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

Thursday, December 17, 2015 @ 6:00 PM
COUNCIL CHAMBERS

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CALL TO ORDER.

A. Roll Call

B. Pledge of Allegiance

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

D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	**Consideration and action pertaining to approval of the December 3, 2015 Planning and Zoning Commission minutes.**	Approve Heather Donaldson, Community Development
#2	District 5	**Consideration and action on a Site Plan entitled PHO Litchway Monopalm generally located at the southwest corner of Litchfield Rd. and Statler Blvd. at 13995 West Statler Blvd.**	Approve Hobart Wingard - Community Development
#3	District 4	**Consideration and action pertaining to the City of Surprise Park & Ride Comprehensive Sign Program Site Plan for the City of Surprise Park and Ride facility located at 13359 West Bell Rd., east of the southeast corner of Bell Rd. and Grand Ave.**	None Hobart Wingard - Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#4	District 4	**Consideration and action regarding a Conditional Use Permit to allow Caliber Collision, a Vehicle Service-Major Repair Facility in the CR-PUD zoning district, generally located west of the southwest corner of Bell Rd. and Dysart Rd.**	Approve Robert Kuhfuss, Community Development
#5	District 1	**Consideration and action regarding a "Preliminary Plat for Rancho Mercado Unit 1", a 1,897-lot, 19-parcel, 5-phase Preliminary Plat, located in the vicinity of 147th Avenue (Bullard Road) alignment and Happy Valley Road alignment.**	Approve Robert Kuhfuss, Community Development

OTHER BUSINESS:

#6	District Internal	**Discussion pertaining to future agenda items.**	No Action Eric Fitzer, Community Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: December 10, 2015 at 12:05 PM

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

CITY OF SURPRISE
Planning and Zoning Commission

December 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 17, 2015	Contact Person:	Heather Donaldson, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to approval of the December 3, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the December 3, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

- 12-3-15 PZ Commission Meeting Minutes

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

December 3, 2015 / 6:00 PM

COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Chair Steve Somers called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, December 3, 2015.

A. ROLL CALL

In attendance were Chair Steve Somers, Vice Chair Ken Chapman and Commissioners Matthew Keating, Jerry Hoyler, Shari Martin, Dennis Smith and Jim Ferguson.

STAFF PRESENT:

Community Development Director Eric Fitzer, Long Range Planning Manager Lloyd Abrams, Deputy City Attorney Donna Bronski, Planner Joshua Mike, Planner Robert Kuhfuss and Planning and Zoning Commission Secretary Heather Donaldson.

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer advised the Commission of the following items:

- 2015 General Plan Summit taking place on Friday, December 4, 2015 in the Community Room at City Hall from 8am to 12pm

CALL TO THE PUBLIC:

Leo Mankiewicz, Surprise resident, commented on the benefits of the village plan, some elements of which are included in the proposed General Plan Amendment. He advised of the importance of regularly sustained public input which was included in the Village Plan but is no

longer required in the proposed amendment. He wants to get away from an automobile eccentric designed community.

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the November 18, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the November 18, 2015 Planning and Zoning Commission minutes. Vice Chair Chapman seconded the motion. The motion passed with 6 votes in favor, 1 abstention (Hoyler).

Item 2 – DISTRICT 2 – Consideration and action on the November 19, 2015 Planning and Zoning Commission minutes.

Vice Chair Chapman made a motion to approve the November 19, 2015 Planning and Zoning Commission minutes. Commissioner Smith seconded the motion. The motion passed with 6 votes in favor, 1 abstention (Ferguson).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 3 – DISTRICT 1 – Consideration and action regarding a 5-Parcel, 409-Lot Preliminary Plat for Verdugo.

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

Commissioner Hoyler made a motion to recommend approval to Mayor and City Council of the proposed Preliminary Plat for Verdugo and to adopt staff's findings. Commissioner Keating seconded the motion. The motion passed with 7 votes in favor.

Item 4 – DISTRICT 1 – Major Amendment to the General Plan. The proposed planning approach focuses on the "Character Area" planning approach and removes the Village Plan requirements from the development process.

Joshua Mike, Planner, presented the project to the Commission and provided them with a Supplemental Staff Report (Exhibit "A").

The Commission discussed:

- Wildlife Linkage Corridor
- Appellate process / Open public hearing process
- Undue hardship for landowners
- More traditional approach
- Sub Character Area approach
- Possibility of litigation

- Clearly defined limitations prior to any sale of property
- Protection of Mule Deer

Chair Somers opened the call to the public:

The following speakers opposed the inclusion of both the wildlife corridor sub area plan and the enhanced open space sub area plan:

1) Danny Martino
2) Jeff Blilie (provided Commission with Exhibit "B")
3) Mike Schwab (provided Commission with Exhibit "C")
4) Lisa Kazan

Dana Warnecke, AZ Game and Fish Department, advised the Commission that the resident Mule Deer are not migrating in and out of the area, the existing Linkages Map represents how the current resident Mule Deer use the undeveloped habitat, and there is no expectation of major changes to their current distribution patterns.

Chair Somers closed the call to the public.

Chair Somers made a motion to remove the wildlife corridor character area from the General Plan Land Use Element. Commissioner Martin seconded the motion. The motion passed with 7 votes in favor.

Commissioner Keating made a motion to recommend that the City Council approve the Major General Plan Amendment as further amended in the Supplemental Staff Report submitted this evening with the following additional modifications:

1) Confirm the elimination of the wildlife corridor sub area plan from the Land Use Element as previously voted this evening
2) Approve the Land Use Plan but limit the Open Space Land Use to the boundaries established by the voters in the General Plan 2035 adopted in 2013

Commissioner Martin seconded the motion. The motion passed with 6 votes in favor and 1 vote against (Smith).

OTHER BUSINESS:

Item 5 – INTERNAL – Discussion, consideration and action to appoint a Chairperson for the Planning and Zoning Commission.

Eric Fitzer, Director of Community Development, advised the Commission of a change in code which took place stating that Commission Chairs and Vice Chairs will need to be appointed in July of each year so this appointment will expire at the end of June of 2016.

Chair Somers nominated Commissioner Chapman for Chairperson for the Planning and Zoning Commission. Commissioner Smith seconded the motion. No other nominations were made.

Chair Somers made a motion to elect Commissioner Chapman for Chairperson for the Planning and Zoning Commission. Commissioner Smith seconded the motion. The motion passed with 6 votes in favor and 1 abstention (Chapman).

Item 6 – INTERNAL – Discussion, consideration and action to appoint a Vice Chairperson for the Planning and Zoning Commission.

Eric Fitzer, Director of Community Development, advised the Commission of a change in code which took place stating that Commission Chairs and Vice Chairs will need to be appointed in July of each year so this appointment will expire at the end of June of 2016.

Commissioner Smith nominated Commissioner Keating for Vice Chairperson for the Planning and Zoning Commission. Commissioner Martin seconded the motion. Chair Somers nominated Commissioner Hoyler for Vice Chairperson for the Planning and Zoning Commission. There was no second. No other nominations were made.

Commissioner Smith made a motion to elect Commissioner Keating for Vice Chairperson for the Planning and Zoning Commission. Commissioner Martin seconded the motion. The motion passed with 7 votes in favor.

Item 7 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 8:29 p.m.

_____
Eric Fitzer
Community Development Director

_____
Steve Somers,
Planning and Zoning Commission Chair

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

ATTEST BY: _____
Heather Donaldson, Commission Secretary

DATE: _____

EXHIBIT “A”

GENERAL PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS15-173**

Project Name: Major General Plan Amendment

Council District: City Wide

Meeting Date: December 3, 2015

Planner: Joshua Mike

Supplemental Staff Report:

Revisions to text and maps of the Major Amendment to the General Plan 2035 are a function of the 60-day review period, which ended on November 17, 2015. While the majority of responses and comments were addressed and included as part of that timeline, the City maintains an open conversation throughout the whole Public Hearing process.

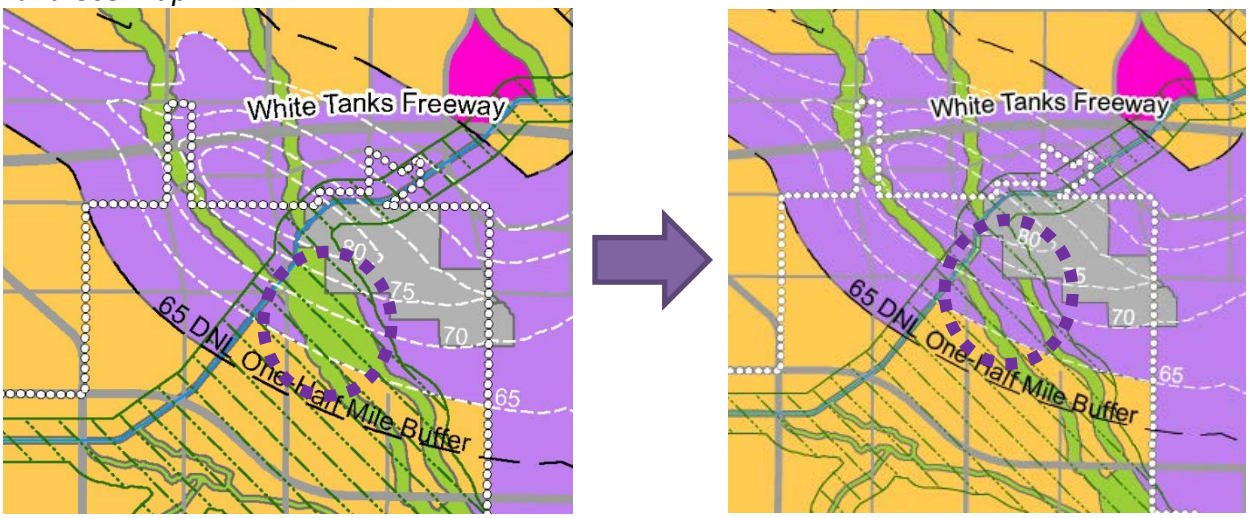
This packet represents the continued effort to communicate with stakeholders, property owners, and outside agencies. Comments and ongoing dialogue has resulted in minor revisions to a few Elements after the packets were distributed to the Planning and Zoning Commission for the Public Hearing on December 3, 2015.

The redline changes to the proposed text and maps distributed as part of the public outreach and sent to stakeholders, outside agencies, and neighboring municipalities are shown below.

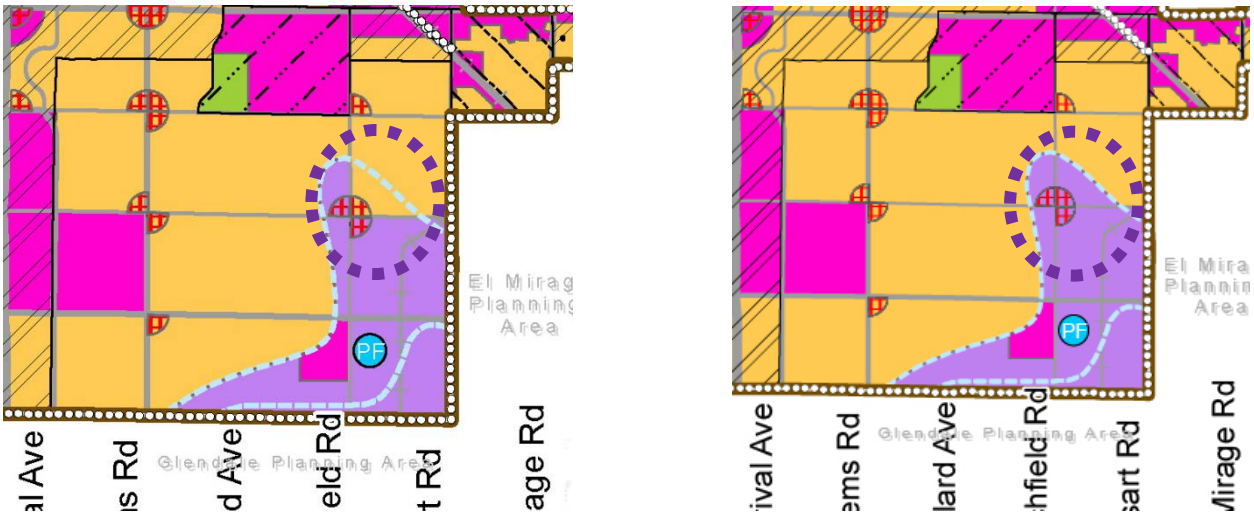
Land Use Element

Page 10

Land Use Map



The change noted above reassigns the character area of land between the Trilby and Iona washes from the Open Space to Employment.



The change noted above reassigns the character area of land within the Luke Air Force Base noise contours, on the northeast corner of Litchfield Road and Waddell Road, from Neighborhood to Employment. The represents support for Luke's mission if redevelopment should occur in this area.

Page 2

Private/Existing PAD's

The City of Surprise has about 158 square miles of land that is private, including existing PAD zoned sites. The majority of Private land is within city limits, ~~including~~ as well as inside the north-west planning boundary, where private and State Trust land become mixed together. These include approved master plans and development agreements currently under Maricopa County jurisdiction but are within the municipal planning boundary and have ongoing collaboration with the City.

Page 31

Open Space

The Open Space designation includes public and privately held lands that are intended to be preserved for natural areas, conservation areas and/or trail and other regional recreational facilities. Open space designations in Surprise are primarily designated in mountainous areas, along designated floodways, riverine areas, and along significant desert wash and other drainage corridors. Open space areas should be maintained in their natural state due to topographic, drainage, vegetative and landform constraints.

Per Arizona Revised Statutes, ASLD and privately held lands with an Open Space designation may also be developed at a maximum of one dwelling unit per acre or with an alternative, economically viable land use. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase or trade.

The Land Use Plan denotes a significant portion of the City's northern planning area as Open Space. These areas are primarily Bureau of Land Management (BLM) and Arizona State Land Department (ASLD) managed lands consisting of mountainous terrain with slopes of 20% or greater. The City's intent is to establish a large conservation and recreation area at this location. ~~Per Arizona Revised Statutes, ASLD and privately held lands with an Open Space designation may also be developed at a maximum of one dwelling unit per acre or with an alternative, economically viable land use. In order to preserve ASLD and privately held lands as Open Space, acquisition of these lands must occur through purchase or trade.~~

The Land Use Plan also identifies a series of north-south linear open spaces that follow existing desert wash and drainage facilities. The City's intent is to establish an off-street trail system along these wash corridors to enhance non-motorized mobility and connectivity. Please refer to the Recreation & Open Space Element for additional details. Other Open Space designations include areas within designated floodways such as the Hassayampa River, McMicken Dam and Outlet Channel, and the Agua Fria River.

Areas designated as Open Space within the Luke Compatibility District shall provide uses which are both compatible with the operation of the auxiliary field and meet ARS requirements concerning military bases.

Page 38

Scenic Lands Development

The Scenic Lands Development area consists of approximately 68,000 acres (over 1/3 of the Surprise Municipal Planning Area) of unique and scenic qualities that are only found in these pristine natural settings. The Scenic Lands Development areas are generally north of Carefree Highway, along the Hassayampa River and those areas immediately north and east of the White Tank Mountains Regional Park.

The boundaries identified on the Land Use Map (page 10) are roadway and geographic alignments that coordinate with scenic roadways adopted by Maricopa County. Research and collaboration to create planning documents will refine the boundaries, specific to each natural asset.

The Scenic Lands Development area largely consists of mountain and bajada landform areas with high peaks, jagged slopes, V-shaped ravines and large, natural desert washes with an exemplary inventory of Sonoran Desert vegetative communities. In fact, over 25% of the Scenic Lands Development area lies within mountainous areas that are 20% slope or greater. These areas are intended to remain as natural area open space in perpetuity. The upper bajada areas exhibit the most diverse and dense vegetative communities found in the Surprise Municipal Planning Area.

Future ~~specific area~~ plan guidance, specific for the Scenic Lands Development area, shall recognize the visual beauty and other natural area open space qualities and how the design, intensity and orientation of incoming development and public realm areas can strengthen and enhance the natural environment ~~area open spaces~~ found in ~~this~~ the underlying character areas. Specifically, land use, circulation and urban design guidance for the Scenic Lands Development area shall identify techniques that favorably integrates proposed development with the topography, protects large washes for wildlife mobility and promote off street trail systems, protects major vistas, preserves all areas with 20% slope or greater, and demonstrate how executive housing opportunities and/or enclaves of higher intensity residential cluster developments (in select areas) can preserve and enhance public access and use of adjacent natural area open spaces.

Page 41-43

Wildlife Linkage Corridors (Remove Map on page 43)

In June of 2011, the city, after collaborating~~ed~~ with the Arizona Game and Fish Department and other stakeholders ~~to amend the General Plan by~~, adopted~~ing~~ Resolution No. 2011-68 to create the Wildlife Linkages ~~Corridors in Surprise~~ Map, as seen in the Conservation Element of the Surprise General Plan 2035. The Wildlife Linkage s Map ~~Corridors signify~~ primarily coincides with existing natural and manmade wash and canal corridors, such as Trilby and Iona washes,

the CAP canal, and the McMicken Dam outlet channel, that link isolated habitat patches and larger wildland areas. The Arizona Game and Fish Department conducted wildlife movement research and utilized computer modeling techniques to identify areas important to habitat movement. The following focal species were identified to model wildlife linkages in the Surprise planning area; tiger rattlesnake, lyre snake, kit fox, blacktailed jackrabbit, javelina, mule deer, mountain lion, desert tortoise and the gila monster.

~~As Figure 1.1 illustrates, the w~~ The Wildlife ~~l~~Linkages ~~c~~Corridor~~s~~ sub area ~~typically exist along natural and manmade corridors such as Trilby and Iona washes, the CAP canal, and the McMicken Dam outlet channel.~~ is identified on the Land Use Map (page 10) in support of the Conservation Element. This sub area brings awareness to the map that identifies future development regulations while recognizing the underlying Character Areas.
~~Some of these facilities connect to other regionally significant wash corridors that will also provide important trail linkages to the Hassayampa River, White Tank Regional Park and large open space preserves planned in the northern planning area of Surprise.~~

The intent of the~~se~~ Wildlife Linkages C~~c~~orridor~~s~~ sub area is to compliment the preservation of~~e~~ known animal movement patterns so they will not become fragmented as the result of incoming development. ~~They are~~ It is also intended to promote context sensitive buffers between these natural corridors and the eventual neighborhood, commerce, and employment areas adjacent to them, while providing trail connection opportunities throughout Surprise.

~~Specifically, the Wildlife Linkage Corridor calls for a 100-foot undisturbed buffer from the edge of floodway (or high water mark) in designated corridor areas. The floodway and 100-foot buffer areas are required to be 500-foot minimum in width to adequately promote and facilitate wildlife movement. The Wildlife Linkage Corridors also call for wildlife friendly development standards within a 900-foot area adjacent to the 500 foot "wildlife linkage area".~~
The "wildlife friendly development regulations" (identified but not defined within the Conservation Element) ~~standards~~ are intended to be incorporated into community or site designs of proposed development projects adjacent to the wildlife linkage corridors. The City's ongoing efforts to ~~is currently in the process of~~ update~~ing~~ the SUDC will include public and stakeholder involvement in creating the tools for development within this sub area. ~~to prescribe the wildlife friendly development standards.~~

The Wildlife Linkages Corridor sub area recognizes the existing planned land uses and zoning entitlements for this area, but also looks to update existing plans by working collaboratively with area property owners to develop a specific area plan for a fresh evaluation of the existing plans and how the area can enhance trail connections and linkages. A small number of parcels may have development constraints due to preservation of the natural environment because of washes, floodways, buffers, etc. To the extent that the application of wildlife linkages corridor imposes hardships on a particular property, the City will provide for land owners with an appeal procedure through the regulatory process.

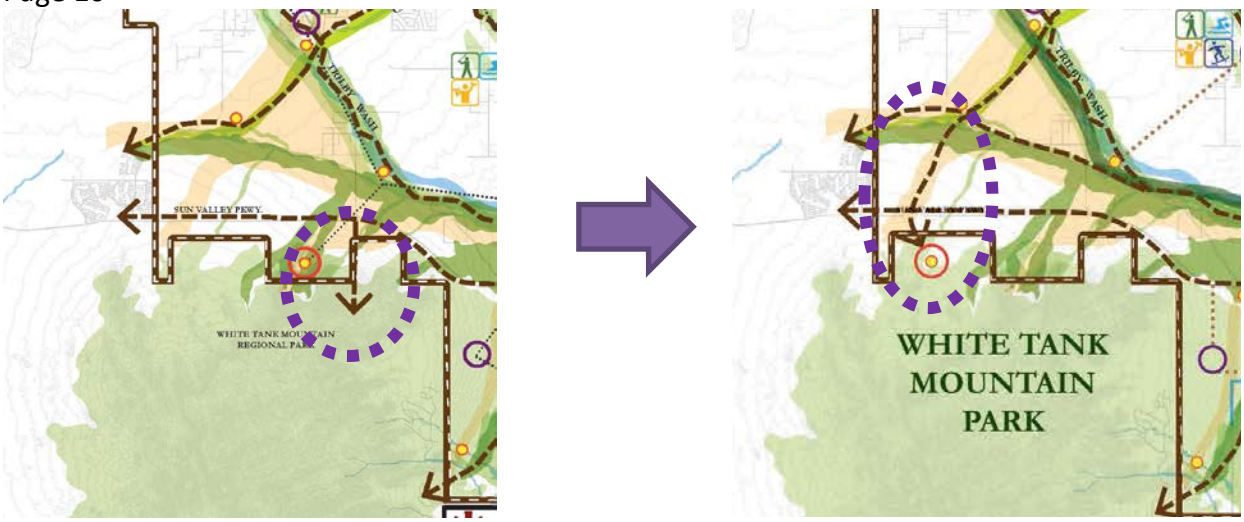
Recreation and Open Space Element

Page 4

Use

~~The Trail Map (figure xx)~~ The Parks and Recreation Master Plan map (page 10) shows a hierarchy of connected trails, including major trails, and minor trails with limited access to other areas.

Page 10



The change noted above relocates a trail and park locations to be consistent with adopted plans within Maricopa County Parks Department.

Housing Element

Page 4

Supply

The City of Surprise's housing mix is deficient in housing that contains amenities and conveniences that support the ~~median~~ full range of housing stock. Surprise has not been able to attract developers to build higher-end housing. Providing the full range of housing is critical for the City's economic development effort in retaining and attracting a higher income workforce.

Income

According to the 2010 American Community Survey, the median household income in the City of Surprise was $57,708, an increase of approximately 30 percent over that of 2000 ($44,156). ~~However this reflects an approximate dip of 14% compared with~~ Surprise enjoys a median household income that is 11.3% higher than the median household income ($51,204) exhibited within Maricopa County in 2010.

Chapter 3: Introduction and Executive Summary

Page 6

3) Roadway Congestion

The previously noted lack of east-west arterial roadways in Surprise creates well-documented congestion challenges on Bell Road.

The City will continue regional ~~Continued regional~~ collaboration with MAG and adjacent communities in the investment and development of Intelligent Transportation Systems (ITS). It is necessary for the continued and improved coordination and signalization performance to enhance efficiency and level of service and capacity of existing high capacity roadways in Surprise.

EXHIBIT “B”

BEUS GILBERT
PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008

Jeffrey M. Blilie
E-Mail Address: jblilie@beusgilbert.com

December 2, 2015

VIA EMAIL

Robert Wingo, City Attorney
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

Re: Surprise General Plan Amendment, A.R.S. § 12-1134 (Prop 207) Claim

Dear Robert,

Beus Gilbert PLLC represents a coalition of property owners ("SPA 3 Coalition") who own property throughout Special Planning Area #3 (SPA 3) in the City of Surprise. The properties owned by the SPA 3 Coalition are predominantly vacant parcels of various sizes, ranging from less than 10 acres to over 400 acres. The SPA 3 Coalition is very concerned and adamantly opposed to the General Plan Amendment currently being processed by the city of Surprise, specifically the delineation of the Wildlife Linkages Corridor and the adoption of additional Open Space on the Land Use Map, both of which negatively impact the SPA 3 Coalition properties.

Specific to the Wildlife Linkages Corridors, the amended Land Use Element (Chapter 1, page 41 and 42) describes, "(t)he Floodway and 100-foot buffer areas are required to be 500-foot minimum in width" and "(t)he Wildlife Linkage Corridors also call for wildlife friendly development standards within a 900-foot area adjacent to the 500-foot "wildlife linkage area." The requirement to set aside a minimum 500-foot corridor without compensation constitutes a regulatory taking, and the imposition of development regulations, which have not yet been written, for the 900-foot areas present the SPA 3 Coalition with great uncertainty when it comes to future land use and development of their properties.

Specific to the new Open Space delineations on the amended Land Use Map, they either mirror the Wildlife Linkage Corridors or attempt to follow natural washes designated as "floodway." However, in most instances, the Open Space delineations dramatically expand beyond the boundaries of designated floodways. In fact, when measuring the typical Open Space delineations along these washes, it is apparent the minimum width is 500 feet. Please note that

the Open Space delineations on the Land Use map adopted in 2013 impacted (i) property owned by Maricopa County Flood Control District, (ii) hillside property, and (iii) private property with PAD zoning approvals (showing the dedicated open space). The new proposed Open Space delineations on the amended Land Use Map now impact mostly private landowners (including the SPA 3 Coalition) and Arizona State Land Department owned lands.

The Private Property Rights Act — A.R.S. § 12-1134 (commonly known as Prop 207) provides that "[i]f the existing rights to use, divide, sell or possess private real property are reduced by the enactment or applicability of any land use law enacted after the date the property is transferred to the owner and such action reduces the fair market value of the property the owner is entitled to just compensation from this state or the political subdivision of this state that enacted the land use law."

Contrary to the statement made at the November 19, 2015, Planning and Zoning Commission meeting, the adoption of a major amendment to the Surprise General Plan 2035 is a land use law enacted by the City of Surprise. Major general plan amendments are adopted pursuant to detailed and lengthy process described in A.R.S. § 9-461.06, and constitute legislative acts of the City Council, subject to referendum; please note the following language:

> "*Except for general plans that are required to be submitted to the voters for ratification pursuant to subsection M of this section, the adoption or readoption of a general plan, and any amendment to a general plan, shall not be enacted as an emergency measure and is subject to referendum as provided by article IV, part 1, section 1, subsection (8), Constitution of Arizona, and title 19, chapter 1, article 4.*" A.R.S. § 9-461.06 (L)

The imposition of Wildlife Linkage Corridor regulations and the adoption of additional Open Space land use designations to property formerly designated for low density residential development (3-5 du/acre) will significantly diminish the value of SPA 3 Coalition properties. Given the extent of the proposed regulations and the vastness of their application, the value of diminishment will most likely exceed $50,000,000. Appraisals can be provided to support this claim.

Our request is simple; remove (i) the new Open Space land use designations, and (ii) the Wildlife Linkages Corridor sub area and related regulations from the major General Plan amendment currently being processed by the City of Surprise.

We welcome the opportunity to further discuss this issue and are happy to provide you, staff, the Planning and Zoning Commission and the City Council with any empirical evidence needed to show the significant impact these proposed land use regulations will have on the SPA 3 Coalition Owners, as well as the diminished property values that will result if these proposed land use regulations are adopted.

Sincerely,

Jeffrey M. Blilie

Jeffrey M. Blilie

cc: Mayor Sharon Wolcott
Vice Mayor John Williams
Council Member Roland Winters
Council Member Jim Biundo
Council Member Rachel Villanueva
Council Member Skip Hall
Council Member Todd Tande
Chair Steven Somers
Vice Chair Ken Chapman
Commissioner Jerry Hoyler
Commissioner Matthew Keating
Commissioner Dennis Smith
Commissioner Jim Ferguson
Commissioner Shari Martin
Bob Wingenroth
Rick Buss
Donna Bronski
Eric Fitzer

amec
foster
wheeler

December 2, 2015
Amec Foster Wheeler Project No. 5-114-003073

Mr. Danny Martino
Trustee: Danny Martino Family Limited Partnership
Metropolitan Land Co
2390 E. Camelback Road
Ste 338
Phoenix, AZ 85016-3466
Phone: 480.326.8084
dannymartinoaz@yahoo.com

Re: Memorandum RE: Section 404 Jurisdictional Delineation and US Army Corps of Engineers Concurrence of Findings; 60-acre parcel Deer Valley Road and 219th Ave.

Amec Foster Wheeler Environment & Infrastructure, Inc. (Amec Foster Wheeler) completed a jurisdictional delineation on a 60-acre parcel of land owned by the Danny Martino Family Limited Partnership situated in Maricopa County, Arizona in a portion of Section 14, T4N, R3W in June 2006 (Amec Foster Wheeler job No. 5-114-003073). This report was submitted to the US Army Corps of Engineers on June 16, 2006 for review and concurrence of findings. On November 15, 2007 the US Army Corps of Engineers determined that, "**your proposed project is not subject to our jurisdiction under Section 404 of the Clean Water Act. Since there are no waters of the United States within the aforementioned project area, no Section 404 permit is required from our office**", see attached concurrence letter. It should be noted that consultation with the US Army Corps of Engineers would be required if their findings of concurrence, associated with the November 15, 2007 letter, is disputed by a third party.

Respectfully submitted,

Amec Foster Wheeler Environment & Infrastructure, Inc.

Richard Knox
Project Manager

Amec Foster Wheeler Environment & Infrastructure, Inc.
4600 East Washington Street, Suite 600
Phoenix, Arizona 85034-1917
Tel (602) 733-6000
Fax (602) 733-6100
www.amecfw.com

404 Study

DEPARTMENT OF THE ARMY
LOS ANGELES DISTRICT, CORPS OF ENGINEERS
ARIZONA-NEVADA AREA OFFICE
3636 NORTH CENTRAL AVENUE, SUITE 900
PHOENIX, ARIZONA 85012-1939

NOV 1 7 2007

REPLY TO
ATTENTION OF:

Office of the Chief
Regulatory Division

November 15, 2007

Marcie Martin
AMEC Earth & Environmental, Inc.
1405 West Auto Drive
Tempe, Arizona 85284-1016

File Number: SPL-2006-1533-AP

Dear Ms. Martin:

Reference is made to your letter of July 31, 2006 in which you inquired (on behalf of the property owner) as to whether or not a Section 404 permit is required from the U.S. Army Corps of Engineers concerning development of a 60-acre parcel of land located at the northwest corner of Deer Valley Road and 219th Avenue in a portion of Section 14, T4N, R3W, City of Surprise, Maricopa County, Arizona.

We have determined that your proposed project is not subject to our jurisdiction under Section 404 of the Clean Water Act. Since there are no waters of the United States within the aforementioned project area, no Section 404 permit is required from our office.

The receipt of your letter is appreciated. If you have questions, please contact Ann Palaruan at (602) 640-5385 x 227.

Sincerely,

Cindy Lester

Cindy Lester, P.E.
Chief, Arizona Branch
Regulatory Division

amec

June 16, 2006
AMEC Job No. 5-114-003073

Ms. Cindy Lester, Chief Arizona Section
US Army Corps of Engineers Regulatory Branch
3636 North Central Avenue, Suite 900
Phoenix, Arizona 85012-1936

Dear Ms. Lester:

Re: Section 404 Jurisdictional Delineation
Approximately 60-Acre Property
Northwest Corner of Deer Valley Road and 219th Avenue
Surprise, Maricopa County, Arizona
Waters of the United States

AMEC Earth & Environmental, Inc. (AMEC) is pleased to provide the enclosed report based on our completion of a Section 404 Jurisdictional Delineation for an approximately 60-acre parcel in Surprise, Maricopa County (the Property).

This report is based on our review of soil surveys, topographic mapping, aerial photography, and visual observation of the Property. The following report presents our findings.

On behalf of The Danny Martino Family Limited Partnership, AMEC requests U.S. Army Corps of Engineers (Corps) concurrence with the findings presented in the enclosed report. The Danny Martino Family Limited Partnership has provided a letter authorizing AMEC to coordinate with the Corps for this project and granting the Corps access to the Property for the purposes of Section 404 evaluation.

If you need any additional information, please contact me at your convenience.

Respectfully submitted,

AMEC Earth & Environmental, Inc.

Marcie Martin

Marcie Martin, CFM
Staff Environmental Planner

Enclosures

c: Addressee (1)
Danny Martino (1)
Brian Burch, Metropolitan Land Company (1)

G:\Environmental-Development\2005 Projects\5-114-003073\5114003073 JDReport.doc

AMEC Earth & Environmental, Inc.
1405 West Auto Drive
Tempe, Arizona 85284
Tel (480) 940-2320

June 16, 2006

Ms. Cindy Lester, Chief Arizona Section
US Army Corps of Engineers Regulatory Branch
3636 North Central Avenue, Suite 900
Phoenix, Arizona 85012-1936

Re: Section 404 Jurisdictional Delineation for the 60-acre parcel on the northwest corner of Deer Valley Road and 219th Avenue, Surprise Maricopa County, Arizona (located within Section 14 of T4N, R3W)

Dear Ms. Lester:

The Danny Martino Family Limited Partnership, current owner of the subject property, authorizes AMEC Earth and Environmental, Inc. to coordinate with the U.S. Army Corps of Engineers for issues relating to Section 404 requirements for the approximately 60-acre parcel on the northwest corner of Deer Valley Road and 219th Avenue, in Surprise, Maricopa County, Arizona. The U.S. Army Corps of Engineers is granted temporary access to the above referenced parcel for the purposes of Section 404 field reconnaissance.

Danny Martino Family Limited Partnership

By: Danny Martino Family Limited Partnership

DANNY MARTINO
(Print or Type Name)

Title: Trustee

Date: 7-25-06

EXHIBIT “C”

December 2, 2015

City of Surprise
c/o Mr. Eric Fitzer
Community Planning Director
16000 N. Civic Center Plaza
Surprise, Arizona 85374

RE: Surprise General Plan 2035 Amendment

Mr. Fitzer:

I am writing this letter to state my strong opposition to the Surprise General Plan Amendment 2035. Specifically, I object to the imposition of both the Open Space, Wildlife Linkage Sub Area and Corridors on the Land Use Map as proposed in the Amendment.

I own 80 acres (APN 503-77-006E) located on the Union Hills Drive alignment west of the 195th Avenue alignment. My property is adversely impacted by both the proposed Open Space and Wildlife Linkage Sub Area as delineated on the proposed Land Use Map and further detailed on the Wildlife Linkages Map.

The additional Open Space impact on my property is a taking, or at the very least, a diminution of the value of my property. The Wildlife Linkage Sub Area and Corridors with "regulations to come" also decreases the value of my property to prospective buyers.

Please remove the Open Space and Wildlife Linkage Sub Area from the proposed Land Use Maps and remove the Wildlife Linkages Map from the Land Use Element section of your proposed Amendment to the General Plan 2035.

Sincerely,

Preston Steehoek
6024 E. Harvard Street
Scottsdale, Arizona 85257

December 3, 2015

City of Surprise
c/o Mr. Eric Fitzer
Community Planning Director
16000 N. Civic Center Plaza
Surprise, Arizona 85374

RE: Surprise General Plan 2035 Amendment

Mr. Fitzer:

Since 1957 my family has owned 317 acres located at the northwest of the intersection of Deer Valley Road (extended) and 229th Avenue (extended) and identified as APN's 503-81-033 R, S, T, U, V, W, X and Y.

I am writing to state our opposition to the Surprise General Plan Amendment 2035. Specifically, we object to the imposition the Wildlife Linkage Sub Area and Corridors on the Land Use Map as proposed in the Amendment.

Our property is negatively impacted by the proposed Wildlife Linkage Sub Area / Corridors as shown on the proposed Land Use Map and further delineated on the Wildlife Linkages Map.

The Wildlife Linkage Sub Area / Corridors with "regulations to come" will decrease the value of our property.

We request that you remove the Open Space and Wildlife Linkage Sub Area from the proposed Land Use Maps and remove the Wildlife Linkages Map from the Land Use Element section of the proposed Amendment to the General Plan 2035.

Sincerely,

Triangle Partners, LLC
William Cherne
Box 46117
Eden Prairie MN 55344

Barbara R. Diehl
Attorney at Law
2074 Crompond Road
Yorktown Heights, New York 10598
(914) 245-7402
(914) 245-7403 – FAX

December 3, 2015

City of Surprise
c/o Mr. Eric Fitzer
Community Planning Director
16000 N. Civic Center Plaza
Surprise, Arizona 85374

RE: Surprise General Plan 2035 Amendment and impacts on Maricopa County Assessor Tax Parcel Numbers: 503-81-019B (167 Acres) and 503-34-017F, 503-81-018A (122 Acres).

Mr. Fitzer:

My client, The Wittmann Family Trust, owns the two vacant land parcels identified above. Both of these properties are located within the Luke Air Force Base Aux Field #1 Noise Contours. As such, the Open Space and Wildlife Linkage Sub Area / Corridor delineations shown on your Land Use Map have a negative impact on the value of my client's property. As you are aware, per State Statute, there is NO residential development allowed within the LAFB Noise Contours. Therefore, your proposed density transfer remedy is meaningless to my client. More to the point, the City has no remedy for my client's situation and therefore both the Open Space and Wildlife Linkage Sub Area / Corridor delineations are nothing more than a taking.

Please note that the "Military Installation Fund" just purchased a 22-acre portion of my client's property within the "clear zone" for Luke Aux #1. This purchase was based on an appraised value of $27,000 per acre (the value if the property did not have the "clear zone" impact). My client would be happy to sell the City of Surprise both the Open Space and Wildlife Linkage Sub Area /Corridors as they are delineated on their property.

In lieu of Surprise's purchase on this property, or to avoid an action that will force this outcome, remove the Open Space and Wildlife Linkage Sub Area from the proposed

Land Use Maps and remove the Wildlife Linkages Map from the Land Use Element section of your proposed Amendment to the General Plan 2035.

Sincerely,

Barbara Diehl
2074 Crompond Road
Yorktown Heights, New York 10598

LexingtonHomes
YESTERDAY. TODAY. ALWAYS.

December 3, 2015

City of Surprise
Attn: Mr. Eric Fitzer
Community Development Director
16000 N. Civic Center Plaza
Surprise, Arizona 85374
RE: Surprise General Plan 2035 Amendment

Dear Mr. Fitzer,

I represent Lexington Homes regarding the Ana Mandara Planned Development at 219th Avenue and Sun Valley Parkway in western Surprise. Lexington and its principles spent millions of dollars entitling the Ana Mandara property, and purchasing sewer taps for the first phase of development. This process took almost five years to accomplish, and with full City support, which received both staff and City Council support with little opposition.

The proposed open space and wildlife corridor restrictions proposed as a part of the of Surprise General Plan 2035 Amendment will have a devastating effect on the value of our property. Any potential buyer will be faced with uncertain regulations which will cause increased development costs and substantially reduced densities. I outlined our concerns earlier in an email to the City on October 23, 2015 (copy of email attached). Lexington, as a result, strongly objects to the Wildlife Linkage Sub-Area/Corridor designations on the proposed amendment to the Land Use Map.

Sincerely yours,

William Rotolo, VP
Lexington Homes

Mssrs Fitzer and Winginroth and Mayor Wolcott,

My name is Bill Rotolo, and I am the Vice President of Land Acquisition and Entitlements for Lexington Homes. Lexington is the corporate owner of approximately 220 acres at the northeast corner of Sun Valley Parkway and 219th Avenue in the City of Surprise. Our property, referred to as the "Ana Mandara PAD", received a Planned Area Development approval almost 10 years ago, which granted us a density of approximately 6 du/ac, and 40 acres of retail along 219th Avenue. It has come to our attention that your proposed General Plan 2035 significantly affects the viability and value of our property, and would nullify significant portions of our approved plan.

As a City Planner by background and experience myself, I am very cognizant of the value of long range planning to any community, especially a rapidly growing one like Surprise. However, any plans must take into account the rights of property owners to use their land as designated by City ordinance. As you know, Arizona has very strict laws regarding the diminution of value of private property caused by actions of governmental bodies.

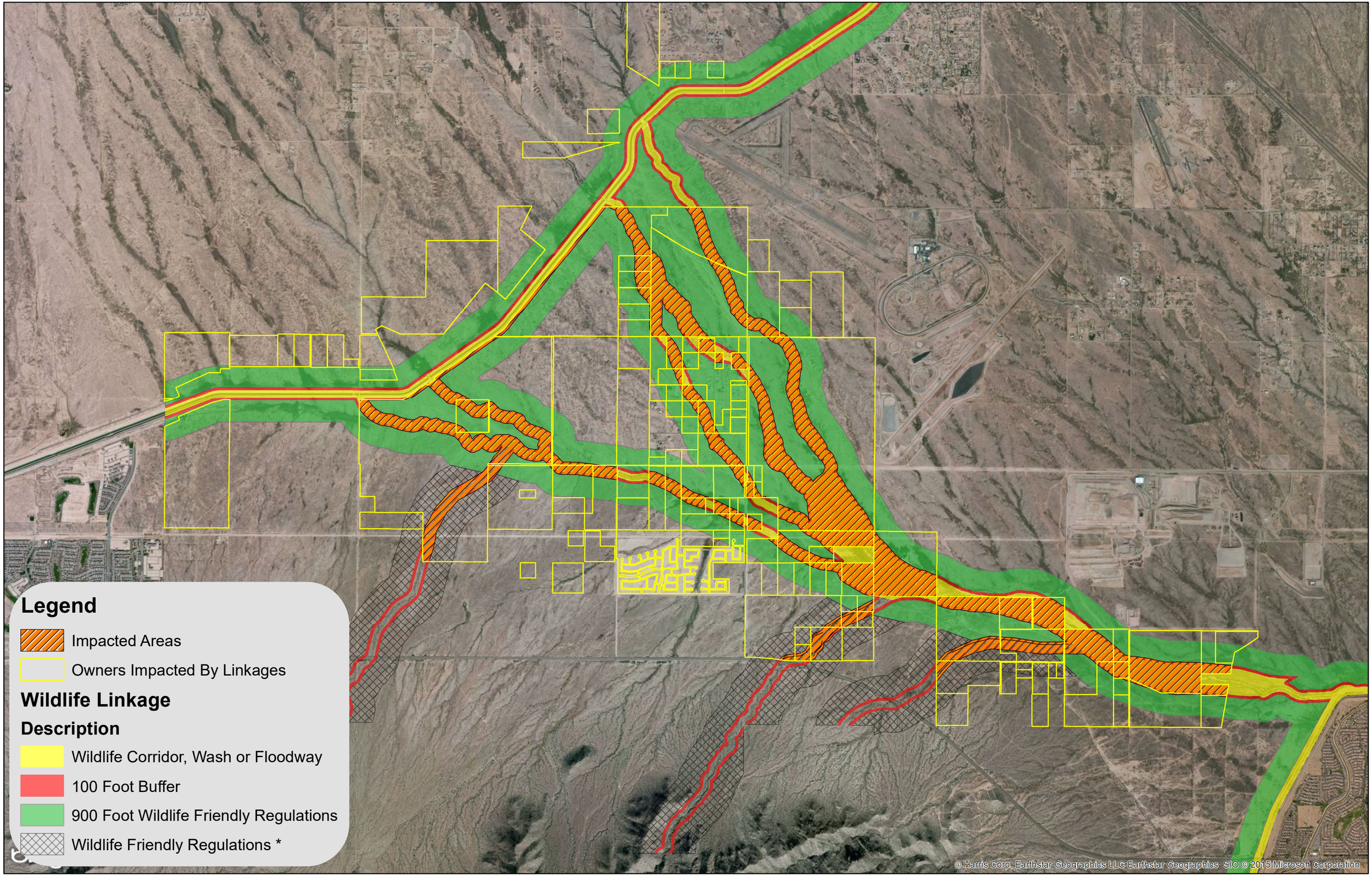
As I read your proposed 2035 General Plan, two sections appear to significantly and negatively affect the value and developability of our Ana Mandara property. The "Wildlife Linkages Corridors" which are discussed starting on Page 41 of the Land Use Element designates a significant portion of our property (given the scale of the maps in the plan, it is impossible to determine the percentage of our property affected, but it appears to be over half of it) as falling into a wildlife linkage corridor. This corridor, defined as 100 feet adjacent to a floodway, then a 500 foot "buffer" zone, and finally a 900 foot wide zone in which development will be restricted by as yet unwritten design standards. While preserving wildlife and their habitat is a laudable goal, it cannot be done without compensating landowners like ourselves for the loss of value and future development potential of the property. Lexington and its principles have close to $25 million invested in Ana Mandara, and the 2035 General Plan puts that investment and its potential returns in serious jeopardy.

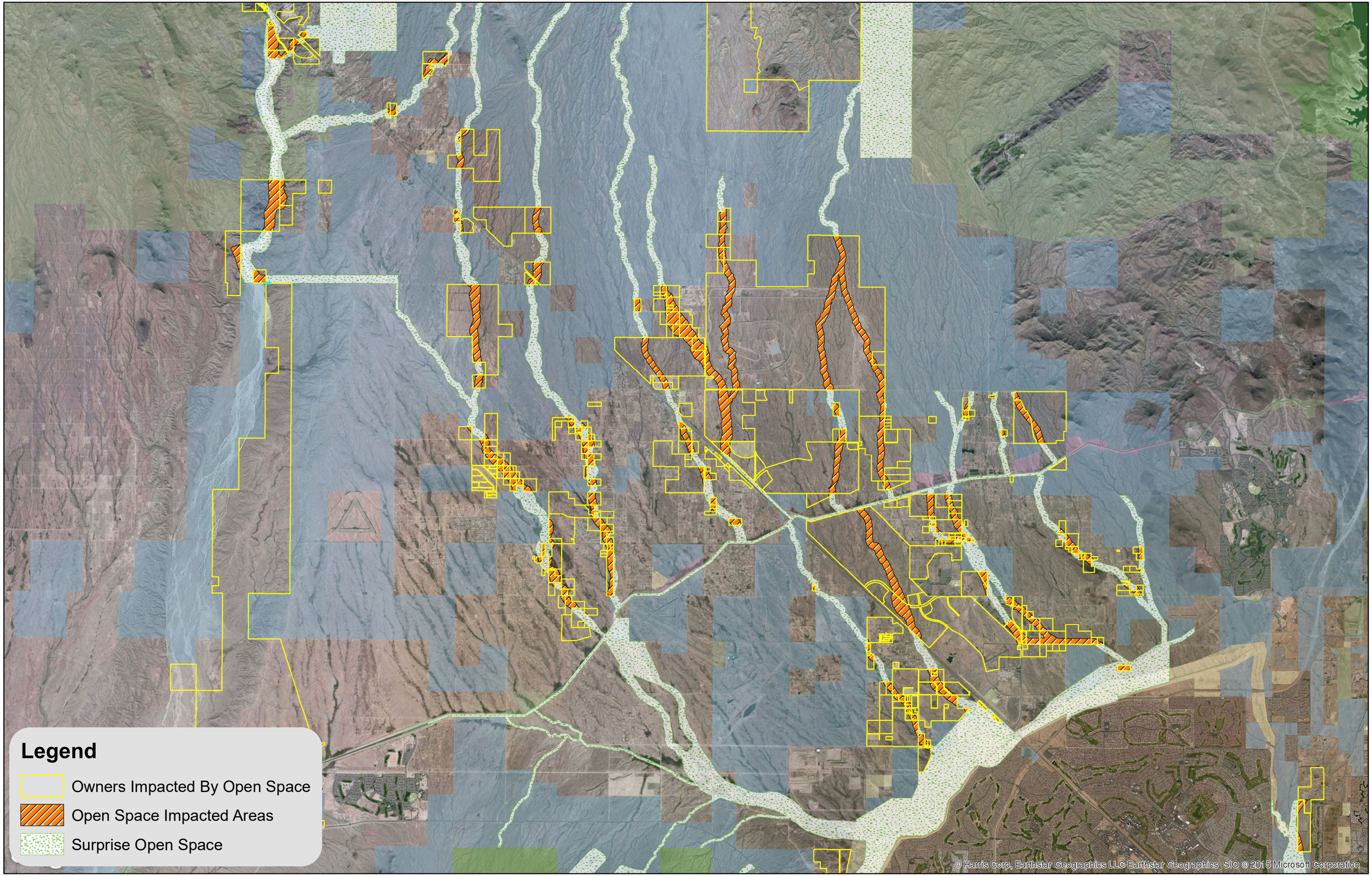
The same can be said for the "Scenic Lands Development" designation, which covers virtually our entire property. While, again, no specific criteria are outlined in the plan, it discusses lands adjacent to the White Tank Mountains Regional Park, which is on the south side of Sun Valley Parkway. Our property is on the north side of Sun Valley Parkway, and is designated as land that falls under these proposed guidelines in the Scenic Lands Development map. The language in this section of the plan, on pages 38 and 39 of the "Foundation for the Future" section of the plan, appears to suggest that these lands "remain as natural area open space in perpetuity". Clearly, this puts our ownership and investment in serious jeopardy, and completely destroys any interest the development community would have in purchasing our property. It goes without saying that this is unacceptable to Lexington Homes, and we must do whatever is in our power to prevent the adoption of this plan as currently written. We are in

the process of banding together with other similarly affected landowners in the area of Ana Mandara to more forcefully make our vociferous opposition to your proposed plan, as written, known and broadly publicized. If the City of Surprise does, in fact, adopt the 2035 General Plan in its proposed form, Lexington will be forced to do whatever is in our legal rights to do to be compensated for the devastating loss in value of our property. Hopefully, to avoid such actions on our part, the City will take into account Lexington's opposition to these specific aspects of the 2035 plan and eliminate those sections that devalue our property.

Sincerely yours,

Bill Rotolo, VP
Lexington Homes
Chicago, IL
www.lexingtonchicago.com


Legend
Impacted Areas
Owners Impacted By Linkages
Wildlife Linkage
Description
Wildlife Corridor, Wash or Floodway
100 Foot Buffer
900 Foot Wildlife Friendly Regulations
Wildlife Friendly Regulations *
© Harris Corp, Earthstar Geographics LLC Earthstar Geographics SIO © 2015 Microsoft Corporation


Legend
Owners Impacted By Open Space
Open Space Impacted Areas
Surprise Open Space
© Harris Corp, Earthstar Geographics LLC Earthstar Geographics SIO © 2015 Microsoft Corporation

CITY OF SURPRISE
Planning and Zoning Commission

December 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 17, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on a Site Plan entitled PHO Litchway Monopalm generally located at the southwest corner of Litchfield Rd. and Statler Blvd. at 13995 West Statler Blvd.

Motion:

I move to approve the Site Plan for PHO Litchway Monopalm.

Background:

The applicant is proposing a 55-foot monopalm towards the southeast corner of the medical office complex located at 13995 West Statler Blvd. within the Surprise Center Planned Area Development (PAD). The camouflaged monopalm will have a base station adjacent to the trash enclosure that includes cabinetry, and an emergency back-up generator. The base station will be concealed by an approximately eight (8) foot wall finished to match the primary structure on the property.

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

- 00 - FS15-248 - PHO Litchway WCF - Staff Report
- 01 - FS15-248 - PHO Litchway WCF - Vicinity Maps
- 02 - FS15-248 - PHO Litchway WCF - Project Plan Set
- 03 - FS15-248 - PHO Litchway WCF - Photo Simulations
- 04 - FS15-248 - PHO Litchway WCF - Site Justification Maps
- 05 - FS15-248 - PHO Litchway WCF - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	x	White Board	x	Other	x

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

Hobart Wingard, Planner II

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS15-248**
Project Name:	PHO Litchway Wireless Telecommunications Facility (WTF)
Council District:	5 - Palm
Meeting Date:	**December 17, 2015**
Planner:	Hobart Wingard, 623-222-3156

Owner:	RK-WEM, LLC
Applicant:	Reliant Land Services
Request:	A Site Plan for a 55-foot monopalm towards the southeast corner of the medical office complex located at 13995 West Statler Blvd. within the Surprise Center Planned Area Development (PAD).
Site Location:	13995 West Statler Blvd.
Site Size:	Approximately 3 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	No items of support or opposition received
Staff Recommendation:	Staff recommends the Commission **approve** the case **FS15-248** a Site Plan for PHO Litchway WTF.

Project Description:

Verizon Wireless is proposing a 55-foot monopalm to the southeast corner of the existing Banner Medical Facility in the Surprise Center PAD. The camouflaged monopalm will have a base station that includes cabinetry, and an emergency back-up generator. The base station will be concealed by an approximately eight (8) foot wall finished to match the primary structure on the property.

The generator is considered 'whisper quiet' and will only operate during power outages and for a half hour a week for operational testing. When operating, the generator will produce the noise equivalent to a vacuum cleaner (approximately 70 decibels). This base station will be located approximately 480 feet from the nearest residence.

Landscaping will be enhanced to minimize changes to the character of the area. To integrate with the palms throughout the site, the monopalm itself will have faux palm fronds, palm bark cladding, and growth cluster (pineapple).

Surrounding Land Zoning:

Direction	Zoning	Current Land Use
On Site	Surprise Center PAD – Mixed-Use	Medical Office
North	Surprise Center PAD – Mixed-Use	Vacant
South	Surprise Center PAD – Mixed-Use	Vacant
East	Surprise Center PAD – Mixed-Use	Vacant
West	Surprise Center PAD – Mixed-Use	Vacant

Background:

June 12, 1980: The subject property was annexed into the City of Surprise.

January 11, 2000: The Surprise Center PAD was approved by the Mayor and City Council under case PAD00-105.

January 18, 2011: The Site Plan for Surprise Medical at the City was approved by the Planning and Zoning Commission under case FS10-162.

April 16, 2015: The applicant met with city staff to develop the requirements for the construction of the subject WTF under case CR15-138.

June 25, 2015: The applicant filed a request for a WTF CUP under case FS15-248, the subject case.

July 21, 2015: The applicant held a neighborhood review meeting to discuss the project with the public.

October 6, 2015: The Mayor and City Council adopted a Zoning Text Amendment regarding WTF facilities. The amendment changed the process for this type of WTF facility from a CUP to a Site Plan.

Citizen Outreach:

A Citizen Review meeting was held Tuesday, July 21, 2015 from 5:30 PM to 6:30 PM in the Banner Health Center, the subject site. The site was properly signed, advertised, and notifications were sent to landowners within 300 feet. There were no members of the public that attended the meeting.

Analysis:

As this monopalm requires a Site Plan as outlined in the Surprise Municipal Code, the following conditions have been addressed to satisfy the requirements established:

- The WTF will be designed to blend into the architecture and landscape of the zone in which it is placed.
- The WTF antennas, mounting hardware, and cabling shall be covered or painted to match the color of the pole on which it is mounted. The base station will be screened by solid walls. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color.
- The setback of the WTF shall meet the yard development standards and setback requirements of the underlying zoning district.
- Monopalms:
    - Will contain a minimum of 55 palm fronds that disguise the length of the antenna.
    - The standoff mounting arm apparatus of the antenna array will not extend more than 30 inches from the structure to which it is attached.
    - The pole structure will be clad with faux bark that begins at the base of the pole structure and continues to the height of the first palm frond attachment. The balance of the pole structure and the attachments will be painted to blend with the palm fronds.
    - The diameter of the pole structure will not exceed 26 inches at its widest point.
    - All cables will be concealed within the pole structure.
    - The maximum height of the pole structure, excluding antennae, will be limited to 65 feet above the finished grade of the site. The maximum height of the antennae attached to a wireless communication monopalm will not exceed 80 feet above the finished grade of the site.
    - No more than two (2) microwave dishes will be permitted on each monopalm. Microwave dishes will be limited to one (1) square foot in size and will be concealed within the monopalm, trimmed leaf cluster, or palm fronds.
    - The trimmed leaf cluster will be mounted directly below the palm fronds and will be painted to blend with the pole structure.

- Climbing pegs are prohibited on the pole structure.
- When installing the monopalm, installation will minimize the removal of existing mature vegetation at the site or such vegetation will be replaced.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest
Schools:	Dysart

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, USPS, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan is consistent with the Surprise Municipal Code.
- The proposed Site Plan is consistent with the Surprise Center PAD.

Recommendation:

Staff recommends the Commission move to **approve** case **FS15-248**.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

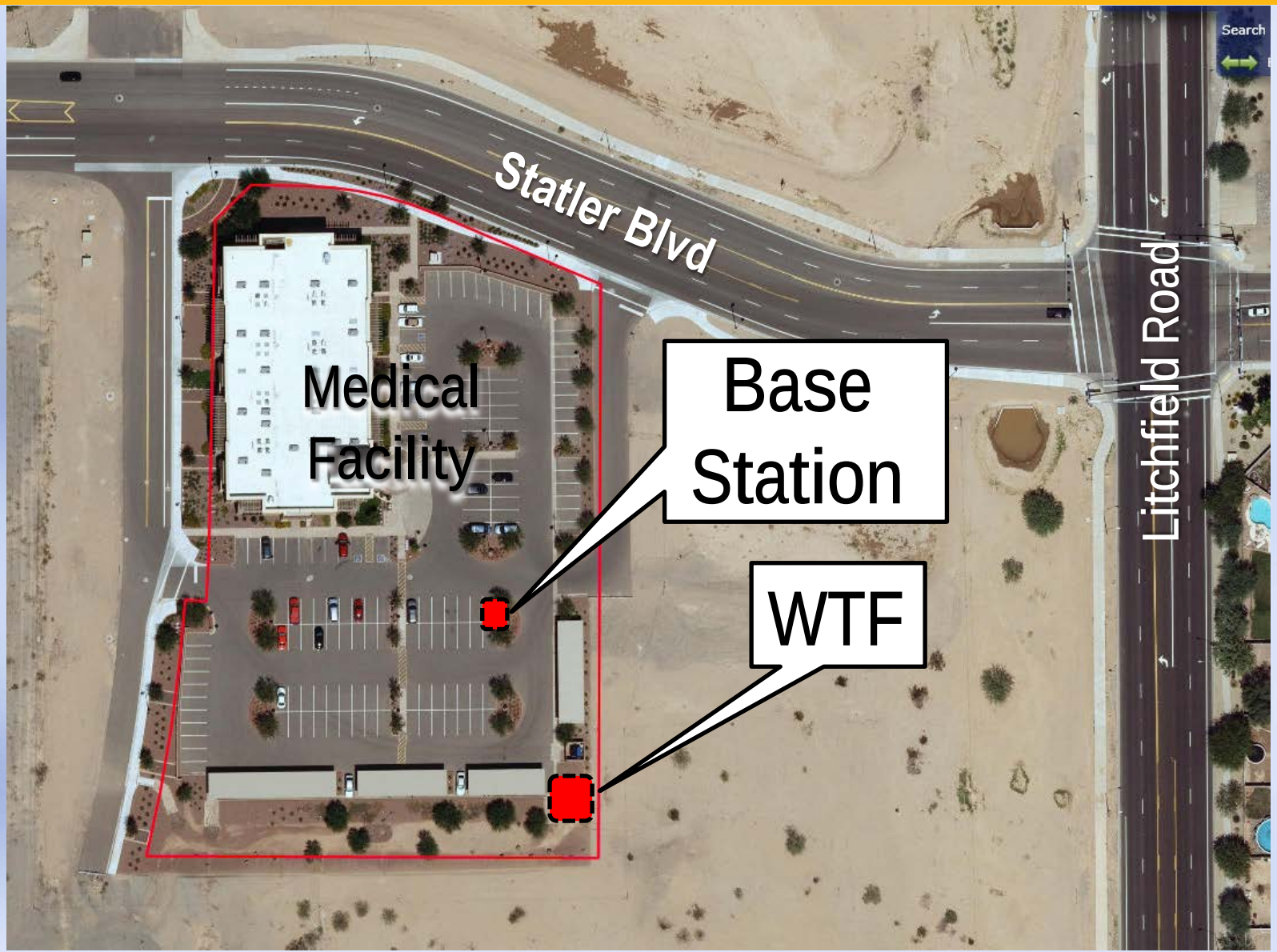
Vicinity Maps (3 pages)
Project Plan Set (7 sheets)
Photo Simulations (5 pages)
Site Justification Maps (7 pages)

VICINITY MAP

SURPRISE
ARIZONA

VICINITY MAP

VICINITY MAP



SITE NAME: PHO_LITCHWAY

ZONING COMPLIANCE:

LOCAL JURISDICTION	CITY OF SURPRISE
ASSESSORS PARCEL	: 501-18-536
ZONING	: PAD
USE	TELECOMMUNICATION FACILITY
PARENT PARCEL AREA	: 128222.61 S.F.
NEW TOTAL LEASE AREA	: 661 S.F.
NEW COMPOUND AREA	: 405 S.F.
PARKING REQ'D	: 1
PARKING PROVIDED	: 1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
THE USE OF THIS SITE WILL GENERATE NO TRASH.
THIS PROJECT DOES NOT REQUIRE WATER OR SEWER, & NO PLUMBING WORK WILL OCCUR AS PART OF THIS PROJECT.
MECHANICAL (HVAC) IS INSTALLED BY MANUFACTURED BUILDING SUPPLIER AND IS USED FOR EQUIPMENT COOLING ONLY. BUILDING WILL HAVE ONLY OCCASIONAL OCCUPANCY FOR SERVICE & UPKEEP
THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

ALL NEW ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY IS A UL-LISTED PREFABRICATED EQUIPMENT CABINET, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPEN ABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

NEW 55' MONOPALM
NEW PREFABRICATED EQUIPMENT CABINET
NEW ANTENNAS AND ASSOCIATED CABLES
NEW ELECTRICAL SERVICE
NEW 48-kw STAND-BY GENERATOR
NEW MASONRY SCREEN WALL
(2) NEW LIVE PALM TREES

SITE ACQUISITION
RELIANT LAND SERVICES
7201 E. CAMELBACK ROAD, #310
SCOTTSDALE, ARIZONA, 85251
PHONE: (602) 328-0275
CONTACT: MELISSA PARKER

ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, #211
SCOTTSDALE, ARIZONA, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

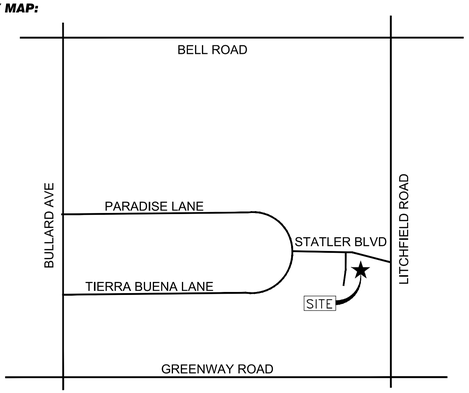
SURVEYOR
RLF CONSULTING, LLC
1835 E. 6th STREET, #24
TEMPE, ARIZONA, 85281
PHONE: (480) 510-3668
FAX: (480) 445-9185
CONTACT: RYAN FIDLER

LESSOR / OWNER
RK WEM, L.L.C.
4722 N. 24th STREET, #400
PHOENIX, ARIZONA, 85016
PHONE: T.B.D.
CONTACT: T.B.D.

LESSEE / COMPANY
VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, ARIZONA, 85283
PHONE: (480) 777-4348
CONTACT: DAMON GAUTHIER

SITE PHOTO:

VICINITY MAP:



SITE COORDINATES:

LATITUDE	: 33° 37' 41.643" N
LONGITUDE	: 112° 21' 39.060" W
ELEVATION	: 1195.5' A.M.S.L.

NORTH

DRIVING DIRECTIONS:

FROM TEMPE OFFICE; TAKE WESTBOUND US-60, THEN MERGE ONTO WESTBOUND I-10 TOWARD PHOENIX, TAKE EXIT 133B TO MERGE ONTO NORTHBOUND AZ LOOP-101, TAKE EXIT-14 FOR BELL ROAD & TURN LEFT (WEST), THEN TURN LEFT (SOUTH) ONTO LITCHFIELD ROAD, THEN TURN RIGHT ONTO STATLER BLVD. THEN TAKE FIRST LEFT (SOUTH) INTO ACCESS DRIVE TO SITE.

SHEET INDEX:

T1	TITLE SHEET, PROJECT INFO
LS-1	TOPOGRAPHIC SURVEY
A1	SITE PLAN
A2	ENLARGED SITE PLAN
A3	SITE ELEVATIONS
A4	SITE ELEVATIONS
GD-1	GRADING PLAN

CLIENT

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copywritted and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

REGISTERED ARCHITECT 19382 RONALD C. YOUNG 01/19/16 ARIZONA U.S.A.
EXP. 12/31/16

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	06/09/15	FINAL ISSUE

ARCHITECTS JOB NO.
YDC-6094

PROJECT INFORMATION

PHO_LITCHWAY

13995 WEST STATLER BLVD.
SURPRISE, ARIZONA, 85374

SHEET TITLE
TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER
T-1

LESSOR'S LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 1, SURPRISE MEDICAL PLAZA AT THE CITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24.

PARCEL NO. 2:
NON-EXCLUSIVE EASEMENTS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 28, 2000 AS 00-0325408 AND FIRST AMENDMENT RECORDED OCTOBER 09, 2001 AS 2001-0934096 OF OFFICIAL RECORDS.

LESSEE LEASE AREA NO. 1 LEGAL DESCRIPTION

A PORTION OF LOT 1, SURPRISE MEDICAL PLAZA AT THE CITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°10'45" EAST, 48.68 FEET; THENCE NORTH 89°49'15" WEST, 3.86 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'00" EAST, 22.67 FEET; THENCE NORTH 90°00'00" WEST, 14.00 FEET; THENCE SOUTH 00°00'00" EAST, 8.00 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET; THENCE SOUTH 00°00'00" EAST, 14.67 FEET; THENCE NORTH 90°00'00" EAST, 20.00 FEETTO THE POINT OF BEGINNING.

LESSEE ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF SURPRISE MEDICAL PLAZA AT THE CITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIED CENTERLINE:

COMMENCING AT A REBAR BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°10'45" EAST, 48.68 FEET; THENCE NORTH 89°49'15" WEST, 3.86 FEET; THENCE NORTH 00°00'00" WEST, 26.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00°00'00" EAST, 16.50 FEET; THENCE NORTH 30°00'00" WEST, 23.04 FEET; THENCE NORTH 00°00'00" EAST, 120.17 FEET; THENCE NORTH 89°49'15" EAST, 50.57 FEET; THENCE NORTH 00°10'45" EAST, 193.58 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATLER BOULEVARD ALSO BEING THE POINT OF TERMINUS.

SIDELINES TO BE LENGTHENED AND SHORTENED TO CREATE ONE CONTIGUOUS PARCEL.

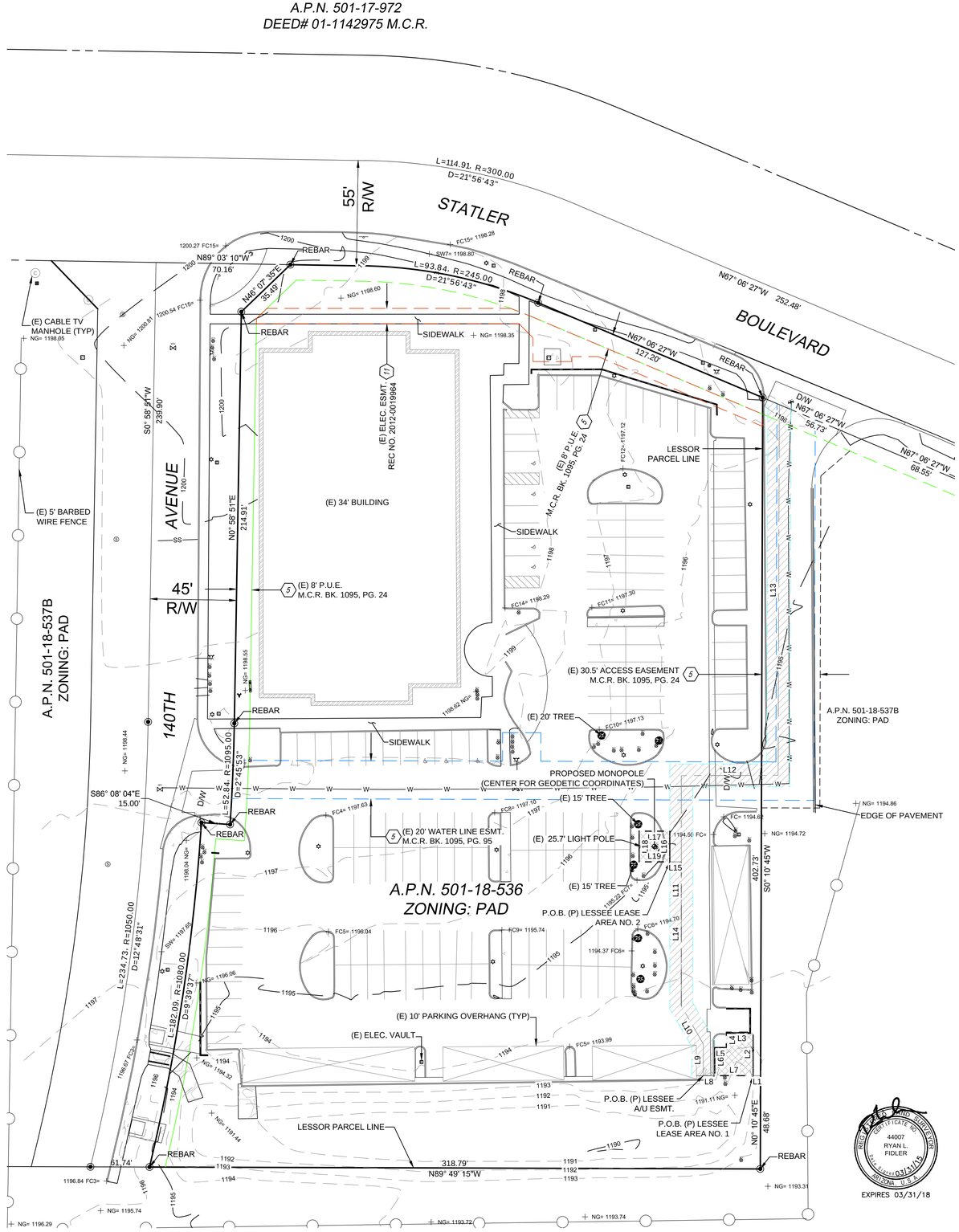
LESSEE LEASE AREA NO. 2 LEGAL DESCRIPTION

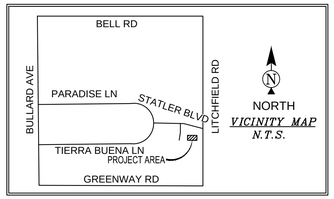
A PORTION OF LOT 1, SURPRISE MEDICAL PLAZA AT THE CITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°10'45" EAST, 48.68 FEET; THENCE NORTH 89°49'15" WEST, 3.86 FEET; THENCE NORTH 90°00'00" WEST, 26.00 FEET; THENCE NORTH 00°00'00" EAST, 16.50 FEET; THENCE NORTH 30°00'00" WEST, 23.04 FEET; THENCE NORTH 00°00'00" EAST, 75.17 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 0°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" WEST, 16.00 FEET; THENCE SOUTH 0°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" EAST, 16.00 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.86	N89° 49' 15"W
L2	22.67	N0° 00' 00"E
L3	14.00	N90° 00' 00"W
L4	8.00	S0° 00' 00"E
L5	6.00	N90° 00' 00"W
L6	14.67	S0° 00' 00"E
L7	20.00	N90° 00' 00"E
L8	6.00	N90° 00' 00"W
L9	16.50	N0° 00' 00"E
L10	23.04	N30° 00' 00"W
L11	120.17	N0° 00' 00"E
L12	50.57	N89° 49' 15"E
L13	193.58	N0° 10' 45"E
L14	75.17	N0° 00' 00"E
L15	6.00	N90° 00' 00"W
L16	16.00	N0° 00' 00"E
L17	16.00	N90° 00' 00"W
L18	16.00	S0° 00' 00"E
L19	16.00	N90° 00' 00"E





SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 51501318 EFFECTIVE DATE: 03/17/15.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 02/27/15.

SCHEDULE B EXCEPTIONS

5. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 1095 OF MAPS, PAGE 24, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION
INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

11. AN EASEMENT FOR ELECTRIC LINES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2012-0019964 OF OFFICIAL RECORDS.

LEGEND

NG	NATURAL GRADE
BLDG	TOP OF BUILDING
FC	FACE OF CURB
R/W	RIGHT OF WAY
PV	ASPHALT
D/W	ACCESS DRIVEWAY
SW	SIDEWALK
CLF	CHAIN LINK FENCE
CMU	CONCRETE MASONRY UNIT
C	CONCRETE
MCR	MARICOPA COUNTY RECORDER
1419.18	SPOT ELEVATION
WM	WATER METER
	WATER CONTROL VALVE
	FIRE HYDRANT
	FOUND AS NOTED
	LIGHT POLE
	ELECTRICAL TRANSFORMER
	ELECTRICAL PULL BOX
	ELECTRICAL METER
	TELEPHONE PEDESTAL
T	TELEPHONE VAULT
T	TELEPHONE MANHOLE
	BREAKLINE
S	SAN. SEWER MANHOLE
	IRRIGATION CONTROL VALVE
	SIGN
	POSITION OF GEODETIC COORDINATES
	PROPERTY LINE
	EASEMENT LINE
	CHAIN LINK FENCE
	WIRE OR BARBED WIRE FENCE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L.
FIDLER
03/31/15
ARIZONA U.S.A.
EXPIRES 03/31/18

POSITION OF GEODETIC COORDINATES

LATITUDE 33° 37' 41.643" NORTH (NAD83)
LONGITUDE 112° 21' 39.060" WEST (NAD83)
ELEVATION @ GROUND= 1195.5' (NAVD88)

NORTH
10° 41'
MAGNETIC
DECLINATION

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

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126 W. GEMINI DR.
TEMPE, AZ 85283

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FIELD BY:	JTS
DRAWN BY:	JTJ/PAS
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
4	03/31/15	FINAL
3	03/27/15	ADDED TOPO
2	03/20/15	REVISION
1	03/11/15	PRELIMINARY

rlf Consulting, llc
Land Survey & Mapping Solutions
1214 North Stadem Drive
Tempe, AZ 85281
p. 480.445.9189 | f. 480.445.9185
www.rlfconsulting.com

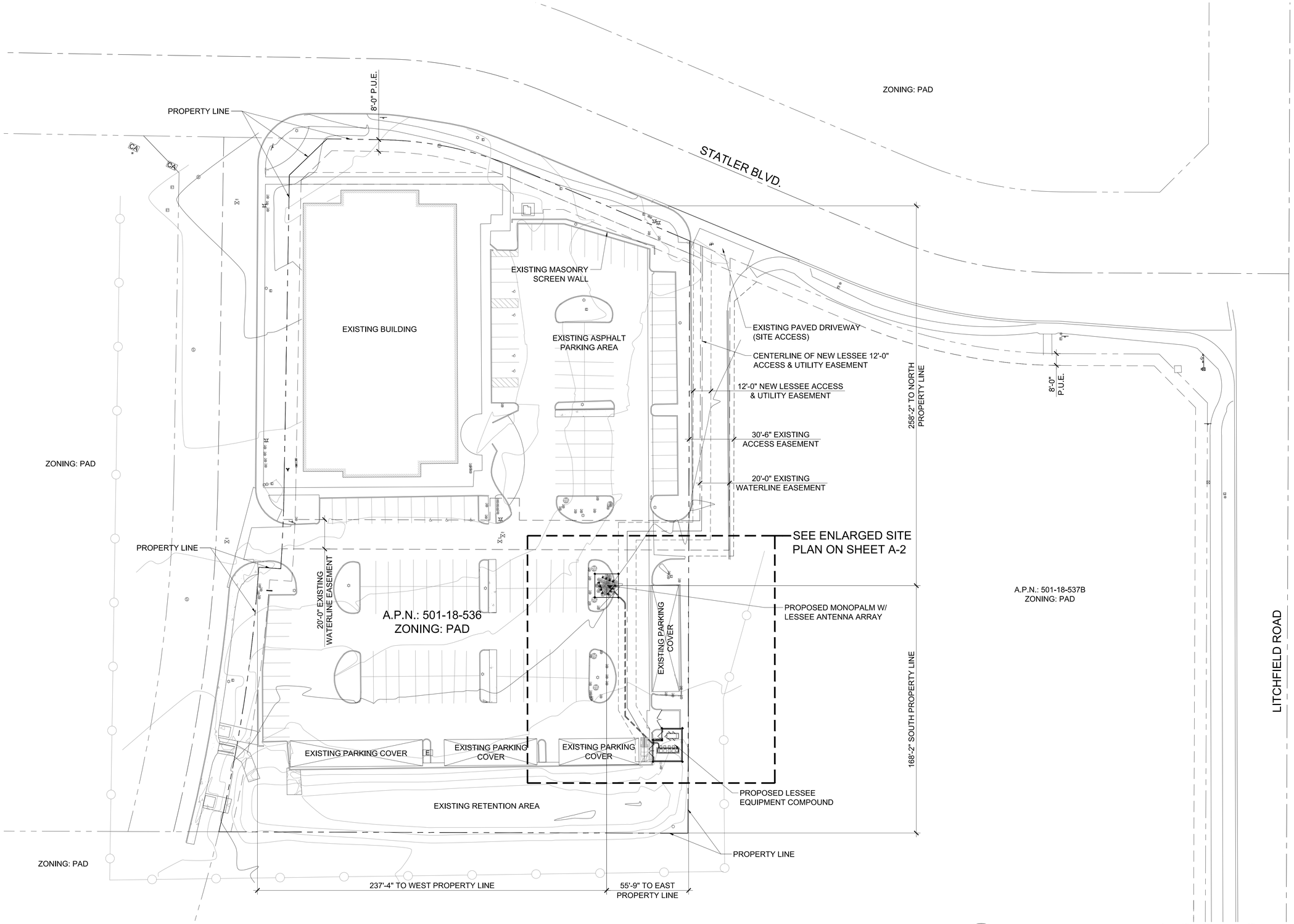
PROJECT No.
09006682

SITE NAME:
PHO LITCHWAY

SITE ADDRESS:
13995 W STATLER BLVD
SURPRISE, AZ 85374

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	



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INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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19382
RONALD C. YOUNG
DATE SIGNED
ARIZONA U.S.A.
EXP. 12/31/16

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NO.	DATE	DESCRIPTION
1	04/22/15	FINAL ISSUE

ARCHITECTS JOB NO.
YDC-6094

PROJECT INFORMATION

PHO_LITCHWAY

13995 WEST STATLER BLVD.
SURPRISE, ARIZONA, 85739

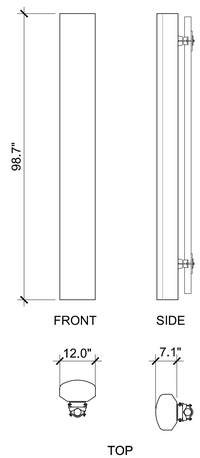
SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

A-1



NEW ANTENNA DETAIL | 4

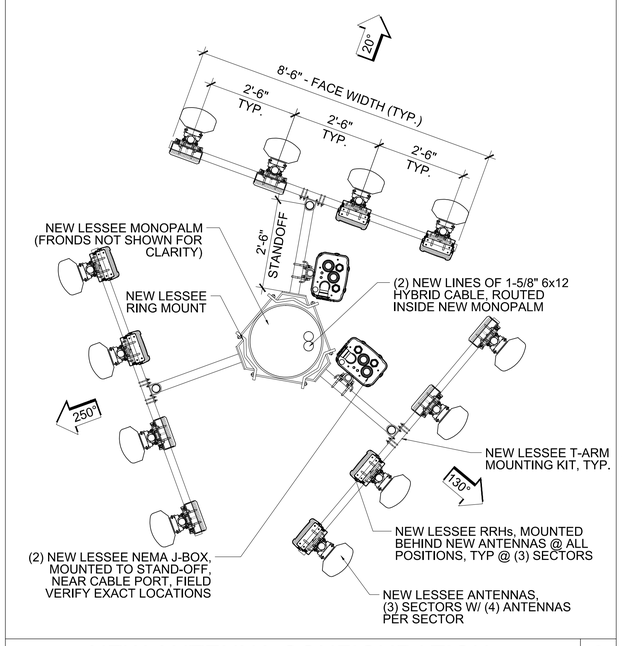
COAXIAL CABLE TABLE

SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	20°	45'-0"	N/A	N/A	N/A
BETA	130°	45'-0"	N/A	N/A	N/A
GAMMA	250°	45'-0"	N/A	N/A	N/A
N/A	N/A	45'-0"	2	1-5/8"	6x12 HYBRID

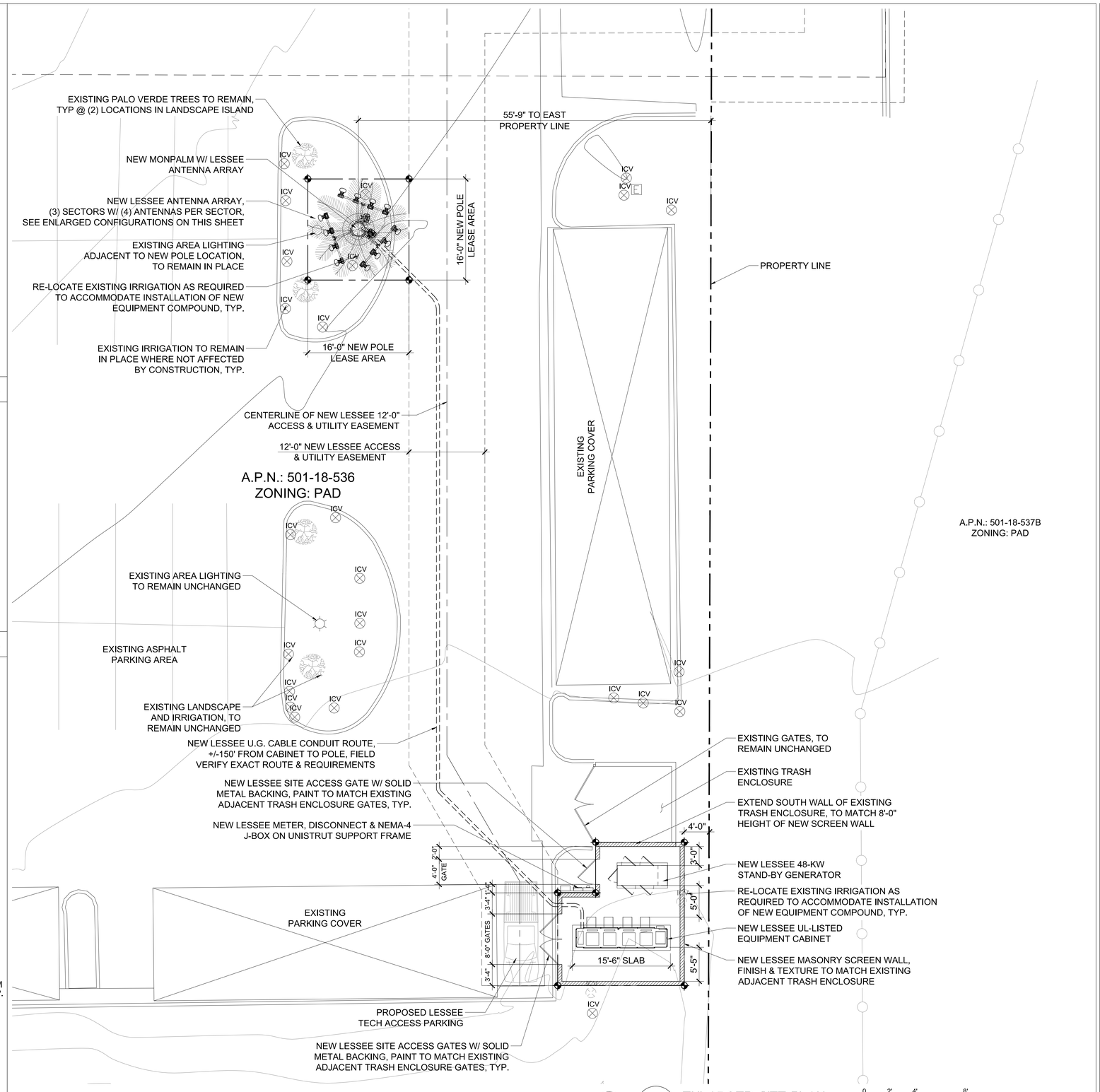
NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION | 3



NEW ANTENNA CONFIGURATION | 2



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INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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architecture / project management
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ARCHITECTS JOB NO.
YDC-6094

PROJECT INFORMATION

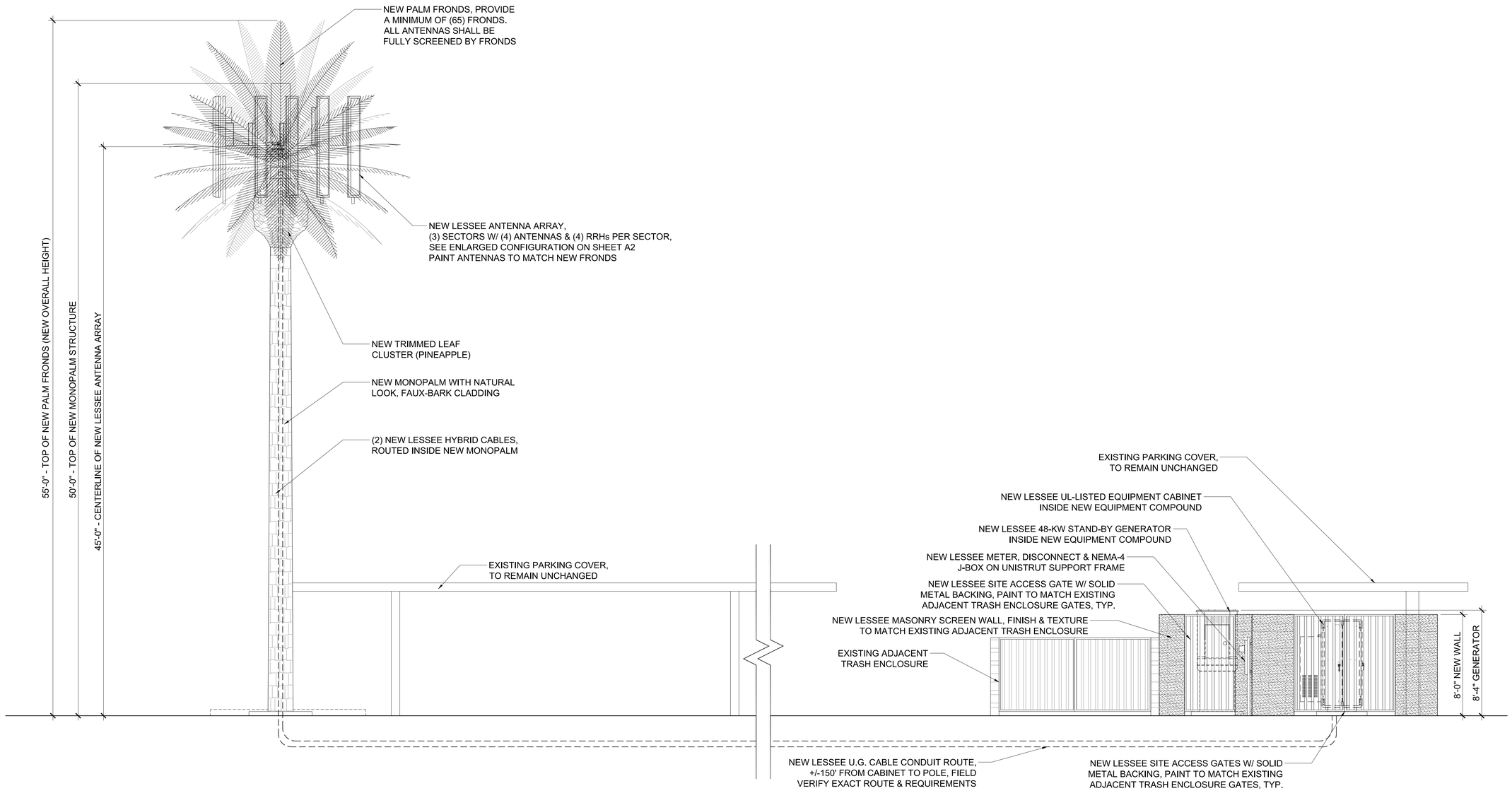
PHO_LITCHWAY

13995 WEST STATLER BLVD.
SURPRISE, ARIZONA, 85739

SHEET TITLE
ENLARGED SITE PLAN & SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
A-2



2
A-3
WEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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1	04/22/15	FINAL ISSUE

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YDC-6094

PROJECT INFORMATION

PHO_LITCHWAY

13995 WEST STATLER BLVD.
SURPRISE, ARIZONA, 85739

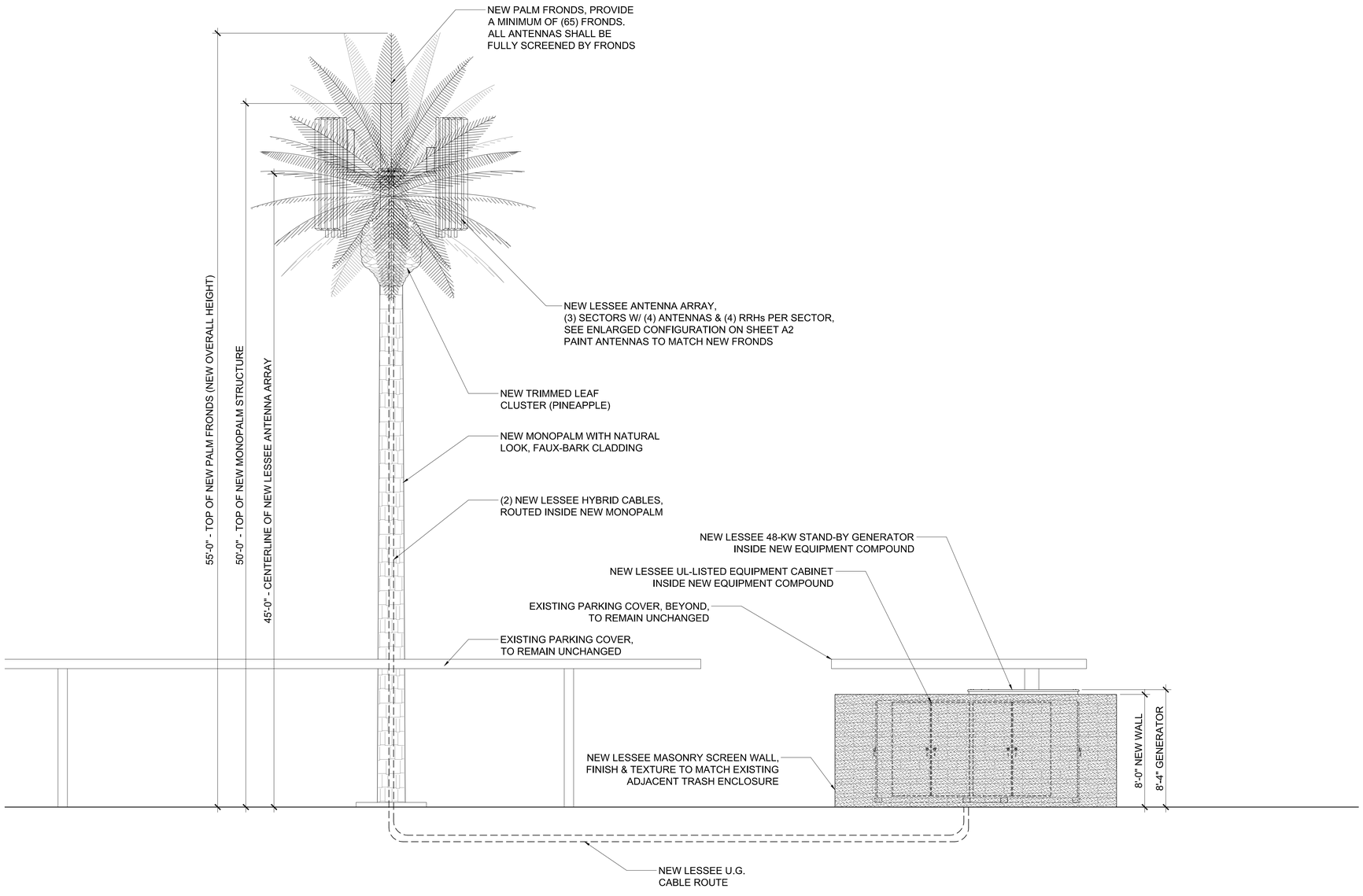
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

A-3



2 / A-4 SOUTH ELEVATION

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

0 2' 4' 8'

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

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PROJECT INFORMATION

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SURPRISE, ARIZONA, 85739

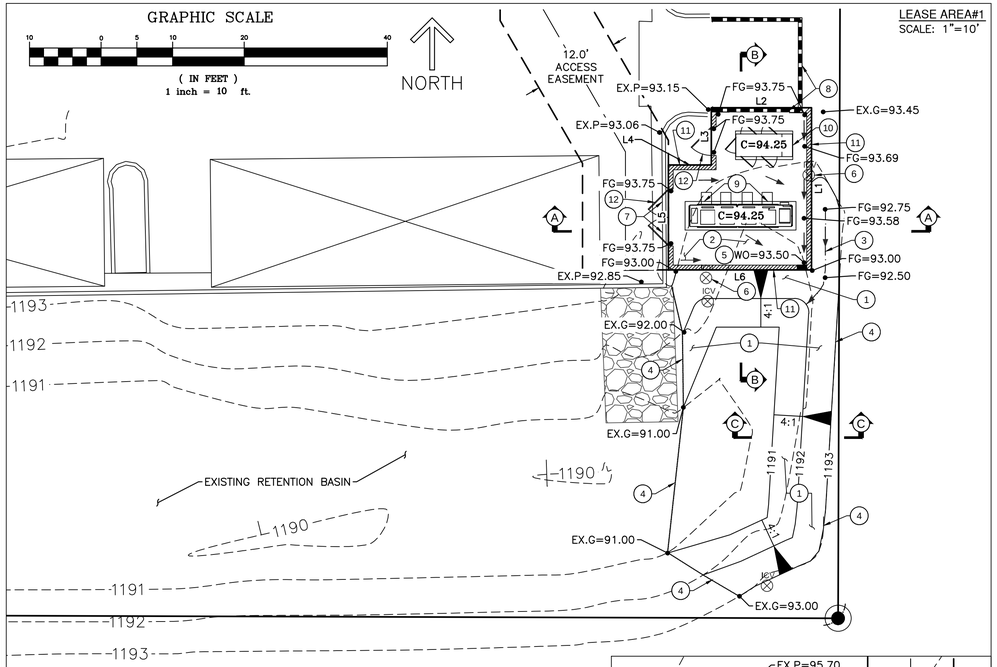
SHEET TITLE

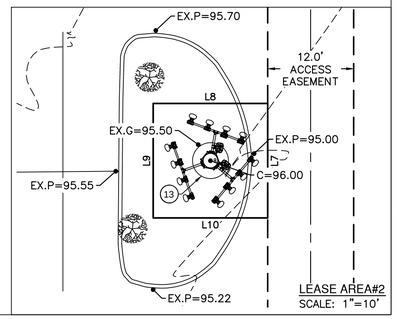
ELEVATIONS

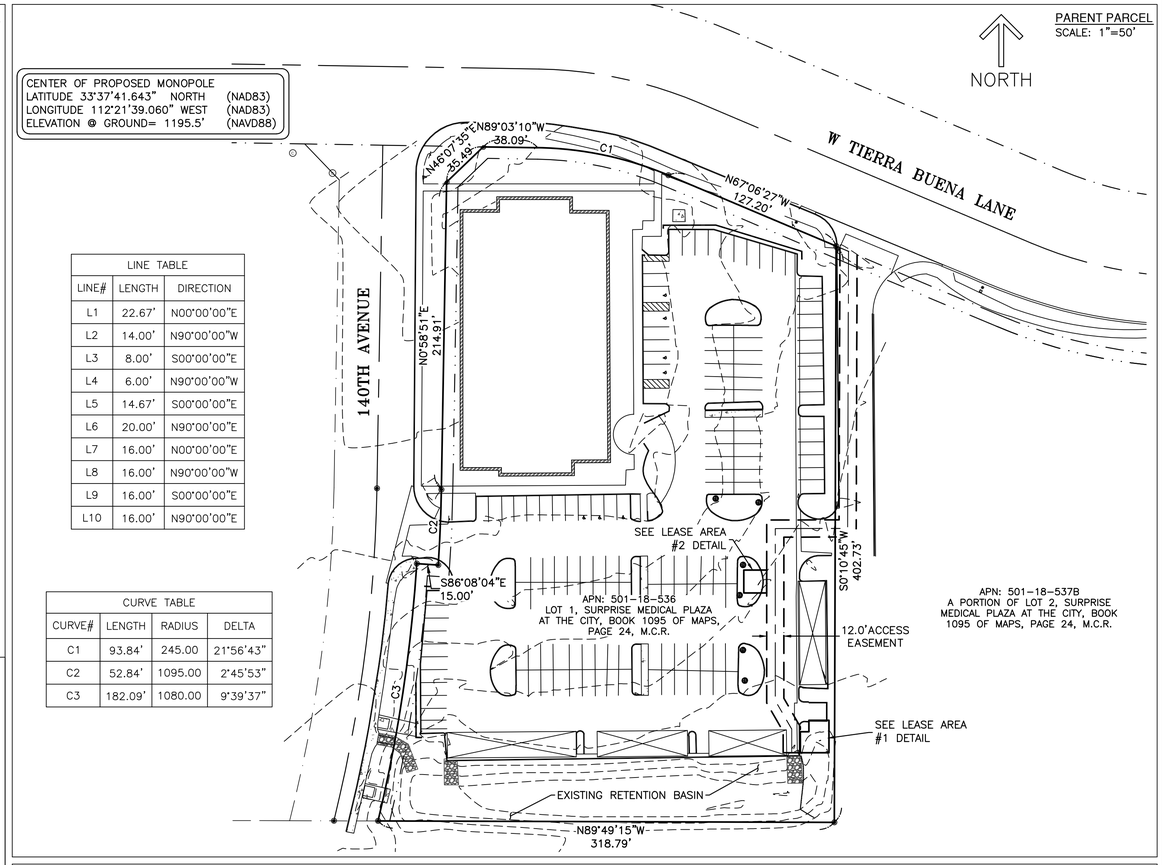
JURISDICTION APPROVAL

SHEET NUMBER

A-4







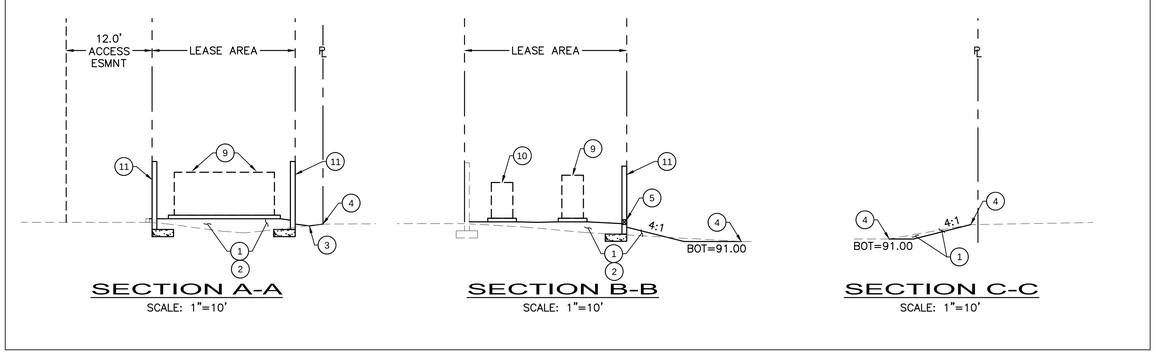
CENTER OF PROPOSED MONOPOLE
LATITUDE 33°37'41.643" NORTH (NAD83)
LONGITUDE 112°21'39.060" WEST (NAD83)
ELEVATION @ GROUND= 1195.5' (NAVD88)

LINE TABLE		
LINE#	LENGTH	DIRECTION
L1	22.67'	N00°00'00"E
L2	14.00'	N90°00'00"W
L3	8.00'	S00°00'00"E
L4	6.00'	N90°00'00"W
L5	14.67'	S00°00'00"E
L6	20.00'	N90°00'00"E
L7	16.00'	N00°00'00"E
L8	16.00'	N90°00'00"W
L9	16.00'	S00°00'00"E
L10	16.00'	N90°00'00"E

CURVE TABLE			
CURVE#	LENGTH	RADIUS	DELTA
C1	93.84'	245.00	21°56'43"
C2	52.84'	1095.00	2°45'53"
C3	182.09'	1080.00	9°39'37"

CONSTRUCTION KEYNOTES (#)

1. RE-GRADE EXISTING RETENTION BASIN TO NEW CONTOURS SHOWN. 4:1 MAXIMUM SIDE SLOPES, 2 FEET GRADED DEPTH.
2. COMPACT FILL WITHIN LEASE AREA PER PROJECT'S GEOTECHNICAL REPORT AND/OR 95% MINIMUM MATERIAL COMPACTION (ASTM D698) WITH WATER CONTENT ±3% OPTIMUM.
3. CONSTRUCT SURFACE FLOWLINE TO ELEVATIONS SHOWN.
4. MATCH EXISTING GRADE.
5. NEW SINGLE BLOCK WALL OPENING PER DETAIL ON THIS PLAN. ELEVATION AS SHOWN.
6. REMOVE EXISTING IRRIGATION VALVES AND RELOCATE PER ARCHITECTURAL PLANS.
7. BOTTOM OF GATE TO HAVE CLEARANCE OVER EXISTING TOP OF CURB GRADE.
8. EXISTING WALL TO REMAIN.
9. NEW EQUIPMENT CABINET TO BE INSTALLED PER ARCHITECTURAL PLANS.
10. NEW GENERATOR TO BE INSTALLED PER ARCHITECTURAL PLANS.
11. NEW 8' CMU BLOCK WALL TO BE CONSTRUCTED PER ARCHITECTURAL PLANS.
12. NEW ACCESS SWING GATE TO BE INSTALLED PER ARCHITECTURAL PLANS.
13. NEW MONOPALM CELLULAR TOWER TO BE CONSTRUCTED/INSTALLED PER ARCHITECTURAL PLANS.



LESSOR'S LEGAL DESCRIPTION

LOT 1, SURPRISE MEDICAL PLAZA AT THE CITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24.
PARCEL NO. 2:
NON-EXCLUSIVE EASEMENTS AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED APRIL 28, 2000 AS 00-0325408 AND FIRST AMENDMENT RECORDED OCTOBER 09, 2001 AS 2001-0934096 OF OFFICIAL RECORDS.

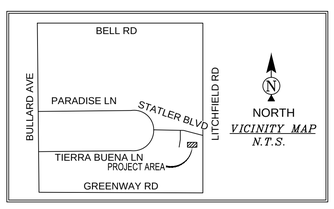
PROPOSED LESSEE LEASE AREA #1 LEGAL DESCRIPTION

A PORTION OF LOT 1, SURPRISE MEDICAL PLAZA AT THE CITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°10'45" EAST, 48.68 FEET; THENCE NORTH 89°49'15" WEST, 3.86 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 00°00'00" EAST, 22.67 FEET; THENCE NORTH 90°00'00" WEST, 14.00 FEET; THENCE SOUTH 00°00'00" EAST, 8.00 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET; THENCE SOUTH 00°00'00" EAST, 14.67 FEET; THENCE NORTH 90°00'00" EAST, 20.00 FEETTO THE POINT OF BEGINNING.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 02/27/15.



PROPOSED LESSEE LEASE AREA #2 LEGAL DESCRIPTION

A PORTION OF LOT 1, SURPRISE MEDICAL PLAZA AT THE CITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°10'45" EAST, 48.68 FEET; THENCE NORTH 89°49'15" WEST, 3.86 FEET; THENCE NORTH 90°00'00" WEST, 26.00 FEET; THENCE NORTH 00°00'00" EAST, 16.50 FEET; THENCE NORTH 30°00'00" WEST, 23.04 FEET; THENCE NORTH 00°00'00" EAST, 75.17 FEET; THENCE NORTH 90°00'00" WEST, 6.00 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 0°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" WEST, 16.00 FEET; THENCE SOUTH 0°00'00" EAST, 16.00 FEET; THENCE NORTH 90°00'00" EAST, 16.00 FEET TO THE POINT OF BEGINNING.

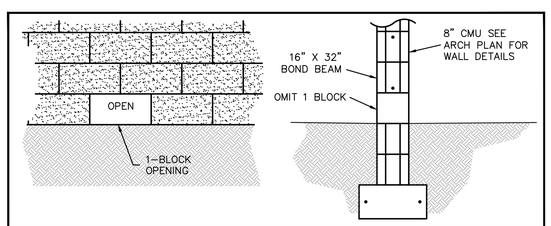
PROPOSED LESSEE ACCESS EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF SURPRISE MEDICAL PLAZA AT THE CITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1095 OF MAPS, PAGE 24, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIED CENTERLINE:

COMMENCING AT A REBAR BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00°10'45" EAST, 48.68 FEET; THENCE NORTH 89°49'15" WEST, 3.86 FEET; THENCE NORTH 00°00'00" WEST, 26.00 FEET TO THE POINT OF BEGINNING.
THENCE NORTH 00°00'00" EAST, 16.50 FEET; THENCE NORTH 30°00'00" WEST, 23.04 FEET; THENCE NORTH 00°00'00" EAST, 120.17 FEET; THENCE NORTH 89°49'15" EAST, 50.57 FEET; THENCE NORTH 00°10'45" EAST, 193.58 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATLER BOULEVARD ALSO BEING THE POINT OF TERMINUS.
SIDELINES TO BE LENGTHENED AND SHORTENED TO CREATE ONE CONTIGUOUS PARCEL.

LEGEND

	PROPERTY LINE		
	PROPERTY LINE (OTHER)		
	CENTERLINE		
	EASEMENT LINE		
	LEASE LINE		
— E — E — E —	U/G ELECTRIC LINE		
— T — T — T —	U/G TELECOMMUNICATIONS LINE		
— W — W — W —	WATER LINE		
BFP	BACKFLOW PREVENTOR	R/W	RIGHT OF WAY
	FOUND AS NOTED	P	PAVEMENT
	ELECTRICAL CABINET	D/W	ACCESS DRIVEWAY
	LIGHT POLE	SW	SIDEWALK
	STREET LIGHT W/MAST	CMU	CONCRETE MASONRY UNIT
ET	ELECTRICAL TRANSFORMER	C	CONCRETE
	ELECTRICAL PULL BOX	1419.18	SPOT ELEVATION
	BREAKLINE		POSITION OF GEODETIC COORDINATES
G	GRADE	POB	POINT OF BEGINNING
EX.	EXISTING	POC	POINT OF COMMENCEMENT



WALL OPENING DETAIL

ENGINEER'S NOTES

1. ALL AREAS OF THE LEASE AREA OUTSIDE THE EQUIPMENT SHELTER AND HARDSCAPE ARE TO HAVE 3" UNIFORM 3/4" GRAVEL PLACED. FINAL GRADES SHOWN ARE TO TOP OF GRAVEL.
2. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLANS.
3. "BLUE STAKE" LOCATES ONLY UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS. CONTRACTOR SHALL PROVIDE OTHER MEANS OF ON-SITE UTILITY LOCATION.
4. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AND THE CITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH.
5. THE CONTRACTOR ON SITE SHALL CONFORM TO M.A.G. STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COMPLY WITH A.D.A. REQUIREMENTS RELATING TO CONSTRUCTION AT ALL TIMES.
6. ANY ALTERATIONS OR ADDITIONS TO THESE PLANS MUST BE APPROVED BY THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER.

DRAINAGE STATEMENT

THE PROPOSED IMPROVEMENTS FOR THE CELLULAR COMPOUND INCLUDE NEW CONCRETE SLABS FOR AN EQUIPMENT CABINET AND GENERATOR WITH SURROUNDING SCREEN WALLS. THE SITE DISTURBS AN EXISTING STORM WATER RETENTION BASIN. THE IMPROVEMENTS REQUIRE A PORTION OF THE EXISTING RETENTION BASIN TO BE FILLED FOR THE NEW COMPOUND. RE-GRADING THE EXISTING RETENTION BASIN IN THE IMMEDIATE AREA SURROUNDING THE COMPOUND TO THE CITY OF SURPRISE'S MAXIMUM SLOPE REQUIREMENT OF 4:1 AND MAXIMIZING THE AREA WILL MAINTAIN THE VOLUME PROVIDED BY THE EXISTING RETENTION BASIN. THE FOLLOWING IS THE VOLUMES DETERMINED FOR THE EXISTING AND ALTERED (RE-GRADED) BASIN:
EXISTING RETENTION BASIN: 22,766 CF RE-GRADED RETENTION BASIN: 22,793 CF

IF CONSTRUCTED ACCORDING TO THE APPROVED PLANS THE PROPOSED IMPROVEMENTS ARE PROTECTED FROM THE 100-YEAR STORM EVENT.

CLIENT

verizon wireless
126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

PO BOX 2368
GLENDALE, AZ 85311
PH: (623) 536-1993
PROJ #15-036

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 45869
NICHOLAS E. BROWN
06/09/15
ARIZONA, U.S.A.
Expires 03/31/16

NO.	DATE	DESCRIPTION
1	06/09/15	FINAL ISSUE

ARCHITECTS JOB NO.
YDC-6094

PROJECT INFORMATION
PHO_LITCHWAY
13995 WEST STATLER BLVD.
SURPRISE, ARIZONA, 85374

SHEET TITLE
GRADING PLAN

JURISDICTION APPROVAL

SHEET NUMBER
GD-1

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

young design corp
architecture project management

10245 e via linda suite 211
scottsdale az 85258

480 451 9609 office
480 451 9608 fax

SITE NAME: PHO_LITCHWAY

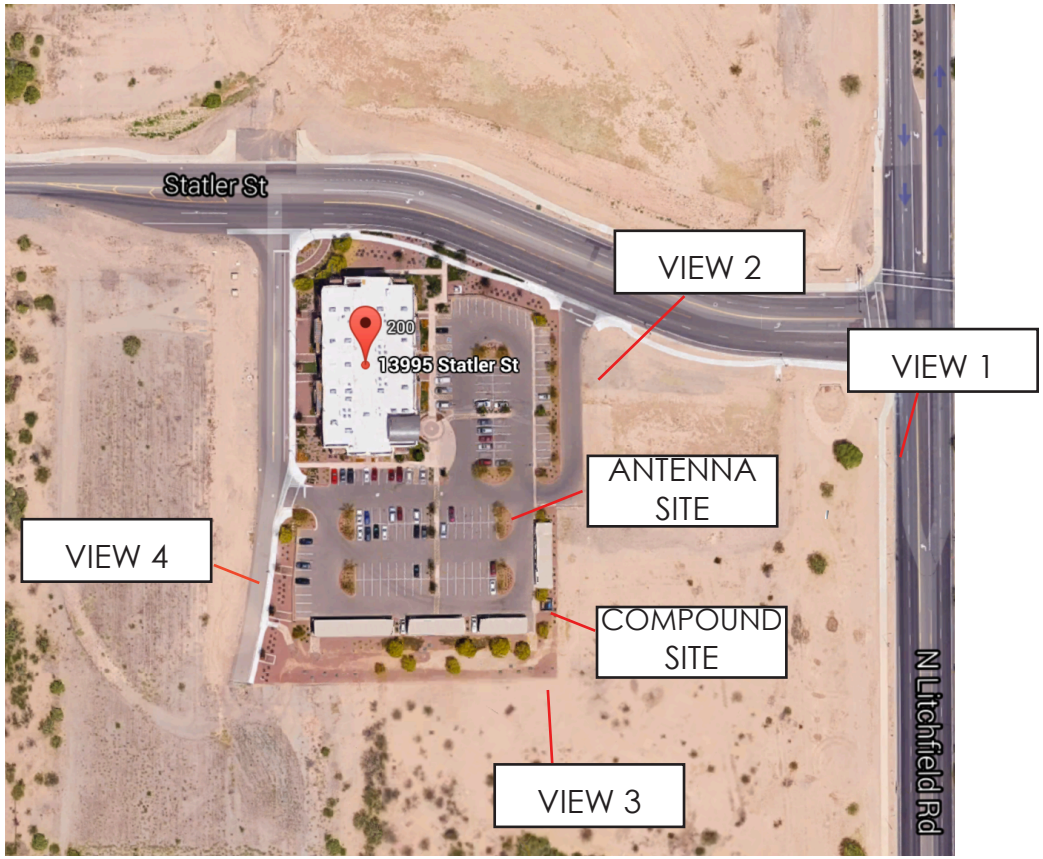
SITE LOCATION: 13995 W. STATLER BLVD.
SURPRISE, AZ 85374

DATE: 6/5/2015

APPLICANT: RELIANT LAND SERVICES
7201 E. CAMELBACK RD. #310
SCOTTSDALE, AZ, 85251

CONTACT: MELISSA PARKER
(602) 328-0275

SITE LOCATION MAP



2015 GOOGLE MAPS

The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.

EXISTING
VIEW 1 - LOOKING WEST

PHOTOGRAPHIC SIMULATION -
VIEW 1 - LOOKING WEST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CMU SCREENING WALL, WITH MASONRY AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.

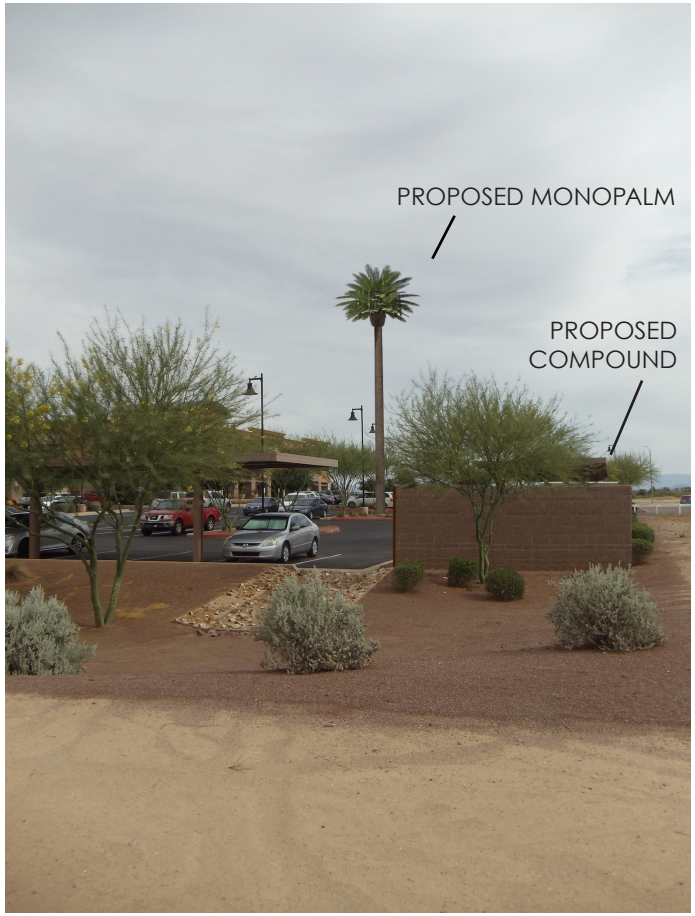
EXISTING
VIEW 2 - LOOKING SOUTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 2 - LOOKING SOUTHWEST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CMU SCREENING WALL, WITH MASONRY AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.

EXISTING
VIEW 3 - LOOKING NORTH

PHOTOGRAPHIC SIMULATION -
VIEW 3 - LOOKING NORTH



PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CMU SCREENING WALL, WITH MASONRY AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.

EXISTING
VIEW 4 - LOOKING EAST

PHOTOGRAPHIC SIMULATION -
VIEW 4 - LOOKING EAST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CMU SCREENING WALL, WITH MASONRY AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.

young design corp
architecture project management

YOUNG DESIGN CORP. - 10245 E. VIA LINDA, STE. 211 - SCOTTSDALE, AZ 85258 - (480) 451-9609

PHO Litchway

Site Justification

Nikhil Jadhav

Southwest Region - RF Design

May 15, 2015

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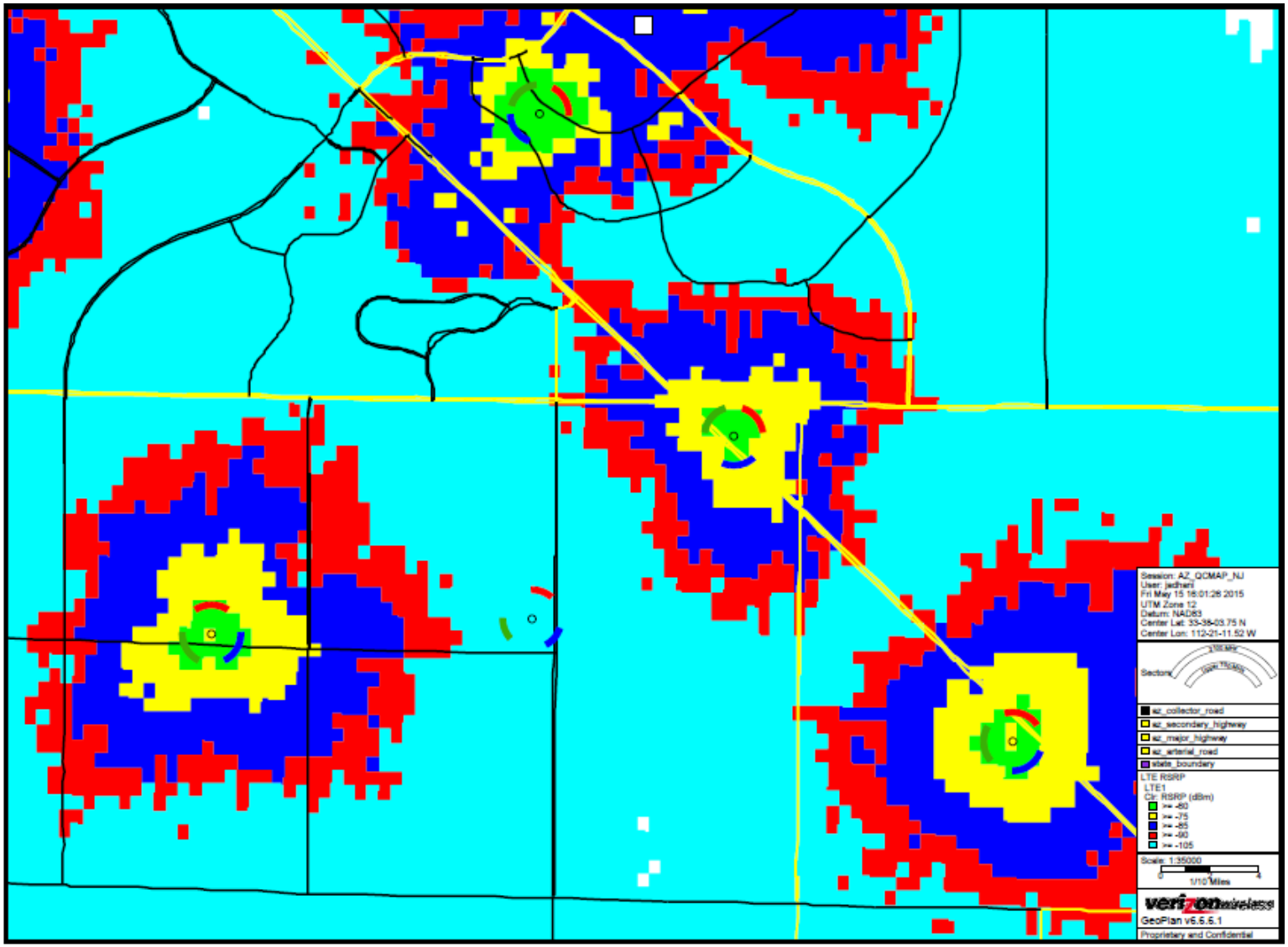
LTE RSRP Coverage Maps

Current Coverage



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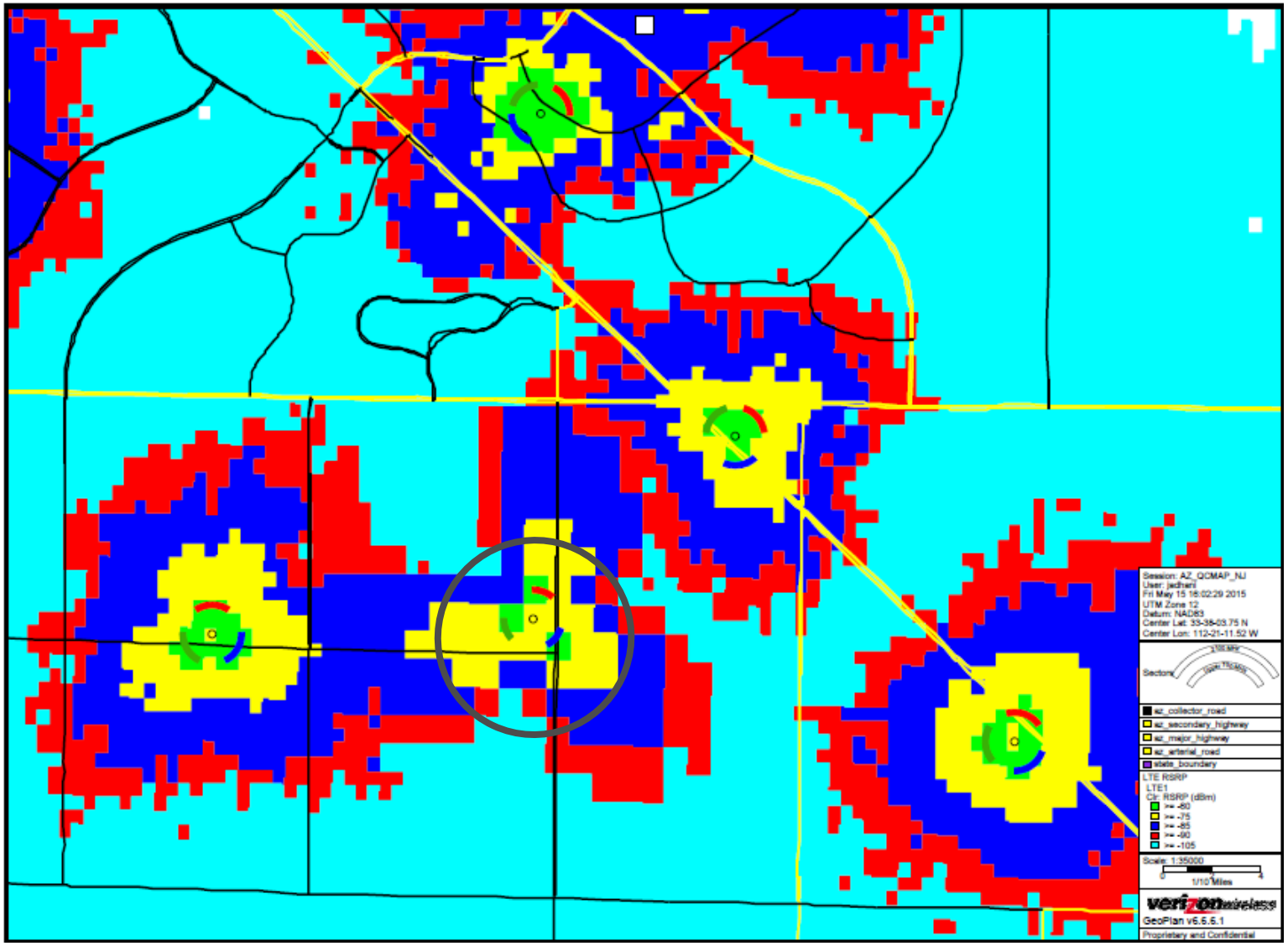
LTE RSRP Coverage Maps

Coverage with PHO Litchway



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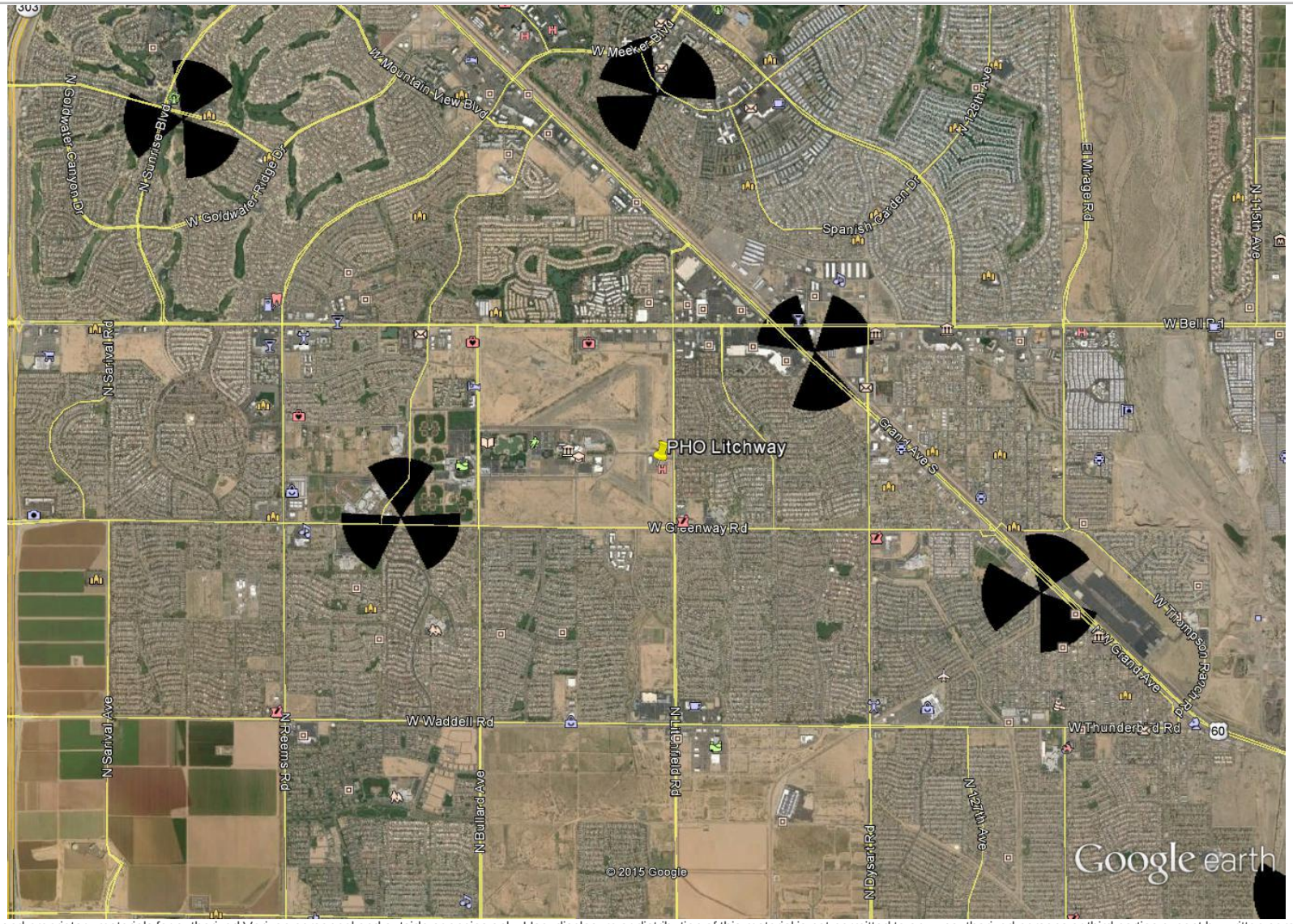
Map of Existing Verizon Sites
in 3 Mile Radius



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List of Existing Verizon Sites
in 3 Mile Radius

Cell Name	LAT	LONG	Structure Type	Center Line	# Antennas
PHO_Ventura	33.618900	-112.327000	Monopole	80	12
PHO_Sundome	33.636700	-112.347000	Monopole	77	12
PHO_Sunstone	33.653800	-112.403000	Monopalm	56	6
PHO_Reems	33.624500	-112.384000	Monopole	66	12
PHO_Huygens	33.655600	-112.361000	Monopalm	56	9
PHO_Meeker & Beardsley	33.666300	-112.346000	Monopalm	77	6
PHO_Litchway	33.628234	-112.306850	Monoplam	45	12

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Cut Sheets for Proposed Antennas

PHO Litchway

Amphenol ANTENNA SOLUTIONS

696-960 / 1695-2180 / 1695-2180 MHz

HEX458CW0000x

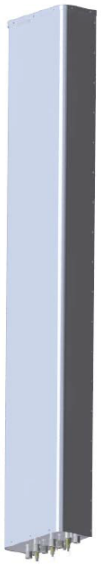
Tri Band | Hex Port | Panel Antenna | XXX-Pol | 45° / 45° / 45° | 17.8 / 18.3 / 18.3 dBi | Variable Tilt

- Tri band, hex-port panel antenna with variable electrical tilt
- AWS-3 Ready
- 4x4 MIMO high band compatible
- Patented internal RET actuator adds no additional length to the antenna
- Can be ordered with a Multi-Device Dual Unit (MDDU) with two separate inputs for independent control of each band. Ideal for antenna sharing.

Ordering Options	Model Number
When ordering, replace "x" in the model number with one of the options listed below.	
Manual Electrical Tilt	HEX458CW0000M
Remote Electrical Tilt AISG v2.0 / 3GPP with an MDCU RET Module	HEX458CW0000G
Remote Electrical Tilt AISG v2.0 / 3GPP with an MDDU RET Module	HEX458CW0000L
Mounting bracket kits and other accessories are ordered separately. See options on the following page(s).	

Electrical Characteristics		696-960 MHz		(2x) 1695-2180 MHz		
Frequency Bands (MHz)		696-806	806-960	1695-1850	1850-1990	2100-2180
Polarization		±45°		(2x) ±45°		
Horizontal Beamwidth		48°	41°	52°	49°	43°
Vertical Beamwidth		10.4°	8.9°	6.4°	6.0°	5.4°
Gain		16.4 dBi	17.8 dBi	17.4 dBi	18.0 dBi	18.3 dBi
Electrical Downtilt		0-10°		0-10°		
Impedance		50Ω		50Ω		
VSWR		< 1.5:1		< 1.5:1		
Upper Sidelobe Suppression		> 16 dB Typical		> 19 dB Typical		
Front-to-Back Ratio		> 26 dB		> 30 dB		
In-Band Isolation		> 25 dB		> 25 dB		
Isolation Between Ports		> 30 dB		> 30 dB		
IM3 (2x20W carrier)		< -153 dBc		< -153 dBc		
Input Power		(2x) 500 W		(4x) 250 W		
Total Number of Connectors		Antenna has 6 connectors located at the bottom				
Connectors Per Band	696-960 MHz	(2x) 7/16-DIN Female				
	1695-2180 MHz	(2x) 7/16-DIN Female				
	1695-2180 MHz	(2x) 7/16-DIN Female				
Diplexed		No				
Lightning Protection		Direct Ground				
Operating Temperature		-40° to +60° C (-40° to +140° F)				

Mechanical Characteristics					
Dimensions (Length x Width x Depth)		2328 x 397 x 187	mm	91.7 x 15.6 x 7.4	in
Weight without Mounting Brackets: MET		25.4	kg	56.0	lbs
Weight without Mounting Brackets: RET		25.9	kg	57.0	lbs
Survival Wind Speed		241	km/hr	150	mph
Wind Loads (160 km/hr or 100 mph)	Front	1209	N	272	lbf
	Side	560	N	126	lbf



Quoted performance parameters are provided to offer typical, peak or range values only and may vary as a result of normal testing, manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to products may be made without notice.

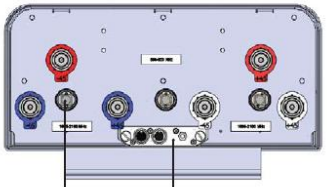
Amphenol ANTENNA SOLUTIONS

696-960 / 1695-2180 / 1695-2180 MH

HEX458CW0000x

Tri Band | Hex Port | Panel Antenna | XXX-Pol | 45° / 45° / 45° | 17.8 / 18.3 / 18.3 dBi | Variable Tilt

Bottom View of Antenna

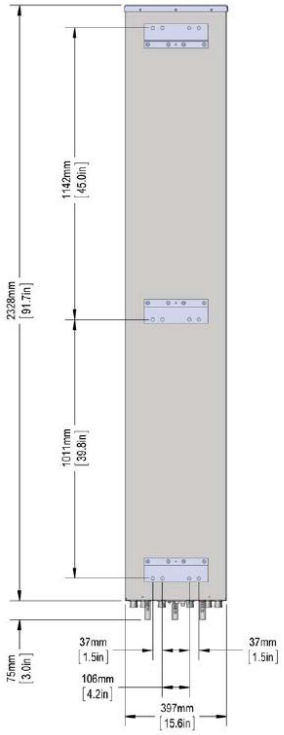


Location of the MDCU or MDDU for RET Control *(MDCU shown)*

Tilt indicators covered by transparent caps.
Manual adjustment is accessed by removing the caps.
Knob colors are the same as the connectors.

In order to operate RET control, the transparent caps covering the tilt adjustment indicators must be engaged and locked. Do not cut them from the antenna.

Dimensions



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Path Study
PHO Litchway

- VZW sites operate on frequencies, only licensed to VZW
- VZW tower equipment will not interferer with any other provider/public safety equipment as long as proper filtering equipment exists at both ends
- If it is found that VZW equipment filtering is faulty and is causing interference to any other provider/public safety tower/equipment, VZW will take necessary steps, promptly, to resolve the issue

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Verizon PHO Litchway Wireless Telecommunications Facility

December 17, 2015

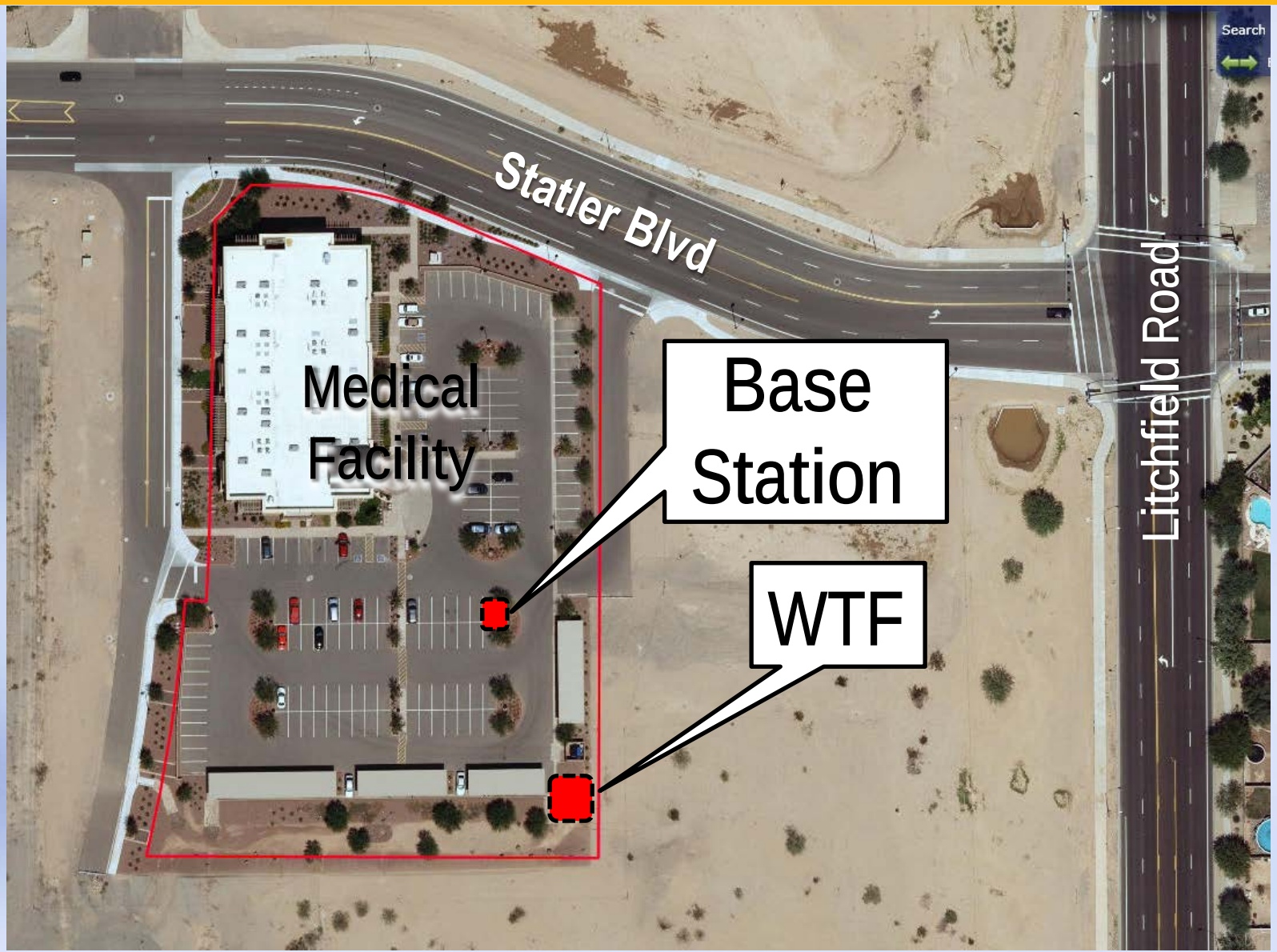
SURPRISE
ARIZONA

VICINITY MAP

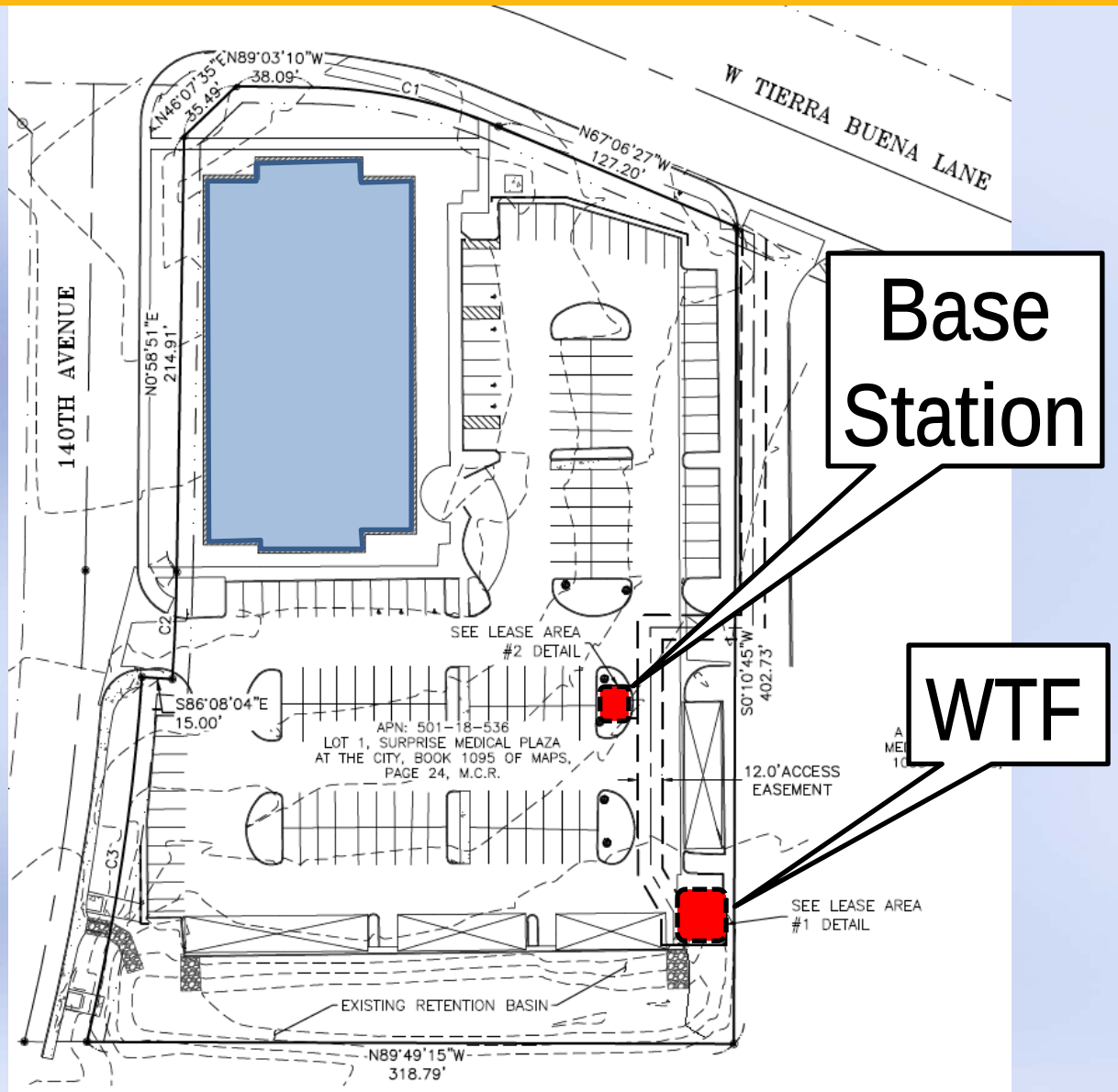
SURPRISE
ARIZONA

VICINITY MAP

VICINITY MAP



SITE PLAN

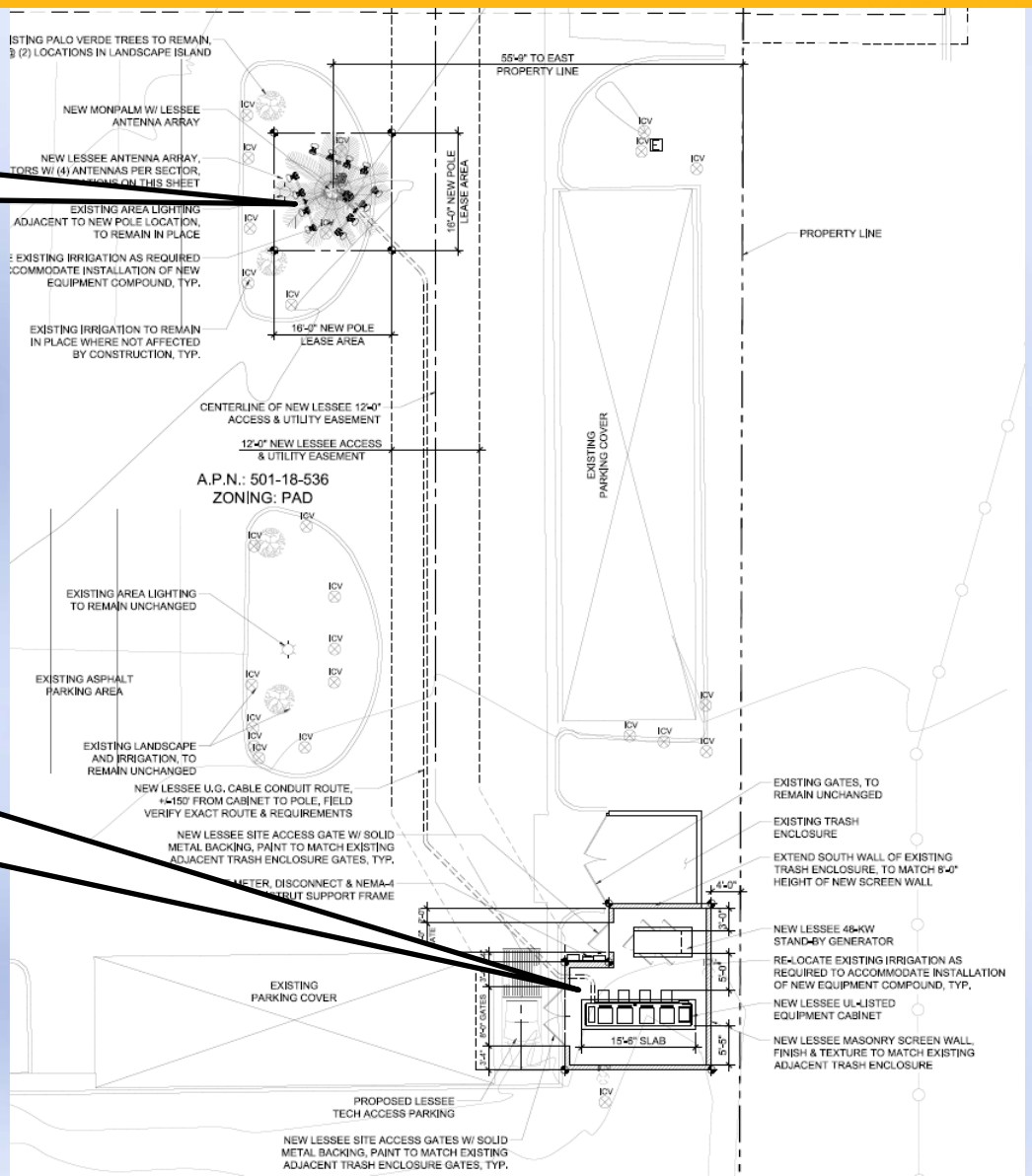

W TIERRA BUENA LANE
140TH AVENUE
N89°03'10"W
38.09'
N46°07'35"E
35.49'
C1
N67°06'27"W
127.20'
N0°58'51"E
214.91'
C2
C3
SEE LEASE AREA
#2 DETAIL
S86°08'04"E
15.00'
APN: 501-18-536
LOT 1, SURPRISE MEDICAL PLAZA
AT THE CITY, BOOK 1095 OF MAPS,
PAGE 24, M.C.R.
S0°10'45"W
402.73'
12.0'ACCESS
EASEMENT
SEE LEASE AREA
#1 DETAIL
EXISTING RETENTION BASIN
N89°49'15"W
318.79'
Base
Station
WTF

SITE PLAN

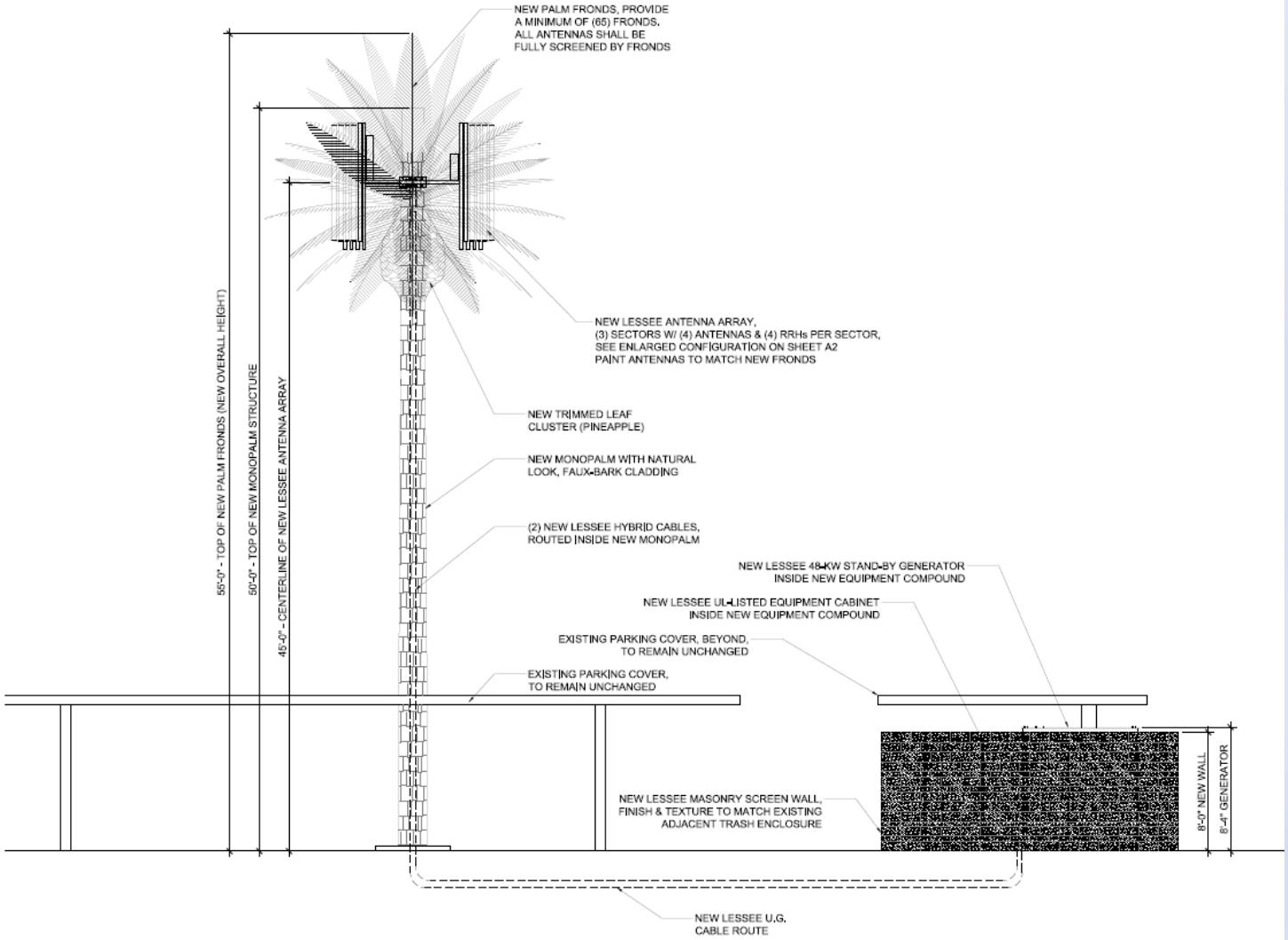
SURPRISE
ARIZONA

WTF

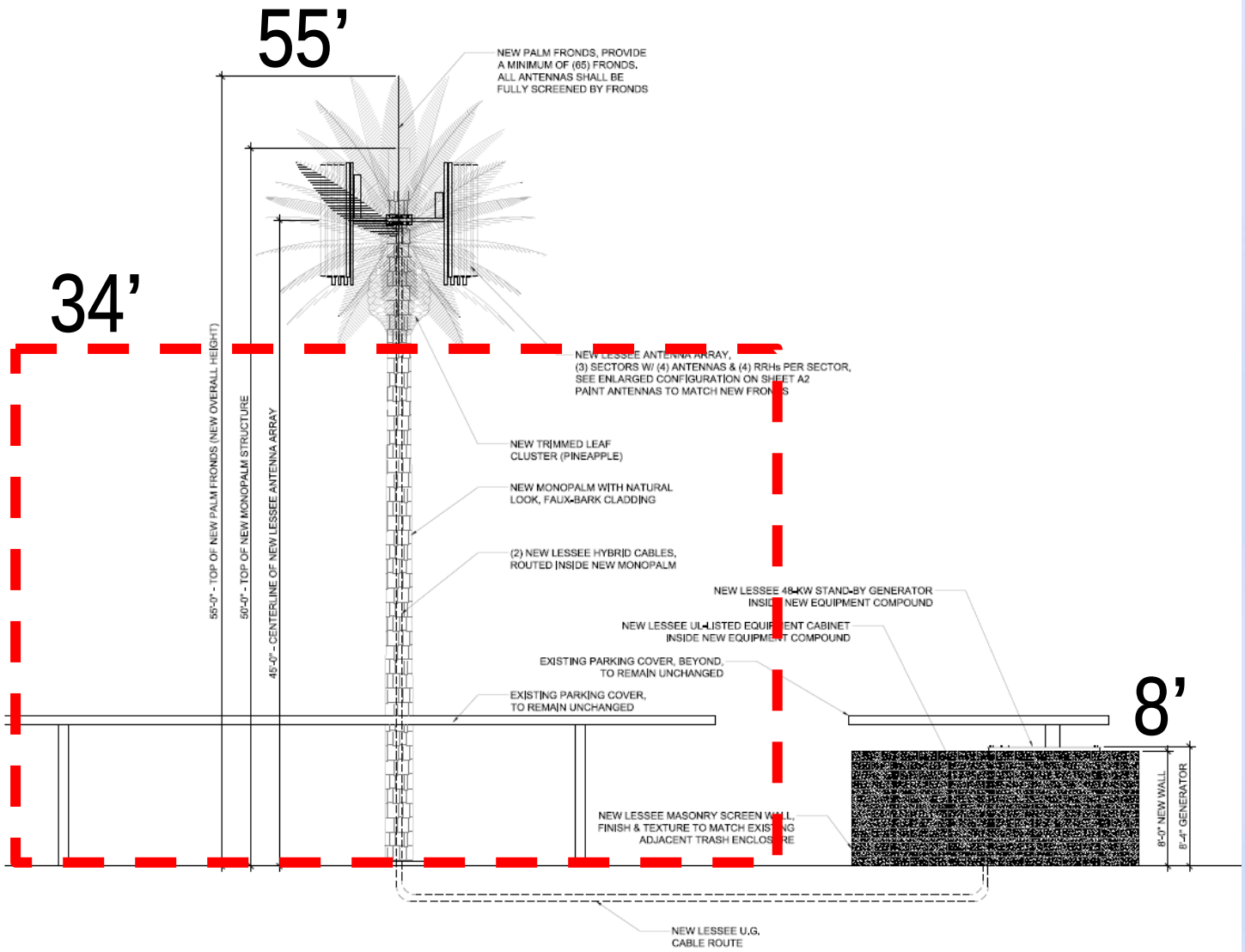
Base Station



ELEVATIONS


NEW PALM FRONDS, PROVIDE A MINIMUM OF (65) FRONDS. ALL ANTENNAS SHALL BE FULLY SCREENED BY FRONDS
55'-0" - TOP OF NEW PALM FRONDS (NEW OVERALL HEIGHT)
50'-0" - TOP OF NEW MONOPALM STRUCTURE
45'-0" - CENTERLINE OF NEW LESSEE ANTENNA ARRAY
NEW LESSEE ANTENNA ARRAY, (3) SECTORS W/ (4) ANTENNAS & (4) RRHs PER SECTOR, SEE ENLARGED CONFIGURATION ON SHEET A2 PAINT ANTENNAS TO MATCH NEW FRONDS
NEW TRIMMED LEAF CLUSTER (PINEAPPLE)
NEW MONOPALM WITH NATURAL LOOK, FAUX-BARK CLADDING
(2) NEW LESSEE HYBRID CABLES, ROUTED INSIDE NEW MONOPALM
NEW LESSEE 48-KW STAND-BY GENERATOR INSIDE NEW EQUIPMENT COMPOUND
NEW LESSEE UL-LISTED EQUIPMENT CABINET INSIDE NEW EQUIPMENT COMPOUND
EXISTING PARKING COVER, BEYOND, TO REMAIN UNCHANGED
EXISTING PARKING COVER, TO REMAIN UNCHANGED
NEW LESSEE MASONRY SCREEN WALL, FINISH & TEXTURE TO MATCH EXISTING ADJACENT TRASH ENCLOSURE
8'-0" NEW WALL
8'-4" GENERATOR
NEW LESSEE U.G. CABLE ROUTE

ELEVATIONS


55’
34’
8’
NEW PALM FRONDS, PROVIDE A MINIMUM OF (65) FRONDS. ALL ANTENNAS SHALL BE FULLY SCREENED BY FRONDS
NEW LESSEE ANTENNA ARRAY, (3) SECTORS W/ (4) ANTENNAS & (4) RRHs PER SECTOR, SEE ENLARGED CONFIGURATION ON SHEET A2 PAINT ANTENNAS TO MATCH NEW FRONDS
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NEW LESSEE U.G. CABLE ROUTE
55'-0" - TOP OF NEW PALM FRONDS (NEW OVERALL HEIGHT)
50'-0" - TOP OF NEW MONOPALM STRUCTURE
45'-0" - CENTERLINE OF NEW LESSEE ANTENNA ARRAY
8'-0" NEW WALL
8'-4" GENERATOR

PHOTOSIMULATIONS

SURPRISE
ARIZONA

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

verizonwireless

young design corp
architecture project management

10245 e via linda suite 211
scottsdale az 85258

480 451 9609 office
480 451 9608 fax

SITE NAME: PHO_LITCHWAY

SITE LOCATION: 13995 W. STATLER BLVD.
SURPRISE, AZ 85374

DATE: 6/5/2015

APPLICANT: RELIANT LAND SERVICES
7201 E. CAMELBACK RD. #310
SCOTTSDALE, AZ, 85251

CONTACT: MELISSA PARKER
(602) 328-0275

SITE LOCATION MAP

PHOTOSIMULATIONS -1

SURPRISE
ARIZONA

EXISTING
VIEW 1 - LOOKING WEST

PHOTOGRAPHIC SIMULATION -
VIEW 1 - LOOKING WEST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CMU SCREENING WALL, WITH MASONRY AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.

PHOTOSIMULATIONS - 2

EXISTING
VIEW 2 - LOOKING SOUTHWEST

PHOTOGRAPHIC SIMULATION -
VIEW 2 - LOOKING SOUTHWEST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CMU SCREENING WALL, WITH MASONRY AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.

PHOTOSIMULATIONS - 3

SURPRISE
ARIZONA

EXISTING
VIEW 3 - LOOKING NORTH

PHOTOGRAPHIC SIMULATION -
VIEW 3 - LOOKING NORTH

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CMU SCREENING WALL, WITH MASONRY AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.

PHOTOSIMULATIONS - 4

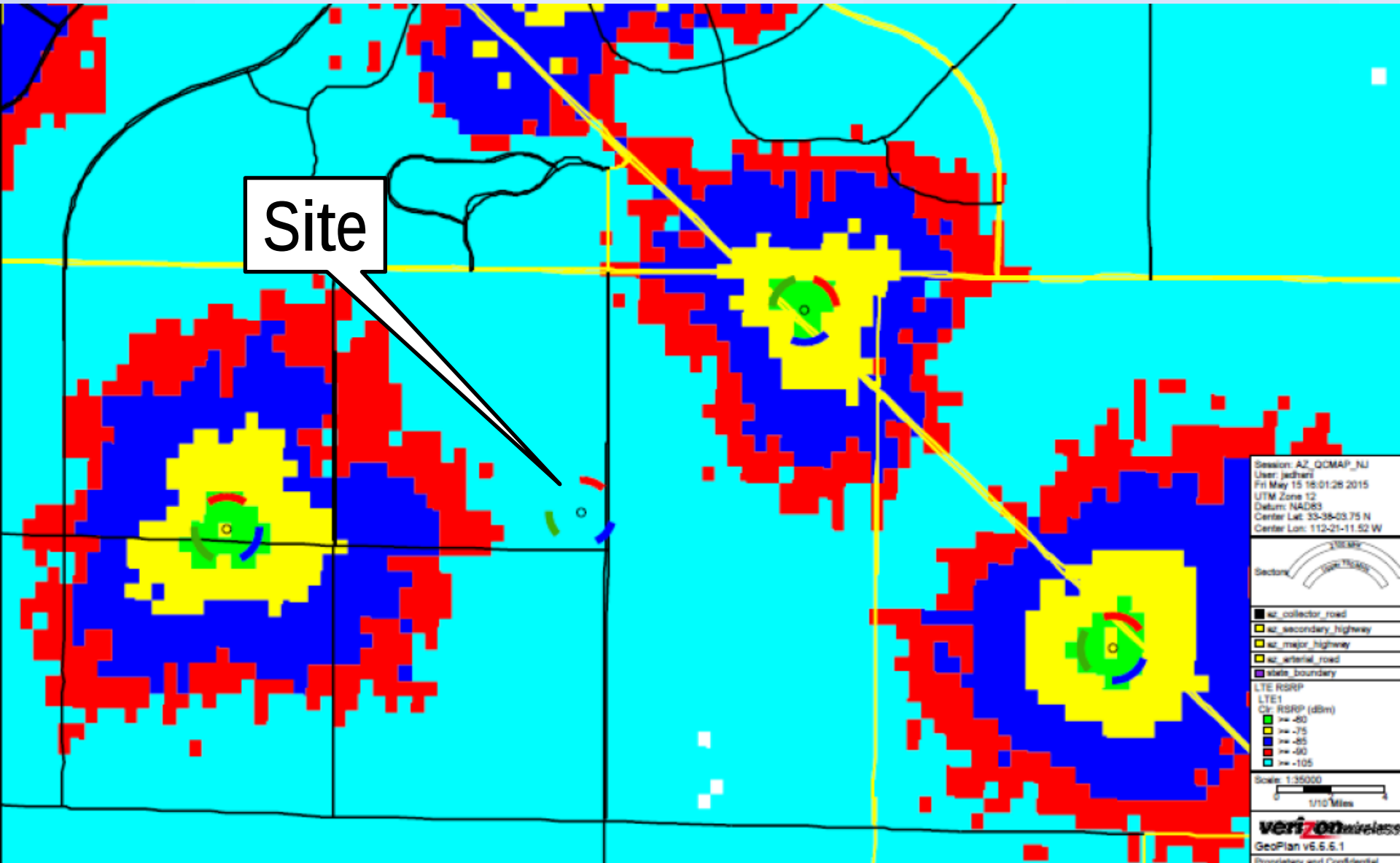
EXISTING
VIEW 4 - LOOKING EAST

PHOTOGRAPHIC SIMULATION -
VIEW 4 - LOOKING EAST

PROPOSED INSTALLATION OF A 55' MONOPALM WITH ANTENNA ARRAY. ADDITIION OF EQUIPMENT COMPOUND SURROUNDED BY A 8' CMU SCREENING WALL, WITH MASONRY AND PAINT TO MATCH EXISTING TRASH ENCLOSURE.

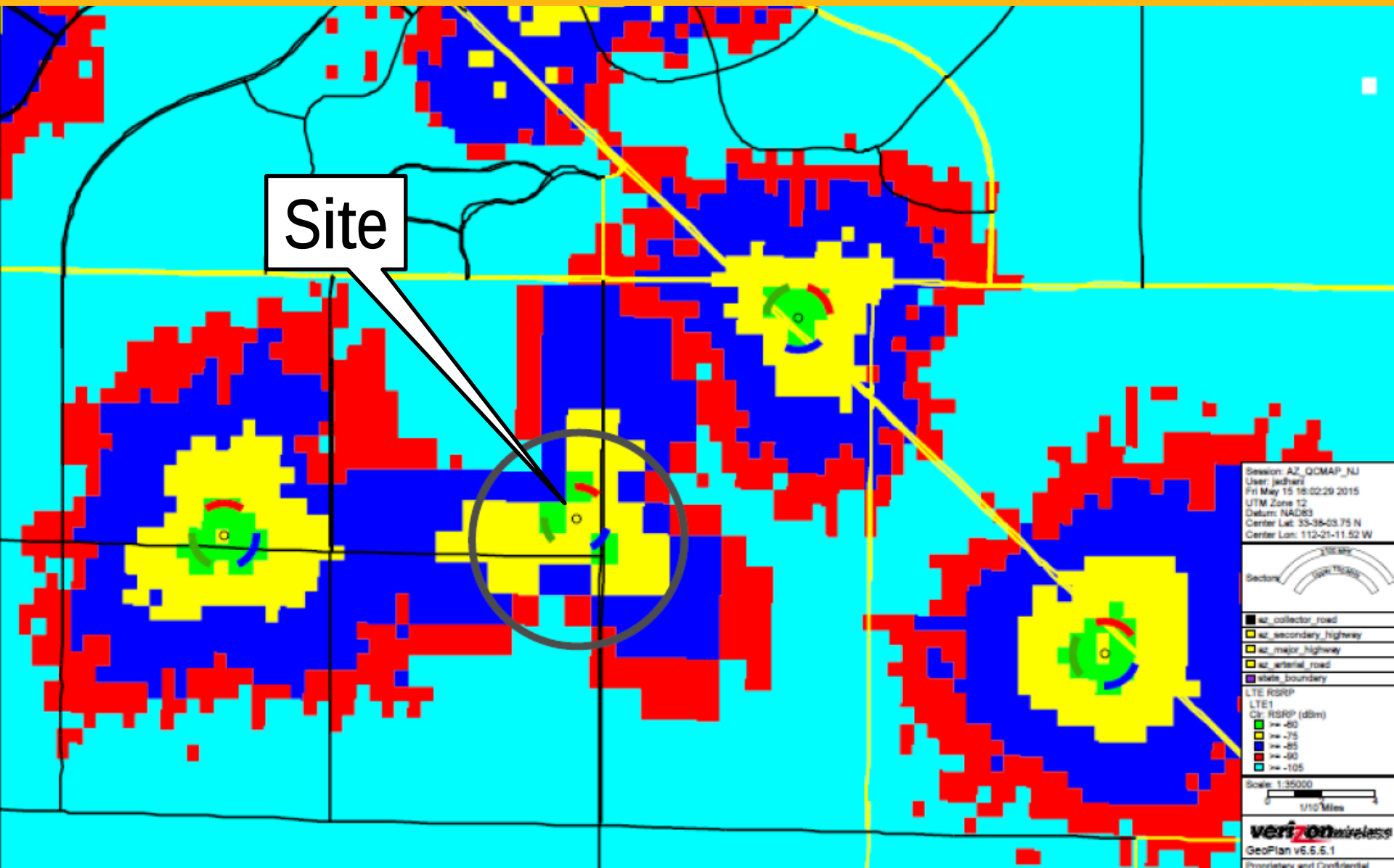
CURRENT COVERAGE MAP

SURPRISE
ARIZONA



PROPOSED COVERAGE MAP

SURPRISE
ARIZONA



VERIZON PHO LITCHWAY WTF

SURPRISE
ARIZONA

Citizen Review Meeting
July 21, 2015

Questions or Comments?

CITY OF SURPRISE
Planning and Zoning Commission

December 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 17, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	None		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action pertaining to the City of Surprise Park & Ride Comprehensive Sign Program Site Plan for the City of Surprise Park and Ride facility located at 13359 West Bell Rd., east of the southeast corner of Bell Rd. and Grand Ave.

Motion:

I move to [approve/deny] the City of Surprise Park & Ride Comprehensive Sign Program Site Plan.

Background:

Jeanine Jerkovic with the City of Surprise Economic Development Department requests a Site Plan review and approval of a Comprehensive Sign Program to allow for a free standing monument sign to be located at the City of Surprise Park and Ride facility.

Financial Impact Statement:

The project cost per the quote given is approximately $60,000.

ATTACHMENTS:

Click to download

- 00 - FS15-439 - Park and Ride CSP - Staff Report
- 01 - FS15-439 - Park and Ride CSP - Vicinity Map
- 02 - FS15-439 - Park and Ride CSP - CSP
- 03 - FS15-439 - Park and Ride CSP - Site Plan

- ☐ 04 - FS15-439 - Park and Ride CSP - Elevation
- ☐ 05 - FS15-439 - Park and Ride CSP - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	x	White Board	x	Other	x

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

Hobart Wingard, Planner II

Site Plan (CSP)

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS15-439**
Project Name:	Surprise Park and Ride Comprehensive Sign Program (CSP)
Council District:	4 – Mulberry
Planning and Zoning Date:	**December 17, 2015**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

Owner:	City of Surprise
Applicant:	Jeanine Jerkovic; City of Surprise Economic Development Department.
Request:	The applicant is requesting approval of a Site Plan (Comprehensive Sign Program) to allow for a monument sign at the Surprise Park and Ride Facility.
Site Location:	The subject project is located at 13359 W Bell Road.
Site Size:	Approximately 3 acres.
Density:	N/A.
General Plan Conformance:	The subject project area is located within the Employment Land Use designation of the 2035 General Plan. The facility is a complementary use for this area.
Support/Opposition:	No expressions of support or opposition received.
Staff Recommendation:	**None.**

<u>Project Description:</u>

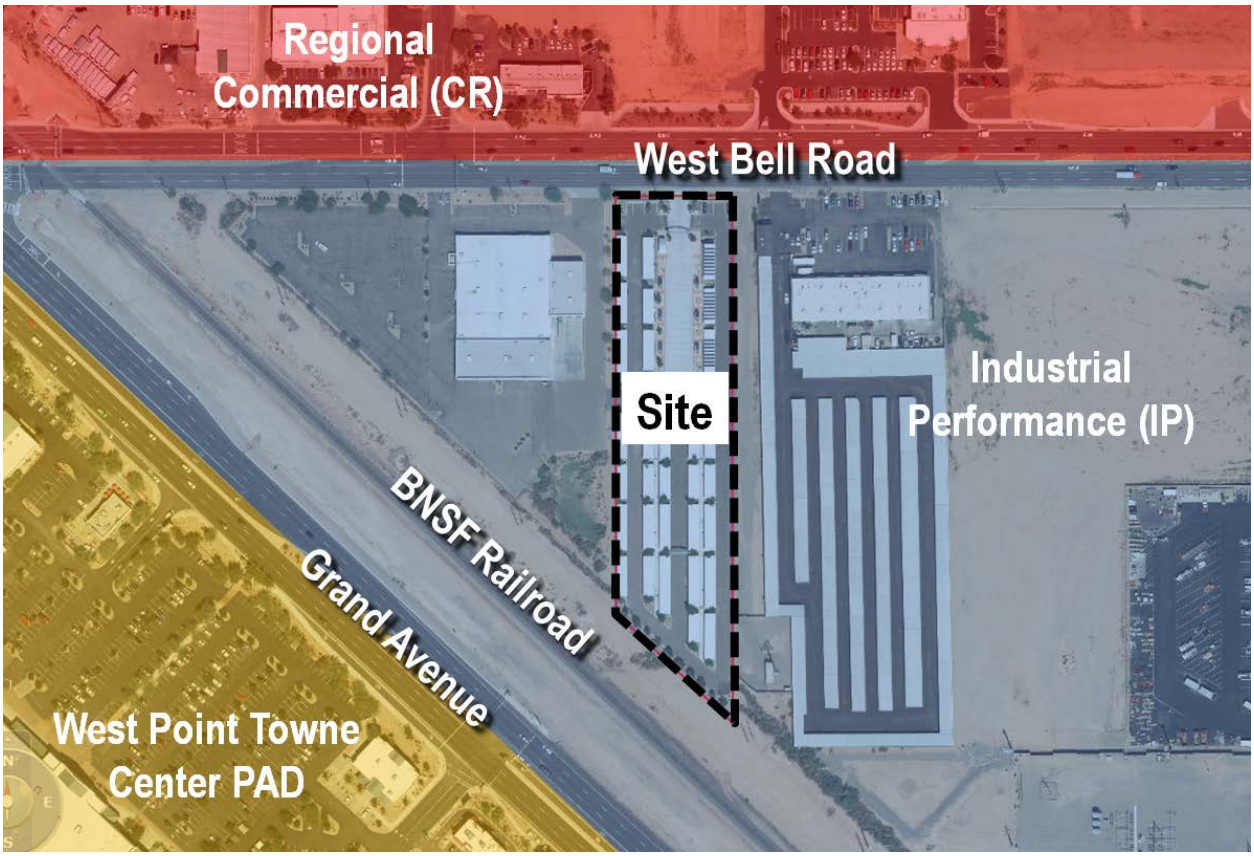
Jeanine Jerkovic with the City of Surprise Economic Development Department requests a Site Plan review and approval of a Comprehensive Sign Program to allow for a free standing monument sign to be located at the Surprise Park and Ride facility.

Surrounding Zoning and Land Use:

The following is a graphical representation of the zoning of the subject property and its surroundings.

Regional Commercial (CR) Pawn Shop	Regional Commercial (CR) Vacant	Regional Commercial (CR) Used Vehicle Dealership
Industrial Performance (IP) Newspaper Distribution Center	**Industrial Performance (IP) Surprise Park and Ride**	Industrial Performance (IP) Self-Storage Facility
BNSF Railroad PAD Commercial Beyond	BNSF Railroad Vacant PAD Commercial Beyond	Industrial Performance (IP) APS Electrical Distribution System

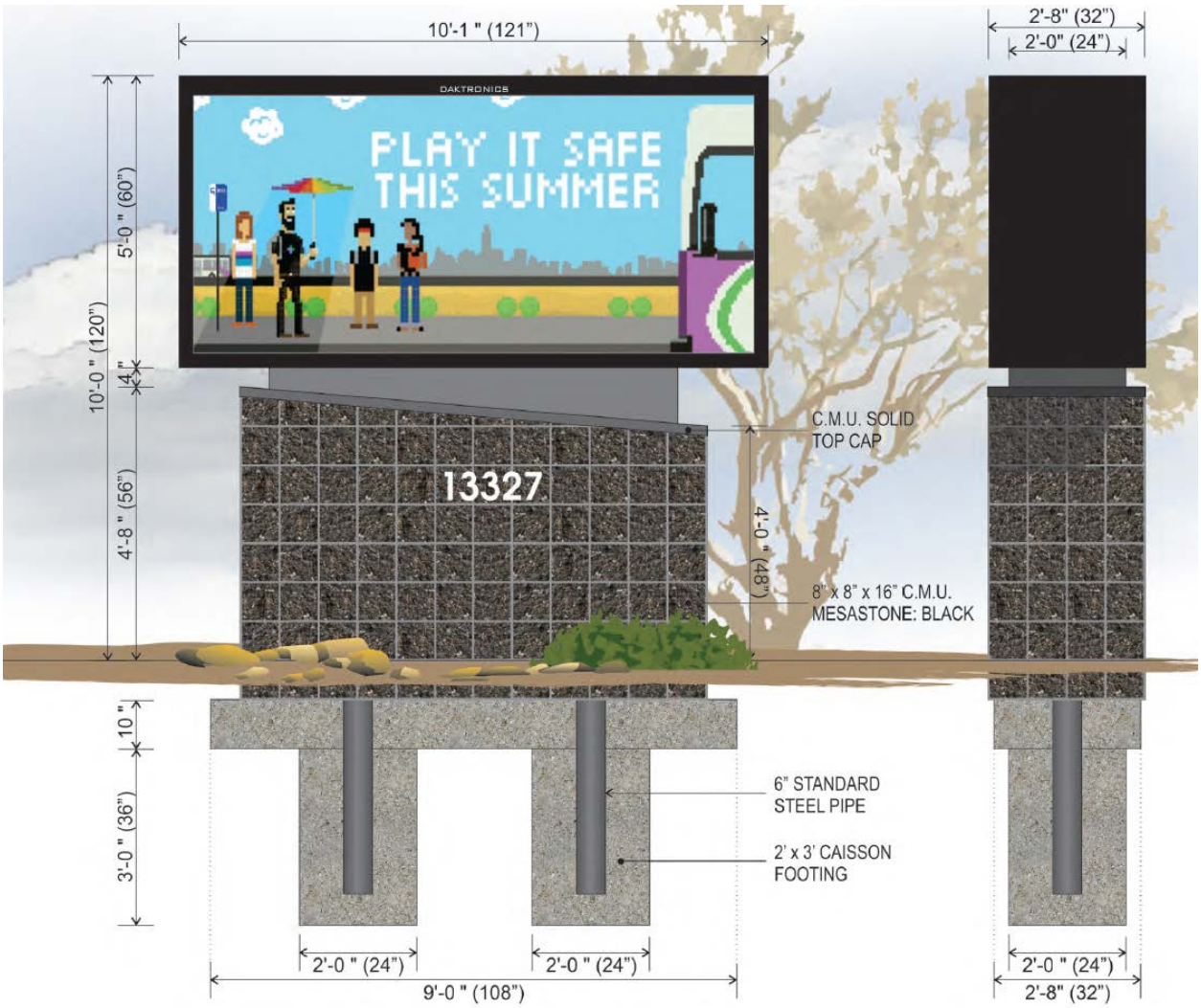
The following aerial photograph depicts the subject property and adjacent zoning.



Background:

The City of Surprise is providing various improvements along the Bell Road Corridor. As part of these various enhancements, a new updated sign is being proposed for the Surprise Park and Ride facility. The smaller existing sign is integrated into the parking screen wall and is difficult to recognize while traveling Bell Road.

The proposed sign is graphically shown below:



Citizen Outreach: None required.

Analysis and Discussion:

The applicant proposes a Comprehensive Sign Program (CSP) to provide design guidelines for signage at the City of Surprise Park and Ride Facility. This program will be the governing document as it relates to signage at the Park and Ride site. There is only one (1) free standing monument sign being proposed as part of this CSP proposal along Bell Road. The free standing monument sign, as proposed, is ten (10) feet at its highest point, approximately ten (10) feet wide, and two (2) feet eight (8) inches thick. The site plan and elevation are included as attachments to this report.

Architecture:

The structure of the sign will utilize aluminum framing with aluminum skin. The sign will be painted with colors that will complement the existing structures at the Park and Ride facility. Said colors will consist of charcoal grey and the mesastone black. The sign will utilize a digital display located approximately five (5) feet from the ground supported on a CMU block wall base. The display will be will be approximately ten (10) feet wide and five (5) feet tall. There will be a digital display located on both sides of the monument sign so that the message may be viewed from east and west bound travelers.

Landscape Plan:

The existing landscape will remain with the exception of any plant material directly within the footprint of the sign.

Pedestrian Connectivity:

Not applicable to this proposal.

Photometric Plan:

No additional lighting will be provided.

Recommendation:

Staff will not be making a recommendation at this time.

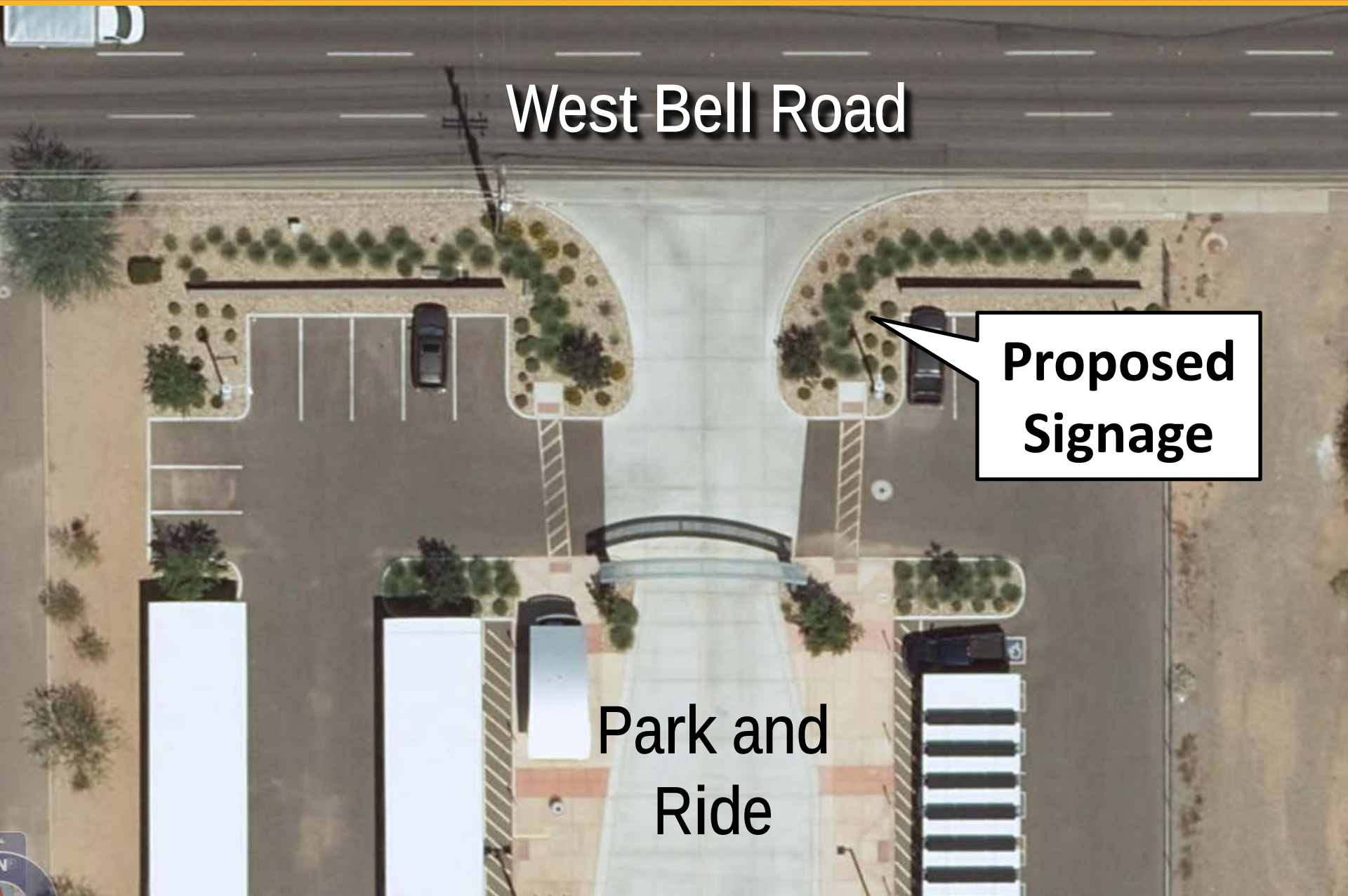
Attachments:

City of Surprise Park and Ride Comprehensive Sign Program
City of Surprise Park and Ride Site Plan
City of Surprise Park and Ride Color Elevation
Vicinity Maps

VICINITY MAP

VICINITY MAP

VICINITY MAP



City of Surprise Park and Ride

Comprehensive Sign Program

October, 2015

Owner	**City of Surprise** **16000 N. Civic Center Plaza** **Surprise, AZ 85374** **623-222-3000**
Signage Consultant	**Bootz & Duke Signs** **4028 W Whitton Ave** **Phoenix, AZ 85019** **602-272-4608**
Applicant	**City of Surprise** **Public Works Department** **Park and Ride** **13359 W. Bell Road**

RECEIVED
NOV 04 2015
BY

Introduction

This Comprehensive Sign Program (CSP) has been created to provide design guidelines for signage at the City of Surprise Park and Ride. This program will be the governing document as it relates to signage at the Park and Ride site. The intent of this CSP is to create a framework for signage design that will have a positive impact on the street scape as well as be legible and consistent with the design of the Park and Ride.

The free standing sign proposed for the site was developed to provide the passing motorists with a clear and concise display of the Park and Ride information, bus schedules, and allow the City to inform the community of events and so forth.

Free Standing Ground Signage / Bell Road

1. Sign Type / Quantities and General Description

   The Park and Ride has just over 180 feet of linear frontage along Bell Road; a divided major arterial maintained by the City of Surprise with a posted speed limit of 45 MPH. The proposed sign is intended to be viewed at distances greater than 1,000 feet and is indicated on the site plan drawing attached to this CSP as Exhibit A.

   There is only one free standing monument sign being proposed as part of this CSP proposal along Bell Road.

   The sign rendering is included as Exhibit B. The sign as shown is ten feet (10') at its highest point and approximately ten feet (10') one inch (1") wide; and two feet (2") eight inches (8") thick.

   The free standing monument sign is proposed to be located outside of site visibility zones. The proposed sign integrates into the surrounding landscape and follows a similar color pallet of the existing Park and Ride.

2. Digital Display

The sign will utilize a digital display located approximately five feet (5') from the ground supported on a CMU block wall base. The display will be a Daktronics digital display model AF-3550-80 x 176-16-RGB-2V. The digital display will be ten feet (10') six inches (1") wide and four feet (5') tall. There will be two digital displays located on both sides of the monument sign so that the display may be viewed from east and west bound traffic.

3. Embellishments

The structure of the sign will utilize aluminum framing with aluminum skin. The sign will be painted with the same color pallet as that of the approved color pallet for the buildings at the Park and Ride. The colors utilized on the sign are proposed to be charcoal grey and the base mesastone black.

4. Requirements per the City of Surprise Chapter 113 Signs Article VIII

Per Section 113-8 (1), a "public sign" is exempt from the permitting requirements, but must otherwise comply with Chapter 113. However the sign will comply with the City requirements, building codes and be permitted through the City of Surprise Community Development Department.

Section 113.129 (c) (3) a limits the aggregate sign area to 48 square feet for sites less than 10 acres. Section 113-195 (2) will allow a 50% increase in sign area if part of a Comprehensive Sign Program (CSP), in which case a maximum of 72 square feet of sign area would be allowed. In the case of the Park and Ride fifty (50) square feet will be the maximum size allowed.

Exhibit A
Park and Ride Site Plan

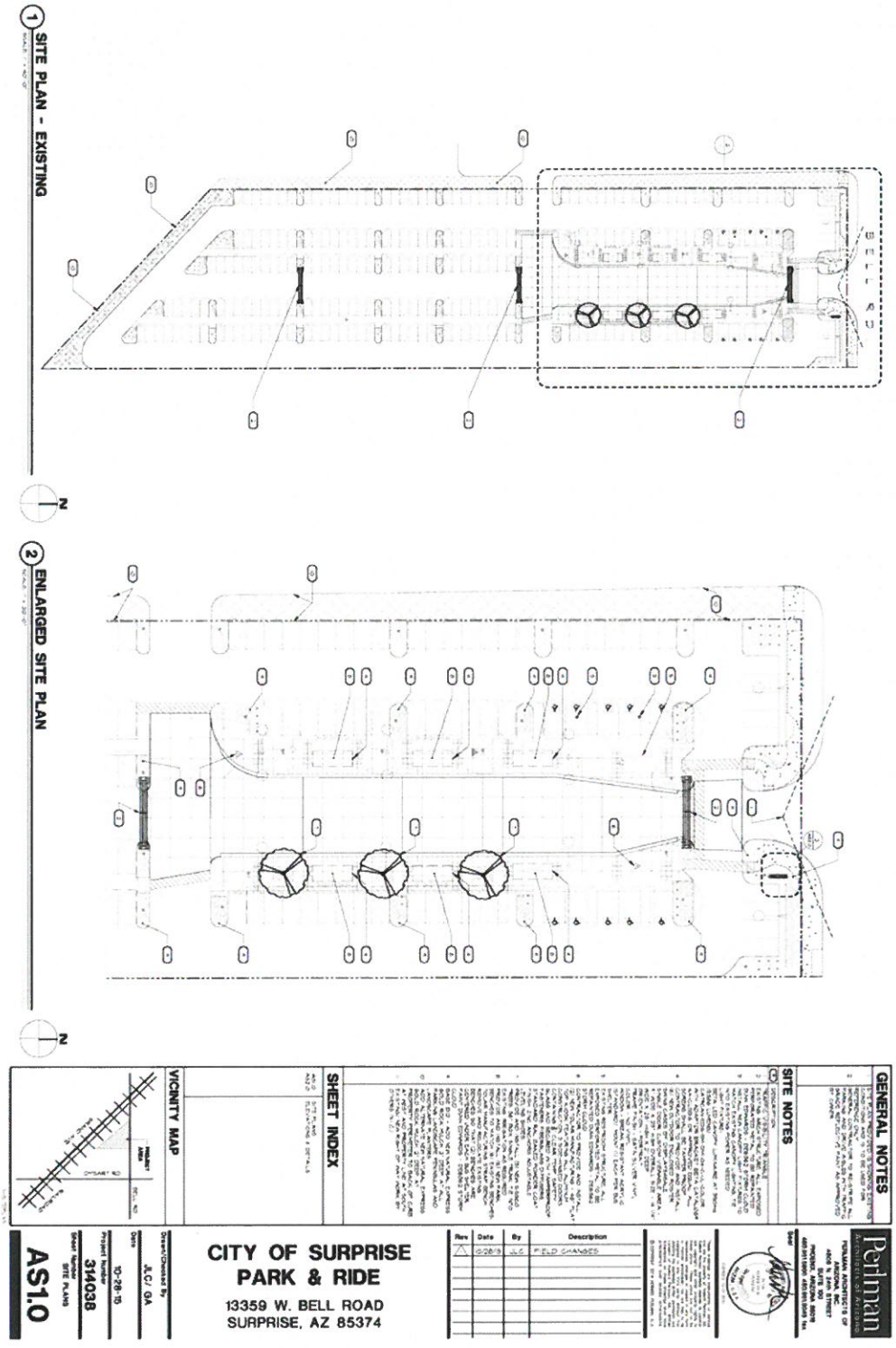
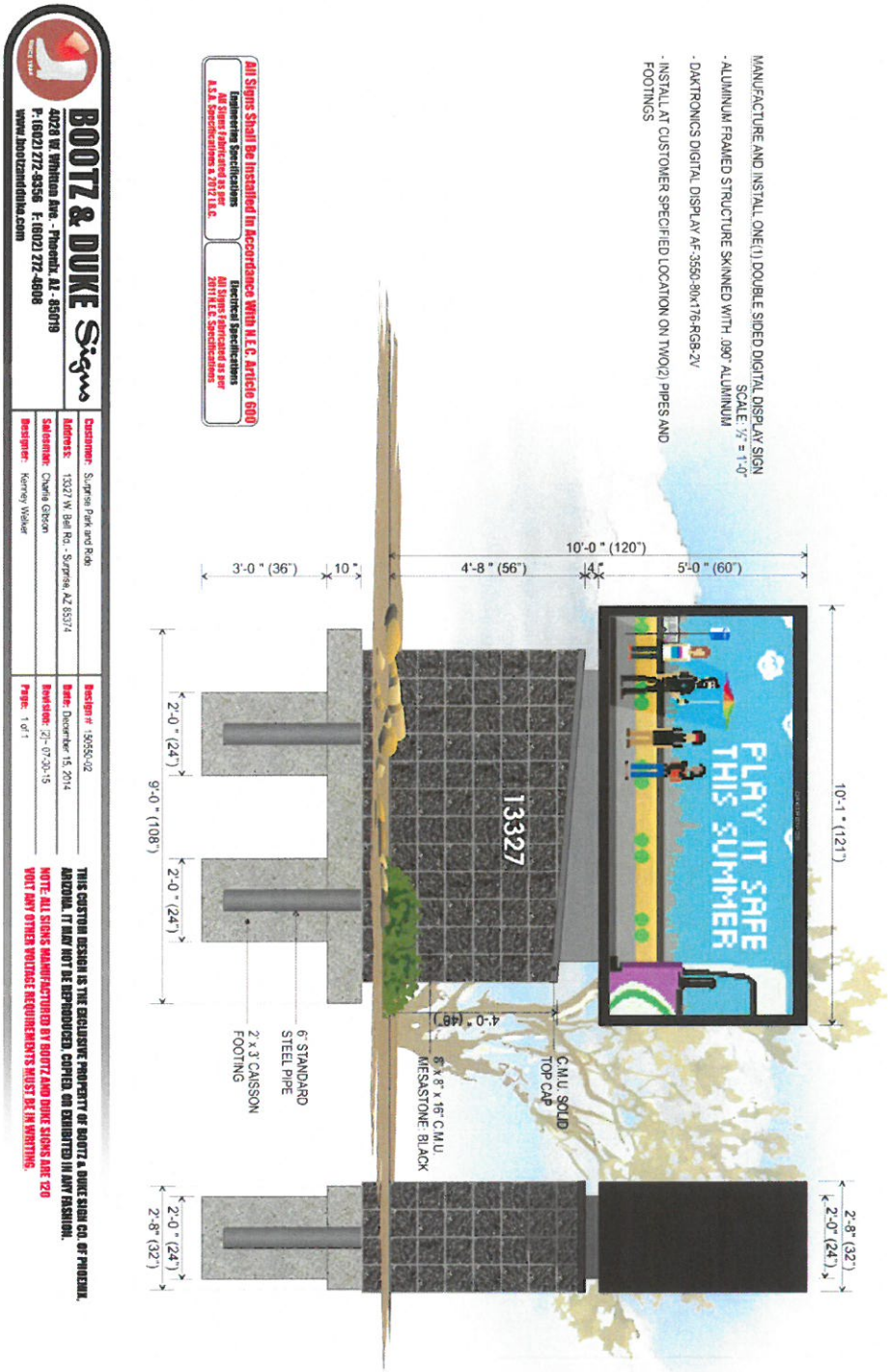
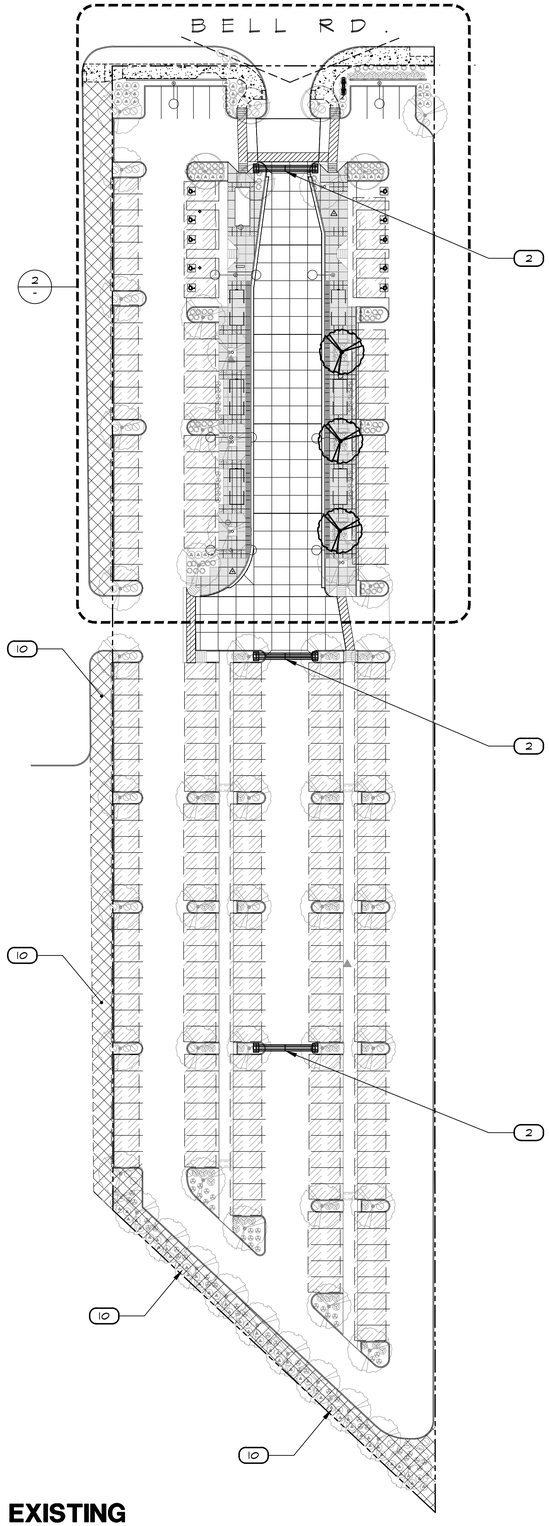


Exhibit B
Park and Ride Sign Rendering

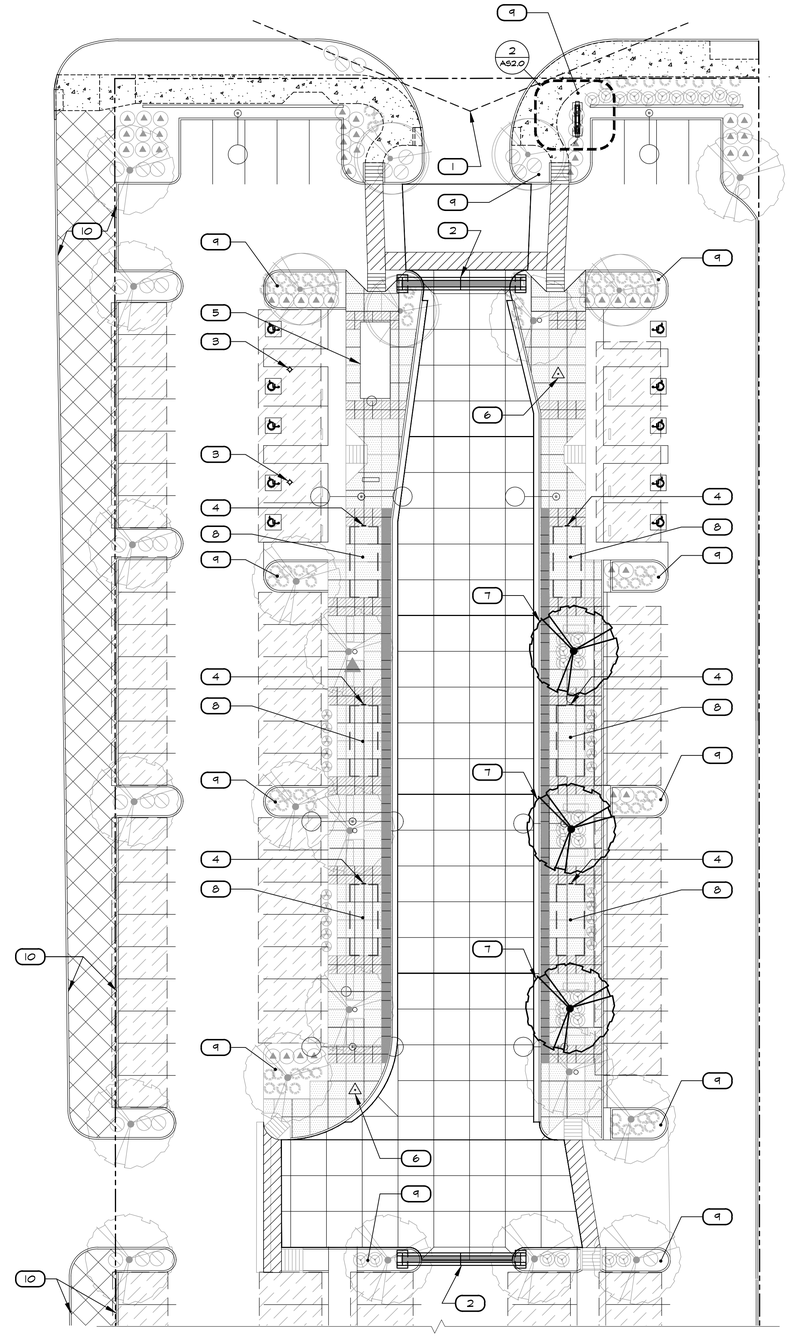




1 SITE PLAN - EXISTING

SCALE: 1" = 40'-0"

SITEPLAN



2 ENLARGED SITE PLAN

SCALE: 1" = 20'-0"

SITE-ENLRGD

GENERAL NOTES

1. SITE PLAN PROVIDED IS SHOWING EXISTING CONDITIONS AND IS TO BE USED FOR REFERENCE ONLY
2. GENERAL CONTRACTOR TO RE-STRIPE ALL PARKINGS AND DRIVE AISLES WITH TRAFFIC GRADE REFLECTIVE PAINT AS APPROVED BY OWNER

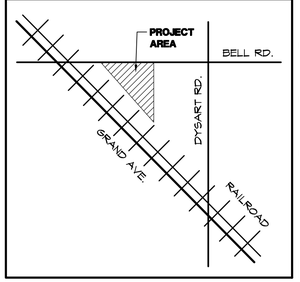
SITE NOTES

#	DESCRIPTION
1	TRAFFIC VISIBILITY TRIANGLE
2	EXISTING ARCH STRUCTURE, ALL EXPOSED PERFORATED METAL TO BE REPAINTED DUNN EDWARDS - DE6362 STORM CLOUD
3	INSTALL NEW CANOPY LIGHT FIXTURES TO MATCH EXISTING CANOPY LIGHTING, TIE INTO EXISTING POWER AS NEEDED. LIGHT FIXTURE: BETA LED CANOPY LUMINAIRE AT 350ma (3,586 LUMENS) CATRCAN-EDS-5M-DM-04-C-UL-COLOR WITH ADAPTOR BRACKET BETA CATALOG# XA-CLSB16 OR APPROVED EQUAL. ALL SCREWS SHALL BE TAMPER PROOF
4	CONTRACTOR TO PROVIDE AND INSTALL (6) NEW OUTDOOR ENCLOSED POSTER SWING CASES BY DISPLAYS4SALE. SINGLE DOOR, CUSTOM VIEWABLE AREA - 9" WIDE X 23" HIGH OVERALL SIZE - 14 1/4" WIDE X 28" HIGH X 2" DEEP ORIENTATION - PORTRAIT FRAME FINISH - SATIN SILVER VINYL COLOR - NO VINYL WINDOW - BREAK RESISTANT ACRYLIC (STANDARD). MOUNT (1) EACH PER BUS SHELTER
5	EXISTING RESTROOM STRUCTURE, ALL EXPOSED PERFORATED METAL TO BE REPAINTED DUNN EDWARDS - DE6362 STORM CLOUD
6	CONTRACTOR TO PROVIDE AND INSTALL (2) NEW TOLAR MANUFACTURING - 48" FLAT TOP KIOSK FEATURING ALL ALUMINUM CONSTRUCTION, 3 SIDE-HINGED DOORS CONTAINING ⅜" CLEAR TEMP. SAFETY GLASS AND SECURED WITH TAMPERPROOF FASTENERS, FIBERGLASS DIFFUSERS, STANDARD RAL BAKED POWDER COAT FINISH, ZINC ANCHORS ADJUSTABLE LEVELING SHOES.
7	PROVIDE AND INSTALL (3) NEW SISSCO TREES, 36" BOX, SINGLE TRUNK, TIE INTO EXISTING IRRIGATION AS REQUIRED
8	PROVIDE AND INSTALL (6) NEW PARK BENCHES TO MATCH (6) EXISTING BENCHES; TOLAR MANUFACTURING STRAP BENCH. REMOVE AND RELOCATE EXISTING BENCHES SO THAT (2) BENCHES ARE CENTERED UNDER EACH BUS SHELTER. PAINT DUNN EDWARDS - DE6362 STORM CLOUD
9	BASE BID - ADD NEW NATURAL EXPRESS GOLD ROCK MULCH, 2" DEEP, AT ALL PARKING LANDSCAPE PENINSULAS AND LANDSCAPE PLANTERS
10	ADD ALTERNATE NEW NATURAL EXPRESS GOLD ROCK MULCH, 2" DEEP, AT PROPERTY PERIMETER TO BACK OF CURB AT WEST AND PROPERTY LINE AT SOUTH EXISTING/ NEW RIGHT OF WAY WORK BY OTHERS (N.I.C.)
11	

SHEET INDEX

AS1.0	SITE PLANS
AS2.0	ELEVATIONS & DETAILS

VICINITY MAP



N-SITEPLAN

Perlman Architects of Arizona

PERLMAN ARCHITECTS OF ARIZONA, INC.
4808 N. 24th STREET
SUITE 100
PHOENIX, ARIZONA 85016
480.951.5900 480.951.3045 fax

Seal

REGISTERED ARCHITECT 25759 KENNETH W. POWERS Date Signed 10/28/15 ARIZONA, U.S.A.

EXPIRES: 12-31-2015

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Rev	Date	By	Description
1	10/28/15	JLC	FIELD CHANGES

CITY OF SURPRISE PARK & RIDE

13359 W. BELL ROAD
SURPRISE, AZ 85374

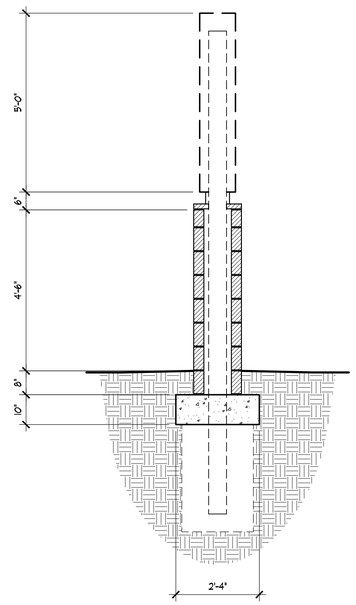
Drawn/Checked By: JLC/ GA

Date: 10-28-15

Project Number: 314038

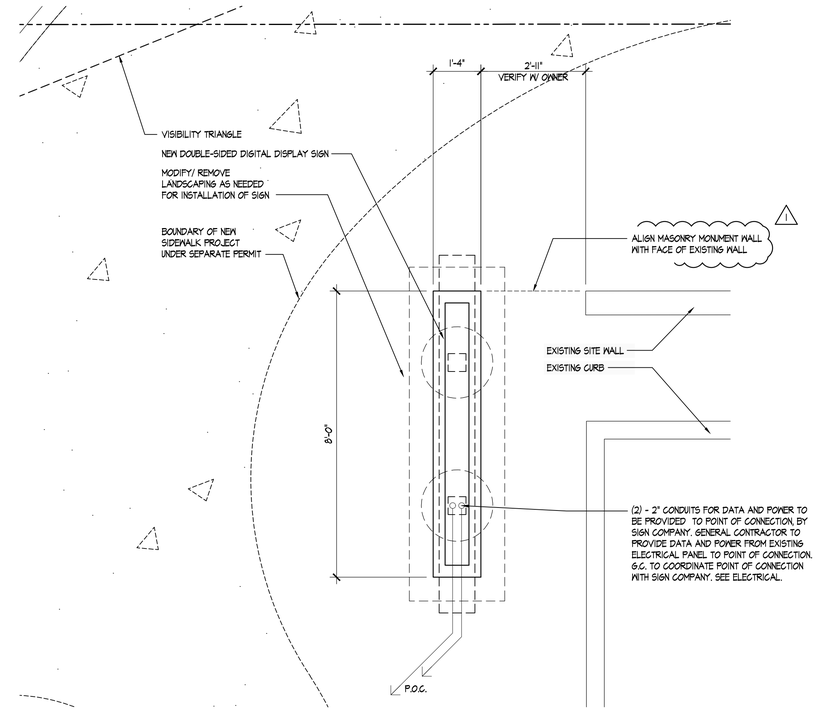
Sheet Number: SITE PLANS

AS1.0



3 MONUMENT-SECTION

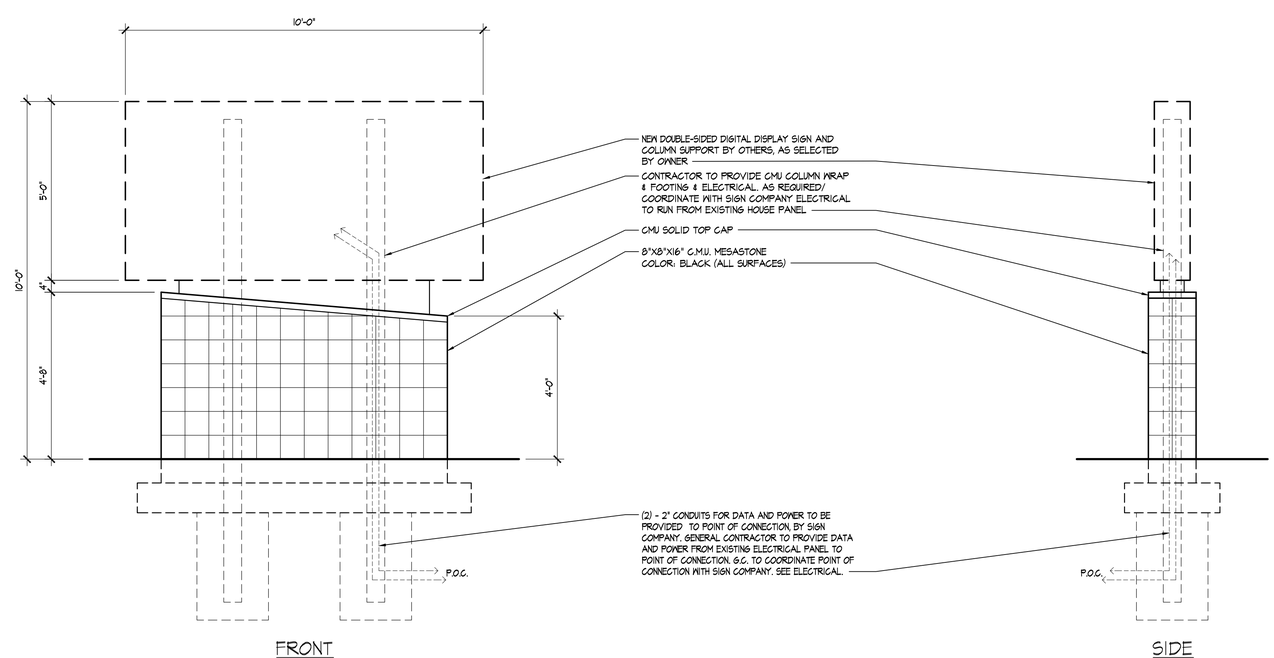
SCALE: 1/4"=1'-0"



2 MONUMENT-PLAN

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

NOTE: SIGN, POSTS AND CAISSON FOOTING BY CITY SELECTED VENDOR. PROVIDE ALLOWANCE AS SHOWN ON BID SCHEDULE OF VALUES



1 MONUMENT-ELEVATION

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

Perlman
Architects of Arizona

PERLMAN ARCHITECTS OF ARIZONA, INC.
4808 N. 24th STREET
SUITE 100
PHOENIX, ARIZONA 85016
480.951.5900 480.951.3045 fax

Seal

REGISTERED ARCHITECT
CERTIFICATE NO. 25759
KENNETH W. POWERS
Date Signed 10/28/15
ARIZONA, U.S.A.

EXPIRES: 12-31-2015

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Rev	Date	By	Description
1	10/28/15	JLC	FIELD CHANGES

CITY OF SURPRISE PARK & RIDE

13359 W. BELL ROAD
SURPRISE, AZ 85374

Drawn/Checked By
JLC/ GA

Date
10-28-15

Project Number
314038

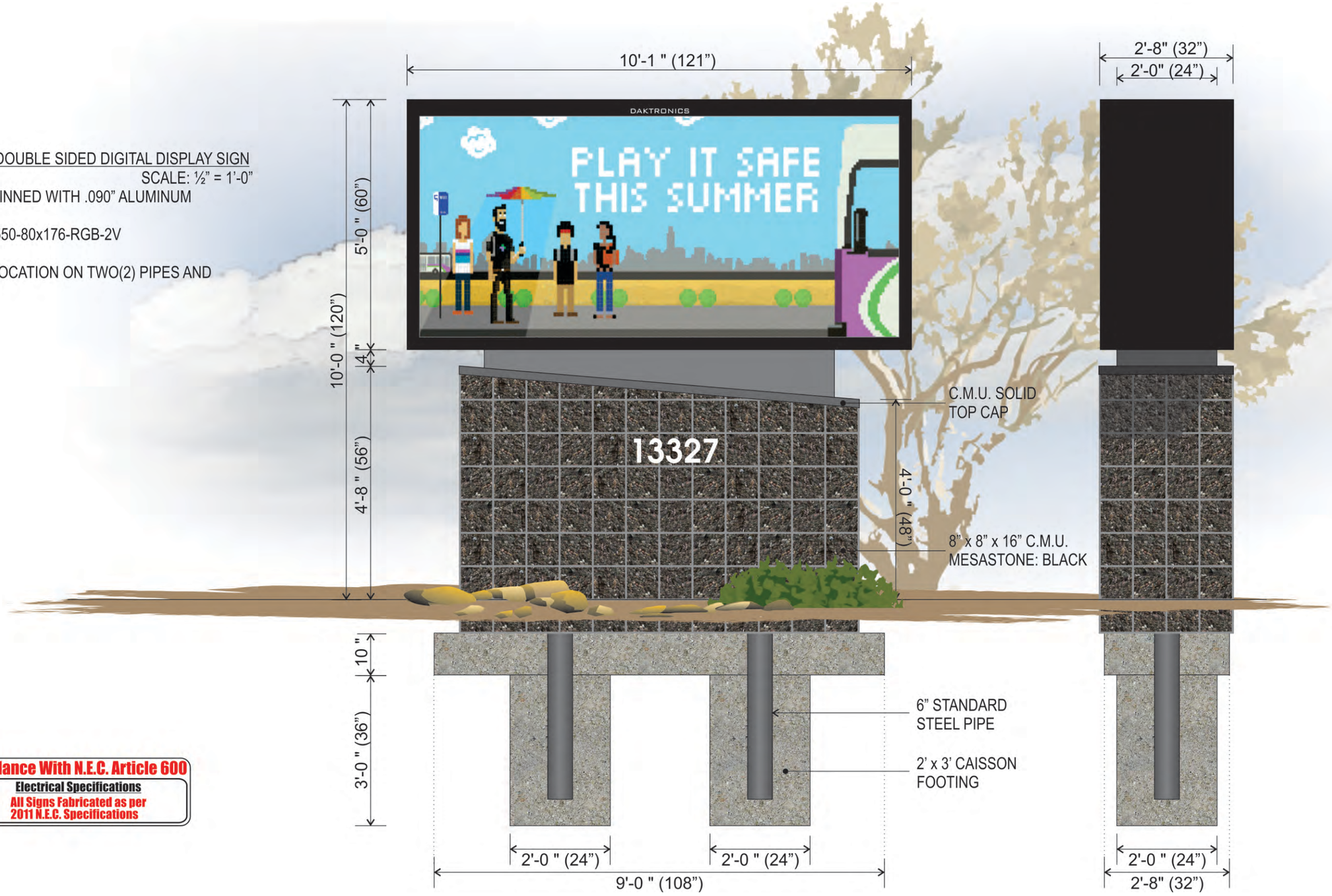
Sheet Number
ELEVATIONS & DETAILS

AS2.0

MANUFACTURE AND INSTALL ONE(1) DOUBLE SIDED DIGITAL DISPLAY SIGN

SCALE: ½" = 1'-0"

- ALUMINUM FRAMED STRUCTURE SKINNED WITH .090" ALUMINUM
- DAKTRONICS DIGITAL DISPLAY AF-3550-80x176-RGB-2V
- INSTALL AT CUSTOMER SPECIFIED LOCATION ON TWO(2) PIPES AND FOOTINGS



All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A. Specifications & 2012 I.B.C.	All Signs Fabricated as per 2011 N.E.C. Specifications

BOOTZ & DUKE Signs

SINCE 1964

4028 W. Whitton Ave. - Phoenix, AZ - 85019

P: (602) 272-9356 F: (602) 272-4608

www.bootzandduke.com

Customer:	Surprise Park and Ride	**Design #**	150550-02
Address:	13327 W. Bell Rd. - Surprise, AZ 85374	**Date:**	December 15, 2014
Salesman:	Charlie Gibson	**Revision:**	[2]~ 07-30-15
Designer:	Kenney Welker	**Page:**	1 of 1

THIS CUSTOM DESIGN IS THE EXCLUSIVE PROPERTY OF BOOTZ & DUKE SIGN CO. OF PHOENIX, ARIZONA. IT MAY NOT BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION.

NOTE: ALL SIGNS MANUFACTURED BY BOOTZ AND DUKE SIGNS ARE 120 VOLT ANY OTHER VOLTAGE REQUIREMENTS MUST BE IN WRITING.

Surprise Park and Ride Comprehensive Sign Program

Planning and Zoning Commission

December 17, 2015

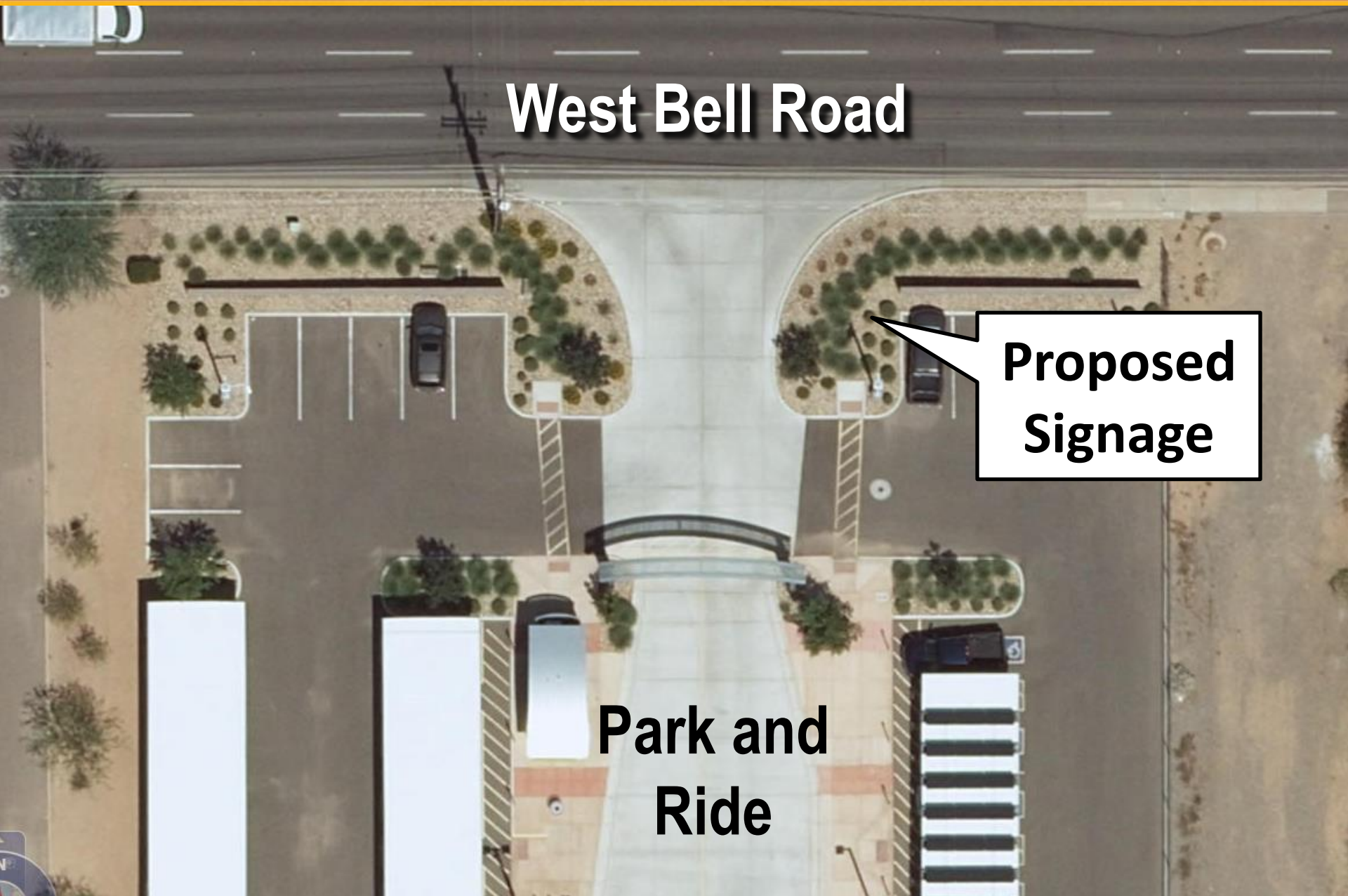
SURPRISE
ARIZONA

VICINITY MAP

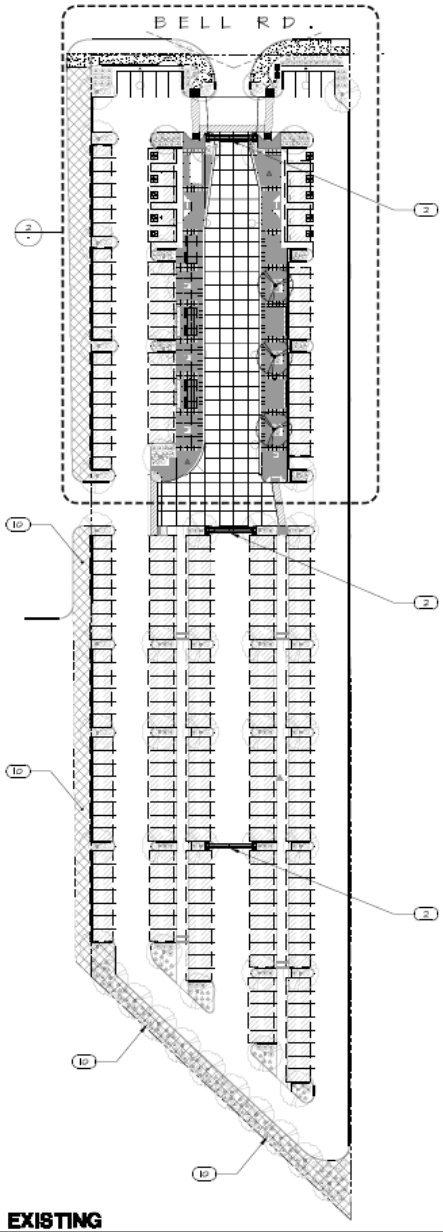
SURPRISE
ARIZONA

VICINITY MAP

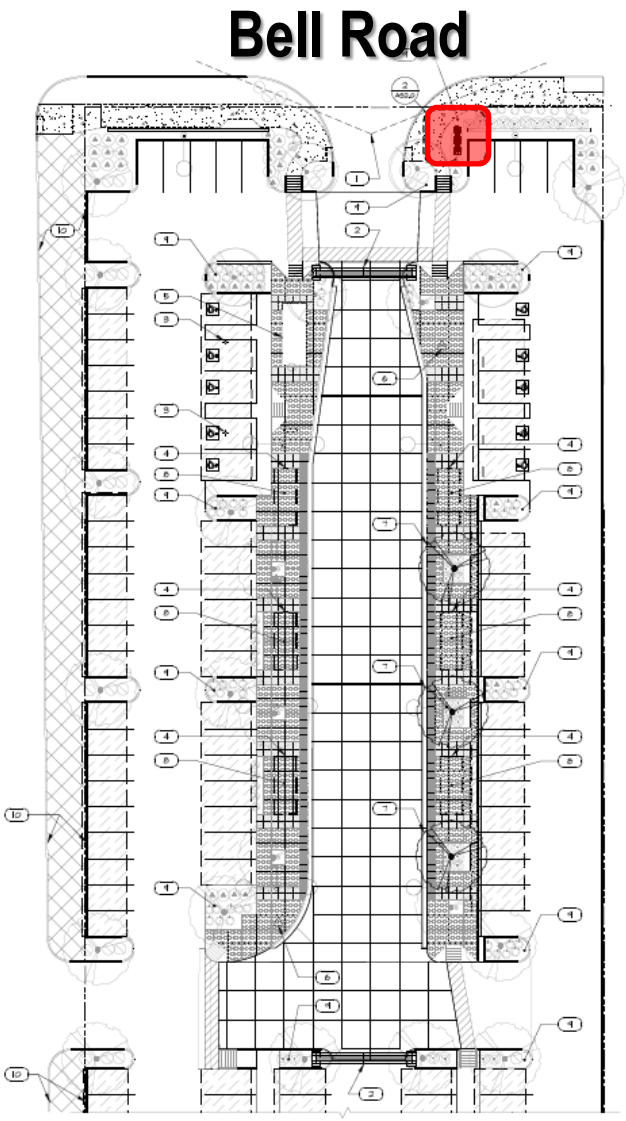
VICINITY MAP



SITE PLAN



1 SITE PLAN - EXISTING

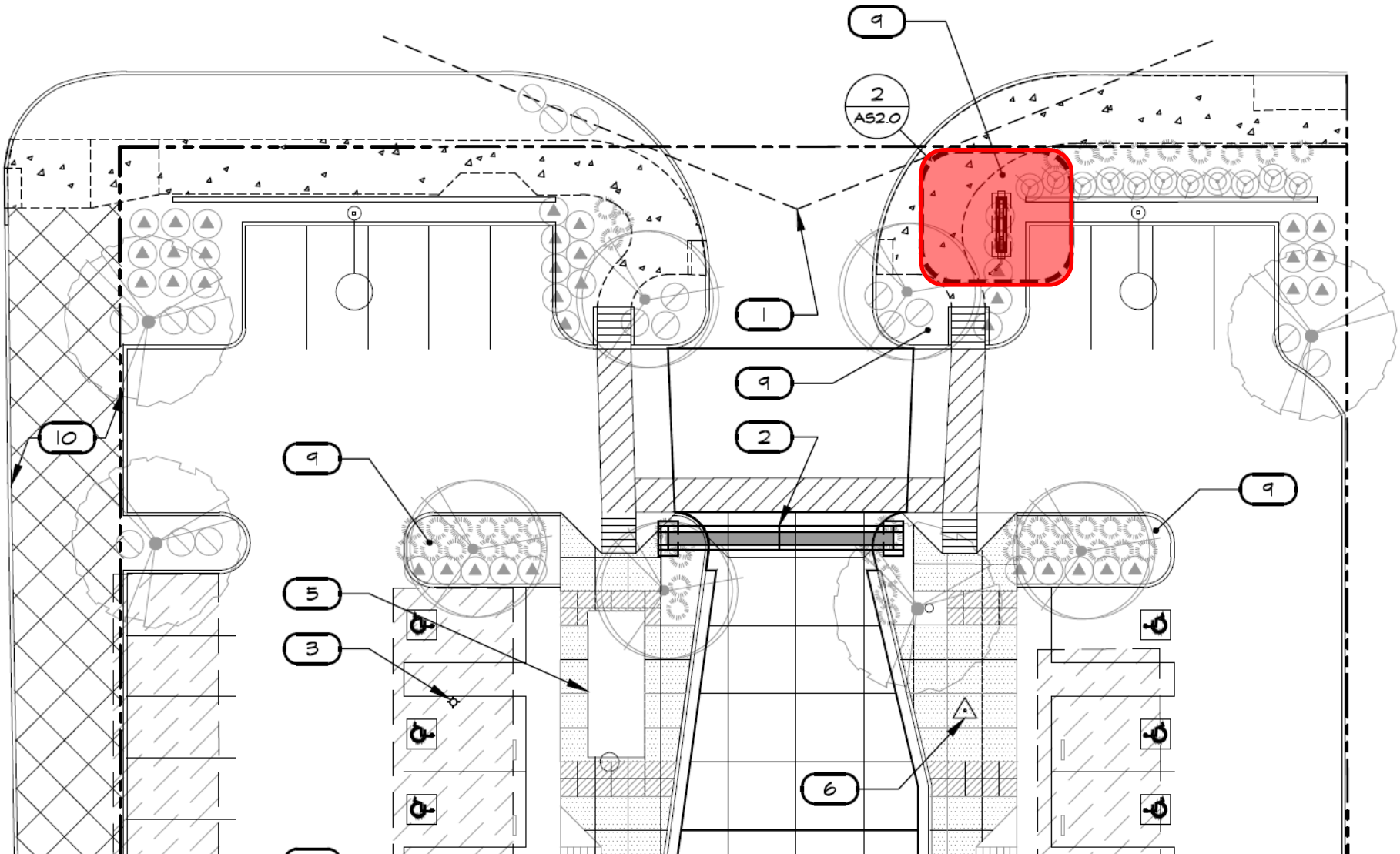


2 ENLARGED SITE PLAN

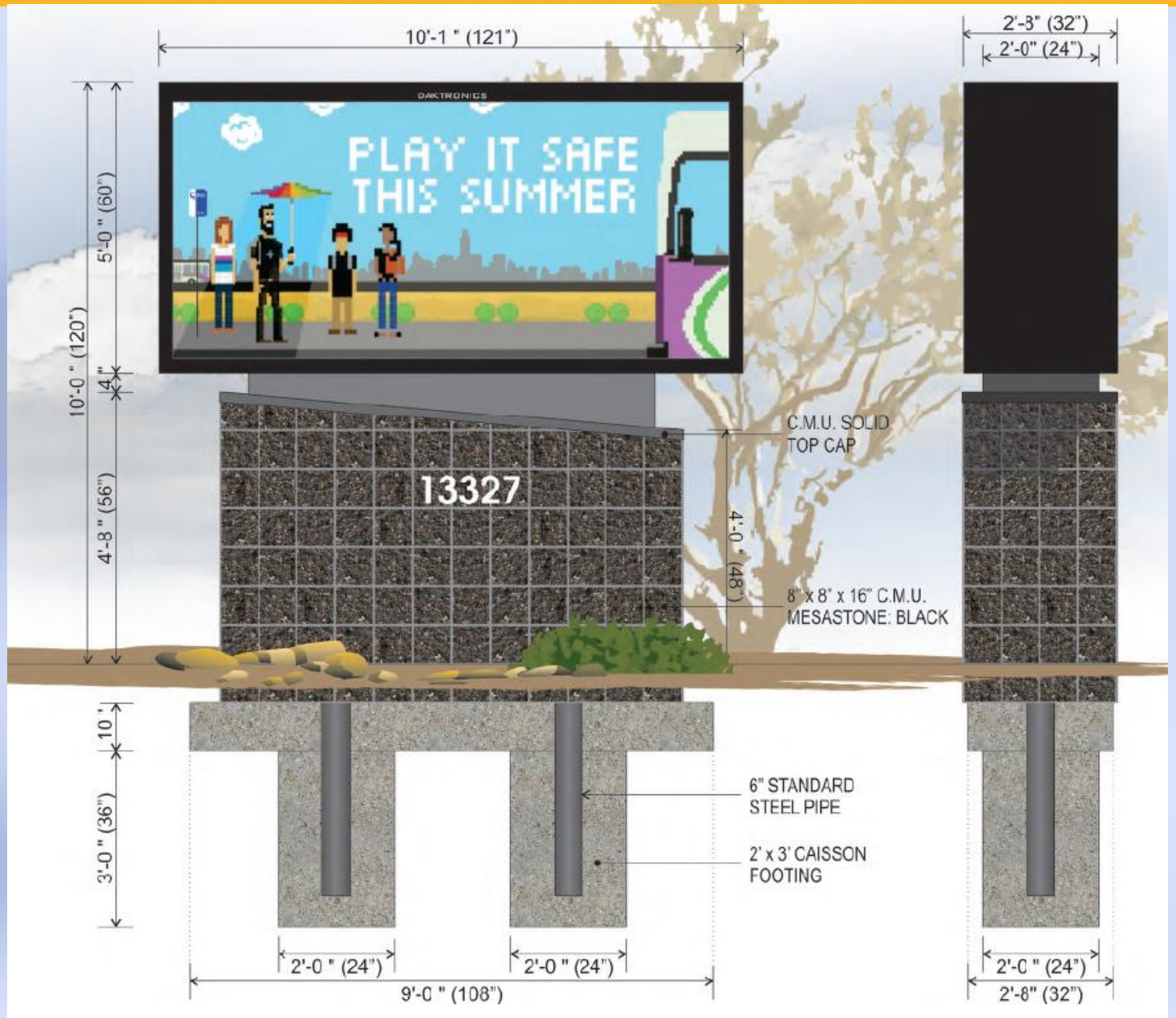
SITE PLAN

SURPRISE
ARIZONA

Bell Road



ELEVATIONS


10'-1 " (121")
2'-8" (32")
2'-0" (24")
DAKTRONICS
PLAY IT SAFE
THIS SUMMER
5'-0 " (60")
10'-0 " (120")
4"
4'-8 " (56")
13327
C.M.U. SOLID
TOP CAP
4'-0 " (48")
8" x 8" x 16" C.M.U.
MESASTONE: BLACK
10 "
3'-0 " (36")
6" STANDARD
STEEL PIPE
2' x 3' CAISSON
FOOTING
2'-0 " (24")
2'-0 " (24")
9'-0 " (108")
2'-0 " (24")
2'-8" (32")

Questions or Comments?

CITY OF SURPRISE
Planning and Zoning Commission

December 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 17, 2015	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action regarding a Conditional Use Permit to allow Caliber Collision, a Vehicle Service-Major Repair Facility in the CR-PUD zoning district, generally located west of the southwest corner of Bell Rd. and Dysart Rd.

Motion:

I move to approve the proposed Conditional Use Permit subject to stipulations 'a'-'i' as listed in the staff report.

Background:

On October 1, 2015, the Planning and Zoning Commission approved a request for a Major Site Plan encompassing approximately 8.3 acres at the southwest corner of Dysart Road and Bell Road. On that date, the Commission also recommended approval of a related Zone Change for the property. The City Council heard the proposed Zone Change on November 17, 2015, and approved a modified request changing the IP-PUD portion to CR-PUD, and included a stipulation requiring the applicant to seek approval of a Conditional Use Permit in the newly created CR-PUD zoning district.

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

- 00 - FS15-461 - Caliber CUP - Staff Report

- ☐ 01 - FS15-461 - Caliber CUP - Vicinity Map
- ☐ 02 - FS15-461 - Caliber CUP - CUP Case Map
- ☐ 03 – FS15-461 - Caliber CUP - Stipulation ‘a’ - CUP Narrative
- ☐ 04 - FS15-461 - Caliber CUP -Site Plan Stip B
- ☐ 06 - FS15-461 - Caliber CUP - Landscape Rendering
- ☐ 07 - FS15-461 - Caliber CUP - Elevations
- ☐ 09 - FS15-461 - Caliber CUP - Stipulation E Sign Package
- ☐ 10 - FS15-461 - Caliber CUP - ADOT Comments
- ☐ 11 - FS15-461 - Caliber CUP - MWD Comments
- ☐ 12 - FS15-461 - Caliber CUP - LAFB Comments
- ☐ 13 - FS15-461 - Caliber CUP - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, Planner II

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS15-461**
Project Name:	Caliber Collision
Council District:	4
Meeting Date:	**December 17, 2015**
Planner:	Robert H. Kuhfuss, AICP

Owner:	Farhad and Kathryn Shokoohl
Applicant:	Len Swartz, PE, of Ollson Associates, on behalf of Cross Development and Farhad and Kathryn Shokoohl
Request:	Conditional Use Permit for a Vehicle Service – Major Repair facility in the CR-PUD zoning district
Site Location:	West of the southwest corner of Bell Road and Dysart Road
Site Size:	2.04 acres (approx.)
Density:	N/A
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	Staff recommends the Commission **approve** the proposed Conditional Use Permit, subject to stipulations 'a'-'i'.

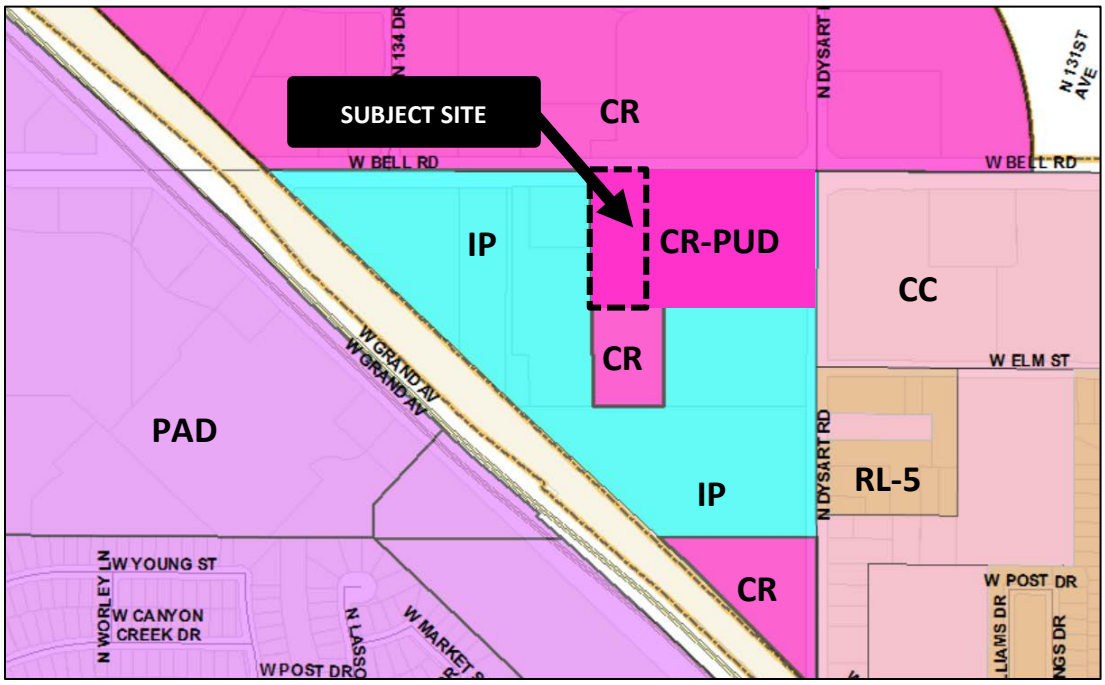
PROJECT DESCRIPTION:

Len Swartz, PE, of Ollson Associates, on behalf of Cross Development and Farhad and Kathryn Shokoohl, seeks approval of a Conditional Use Permit (CUP) to allow a Vehicle Service – Major Repair facility in the newly created CR-PUD zoning district. This request follows the City Council's approval of the related Zone Change that included the subject property, which served to change the zoning of the subject property from IP to CR-PUD. The Council's approval of said zone change included a stipulation requiring the applicant to seek approval of a Conditional Use Permit to allow the proposed use, as opposed to it being allowed as a principal use in the existing IP zoning district.

EXISTING ZONING:

The following chart and associated map depict the existing zoning of the subject site and its surrounds (Note: this map changed since the Commission last reviewed the property on October 1, 2015).

Regional Commercial (CR)	Regional Commercial (CR)	Regional Commercial (CR)
Industrial Performance (IP)	**Community Commercial with a PUD Overlay (CR-PUD)**	Community Commercial (CC)
Industrial Performance (IP)	Regional Commercial (CR)	Community Commercial (CC)



BACKGROUND:

December 18, 2014: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR14-468.

April 17, 2015: The applicant filed a request for a Zone Change, Major Site Plan and Final Plat under case FS15-155, the subject case.

April 30, 2015: Staff met with another entity to discuss the development of what would become Lot 2 of the subject site during a regularly scheduled Concept Review meeting under CR15-165.

June 21, 2015: The applicant held a neighborhood outreach meeting to discuss the original project.

October 1, 2015: The Planning and Zoning Commission heard a request for a Zone Change from CR to IP-PUD, CR to CR-PUD, and IP to CR-PUD along with a request for a Master Site Plan in the IP-PUD and CR-PUD zoning districts for Dysart Subdivision under case FS15-155. The Commission recommended approval of the Zone Change to the City Council and approved the Major Site Plan subject to stipulations 'a' through 'j', which are included here for convenience:

a. Development and use of the site shall be in substantial conformance with the project narrative entitled "Dysart Subdivision Rezone Document PUD Overlay", prepared by Olsson Associates, consisting of 20 pages dated revised August 17, 2015 and stamped received August 17, 2015, except as modified by the following stipulations.

b. Development and use of the Caliber Collision site shall be in substantial conformance with the Major Site Plan entitled "Caliber Collision Bell Road and Dysart Road", consisting of three (3) full-size pages, prepared by Olsson Associates, stamped received August 17, 2015.

c. Landscaping of the Caliber Collision site shall be in substantial conformance with the Landscape Plan entitled "Final Landscape Plan Caliber Collision", consisting of five (5) full-size sheets, prepared by Olsson Associates, stamped received August 17, 2015.

d. Elevations for the Caliber Collision site shall be in substantial conformance with the elevations entitled "Exterior Elevations Caliber Collision" and "Site Details", consisting of three (3) full-size sheets (A2.0, SP1.1 and SP1.2), prepared by Olsson Associates, stamped received August 17, 2015.

e. Signage for the Caliber Collision site shall be in substantial conformance with the Sign Package entitled "Caliber Collision/Channel Letter/Surprise", consisting of five (5) 11" by 17" sheets, prepared by Cree Industrial Arts, stamped received August 17, 2015.

f. Approval of this Major Site Plan presumes the subsequent approval of the related Final Plat for Dysart Subdivision. If a Final Plat for Dysart Subdivision has not been recorded within one (1) year of approval of this Major Site Plan Planning and Zoning Commission, the subject Major Site Plan shall expire, unless an extension is approved by the Planning and Zoning Commission.

g. Prior to development of Lots 2 and 3 of Dysart Subdivision, the applicant or subsequent owner shall submit a request for a Major Site Plan Amendment to be reviewed and approved as outlined in the Surprise Municipal Code.

h. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

i. The Property owner and successors waive claim for diminution of in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

j. Those portions of the parapet wall which extend above the height of the adjacent parapet walls shall appear as being four-sided such to look like an enclosed building.

October 6, 2015: The City Council continued the Dysart Subdivision Zone Change and related Final Plat to a date-certain of October 20, 2015.

October 20, 2015: The City Council continued the Dysart Subdivision Zone Change and related Final Plat to a date-certain of November 3, 2015.

November 3, 2015: The City Council continued the Dysart Subdivision Zone Change and related Final Plat to a date-certain of November 17, 2015.

November 17, 2015: The City Council approved a request for a Zone Change from CR to CR-PUD, CR to CR-PUD, and IP to CR-PUD. Said approval was based on an amended request brought forward by the applicant at the meeting and was subject to the following stipulations 'a' through 'f', which are included here for convenience:

a. Development and use of the site shall be in substantial conformance with the project narrative entitled "Dysart Subdivision Rezone Document PUD Overlay", prepared by Olsson Associates, consisting of 20 pages dated revised August 17, 2015 and stamped received August 17, 2015, except as modified by the following stipulations.

b. If a Final Plat has not been recorded within one (1) year of approval of this Zone Change request by the City Council, the subject zone change may be scheduled for public hearing by the Planning and Zoning Commission and City Council for consideration of reverting the property to its former zoning per ARS § 9-462.01.E.

c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

d. The Property owner and successors waive claim for diminution of in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

e. The development standards table in Section 3.0 of the "Dysart Subdivision Re-zone Document PUD Overlay, last revised on August 17, 2015, prepared by Olsson Associates is hereby amended to read as follows:

CR PUD DEVELOPMENT STANDARDS TABLE FOR DYSART SUBDIVISION (CASE FS15-155)
Shaded cells indicate development standard that is less restrictive than the base zoning district.
All other provisions of the CR zoning districts apply.[5]

Development Standard	CR – CR PUD		
	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	24'	15' [1]	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' [3]	45' [2,3]	122-136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA [4]	1:180 SF of GFA [4]	122-133(e)
Secondary Wall Sign Area	0.5 SF per 1 linear foot of elevation	0.6 SF per 1 linear foot of elevation	113-129(a)(3)(a)

Footnotes:

[1] Adjacent to Commercial or Industrial zoning districts.

[2] 10' limited driveway access encroachment from street and architectural encroachment allowed per 122-136(b)(18)(h), Table 10-4.

[3] Limited driveway encroachment from the west side of Parcel A to accommodate shared access allowed per site plan.

[4] Based on Automotive Repair and Service use. If other than Automotive Repair and Service, Table 9-1 applies.

[5] The development standards in this table apply if the Planning and Zoning Commission approves the CUP. If not, the development standards in the Dysart Subdivision Re-zone Document PUD Overlay, last revised on August 17, 2015, prepared by Olsson Associates will apply.

f. The Council's decision in this case, thought final, will not take effect unless the City Planning Commission approves a subsequent application for conditional use permit (the "CUP") that allows the construction of a collision shop on the parcel identified as Parcel A, on Exhibit A, on or before January 8, 2016. If the CUP is NOT approved by such date, then the Council's decision in this case will be deemed to approve the original application in this case, re-zoning the property as follows: from CR to IP-PUD, from CR to CR-PUD and from IP to CR-PUD, in conformance with the Dysart Subdivision Zone Change and PUD Overlay" document, dated August 17, 2015.

November 18, 2015: The applicant filed the subject request under FS15-461.

December 14, 2015: The subject CUP is scheduled for citizen review. The results of that meeting are unknown as of the writing of this report.

CITIZEN OUTREACH:

As noted above, the applicant held a Citizen Review meeting on June 21, 2015. This meeting was in regards to the original Zone Change request and generated no input. Subsequent to the meeting, however, concerns over the presence of a body shop near the city's gate way were expressed at two separate City Council meetings. A second Citizen Review meeting is scheduled for December 14, 2015; however, the results of that meeting are unknown as of the writing of this report.

ANALYSIS AND DISCUSSION:

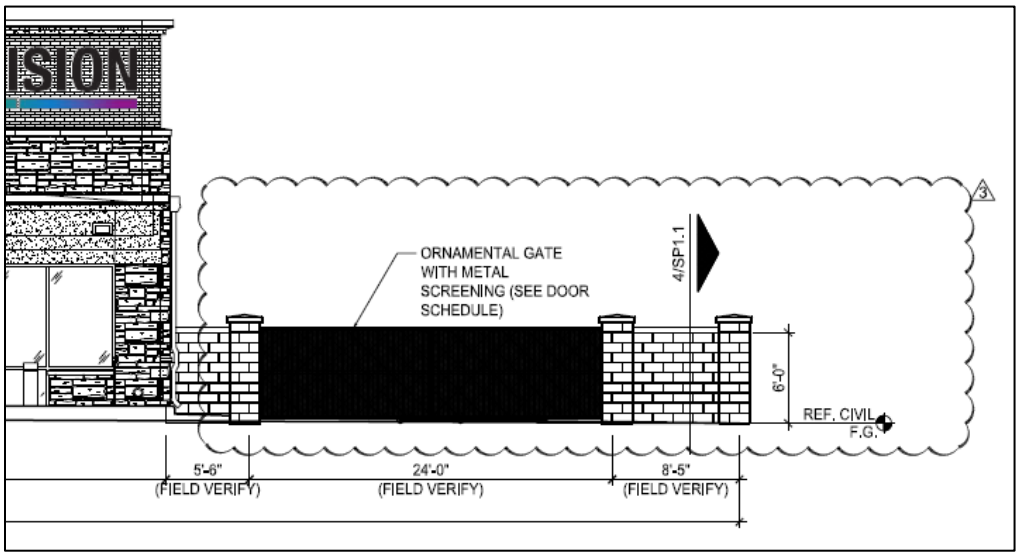
The subject CUP request is consistent with that portion of the Master Site Plan previously reviewed and approved by the Commission on October 1, 2015. The Commission's review and approval of said site plan was predicated on the assumption that City Council would approve the related Zone Change taking the subject property from IP to IP with a PUD Overlay and included a stipulation essentially stating that if the Council did not approve the Zone Change, the Commission's approval of the site plan would be null and void.

During the public hearing by the City Council on November 17, 2015, however, the applicant proposed a modification to the scope of the Zone Change request, essentially removing the IP component, opting instead to rezone the subject property from IP to CR with a PUD overlay. While the proposed use is allowed as a principal use in the IP zoning district, such uses require a Conditional Use Permit in the CR zoning district. The subject case fulfills that requirement; however, the terms of the Council's approval of the Zone Change state that if the Commission chooses to deny the requested CUP, the subject property is deemed to be zoned IP with a PUD Overlay as originally proposed keeping the Commission's prior approval of the Master Site Plan intact.

Staff notes the Commission's previous approval of the Master Site Plan included a provision requiring the "boxing-pin" of the parapets associated with the tower portion of the building. The applicant has made that correction in the construction plans; however, for continuity of record, staff recommends the Commission retain that stipulation with the present case.

[See image on following page.]

Staff also notes that Sheet SP1.1 calls out a mesh type screening to be affixed to the rolling wrought iron gates. Said sheet points to a "Door Schedule", which was not part of the original Planning case, but is part of the related construction plans. During the review of the construction permit, staff observed that said Schedule shows the mesh as being of a fabric material, which will not hold up to the harsh sun. For this reason, staff requested the mesh material be replaced with a perforated decorative metal panel. Again, for clarity and continuity of record, staff recommends the Commission include a stipulation to that effect.



UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	EPCOR
Refuse:	TBD
Natural Gas:	SWG
Irrigation:	N/A
Schools:	N/A

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Land Use Category, which supports retail and light industrial uses. The proposed Conditional Use Permit supports the goals and policies of the General Plan, especially with respect to encouraging well managed and phased growth (Policy LU2.2), improving the jobs to housing ratio (Policy LU2.2), promoting a compatible mix of land uses (Policy LU3.1), encouraging sound urban design principles (Policy UD1.1), and the development of otherwise vacant infill land in the heart of the city (Policy UD1.4).

REVIEWING AGENCIES:

Since the project has already undergone extensive review by various agencies, the subject CUP request was not routed for review; however, the following agencies offered the following with respect to the original request.

Luke Air Force Base (LAFB): LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations.

Arizona Department of Transportation (ADOT): ADOT indicated general neutrality regarding the subject requests, but advises the project may be impacted by the Bell/Grand Overpass Project and advises the applicant consult with ADOT in that regard.

Maricopa Water District (MWD): MWD advises the subject property lies outside of their service area and offers no comment.

SUMMARY:

Staff believes the proposed Conditional Use Permit will provide the mechanism needed to allow the owner to bring the property to market, which will in turn allow it to be developed in a manner that is consistent with the goals and policies of the General Plan, while meeting the goals and objectives of the City Council.

FINDINGS:

- The proposed Conditional Use Permit demonstrates compliance with the zoning as approved by the City Council on November 17, 2015.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Conditional Use Permit, subject to stipulations 'a' through 'i' as outlined below:

a. Development and use of the site shall be in substantial conformance with the project narrative entitled "Caliber Collision – SWC of Bell & Dysart", prepared by Berry Riddell, LLC, consisting of 9 pages dated November 23, 2015 and stamped received November 23, 2015, except as modified by the following stipulations.

b. Development and use of the Caliber Collision site shall be in substantial conformance with the Major Site Plan entitled "Caliber Collision Bell Road and Dysart Road", consisting of three (3) full-size Sheets (Sheet C100 stamped received November 23, 2015, Sheet C101 stamped received November 23, 2015, and Sheet C501 stamped received December 2, 2015), prepared by Olsson Associates.

c. Landscaping of the Caliber Collision site shall be in substantial conformance with the Color Landscape Plan entitled "Caliber Collision", consisting of one (1) full-size sheet, prepared by Olsson Associates, stamped received November 23, 2015.

d. Elevations for the Caliber Collision site shall be in substantial conformance with the elevations entitled "Exterior Elevations Caliber Collision" and "Site Details", consisting of three (3) full-size sheets (Sheet A2.0 stamped received November 30, 2015, Sheet SP1.1 stamped received December 1, 2015, and Sheet SP1.2 stamped received November 23, 2015), prepared by Brian Rumsey Architect.

e. Signage for the Caliber Collision site shall be in substantial conformance with the Sign Package entitled "Caliber Collision/Channel Letter/Surprise", consisting of five (5) 11" by 17" sheets, prepared by Cree Industrial Arts, stamped received November 23, 2015.

f. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

g. The Property owner and successors waive claim for diminution of in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

h. Those portions of the parapet wall which extend above the height of the adjacent parapet walls shall appear as being four-sided such to look like an enclosed building.

i. The wrought iron gates located at the front of the site shall be outfitted with a full-height perforated decorative metal panel for purposes of screening the rear of the property from view.

However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

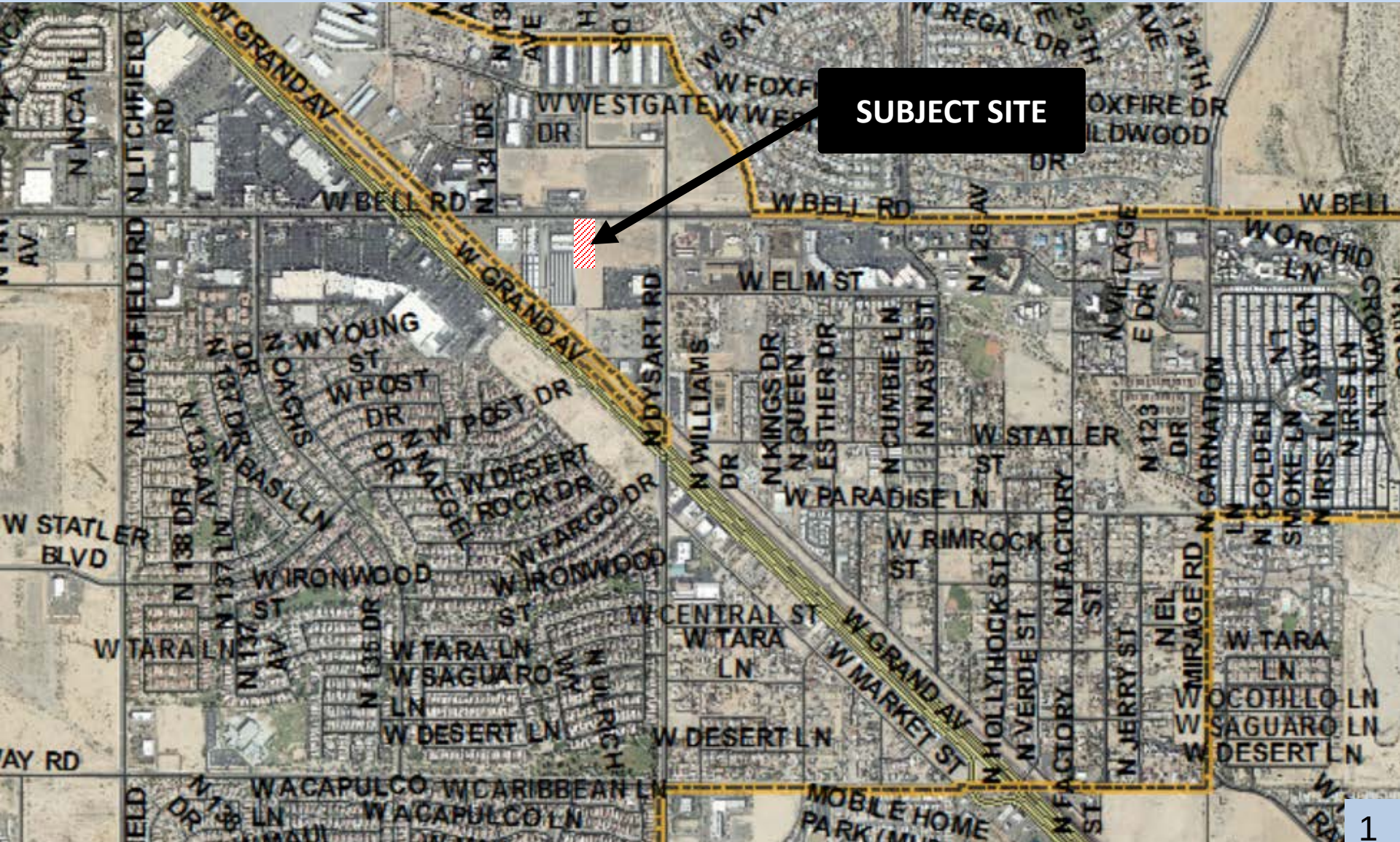
Attachments:

01 – Vicinity Map (1 page)
02 – CUP Case Map (1 page)
03 – Stipulation 'a' CUP Narrative (9 pages)
04 – Stipulation 'b' Site Plan (3 pages)
05 – Omitted
06 – Stipulation 'c' Color Landscape Plan (1 page)
07 – Stipulation 'd' Elevations (3 pages)
08 – Omitted
09 – Stipulation 'e' Sign Package (5 pages)
10 – ADOT comments (1 page)
11 – MWD comments (1 page)
12 – Luke AFB comments (1 page)

FS15-461 Caliber Collision

SURPRISE
ARIZONA

Vicinity Map



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

27 April 2015

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Deborah Perry
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS15-155; Caliber Collison

Dear Ms. Perry

Thank you for the opportunity to comment on the Rezone, Final Plat, & Site Plan application for Caliber Collison located on 9.9 acres at the SWC of Bell and Dysart Roads in Surprise AZ. The project is comprised of new construction for a 14,000 square foot building which will house office, mechanic shop, parts sales, detailing and painting booth. The request is also to rezone 200 feet of parcel 501-16-001V from C-3 (Regional Commercial) to I-1 (Light Industrial) and to rezone parcel 501-16-001K from I-1 to C-3. The site is located approximately 1.7 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described, this request will not negatively impact the flying operations at Luke AFB. Since the site is located is within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform the tenant about Luke AFB operations. We also recommend a review of the Luke AFB web site at http://www.luke.af.mil, Community Interests and Community Initiatives links, for further information.

If there are any questions, please contact my Community Planner, Ms. Barbara Plante, at (623) 856-9981.

Sincerely,

For

JAMES R. MITCHELL

cc:
Colonel Jeremy T. Sloane, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

FS15-461 Caliber Collision Conditional Use Permit

Planning and Zoning Commission Regular Session

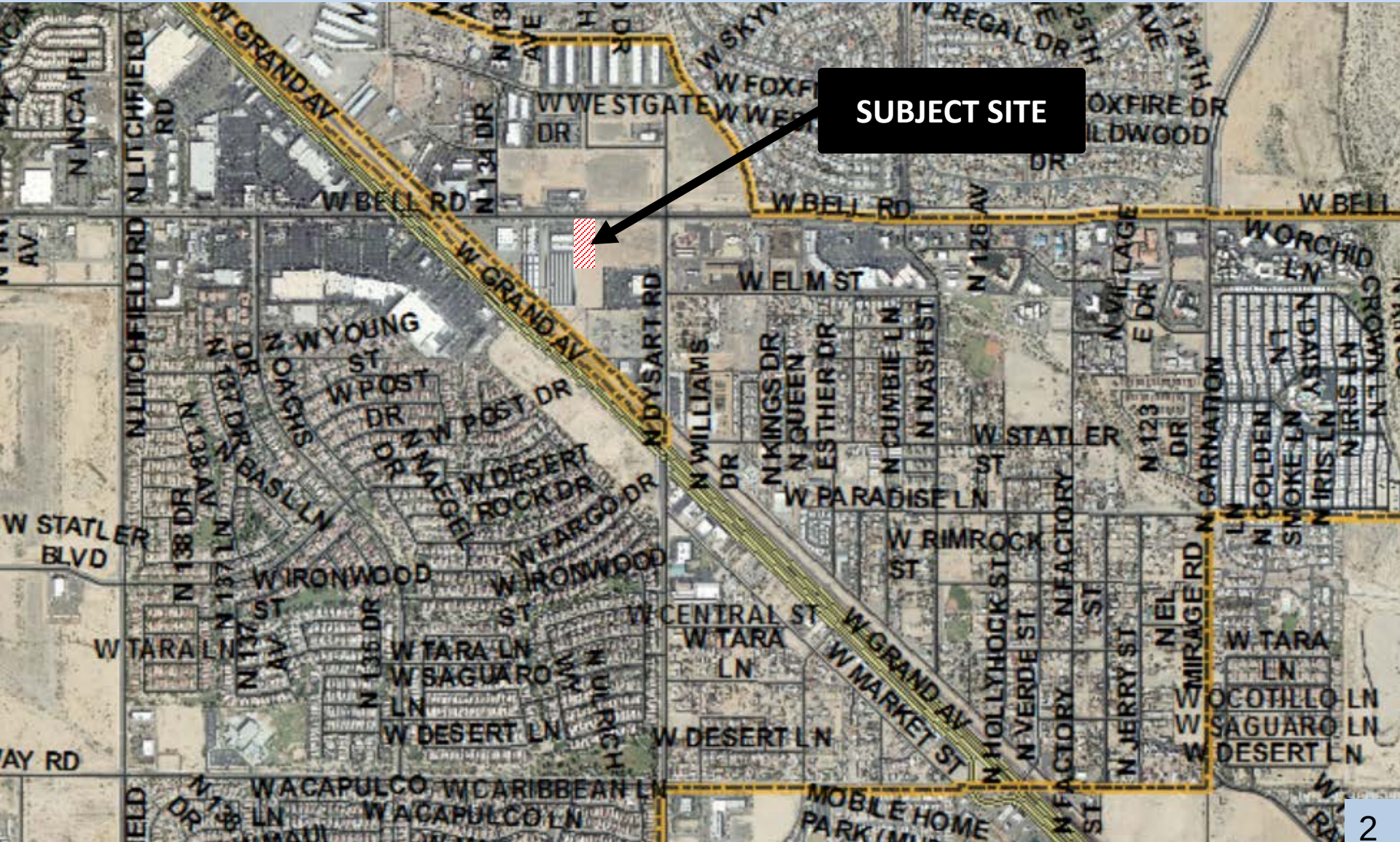
December 17, 2015

SURPRISE
ARIZONA

FS15-461 Caliber Collision

SURPRISE
ARIZONA

Vicinity Map



FS15-461 Caliber Collision

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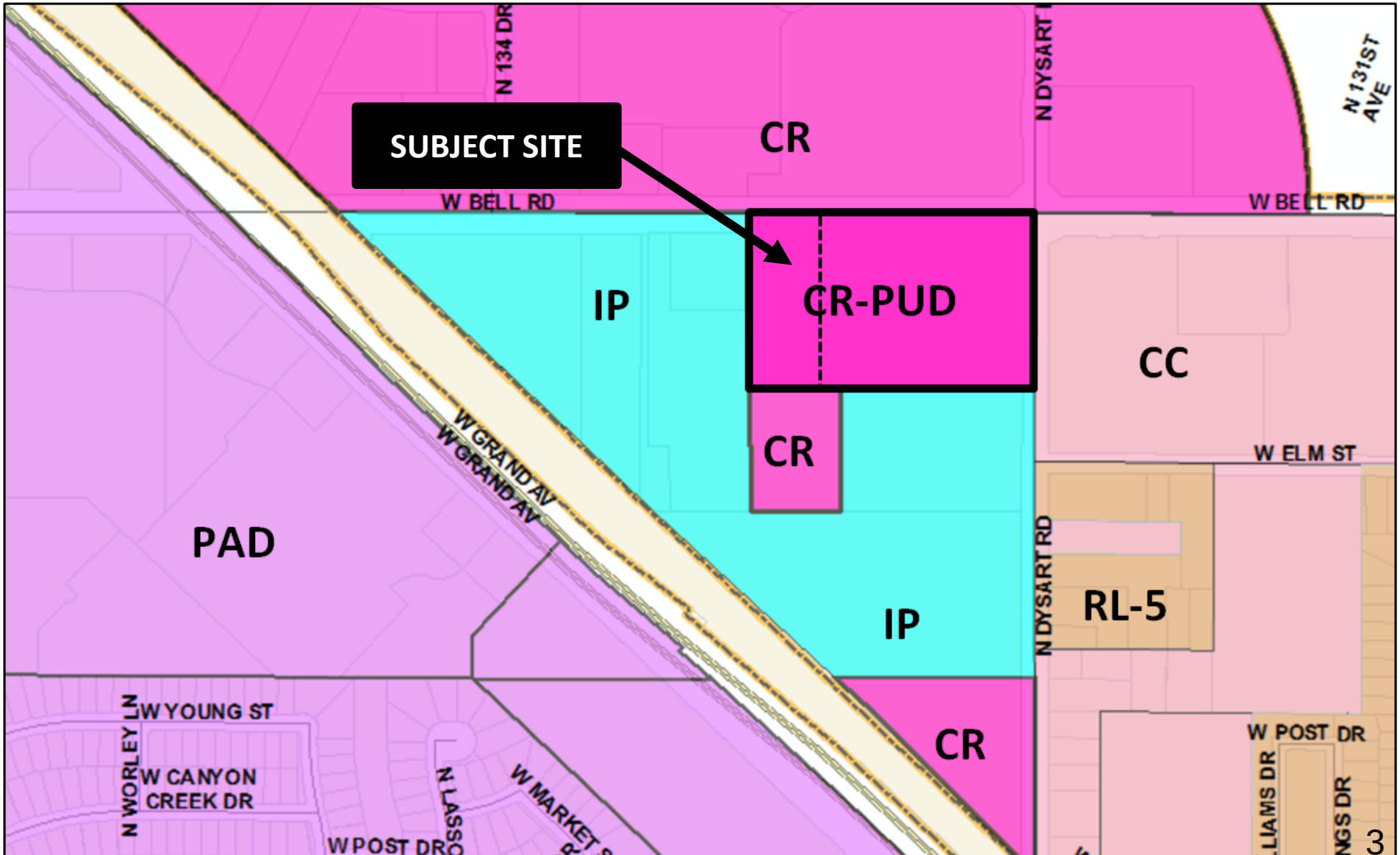
CUP Case Map



FS15-461 Caliber Collision

SURPRISE ARIZONA

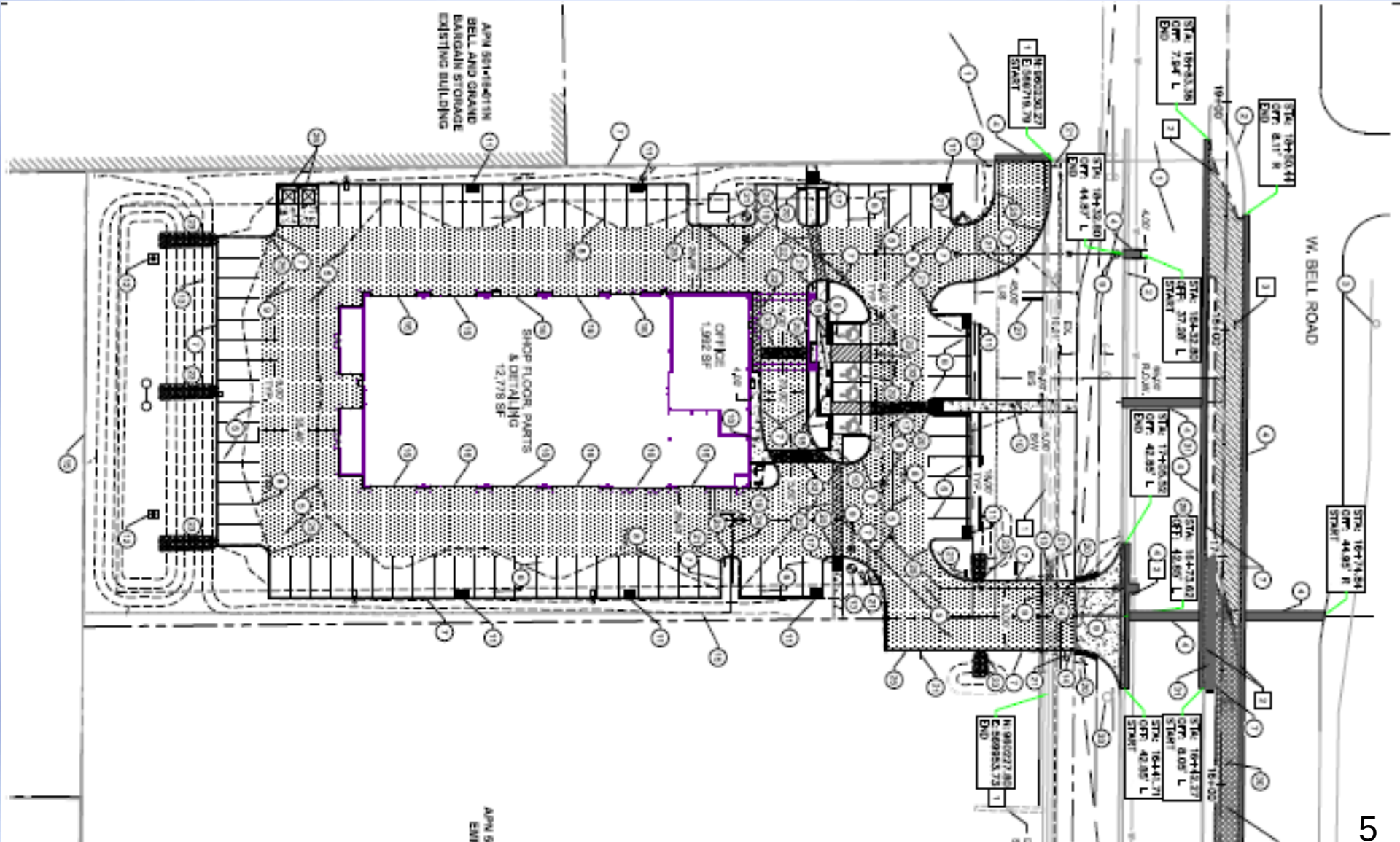
Background:

- **April 17, 2015** – Original Zone Change/Site Plan/Final Plat application
- **October 1, 2015** – P&Z approves Master Site Plan
- **October 6, 2015** – Council continuance
- **October 20, 2015** – Council continuance
- **November 3, 2015** – Council continuance
- **November 17, 2015** – Council approves Zone Change and Final Plat
- **November 18, 2015** – Subject CUP application

FS15-461 Caliber Collision

SURPRISE
ARIZONA

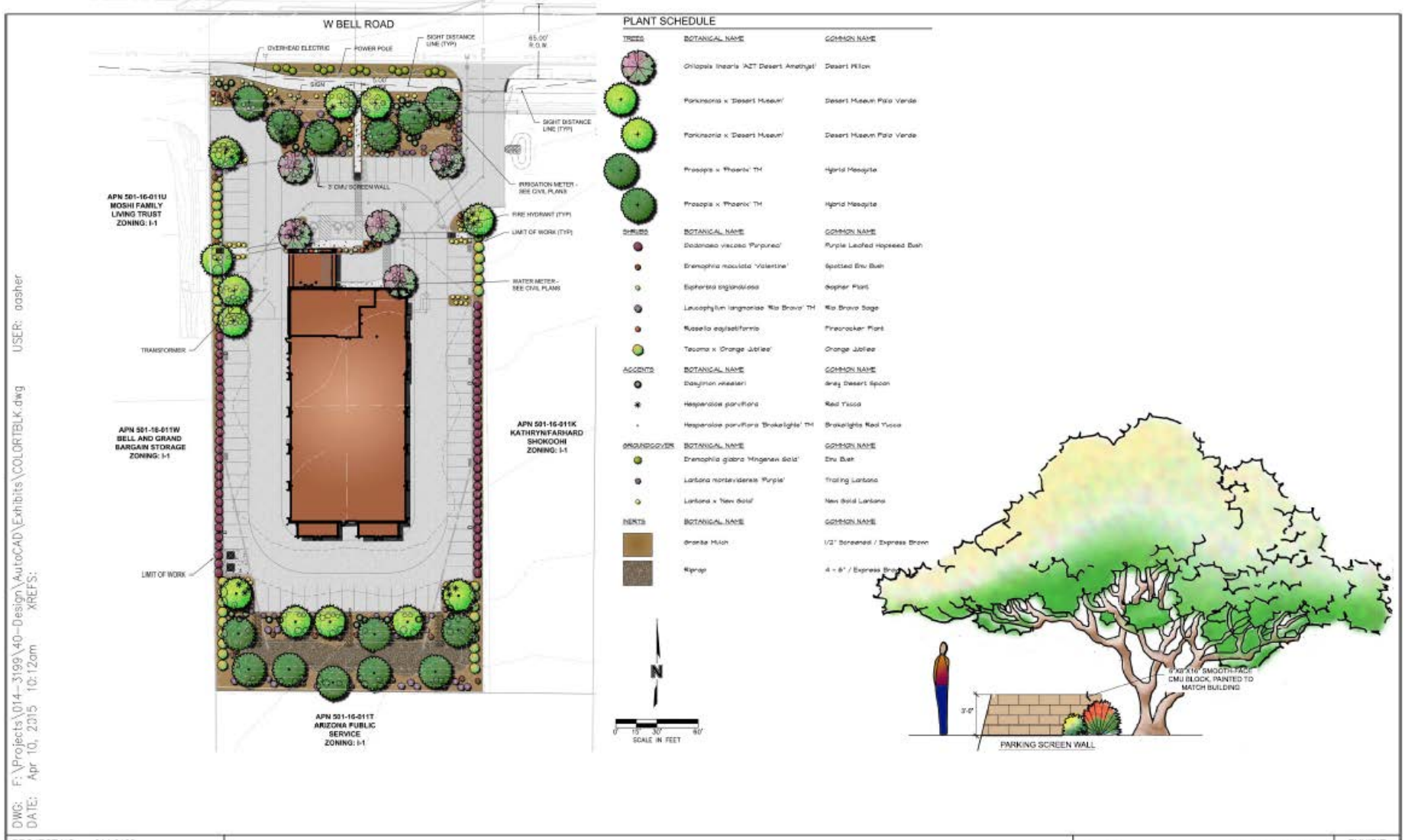
Proposed Site Plan



FS15-461 Caliber Collision

SURPRISE ARIZONA

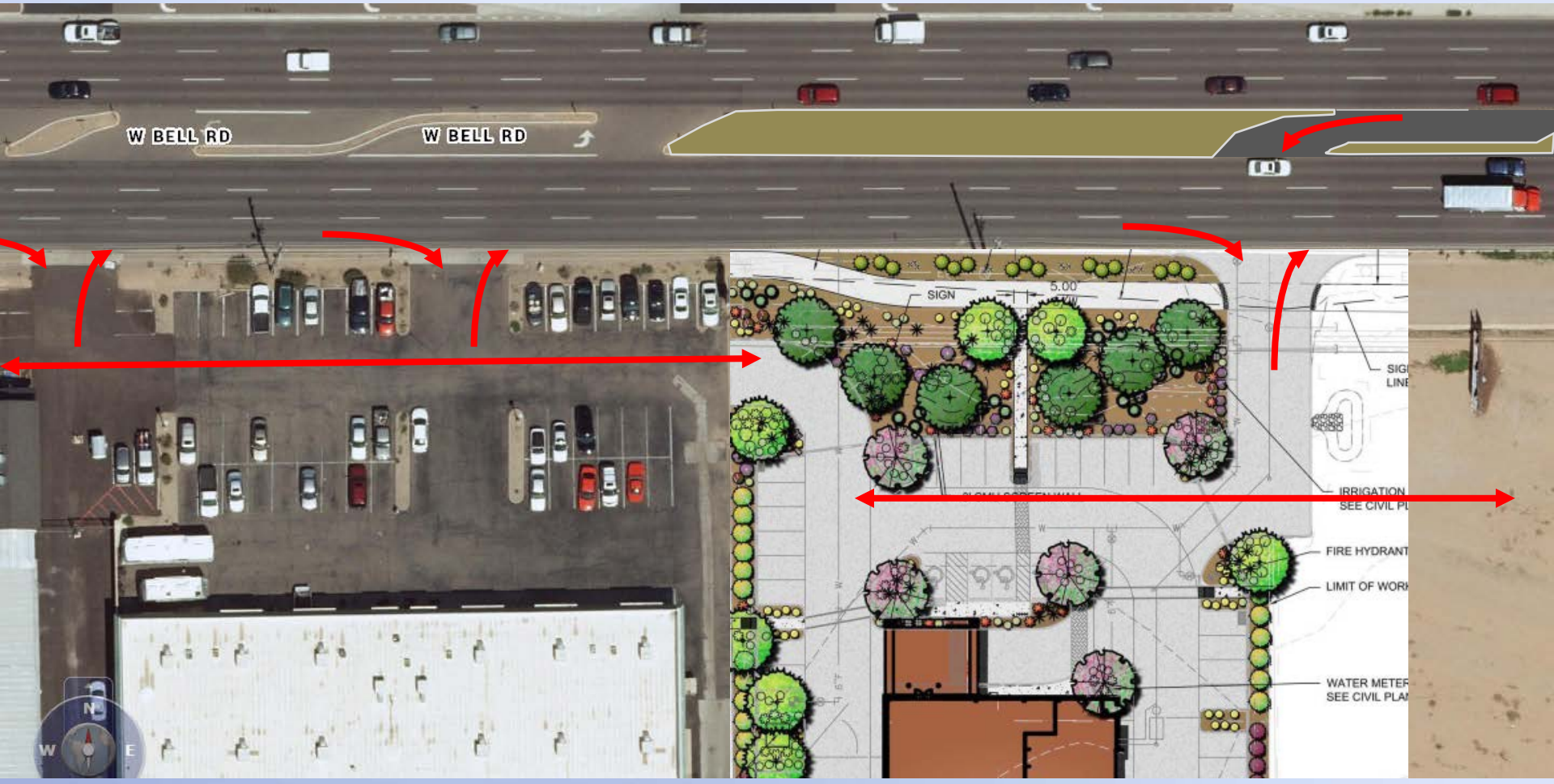
Proposed Landscape Plan



FS15-461 Caliber Collision

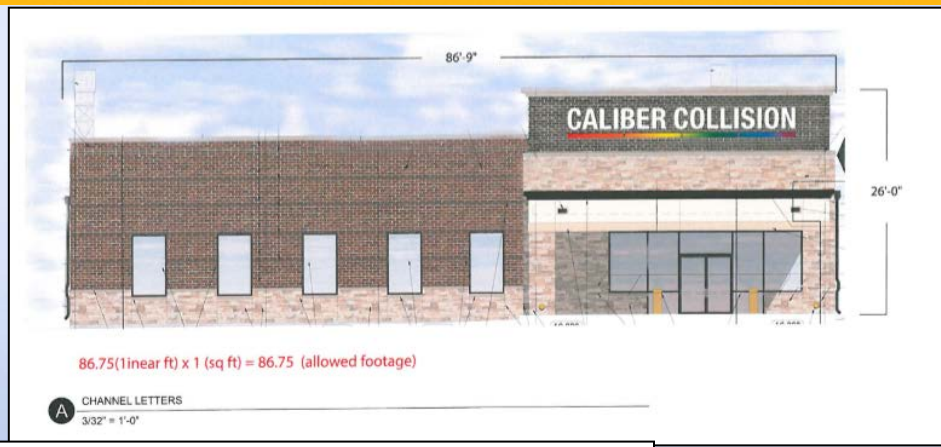
SURPRISE
ARIZONA

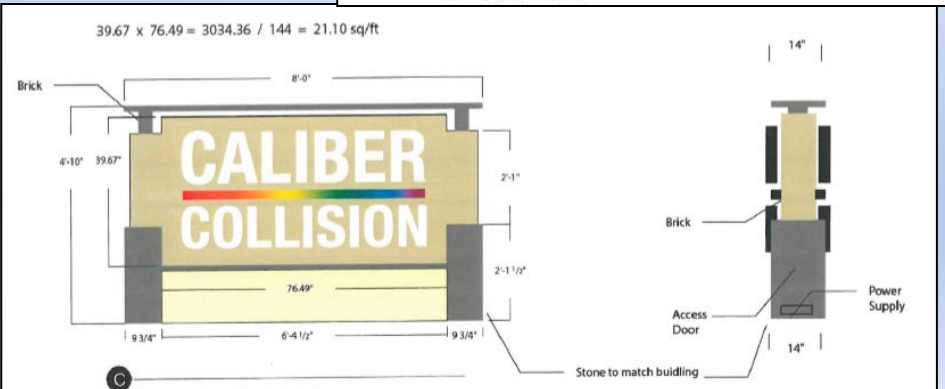
Traffic Management – Cross Access



FS15-461 Caliber Collision

Proposed Signage





FS15-461 Caliber Collision

SURPRISE
ARIZONA

Proposed Elevations - Revised

01 WEST ELEVATION

02 NORTH ELEVATION

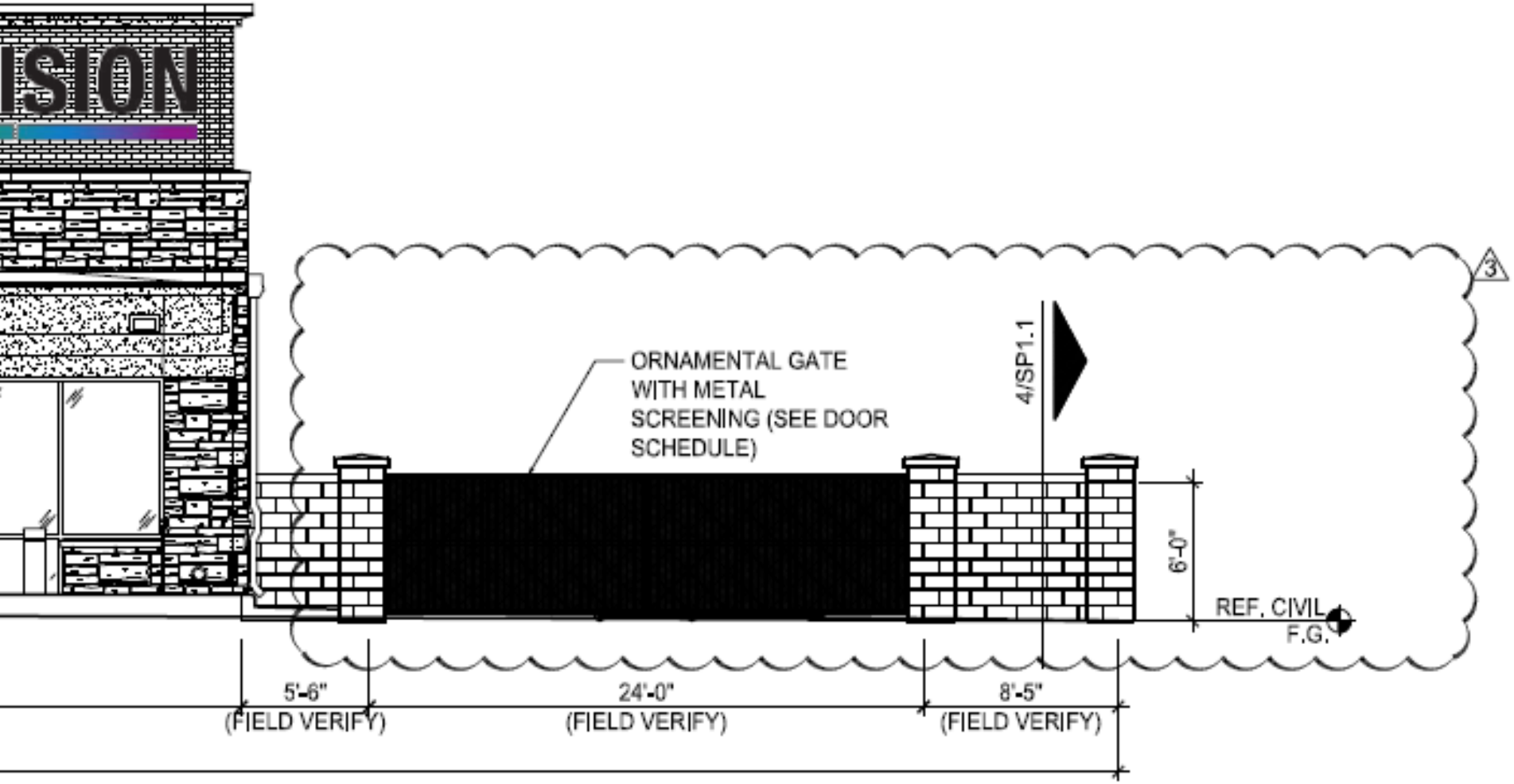
03 SOUTH ELEVATION

04 EAST ELEVATION

FS15-461 Caliber Collision

SURPRISE
ARIZONA

Proposed Screening



SURPRISE ARIZONA

Citizen Outreach

- Outreach meeting on July 21, 2015 relating to the original Zone Change
- One phone inquiry
- Opposition to the original Zone Change voiced at two City Council meetings
- Outreach meeting relating to CUP scheduled for December 14, 2015

FS15-461 Caliber Collision

Recommendation:

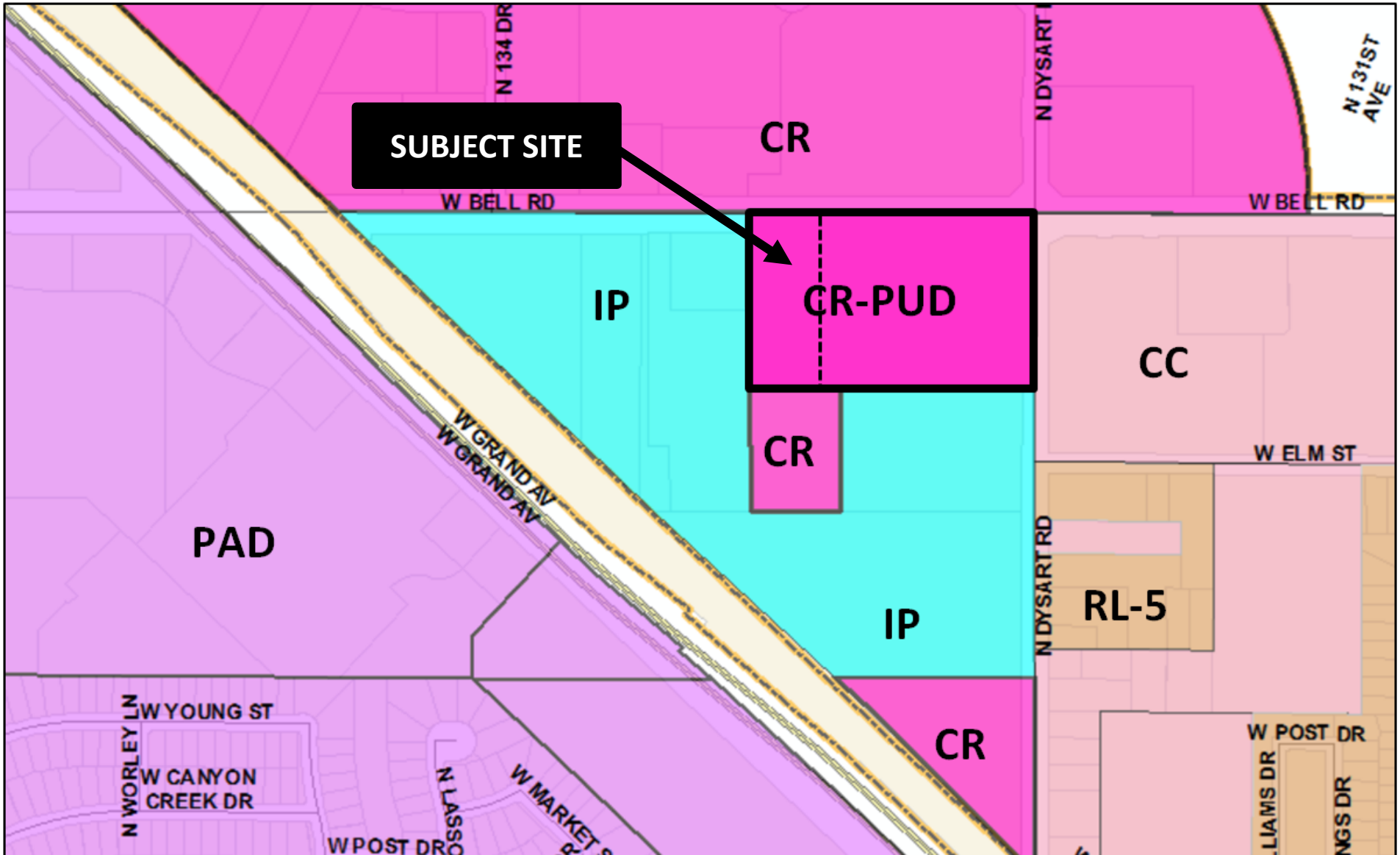
- ✓ **Approve** subject to stipulations “a” through “i”

Questions or Comments?

FS15-461 Caliber Collision

SURPRISE
ARIZONA

CUP Case Map



Project Narrative

Caliber Collision

SWC of Bell & Dysart

November 23, 2105

Prepared by:
Wendy Riddell, Esq.
Ashley Porter, Planning Assistant
Berry Riddell LLC
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

Prepared for:
Caliber Collision

PROJECT DESCRIPTION:

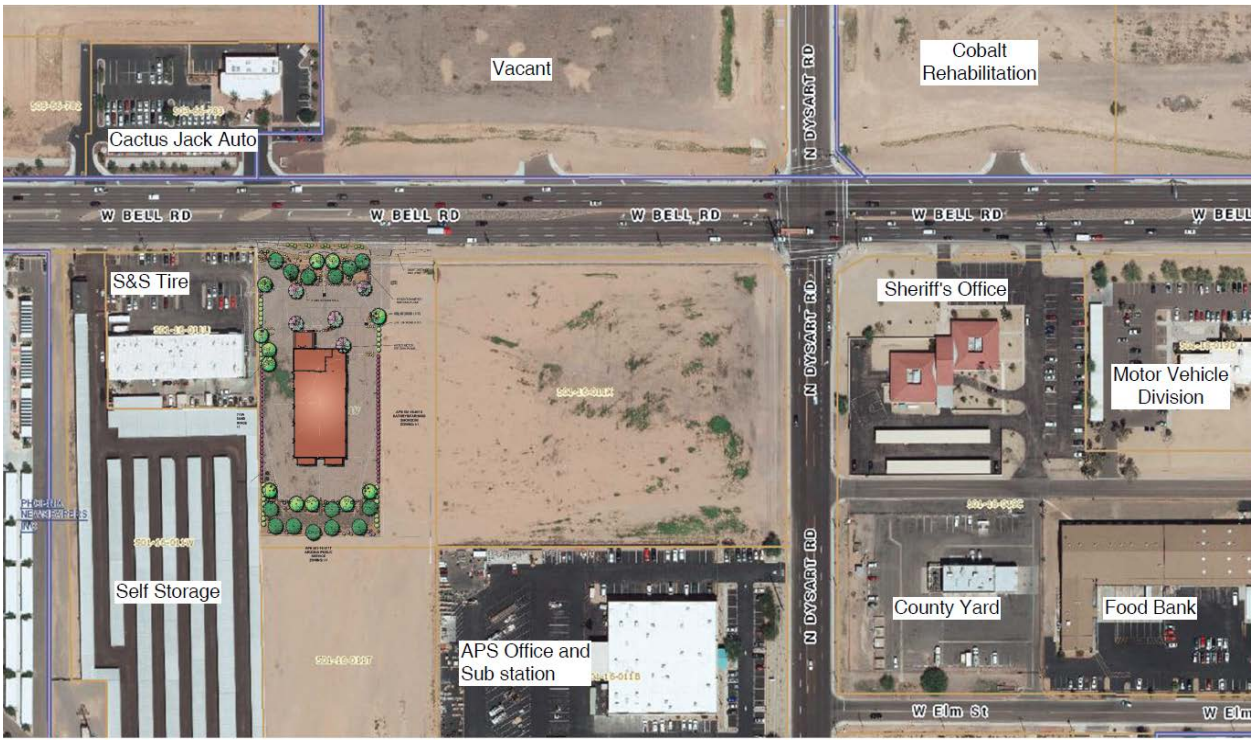
The proposed Dysart Subdivision (the "Site") consists of 3 lots located along the south side of Bell Road beginning at the south-west corner of Bell Road and Dysart Road. The total gross area is approximately 10.00 acres. Right of Way on Bell and Dysart was previously dedicated and no further dedication was required. The resulting 3 lots add up to a net area of 8.282 acres for the Site.

Lot 3 is located directly on the southwest corner of Bell and Dysart Roads, with approximately 456 feet of frontage on Bell Road and approximately 400 feet of frontage on Dysart Road. Lot 3 has a net area of 4.856 acres. Lot 3 is currently vacant land, with no plans at this time for development.

Lot 2 is located to the west of Lot 3, and has approximately 142 feet of frontage along Bell Road. Lot 2 has a net area of 1.422 acres. Lot 2 is currently vacant land, and is under design by another team for an anticipated commercial use.

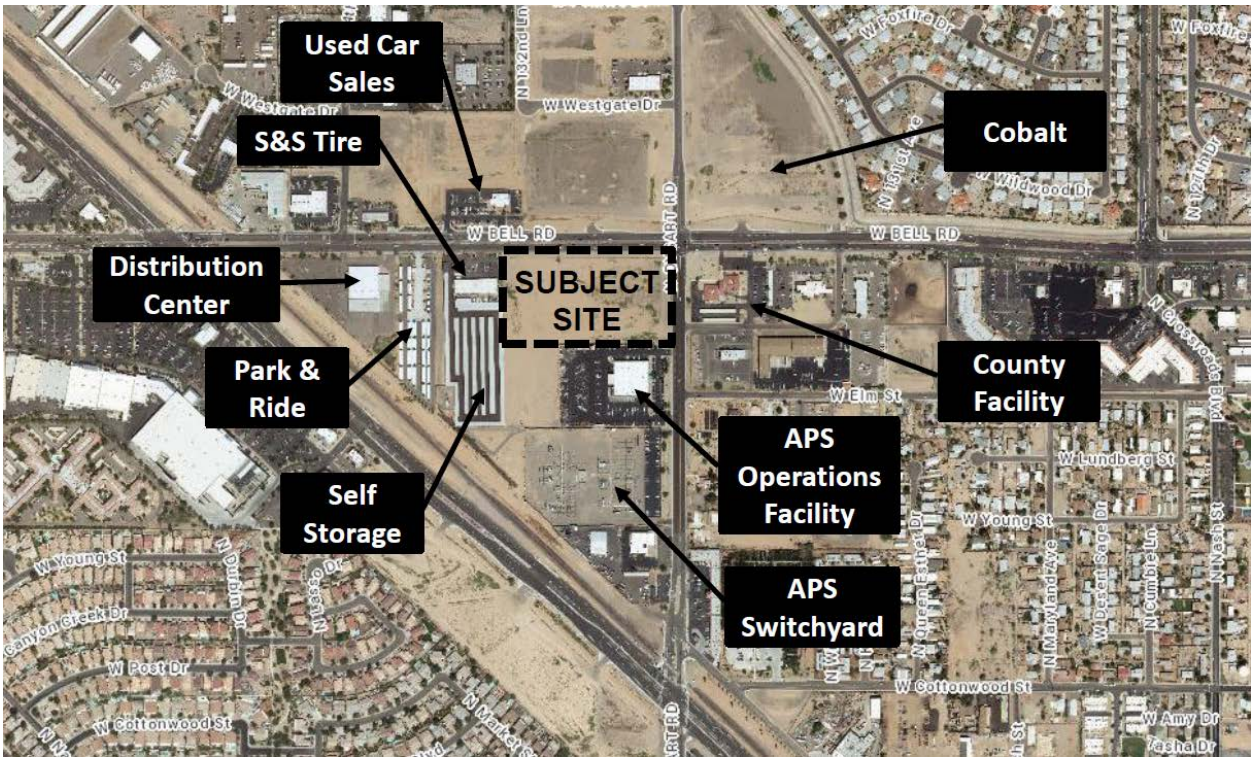
Lot 1 is located to the west of Lot 2, and has approximately 200 feet of frontage along Bell Road. Lot 1 has a net area of 2.004 acres. Lot 1 is currently vacant land, and is under design for a Caliber Collision Repair Shop. The purpose of this request is to obtain a Conditional Use Permit for the Caliber Collision as shown below.

Caliber Collision is the nation's largest collision repair company. They were founded in 1997 and are headquartered in Texas. Caliber participates in a number of community involvement projects including food drives, recycled rides, and veteran organizations.



SURROUNDING AREA AND EXISTING ZONING:

As previously mentioned, all 3 lots are currently vacant and undeveloped. The Site is bounded on the North by Bell Road and on the east by Dysart Road. South of the Site is a vacant, undeveloped property to the west, and APS's office and facility toward the east. Neighboring to the west of the Site is a shops building and storage facility, as shown below.



Pursuant to Ordinance Number 2015-16, the Lots were rezoned to CR-PAD.

PROPOSED ZONING:

The purpose of this application is to request a Conditional Use Permit for an Auto-Body Repair Shop, Caliber Collision.

CONDITIONAL USE PERMIT:

The applicant believes that their proposal is aligned with the considerations for a Conditional Use Permit in the following ways:

1. **The proposed use shall conform to the goals and policies of the General Plan.**

Response: The General Plan Land Use designation for this site is Employment. By allowing development of this site through Conditional Use Permit, Caliber Collision will provide 20-25 high-paying jobs to Surprise. The General Plan defines a goal of Surprise to be

attracting income-generating uses, such as employment, office, and commercial development, and to provide the full range of land uses within the planning area. The proposal of Caliber Collision promotes the goals of Surprise by providing jobs and services in an area of need, which will ultimately provide additional tax revenue for the community. As stated in the General Plan, healthy businesses are vital to the health of the neighborhood. Investing in neighborhood businesses and commercial areas is more critical than ever to Surprise's economic future.

2. Location and character of the use shall be in harmony with the surrounding area.

Response: This site was chosen as it is in transition between Industrial and Commercial uses, well suited for a Commercial Use with a Conditional Use Permit. The proposal will feature the greatest percentage of landscaped area among the neighboring sites. The character of the use shall be complementary to the surrounding area, as detailed throughout this narrative.

3. The proposed use shall conform to the development standards and shall take into account the following factors:

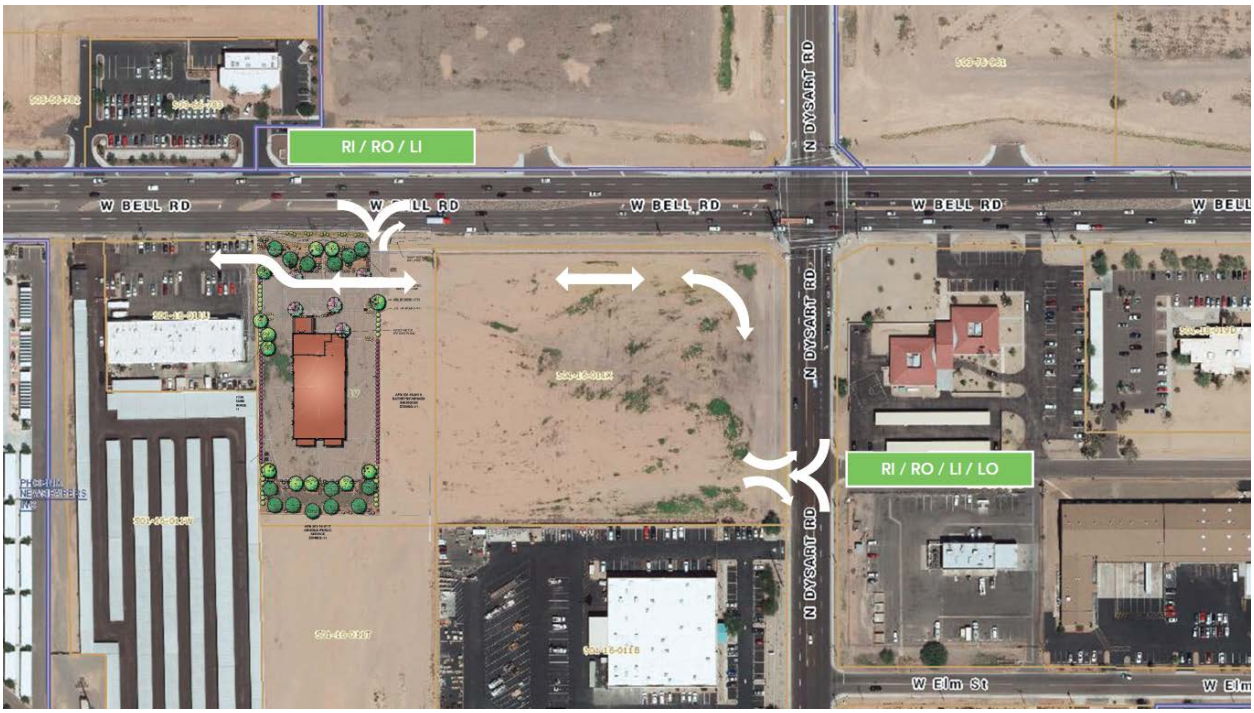
a. ***Site and building design:*** The site and building design are sensitive to the Employment Character Pattern requirements as defined in Surprise Municipal Code Section 112-36. The exterior of the building will be stone, brick, and EIFS veneer with a maximum parapet height of 26'-0". The roofing material is galvalume that also includes all RTU, (Roof Top Unit), screening and backsides of the parapet.

The building will be setback 100 feet from Bell Road, and include an average forty-five (45) foot landscape setback that will include the following: Hybrid Mesquite, Desert Museum Palo Verde and Desert Willow, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana. Each side north of the fence gates will be planted with Orange Jubilee, and south of the gates will be Purple Leafed Hopseed Bush.

Caliber will provide a side yard landscape setback of five (5) feet, and the building will be setback fifty-five (55) feet from the side lot lines. A solid three (3) foot wall will be installed approximately four (4) feet to the north of the parking lot along Bell Road to provide the required screening.

b. ***Sensitivity to existing natural features:*** The proposed site preserves and complements the existing desert landscape by incorporating natural materials such as stone and brick into the building design.

c. ***Volume and character of traffic:*** The proposal includes a reconfiguration of the left turn lane to mitigate any potential negative impact to the flow of traffic as shown below.



d. ***Circulation patterns:*** The site is proposing a new right-in/right-out/left-in drive connection to Bell Road on the eastern boundary of the Site as shown above. The existing left in median cut on the western side of the Caliber project will be closed off. The intention is for the future development to the east to tie into the newly proposed drive as well. Cross access easements will be proposed on the plat allowing for cross access and a shared drive.

e. ***Connectivity:*** The proposed Site lies along Bell Road, a principal arterial, and within a mile from a major freeway. Site access is designed so that major vehicular traffic shall gain access through a major roadway rather than through any adjacent residential areas.

f. ***Exterior lighting:*** The exterior lighting is designed to complement the building architecture and color as well as meet all City photometric requirements. The fixtures will be pole mounted Lumark Tribute luminaires, The pole and fixture will be powder coated to provide a durable long-lasting finish. The luminaire will be mounted on at a 25 foot mounting height and be full cut off.

g. ***Storm water retention and drainage:*** The retention pond is in the rear of the property and will be planted with primarily Hybrid Mesquite and Desert Museum Palo Verde, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana.

h. ***Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination:*** Caliber will utilize only water-based paint (or a comparable environmental alternative) rather than solvent-based paint for significant reductions in Volatile Organic Compounds (VOCs) and Hazardous Air Pollutants. All Caliber technicians will be ASE

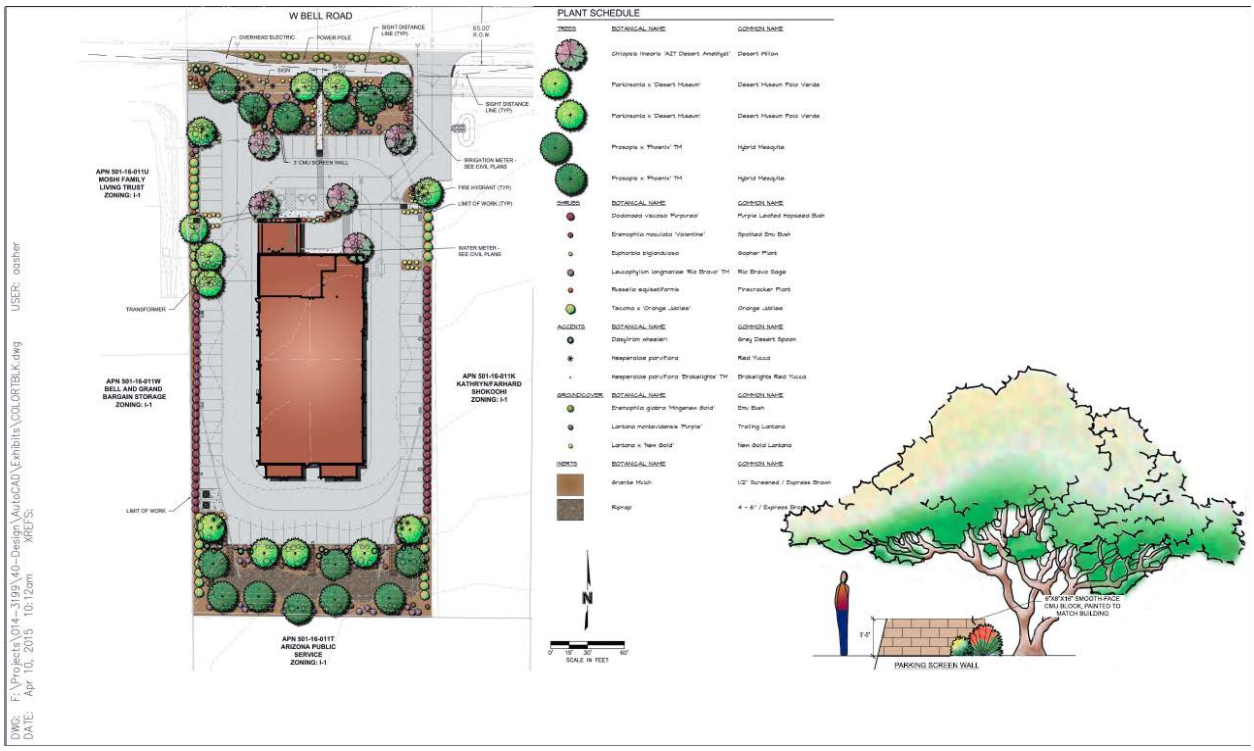
Refrigerant Recovery and Recycling Certified to exceed industry standards and regulatory requirements for refrigerant recovery and recycling. Vacuum-assist sanding (or a comparable environmental alternative) will be used to remove over 90% of the dust from sanding and finishing processes. Spray booth technology will be utilized to capture of 98% of all paint particulates during both the spray and bake cycles.

SITE LAYOUT:

As the properties to the east develop, detailed site/construction plans for those lots will be required. Only the Caliber Collision (Lot 1) details are included with this submittal.

The proposed Caliber Collision Site (Lot 1) is located approximately 500 feet west of Dysart Road on the south side of Bell Road. The project is comprised of a 14,600 sq. ft. building. Within the building there will be an office, mechanic shop, parts sales, detailing, and painting booth. Customers can also rent a vehicle on location when they drop off their vehicle for repairs.

Neighboring to the west is a shops building and storage facility. Caliber will extend the front drive to align with their parking lot and allow for cross access. Caliber will work with the City on obtaining cross access easements with these owners to improve fire and emergency access.



LANDSCAPING:

A Conceptual Landscape Plan for Lot 1, Caliber Collision is shown above. The street frontage will be planted with Hybrid Mesquite, Desert Museum Palo Verde and Desert Willow,

interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana. Each side north of the gates will be planted with Orange Jubilee and south of the gates will be Purple Leafed Hopseed Bush. The rear of the property, around the retention pond will be planted primarily with Hybrid Mesquite and Desert Museum Palo Verde, interspersed with Spotted Emu Bush, Gopher Plant, Rio Bravo Sage, Firecracker Plant, Grey Desert Spoon, Red Yucca, Trailing Lantana and New Gold Lantana.

ARCHITECTURE:

The proposed building for Lot 1, Caliber Collision, is a 14,600 sq. ft. mixed-use structure with a 'B' and an 'S1' occupancy. Within the building there will be an office, mechanic shop, parts, sales, detailing, and a painting booth. The exterior is stone, brick, and EIFS veneer with a max parapet height of 26'0''. The roofing material is galvalume, which also includes all RTU (Roof Top Unit) screening and backsides of the parapet.

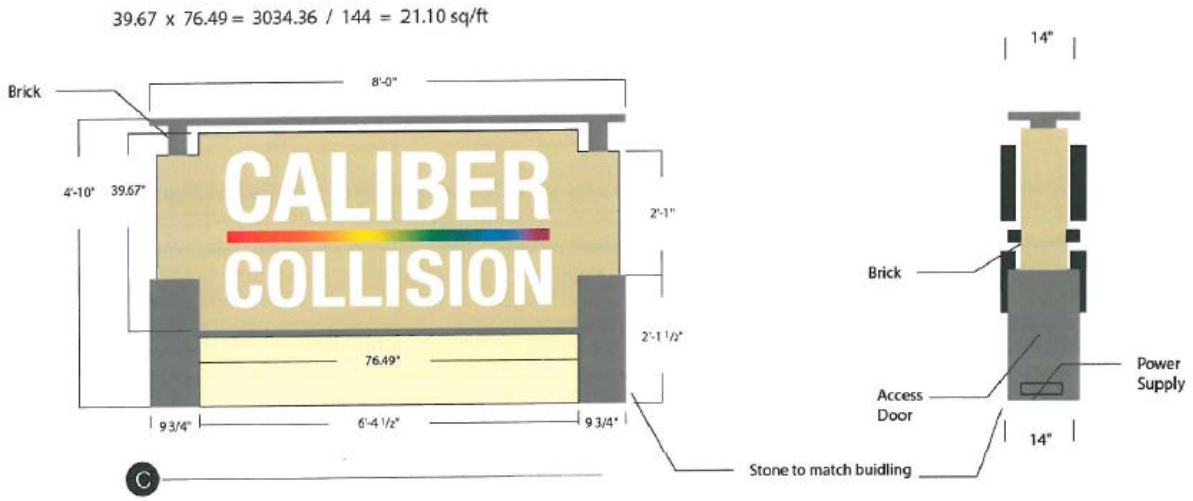
MONUMENT SIGNAGE AND WALLS:

Current Surprise Municipal Code Section 113-129(a)(3) restricts the maximum aggregate sign area for any business to 0.5 sq. ft. for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.

> ***Requested Deviation:*** *That the allowable signage be increased to 0.6 sq. ft. of signage for each linear foot of the business wall elevation along the street frontage on which the sign is displayed.*

Caliber will have a maximum signage of 0.6 square feet for each linear foot of the business wall elevation along the street frontage on which the sign is displayed pursuant to the approved sign package. The monument sign meets the city requirements with no variance required or sought.

Current Surprise Municipal Code Section 122-136(b)(2)c requires that parking areas be screened from the street by a solid wall, earthen berms or opaque hedging. A solid 3' wall has been installed approx. 4' to the north of the parking lot to provide the required screening.



DEVELOPMENT STANDARDS:

Current Surprise Municipal Code Section 122-36(c)(2)c requires the side landscape setback to be twenty-four feet (24').

> ***Requested Deviation:*** *That the allowable side landscape setback be reduced to fifteen feet (15') from twenty-four feet (24').*

PARKING STANDARDS:

Current Surprise Municipal Code Section 122-133(e) requires a maximum parking ration of one to three-hundred-seventy-five (1:375) for "Automobile Repair and Service Structures".

> ***Requested Deviation:*** *That the maximum parking ratio be reduced from one to three-hundred-seventy-five (1:375) to one to one-hundred-eighty (1:180).*

Caliber will provide a maximum parking ratio of one to one-hundred-eighty (1:180) to accommodate the on-site storage of cars. Except in connection with pick-up and delivery from and to the site, cars primarily will be stored behind the screen wall.

UTILITIES:

Water and sewer will be provided by EPCOR Utilities, a private company. Electrical service is provided by APS, and Southwest Gas will provide the natural gas service. Century Link and Cox are both available for telephone/internet services.

GRADING AND DRAINAGE:

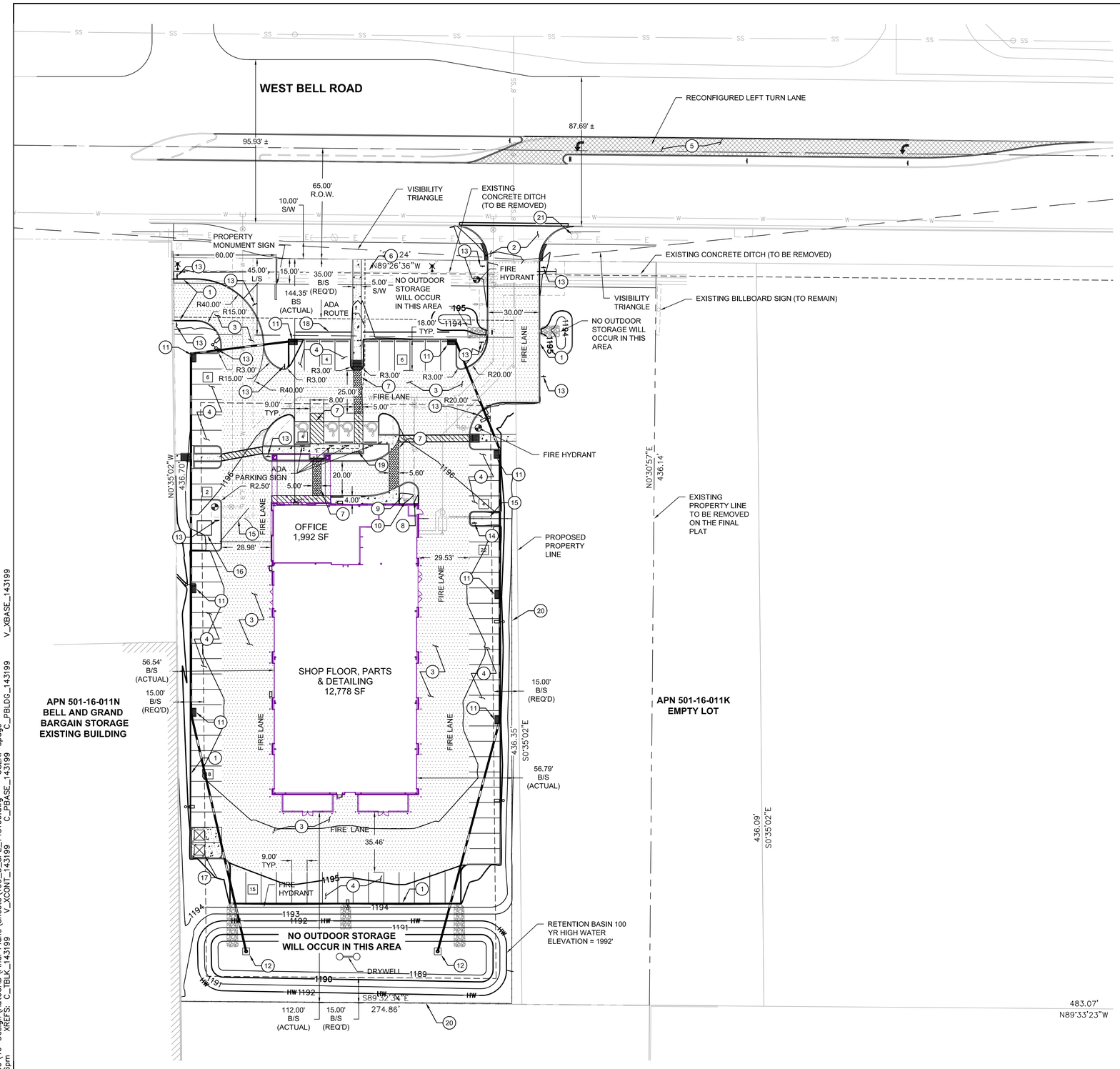
Grading, drainage and retention will be designed in accordance with the Maricopa County Drainage Design Manual and City of Surprise 2012 Engineering Development Manual.

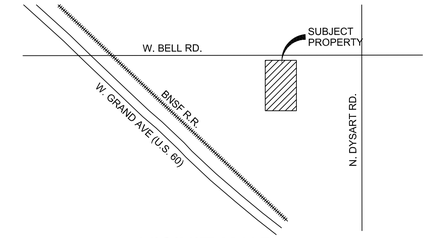
SAFETY FACILITIES:

Fire and police protection for the Site will be provided by the City of Surprise.

CONCLUSION:

Caliber Collision (Lot 1) is consistent with the General Plan and compatible with the surrounding area. The proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood of the proposed use, or have an adverse effect on the property, adjacent properties or surrounding neighborhood. The Conditional Use Permit provides an appropriate land use transition from the light industrial uses to the west, to the more traditional commercial uses to the east.





VICINITY MAP
(NOT TO SCALE)

DESIGN TEAM CONTACTS

OWNER/DEVELOPER
CROSS DEVELOPMENT, LLC
5317 INVERRARY DRIVE
PLANO, TEXAS
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CONTACT: KEVIN MCKIBBEN

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ARCHITECT
CROSS ARCHITECTS
1255 W. 15TH STREET
SUITE #125
PLANO, TEXAS 75075
PHONE: (972) 398-6644
CONTACT: SHAWN OFFUTT

SITE CONSTRUCTION KEYNOTES

1. 6" SINGLE CURB PER MAG DETAIL 222, TYPE A
2. DRIVEWAY PER CITY OF SURPRISE DETAIL 3-10
3. HEAVY DUTY ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEERS RECOMMENDATION, 4" AC ON 12" ABC
4. LIGHT DUTY ASPHALT PAVEMENT PER GEOTECHNICAL ENGINEERS RECOMMENDATION, 3" AC ON 7.5" ABC
5. HEAVY DUTY ASPHALT PAVEMENT ON BELL ROAD, 5" AC ON 9" ABC, OR REPLACE IN KIND, WHICH EVER IS GRATER
6. SIDEWALK PER MAG DETAIL 230
7. INTEGRALLY COLORED CONCRETE. COLOR TO MATCH ARCHITECTURE
8. 6" DOUBLE CHECK BACKFLOW PREVENTOR PER AWC DETAIL 320-1
9. 1 1/2" METER BOX PER EPCOR STD DTL 342-2
10. 1 1/2" REDUCED PRESSURE PRINCIPLE ASSEMBLY PER EPCOR STD DTL 310-1
11. CATCH BASIN PER MAG STD DTL 534-1 TYPE E
12. BUBBLER PER DETAIL SHEET C501
13. STANDARD FIRE LANE SIGN, "FIRE LANE", PER CITY OF SURPRISE, SURPRISE FIRE DEPARTMENT-CHAPTER 1
14. FIRE DEPARTMENT GATED ACCESS SIGN PER CITY OF SURPRISE, SURPRISE FIRE DEPARTMENT-CHAPTER 8
15. PROPOSED GATES (SEE SHEET C501 FOR DETAILS).
16. PROPOSED TRANSFORMER
17. PROPOSED TRASH ENCLOSURE
18. PROPOSED 36" CMU SCREEN WALL. COLOR SCHEME TO MATCH BLDG .
19. PROPOSED 4 BICYCLE PARKING RACK
20. SCREEN WALL (SEE SHEET C501 FOR DETAILS).
21. STREET LIGHT

LEGEND:

- HEAVY DUTY PAVEMENT (ONSITE)
- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT (BELL ROAD)
- FIRE HYDRANT
- WATERVALVE
- CATCH BASIN
- SEWER MANHOLE
- CLEANOUT
- BUBBLER
- DRYWELL
- SITE LIGHTING
- STREET LIGHT
- FIRE LANE SIGN
- ACCESSIBLE PARKING
- TRASH ENCLOSURE
- WATERMAIN
- STORM DRAIN
- SANITARY SEWER

LOT 1 PARKING TABLE:

MINIMUM SPACES REQUIRED: 14,770 SF GROSS FLOOR AREA X 1:500 = 30 (BASED ON AUTO REPAIR AND SERVICE USE)
MAXIMUM SPACES REQUIRED: 14,770 SF GROSS FLOOR AREA X 1:180 = 82 (BASED ON AMENDED DEVELOPMENT STANDARD)
SPACES PROVIDED: 78 STANDARD + 4 ACCESSIBLE = 82 TOTAL
4 BICYCLE SPACES PROVIDED

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF LOT 1 CREATED BY THIS PLAT, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE ENTIRE PLAT FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE ULTIMATE OWNER OF EACH PARCEL CREATED BY THIS PLAT, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE NORTH 85 FEET OF LOT 1 FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO EACH PARCEL CREATED BY THIS PLAT.

OWNER HEREBY GRANTS TO THE MOSHI FAMILY LIVING TRUST, AND IT'S SUCCESSOR'S AND ASSIGNS, A CROSS ACCESS EASEMENT OVER, UPON AND ACROSS THE NORTH 85 FEET OF LOT 1 FOR THE PURPOSE OF PROVIDING CONTINUOUS AND UNINTERRUPTED INGRESS AND EGRESS TO AND FROM IT'S WEST ADJOINING PROPERTY DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 2010-0528417 OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA.

0' 15' 30' 60'
SCALE IN FEET

THIS PLAN IS NOT FOR CONSTRUCTION

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (783-5348)
In Maricopa County: (602) 263-1100

OLSSON ASSOCIATES
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olssonassociates.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 42633
ANDREA K. PAGE
Date Signed
ARIZONA U.S.A.
EXPIRES 06/30/17

OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL), THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
A	06/26/15	CITY COMMENTS
B	07/16/15	CITY COMMENTS

CONSTRUCTION PLANS
SITE PLAN

CALIBER COLLISION
BELL ROAD AND DYSART ROAD

SURPRISE, ARIZONA

2015

drawn by:	SS
checked by:	ES
approved by:	LS
QA/QC by:	PV
project no.:	014-3199
drawing no.:	100_C_SPL_143199.dwg
date:	04/30/15

SHEET
C100

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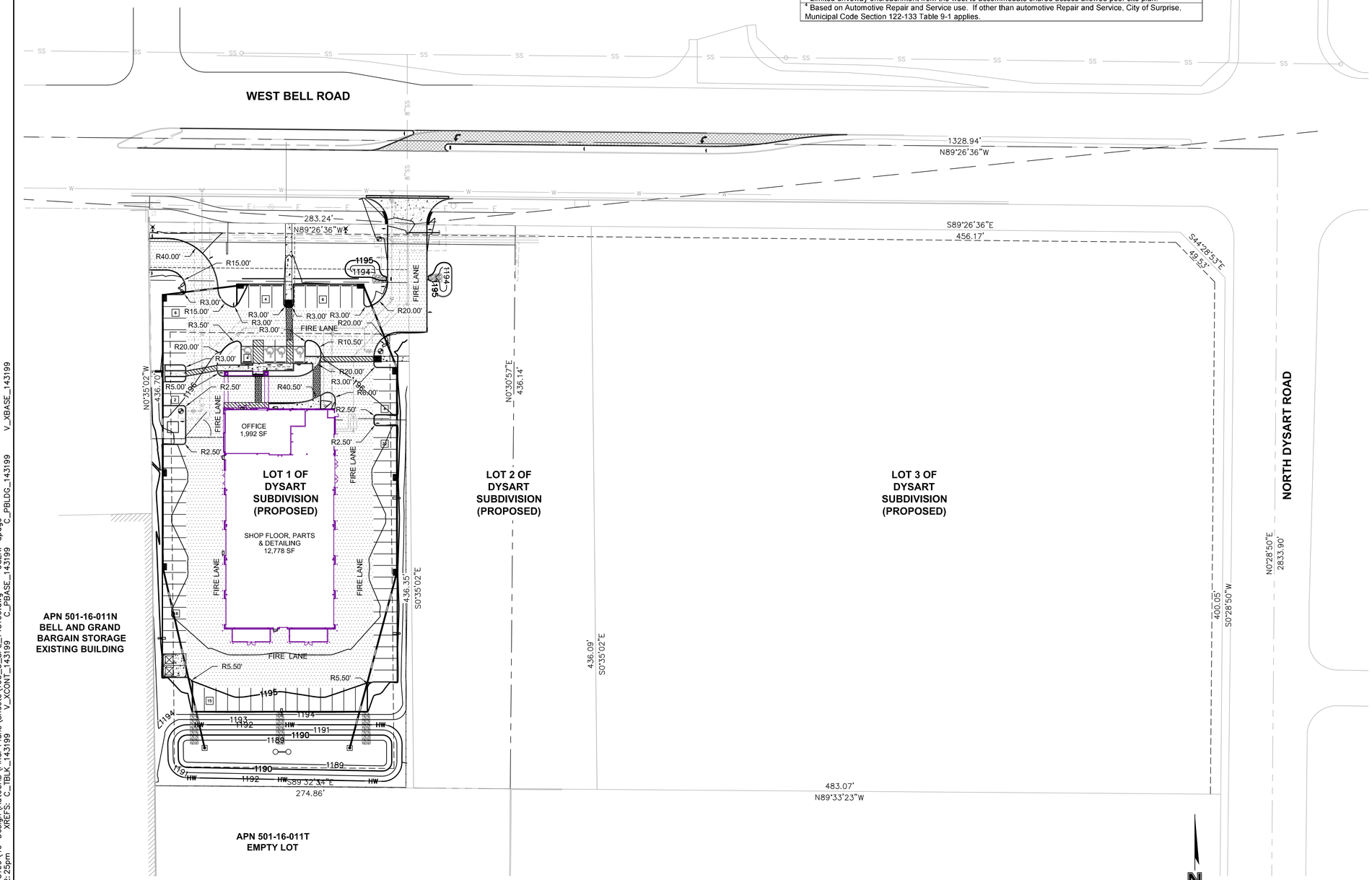
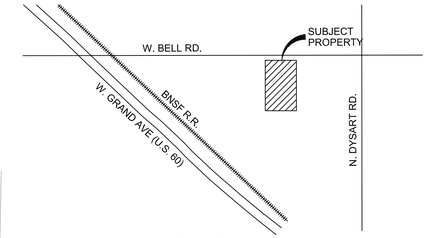
DATE: Aug 17, 2015 2:26pm XREFS: C_TBLK_143199 V_XCONT_143199 C_PBASE_143199 C_PBLDG_143199 V_XBASE_143199

IP-PUD/CR-PUD DEVELOPMENT STANDARDS TABLE FOR DYSART SUBDIVISION (CASE FS15-155)
Shaded cells indicate development standard that is less restrictive than the base zoning district.
All other provisions of the IP and CR zoning districts apply.

Development Standard	IP to IP-PUD			CR to CR-PUD		
	Base Zoning	PUD Overlay	SUDC Reference	Base Zoning	PUD Overlay	SUDC Reference
Interior Side Setback	15'	15'	122-36(c)(2)b, Table 5-11	24'	15' [1]	122-36(c)(2)c, Table 5-12
Landscape Setback (Arterial)	45' [3]	45' [2,3]	122-136(b)(18)(h)	45' [3]	45' [2]	122-136(b)(18)(h)
Maximum Parking Allowed	1:375 SF of GFA [4]	1:180 SF of GFA [4]	122-133(e)	As specified in Table 9-1	As specified in Table 9-1	122-133(e)
Secondary Wall Sign Area	0.5 SF per 1 linear foot of elevation	0.6 SF per 1 linear foot of elevation	113-129(a)(3)(a)	0.5 SF per 1 linear foot of elevation	0.5 SF per 1 linear foot of elevation	113-129(a)(3)(a)

Footnotes:
[1] Adjacent to Commercial or Industrial zoning districts.
[2] 10' limited driveway access encroachment from street and architectural encroachment allowed.
[3] Limited driveway encroachment from the west to accommodate shared access allowed peer site plan.
[4] Based on Automotive Repair and Service use. If other than automotive Repair and Service, City of Surprise, Municipal Code Section 122-133 Table 9-1 applies.





VICINITY MAP
(NOT TO SCALE)

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LEGEND:
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- ACCESSIBLE PARKING
- TRASH ENCLOSURE
- WATERMAIN
- STORM DRAIN
- SANITARY SEWER

APN: 501-16-001V AND 501-16-011K			
	GROSS	R/W	NET
LOT 1	74,302 SF	13,003 SF	87,305 SF
	1.706 AC	0.298 AC	2.004 AC
LOT 2	52,712 SF	9,232 SF	61,944 SF
	1.210 AC	0.212 AC	1.422 AC
LOT 3	158,968 SF	52,578 SF	211,546 SF
	3.663 AC	1.193 AC	4.856 AC
TOTAL	435,608 SF	74,813 SF	360,795 SF
	10.00 AC	1.703 AC	8.297 AC
REQUIRED LANDSCAPE:			
LOT 1	15% OF PARKING AREA = 6372.44 SF		
LOT 2	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT		
LOT 3	15% OF PARKING AREA = TBD AT TIME OF SITE PLAN AMENDMENT		

0' 20' 40' 80'
SCALE IN FEET

THIS PLAN IS NOT FOR CONSTRUCTION

OLSSON ASSOCIATES
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olssonassociates.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 42633 ANDREA K. PAGE Date Signed ARIZONA U.S.A.
EXPIRES 06/30/17

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B	07/16/15	CITY COMMENTS

CONSTRUCTION PLANS
OVERALL SITE PLAN

CALIBER COLLISION
BELL ROAD AND DYSART ROAD

SURPRISE, ARIZONA

2015

drawn by: SS
checked by: EW
approved by: LS
QA/QC by: PV
project no.: 014-3199
drawing no.: 100_C_SPL_143199.dwg
date: 04/30/15

SHEET
C101

Call at least two full working days before you begin excavation.
ARIZONA 811
Blue Stake, Inc.
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In Maricopa County: (602) 263-1100

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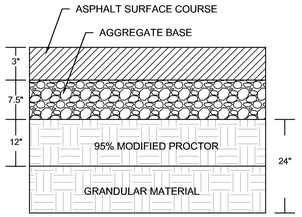
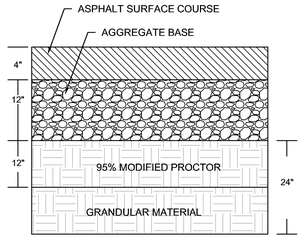


LIGHT DUTY COMPOSITE PAVEMENT SECTION
NOT TO SCALE



HEAVY DUTY COMPOSITE PAVEMENT SECTION
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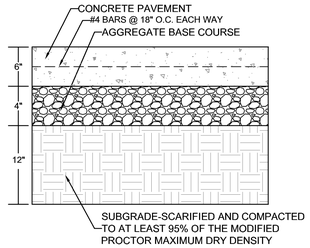
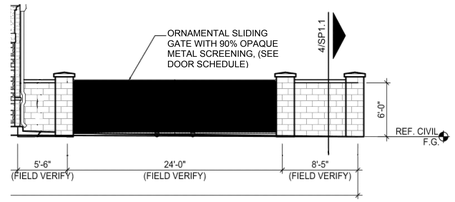


CONCRETE COMPOSITE PAVEMENT SECTION
NOT TO SCALE



SLIDING GATE
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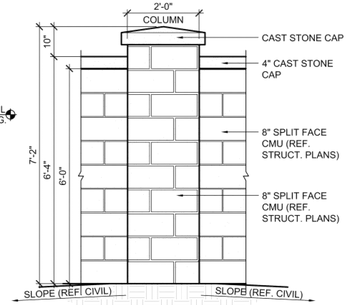
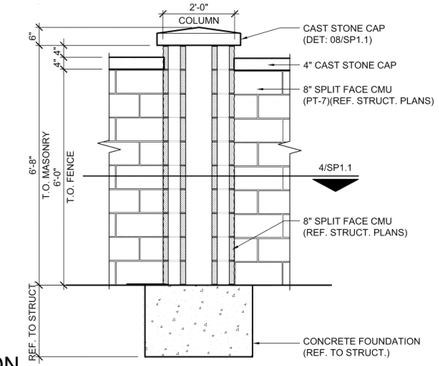
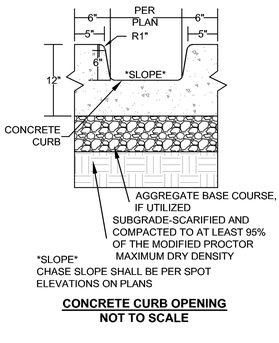
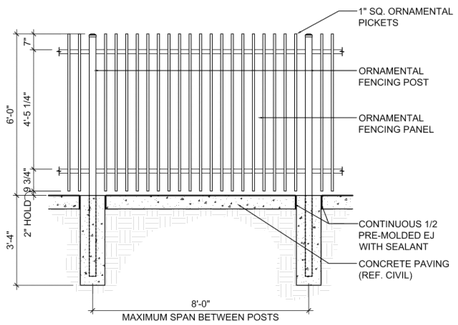


03 SPLIT FACE COLUMN ELEVATION
SCALE: 1/2" = 1'-0"

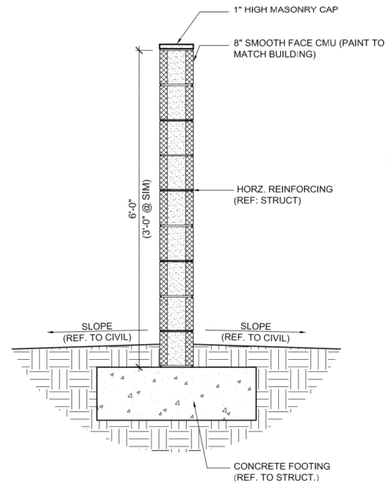




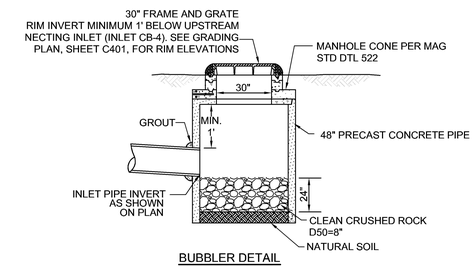
CONCRETE CURB OPENING
NOT TO SCALE



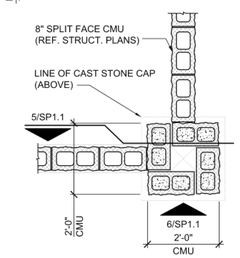
04 ORNAMENTAL FENCE PANEL
SCALE: 3/8" = 1'-0"



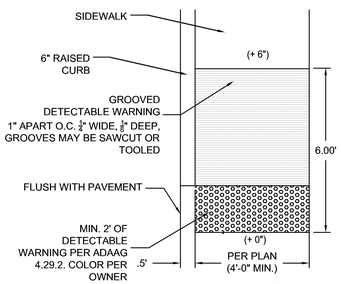
SECTION OF CMU WALL
NOT TO SCALE



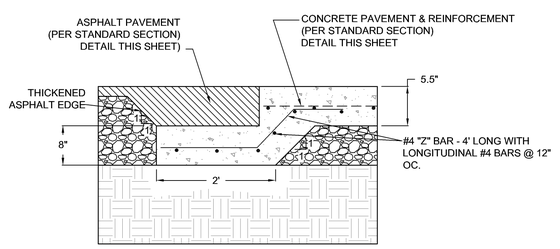
BUBBLER DETAIL
NOT TO SCALE



02 SPLIT FACE CMU COLUMN SECTION
SCALE:: 1/2" = 1'-0"

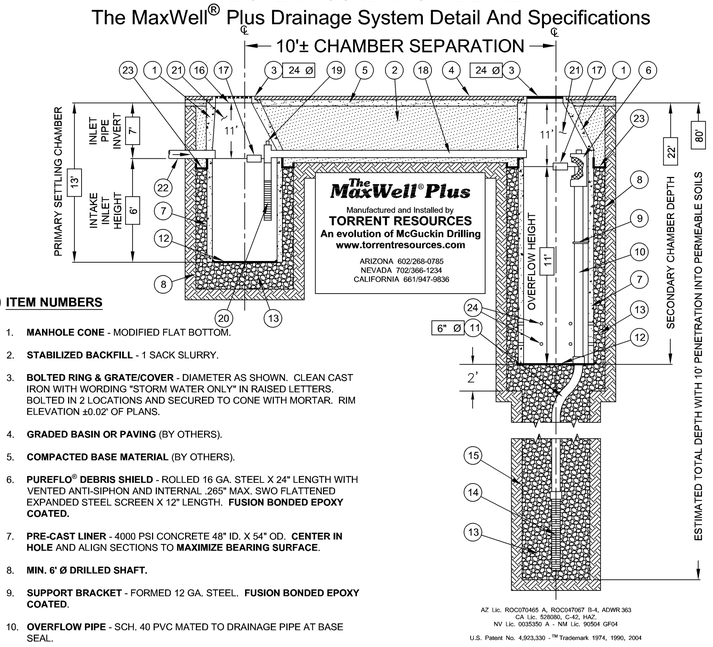


ACCESSIBLE RAMP
NOT TO SCALE



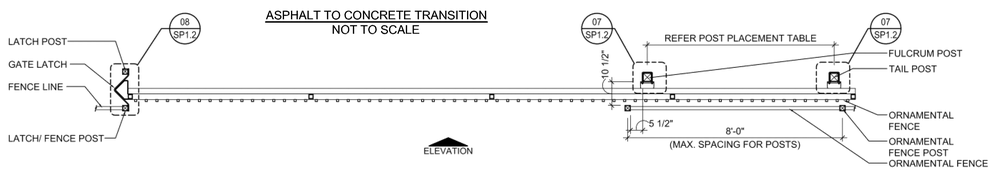
ASPHALT TO CONCRETE TRANSITION
NOT TO SCALE

ABOVE GROUND BASIN DETAIL
The MaxWell® Plus Drainage System Detail And Specifications

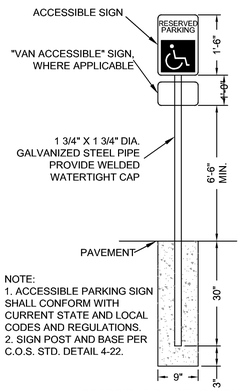


ITEM NUMBERS

1. **MANHOLE CONE** - MODIFIED FLAT BOTTOM.
2. **STABILIZED BACKFILL** - 1 SACK SLURRY.
3. **BOLTED RING & GRATE/COVER** - DIAMETER AS SHOWN. CLEAN CAST IRON WITH WORDING "STORM WATER ONLY" IN RAISED LETTERS. BOLTED IN 2 LOCATIONS AND SECURED TO CONE WITH MORTAR. RIM ELEVATION ±0.02' OF PLANS.
4. **GRADED BASIN OR PAVING** (BY OTHERS).
5. **COMPACTED BASE MATERIAL** (BY OTHERS).
6. **PUREFLO® DEBRIS SHIELD** - ROLLED 16 GA. STEEL X 24" LENGTH WITH VENTED ANTI-SIPHON AND INTERNAL .265" MAX. SWO FLATTENED EXPANDED STEEL SCREEN X 12" LENGTH. **FUSION BONDED EPOXY COATED.**
7. **PRE-CAST LINER** - 4000 PSI CONCRETE 48" ID. X 54" OD. **CENTER IN HOLE** AND ALIGN SECTIONS TO **MAXIMIZE BEARING SURFACE**.
8. **MIN. 6' Ø DRILLED SHAFT.**
9. **SUPPORT BRACKET** - FORMED 12 GA. STEEL. **FUSION BONDED EPOXY COATED**.
10. **OVERFLOW PIPE** - SCH. 40 PVC MATED TO DRAINAGE PIPE AT BASE SEAL.
11. **DRAINAGE PIPE** - ADS HIGHWAY GRADE WITH TRI-A COUPLER. **SUSPEND PIPE** DURING BACKFILL OPERATIONS TO PREVENT BUCKLING OR BREAKAGE. DIAMETER AS NOTED.
12. **BASE SEAL** - GEOTEXTILE OR CONCRETE SLURRY.
13. **ROCK** - WASHED, SIZED BETWEEN 3/8" AND 1-1/2" TO **BEST COMPLEMENT SOIL CONDITIONS**.
14. **FLOFAST® DRAINAGE SCREEN** - SCH. 40 PVC 0.120" SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. DIAMETER VARIES 120" OVERALL LENGTH WITH TRI-B COUPLER.
15. **MIN. 4' Ø SHAFT** - DRILLED TO **MAINTAIN PERMEABILITY** OF DRAINAGE SOILS.
16. **FABRIC SEAL** - U.V. RESISTANT GEOTEXTILE - **TO BE REMOVED BY CUSTOMER** AT PROJECT COMPLETION.
17. **ABSORBENT** - HYDROPHOBIC PETROCHEMICAL SPONGE. MIN. 128 OZ. CAPACITY.
18. **CONNECTOR PIPE** - 4" Ø SCH. 40 PVC .
19. **ANTI-SIPHON VENT** WITH FLOW REGULATOR.
20. **INTAKE SCREEN** - SCH. 40 PVC 0.120" MODIFIED SLOTTED WELL SCREEN WITH 32 SLOTS PER ROW/FT. 48" OVERALL LENGTH WITH TRI-C END CAP.
21. **FREEBOARD DEPTH VARIES** WITH INLET PIPE ELEVATION. INCREASE PRIMARY/SECONDARY SETTLING CHAMBER DEPTHS AS NEEDED TO MAINTAIN ALL INLET PIPE ELEVATIONS ABOVE CONNECTOR PIPE OVERFLOW.
22. **OPTIONAL INLET PIPE** (BY OTHERS).
23. **MOISTURE MEMBRANE** - 6 MIL. PLASTIC. PLACE SECURELY AGAINST ECCENTRIC CONE AND HOLE SIDEWALL. USED IN LIEU OF SLURRY IN LANDSCAPED AREAS.
24. **EIGHT (8) PERFORATIONS PER FOOT**, 2 ROWS MIN.

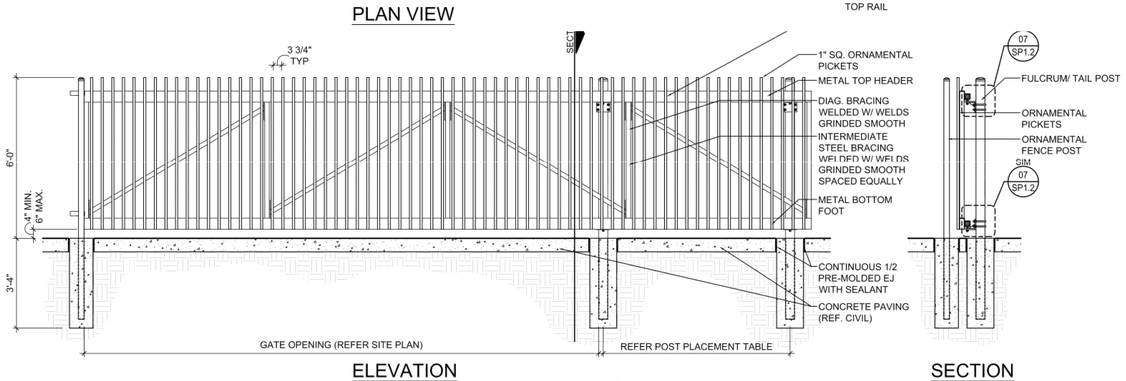


PLAN VIEW



NOTE:
1. ACCESSIBLE PARKING SIGN SHALL CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
2. SIGN POST AND BASE PER C.O.S. STD. DETAIL 4-22.

ACCESSIBLE PARKING SIGN
NOT TO SCALE



ELEVATION

SECTION

02 CANTILEVERED ORNAMENTAL SLIDER
SCALE: 3/8" = 1'-0"

OLSSON ASSOCIATES
7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olssonassociates.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 42633 ANDREA K. PAGE Date Signed 12-2-15 ARIZONA U.S.A.

EXPIRES 06/30/17

OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
A	06/26/15	CITY COMMENTS
B	07/16/15	CITY COMMENTS
C	09/14/15	EPCOR COMMENTS

CONSTRUCTION PLANS
DETAILS

CALIBER COLLISION
BELL ROAD AND DYSART ROAD
SURPRISE, ARIZONA

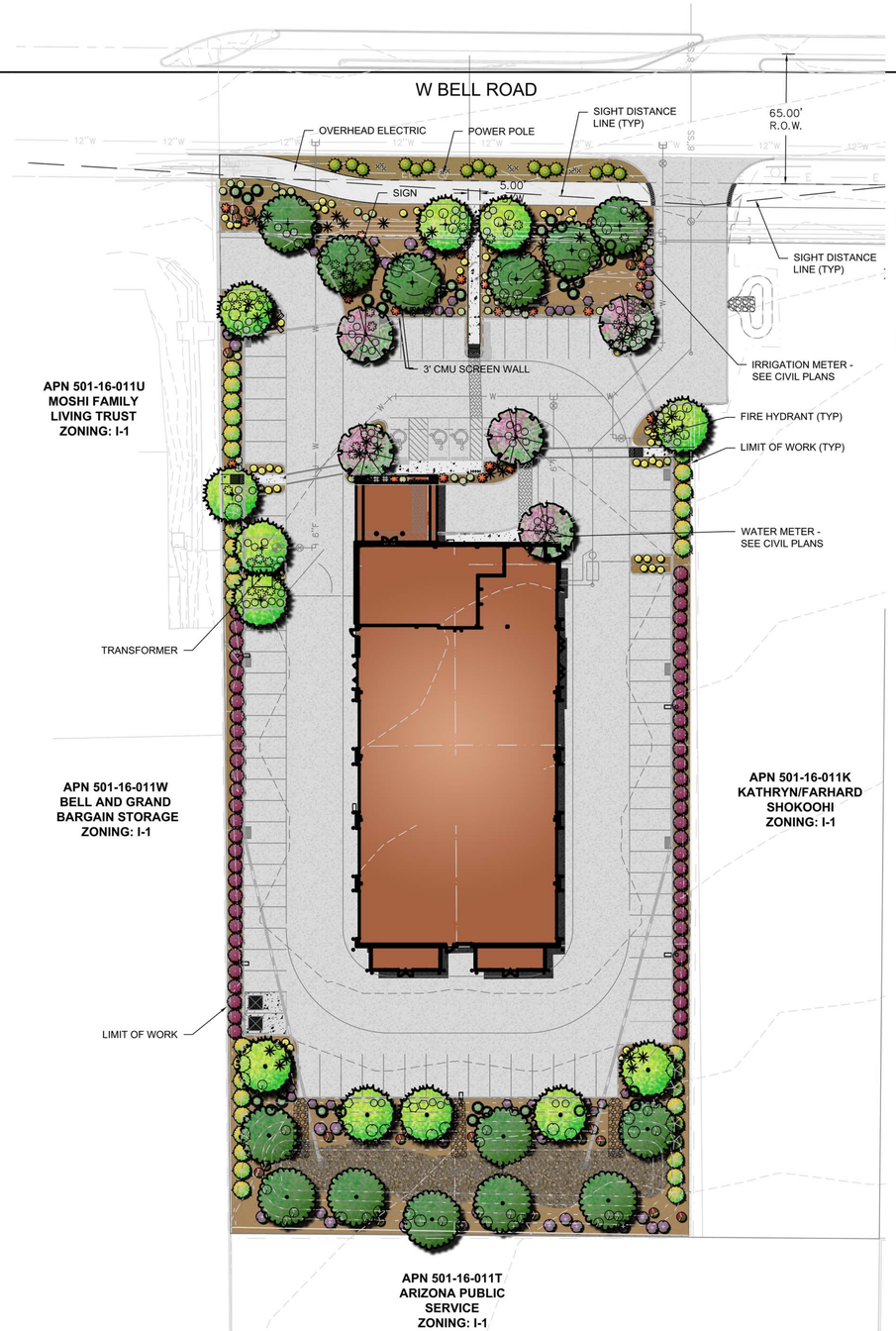
2015

drawn by:	SS
checked by:	EW
approved by:	LS
QA/QC by:	PV
project no.:	014-3199
drawing no.:	501_C_DTL_143199.dwg
date:	04/30/15

SHEET
C501

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (783-5348)
In Maricopa County: (602) 263-1100

DWG: F:\Projects\014-3199\40-Design\AutoCAD\Final Plans\Sheets\501_C_DTL_143199.dwg USER: apage
DATE: Sep 14, 2015 3:45pm XREFS: C_TBLK_143199



PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME
	Chilopsis linearis 'AZT Desert Amethyst'	Desert Willow
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde
	Prosopis x 'Phoenix' TM	Hybrid Mesquite
	Prosopis x 'Phoenix' TM	Hybrid Mesquite

SHRUBS	BOTANICAL NAME	COMMON NAME
	Dodonaea viscosa 'Purpurea'	Purple Leafed Hopseed Bush
	Eremophila maculata 'Valentine'	Spotted Emu Bush
	Euphorbia biglandulosa	Gopher Plant
	Leucophyllum langmaniae 'Rio Bravo' TM	Rio Bravo Sage
	Russelia equisetiformis	Firecracker Plant
	Tecoma x 'Orange Jubilee'	Orange Jubilee

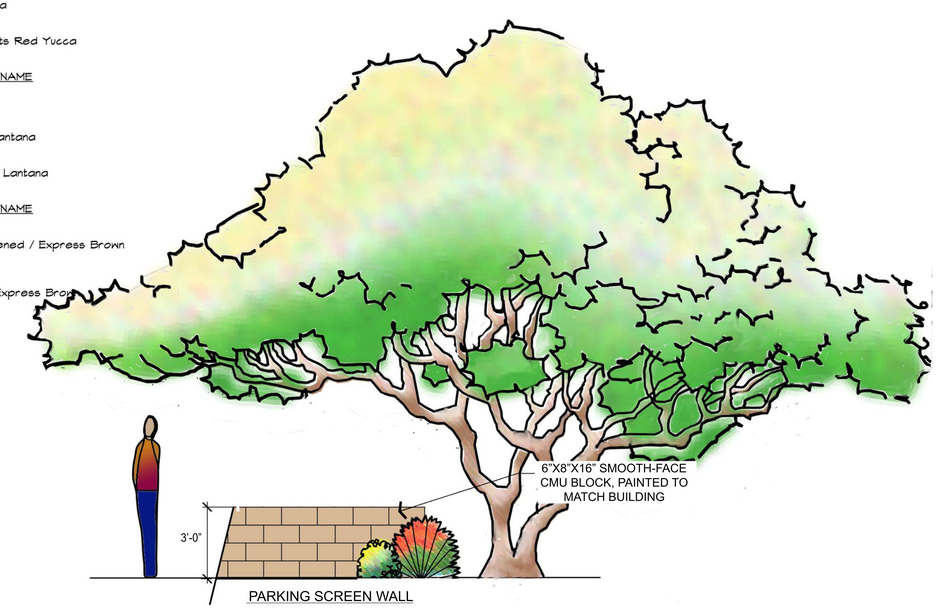
ACCENTS	BOTANICAL NAME	COMMON NAME
	Dasylirion wheeleri	Grey Desert Spoon
	Hesperaloe parviflora	Red Yucca
	Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca

GROUNDCOVER	BOTANICAL NAME	COMMON NAME
	Eremophila glabra 'Mingenew Gold'	Emu Bush
	Lantana montevidensis 'Purple'	Trailing Lantana
	Lantana x 'New Gold'	New Gold Lantana

INERTS	BOTANICAL NAME	COMMON NAME
	Granite Mulch	1/2" Screened / Express Brown
	Riprap	4 - 6" / Express Brown

N

0' 15' 30' 60'
SCALE IN FEET



PARKING SCREEN WALL

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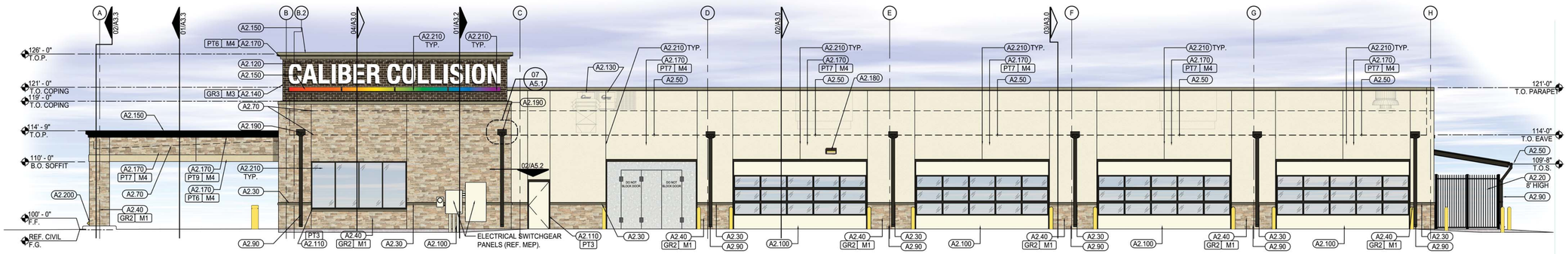
DATE: Apr 10, 2015 10:12am XREFS:

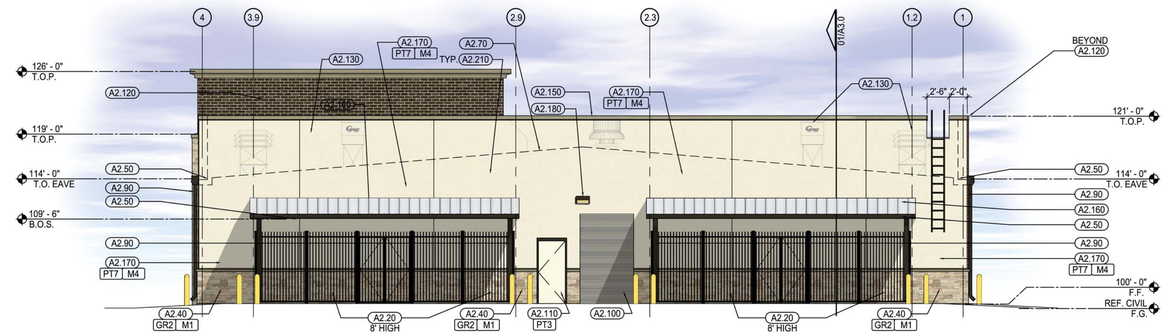
PROJECT NO: 014-3199	CALIBER COLLISION	EXHIBIT
DRAWN BY: AA		1
DATE: 07/27/15		

OLSSON ASSOCIATES
7250 North 16th Street
Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001

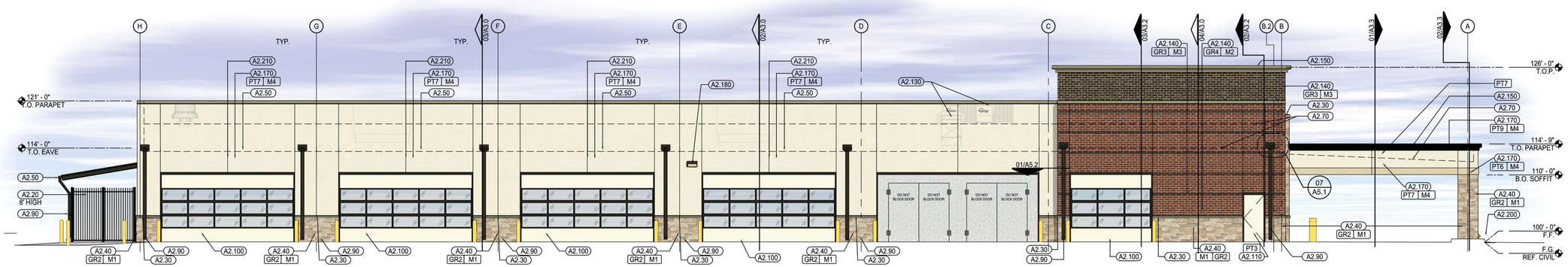


01 WEST ELEVATION
SCALE: 1/8" = 1'-0"

02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



03 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



04 EAST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

- A2.10 SIGNAGE (BY OTHERS).
- A2.20 ORNAMENTAL SECURITY FENCE, HEIGHT NOTED BESIDE KEYNOTE.
- A2.30 CAST STONE SILL/ WATER TABLE.
- A2.40 NATURAL STONE VENEER.
- A2.50 METAL VALLEY - ALONG PARAPET BASE (PROVIDED BY METAL BUILDING AND GC INSTALLED).
- A2.60 STOREFRONT/GLAZING.
- A2.70 ROOF LINE BEYOND.
- A2.80 12" X 8" THROUGH WALL OVERFLOW SCUPPER.
- A2.90 PRE-FINISHED 6" W x 4" D (SQUARE) METAL DOWNSPOUT - BURNISHED SLATE (PROVIDED BY METAL BUILDING AND GC INSTALLED).
- A2.100 FACTORY FINISHED SECTIONAL O.H. DOOR.
- A2.110 HOLLOW METAL DOOR AND FRAME.
- A2.120 PRE-FINISHED METAL BUILDING SIDING.
- A2.130 EXHAUST AND AIR INTAKE (REF. GARMAT SHEETS).
- A2.140 BRICK VENEER.
- A2.150 PRE-FINISHED METAL COPING - BURNISHED SLATE (PROVIDED BY METAL BUILDING AND GC INSTALLED).
- A2.160 PRE-FINISHED METAL BUILDING "R" PANEL ROOFING.
- A2.170 EIFS VENEER.
- A2.180 WALL MOUNTED LIGHT FIXTURE (REFER MEP).
- A2.190 PRIMARY/ SECONDARY SCUPPER.
- A2.200 INTERNAL DOWNSPOUT.
- A2.210 CONTROL JOINT.

GENERAL NOTES:

1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
2. HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNLESS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATIONS CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE ENTIRE DOOR.
3. CONTRACTOR TO PROVIDE PLYWOOD BACKING FOR SIGNAGE AS SHOWN. PLYWOOD BACKING TO EXTEND 1'-0" BEYOND EDGES OF SIGN.
4. REFER SHEET A1.3 FOR FINISHES AND MATERIALS.

ARCHITECT:
BRIAN RUMSEY ARCHITECT, NCARB
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666

Brian RUMSEY

CALIBER COLLISION SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO	DATE
2	REVISION #1
3	REVISION #2
4	REVISION #3

DATE: 05/01/15

PROJ. NO.: 15053

SHEET NUMBER

A2.0

EXTERIOR ELEVATIONS

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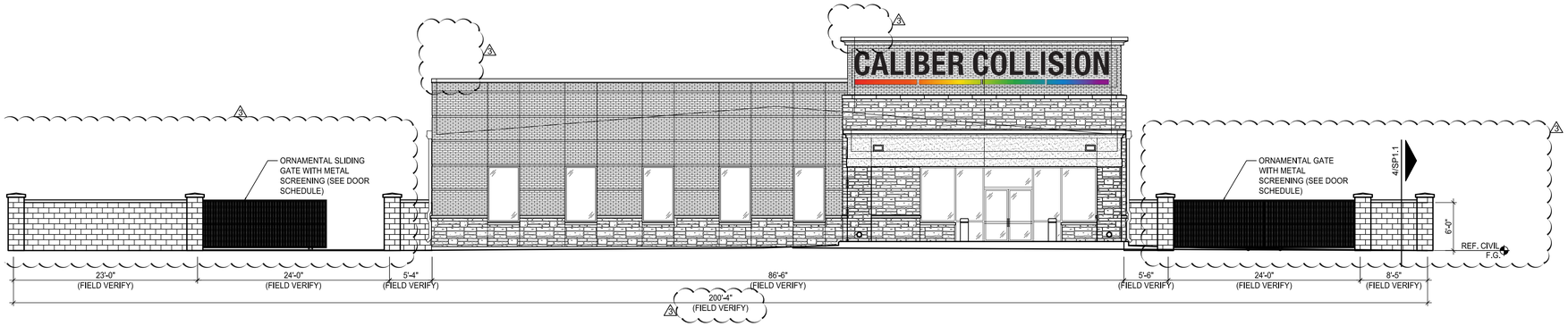
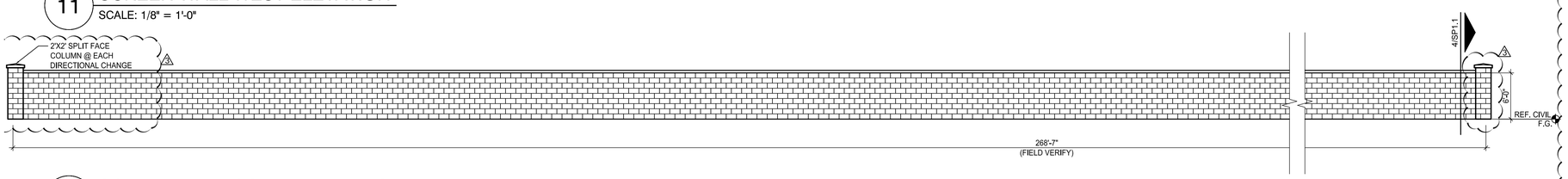
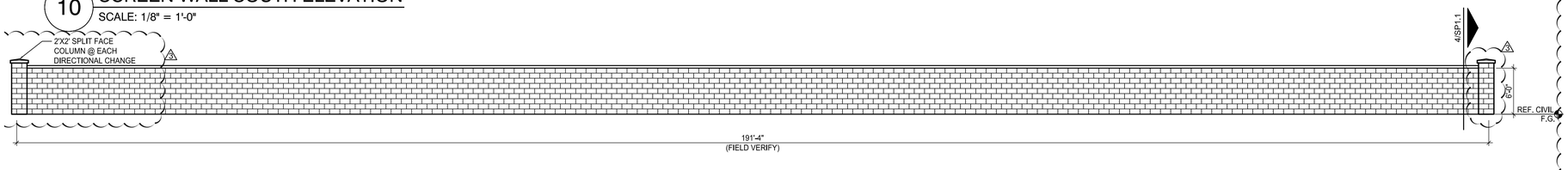


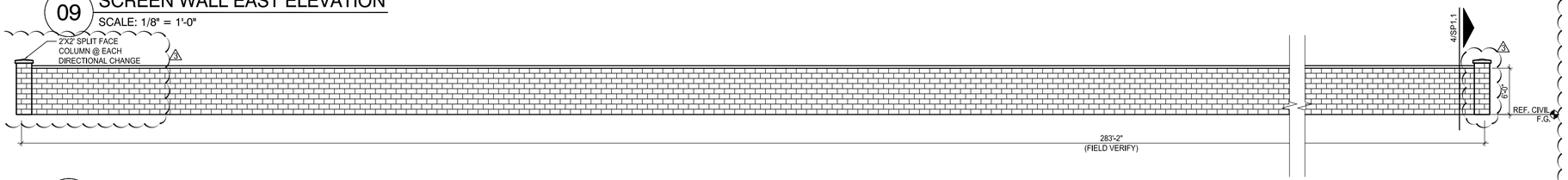
11 SCREEN WALL WEST ELEVATION
SCALE: 1/8" = 1'-0"



10 SCREEN WALL SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

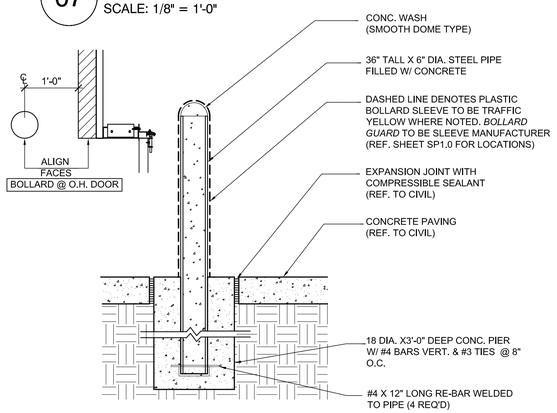


09 SCREEN WALL EAST ELEVATION
SCALE: 1/8" = 1'-0"

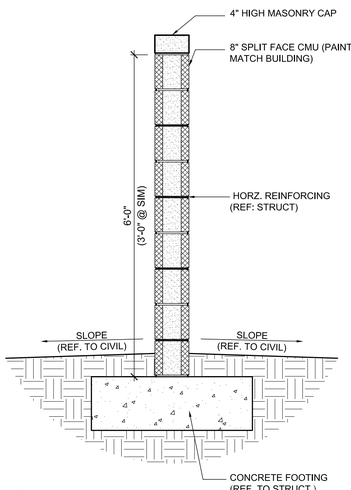


08 SCREEN WALL NORTHEAST ELEVATION
SCALE: 1/8" 1'-0"

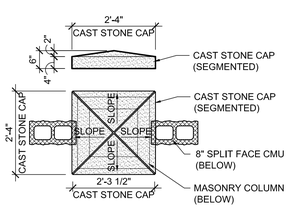
07 NOT USED
SCALE: 1/8" = 1'-0"



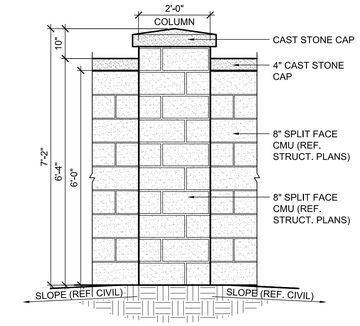
06 SECTION @ BOLLARD
3/4" = 1'-0"



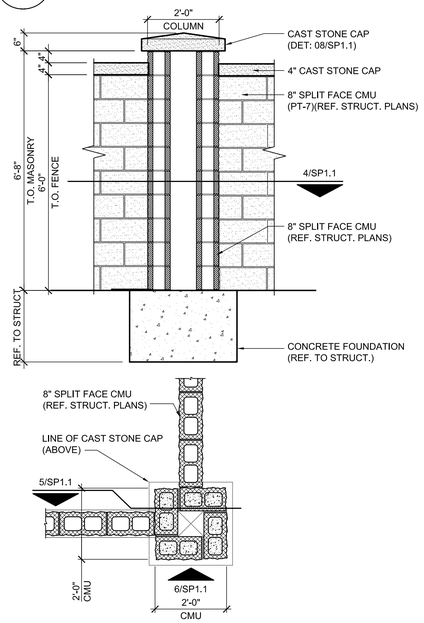
05 SECTION OF CMU WALL
SCALE: 3/4" = 1'-0"



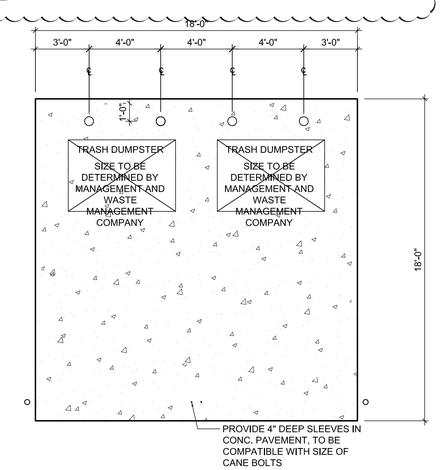
04 CAST STONE CAP
SCALE: 1/2" = 1'-0"



03 SPLIT FACE COLUMN ELEVATION
SCALE: 1/2" = 1'-0"



02 SPLIT FACE CMU COLUMN SECTION
SCALE:: 1/2" = 1'-0"



01 DUMPSTER ENCLOSURE ENLARGED PLAN
1/4" = 1'-0"

ARCHITECT:
BRIAN RUMSEY ARCHITECT, NCARB
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
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F: 972.312.8666

Brian RUMSEY

CALIBER COLLISION SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO	DATE
1	REVISION #2

DATE: 05/01/15

PROJ. NO.: 15053

SHEET NUMBER

SP1.1

SITE DETAILS

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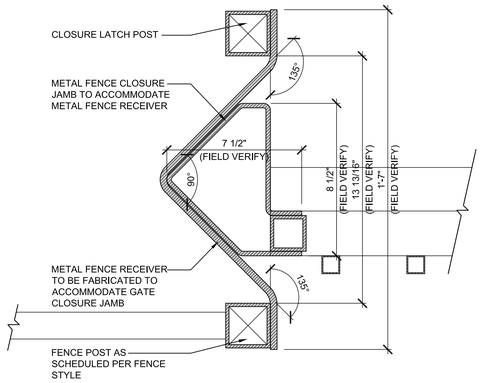
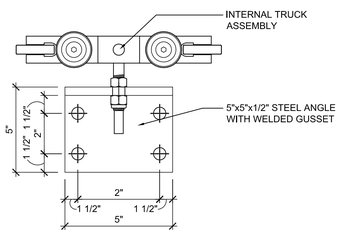
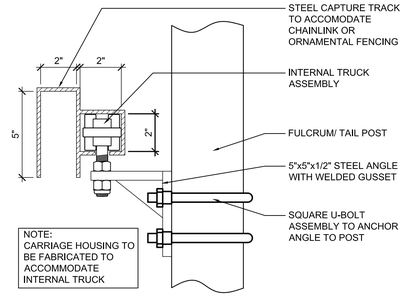


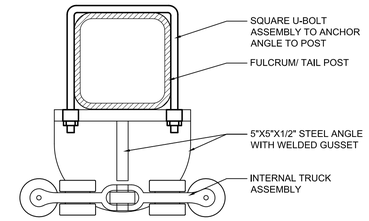
08 SLIDING GATE LATCH
SCALE: 3" = 1'-0"



FRONT VIEW



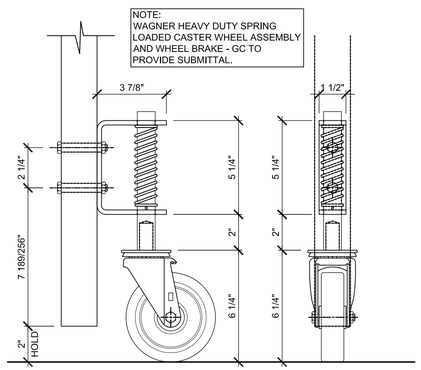
SIDE VIEW



TOP VIEW

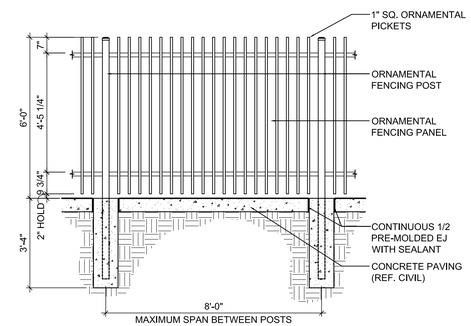
07 CANTILEVERED BRACKET DETAIL
SCALE: N.T.S

POST PLACEMENT TABLE		
	FACE OF LATCH POST TO CENTER OF GATE POST	
GATE OPENING	FULCRUM POST	TAIL POST
6'-0" TO 8'-0"	GATE OPENING + 8"	11'-4 1/2"
8'-0" TO 10'-0"	GATE OPENING + 8"	14'-6 1/2"
10'-0" TO 12'-0"	GATE OPENING + 8"	16'-11"
12'-0" TO 14'-0"	GATE OPENING + 8"	20'-1"
14'-0" TO 16'-0"	GATE OPENING + 8"	23'-3"
16'-0" TO 18'-0"	GATE OPENING + 8"	26'-5"
18'-0" TO 20'-0"	GATE OPENING + 8"	30'-4 1/2"
20'-0" TO 22'-0"	GATE OPENING + 8"	32'-9"
22'-0" TO 24'-0"	GATE OPENING + 8"	35'-1 1/2"
24'-0" TO 27'-0"	GATE OPENING + 8"	40'-8"



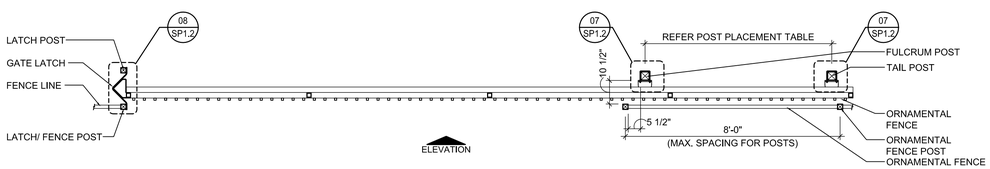
06 SPRING LOADED CASTER WHEEL DETAIL
SCALE: 3" = 1'-0"

05 NOT USED
SCALE: 3/8" = 1'-0"

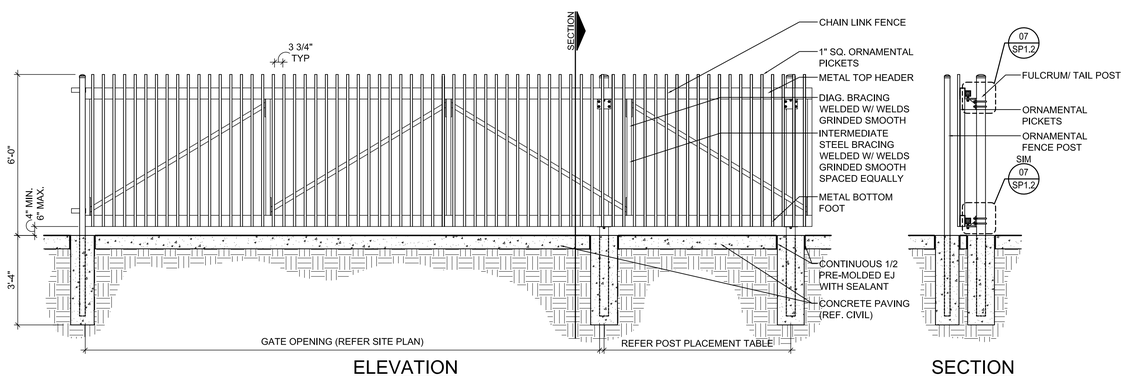


04 ORNAMENTAL FENCE PANEL
SCALE: 3/8" = 1'-0"

03 NOT USED
SCALE: 3/8" = 1'-0"



PLAN VIEW



ELEVATION

SECTION

02 CANTILEVERED ORNAMENTAL SLIDER
SCALE: 3/8" = 1'-0"

01 NOT USED
SCALE: 3/8" = 1'-0"

ARCHITECT:
BRIAN RUMSEY ARCHITECT, NCARB
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6644
F: 972.312.8666

CALIBER COLLISION SURPRISE, AZ

PROJECT:
CALIBER COLLISION
SURPRISE, AZ

REVISIONS

NO	DATE
1	REVISION AND DATE
2	REVISION #2

DATE: 05/01/15

PROJ. NO.: 15053

SHEET NUMBER

SP1.2

SITE DETAILS

Copyright © 2015

CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

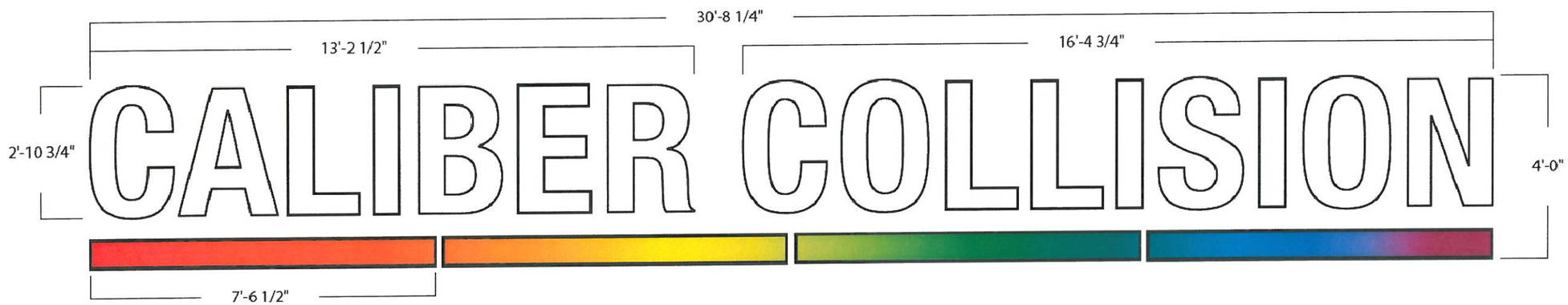
Job #: 20285
Drawing #: 20285_wiring_cc_suprise

Drawn by: Zach
Date: Apr 13th 2014

Account Rep: Robert
Project Manager: Brandon

MEMBER
LISTED

Project/ Location:
CALIBER COLLISION
13209 W Bell Road
Surprize, AZ



B CHANNEL LETTERS
3/8" = 1'-0"

total square footage for both channel letter signs is 208.5 sq/ft

Quantity: ONE (1)

Total Sq.Ft: 123 sq/ft

Returns: 5" Black

Trimcap: 1" Black

Face: 7328 White Plex

First-surface translucent vinyl:

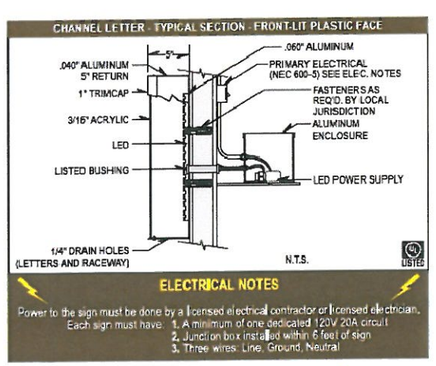
- Digital Print for rainbow strip

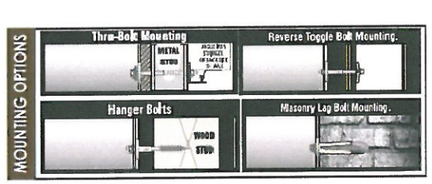
Illumination: White LED's

NOTES:

- Individually Mounted Letters
- White interiors for increased illumination
- All paint two-stage automotive acrylic

209'6 1/4"(linear ft) x .6(sq ft) = 125.7 (allowed footage)





B CHANNEL LETTERS
1 9/16" = 26'-0"

CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

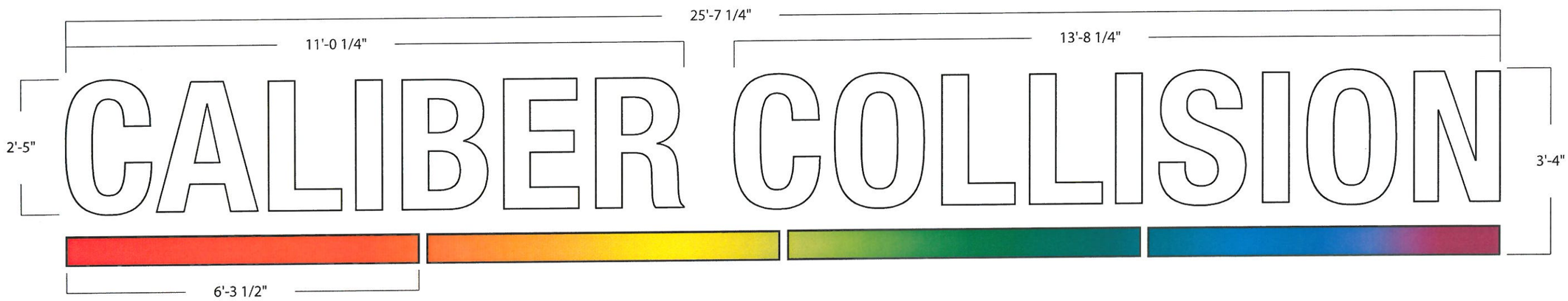
Job #: 20285
Drawing #: 20285_bv2s1_cc_suprise

Drawn by: Zach
Date: July 26th 2015

Account Rep: Robert
Project Manager: Brandon

MEMBER
LISTED

Project/ Location:
CALIBER COLLISION
13209 W Bell Road
Surprise, AZ



A CHANNEL LETTERS
1/2" = 1'-0"

total square footage for both channel letter signs is 208.5 sq/ft

Quantity: ONE (1)

Total Sq.Ft: 85.5 sq/ft

Returns: 5" Black

Trimcap: 1" Black

Face: 7328 White Plex

First-surface translucent vinyl:

- Digital Print for rainbow strip

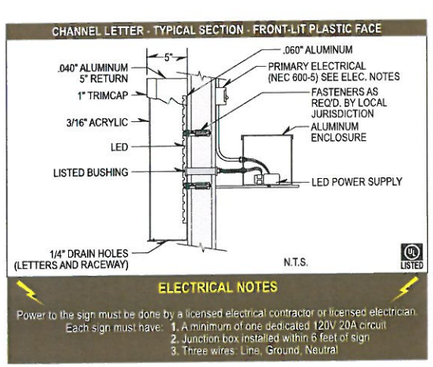
Illumination: White LED's

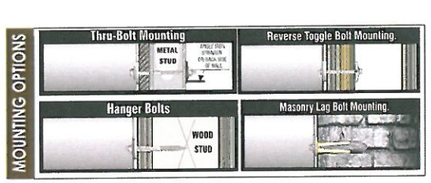
NOTES:

- Individually Mounted Letters
- White interiors for increased illumination
- All paint two-stage automotive acrylic

86.75(1inear ft) x 1 (sq ft) = 86.75 (allowed footage)

A CHANNEL LETTERS
3/32" = 1'-0"





CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

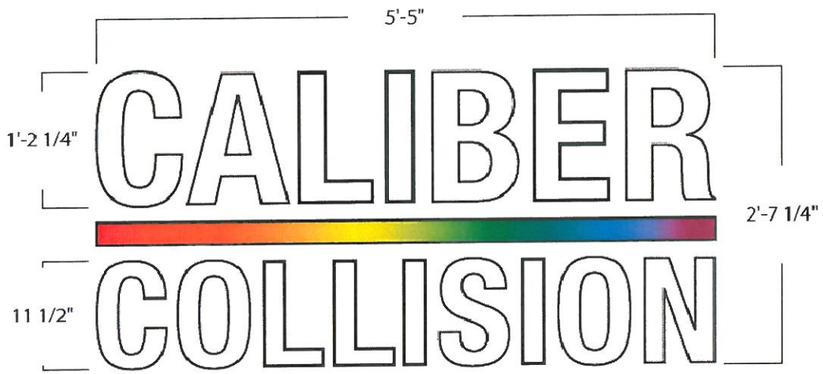
Job #: 20285
Drawing #: 20285_av2s1_cc_suprise

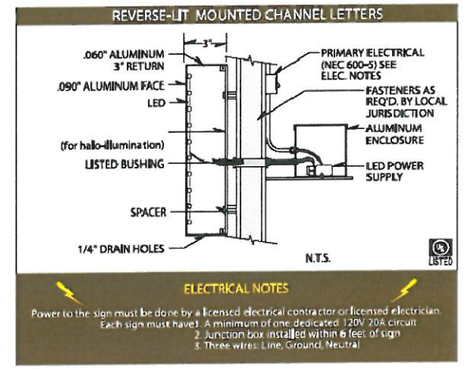
Drawn by: Zach
Date: July 26th 2015

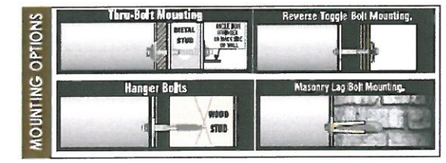
Account Rep: Robert
Project Manager: Brandon

MEMBER IDA INTERNATIONAL DARK-SKY ASSOCIATION
UL LISTED

Project/ Location:
CALIBER COLLISION
13209 W Bell Road
Surprize, AZ







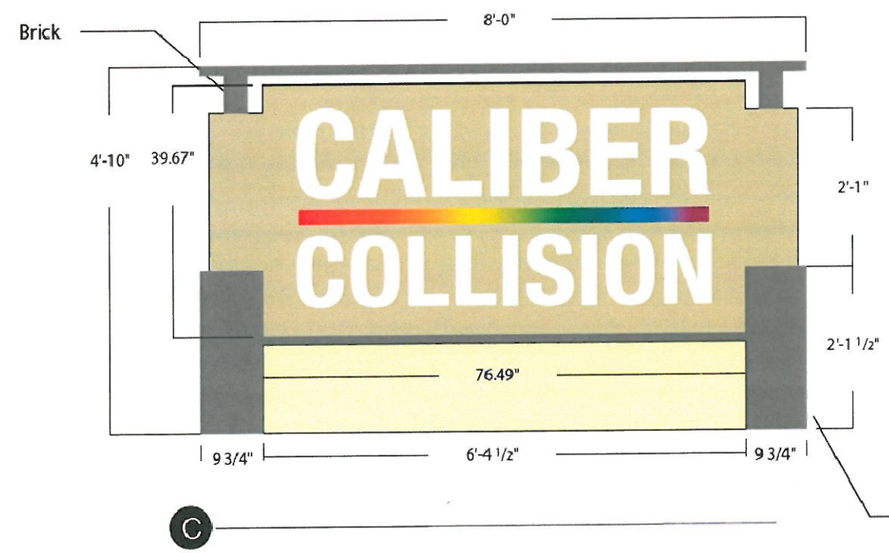
C MONUMENT SIGN
3/4" = 1'-0"

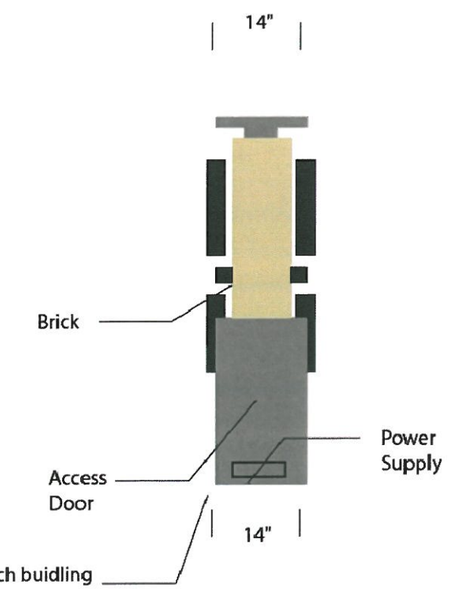
39.67 x 76.49 = 3034.36 / 144 = 21.10 sq/ft

Quantity:	ONE (1)
Total Sq.Ft:	22 sq/ft
Returns:	5" Black
Trimcap:	1" Black
Face:	7328 White Plex
First-surface translucent vinyl:	
• Digital Print for rainbow strip	
Illumination:	White LED's

NOTES:

- Individually Mounted Reverse Letters
- White interiors for increased illumination
- All paint two-stage automotive acrylic
- Fabricate and install (1) D/S illuminated cabinet
- Flagstone base to match architect's drawings
- Brick veneer / Hanson Century Plus V224 Velour





CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

Job #: 20285
Drawing #: 20285_cv2s1_cc_suprise

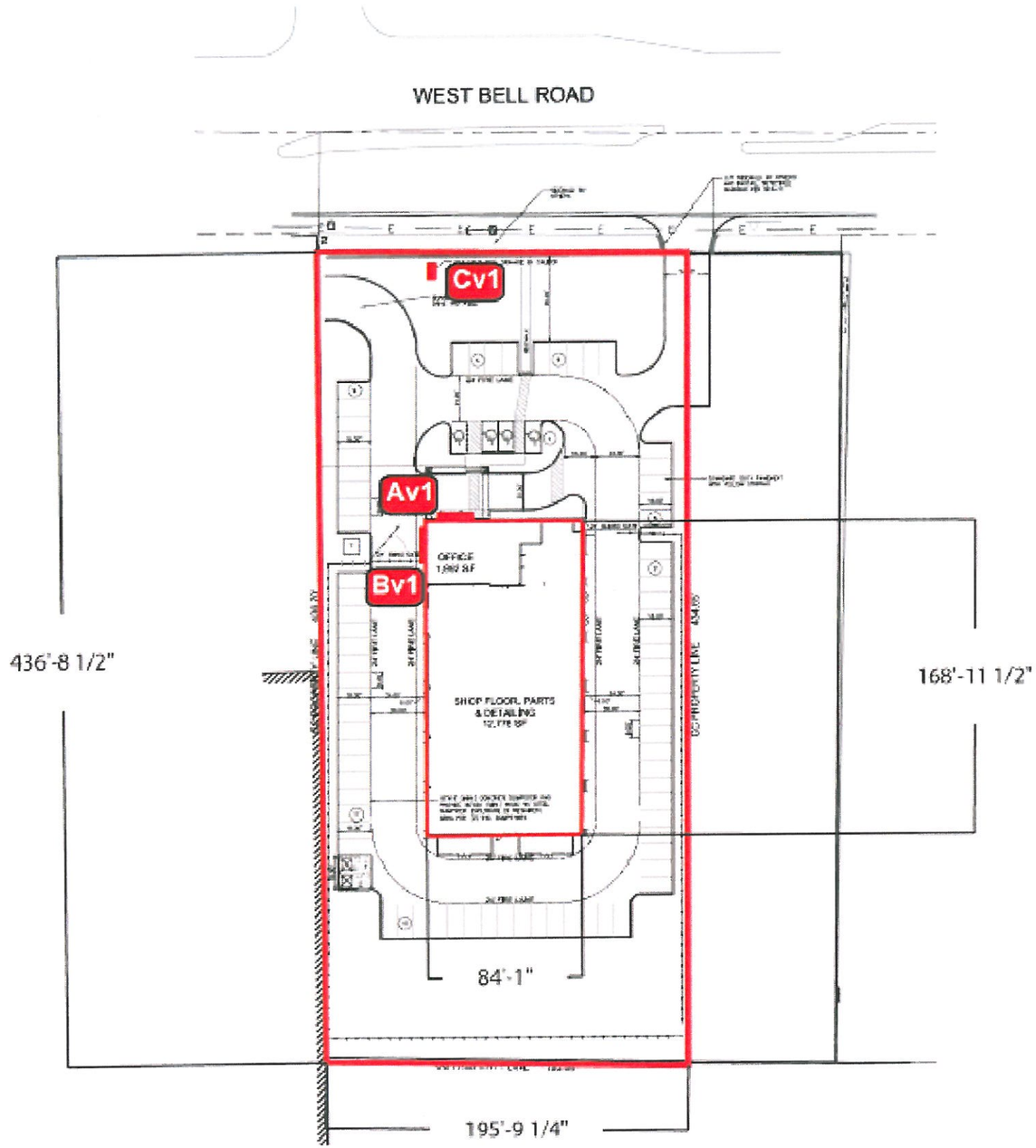
Drawn by: Zach
Date: July 21th 2015

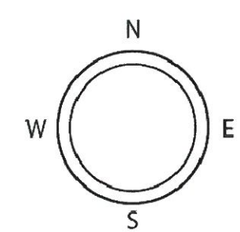
Account Rep: Robert
Project Manager: Brandon

MEMBER
LISTED

Project/ Location:
CALIBER COLLISION
13209 W Bell Road
Surprise, AZ

SCALE: 1" = 75.635'





CREE INDUSTRIAL ARTS
4301 W. William Cannon Rd. STE. B150 # 300 Austin, TX 78749

Job #: 20285
Drawing #: 20285_sp_cc_suprise

Drawn by: Zach
Date: Jan 5th 2014

Account Rep: Robert
Project Manager: Brandon

MEMBER
LISTED

Project/ Location:
CALIBER COLLISION
13209 W Bell Road
Suprize, AZ

From: Bob Patoni
Sent: Wednesday, April 22, 2015 10:41 AM
To: 'Deborah.Perry@surprizeaz.gov'; 'lswartz@olssonassociates.com'
Cc: Vanessa Nunez
Subject: FW: FS15-155 Caliber Collision, Bell Rd East of Grand Ave

RE: FS15-155
Caliber Collision
Bell Road, East of Grand Avenue

Attention: Deborah Perry and Len Swartz

Thank you for your notice of rezoning and final plat application for the above-referenced proposed development.

ADOT is neutral regarding the proposed rezoning of the parcels cited in your rezoning package. However, the above-described project is in very close proximity to ADOT's planned US60 Bell Road Traffic Interchange, a grade-separated improvement that will have Bell Road elevated via a bridge over Grand Avenue. The Traffic Interchange is in design stage and is planned for construction in late 2015. We would recommend that the principals to your project familiarize themselves with the aspects of the US60 Bell Road Traffic Interchange project. For further information, please contact me at the below contact information.

Bob Patoni
Right of Way Project Coordinator
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-6126
WWW.AZDOT.GOV
ADOT
Intermodal Transportation

Deborah,

Thank you for providing the submittal for Caliber Collision (FS15-155).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thank again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water Disrict
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

CITY OF SURPRISE
Planning and Zoning Commission

December 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 17, 2015	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action regarding a "Preliminary Plat for Rancho Mercado Unit 1", a 1,897-lot, 19-parcel, 5-phase Preliminary Plat, located in the vicinity of 147th Avenue (Bullard Road) alignment and Happy Valley Road alignment.

Motion:

I move to recommend approval to the Mayor and City Council, the "Preliminary Plat for Rancho Mercado Unit 1", subject to stipulations 'a'-'f' as listed in the staff report, and to adopt staff's findings.

Background:

The subject proposal involves a Preliminary Plat for a 1,897-lot, 19-Parcel, 5-phase single-family residential development located within the Rancho Mercado PAD. The project was first approved as a Development Master Plan and related Zone Change while located in the unincorporated area of Maricopa County. The Surprise City Council entered into a Pre-Annexation Development Agreement on May 25, 2007, approved the Rancho Mercado PAD on October 11, 2007, and annexed the property on November 10, 2007. A subsequent Minor PAD Amendment was approved administratively in 2010.

Financial Impact Statement:

All activity related to ongoing development in the City of Surprise has an economic and fiscal impact on the city and the region. Staff notes that if the Preliminary Plat is approved as proposed, the City of Surprise could face a future expenditure of nearly $2 million in relation to future upgrades to Happy Valley Road as a result of the reclassification of said road from Minor Arterial to Major Arterial.

ATTACHMENTS:

Click to download

- ☐ 00 - FS15-069 - Rancho Mercado Unit I - Staff Report
- ☐ 01 - FS15-069 - Rancho Mercado Unit I - Vicinity Map
- ☐ 02 - FS15-069 - Rancho Mercado Unit I - Case Map
- ☐ 03 - FS15-069 - Rancho Mercado Unit I - Preliminary Plat Part 1
- ☐ 03 - FS15-069 - Rancho Mercado Unit I - Preliminary Plat Part 2
- ☐ 03 - FS15-069 - Rancho Mercado Unit I - Preliminary Plat Part 3
- ☐ 04 - FS15-069 - Rancho Mercado Unit I - Landscape Plans Part 1
- ☐ 04 - FS15-069 - Rancho Mercado Unit I - Landscape Plans Part 2
- ☐ 04 - FS15-069 - Rancho Mercado Unit I - Landscape Plans Part 3
- ☐ 04 - FS15-069 - Rancho Mercado Unit I - Landscape Plans Part 4
- ☐ 04 - FS15-069 - Rancho Mercado Unit I - Landscape Plans Part 5
- ☐ 05 - FS15-069 - Rancho Mercado Unit I - Phasing Plan
- ☐ 06 - FS15-069 - Rancho Mercado Unit I - MCDOT letter with attachments
- ☐ 07 - FS15-069 - Rancho Mercado Unit I - Dysart USD Letter
- ☐ 08 - FS15-069 - Rancho Mercado Unit I - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, Planner II

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS15-069**
Project Name:	Rancho Mercado Unit 1
Council District:	1
Meeting Date:	**December 17, 2015**
Planner:	Robert H. Kuhfuss, AICP

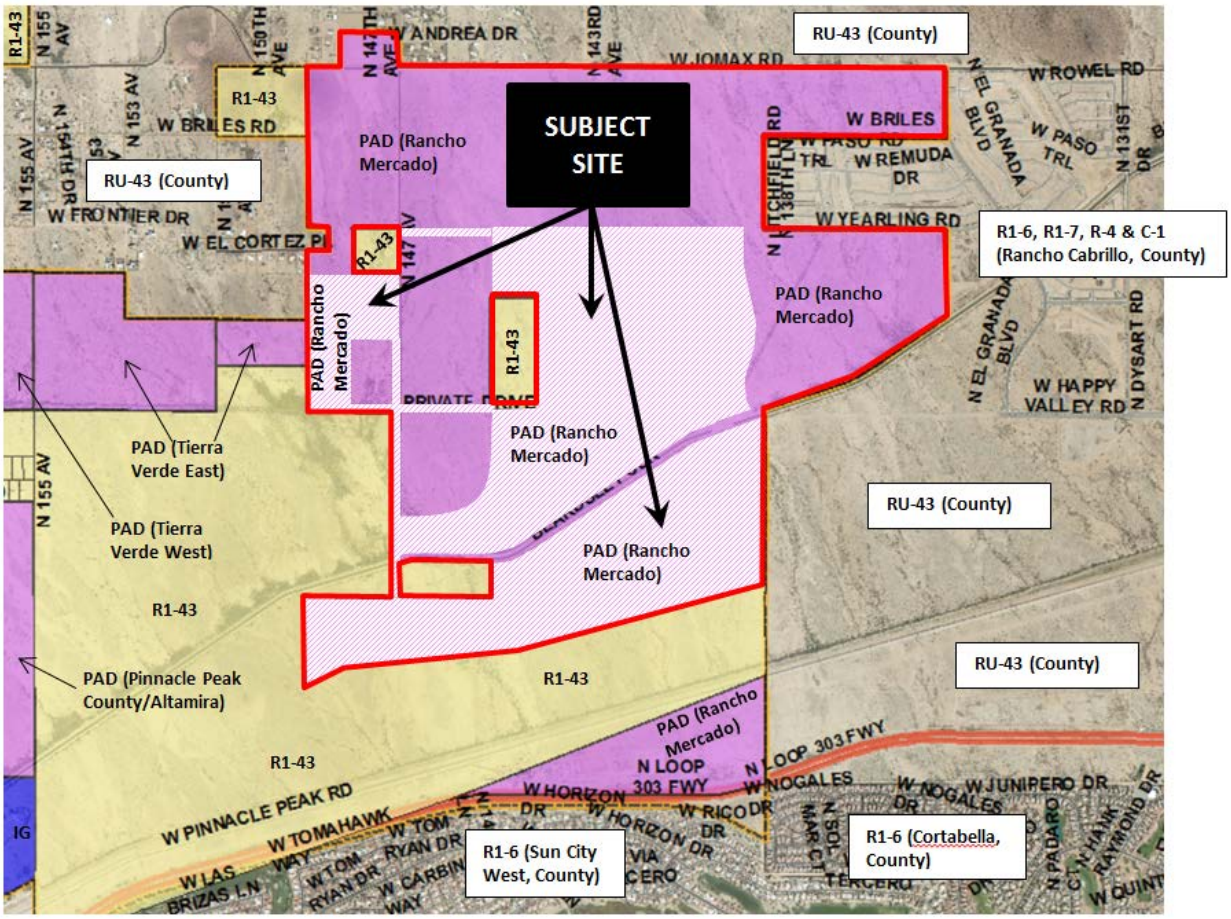
Owner:	William Lyon Homes Inc.
Applicant:	Mark Reddie of LVA Urban Design Studios on behalf of William Lyon Homes, Inc.
Request:	1,897-lot, 19-parcel, 5-phase Preliminary Plat
Site Location:	In the vicinity of 147th Avenue (Bullard Road) alignment and the Happy Valley Road alignment
Site Size:	567.38 acres (approx.)
Density:	3.43 DU/Ac (gross)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	Staff recommends the Commission recommend **approval** of the proposed Preliminary Plat to the City Council, subject to stipulations "a" through 'f'.

PROJECT DESCRIPTION:

Mark Reddie of LVA Urban Design Studio, on behalf of William Lyon Homes Phoenix, Inc., seeks approval of a 1,897-lot, 19-parcel, 5-phase Preliminary Plat located in the vicinity of the Bullard Road alignment and the Happy Valley Road alignment. The project, referred to as "Rancho Mercado Unit 1" will consist of three (3) LMDR parcels, six (6) MDR parcels, six (6) LDR parcels, two (2) park parcels and one (1) school parcel, collectively constructed in five (5) phases.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surrounds. Note that Unit 1 of Rancho Mercado (cross-hatched) is shown relative to the larger Rancho Mercado PAD (red outline).



BACKGROUND:

July 11, 2006: The Maricopa County Board of Supervisors approved a request for a Development Master Plan (DMP) and associated Zone Change for the Rancho Mercado project in what was then unincorporated Maricopa County.

May 25, 2007: The Surprise City Council entered into a Pre-Annexation Development Agreement with the applicant, which was recorded under 2007-0794202 MCR.

October 11, 2007: The Surprise City Council approved the Rancho Mercado PAD under case PAD06-276, subject to stipulations "a" through "u", Ordinance #07-46.

November 10, 2007: The subject property was annexed into the City of Surprise via Ordinance # 2007-47.

December 2, 2010: Staff met with the applicant to discuss a Preliminary Plat for Rancho Mercado under case CR10-256.

December 7, 2010: Staff approved a Minor PAD Amendment to under case FS10-210.

March 30, 2011: The applicant filed a request for a Preliminary Plat covering the subject property under case PS11-093, which expired due to inactivity.

February 28, 2013: Staff met with a homebuilder during a regularly scheduled Concept Review meeting to discuss the possibility of platting a portion of Rancho Mercado under case CR13-054.

August 8, 2013: Staff met with the applicant to discuss a Preliminary Plat and Major Zoning Amendment for Rancho Mercado under case CR13-365.

May 15, 2014: The applicant submitted water master plans for Rancho Mercado case PS14-197.

July 31, 2014: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR14-278.

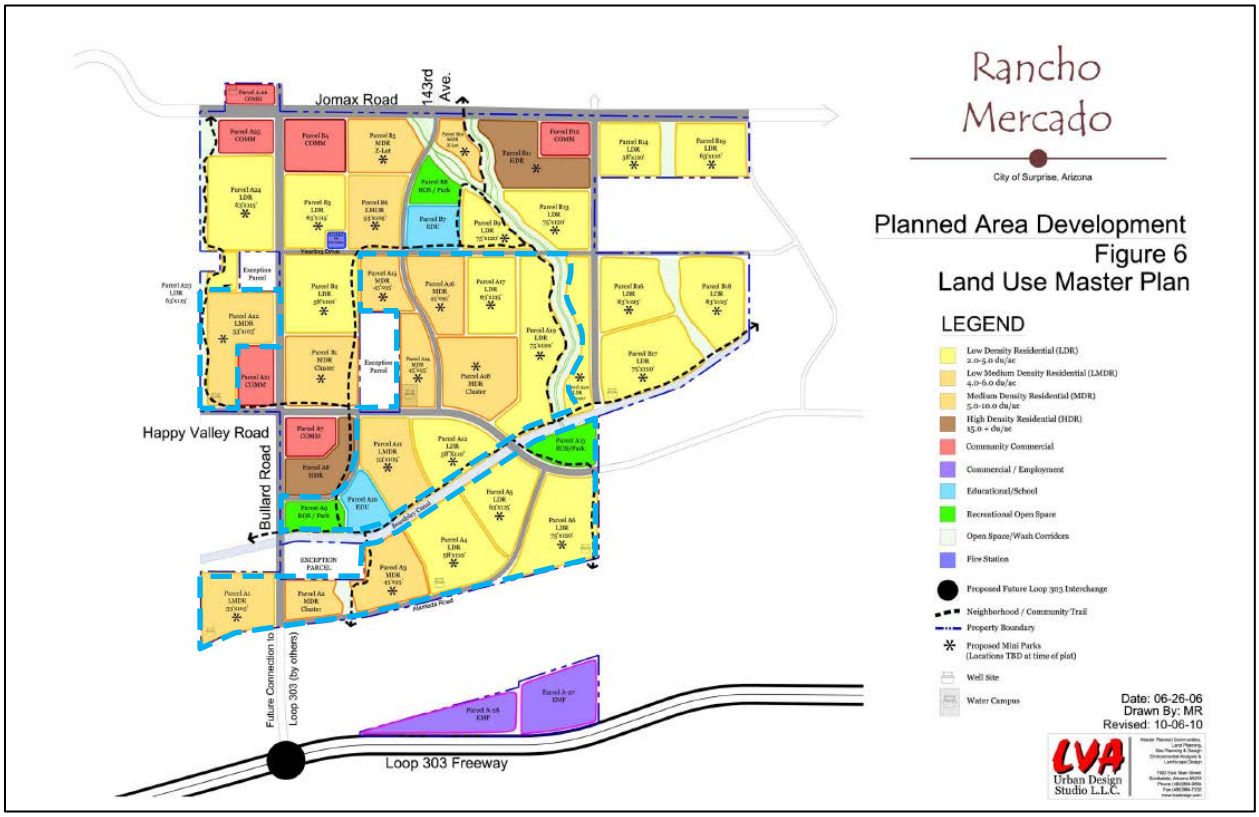
February 18, 2015: The applicant filed a request for a Preliminary Plat for Rancho Mercado Unit 1 under case FS15-069, the subject case.

CITIZEN OUTREACH:

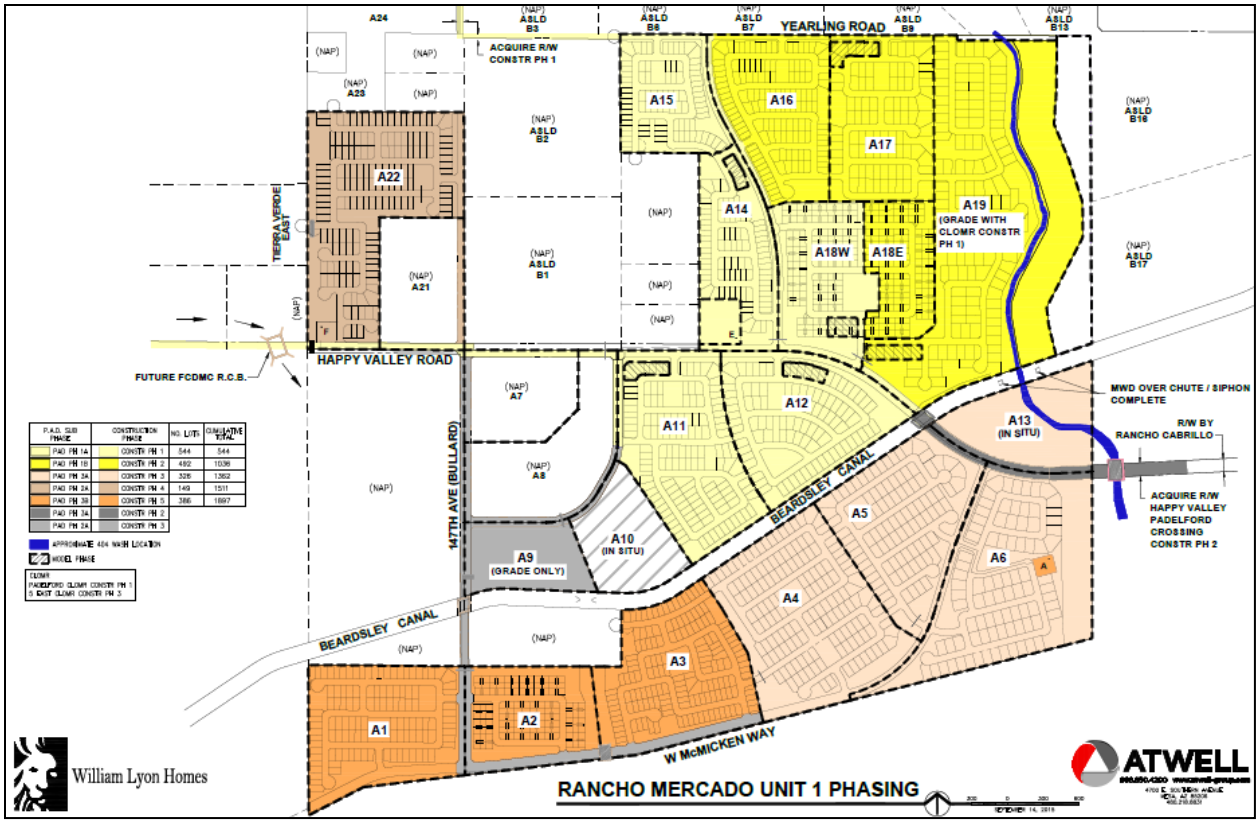
N/A

ANALYSIS AND DISCUSSION:

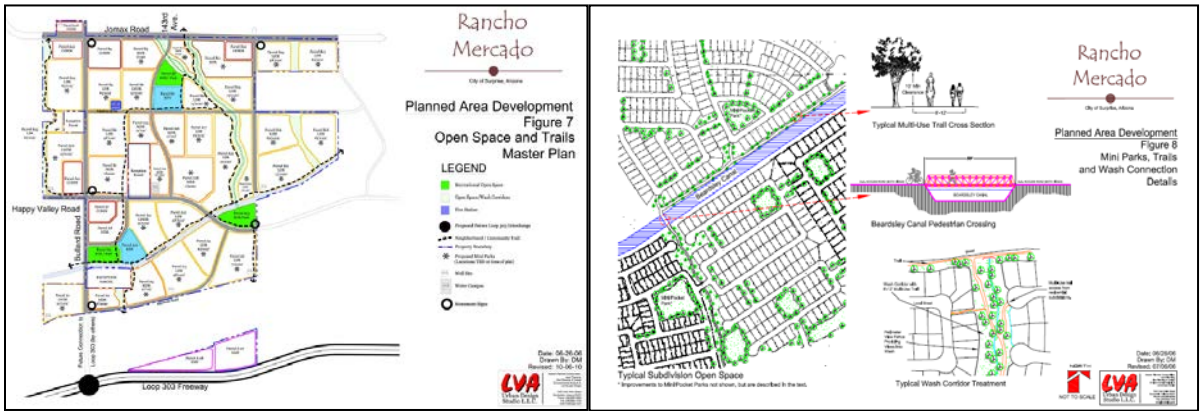
The subject Preliminary Plat covers approximately 567 acres of the larger 1,310 acre Rancho Mercado PAD, which was approved by the City Council in 2007. A subsequent amendment to the PAD, approved administratively in 2010, served to address certain minor issues. The following map, taken from the amended Rancho Mercado PAD document, expresses the currently approved land uses. The general limits of the subject Preliminary Plat are shown in blue.



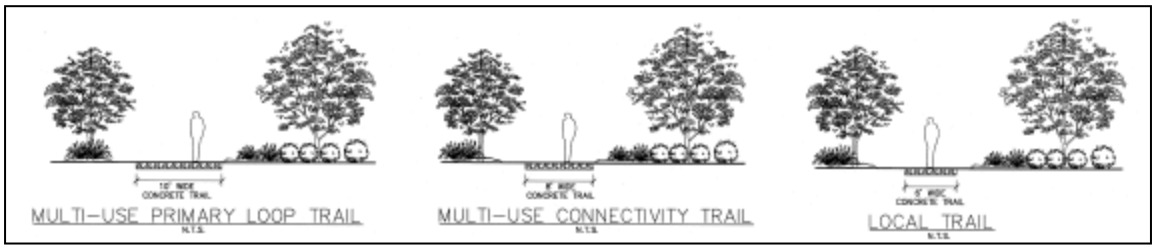
The Rancho Mercado PAD originally anticipated that development would occur in five (5) phases over the course of twelve (12) years beginning in 2012. The proposed Preliminary Plat is generally consistent with the originally anticipated Phasing; however, market constraints have delayed implementation of the project. Also, the nature of the Phasing Schedule as shown in the PAD does not provide for the fine-grain details that are contemplated with this Preliminary Plat. As such the Preliminary Plat itself will be constructed in five (5) sub-phases as shown in the following exhibit:



Landscaping will consist of native or near-native plant species consistent with the Rancho Mercado PAD. The project will also feature a significant amount of open space outfitted with considerable amenities including tot-lot, BBQ, and ramadas and trails. A complete list of amenities is included in Sheet L-0 of the attached Landscape Plans. The Rancho Mercado PAD also anticipates a number of trails providing pedestrian connectivity to and through the site as expressed in the following two exhibits taken from the PAD.

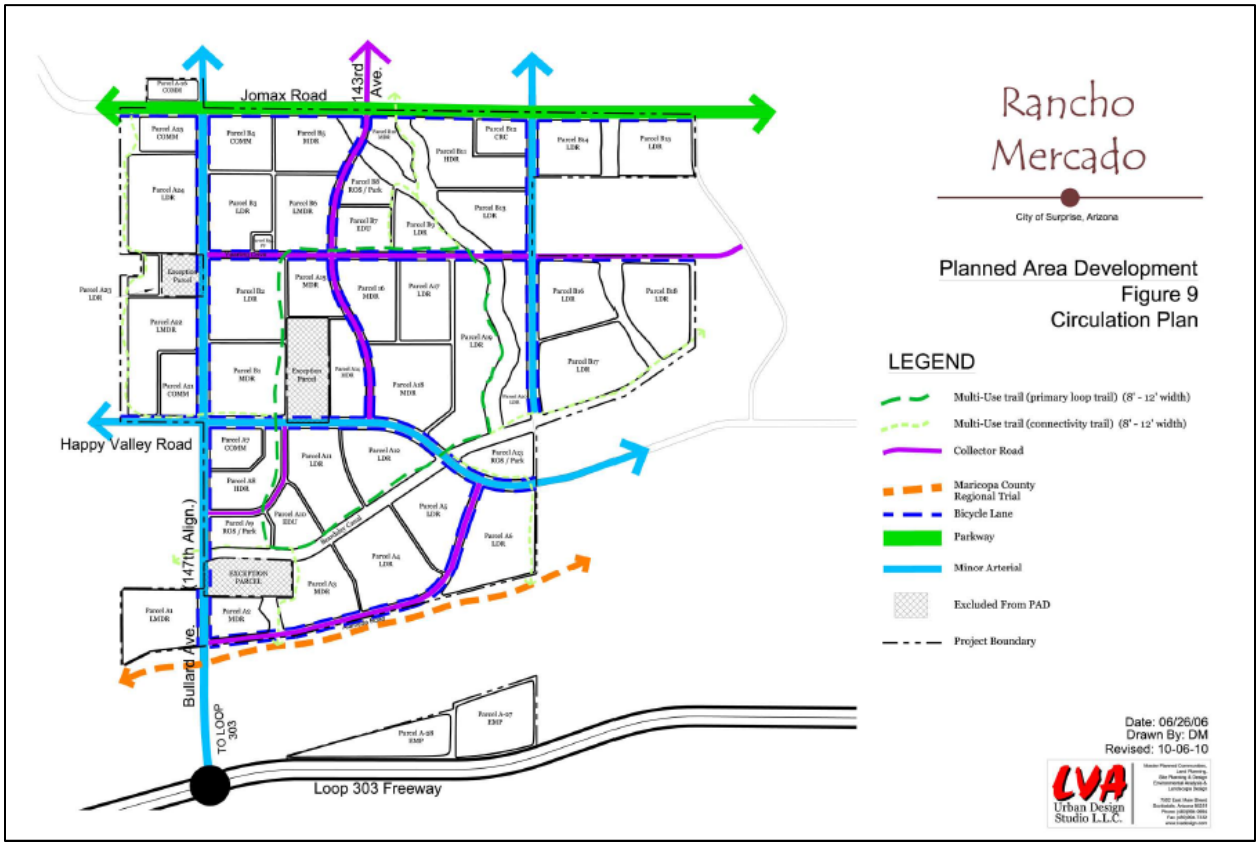


The character of these trails is expressed below and on Sheet 4 of the Preliminary Plat while the locations of the various trails are expressed throughout the attached landscape plans.



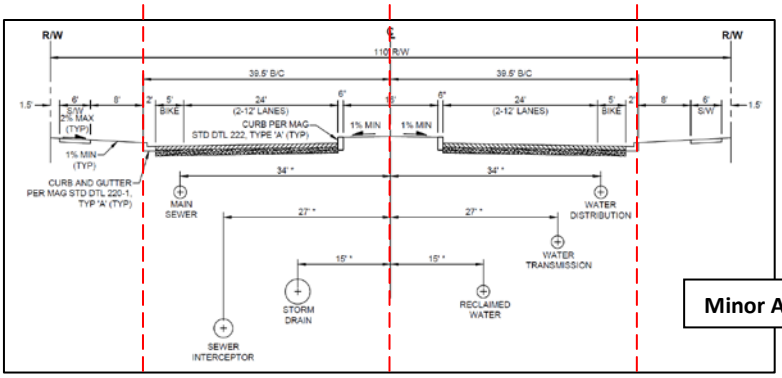
Primary theme walls will consist of single-score split-face CMU columns capped with a pre-cast concrete element separated by wall panels consisting of smooth-face single-score CMU and capped with split-face CMU. Walls within the interior will consist of smooth-face pilaster blocks capped with split face CMU. Where appropriate, a view fence consisting of a wrought iron element will be utilized. A single entry monument approximately 8'-4" tall and will be located near the eastern entrance to the project. These elements are expressed on Sheet W-6 of the attached Landscape Plans.

Per the Pre-Annexation Development Agreement executed between the developer and the city, the developer is responsible for building Happy Valley Road from its current terminus located approximately ¾ mile to the east of Rancho Mercado, in a westerly direction to 163rd Avenue. The Development Agreement also provides that Happy Valley Road will be designed and constructed in a manner consistent with the General Plan and the Minor Arterial Roadway Standard in place at the time the roadway is developed. Where the roadway is adjacent to land owned by the developer, the developer will make the ½-width right-of-way improvements adjacent to that land, which means that for the majority of the Preliminary Plat area, the developer will be making full-width improvements. The Development Agreement also provides for a "Street Buy-In Fee" to be collected by the city and distributed to the developer for any off-site improvements associated with Happy Valley Road constructed by the developer. The exhibit on the following page taken from the Rancho Mercado PAD expresses the anticipated roadway classifications at the time the PAD was approved.

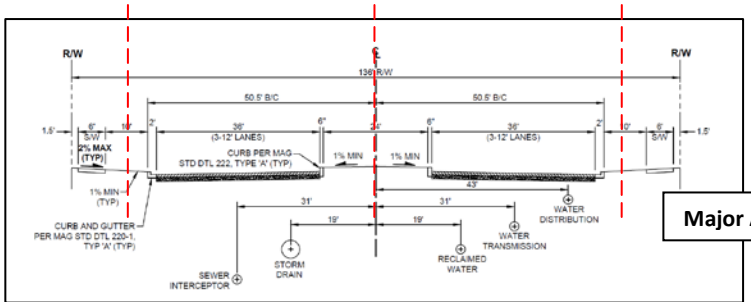


The developer is prepared to make these improvements to Happy Valley Road per the terms of the Pre-Annexation Development Agreement; however, since the time the Development Agreement was executed, the City of Peoria downgraded that portion of Jomax Road located within their jurisdiction. Further, the City of Surprise determined that in order to implement Jomax Road as a Parkway as anticipated by the General Plan, the Rancho Mercado PAD, and the Development Agreement, acquisition of large amounts of currently developed land along the Jomax Road corridor would be needed. For these reasons, the cities of Surprise and Peoria, as well as Maricopa County Department of Transportation, de-emphasized Jomax Road as the major east/west transportation corridor, choosing instead to allow Happy Valley Road carry that traffic.

The currently approved Minor Arterial Standard only calls for two lanes of traffic in each direction. If the developer designs and constructs Happy Valley Road to the currently approved Minor Arterial Standard as provided in the Development Agreement, the road will fail from a traffic standpoint as the area continues to develop. In order to mitigate this condition, the City of Surprise will need to install a third traffic lane in each direction; however, this cannot occur within the 110' right-of-way currently proposed if there is to be a landscape median and detached sidewalk. The diagrams on the following page depict both the Major and Minor Arterial standards as currently adopted by the City of Surprise.

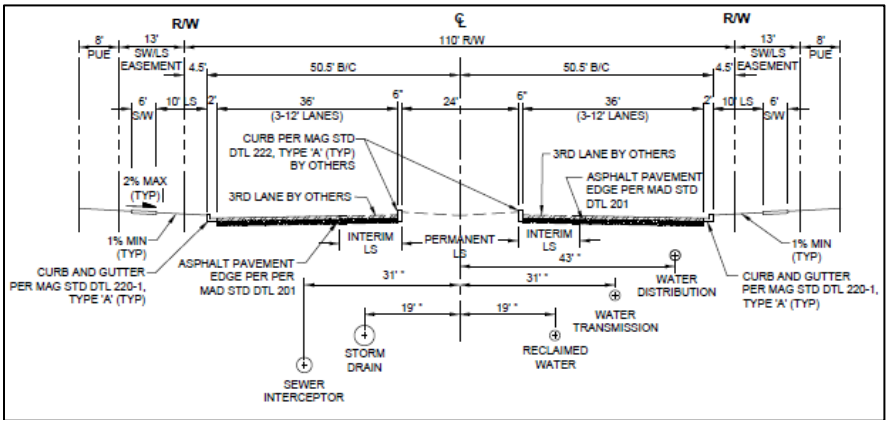


Minor Arterial per COS EDS 3-03



Major Arterial per COS EDS 3-02

A possible solution to this problem might be to implement a modified Major Arterial cross-section (shown below) in which the developer would construct the two outermost lanes separated by a substantial landscape median. When the traffic counts warrant expansion of the roadway in the future, the City could then construct a third lane in each direction, taking that land from the median, but retaining a median of appropriate size. Staff notes the cost to the City of Surprise to add these additional two lanes could exceed $2M; however, this cost would be considerably higher if the entire roadway were to be retrofitted from a Minor Arterial to a Major Arterial. The modified cross-section shown below minimizes the financial exposure to the city. The developer is not obligated to construct this modified cross-section per the terms of the Development Agreement; however, staff and the developer have been working in good faith to resolve this issue.



Also of significance is the location of the future Loop 303 connection in the vicinity of Rancho Mercado. Per the Rancho Mercado PAD (see Figure 9 above), said connection is to occur at Bullard Avenue. Further, the Development Agreement states the applicant is to work with the city and ADOT to establish that connection; however, discussions between the City, the developer and ADOT indicate that Bullard Avenue is not a viable option and that Litchfield Road is a much more likely scenario, although that connection will likely occur slightly to the east of the section-line due to topographic constrains and the existing power lines in the area. While the developer is not obligated to construct the Litchfield Road connection to the Loop 303, the developer has been in discussions with the City, MCDOT and ADOT.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD
Fire:	City of Surprise
Phone:	Qwest
Cable:	Cox

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Low Density Residential Land Use Category, which supports residential development at densities of between 3 and 5 DU/Ac. At 3.43 DU/Ac, the subject Preliminary Plat meets this density requirement. Staff notes the project lies within Village 5, which does not have an approved Village Plan; however, the Land Use Element of the General Plan is currently being updated and, with the exception of the classification of Happy Valley Road, the proposed project is consistent the update, even to the extent of preserving the Padelford Wash in a nearly pristine state.

The Surprise General Plan 2035 also shows Jomax Road as a future Parkway, which is consistent with the currently approved Rancho Mercado PAD; however, the update to the General Plan currently being contemplated reclassifies Jomax Road to a Minor Arterial. While Jomax Road is not part of the subject Preliminary Plat, the rationale for the reduced roadway classification is based on the adjacent municipality's reticence to continue the Parkway configuration to the east as well as the significant costs associated with the acquisition of the necessary rights-of-way to the west of Rancho Mercado needed to implement this design.

While Jomax Road is not part of the subject Preliminary Plat, Happy Valley Road is, and in order to carry the east/west traffic through that region, Happy Valley Road roadway must be reclassified as a Major Arterial as opposed to a Minor Arterial as currently shown in the 2035 General Plan and the subject Preliminary Plat.

REVIEWING AGENCIES:

Dysart Unified School District (DUSD): In a letter dated May 7, 2015 (attached) DUSD indicates the size and location of Parcel A10 meets their needs and they are currently in negotiations with the developer regarding a voluntary rooftop fee, which will be executed prior to the approval of the first Final Plat.

Maricopa County Department of transportation (MCDOT): In a letter dated September 11, 2015 (attached) MCDOT indicated concurrence with the extension of Happy Valley Road east of the subject site.

SUMMARY:

The proposed subdivision is well designed and meets the requirements of the Rancho Mercado PAD and the SUDC. The amenities included will provide recreational opportunities for the residents of the community. Once developed, the population base generated by the subdivision contribute to the local schools enrollment, while providing incentive for much needed retail services in the area. Significant regional traffic constraints will be addressed by the developer through the construction of Happy Valley Road, both on and off-site.

FINDINGS:

- The proposed Preliminary Plat is generally consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is generally consistent with the Rancho Mercado PAD.
- The proposed Preliminary Plat is consistent with the Pre-Annexation Development Agreement entered into between the City of Surprise and the developer.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission recommend the City Council **approve** the proposed Preliminary Plat subject to the following stipulations:

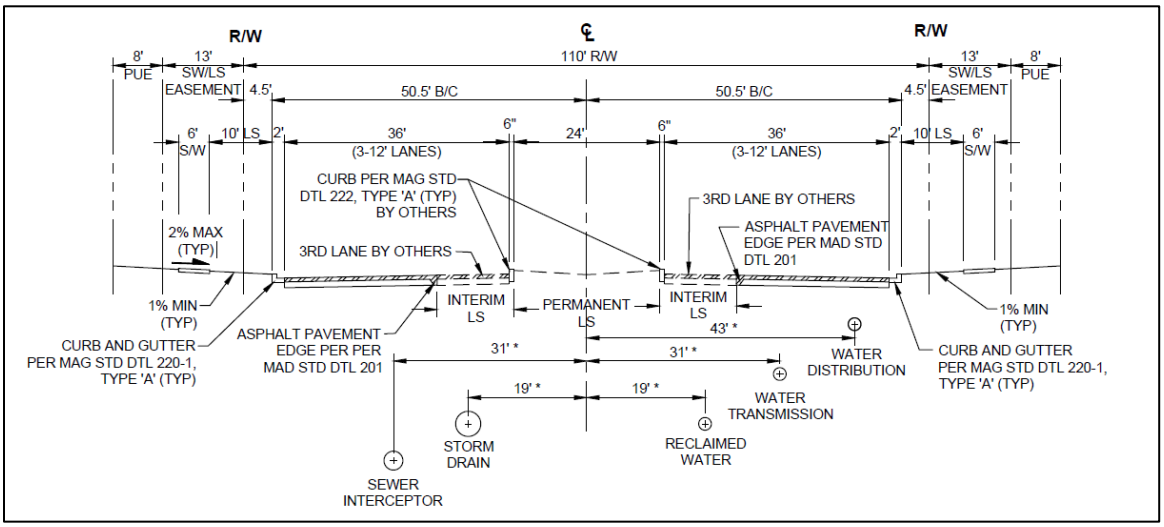
a. Development of the site shall be in conformance with the Preliminary Plat entitled "Preliminary Plat for Rancho Mercado Unit 1", consisting of 21 full-size sheets, prepared by Atwell Engineering and stamped received September 18, 2015, except as modified below.

b. Landscaping and amenities of the site shall be in conformance with the Preliminary Landscape Plans entitled "Rancho Mercado Unit 1 Preliminary Landscape Plan", consisting of 31 full-size sheets, prepared by LVA Urban Design Studio and stamped received September 18, 2015, except as modified below.

c. The applicant is aware that the City is upgrading Happy Valley Road from a Minor Arterial to a Major Arterial. Staff has provided a modified Minor Arterial Street Standard Detail 3-02 as depicted below, which would allow for a third lane to be constructed by others in the future while still maintaining the right-of-way for Happy Valley Road at a Minor Arterial Standard. The applicant is not obligated to expand the Happy Valley Road right-of-way nor construct Happy Valley Road to the Modified Minor Arterial Standard; however, if the applicant elects to expand the Happy Valley Road right-of-way to a Major Arterial standard the City will consider the following:

1. Modification to the Bullard Road cross section;

2. Modifications to the lotting plans involving less than 3% of the total number of lots and/or less than 5 acres of open space may be considered minor revisions to the approved preliminary plat and the final plat may be processed subject to the review and approval of the Community Development Director.



d. Prior to submittal of the applicable Final Plat or MOD, the applicant shall make sure it has supplied the City with the Bridge Construction and Access Easements. While the City will work with the Maricopa Water District (MWD) as needed, Rancho Mercado shall take the lead and ensure the easements are completed.

e. Prior to the approval of the first Final Plat, the applicant shall prepare an independent Traffic Impact Analysis to analyze a connection to the State Route 303 at Litchfield Road for horizon years 2021 and 2036.

f. All Final Plats shall include a Plat Note advising of the fact that Happy Valley Road may become a six-lane Major Arterial at some point in the future.

However, should the Commission wish to make an alternative recommendation to the City Council, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 – Vicinity Map (1 page)
02 – Case Map (1 page)
03 – Preliminary Plat (21 pages)
04 – Landscape Plans (31 pages)
05 – Phasing Plan, color exhibit (1 page)
06 - MCDOT letter w/ attachments (4 pages)
07 - Dysart USD Letter (1 page)

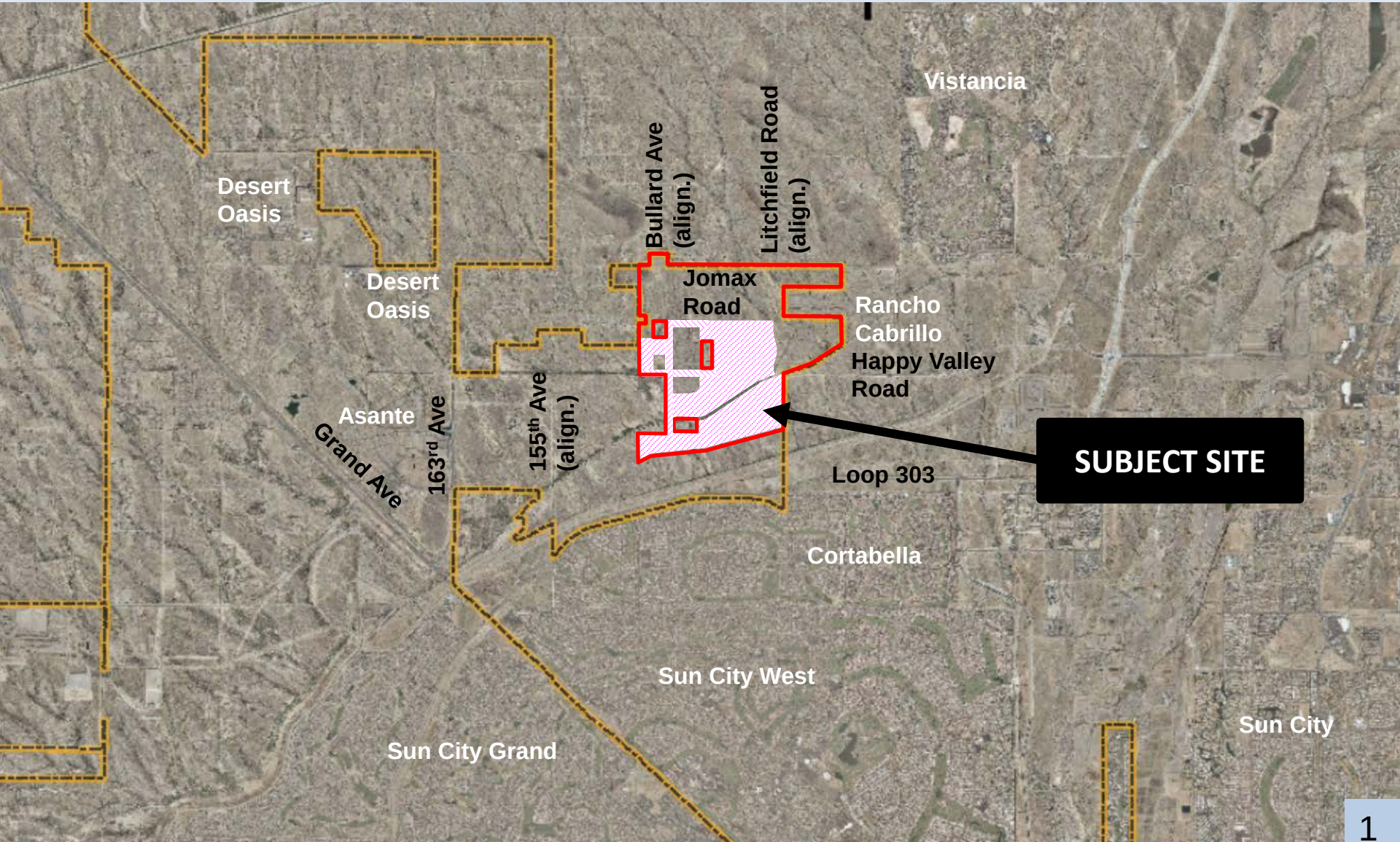
Enclosures:

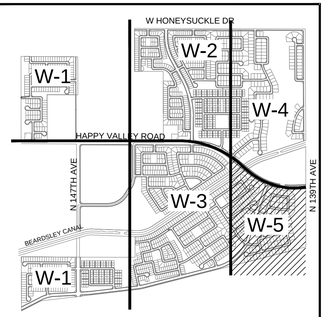
Preliminary Plat (21 sheets, 11" by 17" reductions)
Preliminary Landscape Plans (31 sheets, 11" by 17" reductions)
Phasing Plan, color exhibit (1 sheet, 11" by 17" reduction)

FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA

Vicinity Map





SHEET KEY N.T.S.

WALL LEGEND

SYMBOL	DESCRIPTION
	THEME WALL (SEE DTL. 4, W-6)
	FENCE BLOCK WALL (SEE DTL. 5, W-6)
	SHORT VIEW FENCE (SEE DTL. 6, W-6)

WALL PLAN SCALE: N.T.S.

CASE #FS15-069

urban design studio
land planning • landscape architecture
120 south ash avenue • tempe, arizona 85281 • phone: 480.994.0994

REGISTERED ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL 07/08/15 Date Signed ARIZONA, U.S.A. EXPIRES 12/31/2017

Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road Surprise, Arizona

WALL PLAN

NOT FOR CONSTRUCTION

Revision	Date
1	
2	
3	
4	

William Lyon Homes, Inc.

Date: 07/08/15
Job No.: 0342.3
Drawn: STAFF
SHEET #
W-5 29 OF 31

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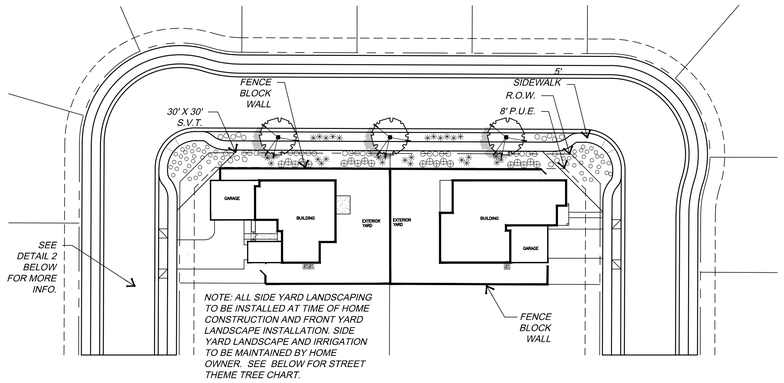
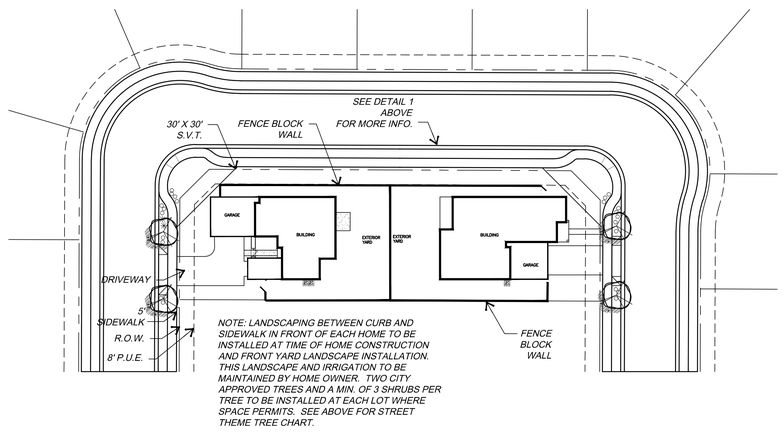
I:\2003\0342 - Rancho Mercado\CAD\LVA\LS\EXHIBITS\01-WALL PLAN 04mar13.dwg Sep 10, 2015



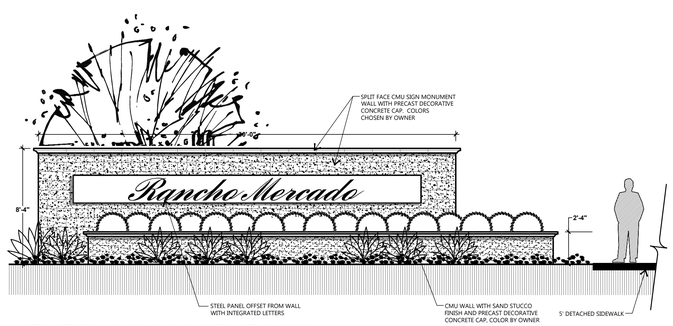
1 SIDE YARD LANDSCAPE, TYP.

N.T.S.



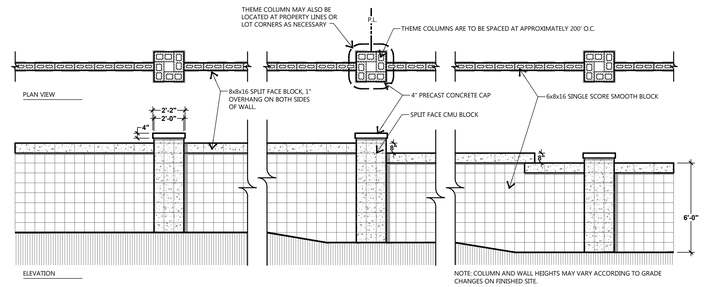
2 FRONT YARD LANDSCAPE, TYP.

N.T.S.



3 ENTRY MONUMENT SIGN

N.T.S.

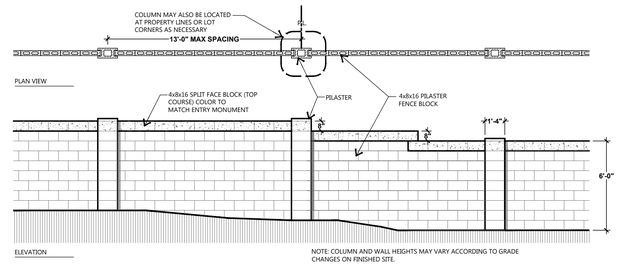


4 THEME WALL AND COLUMN

(COLUMN SPACING AT 200' O.C. & WHERE WALL MEETS A YARD DOOLEY WALL)

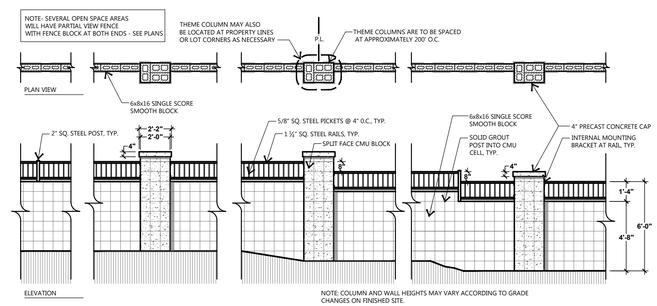
AT ARTERIAL AND COLLECTOR ROADWAYS

N.T.S.



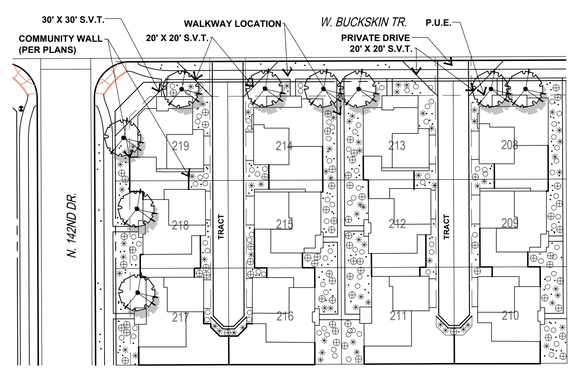
5 FENCE BLOCK WALL (PILASTER FENCE)

N.T.S.



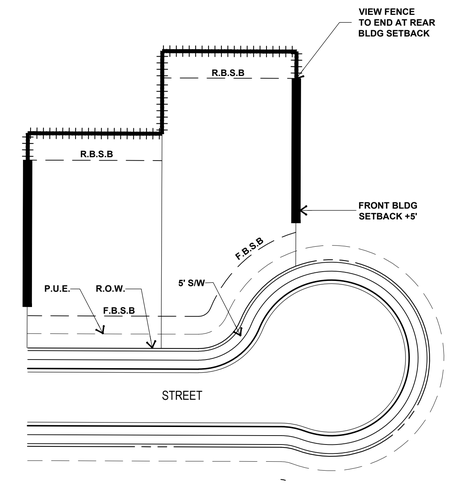
6 SHORT VIEW FENCE

N.T.S.



7 TYPICAL 6 PACK PAD LANDSCAPE

N.T.S.



8 LOCATION FOR BEGINNING OF WALL

N.T.S.

BOLLARD
CBM1105H
BB3

NOTE:
PEDESTRIAN LIGHTING BOLLARDS SPACED APPROXIMATELY EVERY 200 FEET ALONG TRAIL CORRIDORS.

LED, HID, Induction
IES Classification Type III, V
Vandal proof hardware
LED up to 24W type III and 32 W type V
Available in all RAL colors
Tool free access
IP66
Options: Photocell,
Dimmable, MOM control system

LED lamp details

LED code	Lumen output	efficacy(Lm/W)	Wattage LED	Wattage System	BUG rating	HPS equivalency
TGAP-3L-12W	675	45	12	15	B1-U2-G1	35W
TGAP-5L-16W	940	47	16	20	B1-U2-G1	35W
TGAP-3L-24W	1204	43	24	28	B1-U2-G1	50W
TGAP-5L-32W	1575	45	32	35	B1-U2-G1	50W

IES -TM-21 Calculated L70 is over 75 000 hours
IES -TM-21 Reported more than 36 000 hours
Equivalency should always be verified by a third party photometric test.
See latest results and update on website at www.cyclonelighting.com

LED 4000K + - 150K 70 CRI minimum

9 LIGHTING BOLLARDS

FOR ALL MULTI USE TRAILS

N.T.S.

CASE #FS15-069

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

REGISTERED ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL 09/10/15 Date Signed ARIZONA, U.S.A. EXPIRES 12/31/2017

Rancho Mercado Unit 1
Happy Valley Road and Litchfield Road Surprise, Arizona
WALL / MON. SIGN AND LS DETAILS

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NOT FOR CONSTRUCTION

Revision	Date

William Lyon Homes, Inc.

Date: 09/10/15
Job No.: 0342.3
Drawn: STAFF
SHEET #
W-6 30 OF 31

I:\2003\0342 - Rancho Mercado\CAD\LVA\LS\EXHIBITS\00-LANDSCAPE PLAN.dwg Sep 11, 2015

MAILBOX PLAN

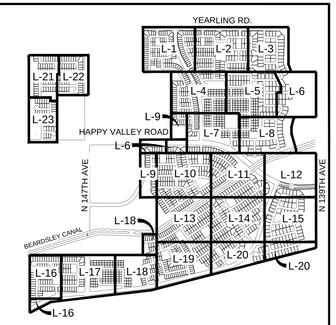
N.T.S.

NOTE:

ALL MAILBOX LOCATIONS AND SIZES ARE PRELIMINARY AND ARE SUBJECT TO FINAL APPROVAL BY THE U.S.P.S.

NOTE:

ADEQUATE LIGHTING FIXTURES WILL BE PROVIDED IN MAILBOX LOCATIONS. DETAILS TO BE PROVIDED WITH FINAL PLANS.



SHEET INDEX

N.T.S.

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120 south ash avenue • tempe, arizona 85281 • 480.994.0994

REGISTERED ARCHITECT
CERTIFICATE NO. 43528
RYAN ERIC TRUDELL
Date Signed 09/10/15
ARIZONA, U.S.A.
EXPIRES 12/31/2017

Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road Surprise, Arizona

MAILBOX PLAN

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NOT FOR CONSTRUCTION

Revision	Date

William Lyon Homes, Inc.

Date: 09/10/15

Job No.: 0342.3

Drawn: STAFF

SHEET #

M-1 31 OF 31

CASE #FS15-069

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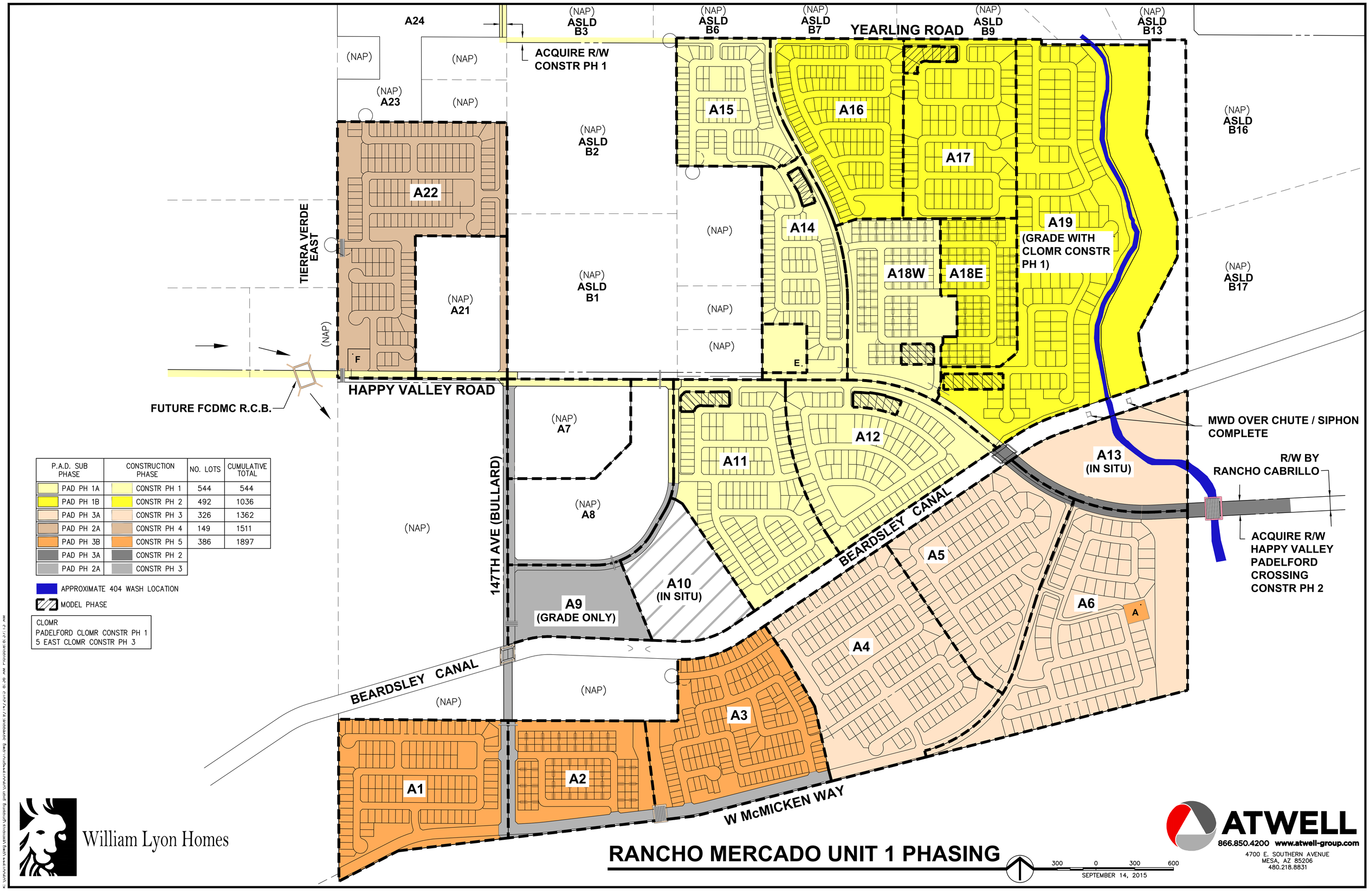

P.A.D. SUB PHASE	CONSTRUCTION PHASE	NO. LOTS	CUMULATIVE TOTAL
PAD PH 1A	CONSTR PH 1	544	544
PAD PH 1B	CONSTR PH 2	492	1036
PAD PH 3A	CONSTR PH 3	326	1362
PAD PH 2A	CONSTR PH 4	149	1511
PAD PH 3B	CONSTR PH 5	386	1897
PAD PH 3A	CONSTR PH 2		
PAD PH 2A	CONSTR PH 3		

APPROXIMATE 404 WASH LOCATION

MODEL PHASE

CLOMR
PADELFORD CLOMR CONSTR PH 1
5 EAST CLOMR CONSTR PH 3

William Lyon Homes

RANCHO MERCADO UNIT 1 PHASING

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

Maricopa County
Department of Transportation

2901 W. Durango St
Phoenix, AZ 85009
Phone: 602-506-4856
Fax: 602-506-5969
www.maricopa.gov

September 11, 2015

Jason Penrod, PE
Project Coordinator, Atwell
4700 East Southern Ave
Mesa, AZ 85026

RE: Rancho Mercado – Happy Valley Road Improvements

Dear Mr. Penrod:

We have reviewed your request to extend Happy Valley Road west of El Granada Blvd. approximately 3600'. The review was based on your letter and exhibit dated 9/2/2015. From what has been provided, we think your request is reasonable as it appears that all MCDOT, MCFCD and MCP&D requirements are being met, and proposed phase improvements will meet the traffic volumes generated by this improvement. Any drainage diversion caused by the roadway must be conveyed outside of the proposed 135' right of way and the diversions will not be maintained by the County.

At this point you may proceed with a permit application through the MCDOT Permitting office.

Sincerely,

Karl Rockwell

Karl Rockwell, P.E.
MCDOT Permitting Branch Manager (Acting)

C: Denise Brewer
Paul Cook
Hossain Behbahani
Jennifer Toth
Jim Sargent
Bassem Naba

ONE COMPANY.
INFINITE SOLUTIONS.

September 2, 2015

Mr. Karl Rockwell, PE
Maricopa County Department of Transportation
2901 W. Durango Street
Phoenix, AZ 85009

Re: Rancho Mercado – Happy Valley Road Improvements

Mr. Rockwell,

Thank you for taking the time to review the proposed roadway improvements. The following information describes the Project:

INTRODUCTION

Rancho Mercado Unit 1 is a 1,310-acre project located in the City of Surprise in portions of Section 4, Section 5, Section 8, and Section 9 of Township 4 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona. The property east of Rancho Mercado is currently in the early stages of development as part of the Rancho Cabrillo Development. To provide access to Rancho Mercado, two roadways are required, one from the west and one from the east as the primary and secondary access. As determined by the Rancho Mercado Traffic Impact Analysis, each access is required to include 2 travel lanes, one lane in and one lane out. The primary access will fall within the City of Surprise jurisdiction and will be constructed from 163rd Avenue to the west side of the Rancho Mercado near 147th Avenue (Bullard alignment). On the East side of Rancho Mercado, Happy Valley Road is proposed to be extended from the property line to the existing intersection of W. Happy Valley Road and N. El Granada Boulevard. This portion of Happy Valley Road is considered the secondary access and will be under the jurisdiction of Maricopa County Department of Transportation (MCDOT). This letter discusses the secondary access and will refer to it as the "Site" or "Project".

EXISTING IMPROVEMENTS

East of the of the existing intersection of W. Happy Valley Road and N. El Granada Boulevard, the existing roadway improvements consist of a bike lane and 2 travel lanes on each side of a center median with enough right of way to accommodate the expansion of the road from 2 travel lanes to 3 travel lanes when traffic volumes warrant expansion. With the absence of development on the north side of the road, the existing terrain drains in a sheet flow pattern until it reaches the existing road which directs the flows to strategically located culvert crossings.

HORIZONTAL DESIGN

As an interim condition, the proposed roadway will consist of a paved shoulder and one travel lane in each direction on each side of a median. The total width of asphalt will be 20-feet on each side to provide access to emergency vehicles during the interim condition. Design parameters have been used to allow future expansion when traffic volumes warrant the expansion. The roadway geometric design has been determined using a worst case mix of MCDOT and American Association of State Highway and Transportation Officials (AASHTO) standards. The following is a list of the design standards used for laying out the geometry of the roadway.

- 55-mph design speed (posted 45-mph)
- 2% super elevation, (3 lanes rotated around the hinge point of the median curb gutter)

4700 East Southern Avenue, Mesa, AZ 85206 Tel: 480.218.8831 Fax: 480.830.4888
www.atwell-group.com

- 1400-foot centerline radius (1349-foot minimum radius for the inner most lane of MCDOTs Urban Principal Arterial Road, Fig 5.7)
- Runoff = 120' (70% or 84-feet of the Runoff within the tangent. MCDOT requires between 60% - 80%)
- Runout = 120'
- Maximum Relative slope 1:213 (AASHTO)
- bw (adjustment factor) = 0.67 (AASHTO)
- Maximum Relative Gradient = 0.47 (AASHTO)
- Side Friction Factor = 13% (AASHTO)

VERTICAL DESIGN

Due to the conceptual stage of the Project, a vertical design has not yet been determined.

DRAINAGE

To provide proper drainage conveyance, 100-year event crossings will be provided at strategic locations designed and constructed to accommodate the future expansion of the roadway as traffic conditions warrant. Flows used to conceptually design the crossings were taken from the Wittmann Area Drainage Master Study Update, dated July 2004 revised October 2004.

Please see the attached exhibits for roadway geometry and drainage information.

RIGHT OF WAY

William Lyon Homes will be acquiring 130' of right of way (65' R/W each side of future Happy Valley Road centerline as shown on the attached Exhibit) from the current land owner for the Happy Valley Road connection from Rancho Mercado to N. EL Granada Blvd. WLH will be providing an ALTA Survey, Phase 1 Environmental Site Assessment, Class I Cultural Resources Records Review and a Biological Evaluation of this right of way area.

TRAFFIC REPORT

A Traffic Impact Analysis was completed by CivTech in May 2015 and provided to MCDOT.

CONCLUSION

The Happy Valley Road improvements required to provide a secondary access to the Rancho Mercado development are designed per MCDOT and AASHTO based on a 55-mph design speed and 45-mph posted speed. The improvements also provide the proper drainage systems to convey the 100-year storm event beneath the roadway and allow flows to continue along historic drainage paths.

Thank you for your prompt review of the Rancho Mercado Happy Valley Road improvements. If you have any questions please let me know.

Sincerely,

Jason Penrod, PE
Project Coordinator

MCDOT APPROVAL

_____

Date

4700 East Southern Avenue, Mesa, AZ 85206 Tel: 480.218.8831 Fax: 480.830.4888
www.atwell-group.com

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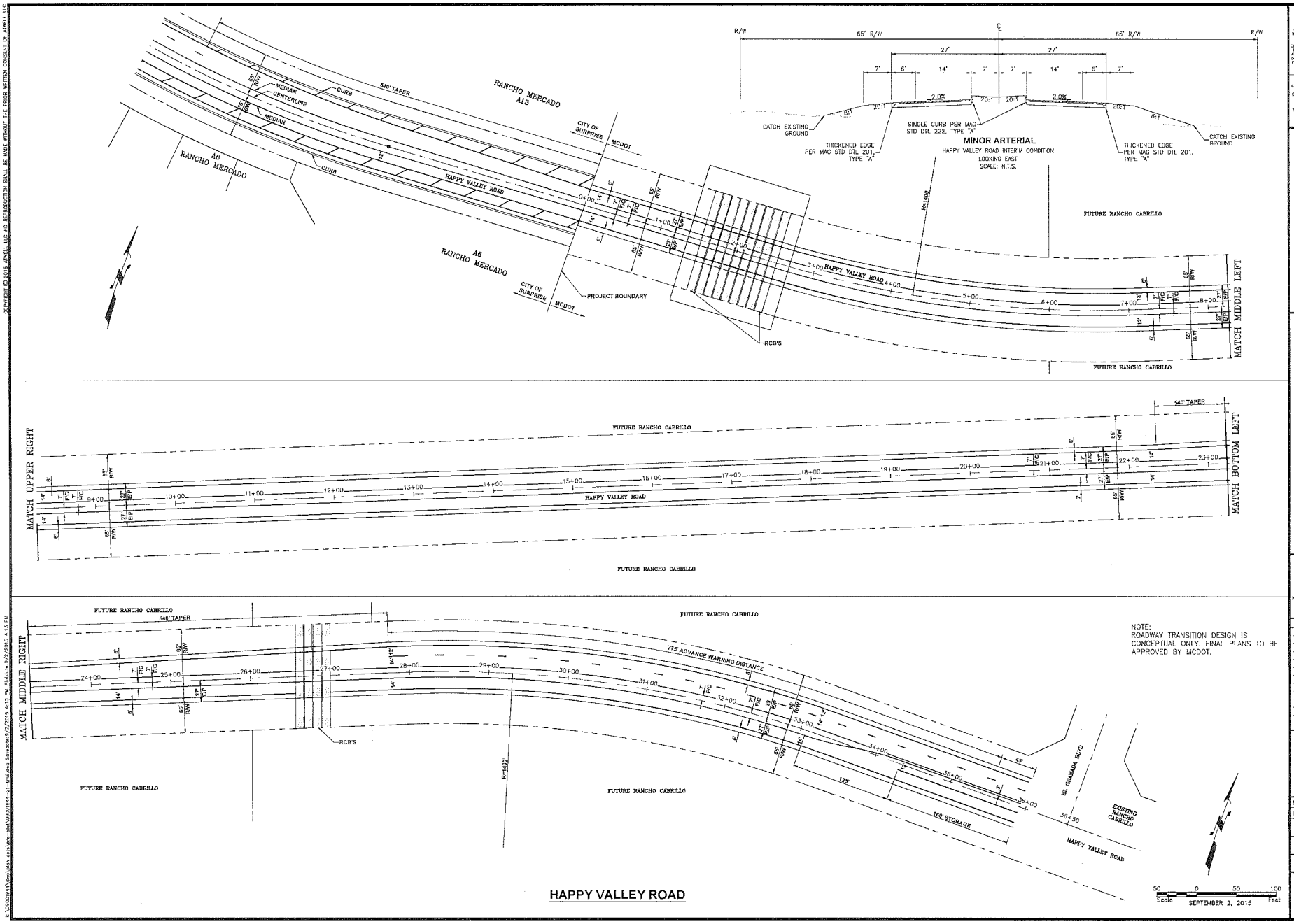


NOTE:
ROADWAY TRANSITION DESIGN IS CONCEPTUAL ONLY. FINAL PLANS TO BE APPROVED BY MCDOT.

HAPPY VALLEY ROAD

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OF SUCH UTILITY. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR WITHIN THE OWNER'S LINES. THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK. THE WORK WILL BE INSPECTED FOR QC AND OTHER PURPOSES.

ATWELL
866.850.4200 www.atwell-group.com
4700 S. McClintock Drive
Tempe, AZ 85282
Mesa, AZ 85206
480.218.8831

CONCEPTUAL HAPPY VALLY - RANCHO CABRILLO

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

811 Know what's below. Call before you dig.

REVISIONS:

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING

PM.	T. NORTHROP
DR.	S. STAMAN
JOB NO.	09001944
FILE NO.	09001944TRN6
	TRN6
SHEET NO.	1 OF 1

L:\2009\1944\Survey\dwg\plat\prp-plat\09001944-21-1ns6.dwg Saustaman 9/2/2015 4:13 PM Plotdate 9/2/2015 4:13 PM

2012 AdvancED Accreditation

DYSART Unified School District

Dysart Unified School District No. 89

Nathaniel Dysart Education Center

Jack Eaton
Executive Director
Business Services

15802 North Parkview Place
Surprise, Arizona 85374
Phone: 623-876-7008
Fax: 623-876-7046
jack.eaton@dysart.org

www.dysart.org

May 7, 2015

City of Surprise
Community Development Department
16000 N. Civic Center Plaza
Surprise, AZ 85374

RE: Preliminary Plat FS15-096 School Site Concurrence

To Whom it May Concern:

This letter is to provide confirmation to the City of Surprise Community Development Department that the Dysart Unified School District #89 has reviewed the Rancho Mercado Phase 1 Preliminary Plat (Case # FS15-069) related to the proposed school site (Parcel A10). The Dysart USD is in concurrence that the location and size of the proposed school site is acceptable to the District based on the needs generated by this development.

The District and the developer are currently negotiating a Memorandum of Understanding (MOU) for the school site dedication/deeding and voluntary school rooftop fee which will be executed prior to, or concurrent with the first final plat approval. Thank you for providing the district with the opportunity to comment on this preliminary plat request.

Sincerely,

Jack Eaton

Jack Eaton
Executive Director of Business Services
Dysart Unified School District

Superintendent
Gail Pletnick, Ed.D.

Governing Board
Spencer Bailey
Suzanne Kellis
Bonnie Schroader
Traci Sawyer-Sinkbeil
Jennifer Tanner

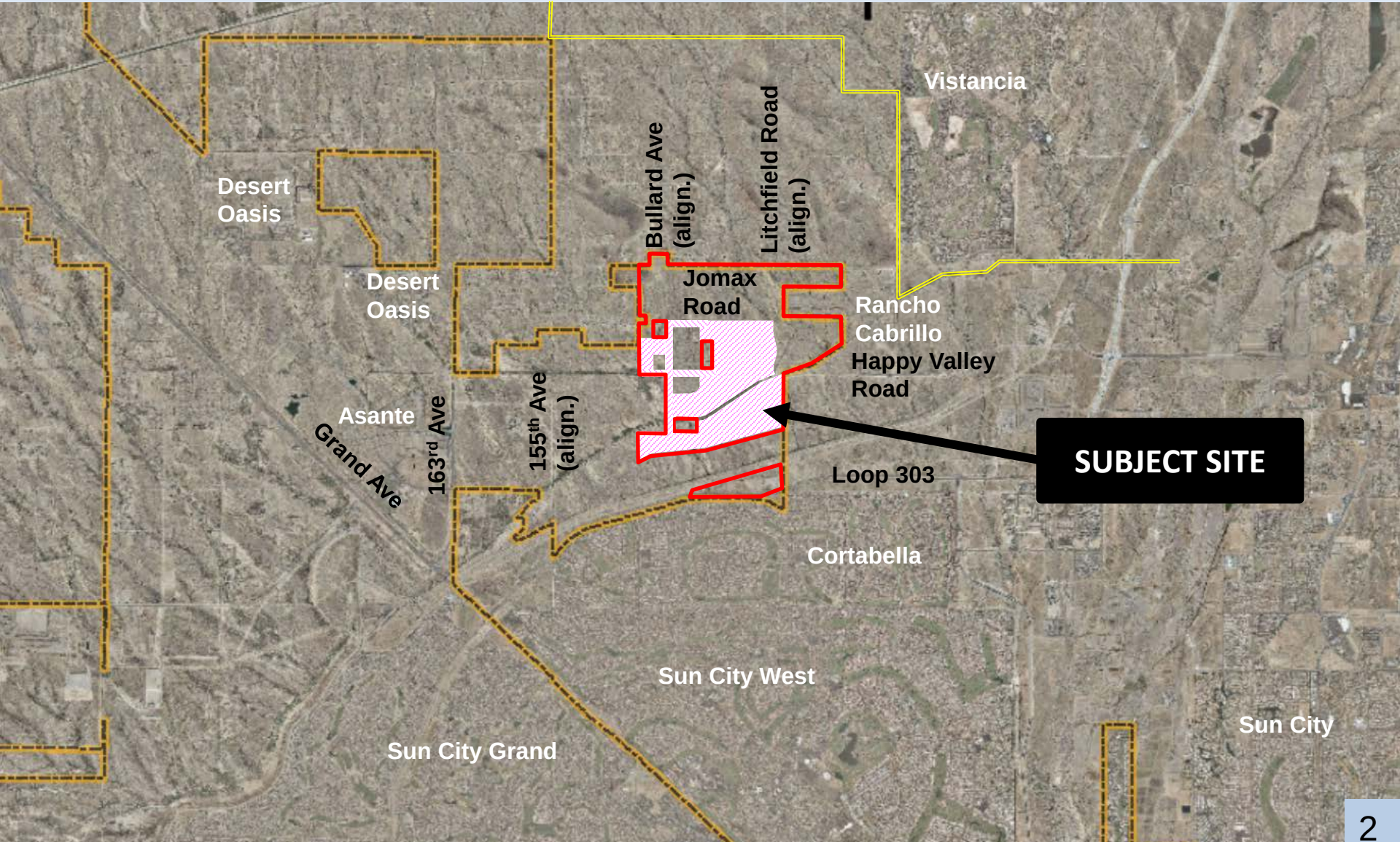
FS15-069
Rancho Mercado Unit 1
Preliminary Plat
Planning and Zoning Commission

December 17, 2015

SURPRISE
ARIZONA

SURPRISE ARIZONA

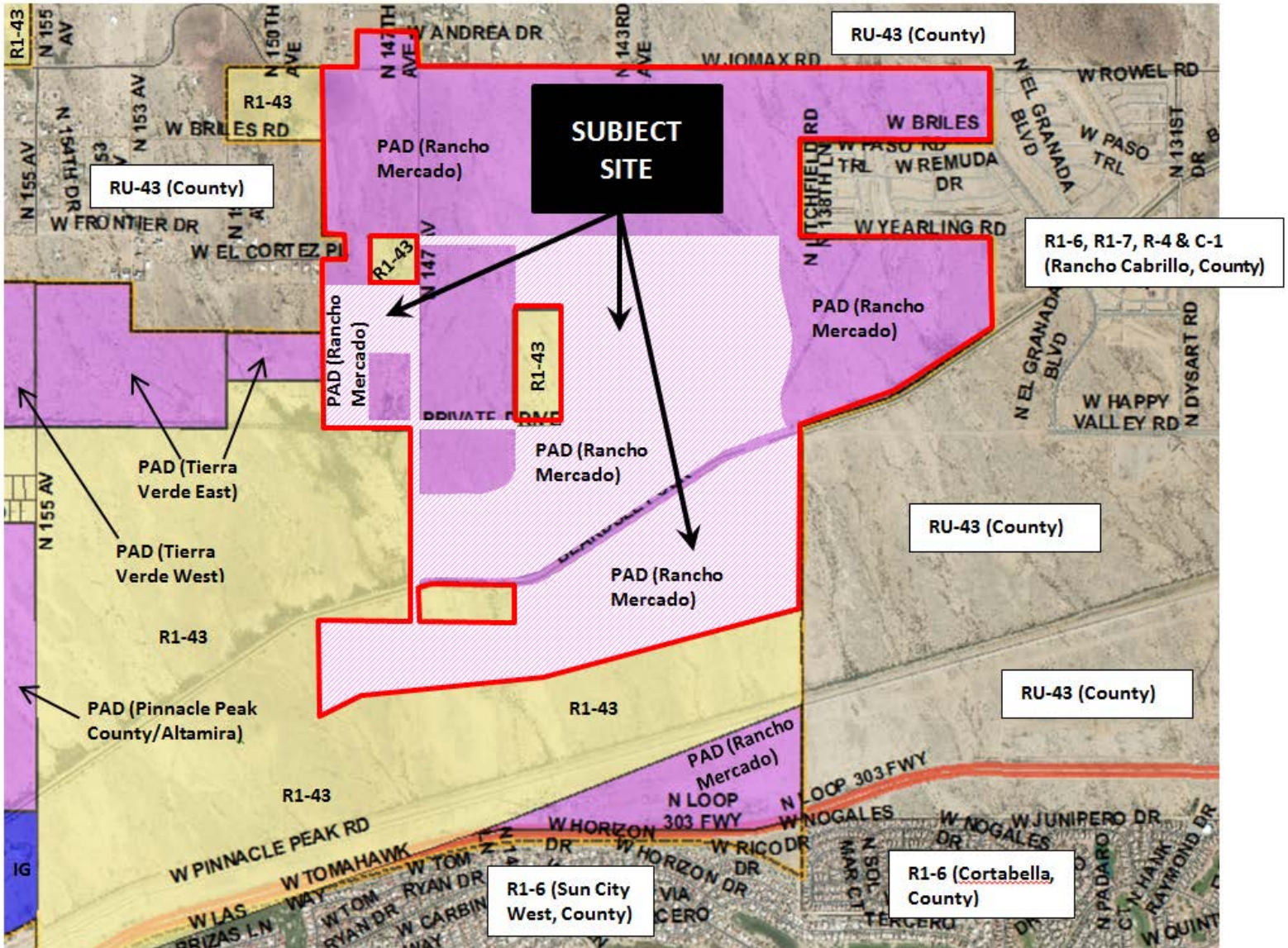
Vicinity Map



FS15-069 Rancho Mercado Unit I Preliminary Plat

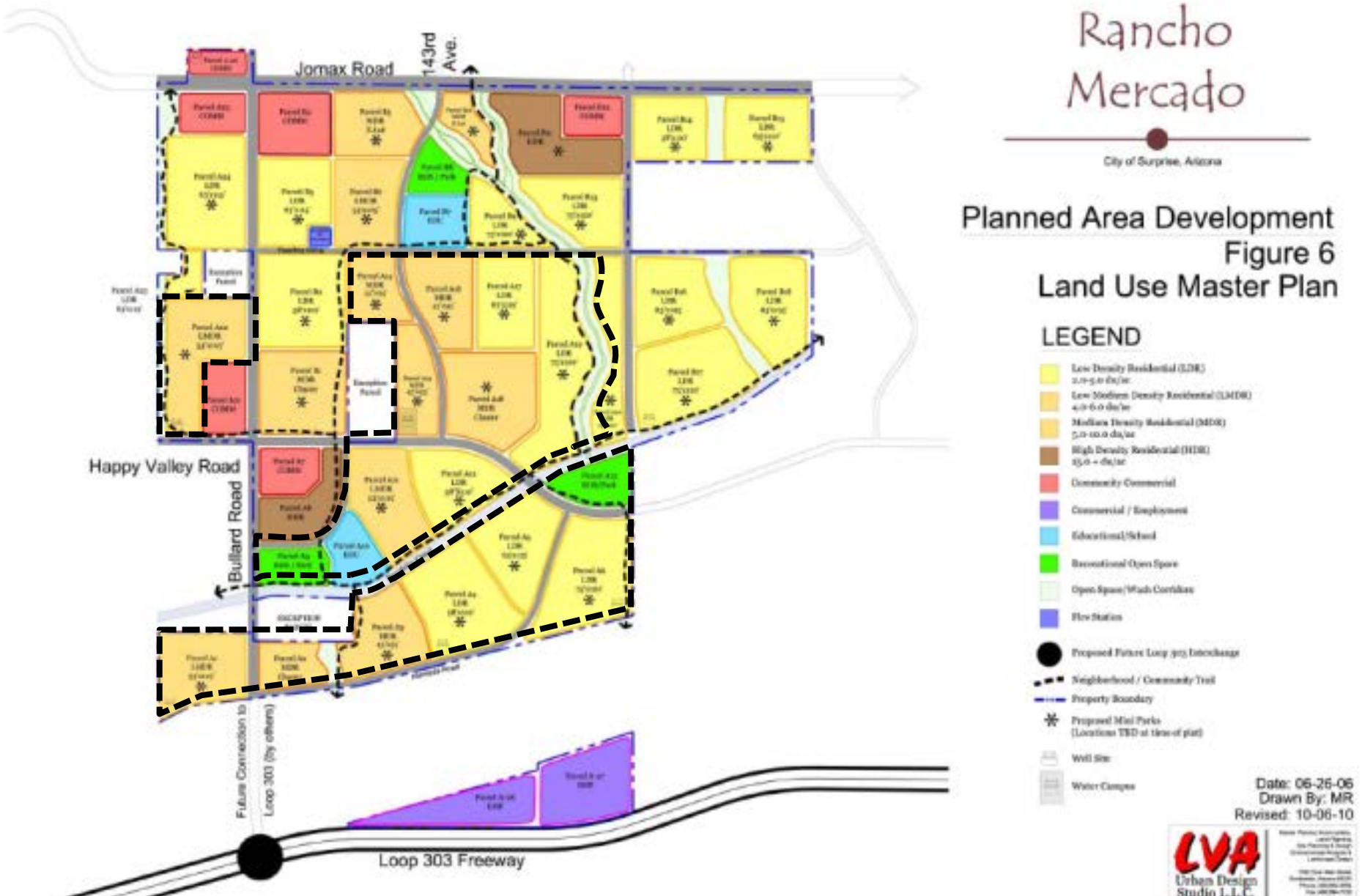
SURPRISE
ARIZONA

Case Map



FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA



FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA

LEGAL DESCRIPTION

NORTHEAST PARCEL

THAT PORTION OF SECTION 4 AND SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3" MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 4 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 89°46'48" WEST, 5,208.84 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 4, NORTH 89°46'48" WEST, 381.08 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, SOUTH 00°20'02" WEST, 429.66 FEET;

THENCE SOUTH 03°46'26" WEST, 308.80 FEET;

THENCE SOUTH 22°35'30" EAST, 323.81 FEET;

THENCE SOUTH 17°53'34" EAST, 389.85 FEET;

THENCE SOUTH 00°17'53" EAST, 295.67 FEET;

THENCE SOUTH 27°17'41" WEST, 856.11 FEET;

THENCE SOUTH 08°08'30" EAST, 148.77 FEET;

THENCE SOUTH 13°42'47" EAST, 282.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE BEARDSLEY CANAL;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 71°32'56" WEST, 739.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,419.66 FEET, THE CENTER OF WHICH BEARS SOUTH 18°27'05" EAST;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'28", AN ARC LENGTH OF 383.41 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 56°04'29" WEST, 2,643.58 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 540.58 FEET, THE CENTER OF WHICH BEARS NORTH 33°55'31" WEST;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°02'44", AN ARC LENGTH OF 483.28 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 87°51'47" WEST, 985.28 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 689.58 FEET, THE CENTER OF WHICH BEARS SOUTH 02°08'13" WEST;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°31'17", AN ARC LENGTH OF 227.37 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 73°30'56" WEST, 123.87 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE, NORTH 00°06'42" WEST, 618.67 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°53'18" EAST, 681.37 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 580.00 FEET, THE CENTER OF WHICH BEARS NORTH 00°09'42" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°59'02", AN ARC LENGTH OF 322.40 FEET;

THENCE NORTH 30°10'40" EAST, 201.84 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 508.00 FEET, THE CENTER OF WHICH BEARS NORTH 59°48'20" WEST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°16'28", AN ARC LENGTH OF 264.19 FEET;

THENCE NORTH 00°05'48" WEST, 702.63 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'26" EAST, 667.89 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE LEAVING SAID SOUTH LINE AND ALONG LAST SAID WEST LINE, NORTH 00°18'38" WEST, 1,652.67 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 89°46'48" WEST, 657.32 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG LAST SAID WEST LINE, NORTH 00°09'27" WEST, 991.52 FEET TO THE EAST-WEST MIDSECTION LINE OF SAID SECTION 4;

THENCE ALONG SAID EAST-WEST MIDSECTION LINE, SOUTH 89°46'48" EAST, 3,680.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 13,236,121 SQUARE FEET OR 303.873 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE AND SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

WEST PARCEL

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 1/2" IRON PIPE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH A FOUND 2" MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTH QUARTER CORNER OF THEREOF BEARS NORTH 89°38'50 WEST, 2626.84 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°38'58" WEST, 710.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°38'58" WEST, 603.44 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE, NORTH 00°02'31" WEST, 1,963.86 FEET TO A LINE THAT IS 680.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID WEST LINE AND ALONG SAID PARALLEL LINE, SOUTH 89°41'23" EAST, 1,310.83 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EAST LINE, SOUTH 00°07'05" EAST, 881.27 FEET TO A LINE THAT IS 1104.30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE AND ALONG LAST SAID PARALLEL LINE, NORTH 89°38'58" WEST, 710.03 FEET TO A LINE THAT IS 710.03 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG LAST SAID PARALLEL LINE, SOUTH 00°07'05" EAST, 1,104.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,820,129 SQUARE FEET OR 41.7844 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE AND SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

SOUTHEAST PARCEL

THAT PORTION OF SECTION 8 AND SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2" MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 9 FROM WHICH A 1 1/2" IRON PIPE ACCEPTED AS THE NORTHWEST CORNER THEREOF BEARS NORTH 00°06'42" WEST, 2648.86 FEET;

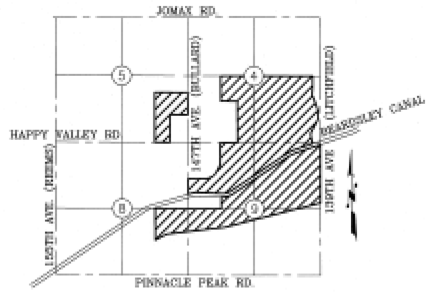
THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, SOUTH 89°51'18" EAST, 1,315.05 FEET;

THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 00°08'46" WEST, 470.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BEARDSLEY CANAL;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 87°51'47" EAST, 18.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 779.60 FEET, THE CENTER OF WHICH BEARS NORTH 02°08'13" EAST;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°03'44", AN ARC LENGTH OF 480.68 FEET;

PRELIMINARY PLAT
FOR
RANCHO MERCADO UNIT 1
LOCATED IN PARTS OF SECTIONS 4, 5, 8, AND 9, T.4N., R.1W. OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION (CONTINUED)

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 58°04'29" EAST, 2,643.58 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 1,280.68 FEET, THE CENTER OF WHICH BEARS SOUTH 33°55'31" EAST;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'20", AN ARC LENGTH OF 345.87 FEET;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 71°32'55" EAST, 1,010.12 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE ALONG SAID EAST LINE, SOUTH 00°02'19" EAST, 2,318.75 FEET;

THENCE ALONG THE NORTHERLY LINE OF TRACT 46F, TRACT 48F, TRACT 44F AND TRACT 42F PER THE FINAL PLAT OF TRILBY WASH DETENTION BASIN DAM & APPURTENANCES AS RECORDED IN BOOK 63, PAGE 31, MARICOPA COUNTY RECORDS, THE FOLLOWING THREE COURSES:

THENCE SOUTH 75°39'09" WEST, 3,930.43 FEET;

THENCE SOUTH 82°16'58" WEST, 2,315.99 FEET;

THENCE SOUTH 62°55'40" WEST, 518.79 FEET;

THENCE LEAVING SAID NORTHERLY LINE AND ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 00°08'26" WEST, 1,258.61 FEET;

THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, SOUTH 88°32'31" EAST, 1,311.86 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 9,658,452 SQUARE FEET OR 221.7276 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE AND SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

FLOOD INFORMATION

RANCHO MERCADO IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAPS (FIRM) NO. 04013C1210L AND 04013C1220L (FIGURE 8), REVISED OCTOBER 16, 2013. PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD HAZARD ZONES "X" AND "AE". THESE HAZARD ZONES ARE DEFINED AS FOLLOWS:

"ZONE X IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE AREAS OUTSIDE THE 100-YEAR FLOODPLAINS, AREAS OF 100-YEAR SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 100-YEAR STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREAS ARE LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"ZONE A IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE RATE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"ZONE AE IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE RATE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"FLOODWAY IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE [illegible]"

OFF-PAVEMENT SEWER RIGHT-OF-WAYS/EASEMENTS (BOTH PUBLIC AND PRIVATE) WITH MANHOLES MUST HAVE ALL-WEATHER ACCESS ROADS AND BE ABOVE STORM WATER LEVELS. BOLTED, GASKETED COVERS WILL BE REQUIRED IN PROBLEM AREAS.
WATER CAMPUS SHOWN ON TRACT 14E OF PARCEL A14 WILL CONTAIN A WELL SITE. A CONDITIONAL USE PERMIT WILL BE REQUIRED FOR SAID WELL SITE.
ALL ACCESS ROADS AND TURNING RADII SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF WB-50
ALL DEVELOPMENT PHASES ON THIS PRELIMINARY PLAT SHALL PROVIDE A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.
ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE BASED ON THE REVIEW OF THE MASTER ROADWAY PLAN DURING THE PRELIMINARY PLAT SUBMITTAL.

CIVIL ENGINEER
ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831
FAX: (480) 830-4888
CONTACT: TED NORTHROP JR., P.E.

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
PHONE: (480) 994-0994
FAX: (480) 994-7332
CONTACT: RYAN TRUSELL, RLA

OWNER \ DEVELOPER
WILLIAM LYON HOMES
8840 E. CHAPARRAL RD. STE 200
SCOTTSDALE, ARIZONA 85250
PHONE: (480) 893-1000
FAX: (480) 850-3830
CONTACT: CHARLIE CALDWELL

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1
SITE PLAN AND SHEET INDEX	2
PHASING PLAN	3
DETAIL SHEETS AND TRACT TABLES	4 - 6
PRELIMINARY PLAT	7 - 16
MAJOR STREET TRANSITIONS	17 - 21

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE
WATER	CITY OF SURPRISE	623-222-1900
SEWER	CITY OF SURPRISE	623-222-1900
FIRE	CITY OF SURPRISE	623-222-1900
GAS	SOUTHWEST GAS	602-484-5344
ELECTRIC	APS	602-250-1000
TELEPHONE	QWEST	480-830-0492
CABLE	COX	623-322-1710
REFUSE	CITY OF SURPRISE	623-222-1900

BENCHMARK

NATIONAL GEODETIC SURVEY PID DX0080, DESIGNATION Q 386 FOUND U.S. COAST AND GEODETIC SURVEY BRASS CAP STAMPED "1967 Q 386"
NAVD 88 ELEVATION = 1382.53
(CITY OF SURPRISE BENCHMARK #53 ELEVATION = 1382.52)

BASIS OF BEARING

BASIS OF BEARING IS N89°24'04"E BETWEEN NGS CONTROL POINTS DX0080 AND AJ0587.

SITE DATA

EXISTING ZONING	PAD (CITY OF SURPRISE)
GROSS SITE DATA	567.38 AC
ARTERIAL ROAD R/W	14.60 AC
NET SITE AREA	552.78 AC
NUMBER OF LOTS	1897
DENSITY	3.43 AC
OPEN SPACE ACREAGE	156.83 AC (28% OF NET AREA)

RESIDENTIAL PARCEL DATA

PARCEL	PAD LAND USE	LOT SIZES	GROSS ACRES	* NET ACRES	** OPEN SPACE	NO. LOTS	NET DU/AC
A1	LMDR	53'x105'	30.04 AC	29.78 AC	6.20 AC	112	3.76
A2	MDR	CLUSTER	21.38 AC	20.34 AC	6.46 AC	120	5.90
A3	MDR	45'x85'	32.52 AC	32.52 AC	8.67 AC	154	4.74
A4	LDR	55'x115'	41.46 AC	41.46 AC	8.86 AC	145	3.50
A5	LDR	63'x115'	31.19 AC	30.42 AC	5.44 AC	94	3.09
A6	LDR	75'x120'	46.35 AC	44.19 AC	14.57 AC	87	1.97
A11	LMDR	53'x105'	33.74 AC	32.58 AC	5.56 AC	134	4.11
A12	LDR	58'x115'	30.62 AC	28.56 AC	6.87 AC	95	3.33
A14	MDR	45'x85'	22.79 AC	21.04 AC	3.97 AC	88	4.81
A15	MDR	45'x85'	18.20 AC	18.20 AC	3.35 AC	83	4.56
A16	MDR	45'x85'	27.62 AC	27.62 AC	3.80 AC	132	4.78
A17	LDR	63'x115'	27.90 AC	27.90 AC	4.82 AC	88	3.15
A18W	MDR	CLUSTER	23.23 AC	22.25 AC	6.52 AC	144	7.74
A18E			14.17 AC	14.17 AC	1.57 AC	138	
A19	LDR	75'x120'	77.27 AC	76.50 AC	36.20 AC	134	1.75
A22	LMDR	53'x105'	41.78 AC	39.84 AC	9.80 AC	149	3.74
SUBTOTAL			520.27 AC	508.28 AC	135.85 AC	1,897	3.73

A9	ROS/PARK		13.13 AC	12.34 AC	11.80 AC
A10	EDU		15.00 AC	15.00 AC	0.80 AC
A13	ROS/PARK		18.98 AC	17.16 AC	17.15 AC
SUBTOTAL			47.11 AC	44.50 AC	28.75 AC

TOTAL			567.38 AC	552.78 AC	156.83 AC	1,897	3.43

* GROSS ACRES LESS ARTERIAL ROW.

** TRACT AREAS LESS PRIVATE ROADS, SCHOOL, WATER CAMPUS AND WELL SITE AREAS.

OPEN SPACE DATA

	PROJECT		UNIT 1 PROGRAM	UNIT 1 PRELIMINARY PLAT			
OPEN SPACE TYPE	ACRES	%TOTAL	ACRES	ACRES	% TOTAL	VARIANCE	%
NEIGHBORHOOD PARKS	47	28%	22	29	18%	9	45%
POCKET / MINI PARKS	48	27%	21	41	26%	20	95%
SCHOOLS *	13	8%	4	0	0%	-4	-100%
WASH / SLOPE	60	35%	27	38	24%	11	41%
LANDSCAPE TRACTS	11	6%	5	48	31%	44	880%
TOTAL OPEN SPACE	178	100%	77	157	100%	80	104%
GROSS PROJECT	1,310	14%	567	567	28%	0	0%
NET RESIDENTIAL	943	19%	408	388	41%	-20	-7%

* OPEN SPACE TO BE DEVELOPED BY SCHOOL AT A LATER DATE.

DRAINAGE EASEMENTS

THE DIMENSIONS FOR DRAINAGE EASEMENTS REQUIRED FOR DRAINAGE CHANNELS CARRYING OFFSITE DRAINAGE FLOWS WILL BE DETERMINED DURING FINAL DESIGN. DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN THE FINAL DRAINAGE EASEMENTS FROM THE APPROPRIATE PROPERTY OWNERS PRIOR TO FINAL PLAT APPROVAL.

ATWELL

COVER SHEET

PROJECT: RANCHO MERCADO UNIT 1 PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

811 Know what's below. Call before you dig.

REVISIONS
4/15/15: PER C.O.S. FS14-117 & FS15-069 COMMENTS
7/20/15: PER C.O.S. FS14-117 & FS15-069 COMMENTS

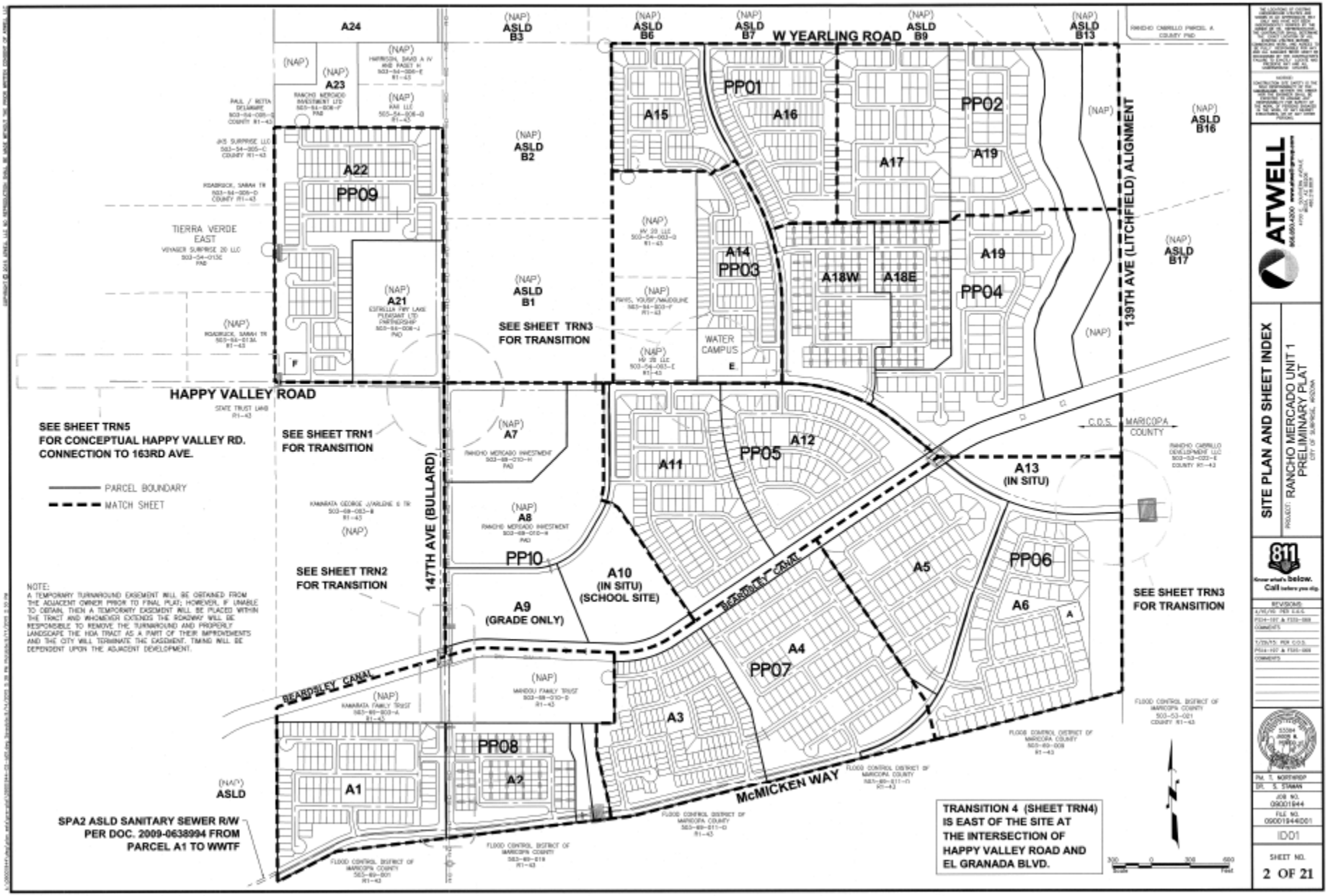
PM: T. NORTHROP
DR: [illegible]

JOB NO. 09001944
FILE NO. 09001944CS01
CS01

SHEET NO.
1 OF 21

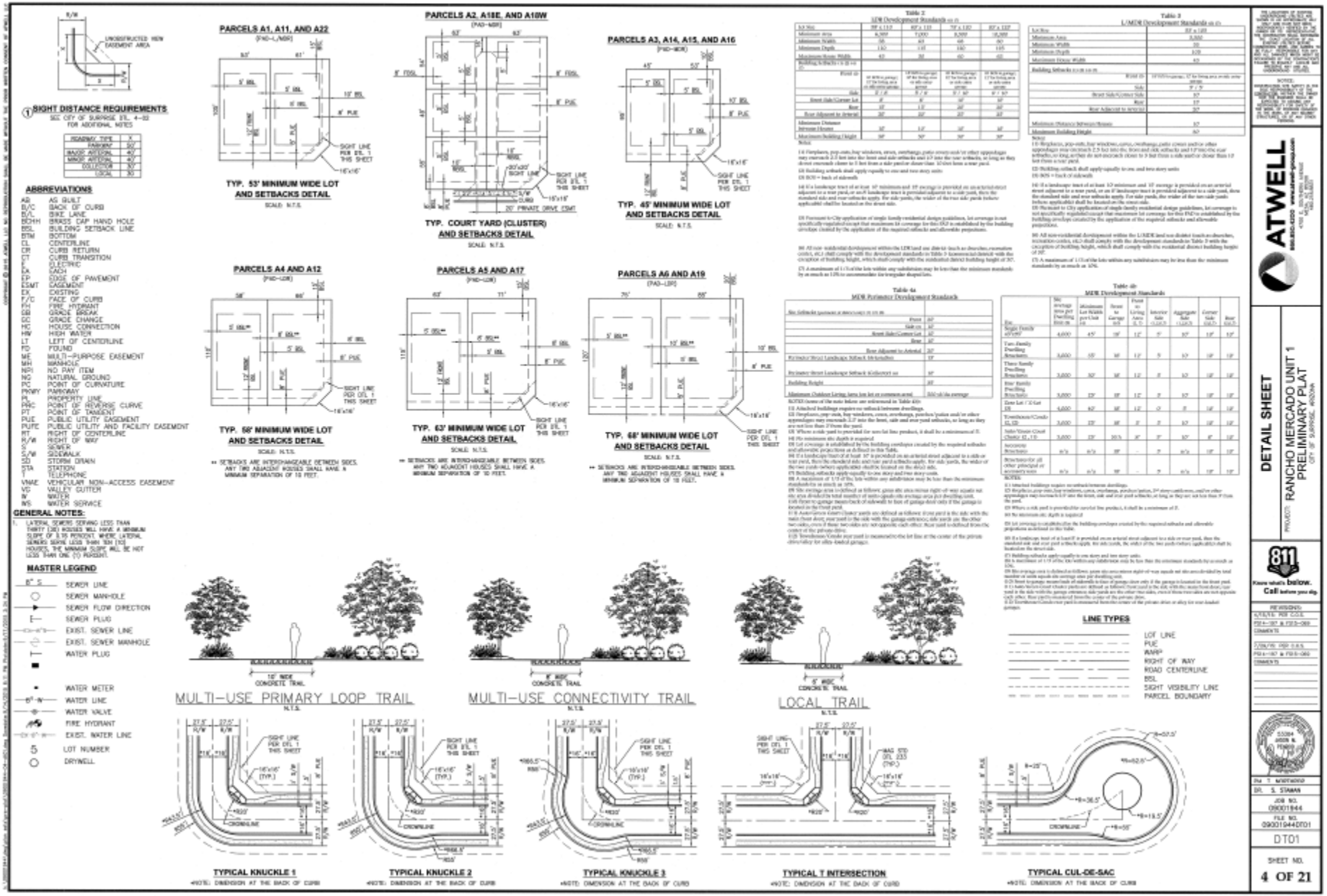
FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA



FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA



FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA

Rancho Mercado

City of Surprise, Arizona

Planned Area Development Figure 7 Open Space and Trails Master Plan

LEGEND

- Recreational Open Space
- Open Space/Wash Corridors
- Fire Station
- Proposed Future Loop 303 Interchange
- Neighborhood / Community Trail
- Property Boundary
- Proposed Mini Parks (locations TBD at time of plat)
- Well Site
- Water Campus
- Monument Signs

Date: 06-26-06
Drawn By: DM
Revised: 10-06-10

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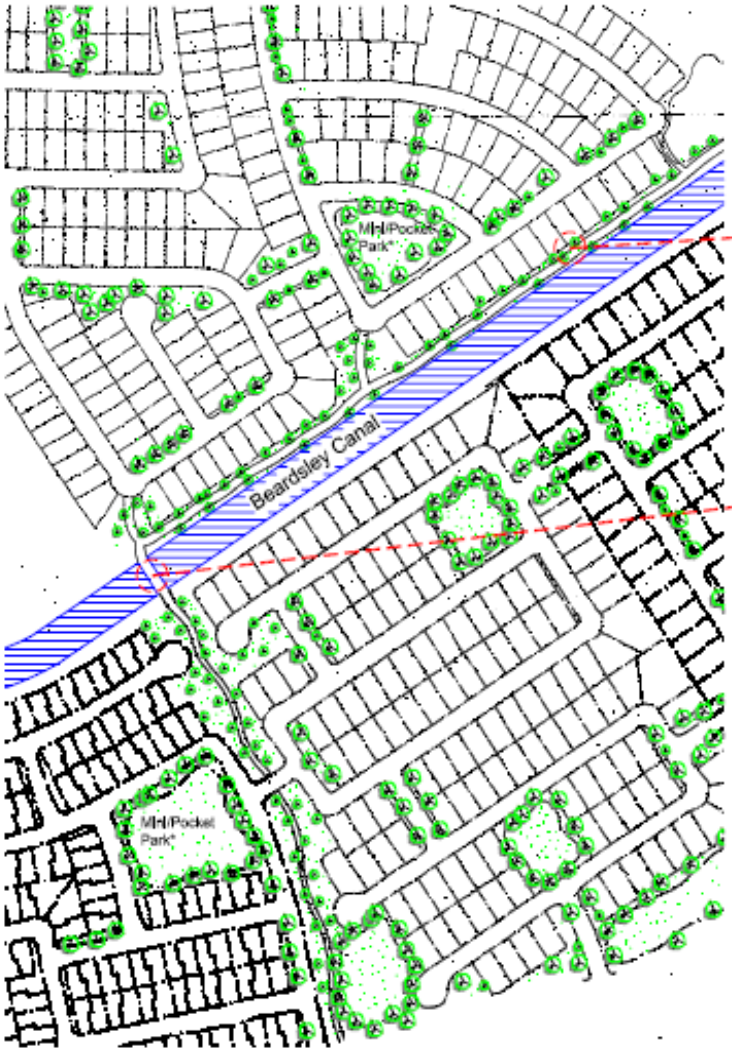
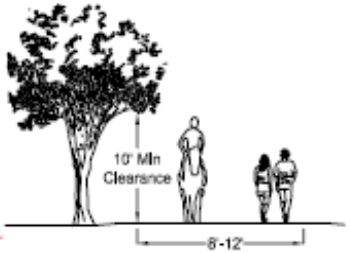
FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA

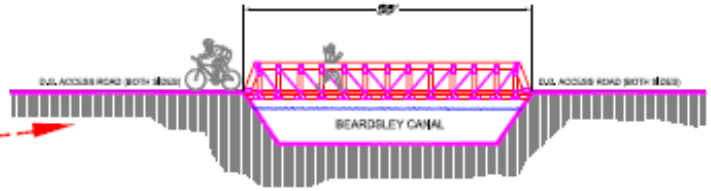


Typical Subdivision Open Space

* Improvements to Mini/Pocket Parks not shown, but are described in the text.



Typical Multi-Use Trail Cross Section



Beardsley Canal Pedestrian Crossing

Typical Wash Corridor Treatment

Rancho Mercado

City of Surprise, Arizona

Planned Area Development
Figure 8
Mini Parks, Trails and Wash Connection Details

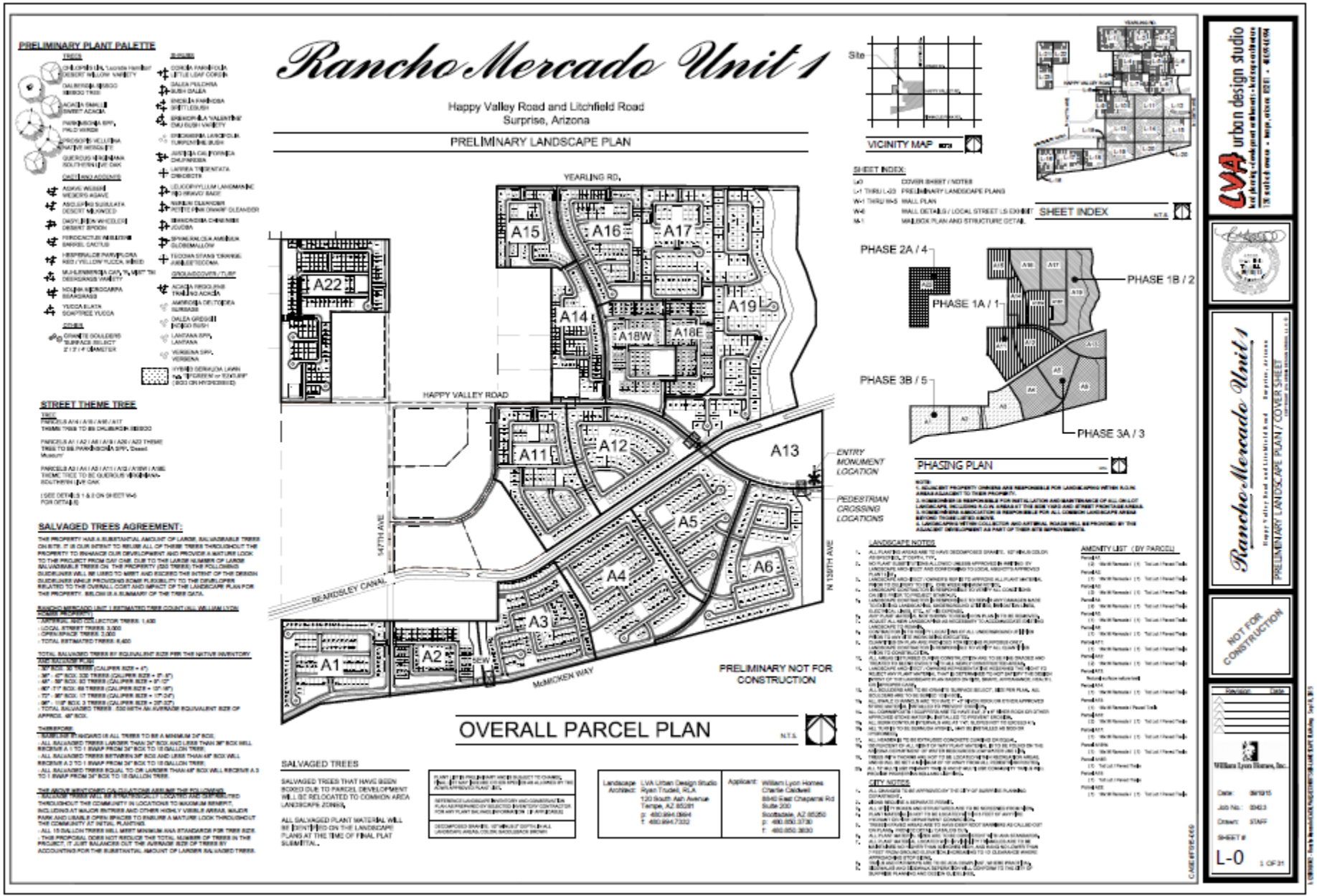
Date: 06/26/06
Drawn By: DM
Revised: 07/06/06

NORTH
NOT TO SCALE

LVA Urban Design Studio L.L.C.

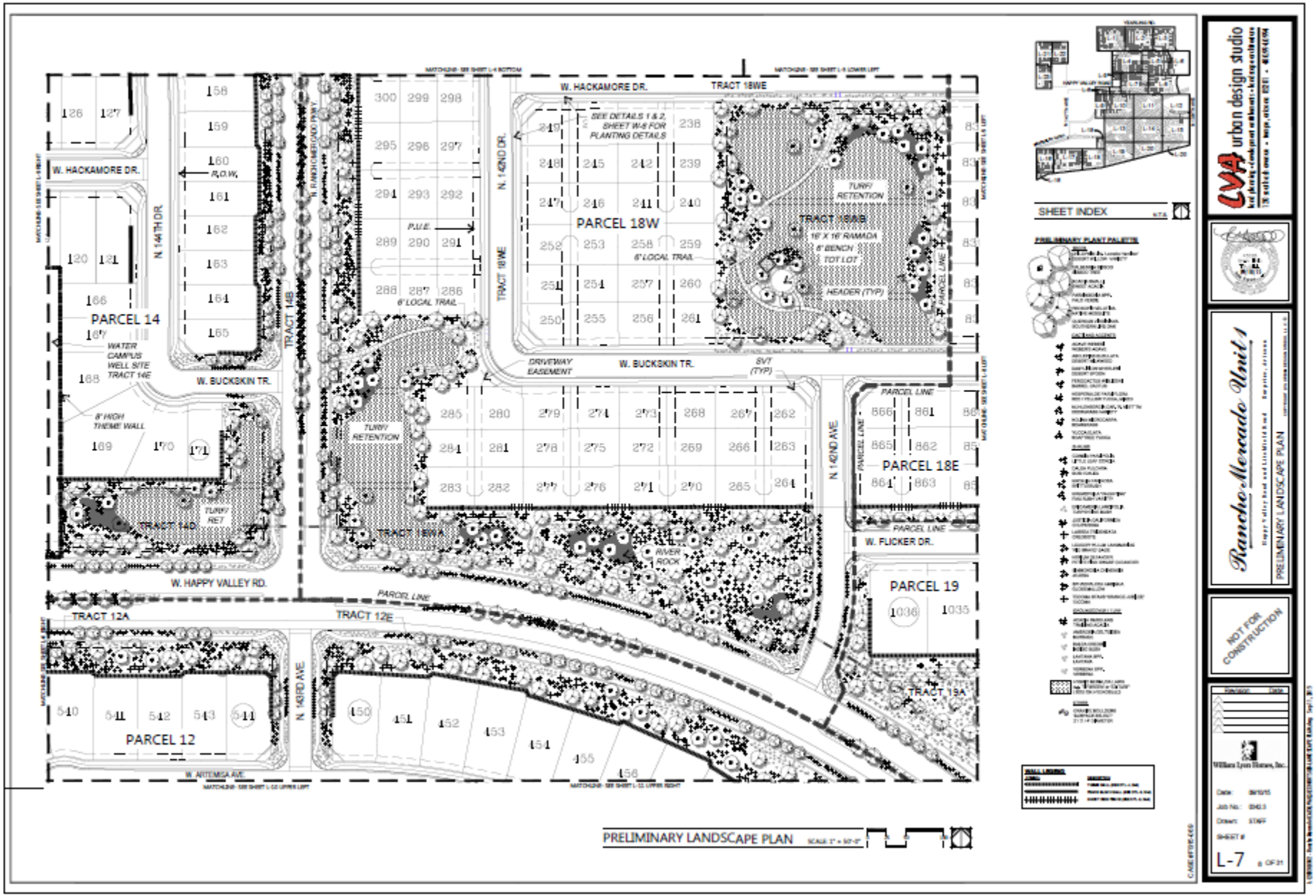
FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA



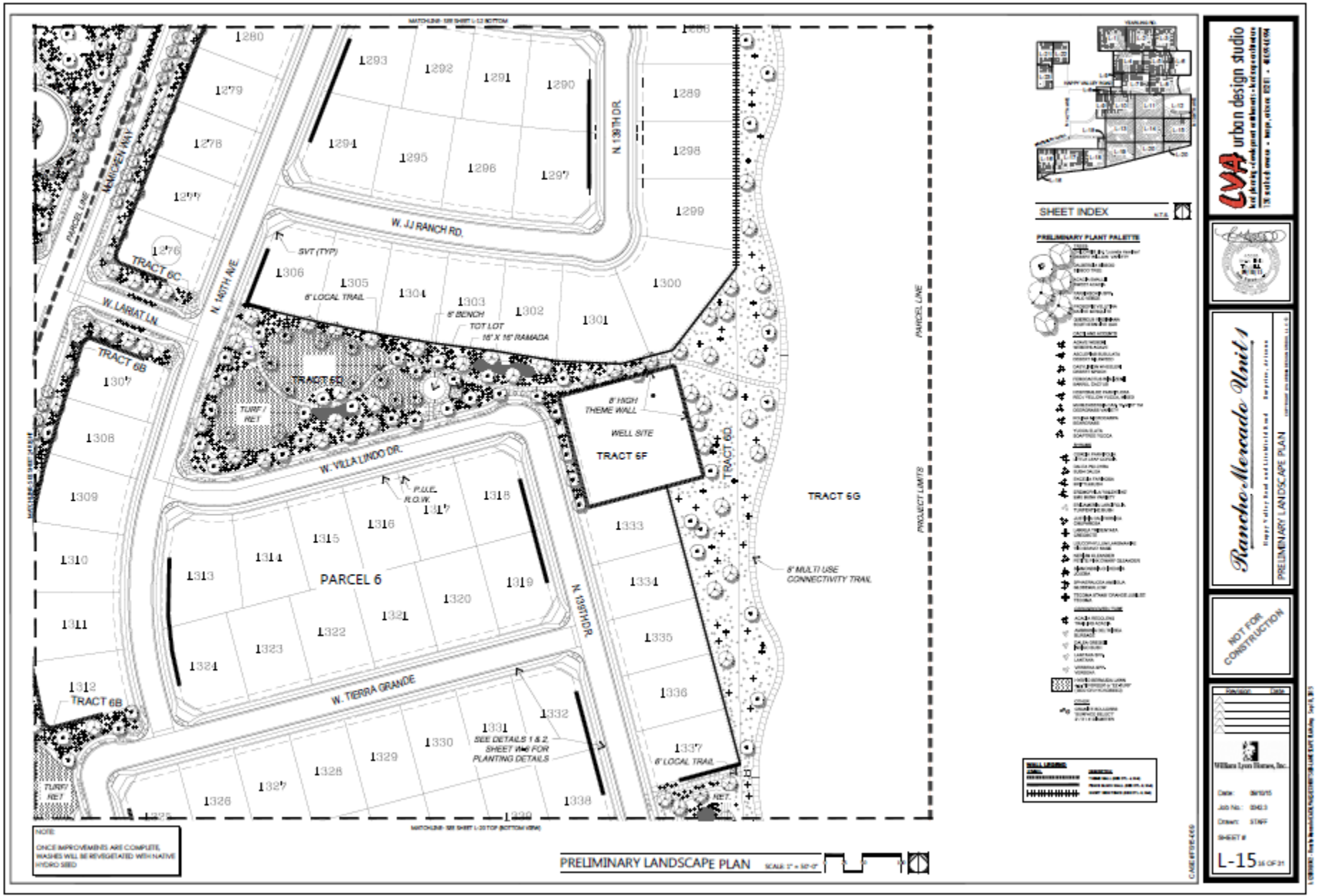
FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA



FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA



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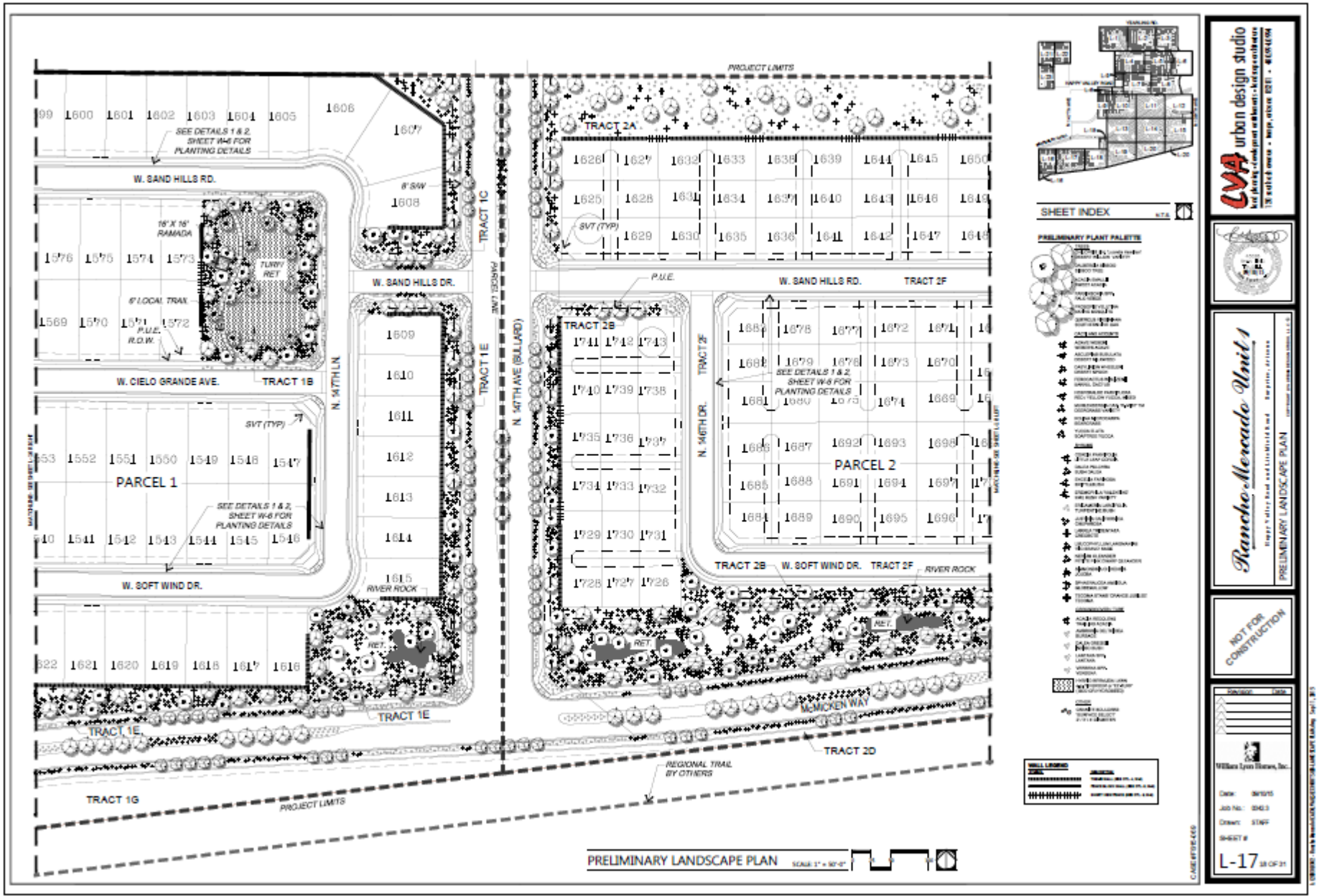
ARIZONA



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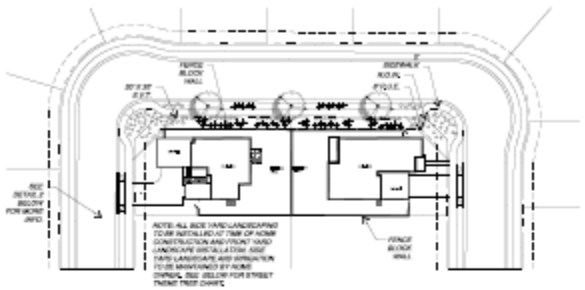
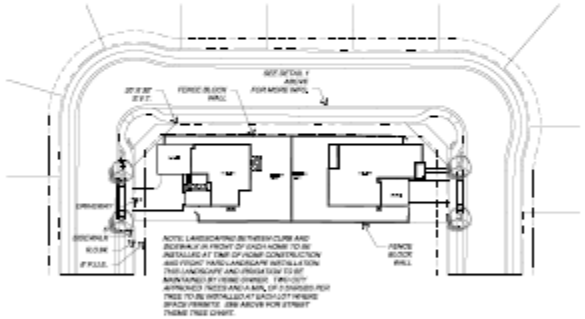
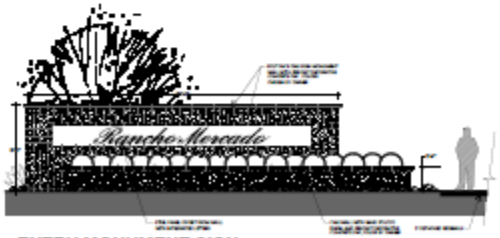
ARIZONA



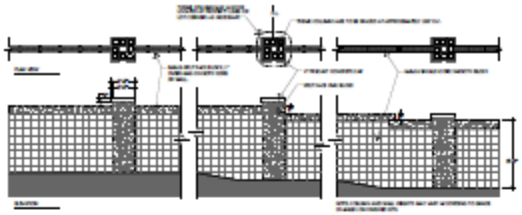
1 SIDE YARD LANDSCAPE, TYP.
N.T.S.



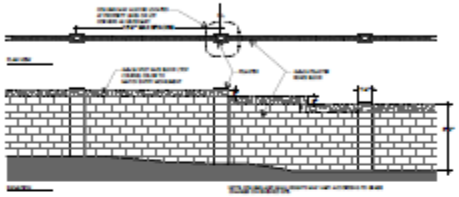
2 FRONT YARD LANDSCAPE, TYP.
N.T.S.



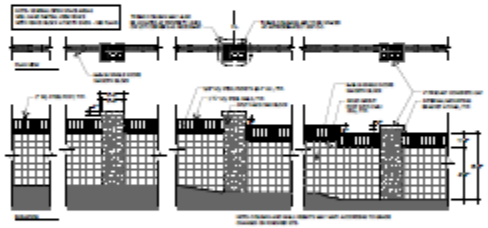
3 ENTRY MONUMENT SIGN
N.T.S.



4 THEME WALL AND COLUMN
AT ARTERIAL AND COLLECTOR ROADWAYS
N.T.S.

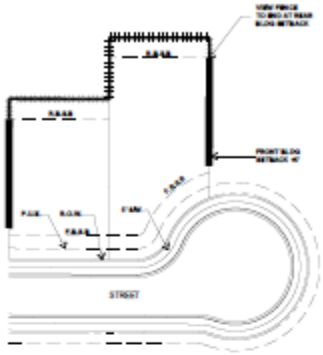


5 FENCE BLOCK WALL (PILASTER FENCE)
N.T.S.



6 SHORT VIEW FENCE
N.T.S.

7 TYPICAL 6 PACK PAD LANDSCAPE
N.T.S.



8 LOCATION FOR BEGINNING OF WALL
N.T.S.

7 BOLLARD
CBM1105H
BB3

NOTE:
PEDESTRIAN LIGHTING BOLLARDS SPACED APPROXIMATELY EVERY 300 FEET ALONG TRAIL CORRIDORS.

LED, HID, Induction
IES Classification Type III,V
Vandal proof hardware
LED up to 34W type III and 32 W type V
Available in all RAL colors
Tool free access
IP66
Options: Photocell, Dimmable, MOM control system

LED lamp details

9 LIGHTING BOLLARDS
FOR ALL MULTI USE TRAILS
N.T.S.

urban design studio

Rancho Mercado Unit 1
Roger Sellers Road and Litchfield Road Surprise, Arizona
WALL / MON. SIGN AND DETAILS

NOT FOR CONSTRUCTION

William Lyon Homes, Inc.

Date: 06/02/15
Job No.: 0943.3
Drawn: STAFF
SHEET #
W-6 30 OF 31

FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA

Rancho Mercado

City of Surprise, Arizona

Planned Area Development
Figure 10
Development and
Infrastructure Phasing Plan

LEGEND

- Phase 1 (2012 - 2014)
- Phase 2 (2014 - 2016)
- Phase 3 (2016 - 2018)
- Phase 4 (2018 - 2020)
- Phase 5 (2020 - 2022)
- Phase 6 (2022 - 2024)

SCALE: (=/-)
NORTH
Date: 06.26.06
Job No.: 0342
Drawn: DM
Revised: 10.06.10

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FS15-069 Rancho Mercado Unit I Preliminary Plat

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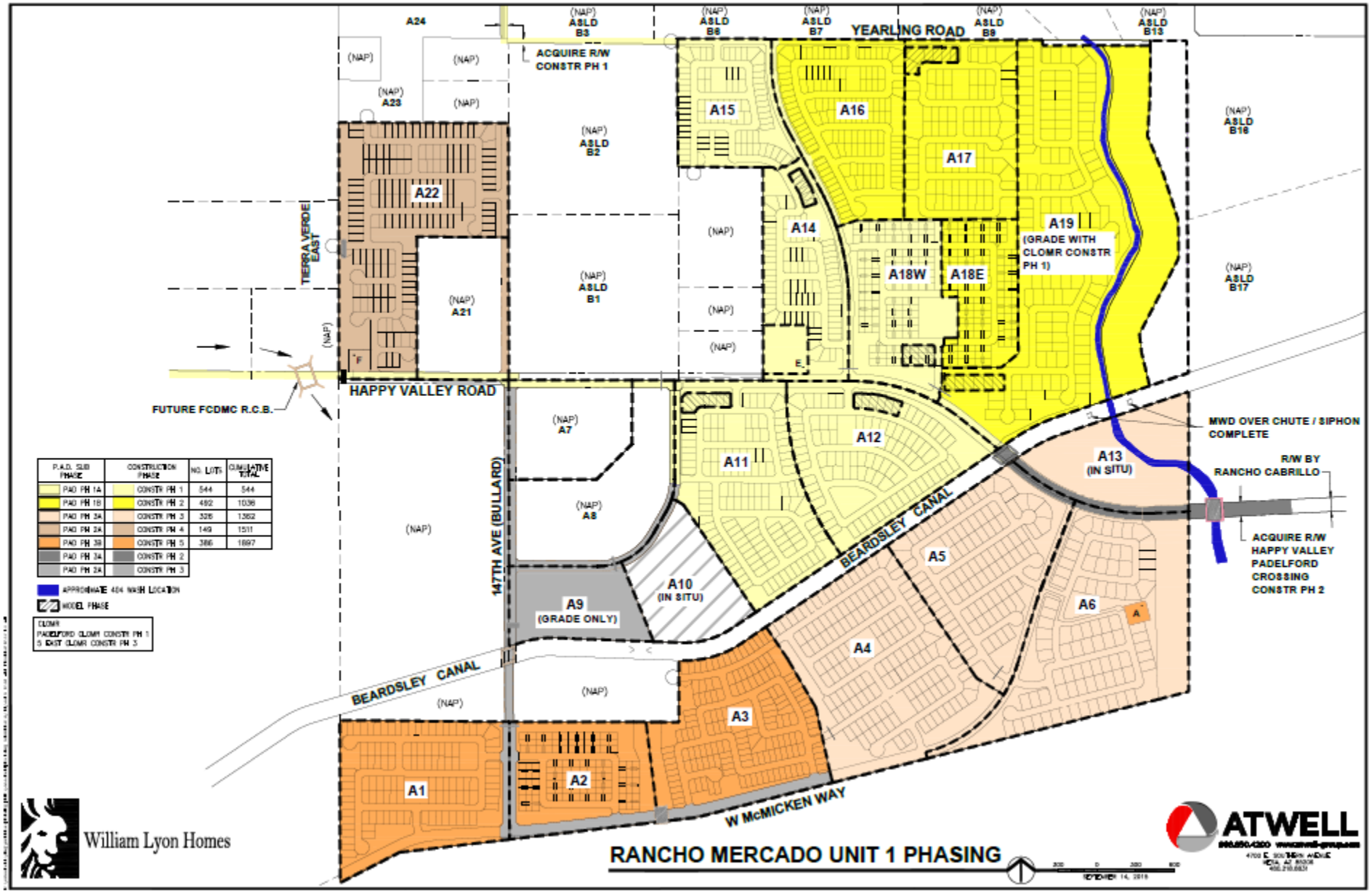
ARIZONA



P.A.D. SUB PHASE	CONSTRUCTION PHASE	NO. LOTS	CUMULATIVE TOTAL
PAD PH 1A	CONSTR PH 1	544	544
PAD PH 1B	CONSTR PH 2	492	1036
PAD PH 2A	CONSTR PH 3	326	1362
PAD PH 2A	CONSTR PH 4	149	1511
PAD PH 3B	CONSTR PH 5	386	1897
PAD PH 3A	CONSTR PH 2		
PAD PH 2A	CONSTR PH 3		

FS15-069 Rancho Mercado Unit I Preliminary Plat

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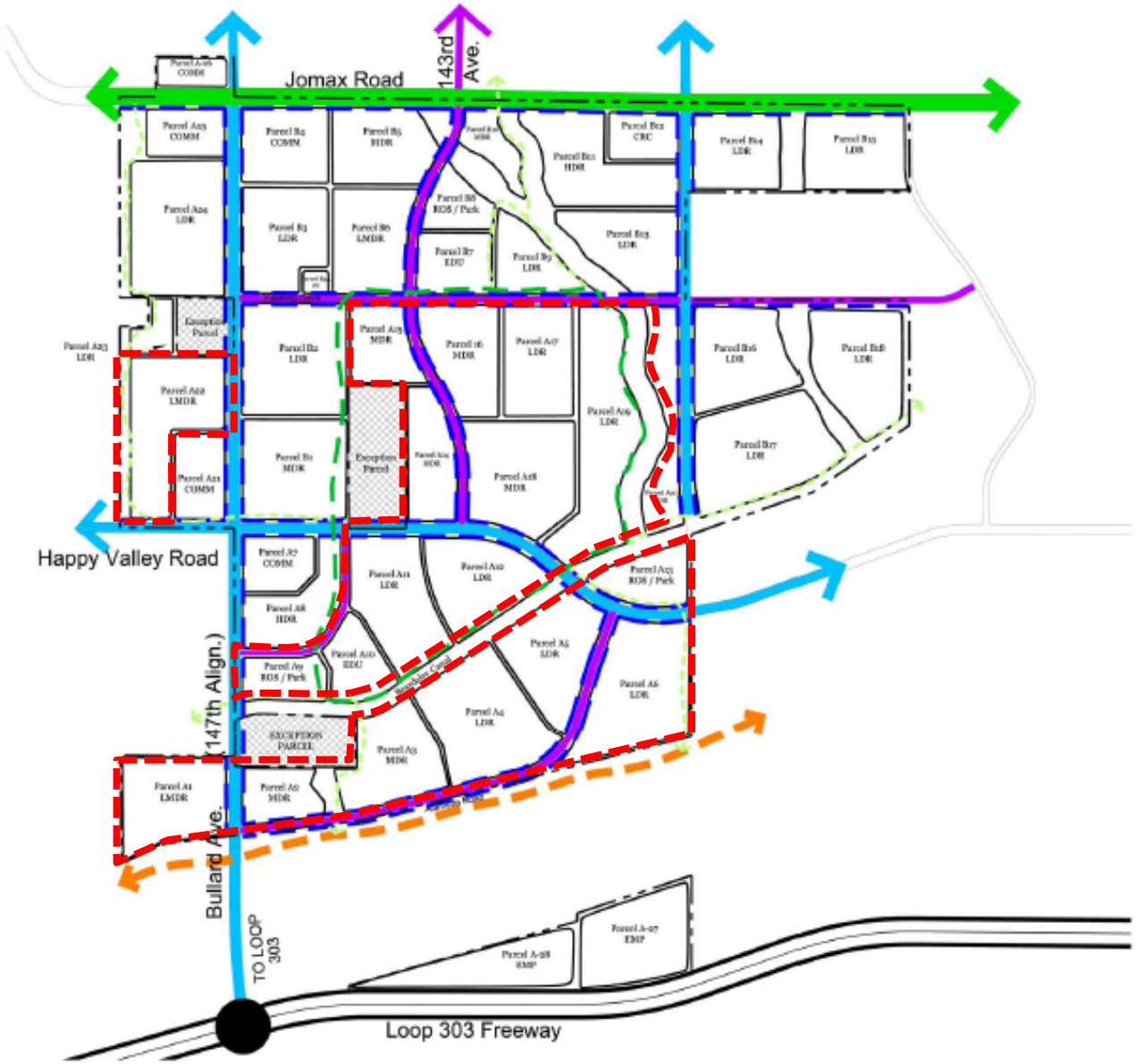
ARIZONA



Rancho Mercado

City of Surprise, Arizona

Planned Area Development
Figure 9
Circulation Plan

LEGEND

- Multi-Use trail (primary loop trail) (8' - 12' width)
- Multi-Use trail (connectivity trail) (8' - 12' width)
- Collector Road
- Maricopa County Regional Trial
- Bicycle Lane
- Parkway
- Minor Arterial
- Excluded From PAD
- Project Boundary

Date: 06/26/06
Drawn By: DM
Revised: 10-06-10

LVA Urban Design Studio L.L.C.

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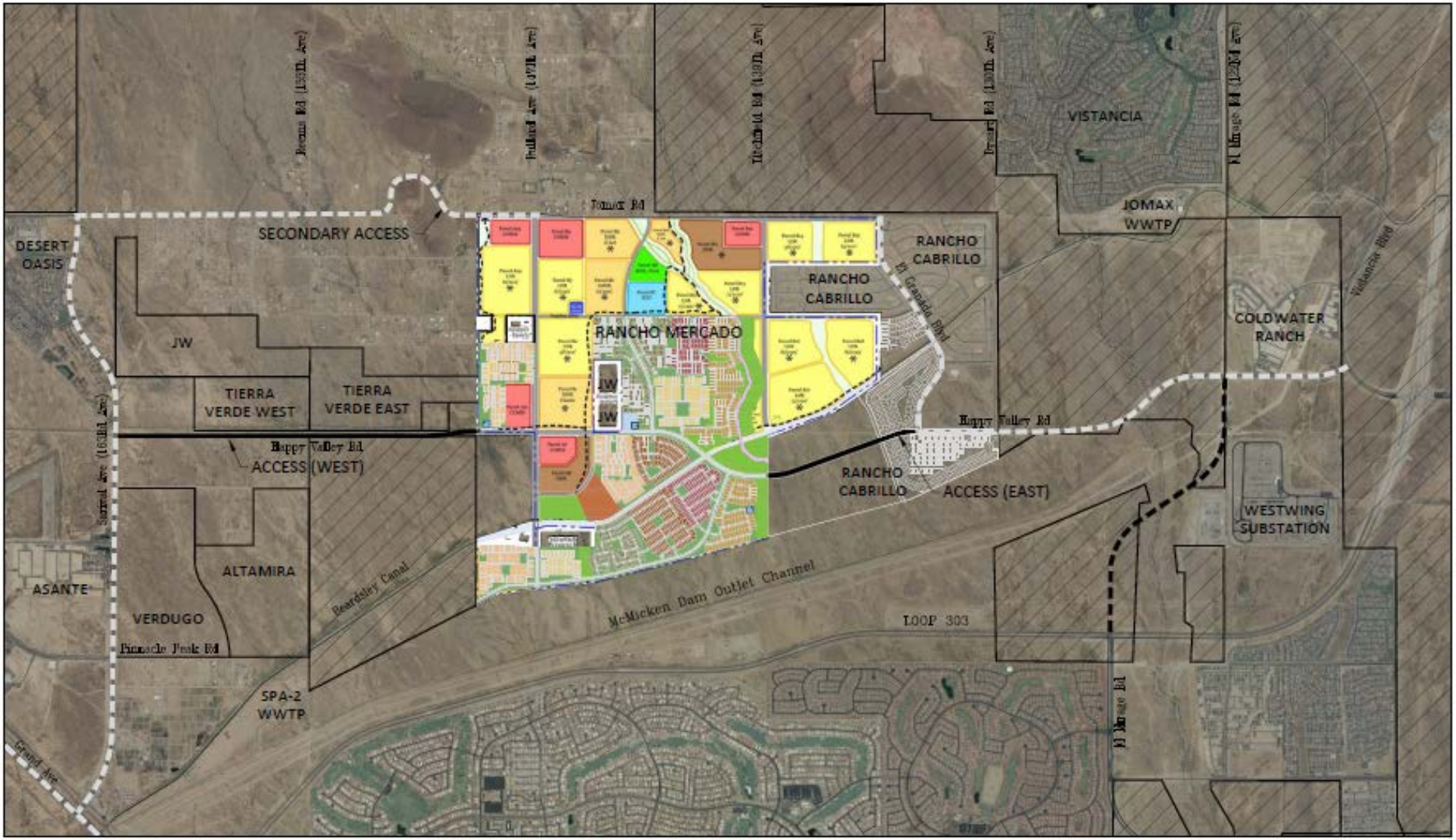
ARIZONA



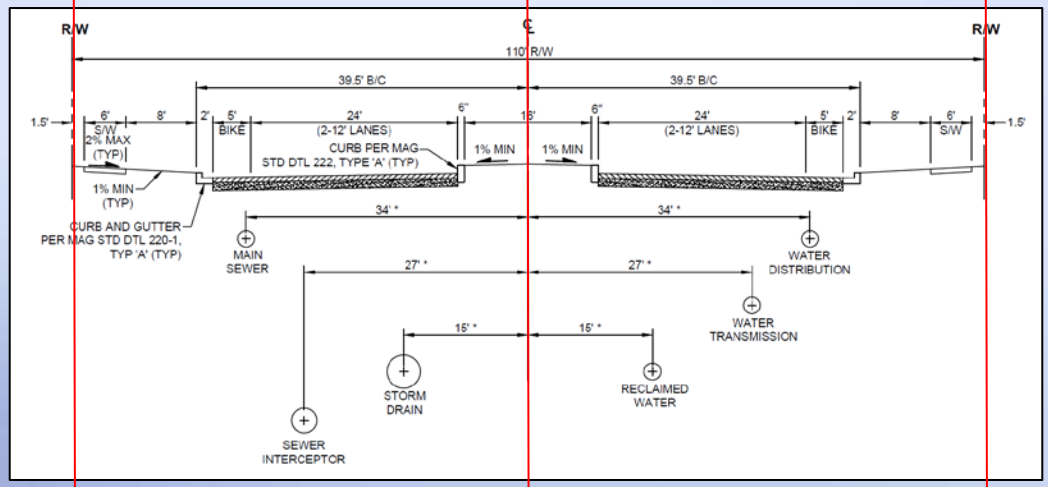
William Lyon Homes

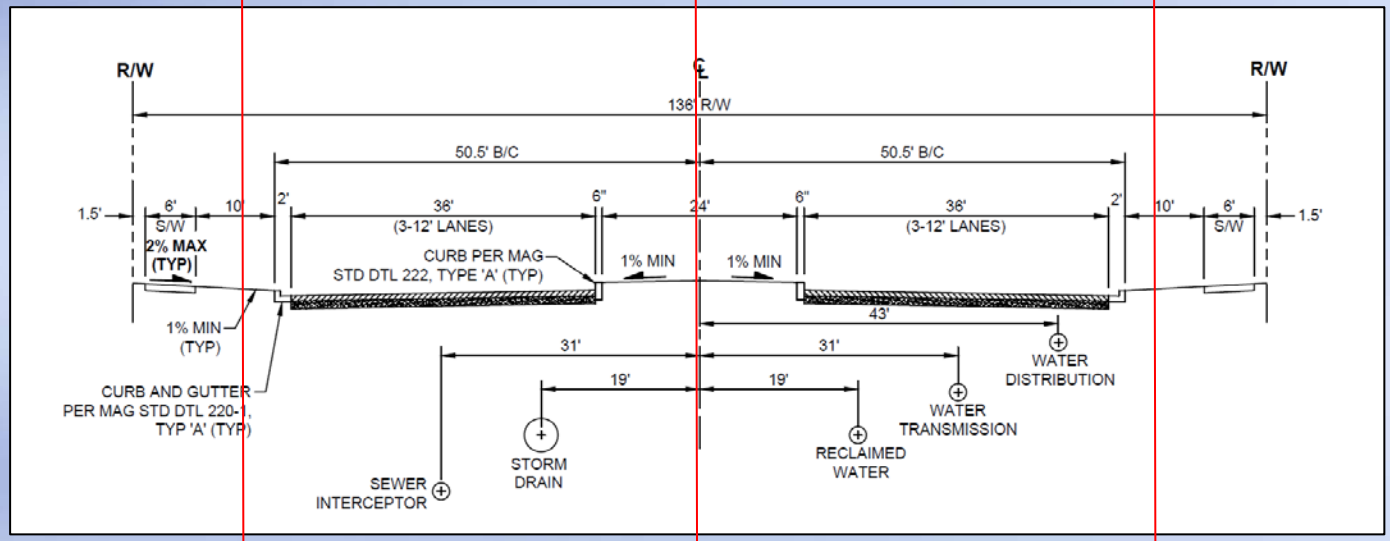
RANCHO MERCADO

LEGEND
- FUTURE EL MIRAGE ROAD ALIGNMENT
- EXISTING PAVED ROAD
- PROPOSED ROAD
- STATE LAND

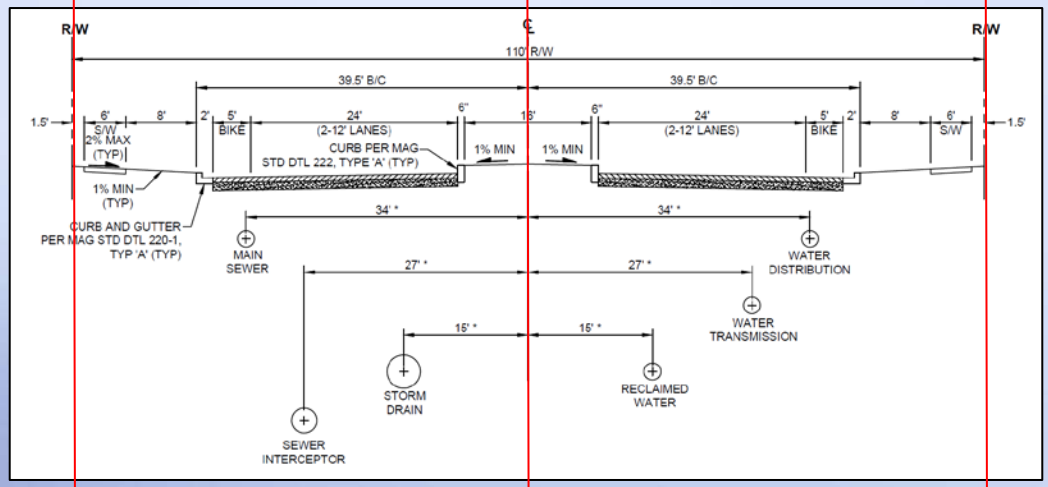
ATWELL

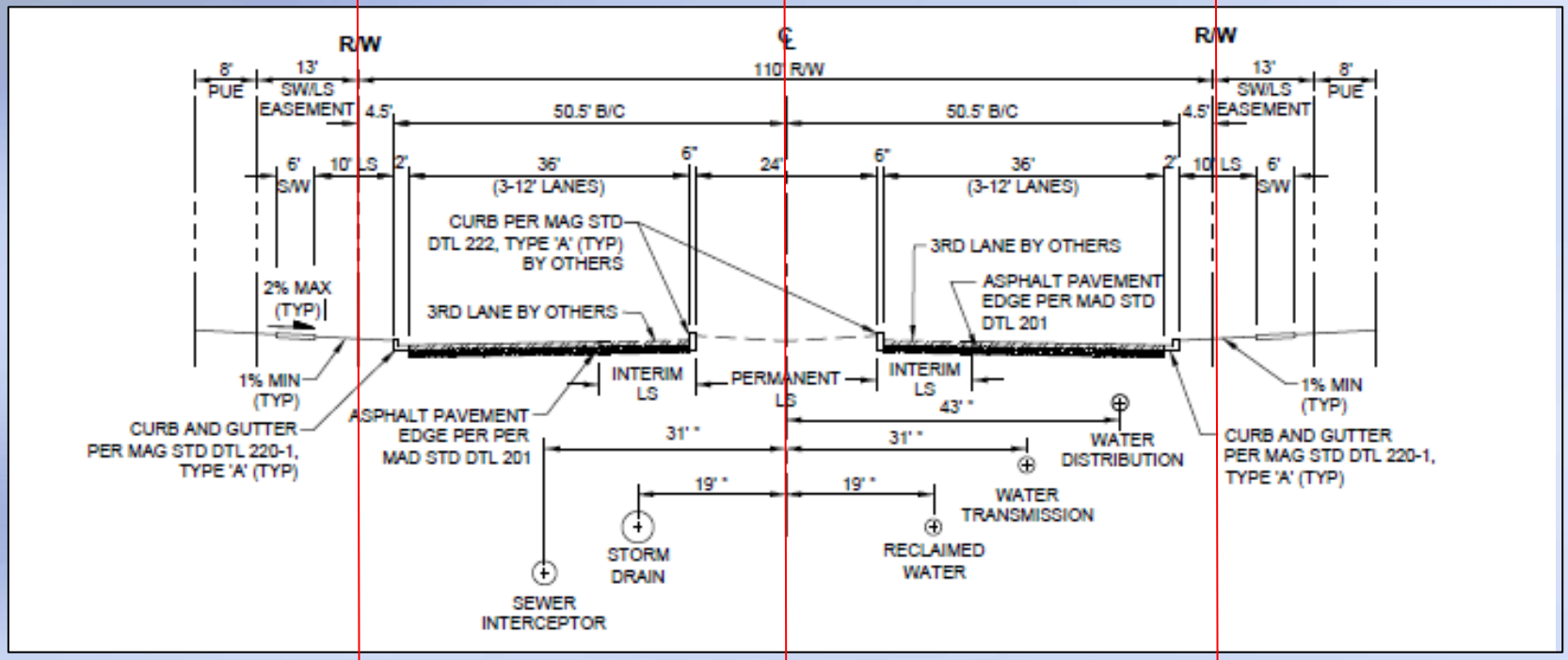
FS15-069 Rancho Mercado Unit I Preliminary Plat





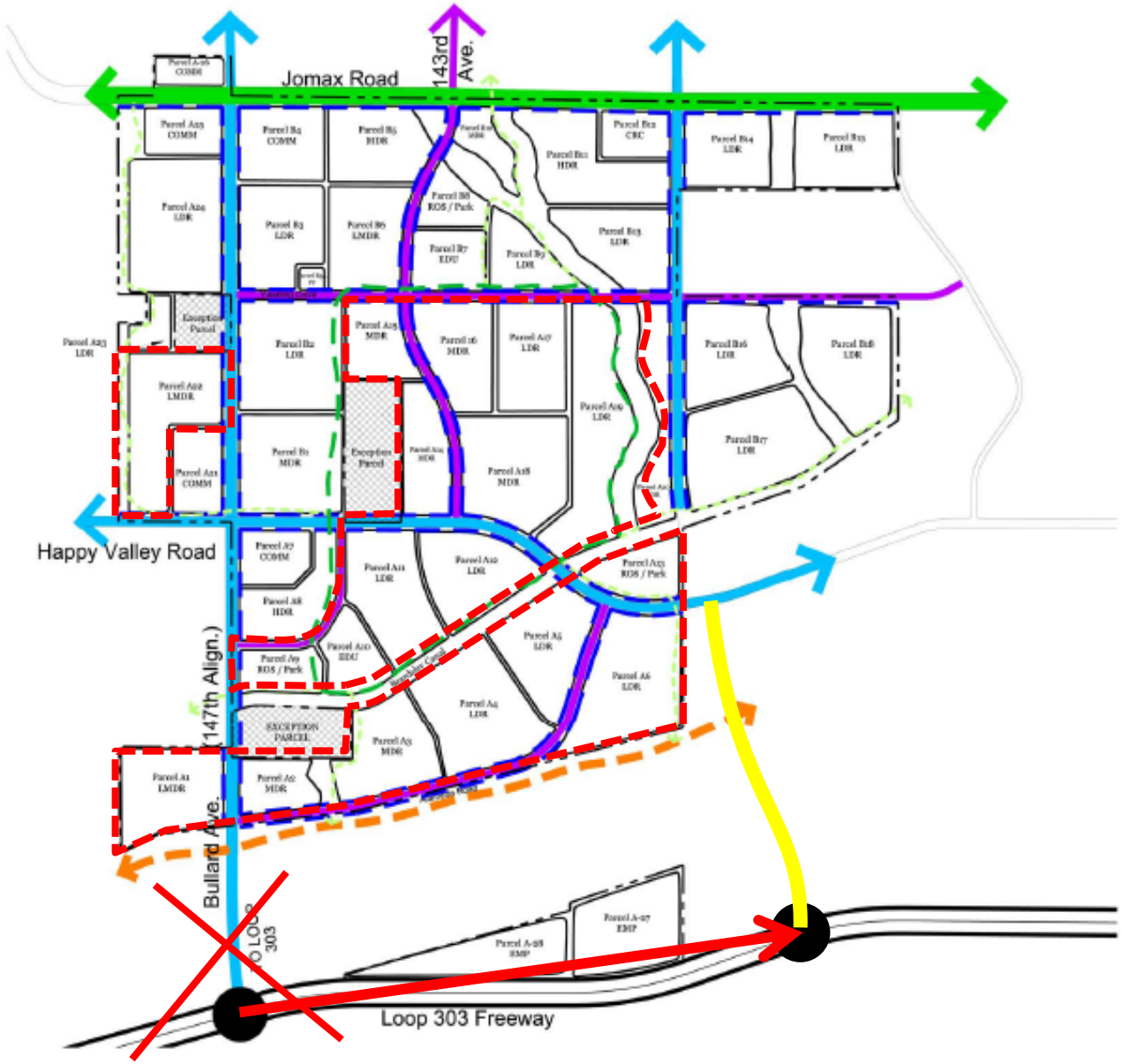
FS15-069 Rancho Mercado Unit I Preliminary Plat





FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE
ARIZONA



Rancho Mercado

City of Surprise, Arizona

Planned Area Development
Figure 9
Circulation Plan

LEGEND

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Date: 06/26/06
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Revised: 10-06-10

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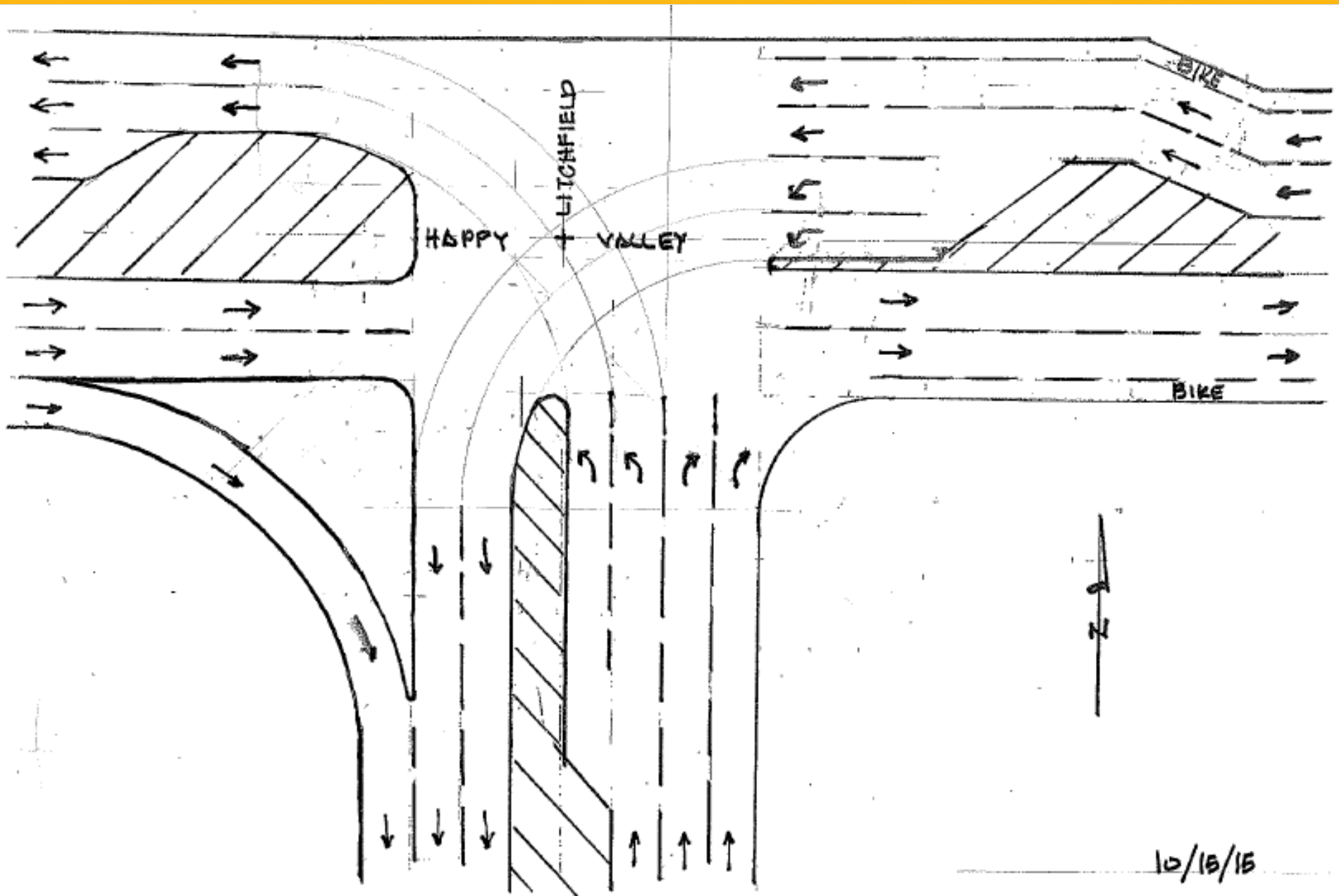
FS15-069 Rancho Mercado Unit I Preliminary Plat



FS15-069 Rancho Mercado Unit I Preliminary Plat

Recommendation:

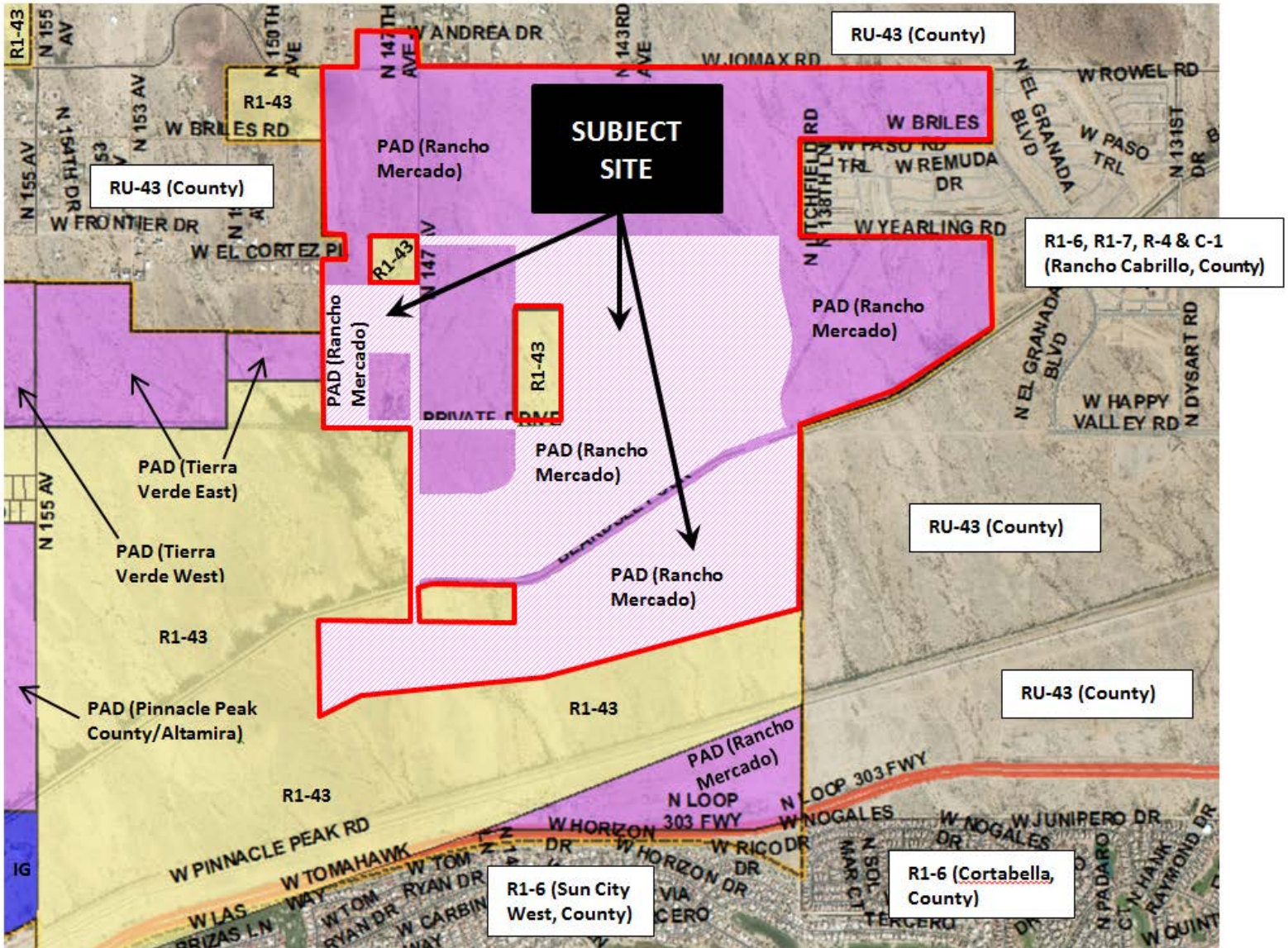
- ✓ Recommend **approval** to the City Council subject to stipulations “a” through “f”

Questions or Comments?

FS15-069 Rancho Mercado Unit I Preliminary Plat

SURPRISE ARIZONA

Case Map



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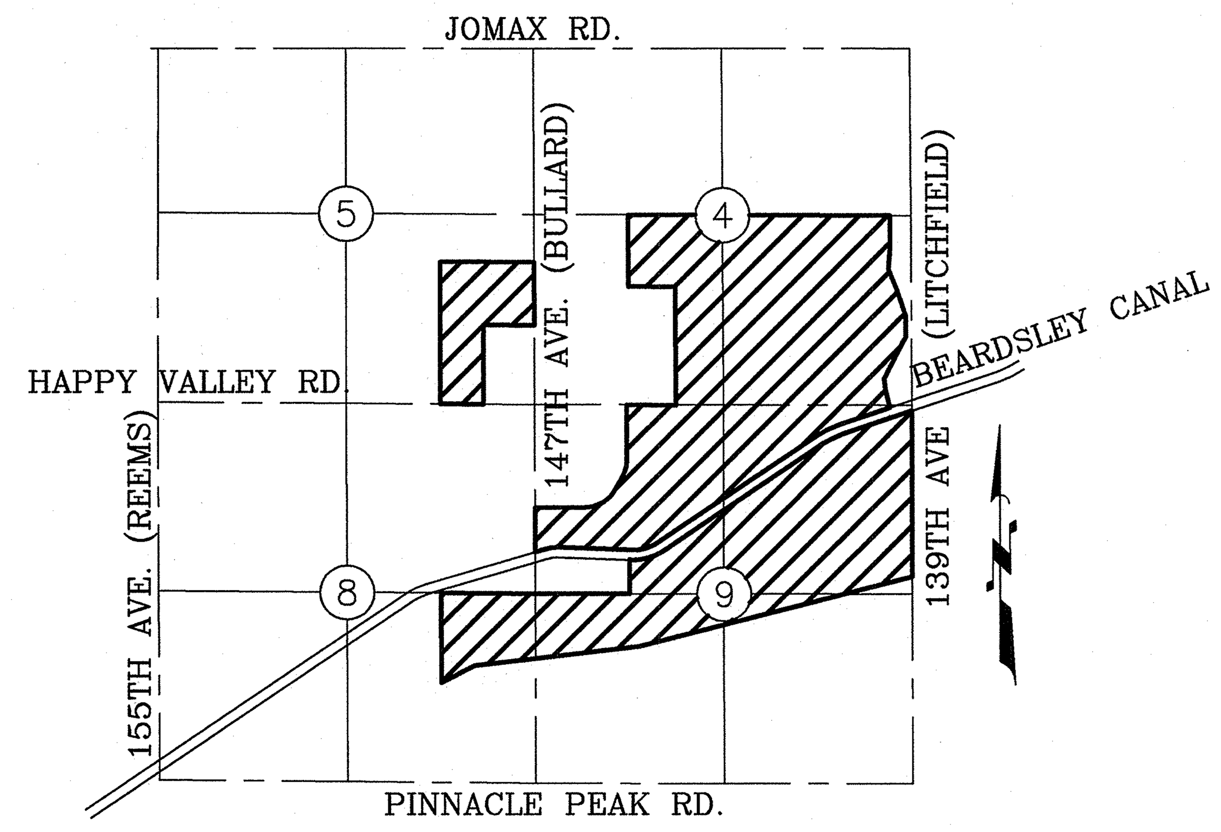
PRELIMINARY PLAT
FOR
RANCHO MERCADO UNIT 1
LOCATED IN PARTS OF SECTIONS 4, 5, 8, AND 9, T.4N., R.1W. OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

NORTHEAST PARCEL

THAT PORTION OF SECTION 4 AND SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 2" MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 4 FROM WHICH A FOUND MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 4 BEARS NORTH 89°46'48" WEST, 5,255.54 FEET;

THENCE ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 4, NORTH 89°46'48" WEST, 281.08 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID EAST-WEST MID-SECTION LINE, SOUTH 00°20'02" WEST, 429.96 FEET;

THENCE SOUTH 03°48'26" WEST, 309.80 FEET;

THENCE SOUTH 22°35'30" EAST, 323.81 FEET;

THENCE SOUTH 17°53'24" EAST, 369.95 FEET;

THENCE SOUTH 00°17'03" EAST, 295.67 FEET;

THENCE SOUTH 27°17'41" WEST, 656.11 FEET;

THENCE SOUTH 06°09'55" EAST, 148.77 FEET;

THENCE SOUTH 13°42'47" EAST, 262.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE BEARDSLEY CANAL;

THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 71°32'55" WEST, 739.83 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,419.68 FEET, THE CENTER OF WHICH BEARS SOUTH 18°27'05" EAST;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'26", AN ARC LENGTH OF 383.41 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 56°04'29" WEST, 2,643.55 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 640.60 FEET, THE CENTER OF WHICH BEARS NORTH 33°55'31" WEST;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°03'44", AN ARC LENGTH OF 403.20 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 87°51'47" WEST, 996.28 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 699.59 FEET, THE CENTER OF WHICH BEARS SOUTH 02°08'13" WEST;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°37'17", AN ARC LENGTH OF 227.37 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 73°30'56" WEST, 123.97 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND ALONG SAID WEST LINE, NORTH 00°06'42" WEST, 618.67 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH 89°50'18" EAST, 681.37 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET, THE CENTER OF WHICH BEARS NORTH 00°09'42" EAST;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°59'02", AN ARC LENGTH OF 523.46 FEET;

THENCE NORTH 30°10'40" EAST, 201.84 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET, THE CENTER OF WHICH BEARS NORTH 59°49'20" WEST;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°16'26", AN ARC LENGTH OF 264.19 FEET;

THENCE NORTH 00°05'46" WEST, 762.63 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°49'20" EAST, 687.89 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE LEAVING SAID SOUTH LINE AND ALONG LAST SAID WEST LINE, NORTH 00°10'38" WEST, 1,652.67 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 89°46'48" WEST, 657.32 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE ALONG LAST SAID WEST LINE, NORTH 00°09'27" WEST, 991.52 FEET TO THE EAST-WEST MIDSECTION LINE OF SAID SECTION 4;

THENCE ALONG SAID EAST-WEST MIDSECTION LINE, SOUTH 89°46'48" EAST, 3,660.51 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 13,236,721 SQUARE FEET OR 303.873 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE AND SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

WEST PARCEL

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1 1/2" IRON PIPE ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 5 FROM WHICH A FOUND 2" MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE SOUTH QUARTER CORNER OF THEREOF BEARS NORTH 89°36'55 WEST, 2626.94 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, NORTH 89°36'55" WEST, 710.03 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89°36'55" WEST, 603.44 FEET TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID SOUTH LINE AND ALONG SAID WEST LINE, NORTH 00°02'31" WEST, 1,983.88 FEET TO A LINE THAT IS 660.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID WEST LINE AND ALONG SAID PARALLEL LINE, SOUTH 89°41'23" EAST, 1,310.83 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID PARALLEL LINE AND ALONG SAID EAST LINE, SOUTH 00°07'05" EAST, 881.27 FEET TO A LINE THAT IS 1104.30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER;

THENCE LEAVING SAID EAST LINE AND ALONG LAST SAID PARALLEL LINE, NORTH 89°36'55" WEST, 710.03 FEET TO A LINE THAT IS 710.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG LAST SAID PARALLEL LINE, SOUTH 00°07'05" EAST, 1,104.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 1,820,129 SQUARE FEET OR 41.7844 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE AND SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

SOUTHEAST PARCEL

THAT PORTION OF SECTION 8 AND SECTION 9, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 2" MARICOPA COUNTY ALUMINUM CAP ACCEPTED AS THE WEST QUARTER CORNER OF SAID SECTION 9 FROM WHICH A 1 1/2" IRON PIPE ACCEPTED AS THE NORTHWEST CORNER THEREOF BEARS NORTH 00°06'42" WEST, 2645.56 FEET;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, SOUTH 89°51'16" EAST, 1,315.05 FEET;

THENCE ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, NORTH 00°05'46" WEST, 478.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE BEARDSLEY CANAL;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, SOUTH 87°51'47" EAST, 18.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTH, HAVING A RADIUS OF 779.60 FEET, THE CENTER OF WHICH BEARS NORTH 02°08'13" EAST;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°03'44", AN ARC LENGTH OF 490.68 FEET;

LEGAL DESCRIPTION (CONTINUED)

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 56°04'29" EAST, 2,643.55 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 1,280.68 FEET, THE CENTER OF WHICH BEARS SOUTH 33°55'31" EAST;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°28'26", AN ARC LENGTH OF 345.87 FEET;

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 71°32'55" EAST, 1,010.12 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9;

THENCE ALONG SAID EAST LINE, SOUTH 00°02'19" EAST, 2,318.75 FEET;

THENCE ALONG THE NORTHERLY LINE OF TRACT 46F, TRACT 45F, TRACT 44F AND TRACT 42F PER THE FINAL PLAT OF TRILBY WASH DETENTION BASIN DAM & APPURTENANCES AS RECORDED IN BOOK 63, PAGE 31, MARICOPA COUNTY RECORDS, THE FOLLOWING THREE COURSES:

THENCE SOUTH 75°39'09" WEST, 3,930.43 FEET;

THENCE SOUTH 83°16'58" WEST, 2,315.99 FEET;

THENCE SOUTH 62°55'40" WEST, 516.79 FEET;

THENCE LEAVING SAID NORTHERLY LINE AND ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 8, NORTH 00°09'25" WEST, 1,255.61 FEET;

THENCE LEAVING SAID WEST LINE AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, SOUTH 89°32'31" EAST, 1,311.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS A COMPUTED AREA OF 9,658,452 SQUARE FEET OR 221.7276 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD OR OTHERWISE.

THE DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE AND SUBDIVISION REGULATION OF THE STATE, COUNTY AND/OR MUNICIPALITY OR ANY OTHER LAND DIVISION RESTRICTIONS.

FLOOD INFORMATION

RANCHO MERCADO IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAPS (FIRM) NO. 04013C1210L AND 04013C1230L (FIGURE 8), REVISED OCTOBER 16, 2013. PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD HAZARD ZONES "X" AND "AE". THESE HAZARD ZONES ARE DEFINED AS FOLLOWS:

"ZONE X IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE AREAS OUTSIDE THE 100-YEAR FLOODPLAINS, AREAS OF 100-YEAR SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 100-YEAR STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREAS ARE LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"ZONE A IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE RATE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"ZONE AE IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE RATE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"FLOODWAY IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

OFF-PAVEMENT SEWER RIGHT-OF-WAYS/EASEMENTS (BOTH PUBLIC AND PRIVATE) WITH MANHOLES MUST HAVE ALL-WEATHER ACCESS ROADS AND BE ABOVE STORM WATER LEVELS. BOLTED, GASKETED COVERS WILL BE REQUIRED IN PROBLEM AREAS.
WATER CAMPUS SHOWN ON TRACT 14E OF PARCEL A14 WILL CONTAIN A WELL SITE. A CONDITIONAL USE PERMIT WILL BE REQUIRED FOR SAID WELL SITE.
ALL ACCESS ROADS AND TURNING RADII SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF WB-50
ALL DEVELOPMENT PHASES ON THIS PRELIMINARY PLAT SHALL PROVIDE A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.
ROADWAY ALIGNMENTS ARE SUBJECT TO CHANGE BASED ON THE REVIEW OF THE MASTER ROADWAY PLAN DURING THE PRELIMINARY PLAT SUBMITTAL.

CIVIL ENGINEER
ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831
FAX: (480) 830-4888
CONTACT: TED NORTHROP JR., P.E.

LANDSCAPE ARCHITECT
LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
PHONE: (480) 994-0994
FAX: (480) 994-7332
CONTACT: RYAN TRUDELL, RLA

OWNER \ DEVELOPER
WILLIAM LYON HOMES
8840 E. CHAPARRAL RD. STE 200
SCOTTSDALE, ARIZONA 85250
PHONE (480) 893-1000
FAX (480) 850-3830
CONTACT: CHARLIE CALDWELL

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1
SITE PLAN AND SHEET INDEX	2
PHASING PLAN	3
DETAIL SHEETS AND TRACT TABLES	4 - 6
PRELIMINARY PLAT	7 - 16
MAJOR STREET TRANSITIONS	17 - 21

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE
WATER	CITY OF SURPRISE	623-222-1000
SEWER	CITY OF SURPRISE	623-222-1000
FIRE	CITY OF SURPRISE	623-222-1000
GAS	SOUTHWEST GAS	602-484-5344
ELECTRIC	APS	602-250-1000
TELEPHONE	QWEST	480-630-0492
CABLE	COX	623-322-1710
REFUSE	CITY OF SURPRISE	623-222-1000

BENCHMARK

NATIONAL GEODETIC SURVEY PID DV0080, DESIGNATION Q 366 FOUND U.S. COAST AND GEODETIC SURVEY BRASS CAP STAMPED "1967 Q 366"
NAVD 88 ELEVATION = 1392.53
(CITY OF SURPRISE BENCHMARK #53 ELEVATION = 1392.52)

BASIS OF BEARING

BASIS OF BEARING IS N89°24'04"E BETWEEN NGS CONTROL POINTS DV0080 AND AJ3867.

SITE DATA

EXISTING ZONING	PAD (CITY OF SURPRISE)
GROSS SITE DATA	567.38 AC
ARTERIAL ROAD R/W	14.60 AC
NET SITE AREA	552.78 AC
NUMBER OF LOTS	1897
DENSITY	3.43 AC
OPEN SPACE ACREAGE	156.83 AC (28% OF NET AREA)

RESIDENTIAL PARCEL DATA

PARCEL	PAD LAND USE	LOT SIZES	GROSS ACRES	* NET ACRES	** OPEN SPACE	NO. LOTS	NET DU/AC
A1	LMDR	53'x105'	30.84 AC	29.78 AC	6.20 AC	112	3.76
A2	MDR	CLUSTER	21.39 AC	20.34 AC	6.46 AC	120	5.90
A3	MDR	45'x95'	32.52 AC	32.52 AC	6.57 AC	154	4.74
A4	LDR	58'x110'	41.46 AC	41.46 AC	8.08 AC	145	3.50
A5	LDR	63'x115'	31.19 AC	30.42 AC	5.44 AC	94	3.09
A6	LDR	75'x120'	45.35 AC	44.19 AC	14.57 AC	87	1.97
A11	LMDR	53'x105'	33.74 AC	32.59 AC	5.56 AC	134	4.11
A12	LDR	58'x110'	30.82 AC	28.56 AC	6.87 AC	95	3.33
A14	MDR	45'x95'	22.79 AC	21.94 AC	3.07 AC	88	4.01
A15	MDR	45'x95'	18.20 AC	18.20 AC	3.35 AC	83	4.56
A16	MDR	45'x95'	27.62 AC	27.62 AC	3.80 AC	132	4.78
A17	LDR	63'x115'	27.90 AC	27.90 AC	4.02 AC	88	3.15
A18W	MDR	CLUSTER	23.23 AC	22.25 AC	6.52 AC	144	7.74
A18E			14.17 AC	14.17 AC	1.57 AC	138	
A19	LDR	75'x120'	77.27 AC	76.50 AC	36.20 AC	134	1.75
A22	LMDR	53'x105'	41.78 AC	39.84 AC	9.80 AC	149	3.74
SUBTOTAL			520.27 AC	508.28 AC	128.08 AC	1,897	3.73

A9	ROS/PARK		13.13 AC	12.34 AC	11.60 AC
A10	EDU		15.00 AC	15.00 AC	0.00 AC
A13	ROS/PARK		18.98 AC	17.16 AC	17.15 AC
SUBTOTAL			47.11 AC	44.50 AC	28.75 AC

TOTAL			567.38 AC	552.78 AC	156.83 AC	1,897	3.43

* GROSS ACRES LESS ARTERIAL ROW.

** TRACT AREAS LESS PRIVATE ROADS, SCHOOL, WATER CAMPUS AND WELL SITE AREAS.

OPEN SPACE DATA

	PROJECT		UNIT 1 PRORATA	UNIT 1 PRELIMINARY PLAT			
OPEN SPACE TYPE	ACRES	%TOTAL	ACRES	ACRES	% TOTAL	VARIANCE	%
NEIGHBORHOOD PARKS	47	26%	20	29	18%	9	45%
POCKET / MINI PARKS	48	27%	21	41	26%	20	95%
SCHOOLS *	10	6%	4	0	0%	-4	-100%
WASH / SLOPE	62	35%	27	38	24%	11	41%
LANDSCAPE TRACTS	11	6%	5	49	31%	44	880%
TOTAL OPEN SPACE	178	100%	77	157	100%	80	104%
GROSS PROJECT	1,310	14%	567	567	28%	0	0%
NET RESIDENTIAL	943	19%	408	380	41%	-28	-7%

* OPEN SPACE TO BE DEVELOPED BY SCHOOL AT A LATER DATE.

DRAINAGE EASEMENTS

THE DIMENSIONS FOR DRAINAGE EASEMENTS REQUIRED FOR DRAINAGE CHANNELS CARRYING OFFSITE DRAINAGE FLOWS WILL BE DETERMINED DURING FINAL DESIGN. DEVELOPER SHALL BE RESPONSIBLE TO OBTAIN THE FINAL DRAINAGE EASEMENTS FROM THE APPROPRIATE PROPERTY OWNERS PRIOR TO FINAL PLAT APPROVAL.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

COVER SHEET

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

811 Know what's **below.** **Call** before you dig.

REVISIONS:
4/15/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

7/29/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil)
CERTIFICATE NO. 53304
JASON M. PENROD
Date Signed 9/17/15
ARIZONA
EXPIRES 06/30/2018

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944CS01
CS01

SHEET NO.
1 OF 21

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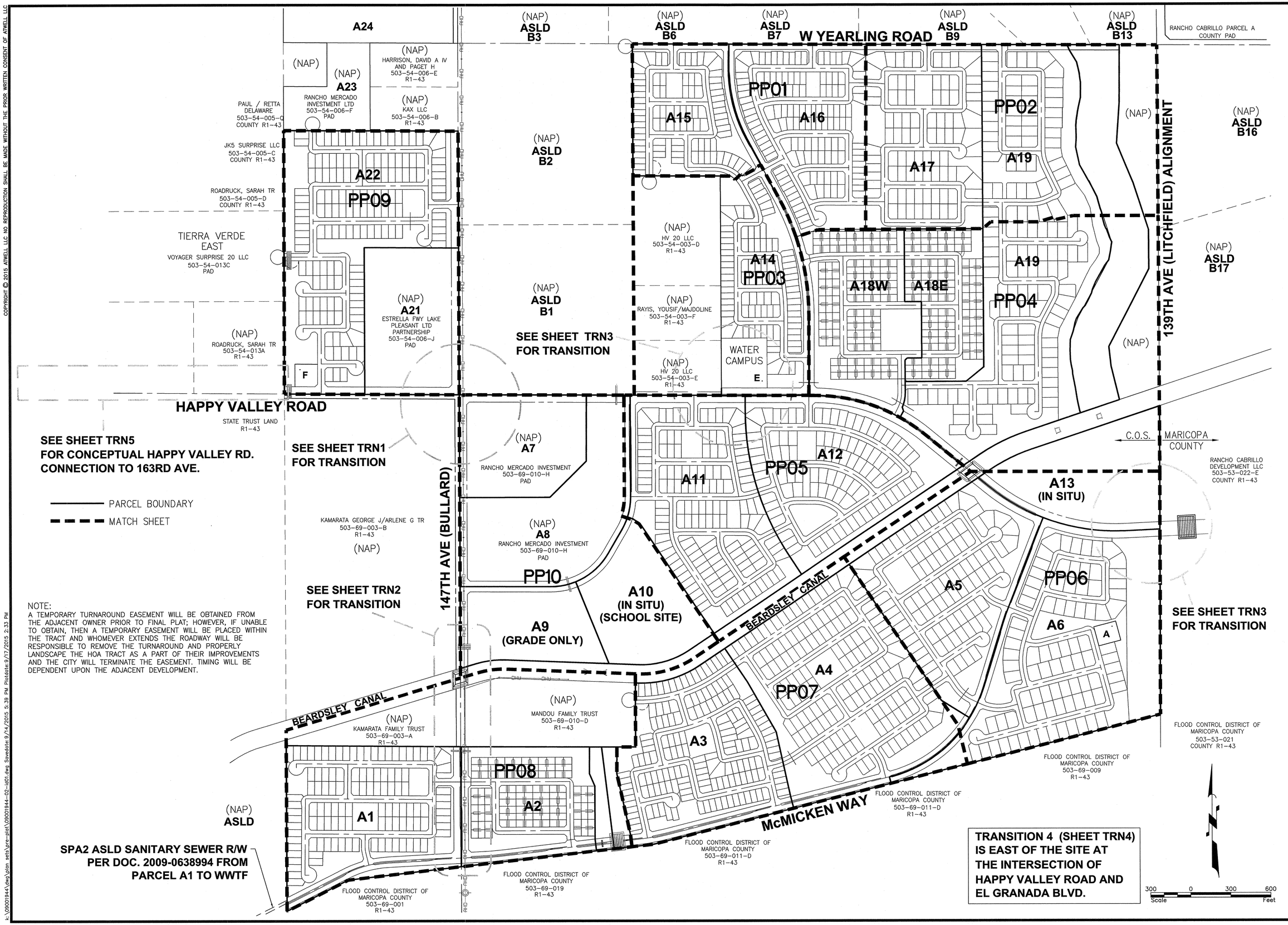

NOTE:
A TEMPORARY TURNAROUND EASEMENT WILL BE OBTAINED FROM THE ADJACENT OWNER PRIOR TO FINAL PLAT; HOWEVER, IF UNABLE TO OBTAIN, THEN A TEMPORARY EASEMENT WILL BE PLACED WITHIN THE TRACT AND WHOMEVER EXTENDS THE ROADWAY WILL BE RESPONSIBLE TO REMOVE THE TURNAROUND AND PROPERLY LANDSCAPE THE HOA TRACT AS A PART OF THEIR IMPROVEMENTS AND THE CITY WILL TERMINATE THE EASEMENT. TIMING WILL BE DEPENDENT UPON THE ADJACENT DEVELOPMENT.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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480.218.8831

SITE PLAN AND SHEET INDEX

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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PS14-197 & FS15-069
COMMENTS
7/29/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD
Date Signed 08/05/15

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944ID01
ID01

SHEET NO.
2 OF 21

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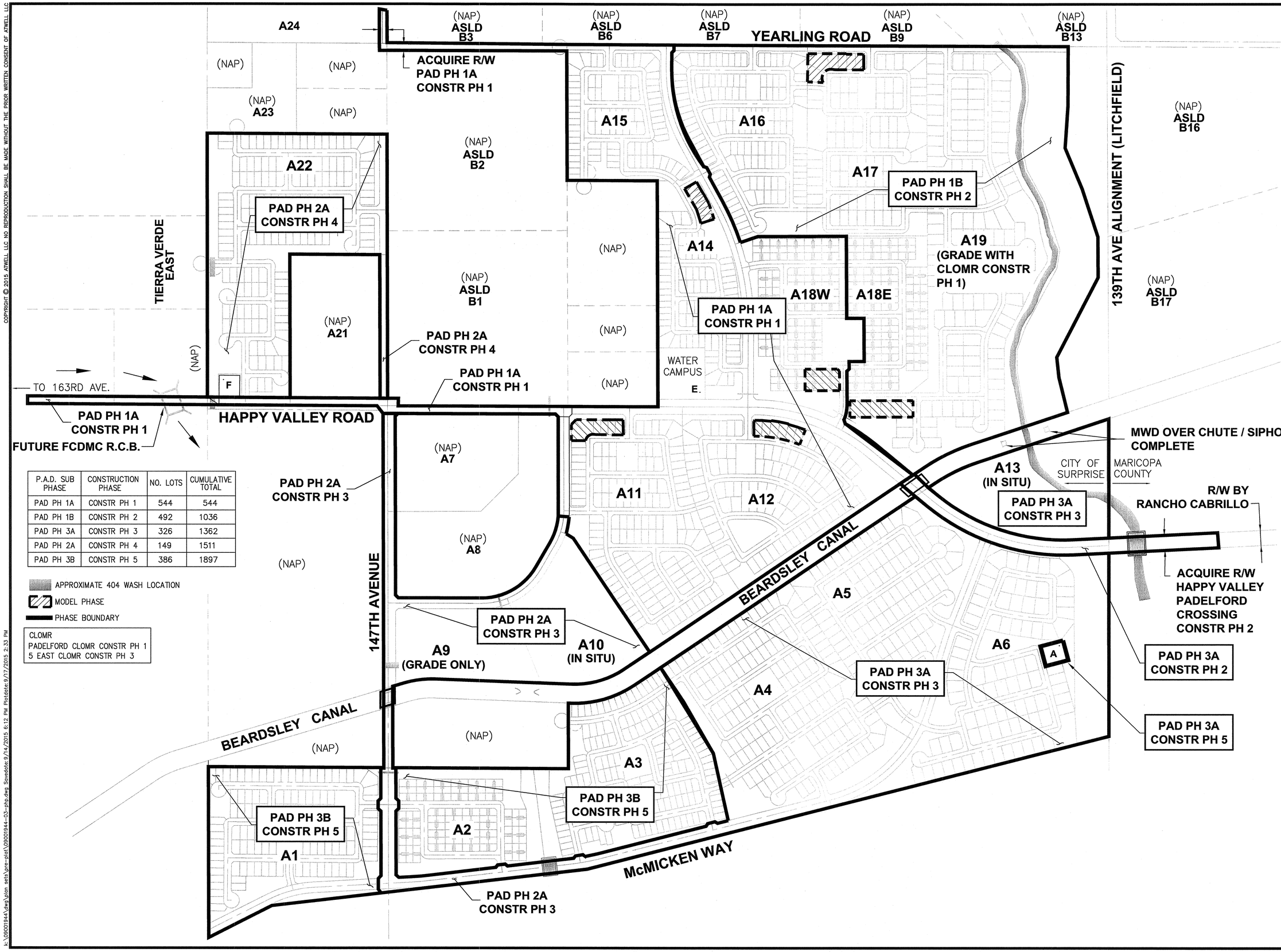

P.A.D. SUB PHASE	CONSTRUCTION PHASE	NO. LOTS	CUMULATIVE TOTAL
PAD PH 1A	CONSTR PH 1	544	544
PAD PH 1B	CONSTR PH 2	492	1036
PAD PH 3A	CONSTR PH 3	326	1362
PAD PH 2A	CONSTR PH 4	149	1511
PAD PH 3B	CONSTR PH 5	386	1897

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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PHASING PLAN

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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REVISIONS:
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PS14-197 & FS15-069
COMMENTS

7/29/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD Date Signed 8/11/15 ARIZONA U.S.A.

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PHP
PHP

SHEET NO.
3 OF 21

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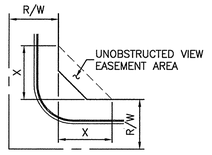


① SIGHT DISTANCE REQUIREMENTS

SEE CITY OF SURPRISE DTL. 4-02 FOR ADDITIONAL NOTES

ROADWAY TYPE	X
PARKWAY	50'
MAJOR ARTERIAL	40'
MINOR ARTERIAL	40'
COLLECTOR	30'
LOCAL	30

ABBREVIATIONS

AB	AS BUILT
B/C	BACK OF CURB
B/L	BIKE LANE
BCHH	BRASS CAP HAND HOLE
BSL	BUILDING SETBACK LINE
BTM	BOTTOM
CL	CENTERLINE
CR	CURB RETURN
CT	CURB TRANSITION
E	ELECTRIC
EA	EACH
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
FH	FIRE HYDRANT
GB	GRADE BREAK
GC	GRADE CHANGE
HC	HOUSE CONNECTION
HW	HIGH WATER
LT	LEFT OF CENTERLINE
FD	FOUND
ME	MULTI-PURPOSE EASEMENT
MH	MANHOLE
NPI	NO PAY ITEM
NG	NATURAL GROUND
PC	POINT OF CURVATURE
PKWY	PARKWAY
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PUE	PUBLIC UTILITY EASEMENT
PUFE	PUBLIC UTILITY AND FACILITY EASEMENT
RT	RIGHT OF CENTERLINE
R/W	RIGHT OF WAY
S	SEWER
S/W	SIDEWALK
SD	STORM DRAIN
STA	STATION
T	TELEPHONE
VNAE	VEHICULAR NON-ACCESS EASEMENT
VG	VALLEY GUTTER
W	WATER
WS	WATER SERVICE

GENERAL NOTES:

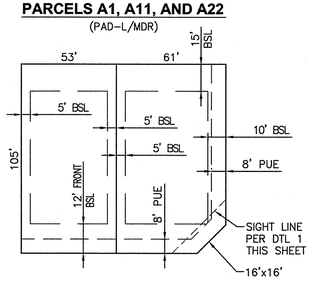
1. LATERAL SEWERS SERVING LESS THAN THIRTY (30) HOUSES WILL HAVE A MINIMUM SLOPE OF 0.76 PERCENT. WHERE LATERAL SEWERS SERVE LESS THAN TEN (10) HOUSES, THE MINIMUM SLOPE WILL BE NOT LESS THAN ONE (1) PERCENT.

MASTER LEGEND

8" S	SEWER LINE
	SEWER MANHOLE
	SEWER FLOW DIRECTION
	SEWER PLUG
EX 8"S	EXIST. SEWER LINE
	EXIST. SEWER MANHOLE
	WATER PLUG
	WATER METER
8"-W	WATER LINE
	WATER VALVE
	FIRE HYDRANT
EX 6"-W	EXIST. WATER LINE
5	LOT NUMBER
	DRYWELL

PARCELS A1, A11, AND A22

(PAD-L/MDR)

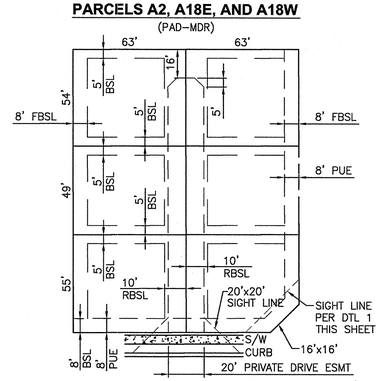


TYP. 53' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

PARCELS A2, A18E, AND A18W

(PAD-MDR)

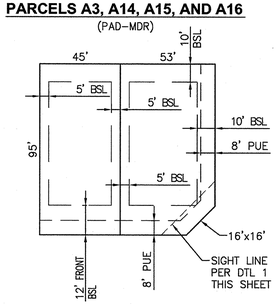


TYP. COURT YARD (CLUSTER) AND SETBACKS DETAIL

SCALE: N.T.S.

PARCELS A3, A14, A15, AND A16

(PAD-MDR)

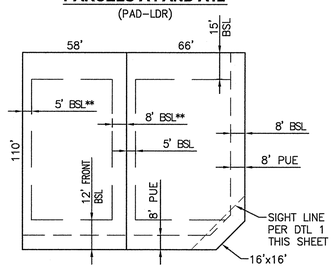


TYP. 45' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

PARCELS A4 AND A12

(PAD-LDR)



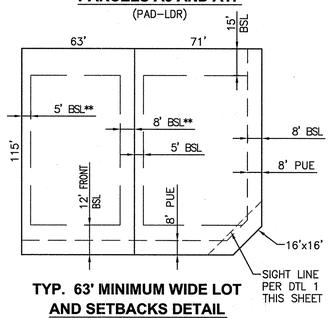
TYP. 58' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

** SETBACKS ARE INTERCHANGEABLE BETWEEN SIDES. ANY TWO ADJACENT HOUSES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET.

PARCELS A5 AND A17

(PAD-LDR)



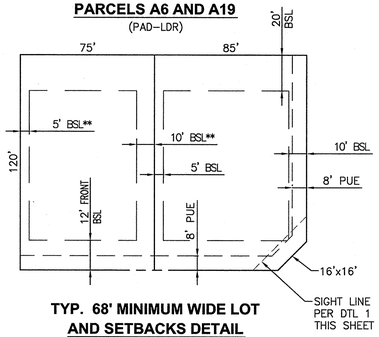
TYP. 63' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

** SETBACKS ARE INTERCHANGEABLE BETWEEN SIDES. ANY TWO ADJACENT HOUSES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET.

PARCELS A6 AND A19

(PAD-LDR)



TYP. 68' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

** SETBACKS ARE INTERCHANGEABLE BETWEEN SIDES. ANY TWO ADJACENT HOUSES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET.

Table 2
LDR Development Standards (6) (7)

Lot Size	58' x 110	63' x 115	75' x 120	83' x 125'
Minimum Area	6,300	7,000	8,500	10,300
Minimum Width	58	63	68	80
Minimum Depth	110	115	120	125
Maximum House Width	45	50	60	65
Building Setbacks (1) (2) (4) (7)				
Front (3)	18' BOS to garage; 12' for living area or side entry garage	18' BOS to garage; 12' for living area or side entry garage	18' BOS to garage; 12' for living area or side entry garage	18' BOS to garage; 12' for living area or side entry garage
Side	5' / 8'	5' / 8'	5' / 10'	8' / 10'
Street Side/Corner Lot	8'	8'	10'	10'
Rear	15'	15'	20'	20'
Rear Adjacent to Arterial	20'	20'	25'	25'
Minimum Distance between Houses	10'	10'	10'	10'
Maximum Building Height	30'	30'	30'	30'

Notes:

(1) Fireplaces, pop-outs, bay windows, eaves, overhangs, patio covers and/or other appendages may encroach 2.5 feet into the front and side setbacks and 10' into the rear setbacks, so long as they do not encroach closer to 3 feet from a side yard or closer than 10 feet from a rear yard.

(2) Building setback shall apply equally to one and two story units

(3) BOS = back of sidewalk

(4) If a landscape tract of at least 10' minimum and 15' average is provided on an arterial street adjacent to a rear yard, or an 8' landscape tract is provided adjacent to a side yard, then the standard side and rear setbacks apply. For side yards, the wider of the two side yards (where applicable) shall be located on the street side.

(5) Pursuant to City application of single family residential design guidelines, lot coverage is not specifically regulated except that maximum lot coverage for this PAD is established by the building envelope created by the application of the required setbacks and allowable projections.

(6) All non-residential development within the LDR land use district (such as churches, recreation center, etc.) shall comply with the development standards in Table 5 (commercial district) with the exception of building height, which shall comply with the residential district building height of 30'.

(7) A maximum of 1/3 of the lots within any subdivision may be less than the minimum standards by as much as 10% to accommodate for irregular shaped lots.

Table 3
L/MDR Development Standards (6) (7)

Lot Size	53' x 105
Minimum Area	5,500
Minimum Width	53
Minimum Depth	105
Maximum House Width	43
Building Setbacks (1) (2) (4) (7)	
Front (3)	18' BOS to garage; 12' for living area or side entry garage
Side	5' / 5'
Street Side/Corner Side	10'
Rear	15'
Rear Adjacent to Arterial	20'
Minimum Distance between Houses	10'
Maximum Building Height	30'

Notes:

(1) Fireplaces, pop-outs, bay windows, eaves, overhangs, patio covers and/or other appendages may encroach 2.5 feet into the front and side setbacks and 10' into the rear setbacks, so long as they do not encroach closer to 3 feet from a side yard or closer than 10 feet from a rear yard.

(2) Building setback shall apply equally to one and two story units

(3) BOS = back of sidewalk

(4) If a landscape tract of at least 10' minimum and 15' average is provided on an arterial street adjacent to a rear yard, or an 8' landscape tract is provided adjacent to a side yard, then the standard side and rear setbacks apply. For side yards, the wider of the two side yards (where applicable) shall be located on the street side.

(5) Pursuant to City application of single family residential design guidelines, lot coverage is not specifically regulated except that maximum lot coverage for this PAD is established by the building envelope created by the application of the required setbacks and allowable projections.

(6) All non-residential development within the L/MDR land use district (such as churches, recreation center, etc.) shall comply with the development standards in Table 5 with the exception of building height, which shall comply with the residential district building height of 30'.

(7) A maximum of 1/3 of the lots within any subdivision may be less than the minimum standards by as much as 10%.

Table 4a
MDR Perimeter Development Standards

Site Setbacks (perimeter of district only) (1) (2) (8)	
Front	20'
Side (3)	10'
Street Side/Corner Lot	10'
Rear	10'
Rear Adjacent to Arterial	20'
Perimeter Street Landscape Setback (Arterial)(6)	15'
Perimeter Street Landscape Setback (Collector) (6)	10'
Building Height	35'
Minimum Outdoor Living Area (on lot or common area)	500 sf/du average

NOTES (some of the note below are referenced in Table 4b):

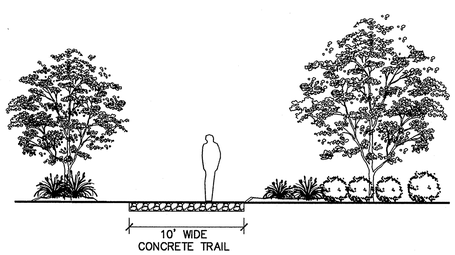
(1) Attached buildings require no setback between dwellings.
(2) Fireplaces, pop-outs, bay windows, eaves, overhangs, porches/patios and/or other appendages may encroach 2.5' into the front, side and rear yard setbacks, so long as they are not less than 3' from the yard.
(3) Where a side yard is provided for zero lot line product, it shall be a minimum of 5'.
(4) No minimum site depth is required
(5) Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table.
(6) If a landscape tract of at least 10' is provided on an arterial street adjacent to a side or rear yard, then the standard side and rear yard setbacks apply. For side yards, the wider of the two yards (where applicable) shall be located on the street side.
(7) Building setbacks apply equally to one story and two story units.
(8) A maximum of 1/3 of the lots within any subdivision may be less than the minimum standards by as much as 10%.
(9) Site average area is defined as follows: gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.
(10) Front to garage means back of sidewalk to face of garage door only if the garage is located in the front yard.
(11) Auto/Green Court Cluster yards are defined as follows: front yard is the side with the main front door; rear yard is the side with the garage entrance; side yards are the other two sides, even if those two sides are not opposite each other. Rear yard is defined from the center of the private drive.
(12) Townhouse/Condo rear yard is measured to the lot line at the center of the private drive/alley for alley-loaded garages.

Table 4b
MDR Development Standards

Use	Site Average Area per Dwelling Unit (9)	Minimum Lot Width per Unit (4)	Front to Garage (10)	Front to Living Area (2, 7)	Interior Side (1,2,6,7)	Aggregate Side (1,2,6,7)	Corner Side (2,6,7)	Rear (2,6,7)
Single Family 45'x95'	4,000	45'	18'	12'	5'	10'	10'	10'
Two-Family Dwelling Structures	3,000	35'	18'	12'	5'	10'	10'	10'
Three Family Dwelling Structures	3,000	30'	18'	12'	5'	10'	10'	10'
Four Family Dwelling Structures	3,000	25'	18'	12'	5'	10'	10'	10'
Zero Lot / Z-Lot (3)	4,000	40'	18'	12'	0'	5'	10'	10'
Townhouse/Condo (2,12)	3,000	25'	18'	3'	5'	10'	10'	10'
Auto/Green Court Cluster (2 ,11)	3,000	25'	N/A	8'	5'	10'	8'	10'
Accessory Structures	n/a	n/a	18'	-	3'	n/a	10'	10'
Structures for all other principal or accessory uses	n/a	n/a	18'	-	5'	n/a	10'	10'

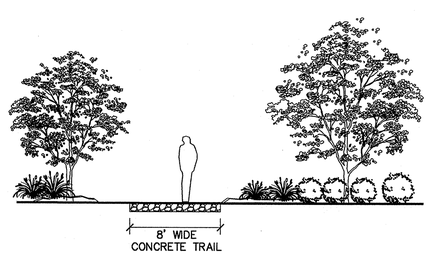
NOTES:

(1) Attached buildings require no setback between dwellings.
(2) Fireplaces, pop-outs, bay windows, eaves, overhangs, porches/patios, 2nd story cantilevers, and/or other appendages may encroach 2.5' into the front, side and rear yard setbacks, so long as they are not less than 3' from the yard.
(3) Where a side yard is provided for zero lot line product, it shall be a minimum of 5'.
(4) No minimum site depth is required
(5) Lot coverage is established by the building envelopes created by the required setbacks and allowable projections as defined in this Table.
(6) If a landscape tract of at least 8' is provided on an arterial street adjacent to a side or rear yard, then the standard side and rear yard setbacks apply. For side yards, the wider of the two yards (where applicable) shall be located on the street side.
(7) Building setbacks apply equally to one story and two story units.
(8) A maximum of 1/3 of the lots within any subdivision may be less than the minimum standards by as much as 10%.
(9) Site average area is defined as follows: gross site area minus right-of-way equals net site area divided by total number of units equals site average area per dwelling unit.
(10) Front to garage means back of sidewalk to face of garage door only if the garage is located in the front yard.
(11) Auto/Green Court Cluster yards are defined as follows: front yard is the side with the main front door; rear yard is the side with the garage entrance; side yards are the other two sides, even if those two sides are not opposite each other. Rear yard is measured from the center of the private drive.
(12) Townhouse/Condo rear yard is measured from the center of the private drive or alley for rear-loaded garages.



MULTI-USE PRIMARY LOOP TRAIL

N.T.S.



MULTI-USE CONNECTIVITY TRAIL

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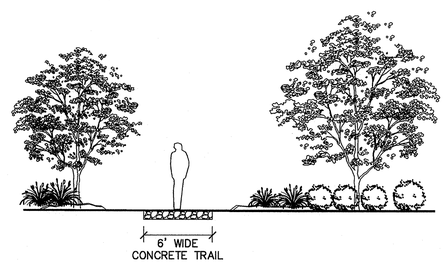
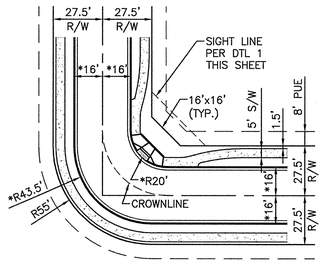


LOCAL TRAIL

N.T.S.

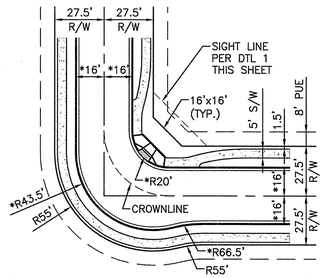
LINE TYPES

	LOT LINE
	PUE
	WARP
	RIGHT OF WAY
	ROAD CENTERLINE
	BSL
	SIGHT VISIBILITY LINE
	PARCEL BOUNDARY



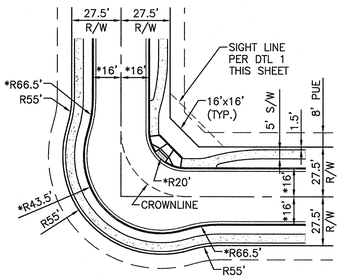
TYPICAL KNUCKLE 1

*NOTE: DIMENSION AT THE BACK OF CURB



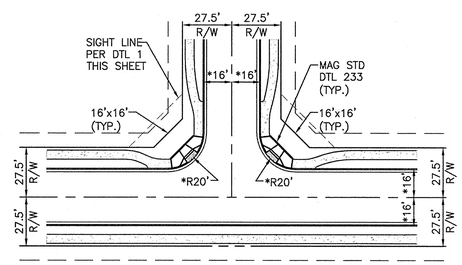
TYPICAL KNUCKLE 2

*NOTE: DIMENSION AT THE BACK OF CURB



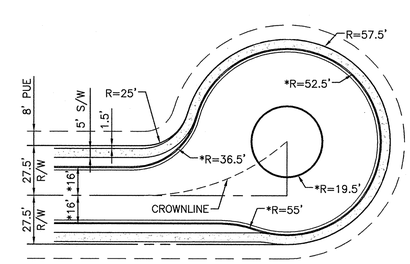
TYPICAL KNUCKLE 3

*NOTE: DIMENSION AT THE BACK OF CURB



TYPICAL T INTERSECTION

*NOTE: DIMENSION AT THE BACK OF CURB



TYPICAL CUL-DE-SAC

*NOTE: DIMENSION AT THE BACK OF CURB

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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480.218.8831

DETAIL SHEET

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

811 Know what's below. Call before you dig.

REVISIONS:
4/15/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS
7/29/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD Arizona U.S.A. EXPIRES 06/30/16

PM.	T. NORTHROP
DR.	S. STAMAN
JOB NO.	09001944
FILE NO.	09001944DT01

DT01

SHEET NO.
4 OF 21

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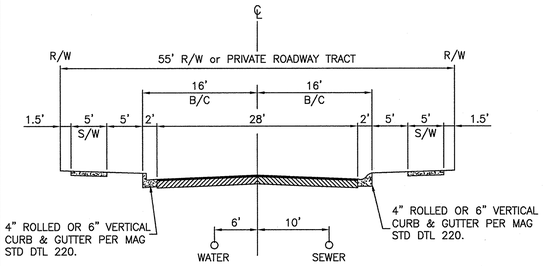
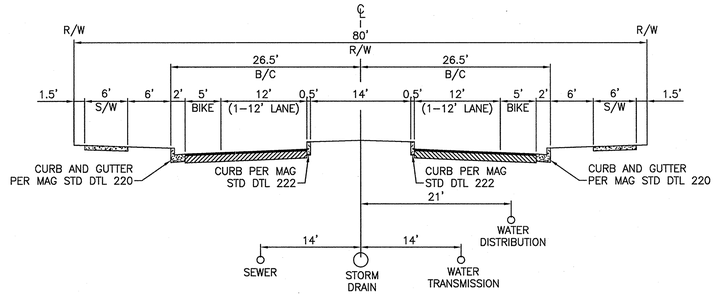
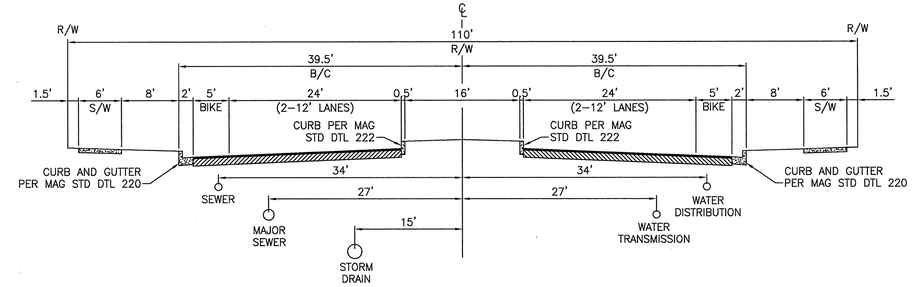


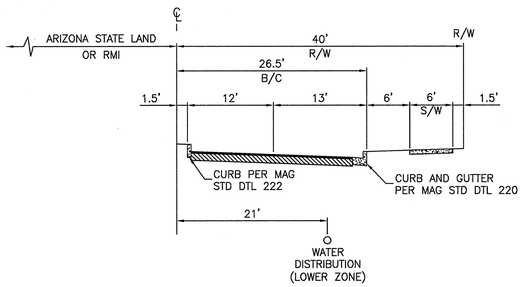
1 LOCAL STREET
LOOKING NORTH OR EAST
SCALE: N.T.S.



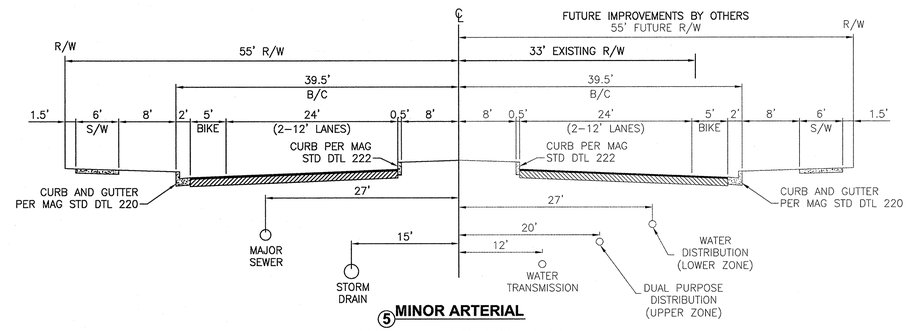
2 COLLECTOR STREET
LOOKING NORTH OR EAST
SCALE: N.T.S.



3 MINOR ARTERIAL
LOOKING NORTH OR EAST
SCALE: N.T.S.

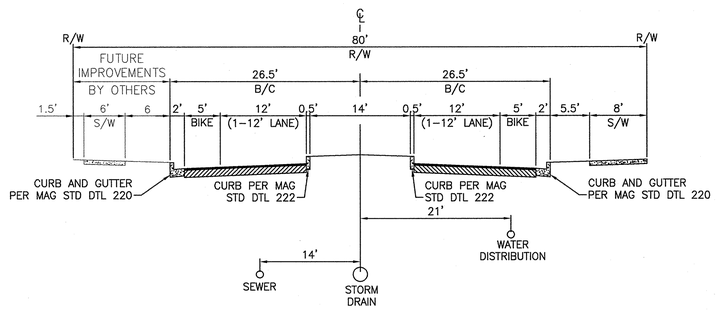


4 YEARLING ROAD INTERIM
COLLECTOR STREET
LOOKING EAST
SCALE: N.T.S.

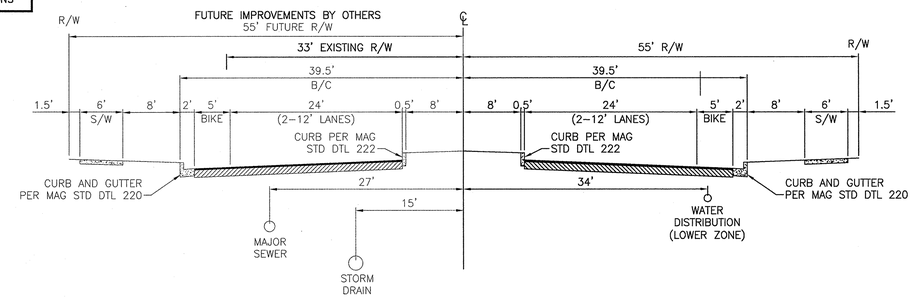


5 MINOR ARTERIAL
HAPPY VALLEY AT PARCELS A21 AND A22
LOOKING EAST
SCALE: N.T.S.

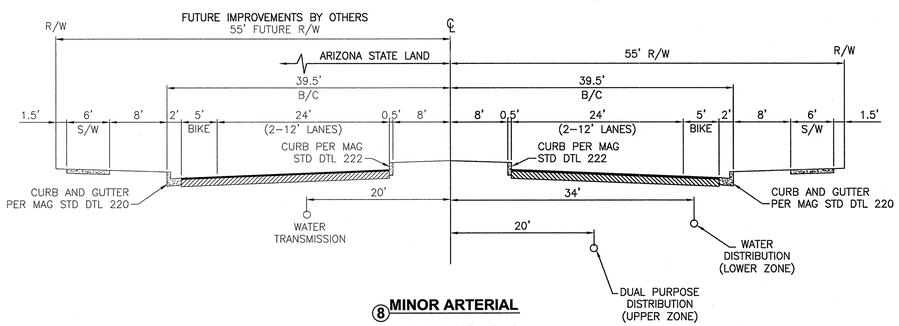
NOTE: TYPICAL FOR ALL SECTIONS
UTILITY LOCATIONS ARE APPROXIMATE AND MAY VARY BASED ON EXISTING SITE CONDITIONS



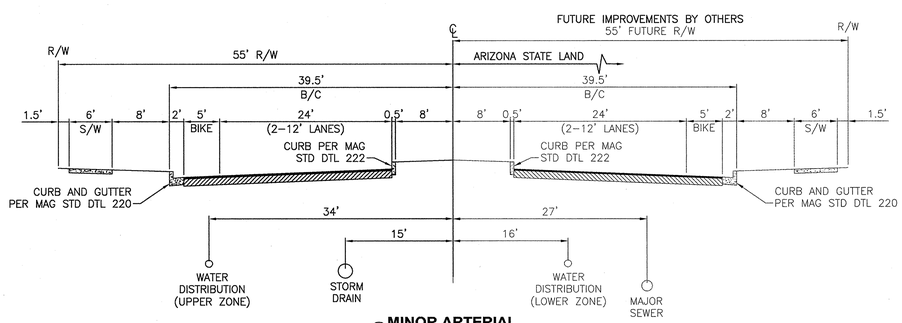
6 SAN YSIDRO / 145TH AVE.
LOOKING NORTH OR EAST
SCALE: N.T.S.



7 MINOR ARTERIAL
N. 147TH AVE. (BULLARD) AT PARCELS A7, A8, AND A9
LOOKING NORTH
SCALE: N.T.S.



8 MINOR ARTERIAL
HAPPY VALLEY AT PARCEL A7, A8 & A11
LOOKING EAST
SCALE: N.T.S.



9 MINOR ARTERIAL
N. 147TH AVE. (BULLARD) AT PARCELS A21 AND A22
LOOKING NORTH

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STREET SECTIONS

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

811 Know what's below. Call before you dig.

REVISIONS:
4/15/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS
7/29/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD Date Signed 9/16/15 Expires 06/30/2016

PM.	T. NORTHROP
DR.	S. STAMAN
JOB NO.	09001944
FILE NO.	09001944DT02
	DT02

SHEET NO.
5 OF 21

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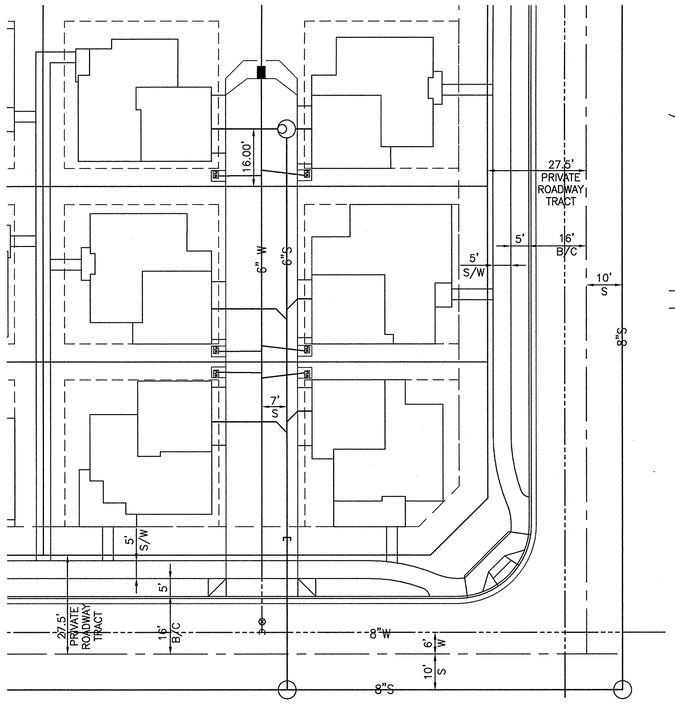
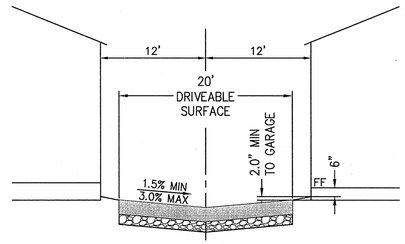


PARCEL A2 AND A18
WATER AND SEWER
LOCATION DETAIL

SCALE: 1"=20'



TYP. COURT YARD PRIVATE DRIVE

SCALE: N.T.S.

ADJACENT PROPERTY OWNERS WITHIN 200-FEET

ASSESSORS PARCEL #	PROPERTY OWNERS	MAILING ADDRESS
503-53-021	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W. DURANGO ST. PHOENIX AZ, 85009
503-53-022-E	RANCHO CABRILLO DEVELOPMENT LLC	PO BOX 14000 SUN LAKES AZ, 85248
503-54-003-D	HV 20 LLC	6064 E. JENAN DR. SCOTTSDALE, AZ 85254
503-54-003-E	HV 20 LLC	6064 E. JENAN DR. SCOTTSDALE, AZ 85254
503-54-003-F	YOUSIF RAYIS AND MAJDOLINE RAYIS	9433 E. VOLTAIRE SCOTTSDALE AZ, 85260
503-54-005-C	JK5 SURPRISE LLC	4332 E. TURQUOISE PHOENIX AZ, 85028
503-54-005-D	SARAH ROADRUCK TRUST	12906 W. GEORGIA AVE. LITCHFIELD PARK AZ, 85340
503-54-005-Q	PAUL & REITA DELAWARE	14907 W. EL CORTEZ SURPRISE AZ, 85387
503-54-006-B	KAX LLC	8530 E. VIA DEL SOL DR. SCOTTSDALE AZ, 85255
503-54-006-F	RANCHO MERCADO INVESTMENT	4417 N. SADDLEBAG TRAIL SCOTTSDALE AZ, 85251
503-54-006-J	ESTRELLA FREEWAY LAKE PLEASANT LTD PARTNERSHIP	3010 E. CAMELBACK RD. STE. 100 PHOENIX AZ, 85016
503-54-005-P	ALAN W. BRADEN	14913 W. EL CORTEZ SURPRISE, AZ 85387
503-54-013-A	SARAH ROADRUCK TRUST	12906 W. GEORGIA AVE. LITCHFIELD PARK AZ, 85340
503-54-013-C	VOYAGER SURPRISE 20 LLC	6900 E. SECOND ST. SCOTTSDALE AZ, 85251
503-69-001	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W. DURANGO ST. PHOENIX AZ, 85009
503-69-003-A	KAMARATA FAMILY TRUST	31208 N 61ST ST. CAVE CREEK AZ, 85331
503-69-003-B	GEORGE J KAMARATA AND ARLENE G KAMARATA TRUST	31208 N 61ST ST. CAVE CREEK AZ, 85331
503-69-009	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W. DURANGO ST. PHOENIX AZ, 85009
503-69-010-D	MANDOU FAMILY TRUST	8143 W. ELECTRA LN. PEORIA AZ, 85383
503-69-010-F	RANCHO MERCADO INVESTMENT	4417 N. SADDLEBAG TRAIL SCOTTSDALE AZ, 85251
503-69-010-H	RANCHO MERCADO INVESTMENT	4417 N. SADDLEBAG TRAIL SCOTTSDALE AZ, 85251
503-69-011-D	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W. DURANGO ST. PHOENIX AZ, 85009
503-69-019	FLOOD CONTROL DISTRICT OF MARICOPA COUNTY	2801 W. DURANGO ST. PHOENIX AZ, 85009
	ARIZONA STATE LAND	

NON-CONFORMING LOTS

PARCEL	LOT SIZE	LOT #	WIDTH*	DEPTH**
A11	53' x 105' (5,500 SF)	321		101
A11	53' x 105' (5,500 SF)	443		103
A17	63' x 115' (7,000 SF)	680		110
A17	63' x 115' (7,000 SF)	705		114
A19	75' x 120' (8,500 SF)	977		119
A19	75' x 120' (8,500 SF)	981		115
A4	58' x 110' (6,300 SF)	1144		108
A4	58' x 110' (6,300 SF)	1151		108
A4	58' x 110' (6,300 SF)	1170		108
A4	58' x 110' (6,300 SF)	1172		108
A4	58' x 110' (6,300 SF)	1173		108
A5	63' x 115' (7,000 SF)	1230	59	
A5	63' x 115' (7,000 SF)	1231	62	
A6	75' x 120' (8,500 SF)	1281		115
A6	75' x 120' (8,500 SF)	1300		118
A22	53' x 105' (5,500 SF)	1369		100
	TOTAL LOTS	18		

* = WIDTH MEASURED AT BUILDING ENVELOPE.

** = DEPTH MEASURED AT MINIMUM LOT DEPTH.

TRACT AREAS & USEAGE
AREAS ARE APPROXIMATE AND MAY VARY ON FINAL PLAT.

PARCEL A1

TRACT	ACRES	USEAGE
1A	0.66 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
1B	0.72 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
1C	0.28 AC	OPEN SPACE, AND COMMUNITY AMENITIES
1D	0.94 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
1E	1.20 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
1F	1.40 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
1G	1.00 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	6.20 AC	

PARCEL A2

TRACT	ACRES	USEAGE
2A	2.46 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
2B	1.87 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
2C	0.11 AC	OPEN SPACE, AND COMMUNITY AMENITIES
2D	0.32 AC	OPEN SPACE, COMMUNITY AMENITIES AND MULTI USE TRAIL EASEMENT
2E	1.70 AC	MULTIUSE TRAIL AND DRAINAGE EASEMENT
2F	2.59 AC	PRIVATE ROADWAY (INCLUDING PAVEMENT, CURB & GUTTER AND SIDEWALKS) AND PUBLIC UTILITIES
TOTAL	9.05 AC	

PARCEL A3

TRACT	ACRES	USEAGE
3A	1.29 AC	OPEN SPACE, DRAINAGE, COMMUNITY AMENITIES AND MULTIUSE TRAIL EASEMENT
3B	0.06 AC	OPEN SPACE, COMMUNITY AMENITIES AND PUBLIC TRAIL EASEMENT
3C	1.02 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
3D	0.56 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
3E	0.06 AC	OPEN SPACE, AND COMMUNITY AMENITIES
3F	1.42 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
3G	0.02 AC	OPEN SPACE, AND COMMUNITY AMENITIES
3H	0.07 AC	OPEN SPACE, AND COMMUNITY AMENITIES
3J	0.04 AC	OPEN SPACE, AND COMMUNITY AMENITIES
3K	0.33 AC	OPEN SPACE, COMMUNITY AMENITIES, AND MULTI USE TRAIL EASEMENT
3L	1.70 AC	MULTIUSE TRAIL AND DRAINAGE EASEMENT
TOTAL	6.57 AC	

PARCEL A4

TRACT	ACRES	USEAGE
4B	1.67 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
4C	1.17 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
4D	2.21 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
4E	0.76 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
4F	2.10 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
4G	0.17 AC	OPEN SPACE, AND COMMUNITY AMENITIES
TOTAL	8.08 AC	

PARCEL A5

TRACT	ACRES	USEAGE
5A	1.03 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
5B	0.68 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
5C	1.43 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
5D	2.30 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	5.44 AC	

PARCEL A6

TRACT	ACRES	USEAGE
6A	1.69 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
6B	1.23 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
6C	0.63 AC	OPEN SPACE, AND COMMUNITY AMENITIES
6D	2.22 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES, AND WELL OVERFLOW EASEMENT
6E	0.79 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
6F	0.59 AC	WELL SITE A
6G	8.00 AC	MULTIUSE TRAIL AND DRAINAGE EASEMENT
TOTAL	15.15 AC	

PARCEL A9

TRACT	ACRES	USEAGE
9A	11.60 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES

PARCEL A10

TRACT	ACRES	USEAGE
10A	14.40 AC	SCHOOL SITE

PARCEL A11

TRACT	ACRES	USEAGE
11A	0.92 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
11B	0.69 AC	OPEN SPACE, AND COMMUNITY AMENITIES
11C	0.42 AC	OPEN SPACE, AND COMMUNITY AMENITIES
11D	0.77 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
11E	0.49 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
11F	0.31 AC	OPEN SPACE, AND COMMUNITY AMENITIES
11G	0.28 AC	OPEN SPACE, AND COMMUNITY AMENITIES
11H	1.68 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES, AND MULTIUSE TRAIL EASEMENT
TOTAL	5.56 AC	

PARCEL A12

TRACT	ACRES	USEAGE
12A	0.49 AC	OPEN SPACE, AND COMMUNITY AMENITIES
12B	0.73 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
12C	0.28 AC	OPEN SPACE, AND COMMUNITY AMENITIES
12D	1.27 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
12E	4.10 AC	OPEN SPACE, DRAINAGE, COMMUNITY AMENITIES, AND MULTIUSE TRAIL EASEMENT
TOTAL	6.87 AC	

PARCEL A13

TRACT	ACRES	USEAGE
13A	17.15 AC	OPEN SPACE, MULTIUSE TRAIL AND DRAINAGE EASEMENT

PARCEL A14

TRACT	ACRES	USEAGE
14A	0.88 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
14B	1.39 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
14C	0.02 AC	OPEN SPACE AND COMMUNITY AMENITIES
14D	0.78 AC	OPEN SPACE, DRAINAGE, COMMUNITY AMENITIES, AND WELL & STORAGE TANK OVERFLOW EASEMENT
14E	2.99 AC	WATER CAMPUS AND WELL SITE E
TOTAL	6.06 AC	

PARCEL A15

TRACT	ACRES	USEAGE
15A	0.17 AC	OPEN SPACE, AND COMMUNITY AMENITIES
15B	0.55 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
15C	0.27 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
15D	1.06 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
15E	1.30 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	3.35 AC	

PARCEL A16

TRACT	ACRES	USEAGE
16A	0.55 AC	OPEN SPACE, AND COMMUNITY AMENITIES
16B	1.70 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
16C	0.47 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
16D	0.14 AC	OPEN SPACE, AND COMMUNITY AMENITIES
16E	0.21 AC	OPEN SPACE, AND COMMUNITY AMENITIES
16F	0.73 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	3.80 AC	

PARCEL A17

TRACT	ACRES	USEAGE
17A	0.97 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
17B	0.25 AC	OPEN SPACE, AND COMMUNITY AMENITIES
17C	0.71 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
17D	0.20 AC	OPEN SPACE, AND COMMUNITY AMENITIES
17E	1.32 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
17F	0.57 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	4.02 AC	

PARCEL A18W

TRACT	ACRES	USEAGE
18WA	3.20 AC	OPEN SPACE, DRAINAGE, COMMUNITY AMENITIES, AND WELL & STORAGE TANK OVERFLOW EASEMENT
18WB	2.23 AC	OPEN SPACE, DRAINAGE, RECREATION & COMMUNITY AMENITIES
18WC	0.69 AC	OPEN SPACE, AND COMMUNITY AMENITIES
18WD	0.40 AC	OPEN SPACE, AND COMMUNITY AMENITIES
18WE	3.45 AC	PRIVATE ROADWAY (INCLUDING PAVEMENT, CURB & GUTTER AND SIDEWALKS) AND PUBLIC UTILITIES
TOTAL	9.97 AC	

PARCEL A18E

TRACT	ACRES	USEAGE
18EA	0.73 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
18EB	0.84 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
18EC	2.10 AC	PRIVATE ROADWAY (INCLUDING PAVEMENT, CURB & GUTTER AND SIDEWALKS) AND PUBLIC UTILITIES
TOTAL	3.67 AC	

PARCEL A19

TRACT	ACRES	USEAGE
19A	4.19 AC	OPEN SPACE, DRAINAGE, COMMUNITY AMENITIES, AND WELL & STORAGE TANK OVERFLOW EASEMENT
19B	1.64 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
19C	0.14 AC	OPEN SPACE, AND COMMUNITY AMENITIES
19D	2.31 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
19E	0.03 AC	OPEN SPACE, AND COMMUNITY AMENITIES
19F	1.44 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES
19G	0.14 AC	OPEN SPACE, AND COMMUNITY AMENITIES
19H	0.04 AC	OPEN SPACE, AND COMMUNITY AMENITIES
19J	6.93 AC	MULTIUSE TRAIL AND DRAINAGE EASEMENT
19K	19.34 AC	PUBLIC TRAIL AND DRAINAGE EASEMENT
TOTAL	36.20 AC	

PARCEL A22

TRACT	ACRES	USEAGE
22A	2.54 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
22B	0.80 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
22C	0.48 AC	OPEN SPACE, AND COMMUNITY AMENITIES
22D	2.13 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
22E	0.34 AC	OPEN SPACE, AND COMMUNITY AMENITIES
22F	3.03 AC	OPEN SPACE, DRAINAGE, RECREATION AND COMMUNITY AMENITIES AND WELL OVERFLOW EASEMENT
22G	0.48 AC	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
22H	0.66 AC	WELL SITE F
TOTAL	10.46 AC	

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DETAIL SHEET

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

811
Know what's **below.**
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REVISIONS:
4/15/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

7/29/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil)
CERTIFICATE NO. 53304
JASON M. PERRODIN
Date Signed 08/05/15

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944DT03
DT03

SHEET NO.
6 OF 21

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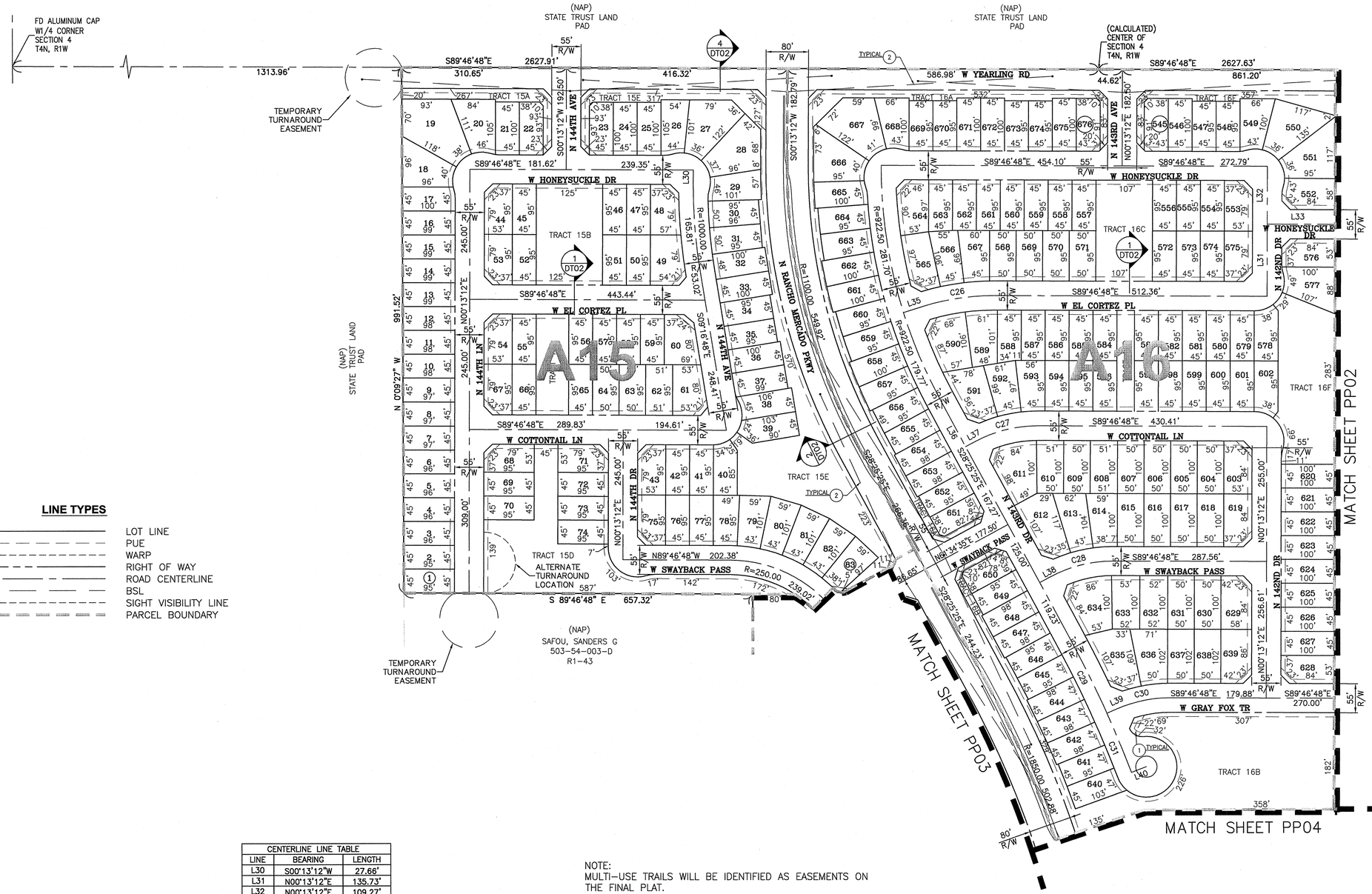


LINE TYPES

- LOT LINE
- PUE
- WARP
- RIGHT OF WAY
- ROAD CENTERLINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L30	S00°13'12"W	27.66'
L31	N00°13'12"E	135.73'
L32	N00°13'12"E	109.27'
L33	N89°46'48"W	151.72'
L34	S84°46'48"E	57.49'
L35	S72°44'30"W	38.56'
L36	S28°25'25"E	99.10'
L37	S61°34'35"W	18.51'
L38	S61°34'35"W	21.63'
L39	N66°00'54"E	18.60'
L40	S69°42'42"W	30.00'

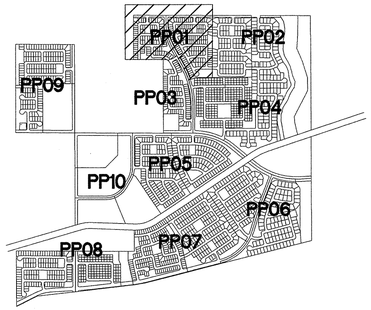
CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C26	137.27'	450.00'	17°28'42"
C27	124.98'	250.00'	28°38'37"
C28	124.98'	250.00'	28°38'37"
C29	157.06'	2027.50'	4°26'18"
C30	105.62'	250.00'	24°12'19"
C31	120.74'	2027.50'	3°24'43"

NOTE:
MULTI-USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.

(1) SIGHT DISTANCE REQUIREMENTS PER DETAIL 1 ON SHEET DT01

(2) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

100 0 100 200
Scale Feet



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PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
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CITY OF SURPRISE, ARIZONA

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ARIZONA U.S.A.
Not valid without original signature

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP01
PP01

SHEET NO.
7 OF 21

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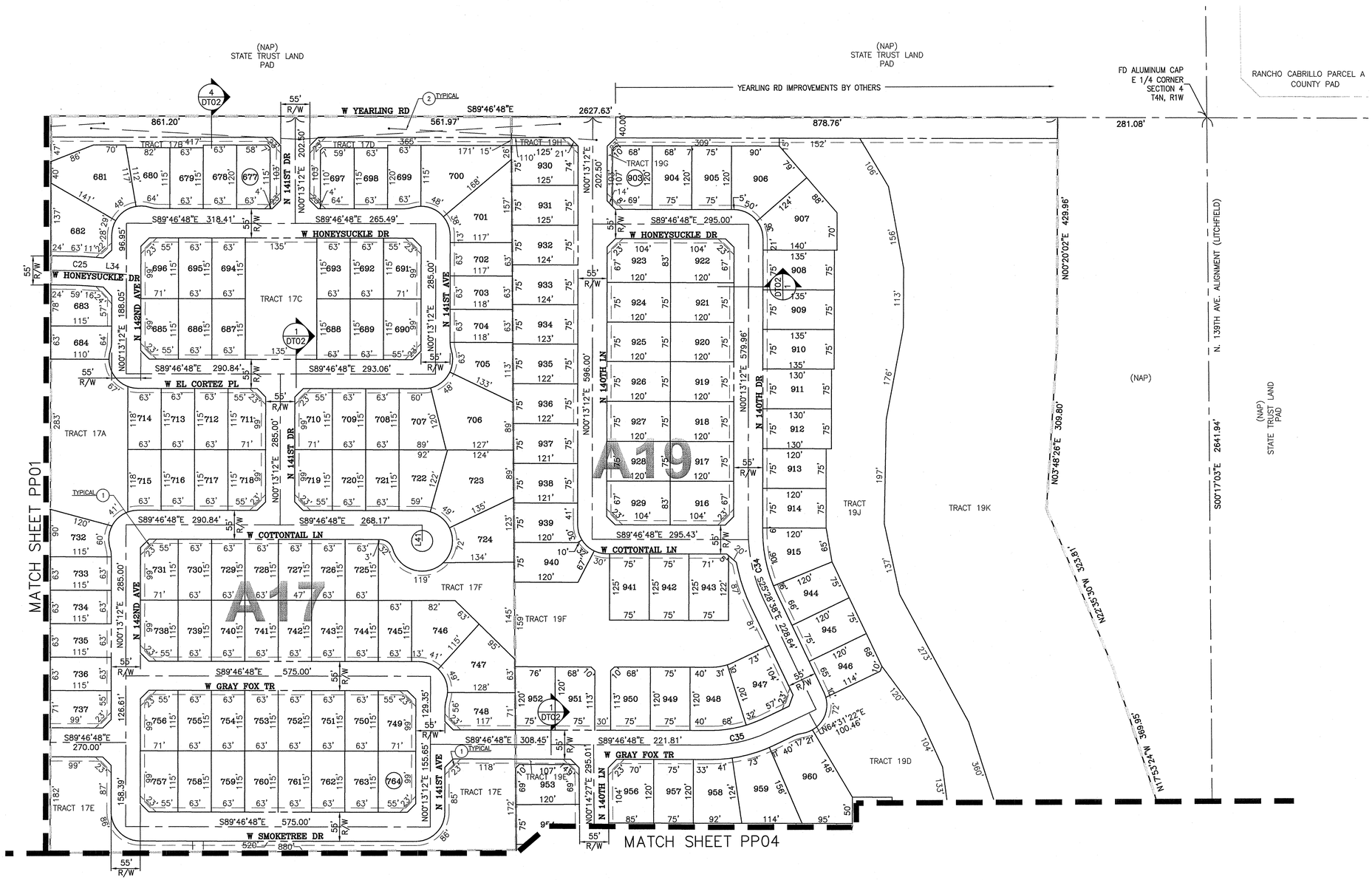

LINE TYPES

- LOT LINE
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- RIGHT OF WAY
- ROAD CENTERLINE
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- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

NOTE:
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CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L34	S84°46'48"E	57.49'
L41	N00°13'12"E	30.00'
L44	N64°31'22"E	37.24'
L52	N89°42'57"E	30.00'

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C25	61.09'	700.00'	5°00'00"
C34	134.55'	300.00'	25°41'50"
C35	112.13'	250.00'	25°41'50"
C44	134.55'	300.00'	25°41'50"

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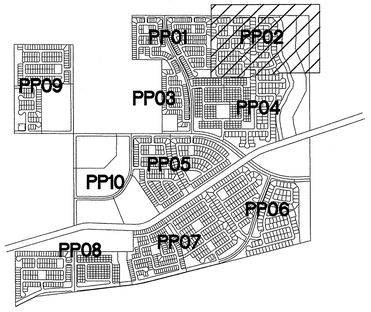
100 0 100 200
Scale Feet



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PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
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Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD 9/17/15 ARIZONA U.S.A. 09/30/15

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP02
PP02

SHEET NO.
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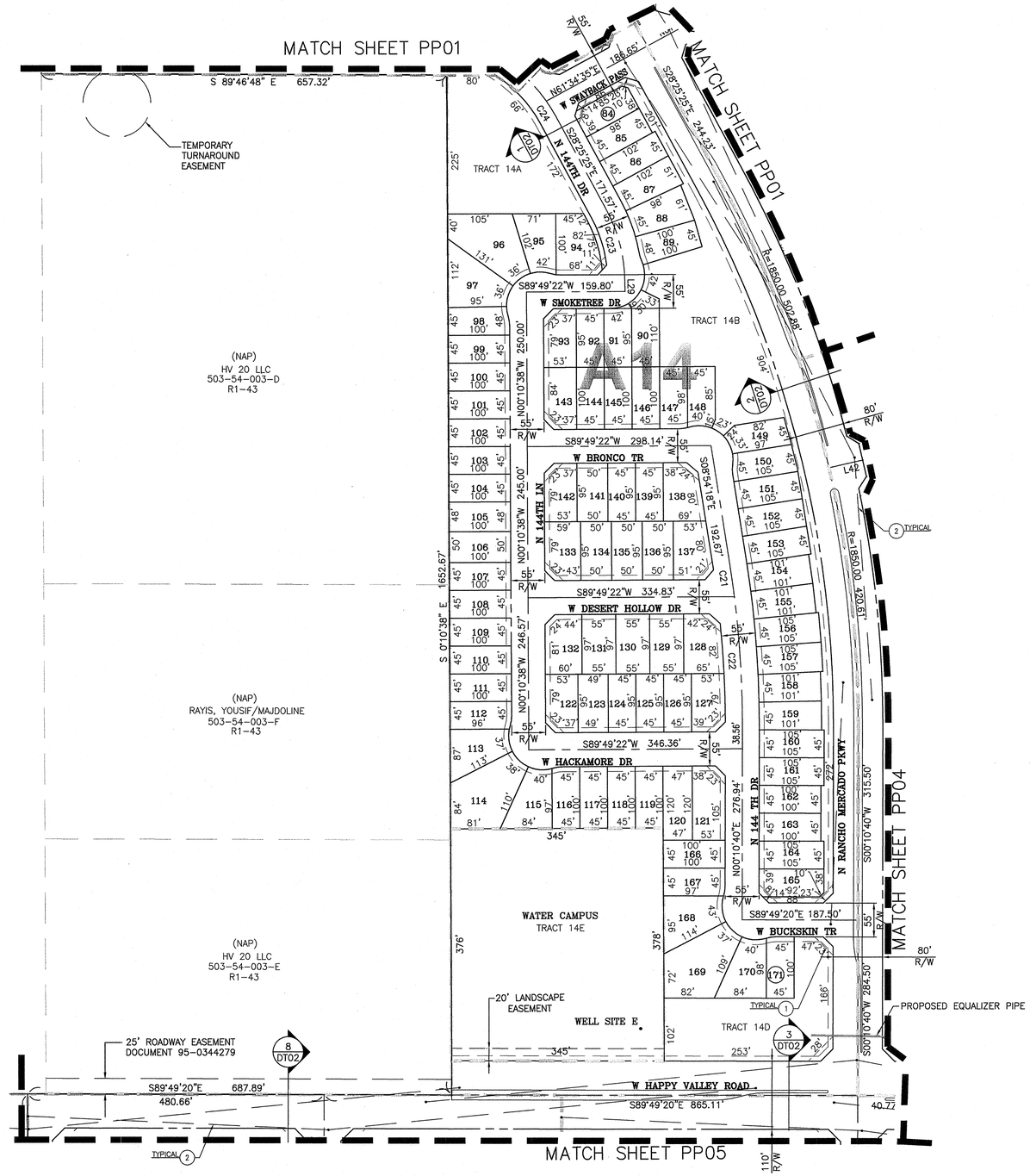

LINE TYPES

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- ROAD CENTERLINE
- BSL
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- PARCEL BOUNDARY

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L29	S00°10'38"E	15.75'
L42	N77°09'04"E	50.18'

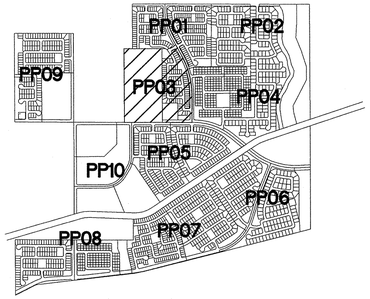
CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C21	55.07'	1662.50'	1°53'53"
C22	208.48'	1662.50'	7°11'05"
C23	123.25'	250.00'	28°14'46"
C24	28.70'	250.00'	6°34'37"

(1) SIGHT DISTANCE REQUIREMENTS PER CITY DETAIL 1 ON SHEET DT01

(2) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

NOTES:
1. MULTI-USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.
2. TRACT 14D INCLUDES A WELL-SITE OVERFLOW EASEMENT, WHICH WILL BE DEDICATED TO THE CITY OF SURPRISE ON THE FINAL PLAT.

100 0 100 200
Scale Feet



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
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PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

811 Know what's below. Call before you dig.

REVISIONS:
4/15/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS
7/29/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD 9/11/15 ARIZONA U.S.A. EXPIRES 06/30/16

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP03
PP03

SHEET NO.
9 OF 21

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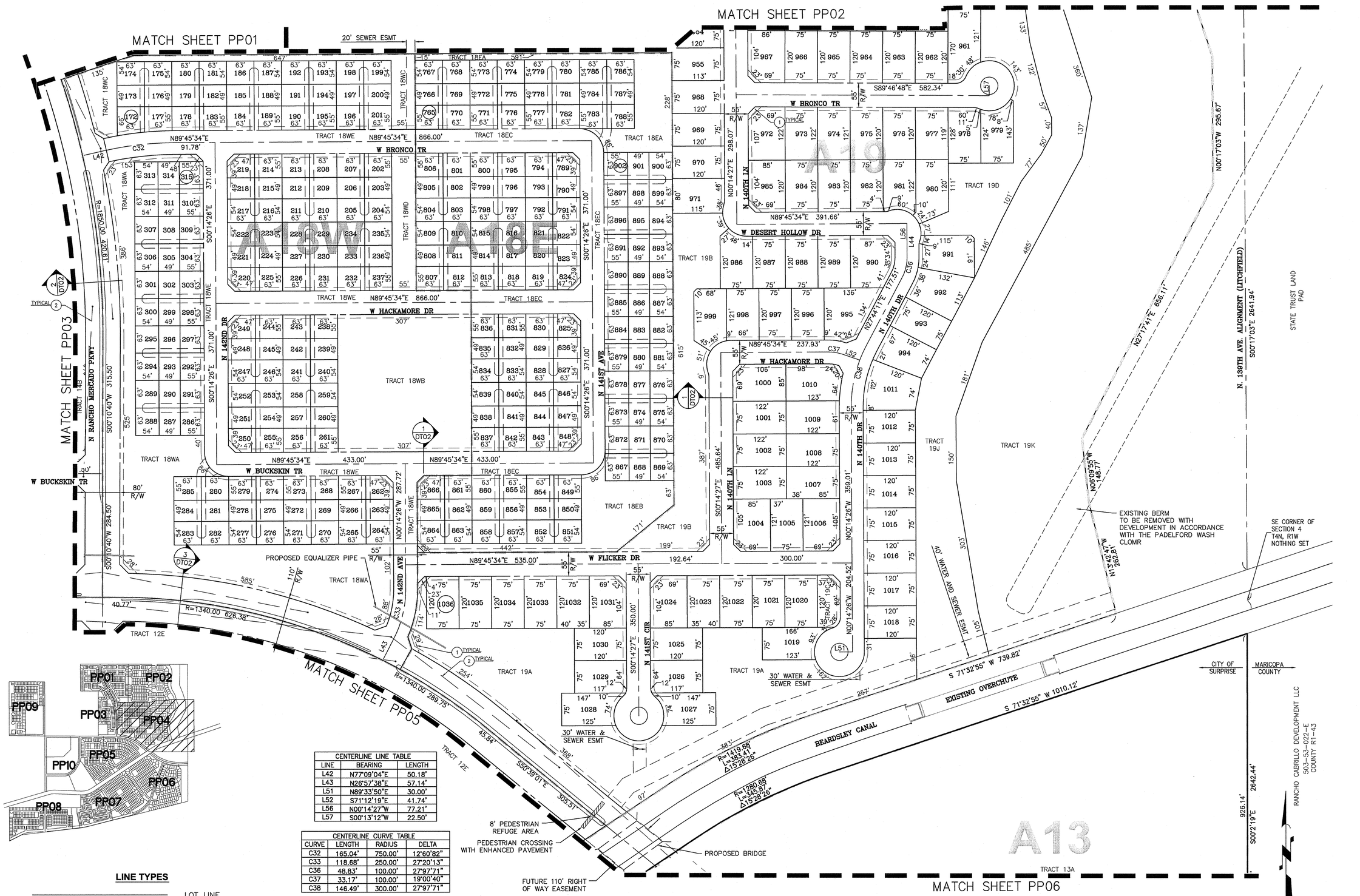

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L42	N77°09'04"E	50.18'
L43	N26°57'38"E	57.14'
L51	N89°33'50"E	30.00'
L52	S71°12'19"E	41.74'
L56	N00°14'27"W	77.21'
L57	S00°13'12"W	22.50'

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C32	165.04'	750.00'	12°60'82"
C33	118.68'	250.00'	27°20'13"
C36	48.83'	100.00'	27°97'71"
C37	33.17'	100.00'	19°00'40"
C38	146.49'	300.00'	27°97'71"

LINE TYPES

- LOT LINE
- PUE
- WARP
- RIGHT OF WAY
- ROAD CENTERLINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

(1) SIGHT DISTANCE REQUIREMENTS PER DETAIL 1 ON SHEET DT01

(2) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

NOTES:
1. MULTI-USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.

2. TRACT 18WA & 19A INCLUDES A WELL-SITE OVERFLOW EASEMENT, WHICH WILL BE DEDICATED TO THE CITY OF SURPRISE ON THE FINAL PLAT.

100 0 100 200
Scale Feet

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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PS14-197 & FS15-069
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Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD ARIZONA U.S.A. Expires 06/30/16

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP04
PP04

SHEET NO.
10 OF 21

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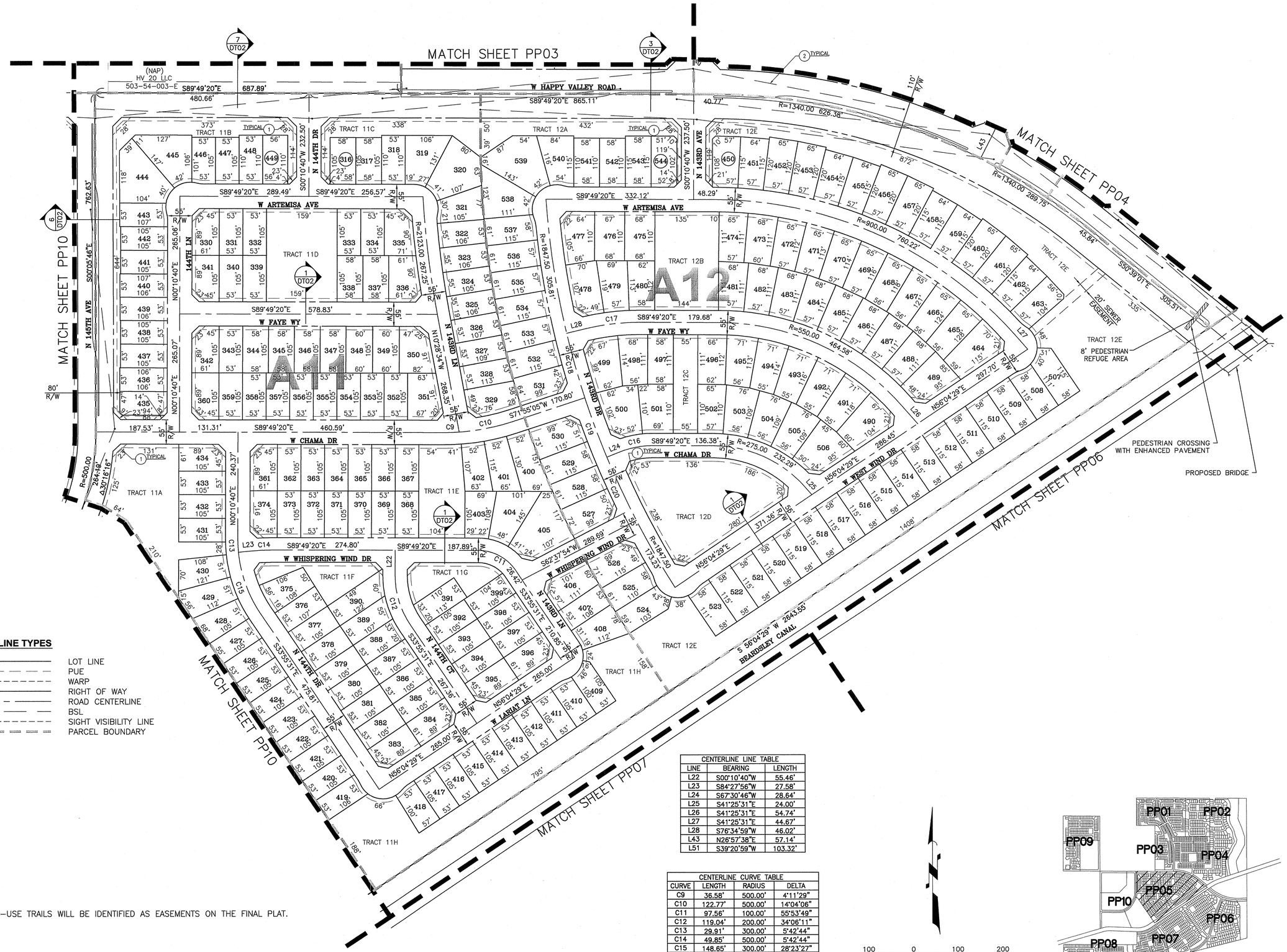


LINE TYPES

- LOT LINE
- PUE
- WARP
- RIGHT OF WAY
- ROAD CENTERLINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

NOTE:
MULTI-USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.

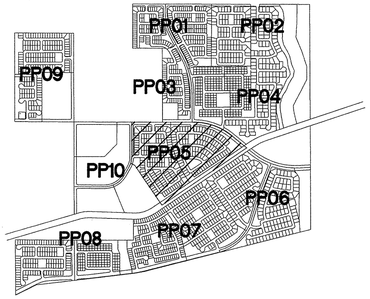
(1) SIGHT DISTANCE REQUIREMENTS PER DETAIL 1 ON SHEET DT01

(2) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L22	S00°10'40"W	55.46'
L23	S84°27'56"W	27.58'
L24	S67°30'46"W	28.64'
L25	S41°25'31"E	24.00'
L26	S41°25'31"E	54.74'
L27	S41°25'31"E	44.67'
L28	S76°34'59"W	46.02'
L43	N26°57'38"E	57.14'
L51	S39°20'59"W	103.32'

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C9	36.58'	500.00'	4°11'29"
C10	122.77'	500.00'	14°04'06"
C11	97.56'	100.00'	55°53'49"
C12	119.04'	200.00'	34°06'11"
C13	29.91'	300.00'	5°42'44"
C14	49.85'	500.00'	5°42'44"
C15	148.65'	300.00'	28°23'27"
C16	79.12'	200.00'	22°39'54"
C17	118.64'	500.00'	13°35'41"
C18	150.42'	1847.50'	4°39'53"
C19	142.05'	1847.50'	4°24'19"
C20	157.39'	1847.50'	4°52'52"

100 0 100 200
Scale Feet



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PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD
Expires 12/31/2016

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP05
PP05

SHEET NO.
11 OF 21

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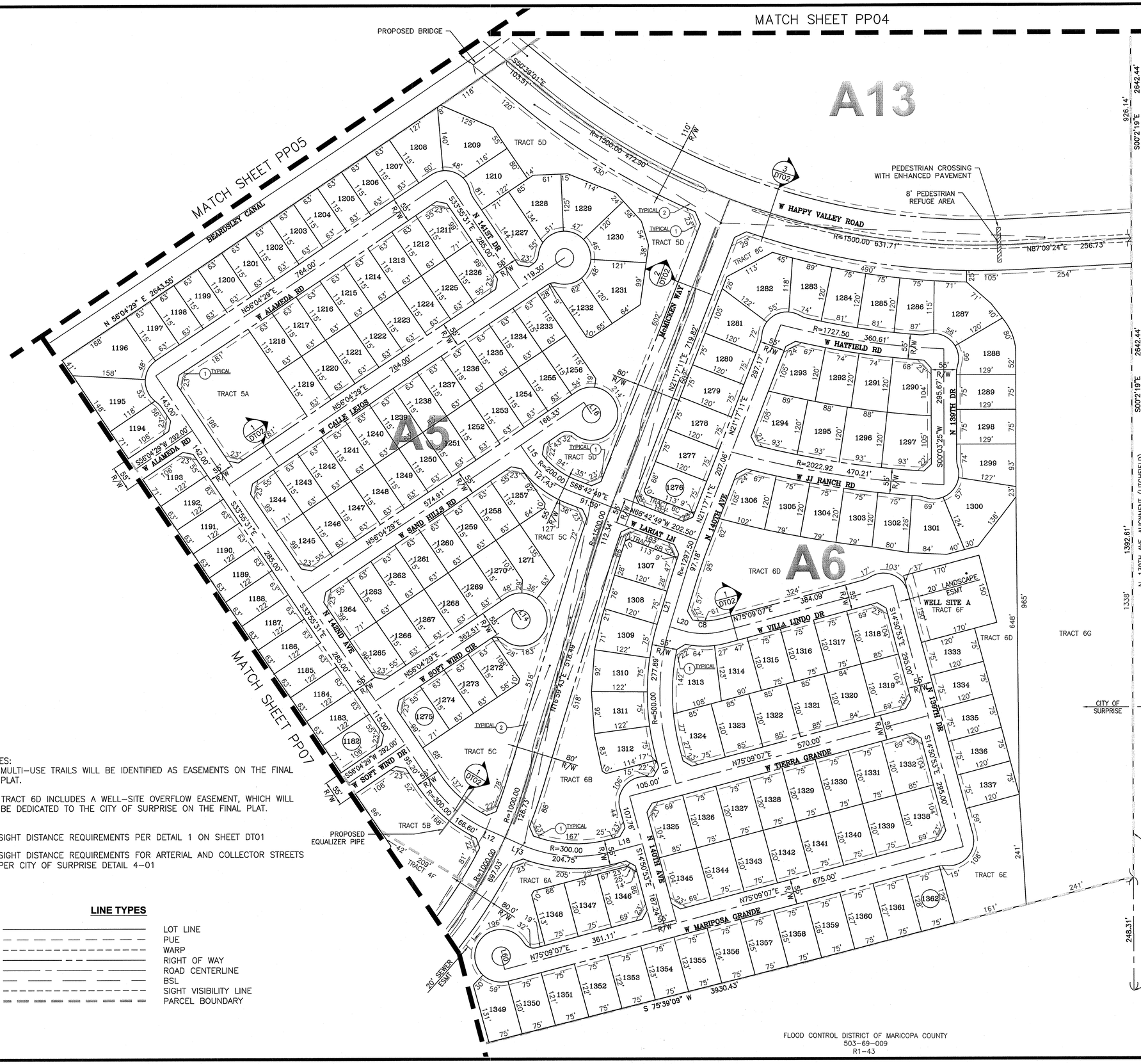

NOTES:

1. MULTI-USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.
2. TRACT 6D INCLUDES A WELL-SITE OVERFLOW EASEMENT, WHICH WILL BE DEDICATED TO THE CITY OF SURPRISE ON THE FINAL PLAT.

(1) SIGHT DISTANCE REQUIREMENTS PER DETAIL 1 ON SHEET DT01

(2) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

LINE TYPES

- LOT LINE
- PUE
- WARP
- RIGHT OF WAY
- ROAD CENTERLINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

FLOOD CONTROL DISTRICT OF MARICOPA COUNTY
503-69-009
R1-43

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L12	S65°44'36"E	42.26'
L13	N65°44'36"W	36.85'
L14	N33°55'31"W	30.00'
L15	N33°55'31"W	32.31'
L16	N33°55'31"W	30.00'
L17	S33°55'31"E	26.50'
L18	N75°09'07"E	68.24'
L19	N14°50'53"W	70.69'
L20	N73°00'17"W	27.78'
L21	N16°59'43"E	100.00'

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C8	91.70'	165.00'	31°50'36"

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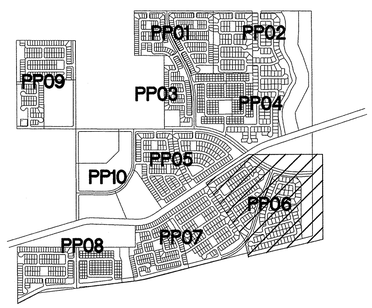
PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA



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PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil)
CERTIFICATE NO. 53304
JASON M. PENROD
Date Signed 9/17/15
Expires 12/31/15
ARIZONA U.S.A.

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP06
PP06

SHEET NO.
12 OF 21

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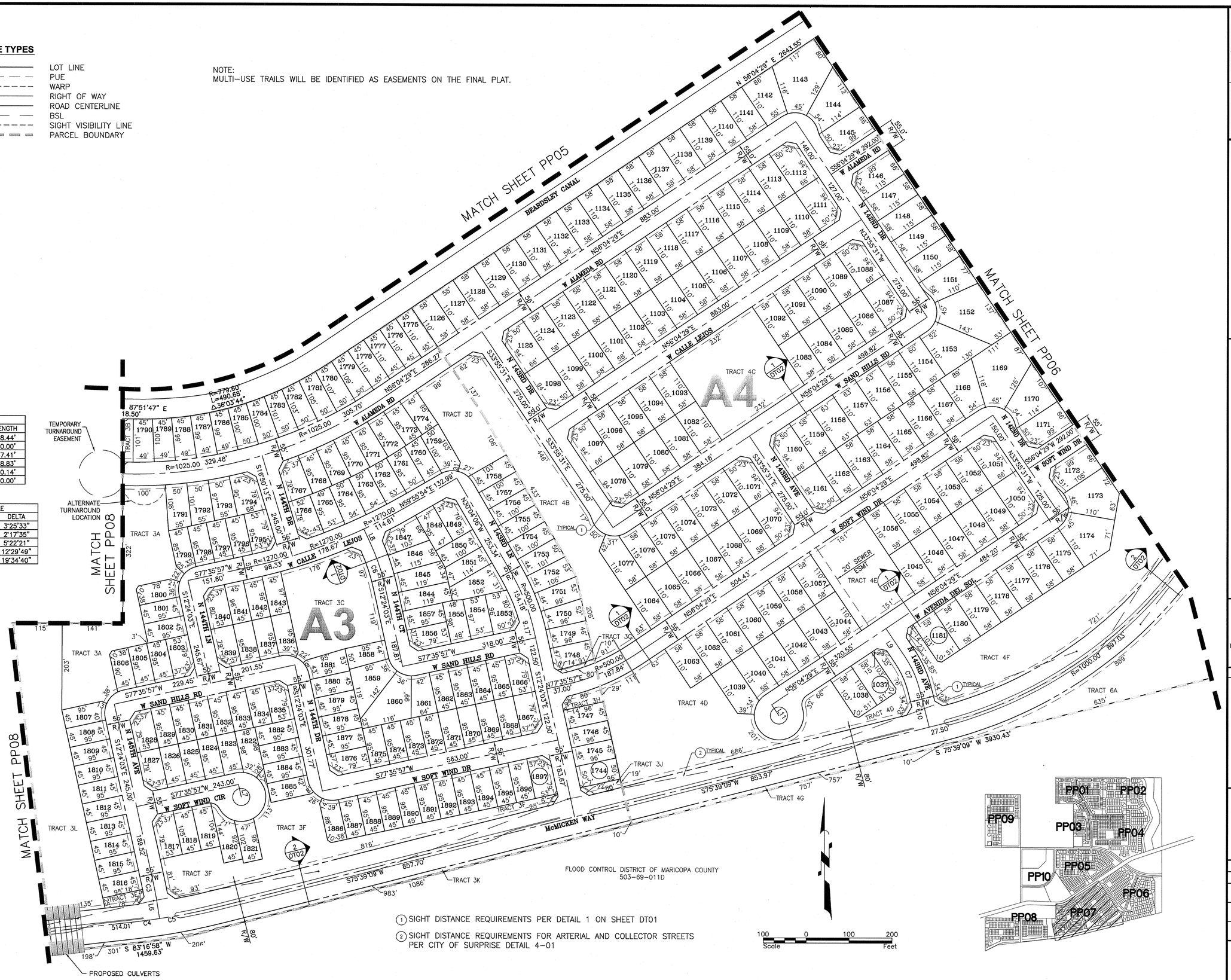
LINE TYPES

- LOT LINE
- PUE
- WARP
- RIGHT OF WAY
- ROAD CENTERLINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

NOTE:
MULTI-USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L6	S08°58'30"E	48.44'
L7	N12°24'03"W	30.00'
L8	N24°53'52"W	37.41'
L9	S33°55'31"E	78.83'
L10	S14°20'51"E	90.14'
L11	N33°55'31"W	30.00'

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C3	29.90'	500.00'	3°25'33"
C4	60.03'	1500.00'	2°17'35"
C5	140.65'	1500.00'	5°22'21"
C6	109.06'	500.00'	12°29'49"
C7	85.42'	250.00'	19°34'40"



1 SIGHT DISTANCE REQUIREMENTS PER DETAIL 1 ON SHEET DT01

2 SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

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PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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COMMENTS

Registered Professional Engineer (Civil) STATE OF ARIZONA 53304 JASON M. PENROD 8/11/15 Expires 06/30/16

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP07
PP07

SHEET NO.
13 OF 21

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LINE TYPES

- LOT LINE
- PUE
- WARP
- RIGHT OF WAY
- ROAD CENTERLINE
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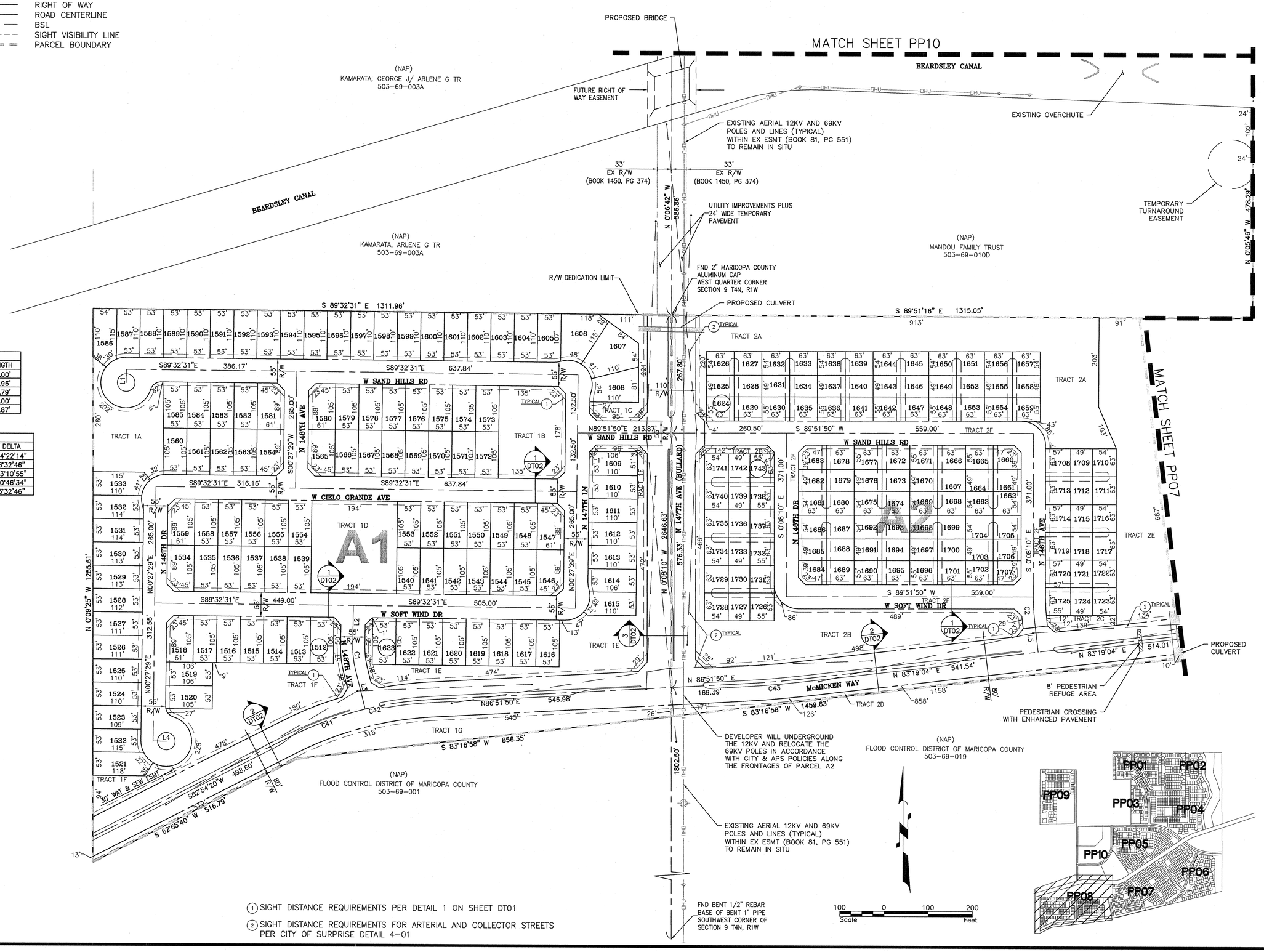
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

NOTE:
MULTI-USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°27'29"E	30.00'
L2	N00°27'29"E	89.96'
L3	N13°54'44"W	97.79'
L4	N89°32'31"W	30.00'
L5	S06°40'56"E	67.87'

CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	50.16'	200.00'	14°22'14"
C2	57.13'	500.00'	6°32'46"
C41	184.06'	800.00'	13°10'55"
C42	150.46'	800.00'	10°46'34"
C43	123.78'	2000.00'	3°32'46"



1 SIGHT DISTANCE REQUIREMENTS PER DETAIL 1 ON SHEET DT01

2 SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

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PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD 9/17/15 ARIZONA U.S.A. EXPIRES 06/30/17

PM. T. NORTHROP	
DR. S. STAMAN	
JOB NO. 09001944	
FILE NO. 0900194413PP08	
PP08	
SHEET NO. 14 OF 21	

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LINE TYPES

- LOT LINE
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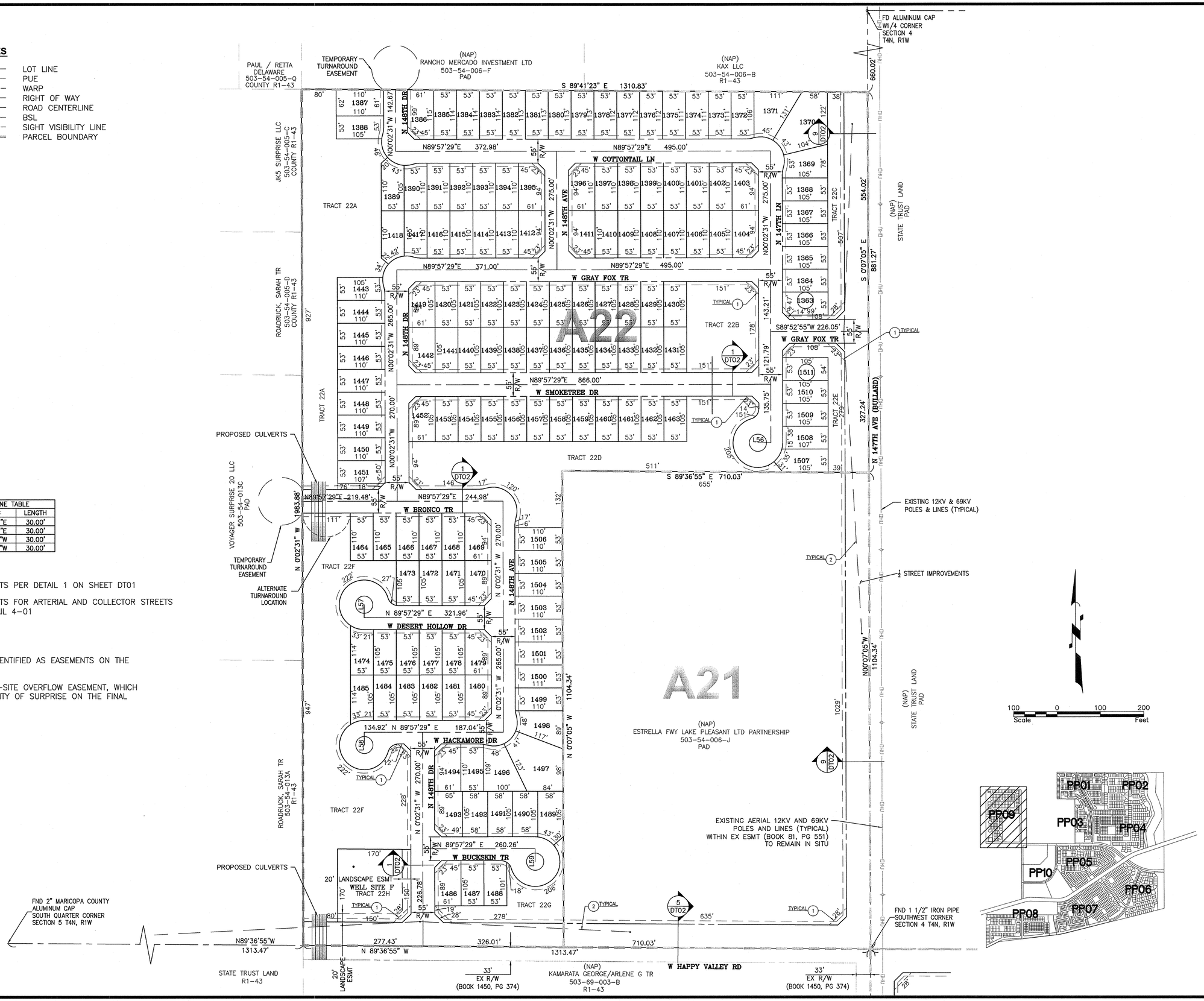
- WARP
- RIGHT OF WAY
- ROAD CENTERLINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

CENTERLINE LINE TABLE		
LINE	BEARING	LENGTH
L56	N89°57'29"E	30.00'
L57	S00°02'31"E	30.00'
L58	N00°02'31"W	30.00'
L59	N00°02'31"W	30.00'

(1) SIGHT DISTANCE REQUIREMENTS PER DETAIL 1 ON SHEET DT01

(2) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4–01

NOTES:
1. MULTI–USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.
2. TRACT 22F INCLUDES A WELL–SITE OVERFLOW EASEMENT, WHICH WILL BE DEDICATED TO THE CITY OF SURPRISE ON THE FINAL PLAT.



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PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD 9/17/15 ARIZONA U.S.A. PRELIMINARY

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP09
PP09

SHEET NO.
15 OF 21

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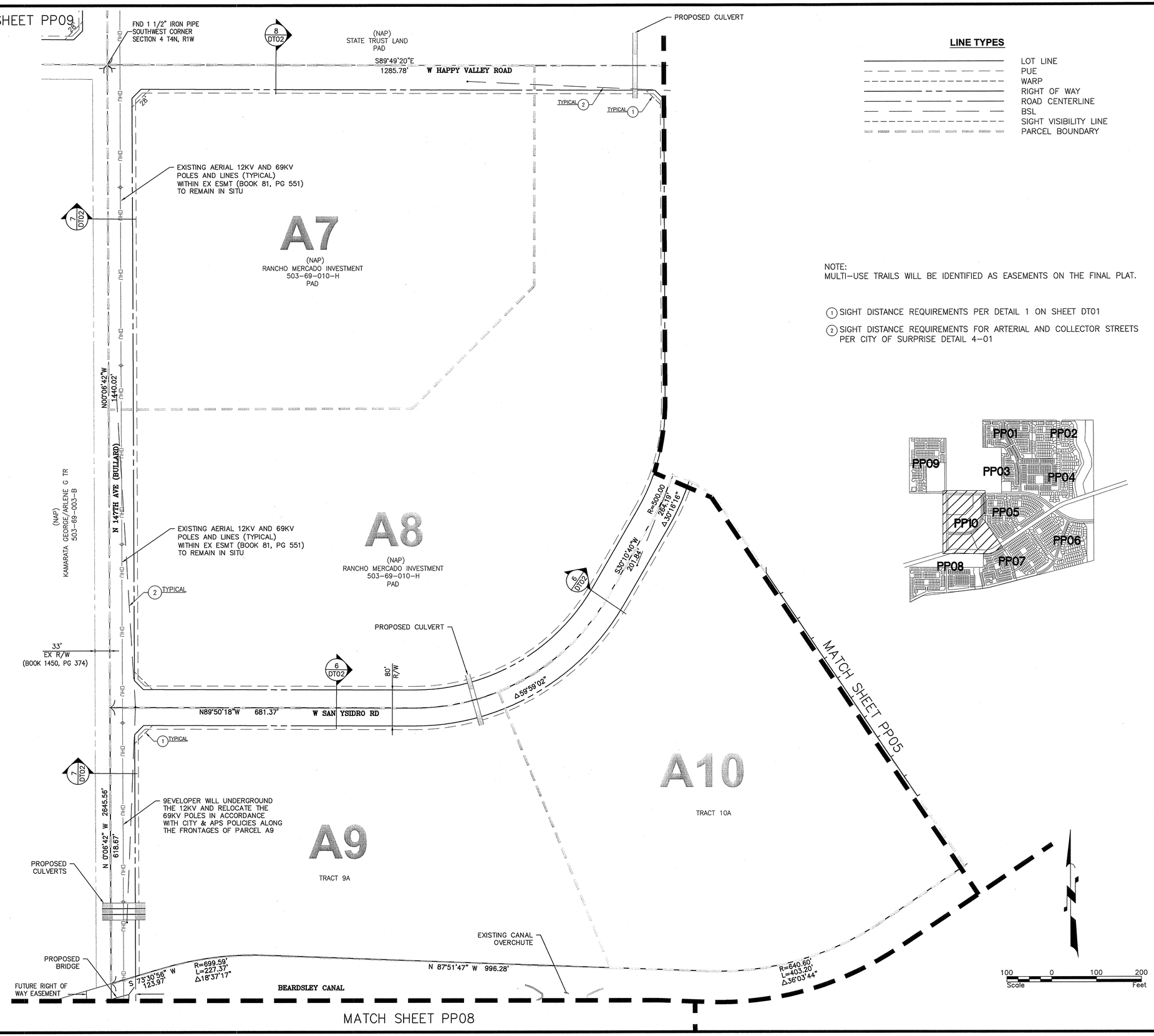

LINE TYPES

- LOT LINE
- PUE
- WARP
- RIGHT OF WAY
- ROAD CENTERLINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY

NOTE:
MULTI-USE TRAILS WILL BE IDENTIFIED AS EASEMENTS ON THE FINAL PLAT.

(1) SIGHT DISTANCE REQUIREMENTS PER DETAIL 1 ON SHEET DT01

(2) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

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NOTICE:
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480.218.8831

PRELIMINARY PLAT

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

811 Know what's below. Call before you dig.

REVISIONS:
4/15/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS
7/29/15: PER C.O.S.
PS14-197 & FS15-069
COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD Date Signed 9/17/15 ARIZONA U.S.A. Expires 06/30/16

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944PP10
PP10

SHEET NO.
16 OF 21

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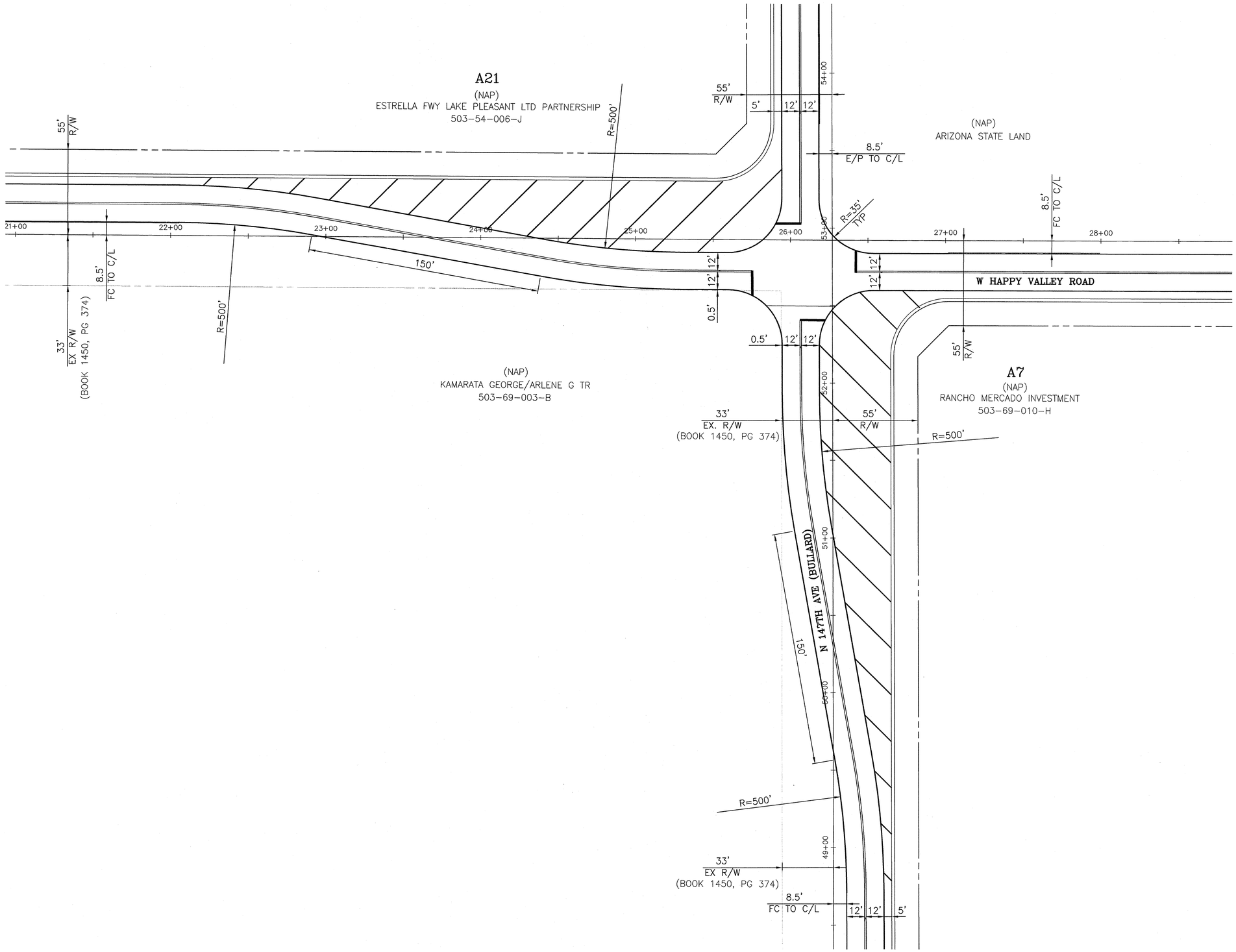

HAPPY VALLEY ROAD & N 147TH AVE (BULLARD) TRANSITION

40 0 40 80
Scale Feet

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HV & N 147TH AVE TRANSITION

PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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COMMENTS

Registered Professional Engineer (Civil)
CERTIFICATE NO.
53304
JASON M.
PENROD
Expires 12/31/2016
REGISTERED PROFESSIONAL ENGINEER
ARIZONA U.S.A.

PM. T. NORTHROP
DR. S. STAMAN
JOB NO.
09001944
FILE NO.
09001944TRN1
TRN1

SHEET NO.
17 OF 21

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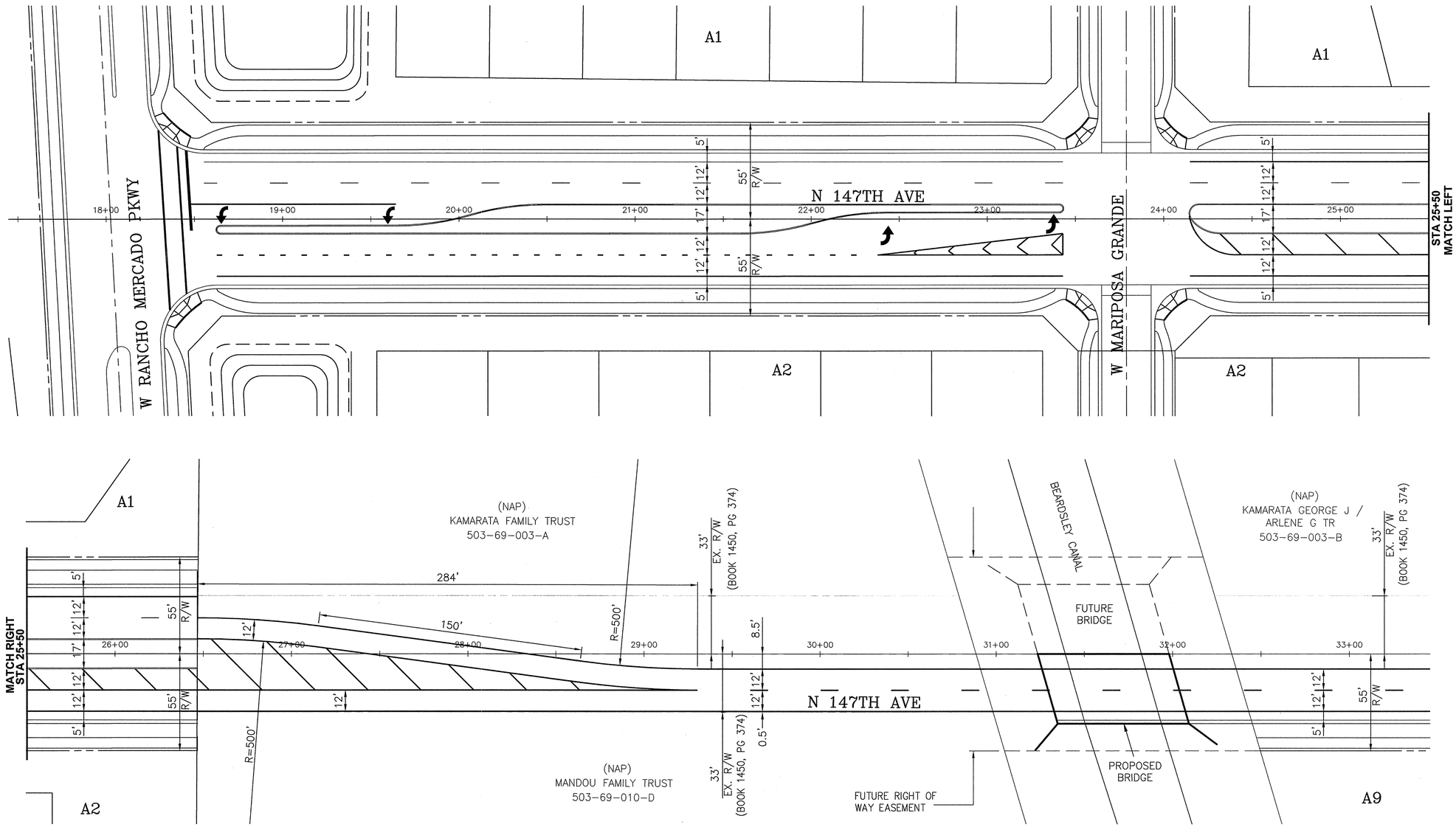

W RANCHO MERCADO PKWY & N 147TH AVE (BULLARD ROAD) TRANSITION

NOTE:
ROADWAY TRANSITION AND STORAGE LENGTHS ARE CONCEPTUAL. FINAL CONFIGURATION AND DESIGN WILL BE DETERMINED PRIOR TO FINAL PLAT APPROVAL.

30 0 30 60
Scale Feet

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N 147TH AVE TRANSITION
PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

Know what's **below.** **Call** before you dig.

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PS14-197 & FS15-069
COMMENTS
7/29/15: PER C.O.S.
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CERTIFICATE NO. 53304
JASON M. PENROD
ARIZONA U.S.A.
Expires 12/31/15

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944TRN2
TRN2

SHEET NO.
18 OF 21

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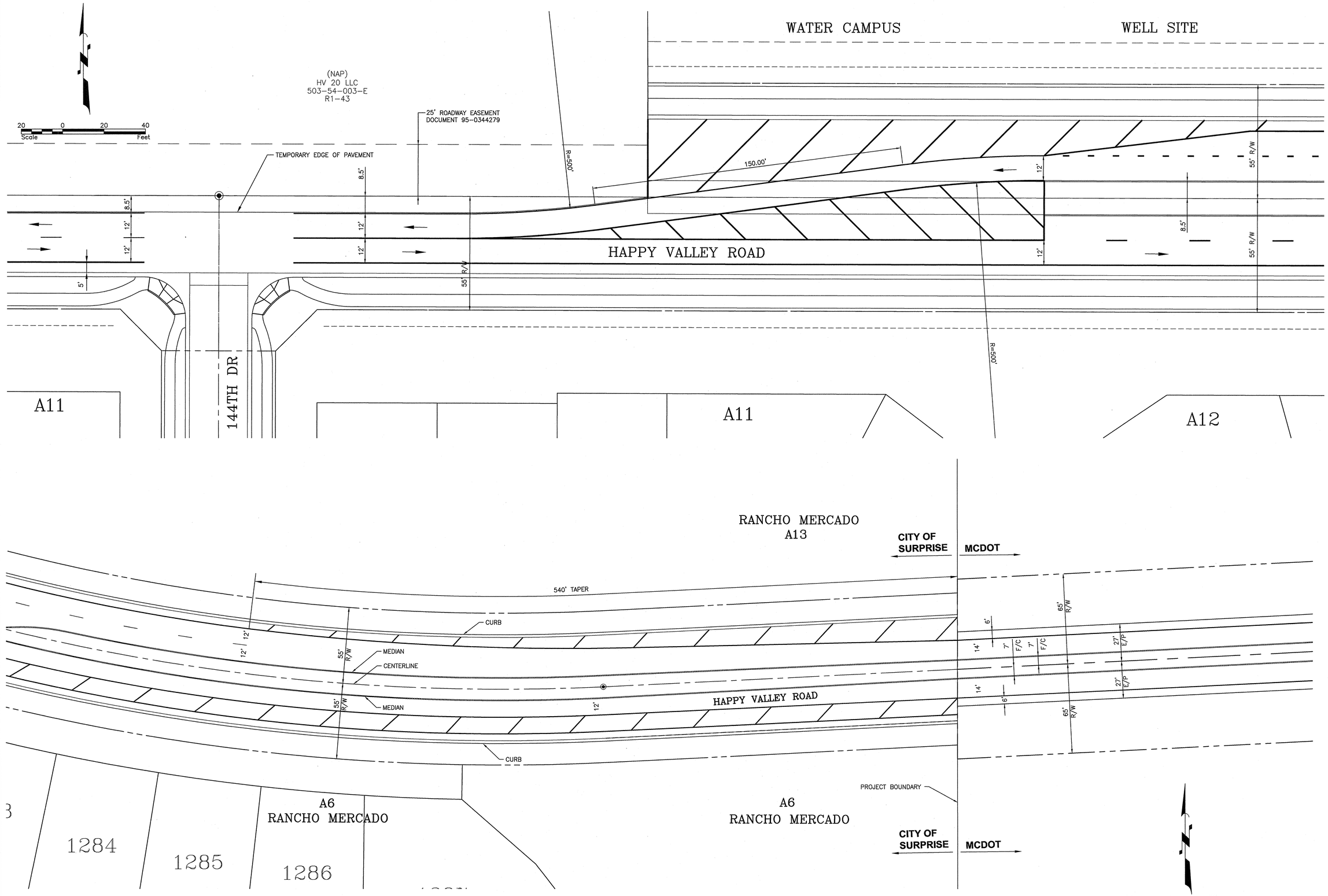

NOTE:
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HAPPY VALLEY ROAD TRANSITIONS

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HAPPY VALLEY TRANSITIONS
PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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COMMENTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 53304 JASON M. PENROD Date Signed 7/29/15 ARIZONA U.S.A. EXPIRES 06/30/16

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944DT03
TRN3

SHEET NO.
19 OF 21

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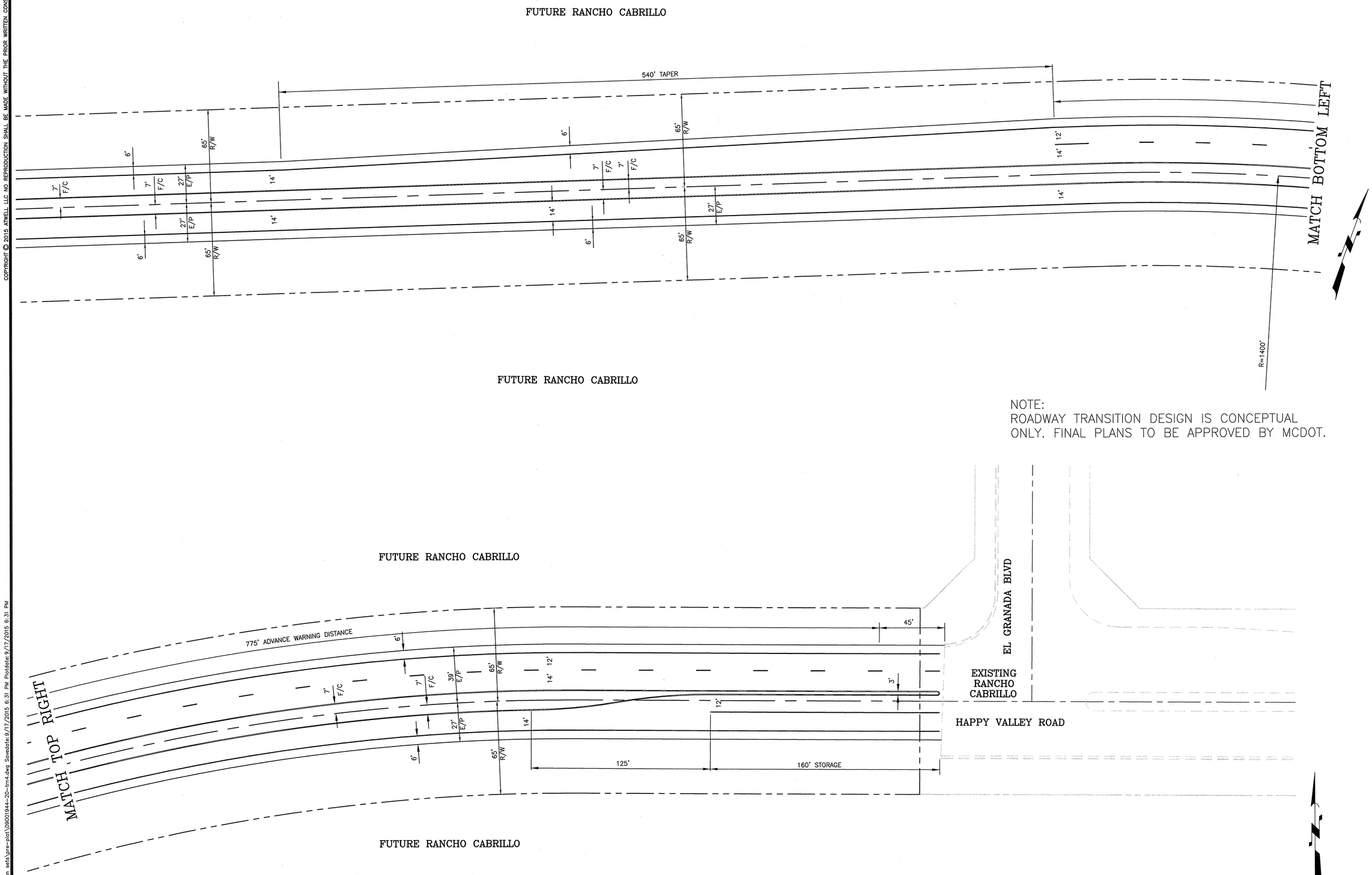

NOTE:
ROADWAY TRANSITION DESIGN IS CONCEPTUAL ONLY. FINAL PLANS TO BE APPROVED BY MCDOT.

HAPPY VALLEY ROAD & EL GRANADA BLVD TRANSITION

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EL GRANADA TRANSITION

PROJECT: RANCHO MERCADO UNIT 1
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CITY OF SURPRISE, ARIZONA

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PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944TRN4
TRN4

SHEET NO.
20 OF 21

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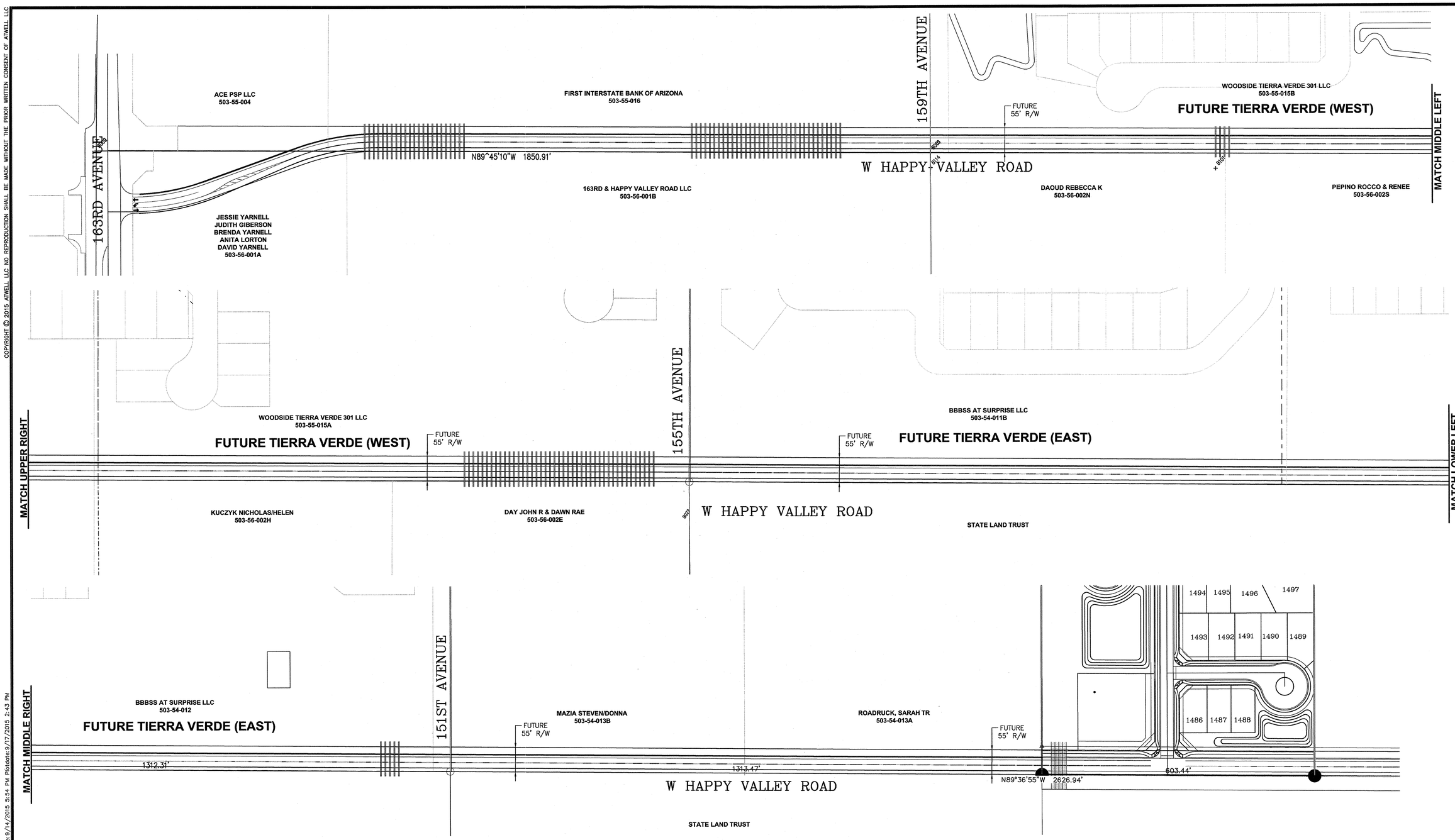
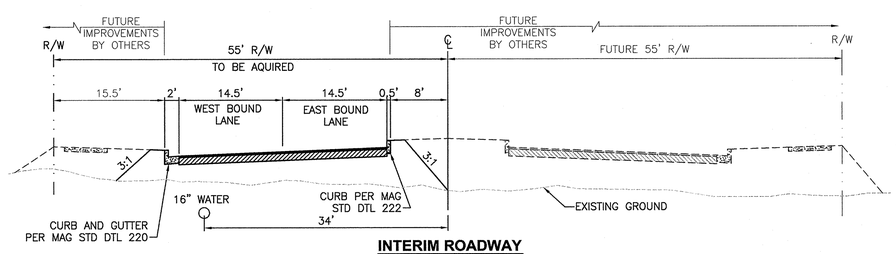


HAPPY VALLEY ROAD TRANSITIONS



INTERIM ROADWAY
LOOKING EAST
SCALE: N.T.S.

100 0 100 200
Scale Feet

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HAPPY VALLEY TRANSITIONS
PROJECT: RANCHO MERCADO UNIT 1
PRELIMINARY PLAT
CITY OF SURPRISE, ARIZONA

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JASON M. PENROD
Expires 06/30/16

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 09001944
FILE NO. 09001944TRN5
TRN5
SHEET NO.
21 OF 21

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Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road
Surprise, Arizona

PRELIMINARY LANDSCAPE PLAN

PRELIMINARY PLANT PALETTE

TREES

- CHILOPSIS LIN. 'Lucretia Hamilton' DESERT WILLOW VARIETY
- DALBERGIA SISSOO SISSOO TREE
- ACACIA SMALLII SWEET ACACIA
- PARKINSONIA SPP. PALO VERDE
- PROSOPIS VELUTINA NATIVE MESQUITE
- QUERCUS VIRGINIANA SOUTHERN LIVE OAK

CACTI AND ACCENTS

- AGAVE WEBERI WEBER'S AGAVE
- ASCLEPIAS SUBULATA DESERT MILKWEED
- DASYLIRION WHEELERI DESERT SPOON
- FEROCACTUS WISLIZENII BARREL CACTUS
- HESPERALOE PARVIFLORA RED / YELLOW YUCCA, MIXED
- MUHLENBERGIA CAP. 'R. MIST' TM DEERGRASS VARIETY
- NOLINA MICROCARPA BEARGRASS
- YUCCA ELATA SOAPTREE YUCCA

OTHER

- GRANITE BOULDERS 'SURFACE SELECT' 2' / 3' / 4' DIAMETER

SHRUBS

- CORDIA PARVIFOLIA LITTLE LEAF CORDIA
- DALEA PULCHRA BUSH DALEA
- ENCELIA FARINOSA BRITTLEBUSH
- EREMOPHILA 'VALENTINE' EMU BUSH VARIETY
- ERICAMERIA LARCIFOLIA TURPENTINE BUSH
- JUSTICIA CALIFORNICA CHUPAROSA
- LARREA TRIDENTATA CREOSOTE
- LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE
- NERIUM OLEANDER PETITE PINK DWARF OLEANDER
- SIMMONDSIA CHINENSIS JOJOBA
- SPHAERALCEA AMBIGUA GLOBEMALLOW
- TECOMA STANS 'ORANGE JUBILEE'TECOMA

GROUNDCOVER / TURF

- ACACIA REDOLENS TRAILING ACACIA
- AMBROSIA DELTOIDEA BURSAGE
- DALEA GREGGII INDIGO BUSH
- LANTANA SPP. LANTANA
- VERBENA SPP. VERBENA
- HYBRID BERMUDA LAWN e.g. 'TIFGREEN' or 'EZ-TURF' (SOD OR HYDROSEED)

STREET THEME TREE

TREE

PARCELS A14 / A15 / A16 / A17
THEME TREE TO BE DALBERGIA SISSOO

PARCELS A1 / A2 / A6 / A19 / A20 / A22 THEME TREE TO BE PARKINSONIA SPP. 'Desert Museum'

PARCELS A3 / A4 / A5 / A11 / A12 / A18W / A18E
THEME TREE TO BE QUERCUS VIRGINIANA-SOUTHERN LIVE OAK

(SEE DETAILS 1 & 2 ON SHEET W-6 FOR DETAILS)

SALVAGED TREES AGREEMENT:

THE PROPERTY HAS A SUBSTANTIAL AMOUNT OF LARGE, SALVAGEABLE TREES ON SITE. IT IS OUR INTENT TO REUSE ALL OF THESE TREES THROUGHOUT THE PROPERTY TO ENHANCE OUR DEVELOPMENT AND PROVIDE A MATURE LOOK TO THE PROJECT FROM DAY ONE. DUE TO THE LARGE NUMBER OF LARGE SALVAGEABLE TREES ON THE PROPERTY (530 TREES) THE FOLLOWING GUIDELINES WILL BE USED TO MEET AND EXCEED THE INTENT OF THE DESIGN GUIDELINES WHILE PROVIDING SOME FLEXIBILITY TO THE DEVELOPER RELATED TO THE OVERALL COST AND IMPACT OF THE LANDSCAPE PLAN FOR THE PROPERTY. BELOW IS A SUMMARY OF THE TREE DATA.

RANCHO MERCADO UNIT 1 ESTIMATED TREE COUNT (ALL WILLIAM LYON HOMES PROPERTY)

- ARTERIAL AND COLLECTOR TREES: 1,400
- LOCAL STREET TREES: 3,000
- OPEN SPACE TREES: 2,000
- TOTAL ESTIMATED TREES: 6,400

TOTAL SALVAGED TREES BY EQUIVALENT SIZE PER THE NATIVE INVENTORY AND SALVAGE PLAN

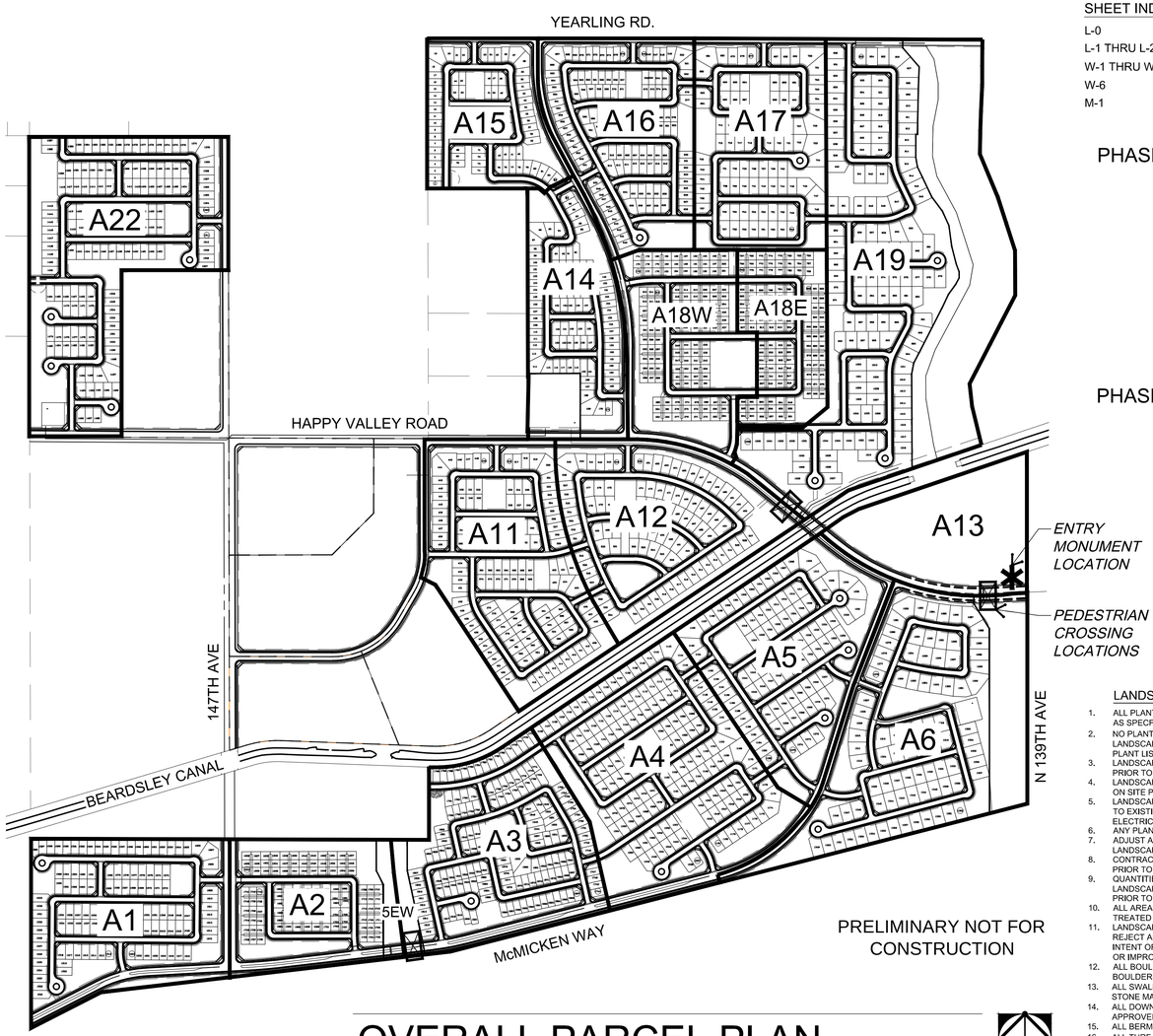
- 30" BOX: 30 TREES (CALIPER SIZE = 4")
- 36" - 47" BOX: 320 TREES (CALIPER SIZE = 5"- 8")
- 48" - 59" BOX: 92 TREES (CALIPER SIZE = 9"-12"
- 60" -71" BOX: 68 TREES (CALIPER SIZE = 13"-16")
- 72" - 95" BOX: 17 TREES (CALIPER SIZE = 17"-24")
- 96" - 119" BOX: 3 TREES (CALIPER SIZE = 25"-32")
- TOTAL SALVAGED TREES : 530 WITH AN AVERAGE EQUIVALENT SIZE OF APPROX. 48" BOX.

THEREFORE:

- BASELINE STANDARD IS ALL TREES TO BE A MINIMUM 24" BOX;
- ALL SALVAGED TREES LARGER THAN 24" BOX AND LESS THAN 36" BOX WILL RECEIVE A 1 TO 1 SWAP FROM 24" BOX TO 15 GALLON TREE;
- ALL SALVAGED TREES BETWEEN 36" BOX AND LESS THAN 48" BOX WILL RECEIVE A 2 TO 1 SWAP FROM 24" BOX TO 15 GALLON TREE;
- ALL SALVAGED TREES EQUAL TO OR LARGER THAN 48" BOX WILL RECEIVE A 3 TO 1 SWAP FROM 24" BOX TO 15 GALLON TREE.

THE ABOVE MENTIONED CALCULATIONS ASSUME THE FOLLOWING:

- SALVAGE TRESS WILL BE STRATEGICALLY LOCATED AND DISTRIBUTED THROUGHOUT THE COMMUNITY IN LOCATIONS TO MAXIMUM BENEFIT, INCLUDING AT MAJOR ENTRIES AND OTHER HIGHLY VISIBLE AREAS, MAJOR PARK AND USABLE OPEN SPACES TO ENSURE A MATURE LOOK THROUGHOUT THE COMMUNITY AT INITIAL PLANTING.
- ALL 15 GALLON TREES WILL MEET MINIMUM ANA STANDARDS F0R TREE SIZE.
- THIS PROPOSAL DOES NOT REDUCE THE TOTAL NUMBER OF TREES IN THE PROJECT, IT JUST BALANCES OUT THE AVERAGE SIZE OF TREES BY ACCOUNTING FOR THE SUBSTANTIAL AMOUNT OF LARGER SALVAGED TREES.



PRELIMINARY NOT FOR CONSTRUCTION

OVERALL PARCEL PLAN

N.T.S.

SALVAGED TREES

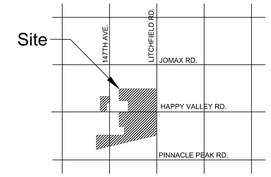
SALVAGED TREES THAT HAVE BEEN BOXED DUE TO PARCEL DEVELOPMENT WILL BE RELOCATED TO COMMON AREA LANDSCAPE ZONES.

ALL SALVAGED PLANT MATERIAL WILL BE IDENTIFIED ON THE LANDSCAPE PLANS AT THE TIME OF FINAL PLAT SUBMITTAL.

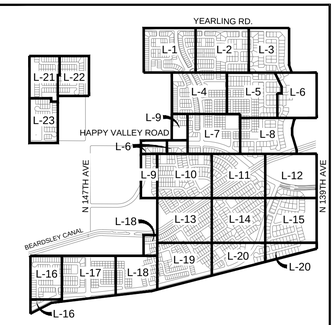
PLANT LIST IS PRELIMINARY AND IS SUBJECT TO CHANGE. FINAL LIST MAY INCLUDE OTHER SPECIES AS ALLOWED BY THE ADWR APPROVED PLANT LIST.
REFERENCE LANDSCAPE INVENTORY AND CONSERVATION PLAN AS PREPARED BY SELECTED INVENTORY CONTRACTOR FOR ANY PLANT SALVAGE INFORMATION (IF APPLICABLE)
DECOMPOSED GRANITE, 1/2" MINUS 2" DEPTH, IN ALL LANDSCAPE AREAS, COLOR: SADDLEBACK BROWN

Landscape Architect: LVA Urban Design Studio
Ryan Trudell, RLA
120 South Ash Avenue
Tempe, AZ 85281
p: 480.994.0994
f: 480.994.7332

Applicant: William Lyon Homes
Charlie Caldwell
8840 East Chaparral Rd
Suite 200
Scottsdale, AZ 85250
p: 480.850.3730
f: 480.850.3830



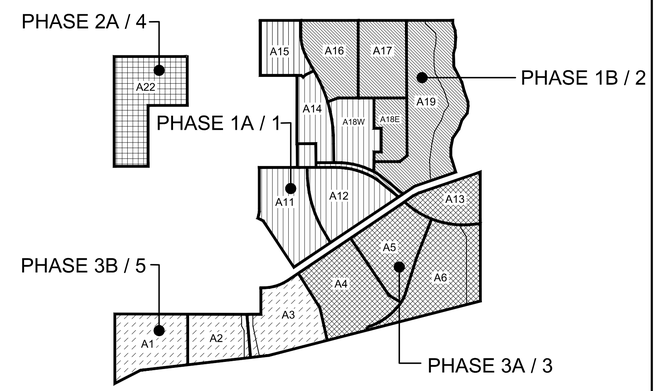
VICINITY MAP N.T.S



SHEET INDEX:

L-0	COVER SHEET / NOTES
L-1 THRU L-23	PRELIMINARY LANDSCAPE PLANS
W-1 THRU W-5	WALL PLAN
W-6	WALL DETAILS / LOCAL STREET LS EXHIBIT
M-1	MAILBOX PLAN AND STRUCTURE DETAIL

SHEET INDEX N.T.S.



PHASING PLAN N.T.S.

NOTE:
1. ADJACENT PROPERTY OWNERS ARE RESPONSIBLE FOR LANDSCAPING WITHIN R.O.W. AREAS ADJACENT TO THEIR PROPERTY.
2. HOMEOWNER IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL ON-LOT LANDSCAPE, INCLUDING R.O.W. AREAS AT THE SIDE YARD AND STREET FRONTAGE AREAS.
3. HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL COMMON LANDSCAPE AREAS BEYOND THOSE LISTED ABOVE.
4. LANDSCAPING WITHIN COLLECTOR AND ARTERIAL ROADS WILL BE PROVIDED BY THE ADJACENT DEVELOPMENT AS PART OF THEIR SITE IMPROVEMENTS.

LANDSCAPE NOTES

1. ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, 1/2" MINUS COLOR AS SPECIFIED., 2" DEPTH, TYP.
2. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
3. LANDSCAPE ARCHITECT / OWNER'S REP IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
6. ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
7. ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
8. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
9. QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
10. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
11. LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
12. ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
13. ALL SWALE CHANNELS ARE TO HAVE 1" - 3" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
14. ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
15. ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
16. ALL TURF IS TO BE BERMUDA HYBRID. MAY BE INSTALLED AS SOD OR HYDROSEED.
17. ALL HEADER IS TO BE EXTRUDED CONCRETE CURBING OR EQUAL.
18. 100 PERCENT OF ALL RIGHT OF WAY PLANT MATERIAL IS TO BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.
19. TREES WITH THORNS ARE NOT TO BE LOCATED WITHIN RECREATION AREAS, AND SHALL BE SET A MINIMUM OF 10' AWAY FROM ALL PEDESTRIAN ROUTES.
20. ALL 10' MULTI USE PRIMARY TRAILS AND 8' MULTI USE COMMUNITY TRAILS WILL PROVIDE PEDESTRIAN BOLLARD LIGHTING.

CITY NOTES

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
2. SIGNS REQUIRE A SEPARATE PERMIT.
3. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
4. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
5. TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS AS CALLED OUT ON PLANS. PROVIDE DETAIL/ CATALOG CUT.
6. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
7. ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION, INCREASING TO 10' CLEARANCE WHERE APPROACHING STOP SIGNS.
8. TRAILS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
9. SIDEWALKS AND SIDEWALK SEPERATION WILL CONFORM TO THE CITY OF SURPRISE PLANNING AND DESIGN GUIDELINES.

AMENITY LIST (BY PARCEL)

Parcel A1:
(2) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A2:
(1) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A3:
(2) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A4:
(2) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A5:
(1) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A6:
(1) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A11:
(1) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A12:
(2) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A13:
Natural surface nature trail

Parcel A14:
(1) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A15:
(1) 16x16 Ramada / Paved Trails

Parcel A16:
(2) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A17:
(1) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A18W:
(1) 16x16 Ramada / (1) Tot Lot / Paved Trails

Parcel A18E:
(1) Tot Lot / Paved Trails

Parcel A19:
(1) Tot Lot / Paved Trails

Parcel A22:
(1) 16x16 Ramada / (1) Tot Lot / Paved Trails

CASE #FS15-069

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land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL Date Signed 09/10/15 ARIZONA, U.S.A. EXPIRES 12/31/2015

Rancho Mercado Unit 1
Happy Valley Road and Litchfield Road Surprise, Arizona
PRELIMINARY LANDSCAPE PLAN / COVER SHEET

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Revision	Date

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Date: 09/10/15
Job No.: 0342.3
Drawn: STAFF
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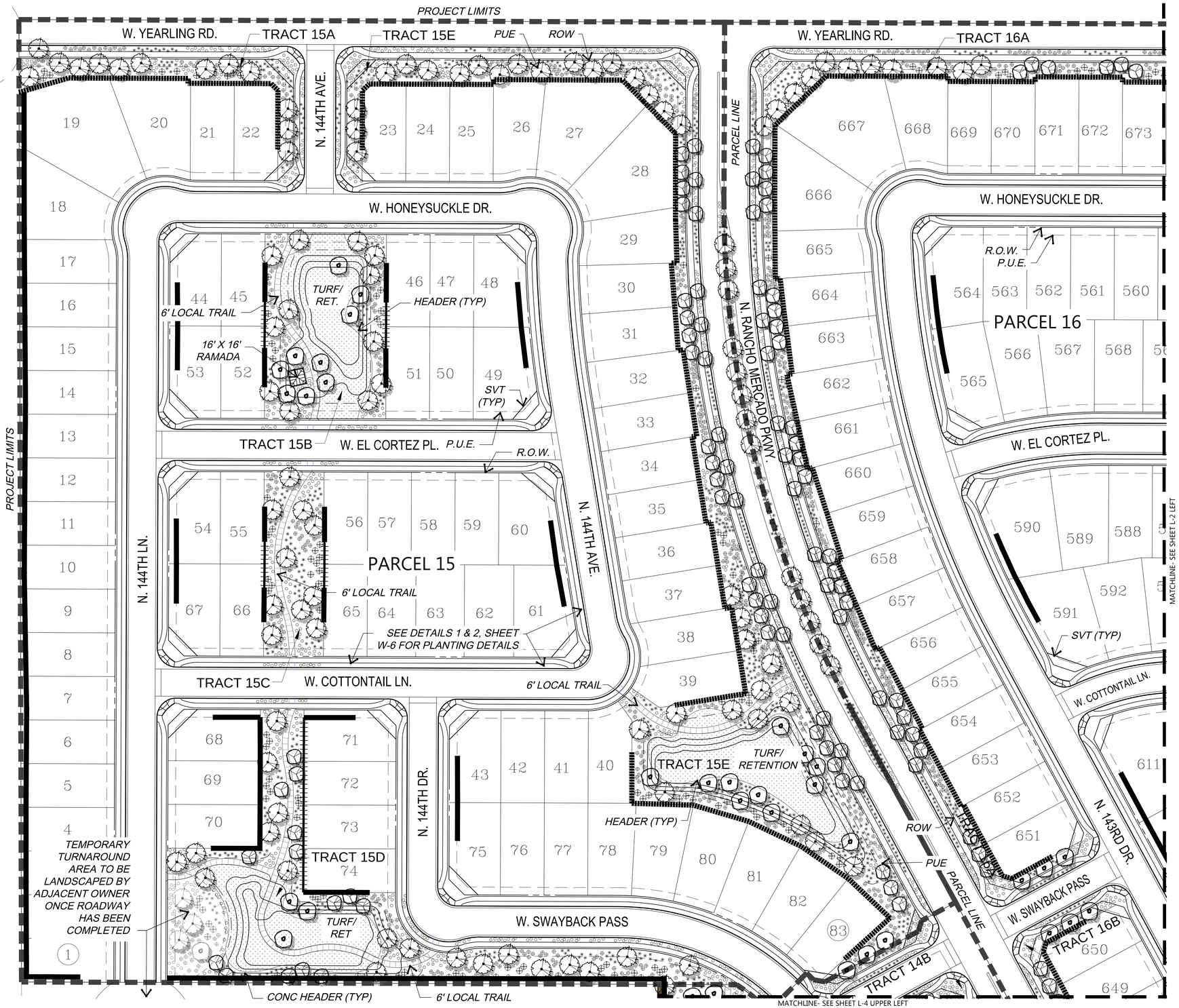

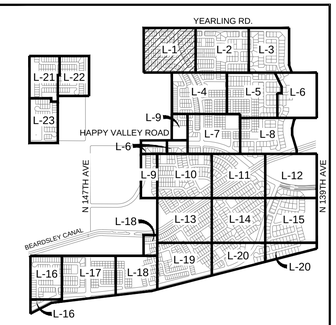

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720 south ash avenue • tempe, arizona 85281 • 480.994.0994

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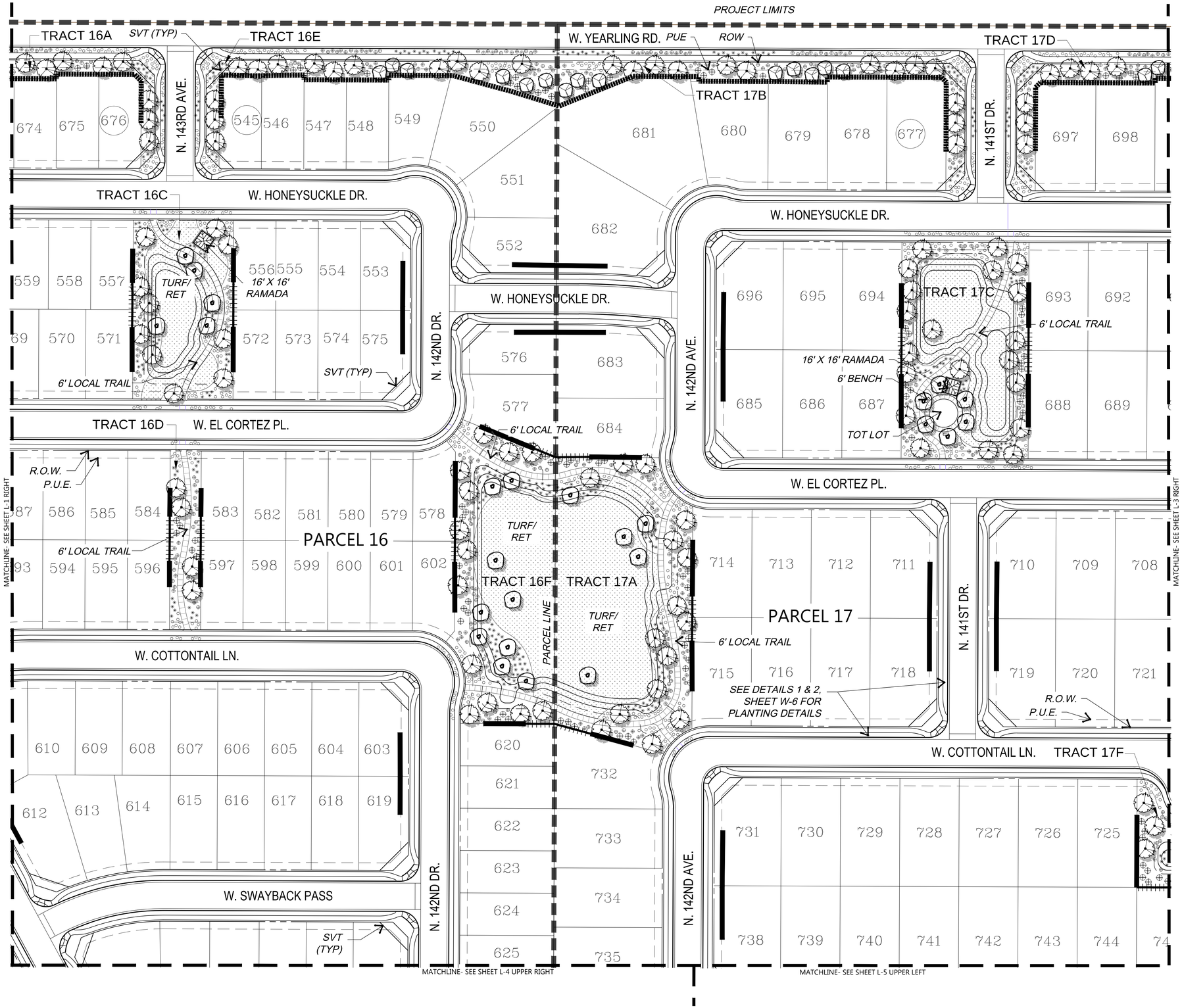

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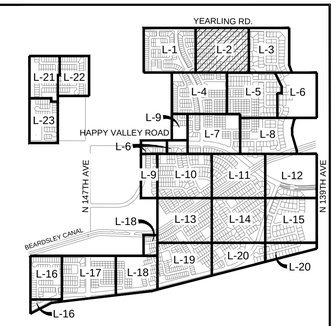

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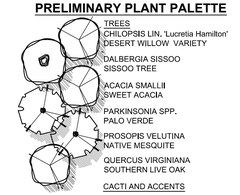

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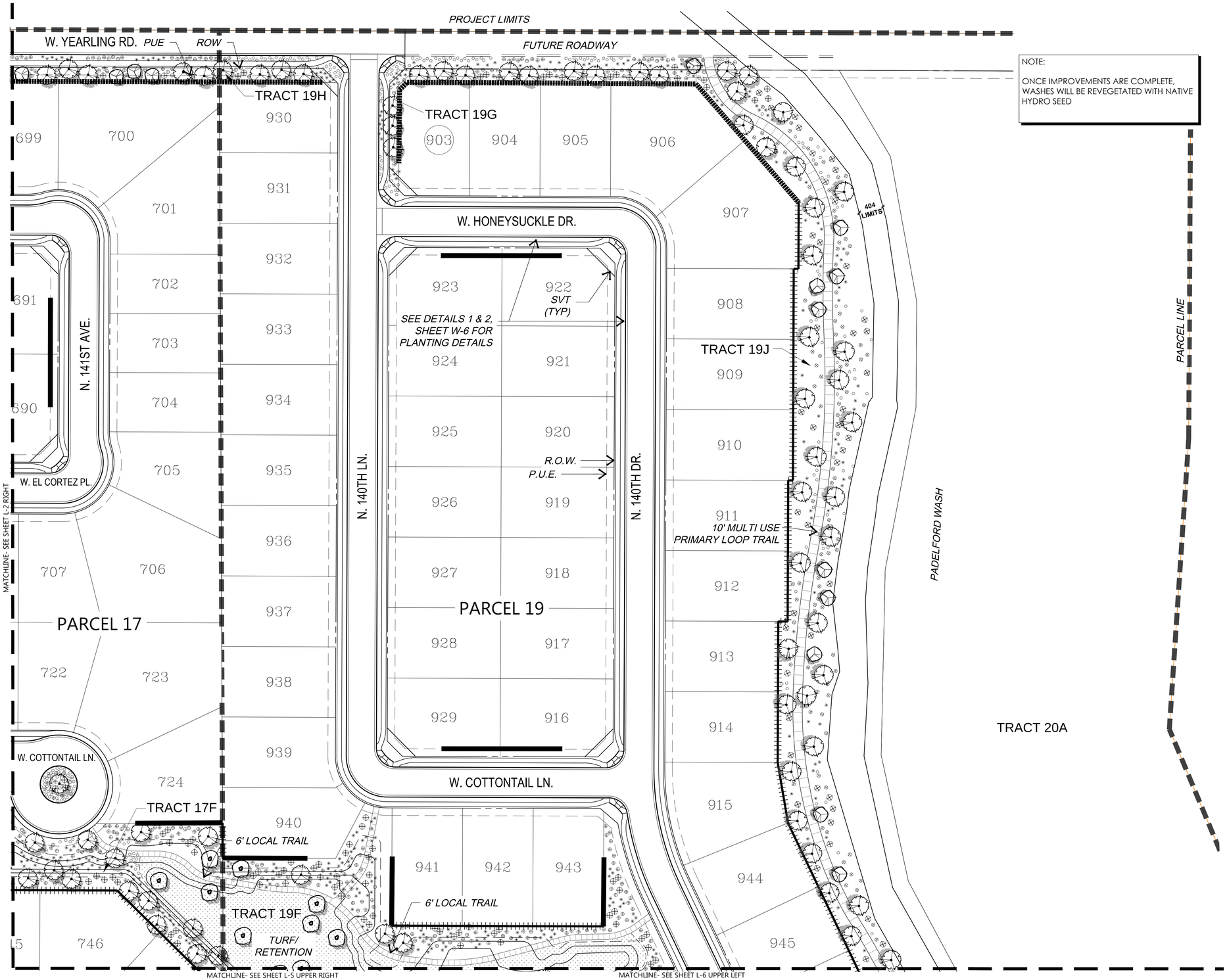
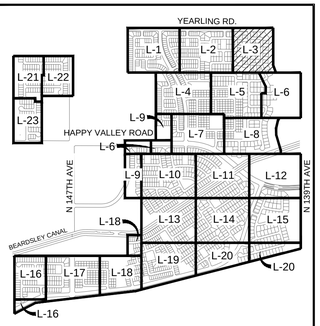


NOTE:

ONCE IMPROVEMENTS ARE COMPLETE, WASHES WILL BE REVEGETATED WITH NATIVE HYDRO SEED



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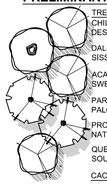

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120 south ash avenue • tempe, arizona 85281 • 480.994.0994

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL Date Signed 09/10/15 ARIZONA, U.S.A. EXPIRES 12/31/2017

Rancho Mercado Unit 1

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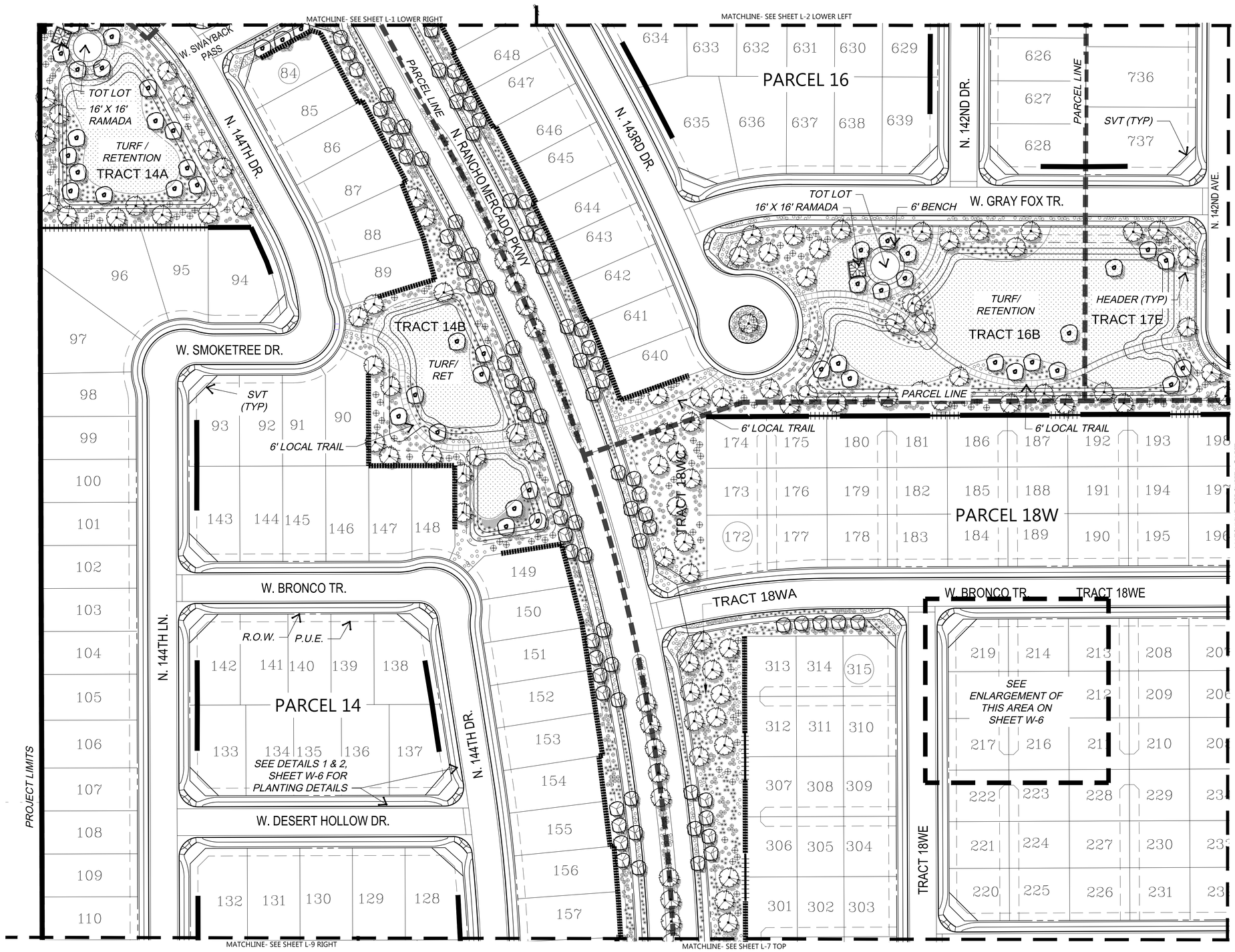

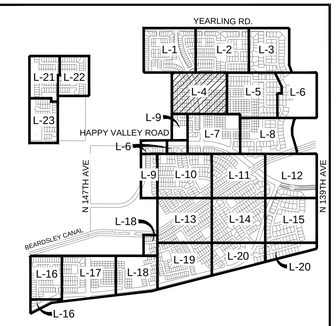

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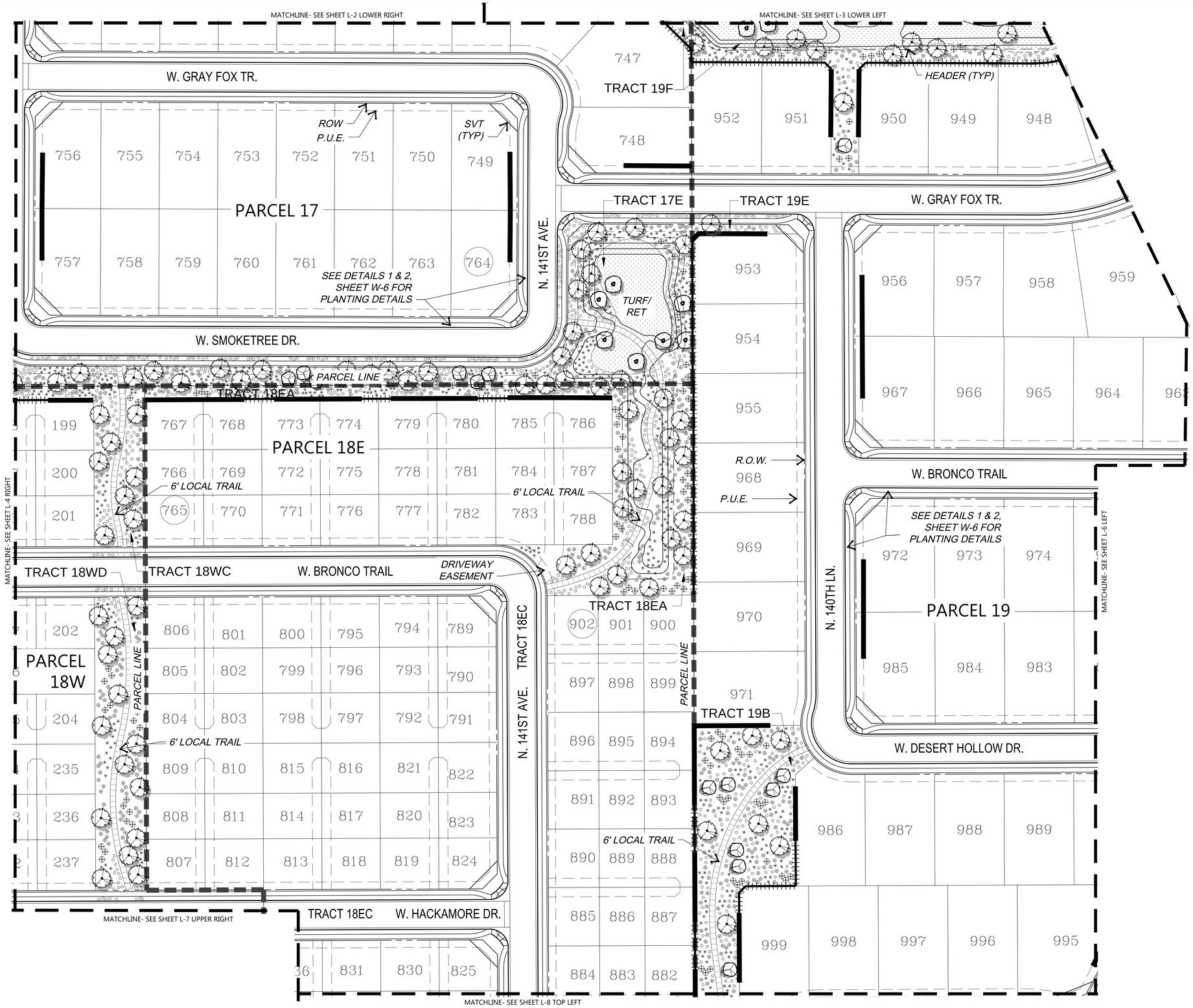

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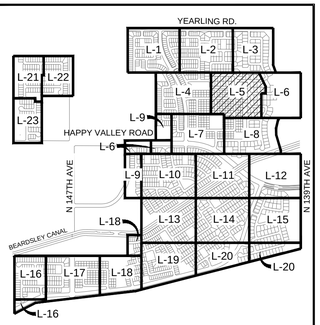

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- SIMMONDSIA CHINENSIS JOJOBA
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WALL LEGEND

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	FENCE BLOCK WALL (SEE DTL. 5, W-6)
	SHORT VIEW FENCE (SEE DTL. 6, W-6)

CASE #FS15-069

LVA urban design studio
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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL 09/10/15 Date Signed ARIZONA, U.S.A. EXPIRES 12/31/2015

Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road Surprise, Arizona

PRELIMINARY LANDSCAPE PLAN

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William Lyon Homes, Inc.

Date: 09/10/15
Job No.: 0342.3
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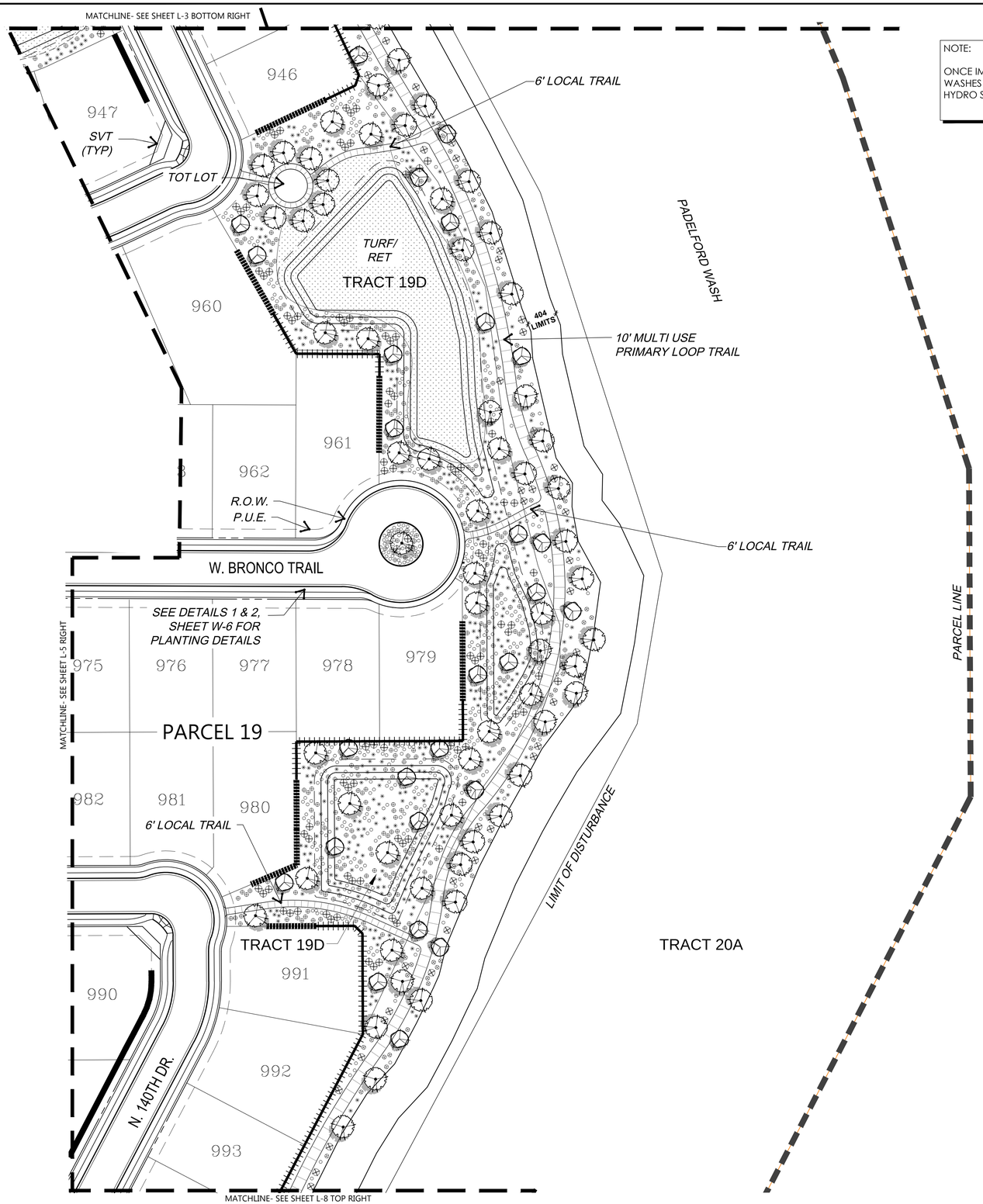

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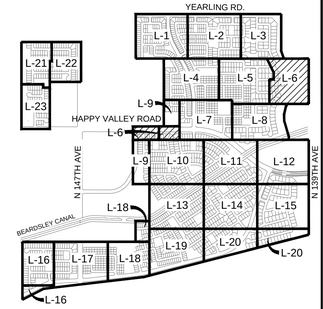

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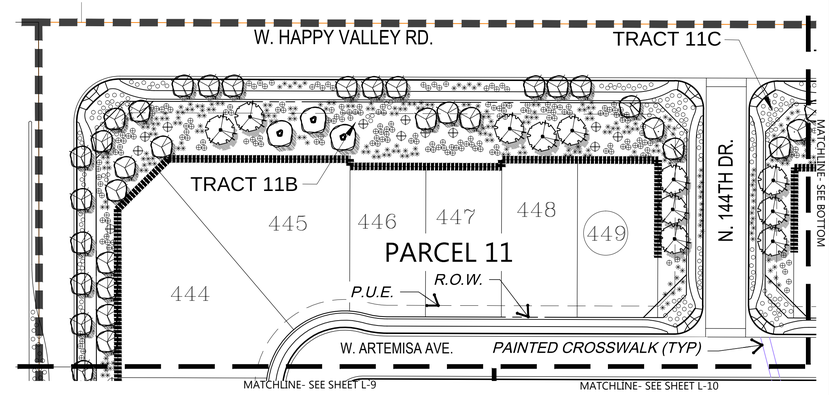
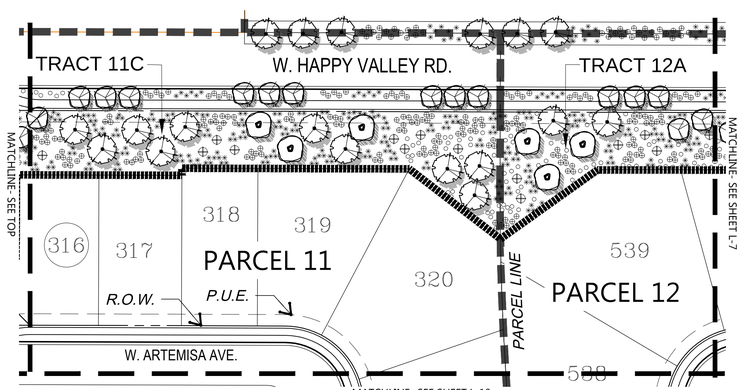
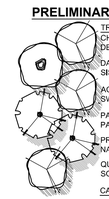




PRELIMINARY PLANT PALETTE



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PARKINSONIA SPP. PALO VERDE
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PRELIMINARY LANDSCAPE PLAN SCALE: 1" = 50'-0" 0 25 50 100

CASE #FS15-069

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL 09/10/15 Date Signed ARIZONA, U.S.A. EXPIRES 12/31/2015

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PRELIMINARY LANDSCAPE PLAN

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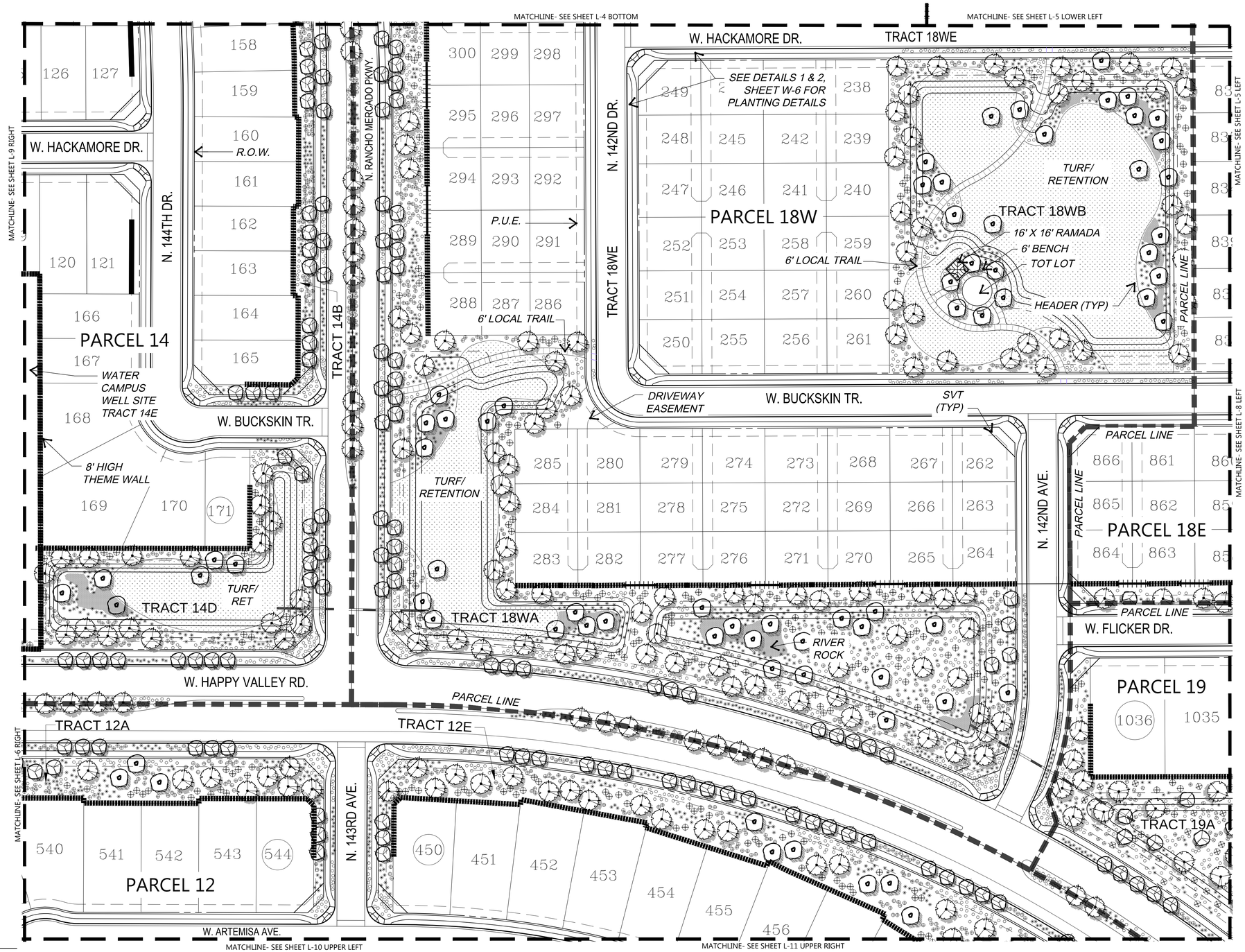

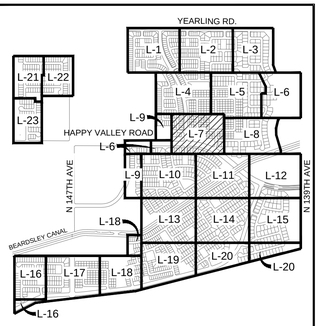

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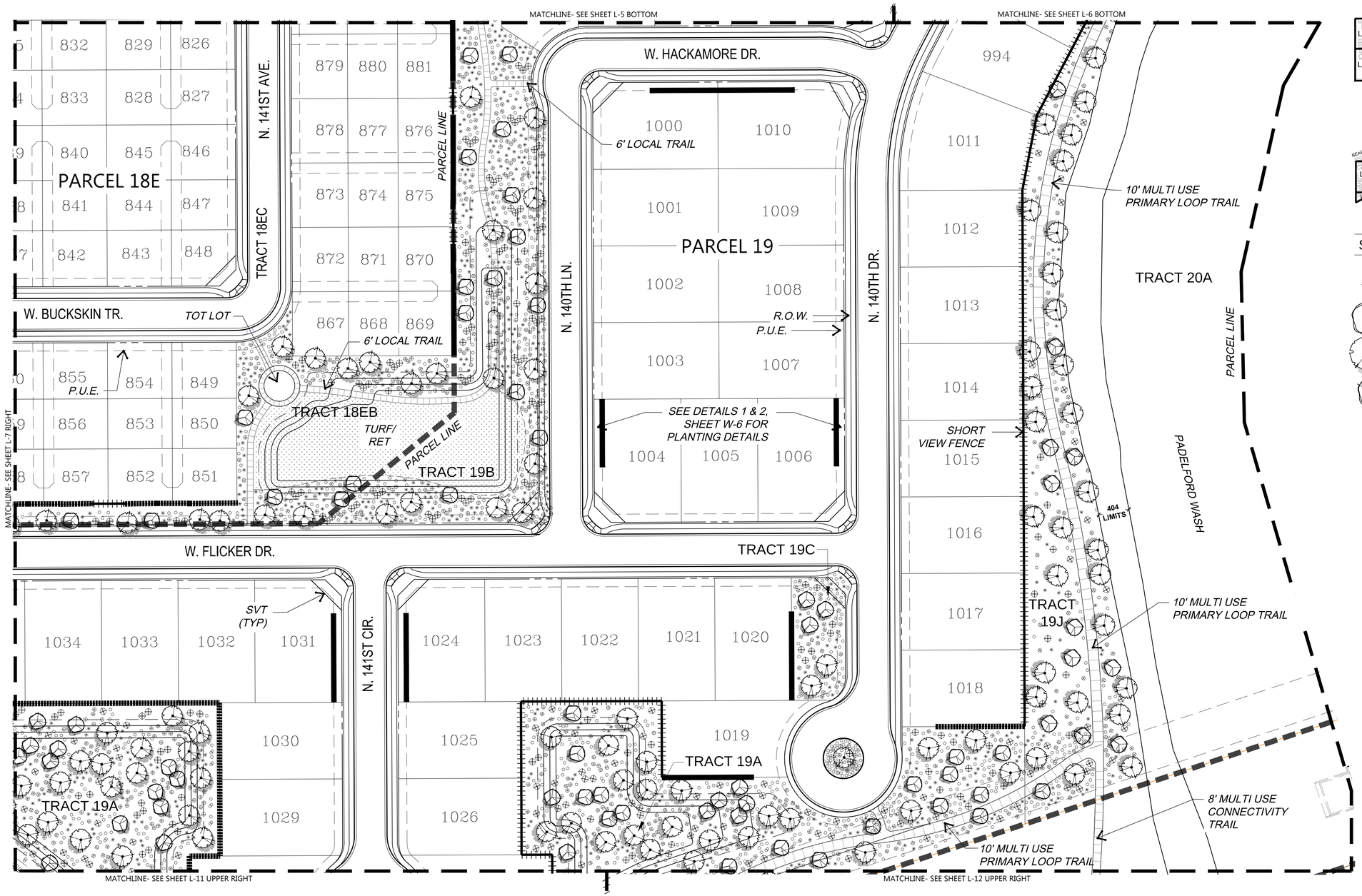

PRELIMINARY LANDSCAPE PLAN SCALE: 1" = 50'-0"

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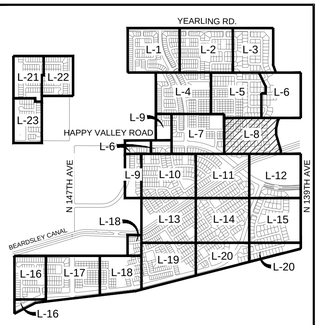

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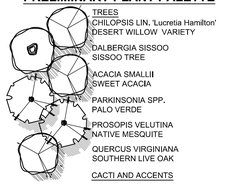
PRELIMINARY PLANT PALETTE



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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL Date Signed 09/10/15 ARIZONA, U.S.A. EXPIRES 12/31/2017

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Happy Valley Road and Litchfield Road Surprise, Arizona

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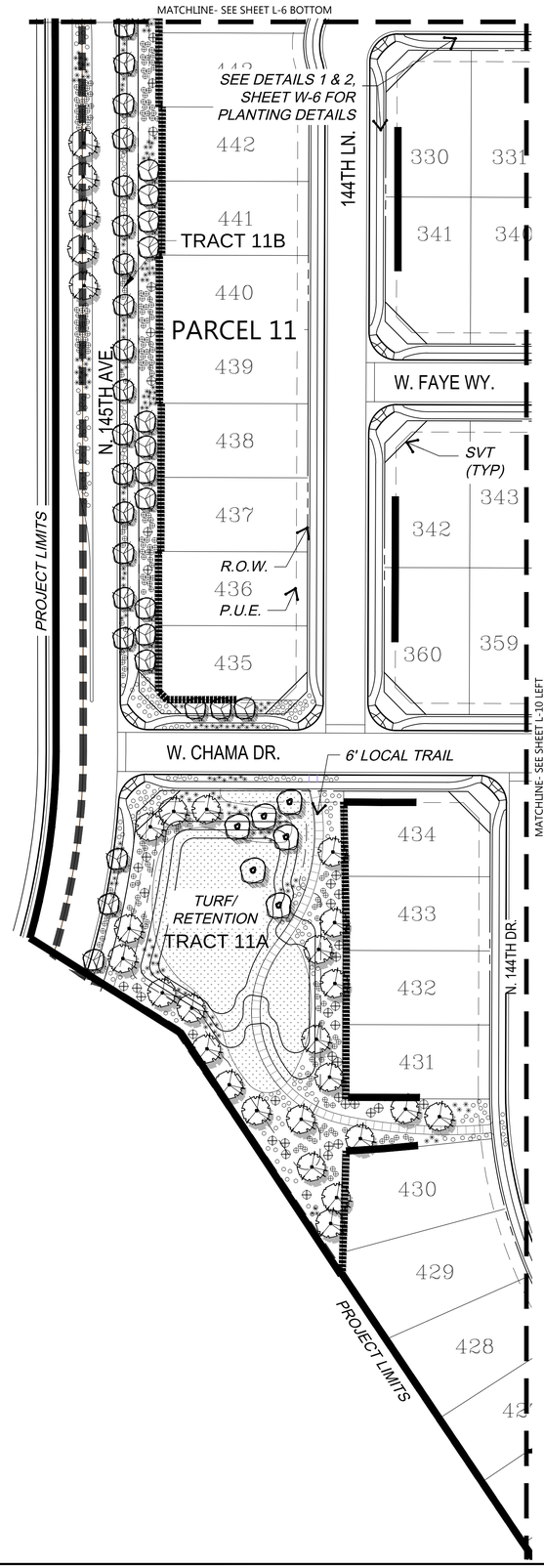

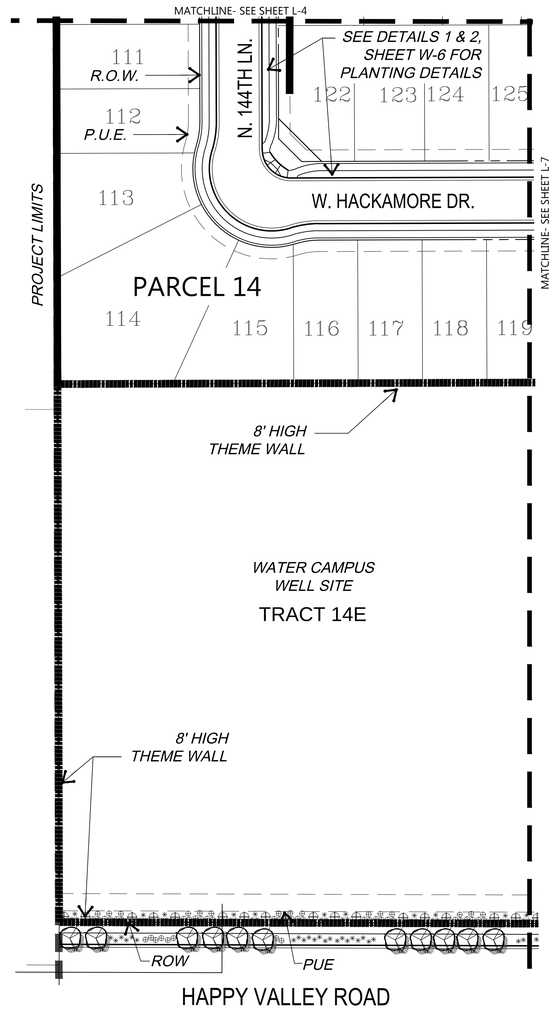

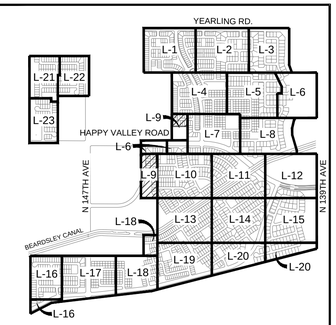

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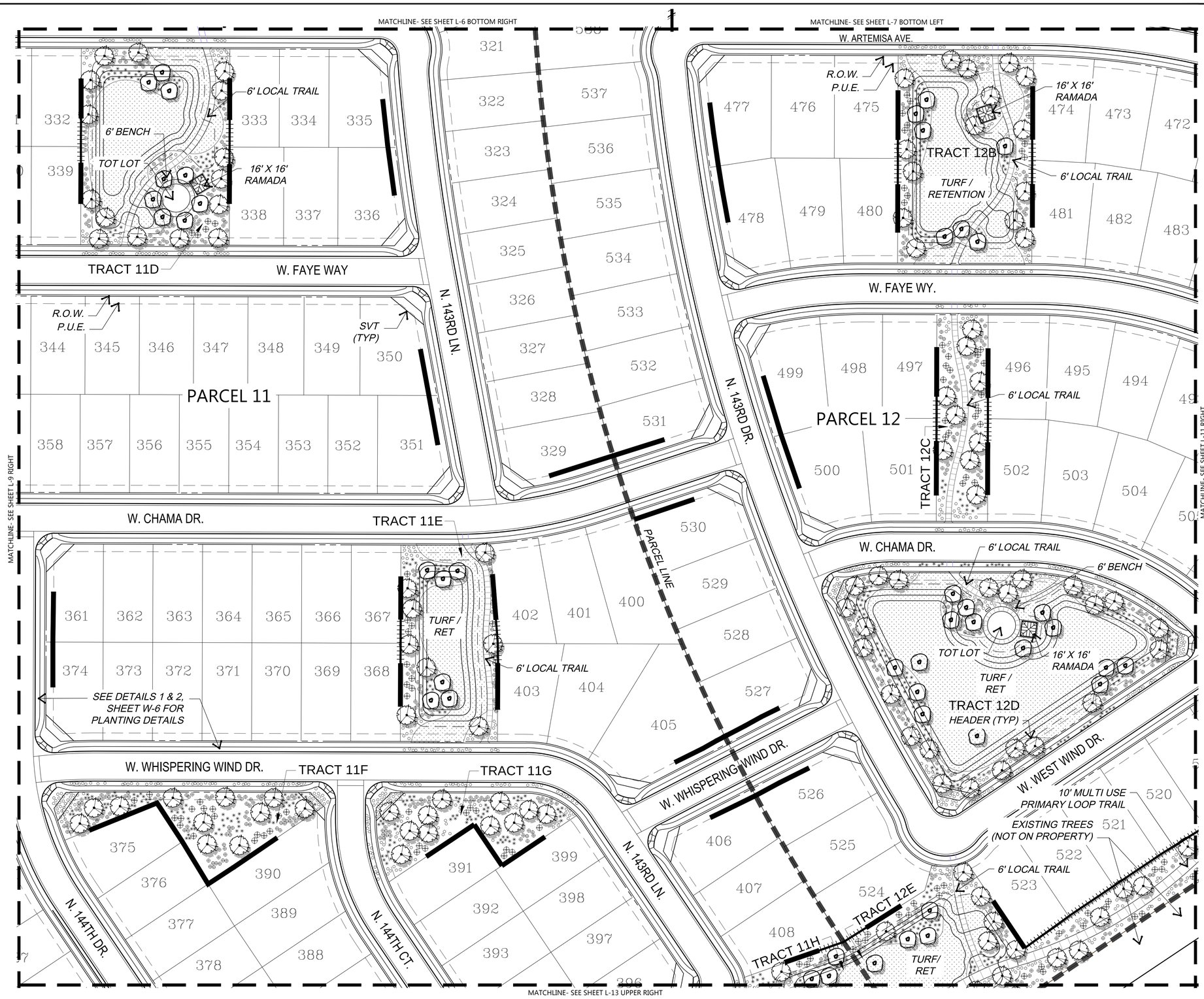

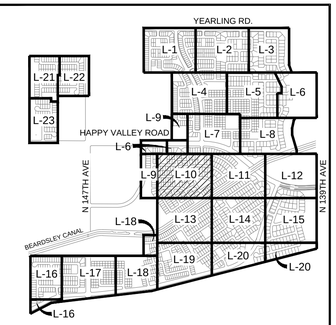

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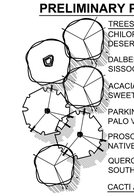

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PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 50'-0" (0, 25, 50, 100)

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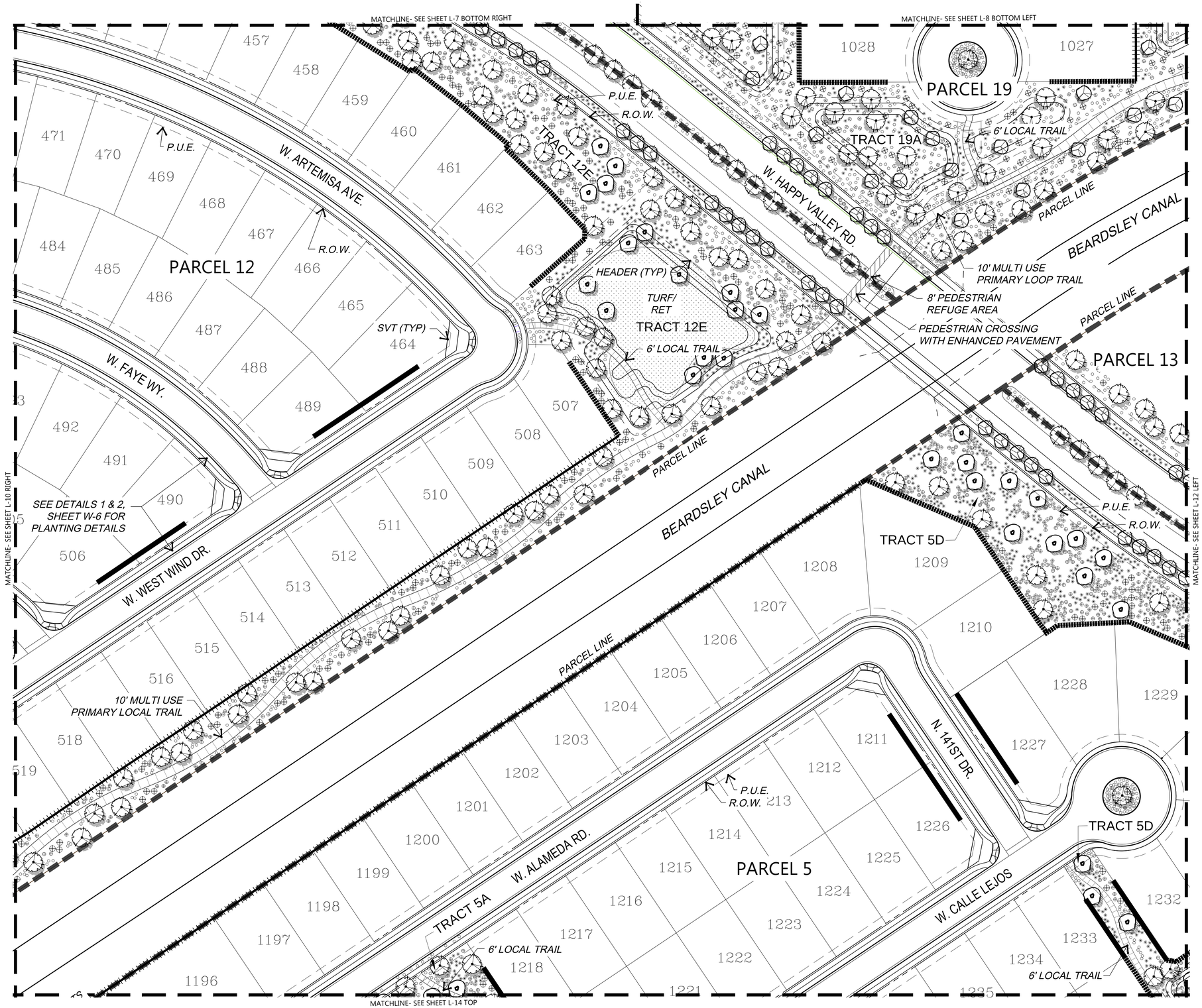

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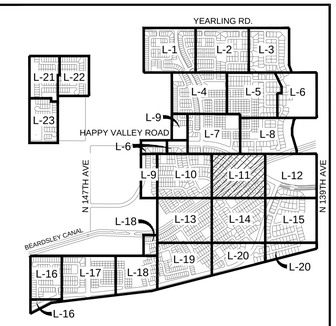

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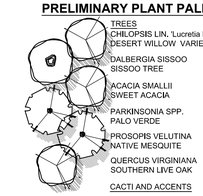
PRELIMINARY PLANT PALETTE



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CASE #FS15-069

LVA urban design studio
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120 south ash avenue • tempe, arizona 85281 • 480.994.0994

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL 09/10/15 Date Signed ARIZONA, U.S.A. EXPIRES 12/31/2017

Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road Surprise, Arizona

PRELIMINARY LANDSCAPE PLAN

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Date: 09/10/15

Job No.: 0342.3

Drawn: STAFF

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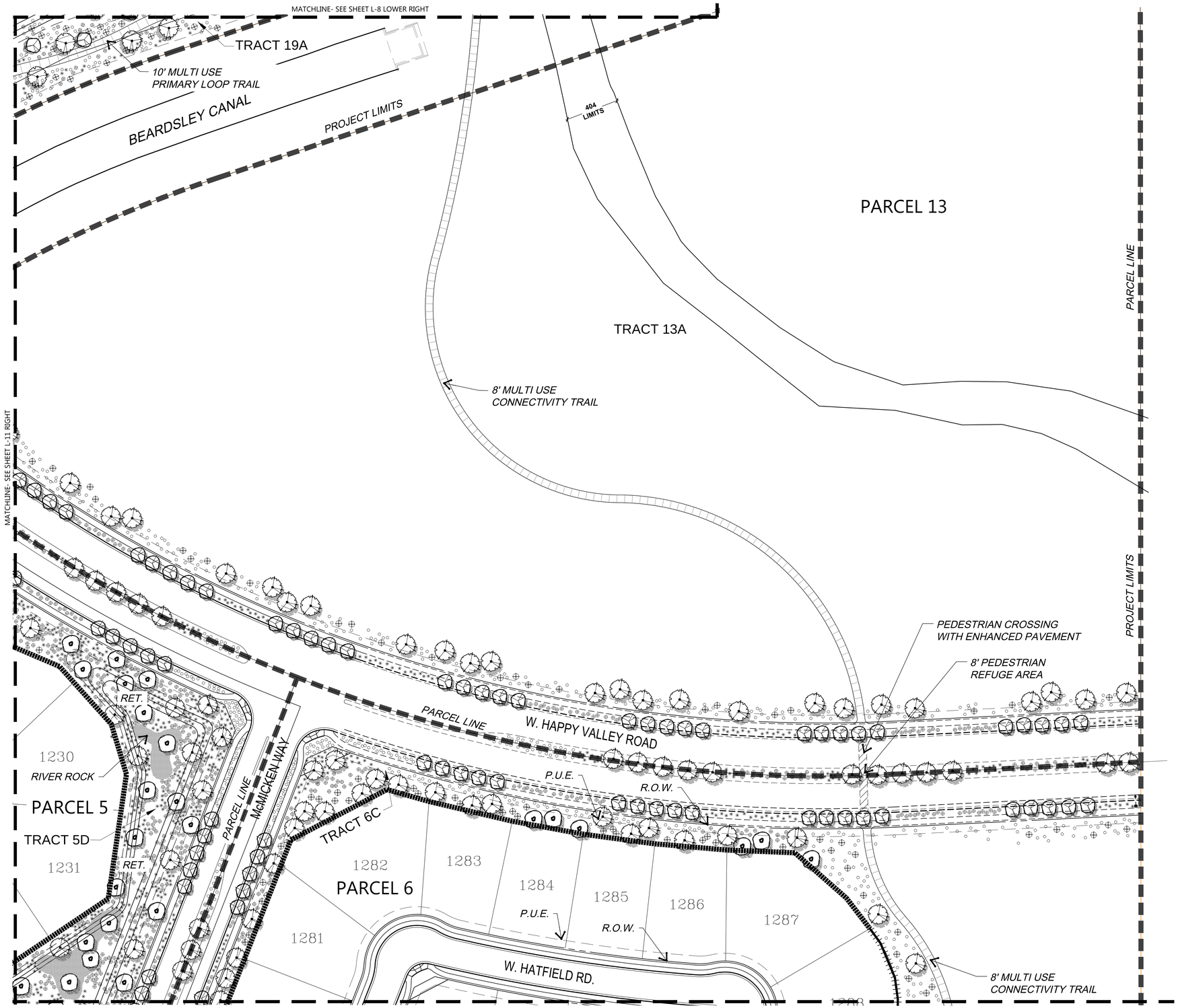

PRELIMINARY LANDSCAPE PLAN SCALE: 1" = 50'-0"

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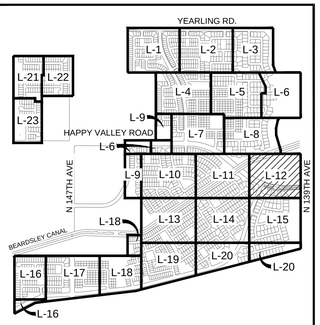

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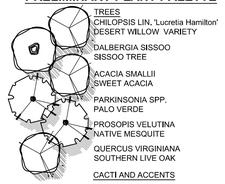

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120 south ash avenue • tempe, arizona 85281 • 480.994.0994

REGISTERED CERTIFICATE NO. ARCHITECT
43528
RYAN ERIC TRUDELL
09/10/15
Date Signed
ARIZONA, U.S.A.
Expires 12/31/2017

Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road Surprise, Arizona

PRELIMINARY LANDSCAPE PLAN

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William Lyon Homes, Inc.

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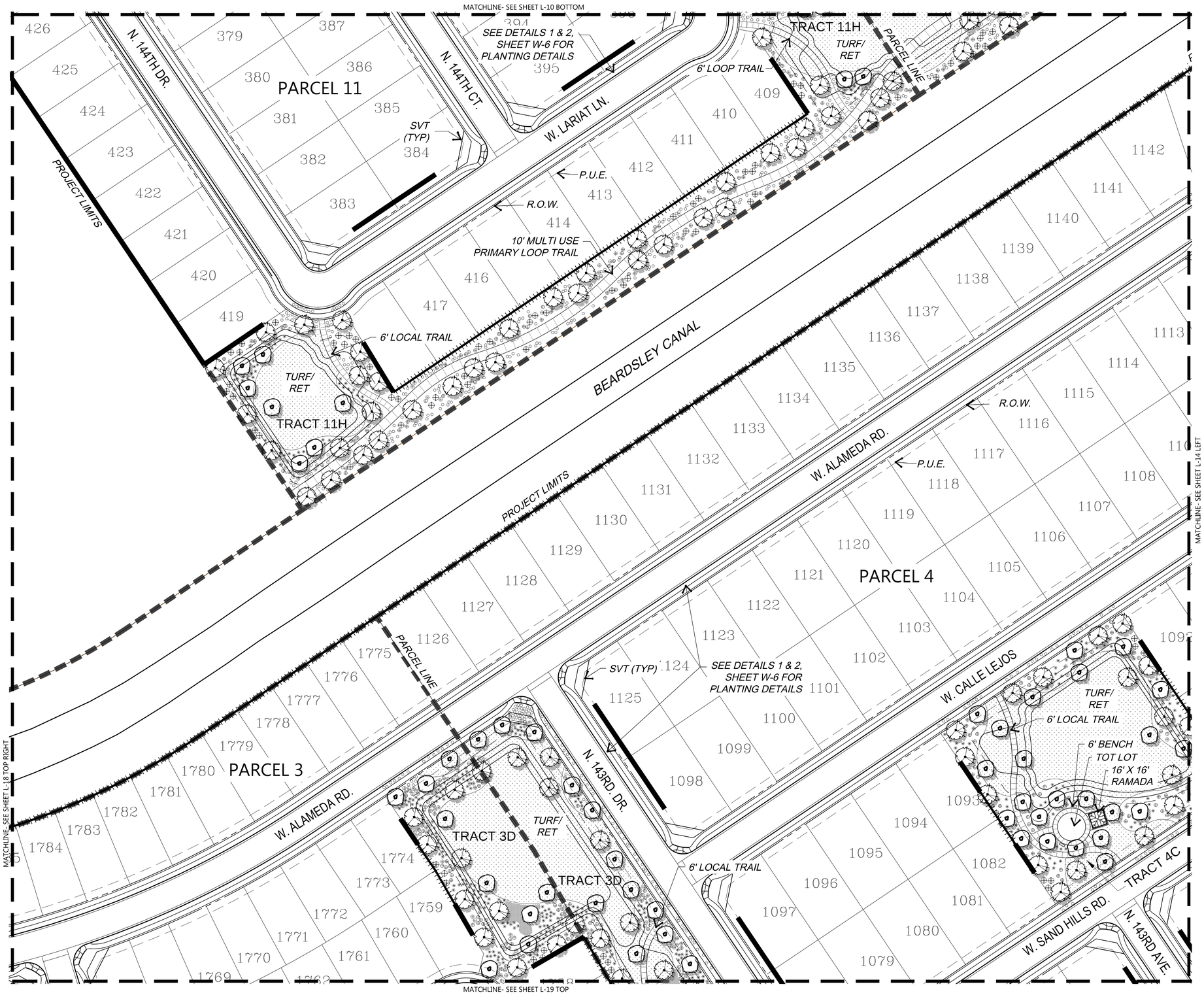

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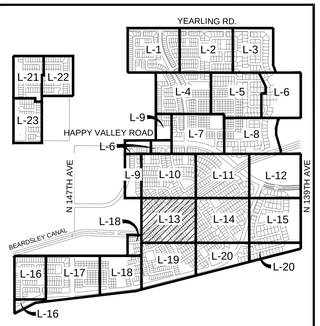

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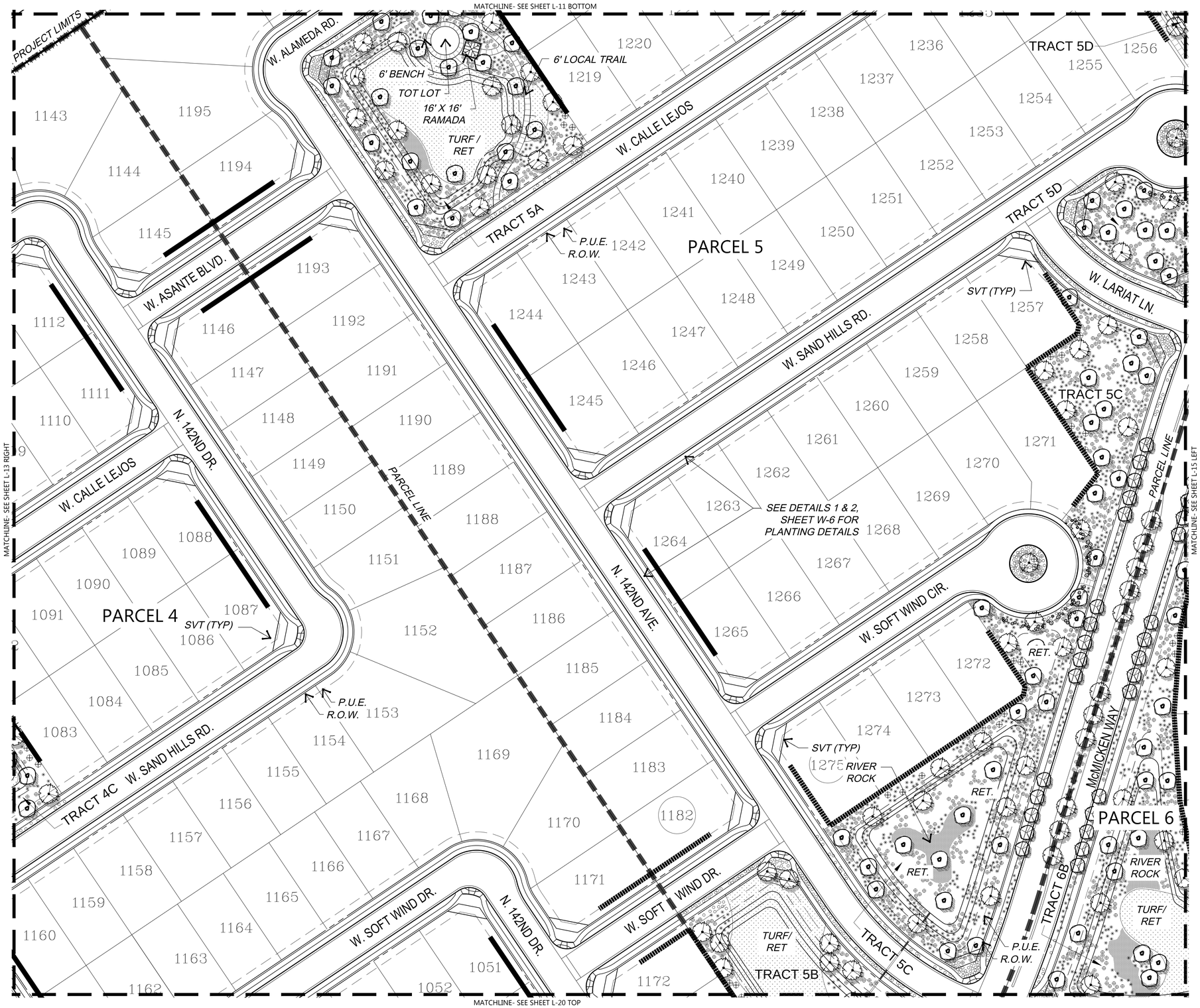

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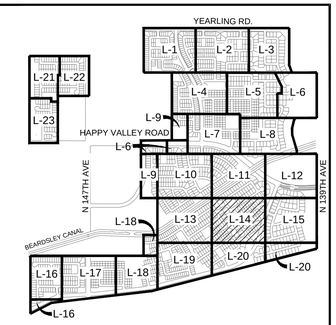

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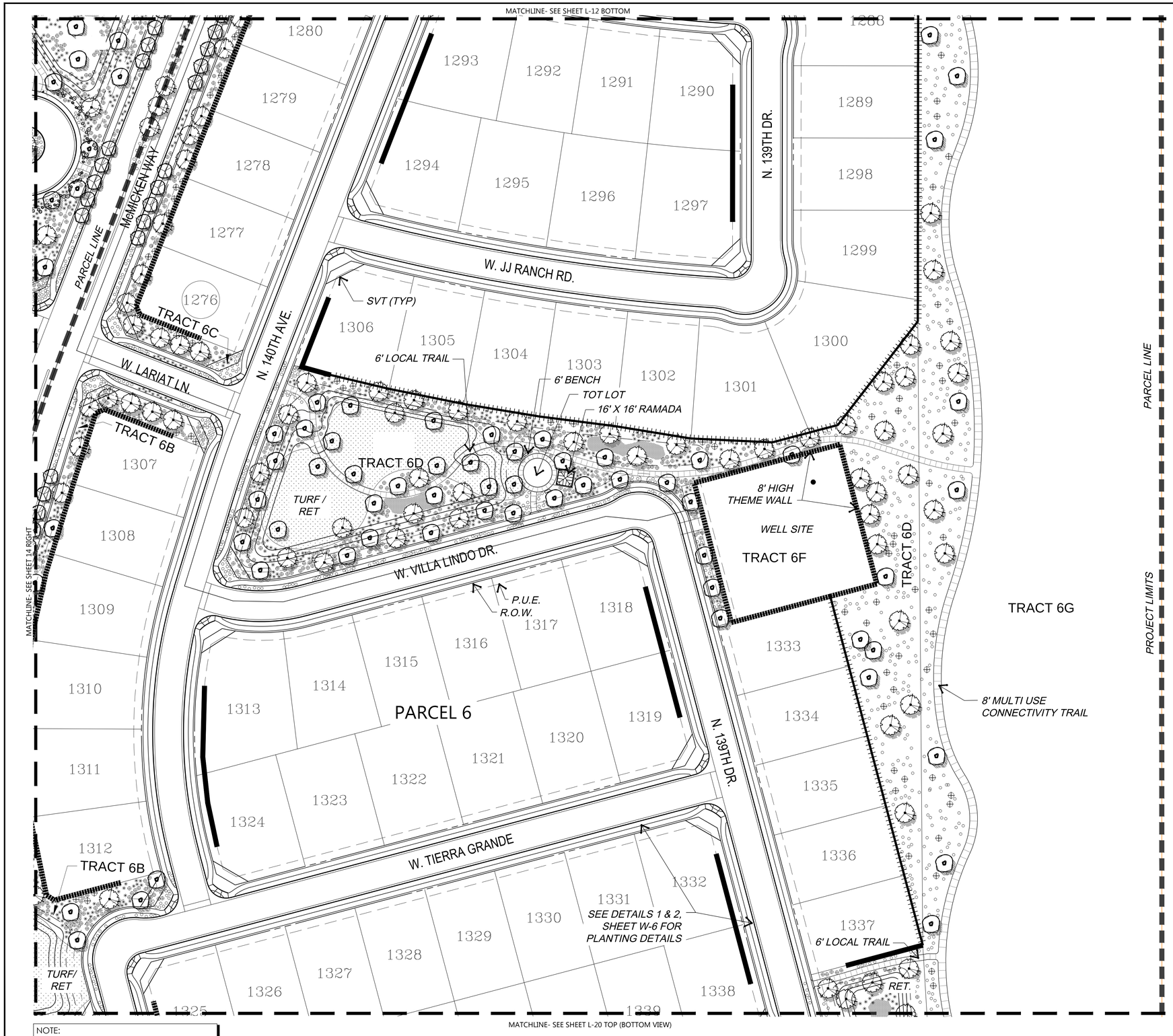


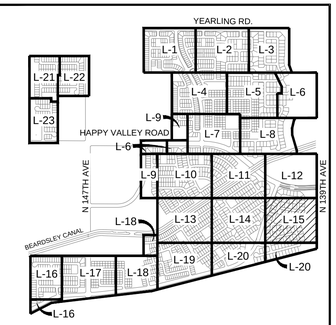
NOTE:

ONCE IMPROVEMENTS ARE COMPLETE, WASHES WILL BE REVEGETATED WITH NATIVE HYDRO SEED

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 50'-0"

0 25 50 100



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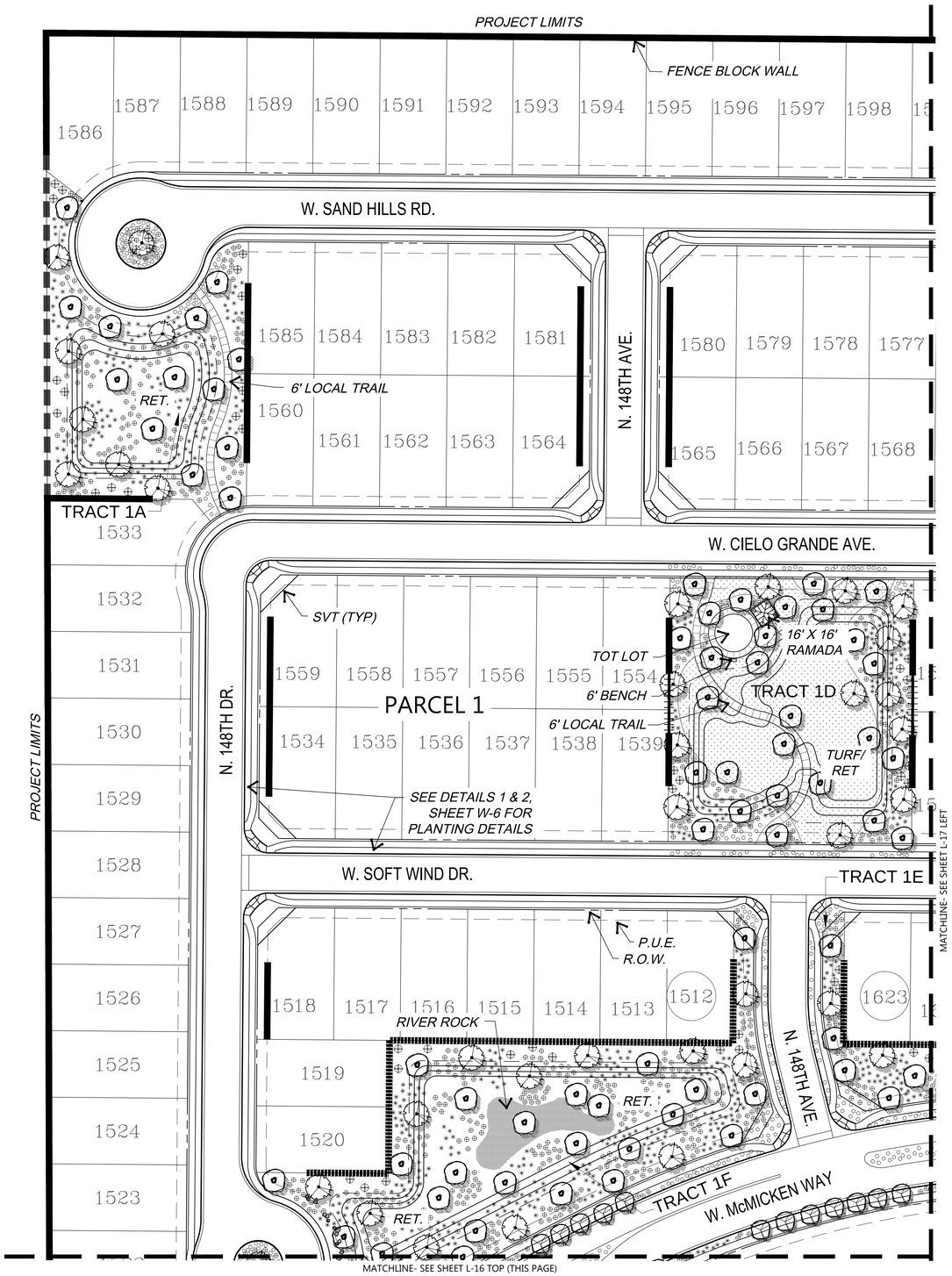

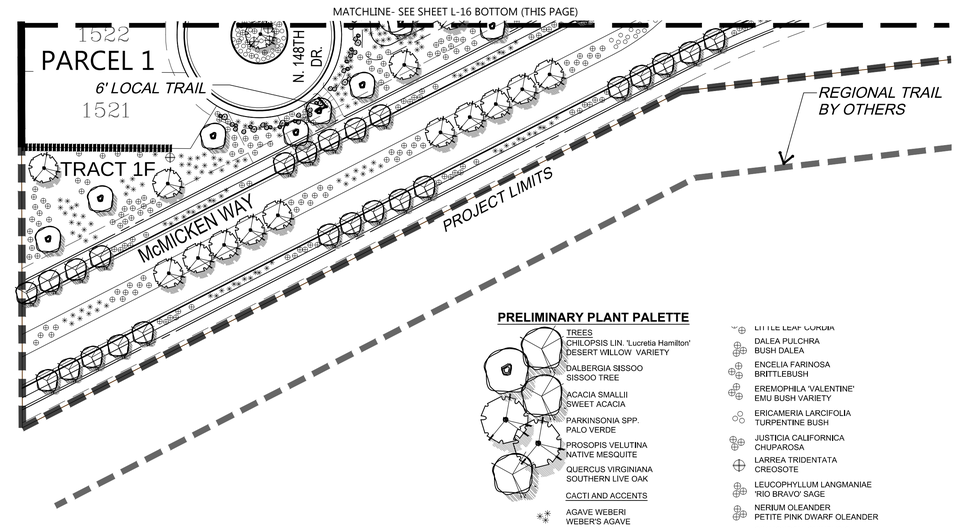

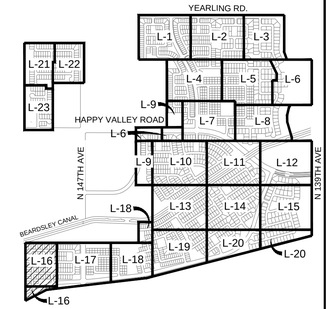

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William Lyon Homes, Inc.

Date: 09/10/15

Job No.: 0342.3

Drawn: STAFF

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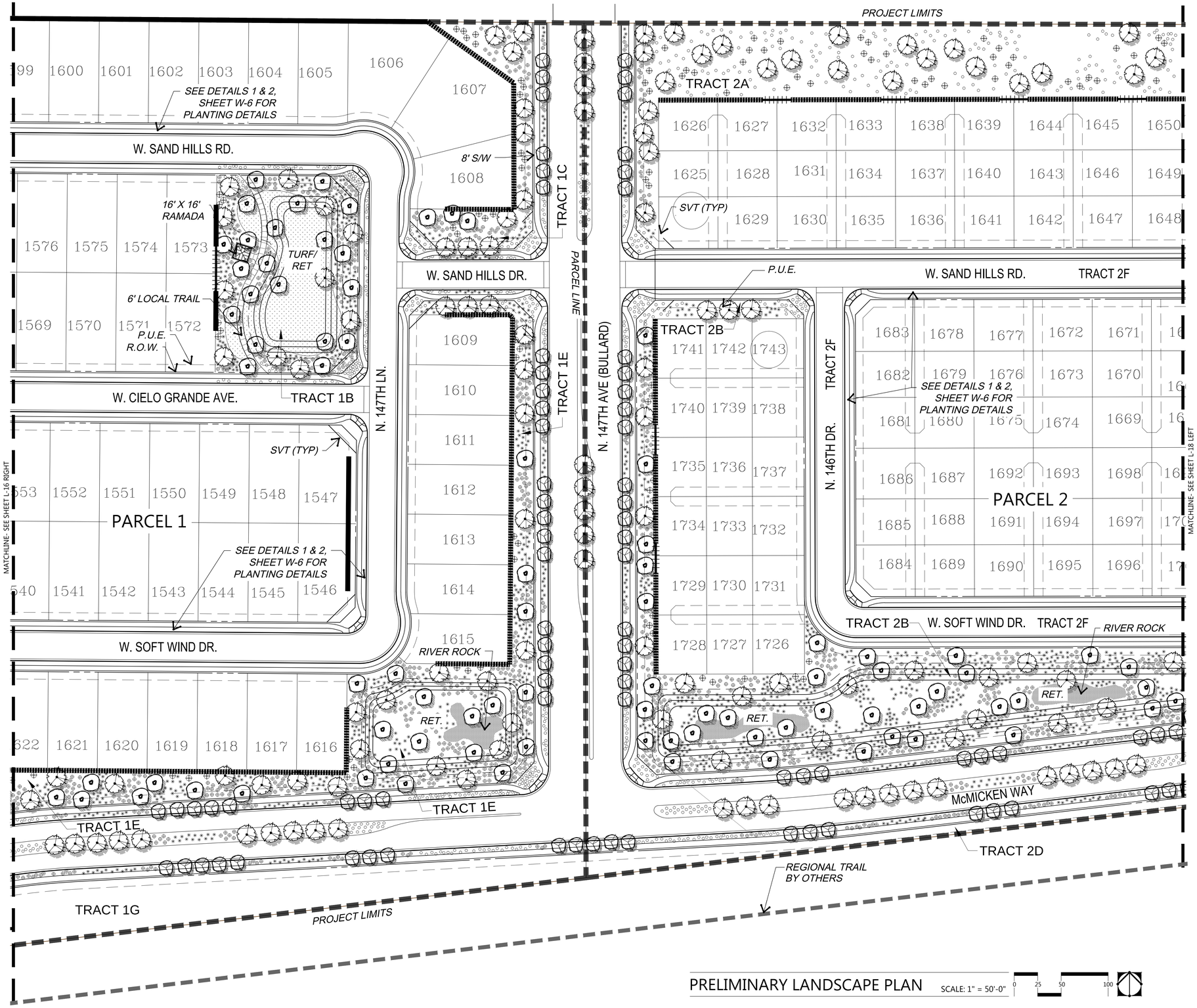

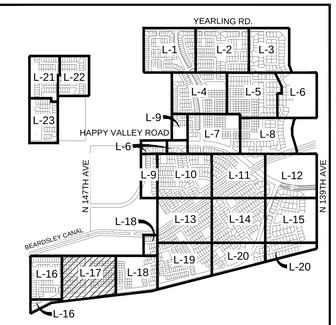

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PRELIMINARY PLANT PALETTE

TREES
- CHILOPSIS LIN. 'Lucretia Hamilton' DESERT WILLOW VARIETY
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- ACACIA SMALLII SWEET ACACIA
- PARKINSONIA SPP. PALO VERDE
- PROSOPIS VELUTINA NATIVE MESQUITE
- QUERCUS VIRGINIANA SOUTHERN LIVE OAK

CACTI AND ACCENTS
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- ASCLEPIAS SUBULATA DESERT MILKWEED
- DASYLIRION WHEELERI DESERT SPOON
- FEROCACTUS WISLIZENII BARREL CACTUS
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WALL LEGEND

SYMBOL	DESCRIPTION
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PRELIMINARY LANDSCAPE PLAN SCALE: 1" = 50'-0" 0 25 50 100

CASE #FS15-069

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL Date Signed 09/10/15 ARIZONA, U.S.A. EXPIRES 12/31/2015

Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road Surprise, Arizona

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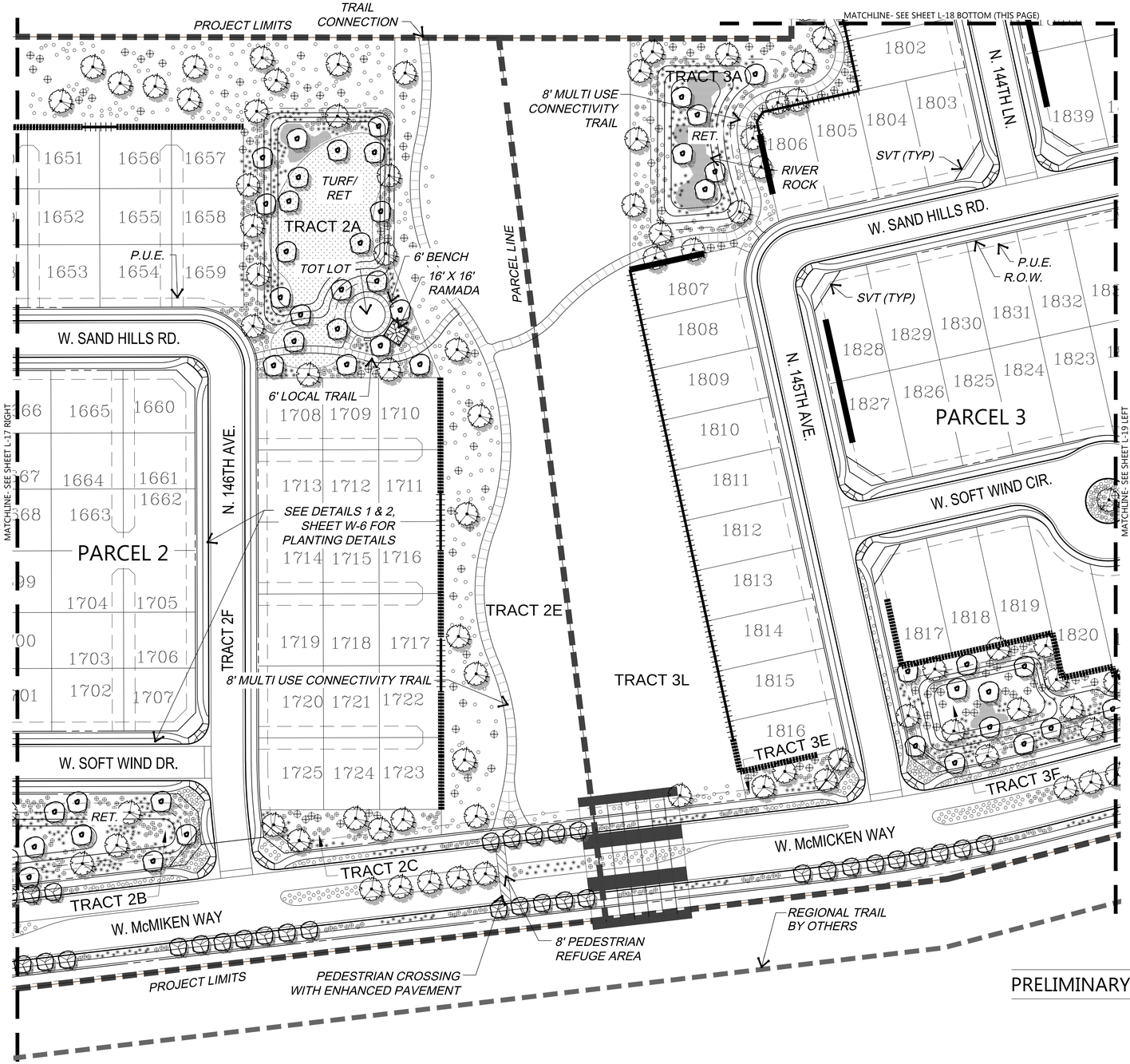

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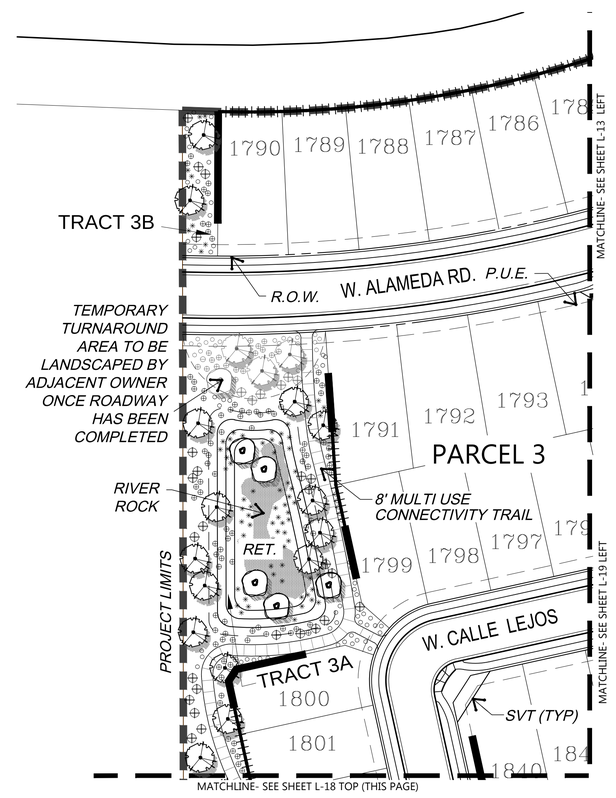

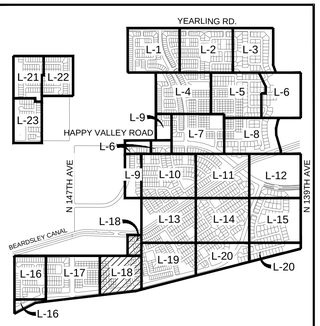

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Rancho Mercado Unit 1

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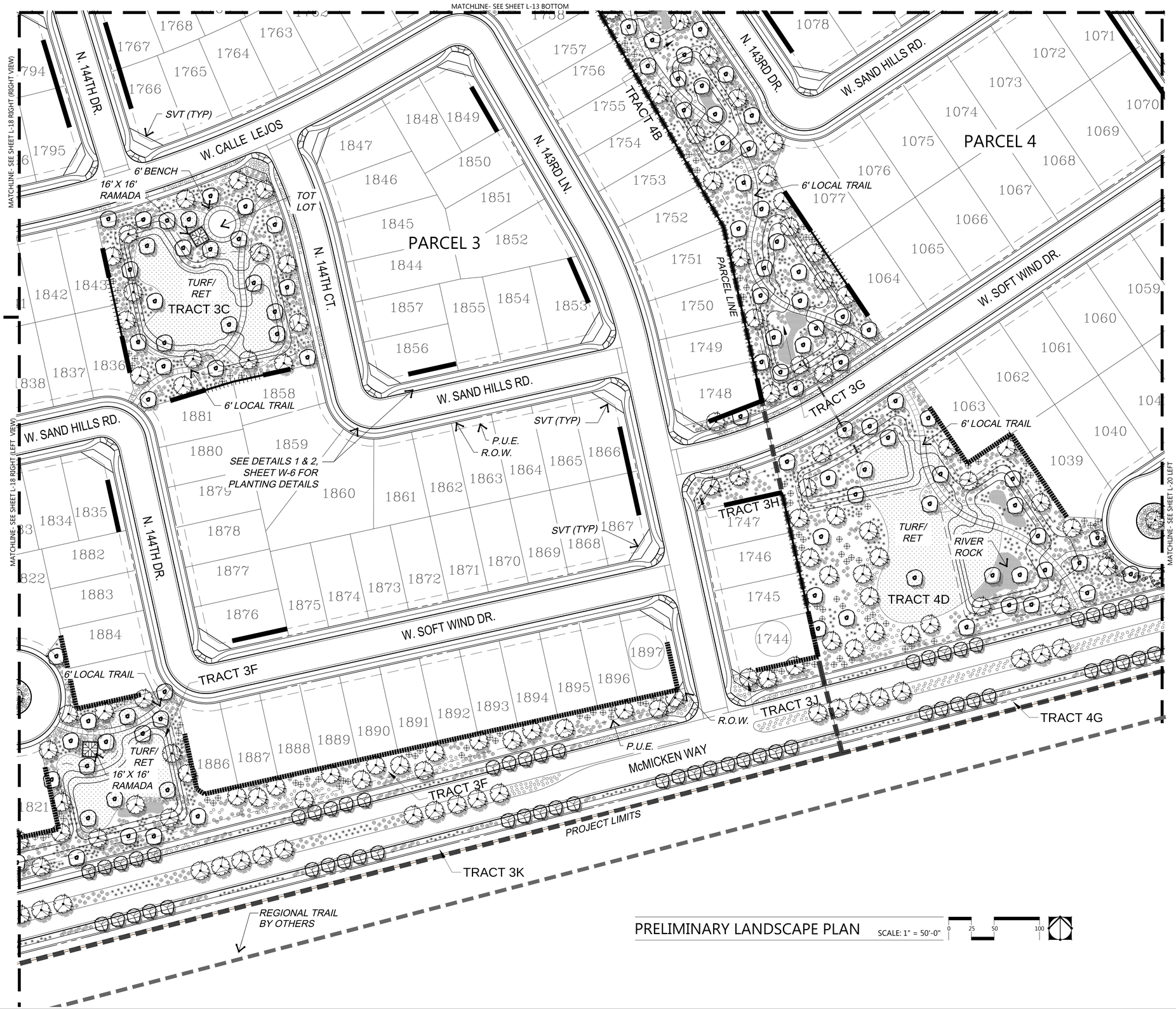

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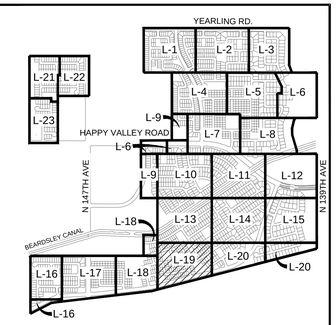

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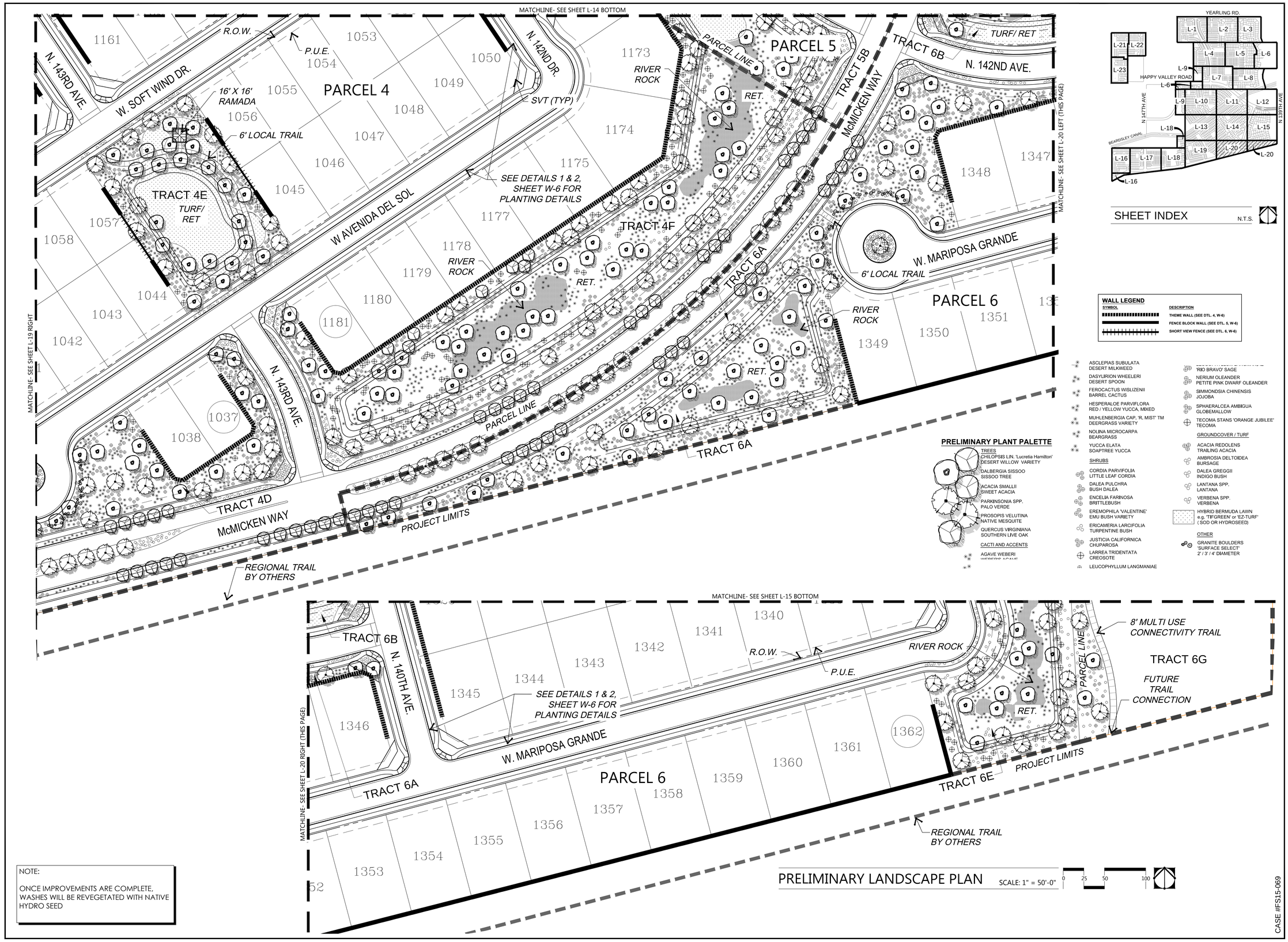

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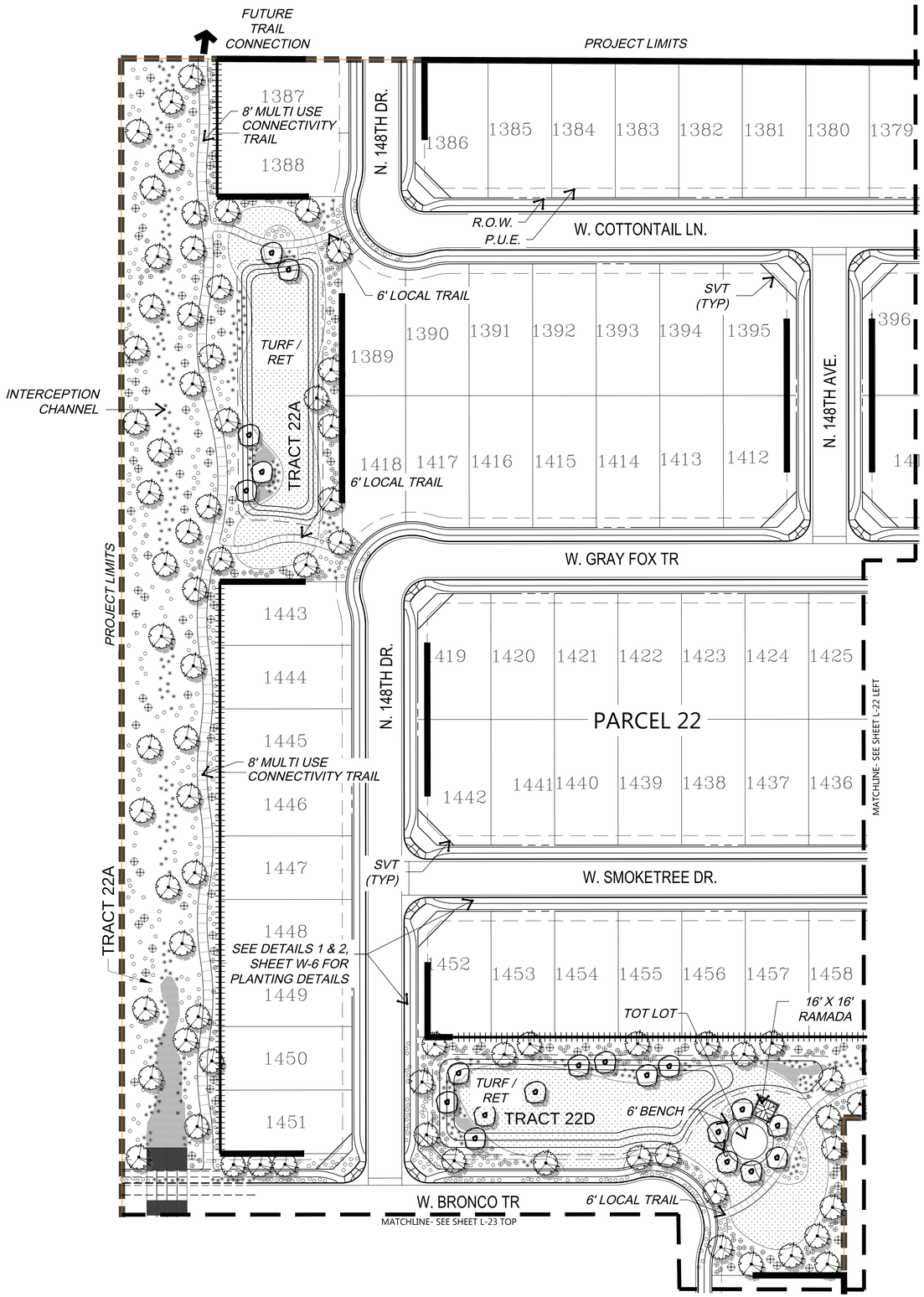

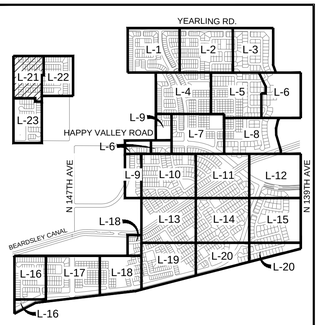

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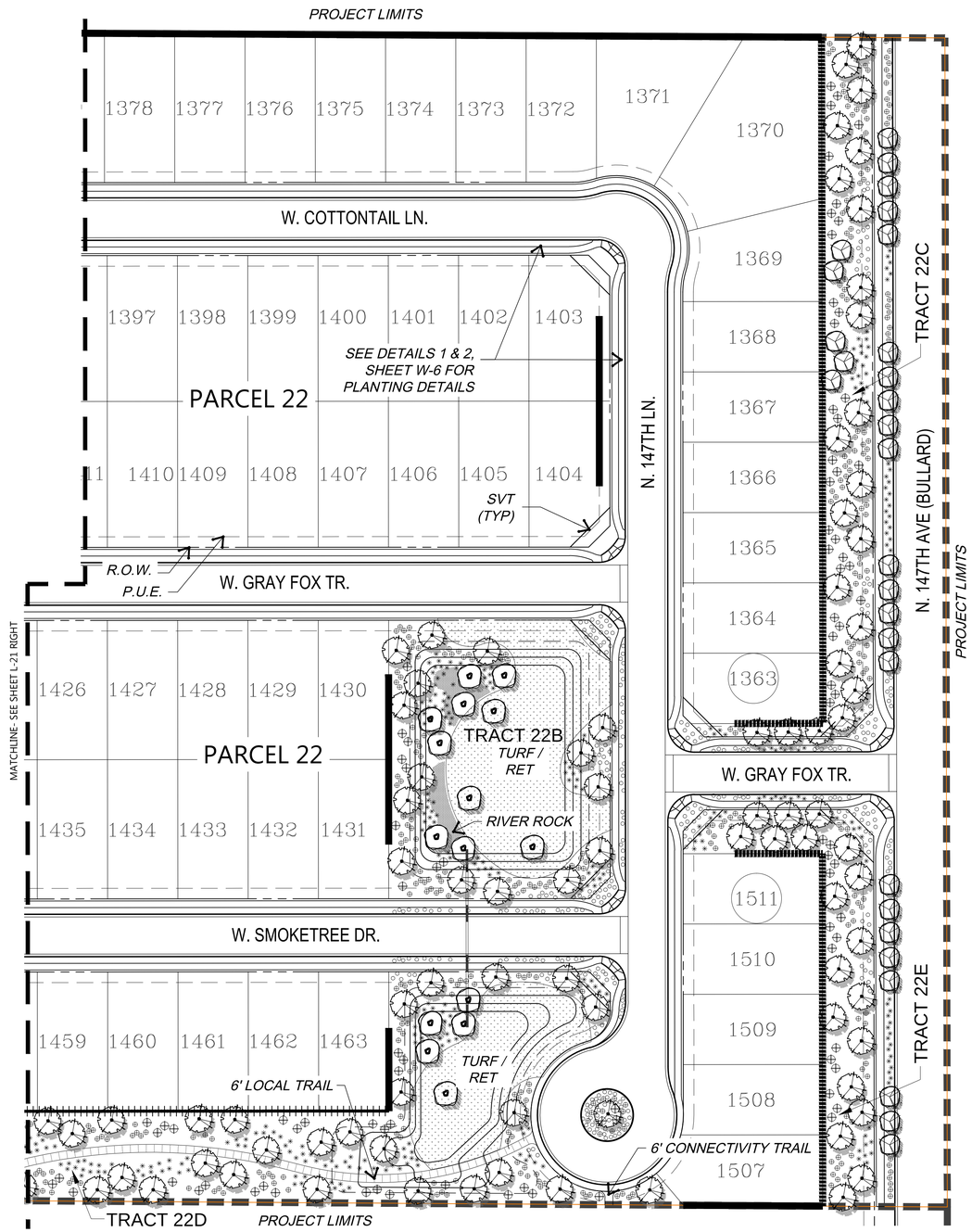

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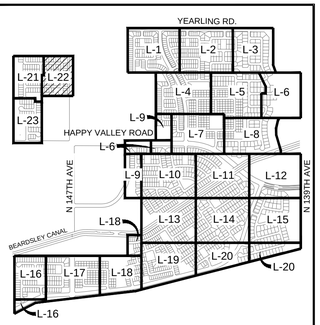

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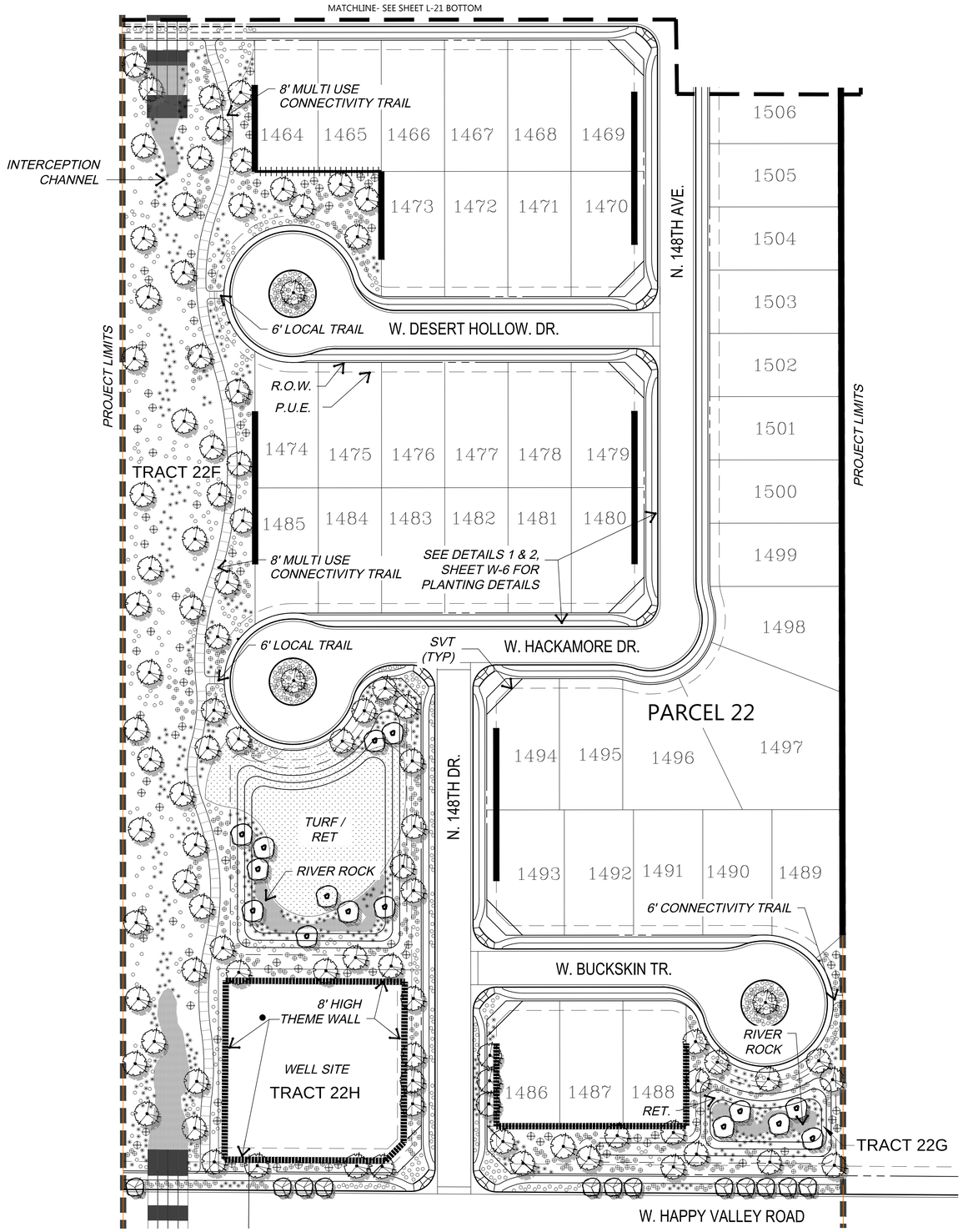
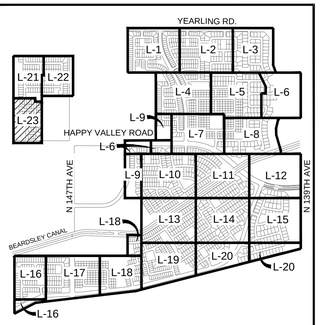


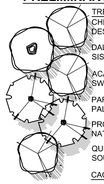
PRELIMINARY LANDSCAPE PLAN SCALE: 1" = 50'-0"

0 25 50 100



SHEET INDEX N.T.S.

PRELIMINARY PLANT PALETTE



TREES
- CHILOPSIS LIN. 'Lucretia Hamilton' DESERT WILLOW VARIETY
- DALBERGIA SISSOO SISSOO TREE
- ACACIA SMALLII SWEET ACACIA
- PARKINSONIA SPP. PALO VERDE
- PROSOPIS VELUTINA NATIVE MESQUITE
- QUERCUS VIRGINIANA SOUTHERN LIVE OAK

CACTI AND ACCENTS
- AGAVE WEBERI WEBER'S AGAVE
- ASCLEPIAS SUBULATA DESERT MILKWEED
- DASYLIRION WHEELERI DESERT SPOON
- FEROCACTUS WISLIZENII BARREL CACTUS
- HESPERALOE PARVIFLORA RED / YELLOW YUCCA, MIXED
- MUHLENBERGIA CAP. 'R. MIST' TM DEERGRASS VARIETY
- NOLINA MICROCARPA BEARGRASS
- YUCCA ELATA SOAPTREE YUCCA

SHRUBS
- CORDIA PARVIFOLIA LITTLE LEAF CORDIA
- DALEA PULCHRA BUSH DALEA
- ENCELIA FARINOSA BRITTLEBUSH
- EREMOPHILA 'VALENTINE' EMU BUSH VARIETY
- ERICAMERIA LARCIFOLIA TURPENTINE BUSH
- JUSTICIA CALIFORNICA CHUPAROSA
- LARREA TRIDENTATA CREOSOTE
- LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' SAGE
- NERIUM OLEANDER PETITE PINK DWARF OLEANDER
- SIMMONDSIA CHINENSIS JOJOBA
- SPHAERALCEA AMBIGUA GLOBEMALLOW
- TECOMA STANS 'ORANGE JUBILEE' TECOMA

GROUNDCOVER / TURF
- ACACIA REDOLENS TRAILING ACACIA
- AMBROSIA DELTOIDEA BURSAGE
- DALEA GREGGII INDIGO BUSH
- LANTANA SPP. LANTANA
- VERBENA SPP. VERBENA
- HYBRID BERMUDA LAWN e.g. 'TIFGREEN' or 'EZ-TURF' (SOD OR HYDROSEED)

OTHER
- GRANITE BOULDERS 'SURFACE SELECT' 2' / 3' / 4' DIAMETER

WALL LEGEND

SYMBOL	DESCRIPTION
	THEME WALL (SEE DTL. 4, W-6)
	FENCE BLOCK WALL (SEE DTL. 5, W-6)
	SHORT VIEW FENCE (SEE DTL. 6, W-6)

CASE #FS15-069

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL Date Signed 09/10/15 ARIZONA, U.S.A. EXPIRES 12/31/2017

Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road Surprise, Arizona

PRELIMINARY LANDSCAPE PLAN

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NOT FOR CONSTRUCTION

Revision	Date

William Lyon Homes, Inc.

Date: 09/10/15

Job No.: 0342.3

Drawn: STAFF

SHEET #

L-23 24 OF 31

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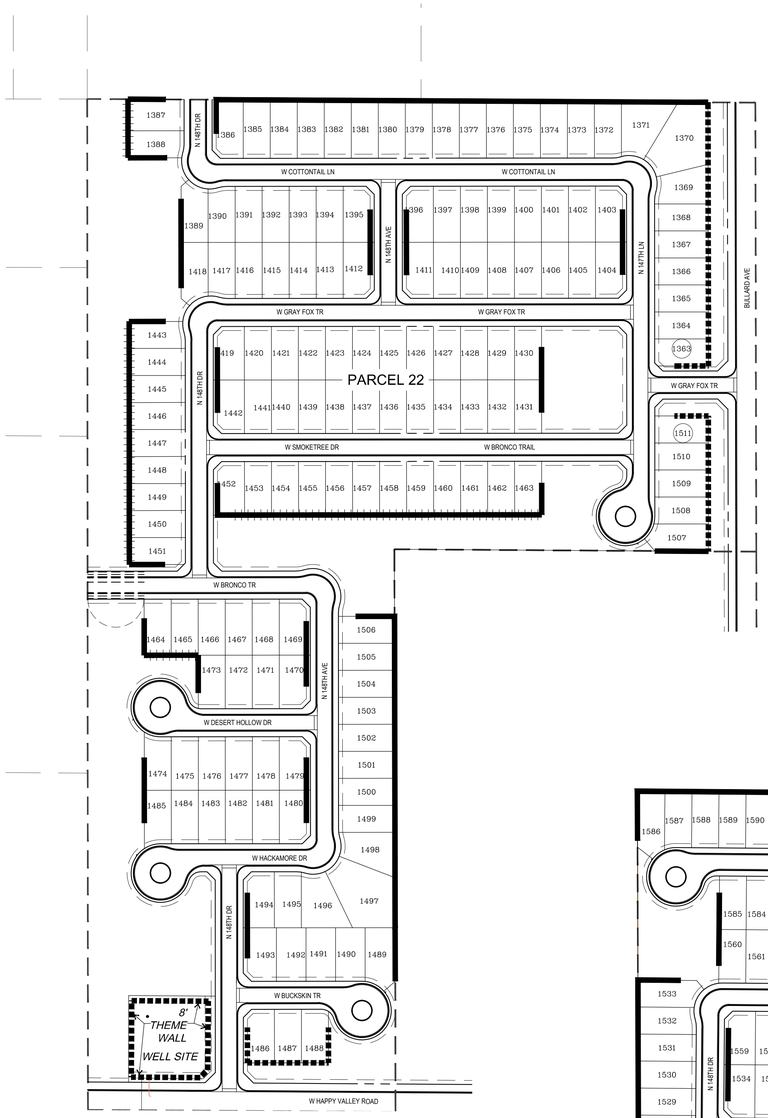

WALL LEGEND

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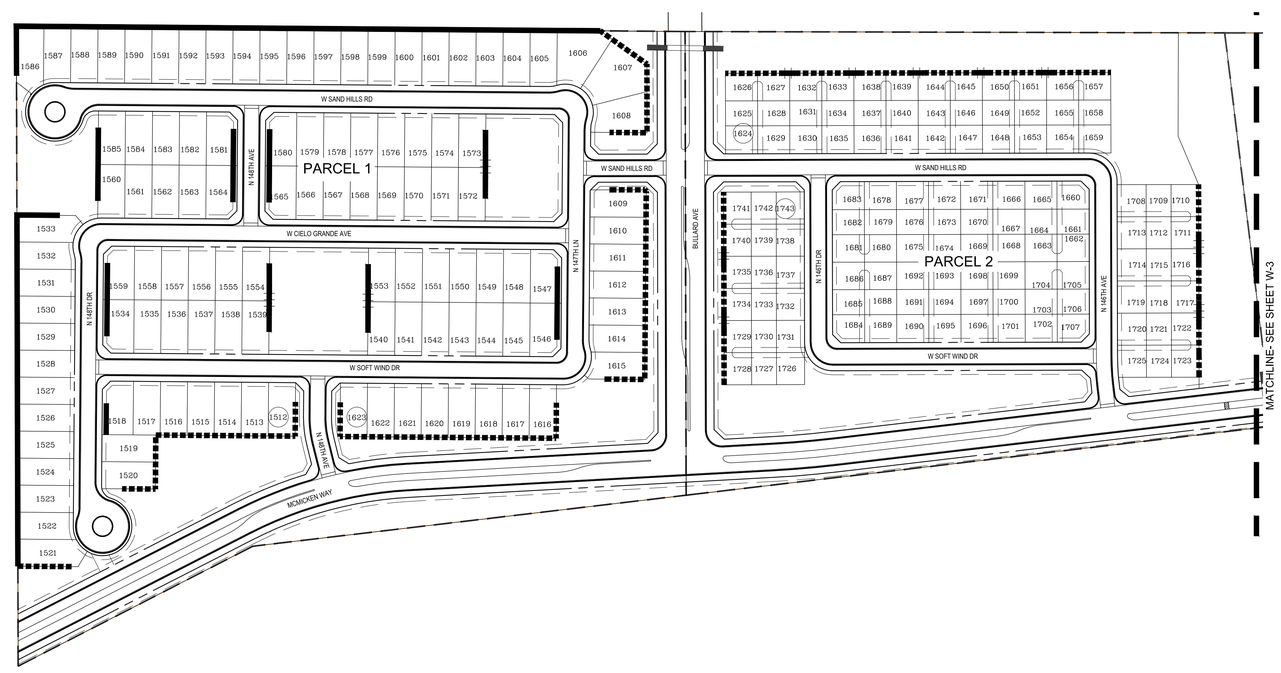
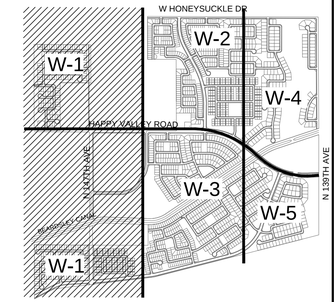
	SHORT VIEW FENCE (SEE DTL. 6, W-6)

WALL PLAN

SCALE: N.T.S.





SHEET KEY

N.T.S.

urban design studio
land planning • landscape architecture
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REGISTERED ARCHITECT
CERTIFICATE NO. 43528
RYAN ERIC TRUDELL
07/08/15
Date Signed
ARIZONA, U.S.A.
EXPIRES 12/31/2017

Rancho Mercado Unit 1

Happy Valley Road and Litchfield Road Surprise, Arizona

WALL PLAN

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Revision	Date
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William Lyon Homes, Inc.

Date: 07/08/15
Job No.: 0342.3
Drawn: STAFF
SHEET #
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25 OF 31

CASE #FS15-069

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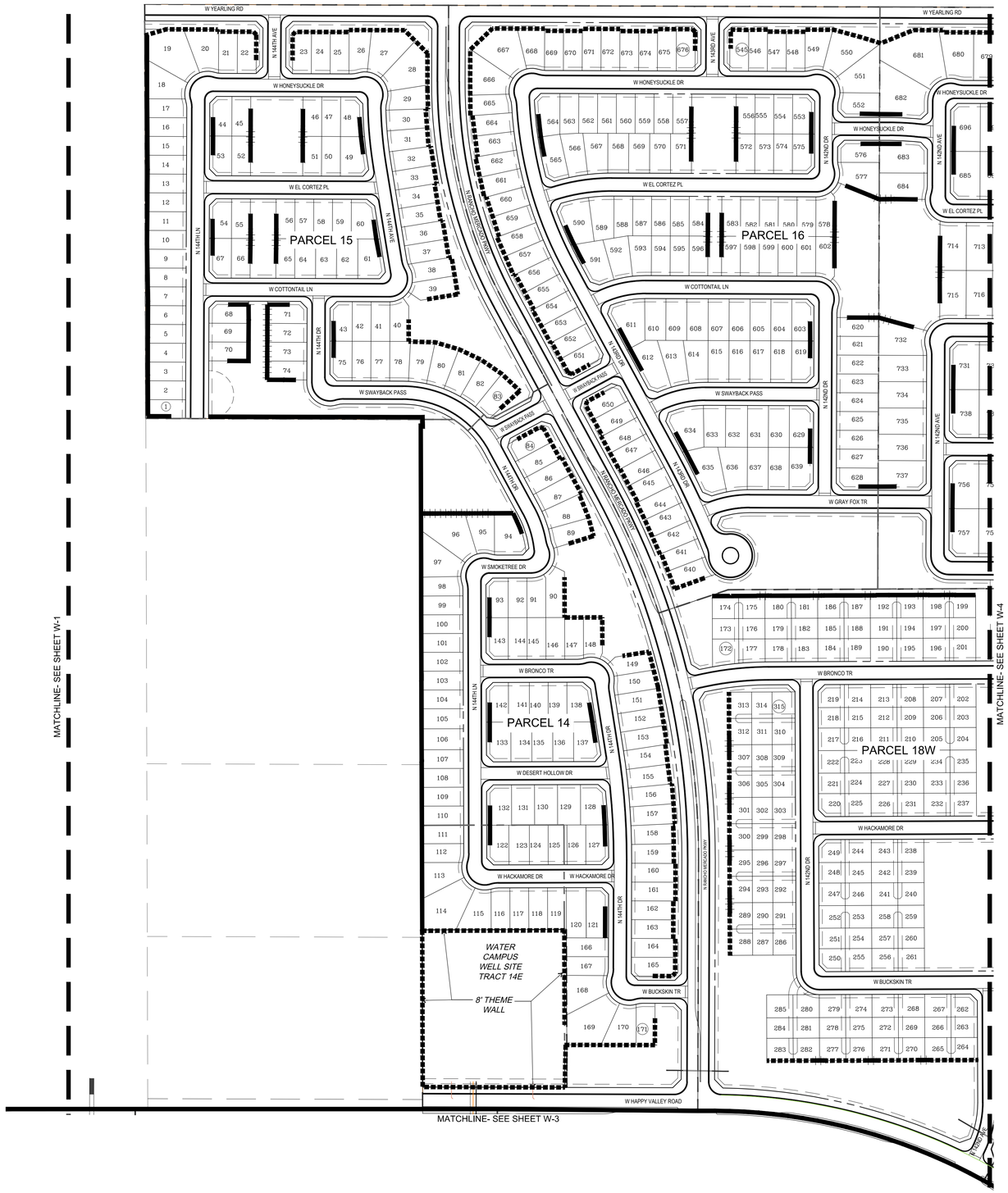

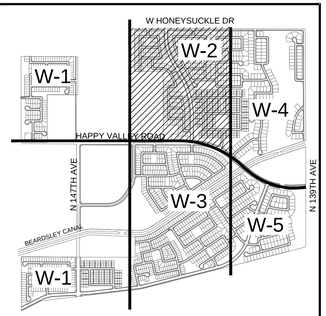

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WALL LEGEND

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	FENCE BLOCK WALL (SEE DTL. 5, W-6)
	SHORT VIEW FENCE (SEE DTL. 6, W-6)

WALL PLAN SCALE: N.T.S.

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REGISTERED ARCHITECT CERTIFICATE NO. 43528 RYAN ERIC TRUDELL 07/08/15 Date Signed ARIZONA, U.S.A. EXPIRES 12/31/2017

Rancho Mercado Unit 1
Happy Valley Road and Litchfield Road Surprise, Arizona

WALL PLAN

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Revision	Date
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William Lyon Homes, Inc.

Date: 07/08/15
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W-2 26 OF 31

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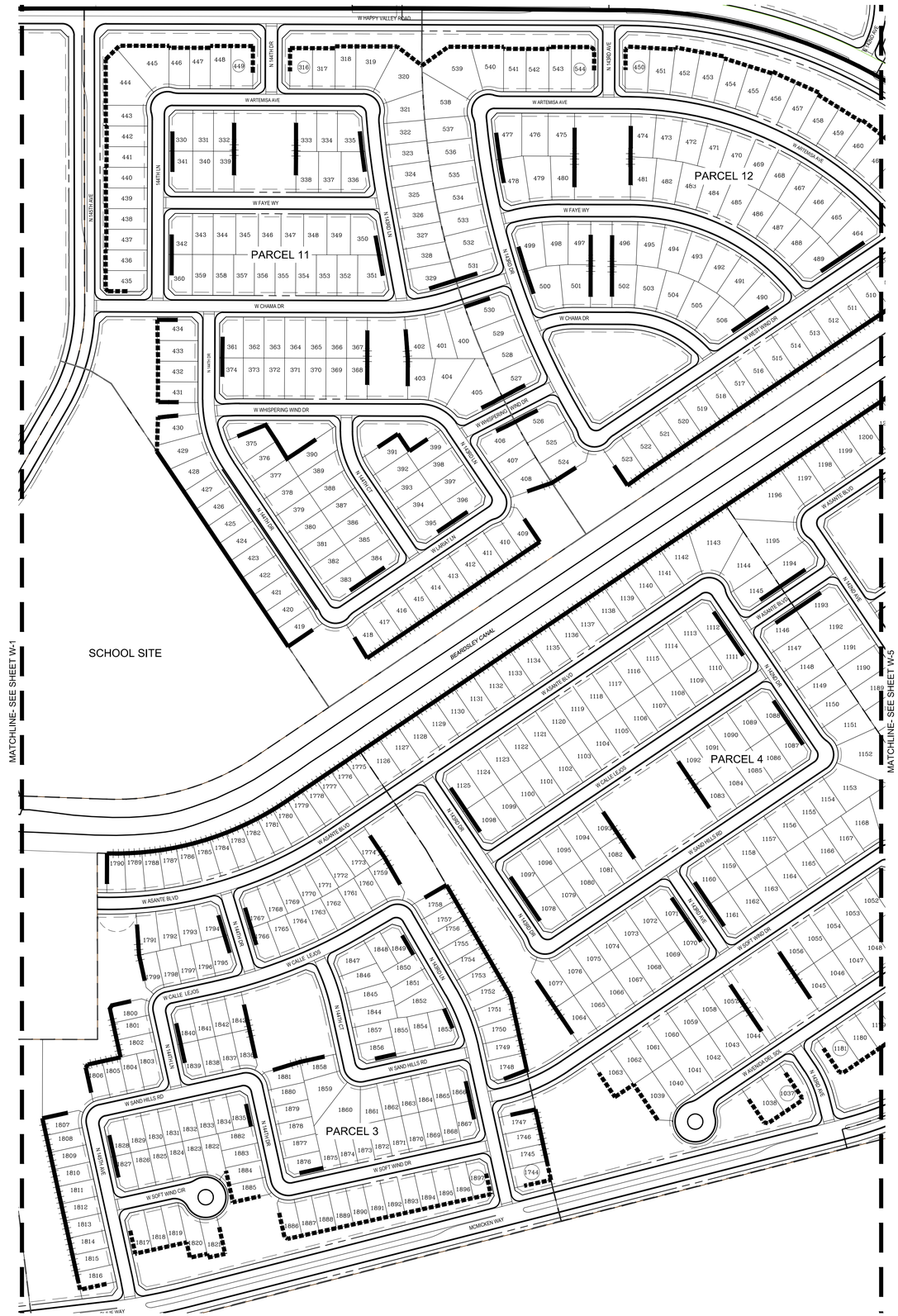

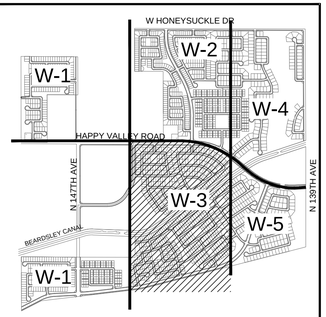

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WALL PLAN

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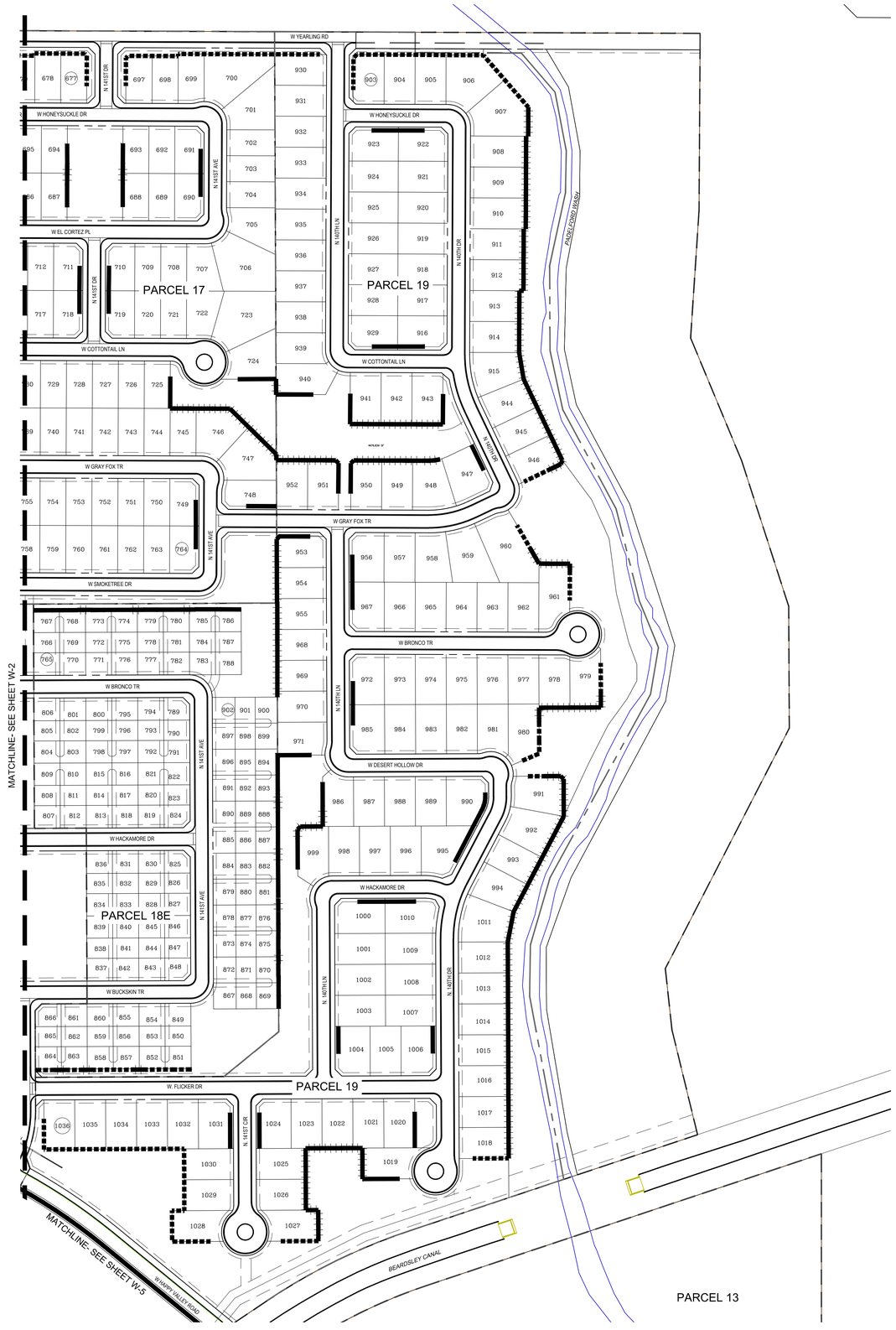

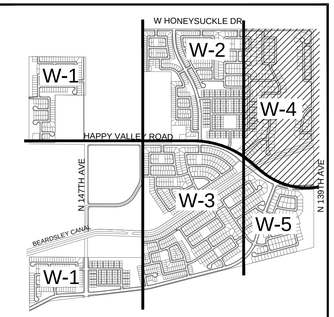

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CITY OF SURPRISE
Planning and Zoning Commission

December 17, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 17, 2015	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Discussion pertaining to 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 x White Board x Other x

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