALS AND ELECTRICAL METERS.

3. SEE SITE LIGHTING PLAN FOR EXTERIOR LIGHTING.

4. 283 TOTAL PARKING SPACES PROVIDED (228 AT BUILDINGS, 55 GENERAL STREET SPACES). SEE ARCHITECTURAL FOR CALCULATION.

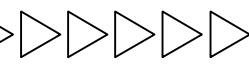
5. TOTAL SITE AREA = 18.15 AC, TOTAL LANDSCAPE AREA = 7.59 AC (42%)

The Colonnade Villas
Surprise, Arizona
Master Landscape Plan



GREELY PICKETT
landscape architecture, community design
7051 e 5th avenue, suite 200
scottsdale, arizona 85251
480.609.0009p 480.609.0068t

REVISIONS:



Project #: 5H5001
Scale: 1"=20'-0"

drawn by: TEAM
date: 03/26/2012
Reviewed by: [Signature]

growing:
Landscape Plan

L2.3

5 of 7



CITY OF SURPRISE
Boards and Commissions

June 7, 2012 @ 6:00:00 PM

Back Print

Board Meeting Date:	June 7, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on Case FS12-053, a renewal of a Conditional Use Permit (CUP) for a Sprint Wireless Communications Facility (WCF) at Marley Park Elementary School.

Motion:

I move to approve FS12-053, a renewal of a Conditional Use Permit for a Sprint WCF at Marley Park Elementary School and to adopt staffs findings.

Background:

The existing WCF was approved in 2007 and was subject to a condition that required a renewal of the CUP five (5) years after approval. The existing WCF is located at Marley Park Elementary School at 15042 West Sweetwater Avenue.

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.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Site Plan and Elevations](#)
 - ☐ [Service Area Maps](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: June 7, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-053, Sprint Wireless Communications Facility at Marley Park Elementary School

Application Summary

The applicant is proposing to renew a Conditional Use Permit (CUP) for a Sprint Wireless Communications Facility (WCF) at Marley Park Elementary School.

Location

The existing facility is located at 15042 West Sweetwater Avenue, located midway between Reems Road and Bullard Avenue within the Marley Park Planned Area Development (PAD).

History

- On November 9, 2000, the subject property was annexed into the City of Surprise.
- On October 25, 2000, the Marley Park PAD was approved by the Mayor and City Council.
- On February 6, 2007, a CUP for a Sprint WCF at Marley Park Elementary School was approved by the Planning and Zoning Commission.

Project Summary

The existing Sprint WCF facility at Marley Park Elementary School is located north of the school near the sports fields. The WCF consists of a building to screen the equipment cabinets and antennae that are supported by a field lighting standard.

The existing WCF was approved in 2007 and was subject to a condition that required a renewal of the CUP five (5) years after approval. No changes are proposed for this facility at this time.

Citizen Review Meeting

A citizen review meeting was held on April 16, 2012 at the Marley Park Elementary School. No residents attended the meeting.

Economic Impact Analysis

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

Department Review

All departments involved in the subject review are recommending the project for approval.

Staff Findings

1. Staff finds that the proposed CUP complies with the Surprise Municipal Code.
2. Staff finds that the proposed CUP complies with the Surprise General Plan.
3. Staff finds that the proposed CUP complies with the Marley Park PAD.

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, site plan, elevations, and service maps.

Plot by: Monish Davee | Day Saved on: February 13, 2012 4:59 PM
Plot Date: Feb 16, 2012 - 9:13am | File Location: C:\2012 Projects\Wireless\ther\12-018 Sprint PHZ0XC117A.Dwg
Plot Date: Feb 16, 2012 - 9:13am | File Location: C:\2012 Projects\Wireless\ther\12-018 Sprint PHZ0XC117A.Dwg



ARCHITECTURE ♦ ENVIRONMENTAL ♦ FACILITIES ♦ WIRELESS



PROJECT LOCATION:
13266 N. WHISPERWOOD DRIVE
SURPRISE, AZ 85379

DATE:
FEBRUARY 2012
CONDITIONAL USE PERMIT RENEWAL

DRIVING DIRECTIONS		PROJECT TEAM		SHEET INDEX																							
1. HEAD WEST ON W BELL RD 2. MAKE A U-TURN 3. TAKE THE 1ST RIGHT ONTO N REEMS RD 4. TURN LEFT ONTO W WADDELL RD 5. TURN RIGHT ONTO N BULLARD AVE 6. TURN RIGHT ONTO W OLD OAK LN 7. TAKE THE 2ND LEFT ONTO N WHISPERWOOD DR		APPLICANT: SPRINT 2650 CAMINO DEL RIO N. SAN DIEGO, CA 92108 CONTACT: STEVE SEBAUGH PHONE: (619) 220-7812 PROPERTY OWNER: DYSART UNIFIED SCHOOL DISTRICT 11405 N. DYSART RD. EL MIRAGE, AZ 85335 CONTACT: SCOTT THOMPSON PHONE: (623) 876-7008 CLIENT: COYOTE WIRELESS CONSULTING, LLC 8342 W. PASO TR. PHOENIX, AZ 85083 CONTACT: TOM McCLAIN PHONE: (602) 670-1800		SITE ACQUISITION: FM GROUP INC 15974 N 77th St. STE. 100 SCOTTSDALE, ARIZONA 85260 CONTACT: MICHELLE EVANS-MASSEY PHONE: (602) 277-7877 FAX: (602)277-8288 ARCHITECT: FM GROUP INC 15974 N 77th St. STE. 100 SCOTTSDALE, ARIZONA 85260 CONTACT: MICHAEL T. FRIES, A.I.A. PHONE: (602) 277-7877 FAX: (602)277-8288		<table><thead><tr><th>SHEET</th><th>DESCRIPTION</th><th>REVISION</th></tr></thead><tbody><tr><td>T1</td><td>TITLE SHEET AND PROJECT DATA</td><td>A</td></tr><tr><td>Z1</td><td>SITE PLAN</td><td>A</td></tr><tr><td>Z2</td><td>ENLARGED SITE PLAN/ LEASE AREA PLAN AND SITE DETAILS</td><td>A</td></tr><tr><td>Z3</td><td>SITE ELEVATIONS</td><td>A</td></tr></tbody></table>			SHEET	DESCRIPTION	REVISION	T1	TITLE SHEET AND PROJECT DATA	A	Z1	SITE PLAN	A	Z2	ENLARGED SITE PLAN/ LEASE AREA PLAN AND SITE DETAILS	A	Z3	SITE ELEVATIONS	A				
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Z3	SITE ELEVATIONS	A																									
		APPLICABLE CODES																									
		ALL CONSTRUCTION WITHIN CITY OF SUPRISE SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES: INTERNATIONAL FIRE CODE 2006 INTERNATIONAL RESIDENTIAL CODE 2006 INTERNATIONAL MECHANICAL CODE 2006 INTERNATIONAL PLUMBING CODE 2006 INTERNATIONAL ENERGY CONSERVATION CODE 2006 INTERNATIONAL FUEL GAS CODE 2006 INTERNATIONAL ELECTRICAL CODE 2006 NATIONAL ELECTRICAL CODE 2005																									
		COMPANY APPROVALS (ONLY)																									
		<table><thead><tr><th></th><th>SIGNATURE</th><th>DATE</th></tr></thead><tbody><tr><td>SPRINT REPRESENTATIVE:</td><td></td><td></td></tr><tr><td>SPRINT ENGINEER:</td><td></td><td></td></tr><tr><td>LANDLORD:</td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></tbody></table>				SIGNATURE	DATE	SPRINT REPRESENTATIVE:			SPRINT ENGINEER:			LANDLORD:													
	SIGNATURE	DATE																									
SPRINT REPRESENTATIVE:																											
SPRINT ENGINEER:																											
LANDLORD:																											

VICINITY MAP	
SITE PLAN	
PROJECT DATA	
PROJECT NAME: SPRINT - MARLEY PARK SCHOOL PHZ0XC117A PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF THE COLOCATION OF SIX (6) SPRINT PCS ANTENNAS ON AN EXISTING SPORTS FIELD LIGHT POLE. THE ASSOCIATED SPRINT EQUIPMENT CABINETS ARE LOCATED INSIDE AN EQUIPMENT SHELTER. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. PROJECT SUMMARY: CONDITIONAL USE PERMIT RENEWAL - RELATED CASE NO: CUP06-433 A.P.N.: 501-44-954 PROJECT LOCATION: MARLEY PARK SCHOOL 13266 N. WHISPERWOOD DRIVE SURPRISE, AZ 85379 CONSTRUCTION TYPE: II - N CONSTRUCTION OCCUPANCY: MONOPOLE: U-2 WALLS & EQUIPMENT: N/A GROSS AREA: LEASED SPACE 390SQ. FT. LATITUDE (NAD-83): 33° 36' 16.344" NORTH LONGITUDE (NAD-83): 112° 22' 58.367" WEST UTILITY COMPANY: APS CONTACT: MIKE TROUP (602) 371-7667 TELEPHONE COMPANY: CENTURY LINK HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.	
24 HOUR CONTACTS	
SPRINT NETWORK OPERATIONS CONTROL CENTER 888-859-1400	
GENERAL CONTRACTOR NOTES	
DO NOT SCALE DRAWINGS CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. UNDERGROUND SERVICE ALERT : CALL TOLL FREE 1.800.782.5348 (MARICOPA COUNTY) 1.602.236.1100. THREE WORKING DAYS BEFORE YOU DIG!!!	

15974 N. 77th STREET
SCOTTSDALE, AZ 85260
SURPRISE, AZ 85379
602.277.7877

MARLEY PARK SCHOOL

PHZ0XC117A
13266 N. WHISPERWOOD DRIVE
SURPRISE, AZ 85379

TITLE SHEET AND PROJECT DATA

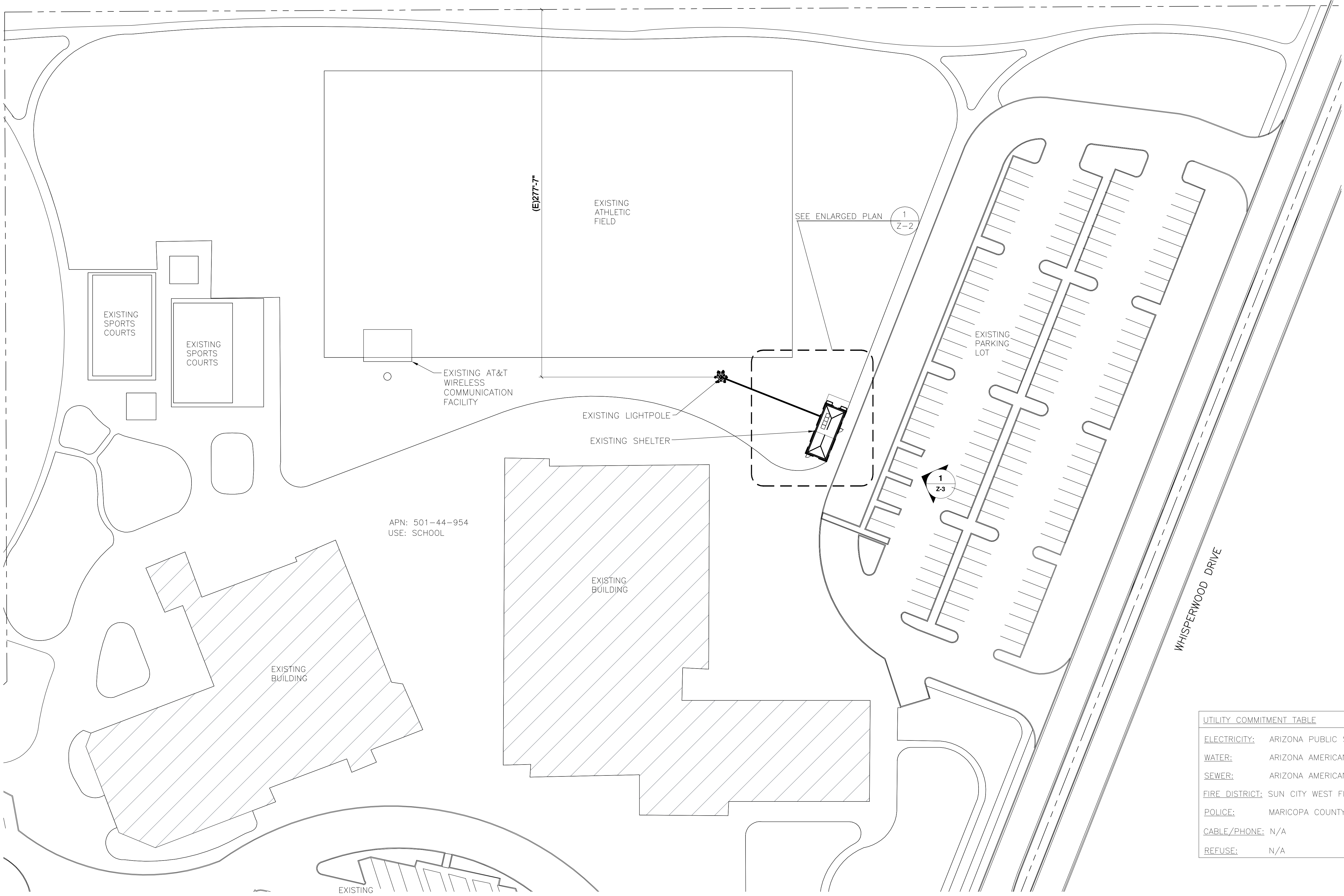
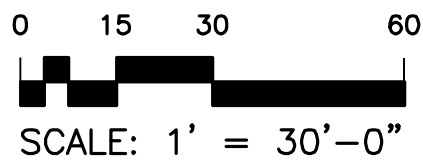
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chkd by:

T1

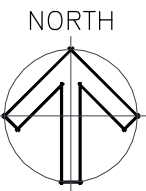
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Plot Date: Feb 16, 2012 - 8:56am | File Location: G:\2012 Projects\Wireless\Other\12-018 Sprint PH70XC117A 13266 N. Whisperwood Drive\12-018 Sprint PH70XC117A 13266 N. Whisperwood Drive.dwg



APN: 501-44-954
USE: SCHOOL

1 OVERALL SITE PLAN

SCALE: 1" = 30'



GENERAL NOTES

1. DIMENSIONS ARE OVERALL OR TO STRUCTURE UNLESS NOTED OTHERWISE.
2. OVERALL SITE PLAN FOR REFERENCE ONLY. SEE SURVEY FOR PROPERTY DIMENSIONS, NEW UTILITY ROUTES AND LEGAL DESCRIPTION.

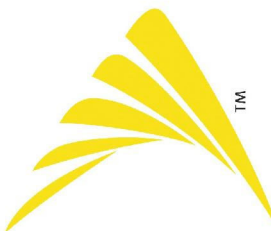
UTILITY COMMITMENT TABLE	
ELECTRICITY:	ARIZONA PUBLIC SERVICE (APS)
WATER:	ARIZONA AMERICAN WATER
SEWER:	ARIZONA AMERICAN WATER
FIRE DISTRICT:	SUN CITY WEST FIRE DISTRICT
POLICE:	MARICOPA COUNTY SHERIFF
CABLE/PHONE:	N/A
REFUSE:	N/A

Project no:
date:
drawn by:
chkd by:

12-018
01.31.12
ADM
MTF

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Sprint

MARLEY PARK SCHOOL

PH70XC117A
13266 N. WHISPERWOOD DRIVE
SURPRISE, AZ 85379

OVERALL SITE PLAN

ENGINEER:

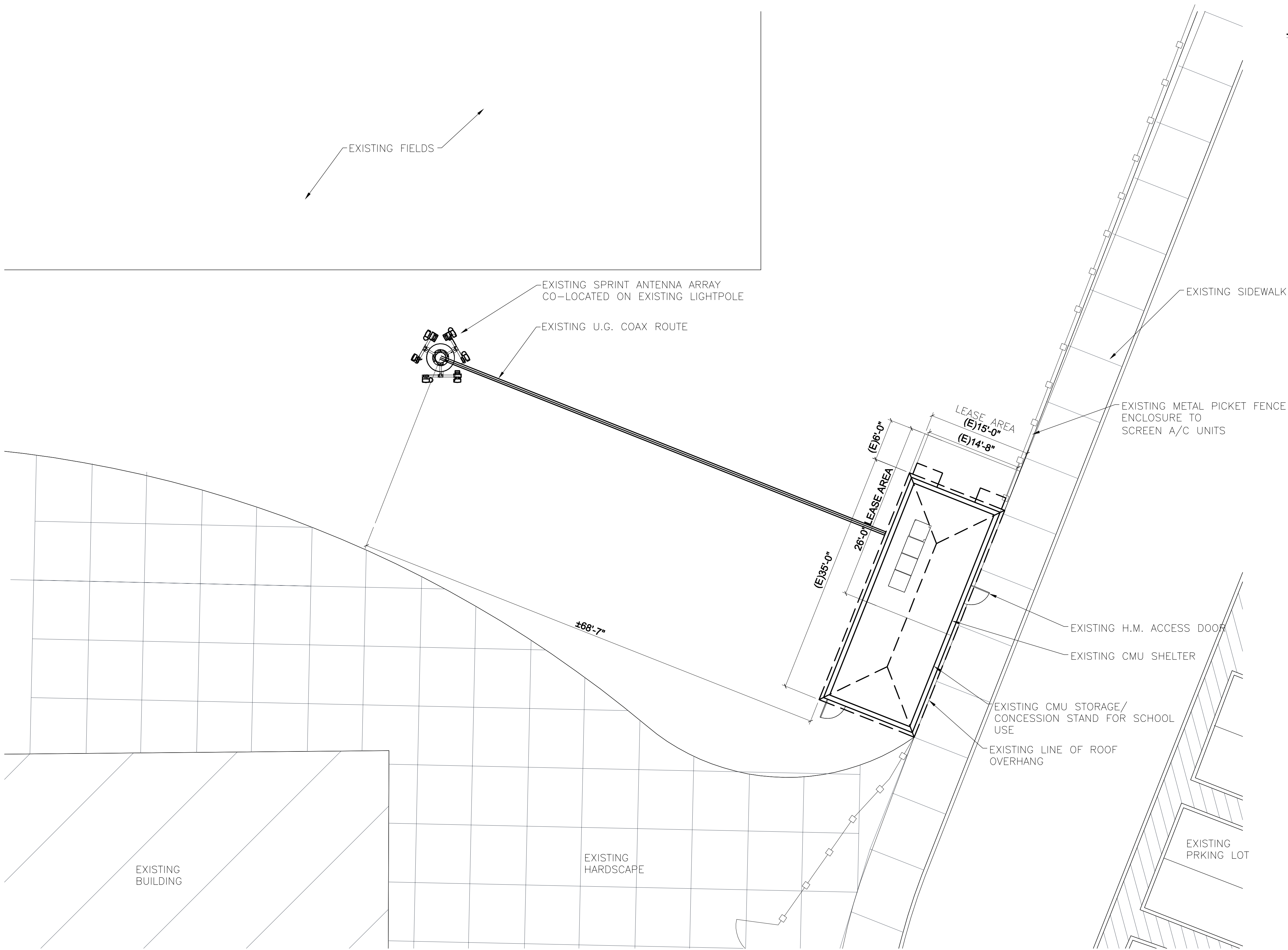
YASHAVANT VISHNU
KULKARNI, PE

19974 N. 7TH STREET
SCOTTSDALE, AZ 85260
602.277.7877

NO.	REVISION	DATE
0	CITY SUBMITTAL	1.31.12

FM GROUP INC
15974 N. 7TH STREET
SCOTTSDALE, AZ 85260
602.277.7877

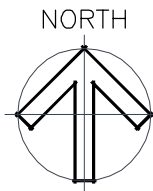
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Plot Date: Feb 16, 2012 - 8:56am | File Location: G:\2012 Projects\Wireless Other\12-018 Sprint PH70XC117A 2D CAD Rev A.dwg



GENERAL NOTES

1. LESSEE'S EQUIPMENT LINE-UP FOR REFERENCE ONLY.
2. DIMENSIONS ARE OVERALL OR TO STRUCTURE UNLESS NOTED OTHERWISE.

1 ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



0 4' 16' 32'
SCALE: 1/8" = 1'-0"

MARLEY PARK SCHOOL

PH70XC117A
13266 N. WHISPERWOOD DRIVE
SURPRISE, AZ 85379



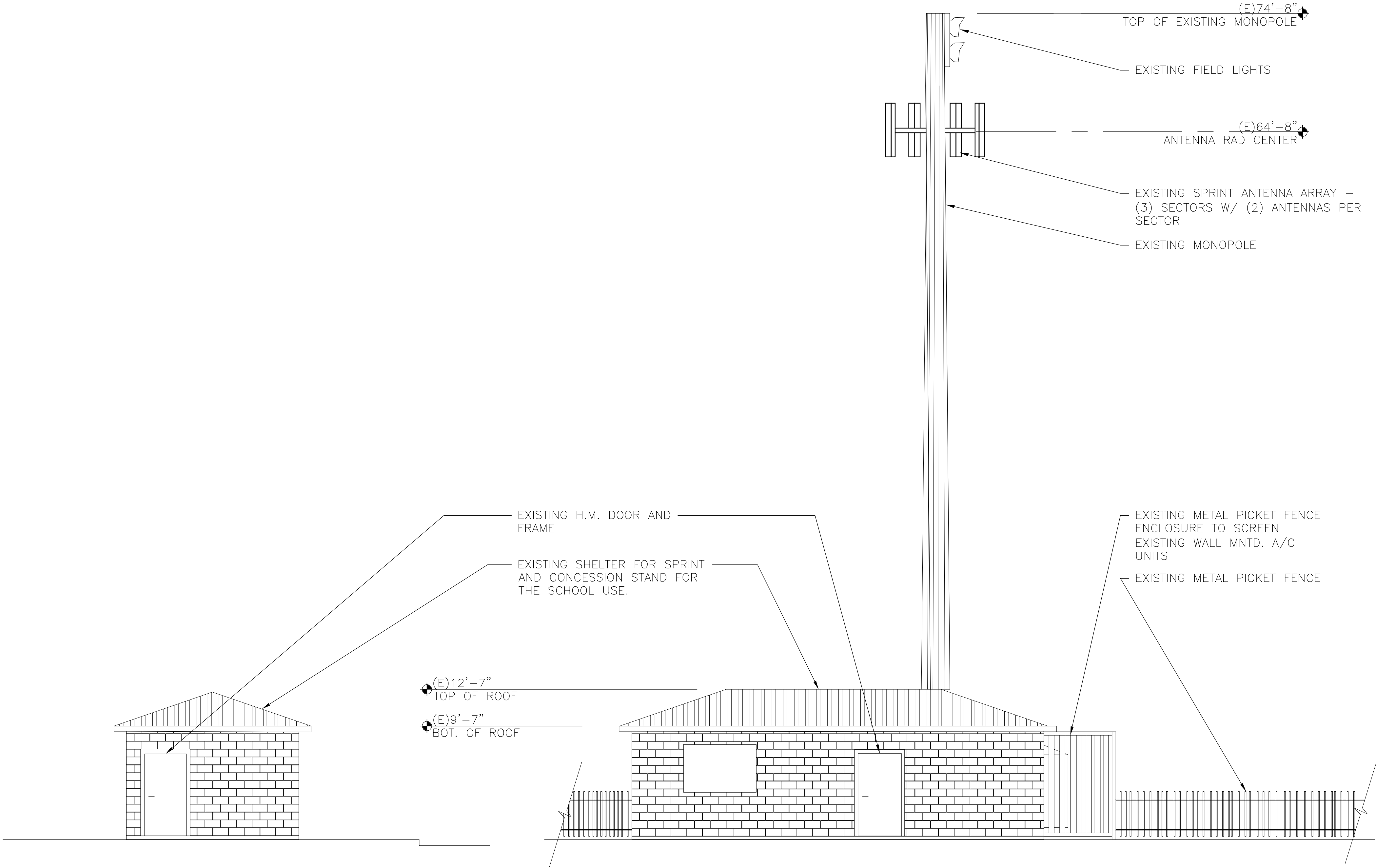
Sprint

ENGINEER:
YASHAVANT VISHNU
KULKARNI, PE
19974 N. 7TH STREET
SCOTTSDALE, AZ 85260
602.277.7877

NO.	REVISION	DATE
0	CITY SUBMITTAL	1.31.12



Plot by: Maneesh Davees | Dwg Saved on: February 13, 2012 5:06 PM
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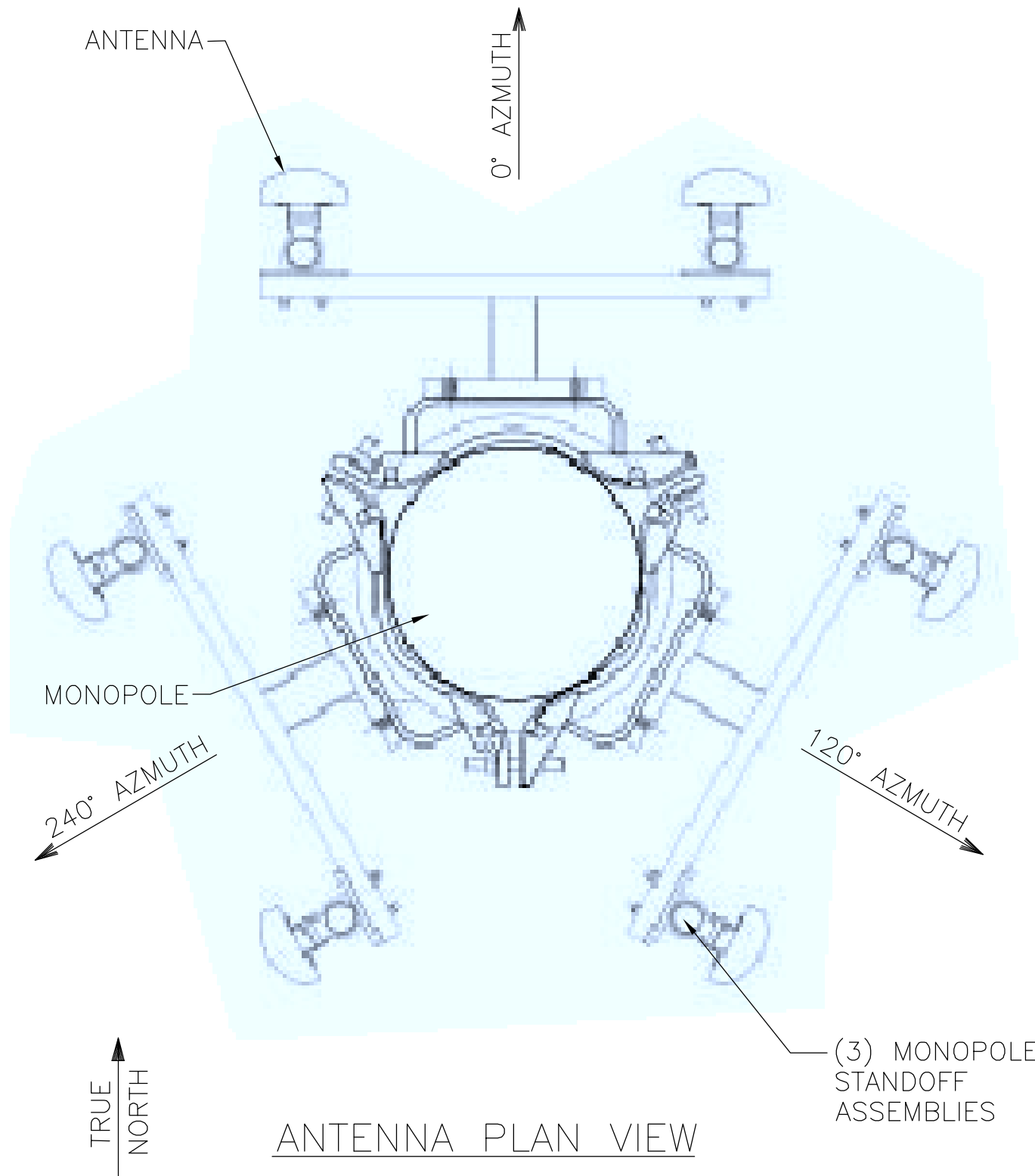


2 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

1 EXISTING EAST ELEVATION
SCALE: 3/16" = 1'-0"

GENERAL NOTES

1. ANTENNA ARRAY SHOWN FOR REFERENCE (3) SECTORS WITH (2) ANTENNAS PER SECTOR.



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date:
drawn by:
chkd by:

12-018
01.31.12
ADM
MTF

Z3



Sprint

MARLEY PARK SCHOOL

PH70XC117A
13266 N. WHISPERWOOD DRIVE
SURPRISE, AZ 85379

EXISTING ELEVATION

ENGINEER:

YASHAVANT VISHNU
KULKARNI, PE

19974 N. 7TH STREET
SCOTTSDALE, AZ 85260
602.277.7877

NO.	REVISION	DATE
0	CITY SUBMITTAL	1.31.12

FM GROUP INC
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SCOTTSDALE, AZ 85260
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CITY OF SURPRISE
Boards and Commissions

June 7, 2012 @ 6:00:00 PM

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

Board Meeting Date:	June 7, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS12-083, an amendment to the Asante Planned Area Development (PAD).

Motion:

I move to approve FS12-083, an amendment to the Asante Planned Area Development (PAD) and to adopt staffs findings

Background:

The developers of the Asante community are proposing to provide builders greater flexibility in product offerings in order to meet changing market demands that are anticipated for the foreseeable future.

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

ATTACHMENTS:

Click to download

☐ [Staff Report](#)

☐ [Amendment](#)

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):

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: June 7, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-083, Asante Planned Area Development Amendment

Application Summary

The applicant is proposing to amend the Asante Planned Area Development (PAD) to provide a wider variety of housing opportunities while introducing commercial elements into the core of the residential portion of the community.

Location

The existing development is located at the northern corner of Grand Avenue and 163rd Avenue encompassing approximately 1,510 acres.

History

- On November 3, 1988, the subject property was annexed into the City of Surprise.
- On November 24, 2004, the Asante PAD was approved by the Mayor and City Council.
- On December 1, 2005, a PAD amendment regarding the Asante Retail Center was approved by the Mayor and City Council.
- On August 15, 2008, a PAD amendment regarding a signage program was approved by the Mayor and City Council.
- On June 9, 2009, a PAD amendment for garage storage was administratively approved.
- On November 24, 2004, the Asante PAD was approved by the Mayor and City Council.

Project Summary

The developers of the Asante community are proposing to provide builders greater flexibility in product offerings in order to meet changing market demands that are anticipated for the foreseeable future. It is anticipated that this flexibility will allow a reduction in time that it takes to respond to market changes.

The wider range of housing types will allow Z-lot and zero lot line housing in Low Density Residential (LDR) parcels and allow 48-foot lots in the Medium High Density Residential (MHDR) parcels. This amendment will also add 48 and 53-foot lots to provide additional product opportunities.

The amendment also will provide more livable communities that provide recreation, shopping, and service opportunities closer to residences. Two (2) neighborhood commercial parcels located at the intersection of Asante and Pat Tillman Boulevards will provide daily service needs that will be within walking distance of residences via sidewalks and integrated trail systems.

Density of the LDR parcels will increase from a target density of 3.8 to 4.1 dwelling units per acre while the overall density of the development will decrease from 4.4 to 4.3 dwelling units per acre. Additionally, the overall maximum number of permitted dwelling units will decrease from 6,703 to 6,526 dwelling units.

Citizen Review Meeting

A citizen review meeting was held on May 15, 2012 at Desert Moon Elementary School. A citizen participation report is attached.

Economic Impact Analysis

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

Department Review

All departments involved in the subject review are recommending the project for approval.

Staff Findings

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

Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, revised PAD document, existing land use map, and citizen participation report.

ASANTE PAD AMENDMENT NARRATIVE

Purpose

The purpose of this request is to allow the builders in Asante greater opportunity to provide more flexible options in their product offerings in order to meet changing market demands that are anticipated over the next business cycle. Increased flexibility should translate into increased homebuilding construction which will benefit all stakeholders - residents, developer, city and neighbors. Current buyers are very price sensitive and with the constrained financing available and other limiting factors the pool of potential purchasers is small. As the economy improves and financing options are increased the demand for a wider variety and price range of homes will also increase. Since Asante is a unique, high quality community the owners believe that having more home product options at a wider price range will increase buyer demand and accelerate community growth. Another consideration for increasing demand and activity is that much of the community infrastructure has been built, and in order to attract residents to maximize the value and minimize the community cost of that infrastructure the zoning should be amended to provide flexibility. This flexibility results in the ability to react quickly to the changing desires of buyers and meet current market demand.

Adding housing flexibility to Asante is not only beneficial to reduce the time that it takes to respond to market changes, but it is good for providing alternate lifestyles for buyers and adding diversity to the community. Another trend in community building is related to the growing interest in livability and what home buyers are looking for in a livable community. Creating smaller neighborhoods will enable more housing experiences to be offered with those lifestyle elements such as more walkable, smaller scale communities that current buyers are looking for and future buyers are likely to seek as well. More intimate neighborhoods allow for better project connectivity and more neighbor interaction. Smaller scale neighborhoods have direct access to a range of recreation and gathering spaces.

Livable communities also provide recreation, shopping and service opportunities located closer to homes. This amendment includes two new neighborhood commercial parcels located at the intersection of Asante/Adama Blvd and Pat Tillman Blvd, adjacent to residential parcels and designed to meet daily service needs such as day care, medical, personal services and convenience. These parcels are located within walking distance of multiple neighborhoods and accessible via the trail/sidewalk system.

Smaller sized neighborhoods are more financially feasible for home builders because funding for large and upfront infrastructure is not available in the present economy and the foreseeable future. Construction must be done in smaller phases with infrastructure and amenities to support that specific project. Asante is a prime location for this type of development as many large scale amenities such as parks, lakes and backbone trail networks are existing and it includes the Gateway commercial area along Grand Avenue and 163rd Avenue.

Given the projected 15 year buildout of Asante, this amendment will provide the flexibility to permit the project to grow without additional zoning processes as the housing and commercial markets evolve.

Location

Asante is a 1508 acre mixed use, master planned community with commercial, residential, recreation and public facility uses designed to provide a quality residential living environment with integrated recreation and open space. Located at the northwest corner of Grand Avenue and 163rd Avenue, Asante was approved as a Planned Area Development (PAD) in November 2004.

Background and Existing Conditions

The Asante Planned Area Development (PAD) was originally approved in November of 2004. Since that approval there have been three PAD amendments:

- 2005 Modification of the retail center in the Gateway area
- 2008 Approval of a comprehensive Sign Program for the community
- 2009 Amendment of the stipulation requiring garage storage space for 69 homes

Like other homebuilders, Lennar continues to experience the effects of the prolonged economic downturn. These effects are particularly challenging for a master planned community in a market that is completely different than the market that existed when the community was originally envisioned. Such is the case for Asante as one considers the range of uses, densities and intensities as well as infrastructure investment.

Although many feel that the economy has not recovered, the current owners of Asante, LCD Asante L.L.C. and HE Capital Asante LLC, believe that the economy is stable enough to understand what the new home buying market will look like.

Amendment Details and Impacts

The PAD amendments requested are ones that will increase the flexibility and housing options to include permitting a wider range of lot sizes and housing types within the existing Land Uses such as allowing z-lot/zero lot line housing in Low Density Residential (LDR) parcels and allow 48' lots in the Medium High Density Residential (MHDR) parcels. Adding Lot Categories A (48') and B (53') to the existing Single Family Residential Development Standards also allows for additional housing types.

Another proposed amendment is to modify the permitted density range for LDR property to 3-6 Dwelling Units per Acre (DU/Acre). Presently there is a gap in permitted density range between LDR and MHDR. Previously, Asante was approved with low density single family housing and dense, multi-family type housing, without any options in between. To create a community that provides for the needs of all ages and market trends, it is critical to close this gap. By closing this gap, Asante will be better able to plan for and develop a more smooth transition between housing types. The Proposed Land Use Plan table has been revised to reflect the impact of this proposed amendment; however, it is important to note that the proposed amendments actually decrease the overall proposed density as well as the total number of maximum permitted dwelling units for Asante.

Infrastructure

Since the backbone infrastructure of utilities, roads, streets and public facilities in Asante are existing and the density and demand are decreasing with this amendment there will be little or

no impact on them. An analysis of the Water Master Plan, Wastewater Master Plan and Phase I and II Traffic Impact Study prepared previously for Asante was done relative to the Proposed Land Use Plan and PAD amendment. Since the PAD amendment lowers the overall density and total number of proposed residential units there is no negative impact on the existing infrastructure.

The currently submitted Water and Wastewater Technical Memorandums also analyzed the Proposed Land Use Plan against the current City standards and the City of Surprise Integrated Water Resource Master Plan and found that the demand factors for both have been reduced so again there should be no negative impact on the existing project infrastructure.

Asante will comply with the City of Surprise Engineering Development Codes, Standards and Guidelines in effect at the time of development if not grandfathered in due to previous construction, including meeting Street Light Improvement District requirements. Modifications to such Standards and Codes, particularly relative to utility service locations and lot to depth ratios, may be requested at the time of platting if there is existing infrastructure.

Phasing

This amendment will not modify the Phasing Plan shown in the approved PAD. The project will be developed in four phases, beginning at the south end of the property. However, large parcels may be developed as smaller sub-parcels with infrastructure and amenities to support that specific project, in accordance with market conditions. Detailed development plans will be provided at the time of platting or site plan approval.

Summary

This PAD amendment will maintain and enhance the existing culture and quality standards of Asante. It reduces the total maximum number of permitted dwelling units from 6,703 Dwelling Units (DU) to 6,526 Dwelling Units (DU) and decreases the overall project density from 4.4 Du/Ac to 4.3 DU/Ac. No changes to existing Land Uses per the General Plan are necessary, although the amendment does expand the housing types and lot size range that can be constructed in both the LDR and MHDR parcels. Two new neighborhood commercial parcels are being added to enhance the project as a livable community.

The amendment will also allow for the development of smaller neighborhoods and sub-parcels to meet the growing demand for livable, small scale communities. Creating smaller neighborhoods will enable more housing experiences to be offered with those lifestyle elements desired such as more walkable, smaller scale communities. This includes pedestrian access to recreation, shopping and community facilities.

The benefits of livable communities include better project connectivity through walkable neighborhoods with connected and accessible open spaces, recreation, shopping and community facilities which include neighborhood scale amenities and gathering places. This fosters close-knit neighborhoods. Physically, smaller and more integrated neighborhoods result in less infrastructure per dwelling and reduced maintenance costs to residents, better dispersed traffic due to more access points and fewer traffic concentration points. Phasing is also more efficient with smaller neighborhoods that have more connectivity. Each neighborhood has direct access to a range of recreation and gathering spaces. Socially, benefits of smaller neighborhood include taking advantage of existing community assets, creating a range of

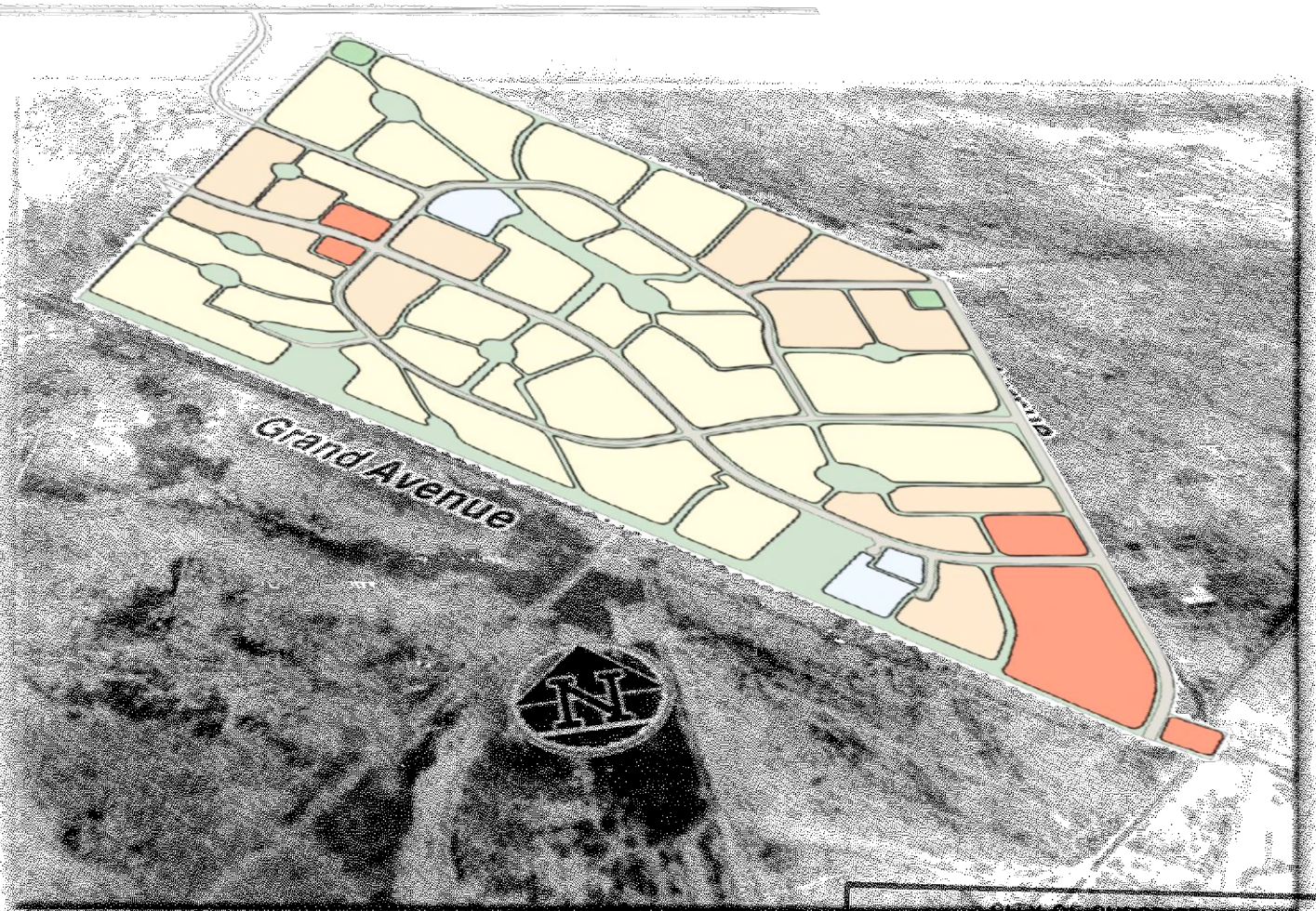
housing choices, promoting a sense of community and reducing car trips. In summary, livable communities with right-sized amenities create distinctive places. These benefits have a positive impact on all stakeholders-residents, developer, city and neighbors.

The current economic climate has resulted in significant changes to the housing market and it is expected that it will remain unpredictable for at least a few years. It is critical for homebuilders be able to react to new housing demands quickly in order to be competitive. This amendment is intended to meet market demands for the next 5-10 years. The owners of Asante also desire to capitalize on the tens of millions of dollars of investment in land, infrastructure and amenities that has already been installed. This request will address amending the areas of the PAD necessary to accomplish these objectives.



Asante

Amendment	Case Number	Approval Date	Approval Doc.	Page
Original PAD	PAD04-124	11/24/04	ORD04-41	2
Land Use Revision	PADA05-309	12/1/05	ORD05-57	102
Sign Program	PADA08-147	8/15/08		139
Home Product Change	PADA09-091	6/9/09		159



CITY OF SURPRISE	
PLANNING AND ZONING DEPARTMENT	
A P P R O V E D	
Case No.:	PADA04-124
P&Z Comm. Approval:	9/21/04
City Council Approval:	11/24/2004
B.O.A. Approval:	

*Asante
Planned Area
Development
Surprise, AZ*

Lennar Communities Development, Inc.

8-11-04

(7-14-04)

(4-21-04)

(Approved 11/24/04)



TABLE OF CONTENTS

PURPOSE OF REQUEST	1
INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING SITE CONDITIONS	2
Cultural Survey/Environmental Assessment:	2
Jurisdictional Delineation.....	2
GENERAL PLAN CONSISTENCY	3
LAND USE & ZONING.....	3
Proposed Uses:	3
Mixed Use- Gateway:	3
Gateway Land Use Tabulation.....	5
Low Density Residential	6
Low Density Residential Land Use Tabulation.....	7
Land Use Plan	8
Zoning.....	10
Development Standards	10
Administration of Design Standards	10
Commercial Development Standards	10
Single Family Residential Development Standards	11
Medium/High Density Residential Development Standards	12
DESIGN STANDARDS (LIST A, B, C, D)	13
Design List A	13
Design List B	17
Design List C – Architectural	23
Design List D	26

CIRCULATION.....	29
Streets	28
163rd Ave/Grand Ave Intersection	28
OPEN SPACE/TRAILS	30
Public Parks:	31
Private Parks:	31
Trail System:	32
Railroad Buffer:	32
Commercial Design:	33
Residential Design:	33
LANDSCAPE DESIGN/THEMES (SEE TAB J)	33
DRAINAGE	34
PUBLIC SERVICES	34
PHASING	36
SCHOOLS.....	36
STIPULATIONS	36
CONCLUSION	36
DESIGN TEAM/CONTACTS	37

EXHIBITS

- A LEGAL DESCRIPTIONS**
- B AREA MAP**
- C EXISTING SITE CONDITIONS**
- D GENERAL PLAN CONTEXT**
- E GENERAL PLAN POLICY CHECKLIST**
- F LAND USE PLAN**
- G LOT DIAGRAMS**
- H STREET SECTIONS**
- I COMMERCIAL ARCHITECTURAL CONCEPTS &
SMALL SCALE NEIGHBORHOOD CONCEPTS**
- J LANDSCAPE/THEME**
- K PHASING PLAN**
- L SCHOOLS**
- M STIPULATIONS**

Asante Planned Area Development (PAD)

Purpose of Request

The purpose of this request is to obtain PAD zoning for approximately 1508.1 gross acres of land located at the northwest corner of Grand Avenue and 163'd Avenue. ~~The majority of the site 1334.3 acres is in the City of Surprise, Arizona and the balance of 173.8 acres is proposed for annexation, concurrently with this rezone request.~~ The following information will demonstrate that the proposed Asante PAD (known as Ni/McRae Property) will contribute to the orderly development of Surprise and meet the City's goals and policies as stated in the City of Surprise General Plan and applicable ordinances.

Introduction

The proposed Asante PAD is intended for a combination of commercial and residential uses planned in a comprehensive manner that will contribute to the quality of the city and provide nearby shopping and a quality residential living environment. The project will be developed over multiple phases by a number of developers and builders, some of whom have not yet been identified due to the size and complexity of the project. The master developer is Lennar Communities Development, Inc., a developer with both local and national experience and a reputation for outstanding quality of homes and communities. The property will be developed over approximately ~~8~~15-20 years and all required services will be built in conjunction with the project.

Project Description

The overall land proposed for development consists of approximately 1508.1 gross acres, of which ~~401.3~~117.1 gross acres is designated for commercial uses and ~~4272.5~~1251.7 gross acres is planned for a variety of residential uses, ranging from low density single family to medium to high density detached and attached single family and multi-family housing. ~~No rental housing is planned.~~ ~~134.3~~139.3 gross acres is set aside for public parks/public facilities and school sites. The project has been designed to integrate open space and recreation to provide an exceptional quality of life for all of the future residents. Located north and within the 'V' formed by the intersection of Grand and 163'd Avenues the property is under two ownerships ~~the Ni Family, and Lennar Communities Development, Inc~~CD Asante L.L.C. and HE Capital Asante LLC.

Existing Site Conditions

The site is generally level and slopes gently to the south and east with several drainage outlets under the railroad. Several 'blue-line' drainage courses are shown on the USGS map. The land is a combination of natural environment and developed, with remnants of an auxiliary airfield that was constructed in the 1940's. No useable structures remain from this use. Aside from the areas disturbed by the airfield, the site is natural, vacant desert of dense to moderate growth of typical low-lying desert vegetation, including shrubs, bushes and trees. Several small ephemeral washes cross the property.

The site is accessed from 163'd Avenue, which runs along the east edge of the property. The west edge of the property is defined by an existing railroad track/right-of-way and Grand Avenue. No other encumbrances or structures are on the property. The site location is shown in Tab B and Existing Site Conditions are shown on Tab C.

The 163'd Avenue right-of-way is 55 feet (from center line) and is improved as a two lane paved road. The railroad tracks are centered within an existing 200 ft. right-of-way.

Cultural Survey/Environmental Assessment:

A Phase I Environmental Assessment Report was completed by Geotechnical & Environmental Consultants dated October 2003, and the Class III Archaeological Survey was prepared for the property by David S. Boloyan Archaeological Services dated November 25, 2003.

The Phase I assessment did not find any evidence of hazardous or petroleum substances or recognized environmental conditions. Additional investigation was not recommended.

The Archaeological Survey recommended an archaeological clearance for the project as no sites were identified and the remains of the auxiliary field are not eligible for the National Register of Historic Places.

Jurisdictional Delineation

An assessment has been requested from the Army Corps of Engineers under Section 404 Clean Water Act delineation for the property.

General Plan Consistency

The Surprise General Plan 2020 designates the triangle formed by Grand Avenue, 163'd Avenue and the Pinnacle Peak Road the site as Mixed Use Gateway, the balance of the property for Low Density Residential. The property also falls within Special Planning Area #2 as shown in Surprise General Plan 2020. The location of the property in the context of the General Plan is shown in Tab D. The General Plan Policy Checklist is in Tab E.

The proposed land uses are consistent with the General Plan 2020 Land Use Plan. Commercial and medium to high density residential are shown in the Mixed Use 'Gateway' area consisting of approximately ~~230.8~~229.2 acres. A mix of residential uses, including medium to high density (cluster, z-lot, zero lot line, alley loaded) and low density residential (single family detached) is proposed for the Low Density Residential area which encompasses approximately ~~1277.3~~1278.9 acres. The following table shows unit counts and density for the General Plan 2020 land use classifications.

Land Use Category	Acres	DU (max.)	DU/ac	2020 Gen. Plan
Mixed use (Gateway)	229.2	1062	4.6	
Low Density Residential	1278.9	5641 <u>5464</u>	4.43 <u>4.3</u>	3-5 Du/ac
Composite (totals)	1508.1	6703 <u>6526</u>	4.43 <u>4.3</u> DU/ac	

Land Use & Zoning

Proposed Uses:

Asante PAD has two primary elements: the Gateway and a Low Density Residential area, which extends north from the Gateway. These areas are described in more detail in the following paragraphs.

Mixed Use - Gateway:

The City of Surprise General Plan designates six "Gateway" areas in the City. These Gateway areas are at primary entries to the City and are intended to make a unified statement to visitors as they enter the City's limits. These Gateways are to provide a mixture of uses ranging from high-density residential to employment and regional commercial depending upon location. The Gateway at 163'd Avenue and Grand Avenue is unique in that it is the only arterial connection across Grand Avenue in a 7-mile stretch. This plan therefore takes the Gateway land use envelope and molds it to have a more north-south orientation to increase access and visibility of the Gateway land uses from 163'd Avenue. This configuration maximizes the likelihood of success for the commercial development supported by the higher intensity residential uses.

Commercial uses in the Gateway include the following:

- ±56 acre power center
- ±15 acre retail with anchor, drug store and several pad users
- ±16 acre neighborhood commercial (grocery)

A sketch plan for commercial areas showing integration with residential is shown in Tab I. Approximately 92.6 net acres (101.3 gross acres) of retail area is projected. It is anticipated that a grocery site would develop consistent with the 1st Phase of the Single Family Residential.

The proposed commercial property at Asante is being planned as a "Lifestyle" oriented commercial shopping center which will help provide Asante and the surrounding communities with a mixture of commercial goods and services. To meet these needs we are planning a mixture of uses including retail goods, services, and professional space in our development to integrate the wide variety of tenants that will take an immediate interest in this trade area once it begins to mature. While our list is not meant to be a comprehensive description of what our planned development may include, it should provide a good idea of the many uses that we believe will be compatible and possible for this trade area in the near future. These are some examples of the uses we are planning for and believe will have interest in all three phases of our 92+ acre commercial development:

Goods & Services

- Appliance Sales, services
- Art Supply Stores
- Bakery
- Premium Butcher Shop
- Bank
- Barber Shop
- Beauty Parlor
- Book Store (Barnes & Noble, Borders)
- Business and office machine sales
- Ice Cream Sales (Cold Stone Creamery, Ben & Jerry's)
- Convenience Store/Gas
- Premium Coffee Sales (Starbucks)
- Department Store (Target, Walmart, JC Penny, Sears)
- Dry Cleaning
- Florist
- Furniture Store
- Household Items & Furnishings (Pier 1 Imports, Cost Plus)
- Grocery Store
- Drug Store
- Health and exercise center
- Home Improvement (Lowes, Home Depot)
- Shoe Store
- Clothing Stores
- Sporting and Athletic Goods
- Tire Sales and Service
- Health Food & Vitamin Store (Hi-Health)
- Record/Multimedia Sales (Tower Records)

Entertainment

- Movie Theaters
- Sit Down Restaurants
- Sports Bar/Restaurants
- Fast Food Restaurants

Professional Office/Services

- Financial Office/Service
- Real Estate Office
- Dental Office
- Urgent Care Office
- Chiropractic Office
- Dance Studio
- Optician
- Child Care Services

Residential uses in the Gateway include:

- Medium to High Density Residential (6 – 20 DU/ac): 127.9 gross acres provides an opportunity for a variety of residential types single family cluster (both attached and detached), which may be sold in fee or as condominiums. Care will be given to provide access and transitions from commercial to low-density residential areas.

Access concepts (between commercial and residential) are illustrated in Tab I. Transitions will utilized landscape buffers, walls, building orientation and/or appropriate scale relationships.

The Medium to High Density Residential are planned to be owner-occupied dwellings. The design can vary widely from single family detached to single family attached to stacked flats, ranging from one to three stories in height. The intent is to provide a variety of housing choices based on life-style and price; however, the quality of construction will be comparable to traditional single-family detached homes.

The 'cluster' products will average an overall density of 8.3 DU/ac; however, may consist of housing that ranges from 6 to 20 DU/ac. The more dense the product the greater will be the orientation to common open space and group parking options. All medium to high density parcels will have internal common open spaces.

Gateway Land Use Tabulation

Uses	Acres (gr)	Max. Density*	Max. Dwellings
Commercial	101.3		
M/HDR	127.9	8.3 DU/ac	1062 DU
Total	229.2		1062 DU
			(4.6 DU/ac avg.)

*8.3 DU/ac maximum overall, however, specific parcels may range from 6 to 20 DU/ac.

Low Density Residential:

Residential uses in the area to the north of the Gateway include the following:

- ~~857.5904.3 gross~~ 904.3 gross acres of low density residential consisting of ~~Z- lot, zero lot line, cluster, alley loaded and~~ single family detached dwellings with home sites sizes ranging from ~~60'x116' to 80'x125'~~ 48'x95' to 78-80'x125' with an overall target density of ~~3-84.1~~ DU/ac, however, net densities on an individual parcel may reach ~~4-54.8~~ DU/ac. The permitted density range for Low Density Residential property is 3-6 DU/ac. Individual neighborhoods will consist of approximately ~~8040~~ to ~~150120 home~~ 120 home sites and each will have direct access to common open space in the form of an active, passive or linear park. A variety of recreational uses will be available, see below.
- ~~287.1219.5 acres~~ 219.5 acres of medium to high density residential consisting of both detached and attached single family residential and multi-family at a range of 6 – 20 DU/ac. This may include zero lot line, 'z'- lots and/or attached homes and a variety of ~~cluster~~ formats products.
- Within the residential areas two (K-8) elementary school sites (15 net ac each), an urban park (55.6 net ac), a community park (39.3 net ac), a fire station site (3 net ac) and a reservoir site (3 net ac) are provided.*
- 15.8 acres of neighborhood commercial (two parcels) designed to provide a more livable community and support walkable neighborhoods with adjacent services to meet the daily needs of families in the immediate residential neighborhoods.
*Note: If school sites are not acquired by School District then they may be utilized for Low Density residential development.

The Low Density Residential areas in Asante are to be flexible and allow for the creation of livable communities-smaller neighborhoods that enable more housing experiences to be offered with lifestyle elements such as more walkable, smaller scale communities. The benefits of smaller neighborhoods include better project connectivity through walkable neighborhoods with connected and accessible open spaces which include neighborhood scale amenities and gathering places. This fosters close-knit neighborhoods.

Asante is a prime location for this type of development as many large scale amenities such as parks, lakes and backbone trail networks are existing. These livable communities will be created by allowing existing large parcels to be developed in small neighborhoods with multiple product types and with flexible sub-parcels that are not pre-defined. Flexible boundaries of the sub-parcels will allow the developer to identify the appropriate size and product type of these sub-parcels to meet market demand as trends change. Each LDR parcel shown on the Land Use Plan which is developed as smaller sub-parcels will include at least two different product types. This will create diversity in the housing types and experiences offered in the community. Concept plans of these smaller neighborhood options are located in Tab I, Commercial Architectural Concepts & Small Scale Neighborhood Concepts. These neighborhoods also include a different type of recreation and open space to provide the social benefits of smaller

scale community interaction and smaller scale amenities are needed closer to homes and within walking distance. Design concepts for these types of open space and recreation is found in Tab J, Landscape Design/Themes.

Residential areas will be developed in four phases with initial development commencing in the approximately 300 acres immediately north of the Pinnacle Peak Road alignment.

Low Density Residential Land Use Tabulation

Uses	Acres (gr)	Target Density*	Max. Dwellings
M/HDR	287.4 219.5	8.38.0 DU/ac	2,383 1,756 DU
LDR	852.5 904.3	3.84.1 DU/ac	3,258 3,708 DU
Elem. School	31.1		
Parks/ Facilities	106.6 108.2		
Total	1277.3 1278.9 Ac		5,641 5,464 DU
			(4.4 3 DU/ac avg.)

*Target density is gross average density; however, individual parcels may be higher as long as overall allowed dwellings are not exceeded

Total maximum dwellings proposed for both Mixed Use - Gateway and Low Density Residential areas: ~~6703~~6526 DU (4.4~~4.3~~ DU/gross acre).

Land Use Plan

The overall land use plan is shown in Tab F. Break down of planning areas by use type is as follows.

Area	Use*	Area (Gr)**	Base Zone***	Comment
1.1	Comm	6.8 Ac	C-2	
1.2	Comm	57.69 93.6	C-2	
1.3	Comm	17.9	C-2	
1.4	Comm	19.0	C-2	
1.5	M/HDR	30.2 24.3	R-1, R-2, R-3	
1.6	M/HDR	30.3 28.2	R-1, R-2, R-3	
1.7	LDR	33.0 59.4	R1-5	
1.8	LDR	32.3	R1-5	
1.9	LDR	35.1 31.5	R1-5	
1.10	LDR	31.6 40.3	R1-5	
1.11	LDR	30.9 33.1	R1-5	
1.12	LDR	35.7 45.5	R1-5	
1.13	LDR	32.1 30.7	R1-5	
1.14	PP/F	57.2	R1-5	Urban Park
1.15	ES	15.5 16.1	R1-5	School Site
1.16	M/HDR	34.3 6.4	R-1, R-2, R-3	Church Site
1.17	M/HDR	33.1 32.8	R-1, R-2, R-3	
2.1	LDR	35.5 12.1	R1-5	
2.2	LDR	29.8 21.9	R1-5	
2.3	M/HDR	22.4 9	R-1, R-2, R-3	
2.4	LDR	30.3 20.1	R1-5	
2.5	LDR	30.0 19.2	R1-5	
2.6	PP/F	39.3	R1-5	Community Park
2.7	LDR	32.3 19.0	R1-5	
2.8	LDR	259.8 44.1	R1-5	
2.9	M/HDR	21.5 23.6	R-1, R-2, R-3	
2.10	M/HDR LDR	21.4 30.5	R-1, R-2, R-3	
2.11	M/HDR Comm	22.4 5.0	R-1, R-2, R-3 C-2	
2.12	Comm	8.1	C-2	
2.13	LDR	15.5	R1-5	
3.1	M/HDR	22.9 21.2	R-1, R-2, R-3	
3.2	M/HDR	23.9 12.9	R-1, R-2, R-3	
3.3	M/HDR LDR	22.8 19.0	R-1, R-2, R-3 R1-5	
3.4	LDR	33.6 34.1	R1-5	
3.5	PP/F	3.0	R1-5	Reservoir Site
3.6	LDR	34.2 28.0	R1-5	
3.7	LDR	46.41	R1-5	

3.8	LDR	29.4 <u>31.9</u>	R1-5	
3.9	LDR	32.8 <u>15.8</u>	R1-5	
3.10	LDR	31.2 <u>15.1</u>	R1-5	
3.11	LDR	29.2 <u>36.0</u>	R1-5	
3.12	M/HDR	22.3 <u>21.0</u>	R-1, R-2, R-3	
3.13	LDR	18.6	R1-5	
4.1	LDR	29.0 <u>32.1</u>	R1-5	
4.2	M/HDR	23.7 <u>26.2</u>	R-1, R-2, R-3	
4.3	M/HDR	24.6 <u>21.6</u>	R-1, R-2, R-3	
4.4	M/HDR	31.4 <u>24.0</u>	R-1, R-2, R-3	
4.5	LDR	35.1 <u>57.3</u>	R1-5	
4.6	LDR	31.6	R1-5	
4.7	M/HDR	28.1 <u>28.3</u>	R-1, R-2, R-3	
4.8	PP/F	3.70 <u>2.9</u>	R-1, R-2, R-3	Fire Station Site
4.9	LDR	34.8 <u>21.1</u>	R1-5	
4.10	ES	15.6 <u>14.5</u>	R1-5	School Site
4.11	LDR	36.2 <u>47.3</u>	R1-5	
4.12	LDR	32.3 <u>22.0</u>	R1-5	

*Uses: Comm = Commercial; M/HDR = Medium/H1gh Density Residential; LDR = Low Density Residential; PP/F = Public Park/Public Facility; ES = Elementary School Site

**Gross areas are approximate and subject to verification at platting.

***All base districts are for reference, zoning is PAD.

Zoning

The land use plan is implemented by City of Surprise zoning districts as shown in the following land use/zoning table.

Land Use Category	Zoning Districts*	Density Range	Target Density
Commercial, Regional	C-2	N/A	N/A
Commercial, Community (Grocery anchor)	C-2	N/A	N/A
<u>Commercial, Neighborhood</u>	<u>C-2</u>	<u>N/A</u>	<u>N/A</u>
Residential, Cluster, Townhouse, <u>Z-Lot, Zero Lot Line, Alley Loaded</u>	R-1, R-2, R-3	<u>8-20</u> DU/ac	8- <u>30</u> DU/ac
Residential, Single Family	RI-5, RI-8	3- <u>56</u> DU/ac	<u>3-84.1</u> DU/ac

*Zoning Districts represent reference zoning. All zoning is PAD.

Development Standards

Administration of Design Standards

In order to provide for unique or innovative site and building design, the Community Development Director may administratively modify the following Development Standards up to 10% without amendment to the PAD.

Commercial Development Standards

Base Zone	C-2
Area #	1.1-1.4, <u>2.11-2.12</u>

All development standards of City of Surprise Zoning Ordinance C-2 shall apply. C-2 includes "big-box" retailers with outside garden and lumber sales and storage except in Neighborhood Commercial Areas 2.11 and 2.12.

Single Family Residential Development Standards, Table 1

Note: ~~City Council policy changes have modified the lot category and allocation standards in Design List A.~~

Lot Category	<u>A</u>	<u>B</u>	C	E	F
Typical Lot	<u>48' x 110'</u>	<u>53' x 110'</u>	60' x 116'	70' x 120'	80' x 125'
Max. allowed % Distribution	<u>20%</u>	<u>20%</u>	+20%	+23 <u>20</u> %	+6%
Zoning District	<u>R1-5 PAD</u>	<u>R1-5 PAD</u>	R1-5 PAD	R1-5 PAD	R1-5 PAD
Min. Area	<u>5,280 sf</u>	<u>5,830 sf</u>	6,960 <u>6,380</u> sf	8,400 <u>7,480</u> sf	10,000 <u>8,580</u> sf
Min. Width	<u>48'</u>	<u>53'</u>	60 <u>58'</u>	70 <u>68'</u>	80 <u>78'</u>
Max. House Width	<u>35'</u>	<u>40'</u>	47'	57'	65'
Min. Depth	<u>110'</u>	<u>110'</u>	116 <u>110'</u>	120 <u>110'</u>	125 <u>110'</u>
**Bldg. Setbacks					
Front	<u>18'/12' for living area or side entry garage</u>	<u>18'/12' for living area or side entry garage</u>	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage	18'/12' for living area or side entry garage
Side	<u>5'/8'</u>	<u>5'/8'</u>	5'/8'	5'/8'	5'/ 10 <u>8'</u>
***Street Side	<u>13'</u>	<u>13'</u>	13'	13'	15 <u>13'</u>
Rear	<u>15'</u>	<u>15'</u>	15'	20 <u>15'</u>	20 <u>15'</u>
Rear Adj. to Arterial	<u>20'</u>	<u>20'</u>	20'	20'	25 <u>20'</u>
Min. Distance Between Houses	<u>10'</u>	<u>10'</u>	10'	10'	10'
Bldg. Height	<u>30'</u>	<u>30'</u>	30'	30'	30'

*Lot allocations may change areas to respond to market conditions as long as % allocations are not exceeded. Area changes do not require a PAD amendment.

**Non-structural elements such as fireplaces, bay windows, pop-outs, pergolas or patio covers may encroach 2.5' into front and side setbacks and 10' into rear setbacks provided that a patio cover may not extend to a point closer than 10' from the rear property line for single family home or structure and 15' from the rear property line for a multi-story home or structure.

***Does not apply if landscape tract used (8' min).

Note: Lot distribution % are total of all dwellings, including cluster/z-lot/zero lot line/alley loaded. Percentages are approximate maximum allowable targets.

Medium/High Density Residential Development Standards

(Lot Diagrams are shown in Tab G)

Base Zone**R-3**

			CLUSTER TYPE	ZERO LOTS Z-LOTS
Minimum subdivision size			1 acre	N/A
Min. Lot Area – Square footage			1,000	2,730
Min. Lot Width – Interior Lot	(2)		20'	35'
Min. Lot Depth			60'	70'
Maximum Building Height			40'	30'
Minimum Yard Setbacks				
Front – Public Street	(1)		15'	10'
Front – Private Street			8'	8'
Front/Rear to Face of Garage Door – Public St.			18'	18'
Front/Rear to Face of Garage Door – Private St.			4'	N/A
Rear	(5)		3'	5'
Sides			0'	0'/5'
Sides – Aggregate			10'	10'
Minimum Distance Between buildings	(6)		10'	10'
Landscape Tracts				
Collector Street			10'	10'
Arterial Street			20'	20'

Notes:

1. May be reduced for Auto-courts and landscaped tracts/easements.
2. In certain cases, flag lots may be designed. Flag lots shall be addressed during preliminary plat process.
3. Patio covers may encroach up to 3' from the rear property line.
4. Non-structural arch. Features such as fireplaces, bay windows and pop-outs may encroach more than 2' into the sideyard setback.
5. Where a side yard setback is provided, it must be a minimum of 5'
6. Minimum separation of bldgs on same lot for cluster Type is 10'.
7. Min. separation of bldgs for Cluster Type on Adjacent Lots 0', 10' if setback is provided on at least one lot.

Design Standards (List A, B, C, D)

The following documents conformance with items listed in Design Lists A, B, C and D. List C items, related to architectural design will be evaluated on a per parcel basis as specific site and home design are available.

Design List A

~~*Note: City Council policy changes have modified certain items below.*~~

For all land currently or proposed to be zoned R1-5 or R1-8 or zoned PAD with an R1-5 or R1-8 designation; Items A through K, comprise the minimum standard requirements to which these guidelines apply.

It is crucial for developers and homebuilders to gain a fundamental understanding of this section and how it sets forth the foundation for community design prior to accumulating the required amount of design points for each lot category.

- A. Percentage of lot sizes: If the width of any one or more lots in a Residential Development Project is less than 70 feet and the size of the lot is less than 7700 sq. ft., the following requirements apply to the entire Residential Development Project:

- ~~1) The percentage of the total number of lots in the Residential Development Project which falls within Lot Categories A, B, C, and D in Table 1 shall not exceed 30 percent in any one of such lot Categories.~~
- ~~2) The percentage of the total number lots in the Residential Development Project which falls within Lot Categories E, F and G in Table 1 shall be not less than 30 percent in these three lot Categories combined.~~
- ~~3) If 10 percent of the total number of lots in the Residential Development Project falls within Lot Categories F and G in Table 1 combined, then the 30 percent requirement for Lot Categories E, F, G combined, established in subsection 2, is reduced to 25 percent. This requirement is further reduced by 1 percent for each additional 1 percent of the total number of lots in the Residential Development Project which falls within Lot Categories F and G in Table 1 combined, provided however, that the percentage requirement established in subsection 2 shall not be reduced below 20 percent~~

See Single Family Residential Development Standards, Table 1, page 11.

B. Required Open Space: Not less than 10 percent of the Gross Acreage of a Residential Development Project shall be open space, and not be less than 5 percent of such Gross Acreage shall be open which meets the requirements of Subsection 2 below. For purposes of meeting this requirement, open space shall include the following:

- 1) A storm water retention area;
- 2) A tract, other than a private street, which is owned and maintained by a homeowners association;
- 3) A power line corridor if the corridor is improved and maintained by a homeowners association;
- 4) a homeowner association; A lake;
- 5) A golf course;
- 6) A site on which a public school will be constructed, if the site is actually conveyed, and not merely reserved, to the entity responsible for construction of the public school; and

7) Any other similar area which, in the opinion of the City Council, provides a recreational, aesthetic, or other valuable benefit to the City of Surprise or to the Residential Development Project.

C. Project Entry: The Developer of a Residential Development Project shall construct features which provide a sense of neighborhood arrival, such as monument signage, decorative landscaping, specialty pavement, enhanced wall detail, immediate accessibility to open space/trail system, etc., at all points at which a Residential Development Project may be entered from an arterial street.

D. Staggered Perimeter Wall: The Developer of a Residential Development shall construct a wall at the perimeter of the Project abutting an arterial street which contains staggered or offset sections and/or other breaks to relieve the linear character of the perimeter wall abutting the arterial street.

E. Housing Product Variation: Houses constructed on lots in each Lot Category in Table 1 shall have a minimum of three distinctly different floor plans, with a minimum of three elevations for each floor plan. ~~Additionally, each floor plan must have, as an option on one elevation, a front porch or a courtyard that is at least 5 feet deep and 8 feet wide.~~

F. Adjacent Elevations and Color Schemes: No house or structure shall have the same elevation or color scheme as those houses or structures located immediately to either side or directly across the street.

G. Adjacent Roof Lines: If two or more houses or structures abut an arterial street in the rear, then the rear elevations of such houses or structures shall be geometrically varied and not more than two adjacent house of structures shall have the same roof line.

H. Garage Configuration: All garages constructed in a Residential Development Project shall be configured as follows: 1) The garage must contain an interior space which is 20 feet x 20 feet or greater and is centered on the center of the garage door; 2) The space required by (1) must be completely free of all obstructions and intrusions, e.g. water heaters, air conditioning units, storage cabinets, etc., and must be accessible for the parking of automobiles; ~~and 3) The back or one side of the garage must contain an additional work/storage space at least four feet wide which extends along the entire length of the back or side.~~

I. Off-street Parking/Driveway: There shall be space for two 20 foot parking spaces off-street, and outside of the garage if applicable, for all residential homes. Separate guest parking will be provided as appropriate for cluster type homes. Notwithstanding the above, no driveway shall be less than 22 feet in length, as measured from the back of sidewalk, nor less than 25 feet in length as measured for the back of curb.

J. Lot Category requirements:

Lot Category:	A	B	C	D	E	F	G
Minimum lot frontage required:	48'	53'	58'	63'	68'	75 78'	83'
Maximum house width permitted on	35'	40'	45'	50'	55'	65 65'	65'
Minimum lot size (sq. ft.)	5280	5830	6380	6930	7480	8250	9130

K.	Setbacks:	Distance in feet
	<u>Dwelling Unit</u>	
	Front (all lot categories)	
	Home	12'
	Garage	18'
	45-degrees or more	12'
	Side (lot categories A, B, C, D, and E)	
	Single-story	5'8"
	Multi-story	5'8"
	*Two adjacent multi-story houses must be separated by not less than 44 13 feet, and a multi-story house and an adjacent single-story house must be separated by not less than 42 10 feet	
	If any portion of a multi-story house has only one story adjacent to the side yard property line, the single-story setbacks will apply.	
	<u>Non-structural elements such as fireplaces, bay windows, pop-outs, pergolas or patio covers may encroach 2.5 feet into front and side setbacks</u>	
	Side (lot categories F and G)	
	Single-story	5'10'
	Multi-story	5'10'
	Corner side	
	Single-story	13'
	Multi-story	20'
	Rear	
	Home	15'
	*Non-structural elements architectural features such as fireplaces, bay windows, pop-outs, <u>pergolas or patio covers may encroach 10 feet into the rear setback, provided however, that a patio cover may not encroach closer than 10 feet to the rear property line for single family home or structure and closer than 15 feet to the rear property line for multi-story home or structure.</u>	
	Rear Abutting an Arterial	
	Single-story	20'
	Multi-story	25'
	*If the portion of a multi-story house or structure which abuts on an arterial street in the rear is single-story, then the rear setback shall not be less than 20 feet as measured from the property line.	
	If two adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as follows:	
	(a) if the adjacent houses or structures are both single-story, then the rear setback shall be 20-feet (20') for one and 25-feet (25') for the other; or	
	(b) if the adjacent house or structures are both multi-story, then the rear setback shall be 25-feet (25') for one and 30-feet (30') for the other; or	

(c) if a multi-story house is adjacent to a single-story house, then the setbacks established in subsections 1 and 2 shall apply; and

(d) if three or more adjacent houses or structures abut an arterial street in the rear, then the rear setbacks shall be staggered as provided above so that not more than two adjacent house or structures may have the same rear setback.

~~A non-structural element such as a fireplace, bay window, pop out or patio cover may encroach 10' into a rear setback, provided however, that a patio cover may not extend to a point closer than 10 feet (10') from the rear property line for single story house or structure, or 15 feet (15') from the rear property line for a multi-story house or structure.~~

If a landscape tract with the following dimensions is constructed between the rear property lines of adjacent lots which abut an arterial street in the rear, and the right-of-way of the arterial street, then the rear setbacks established in subsection D of this section shall apply. The average width of such landscape tract shall not be less than 15-feet (15'). The narrowest part of the tract must be 10-feet (10') or greater in width. Not less than 50-percent (50%) of the landscape tract, as measured along the lineal boundary between the tract and the adjacent lots, must be 15-feet (15') in width or greater.

If a house or other structure abuts an arterial street on the side, then the wider of the two side setbacks applicable to the house or structure shall be on the side which abuts the arterial street and shall be increased by 5 additional feet (5'). For example, if the side setbacks of a house or structure which abuts an arterial street on the side would ordinarily be 8-feet (8') and 5-feet (5'), then the 8-feet (8') setback shall be increase to 13-feet (13') and shall apply to the side of the house or structure which abuts the arterial street, and the other side setback shall remain 5-feet (5').

Design List B – Engineering

Item	Points Available	Points Requested	Description	Comments
A	1	0	Per 40 gross residential ac., provide at least 3 cui-de-sacs (or other such as a knuckle or single loaded street) with a diversity feature such as a landscaped island, common open, access, etc.	
B	2	2	Design all corner lots so that the minimum width of each corner is at least 10-feet greater than the Minimum Lot Frontage applicable to that lot as shown in line 2 of Table 1 ; or alternatively; Or, On all corner lots, construct an 8-foot wide landscaped tract between the property line of the lot and the abutting street right of way. Convey such landscape tracts to a homeowners association and require the association to maintain the tracts and common areas maintained by the homeowners association.	All corner lots to be expanded or with landscape tract.
C	3	0	On not less than 20 percent of the lots which fall within Lot Categories A, B, C, and D, provide a mix of driveway orientation, e.g. elbow, circular, angled, split or Hollywood, such that not more than 80 percent of driveways in the Residential Development Project are alike.	
D	3	0	Stagger the front yard setback lines of houses and other structures constructed on lots within Lot Categories A, B, C, D, and E to achieve a range of variation, the front setbacks of side entry garages and houses in which the living area is in front of the garage may be used.	
E	2	2	Stagger the front yard setback lines of the houses and other structures constructed on lots within Lot Categories A, B, C, D, and E in increments of 3-feet, so that the front setbacks vary among 18-feet, 21-feet and 24-feet. Garage setbacks must comply with the requirements of Design List A (Requirements) .	Front setbacks shall be staggered at 3' increments.

F	4	4	Design and contrast storm water retention areas which meander through the Residential Development Project as greenbelt, as opposed to constructing a series of separate and distinct basins, and require a homeowners association to maintain the retention areas to the same standard as other tracts and common areas maintained by the homeowners association.	Drainage ways and retention is to be integrated into HOA maintained greenbelts and parks that meander.
G	2	2	Design and construct landscaped open spaces which are visible from both residential and arterial streets, and require a homeowners association to maintain the landscaped open spaces to the same standard as other tracts and common areas maintained by the homeowners association.	An interconnected system of <u>Homeowner Association</u> <u>OA</u> maintained landscaped open space will be visible from streets at key points within & between neighborhoods <u>with Crime Prevention Through Environmental Design (CPTED) principles & natural surveillance encouraged.</u>
H	3	0	Along arterial streets, provide at least 600 feet of open space per mile, as measured along the linear boundary between the Residential Development Project and the adjacent arterial street right of way. If the Residential Development Project does not abut the right of way, then the measurement shall be taken along the linear boundary between the Residential Development Project and the intervening tract. The open spaces must be visible from the arterial street, and the Developer must require a homeowners association to maintain the open spaces to the same standard as other tracts and common areas maintained by the homeowners association.	
1.1	2	0	Provide a minimum six-foot separation between the curb and sidewalk on all arterial and collector streets and install 8' sidewalks.	
1.2	2	0	Install in all arterial and collector streets a raised landscaped median, and require a homeowners association to maintain the landscaped medians to the same standard as other tracts and common areas maintained by the homeowners association;	

1.3	4	0	Plant enhanced landscaping along the sidewalk adjacent to all arterial and collector streets, with a canopy tree planted every 50-feet on both sides of the sidewalk. The trees on opposite sides of the sidewalk must be offset to give the appearance that the trees are planted every 25-feet on center. Fifty percent of the trees must be 24-inch box trees or larger. Require a homeowners association to maintain the enhanced landscaping and trees to the same standards as other tracts and common areas maintained by the homeowners association.	
1.4		0	In order to obtain Points for subsections 1, 2, and/or 3, the Developer of a Residential Development Project must meet the requirements of subsections 1, 2, and/or 3 on both halves of the street, if the land on which both halves of the street was constructed was previously owned by the Developer, or on one half, if only that half was constructed on land previously owned by the Developer. In addition, if the Developer meets the requirements of subsections 1, 2, and/or 3 on the half of a street which was or will be constructed on land which was not previously owned by the Developer, then the Developer shall receive double the number of Point shown. Alternatively, the Developer may obtain double the number of Points shown by depositing with the City sufficient funds to meet the requirements of subsections 1, 2 and/or 3 with respect to a street or portion thereof which was constructed on land not previously owned by the Developer, and by requiring a homeowners association to maintain the improvements, when the City causes them to be constructed, to the same standard as other tracts and common areas maintained by the homeowners association.	

J	4	0	Incorporate view corridors with open space areas throughout the development to take advantage of the mountain views; utilize view fences around houses abutting these view corridors so that the open space and mountain views are visible from the houses; and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association.	
K	4	4	Design the Residential Development Project so that, at T intersections, no Residential Building Lot is centered directly across the intersection from the end of the street which dead ends at the intersection (the "stem of the T"). In place of such centered lots, at all points which are directly across an intersection from the end of the stem of a T, place one or a combination of the following	No lots will be centered on 'T' intersections. A combination of K1, K2, or K3 will be used.
K.1			A landscaped open space area at least as wide as the paved portion of the stem of the T, and require a homeowners association to maintain the open space areas to the same standard as other tracts and common areas maintained by the homeowners association; or.	
K.2			The side yard boundary between two Residential Building Lots; or	
K.3			The back of a Residential Building Lot, buffered from the street by an 8' wide landscaped area installed by Developer and require a Homeowners Association to maintain the landscaped areas to the same standard as other tracts and common areas maintained by the homeowners association.	

L	6	6	Establish pedestrian and bicycle access between residential and non-residential portions of the Project, or similar areas adjacent to the Project, including schools, libraries, shopping areas, etc., but incorporating fence and landscape penetrations into the pedestrian circulation element. Each penetration shall consist of a tract at least 30-feet wide and shall contain a trail to accommodate the both pedestrian and bicycle traffic. Vehicular traffic inhibitors such as bollards, maze gates, etc. must be installed at both ends of each tract, and the Developer must require a homeowners association to maintain the tracts to the same standard as other tracts and common areas maintained by the homeowners association.	Connections between residential and commercial are provided. See sketches in Tab I. Two per tract/three required.
M	6	6	Install traffic calming devices such as traffic circles, raised paving, landscaped diverters, choker and other landscaping devices.	Calming devices such as raised textured surface calming will be installed and shown on pre-plats as approved by City and Fire Chief.
N	6	6	Design and construct paths and trails separate from roadways, which connect all open space areas and arterial roadways, and which enable bicyclists and pedestrians to travel throughout the development.	Paths will connect residential neighborhoods with schools and parks.
O	2	0	Construct decorative hardscape features at the entrance to each major section of the Residential Development Project; at all major pedestrians crossings of arterial and collector roads; and at all points where a trail system crosses the road system trail system crossings.	
P	10	10	Donate land to the City for municipal purposes such as fire station sites, police station sites, City parks libraries, etc.	Fire station (3 ac), reservoir site (3 ac), and urban park (50+ ac) & comm. park (30+ ac) will be donated.

Q	6	6	On perimeter walls, provide berms, tree lines, hedgerows, and/or other similar means of breaking up the linear nature of the perimeter walls. Such features must in addition to open space areas along the perimeter and enhanced architectural features on the wall itself	A combination of devices will be used to visually break-up perimeter walls.
R	1-8	4	Through a residential Development Project, utilize neo- traditional planning concepts, such as detached garage, alleys, internal commercial areas, commercial areas which are highly accessible by pedestrians, distinct streetscapes which focus on the social interaction of the street and neighborhood and other similar concepts approved by the City Council. The City Council must approve any resulting variations to the required setbacks.	Pedestrian oriented areas are proposed within commercial areas. The medium/high density residential may provide neo-traditional concepts.
S	1-4	4	Points may be awarded for any other element of subdivision design which will create a unique neighborhood environment, or otherwise benefit the City of Surprise or the Residential Development Project.	Pedestrian links/open space corridors between parcels. Linear corridor along railroad with connection to Maricopa County trails system.
Total		56		

Design List C – Architectural

Points for this design list will be evaluated on a per parcel basis as specific home designs are provided.

Item	Points Available	Points Requested	Description	Comments
A	2	TBD	Prohibit same front elevation on adjoining houses; prohibit the same rear elevation on more than two consecutive adjoining houses visible from arterial.	
B	5	TBD	Utilize floor plans that de-emphasize garage fronts as the most prominent feature of the dwelling front, e.g. incorporate side access garages, in line Garages, I-shaped floor plans, etc.	
C	3	TBD	Utilize a minimum of 3 plans that incorporate, in at least two elevations, features such as covered front entries, covered front porches, enhanced door and window details, roof overhangs, parapet walls with cap features, etc.	
D	1	TBD	Install three distinct roofing types, including colors, textures & component shapes.	
E	5	TBD	On every elevation of every floor plan, incorporate a variety of durable exterior materials and finishes, e.g. brick or masonry as an alternative to stucco, tile inlays instead of wood trim and stucco pop-outs, etc.	
F	2	TBD	For all houses backing onto an arterial street, design roof lines so as to avoid constructing a series of roof slopes visible from the arterial street, which are all parallel with, or all perpendicular to, the arterial street.	
G	2	TBD	Extend all front architectural treatments including all fascia treatments such as stone veneer, tile insets, and recesses, along the sides of the house for 6 feet or to the side yard fence return, whichever is less.	

H	2	TBD	On all houses which are 40 feet wide or less, limit the width of all garage doors which directly face the street to 45 percent of the length of the linear boundary between the front of the house and the ground (40 percent for houses wider than 40 feet); or alternatively recess all garage doors so that they are at least six feet farther from the street than the front of the house.	
I	3	TBD	Embellish window treatments on all houses by adding architectural features which enhance these elevations, e.g. sturdy synthetic wood substitutes, greater variation of window design, different window styles and colors, tile inlays and recesses structural pop outs, gabled roof features over windows, etc. Such features must be added to the front and rear elevations of all houses and to the sides of all houses which abut an arterial street on the side.	
J	2	N/A	Install front yard landscaping on all Lots in Lot Categories A, B and C in Table I. Provide a variety of landscaping choices (desert, turf and etc.) No two adjacent yards shall be landscaped alike unless done as part of a master landscaping theme approved by the Community Developer Director. Points will not be awarded for landscaping installed by a homebuyer.	
K	2	TBD	Install decorative flat work pavement treatments, such as salt finished concrete, colored concrete or bomanite on at least 25 percent of all lots.	
L	2	TBD	Construct entry walls with walkways from the street to the front entry on 50 percent of all lots.	

M		TBD	Construct all multi-story houses so that the vertical plane(s) of the front(s) of the second and higher floors, are offset by at least six feet for a distance, measured at the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first and second floors, which equals thirty percent of the length of the linear boundary between the first floor and the ground.	
N		TBD	Meet the requirements of Paragraph M in all sides of all multi-story houses.	
O		TBD	Points may be awarded for other design features which achieve a greater variety in home products and improve the overall aesthetic environment of the City of Surprise or the Residential Development Project	

~~Single family homes will utilize applicable City of Surprise "Single Family Home Product Design Guidelines".~~

Single Family homes will utilize current City of Surprise Design Guidelines

Design List D –Amenities

Item	Points Available	Points Requested	Description	Comments
A	4	4	Provide a trail system that connects all open space areas within the Residential Project and creates a pedestrian linkage with surrounding residential and commercial developments. Along the trail system, construct rest areas at every quarter mile, consisting of a substantial seating area which accommodates at least 4 person and a shade area composed of an architectural shade structure, or mature landscaping such as a canopy of trees, or a combination of both. Require homeowners association to maintain the trail system to the same standard as other common areas maintained by the homeowners association.	A comprehensive open space/trail system is provided (see Tab J) that includes paths, benches, ramadas and landscaping.
B	4	0	Construct and convey to a homeowners association a clubhouse which includes an outdoor recreation area with low-key recreational activities such as a putting green, shuffleboard courts, horseshoe pits, etc., and an indoor area for meetings, exercise and entertainment. Require the homeowners association to maintain the clubhouse to the same standard as other common areas maintained by the homeowners association.	
C	4	4	Construct and convey to a homeowners association active outdoor recreational facilities for adults such as full court basketball courts, tennis courts, volleyball courts, and other similar recreational facilities. Require homeowners to maintain these recreational facilities to the same standard as other common areas maintained by the homeowners association.	Public & private parks and open space will include adult recreation facilities.
D	6	0	Construct and convey to a Homeowners Association community swimming pool(s) which are sufficient in size and number to serve the needs of the residents of the Residential Development Project. Require the homeowners association to maintain the swimming pool(s) to the same standard as other common areas maintained by the homeowners association.	

E	12 max	12	Construct and convey to Homeowners Association a large open space corridor, minimum width of 75-feet and an average width of 100-feet, through the Residential Development Project. The corridor must be planted with mature trees and other plants listed on the City's approval plat list, and must provide view corridors. The view fences may be constructed either completely wrought iron or of wrought iron masonry, and must comply with the City's ordinance relating to swimming pool fences. Restrict the use of corridor to pedestrian and bicycle access by residents of the project. Require a homeowners association to maintain the corridor to the same standard as other common areas maintained by the homeowners association.	An open space corridor ranging from 100' to 300' will line the entire Grand Ave. alignment. There will be smaller open space corridors, to be determined at platting, between various parcels, as illustrated on Landscape Concepts, Tab I. view fencing will be provided on the majority of lots backing up corridors. 24" box are considered mature trees. Community and urban Parks will be installed by the developer and maintained by the HOA. until <u>The Urban Park will be transferred to the City. in 3-5 years</u>
F	12 max	12	Provide common lakes and/or open space natural wetlands, using a source of water other than the city's water system, for active or passive use and enjoyment. Require a homeowners association to maintain the lakes/wetlands to the same standard as other common areas maintained by the homeowners association.	A water feature at the project entry and the lake in the community park will initially use well/CAP water until transition to reclaimed water.
G	16 max	0	Provide a golf course with native desert landscaping and view fencing bordering adjacent lots, constructed as provided in subsection E. Provide for maintenance and operation of the golf course at no cost to the City.	A portion of the project may have a golf course, but this is not shown at this time.
H	10 max	0	Provide open space in excess of 10 percent of the Gross Acreage of a Residential Development Project. Require a homeowners association to maintain the excess open space to the same standard as other common areas maintained by the homeowners association.	The landscaped open space may exceed 10%, however, this application show the minimum allowed 10%.
I	4	0	Provide neighborhood amenities that encourage meetings and interaction such as amphitheaters, major public promenades or similar significant neighborhood attractions apart from recreational areas. Require a homeowners association to maintain the amenities to the same standard as other common areas maintained by the homeowners association.	

J	2-5	0	Points may be awarded for any other major amenity which will create a unique neighborhood environment or otherwise benefit the city of Surprise or the Residential Development Project.	
Total		32		

***Total Points Required:**

To achieve maximum net density of 4.5 DU/ac lot type C = 88 points; lot type E = 74 points; lot type F = 68 points.

(*Based on point system in effect at time of application- 4/21/04)

Points Required: 88

Points Requested*: 104

(*List B =56; List C=16; List D=32)

Circulation

Streets

The site is currently served by 163'd Avenue, an existing 110' ROW, which intersects with Grand Avenue at the south end of the property. 163rd Avenue extends to Dove Valley Road to the north.

Internal to the site, Nicho Road, with a major arterial section is proposed will link to 163'd Ave at the Pinnacle Peak Road alignment and continue to the northwest eventually (via development on the north) connecting to Jomax Road. Within the project are several collector streets, providing an internal loop system and connections to 163'd Ave at half-mile intervals north of the Pinnacle Peak alignment. Happy Valley Road will be a Minor Arterial from 163rd Ave. to the first collector intersection, then transition into a collector. Additionally, a collector will connect the commercial to the residential areas.

Proposed Street Classifications:

Arterial (163'd Ave/Nicho Rd):	135ft.
ROW Minor Arterial (Happy Valley):	110ft
ROW Collectors:	70 ft. and 60 ft. ROW
Local Street:	50 ft. ROW

See Tab H for proposed Street Sections.

163rd Ave/Grand Ave Intersection

Task Engineering has prepared a preliminary report addressing the relationship of the 163 Ave. intersection with Grand Ave (US 60) to the future interchange of Loop 303. The Traffic Report, Tab L, provides a collector - distributor system between the US 60 and Loop 303 system interchange and Deer Valley/163'd Avenue service interchange. It eliminates the US 60 bottleneck problem by keeping the Deer Valley Parkway/163'd Avenue/Loop 303 cross traffic off US 60 and it provides a smooth flow for all movements between these facilities.

A preliminary traffic analysis, Tab L, and a CORSIM (corridor simulation) analysis have been prepared and have been reviewed with City staff. The traffic analysis recommends 6- lanes on Nicho Road and 163'd Ave., 4-lanes (minor arterial) on the first section of Happy Valley Road (and 2-lane collector, thereafter) and 2-lane collectors for the remaining roadways. Jomax Road, Happy Valley Road and Nicho Road are recommended to continue east to handle regional traffic. The proposal to move Deer Valley to connect with the 163rd Ave. alignment is recommended so that the collector- distributor road connection to Loop 303/US 60 interchange will work effectively.

The CORSIM was requested by Dr. Maki. It analyzed the interconnected 163'd, Deer Valley, Grand Ave. and Loop 303 intersections and demonstrated the successful feasibility of this approach. It also recommended that the realignment of Deer Valley to connect to 163'd Ave. is preferred.

Open Space/Trails

The Open Space and Trails Plan (shown on Land Use Plan, Tab F, and Landscape Plan, Tab J) for this project is intended to provide a wide range of both public and private, large and small, active and passive open space and recreation areas and facilities designed to service the broad needs of the entire population of the project. The overall plan blends recreation, visual open space, storm water management, and buffering into a coordinated system of open spaces.

All community open space is encouraged to be designed following the principles of CPTED, or Crime Prevention Through Environmental Design, and natural surveillance. The goal of these principles is to “see and be seen” to enhance personal safety and general community security. The CPTED principles applicable to Asante are:

- 1) Natural Surveillance-Lighting and landscaping are important in the implementation of this principle to increase the visibility of people through observation and perception.
- 2) Natural Access Control-Walkways, walls, fencing, lighting, signage and landscaping are designed to clearly guide people and vehicles in the proper direction and decrease opportunity for crime.
- 3) Territorial Reinforcement-Public areas and private areas are clearly distinguished through physical design of landscaping, signage and pavement/hard surfaces to create “spheres of influence” and develop a sense of “ownership”.
- 4) Maintenance-One nuisance allowed to exist will lead to others and influence the general decline of an area. Proper maintenance of property can head off such nuisances.

Increased population density can increase the need for personal safety and community security. Utilizing CPTED and similar design principles can mitigate these risks.

The Surprise General Plan 2020 calls for recreation and open space at the ratio of 6 acres per 1000 residents. The maximum dwellings proposed are ~~6703~~6526 DU. At 2.8 people per dwelling unit, this would produce a total project population of ~~48,768~~18,273 people. The breakdown of park types by City of Surprise standards is as follows, along with proposed acreages.

<u>Parks Type</u>	<u>Ac Proposed</u>
Urban parks	57.2 Ac
Community Parks	39.3 Ac
Neighborhood/Mini/Greenways	30.4 Ac
Totals	<u>126.9 Ac</u>

At 6 ac/1000 - total parks required: ~~412.6~~109.6 Acres (Note this requirement may change based upon the final number of dwellings.)

Total landscaped park/open space areas proposed: 126.9 Ac (10% of residential land area). This represents the minimum open space required and to be provided. As areas are developed, an individual parcel or parcels may not contribute a proportional amount of open space due to phasing considerations.

Considering streets as open space then approximately 25% of the site area or 317.25 acres of additional open space is available, for a total of 444.15 acres or 35% of the residential site area.

Public Parks:

A Public parks comprising ~~96.5~~57.2 net acres in the plan include:

1. An Urban Park of 57.2 net acres. According to the General Plan, an Urban Park is allotted to this general area and shall consist of baseball and basketball facilities.
- ~~2. A Community Park of 39.3 net acres. A Community Park is scheduled for this general area per the General Plan 2020. A lake is proposed in the Community park that utilizes reclaimed water.~~

Public parks will be improved and dedicated to the City of Surprise, for City operation and maintenance.

The Community Park and Neighborhood Parks will be private and are discussed below.

Private Parks:

Private parks and greenbelts (owned and maintained by the Homeowner's Association) make up the balance of the open space and consist of ~~30.4~~69.7 acres minimum. These elements will consist of a Community Park of 39.3 net acres, both small and large mini and neighborhood park areas (1 to 6 acres) and pocket pockets/gathering spaces (.25 - 3 acres), as well as linear greenways that both connect parks and neighborhoods together and provide for the efficient and safe flow of occasional storm runoff into retention areas and larger drainage ways. Reclaimed water may be used for irrigation and areas will be designated for occasional distribution of re-use water. A Community Park is scheduled for this general area per the General Plan 2020. A lake is proposed in the Community Park that utilizes reclaimed water.

Smaller parks and play areas are located between neighborhoods and within neighborhoods, so that each neighborhood has direct access to the system of parks and trails. Mini/pocket parks are designed to provide neighborhood scale amenities and gathering places to enhance project connectivity and walkability. This promotes a sense of community and reduces car trips. Tot lots will be located so that each neighborhood has direct access without crossing an arterial street. A greater range of facilities will be available at neighborhood parks which will include ramadas, benches, tot lots, and lawn play. There will be a minimum of three private neighborhood parks (~~two private and one public~~) of 5 to 10 acres each and multiple mini-parks of 1 to 4 acres. Each neighborhood and mini-park will serve 3 to 5 neighborhoods (~~300~~120- ~~500~~400 homes). Conceptual exhibits of the various open space amenities are located in Tab J, Landscape Design/Themes.

Smaller scale neighborhoods, particularly higher density cluster products and neighborhoods with multiple product types, will require more open space. The scale of these neighborhoods and their focus on livability will result in a larger number of open spaces, but with more informal gathering spaces to foster a sense of community. These informal spaces are designed to be walkable and connect to the community pedestrian system. Some of these neighborhoods may utilize a paseo or alley loaded style housing product where the vehicular access is in the

rear of the home from an alley and the homes front on a common open space.

Formal recreation amenities will be provided at the public park and larger park areas. Asante has many existing large scale recreation facilities. Parking is provided at the larger recreation facilities as appropriate for use by a larger population and those not living within walking distance. Neighborhood scale recreation areas such as tot lots, mini parks and gathering spaces are designed to be used by nearby residents via a pedestrian network and no parking will be provided to encourage pedestrian access and foster close knit neighborhoods.

Trail System:

A system of trails will link all of the park facilities via linear open space corridors (greenways). These will occasionally cross collector or arterial streets, but will mainly be located between neighborhoods. The trails will be integrated with surface drainage ways so that storm water can be safely routed to collection/retention points. Trails will consist of decomposed granite pathways from 6 and 10 feet wide with connections into neighborhoods.

The trail system is integral to the development of a livable community with smaller scale neighborhoods and more walkability. Asante has an extensive multi-purpose trail network to connect many community facilities and provide non-vehicular access to all parts of the project, both residential and non-residential. Access to the trail system will be a key component of this livable community.

Railroad Buffer:

A key element of the open space system is the open space corridor along the Grand Avenue/railroad right-of-way. This setback, averaging 200 ft., achieves several important purposes:

1. Provide a buffer to the railroad;
2. Provide a drainage way to convey storm runoff to retention areas; and
3. Provide a continuous trail link between important community-wide recreation facilities -the Urban Park and Community Park.

Architectural Design

Architectural design and site plans will utilize the current City of Surprise Design ManualsGuidelines in establishing site specific designs and plans.

Commercial Design:

Commercial buildings will be designed with an overall consistent theme for all parcels. While the final design has yet to occur, an example of the level of quality is shown in tab I. Special effort will be made to create a "life-style" oriented design conducive to pedestrian usage and enjoyment. Multiple pedestrian connections will be made between retail and residential uses so as to integrate uses for convenient pedestrian access.

These concepts are illustrated in Tab I.

Residential Design:

The overall design theme will recognize the Arizona setting by utilizing climate appropriate design elements including mission, territorial, pueblo and Italianate that are consistent with the southwest lifestyle and are based on historic housing styles. The overall community design will utilize open space and park areas as active and visual project amenities and contribute to the overall theme and enjoyment of the community. Specific design elements are also demonstrated in the landscape character, especially at project entries in which strong stone and concrete forms provide a sense of permanence and stability. Water will be an important accent at the main entry and the urban lake in the community park.

The proposed homes include both one, two and, for selected cluster, up to three story plans of a high quality of materials and design features. Due to the size of the project and the likelihood of numerous builders participating, it is not possible to show specific designs at this time. Specific designs of plans, elevations and color schemes will be submitted on a parcel-by-parcel basis at the time of platting.

Residential design will utilizecomply with the extensivevarious dDesign gGuidelines of the City of Surprise and compliance with Design Lists is demonstrated above. Extensive use of cluster housing and small scale single family housing is intended to provide a greater diversity of residential types, lifestyles and affordability. Alley loaded and paseo homes with vehicular access from the rear of the lot and homes that front on open space are encouraged. A wide variety of cluster types are possible including patio homes (zero-lot line), "z" lots, townhomes (attached) and a range of auto-courts and private drives.

Landscape Design/Themes (see Tab J)

Drainage

The majority of the site falls within FIRM designation "X", areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood. Small areas adjacent to the railroad are designated "A", no base flood elevations determined. This is due to pooling of run-off along the barrier created by the railroad. There are five outfalls under the railroad that release water to the south.

The site drains from northwest to southeast. The overall concept is for on-site retention with discharge utilizing existing pass-throughs under the railroad. Retention will be distributed throughout the project and stored in open spaces and recreation areas.

Public Services

Asante will comply with the City of Surprise Engineering Development Codes, Standards and Guidelines in effect at the time of development if not grandfathered in due to previous construction, including meeting Street Light Improvement District requirements. Modifications to such Standards and Codes, particularly relative to utility service locations and lot to depth ratios, may be requested at the time of platting if there is existing infrastructure.

Phasing of parcels, including previously platted and partially constructed parcels, is permitted at the time of platting to meet market demands for smaller neighborhoods and financial limitations. This results in less infrastructure and reduced maintenance costs to residents, better dispersed traffic due to more access points and fewer traffic concentration points. Phasing is also more efficient with smaller neighborhoods that have more connectivity.

The developer(s) of Asante may utilize a Community Facilities District (CFD) to finance public services and infrastructure improvements for the project, subject to all legal requirements and approvals.

• Water

The property falls within the jurisdiction of two water service franchise areas: Beardsley Water Company, City of Surprise and Arizona American Water Company. Initial commercial development is within the Arizona American Water Co. and City of Surprise service area and phase 1 residential areas are within the City of Surprise service area. A reservoir site has been proposed at the north end of the site.

• Sewer

A sewage treatment facility will be required to service this project. A site for a new Regional Facility will be provided at an off-site location approximately 1 mile east of the project site on the south side of the Beardsley Canal. This site will allow for the first phase of a Regional Facility for the City of Surprise with adequate room available for future expansion to meet the anticipated growth plans for SPA #2. The applicant has control of the ±28 acre site and will develop an initial facility sized to service the Asante project. The initial phase will be the first phase of the SPA #2

Regional Facility. The applicant is also assisting the City with the MAG 208 Amendment for SPA #2 (sewer service area), as well as the Special Use Permit required by Maricopa County for the SPA #2 Regional Facility. The first phase of the facility will be dedicated to and operated by the City of Surprise. Reclaimed water (effluent) generated by the facility will be utilized by the Asante project for use in water features and irrigation of parks and open space areas.

- **Power:** Arizona Public Service
- **Telephone:** Qwest Communications
- **Cable:** Cox Communications
- **Trash:** City of Surprise
- **Schools:** Dysart Unified District #89
- **Police and Fire:** City of Surprise

Phasing

The project will be developed in four phases, shown in Tab K. Development will begin at the south end of the property initially with both commercial (power center) and approximately 300-acres of single family residential. Phases will be constructed in accordance with market conditions.

Schools

This project is designated to have 2-15 acre sites for K-8 schools as requested by the Dysart Unified School District #89. The sites are shown on the land plan in light blue.

Note: If school sites are not acquired by the School District within 10 years, unless the District determines earlier that they are not required, then they may be utilized for Low Density Residential development.

Approval/Stipulations

The City of Surprise City Council approved this PAD on November 24, 2004. The ordinance stipulations are shown in Tab M.

Conclusion

Asante PAD will be an exceptional community that exemplifies the best of the City of Surprise. It will contribute to the orderly growth of the City and is providing an impetus to solve regional transportation and sewer service problems. It is consistent with the Surprise General Plan and applicable regulations. The commercial component will provide significant tax revenues to the City as well as convenient shopping for local citizens. The future residents will enjoy a comprehensive parks and open space system organized around the pedestrian. A variety of housing types and prices will meet diverse housing needs. We believe that Asante will contribute to the continued planned growth of the City of Surprise and contribute to its quality of life. We respectfully request approval of this PAD amendment and look forward to moving into project implementation.

Design Team/Contacts

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Tim McGough

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Task Engineering Company

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PROPOSED LAND USE PLAN

ASANTE PAD, SURPRISE, AZ
LENNAR COMMUNITIES DEVELOPMENT, INC.



DATE: 7-9-04
REV: 2-21-12
JOB# 43220-001

Asante

Small Scale Neighborhood Concepts

Livable Community/Walkable Neighborhood Concept

Asante is addressing another trend in community building, the growing interest in livability and what home buyers are looking for in a livable community. Livable communities create smaller neighborhoods that enable more housing experiences to be offered with lifestyle elements such as more walkable, smaller scale communities. This includes pedestrian access to recreation, shopping and community facilities. Asante is a prime location for this type of development as many large scale amenities such as regional parks, lakes and backbone trail networks are existing and it includes the Gateway commercial area along Grand Avenue and 163rd Avenue. Two neighborhood commercial parcels are also provided at the north end of the project at the intersection of Asante/Adama Blvd and Pat Tillman Blvd. All of the commercial parcels are accessible via the trail/sidewalk system and pedestrian linkages between commercial and adjacent residential areas are illustrated in the Commercial Development Concepts of the PAD.

The benefits of smaller neighborhoods include better project connectivity through walkable neighborhoods with connected and accessible open spaces which include neighborhood scale amenities and gathering places. This fosters close-knit neighborhoods. Physically, smaller and more integrated neighborhoods result in less infrastructure and reduced maintenance costs to residents, better dispersed traffic due to more access points and fewer traffic concentration points. Phasing is also more efficient with smaller neighborhoods that have more connectivity. Each neighborhood has direct access to a range of recreation and gathering spaces. Socially, benefits of smaller neighborhood include taking advantage of existing community assets, creating a range of housing choices, promoting a sense of community and reducing car trips. In summary, livable communities create distinctive places. These benefits have a positive impact on all stakeholders-residents, developer, city and neighbors.

Existing large parcels may be developed in small neighborhoods with multiple product types and with flexible sub-parcels that are not pre-defined. Flexible boundaries of the sub-parcels will allow the developer to identify the appropriate size and product type of these sub-parcels to meet market demand as trends change. Allowing development in this manner will also achieve the smaller, integrated livable neighborhoods as described above.

Concept Exhibits:

The Small Scale Neighborhood exhibits A and B are conceptual in nature and intended to show only the possible configuration of how such communities could be developed. Detailed development plans will be provided at the time of platting or site plan approval.

Legend:



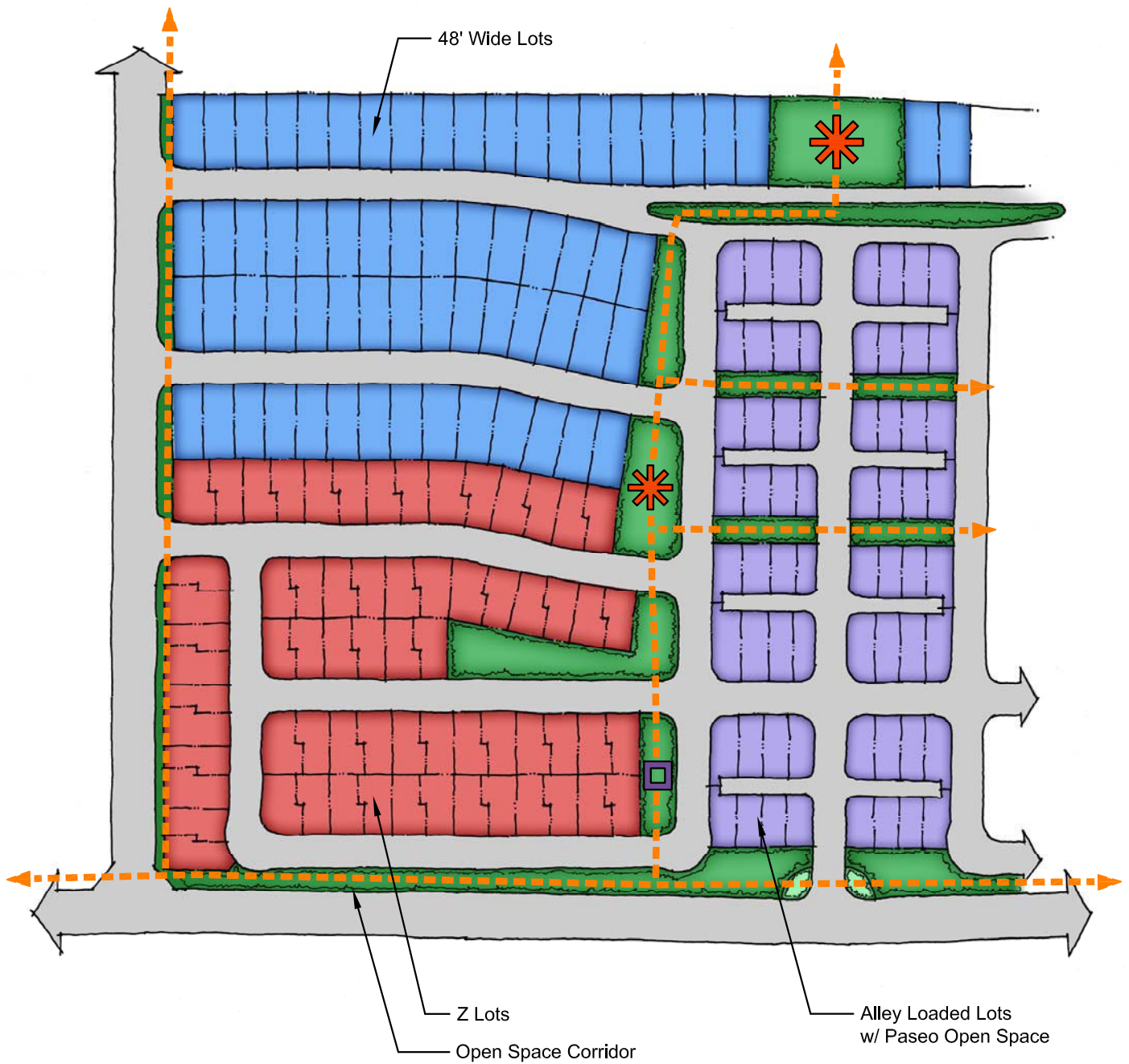
Neighborhood Amenity



Rest Node



Multi-Use Trail



SMALL NEIGHBORHOOD CONCEPT PLAN A



Legend:

-  Neighborhood Amenity
-  Rest Node
-  Multi-Use Trail



SMALL NEIGHBORHOOD CONCEPT PLAN B

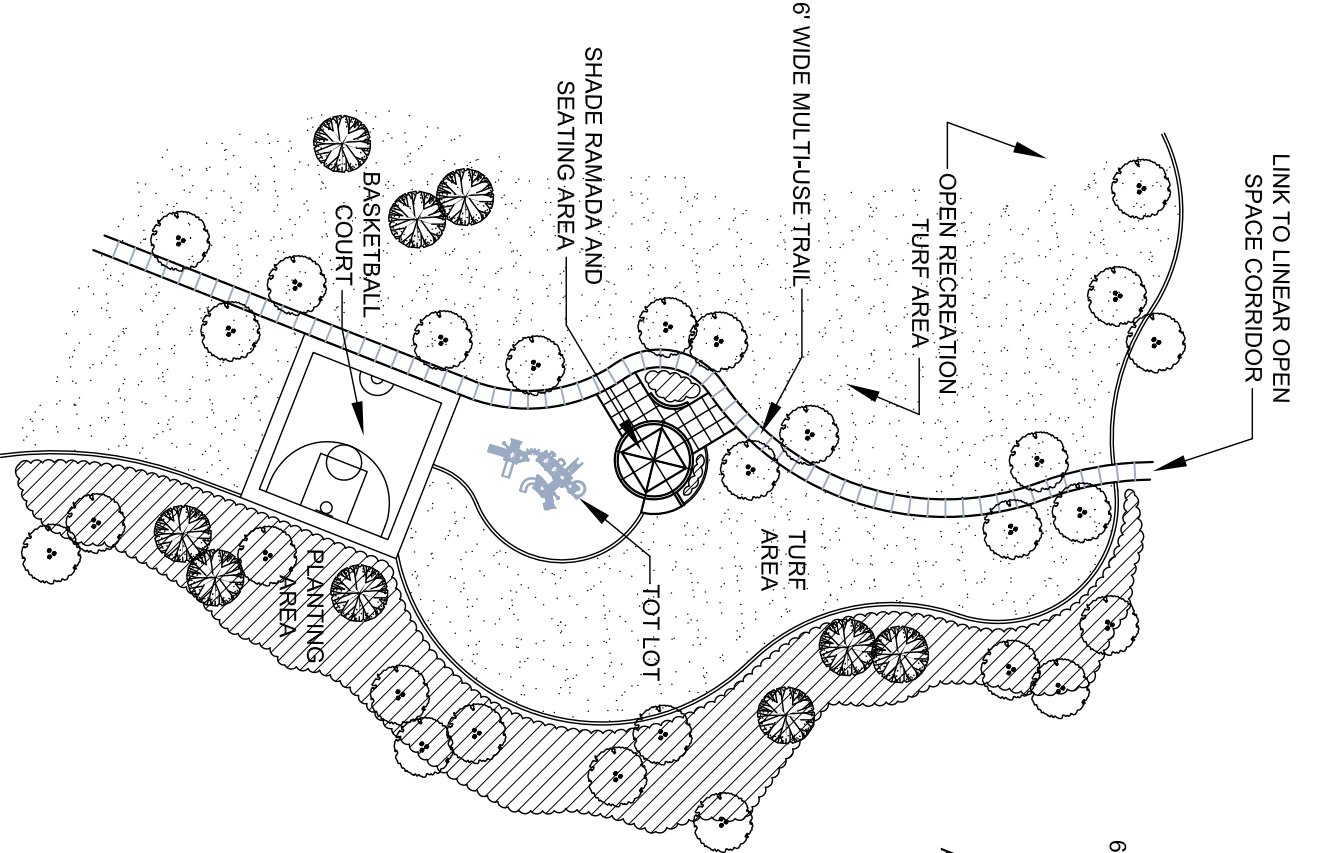




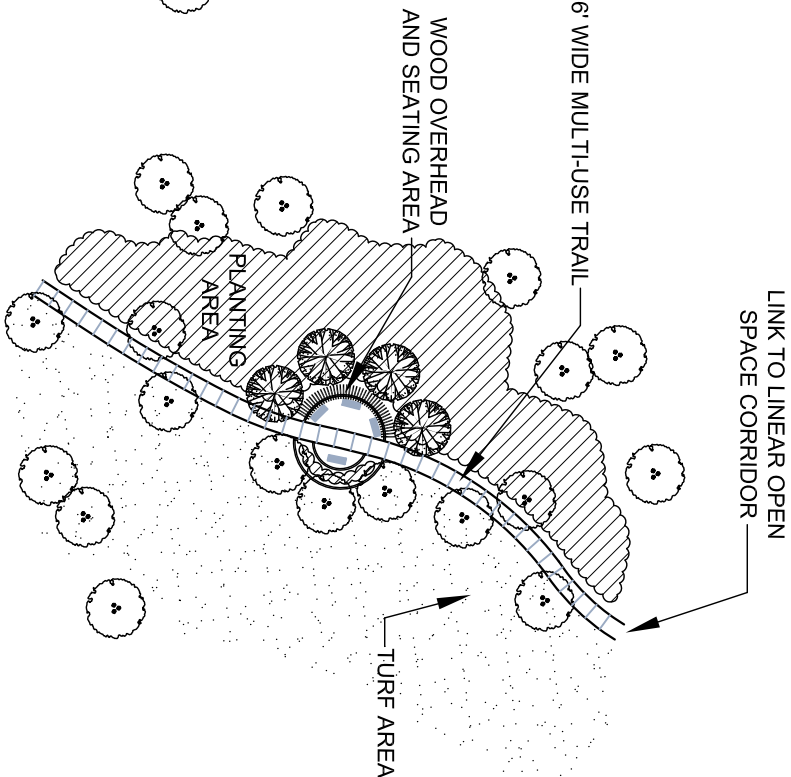
- PUBLIC PARKS**
 - URBAN PARK
 - COMMUNITY PARK
 - LINEAR GREENWAY
- PRIVATE PARKS**
 - POCKET / MINI PARK
 - NEIGHBORHOOD PARK
- PRIMARY PROJECT ENTRY**
- SECONDARY PROJECT ENTRY**
- MULTI-USE TRAIL

COMMUNITY OPEN SPACE PLAN

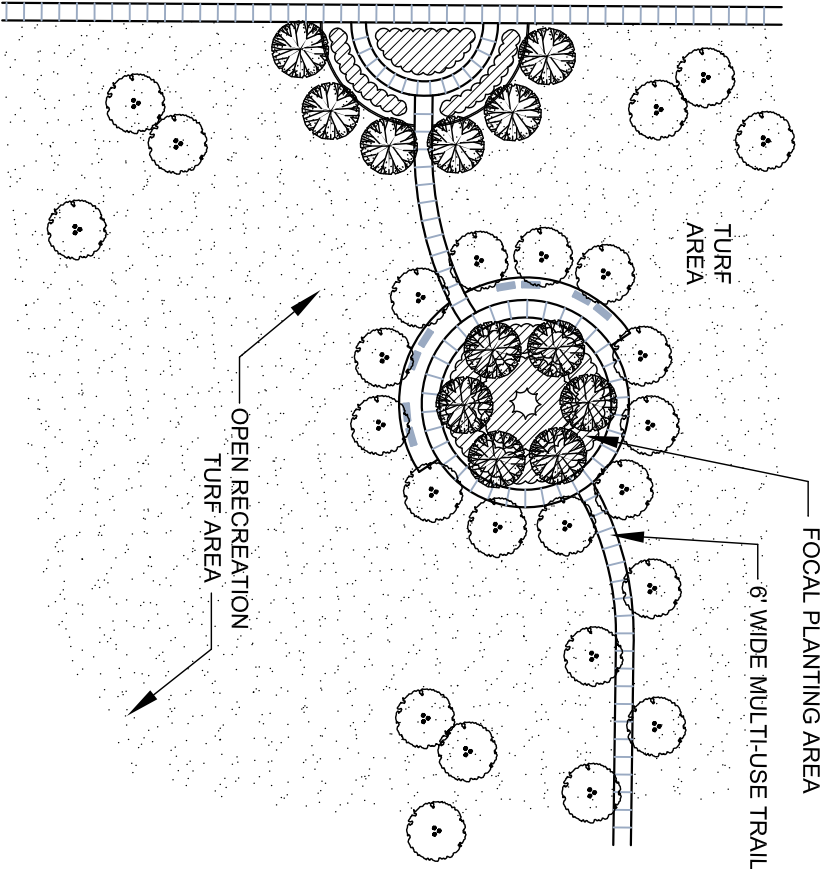




TYPICAL PROGRAMMED POCKET PARK
(ACTIVE-THEMED RECREATIONAL AMENITIES)



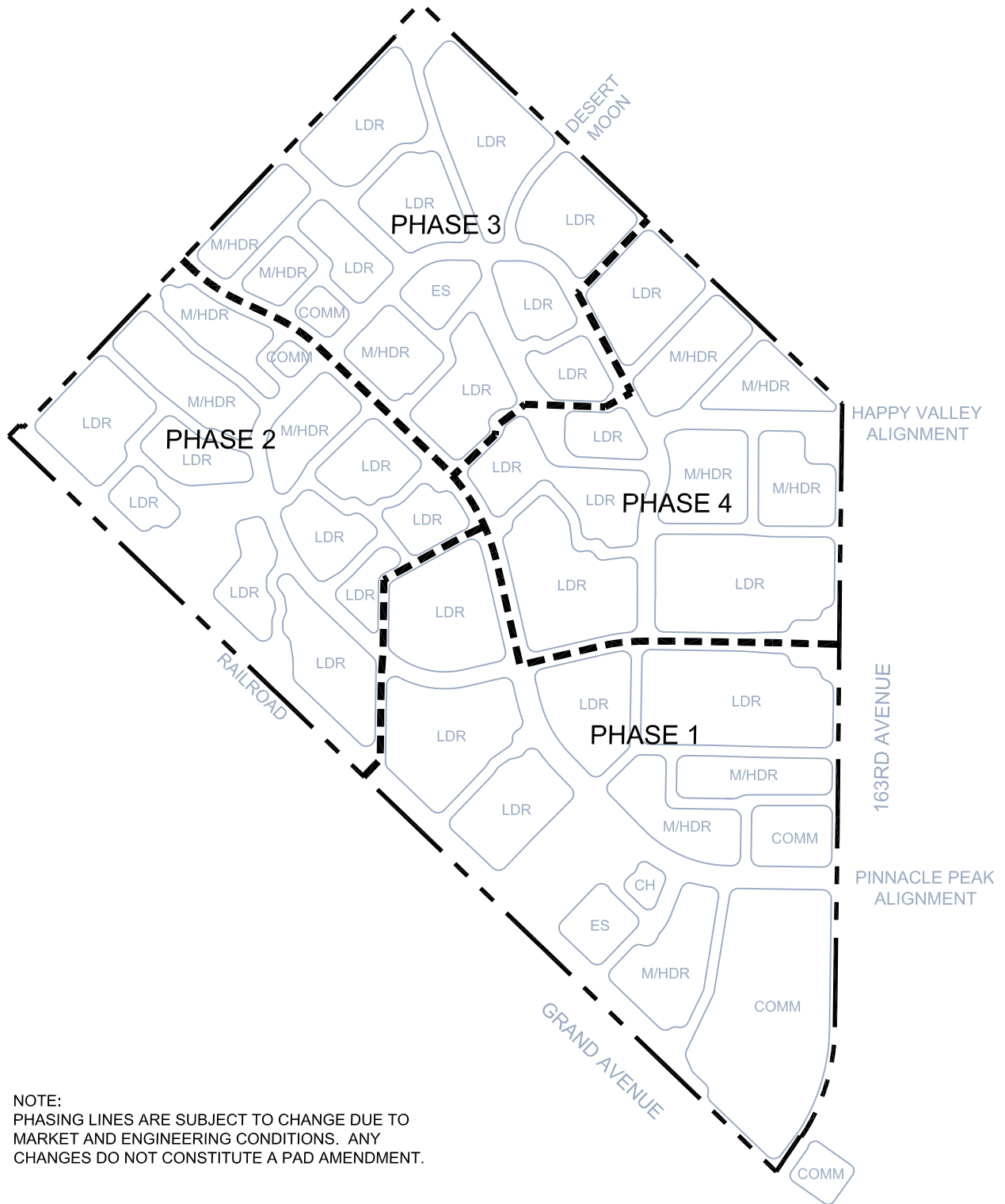
**TYPICAL REST NODE
ALONG LINEAR PARK**
(SMALL, INFORMAL GATHERING SPACE)



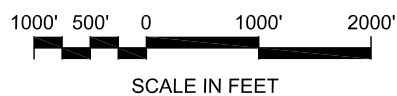
TYPICAL NON-PROGRAMMED POCKET PARK
(SHOWN ADJACENT TO STREET ACCESS)

NEIGHBORHOOD SCALE / GATHERING SPACE AMENITY OPTIONS





PHASING PLAN



Technical Memorandum

Water Master Plan

For

ASANTE by Lennar Communities

Surprise, AZ

Prepared for

Lennar Communities Development, Inc.
1725 W. Greentree Dr., Suite 114
Tempe, AZ 85284

Prepared by

ReSEED Advisors, LLC
420 W. Roosevelt, Suite 107
Phoenix, AZ 85003

This Technical Memorandum has been prepared for the ASANTE Development PAD revisions as developed by ReSEED Advisors, LLC at the direction of Lennar Communities Development, Inc. The Technical Memorandum reviews the “Water Master Plan for ASANTE by Lennar Communities” Prepared by Hal E. Marron, PE of DEI Professional Services, dated and sealed April 24, 2006, revised November 2006 and discusses the variations of master plan based upon the revised PAD developed by ReSEED Advisors, LLC. The “Water Master Plan” (WMP) was generated from the ASANTE PAD dated April 2004 as prepared by CVL and DEI. The WMP includes the build-out of phase one and the build-out of the Ni Property and McRae properties. The WMP was modified in November accounting for the platted lot configuration found in Appendix A dated August 9, 2009.

The water flows presented in the WMP were based upon the water generation factors as presented in the “City of Surprise Water Infrastructure Master Plan” prepared by Michael A. Worlton, PE, dated June 2004. Page one of the WMP, fourth paragraph, states “The water demand per capita consumption rate of 200 gallons per day had been used as a basis for sizing the system. The City of Surprise Water Master Plan has established a base value of 200 gallons per capita per day for the base consumption rate.” A value of 2,500 gallons per acre was estimated for each acre of proposed commercial development. The November 2008 “Integrated Water Master Plan” on page 5-11, section 5.5.4, recommends a commercial demand factor of 1,700 gpd/acre be used along with using water demand values based on historical demand and surrounding area water demands with considerations for non-revenue water demands for anticipating future demands for conservation and cost efficiencies.

The proposed amended PAD by ReSEED Advisors, LLC is being developed to better reflect the current housing market trends. The proposed amended PAD has reduced the number of dwelling units from the original 6,703 residential units to 6,488 residential units, a reduction of 215 units. The consolidated land use comparison is as follows:

Land Use	Area (acres)		Target Density		Dwellings	
	Original	Proposed	Original	Proposed	Original	Proposed
Commercial	101.3	117.1				
M/HDR	415.0	347.4	8.3 DU/AC	8.0 DU/AC	3,445 DU	2,780 DU
LDR	857.5	904.3	3.8	4.1	3,258	3,708
Elem School	31.1	31.1				
Public Park/FAC	103.2	108.2				
TOTAL	1,508.1	1,508.1			6,703	6488

The revised, November 2006, WMP bases the distribution system sizes on a 5055 residential unit layout with an expected total population of 13,115. This is a reduction of 1,648 units from the original PAD and a reduction of 1,433 units from the ReSEED Advisors, LLC, amended PAD.

The current City of Surprise requirements for the development of a Water Master Plan are explained in Chapter 6 of the City of Surprise Engineering Development Standards, as revised on May 2011. The report standard is available to the general public on line, in PDF format. The water volumes have been established by Malcolm Pirnie in their “Integrated Master Plan Water Resources Report” dated November 2008 and revised in their report dated July 2009. The November 2008 report reviews the historic water flows and evaluates the existing City of Surprise system.

The WMP on page 2 states “The current City of Surprise Water Guidelines and Standards, published June 8, 2006 requires well capacities for the project to be 1.25 times the maximum day demand.” The “Integrated Water Master Plan” recommends using the Maximum Day Demand, but also recommends that maximum day demand be met with the largest well out of service within each water supply facility (WSF). The peaking factors for Maximum Day to Annual Average Peaking factor and Peak hour to Annual Average Peaking factor have not changed. Other changes in the water system design have noted in Table 5-1 on page 5-2 of the “Integrated Water Master Plan” (attached).

The current “Water Master Plan” prepared by Hal E. Marron, PE in 2006 was not prepared using the current (2011) City of Surprise standards, therefore is outdated. Also, the modeling software used EPANET 2.0 Model from the Environmental Protection Agency has been updated to version 2.00.12. The Revised 2006 report is for a lower density development based upon platted lots rather than a PDA document. The revised PAD lowers the densities of the PAD more or less throughout the project area, but maintains the same general roadway pattern, neighborhood pattern, commercial and park development areas.

Historically the number of dwelling units actually constructed in a PAD is lower than the agency allotted number usually due to development constraints identified during the engineering of the project, as is noted between the original and revised Water Master Plan for ASANTE. The revised Master Water Plan is most likely closer to the actual water development demand at build out. Consideration should be made during the final plat and development plans for projects in the southern portion of ASANTE to evaluate if the installed system meets the current City of Surprise design guide lines for water distribution systems.

Technical Memorandum

Wastewater Master Plan

For

ASANTE by Lennar Communities

Surprise, AZ

Prepared for

Lennar Communities Development, Inc.
1725 W. Greentree Dr., Suite 114
Tempe, AZ 85284

Prepared by

ReSEED Advisors, LLC
420 W. Roosevelt, Suite 107
Phoenix, AZ 85003

This Technical Memorandum has been prepared for the ASANTE Development PAD revisions as developed by ReSEED Advisors, LLC at the direction of Lennar Communities Development, Inc. The Technical Memorandum reviews the “Wastewater Master Plan for ASANTE by Lennar Communities” Prepared by Hal E. Marron, PE of DEI Professional Services, dated and sealed April 24, 2006 and discusses the variations of master plan based upon the revised PAD developed by ReSEED Advisors, LLC. The “Wastewater Master Plan” (WWMP) was generated from the ASANTE PAD dated April 2004 as prepared by CVL and DEI. The WWMP includes the build-out of phase one and the build-out of the Ni Property and McRae properties.

The wastewater flows presented in the WWMP were based upon the wastewater generation factors as presented in the “City of Surprise Water Infrastructure Master Plan” prepared by Michael A. Worlton, PE, dated June 2004. Page one of the WWMP, fifth paragraph, states “The wastewater generation rate of 100 gallons per capita per day has been used as a basis for sizing the system. Based upon a population estimate of 3.2 capita for low density residential dwelling units and 2.0 capita for medium/high density residential units for each of the expected 6,700 residential units, a total population of 17,307 is expected within Asante by Lennar Communities. In addition, a contribution of 2,500 gallons per acre was estimated for each acre of commercial development.”

The proposed amended PAD by ReSEED Advisors, LLC is being developed to better reflect the current housing market trends. The proposed amended PAD has reduced the number of dwelling units from the original 6,703 residential units to 6,488 residential units, a reduction of 215 units. The consolidated land use comparison is as follows:

Land Use	Area (acres)		Target Density		Dwellings	
	Original	Proposed	Original	Proposed	Original	Proposed
Commercial	101.3	117.1				
M/HDR	415.0	347.4	8.3 DU/AC	8.0 DU/AC	3,445 DU	2,780 DU
LDR	857.5	904.3	3.8	4.1	3,258	3,708
Elem School	31.1	31.1				
Public Park/FAC	103.2	108.2				
TOTAL	1,508.1	1,508.1			6,703	6488

The current City of Surprise requirements for the development of a Wastewater Master Plan are explained in Chapter 7 of the City of Surprise Engineering Development Standards, as revised on May 2011. The report standard is available to the general public on line, in PDF format. The wastewater volumes have been established by Malcolm Pirnie in their “Integrated Master Plan Water Resources Report” dated November 2008 and revised in their report dated

July 2009. The November 2008 report reviews the historic wastewater flows and reclaim water production of the existing system and comes up with a 2002 average per capita system-wide wastewater generation factor of 64 gpcd based upon 42% of the total water demand which was estimated at 152 gpcd in 2004 (Section 5.6.2). The July 2009 report takes into account the current economy factors as well as the seasonal variations due to winter visitors. The document also reflects changes in the Maximum Peaking Factor, Overall Peaking Factor and Gravity Sewer Surcharge.

The current “Wastewater Master Plan” prepared by Hal E. Marron, PE in 2006 was not prepared using the current (2011) City of Surprise standards, therefore is outdated. The 2006 report is for a higher density PAD. The revised PAD lowers the densities of the development more or less throughout the project area, but maintains the same general roadway pattern, neighborhood pattern, commercial and park development areas.

Historically the number of dwelling units actually constructed in a PAD is lower than the agency allotted number usually due to development constraints identified during the engineering of the project. The 2006 report does over estimate the wastewater discharge for the PAD as revised by ReSEED Advisors. Consideration should be made during the final plat and development plans for projects in the southern portion of ASANTE to evaluate if the installed system meets the current City of Surprise design guide lines for wastewater collection systems.

Technical Memorandum

Asante Phase I and II Traffic Impact Study

As Prepared for DEI Professional Services

By TASK Engineering, Inc.

For Lennar's Asante Project

Surprise, AZ

Prepared for

Lennar Communities Development, Inc.
1725 W. Greentree Dr., Suite 114
Tempe, AZ 85284

Prepared by

ReSEED Advisors, LLC
420 W. Roosevelt, Suite 107
Phoenix, AZ 85003

This Technical Memorandum has been prepared for the ASANTE Development PAD revisions as developed by ReSEED Advisors, LLC at the direction of Lennar Communities Development, Inc. The Technical Memorandum reviews the “Asante Phases I and II Traffic Impact Study” for Lennar Communities Prepared by Kenneth M. Howell, PE of TASK Engineering, August 2, 2007 and Revised November 12, 2007 and discusses the variations of master plan based upon the revised PAD developed by ReSEED Advisors, LLC. The “Asante Phases I and II Traffic Impact Study” (TIS) was generated from the ASANTE PAD dated April 2004 as prepared by CVL and DEI. The TIS includes the build-out of phase one and two, and incorporates the current Maricopa Association of Governments (MAG) Regional Transportation Plan at the time of the TIS preparation.

The trip generations presented in the TIS were based upon generation factors as presented in “Trip Generation, Seventh Edition” published by the Institute of Transportation Engineers in 2003. Traffic assessment was performed using TransCAD. The intersection analysis was performed using “Highway Capacity Manual” 2000 edition.

The proposed amended PAD by ReSEED Advisors, LLC is being developed to better reflect the current housing market trends. The proposed amended PAD has reduced the number of dwelling units from the original 6,703 residential units to 6,488 residential units, a reduction of 215 units. The consolidated land use comparison is as follows:

Land Use	Area (acres)		Target Density		Dwellings	
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Elem School	31.1	31.1				
Public Park/FAC	103.2	108.2				
TOTAL	1,508.1	1,508.1			6,703	6488

The 2007 report is for a higher density PAD. The revised PAD lowers the densities of the development more or less throughout the project area, but maintains the same general roadway pattern, neighborhood pattern and park development areas. The main commercial area for the project remains the same for both PAD’s, however the revised PAD has added a commercial area of about six acres to the northeasterly corner of Pat Tillman Blvd. and Adama Blvd. The original PAD church site at the southwesterly corner of the intersection has been re-

designated as “medium/high density residential” as the church presently occupies an area adjacent to the school and park at the southern end of Pat Tillman Blvd.

The 2007 TIS based upon the MAG Year 2030 traffic model that was current at the time the report was created. The reference material and software programs used to prepare the 2007 TIS have been updated since the study creation, including the” MAG Regional Transportation Study”. The report does not include any changes to the surrounding area since the time of the creation of the report, nor does it foresee the change in growth for the area due to the current economic conditions.

Historically the number of dwelling units actually constructed in a PAD is lower than the agency allotted number usually due to development constraints identified during the engineering of the project. The 2007 TIS is based a year 2030 project build out along with the 6703 dwelling units of the original PAD. The addition of the approximate 6 acre commercial area at Pat Tillman Blvd. and Adama Blvd. should not significantly change the intersection analysis, especially since the church site was relocated.



CITY OF SURPRISE
Boards and Commissions

June 7, 2012 @ 6:00:00 PM

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

Board Meeting Date:	June 7, 2012	Contact Person:	Hobart Wingard, Community & Economic Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on Case FS12-098, a renewal of a Conditional Use Permit (CUP) for a Wireless Communications Facility (WCF) at Storage One self-storage facility.

Motion:

I move to approve FS12-098, a renewal of a Conditional Use Permit for a WCF at Storage One self-storage facility and to adopt staffs findings.

Background:

The existing WCF was approved in 2006 and was subject to a condition that required a renewal of the CUP five (5) years after approval. The existing WCF is located at 14924 West Yorkshire Avenue.

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.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Site Plan and Elevations](#)
 - ☐ [Service Area Maps](#)
 - ☐ [Photos](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Hobart Wingard, Planner, Community & Economic Development



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Date: June 7, 2012

To: Planning and Zoning Commission

From: Jeffrey J. Mihelich, Assistant City Manager
Hobart Wingard, Planner
623.222.3156, hobart.wingard@surpriseaz.gov

Re: FS12-098, Crown Castle Wireless Communications Facility at Storage One

Application Summary

The applicant is proposing to renew a Conditional Use Permit (CUP) for a Wireless Communications Facility (WCF) at Storage One self-storage facility.

Location

The existing facility is located at 14924 West Yorkshire Avenue approximately one-half (1/2) mile northwest of the intersection of Reems Road and Grand Avenue.

History

- On May 23, 1987, the subject property was annexed into the City of Surprise.
- On May 2, 2000, a site plan for a self-storage facility was approved by the Planning and Zoning Commission.
- On November 21, 2006, a CUP for a WCF at the storage facility was approved by the Planning and Zoning Commission.

Project Summary

The existing WCF facility at the Storage One self-storage facility is located central to the storage facility. The WCF consists of equipment cabinets and antennae that are supported by a stealth monopalm structure.

The existing WCF was approved in 2006 and was subject to a condition that required a renewal of the CUP five (5) years after approval to ensure that the latest technology for cell towers is being utilized.

In conjunction with the renewal, the applicant is updating the facility to provide 4G Long Term Evolution (LTE) service. The upgrade will increase the antennae array one (1) foot, ten (10) inches to a height of 61 feet, three (3) inches.

Citizen Review Meeting

A citizen review meeting was held on May 10, 2012 at the Storage One facility. No residents attended the meeting.

Economic Impact Analysis

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

Department Review

All departments involved in the subject review are recommending the project for approval.

Staff Findings

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

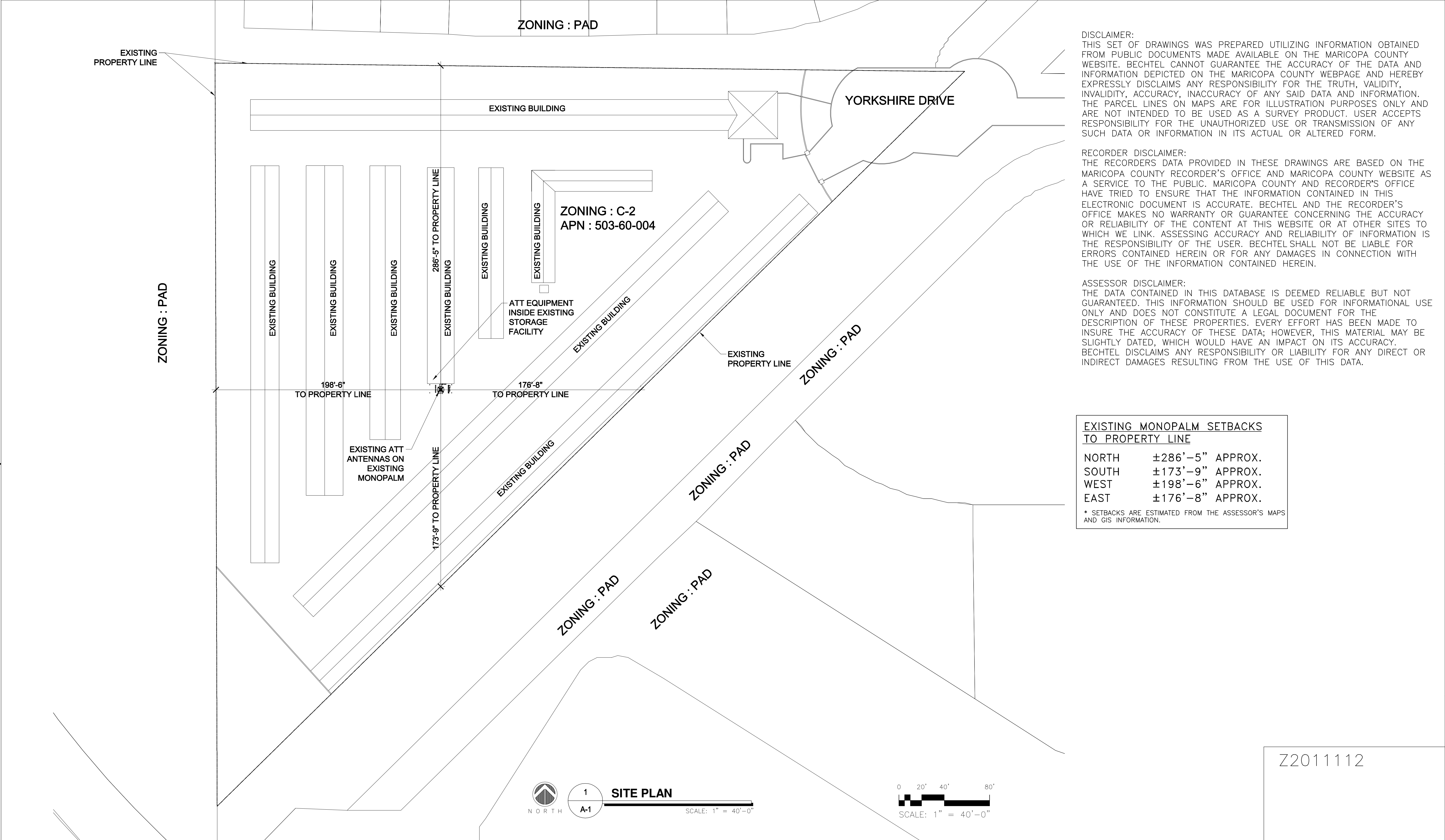
Recommendation

Staff recommends approval of the project.

Attached

Vicinity map, site plan, elevations, and service maps.

PROJECT INFORMATION SCOPE OF WORK:REPLACEMENT OF (2) EXISTING ANTENNA PER SECTOR, INSTALLATION OF (1) NEW ANTENNA PER SECTOR. TOTAL INSTALLED ANTENNA COUNT SHALL BE (9) ANTENNAS. INSTALLATION OF (6) RRHS ON NEW CHAIN MOUNT. INSTALLATION OF RAY-CAP ON NEW CHAIN MOUNT. INSTALLATION OF NEW EQUIPMENT CABINET INSIDE EXISTING EQUIPMENT ROOM. SITE ADDRESS:14924 W. YORKSHIRE DRIVE SURPRISE, AZ 85374 LATITUDE:33° 39' 34.62" N LONGITUDE:112° 23' 5.53" W ELEVATION:±1267.8 FEET AMSL ZONING:C-2 APN:503-60-004 JURISDICTION:CITY OF SURPRISE EXISTING USE:UNMANNED TELECOMMUNICATIONS FACILITY NEW USE:UNMANNED TELECOMMUNICATIONS FACILITY			at&t ATT SITE NUMBER: X007 ATT SITE NAME: W. MOUNTAIN VIEW AND W. GRAND AVE. CROWN SITE NUMBER: 805615 CROWN SITE NAME: CROWN STORAGE ONE 14924 W. YORKSHIRE DRIVE			APPROVALS AT&T (RF): _____ DATE: _____ AT&T (CONST.): _____ DATE: _____ AT&T (OPS): _____ DATE: _____ LANDLORD: _____ DATE: _____ LANDLORD: _____ DATE: _____		
DRAWING INDEX 25471-PHNX-X007-01 25471-PHNX-X007-02 25471-PHNX-X007-03 25471-PHNX-X007-04 25471-PHNX-X007-05 25471-PHNX-X007-06 TITLE SHEET OVERALL SITE PLAN DETAILED SITE PLAN TOWER ELEVATION ANTENNA PLAN & RRH MOUNTING DETAILS RAYCAP, GPS ANTENNA MOUNTING AND LTE CABINET DETAILS		REV 1 1 1 1 1 1						
RFDS STAMPED 07/28/2011 V05			VICINITY MAP DIRECTIONS: FROM PHOENIX, AZ., TAKE HWY 101 NORTH TO HWY 60 WEST (GRAND AVE.) TO SUN CITY, AZ. STAY ON HWY 60 WEST PAST MEEKER/REEMS RD. -(LANDMARK- DEL WEBB MEMORIAL HOSP. ON RIGHT) TAKE FIRST U-TURN TO HEAD BACK EAST FOR APP. 200' TO YORKSHIRE ST. TAKE A RIGHT (SOUTH) TO U-STORAGE BUSINESS TO TOWER.		APPLICABLE BUILDING CODES AND STANDARDS SUBCONTRACTOR’S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. BUILDING CODE: INTERNATIONAL BUILDING CODE 2006 ELECTRICAL CODE: [NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 – 2005, NATIONAL ELECTRICAL CODE, LIGHTNING PROTECTION CODE: [NFPA 780 – 2000, LIGHTNING PROTECTION CODE) SUBCONTRACTOR’S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL, THIRTEENTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES: TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE") TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.			
NOTES 1. THE FOLLOWING NOTES, SYMBOLS AND DETAILS FROM BECHTEL DOCUMENT NUMBER 24782-000-A3-EF-00001 APPLIES TO THE IMPLEMENTATION OF THIS SITE DESIGN PACKAGE. REFERENCE STANDARD NOTES SHEET. GENERAL NOTES _____ CONSTRUCTION NOTES _____ GROUNDING NOTES _____ ELECTRICAL INSTALLATION NOTES _____ RF NOTES _____ CONCRETE AND REINFORCING STEEL NOTES: _____ SITE WORK GENERAL NOTES _____ DETAIL 623 – REV 1 DETAIL 101 – REV 2 DETAIL 621 – REV 3 DETAIL 622 – REV 2 DETAIL 116 – REV 6 DETAIL 102 – REV 4 DETAIL 619 – REV 2								
A/E DOCUMENT REVIEW STATUS 1 ACCEPTED – WITH MINOR OR NO COMMENTS, CONSTRUCTION MAY PROCEED 2 NOT ACCEPTED – PLEASE RESOLVE COMMENTS AND RESUBMIT ACCEPTANCE DOES NOT CONSTITUTE APPROVAL OF DESIGN DETAILS, CALCULATIONS, ANALYSIS, TEST METHODS OR MATERIALS DEVELOPED OR SELECTED BY SUBCONTRACTOR AND DOES NOT RELIEVE SUBCONTRACTOR FROM FULL COMPLIANCE WITH CONTRACTUAL OBLIGATION. REVIEWED: _____ ENG. _____ CONST. _____ DATE: _____								
REDLINE DRAWING REVIEW NAME (PRINT) _____ SIGNATURE _____ DATE _____ GENERAL CONTRACTOR – CONFIRM ACCURACY OF THESE REDLINE DRAWINGS NAME (PRINT) _____ SIGNATURE _____ DATE _____ FIELD COORDINATOR – VERIFY INSTALLATION PER REDLINE DRAWINGS NAME (PRINT) _____ SIGNATURE _____ DATE _____ ENGINEERING – Market Engineer Shall Review Redline Drawings To Ensure Changes Do Not Alter The Original Design Intent And/Or Are Code Compliant								
Young design corp architecture / project management 10245 E. Via Linda, Scottsdale, AZ 85258 ph: 480 451 9609 fax: 480 451 9608 YDC JOB NUMBER: 2882	W. MOUNTAIN VIEW & W. GRAND AVE AZPHV6007 CROWN STORAGE ONE 805615 14924 W. YORKSHIRE DRIVE SURPRISE, AZ 85374	at&t AT&T MOBILITY 20830 N. TATUM BLVD. SUITE 400 PHOENIX, AZ 85050 PHONE: (480) 414-1829 1 1/13/12 ZONING COMMENTS JRS RY RY 0 9/14/11 ZONING SUBMITTAL JRS RY RY A 9/2/11 REVIEW JRS RY RY NO. DATE REVISIONS BY CHK APP'D SCALE: AS SHOWN DESIGNED BY: JRS DRAWN BY: JRS	FOR RECORDS ONLY 19382 DONALD C. YOUNG REGISTERED PROFESSIONAL ENGINEER EXPIRATION 1/31/13 ARIZONA U.S.A.	AT&T MOBILITY TITLE SHEET DRAWING NUMBER 25471-PHNXAZ-X007-01 REV 1	DETAIL 103 Z2011112			
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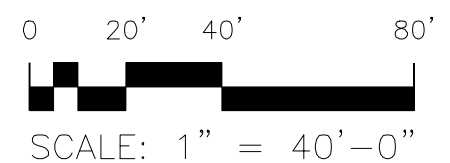


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EXISTING MONOPALM SETBACKS TO PROPERTY LINE		
NORTH	±286'-5"	APPROX.
SOUTH	±173'-9"	APPROX.
WEST	±198'-6"	APPROX.
EAST	±176'-8"	APPROX.
* SETBACKS ARE ESTIMATED FROM THE ASSESSOR'S MAPS AND GIS INFORMATION.		





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SURPRISE, AZ 85374



AT&T MOBILITY
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PHOENIX, AZ 85050
PHONE: (480) 414-1829

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	1/13/12	ZONING COMMENTS	JRS	RY	RY
0	9/14/11	ZONING SUBMITTAL	JRS	RY	RY
A	9/2/11	REVIEW	JRS	RY	RY
SCALE: AS SHOWN DESIGNED BY: JRS DRAWN BY: JRS					



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OVERALL SITE PLAN		
	DRAWING NUMBER	REV
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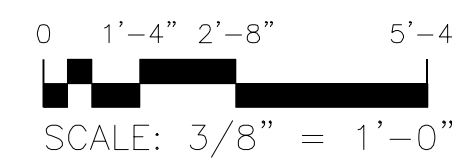
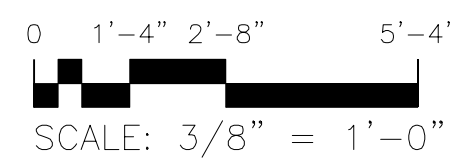
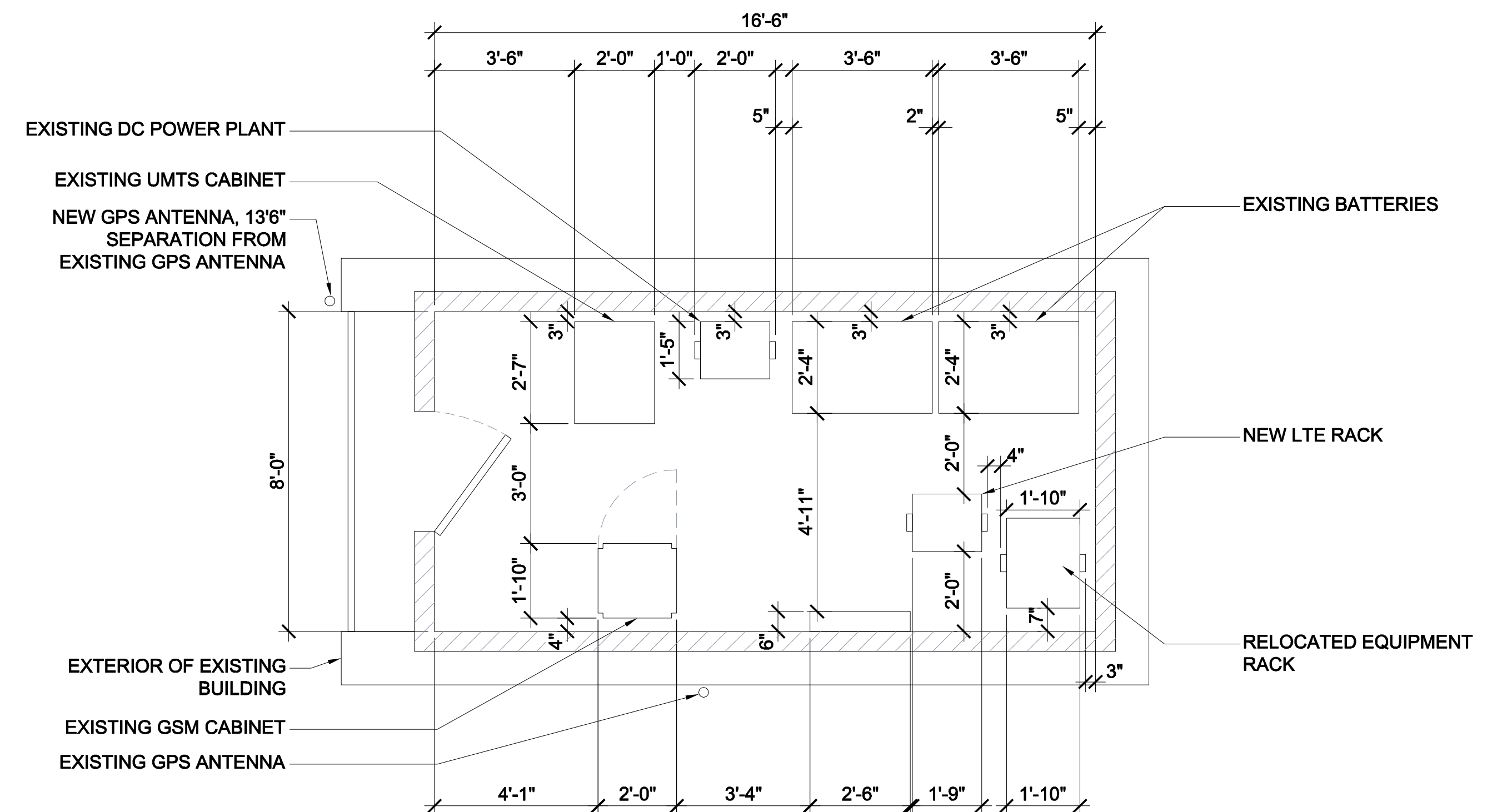
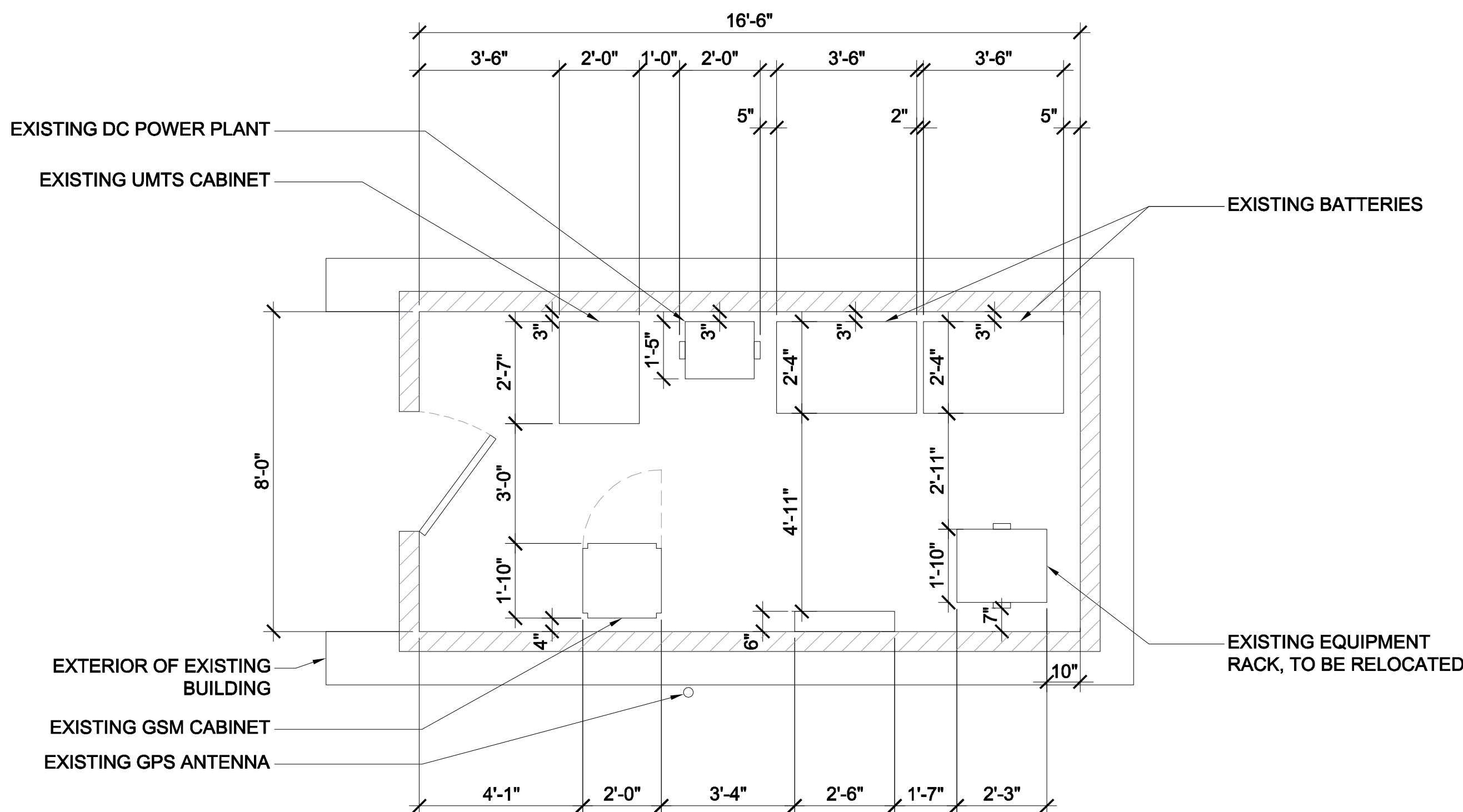
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A	9/2/11	REVIEW	JRS	RY	RY



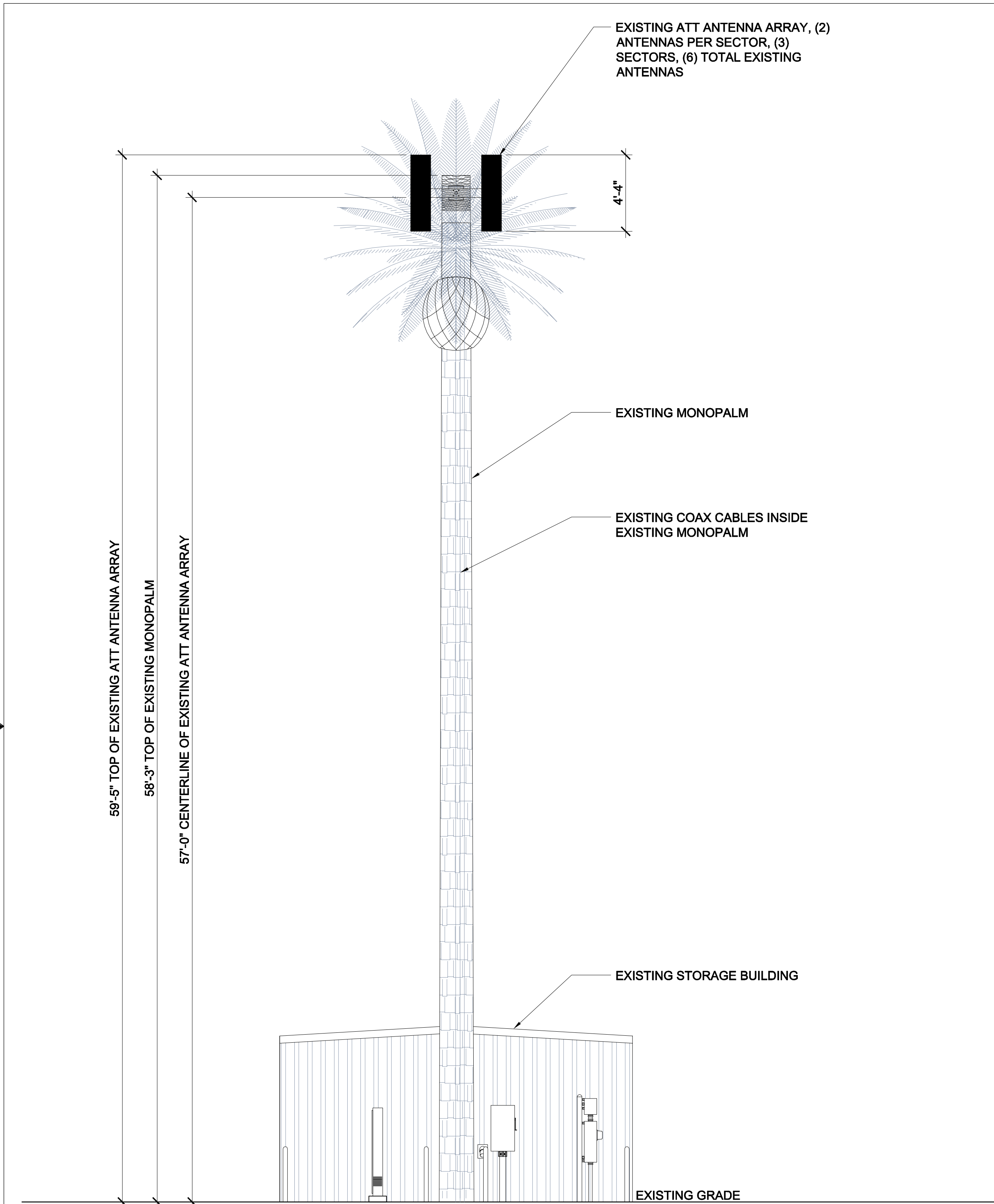
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AT&T MOBILITY

DETAILED SITE PLAN

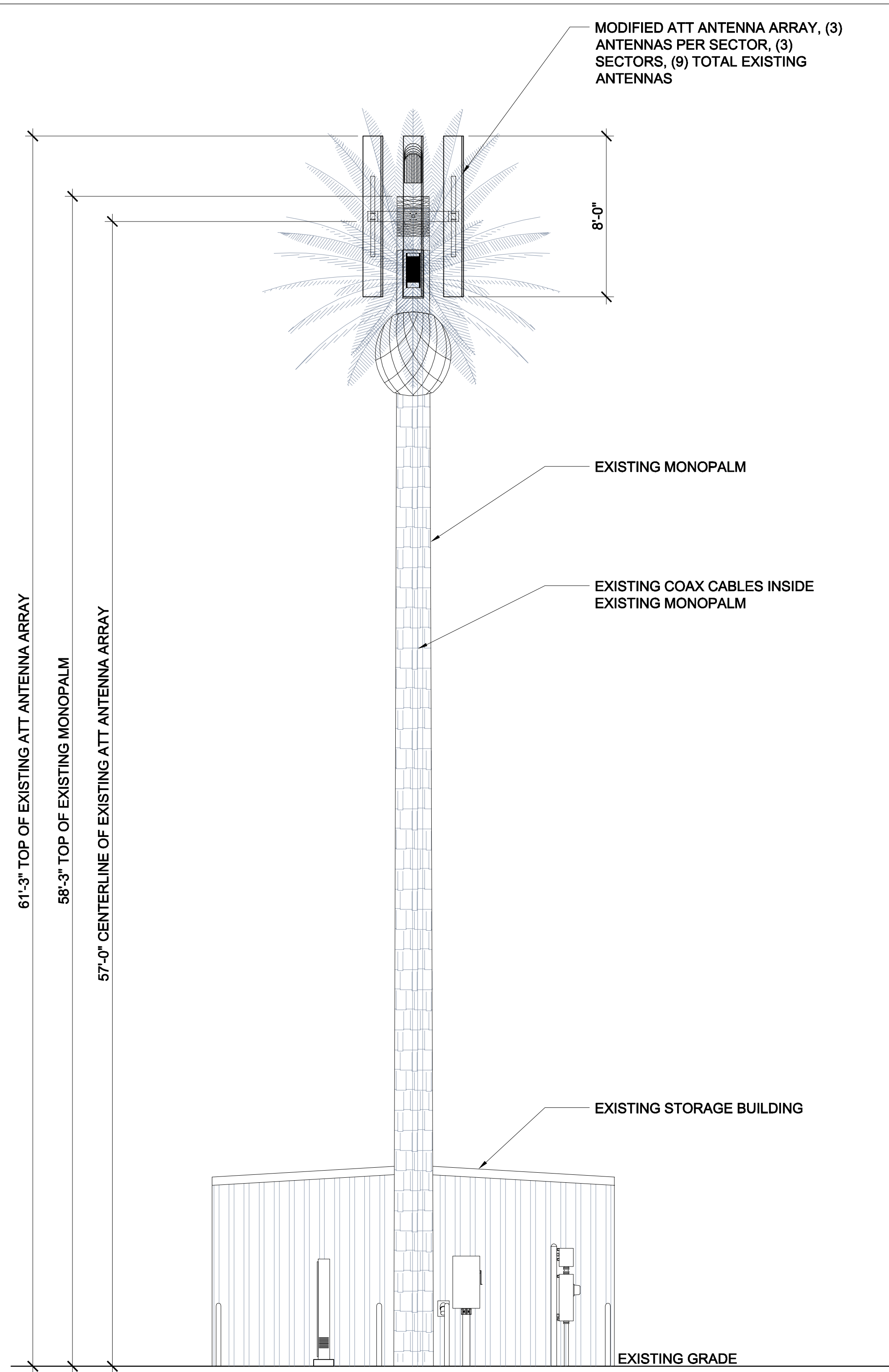
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0 2' 4' 8'
SCALE: 1/4" = 1'-0"



1
A-4
NEW EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

Z2011112

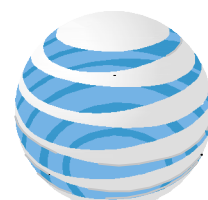


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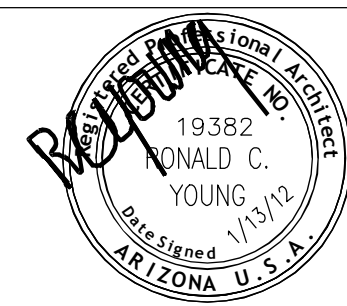
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PHOENIX, AZ 85050
PHONE: (480) 414-1829

1	1/13/12	ZONING COMMENTS	JRS	RY	RY
0	9/14/11	ZONING SUBMITTAL	JRS	RY	RY
A	9/2/11	REVIEW	JRS	RY	RY
NO.	DATE	REVISIONS	BY	CHK	APP'D

SCALE: AS SHOWN

DESIGNED BY: JRS

DRAWN BY: JRS



FOR RECORDS ONLY

AT&T MOBILITY

TOWER ELEVATION

DRAWING NUMBER

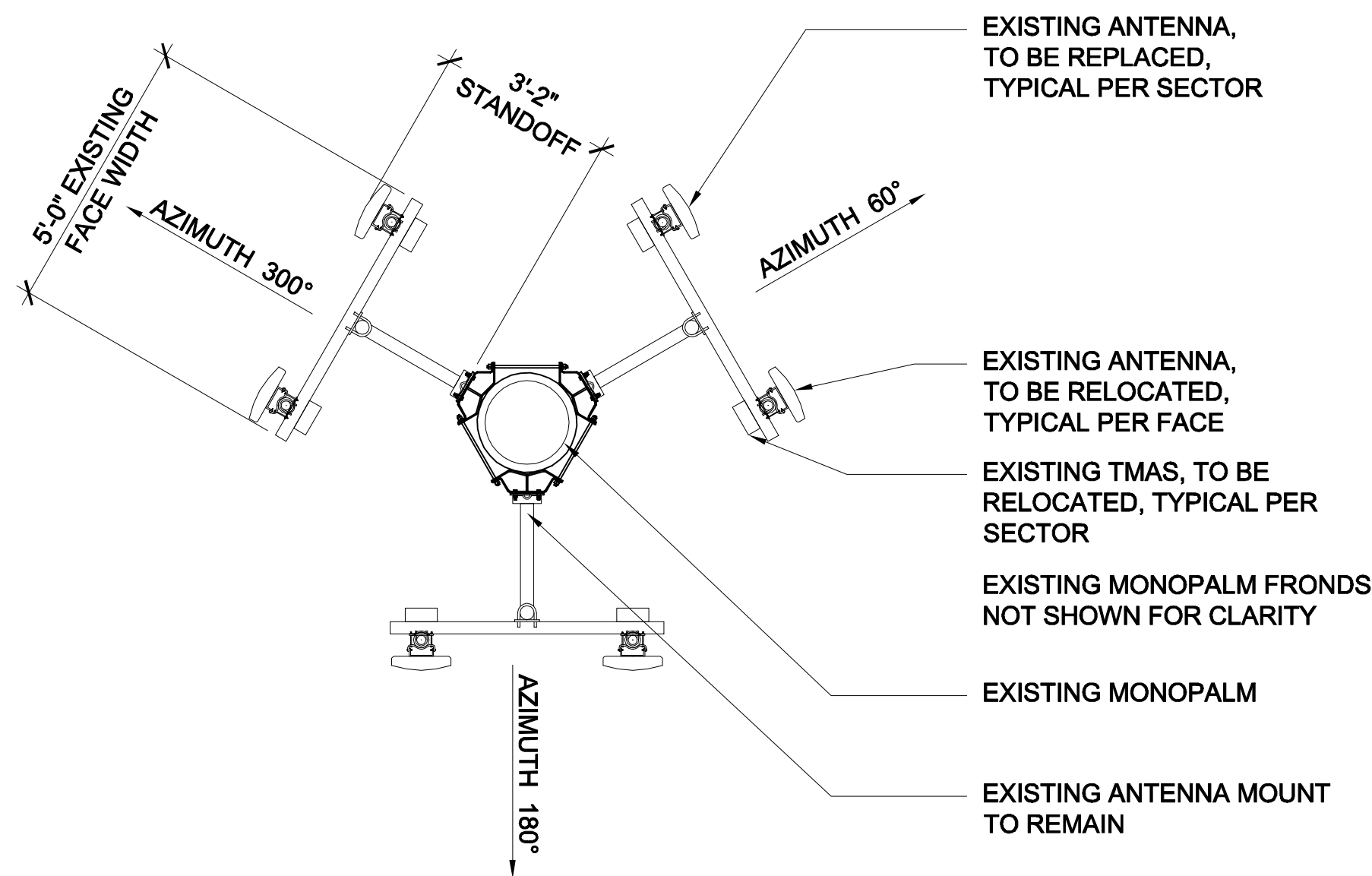
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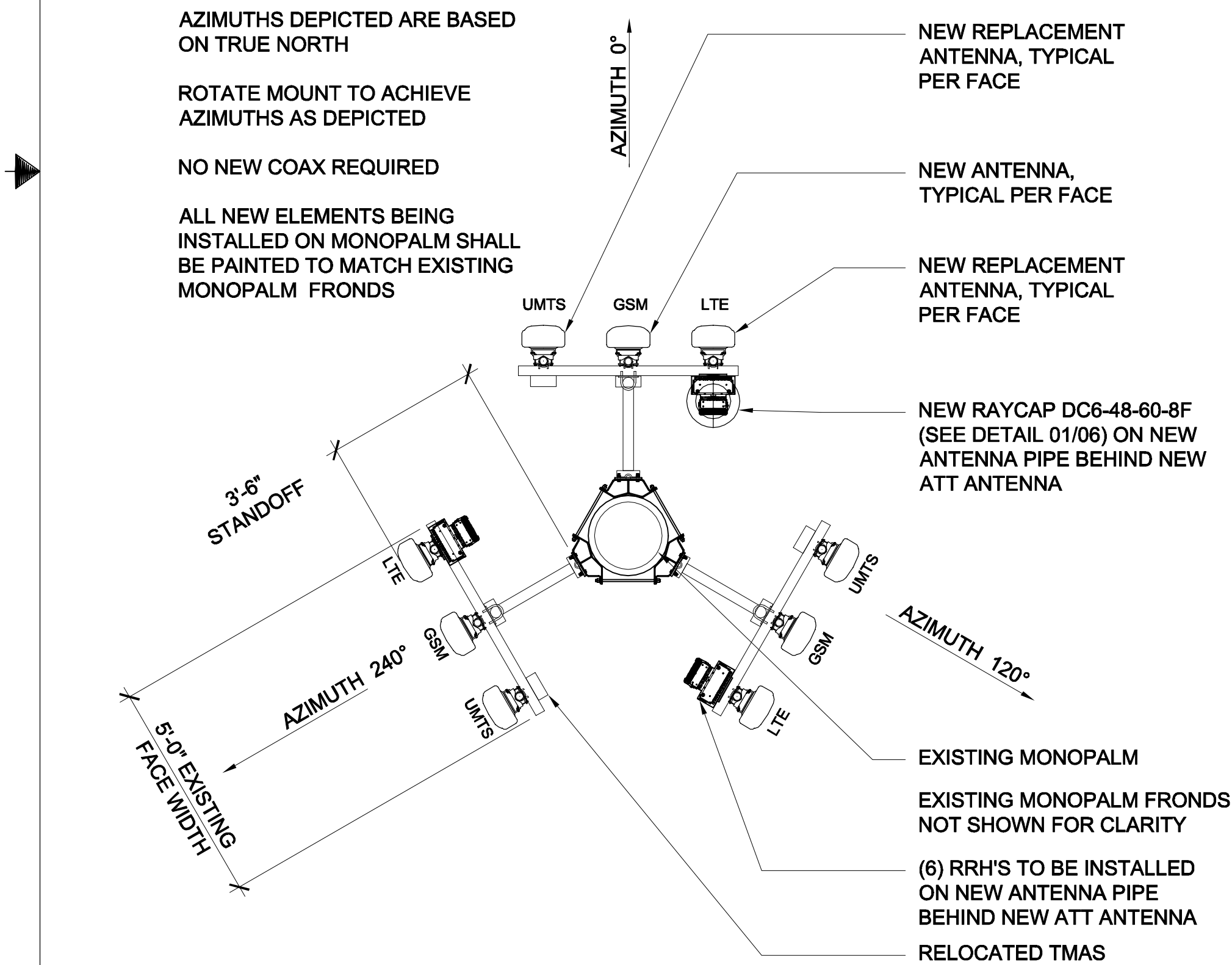
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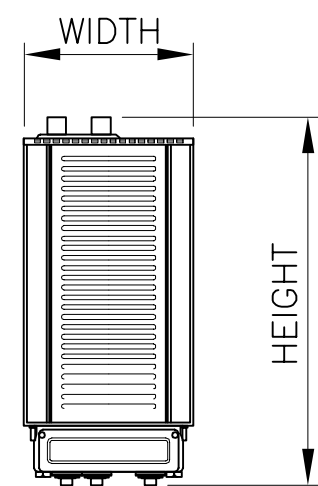
PSC= : :



EXISTING ANTENNA LAYOUT (PLAN VIEW)
SCALE N.T.S



PROPOSED ANTENNA LAYOUT (PLAN VIEW)
SCALE N.T.S



SIZE AND WEIGHT TABLE

RRH	WIDTH	DEPTH	HEIGHT W/O CABLE MANAGEMENT COVER	WEIGHT W/O BRACKET
RRH 700 MHz 2X40 (80W)	12.2"	10.8"	21"	51 LBS.
RRH AWS 2X40 (80W)	12"	9"	25"	43 LBS. (W/O SOLAR SHIELD)

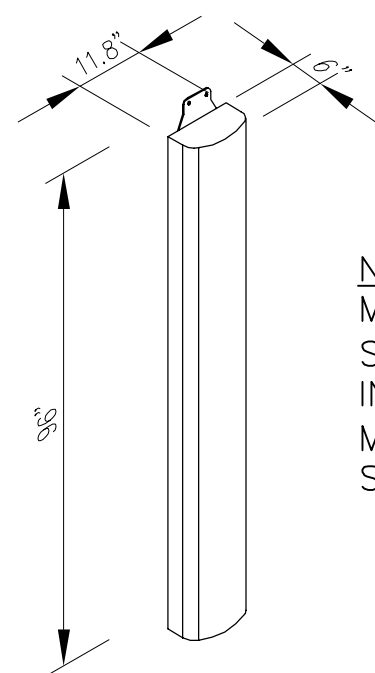
NOTE: DIMENSIONS INCLUDE MOUNTING BRACKET, SOLAR SHIELD AND CONNECTORS.

MINIMUM CLEARANCE TABLE

RRH CABINET	CLEARANCES (INCHES)	COMMENTS
FRONT	36"	INSTALLATION ACCESS
REAR	2"	ZERO REAR CLEARANCE IS ALLOWED USING SUPPLIED MOUNTING BRACKETS
RIGHT	4"	AIR FLOW
LEFT	4"	AIR FLOW
TOP	12"	AIR FLOW
BOTTOM	12"	CONDUIT ROUTING

ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH)

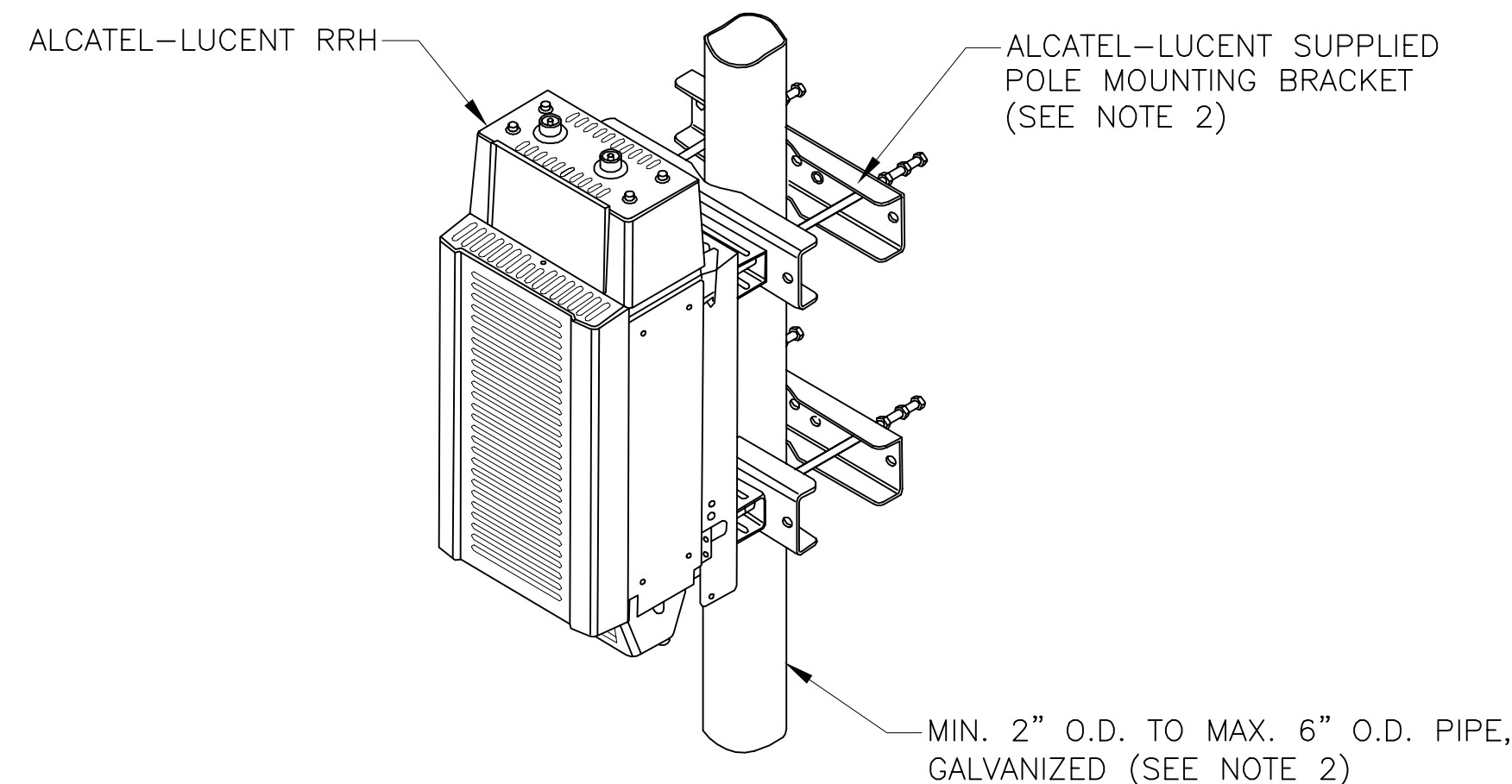
DETAIL 1104
NTS 05



NOTE:
MOUNTING EQUIPMENT
SUPPLIED W/ ANTENNA.
INSTALL PER
MANUFACTURER'S
SPECIFICATIONS.

ANTENNA
MANUFACTURER:
KATHREIN
PART#: 800-10766
WEIGHT: 61.7 LBS (W/ BRACKETS)

PROPOSED ANTENNA DETAIL
SCALE N.T.S



NOTES:

ISOMETRIC VIEW

1. ALCATEL-LUCENT (ALU) VIA AT&T SUPPLIES RRH, RRH POLE-MOUNTING BRACKET. SUBCONTRACTOR SHALL SUPPLY POLE/PIPE AND INSTALL ALL MOUNTING HARDWARE INCLUDING ALU RRH POLE-MOUNTING BRACKET. ALU INSTALLS RRH AND MAKES CABLE TERMINATIONS.
2. FOR POLE DIAMETERS FROM 6" TO 15", ALCATEL-LUCENT CAN SUPPLY A PAIR OF POLE MOUNTING METAL BANDS WITH BOLTING WELDMENT.

ALCATEL-LUCENT 9442
REMOTE RADIO HEAD (RRH) POLE MOUNT

DETAIL 1107
NTS 05

Z2011112



architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

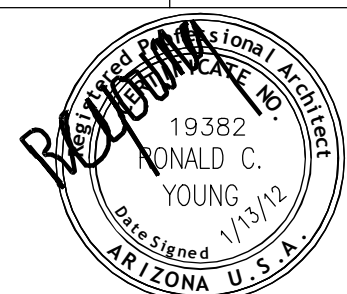
W. MOUNTAIN VIEW & W. GRAND AVE
AZPHV6007
CROWN STORAGE ONE
805615

14924 W. YORKSHIRE DRIVE
SURPRISE, AZ 85374



AT&T MOBILITY
20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

1	1/13/12	ZONING COMMENTS	JRS	RY	RY
0	9/14/11	ZONING SUBMITTAL	JRS	RY	RY
A	9/2/11	REVIEW	JRS	RY	RY
NO.	DATE	REVISIONS	BY	CHK	APP'D
SCALE:	AS SHOWN	DESIGNED BY:	JRS	DRAWN BY:	JRS

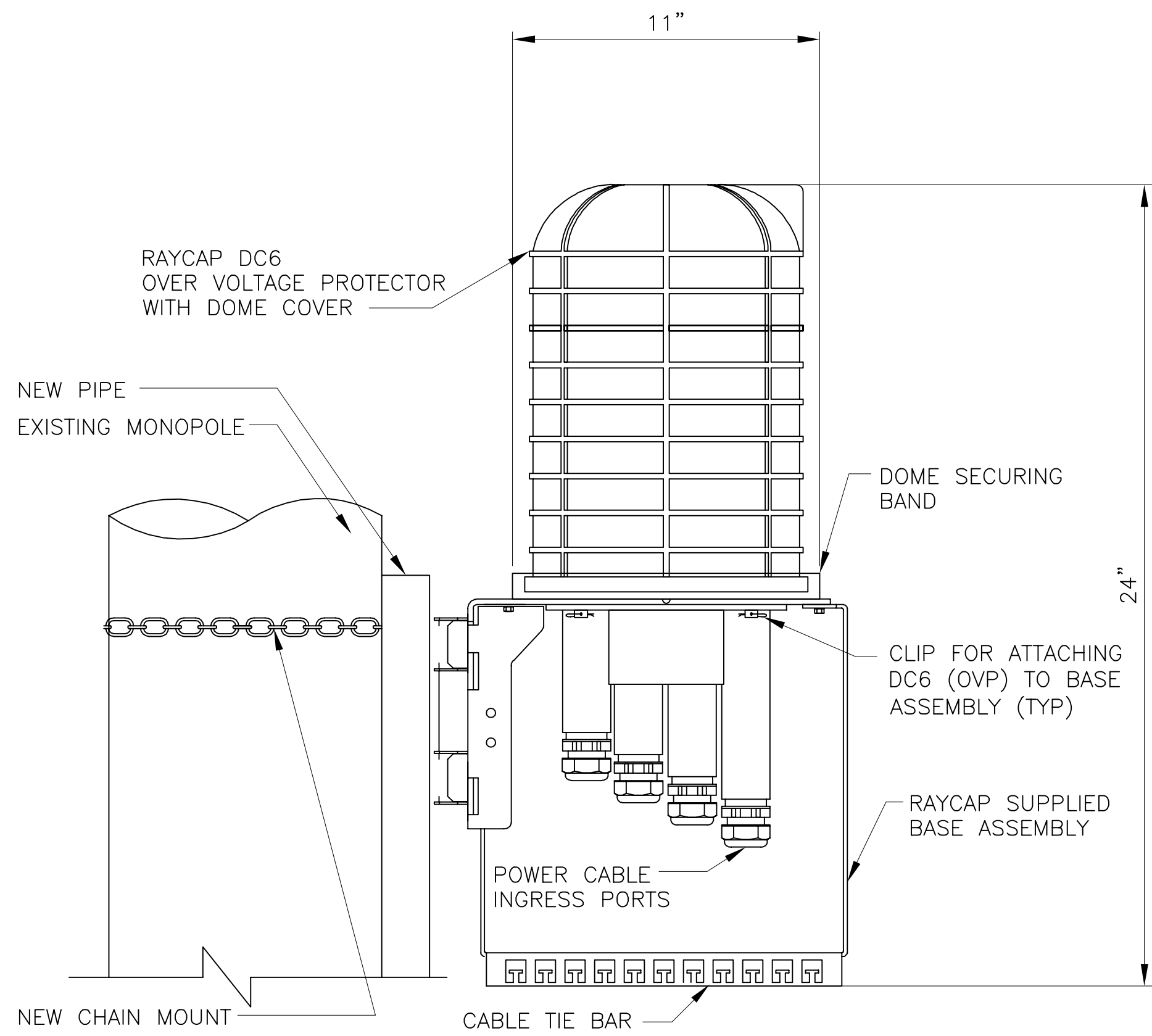


FOR RECORDS ONLY

AT&T MOBILITY

ANTENNA PLAN & RRH MOUNTING DETAIL

DRAWING NUMBER	REV
25471-PHNKAZ-X007-05	1

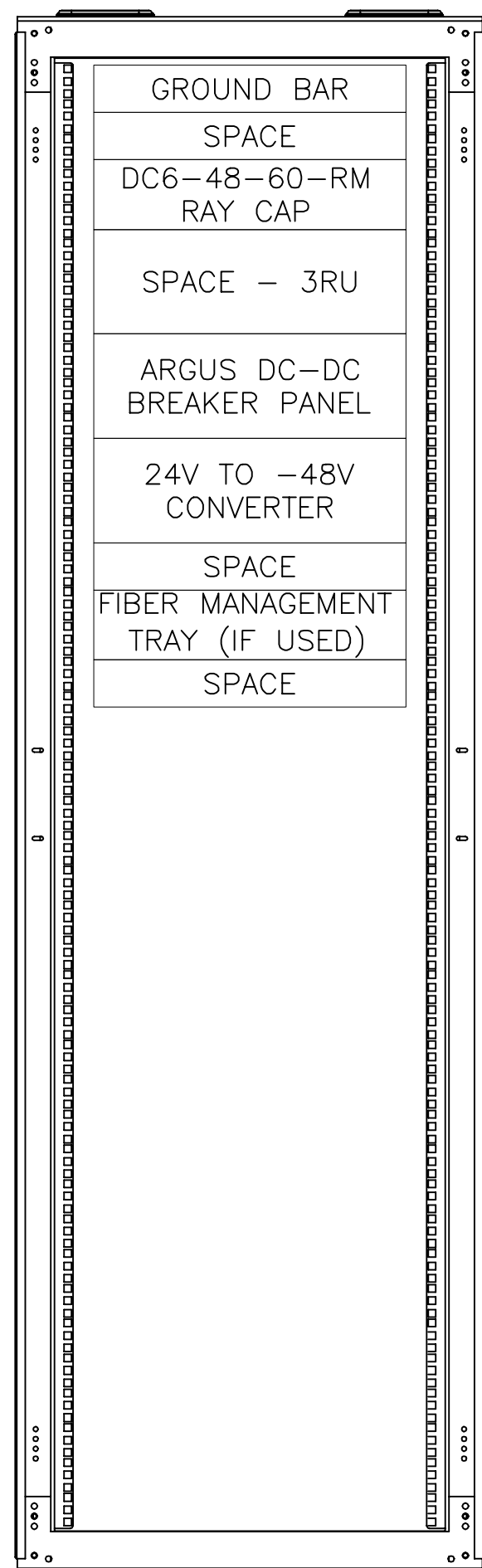


NOTES:

1. RAYCAP VIA AT&T SUPPLIES THE DC6 OVER VOLTAGE PROTECTOR AND PIPE MOUNTING BRACKETS. SUBCONTRACTOR SHALL SUPPLY THE PIPE.

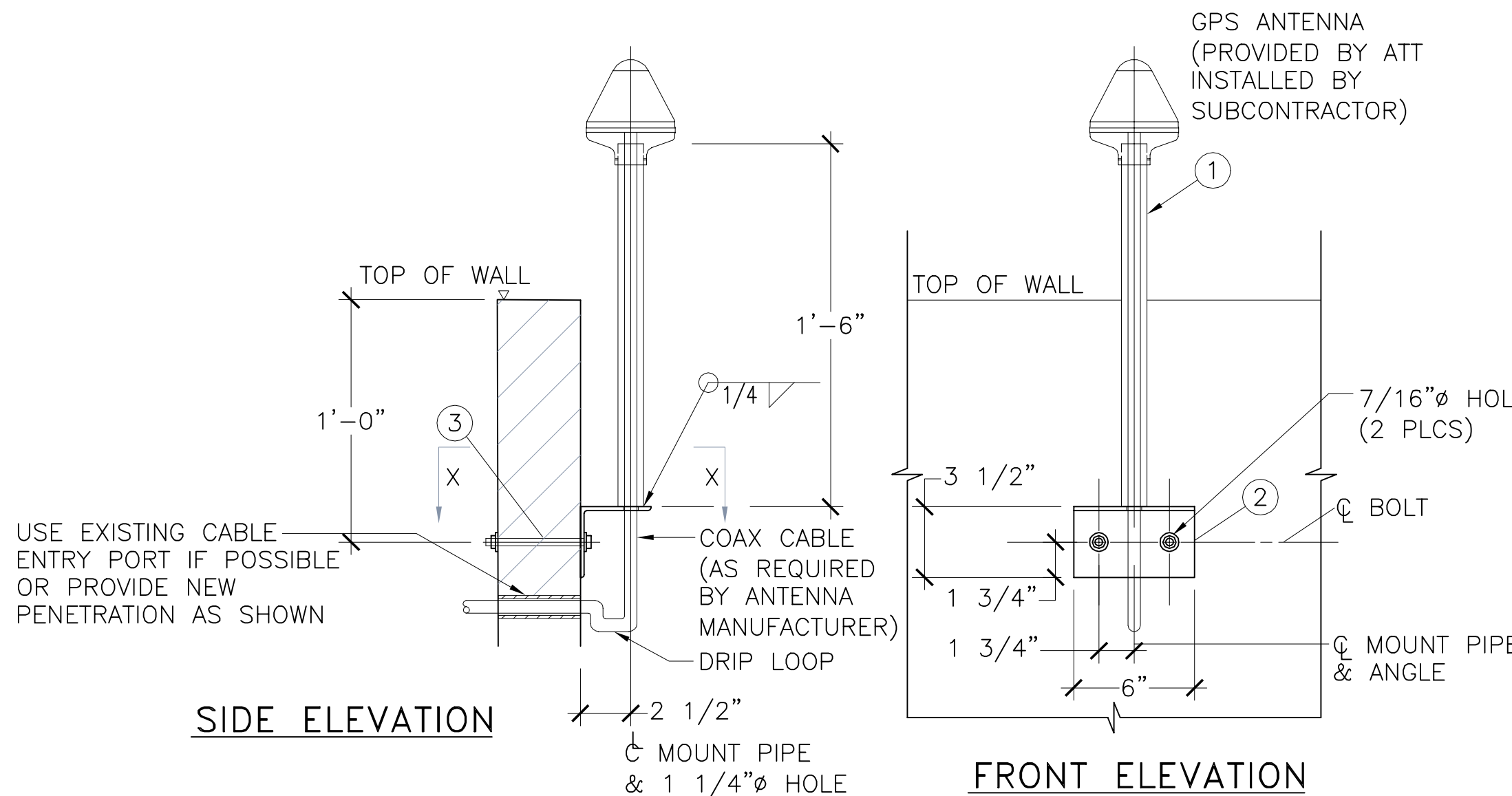
RAYCAP DC6-48-60-18-8F
DC POWER OVER VOLTAGE PROTECTOR
(OVP)
POLE MOUNT BASE ASSEMBLY

DETAIL 01
N.T.S. 06



FIF RACK LAYOUT FOR LTE EQUIPMENT
WITH SURGE SUPPRESSORS

DETAIL 1118
NTS 06



BILL OF MATERIALS		
ITEM#	DESCRIPTION	QUANTITY (each)
①	1 1/2" O.D. x 1'-6" LG. GALV STEEL PIPE	1
②	L 3 1/2 X 3 1/2 x 1/4 x 0'-6" LG. GALV STEEL MOUNT ANGLE	1
③	3/8" THRU BOLT	2

NOTE:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

E911 - GPS ANTENNA
SCREEN MOUNTING DETAIL

DETAIL 134-DSW

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608

W. MOUNTAIN VIEW & W. GRAND AVE
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CROWN STORAGE ONE
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14924 W. YORKSHIRE DRIVE
SURPRISE, AZ 85374

at&t
AT&T MOBILITY
20830 N. TATUM BLVD. SUITE 400
PHOENIX, AZ 85050
PHONE: (480) 414-1829

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	1/13/12	ZONING COMMENTS	JRS	RY	RY
0	9/14/11	ZONING SUBMITTAL	JRS	RY	RY
A	9/2/11	REVIEW	JRS	RY	RY
NO.	DATE	REVISIONS	BY	CHK	APP'D

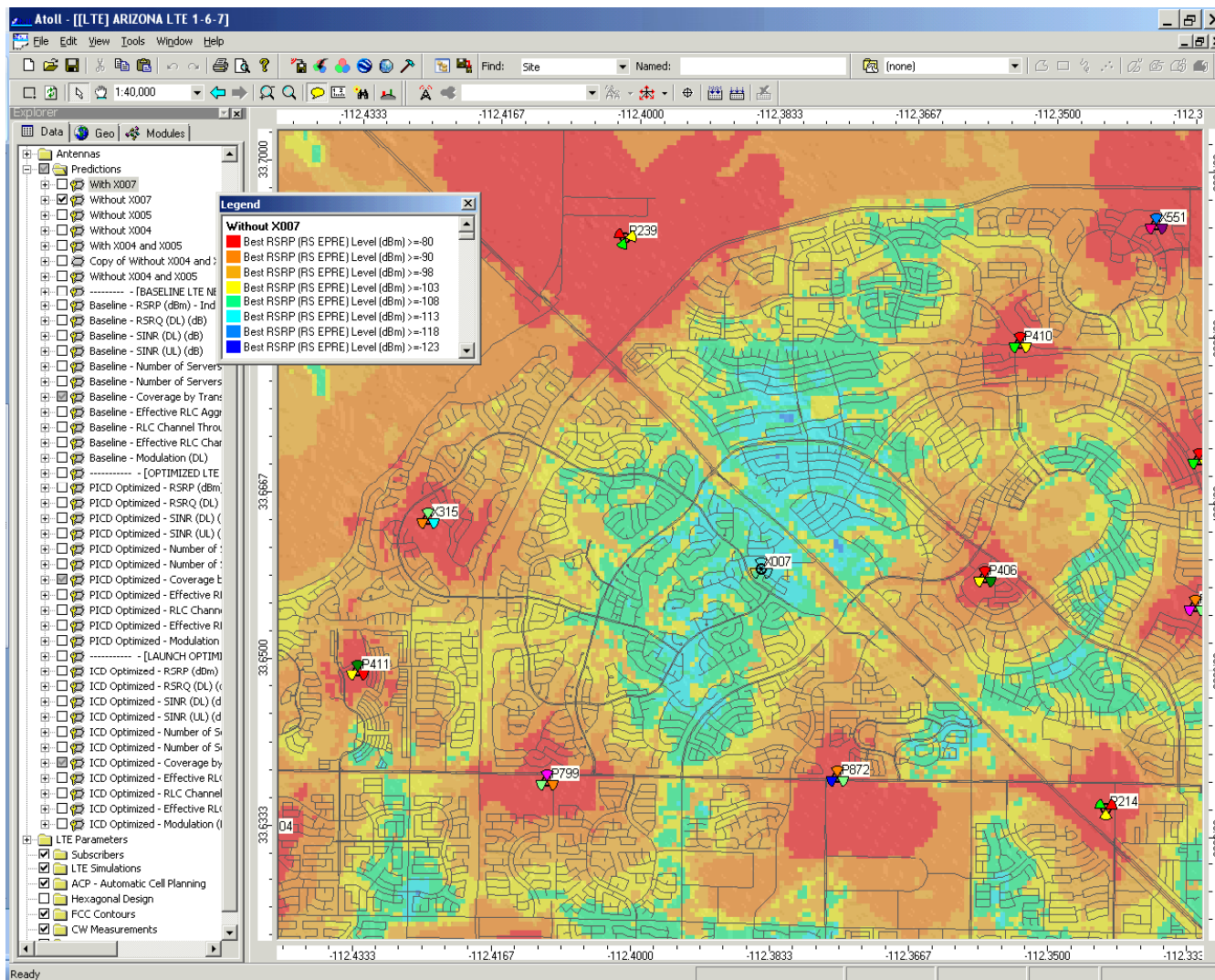
FOR RECORDS ONLY
EXP 12/31/13
19382
DONALD C. YOUNG
1/13/12
ARIZONA U.S.A.

AT&T MOBILITY	
RAYCAP, GPS ANTENNA MOUNTING AND LTE CABINET DETAILS	
DRAWING NUMBER	REV
25471-PHNXAZ-X007-06	1

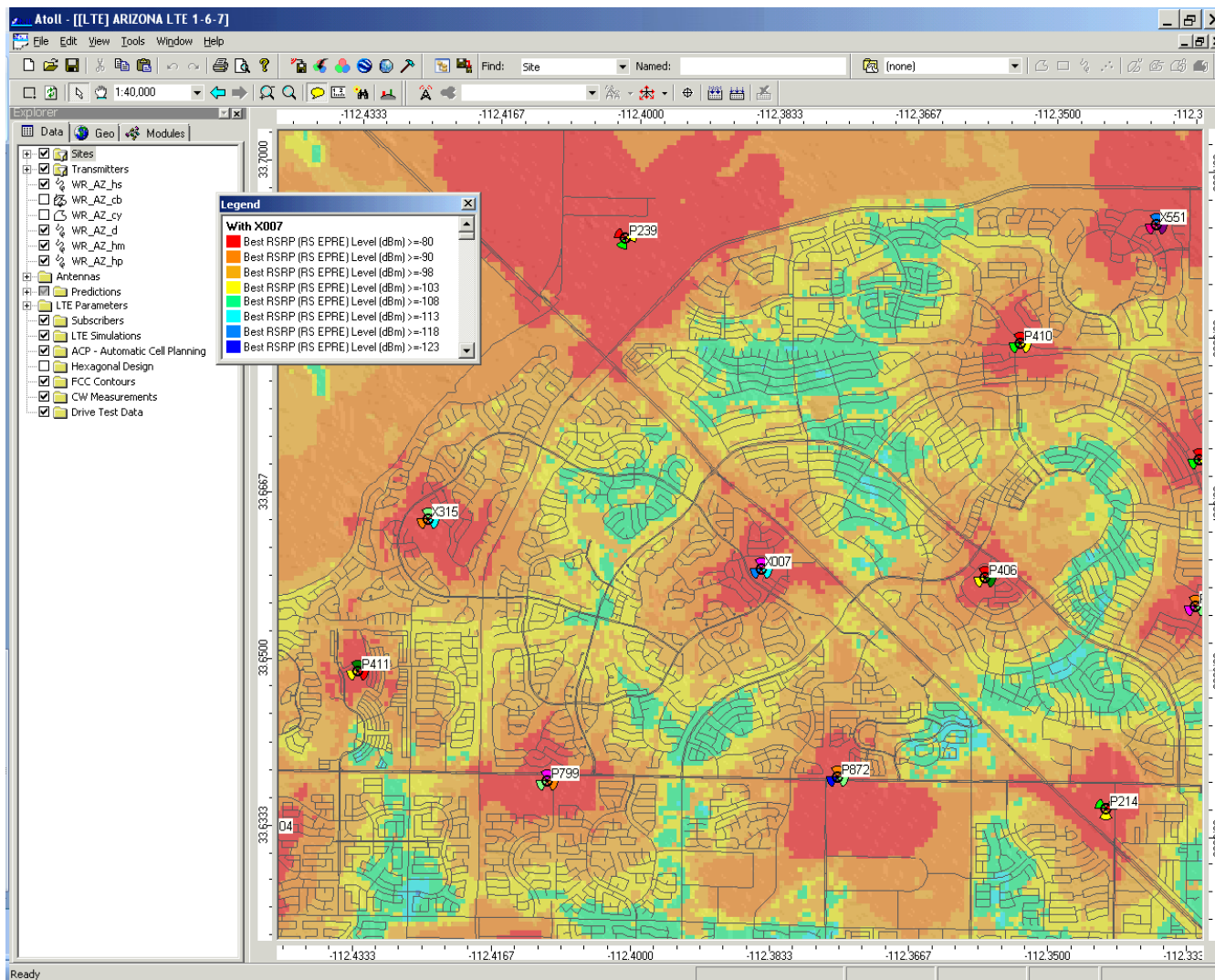
Z2011112

X007 Coverage





Without X007



With X007



Existing

Existing 65'
Monopalm with
Proposed LTE
Antennas

Crown Castle
BUN#805615

Surprise/Storage One
14924 W. Yorkshire, Dr.

Proposed

