



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

Thursday, October 15, 2015 @ 6:00 PM
 COUNCIL CHAMBERS

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

CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

STAFF
 RECOMMENDATION/

ITEM #	DISTRICT #	ITEM DESCRIPTION
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PRESENTED BY

- | | | | |
|----|-------------------|--|---|
| #1 | District Internal | <u>Consideration and action on the October 1, 2015 Planning and Zoning Commission minutes.</u> | Approve
Heather
Donaldson,
Community
Development |
| #2 | District 1 | <u>Consideration and action on a Preliminary Plat for Sanverno, a 93-lot, 13-tract residential subdivision in Desert Oasis, Case FS15-190.</u> | Approve
Robert Kuhfuss,
Community
Development |
| #3 | District Citywide | <u>Presentation and discussion of Draft Surprise Parks and Recreation Master Plan.</u> | No Action
Donna Miller -
Community &
Recreation
Services
Assistant
Director |

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#4	District 5	<u>Consideration and action on Case FS15-261, a Conditional Use Permit entitled Heritage of Surprise.</u>	Approve Hobart Wingard - Community Development
#5	District 2	<u>Consideration and action on Case FS15-238, a Conditional Use Permit entitled PHO Cimarron Verizon Monopalm.</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

- | | | | |
|----|-------------------|--|---|
| #6 | District Internal | <u>Discussion pertaining to future agenda items.</u> | No Action
Eric Fitzer,
Community
Development |
|----|-------------------|--|---|

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Oct. 7, 2015 at 1:20 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

October 15, 2015 @ 6:00:00 PM

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Board Meeting Date:	October 15, 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
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Agenda Wording:

Consideration and action on the October 1, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the October 1, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [10-1-15 P&Z 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

October 1, 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, October 1, 2015.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None

D. STAFF REPORT

Eric Fitzer, Community Development Director, advised the Commission of the Open Meeting Law Training taking place on October 29, 2015 from 6:00-7:30pm in Council Chambers. He also advised the Commission of an upcoming ULI 2015 Board and Commission Conference coming up on December 4th in Phoenix, and he let them know that Texas Roadhouse received its Certificate of Occupancy on September 22nd and should be open for business now.

CALL TO THE PUBLIC:

Connie Whitlock, President of WHAM, advised the Commission that WHAM has signed a 20 year lease with the City for their building located at 16560 North Dysart Road and she asked the Commission to consider any art components included with any rezoning efforts taking place in the Original Town Site.

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the September 17, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the Planning and Zoning Commission Minutes for September 17, 2015. Commissioner Martin seconded the motion. The motion passed with 4 yes votes, 1 abstention (Dennis Smith) and 2 absent (Hoyler, Ferguson).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – CITYWIDE – Consideration and action on a Zoning Text Amendment modifying the Surprise Unified Development Code to allow Wireless Telecommunications Facilities to conform to federal regulations and current technology.

Hobart Wingard, Planner II, presented the project to the Commission.

The Commission discussed:

- Unlicensed wireless services – city regulation
- Appeals to Planning & Zoning Commission
- 150 day application processing limit
- Microwave backhaul definition (to be added)
- Screening of rooftop cell towers at 10 foot height
- Typos on pages 14 and 27

Commissioner Keating made a motion to recommend approval to the City Council of a Zoning Text Amendment to modify the Surprise Unified Development Code to allow Wireless Telecommunication Facilities to conform to federal regulations and current technology and to adopt staff's findings. Commissioner Martin seconded the motion. The motion passed with 5 yes votes and 2 absent (Hoyler, Ferguson).

Item 3 – DISTRICT 4 – Consideration and action recommending to the Mayor and City Council approval of a Zone Change from CR to IP-PUD, CR to CR-PUD, and IP to CR-PUD for the Dysart Subdivision located on the Southwest corner of Bell and Dysart.

Robert Kuhfuss, Planner II, presented the project to the Commission. At this time he presented both items 3 and 4 to the Commission concurrently.

The Commission discussed:

- Eastern part of site reverting back to IP
- Effect of Major General Plan Amendment to this rezone proposal
- Concern regarding what type of business should be located at a gateway into the City
- Possible location of alternative site
- Existing zoning of this site in relation to permitted use
- Possible land locking of adjacent property
- Rezone of IP to CR helpful to the City
- Collision center needed in Surprise
- Employment draw in Surprise
- Possible noise concerns
- Block screening wall on west side of project
- Parapet around sign
- Shared driveway with neighboring property

Chair Somers opened the Call to the Public for both items 3 and 4.

Dori Phillips, Surprise resident, agreed with Chair Somers that the sign located at the top of the building should be boxed off and asked about how the overpass will affect this project.

Chair Somers closed the Call to the Public for both items 3 and 4.

Commissioner Keating made a motion to recommend approval to the City Council of a Zone Change for the Dysart Subdivision subject to stipulations 'a' through 'd' as listed in the staff report. Vice Chair Chapman seconded the motion. The motion passed with 4 yes votes, 1 no vote (Somers) and 2 absent (Hoyler, Ferguson).

Item 4 – DISTRICT 4 – Consideration and action on a Master Site Plan for the Dysart Subdivision located on the Southwest Corner of Bell and Dysart Roads.

Robert Kuhfuss, Planner II, presented the project to the Commission concurrently with item 3 above.

Vice Chair Chapman made a motion to approve a Master Site Plan for the Dysart Subdivision subject to stipulations 'a' through 'i' as listed in the staff report and additional stipulation 'j' to add a four sided parapet wall to look like an enclosed building. Commissioner Smith seconded the motion. The motion passed with 4 yes votes, 1 no vote (Somers) and 2 absent (Hoyler, Ferguson).

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion for future agenda items.

Chair Somers requested that staff offer an orientation meeting for any new Planning & Zoning commissioners.

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 7:22 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: _____



CITY OF SURPRISE
Planning and Zoning Commission

October 15, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 15, 2015	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action on a Preliminary Plat for Sanverno, a 93-lot, 13-tract residential subdivision in Desert Oasis, Case FS15-190.

Motion:

I move to recommend approval to the Mayor and City Council, the proposed Preliminary Plat for Sanverno and to adopt staff's findings and conditions 'a' through 'e'.

Background:

The subject proposal involves a Preliminary Plat for a 93-lot, 13-tract single-family residential subdivision located within the Desert Oasis community. The PAD for Desert Oasis was approved in September of 2000, with significant platting activity occurring since. A companion Final Plat is scheduled for City Council on November 3, 2015.

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.

ATTACHMENTS:

Click to download

- ☐ [FS15 - 190 - Sanverno - Staff Report](#)
- ☐ [FS15-190 - Sanverno - Vicinity Map](#)
- ☐ [FS15-190 - Sanverno - Case Map](#)
- ☐ [FS15-190 - Sanverno - Preliminary Plat](#)
- ☐ [FS15-190 - Sanverno - Landscape Plans Part 1](#)
- ☐ [FS15-190 - Sanverno - Landscape Plans Part 2](#)
- ☐ [FS15-190 - Sanverno - Color Landscape](#)

☐ [FS15-190 - Sanverno - Luke Comments](#)

☐ [FS15-190 Sanverno Presentaion](#)

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, AICP, Planner II

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-190

Project Name: Sanverno

Council District: 1

Meeting Date: October 15, 2015

Planner: Robert H. Kuhfuss, AICP

Owner: KB Homes Phoenix, Inc.

Applicant: Daniel Auxier, PE, of EPS Group, Inc., on behalf of KB Homes Phoenix, Inc.

Request: 93-lot, 13-tract Preliminary Plat

Site Location: West of 171st Avenue approximately 1/3 mile north of Jomax Road in Desert Oasis

Site Size: 28.34 acres (approx.)

Density: 3.28 DU/Ac

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.

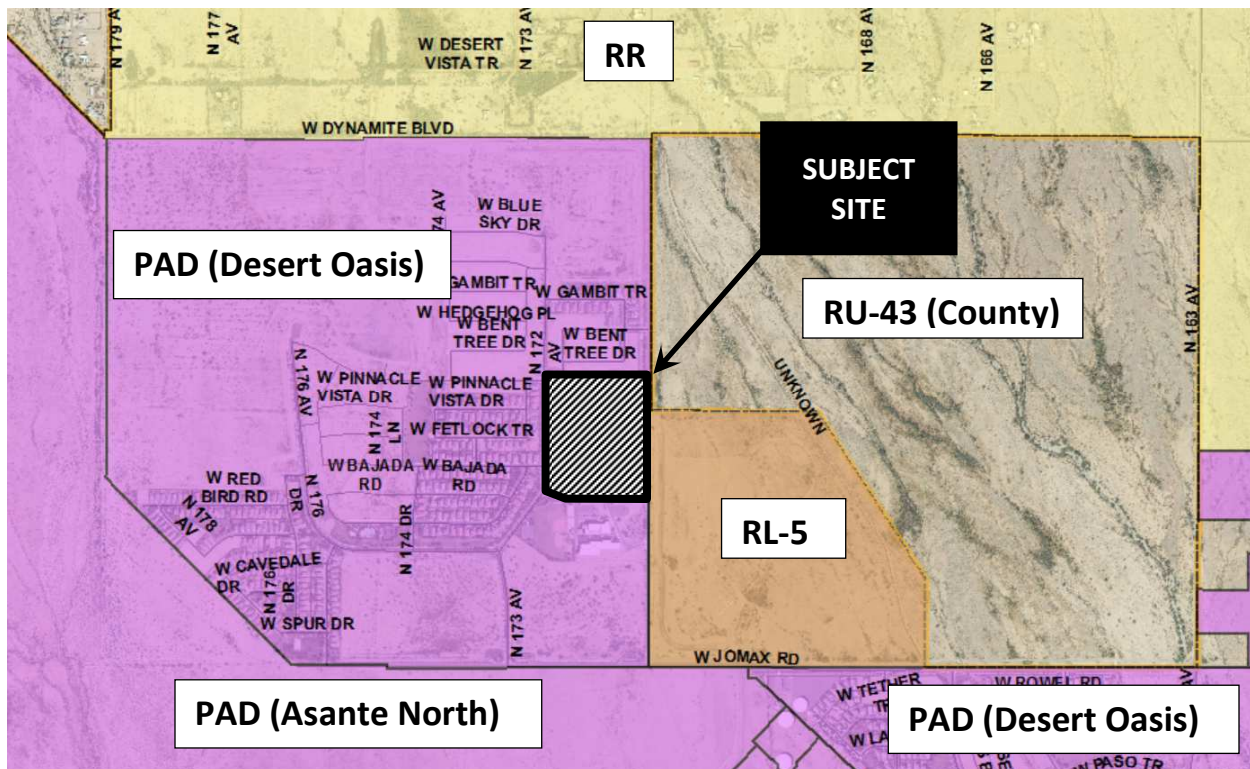
PROJECT DESCRIPTION:

Dan Auxier, of EPS Group, Inc. on behalf of KB Homes Phoenix, Inc., seeks approval of a 93-lot, 13-tract Preliminary Plat located within the Desert Oasis community. The site is located west of 171st Avenue and north of Jomax Road on a currently vacant land. The subject property consists of two parcels, which were excepted from previous platting activity in the area. Immediately to the north of the subject site is Desert Oasis Parcel L11, a 64-lot single-family residential subdivision, while immediately to the west is Desert Oasis Parcel 14A, a 68-lot single-family residential subdivision and Desert Oasis Parcel 14B, a 75-lot single-family residential subdivision. All three subdivisions are similar to the subject proposal, but accommodate slightly larger lots. To the south of the property lies Desert Oasis Elementary School, while the land to the east is currently vacant, fallow farm land and native desert.

EXISTING ZONING:

The following chart and associated map depict the existing zoning of the subject site and its surrounds.

PAD (Desert Oasis)	PAD (Desert Oasis)	RU-42 (County)
PAD (Desert Oasis)	PAD (Desert Oasis)	RL-5
PAD (Desert Oasis)	PAD (Desert Oasis)	RL-5



BACKGROUND:

September 14, 2000: The City Council approved the Desert Oasis PAD under case PAD 99-129.

April 24, 2014: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR14-458.

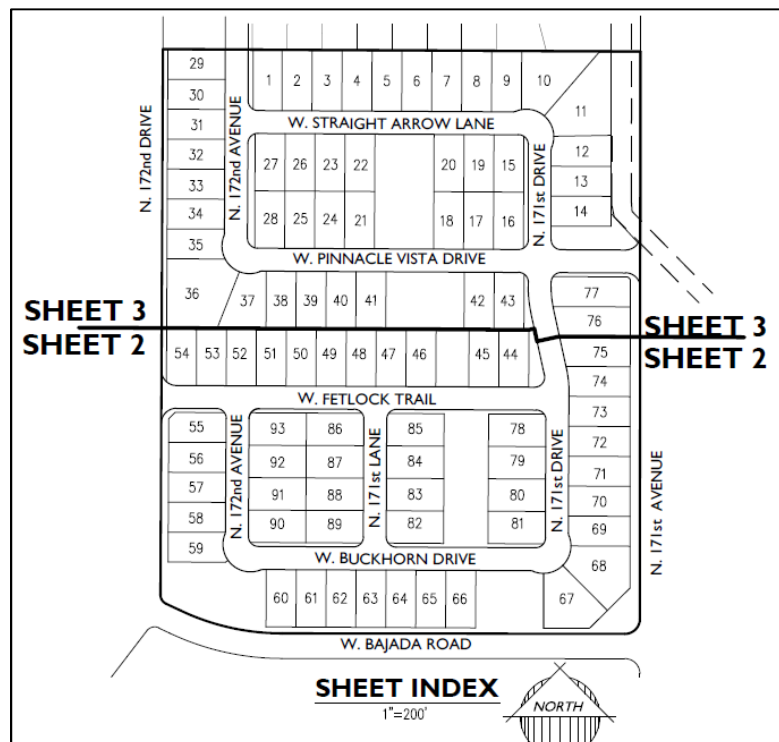
May 5, 2015: The applicant filed a request for a Preliminary Plat and Final Plat under case FS15-190, the subject case.

CITIZEN OUTREACH:

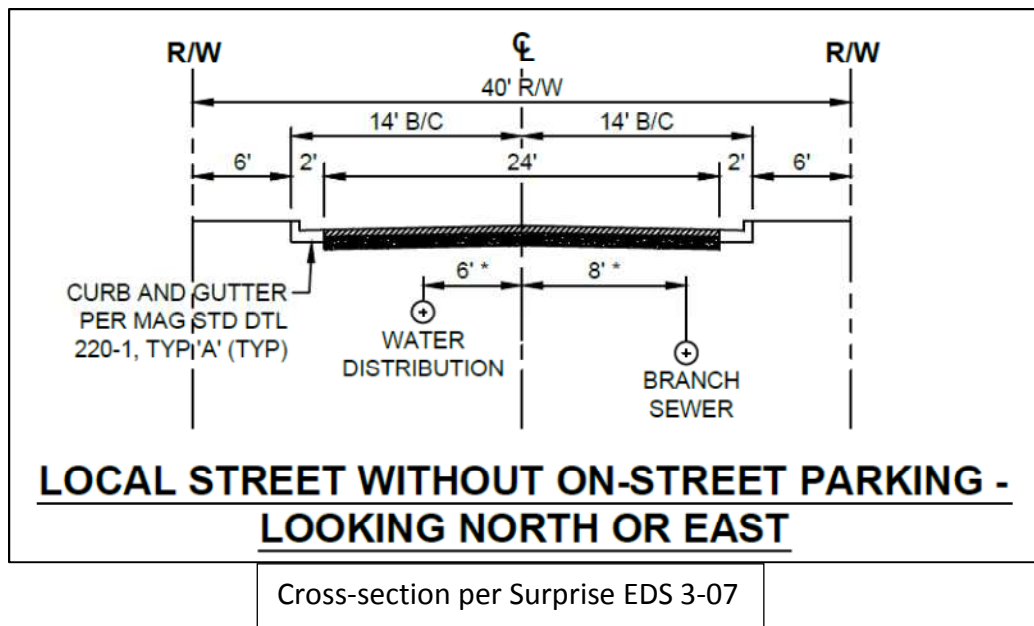
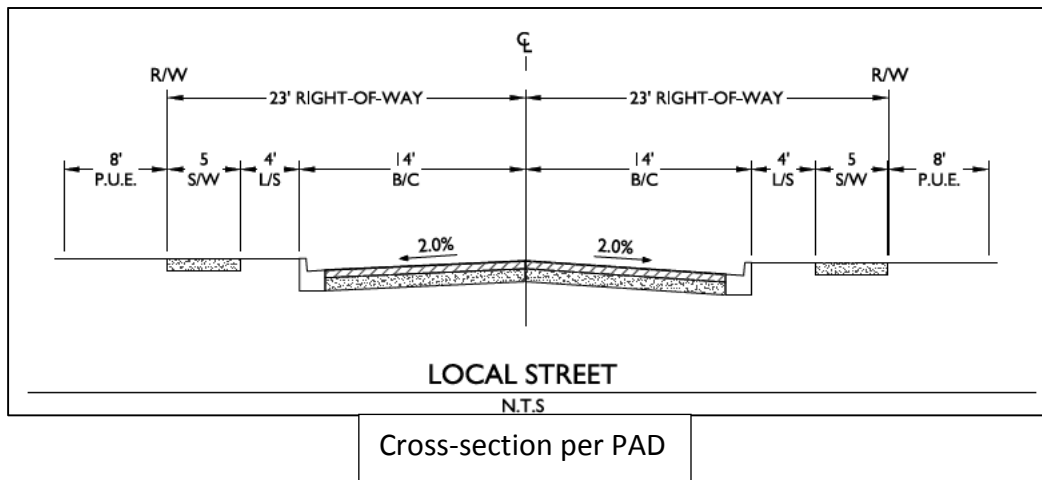
The City of Surprise will send notice of the proposed Preliminary Plat to all property owners within 300' of the subject property.

ANALYSIS AND DISCUSSION:

The proposed subdivision will include 93 single-family residential lots, which will generally be 65' wide and not less than 6,600 square feet. Each lot will be oriented to the street with no key lots present. Some of the lots will either back or side onto open space. The configuration is expressed in the following diagram, taken from the face of the Preliminary Plat document.



Since the perimeter roadways are constructed, there will be no perimeter right-of-way dedications, although the interior streets will be dedicated with the related Final Plat, which is scheduled for City Council action on November 3, 2015. These interior streets will include a 5' detached sidewalk separated from the curb by a 4'-wide landscaping strip. The paved surface will be 28' measured back-of-curb to back-of-curb, with a total ROW width of 46', which is consistent with the Desert Oasis PAD and the existing development that has occurred within the PAD to date. While this may seem somewhat narrow, the cross-section is generally consistent with the current City of Surprise Standard 3-07 with respect to pavement width and was to calm traffic. Staff notes that the Desert Oasis CC&Rs limit overnight on-street parking, although any new CC&R declarations may not include such controls per a recent change in state law. The following two diagrams depict the Desert Oasis and City of Surprise standards.



The PAD includes robust development standards intended to provide flexibility and diversity. These development standards are included on the Preliminary Plat document and are repeated here.

SINGLE FAMILY DEVELOPMENT STANDARDS

LOT CATEGORY	C	GENERAL NOTES
WIDTH RANGE	58'-62'	
MINIMUM WIDTH	60'	
MIN. LOT AREA (S.F.)	6,600	
MIN. LOT DEPTH	110'	
FRONT SETBACK LIVABLE ¹²	12'	1. THE DEVELOPMENT STANDARDS FOR THE LDR LOTS MEET OR SURPASS THE MINIMUM STANDARDS FOR THE DESIGN GUIDELINES WITH THE EXCEPTION OF GARAGE SIDE AND REAR YARD SETBACKS.
FRONT SETBACK GARAGE	10'	
REAR SETBACK HOUSE	15'	
REAR SETBACK GARAGE ¹³	3'	2. THE SMALLER SIDE AND REAR YARD FOR GARAGE ALLOW THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OPTION OF REAR YARD GARAGES.
SIDE SETBACK HOUSE ¹⁴	5/8'	
SIDE SETBACK GARAGE ¹⁵	3'	
STREET SIDE HOUSE ¹⁷	10'	
STREET SIDE GARAGE ¹⁸	5'	
BUILDING COVERAGE ¹⁹	40%	3. "GRANNY FLATS" SHALL BE ALLOWED OVER REAR DETACHED GARAGES.
AVERAGE DENSITY	3.9	

FOOTNOTES

¹² GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE-LOADED GARAGE ONLY. OTHERWISE, MINIMUM OF 18' BEHIND SIDEWALK.

¹³ ALLEY OR STREET ACCESS.

¹⁴ SIDE YARD ENCROACHMENT UP TO 1/2 SIDE SETBACK FOR BAY WINDOWS AND CHIMNEYS.

¹⁵ REAR INTERIOR LOT GARAGE.

¹⁶ VARIES WITH HOUSING PRODUCT. SEE DESIGN GUIDELINES.

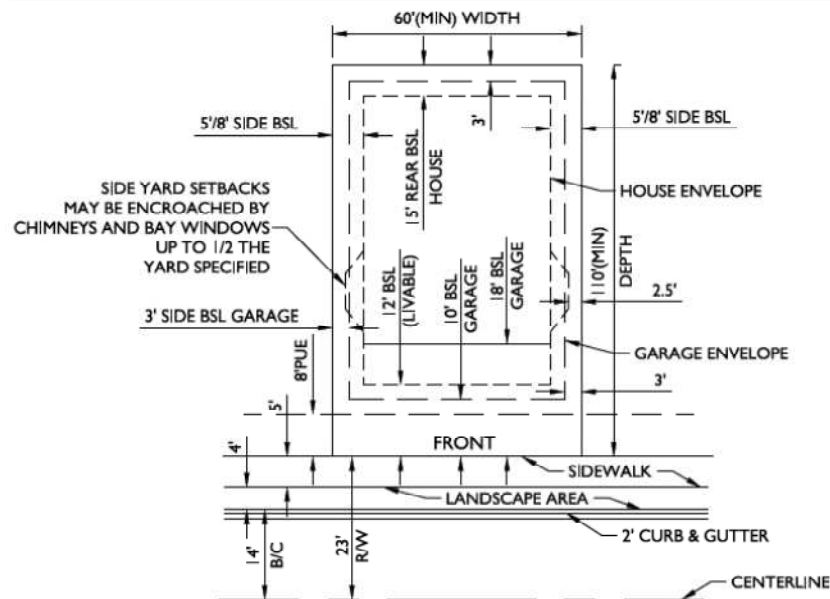
¹⁷ LANDSCAPE BUFFER TRACTS CAN REDUCE STREET SIDE YARD REQUIREMENT BY THE WIDTH OF TRACT, UP TO 5 FEET.

¹⁸ REAR OR RECESSED FRONT ACCESS ONLY. SIDE STREET ACCESS SAME AS FRONT SETBACK.

¹⁹ BASEMENTS, "GRANNY FLATS" AND ATTIC LOFTS ARE ENCOURAGED FOR THE EXPANSION OF LIVABLE AND STORAGE SPACE AND THE REDUCTION OF ENERGY AND LAND CONSUMPTION.

NOTE: ADDITIONAL SETBACKS MAY BE REQUIRED BY THE BUILDING CODE

TYPICAL LOT DIMENSIONS & SETBACK LINES

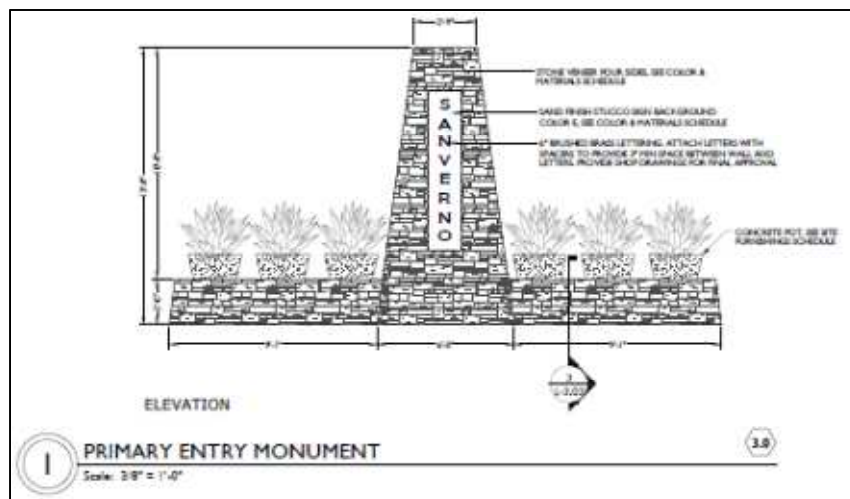


NOTES:

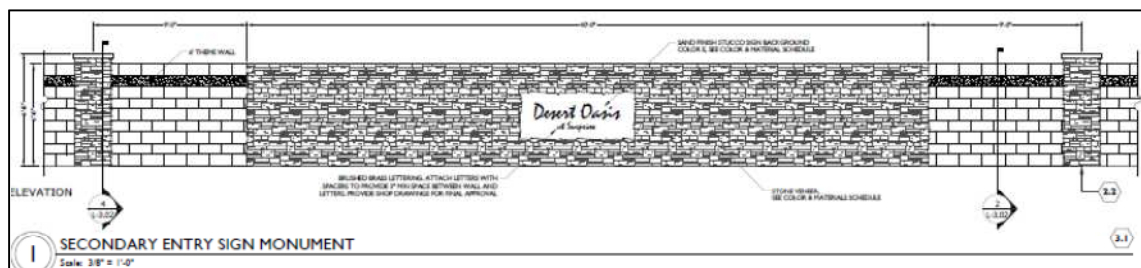
- GARAGE FRONT SETBACK EXCEEDS THE HOUSE ON SIDE LOADING GARAGE ONLY.
- GARAGE SIDE YARD SETBACK EXCEEDS THE HOUSE SIDE YARD SETBACK ONLY WHEN THE GARAGE FRONT SETBACK SIGNIFICANTLY EXCEEDS THE HOUSE FRONT SETBACK.

The project will be well landscaped using a plant palette consisting of native or near-native plant species consistent with the Desert Oasis PAD. The site will also be bisected by a series of open space areas, which will provide neighborhood park amenities, including a tot-lot, BBQ, and ramada meeting the aesthetic requirements of the Desert Oasis PAD. Walls within the site will be themed using smooth-face CMU with a split-face accent, punctuated by a stone veneer column with precast concrete cap.

A primary entry monument consisting of a single 12' tall, stone-faced, tapered column flanked by a short stone-faced wall and decorative pots will be located at the intersection of 171st Avenue and Pinnacle Vista Drive. This monument will bear the "Sanverno" name vertically along the column face.



A secondary monument sign consisting of an 18 sq. ft. sign panel bearing the "Desert Oasis at Surprise" name will be embedded within a segment of stone-faced wall panel at the northwest corner of 171st Avenue and Bajada Road. Staff notes that Sheet L-2.02 contains a typo at that location wherein call-out #2.1 is used instead of call-out # 3.1.



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:	Nadaburg

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 3.28 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 the proposed project is consistent the update.

REVIEWING AGENCIES:

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

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. The project is also located well outside of the noise contours for Luke AFB Aux. 1 and meets the Graduated Density Concept.

SUMMARY:

The proposed subdivision is well designed and meets the requirements of the Desert Oasis PAD and the SUDC. The amenities included will provide small-scale 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.

FINDINGS:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat is consistent with the Desert Oasis PAD.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

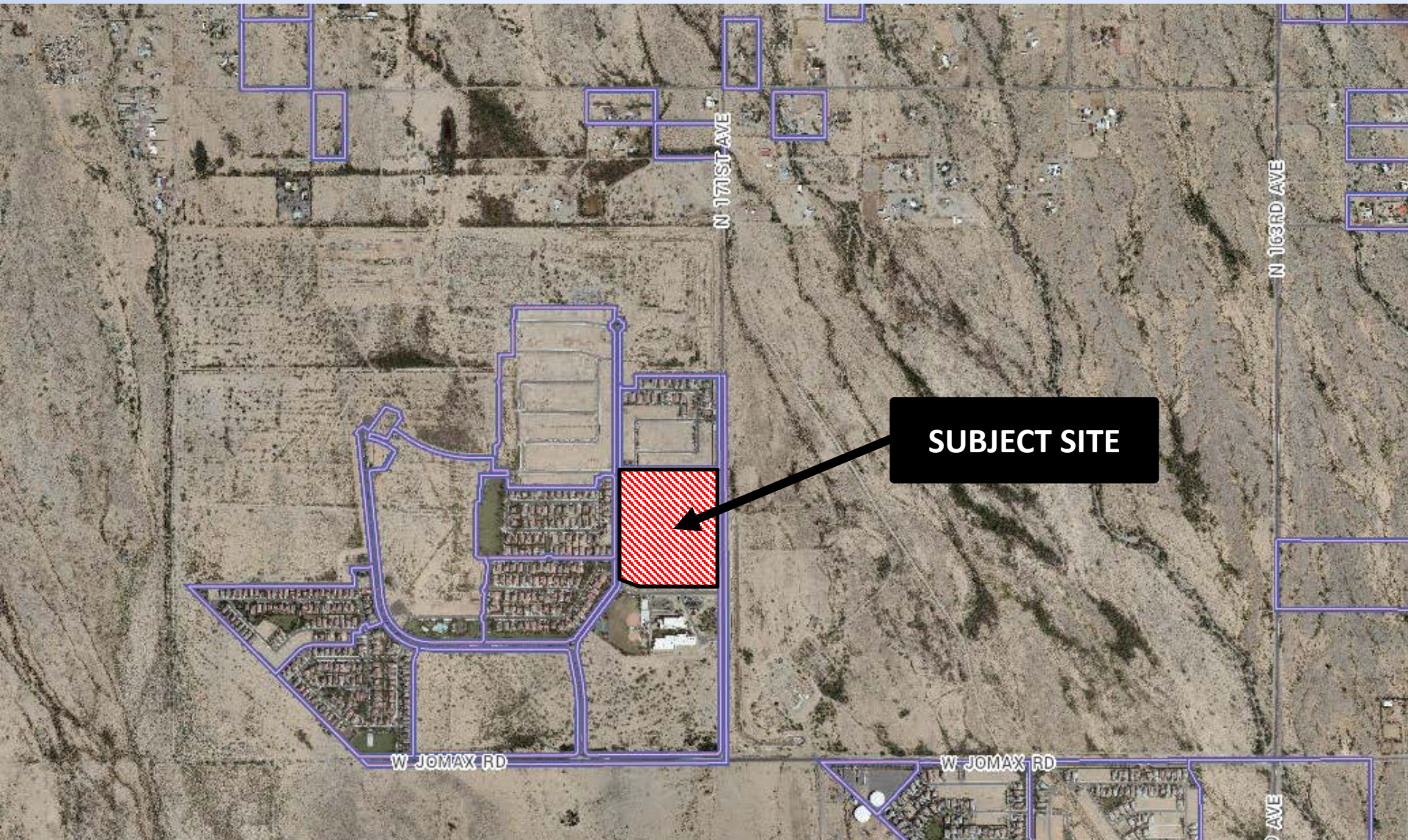
Based on the findings noted above, staff recommends the Commission recommend the City Council **approve** the proposed Preliminary Plat.

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 – Case Map (1 page)
- 03 – Preliminary Plat (3 pages)
- 04 – Landscape Plans (11 pages)
- 05 – Landscape Plans, color version (1 page)
- 06 – Luke AFB comments (1 page)

Vicinity Map

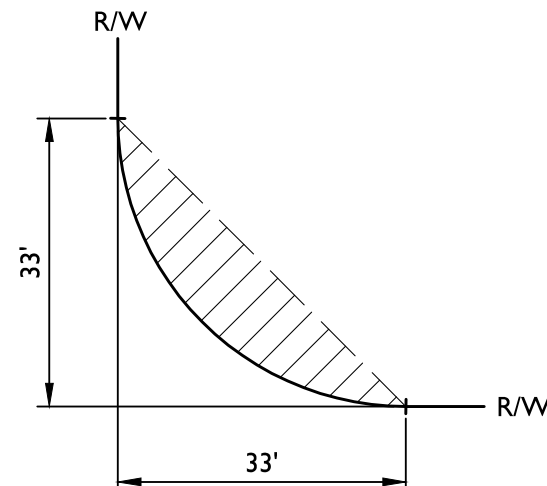


[illegible]

LOT AREA TABLE	
LOT #	AREA (SF)
1	7,067
2	7,320
3	7,320
4	7,320
5	7,320
6	7,320
7	7,320
8	7,320
9	7,289
10	12,720
11	14,960
12	7,253
13	7,200
14	7,200
15	6,887
16	6,890
17	6,900
18	6,900
19	6,900
20	6,900
21	6,900
22	6,900
23	6,900
24	6,900
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28	6,899
29	6,900
30	6,900
31	6,900
32	6,900

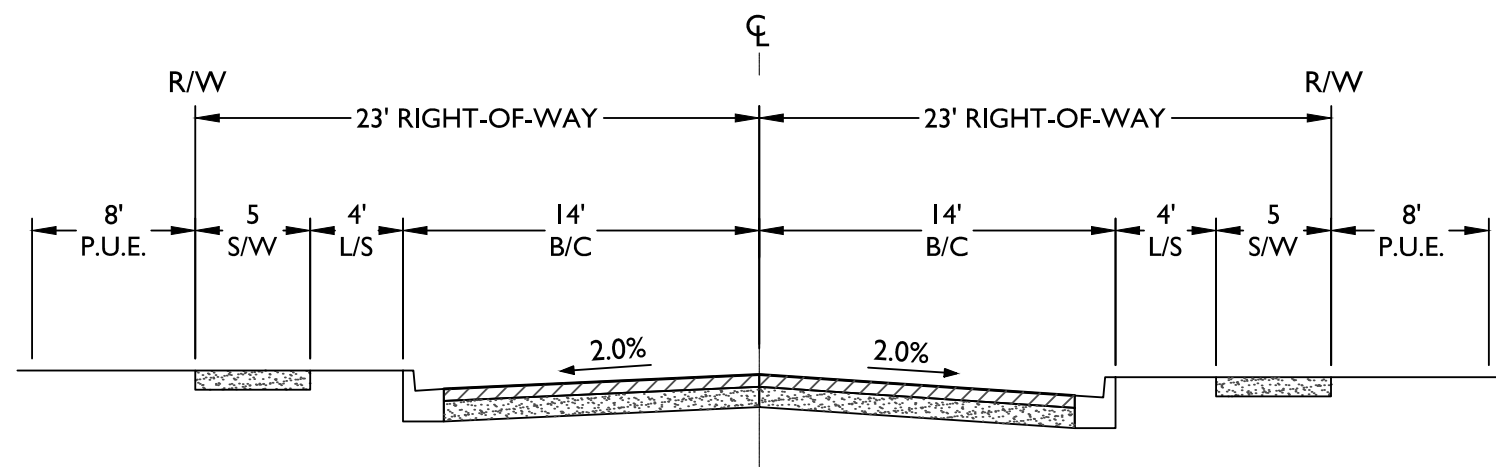
LOT AREA TABLE	
LOT #	AREA (SF)
33	6,900
34	6,900
35	6,748
36	17,234
37	8,546
38	6,900
39	6,900
40	6,900
41	6,900
42	6,900
43	6,885
44	6,900
45	6,900
46	6,900
47	6,900
48	6,900
49	6,900
50	6,900
51	6,900
52	6,900
53	6,900
54	6,852
55	6,802
56	6,900
57	6,900
58	6,900
59	6,778
60	6,900
61	6,900
62	6,900
63	6,900
64	6,900

LOT AREA TABLE	
LOT #	AREA (SF)
65	6,900
66	6,900
67	11,018
68	11,922
69	7,344
70	7,408
71	7,394
72	7,380
73	7,366
74	7,472
75	8,122
76	8,904
77	9,446
78	7,460
79	7,475
80	7,475
81	7,460
82	7,460
83	7,475
84	7,475
85	7,460
86	7,460
87	7,475
88	7,475
89	7,460
90	7,460
91	7,475
92	7,475
93	7,460
TOTAL 698,502 SF	



TYPICAL S.V.T. EASEMENT

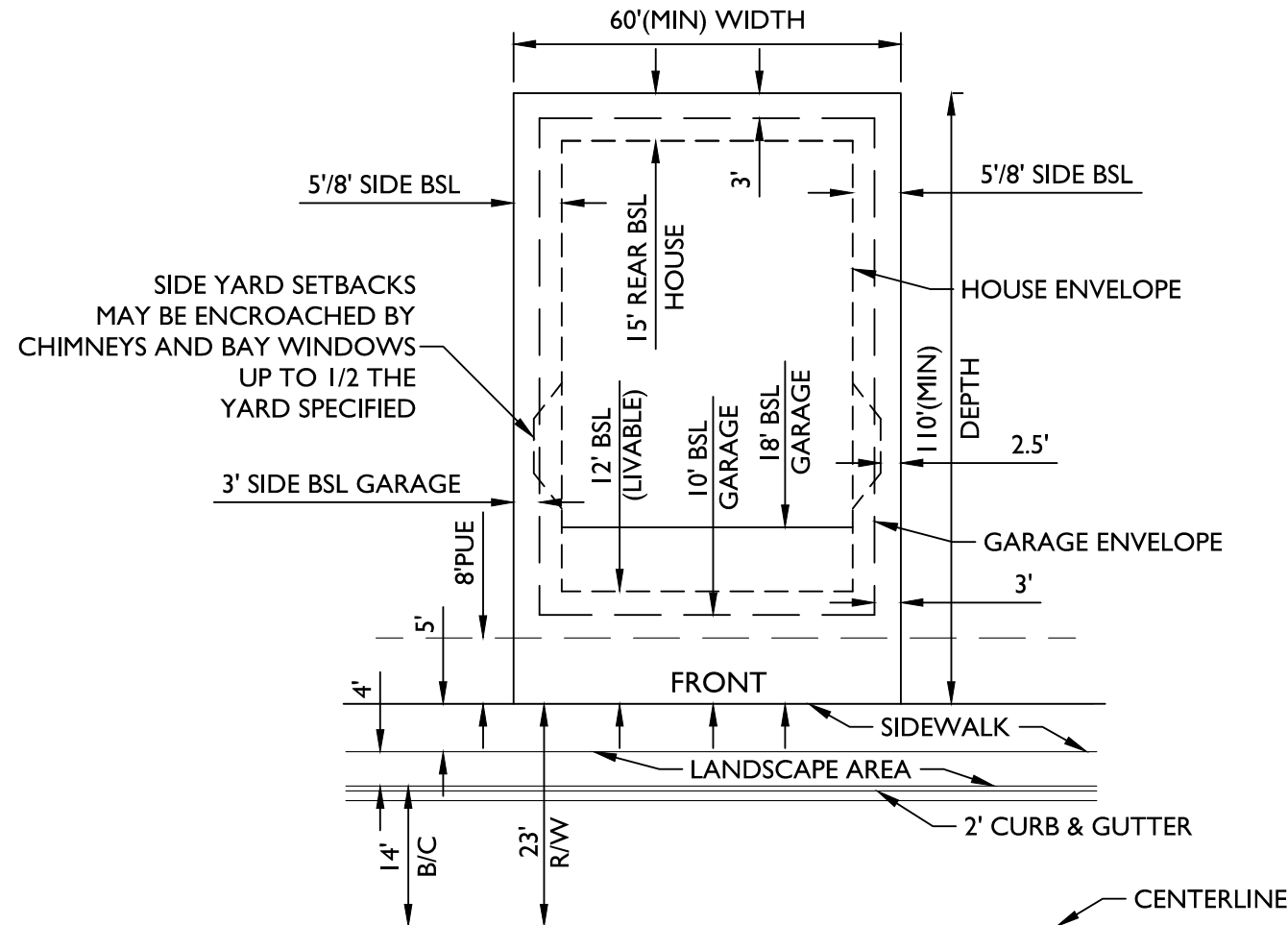
TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE, OPEN SPACE, RETENTION, PUBLIC UTILITIES, RECREATION TRAIL, SEWER EASEMENT	71,989	1.6526
B	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES	1,699	0.0390
C	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES	1,699	0.0390
D	LANDSCAPE, OPEN SPACE, RECREATION TRAILS, RETENTION, PUBLIC UTILITIES	27,984	0.6424
E	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES	3,885	0.0892
F	LANDSCAPE, OPEN SPACE, AMENITIES, RECREATION TRAILS, RETENTION, PUBLIC UTILITIES	25,666	0.5892
G	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES	6,595	0.1514
H	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES	3,191	0.0733
I	LANDSCAPE, OPENS SPACE, ENTRY MONUMENT, PUBLIC UTILITIES	7,870	0.1807
J	LANDSCAPE, OPEN SPACE, RETENTION, RECREATION TRAILS, PUBLIC UTILITIES	27,307	0.6269
K	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES	1,943	0.0446
L	LANDSCAPE, OPEN SPACE, PUBLIC UTILITIES	1,146	0.0263
M	LANDSCAPE, OPEN SPACE, DRAINAGE EASEMENT, PUBLIC UTILITIES	20,913	0.4801
TOTAL TRACT AREA		201,886 SF	4.6347 AC



LOCAL STREET

N.T.S.

TYPICAL LOT DIMENSIONS & SETBACK LINES

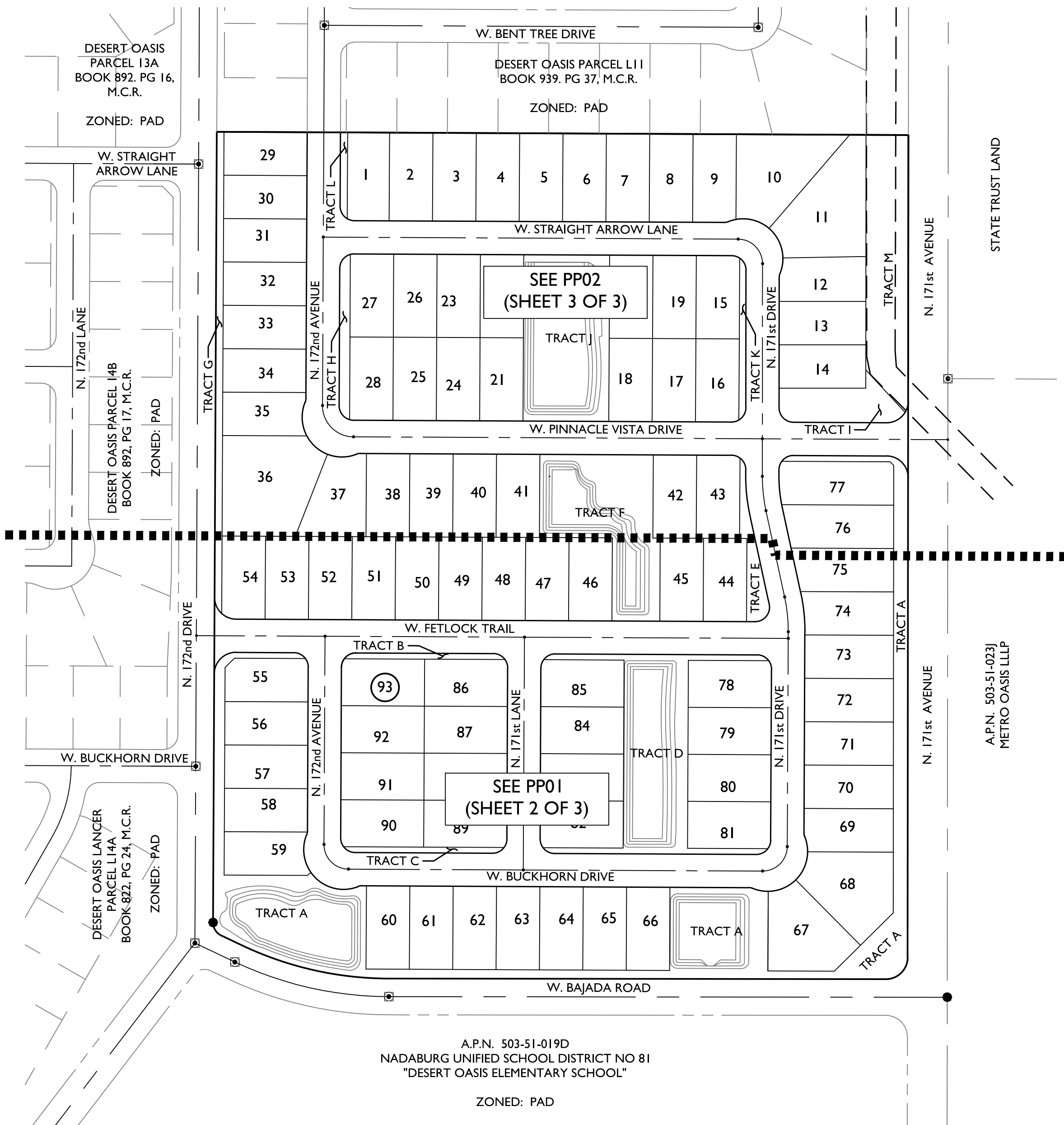


NOTES:

- GARAGE FRONT SETBACK EXCEEDS THE HOUSE ON SIDE LOADING GARAGE ONLY.
- GARAGE SIDE YARD SETBACK EXCEEDS THE HOUSE SIDE YARD SETBACK ONLY WHEN THE GARAGE FRONT SETBACK SIGNIFICANTLY EXCEEDS THE HOUSE FRONT SETBACK.

PRELIMINARY PLAT FOR SANVERNO

A PORTION OF THE EAST HALF, SECTION 35, T.5 N., R.2 W., GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



SINGLE FAMILY DEVELOPMENT STANDARDS

LOT CATEGORY	C
WIDTH RANGE	58'-62'
MINIMUM WIDTH	60'
MIN. LOT AREA (S.F.)	6,600
MIN. LOT DEPTH	110'
FRONT SETBACK LIVABLE ¹²	12'
FRONT SETBACK GARAGE	10'
REAR SETBACK HOUSE	15'
REAR SETBACK GARAGE ¹³	3'
SIDE SETBACK HOUSE ¹⁴	5/8'
SIDE SETBACK GARAGE ¹⁵	3'
STREET SIDE HOUSE ¹⁷	10'
STREET SIDE GARAGE ¹⁸	5'
BUILDING COVERAGE ¹⁹	40%
AVERAGE DENSITY	3.9

GENERAL NOTES

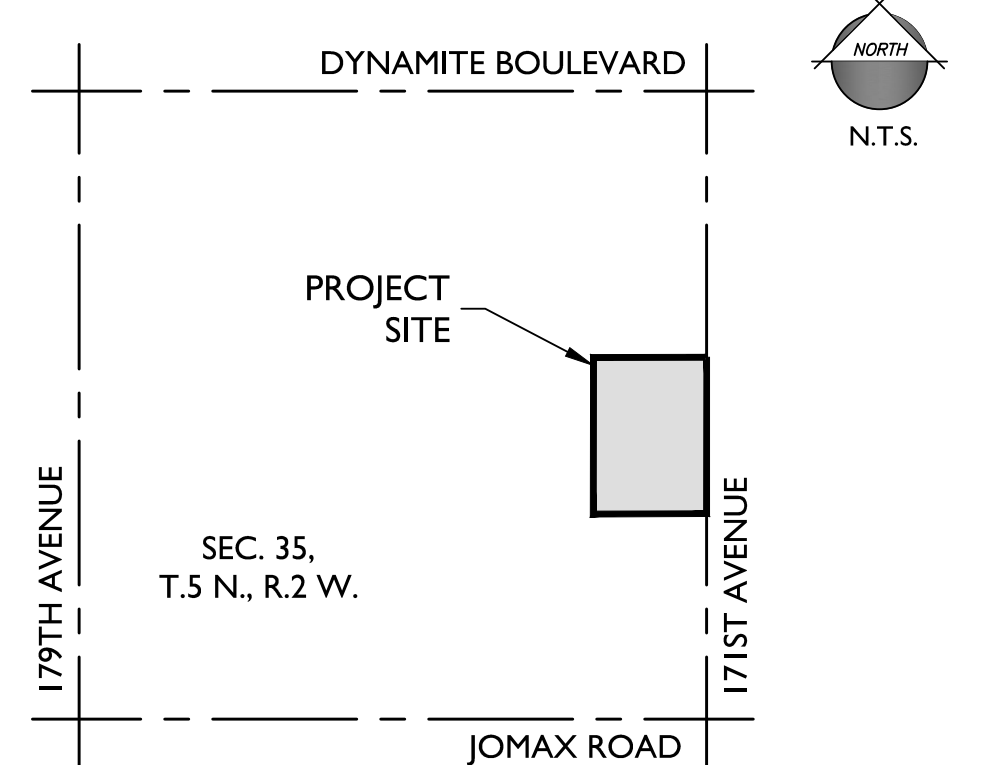
- THE DEVELOPMENT STANDARDS FOR THE LDR LOTS MEET OR SURPASS THE MINIMUM STANDARDS FOR THE DESIGN GUIDELINES WITH THE EXCEPTION OF GARAGE SIDE AND REAR YARD SETBACKS.
- THE SMALLER SIDE AND REAR YARD FOR GARAGE ALLOW THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OPTION OF REAR YARD GARAGES.
- "GRANNY FLATS" SHALL BE ALLOWED OVER REAR DETACHED GARAGES.

FOOTNOTES

- ¹² GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE-LOADED GARAGE ONLY. OTHERWISE, MINIMUM OF 18' BEHIND SIDEWALK.
- ¹³ ALLEY OR STREET ACCESS.
- ¹⁴ SIDE YARD ENCROACHMENT UP TO 1/2 SIDE SETBACK FOR BAY WINDOWS AND CHIMNEYS.
- ¹⁵ REAR INTERIOR LOT GARAGE.
- ¹⁶ VARIES WITH HOUSING PRODUCT. SEE DESIGN GUIDELINES.
- ¹⁷ LANDSCAPE BUFFER TRACTS CAN REDUCE STREET SIDE YARD REQUIREMENT BY THE WIDTH OF TRACT, UP TO 5 FEET.
- ¹⁸ REAR OR RECESSED FRONT ACCESS ONLY. SIDE STREET ACCESS SAME AS FRONT SETBACK.
- ¹⁹ BASEMENTS, "GRANNY FLATS" AND ATTIC LOFTS ARE ENCOURAGED FOR THE EXPANSION OF LIVABLE AND STORAGE SPACE AND THE REDUCTION OF ENERGY AND LAND CONSUMPTION.

NOTE: ADDITIONAL SETBACKS MAY BE REQUIRED BY THE BUILDING CODE

VICINITY MAP



PROJECT TEAM

DEVELOPER:
KB HOMES PHOENIX INC.
10428 S. 51ST STREET, SUITE 100
PHOENIX, AZ 85044
TEL: (480)-758-3040
CONTACT: JASON JARVIS

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: DAN AUXIER, P.E.

PROJECT DATA

A.P.N.	503-51-021A; 019W
CURRENT LAND USE:	VACANT / UNDEVELOPED
EXISTING GENERAL PLAN:	LOW DENSITY RESIDENTIAL
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD)
GROSS AREA:	+/- 28.34 ACRES
NET AREA:	+/- 25.62 ACRES
NO. OF LOTS:	93
LOT SIZE:	60' x 110'
GROSS DENSITY:	3.28 DU/AC
NET DENSITY:	3.63 DU/AC
OPEN SPACE:	4.63 AC.
OPEN SPACE (GROSS):	+/- 16.34%
OPEN SPACE (NET):	+/- 18.07%

GENERAL NOTES

- THIS PLAN IS NOT A CONSTRUCTION DOCUMENT.
- LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
- ALL PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
- THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
- THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
- THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

DEVELOPMENT STANDARDS

THIS DEVELOPMENT SHALL CONFORM TO THE DEVELOPMENT STANDARDS APPROVED IN PAD99-129 FOR PARCEL L10 OF DESERT OASIS AT SURPRISE OR AS SUBSEQUENTLY AMENDED.

BASIS OF BEARING

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, T.5N, R.2W., AS SHOWN ON THE FINAL PLAT FOR DESERT OASIS PARCEL L11, BOOK 939, PAGE 37, MARICOPA COUNTY RECORDS. THE BEARING OF WHICH IS: N00°04'08"E

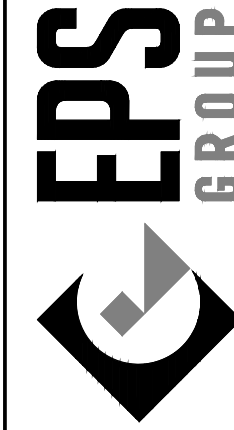
UTILITIES

WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
GAS	SOUTHWEST GAS
ELECTRIC	ARIZONA PUBLIC SERVICE
TELEPHONE	CENTURYLINK / COX
CABLE TV	CENTURYLINK / COX
FIRE	CITY OF SURPRISE
POLICE	CITY OF SURPRISE

SHEET INDEX

SHEET 1	CS01	COVERSHEET
SHEET 2	PP01	PRELIMINARY PLAT
SHEET 3	PP02	PRELIMINARY PLAT

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



SANVERNO

SURPRISE, AZ

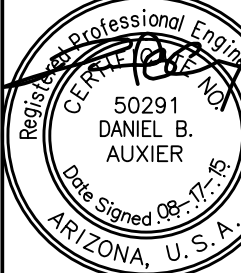
COVERSHEET

Project:

Revisions:

MAY 5, 2015 - 1ST PRELIMINARY PLAT SUBMITTAL
JULY 24, 2015 - 2ND PRELIMINARY PLAT SUBMITTAL
AUG. 17, 2015 - 3RD PRELIMINARY PLAT SUBMITTAL

Designer:
Drawn by: DCH

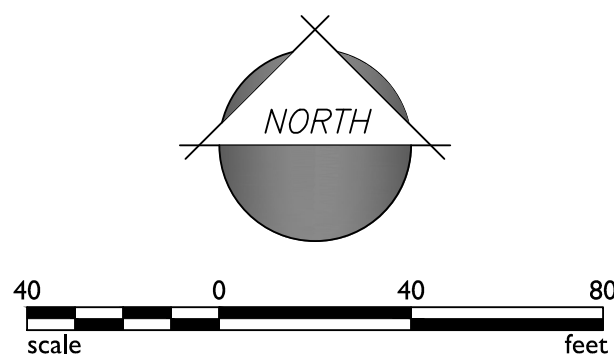
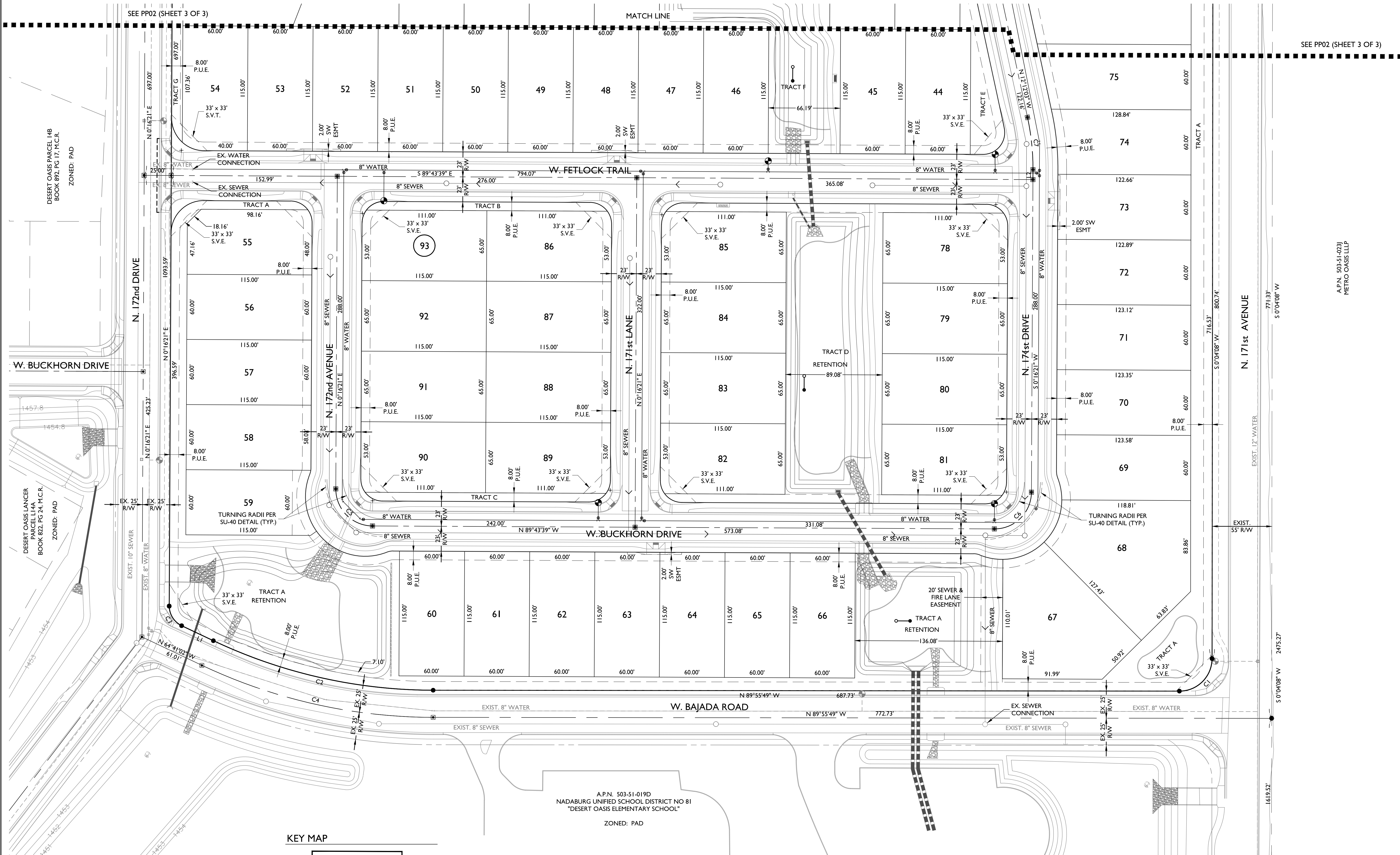


Expires: 12/31/2015

Job No.
15-108

CS01

Sheet No.
1
of 3



KEY MAP

SEE PP02
(SHEET 3 OF 3)

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.33'	N64°39'32"W
L2	9.15'	S00°16'21"W

CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA	CURVE	LENGTH	RADIUS	CHORD	DELTA
C1	47.16'	29.99'	42.45'	090°05'25"	C6	53.41'	34.00'	48.08'	090°00'00"
C2	209.30'	475.00'	207.61'	025°14'47"	C7	48.55'	223.00'	48.45'	012°28'24"
C3	22.67'	20.00'	21.48'	064°57'23"	C8	47.69'	223.00'	47.60'	012°15'15"
C4	220.32'	500.00'	218.54'	025°14'47"	C9	53.28'	34.00'	47.99'	089°46'51"
C5	53.41'	34.00'	48.08'	090°00'00"	C10	67.54'	43.00'	60.81'	090°00'00"

SOUTHEAST CORNER
SECTION 35, T.5N, R.2W
FOUND 2" BRASS CAP
STAMPED "RLS37174 2007"

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

Project: SANVERNO SURPRISE, AZ

Revisions:

MAY 5, 2015 - 1ST PRELIMINARY PLAT SUBMITTAL	
JULY 24, 2015 - 2ND PRELIMINARY PLAT SUBMITTAL	
AUG. 17, 2015 - 3RD PRELIMINARY PLAT SUBMITTAL	

Call it at least two business days before the sign excavation.

ARIZONA

Professional Engineer

50291 DANIEL B. AUXIER

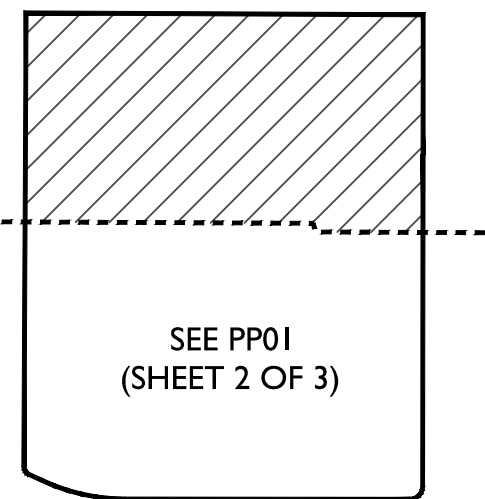
State of Arizona

Expires: 12/31/2015

Job No. 15-108

PP01

Sheet No. 2 of 3



CURVE TABLE					CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DELTA	CURVE	LENGTH	RADIUS	CHORD	DELTA
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MAY 5, 2015 - 1ST PRELIMINARY PLAT SUBMITTAL	
JULY 24, 2015 - 2ND PRELIMINARY PLAT SUBMITTAL	
AUG. 17, 2015 - 3RD PRELIMINARY PLAT SUBMITTAL	

Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona One Stop, Inc.

Dial 8-1-1 or 1-800-STAKE-4U (782-2464)
In Maricopa County: (602)263-1111

Designer: -
Drawn by: DCI

Registered Professional Engineer
 CERTIFICATE NO. 50291
 DANIEL B. AUXIER
 Date Signed 08-17-10
 ARIZONA, U.S.A.

Expires: 12/31/201

15-108

PP02

Sheet No.
3
of 3

SANVERNO

(PARCEL L-10, A SUBDIVISION OF A PORTION OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA)

SURPRISE, ARIZONA

LANDSCAPE CONSTRUCTION DOCUMENTS

SUBMITTED: May 5, 2015
RESUBMITTED: July 22, 2015
RESUBMITTED: August 14, 2015

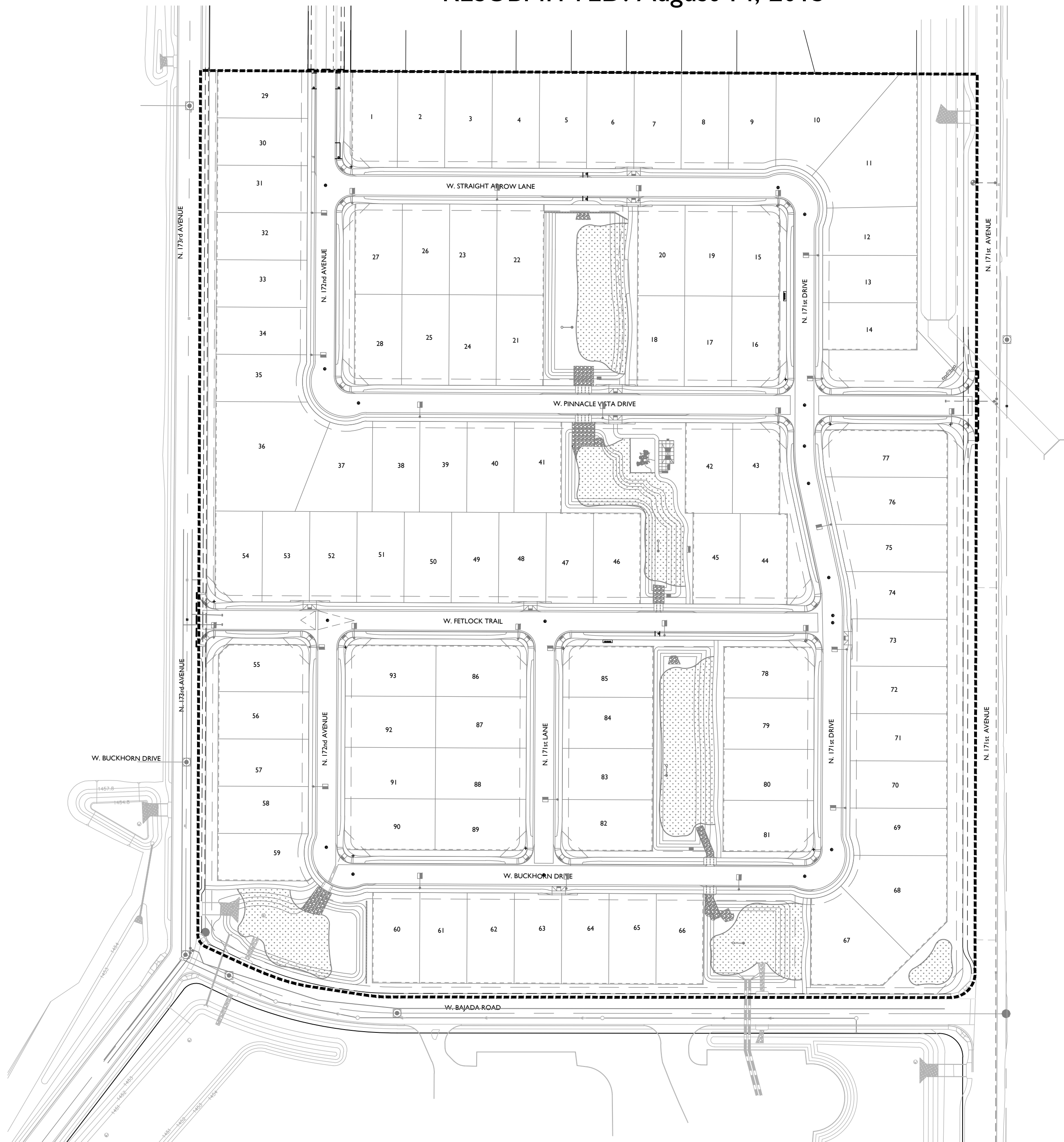
PROJECT TEAM

DEVELOPER:
KB HOME - ARIZONA DIVISION
10428 S. 51st Street, Suite 100
Phoenix, AZ 85044
Tel: (480) 758-3040
Contact: Jason Jarvis
jjarvis@kbhome.com

LANDSCAPE ARCHITECT:
EPS GROUP, INC.
2045 S. Vineyard Avenue, Suite 101
Mesa, AZ 85210
Tel: (480) 503-2250
Contact: Aliza Sabin, RLA LEED AP
aliza.sabin@epsgroupinc.com

CIVIL ENGINEER:
EPS GROUP, INC.
2045 S. Vineyard Avenue, Suite 101
Mesa, Arizona 85210
Tel: (480) 503-2250
Contact: Daniel Auxier, PE
dan.auxier@epsgroupinc.com

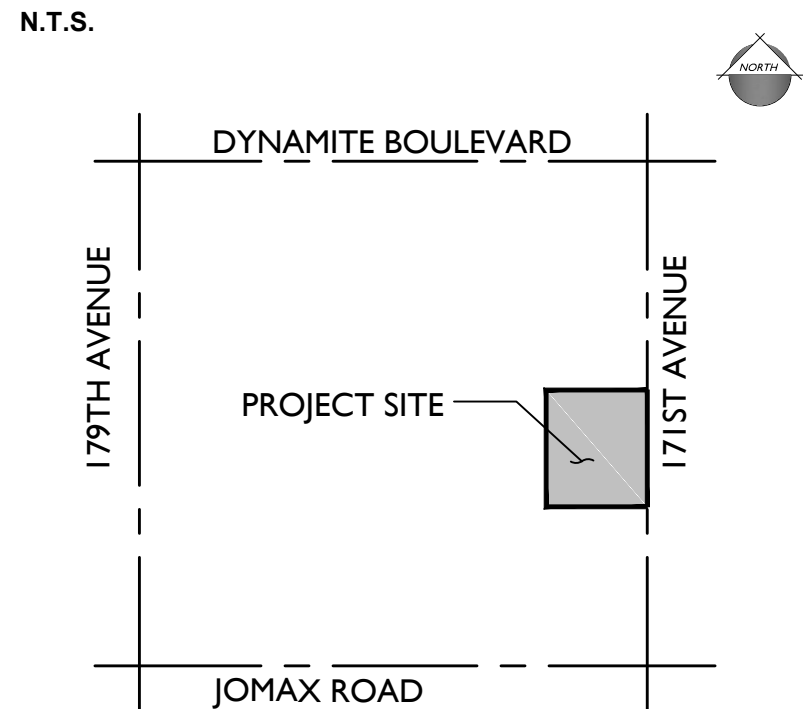
ELECTRICAL ENGINEER:
WRIGHT ENGINEERING.
165 E Chilton Drive
Chandler, Arizona 85225
Tel: (480) 503-2250
Contact: Aaron Kutchinsky, PE
aaronk@wrightengr.com



SHEET INDEX

SHEET NUMBERS	SHEET TITLE
L-CS	Cover Sheet
L-0.01 - L-0.02	General Notes & Legends
L-0.03	Landscape Specifications
L-1.01	Sheet Layout Key
L-2.00	Wall Master Plan
L-2.01 - L-2.02	Material and Wall Plan
L-2.03	Material Plan Enlargment
L-3.01 - L-3.07	Hardscape Details
L-4.01 - L-4.06	Planting Plan
L-5.01	Planting Details
L-6.00	Irrigation Specifications
L-6.01	Irrigation Master Plan
L-7.01 - L-7.06	Irrigation Plan
L-8.01	Irrigation Details
L-9.00	Pedestrian Circulation Plan

VICINITY MAP



2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

Project:
SANVERNO
Surprise, Arizona

COVER SHEET

1ST CD SUBMITTAL - 05/05/2015
2ND CD SUBMITTAL - 07/22/2015
3RD CD SUBMITTAL - 08/14/2015

Call it at least two full working days before you begin excavation.

Dial 611 or 1-800-948-6111 (Toll Free) or 1-800-948-6111 in Maricopa County (800)265-1100

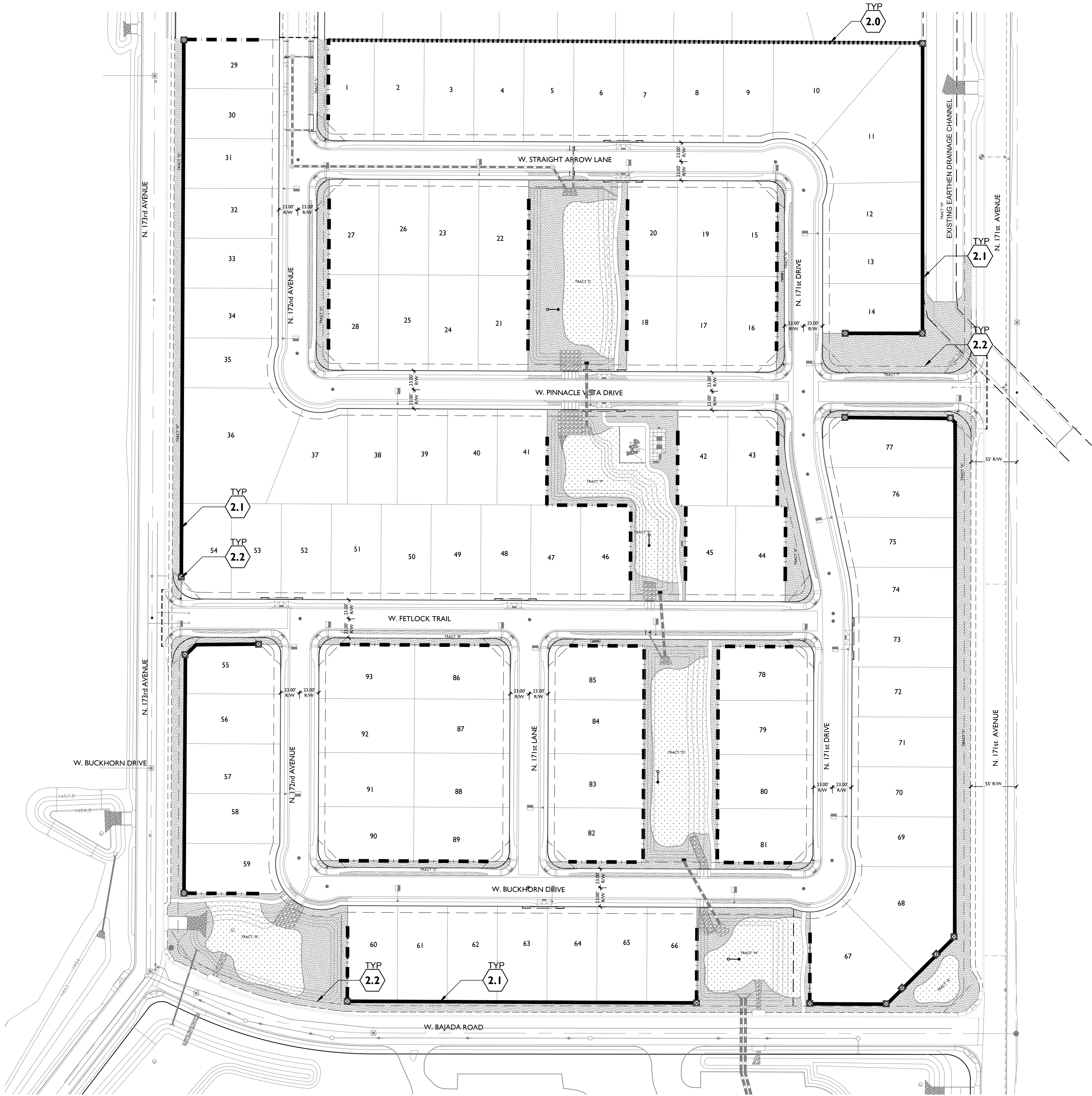
Designer: AS
Drawn by: DJ

REGISTERED LANDSCAPE ARCHITECT
ALIZA E. SABIN
State Signed 8-14-15
ARIZONA, U.S.A.

EXPIRES: 12/31/15
Job No.
15-108

CONSTRUCTION DOCUMENTATION

Sheet No.
L-CS
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SITE DETAIL KEYNOTES

PAGE #/DETAIL #

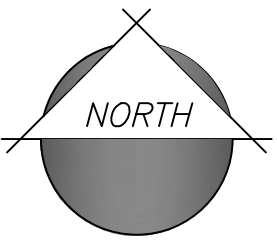
1.0	PAVEMENTS		
	1.1	DECOMPOSED GRANITE MULCH	L-3.01/1
	1.2	STANDARD CONCRETE PAVING	L-3.01/2,6
	1.3	PLAY SAND	L-3.01/3
	1.4	CONCRETE HEADER (6" x 12")	L-3.01/4
	1.5	CONCRETE HEADER (EXTRUDED)	L-3.01/5
	1.6	POURED IN PLACE PLAY SURFACING	L-3.01/7
2.0	WALLS / EMBANKMENTS		
	2.0	EXISTING WALL	-
	2.1	6' THEME WALL	L-3.02/1-2
	2.2	COLUMN TYPE A	L-3.02/3-4
	2.3	COLUMN SETBACK	L-3.02/5
	2.4	RETAINING WALL	L-3.04/3
	2.5	SITE WALL ON RETAINING WALL	L-3.04/4
3.0	MISCELLANEOUS ELEMENTS		
	3.0	PRIMARY ENTRY MONUMENT	L-3.03/1-3
	3.1	SECONDARY ENTRY MONUMENT	L-3.04/1
	3.2	15' x 25' RAMADA	L-3.05/1-4
	3.3	MAILBOX	L-3.04/2
	3.4	PLAY STRUCTURE	L-3.05/5
	3.5	LANDSCAPE BENCH	L-3.06/1
	3.6	PICNIC TABLE	L-3.06/2
	3.7	BARBEQUE GRILL	L-3.06/4
	3.8	TRASH RECEPTACLE	L-3.06/3
	3.9	BIKE RACK	L-3.06/5
4.0	PLANTING AND LANDSCAPE		
	4.1	TREE PLANTING	L-5.01/1
	4.2	TREE PLANTING ON SLOPE	L-5.01/2
	4.3	TREE STAKING	L-5.01/3
	4.4	SHRUB PLANTING	L-5.01/4
	4.5	GROUND COVER PLANTING	L-5.01/5
	4.6	TURF HYDROSEED PLANTING	L-5.01/6

WALLS LEGEND

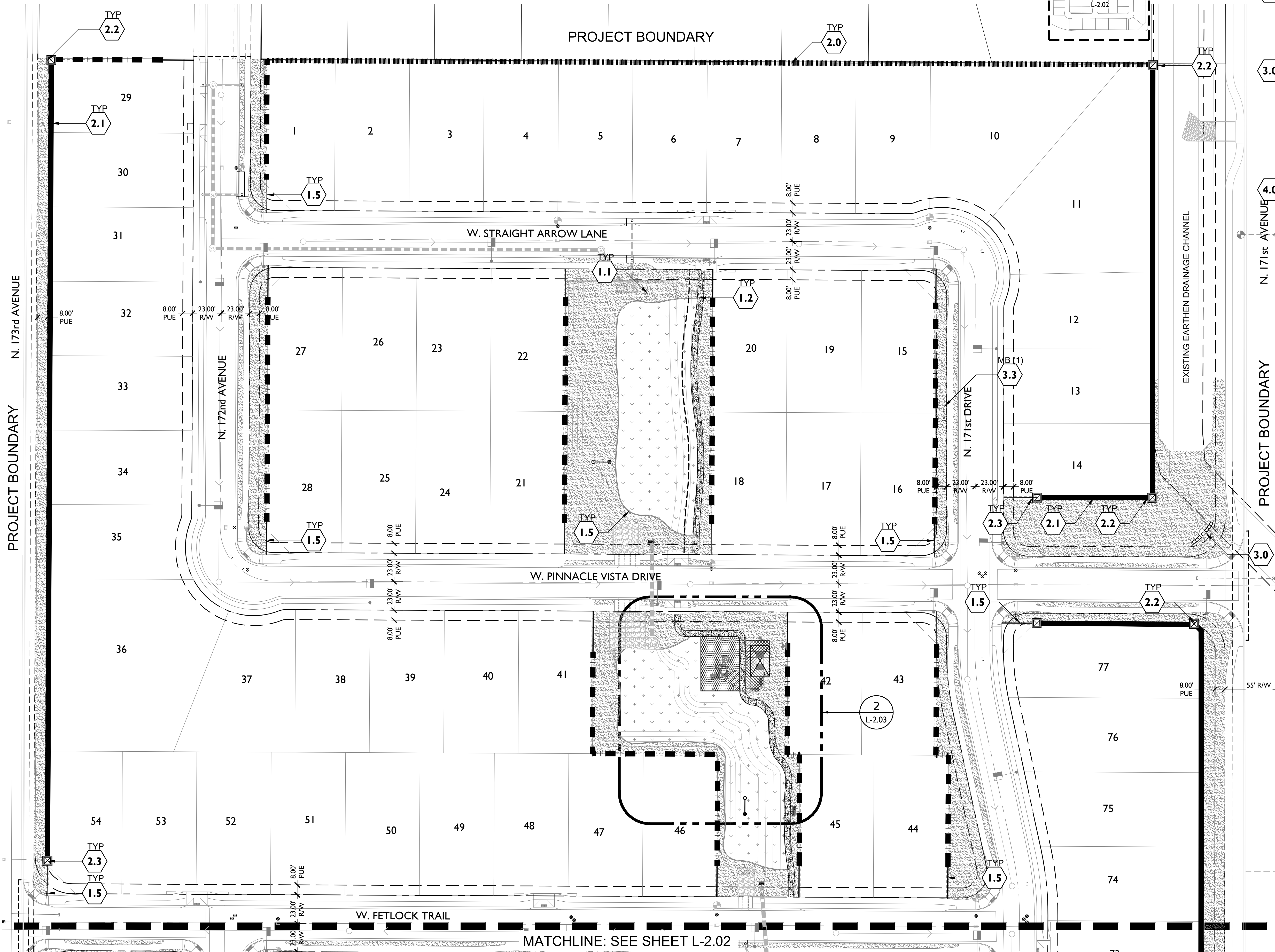
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	6'-0" THEME WALL
	6'-0" BUILDER WALL (FENCE BLOCK STAIN TO MATCH WOODED ACRE 'DE6130')
	EXISTING WALL TO REMAIN (STAIN TO MATCH WOODED ACRE 'DE6130')

HARDSCAPE LEGEND

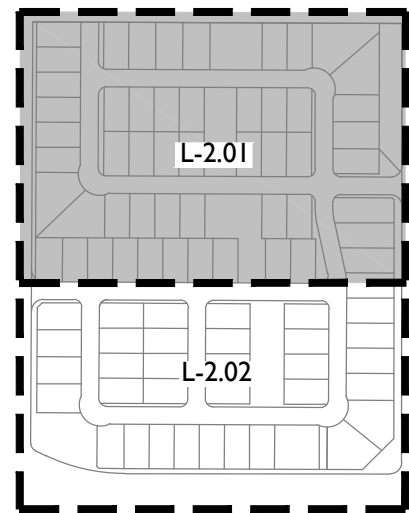
SYMBOL	ITEM	SIZE
	"Madison Gold" Decomposed Granite or Approved Equal	5/8" Screened, 2" Depth, Min.
	Type A - Standard Gray Concrete Paving	See Civil Plan
	Type C - Decorative Paving Integral Color Concrete (Color D) Light Sandblast Finish	
	Play Area Poured-in-Place Surfacing	
	Play Area Sand	
	Landscape Mow Strip (Extruded)	6" x 6"
	Concrete Header (Cast in Place)	6" x 12"



Scale: 1" = 60'-0"



KEY MAP



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

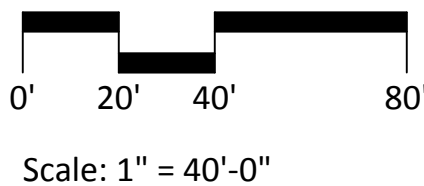
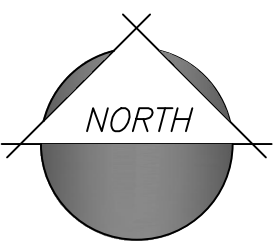
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2.3	COLUMN SETBACK	L-3.02/5
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2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

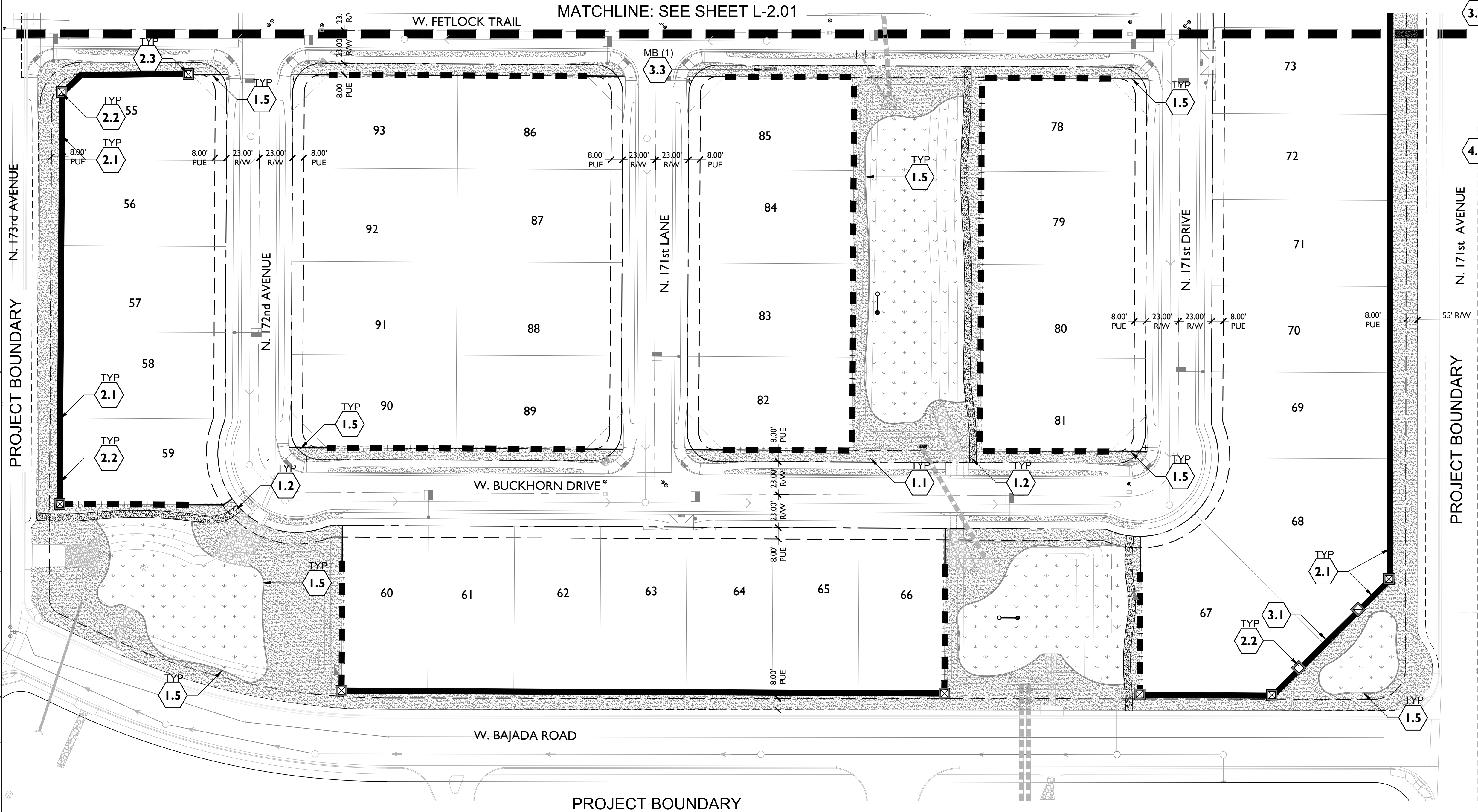
Project:
SANVERNO
Surprise, Arizona

Revisions:
1ST CD SUBMITTAL - 05/05/2015
2ND CD SUBMITTAL - 07/22/2015
3RD CD SUBMITTAL - 08/14/2015

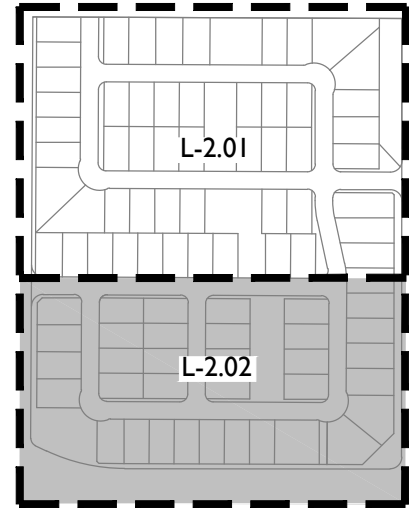
Call at least two full working days before any major excavation.

Design: AS
Drawn by: DJ

EXPIRES: 12/31/15
Job No.
15-108
CONSTRUCTION DOCUMENTATION
Sheet No.
L-2.01
7 of 32



KEY MAP



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

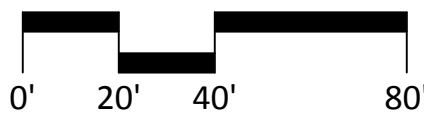
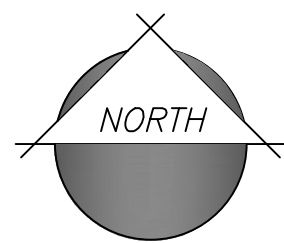
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4.2	TREE PLANTING ON SLOPE	L-5.01/2
4.3	TREE STAKING	L-5.01/3
4.4	SHRUB PLANTING	L-5.01/4
4.5	GROUND COVER PLANTING	L-5.01/5
4.6	TURF HYDROSEED PLANTING	L-5.01/6

HARDSCAPE LEGEND

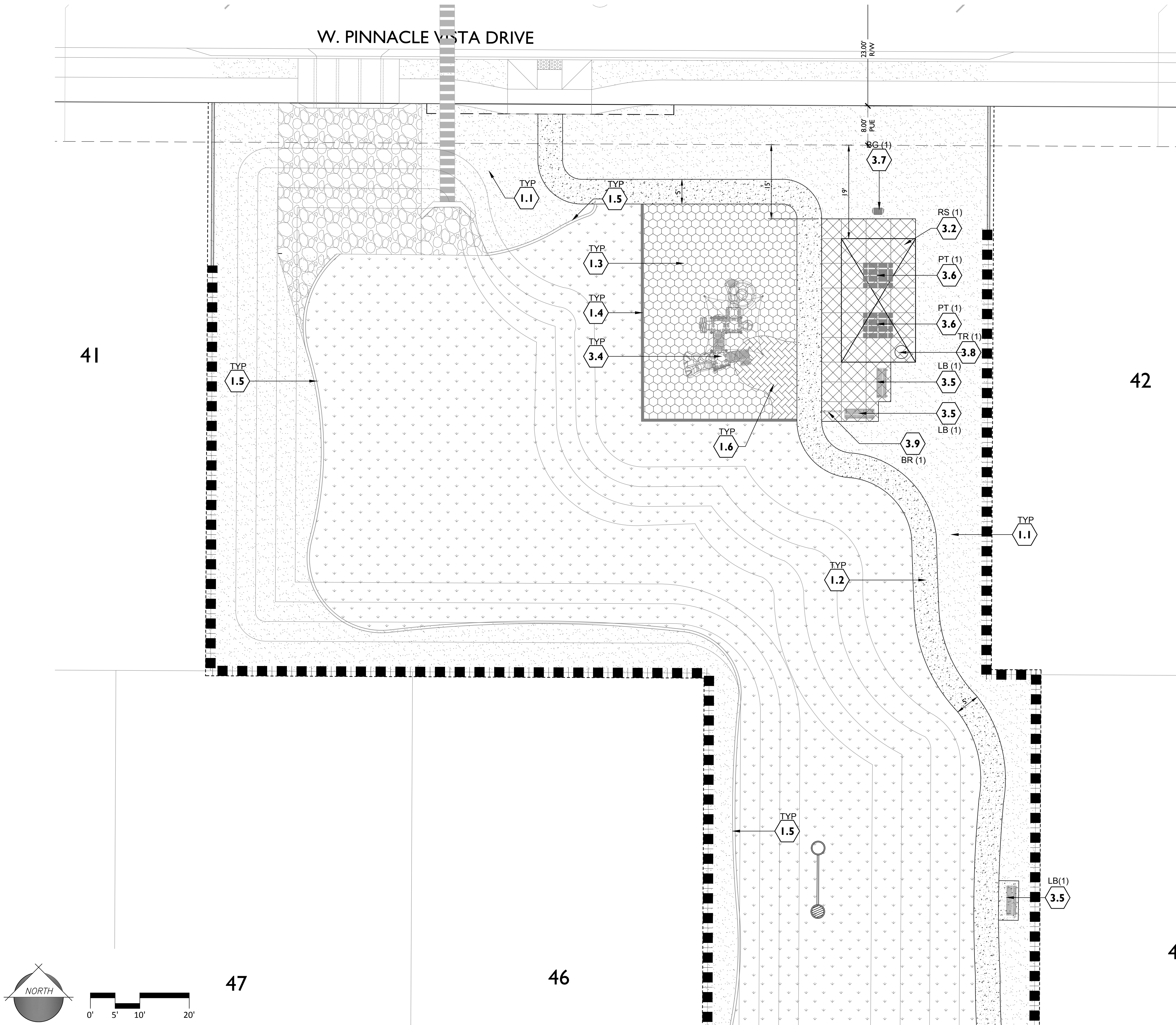
SYMBOL	ITEM	SIZE
	"Madison Gold" Decomposed Granite or Approved Equal	5/8" Screened 2" Depth, Min.
	Type A - Standard Gray Concrete Paving	See Civil Plan
	Type C - Decorative Paving Integral Color Concrete (Color D) Light Sandblast Finish	
	Play Area Poured-in-Place Surfacing	
	Play Area Sand	
	Landscape Mow Strip (Extruded)	6" x 6"
	Concrete Header (Cast in Place)	6" x 12"

WALLS LEGEND

SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	6'-0" THEME WALL
	6'-0" BUILDER WALL (FENCE BLOCK STAIN TO MATCH WOODED ACRE 'DE6130')
	EXISTING WALL TO REMAIN (STAIN TO MATCH WOODED ACRE 'DE6130')



Scale: 1" = 40'-0"



SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0	PAVEMENTS	
1.1	DECOMPOSED GRANITE MULCH	L-3.01/1
1.2	STANDARD CONCRETE PAVING	L-3.01/2,6
1.3	PLAY SAND	L-3.01/3
1.4	CONCRETE HEADER (6" x 12")	L-3.01/4
1.5	CONCRETE HEADER (EXTRUDED)	L-3.01/5
1.6	POURED IN PLACE PLAY SURFACING	L-3.01/7
2.0	WALLS / EMBANKMENTS	
2.0	EXISTING WALL	-
2.1	6' THEME WALL	L-3.02/1-2
2.2	COLUMN TYPE A	L-3.02/3-4
2.3	COLUMN SETBACK	L-3.02/5
2.4	RETAINING WALL	L-3.04/3
2.5	SITE WALL ON RETAINING WALL	L-3.04/4
3.0	MISCELLANEOUS ELEMENTS	
3.0	PRIMARY ENTRY MONUMENT	L-3.03/1-3
3.1	SECONDARY ENTRY MONUMENT	L-3.04/1
3.2	15' x 25' RAMADA	L-3.05/1-4
3.3	MAILBOX	L-3.04/2
3.4	PLAY STRUCTURE	L-3.05/5
3.5	LANDSCAPE BENCH	L-3.06/1
3.6	PICNIC TABLE	L-3.06/2
3.7	BARBEQUE GRILL	L-3.06/4
3.8	TRASH RECEPTACLE	L-3.06/3
3.9	BIKE RACK	L-3.06/5
4.0	PLANTING AND LANDSCAPE	
4.1	TREE PLANTING	L-5.01/1
4.2	TREE PLANTING ON SLOPE	L-5.01/2
4.3	TREE STAKING	L-5.01/3
4.4	SHRUB PLANTING	L-5.01/4
4.5	GROUND COVER PLANTING	L-5.01/5
4.6	TURF HYDROSEED PLANTING	L-5.01/6

HARDSCAPE LEGEND

SYMBOL	ITEM	SIZE
	"Madison Gold" Decomposed Granite or Approved Equal	5/8" Screened 2" Depth, Min.
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	Type C - Decorative Paving Integral Color Concrete (Color D) Light Sandblast Finish	
	Play Area Poured-in-Place Surfacing	
	Play Area Sand	
	Landscape Mow Strip (Extruded)	6" x 6"
	Concrete Header (Cast in Place)	6" x 12"

WALLS LEGEND

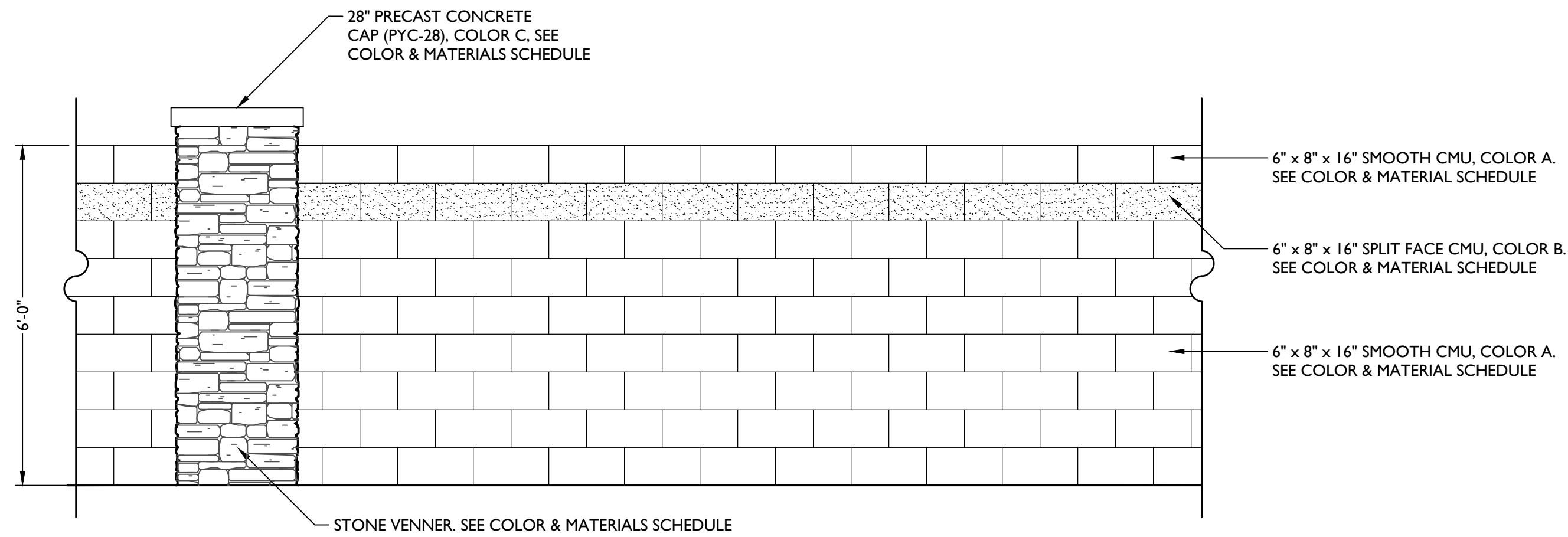
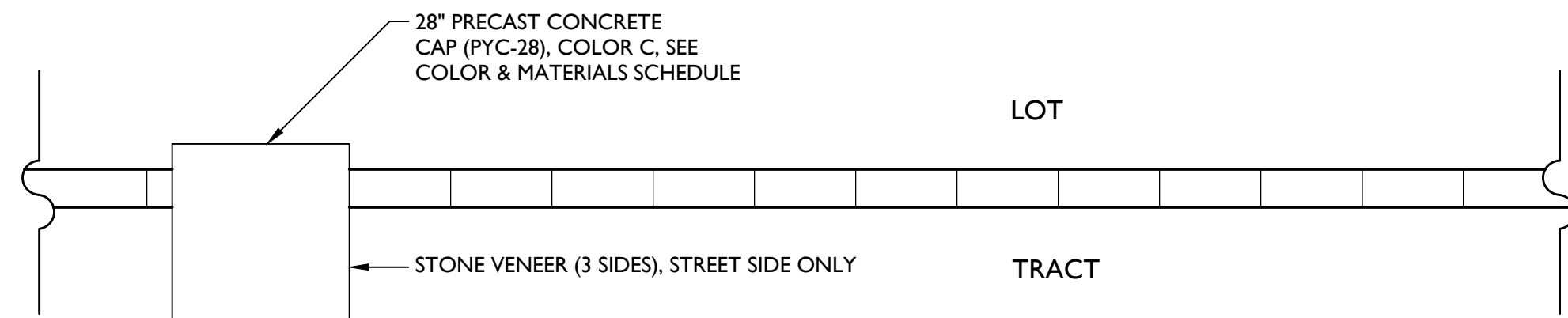
SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	6'-0" THEME WALL
	6'-0" BUILDER WALL (FENCE BLOCK STAIN TO MATCH WOODED ACRE 'DE6130')
	EXISTING WALL TO REMAIN (STAIN TO MATCH WOODED ACRE 'DE6130')

SITE FURNISHINGS SCHEDULE

ID	NAME (SERIES)	SIZE (H x W x L)	COLOR
LB	Landscape Bench by Wabash Valley Prestige Series, (Model # PP301P)	6'	Dark Bronze
TR	Trash Receptacle by Wabash Valley (Model # LR300P)	22 Gallon	Dark Bronze
BR	Bicycle Rack by Madrax (Model # CS200-C-IG-P)	3 Loop 5 Bike Capacity	Bronze
PT	Picnic Table by Wabash Valley Prestige Series, (Model # PP200D)	80" SQ.	Bronze
BG	BBQ Grill Dumor (Model # 21)	34" x 21" x 16"	Black
CP	Concret Pot: Oblique Series Planters by Phoenix Precast Products	24" Top Dim.	Brown
PS	By Playworld Systems (Model # 350-1520)	31' x 30.5'	Vanilla Plum, Limon
RS	Ramada by Classic Recreation Systems, (Northwest Model)	15' x 25'	Roof: Dark Bronze Frame: Creme (RAL 9001)
MB	Mailbox by Florence Manfactruring (Model # 1570-16) Decorative Pedestal Cover Column (Vogue Model # P114)	5'-2" x 2.5' x 1.5'	Sandstone

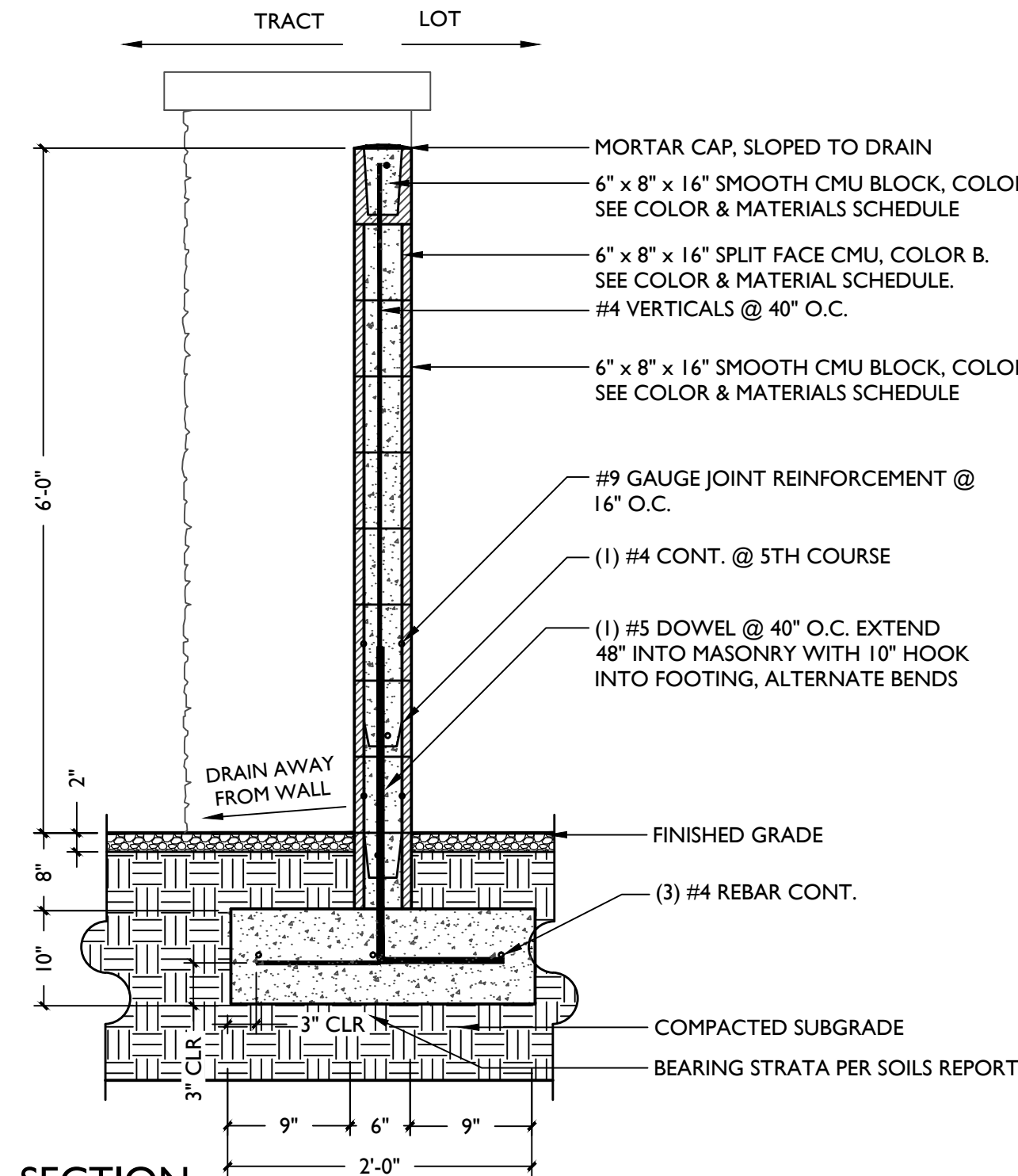
GENERAL NOTES:

- Location of all site furnishings to be determined in the field by Landscape Architect (Refer to the above schedule for sizes, type, quantities and color of furnishings). Refer to Landscape Plan for general location and landscape details for installation information.
- All substitutions must be submitted for approval to the Owner's Representative.



GENERAL NOTES:

1. SOLID GROUT ALL CELLS THAT CONTAIN REINFORCING.
2. HOOK ALL HORIZONTAL REBAR INTO COLUMN WITH 10" HOOK AT ALL 24" SQ. DECORATIVE COLUMN INTERSECTIONS.

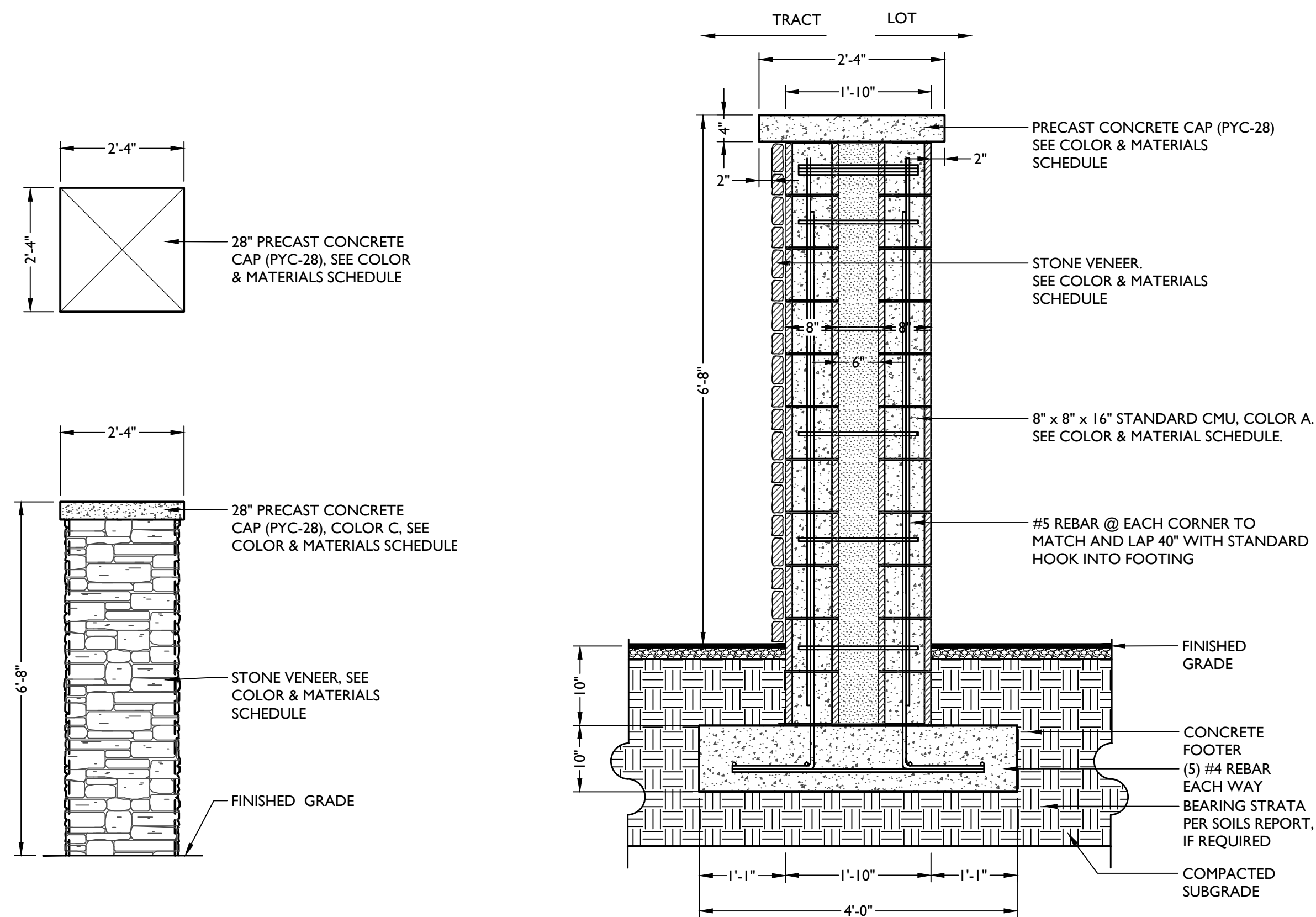


SECTION

2 6' THEME WALL SECTION

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

2.1



3 COLUMN TYPE A

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

2.2

4 COLUMN TYPE A

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

2.2

5 COLUMN SETBACK DETAIL

Scale: 1" = 10'-0"

2.3

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0 PAVEMENTS

- | | | |
|-----|--------------------------------|------------|
| 1.1 | DECOMPOSED GRANITE MULCH | L-3.01/1 |
| 1.2 | STANDARD CONCRETE PAVING | L-3.01/2,6 |
| 1.3 | PLAY SAND | L-3.01/3 |
| 1.4 | CONCRETE HEADER (6" x 12") | L-3.01/4 |
| 1.5 | CONCRETE HEADER (EXTRUDED) | L-3.01/5 |
| 1.6 | POURED IN PLACE PLAY SURFACING | L-3.01/7 |

2.0 WALLS / EMBANKMENTS

- | | | |
|-----|-----------------------------|------------|
| 2.0 | EXISTING WALL | - |
| 2.1 | 6' THEME WALL | L-3.02/1-2 |
| 2.2 | COLUMN TYPE A | L-3.02/3-4 |
| 2.3 | COLUMN SETBACK | L-3.02/5 |
| 2.4 | RETAINING WALL | L-3.04/3 |
| 2.5 | SITE WALL ON RETAINING WALL | L-3.04/4 |

3.0 MISCELLANEOUS ELEMENTS

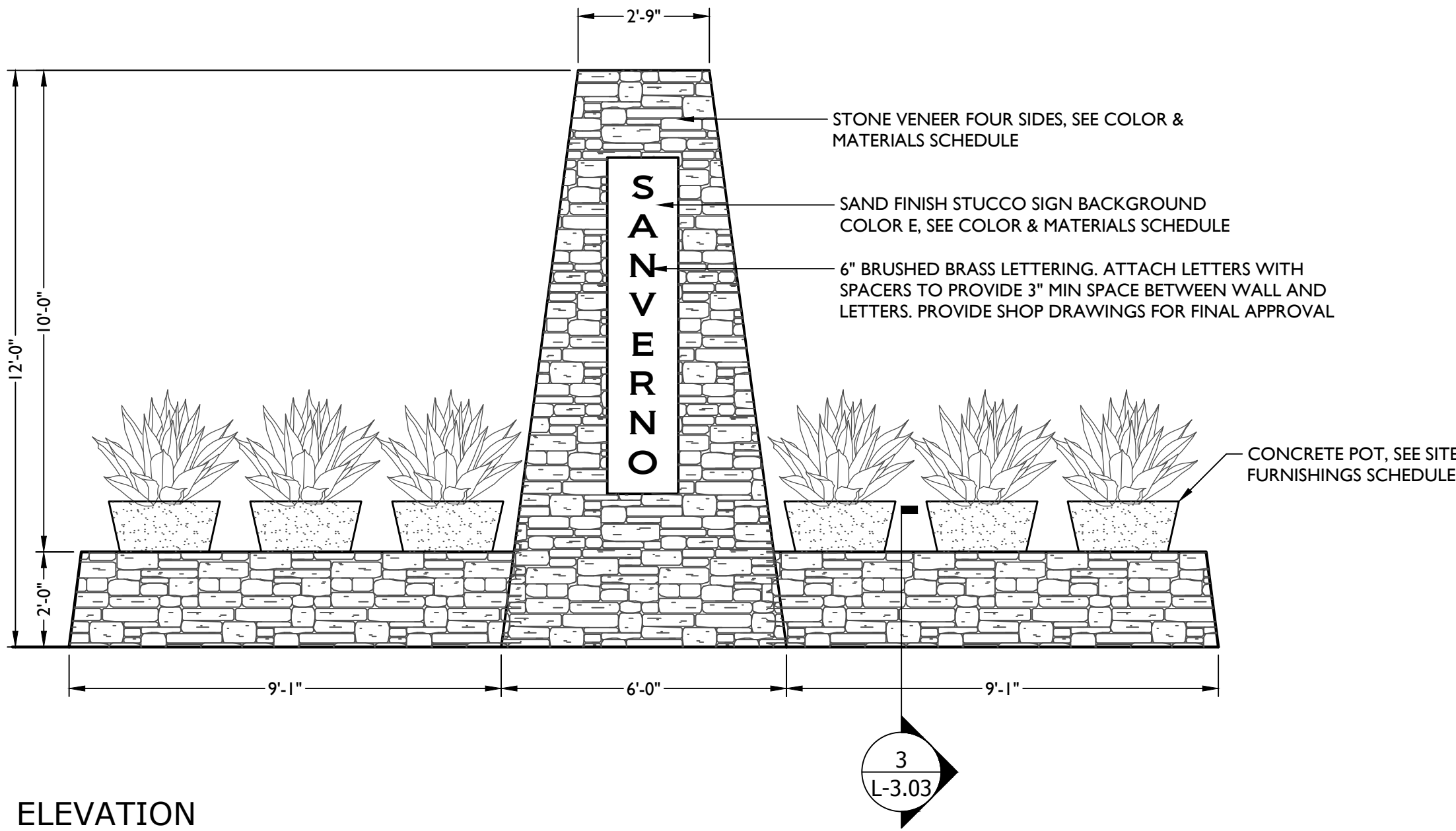
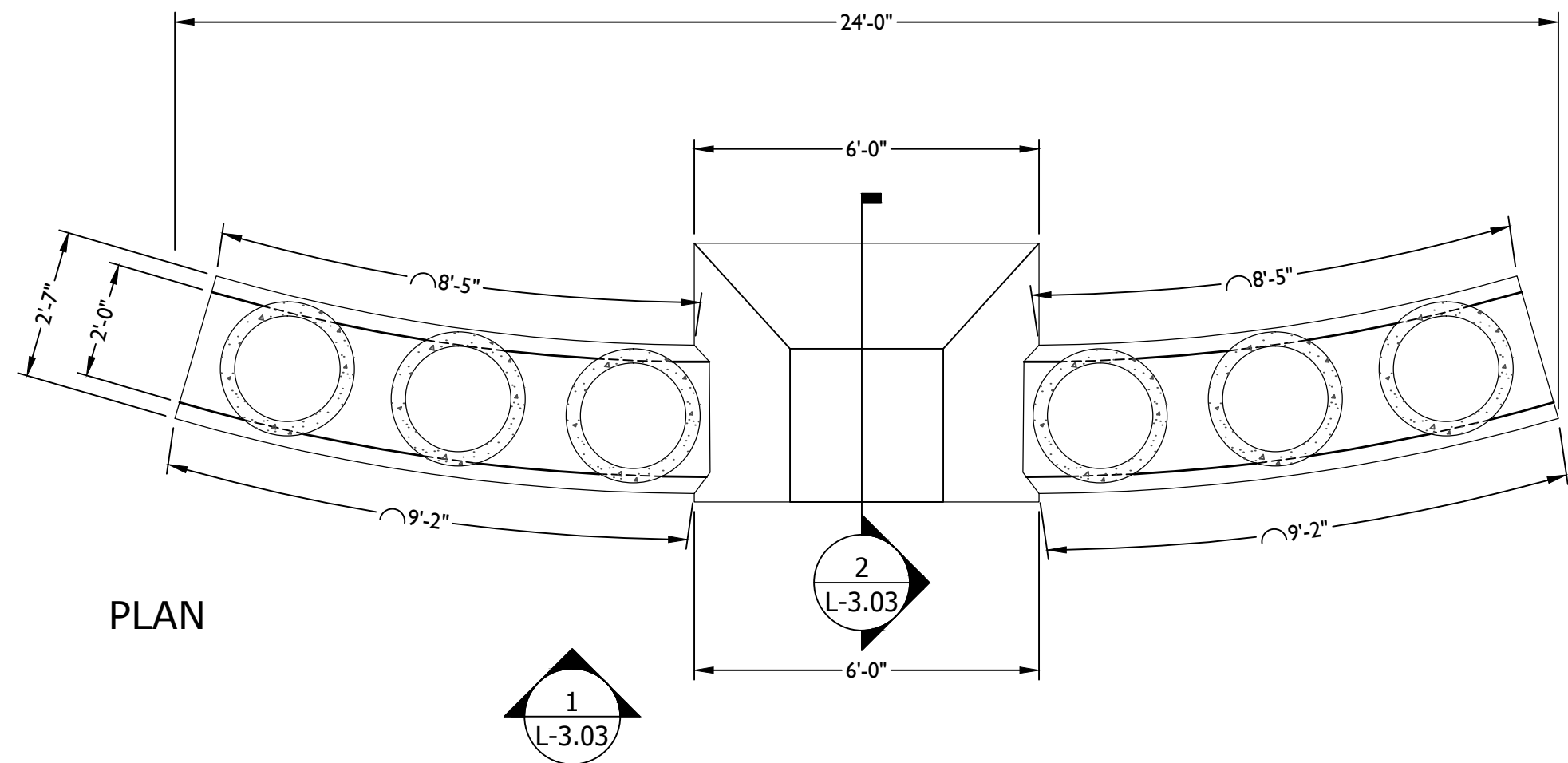
- | | | |
|-----|--------------------------|------------|
| 3.0 | PRIMARY ENTRY MONUMENT | L-3.03/1-3 |
| 3.1 | SECONDARY ENTRY MONUMENT | L-3.04/1 |
| 3.2 | 15' x 25' RAMADA | L-3.05/1-4 |
| 3.3 | MAILBOX | L-3.04/2 |
| 3.4 | PLAY STRUCTURE | L-3.05/5 |
| 3.5 | LANDSCAPE BENCH | L-3.06/1 |
| 3.6 | PICNIC TABLE | L-3.06/2 |
| 3.7 | BARBEQUE GRILL | L-3.06/4 |
| 3.8 | TRASH RECEPTACLE | L-3.06/3 |
| 3.9 | BIKE RACK | L-3.06/5 |

4.0 PLANTING AND LANDSCAPE

- | | | |
|-----|-------------------------|----------|
| 4.1 | TREE PLANTING | L-5.01/1 |
| 4.2 | TREE PLANTING ON SLOPE | L-5.01/2 |
| 4.3 | TREE STAKING | L-5.01/3 |
| 4.4 | SHRUB PLANTING | L-5.01/4 |
| 4.5 | GROUND COVER PLANTING | L-5.01/5 |
| 4.6 | TURF HYDROSEED PLANTING | L-5.01/6 |

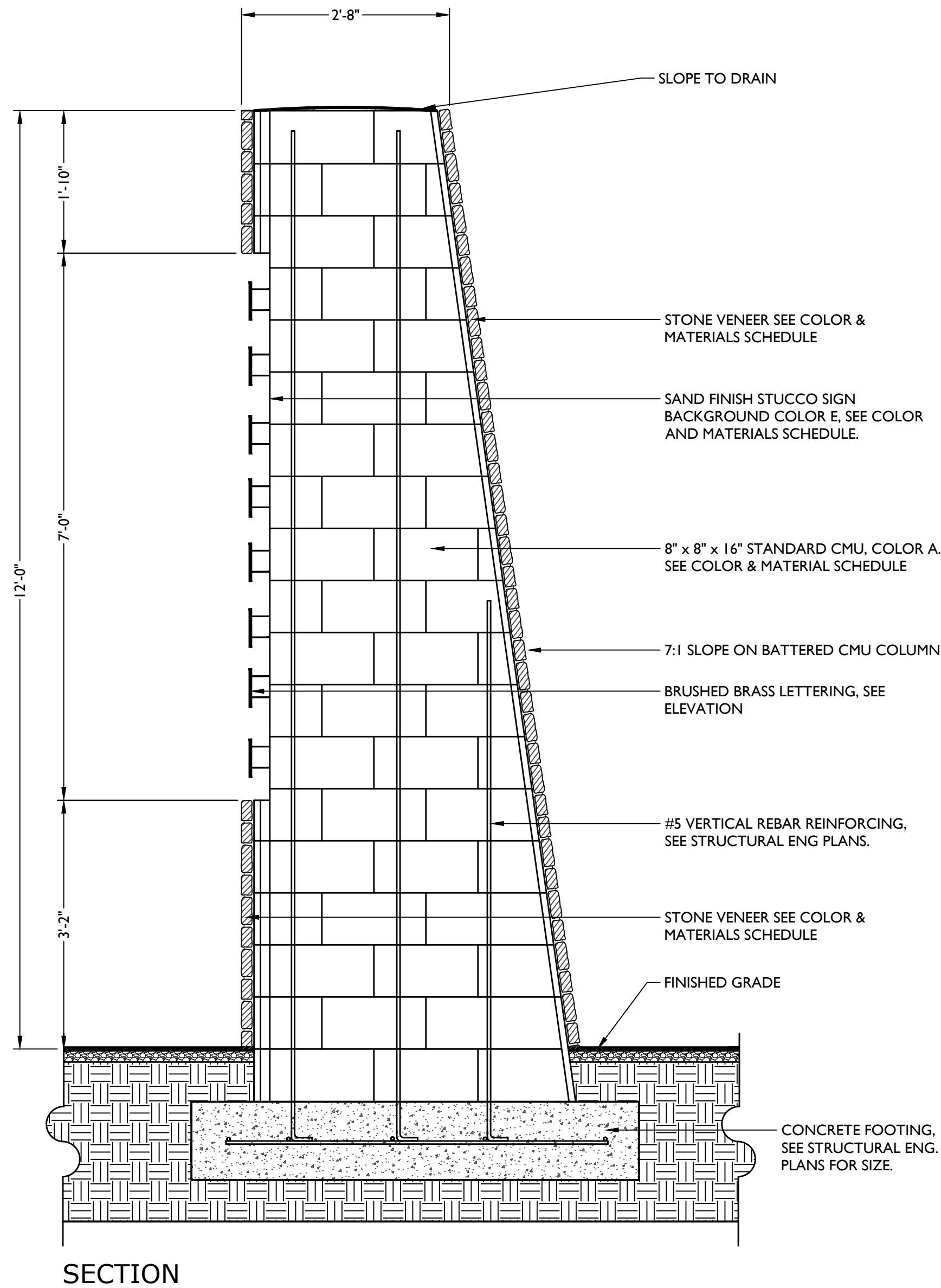
COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
COLOR A (CMU)	STANDARD CMU BLOCK STAINED TO MATCH WOODED ACRE 'DE6130' BY DUNN EDWARDS
COLOR B (CMU)	SPLIT FACE CMU BLOCK STAINED TO MATCH WOODED ACRE 'DE6130' BY DUNN EDWARDS
COLOR C (CONCRETE)	NATURAL GRAY CONCRETE
COLOR D (CONCRETE)	LIGHT SAND BLAST FINISH, INTEGRAL COLORED CONCRETE, COLOR: COCOA 6130
COLOR E (STUCCO)	SAND DUNE 'DE6128' BY DUNN EDWARDS, OR APPROVED EQUAL
PRECAST CAP	COLUMN PIER CAP (PYC-28) BY MESA PRECAST, STAINED TO MATCH COLOR: 'SW6103'
STONE VENEER	MOUNTAIN STRIP STONE BY CORONADO, DRYSTACKED LEDGESTONE. COLOR - CHABLIS W/ 1/2" MORTAR JOINTS
RAMADA ROOF	HR-36; COLOR COOL DARK BRONZE OR EQUAL
PLAY SURFACE	DOUBLE WASH MORTAR SAND. EQUAL TO 100 - 250 MICRONS IN SIZE.
PLAY SURFACE	SAFETY SURFACING, BY TOT TURF. 50% RED, 50 % BLACK
SIGN LETTERING	BRUSHED BRASS LETTERING



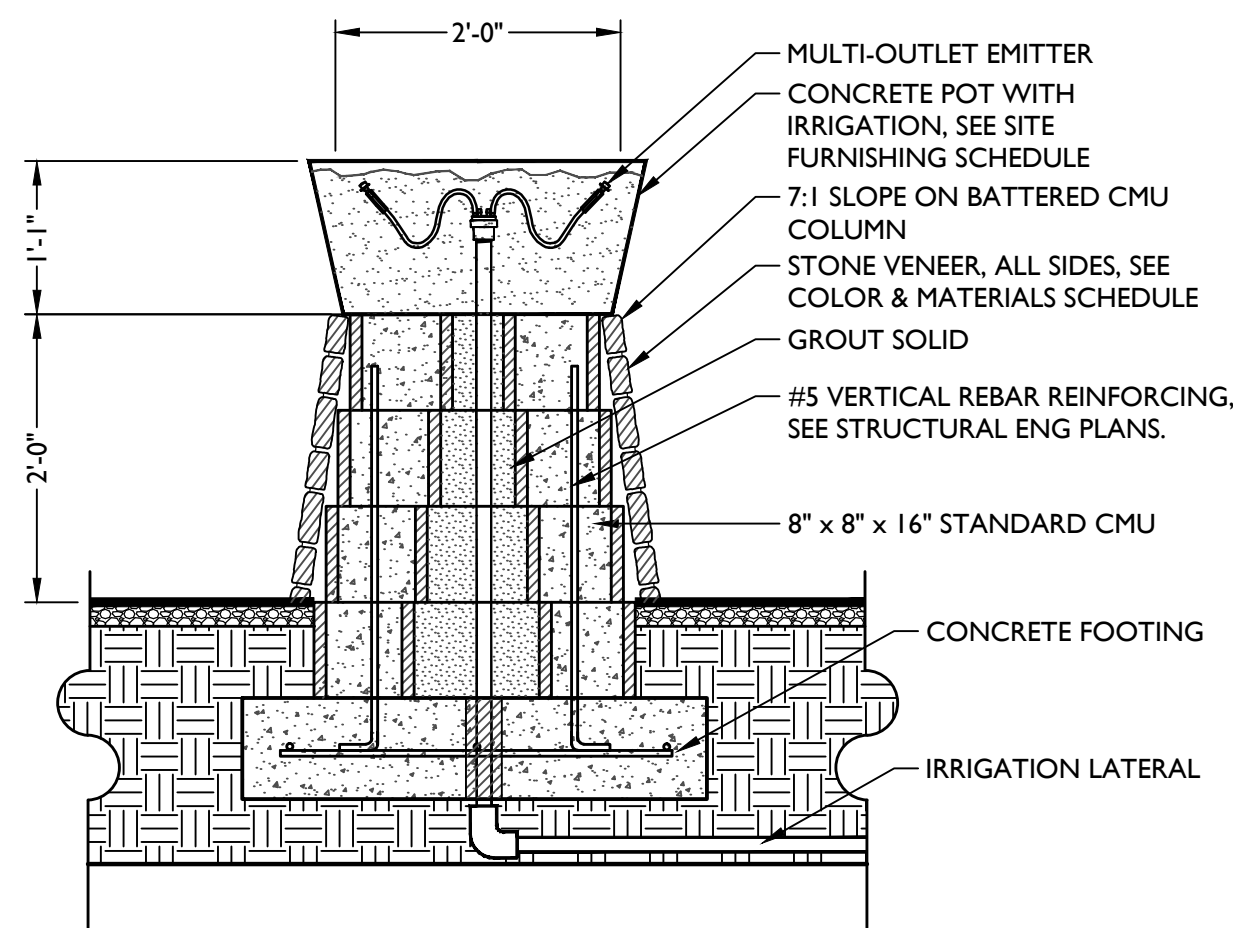
1 PRIMARY ENTRY MONUMENT
Scale: 3/8" = 1'-0"

3.0



2 PRIMARY ENTRY MONUMENT COLUMN SECTION
Scale: 3/4" = 1'-0"

3.0



3 MONUMENT PLANTER BENCH SECTION
Scale: 3/4" = 1'-0"

3.0

SITE DETAIL KEYNOTES

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2.0	EXISTING WALL	-
2.1	6' THEME WALL	L-3.02/1-2
2.2	COLUMN TYPE A	L-3.02/3-4
2.3	COLUMN SETBACK	L-3.02/5
2.4	RETAINING WALL	L-3.04/3
2.5	SITE WALL ON RETAINING WALL	L-3.04/4
3.0	MISCELLANEOUS ELEMENTS	
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3.9	BIKE RACK	L-3.06/5
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4.3	TREE STAKING	L-5.01/3
4.4	SHRUB PLANTING	L-5.01/4
4.5	GROUND COVER PLANTING	L-5.01/5
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COLOR & MATERIALS SCHEDULE

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SIGN LETTERING	BRUSHED BRASS LETTERING

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS GROUP

Project: **SANVERNO**
Surprise, Arizona

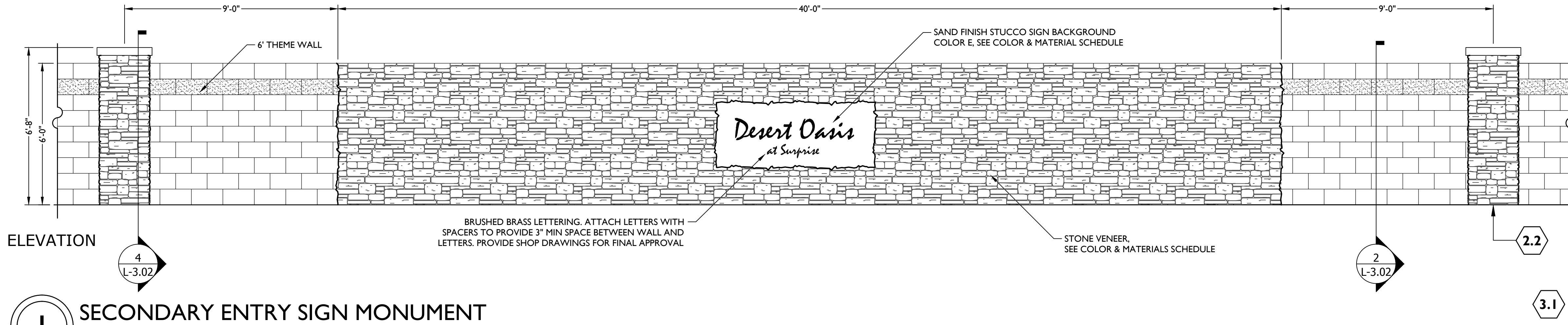
Revisions:

1ST CD SUBMITTAL - 05/05/2015	
2ND CD SUBMITTAL - 07/22/2015	
3RD CD SUBMITTAL - 08/14/2015	

Call at least two full working days before you begin excavation.

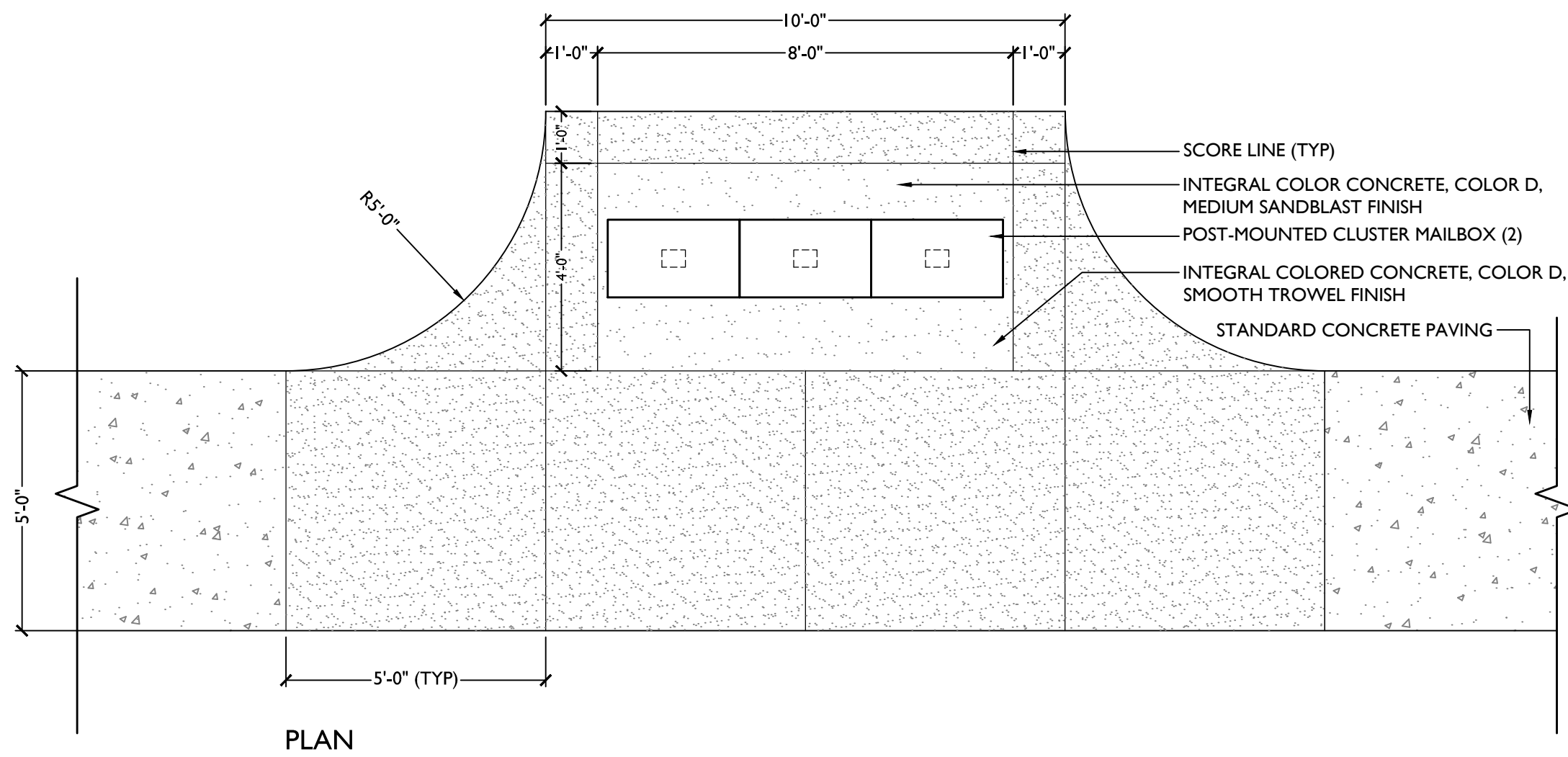
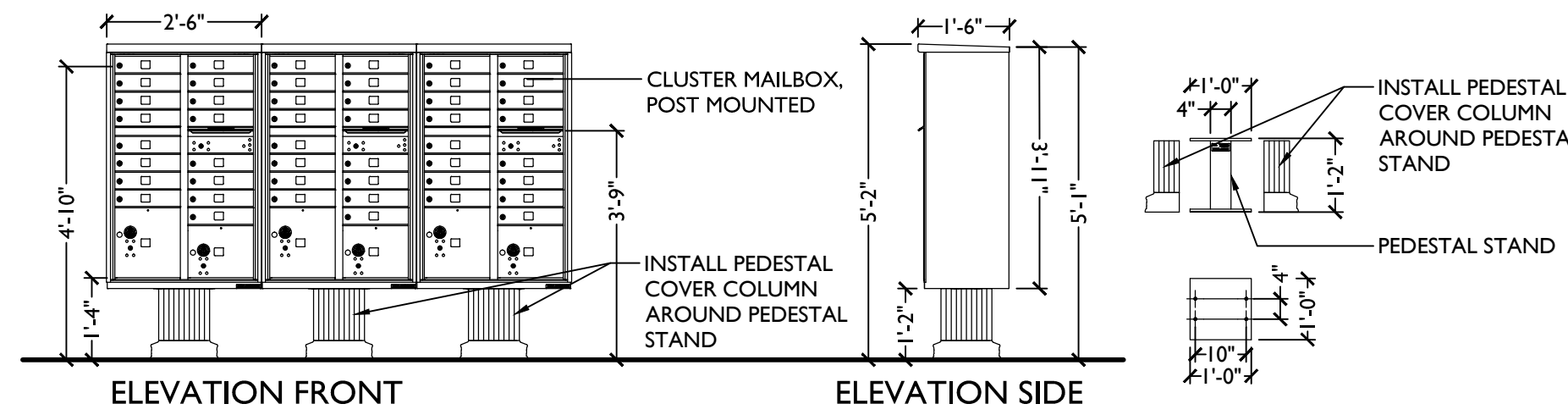
ARIZONA
REGISTERED LANDSCAPE ARCHITECT
45568
ALIZA E. SABIN
Date Signed 8-14-15
ARIZONA, U.S.A.

EXPIRES: 12/31/15
Job No.
15-108
CONSTRUCTION DOCUMENTATION
Sheet No.
L-3.03
12 of 32



1 SECONDARY ENTRY SIGN MONUMENT

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

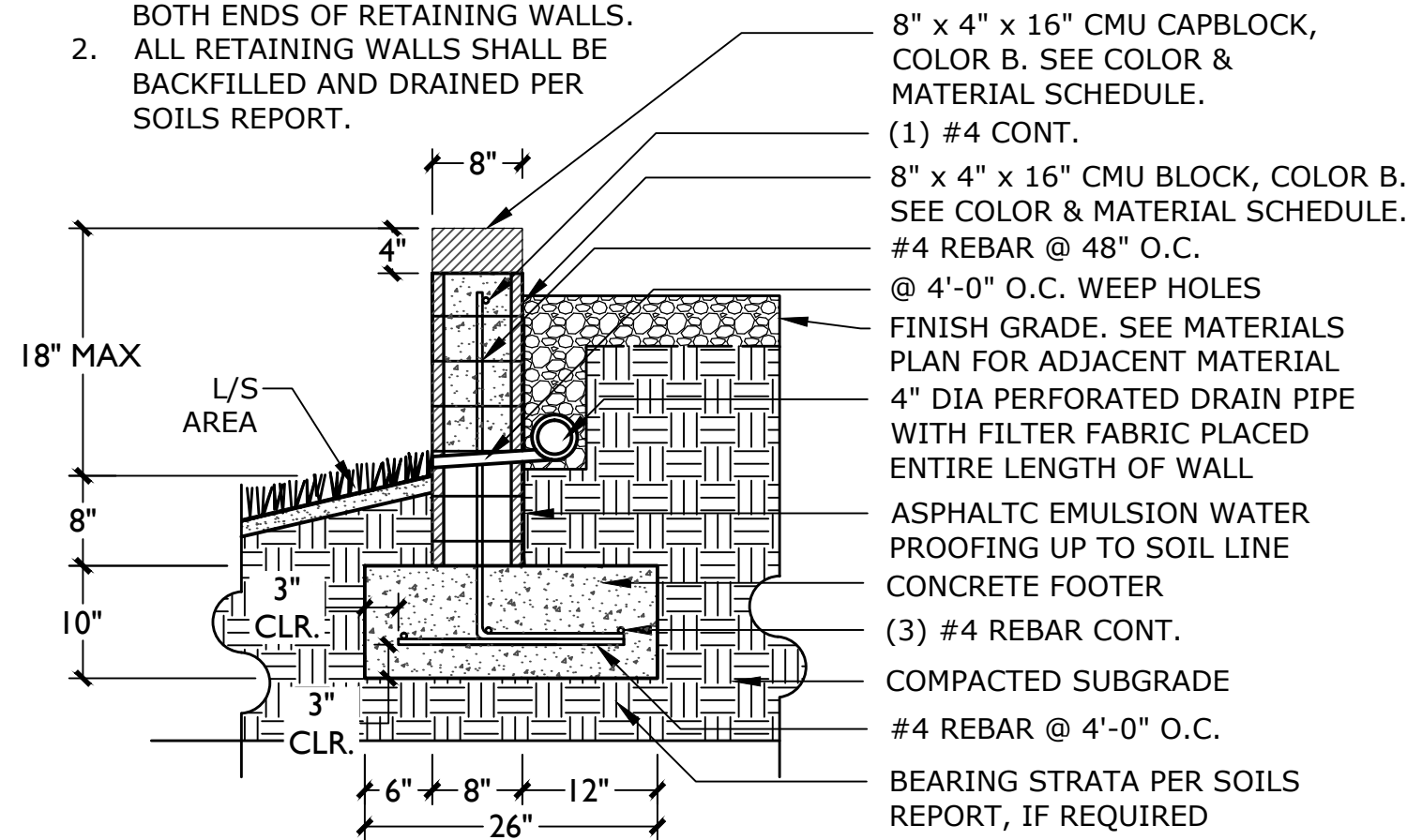


2 MAILBOX

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

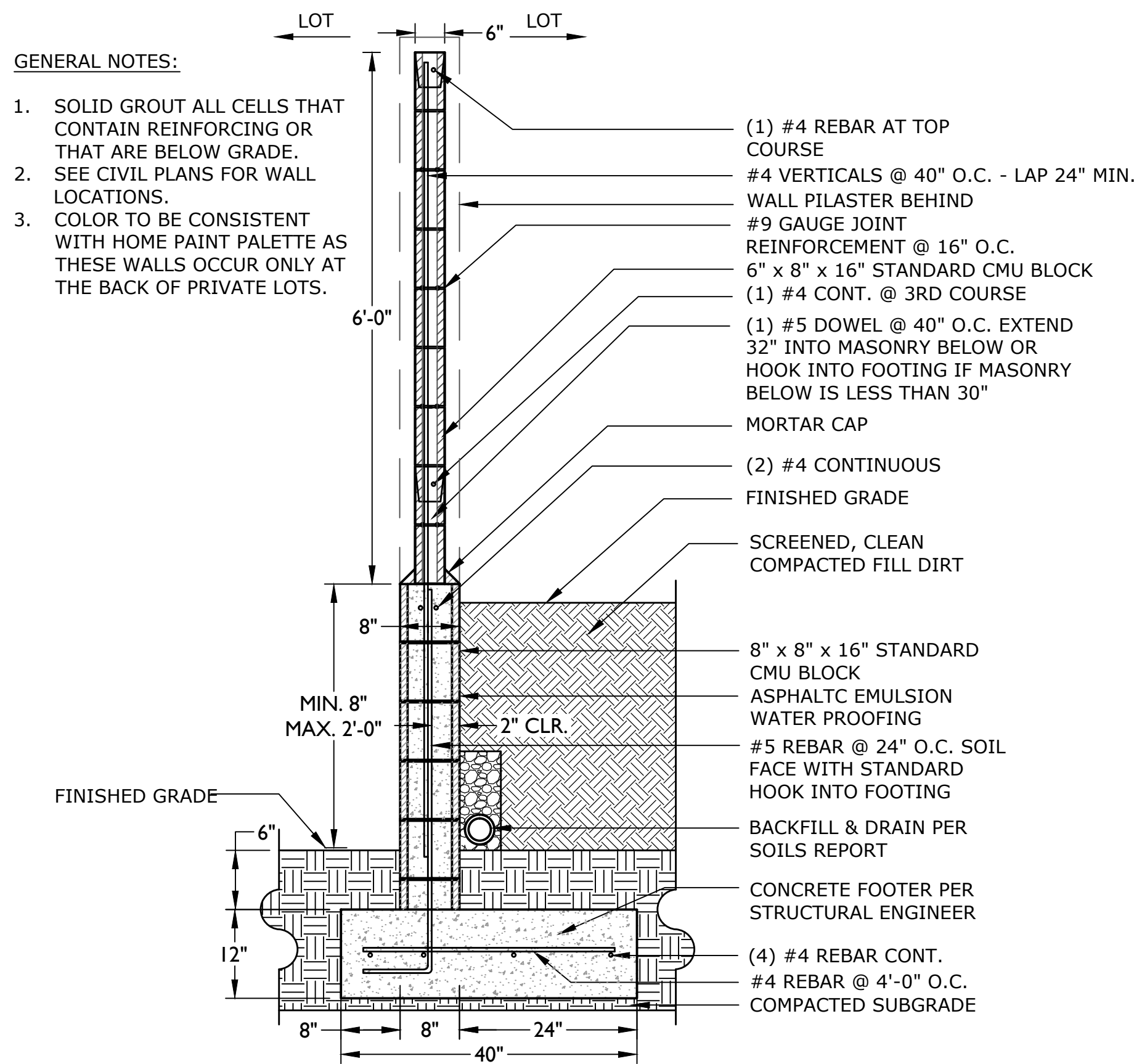
GENERAL NOTES:

1. WRAP ASSOCIATED MATERIALS AT BOTH ENDS OF RETAINING WALLS.
2. ALL RETAINING WALLS SHALL BE BACKFILLED AND DRAINED PER SOILS REPORT.



3 RETAINING WALL

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



4 SITE WALL ON RETAINING WALL

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

SITE DETAIL KEYNOTES

PAGE #/DETAIL #

1.0	PAVEMENTS	
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1.6	POURED IN PLACE PLAY SURFACING	L-3.01/7
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2.1	6' THEME WALL	L-3.02/1-2
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COLOR & MATERIALS SCHEDULE

ITEM	COLOR & MANUFACTURER
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PLAY SURFACE	SAFETY SURFACING, BY TOT TURF. 50% RED, 50 % BLACK
SIGN LETTERING	BRUSHED BRASS LETTERING

SITE FURNISHINGS SCHEDULE

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PT	Picnic Table by Wabash Valley Prestige Series, (Model # PP200D)	80" SQ.	Bronze
BG	BBQ Grill Dumor (Model # 21)	34" x 21" x 16"	Black
CP	Concret Pot: Oblique Series Planters by Phoenix Precast Products	24" Top Dim.	Brown
PS	By Playworld Systems (Model # 350-1520)	31' x 30.5'	Vanilla Plum, Limon
RS	Ramada by Classic Recreation Systems. (Northwest Model)	15' x 25'	Roof: Dark Bronze Frame: Creme (RAL 9001)
MB	Mailbox by Florence Manufacturing (Model # 1570-16) Decorative Pedestal Cover Column (Vogue Model # P114)	5'-2" x 2.5' x 1.5'	Sandstone

GENERAL NOTES:

1. Location of all site furnishings to be determined in the field by Landscape Architect (Refer to the above schedule for sizes, type, quantities and color of furnishings). Refer to Landscape Plan for general location and landscape details for installation information.
2. All substitutions must be submitted for approval to the Owner's Representative.



3.2



3.2



3.2

SITE FURNISHINGS SCHEDULE

GENERAL NOTES:

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2. All substitutions must be submitted for approval to the Owner's Representative.



4) Scale: $\frac{3}{4}" = 1'-0"$



PLAY STRUCTURE AND LAYOUT OF THE COMPONENTS CONFORM TO ASTM AND CPSC GUIDELINES.

4" THICK OF POURED-IN-PLACE RUBBER OR
12" OF ENGINEERED WOOD FIBER SURFACING
PROVIDES PROTECTION FOR A CRITICAL FALL
HEIGHT OF 108".

CRITICAL FALL HEIGHT OF OVERALL PLAY
AREA: 108"

TOTAL ELEVATED PLAY COMPONENTS:
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY RAMP:
TOTAL ELEVATED PLAY COMPONENTS ACCESSIBLE BY TRANSFER:
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN:
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS OF DIFFERENT TYPES:



SANVERNO AT DESERT OASIS



2015
CHALLENGERS

SITE PLAN
DRAWING #: A15085CH
DATE: 30-APR-15
SCALE: 1/8" = 1'-0"
DRAWN BY: Marilyn Allen

3.4

model no:

CN400D, CN400P, CN400R, CN400S, CN405D, CN405P, CN405R, CN405S, CN420D, CN420P, CN420R, CN420S, CN425D, CN425P, CN425R, CN425S, SP405P, SP405R

CONTEMPORARY SERIES

4' & 6' CONTEMPORARY BENCH & LOW PROFILE EXPANDED METAL, PERFORATED, RIB, & SLAT PORTABLE & SURFACE MOUNT

customer service:

ASSEMBLER: If you find any parts missing or damaged, or if you're having difficulty assembling your furniture/equipment, call us at: Any correspondence concerning our product should be sent directly to our Customer Service Manager at:

Before calling, have your product model number available.

1-800-253-8619 (inside U.S.A.)
260-352-2102 (Outside U.S.A.)
Monday-Friday, 8:00 AM - 4:00 PM Eastern Time (EXCEPT HOLIDAYS)

Wobash Valley Manufacturing, Inc.
505 E. Main Street
P.O. Box 5
Silver Lake, IN 46982 U.S.A.
FAX: 260-352-2160

W

WABASH VALLEY

Wobash Valley Manufacturing, Inc.
505 E. Main Street
P.O. Box 5
Silver Lake, IN 46982 U.S.A.
FAX: 260-352-2160

maintenance:

Regular inspection and maintenance of all parts, and fasteners is necessary. Tighten all bolts and nuts. Inspect Tops, Seats, Legs, Braces and Fasteners periodically for wear or relaxation. Replace broken or worn parts immediately or take equipment out of service until repairs are made. Use genuine Wobash Valley replacement parts.

To restore plastic coating to its better after prolonged use, wash/rinse/dry and use Armor-All ® or similar quality vinyl protectant.

KEEP THIS ASSEMBLY/SPECIFICATION SHEET FOR FUTURE REFERENCE.

specifications:

NOTE: We reserve the right to change specifications without notice.

Heat fused poly-vinyl coating, finished on inner-metal structure, to an approximate 3/16" thickness. Framework assemblies are finished with powder coating, electrostatically applied and oven cured according to powder manufacturer's specifications. Fasteners are stainless steel to resist corrosion.

BENCH FRAME:
Main supports are constructed of 2 7/8" od x 12 gauge galvanized steel tubing. Attach tubes are constructed of 2 3/8" od x 12 gauge tubing. Both types of tubing are made from galvanized structural steel tubing. Mounting brackets on the legs are 10 gauge sheet steel and 1/4" x 1 1/2" flat bar steel. The mounting plate covers are made of 2 piece cast aluminum. The surface mount screw-in attachments are made of steel plate 1/4" x 6" with a 5/8" threaded stud.

BENCH SEAT:
Expanded metal seat uses 3/4" #9 expanded steel. Rib seats use 10 gauge and perforated seats use 12 gauge sheet steel. Seats are 3/16" x 2 1/4" flat bar. The bench's frame/mounting brackets are made from 10 gauge sheet steel. Support braces, adding support to the bench's outer-side, are 1/4" x 1 1/2" flat bar steel.

GENERAL:
4' Contemporary Bench ground space requirements are 27 1/2" x 59". The bench seat is 48 1/8" long x 26 1/4" wide and 16 1/2" to the top of the lowest part in the bench's seat. 6' Contemporary Bench ground space requirements are 30 3/8" x 59". The bench seat is 48 1/8" long x 30 3/8" wide and 16 1/2" to the top of the seat.
6' Contemporary Bench ground space requirements are 27 1/2" x 83". The bench seat is 72 1/8" long x 26 1/4" wide and 15 1/2" to the top of the lowest part in the bench's seat. 6' Contemporary Bench ground space requirements are 30 3/8" x 83". The bench seat is 72 1/8" long x 30 3/8" wide and 16 1/2" to the top of the seat.

The Memorial Plaque consists of 304 brushed stainless steel.

assembly procedures, cont'd:

STEP 6
Level bench if necessary and tighten all fasteners with wrenches. If mounting plate covers (E2) are used place them around legs and secure with 2 (9) screws, see FIG. 6. Bring the screws to a snug fit being careful not to over tighten.

NOTE: THESE INSTRUCTIONS ARE FOR BOTH THE LOW PROFILE AND CONTEMPORARY BENCHES.

MEMORIAL BENCH INSTRUCTIONS
After engraving the complete assembly plaque (E3) to the bench using four (4) and one (1) per each machine screw, see FIG. 7. Thread plaque between center bracket and window of bench panel. Align holes, insert screws and tighten.

FIG. 6

FIG. 7

product dimensions:

FIG. 6

FIG. 7

model no:

SG201D, SG201P

SIGNATURE SERIES

6' PICNIC TABLE SINGLE PEDESTAL INGROUND EXPANDED METAL & PERFORATED

customer service:

ASSEMBLER: If you find any parts missing or damaged, or if you're having difficulty assembling your furniture/equipment, call us at: Any correspondence concerning our product should be sent directly to our Customer Service Manager at:

Before calling, have your product model number available.

1-800-253-8619 (inside U.S.A.)
260-352-2102 (Outside U.S.A.)
Monday-Friday, 8:00 AM - 4:00 PM Eastern Time (EXCEPT HOLIDAYS)

Wobash Valley Manufacturing, Inc.
505 E. Main Street
P.O. Box 5
Silver Lake, IN 46982 U.S.A.
FAX: 260-352-2160

W

WABASH VALLEY

Wobash Valley Manufacturing, Inc.
505 E. Main Street
P.O. Box 5
Silver Lake, IN 46982 U.S.A.
FAX: 260-352-2160

maintenance:

Regular inspection and maintenance of all parts, and fasteners is necessary. Tighten all bolts and nuts. Inspect Tops, Seats, Legs, Braces and Fasteners periodically for wear or relaxation. Replace broken or worn parts immediately or take equipment out of service until repairs are made. Use genuine Wobash Valley replacement parts.

To restore plastic coating to its better after prolonged use, wash/rinse/dry and use Armor-All ® or similar quality vinyl protectant.

KEEP THIS ASSEMBLY/SPECIFICATION SHEET FOR FUTURE REFERENCE.

specifications:

NOTE: We reserve the right to change specifications without notice.

Heat fused poly-vinyl coating, finished on inner-metal structure, to an approximate 3/16" thickness. Framework assemblies are finished with powder coating, electrostatically applied and oven cured according to powder manufacturer's specifications. Fasteners are stainless steel to resist corrosion.

TABLE FRAME:
Main support is constructed from a 4" x 4" x 11 gauge galvanized structural steel square tubing. Mounting plate on the top of post is 3/8" x 3 1/2" x 36" plate steel. Seat assembly arm is constructed of 2 7/8" od x 9 gauge galvanized structural steel tubing. Cross tubing is 2 3/8" od x 12 gauge galvanized structural steel tubing. Seat's mounting ears are 10 gauge sheet steel. Mounting bracket to post is 3/8" x 3 1/2" x 8" plate steel.

TOP & SEATS:
Top and seats use fabricated 3/4" #9 expanded steel mesh and 12 gauge sheet metal for perforated. Framing consists of 14 gauge mitered angles 3/4" x 1 3/4". Top's mounting brackets are 1/4" x 1 1/2" x 1 1/2" angle iron. Seat's mounting brackets are 1/4" x 1 1/2" steel flat bar.

6' picnic table ground space requirements are 72 3/8" x 57 1/2". Table top is 30 3/8" wide and 30" to the top of table. Seats are 10 3/8" wide x 72 3/8" long and 20 3/16" to the top of seat. Corner radius is 3" to the outside.

product dimensions:

FIG. 6

FIG. 7

1

BENCH WITH BACK

N.T.S.

2

PICNIC TABLE

N.T.S.

model no:

SG201D, SG201P

SIGNATURE SERIES

6' PICNIC TABLE SINGLE PEDESTAL INGROUND EXPANDED METAL & PERFORATED

customer service:

ASSEMBLER: If you find any parts missing or damaged, or if you're having difficulty assembling your furniture/equipment, call us at: Any correspondence concerning our product should be sent directly to our Customer Service Manager at:

Before calling, have your product model number available.

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Monday-Friday, 8:00 AM - 4:00 PM Eastern Time (EXCEPT HOLIDAYS)

Wobash Valley Manufacturing, Inc.
505 E. Main Street
P.O. Box 5
Silver Lake, IN 46982 U.S.A.
FAX: 260-352-2160

W

WABASH VALLEY

Wobash Valley Manufacturing, Inc.
505 E. Main Street
P.O. Box 5
Silver Lake, IN 46982 U.S.A.
FAX: 260-352-2160

maintenance:

Regular inspection and maintenance of all parts, and fasteners is necessary. Tighten all bolts and nuts. Inspect Tops, Seats, Legs, Braces and Fasteners periodically for wear or relaxation. Replace broken or worn parts immediately or take equipment out of service until repairs are made. Use genuine Wobash Valley replacement parts.

To restore plastic coating to its better after prolonged use, wash/rinse/dry and use Armor-All ® or similar quality vinyl protectant.

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Top and seats use fabricated 3/4" #9 expanded steel mesh and 12 gauge sheet metal for perforated. Framing consists of 14 gauge mitered angles 3/4" x 1 3/4". Top's mounting brackets are 1/4" x 1 1/2" x 1 1/2" angle iron. Seat's mounting brackets are 1/4" x 1 1/2" steel flat bar.

6' picnic table ground space requirements are 72 3/8" x 57 1/2". Table top is 30 3/8" wide and 30" to the top of table. Seats are 10 3/8" wide x 72 3/8" long and 20 3/16" to the top of seat. Corner radius is 3" to the outside.

finished assembly dimensions:

FIG. 6

FIG. 7

DuMor, inc.

DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
1-800-598-4016
PHONE: (717) 436-2106
FAX: (717) 436-9839
www.dumor.com

TOP VIEW
NOT TO SCALE

ISOMETRIC VIEW
NOT TO SCALE

FRONT VIEW
NOT TO SCALE

SIDE VIEW
NOT TO SCALE

GRILLS 21-00

NOT TO SCALE

SITE DETAIL KEYNOTES			PAGE #/DETAIL #
1.0	PAVEMENTS		
1.1	DECOMPOSED GRANITE MULCH	L-3.01/1	
1.2	STANDARD CONCRETE PAVING	L-3.01/2,6	
1.3	PLAY SAND	L-3.01/3	
1.4	CONCRETE HEADER (6" x 12")	L-3.01/4	
1.5	CONCRETE HEADER (EXTRUDED)	L-3.01/5	
1.6	POURED IN PLACE PLAY SURFACING	L-3.01/7	
2.0	WALLS / EMBANKMENTS		
2.0	EXISTING WALL	-	
2.1	6" THEME WALL	L-3.02/1-2	
2.2	COLUMN TYPE A	L-3.02/3-4	
2.3	COLUMN SETBACK	L-3.02/5	
2.4	RETAINING WALL	L-3.04/3	
2.5	SITE WALL ON RETAINING WALL	L-3.04/4	
3.0	MISCELLANEOUS ELEMENTS		
3.0	PRIMARY ENTRY MONUMENT	L-3.03/1-3	
3.1	SECONDARY ENTRY MONUMENT	L-3.04/1	
3.2	15' x 25' RAMADA	L-3.05/1-4	
3.3	MAILBOX	L-3.04/2	
3.4	PLAY STRUCTURE	L-3.05/5	
3.5	LANDSCAPE BENCH	L-3.06/1	
3.6	PICNIC TABLE	L-3.06/2	
3.7	BARBEQUE GRILL	L-3.06/4	
3.8	TRASH RECEPTACLE	L-3.06/3	
3.9	BIKE RACK	L-3.06/5	
4.0	PLANTING AND LANDSCAPE		
4.1	TREE PLANTING	L-5.01/1	
4.2	TREE PLANTING ON SLOPE	L-5.01/2	
4.3	TREE STAKING	L-5.01/3	
4.4	SHRUB PLANTING	L-5.01/4	
4.5	GROUND COVER PLANTING	L-5.01/5	
4.6	TURF HYDROSEED PLANTING	L-5.01/6	

ID	NAME (SERIES)	SIZE (H x W x L)	COLOR
LB	Landscape Bench by Wobash Valley Prestige Series, (Model # PP301P)	6'	Dark Bronze
TR	Trash Receptacle by Wobash Valley (Model # LR300P)	22 Gallon	Dark Bronze
BR	Bicycle Rack by Madrax (Model # CS200-C-IG-P)	3 Loop 5 Bike Capacity	Bronze
PT	Picnic Table by Wobash Valley Prestige Series, (Model # PP200D)	80" SQ.	Bronze
BG	BBQ Grill Dumor (Model # 21)	34" x 21" x 16"	Black
CP	Concret Pot: Oblique Series Planters by Phoenix Precast Products	24" Top Dim.	Brown
PS	By Playworld Systems (Model # 350-1520)	31' x 30.5'	Vanilla Plum, Limon
RS	Ramada by Classic Recreation Systems. (Northwest Model)	15' x 25'	Roof: Dark Bronze Frame: Creme (RAL 9001)
MB	Mailbox by Florence Manufacturing (Model # I570-I6) Decorative Pedestal Cover Column (Vogue Model # PI I4)	5'-2" x 2.5' x 1.5'	Sandstone

- GENERAL NOTES:**
- Location of all site furnishings to be determined in the field by Landscape Architect (Refer to the above schedule for sizes, type, quantities and color of furnishings). Refer to Landscape Plan for general location and landscape details for installation information.
 - All substitutions must be submitted for approval to the Owner's Representative.

ANOVA

ANOVA
211 NORTH LINDBERGH, 2ND FLOOR
ST. LOUIS, MO 63141
PHONE: (314) 754-0855
FAX: (314) 754-0856
www.anovafurnishings.com

☐ SELECT DESIRED FRAME COLOR

☒ BICYCLE METRO BIKE RACK LBRPBG

☐ BICYCLE METRO BIKE RACK LBRPBG (SHOWN)

☐ BICYCLE METRO BIKE RACK LBRPBG

☐ SELECT DESIRED COLOR

☐ BLACK ☐ ORANGE ☐ BLUE ☐ CHERRY ☐ BRONZE ☐ RED ☐ BROWN ☐ TAUPE ☐ BURBERRY ☐ SILVER ☐ CAMO ☐ TAN ☐ CONCRETE ☐ WHITE ☐ EVERGREEN ☐ WHITE ☐ GRAY ☐ YELLOW ☐ NAVY

FRONT VIEW

TOP VIEW

5 BICYCLE METRO BIKE RACK WITH POWDER COAT FINISH AND INGROUND MOUNT

MODEL: LBRPBG

3

TRASH RECEPTACLE

N.T.S.

4

BARBEQUE GRILL

N.T.S.

4

BIKE RACK

N.T.S.

2045 S. Vineyard Ave., Suite 101
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com

EPS GROUP

SANVERNO

Project: Surprise, Arizona

MATERIAL DETAILS

1ST CD SUBMITTAL - 05/05/2015
2ND CD SUBMITTAL - 07/22/2015
3RD CD SUBMITTAL - 08/14/2015

Revisions:

Call at least two full working days before you begin excavation.

ARIZONA

DESIGNER: AS
DRAWN BY: DJ

CERTIFICATE OF REGISTRATION

45568
ALIZA E. SABIN
TRIZONA, U.S.A.

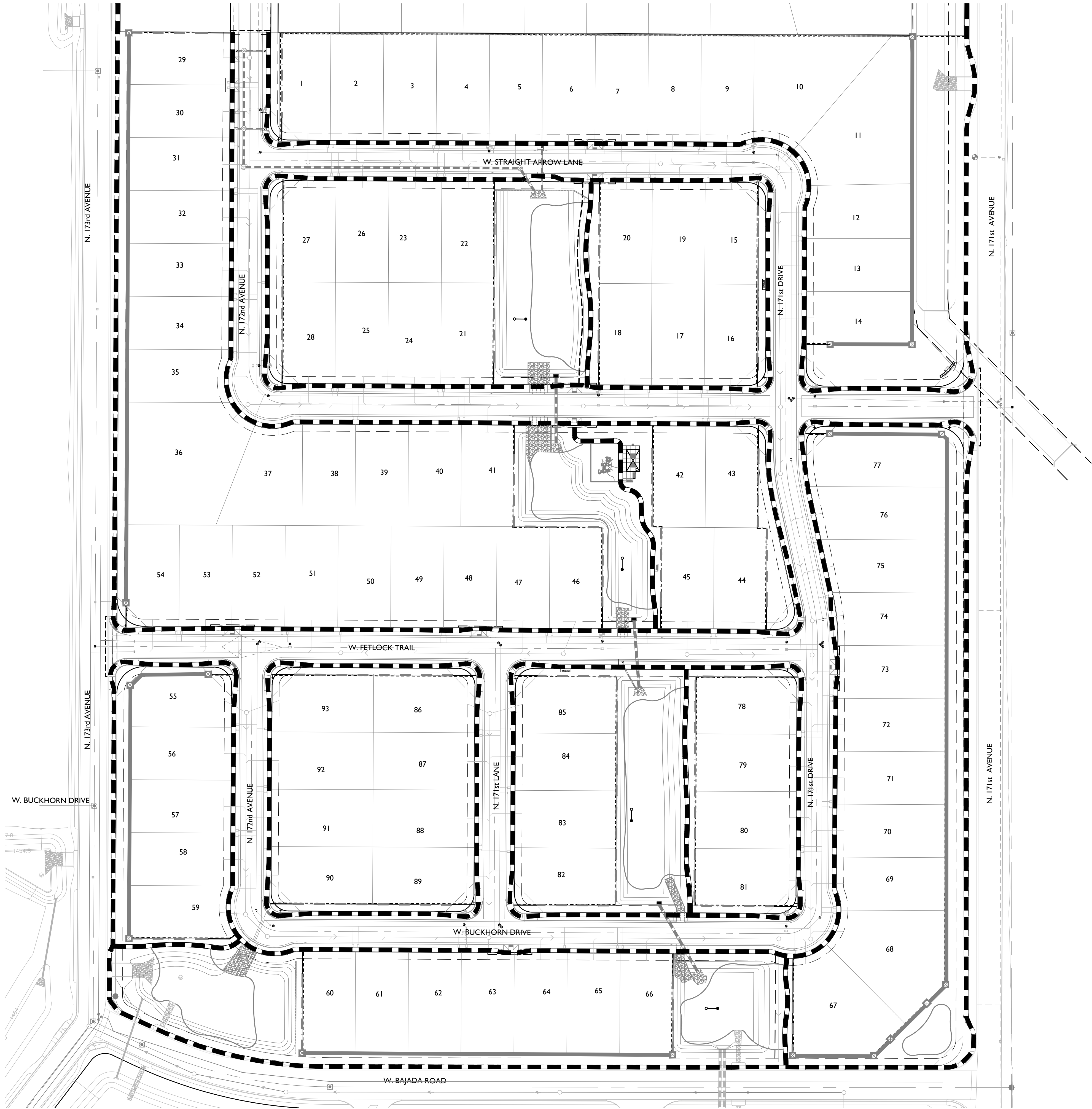
EXPIRES: 12/31/15

Job No.
15-108

CONSTRUCTION DOCUMENTATION

Sheet No.
L-3.06

15 of 32



SITE DETAIL KEYNOTES PAGE #/DETAIL #

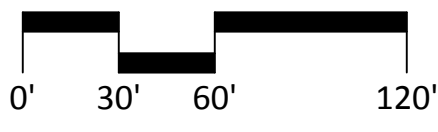
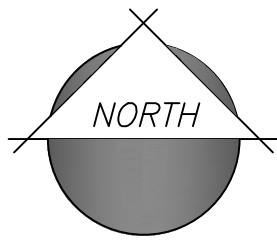
1.0	PAVEMENTS	
1.1	DECOMPOSED GRANITE MULCH	L-3.01/1
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1.5	CONCRETE HEADER (EXTRUDED)	L-3.01/5
1.6	POURED IN PLACE PLAY SURFACING	L-3.01/7
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2.1	6' THEME WALL	L-3.02/1-2
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2.3	COLUMN SETBACK	L-3.02/5
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3.5	LANDSCAPE BENCH	L-3.06/1
3.6	PICNIC TABLE	L-3.06/2
3.7	BARBEQUE GRILL	L-3.06/4
3.8	TRASH RECEPTACLE	L-3.06/3
3.9	BIKE RACK	L-3.06/5
4.0	PLANTING AND LANDSCAPE	
4.1	TREE PLANTING	L-5.01/1
4.2	TREE PLANTING ON SLOPE	L-5.01/2
4.3	TREE STAKING	L-5.01/3
4.4	SHRUB PLANTING	L-5.01/4
4.5	GROUNDCOVER PLANTING	L-5.01/5
4.6	TURF HYDROSEED PLANTING	L-5.01/6

HARDSCAPE LEGEND

SYMBOL	ITEM	SIZE
	"Madison Gold" Decomposed Granite or Approved Equal	5/8" Screened 2" Depth, Min.
	Type A - Standard Gray Concrete Paving	See Civil Plan
	Type C - Decorative Paving Integral Color Concrete (Color D) Light Sandblast Finish	
	Play Area Poured-in-Place Surfacing	
	Play Area Sand	
	Landscape Mow Strip (Extruded)	6" x 6"
	Concrete Header (Cast in Place)	6" x 12"

SIDEWALK LEGEND

SYMBOL	TYPE
	5' CONCRETE SIDEWALK



Scale: 1" = 60'-0"

2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T:480.503.2250 | F:480.503.2258
www.epsgroupinc.com

EPS
GROUP

SANVERNO
Surprise, Arizona

PEDESTRIAN CIRCULATION PLAN

Project:
1ST CD SUBMITTAL - 05/05/2015
2ND CD SUBMITTAL - 07/22/2015
3RD CD SUBMITTAL - 08/14/2015

Revisions:

Call at least two full working days before you begin excavation.
Dial 811 or 1-800-4-A-DAWG (1-800-426-3746) or 1-800-426-3746
In Maricopa County: (602)263-1199

Designer: AS
Drawn by: DJ

EXPIRES: 12/31/15

Job No.
15-108

CONSTRUCTION DOCUMENTATION

Sheet No.
L-9.00

32 of 32



PLANT LEGEND

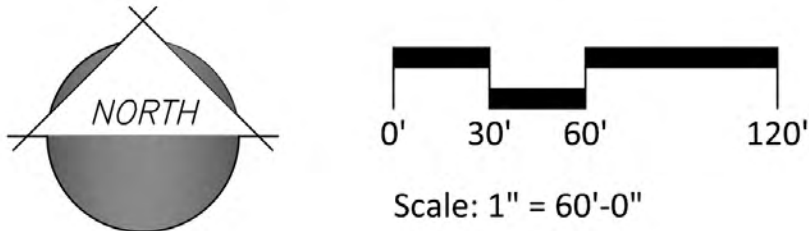
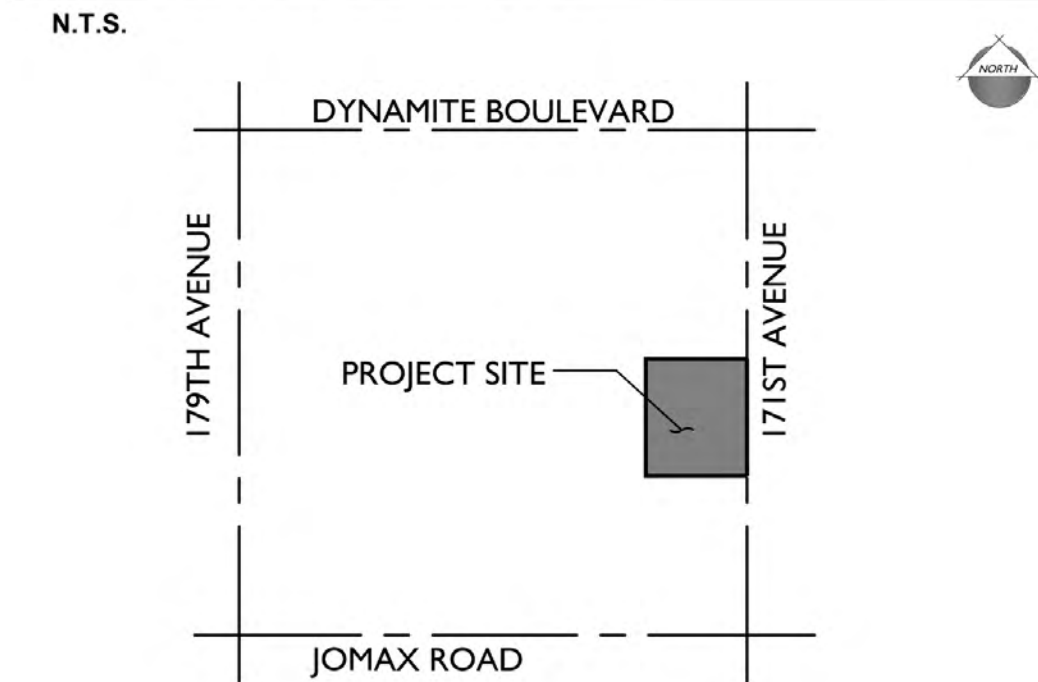
SYMBOL	SCIENTIFIC NAME	COMMON NAME	CAL
TREES			
	Acacia aneura	Mulga	2"
	Acacia salicina	Willow Acacia	2"
	Chilopsis linearis 'Art's Sedless'	Sedless Desert Willow	2"
	Dalbergia sisso	Sisso	2"
	Olneya tesota	Ironwood	2"
	Parkinsonia hybrid 'Desert Museum'	Desert Museum Palo Verde	2"
	Prosopis chilensis 'thornless'	Thornless Chilean Mesquite	2"
	Existing Tree	Varies	Varies

SHRUBS/ACCENTS	COMMON NAME	SIZE
	Agave desmettiana	Smooth Agave 5 Gal
	Agave palmeri	Palmer's agave 5 Gal
	Caesalpinia pulcherrima	Red Bird of Paradise 5 Gal
	Dasyllirion wheeleri	Desert Spoon 5 Gal
	Hesperaloe parviflora	Red Yucca 5 Gal
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage 5 Gal
	Leucophyllum zygomphyllum 'Cimarron'	Cimarron Sage 5 Gal
	Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly 5 Gal
	Ruellia peninsularis	Baja Ruellia 5 Gal
	Tecoma stans 'Gold Star'	Yellow Bells 5 Gal
	Viguiera deltoidea	Goldeneye 5 Gal
	Existing Shrub	Varies 5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
	Eriogonum wrightii	Wright's Buckwheat 1 Gal
	Lantana montevidensis	Trailing Purple Lantana 1 Gal
	Lantana x 'New Gold'	New Gold Lantana 1 Gal

TURF	COMMON NAME	SIZE
	Cynodon dactylon 'Tifway 419'	Tifway 419 Hydroseed
	5/8" Screened Decomposed Granite Madison Gold or Equal, 2" Depth Min.	

VICINITY MAP





**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

18 May 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: FS15-190; San Verno @ Desert Oasis Parcel L-10

Dear Ms. Perry

Thank you for the opportunity to provide comments on the Preliminary Plat and Final Plat Approval Application for San Verno @ Desert Oasis Parcel L-10. This parcel is located on 27 acres at the northwest corner of 171st Avenue and Bajada Road. The proposal is to build 88 residential dwelling units (du), resulting in a gross residential density of 3.8 du/acre. Parcel L-10 is located approximately 2 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone." as defined by A.R.S. § 28-8461, and outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines for the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above density of 3.8du/acre meets these guidelines.

Even though San Verno @ Desert Oasis will be located outside the "vicinity of a military airport," it will be subjected to approximately 13,000 flight operations per year, 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 potential residents 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

A handwritten signature in black ink, appearing to read 'JRM', with a long horizontal line extending to the right.

JAMES R. MITCHELL

cc:

Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

FS15-190 Sanverno at Desert Oasis Preliminary Plat

Planning and Zoning Commission Regular Session

October 15, 2015

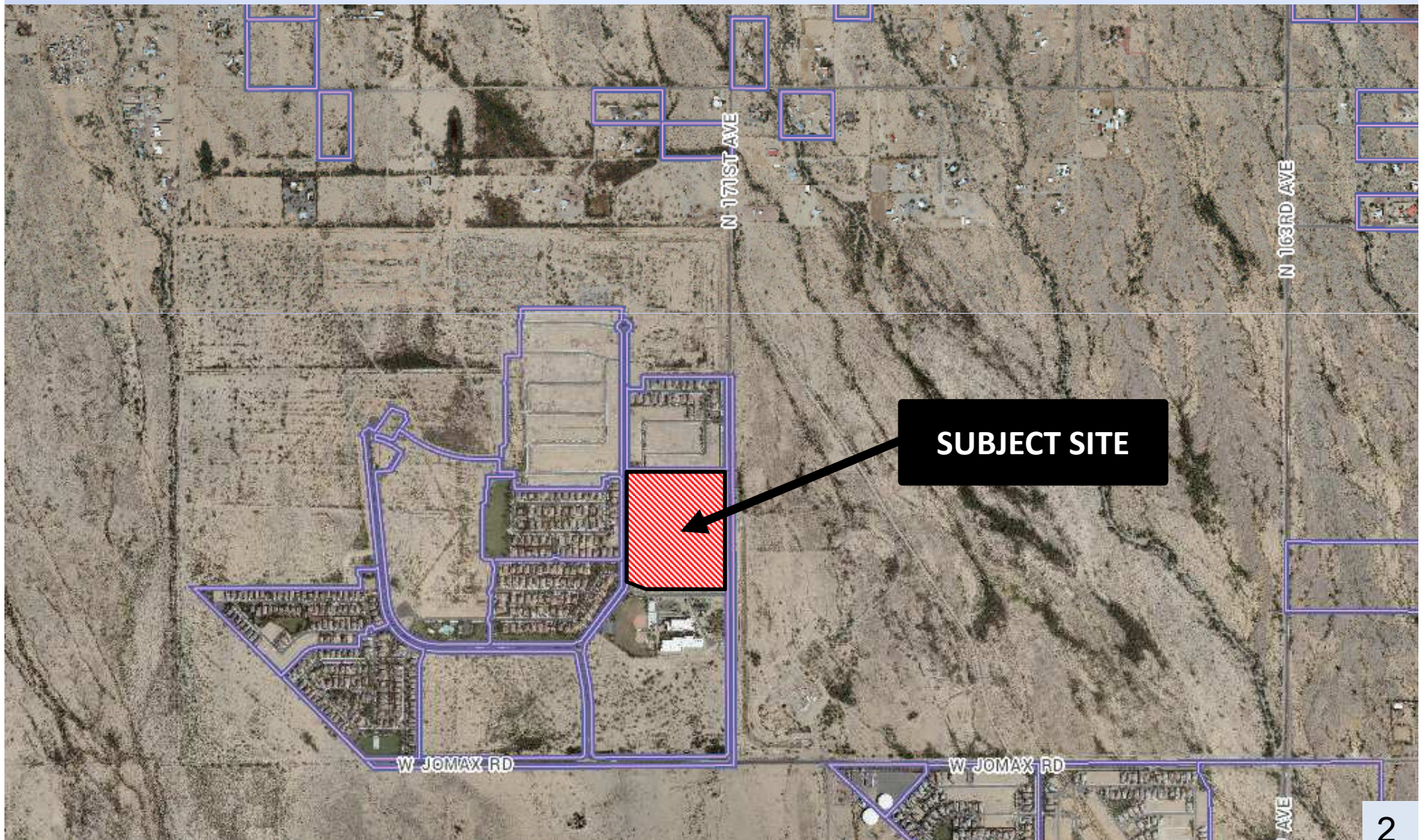


SURPRISE
ARIZONA



FS15-190 Sanverno at Desert Oasis

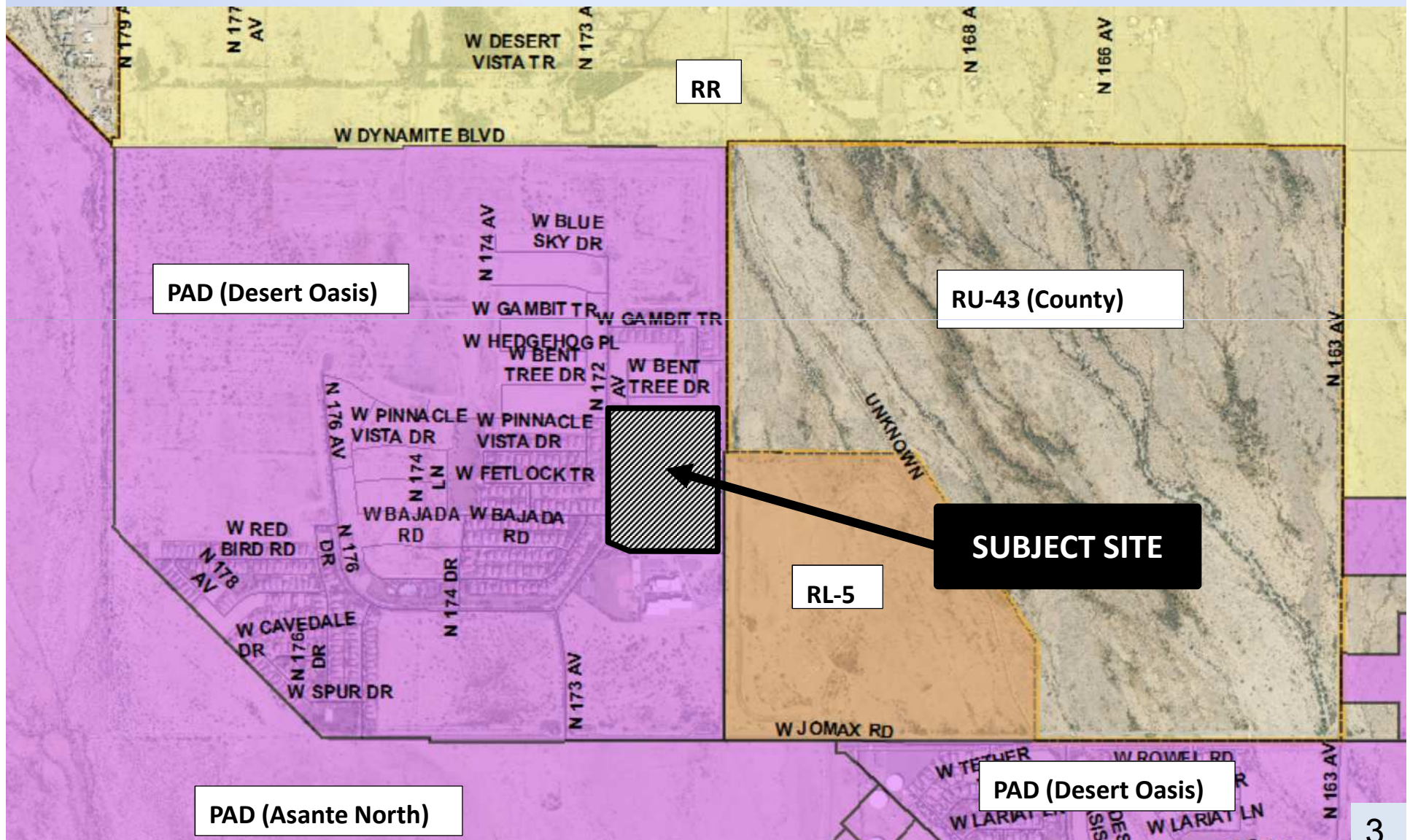
Vicinity Map



FS15-190 Sanverno at Desert Oasis



Preliminary Plat Case Map



FS15-190 Sanverno at Desert Oasis

Proposed Preliminary Plat (1 of 3)



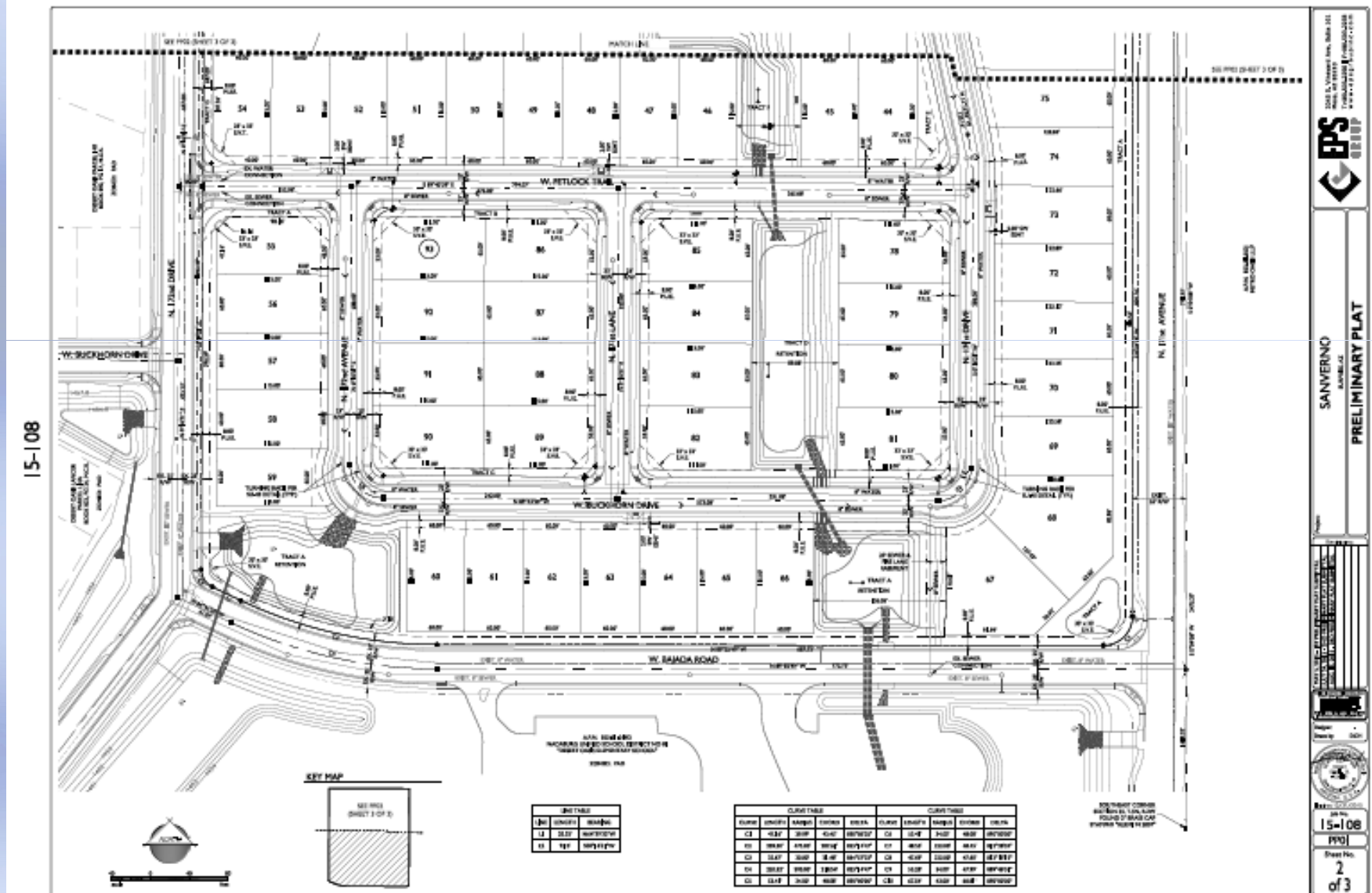
15-108

LOT AREA TABLE	LOT AREA TABLE	LOT AREA TABLE
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2 1000	32 4000	62 4000
3 1000	33 4000	63 4000
4 1000	34 4000	64 4000
5 1000	35 4000	65 4000
6 1000	36 4000	66 4000
7 1000	37 4000	67 4000
8 1000	38 4000	68 4000
9 1000	39 4000	69 4000
10 1000	40 4000	70 4000
11 1000	41 4000	71 4000
12 1000	42 4000	72 4000
13 1000	43 4000	73 4000
14 1000	44 4000	74 4000
15 1000	45 4000	75 4000
16 1000	46 4000	76 4000
17 1000	47 4000	77 4000
18 1000	48 4000	78 4000
19 1000	49 4000	79 4000
20 1000	50 4000	80 4000
21 1000	51 4000	81 4000
22 1000	52 4000	82 4000
23 1000	53 4000	83 4000
24 1000	54 4000	84 4000
25 1000	55 4000	85 4000
26 1000	56 4000	86 4000
27 1000	57 4000	87 4000
28 1000	58 4000	88 4000
29 1000	59 4000	89 4000
30 1000	60 4000	90 4000
31 1000	61 4000	91 4000
32 1000	62 4000	92 4000
33 1000	63 4000	93 4000
34 1000	64 4000	94 4000
35 1000	65 4000	95 4000
36 1000	66 4000	96 4000
37 1000	67 4000	97 4000
38 1000	68 4000	98 4000
39 1000	69 4000	99 4000
40 1000	70 4000	100 4000
41 1000	71 4000	101 4000
42 1000	72 4000	102 4000
43 1000	73 4000	103 4000
44 1000	74 4000	104 4000
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46 1000	76 4000	106 4000
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66 1000	96 4000	126 4000
67 1000	97 4000	127 4000
68 1000	98 4000	128 4000
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70 1000	100 4000	130 4000
71 1000	101 4000	131 4000
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83 1000	113 4000	143 4000
84 1000	114 4000	144 4000
85 1000	115 4000	145 4000
86 1000	116 4000	146 4000
87 1000	117 4000	147 4000
88 1000	118 4000	148 4000
89 1000	119 4000	149 4000
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FS15-190 Sanverno at Desert Oasis

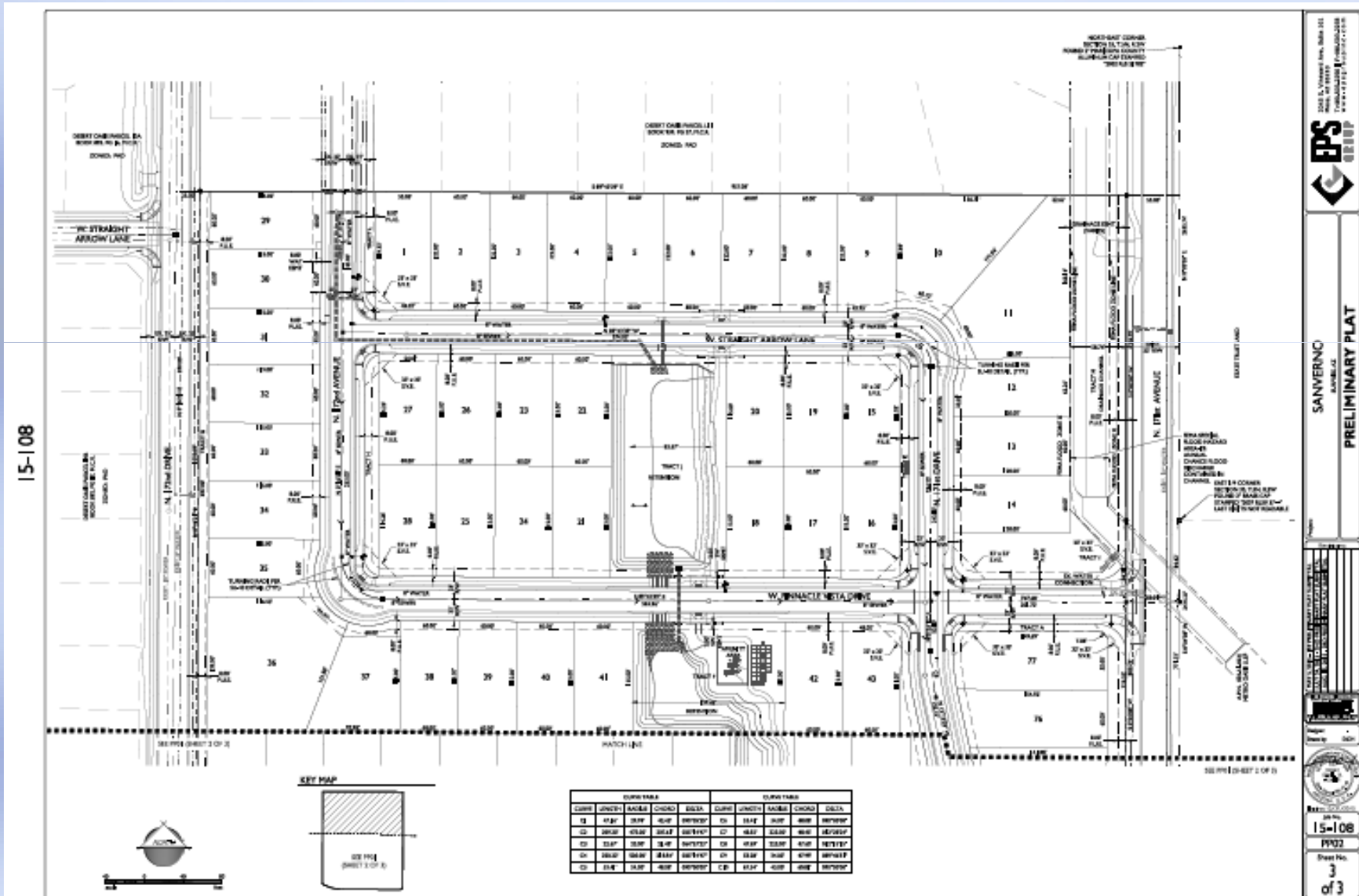


Proposed Preliminary Plat (2 of 3)



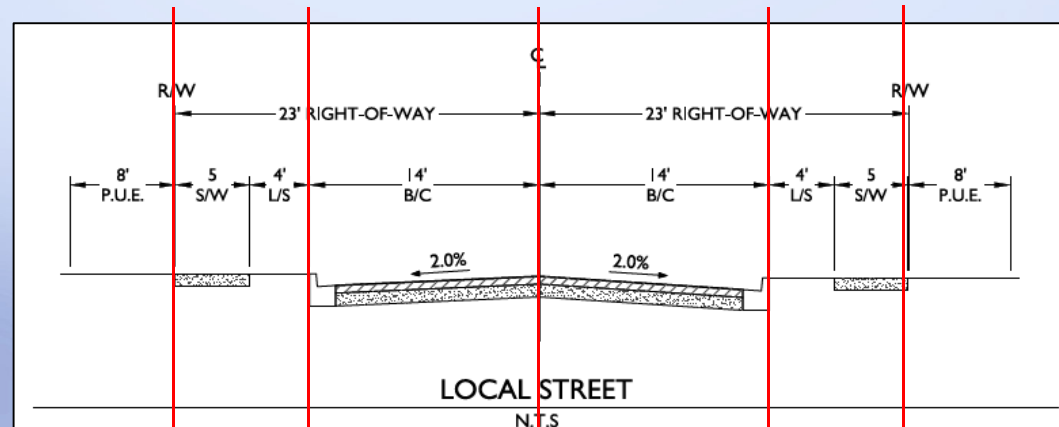
FS15-155 Sanverno at Desert Oasis

Proposed Preliminary Plat (3 of 3)

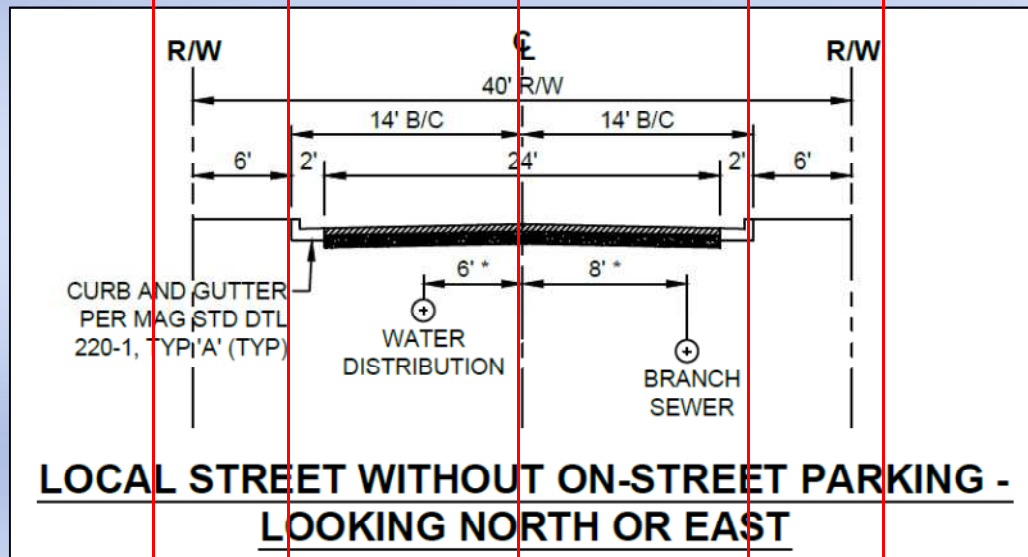


FS15-190 Sanverno at Desert Oasis

Proposed Street Cross-Section

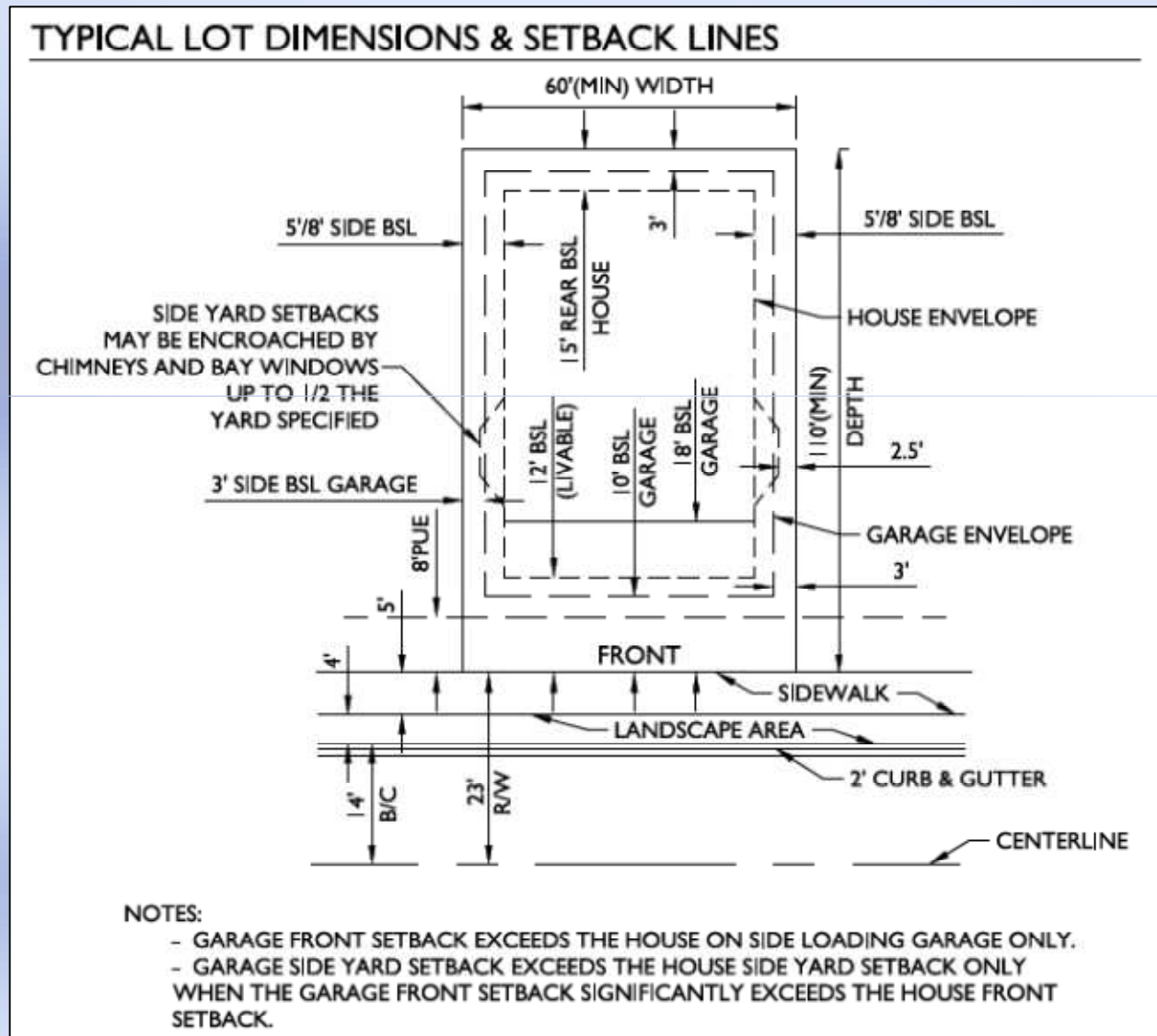


Cross-section per PAD



Cross-section per Surprise EDS 3-07

Development Standards



Development Standards

SINGLE FAMILY DEVELOPMENT STANDARDS

LOT CATEGORY	C	<u>GENERAL NOTES</u>
WIDTH RANGE	58'-62'	1. THE DEVELOPMENT STANDARDS FOR THE LDR LOTS MEET OR SURPASS THE MINIMUM STANDARDS FOR THE DESIGN GUIDELINES WITH THE EXCEPTION OF GARAGE SIDE AND REAR YARD SETBACKS.
MINIMUM WIDTH	60'	
MIN. LOT AREA (S.F.)	6,600	
MIN. LOT DEPTH	110'	2. THE SMALLER SIDE AND REAR YARD FOR GARAGE ALLOW THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OPTION OF REAR YARD GARAGES.
FRONT SETBACK LIVABLE ¹²	12'	
FRONT SETBACK GARAGE	10'	
REAR SETBACK HOUSE	15'	3. "GRANNY FLATS" SHALL BE ALLOWED OVER REAR DETACHED GARAGES.
REAR SETBACK GARAGE ¹³	3'	
SIDE SETBACK HOUSE ¹⁴	5'8"	
SIDE SETBACK GARAGE ¹⁵	3'	
STREET SIDE HOUSE ¹⁷	10'	
STREET SIDE GARAGE ¹⁸	5'	
BUILDING COVERAGE ¹⁹	40%	
AVERAGE DENSITY	3.9	

FOOTNOTES

¹² GARAGE FRONT SETBACK MAY BE LESS THAN LIVABLE AREA AS SIDE-LOADED GARAGE ONLY. OTHERWISE, MINIMUM OF 18' BEHIND SIDEWALK.

¹³ ALLEY OR STREET ACCESS.

¹⁴ SIDE YARD ENCROACHMENT UP TO ½ SIDE SETBACK FOR BAY WINDOWS AND CHIMNEYS.

¹⁵ REAR INTERIOR LOT GARAGE.

¹⁶ VARIES WITH HOUSING PRODUCT. SEE DESIGN GUIDELINES.

¹⁷ LANDSCAPE BUFFER TRACTS CAN REDUCE STREET SIDE YARD REQUIREMENT BY THE WIDTH OF TRACT, UP TO 5 FEET.

¹⁸ REAR OR RECESSED FRONT ACCESS ONLY. SIDE STREET ACCESS SAME AS FRONT SETBACK.

¹⁹ BASEMENTS, "GRANNY FLATS" AND ATTIC LOFTS ARE ENCOURAGED FOR THE EXPANSION OF LIVABLE AND STORAGE SPACE AND THE REDUCTION OF ENERGY AND LAND CONSUMPTION.

NOTE: ADDITIONAL SETBACKS MAY BE REQUIRED BY THE BUILDING CODE

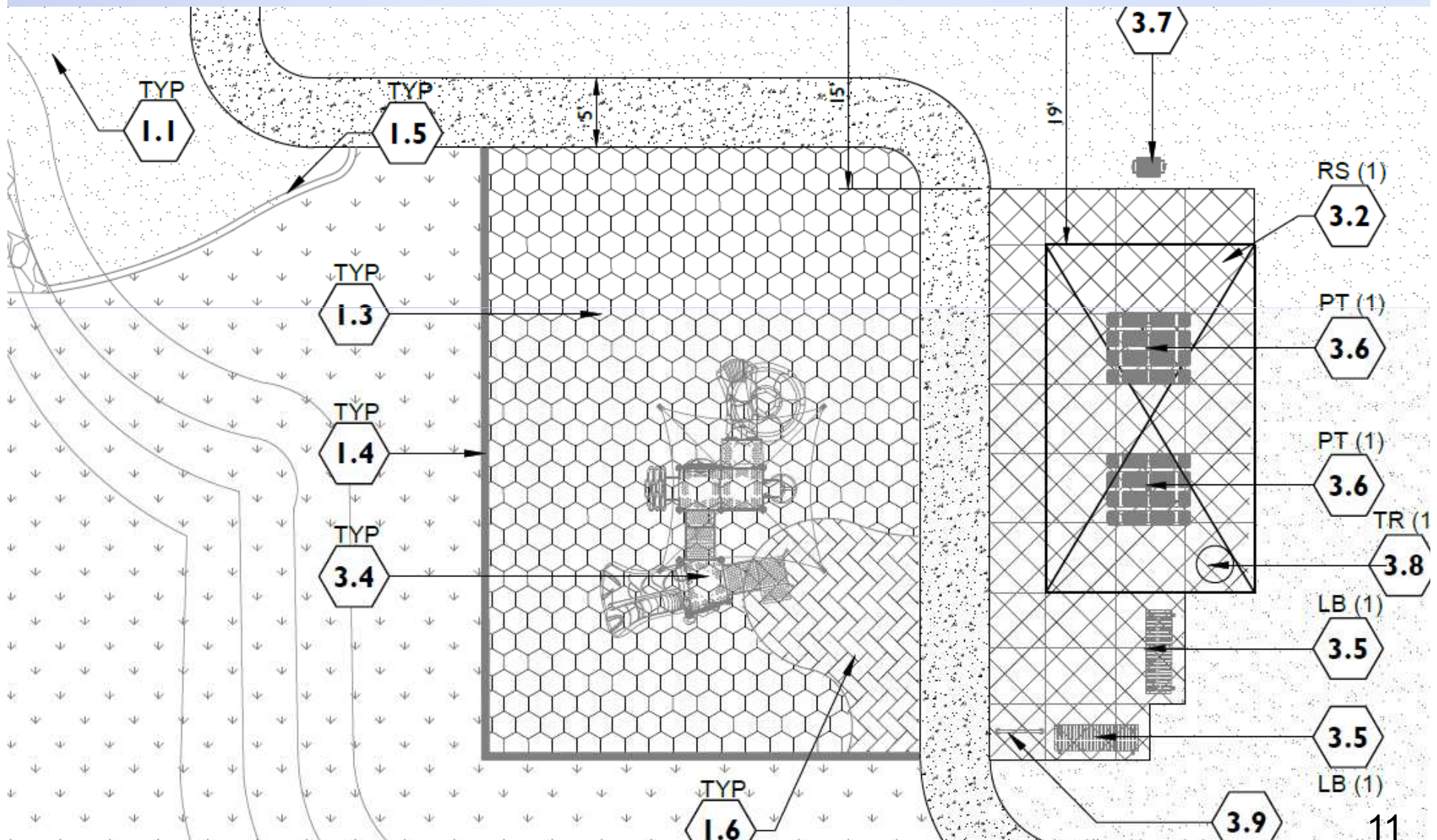
FS15-190 Sanverno at Desert Oasis

Landscaping



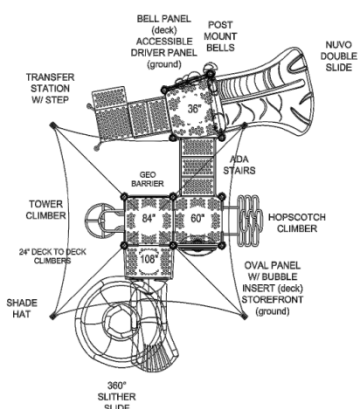
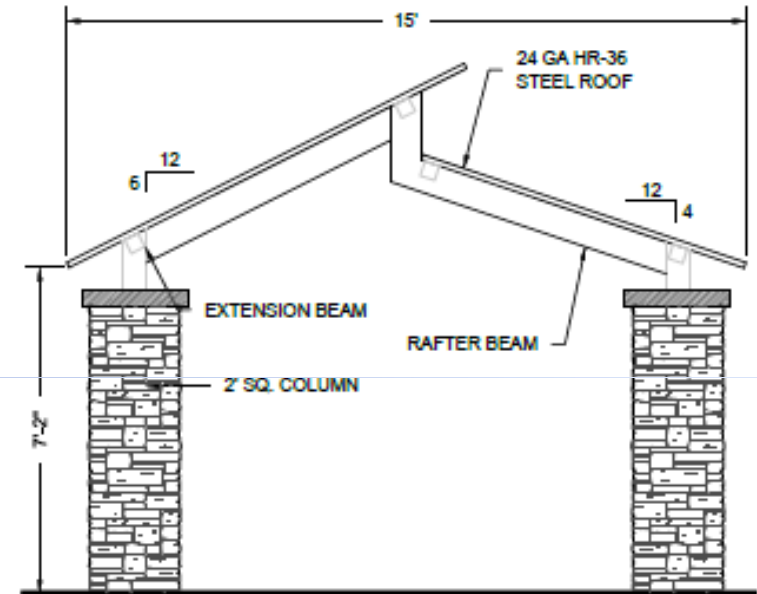
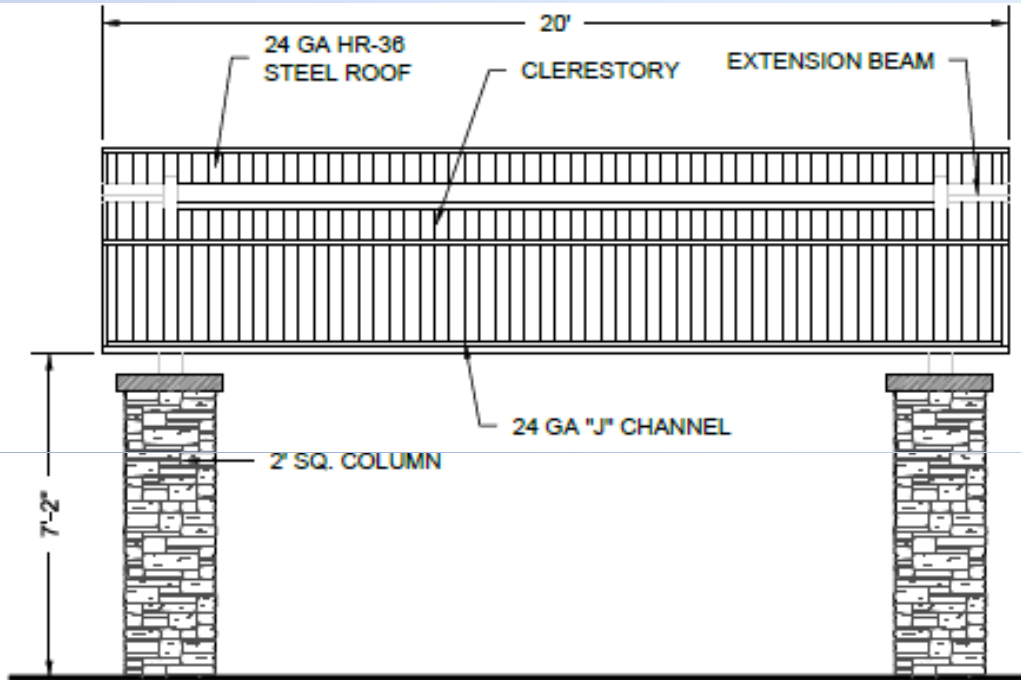
FS15-190 Sanverno at Desert Oasis

Amenities

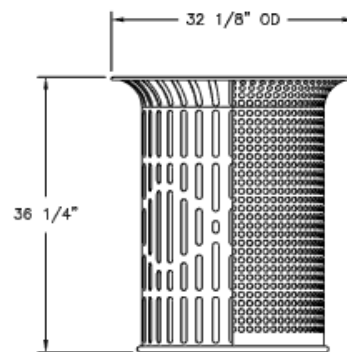


FS15-190 Sanverno at Desert Oasis

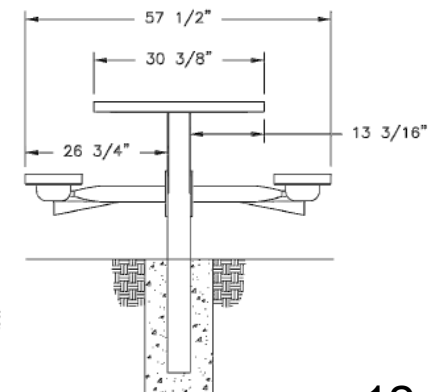
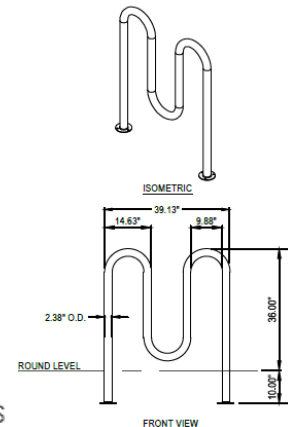
Amenities



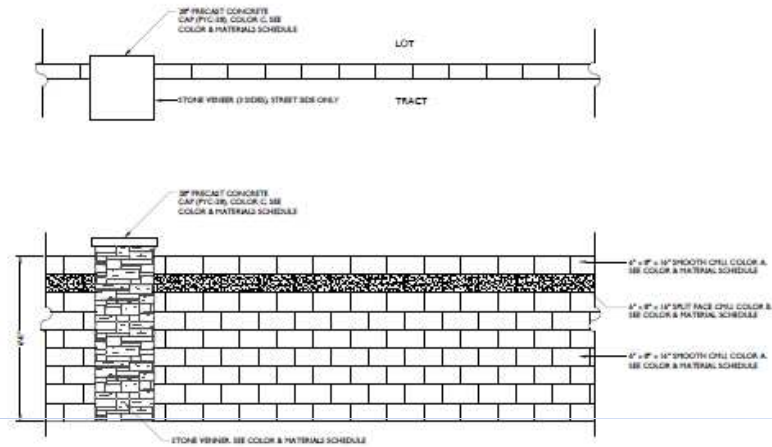
ISOMETRIC VIEW
NOT TO SCALE



FLARE RECEPTACLE DIMENSIONS



The site plan shows a rectangular building footprint with a central courtyard. The building is surrounded by parking spaces, with a total of 100 units. The plan includes labels for streets: W. 10th Avenue to the north, W. 11th Avenue to the south, W. 12th Avenue to the east, and W. 13th Avenue to the west. The building footprint is outlined in red, and the parking spaces are outlined in black. The plan also shows the location of the building's entrance, which is located on the east side of the building. The plan includes a north arrow and a scale bar. The plan is titled "PROPOSED 100-UNIT APARTMENT BUILDING" and "1000 W. 10TH AVENUE".

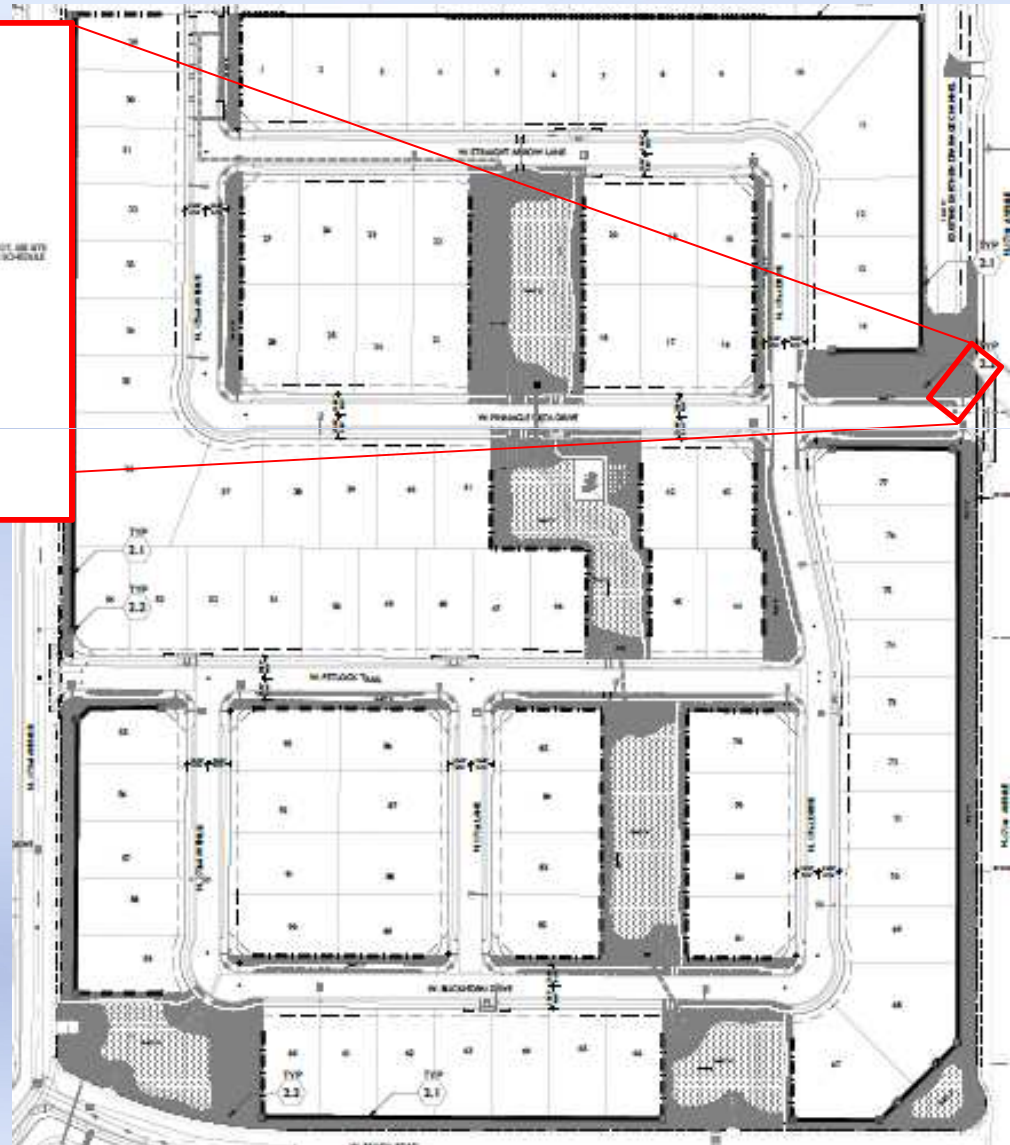
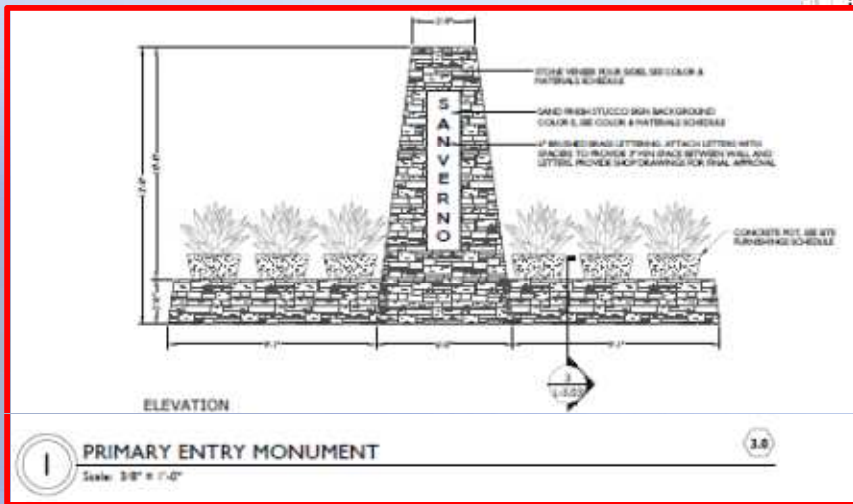


Scale: $1/2" = 1'-0"$

SYMBOL	ITEM
	DECORATIVE COLUMN 'TYPE A'
	6'-0" THEME WALL
	6'-0" BUILDER WALL (FENCE BLOCK STAIN TO MATCH WOODED ACRE 'DE6130')
	EXISTING WALL TO REMAIN (STAIN TO MATCH WOODED ACRE 'DE6130')

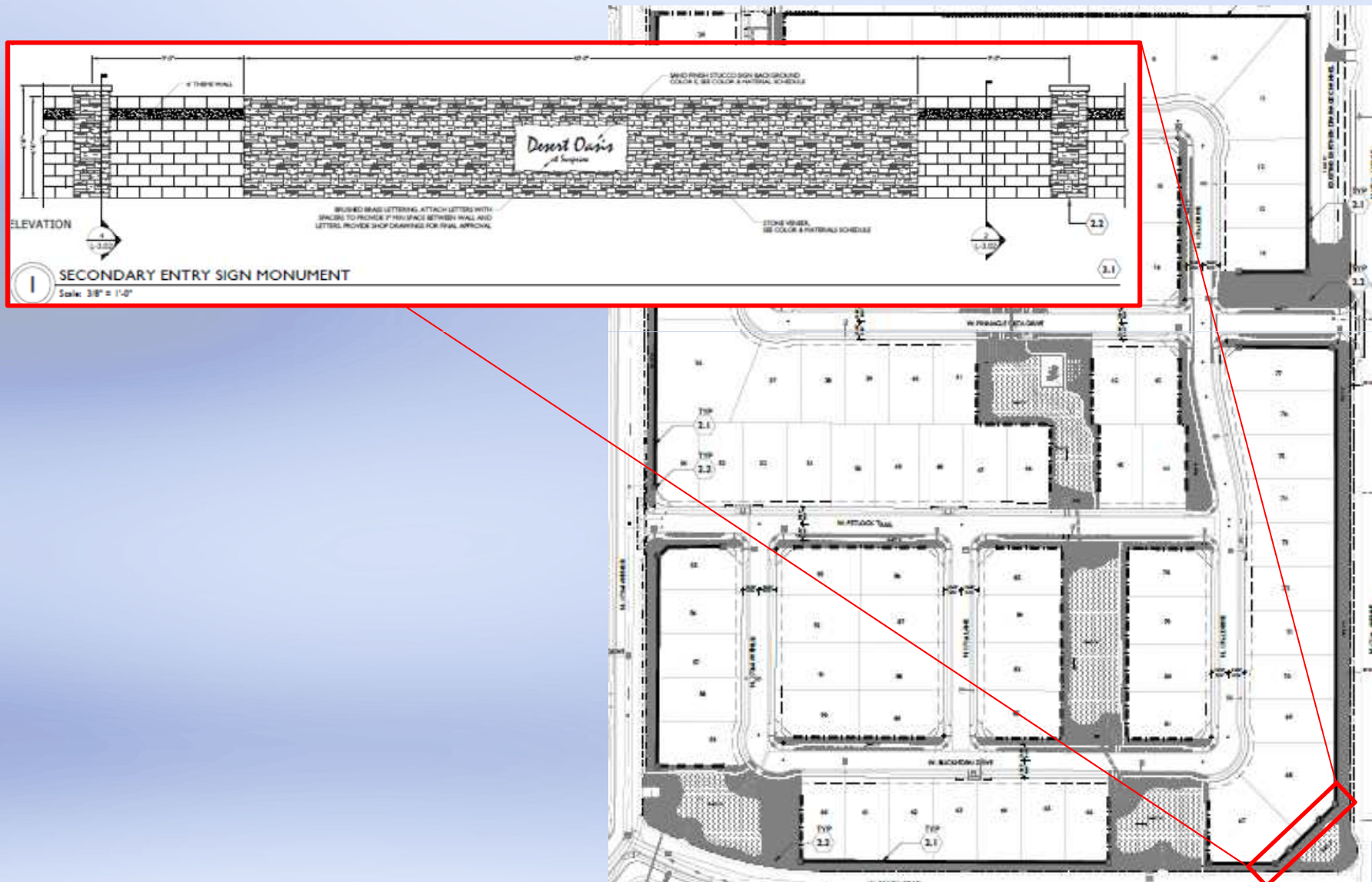
FS15-190 Sanverno at Desert Oasis

Primary Entry Monument



FS15-190 Sanverno at Desert Oasis

Secondary Entry Monument



Citizen Outreach

City mail-out to all property owners
within 300' of subject property

(Provided for context only – November 3, 2015 City Council item)

[illegible]

Recommendations:

Recommend **approval** to the City Council

Questions or Comments?



CITY OF SURPRISE
Planning and Zoning Commission

October 15, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 15, 2015	Contact Person:	Donna Miller - Community & Recreation Services Assistant Director
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion of Draft Surprise Parks and Recreation Master Plan.

Motion:

None

Background:

Community and Recreation Services in collaboration with Community Development and Master Plan consultant has prepared a draft parks and recreation master plan. The master plan update included consultants collecting current facility and program inventory, benchmarking locally and nationally, summarizing potential deficiencies according to planning area and projected populations, identifying potential construction costs for current 20 year CIP plan and conducting a public survey. Staff gave an overview of the progress, survey results and resulting conceptual themes during a CRS Advisory Commission meeting in January 2015. Several work sessions were scheduled with the CRS Advisory Commission throughout spring and summer 2015. The plan update is 75% complete and includes goals, policy and objective development, as well as general design guidelines and principals. The goal is to update the plan and align it with the general plan update and planned for council review in November and action in December.

Financial Impact Statement:

This is a non-growth project in the general capital fund under the CRS Master Plan (21112-444-111-2999-38199-21414). The programmed budget for FY2016 is \$25,000.

ATTACHMENTS:

[Click to download](#)

☐ [Parks and Recreation Master Plan Update - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Donna Miller, Assistant Director - Community and Recreation Services

Jay Hicks, Partner - Dig Studio, Inc.

Parks and Recreation Master Plan Update

2015 - 2030

Draft Master Plan Review

September 30, 2015



Progress Update

✓ Draft Master Plan

- ✓ September – CRS Draft Review
- ☐ October 15th – Planning and Zoning Review

☐ Final Master Plan and Implementation Strategy

- ☐ November 17th – Council Work Session
- ☐ November 23rd – CRS Approval
- ☐ December 15th – Council Adoption

Agenda

Draft Master Plan

- Master Plan Goals
- Desired Acres of Parks and Open Space
- Park System Master Plan Elements

What we need by 2030

- Open Space
- Parklands
- Amenities
- Community Facilities

CRS Action

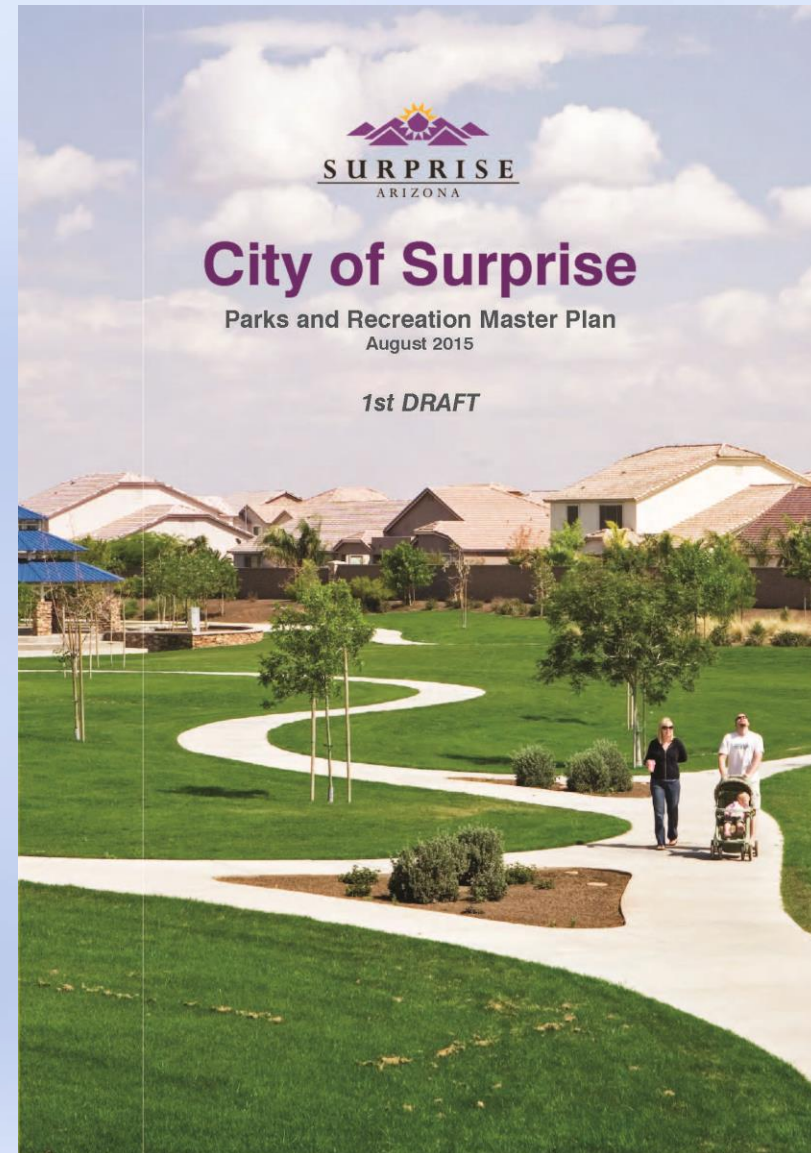
1. Approval of Master Plan Goals
2. Approval of Desired acres per 1,000 residents

Parks and Recreation Master Plan Update



Master Plan Goals

- **Improve the residential quality of life by reinvesting in our existing parks.**
- **Promote active recreation, sports and sports tourism.**
- **Provide a connected park experience through the development of an overall connected park system framework**
- **Pursue opportunities to create and acquire new parks and open space.**



Parks and Recreation Master Plan Update



WHAT DO WE HAVE?

the LARGE parks

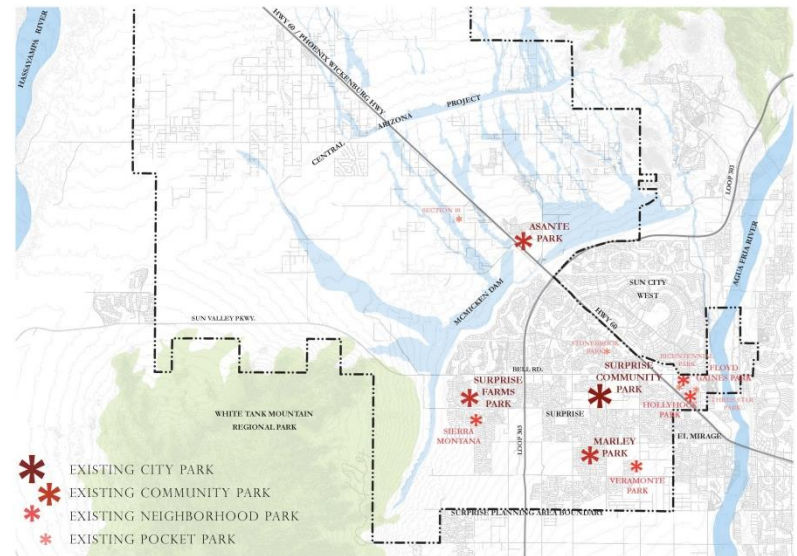
4 community + city parks
Marley Park | Surprise Farms | Asante
Surprise Community Park



the small parks

8 neighborhood + pocket parks
Habitat | Section 10 | Stonebrook | Three Star | Bicentennial
Gaines | Sierra Montana | Veramonte

Surprise Recreation Complex



HOW DO WE COMPARE?

	SURPRISE	PEORIA	CHANDLER	SCOTTSDALE	GLENDALE	AVERAGE
POPULATION	123,797	154,065	245,628	223,514	232,143	
OPEN SPACE (ACRES / ACRES PER 1,000 POPULATION)	0/ 0.0	1,000/ 6.5	336/ 1.4	78*/ 0.4	1,297/ 5.6	3.5
DEVELOPED PARKS (ACRES / ACRES PER 1,000 POPULATION)	336/ 2.7	571/ 3.7	1,192/ 4.9	974/ 4.3	891/ 3.8	4.2
TOTAL PARKS (ACRES / ACRES PER 1,000 POPULATION)	336/ 2.7	1,571/ 10.2	1,528/ 6.3	1,052*/ 4.7	2,188/ 9.4	7.7

* DOES NOT INCLUDE MCDOWELL MOUNTAIN REGIONAL PARK

WHAT DO WE NEED FOR TOMORROW?

	TODAY	DESIRED ACRES	2020 ADDITIONAL ACRES NEEDED	2030 ADDITIONAL ACRES NEEDED	2030 TOTALS	BY 2030:
	123,797 Residents	Per 1,000 Residents	159,171* Residents	241,901* Residents		1,237 Acres of New Public Parks**
OPEN SPACE (ACRES)	0	3.5 (ACRES/1,000)	+557 Ac	+290 Ac	847 Ac	=
DEVELOPED PARKS (ACRES)	336	3.0 (ACRES/1,000)	+142 Ac	+248 Ac	726 Ac	1 New 200 Acre City Park
PRIVATE PARKS* * OPEN ACCESS (ACRES)	215	1.7 (ACRES/1,000)	+56 Ac	+140 Ac	411 Ac	+
TOTAL PARKS (ACRES)	551	8.2 (ACRES/1,000)	+755 Ac	+678 Ac	1,984 Ac	8 New 20-25 Acre Community Parks
						+ 847 Acres of Open Space

* MAG PROJECTIONS FOR SURPRISE MPA POPULATION: 2020 - 159,171, 2030 - 241,901

** DOES NOT INCLUDE NEW PRIVATE PARKS

Parks and Recreation Master Plan Update



What we need for Tomorrow

WHAT DO WE NEED FOR TOMORROW?

	TODAY	DESIRED ACRES	2020 ADDITIONAL ACRES NEEDED	2030 ADDITIONAL ACRES NEEDED	2030 TOTALS
	123,797 Residents	Per 1,000 Residents	159,171* Residents	241,901* Residents	
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BY 2030:

1,237
Acres of New Public Parks**

=

1
New 200 Acre City Park

+

8
New 20-25 Acre Community Parks

+

847
Acres of Open Space

* MAG PROJECTIONS FOR SURPRISE MPA POPULATION: 2020 - 159,171, 2030 - 241,901

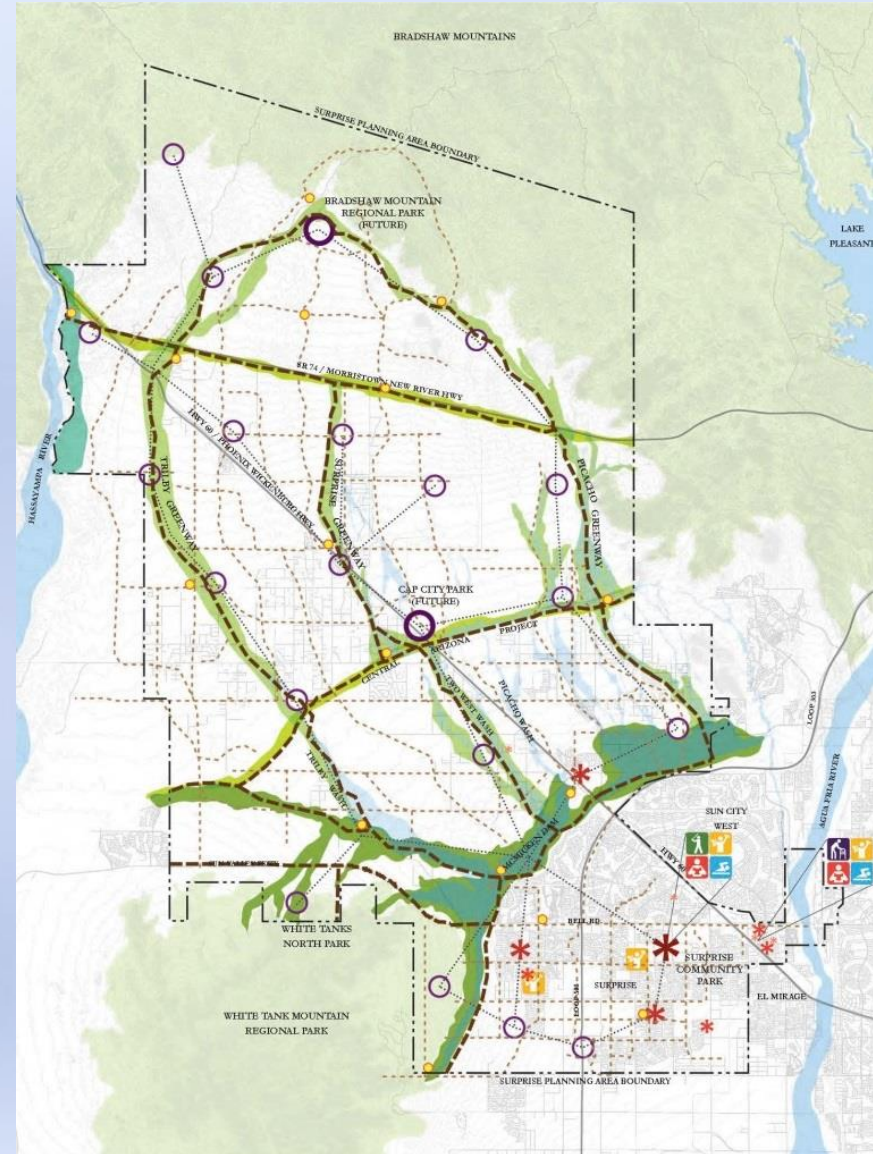
** DOES NOT INCLUDE NEW PRIVATE PARKS

Parks and Recreation Master Plan Update



Park System Elements

- Open Space & Natural Areas
- Greenways
- Bikeways & Trails
- Parklands
- Community Facilities



Parks and Recreation Master Plan Update



Open Space & Natural Lands

847 acres by 2030

WILDLIFE HABITAT



Copyright: iStockphoto.com, 29 March 2013, #1207

MOUNTAIN VISTAS



HASSAYAMPA RIVER

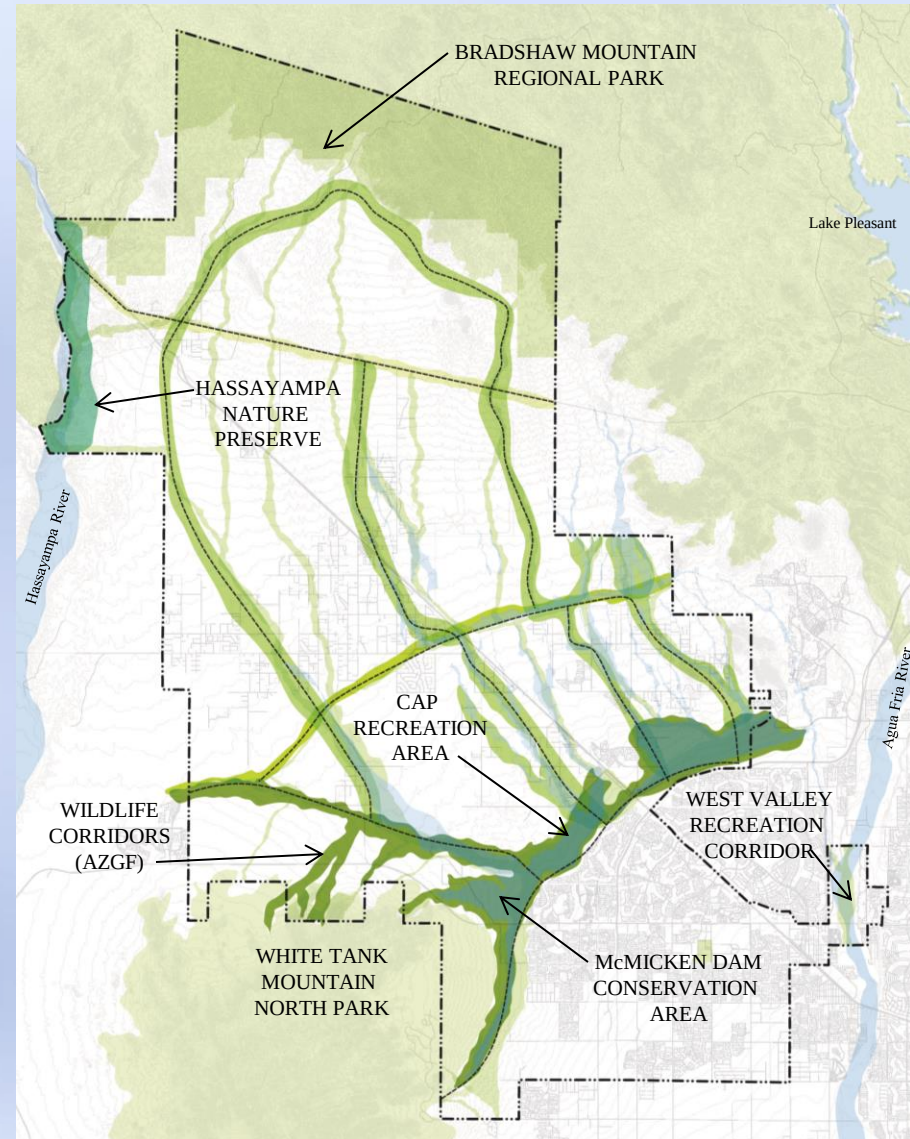


Photo Credit by Bingdink, Panoramio

RECREATION OPPORTUNITIES



Bureau of Land Management, Arizona, 05 April 2014, #620



Parks and Recreation Master Plan Update

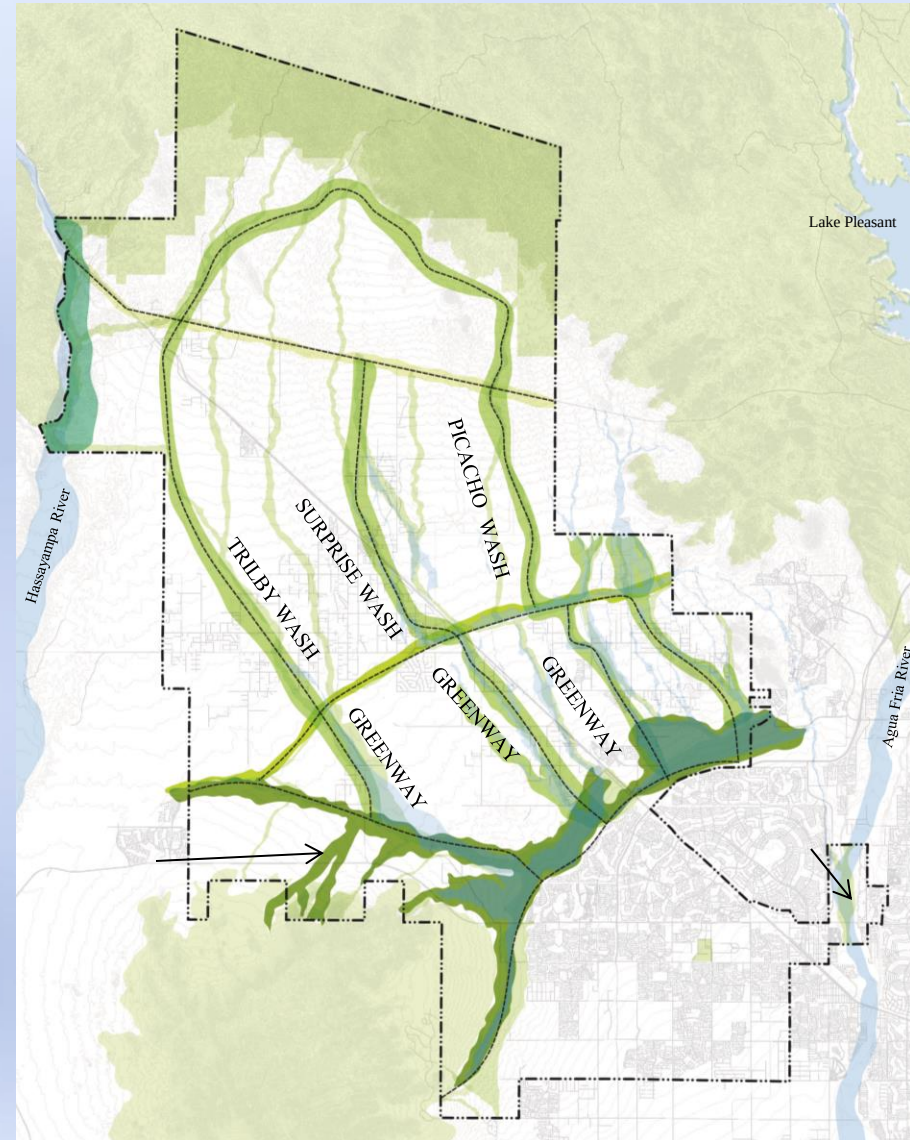


New Greenways

20 Miles by 2030



GRADE SEPERATED CROSSINGS - UNDER-



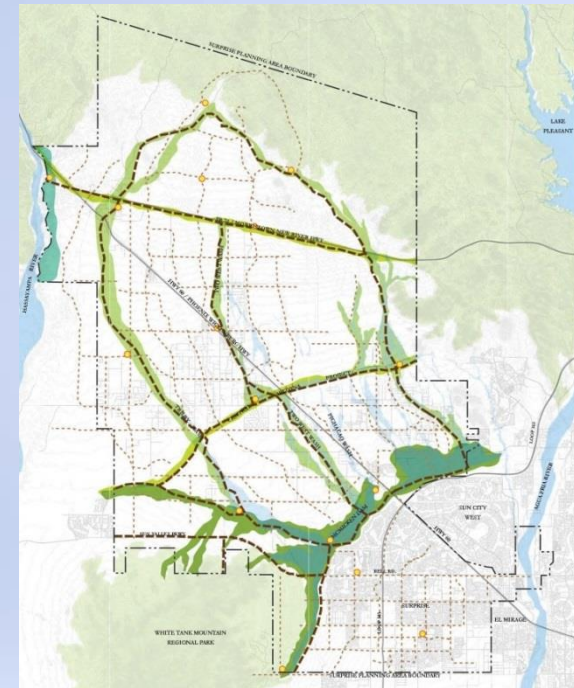
New Bikeways and Trails By 2030

13 Miles

New Natural Surface Trails

19 Miles

New Improved Surface Trails



Parks and Recreation Master Plan Update



Parklands

390 Acres by 2030

1 City Park

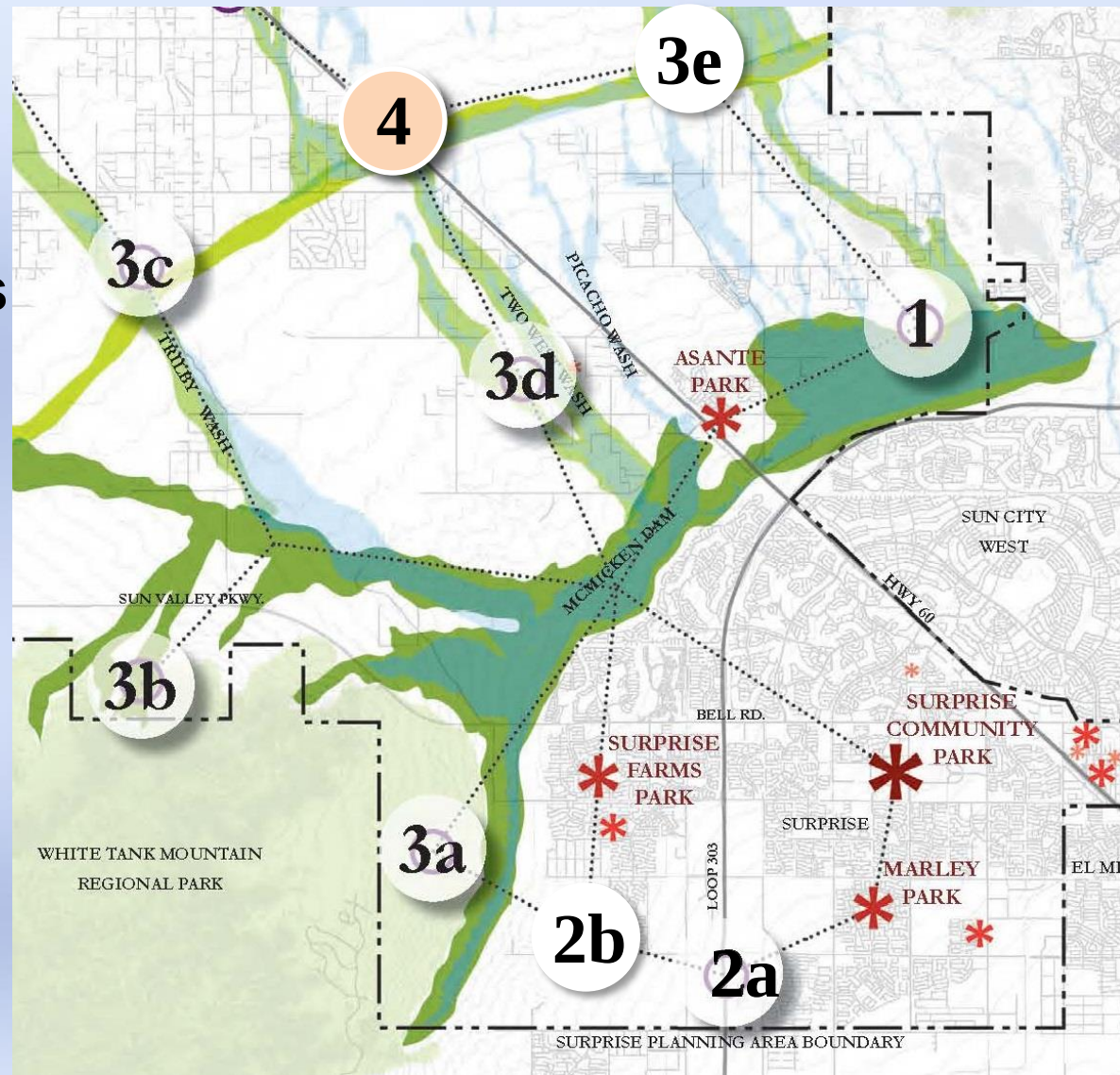
8 Community Parks

1 Rancho Mercado
13-acre park

2 Growth Area
Community Parks
20-30 acres

3 New Community
Parks 20-30 acres

4 New City Park
150-200 acres



Parks and Recreation Master Plan Update



New Amenities by 2030

3	New Skate Parks
9	New Splash Pads
10	New Sand Volleyball
14	New Playgrounds
16	New Restrooms
19	New Basketball Courts
25	New Soccer/Multiuse Fields
23	New Baseball/Softball
23	New Tennis Courts



New Community Facilities by 2030

- 3 New Aquatic Centers**
- 3 New Recreation Centers (30,000-40,000 square feet)**
- 1 New Fieldhouse (90,000-100,000 square feet)**
- 2 New Libraries**



CRS Action

1. Master Plan Goals

- **Improve the residential quality of life by reinvesting in our existing parks.**
- **Promote active recreation, sports and sports tourism.**
- **Provide a connected park experience through the development of an overall connected park system framework.**
- **Pursue opportunities to create and acquire new parks and open space.**

CRS Action

2. Desired Park Acres

- **3.5 acres of Open Space / 1,000 residents**
- **3.0 acres of Developed Parks / 1,000 residents**
- **1.7 acres of Private Parks / 1,000 residents**
- **8.2 acres of Total Parks / 1,000 residents**

Next Steps

☐ Final Parks and Recreation Master Plan

- | | |
|--|---|
| ☐ October 15 Th | Planning and Zoning Review Master Plan Update |
| ☐ November 17 th | Council Work Session to Review Master Plan Update |
| ☐ November 23 rd | CRS Approval of Master Plan Update |
| ☐ December 15 th | Council Adoption of Master Plan Update |

Parks and Recreation Master Plan Update

Draft Master Plan

September 30, 2015





CITY OF SURPRISE
Planning and Zoning Commission

October 15, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 15, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
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Agenda Wording:

Consideration and action on Case FS15-261, a Conditional Use Permit entitled Heritage of Surprise.

Motion:

I move to approve the Conditional Use Permit for Heritage of Surprise, Case FS15-276.

Background:

The proposed assisted living facility will provide a complementary use to the overall Stadium Village development. The designation of mixed use allows an assisted use facility with a conditional use permit. Urban design standards are utilized to continue the streetscape created by the existing development in Stadium Village. The design creates a higher aesthetic while contributing to an overall pedestrian oriented development.

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

- ☐ [FS15-261 - The Heritage of Surprise - Staff Report](#)
- ☐ [FS15-261 - The Heritage of Surprise - Vicinity Map](#)
- ☐ [FS15-261 - The Heritage of Surprise - Site Plan](#)
- ☐ [FS15-261 - The Heritage of Surprise - Color Landscape](#)
- ☐ [FS15-261 - The Heritage of Surprise - Elevations](#)
- ☐ [FS15-261 - The Heritage of Surprise - 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



CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-261

Project Name: Heritage of Surprise Directed Care Facility

Council District: 5 - Palm

Meeting Date: October 15, 2015

Planner: Hobart Wingard, 623-222-3156

Owner: MidFirst Bank

Applicant: Beus Gilbert, PLLC

Request: Conditional Use Permit

Site Location: Generally on the southwest corner of West Young Street and North Stadium Way

Site Size: Approximately 5.8 acres

Density: 5-24 DU/Ac

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

Support/Opposition: No expressions of support or opposition received

Staff Recommendation: Staff recommends approval of Case FS15-261, Heritage of Surprise

Project Description:

The proposed one-story assisted Living facility will serve approximately 100 residents. The proposed project will provide a complementary use to the existing memory care facility currently under construction to the southwest. The facility will be licensed by the Arizona Department of Health Services, as a directed care facility. The residents receive assistance with daily activities such as bathing, dressing, and eating. The Heritage will promote social interaction by providing common dining, social, and recreational activities.

The subject facility is located within the Stadium Village portion of the Orchards PAD. The underlying land use is designated as mixed use. This designation allows for development equivalent to single, medium, and high density residential up to 24 DU/Ac. Community and regional commercial uses are also permitted within the mixed use designation. The Orchards PAD requires that a conditional use permit be obtained for an assisted use facility.

As this is part of Stadium Village, urban design standards were utilized to continue the streetscape created by the Residences at Stadium Village to the south. The design includes diagonal street parking, minimal setbacks, street trees, and complementary architecture. The primary structure provides two internal courtyards for residents use and four-sided architecture. A combination of stone, stucco, metal awnings, and decorative architectural embellishments create a higher aesthetic while contributing to an overall pedestrian oriented development.

Surrounding Land Zoning/Uses:

Direction	Zoning	Current Land Use
North	Orchards PAD – Mixed Use	Vacant
South	Orchards PAD – Mixed Use	Multi-Family Residential / Vacant
East	Orchards PAD – Mixed Use	Vacant
West	Orchards PAD – Single Family Residential	Single-Family Residential

Background:

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

September 11, 1997: a Planned Area Development (PAD) for The Orchards was approved by the Mayor and City Council.

July 11, 2002: An amendment to the Orchards PAD was approved by the Mayor and City Council creating Stadium Village.

May 7, 2015: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR15-178.

August 19, 2015: The applicant held a citizen review meeting to discuss the project.

Citizen Outreach:

A Citizen Review meeting was held Wednesday, August 19, 2015 at 6:00 PM at the Marriott Residence Inn at 16418 North Bullard Avenue. The site was properly signed, advertised, and notifications were sent to landowners within 300 feet. No members of the public attended the meeting.

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.

Summary:

The proposed assisted Living facility will provide a complementary use to the overall Stadium Village development. The designation of mixed use allows an assisted use facility with a conditional use permit. Urban design standards are utilized to continue the streetscape created by the existing development in Stadium Village. The design creates a higher aesthetic while contributing to an overall pedestrian oriented development.

Findings:

- The proposed Conditional Use Permit is consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit is consistent with the Surprise Municipal Code.
- The proposed Conditional Use Permit is consistent with the Orchards PAD.

Recommendation:

Based on the findings noted above, staff recommends the Commission **approve** case **FS15-261**.

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

Attachments:

Vicinity Maps (3 pages)
Site Plan (1 sheet)
Landscape Plan (1 sheet)
Elevations (5 sheets)

VICINITY MAP

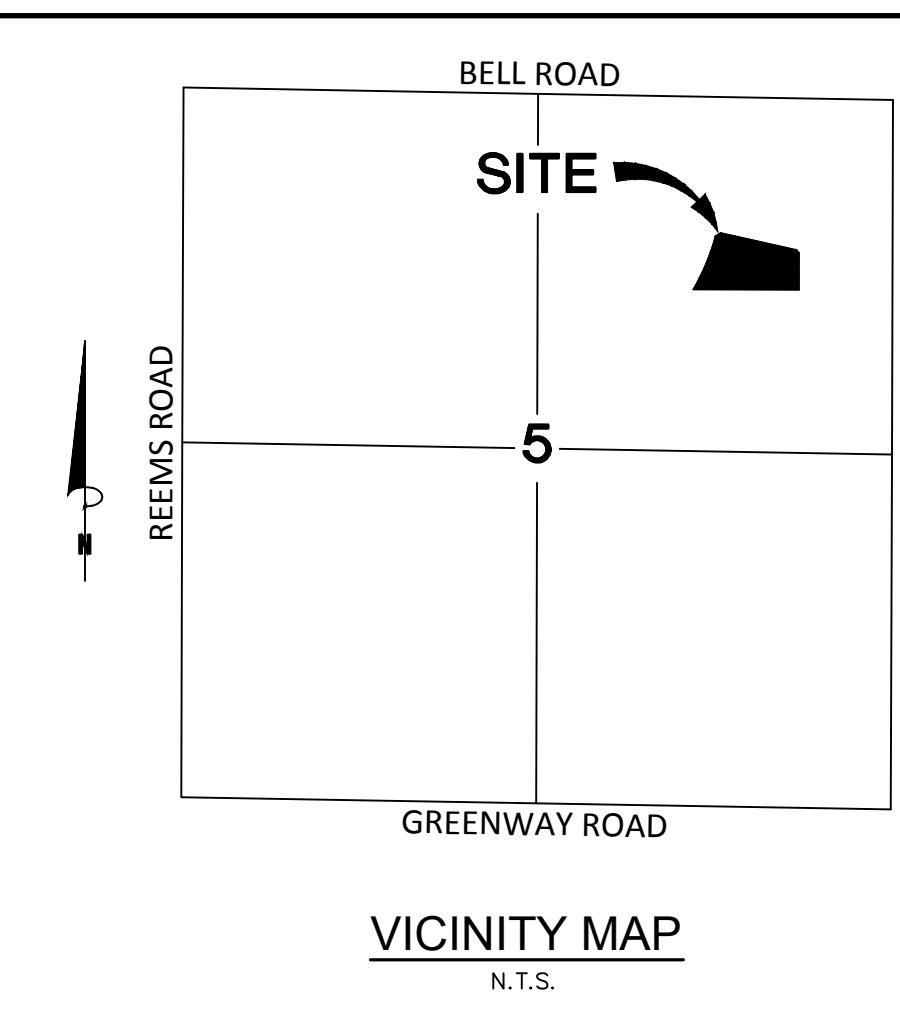


VICINITY MAP



VICINITY MAP





CIVIL ENGINEER
BOWMAN CONSULTING
1295 W. WASHINGTON STREET
SUITE 108
TEMPE, AZ 85281
PHONE: (480) 629-8830
ENGINEER: TROY PETERSON P.E. AZ REG NO 323334
CONTACT: GEORGE SWARSTAD

SP1

SHEET 1 OF 1

CAD FILE NAME: P:\050160 - McFarlin Assisted Living- Surprise\050160-01-001 (ENG)\Engineering\Engineering Plans\Preliminary Site Plan\050160-SP-01.dwg 09/21/2015



LANDSCAPE LEGEND & SCHEDULE

SMYBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	ULMUS PARVIFOLIA SEMPERVIRENS EVERGREEN ELM - STANDARD TRUNK	24" BOX	28
	PISTACIA X 'RED PUSH' RED PUSH PISTACHE - STANDARD TRUNK	24" BOX	21
	PARKINSONIA X 'DESSERT MUSEUM' DESERT MUSEUM PALO VERDE - MULTI TRUNK	24" BOX	40
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK - STANDARD TRUNK	24" BOX	66
	SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL - STANDARD TRUNK	24" BOX	7

PALMS			SIZE	QTY
	PHOENIX DACTYLIFERA DATE PALM	20" TALL	2	
	CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL.	2	

SHRUBS			SIZE	QTY
	BOUGAINVILLEA SPECIES BUSH BOUGAINVILLEA	5 GAL.	35	
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE	5 GAL.	64	
	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD SAGE	5 GAL.	91	
	EROMPHILA MACULATA 'VALENTINE' VALENTINE BUSH	5 GAL.	35	
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.	87	
	RUELLIA BRITTONIANA COMMON RUELLIA	5 GAL.	184	
	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.	42	
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL.	140	
	NANDINA DOMESTICA GULFSTREAM GULFSTREAM NANDINA (HEAVENLY BAMBOO)	5 GAL.	51	

ACCENTS			SIZE	QTY
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.	69	
	HESPERALOE PARVIFOLIA RED YUCCA	5 GAL.	138	
	AGAVE DESMETTIANA SMOOTH AGAVE	5 GAL.	10	
	MULENBERGIA RIGENS DEER GRASS	5 GAL.	49	

GROUND COVER			SIZE	QTY
	LANTANA X 'NEW GOLD' YELLOW LANTANA	1 GAL.	43	
	LANT. MONTIVENDESIS PURPLE TRAILING LANTANA	1 GAL.	129	
	LANTANA X 'WHITE LIGHTNIN' WHITE TRAILING LANTANA	1 GAL.	24	
	WEDELIA TRILOBATA YELLOW DOT	1 GAL.	26	

TURF			SIZE	QTY
	NATURAL TURF CYNODON DACTYLON 'MIDIRON'	N/A	2,482	S.F.
	ARTIFICIAL TURF CHOSEN BY OWNER CONTRACTOR TO PROVIDE SAMPLES	PUTTING GREEN	400	S.F.
	ARTIFICIAL TURF CHOSEN BY OWNER CONTRACTOR TO PROVIDE SAMPLES		72 OZ	844 S.F.

TURF BORDER			SIZE	QTY
	CONCRETE TURF HEADER	6" x 6"	70	L.F.

TOP DRESSING			SIZE	QTY
	DECOMPOSED GRANITE COLOR: TO MATCH EXISTING ADJACENT MULTI FAMILY PROJECT 2" DEEP MINIMUM	1/2" SCREENED	51,013	S.F.

KEYED NOTES

1.X - WORK BY OTHERS

- | | |
|---|--|
| 1.1 CURB, SEE CIVIL PLANS | 1.9 DRYWELL, SEE CIVIL PLANS |
| 1.2 PEDESTRIAN RAMP, SEE CIVIL PLANS | 1.10 FIRE HYDRANT, SEE CIVIL PLANS |
| 1.3 CONCRETE SIDEWALK, SEE CIVIL PLANS | 1.11 LIGHT POLE, SEE ELECTRICAL ENG. PLANS |
| 1.4 BASIN, SEE CIVIL ENG. PLANS | 1.12 EXISTING UTILITY BOXES, SEE CIVIL PLANS |
| 1.5 DRAINAGE PIPE, SEE CIVIL ENG. PLANS | 1.13 ANGLED PARKING, SEE CIVIL PLANS |
| 1.6 MONUMENT, SEE ARCH PLANS | 1.14 COVERED PARKING |
| 1.7 TRASH ENCLOSURE, SEE ARCHITECTURE PLANS | 1.15 TABLES, SHOWN FOR REFERENCE ONLY, BY OTHERS |
| 1.8 BUBBLE UP BOX, SEE CIVIL ENG. PLANS | 1.16 EXISTING RETENTION BASIN, SEE CIVIL PLANS |

2.X - LANDSCAPE ARCHITECTURE

- | |
|--|
| 2.1 SIGHT VISIBILITY LINE, |
| 2.2 CONCRETE HEADER, SEE LANDSCAPE SCH. |
| 2.3 SITE BENCH, TO MATCH STREETSCAPE BENCH |
| 2.4 SITE TRASHCAN, TO MATCH STREETSCAPE TRASH RECEPTACLE |
| 2.5 TREE GRATE, TO MATCH STREETSCAPE |
| 2.6 BENCH, CHOSEN BY OWNER |
| 2.7 PUTTING GREEN WITH CHIPPING ROUGH |
| 2.8 BIKE RACK, PER OWNER |
| 2.9 PERGOLA, SEE DETAIL 1 |
| 2.10 REGULAR GREY CONCRETE |
| 2.11 EXPOSED AGGREGATE CONCRETE |

PROJECT TEAM

DEVELOPER

McFARLIN GROUP
6370 LBJ FREEWAY, SUITE 276
DALLAS, TX 75240
P: (469) 619.5418
CONTACT: JOSH ROSEN

ARCHITECT

ARRIVE ARCHITECTURE GROUP
2344 HIGHWAY 121, SUITE 100
BEDFORD, TX 76021
P: (817) 514.0584
CONTACT: MICHAEL FITZ

CIVIL ENGINEER

BOWMAN CONSULTING
1295 W. WASHINGTON STREET, SUITE 108
TEMPE, AZ 85281
P: (480) 878.4708
CONTACT: TROY PETERSEN P.E.
GEORGE SWARSTAD

LANDSCAPE ARCHITECT

THOMAS + CROWLEY, LLC
126 E. CONSTITUTION COURT
GILBERT, AZ 85296
P: (480) 878.4708
CONTACT: PAUL THOMAS
EMAIL: PAUL@THOMAS-CROWLEY.COM

SITE DATA

ZONING: PAD
APN: 509-12-739
SITE AREA:
312,961 S.F. (7.18 AC)(GROSS)
251,189 S.F. (5.8 AC)(NET)

TOTAL WATER INTENSIVE
LANDSCAPE (PHASE 1):
TURF: 2,482 S.F.
(1% OF GROSS SITE AREA)

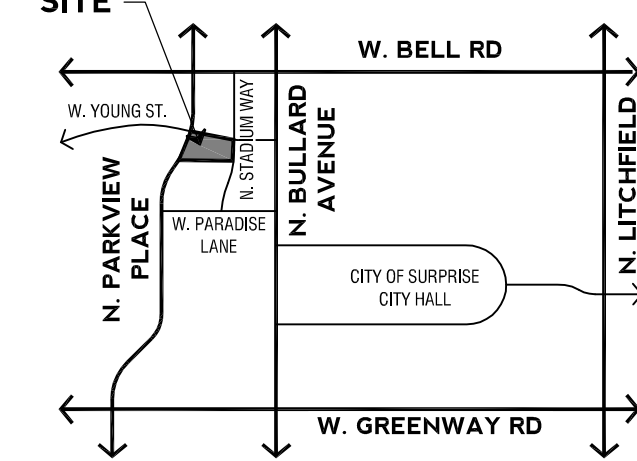
TOTAL LANDSCAPE AREA
(PHASE 1):
54,739 S.F. (1.25 AC)
(22% OF GROSS SITE AREA)

LOT 5, STADIUM VILLAGE SOUTH
BOOK 1205, PAGE 33
APN: 509-12-842
DIAMOND SENIORS LLLP
ZONING: PAD

CITY OF SURPRISE LANDSCAPE NOTES

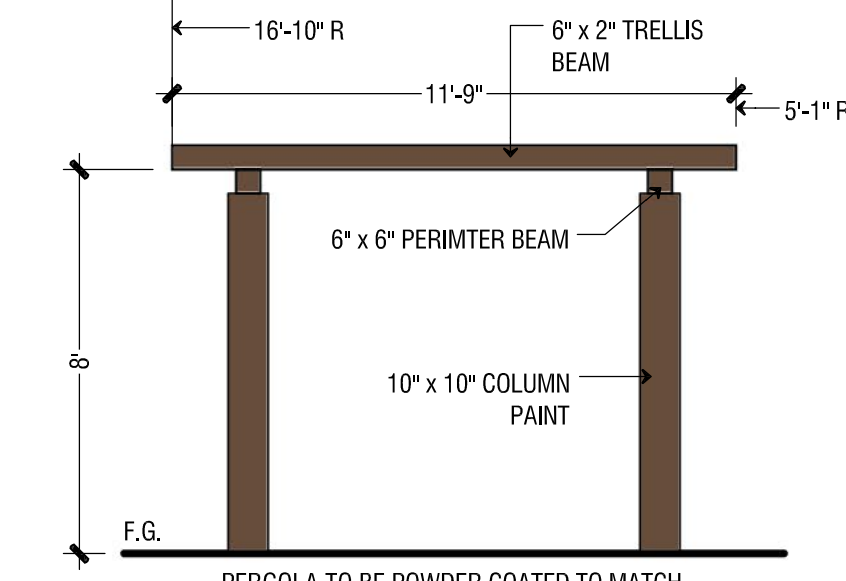
- ONLY PLANTS ON THE ARIZONA RESOURCES (ADWR) PHOENIX ACTIVE MANAGEMENT AREA LOW WATER USE DROUGHT TOLERANT PLANT LIST ARE TO BE USED IN PUBLIC RIGHTS-OF-WAY
- CONTRACTOR TO NOTIFY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT PLANNING DIVISION TO TAG TREES AND SELECT CACTI AND SUCCELUENT SPECIMENS AT NURSERY A MINIMUM OF TWO WEEKS PRIOR TO PLANTING. CITY PLANNING DIVISION SHALL REVIEW ALL PLANTS WHEN DELIVERED TO SITE FOR ACCEPTANCE PRIOR TO PLANTING.
- PLANT SUBSTITUTIONS MUST BE APPROVED BY THE CITY PLANNING DIVISION PRIOR TO PURCHASE. PLANT SUBSTITUTIONS WILL ONLY BE CONSIDERED AFTER CONTRACTOR SUBMITS VERIFICATION OF A MINIMUM OF FIVE NURSERIES THAT DO NOT HAVE THE SPECIFIED PLANT(S). IF THE CITY IDENTIFIES A NURSERY THE SPECIFIED PLANT(S) ARE AVAILABLE AT, CONTRACTOR WILL BE REQUIRED TO PURCHASE THOSE PLANTS AT NO ADDITIONAL COST TO THE CITY
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW
- ALL TREES, PLANTS, AND CACTI SHALL BE LOCATED A MINIMUM OF FIVE FEET FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- TREES CANNOT BE REMOVED FROM THE RIGHT-OF-WAY WITHOUT WRITTEN AUTHORIZATION FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION
- CONTRACTOR SHALL SUBMIT A MINIMUM OF ONE (1) CUBIC FOOT SAMPLE OF DECOMPOSED GRANITE TO THE CITY OF SURPRISE COMMUNITY DEVELOPMENT PLANNING DIVISION FOR REVIEW AND APPROVAL PRIOR TO ORDERING AND PLACEMENT OF THE DECOMPOSED GRANITE.
- TREE ROOT BARRIERS ARE REQUIRED PER DETAIL 9-14 OF THE CITY OF SURPRISE ENGINEERING DEVELOPMENT STANDARDS WHEN TREES ARE WITHIN TEN FEET OF SIDEWALK, CURB OR PAVEMENT

LOT 5, STADIUM VILLAGE SOUTH
BOOK 1205, PAGE 33
APN: 509-12-842
DIAMOND SENIORS LLLP
ZONING: PAD



VICINITY MAP

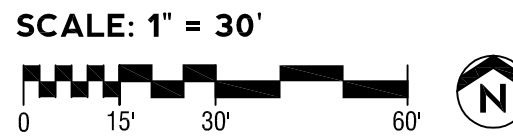
PLAN N.T.S.



PERGOLA

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

SCALE



PROJECT

The Heritage of Surprise

SHEET

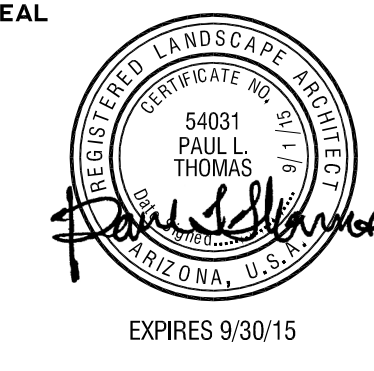
PRELIMINARY LANDSCAPE PLAN

SHEET

L.1

1 OF 1

DATE: 9.1.2015





1 EAST ELEVATION
SCALE



2 SOUTH ELEVATION
SCALE



3 WEST ELEVATION
SCALE



4 NORTH ELEVATION
SCALE

Heritage of Surprise

Surprise, Arizona

ARRIVE
ARCHITECTURE GROUP
Architecture
Planning
Project Management

2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com
PH 817.514.0584 - FX 817.514.0694

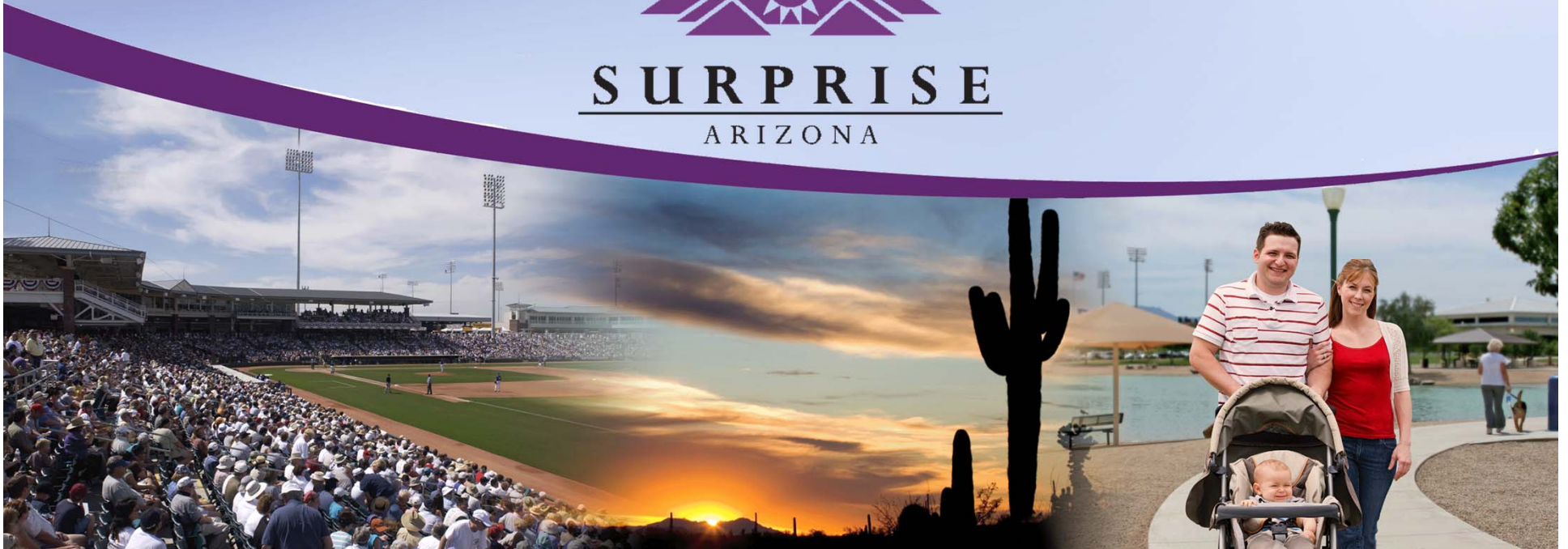
REVISION

DRAWN BY: ARRIVE	CHECKED BY: JMT
SUBMITTAL DATE:	PROJECT NUMBER:
ISSUED FOR: REVIEW	SHEET NO.:
SCALE: AS NOTED	

Heritage of Surprise

Planning and Zoning Commission

October 15, 2015



VICINITY MAP



Bell Road

The
Orchards

Site

Parkview Place

Surprise
Center

Reems Road

Greenway Road

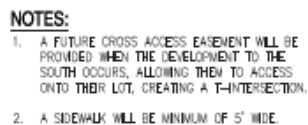
Bullard Avenue

VICINITY MAP



VICINITY MAP





- | KEY NOTES | |
|-----------|---|
| 1 | NEW 2-INCH WATER SERVICE AND BACKFLOW ASSEMBLY. |
| 2 | NEW 1.5-INCH LANDSCAPE SERVICE AND BACKFLOW ASSEMBLY |
| 3 | NEW 3-INCH WATER LINE. |
| 4 | NEW SANITARY SEWER MANHOLE AND 8-INCH BUILDING SERVICE. |

R/W	RIGHT OF WAY
F/C	FACE OF CURB
S/W	SIDEWALK
PUE	PUBLIC UTILITY EASEMENT
SBL	SETBACK LINE

ELEVATIONS



East Elevation



South Elevation



West Elevation



North Elevation

Interior North

Citizen Review Meeting August 19, 2015

Questions or Comments?





CITY OF SURPRISE
Planning and Zoning Commission

October 15, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 15, 2015	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action on Case FS15-238, a Conditional Use Permit entitled PHO Cimarron Verizon Monopalm.

Motion:

I move to approve the Conditional Use Permit for PHO Cimarron Verizon Monopalm, Case FS15-238.

Background:

Verizon Wireless is proposing to add a 60-foot monopalm near the southwest corner of the existing Sun City Grand Cimarron Club House. 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 ten (10) 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

- ☐ [FS15-238 - PHO Cimarron WCF - Staff Report](#)
- ☐ [FS15-238 - PHO Cimarron WCF - Vicinity Map](#)
- ☐ [FS15-238 - PHO Cimarron WCF - Site Drawings](#)
- ☐ [FS15-238 - PHO Cimarron WCF - SW Elevations](#)
- ☐ [FS15-238 - PHO Cimarron WCF - SE Elevations](#)
- ☐ [FS15-238 - PHO Cimarron WCF - NW Elevations](#)

- ☐ [FS15-238 - PHO Cimarron WCF - NE Elevations](#)
- ☐ [FS15-238 - PHO Cimarron WCF - Landscape Plan](#)
- ☐ [FS15-238 - PHO Cimarron WCF - Photo Simulations](#)
- ☐ [FS15-238 - PHO Cimarron WCF - Service Maps](#)
- ☐ [FS15-238 - PHO Cimarron WCF - Citizen Participation Report](#)
- ☐ [FS15-238 - PHO Cimarron 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

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS15-238**
2
3 **Project Name:** PHO Cimarron Verizon Wireless Communications Facility (WCF)
4
5 **Council District:** 2 - Cottonwood
6
7 **Meeting Date:** **October 15, 2015**
8
9 **Planner:** Hobart Wingard, 623-222-3156
10
11
12 **Owner:** Sun City Grand Community Association, Inc.
13
14 **Applicant:** Shaw and Associates
15
16 **Request:** A Conditional Use Permit (CUP) for a WCF to be located to the south
17 of the existing Cimarron Club House in the Sun City Grand Planned
18 Area Development (PAD).
19
20 **Site Location:** 17100 West Clearview Blvd.
21
22 **Site Size:** 19 acres (approx.)
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
25
26 **Support/Opposition:** Approximately ten (10) residents of the community attended the
27 Citizen Review meeting and indicated support of the facility. No
28 items of opposition received.
29
30 **Staff Recommendation:** Staff recommends the Commission **approval** the case **FS15-238** a
31 CUP for PHO Cimarron WCF, subject to stipulation 'a.'
32
33

34 **Project Description:**
35

36 Verizon Wireless is proposing a 60-foot monopalm to the southwest of the existing Sun City
37 Grand Cimarron Club House. The camouflaged monopalm will have a base station that includes
38 cabinetry, and an emergency back-up generator. The base station will be concealed by an
39 approximately ten (10) 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 450 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
North	Sun City Grand PAD – Single-Family Residential	Single-Family Residential / Golf Course
South	Sun City Grand PAD – Single-Family Residential	Single-Family Residential / Golf Course
East	Sun City Grand PAD – Single-Family Residential	Single-Family Residential
West	Sun City Grand PAD – Single-Family Residential	Single-Family Residential

Background:

May 23, 1987: The subject property was annexed into the City of Surprise.

April 28, 1994: The Sun City Grand PAD was approved by the Mayor and City Council under case PAD94-007.

March 27, 2014: The applicant met with city staff to develop the requirements for the construction of the subject WCF under case CR14-108.

February 14, 2015: The applicant filed a request for a WCF CUP under case FS15-124, the subject case.

August 26, 2015: The applicant held a neighborhood review meeting to discuss the project with the public.

Citizen Outreach:

A Citizen Review meeting was held Wednesday, August 26, 2015 at 7:00 PM in the Sun City Grand Sonoran Plaza Palo Verde Room. The site was properly signed, advertised, and notifications were sent to landowners within 300 feet.

Ten (10) residents and a representative from Sun City Grand attended the meeting. A brief presentation was given by the Verizon representative. Residents requested clarification of the location of the tower and general support of the facility because of improved wireless coverage.

Analysis:

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

- No new WCF shall be located within 1,320 feet of an existing WCF unless the existing WCF does not meet the structural specifications or technical requirements necessary for additional antenna co-location, or unless a co-location agreement could not be obtained at commercial reasonable terms and conditions, including price.*
- A WCF shall be set back from all non-residential lot lines a minimum distance equal to the height of the pole; and from all residential lot lines a minimum distance of 200 feet of the height of the mount.*
- Materials, colors, textures and landscaping shall be designed to blend in naturally with the surrounding setting.*
- The maximum height of a monopole including the base and platform, but excluding attached antennae, shall be limited to 65 feet above the finished grade of the site.*

Utility and Services Table:

Electric:	APS
Water:	EPCOR
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 zone change is consistent with the Surprise General Plan 2035.
- The proposed Conditional Use Permit is consistent with the Surprise Municipal Code.
- The proposed Conditional Use Permit is consistent with the Sun City Grand PAD.

Recommendation:

Staff recommends the Commission move to **approve** of case **FS15-238**, subject to stipulation 'a' outlined below:

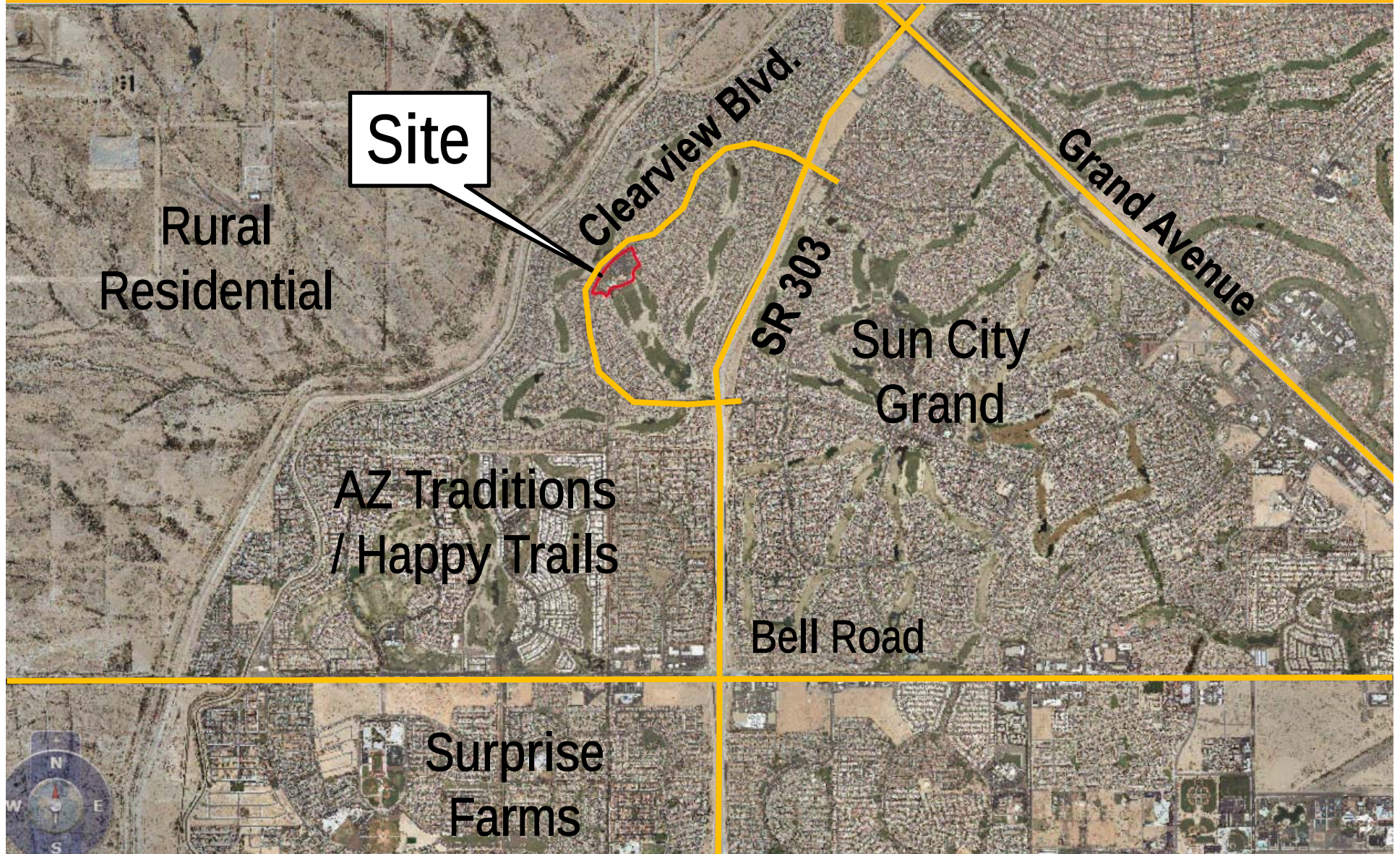
- a. A fully executed lease agreement for the WCF facility will be submitted prior to issuance of building permits.

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.

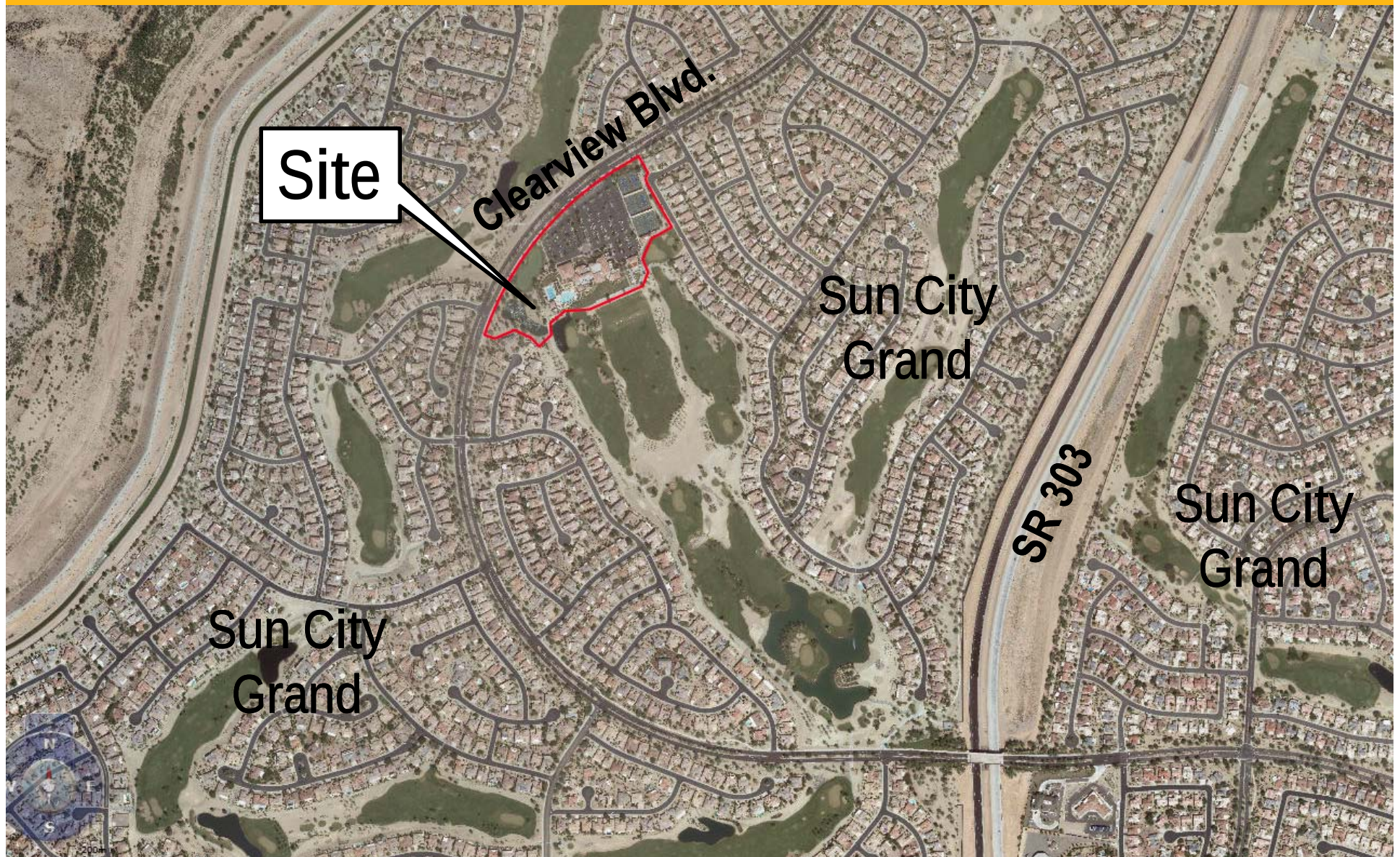
Attachments:

- Vicinity Maps (3 pages)
- Project Plan Set (15 sheets)
- Color Elevations (4 sheets)
- Color Landscape Plan (1 sheet)
- Photo Simulations (4 sheets)
- Service Maps (2 pages)
- Citizen Participation Report (6 pages)

VICINITY MAP



VICINITY MAP



VICINITY MAP



Clearview Blvd.

Cimarron
Club House

Site



Shaw & Associates, P.L.C
1222 W. Cavedale Drive
Phoenix, AS 85085



Verizon Wireless
126 W. Gemini Dr.
Tempe, Arizona 85283

VERIZON WIRELESS
PHO-CIMARRON CONDITIONAL USE PERMIT
CITIZEN PARTICIPATION REPORT
CITY OF SURPRISE CASE NUMBER FS-15-238

Details and Techniques Used to Involve the Public

Upon submittal of the Conditional Use Permit request to the City of Surprise, the applicant scheduled a neighborhood meeting and coordinated the posting of public notice signs on the Subject Property to alert adjacent property owners and other interested parties of the request. Specifically, a neighborhood meeting was scheduled for August 26, 2015 at 7 p.m. at the Sun City Grande Sonoran Plaza Palo Verde Room.

City Staff was provided the details of the meeting date, time and location in order to publish notice of the meeting in a local paper circulated in the area. A copy of the Citizen Review Meeting notice provided by staff is attached hereto as Exhibit A. Per City Staff, a newspaper publication was circulated on Tuesday, August 11, 2015 in the Daily News and on Saturday, August 15, 2015 in the Surprise Today.

The applicant coordinated with Dynamite Signs to post the Subject Property to notify all interested parties of the above-referenced neighborhood meeting. As evidenced by Exhibit B-1 and B-2, the signs were posted on August 7, 2015.

Summary of Concerns, Issues and Problems

The neighborhood meeting held on August 26th was well attended with the applicant, 10 residents and the Director of Operations for the Sun City Grand Association, Scott Phillips. A copy of the sign in sheet from the meeting is attached hereto as Exhibit C.

The applicant gave a presentation regarding the proposed Verizon wireless communication facility and there was a hearty question and answer session. The comments raised pertained to clarification of the location of the proposed facility and

how the facility would provide better coverage for the residents in the area. All of the meeting attendees expressed support for the project because it will increase the wireless coverage of all of their respective wireless devices. Many attendees asked if the applicant could inform them of the meeting date so they could express their support for the project.

As promised at the meeting, the applicant will contact the meeting attendees, confirming the date, time and location of the public hearing before the City Planning and Zoning Commission. The applicant will coordinate with Dynamite Signs to update the signs to include information pertaining to the upcoming Planning and Zoning Commission hearing.

EXHIBIT A

CITY OF SURPRISE CITIZEN REVIEW MEETING

Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior to the scheduled meeting for additional information.

City of Surprise Planner: Hobart Wingard
623-222-3156

CITIZEN REVIEW MEETING DETAILS

DATE: Wednesday, August 26, 2015
TIME: 7:00 pm – 8:00 pm
LOCATION: Sun City Grand Sonoran Plaza
Palo Verde Room
19753 N. Remington Dr.
Surprise, AZ 85374

Meeting and Project Location



PROJECT DESCRIPTION: The applicant is requesting approval of a Conditional Use Permit (Case FS15-238) to allow for a new wireless communication facility at 17100 W. Clearview Blvd.

EXHIBIT B-1

CITY OF SURPRISE
Site Posting Process

AFFIDAVIT OF POSTING

Application No: FS15-238
Applicant Name: Shaw & Associates, PLC
Location: 17100 W. Clearview Boulevard
Date Site Posted: August 7, 2015

In order to assist in providing adequate notice to interested parties, the applicant for any type of public hearing in the City of Surprise shall erect two (2) signs giving notice of the date, time and place of the scheduled hearings. These signs must be erected not less than **fifteen (15) days prior** to the date of the first hearing. The signs shall also include the nature of the request as contained on the formal zoning application. The size and format of this sign shall meet requirements established by the Planning and Zoning Department (see page 2).

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

It shall also be the responsibility of the applicant to remove the signs within one week after the final disposition of the case.

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

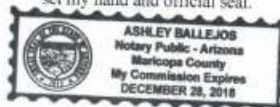
Pamela Swayze
Applicant/Representative Signature

8-7-15
Date

This instrument was acknowledged before me on this 7 day of Aug

2015, and by Pamela Swayze, I witness whereof I hereunto

set my hand and official seal.



Ashley Ballejos
Notary Public

12-28-18
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).



EXHIBIT C

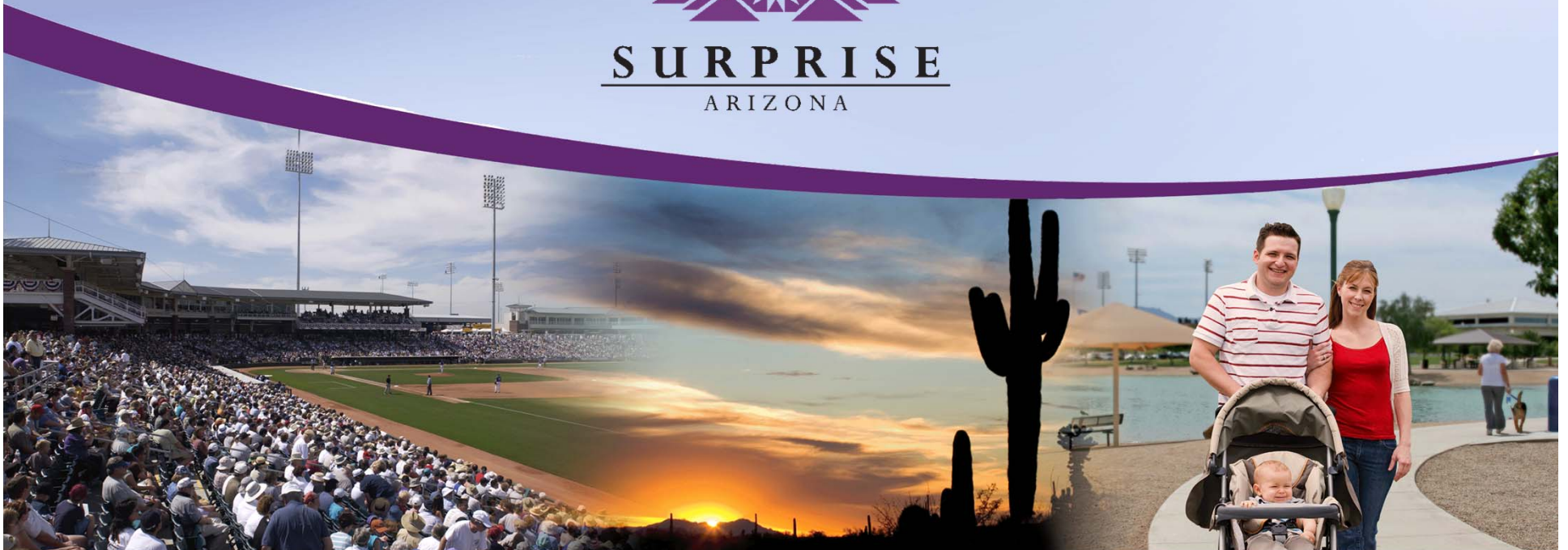
PHO - Cimarron Citizen Meeting
August 26, 2015 at 7 p.m

Sign In Sheet

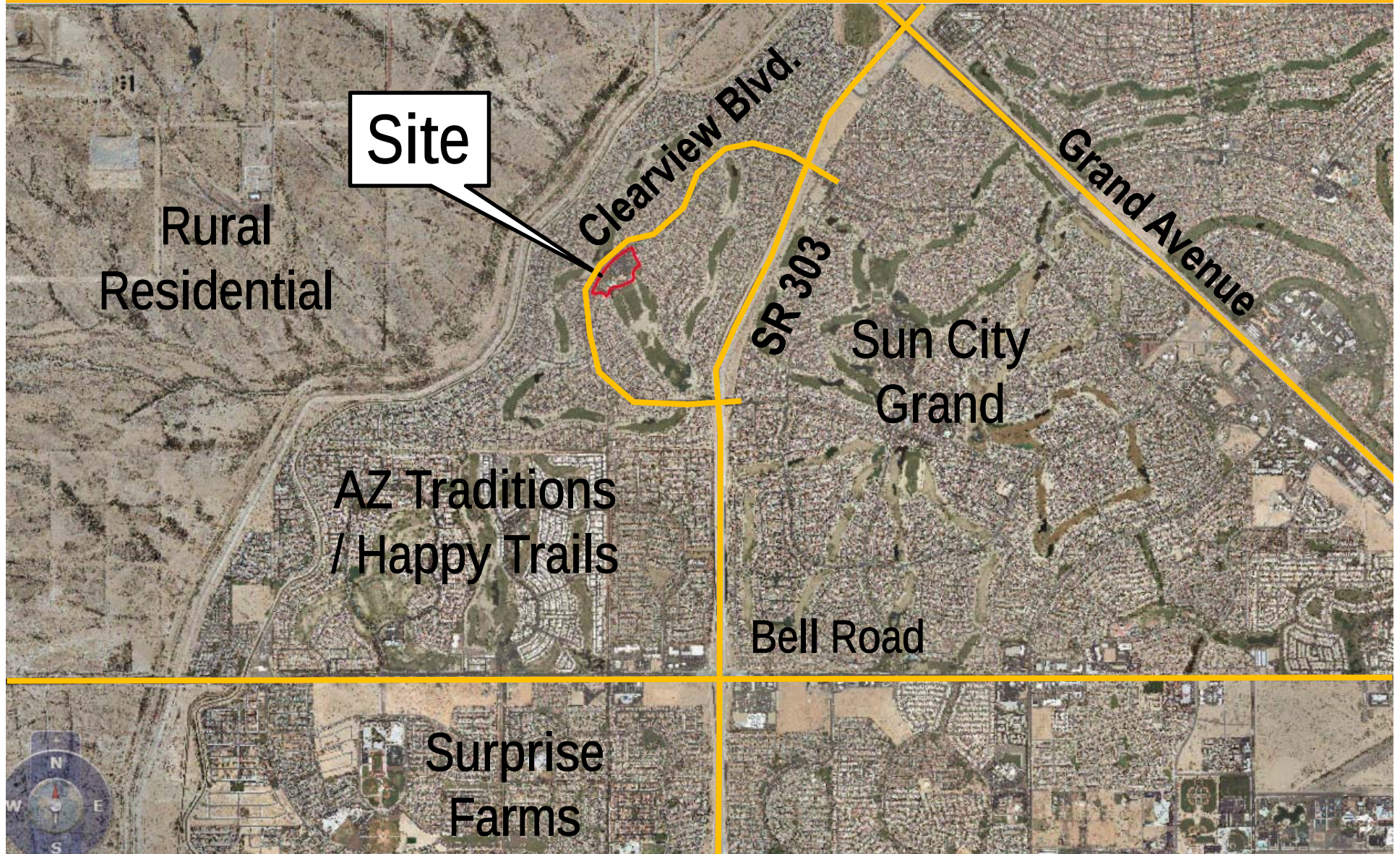
<u>Name</u>	<u>Address</u>	<u>Email</u>
LARRY LAURSEN	20466 N. Oasis Verde	L.LAURSEN@AOL.COM
PAUL WITTWER	16932 W. EVANET SPRING DR	PAUL@HIGTAA15.COM
Lynn + Dave Benedict	17099 W Shady Poul	lynnben129@msn.com
Sue & John Laskowski	19353 N Guardian Ln	SUE@AZ@msn.com
Charles & Lee Weir	17110 W. Red Cliff Dr	charlee36@aol
Phil + CAROL FINNEGAN	19861 N. Regents Pk Dr	

Verizon PHO Cimarron Wireless Cellular Facility

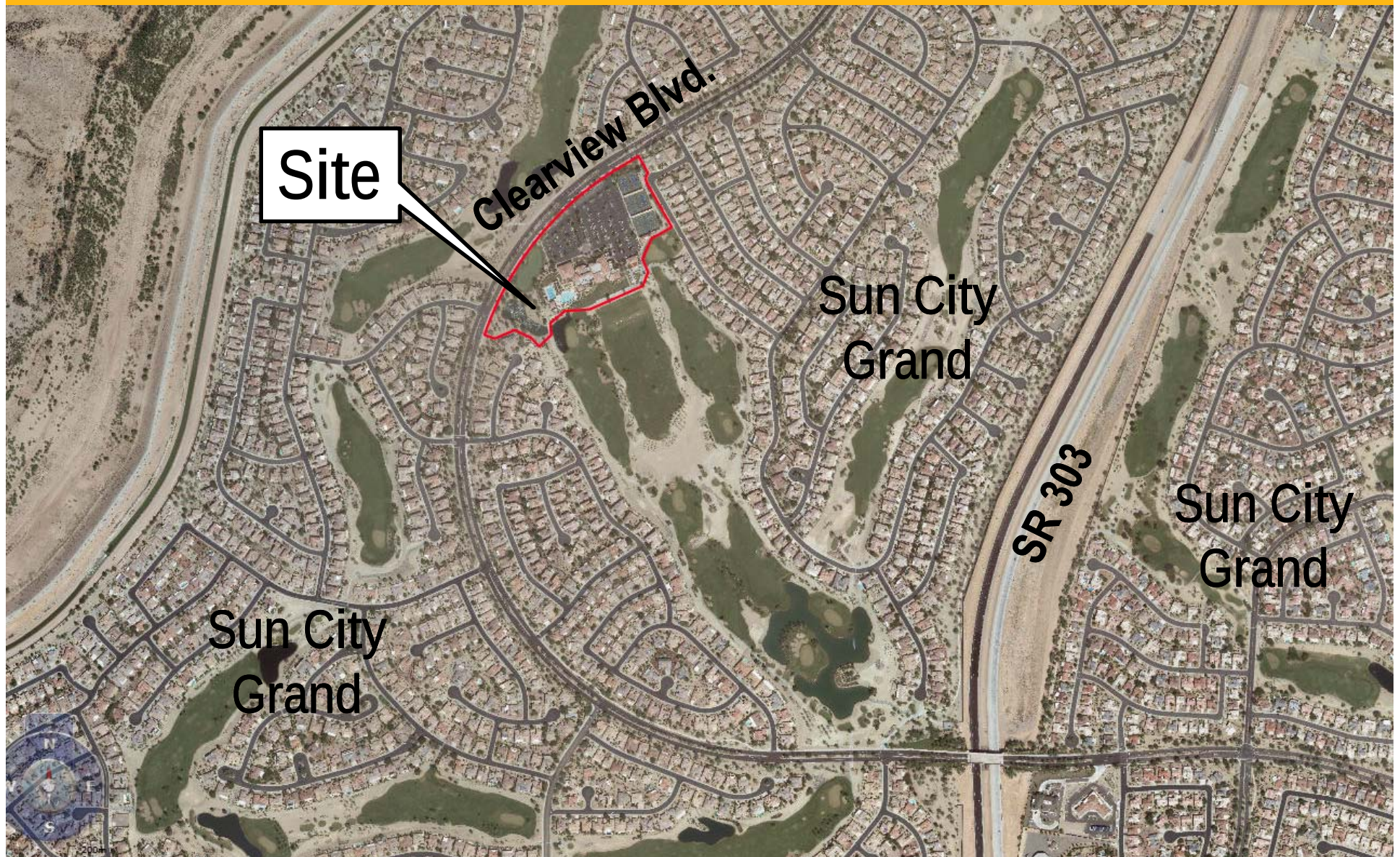
October 15, 2015



VICINITY MAP



VICINITY MAP



VICINITY MAP

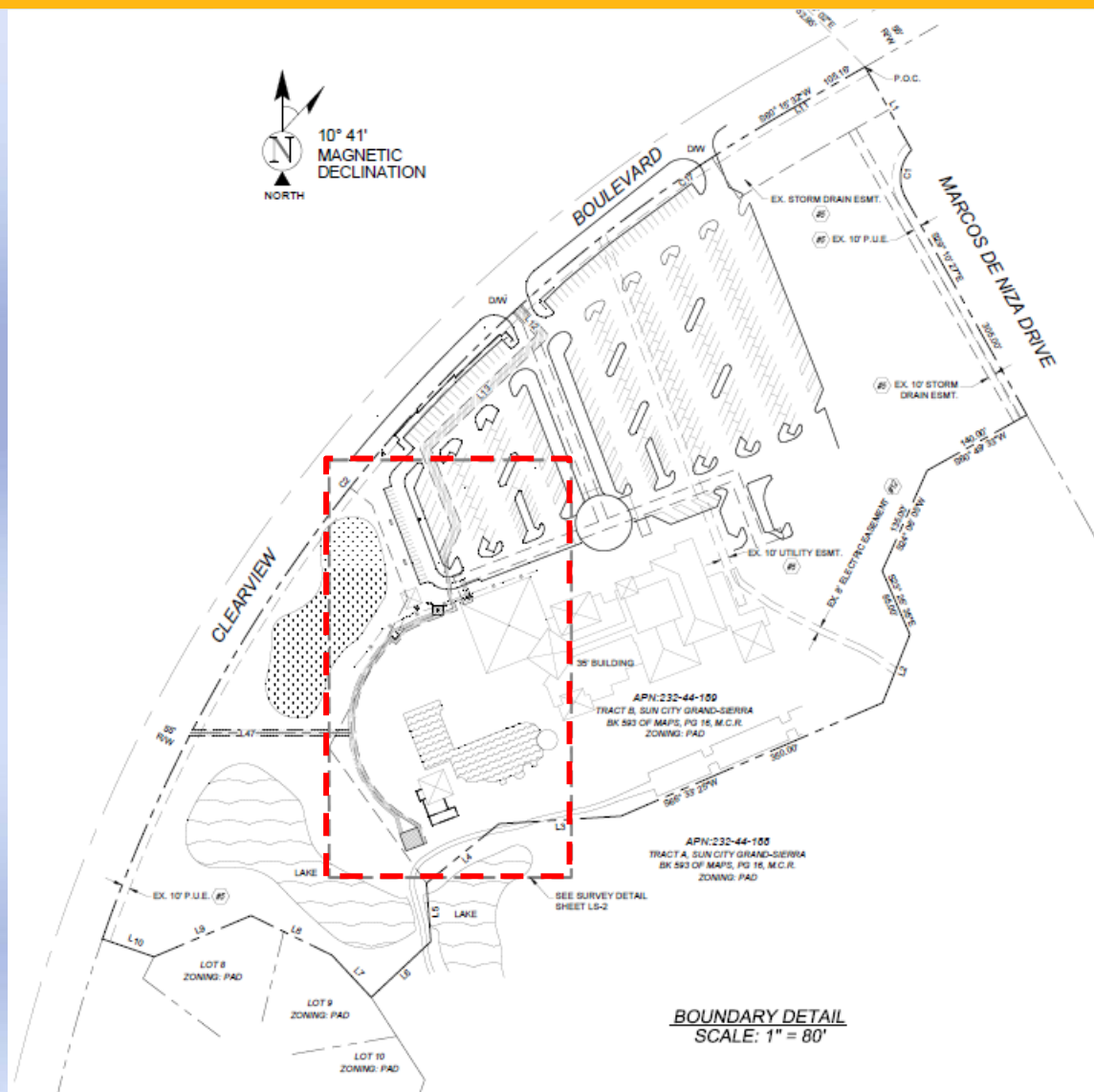


Clearview Blvd.

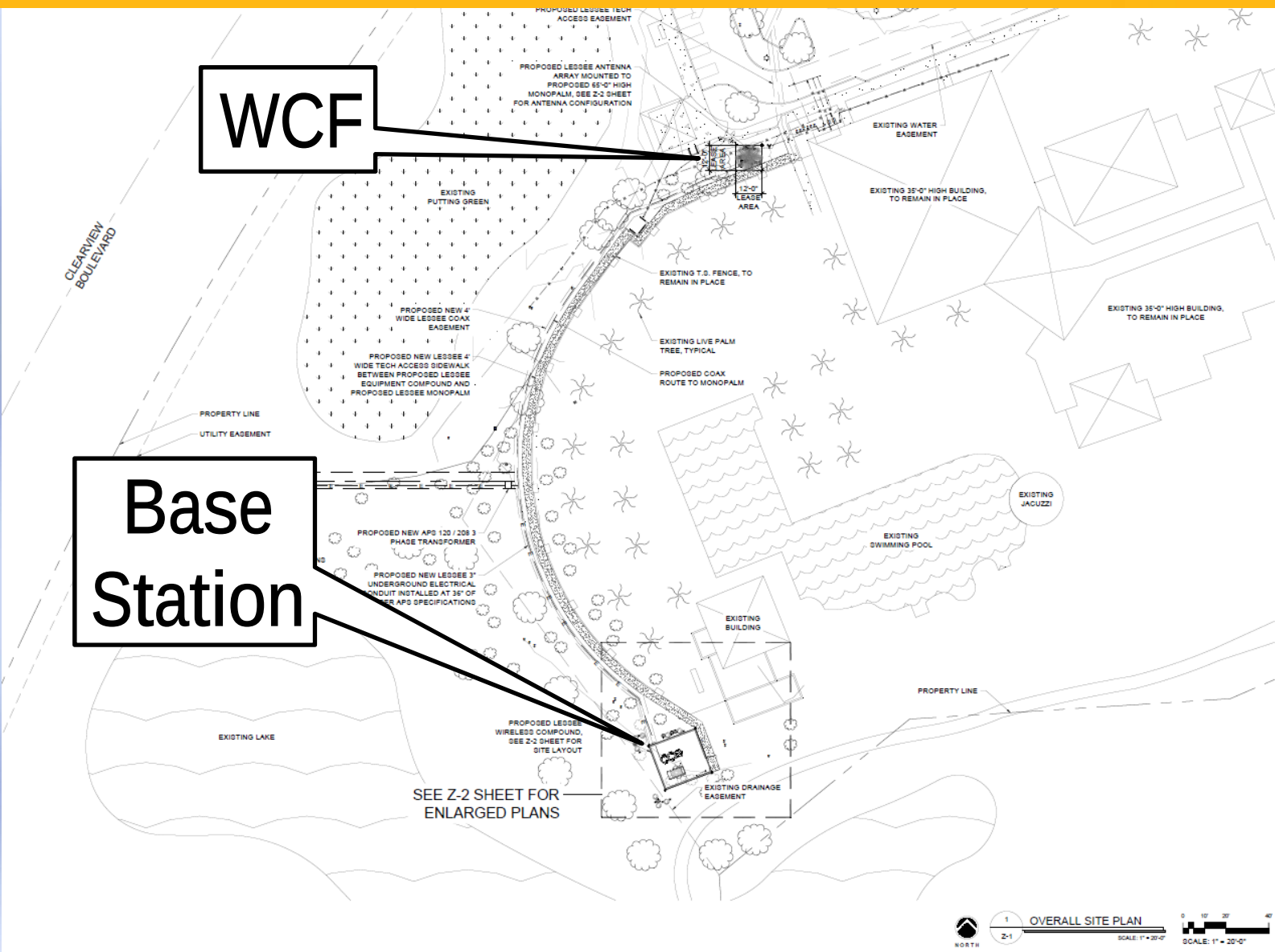
Cimarron
Club House

Site

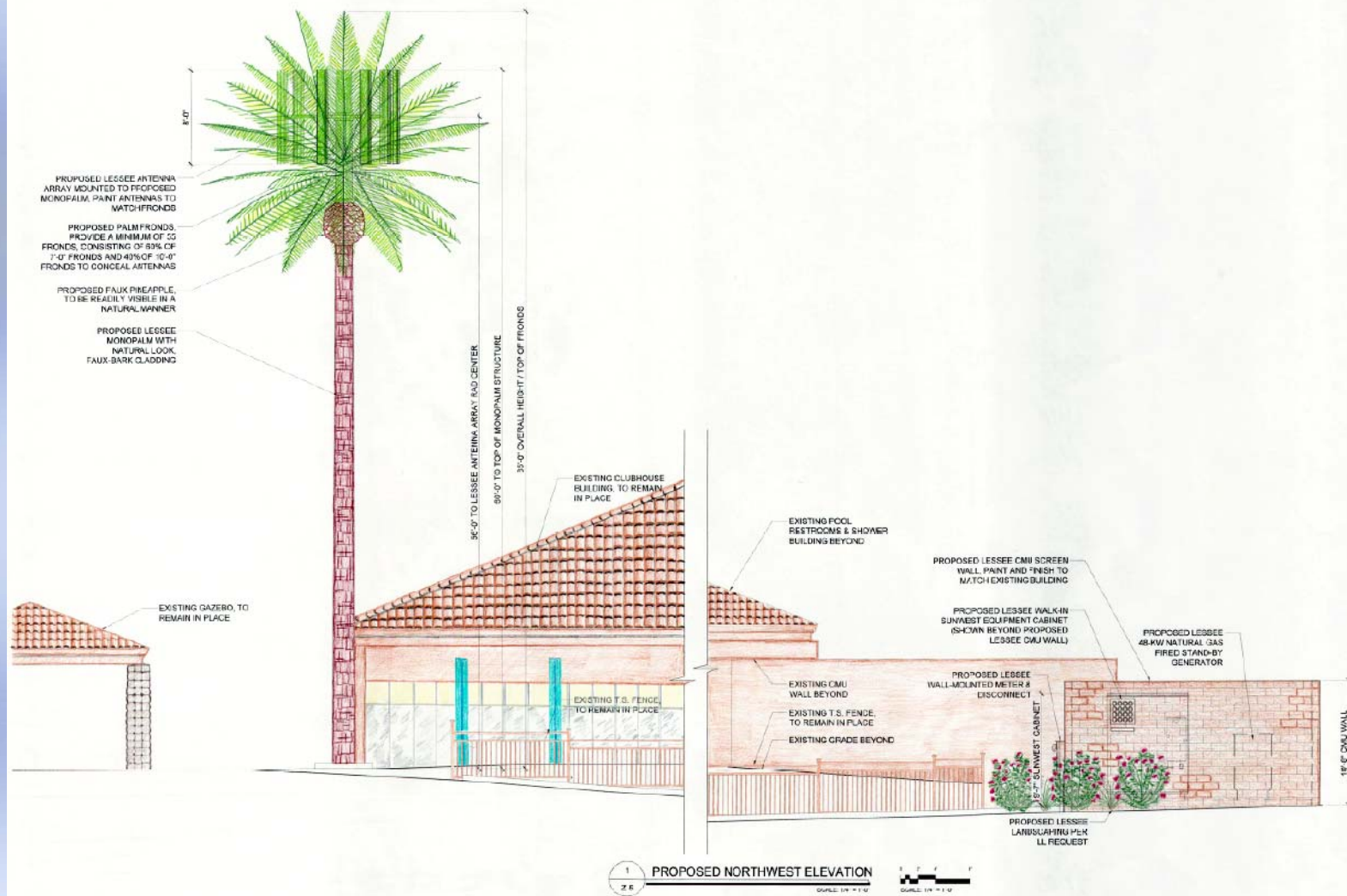
SITE PLAN



SITE PLAN



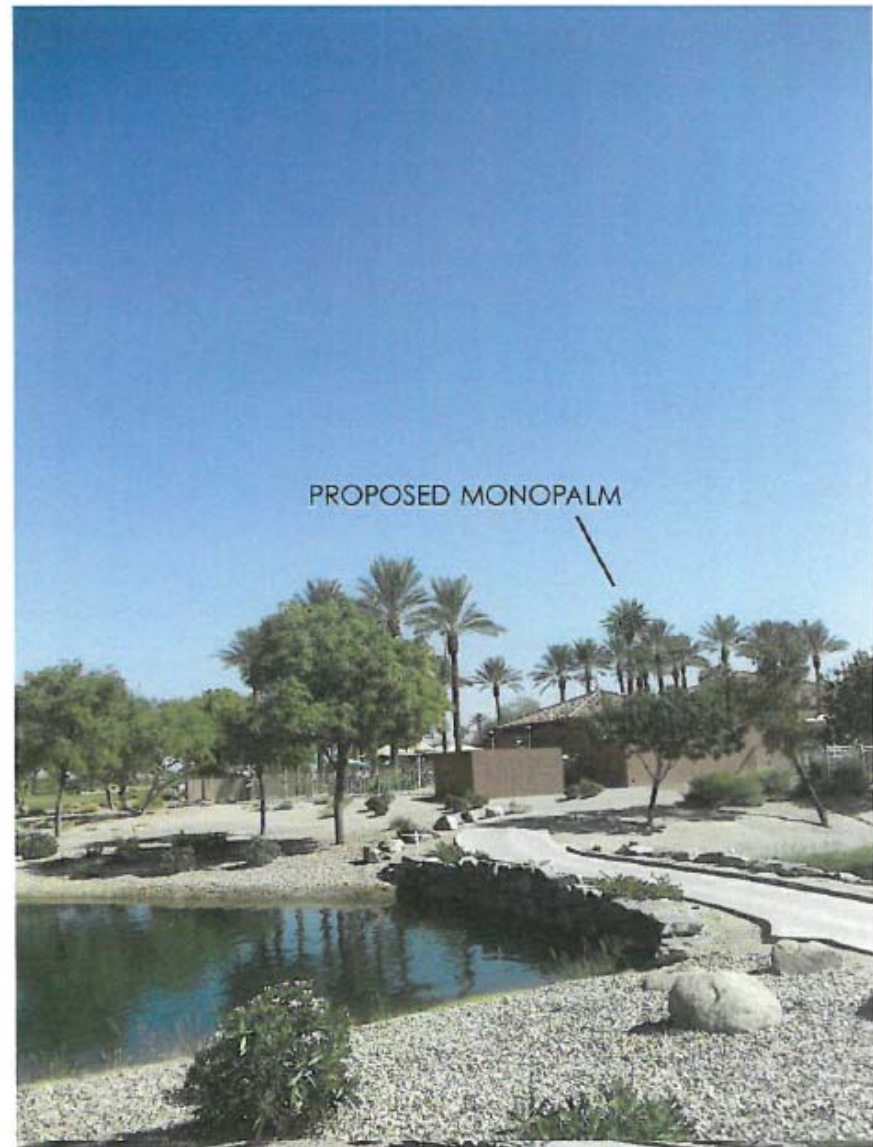
ELEVATIONS



PHOTOSIMULATIONS



EXISTING
VIEW 1 - LOOKING NORTH

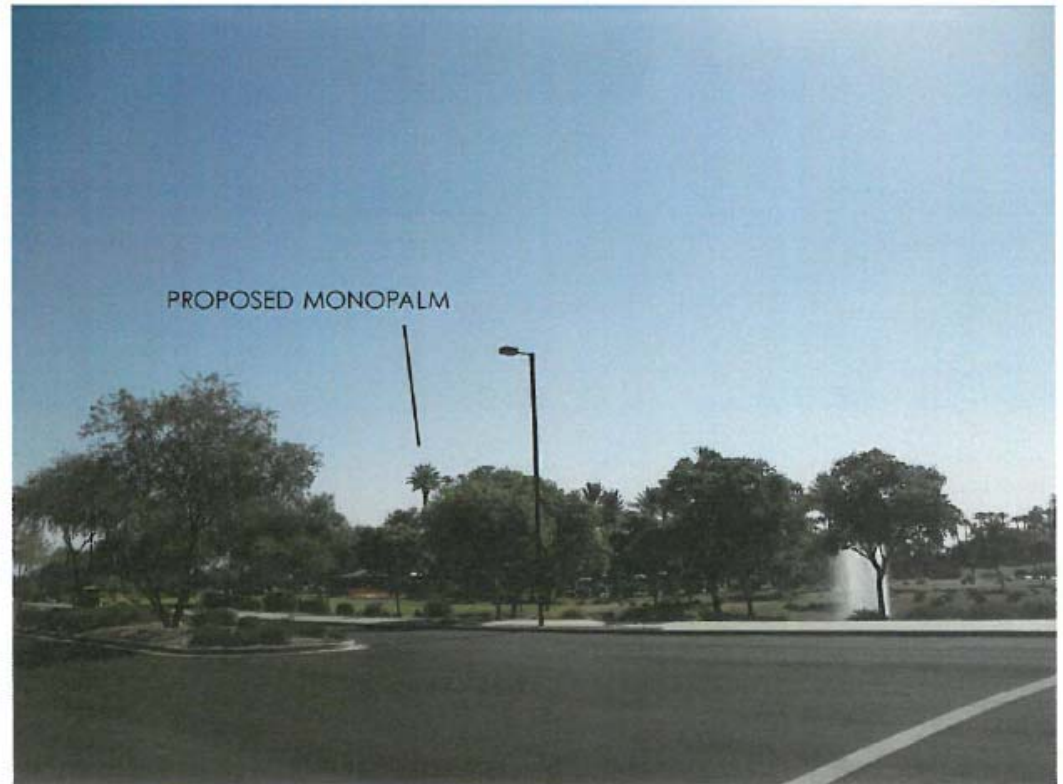


PHOTOSIMULATIONS



EXISTING
VIEW 2 - LOOKING NORTHEAST

PHOTOGRAPHIC SIMULATION
VIEW 2 - LOOKING NORTHEAST



PHOTOSIMULATIONS

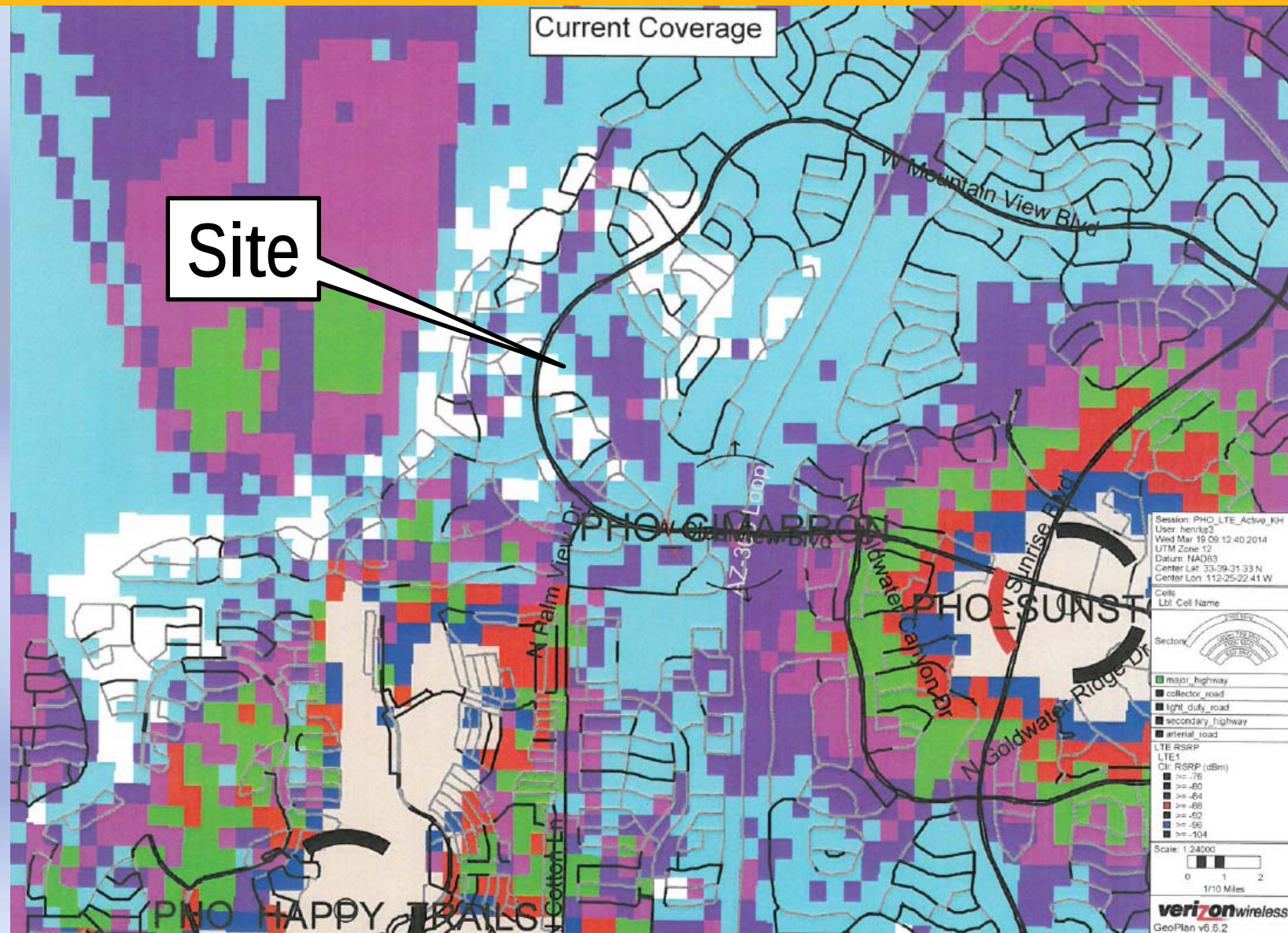


EXISTING
VIEW 3 - LOOKING SOUTHEAST

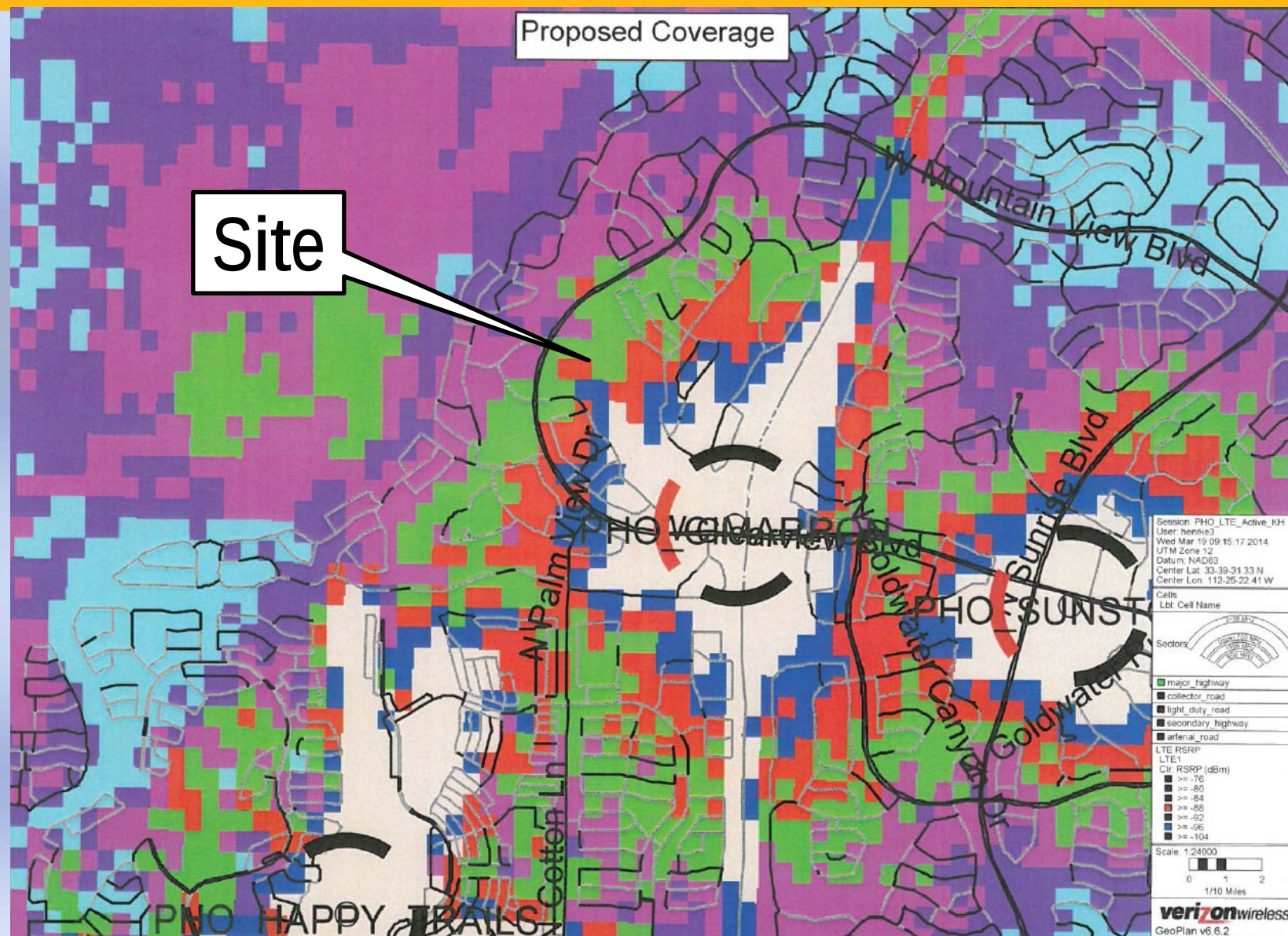
PHOTOGRAPHIC SIMULATION
VIEW 3 - LOOKING SOUTHEAST



CURRENT COVERAGE MAP



PROPOSED COVERAGE MAP



Citizen Review Meeting August 26, 2015

Questions or Comments?





SHAW & ASSOCIATES, PLC.
1222 W. CAVEDALE DRIVE
PHOENIX, AZ 85085
PHONE: (480) 204-1843
FAX: (602) 453-0002
CONTACT: RICK SHAW

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

RLF CONSULTING, LLC
PO BOX 11657
CHANDLER, AZ, 85248
PHONE: (480) 510-3668
FAX: (480) 584-5824
CONTACT: RYAN FIDLER

SUN CITY GRAND COMMUNITY ASSOC.
17100 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387
PHONE: (623) 764-2049
CONTACT: SCOTT PHILLIPS

VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, AZ, 85283
PHONE: (602) 390-9822
CONTACT: BETSY MALUMPHY

A photograph showing a gravel-covered area in the foreground. A metal fence runs across the middle ground, with a red building visible behind it. The sky is blue with some clouds. There are some plants and rocks in the lower left corner.

The map shows a network of roads. Cotton Lane runs vertically on the left. Clearview Boulevard runs horizontally across the middle. Bell Road runs vertically on the right. A shaded rectangular area is located at the intersection of Cotton Lane and Clearview Boulevard, with an arrow pointing to it from the text 'PROJECT AREA'. A road sign for '303' is located on Bell Road. The text 'CLEARVIEW BOULEVARD' is written above the horizontal road line, and 'BELL ROAD' is written below the vertical road line.

LATITUDE : 33° 39' 52.205" NORTH (NAD83)
LONGITUDE : 112° 25' 35.968" WEST (NAD83)
ELEVATION : 1329.9' A.M.S.L. (NAVD88)

FROM VERIZON OFFICE IN TEMPE, HEAD WEST ON W. GEMINI DR TOWARD S. ASH AVE. TURN LEFT ONTO S. ASH AVE. TURN RIGHT ONTO W. GUADALUPE RD. TAKE THE FIRST RIGHT ONTO S. KYRENE RD. TURN LEFT ONTO W. BASELINE RD. TURN RIGHT TO MERGE ONTO THE I-10 W RAMP TO PHOENIX / US-60 W. KEEP LEFT TO STAY ON I-10 W. FOLLOW SIGNS FOR INTERSTATE 10 W / LOS ANGELES. TAKE EXIT 133B TO MERGE ONTO A2-101 LOOP N. TAKE EXIT 11 FOR US-60 / GRAND AVE. TURN LEFT ONTO US-60 W/ NW GRAND AVE. TURN LEFT ONTO N. SUNRISE BLVD. TURN RIGHT ONTO W. MOUNTAIN VIEW BLVD. CONTINUE ONTO W. CLEARVIEW BLVD. TURN LEFT. DESTINATION WILL BE ON THE RIGHT.



LOCAL JURISDICTION:	CITY OF SURPRISE
ASSESSORS PARCEL:	232-44-189
ZONING:	PAD
USE:	TELECOMMUNICATION FACILITY
PARENT PARCEL AREA:	601,204 S.F.
PROPOSED LEASE AREAS:	
EQUIPMENT LEASE AREA:	513.33 S.F.
MONOPALM LEASE AREA:	144.00 S.F.
PARKING REQ'D:	0
PARKING PROVIDED:	1

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
THIS PROJECT REQUIRES PERMANENT POWER &
TELEPHONE CONNECTION

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

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

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 CONSISTS OF OUTDOOR EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

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

PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES

PROPOSED ELECTRICAL SERVICE
PROPOSED NATURAL GAS FIRED 48-kw STAND-BY
GENERATOR
PROPOSED LESSEE OUTDOOR EQUIPMENT CABINETS
PROPOSED LESSEE MONOPALM

T-1	TITLE SHEET, PROJECT INFO
LS-1	TOPOGRAPHIC SURVEY
LS-2	TOPOGRAPHIC SURVEY
LS-3	TOPOGRAPHIC SURVEY
Z-0	OVERALL SITE PLAN
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	SITE ELEVATIONS
Z-4	SITE ELEVATIONS
Z-5	SITE ELEVATIONS
Z-6	SITE ELEVATIONS
Z-7	SIGHT LINE ELEVATION
L-1	LANDSCAPE PLAN
GD-1	NOTES AND SITE INFORMATION
GD-2	GRADING AND DRAINAGE PLAN



verizon wireless

126 W. GEMINI DR.
TEMPE, AZ 85283

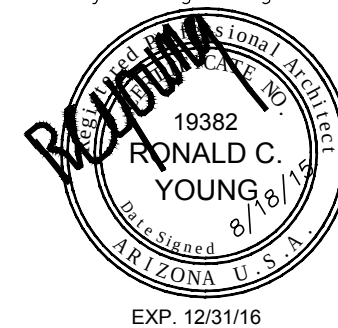
INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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 copywrited 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.



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 REGISTRAR, TO MODIFY THIS DOCUMENT
IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
5	8/10/2015	COMMENTS
2	4/1/2014	LL COMMENTS
3	7/30/2014	CITY COMMENTS
4	5/29/2015	RE-SUBMITTAL

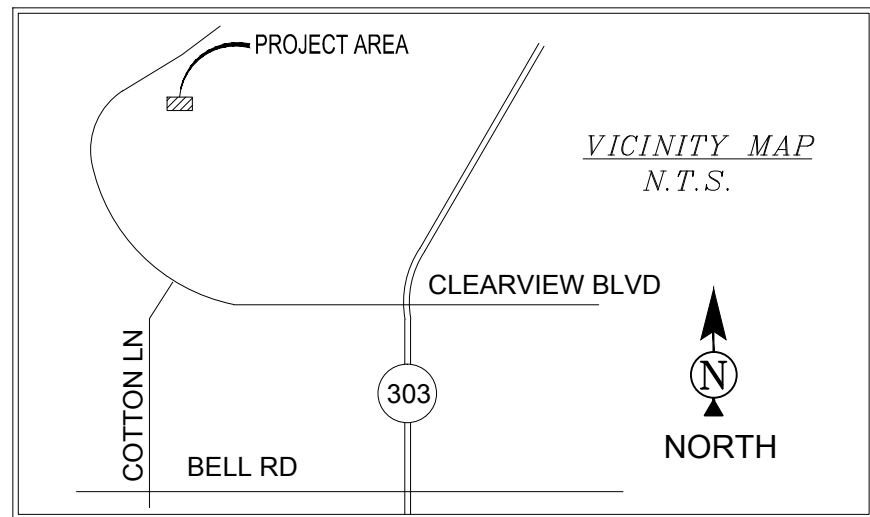
YDC-5584

PHO_CIMARRON

17103 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

TITLE SHEET

T-1



DRIVING DIRECTIONS

TAKE I-10 W TOWARDS PHOENIX, CONTINUE ON I-10 W, TAKE LOOP 303 N, EXIT BELL RD AND TURN LEFT, TURN RIGHT ON COTTON LN, TURN LEFT ON CLEARVIEW BLVD TO SITE ON THE RIGHT.

POSITION OF GEODETIC COORDINATES

LATITUDE 33° 39' 52.205" NORTH (NAD83)
LONGITUDE 112° 25' 35.968" WEST (NAD83)
ELEVATION @ GROUND= 1329.9' (NAVD88)

LESSOR'S LEGAL DESCRIPTION

TRACT B, SUN CITY GRAND - SIERRA, ACCORDING TO BOOK 593 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

SURVEYOR'S NOTES

- ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY INC., ORDER NO.: 21306194 EFFECTIVE DATE: 04/18/2015.
- SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
- THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
- 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.

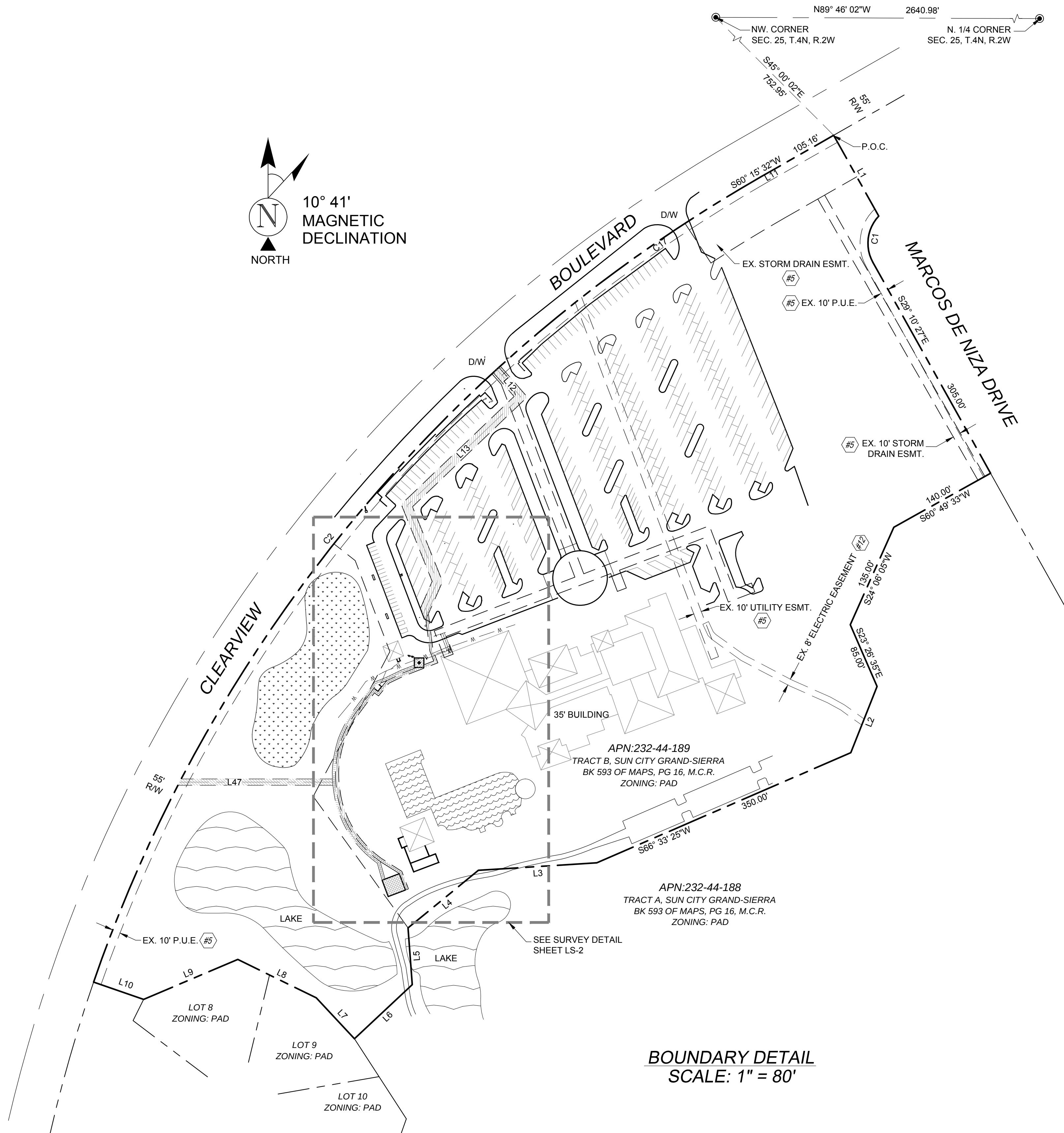
PROJECT META DATA

- 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.
- BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM ARIZONA STATE PLANE COORDINATE ZONE CENTRAL, DETERMINED BY GPS OBSERVATIONS.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 01/02/14.

LEGEND

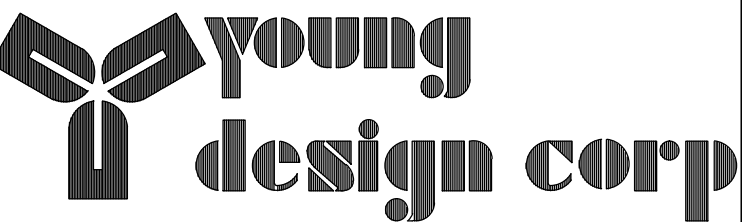
- WM WATER METER
- WC WATER CONTROL VALVE
- FD FIRE HYDRANT
- BP BACKFLOW PREVENTER
- FC FIRE DEPT. CONNECTION
- FN FOUND AS NOTED
- LP LIGHT POLE
- EP ELECTRICAL PULL BOX
- BL BREAKLINE
- SM SAN. SEWER MANHOLE
- SC SEWER CLEANOUT
- ICV IRRIGATION CONTROL VALVE
- SIGN
- PG POSITION OF GEODETIC COORDINATES
- NG NATURAL GRADE
- B TOP OF BUILDING
- FC FACE OF CURB
- R/W RIGHT OF WAY
- PV ASPHALT
- D/W ACCESS DRIVEWAY
- SW SIDEWALK
- PUE PUBLIC UTILITY EASEMENT
- EX EXISTING
- CMU CONCRETE MASONRY UNIT
- C CONCRETE
- MCR MARICOPA COUNTY RECORDER
- 1419.10 SPOT ELEVATION

- BOUNDARY LINE
- BOUNDARY LINE (OTHER)
- CENTERLINE
- EASEMENT LINE
- LEASE LINE
- CHAIN LINK FENCE
- IRON FENCE
- U/G ELECTRIC LINE
- WATER LINE



SCHEDULE B EXCEPTIONS

- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 593 OF MAPS, PAGE 16, 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). (REFERENCED)
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENTS RECORDED IN INSTRUMENT NOS. 85-132998, 85-133000, AND 85-595665 OF OFFICIAL RECORDS AND AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, 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 TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (BLANKET IN NATURE)
- ALL MATTERS AS SET FORTH IN DEVELOPMENT AGREEMENT, AS DISCLOSED BY MEMORANDUM OF SUN CITY GRAND DEVELOPMENT AGREEMENT RECORDED AS INSTRUMENT NO. 96-0340938 AND RE-RECORDED AS INSTRUMENT NO. 96-0513492 OF OFFICIAL RECORDS (BLANKET IN NATURE).
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 96-0491079 AND THEREAFTER AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2006-1021541 AND RE-RECORDED IN INSTRUMENT NO. 2006-1028075 AND RE-RECORDED IN INSTRUMENT NO. 2006-1505906, AND SUPPLEMENTAL DECLARATION RECORDED IN INSTRUMENT NO. 2002-0856540, AND FIRST AMENDMENT TO SUPPLEMENTAL DECLARATION RECORDED IN INSTRUMENT NO. 2004-0418265, AND FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION RECORDED IN INSTRUMENT NO. 2007-0479766 OF OFFICIAL RECORDS AND AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, 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 TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. (BLANKET IN NATURE)
- COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIABILITIES AND OBLIGATIONS IN THE DOCUMENT RECORDED IN INSTRUMENT NO. 2003-1370322 OF OFFICIAL RECORDS AND AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, 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 TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES (BLANKET IN NATURE).
- AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND TELECOMMUNICATION AND ALL OTHER MATTERS AS SET FORTH THEREIN INCIDENTAL PURPOSES, RECORDED IN 2009-0685542 OF OFFICIAL RECORDS. (REFERENCED)
- AN UNRECORDED LEASE DATED NOVEMBER 30, 2012, EXECUTED BY T-MOBILE WEST TOWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND CCTMO, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A(N) MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT RECORDED AS 2013-1088252 OF OFFICIAL RECORDS.(BLANKET IN NATURE)
- AN UNRECORDED LEASE DATED NOVEMBER 30, 2012, EXECUTED BY T-MOBILE WEST TOWER, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND CCTMO, LLC, A DELAWARE LIMITED LIABILITY COMPANY AS LESSEE, AS DISCLOSED BY A(N) MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT RECORDED AS 2013-1088254 OF OFFICIAL RECORDS.(DOES NOT AFFECT SUBJECT PARCEL)



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

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

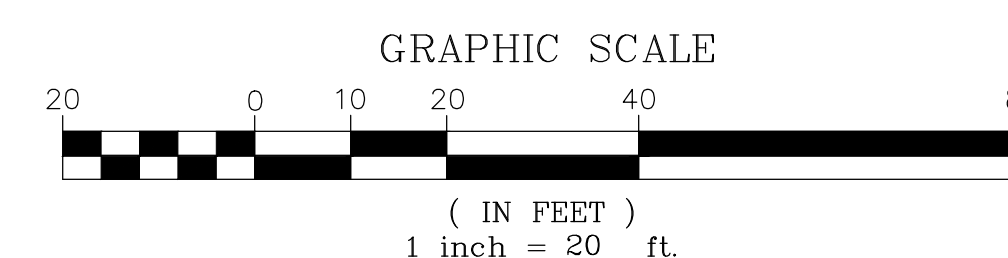
FIELD BY:	CAP
DRAWN BY:	ABM
CHECKED BY:	RLF

REVISIONS		
5	08/17/15	AMENDED TITLE
4	06/01/15	FINAL REVISION
3	08/08/14	FINAL REVISION
2	08/06/14	FINAL SUBMITTAL
1	01/10/14	PRELIM SUBMITTAL
NO.	DATE	DESCRIPTION



PROJECT No. 09006513
SITE NAME: PHO CIMARRON 2008263691
SITE ADDRESS: 17103 W. CLEARVIEW BLVD SURPRISE, AZ 85387

SHEET TITLE: SITE SURVEY	SHEET NO. LS-1	REVISION:
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LESSEE ACCESS/UTILITY EASMENT LEGAL DESCRIPTION
A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT B, SUN CITY GRAND - SIERRA, ACCORDING TO BOOK 593 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT B;
THENCE SOUTH 60°15'32" WEST ALONG THE NORTH LINE OF SAID TRACT B, 105.16 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1880.00 FEET, THROUGH A CENTRAL ANGLE OF 12°38'22", AN ARC LENGTH OF 414.72 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 41°09'21" EAST, 45.97 FEET; THENCE SOUTH 46°15'38" WEST, 199.05 FEET; THENCE SOUTH 21°52'35" EAST, 103.40 FEET; THENCE SOUTH 23°41'07" WEST, 45.51 FEET TO THE POINT OF TERMINUS.

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

LESSEE ACCESS EASMENT LEGAL DESCRIPTION
A 4.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT B, SUN CITY GRAND - SIERRA, ACCORDING TO BOOK 593 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT B;
THENCE SOUTH 60°15'32" WEST ALONG THE NORTH LINE OF SAID TRACT B, 105.16 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1880.00 FEET, THROUGH A CENTRAL ANGLE OF 12°38'22", AN ARC LENGTH OF 414.72 FEET; THENCE SOUTH 41°09'21" EAST, 45.97 FEET; THENCE SOUTH 46°15'38" WEST, 199.05 FEET; THENCE SOUTH 21°52'35" EAST, 103.40 FEET; THENCE SOUTH 23°41'07" WEST, 35.81 FEET; THENCE SOUTH 07°12'52" EAST, 11.68 FEET; TO THE POINT OF BEGINNING.

THENCE SOUTH 07°12'52" EAST, 43.64 FEET; THENCE SOUTH 21°28'20" EAST, 15.02 FEET; THENCE SOUTH 68°53'54" WEST, 44.11 FEET; THENCE SOUTH 64°26'07" WEST, 21.55 FEET; THENCE SOUTH 39°05'23" WEST, 19.30 FEET; THENCE NORTH 53°00'09" WEST, 6.63 FEET; THENCE SOUTH 36°25'20" WEST, 34.33 FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 148.59 FEET, WITH A CHORD BEARING SOUTH 28°36'15" WEST, 40.32 FEET, THROUGH A CENTRAL ANGLE OF 15°35'46", AN ARC LENGTH OF 40.45 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 185.16 FEET, WITH A CHORD BEARING SOUTH 11°54'26" WEST, 33.03 FEET, THROUGH A CENTRAL ANGLE OF 10°14'07", AN ARC LENGTH OF 33.08 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 134.40 FEET, WITH A CHORD BEARING SOUTH 02°32'28" EAST, 31.20 FEET, THROUGH A CENTRAL ANGLE OF 13°19'55", AN ARC LENGTH OF 31.27 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 111.10 FEET, WITH A CHORD BEARING SOUTH 14°51'50" EAST, 32.00 FEET, THROUGH A CENTRAL ANGLE OF 16°33'31", AN ARC LENGTH OF 32.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 124.05 FEET, WITH A CHORD BEARING SOUTH 30°32'55" EAST, 37.44 FEET, THROUGH A CENTRAL ANGLE OF 17°21'32", AN ARC LENGTH OF 37.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 145.76 FEET, WITH A CHORD BEARING SOUTH 46°49'45" EAST, 34.84 FEET, THROUGH A CENTRAL ANGLE OF 13°43'39", AN ARC LENGTH OF 34.92 FEET; THENCE SOUTH 57°42'06" EAST, 30.64 FEET, THENCE SOUTH 20°37'58" EAST, 22.99 FEET TO THE POINT OF TERMINUS.

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

LESSEE LEASE AREA NO. 1 LEGAL DESCRIPTION

A PORTION OF TRACT B, SUN CITY GRAND - SIERRA, ACCORDING TO BOOK 593 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT B;
THENCE SOUTH 60°15'32" WEST ALONG THE NORTH LINE OF SAID TRACT B, 105.16 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1880.00 FEET, THROUGH A CENTRAL ANGLE OF 12°38'22", AN ARC LENGTH OF 414.72 FEET; THENCE SOUTH 41°09'21" EAST, 45.97 FEET; THENCE SOUTH 46°15'38" WEST, 199.05 FEET; THENCE SOUTH 21°52'35" EAST, 103.40 FEET; THENCE SOUTH 23°41'07" WEST, 35.81 FEET; THENCE SOUTH 07°12'52" EAST, 11.68 FEET; THENCE SOUTH 07°12'52" EAST, 43.64 FEET; THENCE SOUTH 21°28'20" EAST, 15.02 FEET; THENCE SOUTH 68°53'54" WEST, 44.11 FEET; THENCE SOUTH 64°26'07" WEST, 21.55 FEET; THENCE SOUTH 39°05'23" WEST, 19.30 FEET; THENCE NORTH 53°00'09" WEST, 6.63 FEET; THENCE SOUTH 36°25'20" WEST, 34.33 FEET TO THE BEGINNING OF A COMPUOND CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 148.59 FEET, WITH A CHORD BEARING SOUTH 28°36'15" WEST, 40.32 FEET, THROUGH A CENTRAL ANGLE OF 15°35'46", AN ARC LENGTH OF 40.45 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 185.16 FEET, WITH A CHORD BEARING SOUTH 11°54'26" WEST, 33.03 FEET, THROUGH A CENTRAL ANGLE OF 10°14'07", AN ARC LENGTH OF 33.08 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 134.40 FEET, WITH A CHORD BEARING SOUTH 02°32'28" EAST, 31.20 FEET, THROUGH A CENTRAL ANGLE OF 13°19'55", AN ARC LENGTH OF 31.27 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 111.10 FEET, WITH A CHORD BEARING SOUTH 14°51'50" EAST, 32.00 FEET, THROUGH A CENTRAL ANGLE OF 16°33'31", AN ARC LENGTH OF 32.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 124.05 FEET, WITH A CHORD BEARING SOUTH 30°32'55" EAST, 37.44 FEET, THROUGH A CENTRAL ANGLE OF 17°21'32", AN ARC LENGTH OF 37.58 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 145.76 FEET, WITH A CHORD BEARING SOUTH 46°49'45" EAST, 34.84 FEET, THROUGH A CENTRAL ANGLE OF 13°43'39", AN ARC LENGTH OF 34.92 FEET; THENCE SOUTH 57°42'06" EAST, 30.64 FEET; THENCE SOUTH 20°37'58" EAST, 22.99 FEET; THENCE SOUTH 69°22'02" WEST, 2.00 FEET; TO THE POINT OF BEGINNING.

THENCE SOUTH 69°22'02" WEST, 23.33 FEET; THENCE NORTH 20°37'58" WEST, 22.00 FEET; THENCE NORTH 69°22'02" EAST, 23.33 FEET; THENCE SOUTH 20°37'58" EAST, 22.00 FEET; TO THE POINT OF BEGINNING.

LESSEE LEASE AREA NO. 2 LEGAL DESCRIPTION
A PORTION OF TRACT B, SUN CITY GRAND - SIERRA, ACCORDING TO BOOK 593 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT B;
THENCE SOUTH 60°15'32" WEST ALONG THE NORTH LINE OF SAID TRACT B, 105.16 FEET TO THE BEGINNING OF A NO NTANGENT CURVE;THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1880.00 FEET, THROUGH A CENTRAL ANGLE OF 12°38'22", AN ARC LENGTH OF 414.73 FEET; THENCE SOUTH 41°09'21" EAST, 45.97 FEET; THENCE SOUTH 46°15'38" WEST, 199.05 FEET; THENCE SOUTH 21°52'35" EAST, 103.40 FEET; THENCE SOUTH 23°41'07" WEST, 35.81 FEET; THENCE SOUTH 07°12'52" EAST, 11.68 FEET; THENCE SOUTH 07°12'52" EAST, 43.64 FEET; THENCE SOUTH 21°28'20" EAST, 15.02 FEET; THENCE SOUTH 68°53'54" WEST, 16.18 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00°00'00" EAST, 1.18 FEET; THENCE NORTH 90°00'00" WEST, 12.00 FEET; THENCE NORTH 00°00'00" EAST, 12.00 FEET; THENCE NORTH 90°00'00" EAST, 12.00 FEET; THENCE SOUTH 00°00'00" EAST, 10.82 FEET TO THE POINT OF BEGINNING.

LESSEE UTILITY EASMENT NO. 1 LEGAL DESCRIPTION

A 4.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT B, SUN CITY GRAND - SIERRA, ACCORDING TO BOOK 593 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 2.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT B;
THENCE SOUTH 60°15'32" WEST ALONG THE NORTH LINE OF SAID TRACT B, 105.16 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1880.00 FEET, THROUGH A CENTRAL ANGLE OF 12°38'22", AN ARC LENGTH OF 414.73 FEET; THENCE SOUTH 41°09'21" EAST, 45.97 FEET; THENCE SOUTH 46°15'38" WEST, 199.05 FEET; THENCE SOUTH 21°52'35" EAST, 103.40 FEET; THENCE SOUTH 23°41'07" WEST, 35.81 FEET; THENCE SOUTH 07°12'52" EAST, 11.68 FEET; THENCE SOUTH 07°12'52" EAST, 43.64 FEET; THENCE SOUTH 21°28'20" EAST, 15.02 FEET; THENCE SOUTH 68°53'54" WEST, 16.18 FEET; THENCE NORTH 00°00'00" EAST, 10.82 FEET; THENCE NORTH 90°00'00" WEST, 12.00 FEET; THENCE SOUTH 00°00'00" WEST, 11.16 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 68°53'54" WEST, 16.77 FEET; THENCE SOUTH 64°26'07" WEST, 20.92 FEET; THENCE SOUTH 68°32'53" WEST, 15.73 FEET; THENCE SOUTH 36°25'20" WEST, 42.79 FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 152.59 FEET, WITH A CHORD BEARING SOUTH 28°34'47" WEST, 41.54 FEET, THROUGH A CENTRAL ANGLE OF 15°38'45", AN ARC LENGTH OF 41.67 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 189.16 FEET, WITH A CHORD BEARING SOUTH 11°54'47" WEST, 33.97 FEET, THROUGH A CENTRAL ANGLE OF 10°18'12", AN ARC LENGTH OF 34.02 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 138.40 FEET, WITH A CHORD BEARING SOUTH 02°30'11" EAST, 32.13 FEET, THROUGH A CENTRAL ANGLE OF 13°19'57", AN ARC LENGTH OF 32.20 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 115.10 FEET, WITH A CHORD BEARING SOUTH 14°52'32" EAST, 33.01 FEET, THROUGH A CENTRAL ANGLE OF 16°29'27", AN ARC LENGTH OF 33.13 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 128.05 FEET, WITH A CHORD BEARING SOUTH 30°33'51" EAST, 38.63 FEET, THROUGH A CENTRAL ANGLE OF 17°21'01", AN ARC LENGTH OF 38.78 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 149.76 FEET, WITH A CHORD BEARING SOUTH 46°59'37" EAST, 36.70 FEET, THROUGH A CENTRAL ANGLE OF 14°04'34", AN ARC LENGTH OF 36.79 FEET; THENCE SOUTH 15°55'41" EAST, 22.59 FEET TO THE POINT OF TERMINUS.

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

LESSEE UTILITY EASMENT NO. 2 LEGAL DESCRIPTION

A 8.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF TRACT B, SUN CITY GRAND - SIERRA, ACCORDING TO BOOK 593 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 4.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

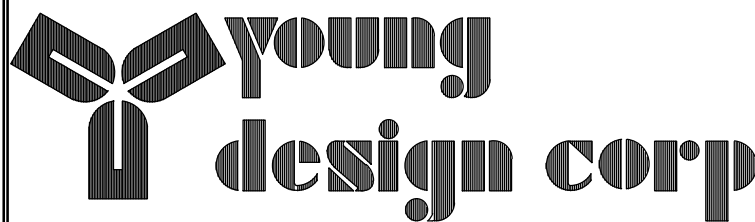
COMMENCING AT THE MOST NORTHERLY CORNER OF SAID TRACT B;
THENCE SOUTH 60°15'32" WEST ALONG THE NORTH LINE OF SAID TRACT B, 105.16 FEET TO THE BEGINNING OF A NON TANGENT CURVE; THENCE SOUTH 60°15'32" WEST, 105.16 FEET TO THE BEGINNING OF A COMPOUND CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 1880.00 FEET, THROUGH A CENTRAL ANGLE OF 12°38'22", AN ARC LENGTH OF 414.73 FEET; THENCE SOUTH 41°09'21" EAST, 45.97 FEET; THENCE SOUTH 46°15'38" WEST, 199.05 FEET; THENCE SOUTH 21°52'35" EAST, 103.40 FEET; THENCE SOUTH 23°41'07" WEST, 35.81 FEET; THENCE SOUTH 07°12'52" EAST, 11.68 FEET; THENCE SOUTH 07°12'52" EAST, 43.64 FEET; THENCE SOUTH 21°28'20" EAST, 15.02 FEET; THENCE SOUTH 68°53'54" WEST, 16.18 FEET; THENCE NORTH 00°00'00" EAST, 10.82 FEET; THENCE NORTH 90°00'00" WEST, 12.00 FEET; THENCE SOUTH 00°00'00" WEST, 11.16 FEET; THENCE SOUTH 68°53'54" WEST, 16.77 FEET; THENCE SOUTH 64°26'07" WEST, 20.92 FEET; THENCE SOUTH 68°32'53" WEST, 15.73 FEET; THENCE SOUTH 36°25'20" WEST, 42.79 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 152.59 FEET, WITH A CHORD BEARING SOUTH 28°34'47" WEST, 41.54 FEET, THROUGH A CENTRAL ANGLE OF 15°38'45", AN ARC LENGTH OF 41.67 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 189.16 FEET, WITH A CHORD BEARING SOUTH 11°54'47" WEST, 33.97 FEET, THROUGH A CENTRAL ANGLE OF 10°18'12", AN ARC LENGTH OF 34.02 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 138.40 FEET, WITH A CHORD BEARING SOUTH 00°08'48" EAST, 20.80 FEET, THROUGH A CENTRAL ANGLE OF 08°37'11", AN ARC LENGTH OF 20.82 FEET; THENCE NORTH 90°00'00" WEST, 2.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" WEST, 193.49 FEET TO THE POINT OF TERMINUS.

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

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	116.96'	S29° 10' 27"E	L25	30.64	S57° 42' 06"E
L2	90.00'	S21° 33' 25"W	L26	22.99	S20° 37' 58"E
L3	150.00'	S86° 21' 46"W	L27	2.00	S69° 22' 02"W
L4	114.83'	S50° 43' 35"W	L28	23.33	S69° 22' 02"W
L5	72.00'	S04° 11' 00"E	L29	22.00	N20° 37' 58"W
L6	100.00'	S46° 53' 14"W	L30	23.33	N69° 22' 02"E
L7	70.70'	N43° 03' 20"W	L31	22.00	S20° 37' 58"E
L8	110.49'	N63° 54' 14"W	L32	16.18	S68° 53' 54"W
L9	129.35'	S67° 00' 05"W	L33	1.18	S0° 00' 00"E
L10	66.93'	N70° 55' 51"W	L34	12.00	N90° 00' 00"W
L11	105.16	S60° 15' 32"W	L35	12.00	N0° 00' 00"E
L12	45.97	S41° 09' 21"E	L36	12.00	N90° 00' 00"E
L13	199.05	S46° 15' 38"W	L37	10.82	S0° 00' 00"E
L14	103.40	S21° 52' 35"E	L38	10.82	N0° 00' 00"E
L15	45.51	S23° 41' 07"W	L39	12.00	N90° 00' 00"W
L16	35.81	S23° 41' 07"W	L40	11.16	S0° 00' 00"E
L17	11.68	S7° 12' 52"E	L41	16.77	S68° 53' 54"W
L18	43.64	S7° 12' 52"E	L42	20.92	S64° 26' 07"W
L19	15.02	S21° 28' 20"E	L43	15.73	S68° 32' 53"W
L20	44.11	S68° 53' 54"W	L44	42.79	S36° 25' 20"W
L21	21.55	S64° 26' 07"W	L45	22.59	S15° 55' 41"E
L22	19.30	S39° 05' 23"W	L46	2.01	N90° 00' 00"E
L23	6.63	N53° 00' 09"W	L47	193.49	N90° 00' 00"W
L24	34.33	S36° 25' 20"W			

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD LENGTH
C1	63.31'	50.00'	72°32'52"	S7° 05' 38"W	59.16'
C2	1351.54'	1880.00'	41°11'125"	S39° 39' 50"W	1322.63'
C4	41.67	152.59	15°38'45"	S28° 34' 47"W	41.54
C5	34.02	189.16	10°18'12"	S11° 54' 47"W	33.97
C6	32.20	138.40	13°19'57"	S2° 30' 11"E	32.13
C7	33.13	115.10	16°29'27"	S14° 52' 32"E	33.01
C8	38.78	128.05	17°21'01"	S30° 33' 51"E	38.63
C9	36.79	149.76	14°04'34"	S46° 59' 37"E	36.70
C10	20.82	138.40	8°37'11"	S0° 08' 48"E	20.80
C11	40.45	148.59	15°35'46"	S28° 36' 15"W	40.32
C12	33.08	185.16	10°14'07"	S11° 54' 26"W	33.03
C13	31.27	134.40	13°19'55"	S2° 32' 28"E	31.20
C14	32.11	111.10	16°33'31"	S14° 51' 50"E	32.00
C15	37.58	124.05	17°21'32"	S30° 32' 55"E	37.44
C16	34.92	145.76	13°43'39"	S46° 49' 45"E	34.84
C17	414.73	1880.00	12°38'22"	S53° 56' 20"W	413.88



architecture / project management
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REVISIONS		
5	08/17/15	AMENDED TITLE
4	06/01/15	FINAL REVISION
3	08/08/14	FINAL REVISION
2	08/06/14	FINAL SUBMITTAL
1	01/10/14	PRELIM SUBMITTAL
NO.	DATE	DESCRIPTION

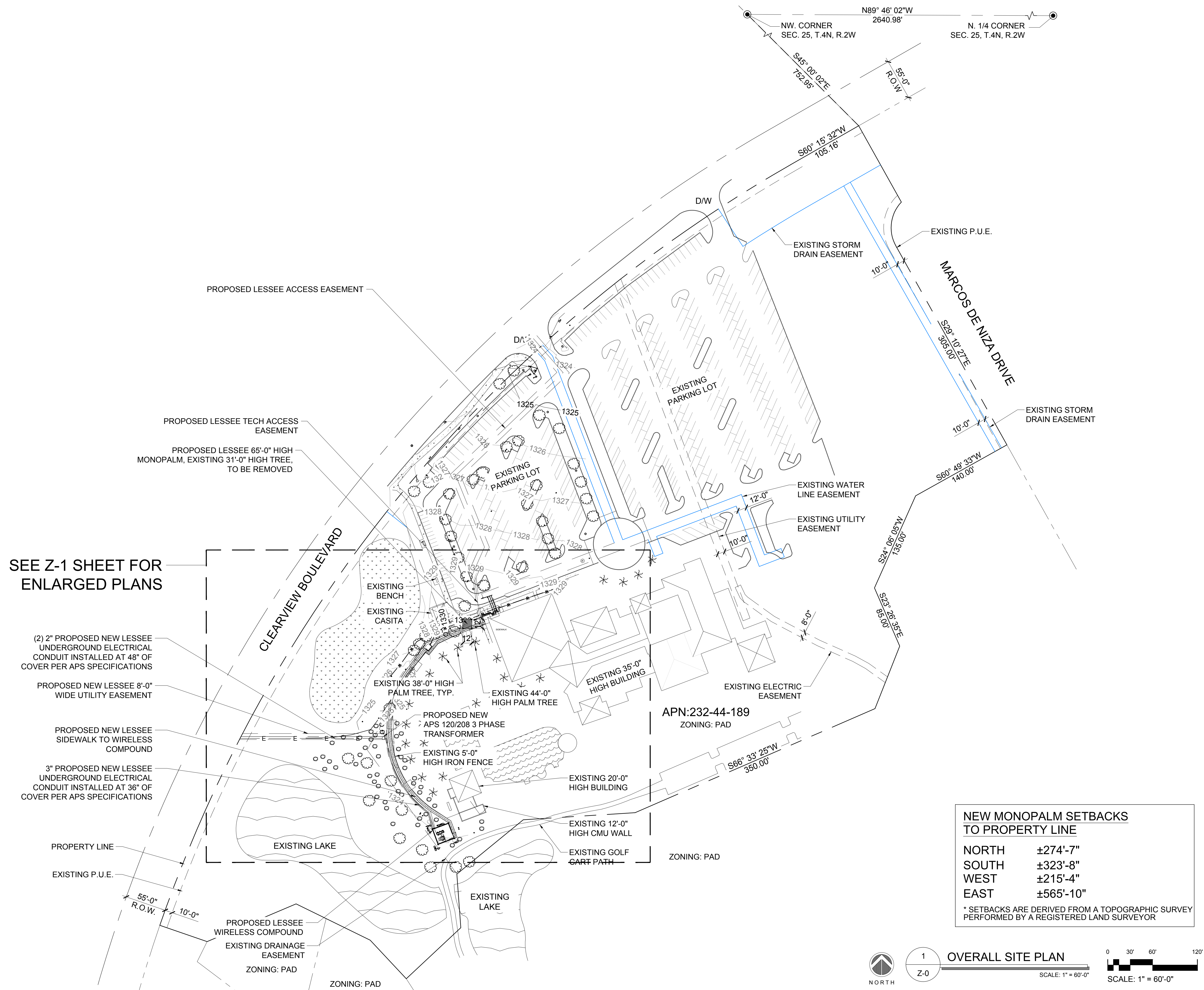


PROJECT No. 09006513
SITE NAME: PHO CIMARRON 2008263691
SITE ADDRESS: 17103 W. CLEARVIEW BLVD SURPRISE, AZ 85387

SHEET TITLE:

SITE SURVEY

SHEET NO. LS-3	REVISION:
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CLIENT

126 W. GEMINI DR.
TEMPE, AZ 85283

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

PLANS PREPARED BY

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NO.	DATE	DESCRIPTION
5	8/10/2015	COMMENTS
2	4/1/2014	LL COMMENTS
3	7/30/2014	CITY COMMENTS
4	5/29/2015	RE-SUBMITTAL

ARCHITECTS JOB NO.
YDC-5584

PROJECT INFORMATION

PHO_CIMARRON

17103 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

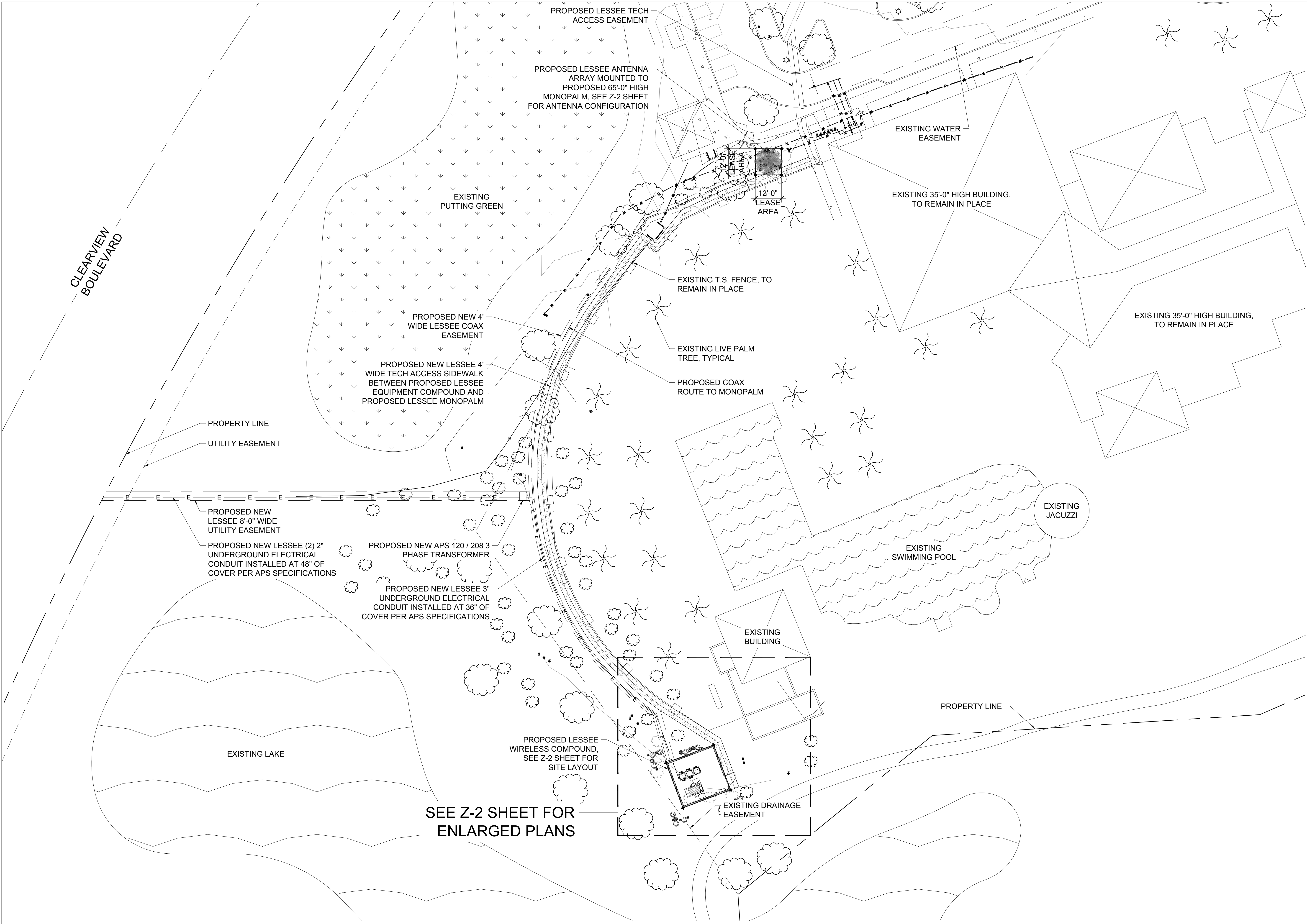
SHEET TITLE

OVERALL SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

Z-0



1 OVERALL SITE PLAN
Z-1
SCALE: 1" = 20'-0"

0 10' 20' 40'
SCALE: 1" = 20'-0"

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
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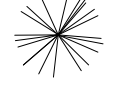
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ARCHITECTS JOB NO.
YDC-5584

PROJECT INFORMATION
PHO_CIMARRON
17103 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

SHEET TITLE
SITE PLAN

JURISDICTION APPROVAL
SHEET NUMBER
Z-1

PLANTING LEGEND:	DESCRIPTION:	QUANTITY:
	DESERT SAGE	6
	OLEANDERS	9
	FERRY DUSTERS	11

PLANTING LEGEND

4

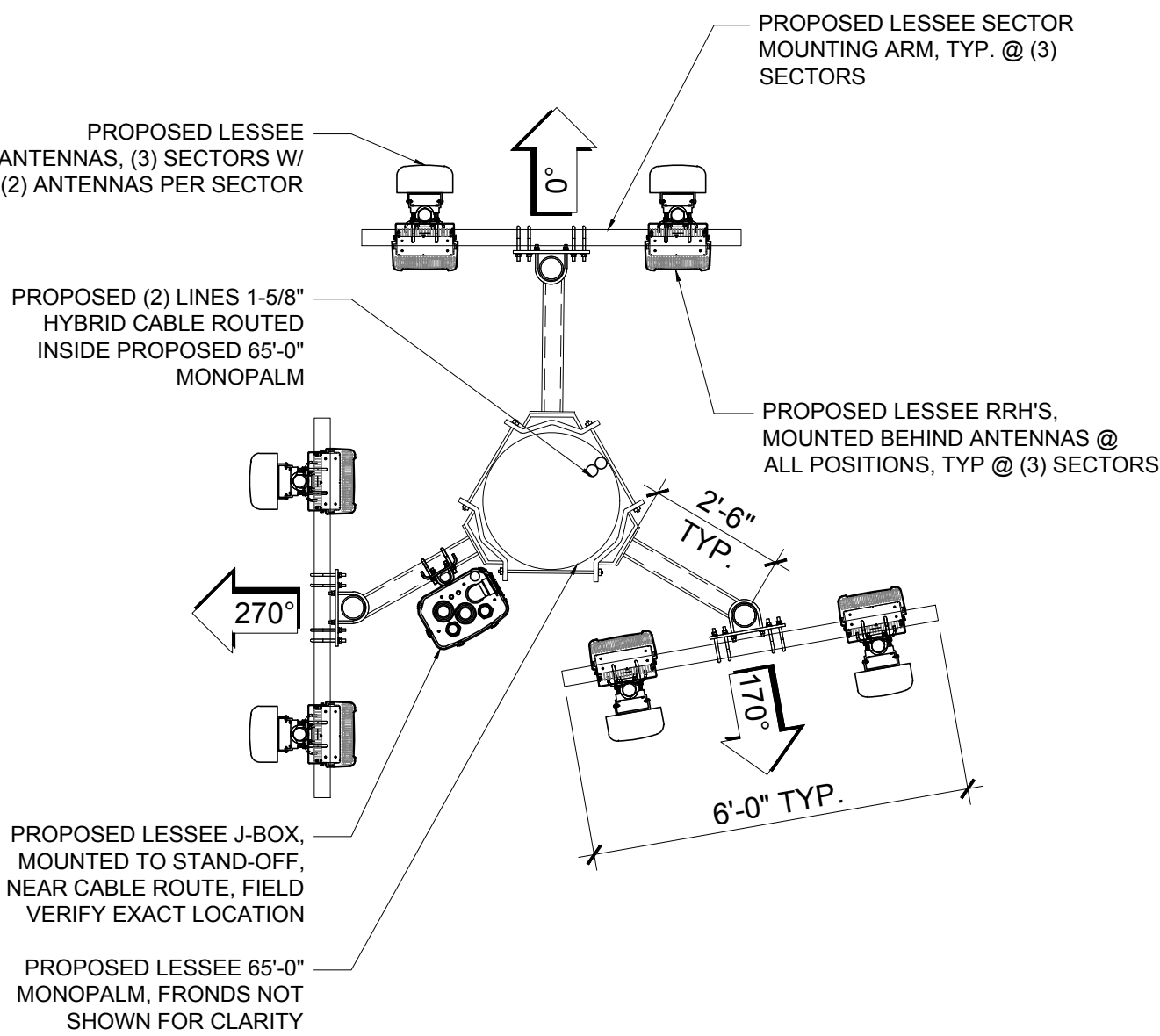
COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	0°	56'-0"	-	-	-
BETA	170°	56'-0"	-	-	-
GAMMA	270°	56'-0"	-	-	-
-	-	56'-0"	2	1-5/8"	6X12 HYBRID CABLE

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.

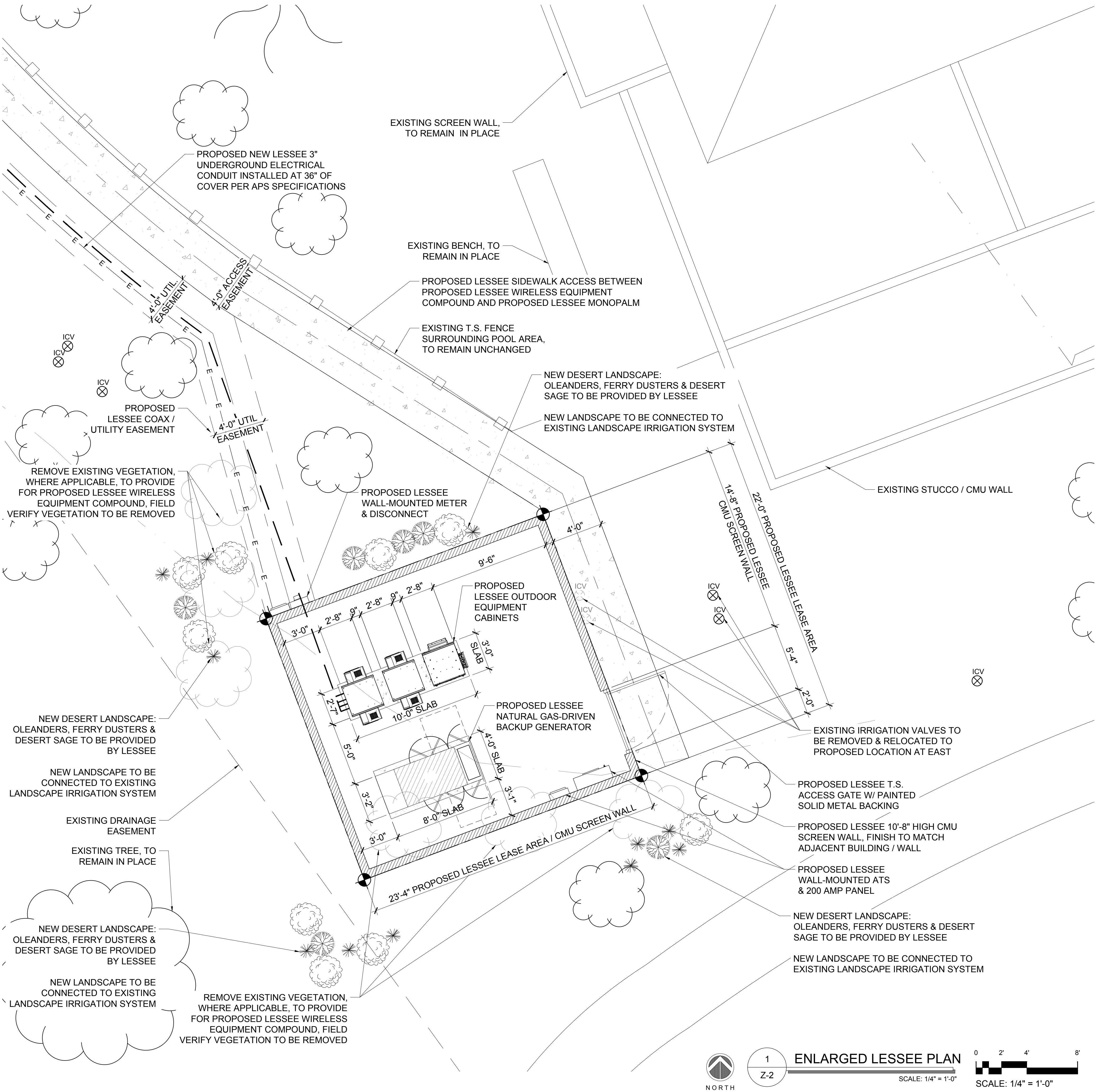
COAX CABLE INFORMATION

3



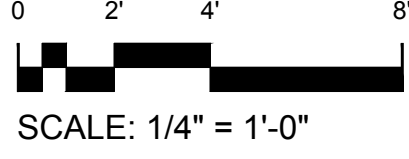
56' RAD CENTER NEW ANTENNA CONFIG.

2



1
Z-2

ENLARGED LESSEE PLAN
SCALE: 1/4" = 1'-0"



CLIENT

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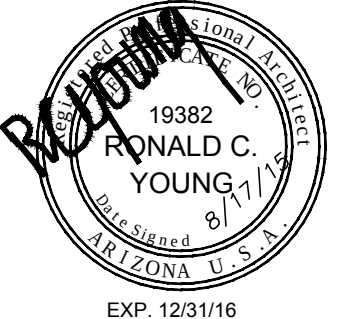
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19382
RONALD C. YOUNG
Engineered 6/11/16
State of Arizona U.S.A.
EXP. 12/31/16

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NO.	DATE	DESCRIPTION
5	8/10/2015	COMMENTS
2	4/1/2014	LL COMMENTS
3	7/30/2014	CITY COMMENTS
4	5/29/2015	RE-SUBMITTAL

ARCHITECTS JOB NO.
YDC-5584

PROJECT INFORMATION

PHO_CIMARRON

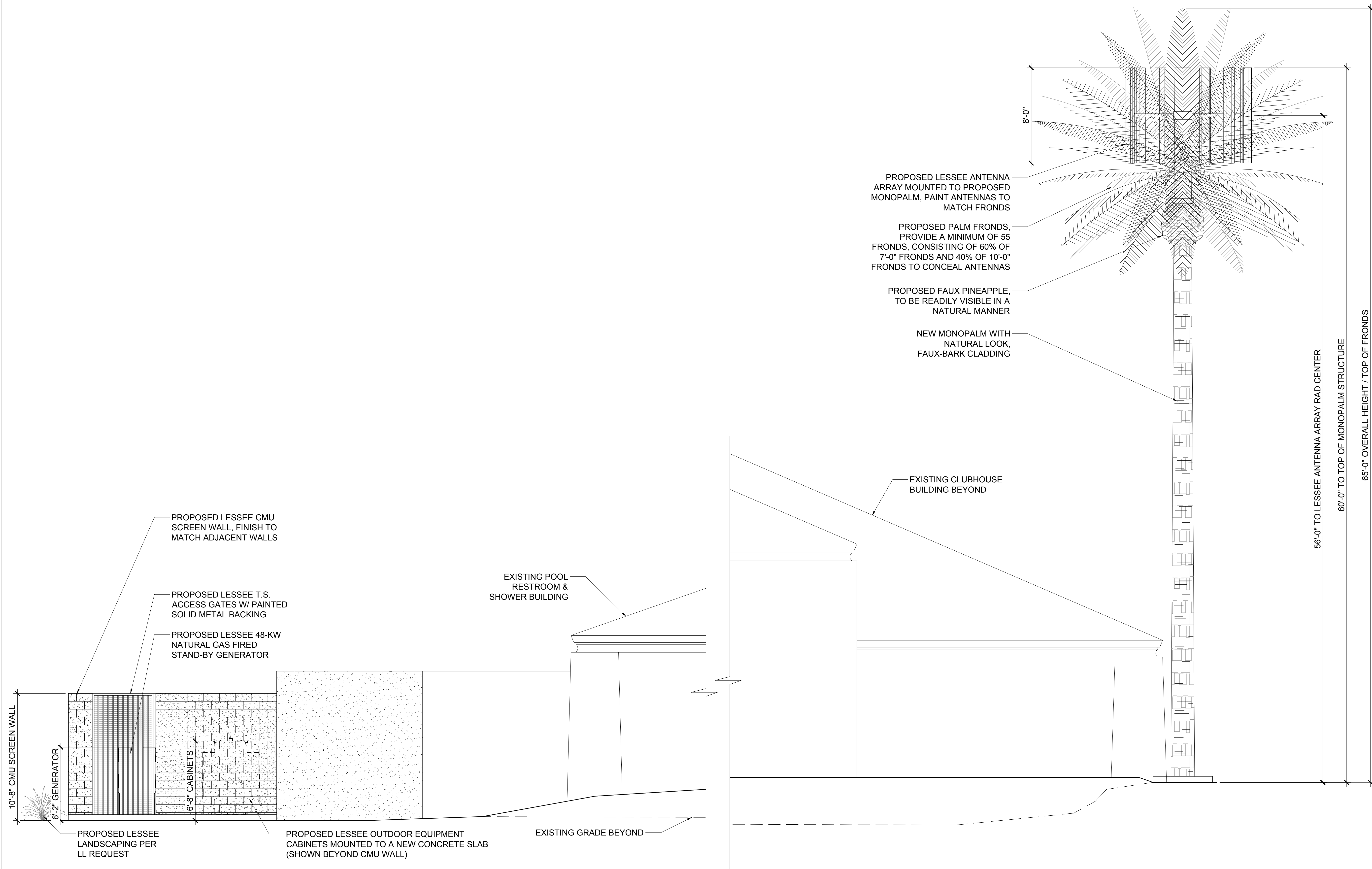
17103 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER

Z-2



1 PROPOSED NORTHEAST ELEVATION
Z-3
SCALE: 1/4" = 1'-0"
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

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

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PROJECT INFORMATION

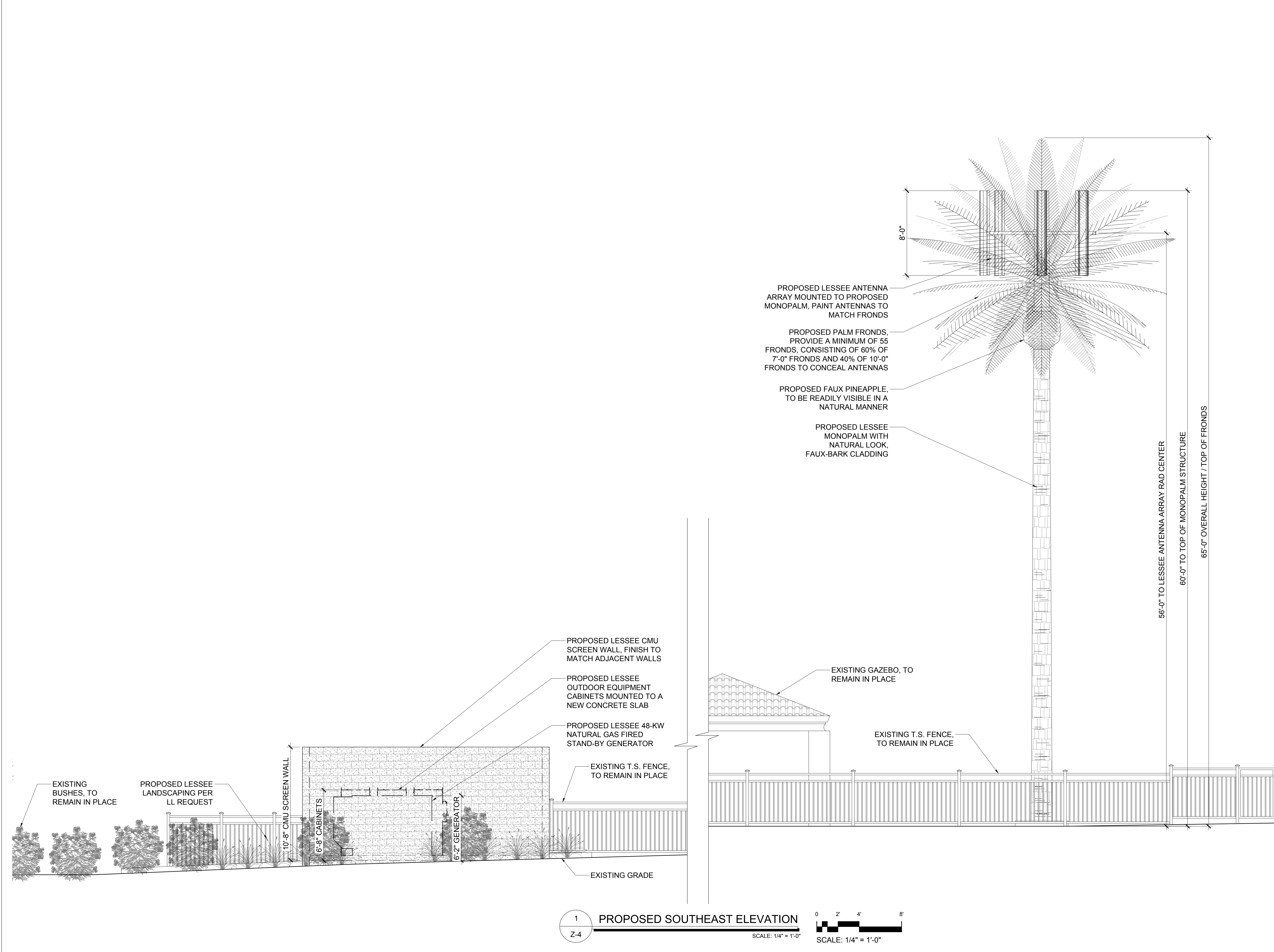
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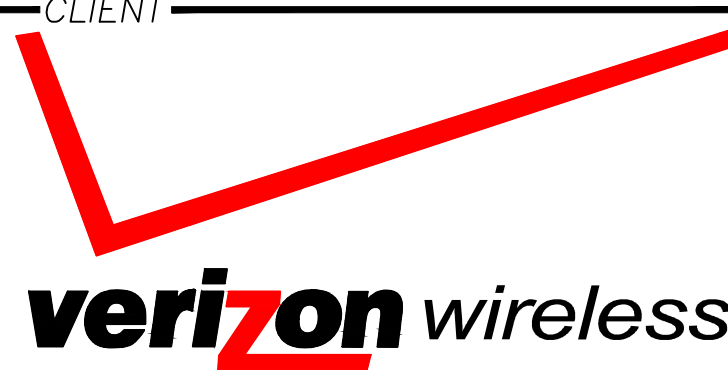
SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-3



CLIENT



126 W. GEMINI DR.
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INTERNAL REVIEW

DATE

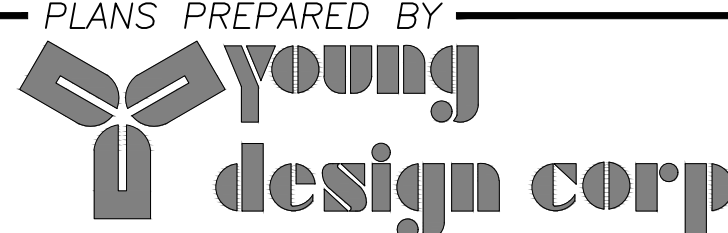
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RF SIGNATURE

FACILITIES SIGNATURE

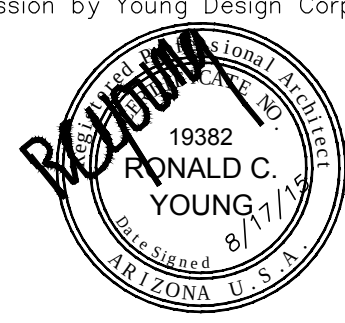
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YDC-5584

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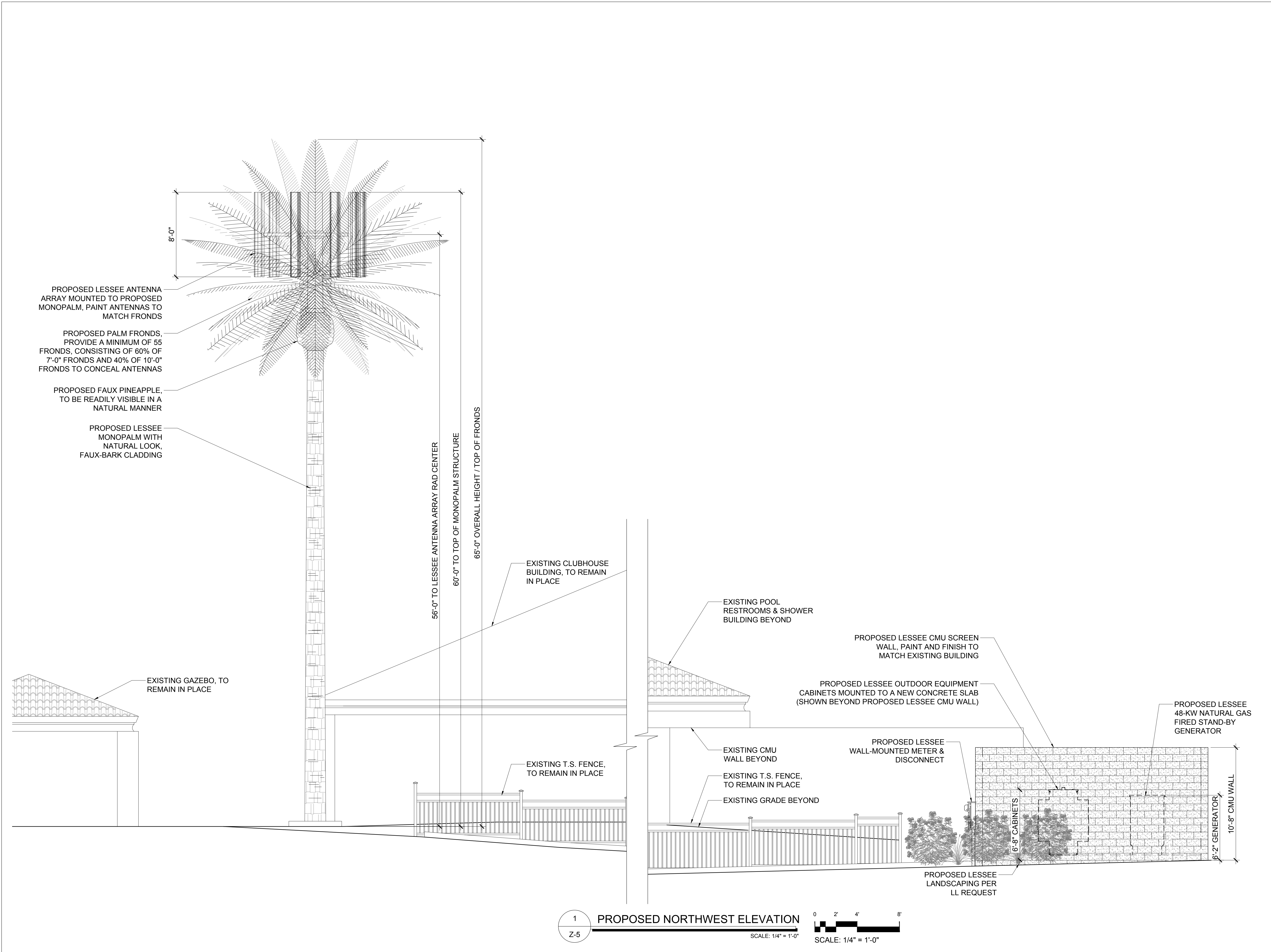
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ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-4



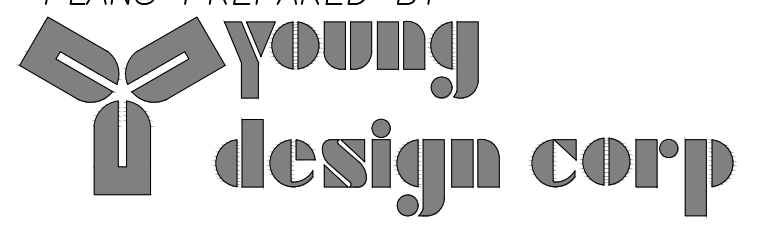
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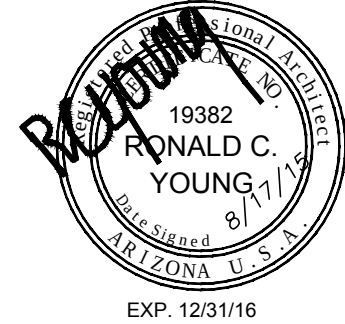
INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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PROJECT INFORMATION

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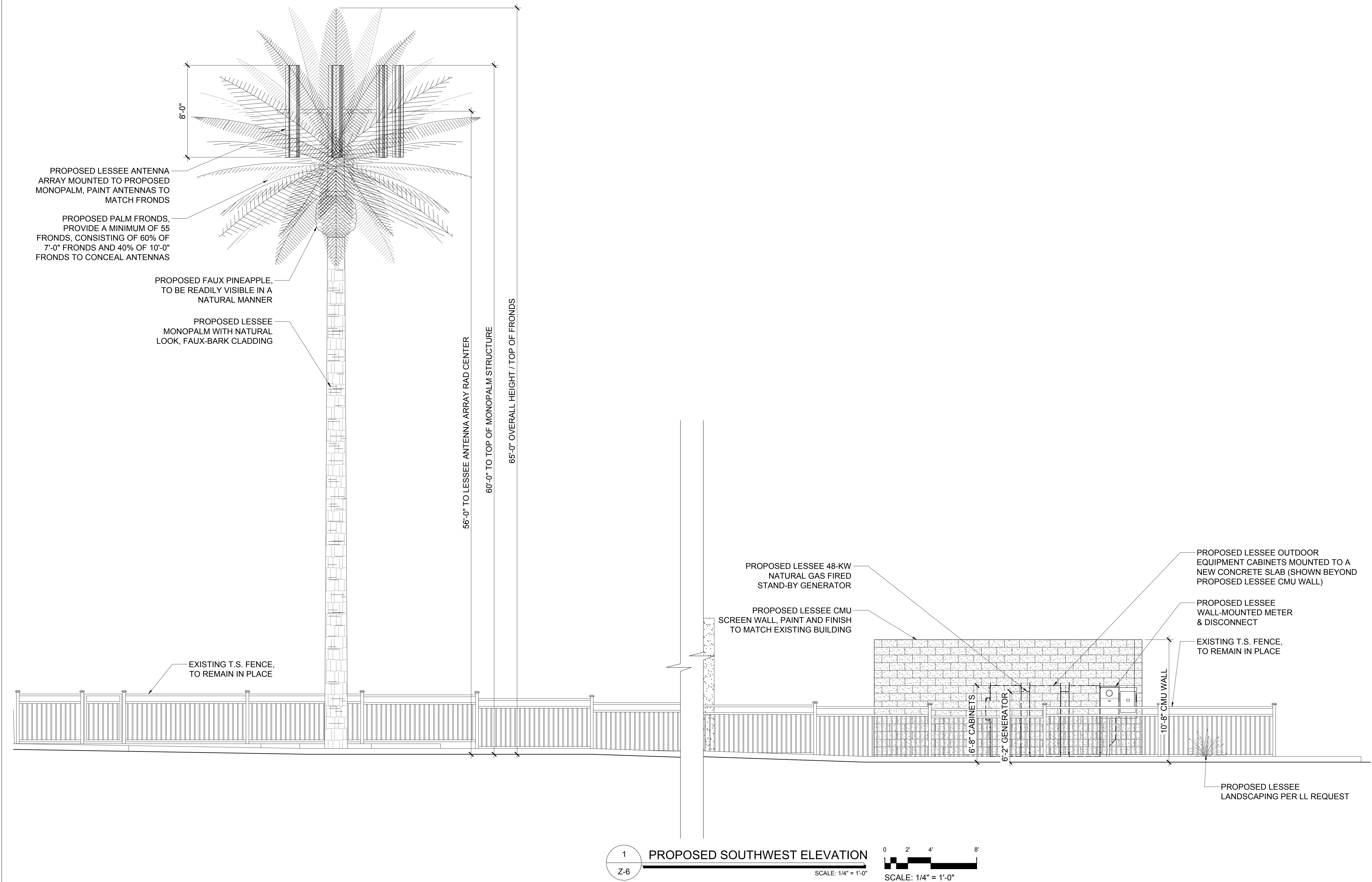
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-5



1 PROPOSED SOUTHWEST ELEVATION
Z-6
SCALE: 1/4" = 1'-0"
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

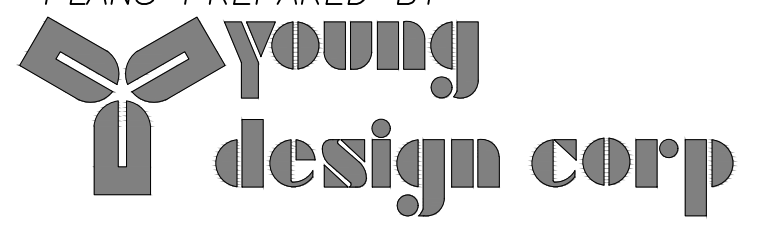
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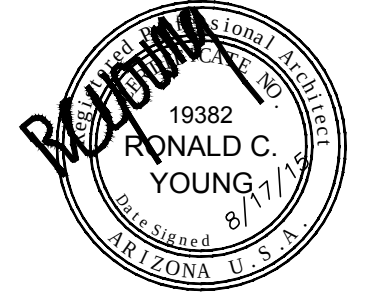
INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
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4	5/29/2015	RE-SUBMITTAL

ARCHITECTS JOB NO.
YDC-5584

PROJECT INFORMATION

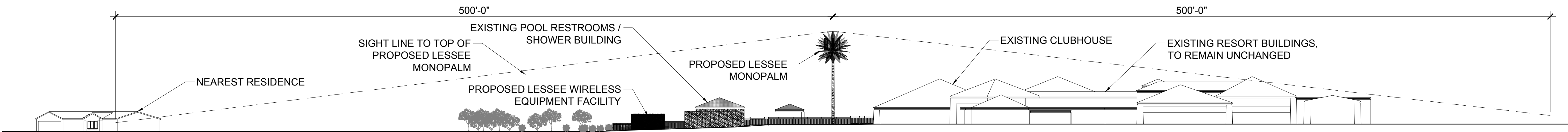
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SURPRISE, ARIZONA 85387

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-6



1
Z-7

PROPOSED SOUTH SIGHT LINE ELEVATION

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



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

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

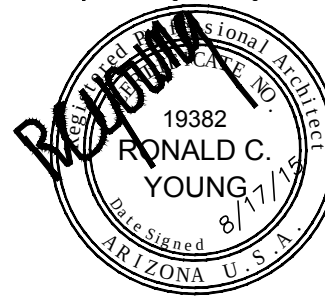
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ARCHITECTS JOB NO.

YDC-5584

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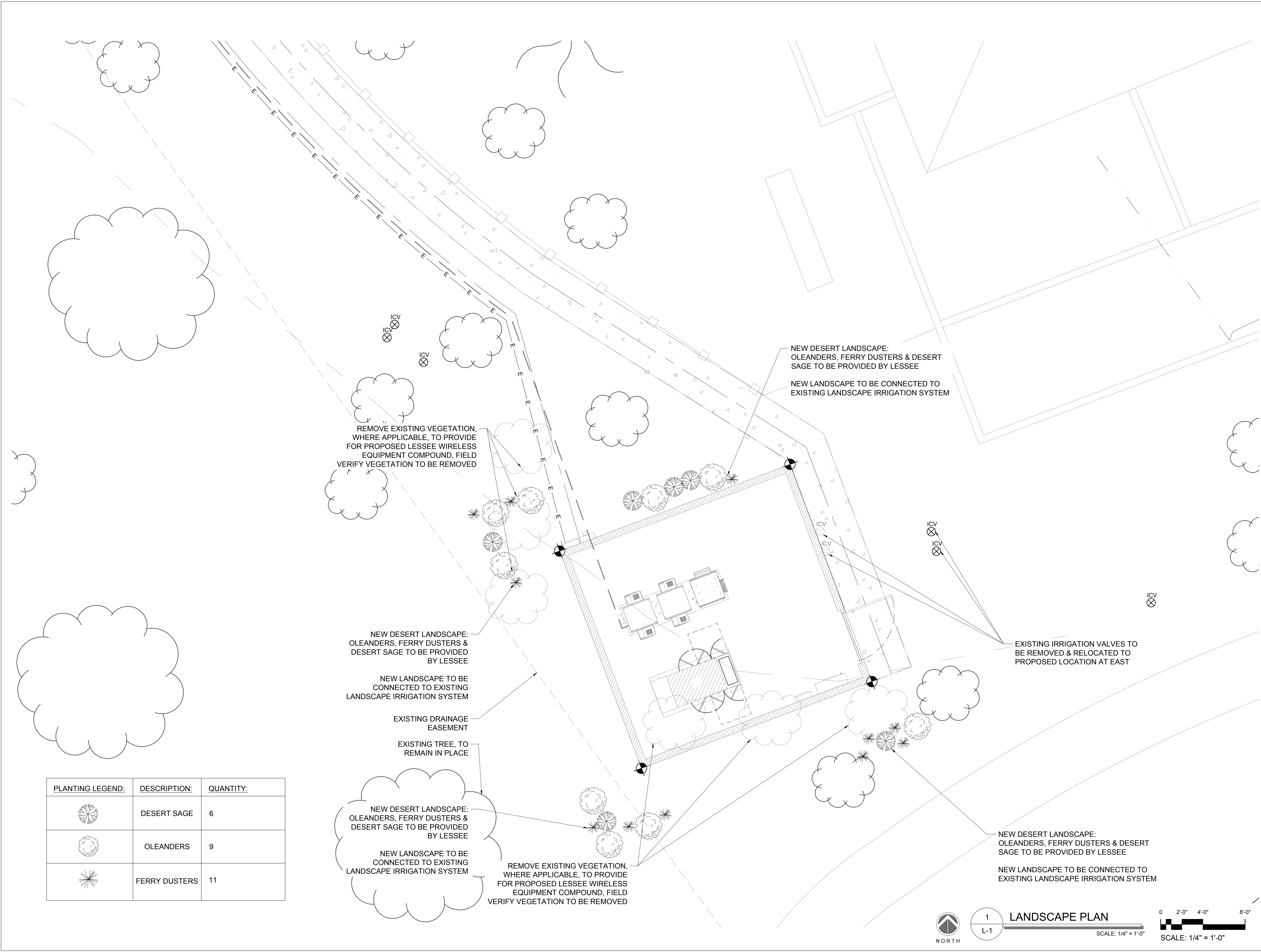
SHEET TITLE

SIGHT LINE ELEVATION

JURISDICTION APPROVAL

SHEET NUMBER

Z-7



PLANTING LEGEND:	DESCRIPTION:	QUANTITY:
	DESERT SAGE	6
	OLEANDERS	9
	FERRY DUSTERS	11

CLIENT



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TEMPE, AZ 85283

INTERNAL REVIEW

DATE

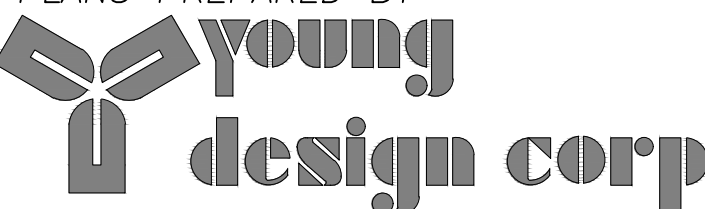
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RF SIGNATURE

FACILITIES SIGNATURE

REAL ESTATE SIGNATURE

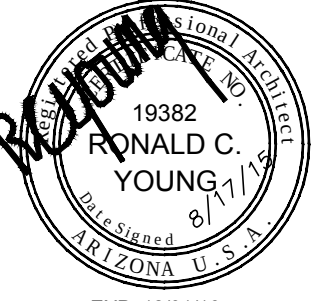
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STATE OF ARIZONA
EXP. 12/31/16

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NO.

DATE

DESCRIPTION

11/14/2014PRELIMINARY REVIEW

24/1/2014LL COMMENTS

37/30/2014CITY COMMENTS

45/29/2015RE-SUBMITTAL

ARCHITECTS JOB NO.

YDC-5584

PROJECT INFORMATION

PHO_CIMARRON

17103 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

SHEET TITLE

LANDSCAPE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

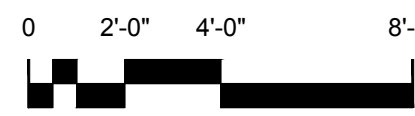
L-1



1
L-1

LANDSCAPE PLAN

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



0 2'-0" 4'-0" 8'-0"

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

GENERAL ENGINEERING NOTES-CITY OF SURPRISE:

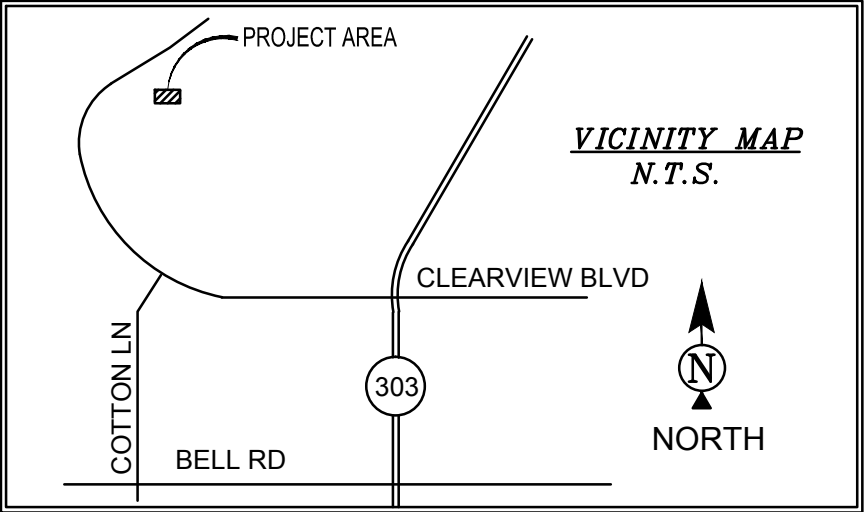
1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL ARIZONA 811 FOR FIELD LOCATION.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATIONS 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDLINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

GENERAL GRADING NOTES:

1. CONTRACTOR TO FOLLOW RECOMMENDATIONS LISTED IN THE PROJECT SPECIFIC GEOTECHNICAL REPORT, SHOULD ANY CONFLICTS ARISE BETWEEN THE SOILS INVESTIGATION REPORT AND THESE GRADING PLANS, THE CIVIL ENGINEER SHALL BE CONTACTED FOR CLARIFICATION.
2. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO UNFORESEEN FIELD CONDITIONS.
3. THE ENGINEER WILL PERFORM FIELD SURVEYS FOR PAD ELEVATION CERTIFICATIONS, UPON NOTIFICATION BY THE GRADING CONTRACTOR, THAT THE PADS ARE COMPLETE AND READY FOR CERTIFICATION. IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDINGS, OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE YARD AND STREET SUBGRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL, THAT IT WAS CONSTRUCTED IN THE DESIGNED LOCATION OR WAS GRADED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.
4. AN APPROVED GRADING AND DRAINAGE PLAN MUST BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THIS PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
5. ALL DRAINAGE FACILITIES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS FROM STORM RUNOFF MUST BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ANY BUILDINGS.
6. A GRADING PERMIT IS REQUIRED BEFORE A GRADING PERMIT IS ISSUED BY THE CITY OF SURPRISE ENGINEERING SERVICES, THE CONTRACTOR MUST FIRST OBTAIN A DUST CONTROL PERMIT FORM MARICOPA COUNTY ENVIRONMENTAL SERVICES-AIR QUALITY DIVISION.
7. HAUL PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
8. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
9. CONTRACTOR SHALL PROVIDE LEVEL BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. SIDE SLOPES IN ALL RETENTION BASINS SHALL NOT EXCEED 4:1 UNLESS NOTED OTHERWISE ON THE PLANS.
10. DRYWELLS WHEN REQUIRED, MUST BE DRILLED A MINIMUM OF TEN (10) FEET INTO PERMEABLE POROUS STRATA OR PERCOLATION TESTS WILL BE REQUIRED. THE CIVIL INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WELL PIPES ARE PLACED WITHIN ANY DRYWELLS.
11. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REGISTERING THE DRYWELLS SHOWN ON THE PLAN WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ).
12. ACCESS BARRIERS/TRASH RACKS ARE REQUIRED ON THE EXPOSED ENDS OF ALL STORM DRAINS EIGHTEEN (18) INCHES IN DIAMETER AND GREATER. SEE DETAILS 5-06A, 5-06B, AND 5-06C. REFER TO MAG DETAILS 502-1 AND 502-2 FOR PIPES LESS THAN THIRTY (30) INCHES IN DIAMETER.
13. SOIL COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE CITY OF SURPRISE ENGINEERING SERVICES FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED.
14. A PAD CERTIFICATION LETTER FOR EACH PHASE OR PARCEL MUST BE SUBMITTED TO THE CITY OF SURPRISE ENGINEERING SERVICES BY THE DEVELOPER STATING THAT EACH PAD HAS BEEN BUILT IN ACCORDANCE WITH THE SOILS INVESTIGATIVE REPORT AND CITY OF SURPRISE REQUIREMENTS.
15. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
16. ALL CONSTRUCTION SITES WITH DISTURBED ARES OF ONE (1) ACRE OR GREATER SHALL HAVE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ALL ASSOCIATED DOCUMENTS (SEE ENGINEERING AND PERMITTING APPLICATION PACKET).

CAUTION REGARDING STORM DRAIN PIPES: CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE PIPE FORM DAMAGE DURING THE CONSTRUCTION STAGE. THE COVER ON THE DRAINAGE PIPE IS DESIGNED FOR FINAL GRADE; THEREFORE, EXTRA CARE MUST BE EXERCISED DURING THE CONSTRUCTION PHASE TO MAINTAIN COVER OVER PIPES.

NOTE REGARDING CMU AND RETAINING WALLS: THE CITY OF SURPRISE REQUIRES ALL WALLS BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT (623-222-3000). BUILDING PERMITS AND INSPECTIONS ARE REQUIRED PER THE INTERNATIONAL BUILDING CODE.



BASIS OF BEARING

THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 25, HAVING A BEARING OF N89°46'02"W, RECORDED BEARING, ACCORDING TO THE PLAT RECORDED IN BOOK 593 OF MAPS, PAGE 16, IS S89°45'18"E.

ELEVATION BENCHMARK

BRASS CAP FLUSH AT THE INTERSECTION OF W. SKY MIST WAY AND W. CLEARVIEW BLVD. (C.O.S. BM. 42-11)
ELEVATION = 1328.32 (NAVD88 DATUM)

FLOOD INFORMATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1220 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SHADED ZONE X. SHADED ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

AREA

PARENT PARCEL AREA = 601,204 S.F. (13.802 AC)
EQUIPMENT LEASE AREA = 513.33 S.F. (0.012 AC)
MONOPALM LEASE AREA = 144.00 S.F. (0.003 AC)
DISTURBED AREA = 2,400 S.F. (0.055 AC)

ENGINEER'S EARTHWORK ESTIMATE

CUT 19 cy
FILL 15 cy
NET 4 cy EXPORT

THESE QUANTITIES ARE APPROXIMATE. CALCULATIONS DO NOT INCLUDE SPOILS FROM UTILITIES, SCARIFICATION AND COMPACTION.

UTILITY COORDINATION

PUBLIC UTILITY/AGENCY	CONTACT PERSON	DATE
COX COMMUNICATIONS	FRANK CANALES	08/17/15
SALT RIVER PROJECT	-	-
SOUTHWEST GAS	MARCUS WATANABE	08/17/15
CENTURY LINK	ANDRE HATCHER	08/17/15
APS	TANJA A WEESE	08/17/15

AS-BUILT CERTIFICATION

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

REGISTERED ENGINEER/LAND SURVEYOR DATE
REGISTRATION NUMBER

APPROVALS

CITY OF SURPRISE SIGNATURE BLOCK

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

APPROVED CITY OF SURPRISE ENGINEER DATE



CLIENT

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126 W. GEMINI DR.
TEMPE, AZ 85283

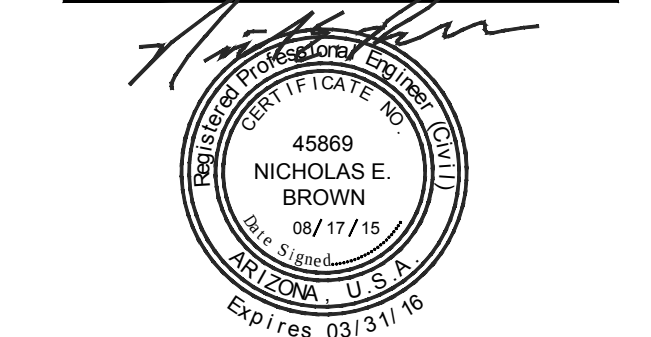
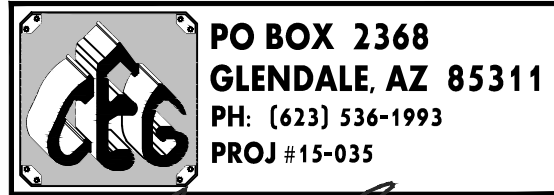
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FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

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NO.	DATE	DESCRIPTION
1	06/03/15	SUBMITTAL
2	8/17/15	CITY COMMENTS

ARCHITECTS JOB NO.

YDC-5584

PROJECT INFORMATION

PHO_CIMARRON

17103 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

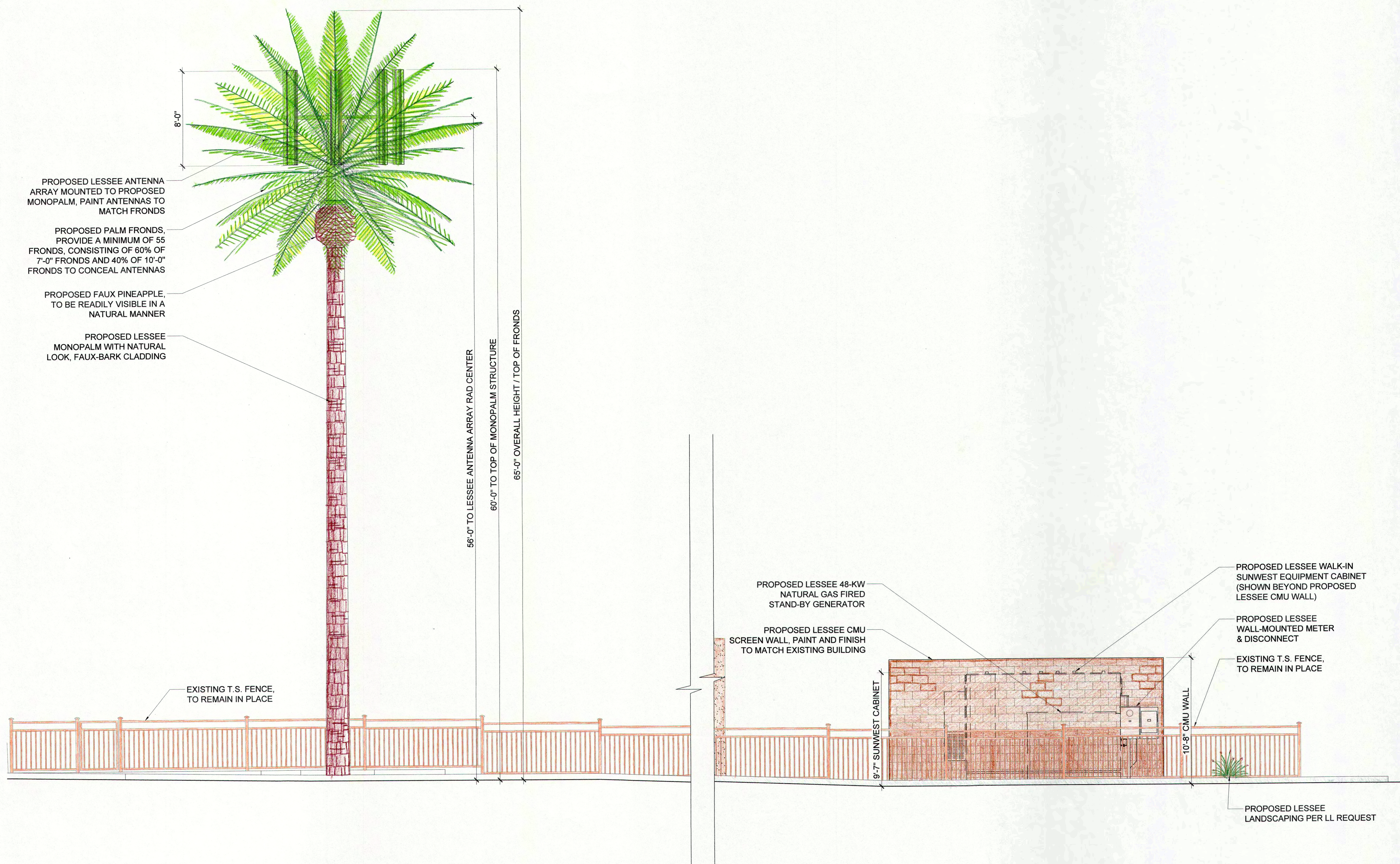
SHEET TITLE

GRADING PLAN
NOTES & SITE INFORMATION

JURISDICTION APPROVAL

SHEET NUMBER

GD-1



1 PROPOSED SOUTHWEST ELEVATION
Z-6 SCALE: 1/4" = 1'-0"

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

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2	4/1/2014	LL COMMENTS
3	7/30/2014	CITY COMMENTS
4	5/29/2015	RE-SUBMITTAL

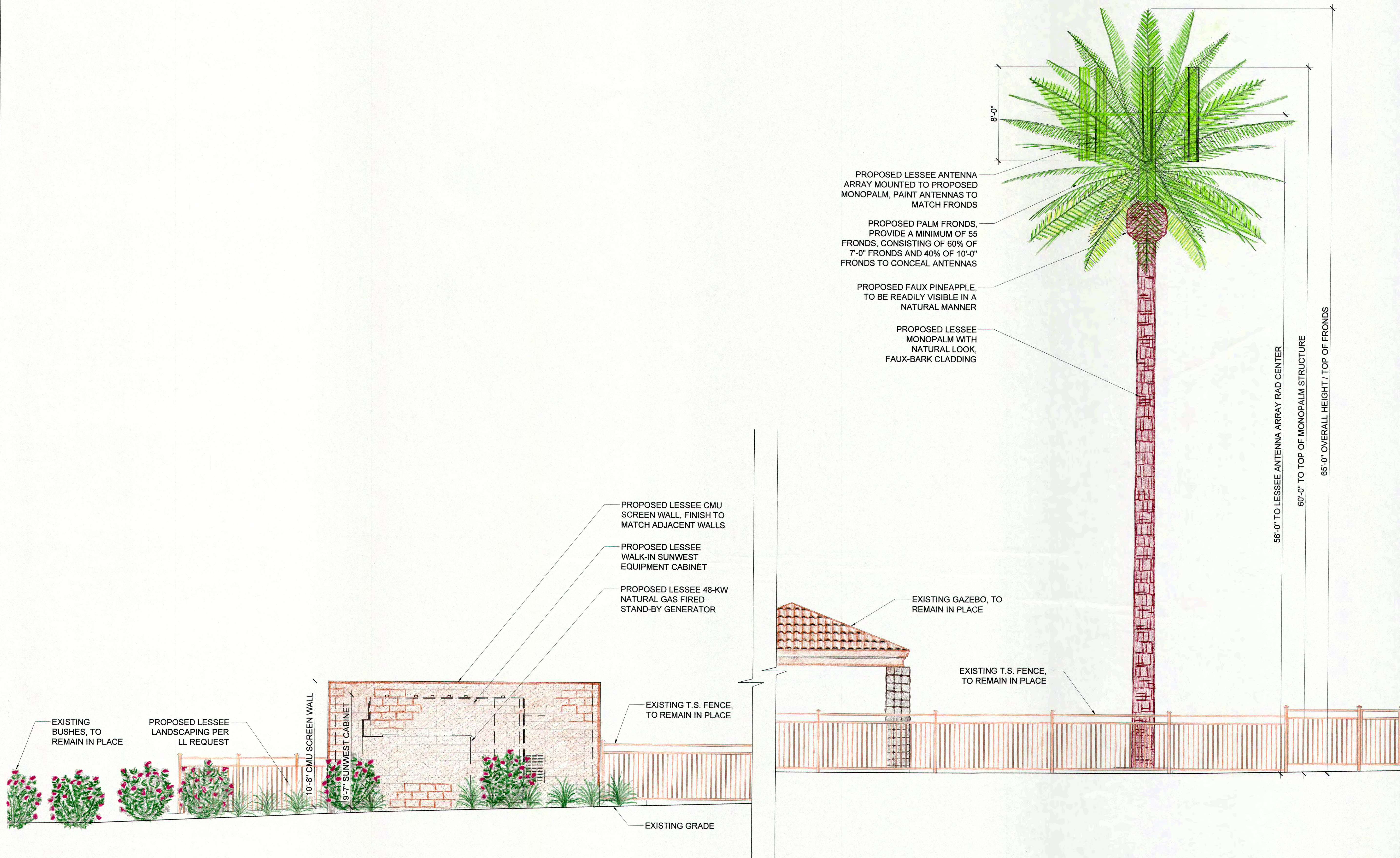
ARCHITECTS JOB NO.
YDC-5584

PROJECT INFORMATION
PHO_CIMARRON
17100 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

SHEET TITLE
ELEVATIONS

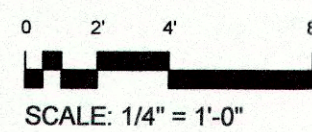
JURISDICTION APPROVAL

SHEET NUMBER
Z-6



1 PROPOSED SOUTHEAST ELEVATION
Z-4

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



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

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TEMPE, AZ 85283

INTERNAL REVIEW DATE

CONSTRUCTION SIGNATURE

RF SIGNATURE

FACILITIES SIGNATURE

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19382
RONALD C. YOUNG
5/1
Arizona Professional Engineer
U.S.A.
EXP. 12/31/16

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4	5/29/2015	RE-SUBMITTAL

ARCHITECTS JOB NO.
YDC-5584

PROJECT INFORMATION

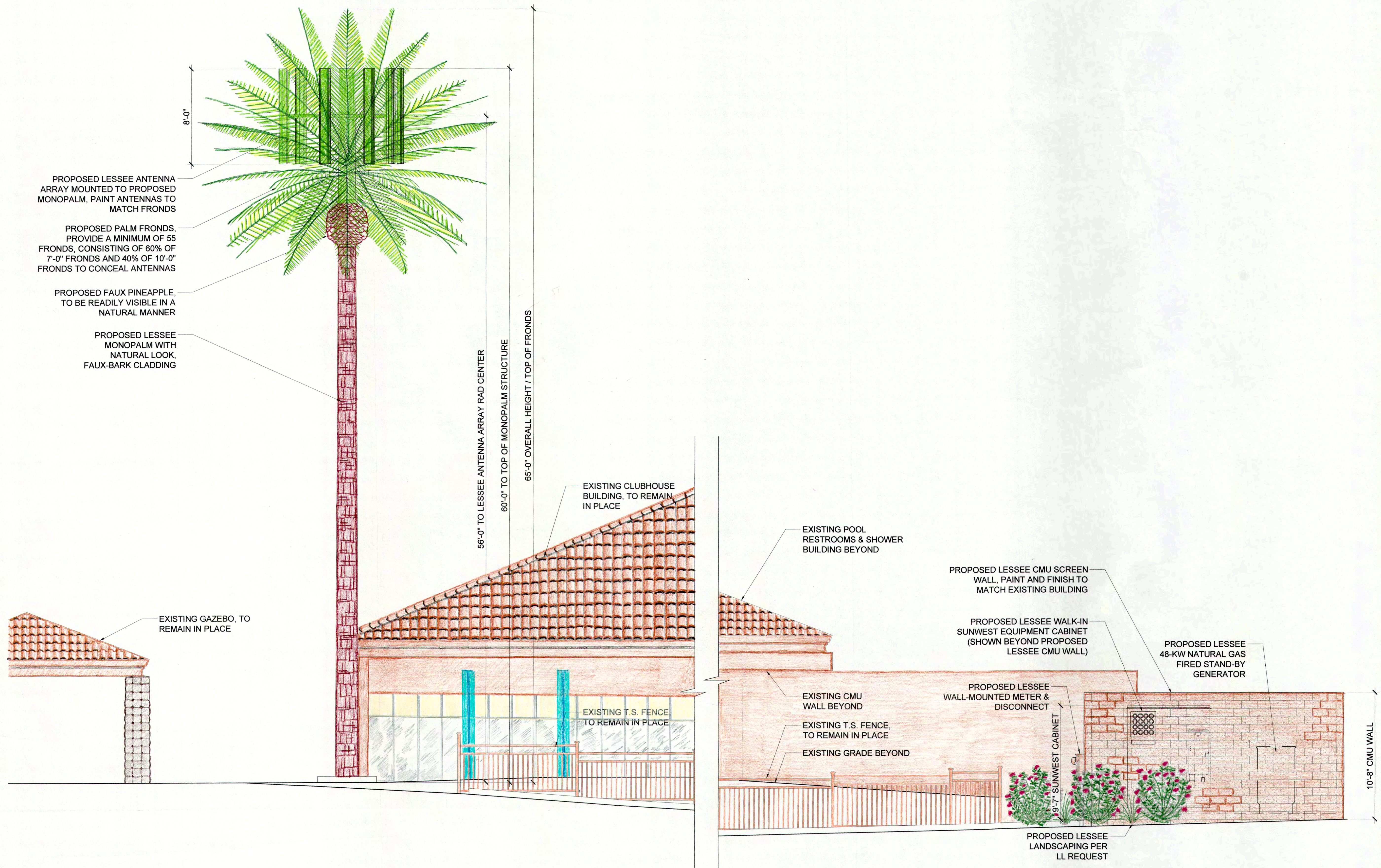
PHO_CIMARRON

17100 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-4



1
Z-5
PROPOSED NORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

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

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

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architecture / project management
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4	5/29/2015	RE-SUBMITTAL

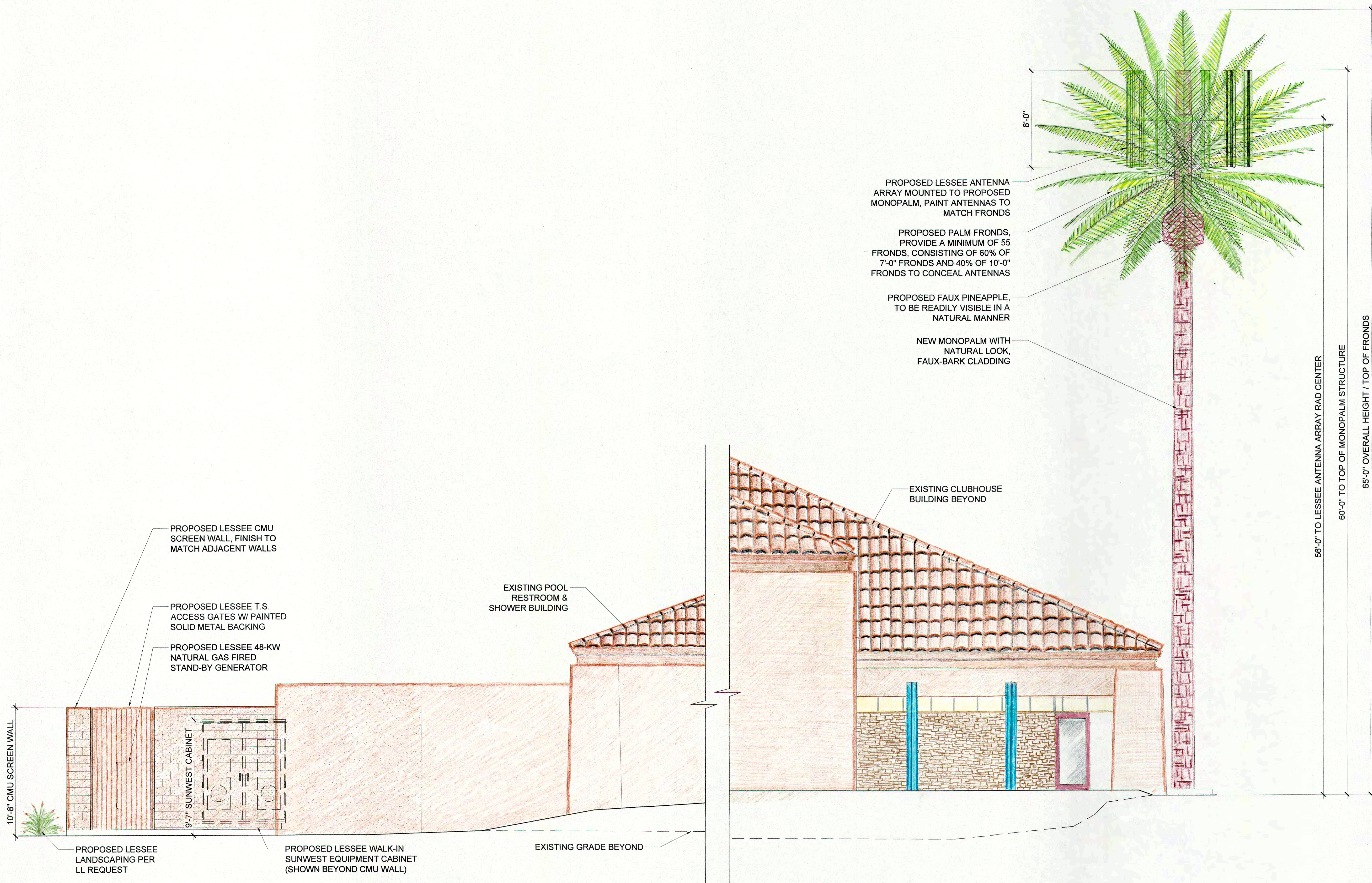
ARCHITECTS JOB NO.
YDC-5584

PROJECT INFORMATION
PHO_CIMARRON
17100 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

SHEET TITLE
ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER
Z-5



1
Z-3

PROPOSED NORTHEAST ELEVATION

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

0 2' 4' 8'

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

CLIENT



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TEMPE, AZ 85283

INTERNAL REVIEW

DATE

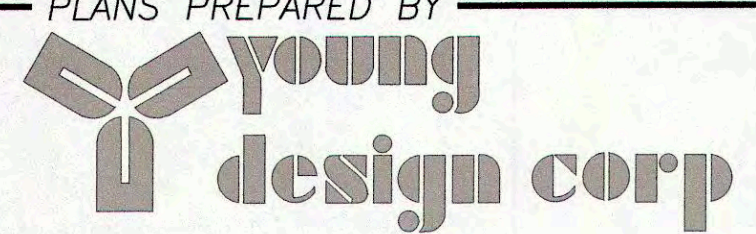
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RF SIGNATURE

FACILITIES SIGNATURE

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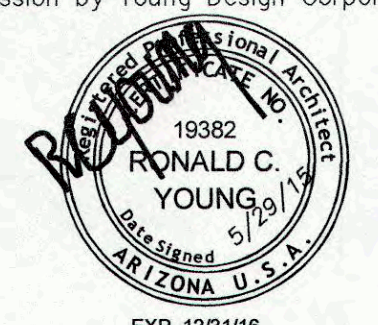
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ARIZONA U.S.A.
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ARCHITECTS JOB NO.

YDC-5584

PROJECT INFORMATION

PHO_CIMARRON

17100 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

SHEET NUMBER

Z-3



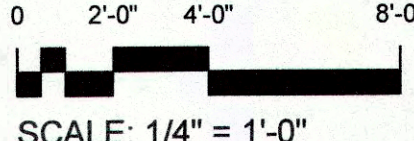
PLANTING LEGEND:	DESCRIPTION:	QUANTITY:
	DESERT SAGE	6
	OLEANDERS	9
	FERRY DUSTERS	11



1
L-1

LANDSCAPE PLAN

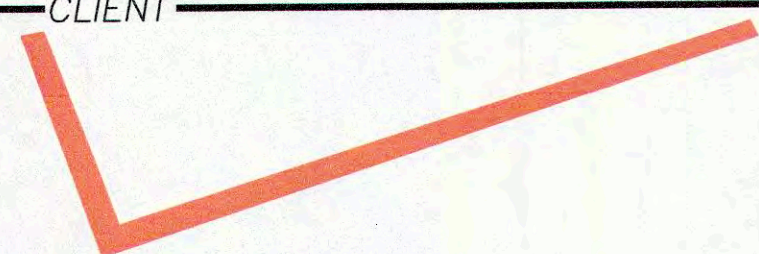
SCALE: 1/4" = 1'-0"



0 2'-0" 4'-0" 8'-0"

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

CLIENT

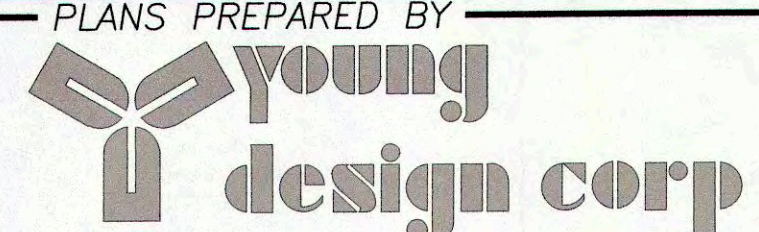


verizonwireless

126 W. GEMINI DR.
TEMPE, AZ 85283

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

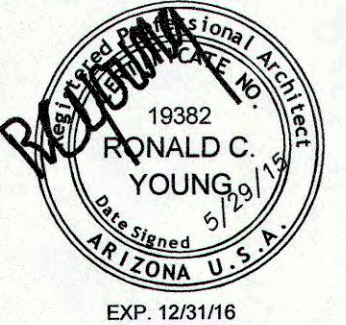
PLANS PREPARED BY



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17100 W. CLEARVIEW BOULEVARD
SURPRISE, ARIZONA 85387

SHEET TITLE
LANDSCAPE PLAN

JURISDICTION APPROVAL

SHEET NUMBER
L-1

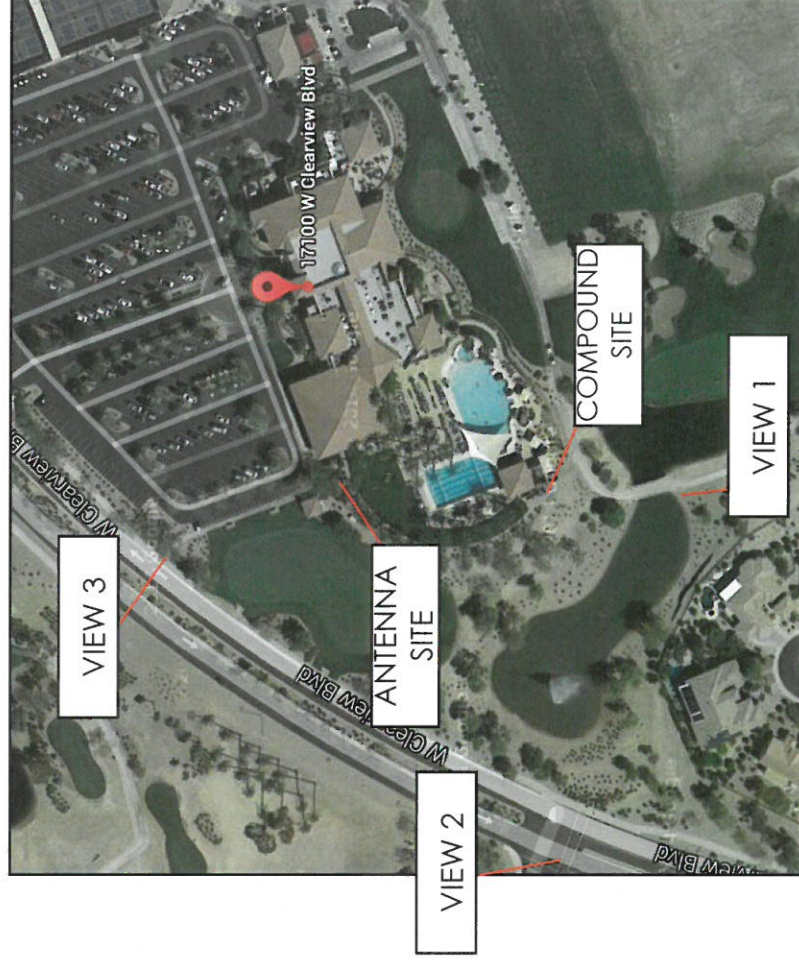
PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY



SITE NAME: PHO_CIMARRON
SITE LOCATION: 17100 W. CLEARVIEW BLVD.
SURPRISE, AZ 85387
DATE: 8/17/2014
APPLICANT: SHAW AND ASSOCIATES
1222 W. CAVEDALE DRIVE
PHOENIX, AZ 85085
CONTACT: RICK SHAW
(602) 453-0002

SITE LOCATION MAP



2014 GOOGLE MAPS

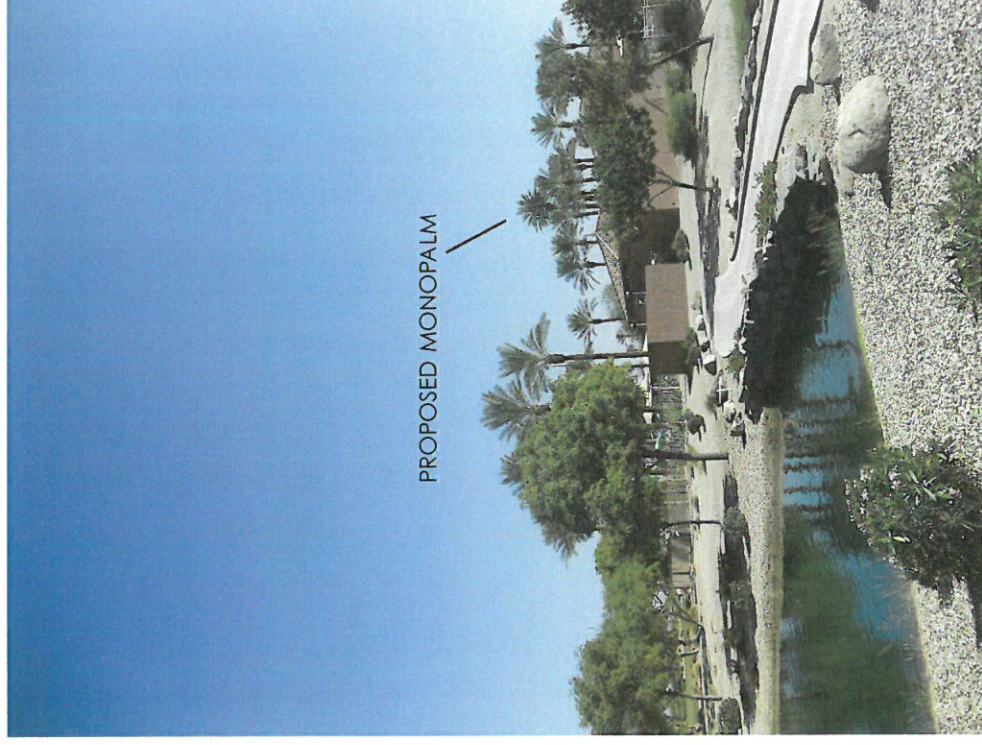
The included Photograph Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photograph Simulation(s) are subject to change.



PHOTOGRAPHIC SIMULATION
VIEW 1 - LOOKING NORTH



EXISTING
VIEW 1 - LOOKING NORTH



PROPOSED MONOPALM



EXISTING
VIEW 2 - LOOKING NORTHEAST



PROPOSED MONOPALM

PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND NEAR POOL LOCATION WITH ADDED LANDSCAPE AND SIDEWALK FROM COMPOUND TO MONOPALM.

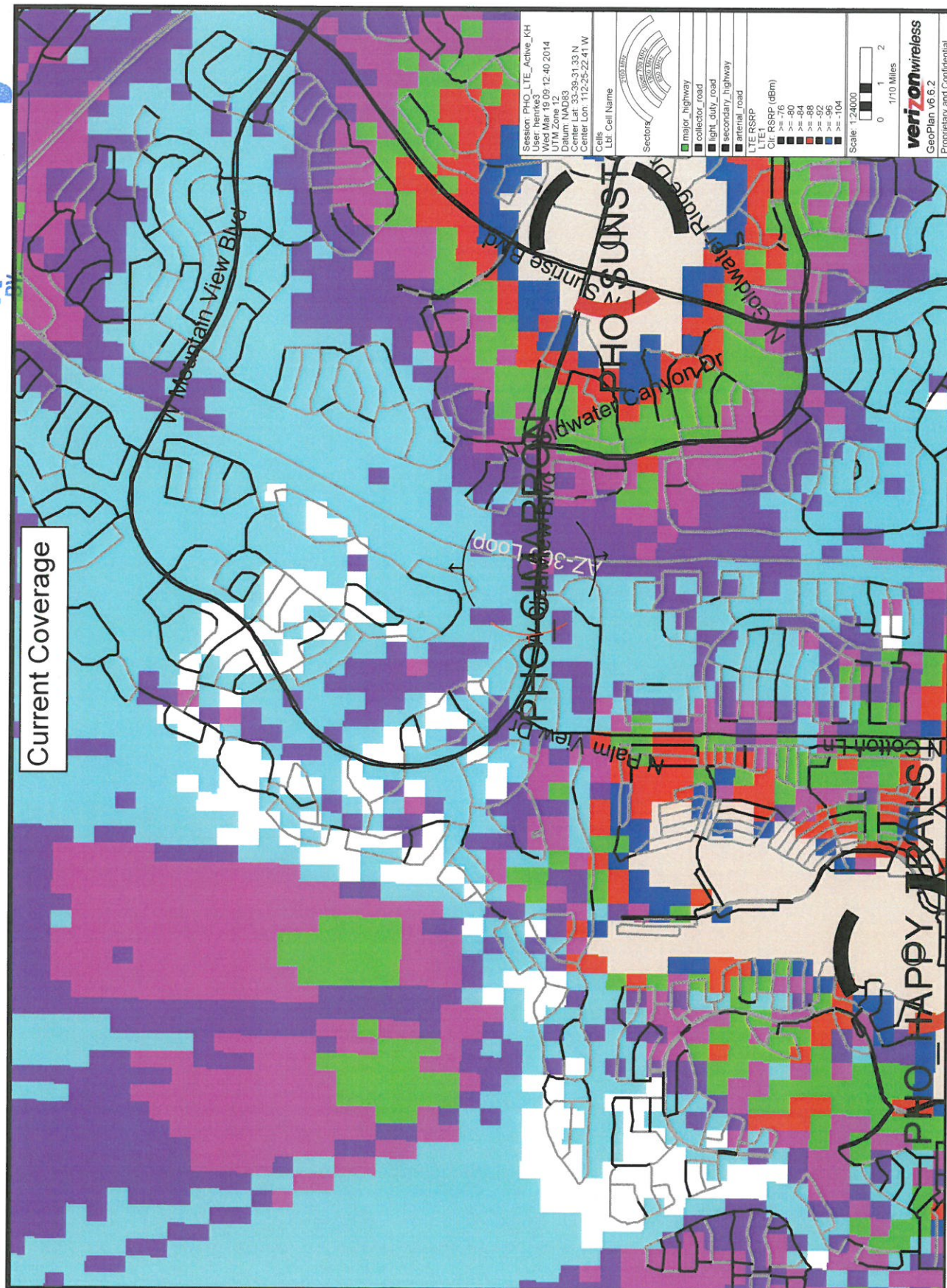


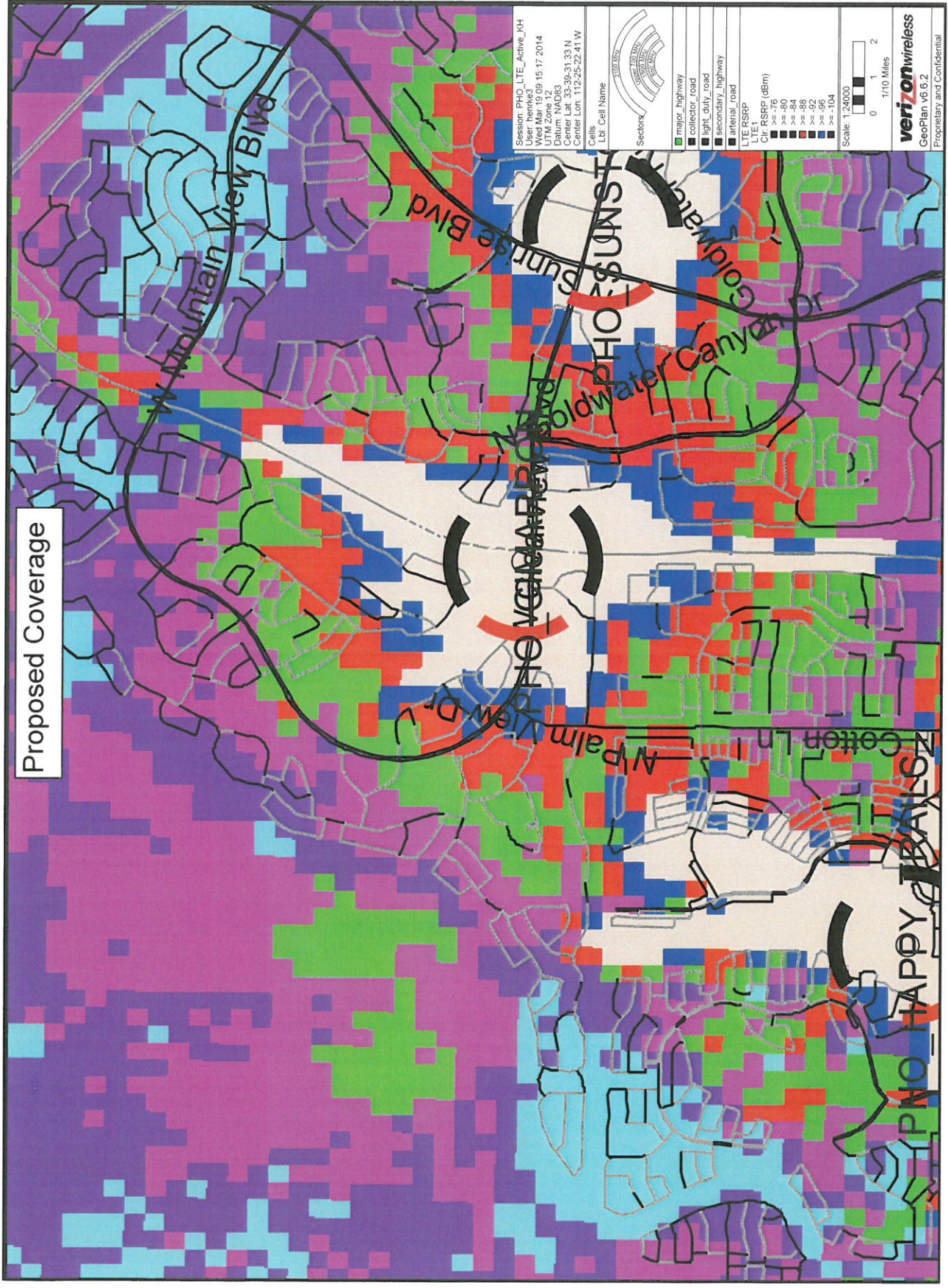
EXISTING
VIEW 3 - LOOKING SOUTHEAST



PROPOSED INSTALLATION OF A 65' MONOPALM WITH ANTENNA ARRAY. ADDITION OF EQUIPMENT COMPOUND NEAR POOL LOCATION WITH ADDED LANDSCAPE AND SIDEWALK FROM COMPOUND TO MONOPALM (COMPOUND AND LANDSCAPE NOT VISIBLE IN THIS VIEWPOINT).

RECEIVED
JUN 15 2015







CITY OF SURPRISE
Planning and Zoning Commission

October 15, 2015 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 15, 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):