



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

Thursday, December 4, 2014 @ 6:00 PM
 Council Chambers

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
 RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|------------------------|-------------------|--|---|
| #1 | District Internal | <u>Consideration and action on the November 20, 2014 Planning and Zoning Commission minutes.</u> | Approve
Deb Perry,
Community
Development |
| #2 | District 5 | <u>Presentation and discussion on the development of a Heritage Overlay District for the Original Town Site.</u> | No Action
Jackie Keller,
Community
Development |
| #3 | District 6 | <u>Consideration and action on a site plan for Legacy Traditional Charter School at Marley Park, generally located along the north side of the Sweetwater Avenue alignment, approximately ¼ mile east of Bullard Avenue.</u> | Approve
Rob Kuhfuss,
Community
Development |
| OTHER BUSINESS: | | | |
| #4 | District Citywide | <u>Presentation and discussion on current transportation projects within the city.</u> | No Action
Martin Lucero,
Community
Development |
| #5 | District Internal | <u>Discussion for future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Posted on Wed., November 26, 2014 @ 1:05 p.m.

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



CITY OF SURPRISE
Planning and Zoning Commission

December 4, 2014 @ 6:00:00 PM

+ Back Print

Board Meeting Date:	December 4, 2014	Contact Person:	Deb Perry, Community 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 November 20, 2014 Planning and Zoning Commission minutes.

Motion:

I move to approve the November 20, 2014 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

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

November 20, 2014

MEETING MINUTES

CALL TO ORDER

Vice Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, November 20, 2014.

ROLL CALL

In attendance with Vice Chair Somers were Commissioners Ken Chapman, Dennis Smith and Peter Pervi. Commissioners Matthew Bieniek and Jerry Hoyler were absent.

PLEDGE OF ALLEGIANCE

CURRENT EVENTS REPORT

STAFF REPORT

Long Range Planning Manager Lloyd Abrams announced and welcomed the new Community Development Director Eric Fitzer and Administrative Specialist Heather Donaldson.

CALL TO THE PUBLIC

Vice Chair Somers called 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: Nomination and selection of the Planning and Zoning Commission Chair.**

Commissioner Chapman nominated Steve Somers. No other nominations were made.

Commissioner Smith made a motion to elect Steve Somers to the position of **Planning and Zoning Commission Chair**. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Hoyler) and 1 vacancy.

- **Item 2: Nomination and selection of the Planning and Zoning Commission Vice Chair.**

Commissioner Chapman expressed interest in the position.

Commissioner Pervi made a motion to nominate Ken Chapman to the position of **Planning and Zoning Commission Vice Chair**. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Hoyler) and 1 vacancy.

- **Item 3: Consideration and Action – Planning and Zoning Commission Minutes for October 2, 2014**

Commissioner Smith made a motion to approve the **Planning and Zoning Commission Minutes for October 2, 2014**. Commissioner Chapman seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Hoyler) and 1 vacancy.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING

- **Item 4: FS14-381 - Consideration and Action – West Point Town Center Parcel 12 Minor General Plan Amendment**

Planner Robert Kuhfuss presented the project to the Commission. Staff recommended approval of a minor General Plan Amendment for **West Point Towne Center Parcel 12**.

The Commission had some discussion regarding

- Connectivity to the adjacent center to the north
- Signal on Grand Avenue
- Business operations of the school; hours, student count, parking
- Alignment of drive aisle to the south of the project

Transportation Planning Manager Martin Lucero gave a brief presentation in response to Commission questions regarding turning movements and traffic.

Chair Somers opened the Call to the Public.

Alan Beaudoin, representing the applicant, spoke in favor of the project.

Steven Welch, representing West-MEC, spoke in favor of the project.

Hearing no comments, Chair Somers closed the Call to the Public

Additional discussions were held regarding:

- Lighting
- Speed control within drive aisles
- Construction timing

Commissioner Pervi made a motion to recommend approval to the Mayor and Council **a minor amendment to the General Plan 2035 Land Use Map** for the area located at the southwest corner of Grand Avenue and Dysart Road to change from medium density residential to commercial zoning, and to adopt findings as listed in the staff report. Commissioner Smith seconded the motion. The motion passed with a vote of 4 ayes, 2 absent (Bieniek, Hoyler) and 1 vacancy.

- **Item 5: FS14-381 - Consideration and Action – West Point Town Center Parcel 12 Major Zoning Amendment**

Planner Robert Kuhfuss presented the project to the Commission. Staff recommended approval of a major Zoning Amendment for **West Point Towne Center Parcel 12**.

Chair Somers opened the Call to the Public. Hearing no comments, Chair Somers closed the Call to the Public

Commissioner Chapman made a motion to recommend approval to the Mayor and Council **a major zoning amendment for West Point Towne Center Planned Area Development, changing parcel 12**, from medium density residential to commercial zoning. to adopt findings and conditions “a” and ‘b’ as listed in the staff Report. With the addition of condition ‘c’ requiring a revised narrative that captures the changes to Table1 and Table 2, and adding a new Section 4.5.3 as presented by staff. Commissioner Pervi seconded the motion. The motion passed with a vote of ayes, 1 absent (Bieniek) and 1 vacancy.

OTHER BUSINESS

- **Item 6: Future Agenda Items**

ADJOURNMENT

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:07 p.m.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Community Development Assistant Director Chris Boyd, Long Range Planning Manager Lloyd Abrams, Transportation Planning Manager Martin Lucero, Planner Robert Kuhfuss, Administrative Specialist Heather Donaldson and Planning and Zoning Commission Secretary Deb Perry.

COUNCIL MEMBERS PRESENT:

Lloyd Abrams
Long Range Planning Manager

Steve Somers, Chair
Planning and Zoning Commission

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

ATTEST BY: _____
Deb Perry, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

December 4, 2014 @ 6:00:00 PM

+ Back Print

Board Meeting Date:	December 4, 2014	Contact Person:	Jackie Keller, Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion on the development of a Heritage Overlay District for the Original Town Site.

Motion:

Discussion only

Background:

The Village 1 Plan identifies the Original Town Site (OTS) as a Heritage District and establishes four heritage goals that focus on—preservation, economic revitalization, education, and recreation. A Heritage Overlay District would identify an approach to promote and facilitate revitalization and redevelopment of vacant, abandoned, or underutilized properties; as well as address incompatible land uses and development standards while enhancing the historic culture of the OTS.

Financial Impact Statement:

No financial impact at this time, discussion only.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [OTS Heritage District Map](#)
 - ☐ [Presentation](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Jackie Keller, Planner II



COMMUNITY DEVELOPMENT

Date: December 4, 2014

To: Planning and Zoning Commission

From: Eric Fitzer, Community Development Director
Jackie Keller, Planner – Long Range
jackie.keller@surpriseaz.gov, 623.222.3153

Re: **Original Town Site Heritage District**

Introduction

The Village 1 Plan identifies the Original Town Site (OTS) as a Heritage District and establishes four heritage goals that focus on—preservation, economic revitalization, education, and recreation. Due to the OTS’s cultural and historical significance within the City of Surprise, it provides the opportunity to create a distinct identity and ‘sense of place’ for the City through its unique qualities of history, geography, and culture.

Location

The OTS is located at a confluence of local and regional transportation corridors—bounded by Greenway Road to the south, El Mirage Road to the east, Bell Road to the North and Dysart Road to the west. It is bisected by Grand Avenue and the BNSF Railroad.

Background

In 2001, the City Council adopted the *General Plan 2020* that was ratified by the voters and included a major *Revitalization Element*, with specific guidelines, for the OTS. These guidelines included 11 objectives and 46 policies that addressed such issues as—historic presence, family orientation, property maintenance and underutilized land, transit service, transportation barriers and infrastructure impediments, safety, and the quality of maturing neighborhoods.

In 2002, the City Council approved and adopted the *Specific Plan for Revitalization of the Original Townsite* that identifies recommended land uses (including mixed-use), development and design standards, and implementation strategies to preserve and enhance the Townsite’s heritage assets; incorporating many of the *General Plan 2020* objectives and policies to provide a balanced mix of residential, employment and public facilities within the OTS Revitalization Area. This included policies that would “remove existing intensive zoning for commercial (i.e., C-3) and industrial uses (i.e., I-1 and I-2)”, and “allow parcel assemblage

along the south and west side of Grand Avenue for mixed-use gateway development (i.e., high density residential, commercial, office, and parks)”, which would serve to minimize incompatible land uses and provide economic opportunities within the OTS.

In 2008, a records review of historic age properties within the OTS was conducted as a part of the US Department of Urban and Housing Development (HUD) grant process. The study did not identify any potential historic districts, however the report concluded that the OTS has a distinctive culturally Hispanic and family-oriented character, and additional research might yield properties that are culturally significant to the area.

In 2010, the *Village 1 Plan* was adopted and further incorporated into the *General Plan 2035* adopted in 2013. The *General Plan 2035* includes 21 Elements, with the majority of them identifying goals and policies to revitalize and redevelop the OTS.

As a result of the outreach meetings conducted through the Village 1 planning process and information from the OTS Revitalization Plan, the Surprise Women’s Heritage Trail emerged, which was dedicated in April of 2013.

The Village 1 Plan identifies several short- and long-term action items to implement revitalization and redevelopment goals for the OTS. Two high-priority recommendations include:

1. Create a Heritage Overlay District.
2. Determine solutions for live-work units and dual use properties (mixed-use).

Overlay Concept

A Heritage Overlay District would identify an approach to promote and facilitate revitalization and redevelopment of vacant, abandoned, or underutilized properties; as well as address incompatible land uses and development standards while enhancing the historic culture of the OTS.

A Heritage District designation would have a positive effect on the physical, social, and economic potential of the Original Town Site.

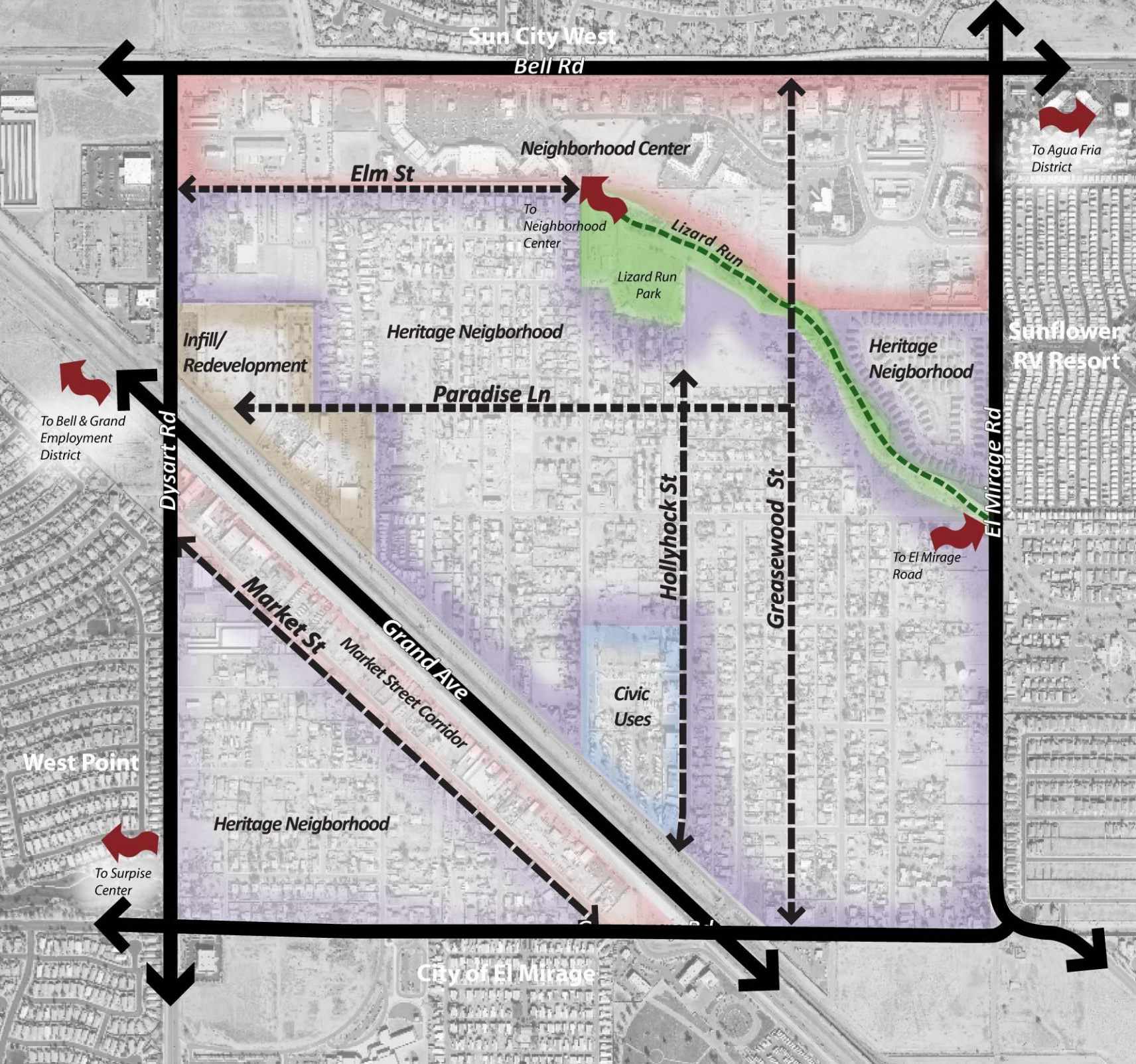
The Heritage Overlay District will have no direct effect on the city budget. Any future activities related to implementing the Heritage Overlay District would have budget implications that would need to be considered by the Mayor and City Council at the time of proposal. There are no proposed activities at this time.

Recommendation

Discussion only.

Attached

1. Village 1 Plan - Heritage District Map



Sun City West

Bell Rd

Neighborhood Center

Elm St

To
Neighborhood
Center

Lizard Run

Lizard Run
Park

Heritage Neighborhood

Infill/
Redevelopment

Paradise Ln

Heritage
Neighborhood

Sunflower
RV Resort

To Bell & Grand
Employment
District

Dysart Rd

Hollyhock St

Greasewood St

To El Mirage
Road

El Mirage Rd

Market St

Grand Ave
Market Street Corridor

Civic
Uses

West Point

Heritage Neighborhood

To Surprise
Center

City of El Mirage

Original Town Site Heritage District

Planning and Zoning Commission

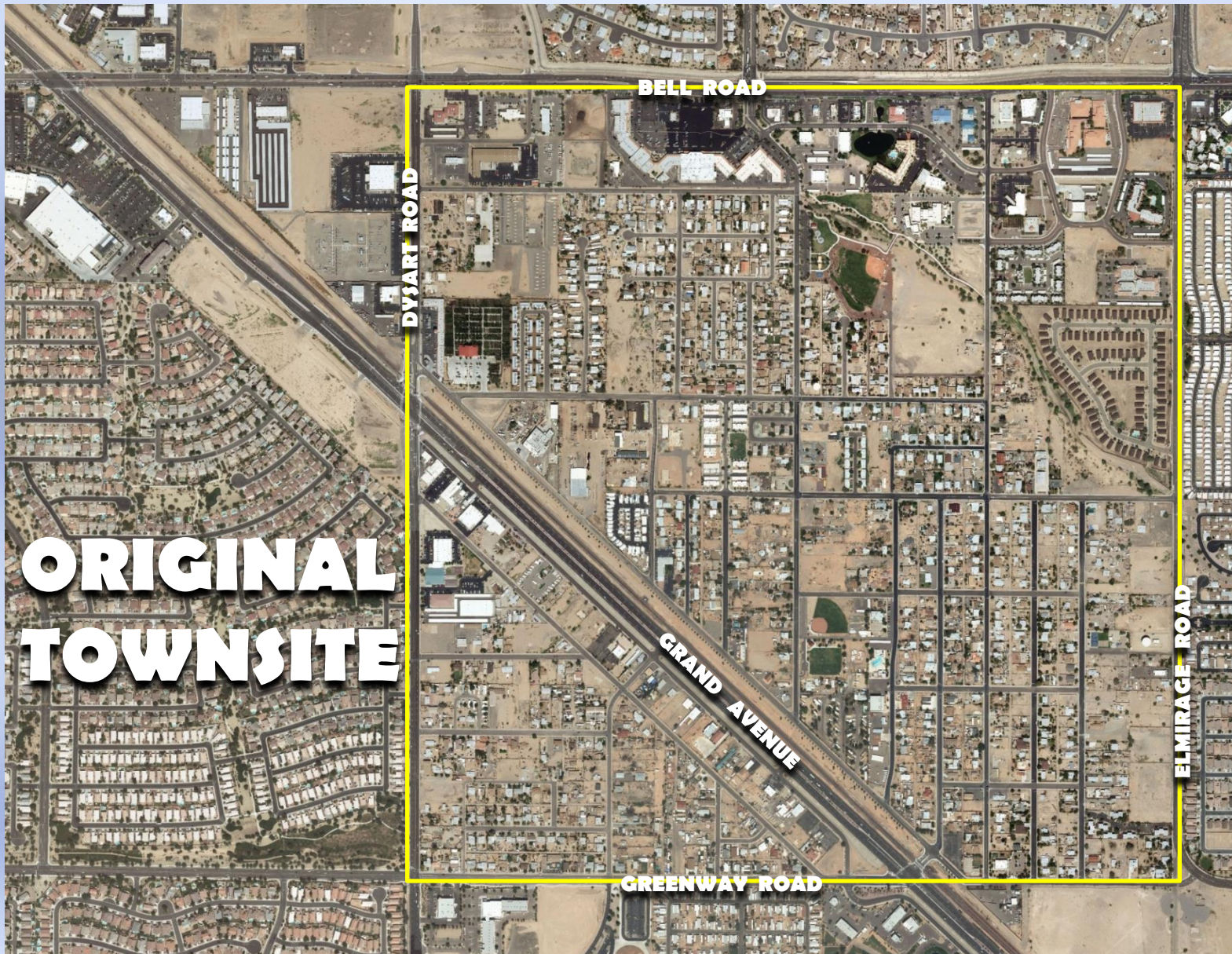
December 4, 2014



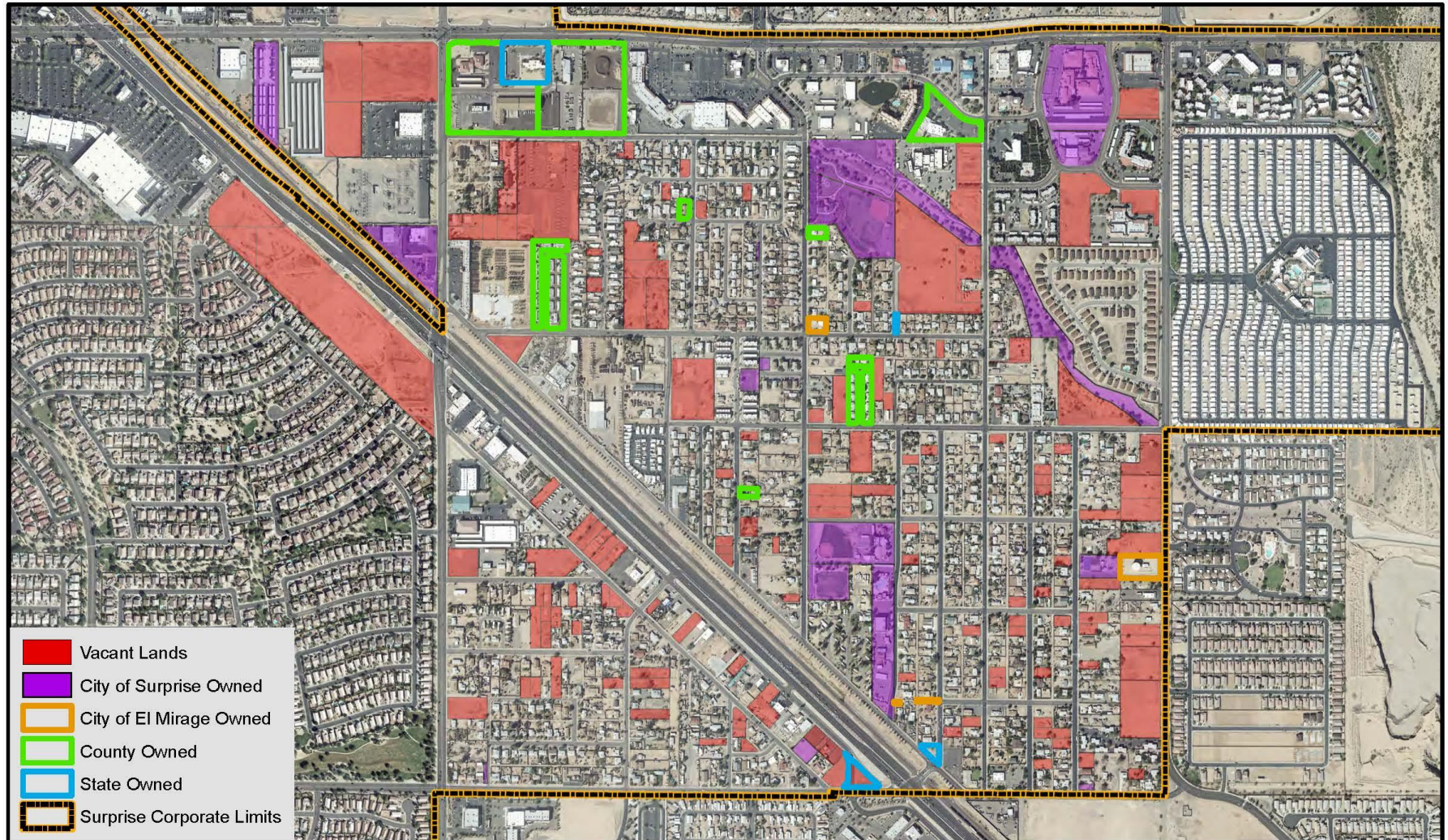
- **General Plan | Village 1 Plan | Specific Plan**
- **Purpose of OTS Heritage District**
- **Next Steps**



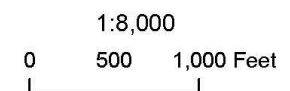
OVERVIEW



OVERVIEW



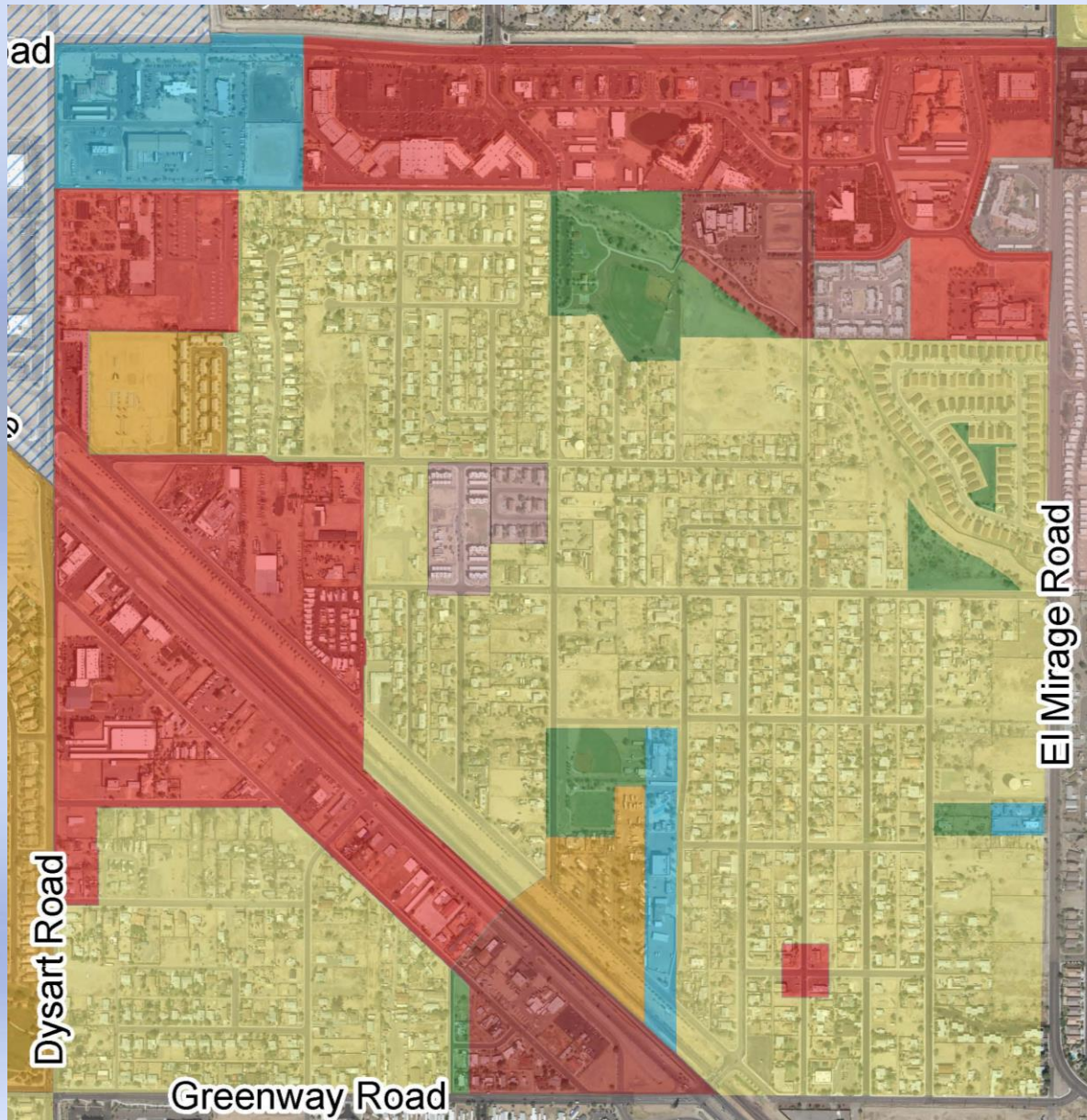
Vacant & Public Lands
Original Townsite



➤ **Growth, Land Use, Economic Development Elements**

- Incentives for Infill Development and Redevelopment
- Variety of Uses, Facilities, and Services
- Compatible Mix of Uses
- Job-Housing Ratio
- Medium and High Density Uses near Major Transportation Routes
- Transit | Multi-modal Connectivity

GENERAL PLAN GOALS | POLICIES



**General Plan
Land Use
2035
(And 2020)**



SPECIFIC PLAN VISION and GOALS



- **A revitalized district of quality housing combined with appropriate consumer-oriented retail and service functions**
- **Strongly encourage existing industrial and C-3 Commercial zoning designations be excised from the Townsite as redevelopment occurs**
- **Development incentives for converting incompatible uses to more appropriate activities**
- **Concentrating or phasing out existing C-1 and C-2 zoning in isolated locations within residential areas**

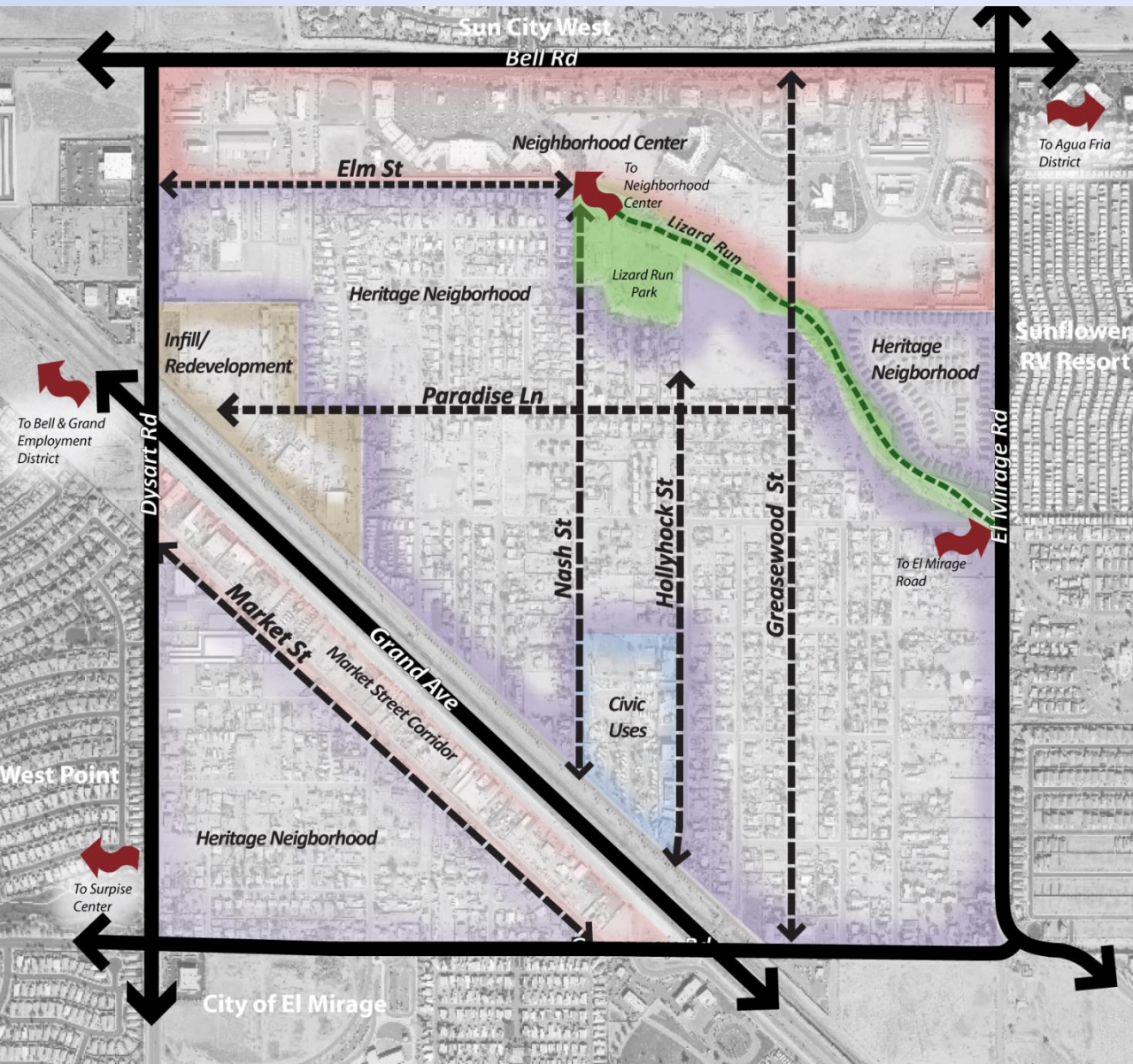
SPECIFIC PLAN VISION and GOALS



IMPLEMENTATION ACTION ITEMS

Target Project	Action Description	Responsibility	Cost
Zoning, design guidelines	Include Original Townsite Overlay District, design standards in Ordinance update	City	included
Street completion	Acquire additional rights-of-way; continue paving, curb, gutter, sidewalks; medians for select streets	City	Streets \$200,000-300,000 (partial)
Pathway network	Acquire and install pathways, connect parks, activity centers and Lizard Run, designate bike lanes	City, Townsite businesses	\$600,000-800,000
Landscape demonstration	Install streetscape, traffic calming (e.g., Nash, Paradise Lane); provide plant material to homeowners	City, residents, local business	\$200,000
Public/Private partnerships	Acquire Community Reinvestment Act funding, establish	Financial institutions,	Partner
Gateway image	Prepare Gateway monuments, landscaping, mixed use sites, amenities, begin office/retail construction	City, private sector	\$800,000
Pathway System Lighting/Furniture	Install lighting and site furniture	City, private sector	\$250,000
Commercial transition mini-plazas	Acquire, construct transition elements; neighborhood integration	City, private sector	\$700,000-900,000
Purchase water system	Negotiate acquisition of Townsite portion of El Mirage water system	City	TBD
Market Place	Partial site acquisition, preparation, amenities, begin mercado construction	City, private sector	\$1,500,000
Pedestrian overpass	Design, construct in conjunction with Grand Avenue improvements, ADA elevators	ADOT	TBD

VILLAGE 1 PLAN GOALS | POLICIES



OTS Heritage District Goals

- Preservation
- Education
- Recreation
- Economic Revitalization

VILLAGE 1 PLAN GOALS | POLICIES



- **Create a Heritage Overlay District**
- **Preserve and enhance the character of the OTS**
- **Develop solutions for live-work units, dual use properties, and mixed-use buildings**
- **Assure that regulations result in desired building forms and street character**
- **Support the heritage area with specialty retail and regional tourist attraction land uses**
- **Enhance the appearance of Grand Avenue**

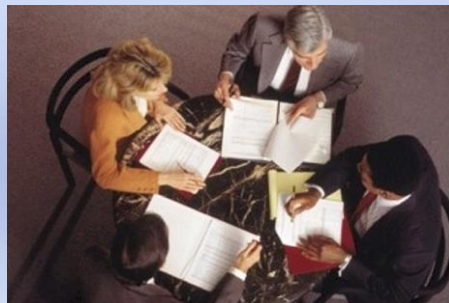
OVERLAY DISTRICT PURPOSE

- **Preserve, Protect, and Enhance the Historical Nature of the OTS**
- **Create a Gateway - Make it a Vibrant Regional Destination**
- **Promote Appropriate/Compatible Development**

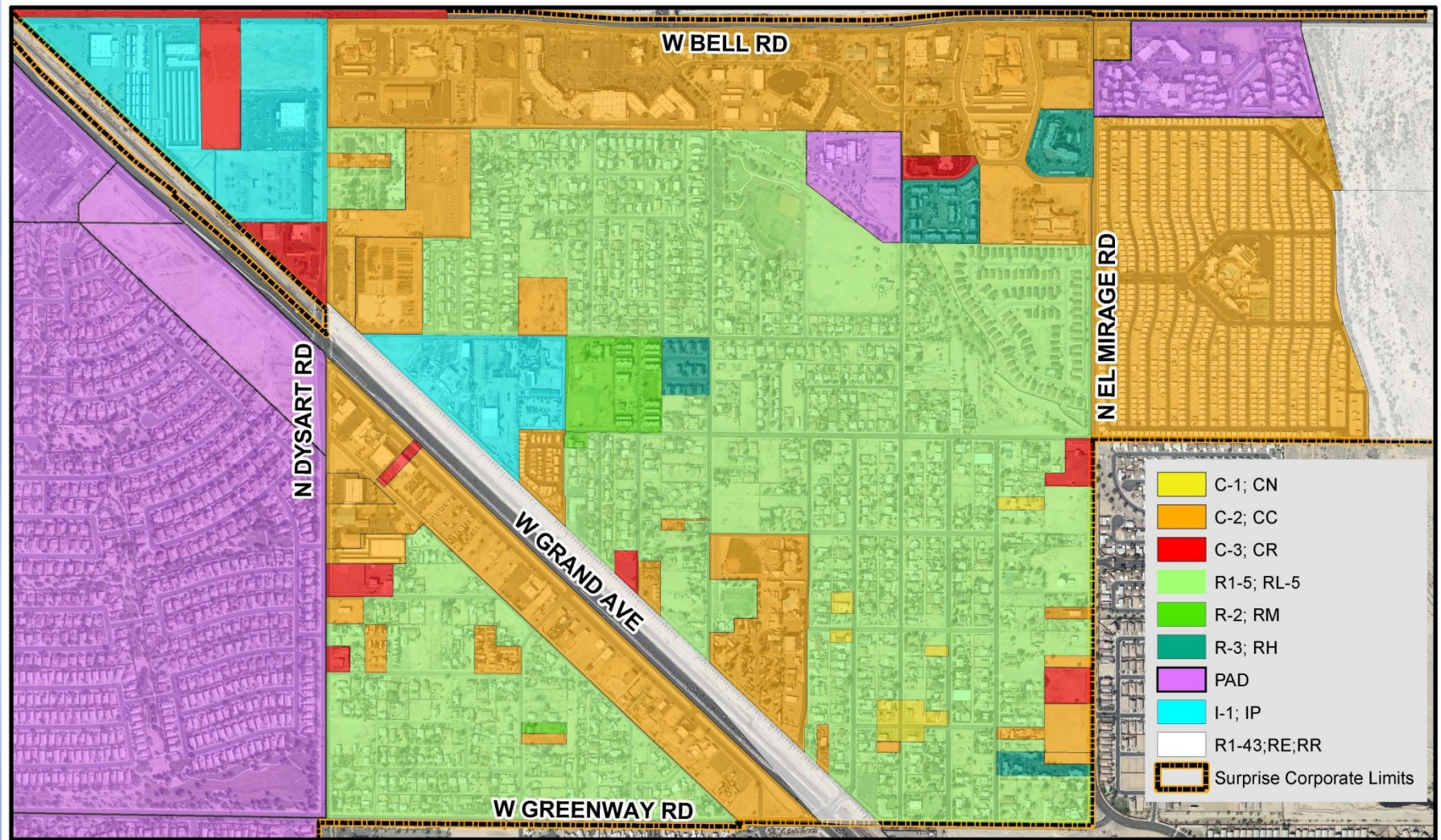


OVERLAY DISTRICT PURPOSE

- **Develop Specific Rules and Zoning Provisions to Support the Goals and Objectives of the Overlay and the General Plan**
- **Encourage | Incentivize Reinvestment - Quality Housing, Employment, Education, and Retail for the Evolving Needs of the OTS and City**

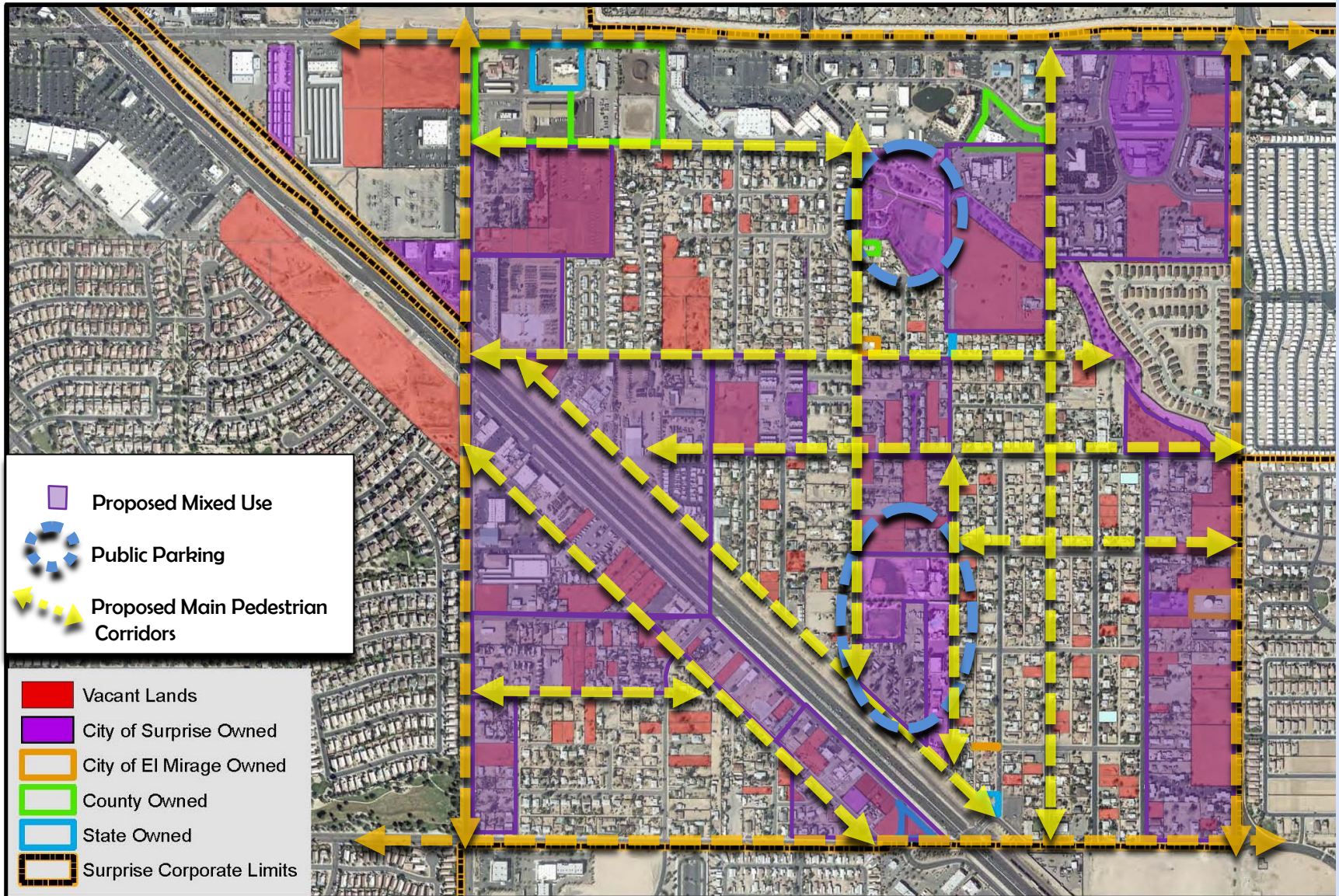


OVERLAY CONCEPT



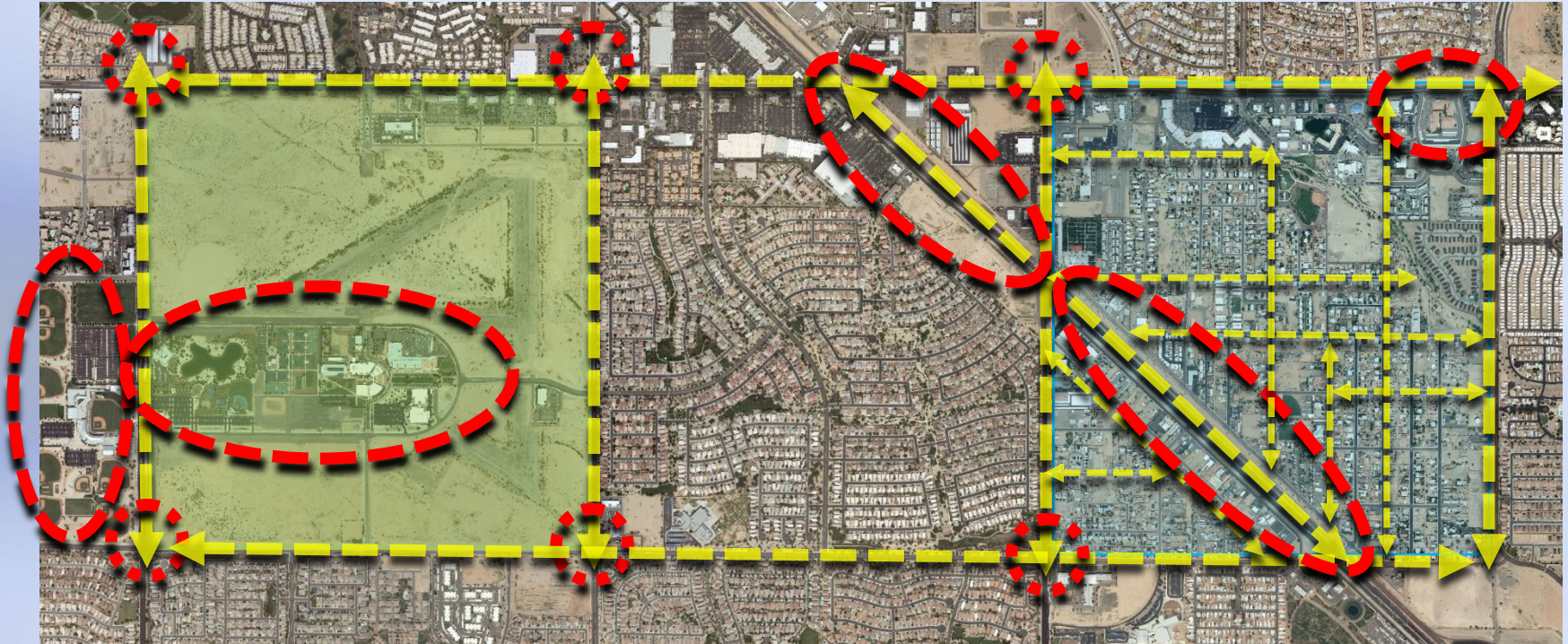
Current Zoning

OVERLAY CONCEPT

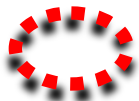


OVERLAY CONCEPT

Surprise Cultural/Gateway District



Special Sub-Districts



Major Creative/Public Art Gateway/District



Secondary Creative/Art Gateway Monuments



Public Art/Pedestrian Alamedas



Original Town Site



Surprise Center

NEXT STEPS

- **Proceed with developing a Heritage Overlay District for the OTS based on:**
 - The General Plan 2035 Goals
 - The Village 1 Plan Strategies
 - The Revitalization Plan Recommendations



Questions | Comments





CITY OF SURPRISE
Planning and Zoning Commission

December 4, 2014 @ 6:00:00 PM

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Board Meeting Date:	December 4, 2014	Contact Person:	Rob Kuhfuss, Community Developmet
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a site plan for Legacy Traditional Charter School at Marley Park, generally located along the north side of the Sweetwater Avenue alignment, approximately ¼ mile east of Bullard Avenue.

Motion:

I move to approve the site plan for Legacy Traditional Charter School.

Background:

The proposed project is approximately 12 acres and is located approximately ¼ mile east of Bullard Avenue along the Sweetwater Avenue alignment.

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](#)
- ☐ [Resolution Waiving preliminary Plat and Adopting Final Plat](#)
- ☐ [Narrative](#)
- ☐ [Site Plan](#)
- ☐ [Landscape Plan](#)
- ☐ [Elevations](#)
- ☐ [Material Board](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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

Robert Kuhfuss, Planner



COMMUNITY DEVELOPMENT

Date: December 4, 2014
To: Planning and Zoning Commission
From: Eric Fitzer, Director
Robert H. Kuhfuss, AICP, Planner II
Re: FS14-310 – Legacy Charter School at Marley Park
Major Site Plan

Introduction

Brian Huffacker of The Charter School Fund II, LLC, submitted an application for a Major Site Plan for the Legacy Charter School at Marley Park. The subject report discusses this Major Site Plan, while a related but separate Final Plat application, filed by Marley Park Phase II, LLC, is scheduled for the December 16, 2014 City Council.

History

October 25, 2000: The City Council approved the original Marley Park PAD under case number PAD00-091.

August 14, 2014: Marley Park Phase II, LLC submitted a Final Plat covering the subject property, in addition to a segment of 144th Drive and a segment of Sweetwater Avenue under case FS14-305.

August 25, 2014: The Charter School Fund II, LLC, submitted the subject Site Plan under case FS14-310.

Staff Review

Location:

The subject property is located along the north side of the Sweetwater Avenue alignment, approximately ¼ mile east of Bullard Road in Marley Park.

Architecture:

The school will consist of a single 68,500 square-foot building of a generally classical design that includes all four facades, with a color pallet that includes a blend of greys, redbrick and cream accents. The building is balanced and symmetrical, with its main architectural feature being generally in line with the main site entrance opposite 145th Avenue. The building will

be single story, with a maximum height of 42'-6". The architecture is consistent with the character of Marley Park.

Pedestrian Ways/Connectivity:

The school will be located within Marley Park, which is known for its walkability. Additionally, great care was taken with respect to children walking to and within the site. For instance, the original site design included a pedestrian connection from the street corner to the building which in most circumstances would be desirable; however, this arrangement created a conflict between the pedestrians and the "drive line" where students are dropped off and picked up. To avoid that conflict, the pedestrian connection was shifted to the west in line with the eastern end of the building thereby reducing the number of potential conflicts.

Of note, is the manner in which students are managed during drop off and pick-up times. In the morning, parents wishing to drop off their children will enter the site at the driveway located at the northeast corner. At which time, a staff member will greet the parents and direct them to either the west drive line or the east drive line. Once the parent arrives at the drop off area, the student will exit the vehicle and proceed to an interior crosswalk to be escorted across the vehicular drive aisle. The parents will then proceed to the nearest exit. Similarly, the opposite will occur during pick up times, although the parents will check in with a staff member positioned at the site entrance, who will then enter the student's name into a computer system, which will let the student's homeroom teacher know to release the student from the classroom. Generally, by the time the student arrives at the staging area, the parent is there to meet them. Staff observed this system in operation at the applicant's Avondale facility and found it to be rather efficient.

Site Plan/Engineering:

Primary ingress and egress to and from the site will be via a driveway located along the south side of the site, generally opposite the 145th Avenue alignment. Secondary access will be via a driveway located along 144th Drive at the northeast corner of the site, which will lead to the main parking area and student drop off and pick up areas. A third point of egress will be via a driveway located along Sweetwater Avenue at the southwest corner of the site.

The main building will be located towards the south end of the site, with parking accommodating 135 vehicles located to the south and east. Two age-appropriate playgrounds will be located immediately to the north of the school building, with ball field located further to the north. The ball field and playground will be enclosed by a green, vinyl-coated chain link fence, as will the east and west building accesses thereby providing for security and safety.

Secondary emergency access will be accommodated through the construction of the road extending from Sweetwater Avenue south to Cactus Road as part of the development of the Phase 3 Final Plats that have already been approved and recorded.

As discussed above, the facility will employ a vehicular management system during drop-off and pick-up times. That system will require a significant amount of queueing space. During the aforementioned site visit to the Avondale facility, staff observed numerous cars stacking onto the public right-of-way. In comparing the subject facility to the Avondale facility, however, the subject site includes approximately 1,580 more feet of queueing space, which should be more than adequate to accommodate the number of vehicles without having to back-up into the public right-of-way.

Photometric Plan:

The applicant included a lighting photometric study with the application. This study demonstrates compliance with the SUDC with respect to light trespass. Staff notes that while the facility will have outdoor lighting, there are no plans at this time to include lighting for outdoor recreation.

Landscape Plans:

The site will be well landscaped in a manner consistent with Marley Park. The applicant will be responsible for the installation of the on-site landscaping, while the developer will be responsible for the installation of the landscaping within the public right-of-way as part of the related Final Plat.

Signage:

One 10' tall monument sign with the Legacy Charter School text and logo, together with a LED reader board are proposed for the southeast corner of the site.

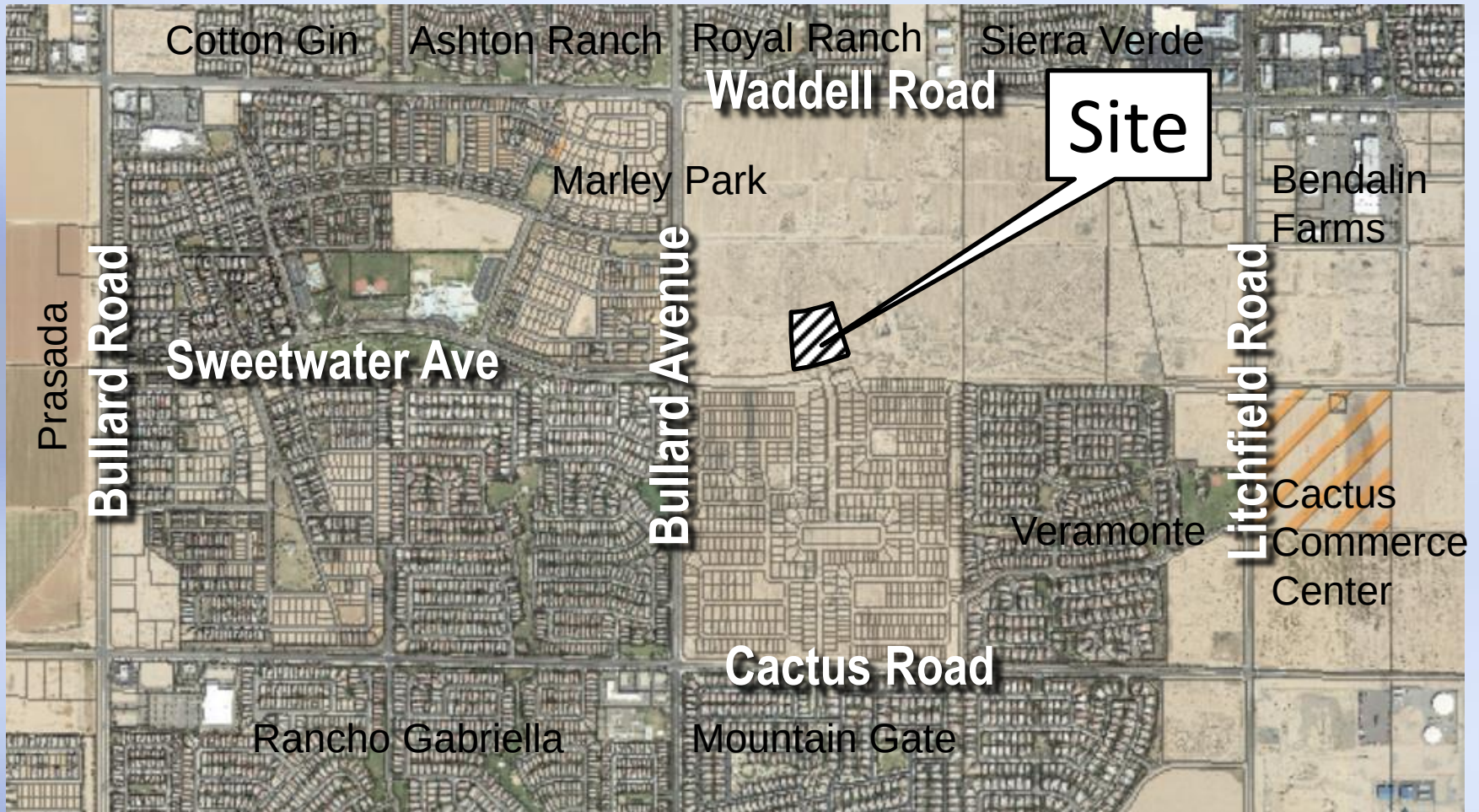
Recommendation:

Staff recommends approval of FS14-310.

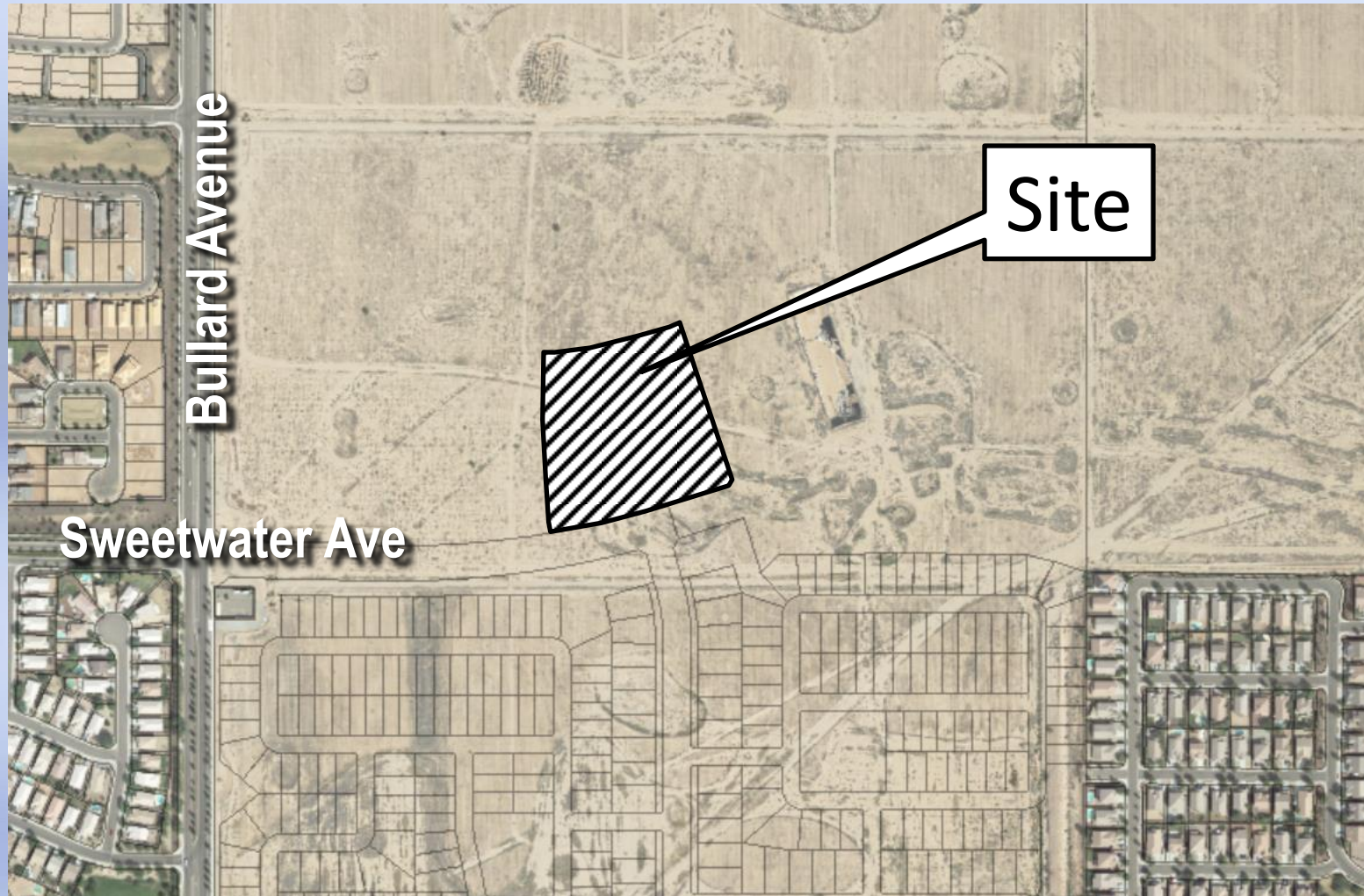
Attached:

Vicinity Map
Case Map
Narrative Report
Site Plan
Landscape Plan
Elevations
Color Board

FS14-310 VICINITY MAP



FS14-310 CASE MAP



RESOLUTION #2014-121

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A FINAL PLAT ENTITLED "MARLEY PARK LEGACY CHARTER SCHOOL," GENERALLY LOCATED EAST OF BULLARD AVENUE AND NORTH OF SWEETWATER AVENUE AND WAIVING PRELIMINARY PLAT REQUIREMENT.

WHEREAS, on October 25, 2000 the Mayor and City Council approved the Marley Park Planned Area Development;

WHEREAS, Arizona Revised Statutes A.R.S. § 9-463.01 allows the City Council to approve a Final Plat for a subdivision consisting of 10 or fewer lots in the absence of a Preliminary Plat;

WHEREAS, the proposed subdivision consists of two lots;

WHEREAS, the proposed final plat does not create any substandard or nonconforming lots; and

WHEREAS, the proposed Final Plat is in compliance with the Surprise Municipal Code and Surprise General Plan.

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

Section 1. To waive the requirement for a preliminary plat prior to review and adoption of this Final Plat because this is a two (2) lot subdivision.

Section 2. To approve the Final Plat entitled "Marley Park Legacy Charter School," dated November 10, 2014.

APPROVED AND ADOPTED this _____ day of _____ 2014.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MARLEY PARK PHASE II LLC AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MARLEY PARK PHASE II LLC

DEDICATION

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

KNOW ALL PERSONS BY THESE PRESENTS:

THAT MARLEY PARK PHASE II LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF FINAL PLAT FOR "MARLEY PARK LEGACY CHARTER SCHOOL", LYING WITHIN THE WEST HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN HEREON AND HEREBY PUBLISHES THIS PLAT AS AND FOR THE PLAT OF SAID "MARLEY PARK LEGACY CHARTER SCHOOL", AND DECLARES THAT THIS PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, TRACT, STREET AND EASEMENT CONSTITUTING SAME, AND THAT EACH LOT, TRACT, STREET AND EASEMENT SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH, RESPECTIVELY, AS SHOWN ON THIS PLAT AND INCLUDED IN THE ABOVE-DESCRIBED PREMISES.

OWNER HEREBY DEDICATES AND CONVEYS TO THE CITY OF SURPRISE, IN FEE, ALL REAL PROPERTY DESIGNATED ON THIS PLAT AS "RIGHT-OF-WAY" OR "R/W" FOR USE AS PUBLIC RIGHT-OF-WAY, EFFECTIVE UPON THE CONSTRUCTION AND ACCEPTANCE BY THE CITY OF SURPRISE OF THE PUBLIC STREET IMPROVEMENTS TO BE LOCATED THEREIN, SUCH DEDICATION TO BE SUBJECT TO THE EASEMENTS SET FORTH BELOW. ALL IMPROVEMENTS INSTALLED OR CONSTRUCTED BY OWNER WITHIN THE PUBLIC RIGHTS-OF-WAY HEREBY DEDICATED OR GRANTED TO THE CITY OF SURPRISE SHALL BE DEEMED TO HAVE BEEN DEDICATED BY OWNER TO THE CITY UPON THEIR COMPLETION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR UNTIL THE CITY OF SURPRISE MANIFESTS ITS ACCEPTANCE OF SUCH IMPROVEMENTS. NOTWITHSTANDING THE FOREGOING, OWNER HEREBY RESERVES AN INTEREST IN ANY OF THE FOREGOING REAL PROPERTY UPON WHICH WHAT WOULD BE "PUBLIC INFRASTRUCTURE" AS SUCH TERM IS DEFINED IN SECTION 48-701, ARIZONA REVISED STATUTES, AS AMENDED, HAS BEEN OR IS TO BE CONSTRUCTED. EXCEPT IF RELEASED PRIOR THERETO AS HEREINAFTER DESCRIBED, SUCH INTEREST IS TO BE ACQUIRED BY THE MARLEY PARK COMMUNITY FACILITIES DISTRICT. (SUCH INTEREST IS LIMITED TO ONE NECESSARY TO ACCOMMODATE THE FINANCING OF THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE INCLUDING OF SUCH INTEREST IN SUCH REAL PROPERTY PURSUANT TO THE DEVELOPMENT AGREEMENT BETWEEN MARLEY PARK LLC AND THE CITY OF SURPRISE.) SUCH INTEREST IS TO BE RELEASED UPON THE EARLIER OF (A) THE ACQUISITION OF SUCH PUBLIC INFRASTRUCTURE ONLY BY SUCH DISTRICT PURSUANT TO SUCH DEVELOPMENT AGREEMENT OR (B) JUNE 30, 2029.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL PREMISES DESIGNATED ON THIS PLAT AS "PUBLIC UTILITIES EASEMENT" OR "P.U.E." FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING AND UTILIZING PUBLIC UTILITY SERVICES, INCLUDING BUT NOT LIMITED TO ONE OR MORE SEWER LINES, WATER LINES, ELECTRIC LINES, GAS LINES, CATV LINES, FIBER OPTIC LINES, TELEPHONE LINES, COMMUNICATIONS LINES, SECURITY LINES AND FIRE CONTROL LINES AND RELATED FACILITIES, TOGETHER WITH ACCESS RELATED TO THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT AND REPAIR OF SAID UTILITY LINES AND RELATED FACILITIES; PROVIDED, HOWEVER, THAT ALL UTILITY LINES SHALL BE CONSTRUCTED UNDERGROUND AND UPON THE COMPLETION OF ANY INSTALLATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT OR REPAIR OF ANY UTILITY LINE OR RELATED FACILITY WITHIN SUCH EASEMENT, THE CITY OF SURPRISE (OR ANY OTHER PERSON OR ENTITY CLAIMING A RIGHT THROUGH THE CITY OF SURPRISE TO USE SUCH EASEMENT), AT ITS SOLE EXPENSE, SHALL PROMPTLY RETURN THE AFFECTED PROPERTY (INCLUDING IMPROVEMENTS AND LANDSCAPING LOCATED THEREON) TO ITS PRIOR CONDITION.

OWNER HEREBY DEDICATES TO MARLEY PARK COMMUNITY ASSOCIATION, INC., A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL PREMISES DESIGNATED ON THIS PLAT AS "PUBLIC UTILITIES EASEMENT" OR "P.U.E." FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING, REPAIRING AND OPERATING SUCH IRRIGATION CONTROLLERS, BACKFLOW PREVENTION DEVICES, IRRIGATION LINES AND OTHER IRRIGATION FACILITIES, ELECTRICAL PANELS AND ELECTRICAL LINES, AND RELATED FACILITIES, AS MARLEY PARK COMMUNITY ASSOCIATION, INC. MAY DEEM APPROPRIATE TO SERVE THE SUBDIVISION SHOWN ON THIS PLAT AND NEIGHBORING SUBDIVISIONS WITHIN MARLEY PARK, WITHOUT LIMITING ANY OTHER RIGHT THAT MARLEY PARK COMMUNITY ASSOCIATION, INC. MAY HAVE TO INSTALL, CONSTRUCT, MAINTAIN, REPLACE OR REPAIR ANY SUCH FACILITIES ELSEWHERE IN THE SUBDIVISION SHOWN ON THIS PLAT.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN EXCLUSIVE EASEMENT OVER, UPON AND ACROSS ALL WATER LINES AS SHOWN ON THE PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPLACING AND UTILIZING THE WATER LINES.

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE AREAS SHOWN ON THIS PLAT AS "SIGHT VISIBILITY EASEMENT" OR "S.V.E." FOR PURPOSES OF MAINTAINING VISIBILITY AREAS WITHIN WHICH NO LANDSCAPING, SIGN OR OTHER VISIBILITY OBSTRUCTION MAY BE CONSTRUCTED OR INSTALLED EXCEPT (A) LANDSCAPING THAT IS NO GREATER THAN 2 FEET IN HEIGHT, OR TREES WITH A CANOPY THAT IS AT LEAST 7 FEET IN HEIGHT UPON INSTALLATION, SUCH HEIGHTS TO BE MEASURED FROM NEAREST STREET LINE ELEVATION, AND (B) IMPROVEMENTS APPROVED BY THE CITY OF SURPRISE.

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

OWNER HEREBY GRANTS TO THE CITY OF SURPRISE AN ODOR EASEMENT OVER, UPON AND ACROSS, THIS PLAT AND EVERY LOT AND PARCEL THEREOF, WHICH EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE RIGHT TO INVADE WITH ODORS, FUMES, SMELLS, AND PHYSICAL AIRBORNE PARTICULATES CAUSED BY THE LAWFUL OPERATION AND MAINTENANCE OF THE CITY'S WASTEWATER TREATMENT PLANT LOCATED SOUTH OF CACTUS ROAD APPROXIMATELY ONE-HALF (1/2) MILE EAST OF LITCHFIELD ROAD.

OWNER DOES HEREBY (1) RELEASE AND DISCHARGE THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH THE AREAS LOCATED WITHIN THE NEWLY DEDICATED RIGHT-OF-WAY AS DEPICTED ON THIS MAP UNTIL SUCH TIME THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARDS AND THOSE IMPROVEMENTS ARE APPROVED AND ACCEPTED BY THE CITY COUNCIL. THE MAINTENANCE OF THE AREA WITHIN ANY NEWLY DEDICATED RIGHT-OF-WAY AS SHOWN ON THIS MAP SHALL BE THE RESPONSIBILITY OF OWNER UNTIL SUCH TIME THAT THE AREA WITHIN THE RIGHT-OF-WAY IS IMPROVED TO CITY STANDARD AND ACCEPTED BY THE CITY OF SURPRISE.

THE MAINTENANCE OF LANDSCAPING WITHIN THE OPEN SPACES, LANDSCAPED TRACTS, RETENTION BASINS AND PARKS SHALL BE THE RESPONSIBILITY OF THE MARLEY PARK COMMUNITY ASSOCIATION, INC.

THE MAINTENANCE OF LANDSCAPING WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPED MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPED AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE MARLEY PARK COMMUNITY ASSOCIATION, INC.

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

THE EASEMENTS GRANTED WITHIN THIS DEDICATION ARE PERMANENT AND PERPETUAL AND SHALL RUN WITH THE LAND AND BE BINDING UPON MARLEY PARK PHASE II LLC AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF.

MARLEY PARK PHASE II LLC WARRANTS AND REPRESENTS TO THE CITY OF SURPRISE THAT IT AND MARLEY PARK COMMUNITY ASSOCIATION, INC. ARE THE SOLE OWNERS OF THE PROPERTY COVERED BY THIS PLAT, THAT MARLEY PARK COMMUNITY ASSOCIATION, INC., HAS RATIFIED THIS PLAT AS SHOWN HEREON, AND THAT EVERY LENDER, EASEMENT HOLDER OR OTHER PERSON OR ENTITY HAVING ANY INTEREST THAT IS ADVERSE TO OR INCONSISTENT WITH THE FOREGOING DEDICATION, OR ANY OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT, HAS CONSENTED TO OR JOINED IN THIS PLAT AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE OR WHICH MARLEY PARK PHASE II LLC WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, MARLEY PARK PHASE II LLC HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED PERSONS AND ENTITIES, THIS ____ DAY OF _____, 2014.

MARLEY PARK PHASE II LLC, AN ARIZONA LIMITED LIABILITY COMPANY

BY: DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, ITS MANAGER

BY: _____

ITS: _____

FINAL PLAT FOR MARLEY PARK LEGACY CHARTER SCHOOL BEING A PORTION OF THE WEST HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DEVELOPER/OWNER

MARLEY PARK PHASE II LLC
7600 E. DOUBLETREE RANCH ROAD
SUITE 300
SCOTTSDALE, AZ 85258
CONTACT: AMY WEIDMAN
PHONE: (480)-367-7386

APPROVALS

DATA ON THIS PLAT REVIEWED AND APPROVED THIS ____
DAY OF _____, 2014, BY THE CITY ENGINEER OF
SURPRISE, ARIZONA.

CITY ENGINEER DATE

APPROVED BY THE CITY COUNCIL OF THE CITY OF SURPRISE,
ARIZONA, THIS ____ DAY OF _____, 2014.

MAYOR DATE

ATTEST:

CITY CLERK DATE

RATIFICATION AND APPROVAL

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

KNOW ALL MEN BY THESE PRESENTS:

THAT MARLEY PARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, HEREBY RATIFIES, AFFIRMS AND APPROVES THIS PLAT FOR FINAL PLAT FOR "MARLEY PARK LEGACY CHARTER SCHOOL" AND THE RESPONSIBILITIES IMPOSED UPON IT UNDER THIS PLAT.

IN WITNESS WHEREOF, MARLEY PARK COMMUNITY ASSOCIATION, INC. HAS CAUSED ITS NAME TO BE AFFIXED BY THE UNDERSIGNED, DULY AUTHORIZED OFFICER THIS ____ DAY OF _____, 2014.

MARLEY PARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION

BY: _____

ITS: _____

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS ____ DAY OF _____, 2014, BY _____, THE _____ OF MARLEY PARK COMMUNITY ASSOCIATION, INC., AN ARIZONA NON-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION.

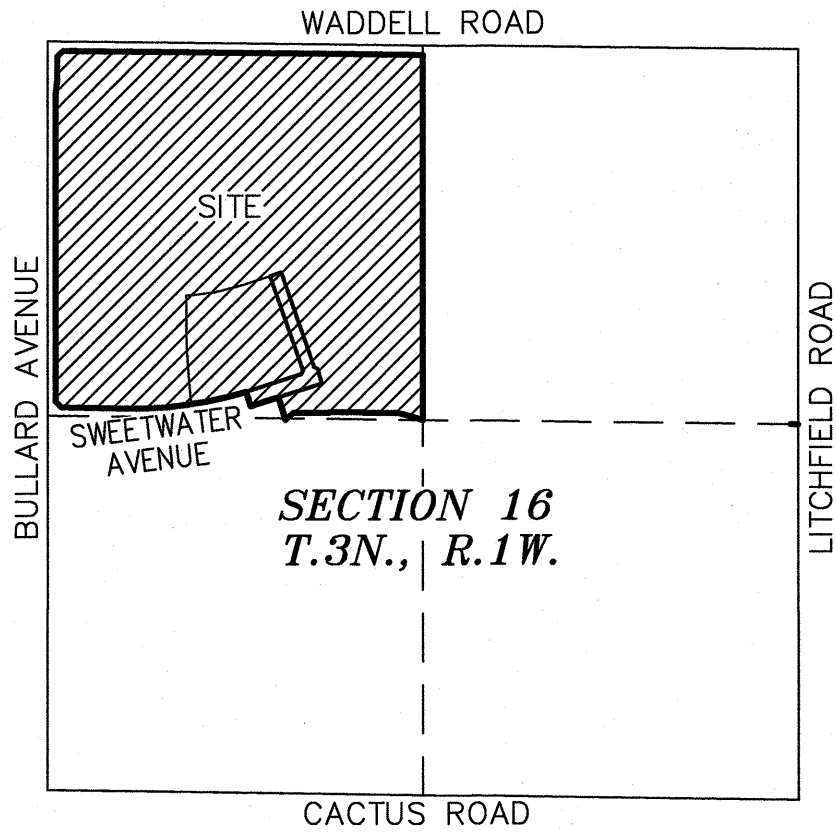
NOTARY PUBLIC
MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF ARIZONA }
COUNTY OF MARICOPA } ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2014, BY _____, THE _____ OF DMB ASSOCIATES, INC., AN ARIZONA CORPORATION, IN ITS CAPACITY AS MANAGER OF MARLEY PARK PHASE II LLC, AN ARIZONA LIMITED LIABILITY COMPANY.

NOTARY PUBLIC
MY COMMISSION EXPIRES:



VICINITY MAP

N.T.S.

DESCRIPTION

SEE SHEET 2

NOTES

SEE SHEET 2

AREA TABLE

	AREA SQUARE FEET	AREA ACRES
BOUNDARY TOTAL	6437078	147.7750
LOT 1	529560	12.1570
LOT 2	5791130	132.9460
R.O.W.	116388	2.6719

BASIS OF BEARING

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST HAVING A BEARING OF NORTH 89 DEGREES 11 MINUTES 53 SECONDS WEST AS SHOWN ON THE MAP OF DEDICATION FOR WADDELL ROAD, LITCHFIELD ROAD AND CACTUS ROAD, RECORDED IN BOOK 839, PAGE 39, M.C.R.

PLAT CERTIFICATION

I, KATHY M. SVECHOVSKY, OF WOOD, PATEL & ASSOCIATES, INC., HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS PLAT CONSISTING OF FOUR (4) SHEETS REPRESENTS A SURVEY PERFORMED BY WOOD, PATEL & ASSOCIATES, INC., DURING THE MONTH OF OCTOBER 2014; THAT THE SURVEY IS CORRECT AND ACCURATE; THAT THE BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

KATHY M. SVECHOVSKY
ARIZONA REGISTERED LAND SURVEYOR, #46118
WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021

BOUNDARY AREA = 147.7750 AC.
NUMBER OF LOTS = 2



WOOD/PATEL

LAND DEVELOPMENT • WATER RESOURCES
TRANSPORTATION / TRAFFIC
WATER CONSTRUCTION MANAGEMENT

(602) 395-8500

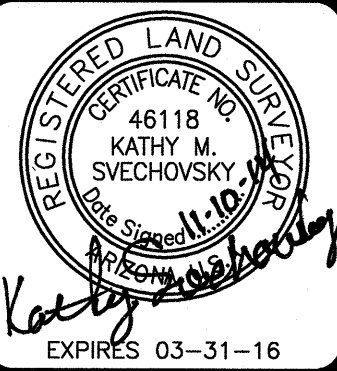
PHOENIX • MESA • TUCSON

MARLEY PARK

SURPRISE, AZ.

MARLEY PARK LEGACY CHARTER SCHOOL

PRELIMINARY
NOT
FOR
CONSTRUCTION
OR RECORDING



DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET

KMS/155

KMS

11/10/14

N.T.S.

WP#144227

SHEET

1 OF 4

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DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF MARLEY PARK PHASE II LLC AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF MARLEY PARK PHASE II LLC

FINAL PLAT
FOR
MARLEY PARK LEGACY CHARTER SCHOOL

NOTES

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- NO STRUCTURE OF ANY KIND MAY BE CONSTRUCTED ON, OVER, OR PLACED WITHIN THE EASEMENTS EXCEPT WOOD, WIRE, OR REMOVABLE SECTION FENCING AND OR PAVING. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF SURPRISE SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTION THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION OF CITY OWNED IMPROVEMENTS OR UTILITIES, OTHER THAN THE EXCEPTIONS LISTED ABOVE.
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES IN ACCORDANCE WITH THE MARLEY PARK P.A.D., AS AMENDED.
- RIGHTS-OF-WAY AND EASEMENTS OUTSIDE THE PLATTED BOUNDARY ARE FROM AVAILABLE PUBLIC RECORDS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY; NO WARRANTY IS EXPRESSED OR IMPLIED.
- PURSUANT TO A.R.S. §42-11102, THE CITY OF SURPRISE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, IS EXEMPT FROM ALL TAXES AND ASSESSMENTS BASED ON ASSESSED VALUE EXCEPT FOR SPECIAL DISTRICTS #14751 AND 14710, WHEN APPLICABLE.
- IN ACCORDANCE WITH ARS § 9-461.07, THE CITY OF SURPRISE HAS DETERMINED THAT ALL DEDICATIONS OCCURRING WITH THIS PLAT ARE IN CONFORMANCE WITH THE SURPRISE GENERAL PLAN 2035.

PUBLIC NOTICE

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

RELEASE OF LIABILITY

- MARLEY PARK PHASE II LLC DOES HEREBY (1) RELEASE AND DISCHARGE THE USAF AND THE CITY OF SURPRISE, AND (2) INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE, OF AND FROM ANY LIABILITY FOR ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE AT ANY TIME IN THE FUTURE OVER, OR IN CONNECTION WITH AIRCRAFT OVERFLIGHTS FROM AIRCRAFT UTILIZING LUKE AIR FORCE BASE, WHETHER SUCH DAMAGE SHALL ORIGINATE FROM NOISE, VIBRATION, FUMES, DUST, FUEL AND LUBRICANT PARTICLES, AND ALL OTHER EFFECTS THAT MAY BE CAUSED BY THE OPERATION OF AIRCRAFT LANDING AT, OR TAKING OFF FROM, OR OPERATING AT OR ON LUKE AIR FORCE BASE. THIS INSTRUMENT SHALL RUN WITH THE LAND AND BE BINDING UPON OWNER AND ITS HEIRS, ASSIGNS, AND SUCCESSORS IN THE INTEREST TO THIS PLAT OR ANY PARCEL OR LOT THEREOF. THIS INSTRUMENT DOES NOT RELEASE THE USAF FROM LIABILITY FOR DAMAGE OR INJURY TO PERSON OR PROPERTY CAUSED BY FALLING AIRCRAFT OR FALLING PHYSICAL OBJECTS FROM AIRCRAFT, EXCEPT AS STATED HEREIN WITH RESPECT TO NOISE, FUMES, DUST, FUEL AND LUBRICANT PARTICLES.
- MARLEY PARK PHASE II LLC HEREBY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CITY OF SURPRISE FROM ANY AND ALL CLAIMS FOR DAMAGES OF ANY KIND TO PERSONS OR PROPERTY THAT MAY ARISE IN CONNECTION WITH THE USE OF THE SIDEWALKS LOCATED WITHIN THIS PLAT, UNTIL SUCH TIME THE CITY OF SURPRISE HAS ACCEPTED THE SIDEWALKS.
- THE PROPERTY OWNERS, OR ANY SUBSEQUENT OWNERS SHALL NOT PROCEED WITH ANY ON SITE GRADING OR EXCAVATION WITHOUT FIRST OBTAINING A PERMIT FROM THE CITY OF SURPRISE ENGINEERING DEPARTMENT.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING FLOOD ZONE "OTHER FLOOD AREAS ZONE X," BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04013C1680 L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NO. 040053, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED
- ALL RESIDENTIAL LOTS, PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, MUST BE FINISHED GRADED PER IRC R401.3, R403.1.7.3 AND R404.1.6 IF POSITIVE DRAINAGE CANNOT BE MAINTAINED PER IRC R403.1.7.3 AN UNDERGROUND DRAINAGE SYSTEM MUST BE INSTALLED. ALL LOTS REQUIRE REGULAR DRAINAGE INFRASTRUCTURE MAINTENANCE, INCLUDING WITHOUT LIMITATION MAINTENANCE OF LOT GRADING IN ACCORDANCE WITH IRC R401.3, R403.1.7.3 AND R404.1.6, WHICH MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNER. ANY LANDSCAPING, NEW CONSTRUCTION OR MODIFICATION OF EXISTING IMPROVEMENTS MUST ALSO COMPLY WITH THE FOREGOING REQUIREMENTS.
- ANY EASEMENT RIGHTS RESERVED HEREIN TO MARLEY PARK PHASE II LLC MAY BE ASSIGNED, IN WHOLE OR IN PART, TO MARLEY PARK COMMUNITY ASSOCIATION, INC. UPON ANY SUCH ASSIGNMENT, MARLEY PARK PHASE II LLC SHALL BE FULLY RELEASED FROM ANY LIABILITIES OR OBLIGATIONS THEREAFTER ARISING WITH RESPECT TO THE EXERCISE OF OR FAILURE TO EXERCISE SUCH EASEMENT RIGHTS, AND ALL ASSOCIATED LIABILITIES AND OBLIGATIONS.
- NO STRUCTURES OF ANY KIND MAY BE CONSTRUCTED, OR ANY VEGETATION NEITHER PLANTED NOR ALLOWED TO GROW WITHIN DRAINAGE EASEMENTS THAT WOULD IMPEDE THE FLOW OF WATER THROUGH THE EASEMENTS.
- THE CITY OF SURPRISE IS NOT RESPONSIBLE FOR, AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE FACILITIES AND LANDSCAPE AREAS WITHIN THE PROJECT.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2 INCH REBAR AND CAP OR TAG BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THE PLACEMENT.

DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE WEST HALF OF SECTION 16, TOWNSHIP 3 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 16, A 3-INCH BRASS CAP FLUSH IN CONCRETE STAMPED RLS 27239, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION, A 3-INCH BRASS CAP FLUSH IN CONCRETE STAMPED RLS 27239, BEARS NORTH 00°01'03" WEST (BASIS OF BEARING), A DISTANCE OF 2627.28 FEET;
THENCE ALONG THE WEST LINE OF SAID SECTION, NORTH 00°01'03" WEST, A DISTANCE OF 8.00 FEET, TO A POINT OF INTERSECTION WITH THE MONUMENT LINE OF SWEETWATER AVENUE, AS RECORDED IN BOOK 1193, PAGE 41, MARICOPA COUNTY RECORDS (M.C.R.);
THENCE LEAVING SAID SECTION LINE, ALONG SAID MONUMENT LINE, SOUTH 88°41'21" EAST, A DISTANCE OF 93.79 FEET;
THENCE LEAVING SAID MONUMENT LINE, NORTH 01°18'39" EAST, A DISTANCE OF 53.00 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SWEETWATER AVENUE AND THE POINT OF BEGINNING;
THENCE ALONG SAID NORTHERLY LINE, NORTH 44°21'12" WEST, A DISTANCE OF 57.22 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF BULLARD AVENUE AS RECORDED IN BOOK 699, PAGE 29, M.C.R.;
THENCE LEAVING SAID NORTHERLY LINE, ALONG SAID EASTERLY LINE, NORTH 00°01'03" WEST, A DISTANCE OF 2155.41 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF BULLARD AVENUE AS RECORDED IN BOOK 839, PAGE 39, M.C.R.;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 06°44'20" EAST, A DISTANCE OF 102.00 FEET;
THENCE NORTH 00°01'03" WEST, A DISTANCE OF 165.05 FEET;
THENCE NORTH 45°19'04" EAST, A DISTANCE OF 56.24 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WADDELL ROAD AS RECORDED IN BOOK 839, PAGE 39, M.C.R.;
THENCE LEAVING SAID EASTERLY LINE, ALONG SAID SOUTHERLY LINE, SOUTH 89°20'49" EAST, A DISTANCE OF 2531.43 FEET;
THENCE SOUTH 89°21'05" EAST, A DISTANCE OF 0.72 FEET, TO THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 16;
THENCE LEAVING SAID SOUTHERLY LINE, ALONG SAID NORTH-SOUTH MID-SECTION LINE, SOUTH 00°01'08" WEST, A DISTANCE OF 2565.34 FEET, TO THE NORTHERLY LINE OF MARLEY PARK PARCELS 17 AND 18 AS RECORDED IN BOOK 1195, PAGE 14, M.C.R.;
THENCE LEAVING SAID NORTH-SOUTH MID-SECTION LINE, ALONG SAID NORTHERLY LINE, NORTH 72°32'58" WEST, A DISTANCE OF 101.16 FEET;
THENCE NORTH 75°21'28" WEST, A DISTANCE OF 84.48 FEET;
THENCE NORTH 89°58'52" WEST, A DISTANCE OF 240.00 FEET;
THENCE NORTH 00°01'08" EAST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 89°58'52" WEST, A DISTANCE OF 240.00 FEET;
THENCE SOUTH 00°01'08" WEST, A DISTANCE OF 5.00 FEET;
THENCE NORTH 89°58'52" WEST, A DISTANCE OF 255.14 FEET;
THENCE SOUTH 46°56'43" WEST, A DISTANCE OF 71.83 FEET;
THENCE NORTH 17°41'35" WEST, A DISTANCE OF 166.28 FEET;
THENCE SOUTH 72°18'25" WEST, A DISTANCE OF 171.40 FEET, TO THE BEGINNING OF A CURVE;
THENCE WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2833.00 FEET, CONCAVE NORTHERLY, THROUGH A CENTRAL ANGLE OF 00°41'15", A DISTANCE OF 33.99 FEET, TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SWEETWATER AVENUE AND A POINT OF INTERSECTION WITH A NON-TANGENT LINE;
THENCE LEAVING SAID NORTHERLY LINE, ALONG SAID EASTERLY LINE, NORTH 17°00'20" WEST, A DISTANCE OF 106.00 FEET, TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF SWEETWATER AVENUE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE;
THENCE LEAVING SAID EASTERLY LINE, ALONG SAID NORTHERLY LINE, WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 2727.00 FEET, CONCAVE NORTHERLY, WHOSE RADIUS BEARS NORTH 17°00'20" WEST, THROUGH A CENTRAL ANGLE OF 18°18'59", A DISTANCE OF 871.77 FEET, TO THE CURVE'S END;
THENCE NORTH 88°41'21" WEST, A DISTANCE OF 439.41 FEET, TO THE POINT OF BEGINNING.

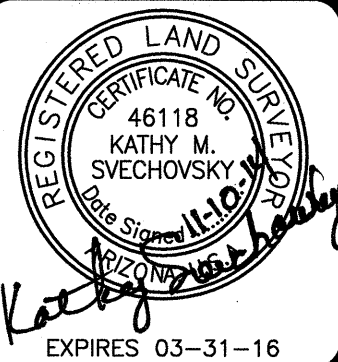
CONTAINING 147.7750 ACRES, OR 6,437,078 SQUARE FEET OF LAND, MORE OR LESS.



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MARLEY PARK
SURPRISE, AZ.
MARLEY PARK LEGACY CHARTER SCHOOL

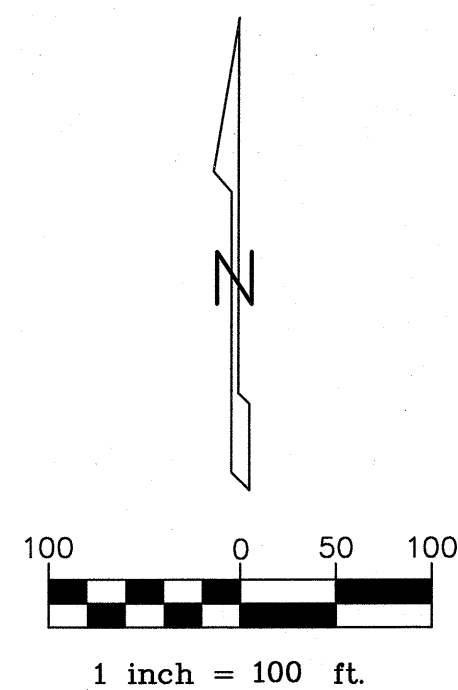
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DRAWN
KMS/ISS
CHECKED
KMS
DATE
11/10/14
SCALE
N.T.S.
JOB NO.
WP#144227
SHEET
2 OF 4

N:\2014\144227\Survey\WP#144227\FOLDING

FINAL PLAT
FOR
MARLEY PARK LEGACY CHARTER SCHOOL



LEGEND	
△	CORNER OF THIS SUBDIVISION SET SURVEY MONUMENT W/ R.L.S. TAG OR CAP, UNLESS OTHERWISE NOTED
●	SURVEY MONUMENT FOUND AS NOTED
○	SURVEY MONUMENT BRASS CAP TO BE SET AT TIME OF CONSTRUCTION
M.C.R.	MARICOPA COUNTY RECORDS
B.C.F.	BRASS CAP FLUSH
P.U.E.	PUBLIC UTILITIES EASEMENT
BK.	BOOK
PG.	PAGE
C.O.S.	CITY OF SURPRISE
W.E.	WATER LINE EASEMENT
S.V.E.	SIGHT VISIBILITY EASEMENT
R/W	RIGHT-OF-WAY
EX.	EXISTING
FD.	FOUND
L1	PROPERTY LINE - LINE TABLE ITEM
C4	PROPERTY LINE - CURVE TABLE ITEM
AC.	ACRES
---	SUBDIVISION BOUNDARY
---	EASEMENTS AS NOTED
---	MONUMENT LINE
---	PROPERTY LINE
---	SECTION LINE
---	RIGHT-OF-WAY LINE

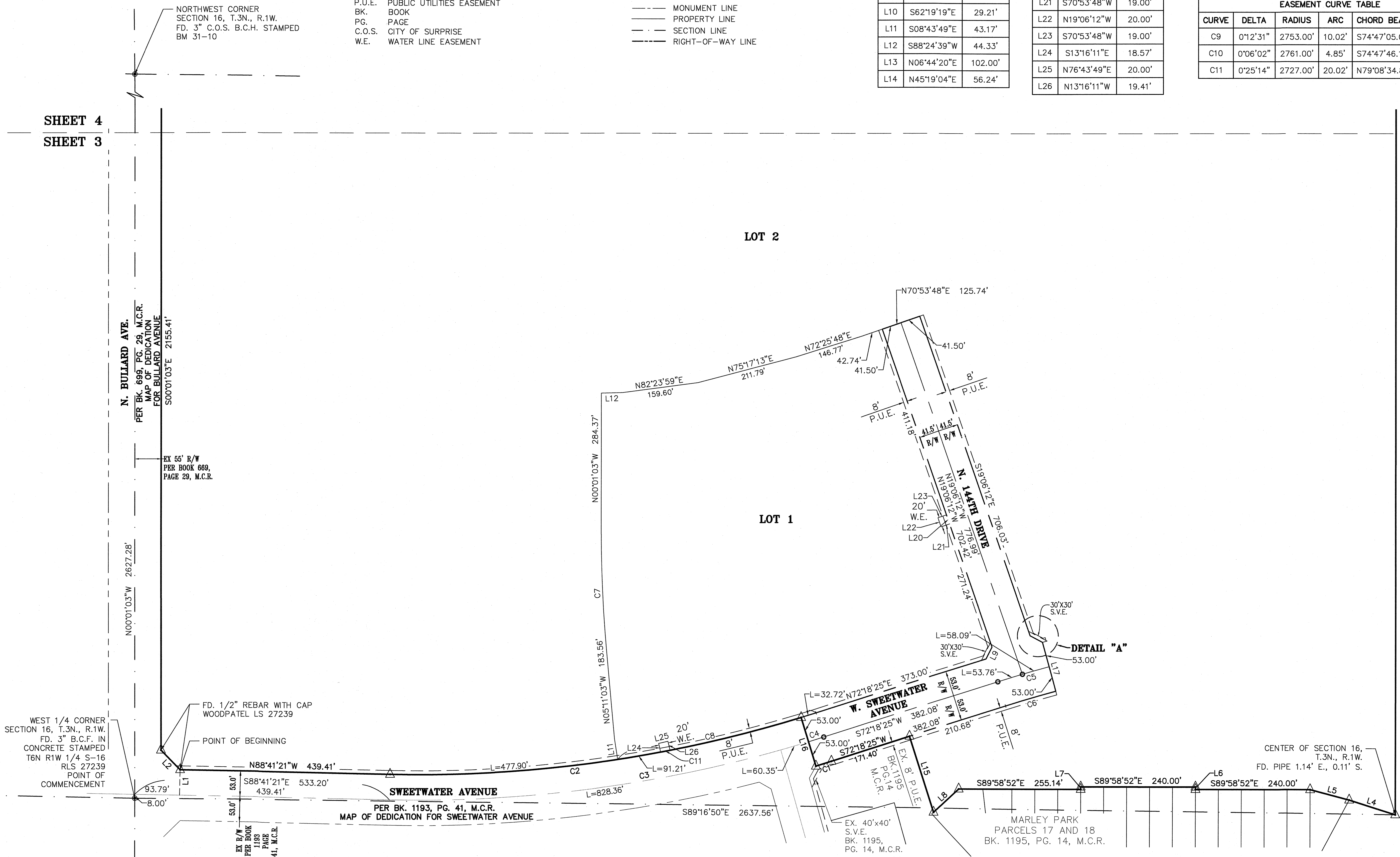
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°18'39"W	53.00'
L2	N44°21'12"W	57.22'
L3	S89°21'05"E	0.72'
L4	S72°32'58"E	101.16'
L5	S75°21'28"E	84.48'
L6	S00°01'08"W	5.00'
L7	N00°01'08"E	5.00'
L8	N46°56'43"E	71.83'
L9	N26°36'06"E	27.93'
L10	S62°19'19"E	29.21'
L11	S08°43'49"E	43.17'
L12	S88°24'39"W	44.33'
L13	N06°44'20"E	102.00'
L14	N45°19'04"E	56.24'

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S17°41'35"E	166.28'
L16	S17°00'20"E	106.00'
L17	N15°19'10"W	106.00'

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L18	N62°16'23"W	2.77'
L19	N15°19'10"W	6.12'
L20	S19°06'12"E	20.00'
L21	S70°53'48"W	19.00'
L22	N19°06'12"W	20.00'
L23	S70°53'48"W	19.00'
L24	S13°16'11"E	18.57'
L25	N76°43'49"E	20.00'
L26	N13°16'11"W	19.41'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C1	0°41'15"	2833.00'	33.99'	N72°39'02.37"E	33.99
C2	18°18'59"	2727.00'	871.77'	N82°09'09.33"E	868.06
C3	18°18'59"	2780.00'	888.71'	N82°09'09.33"E	884.93
C4	0°41'15"	2780.00'	33.36'	N72°39'02.37"E	33.36
C5	2°22'25"	2700.00'	111.85'	S73°29'37.20"W	111.84
C6	2°22'25"	2647.00'	109.66'	S73°29'37.20"W	109.65
C7	5°10'00"	2834.00'	255.56'	S2°36'02.88"E	255.47
C8	8°57'46"	2727.00'	426.59'	N76°47'17.95"E	426.15

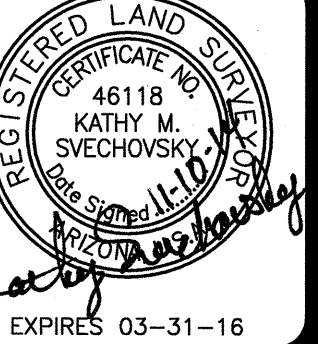
EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD
C9	0°12'31"	2753.00'	10.02'	S74°47'05.06"W	10.02
C10	0°06'02"	2761.00'	4.85'	S74°47'46.18"W	4.85
C11	0°25'14"	2727.00'	20.02'	N79°08'34.86"E	20.02



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CHECKED	KMS
DATE	11/10/14
SCALE	1" = 100'
JOB NO.	WP#144227
SHEET	3 OF 4

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FINAL PLAT
FOR
MARLEY PARK LEGACY CHARTER SCHOOL

LEGEND

- △

CORNER OF THIS SUBDIVISION SET
SURVEY MONUMENT W/ R.L.S. TAG OR
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- SURVEY MONUMENT FOUND
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S.V.E.

SIGHT VISIBILITY EASEMENT

R/W

RIGHT-OF-WAY

EX.

EXISTING

FD.

FOUND

L1

PROPERTY LINE - LINE TABLE ITEM

C4

PROPERTY LINE - CURVE TABLE ITEM

AC.

ACRES

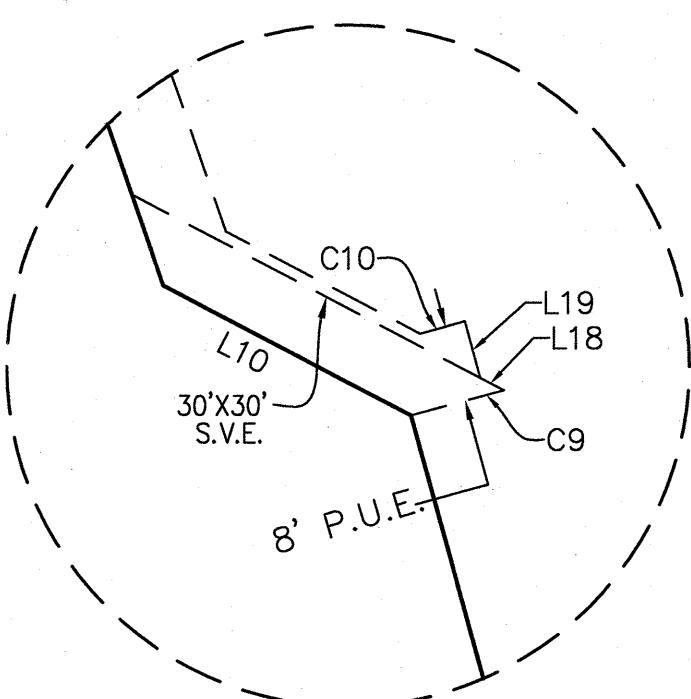
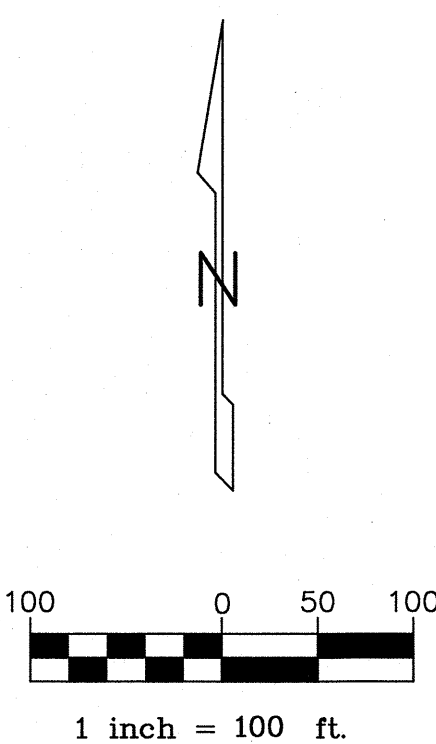
SUBDIVISION BOUNDARY

EASEMENTS AS NOTED

MONUMENT LINE

PROPERTY LINE

SECTION LINE

RIGHT-OF-WAY LINE

DETAIL "A"

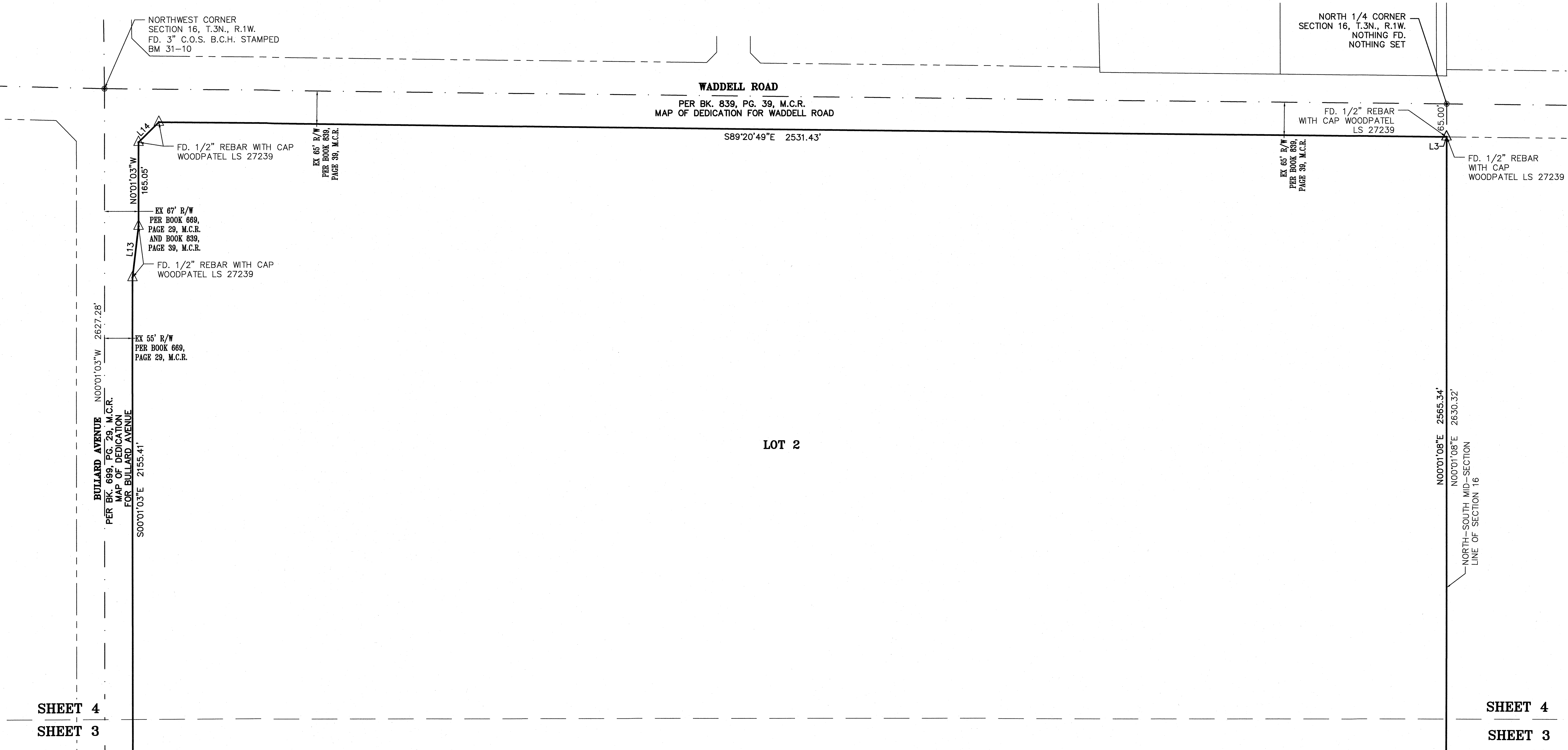
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SHEET 4
SHEET 3

SHEET 4
SHEET 3



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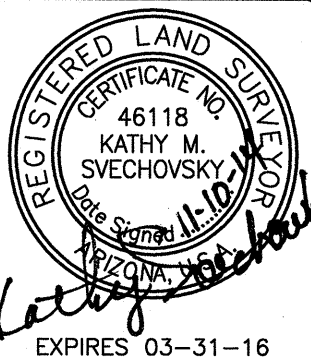
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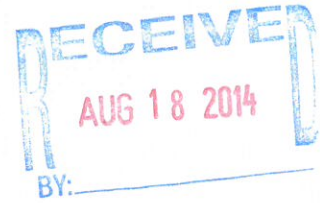


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DATE	11/10/14
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JOB NO.	WP#144227
SHEET	

4 OF 4

Project Narrative

Legacy Traditional School at Marley Park The Charter School Fund II – Surprise, AZ Site Plan Application



This application is to request a Site Plan Approval for the proposed public charter school - Legacy Traditional School. The school will be located within the Marley Park master development along Sweetwater Ave, just east of Bullard Road. The property is currently zoned as PAD and permits the use of a charter school as an allowed use. The proposed school site would be situated on approximately 12.157 acres +/-.

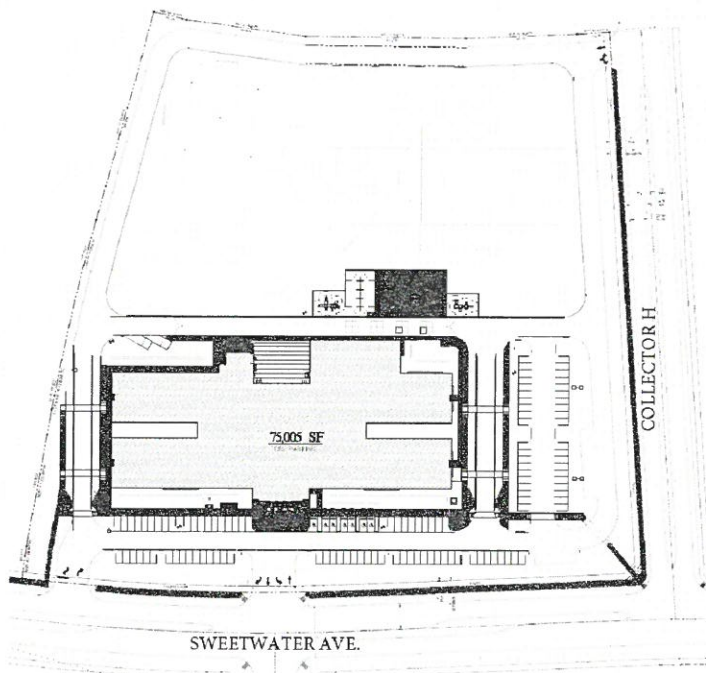
The school is estimated to enroll approximately 1,140 students from K-8. Two sessions of kindergarten is offered, one in the AM and one in the PM. The proposed charter school will include 38 regular classrooms, with additional classrooms for music, science, art, and special education, as well as a library. It will include a full size gymnasium for basketball and volleyball, which will also serve as a seating area for school programs presented on an adjoining stage. A warming kitchen and cafeteria is available for meal service.

The building is single story and is approximately 75,000 square feet. The architecture includes elements such as colonial columns, white trim, brick, stucco/EIFS, and gabled roof elements over the main and side entrances. All required landscape setbacks adjacent to the residential zone are being proposed. The site will include a baseball field with backstop, a combined soccer/football field, and playground equipment. The ball fields are utilized as part of the onsite storm retention system as well as retention swales along the perimeter landscape areas.



The property is bordered by Sweetwater Ave to the south, and the future Collector H road to the east. Future residential lots will be adjacent to the north and west property lines. Vehicular access is proposed through one full movement access and one right-in/right-out access along Sweetwater, and one full movement access along Collector H. Both of these roads will be constructed in conjunction with the development of the school.

The school will have 45 classrooms which would allow for 135 parking spaces, which are incorporated into the site design. The single school building and the associated parking infrastructure and fields will all be constructed concurrently. One 10' tall monument sign is proposed at the main entrance adjacent to 145th Ave, and will contain a LED readerboard.



Vehicle circulation for the drop off and pick up will enter the site from Collector H and exit the site onto Sweetwater. Once vehicles are on the site, they will be directed to one of two assigned routes. One route will go to the west side of the school, and the other to the east side of the school. During the drop off and pick up activity, the drive aisles will be utilized as two one-way lanes. This allows us to accommodate the queuing of more vehicles on our site and not the public right of way. The loading area will comprise of two pull-out lanes adjacent to the sidewalks, with a by-pass lane in between. This allows students to have direct access to a sidewalk on either the left side or right side of the car. For those students who utilize the sidewalk on the opposite side of the drive aisle from the school building, staff members are in place to escort each student across the crosswalk. After loading or unloading, the vehicle re-enters the by-pass lane to exit the site.

This operational process is used at the other campuses of Legacy Traditional School. Parents and students are given specific instructions on the operational procedures of the drop off and pick up activity, and they are held responsible to comply. This dual drop off and pick up configuration quickens the time vehicles are in the process, and allows more vehicles to get in and out in a quicker time, thus avoiding the use of public streets as stacking lanes.

The Legacy Traditional School District has earned an "A" ranking from the Arizona Department of Education, and will provide a great public service and will be a great benefit to residents of Marley Park and the citizens of Surprise.

IBC OCCUPANCY CLASSIFICATION

PER SECTION 305:
EDUCATIONAL, OCCUPANCY GROUP E

ALLOWABLE AREA CALCULATIONS (2012 IBC)

PER SECTION 503 & TABLE 503:
GROUP E OCCUPANCY, CONSTRUCTION TYPE VB
BASIC ALLOWABLE AREA (A_t) = 9,500 SF

PER SECTION 506, AREA MODIFICATIONS:
A_g = A_t + (A_t x I_f) + (A_t x I_s)

PER SECTION 506.2, BASED ON THE SINGLE STORY BUILDING BEING FULLY
SPRINKLED & SURROUNDED BY YARDS IN EXCESS OF 60 FT:
I_f = (F/P - 0.25)W/30 = (1/1 - 0.25)1 = 0.75

PER SECTION 506.3, AUTOMATIC SPRINKLER SYSTEM INCREASE:
FOR SINGLE STORY BUILDING, I_s = 3

CALCULATION:
A_g = 9500 + (9500 x 0.75) + (9500 x 3) = 45,125 SF

PROPOSED BUILDING:
GROSS FLOOR AREA = 68,590 SF (OUTSIDE FACE OF EXT WALLS)
CODE FLOOR AREA = 67,449 SF (INSIDE FACE OF EXT WALLS)
67,449 SF > 45,125 SF FAILS

OWNER / DEVELOPER

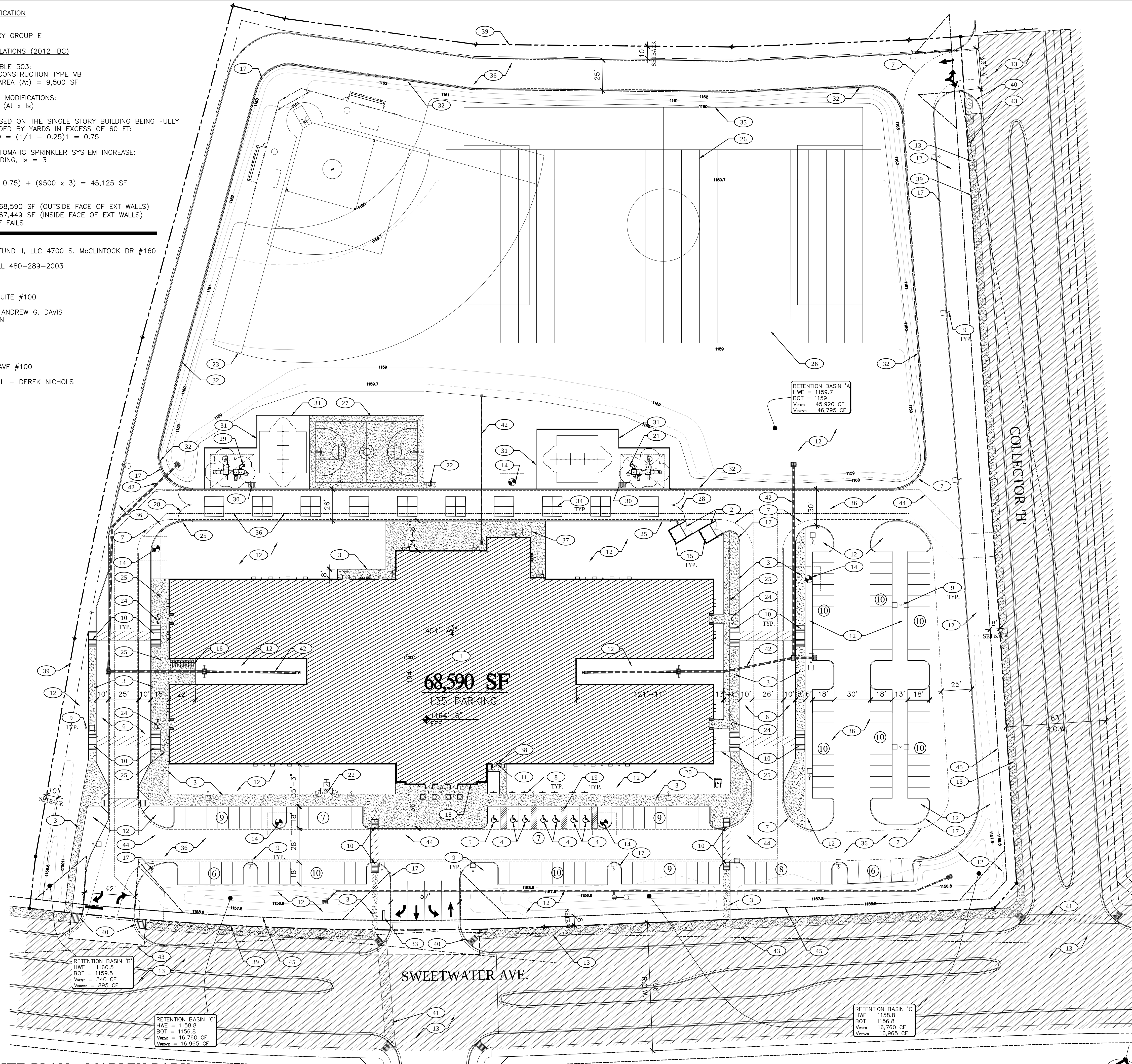
THE CHARTER SCHOOL FUND II, LLC 4700 S. McCLINTOCK DR #160
TEMPE, AZ 85282
CONTACT: MARK MITCHELL 480-289-2003

ARCHITECT

BRS ARCHITECTS
1010 S. ALLANTE PL., SUITE #100
BOISE, ID 83709
ARCHITECT OF RECORD: ANDREW G. DAVIS
CONTACT: JOE THOMPSON
208-336-8370
208-336-8380 FX

CIVIL AND LANDSCAPE

WOOD/PATEL
2051 WEST NORTHERN AVE #100
PHOENIX, AZ 85021
CONTACT: JIM CAMPBELL - DEREK NICHOLS
602-335-8500
602-335-8580 FX



SITE PLAN - MARLEY PARK

SCALE: 1" = 40'-0"

BUILDING / SITE DATA

SITE ZONING
SINGLE-FAMILY RESIDENTIAL

SITE AREA
529,560 SF (12.16 ACRES)

NEW BUILDING AREA
SINGLE STORY FLOOR AREA: 68,590 SF
PERCENTAGE OF TOTAL SITE: 13.0%

PARKING
REQUIRED PARKING 2 PER CLASSROOM MIN= (2) 47 = 94 SPACES
3 PER CLASSROOM MAX= (3) 47 = 141 SPACES
PROVIDED PARKING 141 SPACES (134 STANDARD / 7 HANDICAPPED)
RATIO: 141/68,590 = 2.05 SPACES / 1000 SF
BICYCLE: 15 PROVIDED, (11% OF AUTO)

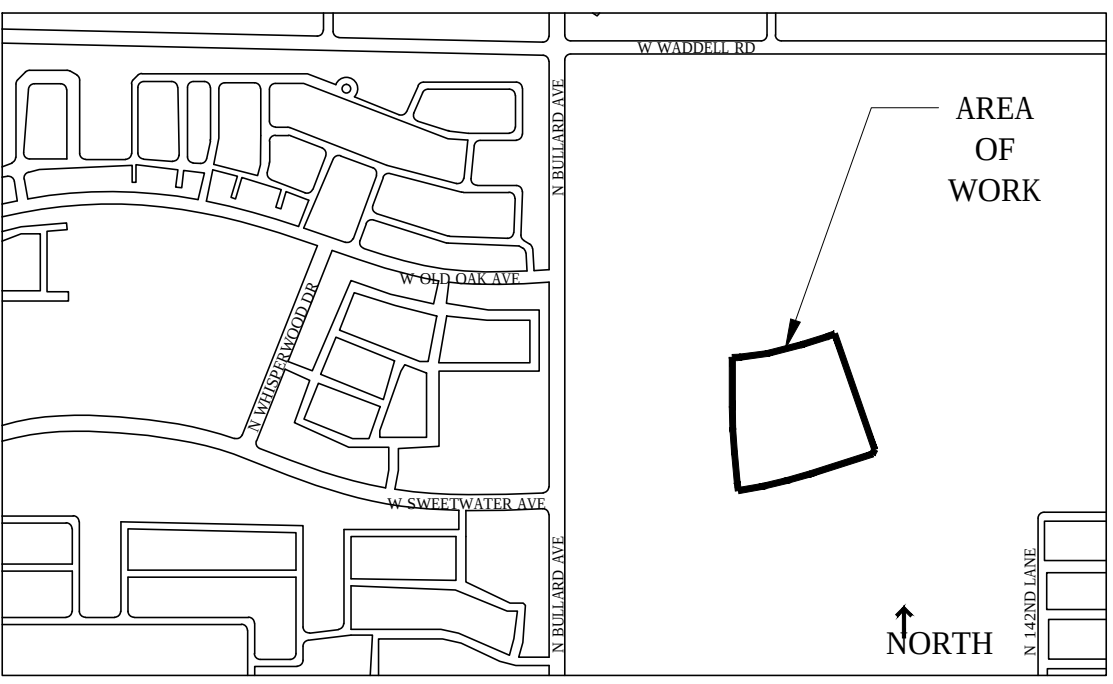
PAVED AREA: 134,568 SF
PERCENTAGE OF TOTAL SITE: 25.4%

HARD SURFACE (SIDEWALKS): 33,172 SF
PERCENTAGE OF TOTAL SITE: 6.3%

LANDSCAPE & BALL FIELDS: 293,041 SF
PERCENTAGE OF TOTAL SITE: 55.3%

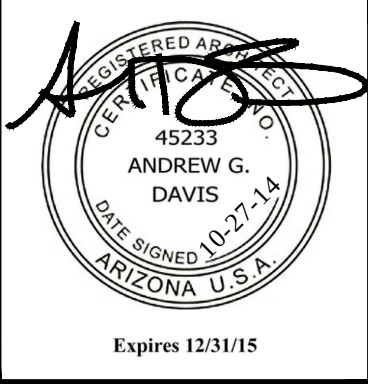
SETBACKS
SIDE/REAR: 10'-0" (ADJACENT TO RESIDENTIAL)
SIDE/FRONT: 8'-0"

VICINITY MAP



KEYNOTES

1. NEW BUILDING, SEE FLOOR PLANS.
2. TRASH ENCLOSURE AND CONCRETE PAD.
3. NEW PEDESTRIAN CONCRETE SIDEWALK WITH LIGHT BROOM FINISH, SEE CIVIL DRAWINGS.
4. H.C. ACCESSIBLE PARKING SPACE PER ADA STANDARDS, SEE CIVIL DRAWINGS.
5. VAN ACCESSIBLE PARKING STALL.
6. ACCESSIBLE PASSENGER LOADING ZONE.
7. FIRE TRUCK LANE AND TURNING RADIUS.
8. ADA PARKING SIGNAGE.
9. LIGHT POLE FIXTURE, TO MEET LOCAL ORDINANCE REQUIREMENTS, SEE ELECTRICAL AND CIVIL DRAWINGS.
10. ADA ACCESSIBILITY CURB RAMP, SEE CIVIL DRAWINGS.
11. FDC, SEE CIVIL AND DEFERRED SUBMITTAL FIRE PROTECTION DRAWINGS.
12. LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS.
13. HATCHED AREA INDICATES PUBLIC WAY IMPROVEMENTS, BY OTHERS.
14. NEW FIRE HYDRANT, SEE CIVIL DRAWINGS.
15. BOLLARD, SEE CIVIL DRAWINGS.
16. BICYCLE RACKS TO LOCK BICYCLES.
17. NEW CURB, GUTTER, AND CURB CUTS AS REQUIRED PER CIVIL DRAWINGS.
18. KNOX BOX PER CITY STANDARDS, COORDINATE WITH LOCAL FIRE DEPT.
19. ADA ACCESS AISLE, SLOPE NO GREATER THAN 2% IN ANY DIRECTION, TYP.
20. TRANSFORMER AND PAD, SEE ELECTRICAL AND CIVIL DRAWINGS.
21. PLAY AREA FOR GRADES K-5 AND SHADE STRUCTURE LOCATION, TO BE APPROVED BY OWNER PRIOR TO ORDERING. PROVIDE 18" VERTICAL CURB AROUND PLAYGROUND AREA, SOFT FALL MATERIAL PER LOCAL REQUIREMENTS.
22. 40'-0" FLAG POLE, SEE STRUCTURAL AND ELECTRICAL DRAWINGS.
23. BASEBALL FIELD.
24. 6'-0" HIGH CHAIN LINK MAIN GATE, ELECTRO-STATIC PAINTED, GREEN.
25. 6'-0" HIGH CHAIN LINK FENCE, ELECTRO-STATIC PAINTED, GREEN.
26. FOOTBALL FIELD.
27. BASKETBALL COURT WITH (6) BASKETBALL STANDARDS.
28. CHAIN LINK DOUBLE VEHICLE GATE, ELECTRO-STATIC PAINTED, GREEN, WITH FIRE DEPARTMENT KNOX BOX.
29. PLAY AREA FOR GRADES 6-8 AND SHADE STRUCTURE LOCATION, TO BE APPROVED BY OWNER PRIOR TO ORDERING. PROVIDE 18" VERTICAL CURB AROUND PLAYGROUND AREA, SOFT FALL MATERIAL PER LOCAL REQUIREMENTS.
30. ACCESSIBLE PLAYGROUND CURB RAMP.
31. 18" VERTICAL CONCRETE CURB AROUND PLAYGROUND AND SWING SET AREAS. TOP OF CONCRETE CURB FLUSH WITH FINISH GRADE. PROVIDE 6" GRAVEL BASE THEN 12" MIN. SOFT FALL MATERIAL PER ASTM F1952-99 AND GOVERNING AGENCIES HAVING JURISDICTION.
32. 6'-0" HIGH CHAIN LINK FENCE, ELECTRO-STATIC PAINTED, GREEN. USE 6'-0" HIGH GALVANIZED CHAIN LINK FENCE AT BASEBALL DUGOUT AND BACK STOP. BACK STOP TO BE 15'-0" A.F.G.
33. IDENTIFICATION SIGNAGE LOCATION, PROVIDE POWER.
34. FOUR-SQUARE COURT.
35. SOCCER FIELD.
36. ASPHALT PARKING LOT AND DRIVEWAY, SEE CIVIL PLANS.
37. GREASE INTERCEPTOR PER PLUMBING AND CIVIL DRAWINGS.
38. MAIN SERVICE DISCONNECT INSIDE BUILDING, SEE ELECTRICAL DRAWINGS.
39. PROPERTY BOUNDARY, SEE CIVIL.
40. CURB CUT, PEDESTRIAN RAMPS AND PAVING MODIFICATIONS AS REQUIRED FOR NEW APPROACH, SEE CIVIL.
41. CROSSWALK, BY OTHERS.
42. STORM DRAIN IMPROVEMENTS AND 100-YEAR HIGH WATER SURFACE ELEVATION. THE LARGE NORTH BASIN HAS A 100-YEAR HIGH WATER ELEVATION (HWE) OF 1159.7 AND A BOTTOM ELEVATION (BOT) OF 1159. THE SMALL BASIN AT THE SOUTHWEST CORNER OF THE SITE HAS HWE=1160.5 AND BOT=1159.5, AND THE INTERCONNECTED BASINS ALONG THE FRONTAGE TO SWEETWATER HAVE A HWE=1158.8 AND BOT=1156.8.
43. SIGHT DISTANCE LINE PER CITY OF SURPRISE, DETAIL 4-01.
44. WATER (FIRE) LINE EASEMENT
45. RIGHT OF WAY



NO.	DATE	REVISIONS	OWNER REVIEW & DEVELOPMENT	REVIEW COMMENTS
1	10/06/14			
2	10/24/14			

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

BRS ARCHITECTS

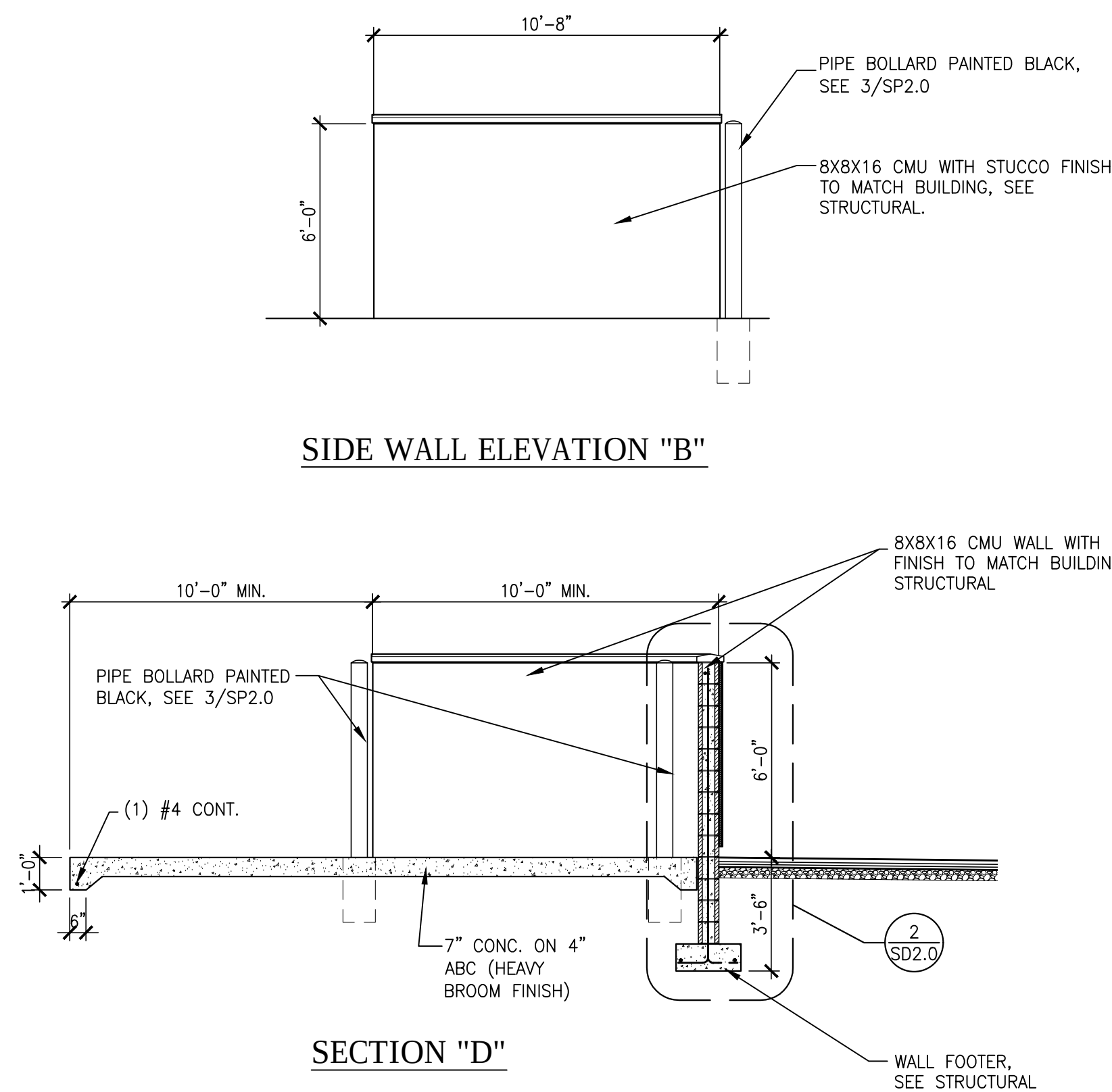
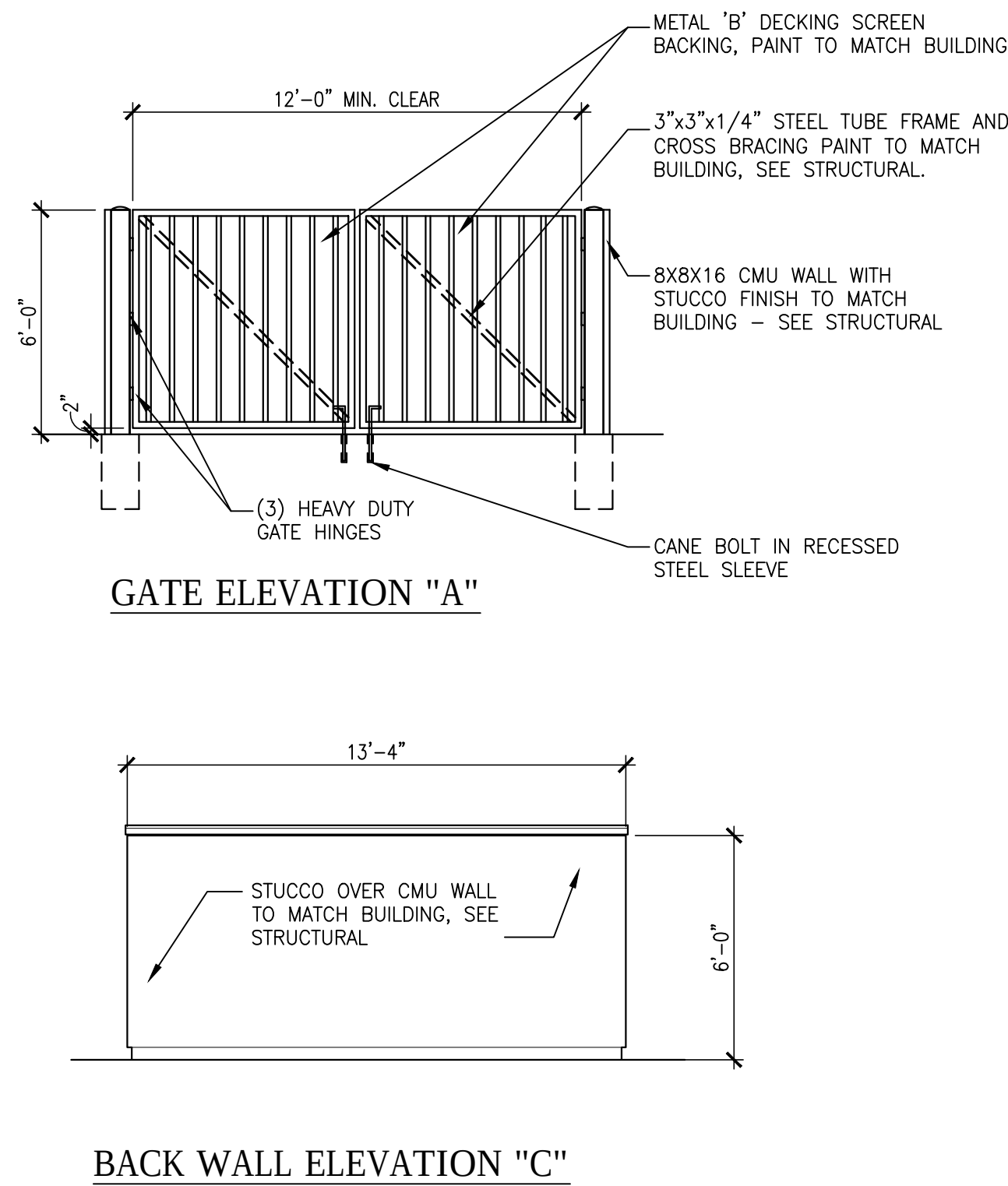
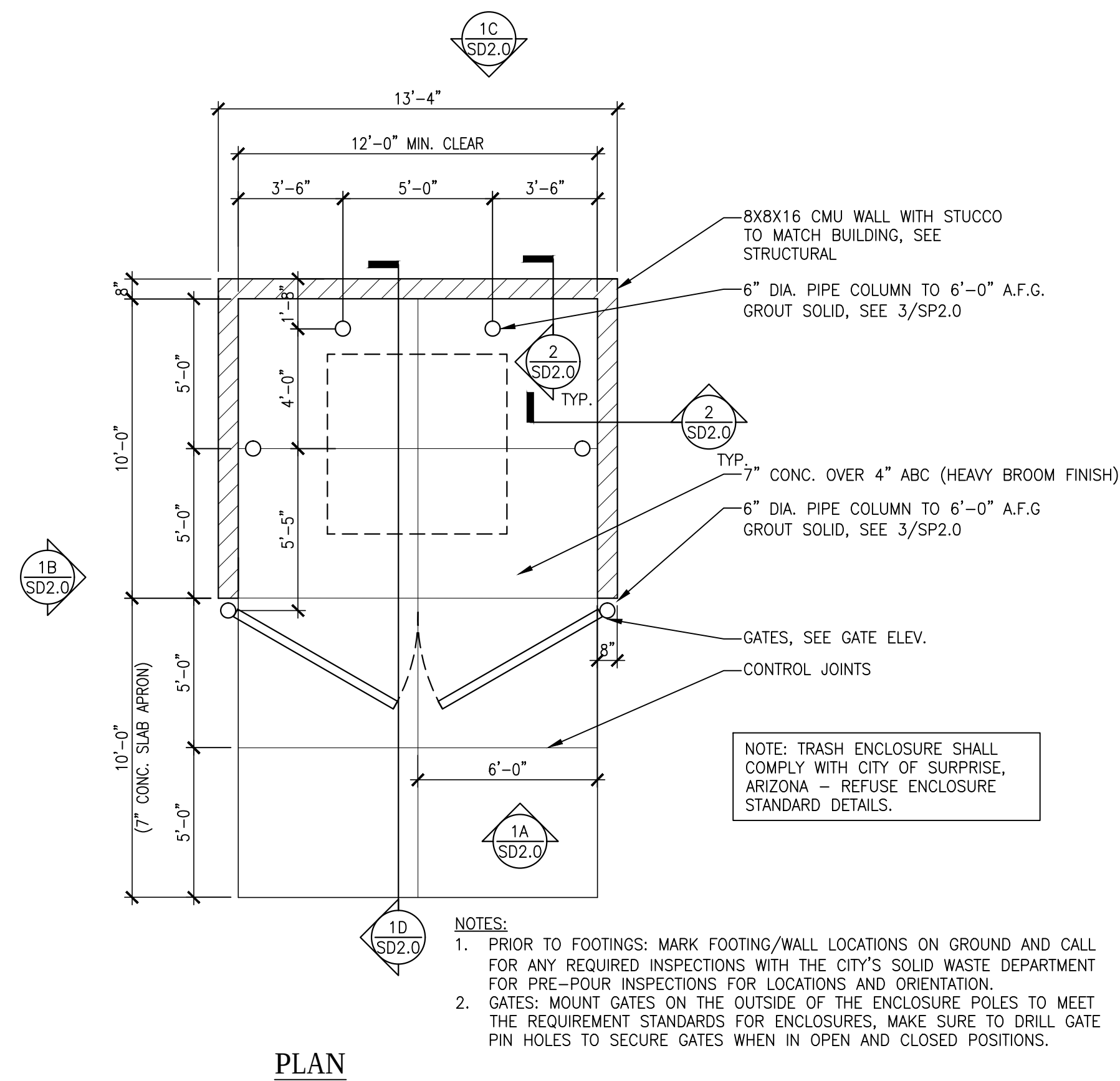
PROPOSED DEVELOPMENT FOR:

LEGACY TRADITIONAL SCHOOL

K THRU 8 CHARTER SCHOOL

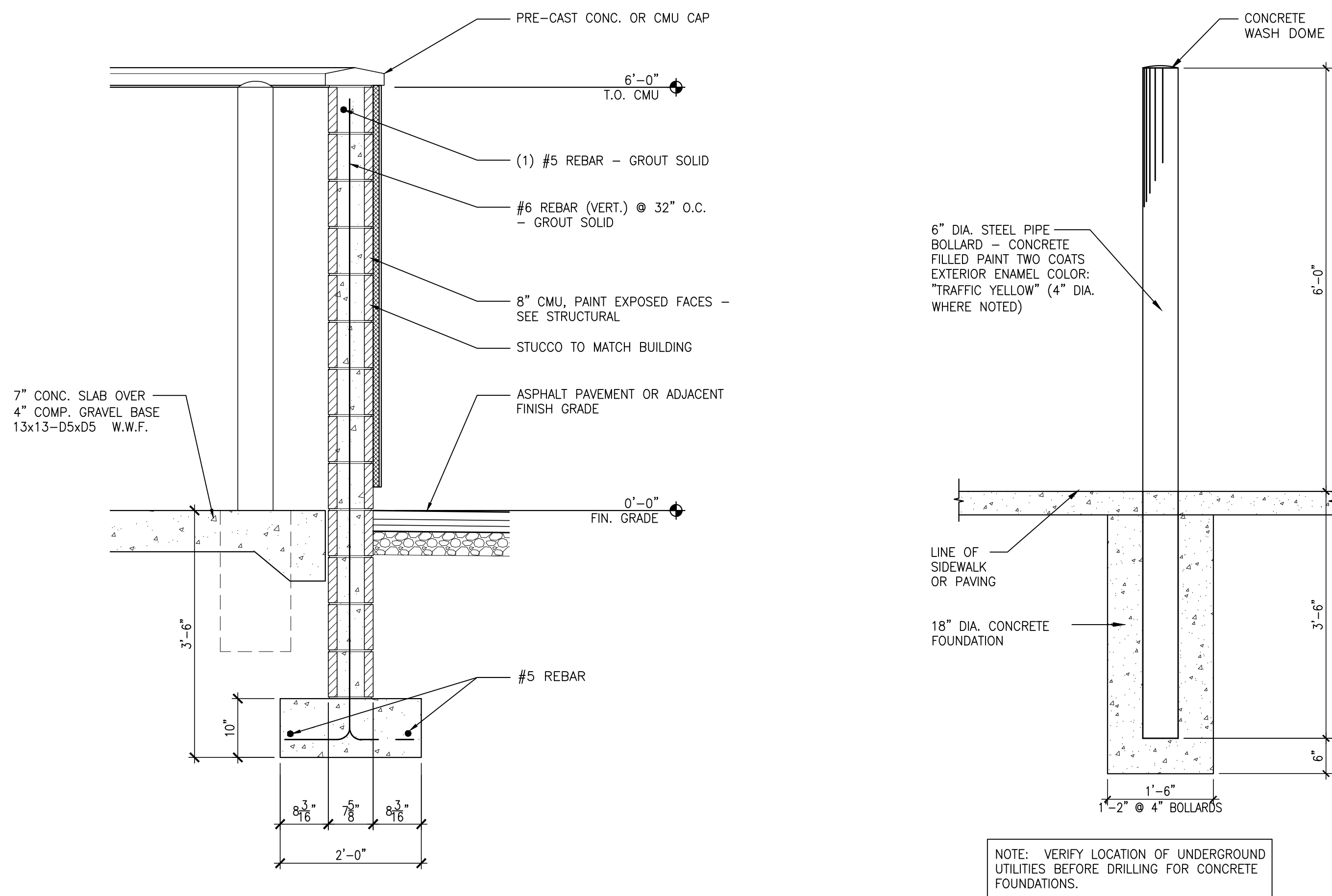
MARLEY PARK - SURPRISE, ARIZONA

DRAWN	RRR
DATE	09/16/2014
CHECKED	ADR
JOB NO.	14061
SHEET	SD1.0



1 DUMPSTER PLAN, ELEVATION & SECTION

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



2 MASONRY WALL SECTION

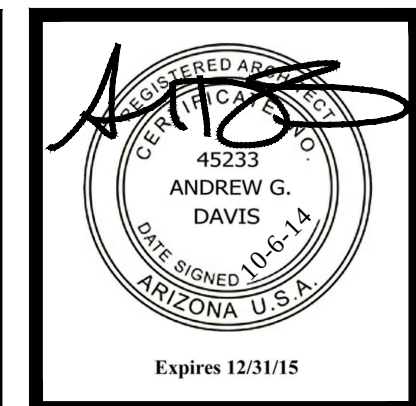
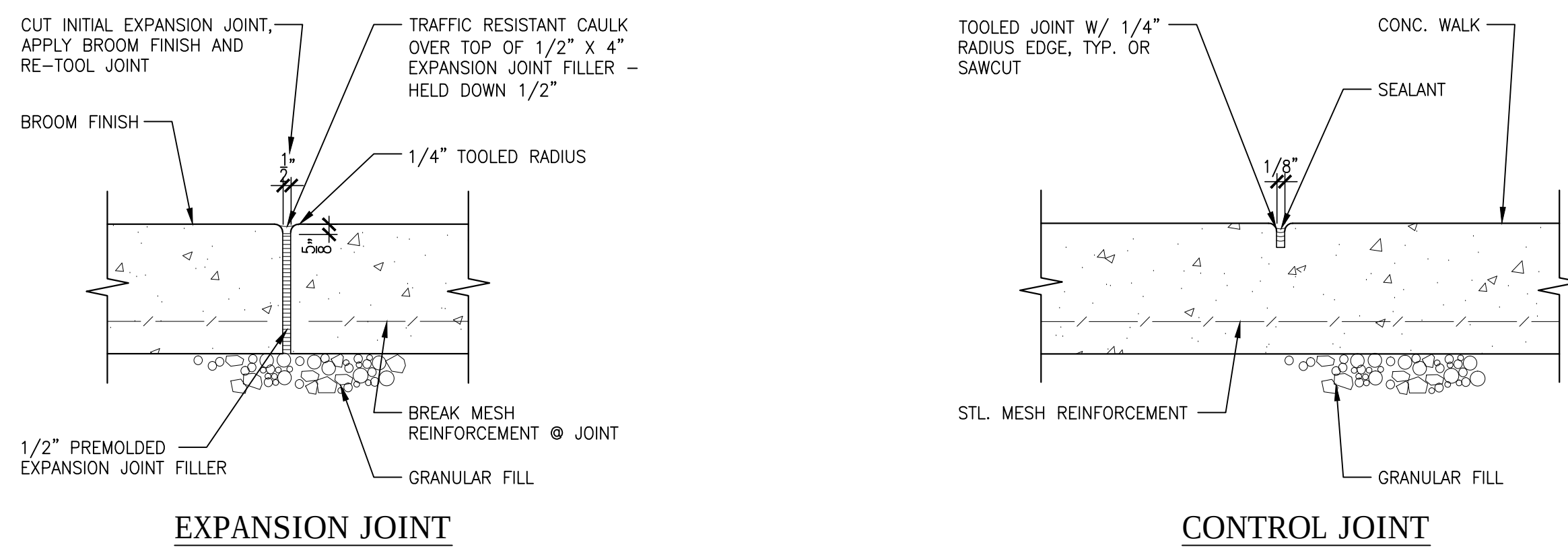
SCALE: 3/4" = 1'-0"

3 BOLLARD DETAIL

SCALE: 3/4" = 1'-0"

4 SITE CONCRETE JOINTS

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



NO.	REVISIONS	DATE
1	OWNER REVIEW & DEVELOPMENT	10/06/14
2	REVIEW COMMENTS	
3		
4		
5		
6		
7		
8		
9		
10		

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

BRS ARCHITECTS

PROPOSED DEVELOPMENT FOR:

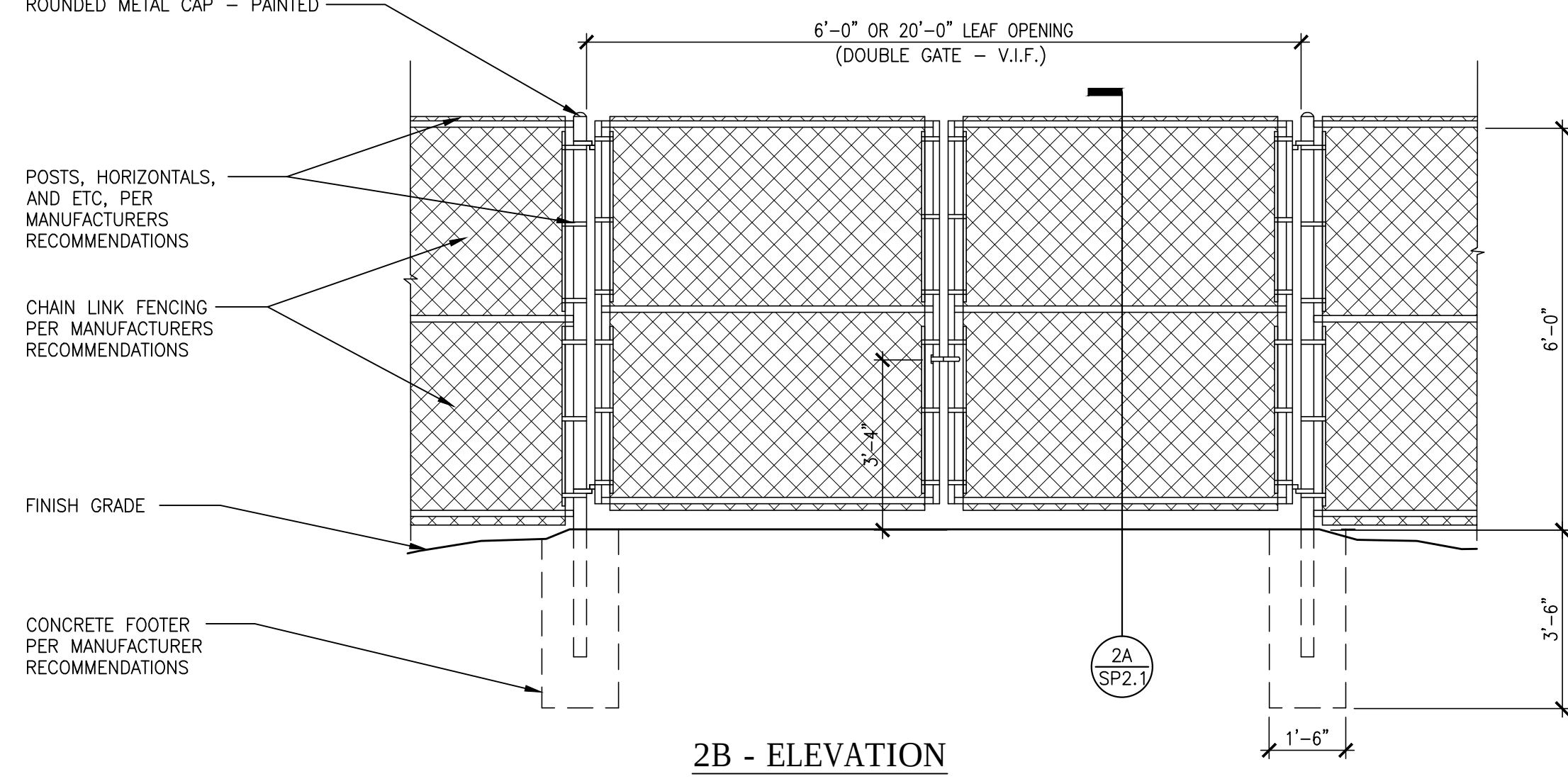
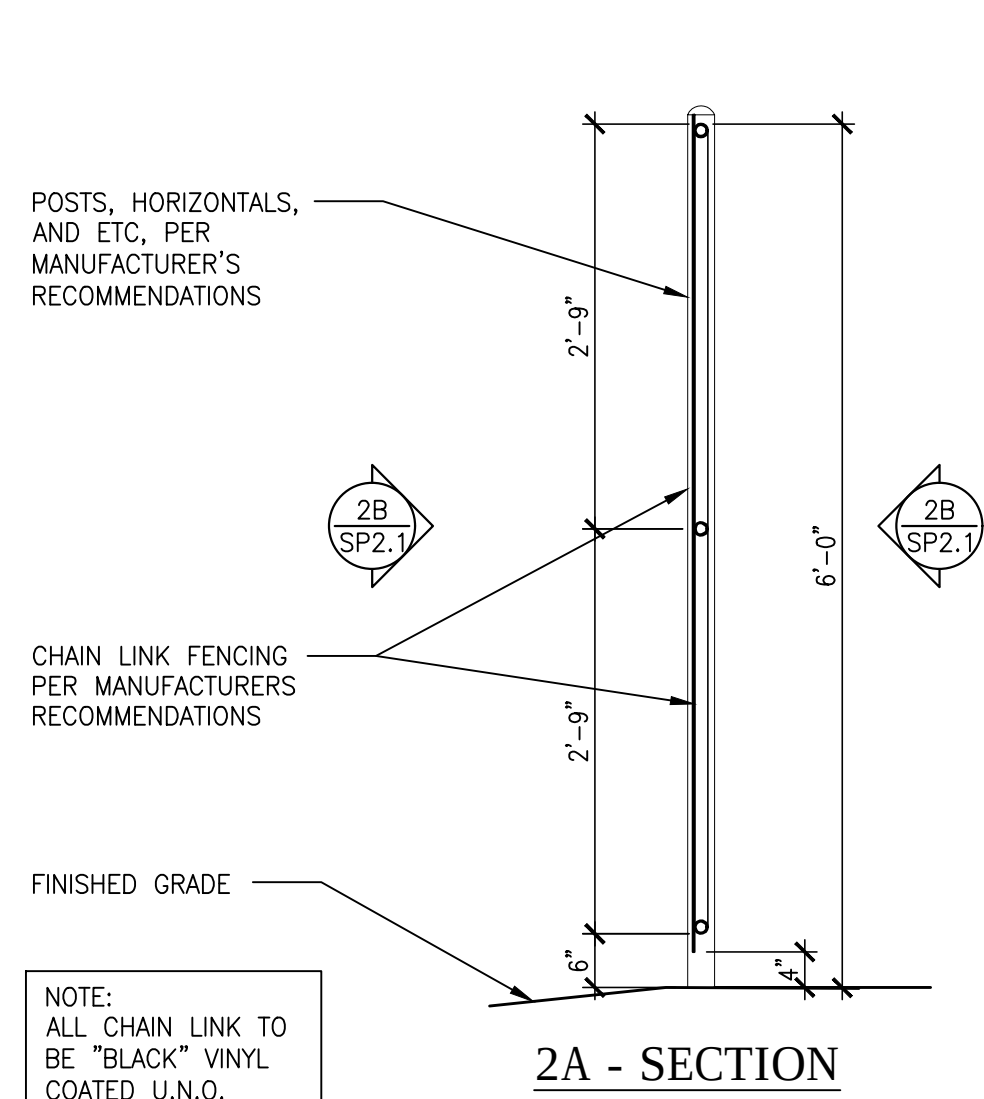
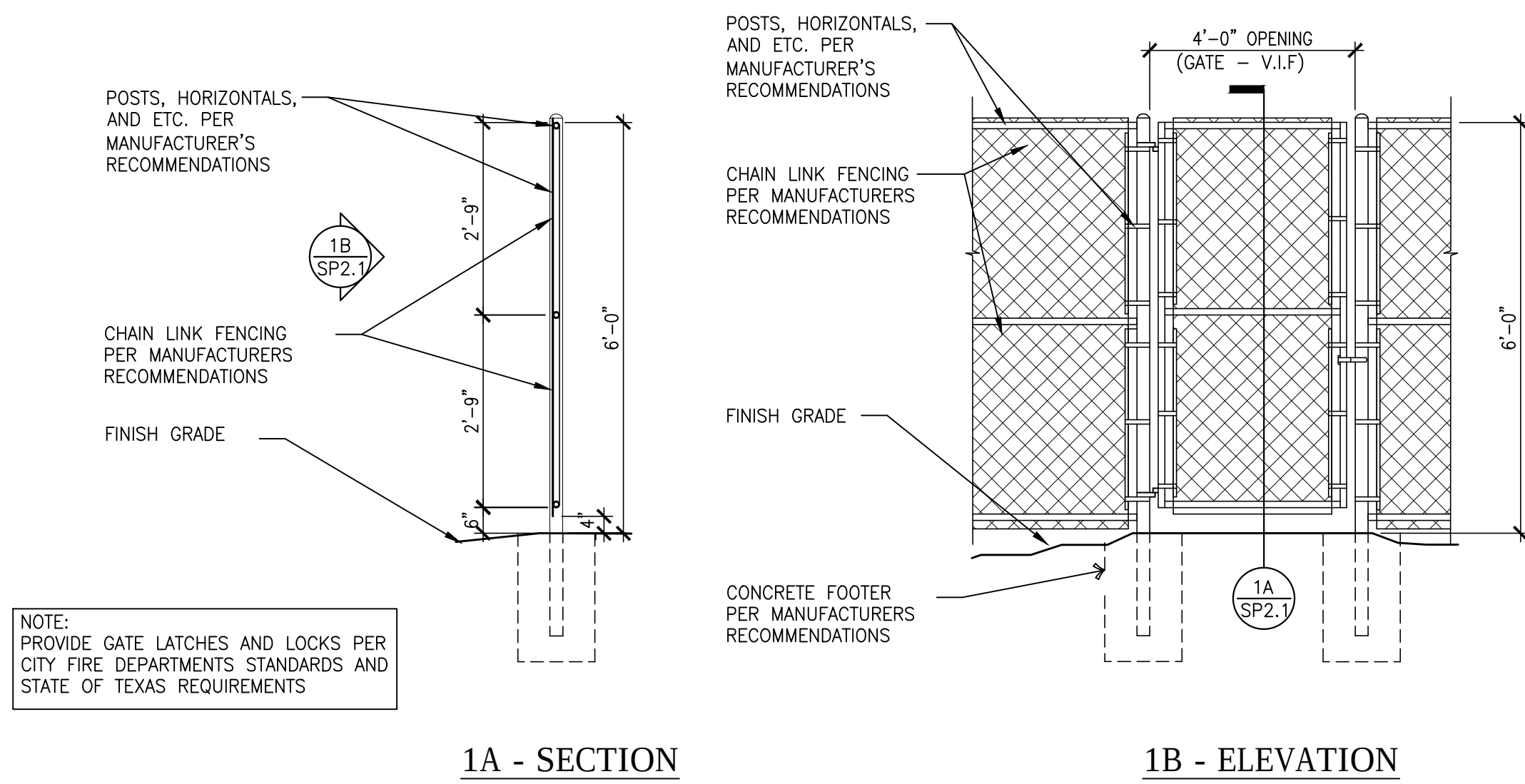
LEGACY TRADITIONAL SCHOOL

K THRU 8 CHARTER SCHOOL

MARLEY PARK - SURPRISE, ARIZONA

DRAWN	RRR
DATE	08-18-2014
CHECKED	ADR
JOB NO.	14061
SHEET	SD2.0

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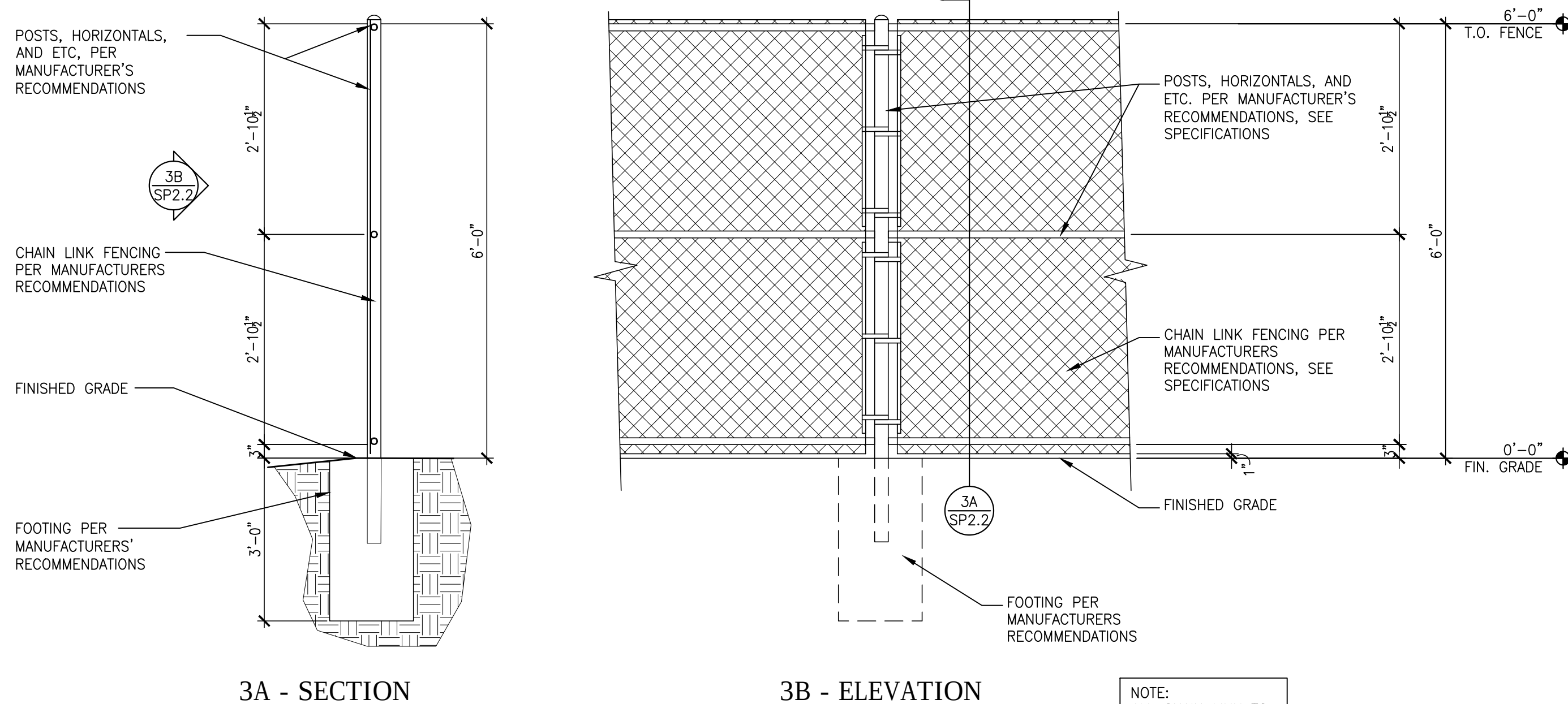


1 CHAIN LINK MAN GATE

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

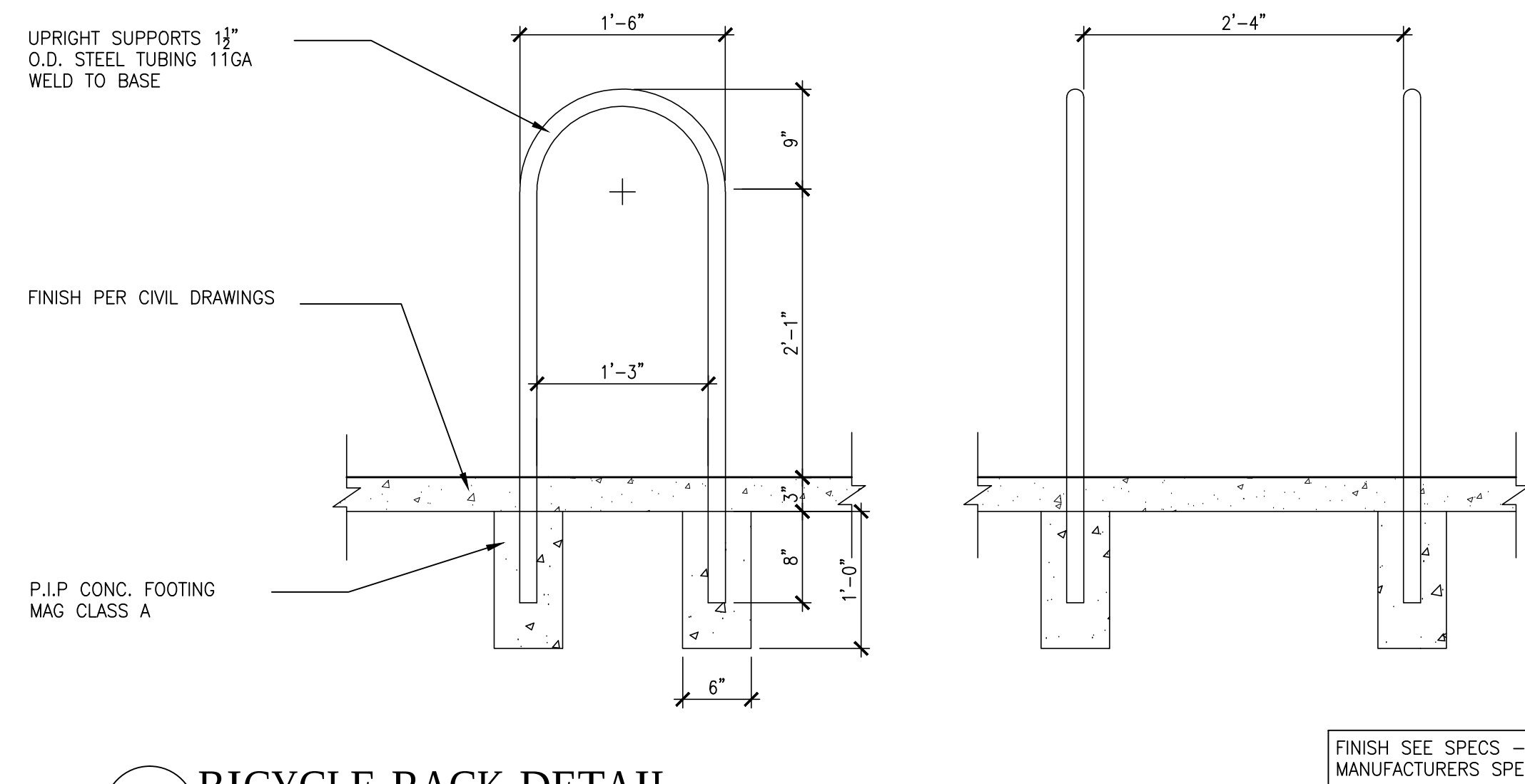
2 CHAIN LINK FENCE DOUBLE LEAF MAN AND/OR VEHICLE GATE

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



3 CHAIN LINK SITE FENCING

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

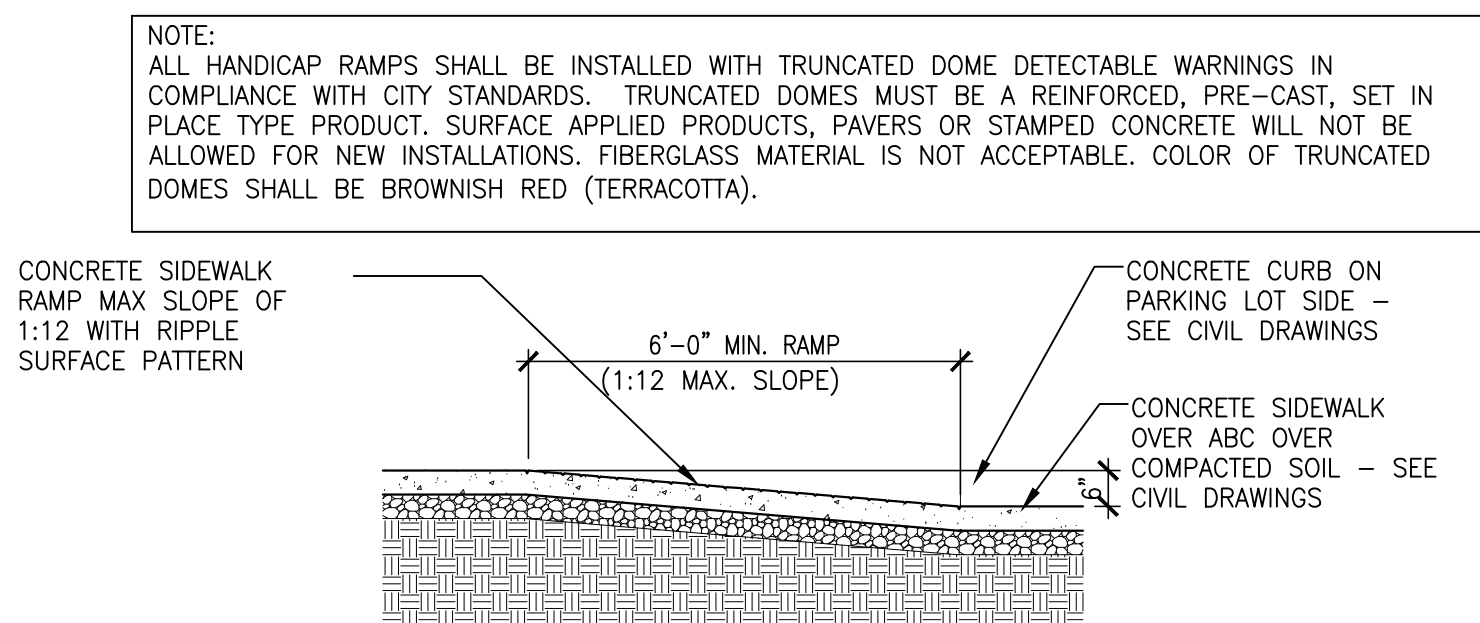


5 BICYCLE RACK DETAIL

SCALE: 1" = 1'-0"

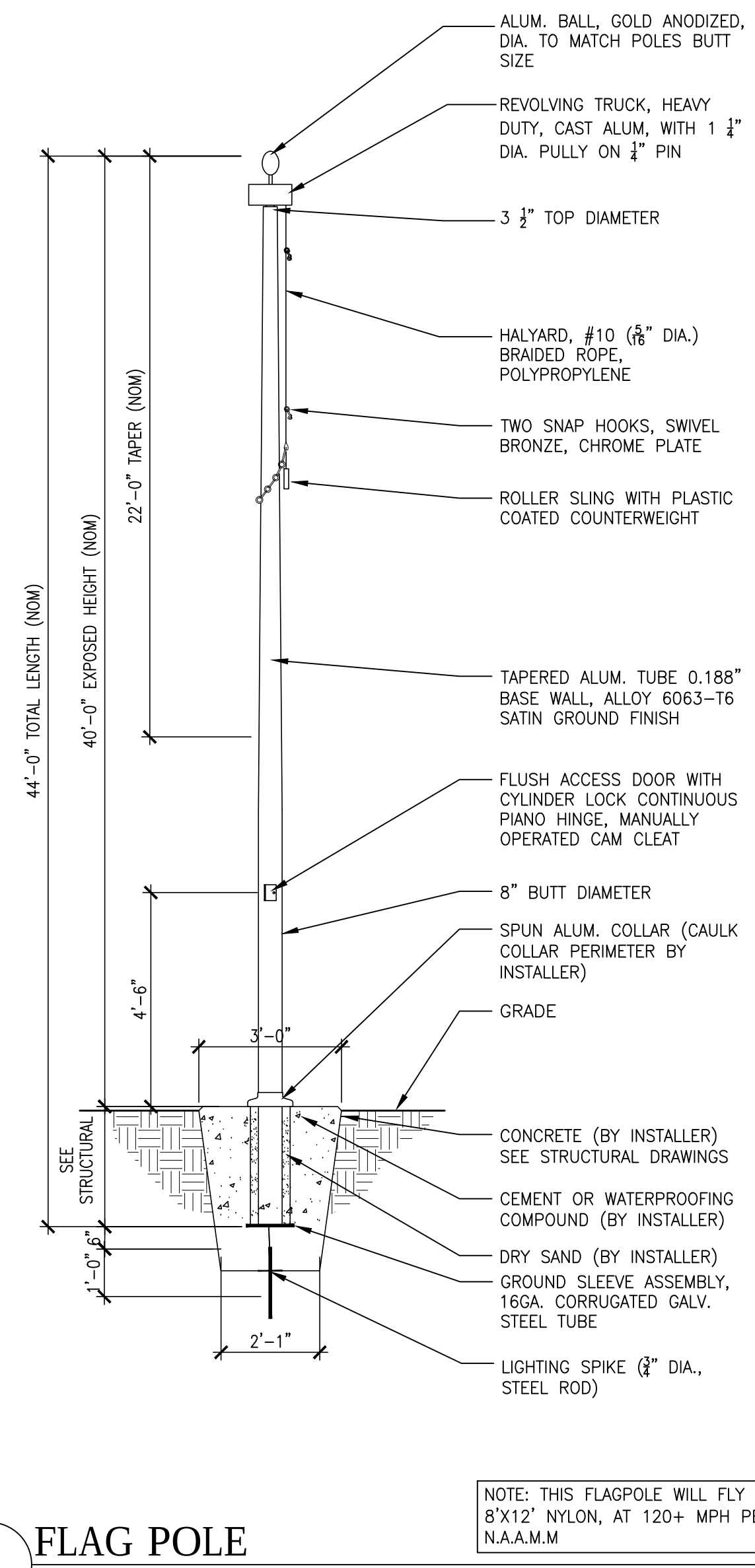
4 H.C. ACCESSIBLE PARKING SIGNAGE

SCALE: 1" = 1'-0"



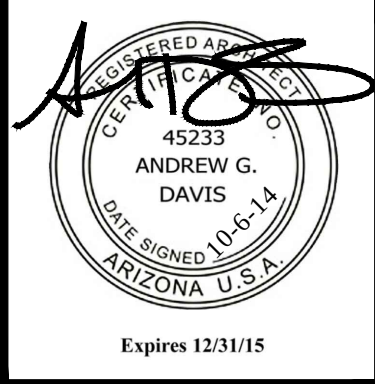
6 H.C. ACCESSIBLE RAMP SECTION

SCALE: 1" = 1'-0"



7 FLAG POLE

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



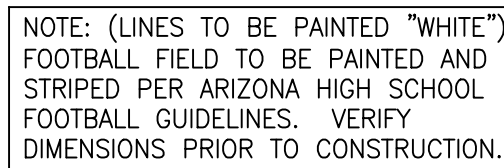
NO.	REVISIONS	DATE
1	OWNER REVIEW & DEVELOPMENT	10/06/14
2	REVIEW COMMENTS	
3		
4		
5		

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PROPOSED DEVELOPMENT FOR:
LEGACY TRADITIONAL SCHOOL
K THRU 8 CHARTER SCHOOL
MARLEY PARK - SURPRISE, ARIZONA

DRAWN	RRR
DATE	09-30-2014
CHECKED	ADR
JOB NO.	14061
SHEET	SD2.1



SCALE: 1'-0" = 20'-0"



SCALE: 1'-0" = 20'-0"

Expires 12/31/15

NO.	REVISIONS	DATE
1	OWNER REVIEW & DEVELOPMENT	10/06/14
	REVIEW COMMENTS	

1010 S. ALLANTE PL.
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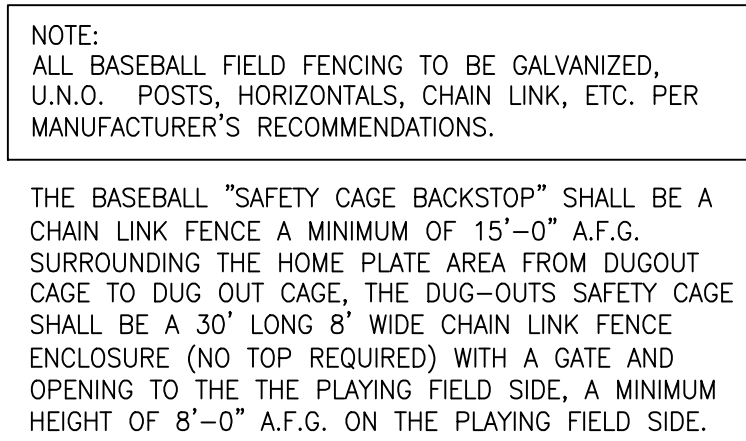


POSED DEVELOPMENT FOR:
LEGACY TRADITIONAL SCHOOL

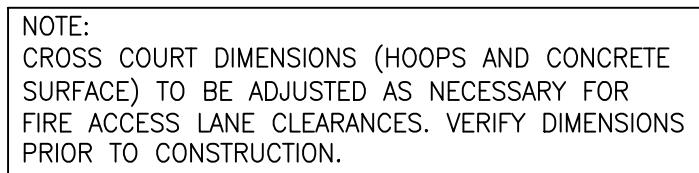
K THRU 8 CHARTER SCHOOL

DEVELOPMENT REVIEW APPLICATION - CASE NO. FS14-310

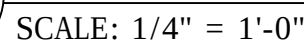
DRAWN	RRR
DATE	09-30-2014
CHECKED	ADR
JOB NO.	14061
SHEET	
SD2.2	



SCALE: 1'-0" = 20'-0"



SCALE: 3/32" = 1'-0'



DRAWN	RRR
DATE	09-30-2014
CHECKED	ADR
JOB NO.	14061
SHEET	SD2.3

GENERAL NOTES

1. ALL LANDSCAPE AND IRRIGATION SHALL BE INSTALLED PER THE APPROVED PLANS. ALL LANDSCAPING APPROVED AS PART OF THE SITE PLAN PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. CONTACT THE OWNERS REPRESENTATIVE IF ANY DISCREPANCIES ARE DISCOVERED.
2. PERMITS ARE REQUIRED FOR ELECTRICAL CONNECTIONS, INCLUDING ELECTRIC METER AND VAULT INSTALLATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL LANDSCAPE PROJECTS SHALL BE INSPECTED BY THE OWNERS REPRESENTATIVE FOR THE FOLLOWING:
- A. CONTRACTOR SHALL STAKE TREE AND SHRUB LOCATIONS FOR 5-GALLON PLANTS AND LARGER, AND HAVE LOCATIONS APPROVED BY THE OWNER PRIOR TO INSTALLATION. STAKES SHALL BE MARKED WITH PLANT NAME OR PLANT LEGEND ITEM NUMBER FROM PLANS.
- B. IRRIGATION INSTALLATIONS: INSPECTIONS SHALL BE MADE AT THE POINT THE IRRIGATION SYSTEM IS INSTALLED. INSPECTIONS AT A MINIMUM WILL INCLUDE BUT IS NOT LIMITED TO TAP, METER, PIPE DEPTH, TRENCH BEDDING MATERIAL, PRESSURE TEST, AUTOMATIC VALVE INSTALLATION, CONTROLLER, EMITTER/SPRAY INSTALLATIONS AND COVERAGE TEST WILL BE MADE.
- C. SUBSTANTIAL COMPLETION: AN INSPECTION AT COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION WILL BE MADE. ANY DEFICIENCIES IN THE INSTALLATION WILL BE NOTED AND CORRECTED BY THE CONTRACTOR DURING THE MAINTENANCE PERIOD.
- D. FINAL ACCEPTANCE: A FINAL INSPECTION IS REQUIRED PRIOR TO OWNER ACCEPTANCE OF THE LANDSCAPE AND IRRIGATION IMPROVEMENTS.
- E. LANDSCAPE AND IRRIGATION WHICH IS INSTALLED ON PRIVATE PROPERTY IN CONJUNCTION WITH A CITY APPROVED SITE PLAN WILL BE INSPECTED FOR CONFORMANCE TO THE APPROVED SITE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. THE LANDSCAPE AND IRRIGATION FOR THIS PROJECT WILL BE MAINTAINED BY THE OWNER PER THE APPROVED PLANS.
5. OWNER TO MAINTAIN AT FINAL ACCEPTANCE UNLESS STATE OTHERWISE. CONTRACTOR TO MAINTAIN PRIOR TO FINAL ACCEPTANCE.
- A. TURF GRASS SHALL REQUIRE MINIMUM OF TWO MOWINGS ON ESTABLISHED TURF GRASS PRIOR TO FINAL ACCEPTANCE.
6. ALL PLANTINGS AT MATURITY SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE AROUND ALL FIRE HYDRANTS AND FIRE SUPPRESSION DEVICES.
7. PLANTINGS SHALL NOT INTERFERE WITH ANY TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 30" WITHIN ANY VISIBILITY TRIANGLES.
8. INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASINS.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UNDERGROUND FACILITIES DURING THE LANDSCAPE AND IRRIGATION INSTALLATION.
10. ALL TREES SHALL MAINTAIN A MINIMUM OF 6'-0" CLEARANCE FROM ANY CITY WATER OR SEWER LINE. ALL PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO ANY SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS BY MAINTENANCE VEHICLES.

11. ALL PLANTING AREAS (EXCEPT TURF AREAS) SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE BY A LICENSED APPLICATOR PRIOR TO AND AFTER THE PLACEMENT OF THE DECOMPOSED GRANITE, RIVER ROCK, ETC. APPLICATION DOCUMENTATION WILL BE REQUIRED PRIOR TO ACCEPTANCE OF THE LANDSCAPING BY THE OWNER.
12. AS-BUILT DRAWINGS OF THE LANDSCAPE AND IRRIGATION SYSTEM ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER AND FOR PROJECTS WITHIN THE CITY RIGHT-OF-WAY OR CITY OWNED PROPERTY.
13. THE JOB SITE, AT THE COMPLETION OF THE CONSTRUCTION, SHALL BE CLEANED OF ANY DEBRIS OR SPOILS RESULTING FROM THE CONSTRUCTION. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT, AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS.
14. ALL FRAMES, COVERS, VALVE BOXES, ETC., SHALL BE ADJUSTED TO FINISHED GRADE AND ALIGN THE SAME DIRECTION AFTER PLACING OF PAVEMENT OR PLANTING BEDS BY THE CONTRACTOR PER M.A.G. DETAIL 270 AND 422.
15. ALL LANDSCAPE AND IRRIGATION MATERIALS AND INSTALLATION SHALL COMPLY WITH SECTIONS 424, 425, 430, 440, 757, 795 OF THE M.A.G. SPECIFICATIONS.
16. ALL PLANT MATERIAL, OTHER THAN TREES, SHALL CONFORM TO GRADING, TYPE, ETC., AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL TREES SHALL CONFORM TO THE CURRENT "ARIZONA NURSERY ASSOCIATION OF TREE SPECIFICATIONS" AND M.A.G. SPEC. 795.7. SHOULD ANY CONFLICTS IN SPECIFICATIONS OCCUR, THE ARIZONA NURSERY ASSOCIATION'S SPECIFICATIONS SHALL PREVAIL.
17. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO INSPECT SHRUBS AND CONTAINERED TREES FOR CONDITION OF ROOT BALLS. FOR ANY SUCH INSPECTION WHICH MAY DESTROY ROOT BALL, CONTRACTOR SHALL SUPPLY ADDITIONAL PLANTS AT NO COST TO THE OWNER.
18. THE CONTRACTOR SHALL HAVE THE PLANT PITS INSPECTED AND APPROVED BY THE OWNER PRIOR TO PLANTING. TREE PLANTING PITS TO BE FLOOD TESTED FOR DRAINAGE PRIOR TO PLANTING. CONTRACTOR SHALL REQUEST INSPECTION 48 HOURS IN ADVANCE.
19. TOPSOIL FOR TURF AREAS SHALL COMPLY WITH MAG SECTIONS 425, AND 795. ALL TURF AREAS SHALL BE PREPARED PER MAG SECTION 430 INCLUDING THE SPECIFIED CHEMICAL FERTILIZER TREATMENT, AND SECTION 795 OF MAG. A 2" LAYER OF APPROVED TOPSOIL SHALL BE PLACED OVER AND INCORPORATED INTO THE AREAS DESIGNATED FOR TURF. CONTRACTOR SHALL COMPLY WITH SPECIFICATIONS SECTION 2900.
- A. ALL TURF AREAS ARE TO BE INSTALLED PER PLANS. REFER TO MAG SECTIONS 430 & 795 FOR APPLICATION AND FERTILIZATION SPECIFICS. PRIOR TO STOLON APPLICATION, THE JOB SITE AND TOPSOIL PREPARATION IS TO BE INSPECTED AND APPROVED BY THE OWNERS REPRESENTATIVE. THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL PRIOR TO SEED/SOD/STOLON APPLICATION.
20. PLANT PIT SOIL MIXTURE SHALL CONSIST OF EQUAL PARTS NATIVE TOPSOIL, NITROLIZED HUMUS AND SAND BY VOLUME, THOROUGHLY MIXED PRIOR TO BACK FILLING IN PITS. BACK FILLING SHALL BE IN 6-INCH LIFTS. EACH LIFT SHALL BE TAMPED, WITHOUT PUDDLING.
21. NO ROCKS LARGER THAN 1 INCH IN DIAMETER SHALL BE ALLOWED IN THE TOP 6 INCHES OF TOPSOIL WHERE TURF ESTABLISHMENT IS SPECIFIED ON THE PLANS. ROCK REMOVAL AS NECESSARY FOR THIS PROJECT IS INCIDENTAL TO THE COST. COST IS TO BE INCLUDED IN THE PREPARATION OF TURF BED FOR SEEDING PER MAG 430.

22. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSPECT THE JOB SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS THAT COULD AFFECT THE INSTALLATION OF ANY WORK SET FORTH IN THESE PLANS.
23. THE CONTRACTOR IS ADVISED THAT DAMAGE TO ANY PORTION OF THIS PROJECT'S EXISTING PAVEMENT, CURBING AND SURROUNDING AREA THAT IS NOT NOTED ON THE PLANS TO BE REMOVED, AS A RESULT OF THIS PROJECT, IS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
24. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM THE DEMOLITION AND CONSTRUCTION.
25. A PROJECT RECORD (AS-BUILT) DRAWINGS FOR IRRIGATION SYSTEM:
- A. MAINTAIN ON-SITE AND SEPARATE FROM DOCUMENTS USED FOR CONSTRUCTION, ONE COMPLETE SET OF CONTRACT DOCUMENTS AS PROJECT DOCUMENTS. KEEP DOCUMENTS CURRENT AND SUBMIT PROGRESS DRAWINGS WITH EACH DAY APPLICATION. DO NOT PERMANENTLY COVER WORK UNTIL AS-BUILT INFORMATION IS RECORDED.
- B. RECORD PIPE AND WIRING NETWORK ALTERATIONS, RECORD WORK WHICH IS INSTALLED DIFFERENTLY THAN SHOWN ON THE CONSTRUCTION DRAWINGS. RECORD ACCURATE REFERENCE DIMENSIONS, MEASURED FROM AT LEAST TWO PERMANENT REFERENCE POINTS, OF EACH IRRIGATION SYSTEM VALVE, EACH BACKFLOW PREVENTION DEVICE, EACH CONTROLLER OR CONTROLLER UNIT, EACH SLEEVE END, EACH STUB-OUT FOR FUTURE PIPE OR WIRING CONNECTIONS, AND OTHER IRRIGATION COMPONENTS ENCLOSED WITHIN A VALVE BOX.
26. QUANTITIES ARE GIVEN ONLY FOR REFERENCES PURPOSES. CONTRACTOR TO VERIFY ALL LANDSCAPE QUANTITIES AND REPORT ANY DISCREPANCIES IMMEDIATELY. IN CASE OF A DISCREPANCY BETWEEN THE NUMBER OF PLANTS OF ANY SPECIES, QUANTITIES OF TURF, CONCRETE HEADERS/SIDEWALKS AND ALL OTHER MATERIALS INDICATED ON THE DRAWINGS AND THE TOTAL NUMBER INDICATED ON THE MATERIALS LIST OR BID TAB, THE DRAWINGS SHALL BE ACCEPTED AS CORRECT.
27. ROUGH GRADE IS +/- 3/10" OF EXISTING GRADES SHOWN. CONTRACTOR TO VERIFY ALL EXISTING GRADES, TOP OF CURB ELEVATIONS, TOP OF RAMP ELEVATIONS, DRAINAGE STRUCTURE PRIOR TO BEGINNING WORK. CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNERS REPRESENTATIVE ANY MAJOR DISCREPANCIES THAT WILL ALTER THE INTENDED DESIGN GRADES FOR THIS PROJECT.
28. CONTRACTOR TO LOCATE AND POTHOLE DEPTH OF ALL EXISTING UTILITIES AND DRAINLINES PRIOR TO BEGINNING WORK. LOCATION OF UTILITIES ARE TO BE STAKED WITH RELATIVE DEPTH MARKED ON THE STAKE. STAKES ARE TO REMAIN IN PLACE UNTIL ALL PLANTING AND IRRIGATION IS COMPLETE.
29. ALL CONTAINER GROWN NURSERY STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. CONTAINER GROWN NURSERY STOCK SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENCIRCLING THE INSIDE OF THE CONTAINER.

IRRIGATION NOTES:

1. PRIOR TO COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL CONTACT BLUE STAKE TO VERIFY LOCATIONS AND DEPTHS OF ANY UTILITIES THAT MAY BE AFFECTED BY HIS/HER WORK, AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF THIS WORK.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR FAULTY MATERIAL OR FAULTY WORKMANSHIP FOR THE PERIOD OF 1-YEAR FROM SUBSTANTIAL COMPLETION OF LANDSCAPE WORK.
3. THE IRRIGATION SYSTEM IS DESIGNED FOR A MINIMUM OF 60 PSI. CONTRACTOR SHALL PROVIDE A STATIC PRESSURE READING BEFORE STARTING ANY WORK. IF WATER PRESSURE IS LESS THAN 60 PSI NOTIFY THE CONTRACTING OFFICER OR HIS DESIGNEE BEFORE STARTING WORK.
4. THE CONTRACTOR WILL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE IRRIGATION SYSTEM COVERED BY THESE PLANS.
5. ALL PERMITS, REQUIRED TO COMPLETE THE IRRIGATION WORK SHOWN ON THE PLANS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO START OF WORK.
6. IRRIGATION PLANS ARE SCHEMATIC. ALL VALVES AND PIPING ARE SHOWN DIAGRAMATICALLY FOR CLARITY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF SYSTEM COMPONENTS. ALL IRRIGATION COMPONENTS TO BE LOCATED IN PLANTING AREAS. SOME IRRIGATION IS SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY PURPOSES ONLY. COORDINATE IRRIGATION WORK WITH PLANTING PLANS TO AVOID CONFLICTING LOCATIONS BETWEEN PIPING AND PLANT PITS. CONTRACTOR WILL BE RESPONSIBLE FOR 100% IRRIGATION COVERAGE TO PLANT MATERIAL SHOWN ON THE PLANS, INCLUDING EXISTING TREES AND PLANTS TO REMAIN.
7. THE CONTRACTOR SHALL CONNECT TO THE NEW WATER METERS AND INSTALL TYPE 'K' COPPER THROUGH THE BACKFLOW PREVENTER AS DETAILED.
8. ALL PIPES SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATION AND ASTM STANDARD D-2774 AT THE DEPTHS SHOWN IN THE IRRIGATION DETAILS.
9. ALL THREADED JOINTS SHALL BE COATED WITH TEFLON TAPE UNLESS OTHERWISE SPECIFIED BY THE MANUFACTURER. USE LIQUID TEFLON ON METAL PIPE THREADS ONLY.
10. CONTRACTOR SHALL FLUSH ALL LINES PRIOR TO INSTALLATION OF EMITTERS, END CAPS OR ANY OTHER DEVICE THAT IMPACTS THE OUTWARD FLOW OF SYSTEM WATER.
11. ALL ELECTRICAL CONNECTIONS SHALL BE MADE WITHIN REMOTE CONTROL VALVE BOXES, CONTROLLER ENCLOSURES AND VALVE BOXES DESIGNATED SPECIFICALLY FOR ELECTRICAL CONNECTIONS. NO SPLICES OUTSIDE OF BOXES OR ENCLOSURES WILL BE ACCEPTED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE AUTOMATIC CONTROLLER. ALL ELECTRICAL WORK SHALL BE INSTALLED PER LOCAL CODE.
13. INSTALL ALL VALVE WIRING IN MAINLINE TRENCH.
14. INSTALL ALL REMOTE CONTROL VALVES AT HEIGHTS INDICATED ON DETAILS, AS HIGH AS POSSIBLE BUT ALLOWING CLEARANCE BETWEEN VALVE BOX LID AND FLOW CONTROL HANDLE ON REMOTE CONTROL VALVE.
15. INSTALL ALL MAINLINE ISOLATION BALL VALVES IN A PLASTIC VALVE BOX PER DETAILS.
16. AT THE COMPLETION OF THE PROJECT, SUPPLY THE FOLLOWING MATERIAL TO THE CONTRACTING OFFICER OR HIS DESIGNEE: TWO (2) WRENCHES FOR DISASSEMBLY AND ADJUSTING OF EACH TYPE OF VALVE SUPPLIED. TWO (2) KEYS FOR EACH TYPE OF CONTROLLER. TWO (2) ISOLATION VALVE OPERATING HANDLES. THREE (3) VALVE BOX KEYS OR WRENCHES.
17. ALL PVC SOLVENT WELD FITTINGS SHALL BE 'DURA' OR APPROVED EQUAL.
18. PROVIDE TWO (2) SPARE WIRES ALONG THE ENTIRE LENGTH OF MAINLINE AND LOOPED INTO EACH ELECTRIC REMOTE CONTROL VALVE BOX.
19. TREES AND SHRUBS SHALL BE IRRIGATED ON SEPARATE REMOTE CONTROL VALVES.
20. AS-BUILT DRAWINGS, CONTROLLER CHARTS, MAINTENANCE MANUALS AND SPECIALTY TOOLS SHALL BE TURNED OVER TO THE CONTRACTING OFFICER OR HIS DESIGNEE AT THE COMPLETION OF CONSTRUCTION.
21. A ONE-YEAR WARRANTY ON MATERIALS AND INSTALLATION SHALL COMMENCE AT THE SUBSTANTIAL COMPLETION.
22. ALL IRRIGATION PIPING REGARDLESS OF SIZE AND CLASS IS TO BE INCASED IN A PIPE SLEEVE WHEN LOCATED UNDER IMPERVIOUS SURFACE MATERIAL, INCLUDING ANGULAR ROCK AREAS

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE ARIZONA NURSERYMAN'S ASSOCIATION STANDARDS (UNLESS OTHERWISE NOTED ON PLANS). THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL NOT MATCHING THE STANDARD FOR SIZE, HEALTH, AND FORM.
2. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN ON THE LANDSCAPE AND CIVIL PLANS. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR THE RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
3. PRIOR TO COMMENCEMENT OF ANY WORK, DETERMINE LOCATION OF ALL UNDERGROUND INSTALLATIONS AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL DAMAGES TO UNDERGROUND INSTALLATIONS CAUSED DURING THE LANDSCAPE AND IRRIGATION CONSTRUCTION OR MARKED OR LOCATED UTILITIES.
4. EXCAVATE PITS AS SHOWN ON DRAWINGS. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION. TEST DRAINAGE OF TREE, SHRUB, AND OTHER PLANT PITS BY FILLING TEST PITS, IDENTIFIED BY THE OWNER'S REPRESENTATIVE (ONE PER AREA OR VISUAL CHANGE IN SOIL CONDITIONS), WITH WATER TWICE IN SUCCESSION. CONDITIONS PERMITTING THE RETENTION OF WATER IN PLANTING PITS FOR MORE THEN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. CONTRACTOR TO SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNERS REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
5. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF TREES, SHRUBS, AND OTHER PLANTS, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
6. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.

RECLAIMED WATER NOTES:

1. THE IRRIGATION SYSTEM IS DESIGNED FOR THE USE OF RECLAIMED WATER. ALL COMPONENTS AND PRACTICES MUST MEET THE REQUIREMENTS AND STANDARDS STIPULATED BY MARICOPA COUNTY AND THESE PLANS.
2. THE CONTRACTOR SHALL PREPARE A WORKER EDUCATION AND SAFETY GUIDELINE REGARDING THE RISKS ASSOCIATED WITH AND WORKING WITH RECLAIMED WATER. THE WORKERS SHALL BE TRAINED IN THE PROPER PROCEDURES WHEN WORKING WITH RECLAIMED WATER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ALL RECLAIMED WATER OUT OF CONTACT WITH THE GENERAL PUBLIC. AT NO TIME WILL THE RECLAIMED WATER BE ALLOWED TO ESCAPE ONTO THE ROADWAY OR INTO ANY DRAINAGE SYSTEM.
4. ALL RECLAIMED WATER SYSTEM FACILITIES SHALL BE IDENTIFIED BY THE COLOR CODE AND MARKING SYSTEM SPECIFIED IN MAG SECTION 616 TO DIFFERENTIATE IT FROM THE POTABLE WATER SYSTEM. ALL VALVE BOXES, VALVE BOX LIDS, REMOTE CONTROL VALVES, AND PVC PIPING SHALL HAVE THE COLOR PURPLE FOR IDENTIFICATION OF A NON-POTABLE SYSTEM. ANY PVC PIPE SHALL MEET THE PROVISIONS FOR IDENTIFICATION AS SET FORTH BY THE ARIZONA STATE DEPARTMENT OF ENVIRONMENTAL QUALITY FOR THE USE OF RECLAIMED WATER.
5. THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, FROM ALL APPROPRIATE JURISDICTIONS, THAT PERTAIN TO THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF RECLAIMED WATER DISTRIBUTION SYSTEMS DURING CONSTRUCTION AND DURING THE ESTABLISHMENT PERIOD.
6. THE IRRIGATION SYSTEM WILL BE OPERATED TO AVOID PONDING OR PUDDLING. TO MINIMIZE PONDING OR RUNOFF, THE RECLAIMED WATER SHALL BE APPLIED AT A RATE THAT DOES NOT EXCEED THE INFILTRATION RATE OF THE SOIL.
7. THERE SHALL BE NO HOSE BIB OR QUICK COUPLING CONNECTIONS ON THE SYSTEM.
8. SIGNS READING "CAUTION: RECLAIMED WATER. DO NOT DRINK" SHALL BE PROMINENTLY DISPLAYED ON THE ROADWAY AND AT ALL ENTRANCES TO THE ROADWAY. IT IS PARTICULARLY IMPORANT TO PLACE THE CAUTION SIGNS AROUND ANY ABOVE-GROUND IRRIGATION EQUIPMENT.
9. THERE SHALL BE NO CONNECTION BETWEEN THE POTABLE WATER SUPPLY AND ANY PIPING CONTAINING RECLAIMED WATER
10. RECLAIMED WATER IRRIGATION SYSTEMS ARE SUBJECT TO RESTRICTION IN CONSTRUCTION THAT THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF. THE CONTRACTOR WILL COMPLY WITH ALL MUNICIPAL, COUNTY, AND STATE CODES REGARDING CONSTRUCTION OF THE RECLAIMED WATER IRRIGATION DISTRIBUTION SYSTEMS, PARTICULARLY WITH RESPECT TO WORKER SAFETY, WORKER HYGIENE, WORKER TRAINING AND REQUIRED SEPARATION DISTANCES BETWEEN ANY RECLAIMED WATER LINE AND ANY POTABLE WATER LINE.

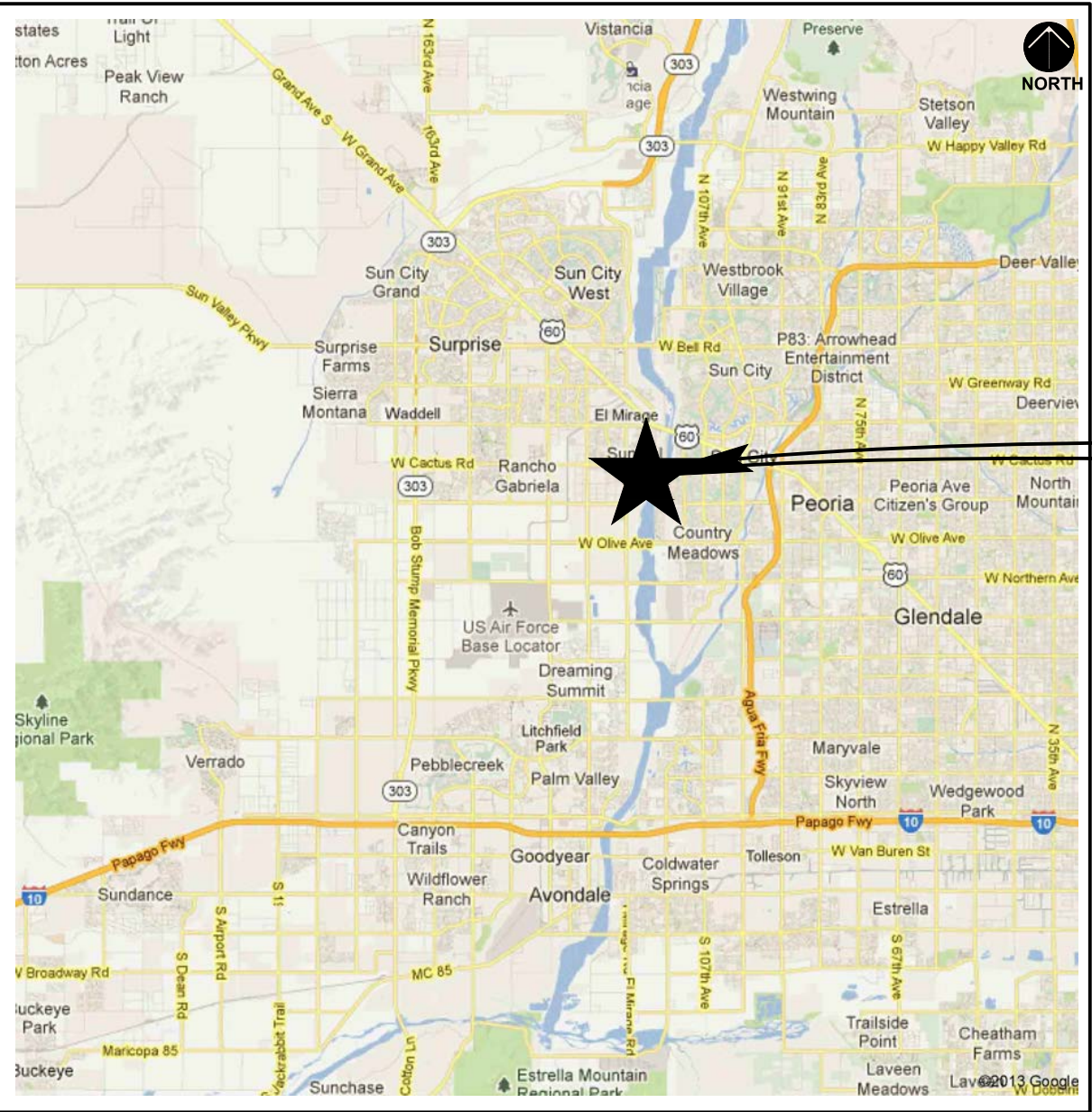
SITE INFORMATION (LANDSCAPE AREAS):

TOTAL SITE AREA:	529,560 SQ.FT
TURF COVERAGE:	166,876 SQ.FT.
PERCENT TURF COVERAGE:	32%

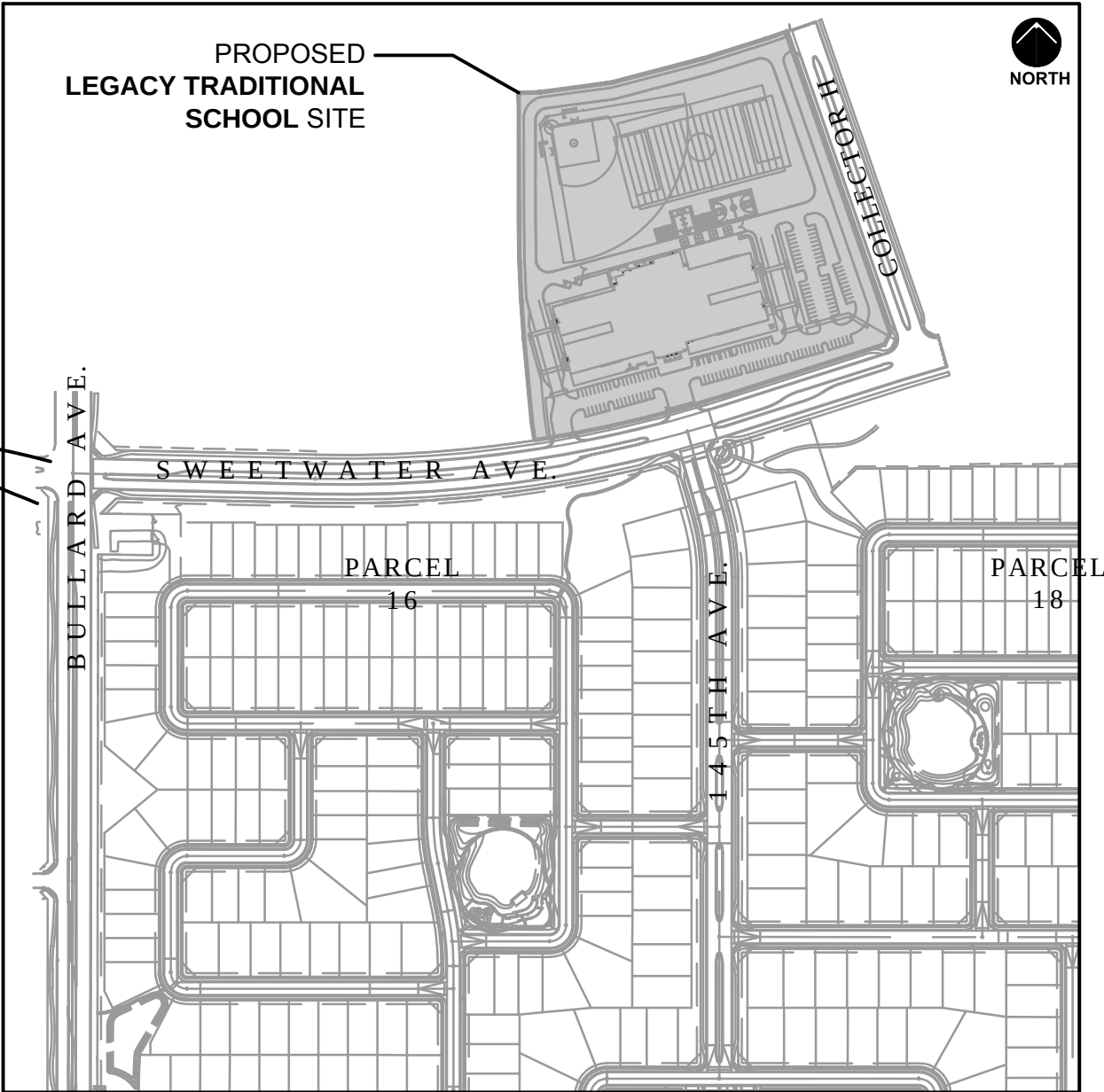
LANDSCAPE PLAN SHEET INDEX

LC0.01	GLANDSCAPE PLAN GENERAL NOTES
LP1.01	LANDSCAPE PLANS
LP1.02	LANDSCAPE PLANS
LP1.03	LANDSCAPE PLANS
LP1.04	LANDSCAPE PLANS
LP5.01	LANDSCAPE DETAILS

7. LAY OUT TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE OR FLAG LOCATIONS, OUTLINE AREAS, AND SECURE OWNER'S REPRESENTATIVE'S ACCEPTANCE PRIOR TO COMMENCEMENT OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
8. BACKFILL MIX SHALL BE PLACED AND FIRMED AROUND THE PLANT TO PREVENT SETTLEMENT. NO PLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. PROVIDE POSITIVE DRAINAGE AWAY FROM CACTI OR SUCCULENTS.
9. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (FULL CAN) AND A MINIMUM OF FIVE STEMS/BRANCHES.
10. TOP OF ROCK MULCH SHALL BE 1/2" BELOW ALL CURBS, WALKS, AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES, AS DETAILED.
11. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% SLOPE AWAY FROM CURBS, WALKS, AND WALLS, UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.
12. ALL CONSTRUCTION ROADS AND COMPACTED AREAS CREATED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO BEGINNING THE LANDSCAPE AND IRRIGATION WORK.
13. ANY PERMITS REQUIRED TO COMPLETE THE WORK SHOWN ON THE PLANS SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO START OF WORK.
14. SUITABLE, NON-ROCK PLANTING PIT SPOILS SHALL BE SPREAD ON-SITE AND INCORPORATED INTO THE FINISH GRADING.
15. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL AND MECHANICAL ENGINEER TO VERIFY THE LOCATIONS OF UTILITIES. CONTRACTOR SHALL VERIFY ALL NECESSARY ABOVE AND BELOW GROUND CLEARANCES WITH UTILITIES BEFORE INSTALLATION OF PLANT MATERIAL. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH LOCATIONS OF PLANTS.



VICINITY MAP
NTS



KEY MAP
NTS

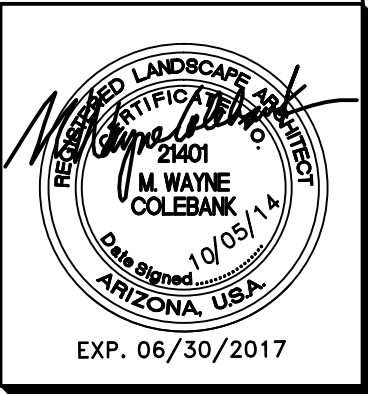
THESE PLANS ARE FOR OFFICIAL USE ONLY AND MAY NOT BE SHARED WITH OTHERS EXCEPT AS REQUIRED TO FULFIL THE OBLIGATIONS OF YOUR CONTRACT WITH THE CITY OF SURPRISE*

IN ACCORDANCE WITH AAC R18-119, ALL MATERIALS INSTALLED AFTER JANUARY 1, 1993, WHICH MAY COME INTO CONTACT WITH DRINKING WATER SHALL CONFORM TO NATIONAL SANITATION FOUNDATION STANDARDS 60 & 61.

NOTE TO CONTRACTOR
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USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED AND FOR OTHER THAN THE CLIENT FOR WHOM IT WAS PREPARED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE TO LOGAN SIMPSON DESIGN INC. AND LOGAN SIMPSON DESIGN INC. SHALL HAVE NO LIABILITY TO ANY USER OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

**LOGAN SIMPSON
DESIGN INC.**
51 West Third Street, Suite 450
Tempe, Arizona 85281
(480) 967-1343 Fax 968-9232



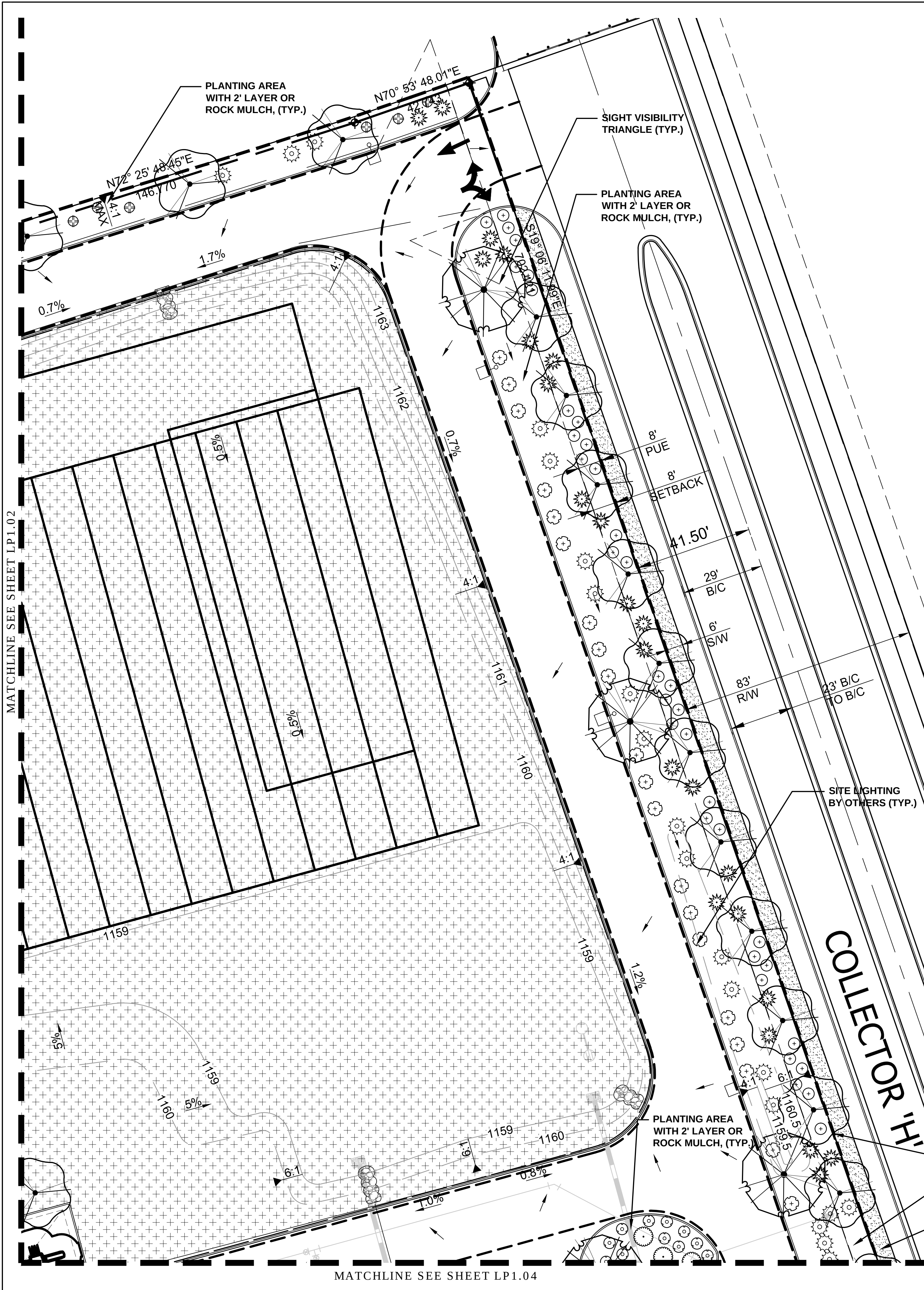
REV	DATE	BY	DESCRIPTION
	10.6.14	CAA	OWNER REVISIONS & DEVELOPMENT REVIEW COMMENTS

LEGACY TRADITIONAL SCHOOL
SURPRISE, ARIZONA
Case Number FS14-310

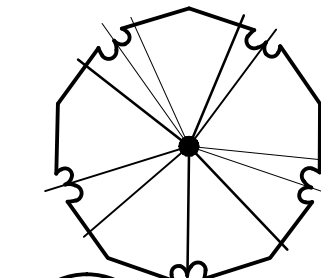
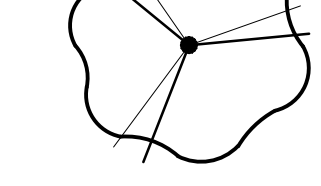
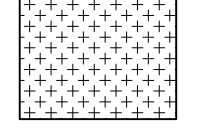
LANDSCAPE PLAN GENERAL NOTES

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

DESIGNED CAJNL
DRAWN CA/RR
CHECKED DW
DATE 10/06/14
SHEET NUMBER LC0.01 1 OF 6



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	27	PISTACIA CHINENSIS	CHINESE PISTACHE	36"BOX	4"CAL	9'H
	4	PRUNUS CERASIFERA 'PURPLE PONY'	DWARF FLOWERING PLUM	15 GAL	0.75"CAL	5'H
	60	ULMUS PARVIFOLIA	CHINESE ELM	24"BOX	1.5" CAL.	6' TO 8' TALL
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	26	DASYLIIRION WHEELERI	GREY DESERT SPOON	5 GAL		
	60	EREMOPHILA MACULATA 'VALENTINE'	SPOTTED EMU BUSH	5 GAL		
	35	HESPERALOE FUNIFERA	NEW MEXICO FALSE YUCCA	5 GAL		
	166	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA	5 GAL		
	256	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GAL		
	111	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM	BAROMETERBUSH	5 GAL		
	51	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' TM	CIMMARON	5 GAL		
	50	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST PINK MUHLY	5 GAL		
	129	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL		
	15	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL		
	116	TECOMA X 'SUNRISE'	YELLOW BELLS	5 GAL		
SUCCULENTS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	18	AGAVE MURPHEYI	MURPHEY'S CENTURY PLANT	5 GAL		
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT		
	184,136 SF	CYNODON DACTYLON X 'TIFWAY 429'	BERMUDA GRASS HYBRID 'TIFWAY 429'	SOD		

LANDSCAPE SCHEDULE NOTES

- QUANTITIES ARE TOTALS FOR ENTIRE SITE, AND ARE FOR INFORMATION ONLY; BIDDERS SHALL BASE THEIR BID ON THEIR OWN QUANTITY TAKE OFFS FROM THE PLANS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE ARIZONA NURSERYMAN'S ASSOCIATION STANDARDS (UNLESS OTHERWISE NOTED ON PLANS). THE OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIAL NOT MATCHING THE STANDARD FOR SIZE, HEALTH, AND FORM.
- DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT ATTAINABLE, SUBMIT PROOF OF NON AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNERS REPRESENTATIVE WITH A PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
- ALL NON-TURF PLANTING AREAS WILL RECEIVE A 2" LAYER OF ROCK MULCH. 1/2" SCREENED, TABLE MESA BROWN.

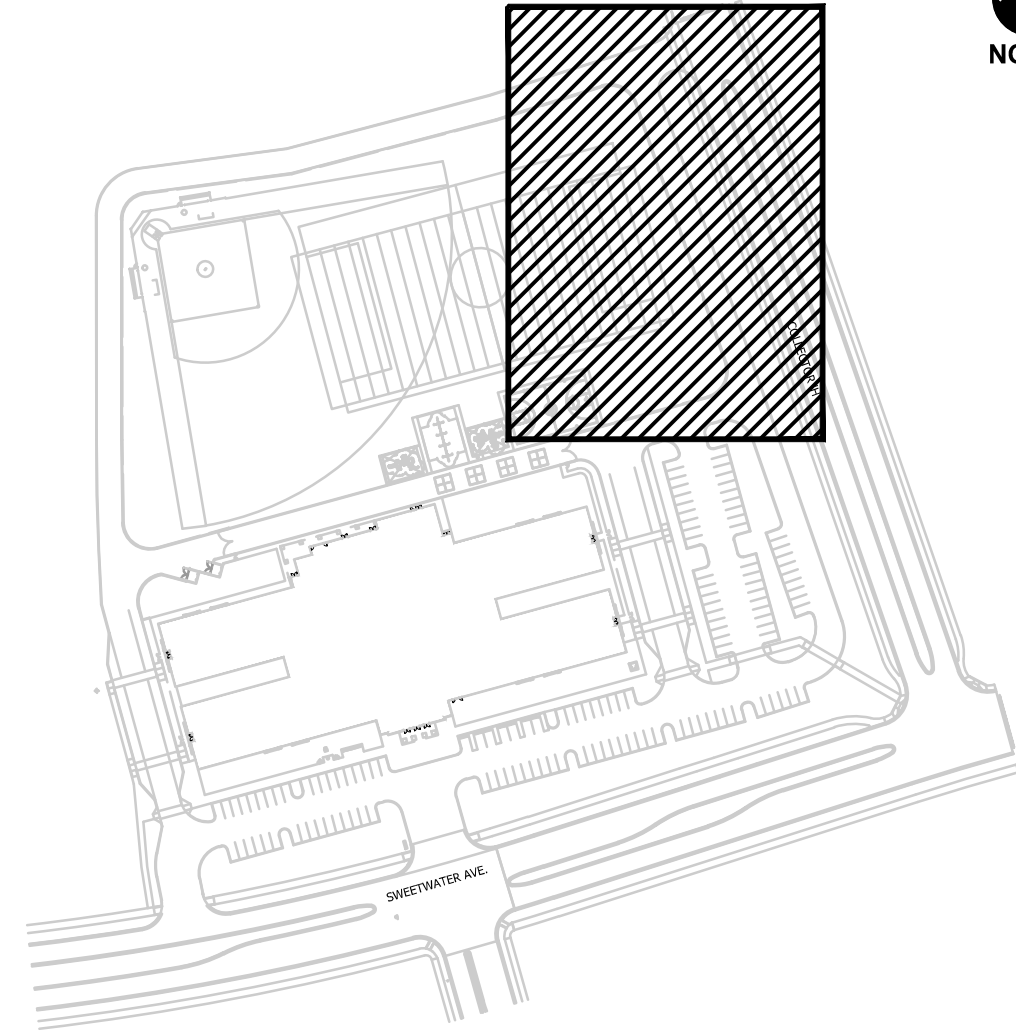
LANDSCAPE PLAN NOTES

- SITE CONTAINS NO ROCK OUTCROPPINGS OR WATER FEATURES WITHIN THE LIMITS OF WORK.
- CURBS AND RAMPS ARE PER THE PLANS OF THE CIVIL ENGINEER.
- ALL WALLS AND SIGNAGE BY OTHERS.

SITE VISIBILITY TRIANGLE

- SHRUBS AND GROUND COVERS TO BE MAINTAINED BELOW 24".
- TREE CANOPY TO BE MAINTAINED ABOVE 7'-0".

KEY MAP
NTS



**LOGAN SIMPSON
DESIGN INC.**
51 West Third Street, Suite 450
Tempe, Arizona 85281
(480) 967-1343 Fax 968-9232

REGISTERED LANDSCAPE ARCHITECT
M. WAYNE COLEBANK
0-1588-10/05/14
ARIZONA, USA
EXP. 06/30/2017

REV	DATE	BY	DESCRIPTION
	10.6.14	CAA	OWNER REVISIONS & DEVELOPMENT REVIEW COMMENTS

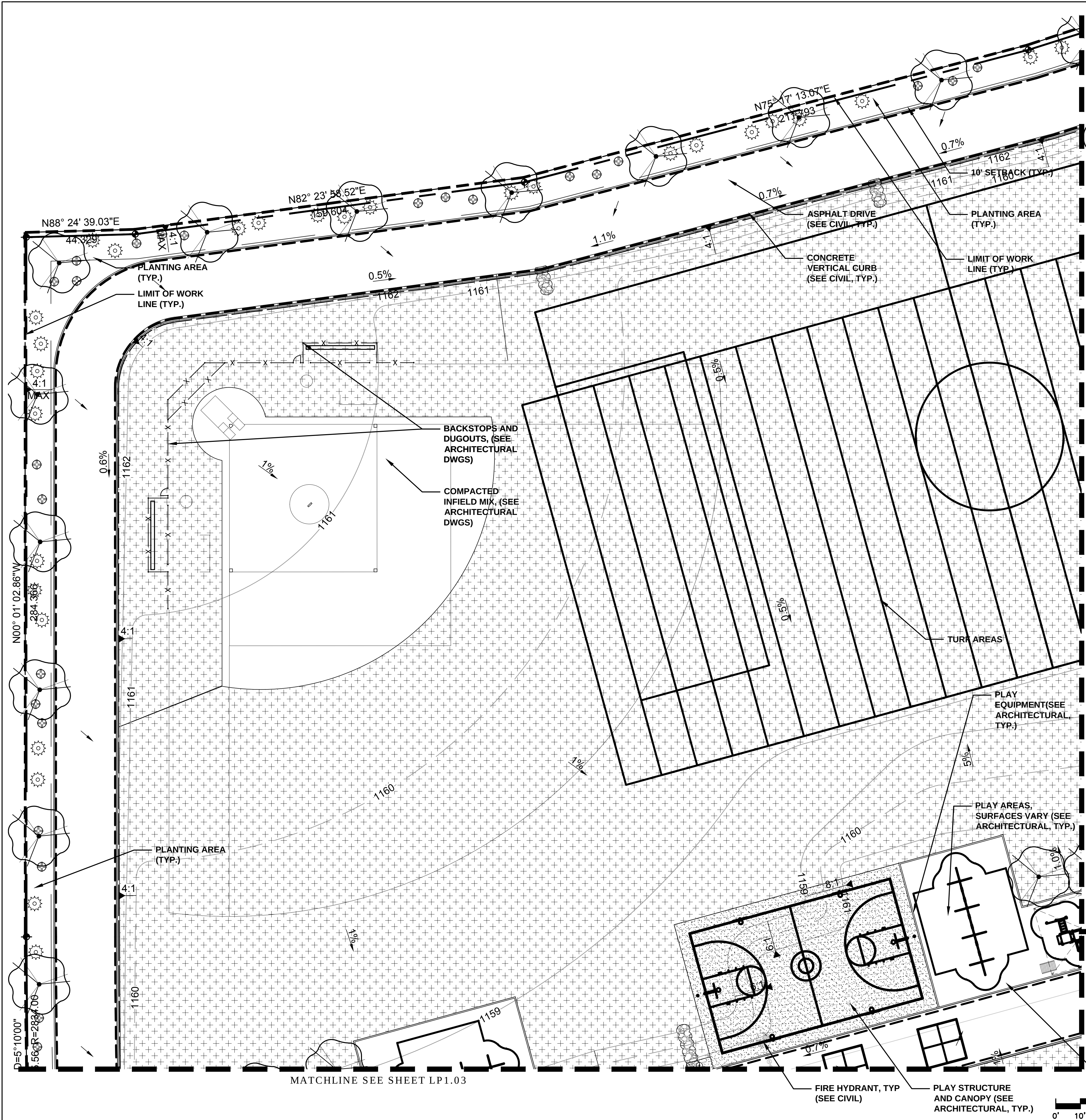
LEGACY TRADITIONAL SCHOOL
SURPRISE, ARIZONA
Case Number FS14-310
LANDSCAPE PLAN

Marley Park
CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
OUTSIDE MARIQUITA COUNTY

DESIGNED CA/JL
DRAWN CA/RR
CHECKED DW
DATE 10/06/14
SHEET NUMBER **LP1.01**
2 OF 6

NOTE TO CONTRACTOR:
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PLANT SCHEDULE		
TREES	BOTANICAL NAME	COMMON NAME
	PISTACIA CHINENSIS	CHINESE PISTACHE
	PRUNUS CERASIFERA 'PURPLE PONY'	DWARF FLOWERING PLUM
	ULMUS PARVIFOLIA	CHINESE ELM
SHRUBS	BOTANICAL NAME	COMMON NAME
	DASYLIRION WHEELERI	GREY DESERT SPOON
	EREMOPHILA MACULATA 'VALENTINE'	SPOTTED EMU BUSH
	HESPERALOE FUNIFERA	NEW MEXICO FALSE YUCCA
	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA
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	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST PINK MUHLY
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
	SIMMONDSIA CHINENSIS	JOJOBA
	TECOMA X 'SUNRISE'	YELLOW BELLS
SUCCULENTS	BOTANICAL NAME	COMMON NAME
	AGAVE MURPHEYI	MURPHEY'S CENTURY PLANT
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	CYNODON DACTYLON X 'TIFWAY 429'	BERMUDA GRASS HYBRID 'TIFWAY 429'

LANDSCAPE SCHEDULE NOTES

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LANDSCAPE PLAN NOTES

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- ALL WALLS AND SIGNAGE BY OTHERS.

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KEY MAP

NTS

SITE FURNISHINGS (SEE ARCHITECTURAL, TYP.)

LOGAN SIMPSON DESIGN INC.
51 West Third Street, Suite 450
Tempe, Arizona 85281
(480) 967-1343 Fax 968-9232

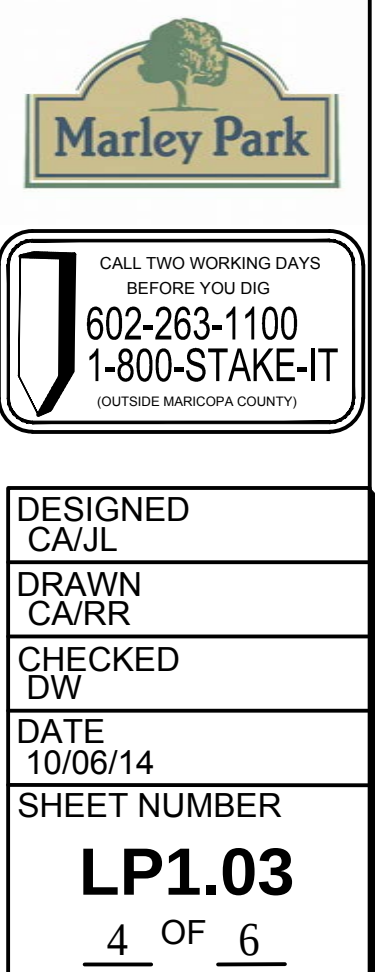
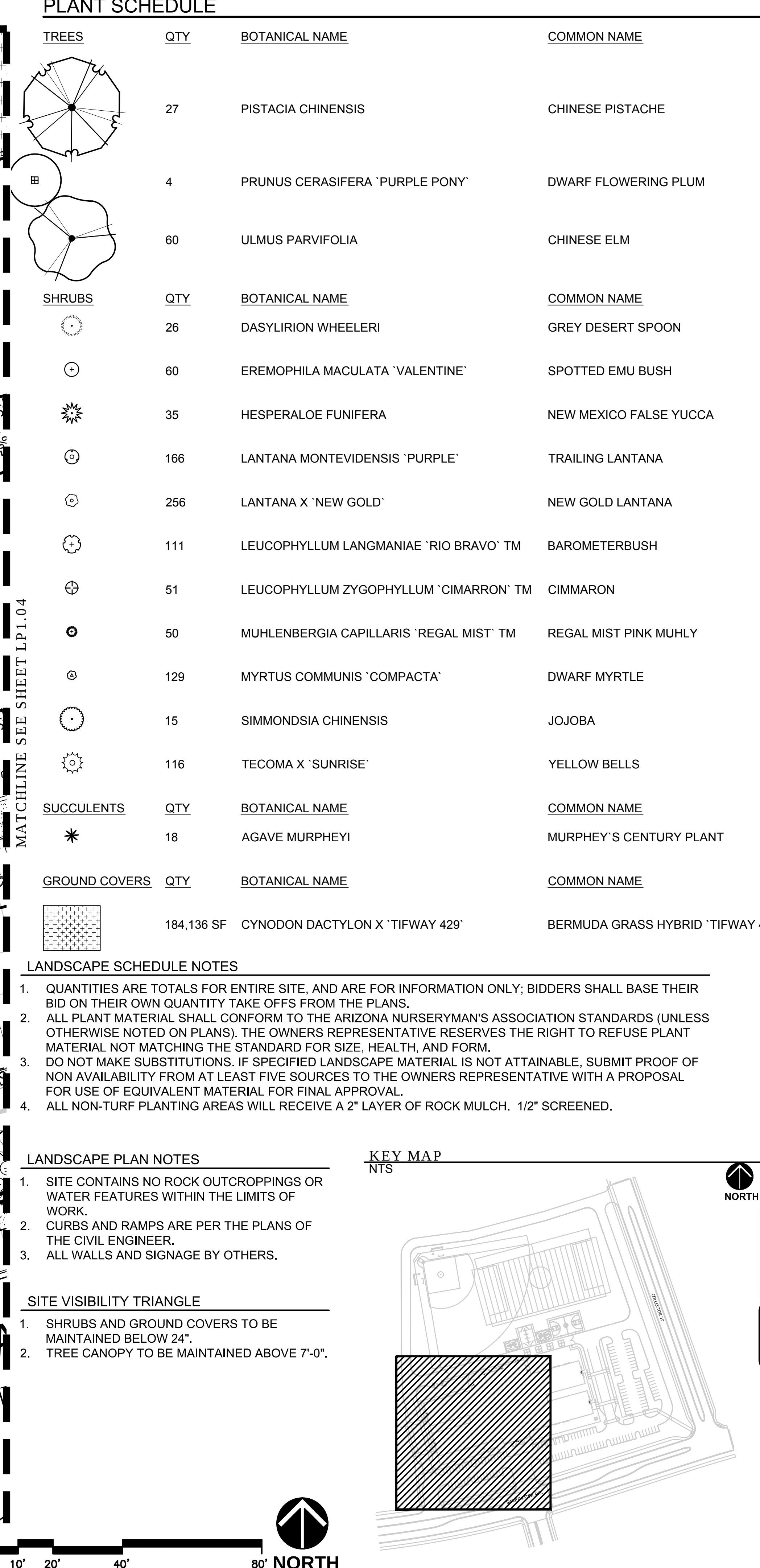
REV	DATE	BY	DESCRIPTION
	10.6.14	CAA	OWNER REVISIONS & DEVELOPMENT REVIEW COMMENTS

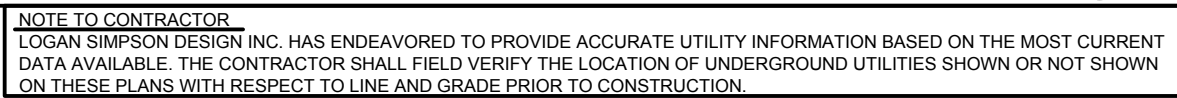
LEGACY TRADITIONAL SCHOOL
SURPRISE, ARIZONA
Case Number FS14-310

LANDSCAPE PLAN

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

DESIGNED CA/JL
DRAWN CA/RR
CHECKED DW
DATE 10/06/14
SHEET NUMBER LP1.02 3 OF 6





LANDSCAPE SCHEDULE NOTES

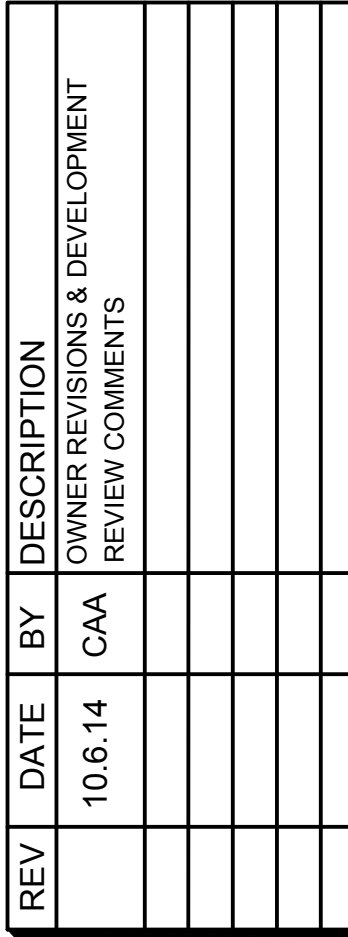
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WATER FEATURES WITHIN THE LIMITS OF
WORK.
CURBS AND RAMPS ARE PER THE PLANS OF
THE CIVIL ENGINEER.
ALL WALLS AND SIGNAGE BY OTHERS.

- . SHRUBS AND GROUND COVERS TO BE MAINTAINED BELOW 24".
- . TREE CANOPY TO BE MAINTAINED ABOVE 7'-0"



DESIGNED CA/JL
DRAWN CA/RR
CHECKED DW
DATE 10/06/14
SHEET NUMBER LP1.04 <u>5</u> OF <u>6</u>

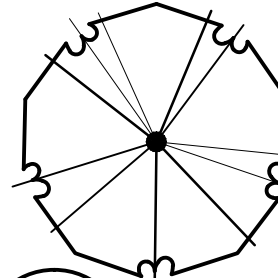
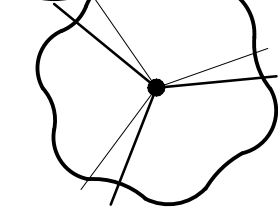
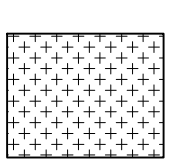


LEGACY TRADITIONAL SCHOOL
SURPRISE, ARIZONA
Case Number FS14-310

LANDSCAPE PLAN



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	PISTACIA CHINENSIS	CHINESE PISTACHE
	PRUNUS CERASIFERA 'PURPLE PONY'	DWARF FLOWERING PLUM
	ULMUS PARVIFOLIA	CHINESE ELM
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	HESPERALOE FUNIFERA	NEW MEXICO FALSE YUCCA
	LANTANA MONTEVIDENSIS 'PURPLE'	TRAILING LANTANA
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA
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	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' TM	CIMMARON
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM	REGAL MIST PINK MUHLY
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE
	SIMMONDSIA CHINENSIS	JOJOBA
	TECOMA X 'SUNRISE'	YELLOW BELLS
SUCCULENTS	BOTANICAL NAME	COMMON NAME
	AGAVE MURPHEYI	MURPHEY'S CENTURY PLANT
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	CYNODON DACTYLON X 'TIFWAY 429'	BERMUDA GRASS HYBRID 'TIFWAY 429'

SIGHT VISIBILITY TRIANGLE (TYP.)

PLANTING AREA (TYP.)

SIDEWALK, BY OTHERS (SEE CIVIL DWGS)

R.O.W. (TYP.)

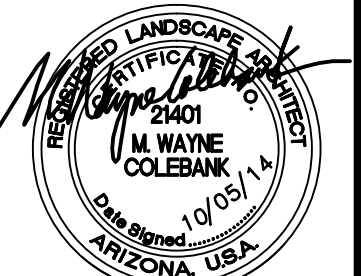


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**LOGAN SIMPSON
DESIGN INC.**
51 West Third Street, Suite 450
Tampa, Arizona 86281
(480) 967-1343 Fax 968-9232



EXP. 06/30/2017

REV	DATE	BY	DESCRIPTION
	10.6.14	CAA	OWNER REVISIONS & DEVELOPMENT REVIEW COMMENTS

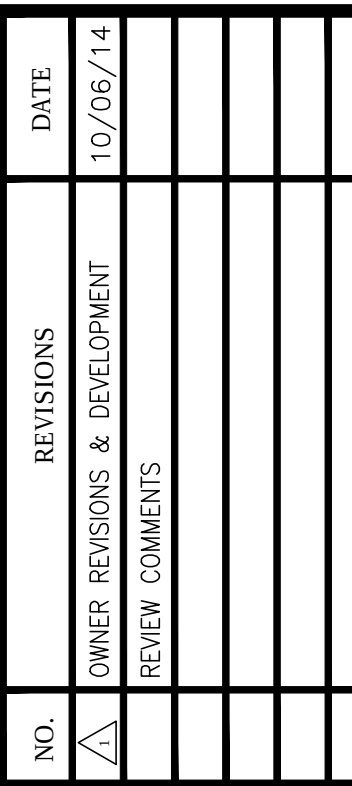
LEGACY TRADITIONAL SCHOOL
SURPRISE, ARIZONA
Case Number FS14-310

COLOR RENDERED LANDSCAPE PLAN



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

DESIGNED CA/JL
DRAWN CA/RR
CHECKED DW
DATE 10/06/14
SHEET NUMBER LP1.01 1 OF 1

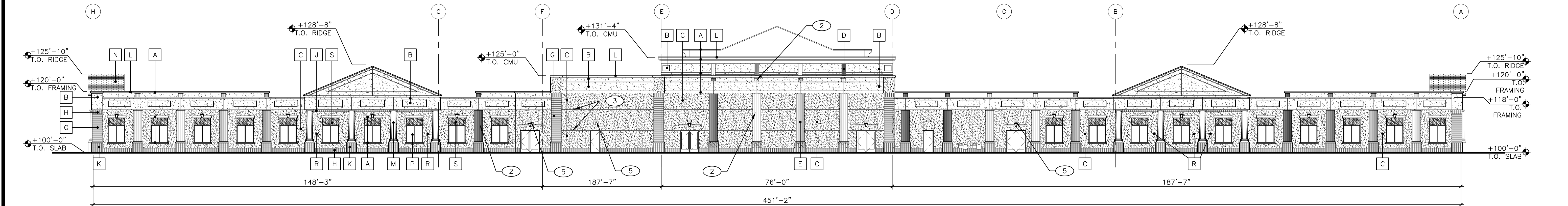
The logo for BRS ARCHITECTS is located in the bottom right corner. It features the letters "BRS" in a large, bold, serif font, with the word "ARCHITECTS" in a smaller, sans-serif font directly below it. The text is white and set against a dark, irregular background that resembles a splash or a torn piece of paper.

DRAWN	RRR
DATE	08-18-2014
CHECKED	ADR
JOB NO.	14061
SHEET	A2.0

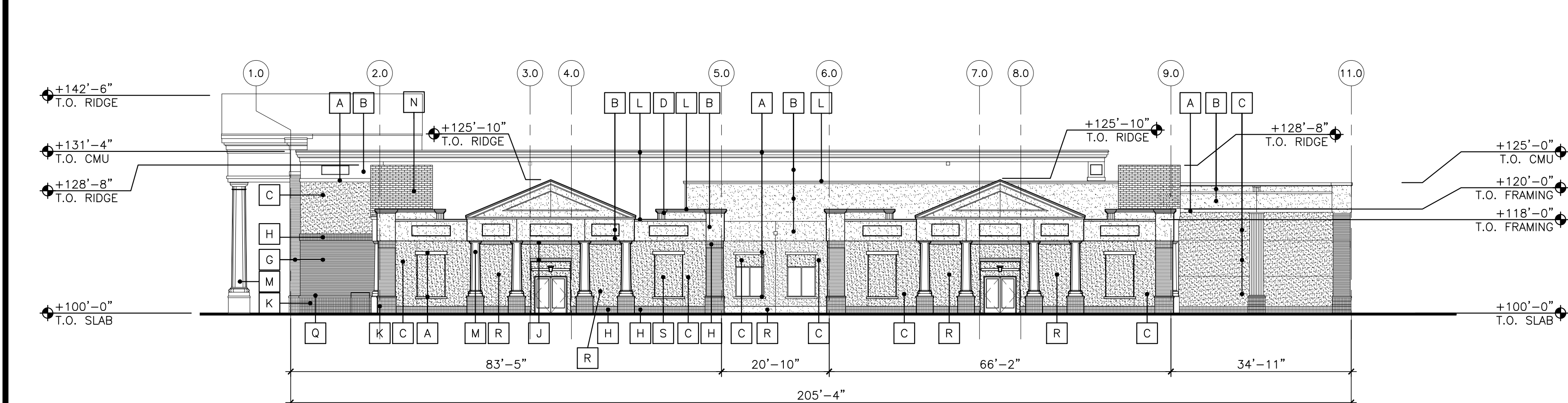
This architectural section drawing illustrates a building facade with a central portico and two side pavilions. The drawing includes the following annotations:

- Elevations and Levels:**
 - +125'-10" T.O. RIDGE
 - +120'-0" T.O. FRAMING
 - +100'-0" T.O. SLAB
 - +128'-8" T.O. RIDGE
 - +133'-8" T.O. CMU
 - +131'-4" T.O. CMU
 - +142'-6" T.O. RIDGE
 - +128'-8" T.O. RIDGE
 - +125'-0" T.O. CMU
 - +125'-10" T.O. RIDGE
 - +120'-0" T.O. FRAMING
 - +118'-0" T.O. FRAMING
 - +100'-0" T.O. SLAB
- Dimensions:**
 - 125'-0"
 - 76'-0"
 - 451'-2"
 - 187'-7"
- Material Callouts:**
 - N, A, L, S, D, B, A
 - B, A, B, L, B, A
 - L, B
 - K, A, C, H, K, E, P, A, K, S, J, H, G, M
 - P, S, H, Q, G, K, K, Q, A, M, P
- Other Annotations:**
 - 2 (circled)
 - 6 (circled)
 - 5 (circled)
 - 2 (circled)

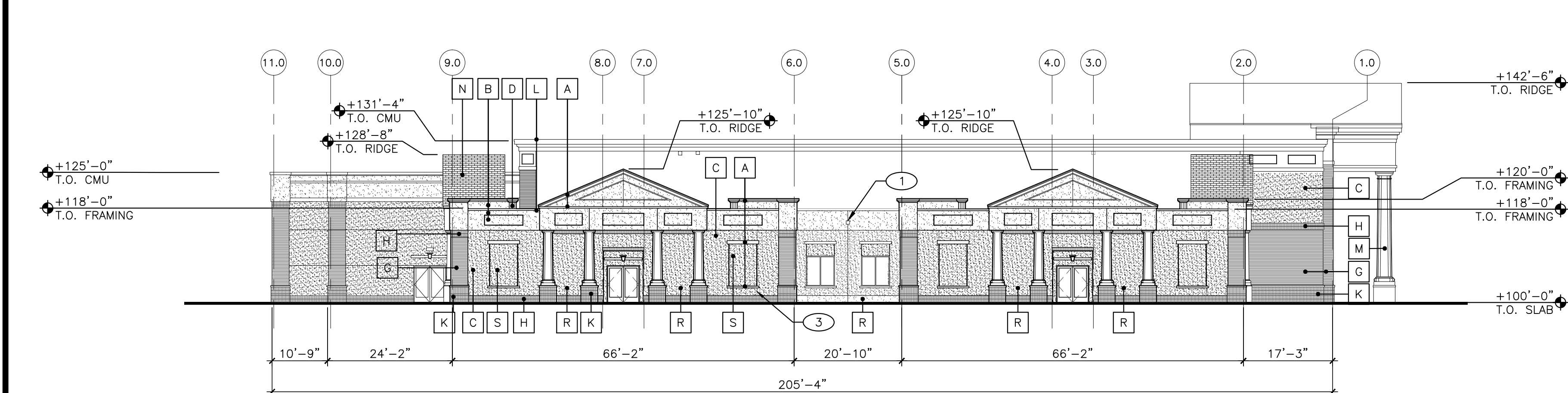
SCALE: $1/16" = 1'-0"$



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



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



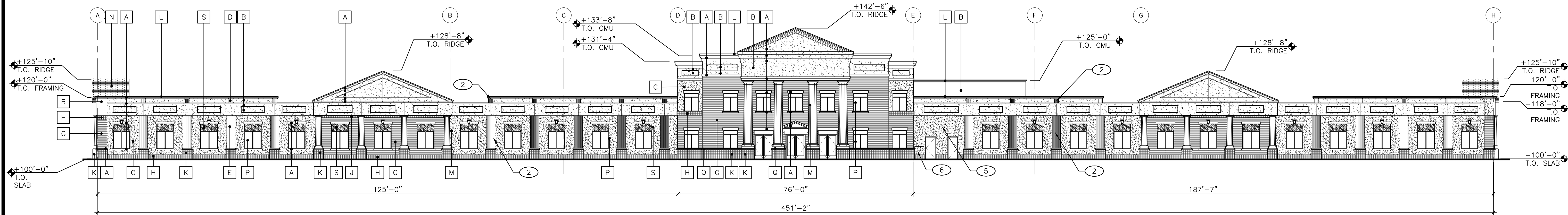
SCALE: 1/16" = 1'-0"

1. OVERFLOW SCUPPER.
2. SMOOTH FINISH STUCCO/EIFS AT FLUTED PILASTERS.
3. CONTROL JOINT OR EXPANSION JOINT AS REQUIRED, SEE MANUFACTURER'S SPECIFICATIONS.
4. NOT USED.
5. WALL LIGHT, SEE ELECTRICAL.
6. EXTERIOR DISCONNECT, SEE ELECTRICAL.

A	STUCCO/EIFS SURFACE, COLOR TO MATCH: <u>SENERGY</u> 3046 "FINESSE".
B	STUCCO/EIFS SURFACE, COLOR TO MATCH: <u>DUNN EDWARDS</u> DEC790 "ICE GRAY".
C	STUCCO/EIFS SURFACE, COLOR TO MATCH: <u>DUNN EDWARDS</u> DE6376 "LOOKING GLASS".
D	STUCCO SURFACE FLUTED PILASTER, SMOOTH FINISH, COLOR TO MATCH: <u>DUNN EDWARDS</u> DEC790 "ICE GRAY".
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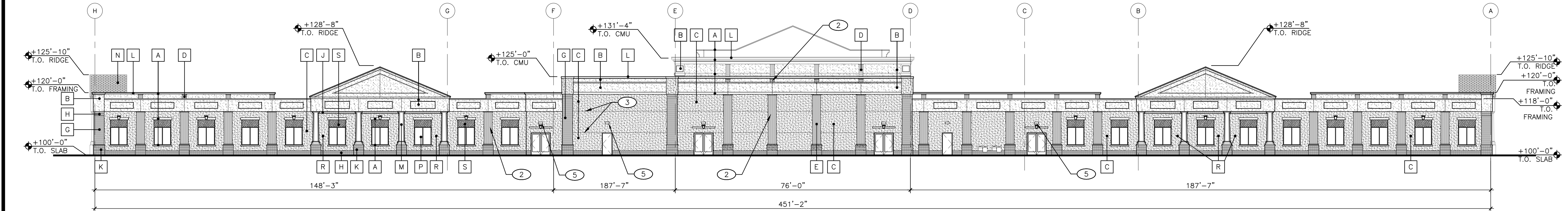
STUCCO - FINE SAND FLOAT UNLESS NOTED OTHERWISE
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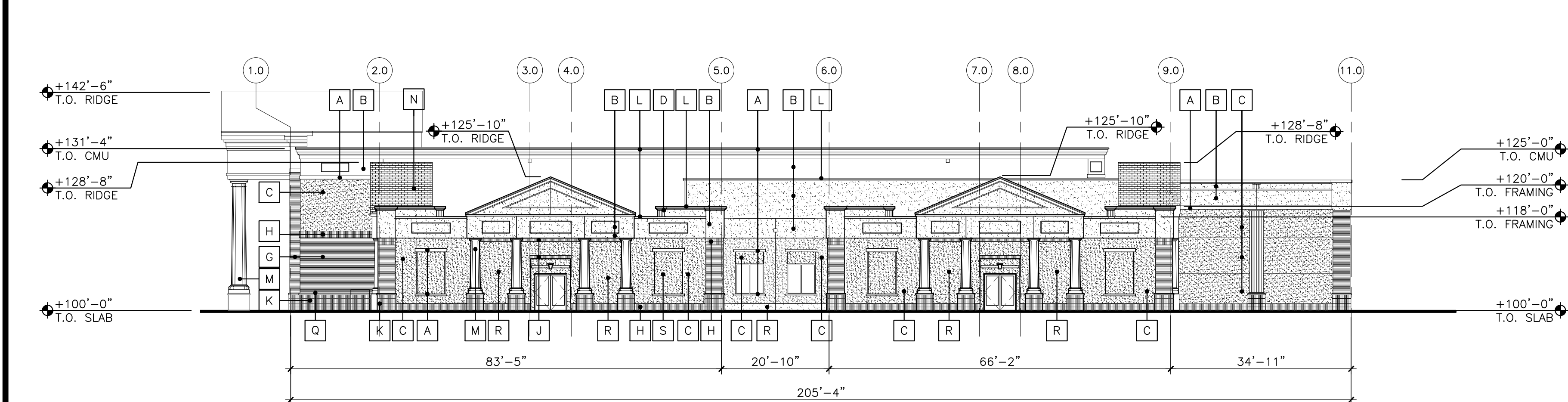
EXTERIOR SOUTH ELEVATION

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



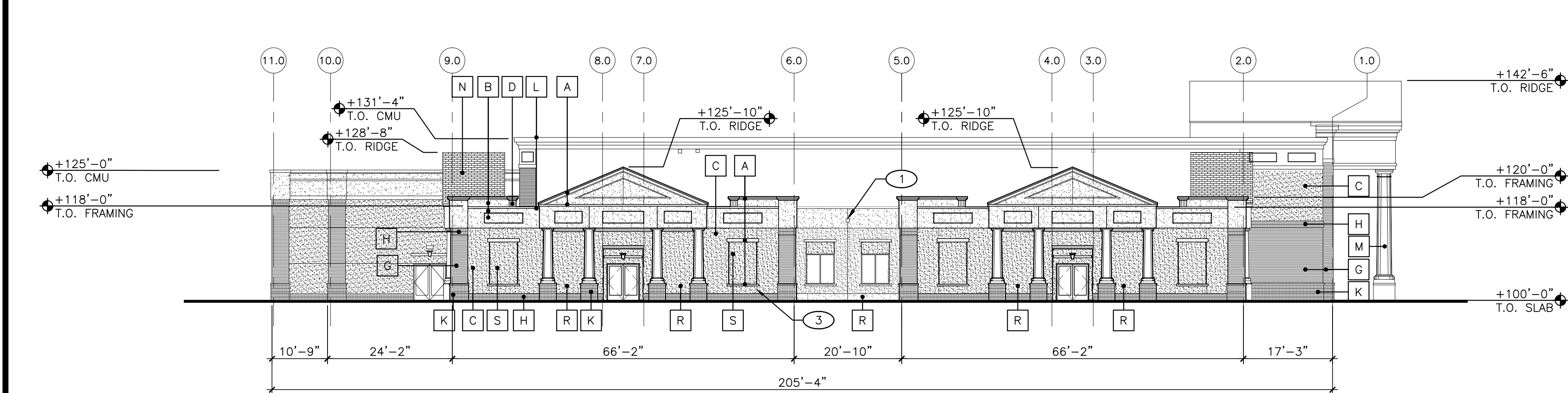
EXTERIOR NORTH ELEVATION

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



EXTERIOR EAST ELEVATION

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



EXTERIOR WEST ELEVATION

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

KEYNOTES

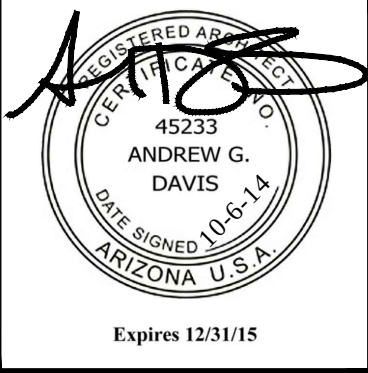
1. OVERFLOW SCUPPER.
2. SMOOTH FINISH STUCCO/EIFS AT FLUTED PILASTERS.
3. CONTROL JOINT OR EXPANSION JOINT AS REQUIRED, SEE MANUFACTURER'S SPECIFICATIONS.
4. NOT USED.
5. WALL LIGHT, SEE ELECTRICAL.
6. EXTERIOR DISCONNECT, SEE ELECTRICAL.

FINISH MATERIAL SCHEDULE

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NO.	DATE	REVISIONS	OWNER REVISIONS & DEVELOPMENT	REVIEW COMMENTS
1	10/06/14			

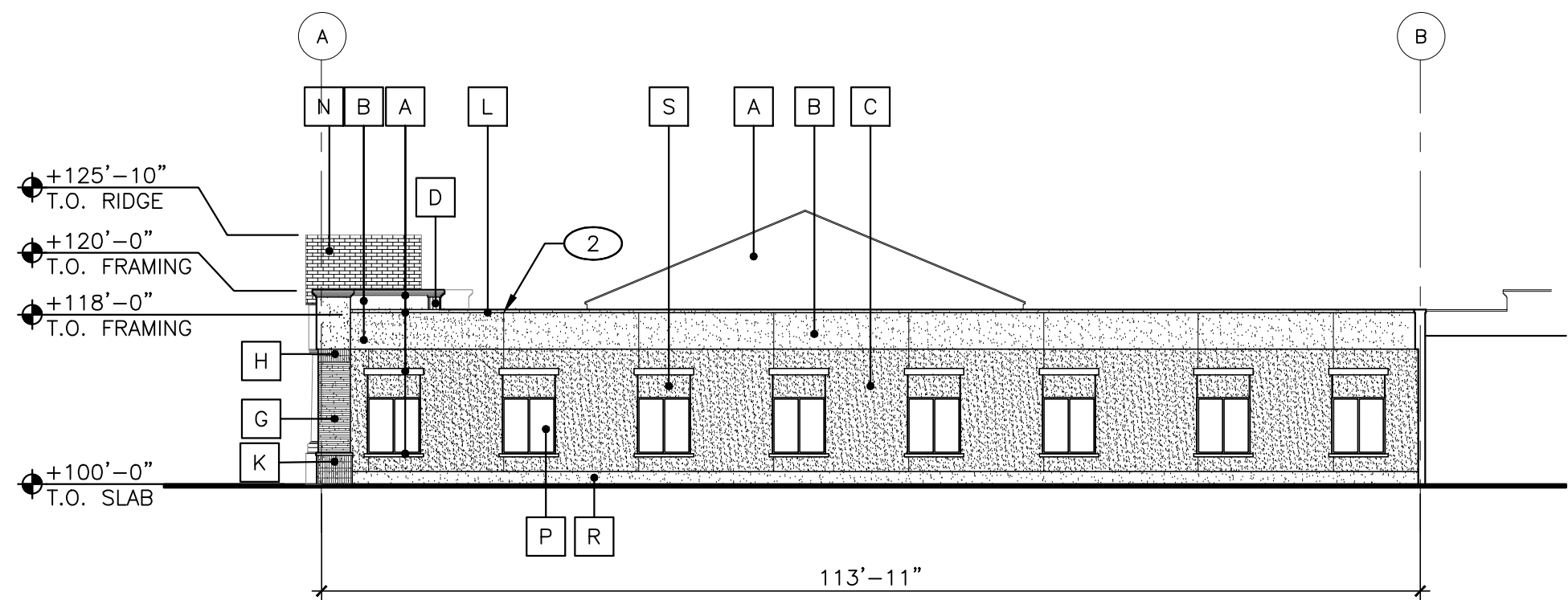
1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380



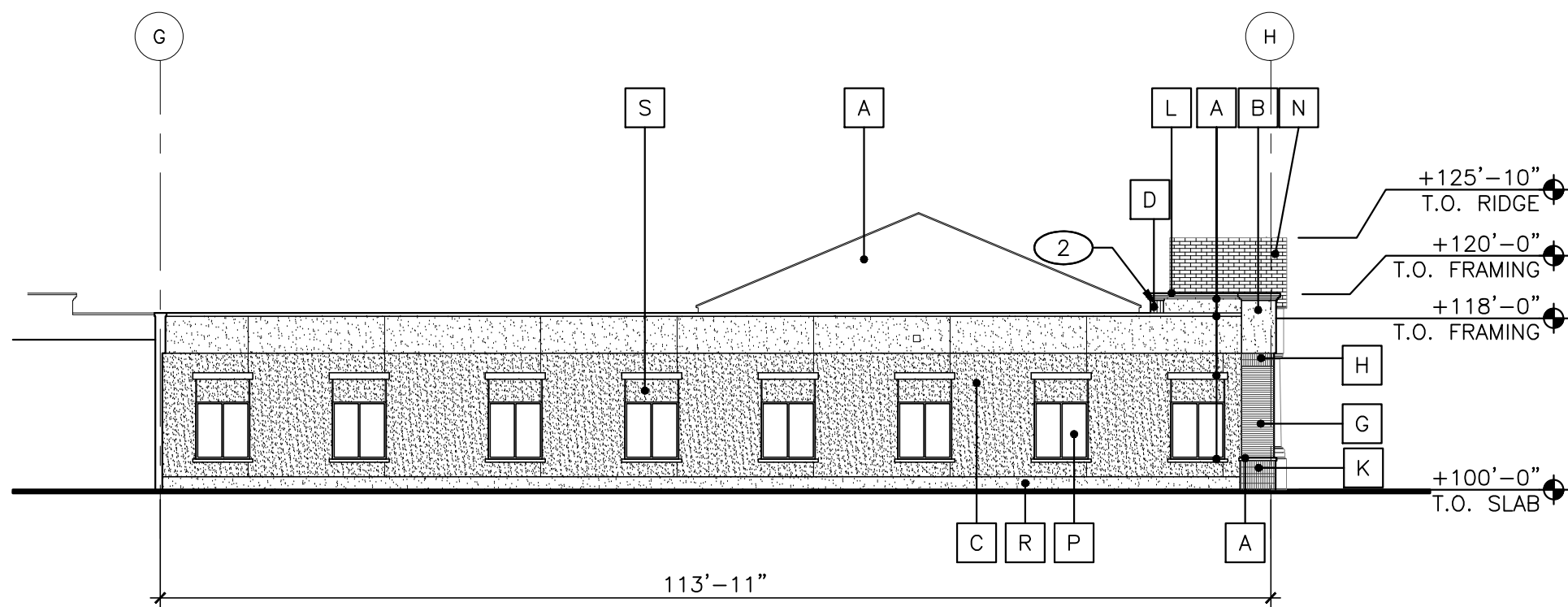
PROPOSED DEVELOPMENT FOR:
LEGACY TRADITIONAL SCHOOL
K THRU 8 CHARTER SCHOOL
MARLEY PARK - SURPRISE, ARIZONA

DRAWN	RRR
DATE	08-18-2014
CHECKED	ADR
JOB NO.	14061
SHEET	

A2.0



TYP. EAST WING COURTYARD EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



TYP. WEST WING COURTYARD EXTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

KEYNOTES

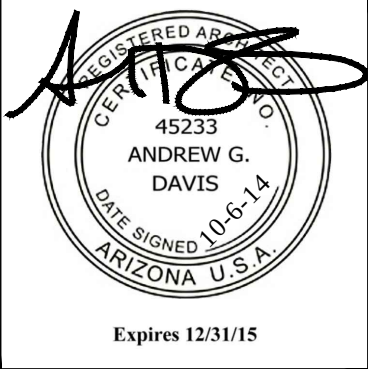
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PROPOSED DEVELOPMENT FOR:

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MARLEY PARK - SURPRISE, ARIZONA

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A2.1

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SENERGY 3046

B

"ICE GRAY"
DUNN EDWARDS DEC790

C

"LOOKING GLASS"
DUNN EDWARDS DE6376

S

"BOAT ANCHOR"
DUNN EDWARDS DE6377

R

"CHERRY COLA"
DUNN EDWARDS DEA156



Legacy Traditional School
Building a Legacy of Learning



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(208) 336-8370
FAX (208) 336-8380



CONCRETE ROOF TILES
EAGLE ROOFING, BEL AIR, SLATE RANGE 4697



THIN BRICK
ACME BRICK CO. CR-RED, VELOUR FINISH, BLEND 100.



CITY OF SURPRISE
Planning and Zoning Commission

December 4, 2014 @ 6:00:00 PM

+ Back Print

Board Meeting Date:	December 4, 2014	Contact Person:	Martin Lucero, Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion on current transportation projects within the city.

Motion:

Discussion only

Background:

The safe and efficient movement of people, goods, and services is essential to the economic growth of Surprise and the quality of life of its residents.

Financial Impact Statement:

No financial impact, discussion only.

ATTACHMENTS:

Click to download

- ☐ [Staff Report](#)
 - ☐ [Strategies](#)
 - ☐ [Presentation](#)
-

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	White Board	Other	x
------------	---	-------	-------------	-------	---

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

Martin Lucero, Transportation Planning Manager



COMMUNITY AND ECONOMIC DEVELOPMENT

Date: December 4, 20114

To: Mayor and City Council

From: Eric Fitzer, Community Development Director
Martin Lucero, Transportation Planning Manager
martin.lucero@surpriseaz.gov, 623-222-3142

Re: Quarterly Transportation Planning Update

Background

The safe and efficient movement of people, goods, and services is essential to the economic growth of Surprise and the quality of life of its residents. An efficient transportation network impacts commerce, tourism, recreation, public safety, public health, and economic development as the transportation network provides logical connectivity into/out of and through the City.

Transportation planning has a fundamental role in the allocation of regional and local transportation funds and achieving the City's vision for its future. It involves the detailed consideration of a wide range of strategies and the collaborative participation of several relevant disciplines and agencies, while maintaining meaningful public involvement.

Elements of Transportation Planning

Transportation planning is a collaborative and participatory process that balances the diverse viewpoints of stakeholders. The process can be described in the following steps:

1. Define Goals and Vision
2. Identify Issues and Deficiencies
3. Collect and Analyze Data
4. Develop and Evaluate Strategies and Alternatives
5. Recommend and Implement Preferred Alternative
6. Monitor Outcome and Performance
7. Provide Feedback

Coordination with other agencies is crucial to transportation planning because several entities have responsibility for various parts of the transportation system within the City of Surprise:

- Maricopa Association of Governments
- Arizona Department of Transportation
- Maricopa County Department of Transportation
- Valley Metro

Transportation Planning and Public Works staff maintains a working relationship with regional and local agencies in order to foster clear communications, ensure consistency across municipal boundaries, build coalitions for mutual benefit, and share technical and professional knowledge

Looking to the Future

Economic expansion and job growth require an efficient transportation system and appropriate connections to destinations within and outside the City. A booming economy brings job and population growth to the City, which in turn, requires efficient mobility to avoid congestion and delays.

Surprise's burgeoning sports tourism sector depends on visitors being able to quickly and easily arrive at Spring Training games, tennis tournaments, or other community events. This will require an investment of limited resources in the appropriate form and location to ensure that planned growth areas and infrastructure investments are coordinated to maximize the value of taxpayer dollars. In order for future City of Surprise transportation projects to be competitive for federal grants, they need to be programmed into regional transportation plans. City staff must work together to identify and develop essential and timely transportation improvement projects for inclusion into regional plans.

Recent and future improvements to Loop 303 will further increase the importance of the Loop 303 corridor in the West Valley, and the city must plan for arterial roadway connections and economic growth to take advantage of this significant regional transportation corridor.

Presentation Summary

Transportation Planning is an important function within the City to facilitate economic growth, maintain a high quality of life, manage transportation funding, and achieve the City's strategic plan and vision. Broad-based long-range transportation planning is necessary to ensure that Surprise's transportation projects are included in the regional transportation plans and to create a cohesive plan to take advantage of Surprise's exposure to traffic along Loop 303 and the connectivity to other parts of the region it provides

Recommendation

Presentation and discussion only.

Currently Active Surprise Transportation Projects - Summary

November 2014

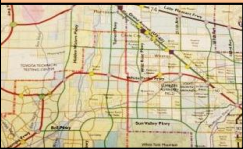
Project	General Plan	Strategic Plan	Funding	Partners	Strategic Issues	Summary and Current Status	Tasks
Bell/Grand Interchange 	●	●	Regional Transportation Plan (RTP), Transportation Improvement Program (TIP)	MAG, ADOT, FHWA	Funding, Design, Schedule, Environmental impacts, Community support	The purpose of this project is to improve traffic operations and safety in the immediate vicinity of US 60/Grand Avenue and Bell Road; and to improve traffic flow along Bell Road through the City of Surprise. The Design Concept Report and the Environmental Assessment recommended the Median Urban Design option. Federal Highway Administration approved the EA in August 2014. Design would be done in late 2015, with construction beginning in early 2016.	Participate with ADOT in community outreach activities, provide data, input and feedback on design issues.
Transit Implementation Plan 	●	●	Valley Metro funded study effort	Valley Metro	Funding Strategies, Service Concepts, Operations and Capital Plan	Northwest Valley Local Transit System Study was completed in June 2013. The purpose of this study is to analyze key findings and recommendations, update the analysis based on latest available data, and prepare a detailed transit operations and capital plan. The project is anticipated to begin Spring 2015.	Work with Valley Metro on analysis and refinement of NWVLTSS findings and recommendations.
Grand Avenue Sidewalk Gap Improvements 	●	●	Funded by MAG's Design Assistance Program up to 15% Design.	MAG, ADOT	Right-of-way, Utilities	This project will fill in a gap in the sidewalk in front of the Century Link Building and provide new 10-foot wide sidewalk from Yorkshire Drive to SR303. After the completion of this project, the City of Surprise would provide a continuous sidewalk from SR303 to Greenway. The City is working with MAG and its consultant Olsson on the scope of work.	Finalize scope of work with consultant Olsson.
Safe Routes to School 	●	●	Funded by MAG's Non-Infrastructure Transportation Alternatives Program	MAG, Charter Schools	Community Involvement, Coordination with School Administrators	This SRTS project was awarded \$72,500 and includes three charter schools: Arizona Charter Academy, Imagine Schools Rosefield, and Imagine Preparatory Surprise. The study provides an opportunity for community engagement that will result in customized programs that encourages and educates parents, students, school officials on walking and bicycling to school. ADOT has approved funding authorization for this project. Forecasted completion: October 2015.	Prepare and release Request for Proposals. Select Consultant. Work with schools' representatives.
SR303/US60 (Grand Ave) Interchange 	●	●	Funded	ADOT	Phasing plan, construction timeline, final design, community support.	ADOT is planning to improve the interchange of SR303 at US60(Grand Avenue). The SR303/US60 interchange will be a partial cloverleaf design. This contract is recommended for award at the November meeting of the Arizona State Transportation Board.	Coordinate with ADOT and monitor progress.
SR 303 Mainline 	●	●	RTP, TIP	ADOT, MAG	Largely resolved	The purpose of this project is to provide for long term travel needs in the SR 303 corridor and complete a key freeway facility in the West Valley. This will improve access to Surprise. Construction of the section between Peoria Avenue and Mountain View is complete. ADOT has begun work on widening SR303 from Grand Avenue to Happy Valley Road to include 3 lanes in each direction.	Provide feedback to ADOT and its consultants on issues of design, engineering, aesthetics, and others, as appropriate.
SR303/El Mirage Interchange 	●	●	Funded	ADOT	Phasing plan, construction timeline, final design, community support.	ADOT is planning to construct a new traffic interchange at the junction of SR303 at El Mirage Road. The SR303/El Mirage Road interchange will be a full diamond interchange with right-of-way preserved for future connections to the north. This contract is recommended for award at the November meeting of the Arizona State Transportation Board.	Coordinate with ADOT and monitor progress.
Grand Avenue - COMPASS 	●	○	MAG funding for study, no funding for improvements beyond current ADOT projects	MAG, corridor jurisdictions, ADOT, Maricopa County	Integration of land use and transportation decisions, Financing, Access management, Corridor vision	The purpose of this study is to identify a long term solution to accommodate travel demand and adjacent property access, establish operating principles to improve traffic operations in the corridor , and prepare an Access Management Plan for the Grand Avenue corridor from Surprise to Phoenix. The project team developed a corridor vision and framework for the study. Two of four concepts are moving forward: RTP and Commuter Rail. Access Management Plan was developed. MAG plans to visit partner agencies in January 2015 to seek acceptance for the Plan.	Participate in project partnering groups, provide data, input and feedback to MAG. Meet with MAG in January 2015.

● Currently Addressed

○ Still Needs to be Addressed

Currently Active Surprise Transportation Projects - Summary

November 2014

Project	General Plan	Strategic Plan	Funding	Partners	Strategic Issues	Summary and Current Status	Tasks
US60/Grand Ave Specific Corridor Plan 	●	●	Unfunded	ADOT, MAG, MCDOT, Maricopa County	Local Impacts, Transit opportunities, Access Management, Multimodal Mobility	The purpose of this study is to create a comprehensive plan for Grand Avenue throughout the city that will enhance the safety of all travelers and all modes of transportation, including cars, trucks, transit, bicyclists, pedestrians, electric vehicles, and rail.	Program this study into the city budget in the next fiscal year.
Surprise Transportation Plan Update 	◐	◐	In house staff effort initially, with support from MAG	MAG, RPTA, Adjacent jurisdictions, Maricopa County, ADOT	Forecasts, Funding, Setting priorities, Integration with General Plan (land use/development plan), Integration with Strategic Plan	The purpose of this project is to update the city's transportation plan to incorporate the results of multiple plans and studies that have been completed since the original plan was adopted in 2005, to identify specific projects and programs for implementation, and to develop implementation strategies and a schedule for implementation. Work has begun on documentation of existing conditions, coordination with MAG on developing new travel demand forecasts, preliminary financial analysis, and access management plan.	Develop Existing Conditions Report; Develop Future Forecasts; Complete Needs Assessment; Identify and Prioritize Improvement Projects; Develop Project Finance and Implementation Plan; Work has begun on an Access Management Plan.
Interstate-11 	●	●	Unfunded, included as an illustrative (unfunded) project in the MAG Regional Transportation Plan.	ADOT, FHWA, MAG, NDOT	Feasibility, Funding, Alignment, Environmental impacts, Interjurisdictional coordination	This joint ADOT/Nevada DOT I-11 and Intermountain West Corridor Study was completed in the summer of 2014. The purpose of this study is to investigate the feasibility of a new interstate corridor connecting Phoenix and Las Vegas, and potentially extending to Mexico and Canada. The proposed multimodal north-south corridor would offer an alternate route for passenger and freight traffic and improve system reliability. The evaluation process resulted in potential corridors that are recommended to move forward into more detailed and environmental analyses for further refinement.	
Northern Parkway 	○	○	Federal, regional and local funding involved	MCDOT, Glendale, Peoria, El Mirage	Regional coordination, Funding for section from 91st Avenue to Grand Avenue	The first segment, from SR 303 to Dysart, is currently open to traffic with two lanes of travel in each direction, as well as the connecting ramps from Northern Parkway to SR 303. The overpasses at Reems and Litchfield Roads are currently under construction to be completed in 2015. The project schedule calls for completion of a 4-lane road from Dysart to 111th Avenue by 2015; and full project completion to Grand Avenue by 2026.	Monitor progress on this project
Williams Drive-Deer Valley Connection 	○	○	Funded, MCDOT Transportation Improvement Program	MCDOT	Largely resolved	This project involves construction of a new 5-lane bridged crossing of the Agua Fria River connecting Williams Drive to Deer Valley Road in Peoria. This will provide a new east-west route serving travel north of Surprise; which will provide an alternative to Bell Road to connect Surprise and Sun City West to Peoria and SR 101L at the Beardsley interchange. The project is funded in the Maricopa County Transportation Improvement Program and is currently in design. Construction has been delayed.	Monitor progress on this project
White Tanks Freeway 	○	○	Unfunded	ADOT, MAG, Maricopa County, MCDOT	Feasibility, Funding, Alignment, Environmental impacts, Interjurisdictional coordination	White Tanks Freeway was initially identified in the Hassayampa Valley Roadway Framework Study in 2008. It would connect US60 to the future Hassayampa Freeway/Interstate 11 and be a significant economic driver for the City of Surprise. MAG has yet to include the White Tanks Freeway in their regional traffic model.	High level talks with MAG and ADOT to ensure inclusion of White Tanks Freeway into the regional model.
Commuter Rail 	●	●	Unfunded	MAG, BNSF, ADOT, RPTA	Funding, Governance, Coordination with BNSF, Liability, Phasing, Land use integration, Transit oriented development	The MAG Commuter Rail Study was completed in 2010. MAG will do an update of the commuter rail financial analysis using new BNSF cost figures in 2013. The ADOT Intercity Rail Corridor Study will address commuter rail connections in Phoenix and Tucson metropolitan areas. Commuter rail will also be addressed in the MAG COMPASS study (see below).	Coordinate with ADOT on Intercity Passenger Rail Study, Coordinate with MAG and west valley communities on commuter rail planning, Pursue grant opportunities for planning and implementation, Strengthen Village 1 Plan for Transit Oriented Development in vicinity of future rail station.

● Currently Addressed

○ Still Needs to be Addressed

City Council Quarterly Briefing

TRANSPORTATION PLANNING

December 4, 2014



Importance of Transportation Planning

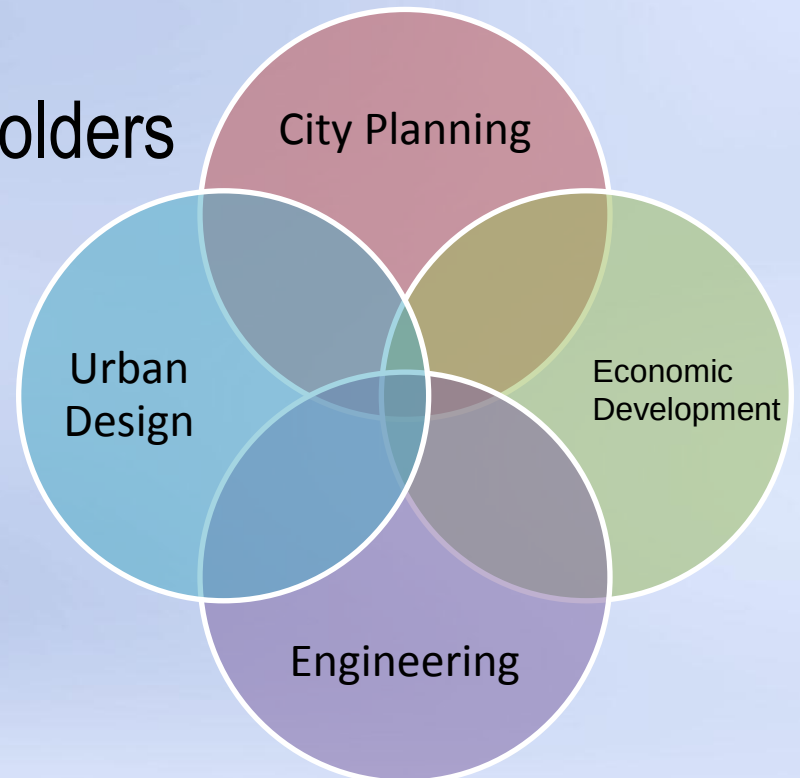
- Essential to Economic Growth
- Quality of Life for Residents
- Allocate Transportation Funding
- Achieve the City's Strategic Plan and Vision



Transportation Planning is:

- Long Range
- Broad Based, i.e. Area-wide or City-wide
- Collaborative with Other Disciplines and Stakeholders

- Residents
- Neighboring Cities
- Business Community
- Maricopa County DOT
- Maricopa Assoc. of Gov'ts
- Arizona DOT



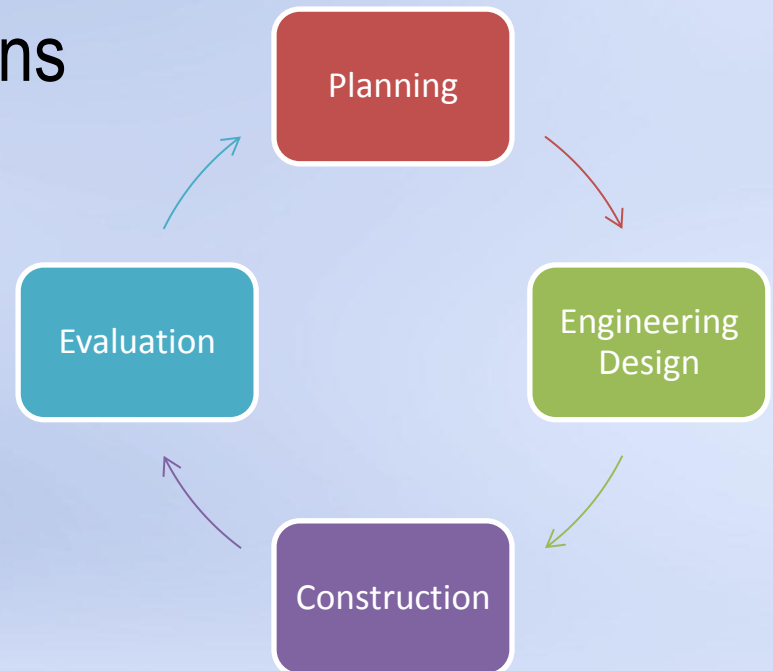
Collaborative & Participatory Process

- Define Goals & Vision
- Identify Issues & Deficiencies
- Collect & Analyze Data
- Develop & Evaluate Strategies & Alternatives
- Recommend & Implement Preferred Alternative
- Monitor Outcome & Performance
- Provide Feedback



Building a Transportation Facility

- Planning;
 - Understand the Need
 - Collaborate to Formulate Plans
 - Adopt into Regional Plans
- Engineering Design
- Construction
- Evaluation
- A Continuous Cycle



Coordination with Other Agencies

- Multiple Agencies Responsible for Roadways in Surprise
- Vehicles Not Bound by Jurisdictional Boundaries
- Staff Represents City at MAG Committees



- Foster Clear Communications
- Ensure Consistency Across Boundaries
- Build Coalition for Mutual Benefit
- Share Technical and Professional Knowledge

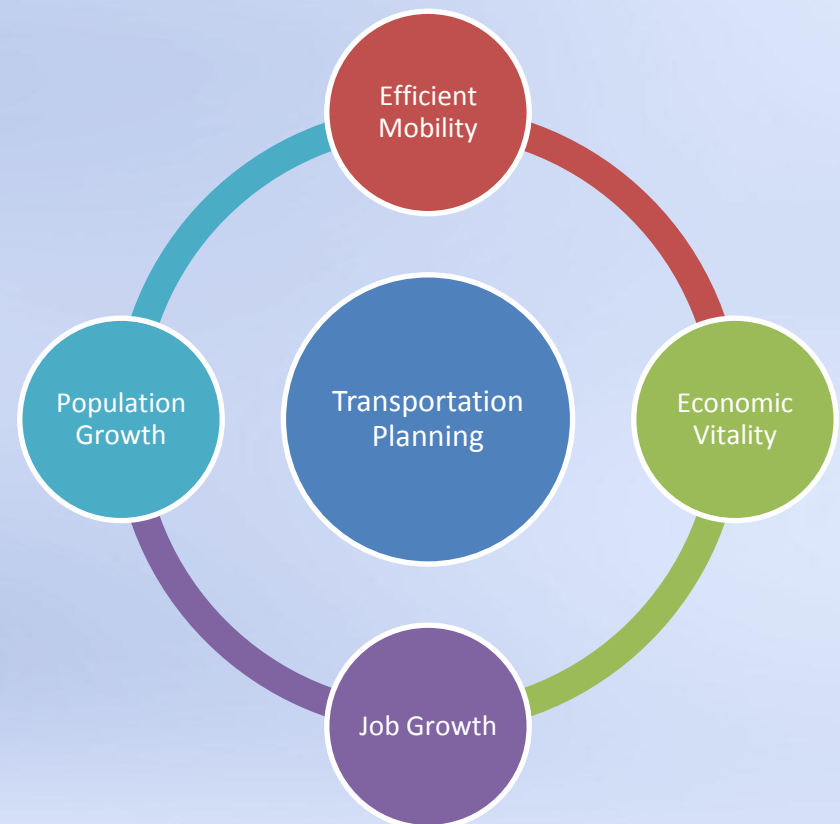
Transportation Funding

- Find and Apply for Grants
- Allocate Funds for City's Transportation Projects
- Federal Grants Available
- Other Funding Sources
- Funding Awarded in 2014:
 - Safe Routes to School for Charter Schools
 - Grand Avenue Sidewalks Project



Economic Growth

- Efficient Transportation System Facilitates Economic Expansion
- Followed by Job Growth and Population Growth
- Which Necessitates Additional Mobility Options



Sports Tourism

- Visitors Need Quick & Convenient Access to Venues
- Routing Plan for Special Events Traffic Movements
- Circulator to Run Between Venues and Retail Centers
- Minimize Congestion and Stimulate Economy



Infrastructure Investment

- Match Infrastructure Investment to Growth Areas
- City Staff Work Together to Identify and Develop Needed Roadway Projects
- Projects Need to be Programed into Regional Plans to Receive Funding



Loop 303 Improvements

- Major Transportation Corridor Through West Valley
- Several Recent and Future Projects
- Take Advantage of Connectivity and Exposure



Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

December 4, 2014 @ 6:00:00 PM

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Board Meeting Date:	December 4, 2014	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion for future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video White Board Other x

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