



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

Thursday, December 15, 2016 @ 6:00 PM
 COUNCIL CHAMBERS

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
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#1	District Internal	<u>Consideration and action approving the December 1, 2016 Planning and Zoning Commission minutes.</u>	Approve Lorraine Nevarez, Community Development
#2	District 3	<u>Consideration and action regarding a Preliminary Plat for the Magnolia development, dated 11/2016 and generally bounded by Waddell Rd. on the north, Cactus Rd. on the south, 175th Ave. on the west and Cotton Lane on the east.</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#3	District 1	<u>Consideration and action regarding a Preliminary Plat for Tierra Verde West dated 11/9/2016 @ 3:47 pm. and generally located at the northwest corner of Happy Valley Road and 155th Avenue.</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#4	District 3	<u>Consideration and action regarding a Preliminary Plat located at the southeast corner of 175th Avenue and Sweetwater Blvd. and dated November 28, 2016.</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#5	District 5	<u>Consideration and Action on the Mattamy at Surprise Center Preliminary Plat dated 11/10/2016 and located along Statler Blvd. west of Litchfield Road.</u>	None Hobart Wingard - Community Development
#6	District 5	<u>Presentation and action item regarding a Site Plan for Pad A, Shops A, and Shops B of the Civic Center located within the Surprise Center Planned Area Development (PAD).</u>	Approve Hobart Wingard - Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY
#7	District 3	<u>Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) PUD at 6 and 9 DU/Ac, Residential High (density) (RH) and Regional Commercial (density) (CR).</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#8	District 3	<u>Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) at 9 DU/Ac (RM-9 PUD).</u>	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT

OTHER BUSINESS:

#9 District Internal Discussion and direction pertaining to future agenda items.

No Action
Eric Fitzer,
Community
Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: December 9, 2016 at 10:15 AM

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



CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

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Board Meeting Date:	December 15, 2016	Contact Person:	Lorraine Nevarez, 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 approving the December 1, 2016 Planning and Zoning Commission minutes.

Motion:

I move to approve the December 1, 2016 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Minutes -December 1, 2016 Meeting](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

December 1, 2016 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on Thursday, December 1, 2016.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Matthew Keating and Commissioners Dennis Smith, Dennis Bash, Gisele Norberg, Mitchell Rosembaum and Eric Cultum.

STAFF PRESENT:

Community Development Director Eric Fitzer, Deputy City Attorney Donna Bronski, Planner Sergio Angulo, Planner Shirley Phan and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer, Director, introduced new Planner Shirley Phan, who joined the Community Development team. The Commission welcomed Shirley Phan.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda. Hearing no comments, Chair Chapman closed the call to the public.

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the November 17, 2016 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the November 17, 2016 Planning and Zoning Commission minutes. Commissioner Rosembaum seconded the motion. The motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 1 – Consideration and action regarding a Conditional Use Permit for Greulich's Automotive.

Sergio, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Number of units developed
- Setback requirements
- Land use

Chair Chapman opened the call to the public.

Hearing no comments, Chair Chapman closed the call to the public.

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council the Major PAD Amendment for Mirano at Desert Oasis Parcel 8. Commissioner Norberg seconded the motion. The motion passes with 7 votes in favor.

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion pertaining to future agenda items.

The Commission discussed the following items:

- Receive notifications about upcoming projects
- Receive updates on past projects
- Receive an update on the vision of City Center
- Participate in a strategic planning session

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:25 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
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: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 15, 2016	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Preliminary Plat for the Magnolia development, dated 11/2016 and generally bounded by Waddell Rd. on the north, Cactus Rd. on the south, 175th Ave. on the west and Cotton Lane on the east.

Motion:

Move to continue the Magnolia Preliminary Plat to the January 5th, 2017 Planning and Zoning Commission meeting.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of a 174-acre, 812-lot Preliminary Plat in the RM-6 PUD and RM-9 PUD zoning districts. The subject request presumes the prior annexation and approval of a related zone change being processed under separate covers.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 FS 16-392 Magnolia PP Staff Report](#)
- ☐ [01 - FS16-392 Magnolia - Preliminary Plat - Case Map](#)
- ☐ [02 - FS16-392 Magnolia - Preliminary Plat - Vicinity Map](#)
- ☐ [03 - FS16-392 Magnolia - Preliminary Plat](#)
- ☐ [04A - FS16-392 Magnolia - Preliminary Plat - Preliminary Landscape Plan](#)

- ☐ [04B - FS16-392 Magnolia - Preliminary Plat - Preliminary Landscape Plan](#)
- ☐ [05 - FS16-392 Magnolia - Preliminary Plat - Luke AFB Comments](#)
- ☐ [06 - FS16-392 Magnolia - Preliminary Plat - ADOT Comments](#)
- ☐ [07 - FS16-392 Magnolia - Preliminary Plat - MWD Comments](#)
- ☐ [08 - FS16-392 Magnolia - Preliminary Plat - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, AICP

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-392

Project Name: Magnolia Preliminary Plat

Council District: 3

Meeting Date: December 15, 2016

Planner: Robert H. Kuhfuss, AICP

Owner: S & S Cotton, LLC et. al.

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC

Request: Preliminary Plat in the RM-6 PUD and RM-9 PUD zoning districts

Site Location: Generally between Cotton Lane and 175th Avenue, Waddell Road to Cactus Road

Site Size: 174 acres (approx.)

Density: 5.0 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' through 'h'

Introduction:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of five (5) separate requests relating to the proposed development in what is currently a county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests are listed below, with the subject request highlighted in **bold font**; however, this report should be read in the context of the other four requests.

Case FS16-391 – 175th & Sweetwater

Zone Change from RR to RM-9 PUD

Preliminary Plat in the RM-9 PUD Zoning District

Case FS16-392 – Magnolia

Zone Change from RR to RM-6 PUD, RM-9 PUD, RH PUD, and CR PUD

Preliminary Plat in the RM-6 PUD and RM-9 PUD Zoning Districts

Case FS16-427 – Annexation*, **

Four of the five aforementioned requests will first be presented to the Planning and Zoning Commission, who will make a recommendation to the City Council. The first of the five requests involves the actual annexation of the property and will only be heard by the City Council. It is envisioned that all five requests will be presented to the City Council on January 3, 2017.

The following map depicts the county island status as currently existing and post-annexation.



* The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses involved, the annexation was broken out from the other two cases and assigned its own case number.

** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 3, 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at <https://agenda.surpriseaz.gov>.

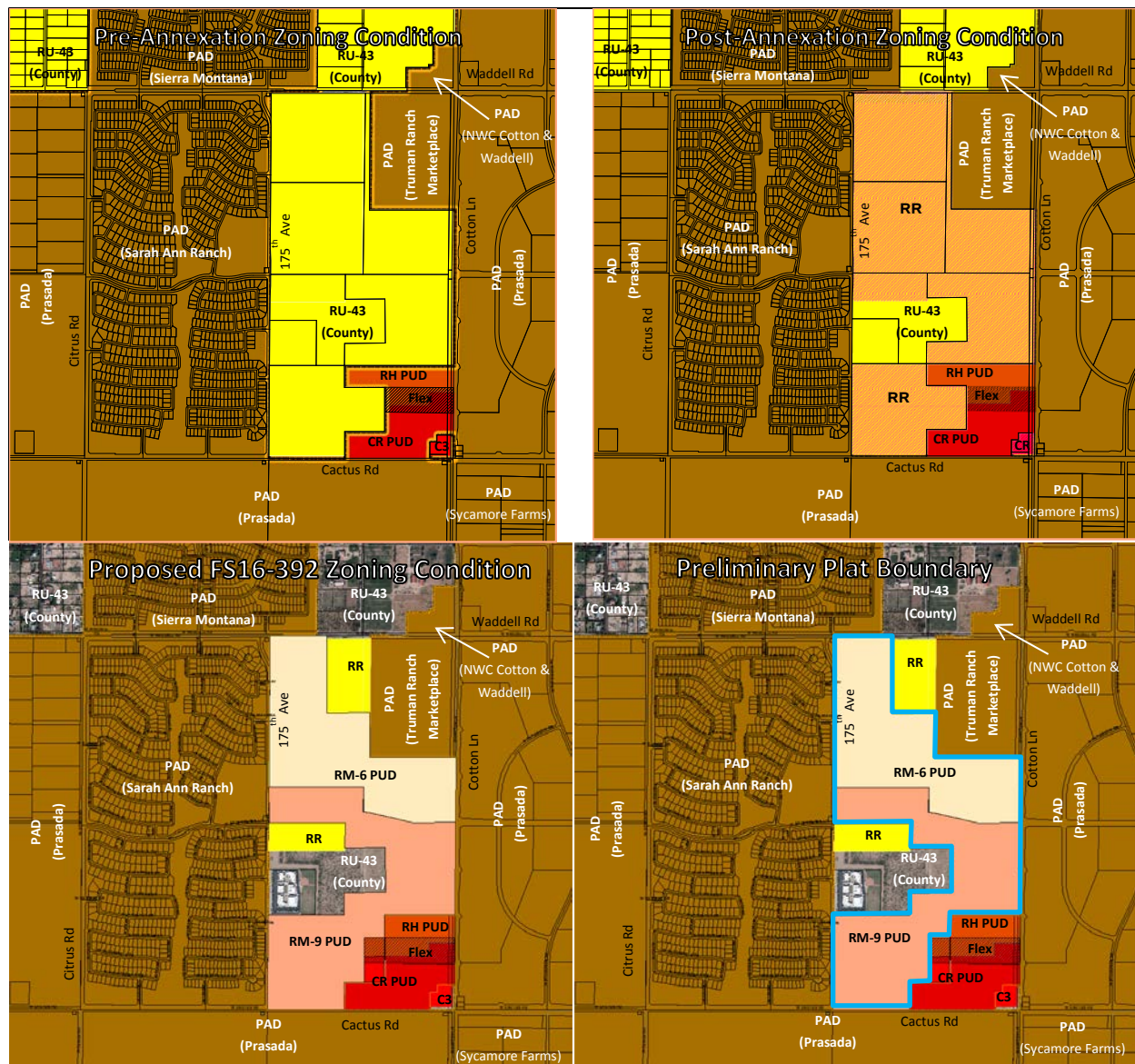
72 **Project Description:**

73
74 The subject request involves a 174-acre, 812-lot Preliminary Plat in the proposed RM-6 PUD and
75 RM-9 PUD zoning districts and anticipates the prior approval of the aforementioned annexation
76 case proposed under FS16-427, as well as the related zone change request under FS16-392. This
77 Preliminary Plat also anticipates the approval of the Preliminary Plat sought under case FS16-391
78 for the 175th & Sweetwater project as the two are interconnected as will be discussed later in this
79 report. This Preliminary Plat also anticipates four (4) lot product types, provides 45 acres of open
80 space and implements the development standards, amenities, and other design features of the
81 PUD Overlay. Note that the subject Preliminary Plat does not include the CR PUD or RH PUD which
82 are included as part of the companion zone change.

83
84 **Surrounding Land Zoning:**

85
86 The aforementioned annexation covers a large portion (approximately 200 acres) of the
87 unincorporated land located within the affected county island with the exception of any land
88 located north of Waddell Road as well as the Paradise Honors school campus. Similarly, the FS16-
89 392 zone change only encompasses a portion of the annexation area (approximately 181 acres),
90 while the subject Preliminary Plat only covers a portion of the zone change area (approximately 174
91 acres). The following three (3) maps depict the pre and post-annexation zoning condition, the
92 proposed zoning condition assuming the FS16-392 zone change is approved, and the subject
93 Preliminary Plat.

94
95 [See map set on following page.]



Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-9 with a PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the subject case.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property in addition to other properties that are not associated with the subject case.

October 19, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

October 31, 2016: Staff met with the applicant to discuss review comments.

November 8, 2016: The applicant filed their second submittal for the subject case.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

December 1, 2016: Staff met with the applicant to discuss the Final Plat relating to the project.

Citizen Outreach:

The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. The applicant held a citizen outreach meeting on October 19, 2016, which was well attended. While staff has received no items of opposition or support for the project, the applicant's Citizen Participation Final Report indicates one (1) member of the public offered positive feedback and two (2) members of the public offered negative feedback. The summary report also indicated that seven (7) people offered neutral comments and suggestions. The body of the summary report is included as an attachment to this report.

Analysis and Discussion:

Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The PUD Overlay proposed under the companion case, however, will allow certain deviations from the development standards as specified in the SUDC. The following table as taken from the zoning narrative expresses the proposed residential development standards applicable to the site. Those items expressed in red font deviate from the base standard. Also of note are several footnotes which serve to clarify how certain development standards are to be applied.

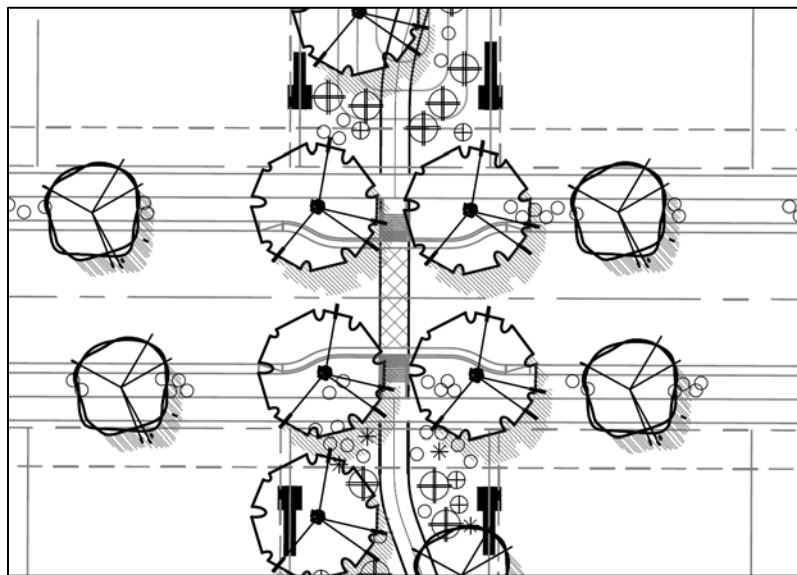
Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft)				
(1)(2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft)				
(3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft)				
(4)	20	15/20	20	13
Maximum Building Height (ft)				
(5)	35	35	35	35
Footnotes:				
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum front setback for RM-9 shall be 10').				
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.				
(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.				
(4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.				
(5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.				

The subject Preliminary Plat proposes four different lot products: 55' x 155' standard lots, 45' x 110' standard lots (both located within the RM-6 PUD zoning district), as well as alley loaded and cluster products (both located with the RM-9 PUD zoning district). The related zone change anticipates these lot products and includes PUD Overlays to amend the development standards accordingly. These lot products are illustrated on Sheet 5 of the Preliminary Plat along with the Development Standards table included in the zoning narrative. Staff notes that considerable effort went into creating the development standards that would meet the objectives of the applicant while addressing staff concerns over as parking, trash collection, fire access, and proximity to public utility easements. One discrepancy remains, however, regarding Sheet 18 of the Preliminary Landscape Plan which needs to be revised with respect to the R7-304 signage. A stipulation to that effect is included in staff's recommendation.

Sweetwater Avenue will bisect the site, with access to both Cotton Lane and 175th Avenue. The majority of Sweetwater Avenue is located within the Magnolia project; however, a small portion of that right-of-way located within the 175th & Sweetwater project discussed under separate cover. Since Sweetwater Avenue cohabitates both projects, it is essential that both Phase 1 of the Magnolia project be platted and developed concurrently with the 175th & Sweetwater project. As an alternative, Sweetwater Avenue could be implemented in its entirety through a Master Plat, a Map of Dedication or a combined Final Plat. Staff has included a stipulation to addresses this issue.

Staff considers the linear street/block design to be a desirable feature; however, the project is somewhat constrained by the adjacent properties that are not part of the development. As a result, some of the streets are longer than what the SUDC might allow. To mitigate this, certain traffic calming features are being implemented. These block lengths and traffic calming features are incorporated into the PUD Overlay and implemented in the Preliminary Plat. As an example, “chokers” are placed in strategic locations for the purpose of slowing traffic while not interfering with the ability of adjacent homeowner to park in front of their own homes. Further, the chokers reduce the effective paving width, thereby reducing the pedestrian crossing distance at those strategic locations, while not reducing the width of the travel lane making them compliant with Fire Department standards. The following image taken from Sheet L-2 of the Preliminary Landscape Plan illustrates this condition.



The Magnolia project provides approximately 45 acres of open space, which includes perimeter and end-block landscape tracts, co-use turf/retention areas, a dog park, interior trail corridors, and a highly amenitized Truman Community Center. Sweetwater Avenue will be flanked on either side by a substantial open space tract thereby enhancing the openness of the neighborhood. Similarly, 174th Avenue between Cactus Road and Larkspur Drive at the southern end of the project is configured using a modified residential cross-section, which includes a landscape median and edge treatments. In addition, well landscape drainage channels are located along the south and east borders of the project. Project amenities include tot-lots, ramadas, barbeques, and a trail system connecting each of the amenity areas via an open space spine, which was strategically positioned to enhance view corridors while reducing the number of adjacent lots.

The development will include certain wall and entry monument configurations, which will enhance the sense of place through the use of decorative wrought iron, medallions, faux stone and concrete caps. Figures 6 through 7A of the zoning narrative best illustrate the wall and monument configuration, although the same are illustrated on Sheet WD-1 of the subject Preliminary Landscape Plan. The locations of these wall and entry features are expressed on Sheets W-1 through W-3 of the Preliminary Landscape Plan.

The project will be well landscaped using a robust plant palette intended to enhance and reinforce the overall theme of the community. Most, but not all, of the plant species identified on the Preliminary Landscape Plan are included in the Arizona Department of Water Resources (ADWR) List of Drought Tolerant Plant Species. Several species listed on the Preliminary Landscape Plan, such as but not limited to the Magnolia tree, are not on the ADWR list; however, these plants will be used sparingly throughout the project. Staff notes that per the SUDC, only those plant species that are included in the ADWR list may be used within the public right-of-way. Further, the use of turf within the median of a public right-of-way is prohibited. The proposed landscape design meets these requirements.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal contemplates up to 900 dwelling units, which equates to approximately 5 DU/Ac. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

Reviewing Agencies:

Luke Air Force Base (LAFB): In a letter dated October 3, 2015 (attached), LAFB indicated that the subject development met the Graduated Density Concept and would not interfere with flight operations. LAFB also requested a robust notification program.

Arizona Department of Transportation (ADOT): In an email dated September 20, 2016 (attached), ADOT indicated the proposed development would not affect any ADOT highway facilities.

Maricopa Water District (MWD): In a memo dated October 19, 2016 (attached), MWD indicated the property covered by this application is subject to certain MWD interests including existing facilities and other property interests. MWD requires that prior to Final Plat approval, certain comments must be addressed.

Surprise GIS: City of Surprise GIS requires certain revisions relating to the AutoCAD files for the project. Staff has included a stipulation to address this issue.

Summary:

The Magnolia project is exceptionally well designed and is consistent with the General Plan and SUDC as amended by the PUD Overlay. The proposed development standards requested under the PUD Overlay will allow the applicant to develop the site in a creative manner in keeping with the intent of the SUDC and satisfying staff concerns. Amenities included will provide recreational opportunities for the residents of the community.

Findings:

- The proposed Preliminary Plat is consistent with the zone change proposed under case FS16-392.
- The proposed development standards will allow the property to be reasonably developed.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a' through 'h' as outlined below:

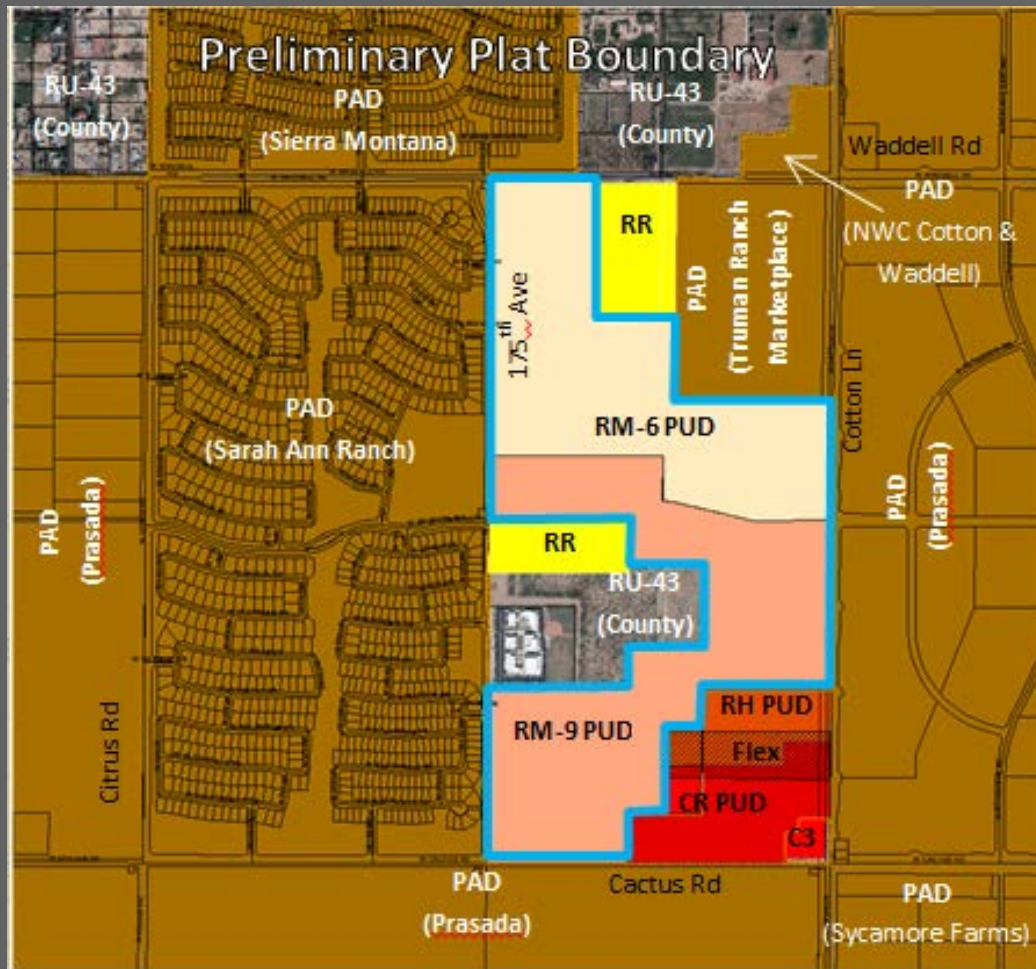
- a. Development of the site shall be in substantial conformance with the Preliminary Plat entitled "Magnolia", prepared by David Evans and Associates, dated revised November 2016 and stamped received November 28, 2016, except as modified by the following stipulations.
- b. Landscaping of the development shall be consistent with the Preliminary Landscape Plan entitled "Magnolia", Prepared by LVA Urban Design Studio, dated revised November 2016 and stamped received November 28, 2016, except as modified by the following stipulations.

- c. Final Platting of Phase I of the Magnolia development shall occur concurrently with the Final Platting of the 175th & Sweetwater development contemplated under FS16-391, unless an alternative methodology is approved by the City of Surprise with respect to the Sweetwater Avenue right-of-way.
- d. Prior to Final Plat approval, the applicant shall obtain approval from the Maricopa Water District with respect to the development's effect on MWD facilities.
- e. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant shall submit a revised Sheet 18 of the Preliminary Plat Plan such to include arrows on the R7-304 signs.
- f. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant shall submit revised AutoCAD drawings in accordance with City of Surprise GIS standards.
- g. Approval of this Preliminary Plat request presumes the approval of the rezone proposed under FS16-392. Should said rezone request fail, the subject Preliminary Plat granted under the subject approval is null and void.
- h. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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.

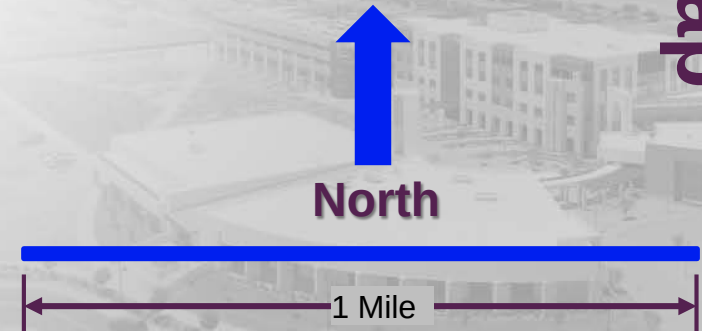
Attachments:

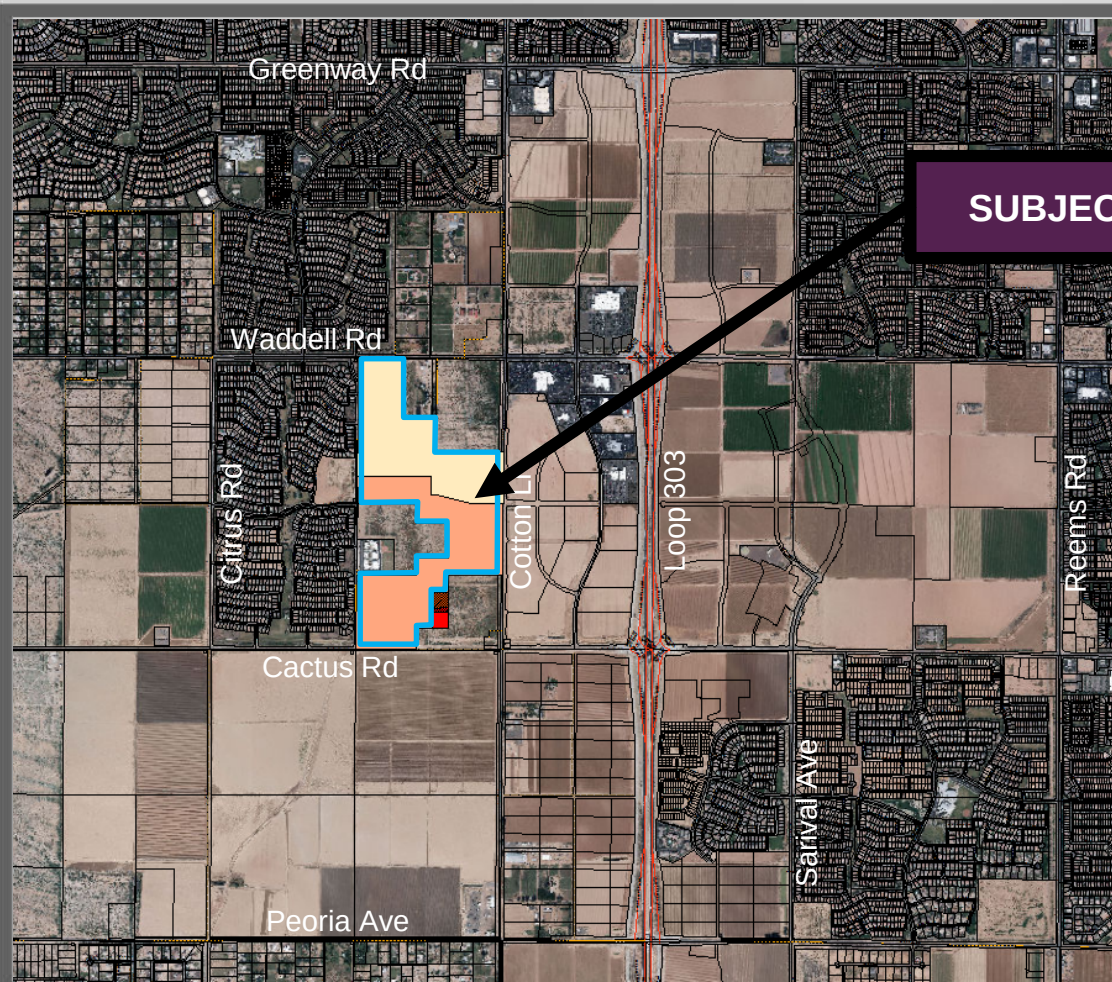
- 01 Case Map (1 page)
- 02 Vicinity Map (1 page)
- 03 Preliminary Plat (20 pages)
- 04 Preliminary Landscape Plan (16 pages)
- 05 Luke AFB comments (2 pages)
- 06 ADOT comments (1 page)
- 07 MWD comments (1 page)



**FS16-392
Magnolia
Preliminary Plat**

Case Map





Greenway Rd

Waddell Rd

Citrus Rd

Cactus Rd

Peoria Ave

Cotton Rd

Loop 303

Sarval Ave

Reems Rd

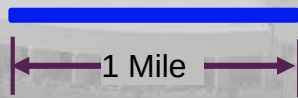
SUBJECT SITE

**FS16-392
Magnolia
Preliminary Plat**

Vicinity Map



North



1 Mile

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP FOUND AT THE SOUTH QUARTER CORNER OF SAID SECTION 14 BEARS SOUTH 89°48'58" WEST, 2,645.51 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, SOUTH 89°48'58" WEST, 1,556.27 FEET TO A POINT THAT LIES 1,089.24 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14; THENCE NORTH 00°11'02" WEST, 33.00 FEET TO A POINT ON THE NORTH LINE OF THAT 33.0 FOOT WIDE DEDICATED RIGHT OF WAY DESCRIBED IN DOCUMENT NO. 2016-0134602, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID DEDICATED RIGHT OF WAY, SOUTH 89°48'58" WEST, 1,089.01 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°12'46" EAST, 1,299.63 FEET TO THE SOUTHWEST CORNER OF THAT REAL PROPERTY DESCRIBED IN DOCUMENT NO. 2010-0916813 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2010-0916813 AND DOCUMENT NO. 2015-0888709, BOTH IN RECORDS OF MARICOPA COUNTY, ARIZONA, NORTH 89°48'58" EAST, 1,077.57 FEET, TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN SAID DOCUMENT NO. 2015-0888709;

THENCE ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, NORTH 00°11'02" WEST, 316.90 FEET;

THENCE CONTINUING ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, NORTH 89°48'58" EAST, 584.03 FEET;

THENCE CONTINUING ALONG THE EASTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, NORTH 00°11'02" WEST, 633.80 FEET TO THE NORTHEAST CORNER OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709;

THENCE ALONG THE NORTHERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2015-0888709, SOUTH 89°48'58" WEST, 570.97 FEET TO A POINT ON THE WEST LINE OF THAT REAL PROPERTY DESCRIBED AS PARCEL NO. 2 IN DOCUMENT NO. 2009-1021524, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE ALONG THE WESTERLY LINE OF THAT REAL PROPERTY AS DESCRIBED IN SAID DOCUMENT NO. 2009-1021524, NORTH 00°11'02" WEST, 357.04 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SOUTH 89°48'53" WEST, 1081.58 FEET TO AN ALUMINUM CAP, MARKED "KLEIN RLS 42137" FOUND AT THE CENTER OF SAID SECTION 14;

THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, NORTH 00°12'48" EAST, 2,607.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 33.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 810.02 FEET TO A POINT ON THE EAST LINE OF THE WEST 810.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID EAST LINE, SOUTH 00°12'48" WEST, 1,050.02 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1083.0 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°50'33" EAST, 611.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 100.0 FEET OF THE EAST HALF OF SAID NORTHEAST QUARTER;

THENCE ALONG LAST SAID EAST LINE, SOUTH 00°12'26" WEST, 633.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1715.99 FEET OF SAID NORTHEAST QUARTER;

THENCE ALONG LAST SAID SOUTH LINE, NORTH 89°50'33" EAST, 1,188.86 FEET TO A POINT ON THE WEST LINE OF THE EAST 33.0 FEET OF SAID SECTION 14;

THENCE ALONG LAST SAID WEST LINE, SOUTH 00°12'04" WEST, 923.34 FEET;

THENCE CONTINUING ALONG LAST SAID WEST LINE, SOUTH 00°10'43" WEST, 1,308.02 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1332.60 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE ALONG LAST SAID NORTH LINE, SOUTH 89°48'58" WEST, 958.17 FEET;

THENCE SOUTH 00°11'02" EAST, 316.90 FEET;

THENCE SOUTH 89°48'58" WEST, 287.98 FEET;

THENCE SOUTH 00°11'02" EAST, 633.80 FEET;

THENCE SOUTH 89°48'58" WEST, 285.54 FEET;

THENCE SOUTH 00°11'02" EAST, 348.90 FEET TO THE POINT OF BEGINNING.

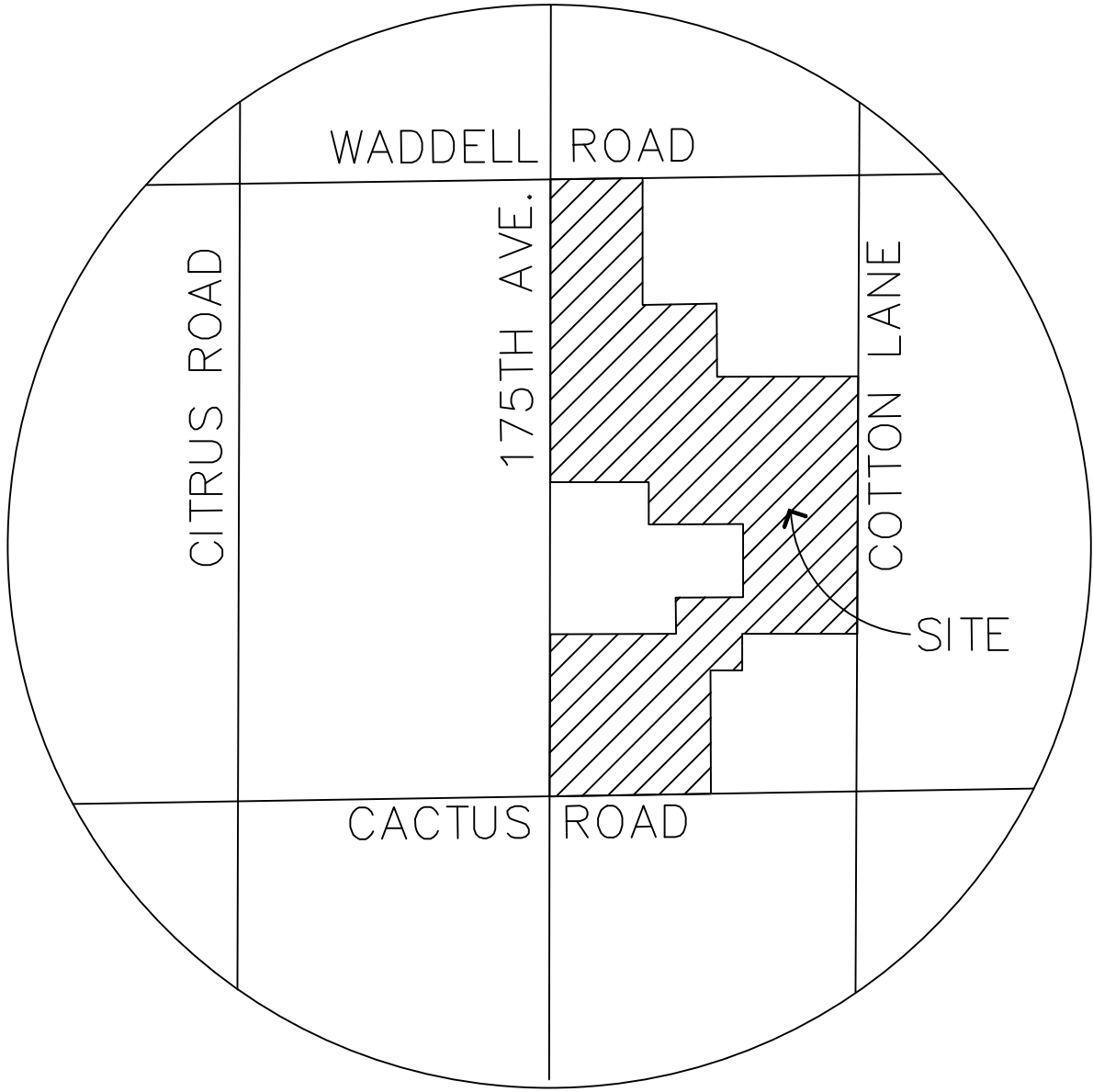
SAID PARCEL CONTAINING 7,572,398 SQUARE FEET OR 173.838 ACRES, MORE OR LESS.

MAGNOLIA
PRELIMINARY PLAT
SURPRISE, ARIZONA

A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

EXISTING ZONING:	RM-6 PUD & RM-9 PUD
GROSS AREA:	173.8 AC (RM-6: 78.6 AC RM-9: 95.2 AC)
NET AREA:	157.4 (RM-6: 74.3 AC RM-9: 83.1 AC)
LOT COUNT:	812 LOTS
DENSITY:	5.2
OPEN SPACE AREA:	45.2 AC



VICINITY MAP

SECTION 14, T3N, R2W
NTS

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE ZONE "A" FLOOD HAZARD AREA AS DEPICTED ON THE PLAT OF SURVEY AND THAT THE REMAINDER OF THE SURVEYED PROPERTY IS LOCATED WITHIN THE SHADED ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1660L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

ZONE "A" AS DEFINED BY FEMA IS:
SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED.

SHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER

SURPRISE VILLAGE PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
PHOENIX, 85029

PHONE: (602) 499-0899
CONTACT: JOSEPH KALISH

PLANNER

LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: MARK REDDIE
PHONE: (480) 994-0994

ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034
PHONE: (602) 678-5151
FAX: (602) 678-5155
CONTACT: RAMZI GEORGES, PE
e-mail: ryg@deainc.com

SHEET INDEX

- 1.....COVER SHEET/KEY MAP
- 2-5.....DETAILS AND CROSS SECTIONS
- 6-14.....PRELIMINARY PLAT
- 15-17.....SIGNING AND MARKING PLANS
- 18-20.....SOLID WASTE COLLECTION ROUTE

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE AND A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE, AS SHOWN HEREON, UTILIZING THE LEICA SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DISTORTION PROJECTION

LINEAR UNIT: INTERNATIONAL FEET
GEODETIC DATUM: NAD 1983
PROJECTION TYPE: LAMBERT CONFORMAL CONIC
(SINGLE PARALLEL)

LATITUDE OF ORIGIN: 33°15'00" N
CENTRAL MERIDIAN: 112°15'00" W
FALSE NORTHING: 1,500,000.000 ift
FALSE EASTING: 2,500,000.000 ift
STANDARD PARALLEL SCALE: 1.000045 (EXACT)

BENCHMARK

2 INCH CITY OF SURPRISE BRASS DISK WITH RAISED DATUM POINT - MARKED CITY OF SURPRISE BENCHMARK COT1 2009.7 - LOCATED ON TOP OF DRAINAGE SCUPPER APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND COTTON LANE ON THE EAST SIDE OF COTTON LANE.

ELEVATION 1248.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- E— ELECTRICAL
- G— GAS
- SANITARY SEWER
- T— TELEPHONE
- W— WATER
- OHE— OVERHEAD ELECTRIC
- FLOW LINE
- IRR --- IRRIGATION LINE
- PUE
- VNAE
- STORM DRAIN
- ⊙ SEWER MANHOLE
- ⊙ SEWER CLEANOUT
- EXISTING ELEVATION CONTOUR
- ← FLOW ARROW
- ⊗ SIGN
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- GRADE BREAK
- MATCH LINE
- PARCEL LINE
- FLOODPLAIN LIMITS



PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY: .

DRAWN BY: .

CHECKED BY: RYG

DATE: 11/2016

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602/678-5151

37287
RAMZI
GEORGES
PE
Exp. 11/28/16
ARIZONA U.S.A.

EXPIRES: 3/31/2017

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

ANNEXATION CASE #:
FS16-427
ZONING CASE #:
FS16-392
SECTION: 14
TWNISP: 3N
RANGE: 2W
JOB NO.:
AZCD0002
SHEET
1 OF 20

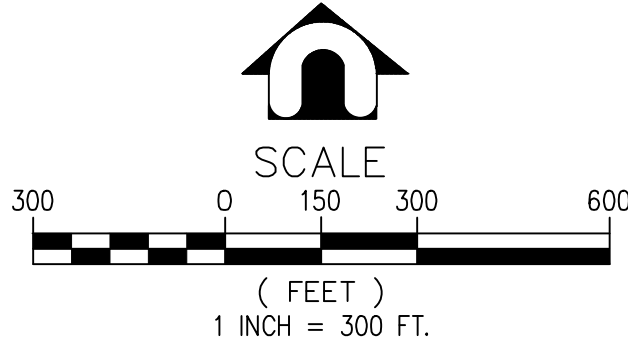
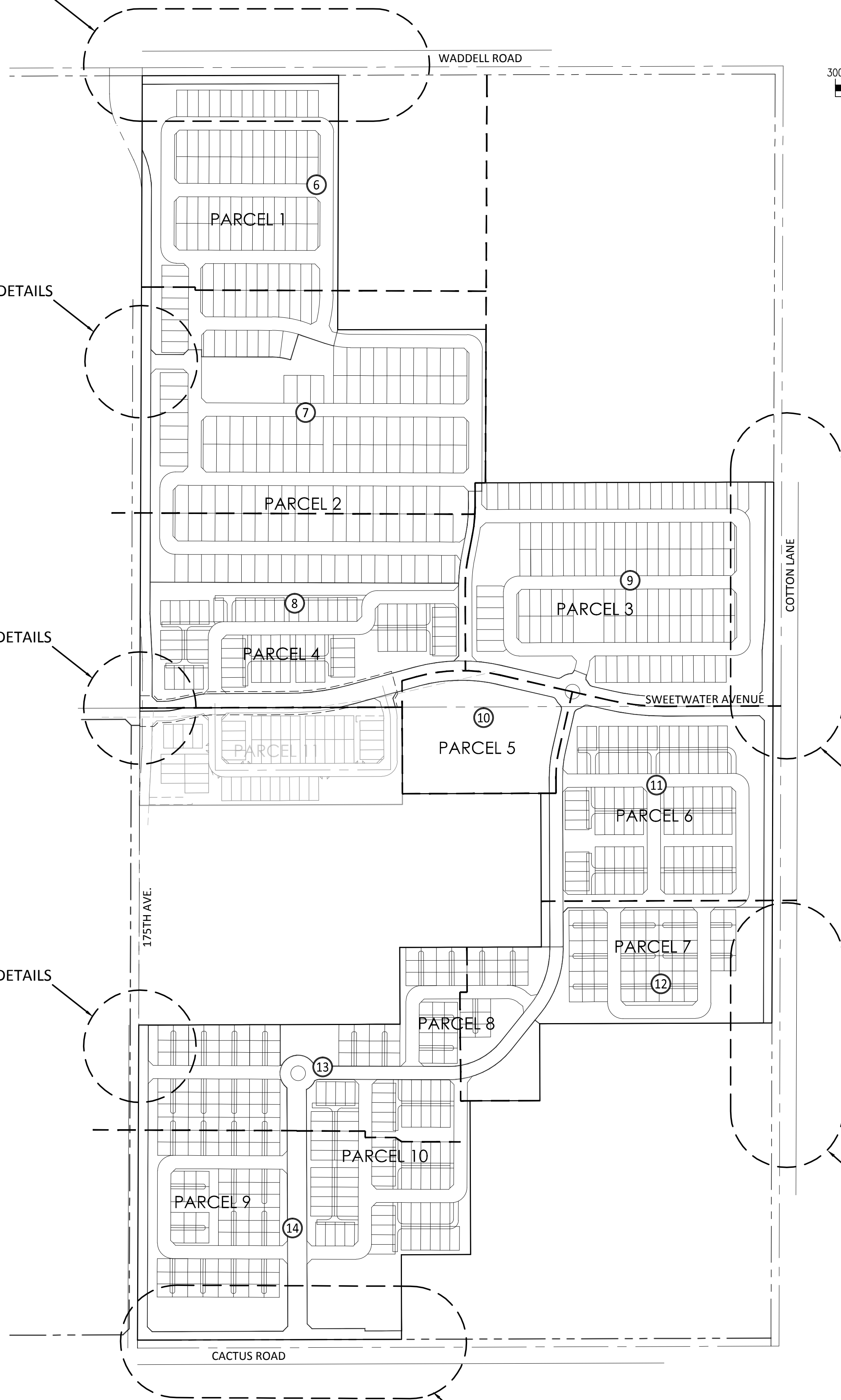
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SEE SHEET 17
FOR STRIPING DETAILS

SEE SHEET 15
FOR STRIPING DETAILS

SEE SHEET 15
FOR STRIPING DETAILS

SEE SHEET 15
FOR STRIPING DETAILS



SEE SHEET 16
FOR TRANSITION/STRIPING
DETAILS

SEE SHEET 16
FOR TRANSITION/STRIPING
DETAILS

SEE SHEET 17
FOR TRANSITION



SHEET INDEX
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNHP: 3N
RANGE: 2W

JOB NO.:
AZCD0002

SHEET
2 OF 20



EXPIRES: 3/31/2017

**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER: RAMZI GEORGES, P.E.

PARCEL 1

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-AA	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2-BB	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2-CC	2.666	OPEN SPACE, DRAINAGE, SEWER EASEMENT, AND COMMUNITY AMENITIES
2-II	0.017	OPEN SPACE AND COMMUNITY AMENITIES
2-W	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2-X	0.166	OPEN SPACE AND COMMUNITY AMENITIES
2-Y	0.035	OPEN SPACE AND COMMUNITY AMENITIES
2-Z	0.035	OPEN SPACE AND COMMUNITY AMENITIES
TOTAL	3.024	

PARCEL 2

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-EE	0.519	OPEN SPACE, WATER EASEMENT, SEWER EASEMENT
2-GG	0.145	OPEN SPACE, DRAINAGE, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2-HH	0.047	OPEN SPACE AND COMMUNITY AMENITIES
2-N	1.083	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, AND COMMUNITY AMENITIES
2-O	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2-P	0.537	OPEN SPACE, DRAINAGE, MULTI-USE TRAIL, AND COMMUNITY AMENITIES
2-Q	0.451	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
2-R	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2-S	0.221	OPEN SPACE, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2-T	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2-U	0.036	OPEN SPACE AND COMMUNITY AMENITIES
2-V	2.194	OPEN SPACE, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	5.341	

PARCEL 3

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1-C	2.319	OPEN SPACE, DRAINAGE EASEMENT, AND COMMUNITY AMENITIES
1-D	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1-E	0.638	OPEN SPACE, MULTI-USE TRAIL, DRAINAGE, AND COMMUNITY AMENITIES
1-F	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1-G	1.785	OPEN SPACE, DRAINAGE, MULTI-USE TRAIL, AND COMMUNITY AMENITIES
1-H	0.035	OPEN SPACE AND COMMUNITY AMENITIES
1-I	0.158	OPEN SPACE, MULTI-USE TRAIL, SEWER EASEMENT AND COMMUNITY AMENITIES
1-J	0.049	OPEN SPACE, MULTI-USE TRAIL AND COMMUNITY AMENITIES
TOTAL	5.054	

PARCEL 4

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-FF	2.701	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, MULTIUSE TRAIL, AND COMMUNITY AMENITIES
2-M	1.981	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	4.682	

PARCEL 5

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1-A	6.922	OPEN SPACE, DRAINAGE, PUBLIC TRAIL EASEMENT, RECREATION AND COMMUNITY AMENITIES
TOTAL	6.922	

PARCEL 6

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1-B	2.883	OPEN SPACE, DRAINAGE EASEMENT, ALLEY EASEMENT, SIDEWALK EASEMENT, SEWER EASEMENT, AND COMMUNITY AMENITIES
1-K	0.994	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1-L	0.616	OPEN SPACE, MULTI-USE TRAIL, DRAINAGE, AND COMMUNITY AMENITIES
TOTAL	4.493	

PARCEL 7

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
1-M	0.066	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1-N	0.100	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
1-O	2.936	OPEN SPACE, DRAINAGE, ALLEY EASEMENT, SIDEWALK EASEMENT, SEWER EASEMENT, WATER EASEMENT, AND COMMUNITY AMENITIES
TOTAL	3.102	

PARCEL 8

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-A	0.354	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-B	0.857	OPEN SPACE, DRAINAGE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-C	0.292	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-D	0.847	OPEN SPACE, DRAINAGE AND COMMUNITY AMENITIES
TOTAL	2.350	

PARCEL 9

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2-E	0.148	OPEN SPACE AND COMMUNITY AMENITIES
2-F	0.196	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-I	2.851	OPEN SPACE, PUBLIC TRAIL EASEMENT, DRAINAGE EASEMENT, SEWER EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-K	0.508	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2-L	0.223	OPEN SPACE, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	3.926	

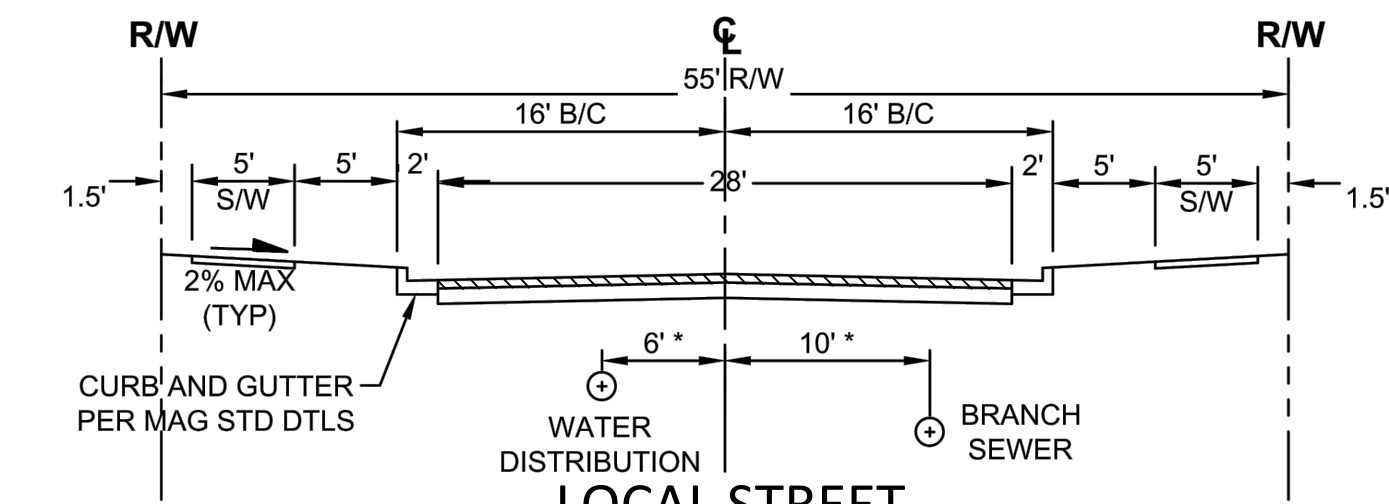
PARCEL 10

TRACT TABLE		
TRACT NAME	AREA (AC)	PURPOSE / DEDICATION
2—G	0.810	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2—H	0.791	OPEN SPACE, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
2—J	4.688	OPEN SPACE, DRAINAGE EASEMENT, ALLEY EASEMENT, SIDEWALK EASEMENT, AND COMMUNITY AMENITIES
TOTAL	6.289	

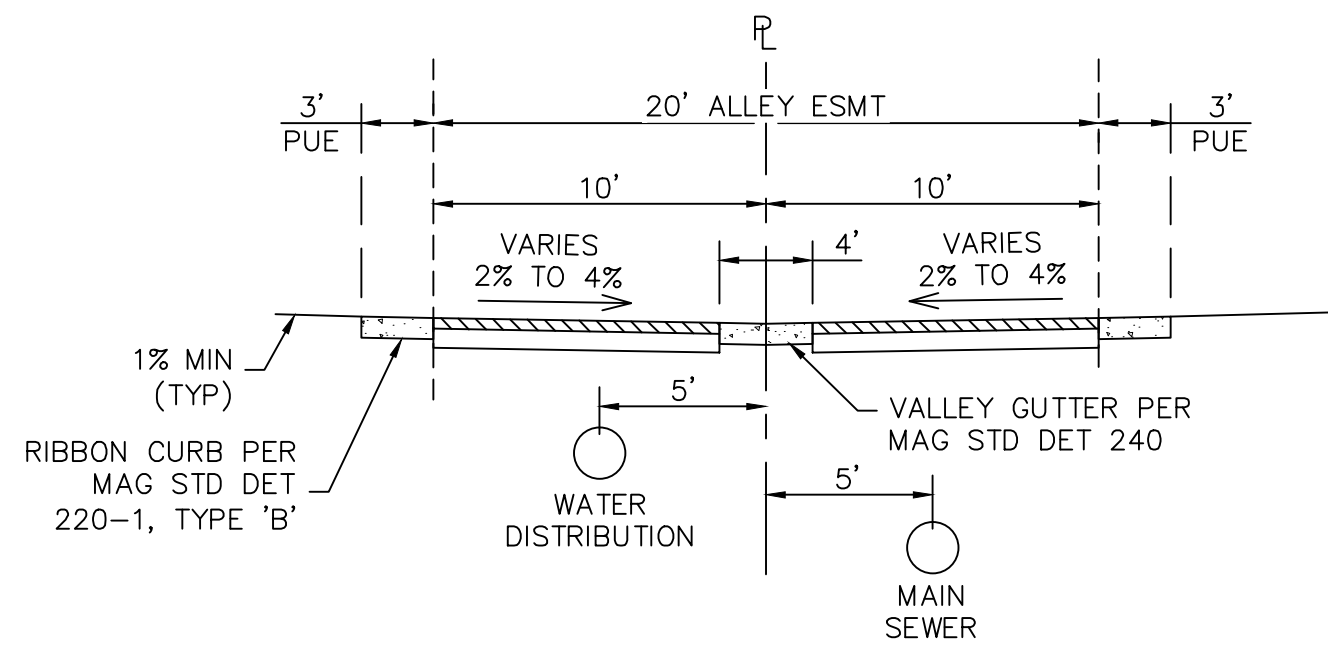
NOTE:
INDIVIDUAL LOT TABLES TO BE PROVIDED
ON FINAL PLAT.



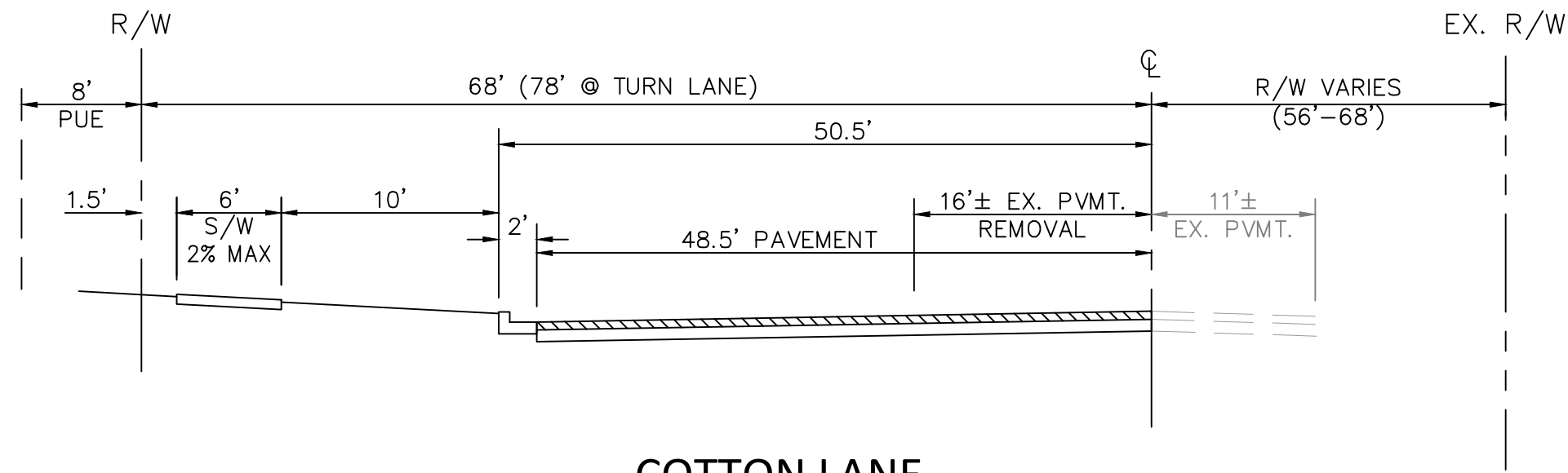
TRACT DATA TABLES FOR MAGNOLIA CITY OF SURPRISE, ARIZONA		 EXPIRES: 3/31/2017		DAVID EVANS AND ASSOCIATES INC. 4800 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151		DESIGNED BY: .. DRAWN BY: .. CHECKED BY: RYG DATE: 11/2016		PROJECT MANAGER: RAMZI GEORGES, P.E.	
SECTION: 14 TWN/SH: 3N RANGE: 2W		JOB NO.: AZCD0002		SHEET OF		3		20	



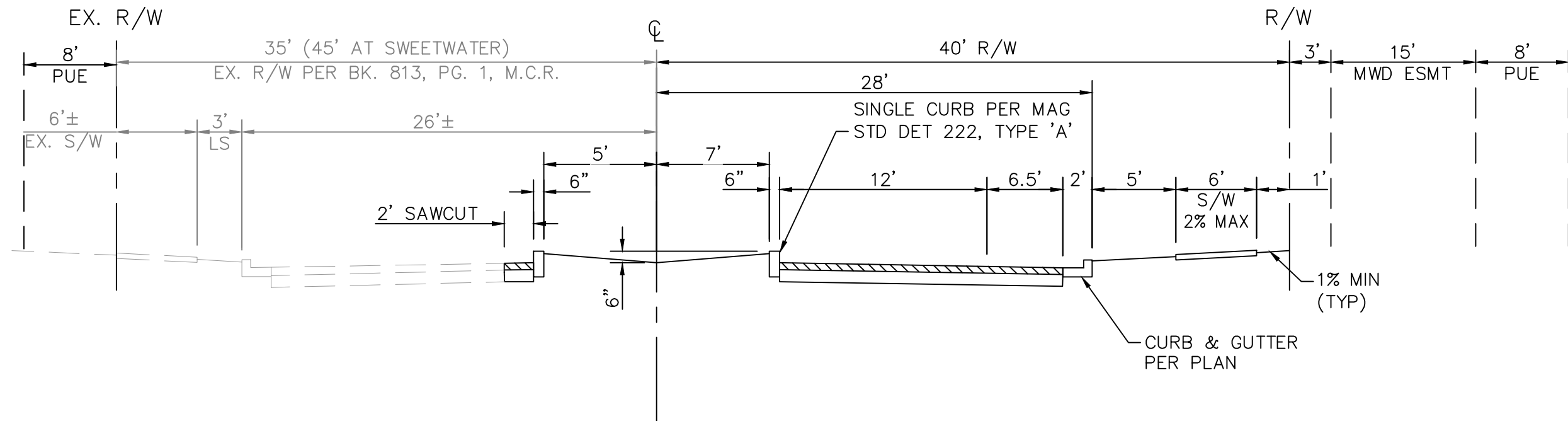
LOOKING NORTH / EAST
(GEORGIA DR., WILLOW AVE., VOLTAIRE ST., EUGENE TR., ALEXANDRIA WY., ANDORA ST., PERSHING ST., VALENTINE ST., SURREY DR., WOOD DR., DREYFUS ST., DAHLIA DR., WINDROSE DR., CORRINE DR., LARKSPUR DR., COLUMBINE DR., BLOOMFIELD RD., CHARTER OAK RD., 171ST LN., 171ST DR., 172ND AVE., 172ND DR., 172ND LN., 173RD LN., 174TH AVE., 174TH LN., 174TH DR.)



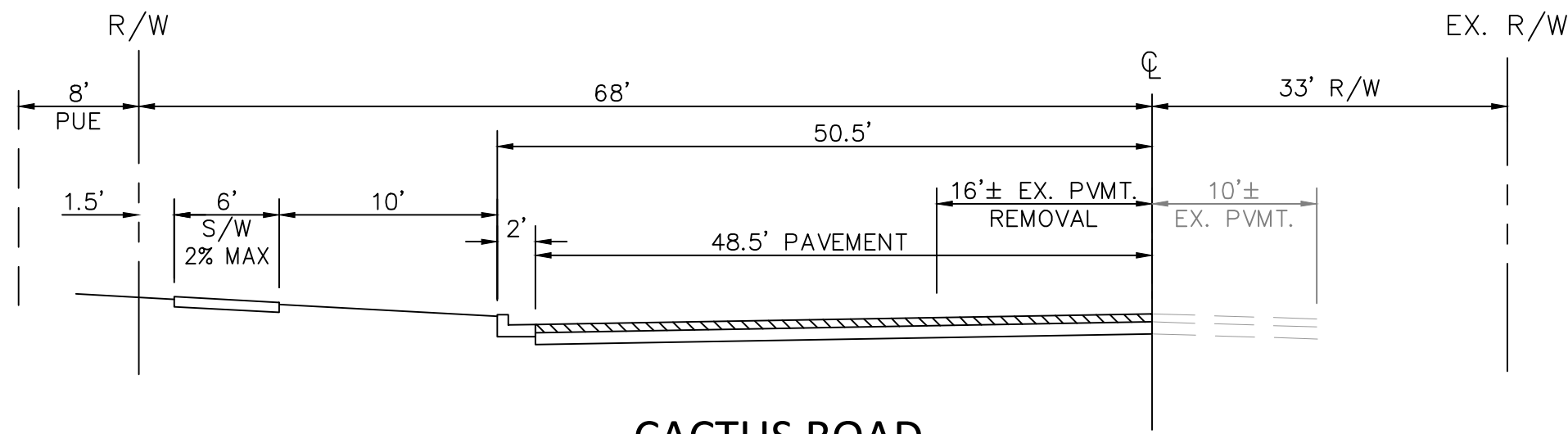
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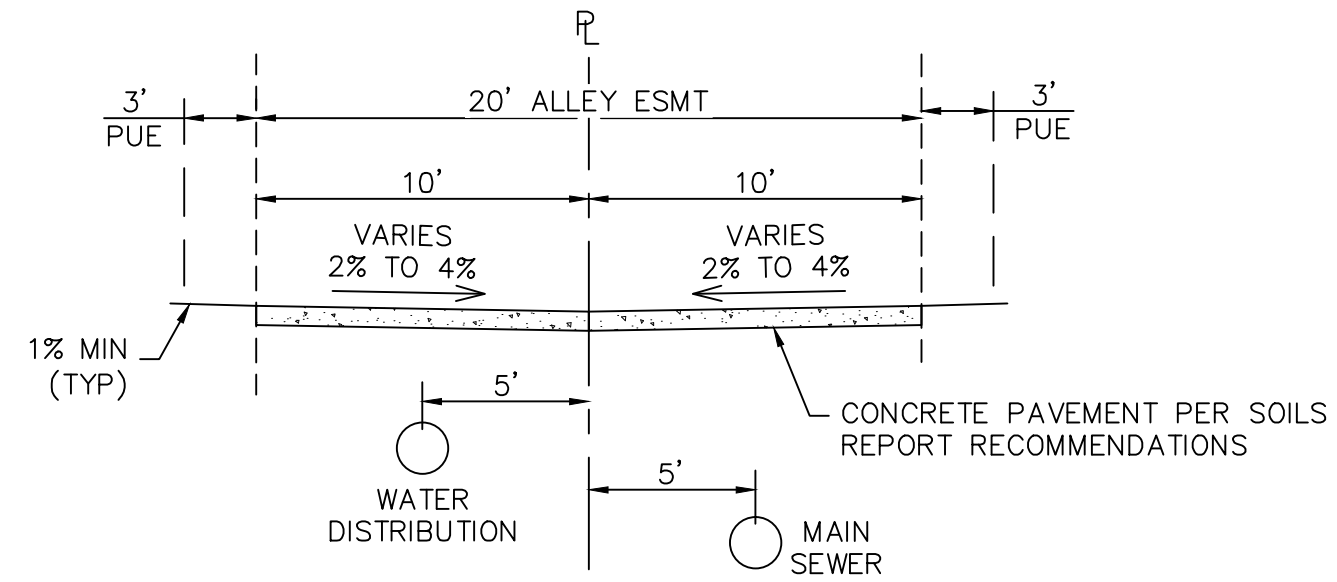
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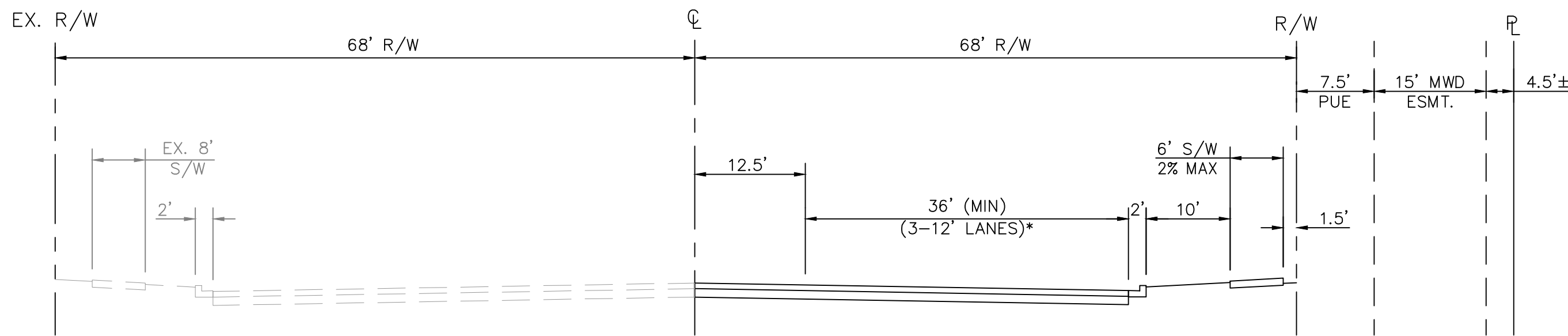
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LOOKING EAST

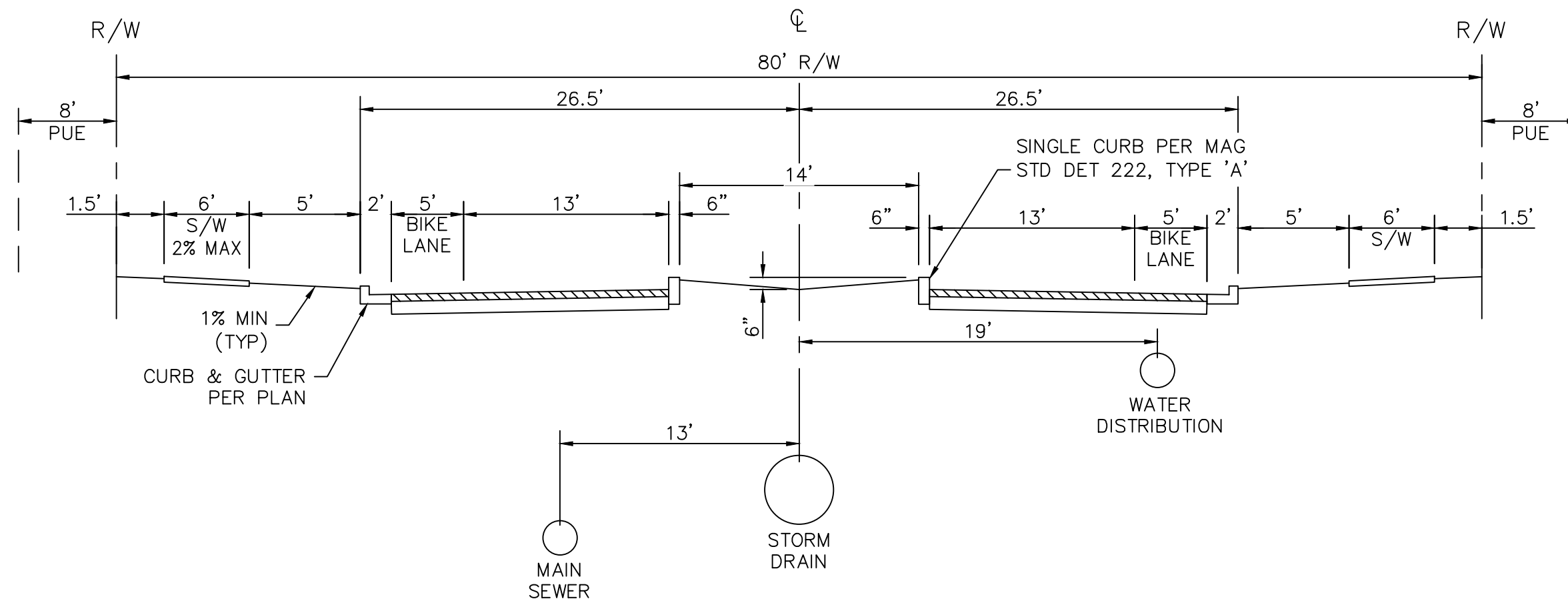


LOOKING NORTH / EAST

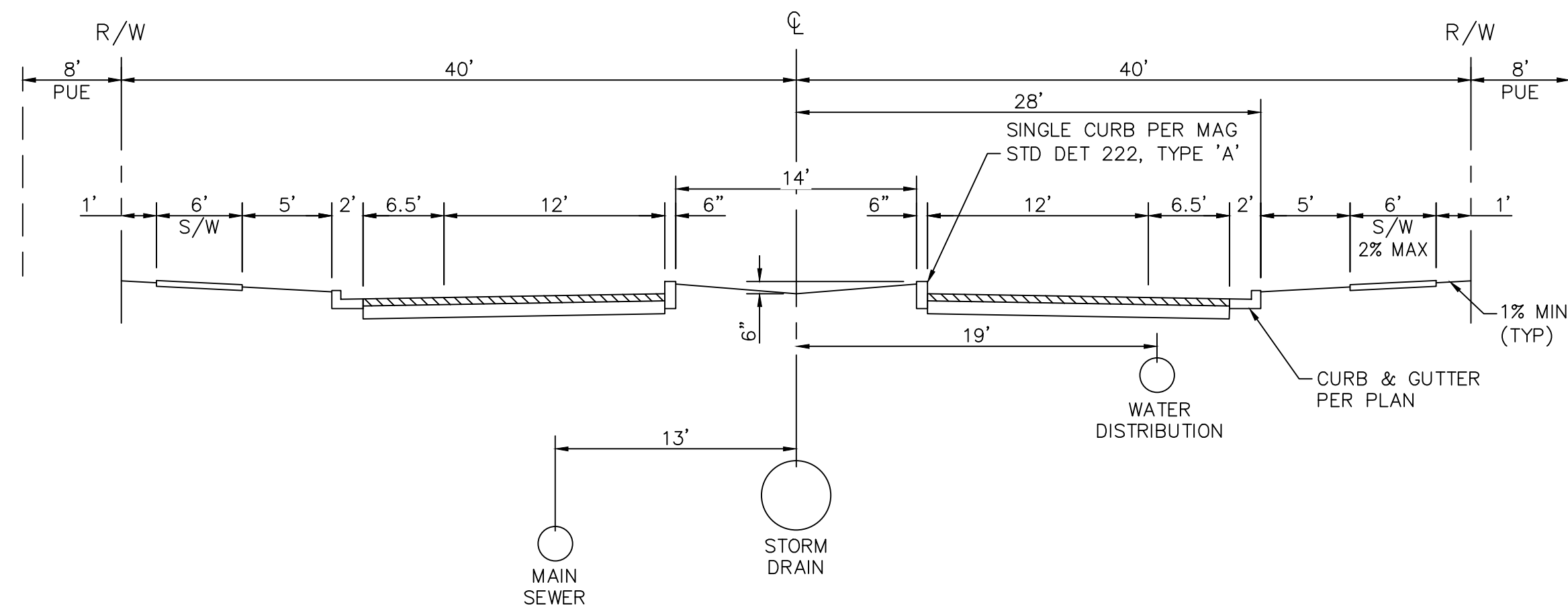


LOOKING EAST

*NOTE:
THIS SECTION REPRESENTS THE ULTIMATE BUILDOUT CONDITION OF WADDELL ROAD. INTERIM LANE STRIPING IS TO BE PER STRIPING PLANS.



LOOKING NORTH



LOOKING EAST

PROJECT MANAGER:	RAMZI GEORGES, P.E.
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	RYG
DATE:	11/2016

DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.878.5151

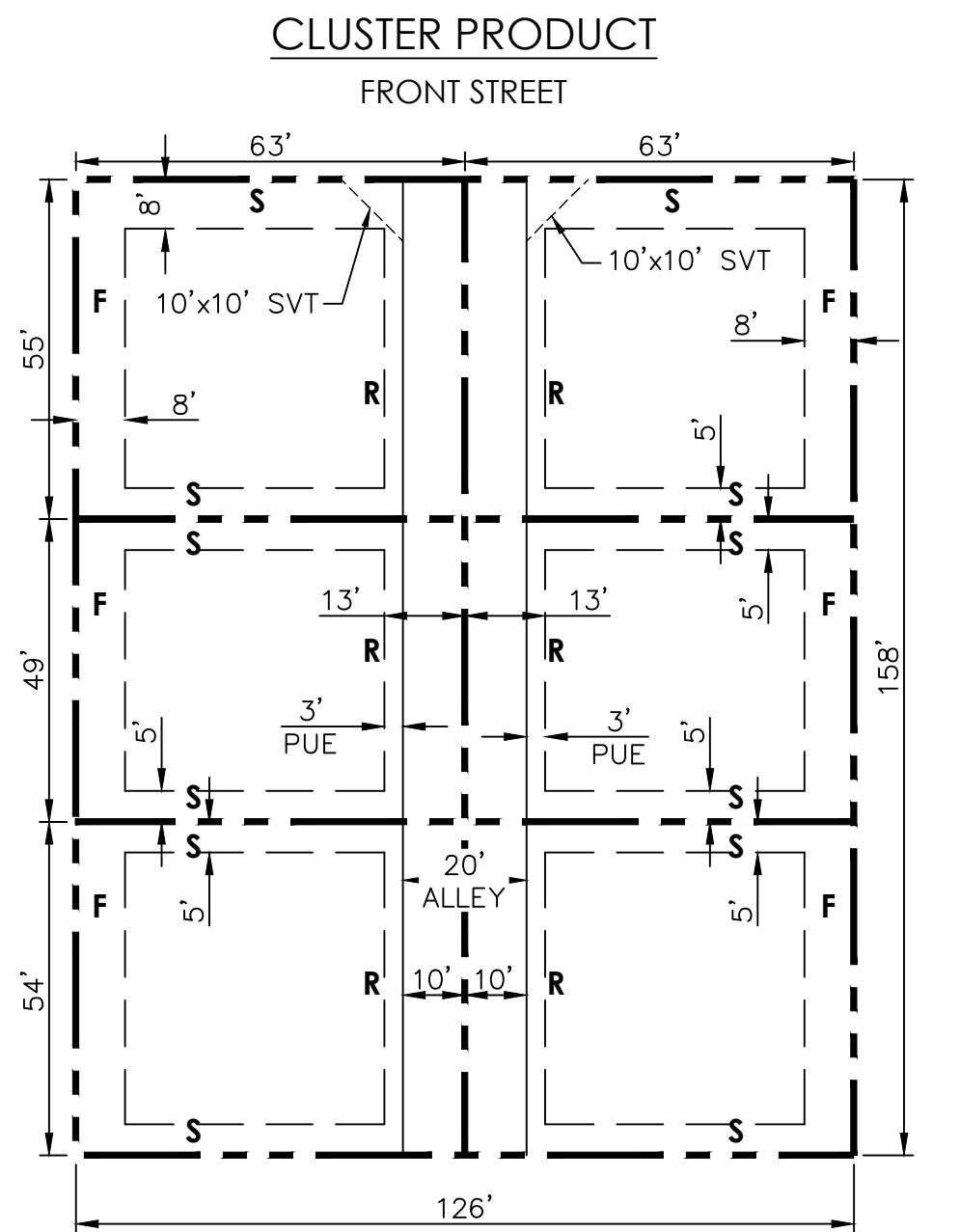


STREET SECTIONS
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWSHP: 3N
RANGE: 2W
JOB NO.:
AZCD0002
SHEET
4 OF 20

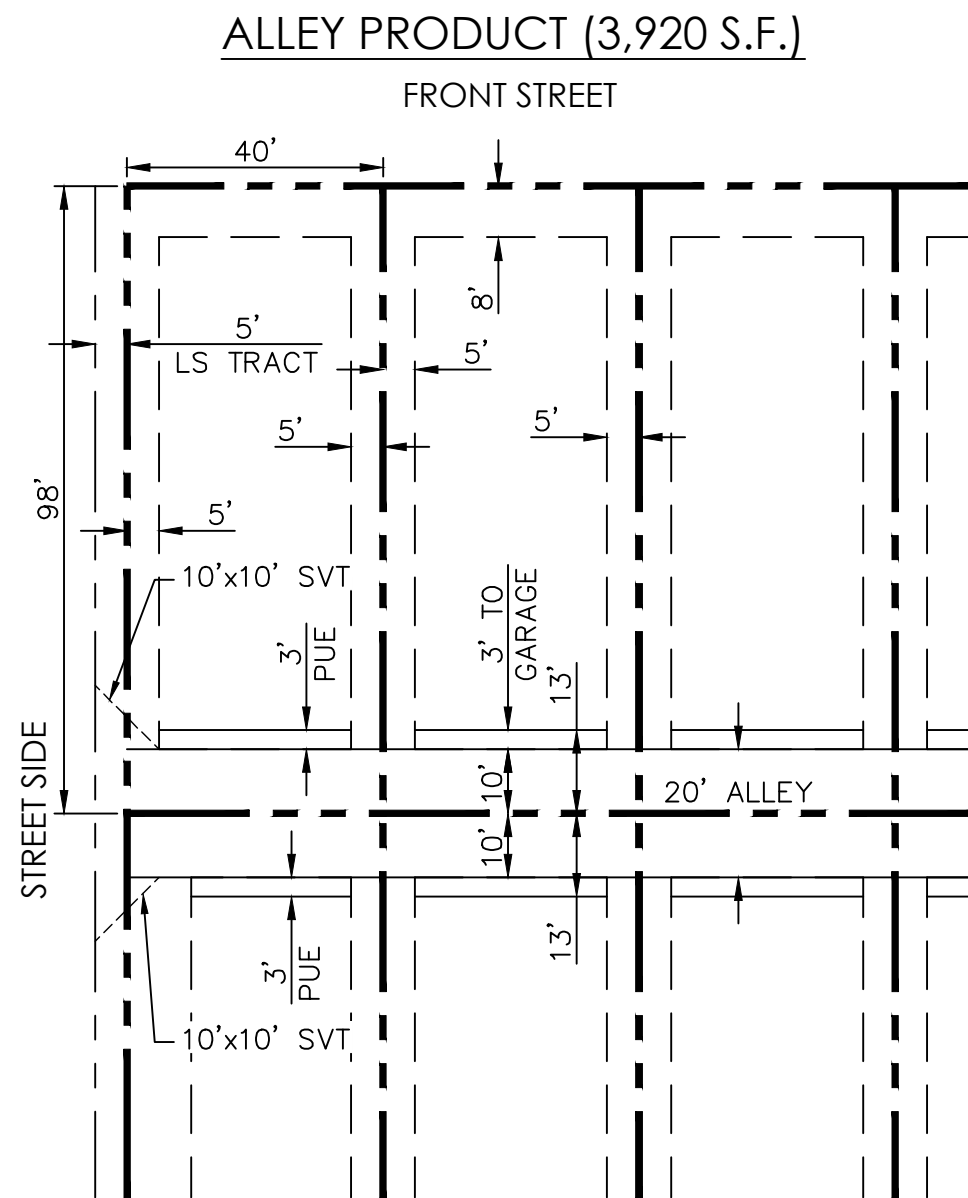


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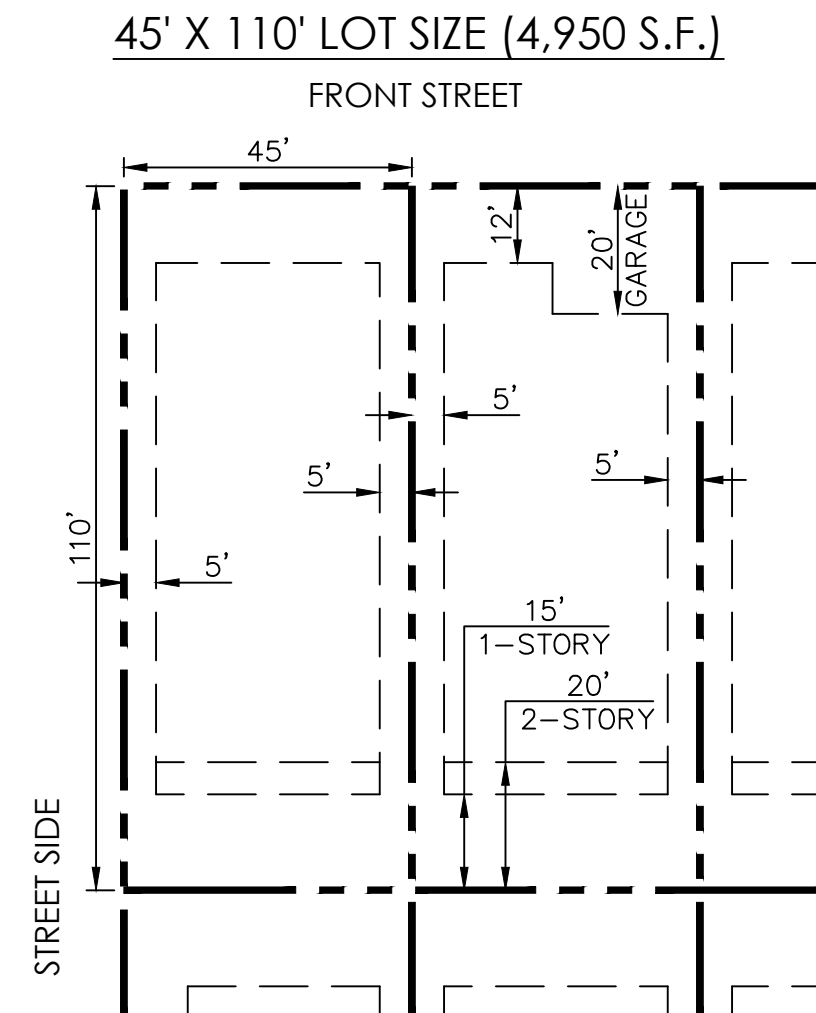


F = FRONT YARD
R = REAR YARD
S = SIDE YARD

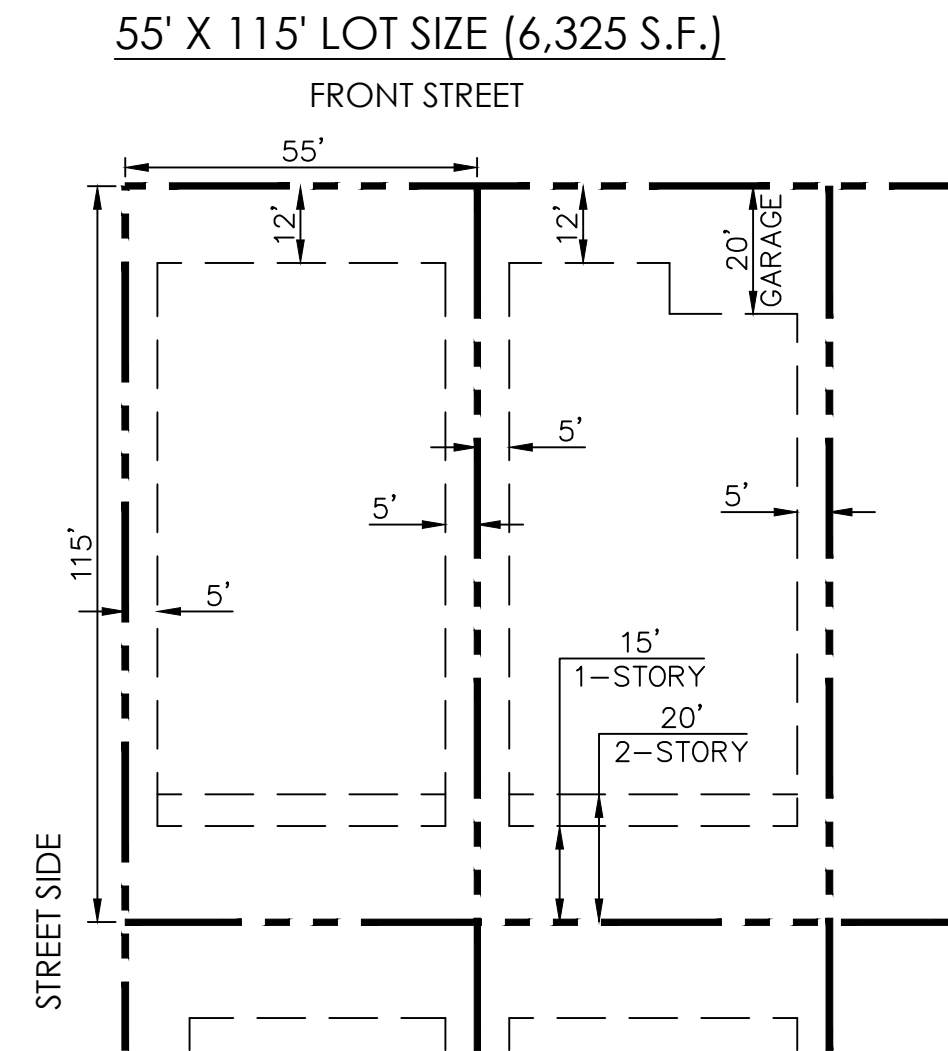
FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
STREET SIDE: 8' (10' WHERE ADJACENT TO AN 8' PUE)
REAR: (ALLEY) 13'



FRONT: 8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE: 5'
REAR: (ALLEY) 13'



FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)



FRONT: 12' (LIVEABLE OR SIDE ENTRY GARAGE)
FRONT TO GARAGE DOOR: 20'
SIDE: 5'
REAR: 15' (1-STORY)
20' (2-STORY)

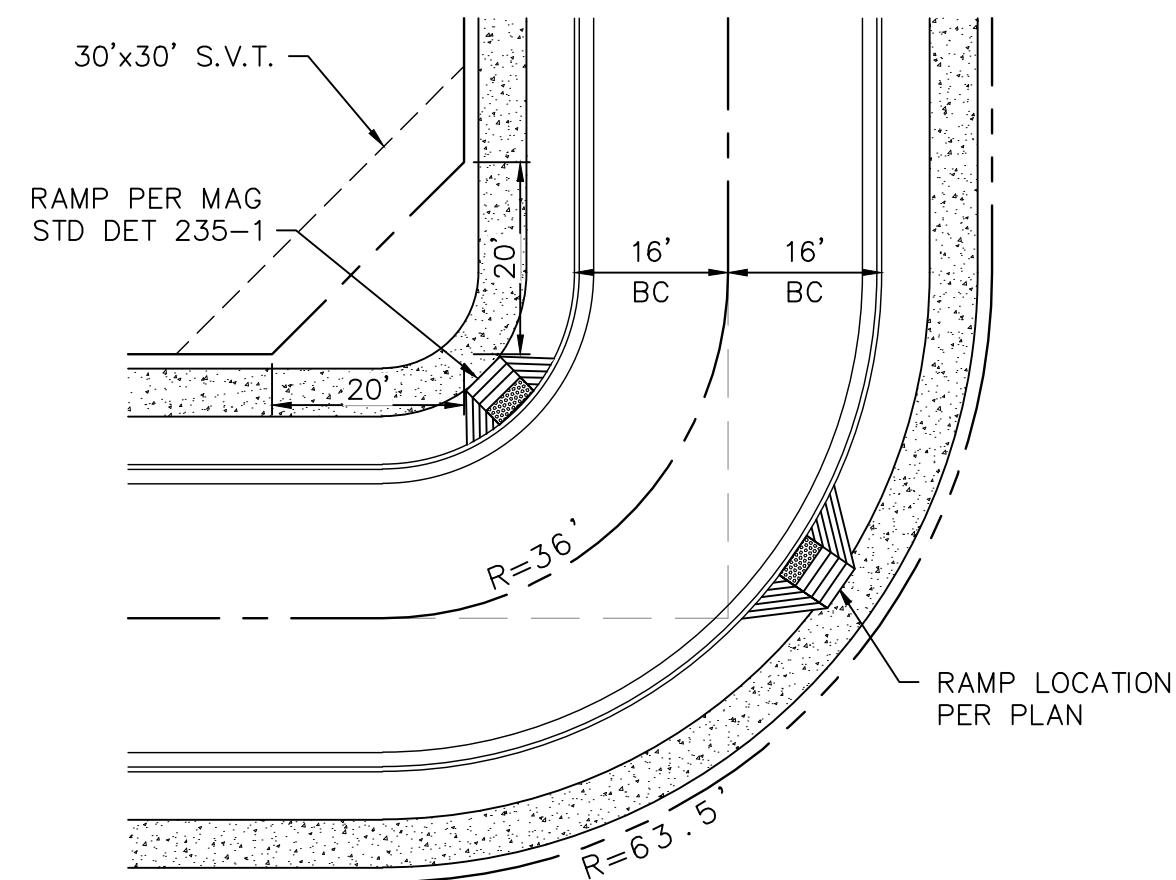
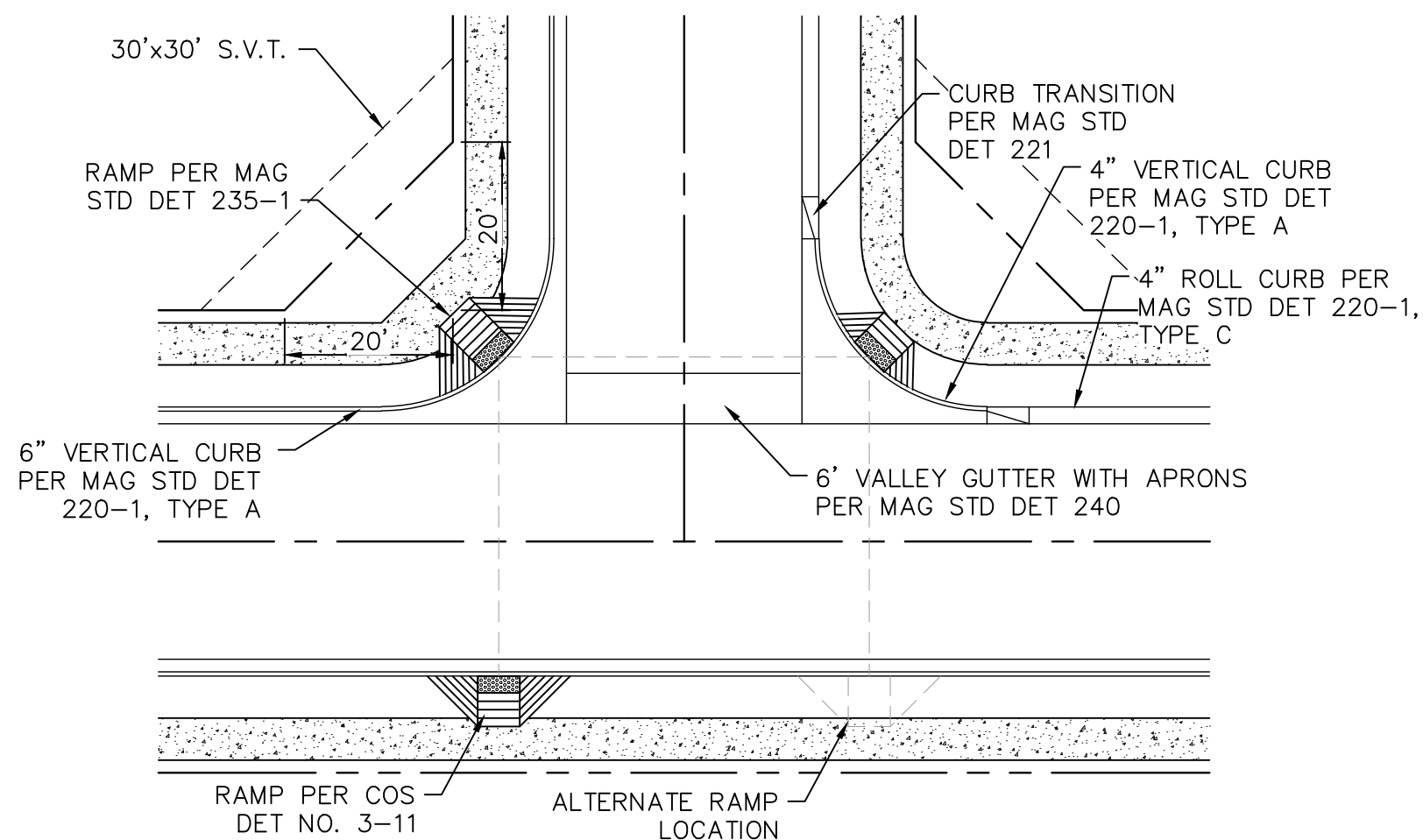
MAGNOLIA DEVELOPMENT DATA TABLE

Parcel	Area (Gross AC)	Area (Net AC)	Zoning	Lot Size	Actual Units	Actual Gross Density	Actual Net Density
1	21.2	19.8	RM-6 PUD	45' X 110'	101	4.8	5.1
2	31.6	30.7	RM-6 PUD	55' X 115'	125	4.0	4.1
3	25.8	23.8	RM-6 PUD	45' X 110'	114	4.4	4.8
4	14.7	12.4	RM-9 PUD	40' X 98' (ALLEY)	66	4.5	5.3
5	8.3	6.9	RM-9 PUD	COMMUNITY CTR.	-	-	-
6	17.1	15.1	RM-9 PUD	40' X 98' (ALLEY)	84	4.9	5.6
7	10.0	9.4	RM-9 PUD	50' X 63' (CLUSTER)	62	6.2	6.6
8	8.6	7.6	RM-9 PUD	50' X 63' (CLUSTER)	54	6.3	7.1
9	19.2	16.5	RM-9 PUD	50' X 63' (CLUSTER)	132	6.9	8.0
10	17.3	15.2	RM-9 PUD	40' X 98' (ALLEY)	74	4.3	4.9
TOTAL	173.8	157.4			812	4.7	5.2

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sd)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft) (4)	20	15/20	20	13
Maximum Building Height (ft) (5)	35	35	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum frnt setback for RM-9 shall be 10').
- (2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building wher adjacent to a public street.
- (4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.
- (5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder choses to fire sprinkler those homes, in which case two story units shall be permitted.



**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151



EXPIRES: 3/31/2017

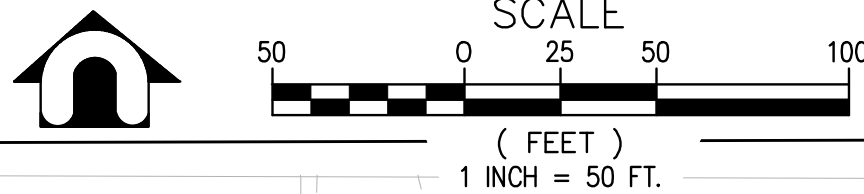
**DETAILS AND DATA TABLES
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA**

SECTION: 14
TWNHP: 3N
RANGE: 2W

JOB NO.:
AZCD0002

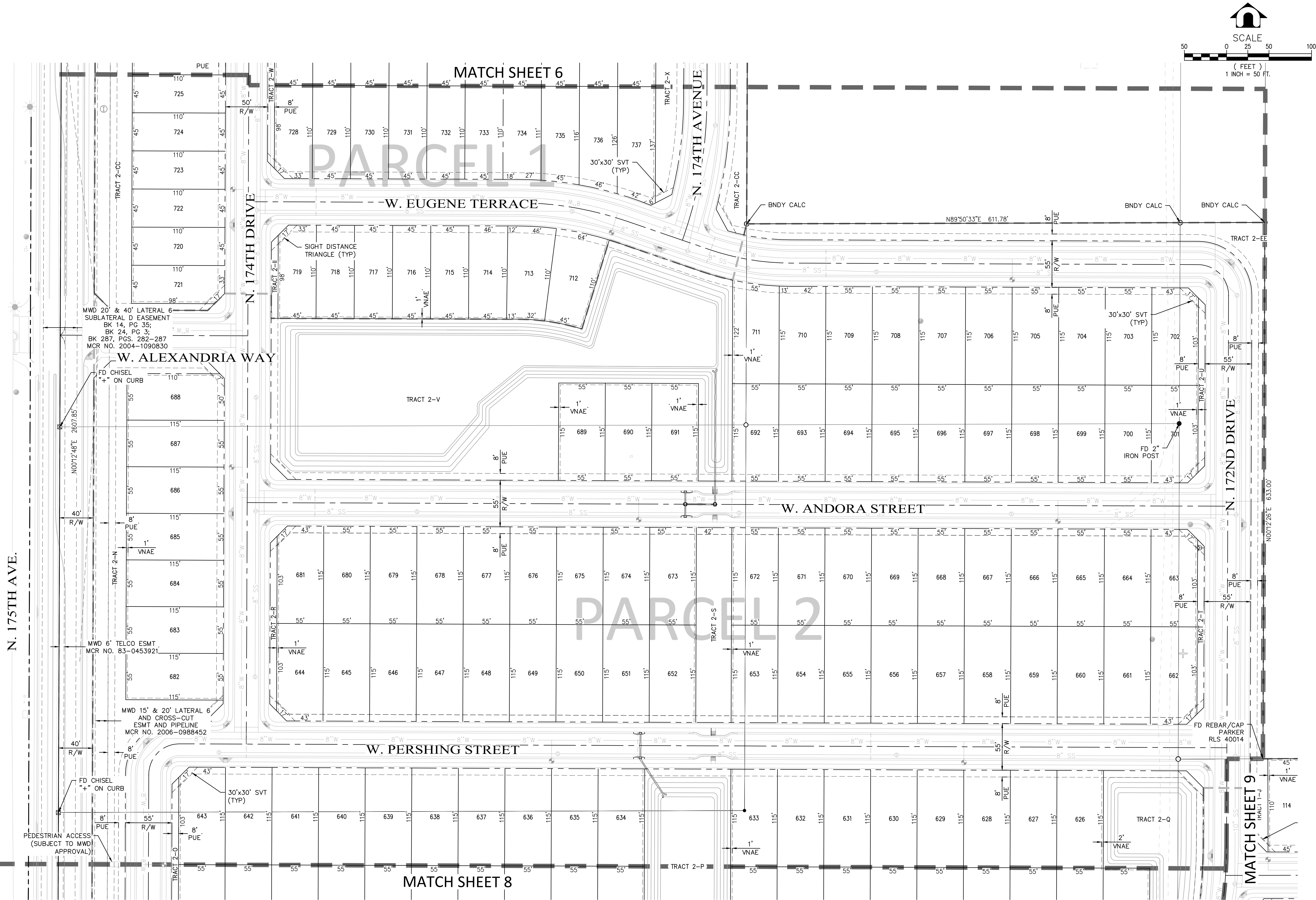
SHEET
5 OF 20





PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA	SECTION: 14		DAVID EVANS AND ASSOCIATES INC. 4600 E Washington Street, Suite 250 Phoenix, Arizona 85034 Phone: 602.678.5151	DESIGNED BY:	PROJECT MANAGER:
	TOWNSHIP: 3N				
	RANGE: 2W				
	JOB NO.: AZCD0002			DRAWN BY:	
	SHEET OF			CHECKED BY: RYG	
	20			DATE: 11/2016	

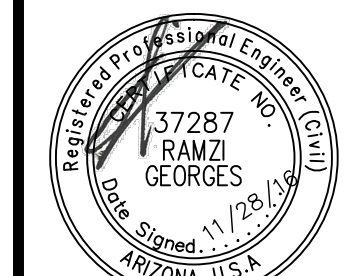
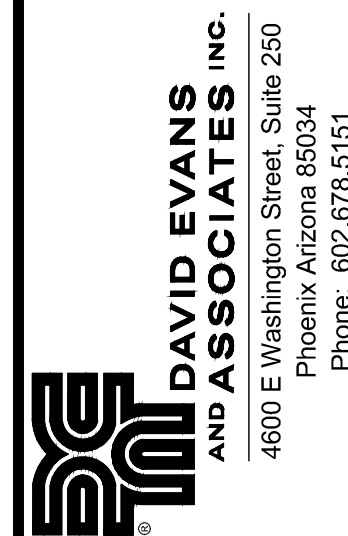
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SCALE

(FEET)

1 INCH = 50 FT.



EXPIRES: 3/31/2017

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWN: 3N
RANGE: 2W

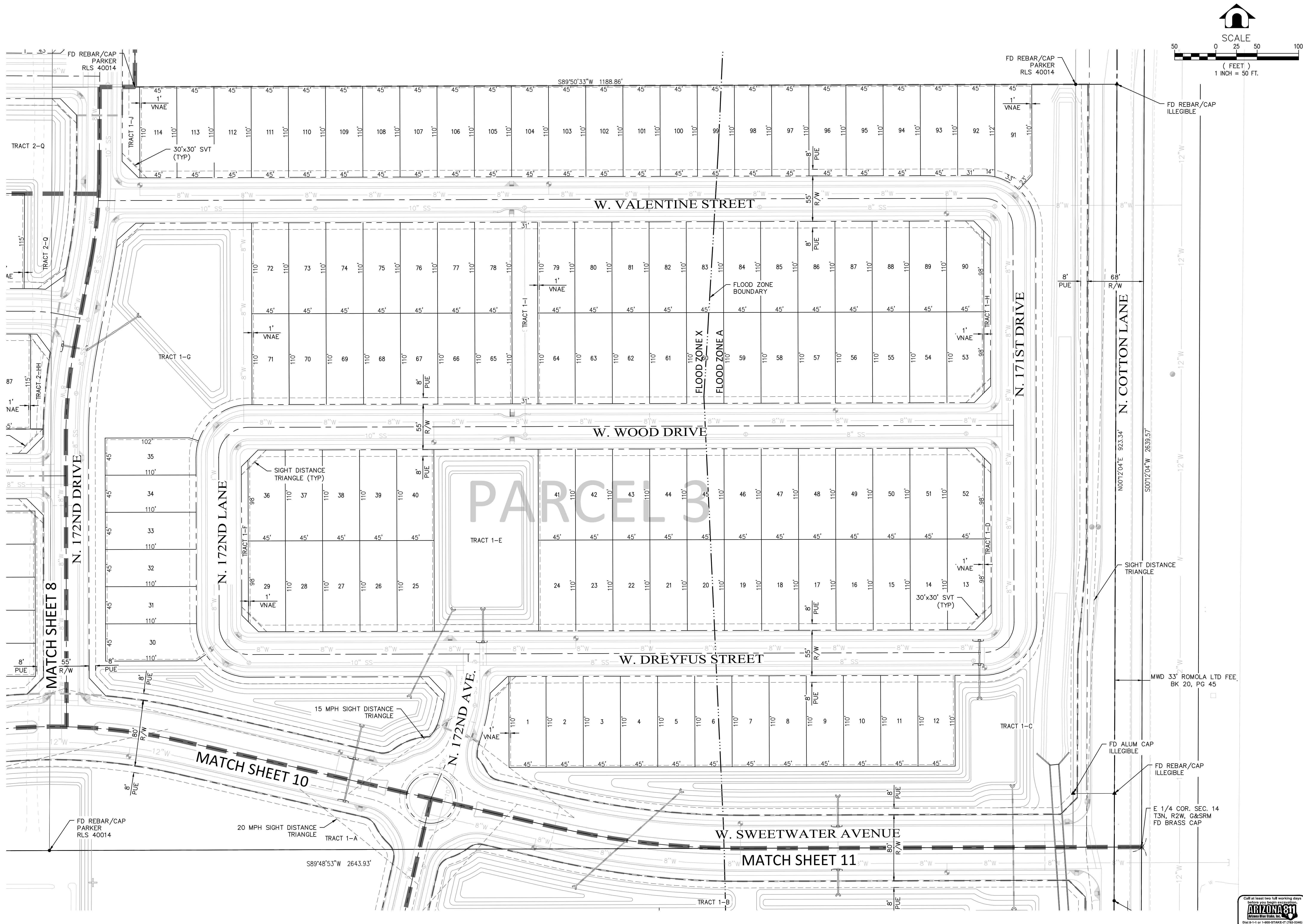
JOB NO.:
AZCD0002

SHEET
7 OF 20

PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY:
DRAWN BY:
CHECKED BY: RYG
DATE: 11/2016





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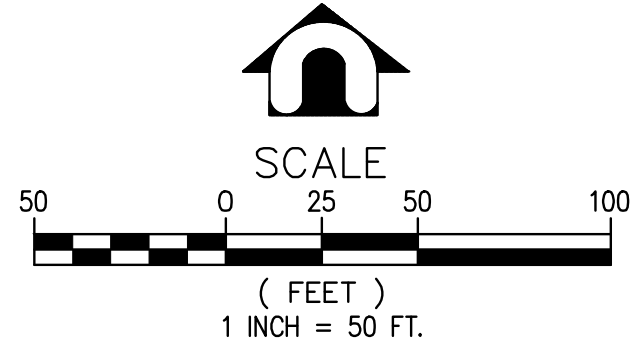
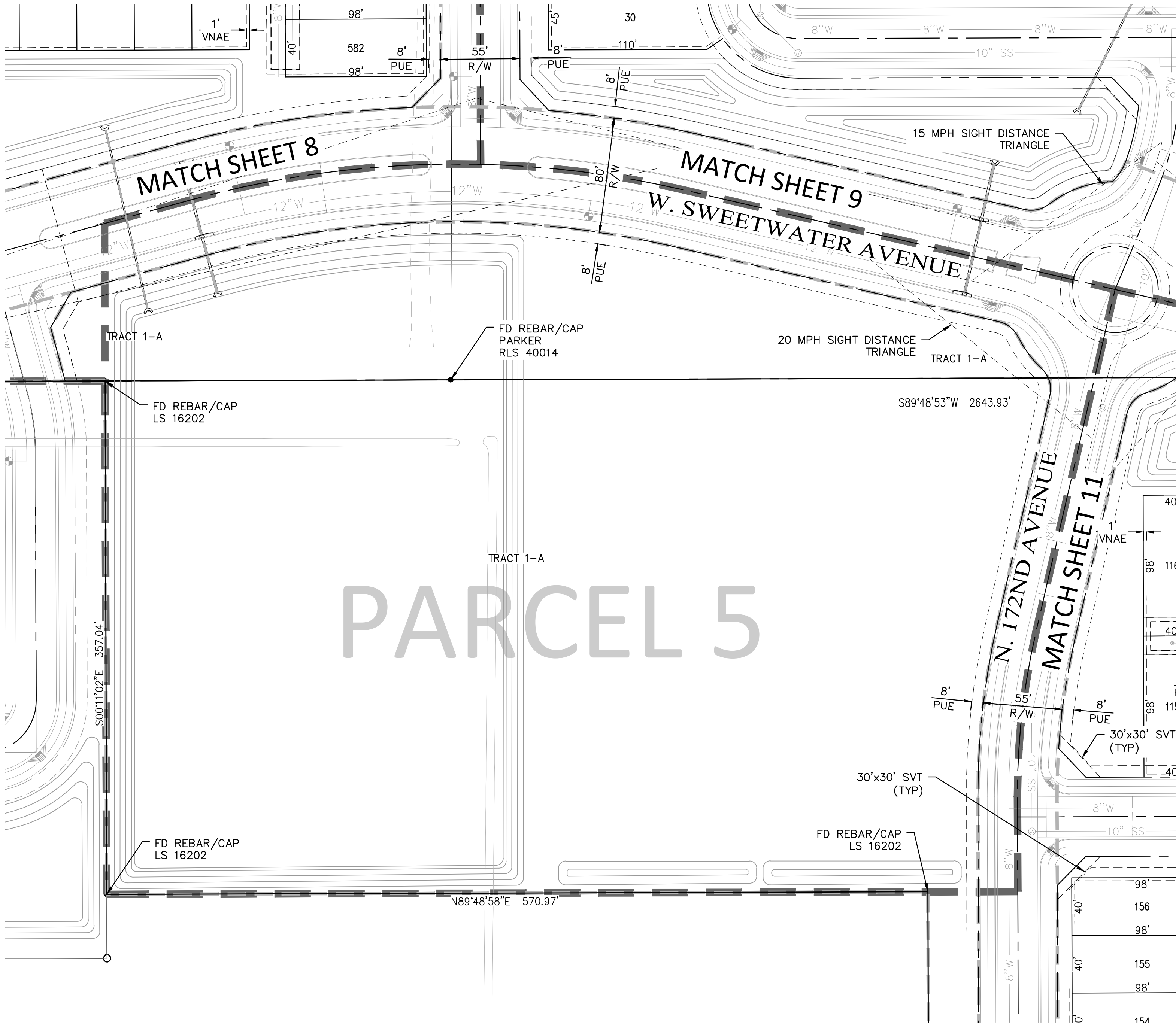
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INCH = 50 F

PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA		 EXPIRES: 3/31/2017		DAVID EVANS AND ASSOCIATES INC. 4800 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151		DESIGNED BY: .. DRAWN BY: .. CHECKED BY: RYG DATE: 11/2016		PROJECT MANAGER: RAMZI GEORGES, P.E.	
SECTION: 14 TWN: 36N RANGE: 2W		JOB NO.: AZCD0002		9 SHEET OF 20					

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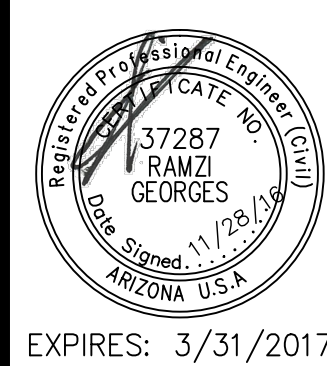


PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNHP: 3N
RANGE: 2W

JOB NO.:
AZCD0002

SHEET
10 OF 20



EXPIRES: 3/31/2017

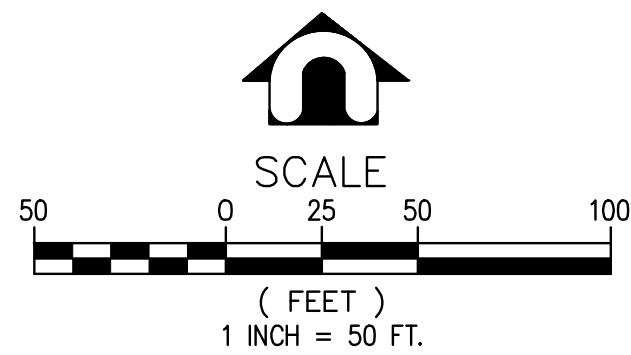
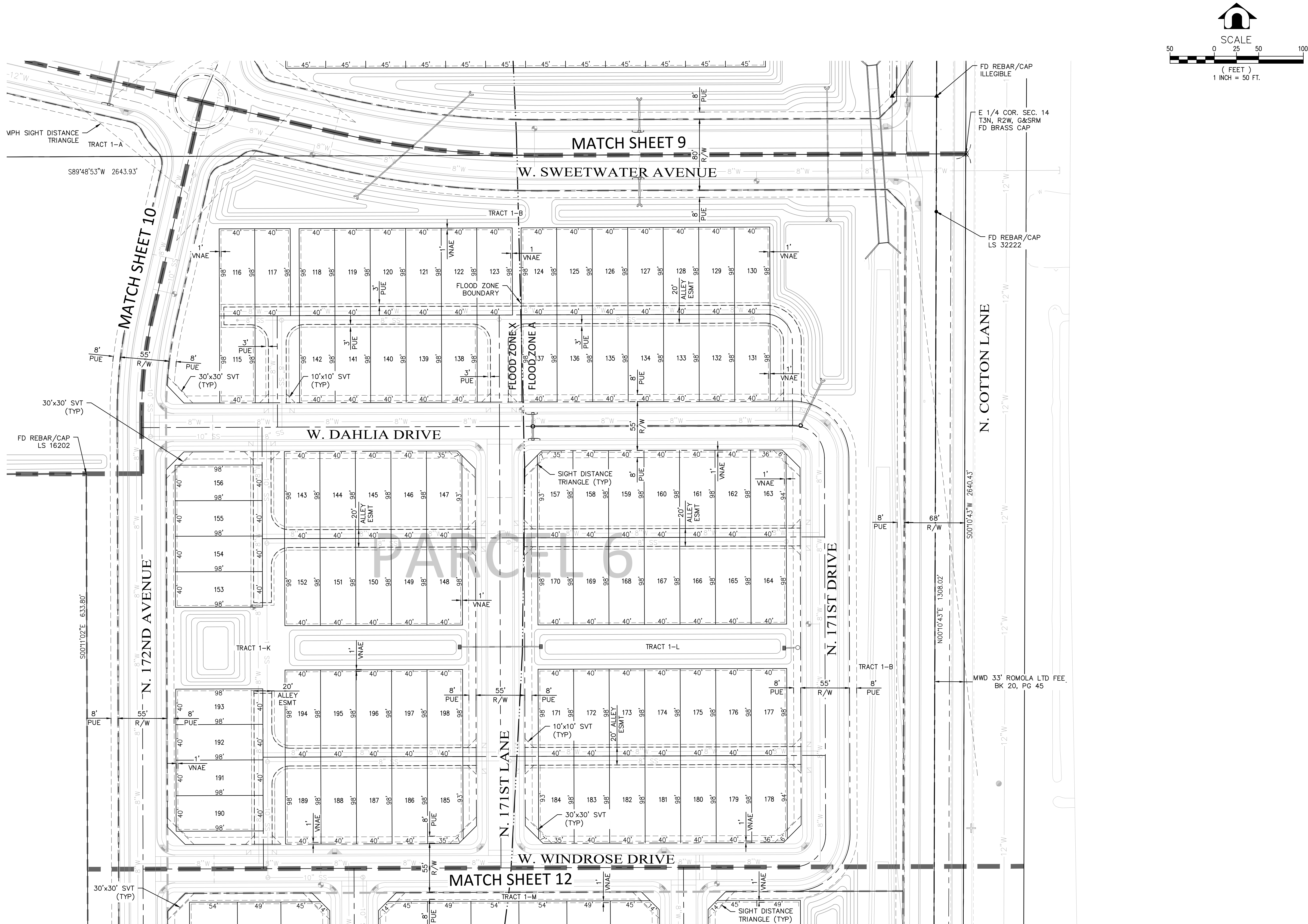
**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

DESIGNED BY:
DRAWN BY:
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER:
RAMZI GEORGES, P.E.



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Phone: 602.678.5151



EXPIRES: 3/31/2017

PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

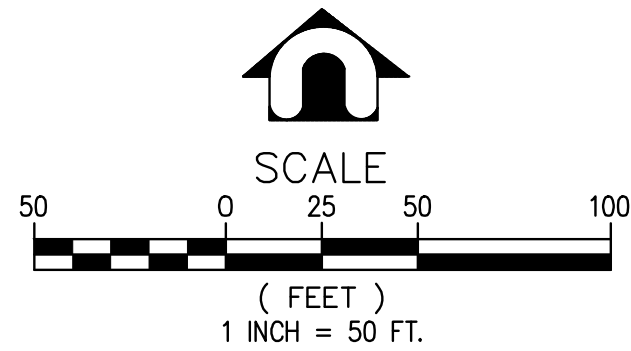
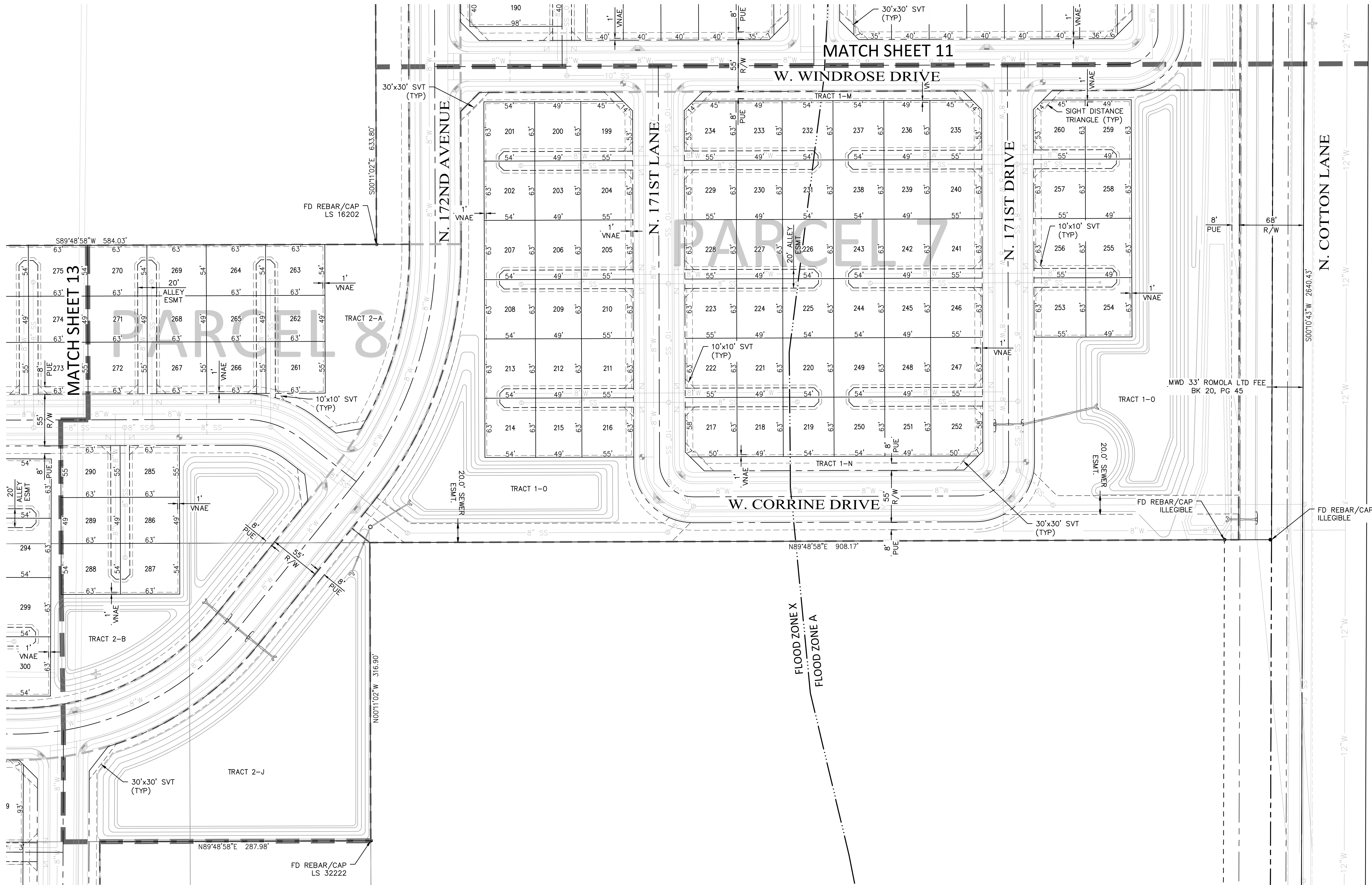
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RANGE: 2W

JOB NO.:
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11 OF 20



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PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
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RANGE: 2W

JOB NO.:
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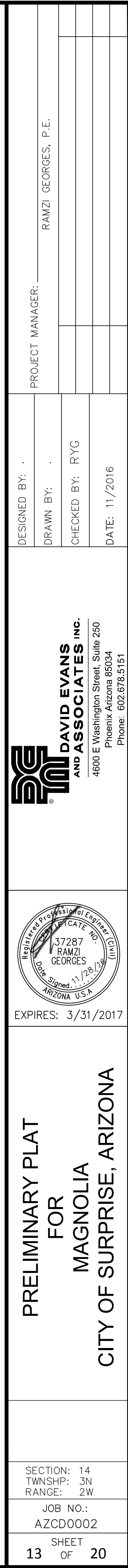
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12 OF 20



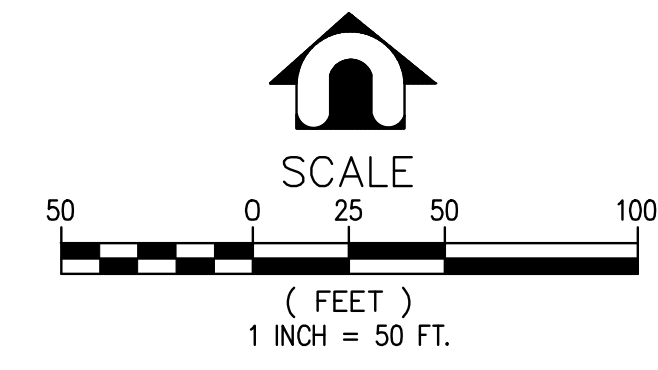
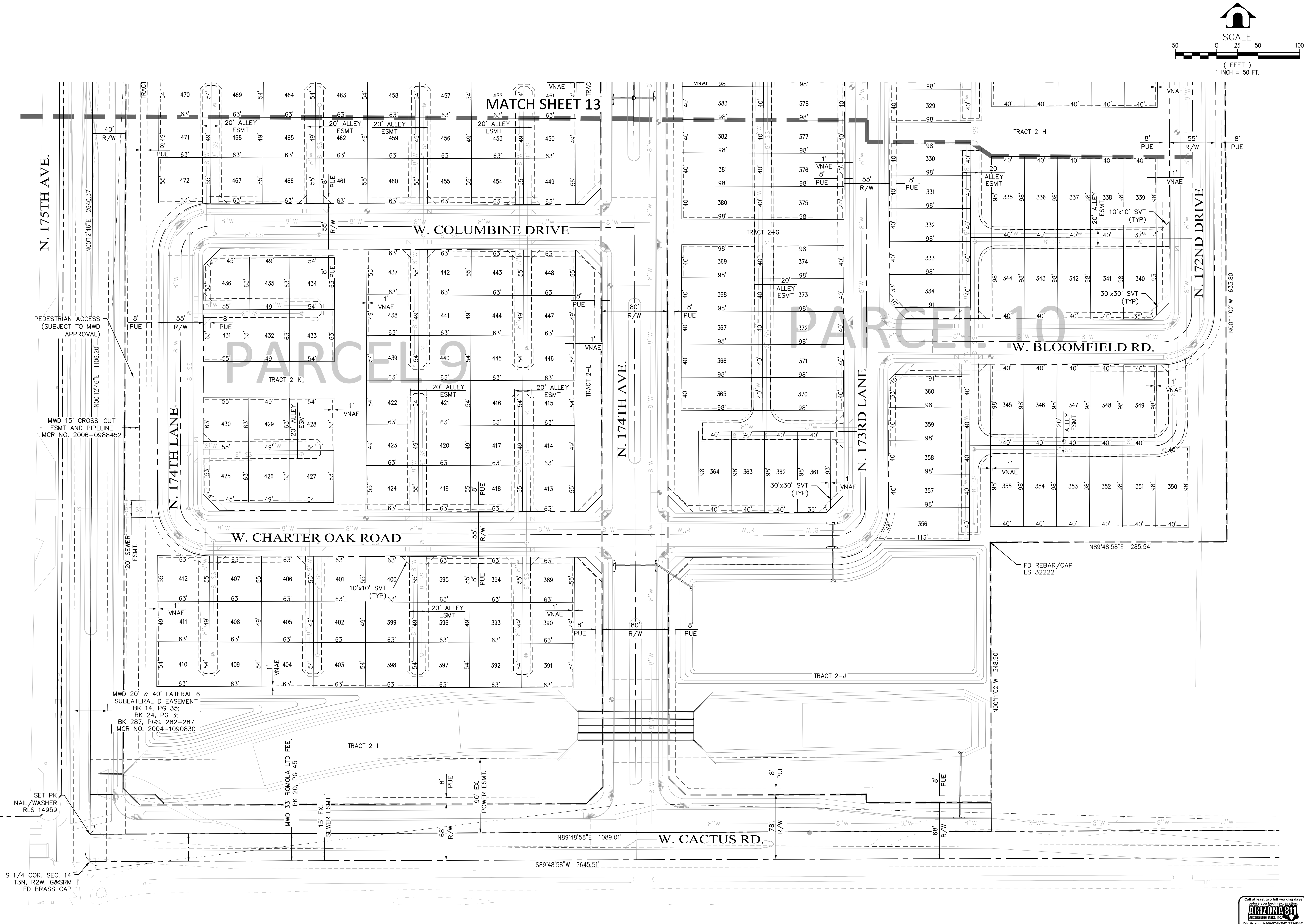
DAVID EVANS
AND ASSOCIATES INC.
4800 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

DESIGNED BY:
DRAWN BY:
CHECKED BY: RYG
DATE: 11/20/16

PROJECT MANAGER:
RAMZI GEORGES, P.E.



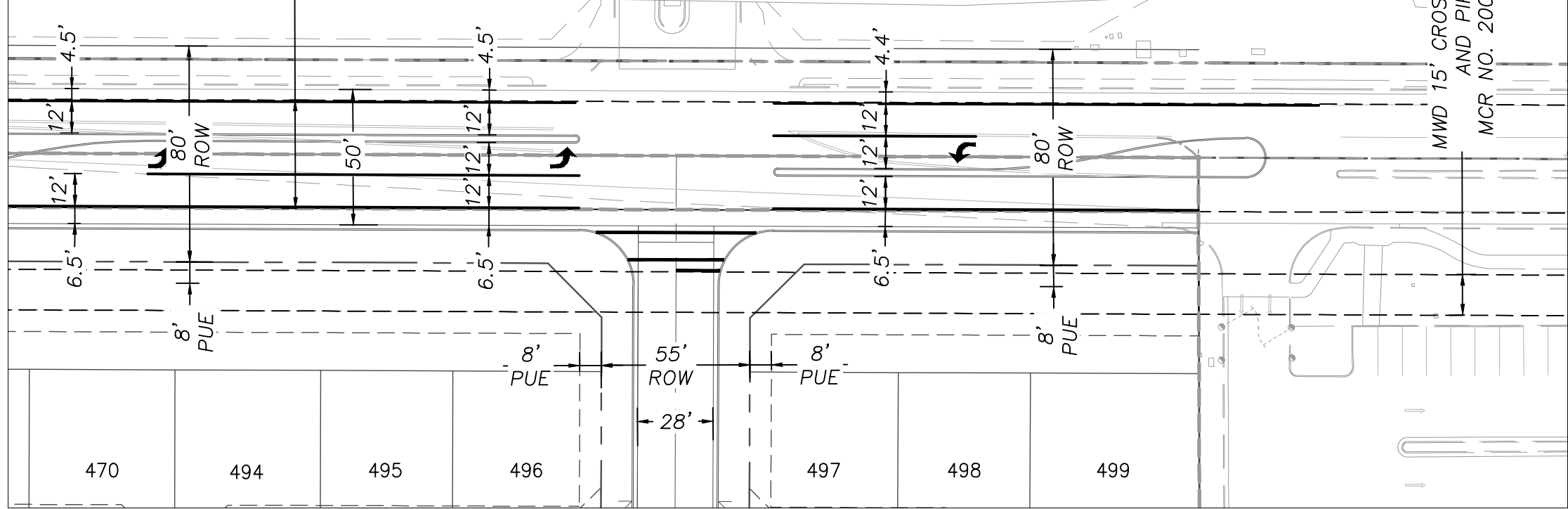
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PROJECT MANAGER: RAMZI GEORGES, P.E.	
DESIGNED BY:	CHECKED BY: RYG
DRAWN BY:	DATE: 11/2016
DAVID EVANS AND ASSOCIATES INC. 4800 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151	
 EXPIRES: 3/31/2017	
PRELIMINARY PLAT FOR MAGNOLIA CITY OF SURPRISE, ARIZONA	
SECTION: 14 TOWNSHIP: 3N RANGE: 2W	
JOB NO.: AZCD0002	
SHEET 14 OF 20	

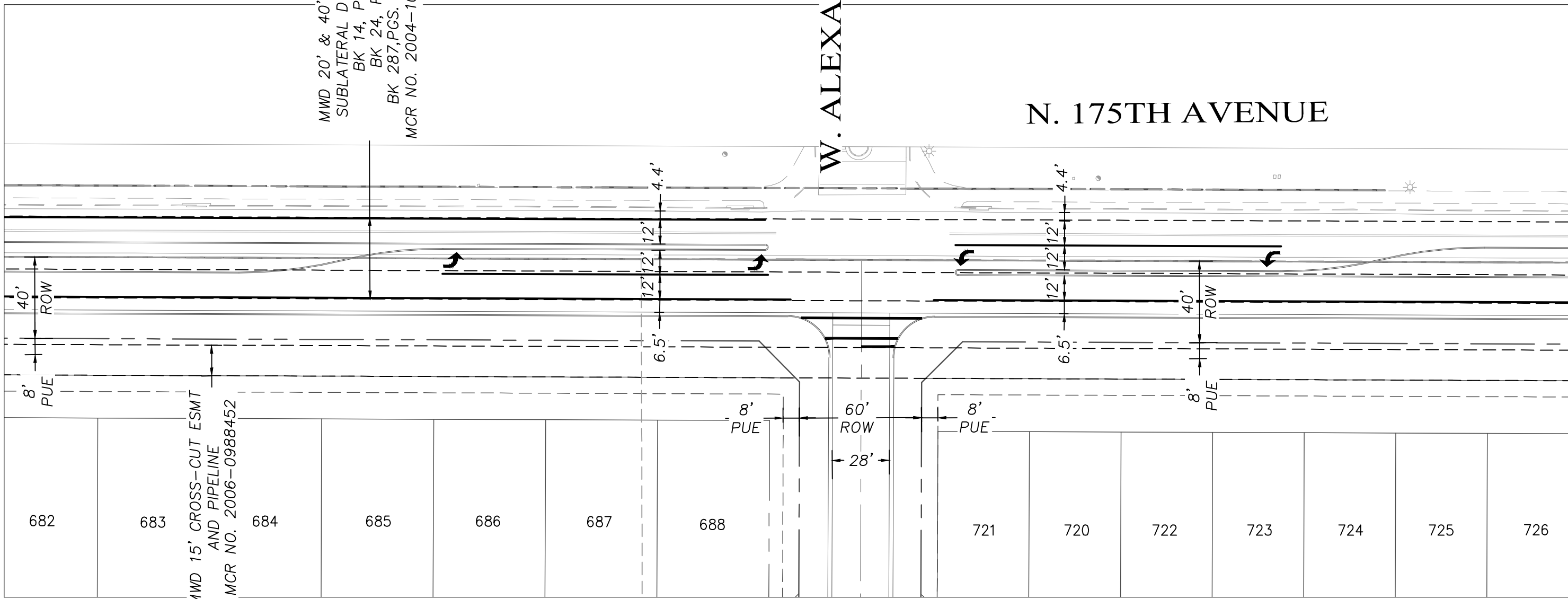


MWD 20' & 40' LATERAL 6
SUB LATERAL D EASEMENT
BK 14, PG 35;
BK 24, PG 3;
BK 287.PCS. 282-287
MCR NO. 2004-1090830\XROW



W. LARKSPUR DR
N. 175TH AVENUE

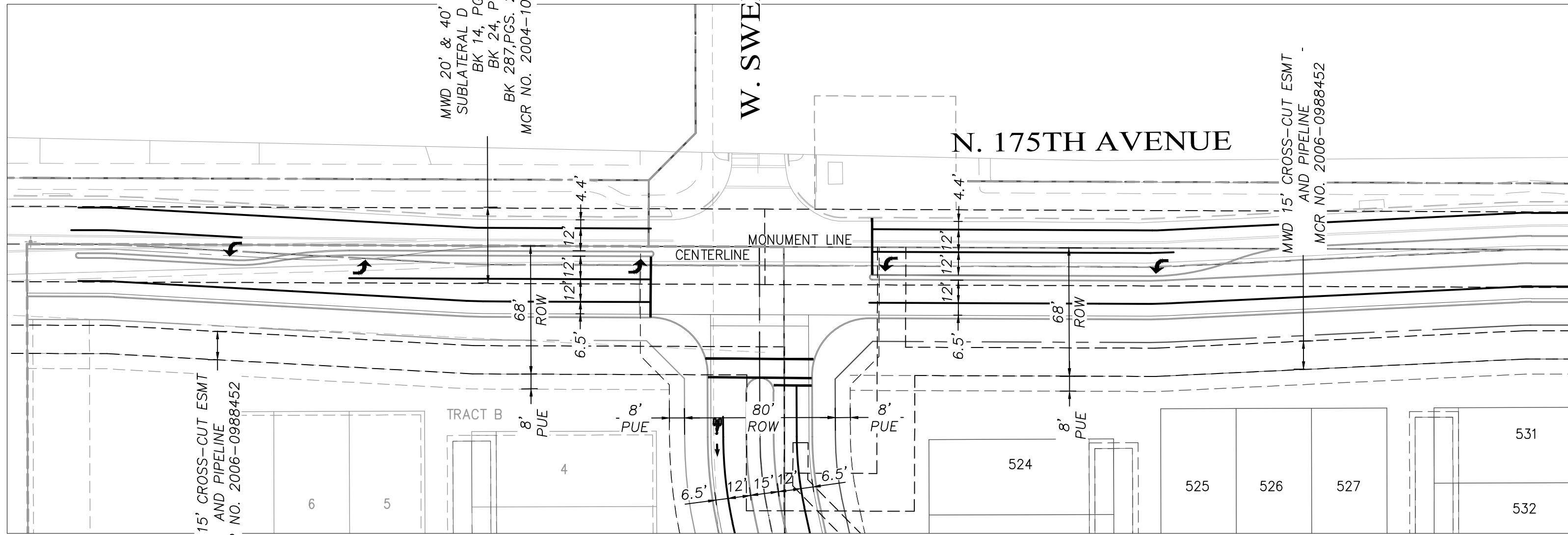
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SUB LATERAL D EASEMENT
BK 14, PG 35;
BK 24, PG 3;
BK 287.PCS. 282-287
MCR NO. 2004-1090830\XROW



W. ALEXANDRA WAY

N. 175TH AVENUE

MWD 15' CROSS-CUT ESMT
AND PIPELINE
MCR NO. 2006-0988452

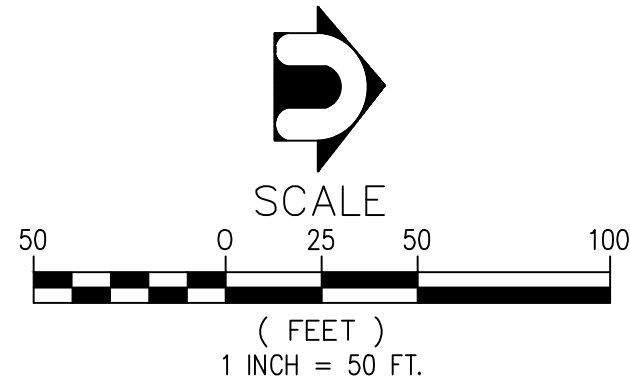


MWD 20' & 40' LATERAL 6
SUB LATERAL D EASEMENT
BK 14, PG 35;
BK 24, PG 3;
BK 287.PCS. 282-287
MCR NO. 2004-1090830\XROW

W. SWEETWATER AVE

N. 175TH AVENUE

MWD 15' CROSS-CUT ESMT
AND PIPELINE
MCR NO. 2006-0988452



SECTION: 14
TOWNSHIP: 3N
RANGE: 2W

JOB NO.:
AZCD0002

SHEET
15 OF 20

PRELIMINARY PLAT

FOR

MAGNOLIA

CITY OF SURPRISE, ARIZONA

EXPIRES: 3/31/2017

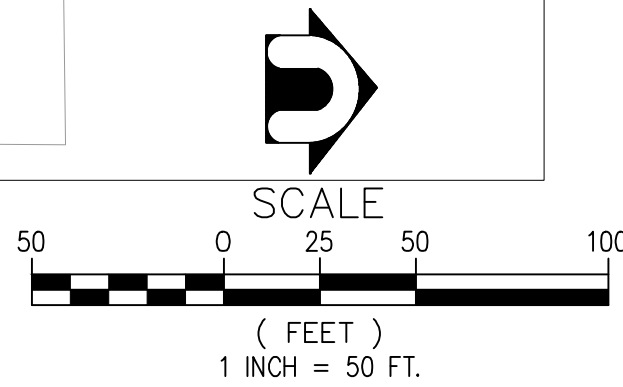
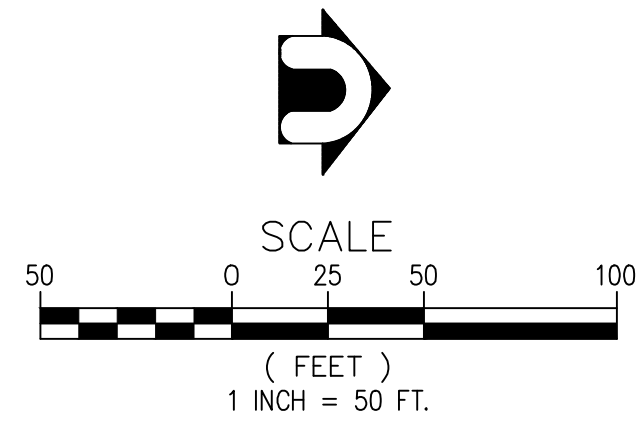
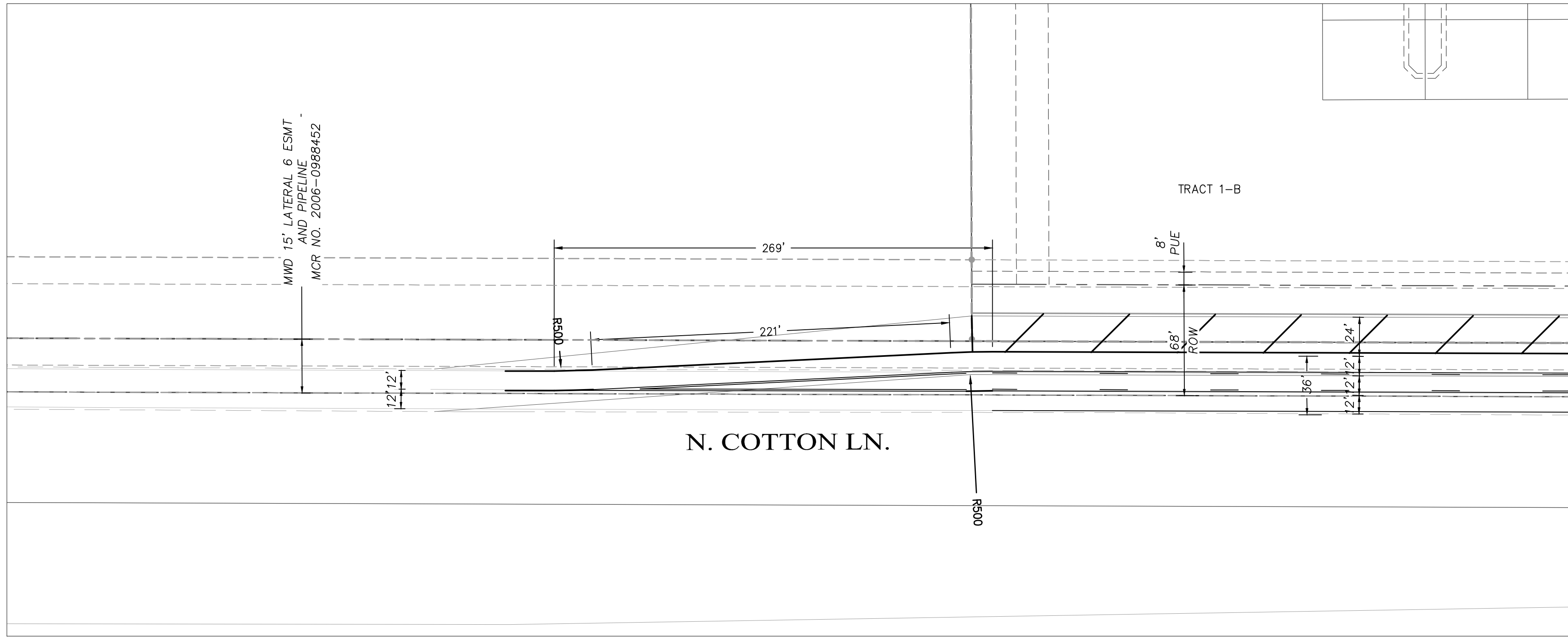
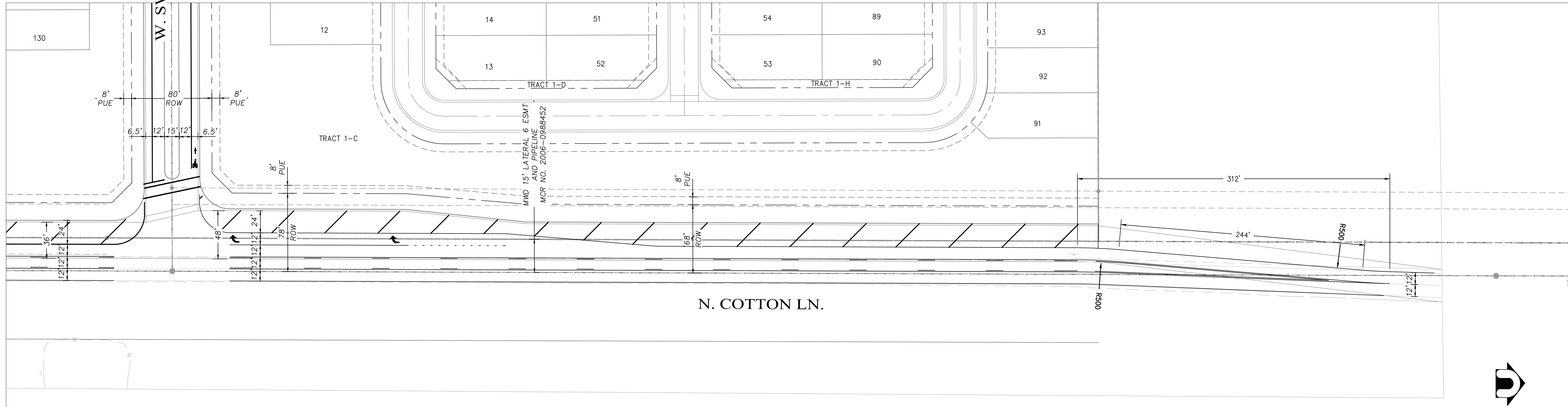


**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602/6331311

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER: RAMZI GEORGES, P.E.

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PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

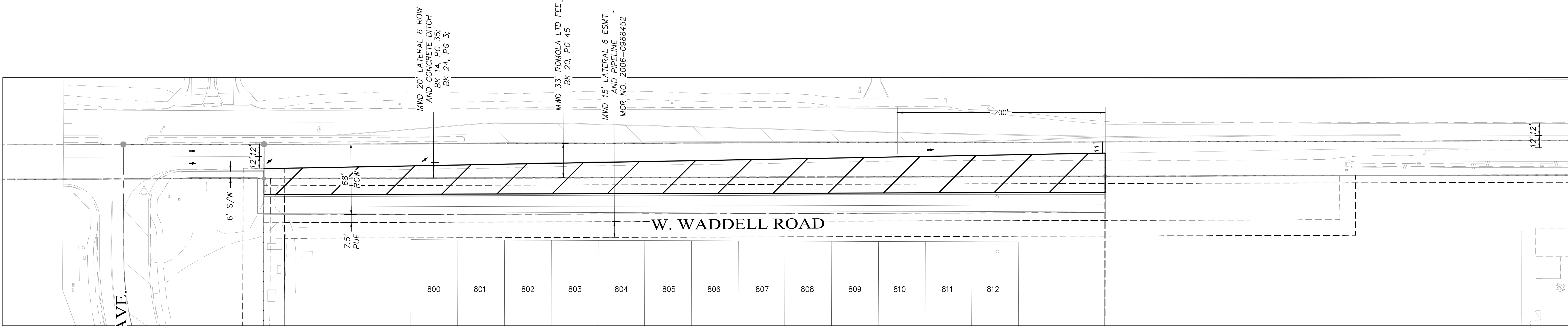
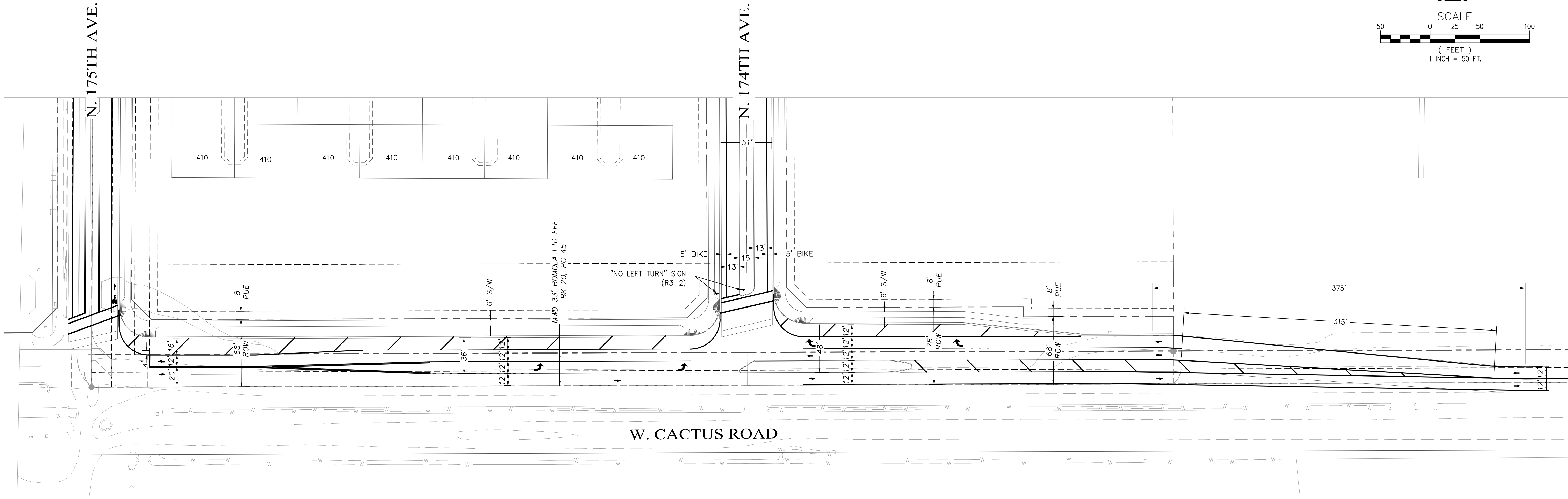
SECTION: 14
TWNSH: 3N
RANGE: 2W
JOB NO.:
AZCD0002
SHEET
16 OF 20



**DAVID EVANS
AND ASSOCIATES INC.**
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016
PROJECT MANAGER: RAMZI GEORGES, P.E.

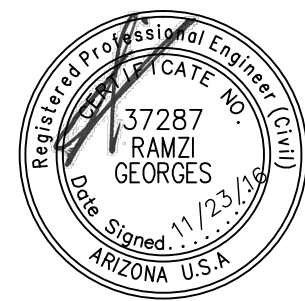




NOTE:
ROADWAY TRANSITION AND STORAGE LENGTHS
ARE CONCEPTUAL. FINAL CONFIGURATION AND
DESIGN WILL BE DETERMINED PRIOR TO FINAL PLAT
APPROVAL.



PRELIMINARY PLAT
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA



**DAVID EVANS
AND ASSOCIATES INC.**
4800 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602/6753151

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER: RAMZI GEORGES, P.E.

SECTION: 14
TOWNSHIP: 3N
RANGE: 2W
JOB NO.: AZCD0002
SHEET 17 OF 20

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W. SWEETWATER AVE.

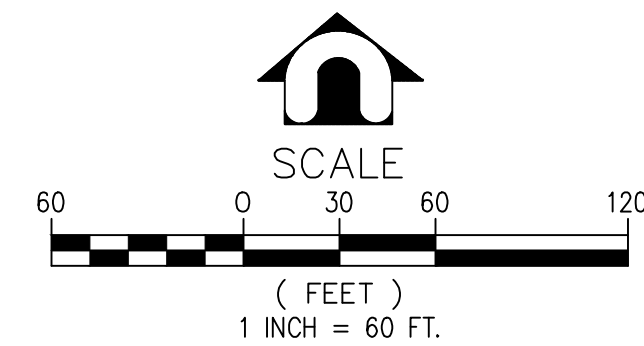
SEE DETAIL A

SEE DETAIL B

N. COTTON LANE

- LEGEND**
- STREET SIGN FOUNDATION, C.O.S. STD. DTL 4-22
 - 3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440-4
 - COLLECTION ROUTE
 - NO PARKING ANY TIME
 - NO PARKING 5:00AM TO 5:00PM TRASH DAYS ONLY
 - RESTRICTED ON-STREET PARKING SPACE (TYP)
 - ON-STREET PARKING SPACE (TYP)

NOTE: SIGNAGE TO BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE CITY.



DETAIL A (ALLEY LOTS)

DETAIL B (CLUSTER LOTS)

PROJECT MANAGER: RAMZI GEORGES, P.E.

DESIGNED BY: DAVID EVANS AND ASSOCIATES INC.
DRAWN BY: RYG
CHECKED BY: RYG
DATE: 11/2016



EXPIRES: 3/31/2017

SOLID WASTE COLLECTION ROUTE FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TOWNSHIP: 3N
RANGE: 2W
JOB NO.: AZCD0002

SHEET 18 OF 20





	STREET SIGN FOUNDATION, C.O.S. STD. DTL 4-22
	3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440-4
	COLLECTION ROUTE

PARKING
ANY
TIME
←

5:00AM
TO 5:00PM
TRASH DAYS
ONLY

R7-304 (MODIFIED)

NOTE: SIGNAGE TO BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE CITY.

NOTE: SIGNAGE TO BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE CITY.



SCALE

0 30

(555T)

1 INCH = 60 FEET

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

ARIZONA 811
Arizona Blue Stake, Inc.

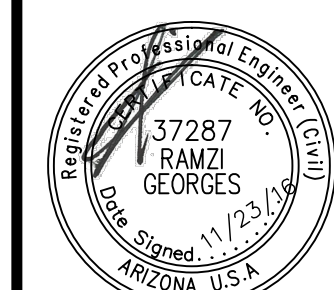
Dial 8-1-1 or 1-800-STAKE-IT (782-5346)
In Maricopa County: (602) 263-1100

SOLID WASTE COLLECTION ROUTE
FOR
MAGNOLIA
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHP: 3N
RANGE: 2W
JOB NO.: AZCD0002
SHEET 19 OF 20

DESIGNED BY: .	PROJECT MANAGER: _____ RAMZI GEORGES, P.E.
DRAWN BY: .	

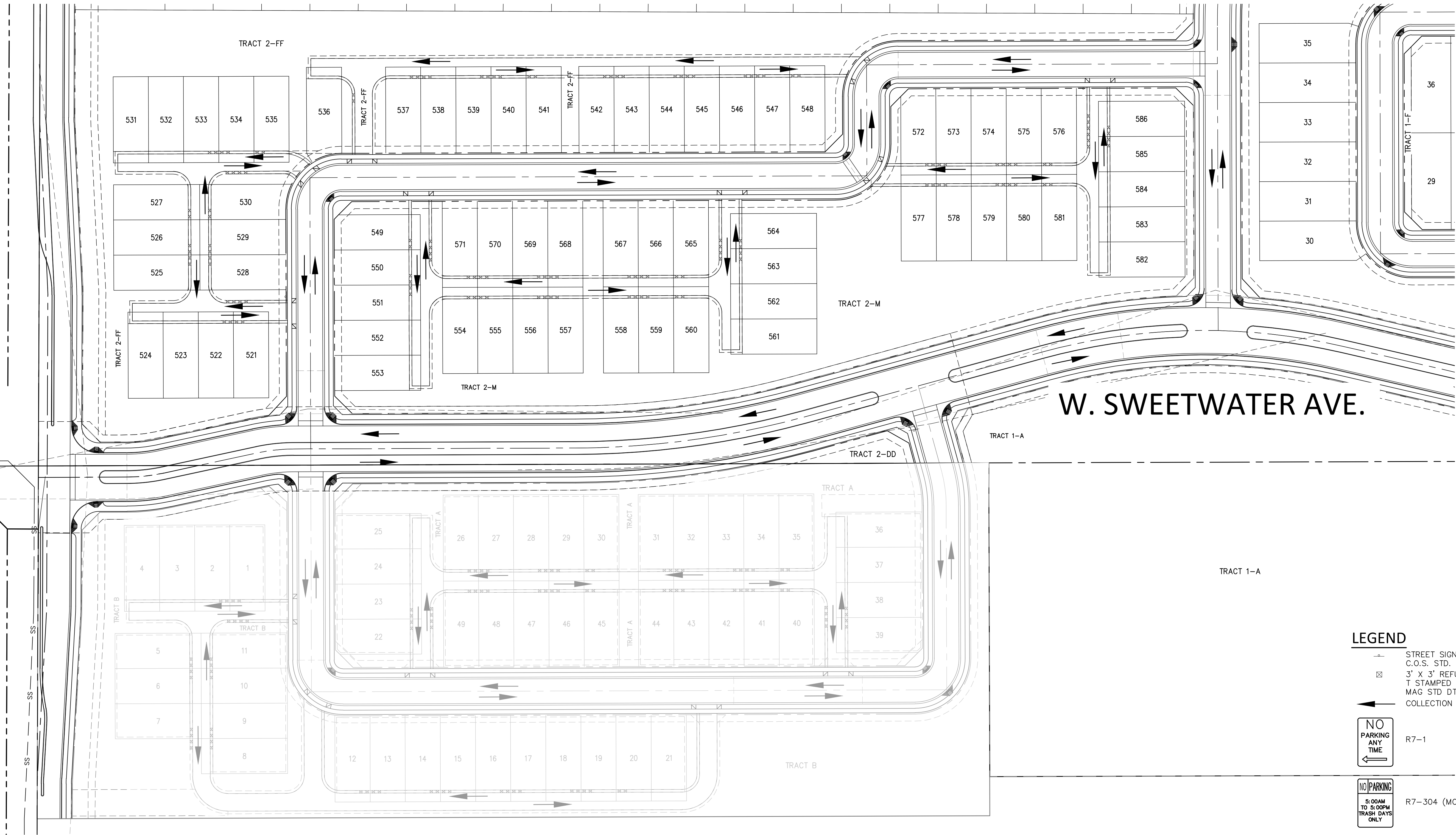
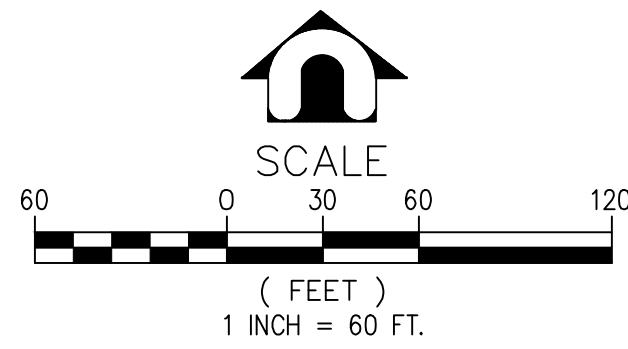
DEI
DAVID EVANS
AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix Arizona 85034
Phone: 602.678.5151



EXPIRES: 3/31/2017

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175TH AVENUE



LEGEND

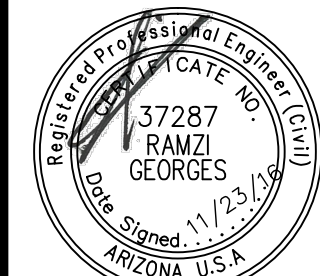
- STREET SIGN FOUNDATION, C.O.S. STD. DTL 4-22
- 3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440-4
- COLLECTION ROUTE
- NO PARKING ANY TIME R7-1
- NO PARKING 5:00AM TO 5:00PM TRASH DAYS ONLY R7-304 (MODIFIED)

NOTE: SIGNAGE TO BE PROVIDED BY THE DEVELOPER AND MAINTAINED BY THE CITY.



SOLID WASTE COLLECTION ROUTE FOR MAGNOLIA CITY OF SURPRISE, ARIZONA

SECTION: 14
TWNSHIP: 3N
RANGE: 2W
JOB NO.: AZCD0002
SHEET 20 OF 20



DAVID EVANS AND ASSOCIATES INC.
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602.678.5151

PROJECT MANAGER: RAMZI GEORGES, P.E.
DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

MAGNOLIA

SURPRISE, ARIZONA

BY: AZ COMMUNITY DEVELOPMENT, LLC

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, 1/2" MINUS COLOR AS SPECIFIED., 2" DEPTH, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT / OWNER'S REP IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 1" - 3" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE BERMUDA HYBRID. MAY BE INSTALLED AS SOD OR HYDROSEED.
- ALL HEADER IS TO BE EXTRUDED CONCRETE CURBING OR EQUAL.
- 100 PERCENT OF ALL RIGHT OF WAY PLANT MATERIAL IS TO BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.
- TREES WITH THORNS ARE NOT TO BE LOCATED WITHIN RECREATION AREAS, AND SHALL BE SET A MINIMUM OF 10' AWAY FROM ALL PEDESTRIAN ROUTES.
- ALL SIDEWALKS AND COMMUNITY TRAILS ARE 6' WIDE.
- TREES THAT OVERHANG THE CITY STREETS MUST BE TRIMMED UP TO A CLEAR HEIGHT OF NOT LESS THAN 15'
- TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED SO THAT NO LIMBS, LEAVES NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

CITY NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- ROOT BARRIER PER CITY OF SURPRISE EDS 8-14 IS REQUIRED FOR ANY TREE LOCATED WITH THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION, INCREASING TO 10' CLEARANCE WHERE APPROACHING STOP SIGNS.
- TRAILS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
- SIDEWALKS AND SIDEWALK SEPERATION WILL CONFORM TO THE CITY OF SURPRISE PLANNING AND DESIGN GUIDELINES.

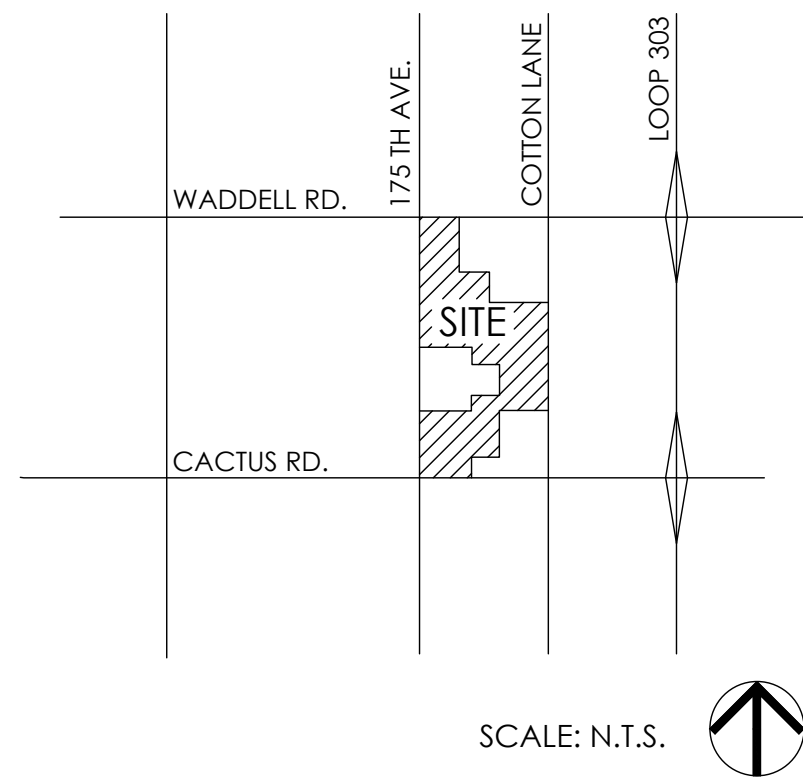
PROJECT DATA

CURRENT ZONING: RU-43 (COUNTY)
PROPOSED ZONING: *RM-6 PUD, RM-9 PUD
GROSS AREA: 181.1 AC.
NET AREA: 167.2 AC.
OPEN SPACE AREA: 21.0 AC.

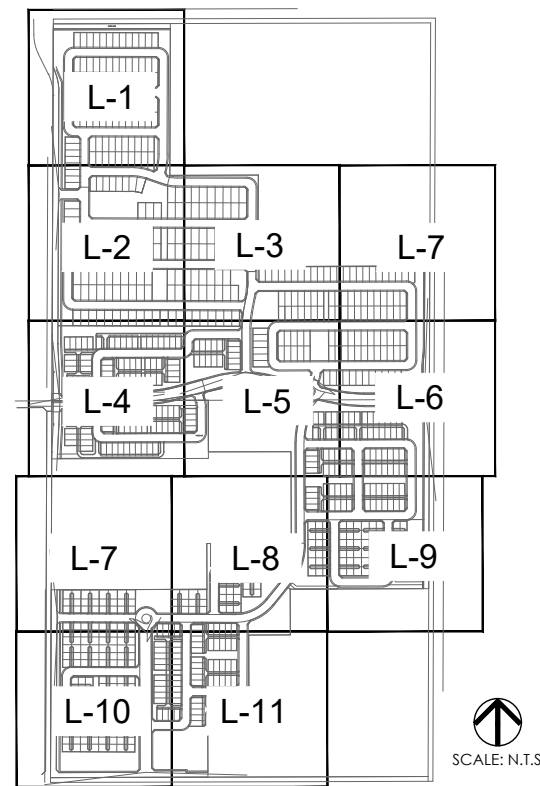
FOR TRACT TABLE SEE PRELIMINARY PLAT, SHEET 2, BY DAVID EVANS AND ASSOCIATES.

*UPON SUCCESSFUL ANNEXATION PER FS16-437 AND SUBSEQUENT ZONING APPROVAL PER FS16-392

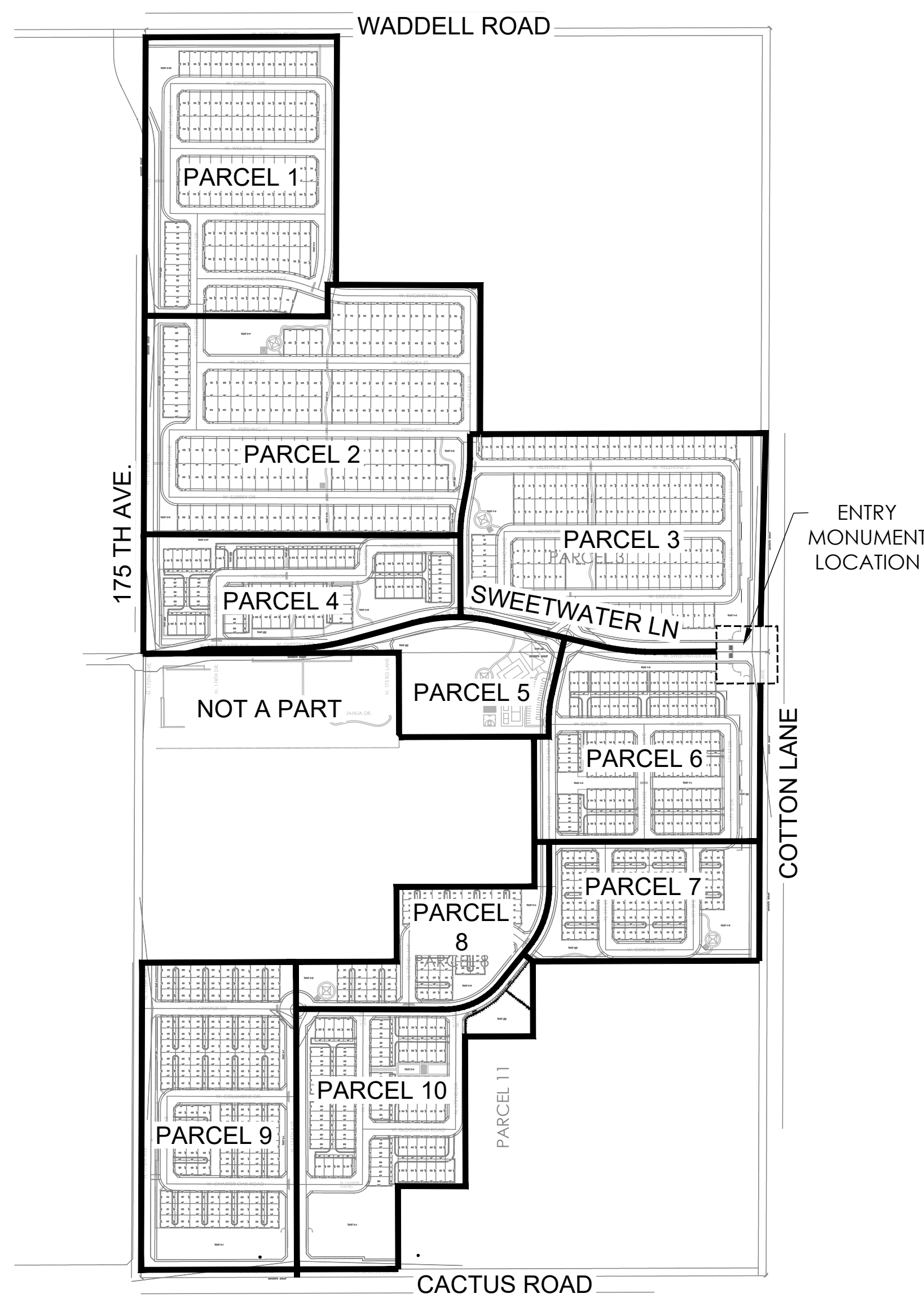
VICINITY MAP



KEYMAP



OVERALL PARCEL PLAN



PRELIMINARY PLANT PALETTE

Trees: <i>Acacia aneura</i> Mulga <i>Bauhinia mexicana</i> * Orchid Tree <i>Bauhinia lunariodes</i> * Anacaco Orchid Tree <i>Brachychiton populneus</i> * Bottle Tree <i>Caesalpinia cacalaco</i> Casalote 'Smoothie' <i>Chitalpa tashkentensis</i> 'Pink Dawn' * Chitalpa <i>Citrus calamondin</i> Mandarin Orange <i>Cupressus sempervirens</i> Italian Cypress <i>Dalbergia sissoo</i> * Indian Rosewood <i>Eucalyptus microtheca</i> * Colibah Tree <i>Ficus microcarpa</i> Indian Laurel Fig	<i>Fraxinus uhdei</i> Shamel Ash <i>Fraxinus velutina</i> Arizona Ash <i>Fraxinus velutina</i> 'Fan Tex' Fan Tex Ash <i>Jacaranda mimosifolia</i> Jacaranda <i>Ligustrum lucidum</i> Glossy Privet <i>Magnolia grandiflora</i> <i>Olea europaea</i> 'Swan Hill' Swan Hill Olive <i>Pistacia chinensis</i> 'Red Push' ** Red Push Pistache <i>Quercus virginiana</i> 'Heritage' ** Heritage Live Oak <i>Schinus teribinthifolius</i> Brazilian Pepper Tree <i>Sophora secundiflora</i> ** Texas Mountain Laurel	<i>Thevetia peruviana</i> * Yellow Oleander <i>Tipuana tipu</i> * Tipu Tree <i>Ulmus parvifolia</i> .cv 'Sempervirens' * Chinese Evergreen Elm <i>Vitex agnus-castus</i> 'Montrose Purple' Chaste Tree
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Notes:

- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
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SHEET INDEX

SHEET	PAGE #	TITLE
C-1	1	COVER SHEET
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L-6	7	LANDSCAPE PLAN
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L-8	9	LANDSCAPE PLAN
L-9	10	LANDSCAPE PLAN
L-10	11	LANDSCAPE PLAN
L-11	12	LANDSCAPE PLAN
W-1	13	WALL & MAILBOX PLAN
W-2	14	WALL & MAILBOX PLAN
W-3	15	WALL & MAILBOX PLAN
WD-1	16	WALL DETAILS

PROJECT TEAM

Discipline	Company Contact Info.
Client	AZ Community Development, LLC. Joseph J. Kalish 11024 N 28th Drive, Suite 170 Phoenix, AZ 85029 (602) 499-0899 joseph@jjkalish.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA 120 South Ash Avenue Tempe, Arizona 85281 (480) 994-0994 lthelen@lvadesign.com
Civil Engineer	David Evans and Associates Inc. Ramzi Georges, PE, CFPM 4600 E. Washington St., Suite 250 Phoenix, Arizona 85034 (602) 474-9223 ryg@deainc.com

AMENITIES LIST (BY PARCEL)

Parcel 1: (1) Paved trails (1) Turf retention basins	Parcel 6: (1) Turf play area/paved trails
Parcel 2: (1) Tot lot/paved trails (2) 20'x20' Ramada (3) Turf retention basins	Parcel 7: (1) Tot lot/paved trails (1) 20'x20' Ramada (2) Turf retention basins
Parcel 3: (1) Tot lot/paved trails (1) 20'x20' Ramada (2) Turf retention basins	Parcel 8: (1) Tot lot/paved trails (1) 20'x20' Ramada (3) Turf retention basins
Parcel 4: (1) Turf retention/paved trails	Parcel 9: (1) Turf play area/paved trails
Parcel 5: (1) Tot lot/paved trails (1) Pool/Splash pad (1) Sand Volleyball (1) Sports Court (1) Tennis Court (2) Pickleball Court (1) Turf play area (1) Multi-Purpose Community Center	Parcel 10: (1) Dog park/paved trails (1) 20'x20' Ramada (2) Turf retention basins

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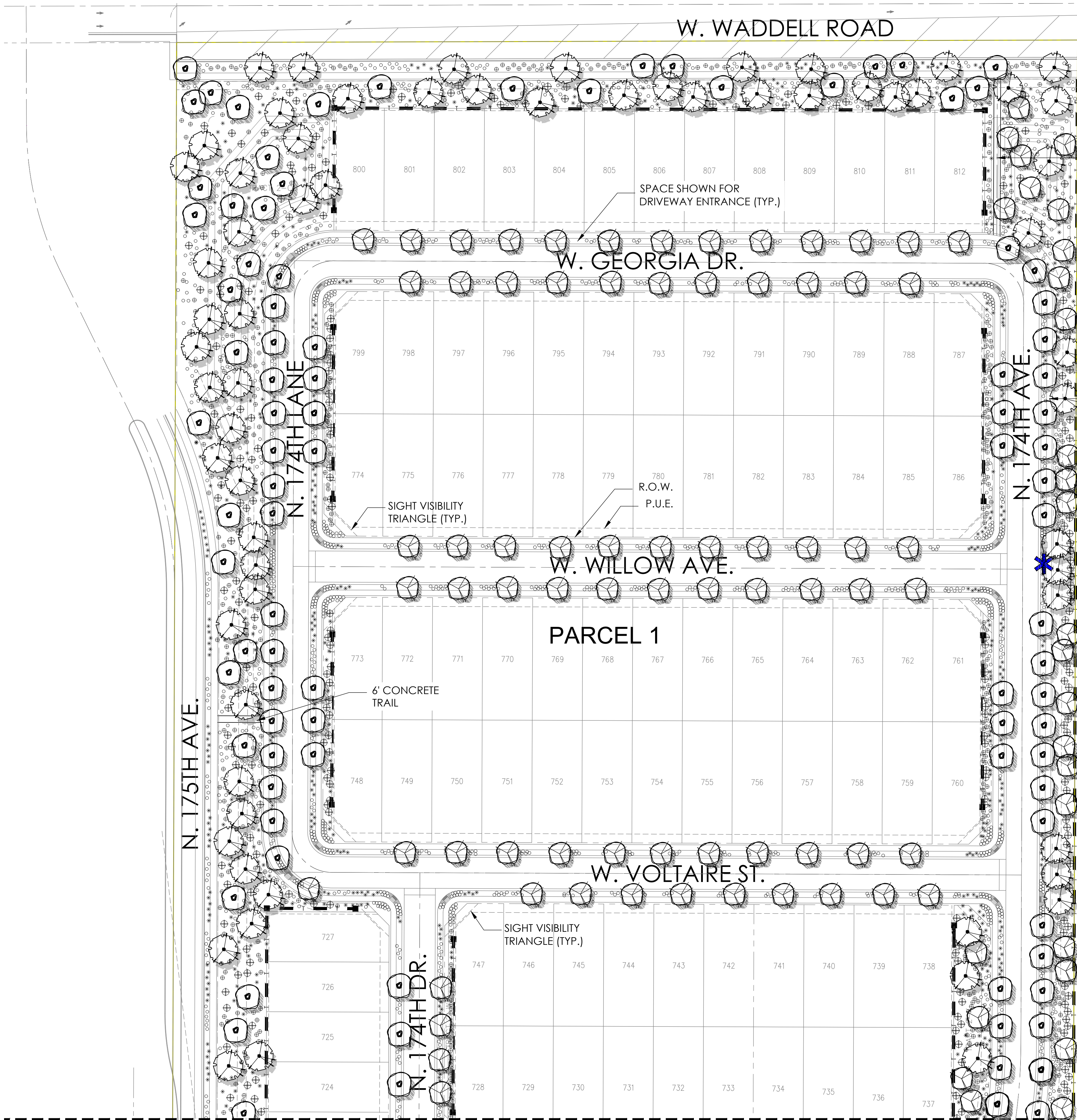
COVER
SHEET

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drawn: LVA
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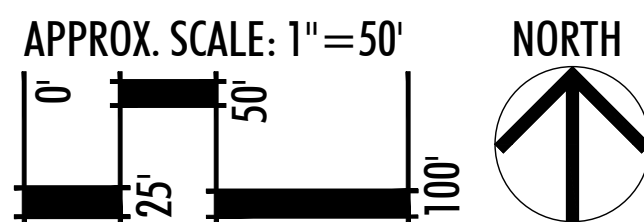
PRELIMINARY PLANT PALETTE

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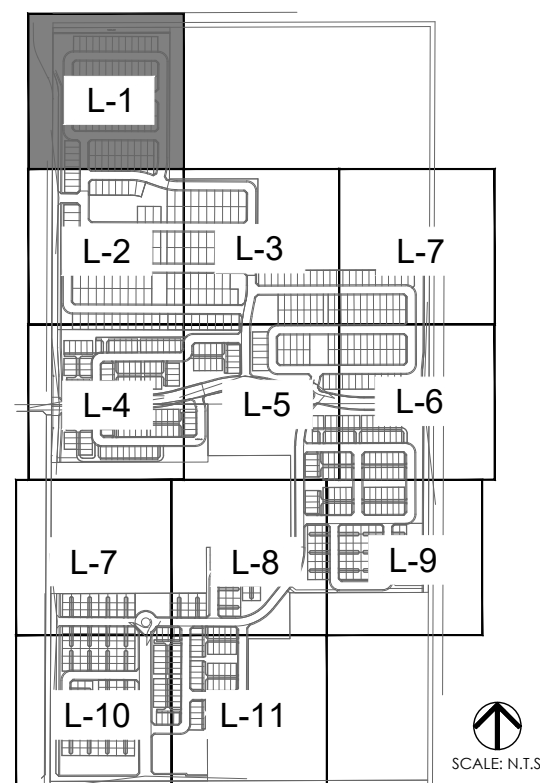
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LEGEND

ENHANCED THEME WALL (DETAIL 3, SHT WD-1)	
THEME WALL (DETAIL 4, SHT WD-1)	
FULL VIEW FENCE (DETAIL 5, SHT WD-1)	
PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	
PONY WALL (DETAIL 7, SHT WD-1)	
BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



KEYMAP



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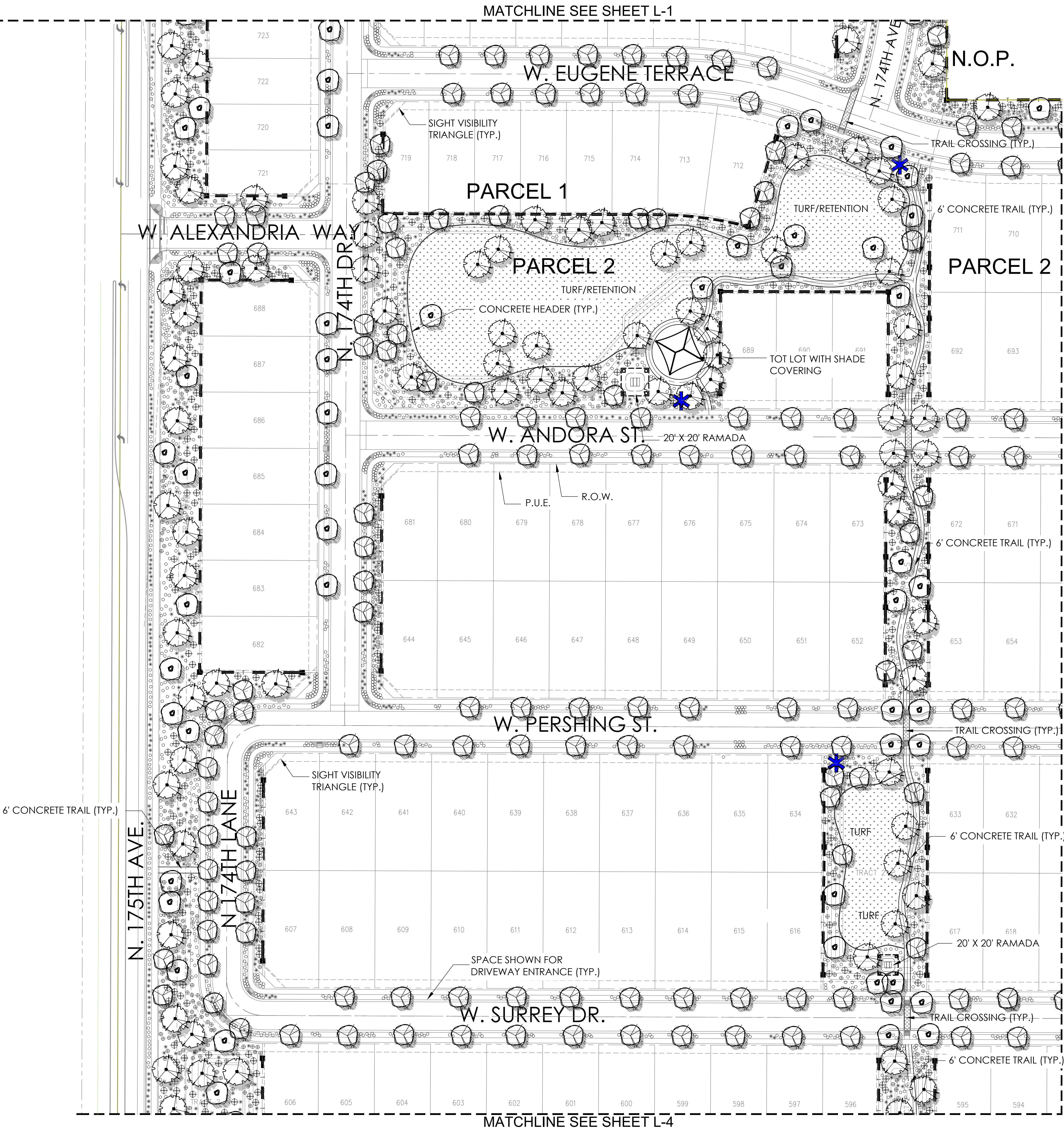


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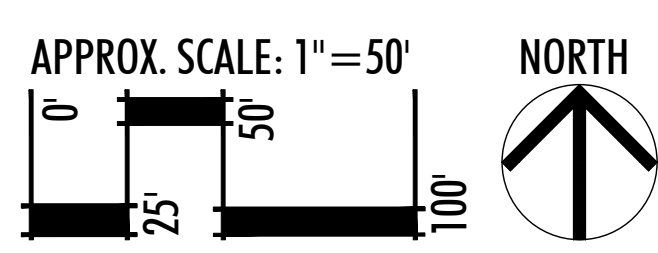
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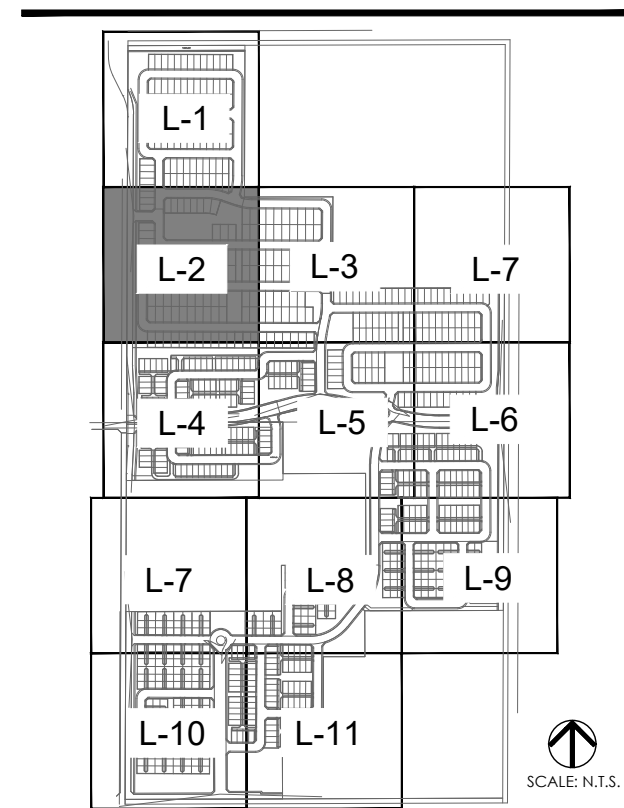
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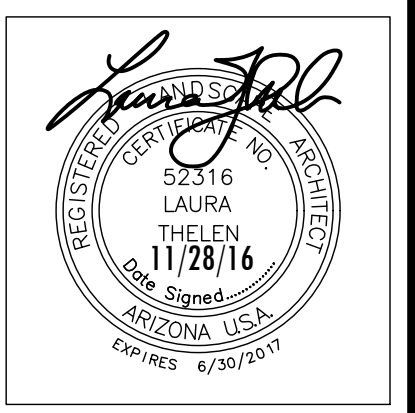
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MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



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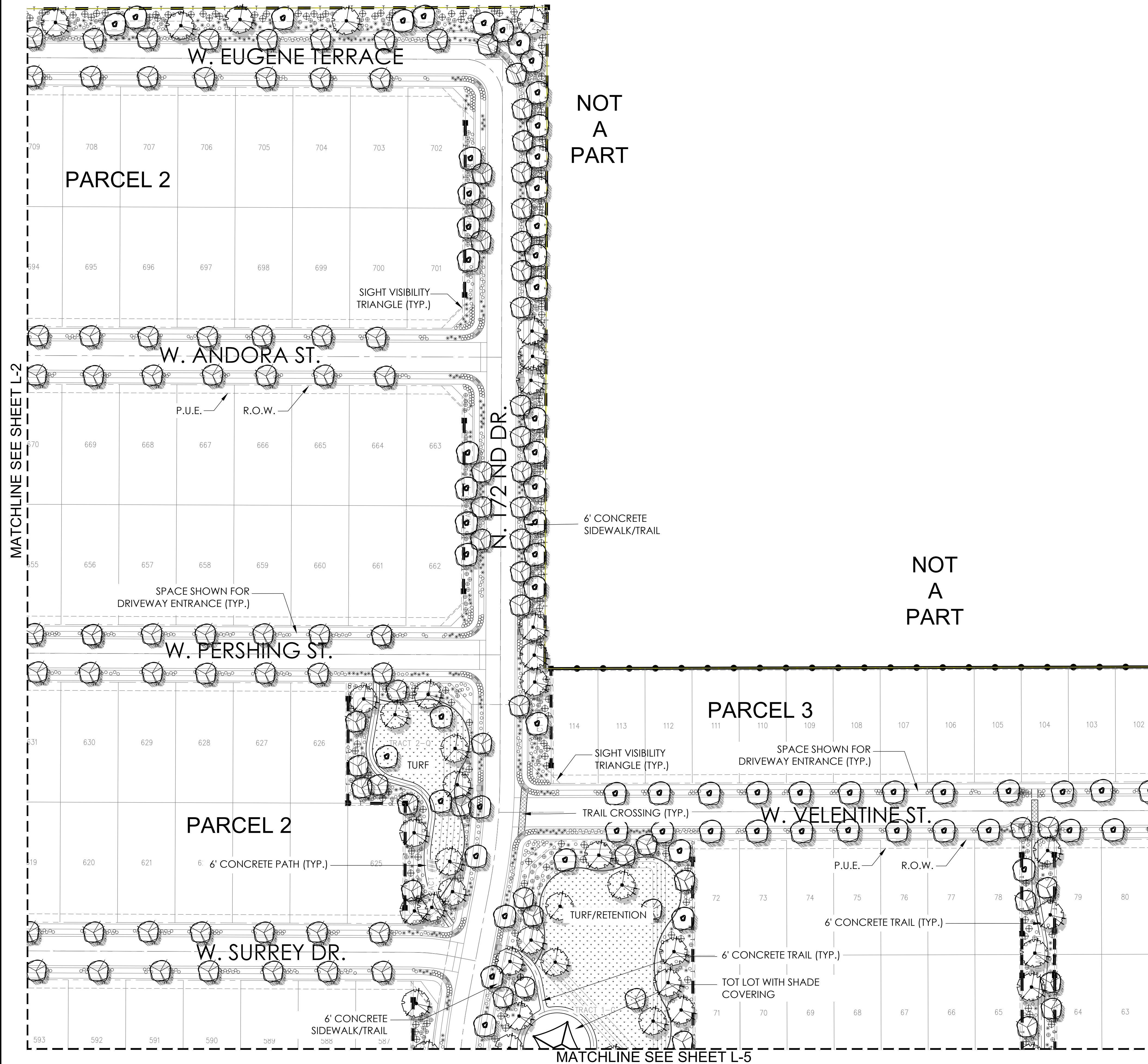
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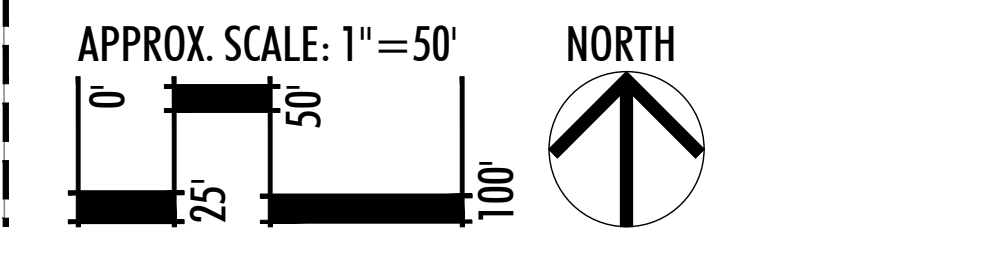
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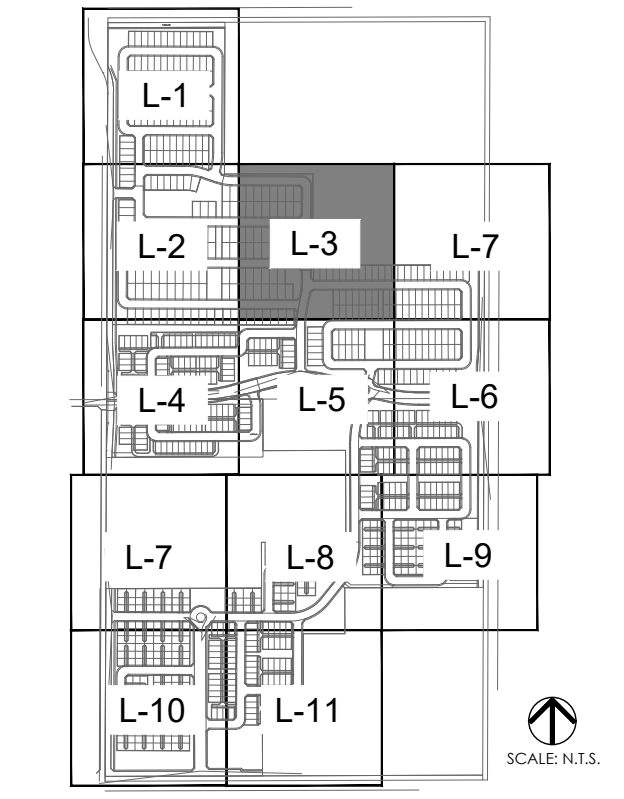
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LEGEND

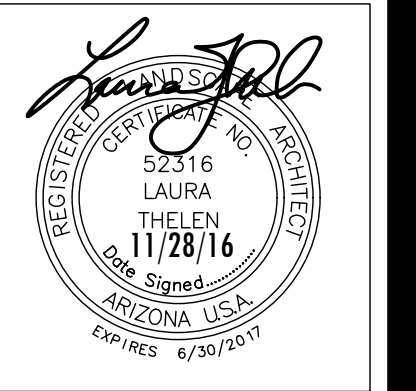
ENHANCED THEME WALL (DETAIL 3, SHT WD-1)	
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BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



KEYMAP



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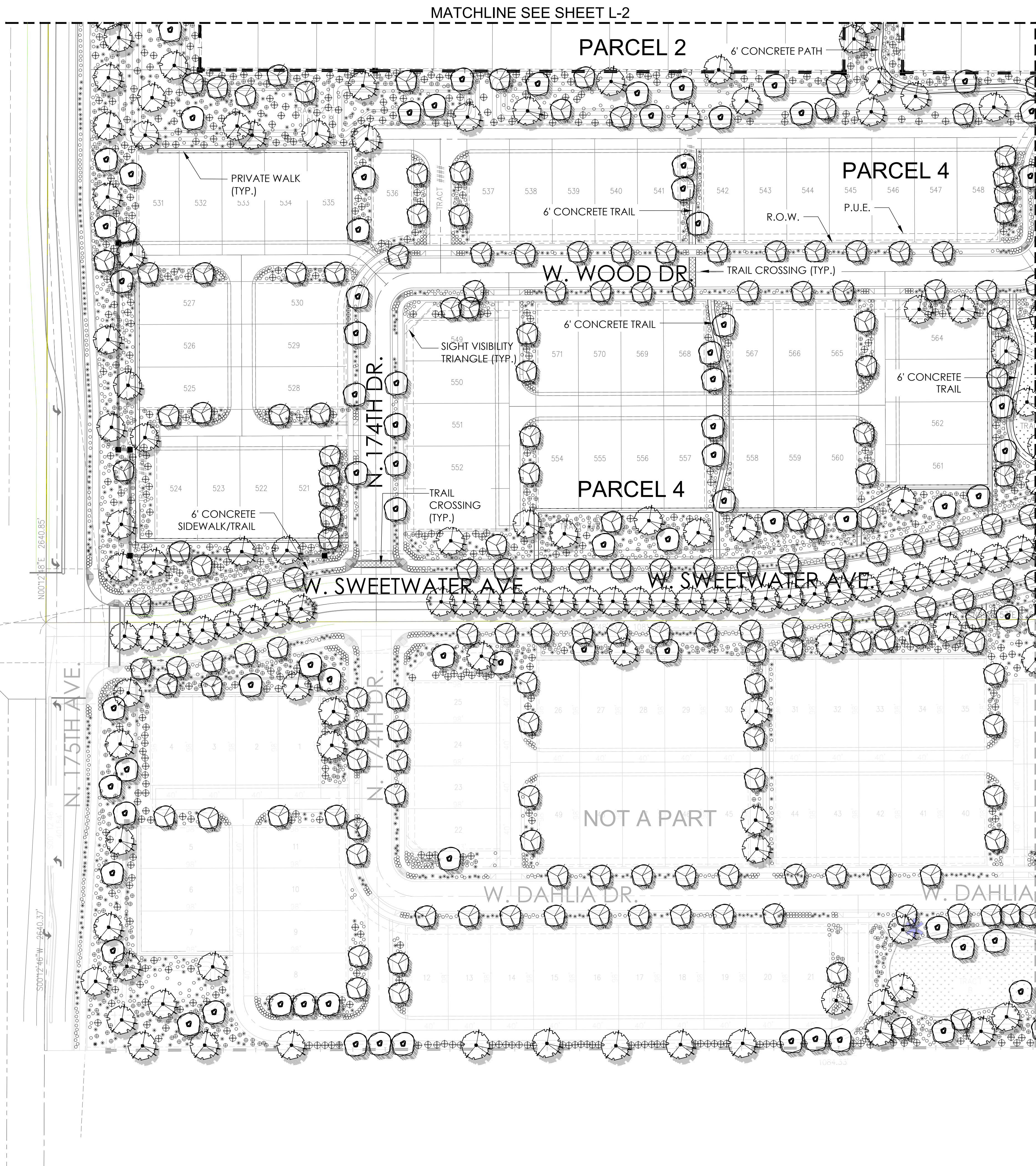
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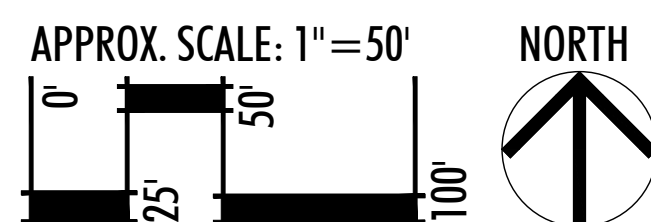
PRELIMINARY PLANT PALETTE

Trees: <i>Acacia aneura</i> Mulga <i>Bauhinia mexicana</i> * Orchid Tree <i>Bauhinia lunarioides</i> * Anacaco Orchid Tree <i>Brachychiton populneus</i> * Bottle Tree <i>Caesalpinia cacalaco</i> Casalote 'Smoothie' <i>Chitalpa tashkentensis</i> 'Pink Dawn' Chittalpa <i>Citrus calamondin</i> Mandarin Orange <i>Cupressus sempervirens</i> Italian Cypress <i>Dalbergia sissoo</i> * Indian Rosewood <i>Eucalyptus microtheca</i> * Colibah Tree <i>Ficus microcarpa</i> Indian Laurel Fig	<i>Fraxinus uhdei</i> Shamel Ash <i>Fraxinus velutina</i> Arizona Ash <i>Fraxinus velutina</i> 'Fan Tex' Fan Tex Ash <i>Jacaranda mimosifolia</i> Jacaranda <i>Ligustrum lucidum</i> Glossy Privet <i>Magnolia grandiflora</i> <i>Olea europaea</i> 'Swan Hill' Swan Hill Olive <i>Pistacia chinensis</i> 'Red Push' ** Red Push Pistache <i>Quercus virginiana</i> 'Heritage' ** Heritage Live Oak <i>Schinus terbinthifolius</i> Brazilian Pepper Tree <i>Sophora secundiflora</i> ** Texas Mountain Laurel	<i>Thevetia peruviana</i> * Yellow Oleander <i>Tipuana tipu</i> * Tipu Tree <i>Ulmus parvifolia</i> ,cv 'Sempervirens' * Chinese Evergreen Elm <i>Vitex agnus-castus</i> 'Montrose Purple' Chaste Tree
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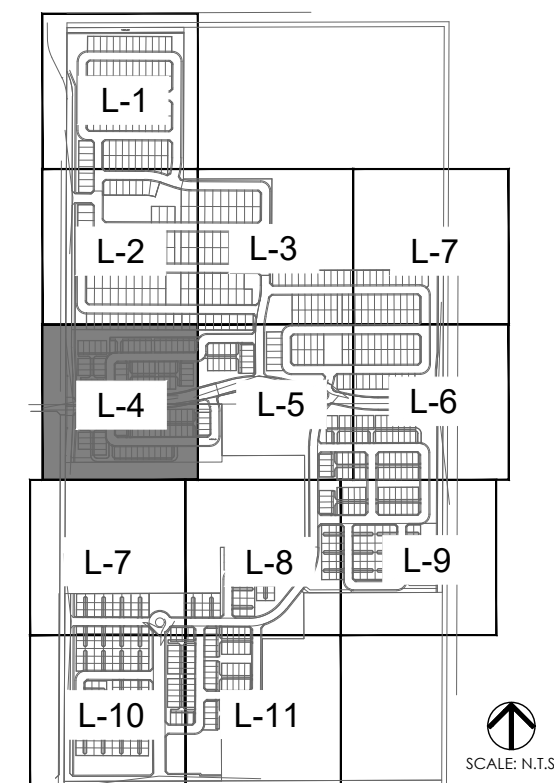
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LEGEND

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PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	
PONY WALL (DETAIL 7, SHT WD-1)	
BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



KEYMAP

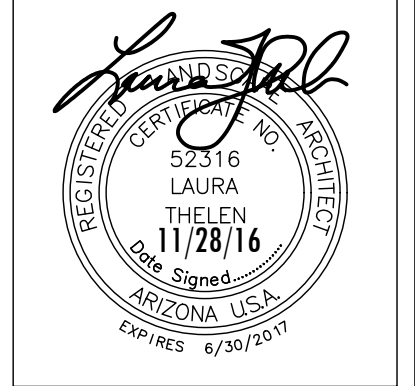


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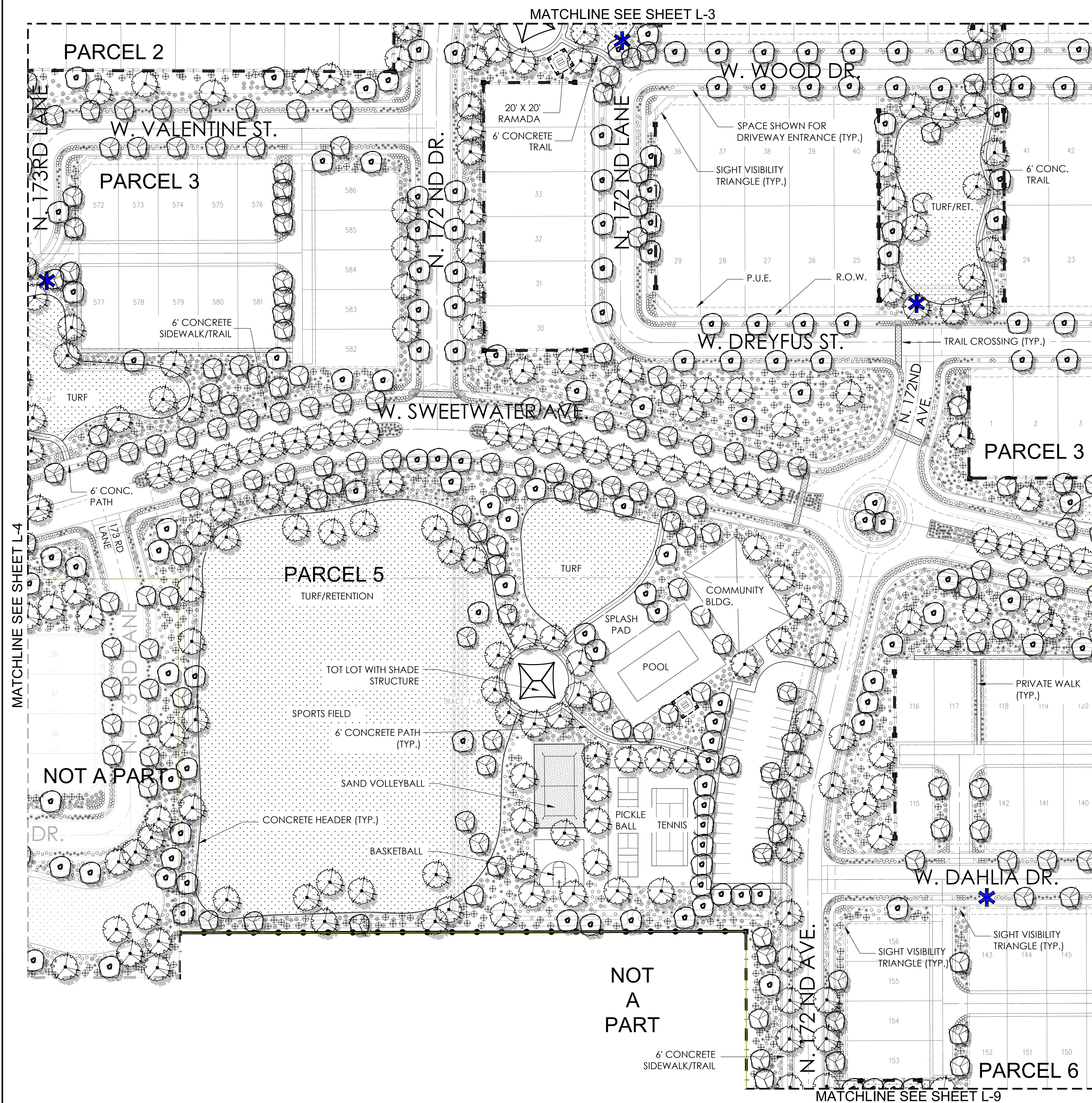
job no.: 1640

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PRELIMINARY PLANT PALETTE

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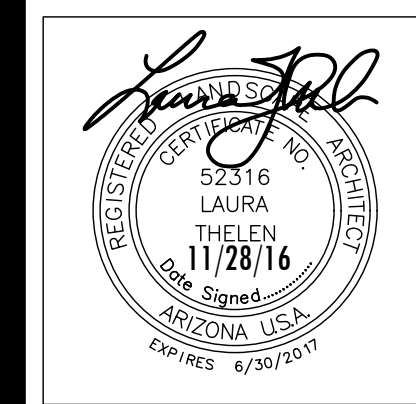
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BUILDER WALL	
DOG FENCE (DETAIL 9, SHT WD-1)	
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	

KEYMAP

APPROX. SCALE: 1"=50'

NORTH

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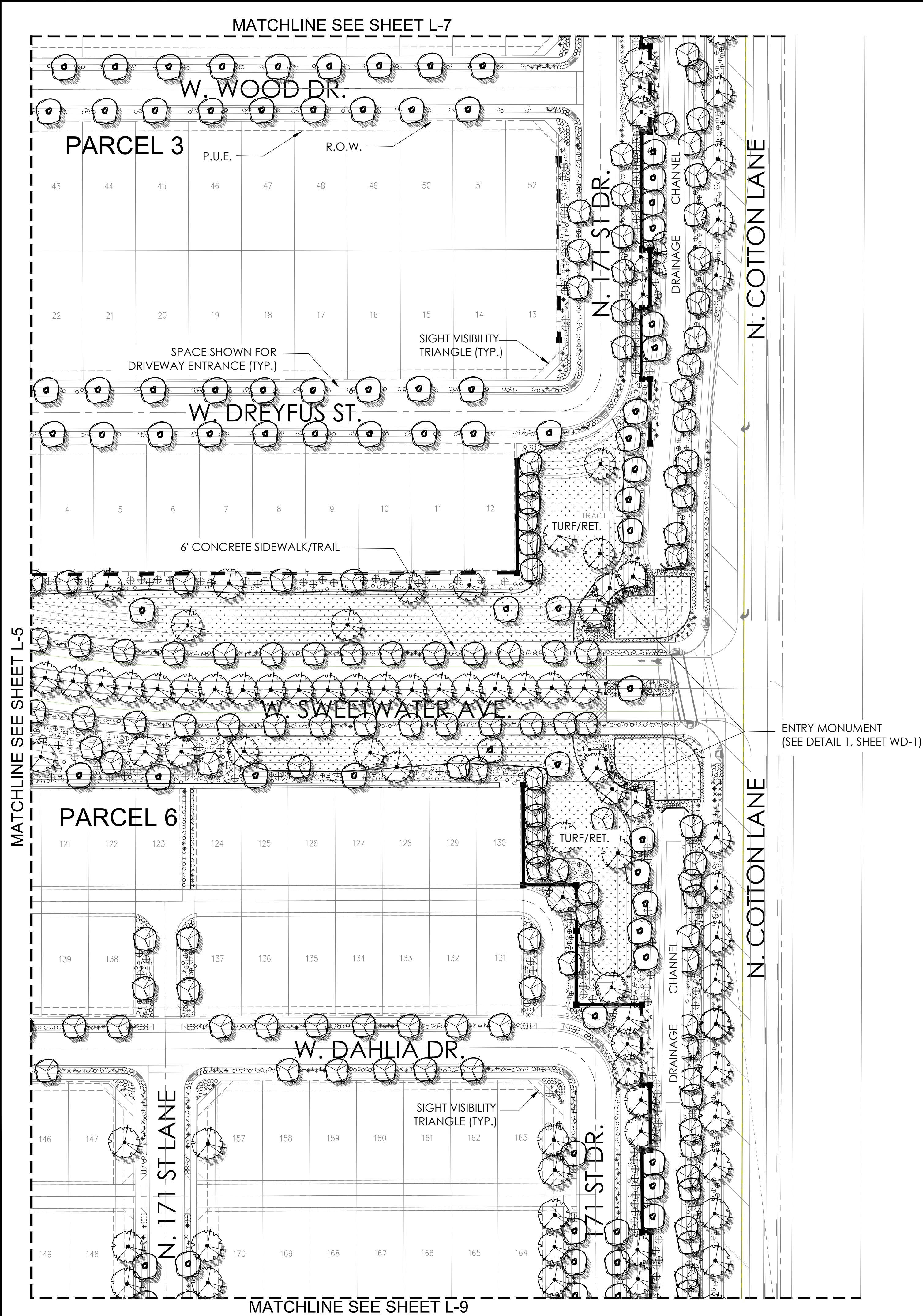
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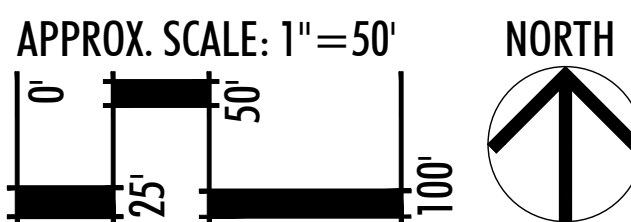
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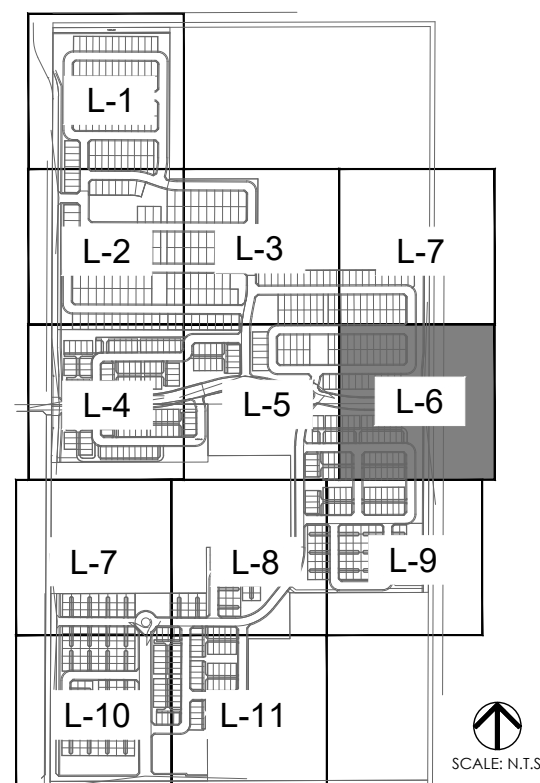
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MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	



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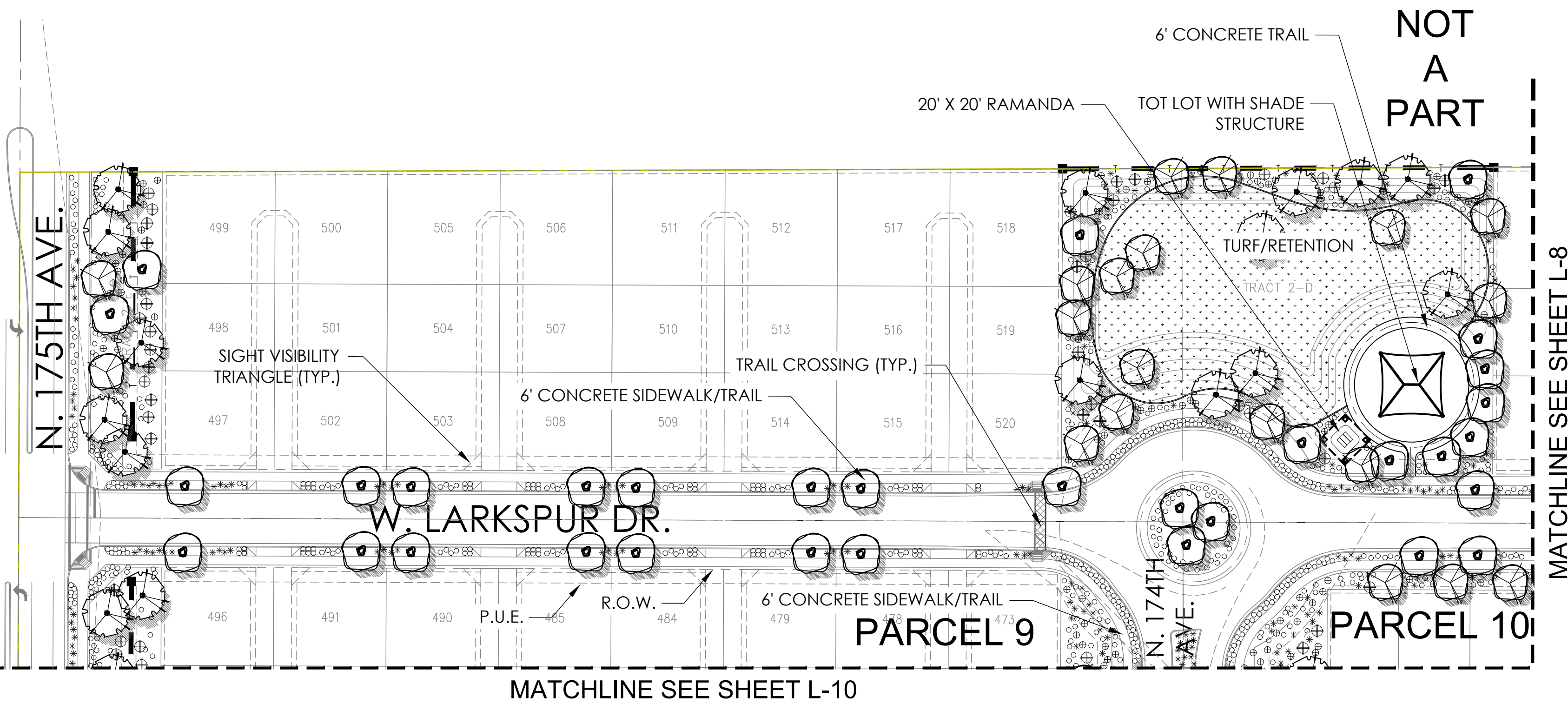
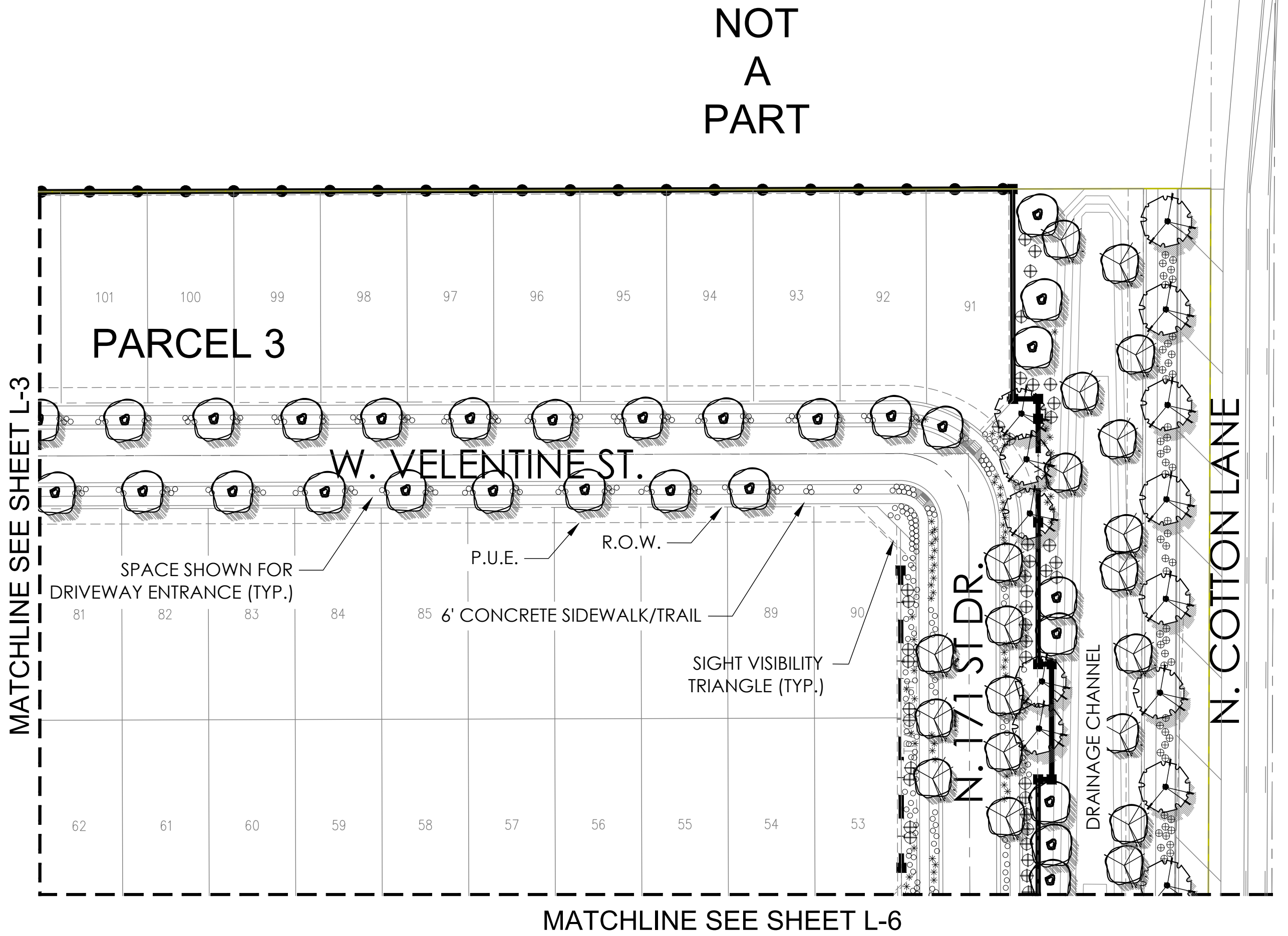
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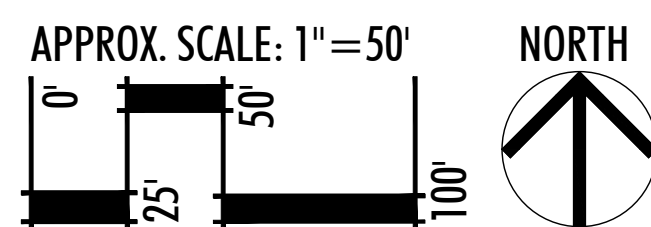
PRELIMINARY PLANT PALETTE

Trees: <i>Acacia aneura</i> Mulga <i>Bauhinia mexicana</i> * Orchid Tree <i>Bauhinia lunariodes</i> * Anacaco Orchid Tree <i>Brachychiton populneus</i> * Bottle Tree <i>Caesalpinia cacalaco</i> Cascadote 'Smoothie' <i>Chitalpa tashkentensis</i> 'Pink Dawn' * Chitalpa <i>Citrus calamondin</i> Mandarin Orange <i>Cupressus sempervirens</i> Italian Cypress <i>Dalbergia sissoo</i> * Indian Rosewood <i>Eucalyptus microtheca</i> * Colibah Tree <i>Ficus microcarpa</i> Indian Laurel Fig	<i>Fraxinus uhdei</i> Shamel Ash <i>Fraxinus velutina</i> Arizona Ash <i>Fraxinus velutina</i> 'Fan Tex' Fan Tex Ash <i>Jacaranda mimosfolia</i> Jacaranda <i>Ligustrum lucidum</i> Glossy Privet <i>Magnolia grandiflora</i> <i>Olea europaea</i> 'Swan Hill' Swan Hill Olive <i>Pistachia chinensis</i> 'Red Push' ** Red Push Pistache <i>Quercus virginiana</i> 'Heritage' ** Heritage Live Oak <i>Schinus terbinthifolius</i> Brazilian Pepper Tree <i>Sophora secundiflora</i> ** Texas Mountain Laurel	<i>Thevetia peruviana</i> * Yellow Oleander <i>Tipuana tipu</i> * Tipu Tree <i>Ulmus parvifolia</i> ,cv 'Sempervirens' * Chinese Evergreen Elm <i>Vitex agnus-castus</i> 'Montrose Purple' Chaste Tree
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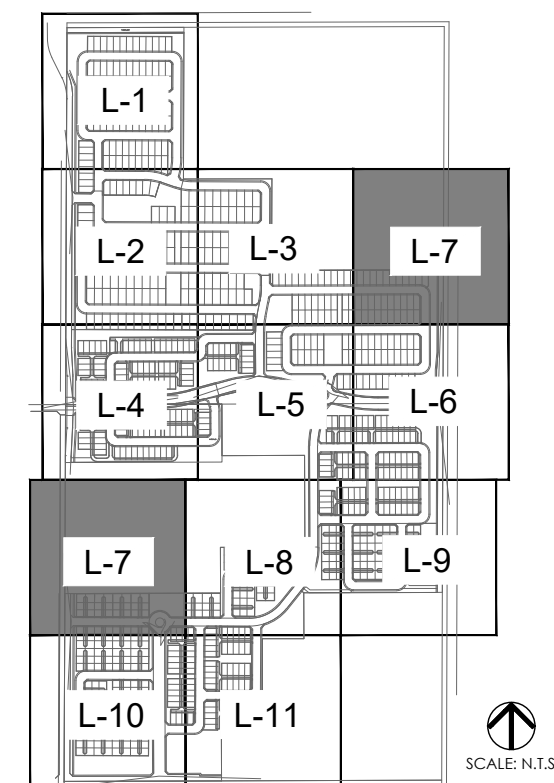
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LEGEND

ENHANCED THEME WALL (DETAIL 3, SHT WD-1)	=====
THEME WALL (DETAIL 4, SHT WD-1)	=====
FULL VIEW FENCE (DETAIL 5, SHT WD-1)	=====
PARTIAL VIEW FENCE (DETAIL 6, SHT WD-1)	=====
PONY WALL (DETAIL 7, SHT WD-1)	=====
BUILDER WALL	=====
DOG FENCE (DETAIL 9, SHT WD-1)	=====
MAILBOX CLUSTER (DETAIL 8, SHT WD-1)	=====



KEYMAP



MAGNOLIA

SURPRISE, ARIZONA

BY: AZ COMMUNITY DEVELOPMENT, LLC

PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, 1/2" MINUS COLOR AS SPECIFIED., 2" DEPTH, TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
- LANDSCAPE ARCHITECT / OWNER'S REP IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
- ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
- ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
- CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
- QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
- ALL SWALE CHANNELS ARE TO HAVE 1" - 3" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3"x3", 3" - 6" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- ALL TURF IS TO BE BERMUDA HYBRID. MAY BE INSTALLED AS SOD OR HYDROSEED.
- ALL HEADER IS TO BE EXTRUDED CONCRETE CURBING OR EQUAL.
- 100 PERCENT OF ALL RIGHT OF WAY PLANT MATERIAL IS TO BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.
- TREES WITH THORNS ARE NOT TO BE LOCATED WITHIN RECREATION AREAS, AND SHALL BE SET A MINIMUM OF 10' AWAY FROM ALL PEDESTRIAN ROUTES.
- ALL SIDEWALKS AND COMMUNITY TRAILS ARE 6' WIDE.
- TREES THAT OVERHANG THE CITY STREETS MUST BE TRIMMED UP TO A CLEAR HEIGHT OF NOT LESS THAN 15'
- TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED SO THAT NO LIMBS, LEAVES NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

CITY NOTES

- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
- SIGNS REQUIRE A SEPARATE PERMIT.
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
- ROOT BARRIER PER CITY OF SURPRISE EDS 8-14 IS REQUIRED FOR ANY TREE LOCATED WITH THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL.
- ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION, INCREASING TO 10' CLEARANCE WHERE APPROACHING STOP SIGNS.
- TRAILS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
- SIDEWALKS AND SIDEWALK SEPERATION WILL CONFORM TO THE CITY OF SURPRISE PLANNING AND DESIGN GUIDELINES.

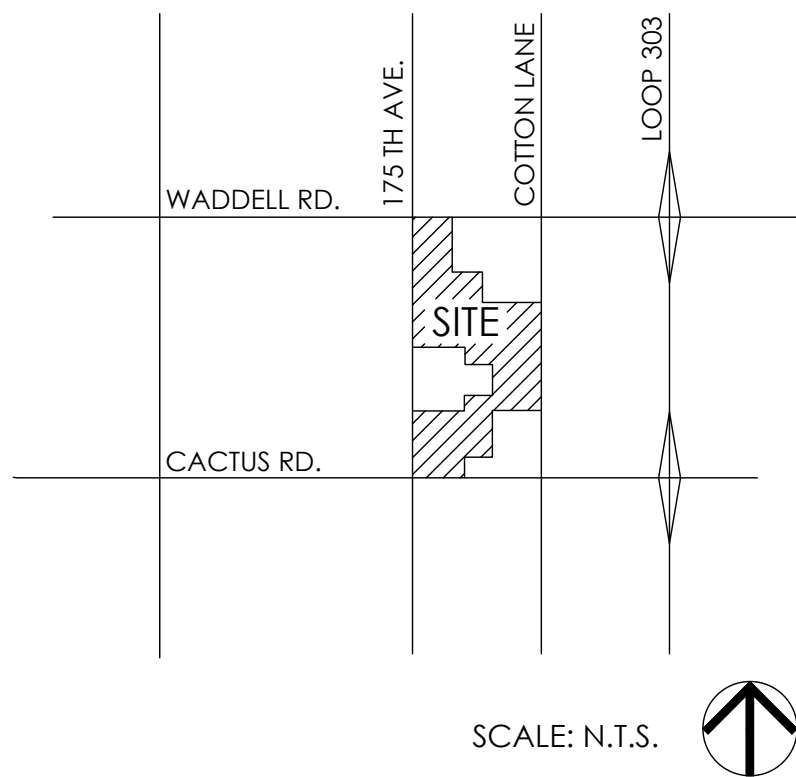
PROJECT DATA

CURRENT ZONING: RU-43 (COUNTY)
PROPOSED ZONING: *RM-6 PUD, RM-9 PUD
GROSS AREA: 181.1 AC.
NET AREA: 167.2 AC.
OPEN SPACE AREA: 21.0 AC.

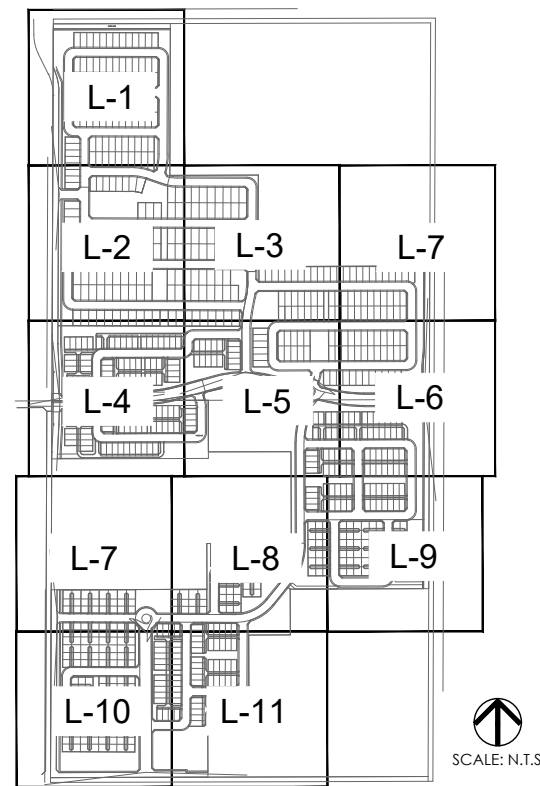
FOR TRACT TABLE SEE PRELIMINARY PLAT, SHEET 2, BY DAVID EVANS AND ASSOCIATES.

*UPON SUCCESSFUL ANNEXATION PER FS16-437 AND SUBSEQUENT ZONING APPROVAL PER FS16-392

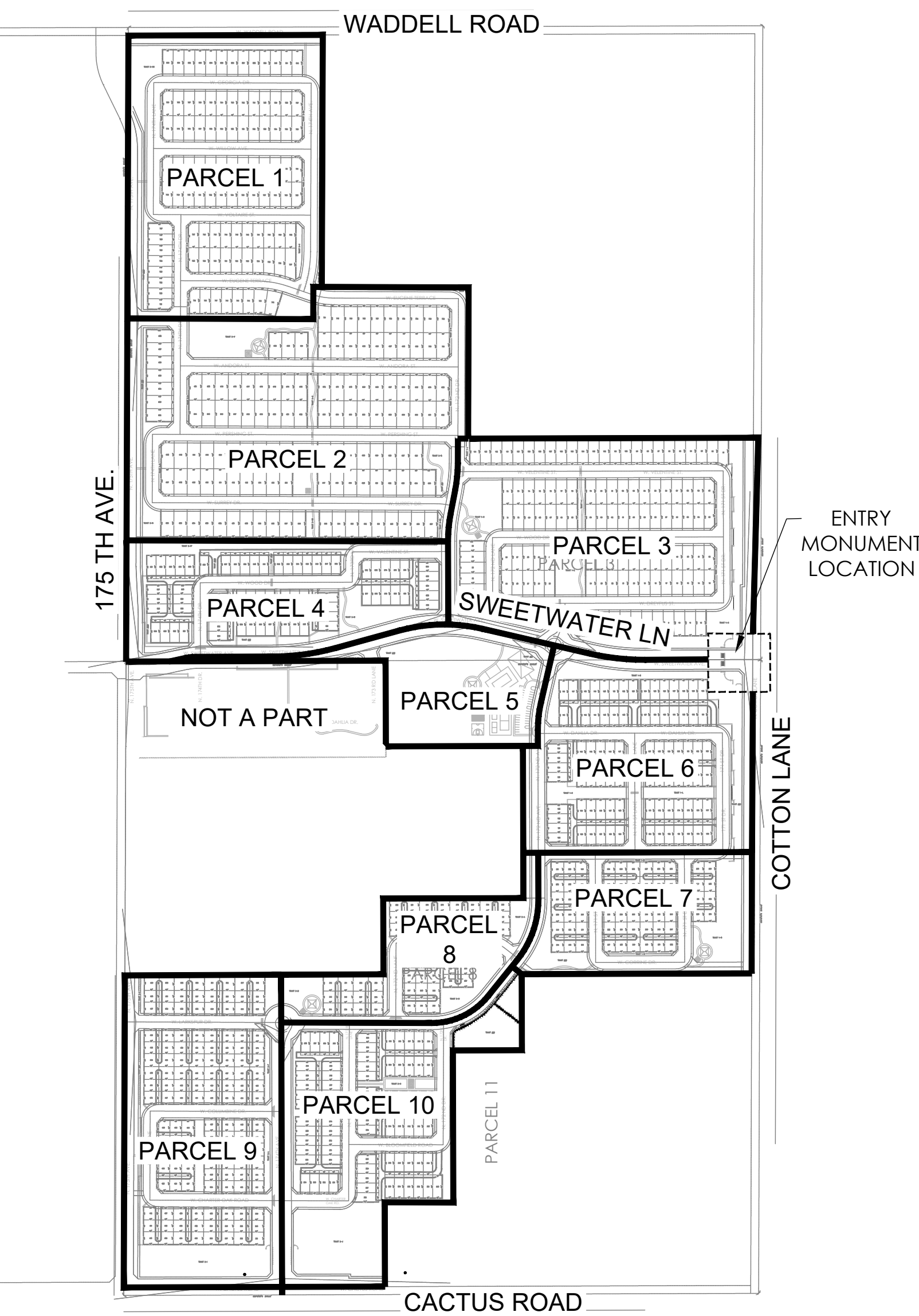
VICINITY MAP



KEYMAP



OVERALL PARCEL PLAN



PRELIMINARY PLANT PALETTE

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SHEET INDEX

SHEET	PAGE #	TITLE
C-1	1	COVER SHEET
L-1	2	LANDSCAPE PLAN
L-2	3	LANDSCAPE PLAN
L-3	4	LANDSCAPE PLAN
L-4	5	LANDSCAPE PLAN
L-5	6	LANDSCAPE PLAN
L-6	7	LANDSCAPE PLAN
L-7	8	LANDSCAPE PLAN
L-8	9	LANDSCAPE PLAN
L-9	10	LANDSCAPE PLAN
L-10	11	LANDSCAPE PLAN
L-11	12	LANDSCAPE PLAN
W-1	13	WALL & MAILBOX PLAN
W-2	14	WALL & MAILBOX PLAN
W-3	15	WALL & MAILBOX PLAN
WD-1	16	WALL DETAILS

PROJECT TEAM

Discipline	Company Contact Info.
Client	AZ Community Development, LLC. Joseph J. Kalish 11024 N 28th Drive, Suite 170 Phoenix, AZ 85029 (602) 499-0899 joseph@jjkalish.com
Landscape Architect	LVA Urban Design Studio Laura Thelen, RLA 120 South Ash Avenue Tempe, Arizona 85281 (480) 994-0994 lthelen@lvadesign.com
Civil Engineer	David Evans and Associates Inc. Ramzi Georges, PE, CFPM 4600 E. Washington St., Suite 250 Phoenix, Arizona 85034 (602) 474-9223 ryg@deainc.com

AMENITIES LIST (BY PARCEL)

Parcel 1: (1) Paved trails (1) Turf retention basins	Parcel 6: (1) Turf play area/paved trails
Parcel 2: (1) Tot lot/paved trails (2) 20'x20' Ramada (3) Turf retention basins	Parcel 7: (1) Tot lot/paved trails (1) 20'x20' Ramada (2) Turf retention basins
Parcel 3: (1) Tot lot/paved trails (1) 20'x20' Ramada (2) Turf retention basins	Parcel 8: (1) Tot lot/paved trails (1) 20'x20' Ramada (3) Turf retention basins
Parcel 4: (1) Turf retention/paved trails	Parcel 9: (1) Turf play area/paved trails
Parcel 5: (1) Tot lot/paved trails (1) Pool/Splash pad (1) Sand Volleyball (1) Sports Court (1) Tennis Court (2) Pickleball Court (1) Turf play area (1) Multi-Purpose Community Center	Parcel 10: (1) Dog park/paved trails (1) 20'x20' Ramada (2) Turf retention basins

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994
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MAGNOLIA
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

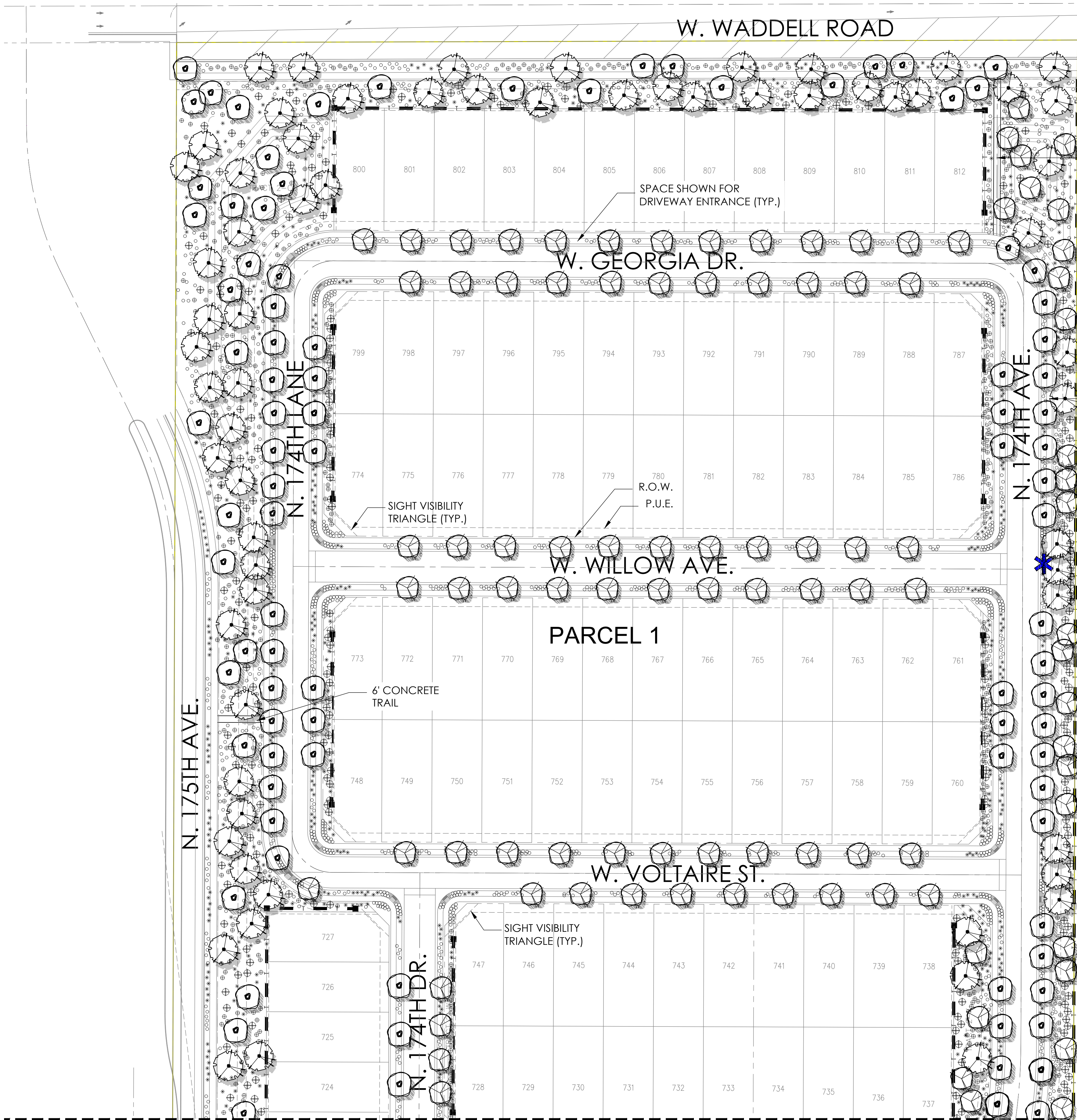
COVER
SHEET

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date: 11/28/16
job no.: 1640
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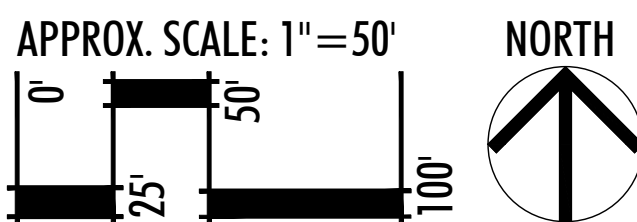
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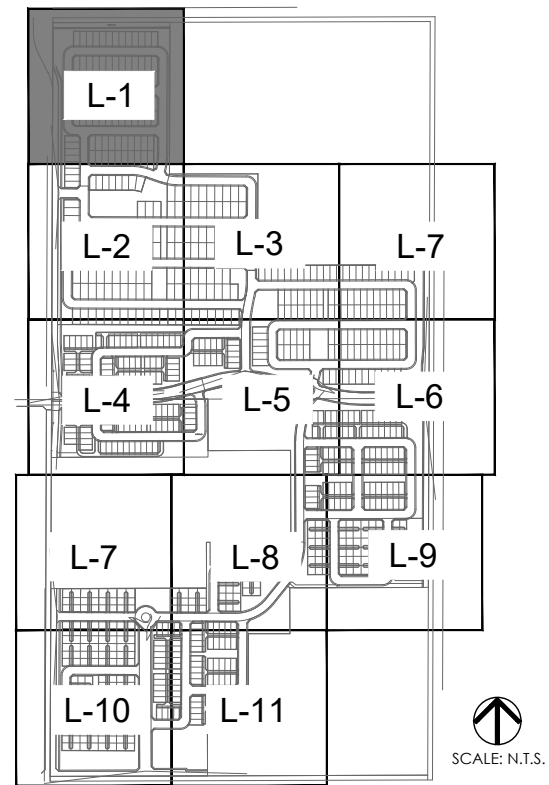
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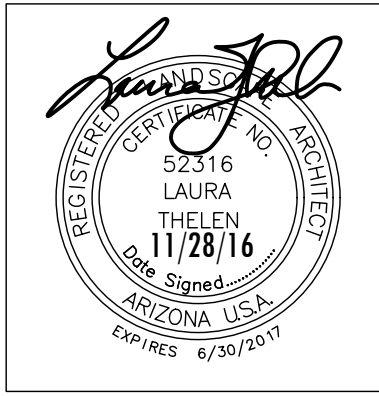
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KEYMAP



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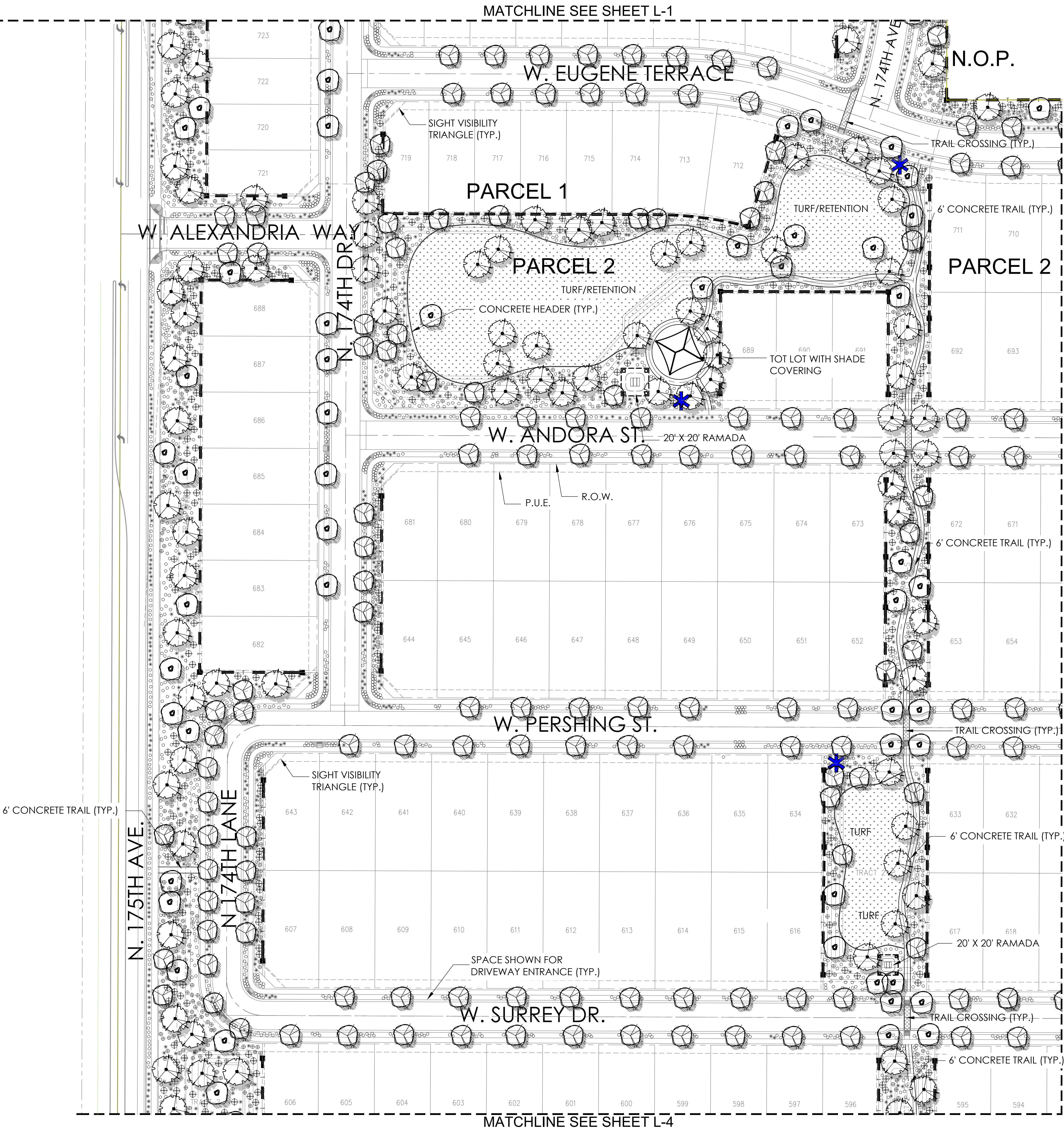
MAGNOLIA
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

LANDSCAPE
PLAN

revision	date

Call Two Working Days
Before You Dig
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1-800-STAKE-IT
(Outside Maricopa County)

date: 11/28/16
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drawn: LVA
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L-1
2 of 16



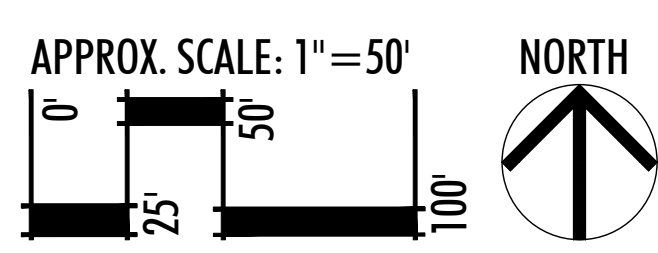
PRELIMINARY PLANT PALETTE

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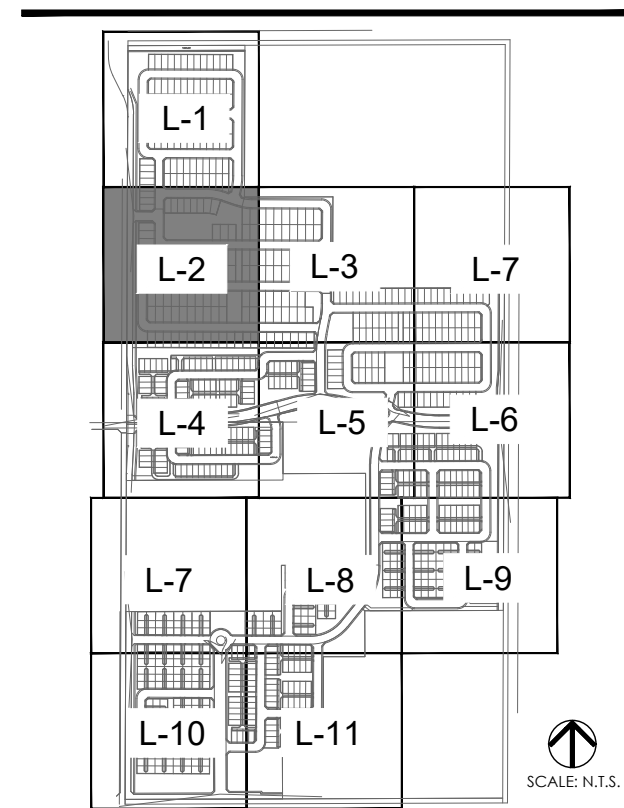
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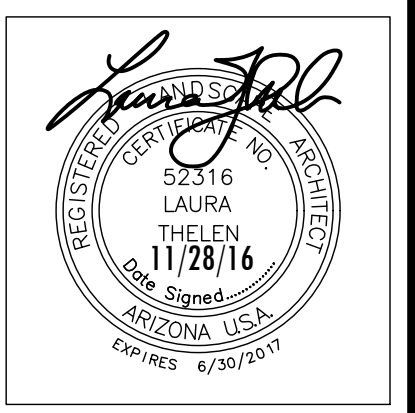
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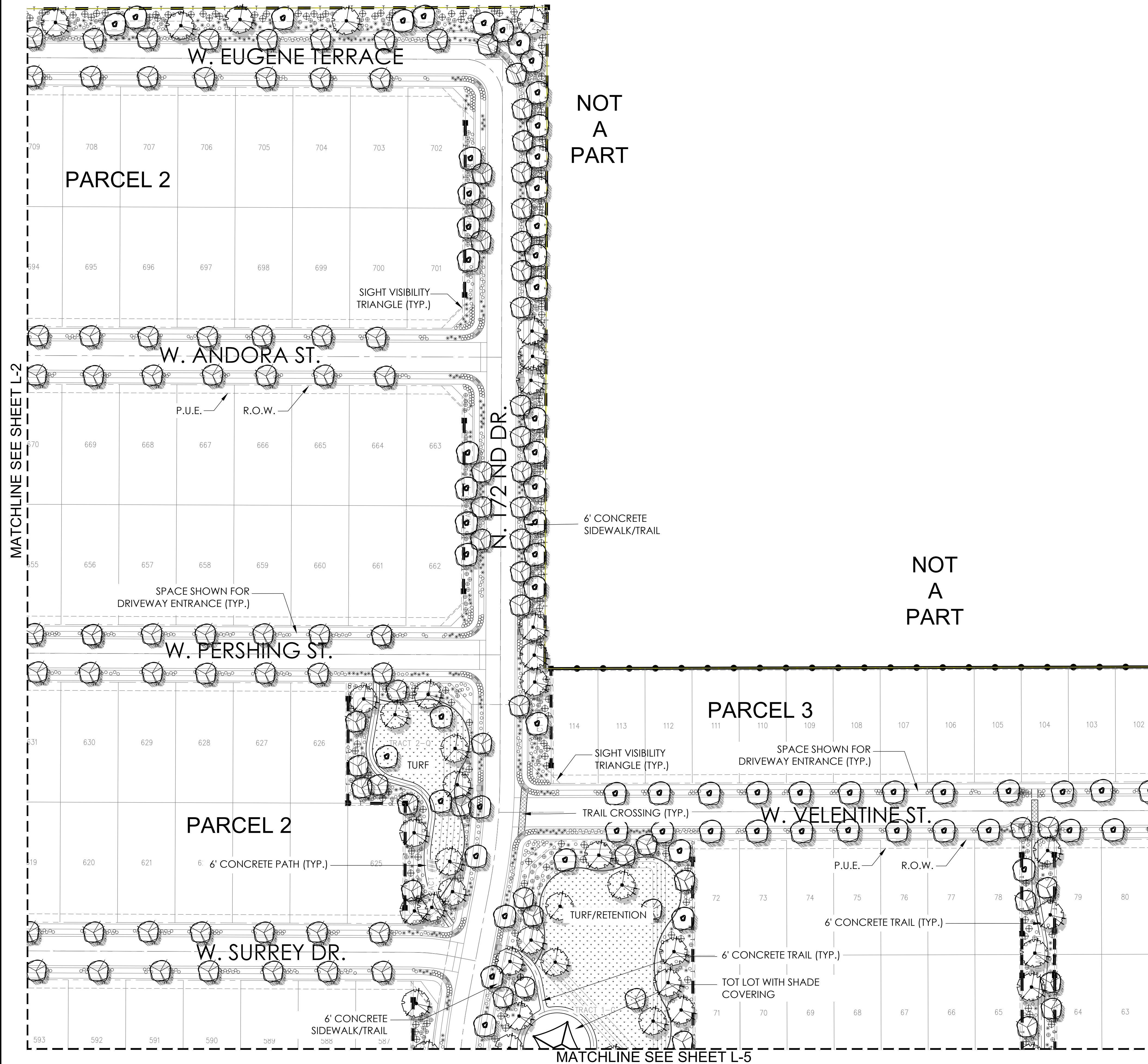
LANDSCAPE PLAN

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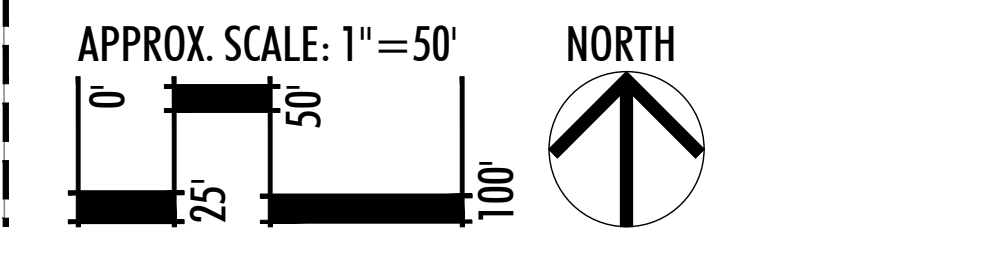
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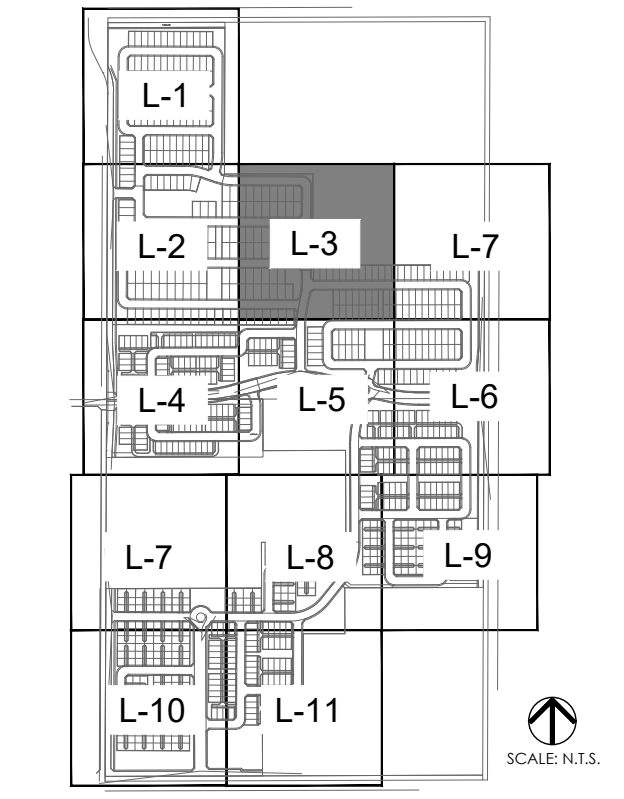
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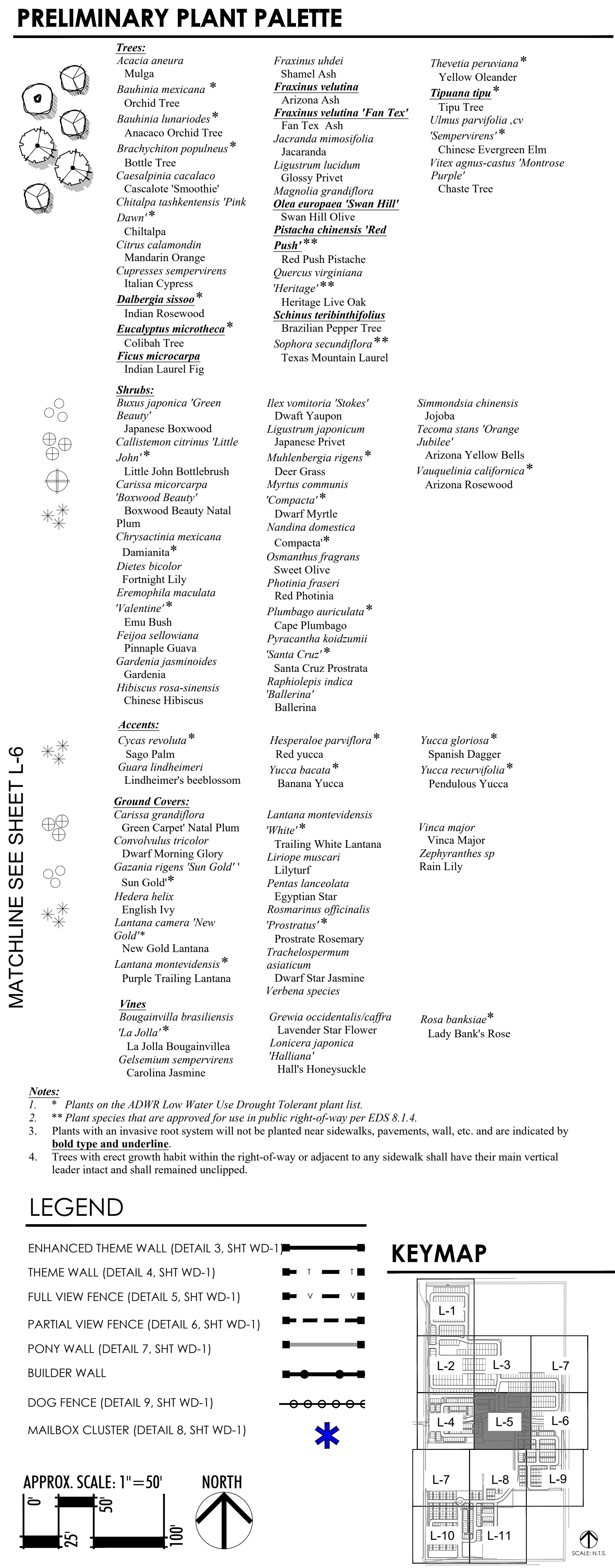
LANDSCAPE PLAN

revision	date

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job no.: 1640
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Professional Engineer Seal for Lauren J. Hall, No. 52316, State of Arizona, expires 6/30/2017.

MAGNOLIA PRELIMINARY LANDSCAPE PLAN SURPRISE, ARIZONA	AZ COMMUNITY DEVELOPMENT, LLC.
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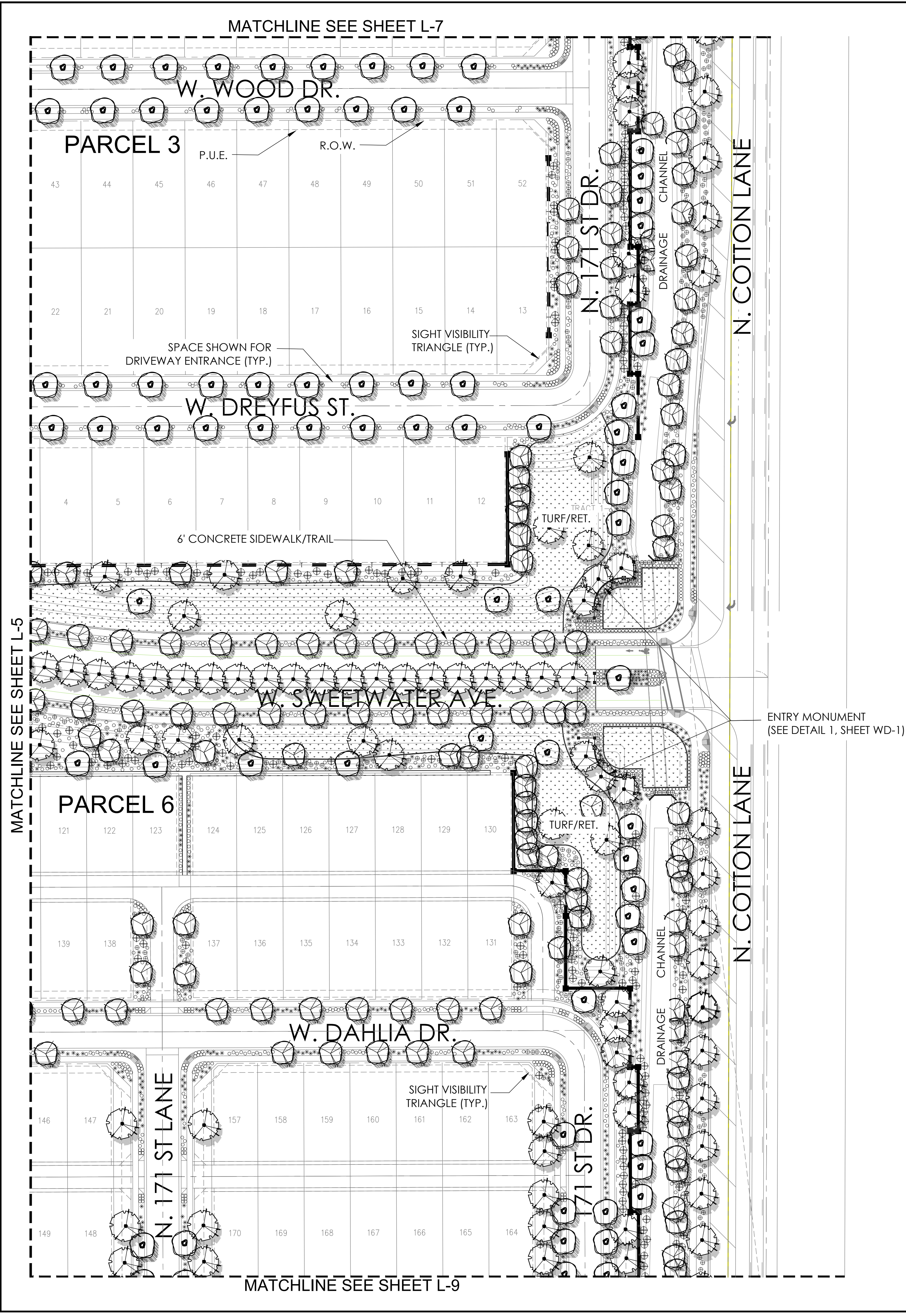
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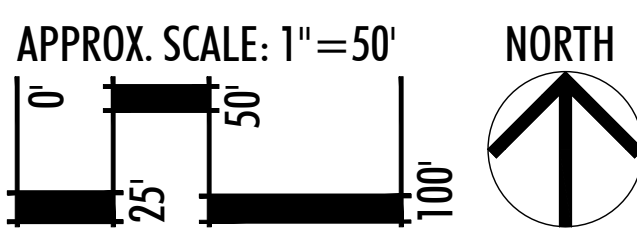
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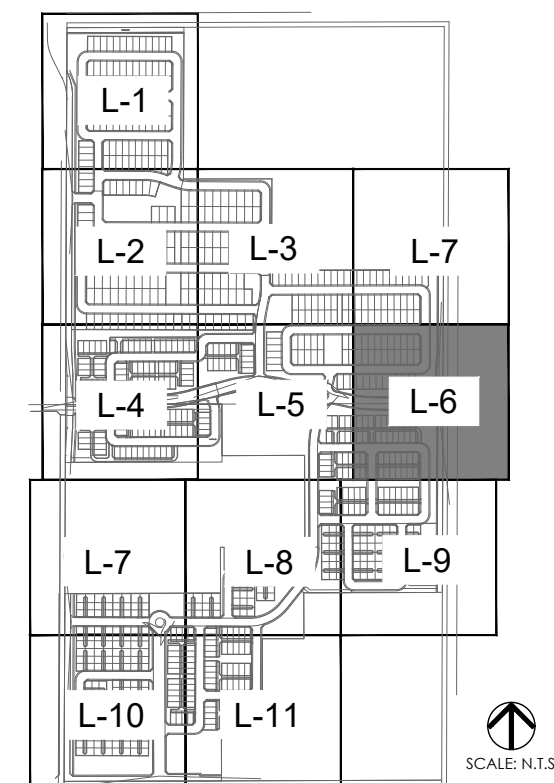
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KEYMAP

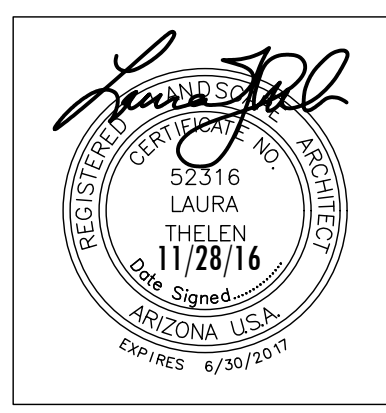


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SURPRISE, ARIZONA

AZ COMMUNITY DEVELOPMENT, LLC.

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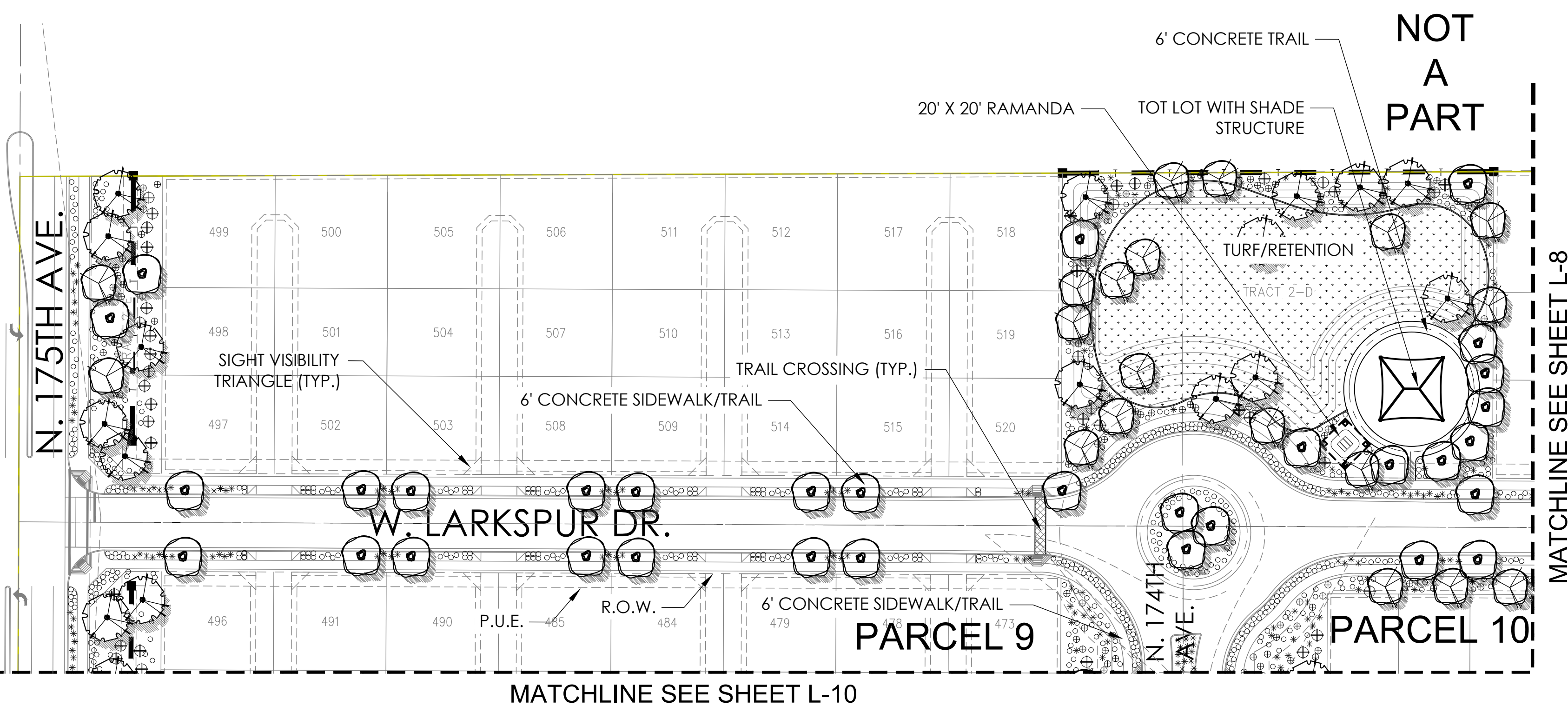
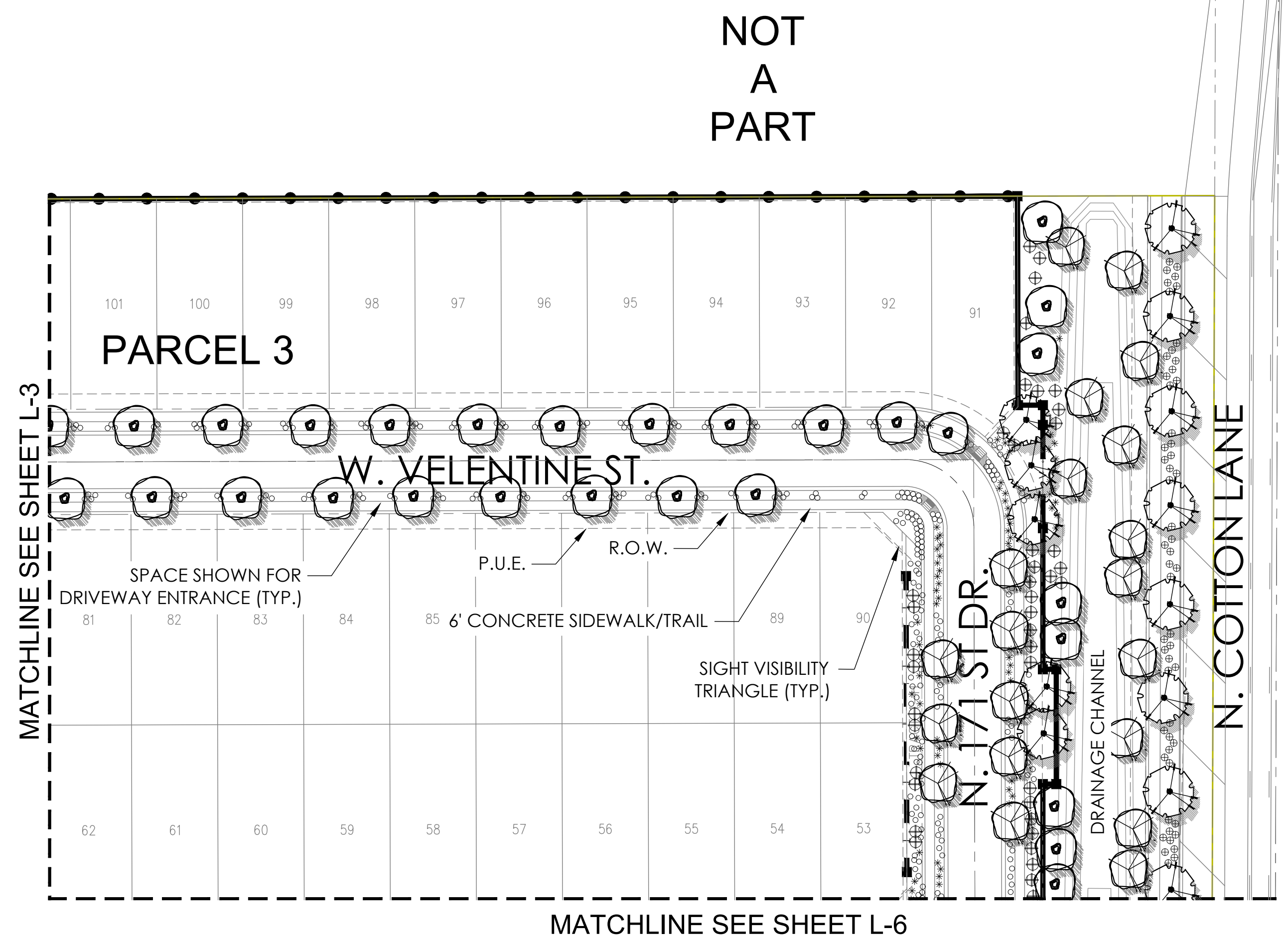
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**DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND**

3 October 2016

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

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-392; Magnolia

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Annexation, Rezone and Preliminary Plate Application for Magnolia. The project consist of 233 acres located at the northeast corner of Cactus Road and 175th Avenue in unincorporated Maricopa County. The intent of the applicant is to annex the subject property into the City of Surprise in order to zone and develop portions of the property as a residential master planned community. Magnolia will be an 181.1 acre residential master planned community within a growth area of the City of Surprise consisting of 900 single family homes with a 5.0 du/ac. The Rezone will be from Rural 43 (RU-43) to Residential medium, Planned Unit Development (MR-9 PUD) and RM-6 PUD. The development is located approximately 2.28 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The site is also 5.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone".

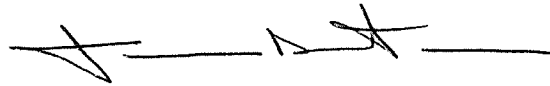
Luke AFB follows the guidelines of the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above density of 5.0 du/ac falls within these guidelines.

The request for annexation and construction of 900 single family homes will not negatively impact Luke AFB's flying mission. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound

attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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 'J. Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

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

Jamie,

I have reviewed the proposed FS16-392 Magnolia residential development. The development does not affect any ADOT highway facilities.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E

Phoenix, AZ 85007

602-712-7348

azdot.gov



Jamie,

Thank you for providing the Electronic Submittal for Magnolia (FS16-392).

MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com



SURPRISE
ARIZONA



FS16-391 175th & Sweetwater Rezone and Preliminary Plat

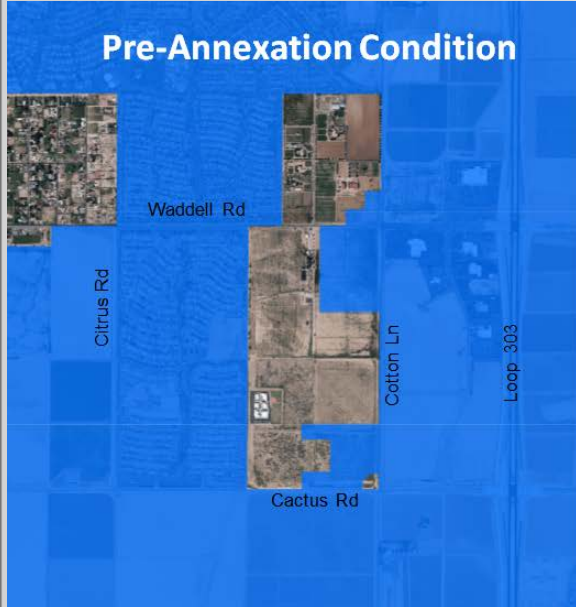
FS16-392 Magnolia Rezone and Preliminary Plat

175th & Sweetwater

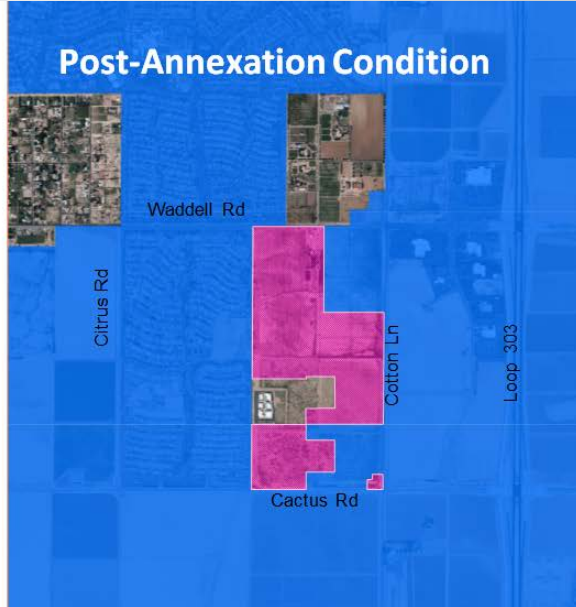
Planning and Zoning Commission
December 15, 2016

**Annexation covered under FS16-427
and being heard by City Council only**

Pre-Annexation Condition



Post-Annexation Condition

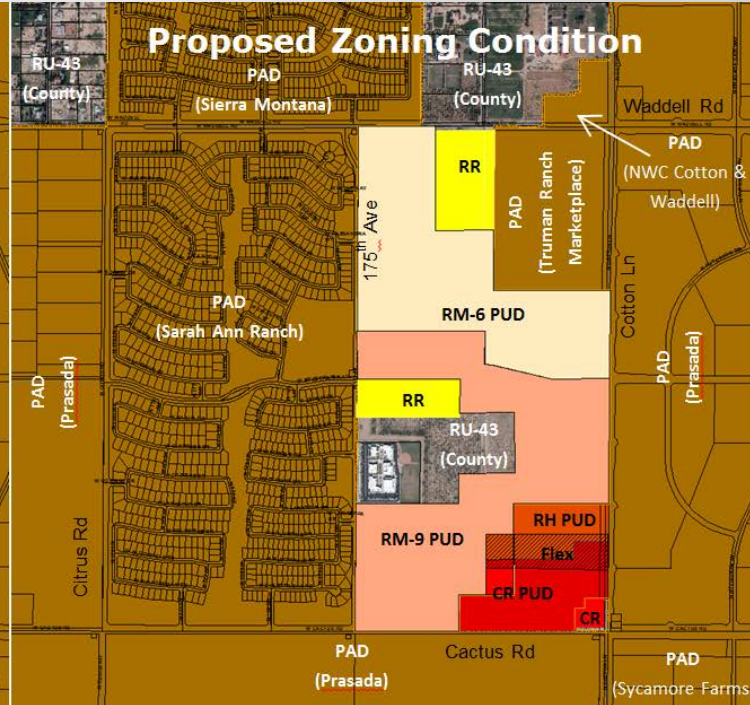
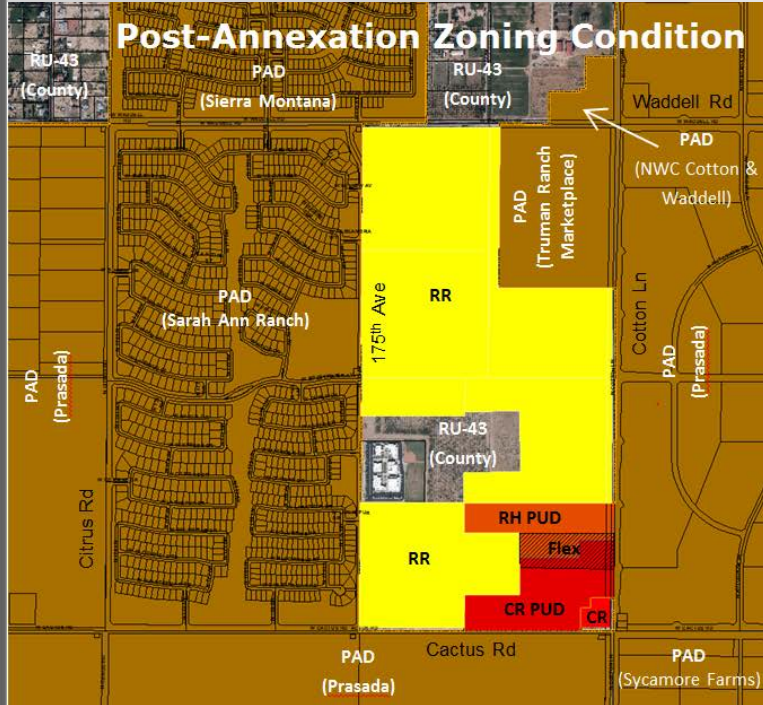


-  Magnolia Annexation
-  Existing Surprise Annexation

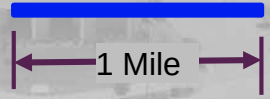


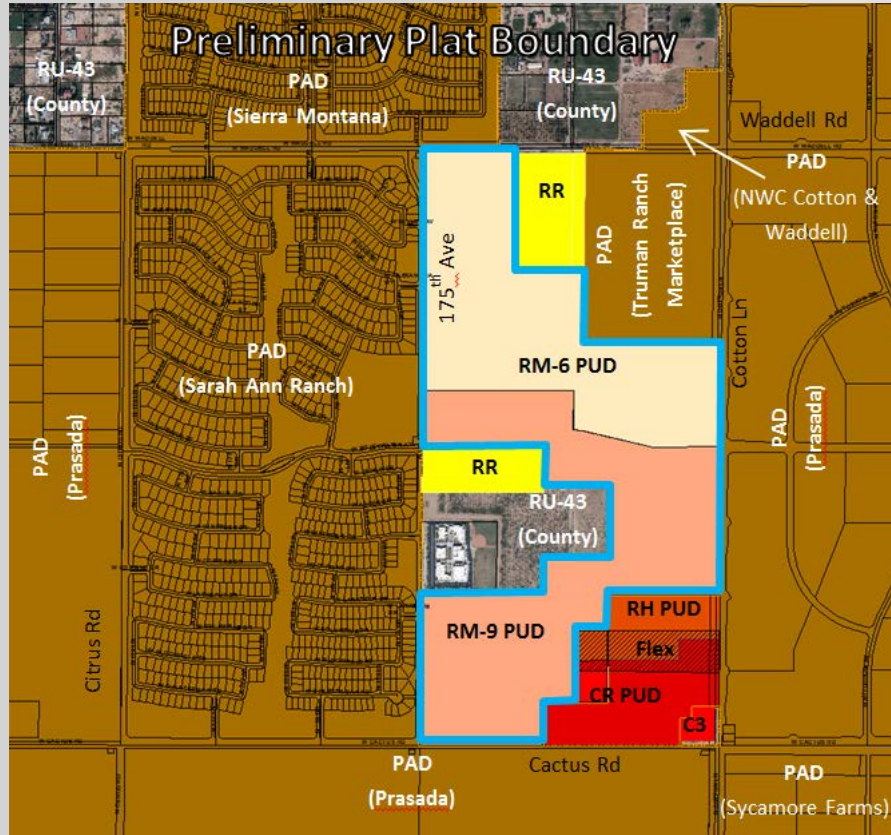
Annexation

FS16-392 Magnolia Rezone



Case Map



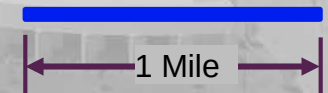


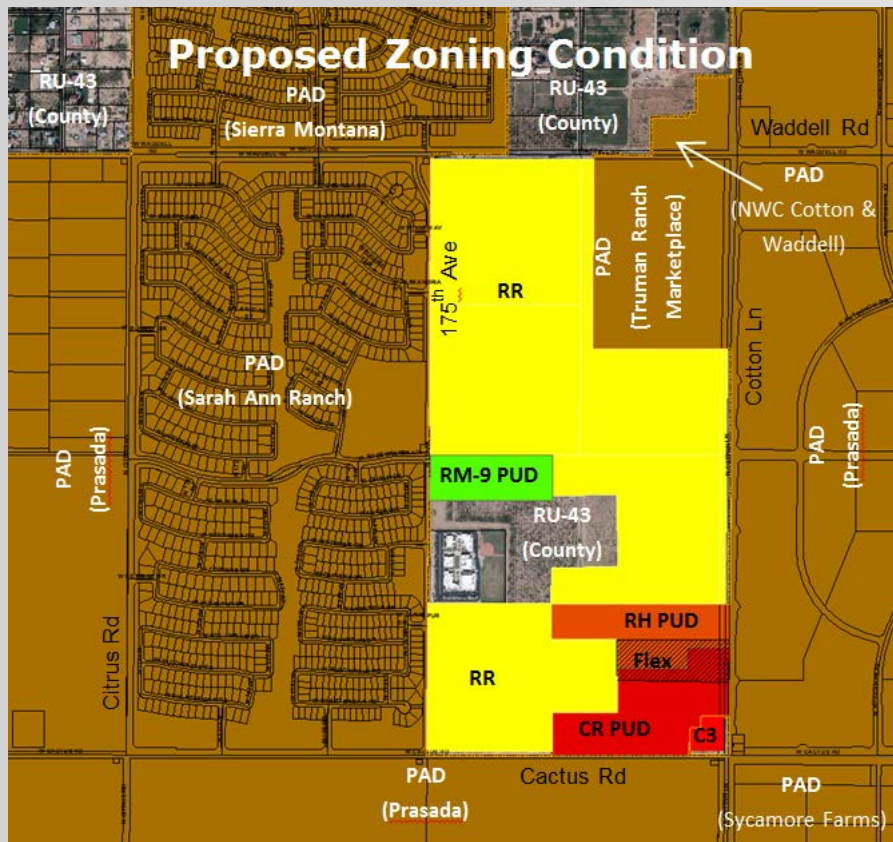
FS16-392 Magnolia Preliminary Plat

Case Map



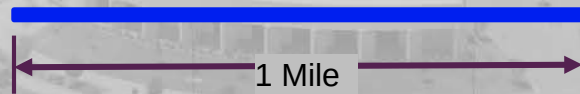
North

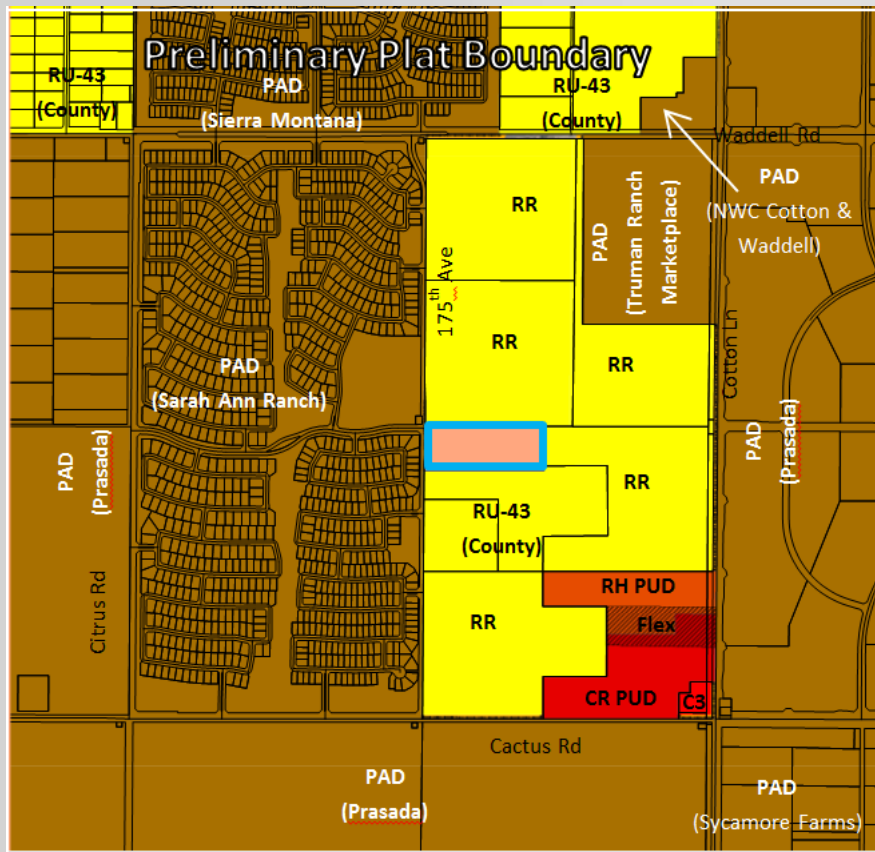




FS16-391 175th & Sweetwater Rezone

Case Map



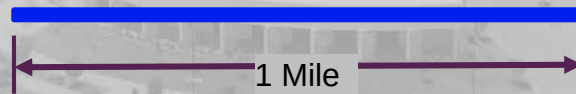


FS16-391 **175th & Sweetwater** **Preliminary Plat**

Case Map



North





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 15, 2016	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action regarding a Preliminary Plat for Tierra Verde West dated 11/9/2016 @ 3:47 pm. and generally located at the northwest corner of Happy Valley Road and 155th Avenue.

Motion:

Move to recommend approval to the City Council subject to stipulations "a" through "h."

Background:

Ted Northrup of Atwell, on behalf of Tierra Verde 2015, LLC, seeks approval of a 237-lot, 16-tract Preliminary Plat located along the north side of the Happy Valley Road alignment, between 155th Avenue and 159th Avenue, in the Tierra Verde West PAD. Development will include a mix of single-family residential lots, which are in conformance with the recently approved Minor PAD Amendment. The proposed subdivision meets the requirements of the Tierra Verde West PAD as amended.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT - Staff Report](#)
- ☐ [01 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT - Vicinity Map](#)
- ☐ [02 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT - Case Map](#)
- ☐ [03 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT](#)
- ☐ [04 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT - Landscape Plans](#)

- ☐ [05 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT - Channel Section](#)
 - ☐ [06 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT - TVW Site Plans showing 157th Ave Connection](#)
 - ☐ [07 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT - Luke AFB Letter](#)
 - ☐ [08 - FS16-334 TIERRA VERDE WEST ZA/PP - PRELIMINARY PLAT - Presentation](#)
-

External Attachment Links:

Meeting Requirements:

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

Robert H. Kuhfuss, AICP

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS16-334**

Project Name: Tierra Verde West

Council District: 1

Meeting Date: **December 15, 2016**

Planner: Robert H. Kuhfuss, AICP

Owner: Tierra Verde 2015, LLC

Applicant: Ted Northrup of Atwell, LLC

Request: 237-lot, 16-tract Preliminary Plat

Site Location: North of the Happy Valley Road alignment between the 155th Avenue alignment and the 159th Avenue alignment

Site Size: 79.56 acres (approx.)

Density: 2.98 DU/Ac (gross)

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

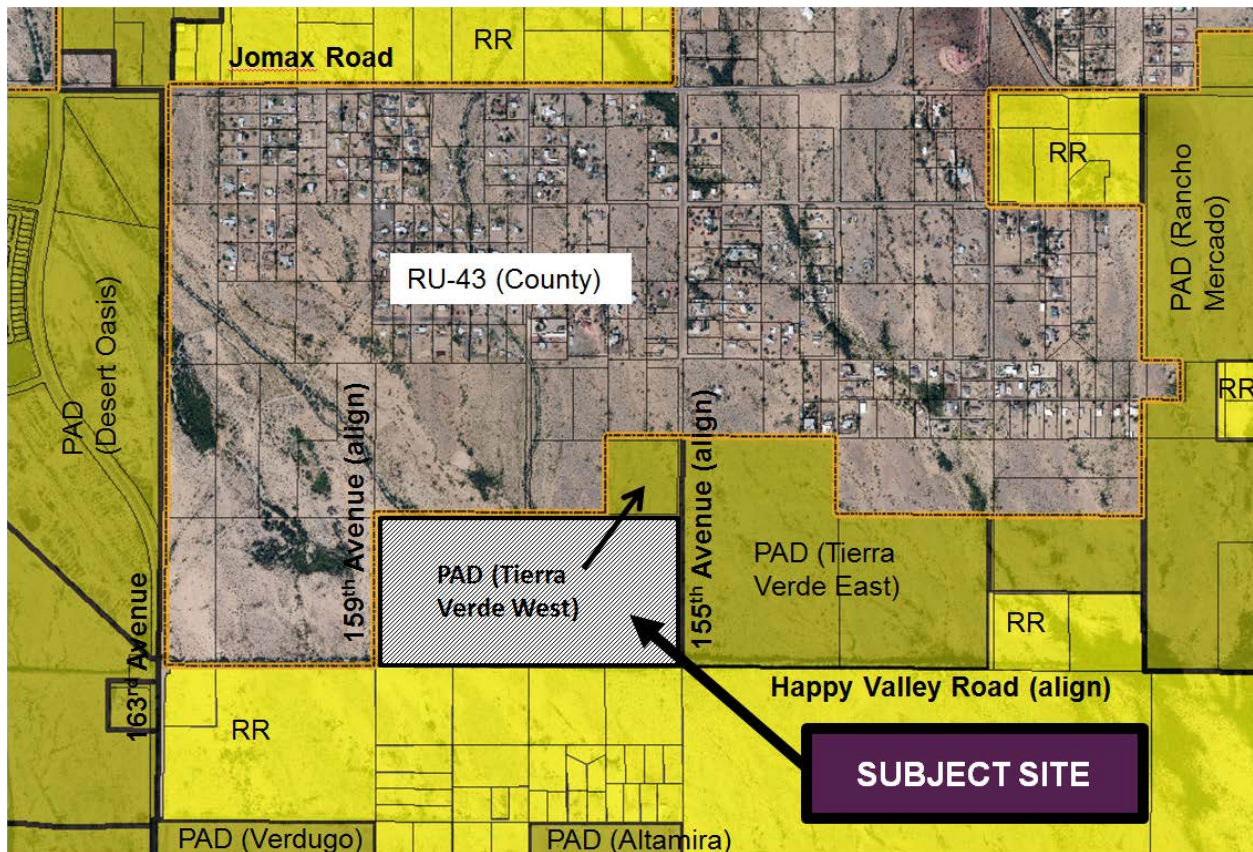
Staff Recommendation: Staff recommends the Commission recommend **approval** of the proposed Preliminary Plat to the City Council, subject to stipulations "a" through 'h'.

PROJECT DESCRIPTION:

Ted Northrup of Atwell, on behalf of Tierra Verde 2015, LLC, seeks approval of a 237-lot, 16-tract Preliminary Plat located along the north side of the Happy Valley Road alignment, between 155th Avenue and 159th Avenue, in the Tierra Verde West PAD. Development will include a mix of single-family residential lots, which are in conformance with the recently approved Minor PAD Amendment.

EXISTING ZONING:

The following map depicts the existing zoning of the subject site and its surrounds.



44 **BACKGROUND:**

45
46 **March 21, 2006:** The Surprise City Council approved the Tierra Verde West PAD under case PAD05-
47 401, subject to stipulations “a” through “h”.
48

49 **May 3, 2012:** Staff met with the applicant to discuss a Major PAD Amendment and Preliminary Plat
50 for Tierra Verde East and West under case CR12-135-136.
51

52 **January 10, 2013:** Staff met with the applicant to discuss a Minor General Plan Amendment and
53 Major PAD Amendment request for Tierra Verde West under case CR12-393.
54

55 **March 4, 2013:** The applicant filed an application for a Minor General Plan Amendment for Tierra
56 Verde West under case FS13-080. Said application expired due to inactivity.
57

58 **March 13, 2013:** The applicant filed an application for a Major PAD Amendment for Tierra Verde
59 West under case FS13-097. Said application expired due to inactivity.
60

61 **May 1, 2013:** The applicant filed an application for a Major PAD Amendment and Preliminary Plat
62 for Tierra Verde West under case FS13-165. Said application expired due to inactivity.
63

64 **November 21, 2013:** Staff met with the applicant to discuss a Preliminary Plat for Tierra Verde
65 West under case CR13-497.
66

67 **May 26, 2016:** Staff met with the applicant to discuss a Minor PAD Amendment and Preliminary
68 Plat for Tierra Verde West under case CR16-227.
69

70 **July 29, 2016:** The applicant filed a request for a Minor Zoning Amendment and Preliminary Plat
71 covering the subject property under case FS16-334, the subject case.
72

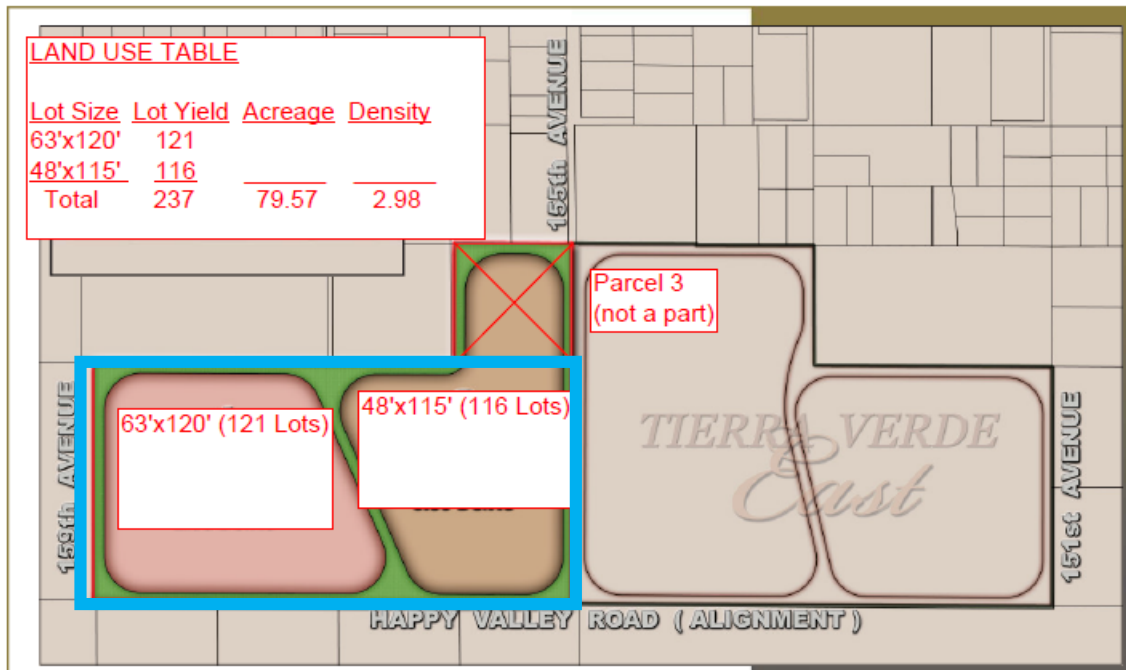
73 **November 2, 2016:** Staff approved a Minor PAD Amendment to the Tierra Verde West PAD under
74 case FS16-334.
75

76 **CITIZEN OUTREACH:**

77
78 N/A

ANALYSIS AND DISCUSSION:

The subject Preliminary Plat covers approximately 79.56 acres of the larger 88 acre Tierra Verde West PAD, which was approved by the City Council in 2006 and subsequently amended via Minor Amendment in November 2016. The following map, taken from the amended Tierra Verde West PAD document, expresses the currently approved land uses. The general limits of the subject Preliminary Plat are shown in blue.



As noted in the background section of this report, staff administratively approved a Minor Amendment to the PAD, which served in part to amend the lot yield for a portion of the PAD. Note that neither the subject Preliminary Plat nor the associated Minor Amendment includes approximately nine (9) acres located at the extreme northeast corner of the PAD. Should that nine (9) acre parcel ever develop, it will do so either under the development criteria originally approved under the Tierra Verde West PAD or will rezone out of the PAD altogether.

Also approved under the aforementioned Tierra Verde West Minor Amendment are revisions to the development standards relating to the proposed lot product. These development standards are summarized in the following tables. Again, the nine (9) acre portion of the PAD that is not part of the subject request will either develop per the original PAD or will rezone out of the PAD altogether.

SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 63'x120'		SUBURBAN RESIDENTIAL DESIGN GUIDELINES TABLE 48'x115'	
REGULATIONS	PROPOSED PAD STANDARDS	REGULATIONS	PROPOSED PAD STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE	MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5'/5'	MIN. SIDE YARD SETBACK	5'/5'
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)	MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'	MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	63'	MIN. LOT FRONTAGE REQ. (AT BSL)	48'
MIN. LOT SIZE (SF)	7,480	MIN. LOT SIZE (SF)	5,450
MAX. BUILDING HEIGHT	30'	MAX. BUILDING HEIGHT	30'

Access to the site will be from Happy Valley Road at both 155th Avenue and 159th Avenue. The applicant will be responsible for half-street improvements to both 155th Avenue and 159th Avenue, including the construction of two box culverts, while William Lyon Homes will be responsible for the construction of Happy Valley Road; however, the exact location of the Happy Valley Road right-of-way and the extent of the associated improvements is still under discussion as a result of the proximity of the "sugar dike" and associated wash to adjacent lands.

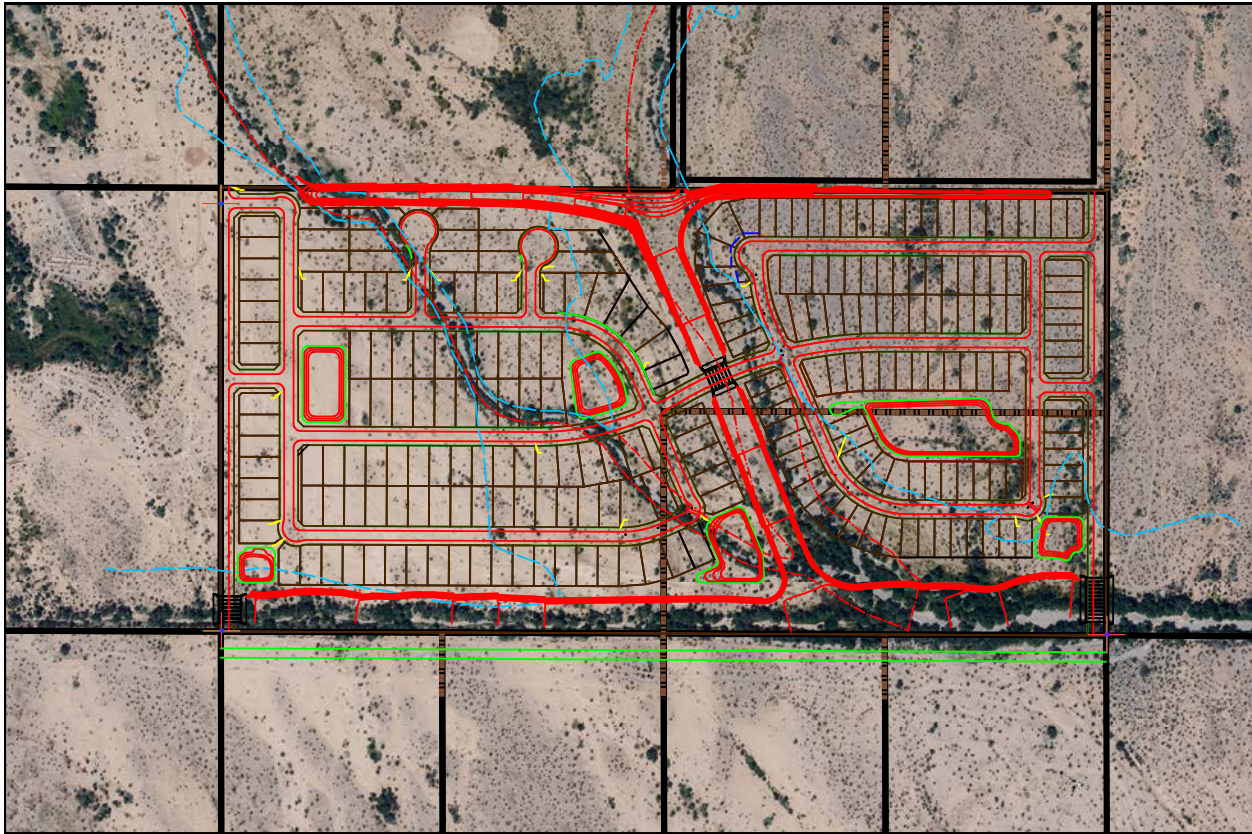
The sugar dike was installed by the Army Corp of Engineers decades ago in an effort to protect the nearby auxiliary air field, which has long since been decommissioned. Generally, this dike straddles the east-west midsection line and due to its age has become an active riparian area suitable for preservation; however, in order to preserve the dike and associated wash, the Happy Valley Road right-of-way must shift to the south for much of its entire length. Since much of the land onto which would be located the re-aligned right-of-way is State Trust Land, the Arizona State Land Department (ASLD) must agree to the proposed location. Discussions are still underway with the ASLD and the Flood Control District of Maricopa County, which is why the Preliminary Plat is ambiguous in this regard. While the fate of the sugar dike and the associated wash is unknown at this time, staff's preference is that both the dike and the wash remain in-situ if possible.

Regardless, as noted above, William Lyon Homes is responsible for the construction of Happy Valley Road, and as part of the Development Agreement between the City of Surprise and William Lyon Homes, certain buy-ins are required. The applicant will contribute their pro rata share of the costs to construct Happy Valley Road to William Lyon Homes through a "Street Buy-in Fee", the amount of which to be determined.

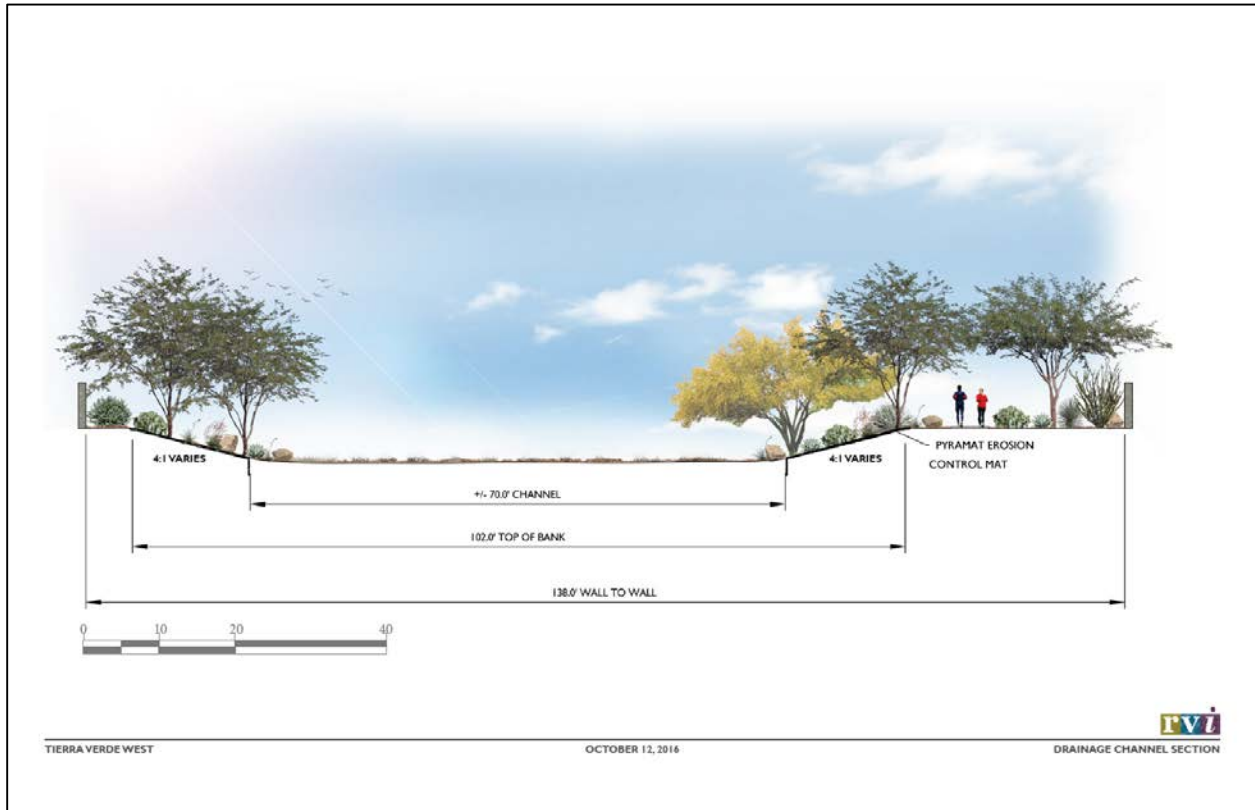
The project will have in excess of 30% open space. Landscaping throughout the site will consist of native or near-native plant species consistent with the Tierra Verde PAD. The project will also feature considerable amenities including tot-lot, BBQ, and ramadas and trails, as shown on Sheet L1-10 of the attached Landscape Plans.

Primary theme walls will consist of split-face CMU panels anchored on each end by faux stone battered columns, each capped with a pre-cast concrete element. View walls of similar character will be utilized adjacent to open space areas where appropriate. Walls within the interior will consist of smooth-face pilaster blocks. Two entry monuments approximately eight (8) feet tall will be located near the southeast and southwest corners of the site. These elements are expressed on Sheet L1.10 of the attached Landscape Plans.

The subject property has considerable drainage constraints in that much of the land drains in a sheet flow manner, with naturally occurring washes bisecting the site from northwest to southeast. Staff's preference is for these two wash corridors to also remain in-situ; however, to do so significantly limits the developer's ability to generate the lot yield needed to amortize the expenses associated with development. As an alternative, the applicant proposes to catch the off-site flows entering the site via a channel located along the northern edge of the site then direct those flows to a centrally located drainage channel, which would intersect the aforementioned sugar dike wash towards the eastern end of the site.



While this approach will accommodate the required drainage volume, other than the public trail and landscaping that will be located along the side of the channel, as well as Upper Sonoran Desert seed mix applied within the channel, the channel itself will have little amenity value. As noted previously, staff's preference would be for the existing washes to remain in-situ; however, if the channel approach is necessary, staff's would prefer the channel be more highly amenitized. That said, the applicant is of the opinion that because of the drainage velocity associated with the channel, any treatments such as turf bottom would scour away during a heavy rain event and create a potentially unsafe condition.



UTILITY AND SERVICES TABLE:

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

158 **CONFORMANCE WITH ADOPTED PLANS:**

159
160 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying
161 within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac
162 or more, provided appropriate transitions are made between the various Neighborhood types
163 included within the character area. At 2.98 DU/Ac, the project most closely aligns with the
164 Suburban Neighborhood type and is consistent with the General Plan in this regard. The General
165 Plan also seeks public trail connectivity, which will be implemented in the development through the
166 Final Plat and related improvement plans.

167
168 **REVIEWING AGENCIES:**

169
170 **Luke Air Force Base (LAFB):** In a letter dated August 5, 2016 (attached), LAFB indicated the
171 proposed Preliminary Plat meets the Graduated Density Concept and will not negatively impact
172 flight operations.

173
174 **Maricopa Water District (MWD):** In an email dated August 1, 2016, MWD indicated the subject site
175 is located outside of their service area.

176
177 **SUMMARY:**

178
179 The proposed subdivision meets the requirements of the Tierra Verde West PAD as amended. The
180 amenities included will provide recreational opportunities for the residents of the community.
181 Once developed, the population base generated by the subdivision contribute to the local schools
182 enrollment, while providing incentive for much needed retail services in the area.

183
184 **FINDINGS:**

- 185
186
 - The proposed Preliminary Plat is generally consistent with the Surprise General Plan 2035.
 - The proposed Preliminary Plat is generally consistent with the Tierra Verde West PAD as amended by FS16-334.
 - The reviewing agencies have indicated no objections to the request.

189

190
191 **RECOMMENDATION:**

192
193 Based on the findings noted above, staff recommends the Commission recommend the City Council
194 **approve** the proposed Preliminary Plat subject to the following stipulations:

- 195
196
 - a. Development of the site shall be in conformance with the Preliminary Plat entitled
 - 197 "Preliminary Plat for Tierra Verde West", consisting of 4 full-size sheets, prepared by
 - 198 Atwell Engineering and stamped received October 21, 2016, except as modified below.

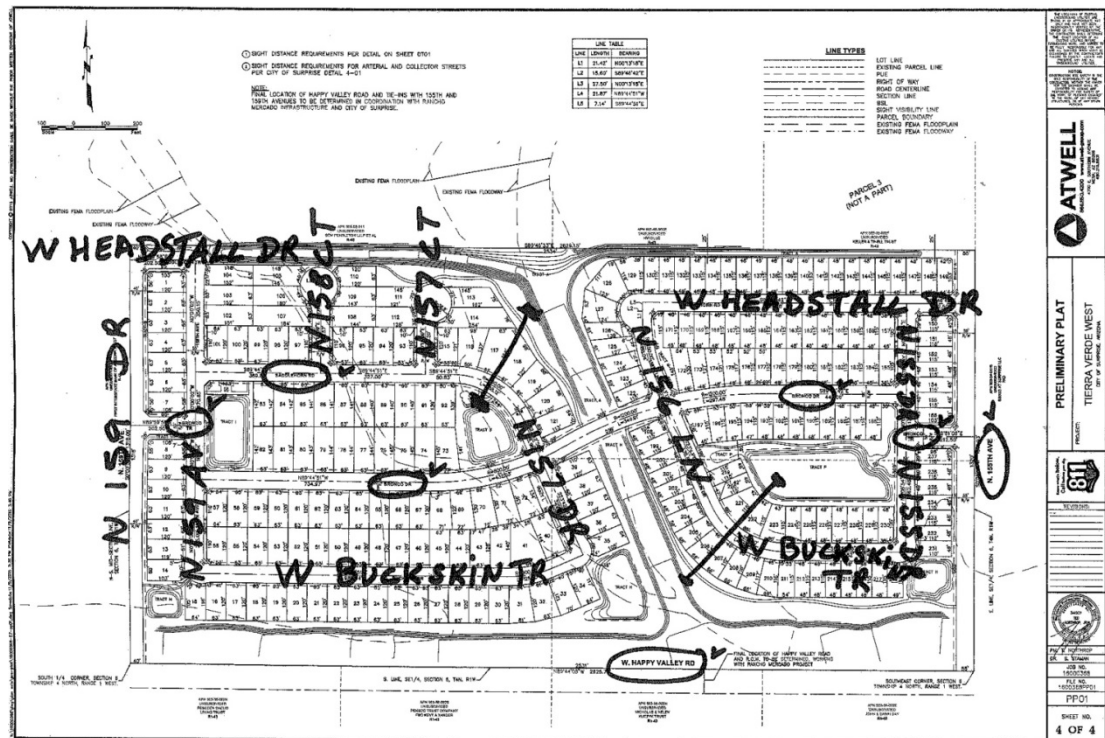
199

- 200 b. Landscaping and amenities of the site shall be in conformance with the Preliminary
201 Landscape Plans entitled "Tierra Verde West", consisting of 10 full-size sheets, prepared
202 by RVI Planning and Landscape Architecture and stamped received November 10, 2016,
203 except as modified below.
204
- 205 c. All Final Plats shall include a Plat Note advising of the fact that Happy Valley Road may
206 become a six-lane Major Arterial at some point in the future.
207
- 208 d. Prior to approval of the Final Plat for Tierra Verde West, the location of the Happy Valley
209 Road alignment with respect to the sugar dike and associated wash shall be determined
210 and the Final Plat reflective of such determination.
211
- 212 e. Prior to Final Plat approval the applicant shall submit a revised Preliminary Plat for
213 Tierra Verde West that shows the extension of the reclaimed water line along Happy
214 Valley Road.
215
- 216 f. Should it become necessary to extend 156th Lane northward into the future Paloma
217 Creek development, said extension will be considered substantial conformance with the
218 approved Tierra Verde West Preliminary Plat.
219
- 220 g. Within 30 days of approval of the subject request, the applicant shall submit a revised
221 Preliminary Plat and related AutoCAD files that address the following GIS comments:
222
- 223 1. Revise the street names on the Preliminary Plat based on the attached map.
224
 - 225 2. The AutoCAD files must reference a minimum of **two physical monuments** in order
226 for the City to tie in your project data to the City drawings. The monuments shall be
227 (a) section corner(s) and /or quarter corner(s) as surveyed under the Maricopa
228 County Geodetic Densification and Cadastral Survey (GDACS) project and/or
229 monuments recognized by the National Geodetic Survey (NGS) as B order or better
230 (with bearing and distances noted). **Centerlines are not acceptable.**
231
 - 232 3. Resubmit the AutoCAD files for:
233
 - 234 • ALTA showing easement
 - 235 • Street Master Plan with street names for the entire development (all
236 subdivisions)
 - 237 • Preliminary Plat with lot lines and corrected street names
 - 238 • Preliminary Civil Improvement Plans (grading, drainage, water, sewer,
239 reclamation, paving, as applicable)
- 240

4. The following outlines the requirements for the disk format / record electronic files:

CAD files (.dwg) will be provided in the latest commercially available release of AutoCAD. Drawings are to be purged of all extraneous information, will be "bound" to insert all reference files, will be accompanied by any non-native fonts, and will be free of complex file pathing which complicates file openings when transferred from the CDROM. Binding of reference files will be done using AutoCAD's Xref "Insert" option so as to avoid layer and block name corruption. PC compatible CD in Datum NAD 83 (2002Adjustment) Arizona State Plane Coordinate Systems, Central Zone and in decimal units. The subject parcel will reference a minimum of two physical monuments and; the monuments will be (a) section corner(s) and /or quarter corner(s) as surveyed under the Maricopa County Geodetic Densification and Cadastral Survey (GDACS) project and/or monuments recognized by the National Geodetic Survey (NGS) as B order or better. See Maricopa Website for details at:

www.mcdot.maricopa.gov/survey/home.htm



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

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

266	<u>Attachments:</u>
267	
268	01 – Vicinity Map (1 page)
269	02 – Case Map (1 page)
270	03 – Preliminary Plat (4 pages)
271	04 – Preliminary Landscape Plans (10 pages)
272	05 – Tierra Verde West Drainage Cross Section (1 page)
273	06 – Paloma Creek Conceptual Site Plan (1 page)
274	07 – Luke AFB letter (2 pages)

**FS16-334
Tierra Verde West
Preliminary Plat**

Vicinity Map



North

1 Mile

Surprise
Annexation

SUBJECT SITE

Jomax Road

Happy Valley Road (align)

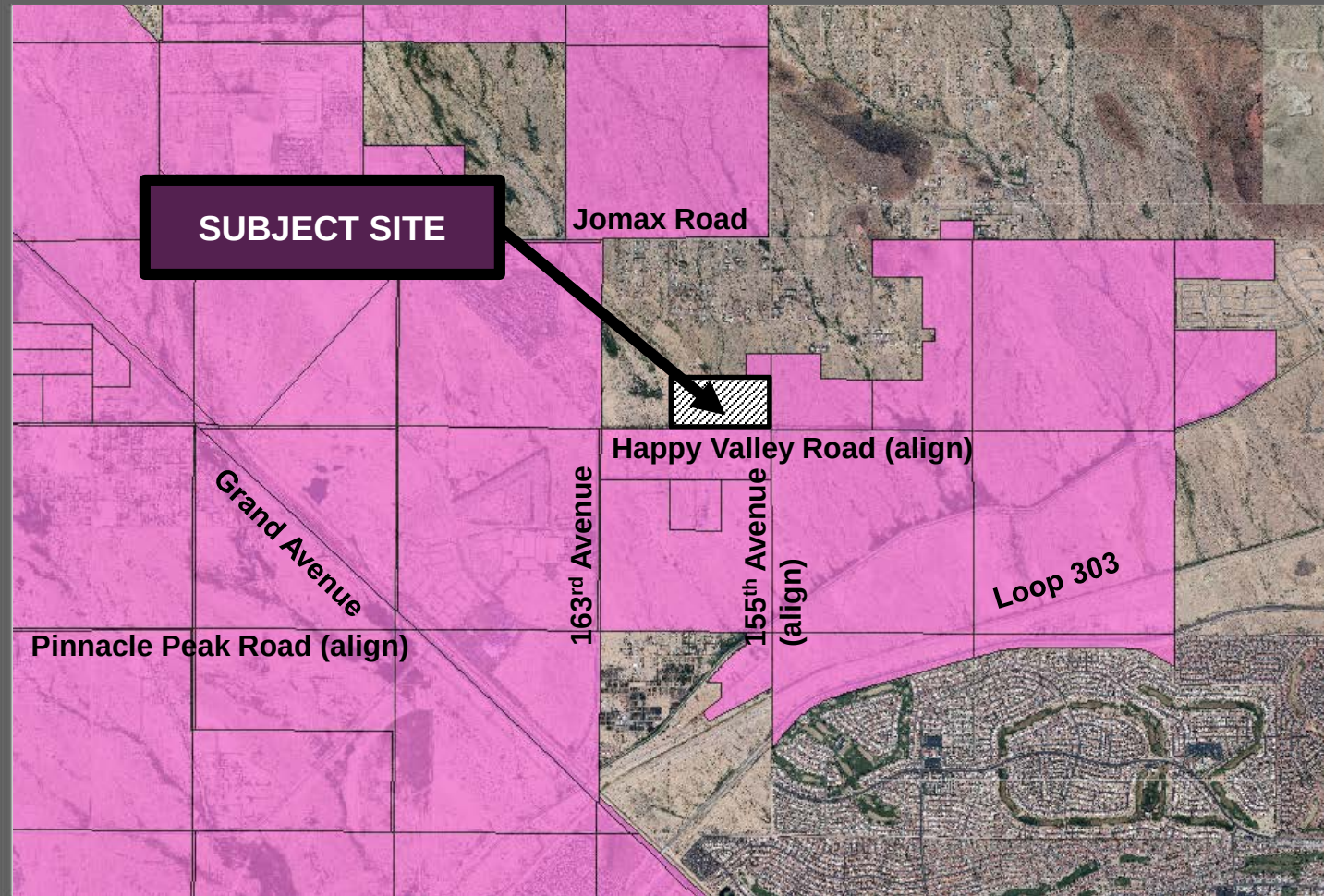
163rd Avenue

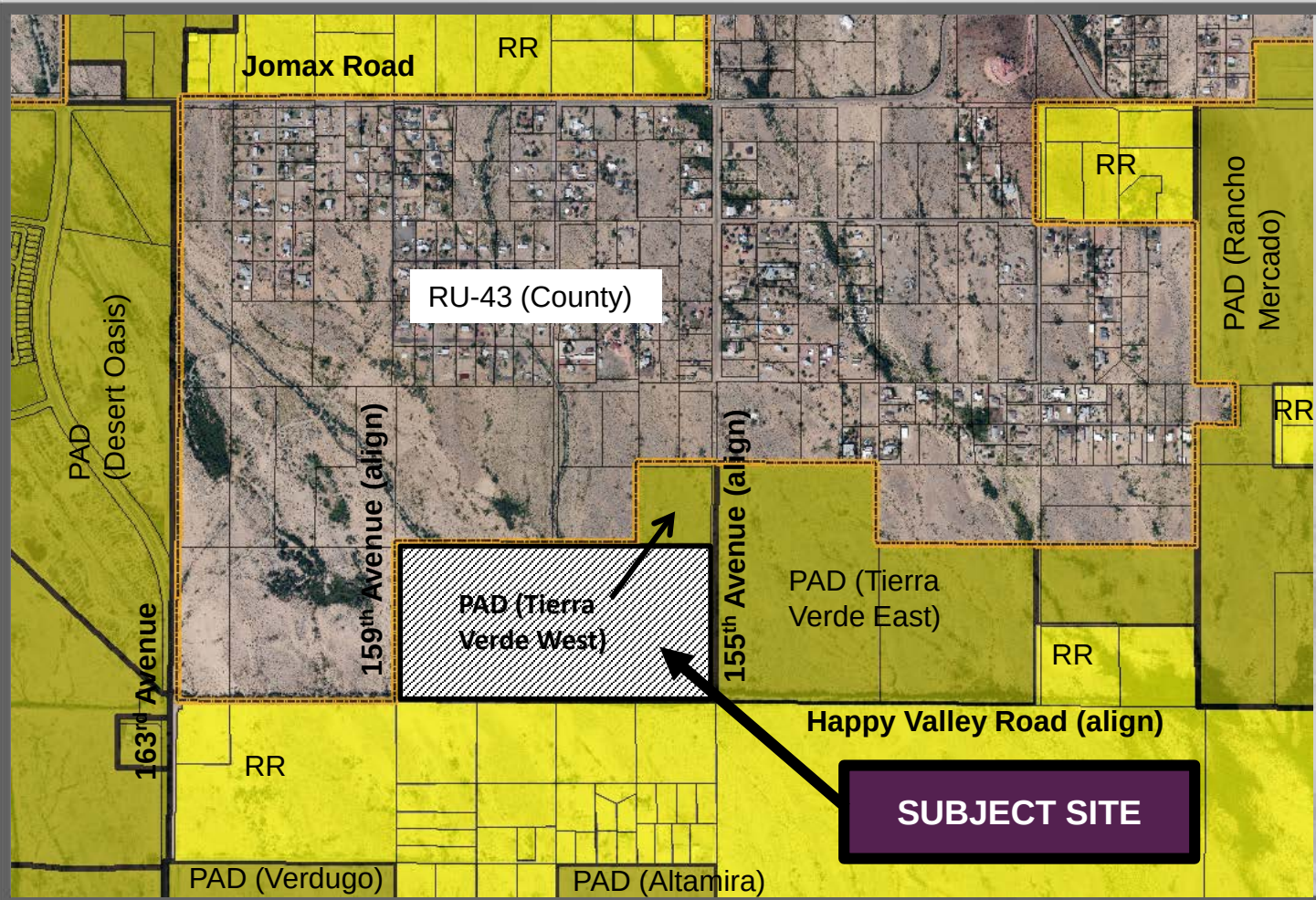
155th Avenue
(align)

Loop 303

Grand Avenue

Pinnacle Peak Road (align)



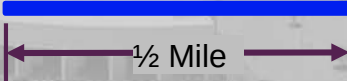


FS16-334
Tierra Verde West
Preliminary Plat

Case Map

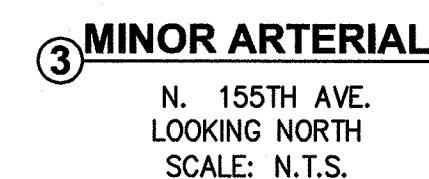
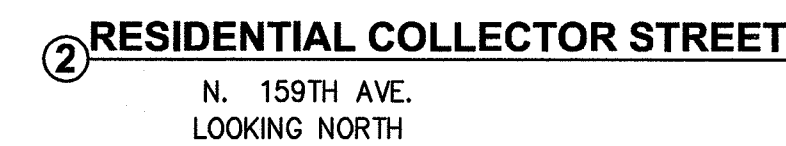
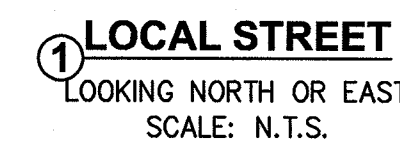


North

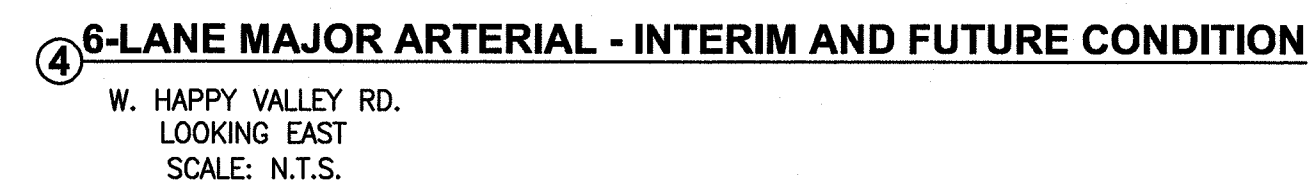


SUBJECT SITE

1 OF 4



NOTE: TYPICAL FOR ALL SECTIONS
 UTILITY LOCATIONS ARE APPROXIMATE AND MAY
 VARY BASED ON EXISTING SITE CONDITIONS



NOTE:
FINAL LOCATION OF HAPPY VALLEY ROAD AND TIE-INS WITH 155TH AND 159TH AVENUES TO BE DETERMINED IN COORDINATION WITH RANCHO MERCADO INFRASTRUCTURE AND CITY OF SURPRISE.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

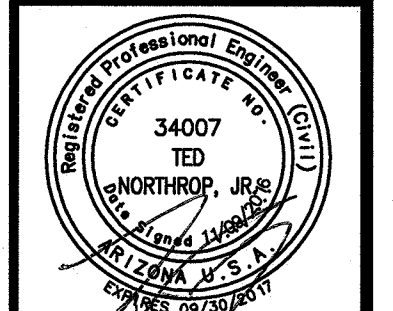
 **ATWELL**
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8937

STREET SECTIONS

TIERRA VERDE WEST
CITY OF SURPRISE, ARIZONA

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

REVISIONS:



PM. T. NORTHPROP
DR. S. STAMAN
JOB NO. 16000368
FILE NO. 16000368DT02

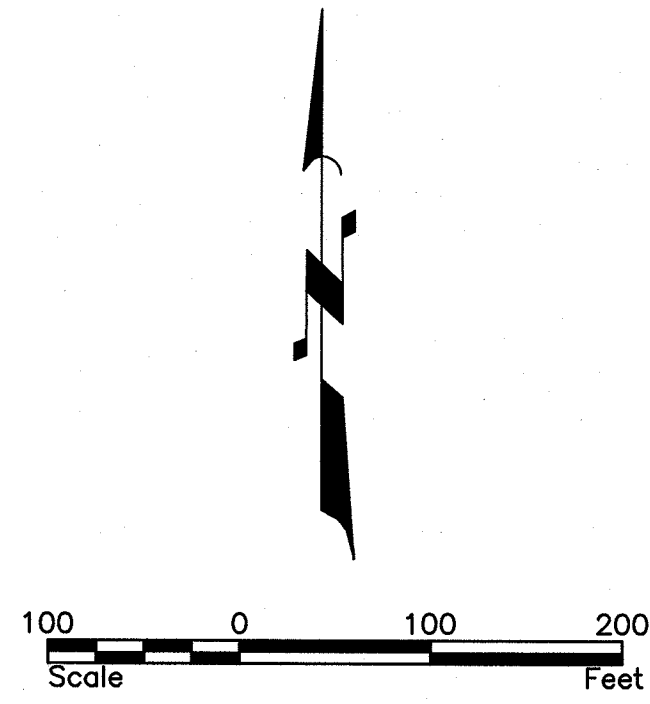
DT02

SHEET NO.

3 OF 4

K:\16003688.dwg User: atwell Date: 11/9/2016 3:46 PM
K:\16003688.dwg User: atwell Date: 11/9/2016 3:38 PM
K:\16003688.dwg User: atwell Date: 11/9/2016 3:38 PM
K:\16003688.dwg User: atwell Date: 11/9/2016 3:46 PM

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- ① SIGHT DISTANCE REQUIREMENTS PER DETAIL ON SHEET DT01
② SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREETS PER CITY OF SURPRISE DETAIL 4-01

NOTE:
FINAL LOCATION OF HAPPY VALLEY ROAD AND TIE-INS WITH 155TH AND 159TH AVENUES TO BE DETERMINED IN COORDINATION WITH RANCHO MERCADO INFRASTRUCTURE AND CITY OF SURPRISE.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.42'	N00°13'18"E
L2	15.60'	S89°46'42"E
L3	27.50'	N00°13'18"E
L4	21.87'	N89°44'51"W
L5	7.14'	S89°44'51"E

LINE TYPES

---	LOT LINE
---	EXISTING PARCEL LINE
---	PUE
---	RIGHT OF WAY
---	ROAD CENTERLINE
---	SECTION LINE
---	BSL
---	SIGHT VISIBILITY LINE
---	PARCEL BOUNDARY
---	EXISTING FEMA FLOODPLAIN
---	EXISTING FEMA FLOODWAY

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

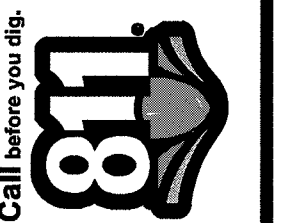
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.



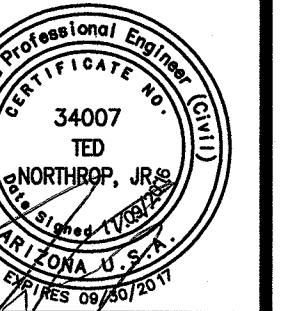
PRELIMINARY PLAT

TIERRA VERDE WEST
CITY OF SURPRISE, ARIZONA

PROJECT:



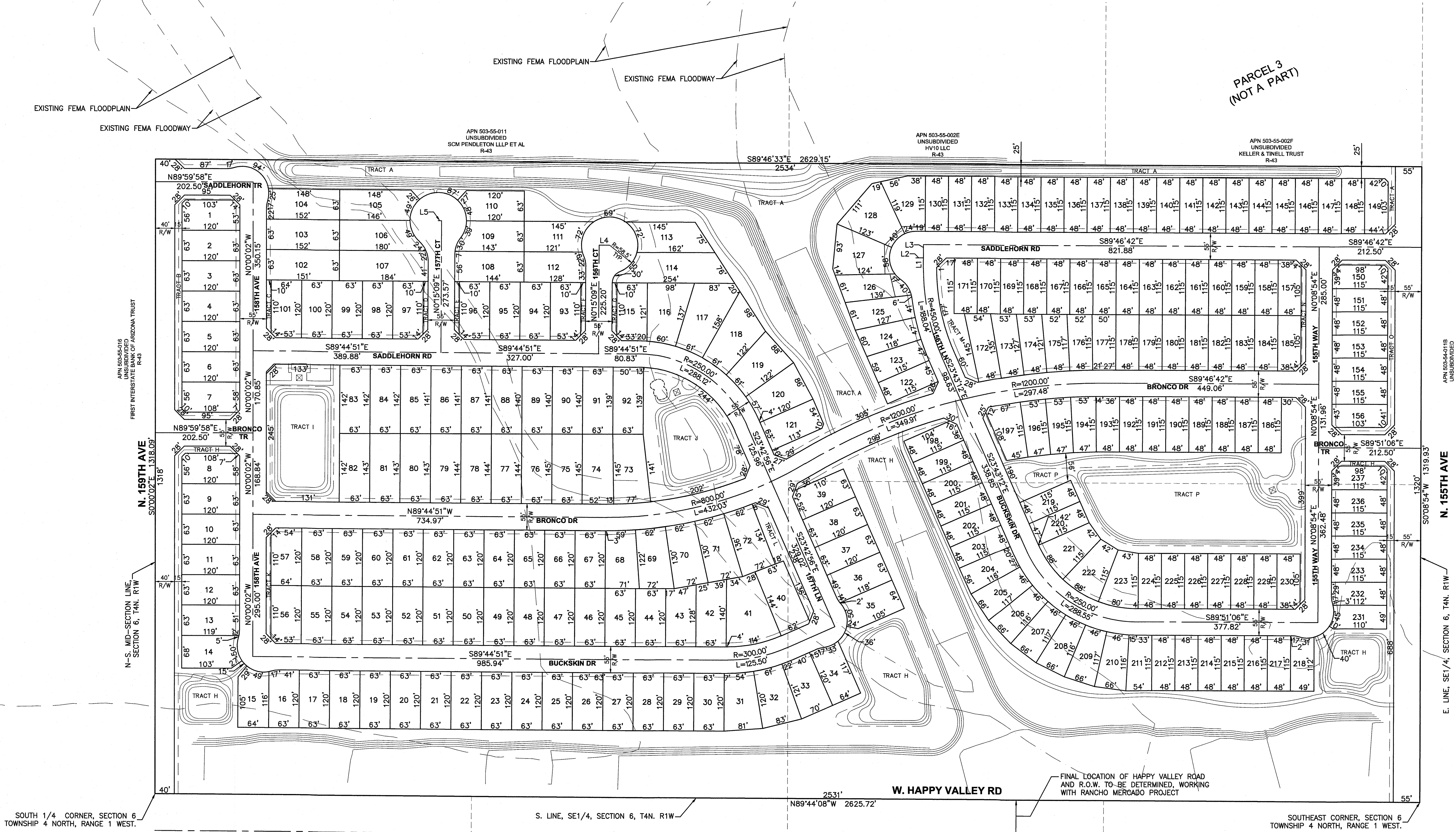
REVISIONS:



PM: T. NORTHROP
DR: S. STAMAN
JOB NO. 16000368
FILE NO. 1600368PP01

PP01

SHEET NO.
4 OF 4



SOUTH 1/4 CORNER, SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST.

S. LINE, SE 1/4, SECTION 6, T4N, R1W

SOUTHEAST CORNER, SECTION 6, TOWNSHIP 4 NORTH, RANGE 1 WEST.

GENERAL LANDSCAPE NOTES:

- 1. EXISTING CONDITIONS:** The Contractor shall be responsible for inspecting the project site to become familiar with all existing site conditions, utilities, and structures prior to commencing work.
- a. The Contractor shall not proceed with construction if unsatisfactory or previously unknown conditions exist. Such conditions shall be brought to the attention of the Landscape Architect and Owner in writing immediately and the Contractor shall not proceed with the Work until unsatisfactory conditions have been corrected in an acceptable manner. The Contractor is responsible for all damage and costs resulting from bodily injury and/or damage by the Contractor to Owner's property or utilities and shall assume full responsibility for remedial work or revisions required due to failure to provide such written notification.
- b. The Contractor shall verify existing conditions prior to material delivery and fabrication and shall provide written notification to the Owner and Landscape Architect should existing conditions differ from those indicated in the Drawings.
- 2. UTILITIES:** The Contractor is responsible for calling 811 (the designated universal "call before you dig" number in Texas) to contact the One-Call Center and coordinate utility location services. The Contractor shall identify all existing utilities (above-ground and underground) prior to initiating the Work and shall exercise extreme caution when working near existing utilities. The Contractor shall notify the Landscape Architect immediately of any apparent conflicts between proposed construction and locations of existing and proposed utilities.
- 3. TOPSOIL:** The Contractor shall be responsible for purchase, delivery, and placement of topsoil (if specified) in areas indicated in the Drawings in preparation for turf installation. Contractor shall visit the site to review and confirm extent of soils work prior to commencement of installation. The Contractor shall submit samples of existing and proposed soils and soil test reports for review by Landscape Architect.
- 4. GRADING:** The Contractor shall be responsible for fine grading of all areas to be seeded, sodded, and landscaped. Existing soils in turf and landscaped areas shall be scarified, raked to remove and dispose of stones over 1" diameter and other debris, and fine graded to achieve specified soil quality and to obtain positive surface drainage. Place imported soils to depth indicated in the Drawings.
- 5. EROSION CONTROL:** The Contractor shall be responsible for erosion control of sloped areas within Limit of Work and for coordinating any proposed erosion control measures with erosion control installations indicated in civil engineering drawings (if applicable).
- 6. LAYOUT:** The Contractor shall be responsible for accurately laying out landscape beds and turf areas as indicated in the Drawings. Limits of turf and bedlines indicated in the Drawings are diagrammatic. Layout shall be painted or staked in the field for review by Landscape Architect prior to excavation. Contractor shall review actual limits of turf and landscaped areas and confirm accurate Bid quantity takeoffs before installation. Following review of layout, coordinate installation of irrigation system to conform to the approved layout.
- 7. QUANTITIES:** Material quantities provided in the Drawings are provided only as a convenience to the Contractor and are not intended for Bid purposes. The Contractor is responsible for preparing independent takeoffs, based on the Drawings, and for confirming accurate Bid quantities. In the event of a conflict between quantities shown in the Drawings and those indicated in the Plant List or other schedules, quantities shown in the Drawings shall prevail.
- 8. WEED CONTROL:** No less than two weeks prior to lawn and landscape installation, eradicate existing weeds and unwanted vegetation indicated in Drawings to be removed with broad spectrum systemic herbicide applied by licensed application personnel following all manufacturer's recommendations. Do not initiate seeding work until existing vegetation is dead.
- 9. BED PREPARATION:** The Contractor shall excavate landscape beds as indicated in the Drawings as required to accommodate a 6" depth of prepared soil and 3" depth of surface mulch. Soils removed from bed areas that meet topsoil specifications may be used in areas to be sodded or seeded. Stone larger than 1" diameter and all debris and trash shall be removed and disposed of off-site. Following excavation, place prepared soil in landscape beds. Prepared soil shall consist of 4" imported topsoil and 2" soil conditioner, thoroughly blended together before placement. This mix shall also be used to backfill the planting pits of all pit-planted shrubs and trees.
- 10. PLANT MATERIALS:** All plant materials shall be nursery-grown plant materials meeting all American Nursery and Landscape Association standards (ANSI Z60.1-2004) and minimum specifications indicated in the Plant List. All container grown nursery stock shall be healthy, vigorous, well-rooted, and established in the container in which it is growing. Container grown nursery stock shall have a well-established root system reaching the sides of the container to maintain a firm ball when the container is removed and shall not have girdling roots or excessive root growth encircling the inside of the container. Spread measurements shall be the average spread of the branches of the plant, without leaves. Height measurement shall be from the soil line for container grown plants and from the ground for field grown plants and shall extend to the top of all canes, without leaves.
- 11. INSTALLATION:** Handle all plants with care while transporting and installing. Maintain as specified until Date of Final Acceptance. Plants shall be installed to present best side facing the viewer. Install plant quantities indicated in the Plant List. Adjust plant spacing as required to fill beds.
- 12. MULCH:** Mulch shall be decomposed granite, as specified. After plant installation, mulch landscape beds and watering saucers to full 2" depth, as indicated on the materials list.
- 13. WARRANTY:** Warranty plant materials to remain alive and be in healthy, vigorous condition for a period of one (1) year after Date of Final Acceptance, as specified. Warranty shall cover all plant materials that decline in health or die. The Warranty does not include damage caused by vandalism, browsing by wildlife, hail, abnormal freezes, drought, or negligence by the Owner. The Warranty is intended to cover Contractor negligence, infestations, disease, damage, and planting shock to plants. Plants replaced under Warranty shall be warranted for one year following replacement.

GENERAL LANDSCAPE NOTES:

- 1. PERMITTING and LICENSURE:** Contractor shall provide evidence of licensure required to perform the required services and shall comply with all applicable ordinances and local codes in the performance of the Work. All permits required for the Work shall be obtained by the Contractor prior to commencing construction. Refer to "Instructions to Bidders."
- 2. EXISTING CONDITIONS:** The Contractor shall be responsible for inspecting the project site prior to commencing work and becoming familiar with existing site conditions, utilities, and structures.
- a. The Contractor shall not proceed with construction if unsatisfactory or previously unknown conditions exist. Such conditions shall be brought to the attention of the Landscape Architect and Owner immediately and the Contractor shall not proceed with the Work until unsatisfactory conditions have been corrected in an acceptable manner. The Contractor is responsible for all damages and costs resulting from bodily injury and/or damage by the Contractor to Owner's property or utilities and shall assume full responsibility for remedial work or revisions required due to failure to provide such written notification.
- b. The Contractor shall verify existing conditions prior to material delivery and fabrication and shall notify the Owner and Landscape Architect should existing conditions differ from those indicated in the Drawings.
- 3. UTILITIES:** The Contractor is responsible for calling 811 (the designated universal "call before you dig" number in Arizona) to contact the One-Call Center and coordinate utility location services. The Contractor shall identify all existing utilities (above-ground and underground) prior to initiating the Work and shall exercise extreme caution when working near existing utilities. The Contractor shall notify the Landscape Architect immediately of any apparent conflicts between proposed construction and locations of existing and proposed utilities.
- 4. COORDINATION:** The Contractor shall have full use of premises during construction period and shall strictly limit construction activities to areas within "Limit of Work." The Contractor shall be responsible for the coordination of his work and work of its subcontractors and with other contractors performing work under separate contracts on the site.
- 5. CHANGES:** Field conditions may differ from those indicated in the Drawings and modification to elements of the Work may be required, thereby increasing or decreasing the extent of the Work.
- a. Changes to the Work will be based on Unit Prices provided by the Contractor in the Bid Form and performed only following acceptance of a Change Order by the Owner and Landscape Architect. Unit prices are for completed work and include labor, materials, equipment, taxes, overhead, profit, maintenance, and warranty associated with the Work. Changes to the Work, whether resulting from Owner's directive or the acceptance of Contractor's substitutions, shall be the responsibility of the Contractor. A written Change Order request shall be submitted to the Landscape Architect for review and approval prior to material purchases or installation.
- b. Material quantities indicated in the Drawings are provided only as a convenience to the Contractor and are not intended for Bid purposes. The Contractor is responsible for preparing independent takeoffs, based on the Drawings, and for confirming accurate Bid quantities. In the event of a conflict between quantities shown in the Drawings and those indicated in other schedules or lists, quantities shown in the Drawings shall prevail. The Contractor shall provide all labor, materials, and supervision required to accomplish the work as indicated and noted on the Drawings, unless otherwise noted.
- 6. COMMENCEMENT:** The Contractor shall notify the Landscape Architect no less than 48 (forty-eight) hours prior to commencement of the Work. Confirm any work restrictions per Specifications, if applicable, prior to commencing work.
- 7. MATERIALS and EQUIPMENT STORAGE:** The Contractor shall coordinate locations for materials and equipment storage, vehicular parking, work restrictions, and site access with the Owner prior to construction. Under no circumstances shall the Contractor store materials and equipment or park vehicles below the canopy of protected existing trees.
- 8. CONSTRUCTION LAYOUT:** Verify layout information shown on Drawings in relation to property survey and existing benchmarks. If discrepancies are discovered, notify the Landscape Architect immediately. Contractor shall stake layout of hardscape elements for review and approval by Landscape Architect prior to commencing construction. Set hardscape elevations to obtain positive drainage. Adjoin flatwork to existing flatwork at-grade and match in color and material, unless otherwise noted. Meet all requirements of applicable accessibility code.
- 9. STANDARDS:** Construction indicated in the Drawings shall be in conformance with the latest edition of all applicable municipal, county, state, federal, OSHA codes and standards, and including but not limited to the Uniform Building Code, most recent edition and amendments adopted by local government.
- 10. PROTECTION:** The Contractor is responsible for protection of construction in progress and stored materials from vandalism and damage. Contractor shall be responsible for replacing or repairing any materials or installed work damaged, until the Date of Final Acceptance, at no cost to the Owner.
- 11. CLEAN UP:** The Contractor is responsible for keeping roadways clear and available for use at all times, for filling or securing open excavations, repairing of hazardous conditions, and removing stored materials, obstructions, trash, and debris at the end of each working day.
- 12. CLOSEOUT PROCEDURES:** The Contractor is responsible for submitting a written request for inspection for Substantial Completion to the Landscape Architect. Prior to the inspection, the Contractor shall thoroughly clean up the project site, repair all damage to the Work, and remove all construction materials, trash, and debris.
- 13. SALVAGE TREES:** Salvageable trees identified in the native tree inventory will be relocated on this property or relocated by others.
- 14. TREE MAINTENANCE:** Maintenance of trees in tracts is the responsibility of the HOA.
15. LOCATION AND HEIGHT OF TREES SHALL COMPLY WITH EDS STANDARDS DETIALS 4-01 AND 4-02.



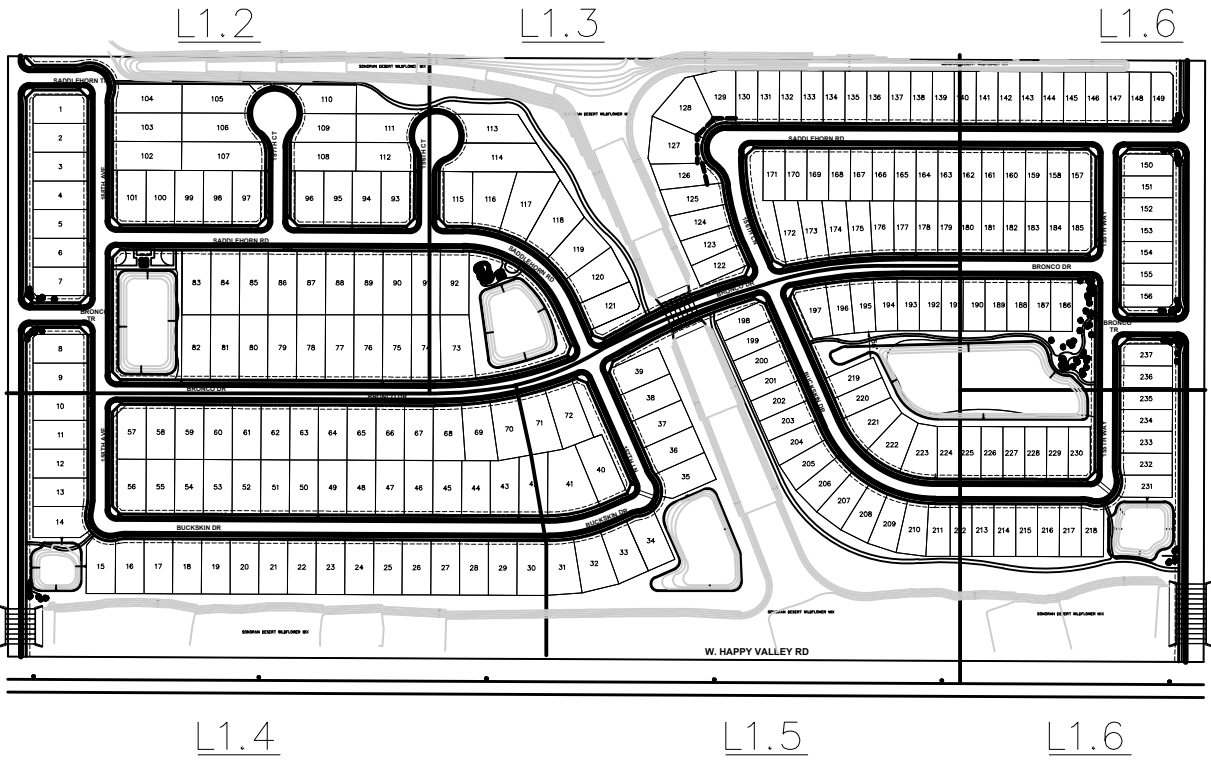
TIERRA VERDE WEST

These drawings supplement other contractual information which may include Bid Instructions and Project Specifications. Anything mentioned in the Project Specifications and not in the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of a discrepancy between Drawings or Project Specifications, the matter shall be immediately submitted to the Owners Representative; without his decision said discrepancy shall not be adjusted by the Landscape Contractor, save only at his own risk and expense. The Landscape Contractor shall not take advantage of any apparent error or omission on the Drawings or in the Specifications. In the event the Landscape Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Landscape Contractor to fulfill the intent of the Contract.

All work within this project shall conform to current local codes, ordinances, as well as all other applicable governing regulations in effect.

Unless specifically noted otherwise in the Contract Documents, the Landscape Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the Specifications or these Drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service and the Landscape Contractor is required to fully coordinate with those consultants/Landscape Contractors. Owner is to pay for all soils and materials testing.

Any site improvements requiring removal under this contract shall be properly and legally disposed off-site or, at the Owner's option, surrendered/stockpiled in an approved on-site location per the direction of the Owner's Representative.

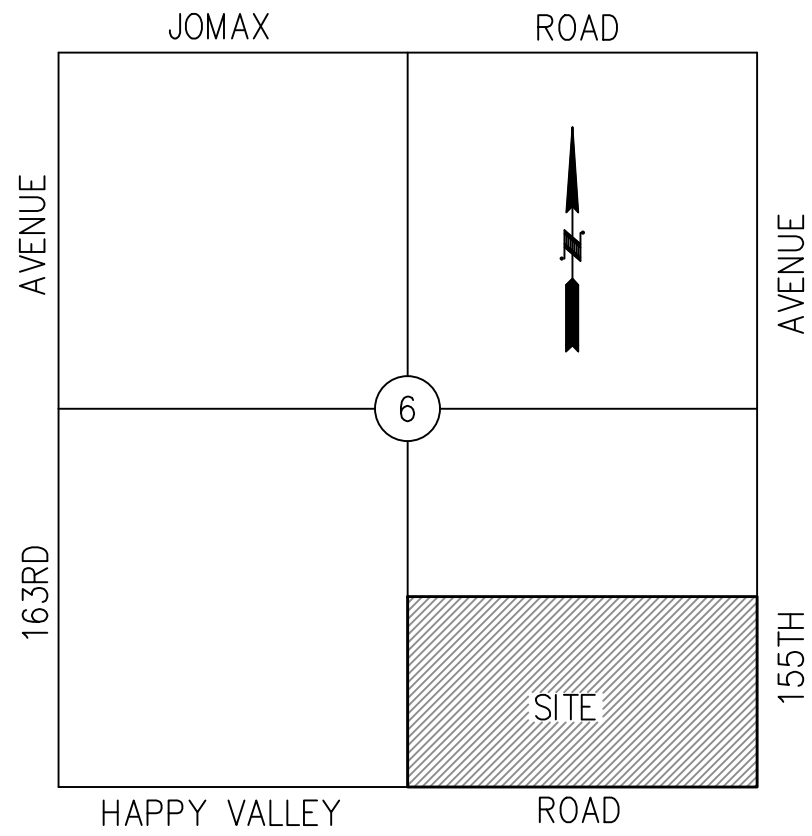


KEY MAP

NTS



North



VICINITY MAP
NOT TO SCALE

SHEET INDEX

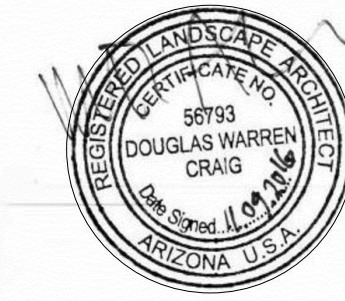
- L 1.1 – COVER SHEET
L 1.1–L1.6 – LANDSCAPE PLANS
L 1.7 – WALL PLAN
L 1.8–L1.10 – COMMUNITY AMENITY PLANS

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
	ACACIA ANEURA MULGA	24" BOX	113	STAKE AS REQUIRED
	ACACIA WILLARDIANA PALO BLANCO	24" BOX	22	STAKE AS REQUIRED
	CHILOPSIS LINEARIS DESERT WILLOW	24" BOX	45	STAKE AS REQUIRED
	CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX	156	STAKE AS REQUIRED
	CERCIDIUM HYBRID 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24" BOX	9	STAKE AS REQUIRED
	OLNEYA TESOTA DESERT IRONWOOD	24" BOX	6	STAKE AS REQUIRED
	PROSOPIS HYBRID 'AZT THORNLESS' 'AZT' THORNLESS HYBRID MESQUITE	36" BOX	66	STAKE AS REQUIRED
	PROSOPIS VELUTINA NATIVE MESQUITE	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	17	
	CORDIA PARVIFOLIA LITTLE LEAF CORDIA	5 GAL.	24	
	DODONAEA VISCOSA HOPSEED BUSH	5 GAL.	29	
	ENCELIA FARINOSA BRITTLEBUSH	5 GAL.	140	
	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL.	8	
	ERICAMERIA LACRIFICIFOLIA 'AGUIRRE' TURPENTINE BUSH	5 GAL.	314	
	EUPHORBIA RIGIDA GOPHER PLANT	5 GAL.	25	
	EUPHORBIA ANTISPITHITICA CANDELILLA	5 GAL.	38	
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' tm "BRAKELIGHTS" RED YUCCA	5 GAL.	114	
	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL.	75	
	LARREA TRIDENTATA CREOSOTE	5 GAL.	107	
	LEUCOPHYLLUM LANGMANIAE LYNN'S LEGACY tm	5 GAL.	150	
ACCENTS				
	AGAVE DESMETTIANA N.C.N.	5 GAL.	24	
	AGAVE PARRYI VARIETY TRUNCATA	5 GAL.	92	
	AGAVE WEBERI WEBER AGAVE	5 GAL.	6	
	CARNEGIA GIGANTEA VARIES: 6' TO 12' SPEAR SAGUARO		33	
	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	64	
	FOUQUERIA SPLENDENS Ocotillo	MIN. 10', 12 CANES	5	
	OPUNTIA SP. SANTA RITA	5 GAL.	52	
GROUNDCOVER AND GRASSES				
	LANTANA "GOLD MOUND" GOLD MOUND LANTANA	1 GAL.	84	
	VERBENA GOODENII PURPLE TRAILING VERBENA	1 GAL.	82	
	VERBENA RIGIDA SANDPAPER VERBENA	1 GAL.	168	
	MUHLENBERGIA CAPILARIS "REGAL MIST" REGAL MIST DEER GRASS	5 GAL.	44	
	NOLINA MICROCARPA BEAR GRASS	5 GAL.	9	
MATERIAL				
	CONCRETE HEADER			
	DECOMPOSED GRANITE "EXPRESS BROWN"	3/4" MINUS		2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
	DECOMPOSED GRANITE "EXPRESS BROWN"	DESERT PAVEMENT		30% COVERAGE IN LANDSCAPE AREAS
	WEATHERED GRANITE BOULDERS SURFACE SELECT	20% 1/2 TON, 50% 1 TON, 30% 2 TON		SEE DETAIL
	SONORAN DESERT WILDFLOWER MIX			BY: GRANITE SEED AND EROSION CONTROL
	CYNODON DACTYLON 'SANTA ANA'			SOD



4702 E. Southern Ave.
Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

TIERRA VERDE WEST SURPRISE, ARIZONA

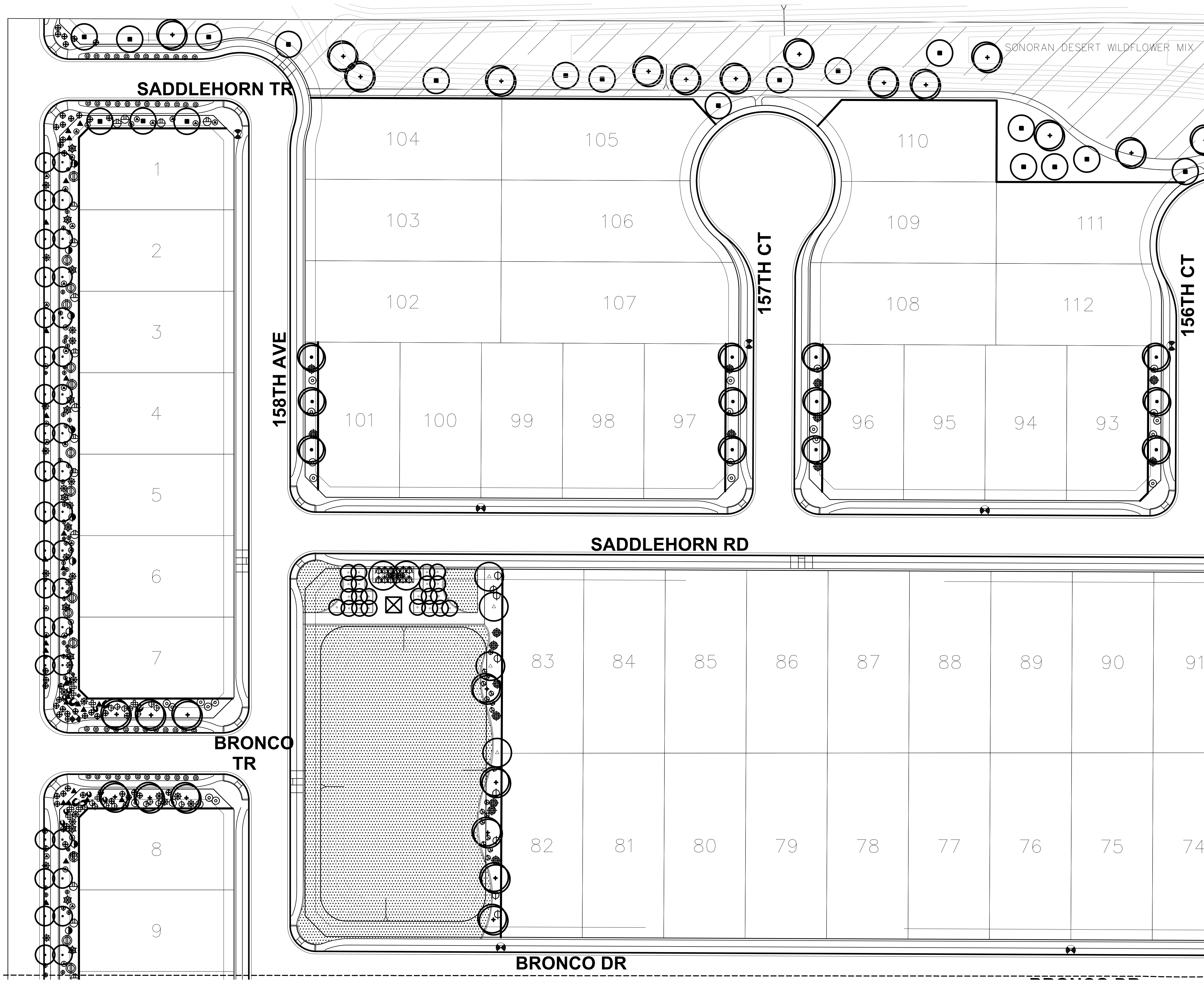
PROJECT NO : **160028**
DATE : OCTOBER 2016
DRW. SEB
RVW:

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COVER SHEET

L 1.1

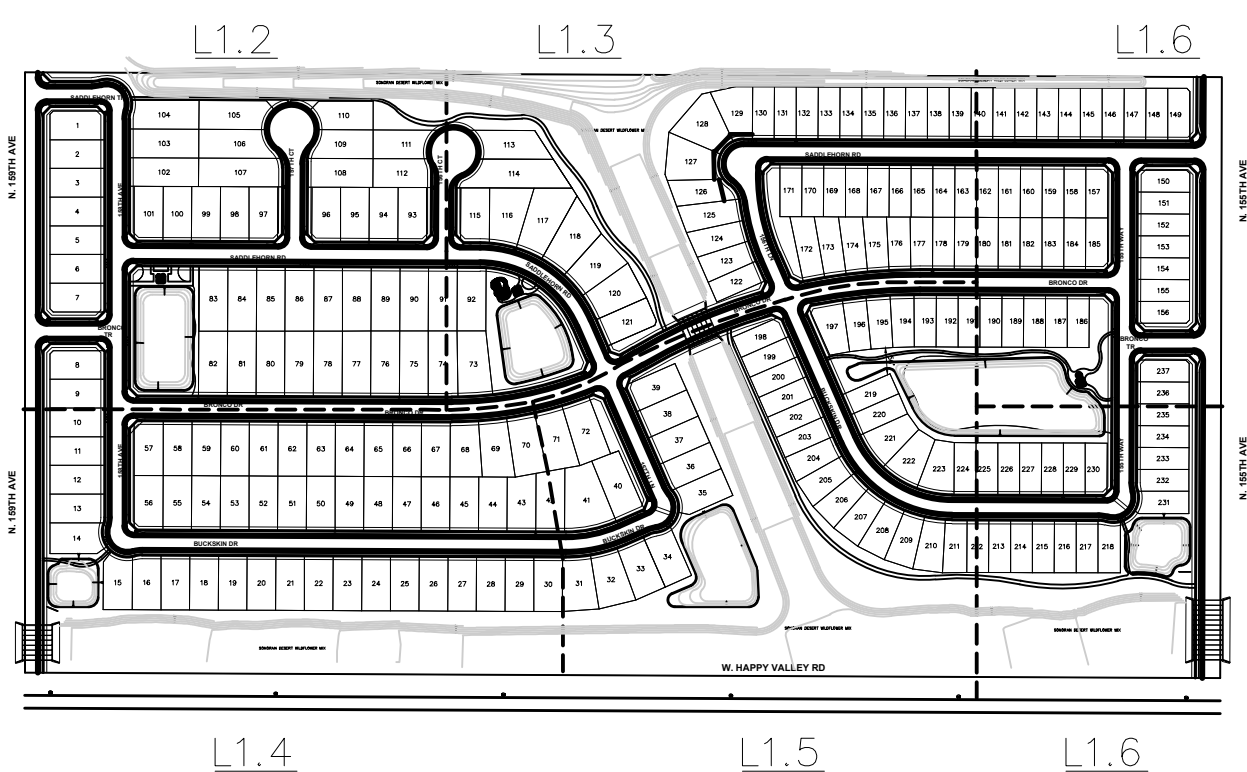
N. 159TH AVE



OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
●	ACACIA ANEURA MULGA	24" BOX	113	STAKE AS REQUIRED
●	ACACIA MILLARDIANA PALO BLANCO	24" BOX	22	STAKE AS REQUIRED
●	CHLOPSIS LINEARIS DESERT WILLOW	24" BOX	45	STAKE AS REQUIRED
●	CERCIDIUM FLORIDUM BLUE PALO VERDE	24" BOX	156	STAKE AS REQUIRED
●	CERCIDIUM HYBRID "DESERT MUSEUM" DESERT MUSEUM PALO VERDE	24" BOX	9	STAKE AS REQUIRED
●	OLNEYA TESOTA DESERT IRONWOOD	24" BOX	6	STAKE AS REQUIRED
●	PROSORPIS HYBRID "AZT THORNLESS" "AZT" THORNLESS HYBRID MESQUITE	36" BOX	66	STAKE AS REQUIRED
●	PROSORPIS VELUTINA NATIVE MESQUITE	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
●	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	17	
●	CORDIA PARVIFOLIA LITTLE LEAF CORDIA	5 GAL.	24	
●	DODONAEA VISCOSA HORSESHOE BUSH	5 GAL.	29	
●	ENCLEIA FARINOSA BUTTE LEBUSH	5 GAL.	140	
●	EREMOPHILA MACULATA VALENTINE BUSH	5 GAL.	8	
●	ERICACEA LACINIOFOLIA "AGUIRRE" TURPENTINE BUSH	5 GAL.	314	
●	EUPHORBIA RIGIDA COPPER PLANT	5 GAL.	25	
●	EUPHORBIA ANTIEPHILICA CANDELLA	5 GAL.	38	
●	HESPERALOE PARVIFLORA "BRAKELIGHTS" 1m "BRAKELIGHTS" RED YUCCA	5 GAL.	114	
●	JUSTICIA CALIFORNICA CHIPARROSA	5 GAL.	75	
●	LEUCOPHYLLUM LANGMANIAE LYN'S LEGACY 1m	5 GAL.	107	
●	LEUCOPHYLLUM LANGMANIAE LYN'S LEGACY 1m	5 GAL.	150	
ACCENTS:				
●	AGAVE DESMETTIANA N.C.N.	5 GAL.	24	
●	AGAVE PARVIFOLIUM VARIETY TRUNCATA	5 GAL.	92	
●	AGAVE WEBERI WEBER AGAVE	5 GAL.	6	
●	CARNEGIA GIGANTEA VARIES: 6' TO 12' SPEAR SAGUARO	5 GAL.	33	
●	DASYLIRION WHEELERI DESERT SPOON	5 GAL.	64	
●	FOUQUERIA SPLENDENS GODTULID	MIN. 10", 12 CANES	5	
●	OPUNTIA SP. SANTA RITA	5 GAL.	52	
GROUND COVER AND GRASSES:				
●	LANTANA "GOLD MOUND" GOLD MOUND LANTANA	1 GAL.	84	
●	VERBENA COONING PURPLE TRAILING VERBENA	1 GAL.	82	
●	VERBENA RIGIDA SANDPAPER VERBENA	1 GAL.	168	
●	MUHLENBERGIA CAPILLARIS "REGAL MIST" REGAL MIST DEER GRASS	5 GAL.	44	
●	NOLINA MICROCARPA BEAR GRASS	5 GAL.	9	
MATERIAL:				
●	CONCRETE HEADER			
●	DECOMPOSED GRANITE "EXPRESS BROWN"	3/4" MINUS		2" DEPTH 30% COVERAGE IN LANDSCAPE AREAS
●	DECOMPOSED GRANITE "EXPRESS BROWN"			DESERT PAVEMENT 30% COVERAGE IN LANDSCAPE AREAS
●	WEATHERED GRANITE BOULDERS SURFACE SELECT	20% 1/2 TON, 50% 1 TON, 30% 2 TON		SEE DETAIL
●	SONORAN DESERT WILDFLOWER MIX			
●	CYNODON DACTYLON "SANTA ANA"			

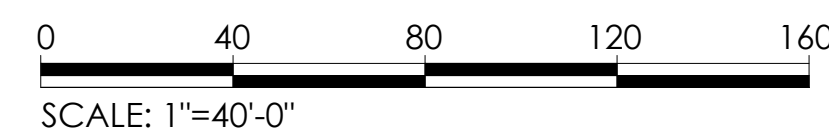
MATCHLINE B - SEE SHEET L1.3



KEY MAP

NTS

North



4702 E. Southern Ave.
Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

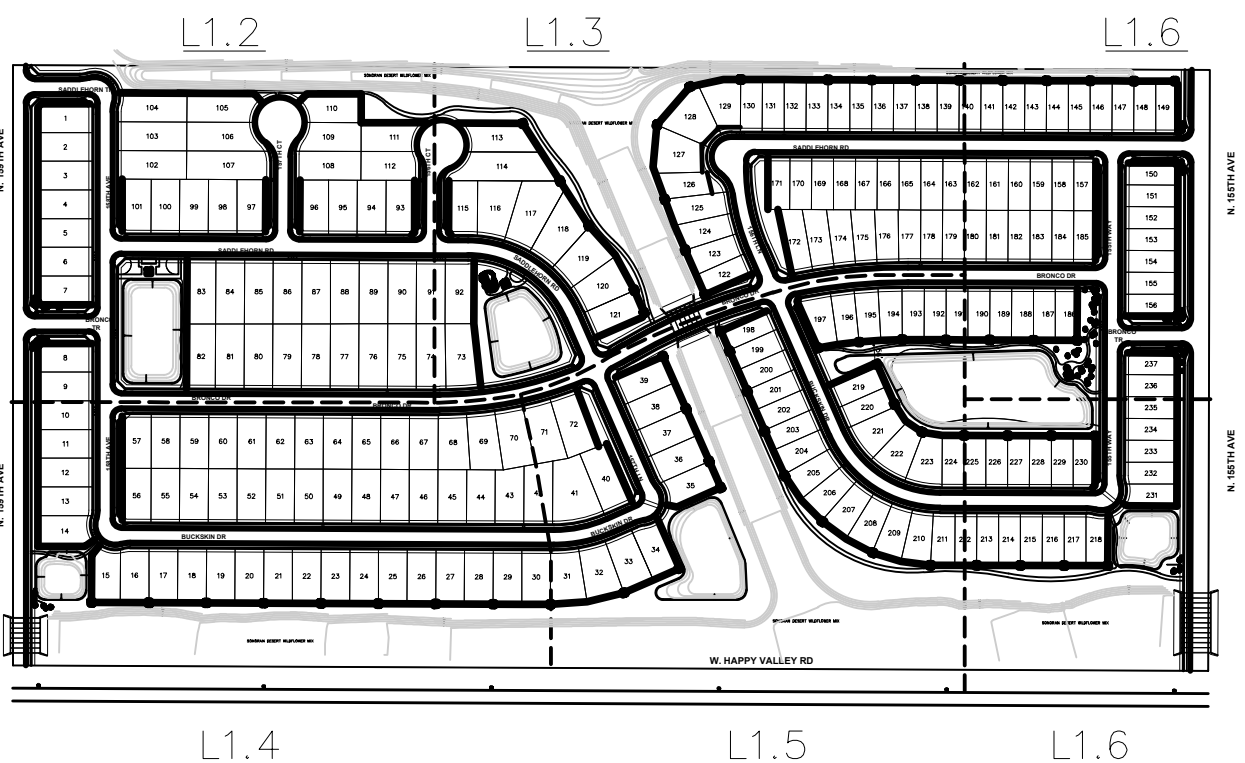
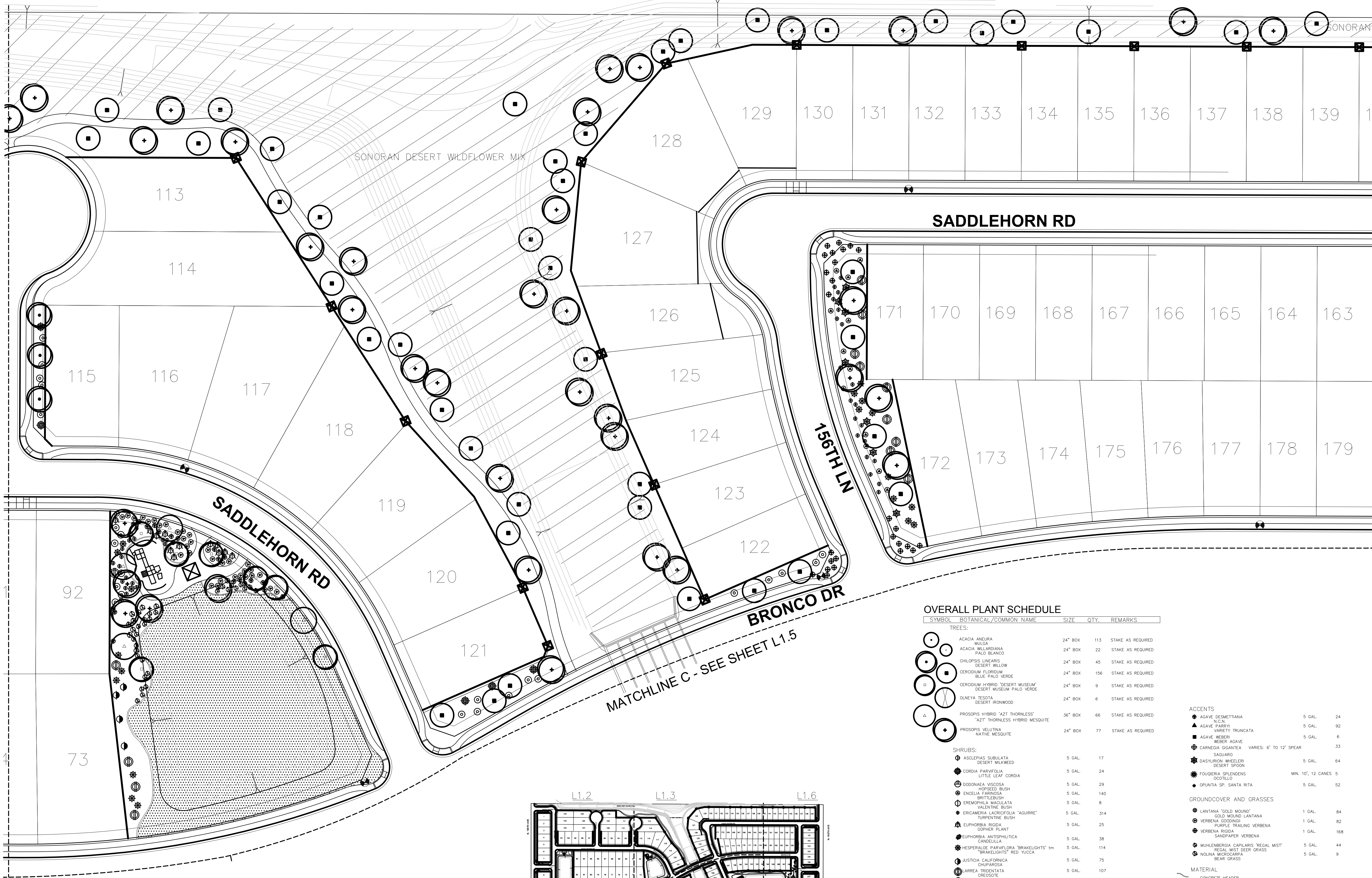
PROJECT NO.: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS
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LANDSCAPE PLAN

L 1.2

MATCHLINE B - SEE SHEET L1.3



KEY MAP
NTS
North

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
●	ACACIA ANEURA	24" BOX	113	STAKE AS REQUIRED
●	MULGA	24" BOX	22	STAKE AS REQUIRED
●	ACACIA MELIARDIANA	24" BOX	45	STAKE AS REQUIRED
●	PALO BLANCO	24" BOX	156	STAKE AS REQUIRED
●	CHLOPSIS LINEARIS	24" BOX	9	STAKE AS REQUIRED
●	DESERT WILLOW	24" BOX	6	STAKE AS REQUIRED
●	CERODIUM FLORIDUM	24" BOX	66	STAKE AS REQUIRED
●	BLUE PALO VERDE	24" BOX	9	STAKE AS REQUIRED
●	CERODIUM HYBRID "DESERT MUSEUM"	24" BOX	6	STAKE AS REQUIRED
●	DESERT MUSEUM PALO VERDE	24" BOX	36	STAKE AS REQUIRED
●	OLNEYA TESOTA	36" BOX	66	STAKE AS REQUIRED
●	DESERT IRONWOOD	24" BOX	77	STAKE AS REQUIRED
●	PROSOPIS HYBRID "AZT THORNLESS"	36" BOX	66	STAKE AS REQUIRED
●	"AZT" THORNLESS HYBRID MESQUITE	24" BOX	77	STAKE AS REQUIRED
●	PROSOPIS VELUTINA	24" BOX	77	STAKE AS REQUIRED
●	NATIVE MESQUITE	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
●	ASOLEPIAS SUBULATA	5 GAL.	17	
●	DESERT MILKWEED	5 GAL.	24	
●	CORDIA PARVIFOLIA	5 GAL.	24	
●	LITTLE LEAF CORDIA	5 GAL.	29	
●	DODONAEA VISCOSA	5 GAL.	140	
●	HOPSEED BUSH	5 GAL.	8	
●	ENCELLA FARINOSA	5 GAL.	314	
●	ERYTHRONIUM	5 GAL.	25	
●	EREMOPHILA MACULATA	5 GAL.	38	
●	VALENTINE BUSH	5 GAL.	114	
●	ERICACERIA LACRIFOLIA "AQUIRRE"	5 GAL.	75	
●	TURPENTINE BUSH	5 GAL.	107	
●	EUPHORBIA RIGIDA	5 GAL.	150	
●	GOPHER PLANT	5 GAL.	150	
●	EUPHORBIA ANTISPHILTICA	5 GAL.	150	
●	CANDELLA	5 GAL.	150	
●	HEPERALOE PARVIFLORA "BRAKELEIGHTS" 1m	5 GAL.	150	
●	"BRAKELEIGHTS" RED YUCCA	5 GAL.	150	
●	JUSTICIA CALIFORNICA	5 GAL.	150	
●	CHUPAROSA	5 GAL.	150	
●	ARREA TRIDENTATA	5 GAL.	150	
●	DRESDOTE	5 GAL.	150	
●	LEUCOPHYLLUM LAMMANIAE	5 GAL.	150	
●	LYNN'S LEGACY 1m	5 GAL.	150	

ACCENTS			
●	AGAVE DESMETTIANA	5 GAL.	24
●	N.C.N.	5 GAL.	92
●	AGAVE PARVIFOLIUM	5 GAL.	6
●	VARIETY TRUNCATA	5 GAL.	33
●	WEBER AGAVE	VARIES: 6' TO 12' SPEAR	64
●	CARNEGIA GIGANTEA	VARIES: 6' TO 12' SPEAR	52
●	SAGUARO	MIN. 10', 12' CANES	5
●	FOUGERIA SPLENDENS	5 GAL.	52
●	COCTILO	5 GAL.	52
●	OPUNTIA SP. SANTA RITA	5 GAL.	52
GROUND COVER AND GRASSES			
●	LANTANA "GOLD MOUND"	1 GAL.	84
●	GOLD MOUND LANTANA	1 GAL.	82
●	VERBENA GODOLINI	1 GAL.	168
●	PURPLE TRAILING VERBENA	1 GAL.	44
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●	MUEHLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	44
●	REGAL MIST DEER GRASS	5 GAL.	9
●	NOLINA MICROCARPA	5 GAL.	9
●	BEAR GRASS	5 GAL.	9
MATERIAL			
●	CONCRETE HEAD	3/4" MINUS	2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
●	DECOMPOSED GRANITE "EXPRESS BROWN"	DESSERT PAVEMENT	30% COVERAGE IN LANDSCAPE AREAS
●	DECOMPOSED GRANITE "EXPRESS BROWN"	DESSERT PAVEMENT	30% COVERAGE IN LANDSCAPE AREAS
●	WEATHERED GRANITE BOULDERS	20% 1/2 TON, 50% 1 TON, 30% 2 TON	SEE DETAIL
●	SONORAN DESERT WILDFLOWER MIX		
●	CYNODON DACTYLON "SANTA ANA"		

0 40 80 120 160
SCALE: 1"=40'-0"
North



4702 E. Southern Ave.
Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO: 160028
DATE: OCTOBER 2016
DRW: SEB

REVISIONS
△
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△
△
△
△

LANDSCAPE PLAN

L 1.3

N. 159TH AVE

MATCHLINE A - SEE SHEET L1.2

BRONCO DR

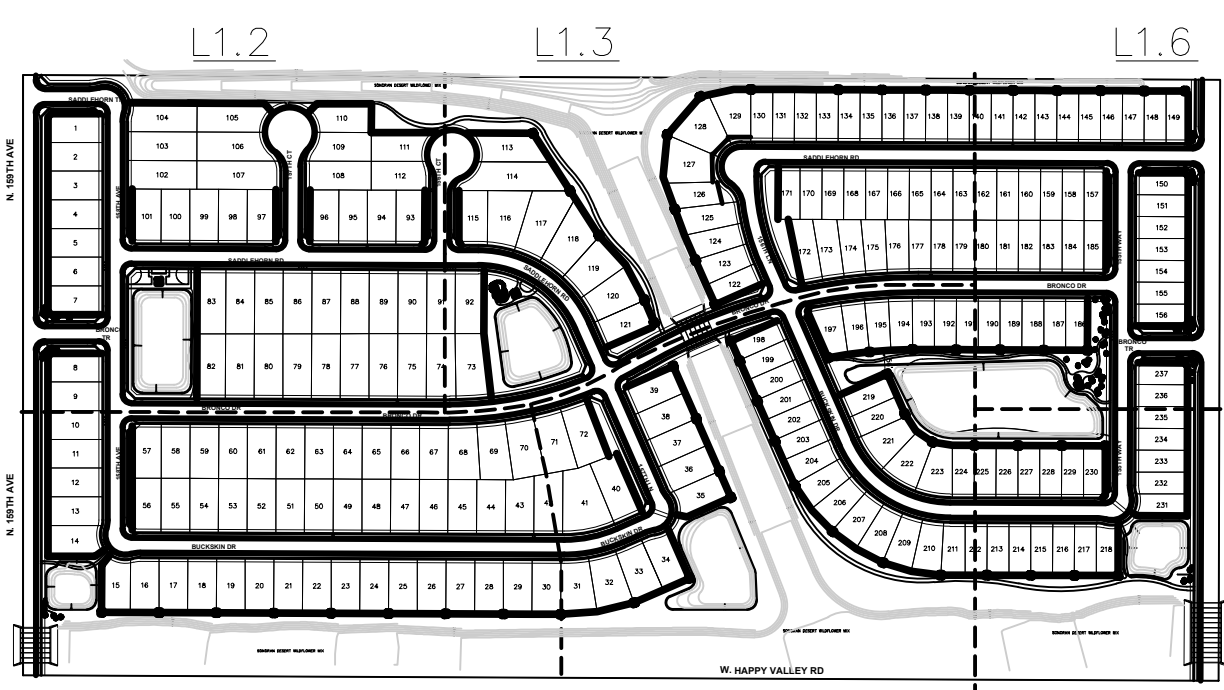
158TH AVE

BUCKSKIN DR

MATCHLINE E - SEE SHEET L1.5

SONORAN DESERT WILDFLOWER MIX

EXISTING LANDSCAPE TO REMAIN.
SEE NATIVE PLANT INVENTORY.



KEY MAP

NTS



North

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
●	ACACIA ANEURA	24" BOX	113	STAKE AS REQUIRED
▲	ACACIA MULBORDIANA	24" BOX	22	STAKE AS REQUIRED
■	ACACIA PALO BLANCO	24" BOX	45	STAKE AS REQUIRED
○	CHILOPSIS LINEARIS	24" BOX	156	STAKE AS REQUIRED
○	CERCIDIUM FLORIDUM	24" BOX	9	STAKE AS REQUIRED
○	CERCIDIUM HYBRID "DESERT MUSEUM"	24" BOX	6	STAKE AS REQUIRED
○	CERCIDIUM HYBRID "DESERT MUSEUM"	24" BOX	6	STAKE AS REQUIRED
○	OLNEYA TESOTA	36" BOX	66	STAKE AS REQUIRED
○	PROSOPIS HYBRID "AZT THORNLESS"	24" BOX	77	STAKE AS REQUIRED
○	PROSOPIS VELLUTINA	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
●	ASCLEPIAS SUBULATA	5 GAL.	17	
●	CORDIA PARVIFOLIA	5 GAL.	24	
●	EREMOPHILA MACULATA	5 GAL.	29	
●	EREMOPHILA MACULATA	5 GAL.	140	
●	EREMOPHILA MACULATA	5 GAL.	8	
●	EREMOPHILA MACULATA	5 GAL.	314	
●	EUPHORBIA RIGIDA	5 GAL.	25	
●	EUPHORBIA RIGIDA	5 GAL.	38	
●	EUPHORBIA RIGIDA	5 GAL.	114	
●	JUSTITIA CALIFORNICA	5 GAL.	75	
●	JUSTITIA CALIFORNICA	5 GAL.	107	
●	JUSTITIA CALIFORNICA	5 GAL.	150	

ACCENTS

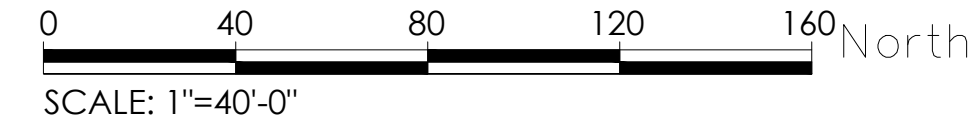
●	AGAVE DESMETTIANA	5 GAL.	24
▲	AGAVE PARVIFOLIUM	5 GAL.	92
■	AGAVE WEISSER	5 GAL.	6
●	CARNEGIA GRANITEA	VARIES: 6' TO 12' SPEAR	33
●	DASYLIRION WHEELERI	5 GAL.	64
●	FOUQUIERIA SPP.	MIN. 10', 12' CANES	5
●	OPUNTIA SP. SANTA RITA	5 GAL.	52

GROUND COVER AND GRASSES

●	LANTANA "GOLD MOUND"	1 GAL.	84
●	VERBENA GOODINGII	1 GAL.	82
●	VERBENA RIGIDA	1 GAL.	168
●	MUHLENBERGIA CAPILLARIS	5 GAL.	44
●	NOLINA MICROCARPA	5 GAL.	9

MATERIAL

CONCRETE HEADER	3/4" MINUS	2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
DECOMPOSED GRANITE	DESSERT PAVEMENT	30% COVERAGE IN LANDSCAPE AREAS
WEATHERED GRANITE BOULDERS	20% 1/2 TON, 50% 1 TON, 30% 2 TON	SEE DETAIL
SONORAN DESERT WILDFLOWER MIX		
CYNODON DACTYLON "SANTA ANA"		



North



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Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

TIERRA VERDE WEST

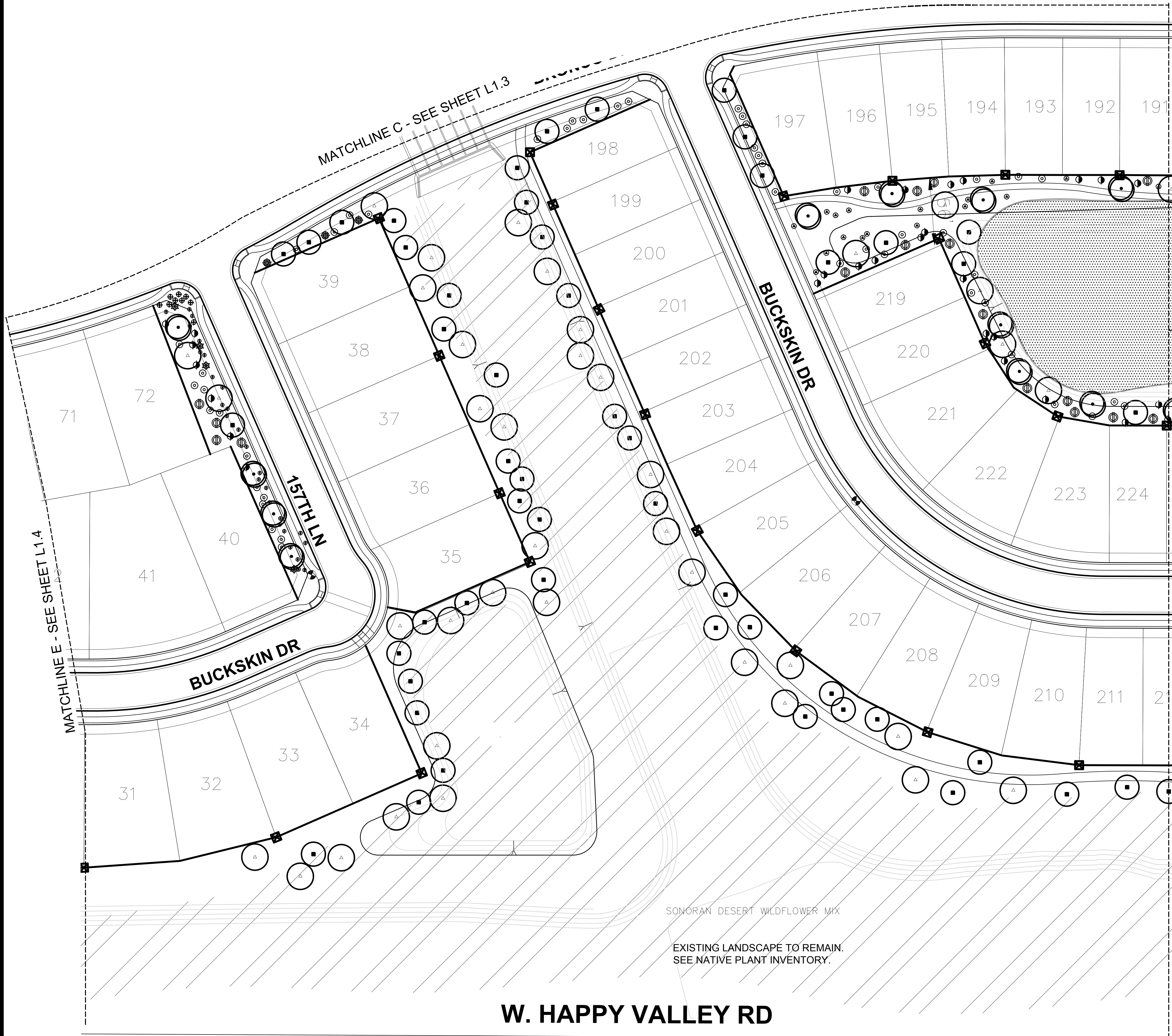
SURPRISE, ARIZONA

PROJECT NO : **L60028**
DATE : OCTOBER 2016
DRW: SEB
RWW:

REVISIONS
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△

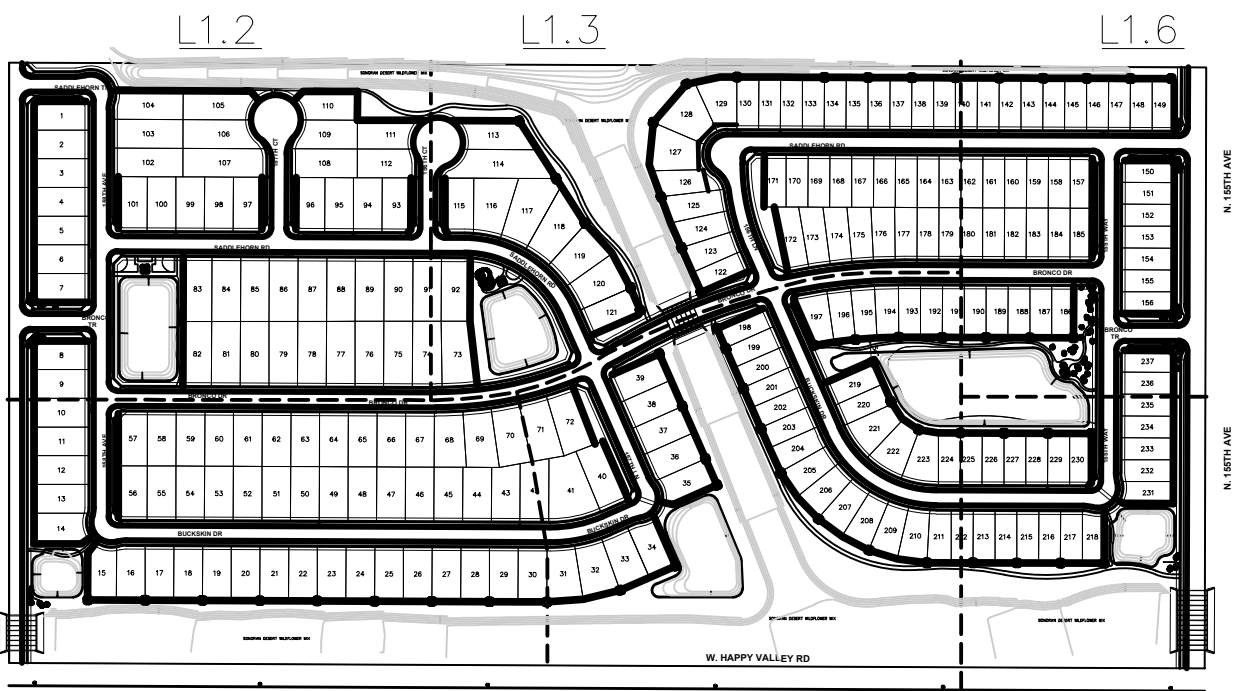
LANDSCAPE PLAN

L 1.4



OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
●	ACACIA ANEURA	24" BOX	113	STAKE AS REQUIRED
●	ACACIA WILKINSONIANA	24" BOX	22	STAKE AS REQUIRED
●	CHILOPSIS LINEARIS	24" BOX	45	STAKE AS REQUIRED
●	CERODIUM FLORIDUM	24" BOX	156	STAKE AS REQUIRED
●	CERODIUM HYBRID "DESERT MUSEUM"	24" BOX	9	STAKE AS REQUIRED
●	OLNEYA TESOTA	24" BOX	6	STAKE AS REQUIRED
●	PROSPERIS HYBRID "AZT THORNLESS"	36" BOX	66	STAKE AS REQUIRED
●	PROSPERIS VELUTINA	24" BOX	77	STAKE AS REQUIRED
SHRUBS:				
●	ASCLEPIAS SUBULATA	5 GAL.	17	
●	CORDIA PARVIFOLIA	5 GAL.	24	
●	DODONAEA VESICOSA	5 GAL.	29	
●	ENCELIA FARNAGIA	5 GAL.	140	
●	EREMOPHILA MACULATA	5 GAL.	8	
●	ERICAMERIA LACINIOSIFOLIA "AGUIRRE"	5 GAL.	314	
●	EUPHORBIA RIGIDA	5 GAL.	25	
●	EUPHORBIA ANTIPOHLITICA	5 GAL.	38	
●	HESPERALOE PARVIFLORA "BRAKELIGHTS" 1m	5 GAL.	114	
●	JUSTICIA CALIFORNICA	5 GAL.	75	
●	CHUPAROSA	5 GAL.	107	
●	LEUCOPHYLLUM LANGMANIAE	5 GAL.	150	
ACCENTS:				
●	AGAVE DESMETIANA	5 GAL.	24	
●	AGAVE PARVIFOLIA	5 GAL.	92	
●	AGAVE WEIBERI	5 GAL.	6	
●	CARNEGIA GIGANTEA	VARIES: 6" TO 12" SPEAR	33	
●	DASYLIRION WHEELERI	5 GAL.	64	
●	FOUQERIA SPLENDENS	MIN. 10", 12 CANES	5	
●	OPUNTIA SP. SANTA RITA	5 GAL.	52	
GROUNDCOVER AND GRASSES:				
●	LANTANA "GOLD MOUND"	1 GAL.	84	
●	VERBENA GOODINGII	1 GAL.	82	
●	VERBENA RIGIDA	1 GAL.	168	
●	MULLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	44	
●	NOLINA MICROCARPA	5 GAL.	9	
MATERIAL:				
■	CONCRETE HEADER	3/4" MINUS	2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS	
■	DECOMPOSED GRANITE "EXPRESS BROWN"	DESSERT PAVEMENT	30% COVERAGE IN LANDSCAPE AREAS	
■	WEATHERED GRANITE BOULDERS	20% 1/2 TON, 50% 1 TON, 30% 2 TON	SEE DETAIL	
■	SONORAN DESERT WILDFLOWER MIX			
■	CYNODON DACTYLON "SANTA ANA"			



KEY MAP

NTS



4702 E. Southern Ave.
Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

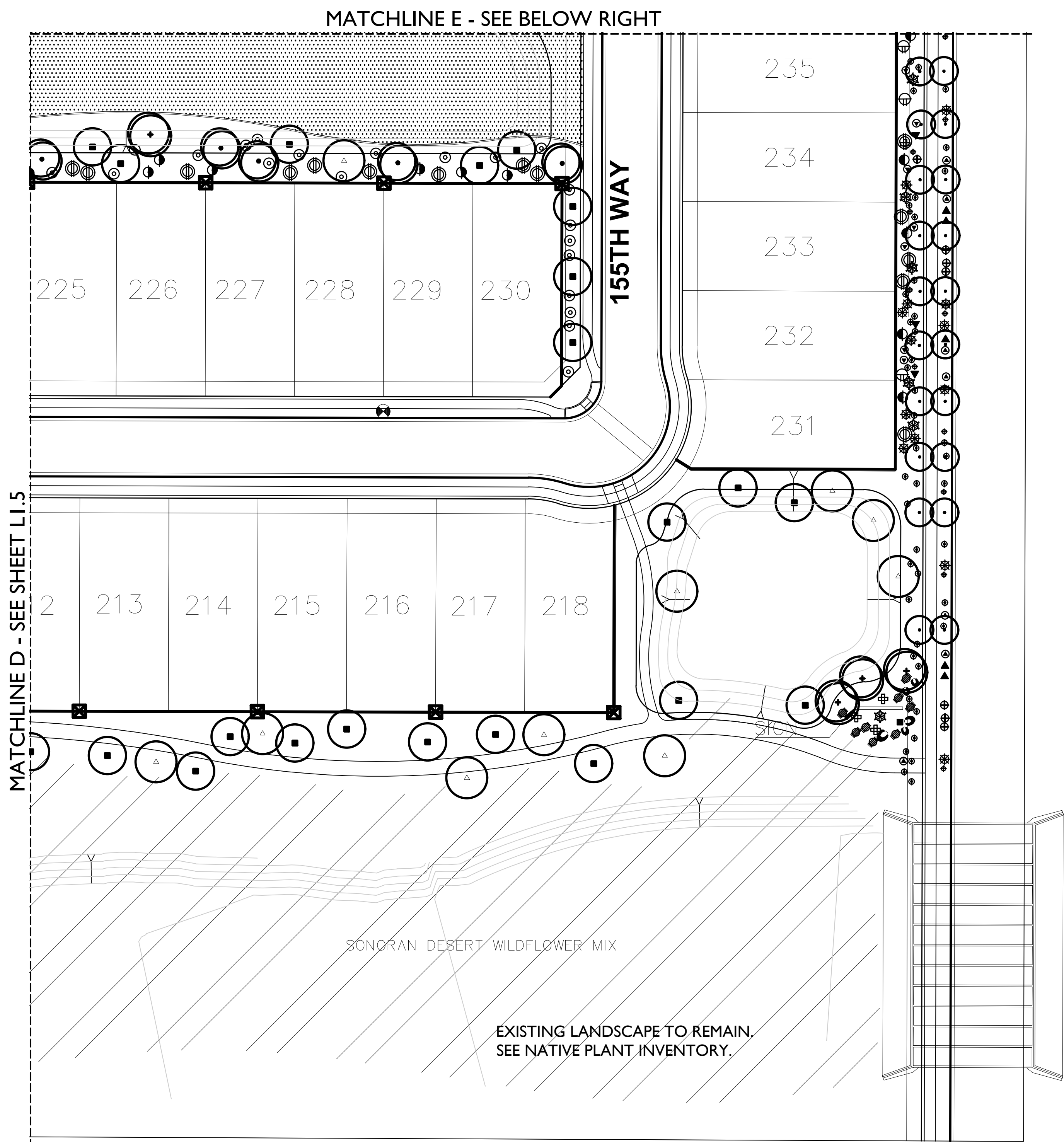
TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS

LANDSCAPE PLAN

L 1.5



N. 155TH AVE

OVERALL PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY.	REMARKS
TREES:				
	ACACIA ANEURA	24" BOX	113	STAKE AS REQUIRED
	ACACIA MULLGA	24" BOX	22	STAKE AS REQUIRED
	ACACIA WILLARDIANA	24" BOX	45	STAKE AS REQUIRED
	CHILOPSIS LINEARIS	24" BOX	156	STAKE AS REQUIRED
	CERODIUM FLORIDUM	24" BOX	9	STAKE AS REQUIRED
	CERODIUM HYBRID 'DESERT MUSEUM'	24" BOX	6	STAKE AS REQUIRED
	OLNEYA TESOTA	24" BOX	66	STAKE AS REQUIRED
	PROSOPIS HYBRID 'AZI THORNLESS'	36" BOX	77	STAKE AS REQUIRED
	PROSOPIS VELUTINA	24" BOX		STAKE AS REQUIRED
SHRUBS:				
	ASCLEPIAS SUBULATA	5 GAL	17	
	CORDIA PARVIFOLIA	5 GAL	24	
	DODONAEA VISCOSA	5 GAL	29	
	ENCELIA PARVIFLORA	5 GAL	140	
	EREMOPHILA MACULATA	5 GAL	8	
	EREMOPHILA MACULATA	5 GAL	314	
	EUPHORBIA AFRICA	5 GAL	25	
	EUPHORBIA ANTISPHILITICA	5 GAL	38	
	ESPERALOE PARVIFLORA 'BRAKELIGHTS' tm	5 GAL	114	
	JUSTICIA CALIFORNICA	5 GAL	75	
	LARREA TRIDENTATA	5 GAL	107	
	LEUCOPHYLLUM LANGMANIAE	5 GAL	150	

- ACCENTS
- AGAVE DESMETTIANA 5 GAL 24
 - AGAVE FAIRY VARIETY TRUNCATA 5 GAL 92
 - AGAVE WEBER 5 GAL 6
 - CARNEGIA GIGANTEA VARIES: 6' TO 12' SPEAR 33
 - SAGUARO 5 GAL 64
 - FOUQUIERIA SPLENDENS MIN. 10', 12 CANES 5
 - OPUNTIA SP. SANTA RITA 5 GAL 52

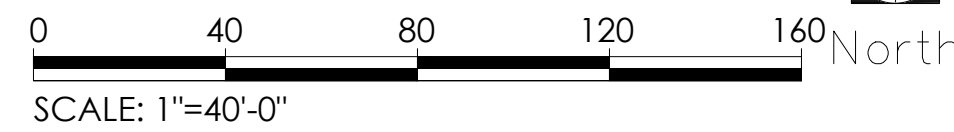
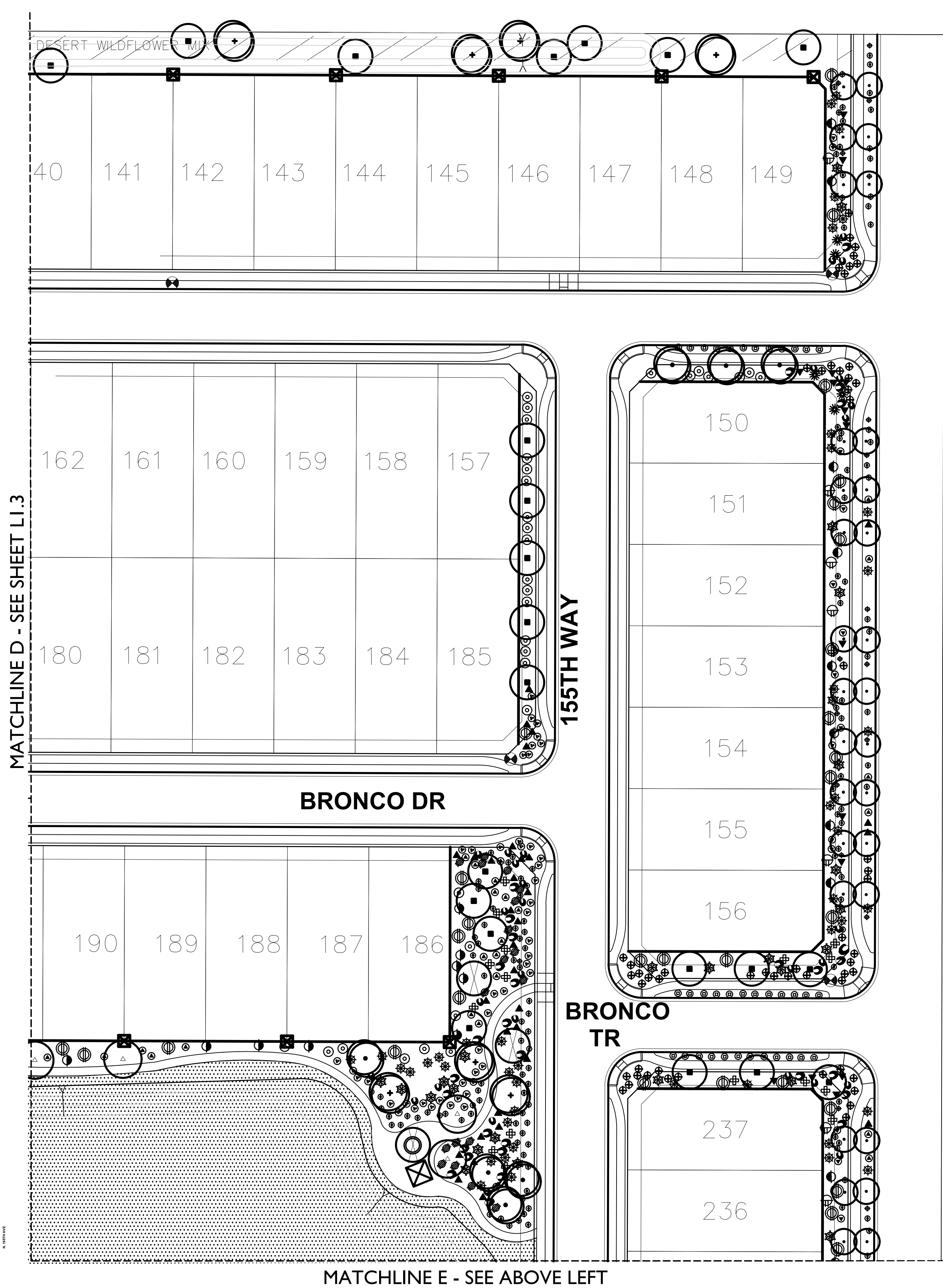
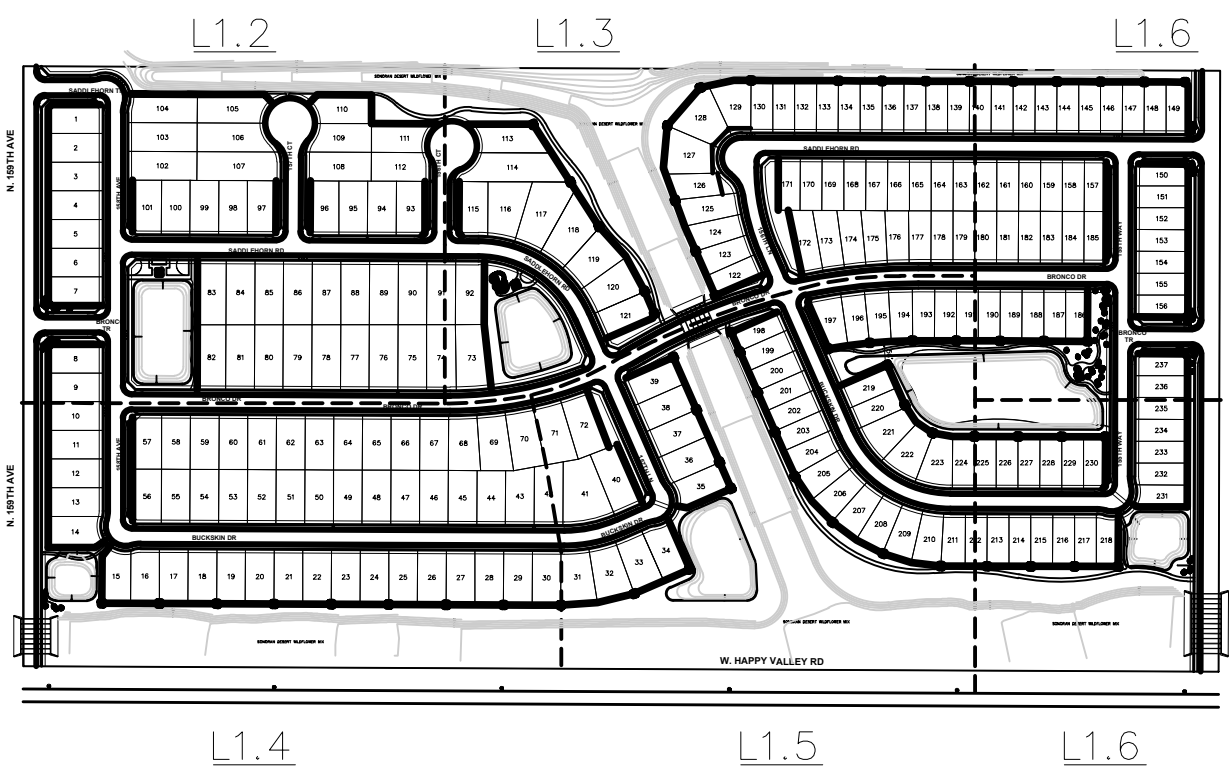
GROUND COVER AND GRASSES

- LANTANA 'GOLD MOUND' 1 GAL 84
- GOLD MOUND LANTANA 1 GAL 82
- VERBENA GIGANTIA PURPLE TRAILING VERBENA 1 GAL 168
- VERBENA RUGOSA SANDPAPER VERBENA 1 GAL 44
- MUEHLENBERGIA CAPILLARIS 'REGAL MIST' 5 GAL 9
- REGAL MIST DEER GRASS 5 GAL 9
- NOJUNA MICROCARPA BEAR GRASS

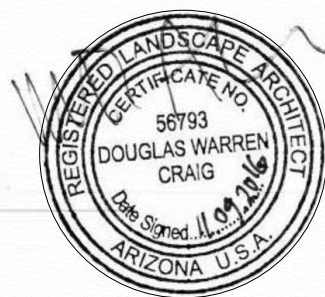
MATERIAL

- CONCRETE HEADER 3/4" MINUS 2" DEPTH 70% COVERAGE IN LANDSCAPE AREAS
- DECOMPOSED GRANITE "EXPRESS BROWN" DESERT PAVEMENT 30% COVERAGE IN LANDSCAPE AREAS
- WEATHERED GRANITE BOULDERS SURFACE SELECT 20% 1/2 TON, 50% 1 TON, 30% 2 TON SEE DETAIL

- SONORAN DESERT WILDFLOWER MIX
- CYNODON DACTYLON 'SANTA ANA'



4702 E. Southern Ave.
Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

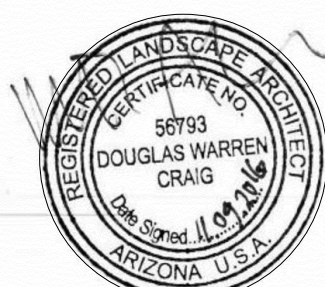
TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS
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LANDSCAPE
PLAN

L 1.6



EXP. 03/31/2017

TIERRA VERDE WEST

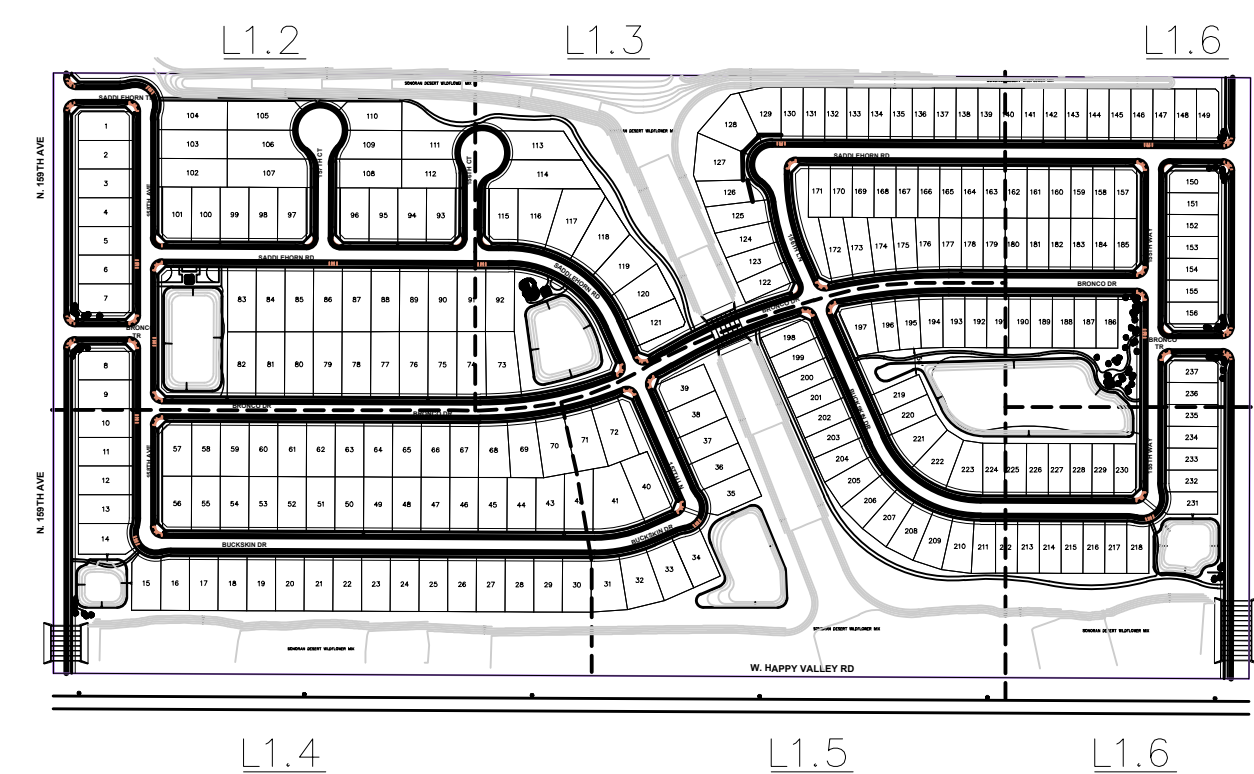
SURPRISE, ARIZONA

PROJECT NO: **L60028**
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS	
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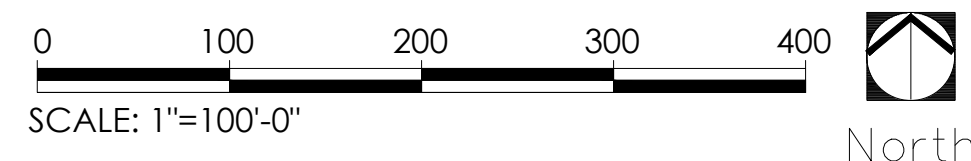
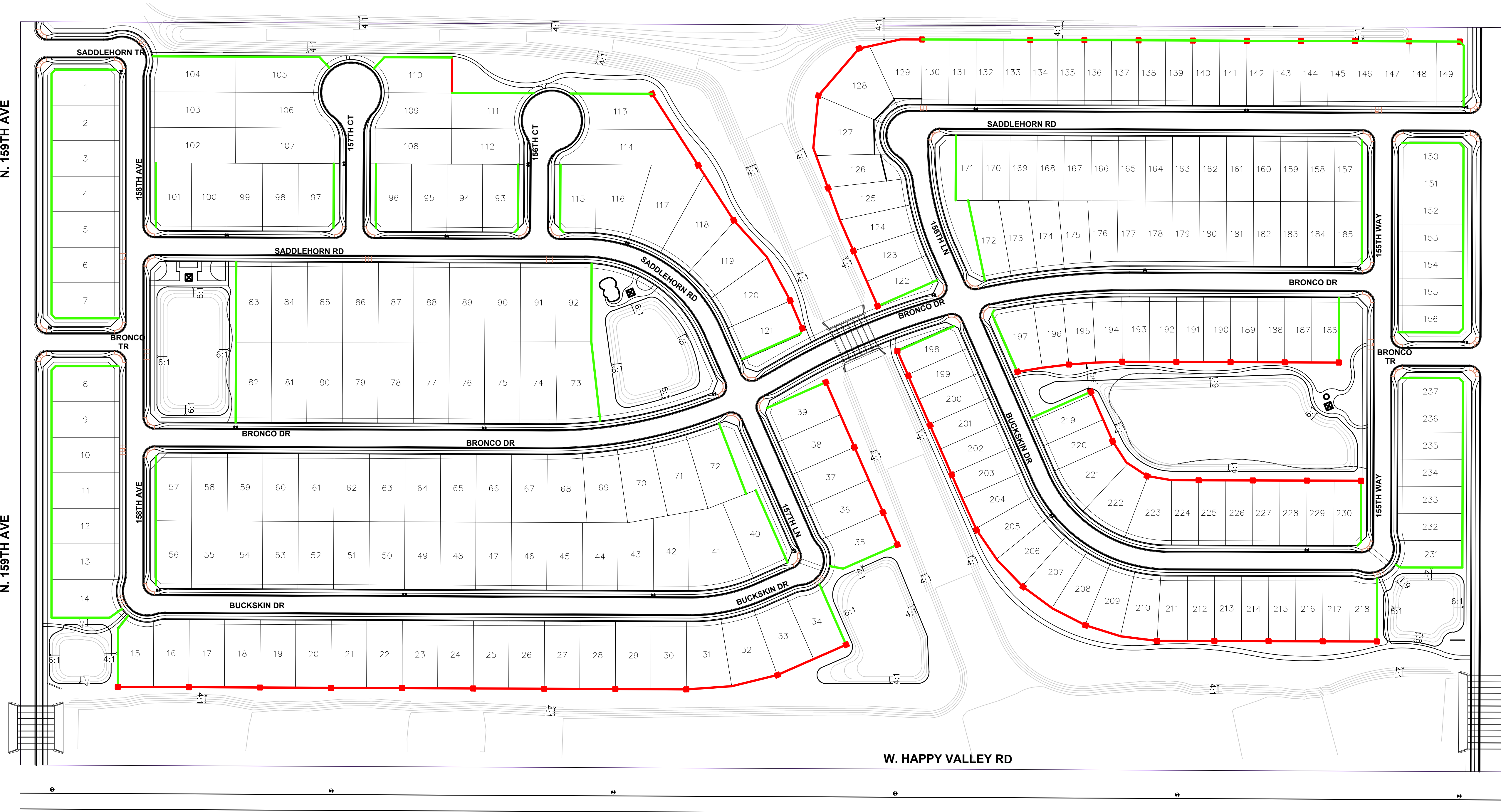
WALL
PLAN

L1.7



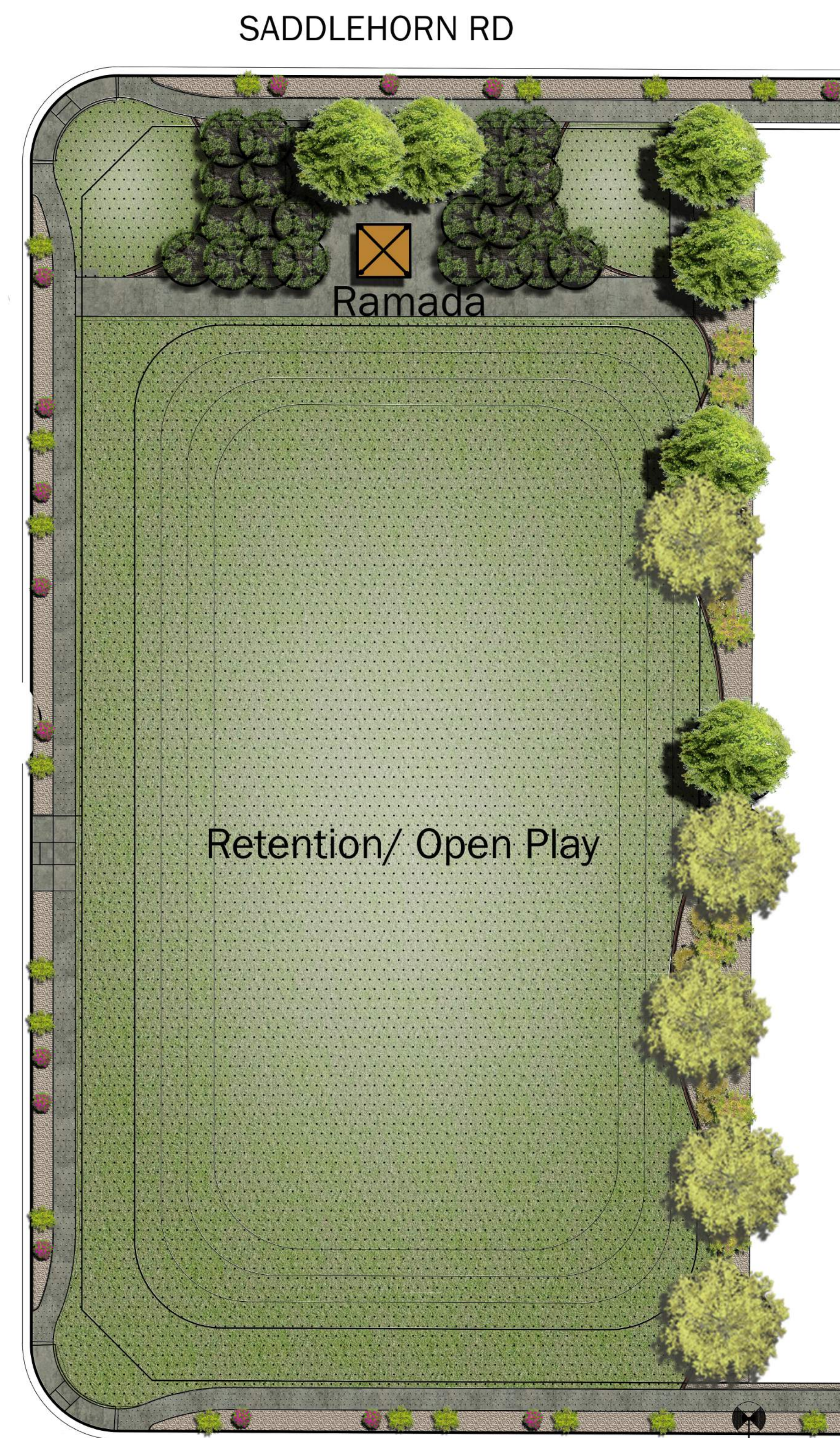
KEY MAP

NTS



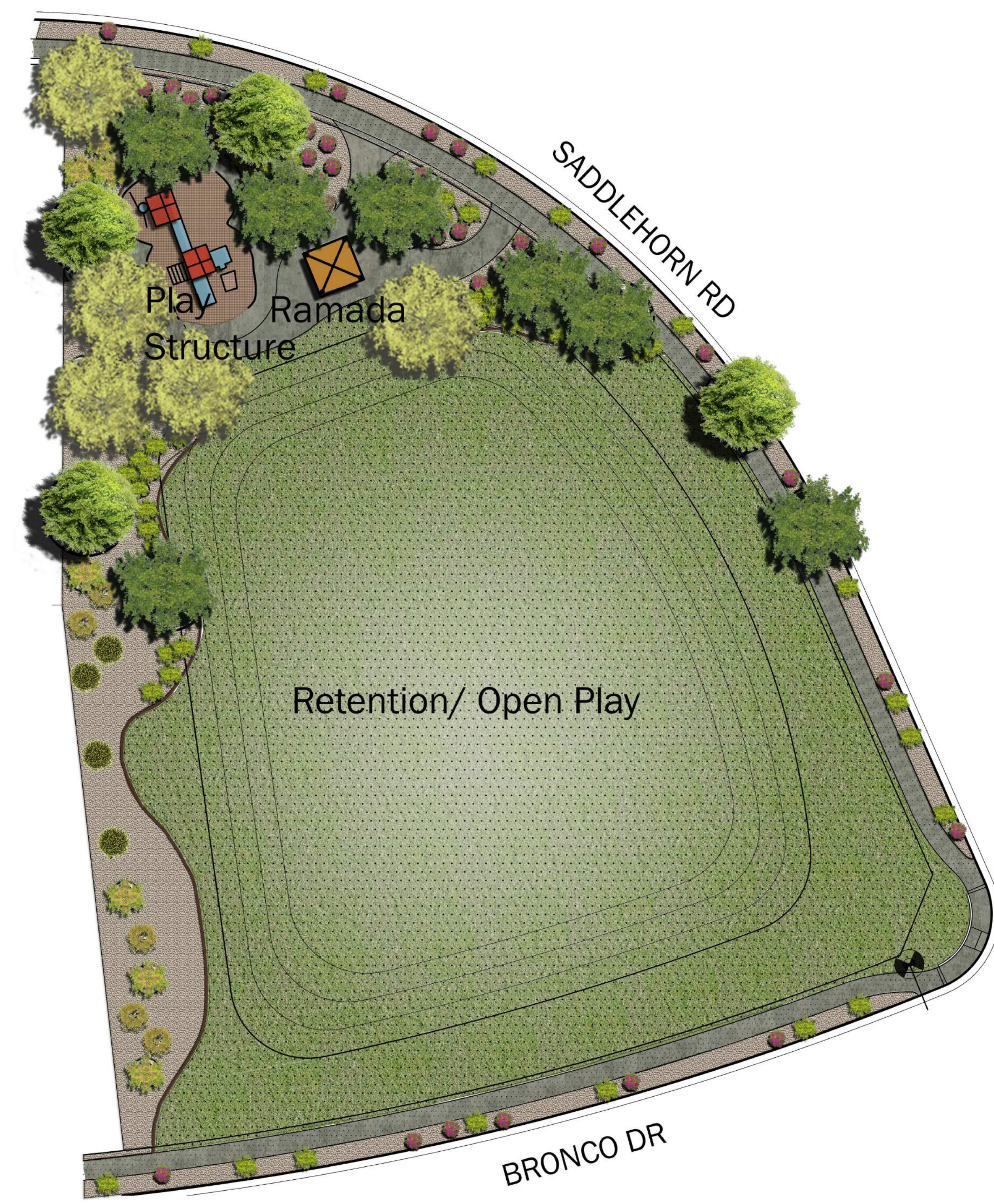
LEGEND

- SIGNAGE
- COLUMN
- PERIMETER WALL
- VIEW WALL



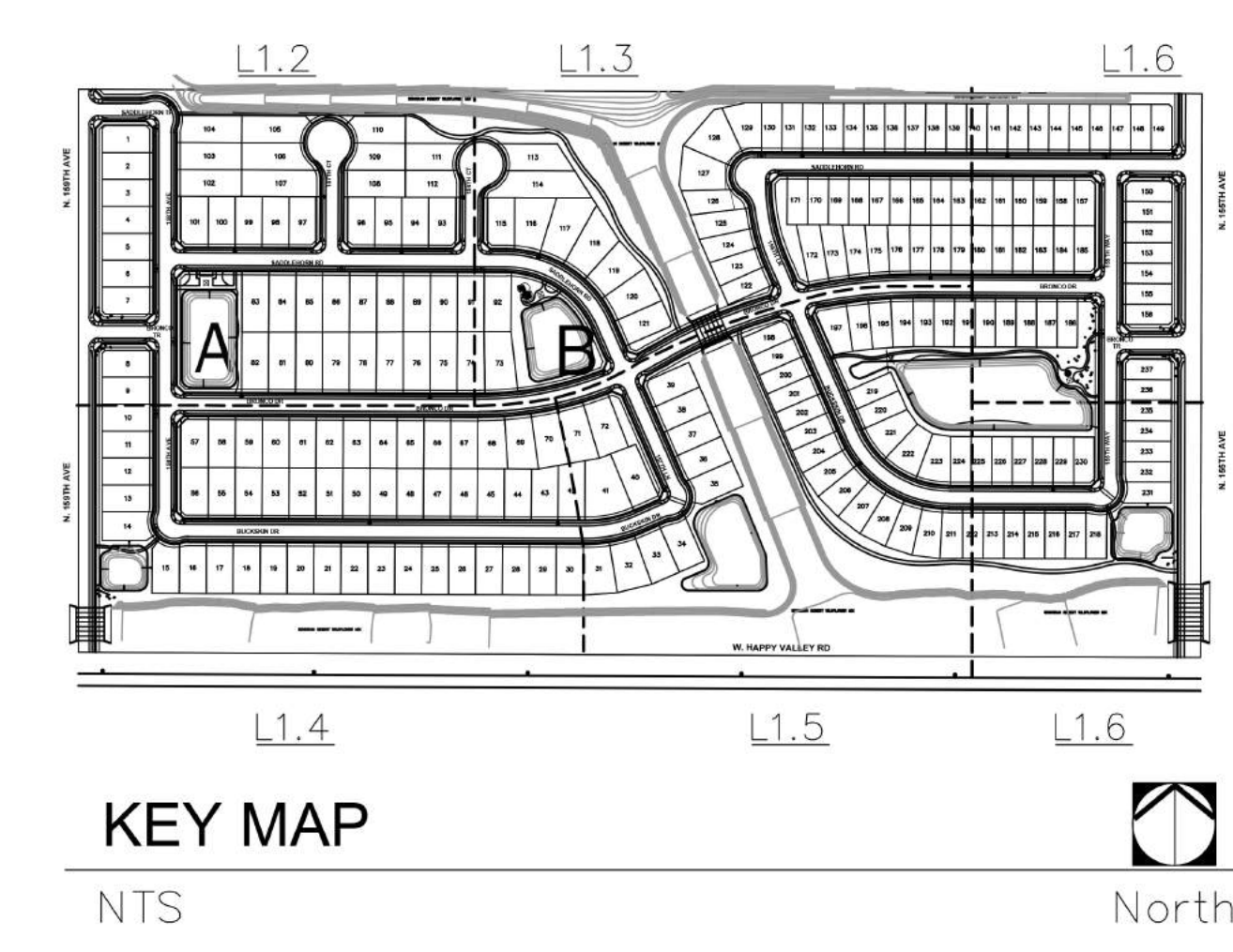
AMENITY AREA A
SCALE: 1"=20'-0"

- PROSOPIS GLANDULOSA 'THORNLESS'
- THORNLESS HONEY MESQUITE
- CERCIDIUM HYBRID 'DESERT MUSEUM'
- DESERT MUSEUM PALO VERDE



AMENITY AREA B
SCALE: 1"=20'-0"

- ACACIA WILLARDIANA
- PALO BLANCO
- PROSOPIS HYBRID 'AZT THORNLESS'
- 'AZT' THORNLESS HYBRID MESQUITE



KEY MAP
NTS

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS
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COMMUNITY AMENITIES

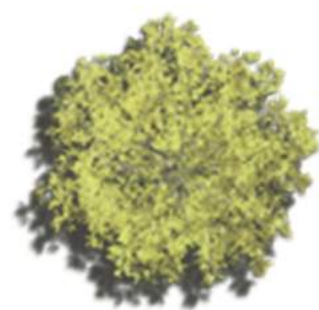
L1.8



AMENITY AREA C

0 20 40 60 80 North

SCALE: 1"=20'-0"



PROSOPIS GLANDULOSA 'THORNLESS'
THORNLESS HONEY MESQUITE



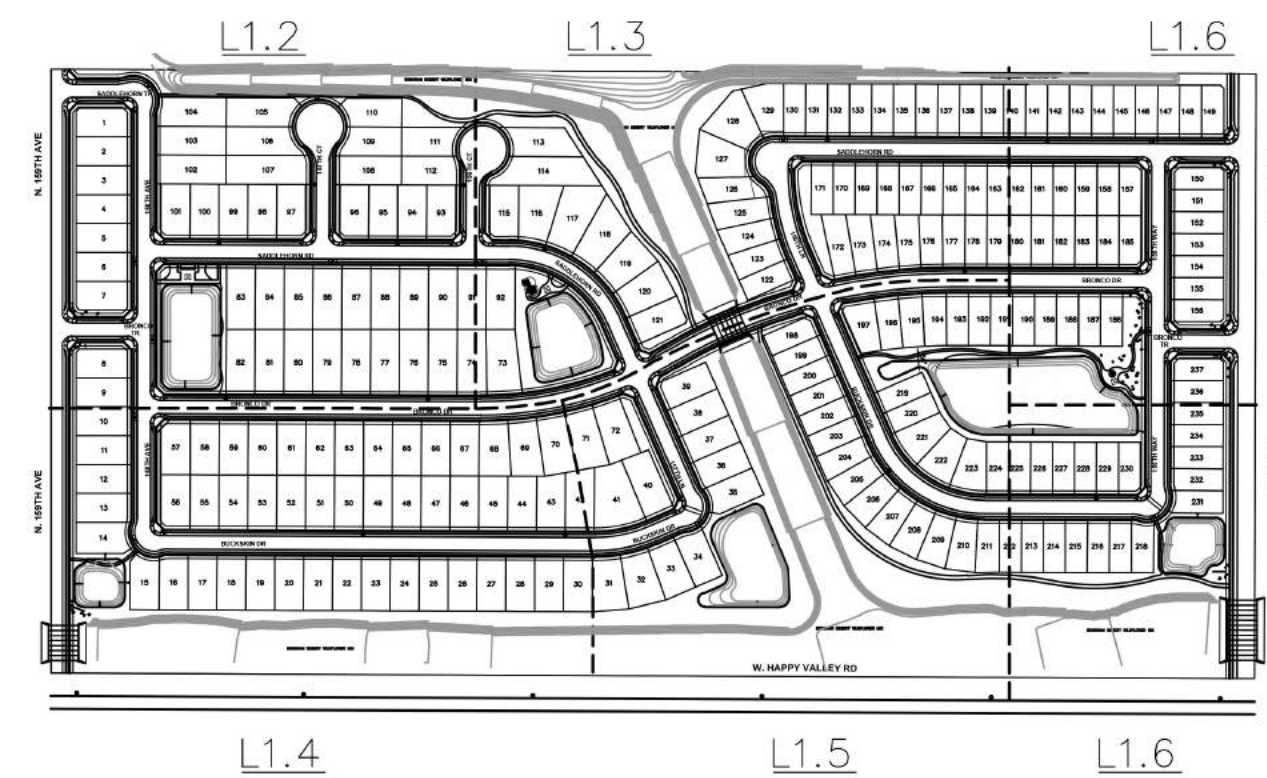
CERCIDIUM HYBRID 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



ACACIA WILLARDIANA
PALO BLANCO



PROSOPIS HYBRID 'AZT THORNLESS'
'AZT' THORNLESS HYBRID MESQUITE



KEY MAP

NTS



4702 E. Southern Ave.
Mesa, AZ 85206
(480) 586-2176



EXP. 03/31/2017

TIERRA VERDE WEST

SURPRISE, ARIZONA

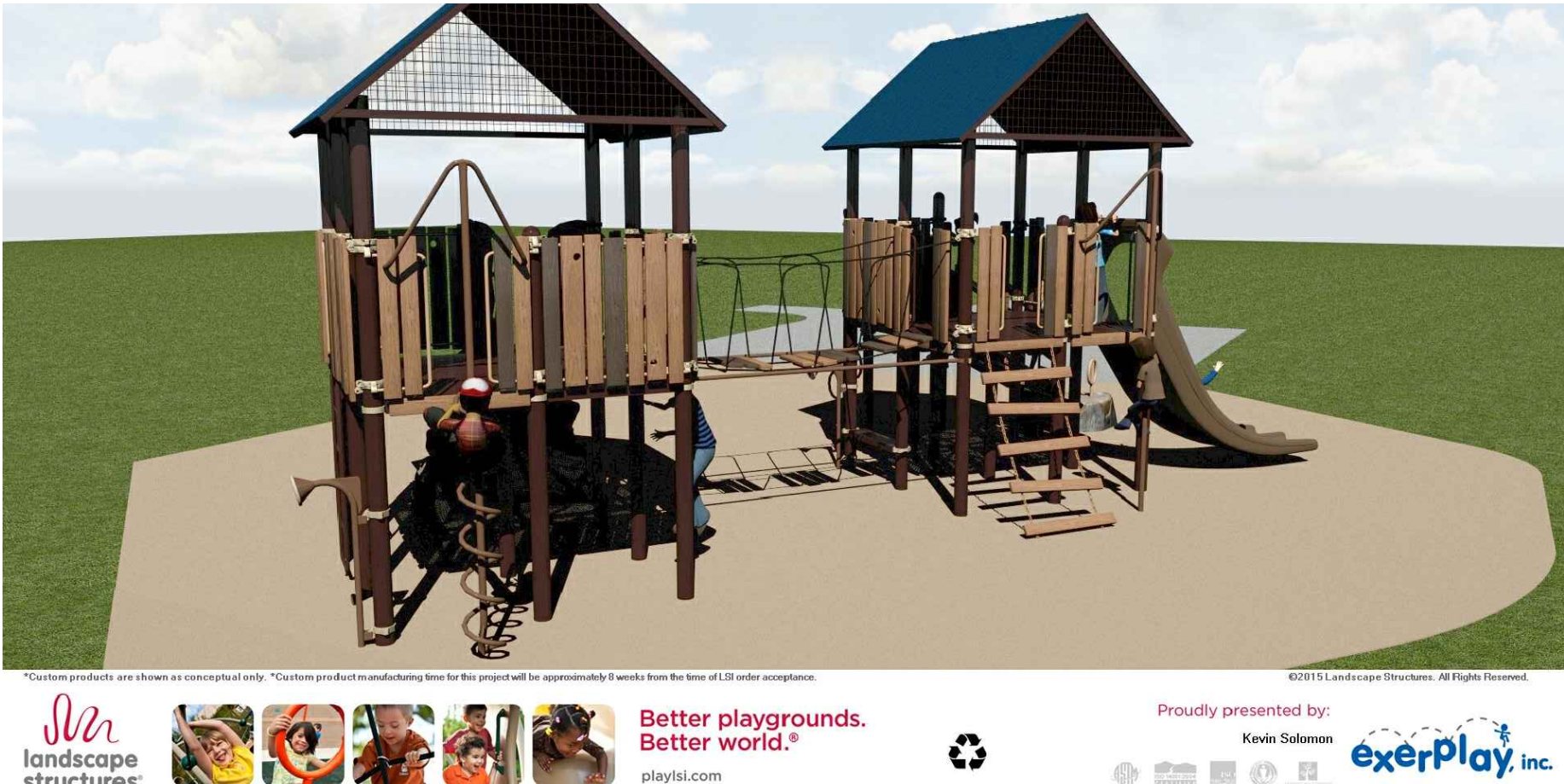
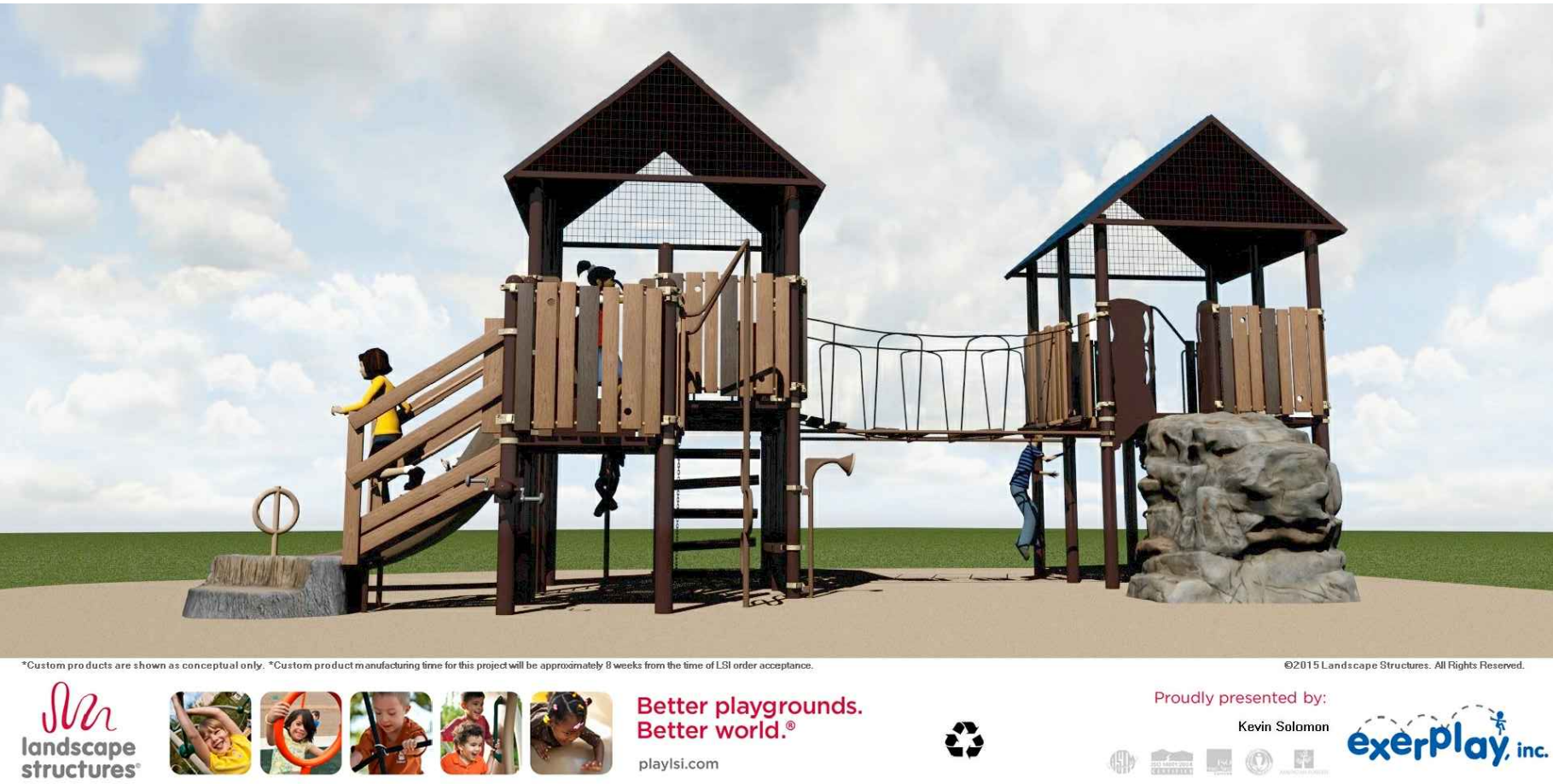
PROJECT NO: 160028
DATE: OCTOBER 2016
DRW: SEB
RVW:

REVISIONS
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△
△
△

COMMUNITY
AMENITIES

L1.9

PLAYGROUND FEATURES



PLAY STRUCTURES

SITE FURNISHINGS

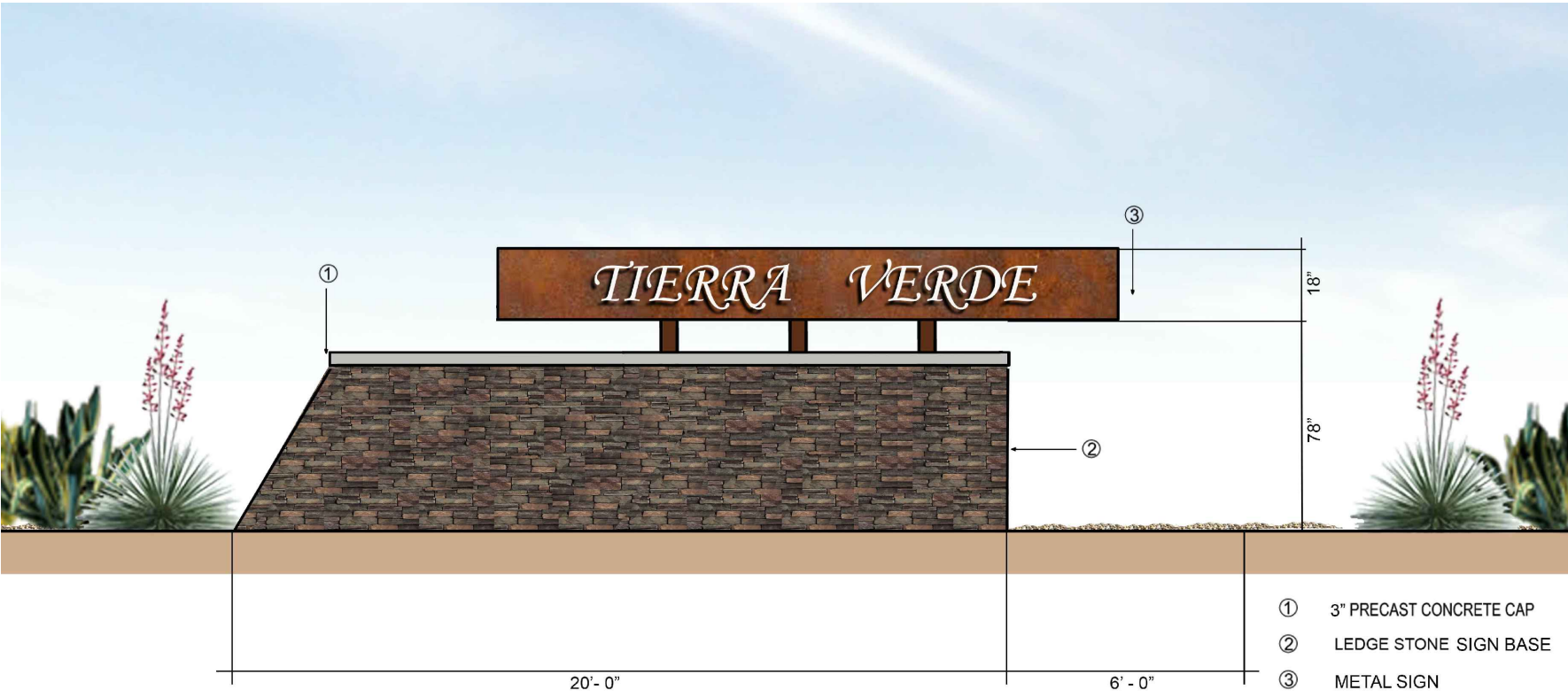


MAIL BOX KIOSK



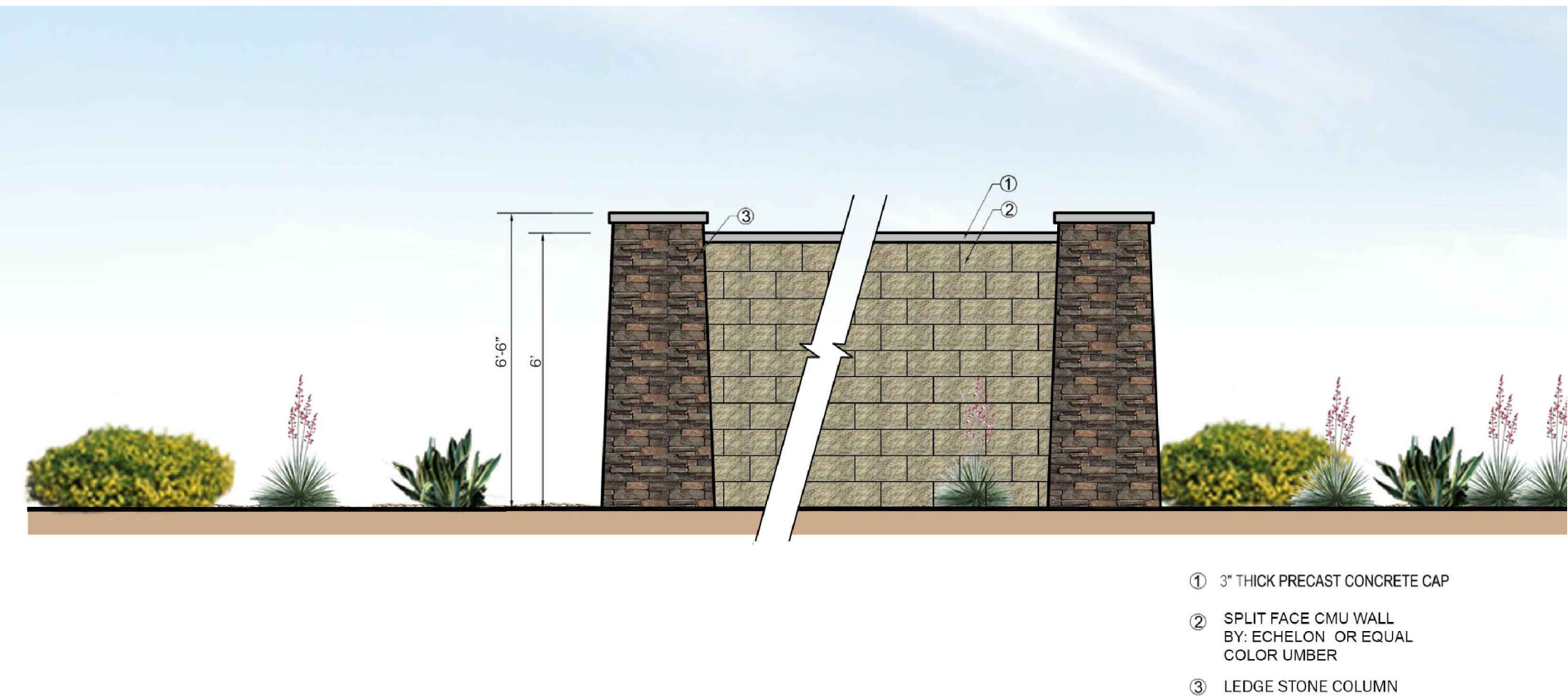
RAMADA - MESA BY CLASSIC RECREATION

MONUMENT ELEVATIONS

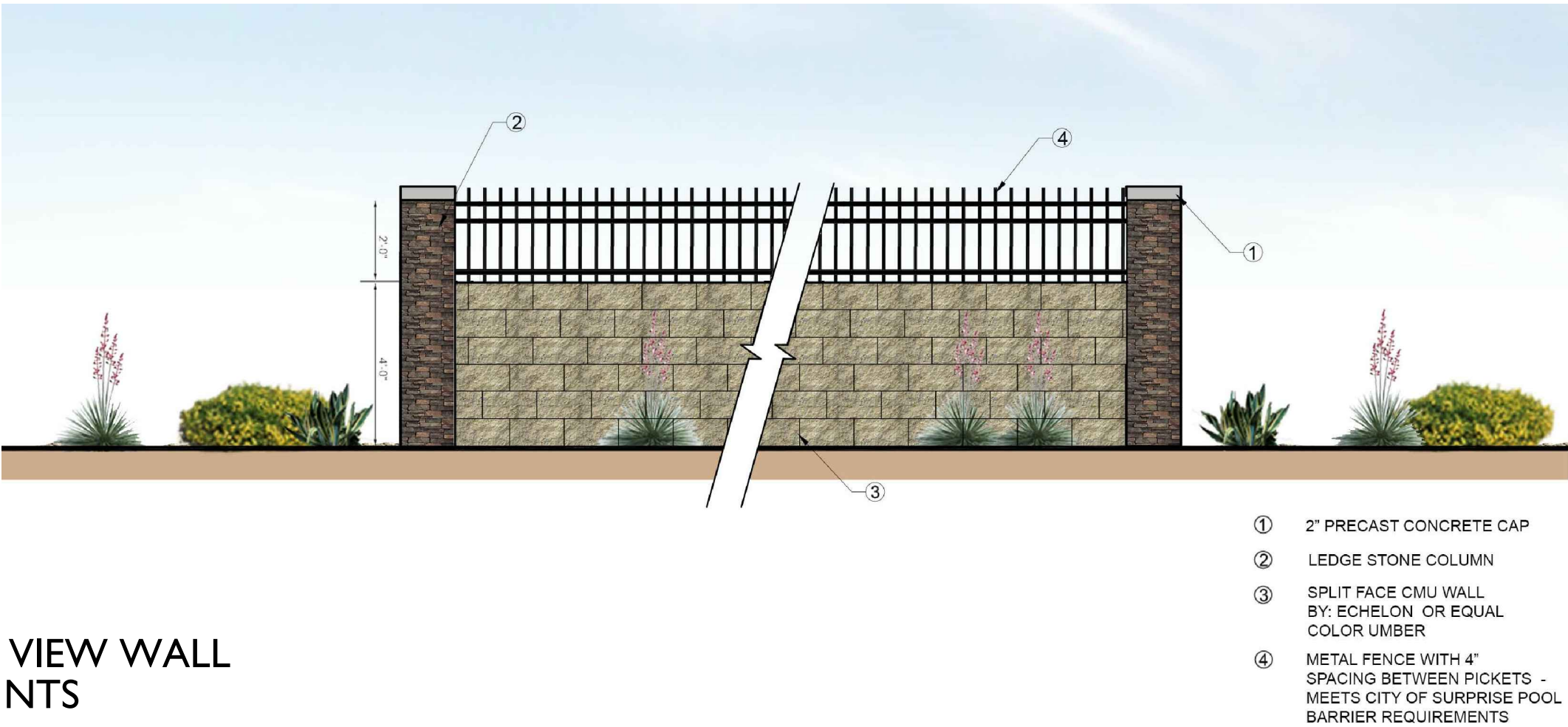


MONUMENT SIGN
NTS

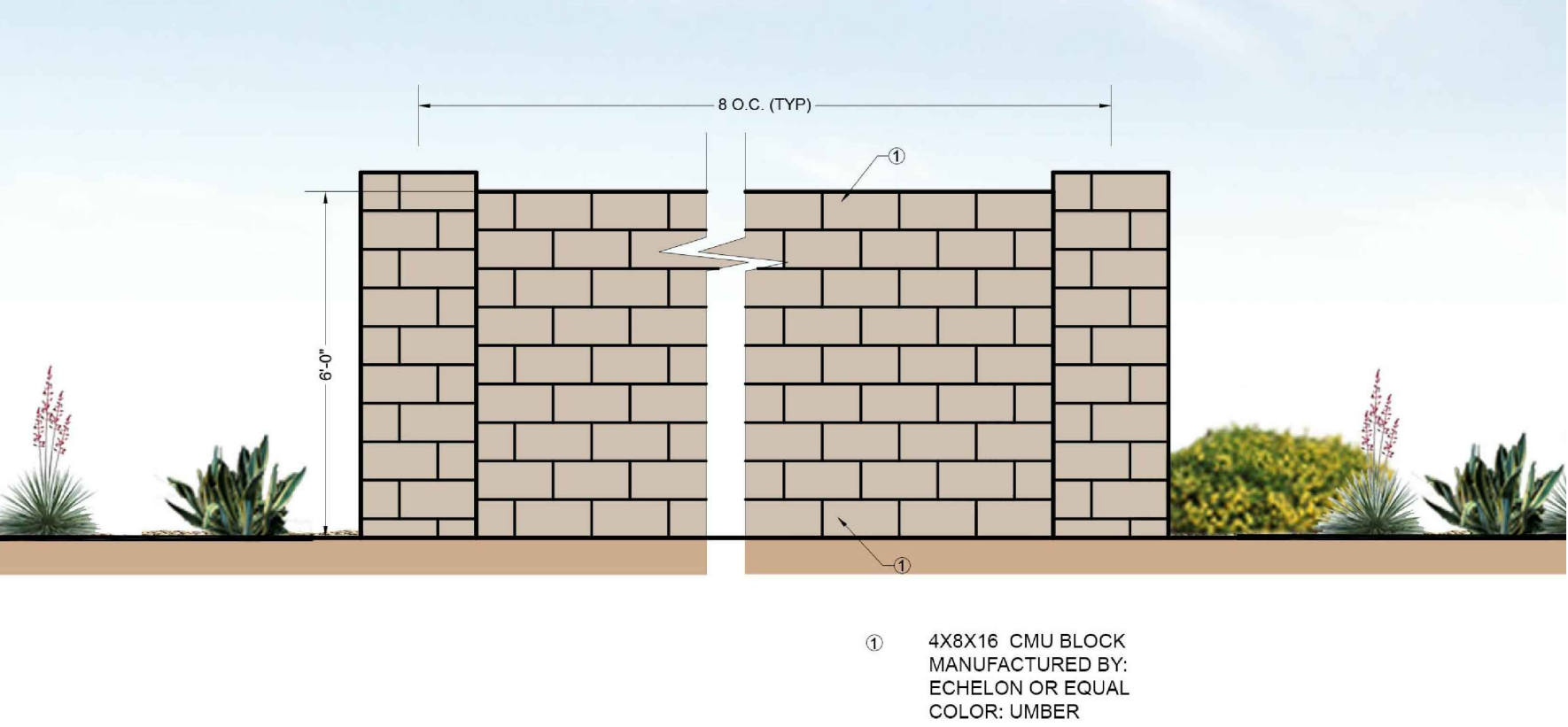
WALL ELEVATIONS



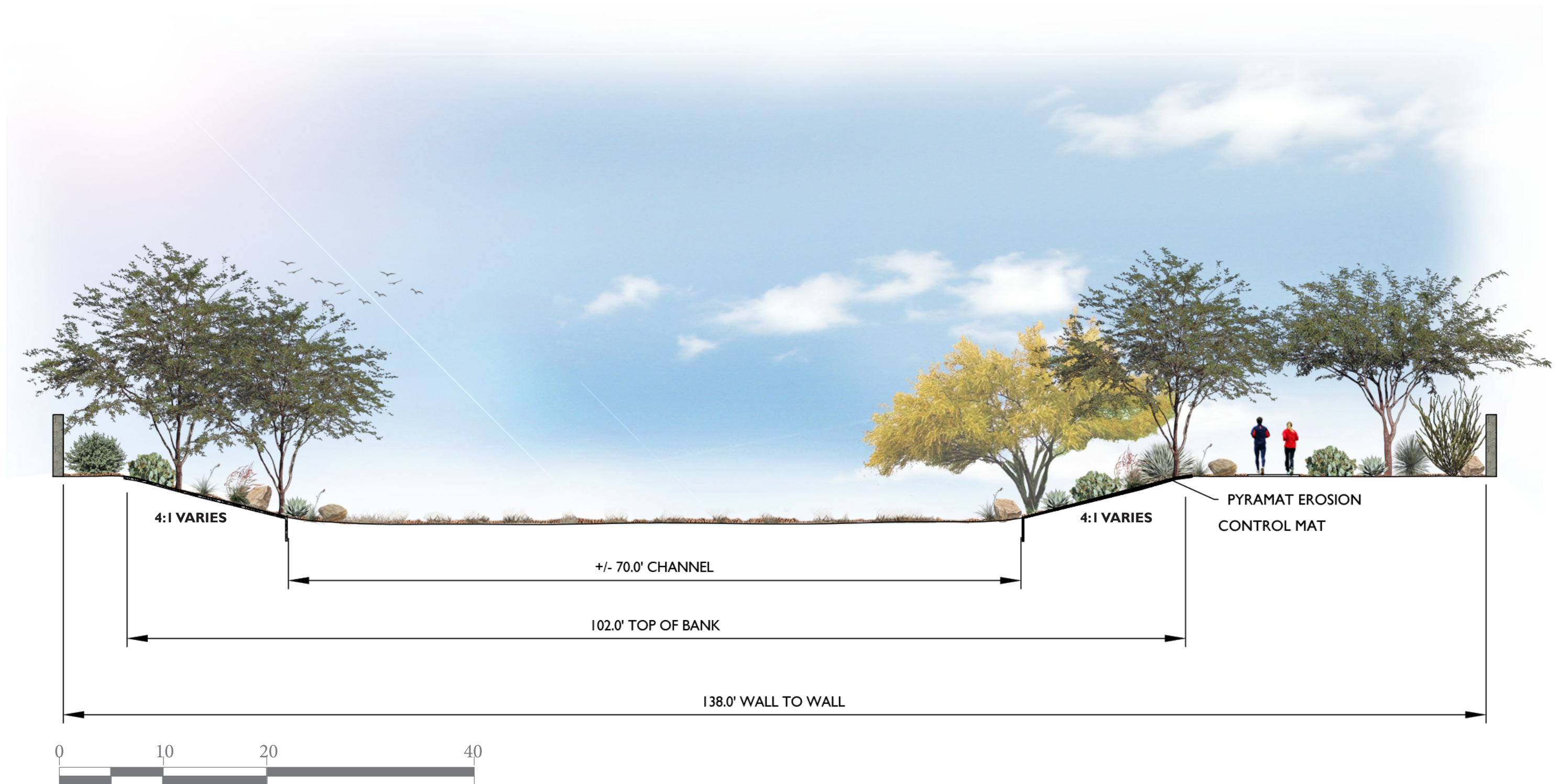
PERIMETER WALL
NTS



VIEW WALL
NTS



DOOLEY WALL
NTS





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

5 August 2016

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

Ms. Jamie Sullivan
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-334; Tierra Verde West

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Preliminary Pate Application for Tierra Verde West. The site is located on 79.57 acres at the northwest corner of 155th Avenue and Happy Valley Road. The request is to develop this parcel into 237 single family residential dwelling units with a density of 2.98 du/acre. The site is located approximately 4 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 is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in 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. Tierra Verde West meets these guidelines.

As described in the preliminary development narrative, this request will not negatively impact the flying operations at Luke AFB. Since Tierra Verde West will be located inside the "territory in the vicinity of a military airport," it will be in close proximity to the Luke AFB Auxiliary Field #1 and will be subjected to noise from 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.

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

Sincerely

for Barbara Plante
JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

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



SURPRISE
ARIZONA

FS16-334

Tierra Verde West Preliminary Plat

Planning and Zoning Commission

December 15, 2016

**FS16-334
Tierra Verde West
Preliminary Plat**

Vicinity Map



North

1 Mile

Surprise
Annexation

SUBJECT SITE

Jomax Road

Happy Valley Road (align)

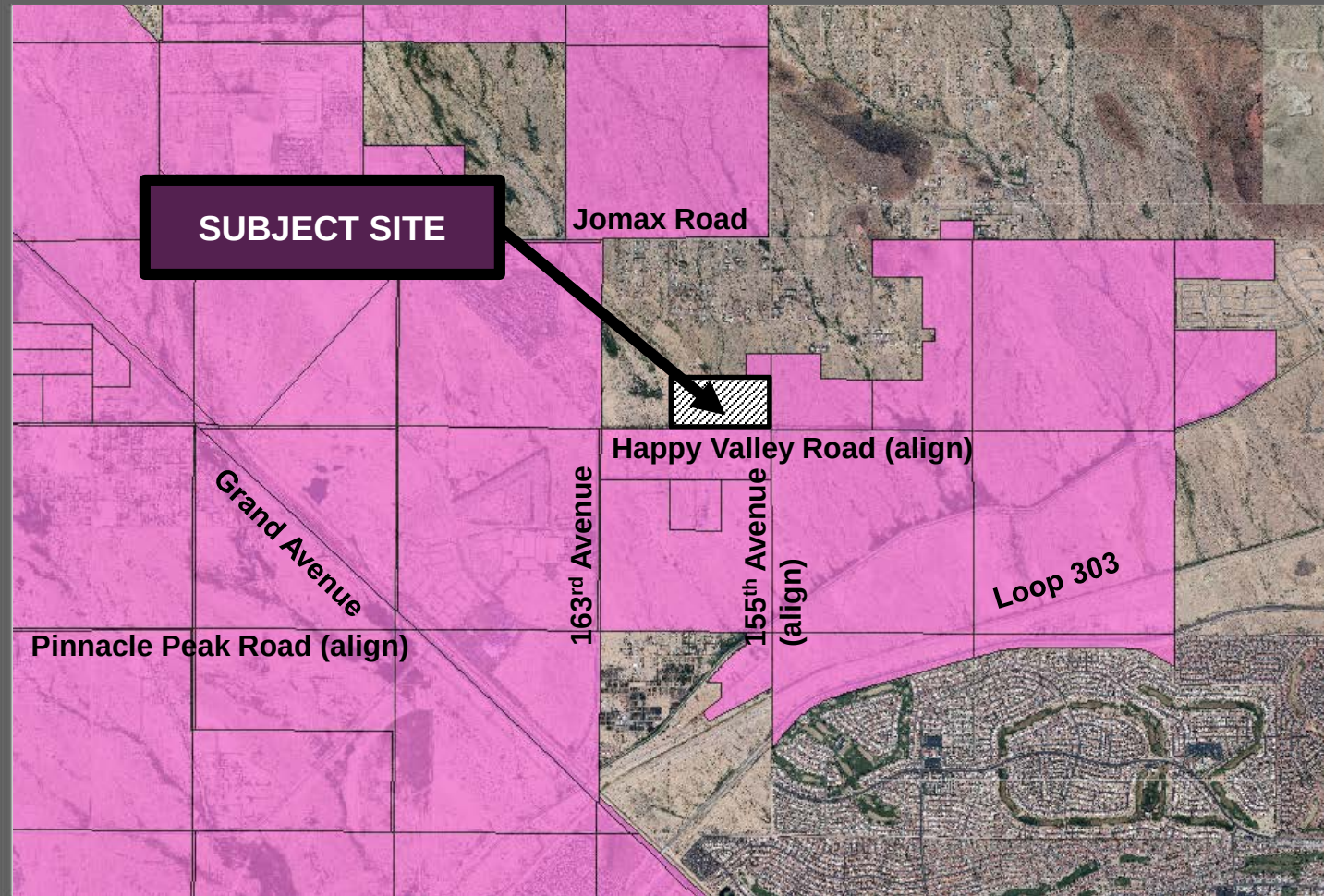
Loop 303

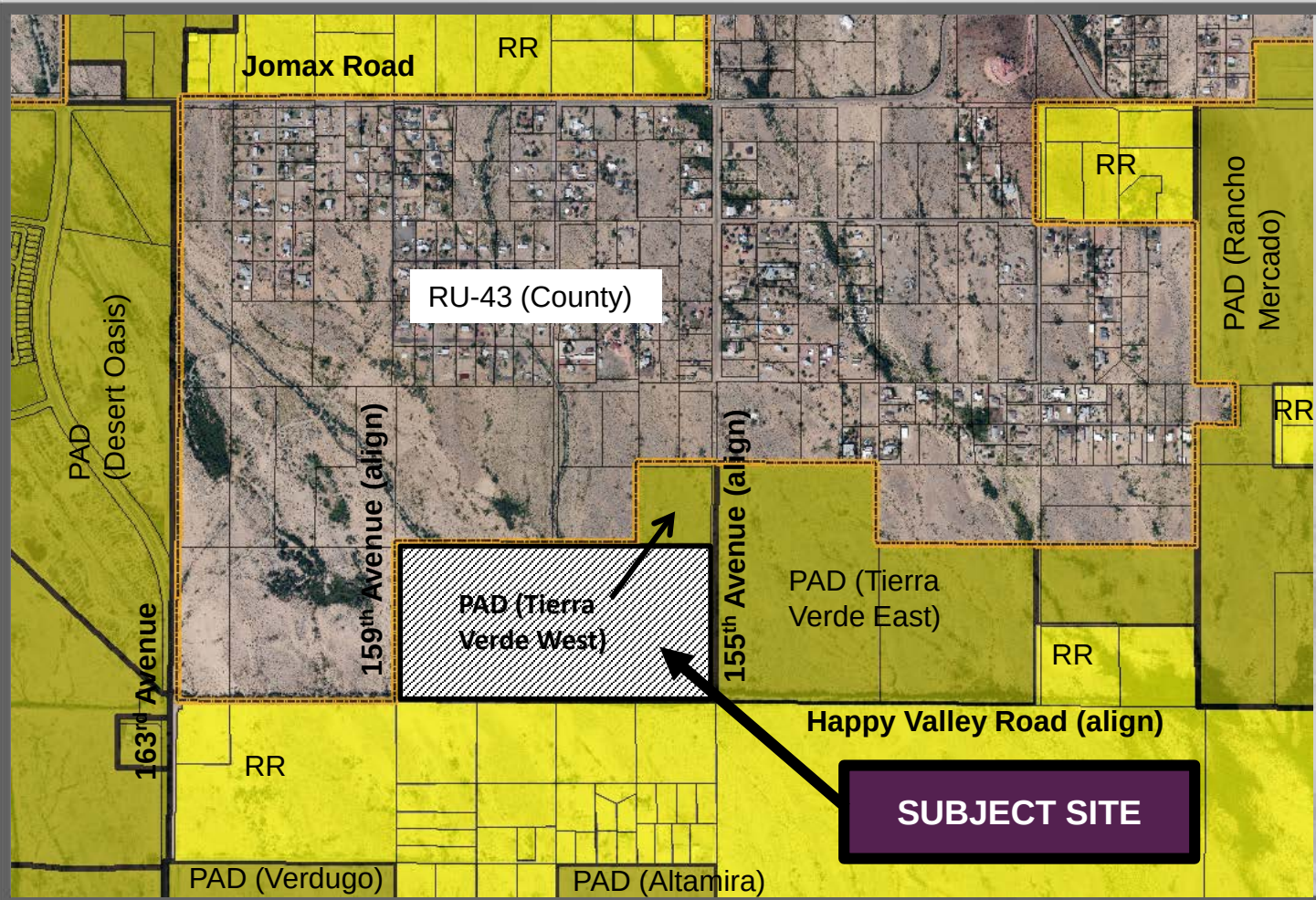
163rd Avenue

155th Avenue
(align)

Grand Avenue

Pinnacle Peak Road (align)



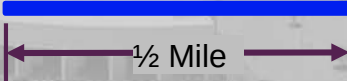


FS16-334
Tierra Verde West
Preliminary Plat

Case Map

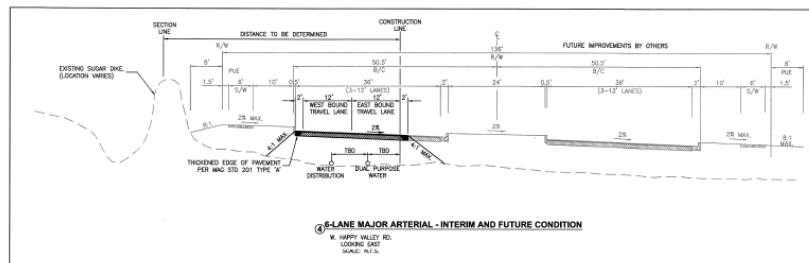
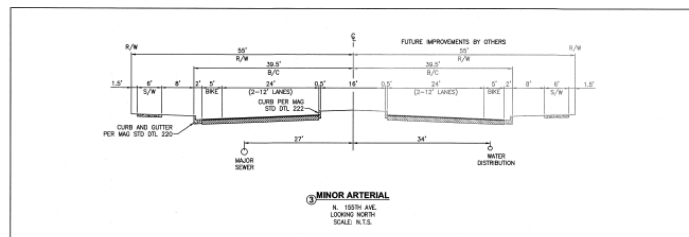
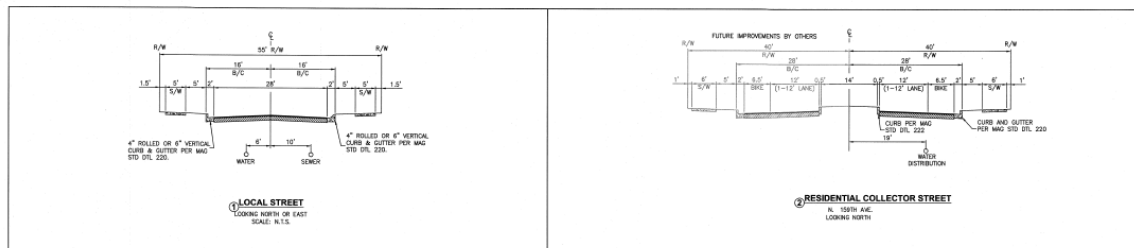


North



SUBJECT SITE

SHEET NO.
2 OF 4



FINAL LOCATION OF HAPPY VALLEY ROAD AND TE-INS WITH 155TH AND 159TH AVENUES TO BE DETERMINED IN COORDINATION WITH RANCHO MERCADO INFRASTRUCTURE AND CITY OF SURPRISE

NOTE: TYPICAL FOR ALL SECTIONS.
UTILITY LOCATIONS ARE APPROXIMATE AND MAY
VARY BASED ON EXISTING SITE CONDITIONS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROPRIATE MANNER ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND ACCEPTS FULLY RESPONSIBILITY FOR ANY AND ALL DAMAGE TO EXISTING UTILITIES OCCURRED BY THE CONTRACTOR FAILURE TO CORRECTLY LOCATE A UTILITY. ANY AND ALL UNDERGROUND UTILITIES

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE SUBMITTER. NEITHER THE BUREAU NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR OF ANY SEARCH SUBJECTS, OR OF ANY OTHER PERSONS.

ATWELL
866.850.4200 www.atwell-group.com

PROJECT: STREET SECTIONS
TIERRA VERDE WEST

[illegible]

PM NORTHROP
DR. S. STAMAN
JOB NO.
16000368
FILE NO.
16000368.DTG

DT02

SHEET NO.

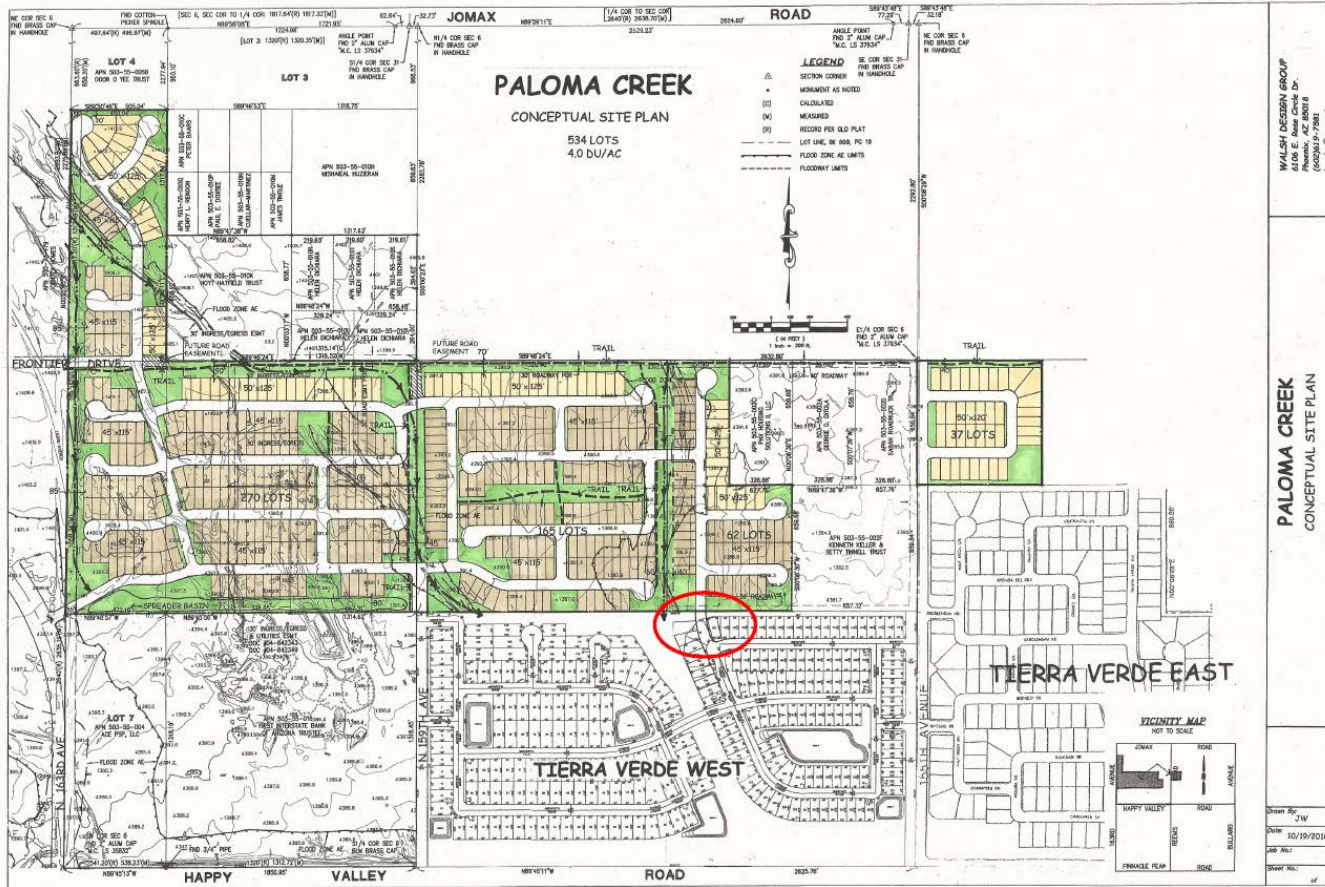
3 OF 4

FS16-334
Tierra Verde West
Preliminary Plat

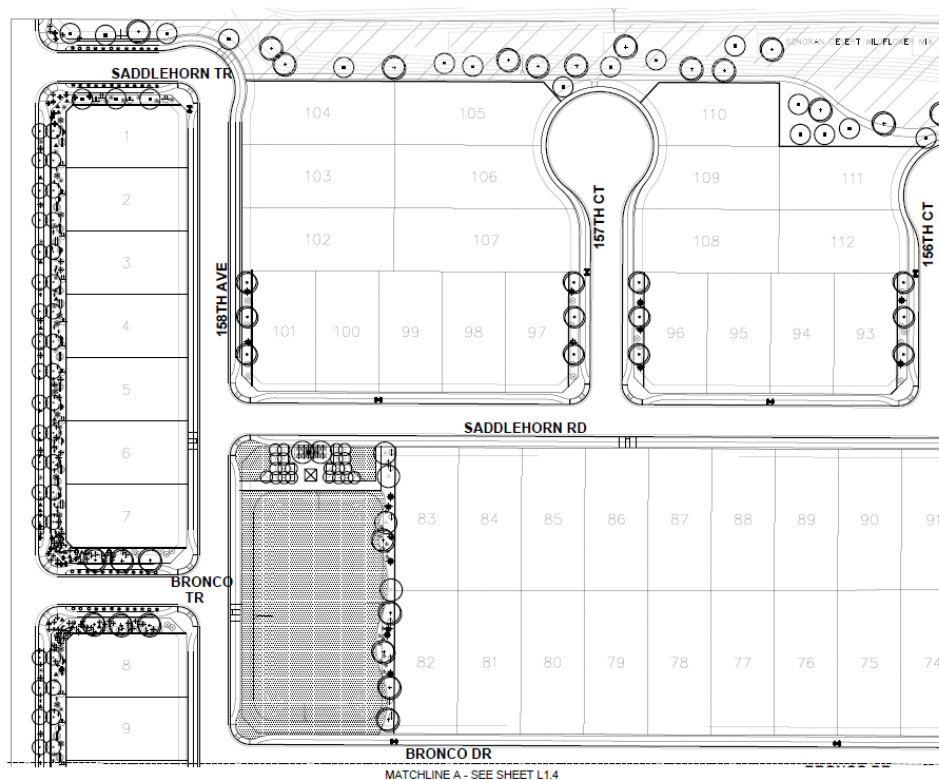
Preliminary Plat

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Plat



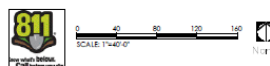
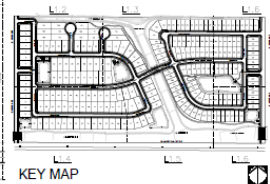
N. 159TH AVE



OVERALL PLANT SCHEDULE

SYMBOL	PLANT	QTY	NOTES
1	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
2	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
3	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
4	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
5	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
6	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
7	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
8	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
9	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
10	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
11	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
12	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
13	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
14	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
15	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
16	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
17	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
18	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
19	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
20	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
21	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
22	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
23	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
24	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
25	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
26	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
27	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
28	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
29	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
30	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
31	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
32	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
33	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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35	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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42	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
43	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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45	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
46	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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48	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
49	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
50	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
51	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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53	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
54	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
55	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
56	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
57	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
58	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
59	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
60	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
61	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
62	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
63	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
64	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
65	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
66	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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68	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
69	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
70	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
71	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
72	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
73	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
74	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
75	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
76	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
77	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
78	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
79	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
80	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
81	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
82	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
83	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
84	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
85	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
86	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
87	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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90	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
91	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
92	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
93	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
94	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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98	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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100	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
101	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
102	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
103	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
104	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
105	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
106	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
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109	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
110	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
111	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM
112	1" DBL. CROWNED PALM	10	1" DBL. CROWNED PALM

MATCHLINE B - SEE SHEET L13



r v i
RIVERSIDE VERDE INC.

4000 E. Chandler Ave.
Suite 200
Phoenix, AZ 85044

EXP. 03/31/2017

TERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO. 160028
DATE: OCTOBER 2016
DRAWN: EDS
BY: EDS

REVISIONS

LANDSCAPE PLAN

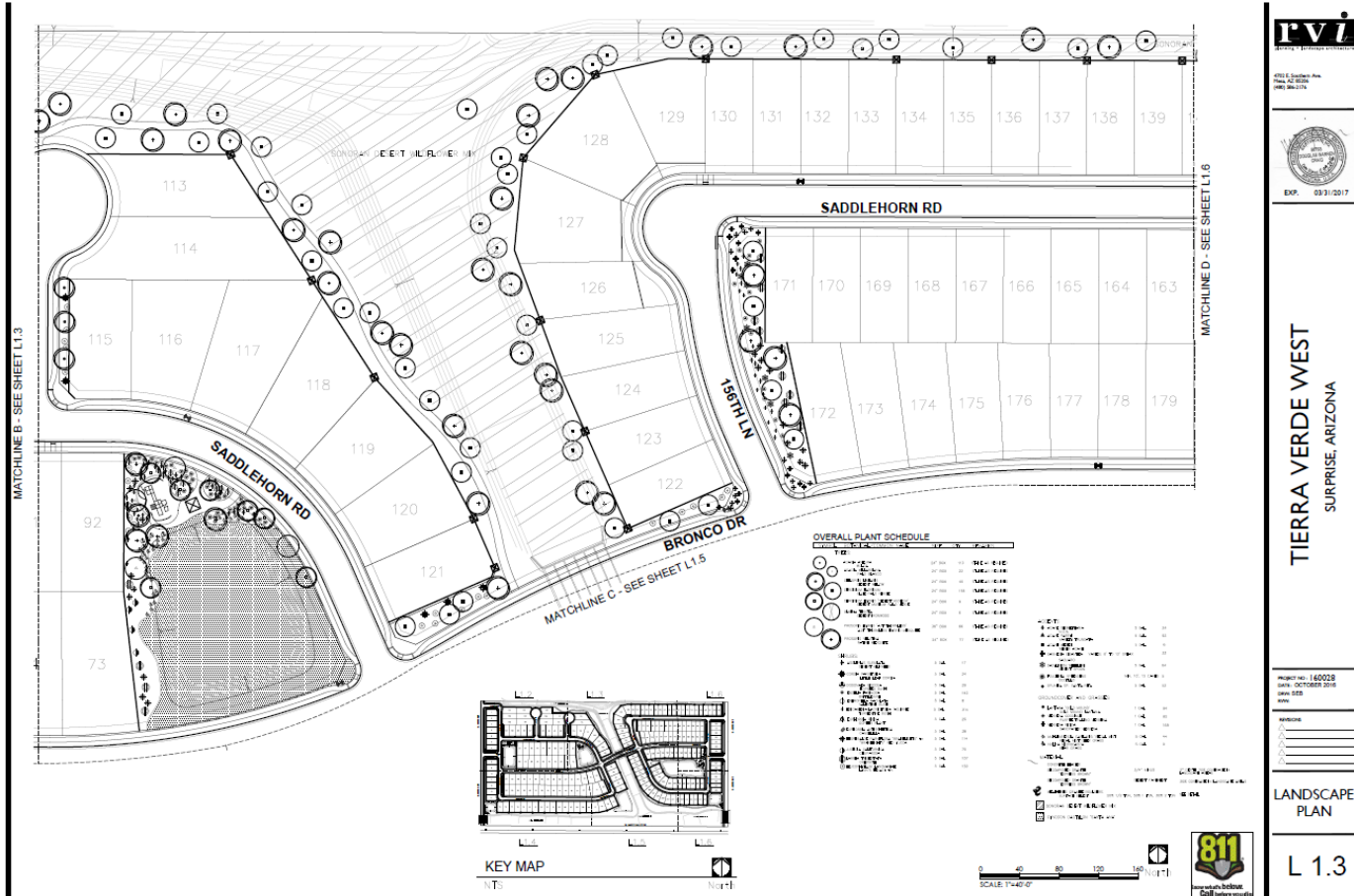
L 1.2

FS16-334
Tierra Verde West
Preliminary Plat

Preliminary Landscape Plan

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



4000 E. Chandler Ave.
Suite 100, Scottsdale, AZ 85254
(480) 344-2174



EXP. 03/31/2017

TERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO. 160028
DATE: OCTOBER 2016
DRAWN: JES
BY: JES

REVISIONS

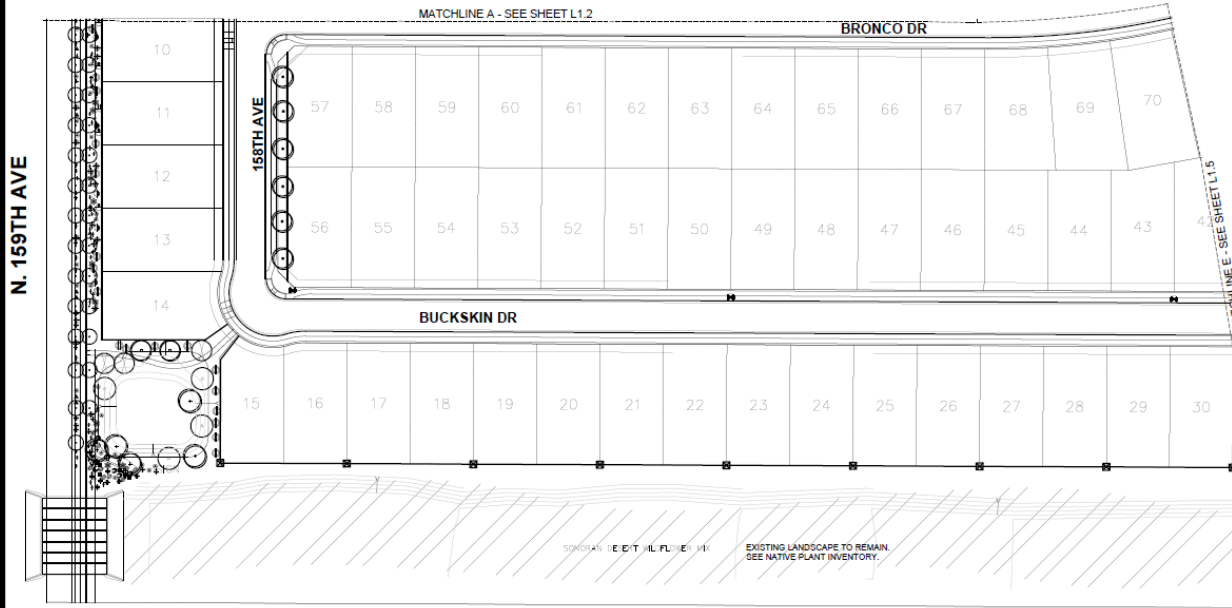
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2		
3		
4		
5		

LANDSCAPE PLAN

L 1.3

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



OVERALL PLANT SCHEDULE

SYMBOL	PLANT	QUANTITY	NOTES
1	15' SPREADER	1	15' SPREADER
2	15' SPREADER	1	15' SPREADER
3	15' SPREADER	1	15' SPREADER
4	15' SPREADER	1	15' SPREADER
5	15' SPREADER	1	15' SPREADER
6	15' SPREADER	1	15' SPREADER
7	15' SPREADER	1	15' SPREADER
8	15' SPREADER	1	15' SPREADER
9	15' SPREADER	1	15' SPREADER
10	15' SPREADER	1	15' SPREADER
11	15' SPREADER	1	15' SPREADER
12	15' SPREADER	1	15' SPREADER
13	15' SPREADER	1	15' SPREADER
14	15' SPREADER	1	15' SPREADER
15	15' SPREADER	1	15' SPREADER
16	15' SPREADER	1	15' SPREADER
17	15' SPREADER	1	15' SPREADER
18	15' SPREADER	1	15' SPREADER
19	15' SPREADER	1	15' SPREADER
20	15' SPREADER	1	15' SPREADER
21	15' SPREADER	1	15' SPREADER
22	15' SPREADER	1	15' SPREADER
23	15' SPREADER	1	15' SPREADER
24	15' SPREADER	1	15' SPREADER
25	15' SPREADER	1	15' SPREADER
26	15' SPREADER	1	15' SPREADER
27	15' SPREADER	1	15' SPREADER
28	15' SPREADER	1	15' SPREADER
29	15' SPREADER	1	15' SPREADER
30	15' SPREADER	1	15' SPREADER

SYMBOL	PLANT	QUANTITY	NOTES
1	15' SPREADER	1	15' SPREADER
2	15' SPREADER	1	15' SPREADER
3	15' SPREADER	1	15' SPREADER
4	15' SPREADER	1	15' SPREADER
5	15' SPREADER	1	15' SPREADER
6	15' SPREADER	1	15' SPREADER
7	15' SPREADER	1	15' SPREADER
8	15' SPREADER	1	15' SPREADER
9	15' SPREADER	1	15' SPREADER
10	15' SPREADER	1	15' SPREADER
11	15' SPREADER	1	15' SPREADER
12	15' SPREADER	1	15' SPREADER
13	15' SPREADER	1	15' SPREADER
14	15' SPREADER	1	15' SPREADER
15	15' SPREADER	1	15' SPREADER
16	15' SPREADER	1	15' SPREADER
17	15' SPREADER	1	15' SPREADER
18	15' SPREADER	1	15' SPREADER
19	15' SPREADER	1	15' SPREADER
20	15' SPREADER	1	15' SPREADER
21	15' SPREADER	1	15' SPREADER
22	15' SPREADER	1	15' SPREADER
23	15' SPREADER	1	15' SPREADER
24	15' SPREADER	1	15' SPREADER
25	15' SPREADER	1	15' SPREADER
26	15' SPREADER	1	15' SPREADER
27	15' SPREADER	1	15' SPREADER
28	15' SPREADER	1	15' SPREADER
29	15' SPREADER	1	15' SPREADER
30	15' SPREADER	1	15' SPREADER



F.V.I. CONSULTING, INC.
1500 E. Chandler Ave.
Suite 200
Phoenix, AZ 85008
(602) 944-2174



EXP. 03/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO. 160028
DATE: OCTOBER 2016
DRAWN: DSS
CHECK: JMS

REVISIONS

LANDSCAPE PLAN

L 1.4



Primary Shape Plan

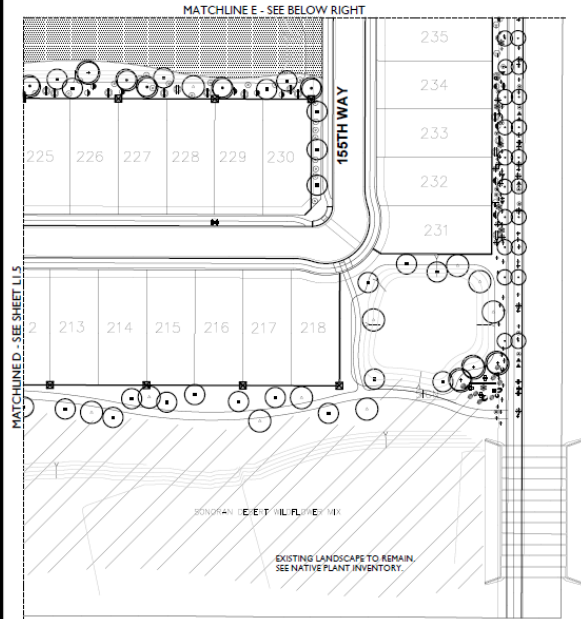


Primary Shape Plan



FS16-334
Tierra Verde West
Preliminary Plat

Preliminary
Landscape Plan



OVERALL PLANT SCHEDULE

SYMBOL	PLANT NAME	QUANTITY	NOTES
1	1" DB. PALM	10	
2	2" DB. PALM	10	
3	3" DB. PALM	10	
4	4" DB. PALM	10	
5	5" DB. PALM	10	
6	6" DB. PALM	10	
7	7" DB. PALM	10	
8	8" DB. PALM	10	
9	9" DB. PALM	10	
10	10" DB. PALM	10	
11	11" DB. PALM	10	
12	12" DB. PALM	10	
13	13" DB. PALM	10	
14	14" DB. PALM	10	
15	15" DB. PALM	10	
16	16" DB. PALM	10	
17	17" DB. PALM	10	
18	18" DB. PALM	10	
19	19" DB. PALM	10	
20	20" DB. PALM	10	
21	21" DB. PALM	10	
22	22" DB. PALM	10	
23	23" DB. PALM	10	
24	24" DB. PALM	10	
25	25" DB. PALM	10	
26	26" DB. PALM	10	
27	27" DB. PALM	10	
28	28" DB. PALM	10	
29	29" DB. PALM	10	
30	30" DB. PALM	10	
31	31" DB. PALM	10	
32	32" DB. PALM	10	
33	33" DB. PALM	10	
34	34" DB. PALM	10	
35	35" DB. PALM	10	
36	36" DB. PALM	10	
37	37" DB. PALM	10	
38	38" DB. PALM	10	
39	39" DB. PALM	10	
40	40" DB. PALM	10	
41	41" DB. PALM	10	
42	42" DB. PALM	10	
43	43" DB. PALM	10	
44	44" DB. PALM	10	
45	45" DB. PALM	10	
46	46" DB. PALM	10	
47	47" DB. PALM	10	
48	48" DB. PALM	10	
49	49" DB. PALM	10	
50	50" DB. PALM	10	
51	51" DB. PALM	10	
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53	53" DB. PALM	10	
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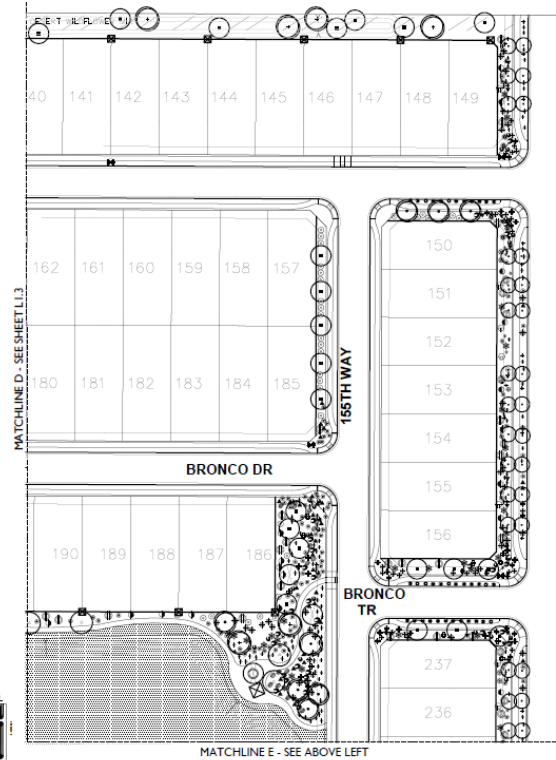


KEY MAP

NTS



North



SCALE: 1"=40'-0"



4702 E. Chandler Ave.
Suite 200
Phoenix, AZ 85044
(602) 944-2174



EXP. 03/31/2017

Tierra Verde West
SURPRISE, ARIZONA

PROJECT NO: 160028
DATE: OCTOBER 2016
DRAWN: DLS
CHECK: DLS

REVISIONS

LANDSCAPE PLAN

L 1.6

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



1400 E. Chandler Ave.
Suite 100, Suite 100
Phoenix, AZ 85044



EXP. 03/31/2017

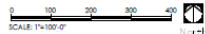
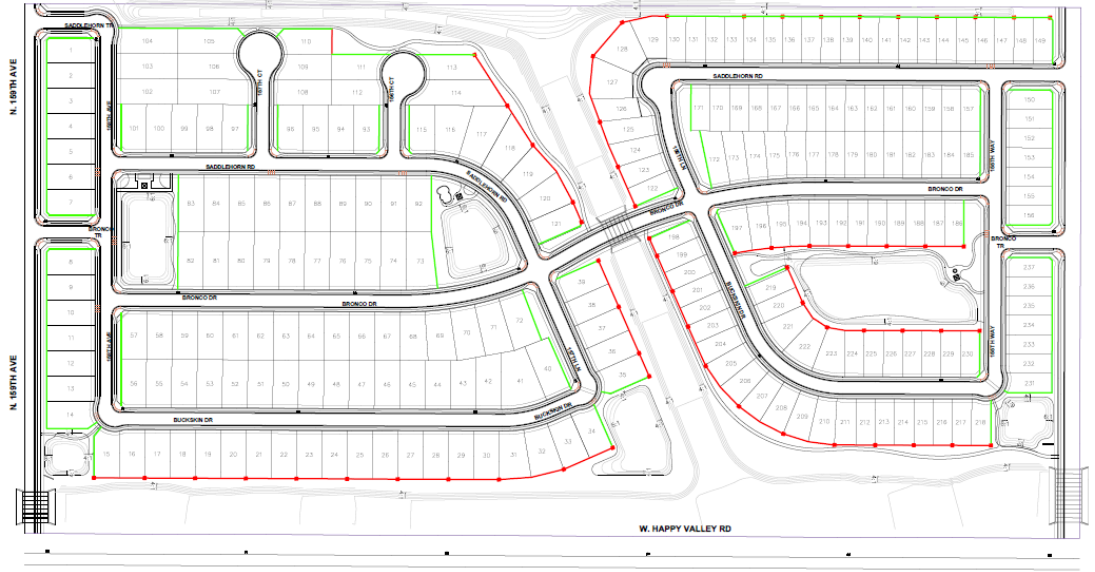
TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRAWN: JES
BY: JES

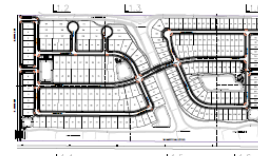
REVISIONS

WALL
PLAN

L1.7



- LEGEND
- SIGNAGE
 - COLUMN
 - PERIMETER WALL
 - VIEW WALL



KEY MAP

NTS



FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



FVZ E. Southern Ave.
Suite 100, Phoenix, AZ 85004
Phone: 602.278.2176



EXP. 03/31/2017

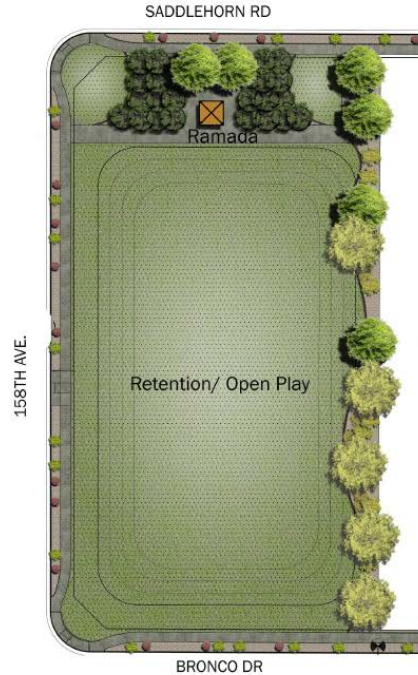
TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO. 160028
DATE: OCTOBER 2016
DRAWN BY: JES

REVISIONS
1
2
3
4
5
6
7
8
9
10

COMMUNITY
AMENITIES

L1.8



AMENITY AREA A
SCALE: 1"=20'-0"



PROSOPIS GLANDULOSA 'THORNLESS'
THORNLESS HONEY MESQUITE



CERCIDIUM HYBRID 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



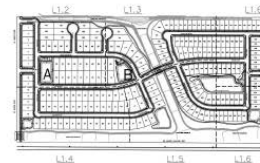
ACACIA WILLARDIANA
PALO BLANCO



PROSOPIS HYBRID 'AZT THORNLESS'
'AZT' THORNLESS HYBRID MESQUITE



AMENITY AREA B
SCALE: 1"=20'-0"



KEY MAP

NTS



North

FS16-334
Tierra Verde West
Preliminary Plat

Preliminary
Landscape Plan



AMENITY AREA C
0 20 40 60 80 North
SCALE: 1"=20'-0"



PROSOPIS GLANDULOSA 'THORNLESS'
THORNLESS HONEY MESQUITE



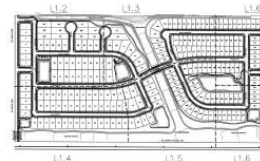
ACACIA WILLARDIANA
PALO BLANCO



CERCIDIUM HYBRID 'DESERT MUSEUM'
DESERT MUSEUM PALO VERDE



PROSOPIS HYBRID 'AZT THORNLESS'
'AZT' THORNLESS HYBRID MESQUITE



KEY MAP
NTS



LVI & Associates, P.C.
P.O. Box 1000
PHOENIX, AZ 85001



EXP. 09/31/2017

TIERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO.: 160028
DATE: OCTOBER 2016
DRAWN BY: [blank]
CHECKED BY: [blank]

COMMUNITY
AMENITIES

L1.9

PLAYGROUND FEATURES



PLAY STRUCTURES



SITE FURNISHINGS



MAIL BOX KIOSK



RAMADA - MESA BY CLASSIC RECREATION

MONUMENT ELEVATIONS

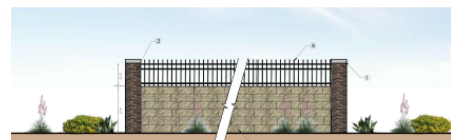


MONUMENT SIGN
NTS

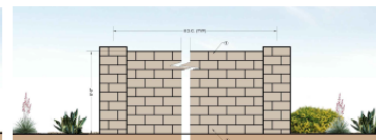
WALL ELEVATIONS



PERIMETER WALL
NTS



VIEW WALL
NTS



DOOLEY WALL
NTS



R.V.I. Landscape Architecture
1000 N. 10th Ave.
Suite 100
Phoenix, AZ 85006



EXP. 03/31/2017

TERRA VERDE WEST
SURPRISE, ARIZONA

PROJECT NO. 160028
DATE: OCTOBER 2016
DRAWN: JES
REVIEW:

REVISIONS
1
2
3
4
5
6
7
8
9
10

COMMUNITY
AMENITIES

L1.10

FS16-334 Tierra Verde West Preliminary Plat

Preliminary Landscape Plan



FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike & Interior Washes



Native Resources, Inc.
1540 W Happy Valley Rd.
Phoenix, AZ 85027
Phone: (602) 989-4789
Fax: (602) 989-4789

Terra Verde
West
NWC of Happy Valley Road & 155th Avenue
Surprise, Arizona
Landscape Inventory Plan

DATE:	7/12/2016
REVISION:	
SCALE:	1" = 100'
DRAWN:	KB
SHEET:	1 OF 1

FS16-334 Tierra Verde West Preliminary Plat

Native Plant Inventory



FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike



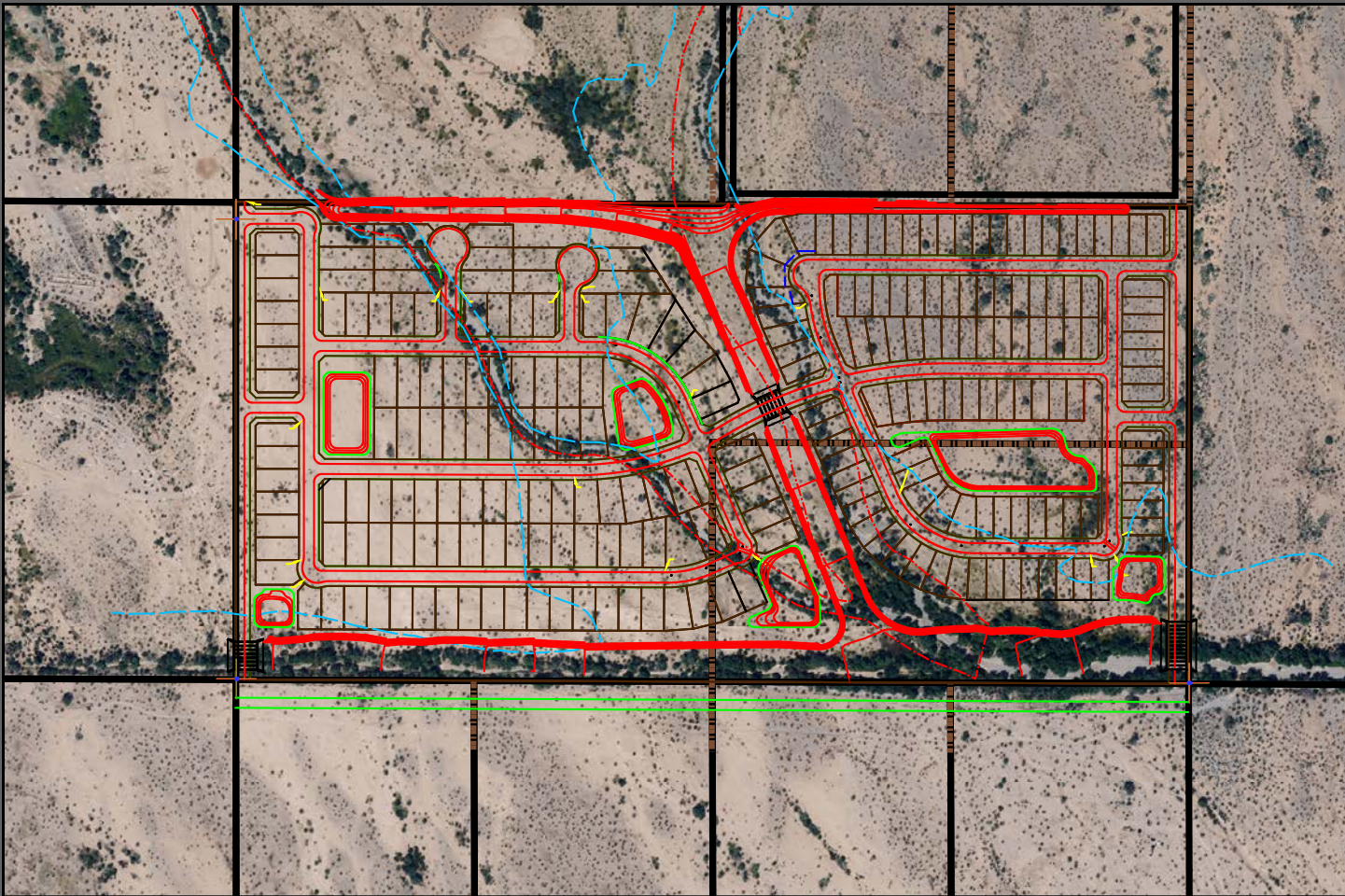
FS16-334
Tierra Verde West
Preliminary Plat

Interior Washes

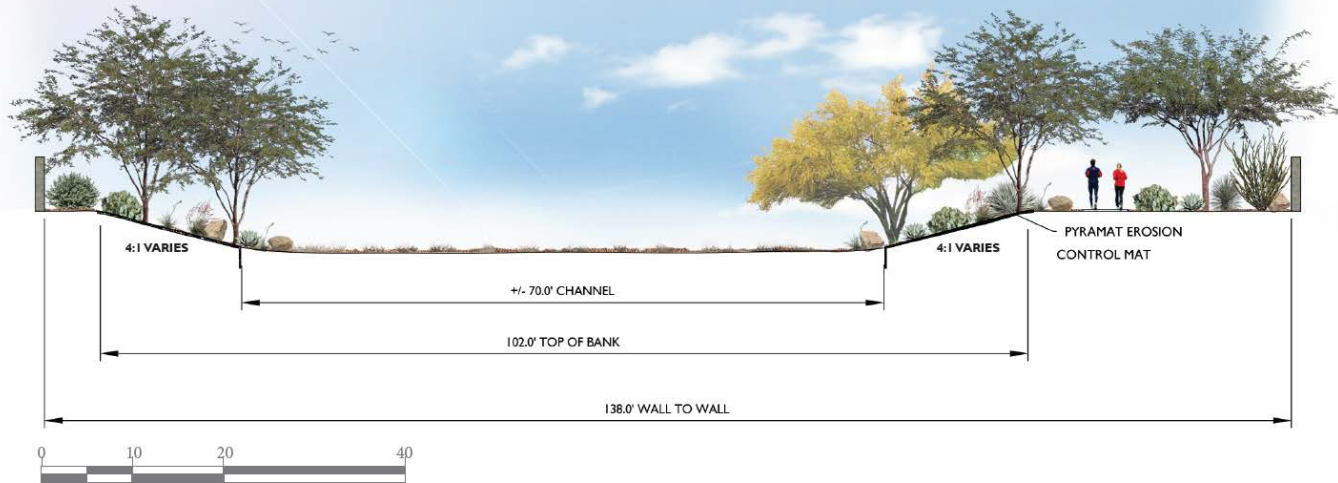


FS16-334
Tierra Verde West
Preliminary Plat

Sugar Dike & Interior Washes



Preliminary Landscape Plan





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 15, 2016	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action regarding a Preliminary Plat located at the southeast corner of 175th Avenue and Sweetwater Blvd. and dated November 28, 2016.

Motion:

Move to continue to the January 5th, 2017 Planning and Zoning Commission meeting.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of a 9.9-acre, 49-lot Preliminary Plat in the RM-9 PUD zoning district. The subject request presumes the prior annexation and approval of a related zone change being processed under separate cover.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 FS16-397 175 Ave & Sweetwater Ave PP-Staff REport](#)
- ☐ [01 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Case Map](#)
- ☐ [03 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat](#)
- ☐ [02 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Vicinity Map](#)
- ☐ [04 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Preliminary Landscape Plan](#)
- ☐ [05 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Luke AFB Comments](#)
- ☐ [06 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - ADOT Comments](#)

- ☐ [07 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - MWD Comments](#)
- ☐ [08 - FS16-391 - 175 Ave & Sweetwater Ave - Preliminary Plat - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, AICP

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-391

Project Name: 175th & Sweetwater Preliminary Plat

Council District: 3

Meeting Date: December 15, 2016

Planner: Robert H. Kuhfuss, AICP

Owner: S & S Cotton, LLC et. al.

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC

Request: Preliminary Plat in the RM-9 PUD zoning district

Site Location: Southeast corner of 175th Avenue and Sweetwater Avenue

Site Size: 9.9 acres (approx.)

Density: 5.0 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' through 'g'

Introduction:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of five (5) separate requests relating to the proposed development in what is currently a county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests are listed below, with the subject request highlighted in **bold font**; however, this report should be read in the context of the other four requests.

Case FS16-391 – 175th & Sweetwater

Zone Change from RR to RM-9 PUD

Preliminary Plat in the RM-9 PUD Zoning District

Case FS16-392 – Magnolia

Zone Change from RR to RM-6 PUD, RM-9 PUD, RH PUD, and CR PUD

Preliminary Plat in the RM-6 PUD and RM-9 PUD Zoning Districts

Case FS16-427 – Annexation*, **

Four of the five aforementioned requests will first be presented to the Planning and Zoning Commission, who will make a recommendation to the City Council. The first of the five requests involves the actual annexation of the property and will only be heard by the City Council. It is envisioned that all five requests will be presented to the City Council on January 3, 2017.

The following map depicts the county island status as currently existing and post-annexation.



* The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses involved, the annexation was broken out from the other two cases and assigned its own case number.

** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 3, 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at <https://agenda.surpriseaz.gov>.

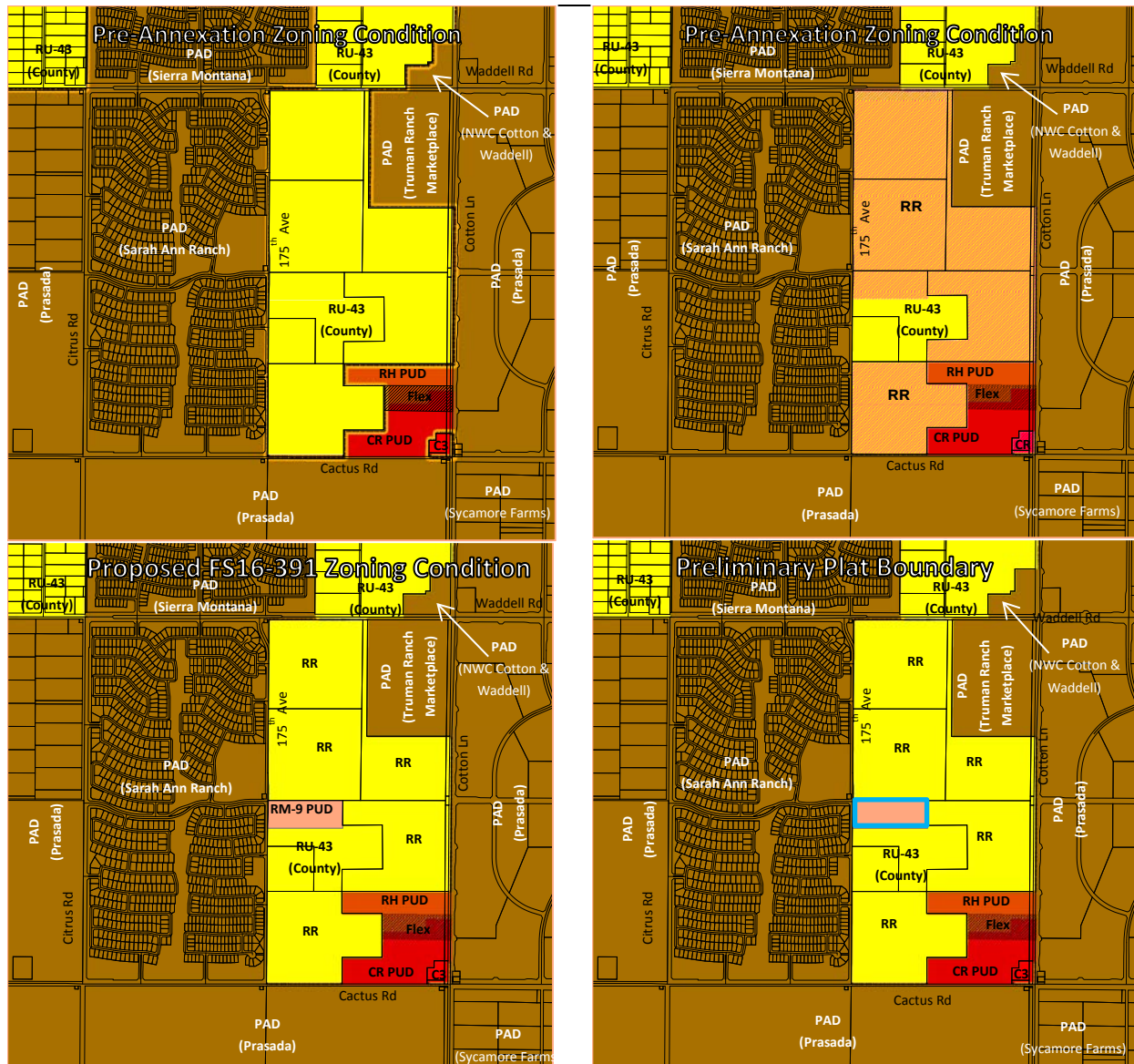
72 **Project Description:**

73
74 The subject request involves a 10-acre, 49-lot Preliminary Plat in the proposed RM-9 PUD zoning
75 district and anticipates the prior approval of the aforementioned annexation case proposed under
76 FS16-427, as well as the related zone change request under FS16-391. This Preliminary Plat also
77 anticipates the approval of the Preliminary Plat sought under case FS16-392 for the Magnolia
78 project as the two are interconnected as will be discussed later in this report. This Preliminary Plat
79 also anticipates a single lot product type, provides 2.4 acres of open space and implements the
80 development standards, amenities, and other design features of the PUD Overlay. Note that the
81 subject Preliminary Plat.

82
83 **Surrounding Land Zoning:**

84
85 The aforementioned annexation covers a large portion (approximately 200 acres) of the
86 unincorporated land located within the affected county island with the exception of any land
87 located north of Waddell Road as well as the Paradise Honors school campus. Similarly, the FS16-
88 392 zone change only encompasses a portion of the annexation area (approximately 181 acres),
89 while the subject Preliminary Plat only covers a portion of the zone change area (approximately 174
90 acres). The following three (3) maps depict the pre and post-annexation zoning condition, the
91 proposed zoning condition assuming the FS16-391 zone change is approved, and the subject
92 Preliminary Plat.

93
94 [See map set on following page.]



Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-9 with a PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the subject case.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property in addition to other properties that are not associated with the subject case.

October 19, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

October 31, 2016: Staff met with the applicant to discuss review comments.

November 8, 2016: The applicant filed their second submittal for the subject case.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

December 1, 2016: Staff met with the applicant to discuss the Final Plat relating to the project.

Citizen Outreach:

The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. The applicant held a citizen outreach meeting on October 19, 2016, which was well attended. While staff has received no items of opposition or support for the project, the applicant's Citizen Participation Final Report indicates one (1) member of the public offered positive feedback and two (2) members of the public offered negative feedback. The summary report also indicated that seven (7) people offered neutral comments and suggestions. The body of the summary report is included as an attachment to this report.

Analysis and Discussion:

Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The PUD Overlay proposed under the companion case, however, will allow certain deviations from the development standards as specified in the SUDC. The following table as taken from the zoning narrative expresses the proposed residential development standards applicable to the site. Those items expressed in red font deviate from the base standard. Also of note are several footnotes which serve to clarify how certain development standards are to be applied.

Table 1: RM-9 PUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1) (2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35
Footnotes:		
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback shall be 10').		
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.		
(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.		

The subject Preliminary Plat proposes alley loaded products. The related zone change anticipates this lot product and includes a PUD Overlay to amend the development standards accordingly. The lot product is illustrated on Sheet 3 of the Preliminary Plat along with the Development Standards table included in the zoning narrative. Staff notes that considerable effort went into creating the development standards that would meet the objectives of the applicant while addressing staff concerns over as parking, trash collection, fire access, and proximity to public utility easements.

Sweetwater Avenue will bisect the site, with access to both Cotton Lane and 175th Avenue. The majority of Sweetwater Avenue is located within the Magnolia project; however, a small portion of that right-of-way located within the 175th & Sweetwater project. Since Sweetwater Avenue cohabitates both projects, it is essential that both Phase 1 of the Magnolia project be platted and developed concurrently with the 175th & Sweetwater project. As an alternative, Sweetwater Avenue could be implemented in its entirety through a Master Plat, a Map of Dedication or a combined Final Plat. Staff has included a stipulation to addresses this issue.

The 175th & Sweetwater project provides approximately 2.4 acres of open space, which includes perimeter and end-block landscape tracts, and co-use turf/retention areas. Although the amenities associated with this Preliminary Plat are minimal, the project is immediately adjacent to the highly amenitized Truman Community Center. Further, the intent is for this Preliminary Plat to integrate with the Magnolia project to the extent of being part of the same HOA. As with Magnolia, Sweetwater Avenue will be flanked on either side by a substantial open space tract thereby enhancing the openness of the neighborhood.

The development will include certain wall configurations, which are consistent with the Magnolia project. Figure 7 of the zoning narrative best illustrate the wall configuration, although the same are illustrated on Sheet WD-1 of the subject Preliminary Landscape Plan. The locations of these wall and entry features are expressed on Sheet W-1 of the Preliminary Landscape Plan.

The project will be well landscaped using a robust plant palette intended to enhance and reinforce the overall theme of the community. Most, but not all, of the plant species identified on the Preliminary Landscape Plan are included in the Arizona Department of Water Resources (ADWR) List of Drought Tolerant Plant Species. Several species listed on the Preliminary Landscape Plan, such as but not limited to the Magnolia tree, are not on the ADWR list; however, these plants will be used sparingly throughout the project. Staff notes that per the SUDC, only those plant species that are included in the ADWR list may be used within the public right-of-way. Further, the use of turf within the median of a public right-of-way is prohibited. The proposed landscape design meets these requirements.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal contemplates up to 900 dwelling units, which equates to approximately 5 DU/Ac. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

204 **Reviewing Agencies:**

205
206 **Luke Air Force Base (LAFB):** In a letter dated October 3, 2015 (attached), LAFB indicated that the
207 subject development met the Graduated Density Concept and would not interfere with flight
208 operations. LAFB also requested a robust notification program.

209
210 **Arizona Department of Transportation (ADOT):** In an email dated September 20, 2016 (attached),
211 ADOT indicated the proposed development would not affect any ADOT highway facilities.

212
213 **Maricopa Water District (MWD):** In a memo dated October 19, 2016 (attached), MWD indicated
214 the property covered by this application is subject to certain MWD interests including existing
215 facilities and other property interests. MWD requires that prior to Final Plat approval, certain
216 comments must be addressed.

217
218 **Surprise GIS:** City of Surprise GIS requires certain revisions relating to the AutoCAD files for the
219 project. Staff has included a stipulation to address this issue.

220
221 **Summary:**

222
223 The 175th & Sweetwater project is exceptionally well designed and is consistent with the General
224 Plan and SUDC as amended by the PUD Overlay. The proposed development standards requested
225 under the PUD Overlay will allow the applicant to develop the site in a creative manner in keeping
226 with the intent of the SUDC and satisfying staff concerns. Amenities included will provide
227 recreational opportunities for the residents of the community.

228
229 **Findings:**

- 230
231
 - The proposed Preliminary Plat is consistent with the zone change proposed under case
232
 - FS16-391.
233
 - The proposed development standards will allow the property to be reasonably developed.
234

235 **Recommendation:**

236
237 Based on the findings noted above, staff recommends the Commission move to recommend
238 **approval** of the subject Preliminary Plat request to the City Council, subject to stipulations 'a'
239 through 'g' as outlined below:

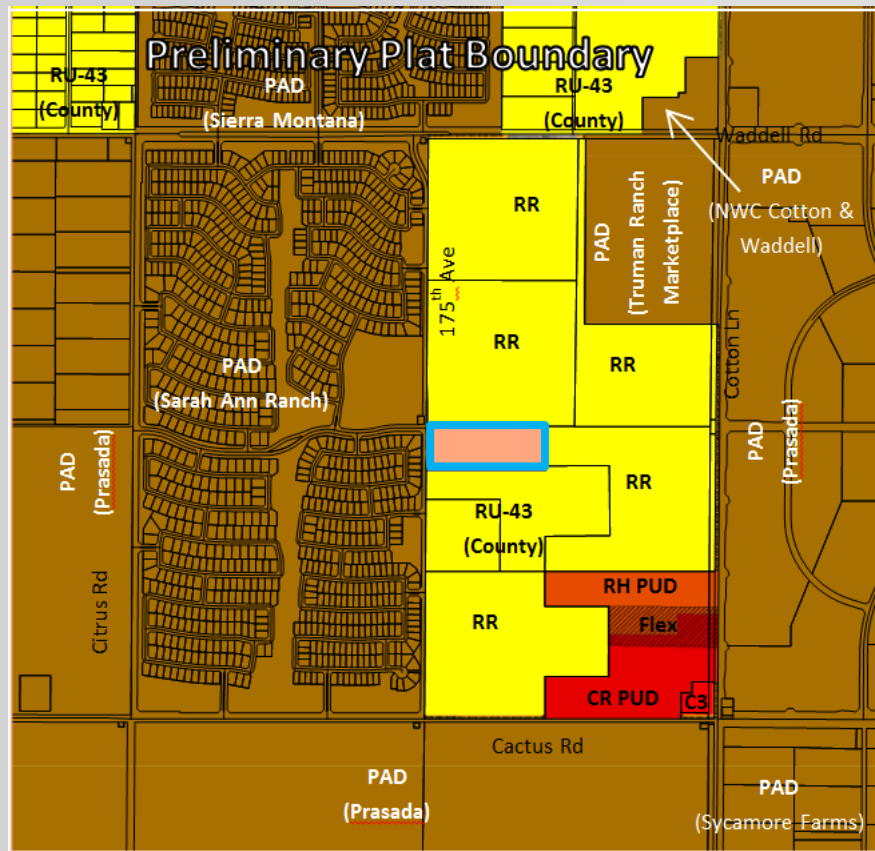
- 240
241
 - a. Development of the site shall be in substantial conformance with the Preliminary Plat
242
 - entitled "S.E.C 175th Ave & Sweetwater", prepared by David Evans and Associates, dated
243
 - revised November 2016 and stamped received November 28, 2016, except as modified by
244
 - the following stipulations.
245

- b. Landscaping of the development shall be consistent with the Preliminary Landscape Plan entitled "175th & Sweetwater", Prepared by LVA Urban Design Studio, dated revised November 2016 and stamped received November 7, 2016, except as modified by the following stipulations.
- c. Final Platting of Phase I of the 175th & Sweetwater development shall occur concurrently with the Final Platting of the Magnolia development contemplated under FS16-392, unless an alternative methodology is approved by the City of Surprise with respect to the Sweetwater Avenue right-of-way.
- d. Prior to Final Plat approval, the applicant shall obtain approval from the Maricopa Water District with respect to the development's effect on MWD facilities.
- e. Within 30 days of approval of the subject Preliminary Plat by the City Council, the applicant shall submit revised AutoCAD drawings in accordance with City of Surprise GIS standards.
- f. Approval of this Preliminary Plat request presumes the approval of the rezone proposed under FS16-391. Should said rezone request fail, the subject Preliminary Plat granted under the subject approval is null and void.
- g. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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 Case Map (1 page)
- 02 Vicinity Map (1 page)
- 03 Preliminary Plat (20 pages)
- 04 Preliminary Landscape Plan (16 pages)
- 05 Luke AFB comments (2 pages)
- 06 ADOT comments (1 page)
- 07 MWD comments (1 page)

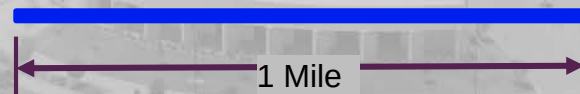


FS16-391 175th & Sweetwater Preliminary Plat

Case Map



North



1 Mile

P:\AZCD00000002\0400CAD\PL\ SHEETS\PRE-PLAT - PARCEL B\PL-PR-01-AZCD00002.dwg jct Nov 28, 2016 6:22:53am

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT ONE–HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 1,223.09 FEET TO A POINT THAT LIES 1,089.24 FEET EASTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 381.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 573.52 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 575.97 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 1,484.01 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 999.62 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, A DISTANCE OF 233.00 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14, WHICH POINT BEARS SOUTH 0° 22' 01" WEST,A DISTANCE OF 2,640.39 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 1,556.09 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89°59'50" WEST, ALONG SAID LINE, A DISTANCE OF 1,089.24 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 14;

THENCE NORTH 0° 23' 49" EAST, ALONG THE MID–SECTION LINE, A DISTANCE OF 1,332.63 FEET; THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 1,077.62 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 575.97 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 573.52 FEET;

THENCE SOUTH 0° 00' 10" WEST, A DISTANCE OF 381.90 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE–HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 0° 22' 01" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.63 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 1,484.01 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 316.90 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 584.03 FEET;

THENCE NORTH 0° 00' 10" EAST, A DISTANCE OF 633.80 FEET;

THENCE NORTH 89° 59' 50" WEST, A DISTANCE OF 570.97 FEET; THENCE NORTH 0° 00'10" EAST, A DISTANCE OF 356.92 FEET;

THENCE NORTH 89° 59' 55" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1,479.27 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14,A DISTANCE OF 1,307.75 FEET TO THE POINT OF BEGINNING;

EXCEPT ONE–HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

S.E.C. 175TH AVE & SWEETWATER
PRELIMINARY PLAT
SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA & SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION (CONTINUED)

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 89° 59' 50" WEST, ALONG SAID LINE, A DISTANCE OF 250.01 FEET; THENCE NORTH 0° 22' 01" EAST, A DISTANCE OF 233.00 FEET; THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 100.00 FEET;

THENCE NORTH 02° 22' 01" EAST, A DISTANCE OF 100.00 FEET;

THENCE SOUTH 89° 59' 50" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 0° 22' 01" WEST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING;

EXCEPT ANY PORTION OF SAID PROPERTY LYING WITHIN THAT CERTAIN RAILROAD RIGHT OF WAY FOR THE MAIN SPUR OF THE CALIFORNIA, ARIZONA AND SANTA FE RAILWAY CO., EXTENDING FROM BEARDSLEY STATION, AS CONVEYED BY DEED RECORDED IN BOOK 215 OF DEEDS, PAGE 133, RECORDS OF MARICOPA COUNTY, ARIZONA; AND

EXCEPT ONE–HALF OF ALL OIL, GAS AND MINERALS, AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 854, PAGE 212; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 59" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 00° 21' 47" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.65 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 1,889.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 59' 59" WEST, A DISTANCE OF 672.15 FEET;

THENCE NORTH 00° 23' 51" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14,A DISTANCE OF 648.08 FEET;

THENCE NORTH 89° 59' 59" EAST, A DISTANCE OF 672.15 FEET;

THENCE SOUTH 00° 23' 51" WEST, A DISTANCE OF 648.08 FEET TO THE POINT OF BEGINNING; AND

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE NORTH 89° 59' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 83.00 FEET;

THENCE NORTH 0° 21' 47" EAST, ALONG A LINE WHICH LIES 83 FEET WEST OF THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 1,332.65 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 1,484.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89° 59' 59" WEST, A DISTANCE OF 405.52 FEET;

THENCE NORTH 0° 23' 51" EAST, A DISTANCE OF 648.08 FEET;

THENCE SOUTH 89° 59' 59" WEST, A DISTANCE OF 672.15 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14;

THENCE NORTH 0° 23' 51" EAST, A DISTANCE OF 258.08 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTH 401.53 FEET OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89° 59' 55" EAST, 1,084.44 FEET ALONG SAID SOUTH LINE;

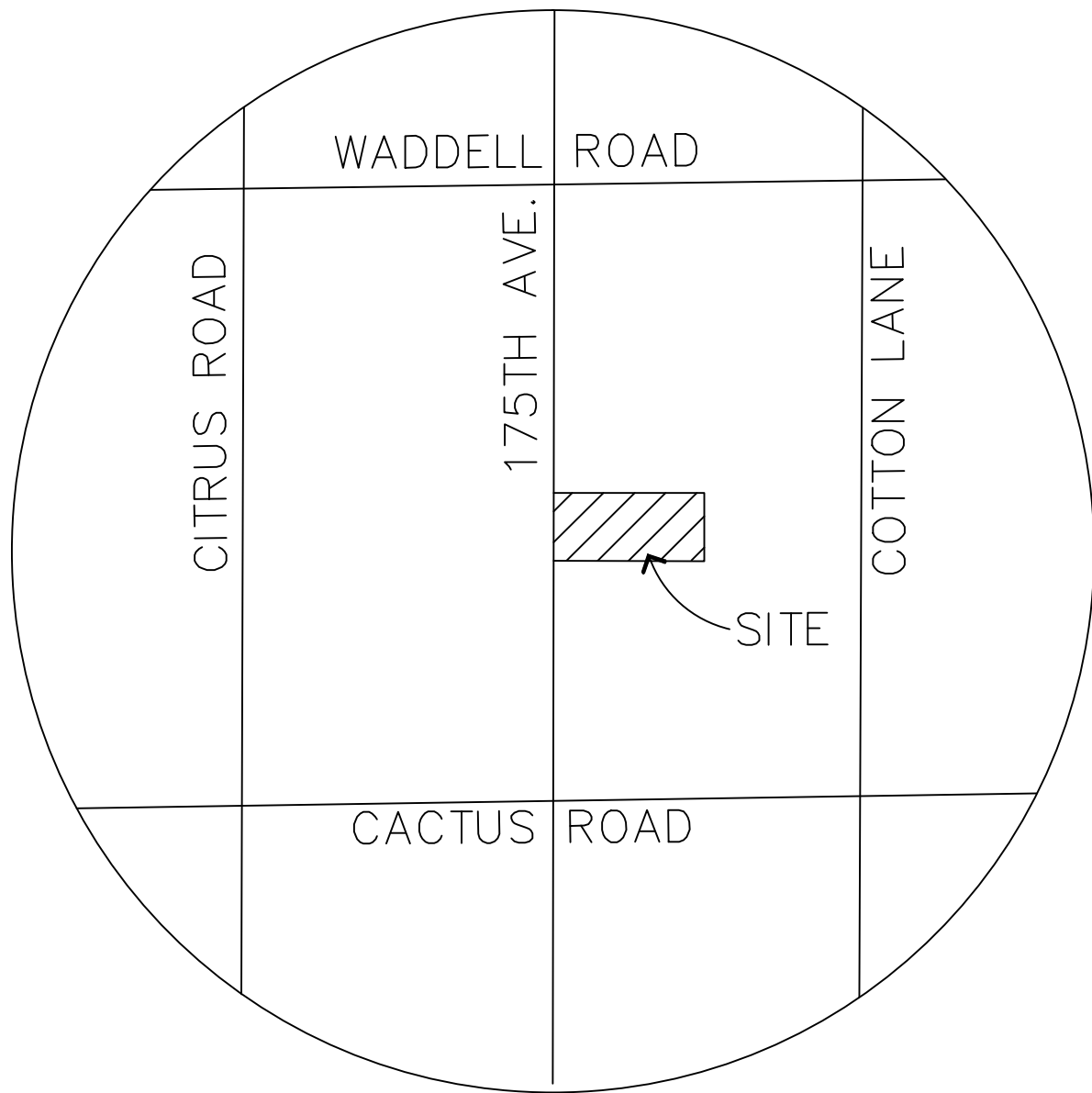
THENCE NORTH 0° 00' 16" WEST, A DISTANCE OF 44.60 FEET;

THENCE SOUTH 89° 59' 53" EAST, A DISTANCE OF 570.96 FEET;

THENCE SOUTH 0° 00' 03" WEST, A DISTANCE OF 633.83 FEET;

THENCE NORTH 89° 59' 48" WEST, A DISTANCE OF 584.03 FEET;

THENCE SOUTH 0° 00' 15" WEST, A DISTANCE OF 316.95 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

SECTION 14, T3N, R2W
NTS

SITE DATA

EXISTING ZONING:	RM–9 PUD
GROSS AREA:	10.0 AC
NET AREA:	9.1 AC
LOT COUNT:	49 LOTS
DENSITY:	5.5
OPEN SPACE AREA:	2.4 AC

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	to be determined	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space and side entry garage shall have a minimum 8' setback for (unless adjacent to a PUE, in which case the minimum front setback shall be 10').
- (2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building wher adjacent to a public street.

FLOOD ZONE CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEYED PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1660L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE FLOOD ZONE BOUNDARY IS LOCATED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

SHADED ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

DEVELOPER

SURPRISE VILLAGE PARTNERS, LLC
11024 N. 28TH DRIVE, SUITE 170
PHOENIX, 85029

PHONE: (602) 499–0899
CONTACT: JOSEPH KALISH

PLANNER

LVA URBAN DESIGN STUDIO
120 SOUTH ASH AVENUE
TEMPE, ARIZONA 85281
CONTACT: MARK REDDIE
PHONE: (480) 994–0994

ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, ARIZONA 85034

PHONE: (602) 678–5151
FAX: (602) 678–5155
CONTACT: RAMZI GEORGES, PE
e–mail: ryg@deainc.com

SHEET INDEX

- | | |
|---|-----------------------------------|
| 1 | COVER SHEET/KEY MAP |
| 2 | STREET CROSS SECTIONS |
| 3 | DETAILS |
| 4 | PRELIMINARY PLAT |
| 5 | SOLID WASTE COLLECTION ROUTE PLAN |

BASIS OF BEARING

SOUTH 89°48'58" WEST, THE MEASURED BEARING BETWEEN A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND COTTON LANE AND A FOUND CITY OF SURPRISE BRASS CAP AT THE INTERSECTION OF CACTUS ROAD AND 175TH AVENUE, AS SHOWN HEREON, UTILIZING THE LEICA SMARTNET GPS NETWORK.

RELATIVE TO MARICOPA COUNTY, ARIZONA LOW DISTORTION PROJECTION

LINEAR UNIT:	INTERNATIONAL FEET
GEODETIC DATUM:	NAD 1983
PROJECTION TYPE:	LAMBERT CONFORMAL CONIC (SINGLE PARALLEL)

LATITUDE OF ORIGIN:	33°15'00" N
CENTRAL MERIDIAN:	112°15'00" W
FALSE NORTHING:	1,500,000.000 ift
FALSE EASTING:	2,500,000.000 ift
STANDARD PARALLEL SCALE:	1.000045 (EXACT)

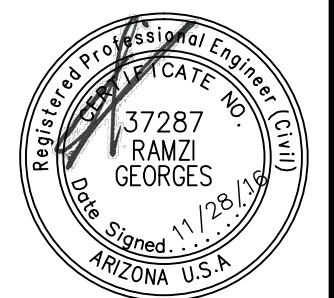
BENCHMARK

2 INCH CITY OF SURPRISE BRASS DISK WITH RAISED DATUM POINT – MARKED CITY OF SURPRISE BENCHMARK COT1 2009.7 – LOCATED ON TOP OF DRAINAGE SCUPPER APPROXIMATELY 700 FEET NORTH OF THE INTERSECTION OF CACTUS ROAD AND COTTON LANE ON THE EAST SIDE OF COTTON LANE.

ELEVATION 1248.65 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

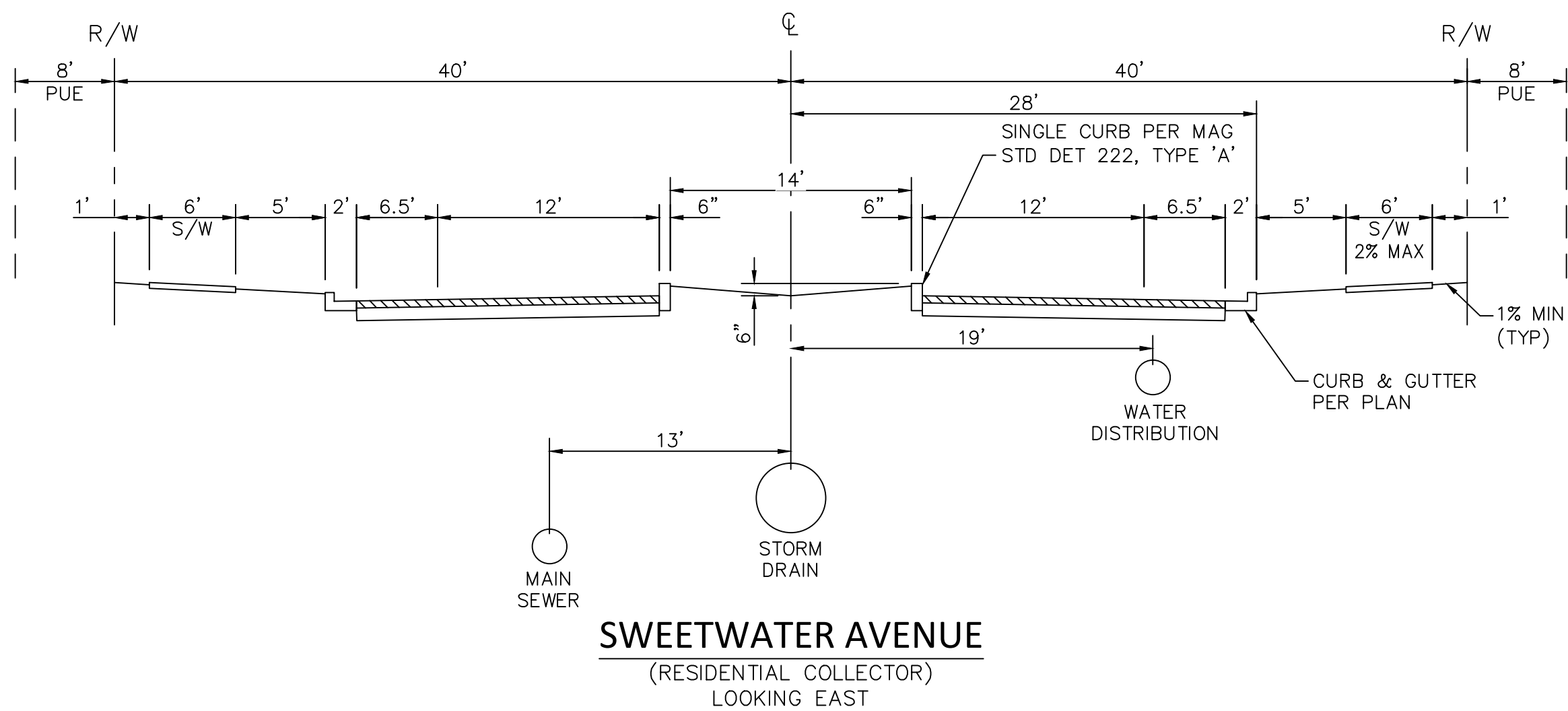
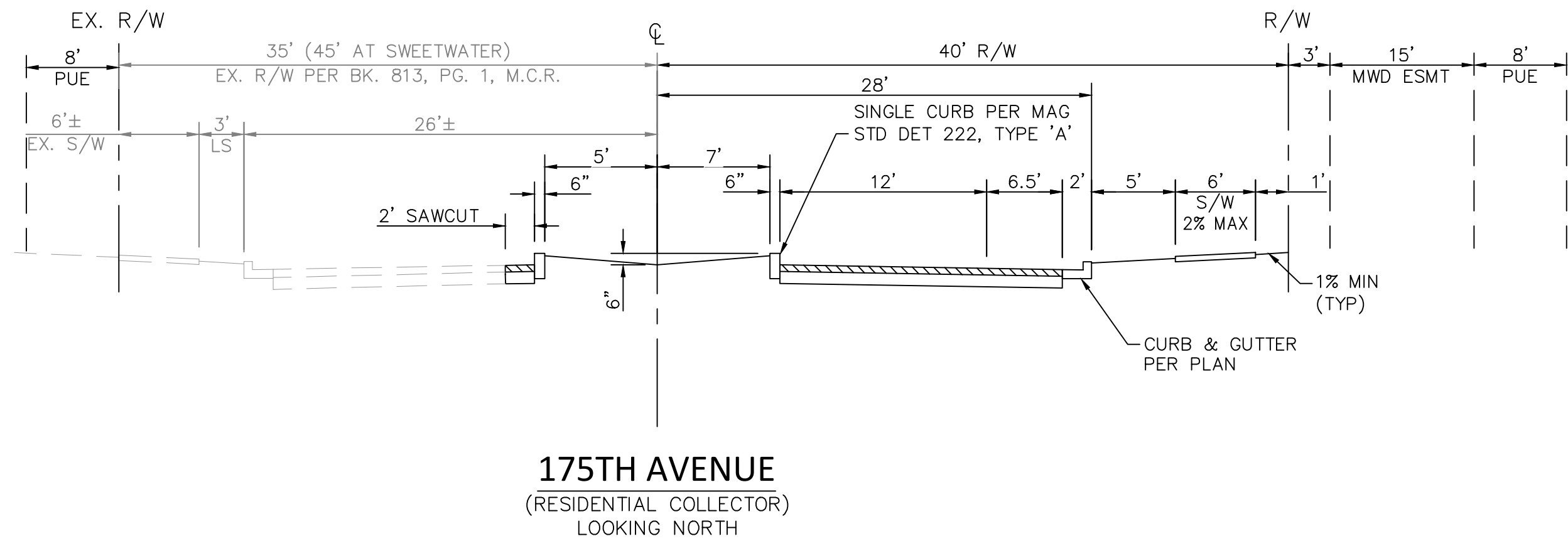
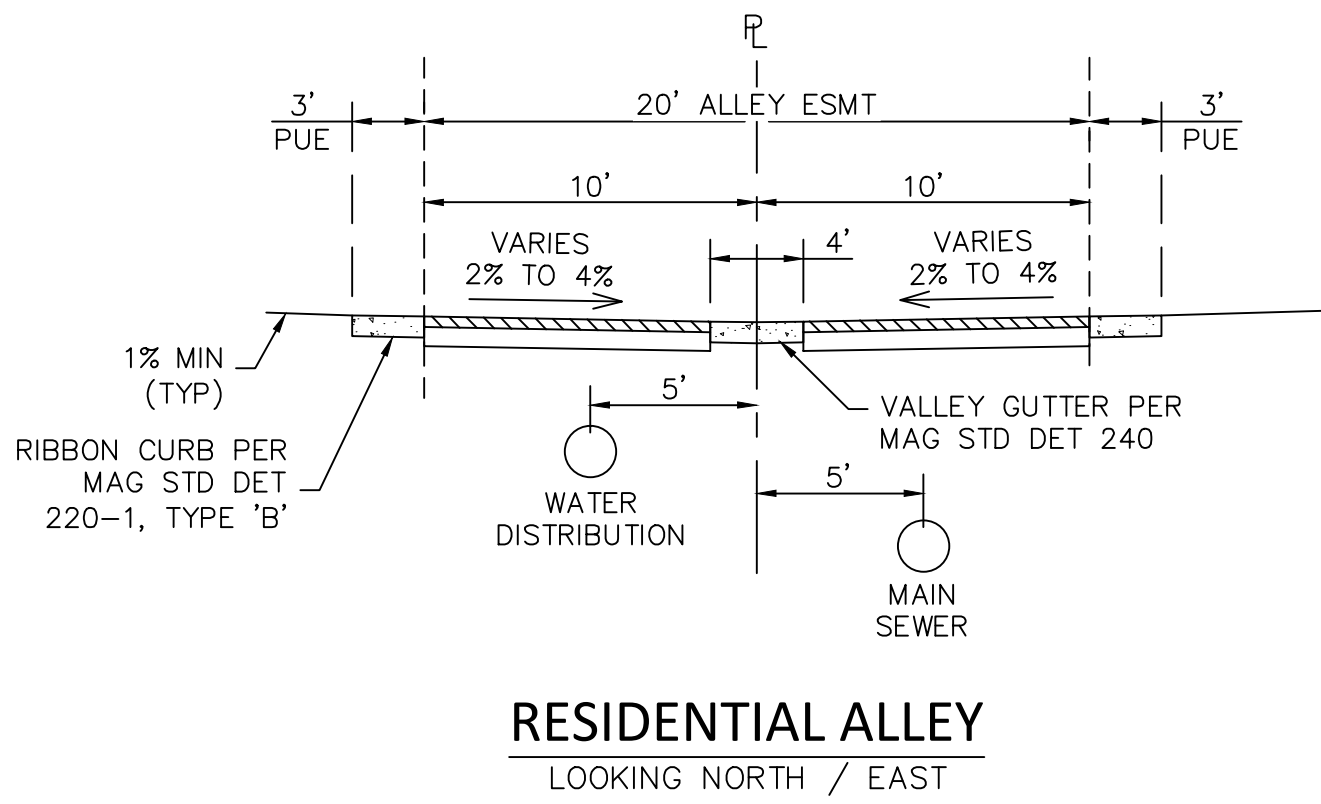
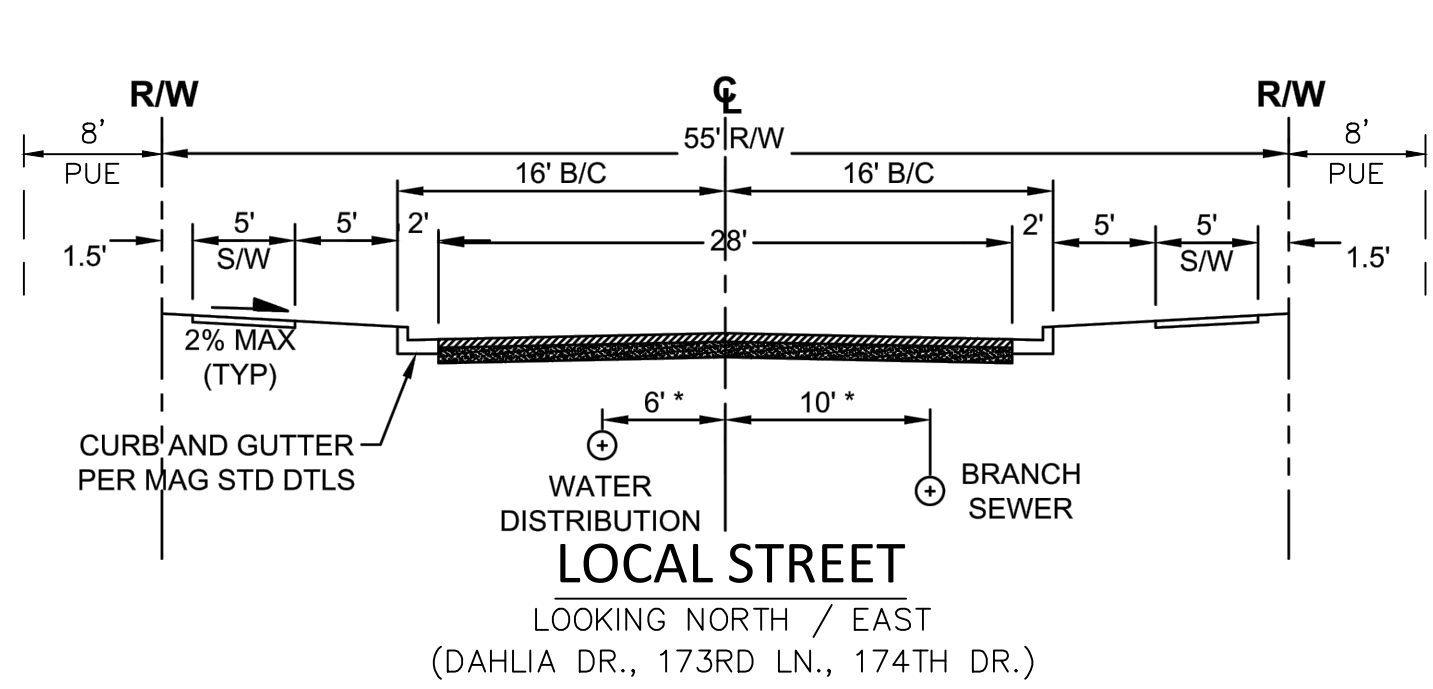
LEGEND

- CENTERLINE
- RIGHT OF WAY
- PROPERTY LINE
- EASEMENT
- E — ELECTRICAL
- G — GAS
- SS — SANITARY SEWER
- T — TELEPHONE
- W — WATER
- OHE — OVERHEAD ELECTRIC
- FLOW LINE
- STORM DRAIN
- SEWER MANHOLE
- UTILITY POLE / RISER
- ▭ CATCH BASIN
- STORM DRAIN MANHOLE
- ✕ SIGN
- FIRE HYDRANT
- GRADE BREAK

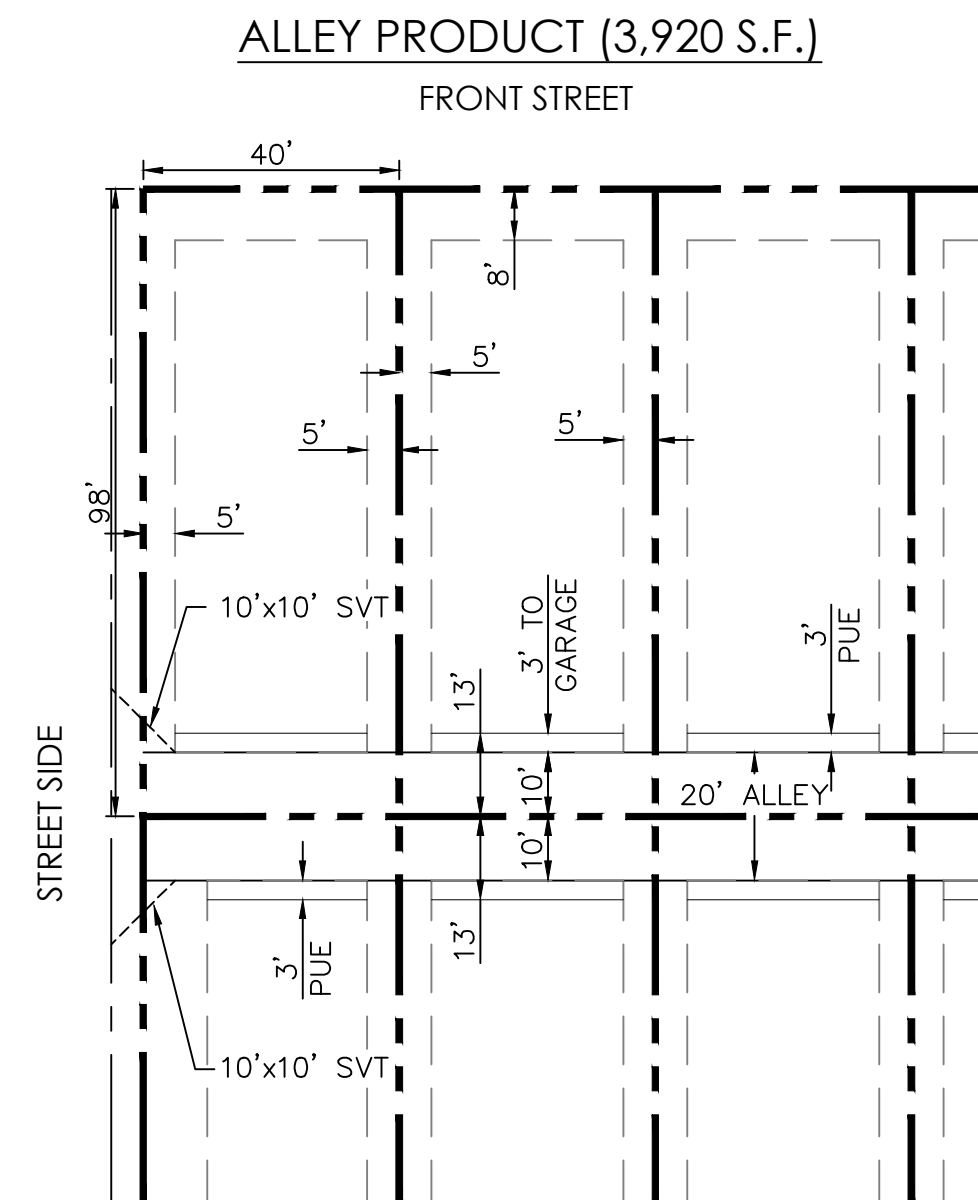
PROJECT MANAGER: RAMZI GEORGES, P.E.				
DESIGNED BY:	DRAWN BY:	CHECKED BY: RYG	DATE: 11/2016	
 DAVID EVANS AND ASSOCIATES INC. 4600 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151				
				
PRELIMINARY PLAT FOR SEC 175TH AVE. & SWEETWATER CITY OF SURPRISE, ARIZONA				
ANNEXATION CASE #: FS16–427 ZONING CASE #: FS16–392				
SECTION: 14 TWNSHP: 3N RANGE: 2W				
JOB NO.: AZCD0002				
SHEET 1 OF 5				



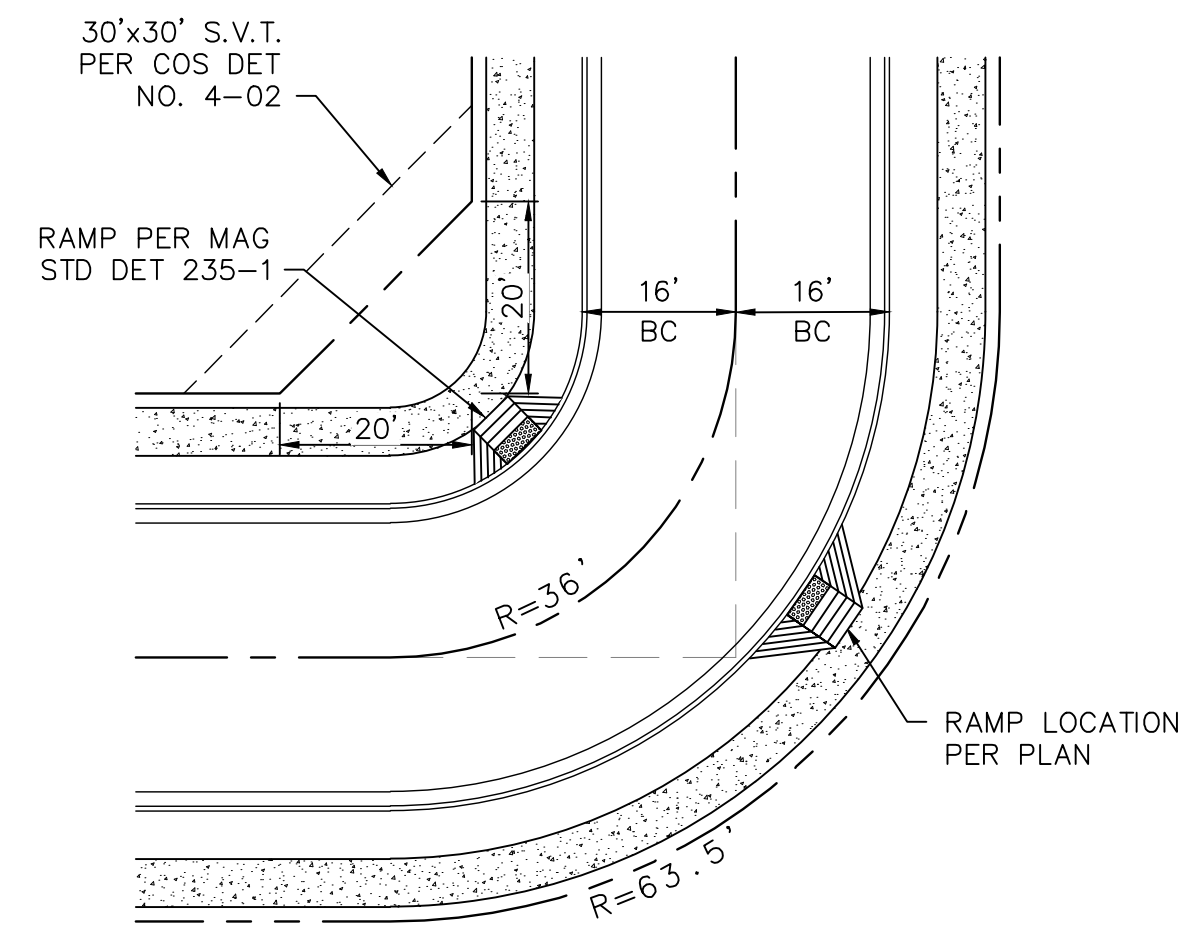
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PROJECT MANAGER: RAMZI GEORGES, P.E.		DESIGNED BY: .		DRAWN BY: .		CHECKED BY: RYG		DATE: 11/2016	
DAVID EVANS AND ASSOCIATES INC. 4600 E Washington Street, Suite 250 Phoenix Arizona 85034 Phone: 602.678.5151		SEAL 37287 RAMZI GEORGES 11/17/2016 ARIZONA U.S.A.		STREET SECTIONS & DETAILS FOR SEC 175TH AVE. & SWEETWATER CITY OF SURPRISE, ARIZONA					
SECTION: 14 TWNSH: 3N RANGE: 2W		JOB NO.: AZCD0002		SHEET 2 OF 5		ARIZONA 811 Call at least two full working days before you begin excavation Dial 8-1-1 or 1-800-87-TAKE (T) (725-6346) In Maricopa County: (602) 263-1100			



FRONT:	8' (10' WHERE ADJACENT TO AN 8' PUE)
SIDE:	5'
REAR: (ALLEY)	13'



TYPICAL ELBOW GEOMETRY



EXPIRES: 3/31/201

DETAILS
FOR
SEC 175TH AVE. & SWEETWATER
CITY OF SURPRISE, ARIZONA

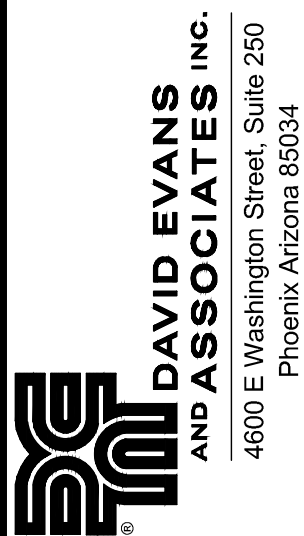
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TWNShP: 3N
RANGE: 2W

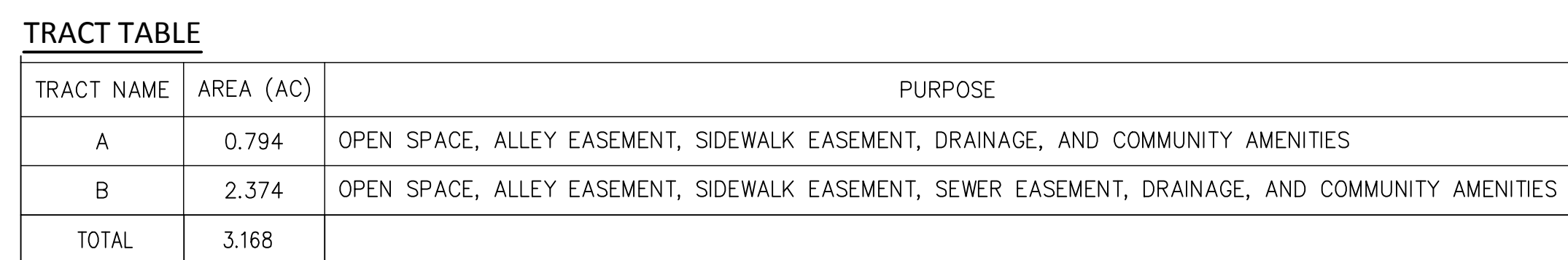
JOB NO.:
AZCD0002

3 SHEET OF 5

PROJECT MANAGER: RAMZI GEORGES P.E.

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016



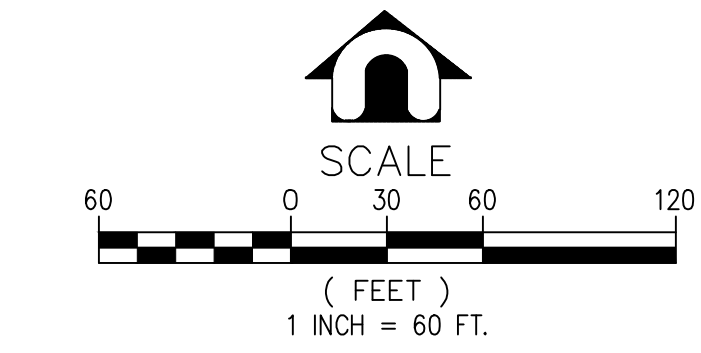
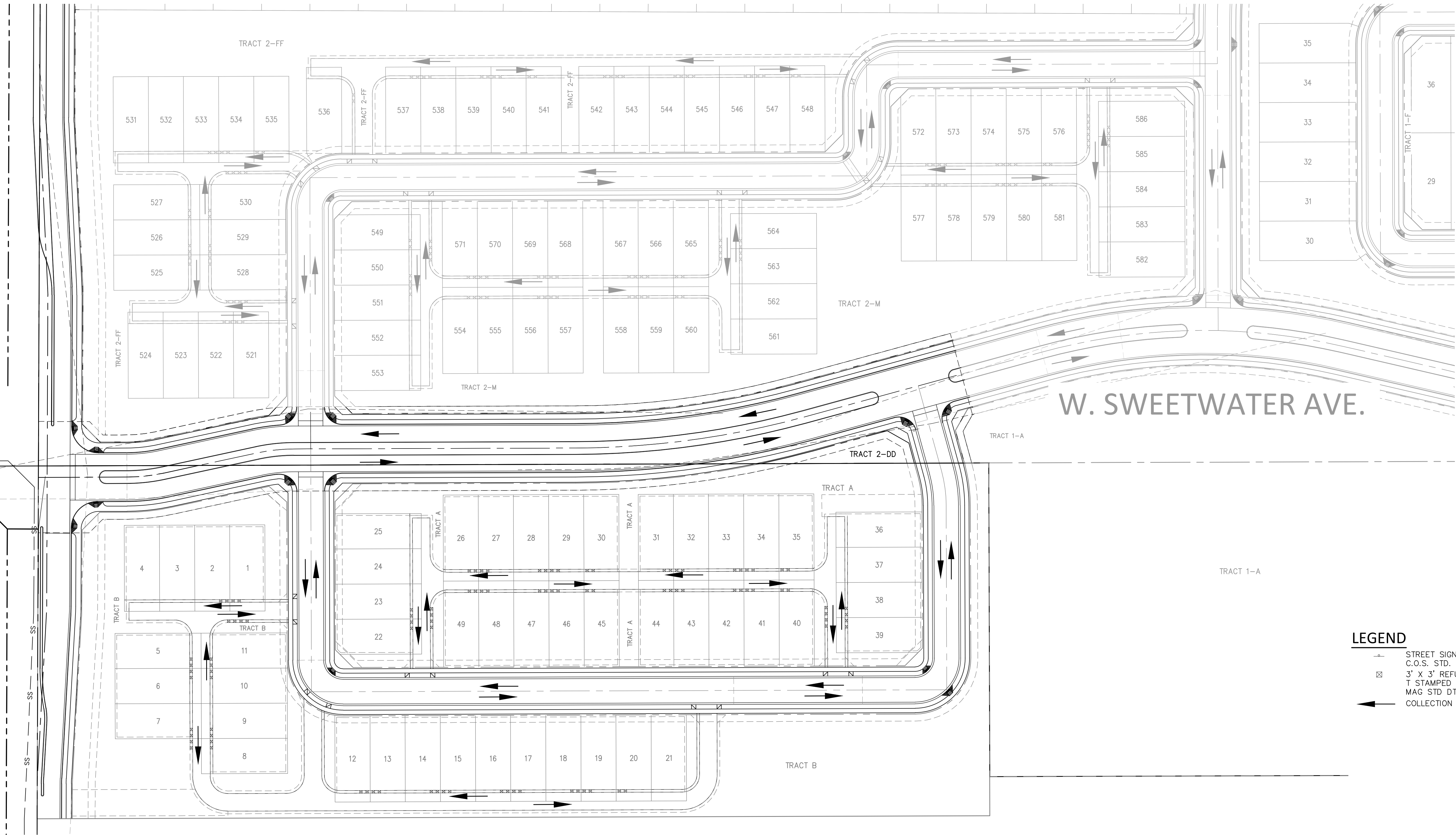


NOTE:
INDIVIDUAL LOT TABLES TO BE PROVIDED
ON FINAL PLAT.



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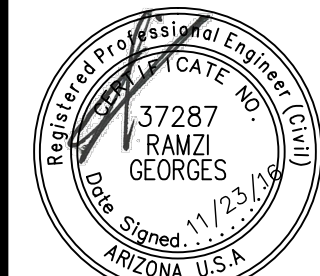
175TH AVENUE



- LEGEND**
- STREET SIGN FOUNDATION, C.O.S. STD. DTL 4-22
 - 3' X 3' REFUSE BIN, PROVIDE T STAMPED INTO CURB PER MAG STD DTL 440-4
 - COLLECTION ROUTE

SOLID WASTE COLLECTION ROUTE
FOR
SEC 175TH AVENUE AND SWEETWATER
CITY OF SURPRISE, ARIZONA

SECTION: 14
TWN: 3N
RANGE: 2W
JOB NO.:
AZCD0002
SHEET
OF 5



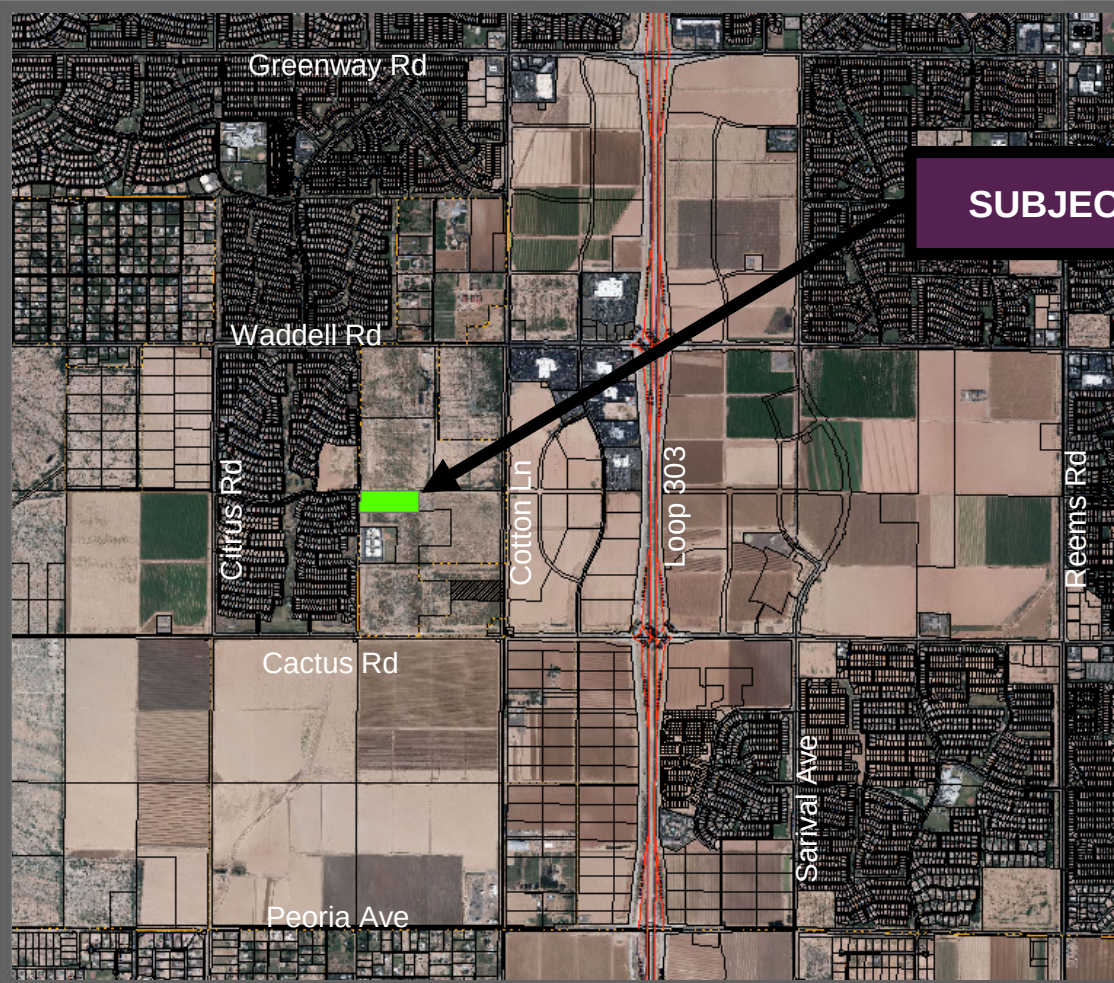
EXPIRES: 3/31/2017

**DAVID EVANS
AND ASSOCIATES INC.**
4600 E Washington Street, Suite 250
Phoenix, Arizona 85034
Phone: 602.678.5151

DESIGNED BY: .
DRAWN BY: .
CHECKED BY: RYG
DATE: 11/2016

PROJECT MANAGER:
RAMZI GEORGES, P.E.





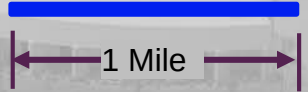
SUBJECT SITE

FS16-391
175th & Sweetwater
Preliminary Plat

Vicinity Map

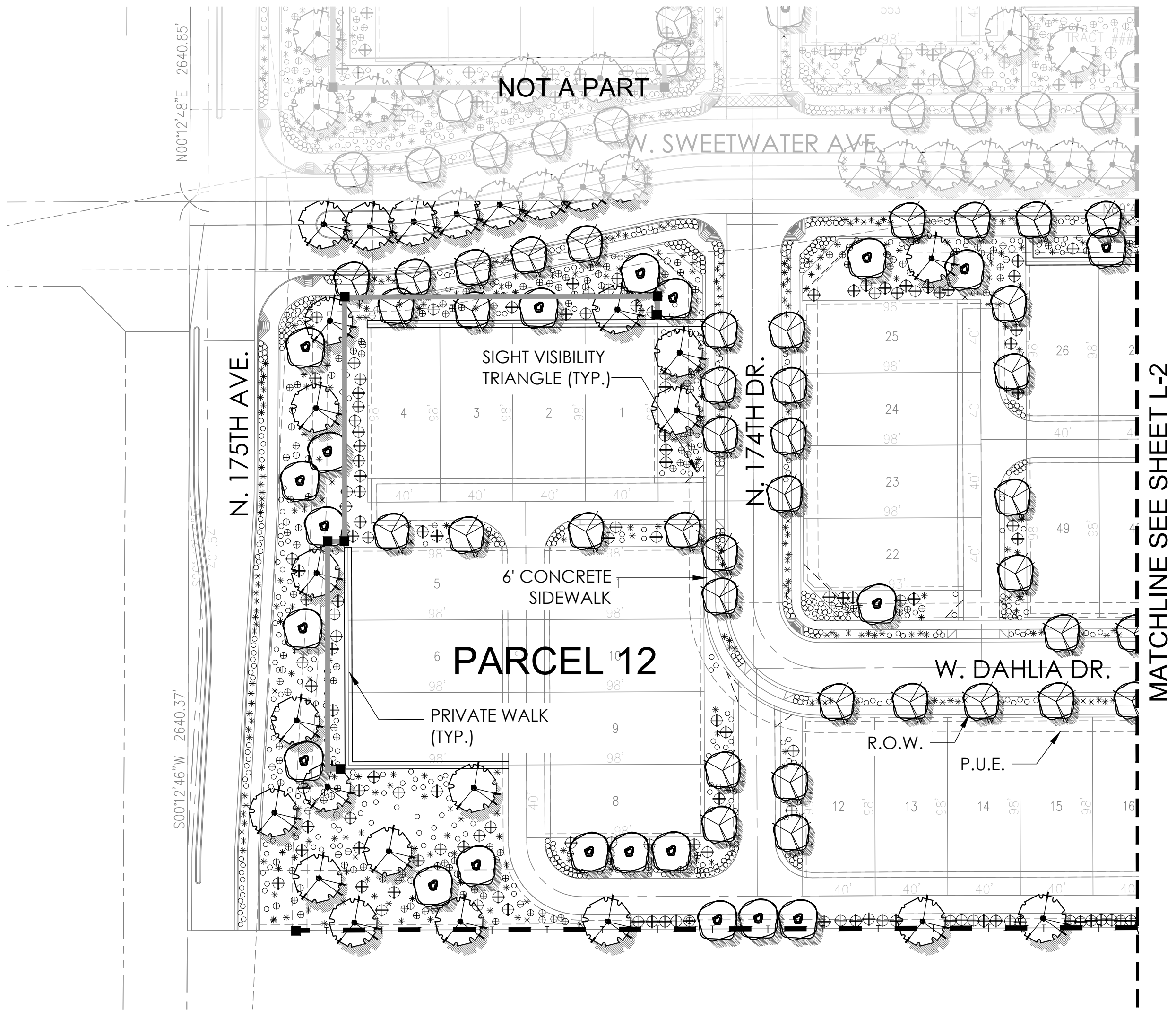


North



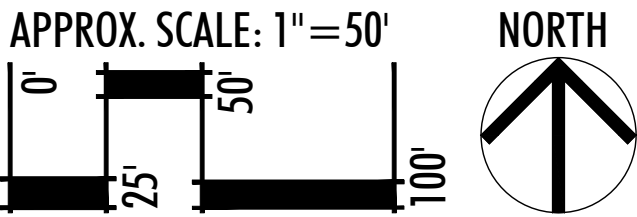
SURPRISE, ARIZONA
BY: AZ COMMUNITY DEVELOPMENT, LLC
PRELIMINARY LANDSCAPE PLAN

C-1
1 of 5

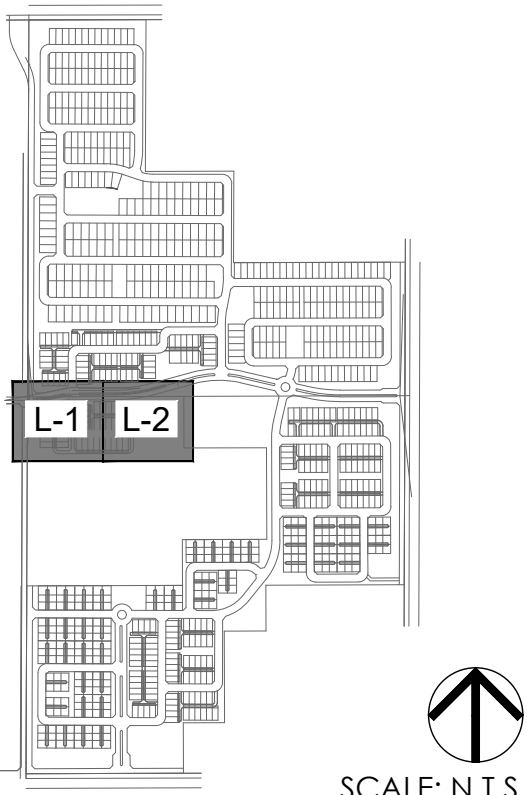


LEGEND

- THEME WALL (DETAIL 1, SHT WD-1)
- PONY WALL (DETAIL 2, SHT WD-1)
- MAILBOX CLUSTER (DETAIL 3, SHT WD-1)



KEYMAP



PRELIMINARY PLANT PALETTE

- Trees:**

 - Acacia aneura
 - Mulga
 - Bauhinia mexicana *
 - Orchid Tree
 - Bauhinia lunaroides *
 - Anacaco Orchid Tree
 - Brachychiton populneus *
 - Bottle Tree
 - Caesalpinia cocalaco
 - Cascatote 'Smoothie'
 - Chitalpa tashkentensis 'Pink Dawn' *
 - Chitalpa
 - Citrus calamondin
 - Mandarin Orange
 - Cupresses sempervirens
 - Italian Cypress *
 - Dalbergia sissoo
 - Indian Rosewood
 - Eucalyptus microtheca *
 - Colibah Tree
 - Ficus microcarpa
 - Indian Laurel Fig
- Shrubs:**

 - Buxus japonica 'Green Beauty'
 - Japanese Boxwood
 - Callistemon citrinus 'Little John' *
 - Little John Bottlebrush
 - Carissa micorcarpa
 - 'Boxwood Beauty' Natal Plum
 - Chrysactinia mexicana
 - Damianita *
 - Diets bicolor
 - Fortnight Lily
 - Eremophila maculata
 - 'Valentine' *
 - Emu Bush
 - Feijoa sellowiana
 - Pinnacle Guava
 - Gardenia jasminoides
 - Gardenia
 - Hibiscus rosa-sinensis
 - Chinese Hibiscus
- Accents:**

 - Cycas revoluta *
 - Sago Palm
 - Guara lindheimeri
 - Lindheimer's beeblossom
- Ground Covers:**

 - Carissa grandiflora
 - Green Carpet' Natal Plum
 - Convolvulus tricolor
 - Dwarf Morning Glory
 - Gazania rigens 'Sun Gold' *
 - Sun Gold *
 - Hedera helix
 - English Ivy
 - Lantana camera 'New Gold' *
 - New Gold Lantana
 - Lantana montevidensis *
 - Purple Trailing Lantana
- Vines**

 - Bougainvillea brasiliensis
 - 'La Jolla' *
 - La Jolla Bougainvillea
 - Gelsemium sempervirens
 - Carolina Jasmine
- Fraxinus uhdei**

 - Shamel Ash
 - Fraxinus velutina**
 - Arizona Ash
 - Fraxinus velutina 'Fan Tex'**
 - Fan Tex Ash
 - Jacaranda mimosifolia
 - Jacaranda
 - Ligustrum lucidum
 - Glossy Privet
 - Magnolia grandiflora
 - Olea europaea 'Swan Hill'**
 - Swan Hill Olive
 - Pistacia chinensis 'Red Push' ****
 - Red Push Pistache
 - Quercus virginiana
 - 'Heritage' **
 - Heritage Live Oak
 - Schinus terbinthifolius**
 - Brazilian Pepper Tree
 - Sophora secundiflora **
 - Texas Mountain Laurel
- Thevetia peruviana ***

 - Yellow Oleander
 - Tipuana tipu ***
 - Tipu Tree
 - Ulmus parvifolia cv
 - 'Sempervirens' *
 - Chinese Evergreen Elm
 - Vitex agnus-castus 'Montrose Purple'
 - Chaste Tree
- Ilex vomitoria 'Stokes'**

 - Dwarf Yaupon
 - Ligustrum japonicum
 - Japanese Privet
 - Muhlenbergia rigens *
 - Deer Grass
 - Myrtus communis
 - 'Compacta' *
 - Dwarf Myrtle
 - Nandina domestica
 - Compacta *
 - Osmanthus fragrans
 - Sweet Olive
 - Photinia fraseri
 - Red Photinia
 - Plumbago auriculata *
 - Cape Plumbago
 - Pyracantha koidzumii
 - 'Santa Cruz' *
 - Santa Cruz Prostrata
 - Raphiolepis indica
 - 'Ballerina'
 - Ballerina
- Simmondsia chinensis**

 - Jojoba
 - Tecoma stans 'Orange Jubilee'
 - Arizona Yellow Bells
 - Vauquelinia californica *
 - Arizona Rosewood
- Hesperaloe parviflora ***

 - Red yucca
 - Yucca bacata *
 - Banana Yucca
- Yucca gloriosa ***

 - Spanish Dagger
 - Yucca recurvifolia *
 - Pendulous Yucca
- Lantana montevidensis**

 - 'White' *
 - Trailing White Lantana
 - Liriope muscari
 - Lilyturf
 - Pentas lanceolata
 - Egyptian Star
 - Rosmarinus officinalis
 - 'Prostratus' *
 - Prostrate Rosemary
 - Trachelospermum asiaticum
 - Dwarf Star Jasmine
 - Verbena species
- Vinca major**

 - Vinca Major
 - Zephyranthes sp
 - Rain Lily
- Grevia occidentalis/caffra**

 - Lavender Star Flower
 - Lonicera japonica
 - 'Halliana'
 - Hall's Honeysuckle
- Rosa banksiae ***

 - Lady Bank's Rose

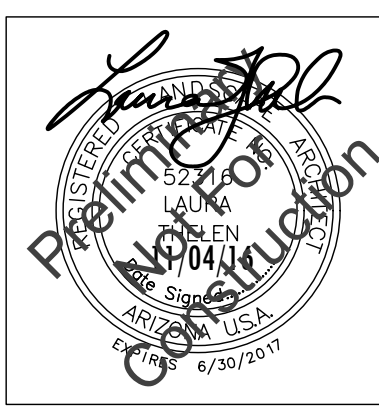
- Notes:
- * Plants on the ADWR Low Water Use Drought Tolerant plant list.
 - ** Plant species that are approved for use in public right-of-way per EDS 8.1.4.
 - Plants with an invasive root system will not be planted near sidewalks, pavements, wall, etc. and are indicated by **bold type and underline**.
 - Trees with erect growth habit within the right-of-way or adjacent to any sidewalk shall have their main vertical leader intact and shall remained unclipped.

LVA urban design studio

land planning • development entitlements • landscape architecture

120 south ash avenue • tempe, arizona 85281 • 480.994.0994

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175TH & SWEETWATER

PRELIMINARY LANDSCAPE PLAN

SURPRISE, ARIZONA

AZ COMMUNITY DEVELOPMENT, LLC.

LANDSCAPE PLAN

revision date

▲

▲

▲

▲

▲

▲

Call Two Working Days Before You Dig

602-263-1100

1-800-STAKE-IT

(Outside Maricopa County)

date: 11/04/16

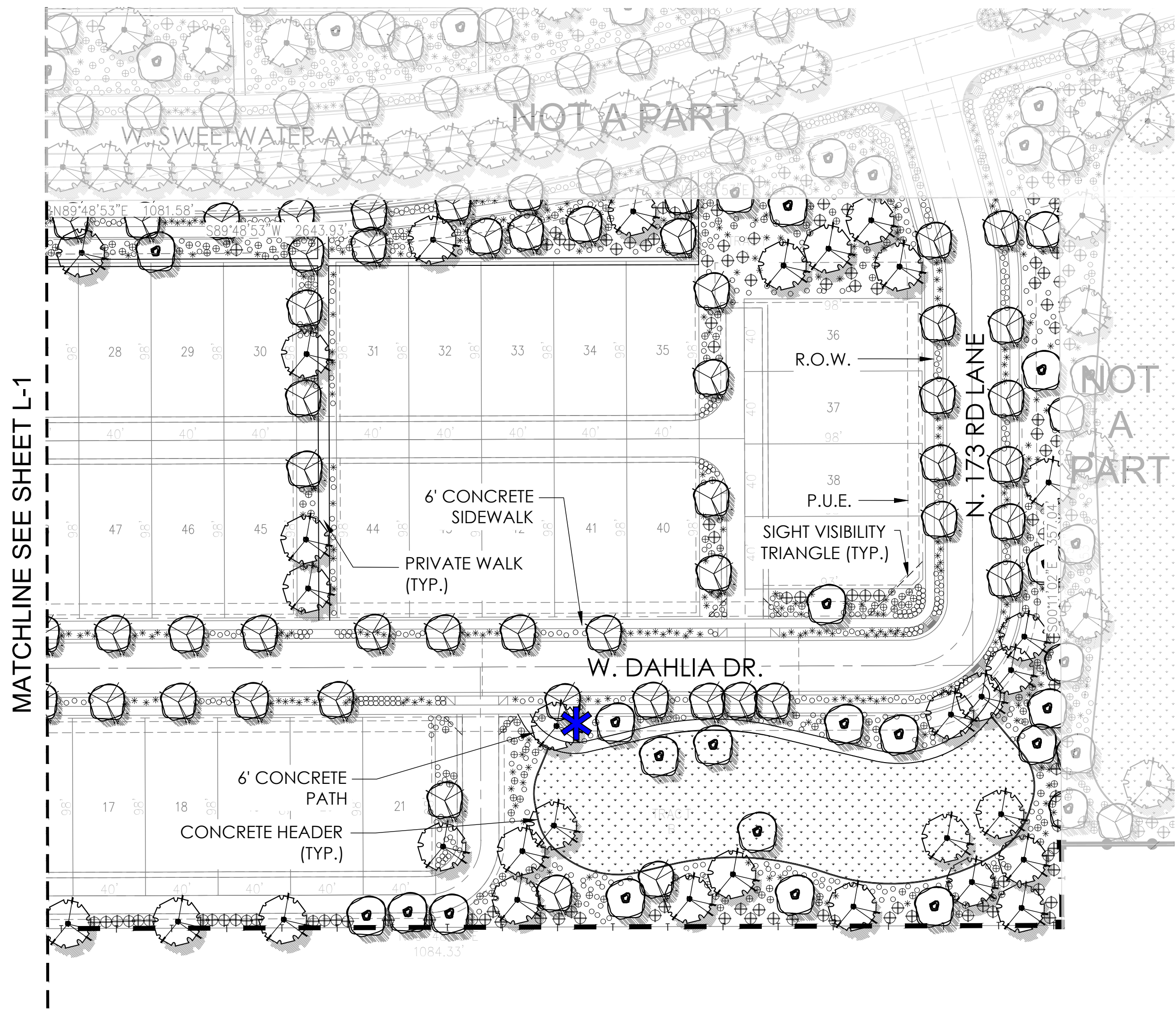
job no.: 1640

drawn: LVA

sheet #

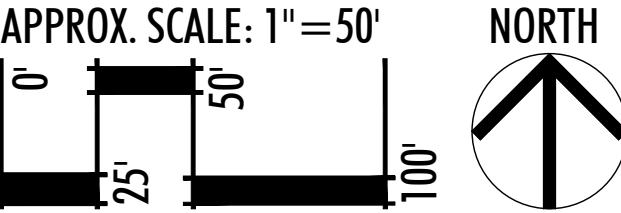
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2 of 5

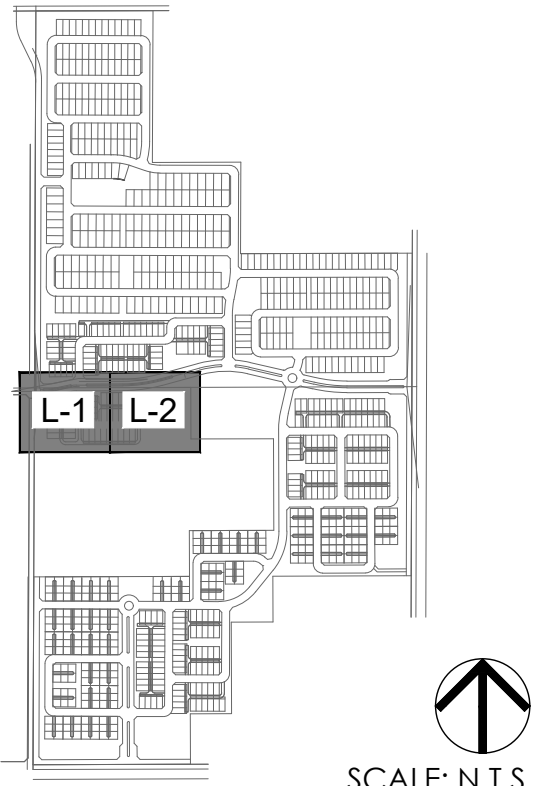


LEGEND

- THEME WALL (DETAIL 1, SHT WD-1) — T — T —
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- MAILBOX CLUSTER (DETAIL 3, SHT WD-1) *



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175TH & SWEETWATER

PRELIMINARY LANDSCAPE PLAN

SURPRISE, ARIZONA

AZ COMMUNITY DEVELOPMENT, LLC.

LANDSCAPE PLAN

revision	date
▲	
▲	
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(Outside Maricopa County)

date: 11/04/16

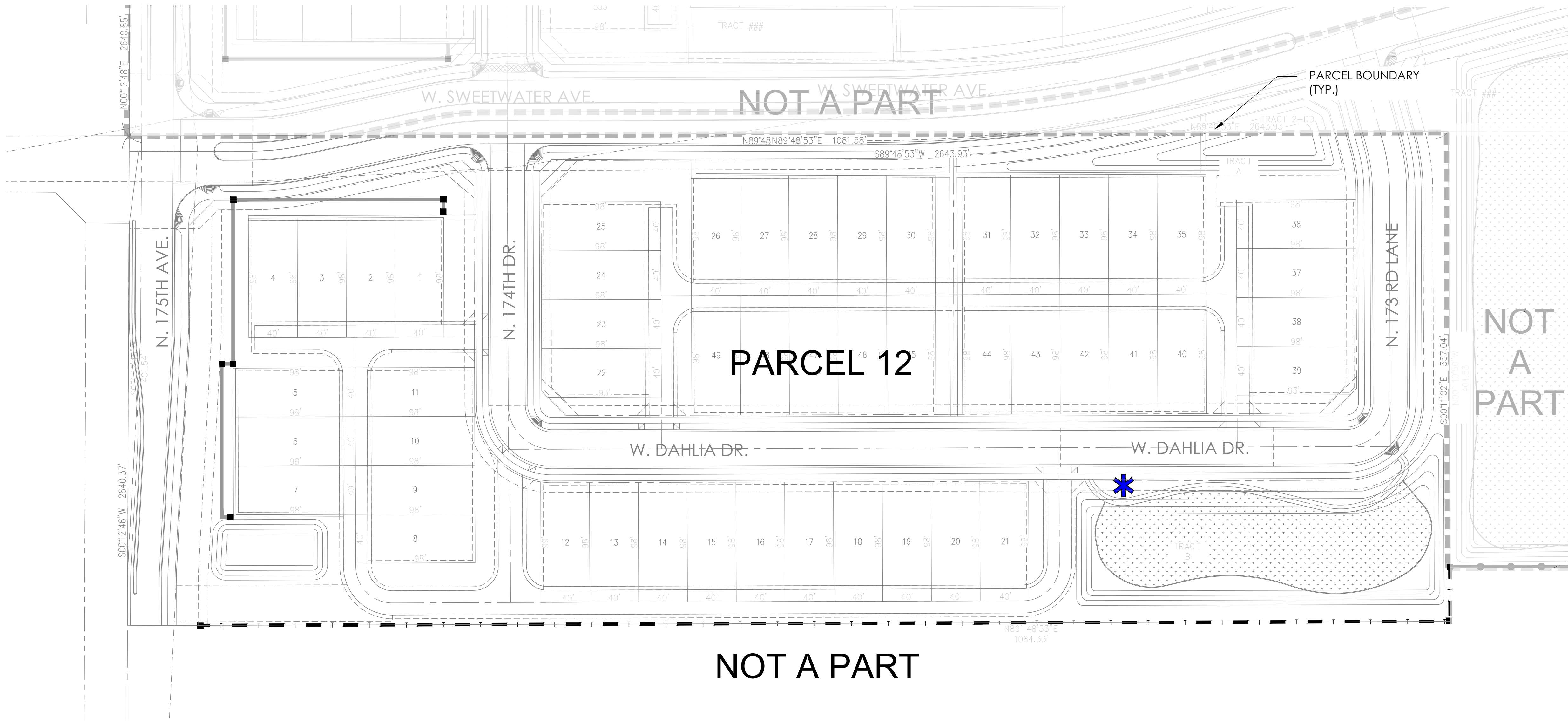
job no.: 1640

drawn: LVA

sheet #

L-2

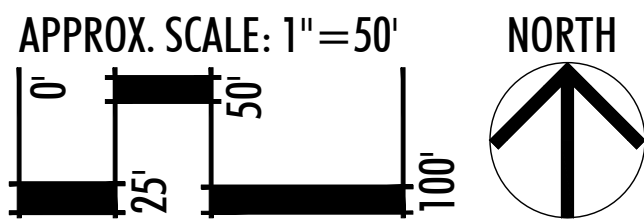
3 of 5



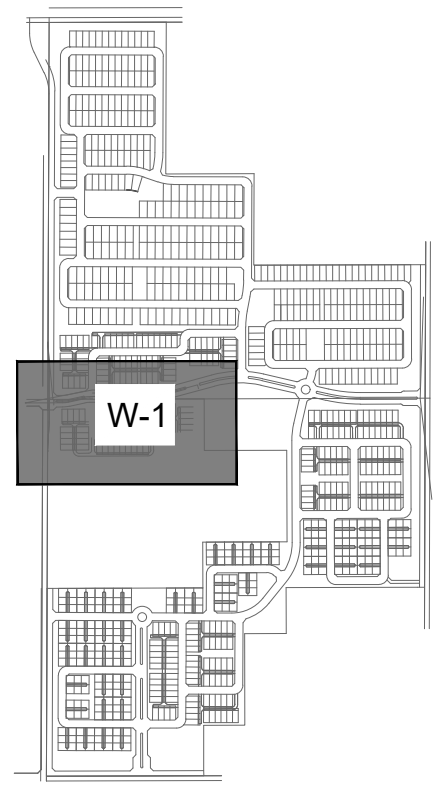
- NOTE:**
- ALL MAILBOX LOCATIONS AND SIZES ARE PRELIMINARY AND ARE SUBJECT TO FINAL APPROVAL BY THE U.S.P.S.
 - ADEQUATE LIGHTING FIXTURES WILL BE PROVIDED IN MAILBOX LOCATIONS. DETAILS TO BE PROVIDED WITH FINAL PLANS.

LEGEND

- THEME WALL (DETAIL 1, SHT WD-1)
- PONY WALL (DETAIL 2, SHT WD-1)
- MAILBOX CLUSTER (DETAIL 3, SHT WD-1)

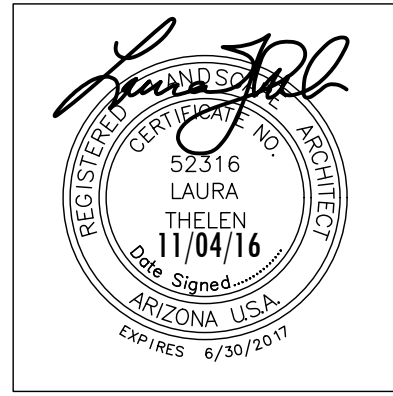


KEYMAP



SCALE: N.T.S.

LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994
© COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.



175TH & SWEETWATER
PRELIMINARY LANDSCAPE PLAN
SURPRISE, ARIZONA
AZ COMMUNITY DEVELOPMENT, LLC.

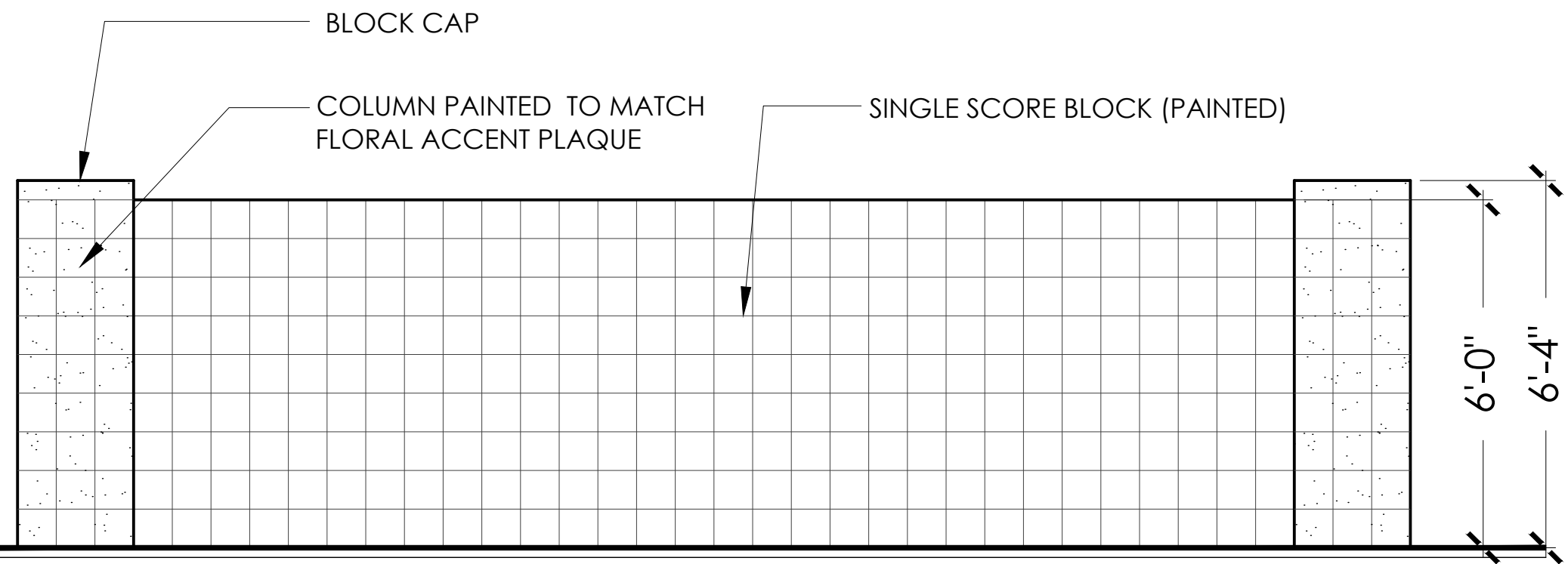
**WALL &
MAILBOX
PLAN**

revision	date

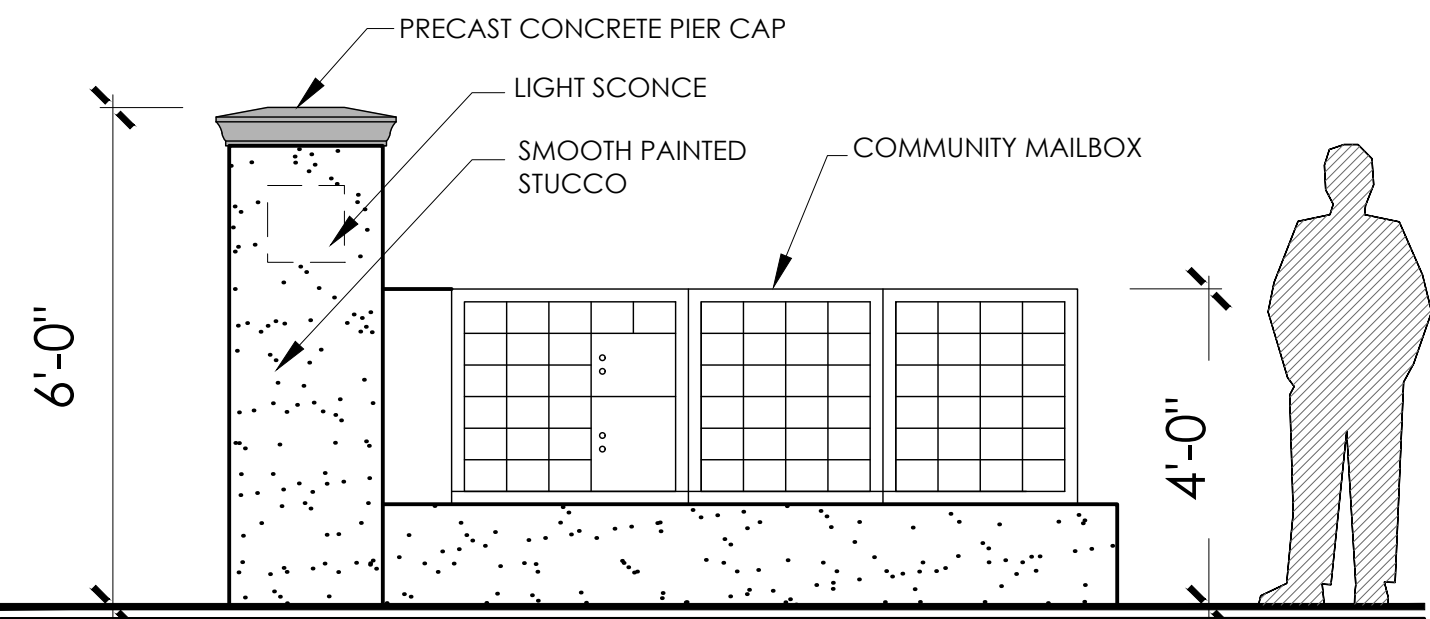


date: 11/04/16
job no.: 1640
drawn: LVA
sheet #

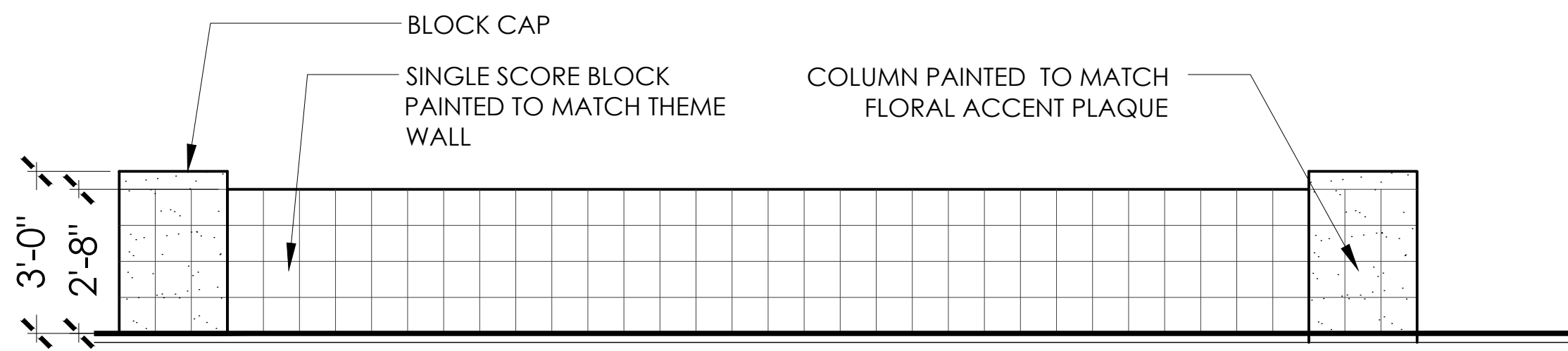
W-1
4 of 5



1 THEME WALL
SCALE: 1" = 30'



3 MAILBOX CLUSTER
SCALE: 1" = 30'



2 PONY WALL
SCALE: 1" = 30'

revision	date
▲	
▲	
▲	
▲	



date: 11/04/16
job no.: 1640
drawn: LVA
sheet #



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

3 October 2016

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

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-391; 175th Ave & Sweetwater Avenue

Dear Ms. Sullivan

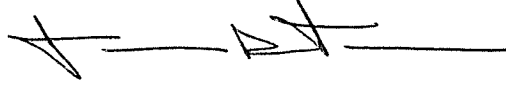
Thank you for the opportunity to provide comments on the Rezone and Preliminary Plat Application for 175th and Sweetwater Avenues. The site is on 10 net acres located at the southeast corner of 175th and Sweetwater Avenues within unincorporated Maricopa County however is within the City of Surprise General Planning Area. This request is a rezoning with a preliminary plat for a planned residential community consisting of 55 units, for an overall density of 5.5 dwelling units per acre. The subject property is currently vacant zoned Rural 43 (R-43), requested zoning for the property will be Residential Medium, Planned Unit Development (RM-9 PUD). The site is approximately 2.7 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in 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 density of 5.5 du/ac meets these guidelines.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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 'J. Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

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

Jamie,

I have reviewed the proposed FS16-391 175th Ave & Sweetwater residential development. The development does not affect any ADOT highway facilities.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E

Phoenix, AZ 85007

602-712-7348

azdot.gov



Jamie,

Thank you for providing the Electronic Submittal for 175th Ave. & Sweetwater (FS16-391).

MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com



SURPRISE
ARIZONA



FS16-391 175th & Sweetwater Rezone and Preliminary Plat

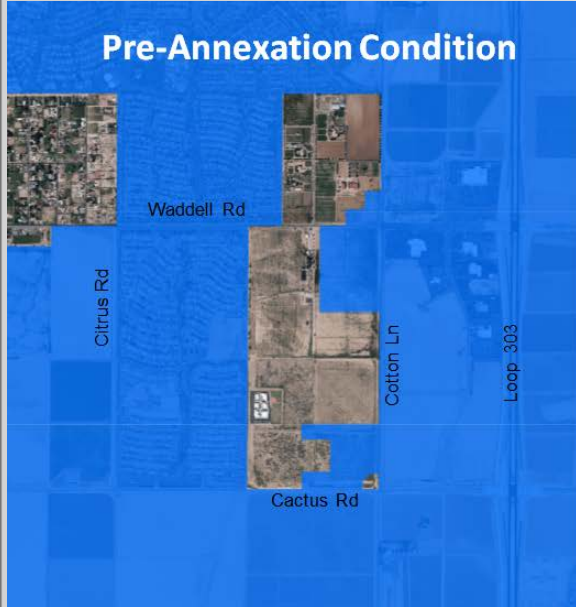
FS16-392 Magnolia Rezone and Preliminary Plat

175th & Sweetwater

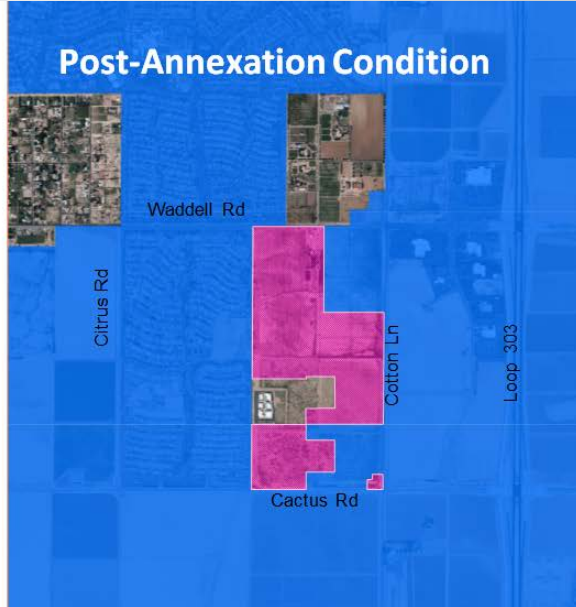
Planning and Zoning Commission
December 15, 2016

**Annexation covered under FS16-427
and being heard by City Council only**

Pre-Annexation Condition



Post-Annexation Condition

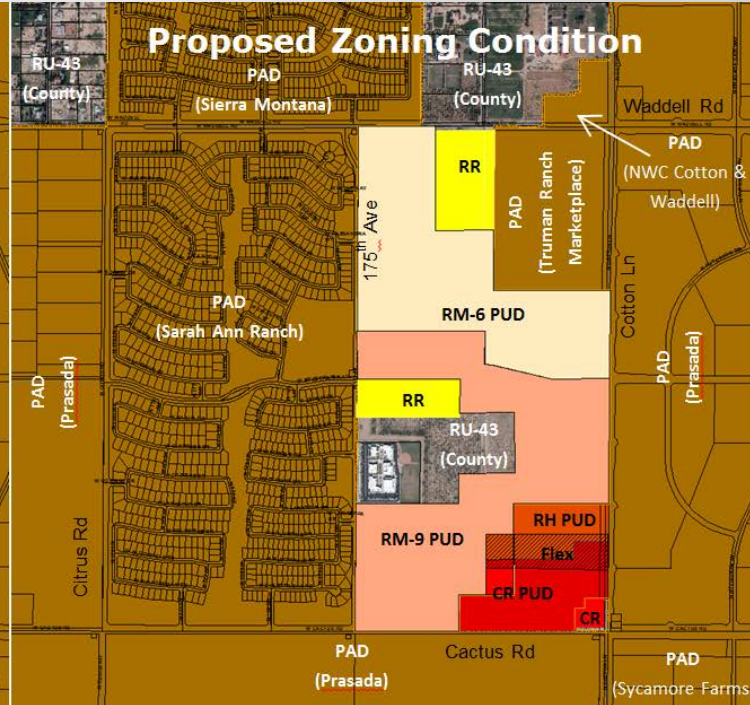
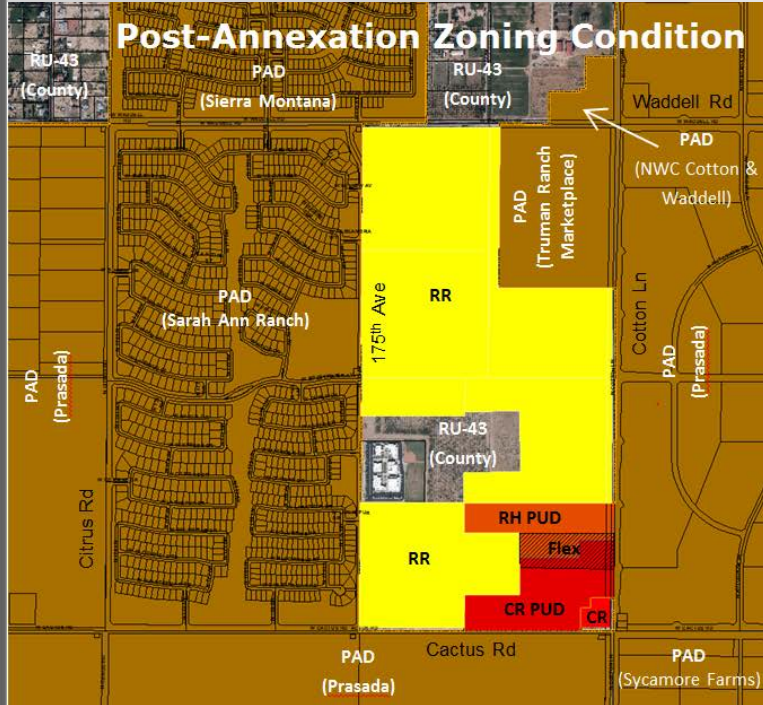


-  Magnolia Annexation
-  Existing Surprise Annexation

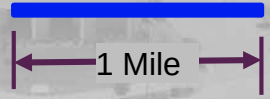


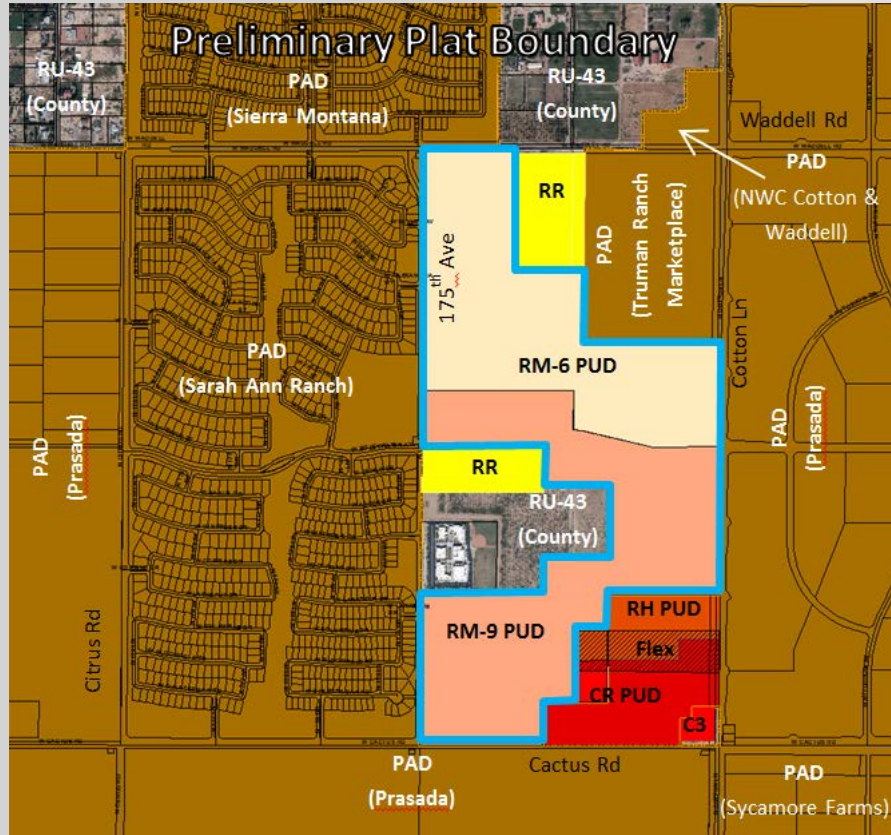
Annexation

FS16-392 Magnolia Rezone



Case Map





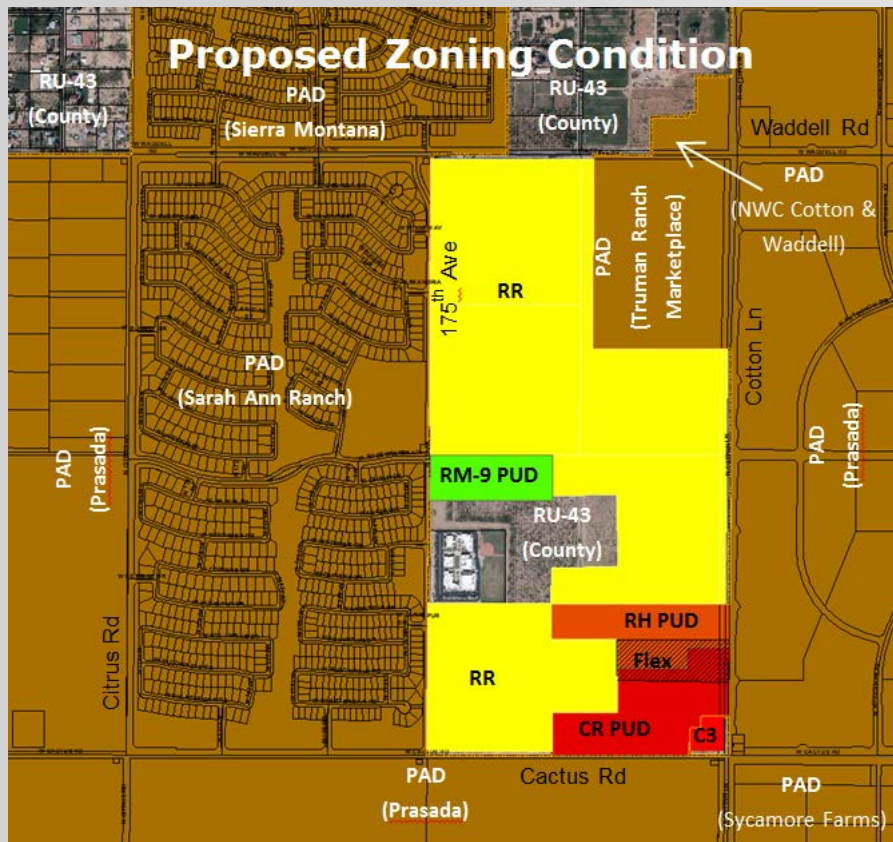
FS16-392 Magnolia Preliminary Plat

Case Map



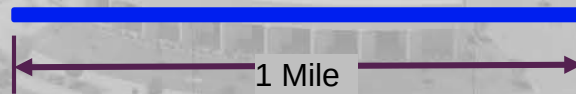
North

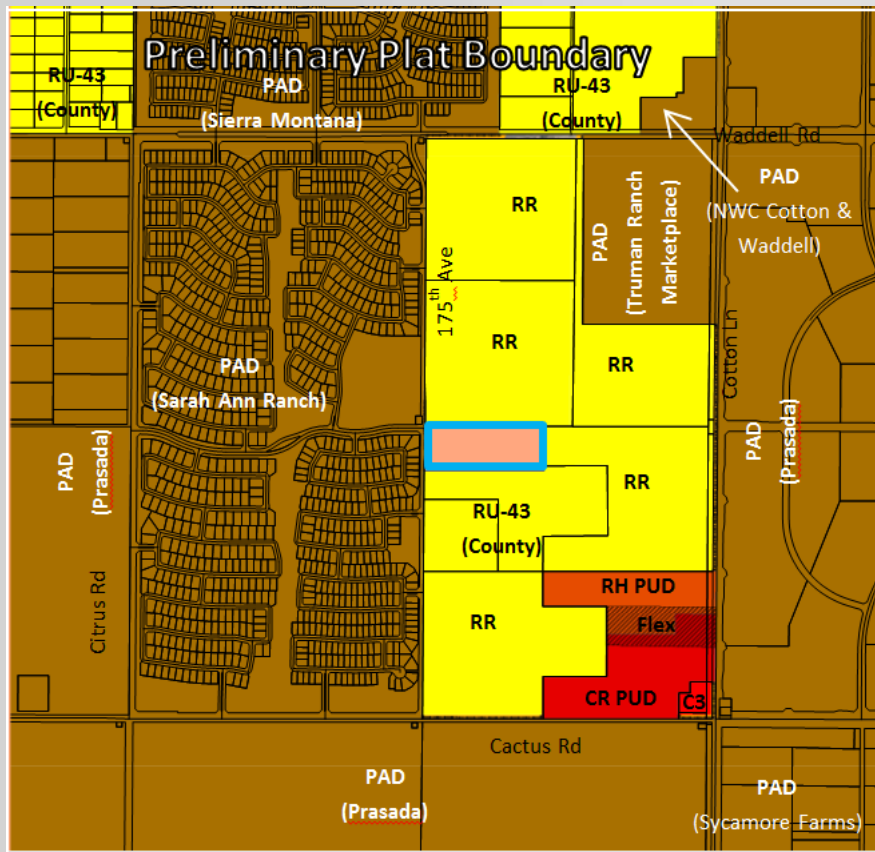
1 Mile



FS16-391 175th & Sweetwater Rezone

Case Map



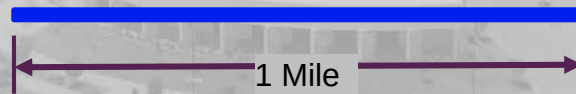


FS16-391 175th & Sweetwater Preliminary Plat

Case Map



North





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 15, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:		District:	5
Staff Recommendations:	None		

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

Agenda Wording:

Consideration and Action on the Mattamy at Surprise Center Preliminary Plat dated 11/10/2016 and located along Statler Blvd. west of Litchfield Road.

Motion:

I move to recommend approval of the Mattamy at Surprise Center Preliminary Plat to the Mayor and City Council, subject to conditions A through N.

Background:

The Slater Hanifan Group, on behalf of the Surprise Center Development LLC request Preliminary Plat approval for a multi-phased single-family lot subdivision. The applicant proposes a total of 420 residential lots on 56.4 gross acres for a density of 7.4 dwelling units per acre. The lots will be a combination of 50 foot by 60 foot detached, 46 foot by 75 foot detached, and 50 foot by 60 foot duplex parcels. 11.4 acres of land will provide 20.2 percent open space.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Staff Report](#)
- ☐ [01 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Location Maps](#)
- ☐ [02 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Applicant Narrative](#)
- ☐ [03 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT](#)
- ☐ [4a - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Landscape Plans 1-9](#)

- ☐ [4b - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Landscape Plans 10-18](#)
- ☐ [5a - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Street Scene 46x75 Lots](#)
- ☐ [5b - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Street Scene 50x60 Lots](#)
- ☐ [5c - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Street Scene Attached Product 50x60 Lots](#)
- ☐ [5d - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Street Scene Attached Product 50x60 and 50x50 Lots](#)
- ☐ [6a - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Preliminary Home Product Exhibit](#)
- ☐ [6b - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Preliminary Home Product Exhibit](#)
- ☐ [07 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Phasing Exhibit](#)
- ☐ [8a - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Preliminary Central Amenity Plan](#)
- ☐ [8b - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Preliminary Central Amenity Elevation](#)
- ☐ [9 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Preliminary Hardscape Plan Exhibit](#)
- ☐ [10 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Preliminary Paradise Lane Exhibit](#)
- ☐ [11 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - Luke AFB Letter](#)
- ☐ [12 - FS16-397 MATTAMY HOMES AT SURPRISE CENTER - PRELIMINARY PLAT - 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

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-397
Project Name: Mattamy Homes at Surprise Center Preliminary Plat
Council District: 5 - Palm
Meeting Date: December 15, 2016
Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: Surprise Center Development, LLC
Applicant: Slater Hanifan Group, Inc. and Mattamy Arizona, LLC
Request: A 420-Lot Preliminary Plat
Site Location: North and east of the intersection of Paradise Lane and Statler Blvd. within the Surprise Center Planned Area Development (PAD).
Site Size: Approximately 56.4 Gross Acres
Density: Approximately 7.4 Gross Dwelling Units per Acre
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035
Support/Opposition: No encounters of support or opposition were encountered.
Staff Recommendations: Staff recommends the Commission move to recommend **approval** of the proposed Preliminary Plat to the City Council, subject to Stipulations A. through N.

Project Description:

The Slater Hanifan Group, on behalf of the Surprise Center Development LLC request Preliminary Plat approval for a multi-phased single-family lot subdivision. The applicant proposes a total of 420 residential lots on 56.4 gross acres for a density of 7.4 gross dwelling units per acre. The lots will be a combination of 50 foot by 60 foot detached, 46 foot by 75 foot detached, and 50 foot by 60 foot duplex parcels. 11.4 acres of land will provide 20.2 percent open space.

Existing Zoning:

The following chart existing zoning and use of the subject site and its surroundings.

Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Vacant
Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Vacant
Surprise Center PAD Municipal Facilities	Surprise Center PAD Vacant / Surprise Medical	Surprise Center PAD Proposed Marketplace at the City

Background:

June 12, 1980: The subject parcels were annexed into the City of Surprise.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center under case PAD00-105.

April 7, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-138.

September 15, 2016: The applicant filed a request for a Preliminary Plat under case FS16-397, the subject case.

Analysis and Discussion:

Surprise Center is a one (1) square mile Planned Area Development (PAD) bounded by Greenway Road to the south, Bullard Avenue to the west, Bell Road to the North, and Litchfield Road to the east. The master developer of the Surprise Center PAD, Surprise Center Development, LLC, is currently revising the plan for the center yet again to better fit the needs of the current development community. The liberal nature of the PAD allows a variety of uses with little regulation.

The Preliminary Plat proposes to encompass 56.4 gross acres of the 640 acre (1 square mile) PAD, and will provide 420 single-family attached and detached single family lots for a gross density of 7.4 gross dwelling units per acre. Additionally, 11.4 acres of open space that will yield 20.2 percent open space. The below table is a summary of the parcel site data:

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Units	130	84	76	83	47	420
Gross Acreage	19.8	12.4	8.5	10.0	5.7	56.4
Gross Density (du/ac)	6.6	6.8	8.9	8.3	8.2	7.4
Net Acres	18.0	12.4	8.5	10.0	5.7	54.6
Open Space Acreage	4.2	3.7	0.8	1.5	1.2	11.4
Open Space Percentage	21.2	29.8	9.4	15.0	21.1	20.0

The project is planned using three single family lot sizes, 50 foot by 60 foot, 46 foot by 75 foot, and 50 foot by 60 foot duplex lots. All products are front loaded and product details are under design and not available at this time. The below table illustrates the project mix:

Product	Type	Units Phase 1	Units Phase 2	Units Phase 3	Units Phase 4	Units Phase 5	Total
50' x 60'	Detached	55	0	52	14	17	138
46' x 75'	Detached	39	62	24	51	0	176
50' x 60' Duplex	Attached	36	22	0	18	30	106
Total		130	84	76	47	47	420

The Surprise Center PAD has no minimum lot widths, depths, areas, lot coverage, or setback criteria. In the event zero (0) foot setbacks or separations are used, strict accordance with City of Surprise Building and Fire Code requirements will be maintained. The following table illustrates the projects development standards proposed for this particular project:

Development Standards	50 foot by 60 foot Detached	46 foot by 75 foot Detached	50 foot by 60 foot Attached
Lot Numbers	40-41, 78-130, 239-291, 339, 343-352, 359-361, 380-391, and 404-408	1-39, 131-192, 215-238, 294-338, and 340-342	42-77, 193-214, 353-358, 362-379, 392-403, and 409-420
Number of Lots	138	179	106
Minimum Lot Width	Not Required	Not Required	Not Required
Minimum Lot Depth	Not Required	Not Required	Not Required
Minimum Side Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
Minimum Rear Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
Minimum Front Setback	Zero (0) feet	Zero (0) feet	Zero (0) feet
Minimum Front Living Space	Ten (10 feet)	Ten (10 feet)	Ten (10 feet)
Parking Required	2 Off-street Spaces	2 Off-street Spaces	2 Off-street Spaces
Parking Provided	2 Off-street Spaces	2 Off-street Spaces	2 Off-street Spaces

The Preliminary Plat project proposes a recreation center and outdoor amenity program. The program will include fitness features, gathering areas, a swimming pool, lounge areas, an outdoor fire patio, picnic and barbecue areas, as well as a free-play children's play area. Located central to the residential development, the recreation center is to be designed convenient access from all residences via sidewalks and pedestrian trails.

Mediterranean forms are a cohesive theme in the Surprise Center PAD. Strong horizontal geometry with smooth refined surfaces creates a backdrop for a highly textured landscape palette. Trees are organized to provide much needed shade over and within pedestrian spaces. A blend of evergreen and deciduous materials is proposed to allow for seasonal color while providing a pleasant aesthetic. Ornamental shrubs, ground covers and accent materials will bring structure and formality to the understory planting. This will create layers of landscape reminiscent of Mediterranean styles with a more contemporary flair and organization. Turf will be utilized in areas where it provides recreation value and to compliment the planned amenity center. Palm trees are proposed at the primary entry portal to bring scale and a focal point for arrival into the community. They will also create patterned, filtered shade on the ground plane emphasizing the character of the community.

The residential community within Surprise Center will include a street tree program. A street tree will be planted with the development of each individual home site where applicable. The placement of the tree itself will be dependent on factors such as driveway location, front entries, streetlights, utilities, building setback variations as well as the overall lot size. The trees will be placed in a manner such that shade will be provided adjacent to the sidewalk installed as part of the internal street network. The goal of the street tree program will be to create an urban forestry program within the community.

Drainage for the project will be designed for the "first flush" storm water volumes to be retained on-site. The project will retain the remainder of the 100-year, two (2) hour storm event off-site both within the drainage channel on the immediate north side of the project as a potentially permanent drainage solution, as well as within temporary drainage facilities immediately to the east. The proposed drainage channel on the north is anticipated to convey future undetermined Surprise Center PAD flows. The central park area is designed to retain the 100-year, two (2) hour storm event in an effort to reduce large conveyance pipe to the off-site basins along the east side of the project. The balance of first flush retention is provided in onsite tract areas and along the south boundary of the parcel.

The 100-year, two (2) hour storm event facilities shown off-site directly to the east are depicted adjacent to 140th Avenue. The final location of the off-site facilities will be determined in collaboration with the Master Developer. The master developer will grant a drainage easement for the volumes required.

Ingress/Egress to the initial phase will be via Grandview Road from 140th Avenue to the east and North Civic Center Drive from the west. This will provide this and subsequent phases with two (2) points of gated ingress/egress from two (2) separate directions. The project will modify the City of Surprise local street cross section while increasing the street width to 33 feet from back of curb to back of curb that coincides with the private street tract width. There will be five (5) foot attached sidewalk and a nine (9) foot Public Utility Easement (PUE) adjacent to the back of curb. Parking will be allowed on both sides of the street as is currently allowed with the current City of Surprise local street section of 32 feet from back of curb to back of curb.

Grandview Road, from North Civic Center Drive to the west boundary of the project, is planned as a standard local street section with modifications of a five (5) foot decomposed granite path along the south side of the street. Grandview Road, within the project, will be 40' from back of curb to back of curb with a five (5) foot curb separated sidewalk. 140th Avenue on the east is proposed as a half-street that will provide 24 feet of pavement and one (1) travel lane in each direction.

Paradise Lane has 110 feet of existing right-of-way and 40 feet of existing pavement. This project proposes to add an additional 13 feet to the street along the project's frontage. The additional landscape area within the existing right-of-way will provide landscape and pedestrian access as a buffer.

Statler Blvd has existing right of way and the north half-street is existing. Some modifications to this road will be planned to ensure a complete street.

Utility and Services Table:

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

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area under a Transit Oriented Development District. Depending on what the density of Surprise Center is to be, this area could be considered Mixed Use Residential (At least 75 percent of the overall square footage is for residential and 25 percent for nonresidential uses) or Mixed Use Commercial (At least 75 percent of the overall square footage is for commercial and 25 percent for residential uses). Future transit connections to the area may justify the Transit Oriented District designation.

Reviewing Agencies:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air Force Base did indicate concerns and staff did not receive any correspondence from the Dysart Unified School District.

Luke Air Force Base (LAFB): In an effort to promote a more compatible co-existence, Luke AFB follows the guidelines in 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 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. With a density of 7.35 this request does not fall within those guidelines.

Dysart School District: The applicant has begun discussions with the Dysart Unified School District and is working on an agreement. The option of Charter Schools is being explored. This level of educational planning is typically determined at this phase of development and staff would highly recommend a full educational plan be in place prior to any Final Plat.

Summary:

Staff believes the proposed Preliminary Plat, will allow infill of housing to take place within an otherwise vacant site. The project is in general conformance with the City's General Plan.

179 **Preliminary Plat Findings:**

- 180
- 181 • The proposed Preliminary Plat is in general conformance with the Surprise Center PAD.
 - 182 • The Preliminary Plat is in general conformance with the City of Surprise General Plan.
- 183

184 **Preliminary Plat Recommendation:**

185

186 Based on the findings noted above, should the Commission vote to recommend approval of the

187 Preliminary Plat proposed under case **FS16-397** to the City Council subject to stipulations A. through

188 N. as outlined below:

189

- 190 A. The Preliminary Plat Narrative prepared by Slater Hanifan Group, date received November
- 191 14, 2016, will be revised and submitted for review to include the following modifications:
- 192 1. The document will be rewritten to provide consistent information with other
- 193 documents such as street names, quantities, densities, and other information that
- 194 changes as a result of the stipulations outlined below.
- 195 B. The Preliminary Plat prepared by Slater Hanifan Group, date received November 14, 2016,
- 196 will be revised and submitted for review to include the following modifications:
- 197 1. Street names will be coordinated with the City of Surprise GIS department to ensure
- 198 road name alignments are consistent with the current traffic plan. This applies to all
- 199 applicant drawings as they are not consistent.
- 200 2. The source of the Basis of Bearing will be cited.
- 201 3. The legal description will be revised so as not to overlap City owned property by eight
- 202 (8) feet.
- 203 4. Drainage easements will be provided for offsite retention basins.
- 204 5. The source of the Development Agreement will be provided as referenced by the
- 205 preliminary plat.
- 206 6. Widths of all Public Utility Easements (PUE) will be a minimum of eight (8) feet in width
- 207 including the PUE of corner lots.
- 208 7. On Page PP03, at the North Grandview Road West gated entrance. A sidewalk will be
- 209 provided along the north side of the roadway and decomposed granite (DG) on the
- 210 north side of the Grandview Road section.
- 211 8. Gated pedestrian entry will be removed from the West Tami Lane entrance.
- 212 9. The applicant will agree to work with Transportation Planning and Traffic Engineering
- 213 staff to provide improvements to the north side of Statler Boulevard. Statler Boulevard
- 214 will be constructed to provide a west bound bike lane, two (2) west bound travel lanes,
- 215 a painted median, and one (1) east bound travel lane along the project frontage.

- 216 C. The Preliminary Landscape Plans prepared by Andersonbaron, date received November 14,
217 2016, will be revised and submitted for review to include the following modifications:
- 218 1. All comments regarding the Preliminary Plat and supporting documents apply to the
219 preliminary landscape plan.
- 220 D. The Street Scene Exhibits prepared by Andersonbaron, date received November 14, 2016,
221 will be revised and submitted for review to include the following modifications:
- 222 1. Plans that list lots that label 100 foot lengths will be revised to show 50 foot lengths.
- 223 E. The Phasing Plan prepared by Slater Hanifan Group, date received November 14, 2016, will
224 be revised and submitted for review to include the following modifications:
- 225 1. All comments regarding the Preliminary Plat and supporting documents apply to the
226 preliminary phasing plan.
- 227 F. The Preliminary Hardscape Plan Exhibit prepared by Andersonbaron, date received
228 November 14, 2016, will be revised and submitted for review to include the following
229 modifications:
- 230 1. All comments regarding the Preliminary Plat and supporting documents apply to the
231 Preliminary Hardscape Plan Exhibit.
- 232 G. The Preliminary Paradise Lane Exhibit prepared by Andersonbaron, date received
233 November 14, 2016, will be revised and submitted for review to include the following
234 modifications:
- 235 1. The proposed median will be extended northwest to the existing public safety
236 driveway and provide a left turn lane.
- 237 2. The proposed median will provide a $\frac{3}{4}$ access driveway (left ins, no lefts out) for the
238 Public Safety Building. The access will be provided at the first driveway north of
239 Statler Boulevard.
- 240 3. The proposed median will provide a southbound left turn lane from Paradise Lane to
241 eastbound Statler Boulevard.
- 242 H. The Engineering Documents prepared by Slater Hanifan Group, date received November
243 14, 2016, will be revised and submitted for review to include the following
244 modifications:
- 245 1. All comments regarding the Preliminary Plat and supporting documents apply to the
246 Engineering Documents.
- 247 2. The following statement shall be added to the cover sheet of final improvement plan
248 if drywells will not be installed for the retention basins as specified in the EDS 5-9-
249 23: "The property owner shall maintain retention basins and ensure that they will
250 drain within 36 hours per City Code and Engineering Development Standards (EDS),
251 otherwise the city has the right to request for an installation of drywells at the
252 owner's expense."

- 253 3. All comments provided for the preliminary plans must be addressed prior to
254 submitting the final documents.
- 255 4. The retention/channel at north end of this development shall be designed and
256 constructed as permanent drainage improvement.
- 257 5. The two (2) retention basins at west side of Litchfield Road shall be constructed
258 during Phase one (1). A drainage easement as well as temporary construction
259 easement for both retention basins for conveying swales/channels will be required.
- 260 6. Percolation tests shall be required to be submitted for review and approval for all
261 the retention basins that rely on soil infiltration to dissipate storm water stored in
262 the basins during the final improvement plan submittal. It can be included in the
263 final drainage report.
- 264 7. The applicant will agree to work with City of Surprise Water Resources and
265 Engineering staff to provide improvements to the water system improvements prior
266 to final plat. The water system improvements must be consistent with a model
267 prepared and sealed by an Arizona professional Engineer showing that the proposed
268 development does not negatively impact the levels of service within Section 4,
269 Township 3 North, 1 West, and surrounding development at the time of City
270 acceptance of the improvements.
- 271 8. The proposed realignment of the existing 8" water line is not acceptable. Coordinate
272 with Water Resource Department (Lee Lambert) for acceptable realignment of the
273 8" water line.
- 274 9. An Engineering Standards Modification Request (ESMR) (use soil infiltration to
275 dissipate storm water in the retention basins) Summary Form is required to be
276 submitted and approved by the City Engineer. The form can be downloaded from
277 City of Surprise website: <https://www.surpriseaz.gov/DocumentCenter/View/3156>.
- 278 10. In the final drainage report provide a section to address how the water retained in
279 the retention basins be dissipated.
- 280 11. Provide the required and provided retention volumes for all retention basins on the
281 Drainage Map in the final drainage report.
- 282 12. Provide hydraulic calculations in the final drainage report.
- 283 13. The water model report shall be updated should the waterline alignments design is
284 updated (such as the realignment of the existing 8" waterline and the extension of
285 the 12" water main under Civic Center Drive).
- 286 I. A Phase I Environmental Site Assessment needs to be performed and submitted prior to
287 Final Plat submittal.
- 288 J. At Final Plat submittal, the Certification, Release of Liability, and Avigation Easement
289 shall be submitted. The Release of Liability and the Avigation Easement will be on the
290 final plat; however, a separate hard copy of the documents will be submitted.

- K. One (1) copy of the site plan (legal boundary) on disk. Required disk format / record electronic files: CAD files (.dwg) shall be provided in the latest commercially available release of AutoCAD. Drawings are to be purged of all extraneous information, shall be “bound” to insert all reference files, shall be accompanied by any non-native fonts, and shall be free of complex file pathing which complicates file openings when transferred from the CDROM. Binding of reference files shall be done using AutoCAD’s Xref “Insert” option so as to avoid layer and block name corruption. PC compatible CD in Datum NAD 83 (2002Adjustment) Arizona State Plane Coordinate Systems, Central Zone and in decimal units. The subject parcel shall reference a minimum of two physical monuments and; the monuments shall be (a) section corner(s) and /or quarter corner(s) as surveyed under the Maricopa County Geodetic Densification and Cadastral Survey (GDACS) project and/or monuments recognized by the National Geodetic Survey (NGS) as B order or better. See Maricopa Website for details at www.mcdot.maricopa.gov/survey/home.htm
- L. The applicant will provide a three (3) story option with the Home Product Review. The option may include a basement feature.
- M. Preliminary Plat approval is contingent upon release of the Deed Restrictions as defined in the Exchange and Settlement Agreement between the City of Phoenix, the City of Surprise and Surprise Center Development Company; City of Phoenix Contract 88513 dated November 19, 1999 section 5.2 Deed Restrictions and in accordance with the Intergovernmental Agreement between the City of Phoenix and City of Surprise 20131082868 recorded on December 24, 2013 section 2.5.
- N. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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 Maps
- 02 - Applicant Narrative
- 03 - Preliminary Plat
- 04 - Preliminary Landscape Plans
- 05 - Typical Street Scene Exhibits
- 06 - Preliminary Home Product Exhibits
- 07 - Phasing Exhibit
- 08 - Central Amenity Preliminary Plan and Elevations Exhibit
- 09 - Preliminary Hardscape Plan Exhibit
- 10 - Preliminary Paradise Lane Exhibit
- 11 - Luke AFB Letter

VICINITY MAP



VICINITY MAP





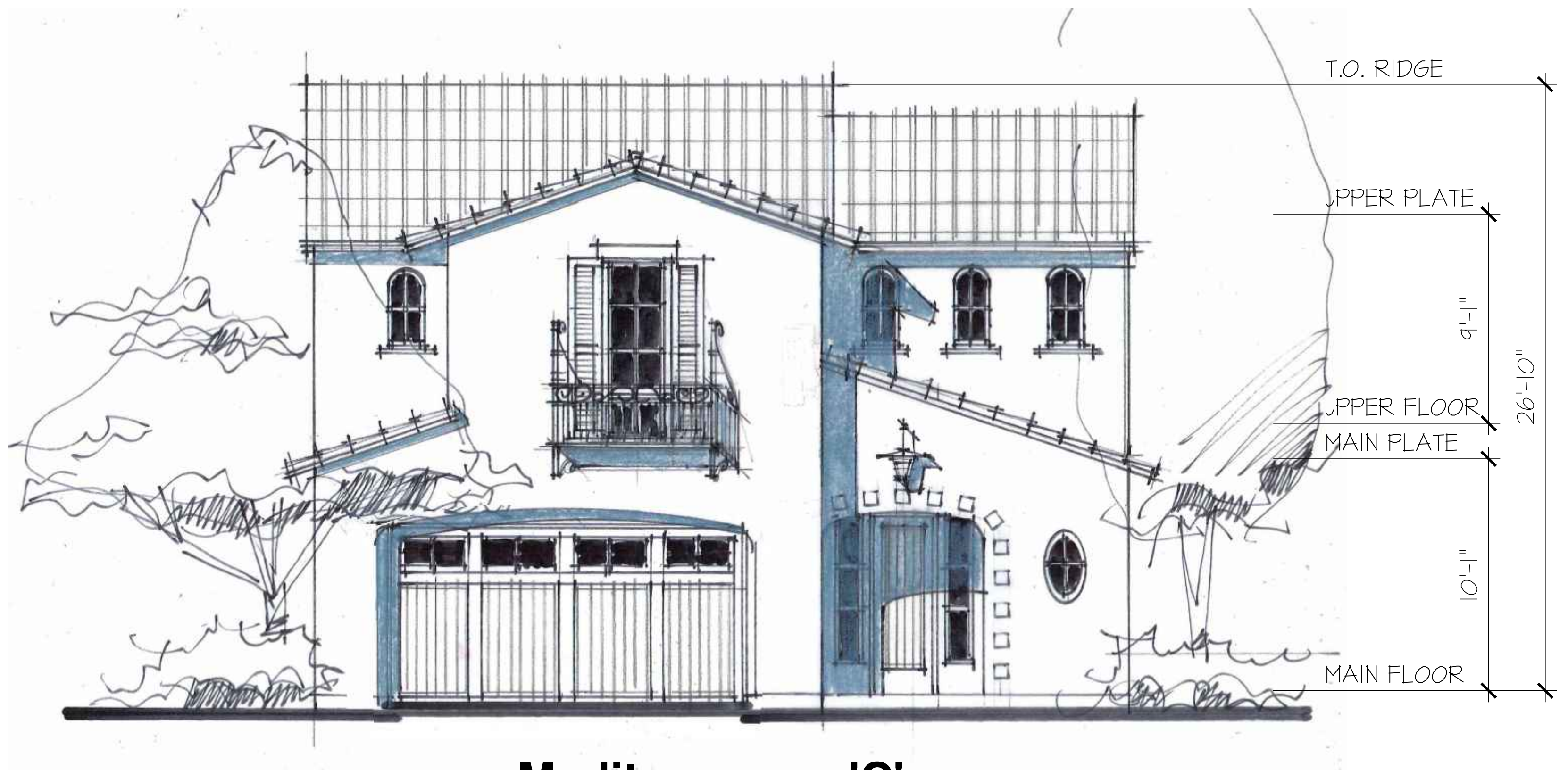
Mediterranean 'A'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'B'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'C'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan 1

Surprise Center
Surprise, Arizona

October 12, 2016

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mattamyHOMES

Scottsdale, Arizona

Project Job # SF160432.00

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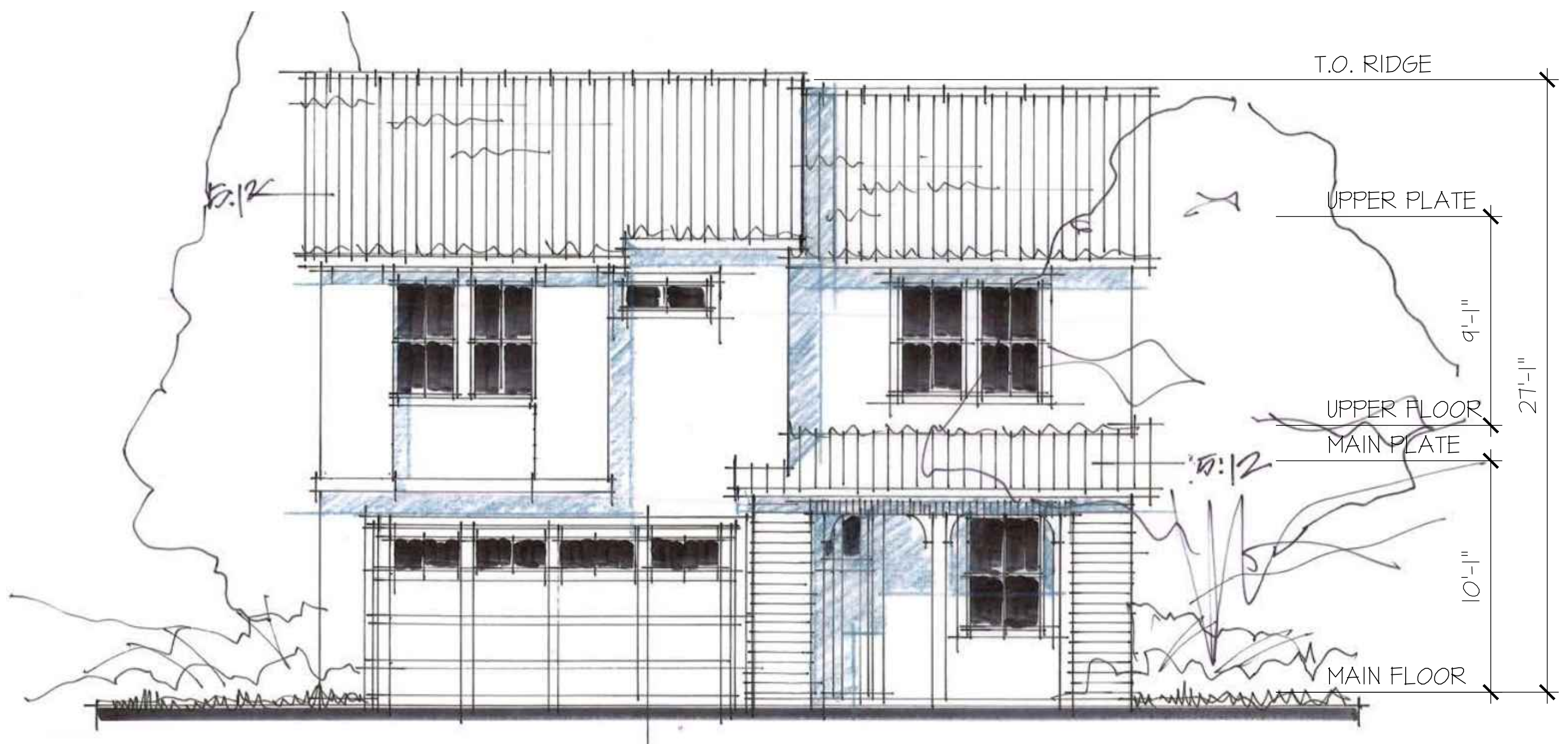
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)





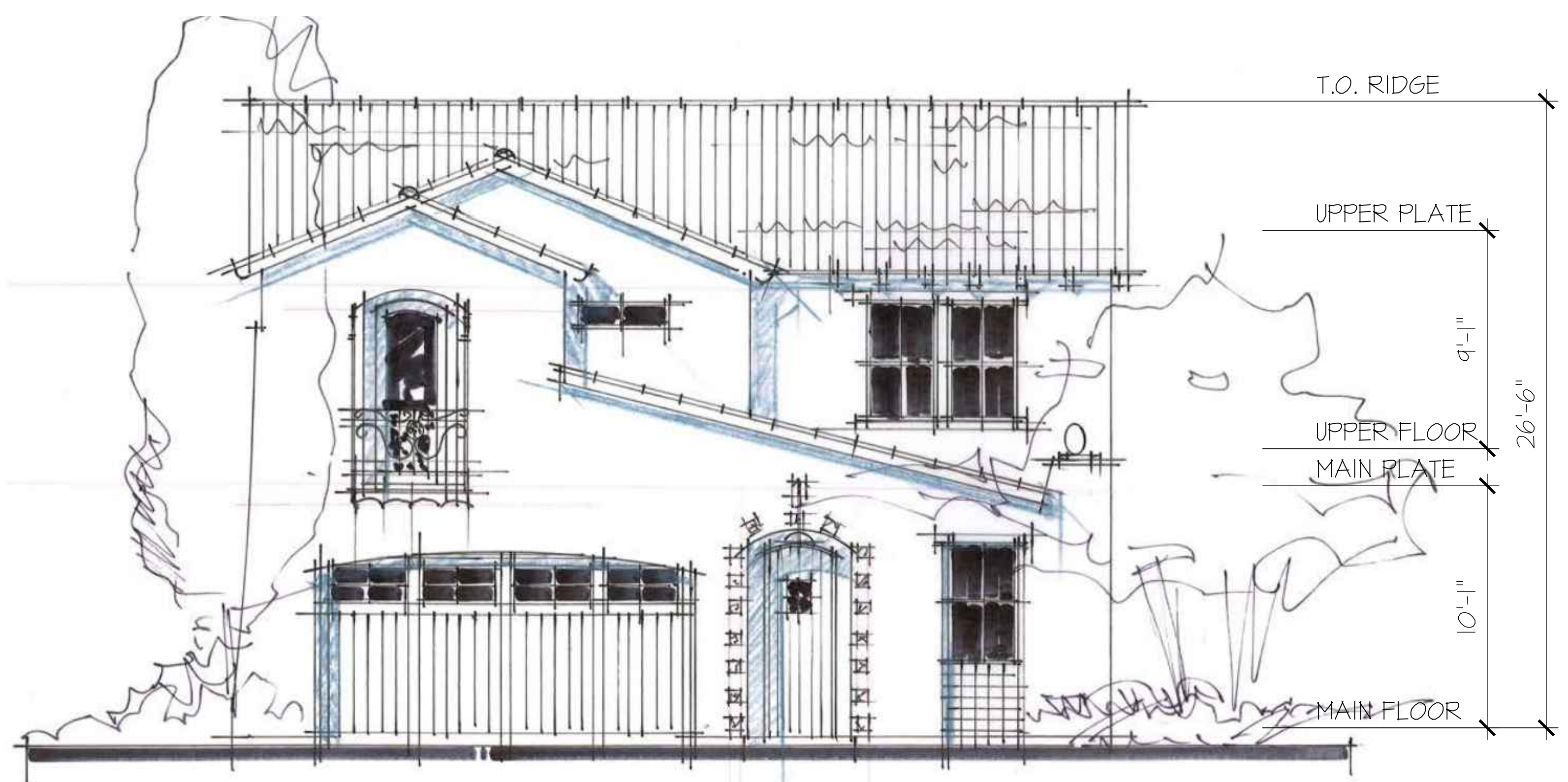
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SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'B'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'C'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan 2

Surprise Center
Surprise, Arizona



Scottsdale, Arizona

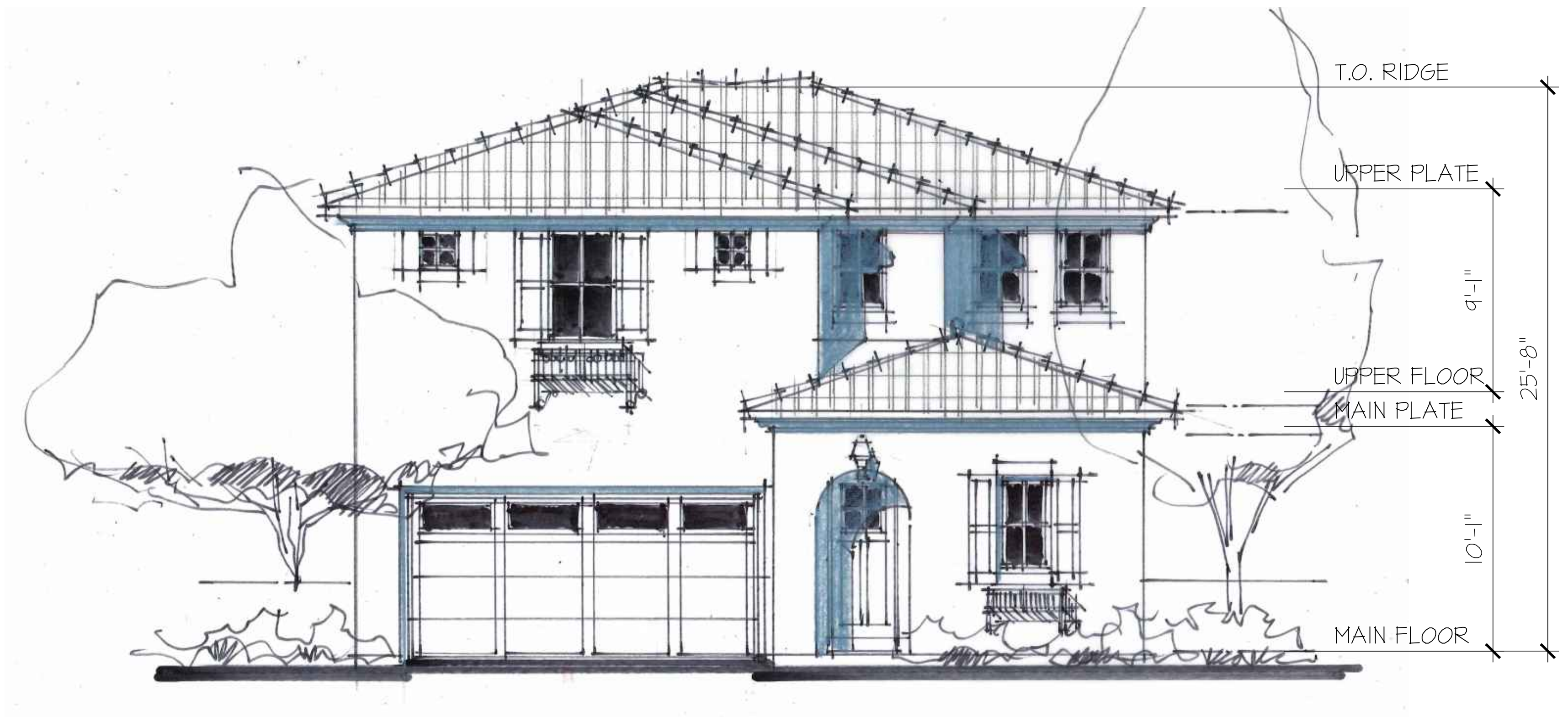
Project Job # SF160432.00

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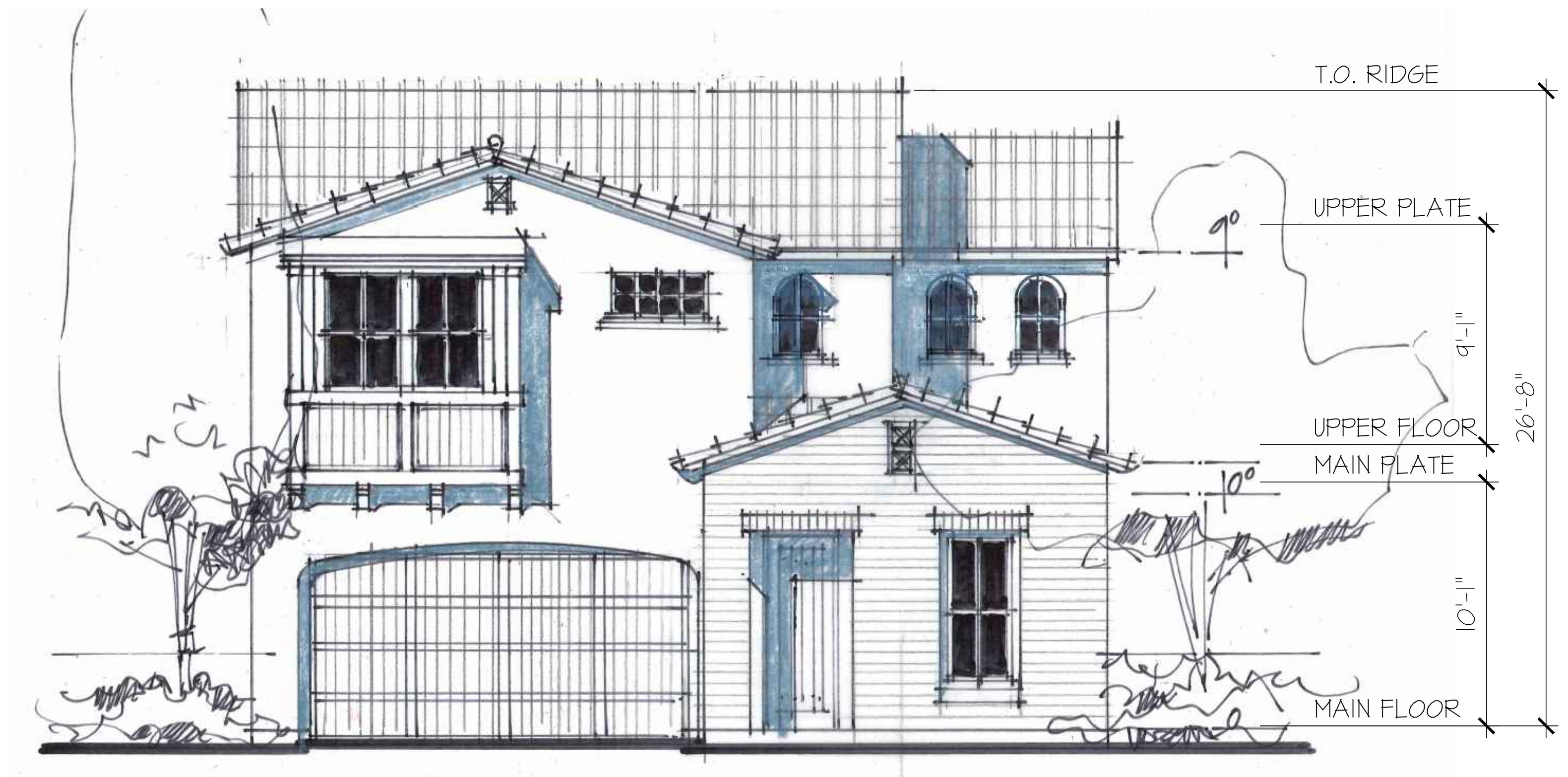
October 12, 2016

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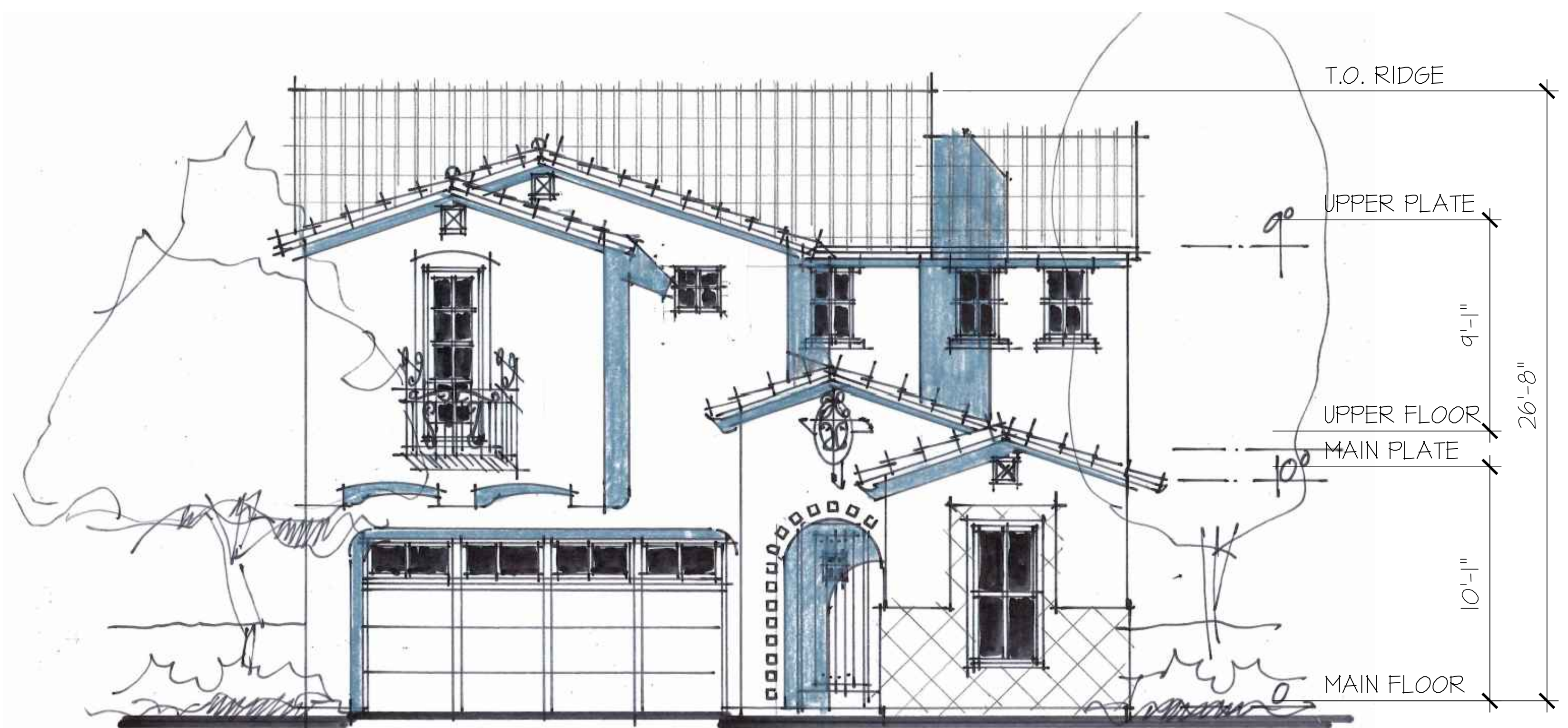
Mediterranean 'A'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'B'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'C'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan 3

Surprise Center
Surprise, Arizona

October 12, 2016

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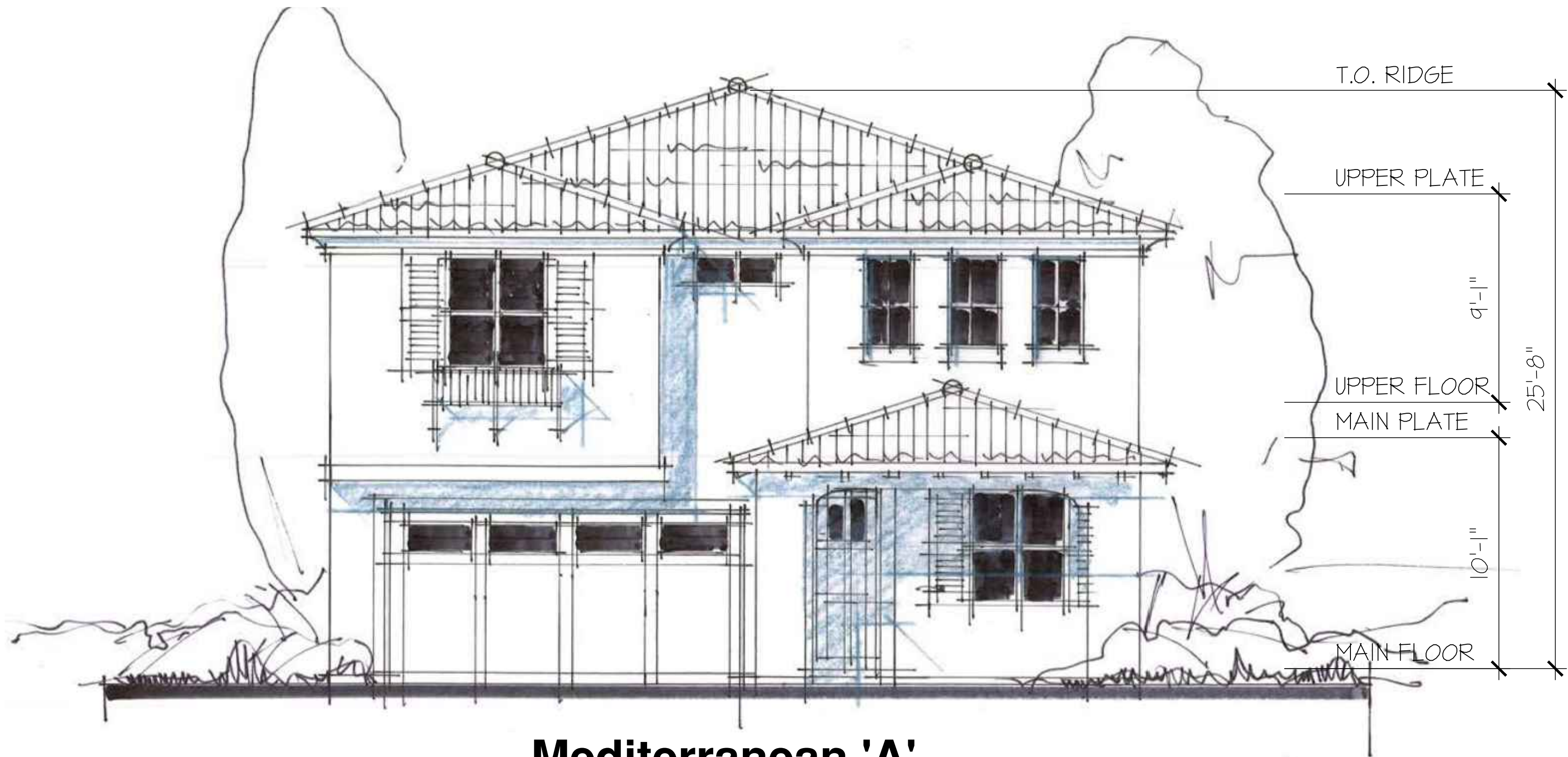
Scottsdale, Arizona

Project Job # SF160432.00

bsbdesign.com

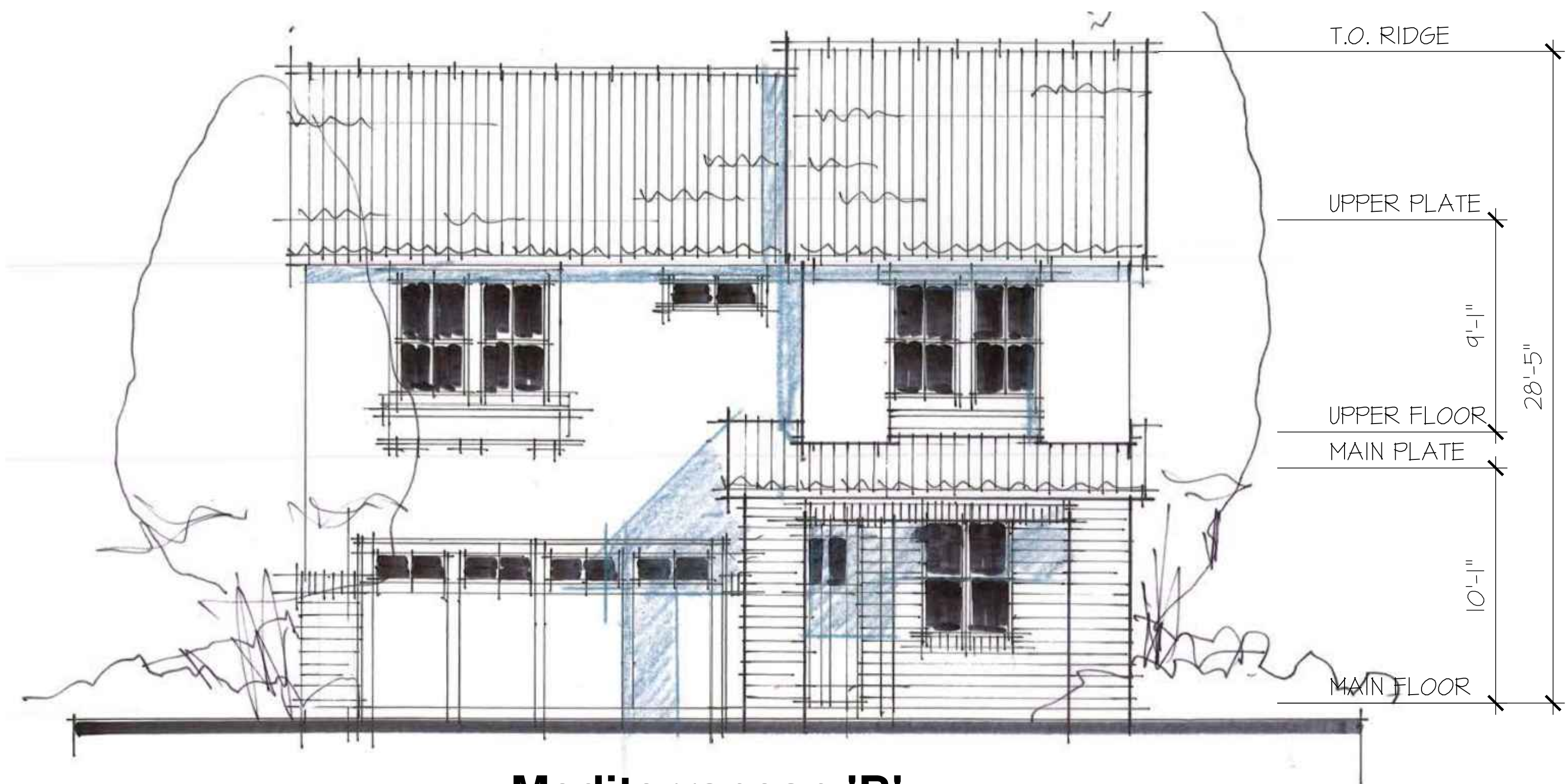
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)





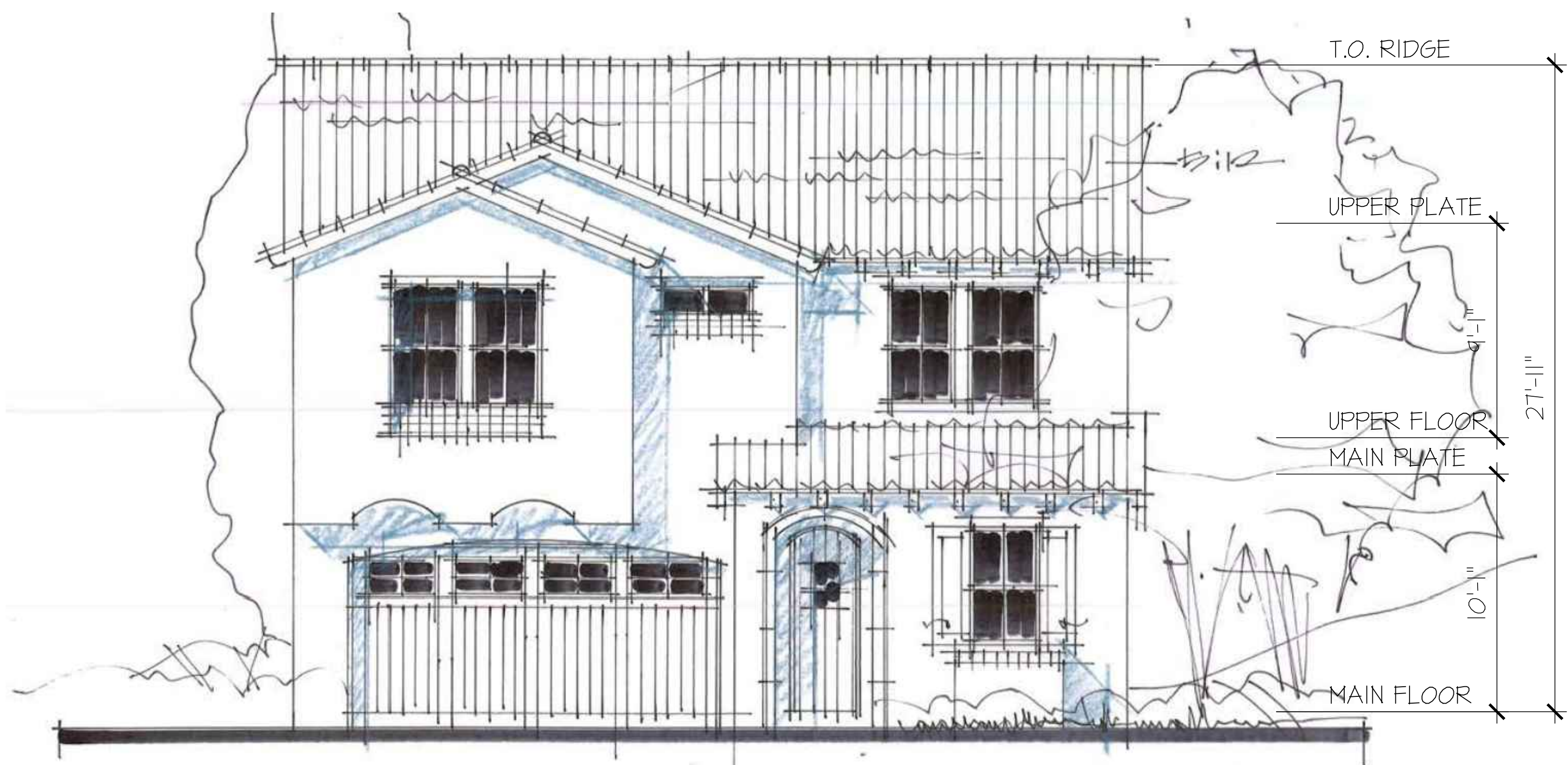
Mediterranean 'A'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'B'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)



Mediterranean 'C'

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Plan 4

Surprise Center
Surprise, Arizona



Project Job # SF160432.00

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Plan 1A

Plan 2B

Plan 4C

Plan 3B

Plan 4A

Plan 1C



Plan 3C

Plan 2A

Plan 4B

Plan 3A

Plan 1B

Plan 2C

36' Product - Streetscape



Scottsdale, Arizona

Project Job # SF160432.00

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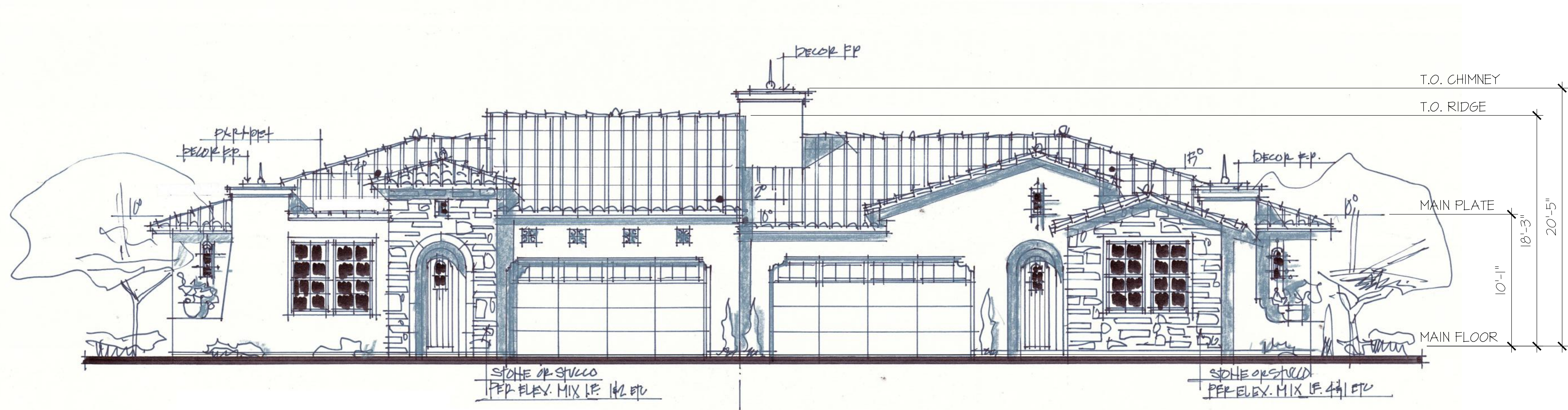
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Surprise, Arizona

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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 1-1



Project Job # SF160457.00

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Scottsdale, Arizona

Surprise Center

Surprise, Arizona

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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 2-3



Scottsdale, Arizona

Project Job # SF160457.00

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Surprise, Arizona

October 12, 2016

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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 2-4



Scottsdale, Arizona

Project Job # SF160457.00

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Surprise Center

Surprise, Arizona

October 12, 2016

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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 3-3

Surprise Center
Surprise, Arizona

October 12, 2016

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Scottsdale, Arizona

Project Job # SF160457.00

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Mediterranean

SCALE: 1/4"=1'-0" (22x34) 1/8"=1'-0" (11x17)

Building 4-4



Scottsdale, Arizona

Project Job # SF160457.00

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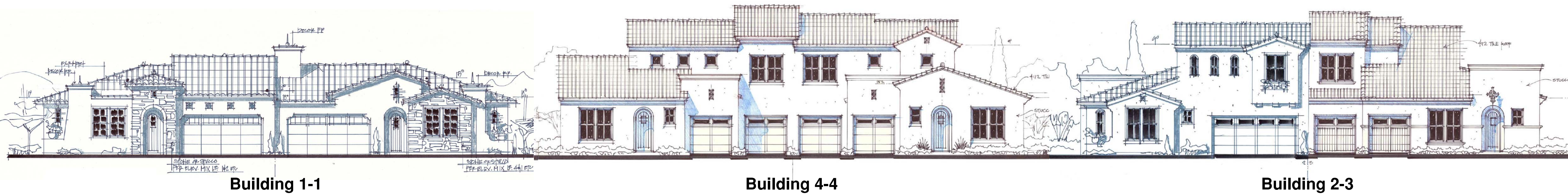
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Surprise Center
Surprise, Arizona

October 12, 2016

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Duplex - Streetscape

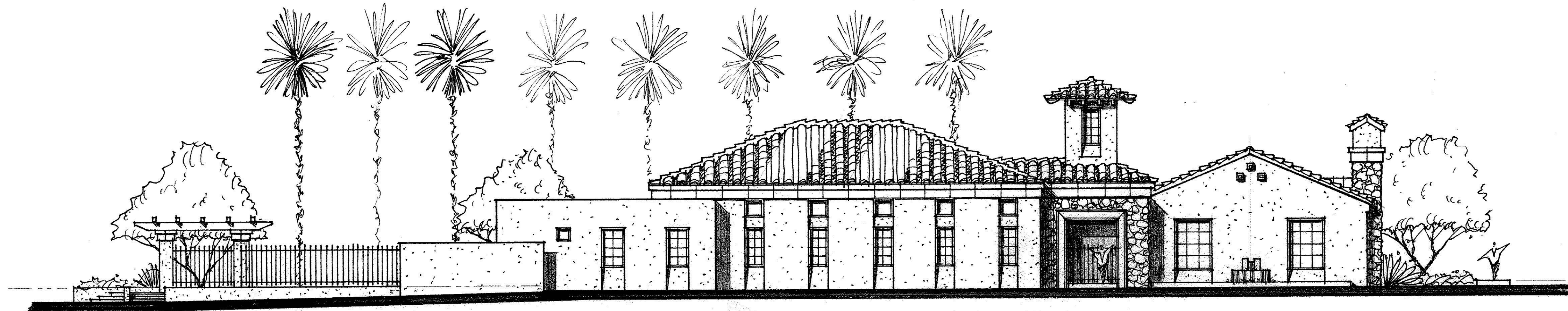


KEYNOTES

- (A)** BBQ
- (B)** SHADE STRUCTURE
- (C)** NET CLIMBER
- (D)** ROLLER SLIDE
- (E)** YOGA LAWN
- (F)** STEPPER PADS
- (G)** BENCHES
- (H)** CLIMBING BOLDERS
- (I)** TERRACED LAWN SEATING
- (J)** WATER FAN JETS
- (K)** SPA
- (L)** FIRE PIT
- (M)** TOT TURF
- (N)** POOL WITH BEACH ENTRY
- (O)** GREAT ROOM
- (P)** FITNESS CENTER
- (Q)** EQUIPMENT YARD
- (R)** RESTROOMS
- (S)** LOUNGE CHAIRS
- (T)** POOL FENCE
- (U)** PLAZA
- (V)** TOWER
- (W)** TURF AREA
- (X)** STRING LIGHTS
- (Y)** TRELLIS TERRACE



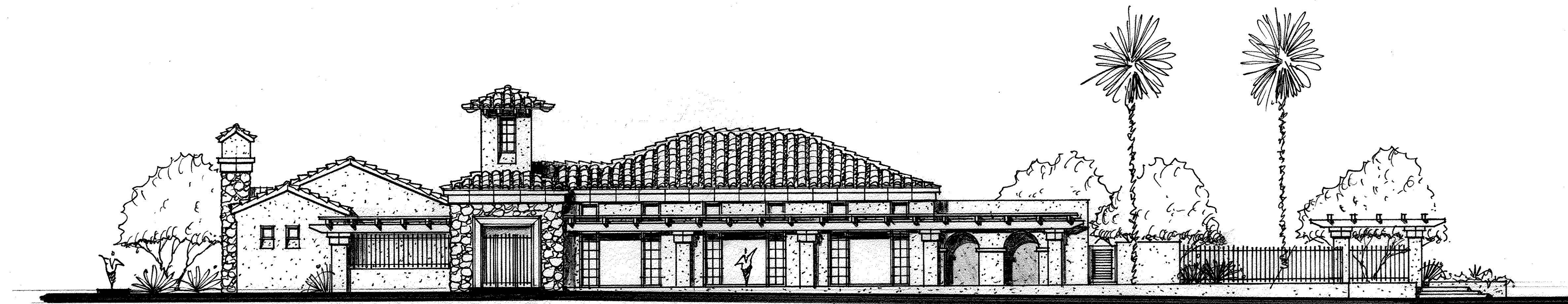
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NOTE: CONCEPTUAL AND
SUBJECT TO CHANGE.

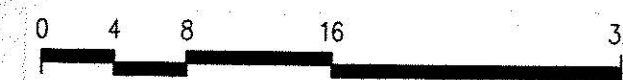
SURPRISE CENTER

MATTAMY HOMES

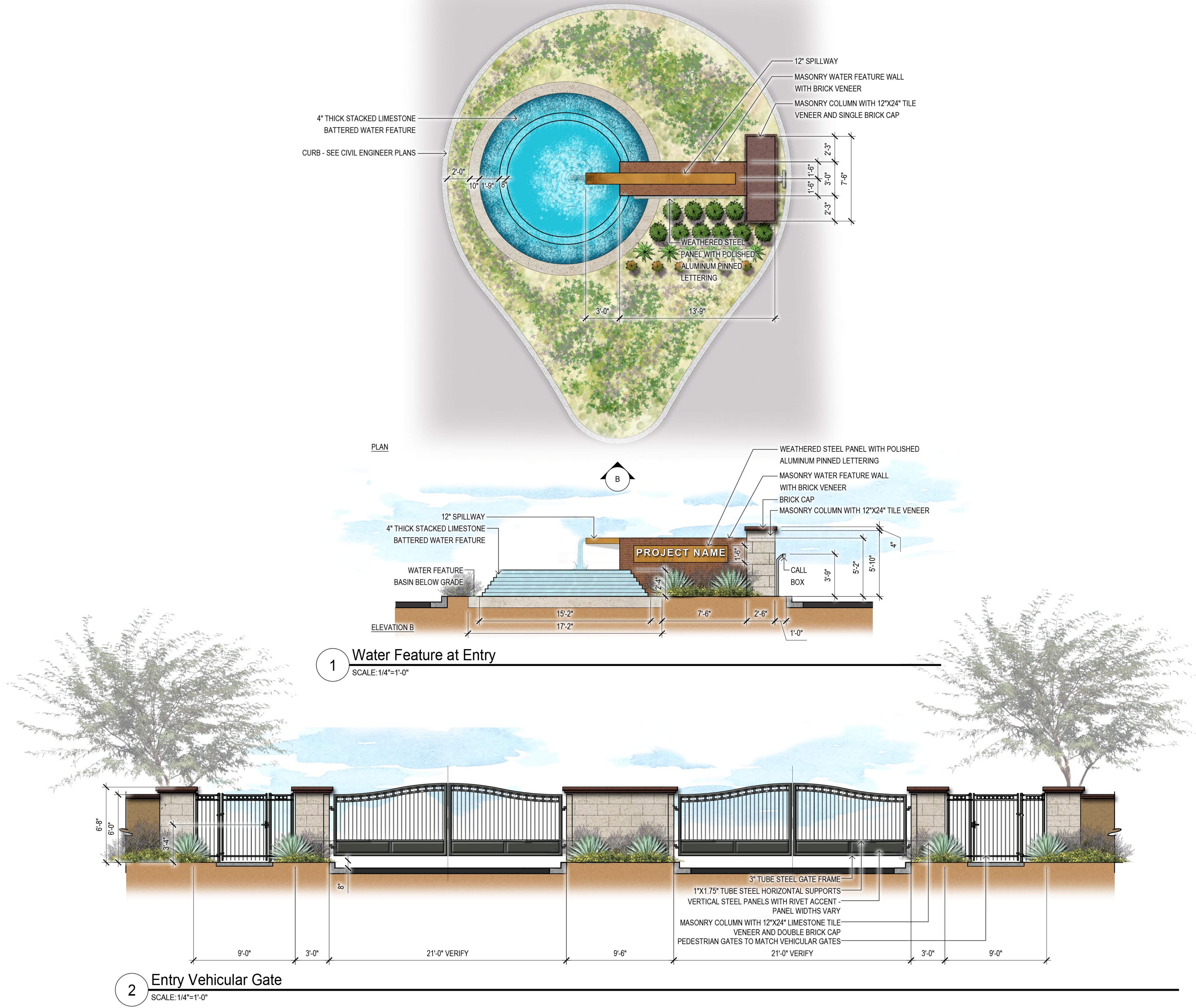
SHJ STUDIO

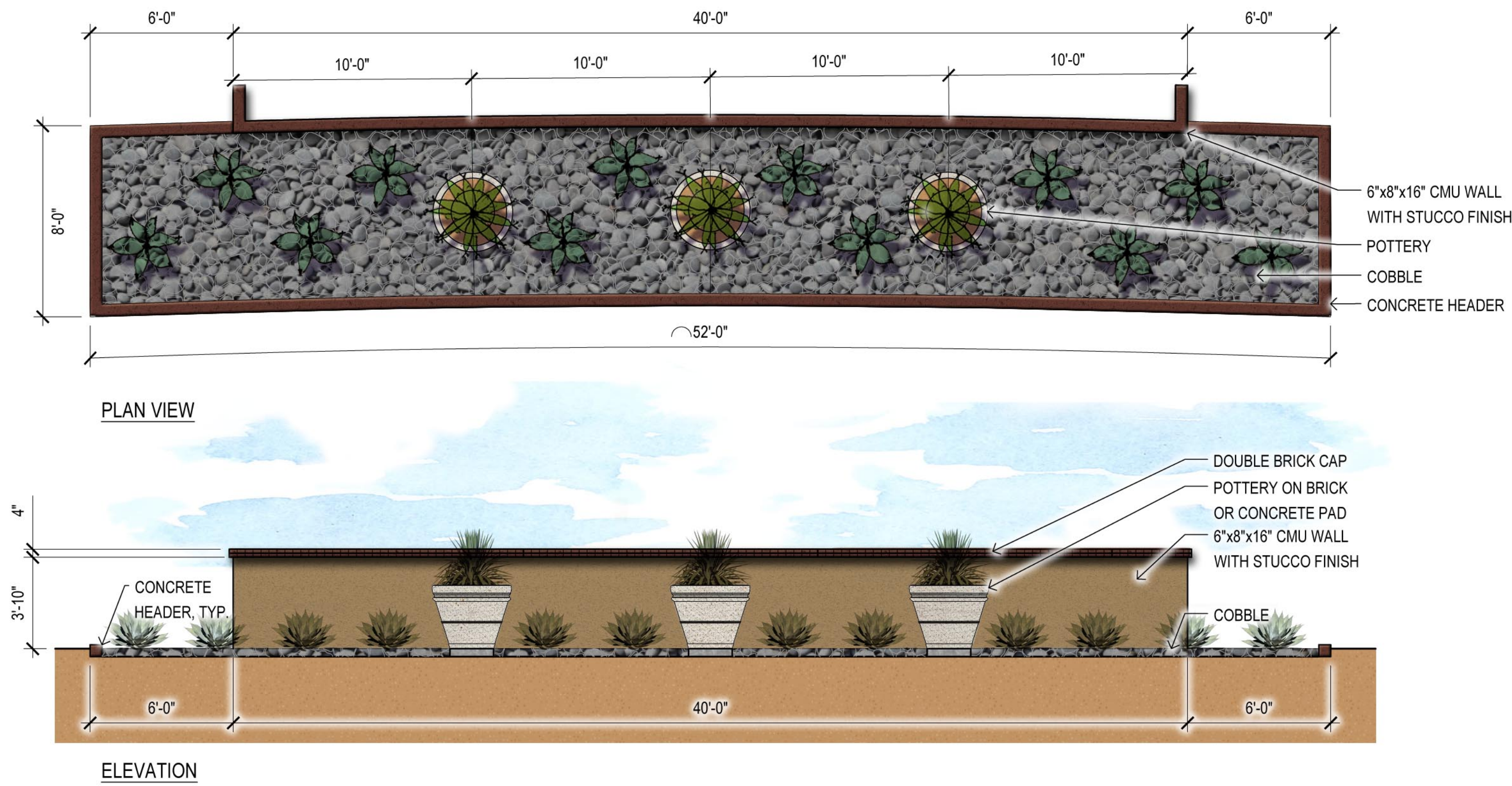
NOVEMBER 7, 2016

#16008

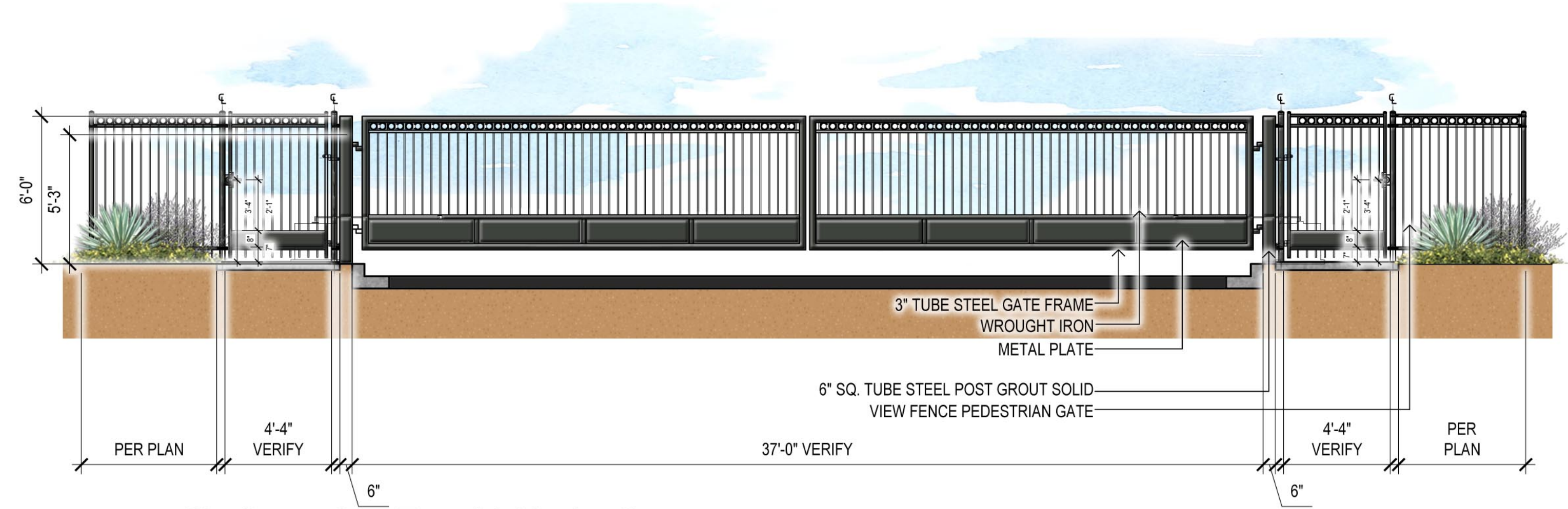


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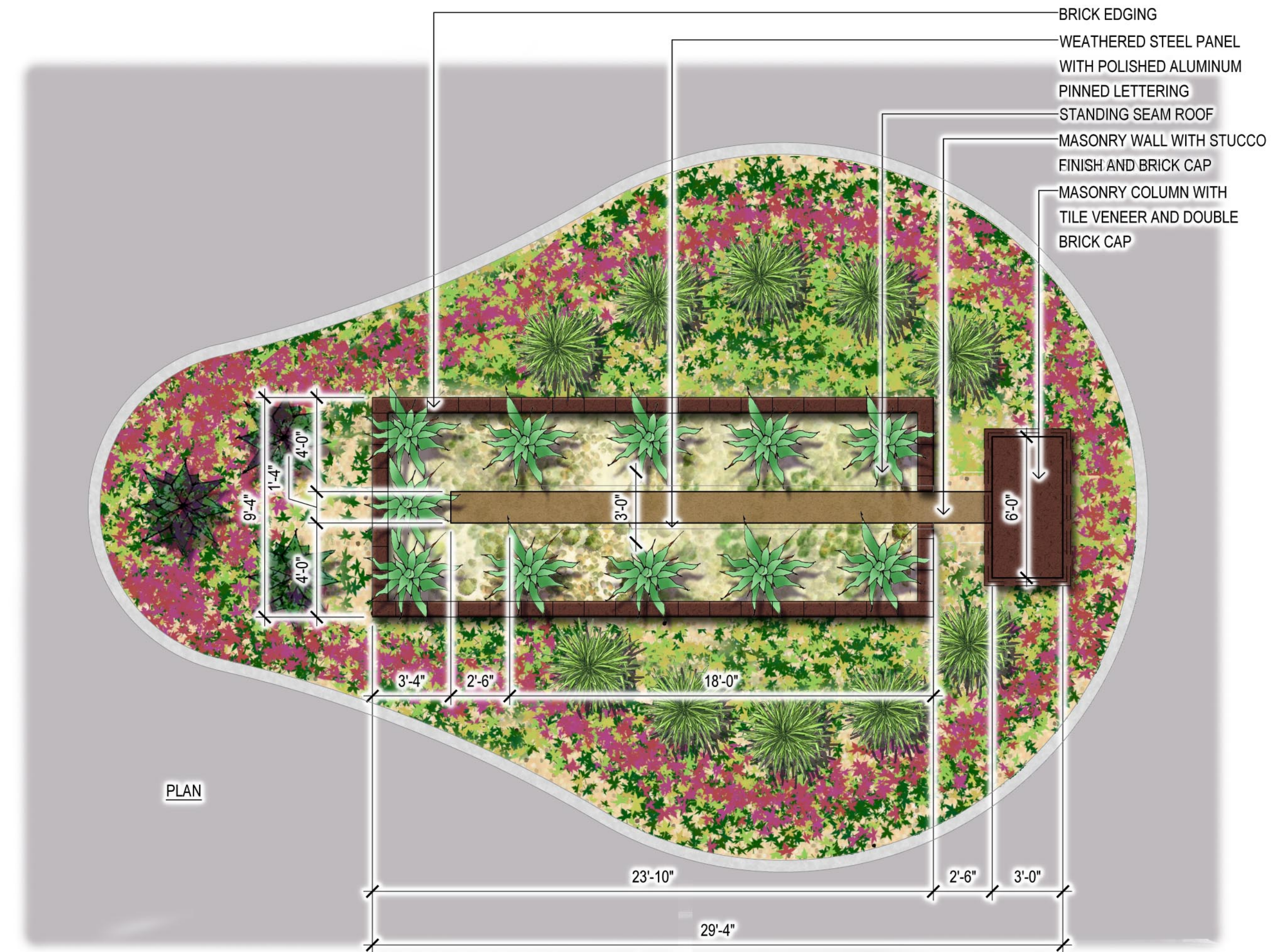




2 Low Accent Wall @ Concrete Header
SCALE: 1/4"=1'-0"



1 Secondary Entry Vehicular Gate
SCALE: 1/4"=1'-0"



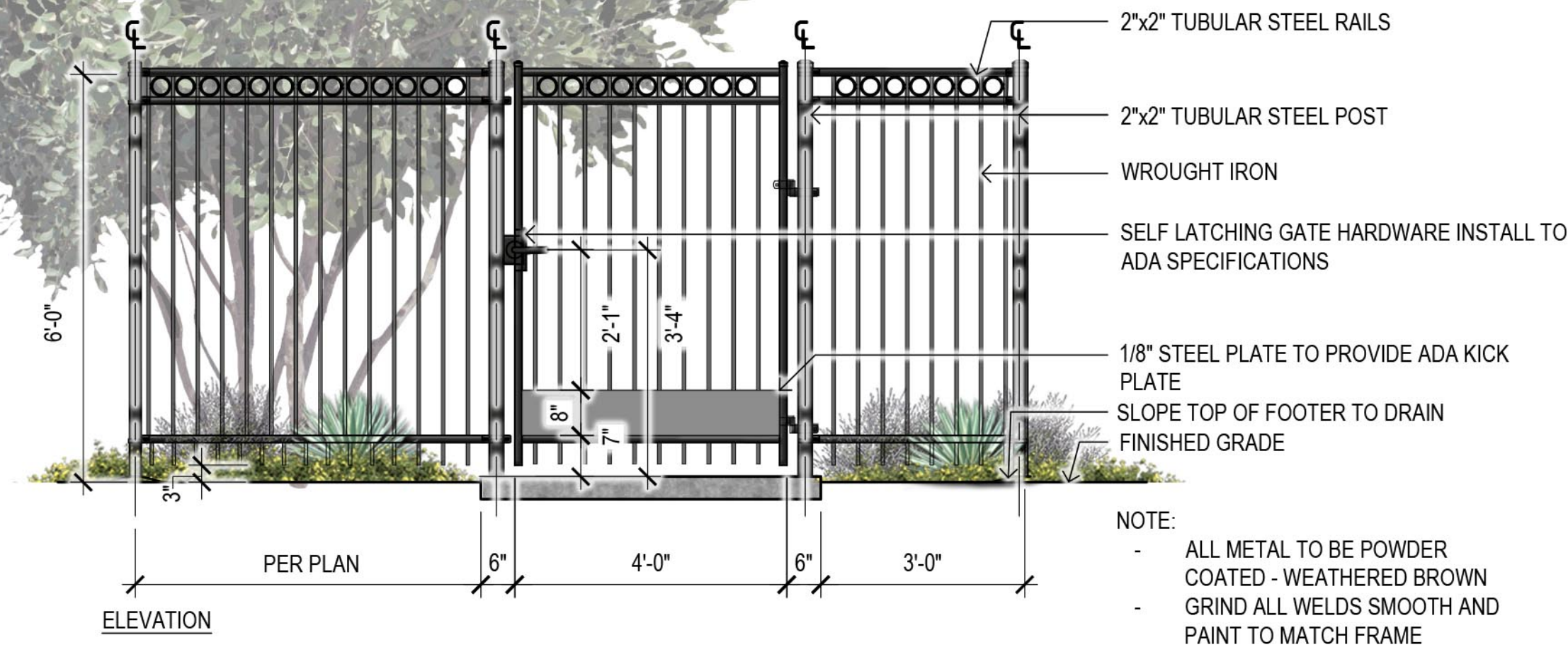
3 Median Entry Monument
SCALE: 1/4"=1'-0"



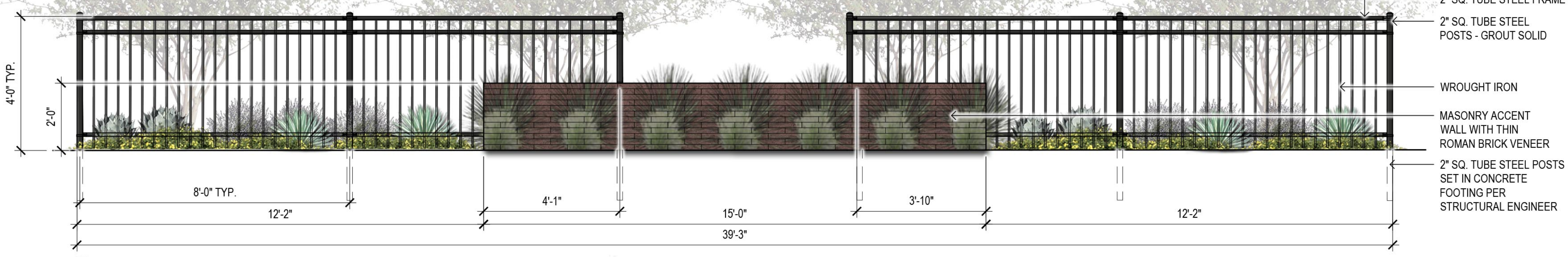
1 Theme Wall
SCALE: 1/2"=1'-0"



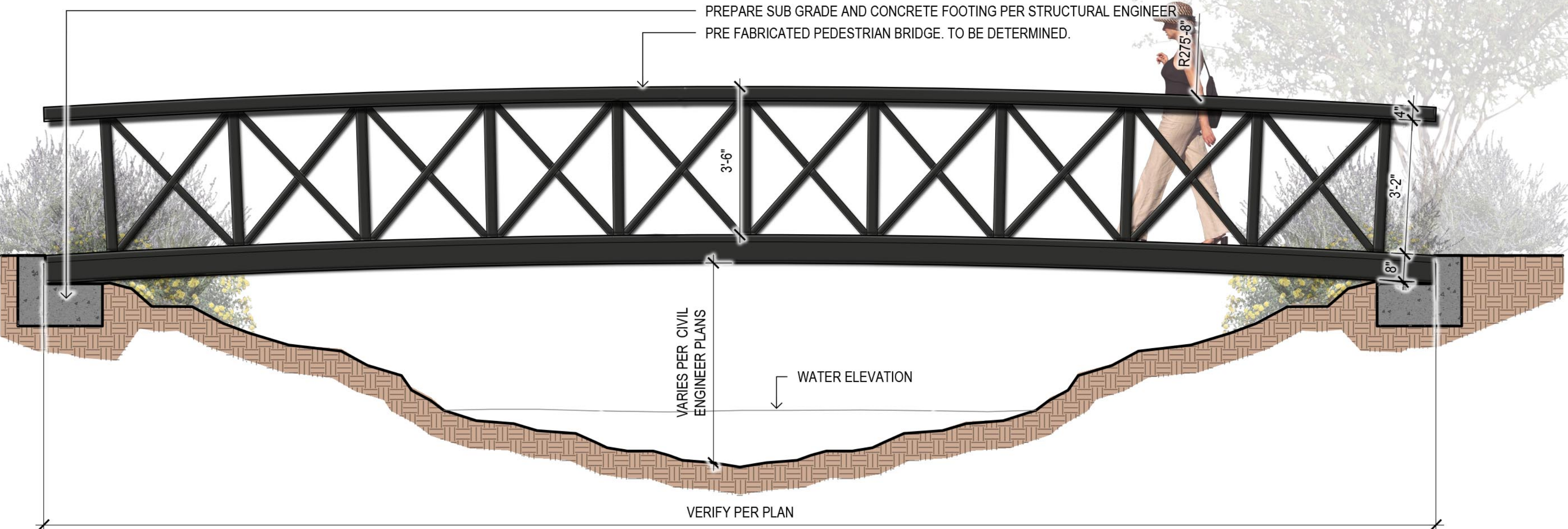
2 Combo View Wall - 2' View / 4' Solid
SCALE: 1/2"=1'-0"



3 6'-0" View Fence / Pedestrian Gate
SCALE: 1/2"=1'-0"



4 Low Accent Wall
SCALE: 1/2"=1'-0"

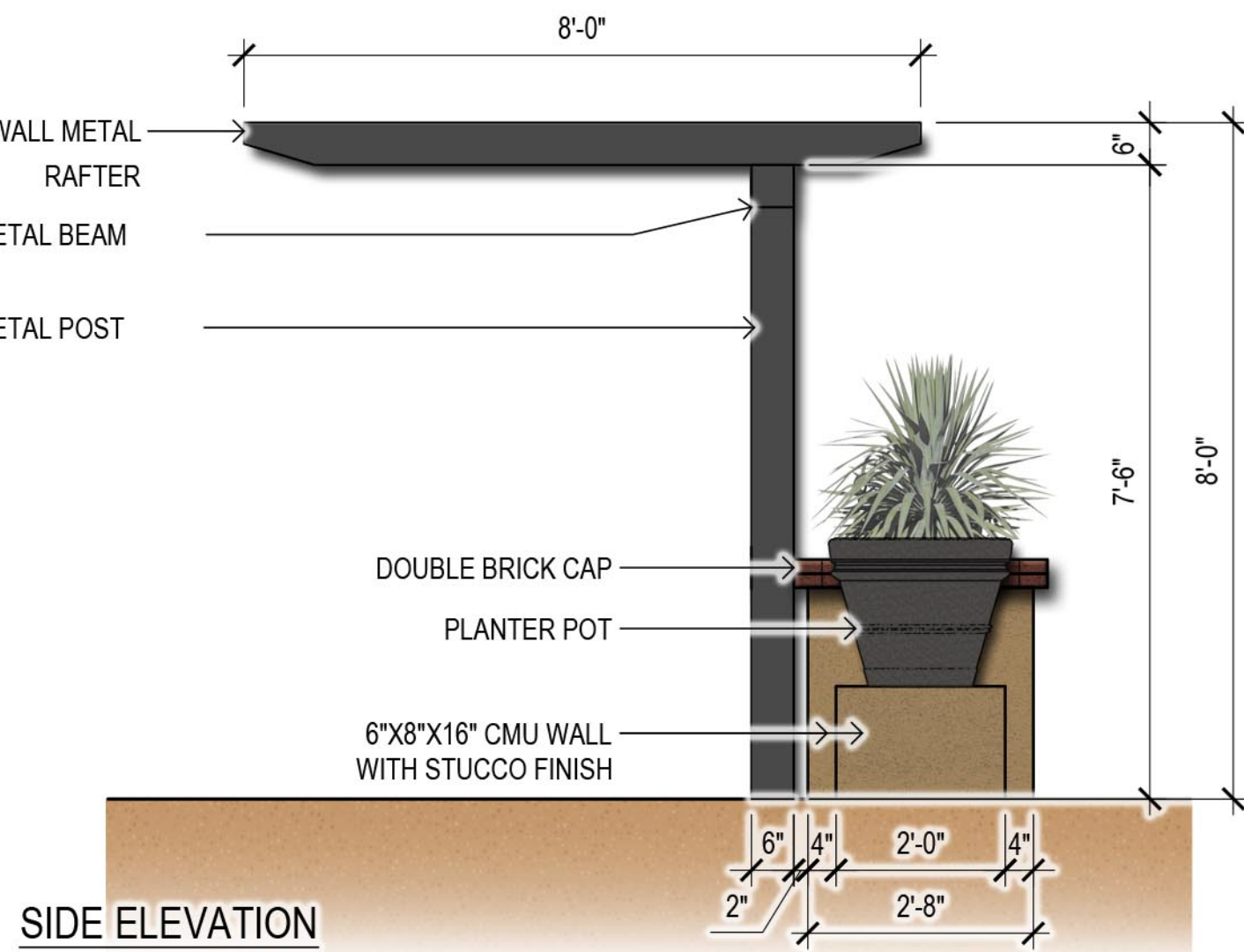
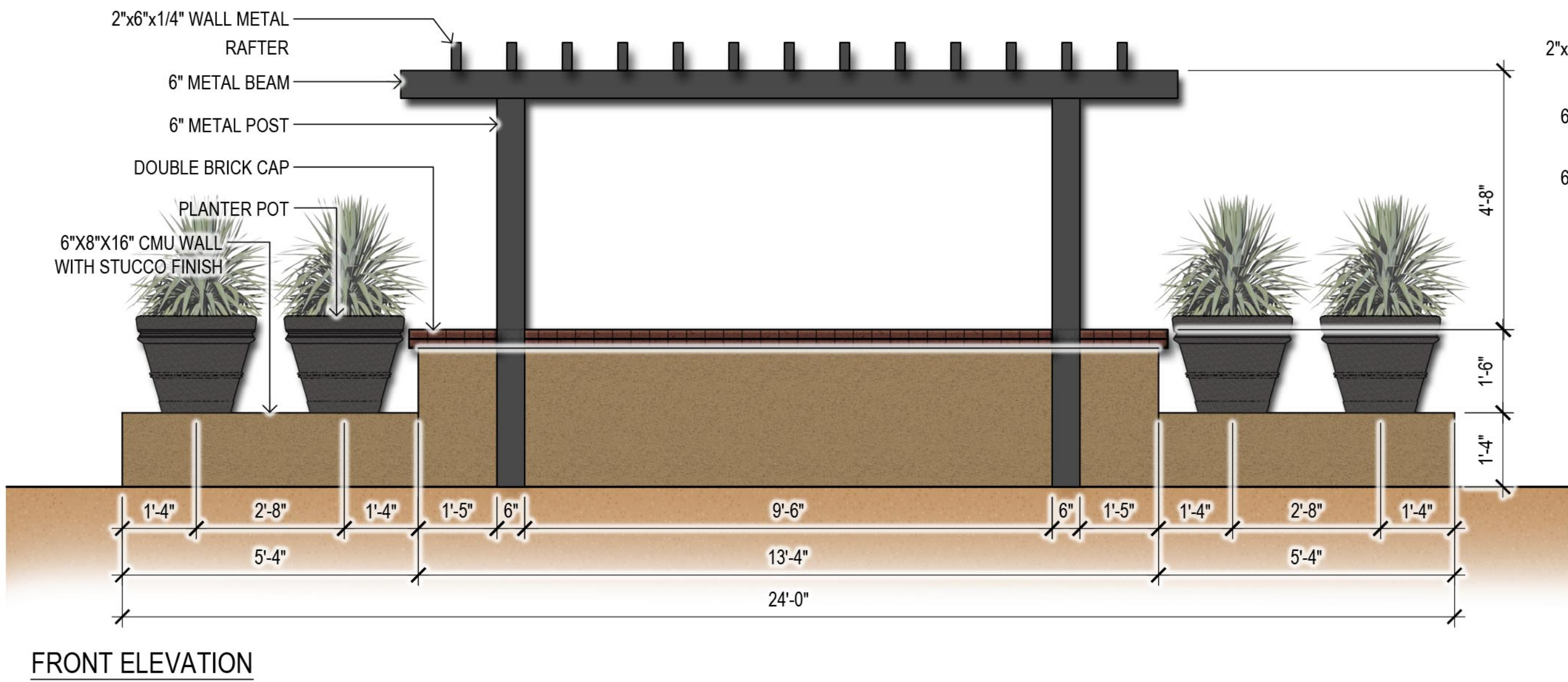
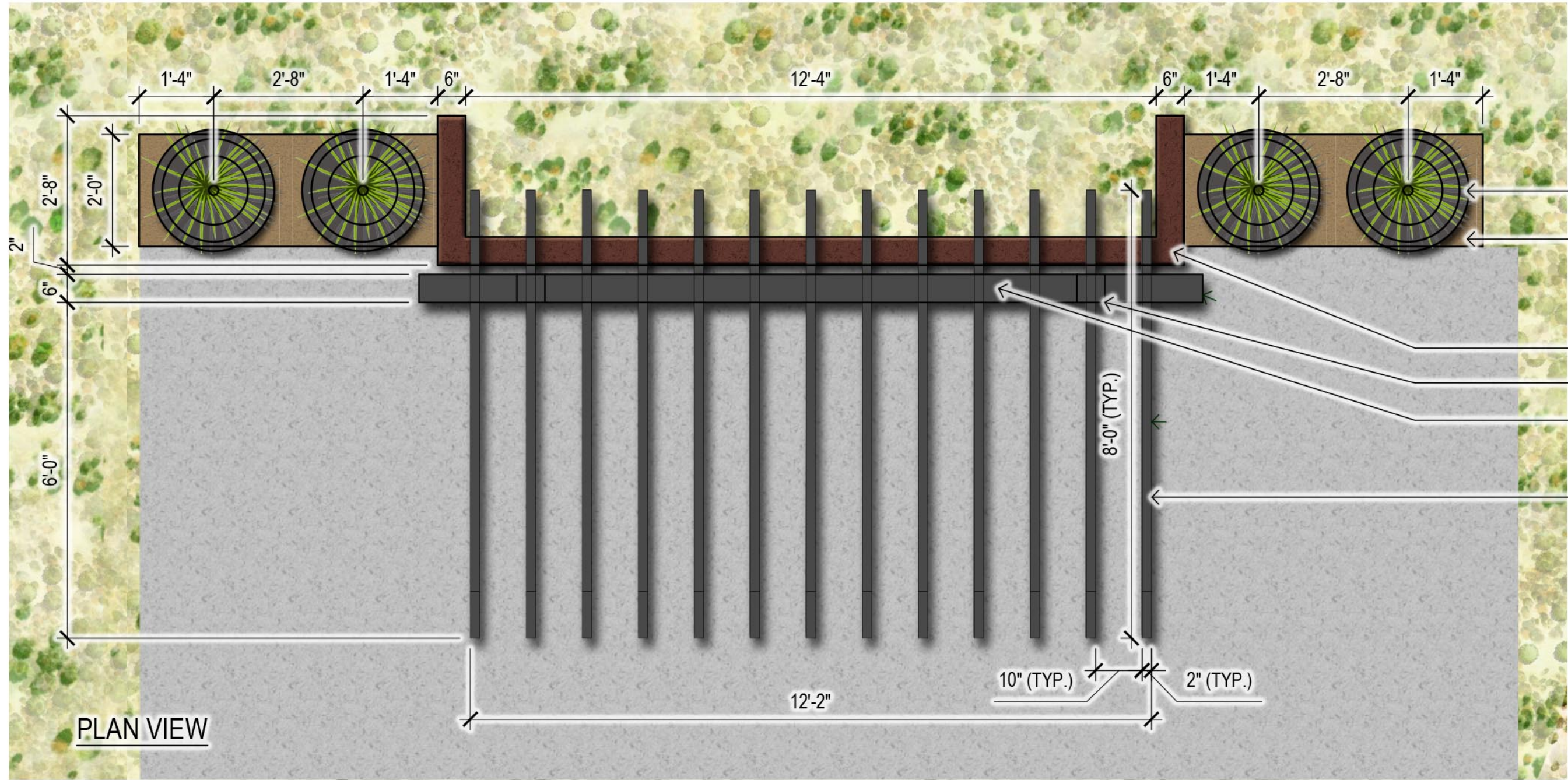


5 Pedestrian Bridge
SCALE: 1/2"=1'-0"



DESIGN INTENT IMAGE
PRE FABRICATED PEDESTRIAN BRIDGE. TO BE DETERMINED.

\\server\Projects\1\Mattamy\Surprise Center\Drawings\Pre-Plat\06-Details_SC.dwg



1

Trellis

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

2

Raised Circular Planter

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



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986

Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374
Construction Details



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revisions



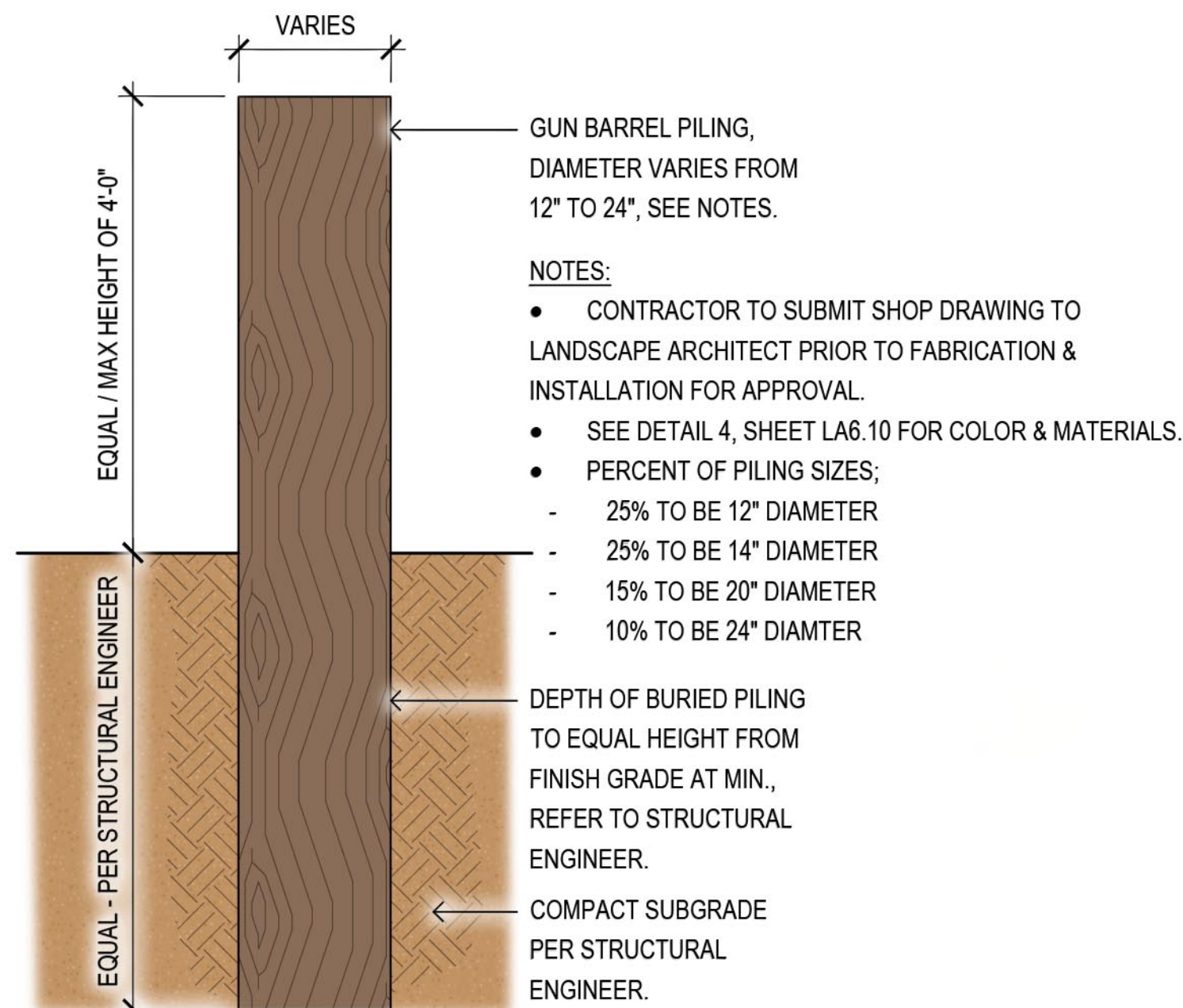
issued for	
☐ 1st pre-plat	9/14/2016
☒ 2nd pre-plat	11/10/2016
☐ city submittal	
☐ bid package	
☐ construction	

title	Construction Details
date issued	11.10.2016
scale	Per Detail
drawn by	MP, JH
checked by	CS
project number	95-027-16
permit number	

sheet number

LA6.4

17 of 18



1 Stepper Pads

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



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: 189329 - ECLIPSE NET CLIMBER - CLIMBING NETS OR EQUAL
COLOR: TBD

2 Net Climber

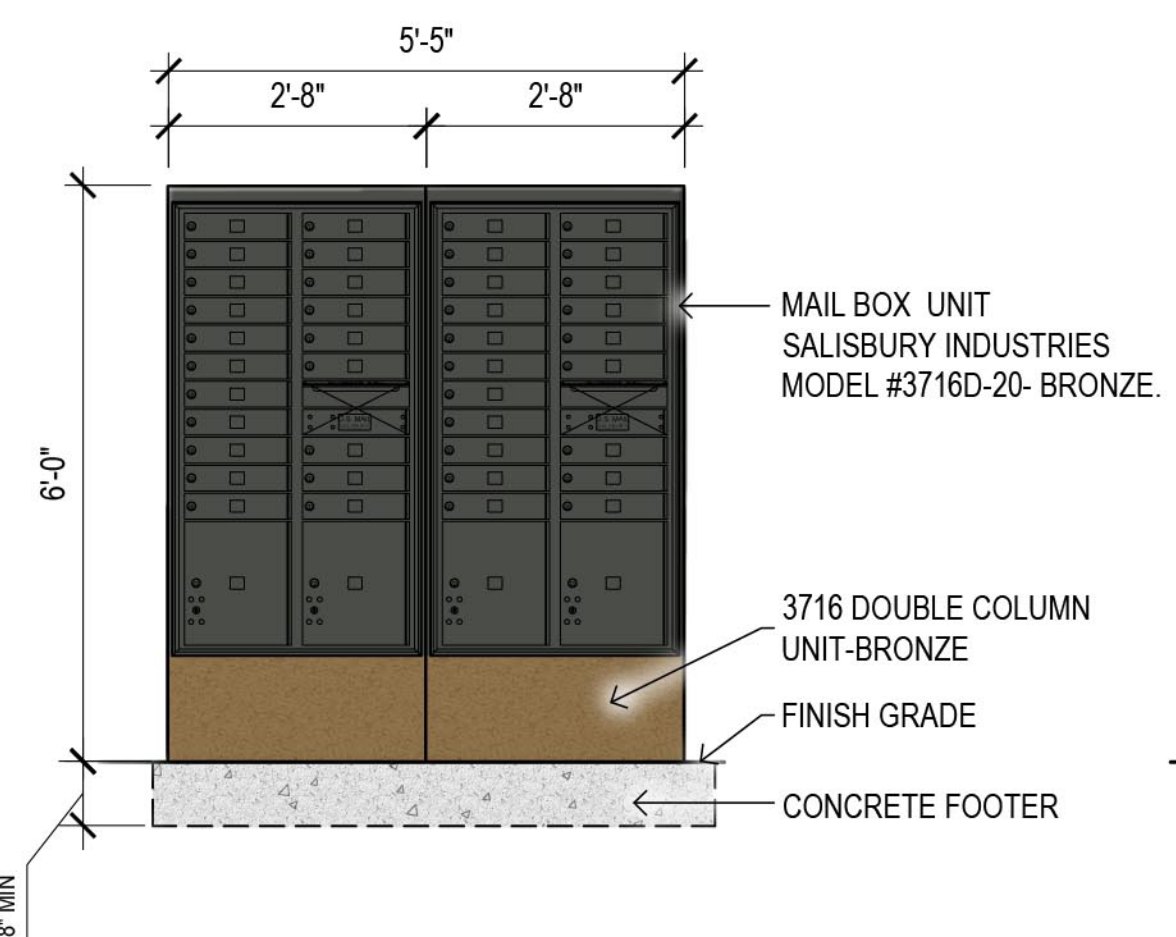
SCALE: 1/2"=1'-0"



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: 159883 - COOLTOPPERS PYRAMID (28'X28') OR EQUAL
COLOR: TBD

3 Shade Structure

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

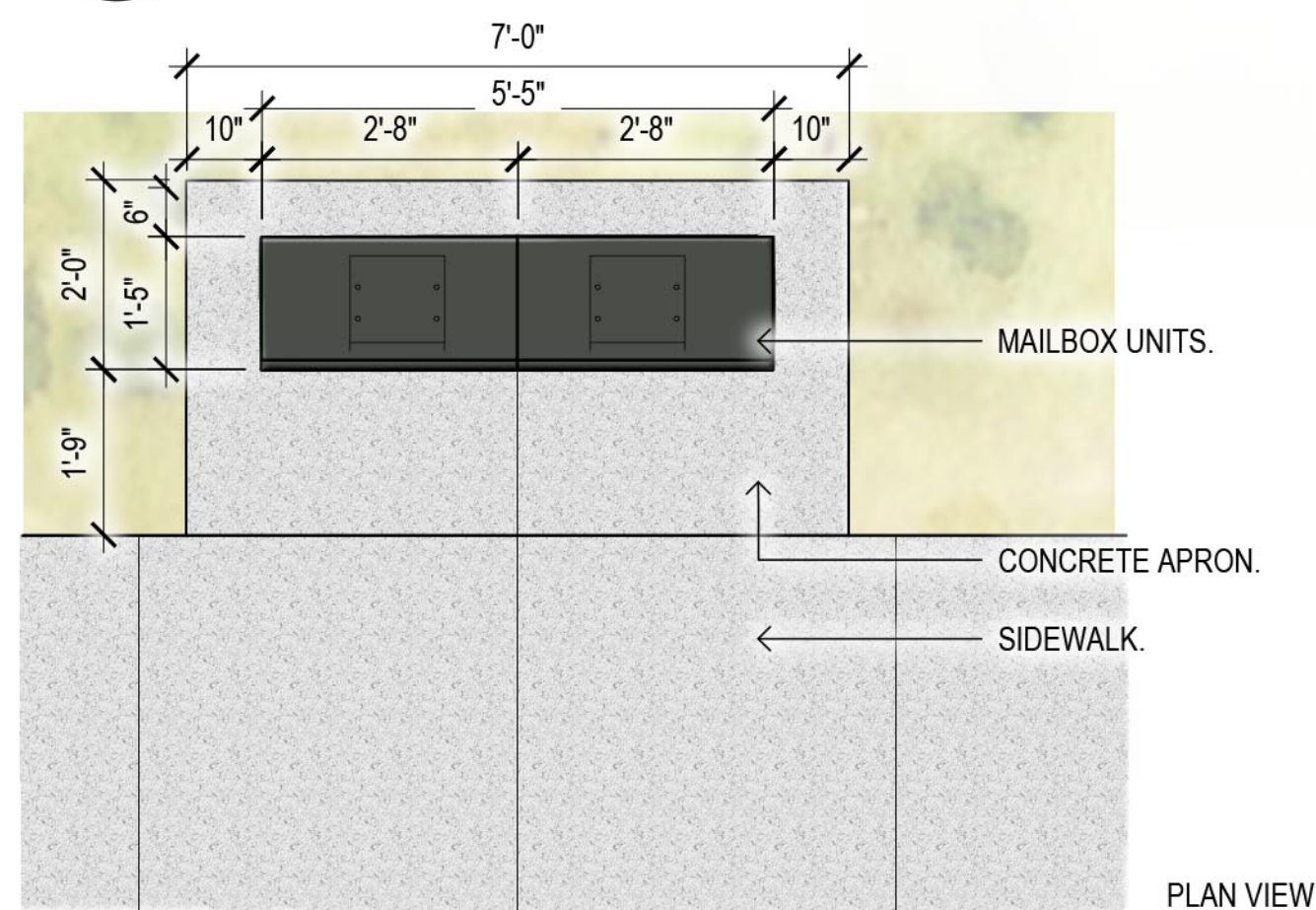


5 Mailbox

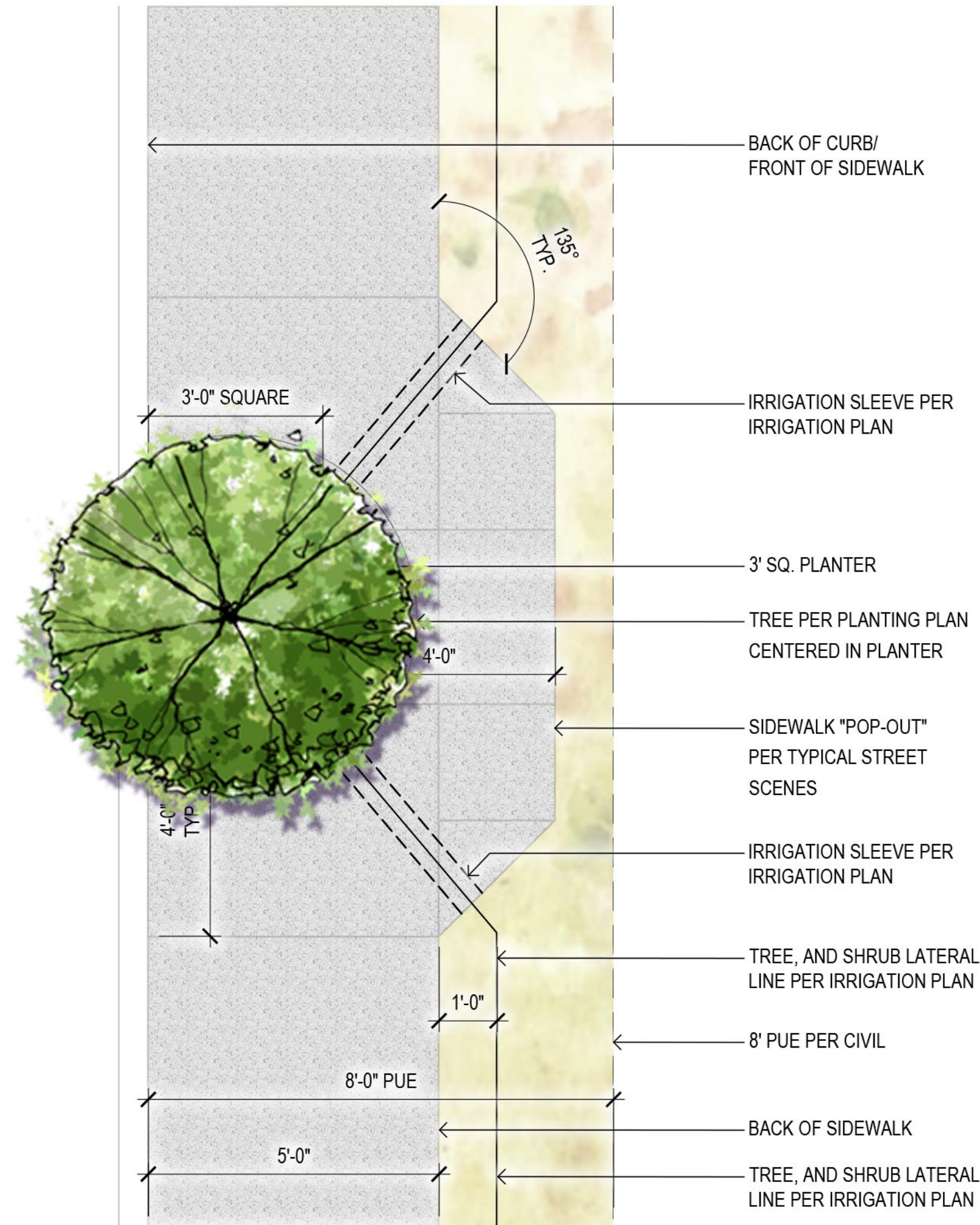
SCALE: 1/2"=1'-0"

4 Roller Slide

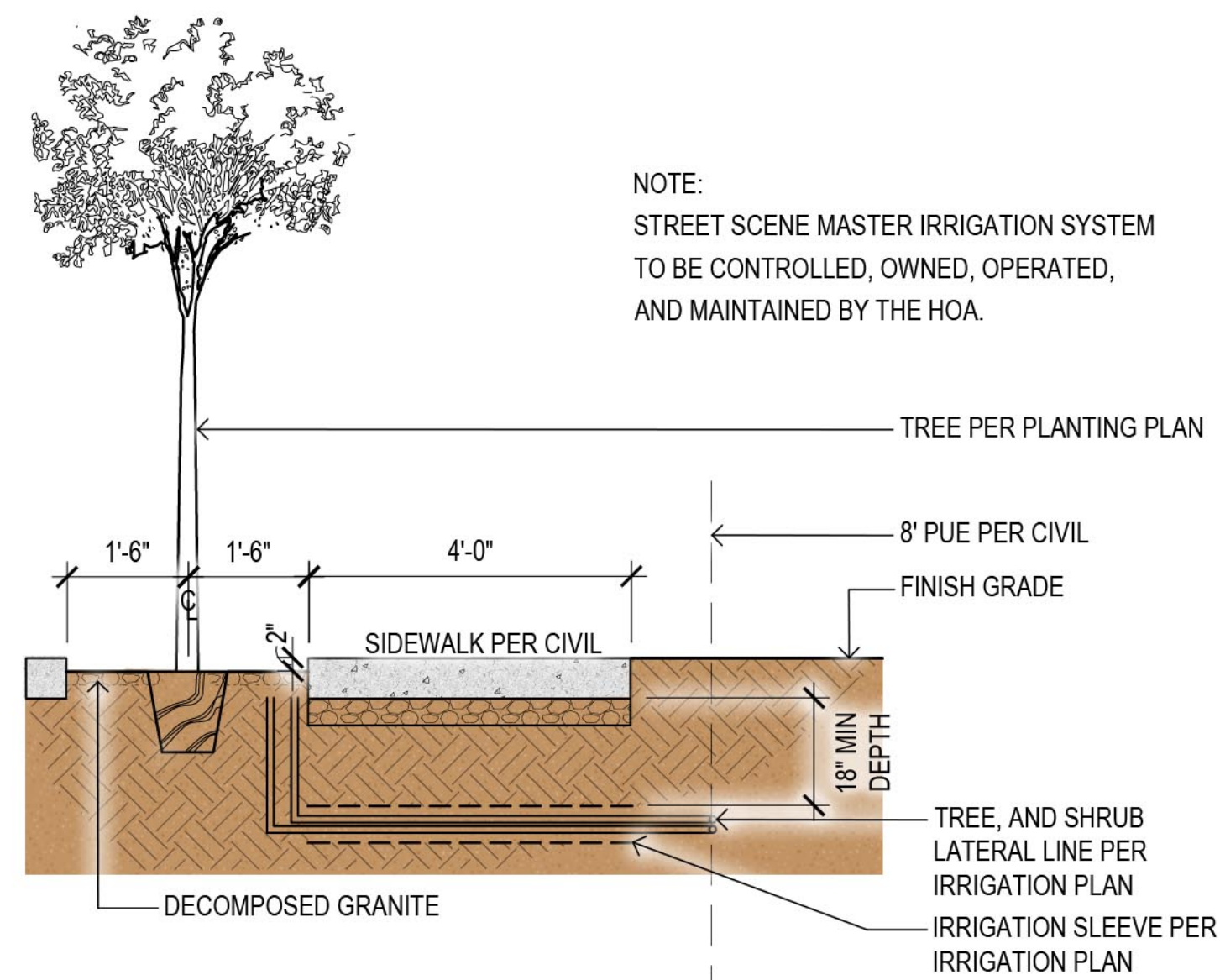
SCALE: 1/2"=1'-0"



INSTALLATION REQUIREMENTS PER USPS STD-4C
1. AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).
2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
3. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" AFF.
4. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.
5. THE USPS ARROW LOCK IN THE CARRIER ACCESS DOOR SHALL BE LOCATED BETWEEN 36" AND 48" AFF.
6. CONTRACTOR TO INSTALL MAILBOX PER MANUFACTURES SPECIFICATIONS.
<http://www.mailboxes.com/products/free-standing-enclosure-for-3716-double-column-unit-aluminum/>



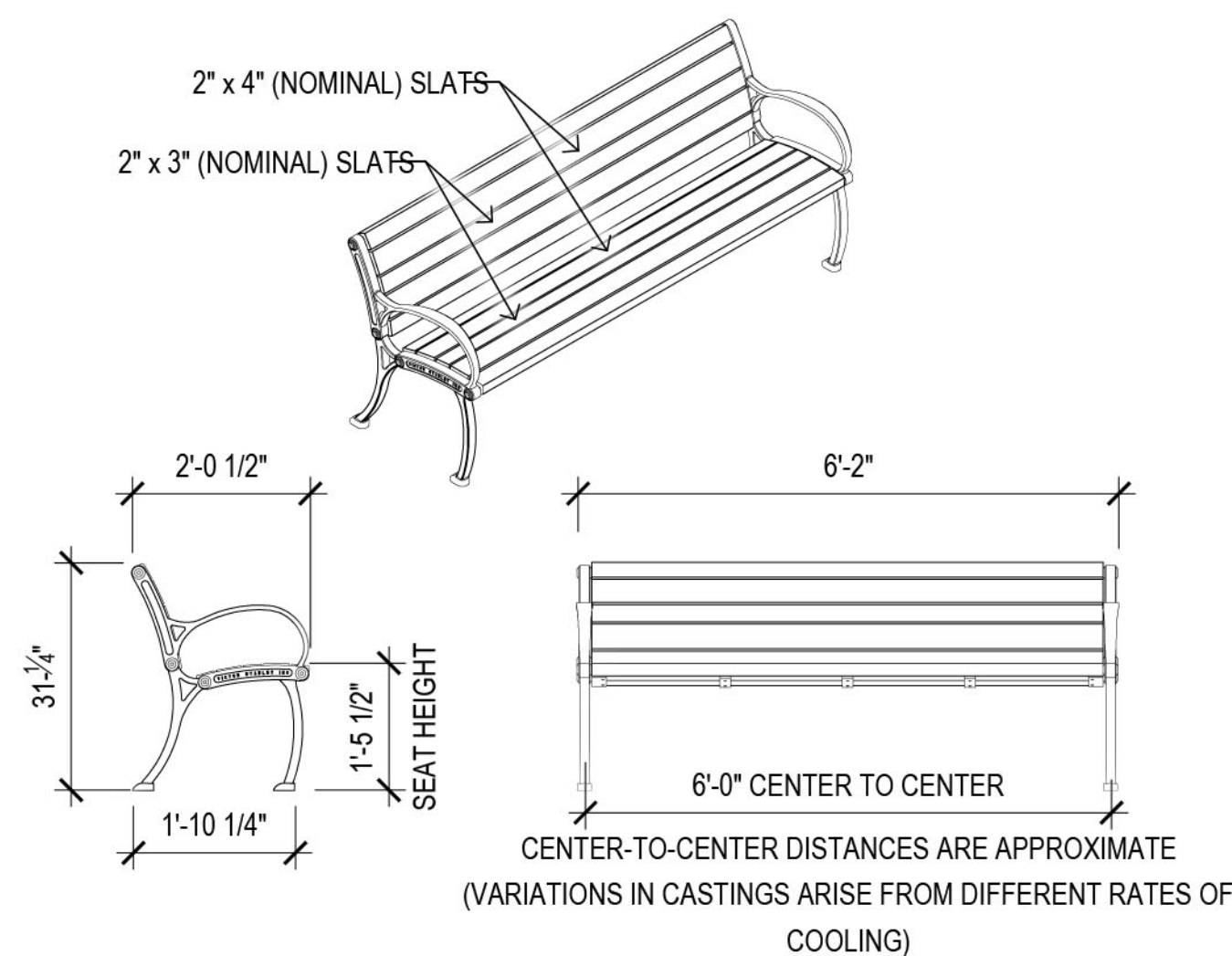
PLAN VIEW



SECTION

6 Street Scene Master Irrigation System

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



COMPANY: VICTOR STANLEY OR EQUAL
MODEL: FB-324, 6' BENCH, NO CENTER ARM OR EQUAL
COLOR: BRONZE
P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
WEB SITE: [HTTP://WWW.VICTORSTANLEY.COM](http://WWW.VICTORSTANLEY.COM)

7 6'-0" Bench

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



KEYNOTES

- A** SIDEWALK
- B** CONCRETE HEADER PLANTER
- C** LOW ACCENT WALL
- D** RAISED CIRCULAR PLANTER
- E** TRELLIS
- F** POTTERY
- G** RETENTION BASIN



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

3 October 2016

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

Ms. Heather Donaldson
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: FS16-397; Mattamy Homes at Surprise Center

Dear Ms. Donaldson

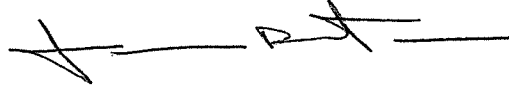
Thank you for the opportunity to provide comments on the Preliminary Plat Application for Mattamy Homes at Surprise Center. The site is on 58.7 acres at the northeast corner of Statler Blvd. and W. Paradise Lane in Surprise AZ. The request is for a 423 lot gated single-family residential subdivision, with an average density of 7.35 dwellings per acre. The site is approximately 0.80 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in 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 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. With a density of 7.35 this request does not fall within those guidelines.

Since Mattamy Homes at Surprise Center would be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. While we have determined that this request exceeds the densities that Luke AFB follows, we recognize that we are not the approval authority. As such, if this development is approved, 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 would be essential to inform potential residents about Luke AFB operations. We would 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 you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

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

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

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



SURPRISE
ARIZONA

MATTAMY HOMES AT SURPRISE CENTER

Preliminary Plat – December 15, 2016

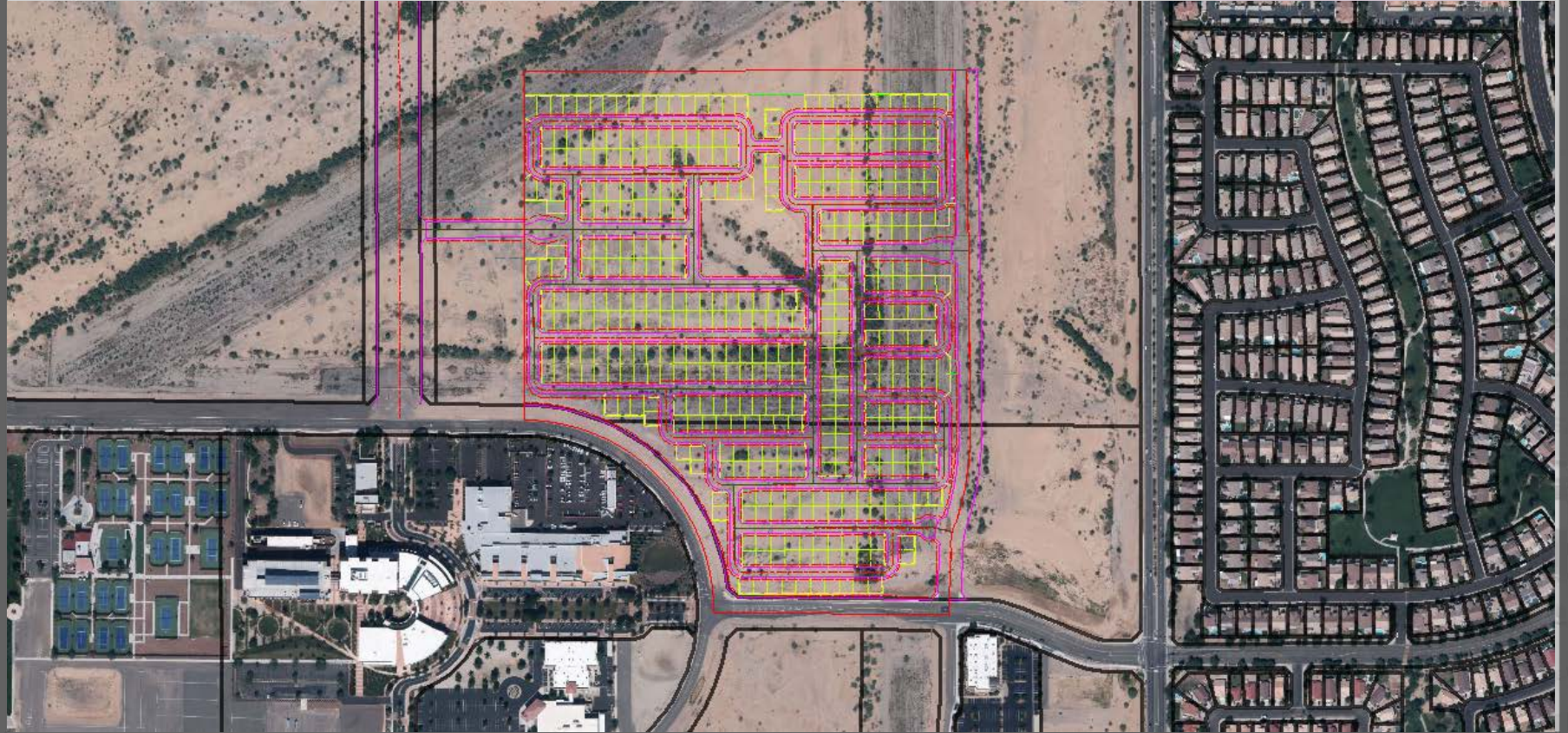
VICINITY MAP



VICINITY MAP



PRELIMINARY PLAT



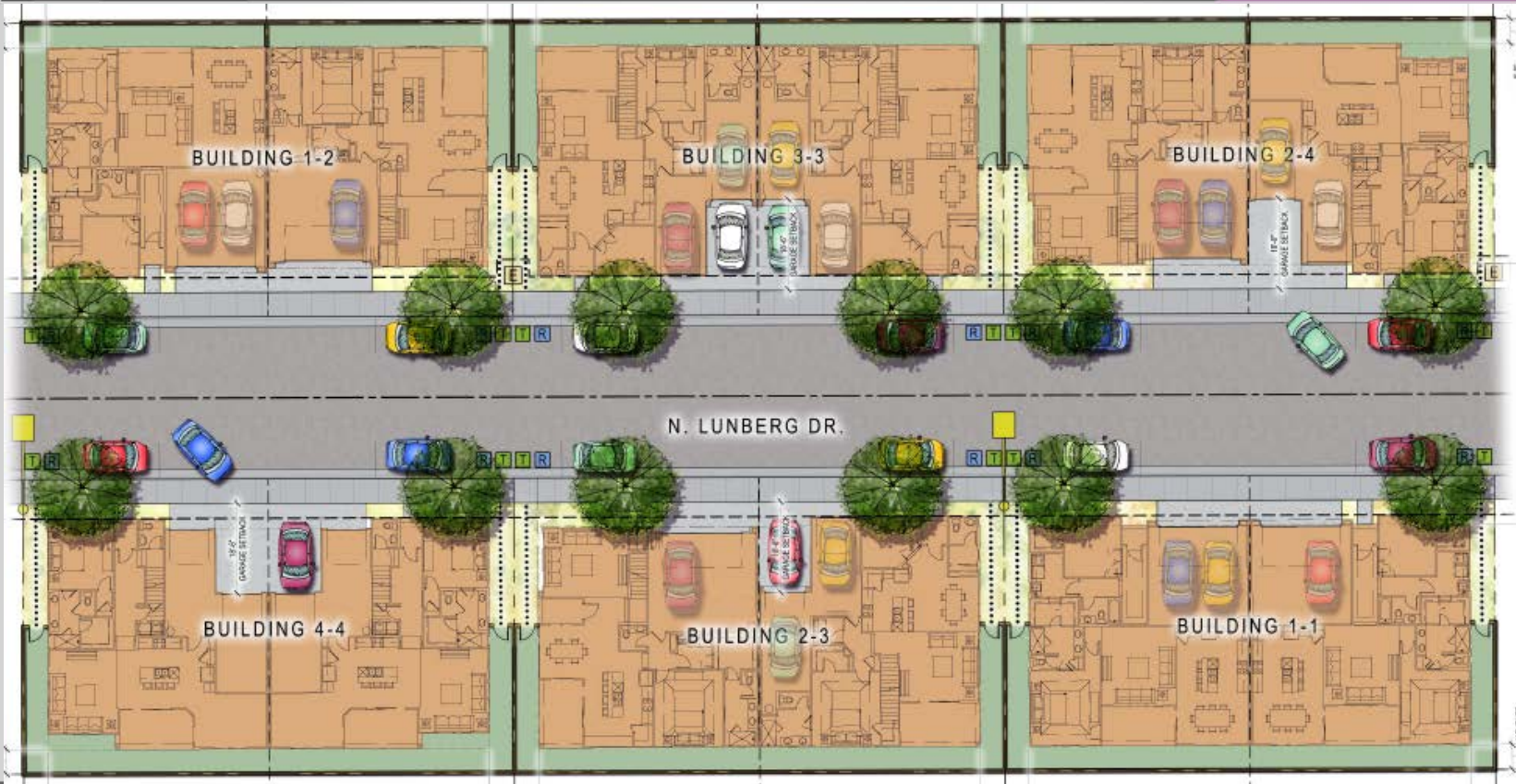
STREET SCENE



STREET SCENE



STREET SCENE



STREET SCENE



HOME PRODUCT



Plan 1A

Plan 2B

Plan 4C

Plan 3B

Plan 4A

Plan 1C



Plan 3C

Plan 2A

Plan 4B

Plan 3A

Plan 1B

Plan 2C

HOME PRODUCT



Building 1-2

Building 3-3

Building 2-4



Building 1-1

Building 4-4

Building 2-3



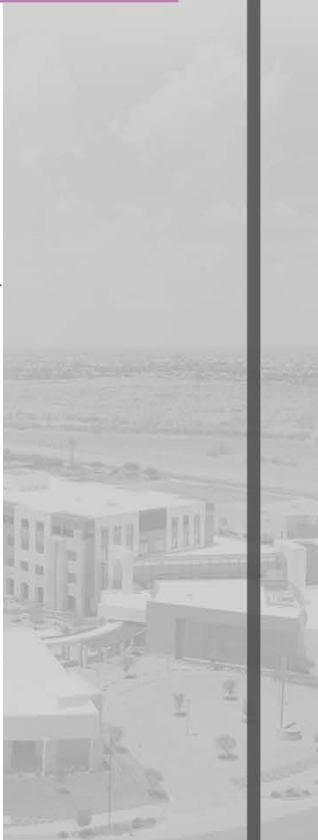
1 Water Feature at Entry
SCALE: 1/8"=1'-0"

12" 3/4" 17" 3/4" 7" 6" 2" 1'-0"

6'-0" 6'-0"

1" TUBE STEEL GATE FRAME
1X12 7/8" TUBE STEEL HORIZONTAL SUPPORTS

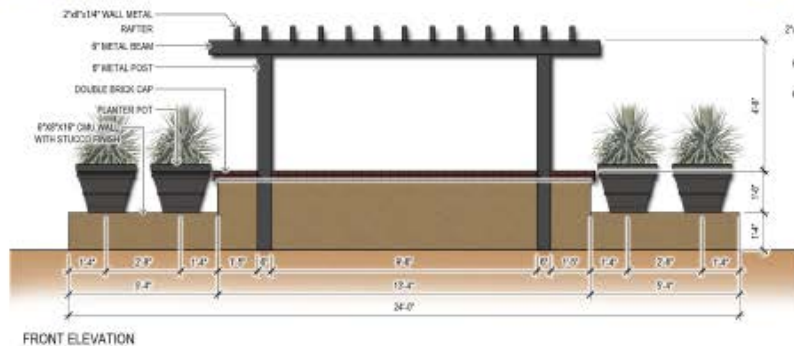
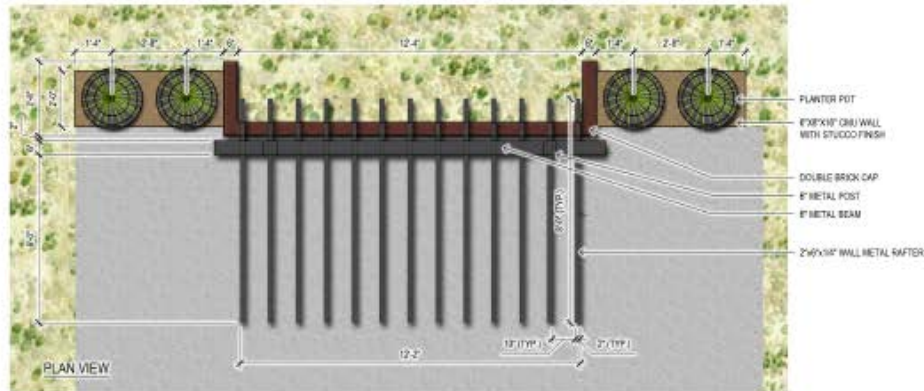
This architectural drawing illustrates a gate system. The top portion is a detailed elevation of a gate section, showing a stone wall base, a black metal frame, and vertical bars. Dimensions for this section include a total width of 17 3/4 inches, a stone wall thickness of 12 3/4 inches, and various spacing and offset measurements (7 inches, 6 inches, 2 inches, and 1 foot). The bottom portion is a perspective view of the gate system, showing two large arched gates flanked by stone pillars and smaller side gates. The gates are constructed from a 1-inch tube steel frame with 1x12 7/8-inch tube steel horizontal supports. The overall height of the stone wall is 6 feet, and the gate height is also 6 feet. The drawing includes landscaping elements like trees and shrubs, and a sky background.



STREETSCAPE



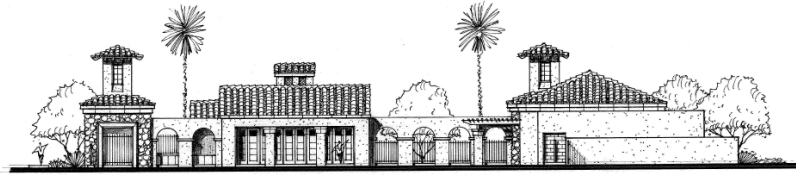
STREETSCAPE



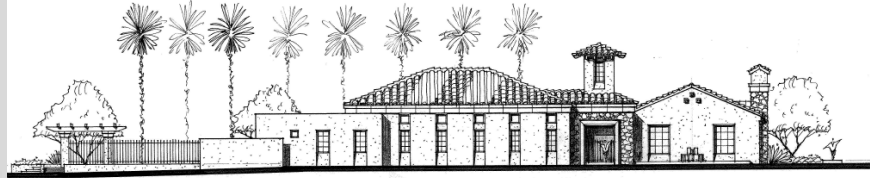
CENTRAL AMENITY



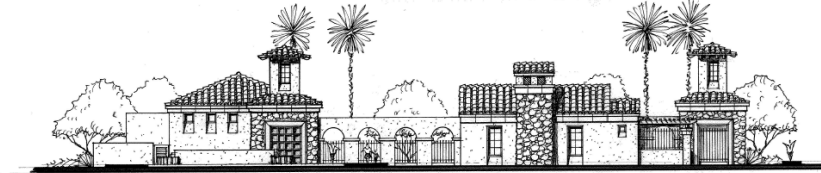
CENTRAL AMENITY



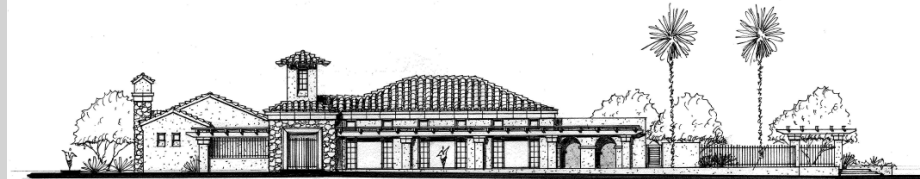
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

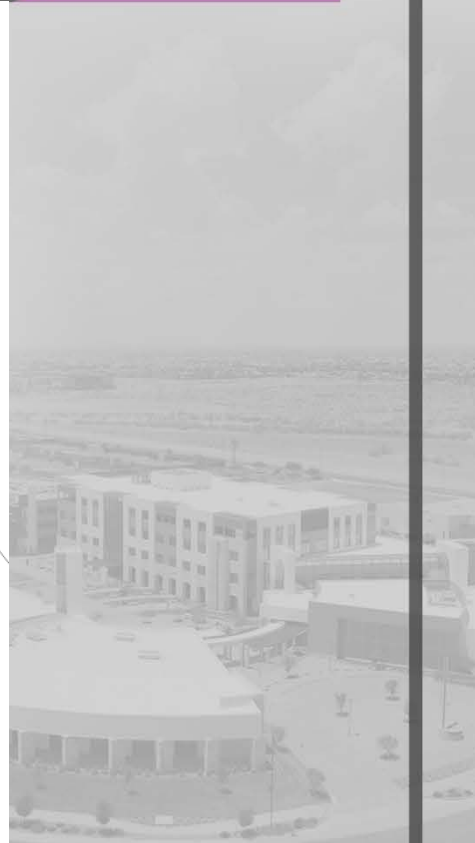
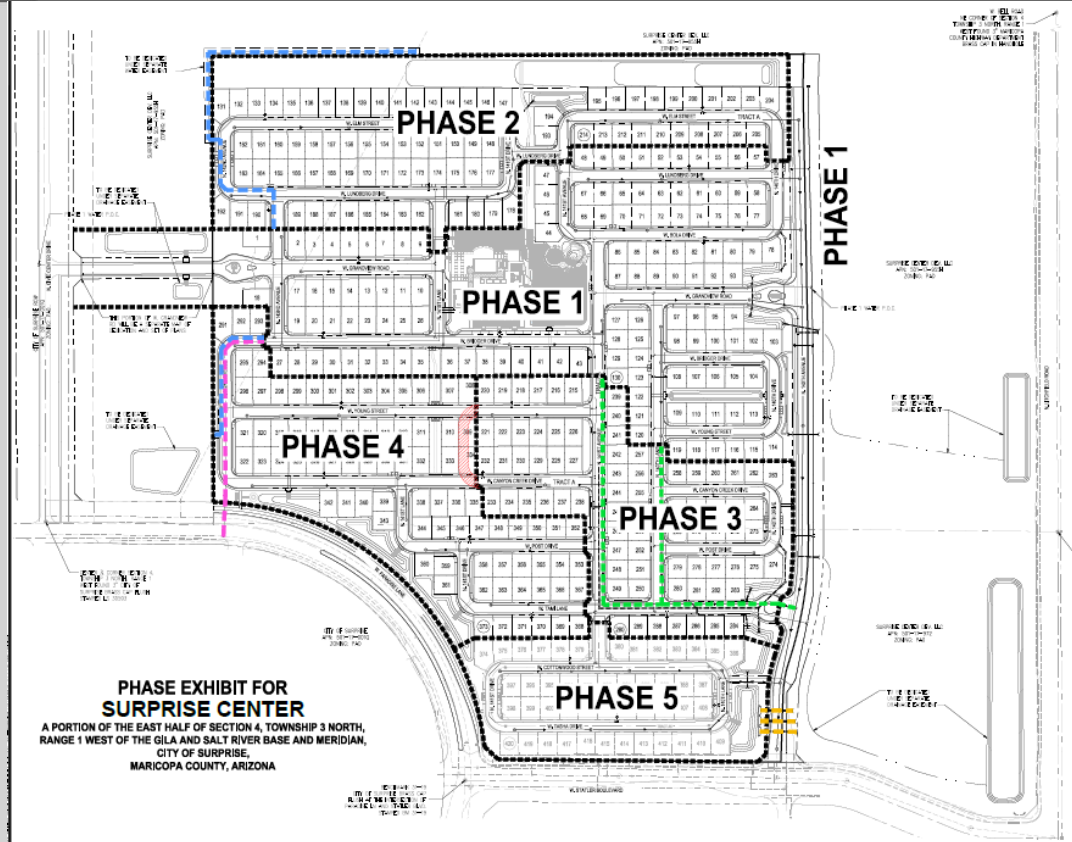


SOUTH ELEVATION

CENTER



PHASING





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

SURPRISE CENTER

Preliminary Plat Narrative

November 10, 2016

A portion of the Surprise Center PAD



Submitted by:

Mattamy Arizona, LLC
9200 E. Pima Center Parkway, Suite 160
Scottsdale, AZ 85258
&
Surprise Center Development, LLC
11811 N. Tatum Blvd, Suite 4052
Phoenix, AZ 85028

Prepared By:

Slater Hanifan Group, Inc.
11201 N. Tatum Blvd., Suite 250
Phoenix, AZ 85028
Phone: 602-687-9664
Contact: Roger Theis, P.E.

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Parcel Location and Land Use

Surprise Center is zoned Planned Area Development (PAD) and is bounded by Bell Road on the north, Litchfield Road on the east, Greenway Road on the south and Bullard Avenue on the west. This preliminary plat is for a 56.4 gross acre parcel located north & east of the intersection of Paradise Lane and Statler Blvd. The parcel will develop a portion of APN's 501-17-955H & 501-17-972.

The parcels are vacant desert and have not been used since World War II when they were utilized as a United States Army Air Corps training and emergency airfield. The development of the parcel is governed by the Surprise Center PAD.

Surrounding Development

The City of Surprise and Maricopa County have existing facilities southwest of the parcel on the south side of Paradise Lane. The Medical Plaza is southeast of the parcel, across Statler Blvd. Vacant desert is immediately north, east and west of the parcel.

Additional existing development within the Surprise Center PAD is the Northwest Regional Library, Surprise Aquatic Center, Surprise Community Park, Dreamcatcher Park, Surprise Tennis Complex, restaurants, offices and medical facilities.

Statler Blvd, Paradise Lane and Tierra Buena Lane are existing 3-lane collector streets within the Surprise Center PAD that convey traffic to the eastern, southern and western arterial streets.

Master Plan

The master developer of the Surprise Center PAD, Surprise Center Development LLC, is in the process of revising the master plan for the vacant land remaining on Surprise Center. This includes updated collector and connectivity routing.

Civic Center Drive

The City of Surprise is planning to improve approximately 2,000 linear feet of Civic Center Drive between Paradise Lane and the commercial development to the north. The improvements are to be complete by the end of 2017. Civic Center Drive is located approximately 400 feet west of the parcel and our project's main gated entry will connect as depicted on the preliminary plat.

Civil Center Drive will be improved with 1 paved lane in each direction and minor drainage improvements. No utilities, sidewalk, curbing or landscape are planned to be installed.

Proposed Development

The Surprise Center project is planned as a private gated subdivision with three locations of ingress/egress. It is planned to occur in 5 phases with the initial phase occurring on the north half. The first phase of the project will have a central amenity and park that will provide the project's amenities as referred to in the Amenities and Landscape section of this narrative.

Proposed are 420 single-family residential lots on 56.4 gross acres for a gross density of 7.4 dwelling units per acre (du/ac). The site contains 11.4 acres of open space yielding 20.2% gross open space. The net area of the site is 54.6 acres for a net density of 7.7 du/ac. The below table is a summary of the parcel site data:

Site Data – Table 1

Type	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Units	130	84	76	83	47	420
Gross Area (ac)	19.8	12.4	8.5	10.0	5.7	56.4
Gross Density (du/ac)	6.6	6.8	8.9	8.3	8.2	7.4
Net Area (ac)	18.0	12.4	8.5	10.0	5.7	54.6
Net Density (du/ac)	7.2	6.8	8.9	8.3	8.2	7.7
Open Space Area (ac)	4.2	3.7	0.8	1.5	1.2	11.4
% Gross Open Space	21.2%	29.8%	9.4%	15.0%	21.1%	20.2%

The project is planned using three single family lot sizes, 50'x60', 46'x75' and 50'x60' duplex. All products are front loaded and product details are under design and not available at this time. The below table is the project mix for the project:

Product Mix – Table 2

Product	Type	Phase 1 Units	Phase 2 Units	Phase 3 Units	Phase 4 Units	Phase 5 Units	Total
50'x60'	SF Detached	55		52	14	17	138
46'x75'	SF Detached	39	62	24	51		176
50'x60' Duplex	SF Attached	36	22		18	30	106
	Total	130	84	76	83	47	420

The Surprise Center PAD has no minimum lot width, lot depth, lot area or lot setback criteria. Additionally, there is no maximum lot coverage restriction. In the event zero foot setbacks or separations are used, strict accordance with City of Surprise Building and Fire Code requirements shall be maintained. The following table illustrates the projects development standards:

Development Standards – Table 3

Development Standards	50'x60'	46'x75'	50'x60' Duplex
Lot Numbers	102,103, 162-214, 290, 294-363	1-101, 215-289,291-293	104-161, 364-423
No. of Lots	126	179	118
¹ Min. Lot Width (ft)	N/A	N/A	N/A
¹ Min. Lot Depth (ft)	N/A	N/A	N/A
¹ Min. Side Setback (ft)	0'	0'	0'
¹ Min. Total Side Setback (ft)	0'	0'	0'
¹ Min. Rear Setback (ft)	0'	0'	0'
^{1,2} Min. Front Setback (ft)	0'	0'	0'
Parking Required	2 offstreet spaces/lot	2 offstreet spaces/lot	2 offstreet spaces/lot
Parking Provided	2 offstreet spaces/lot	2 offstreet spaces/lot	2 offstreet spaces/lot
Additional Parking Stalls Provided	Parking allowed on both sides of the private streets	Parking allowed on both sides of the private streets	Parking allowed on both sides of the private streets
Existing Zoning	PAD	PAD	PAD
Unit Type	Single Family Detached	Single Family Detached	Single Family Attached

¹Per the Surprise Center PAD, there are no minimum lot widths, depth, area, setbacks or max lot coverage. In the event zero foot setbacks or separations are used, strict accordance with City of Surprise Building and Fire Code requirements shall be maintained.

²A minimum of 10' will be provided from the right of way/back of curb to livable building space

Timing and Phasing

It is anticipated that the project will move forward into the final construction plans for Phase 1 following the receipt of the preliminary plat 1st review comments. Improvement plans will be submitted for concurrent review during the review of the preliminary plat. The project is planned as 2 phases with phase 1 being the north half. Some phase 2 improvements will be required to be installed along with phase 1 development and they are noted on the Phase Exhibit. Grand Opening for phase 1 is tentatively set for October 2017.

Amenities and Landscape

Amenities

The site includes a planned recreation center and exterior amenity program. The program will include fitness, gathering areas, swimming pool, lounge areas, outdoor fire patio, picnic and barbecue area as well as a free-play focused children's play area. These features will provide active programs within the community as well as numerous socialization opportunities for families and guests alike. The recreation center is planned centrally within the community for convenient access from all residences. Sidewalks and pedestrian trails connect the residents to the amenity and provide external connections to other attractions and developments adjacent to the Surprise Center PAD as illustrated on the pedestrian circulation exhibit.

Landscape

A composition of traditional Mediterranean forms and modern materials define the character for Surprise Center. Strong horizontal geometry with smooth refined surfaces creates a backdrop for a highly textured landscape palette. Trees are organized to provide much needed shade over and within pedestrian spaces. A blend of evergreen and deciduous materials is proposed to allow for seasonal color while providing a pleasant aesthetic. Ornamental shrubs, ground covers and accent materials will bring structure and formality to the understory planting. This will create layers of landscape reminiscent of Mediterranean styles with a more contemporary flair and organization. Turf will be utilized in areas where it provides recreation value and to compliment the planned amenity center. Palm trees are proposed at the primary entry portal to bring scale and a focal point for arrival into

the community. They will also create patterned, filtered shade on the ground plane emphasizing the character of the community.

Street Tree Program

The neighborhoods within Surprise Center will include a street tree program. An exhibit has been prepared and included within the Preliminary Plat submittal which details the locations of specified trees in overall zones including typical street scene plan view vignettes of the proposed street tree program for each product condition. A street tree will be planted with the development of each individual home site where applicable. The placement of the tree itself will be dependent on factors such as driveway location, front entries, streetlights, utilities, building setback variations as well as the overall lot size. However, all trees shall be placed in a manner where they provide shade adjacent to the sidewalk installed as part of the internal street network. The goal is to create an urban forestry program within the community. Details shall be included within the improvement drawings detailing location requirements for street trees based on the building type. This will allow for a structured streetscape which will benefit the residents of the community through comprehensive sidewalks and pedestrian trails.

Schools, Infrastructure & Utilities

Schools

We have begun discussing the project with the Dysart School District and are working towards an agreement. We are also exploring agreements with charter schools in the area.

Water

An existing 16" potable water exists within Paradise Lane and Statler Blvd. On the west side of the project, it is anticipated that N. Civic Center Drive will install either a 12" or 16" waterline that will be used as a point of connection. Along the east side of the project, a 12" waterline will be installed as part of this project within 140th Avenue and will be used as a point of connection. The proposed 8" diameter onsite water system will be looped throughout the street network and connect to the waterlines in N. Civic Center Drive and 140th Avenue. Fire hydrants are located and spaced to meet the City of Surprise coverage criteria of 500' max hydrant spacing and 400' max hose length. See the preliminary utility plan.

Sewer

An existing 24" sewer is within Statler Blvd along the south side of the project. This project will extend an 8" diameter sewer north within 140th Avenue to serve the project. Per discussions with the Master Developer, the remaining vacant land east & north of the project will sewer out to Litchfield Road and the proposed line within 140th Avenue will not need to be upsized. The onsite sewer system will route throughout the street network and slope from west to east. Multiple connection points are planned into the 140th Avenue 8" sewer in order to meet the City of Surprise sewer slope requirements for laterals. See the preliminary utility plan.

Reclaimed Water

An existing 16" reclaimed water line is located within Paradise Lane and Statler Blvd adjacent to the project. The project will use this existing line to provide landscape irrigation to the project. The point of connection will be off of Paradise Lane.

Drainage

Drainage for the project will be addressed as follows:

- The project is designed for at least the "first flush" storm water volumes to be retained on-site.
- The project will retain the remainder of the 100-year, 2 hour storm event off-site both within the drainage channel on the immediate north side of the project as a potentially permanent drainage solution, as well as within temporary drainage facilities immediately to the east.

The proposed drainage channel on the north is anticipated to convey future undetermined Surprise Center PAD flows. The channel will flow from west to east and be a combination of retention and conveyance. The central park is designed to retain the 100-yr, 2-hr storm event in an effort to reduce large conveyance pipe to the off-site

basins along the east side of the project. The balance of first flush retention is provided in onsite tract areas and along the south boundary of the parcel.

The 100-yr, 2-hr storm event facilities shown off-site directly to the east are depicted adjacent to 140th Avenue. The final location of the off-site facilities will be determined in collaboration with the Master Developer. Master Developer will grant a drainage easement for the volumes required.

Streets

Ingress/Egress to Phase 1 will be via Grandview Road from 140th Avenue on the east and N. Civic Center Drive on the west. This will provide Phase 1 and subsequent phases with two points of gated ingress/egress from two separate directions. Phase 3 will have an additional gated entry to 140th Avenue at Tami Lane. These three points of access, along with looped internal streets, ensure no part of the project is isolated.

The project will modify the City of Surprise Local Street section and increase the street width to 33' from b/c to b/c. The private street tract width will coincide with the back of curb. There will be 5' attached sidewalks and a 9' PUE adjacent to the back of curb. Parking will be allowed on both sides of the street as is currently allowed with the City of Surprise local street section that only requires 32' from b/c to b/c.

Grandview Road, from N. Civic Center Drive to the west boundary of the project, is planned as a standard local street section with modifications of a 5' decomposed granite path along the south side of the street. Grandview Road, within the project, will be 40' from b/c to b/c with a detached sidewalk. The 5' sidewalk will be separated from the back of curb with a 5' parkway and there will be a 15' PUSE adjacent to the back of curb.

140th Avenue on the east is proposed as a half-street that will provide 24' of pavement and one travel lane in each direction. With the buildout of the vacant parcels to the east, the ultimate section of 140th Avenue is planned as one travel lane in each direction and a striped two-way turn lane in the middle. Bike lanes will be on the outside and there is 53' from b/c to b/c within a 80' right of way. The portion of 140th Avenue north of Cypress Lane is planned to be constructed as part of phase 2 as there are no streets to the immediate north to connect to and that portion north of Cypress Lane will be a dead-end segment.

Paradise Lane has 110' of existing right of way and 40' of existing pavement. The existing improvements were built from the south and this project proposes to add an additional 13' to the street along the project's frontage. The additional landscape area within the existing right of way would add a buffer between our project and the street. Option 1 depicts the bike lane along Paradise Lane to along the curb as is typical. Option 2 depicts the bike lane to be behind the curb and it' own separate path separate from street traffic.

Statler Blvd has existing right of way and the north half-street is existing. No modifications are planned to Statler Blvd

Trash Removal

The project is providing adequate on-street area in the layout of the units, driveways and parking to provide 2 barrel pickup per unit. A Parking and Trash Exhibit has been provided illustrating the interaction of the parking, trash, recycle and product driveways.

Parking

A Parking and Trash Exhibit is provided with the preliminary plat that depicts the parking locations and totals the parking provided. A summary of the parking provided is as follows:

Off-street

Required:	2 spaces per unit (840 total)
Provided:	2 garage spaces per unit (840 spaces)
	<u>Driveway spaces (367 spaces)</u>
	1,207 spaces total off-street

On-street:

Required: No requirement

Provided: 477 spaces total on-street

Dry Utilities

The project will connect to the existing dry utilities within Paradise Lane and Statler Blvd. The existing utility providers are as follows:

Water, Sewer, Fire: City of Surprise

Telephone: Cox

Electric: APS

Cable TV: Cox

Gas: SW Gas

Cable and Internet

We encourage multiple service providers within our communities to provide consumer choices. We will work with the service providers that have services in the area to hopefully reach a mutually agreeable service agreements.

LEGAL DESCRIPTION

THAT PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 4, MARKED BY A 3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HAND HOLE, BEARS NORTH 00° 20' 53" WEST A DISTANCE OF 2776.78 FEET;

THENCE NORTH 89°25'40" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 658.13 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 00° 11' 28" EAST A DISTANCE OF 26.94 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1000.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°33' 16" A DISTANCE OF 323.84 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°30'35" A DISTANCE OF 86.44 FEET TO A POINT OF TANGENCY;

THENCE NORTH 01° 51' 13" WEST A DISTANCE OF 176.79 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF W. STATLER BOULEVARD, AS RECORDED IN DOCUMENT NO. 2006-1100434, RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE NORTH 89°27'49" WEST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE 736.64 FEET;

THENCE NORTH 47° 18' 57" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 48.93 FEET, TRANSITIONING TO THE NORTHEASTERLY RIGHT OF WAY OF WEST PARADISE LANE, AS RECORDED IN DOCUMENT NO. 2006-1100434, RECORDS OF MARICOPA COUNTY, ARIZONA, SAID POINT LYING ON A CURVE THE RADIUS OF WHICH BEARS SOUTH 83°31'00" WEST A DISTANCE OF 718.25 FEET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°56'31" A DISTANCE OF 1039.74 FEET;

THENCE NORTH 00°11' 28" WEST LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 1162.50 FEET;

THENCE NORTH 89°48'32" EAST A DISTANCE OF 1542.62 FEET;

THENCE SOUTH 01° 51' 13" WEST A DISTANCE OF 18.48 FEET, TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 2000.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°56'20" A DISTANCE OF 102.58 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 01° 05'07" EAST A DISTANCE OF 594.49 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2000.00 FEET;

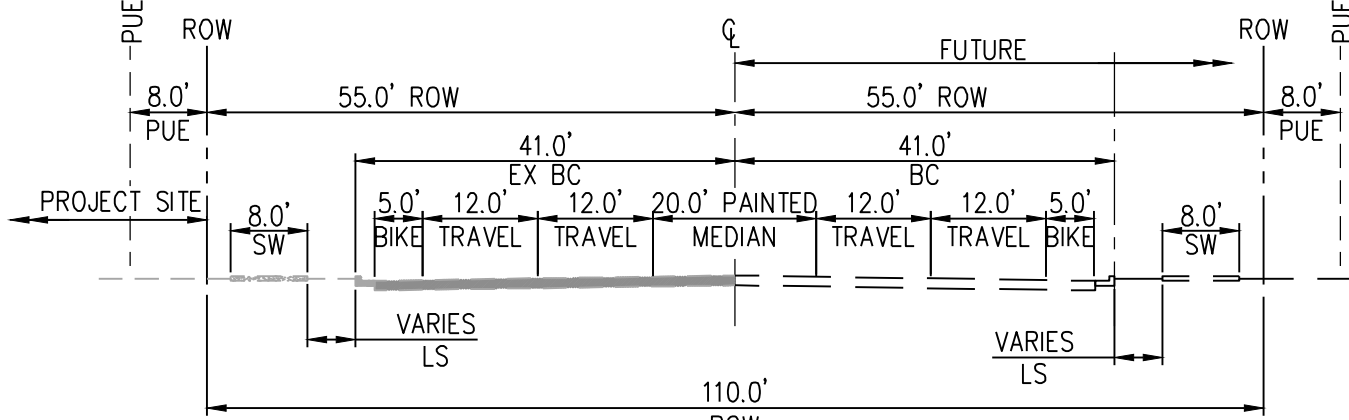
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°53' 38" A DISTANCE OF 1.21 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°11' 28" EAST A DISTANCE OF 491.37 FEET TO THE TRUE POINT OF BEGINNING.

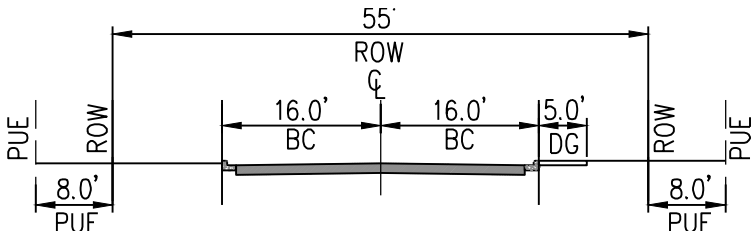
SAID DESCRIBED PARCEL CONTAINS 2,455,780 SQUARE FEET OR 56.38 ACRES MORE OR LESS.

GENERAL NOTES

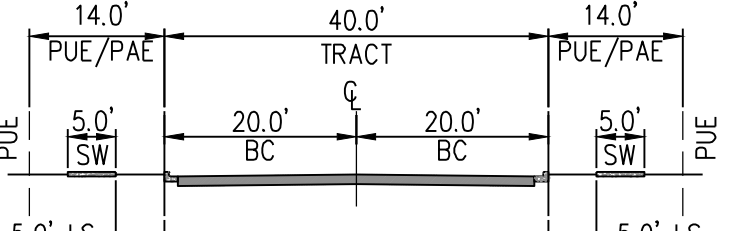
1. THIS IS NOT A CONSTRUCTION DOCUMENT.
2. LOT DIMENSIONS ARE APPROXIMATE. FINAL LOT DIMENSIONS SHALL BE PER THE FINAL PLAT.
3. ALL PRIVATE STREETS SHALL BE CONSTRUCTED TO CITY OF SURPRISE MINIMUM STANDARDS AS MODIFIED HEREIN.
4. THIS DEVELOPMENT WILL PROVIDE FOR INSTALLATION OF REQUIRED STREET LIGHTS.
5. THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE TRACTS.
6. THE AREA PLATTED HEREIN LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF THE CITY OF SURPRISE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.



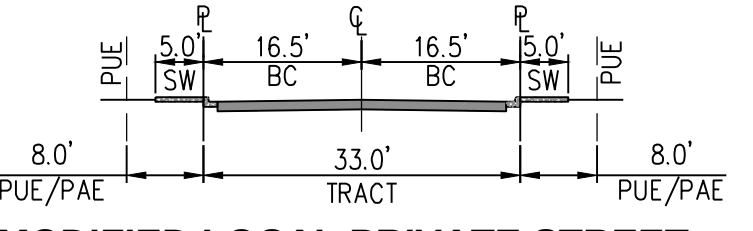
W. STATLER BOULEVARD - "A"
LOOKING EAST



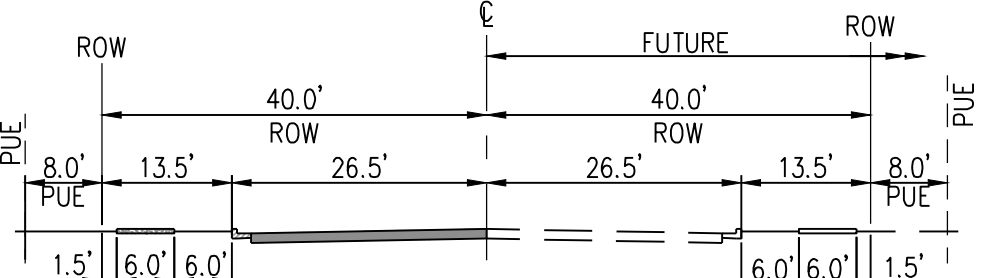
W. GRANDVIEW ROAD - PUBLIC
TYPICAL LOCAL STREET - "B"
FROM WEST BOUNDARY TO CIVIC CENTER DRIVE
LOOKING EAST



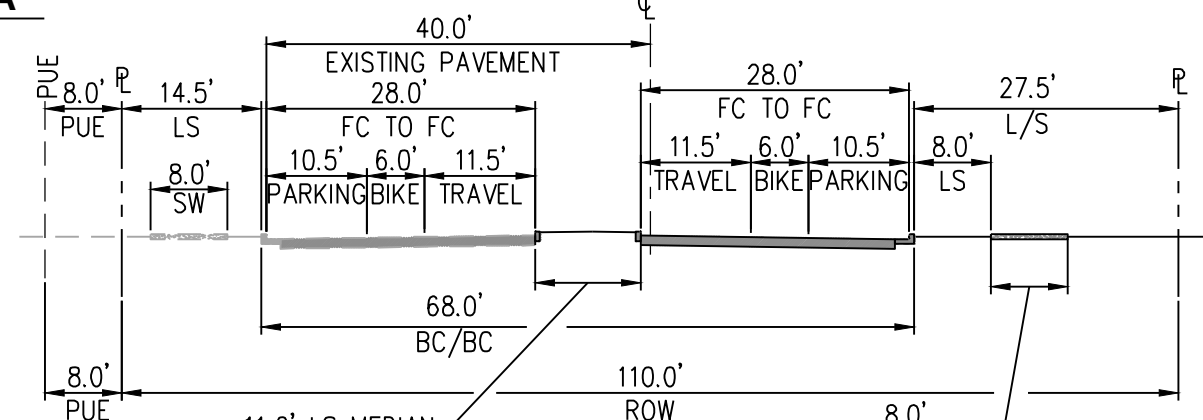
W. GRANDVIEW ROAD - PRIVATE
DETACHED SIDEWALK - "C"
PARKING ON BOTH SIDES
LOOKING EAST



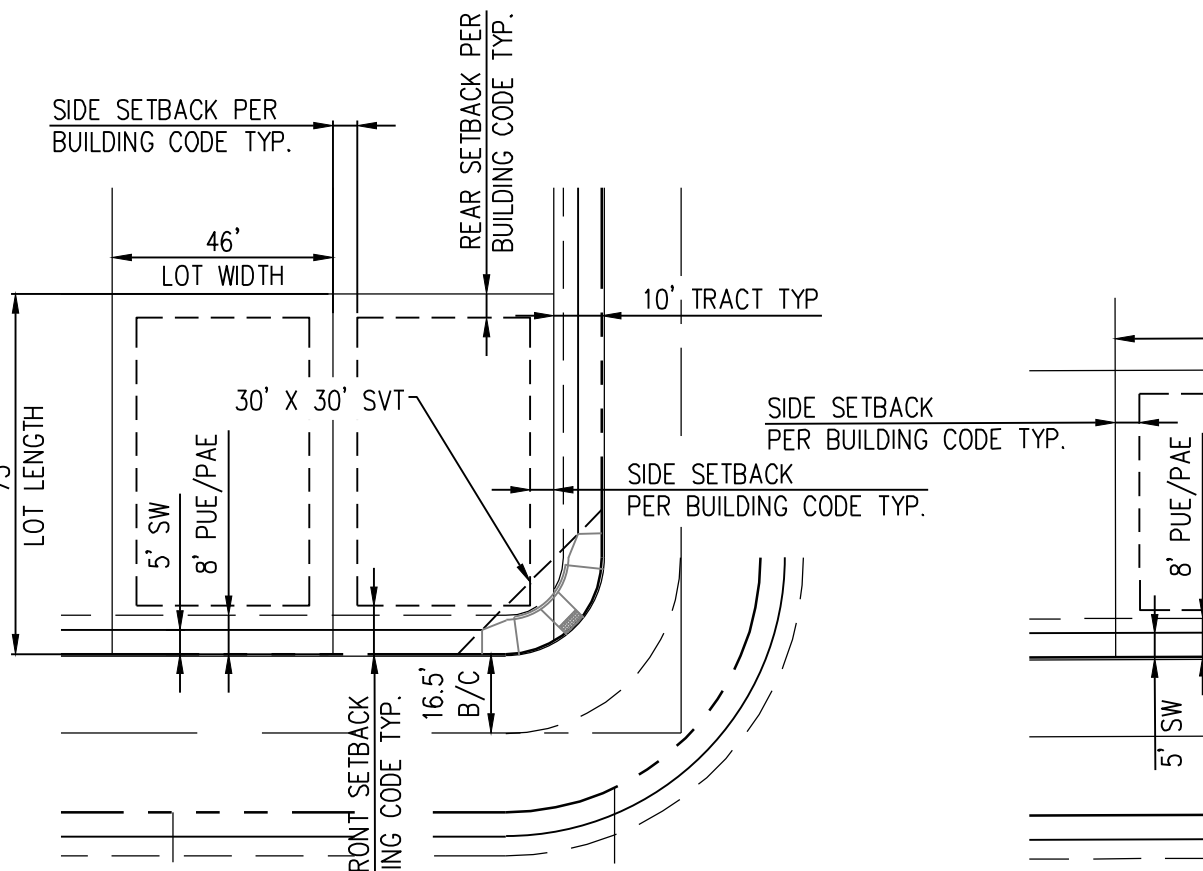
MODIFIED LOCAL PRIVATE STREET -
ATTACHED SIDEWALK - "D"
PARKING ON BOTH SIDES
LOOKING EAST OR NORTH



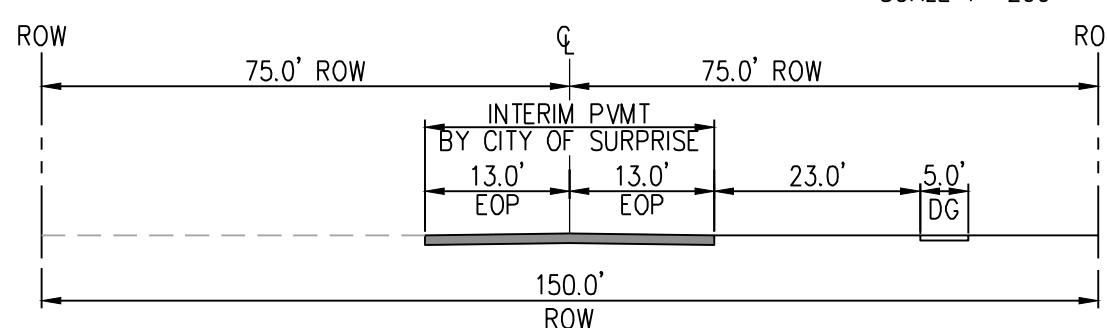
N. 140TH AVENUE - "E"
LOOKING NORTH



W. PARADISE LANE - "F"
LOOKING NORTHWEST



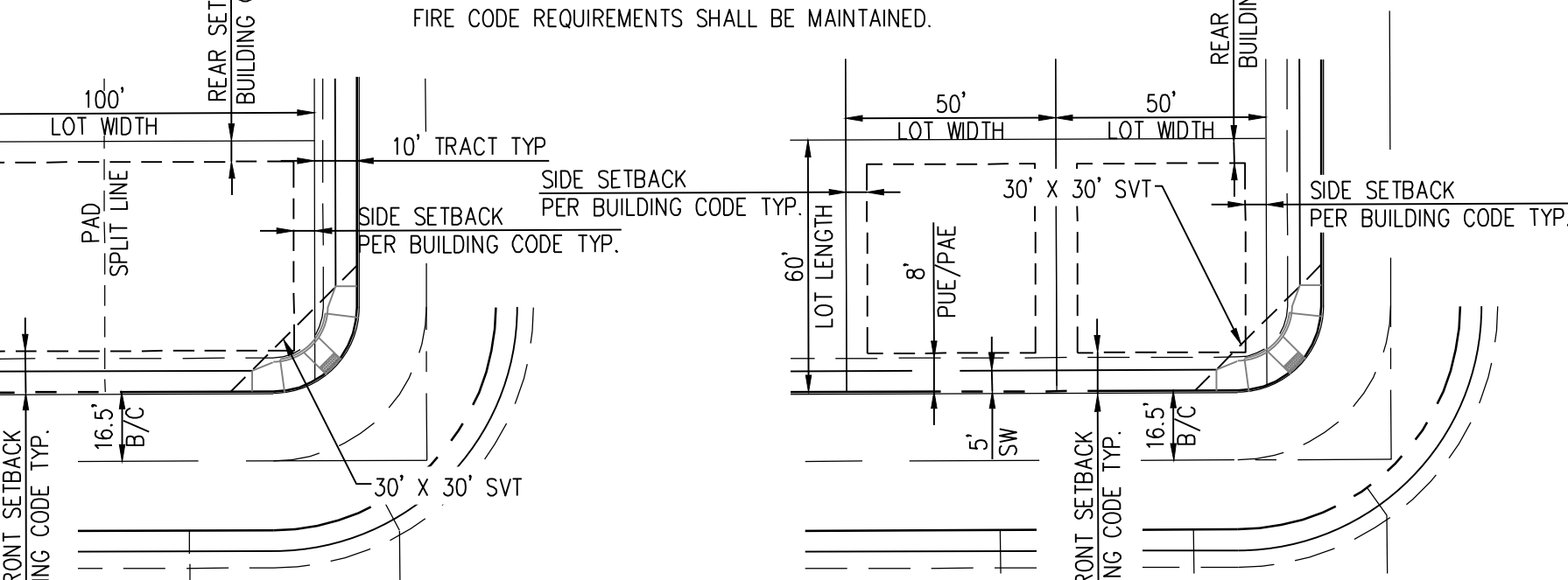
46' X 75' LOTS
NTS



N. CIVIC CENTER DRIVE - "G"
LOOKING NORTH

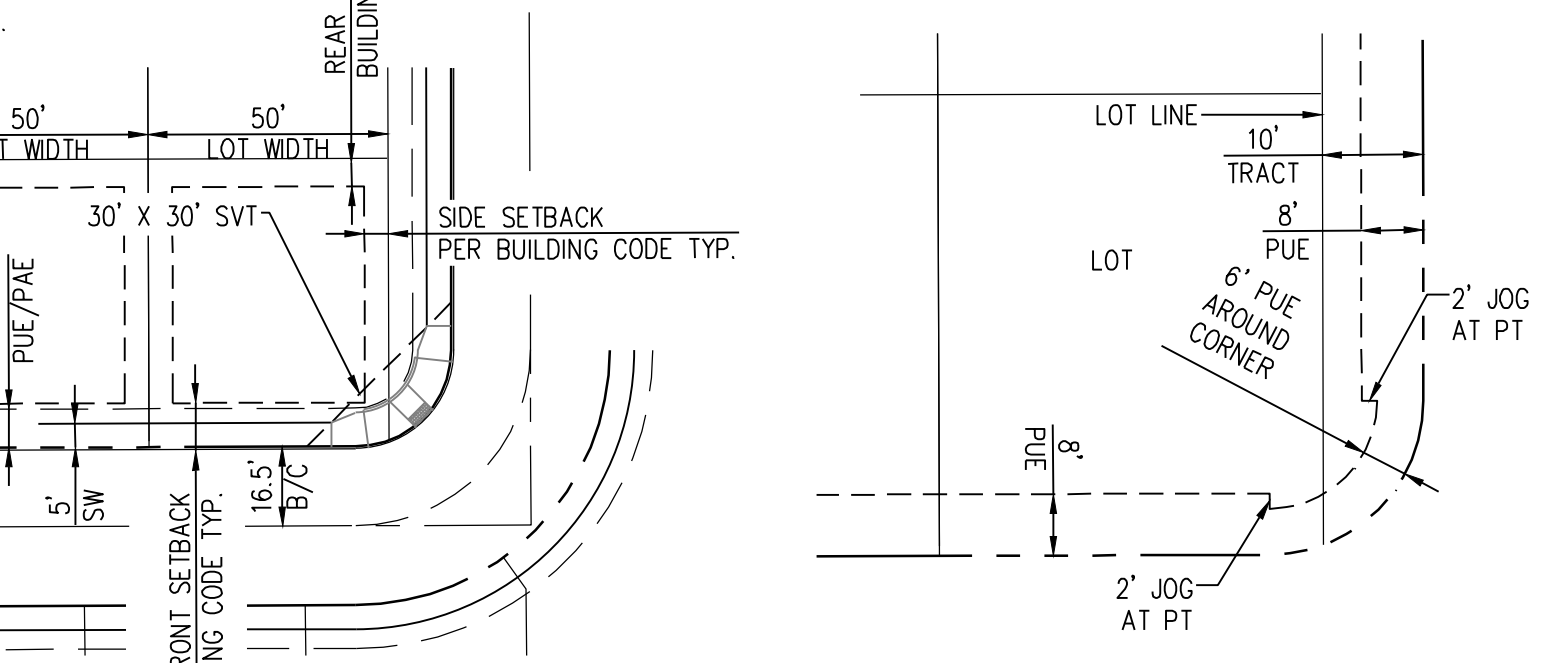
TYPICAL LOT SETBACKS:

PER THE SURPRISE CENTER PAD THERE ARE NO MINIMUM LOT WIDTH, DEPTH, AREA, SETBACKS OR MAX LOT COVERAGE. IN THE EVENT ZERO FOOT SETBACKS OR SEPARATIONS ARE USED, STRICT ACCORDANCE WITH CITY OF SURPRISE BUILDING AND FIRE CODE REQUIREMENTS SHALL BE MAINTAINED.

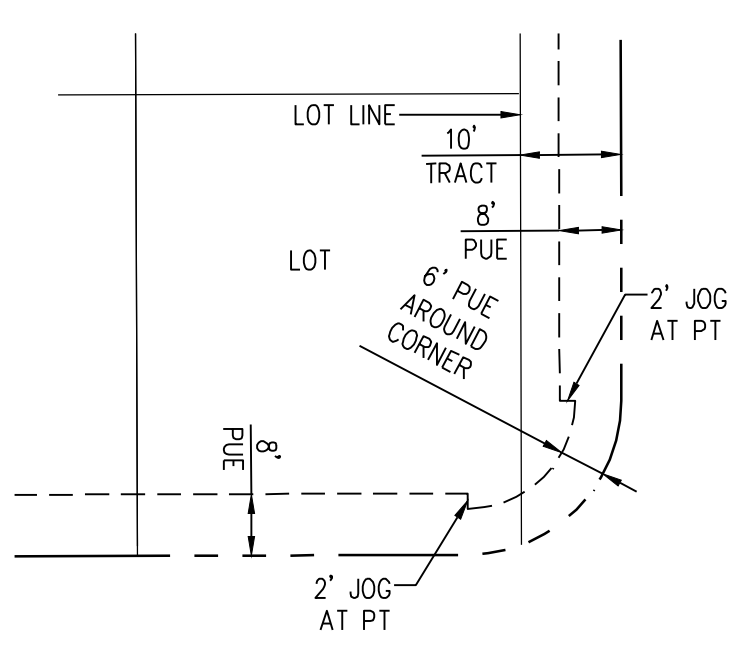


100' X 60' DUPLEX LOTS
NTS

NOTE: DUPLEX LOTS WILL HAVE CROSS LOT DRAINAGE



50' X 60' LOTS
NTS



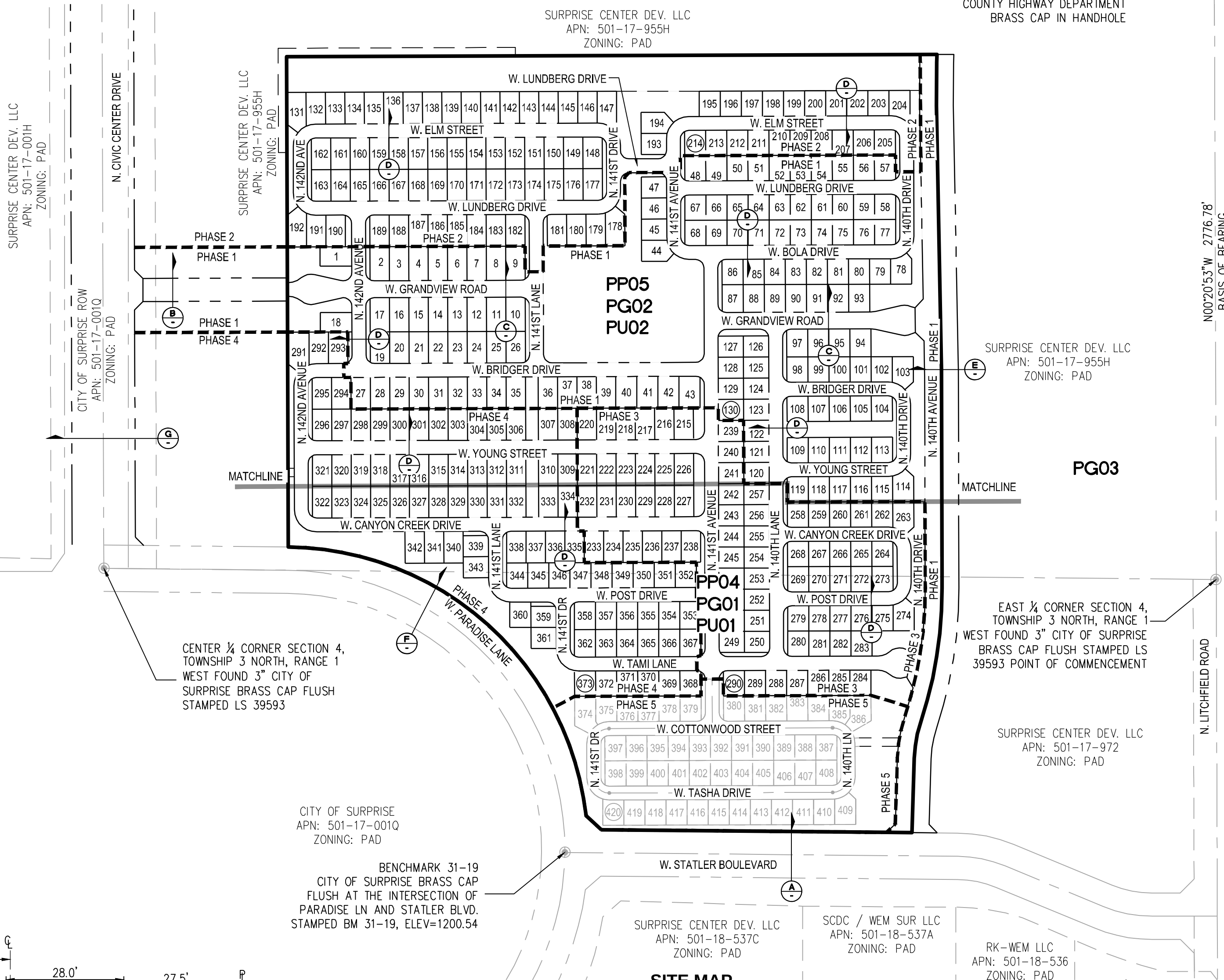
TYPICAL PUE AT
CORNER LOTS
NTS

PRELIMINARY PLAT FOR
SURPRISE CENTER

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1 WEST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF SURPRISE,
MARICOPA COUNTY, ARIZONA

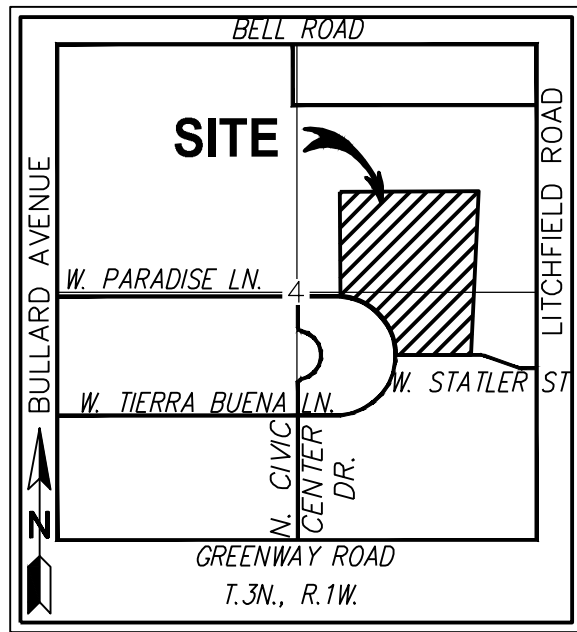
SURPRISE CENTER DEV. LLC
APN: 501-17-955H
ZONING: PAD

NE CORNER OF SECTION 4
TOWNSHIP 3 NORTH, RANGE 1
WEST FOUND 3" MARICOPA
COUNTY HIGHWAY DEPARTMENT
BRASS CAP IN HANDHOLE



LEGEND

- R/W LINE
- CENTER LINE
- PROPERTY LINE
- NEW EASEMENT
- EXIST R/W LINE
- EXIST CENTER LINE
- EXIST PROPERTY LINE
- EXIST EASEMENT
- NEW STORM DRAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- EXIST SEWER MAIN
- EXIST WATER MAIN
- EXIST REC. WATER MAIN
- EXIST WATER NON-POTABLE
- NEW SURVEY MONUMENT
- EXIST SURVEY MONUMENT
- NEW FIRE HYDRANT
- NEW SEWER MANHOLE
- NEW WATER VALVE
- EXIST FIRE HYDRANT
- EXIST SEWER MANHOLE
- EXIST WATER VALVE
- 30' X 30' SVT
- SVT PER COS STD DTL 4-01
- EAE
- EOP
- LS
- MED
- PUE
- PAE
- P/S
- R/W
- VNAE
- SVE
- SWE
- SE
- T.P.O.B.
- WE



VICINITY MAP
NOT TO SCALE

OWNER

SURPRISE CENTER DEVELOPMENT, LLC
11811 N. TATUM BLVD, STE 4052
PHOENIX, AZ 85028
PHONE: (602) 953-8708
CONTACT: SCOTT PHILLIPS

DEVELOPER

MATTAMY ARIZONA, LLC
9200 E. PIMA CENTER PKWY STE 160
SCOTTSDALE, AZ 85258
PHONE: (480) 302-6080
CONTACT: JOSE CASTILLO

CIVIL ENGINEER

SLATER HANIFAN GROUP
11201 N. TATUM BLVD. STE 250
PHOENIX, AZ 85028
PHONE: (602) 687-9664
CONTACT: JOE PETRUCCI III, P.E.

LAND SURVEYOR

WESTWOOD PROFESSIONAL SERVICES
14635 NORTH KIERLAND BLVD, SUITE 112
SCOTTSDALE, AZ 85254
PHONE: (480) 747-6558
FAX: (408) 367-8025
CONTACT: JOSHUA S. MOYSES RLS

UTILITIES

WATER, SEWER AND FIRE: CITY OF SURPRISE
TELEPHONE: COX COMMUNICATIONS, CENTURY LINK
ELECTRIC: ARIZONA PUBLIC SERVICES
CABLE T.V.: COX COMMUNICATIONS, CENTURY LINK
GAS: SOUTHWEST GAS

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER
OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1
WEST, BEARING: NORTH 00°20'53" WEST

BENCHMARK

BENCHMARK 31-19
CITY OF SURPRISE BRASS CAP
FLUSH AT THE INTERSECTION OF
PARADISE LN AND STATLER BLVD.
STAMPED BM 31-19, ELEV=1200.54

FLOOD ZONE

ACCORDING TO THE FLOOD
INSURANCE RATE MAP NO.
04013C1240L, DATED OCTOBER 16,
2013, THIS PROPERTY IS LOCATED
IN FLOOD ZONE "X".

DEVELOPMENT PARCEL INFO.

TYPE	SITE DATA					TOTAL
	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TRACT A/PHASE 5	
UNITS	130	84	76	83	47	420
GROSS AREA (AC)	19.8	12.4	8.5	10.0	5.7	56.4
GROSS DENSITY (DU/AC)	6.6	6.8	8.9	8.3	8.2	7.4
NET AREA (AC)	18.0	12.4	8.5	10.0	5.7	54.6
NET DENSITY (DU/AC)	7.2	6.8	8.9	8.3	8.2	7.7
OPEN SPACE AREA (AC)	4.2	3.7	0.8	1.5	1.2	11.4
% GROSS OPEN SPACE	21.2%	29.8%	9.4%	15.0%	21.1%	20.2%

LOT MATRIX

Lot Numeration	50'x60'	46'x75'	50'x60' Duplex
	40-41, 78-130, 239-291, 339, 343-352, 359-361, 380-391, 404-408	1-39, 131-192, 215-238, 294-338, 340-342	42-77, 193-214, 353-358, 362-379, 392-403, 409-420
Totals	138	176	106
GRAND TOTAL	420		

SLATER
HANIFAN
GROUP
CONSULTING ENGINEERS & PLANNERS
11201 N. TATUM BOULEVARD #250, PHOENIX, AZ 85028
PHONE (602) 687-9664

DATE	BY	APP.
10-14-16		
11-10-16		

NO.	DESCRIPTION	DATE	BY	APP.
1	1ST PRELIM SUBMITTAL	10-14-16		
2	2ND PRELIM SUBMITTAL	11-10-16		

NO.	DESCRIPTION	DATE	BY	APP.
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1	1ST PRELIM SUBMITTAL	10-14-16		
2	2ND PRELIM SUBMITTAL	11-10-16		

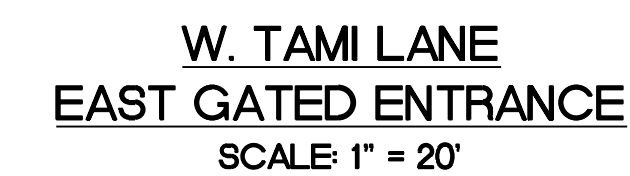
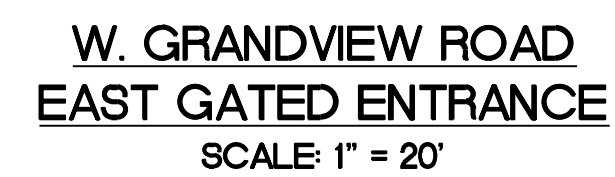
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LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE		LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	3,450	69	3,000	137	3,450	205	2,991	273	2,991	341	3,450	409	3,319
2	3,717	70	3,000	138	3,450	206	3,000	274	3,397	342	3,450	410	3,000
3	3,726	71	3,000	139	3,450	207	3,000	275	3,003	343	3,000	411	3,000
4	3,726	72	3,000	140	3,450	208	3,000	276	3,000	344	2,991	412	3,000
5	3,726	73	3,000	141	3,450	209	3,000	277	3,000	345	3,000	413	3,000
6	3,726	74	3,000	142	3,450	210	3,000	278	3,000	346	3,000	414	3,000
7	3,726	75	3,000	143	3,450	211	3,000	279	2,991	347	3,000	415	3,000
8	3,726	76	3,000	144	3,450	212	3,000	280	2,991	348	3,000	416	3,000
9	3,717	77	2,991	145	3,450	213	3,000	281	3,000	349	3,000	417	3,000
10	3,717	78	3,235	146	3,450	214	2,991	282	3,000	350	3,000	418	3,000
11	3,726	79	3,000	147	3,643	215	3,450	283	3,000	351	3,000	419	3,000
12	3,726	80	3,000	148	3,441	216	3,450	284	3,000	352	3,000	420	3,012
13	3,726	81	3,000	149	3,450	217	3,450	285	3,000	353	3,266	TOTAL = 1,363,756 SF	
14	3,726	82	3,000	150	3,450	218	3,450	286	3,000	354	3,275	*CONCEPTUAL LOTTING	
15	3,726	83	3,000	151	3,450	219	3,450	287	3,000	355	3,275		
16	3,726	84	3,000	152	3,450	220	3,450	288	3,000	356	3,275		
17	3,717	85	3,000	153	3,450	221	3,450	289	3,000	357	3,275		
18	3,450	86	2,991	154	3,450	222	3,450	290	2,991	358	3,266		
19	3,441	87	3,291	155	3,450	223	3,450	291	4,336	359	2,991		
20	3,450	88	3,300	156	3,450	224	3,450	292	3,465	360	3,000		
21	3,450	89	3,300	157	3,450	225	3,450	293	3,441	361	3,000		
22	3,450	90	3,300	158	3,450	226	3,450	294	3,450	362	3,266		
23	3,450	91	3,300	159	3,450	227	3,450	295	3,441	363	3,275		
24	3,450	92	3,300	160	3,450	228	3,450	296	3,441	364	3,275		
25	3,450	93	3,300	161	3,450	229	3,450	297	3,450	365	3,275		
26	3,441	94	3,300	162	3,441	230	3,450	298	3,450	366	3,275		
27	3,450	95	3,300	163	3,441	231	3,450	299	3,450	367	3,266		
28	3,450	96	3,300	164	3,450	232	3,450	300	3,450	368	2,991		
29	3,450	97	3,291	165	3,450	233	3,450	301	3,450	369	3,000		
30	3,450	98	2,991	166	3,450	234	3,450	302	3,450	370	3,000		
31	3,450	99	3,000	167	3,450	235	3,450	303	3,450	371	3,000		
32	3,450	100	3,000	168	3,450	236	3,450	304	3,450	372	3,000		
33	3,450	101	3,000	169	3,450	237	3,450	305	3,450	373	3,003		
34	3,450	102	3,003	170	3,450	238	3,441	306	3,450	374	3,963		
35	3,450	103	3,397	171	3,450	239	3,000	307	3,450	375	3,080		
36	3,450	104	2,991	172	3,450	240	3,000	308	3,450	376	3,000		
37	3,450	105	3,000	173	3,450	241	3,000	309	3,450	377	3,000		
38	3,450	106	3,000	174	3,450	242	3,000	310	3,450	378	3,000		
39	3,450	107	3,000	175	3,450	243	3,000	311	3,450	379	2,991		
40	3,750	108	2,991	176	3,450	244	3,000	312	3,450	380	2,991		
41	3,750	109	2,991	177	3,441	245	3,000	313	3,450	381	3,000		
42	3,750	110	3,000	178	3,880	246	3,000	314	3,450	382	3,000		
43	3,741	111	3,000	179	3,466	247	3,000	315	3,450	383	3,000		
44	3,355	112	3,000	180	3,450	248	3,000	316	3,450	384	3,000		
45	3,001	113	2,991	181	3,441	249	2,991	317	3,450	385	3,095		
46	3,000	114	3,397	182	3,441	250	2,991	318	3,450	386	3,861		
47	2,991	115	3,003	183	3,450	251	3,000	319	3,450	387	2,991		
48	2,991	116	3,000	184	3,450	252	3,000	320	3,450	388	3,000		
49	3,000	117	3,000	185	3,450	253	3,000	321	3,441	389	3,000		
50	3,000	118	3,000	186	3,450	254	3,000	322	3,441	390	3,000		
51	3,000	119	2,991	187	3,450	255	3,000	323	3,450	391	3,000		
52	3,000	120	3,000	188	3,450	256	3,000	324	3,450	392	3,000		
53	3,000	121	3,000	189	3,441	257	3,000	325	3,450	393	3,000		
54	3,000	122	3,000	190	3,449	258	2,991	326	3,450	394	3,000		
55	3,000	123	3,000	191	3,484	259	3,000	327	3,450	395	3,000		
56	3,000	124	3,000	192	3,941	260	3,000	328	3,450	396	3,000		
57	2,991	125	3,000	193	2,998	261	3,000	329	3,450	397	2,991		
58	2,991	126	2,999	194	3,344	262	3,003	330	3,450	398	2,991		
59	3,000	127	2,999	195	3,000	263	3,397	331	3,450	399	3,000		
60	3,000	128	3,000	196	3,000	264	2,991	332	3,450	400	3,000		
61	3,000	129	3,000	197	3,000	265	3,000	333	3,450	401	3,000		
62	3,000	130	3,000	198	3,000	266	3,000	334	3,450	402	3,000		
63	3,000	131	3,941	199	3,000	267	3,000	335	3,450	403	3,000		
64	3,000	132	3,484	200	3,000	268	2,991	336	3,450	404	3,000		
65	3,000	133	3,450	201	3,000	269	2,991	337	3,450	405	3,000		
66	3,000	134	3,450	202	3,000	270	3,000	338	3,441	406	3,000		
67	2,991	135	3,450	203	3,000	271	3,000	339	2,991	407	3,000		
68	2,991	136	3,450	204	3,204	272	3,000	340	3,450	408	2,991		

PHASE 1 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A1	185,793	4.3	PRIVATE ACCESS EASEMENT, SEWER EASEMENT, WATER EASEMENT, DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
TRACT B1	7,939	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT C1	7,939	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D1	673	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E1	733	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT F1	1,406	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT G1	123	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT H1	1,406	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT I1	107,682	2.5	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, DRAINAGE EASEMENT AND RECREATIONAL SPACE
TRACT J1	523	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT K1	123	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT L1	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT M1	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT N1	1,106	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT O1	12,784	0.3	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT P1	1,749	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT Q1	1,106	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT R1	18,012	0.4	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT S1	12,351	0.3	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT T1	123	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT U1	673	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT V1	2,250	0.1	PUBLIC UTILITY EASEMENT, OPEN SPACE
TOTAL OPEN SPACE		180,793 SF	4.15 AC
TOTAL TRACT AREA		185,793 SF	4.27 AC

PHASE 2 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A2	95,120	2.2	PRIVATE ACCESS EASEMENT, SEWER EASEMENT, WATER EASEMENT, DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
TRACT B2	127,617	2.9	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT C2	3,394	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT D2	1,346	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E2	1,040	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT F2	673	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT G2	1,283	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT H2	673	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, DRAINAGE EASEMENT AND RECREATIONAL SPACE
TRACT I2	1,346	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT J2	1,101	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, DRAINAGE EASEMENT AND RECREATIONAL SPACE
TRACT K2	17,341	0.4	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT L2	523	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT M2	923	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT N2	3,882	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TOTAL OPEN SPACE		161,142 SF	3.70 AC
TOTAL TRACT AREA		95,120 SF	2.18 AC

PHASE 3 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A3	96,831	2.2	PRIVATE ACCESS EASEMENT, SEWER EASEMENT, WATER EASEMENT, DRAINAGE EASEMENT AND PEDESTRIAN ACCESS EASEMENT
TRACT B3	1,864	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C3	3,728	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D3	1,787	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E3	1,156	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT F3	123	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT G3	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT H3	923	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT I3	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT J3	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT K3	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT L3	15,398	0.4	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT M3	5,986	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TOTAL OPEN SPACE		35,149 SF	0.81 AC
TOTAL TRACT AREA		96,831 SF	2.22 AC

[illegible]

SURPRISE, AZ

MATTAMY ARIZONA, LLC

SURPRISE CENTER DETAILS AND SECTIONS

1W
3N

DATE: 11/10/2016

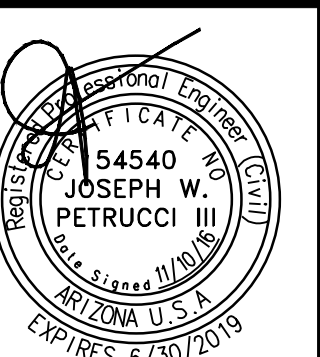
RAFTER: SB

DESIGNER: JP

CHECKED: RT

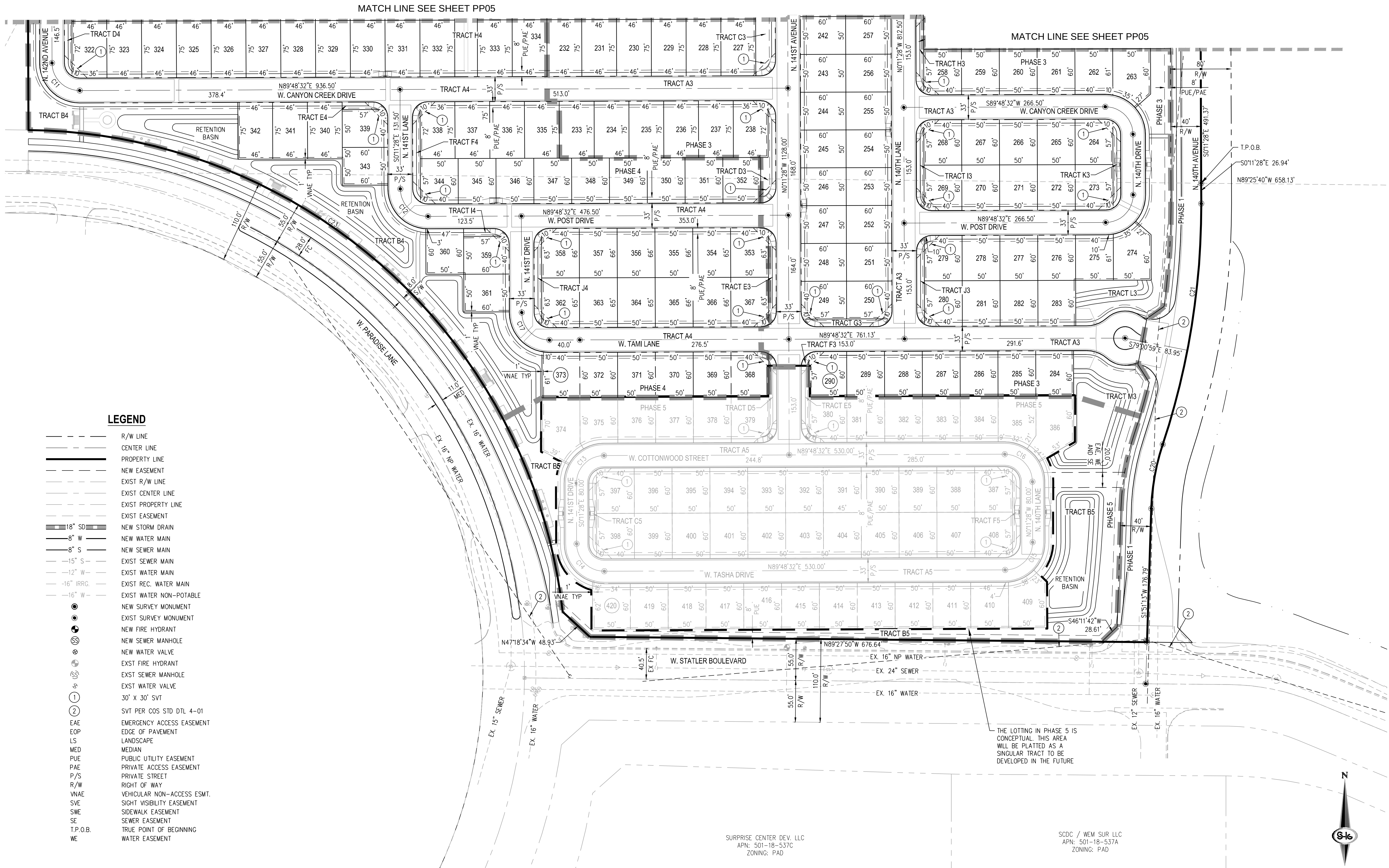
PROJECT NO.

MAT1601-000



PP03

SHEET 3 OF 5



NO.	DESCRIPTION	DATE	BY	APP.
1	1ST PRELIM SUBMITTAL	10-14-16		
2	2ND PRELIM SUBMITTAL	11-10-16		

MATTAMY ARIZONA, LLC
SURPRISE CENTER
PRELIMINARY PLAT PLAN

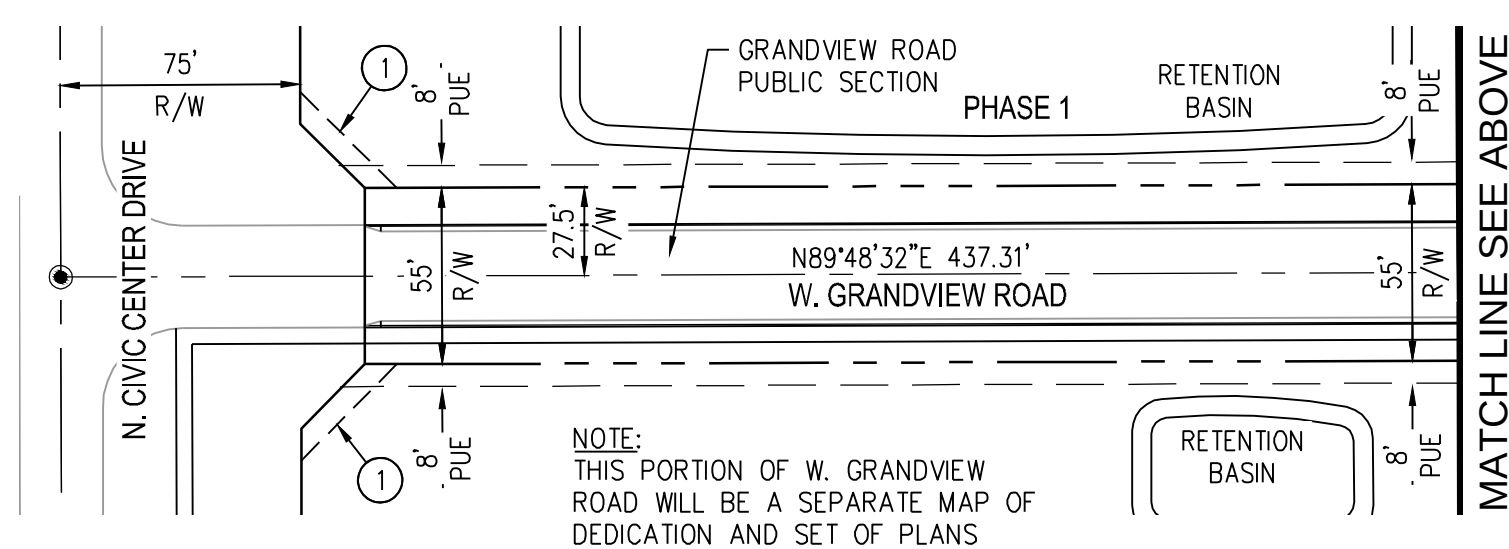
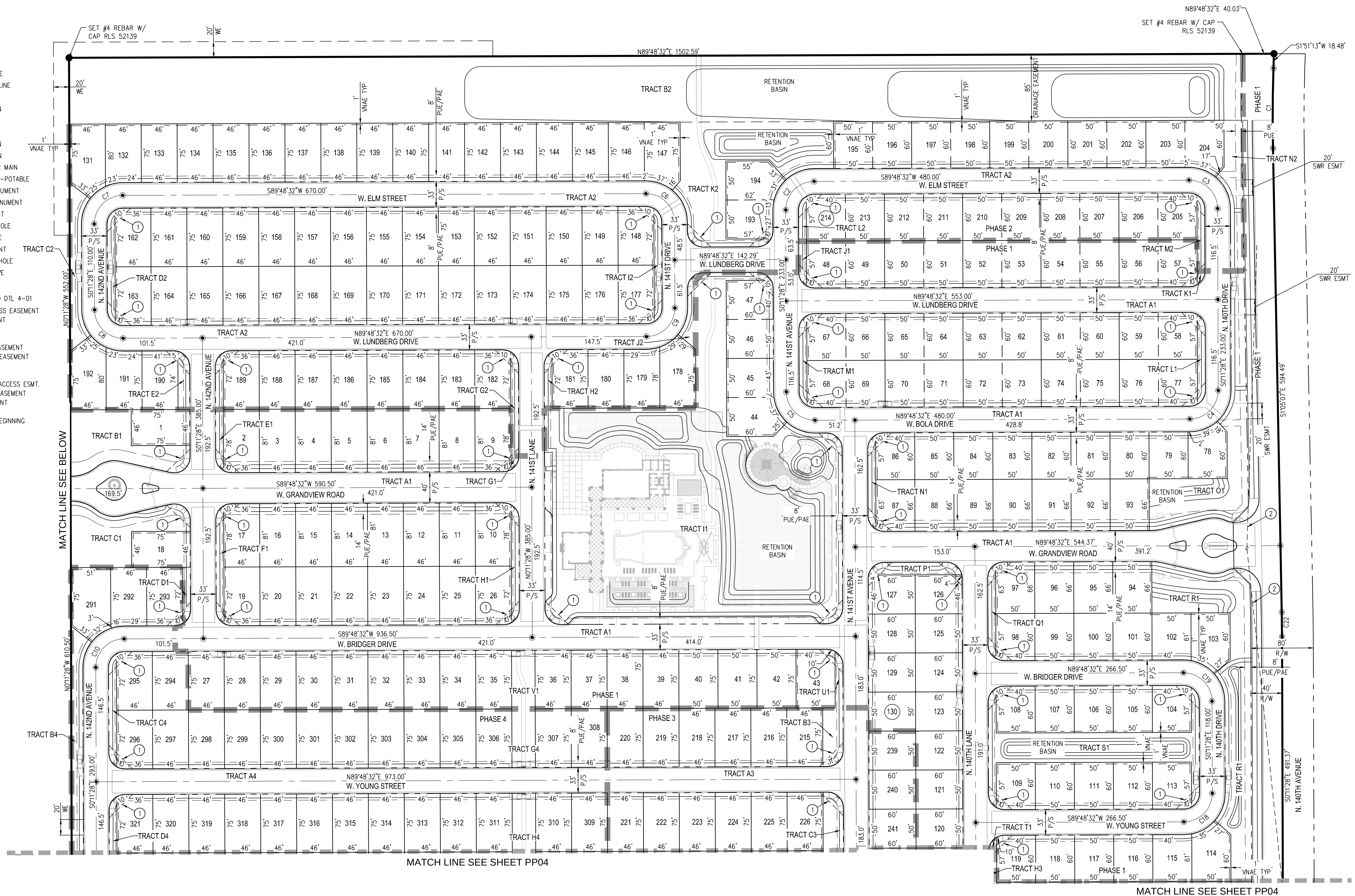
DATE: 11/10/2016
DRAFTER: SB
DESIGNER: JP
CHECKED: RT
PROJECT NO.
MAT1601-000

Professional Engineer
JOSEPH W. PETRUCCI III
ARIZONA U.S.A.
EXPIRES 6/30/2019

PP04
SHEET 4 OF 5

\\mat1601-000\surprise_center\dwg\preliminary\mat1601-000_pp04.dwg 11/10/2016 3:56 PM Joe Petrucci

	R/W LINE	
	CENTER LINE	
	PROPERTY LINE	
	NEW EASEMENT	
	EXIST R/W LINE	
	EXIST CENTER LINE	
	EXIST PROPERTY LINE	
	EXIST EASEMENT	
	NEW STORM DRAIN	
	NEW WATER MAIN	
	NEW SEWER MAIN	
	EXIST SEWER MAIN	
	EXIST WATER MAIN	
	EXIST REC. WATER MAIN	
	EXIST WATER NON-POTABLE	
	NEW SURVEY MONUMENT	
	EXIST SURVEY MONUMENT	
	NEW FIRE HYDRANT	
	NEW SEWER MANHOLE	
	NEW WATER VALVE	
	EXIST FIRE HYDRANT	
	EXIST SEWER MANHOLE	
	EXIST WATER VALVE	
	30' X 30' SVT	
	SVT PER COS STD DTL 4-01	
EAE	EMERGENCY ACCESS EASEMENT	
EOP	EDGE OF PAVEMENT	
LS	LANDSCAPE	
MED	MEDIAN	
PUE	PUBLIC UTILITY EASEMENT	
PAE	PRIVATE ACCESS EASEMENT	
P/S	PRIVATE STREET	
R/W	RIGHT OF WAY	
VNAE	VEHICULAR NON-ACCESS ESMT.	
SVE	SIGHT VISIBILITY EASEMENT	
SWE	SIDEWALK EASEMENT	
SE	SEWER EASEMENT	
T.P.O.B.	TRUE POINT OF BEGINNING	
W.E.	WATER EASEMENT	



NOTE:
THIS PORTION OF W. GRANDVIEW
ROAD WILL BE A SEPARATE MAP OF
DEDICATION AND SET OF PLANS

S-I-G
SLATER HANIFAN GROUP
CONSULTING ENGINEERS & PLANNERS
11201 N. TATUM BOULEVARD #250, PHOENIX, AZ 85028
PHONE (602) 687-9664

NO.	DESCRIPTION	DATE	BY	APP. DATE
1	1ST PREPLAT SUBMITTAL	09-14-16		
2	2ND PREPLAT SUBMITTAL	11-10-16		

SURPRISE, AZ

MATTAMY ARIZONA, LLC

**SURPRISE CENTER
PRELIMINARY PLAT PLAN**

3N 1W

DATE: 11/10/2016

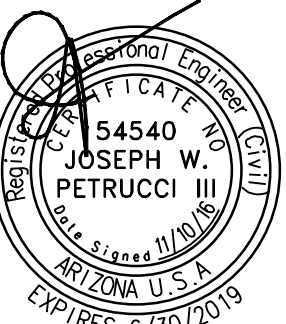
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DESIGNER: JP

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PROJECT NO.

MAT1601-000



PP05

PAGE 5 OF 5

Contact Arizona 811 at least two full working days before you begin excavation



Call 811 or click Arizona811.com



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OWNER:

Surprise Center Development, LLC
11811 N. Tatum Blvd., Ste 4052
Phoenix, AZ 85028
P. 602.953.8708
Contact: Scott Phillips

DEVELOPER:



Mattamy Arizona, LLC
9200 E. Pima Center Pkwy. #160
Scottsdale, AZ 85258
P. 480.291.8111
Contact: Jose Castillo
Email: jose.castillo@mattamycorp.com

Consultant Team

Landscape Architect:

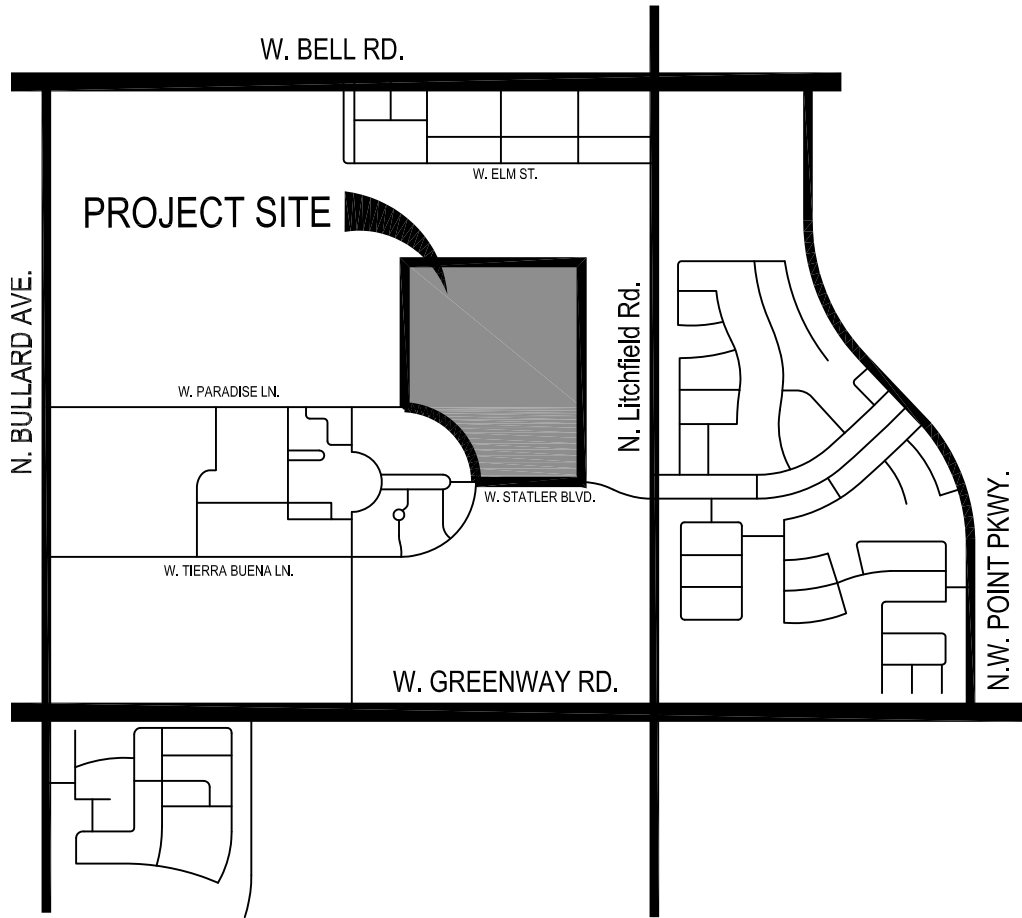
andersonbaron Landscape Architecture, LLC
50 N. McClintock Dr, Ste 1
Chandler, Arizona 85226
P. 480.699.7956
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

Civil Engineer:

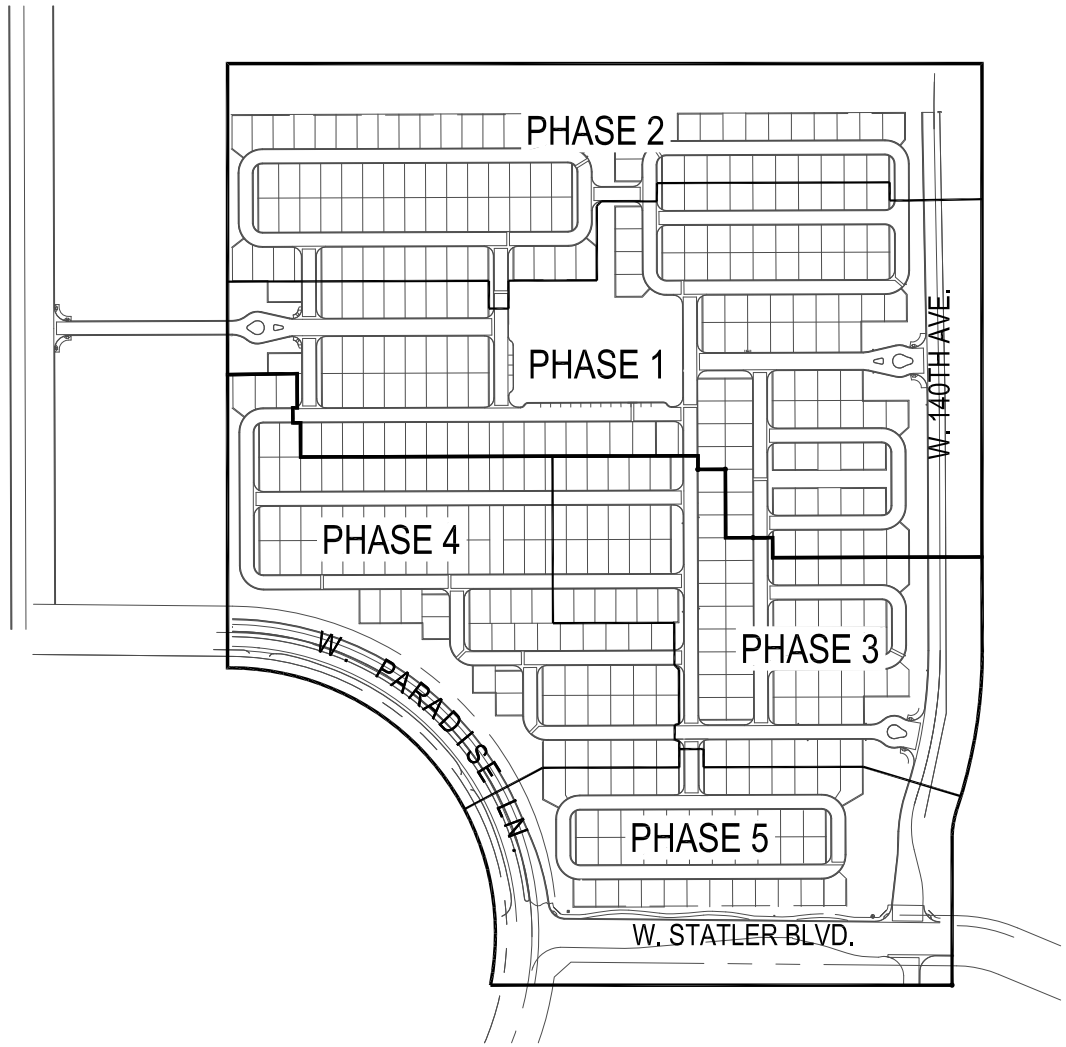
Slater Hanifan Group
11201 N. Tatum Blvd. #250
Phoenix, AZ 85028
P. 602.687.9664
Contact: Joe Petrucci
Email: jpetrucci@shg-inc.com

SURPRISE CENTER
PRELIMINARY LANDSCAPE PLANS
2ND PRE-PLAT SUBMITTAL

A PORTION OF THE EAST HALF OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 1
WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE,
MARICOPA COUNTY, ARIZONA



Vicinity Map

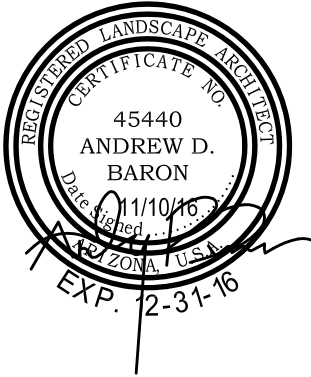


Key Map



SHEET INDEX

Cover Sheet	
Wall Plans	LA2.0A-LA2.0B
Plan Enlargements	LA2.1-2.5
Street Tree Program Map	LA3.0
Planting Plans	LA3.0A - LA3.0B
Pedestrian Circulation Exhibit	LA4.0
Signage, Parking & Trash Exhibit	LA5.0
Construction Details	LA6.1-LA6.5



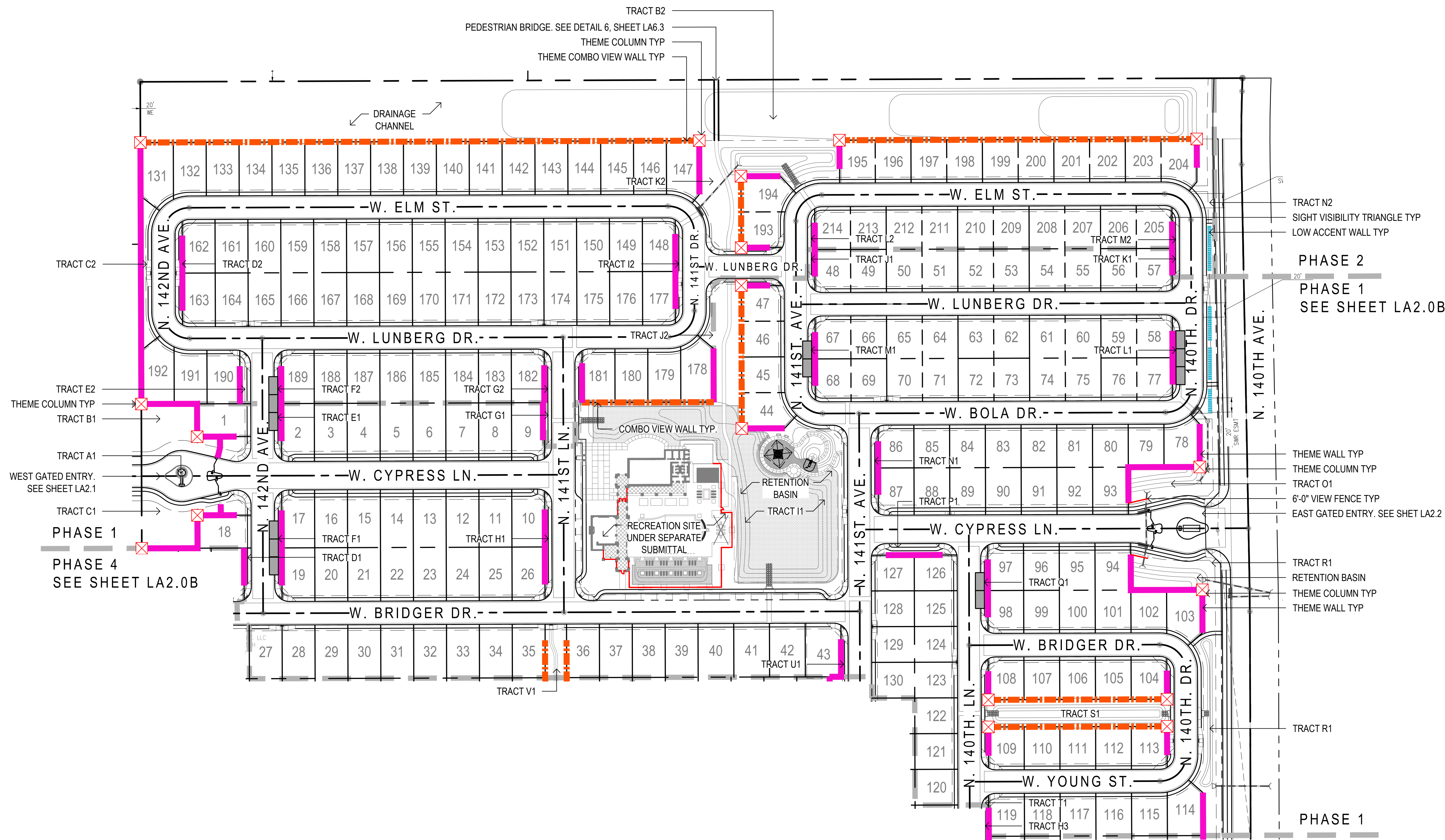
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2ND PRE-PLAT SUBMITTAL 11.10.2016

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WALL LEGEND (PHASE 1)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	2,024 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	125 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	805 LF	DETAIL 2, SHEET LA6.3
	6'-0" VIEW FENCE	431 LF	DETAIL 3, SHEET LA6.3
	PEDESTRIAN GATE	4	DETAIL 3, SHEET LA6.3
	THEME COLUMN	12	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	13	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 2)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,187 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	63 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	1,566 LF	DETAIL 2, SHEET LA6.3
	THEME COLUMN	6	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	0	DETAIL 5, SHEET LA6.5

GENERAL WALL NOTES

- ALL WALLS TO TERMINATE WITH END WALL COLUMN 2'-0" FROM BACK OF P.U.E. OR S.V.T.
- QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO VERIFY.
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
- CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
- QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS

PHASE 1
SEE SHEET LA2.0B

PHASE 2
SEE SHEET LA2.0B

PHASE 3
SEE SHEET LA2.0B

PHASE 4
SEE SHEET LA2.0B

PHASE 5
SEE SHEET LA2.0B

PHASE 6
SEE SHEET LA2.0B

PHASE 7
SEE SHEET LA2.0B

PHASE 8
SEE SHEET LA2.0B

PHASE 9
SEE SHEET LA2.0B

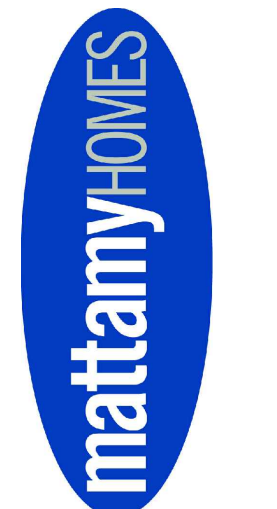
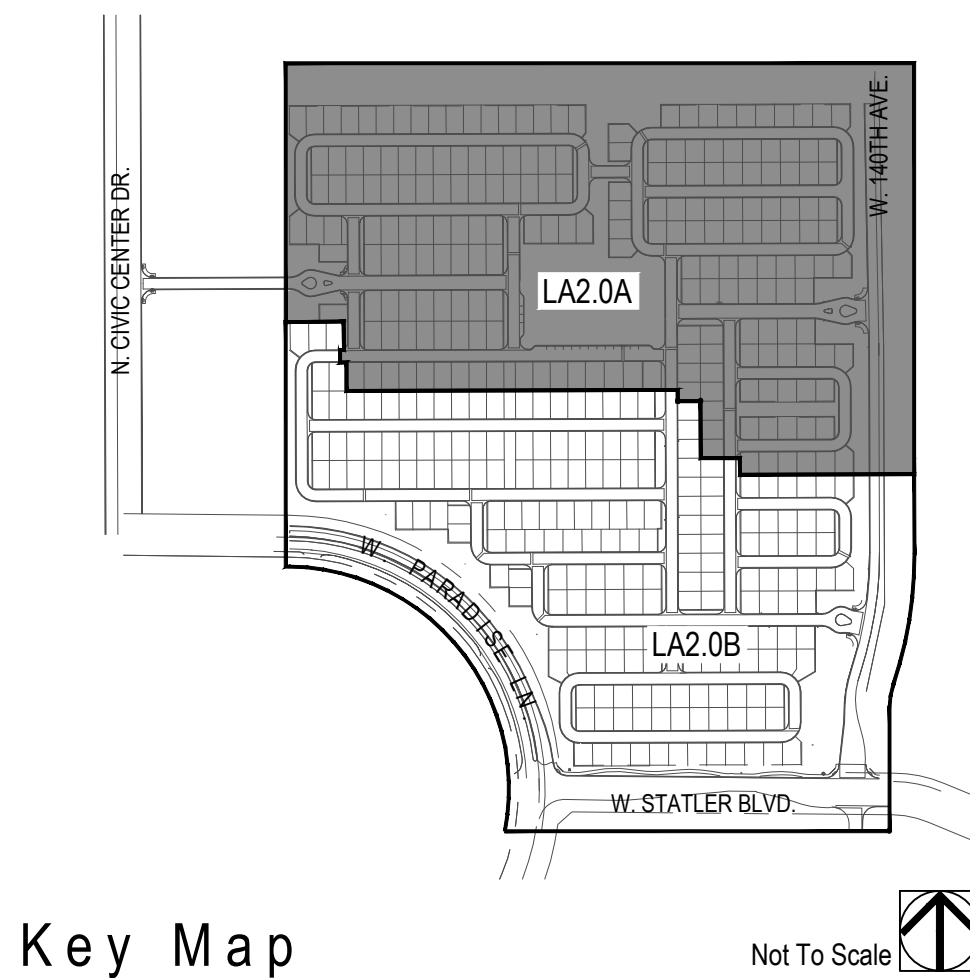
PHASE 10
SEE SHEET LA2.0B

PHASE 11
SEE SHEET LA2.0B

PHASE 12
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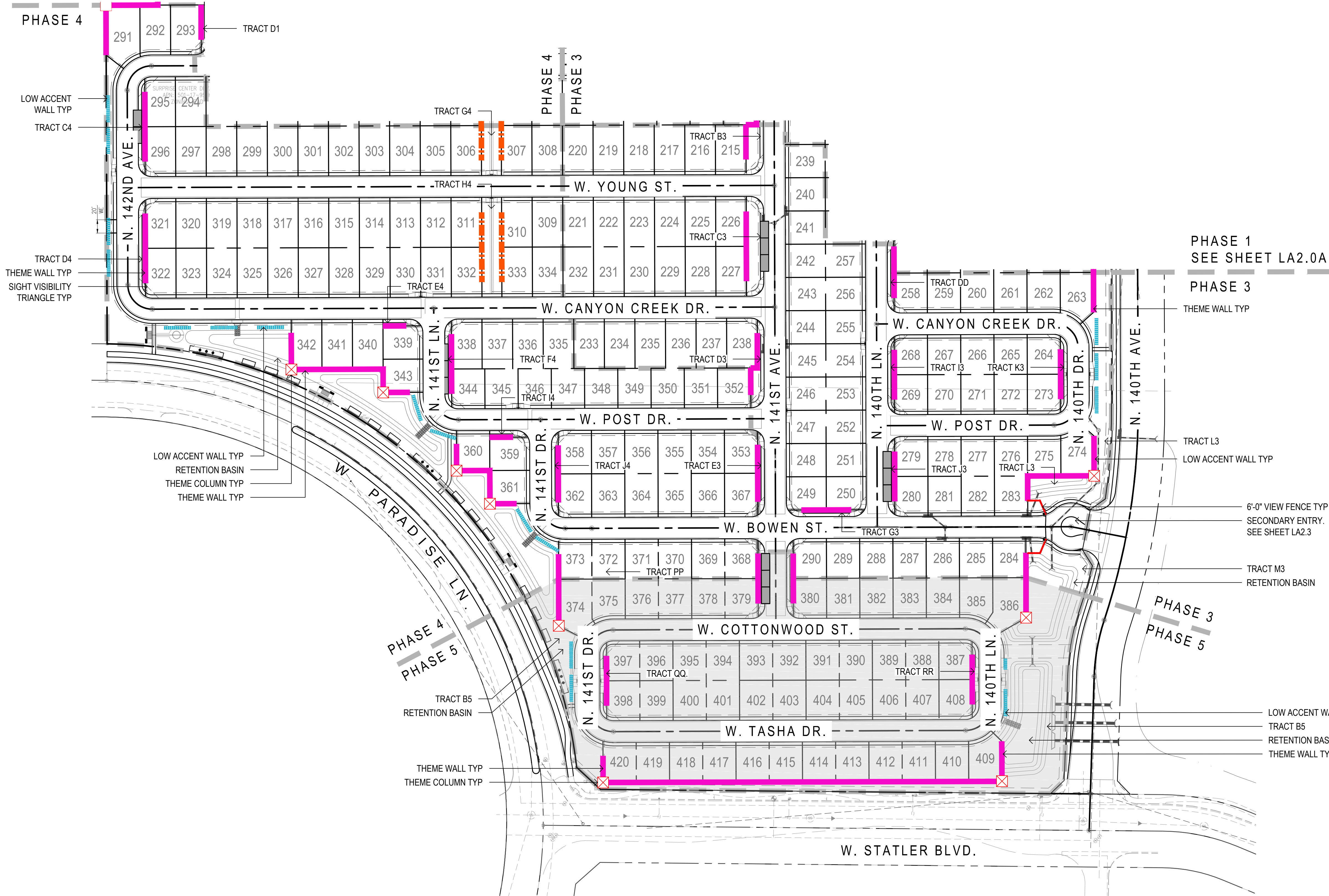
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project number	
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permit number	
sheet number	

PHASE 1
SEE SHEET LA2.0A

PHASE 4



WALL LEGEND (PHASE 3)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	888 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	120 LF	DETAIL 4, SHEET LA6.3
	6'-0" VIEW FENCE	75 LF	DETAIL 3, SHEET LA6.3
	THEME COLUMN	1	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	6	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 4)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,231 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	440 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	314 LF	DETAIL 2, SHEET LA6.3
	THEME COLUMN	4	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 5)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,054 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	136 LF	DETAIL 4, SHEET LA6.3
	THEME COLUMN	4	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	3	DETAIL 5, SHEET LA6.5

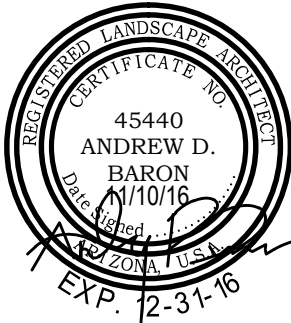
- GENERAL WALL NOTES**
- ALL WALLS TO TERMINATE WITH END WALL COLUMN 2'-0" FROM BACK OF P.U.E. OR S.V.T.
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 - QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS

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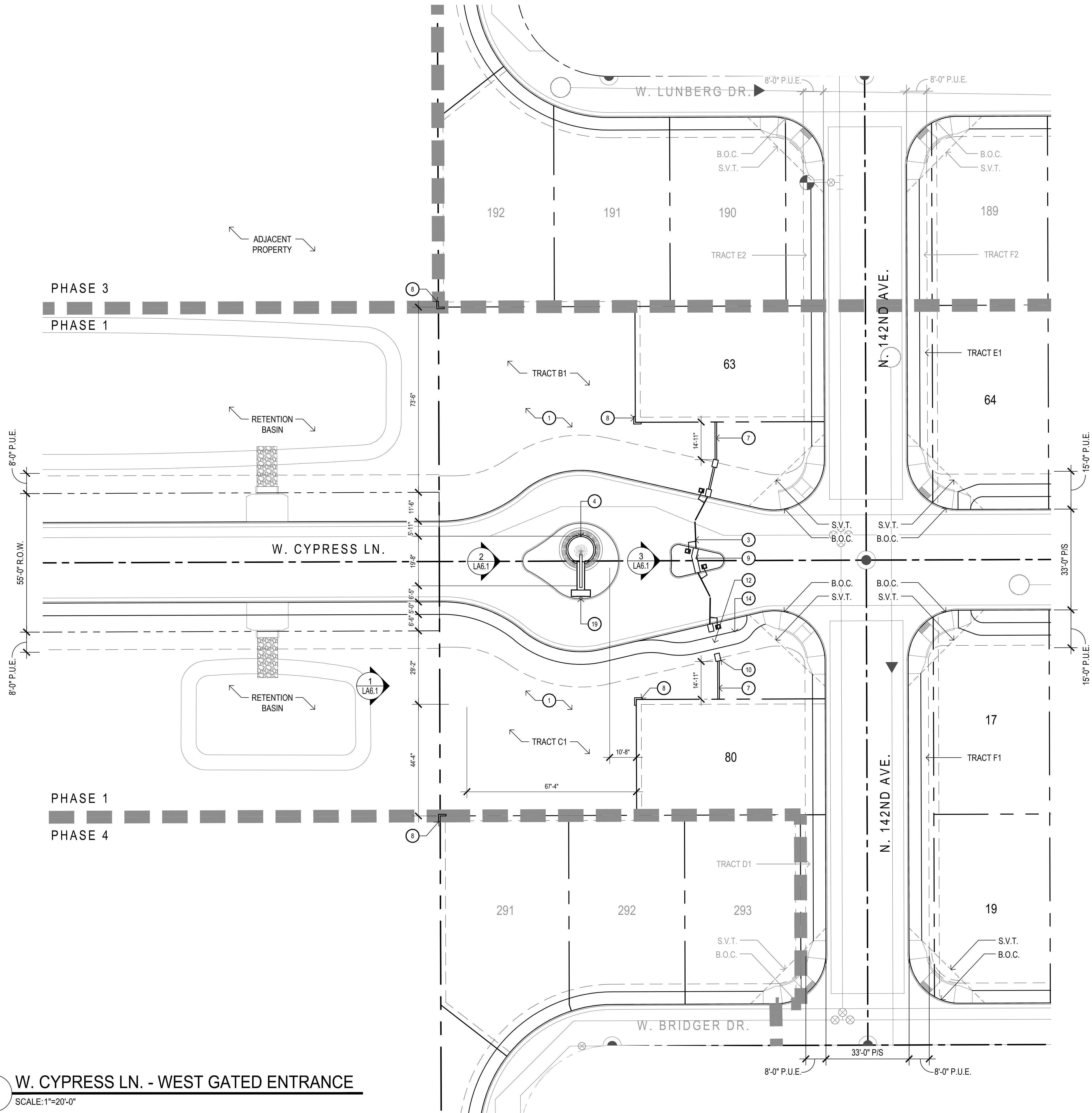
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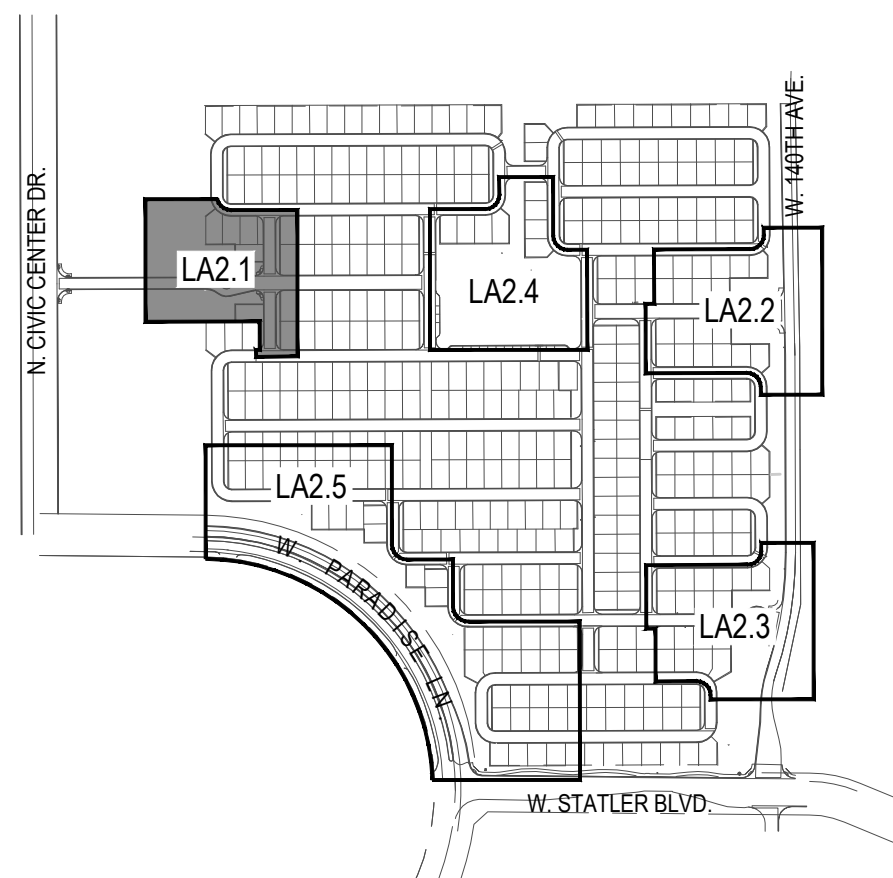
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1 W. CYPRESS LN. - WEST GATED ENTRANCE
SCALE: 1"=20'-0"



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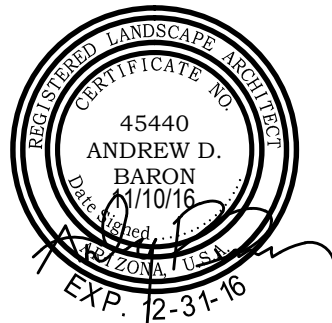
- 1 LANDSCAPE AREA/DECOMPOSED GRANITE - SEE PLANTING PLANS
- 2 WATER FEATURE AT ENTRY - SEE DETAIL 1, SHEET LA6.1
- 3 ENTRY VEHICULAR GATE - DETAIL 3, SHEET LA6.1
- 4 TRELLIS - DETAIL 1, SHEET LA6.4
- 5 MEDIAN ENTRY MONUMENT - SEE DETAIL 2, SHEET LA6.2
- 6 SECONDARY ENTRY VEHICULAR GATE - SEE DETAIL 1, SHEET LA6.2
- 7 THEME WALL - DETAIL 1, SHEET LA6.3
- 8 THEME COLUMN - DETAILS 1 & 2, SHEET LA6.3
- 9 MASONRY WALL WITH LIMESTONE TILE VENEER - DETAIL 2, SHEET LA6.1
- 10 MASONRY COLUMN WITH LIMESTONE TILE VENEER - DETAIL 2, SHEET LA6.1
- 11 6'-0" VIEW FENCE - DETAIL 3, SHEET LA6.3
- 12 ENTRY PEDESTRIAN GATE - DETAIL 2, SHEET LA6.1
- 13 PEDESTRIAN GATE - DETAIL 3, SHEET LA6.3
- 14 CONCRETE SIDEWALK
- 15 STEPPER PADS - DETAIL 1, SHEET LA6.5
- 16 SHADE STRUCTURE - DETAIL 3, SHEET LA6.5
- 17 LOW ACCENT WALL - DETAIL 5, SHEET LA6.3
- 18 RAISED CIRCULAR PLANTER - DETAIL 2, SHEET LA6.4
- 19 TAG READER AND CALL BOX
- 20 CONCRETE HEADER PLANTER
- 21 AMENITY AREA UNDER SEPARATE PERMIT
- 22 TOT LOT AREA
- 23 BENCH - DETAIL 7, SHEET LA6.5
- 24 NET CLIMBER - DETAIL 2, LA6.5
- 25 ROLLER SLIDE - DETAIL 4, SHEET LA6.5

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Preliminary Landscape Plans
Surprise, Arizona 85374
Entry Enlargement

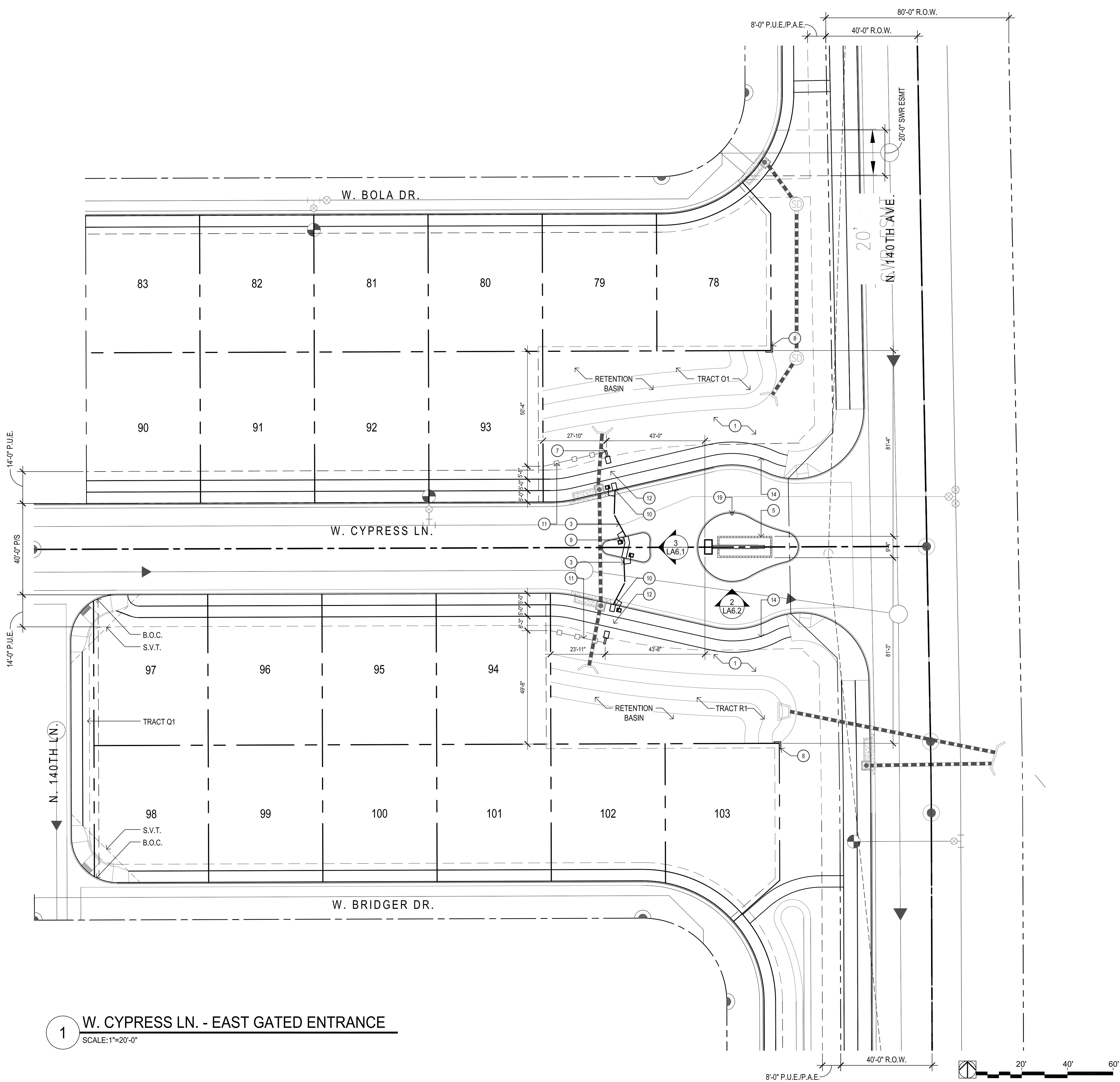


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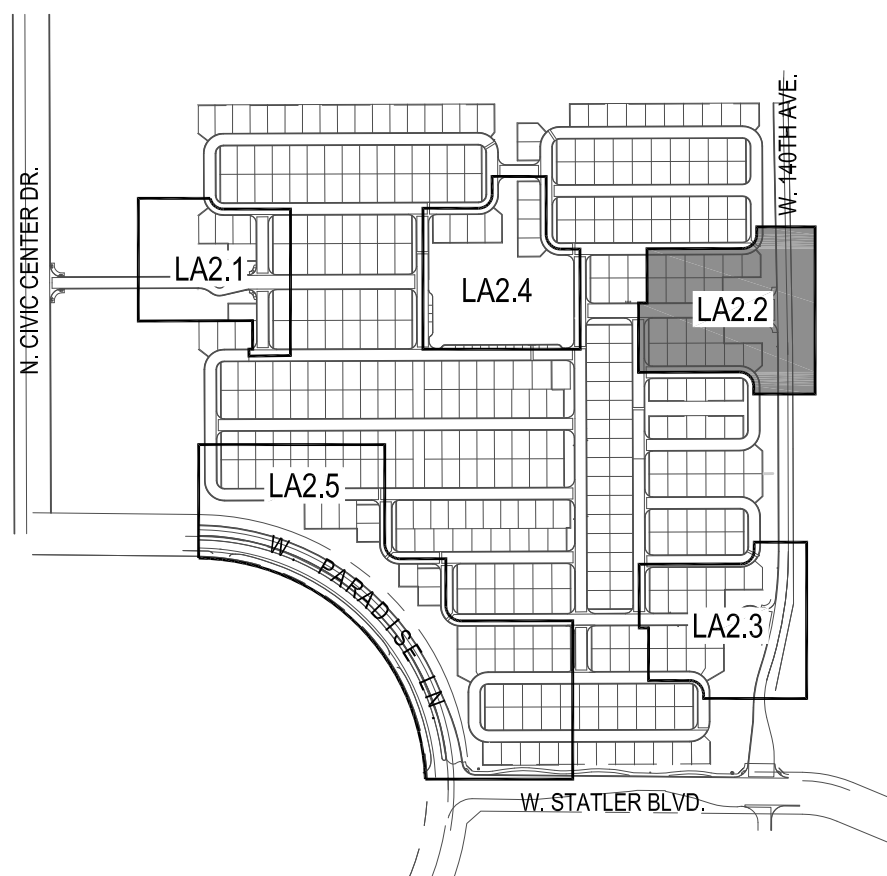
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- KEYNOTES
- 1 LANDSCAPE AREA/DECOMPOSED GRANITE - SEE PLANTING PLANS
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 - 3 ENTRY VEHICULAR GATE - DETAIL 3, SHEET LA6.1
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 - 17 LOW ACCENT WALL - DETAIL 5, SHEET LA6.3
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 - 23 BENCH - DETAIL 7, SHEET LA6.5
 - 24 NET CLIMBER - DETAIL 2, LA6.5
 - 25 ROLLER SLIDE - DETAIL 4, SHEET LA6.5

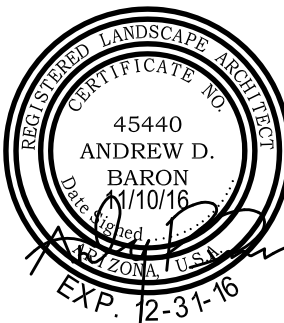
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Key Map

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Entry Enlargement



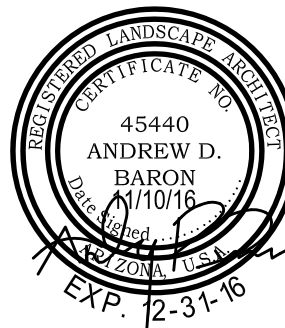
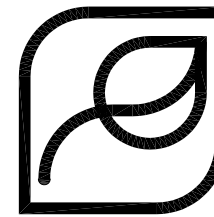
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CS	
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sheet number	

LA2.2
5 of 18

KEYNOTES

- 1 LANDSCAPE AREA/DECOMPOSED GRANITE - SEE PLANTING PLANS
- 2 WATER FEATURE AT ENTRY - SEE DETAIL 1, SHEET LA6.1
- 3 ENTRY VEHICULAR GATE - DETAIL 3, SHEET LA6.1
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- 25 ROLLER SLIDE - DETAIL 4, SHEET LA6.5

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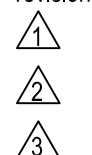


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Entry Enlargement



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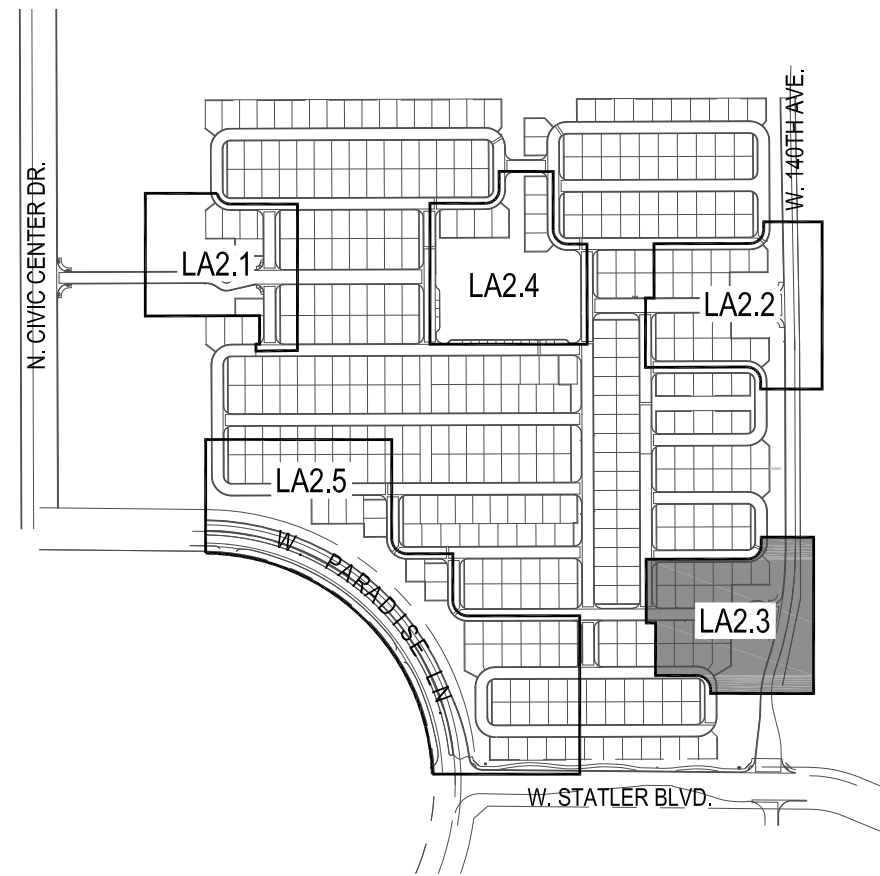
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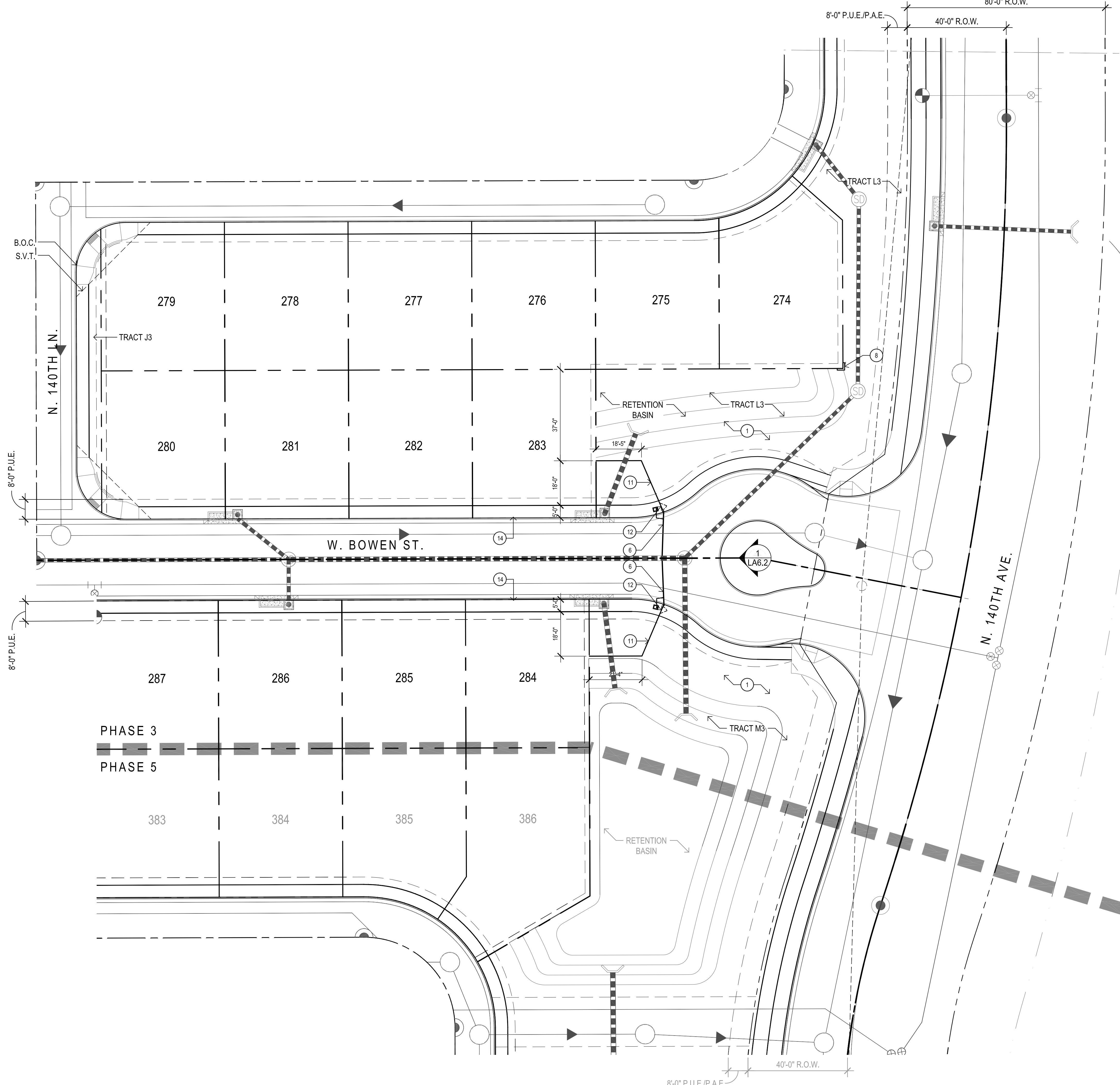
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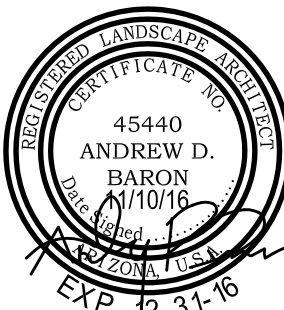


Key Map

Not To Scale



1 W. COTTONWOOD ST. - EAST GATED ENTRANCE
SCALE: 1"=20'-0"



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Central Amenity Enlargement



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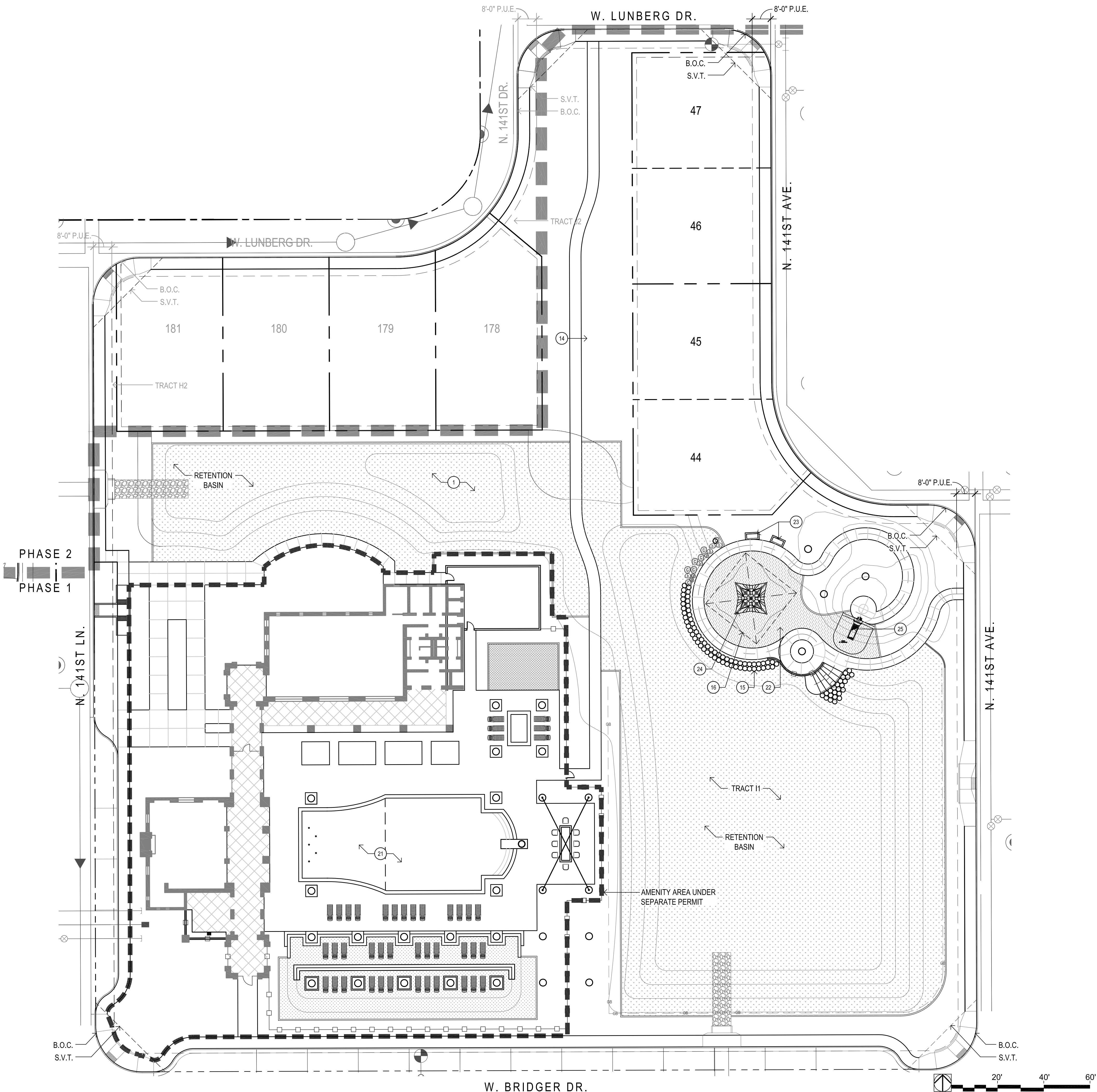
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2nd pre-plat 11.10.2016
city submittal
bid package
construction

title
Amenity Enlargement
date issued 11.10.2016
scale 1" = 20'-0"
drawn by MP, JH
checked by CS
project number 95-027-16
permit number

sheet number
LA2.4
7 of 18

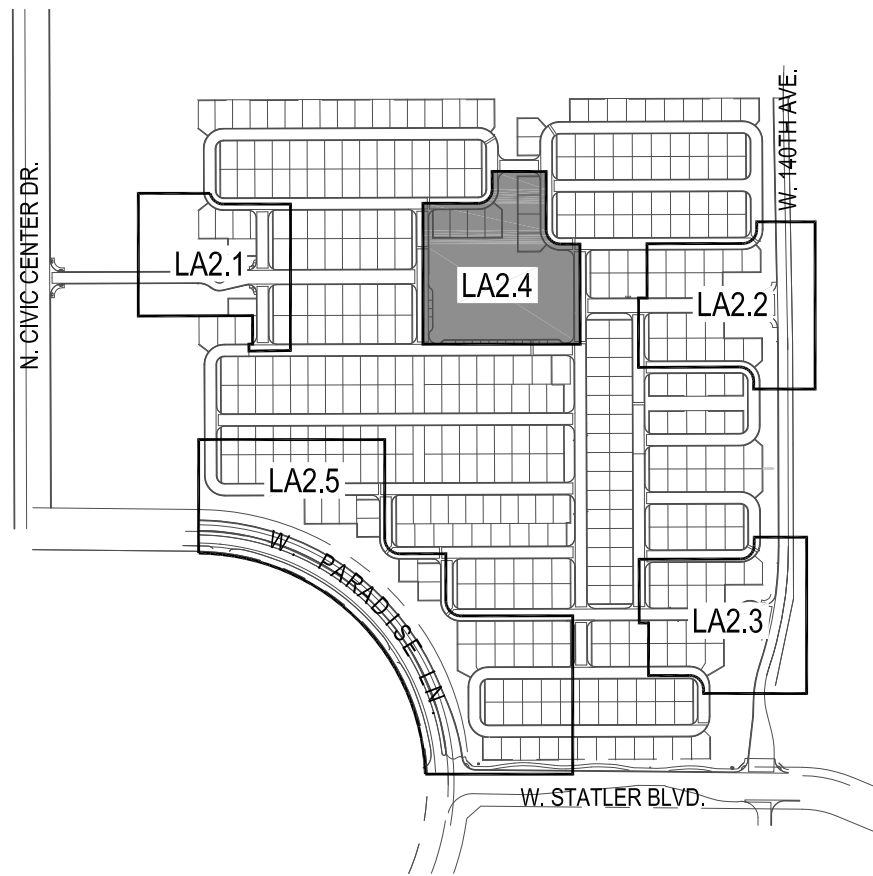
KEYNOTES

- 1 LANDSCAPE AREA/DECOMPOSED GRANITE - SEE PLANTING PLANS
- 2 WATER FEATURE AT ENTRY - SEE DETAIL 1, SHEET LA6.1
- 3 ENTRY VEHICULAR GATE - DETAIL 3, SHEET LA6.1
- 4 TRELLIS - DETAIL 1, SHEET LA6.4
- 5 MEDIAN ENTRY MONUMENT - SEE DETAIL 2, SHEET LA6.2
- 6 SECONDARY ENTRY VEHICULAR GATE - SEE DETAIL 1, SHEET LA6.2
- 7 THEME WALL - DETAIL 1, SHEET LA6.3
- 8 THEME COLUMN - DETAILS 1 & 2, SHEET LA6.3
- 9 MASONRY WALL WITH LIMESTONE TILE VENEER - DETAIL 2, SHEET LA6.1
- 10 MASONRY COLUMN WITH LIMESTONE TILE VENEER - DETAIL 2, SHEET LA6.1
- 11 6'-0" VIEW FENCE - DETAIL 3, SHEET LA6.3
- 12 ENTRY PEDESTRIAN GATE - DETAIL 2, SHEET LA6.1
- 13 PEDESTRIAN GATE - DETAIL 3, SHEET LA6.3
- 14 CONCRETE SIDEWALK
- 15 STEPPER PADS - DETAIL 1, SHEET LA6.5
- 16 SHADE STRUCTURE - DETAIL 3, SHEET LA6.5
- 17 LOW ACCENT WALL - DETAIL 5, SHEET LA6.3
- 18 RAISED CIRCULAR PLANTER - DETAIL 2, SHEET LA6.4
- 19 TAG READER AND CALL BOX
- 20 CONCRETE HEADER PLANTER
- 21 AMENITY AREA UNDER SEPARATE PERMIT
- 22 TOT LOT AREA
- 23 BENCH - DETAIL 7, SHEET LA6.5
- 24 NET CLIMBER - DETAIL 2, LA6.5
- 25 ROLLER SLIDE - DETAIL 4, SHEET LA6.5



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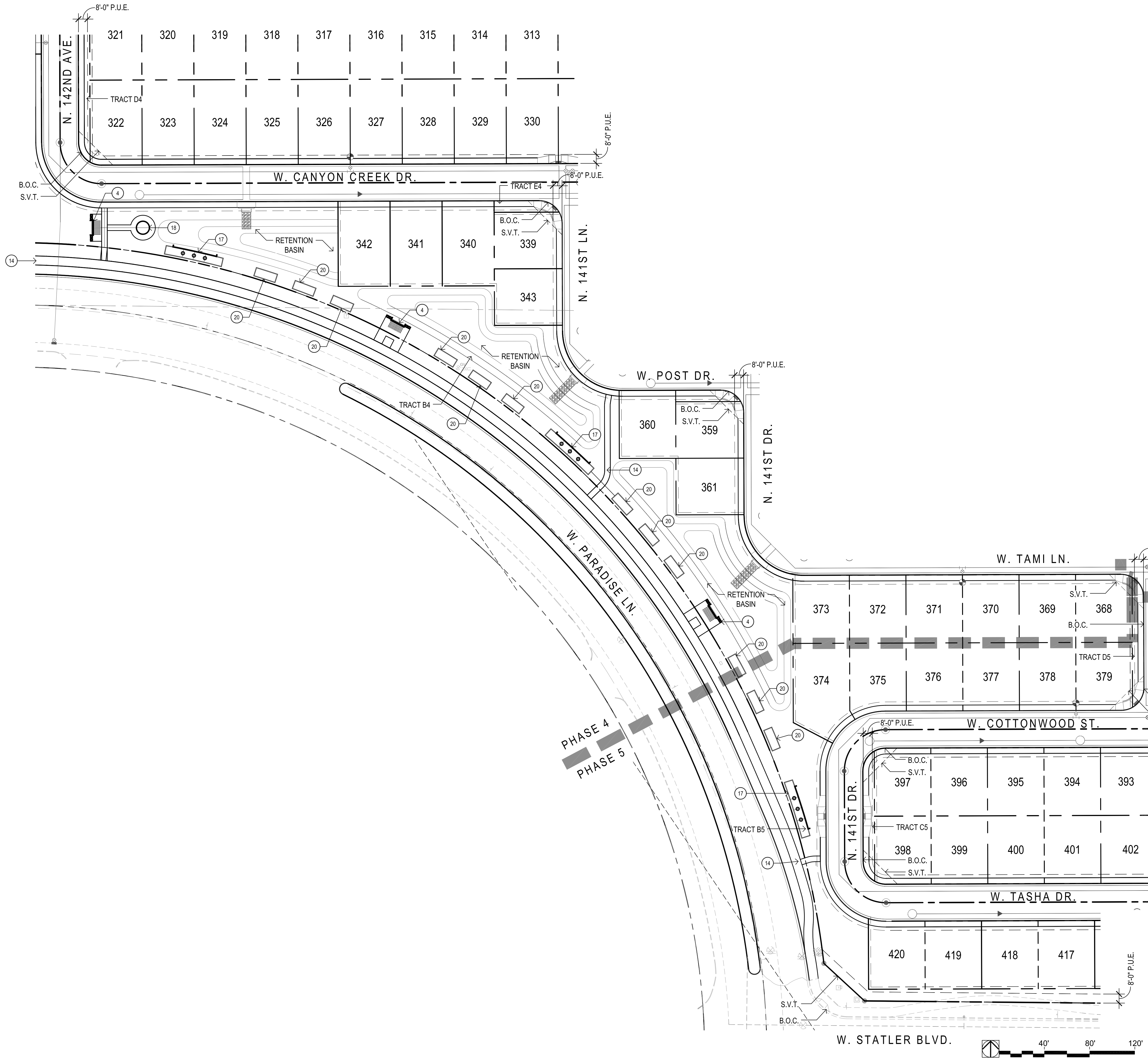
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Key Map

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- KEYNOTES
- 1

LANDSCAPE AREA/DECOMPOSED GRANITE - SEE PLANTING PLANS
- 2

WATER FEATURE AT ENTRY - SEE DETAIL 1, SHEET LA6.1
- 3

ENTRY VEHICULAR GATE - DETAIL 3, SHEET LA6.1
- 4

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- 5

MEDIAN ENTRY MONUMENT - SEE DETAIL 2, SHEET LA6.2
- 6

SECONDARY ENTRY VEHICULAR GATE - SEE DETAIL 1, SHEET LA6.2
- 7

THEME WALL - DETAIL 1, SHEET LA6.3
- 8

THEME COLUMN - DETAILS 1 & 2, SHEET LA6.3
- 9

MASONRY WALL WITH LIMESTONE TILE VENEER - DETAIL 2, SHEET LA6.1
- 10

MASONRY COLUMN WITH LIMESTONE TILE VENEER - DETAIL 2, SHEET LA6.1
- 11

6'-0" VIEW FENCE - DETAIL 3, SHEET LA6.3
- 12

ENTRY PEDESTRIAN GATE - DETAIL 2, SHEET LA6.1
- 13

PEDESTRIAN GATE - DETAIL 3, SHEET LA6.3
- 14

CONCRETE SIDEWALK
- 15

STEPPER PADS - DETAIL 1, SHEET LA6.5
- 16

SHADE STRUCTURE - DETAIL 3, SHEET LA6.5
- 17

LOW ACCENT WALL - DETAIL 5, SHEET LA6.3
- 18

RAISED CIRCULAR PLANTER - DETAIL 2, SHEET LA6.4
- 19

TAG READER AND CALL BOX
- 20

CONCRETE HEADER PLANTER
- 21

AMENITY AREA UNDER SEPARATE PERMIT
- 22

TOT LOT AREA
- 23

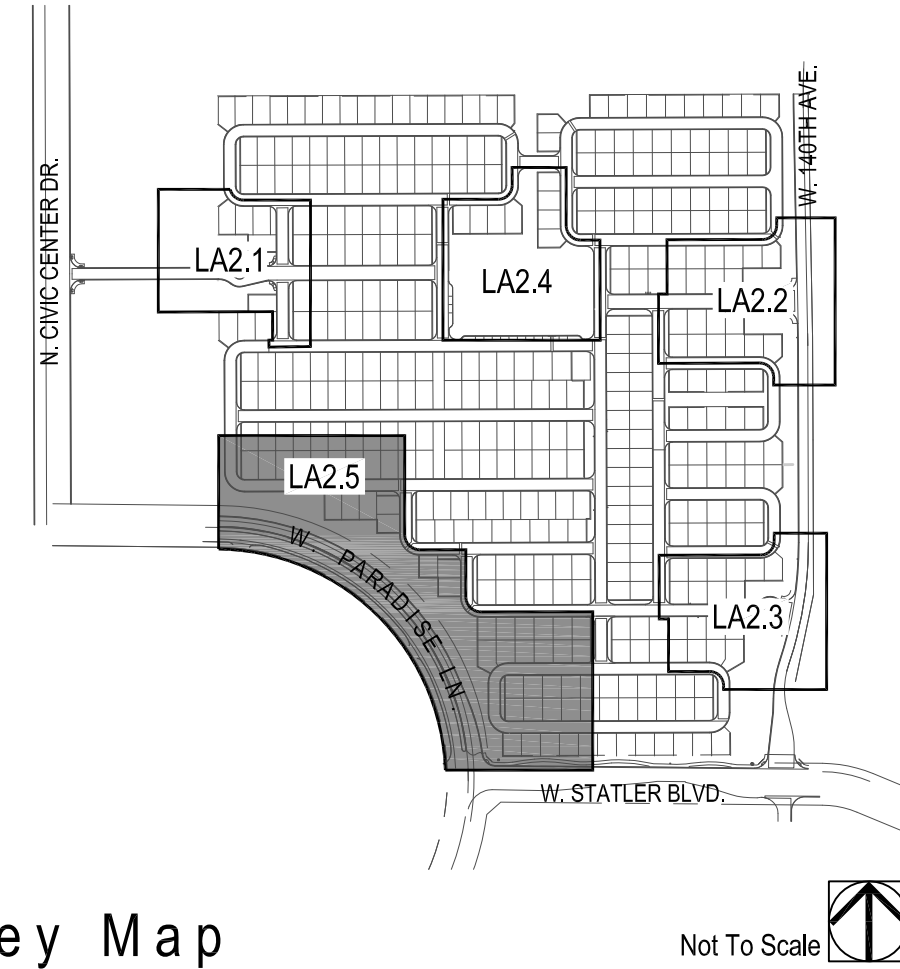
BENCH - DETAIL 7, SHEET LA6.5
- 24

NET CLIMBER - DETAIL 2, LA6.5
- 25

ROLLER SLIDE - DETAIL 4, SHEET LA6.5

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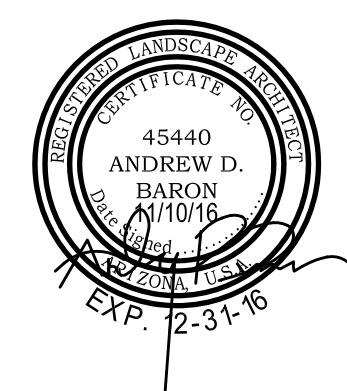
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Parkway Amenity Enlargement

revisions

1

2

3

1

2

3

issued for

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2nd pre-plat

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bid package

construction

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11.10.2016

title

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date issued

11.10.2016

scale

1" = 40'-0"

drawn by

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checked by

CS

project number

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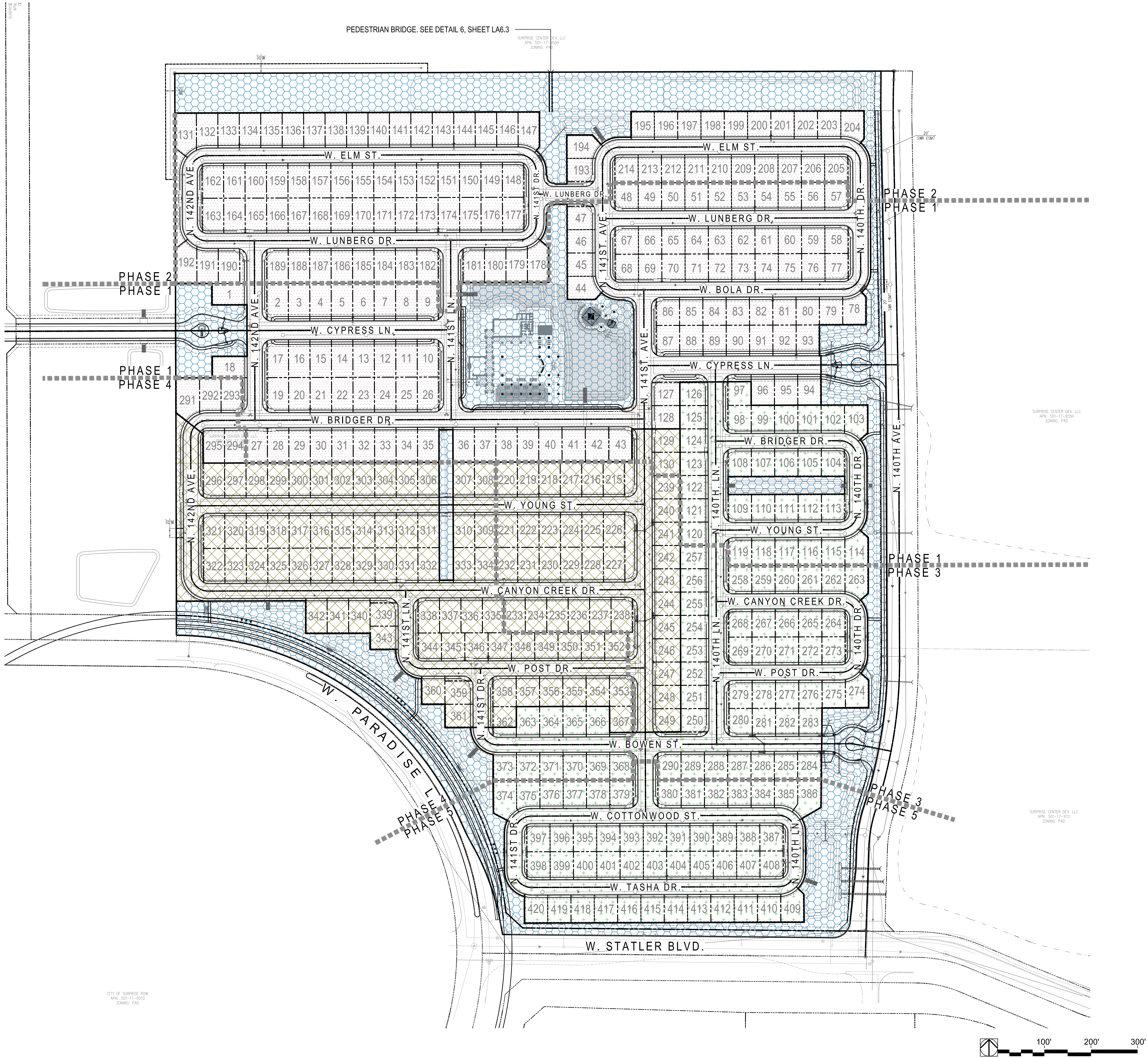
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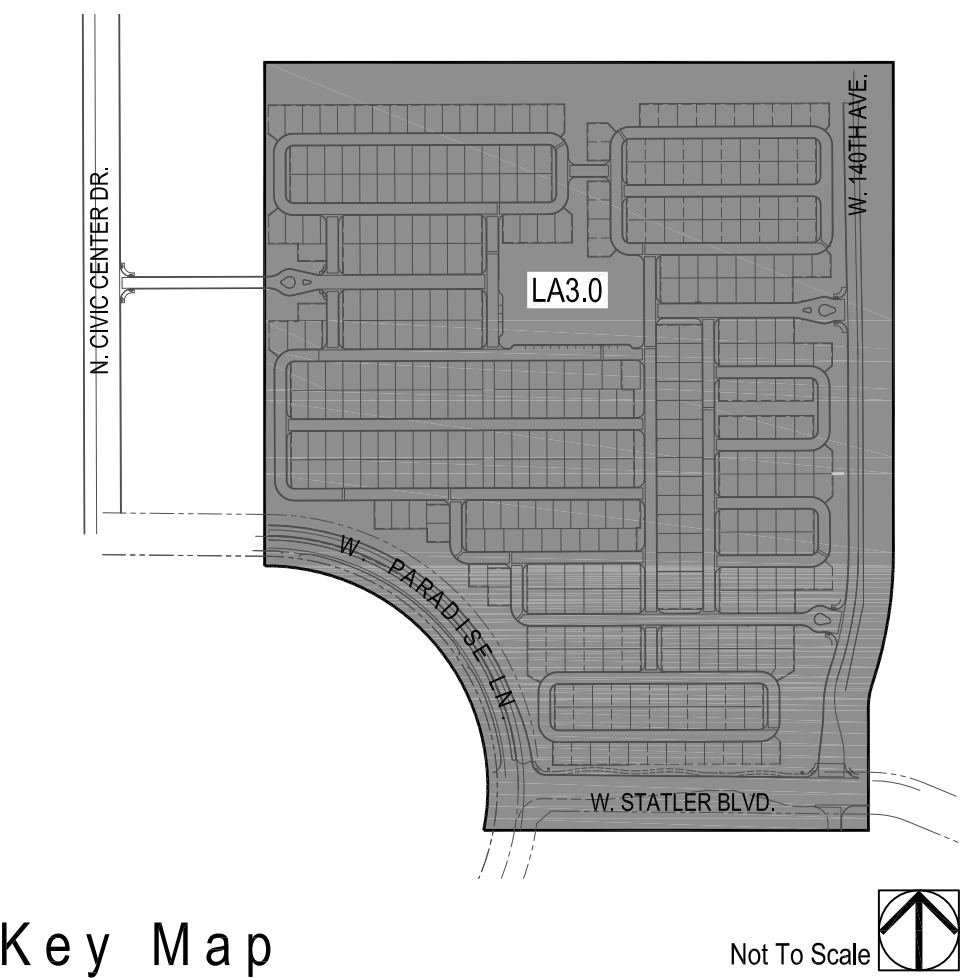


STREET TREE PROGRAM 1	
TREE	CATHEDRAL OAK
STREET TREE PROGRAM 2	
TREE	CHINESE PISTACHE
STREET TREE PROGRAM 3	
TREE	'ALLEE' ELM
OPEN SPACE PROGRAM 4	
TREE	SPECIES VARY

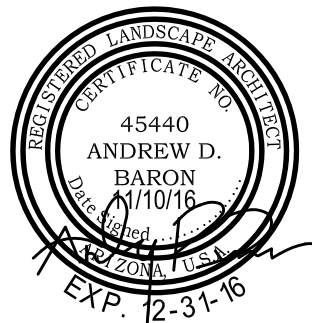
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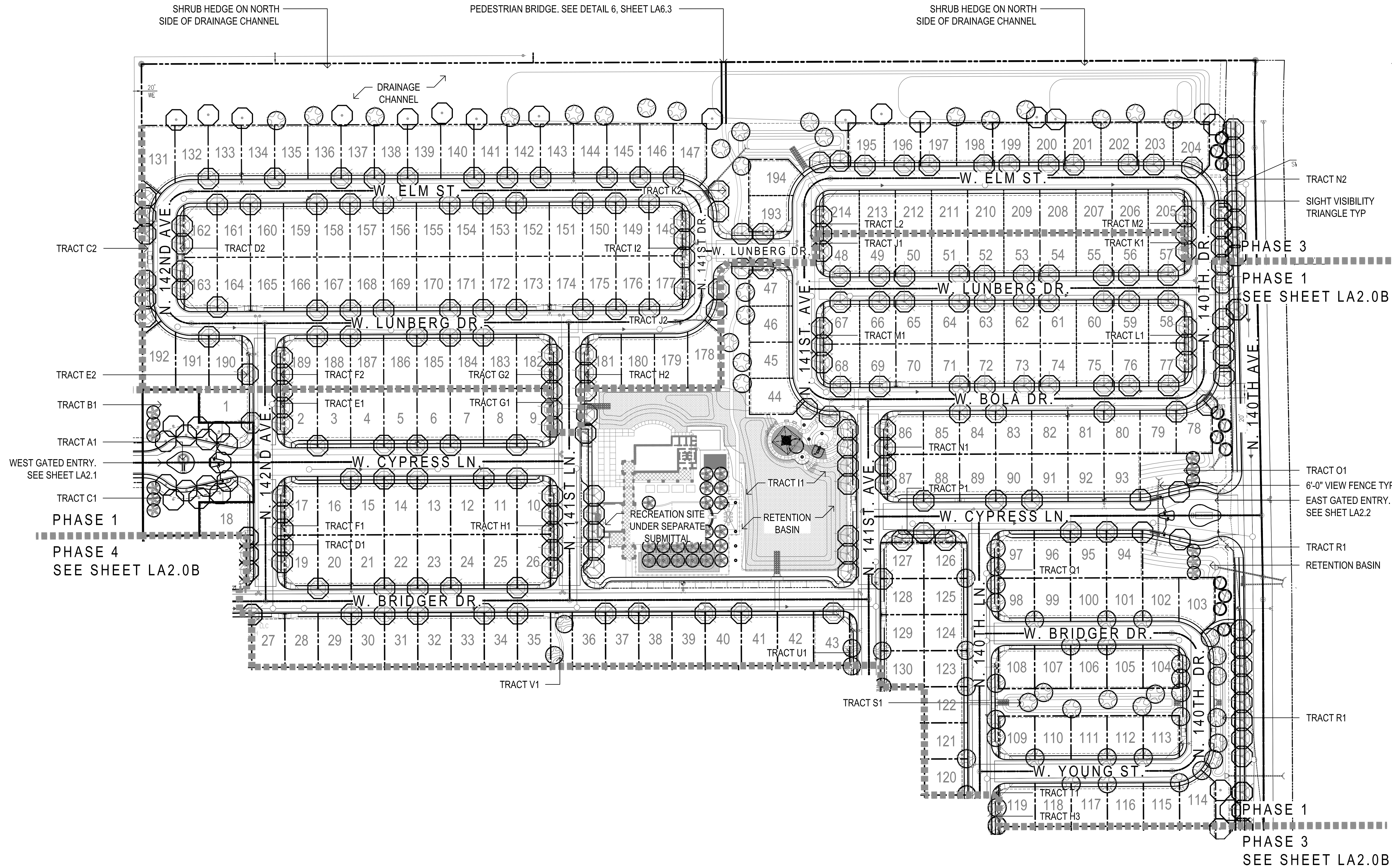
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Street Tree Program Map

mattamyHOMES

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bid package	
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title	
Street Tree Program Map	
date issued	
11.10.2016	
scale	
1" = 100'-0"	
drawn by	
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project number	
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permit number	
sheet number	
LA3.0	
9 of 18	



PLANT MATERIALS LEGEND					
Trees	Size	Qty	Height (ft.)	Width (ft.)	Caliper (in.)
Acacia aneura Mulga Acacia	24" Box	-	-	24" Box 5.0'	2.0"
Caesalpinia cascalco 'Smoothie'	24" Box	-	-	24" Box 5.0'	3.0"
Chamerops humilis Thornless Cascalote	24" Box	-	-	24" Box 2.0'	2.0"
Chilalpa tashkinensis Chilalpa	24" Box	-	-	24" Box 6.0'	3.0"
Olea europea 'Swan Hill' Swan Hill Olive	24" Box	-	-	24" Box 6.0'	3.0"
Phoenix dactylifera Date Palm	24" Box	-	-	24" Box 18'	n/a
Pinus halepensis Aleppo Pine	24" Box	-	-	24" Box 7.0'	3.0"
Pistacia chinensis Chinese Pistache	24" Box	-	-	24" Box 7.0'	2.5"
Pistacia lentiscus Mastic Tree	24" Box	-	-	24" Box 7.0'	2.5"
Pithecellobium flexicaule Texas Ebony	24" Box	-	-	24" Box 5.0'	3.0"
Quercus buckleyi Texas Red Oak	24" Box	-	-	24" Box 7.0'	3.0"
Quercus virginiana Cathedral Oak	24" Box	-	-	24" Box 7.0'	3.0"
Ulmus parvifolia Allee Elm	24" Box	-	-	24" Box 7.0'	3.0"

Extra Large Shrubs			Groundcovers		
	Size	Quantity		Size	Quantity
	Bougainvillea 'Rosenka'	5 gal. -		Lantana montevidensis	1 gal. -
	Bougainvillea	5 gal. -		Purple Trailing Lantana	1 gal. -
	Caesalpinia gilesii Yellow Bird of Paradise	5 gal. -		Lantana x 'Dallas Red'	1 gal. -
	Dodonaea viscosa Green Hopbush	5 gal. -		Dallas Red Lantana	1 gal. -
	Tecoma sp. 'Sparky Sparky	5 gal. -		Rosmarinus officinalis 'Prostratus'	1 gal. -
				Trailing Rosemary	1 gal. -
				Ruellia brittoniana 'Katie'	1 gal. -
				Dwarf Katie Ruellia	1 gal. -
Large Shrubs			Cacti/ Accents		
	Size	Quantity		Size	Quantity
	Leucophyllum langmaniae 'Rio Bravo'	5 gal. -		Agave americana 'Marginata'	5 gal. -
	Rio Bravo Sage	5 gal. -		Century Plant	5 gal. -
				Agave geminiflora	5 gal. -
	Leucophyllum frutescens 'Lynn's Legacy'	5 gal. -		Twin Flowered Agave	5 gal. -
	Lynn's Legacy	5 gal. -		Agave weberi	1 gal. -
	Leucophyllum zygophyllum Cimarron Sage	5 gal. -		Weber's Agave	1 gal. -
				Aloe barbadensis	5 Gal. -
				Medicinal Aloe	5 Gal. -
	Nerium oleander 'Petite Pink'	5 gal. -		Muhlenbergia capillaris	5 gal. -
	Oleander 'Petite Pink'	5 gal. -		'Regal Mist'	5 gal. -
	Rosmarinus officinalis 'Upright'	5 gal. -		Muhlenbergia lindheimeri	5 gal. -
	Upright Rosemary	5 gal. -		'Autumn Glow'	5 gal. -
	Ruellia brittoniana	5 gal. -		Muhlenbergia rigida 'Nashville'	1 gal. -
	Ruellia	5 gal. -		Nashville Muhly Grass	1 gal. -
Small Shrubs					
	Size	Quantity			
	Callistemon viminalis 'Little John'	5 gal. -		Yucca baccata	5 Gal. -
	Little John Bottle Brush	5 gal. -		Banana Yucca	5 Gal. -
	Myrtus communis 'compacta'	5 gal. -		Yucca pallida	5 gal. -
	Dwarf Myrtle	5 gal. -		Pale Leaf Yucca	5 gal. -
Vines					
	Size	Quantity			
	Bougainvillea 'Barbara Karst'	5 gal. -		Yucca rostrata	20 gal. -
	Bougainvillea	5 gal. -		Beaked Yucca	5 gal. -
	Bougainvillea 'Flame'	5 gal. -		Yucca rupicola	5 gal. -
	Bougainvillea	5 gal. -		Twisted Leaf Yucca	5 gal. -
	Gelsemium sempervirens	5 gal. -		Yucca gloriosa	5 gal. -
	Carolina Jessamine	5 gal. -		Spanish Dagger	5 gal. -
	Rosa banksiae	5 Gal. -		Boulder Legend	5 gal. -
	Lady Bank's Rose	5 Gal. -		1/2 Ton Boulder	1'-9" x 1'-9" x 1'-9"
				See Detail 3, 4 Sheet LA7.2	
				1 Ton Boulder	2'-3" x 2'-3" x 2'-3"
				See Detail 3, 4 Sheet LA7.2	
				2 Ton Boulder	2'-9" x 2'-9" x 2'-9"
				See Detail 3, 4 Sheet LA7.x	

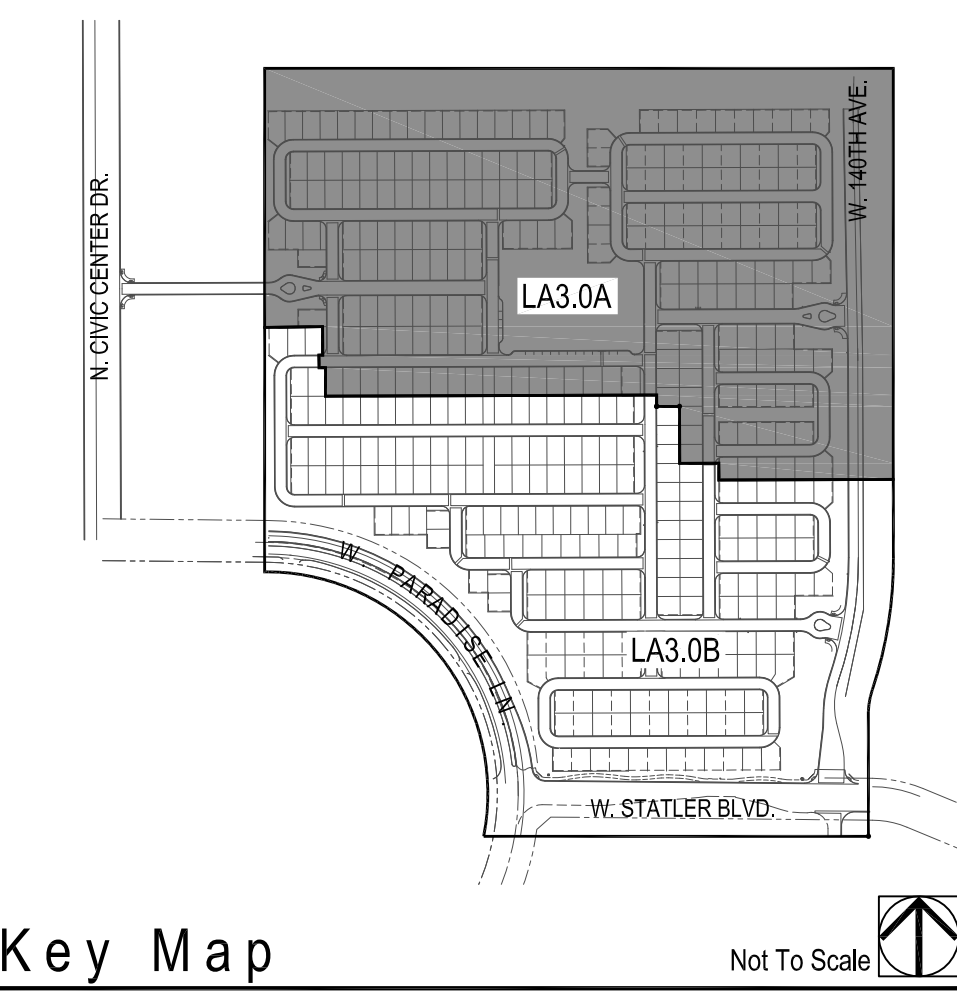
NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST

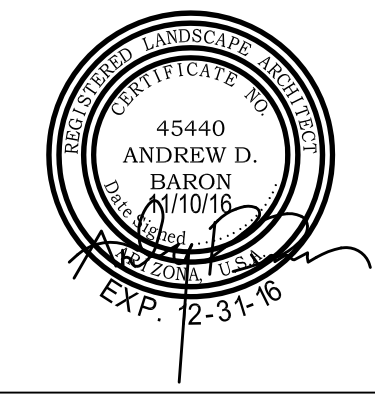
- NOTES:
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 - PLANT MATERIAL MAY BE SUBSTITUTED DUE TO LIMITING MARKET CONDITIONS.
 - SEE DETAIL 6, ON SHEET LA6.5 FOR STREET SCENE MASTER IRRIGATION IRRIGATION SYSTEM DETAIL

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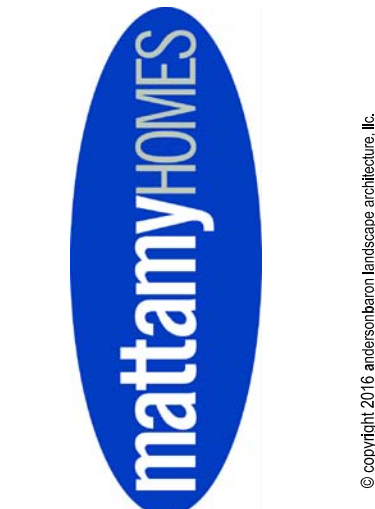
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Planting Plan



revisions
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■ 2nd pre-plat 11.10.2016
□ city submittal
□ bid package
□ construction

title
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date issued
11.10.2016

scale
1" = 80'-0"

drawn by
MP, JH

checked by
CS

project number
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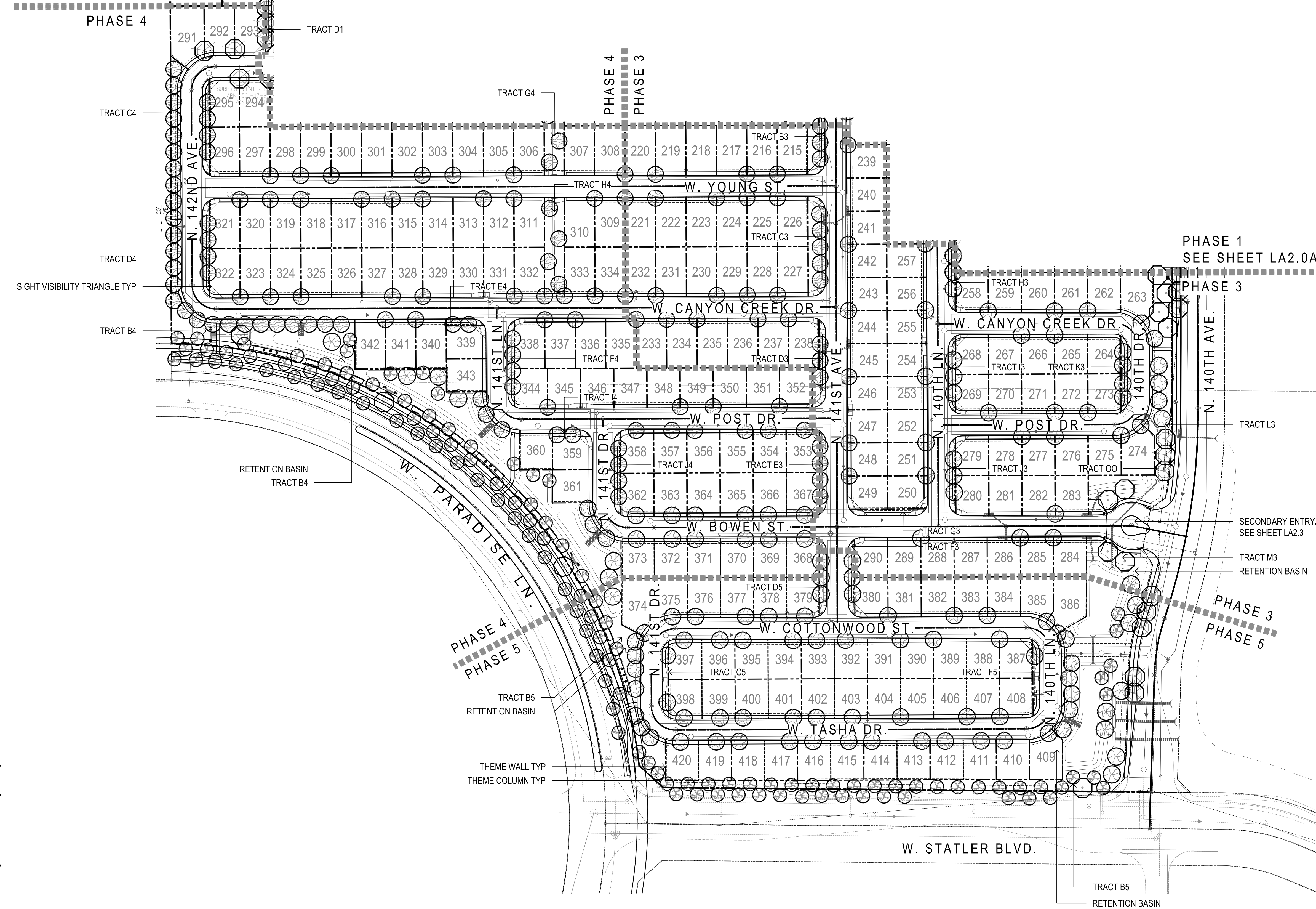
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PHASE 1
SEE SHEET LA2.0A

PHASE 4



PLANT MATERIALS LEGEND

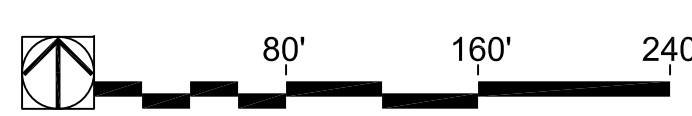
Trees	Size	Qty	Height (ft.)	Width (ft.)	Caliper (in.)	
Acacia aneura	-	-	-	-	-	
Mulga Acacia	24" Box	-	24" Box	5.0'	2.0'	1.5"
Caesalpinia cascalaco 'Smoothie'	-	-	-	-	-	
Thornless Cascalote	24" Box	-	24" Box	5.0'	3.0'	1.0"
Chamerops humilis	-	-	-	-	-	
Mediterranean Fan Palm	24" Box	-	24" Box	2.0'	2.0'	n/a
Chitalpa tashkinsensis	-	-	-	-	-	
Chitalpa	24" Box	-	24" Box	6.0'	3.0'	1.0"
Olea europea 'Swan Hill'	-	-	-	-	-	
Swan Hill Olive	24" Box	-	24" Box	6.0'	3.0'	n/a
Phoenix dactylifera	-	-	-	-	-	
Date Palm	24" Box	-	24" Box	18'	n/a	n/a
Pinus halepensis	-	-	-	-	7.0'	
Aleppo Pine	24" Box	-	24" Box	7.0'	3.0'	1.5"
Pistacia chinensis	-	-	-	-	-	
Chinese Pistache	24" Box	-	24" Box	7.0'	2.5'	1.0"
Pistacia lentiscus	-	-	-	-	-	
Mastic Tree	24" Box	-	24" Box	7.0'	2.5'	1.0"
Pithecellobium flexicaule	-	-	-	-	-	
Texas Ebony	24" Box	-	24" Box	5.0'	3.0'	1.5"
Quercus buckleyi	-	-	-	-	-	
Texas Red Oak	24" Box	-	24" Box	7.0'	3.0'	1.0"
Quercus virginiana	-	-	-	-	-	
'Cathedral Oak'	24" Box	-	24" Box	7.0'	3.0'	1.5"
Ulmus parvifolia	-	-	-	-	-	
'Allee' Elm	24" Box	-	24" Box	7.0'	3.0'	1.0"

Extra Large Shrubs	Size	Quantity	Groundcovers	Size	Quantity
Bougainvillea 'Rosenka' Bougainvillea	5 gal.	-	Lantana montevidensis Purple Trailing Lantana	1 gal.	-
Caesalpinia gilesii Yellow Bird of Paradise	5 gal.	-	Lantana x 'Dallas Red' Dallas Red Lantana	1 gal.	-
Dodonea viscosa Green Hopbush	5 gal.	-	Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	-
Tecoma sp. 'Sparky' Sparky	5 gal.	-	Ruellia brittoniana 'Katie' Dwarf Katie Ruellia	1 gal.	-
Large Shrubs	Size	Quantity	Cacti/ Accents	Size	Quantity
Leucophyllum langmaniae 'Rio Bravo' Rio Bravo Sage	5 gal.	-	Agave americana 'Marginata' Century Plant	5 gal.	-
Medium Shrubs	Size	Quantity	Agave geminiflora Twin Flowered Agave	5 gal.	-
Leucophyllum frutescens 'Lynn's Legacy' Lynn's Legacy	5 gal.	-	Agave weberi Weber's Agave	1 gal.	-
Leucophyllum zygophyllum Cimarron Sage	5 gal.	-	Aloe barbadensis Medicinal Aloe	5 Gal.	-
Nerium oleander 'Pettie Pink' Oleander 'Pettie Pink'	5 gal.	-	Muhlenbergia capillaris 'Regal Mist'	5 gal.	-
Rosmarinus officinalis 'Upright' Upright Rosemary	5 gal.	-	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	-
Ruellia brittoniana Ruellia	5 gal.	-	Muhlenbergia rigida 'Nashville' Nashville Muhly Grass	1 gal.	-
Small Shrubs	Size	Quantity	Yucca baccata Banana Yucca	5 Gal.	-
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	-	Yucca pallida Pale Leaf Yucca	5 gal.	-
Myrtus communis 'compacta' Dwarf Myrtle	5 gal.	-	Yucca rostrata Beaked Yucca	20 gal.	-
Vines	Size	Quantity	Yucca rupicola Twisted Leaf Yucca	5 gal.	-
Bougainvillea 'Barbara Karst' Bougainvillea	5 gal.	-	Yucca gloriosa Spanish Dagger	-	-
Bougainvillea 'Flame' Bougainvillea	5 gal.	-	Boulder Legend	Size	
Gelsemium sempervirens Carolina Jessamine	5 gal.	-	1/2 Ton Boulder See Detail 3, 4 Sheet LA7.2	1'-9" x 1'-9" x 1'-9"	-
Rosa banksiae Lady Bank's Rose	5 Gal.	-	1 Ton Boulder See Detail 3, 4 Sheet LA7.2	2'-3" x 2'-3" x 2'-3"	-
			2 Ton Boulder See Detail 3, 4 Sheet LA7.x	2'-9" x 2'-9" x 2'-9"	-

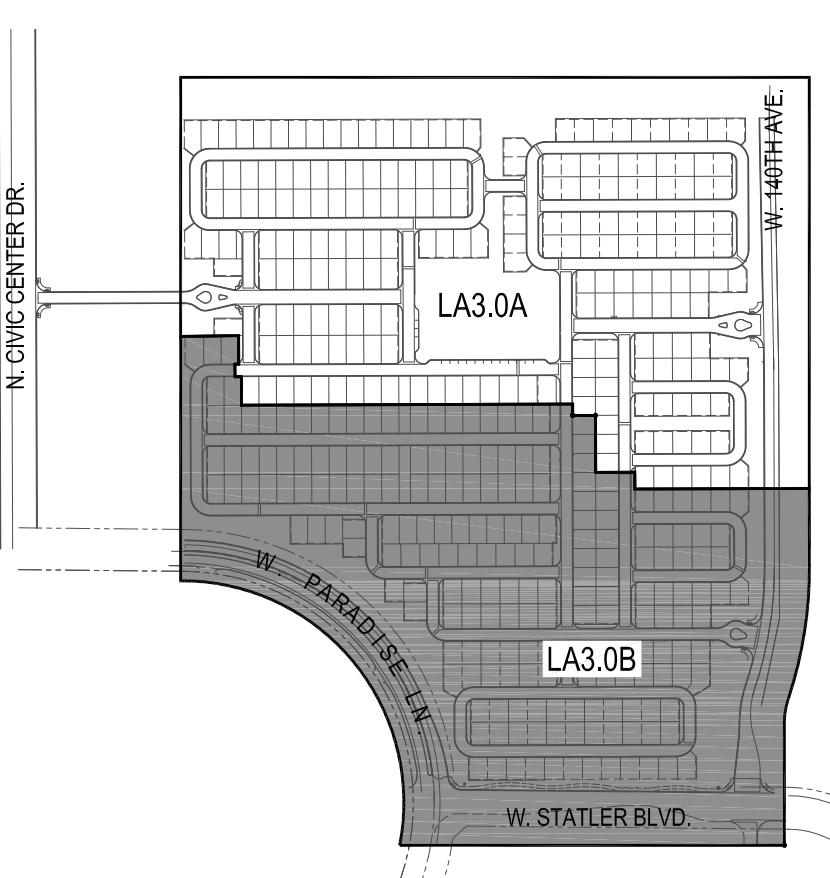
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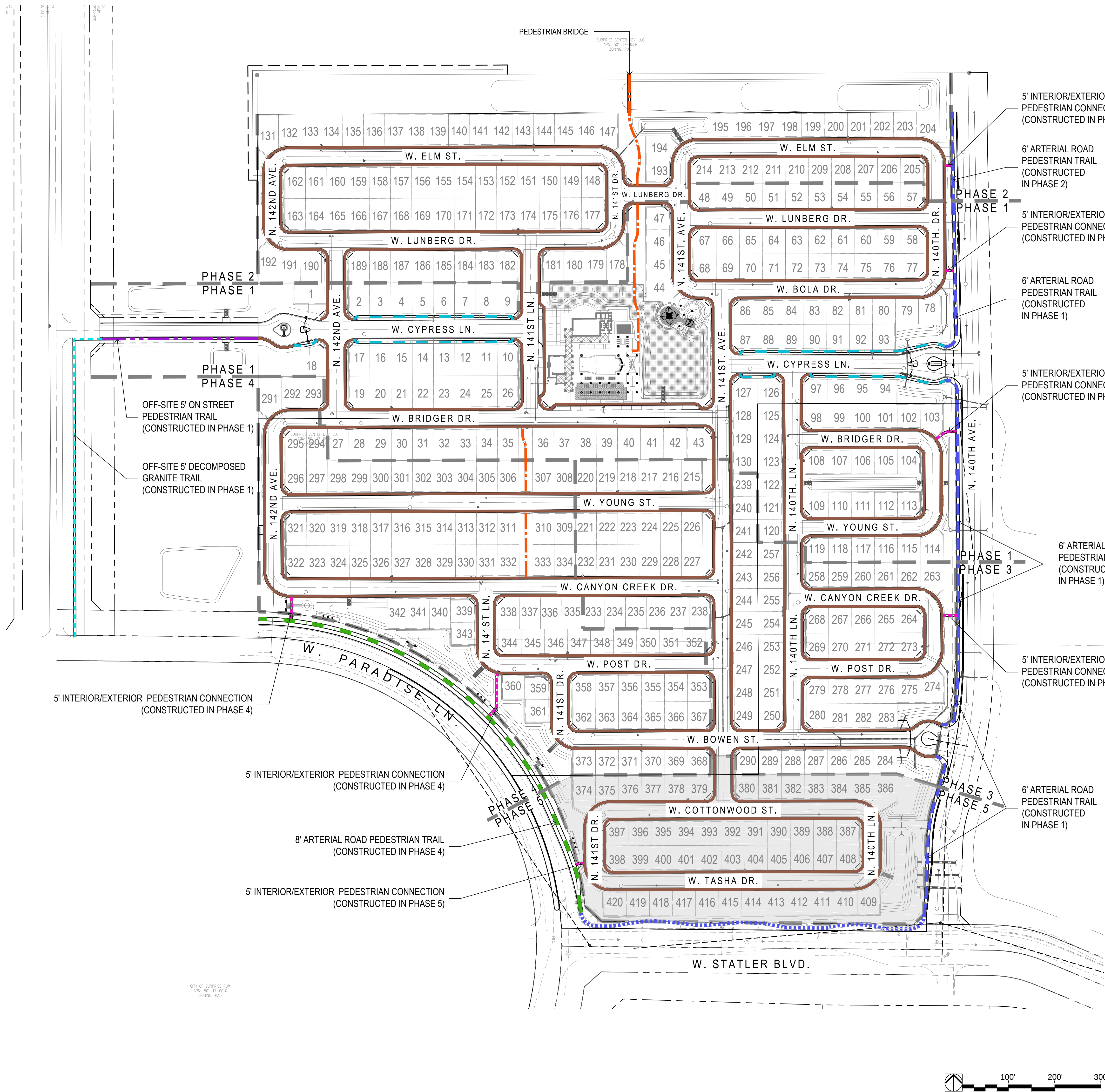
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TRAIL LEGEND (PHASE 1)

SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	8,218 LF
	6' ARTERIAL ROAD PEDESTRIAN TRAIL	1,472 LF
	5' PEDESTRIAN TRAIL	400 LF
	5' DETACHED PEDESTRIAN TRAIL	1,591 LF
	OFF-SITE 5' ON STREET PEDESTRIAN TRAIL	337 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	63 LF
	OFF-SITE 5' DECOMPOSED GRANITE TRAIL	707 LF

TRAIL LEGEND (PHASE 2)

SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	5,319 LF
	6' ARTERIAL ROAD PEDESTRIAN TRAIL	193 LF
	5' PEDESTRIAN TRAIL	246 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	12 LF

TRAIL LEGEND (PHASE 3)

SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	5,175 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	30 LF

TRAIL LEGEND (PHASE 4)

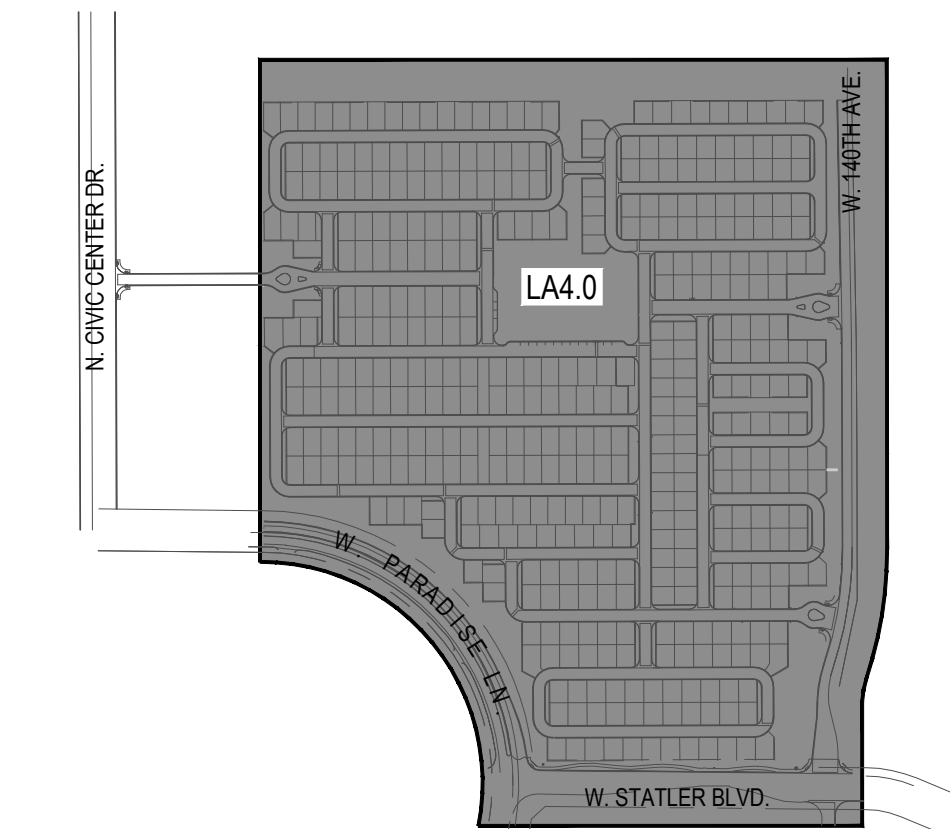
SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	5,438 LF
	8' ARTERIAL ROAD PEDESTRIAN TRAIL	754 LF
	5' PEDESTRIAN TRAIL	205 LF
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	143 LF

TRAIL LEGEND (PHASE 5)

SYMBOL	DESCRIPTION	QTY.
	5' ON STREET PEDESTRIAN TRAIL	3,031 LF
	EXISTING 8' ARTERIAL ROAD PEDESTRIAN TRAIL	
	5' INTERIOR/EXTERIOR PEDESTRIAN CONNECTION	17 LF

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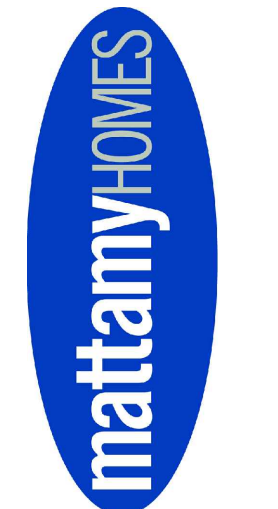
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chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



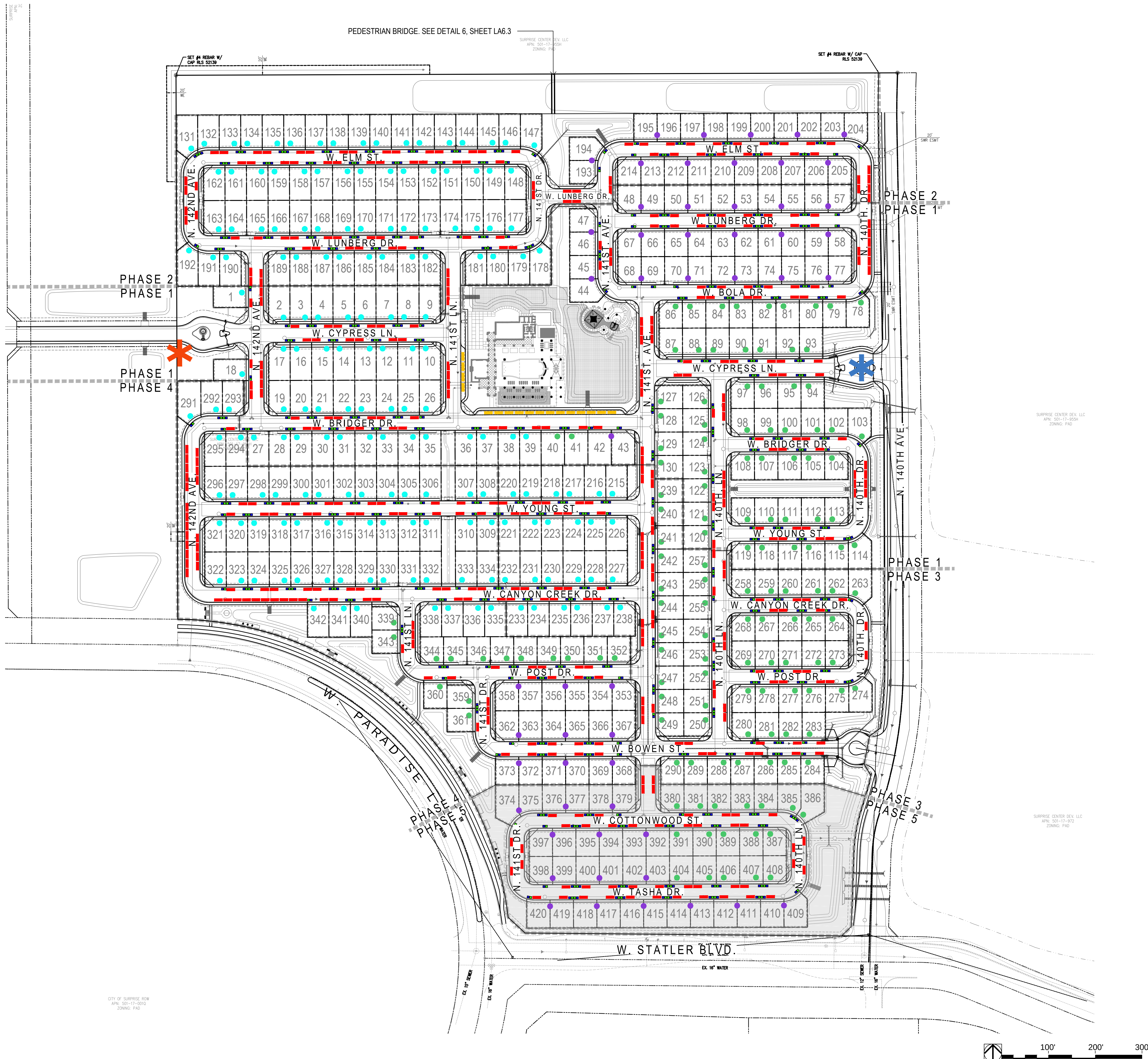
Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374
Pedestrian Circulation Exhibit



revisions		
issued for		
☐ 1st pre-plat	9.14.2016	
☒ 2nd pre-plat	11.10.2016	
☐ city submittal		
☐ bid package		
☐ construction		
title		
Pedestrian Circulation		
date issued		
11.10.2016		
scale		
1" = 100'-0"		
drawn by		
MP, JH		
checked by		
CS		
project number		
95-027-16		
permit number		
sheet number		

LA4.0
12 of 18

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PARKING		
PRODUCT PARKING	QUANTITY	RATIO
GARAGE	840	2.00
36' PRODUCT DRIVEWAY	176	0.42
40' PRODUCT DRIVEWAY	138	0.33
DUPLEX DRIVEWAY	53	0.12
PRODUCT PARKING TOTAL	1,207	2.87

PARKING		
STREET PARKING	QUANTITY	RATIO
ON STREET PARKING	460	1.10
OFF STREET PARKING	17	0.04
STREET PARKING TOTAL	477	1.14

TRASH		
PRODUCT TRASH BIN LOCATION		
PRODUCT RECYCLE BIN LOCATION		

SIGNAGE		
	WEST GATED ENTRY SIGNAGE	
	EAST GATED ENTRY SIGNAGE	

NOTE:
50% OF DUPLEX UNITS HAVE DRIVEWAY PARKING

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

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986

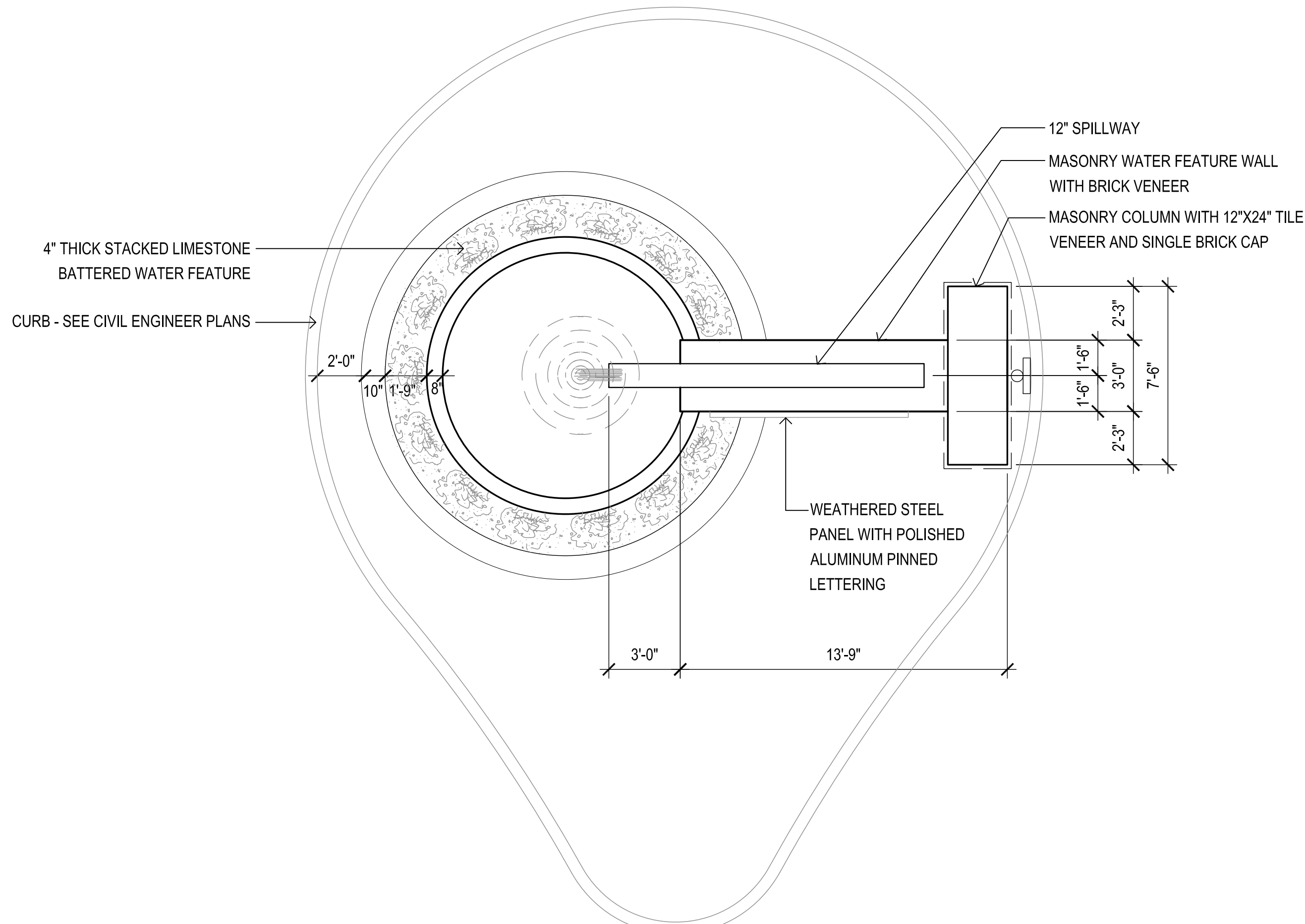


Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374
Parking & Trash Exhibit

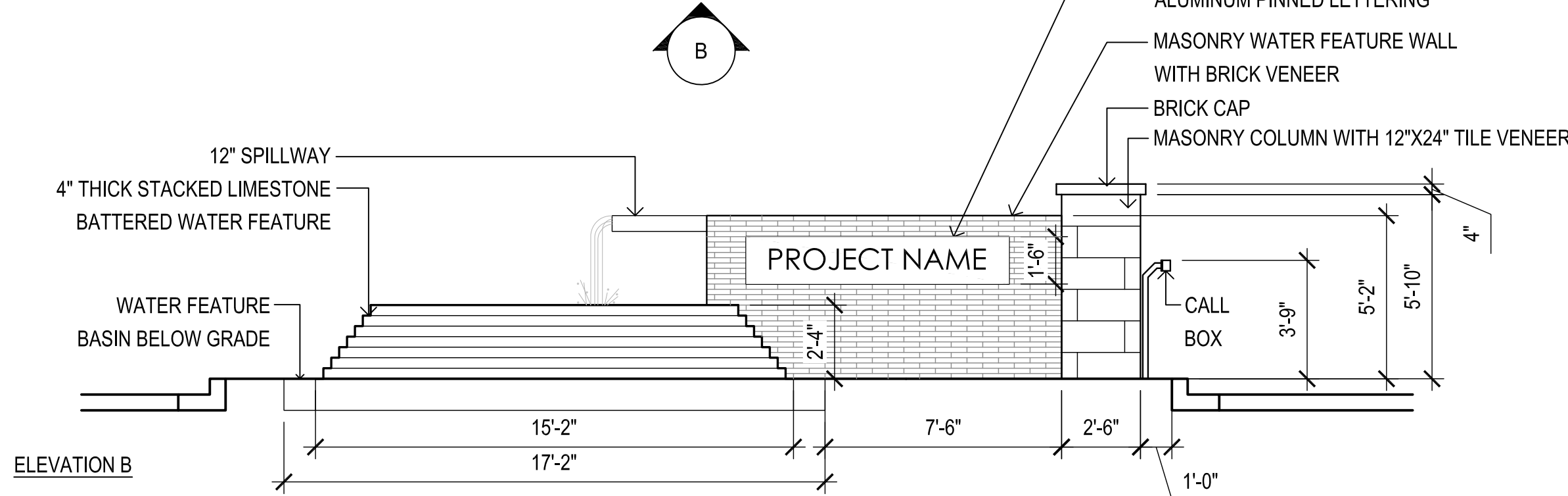


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☐ city submittal		
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Parking & Trash Exhibit		
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95-027-16		
permit number		
sheet number		

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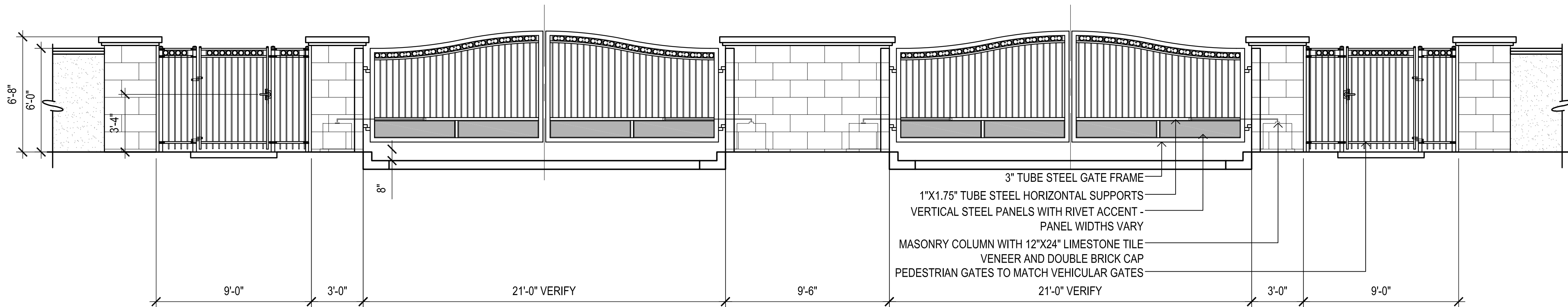


PLAN



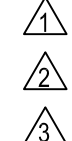
ELEVATION B

1 Water Feature at Entry
SCALE: 1/4"=1'-0"



2 Entry Vehicular Gate
SCALE: 1/4"=1'-0"

revisions



issued for
☐ 1st pre-plat 9.14.2016
☒ 2nd pre-plat 11.10.2016
☐ city submittal
☐ bid package
☐ construction

title

Construction Details

date issued 11.10.2016

scale Per Detail

drawn by MP, JH

checked by CS

project number 95-027-16

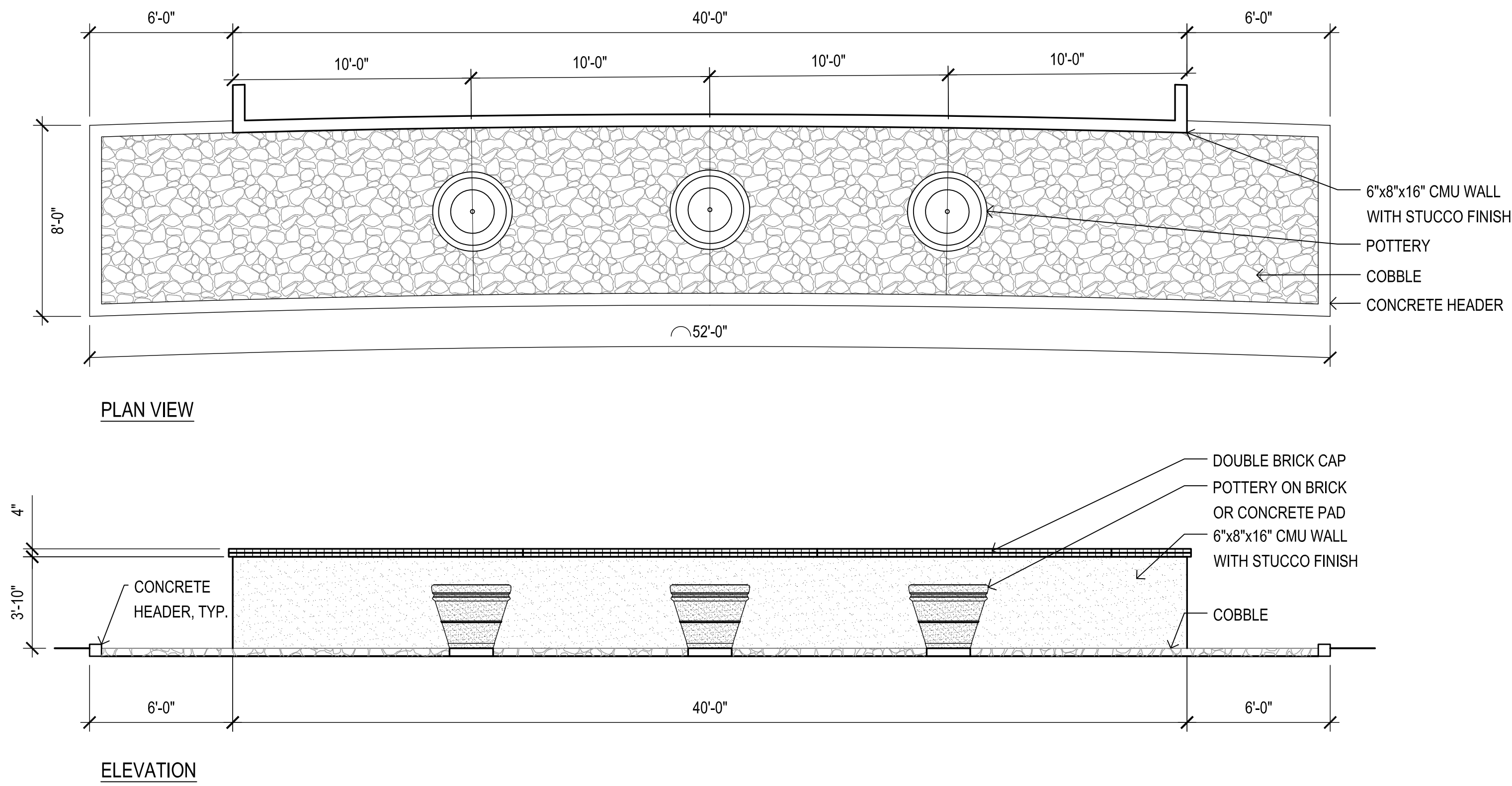
permit number

sheet number

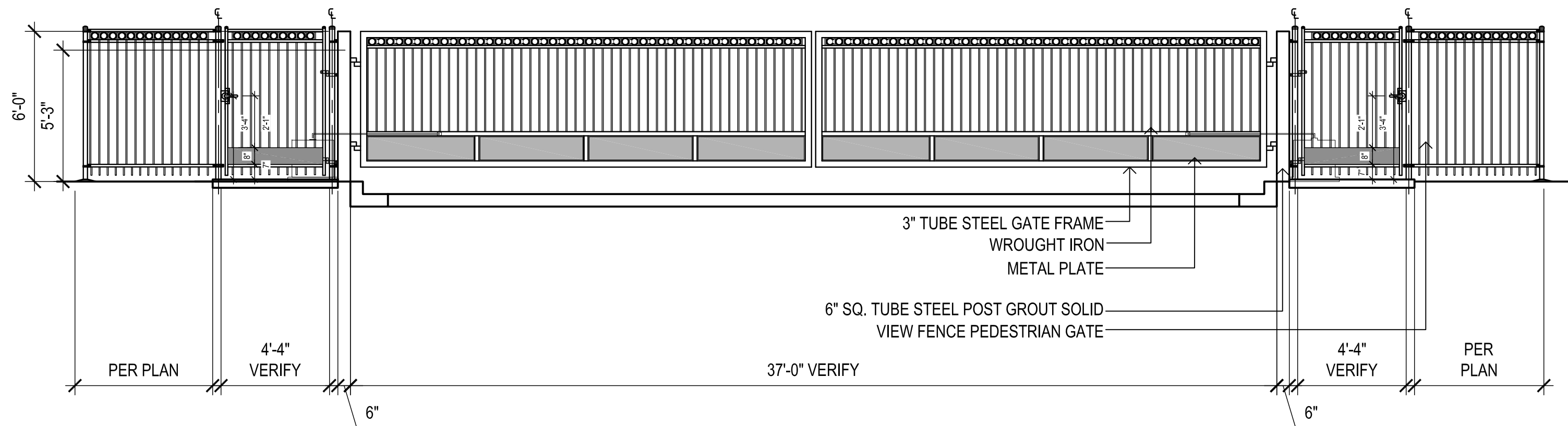
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14 of 18

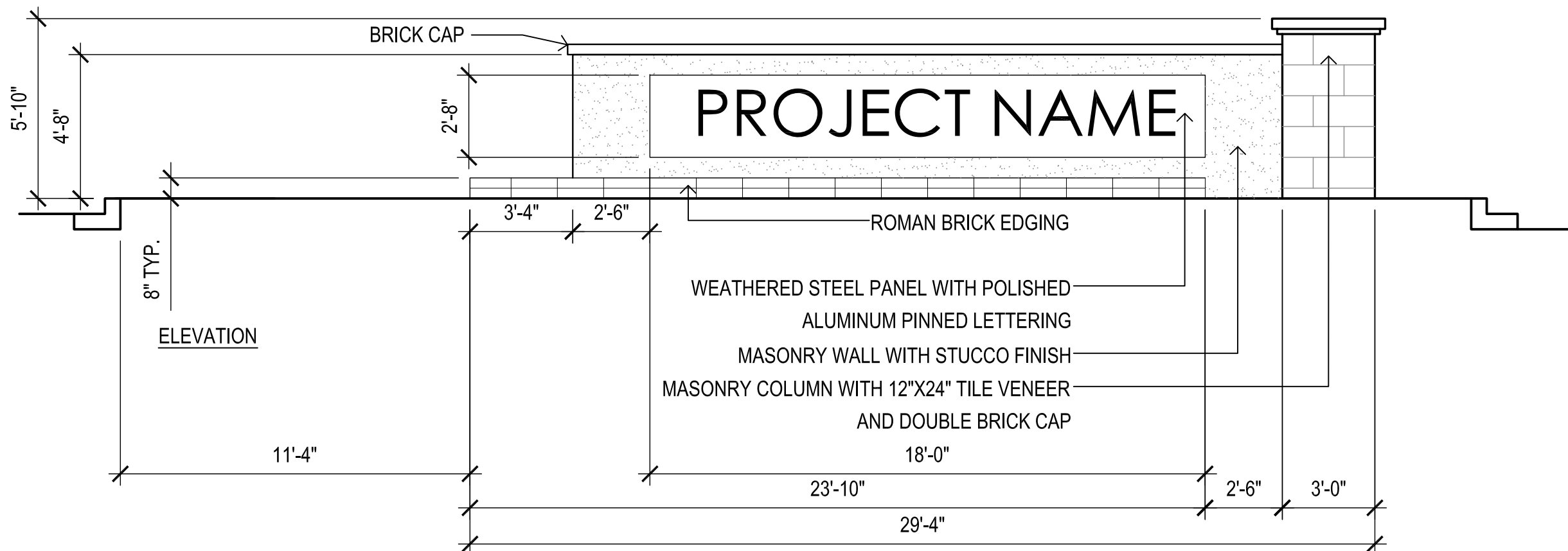
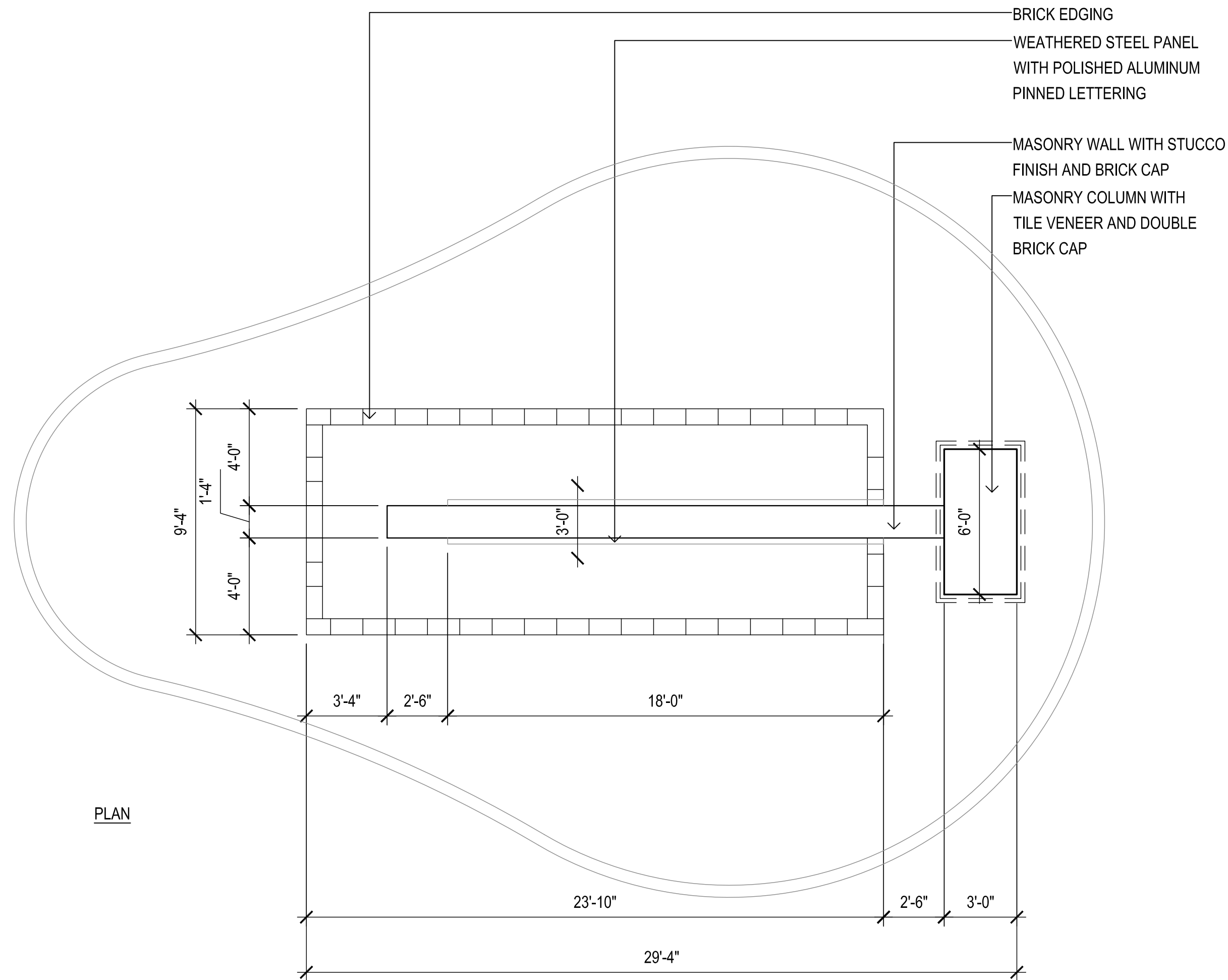
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2 Low Accent Wall @ Concrete Header
SCALE: 1/4"=1'-0"

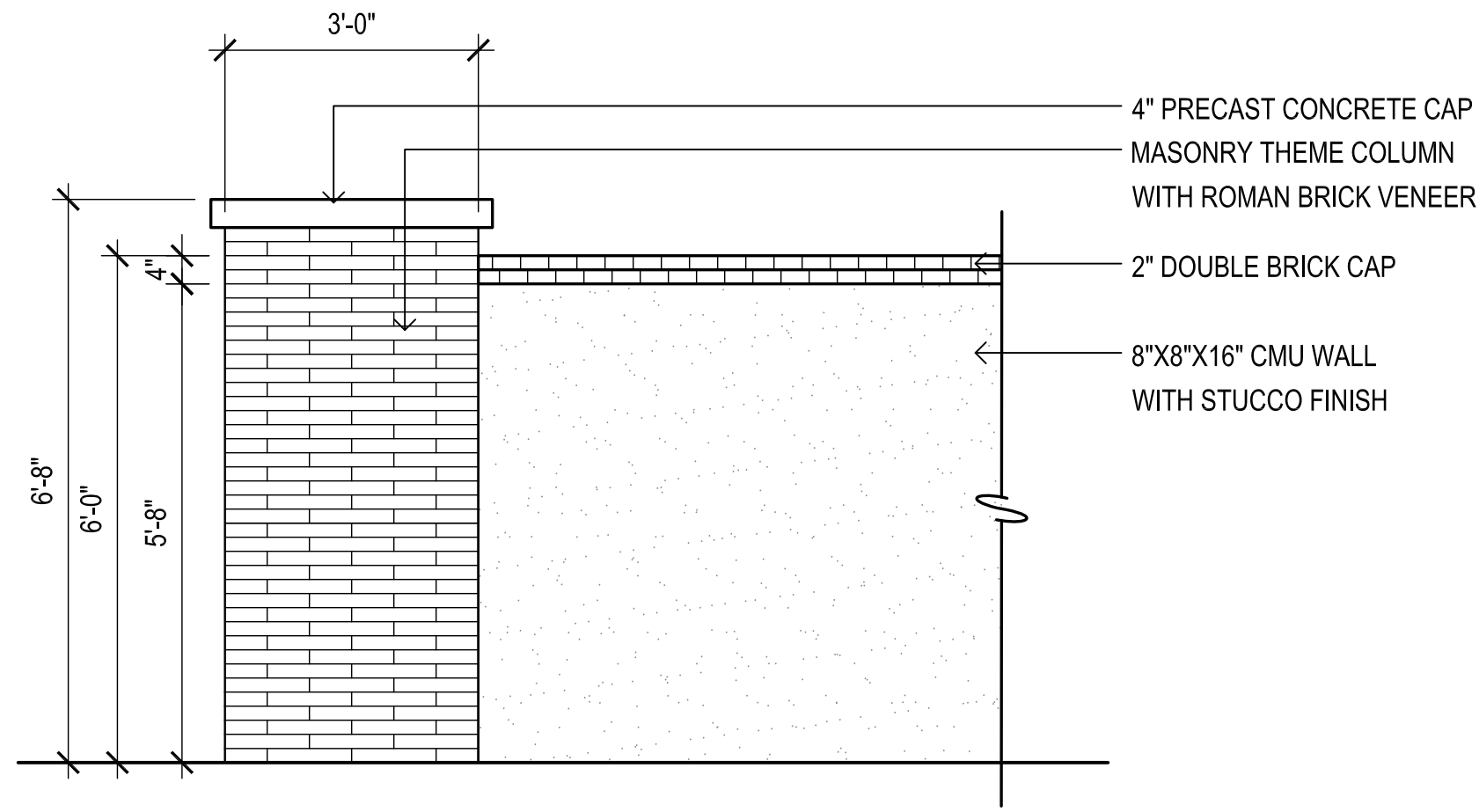


1 Secondary Entry Vehicular Gate
SCALE: 1/4"=1'-0"

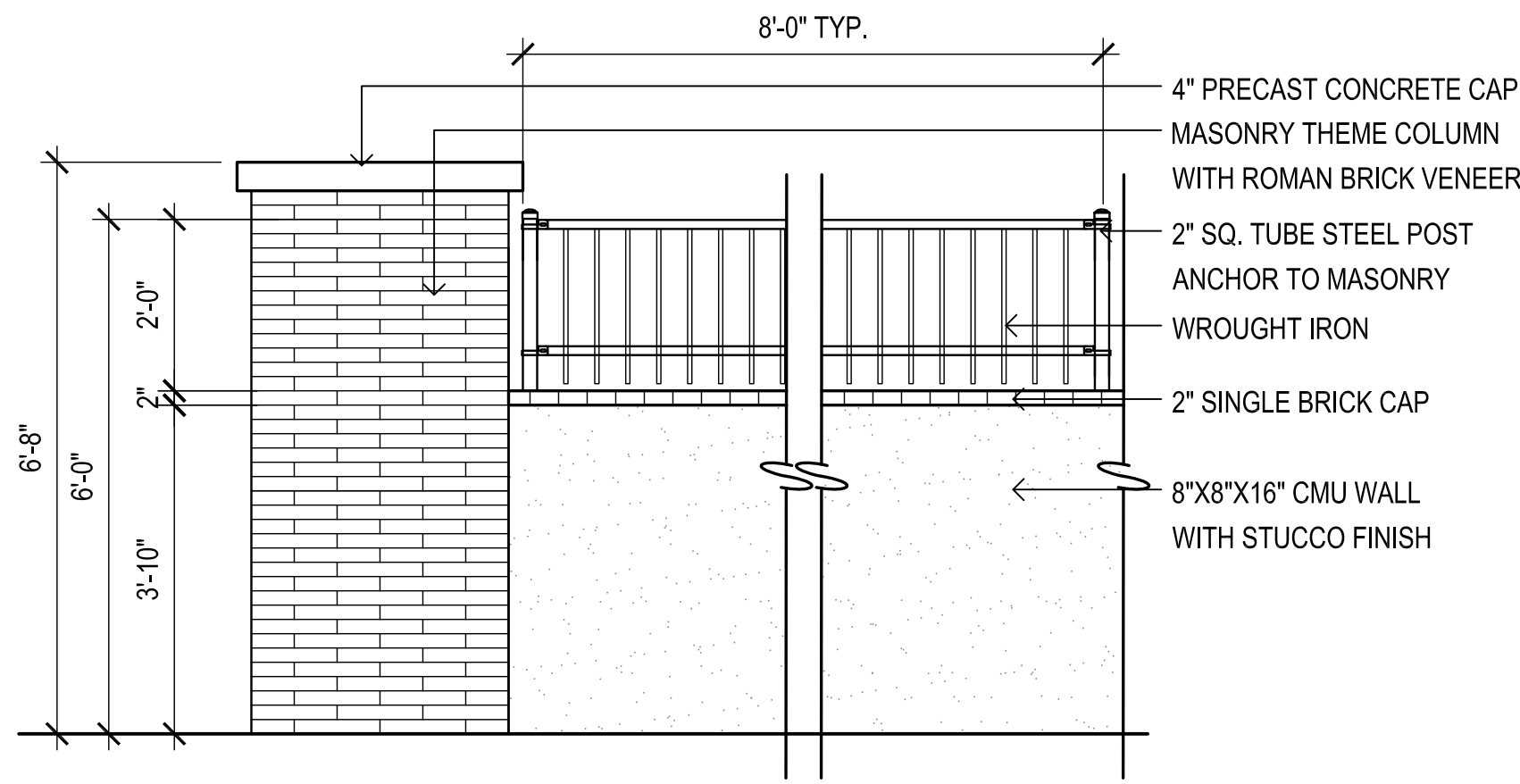


3 Median Entry Monument
SCALE: 1/4"=1'-0"

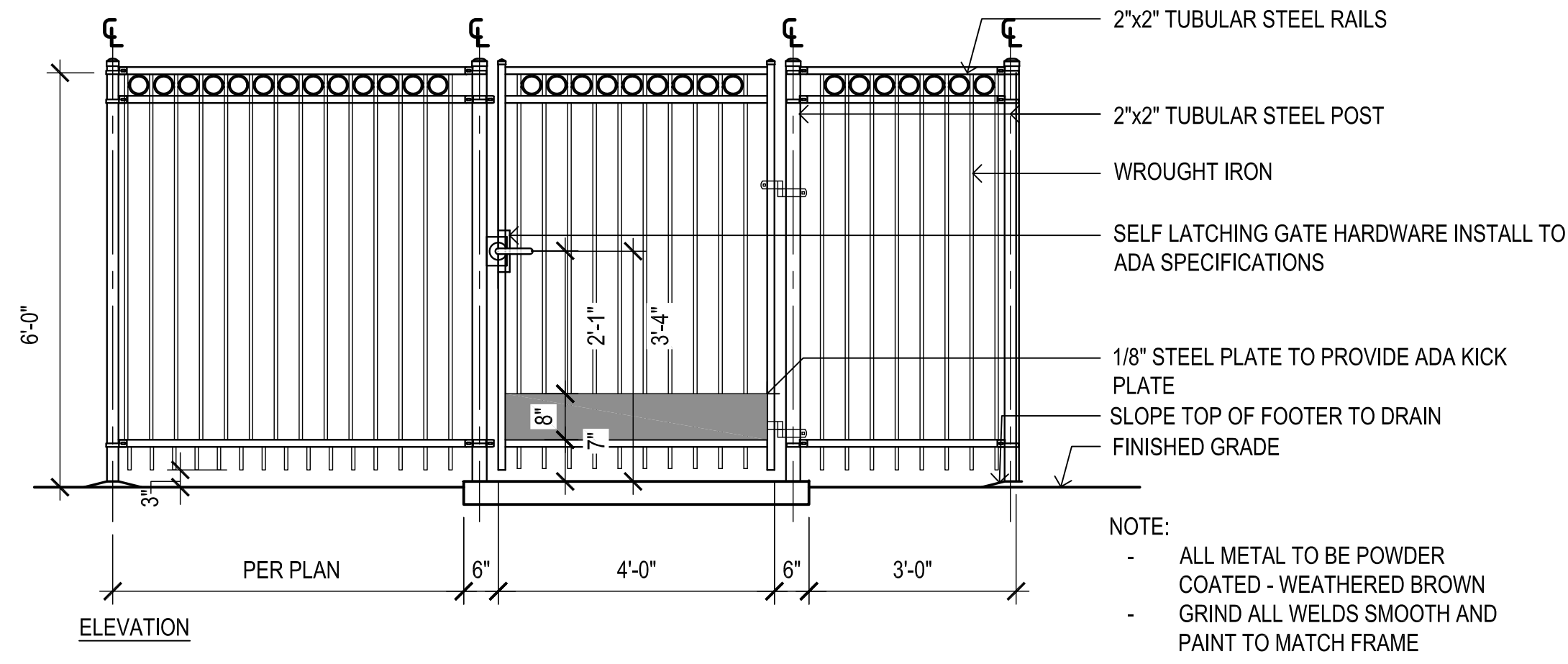
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date issued	11.10.2016
scale	Per Detail
drawn by	MP, JH
checked by	CS
project number	95-027-16
permit number	
sheet number	



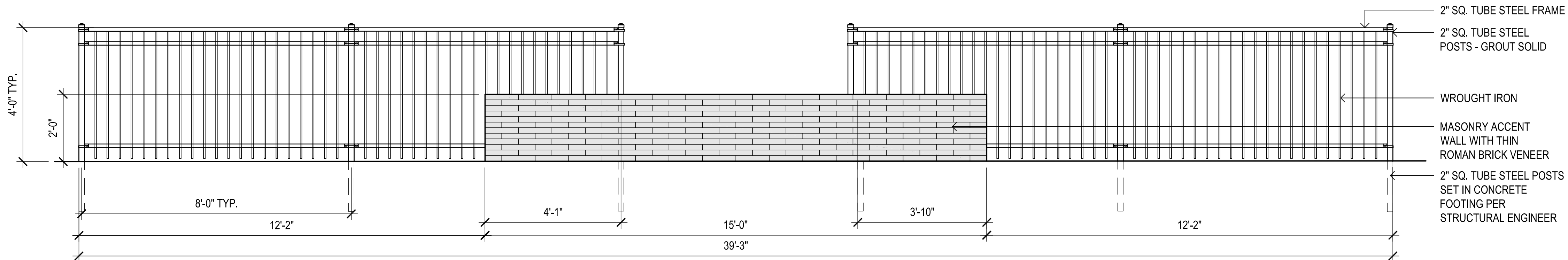
1 Theme Wall
SCALE: 1/2"=1'-0"



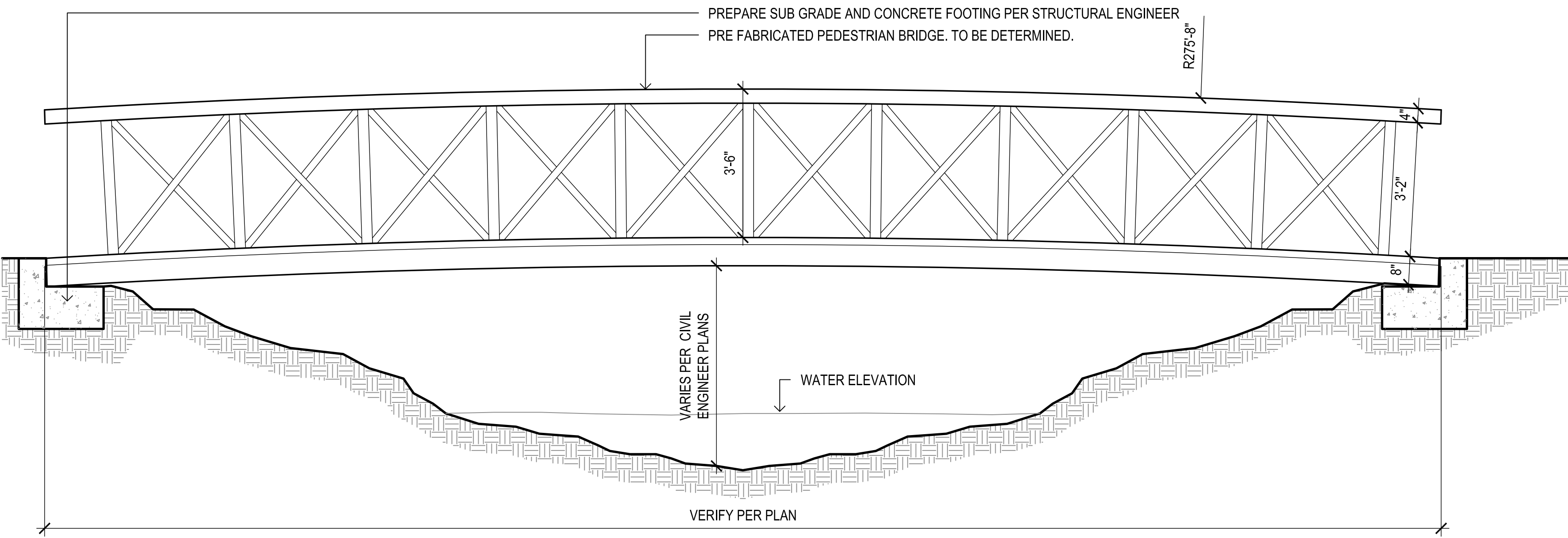
2 Combo View Wall - 2' View / 4' Solid
SCALE: 1/2"=1'-0"



3 6'-0" View Fence / Pedestrian Gate
SCALE: 1/2"=1'-0"



4 Low Accent Wall
SCALE: 1/2"=1'-0"

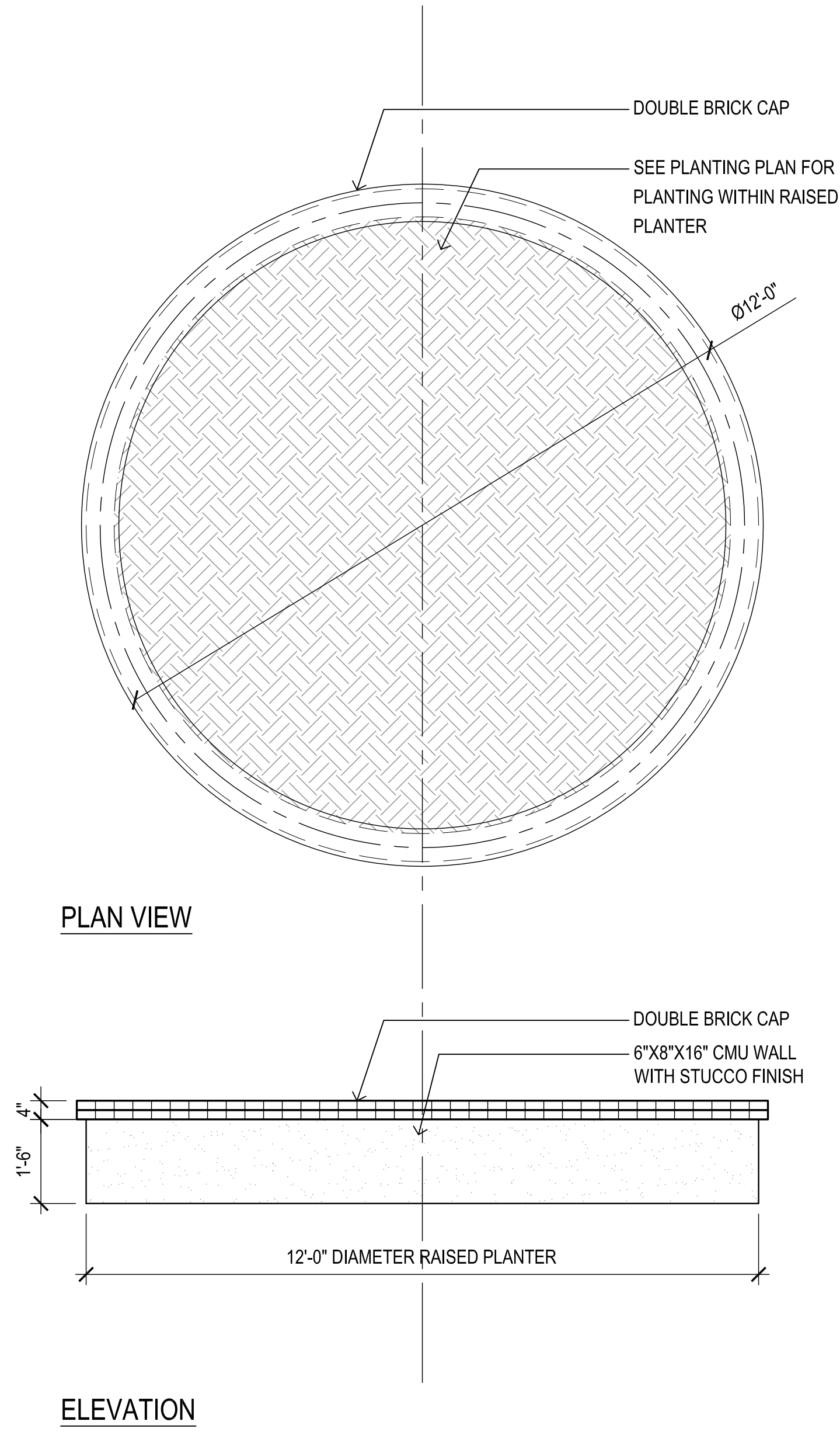
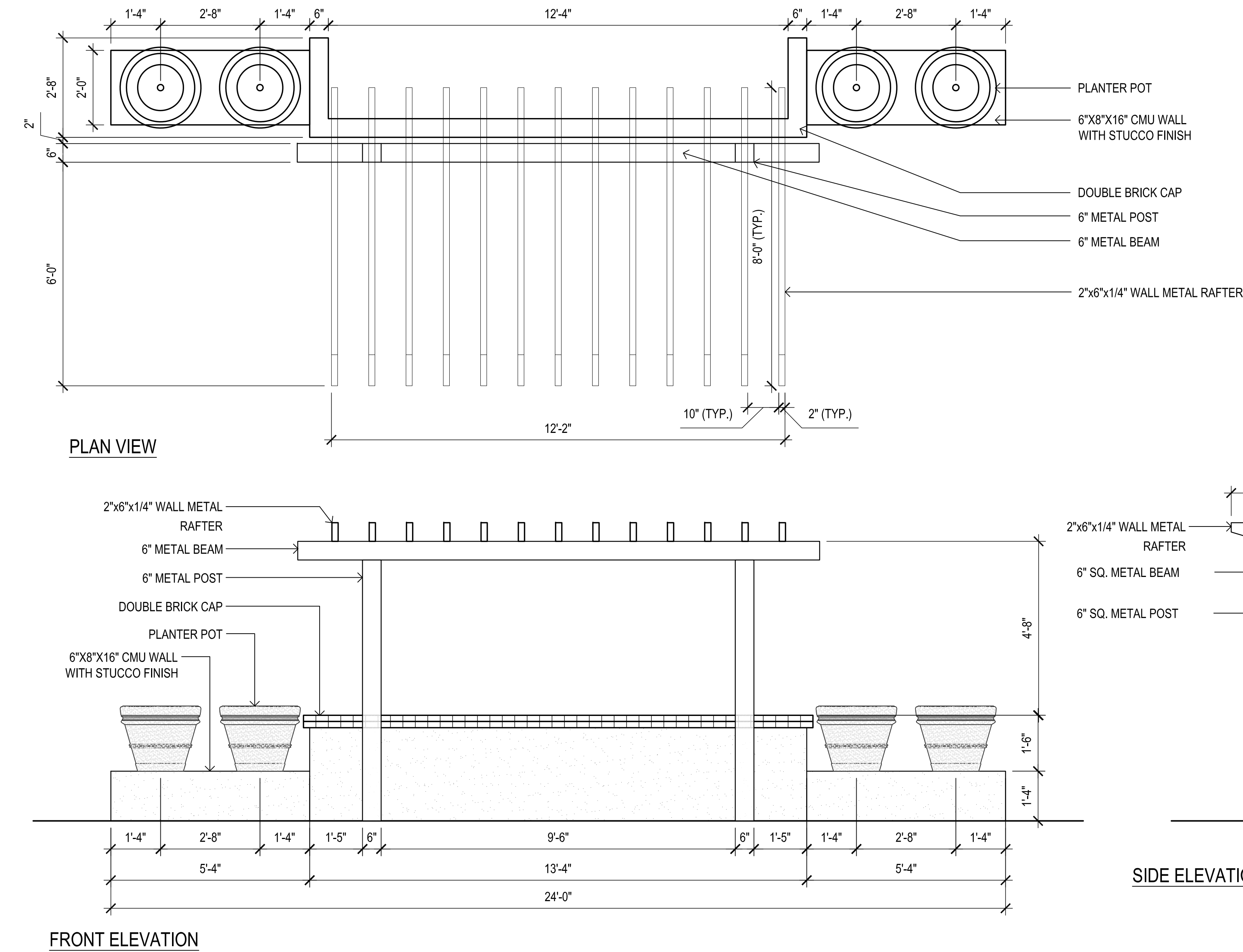


5 Pedestrian Bridge
SCALE: 1/2"=1'-0"

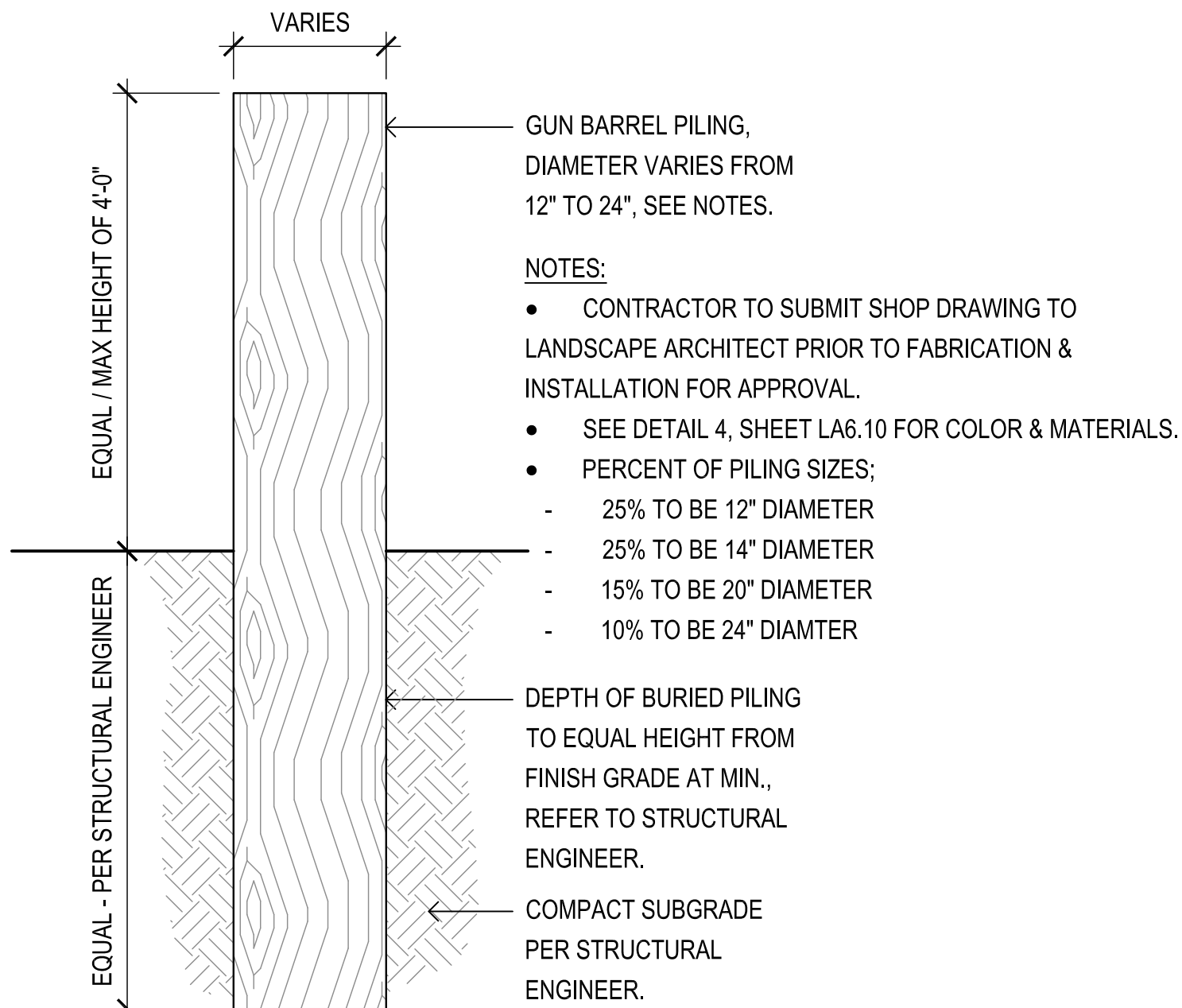


DESIGN INTENT IMAGE
PRE FABRICATED PEDESTRIAN BRIDGE. TO BE DETERMINED.

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□ city submittal		
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11.10.2016		
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Per Detail		
drawn by		
MP, JH		
checked by		
CS		
project number		
95-027-16		
permit number		
sheet number		



1 Stepper Pads

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



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: 189329 - ECLIPSE NET CLIMBER - CLIMBING NETS OR EQUAL
COLOR: TBD

2 Net Climber

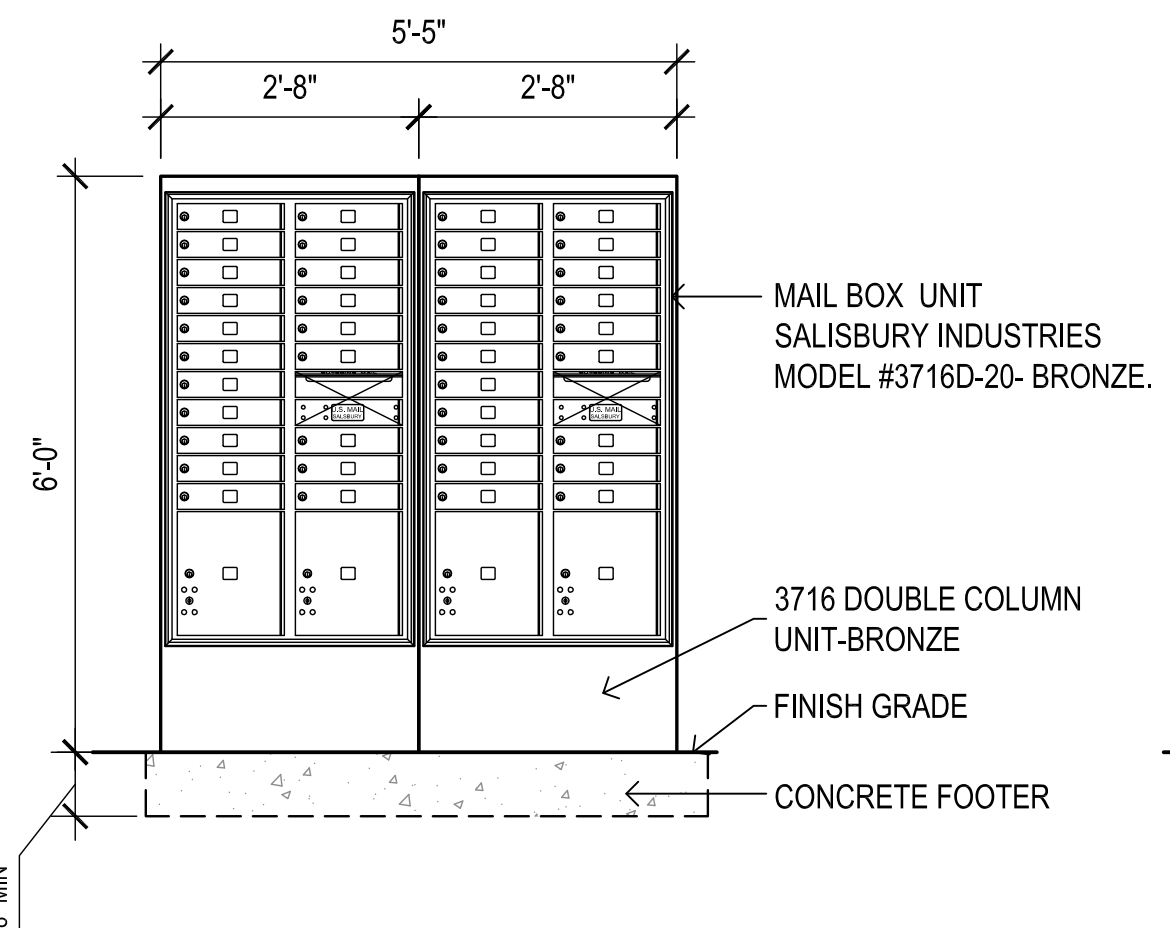
SCALE: 1/2"=1'-0"



MANUFACTURER: LANDSCAPE STRUCTURES OR EQUAL
MODEL: 159883 - COOLTOPPERS PYRAMID (28'X28') OR EQUAL
COLOR: TBD

3 Shade Structure

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

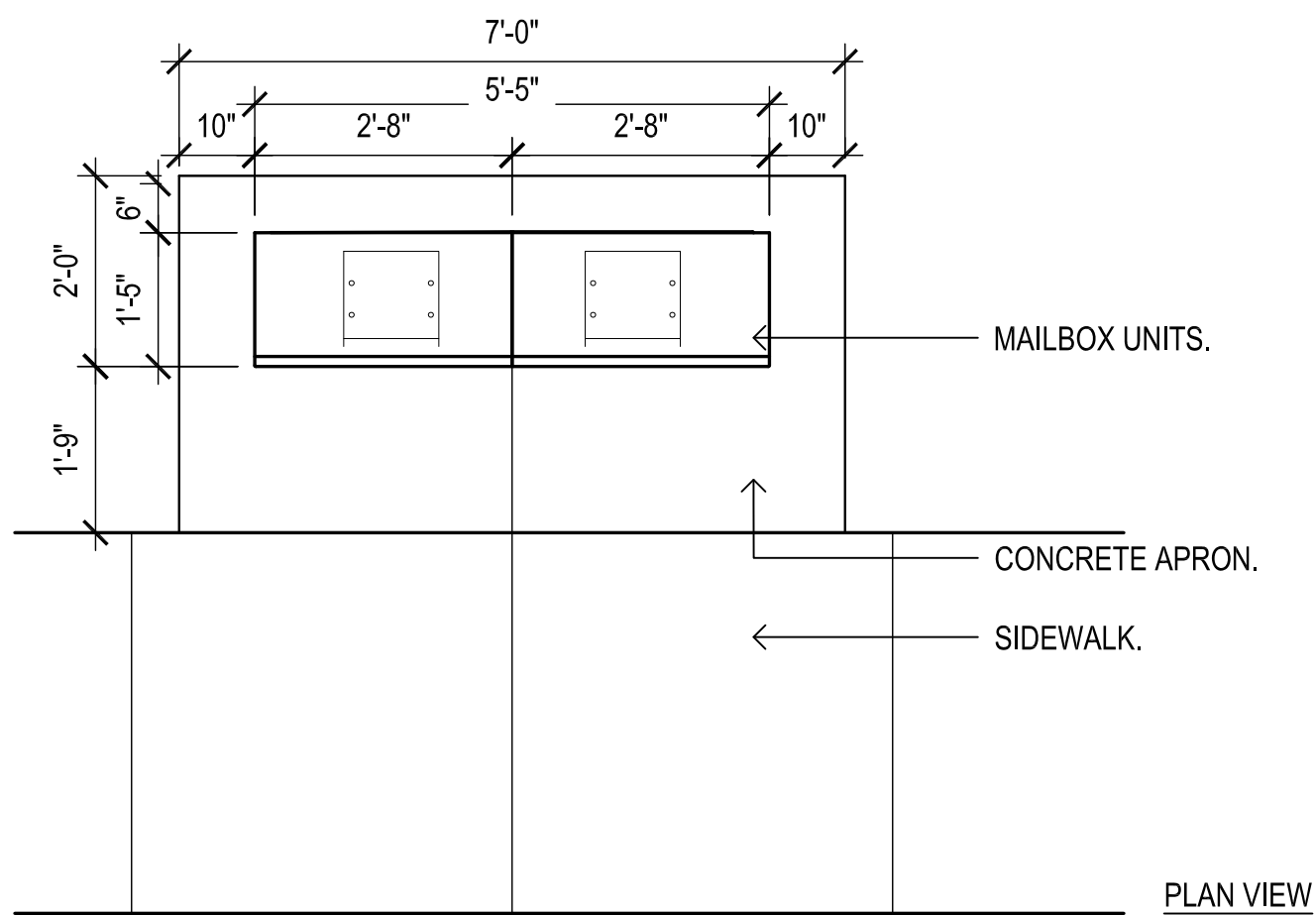


5 Mailbox

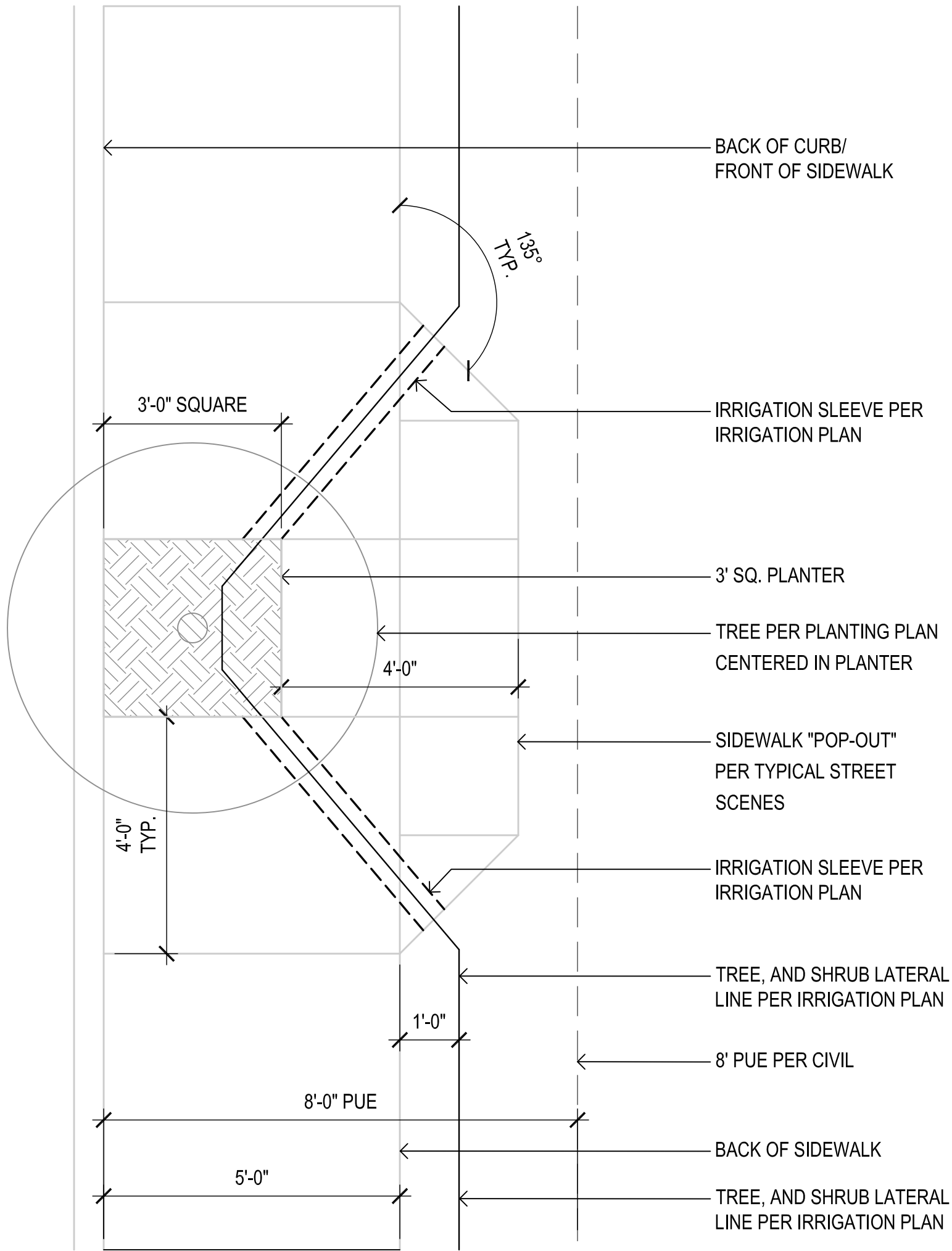
SCALE: 1/2"=1'-0"

4 Roller Slide

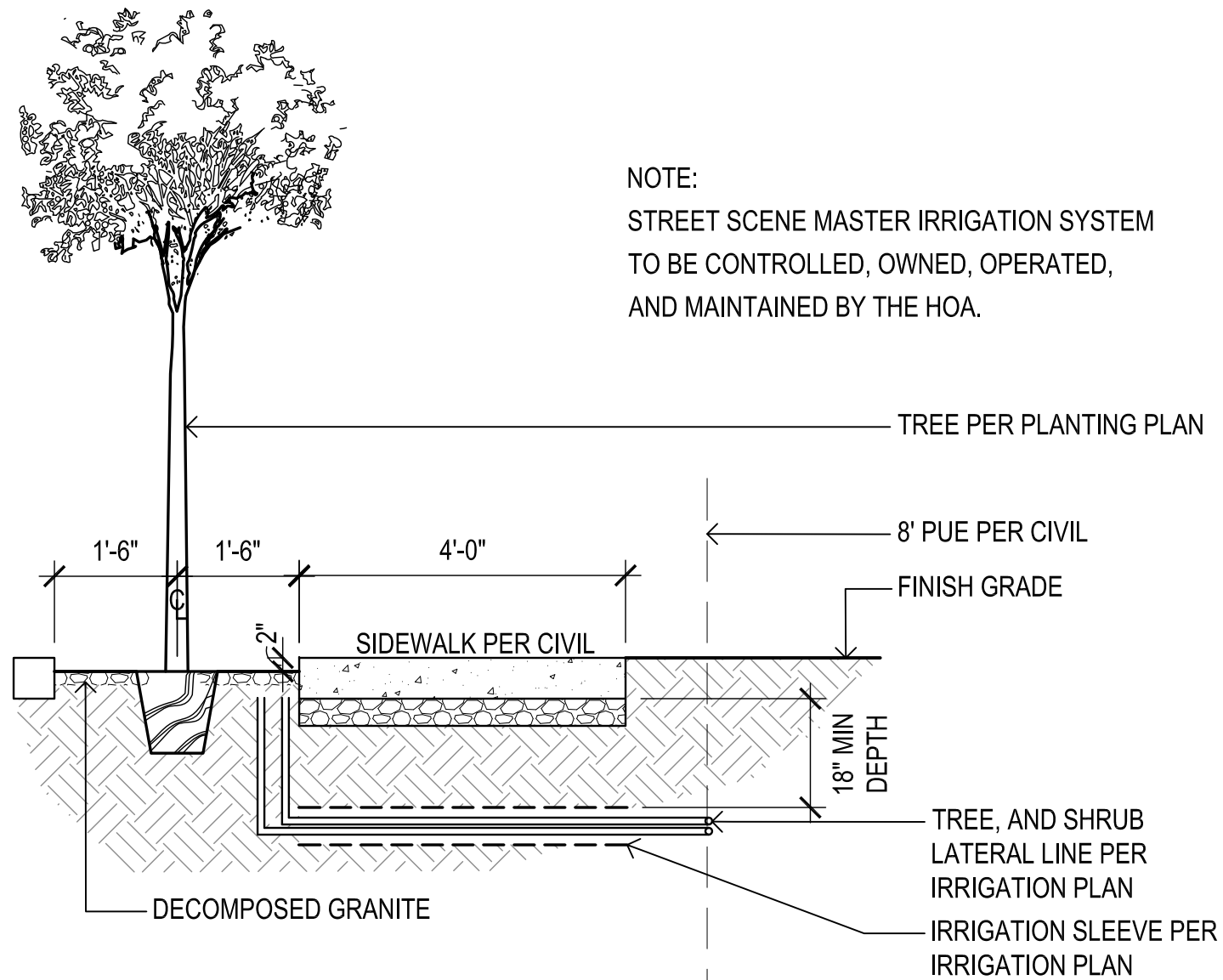
SCALE: 1/2"=1'-0"



- INSTALLATION REQUIREMENTS PER USPS STD-4C
1. AT LEAST ONE CUSTOMER MAILBOX COMPARTMENT SHALL BE POSITIONED LESS THAN 48" ABOVE FINISHED FLOOR (AFF).
 2. NO PARCEL LOCKER COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 15" AFF.
 3. NO CUSTOMER MAILBOX LOCK SHALL BE LOCATED MORE THAN 67" AFF.
 4. NO CUSTOMER MAILBOX COMPARTMENT (INTERIOR BOTTOM SHELF) SHALL BE POSITIONED LESS THAN 28" AFF.
 5. THE USPS ARROW LOCK IN THE CARRIER ACCESS DOOR SHALL BE LOCATED BETWEEN 36" AND 48" AFF.
 6. CONTRACTOR TO INSTALL MAILBOX PER MANUFACTURES SPECIFICATIONS.
- <http://www.mailboxes.com/products/free-standing-enclosure-for-3716-double-column-unit-aluminum/>



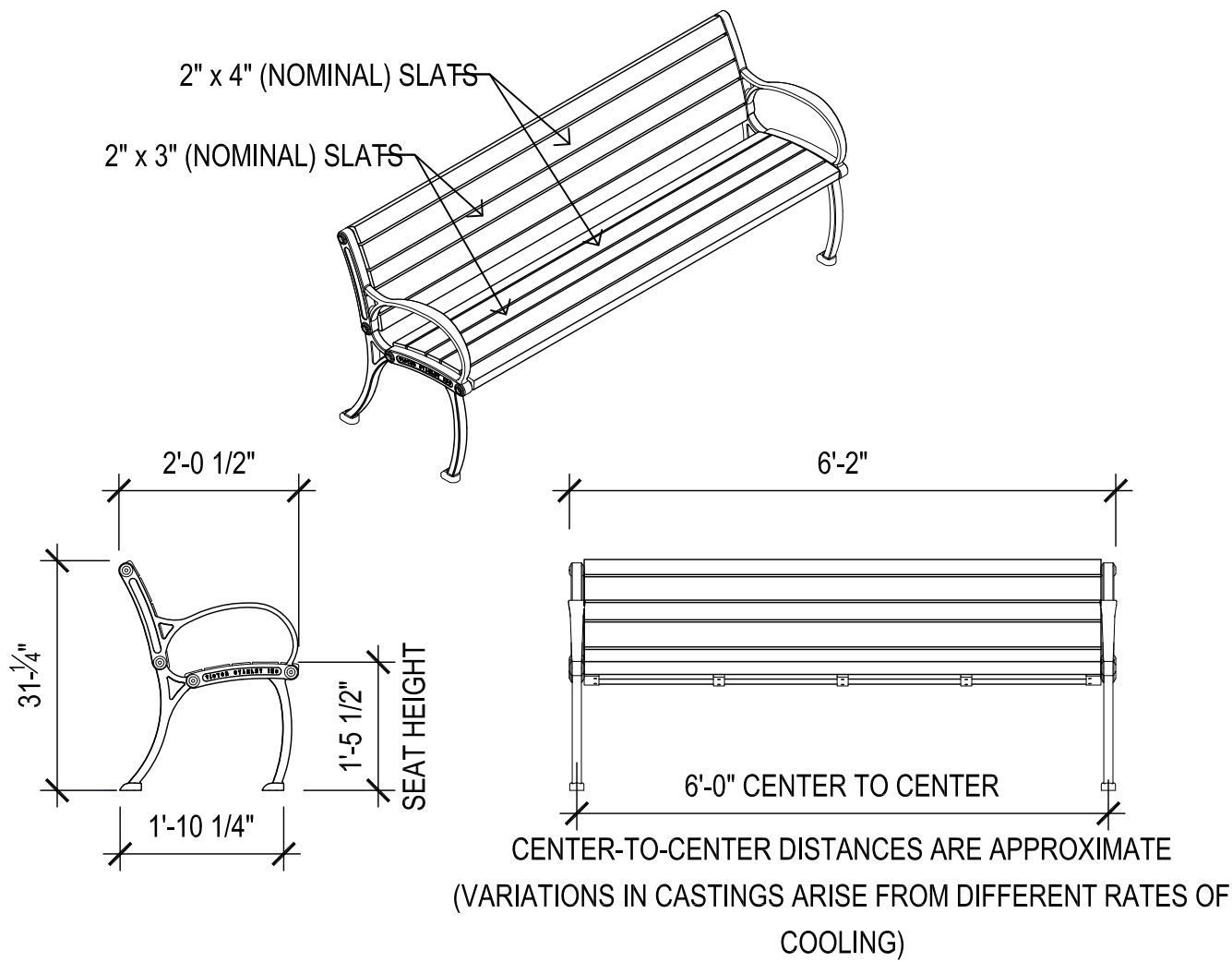
PLAN VIEW



SECTION

6 Street Scene Master Irrigation System

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

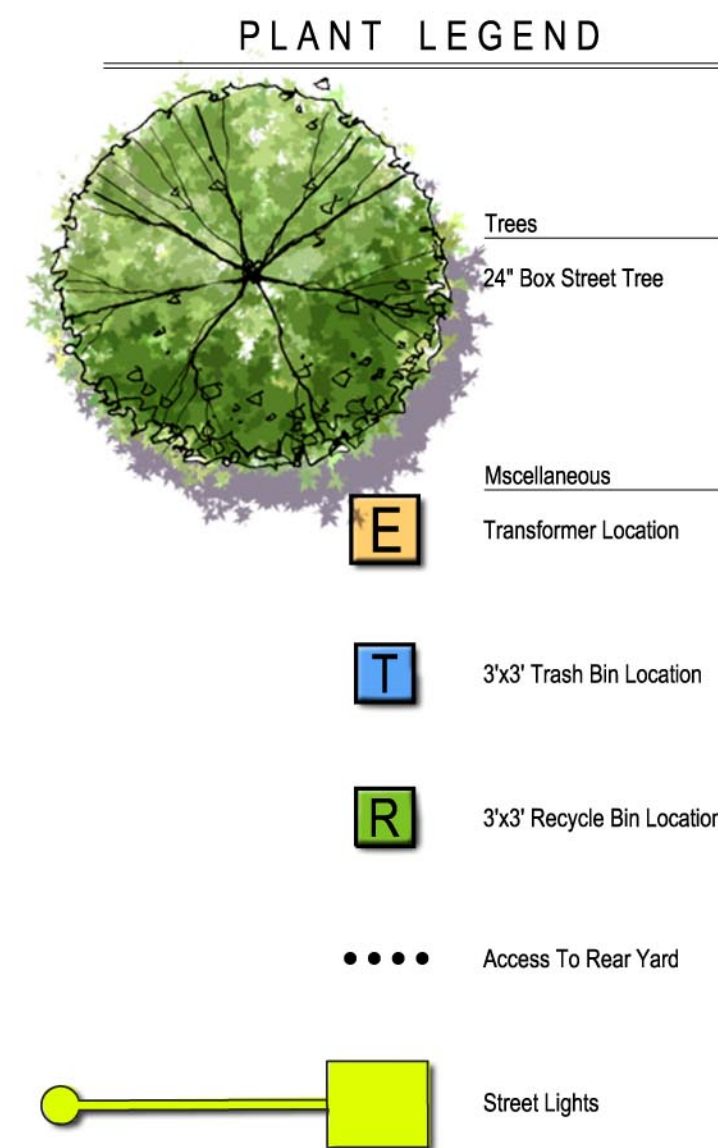


COMPANY: VICTOR STANLEY OR EQUAL
MODEL: FB-324, 6' BENCH, NO CENTER ARM
OR EQUAL
COLOR: BRONZE

P.O. DRAWER 330 - DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
WEB SITE:
[HTTP://WWW.VICTORSTANLEY.COM](http://WWW.VICTORSTANLEY.COM)

7 6'-0" Bench

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

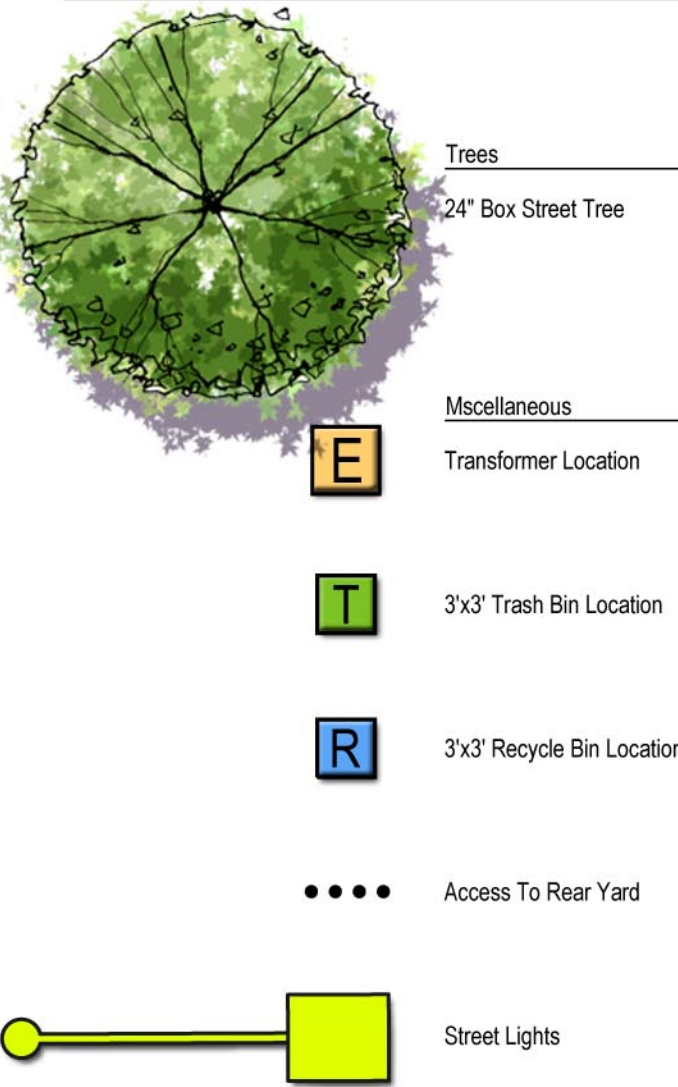




Typical Street Scene
100'x60' Lot / 100'x60' Lot

plan scale 1:10
date: 11.10.16







CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 15, 2016	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

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

Agenda Wording:

Presentation and action item regarding a Site Plan for Pad A, Shops A, and Shops B of the Civic Center located within the Surprise Center Planned Area Development (PAD).

Motion:

Staff recommends the Planning and Zoning Commission approve a Site Plan for Pad A, Shops A, and Shops B of the Civic Center Commercial Center proposed under case FS16-429, subject to stipulations A. through E.

Background:

Carefree Partners, on behalf of Thompson Thrift Development, Inc. request Site Plan approval for the initial phase of a multi-phased commercial center known as Civic Center at Surprise Center. The proposal will include three (3) commercial buildings, one (1) with drive through facilities.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00 - FS16-429 - Civic Center at Surprise Center- Site Plan- Staff Report](#)
- ☐ [01 - FS16-429 - Civic Center at Surprise Center- Site Plan - Vicinity Maps](#)
- ☐ [02 - FS16-429 - Civic Center at Surprise Center- Site Plan - Master Site Plan](#)
- ☐ [03 - FS16-429 - Civic Center at Surprise Center- Site Plan - Specific Site Plan](#)
- ☐ [04 - FS16-429 - Civic Center at Surprise Center- Site Plan - Shops A and B Elevations](#)
- ☐ [05 - FS16-429 - Civic Center at Surprise Center- Site Plan - Pad A Elevations](#)

- ☐ [06 - FS16-429 - Civic Center at Surprise Center- Site Plan - Phasing Plan](#)
- ☐ [07 - FS16-429 - Civic Center at Surprise Center- Site Plan - Landscape Plan](#)
- ☐ [08 - FS16-429 - Civic Center at Surprise Center- Site Plan - 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

Case: FS16-429

Project Name: Civic Center at Surprise Center Site Plan

Council District: 5 - Palm

Meeting Date: December 15, 2016

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: Carefree Partners

Applicant: Thompson Thrift Development, Inc.

Request: Approval of the first phase of a multi-phased commercial center site plan

Site Location: Generally, on the southwest corner of Bell Road and North Civic Center Boulevard within the Surprise Center Planned Area Development (PAD)

Site Size: Approximately 8.13 Acres

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: Neither support or opposition was encountered.

Staff Recommendations: Staff recommends the Commission move **approve** the proposed Site Plan, subject to Stipulations A. through E.

Project Description:

Carefree Partners, on behalf of Thompson Thrift Development, Inc. request Site Plan approval for the initial phase of a multi-phased commercial center known as Civic Center at Surprise Center. The proposal will include three (3) commercial buildings, one (1) with drive through facilities.

Existing Zoning:

The following chart existing zoning and use of the subject site and its surroundings.

Sun Village (Kingswood Parke) Residential PAD Developed	Sun Village (Kingswood Parke) Residential PAD Developed	Sun Village (Kingswood Parke) Residential PAD Developed
Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Operating Medical Facility
Surprise Center PAD Vacant	Surprise Center PAD Vacant	Surprise Center PAD Operating Office Facility

Background:

June 12, 1980: The subject parcels were annexed into the City of Surprise.

January 25, 2001: The Mayor and City Council approved a PAD for Surprise Center under case PAD00-105.

July 7, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-269.

October 3, 2016: The applicant filed a request for a Site Plan under case FS16-429, the subject case.

Analysis and Discussion:

Surprise Center is a one (1) square mile Planned Area Development (PAD) bounded by Greenway Road to the south, Bullard Avenue to the west, Bell Road to the North, and Litchfield Road to the east.

The proposed Master Site Plan proposes to encompass 8.13 acres of the 640 acre (1 square mile) PAD, and will provide a multi-phased commercial center. The applicant is seeking approval of 2.00 acres (Lots 2 and 3) of the commercial center. Pad A (Lot 2) is proposed to be a 3,000 square foot drive through restaurant facility. A stipulation from staff will be to provide safe passage for pedestrians crossing to southern parking facilities.

Shops A and B propose to encompass 9,213 square feet of building space. These buildings, in conjunction with Pad A, will provide parking both towards the north along Bell Road, and to the interior of the project to the south. A shared access and parking agreement will be included with a Final Plat currently being processed for this particular area.

It is anticipated that Lots 1 and 4 will be the next phases to progress. The southern portion of the commercial center (Lots 5 and 6) will complete the facility when users have been determined. All right-of-way work including drive approaches and right-of-way landscaping will be completed as part of the initial project scope along all 4 street frontages.

Civic Center Drive to the east of the site exists and will remain. Elm Street to the south will be extended along the south side of the project and will meet the City of Surprise street standards. A new private roadway will be built to the west of the project and will also be designed to meet Surprise Street Standards.

Right-of-way improvements including landscaping will be provided along Bell Rd to meet the requirements of the PAD. Half street landscaping will be provided along Elm Street and the private drive to the west.

The architecture of Shops A, Shops B and the Pad A building conforms to the requirements of the Surprise Center PAD and is of a Mediterranean style, consistent with the other developments to the east of this project also in the Surprise Center PAD. A combination of stucco and brick will be used with colors consistent with the Mediterranean style of architecture. Towers, arches and decorative features are included to help reinforce this theme. The building forms provide deep recesses for entries and windows suggesting the thick masonry construction of the theme. Overhangs and shading elements are provided to break up the mass of the building and provide elements of shade and texture on the buildings.

An open space courtyard between Shops A and B will be provided to encourage outdoor uses. A pedestrian linkage from this courtyard is provided to the south through a large landscaped area to the future uses on the south.

Landscaping theme will be consistent with the Surprise Center PAD and will be designed to enhance and incorporate the Mediterranean architectural theme.

Utility and Services Table:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG

Surprise General Plan 2035:

The Surprise General Plan 2035 shows the subject property as lying within the Commerce and Office Character Area under a Transit Oriented Development District. The proposed project would conform to this designation.

Reviewing Agencies:

The standard city and outside reviewing agencies indicate no objections to the request.

Summary:

Staff believes the proposed Site Plan for Pad A, Shops A, and Shops B, will allow commercial development to take place within an otherwise vacant site.

Site Plan Findings:

- The Site Plan for Pad A, Shops A, and Shops B of the Civic Center at Surprise Center is in conformance with the Surprise Center PAD.
- The Site Plan for Pad A, Shops A, and Shops B of the Civic Center at Surprise Center is in conformance with the City of Surprise General Plan.

Site Plan Recommendation:

Based on the findings noted above, staff then recommends the Commission move to approve Case FS16-438, A Site Plan for Pad A, Shops A, and Shops B of the Civic Center at Surprise Center, subject to stipulations A. through E. as outlined below:

- A. The Master Site Plan prepared by Archicon Architecture and Interiors, L.C., date received November 18, 2016, will be revised and submitted for review to include the following modifications:
 1. All comments from Specific Site Plan apply to Master Site Plan.
 2. Shops A and Shops B will be labeled separately.
 3. The connecting lattice between Shops A and B will be shown.
 4. A pedestrian walkway with alternative paving and warning signage approved by city staff will be shown south of Pad A.
 5. The pedestrian walkway shown from future Lot 1 to the south will extend to the sidewalk on Lot 5.
 6. The parking screen wall will be shown north of the parking for Lots 1 and 4.
- B. The Specific Site Plan prepared by Archicon Architecture and Interiors, L.C., date received November 18, 2016, will be revised and submitted for review to include the following modifications:
 1. All comments from Master Site Plan apply to Specific Site Plan.
 2. Grease/Oil interceptor and associated lines will be shown and engineering calculations must be submitted with the plumbing plans to document and demonstrate the size to be installed is sufficient for the facility type, use capacity, and customer volume.
 3. Backflow preventer and associated lines and appurtenances will be shown.

147 C. The Landscape Plan prepared by Neill + Young Associates, LLC, date received November 18,
148 2016, will be revised and submitted for review to include the following modifications:

149 1. All comments from Master Site Plan and Specific Site Plan apply to the Landscape Plan.

150 D. The proposed site plan cannot be deemed approved until all comments are addressed and
151 the associated Final Plat under Case FS16-429 is approved by the Mayor and City Council.

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

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

156

157 **Attachments:**

158

159 01 - Vicinity Maps

160 02 - Master Site Plan

161 03 - Specific Site Plan

162 04 - Shops A and B Elevations

163 05 - Pad A Elevations

164 06 - Phasing Exhibit

165 07 - Landscape Plan

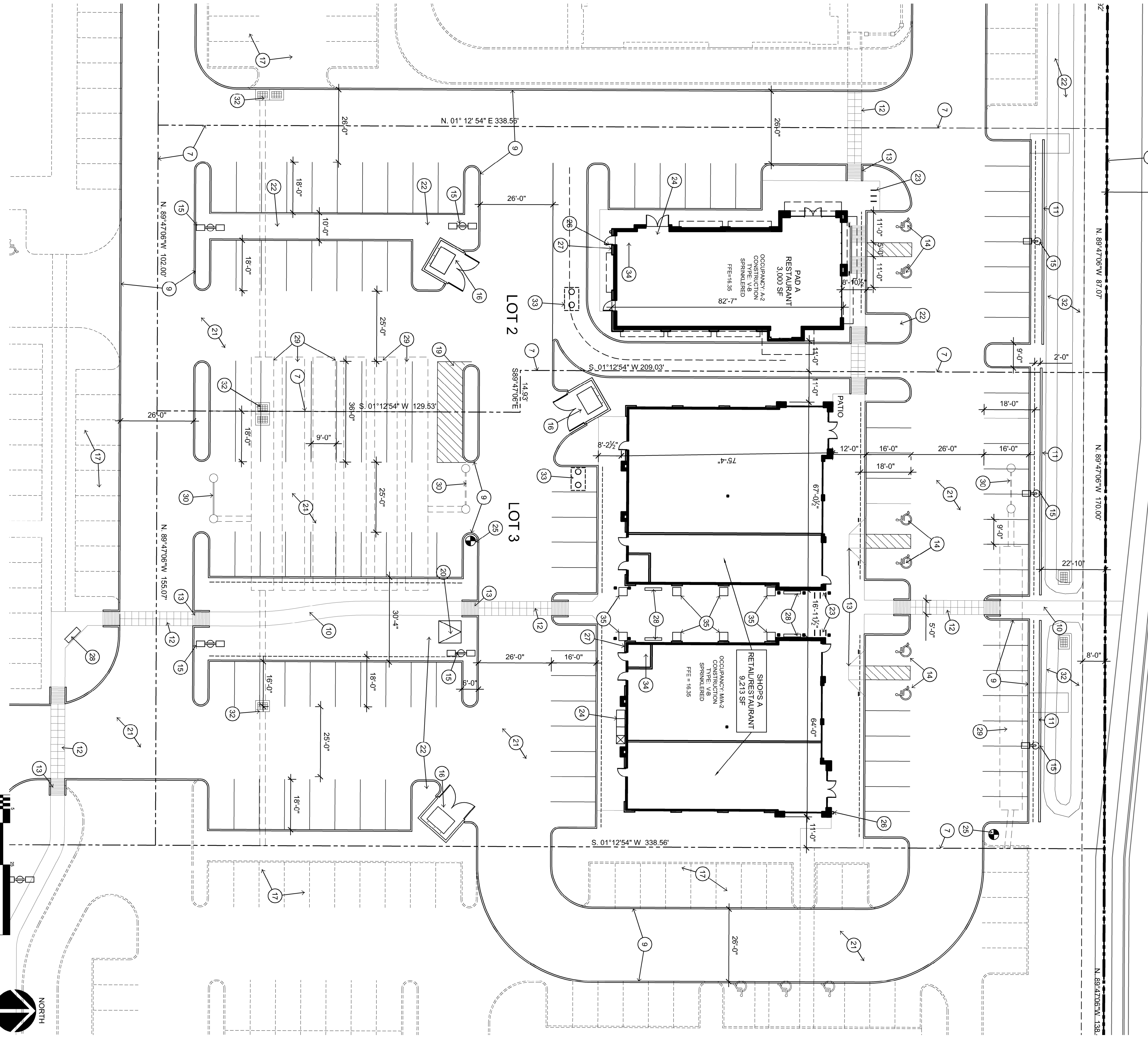
VICINITY MAP



VICINITY MAP



BELL ROAD



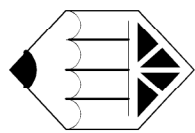
1 SITE PLAN

SCALE: 1" = 20'-0"

3 KEYNOTES

- EXISTING STREET AND PAVEMENT
- EXISTING CONCRETE CURB
- EXISTING MEDIAN
- EXISTING SIDEWALK
- EXISTING PLANTER WITH STREET TREE
- PROPERTY LINE
- PARCEL PROPERTY LINE
- NEW STREET AND PAVEMENT - SEE CIVIL
- NEW CONCRETE CURB
- NEW CONCRETE SIDEWALK
- 3'-0" HIGH CMU SCREEN WALL - SPLIT-FACE, PAINTED TO MATCH BUILDING
- DECORATIVE CONCRETE CROSSWALK, PROVIDE 30" SQUARE SAW CUT JOINTS
- ADA RAMP
- ADA PARKING STALL
- PARKING LOT LIGHT FIXTURE
- TRASH ENCLOSURE
- FUTURE PARKING
- FUTURE BUILDING
- LOADING ZONE
- ELECTRICAL TRANSFORMER LOCATION
- ASPHALT PAVING
- LANDSCAPE AREA
- BICYCLE RACK (3 TOTAL - 6 BIKES)
- S.E.S. (ELECTRICAL SERVICE ENTRY SECTION)
- FIRE HYDRANT
- F.D.C. (FIRE DEPARTMENT CONNECTION)
- KNOX BOX LOCATION
- 8 FT LONG BENCH
- UNDERGROUND RETENTION TANK (SEE CIVIL)
- DRYWELL (SEE CIVIL)
- DRAINAGE CATCH BASIN (SEE CIVIL)
- RETENTION BASIN (SEE CIVIL)
- GREASE INTERCEPTOR LOCATION
- FIRE RISER ROOM
- POT WITH LANDSCAPING

- LOT 2 - FAST FOOD WITH DRIVE-THRU**
- BUILDING SIZE: 3,000 SF
LOT SIZE: 31,417.04 SF
PARKING PROVIDED: 45 SPACES
2 ADA PARKING SPACES
- BUILDING LOT COVERAGE: 9.55%
LANDSCAPE AREA (NON-PERVIOUS): 5,180 SF 16.49%
TOTAL IMPERMEABLE SURFACE: 26,232.04 SF 83.51%
- LOT 3 - RETAIL/RESTAURANT**
- BUILDING SIZE: 9,213 SF (PER IBC) 8,754 S.F. (LEASEABLE)
LOT SIZE: 55,621.27 SF
PARKING PROVIDED: 80 SPACES
4 ADA PARKING SPACES
- BUILDING LOT COVERAGE: 16.56%
LANDSCAPE AREA (NON-PERVIOUS): 11,257 SF 20.24%
TOTAL IMPERMEABLE SURFACE: 44,364.27 SF 79.76%



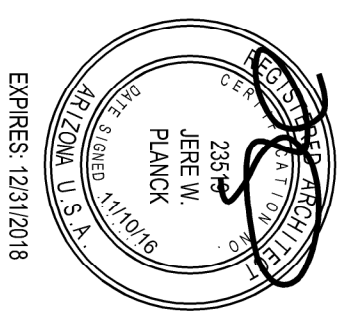
ARCHICON
Architecture & Interiors, L.C.
5555 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 272-4295
FAX: (602) 276-4305
WWW.ARCHICON.COM

RETAIL DEVELOPMENT

S.W.C. W. BELL RD & CIVIC CENTER DR.
SURPRISE, ARIZONA

JOB NO:	161772-10-01
PROJECT NAME:	J. KOSKI
DRAWN BY:	J. KOSKI
CHECKED BY:	J. PLANK
DATE:	10/23/2016

NO.	REVISION	DATE

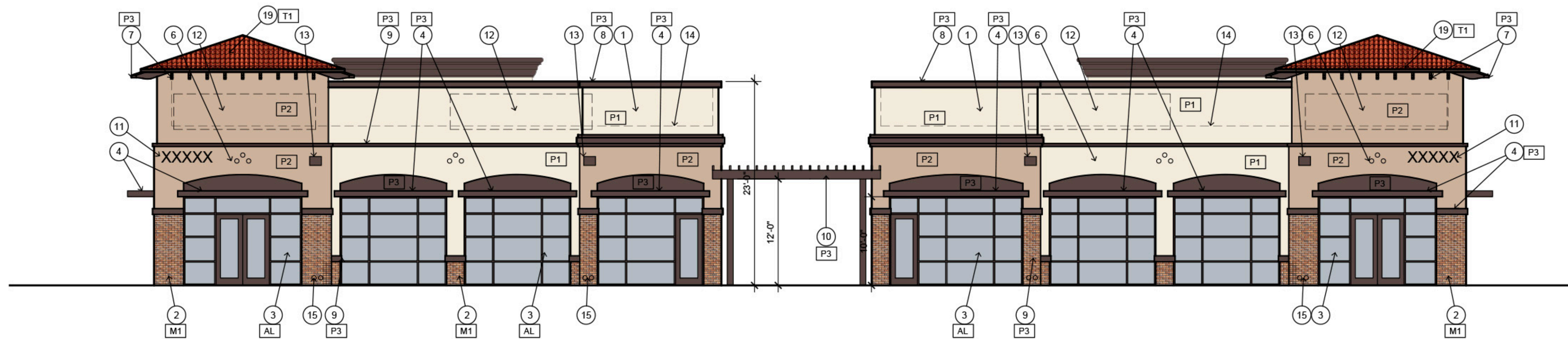


DR1.1

ISSUE DATE: 10 NOV 2016

SHEET TITLE:
DEVELOPMENT SITE PLAN

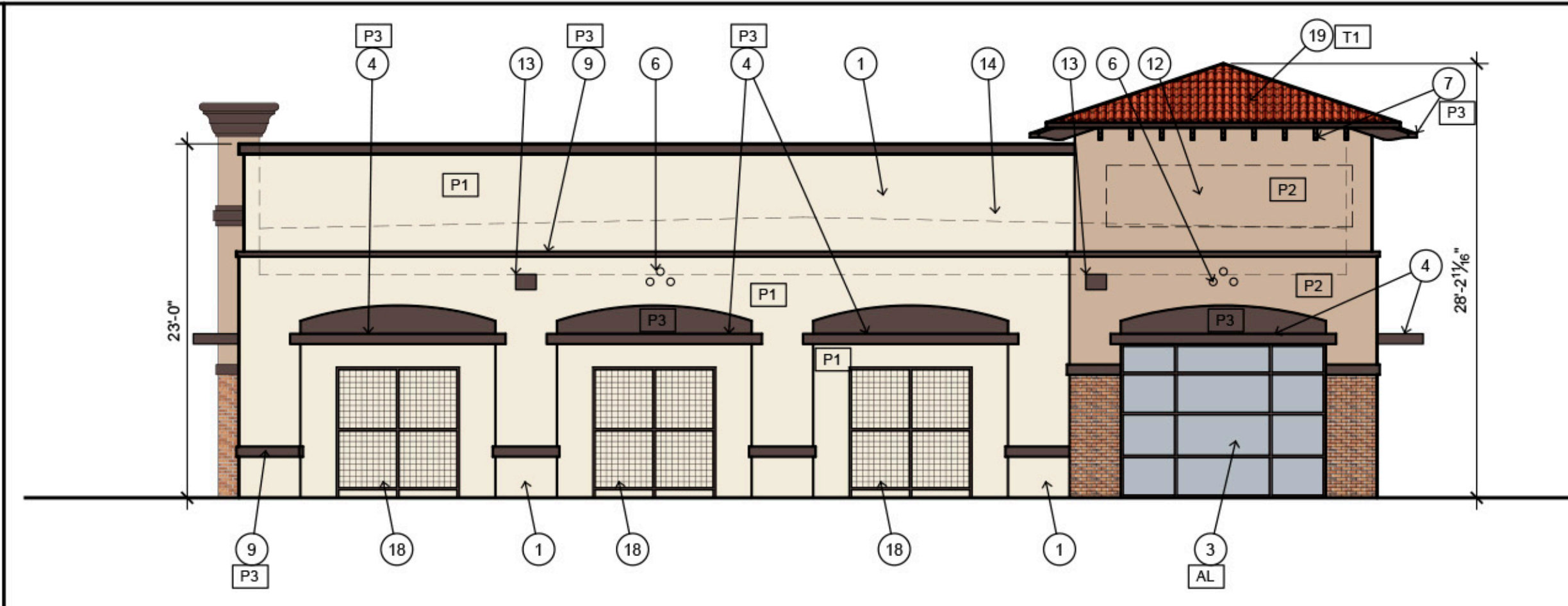
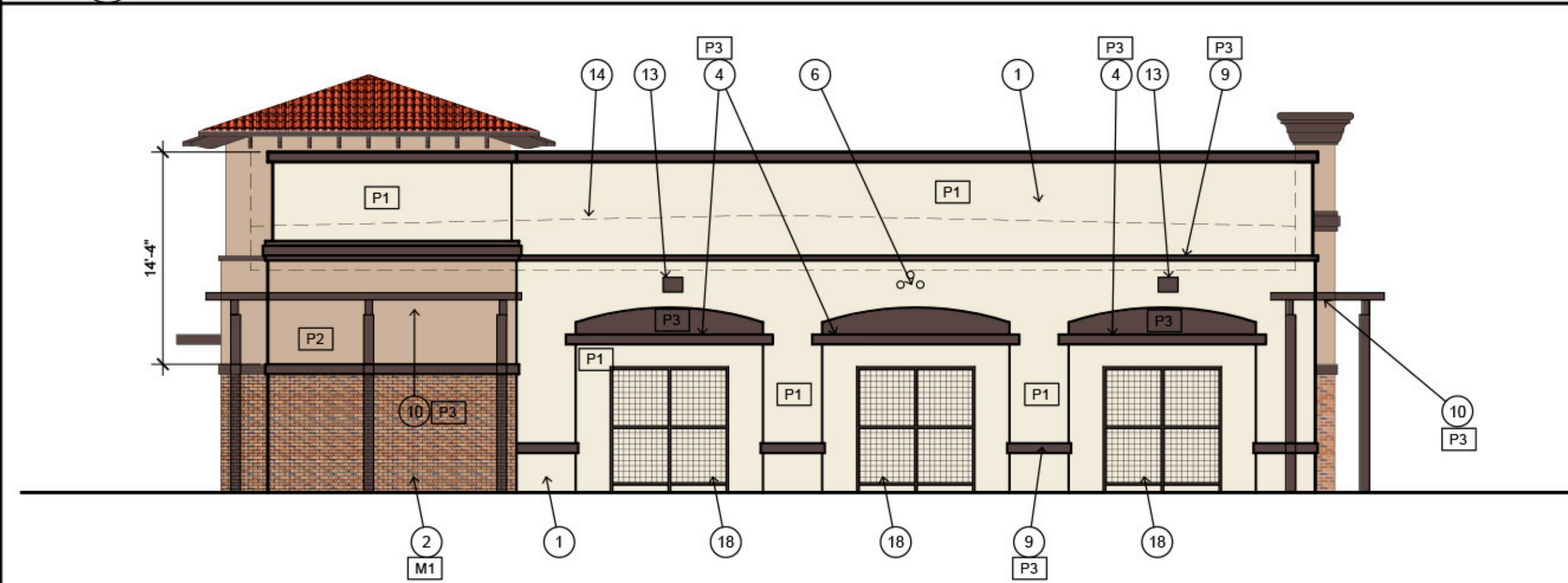
Nov 16, 2016 - 9:46am - J:\JWK_K\16177210-01 - Thompson, Thrift - SWC Bell Rd & Civic Center Plaza Architecture\2016\DR1.1.dwg Layout Name: Work
This drawing is a reproduction or derivative of a drawing or design by the original author or creator. It is not to be used for any other purpose without the express written consent of the original author or creator. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the express written permission of the original author or creator.



- 1 STUCCO OR EIFS FINISH WITH INTEGRAL COLOR
- 2 BRICK
- 3 ALUMINUM WINDOW SYSTEM WITH CLEAR INSULATING GLAZING
- 4 METAL CANOPY
- 5 HOLLOW METAL DOOR AND FRAME. PAINTED
- 6 HOLE TILE VENTS
- 7 RAFTER TAILS
- 8 PARAPET CAP
- 9 POP-OUT WITH STUCCO OR EIFS FINISH
- 10 STEEL TRELLIS SYSTEM - PAINTED
- 11 15" HIGH ADDRESS NUMBERS IN CONTRASTING COLOR
- 12 SIGNAGE LOCATION. ALL SIGNAGE UNDER SEPARATE PERMIT
- 13 EXTERIOR LIGHT FIXTURE
- 14 LINE OF ROOF BEYOND. (ALL MECHANICAL UNITS ARE FULLY SCREENED BY PARAPET WALL)
- 15 ROOF DRAIN AND OVERFLOW
- 16 KNOX BOX PER JURISDICTION
- 17 ELECTRICAL SERVICE ENTRY SECTION (S.E.S.) LOCATION
- 18 WIRE MESH SCREEN PAINTED
- 19 ROOF TILE

1 NORTH ELEVATION

7 KEYNOTES



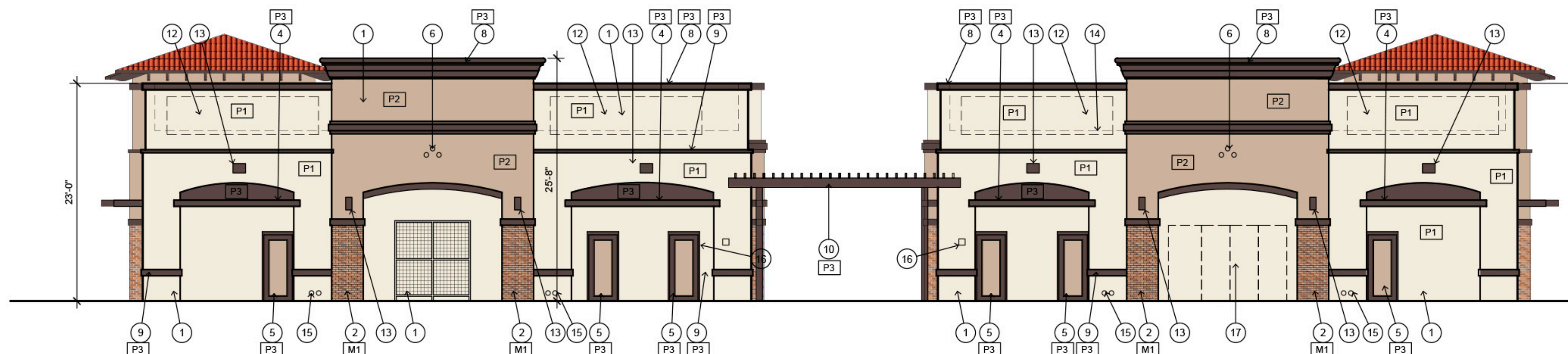
2 WEST ELEVATION - SHOPS B

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

3 EAST ELEVATION - SHOPS B

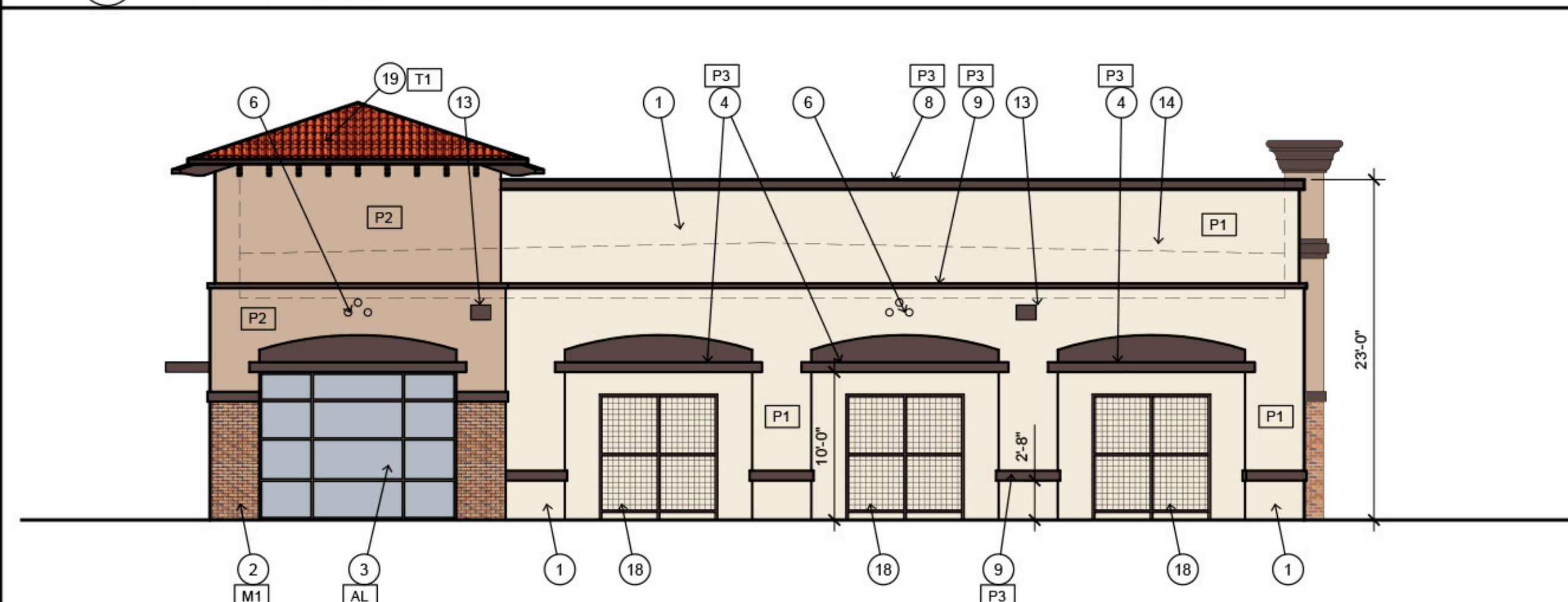
SCALE: 1/8" = 1'-0"

8 COLOR & MATERIALS



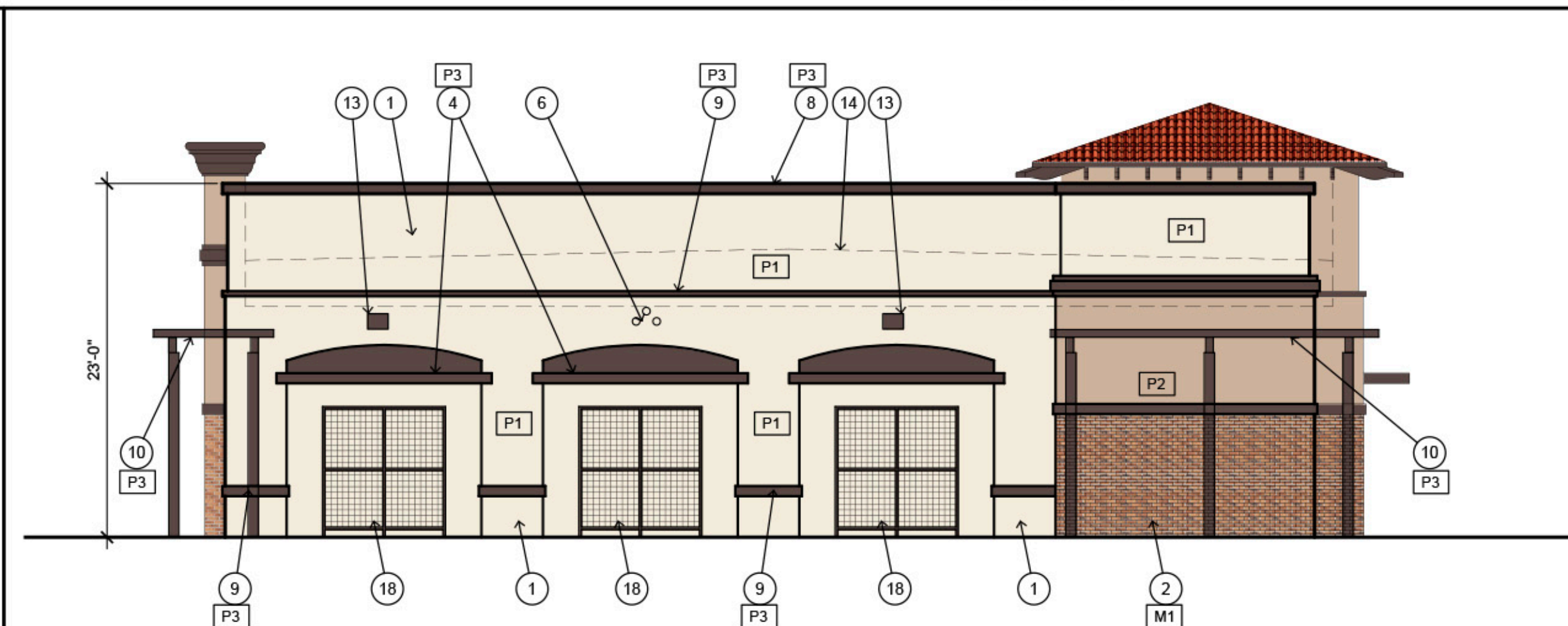
4 SOUTH ELEVATION

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



5 WEST ELEVATION - SHOPS A

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



6 EAST ELEVATION - SHOPS A

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

NO:	1677210-01	
PROJECT MGR:	J. KOSKI	
DRAWN BY:	J. KOSKI	
CHECKED BY:	J. PLANCK	
	REVISION	DATE

SHEET TITLE:
EXTERIOR ELEVATIONS
SHOPS A & SHOPS B



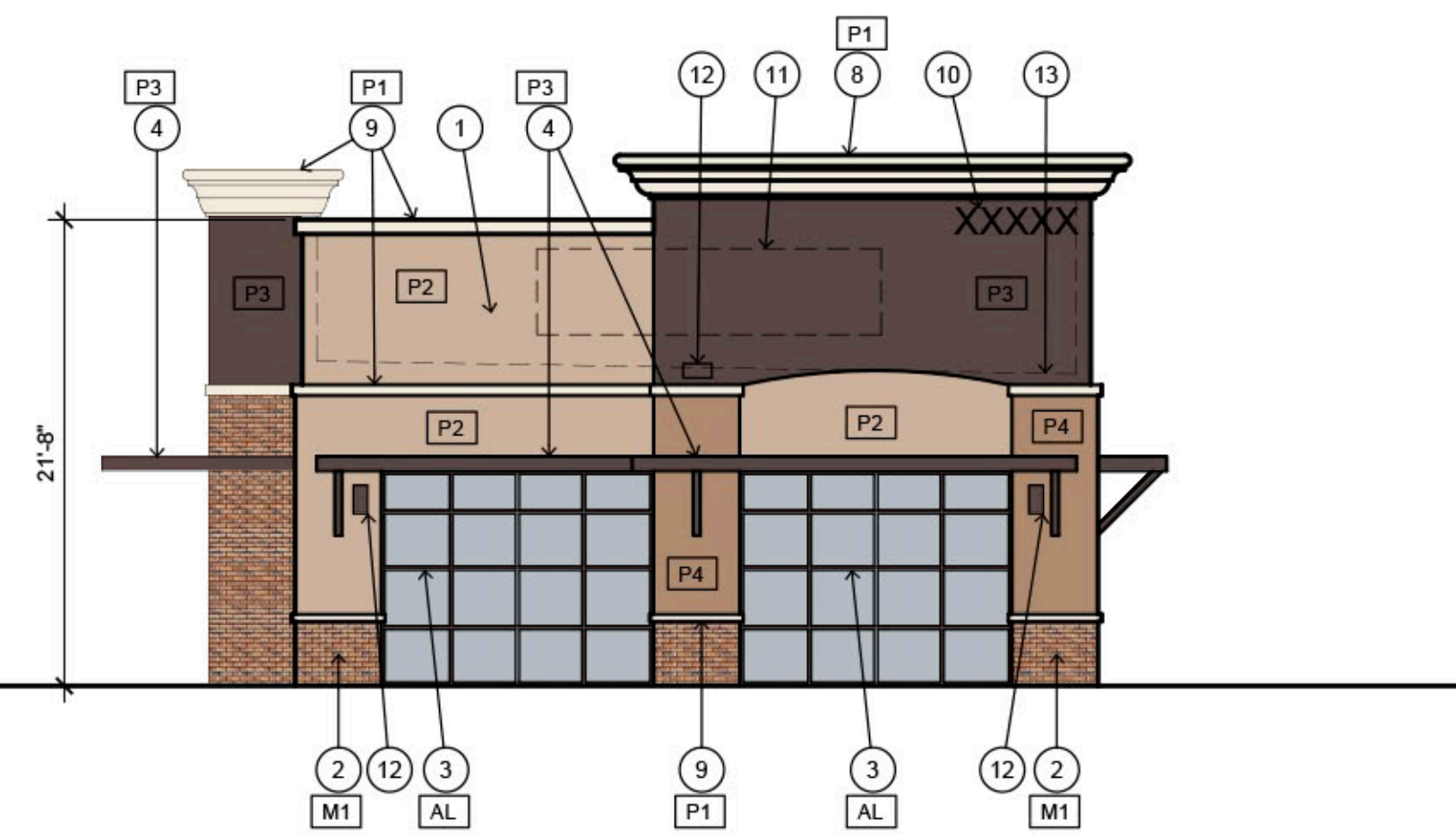
DR3.0

ISSUE DATE: 03 NOV 2016



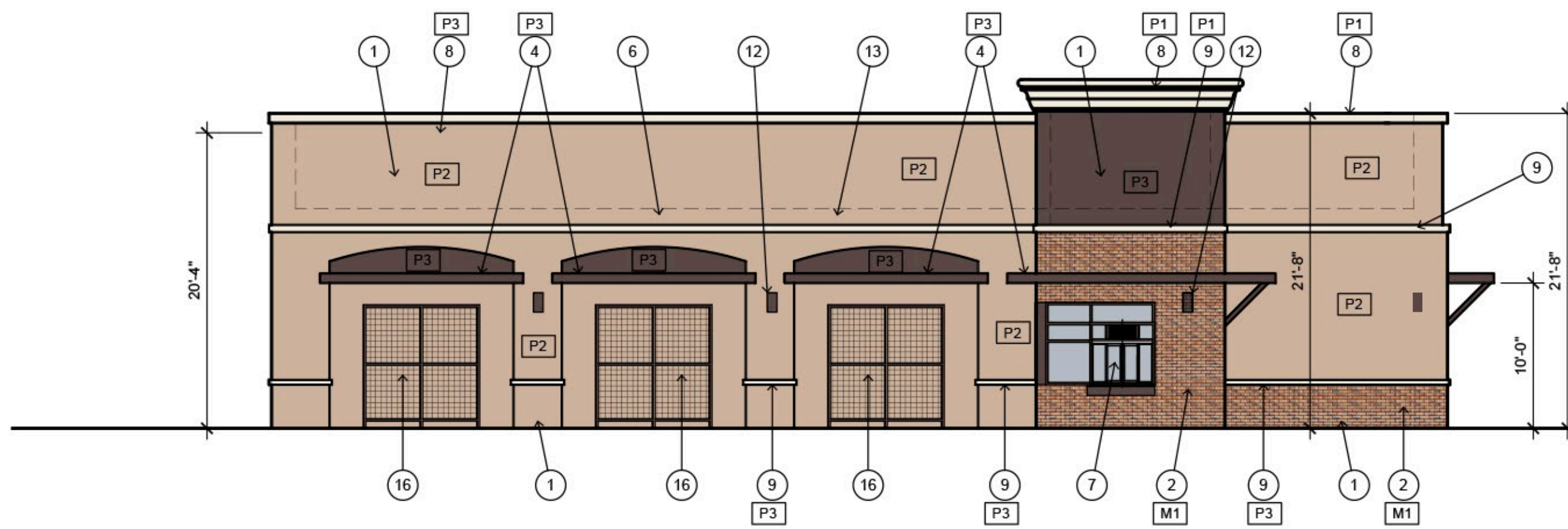
1 WEST ELEVATION

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



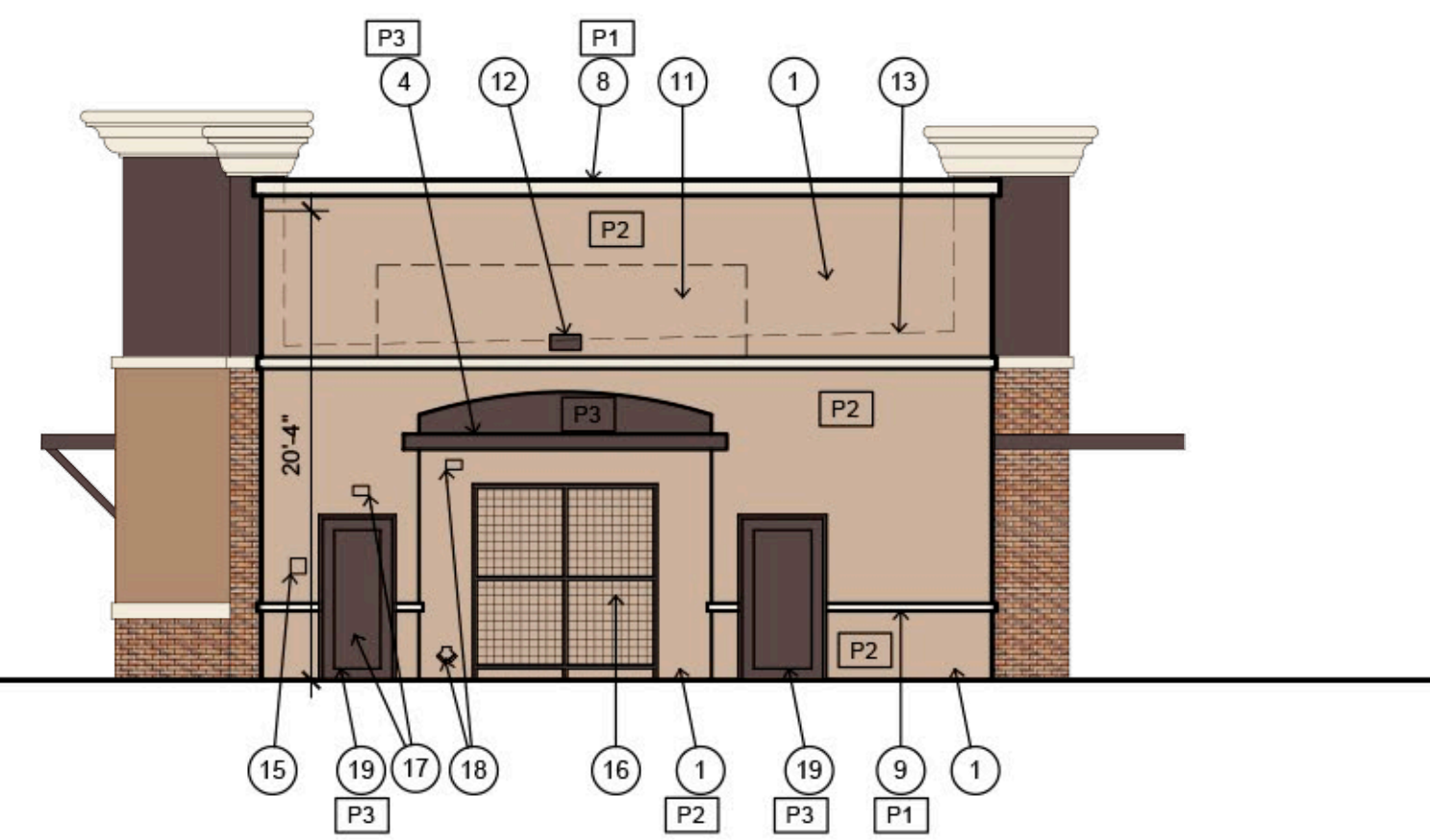
2 NORTH ELEVATION

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



3 EAST ELEVATION

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



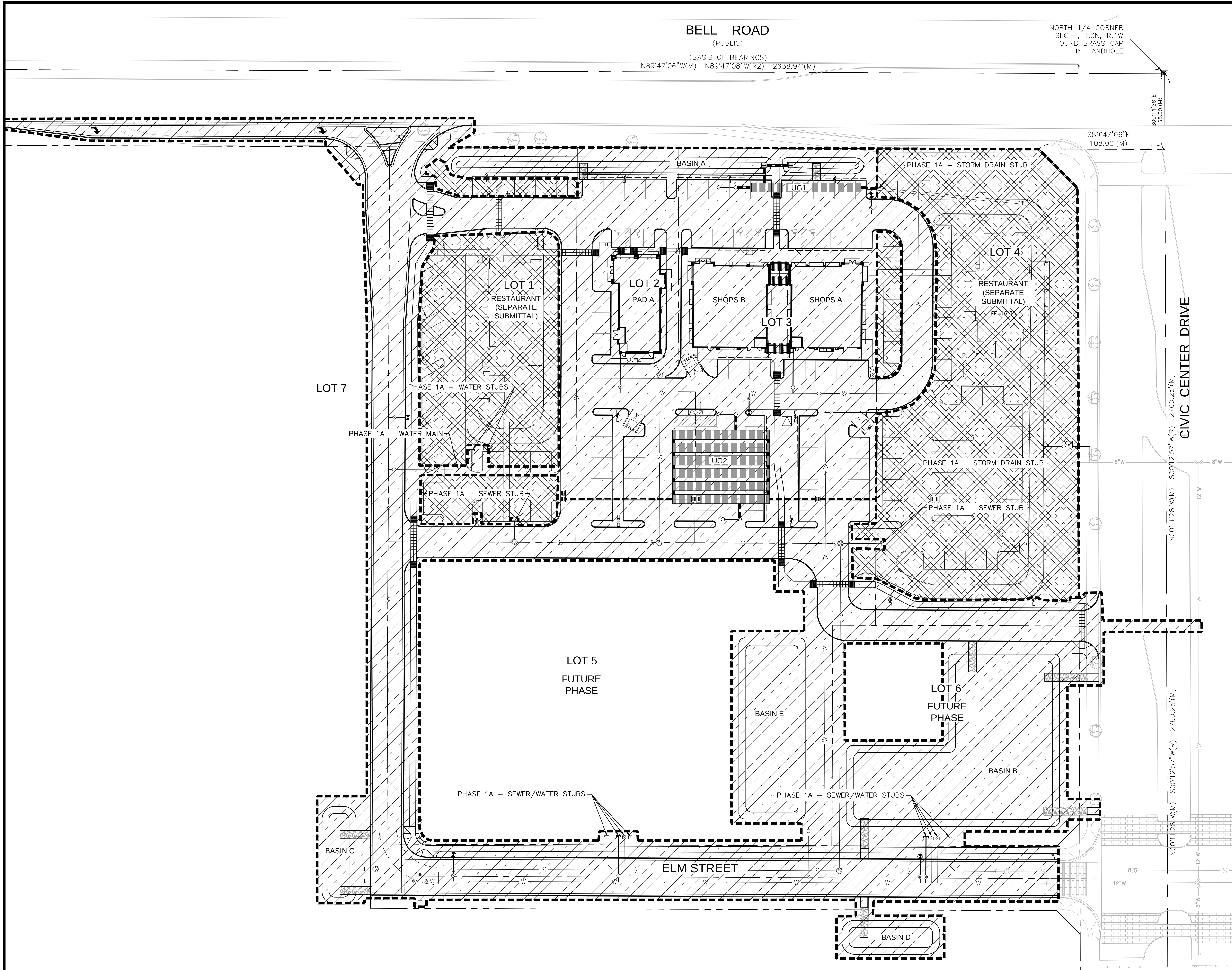
4 SOUTH ELEVATION

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

5 KEYNOTES

- | | | | |
|----|--------------------------------------|----|--|
| P1 | DUNN EDWARDS
DEW339 "BONE CHINA" | M1 | BRICK
SUMMIT BRICK
#478 "EMPIRE GOLD" |
| P2 | DUNN EDWARDS
DEC757 "RINCON COVE" | T1 | ROOF TILE
EAGLE TILE
CAPISTRANO "TERRACOTTA" |
| P3 | DUNN EDWARDS
DE6399 "MOLASSES" | AL | ALUMINUM STOREFRONT
DARK BRONZE |
| P4 | DUNN EDWARDS
DEC718 "MESA Tan" | | |

6 COLOR & MATERIALS



RETENTION DESIGN PHASING

THERE IS A PROPOSED CROSS DRAINAGE EASEMENT BETWEEN LOTS 1 THRU 6 AS SHOWN ON THE FINAL PLAT UNDER SEPARATE COVER.

THE PERMANENT SURFACE AND UNDERGROUND RETENTION FACILITIES INSTALLED AS A PART OF THIS SUBMITTAL ARE SIZED DE PROVIDE 100-YEAR, 2-HOUR RETENTION FOR THE DEVELOPMENT OF LOTS 1, 2, 3, AND 4. BASIN A, UG1 AND UG2 PROVIDE RETENTION FOR LOTS 1 THRU 4.

THE TEMPORARY ONSITE SURFACE RETENTION BASINS PROVIDE 100-YEAR, 2-HOUR RETENTION FOR THE ADJACENT 1/2 STREET IMPROVEMENTS FOR THE PRIVATE ROAD AND ELM STREET, A PORTION OF THE ONSITE ACCESS DRIVE OFF OF CIVIC CENTER DRIVE, THE EXISTING ADJACENT 1/2 CIVIC CENTER DRIVE ROADWAY, AND THE UNDEVELOPED LOTS. "TEMPORARY" REFERS TO THE LOCATION AND SHAPE OF THE BASIN; THIS VOLUME WILL NEED TO BE ACCOUNTED FOR IN THE FINAL RETENTION DESIGN OF THE FUTURE DEVELOPMENT OF LOTS 5 AND 6.

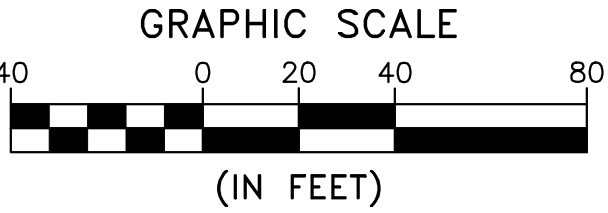
THE TEMPORARY OFFSITE SURFACE RETENTION BASINS PROVIDE 100-YEAR, 2-HOUR RETENTION FOR THE 1/2 STREET IMPROVEMENTS ADJACENT TO LOT 7 FOR THE PRIVATE ROAD AND ELM STREET. "TEMPORARY" REFERS TO THE LOCATION AND SHAPE OF THE BASIN; THIS VOLUME WILL NEED TO BE ACCOUNTED FOR IN THE FINAL RETENTION DESIGN OF THE FUTURE DEVELOPMENT OF LOT 7.

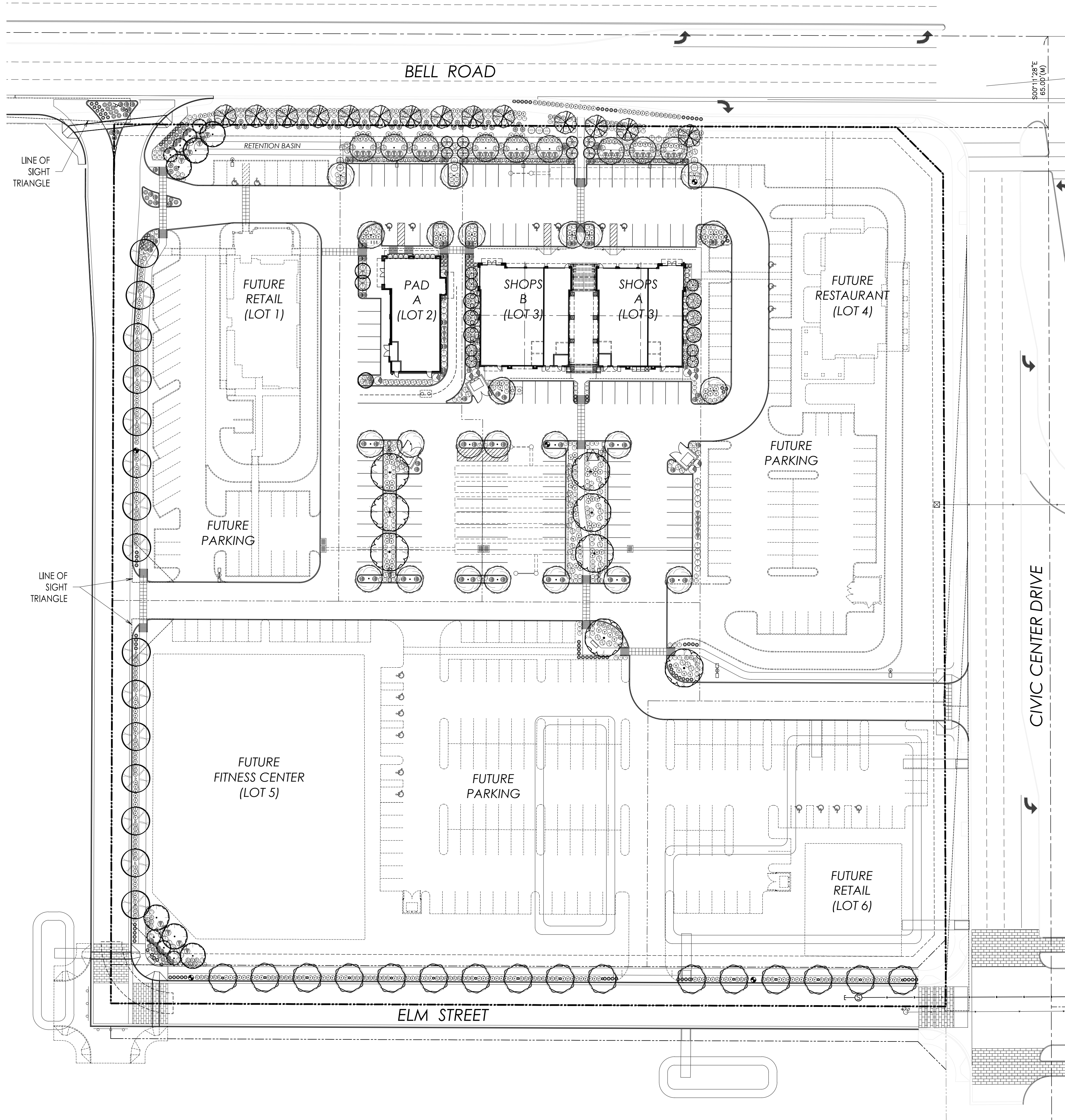
UTILITY PHASING

MASTER WATER AND SEWER INFRASTRUCTURE AND SERVICE STUBS NECESSARY FOR THE DEVELOPMENT OF LOTS 1 THRU 6 DESIGNED AS A PART OF THE "PHASE 1A" CIVIL PERMIT DOCUMENTS.

HATCH LEGEND

- PHASE 1A - UNDER THIS SUBMITTAL
- PHASE 1B - BY OTHER, SEPARATE SUBMITTAL





Surprise Center Retail Project - Landscape Plan

SYM.	PLANT NAME	SIZE	QTY	REMARKS
------	------------	------	-----	---------

TREES

	Acacia willardiana Palo Blanco	SEE PLAN	9	-
	Caesalpinia cacalaco Cascalote	SEE PLAN	7	-
	Chitalpa tashkentensis Chitalpa	SEE PLAN	33	-
	Olea europaea 'Swan Hill' Fruitless Olive	SEE PLAN	6	-
	Pistacia species Red Push	SEE PLAN	15	-
	Quercus virginiana Southern Live Oak	SEE PLAN	14	-
	Sophora secundiflora Texas Mountain Laurel	SEE PLAN	15	-
	Tipuana tipu Tipu tree	SEE PLAN	8	-
	Ulmus parvifolia Evergreen Elm	SEE PLAN	16	-

SHRUBS

	Calliandra californica Red Fairy Duster	5 GAL.	53	-
	Callistemon 'Little John' Dwarf Bottlebrush	5 GAL.	221	-
	Leucophyllum laevigatum Chihuahuan Sage	5 GAL.	59	-
	Leucophyllum Langmaniae Rio Bravo Sage	5 GAL.	42	-
	Ruellia brittoniana Ruellia	5 GAL.	128	-
	Ruellia brittoniana 'Katie' Dwarf Ruellia	5 GAL.	242	-
	Ruellia peninsularis Desert Ruellia	5 GAL.	10	-
	Russelia equisetiformis Coral Plant	5 GAL.	191	-
	Tecoma stans Orange Jubilee	5 GAL.	9	-

GROUND COVER

	Lantana hybrid New Gold Lantana	1 GAL.	254	-
	Lantana hybrid Dallas Red	1 GAL.	89	-

ACCENT

	Aloe Blue Elf Aloe	5 GAL.	108	-
	Dasyliroon longissimum Mexican Tree Grass	5 GAL.	36	-
	Euphorbia biglandulosa Gopher Plant	5 GAL.	11	-
	Ferocactus species Golden Barrel	12" BARE ROOT	31	MATCHING
	Hesperaloe parviflora Red Yucca	5 GAL.	106	-
	Pedilanthus macrocarpus Lady's Slipper	5 GAL.	12	-
	Yucca recurvifolia Soft Leaf Yucca	5 GAL.	8	AT POTTERY

INERTS

SYM.	DESCRIPTION
	3/4" SCREENED DECOMPOSED GRANITE (VERIFY COLOR SELECTION)
	PHOENIX PRECAST PRODUCTS (TYP. AT 8 LOCATIONS) OBLIQUE SERIES PLANTERS - MODEL OS3629 (VERIFY INTEGRAL COLOR PER OWNER SELECTION)

NOTES:

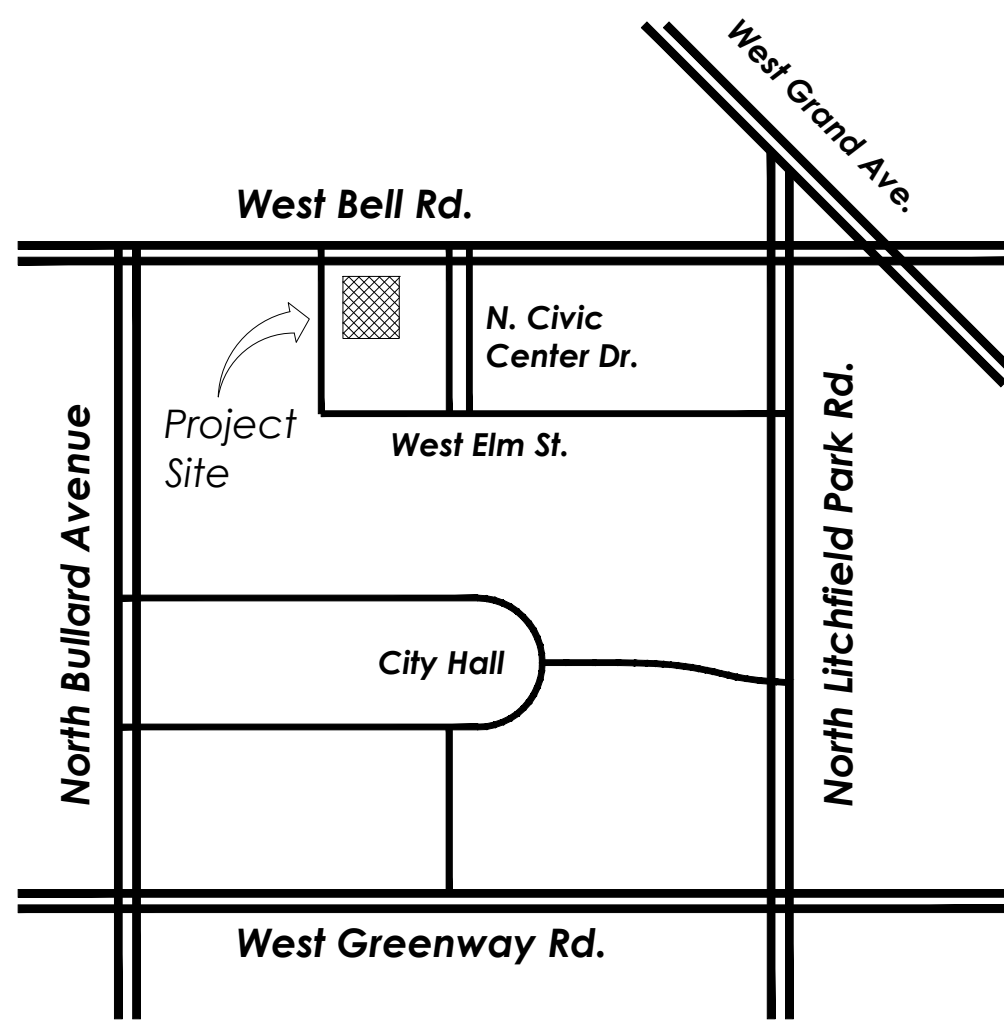
1. PROVIDE TREE SIZES AND PLANT QUANTITIES PER CITY OF SURPRISE MINIMUM STANDARDS.
2. PROVIDE DEEP ROOT BARRIERS PER CITY OF SURPRISE STANDARDS.
3. PROVIDE 2" MIN. DEPTH OF 3/4" SCREENED DECOMPOSED GRANITE. COLOR TO BE SELECTED BY OWNER.
4. PROVIDE AUTOMATIC DRIP IRRIGATION SYSTEM TO ALL PLANT MATERIAL.



City Hall:
16000 N Civic Center Plaza
Surprise, AZ 85374
Phone: 623-222-1000

LANDSCAPE PLAN NOTES:

1. AT THE TIME OF THE LANDSCAPE CONSTRUCTION DRAWINGS, ACTUAL LOCATIONS, QUANTITIES, SIZES AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREE USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE FINALIZED ON LANDSCAPE CONSTRUCTION DOCUMENTS
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIALS SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL PLANTED WITHIN THE SITE DISTANCE TRIANGLE SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 36" AND SHALL BE MAINTAINED PER REQUIREMENTS.
5. ALL NON TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. ALL EARTHWORK WILL BE DONE IN A MANNER TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
7. ADDITIONAL PLANT MATERIALS MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THE PROJECT AND THE SURPRISE CENTER DESIGN GUIDELINES.



Vicinity Map

CITY OF SURPRISE NOTES:

1. A MINIMUM OF TEN (10) PERCENT OF THE SITE IS TO BE LANDSCAPED
2. ALL TREES AND PLANT MATERIAL SHALL CONFORM TO THE ARIZONA DEPARTMENT WATER RESOURCES PLANT MATERIALS LIST.
3. 15 GALLON TREES WILL HAVE A MINIMUM TRUNK HEIGHT SIX (6) FEET AND A MINIMUM ONE AND ONE HALF (1.5) INCH CALIPER MEASURED FOUR (4) FEET ABOVE THE GROUND. MULTI-TRUNK TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF FIVE (5) FEET AND A MINIMUM AVERAGE CALIPER OF (1) INCH.
4. 24 INCH BOX TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF EIGHT (8) FEET AND A MINIMUM TWO (2) INCH CALIPER MEASURED FOUR (4) FEET ABOVE THE GROUND. MULTI-TRUNK TREES WILL HAVE A MINIMUM TRUNK HEIGHT OF EIGHT (8) FEET AND A MINIMUM AVERAGE CALIPER OF ONE AND ONE-HALF (1.5) INCHES.
5. STREETSCAPE SHRUBBERY REQUIRES A MINIMUM SIZE OF FIVE (5) GALLONS.
6. TREE OVERHANG ABOVE STREETS WITH A MINIMUM OF 15 FEET VERTICAL CLEARANCE TO LOWEST BRANCHES.

LANDSCAPE AREA CALCULATIONS:

LOT 2 - LANDSCAPE 5180 SF (16.49%)
LOT 2 - TOTAL AREA 31412.04 SF
LOT 3 - LANDSCAPE 11257 SF (20.24%)
LOT 3 - TOTAL AREA 55621.27 SF



ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4266
FAX (602) 279-4305
WWW.ARCHICON.COM



SURPRISE CENTER RETAIL DEVELOPMENT S.W.C. W. BELL RD. & CIVIC CENTER DR. SURPRISE, ARIZONA

DATE: 11-9-16

JOB NO:

DRAWN BY: JGP

DESIGNED BY: JTN

SCALE:

REVISIONS: DATE:

SUBMITTED FOR:

DESIGN REVIEW

SHEET NO.

L-DR

1 OF 1

neill + young
associates, llc

Landscaping
Landscape Architecture
Urban Planning
Urban Design
phone 480.949.7137
fax 480.949.2455
tnell@neillandyoung.com
3295 north drinkwater blvd
suite 12
scottsdale, arizona 85251



SURPRISE
ARIZONA

CIVIC CENTER AT SURPRISE CENTER

Site Plan – December 15, 2016

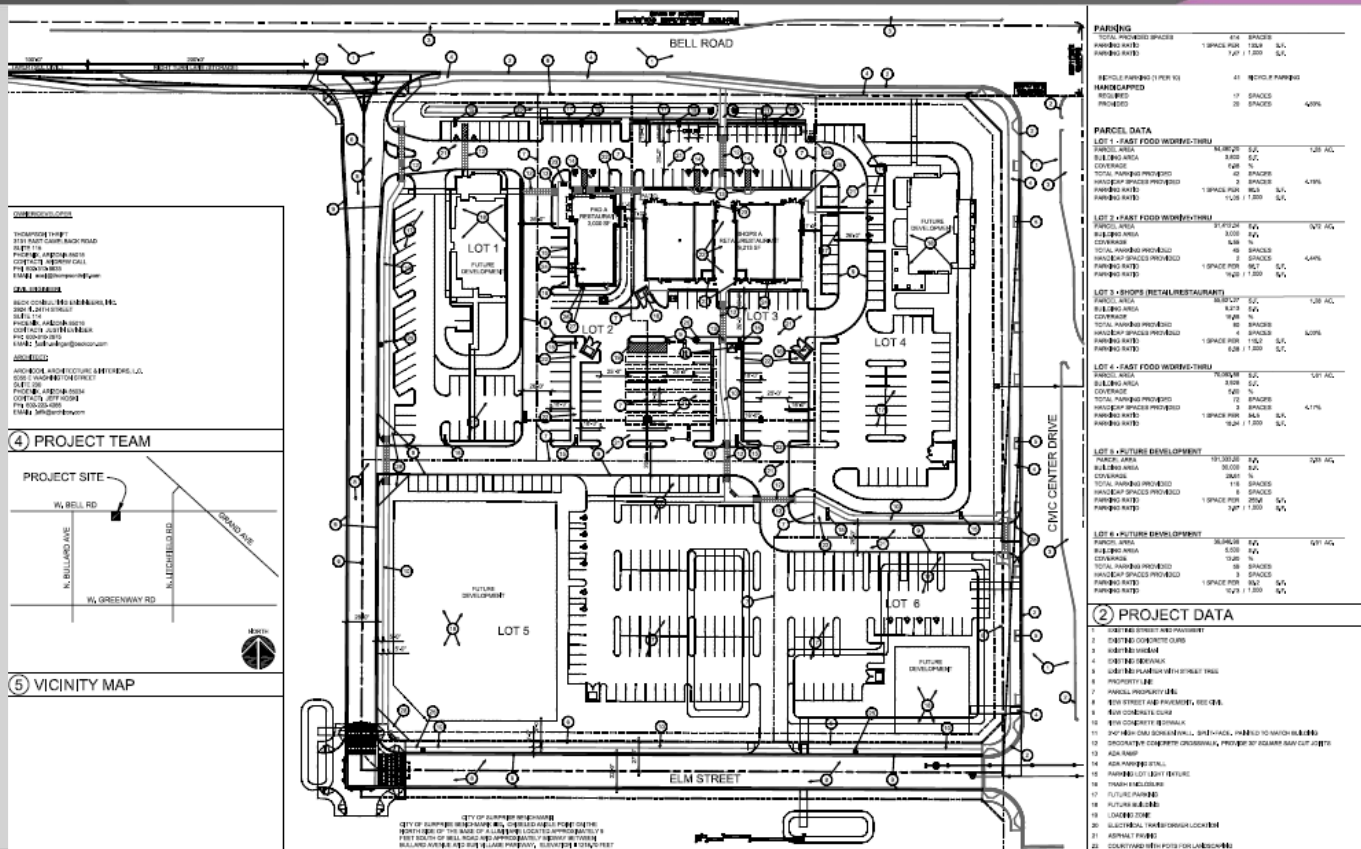
VICINITY MAP



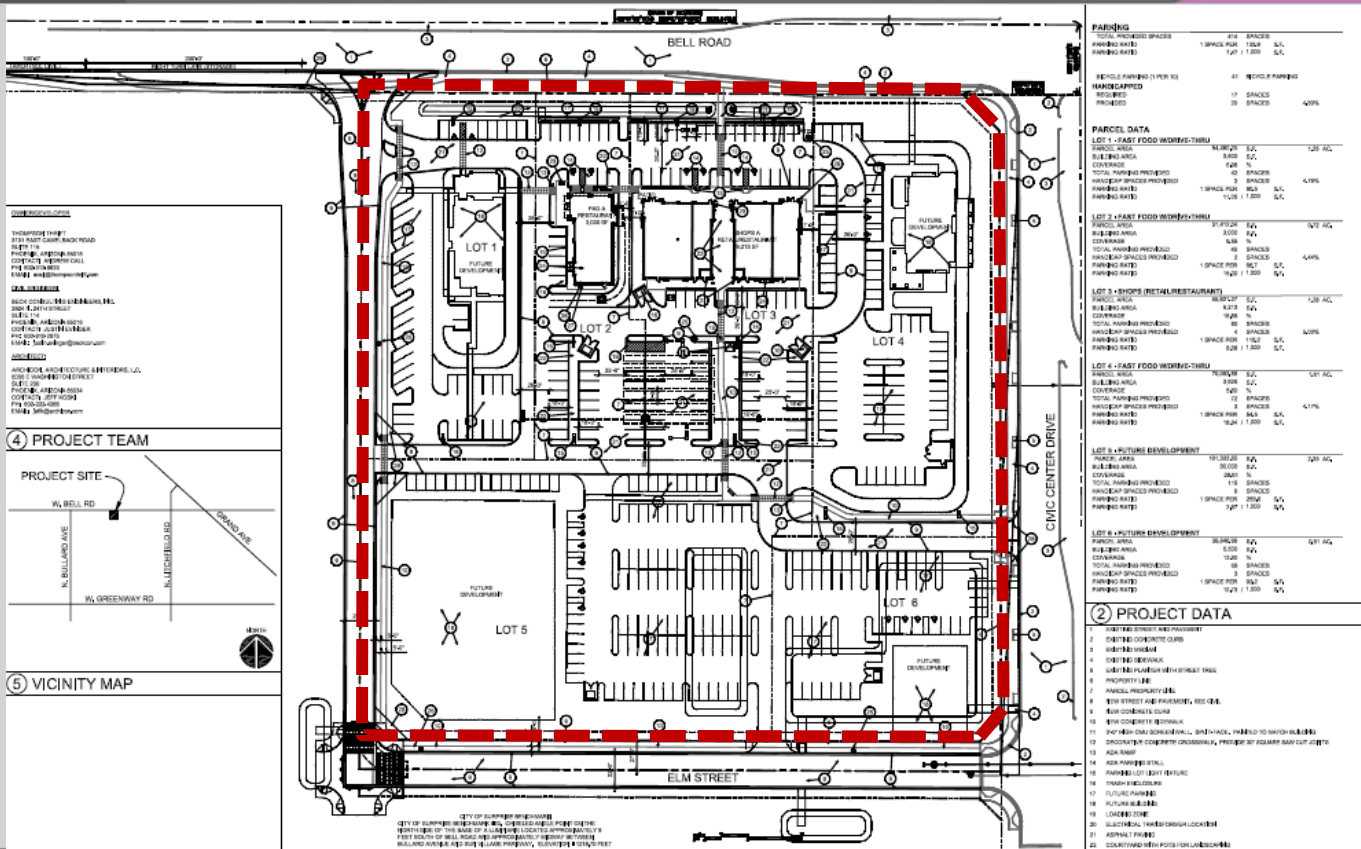
VICINITY MAP



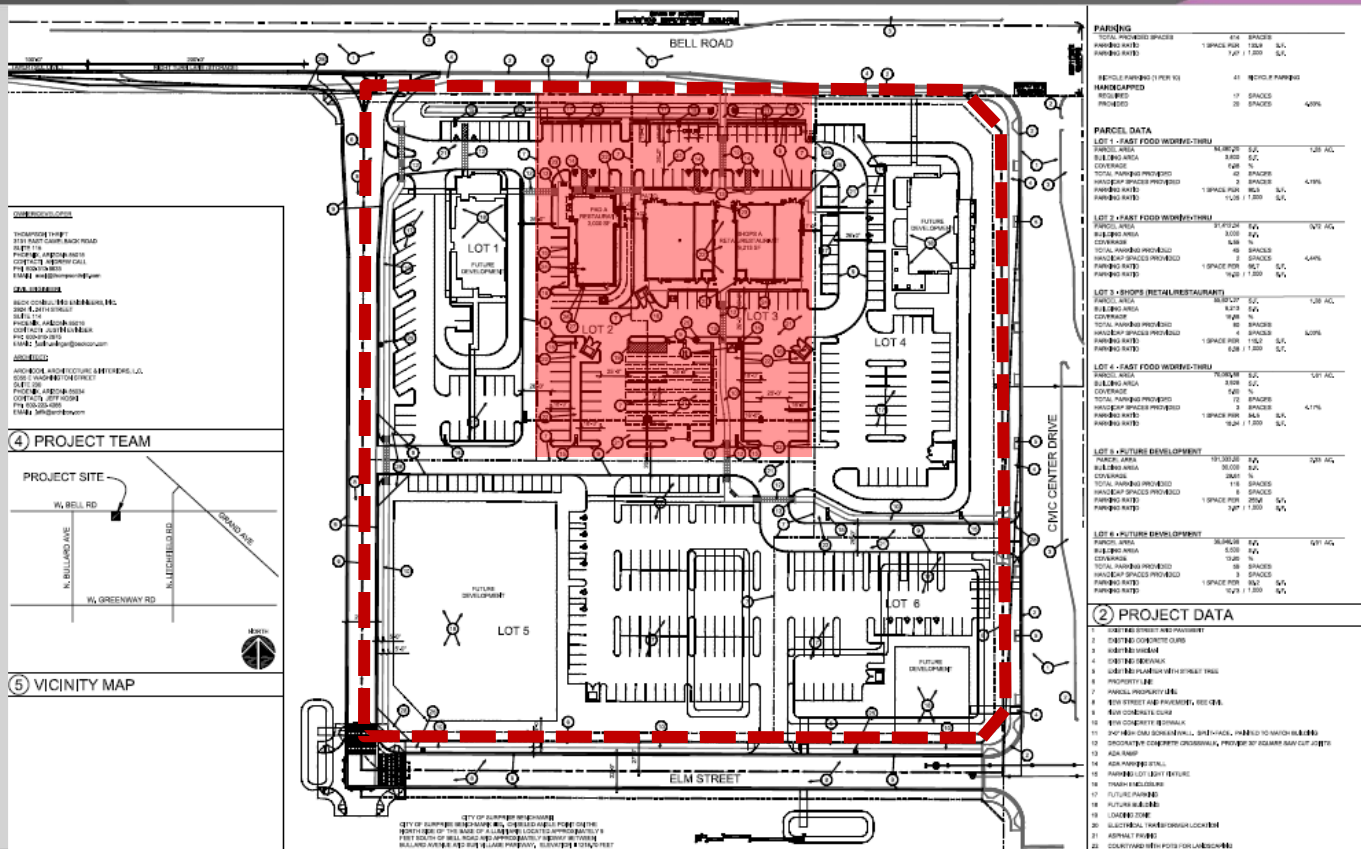
MASTER SITE PLAN



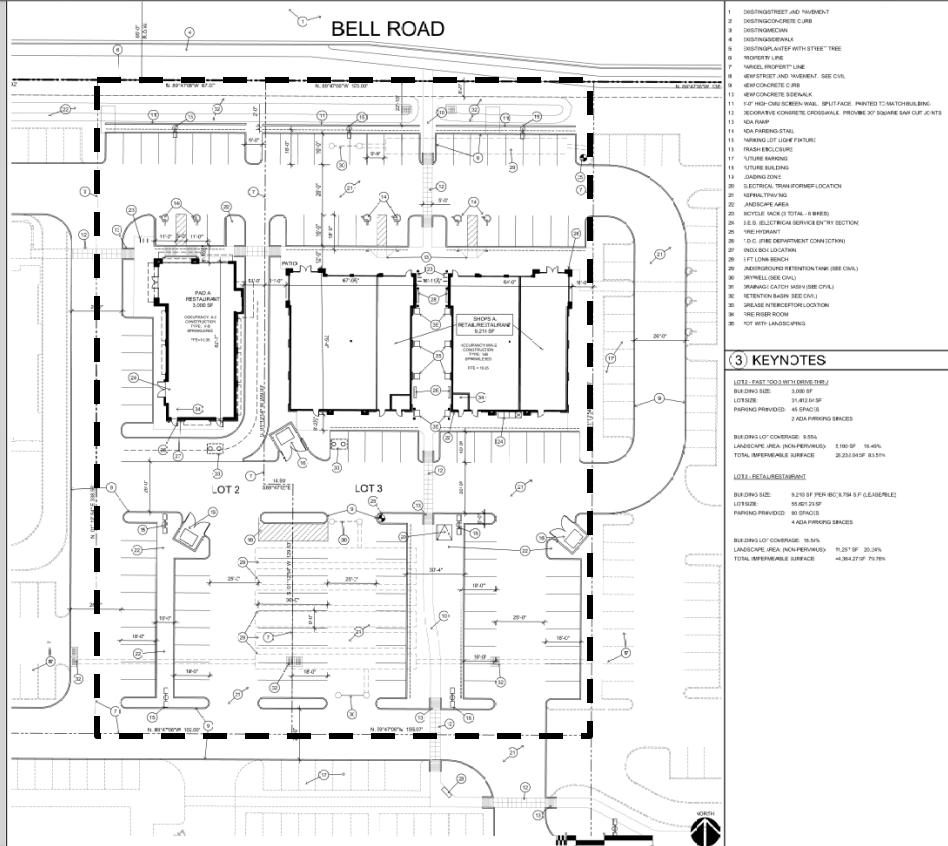
MASTER SITE PLAN



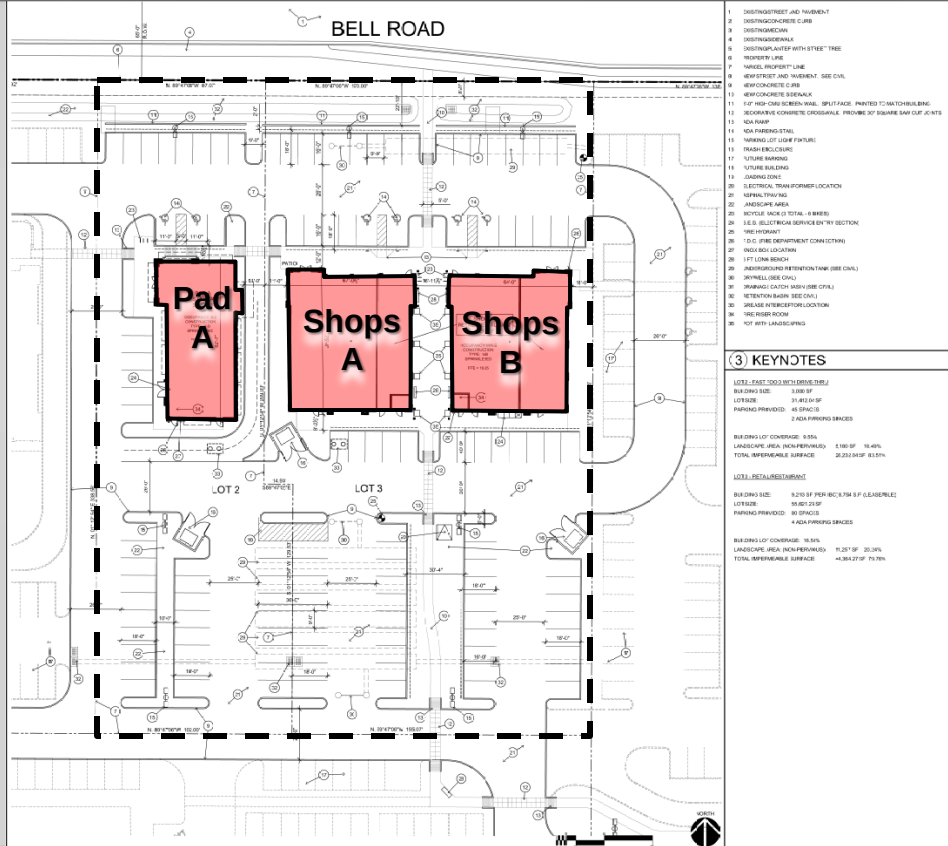
MASTER SITE PLAN



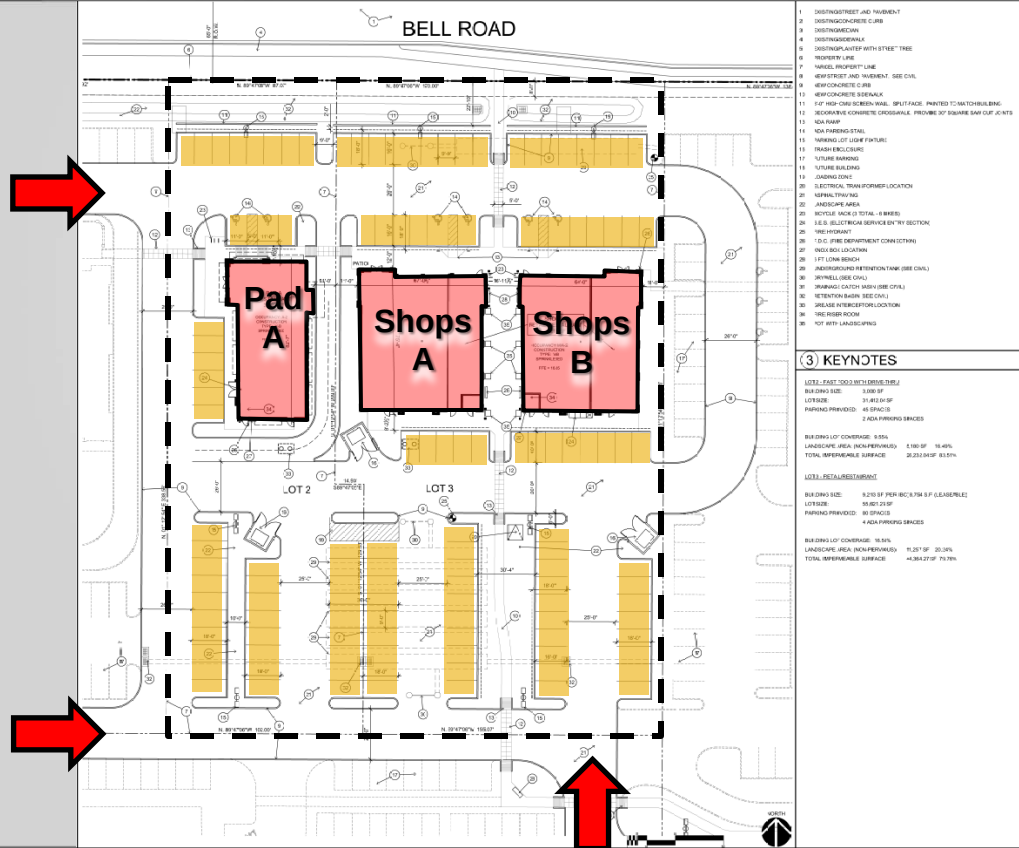
SITE PLAN



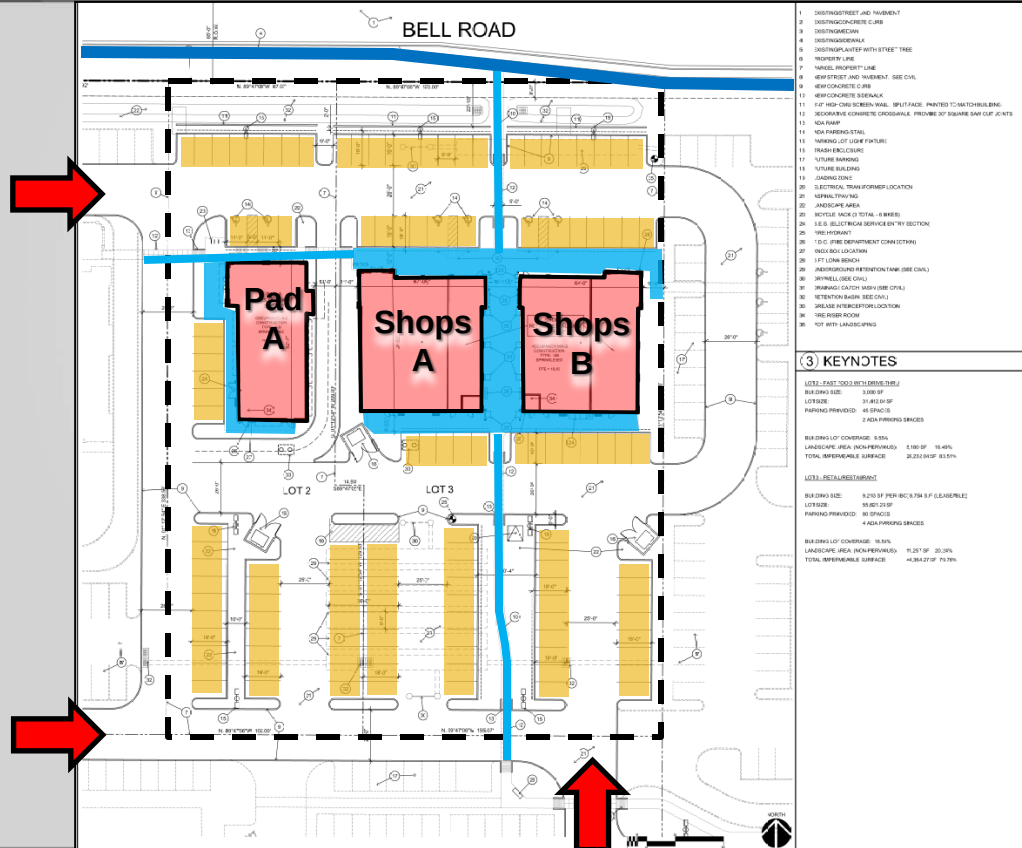
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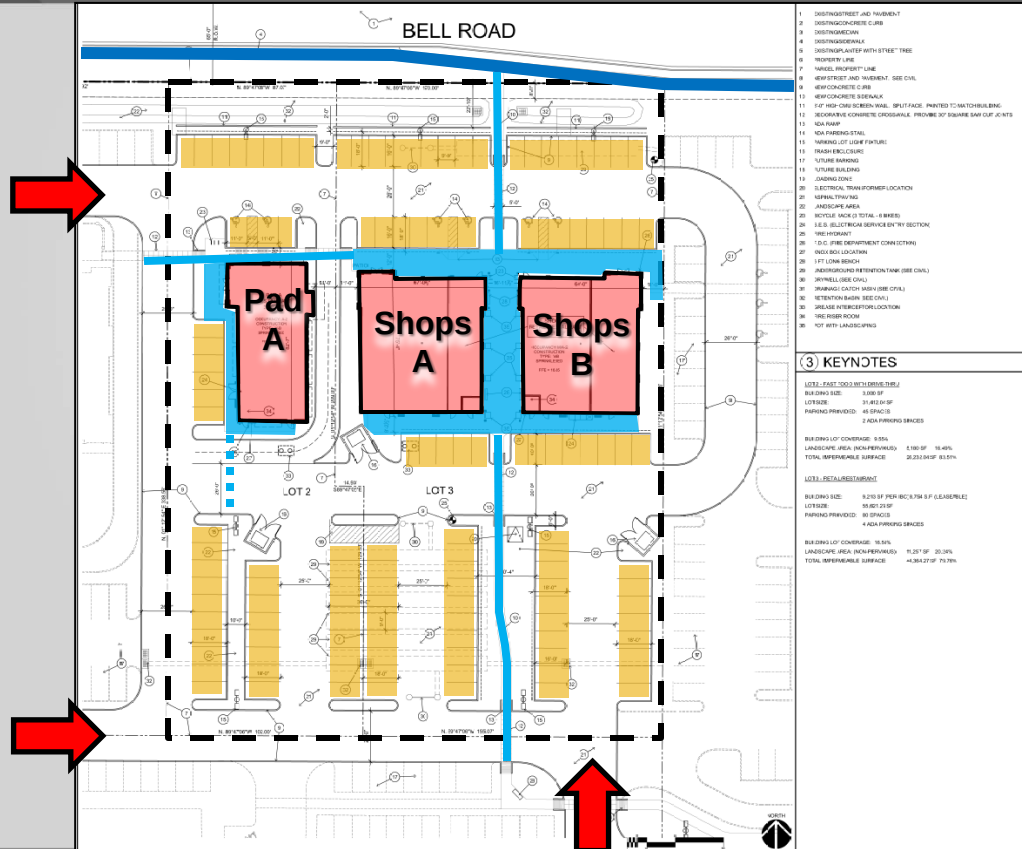
SITE PLAN



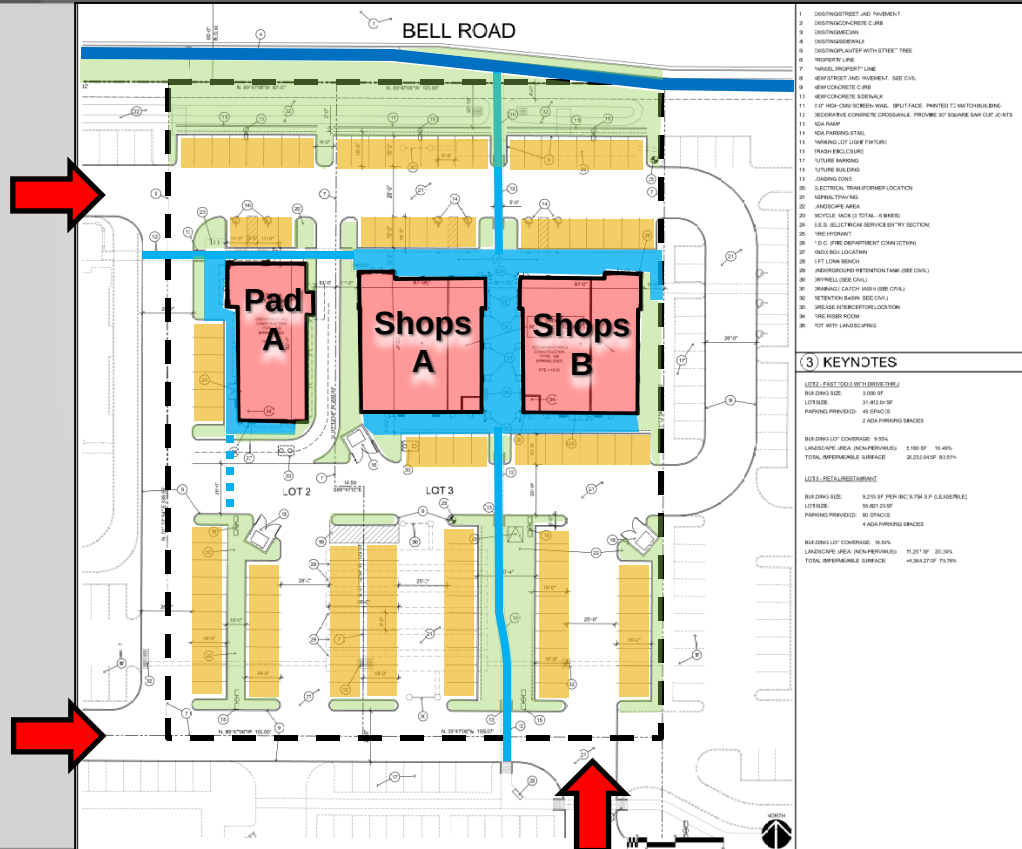
SITE PLAN



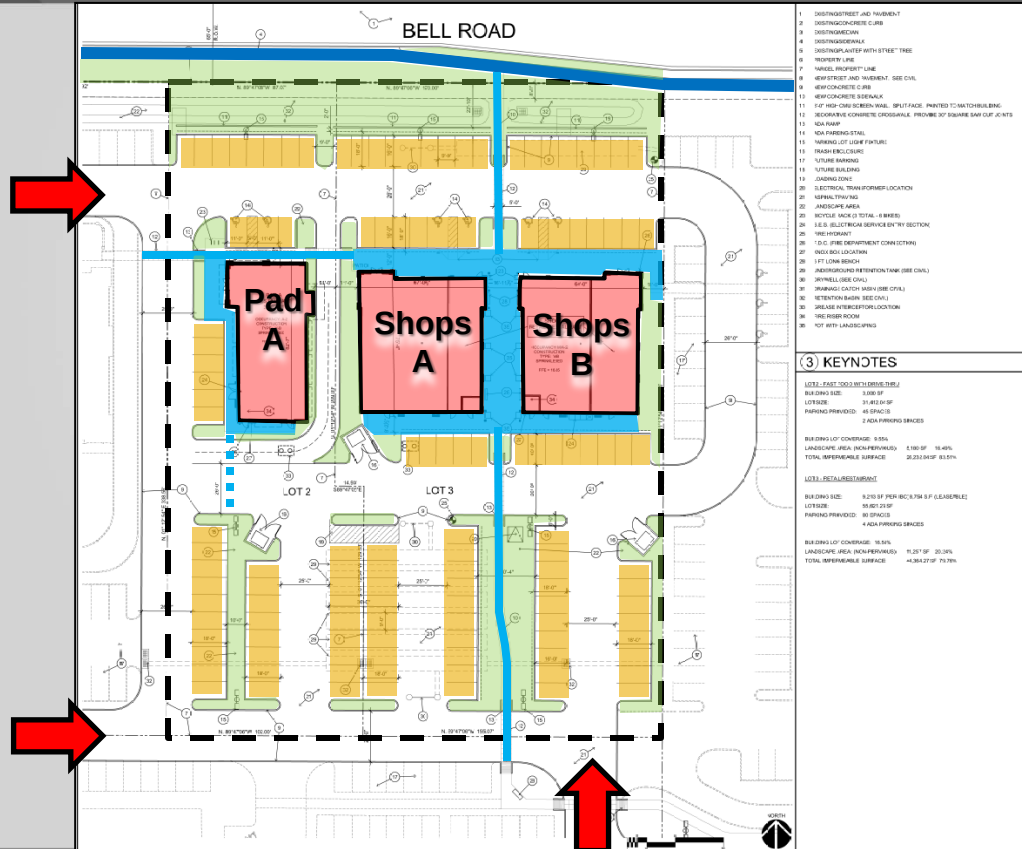
SITE PLAN



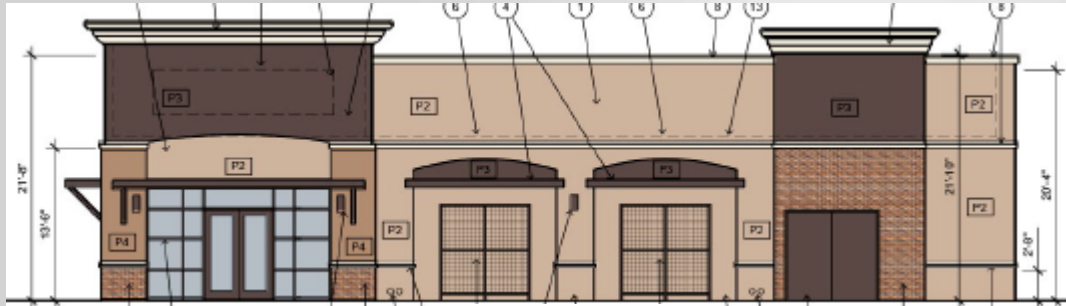
SITE PLAN



SITE PLAN



PAD A ELEVATIONS



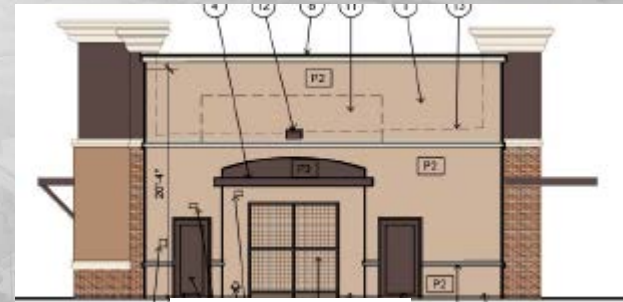
WEST



North - Bell Road



EAST

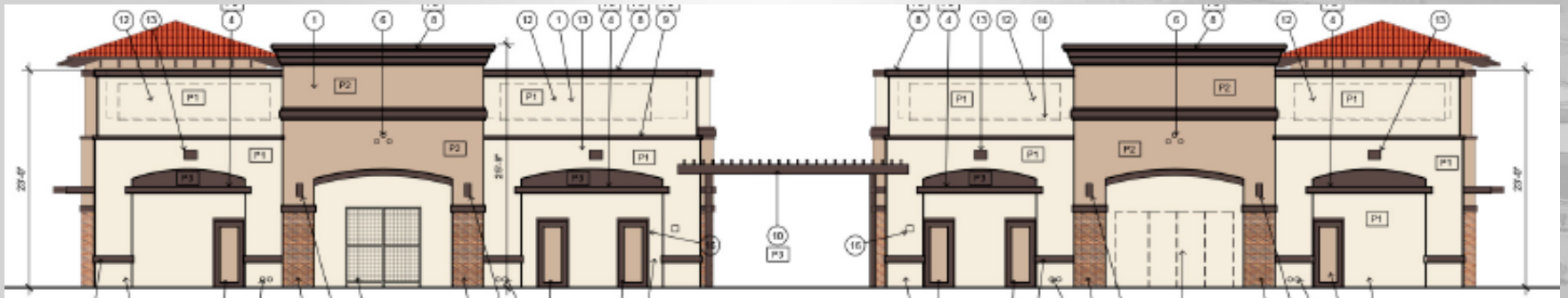


SOUTH

SHOPS ELEVATIONS

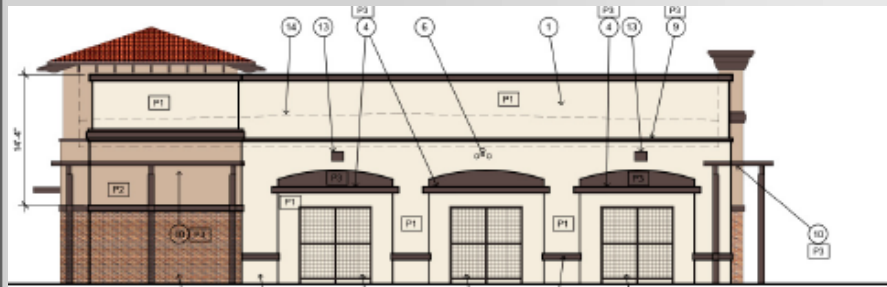


North – Bell Road

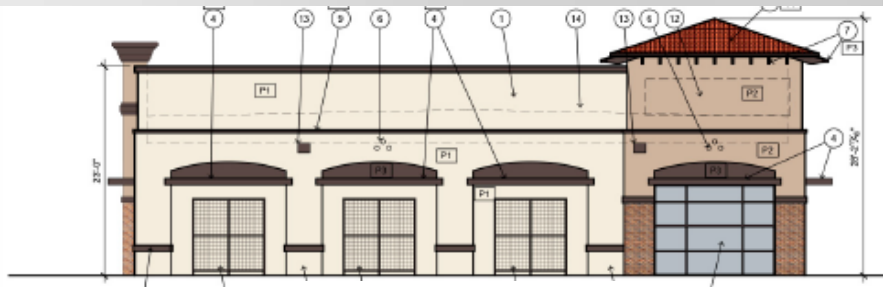


South

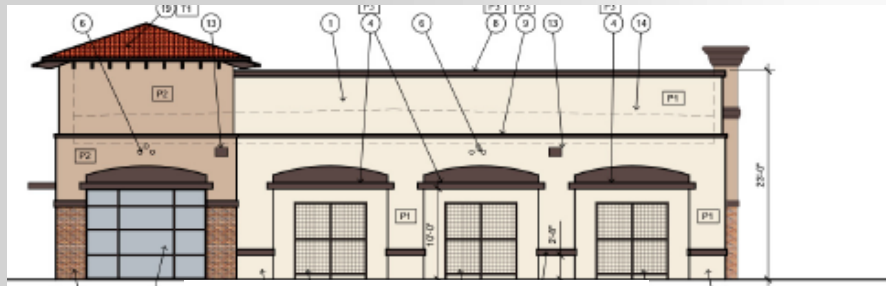
SHOPS ELEVATIONS



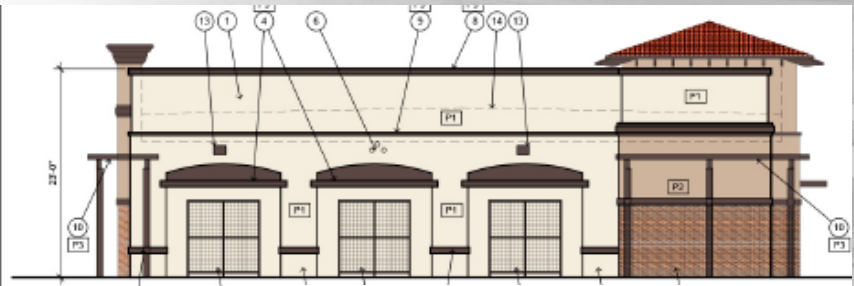
West – Shops B



East – Shops B



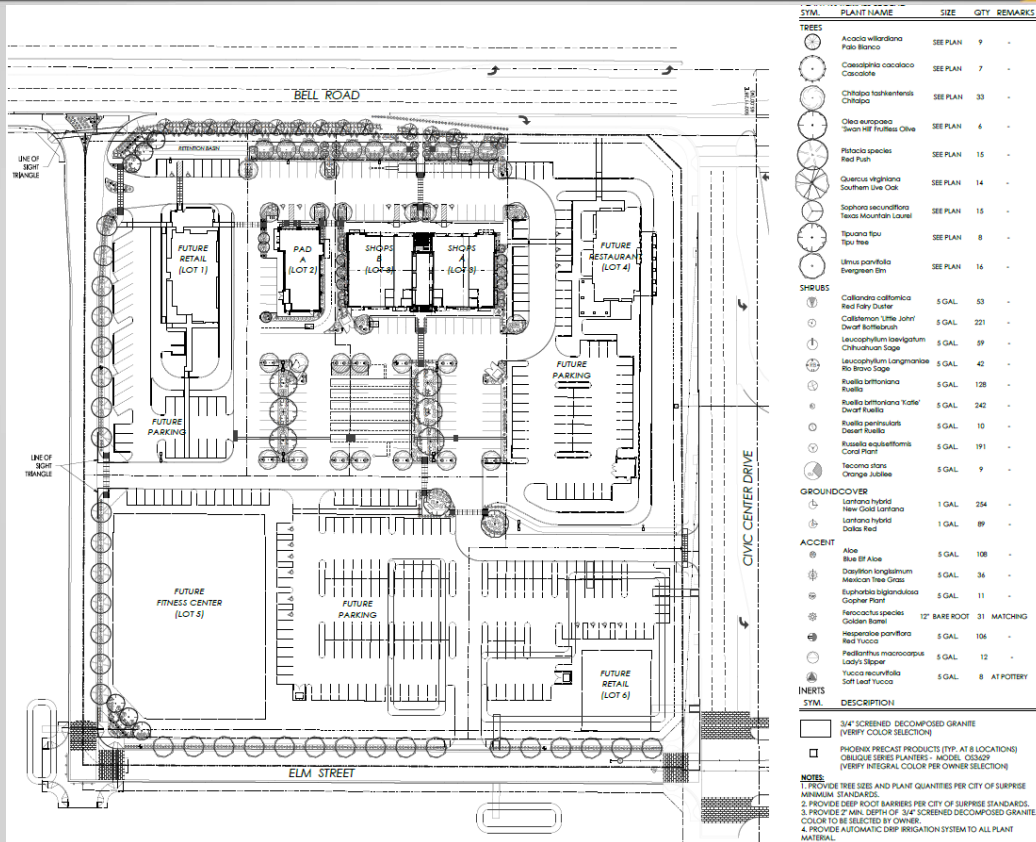
West – Shops A



East – Shops A



LANDSCAPE





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

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

Board Meeting Date:	December 15, 2016	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) PUD at 6 and 9 DU/Ac, Residential High (density) (RH) and Regional Commercial (density) (CR).

Motion:

Move to recommend to continue to the January 5th, 2017 Planning and Zoning Commission Meeting.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of a rezone from Residential Ranch (RR) to RM-6, RM-9, RH, and CR, each with a PUD Overlay to allow deviations from the base development standards. The subject request involves the rezoning of approximately 181 acres of raw land that is currently located within a County island roughly bounded by Cotton Lane, 175th Avenue, Waddell Road and Cactus Road. This request follows a related annexation case being processed under case FS16-427.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00-FS16-392 Magnolia-Rezone-Staff Report](#)
- ☐ [01 - FS16-392 Magnolia - Rezone - RFLS #5417 - Case Map](#)
- ☐ [02 - FS16-392 Magnolia - Rezone - RFLS #5417 - Vicinity Map](#)

- ☐ [03 - FS16-392 Magnolia - Rezone - RFLS #5417 - Zoning Narrative](#)
- ☐ [04 - FS16-392 Magnolia - Rezone - RFLS #5417 - Participation Report Excerpt](#)
- ☐ [05 - FS16-392 Magnolia - Rezone - RFLS #5417 - Luke AFB Comments](#)
- ☐ [06 - FS16-392 Magnolia - Rezone - RFLS #5417 - ADOT Comments](#)
- ☐ [07 - FS16-392 Magnolia - Rezone - RFLS #5417 - MWD Comments](#)
- ☐ [08 - FS16-392 Magnolia - Rezone - RFLS #5417 - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, AICP

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS16-392**

Project Name: Magnolia Rezone

Council District: 3

Meeting Date: **December 15, 2016**

Planner: Robert H. Kuhfuss, AICP

Owner: S & S Cotton, LLC et. al.

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC

Request: Zone change from RR to RM-6 PUD (80.2 ac.), RM-9 PUD (96.6 ac.), RH PUD (1.8 ac.), and CR PUD (2.3 ac.)

Site Location: Generally between Cotton Lane and 175th Avenue, Waddell Road to Cactus Road

Site Size: 181 acres (approx.)

Density: 5.0 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' through 'c'

Introduction:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of five (5) separate requests relating to the proposed development in what is currently a county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests are listed below, with the subject request highlighted in **bold font**; however, this report should be read in the context of the other four requests.

Case FS16-391 – 175th & Sweetwater

Zone Change from RR to RM-9 PUD

Preliminary Plat in the RM-9 PUD Zoning District

Case FS16-392 – Magnolia

Zone Change from RR to RM-6 PUD, RM-9 PUD, RH PUD, and CR PUD

Preliminary Plat in the RM-6 PUD and RM-9 PUD Zoning Districts

Case FS16-427 – Annexation*, **

Four of the five aforementioned requests will first be presented to the Planning and Zoning Commission, who will make a recommendation to the City Council. The first of the five requests involves the actual annexation of the property and will only be heard by the City Council. It is envisioned that all five requests will be presented to the City Council on January 3, 2017.

The following map depicts the county island status as currently existing and post-annexation.



* The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses involved, the annexation was broken out from the other two cases and assigned its own case number.

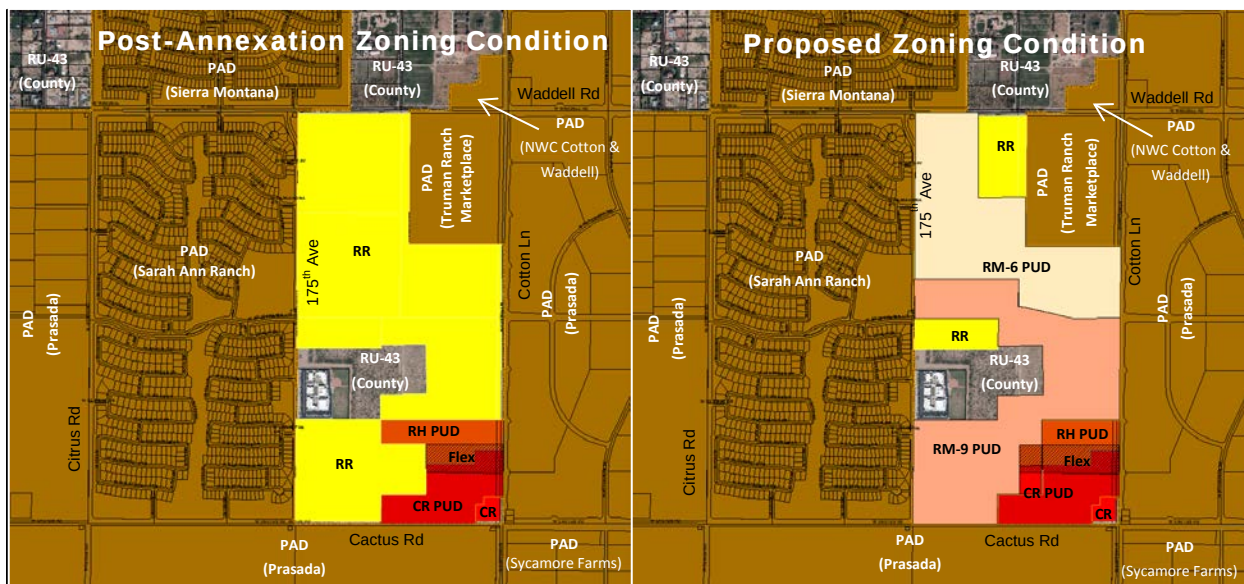
** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 3, 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at <https://agenda.surpriseaz.gov>.

Project Description:

The subject request involves the rezoning of approximately 181 acres of currently unincorporated land from Residential Ranch (RR) to RM-6, RM-9, RH, and CR, each with a PUD Overlay to allow deviations from the base development standards. The rezone follows a related annexation case and precedes a related Preliminary Plat.

Surrounding Land Zoning:

The aforementioned annexation covers essentially all of the unincorporated land located within the affected county island with the exception of any land located north of Waddell Road as well as the Paradise Honors school campus; however, the subject zone change request only covers a portion of the annexation area. The following two maps depict the post-annexation zoning condition and the proposed zoning included in the subject request.



Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-9 with a PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the subject case.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property in addition to other properties that are not associated with the subject case.

October 19, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

October 31, 2016: Staff met with the applicant to discuss review comments.

November 8, 2016: The applicant filed their second submittal for the subject case.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

December 1, 2016: Staff met with the applicant to discuss the Final Plat relating to the project.

Citizen Outreach:

The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. The applicant held a citizen outreach meeting on October 19, 2016, which was well attended. While staff has received no items of opposition or support for the project, the applicant's Citizen Participation Final Report indicates one (1) member of the public offered positive feedback and two (2) members of the public offered negative feedback. The summary report also indicated that seven (7) people offered neutral comments and suggestions. The body of the summary report is included as an attachment to this report.

Analysis and Discussion:

The subject zone change request contemplates a change from RR to four separate zoning districts: RM-6, RM-9, RH and CR (each with a PUD Overlay). As shown on Figure 2 of the zoning narrative, the RM-6 PUD portion will occupy the northern portion of the site. RM-9 PUD will occupy the majority of the balance of the site, with the exception of a small area located near the southeast, which will become RH PUD and CR PUD with a "Flex Zone" covering most of that area.

Unlike typical “PAD” zoning, the subject request falls under the current SUDC. As such, the uses associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain deviations from the development standards as specified in the SUDC. The following table as taken from the zoning narrative expresses the proposed residential development standards applicable to the site. Those items expressed in red font deviate from the base standard. Also of note are several footnotes which serve to clarify how certain development standards are to be applied.

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft) (1) (2)	12/20	12/20	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5	TBD	5
Minimum Rear Yard Setback (ft) (4)	20	15/20	20	13
Maximum Building Height (ft) (5)	35	35	35	35

Footnotes:

- (1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum front setback for RM-9 shall be 10').
- (2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.
- (3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.
- (4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.
- (5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.

The aforementioned RH PUD / CR PUD / Flex Zone portion is discussed in Section 1.10 of the zoning narrative and is intended to mimic the existing zoning of the adjacent property located to the east and south. The rationale for this component of the zone change is to allow for the “swapping” of land in order to better integrate the otherwise discontinuous parcels, while keeping both parties whole with respect to development rights.

Another feature of the zoning and tied to the PUD Overlay is the entry monument and wall configuration. Figures 6 through 7A of the zoning narrative depict walls and monuments that exceed the height limitations as specified in the SUDC and/or set a particular tone for the project through the use of decorative wrought iron, medallions, faux stone and concrete caps. Staff believes these features add to the amenity value of the community and exceed the requirements of the SUDC.

Figure 3 of the narrative depicts the anticipated lotting for the project. This lotting configuration is expressed in the related Preliminary Plat which is discussed under separate cover; however, staff notes that Figure 3 is intended to be a conceptual design and could change as long as such changes are implemented through the platting process.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal contemplates up to 900 dwelling units, which equates to approximately 5 DU/Ac. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

Reviewing Agencies:

Luke Air Force Base (LAFB): In a letter dated October 3, 2015 (attached), LAFB indicated that the subject development met the Graduated Density Concept and would not interfere with flight operations. LAFB also requested a robust notification program.

Arizona Department of Transportation (ADOT): In an email dated September 20, 2016 (attached), ADOT indicated the proposed development would not affect any ADOT highway facilities.

Maricopa Water District (MWD): In a memo dated October 19, 2016 (attached), MWD indicated the property covered by this application is subject to certain MWD interests including existing facilities and other property interests. MWD requires that prior to Final Plat approval, certain comments must be addressed.

199 **Summary:**

200
201 The Magnolia project is well designed and is consistent with the General Plan and SUDC. The
202 proposed development standards requested under the PUD Overlay will allow the applicant to
203 develop the site in a creative manner in keeping with the intent of the SUDC. Amenities included
204 will provide recreational opportunities for the residents of the community.
205

206 **Findings:**

- 207
208
 - The proposed zone change is consistent with the Surprise General Plan 2035.
 - The proposed development standards will allow the property to be reasonably developed.

209
210

211 **Recommendation:**

212
213 Based on the findings noted above, staff recommends the Commission move to recommend
214 **approval** of the subject rezone request to the City Council, subject to stipulations 'a' through 'c' as
215 outlined below:
216

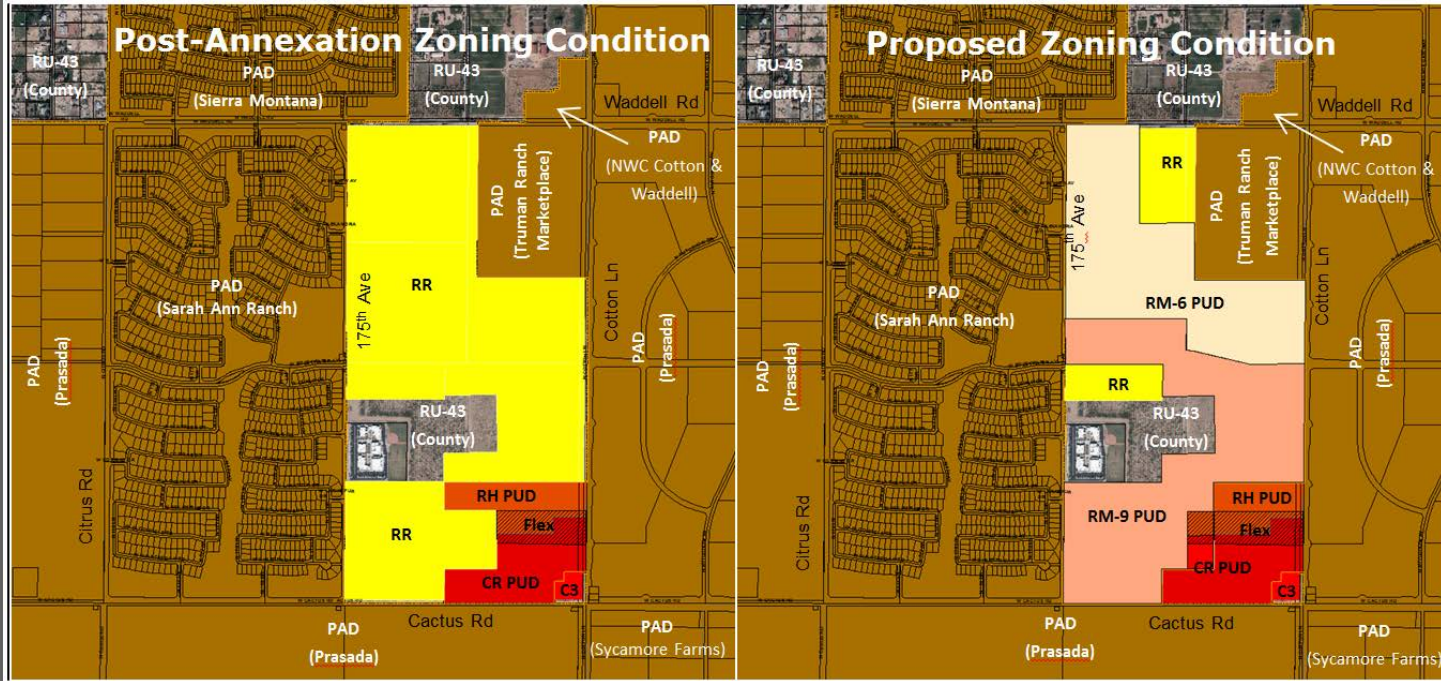
- 217 a. Development and use of the site shall be in substantial conformance with the project
218 narrative entitled "Magnolia", prepared by LVA Urban Design Studio, dated revised
219 November 2016 and stamped received November 28, 2016, except as modified by the
220 following stipulations.
221
222 b. Approval of this zone change request presumes the successful annexation of the subject
223 property as being processed under FS16-427. Should said annexation request fail, the
224 zoning of the property granted under the subject approval is null and void.
225
226 c. Non-compliance with the stipulations of approval of this case will be treated as a violation in
227 accordance with the provisions of Article XIV of the Surprise Unified Development Code.
228

229 However, should the Commission wish to recommend denial of the request, the Commission
230 should make its own findings and base its decision on those alternative findings.
231

232 **Attachments:**

- 233
234 01 Case Map (1 page)
235 02 Vicinity Map (1 page)
236 03 Project Narrative (27 pages)
237 04 Citizen Participation Final Report (excerpt, 6 pages)
238 05 Luke AFB comments (2 pages)
239 06 ADOT comments (1 page)
240 07 MWD comments (1 page)

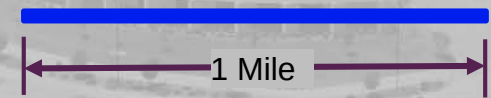
FS16-392 Magnolia Rezone



Case Map



North



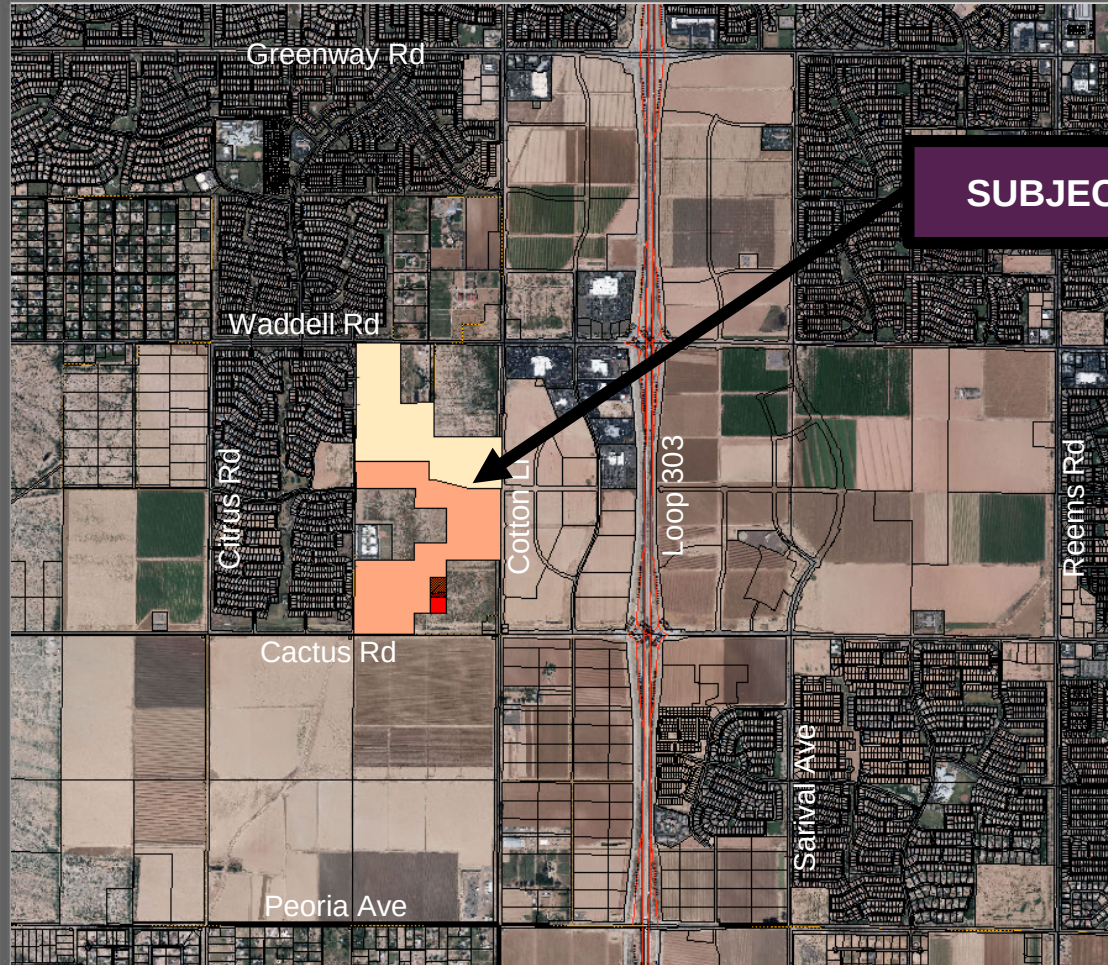
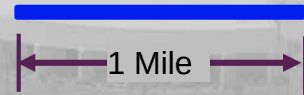
**FS16-392
Magnolia Rezone**

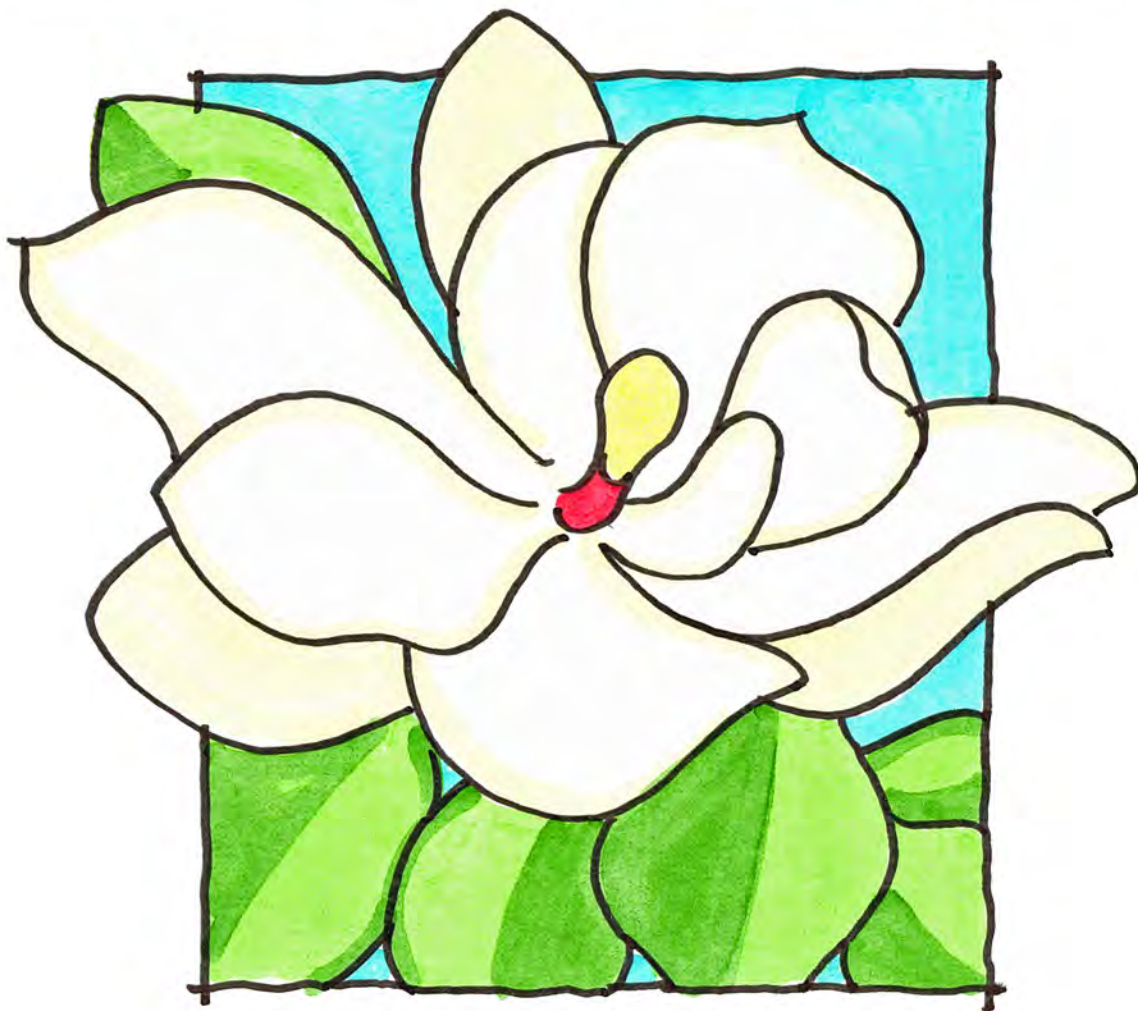
SUBJECT SITE

Vicinity Map



North





MAGNOLIA

A MASTER PLANNED COMMUNITY
SURPRISE, ARIZONA
PUD ZONING APPLICATION
1ST SUBMITTAL: SEPTEMBER, 2016
2ND SUBMITTAL: NOVEMBER, 2016
3RD SUBMITTAL: NOVEMBER, 2016

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



DAVID EVANS
AND ASSOCIATES INC.



CivTech

PROJECT TEAM

Developer: Surprise Village Partners, LLC
c/o AZ Community Development, LLC
Mr. Joseph Kalish and Jack Hilton
11024 N. 28th Drive, Suite 170
Phoenix, AZ 85029
(602) 499-0899

Land Planner: LVA Urban Design Studio, LLC
Mr. Mark Reddie
120 South Ash Avenue
Tempe, AZ 85201
(480) 994-0994



Civil Engineer: David Evans & Associates
Mr. Don Willie
4600 E. Washington Street, Suite 250
Phoenix, AZ 85034
(602) 678-5151



Traffic: CivTech
Ms. Dawn Cartier
10605 N. Hayden Road, Suite 140
Scottsdale, AZ 85260
(480) 659-4250



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1.0 DESCRIPTION OF REQUEST

1.1 Introduction

On behalf of Surprise Village Partners, LLC, Managed by AZ Community Development, LLC, LVA Urban Design Studio, LLC is requesting a zone change on 178 acres of property currently zoned R1-43 to approximately 78.6 acres of RM-6 PUD, approximately 95.2 acres of RM-9 PUD, approximately 1.8 acres of RH-PUD and approximately 2.4 acres of CR-PUD. Note that approximately 2.3 acres within the RH-PUD and CR-PUD is in a flex zone which allows the flexibility for either zoning district based on the final site plan configuration. This request includes a PUD Overlay on the entire 181 acres located at the northeast corner of Cactus Road and 175th Avenue. The site is an irregular-shaped parcel located ½ mile west of the Loop 303 freeway, and is bounded by Cactus Road to the south, Cotton Lane to the east, Waddell Road to the north, and 175th Avenue to the west. See **Figure 1**, *Vicinity Map* for the property boundary and general location and **Appendix A**, *Legal Description and ALTA Surveys* for the legal boundaries of the property. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 10-acre property at the southeast corner of 175th Avenue and Sweetwater Avenue. Upon annexation and rezoning, the intent is to include this parcel within the overall Magnolia master planned community.

1.2 Project Overview and Zoning Request

The proposed project, called Magnolia, will be developed as a highly amenitized, single-family residential master planned community within an active growth area of the City of Surprise. Magnolia will include a blend of various lot sizes, a centralized community center, abundant active and passive open spaces, a connected trail system, and attractive landscaping throughout. The land use plan will provide for a density transition from south to north, with slightly higher densities within the southern portion of the property. The residential zoning for the property will include RM-9 PUD for the southern portion of the property, and RM-6 PUD for the northern portion of the property, using the Conventional Character Pattern. See **Figure 2**, *Proposed Zoning Map* for the location of the zoning district boundaries. The RM-9 PUD and RM-6 PUD zoning designations are affiliated with the following minimum lot sizes:

- RM-9 PUD: 3,000 square foot minimum lot size
- RM-6 PUD: 4,900 square foot minimum lot size

The plan also includes a 4.2-acre commercial and high density residential parcel that will be combined with the commercial and high density residential property at the northwest corner of Cactus Road and Cotton Lane. This is being included to facilitate a private land exchange agreement between property owners to provide more efficiency and better connectivity within each development project. The 4.2-acre property will be zoned to conform to the approved zoning of the adjoining property in accordance with Ordinance 2010-13, which includes RH-PUD, CR-PUD, and a Flex-Zone overlay. (See **Figure 2**, *Proposed Zoning Map* for the CR-PUD and RH-PUD district boundaries and flex-zone location). Also, see **Appendix G: Land Exchange Parcels Legal Description** for the location of the two 4.2 acre properties affiliated with the land exchange.

Magnolia will include up to 900 residential units (plus an additional 55 units within the adjacent 10-acre parcel at Sweetwater and 175th Avenue), with a maximum gross density of 5.0 dwelling units per acre. This is consistent with the 2-8 dwelling units per acre density range permitted within the Neighborhood General Plan Land Use designation. While lot sizes may vary with the final development plan (and can vary without triggering an amendment to the zoning, so long as they meet the minimum development standards defined in **Table 1**), the concept plan includes a mix of the following lot sizes:

- 55' x 115'
- 45' x 110'
- 40' x 98' alley product
- 50' x 63' cluster product (lot sizes vary slightly within each 6-pack cluster pod)

1.3 Residential Zoning Designations and Development Standards

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Unified Development Code. The PUD overlay designation shall be applied to the property to allow modification of various development standards proposed within the community. Unless specifically modified herein, the development of the property shall comply with **Chapter 122** of the Surprise Municipal Code as may be subsequently amended. In the event of a conflict between a development standard, provision or regulation between the Magnolia Rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

The property includes two single family residential zoning districts, including 78.6 acres of RM-6 PUD, and 95.2 acres of RM-9 PUD. The proposed residential development standards affiliated with the RM-6 PUD and RM-9 PUD zoning districts to be modified are provided in the table below. Note that only “red” text items include modified standards. These amended development standards were created based on the anticipated lot sizes and product types proposed within the community in concert with the creation of meaningful, connected open space and a community design that emphasizes a high quality visual appearance throughout the community. One of the possible design features that may be provided within the community is an alley-loaded and/or cluster product where the vehicle garages are accessed off a rear alley or private drive, de-emphasizing the garage from public view, creating an attractive, pedestrian-oriented environment from the public realm. If provided, the alleys and/or private drives will be a minimum of 20' in width (10' on either side of the lot line) with 3' concrete ribbon on either side (26' minimum between structures), with the garage door at the back of the concrete ribbon. This design standard supports the 13' rear setback requirement proposed in the RM-9 PUD standards.

Table 1: RM-6 PUD and RM-9 PUD Development Standards

Development Standard	RM-6 City Base Standard	Proposed RM-6 PUD Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	375	N/A	525
Maximum Density	6.0	6.0	9.0	9.0
Minimum Lot Area (sf)	6,000	4,900	4,500	3,000
Minimum Lot Width (ft)	50	45	40	40
Minimum Lot Depth (ft)	100	100	100	60
Minimum Front Yard Setback (ft) (1) (2)	12/20	12/20	12/20	8/20
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Minimum Rear Yard Setback (ft) (4)	20	15/20	20	13
Maximum Building Height (ft) (5)	35	35	35	35
Footnotes:				
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 12' setback for RM-6 and 8' setback for RM-9 (unless adjacent to a PUE, in which case the minimum front setback for RM-9 shall be 10').				
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.				
(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.				
(4) For RM-6 PUD, single-story minimum setback is 15', and two-story minimum setback is 20'.				
(5) For cluster product in the RM-9 PUD district, the rear two units within each cluster shall be single story, unless the builder chooses to fire sprinkler those homes, in which case two story units shall be permitted.				

1.4 Residential Development Plan Concept

The development plan concept represented in **Figure 3** is non-regulatory and subject to change without triggering an amendment to the zoning, but has been provided to graphically illustrate how the property may be developed, including roadway access and connectivity, relationship between individual development parcels and lot configuration, location of the community center and active and passive open spaces, trail connectivity, and relationship of uses and improvements along the perimeter of the property. The development plan concept represented in **Figure 3** includes a mix of four single-family detached lot sizes, including two conventional single-family residential lot types, an alley-loaded product that provides vehicle access from a rear alley and pedestrian access from the public street or common open space courtyard, and a 6-pack cluster product that provides vehicular access from an internal private drive and pedestrians access from the public street or within a common open space courtyard. The alley product and cluster product allow for a smaller lot size, while ensuring that garages do not dominate the streetscape. The front doors and livable space within these home types faces the public

street or common open space, creating an attractive streetscape environment that is oriented toward pedestrians rather than vehicles and garage doors. Garage doors are located within an alley or private drive, and are shielded from public street view. Wide landscaped open spaces corridors are provided at primary entries to the community, creating an attractive, open feel for residents and visitors as they enter and circulate through the neighborhoods.

The layout was designed in a more traditional grid street system, with wide open space corridors and connectivity, providing pedestrian circulation separate from the primary roadway alignments in many locations. The community center is centrally located within the community along Sweetwater Avenue, providing centralized pedestrian and vehicular access to all residents, and ensuring its high visibility as the primary amenity for Magnolia. The perimeter of the community is designed to minimize lots that back up to the adjacent public streets by providing several no-load local streets and/or wide landscape setbacks between the perimeter streets and the homes within the community. This will prevent the monotony of long, perimeter walls and rooftops along the perimeter of the property, and will create a much more open and attractive streetscape to the community, from both internal and external to the site. See **Figure 3, Development Plan Concept** for a visual representation of a conceptual development plan option for Magnolia.

1.5 Circulation Plan

Magnolia is surrounded on all four sides by existing streets, including Cactus Road on the south, Cotton Lane on the east, Waddell Road on the north, and 175th Avenue on the west. Cactus, Cotton, and Waddell are all classified as Major Arterial streets with a 68' half-street right-of-way. 175th Avenue is classified as a Residential Collector with a 40' half-street right-of-way. Additionally, Sweetwater Avenue, a planned Residential Collector with a full 80' right-of-way section, will be dedicated and constructed to provide east/west access through the center of the site.

Magnolia proposes a minimum of five access points into the community, including two full movement access points at Cotton Lane and Sweetwater and at 175th Avenue and Sweetwater. A three-quarter turn movement intersection is proposed at Cactus Road and 174th Avenue (limiting left-turns out). At least two additional full movement access points are proposed along 175th Avenue to provide local connections to the development.

Three roadway modifications are requested as part of this development, including the following:

- Traffic Circles on Sweetwater Avenue and on 174th Avenue: A 4-way traffic circle at intersection of Sweetwater Avenue and 172nd Drive and a 3-way traffic circle at the terminus of 174th Avenue and Larkspur Drive. These are proposed as a traffic calming feature as well as a visual enhancement to the community at primary circulation routes within the community.
- Modified Local Street Section for 174th Avenue: The plan includes an option for a modified local street standard to increase the right-of-way to 80' and to provide center landscaped medians (no longer than 200-feet in length without a break) within the street section.
- Traffic Calming Techniques for Local Streets: Traffic calming chokers coupled with connected pedestrian open spaces are proposed along local streets that exceed 800' in length and approximately ten continuous homes without a break. Note that per

Section 122.33(c)(7), *Circulation*, block length may be exceeded if appropriate pedestrian and vehicular connections are provided. In all cases, there are at least two points of access for vehicles, a separate pedestrian trail connection at the choker location, and additional landscaping provided mid-block.

Details regarding each of these modifications will be submitted with the preliminary plat for the property.

A Traffic Impact Analysis for the property has been prepared and is included with this rezoning application as an **Appendix**. A series of conclusions and recommendations related to roadway improvements are provided within the study.

Bicycle lanes will be provided on Sweetwater Avenue and 175th Avenue in accordance with the City's standard detail for Residential Collector Streets to facilitate bicycle movements within and adjacent to the property. Pedestrian circulation will include a series of setback sidewalks along public streets, as well as a dedicated 6' off-street multi-use trail system that will provide pedestrian and non-motorized access and connectivity throughout the development. The trail system provides for both public trails (through a dedicated public trails easement) and private trails as shown and labeled on **Figure 4, *Open Space and Trails Master Plan***.

1.6 Landscape Theme and Community Character

The community identity is based on the Magnolia, an ancient plant genus, and one of the first flowering plants known to mankind. It's thick and waxy petals evolved to protect the flowers from damage by the beetles that it still depends upon for pollination. Widely known for its longevity and sublimely beautiful large aromatic flowers, the magnolia tree is a symbol of sweetness, purity, and the love of nature. Old fashioned elegance, inspired by this iconic flower, will characterize the design of Magnolia to create a traditional neighborhood with a landscape that exudes the timeless charm of the South where magnolia thrive. Magnolia is a place to live and celebrate the simple pleasures of life.

In addition to a limited number of Magnolia trees used in strategic and highly visible locations within the community (note that as the Magnolia tree is not included in the ADWR list of drought-tolerant species, it will not appear in the public right of way per City Code), the overall landscape theme uses elegant and traditional old-world trees and shrubs that are found on the low-water use plant list. Primary trees include Oak, Ash, and Magnolia trees; with secondary trees including Evergreen Elm, Italian Cypress, Ficus, Vitex, Bahuania, and pollen free Swan-Hill Olive trees. Aromatic white-flowering plants may include Jasmine, Citrus, Natal Plum, Gardenia, and Plumeria. Old-fashioned garden-style plants may include English Ivy, Lily, White Lantana, Indian Hawthorn, Boxwood, Pentas, Vinca, Lady Bank's Rose, Myrtle, Rosemary, Guara, and Verbena. While many of these aromatic and old-fashioned plants may be included in select locations throughout the community, due to the harsh desert climate, selected colorful desert shrubs and groundcover plants will also be included throughout. A complete list of plant materials will be provided at the time of preliminary plat, and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended.

Magnolia's character and hardscape elements will include formal tones and elegant simplicity that are characteristic of traditional architecture. Entry monuments, theme walls and signage will use simple forms of stucco, single scored block, cast stone and ornamental iron. Precast concrete floral accent plaques and brick may be used as accent

materials for walls and paving. To provide a pleasing contrast with the many shades of green and white present in the plant materials, the hardscape color scheme will build a white, gray and black foundation palette, accented with bright bursts of color at focal points and in site furniture. See **Figure 6, Community Entry Monument** and **Figure 7 and 7A, Community Wall Details** for the design concept for the primary entry monument and various wall types proposed within the community.

Wall Height Modification

For lots that back up to non-residential uses, perimeter walls may be up to eight (8) feet in height with an additional two (2) feet retaining wall for a total height of ten (10) feet.

1.7 Open Space, Trails and Amenities Plan

Magnolia will provide an abundance of interconnected parks, open space and 6-foot trails that encourages walking and alternative modes of transportation within the community. The heart of the community is the 8-acre Truman Community Center, a private, HOA maintained recreation complex that will include amenities such as a community building with fitness facilities, meeting rooms, and full-service kitchen, a competition-sized swimming pool with cabanas and hot tub, and various additional recreational amenities such as tennis and pickle ball courts, sand volleyball, multi-use sport court, tot-lot playground, splash pad, picnic areas with barbeque grills, shade ramadas, a great lawn with retention, trails and landscaping. See **Figure 5, Truman Community Center Sketch Concept** for a general layout and potential amenities proposed for the community center.

In addition to the Truman Community Center, Magnolia will include several pocket parks and linear trails corridors throughout the development with active and passive recreational amenities such as tot-lots, shade ramadas, picnic areas, multi-use play fields with retention, dog park, trails, landscaping, and other active and passive improvements. All pocket parks will have access to the linear trail system that connects the development parcels within the community.

Perimeter open space and landscaping will also be provided where adjacent to public streets, including:

- **Cotton Lane:** Minimum 60' wide landscape buffer to include a drainage corridor for off-site flows, retention, landscaping and entry monument at the primary entry at Sweetwater Avenue.
- **Cactus Road:** Minimum 120' wide landscape buffer to include a drainage corridor for off-site flows, retention, landscaping and an entry monument at the secondary entry at 174th Avenue and Cactus Road. This exceeds the minimum landscape buffer requirement of 60' by double.
- **Waddell Road:** Minimum 25' wide landscape buffer from back of sidewalk to include landscaping improvements. This is a modification from **Section 122-137(e)(1), Roadway Landscape Buffer**, which requires a 60' setback for major arterial streets. This modification will impact approximately 585' of linear frontage along Waddell Road. However, there are wide, landscaped open space tracts at the intersection of Waddell Road and 175th Avenue, and along the eastern edge of the property along Waddell Road. Additionally, a decorative theme wall and enhanced landscaping will be provided along this frontage to enhance the visual character within this area.

- 175th Avenue: Minimum 40' wide landscape buffer to include landscaping and neighborhood entry monuments at the roadway entries into the community. This exceeds the minimum landscape buffer requirement of 15' by more than double.

Additional landscaped open space will be provided along several primary roadways and center landscaped medians within Magnolia. Including the Truman Community Center, pocket parks, trails, and additional active and passive open space and landscaped areas within and adjacent to the right-of-way, Magnolia will provide a minimum of 25% open space, a 5% increase in the 20% requirement per the Conventional Character Pattern standard.

Landscape Modifications

The provisions of Article X of Chapter 122 of the Surprise Municipal Code as may be subsequently amended shall apply with the following modifications related to the landscaping and hardscaping within the proposed APS Power Line Easement along the north edge of Cactus Road:

- (1) Trees, shrubs and hardscape elements which could hinder access and maintenance of the power line poles by APS should not be located within 50' of base of the poles.
- (2) The location of all trees or screening walls or the alteration of ground level within with APS Easement shall first be approved by the appropriate APS representative before permitted by the City of Surprise.
- (3) The species of all trees within the APS Easement should be limited to those currently allowed by APS under their power lines. The list and species may be added or removed at the sole discretion of APS Representatives at the time landscaping plans are presented to them for approval.

1.8 Drainage Master Plan

The site generally slopes in a southeasterly direction. 175th Avenue is an improved half street adjacent to the site. There is a street median with a full section fronting the school site and a full section at the intersection of 175th Avenue and Waddell Road. The road slopes general in a southerly direction and there is a large catch basin south of the intersection of 175th Avenue and Waddell Road that captures the street runoff into the street storm drain system.

Waddell Road is an improved street with curb on the north side and no curb along the south side of the road. The road slopes in an easterly direction.

Cactus Road alignment is a dirt road adjacent to the site that has been recently paved. The road follows the slope of the land in an easterly direction. There is an existing culvert at the intersection of 175th Avenue and Cactus Road that conveys runoff in an easterly direction. The estimated flow from the culvert is 540 cfs. There is an earthen ditch adjacent to the road alignment within an APS easement to the north that conveys the runoff from Cactus Road existing culvert and the farm field to the north towards the east. The ditch ends with earthen basin located northwest of the intersection of Cotton Lane and Cactus Road.

The site is located mostly in Zone X according to FIRM Panel 04013C1660L, revised October 2013. Portion of the site along Cotton Lane is located in Zone A. The design team is in the process of preparing a Conditional Letter of Map Revision to be submitted to the Maricopa County Flood Control District (MCFCD) and to the City of Surprise. After

approval by the City, it will be submitted to FEMA. The CLOMR application is based on the fact that the drainage conditions in the area have changed with the development upstream and there is currently less flow impacting the site. The site will have drainage channels traversing the eastern boundary (along Cotton Lane) and the southern boundary (along Cactus Road) to account for the offsite flow reaching the site.

The intent of the grading design is to convey the runoff generated onsite during a 100-year 2-hour storm event or smaller into retention basins, located throughout the subdivision. The roadways will convey the street runoff to various basins distributed throughout the development. When the street capacity is exceeded, catch basins with storm drain system will be installed to allow the runoff to stay within the street right-of-way section.

The finish floor elevations for the site will be set higher than the adjacent 100-year water elevations and the cascading outfall elevations for the site in case of storm events beyond the 100-year storm events.

The grading improvements shown on the grading and drainage plans will follow the phasing of the project. The offsite improvements will also follow the phasing of the project. The catch basin, in relation to street capacity, will be added during final design and they are not reflected on the preliminary grading and drainage plans.

1.9 Water & Sewer Master Plans

Water

The existing water infrastructure around the site is split in two zones, zone 2 and zone 3, per EPCOR description. The zone 2 is in the southeasterly side of the project along Cotton Lane, and zone 3 is in the northwest part of the project along 175th Avenue. The proposed water main serving the project as part of Zone 2 connects to an existing 12" water line, approximately 700 feet south of Waddell Road on Cotton Lane. The new main continues south, entering our project site in Sweetwater Avenue. The main is extended through the project local streets and exits the project site at Cactus Road. The 12 inch main will be extended easterly along Cactus Road to Cotton Lane, where it will connect to an existing 16" water line at the intersection. An 8" loop will be used to follow up with the balance of the water line system, to serve the project for zone 2.

Zone 3 will connect to an existing 12" water line at Sweetwater Avenue and 175th Avenue. The main will continue easterly along Sweetwater Avenue approximately 1,350 feet. This will serve an 8" loop that heads northerly and westerly through the subdivision until it connects to the existing 12" water line approximately 1,450 feet north of Sweetwater Avenue on 175th Avenue. An 8" loop will continue to serve the balance of the project.

Sewer

The sewer will connect to an existing 12" sewer line in 175th Avenue, at two locations. One connection will be made at the intersection of 175th Avenue and the southerly most proposed road, and another at the road just south of the existing school site. These connections will serve the southwesterly part of the subdivision.

Another sewer main connection will be extended to the existing 12" sewer line at the southeast corner of Cactus Road and Cotton Lane. The main will be located within Cotton

Lane, entering our subdivision approximately 1,400 feet further north into the subdivision to serve the balance of the project.

1.10 Commercial & Multi-Family Residential Zoning Designation and Development Standards

This section shall only apply to the 4.2 acre property at the southeast corner of the site that is designated as 1.8 acres of RH-PUD and 2.4 acres of CR-PUD (which also includes a flex overlay for 2.3 acres of the property based on the configuration of the final site plan for the commercial and multi-family development). This property is affiliated with the property transfer, and the development standards defined below are identical to the standards defined within the adopted zoning associated with Ordinance 2010-13, affiliated with Zoning Case# FS-10-051.

Character Pattern

The subject property shall utilize the Marketplace Character Pattern as described in Section 122-37 of the Surprise Municipal Code. Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the Surprise Municipal Code.

Land Use Designations

The subject property is proposed to be developed with a mix of commercial and high density residential. The southern 2.4 acres fall under the Regional Commercial (CR) Use District while the northern 1.8 acres fall under the Residential High Density (RH) Use District. As part of the PUD overlay, flexibility of the zoning boundaries is expected. The 2.3 acre area between the two zoning districts, as shown on Figure 2: Proposed Zoning Map, shall be designated a flex zone, where the proposed zoning boundaries can be finalized at the time of the Site Plan Approval. As such, any modifications to the zoning boundaries that is within the designated flex zone shall be reviewed and approved by the Community Development Director. However, any increase to the area of land within the Residential high Density (RH) Use District shall not permit an increase to the maximum number of dwelling units beyond a total of 384 dwelling units.

Development standards as part of the PUD overlay for these districts are listed below.

Planned Unit Development Overlay

Development Standards

Unless specifically modified herein, the development of the property shall comply with Chapter 122 of the Surprise Municipal Code.

Table 2: CR-PUD and RH-PUD Development Standards

Regional Commercial (CR)					
Min. Lot Area	Min. Lot Width	Min. Front or Street Side Setback (1) (2)	Min. Side & Rear Setback (1)	Maximum Building Height	
N/A	N/A	20'	0' (3) (4)	45' (4)	

Residential High Density (RH) (5)					
Maximum Number of Dwelling Units	Maximum Gross Density	Min. Front or Street Side Setback (1) (2)	Min. Side & Rear Setback (1)	Maximum Building Height	Min. Recreational Space per D/U
384	30	20'	15' (4)	45' (4)	30%

Footnotes:

- (1) All setbacks are subject to the applicable adopted Building Codes.
- (2) Build-to-Lines are not required to be established for projects within this PUD. Minimum front and street side setbacks will be traditional and follow the table above.
- (3) A 20' minimum building setback is required for Commercial uses next to Multi-Family or Single-Family Attached Residential Zoning. A 45' minimum building setback is required for Commercial uses next to Single-Family Detached Residential Zoning.
- (4) When directly adjacent to Single-Family Detached Residential Zoning, for any commercial or residential building that exceeds a height of 35', the side and/or rear minimum setback shall have an additional distance of 1' for each 1' of building height above 35'.
- (5) These High Density Residential Development standards assume the property will develop as multi-family apartments. If a single-family attached product is developed, the minimum lot dimensions and setbacks shall be determined at the time of Preliminary Plat and/or Final Plat approval whichever comes first and shall be consistent with the Marketplace Character Pattern as described in Chapter 122 of the Surprise Municipal Code.

Parking and Loading Standards

All provisions in Article IX of Chapter 122 of the Surprise Municipal Code shall apply.

Landscape Standards

The provisions of Article X of Chapter 122 of the Surprise Municipal Code shall apply with the following additions related to the landscaping and hardscaping within the proposed APS Power Line Easement along the north edge of Cactus Road:

- (1) Trees, shrubs and hardscape elements which could hinder access and maintenance of the power line poles by APS should not be located within 50' of base of the poles.

- (2) The location of all trees or screening walls or the alteration of ground level within with APS Easement shall first be approved by the appropriate APS representative before permitted by the City of Surprise.
- (3) The species of all trees within the APS Easement should be limited to those indicated in Exhibit J, which lists the currently acceptable species of trees allowed by APS under their power lines. This list is not an absolute list and species may be added or removed at the sole discretion of APS Representatives at the time landscaping plans are presented to them for approval.

Lighting Standards

All provisions in Article XI of Chapter 122 of the Surprise Municipal Code shall apply as well as any applicable Engineering Development Standards.

Signage Standards

All provisions in Chapter 112 of the Surprise Municipal Code shall apply.

Grading and Drainage Standards

All provisions of the Engineering Development Standards shall apply. Prior to final site plan approval, a Conditional Letter of Map Revision (CLOMR) will be filed with FEMA to request a Letter of Map Revision (LOMR) to reclassify the flood zone designation to Zone X on the FIRM maps and eliminate the property from being in a flood zone.

1.11 FUTURE HOME OWNERS ASSOCIATION RESPONSIBILITY

The Magnolia community will include a home owners association (HOA) that will own and maintain all common community amenities, including the Truman Community Center, signage and entry monuments, parks, trails, open space tracts, private alleys and drives, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. The purchasers of property within the Magnolia community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA. Regarding the 175th & Sweetwater project, it is the intent that this development will become part of the Magnolia community and HOA after annexation and zoning approval, however, if that does not happen, an agreement related to the dedication of all necessary right-of-way for the construction of Sweetwater will be required prior to the first phase of development of either project.

2.0. EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

The proposed site is located on the northeast corner of Cactus Road and 175th Avenue within unincorporated Maricopa County (currently within a County island), but within City of Surprise General Planning area. More specifically, the property is an irregular shaped assemblage of parcels generally bounded by 175th Avenue to the west, Waddell Road to the north, Cotton Lane to the east, and Cactus Road to the south. The subject site is made up several parcels, as defined in **Appendix 1, Legal Description and ALTA Survey**.

The intent is to annex the property into the City of Surprise concurrent with this rezoning application.

The assemblage of properties included in the rezoning application are owned by various property owners; however, the intent is that upon annexation and rezoning approval, all properties included within the rezoning application (with the exception of the CR/RH zoning) will be developed under a single ownership entity as part of the Magnolia master planned community. The CR/RH zoned property will be developed as part of the commercial development at the northwest corner of Cactus Road and Cotton Lane, and is included as part of a land swap to benefit both developments by removing narrow fingers on the commercial property and adding better connectivity within the residential development parcels. The following Assessor Parcel Numbers are included with this zoning application:

- APN# 502-04-004
- APN# 502-04-006A
- APN# 502-04-006B
- APN# 502-04-005D
- APN# 502-04-022D
- APN# 502-04-002E
- APN# 502-04-002Q
- APN# 502-04-023C
- APN# 502-04-022A
- APN# 502-04-002R

2.2 Existing Land Use, General Plan Designation and Zoning

The subject property is currently vacant land that was once used for agricultural purposes. Properties surrounding the site include single-family residential, agricultural and vacant land to the north, single-family residential, agricultural and vacant land of the future Prasada Commercial Complex to the east, agricultural and vacant land to the south, and single family residential property to the west. Paradise Honors School, a K-12 charter school is also located immediately adjacent to the property along 175th Avenue, and has plans to expand further east with new classroom buildings, parking, athletic fields and other associated improvements. See **Table 5** below and **Figure 1, Vicinity Map** for the existing land uses on the site and surrounding area.

The proposed site is currently within the City of Surprise 2035 General Plan boundary and is designated as *Neighborhood Character Area*. The site is also within the *Residential (Citrus and Cactus) Growth Area* as defined within the Anticipated Growth map in the General Plan. The Neighborhood land use designation allows for densities up to 8+ dwelling units per acre and supports a wide variety of residential development opportunities. The proposed zoning is in conformance with the Neighborhood General Plan designation, and will utilize the *Suburban Development Type* (2-8 du/ac) throughout the community. See **Table 5** below and **Figure 9, Existing General Plan Land Use Map** for the general plan land use designation on the site and surrounding area.

Currently, the property is zoned RU-43 (Rural 43) in unincorporated Maricopa County, permitting 1 dwelling units per acre. The intent of this zoning district is to conserve open

land use and permit farming and rural residential uses. See **Table 5** below and **Figure 10, Existing Zoning Map** for the existing zoning on the site and surrounding area.

Table 3: Existing Land Use, General Plan Designation and Zoning

	LAND USE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
SITE	Vacant	Neighborhood	County RU-43
NORTH	Single-family residential agricultural & vacant	Neighborhood	County RU-43 & PAD
EAST	Single family residential, agricultural and vacant	Commerce & Office - TOD sub area	PAD, CR PUD, RH PUD
SOUTH	Agricultural and vacant	Neighborhood	PAD
WEST	Single family residential and charter school	Neighborhood	PAD

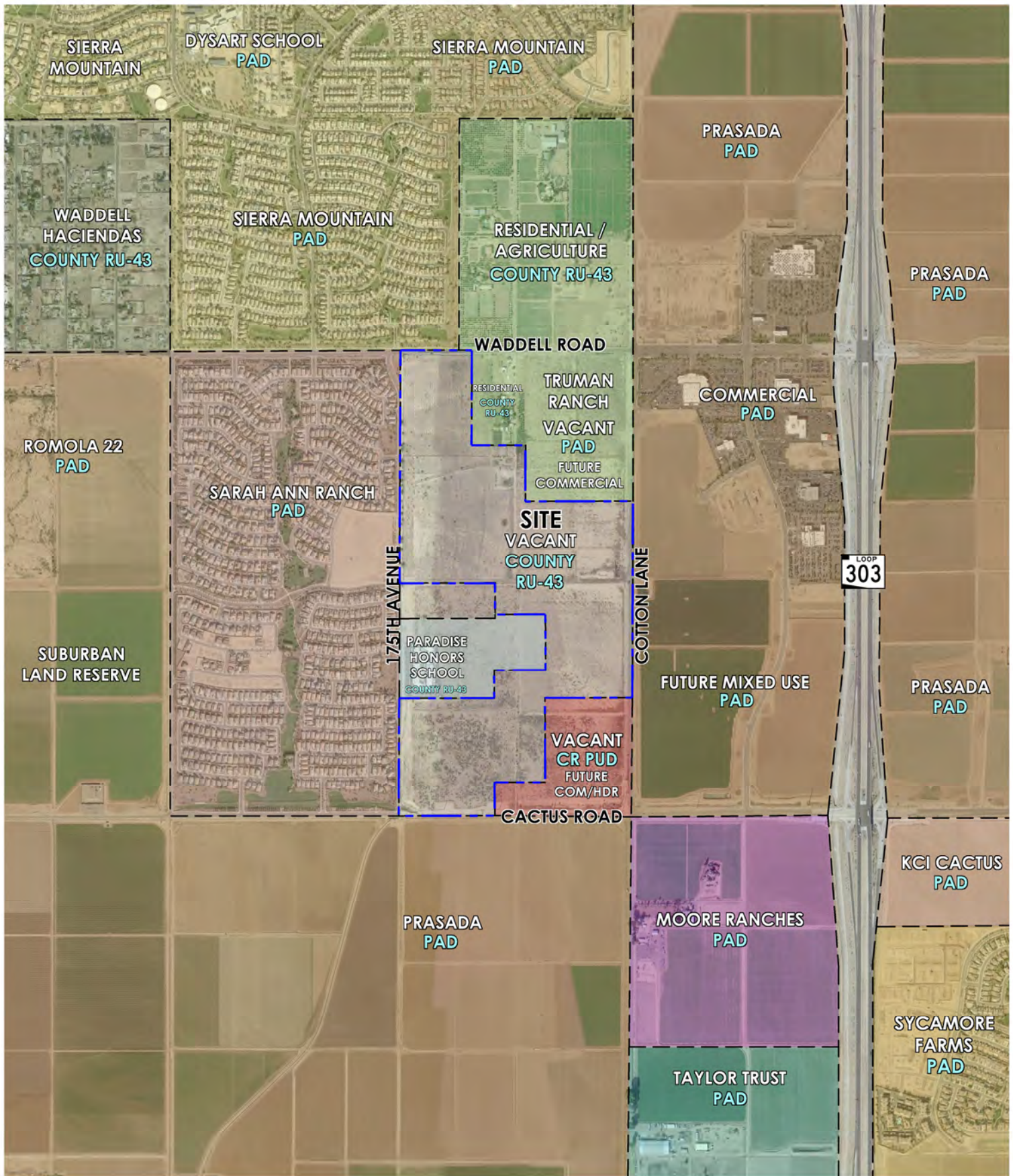
2.3 Regional Facilities and Services

The site falls within the City of Surprise Planning Boundary, but is currently located in unincorporated Maricopa County. The site is surrounded on all sides by the City of Surprise jurisdictional limits, with the exception of a portion of the northern boundary, making this property part of a County island. **Figure 1, Vicinity Map** shows the jurisdictional limits of the City of Surprise city limits in relation to lands within unincorporated Maricopa County.

The proposed property is approximately ½ mile west of the Loop 303 Freeway, with direct access to both the Cactus Road and Waddell Road interchanges, providing excellent access to the site along the regional freeway system. The site is bounded by three major arterial roads, including Cactus Road to the south, Cotton Lane to the east, and Waddell Road to the north. 175th Avenue, a Residential Collector, is located along the western boundary of the site. Sweetwater Road, a planned east/west Residential Collector road, will run through the center of the property connecting 175th Avenue to Cotton Lane.

The subject property is within the Dysart Unified School District (SUSD). The property is within the boundary of the Sonoran Heights Elementary School, located at 11405 N. Greer Ranch Parkway, and the Shadow Ridge High School, located at 10909 N. Perryville Road. Paradise School, a K-12 charter school, is also located immediately adjacent to the property at 12775 N. 175th Avenue.

Upon annexation into the City of Surprise, fire & emergency services, law enforcement services, and refuse collection will all be provided by the City. The nearest fire station, Surprise Fire-Medical Station #307, is located 2 miles east of the site near Sarival Avenue and Cactus Road. The nearest Police Station is located in Surprise City Hall, approximately 6 miles northeast of the site.



MAGNOLIA

FIGURE 1: VICINITY MAP

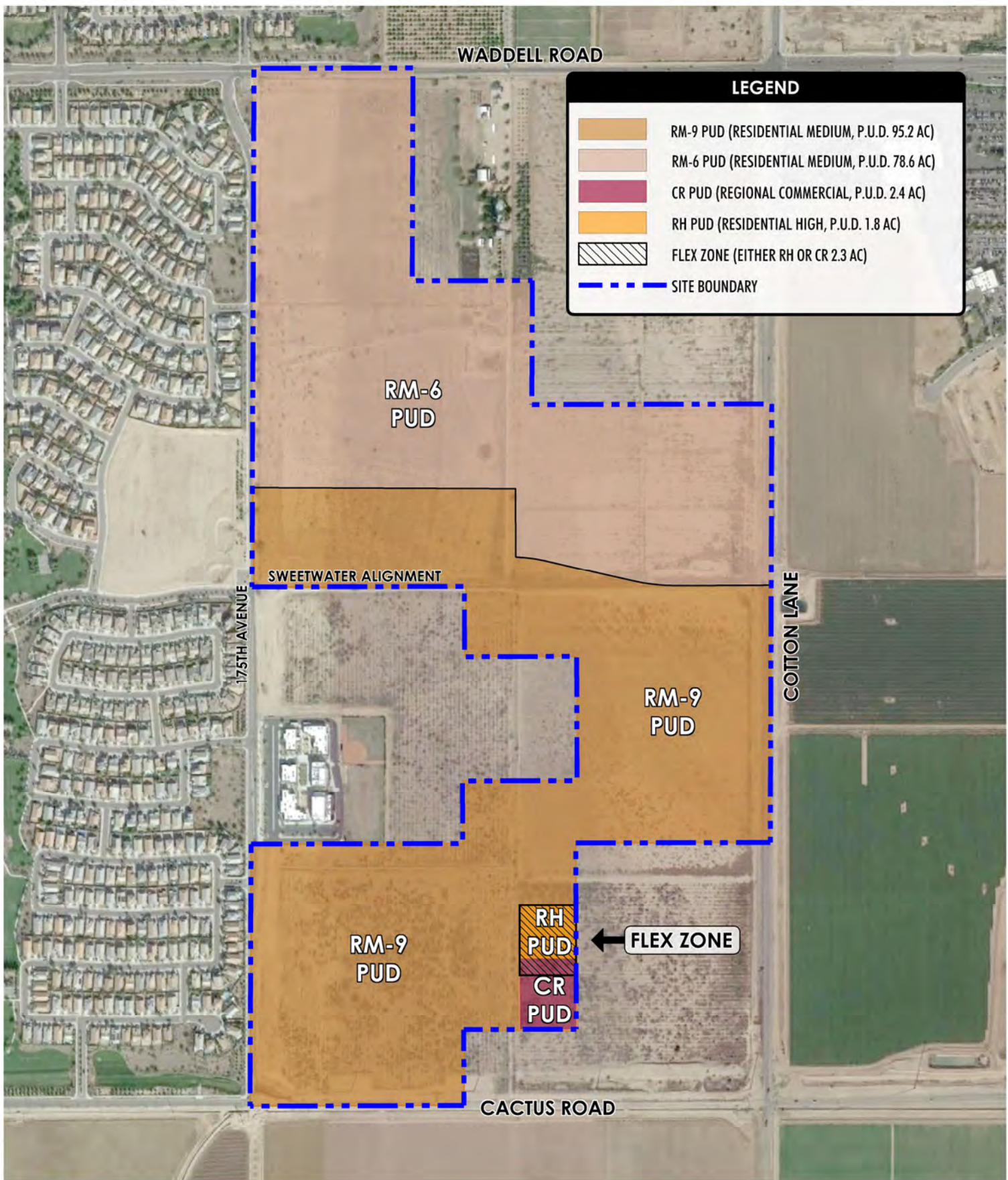
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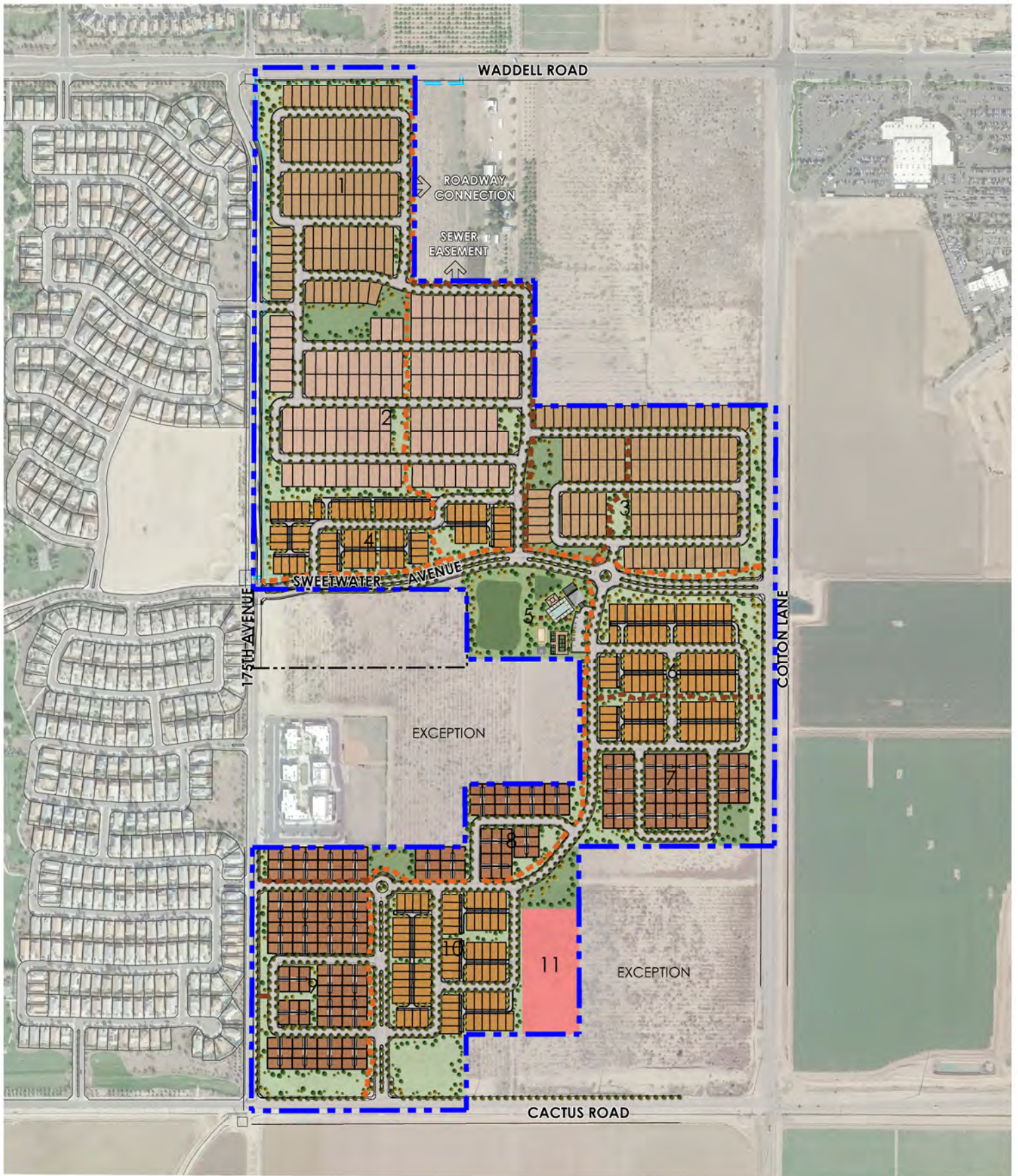
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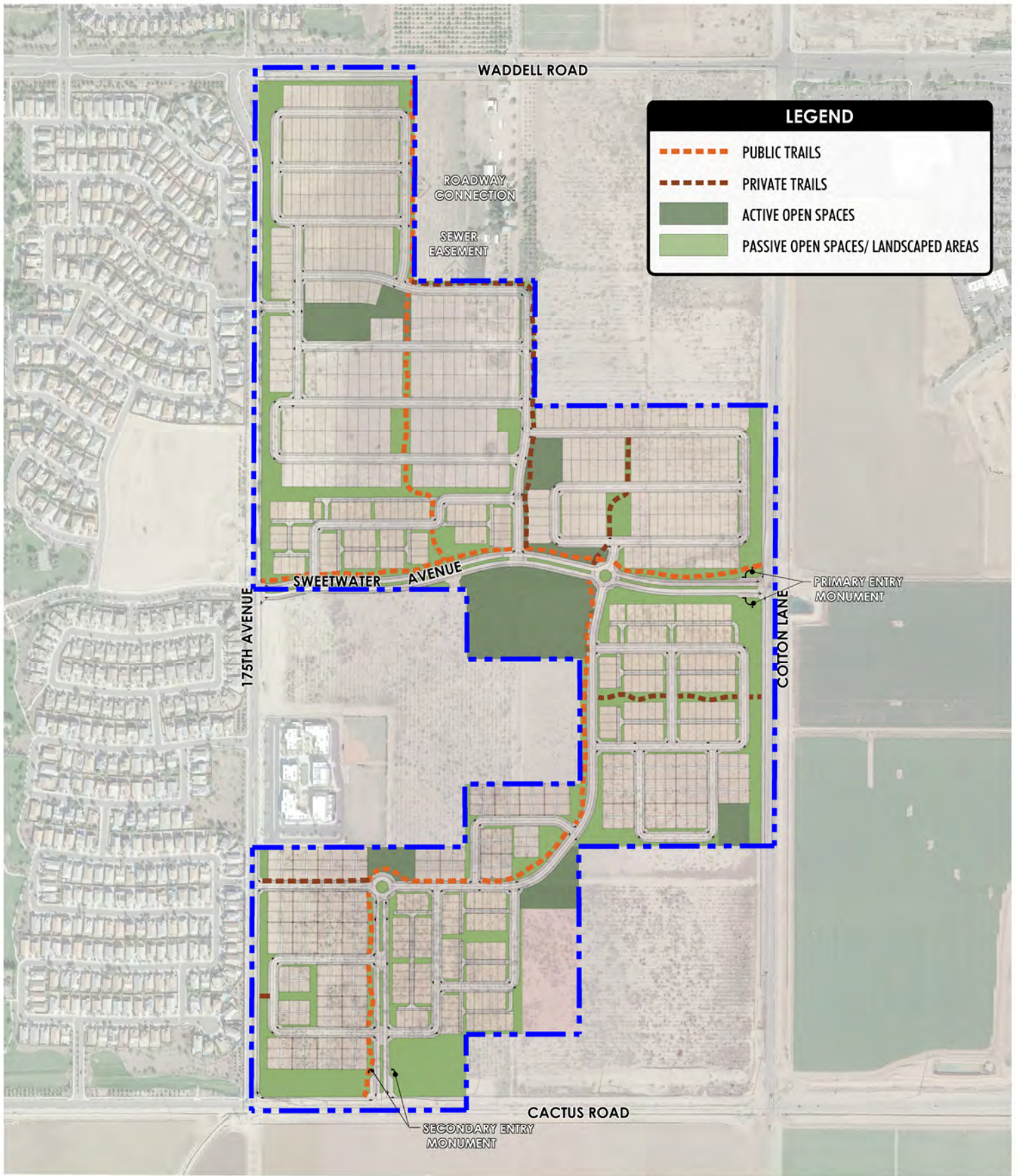
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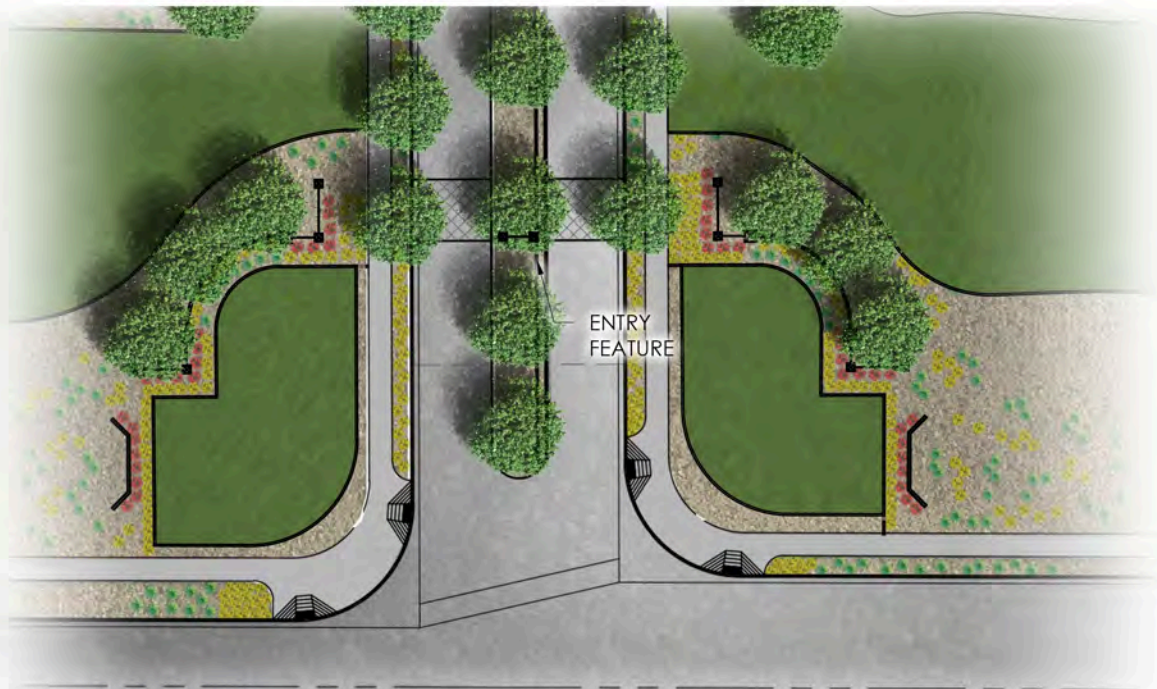




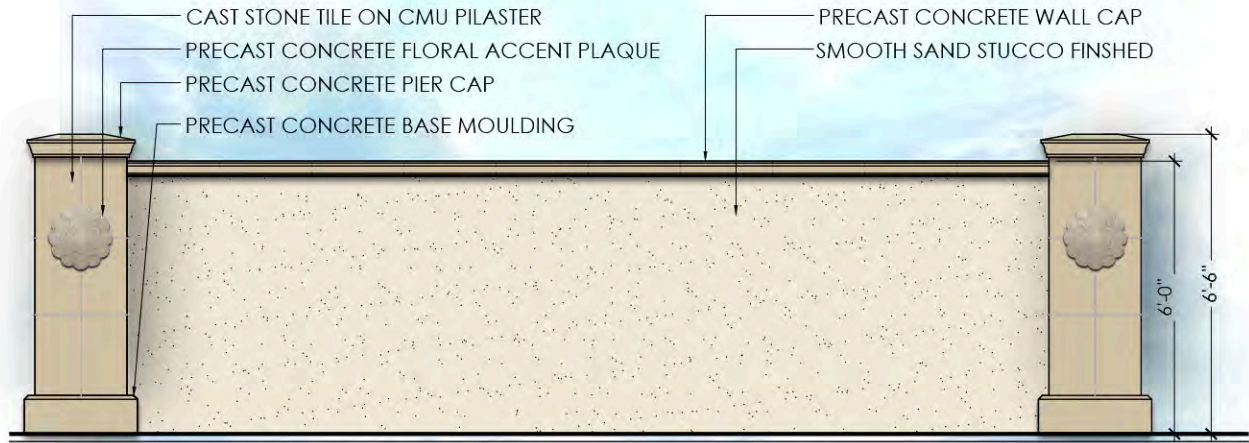
PRIMARY ENTRY MONUMENT



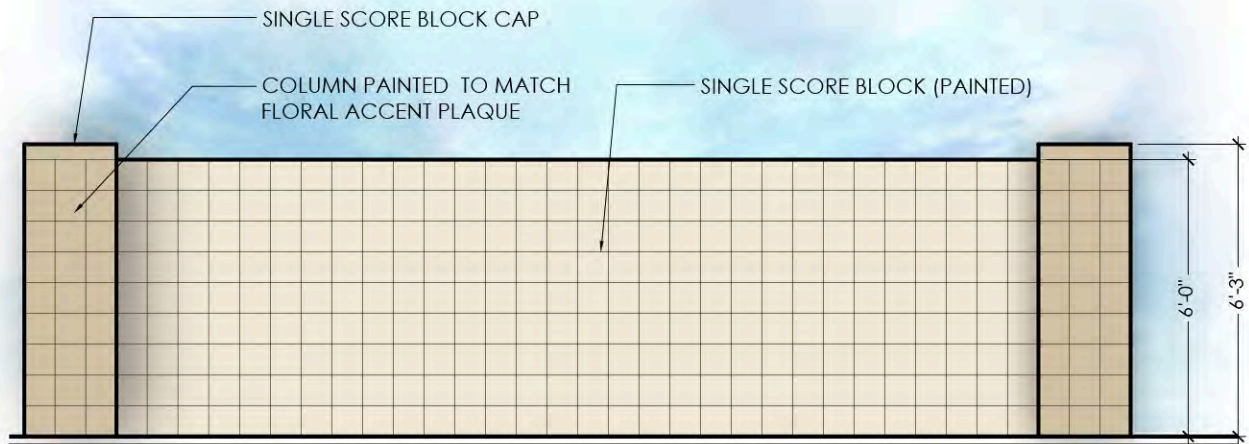
ENTRY FEATURE IN MEDIAN



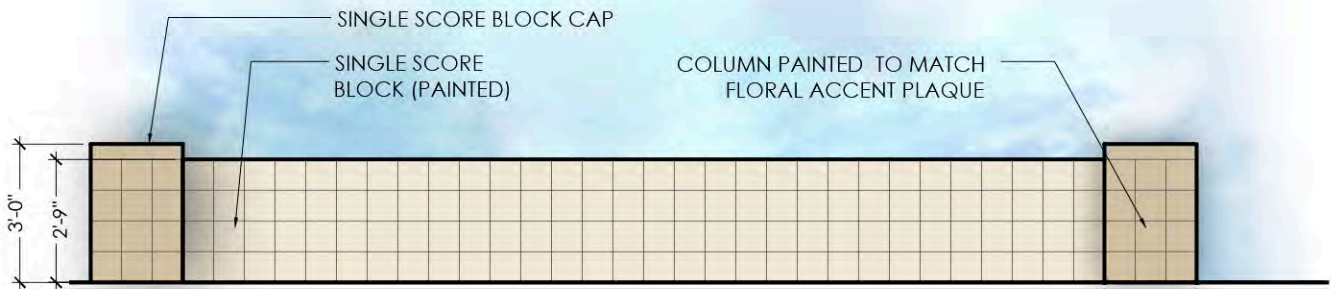
PRIMARY ENTRY PLAN VIEW (COTTON LANE & SWEETWATER AVE)



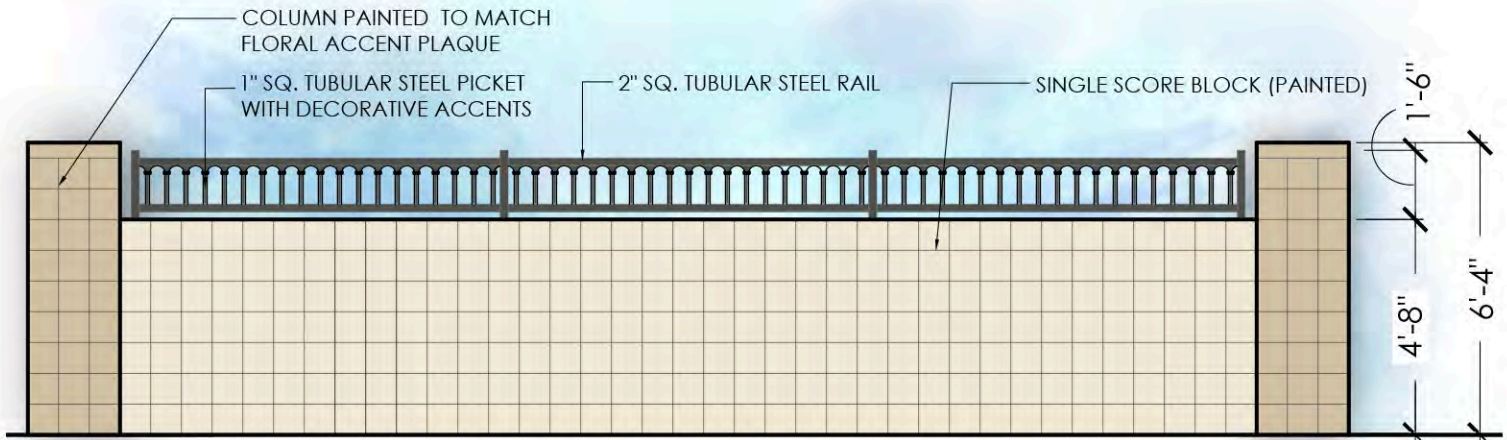
ENHANCED THEME WALL



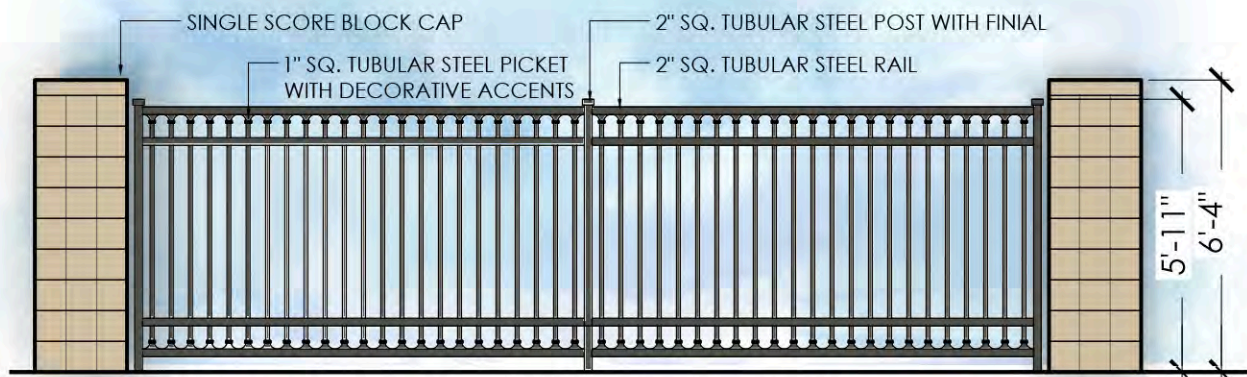
THEME WALL



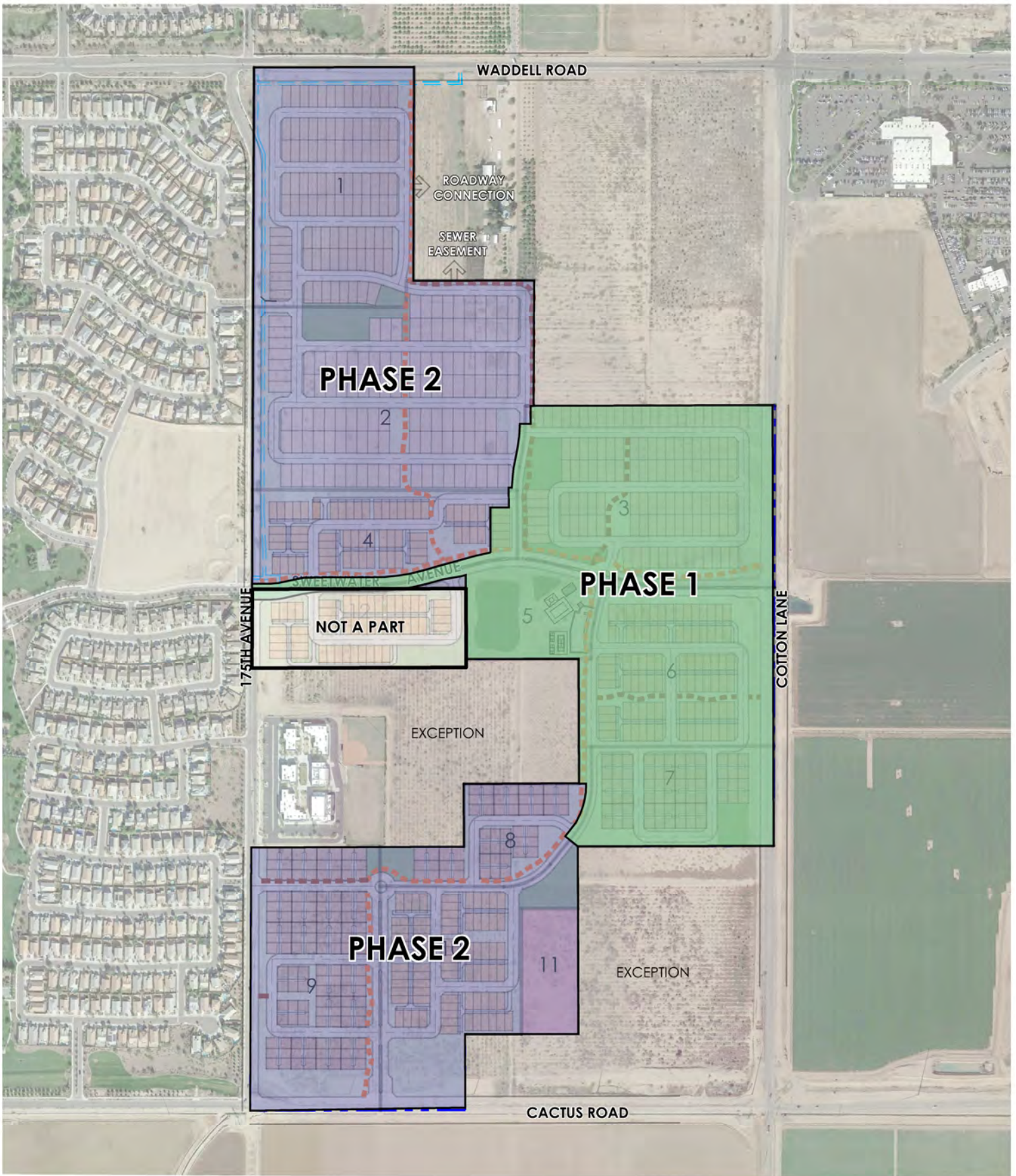
PONY WALL

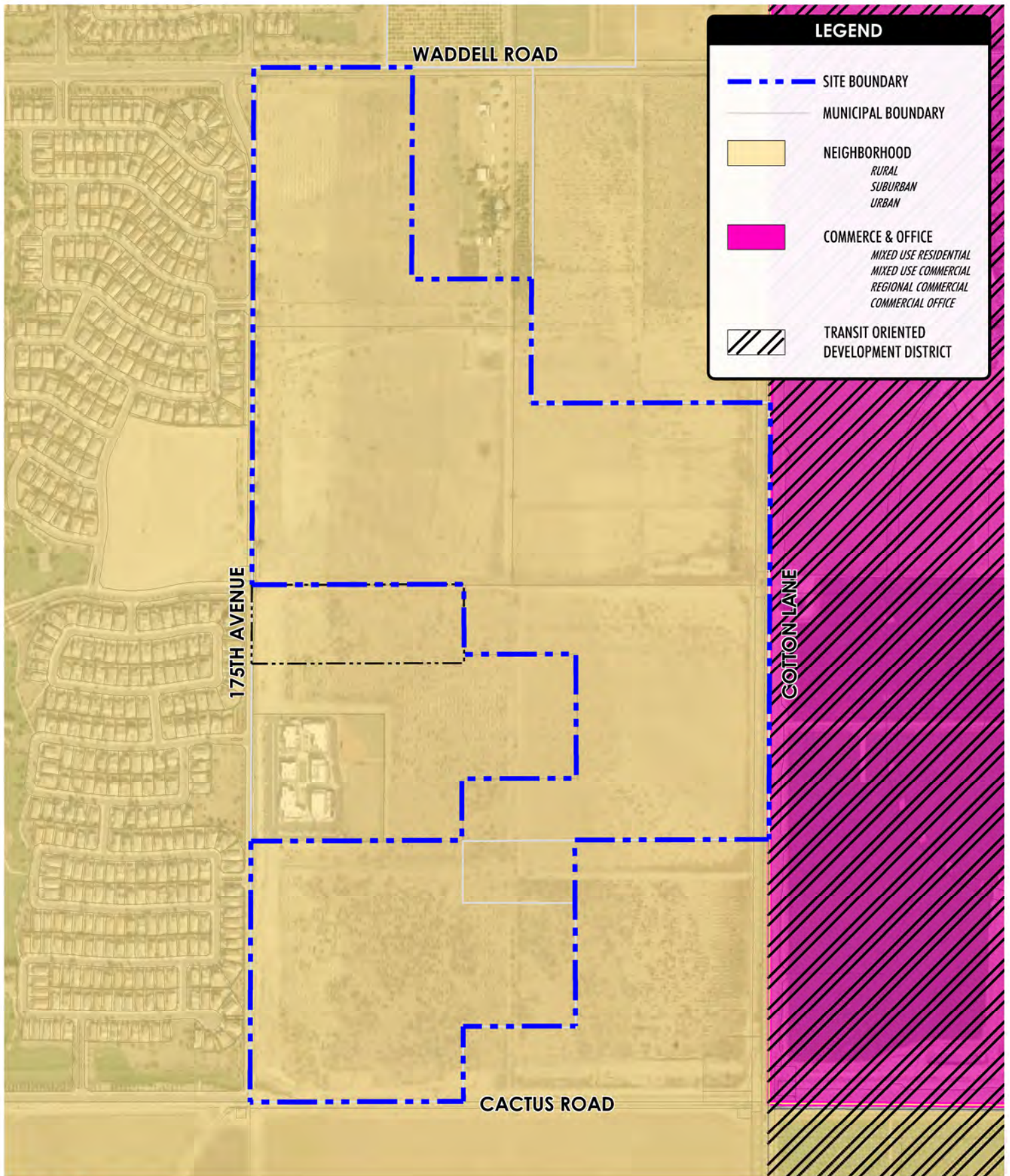


PARTIAL VIEW FENCE (DECORATIVE WROUGHT IRON REQUIRED)



FULL VIEW FENCE (DECORATIVE WROUGHT IRON REQUIRED)





LVA urban design studio

land planning - development entitlements - landscape architecture

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MAGNOLIA

FIGURE 9: EXISTING GENERAL PLAN DESIGNATION MAP

APPROX. SCALE:NTS

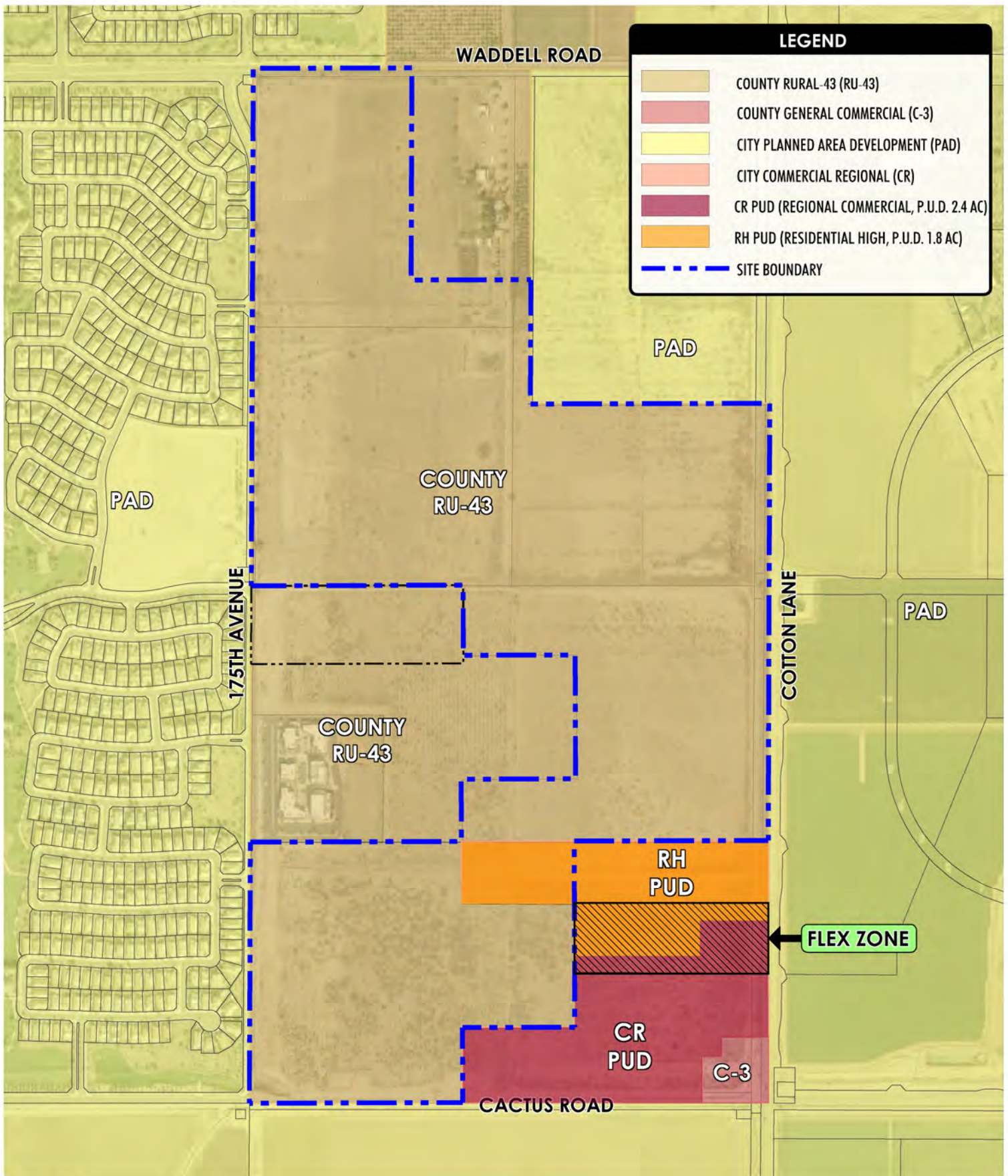
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U:\1640-CACTUS & 175TH\CAD\PLANNING\LVA-1640-FIGURE 9-EXISTING GENERAL PLAN LAND USE MAP.dwg Sep 1, 2016



CITIZEN PARTICIPATION FINAL REPORT

MAGNOLIA & SWEETWATER PLANNED UNIT DEVELOPMENT

PARCEL NUMBERS: 502-04-002P, 502-04-002J, 502-04-004, 502-04-006B, 502-04-006A,
502-04-005D, 502-04-022D, 502-04-002Q, 502-04-002E, 502-04-023C, 502-04-022A,
and 502-04-002R

CITY OF SURPRISE

PREPARED BY:

LVA URBAN DESIGN STUDIO, LLC
120 E. Ash Ave.
Tempe, AZ 85281

November 2016

ANNEXATION, PUD ZONING & PRELIMINARY PLAT
(FS16-427, FS16-391 & FS16-392)

Development Team

Developer

Surprise Village Partners, LLC
c/o AZ Community Development, LLC
Mr. Joseph Kalish and Jack Hilton
11024 N. 28th Dr. Suite 170
Phoenix, AZ 85029
(602) 499-0899

Land Planner

LVA Urban Design Studio, LLC
Mr. Mark Reddie
120 South Ash Avenue
Tempe, Arizona 85281
(480) 994-0994

Civil Engineer

David Evans & Associates
Mr. Don Willie
4600 E. Washington St. Suite 250
Phoenix, AZ 85034
(602) 678-5151

Traffic Engineer

CivTech
Ms. Dawn Cartier
10605 N. Hayden Rd. Suite 140
Scottsdale, AZ 85260
(480) 659-4250

CITIZEN PARTICIPATION FINAL REPORT

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Appendices

- Appendix A: Site Posting Affidavits
- Appendix B: Neighborhood Meeting Notification Letter
- Appendix C: Daily Sun Newspaper Advertisement
- Appendix D: Meeting Exhibits
- Appendix E: Sign in Sheets & Comment Cards
- Appendix F: Scanned E-mail Comments and Responses

I. PUBLIC MEETING INFORMATION

A. Applicant Attendees:

AZ Community Development – Joseph Kalish, Jack Hilton - Owners Representatives

David Evans & Associates – Don Willie – Civil Engineer Representative

CivTech – Dawn Cartier – Traffic Engineer

LVA Urban Design Studio – Mark Reddie, Alisse Highley - Applicant/Planning Consultant

II. PROJECT DESCRIPTION

The proposed applications are requesting a zone change on 178 acres of property currently zoned R1-43 to approximately 78.6 acres of RM-6 PUD, approximately 95.2 acres of RM-9 PUD, approximately 1.8 acres of RH-PUD and approximately 2.4 acres of /CR-PUD. Note that approximately 2.3 acres within the RH-PUD and CR-PUD is in a flex zone which allows the flexibility for either zoning district based on the final site plan configuration. This request includes a PUD Overlay on the entire 178 acres located at the northeast corner of Cactus Road and 175th Avenue. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 10-acre property at the southeast corner of 175th Avenue and Sweetwater Avenue. Upon annexation and rezoning, the intent is to include this parcel within the overall Magnolia master planned community. The public outreach activities were conducted for both projects together.

As part of the Annexation and Zoning process, a neighborhood meeting was held on October 19, 2016 as an opportunity for local residents to learn about the project, ask questions, and express their comments or concerns regarding the project.

III. MEETING LOCATION

The neighborhood meeting was held at Sunset Hills Elementary located at 17825 W. Sierra Montana Loop Surprise, Arizona on Wednesday October 19, 2016 from 6:00pm to 7:00pm.

IV. NOTIFICATION

A. REQUIRED SITE POSTING

On October 4, 2016 sixteen notification signs were posted on the subject site informing the surrounding community of the proposed applications and of the neighborhood meeting. These signs will remain in place and continue to be updated as the application advances through to City Council. **Appendix A, *Site Posting Affidavits*** includes photos of the signs, locations, and affidavits.

B. REQUIRED FIRST CLASS MAILINGS

Mailed notification letters were sent from the City of Surprise to 135 property owners and HOAs on October 6, 2016. The letters included a map of the project and details on the neighborhood meeting. A copy of the outreach letter can be found in **Appendix B, *Neighborhood Meeting Notification Letter***.

C. REQUIRED NEWSPAPER ADVERTISEMENT

An advertisement was posted in in the Daily News-Sun on September 30, 2016 with a map and details of the Citizen Review Meeting. A copy of the advertisement can be found in **Appendix C, *Daily Sun Newspaper Advertisement***.

V. PUBLIC MEETING

The applicant team arrived at Sunset Hills Elementary school to set up exhibit boards and sign in/comment card tables. Directional signs were posted in the parking lot and outdoor hallways to direct and notify residents to the meeting room. See **Appendix D, Meeting Exhibits** for a copy of all exhibits presented at the Neighborhood Meeting.

Twenty eight attendees were recorded on the sign-in sheet (See **Appendix E, Sign-In Sheet and Comment Cards**) for the open house style neighborhood meeting. Guests were greeted at the door and encouraged to walk through the exhibits with a member of the development team. Comment cards were provided throughout the meeting. The meeting came to a close at 7:15 pm.

Since the neighborhood meeting, the applicant has followed up and emailed a site plan to the six attendees who left requests via comment card. No responses have been received at this time, but the applicant will continue to accept feedback through the application process. All sent and received e-mails to date have been included with this report as **Appendix F, Scanned E-mail Comments & Responses**.

VI. MEETING PARTICIPANT FEEDBACK

Included as **Appendix E, Sign-In Sheet & Comment Cards** is a copy of all comment cards received from the October 19th meeting. Below is a response tally, brief summary of feedback, and written responses to questions and/or negative feedback in Subsection A below. Outreach response was the result of neighborhood meeting comment cards. Similar comments are grouped together.

RESPONSE TALLY

Positive Feedback – 1

Negative Feedback – 2

Informative/Suggestions/Neutral – 7

SUMMARY OF FEEDBACK

- Encouraging relocation of proposed access on to 175th Ave
- Concern about multi-family being part of the development
- Request for site plan
- Request for continual updates
- In favor of building Sweetwater
- Concern about traffic impacts

A. GENERAL COMMENTS/CONCERNS & RESPONSES

- Eliminating 175th Ave. Access
Applicant Response – A Traffic Impact Analysis was completed as part of the application. Based on the project densities, improvements and proposed mitigation, 175th Avenue is shown to operate at an acceptable level of service.
- Concern about multi-family being included in the development
Applicant Response – Multi-family is not proposed within this development. All residential is single-family detached. This addressed resident concerns regarding this issue.

- Request for Site Plan & Follow up
Applicant Response – Emails from the applicant were sent out October 21, 2016 to those who requested additional information. An open line of communication was offered as well as an attached site plan.
- Increased traffic
Applicant Response – A Traffic Impact Analysis was done as part of the zoning submittal process for both projects. The TIA's have been submitted, revised per comments, and reviewed by staff. The TIA identifies traffic impacts and improvements required to mitigate impacts. While the applicant acknowledged that traffic will increase with the proposed development, various roadway improvements and mitigation will be provided to accommodate the increased traffic in the area. The conclusions of the TIA's indicate that with the proposed improvements and mitigation, all roadways will operate at an acceptable level of service at full build out.

VII. PUBLIC CORRESPONDENCE SUMMARY AND PLAN REVISIONS

The applicant received a phone call in response to the email sent out on October 21, 2016. That call was in reference to clarification on the date of the upcoming public hearings, and the scheduled Annexation public hearing on November 15, 2016. No other correspondence has been received.

No major adjustments were necessary to address resident concerns with the project based on feedback received at the neighborhood meeting and through comment cards. The applicant remains open to resident comments, but believes the current plan does respond to all comments expressed by the residents.



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

3 October 2016

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

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-392; Magnolia

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Annexation, Rezone and Preliminary Plate Application for Magnolia. The project consist of 233 acres located at the northeast corner of Cactus Road and 175th Avenue in unincorporated Maricopa County. The intent of the applicant is to annex the subject property into the City of Surprise in order to zone and develop portions of the property as a residential master planned community. Magnolia will be an 181.1 acre residential master planned community within a growth area of the City of Surprise consisting of 900 single family homes with a 5.0 du/ac. The Rezone will be from Rural 43 (RU-43) to Residential medium, Planned Unit Development (MR-9 PUD) and RM-6 PUD. The development is located approximately 2.28 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461. The site is also 5.8 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone".

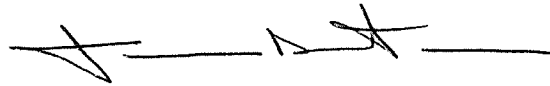
Luke AFB follows the guidelines of the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above density of 5.0 du/ac falls within these guidelines.

The request for annexation and construction of 900 single family homes will not negatively impact Luke AFB's flying mission. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound

attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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 'J. Mitchell', followed by a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

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

Jamie,

I have reviewed the proposed FS16-392 Magnolia residential development. The development does not affect any ADOT highway facilities.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E

Phoenix, AZ 85007

602-712-7348

azdot.gov



Jamie,

Thank you for providing the Electronic Submittal for Magnolia (FS16-392).

MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com



SURPRISE
ARIZONA



FS16-391 175th & Sweetwater Rezone and Preliminary Plat

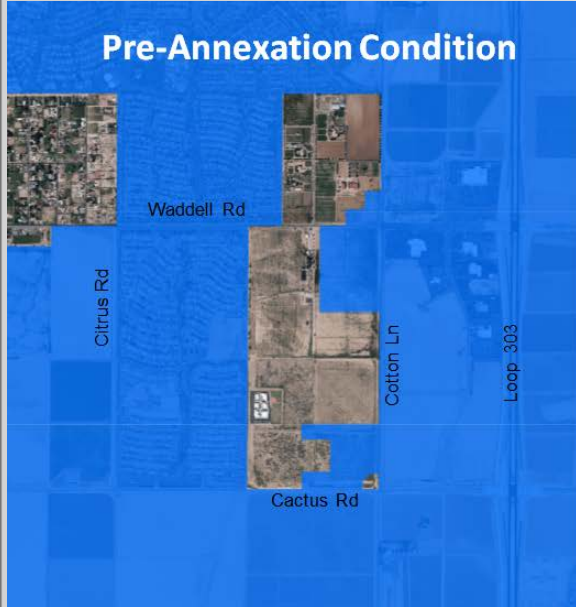
FS16-392 Magnolia Rezone and Preliminary Plat

175th & Sweetwater

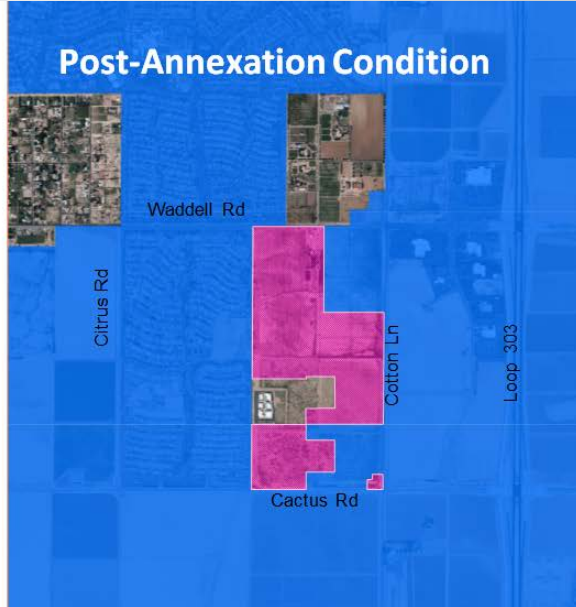
Planning and Zoning Commission
December 15, 2016

**Annexation covered under FS16-427
and being heard by City Council only**

Pre-Annexation Condition



Post-Annexation Condition

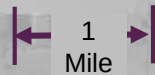


 Magnolia
Annexation

 Existing
Surprise
Annexation

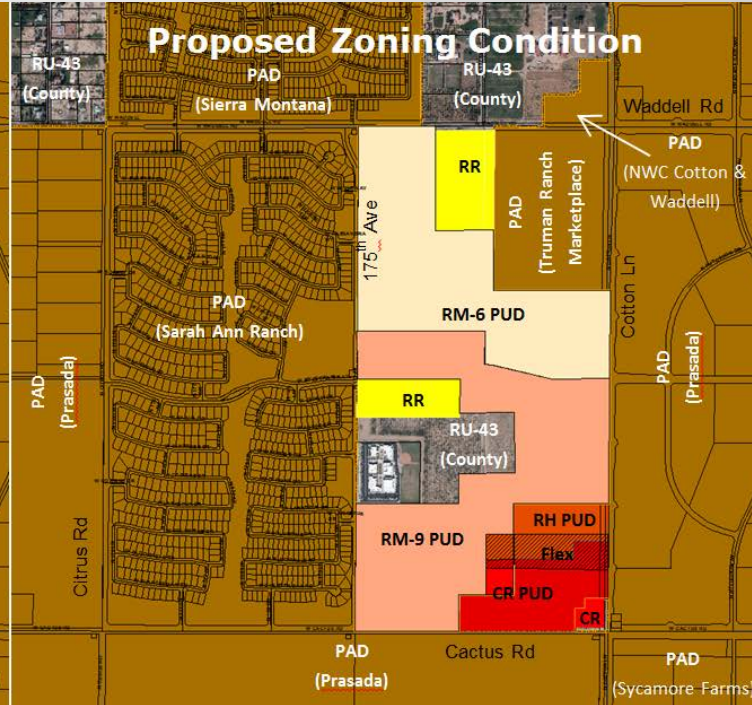
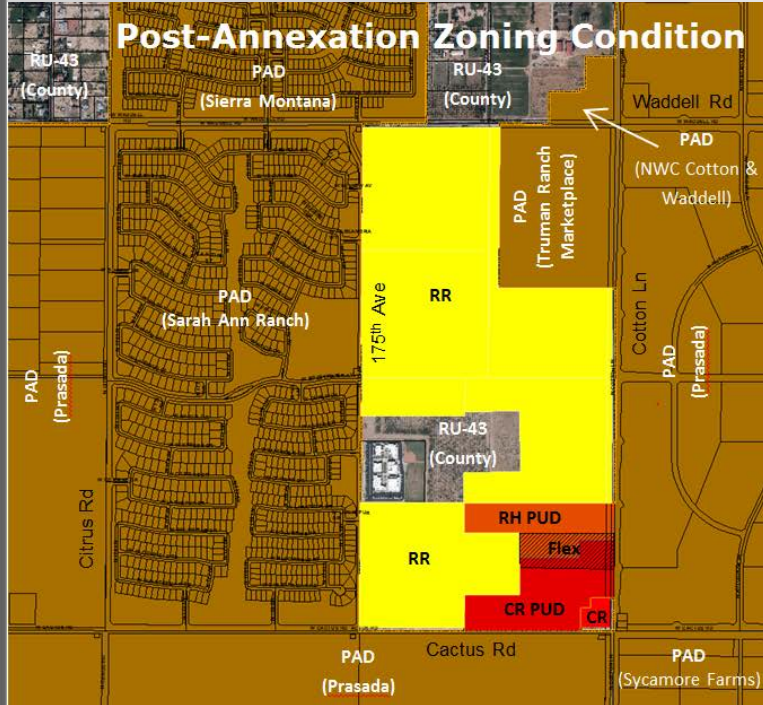


North



Annexation

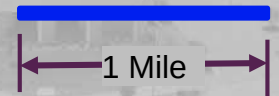
FS16-392 Magnolia Rezone

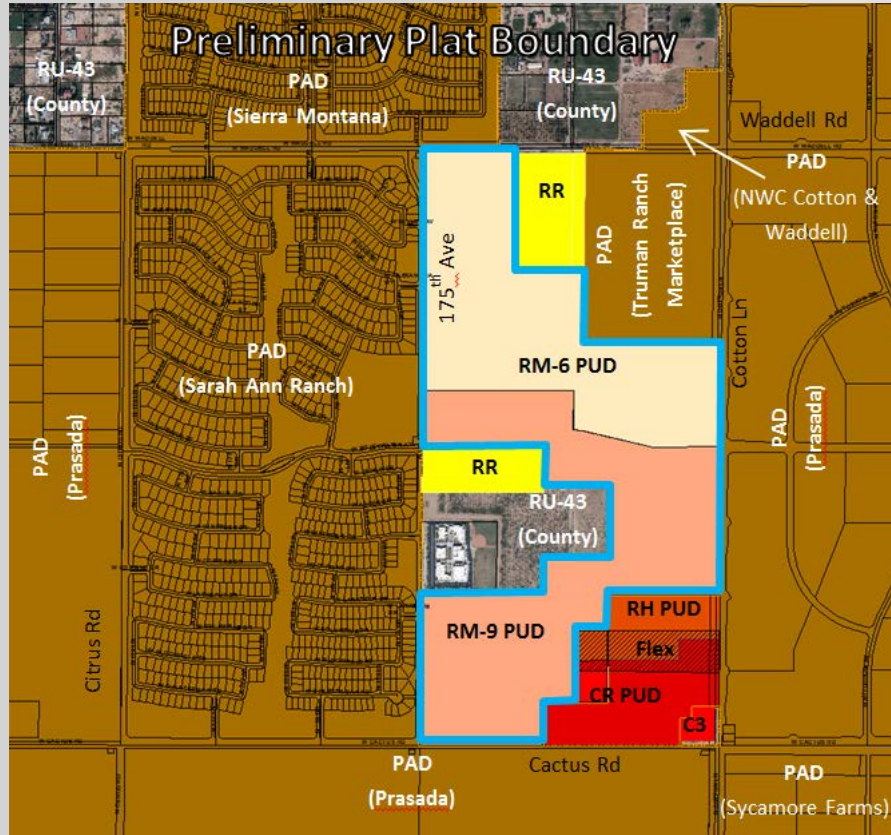


Case Map



North



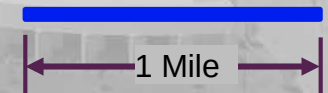


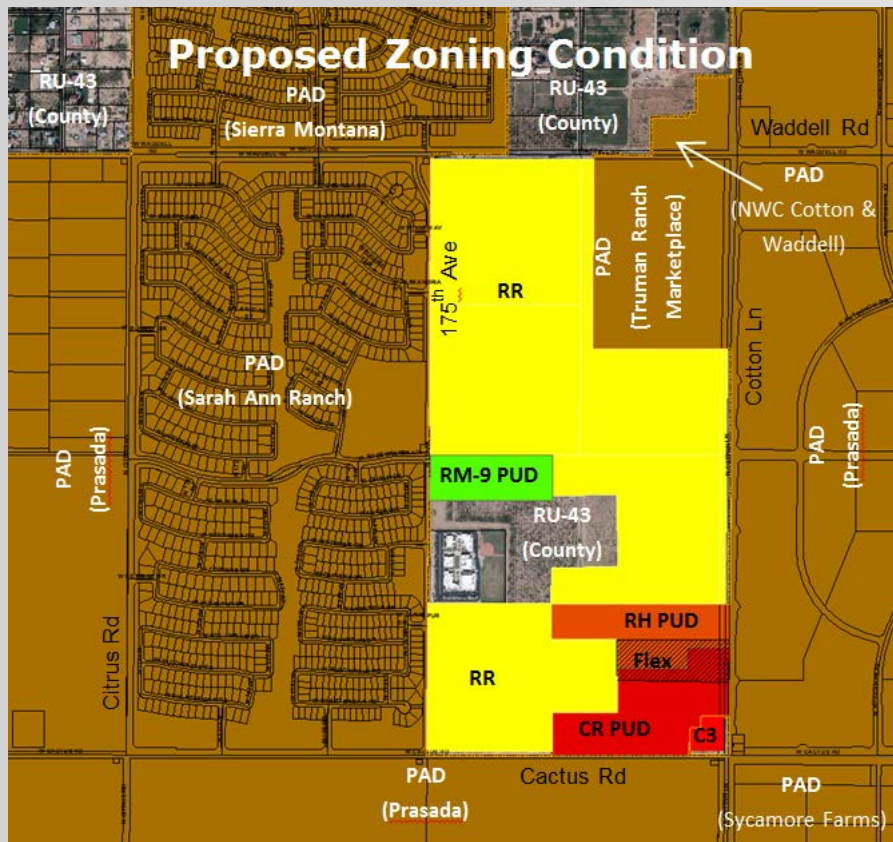
FS16-392 Magnolia Preliminary Plat

Case Map



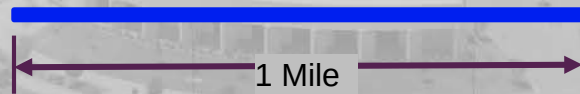
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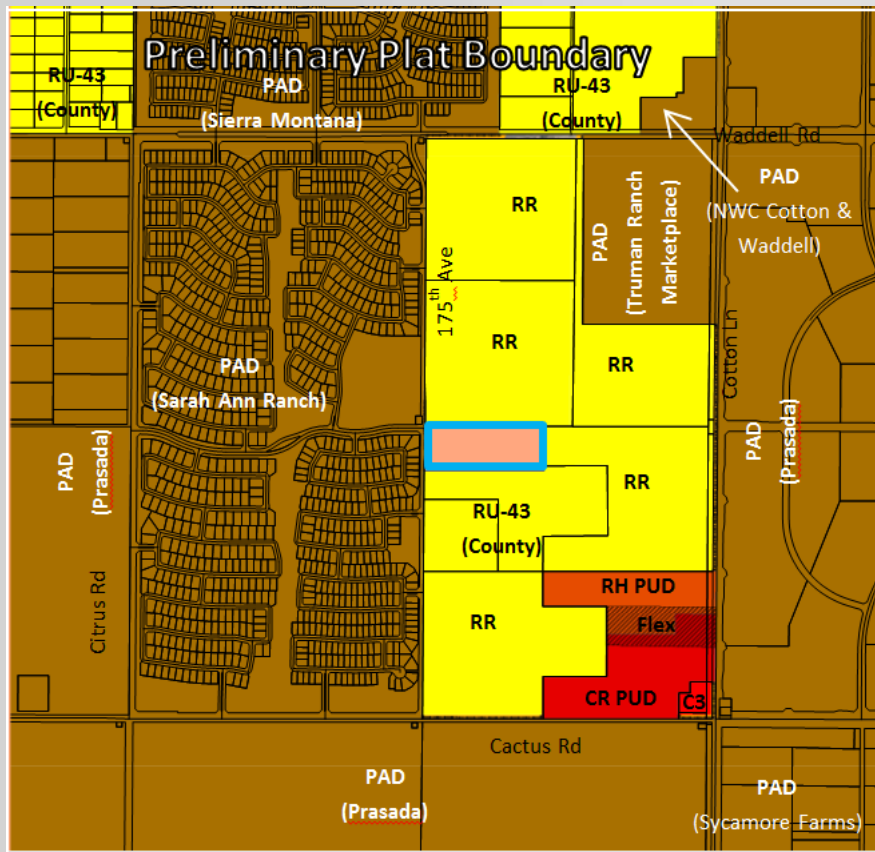




FS16-391 175th & Sweetwater Rezone

Case Map



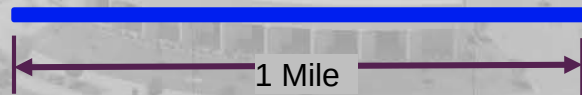


FS16-391 175th & Sweetwater Preliminary Plat

Case Map



North





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	December 15, 2016	Contact Person:	ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration, first hearing for public input, and then continuance regarding a zone change from Residential Ranch (RR) to Residential Medium (density) at 9 DU/Ac (RM-9 PUD).

Motion:

Move to continue to the January 5th, 2017 Planning and Zoning Commission meeting.

Background:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of a rezone from Residential Ranch (RR) to RM-9 with a PUD Overlay to allow deviations from the base development standards. The subject request involves the rezoning of approximately 10 acres of raw land that is currently located within a County island roughly bounded by Cotton Lane, 175th Avenue, Waddell Road and Cactus Road. This request follows a related annexation case being processed under case FS16-427.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ [00-FS16-391 - 175th Ave & Sweetwater Ave Rezone-Staff Report](#)
- ☐ [01 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment - RFLS #5416 - Case Map](#)
- ☐ [02 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment - RFLS #5416 - Vicinity Map](#)
- ☐ [03 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment - RFLS #5416 - Zoning Narrative](#)
- ☐ [04 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment - RFLS #5416 - Public Participation Report Excerpt](#)
- ☐ [05 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment - RFLS #5416 - Luke AFB Comments](#)

- ☐ [06 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment - RFLS #5416 - ADOT Comments](#)
- ☐ [07 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment - RFLS #5416 - MWD Comments](#)
- ☐ [09 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone/Zoning Amendment - RFLS #5416 - Public Engagement Form](#)
- ☐ [10 - FS16-391 - 175 AVE & Sweetwater Ave - Rezone- RFLS #5416](#)

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

ZONE CHANGE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-391

Project Name: 175th & Sweetwater Rezone

Council District: 3

Meeting Date: December 15, 2016

Planner: Robert H. Kuhfuss, AICP

Owner: A & B Investments

Applicant: Mark Reddie of LVA Urban Design Studio on behalf of AZ Community Development, LLC

Request: Zone change from RR to RM-9 PUD (9.9 ac.)

Site Location: Generally between Cotton Lane and 175th Avenue, Waddell Road to Cactus Road

Site Size: 9.9 acres (approx.)

Density: 5.0 DU/Ac

General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: None known

Staff Recommendation: **Approve**, subject to stipulations 'a' through 'c'

Introduction:

Mark Reddie of LVA Urban Design Studio, on behalf of AZ Community Development, LLC, seeks approval of five (5) separate requests relating to the proposed development in what is currently a county island located in the western portion of Surprise, near Sarah Ann Ranch. These five requests are listed below, with the subject request highlighted in **bold font**; however, this report should be read in the context of the other four requests.

Case FS16-391 – 175th & Sweetwater

Zone Change from RR to RM-9 PUD

Preliminary Plat in the RM-9 PUD Zoning District

Case FS16-392 – Magnolia

Zone Change from RR to RM-6 PUD, RM-9 PUD, RH PUD, and CR PUD

Preliminary Plat in the RM-6 PUD and RM-9 PUD Zoning Districts

Case FS16-427 – Annexation*, **

Four of the five aforementioned requests will first be presented to the Planning and Zoning Commission, who will make a recommendation to the City Council. The first of the five requests involves the actual annexation of the property and will only be heard by the City Council. It is envisioned that all five requests will be presented to the City Council on January 3, 2017.

The following map depicts the county island status as currently existing and post-annexation.



* The annexation request was initially tied to FS16-391 and FS16-392; however, due to the differing land masses involved, the annexation was broken out from the other two cases and assigned its own case number.

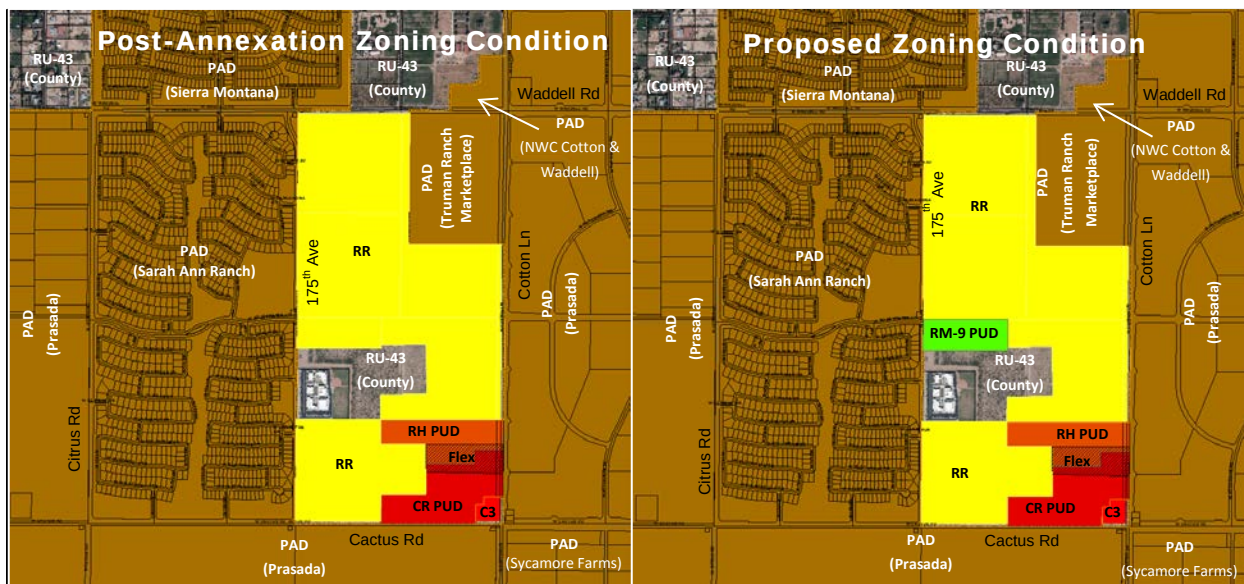
** The blank petition relating to the proposed annexation was reviewed and heard by the City Council during a public hearing conducted on November 15, 2016 and is tentatively scheduled for final action by the City Council on January 3, 2017 together with the other related requests. Information regarding the proposed annexation may be found on-line at <https://agenda.surpriseaz.gov>.

Project Description:

The subject request involves the rezoning of approximately 10 acres of currently unincorporated land from Residential Ranch (RR) to RM-9 with a PUD Overlay to allow deviations from the base development standards. The rezone follows a related annexation case and precedes a related Preliminary Plat.

Surrounding Land Zoning:

The aforementioned annexation covers essentially all of the unincorporated land located within the affected county island with the exception of any land located north of Waddell Road as well as the Paradise Honors school campus; however, the subject zone change request only covers a portion of the annexation area. The following two maps depict the post-annexation zoning condition and the proposed zoning included in the subject request.



Background:

July 28, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-305.

August 8, 2016: Staff met with the applicant to discuss annexation logistics.

August 23, 2016: Staff met with the applicant to discuss product design.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-6, RM-9, RH and CR, each with a PUD Overlay, under case FS16-392, the subject case. Said case also included a Preliminary Plat, to be discussed under separate cover.

September 12, 2016: The applicant filed a request for a Zone Change from R1-43 to RM-9 with a PUD Overlay, together with a Preliminary Plat, under case FS16-391, which is a companion to the subject case.

September 28, 2016: On behalf of the applicant, staff opened case FS16-427 relating to the annexation of the subject property in addition to other properties that are not associated with the subject case.

October 19, 2015: The applicant held a neighborhood outreach meeting to discuss the project.

October 31, 2016: Staff met with the applicant to discuss review comments.

November 8, 2016: The applicant filed their second submittal for the subject case.

November 15, 2016: The City Council approved the blank annexation petition relating to the annexation of the subject property as well as other proximal properties under case FS16-427.

December 1, 2016: Staff met with the applicant to discuss the Final Plat relating to the project.

Citizen Outreach:

The site was posted in accordance with the SUDC and state statute. The City of Surprise also sent notices via First Class mail in accordance with the SUDC and state statute. The applicant held a citizen outreach meeting on October 19, 2016, which was well attended. While staff has received no items of opposition or support for the project, the applicant's Citizen Participation Final Report indicates one (1) member of the public offered positive feedback and two (2) members of the public offered negative feedback. The summary report also indicated that seven (7) people offered neutral comments and suggestions. The body of the summary report is included as an attachment to this report.

Analysis and Discussion:

The subject zone change request contemplates a change from RR to RM-9 PUD. Unlike typical "PAD" zoning, the subject request falls under the current SUDC. As such, the uses associated with each of the proposed zoning districts are per Section 122-43 of the SUDC. The proposed PUD Overlay, however, will allow certain deviations from the development standards as specified in the SUDC. The following table as taken from the zoning narrative expresses the proposed residential development standards applicable to the site. Those items expressed in red font deviate from the base standard. Also of note are several footnotes which serve to clarify how certain development standards are to be applied.

Table 1: RM-9 PUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35
Footnotes:		
(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback shall be 10').		
(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.		
(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.		

Another feature of the zoning and tied to the PUD Overlay is the wall configuration. Figure 5 of the zoning narrative depict wall heights that exceed the limitations as specified in the SUDC, but is intended to be consistent with the wall design proposed under the Magnolia Rezone (Fs16-392). Staff believes these features add to the amenity value of the community and exceed the requirements of the SUDC.

Figure 3 of the narrative depicts the anticipated lotting for the project. This lotting configuration is expressed in the related Preliminary Plat which is discussed under separate cover; however, staff notes that Figure 3 is intended to be a conceptual design and could change as long as such changes are implemented through the platting process.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	TBD
Natural Gas:	Southwest Gas
Irrigation:	Maricopa Water District
Schools:	Dysart USD

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/Ac or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. The subject proposal contemplates up to 55 dwelling units, which equates to approximately 5.5 DU/Ac. As such the proposed zoning most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard.

Reviewing Agencies:

Luke Air Force Base (LAFB): In a letter dated October 3, 2015 (attached), LAFB indicated that the subject development met the Graduated Density Concept and would not interfere with flight operations. LAFB also requested a robust notification program.

Arizona Department of Transportation (ADOT): In an email dated September 20, 2016 (attached), ADOT indicated the proposed development would not affect any ADOT highway facilities.

Maricopa Water District (MWD): In a memo dated October 19, 2016 (attached), MWD indicated the property covered by this application is subject to certain MWD interests including existing facilities and other property interests. MWD requires that prior to Final Plat approval, certain comments must be addressed.

Summary:

The 175th & Sweetwater project is well designed and is consistent with the General Plan and SUDC. The proposed development standards requested under the PUD Overlay will allow the applicant to develop the site in a creative manner in keeping with the intent of the SUDC. Amenities included will provide recreational opportunities for the residents of the community.

Findings:

- The proposed zone change is consistent with the Surprise General Plan 2035.
- The proposed development standards will allow the property to be reasonably developed.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject rezone request to the City Council, subject to stipulations ‘a’ through ‘c’ as outlined below:

- a. Development and use of the site shall be in substantial conformance with the project narrative entitled “175th & Sweetwater”, prepared by LVA Urban Design Studio, dated revised November 2016 and stamped received November 28, 2016, except as modified by the following stipulations.
- b. Approval of this zone change request presumes the successful annexation of the subject property as being processed under FS16-427. Should said annexation request fail, the zoning of the property granted under the subject approval is null and void.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

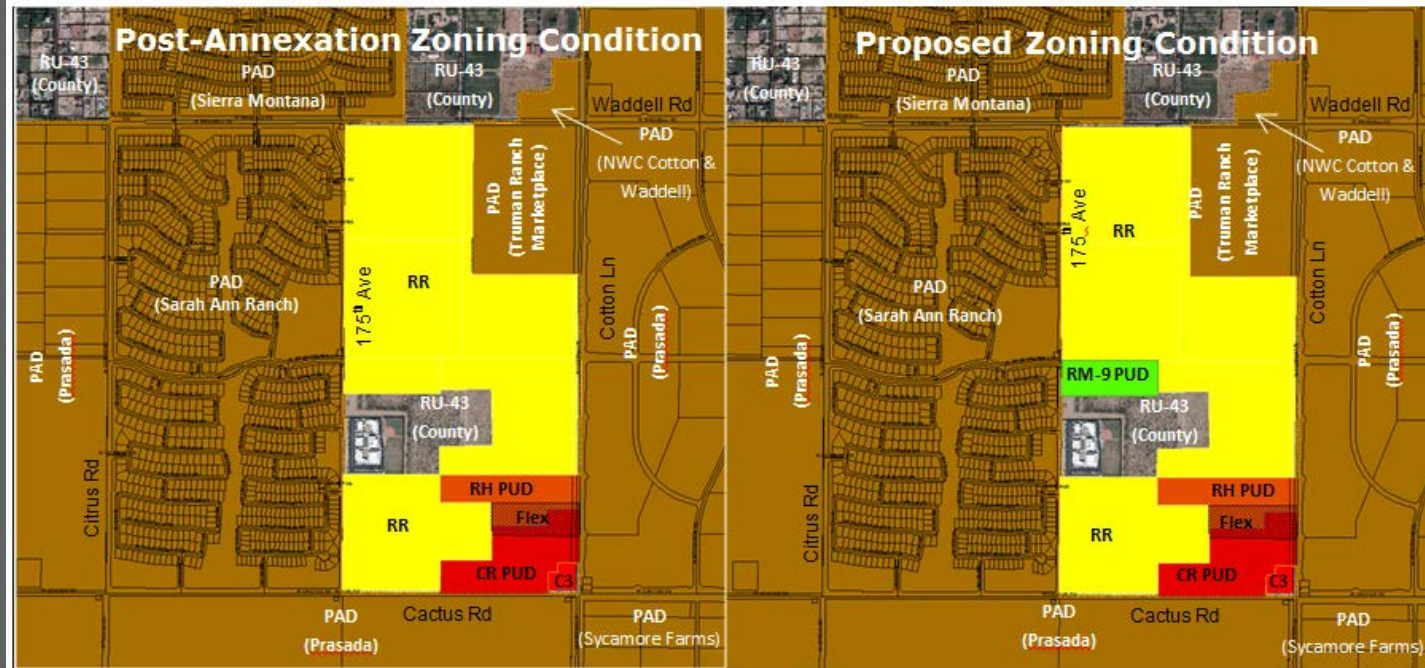
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

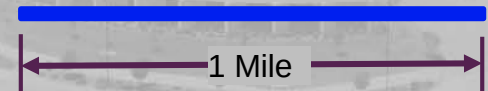
- 01 Case Map (1 page)
- 02 Vicinity Map (1 page)
- 03 Project Narrative (27 pages)
- 04 Citizen Participation Final Report (excerpt, 6 pages)
- 05 Luke AFB comments (2 pages)
- 06 ADOT comments (1 page)
- 07 MWD comments (1 page)

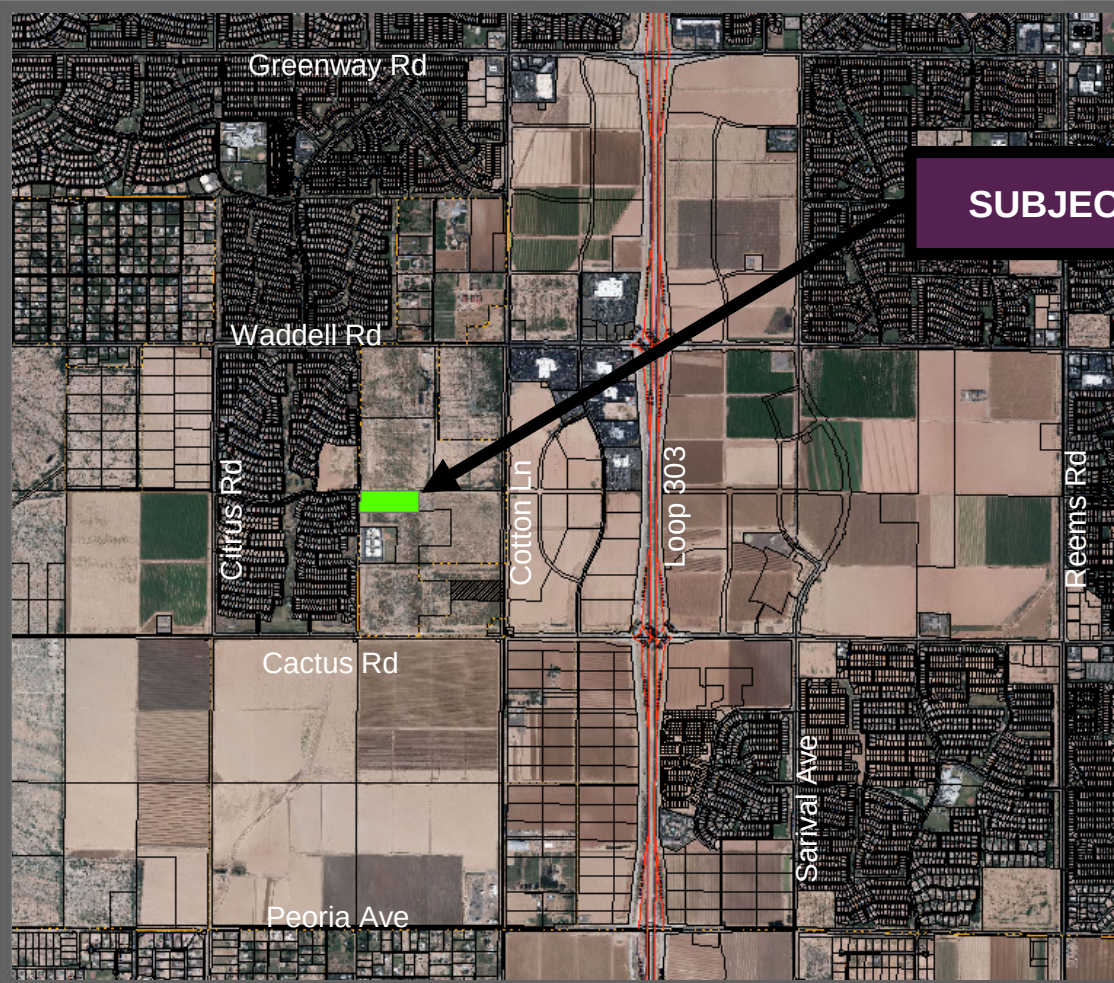
**FS16-391
175th &
Sweetwater
Rezone**

Case Map



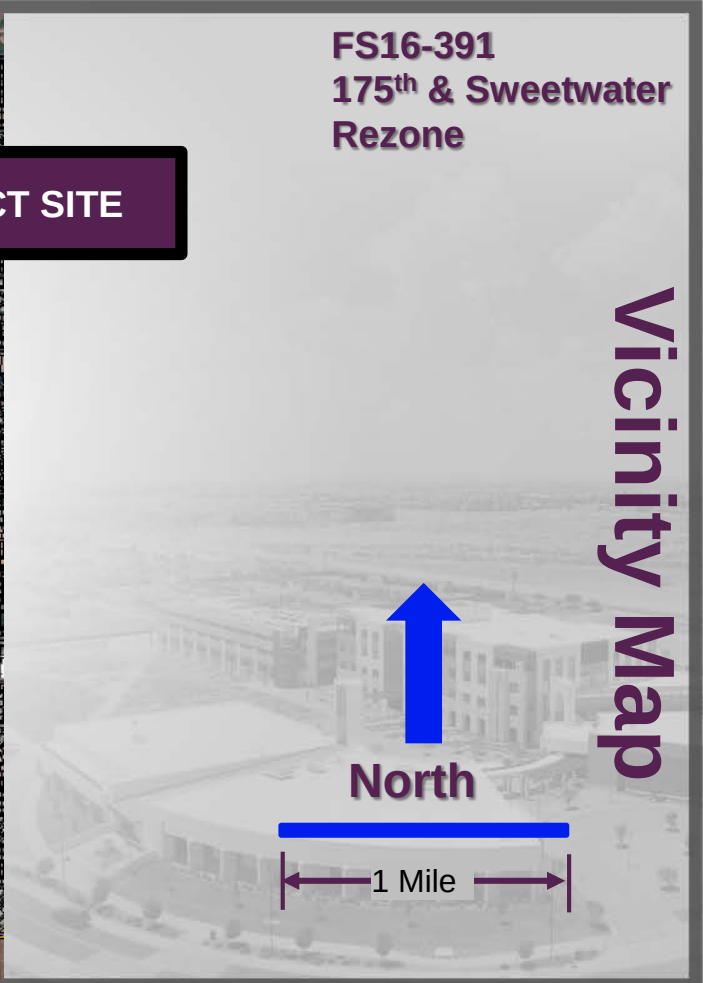
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SUBJECT SITE

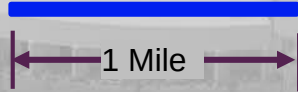
**FS16-391
175th & Sweetwater
Rezone**



Vicinity Map



North



175th & Sweetwater

A RESIDENTIAL DEVELOPMENT SURPRISE, ARIZONA

PUD ZONING APPLICATION
1ST SUBMITTAL: SEPTEMBER, 2016
2ND SUBMITTAL: NOVEMBER, 2016
3RD SUBMITTAL: NOVEMBER, 2016

PROJECT TEAM

Developer: Surprise Village Partners, LLC
c/o AZ Community Development, LLC
Mr. Joseph Kalish and Jack Hilton
11024 N. 28th Drive, Suite 170
Phoenix, AZ 85029
(602) 499-0899

Land Planner: LVA Urban Design Studio, LLC
Mr. Mark Reddie
120 South Ash Avenue
Tempe, AZ 85201
(480) 994-0994



Civil Engineer: David Evans & Associates
Mr. Don Willie
4600 E. Washington Street, Suite 250
Phoenix, AZ 85034
(602) 678-5151



Traffic: CivTech
Ms. Dawn Cartier
10605 N. Hayden Road, Suite 140
Scottsdale, AZ 85260
(480) 659-4250



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1.6	Landscape Theme and Community Character	4
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- A. Legal Description and ALTA Survey
- B. Traffic Impact Analysis
- C. Master Drainage Report
- D. Master Water Report
- E. Master Wastewater Report

1.0 DESCRIPTION OF REQUEST

1.1 Introduction

On behalf of Surprise Village Partners, LLC, Managed by AZ Community Development, LLC, LVA Urban Design Studio, LLC is requesting a zone change from 10 acres of R1-43 to 10 acres of RM-9 PUD. This request includes a PUD Overlay on 10-acres located at the southeast corner of 175th Avenue and Sweetwater Avenue. The site is a rectangular-shaped parcel located $\frac{3}{4}$ mile west of the Loop 303 freeway, and is bounded by the Paradise Honor School property to the south, the planned Magnolia development to the east, Sweetwater Avenue to the north, and 175th Avenue to the west. See **Figure 1, Vicinity Map** for the property boundary and general location and **Appendix A, Legal Description and ALTA Surveys** for the legal boundaries of the property. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 178-acre property surrounding this site. Upon annexation, rezoning and platting, the intent is to include this parcel within the overall Magnolia master planned community.

1.2 Project Overview and Zoning Request

The proposed project will be developed as a single-family residential development within an active growth area of the City of Surprise. While being zoned separately, the intent is to include this property within the overall Magnolia master planned community, which will include a blend of various lot sizes, a centralized community center, an abundance of active and passive open spaces, a connected trail system, and attractive landscaping throughout. The residential zoning for the property is RM-9 PUD using the Conventional Character Pattern. See **Figure 2, Proposed Zoning Map** for the location of the zoning district boundary. The RM-9 PUD zoning designation is affiliated with a 3,000 square foot minimum lot size.

175th & Sweetwater Avenue will include up to 55 residential units which translates to a maximum gross density of 5.5 dwelling units per acre. This is consistent with the 2-8 dwelling units per acre density range permitted within the Neighborhood General Plan Land Use designation. While lot sizes may vary with the final development plan, the concept plan includes a proposed 40' x 98' alley product.

1.3 Residential Zoning Designations and Development Standards

The residential zoning designation affiliated with the property will use the Conventional Character Pattern in accordance with **Section 122-33** of the Surprise Unified Development Code as may subsequently amended. The PUD overlay designation shall be applied to the property to allow modification of various development standards proposed within the development. Unless specifically modified herein, the development of the property shall comply with **Chapter 122** of the Surprise Municipal Code. In the event of a conflict between a development standard, provision or regulation between the rezoning application and the Surprise Municipal Code, the standard within this rezoning application shall prevail.

The property will be zoned RM-9 PUD. The proposed residential development standards affiliated with the RM-9 PUD zoning district will be modified as provided in **Table 1, RM-9 PUD Development Standards** below. Note that only “red” text items include modified standards. These amended development standards were created based on the anticipated

lot size and product type proposed within the community in concert with the creation of meaningful, connected open space and a community design that emphasizes a high quality visual appearance throughout the community. One of the possible features that may be provided is an alley-loaded product where the vehicle garages are accessed off a rear alley, de-emphasizing the garage from public view, creating an attractive, pedestrian-oriented environment from the public realm. If provided, the alleys will be a minimum of 20' in width (10' on either side of the lot line) with 3' concrete ribbon on either side (26' minimum between structures), with the garage door at the back of the concrete ribbon. This design standard supports the 13' rear setback requirement proposed in the RM-9 PUD standards.

Table 1: RM-9 PUD Development Standards

Development Standard	RM-9 City Base Standard	Proposed RM-9 PUD Standard
Maximum Number of Units	N/A	525
Maximum Density	9.0	9.0
Minimum Lot Area (sf)	4,500	3,000
Minimum Lot Width (ft)	40	40
Minimum Lot Depth (ft)	100	60
Minimum Front Yard Setback (ft) (1)(2)	12/20	8/20
Minimum Side Yard Setback (ft) (3)	TBD	5
Minimum Rear Yard Setback (ft)	20	13
Maximum Building Height (ft)	35	35

Footnotes:

(1) Front facing garages shall have a minimum 20' front yard setback where facing a public street. Livable space, front porches, courtyards and side entry garage shall have a minimum 8' setback (unless adjacent to a PUE, in which case the minimum front setback shall be 10').

(2) Where an 8' PUE is provided adjacent to a front yard, a minimum 10' front setback is required to provide a minimum 2' separation between the PUE and the building.

(3) For side yards abutting a public street, a minimum 5' landscape tract shall be provided between the right-of-way and the lot. Coupled with the minimum 5' side yard setback, this will provide for a minimum of 10' between the ROW and the building where adjacent to a public street.

1.4 Residential Development Plan Concept

The development plan concept represented in **Figure 3** is non-regulatory and subject to change without triggering an amendment to the zoning, but has been provided to graphically illustrate how the property may be developed, including roadway access and

connectivity, relationship between surrounding properties, general lot configuration, and location and size of open spaces. The development plan concept represented in **Figure 3** identifies a 40' x 98' alley-loaded product that provides vehicle access from a rear alley and pedestrian access from the public street or common open space courtyard. This product option allows for a smaller lot size while ensuring that garages do not dominate the streetscape. The front doors and livable space within this product type will face the public street or common open space, creating an attractive streetscape environment that is oriented toward pedestrians rather than vehicles and garage doors. Garage doors are located within an alley, and are shielded from public street view. While Sweetwater Avenue begins to curve to the north, two points of access will be provided along Sweetwater at the east and west ends of the site. Additional right-of-way will be dedicated on the Magnolia property to provide the eastern connection to Sweetwater Avenue. See **Figure 3, Development Plan Concept** for a visual representation of the conceptual development plan option for the property.

1.5 Circulation Plan

The site is bounded by 175th Avenue to the east and the future Sweetwater Avenue alignment to the north, both of which are classified as Residential Collector streets with a 40' half street right-of-way. Where Sweetwater Avenue begins to curve north, additional right-of-way will be provided to ensure the connection to the local street within the development.

Primary access to the property will be from Sweetwater Avenue, with a looped local street system connecting on the east and west sides of the property. Internal alleys will provide access to garages for each of the residential lots. As part of the larger adjacent Magnolia development, Sweetwater Avenue will be constructed from 175th avenue to Cotton Lane, providing additional access to and from the property.

A Traffic Statement for the property has been prepared and is included with this rezoning application as an Appendix under separate cover.

Bicycle lanes will be provided on Sweetwater Avenue and 175th Avenue in accordance with the City's standard detail for Residential Collector Streets to facilitate bicycle movements within and adjacent to the property. Pedestrian circulation will include setback sidewalks along public streets, and a 6-foot trail that will connect the internal open space to Sweetwater Avenue. The trail is shown on **Figure 4, Open Space and Trails Master Plan**.

1.6 Landscape Theme and Community Character

The overall landscape theme will use elegant and traditional old-world trees and shrubs that are found on the low-water use plant list. Primary trees include Oak and Ash; with secondary trees including Evergreen Elm, Italian Cypress, Ficus, Vitex, Bahuania, and pollen free Swan-Hill Olive trees. Aromatic white-flowering plants may include Jasmine, Citrus, Natal Plum, Gardenia, and Plumeria. Old-fashioned garden-style plants may include English Ivy, Lily, White Lantana, Indian Hawthorn, Boxwood, Pentas, Vinca, Lady Bank's Rose, Myrtle, Rosemary, Guara, and Verbena. While many of these aromatic and old-fashioned plants may be included in select locations throughout the community, due to the harsh desert climate, selected colorful desert shrubs and groundcover plants will also be included throughout. A complete list of plant materials will be provided at the time of preliminary plat, and shall conform to Chapter 122 of the Surprise Municipal Code as may be subsequently amended.

The property's character and hardscape elements will include formal tones and elegant simplicity that are characteristic of traditional architecture. Theme walls and signage will use simple forms of stucco, single scored block, cast stone and ornamental iron. Precast concrete floral accent plaques and brick may be used as accent materials for walls and paving. To provide a pleasing contrast with the many shades of green and white present in the plant materials, the hardscape color scheme will build a white, gray and black foundation palette, accented with bright bursts of color at focal points and in site furniture. See **Figure 5**, *Wall Details* for the design concept for the various wall types proposed within the development.

1.7 Open Space, Trails and Amenities Plan

175th & Sweetwater will provide perimeter and internal open spaces, a pocket park and 6-foot trail that will encourage walking and pedestrian connectivity within the larger surrounding community. A minimum 40' wide landscape buffer will be provided along 175th Avenue to include landscaping and neighborhood entry monuments at the roadway entry into the community. This exceeds the minimum landscape buffer requirement of 15' by more than double. The pocket park will include active and passive recreational amenities such as shade ramadas, picnic areas, informal play field and landscaping to serve the residents within the development. The property will provide a minimum of 25% open space, a 5% increase in the 20% requirement per the Conventional Character Pattern standard.

1.8 Drainage Master Plan

The site generally slopes in a southeasterly direction. 175th Avenue is an improved half street adjacent to the site. There is street median with full section fronting the school site and there is full section at the intersection of 175th Avenue and Waddell Road. The road slopes in a southerly direction and there is a large catch basin south of the intersection of 175th Avenue and Waddell Road that captures the street runoff into the street storm drain system. The site is located mostly in Zone X according to FIRM Panel 04013C1660L, revised October 2013.

The intent of the grading design is to convey the runoff generated onsite during a 100-year 2-hour storm event or smaller into retention basins, located within the subdivision. The roadways will convey the street runoff to the different basins, proposed in different locations of the subdivision. When the street capacity is exceeded, catch basins with a storm drain system will be installed to allow the runoff to stay within the street right way of way section.

The finish floor elevations for the site will be set higher than the adjacent 100-year water elevations and the cascading outfall elevations for the site in case of storm events beyond the 100-year storm events.

1.9 Water & Sewer Master Plans

Water

The existing water infrastructure around the site is located in pressure zone 3, per EPCOR information. Zone 3 will connect to an existing 12 inch water line at Sweetwater Avenue and 175th Avenue. The 12 inch main will be extended easterly along Sweetwater Avenue. This will serve an 8 inch loop that will be located in the roadway sections. A fire flow test was conducted and shows high static pressures at approximately 90 psi. PRVs will need

to be installed at the individual water meters. Public hydrants will be spaced along the local roadways and Sweetwater Avenue. A Master Water Report has been completed for the project and contains detailed water modeling information and results.

Sewer

The sewer will connect to an existing 12 inch sewer line in 175th Avenue to the west of the site with an 8 inch sewer at the road just south of the existing school site. The 8 inch sewer main is designed to exceed the minimum slopes required to provide 2 feet per second velocity when flowing full, and less than 0.65 d/D during the peak day demand. A master Sewer report has been prepared for this project and contains detailed modeling information and results.

1.10 Future Home Owners Association Responsibility

The community will include a home owners association (HOA) that will own and maintain all common community amenities, including signage, parks, trails, open space tracts, private alleys, and other common areas within the development. The HOA will include a formal governance structure to be established by the HOA bylaws and community Covenants, Conditions and Restrictions (CC&R's). In the early phases of the project, the HOA will be managed by the master developer or homebuilder until such time as there are enough homeowners take over the management responsibilities. The purchasers of property within the community will automatically become members of the HOA and will be required to pay annual dues for the ongoing operation and maintenance of community facilities owned by the HOA. It is the intent that this development will become part of the adjacent Magnolia community and HOA after annexation and zoning approval, however, if that does not happen, an agreement related to the dedication of all necessary right-of-way for the construction of Sweetwater Avenue will be required prior to the first phase of development of either project.

2.0. EXISTING CONDITIONS ANALYSIS

2.1 Property Location and Description

The proposed site is located on the southeast corner of 175th Avenue and Sweetwater Avenue within unincorporated Maricopa County (currently within a County island), but within City of Surprise General Planning area. More specifically, the property is a rectangular-shaped parcel generally bounded by 175th Avenue to the west, Sweetwater Avenue to the north, the planned Magnolia community to the east, and the Paradise Honors School to the south. The subject site is defined in **Appendix 1, *Legal Description and ALTA Survey***. The intent is to annex the property into the City of Surprise concurrent with this rezoning application.

The following Assessor Parcel Numbers are included with this zoning application:

502-04-002P, A&B Investments

502-04-002J, A&B Investments

2.2 Existing Land Use, General Plan Designation and Zoning

The subject property is currently vacant land that was once used for agricultural purposes. Properties surrounding the site include vacant land to the north, vacant land to

the east, vacant land and the future expansion of the Paradise Honor School to the south, and single family residential property to the west. Paradise Honors School, a K-12 charter school is located immediately adjacent to the property along 175th Avenue, and has plans to expand up to the southern property line with new classroom buildings, parking, athletic fields and other associated improvements. See **Table 2** below and **Figure 1**, *Vicinity Map* for the existing land uses on the site and surrounding area.

The proposed site is currently within the City of Surprise 2035 General Plan boundary and is designated as *Neighborhood Character Area*. The site is also within the *Residential (Citrus and Cactus) Growth Area* as defined within the Anticipated Growth map in the General Plan. The Neighborhood land use designation allows for densities up to 8+ dwelling units per acre and supports a wide variety of residential development opportunities. The proposed zoning is in conformance with the Neighborhood General Plan designation, and will utilize the *Suburban Development Type* (2-8 du/ac) throughout the community. See **Table 2** below and **Figure 6**, *Existing General Plan Land Use Map* for the general plan land use designation on the site and surrounding area.

Currently, the property is zoned RU-43 (Rural 43) in unincorporated Maricopa County, permitting 1 dwelling units per acre. The intent of this zoning district is to conserve open land use and permit farming and rural residential uses. See **Table 2** below and **Figure 7**, *Existing Zoning Map* for the existing zoning on the site and surrounding area.

Table 2: Existing Land Use, General Plan Designation and Zoning

	LAND USE	GENERAL PLAN DESIGNATION	ZONING DESIGNATION
SITE	Vacant	Neighborhood	County RU-43
NORTH	agricultural & vacant	Neighborhood	County RU-43
EAST	agricultural and vacant	Neighborhood	County RU-43
SOUTH	Vacant (future Paradise Honors School expansion)	Neighborhood	County RU-43
WEST	Single family residential	Neighborhood	PAD

2.3 Regional Facilities and Services

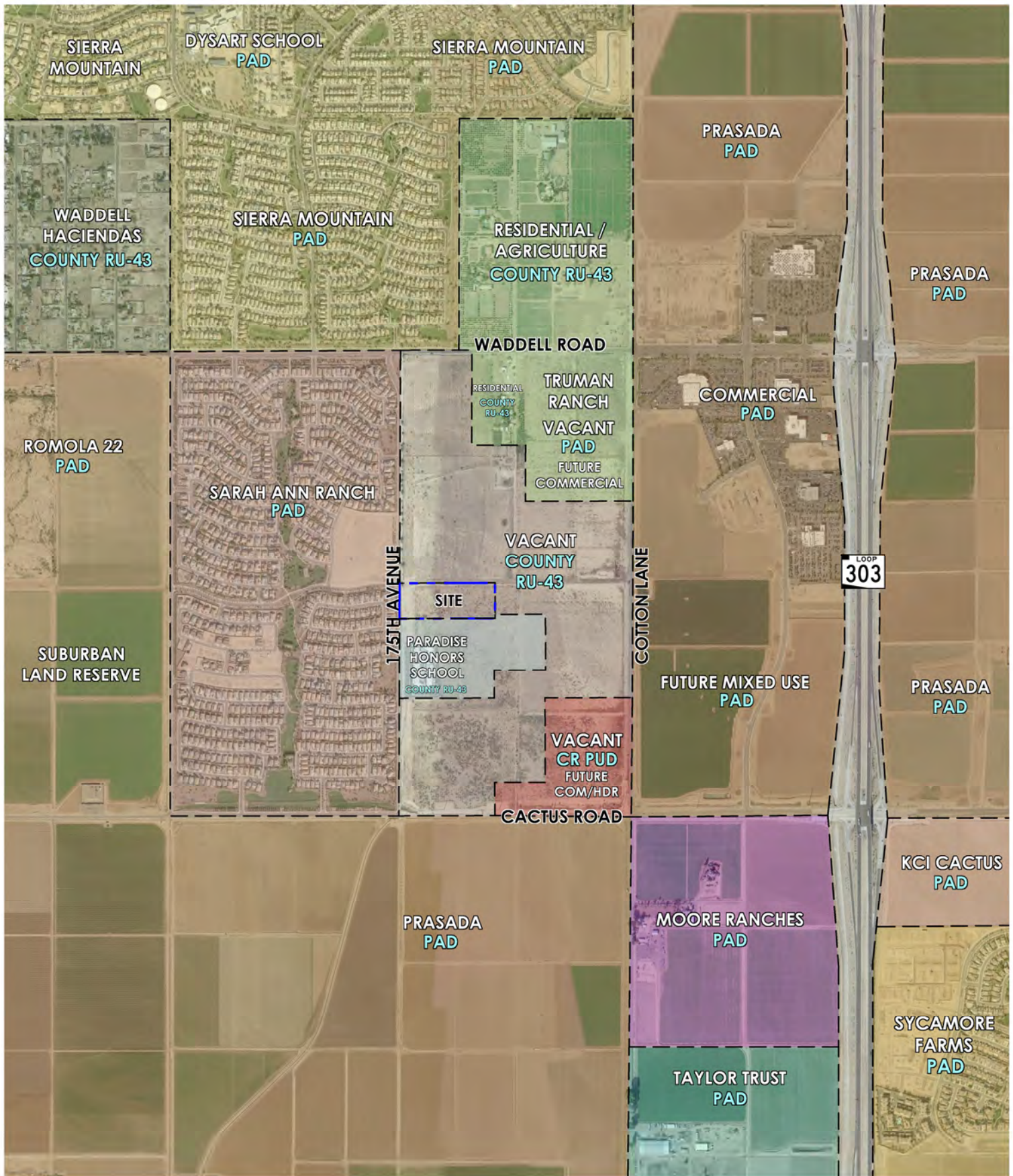
The site falls within the City of Surprise Planning Boundary, but is currently located in unincorporated Maricopa County. The site is within an area generally surrounded by the City of Surprise jurisdictional limits, making this property part of a County island. **Figure 1**, *Vicinity Map* shows the jurisdictional limits of the City of Surprise city limits in relation to lands within unincorporated Maricopa County.

The proposed property is approximately ¾ mile west of the Loop 303 Freeway, with direct access to both the Cactus Road and Waddell Road interchanges, providing excellent access to the site along the regional freeway system. The site is bounded by two residential collector roads, including 175th Avenue and the future Sweetwater Avenue alignment.

The subject property is within the Dysart Unified School District (SUSD). The property is within the boundary of the Sonoran Heights Elementary School, located at 11405 N.

Greer Ranch Parkway, and the Shadow Ridge High School, located at 10909 N. Perryville Road. Paradise School, a K-12 charter school, is also located immediately adjacent to the property at 12775 N. 175th Avenue.

Upon annexation into the City of Surprise, fire & emergency services, law enforcement services, and refuse collection will all be provided by the City. The nearest fire station, Surprise Fire-Medical Station #307, is located 2 miles east of the site near Sarival Avenue and Cactus Road. The nearest Police Station is located in Surprise City Hall, approximately 6 miles northeast of the site.



175TH & SWEETWATER

FIGURE 1: VICINITY MAP

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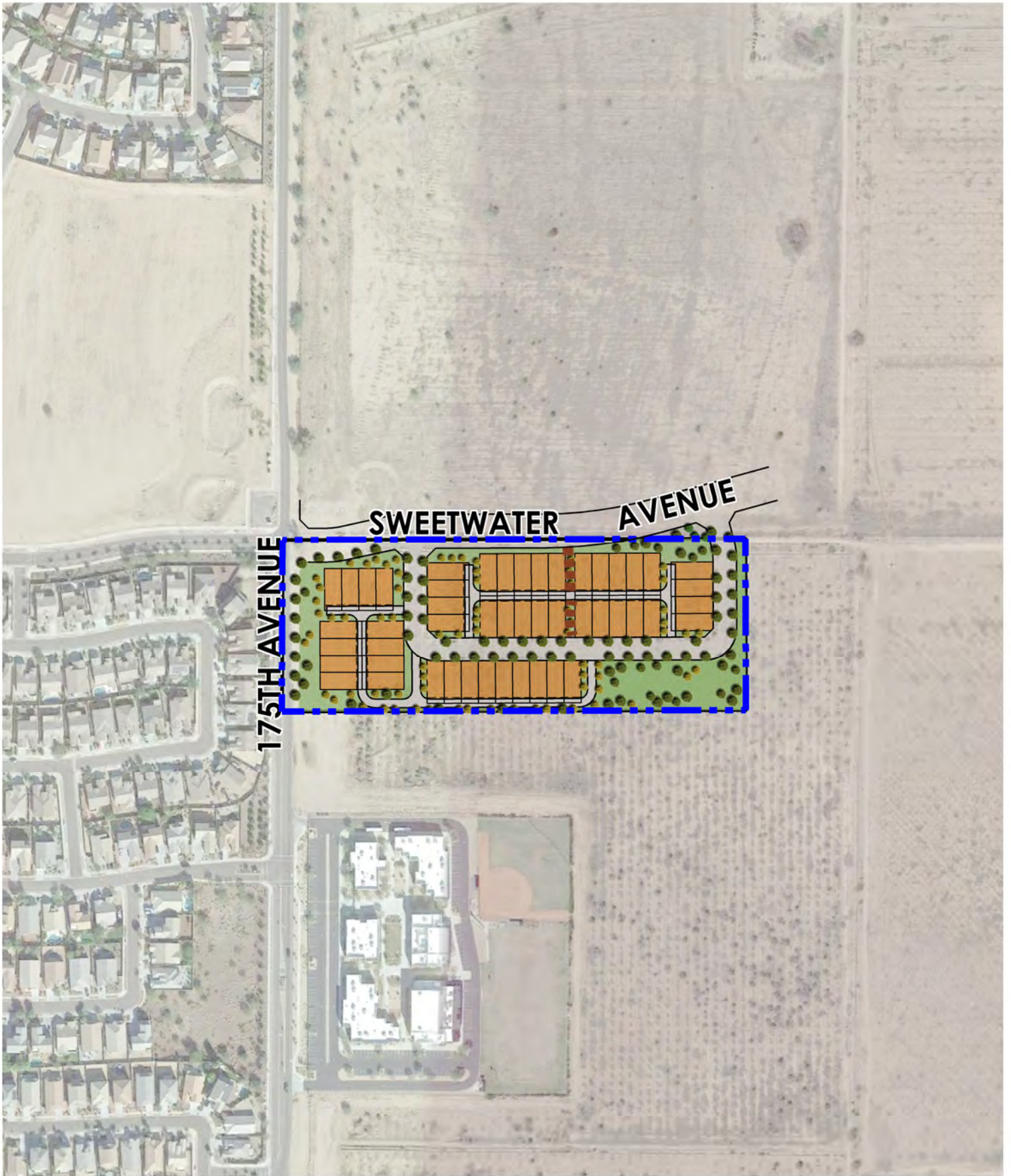


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175TH & SWEETWATER

FIGURE 2: PROPOSED ZONING MAP



175TH & SWEETWATER

FIGURE 3: DEVELOPMENT PLAN CONCEPT

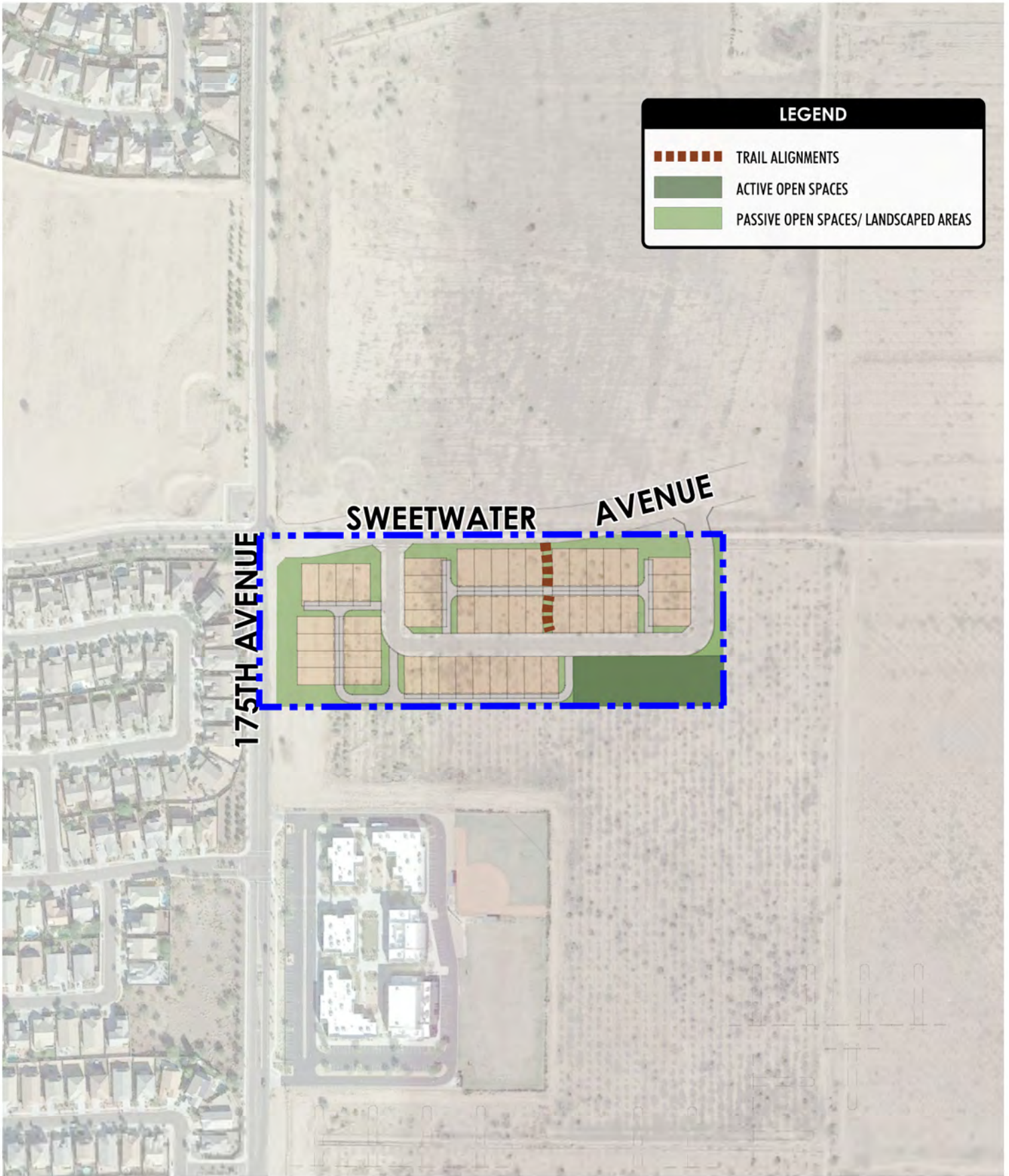
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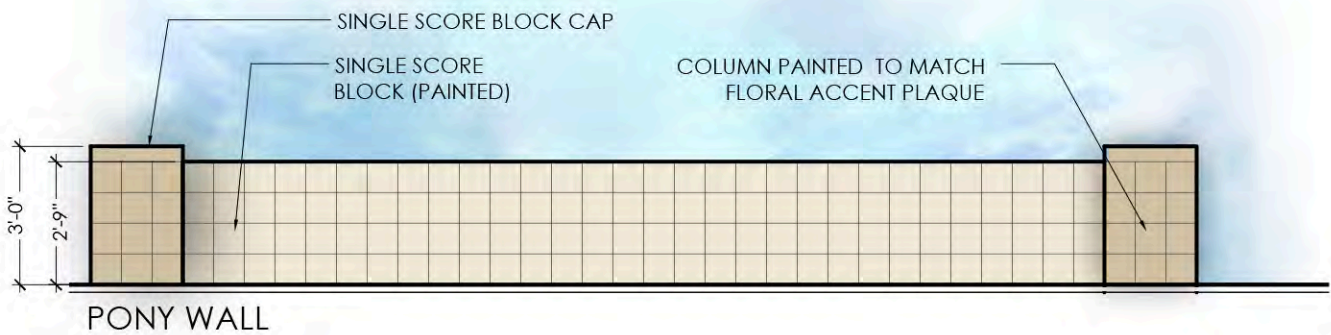
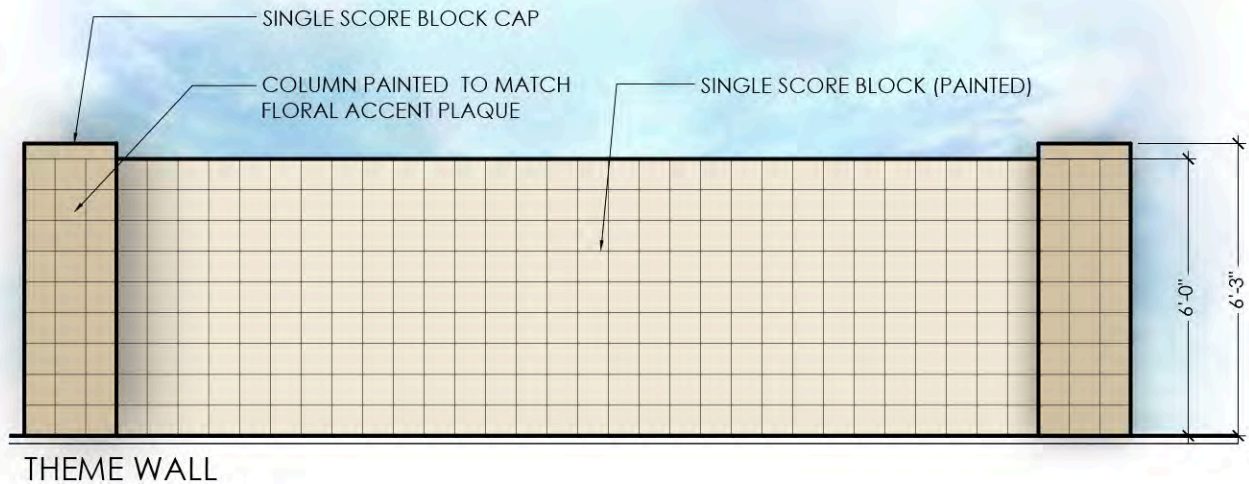
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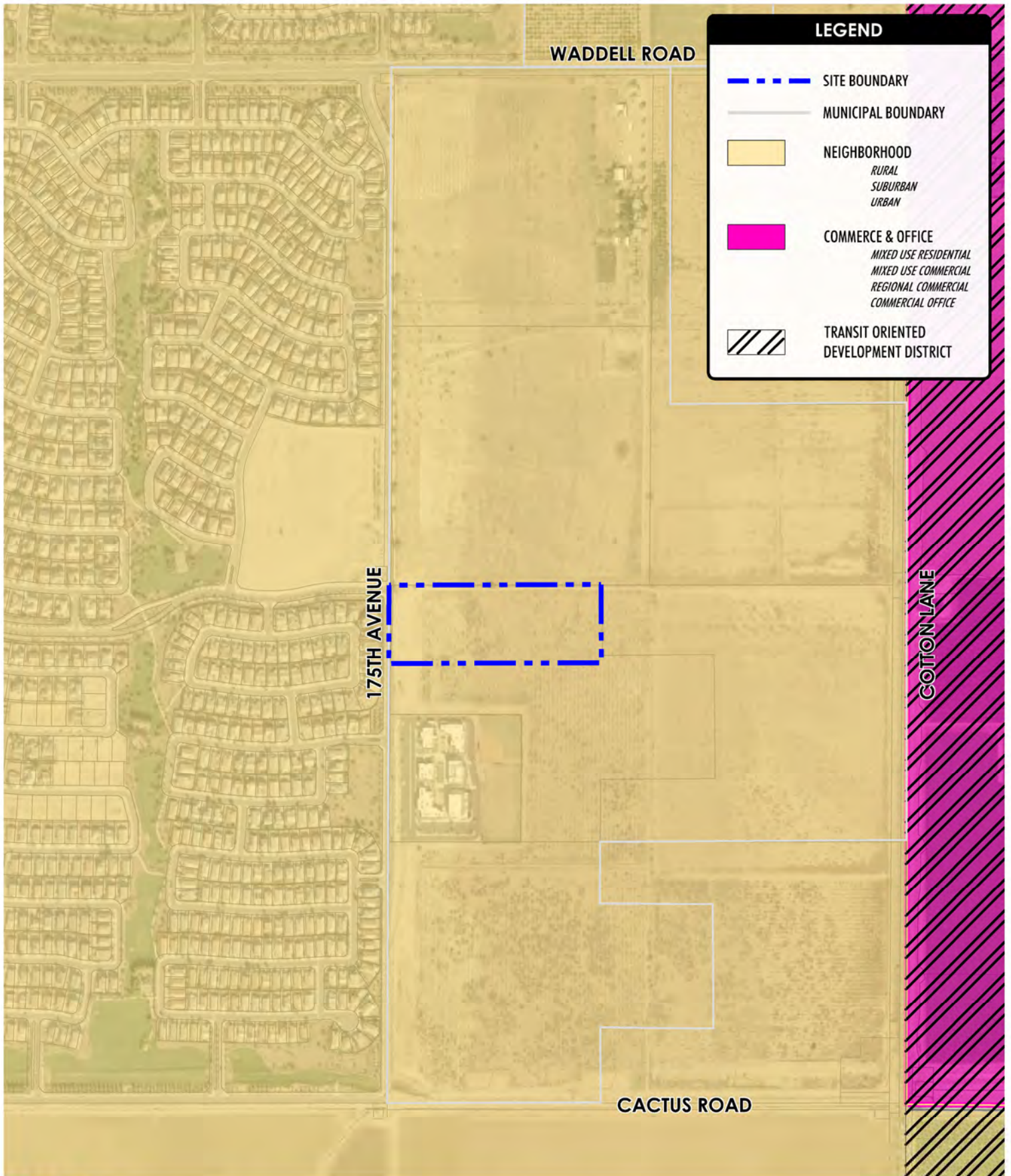
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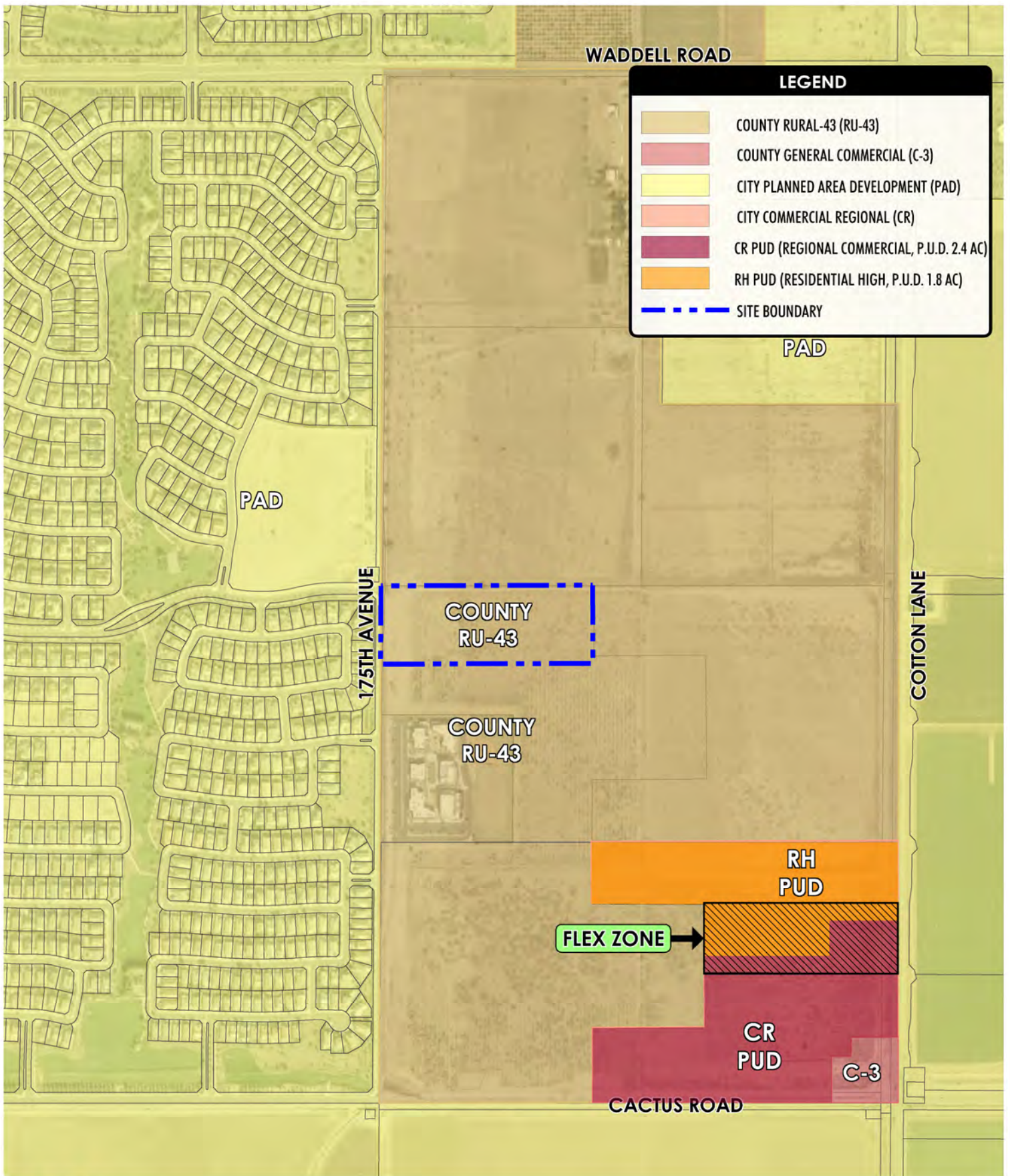


11/2/16









CITIZEN PARTICIPATION FINAL REPORT

MAGNOLIA & SWEETWATER PLANNED UNIT DEVELOPMENT

PARCEL NUMBERS: 502-04-002P, 502-04-002J, 502-04-004, 502-04-006B, 502-04-006A,
502-04-005D, 502-04-022D, 502-04-002Q, 502-04-002E, 502-04-023C, 502-04-022A,
and 502-04-002R

CITY OF SURPRISE

PREPARED BY:

LVA URBAN DESIGN STUDIO, LLC
120 E. Ash Ave.
Tempe, AZ 85281

November 2016

ANNEXATION, PUD ZONING & PRELIMINARY PLAT
(FS16-427, FS16-391 & FS16-392)

Development Team

Developer

Surprise Village Partners, LLC
c/o AZ Community Development, LLC
Mr. Joseph Kalish and Jack Hilton
11024 N. 28th Dr. Suite 170
Phoenix, AZ 85029
(602) 499-0899

Land Planner

LVA Urban Design Studio, LLC
Mr. Mark Reddie
120 South Ash Avenue
Tempe, Arizona 85281
(480) 994-0994

Civil Engineer

David Evans & Associates
Mr. Don Willie
4600 E. Washington St. Suite 250
Phoenix, AZ 85034
(602) 678-5151

Traffic Engineer

CivTech
Ms. Dawn Cartier
10605 N. Hayden Rd. Suite 140
Scottsdale, AZ 85260
(480) 659-4250

CITIZEN PARTICIPATION FINAL REPORT

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Appendices

- Appendix A: Site Posting Affidavits
- Appendix B: Neighborhood Meeting Notification Letter
- Appendix C: Daily Sun Newspaper Advertisement
- Appendix D: Meeting Exhibits
- Appendix E: Sign in Sheets & Comment Cards
- Appendix F: Scanned E-mail Comments and Responses

I. PUBLIC MEETING INFORMATION

A. Applicant Attendees:

AZ Community Development – Joseph Kalish, Jack Hilton - Owners Representatives

David Evans & Associates – Don Willie – Civil Engineer Representative

CivTech – Dawn Cartier – Traffic Engineer

LVA Urban Design Studio – Mark Reddie, Alisse Highley - Applicant/Planning Consultant

II. PROJECT DESCRIPTION

The proposed applications are requesting a zone change on 178 acres of property currently zoned R1-43 to approximately 78.6 acres of RM-6 PUD, approximately 95.2 acres of RM-9 PUD, approximately 1.8 acres of RH-PUD and approximately 2.4 acres of /CR-PUD. Note that approximately 2.3 acres within the RH-PUD and CR-PUD is in a flex zone which allows the flexibility for either zoning district based on the final site plan configuration. This request includes a PUD Overlay on the entire 178 acres located at the northeast corner of Cactus Road and 175th Avenue. Concurrent with this request, the applicant will be submitting an Annexation application and a Preliminary Plat for the property as well. Note that a companion zoning application and preliminary plat is also being processed for an additional 10-acre property at the southeast corner of 175th Avenue and Sweetwater Avenue. Upon annexation and rezoning, the intent is to include this parcel within the overall Magnolia master planned community. The public outreach activities were conducted for both projects together.

As part of the Annexation and Zoning process, a neighborhood meeting was held on October 19, 2016 as an opportunity for local residents to learn about the project, ask questions, and express their comments or concerns regarding the project.

III. MEETING LOCATION

The neighborhood meeting was held at Sunset Hills Elementary located at 17825 W. Sierra Montana Loop Surprise, Arizona on Wednesday October 19, 2016 from 6:00pm to 7:00pm.

IV. NOTIFICATION

A. REQUIRED SITE POSTING

On October 4, 2016 sixteen notification signs were posted on the subject site informing the surrounding community of the proposed applications and of the neighborhood meeting. These signs will remain in place and continue to be updated as the application advances through to City Council. **Appendix A, *Site Posting Affidavits*** includes photos of the signs, locations, and affidavits.

B. REQUIRED FIRST CLASS MAILINGS

Mailed notification letters were sent from the City of Surprise to 135 property owners and HOAs on October 6, 2016. The letters included a map of the project and details on the neighborhood meeting. A copy of the outreach letter can be found in **Appendix B, *Neighborhood Meeting Notification Letter***.

C. REQUIRED NEWSPAPER ADVERTISEMENT

An advertisement was posted in in the Daily News-Sun on September 30, 2016 with a map and details of the Citizen Review Meeting. A copy of the advertisement can be found in **Appendix C, *Daily Sun Newspaper Advertisement***.

V. PUBLIC MEETING

The applicant team arrived at Sunset Hills Elementary school to set up exhibit boards and sign in/comment card tables. Directional signs were posted in the parking lot and outdoor hallways to direct and notify residents to the meeting room. See **Appendix D, Meeting Exhibits** for a copy of all exhibits presented at the Neighborhood Meeting.

Twenty eight attendees were recorded on the sign-in sheet (See **Appendix E, Sign-In Sheet and Comment Cards**) for the open house style neighborhood meeting. Guests were greeted at the door and encouraged to walk through the exhibits with a member of the development team. Comment cards were provided throughout the meeting. The meeting came to a close at 7:15 pm.

Since the neighborhood meeting, the applicant has followed up and emailed a site plan to the six attendees who left requests via comment card. No responses have been received at this time, but the applicant will continue to accept feedback through the application process. All sent and received e-mails to date have been included with this report as **Appendix F, Scanned E-mail Comments & Responses**.

VI. MEETING PARTICIPANT FEEDBACK

Included as **Appendix E, Sign-In Sheet & Comment Cards** is a copy of all comment cards received from the October 19th meeting. Below is a response tally, brief summary of feedback, and written responses to questions and/or negative feedback in Subsection A below. Outreach response was the result of neighborhood meeting comment cards. Similar comments are grouped together.

RESPONSE TALLY

Positive Feedback – 1

Negative Feedback – 2

Informative/Suggestions/Neutral – 7

SUMMARY OF FEEDBACK

- Encouraging relocation of proposed access on to 175th Ave
- Concern about multi-family being part of the development
- Request for site plan
- Request for continual updates
- In favor of building Sweetwater
- Concern about traffic impacts

A. GENERAL COMMENTS/CONCERNS & RESPONSES

- Eliminating 175th Ave. Access
Applicant Response – A Traffic Impact Analysis was completed as part of the application. Based on the project densities, improvements and proposed mitigation, 175th Avenue is shown to operate at an acceptable level of service.
- Concern about multi-family being included in the development
Applicant Response – Multi-family is not proposed within this development. All residential is single-family detached. This addressed resident concerns regarding this issue.

- Request for Site Plan & Follow up
Applicant Response – Emails from the applicant were sent out October 21, 2016 to those who requested additional information. An open line of communication was offered as well as an attached site plan.
- Increased traffic
Applicant Response – A Traffic Impact Analysis was done as part of the zoning submittal process for both projects. The TIA's have been submitted, revised per comments, and reviewed by staff. The TIA identifies traffic impacts and improvements required to mitigate impacts. While the applicant acknowledged that traffic will increase with the proposed development, various roadway improvements and mitigation will be provided to accommodate the increased traffic in the area. The conclusions of the TIA's indicate that with the proposed improvements and mitigation, all roadways will operate at an acceptable level of service at full build out.

VII. PUBLIC CORRESPONDENCE SUMMARY AND PLAN REVISIONS

The applicant received a phone call in response to the email sent out on October 21, 2016. That call was in reference to clarification on the date of the upcoming public hearings, and the scheduled Annexation public hearing on November 15, 2016. No other correspondence has been received.

No major adjustments were necessary to address resident concerns with the project based on feedback received at the neighborhood meeting and through comment cards. The applicant remains open to resident comments, but believes the current plan does respond to all comments expressed by the residents.



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

3 October 2016

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

Ms. Jamie Sullivan
Development Services Specialist
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS16-391; 175th Ave & Sweetwater Avenue

Dear Ms. Sullivan

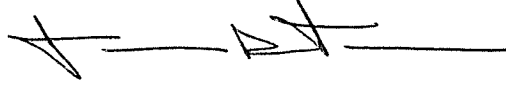
Thank you for the opportunity to provide comments on the Rezone and Preliminary Plat Application for 175th and Sweetwater Avenues. The site is on 10 net acres located at the southeast corner of 175th and Sweetwater Avenues within unincorporated Maricopa County however is within the City of Surprise General Planning Area. This request is a rezoning with a preliminary plat for a planned residential community consisting of 55 units, for an overall density of 5.5 dwelling units per acre. The subject property is currently vacant zoned Rural 43 (R-43), requested zoning for the property will be Residential Medium, Planned Unit Development (RM-9 PUD). The site is approximately 2.7 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is outside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Luke AFB follows the guidelines in 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 density of 5.5 du/ac meets these guidelines.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Since the site will be located inside the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line and a small 'M'.

JAMES R. MITCHELL

cc:

Colonel David G. Shoemaker, Vice Commander, 56th Fighter Wing

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

Jamie,

I have reviewed the proposed FS16-391 175th Ave & Sweetwater residential development. The development does not affect any ADOT highway facilities.

We appreciate the opportunity to review and comment.

PETE ENO

Right Of Way Coordinator

205 South 17th Avenue Mail Drop 612E

Phoenix, AZ 85007

602-712-7348

azdot.gov



Jamie,

Thank you for providing the Electronic Submittal for 175th Ave. & Sweetwater (FS16-391).

MWD has reviewed this submittal and determined that the proposed development project will impact MWD. As a result, this development will require a development agreement between MWD and the developer to address the impacts to MWD's facilities and/or property interests. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule*. Upon our review of the plat and/or plans once they are provided by the developer, MWD will copy the City on our approval and/or comments.

Thanks again,

Debbie Trasancos

Property & Contracts Specialist

Maricopa Water District

14825 W. Grand Ave.

Surprise, AZ 85374

623/546-8266

fax 623/584-2536

debbiet@mwdaz.com

PUBLIC ENGAGEMENT FORM

PROJECT TITLE: 175th & Sweetwater Rezone

OVERALL PUBLIC INVOLVEMENT LEVEL:

This activity will follow the citizen outreach and public hearing notification processes as outlined in state statute and the SUDC.

IDENTIFY STAKEHOLDERS:

Impacted residents; schools; churches; businesses; public at-large; property owners?

OBJECTIVES:

What is the purpose of the project/service/program and why is it needed? What are the impacts if the project/service/program is not achieved?

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when)

Future Council Work Session/Meetings target dates

Election dates (if applicable)

Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

- ☐ Press releases
- ☐ Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
- ☐ Presentations to boards and commissions, other interested community partners/stakeholders
- ☐ Third-party consultant/moderator (pending budget)
- ☐ Survey (online/paper/both?)
- ☐ Social media
- ☐ Surprise 11
- ☐ Notify Me email/ Council newsletters (opt-in audience)
- ☐ Paid advertising (pending budget)
- ☐ Surprise Progress (mailed quarterly and tied to print deadlines)
- ☐ Booth at city events
- ☐ Paid mailings (pending budget)
- ☐ Creation of a subcommittee/task force
- ☐ Youth/adult activities, registration, or orientation (HOA Academy)
- ☐ Website updates



SURPRISE
ARIZONA



FS16-391 175th & Sweetwater Rezone and Preliminary Plat

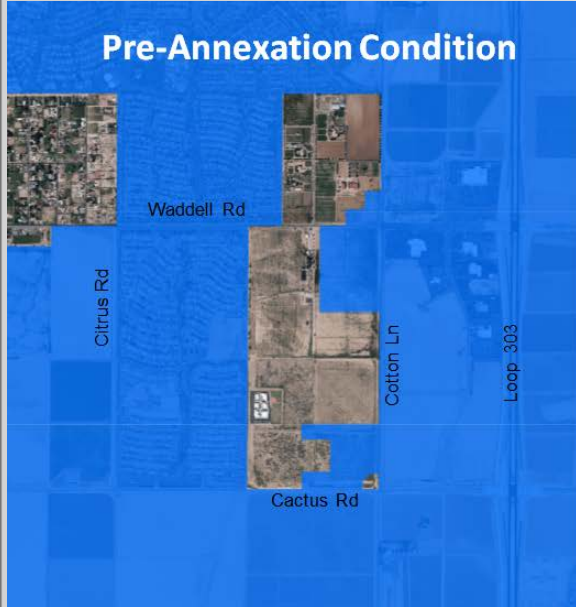
FS16-392 Magnolia Rezone and Preliminary Plat

175th & Sweetwater

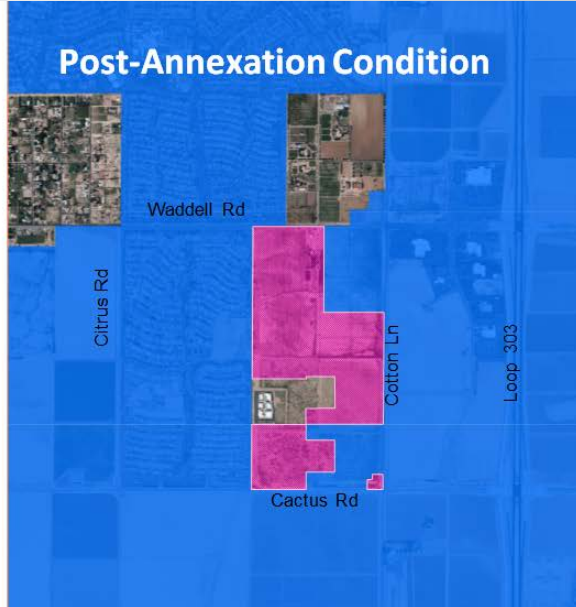
Planning and Zoning Commission
December 15, 2016

**Annexation covered under FS16-427
and being heard by City Council only**

Pre-Annexation Condition



Post-Annexation Condition

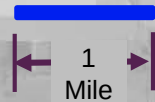


 Magnolia
Annexation

 Existing
Surprise
Annexation

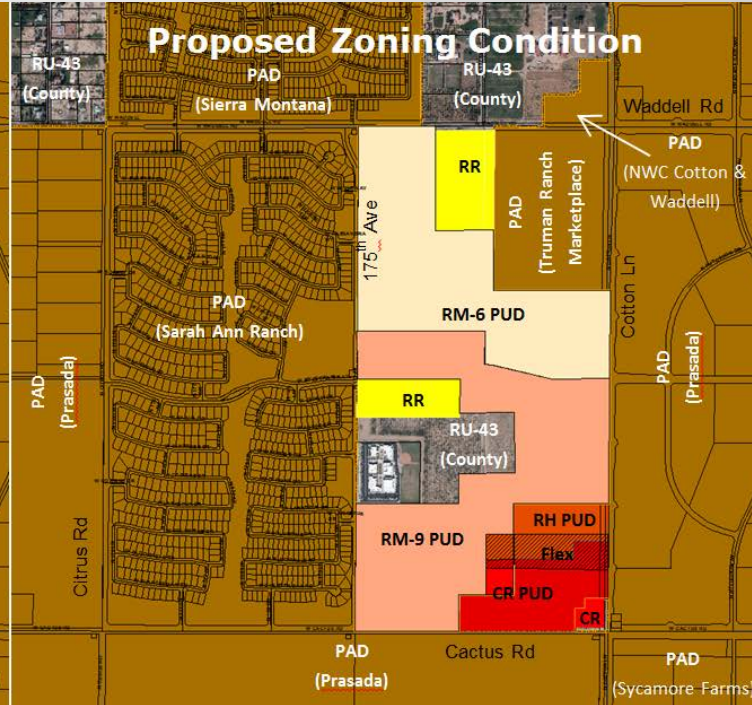
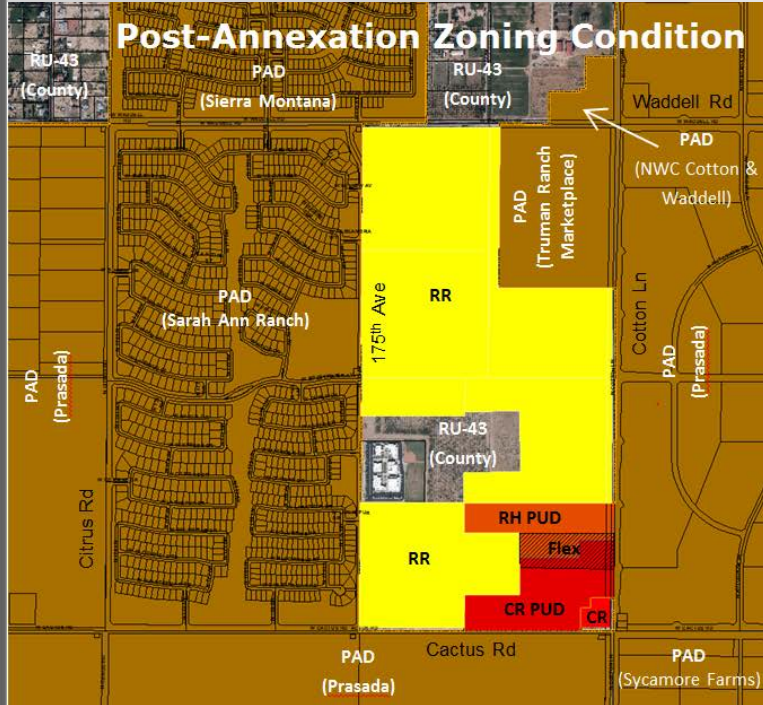


North



Annexation

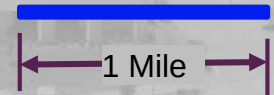
FS16-392 Magnolia Rezone

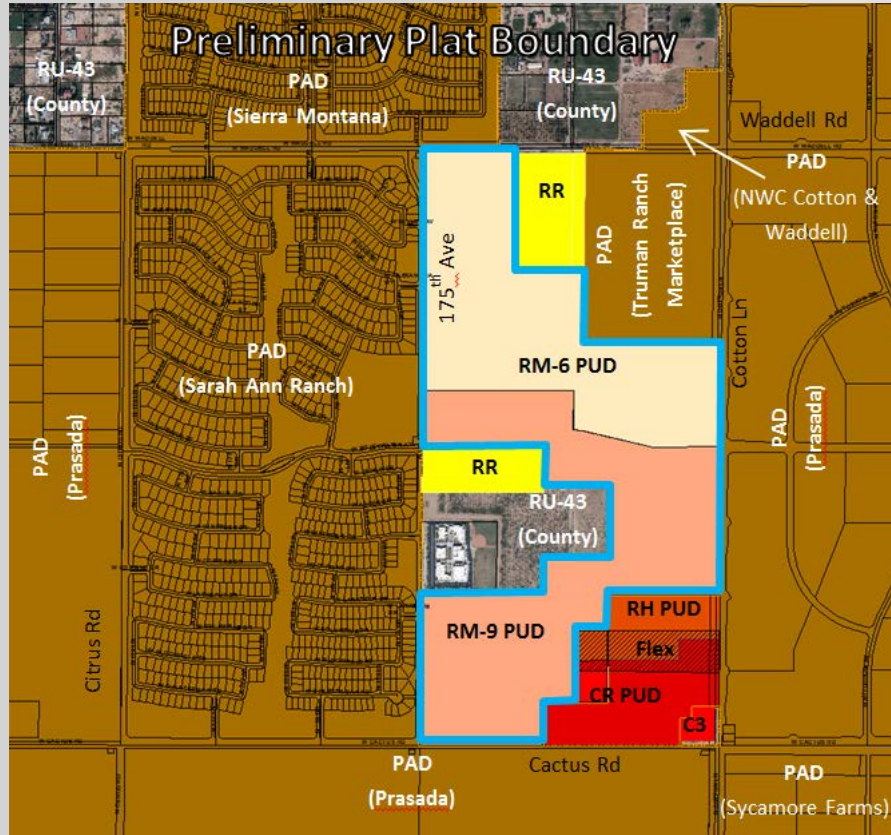


Case Map



North



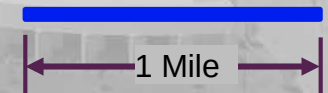


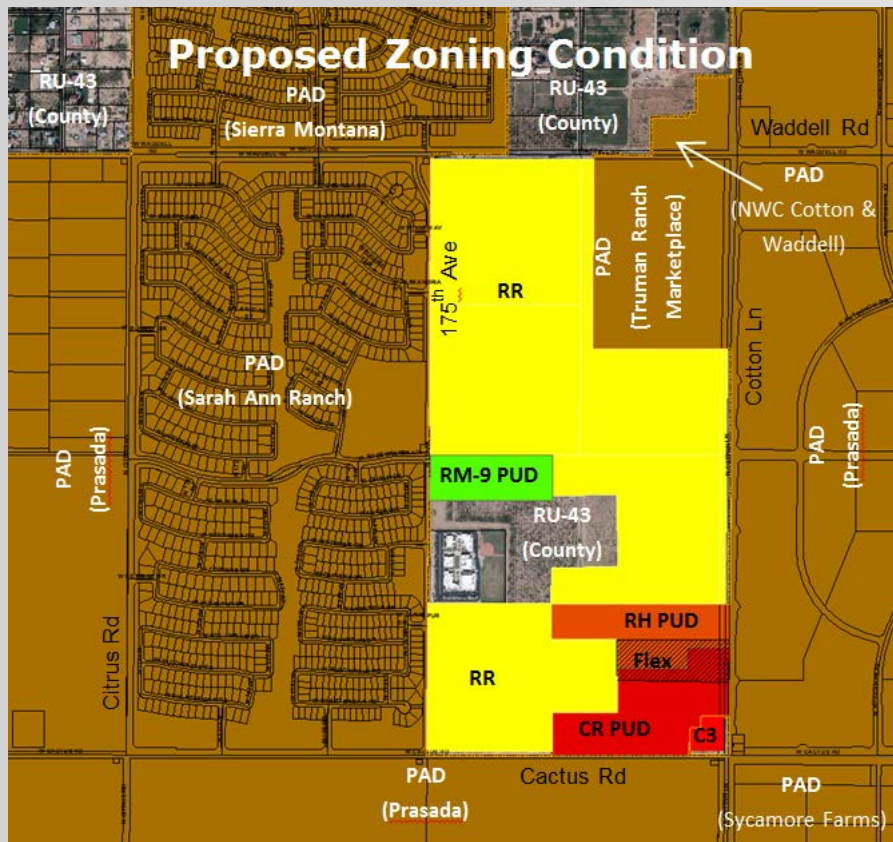
FS16-392 Magnolia Preliminary Plat

Case Map



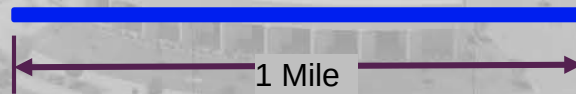
North

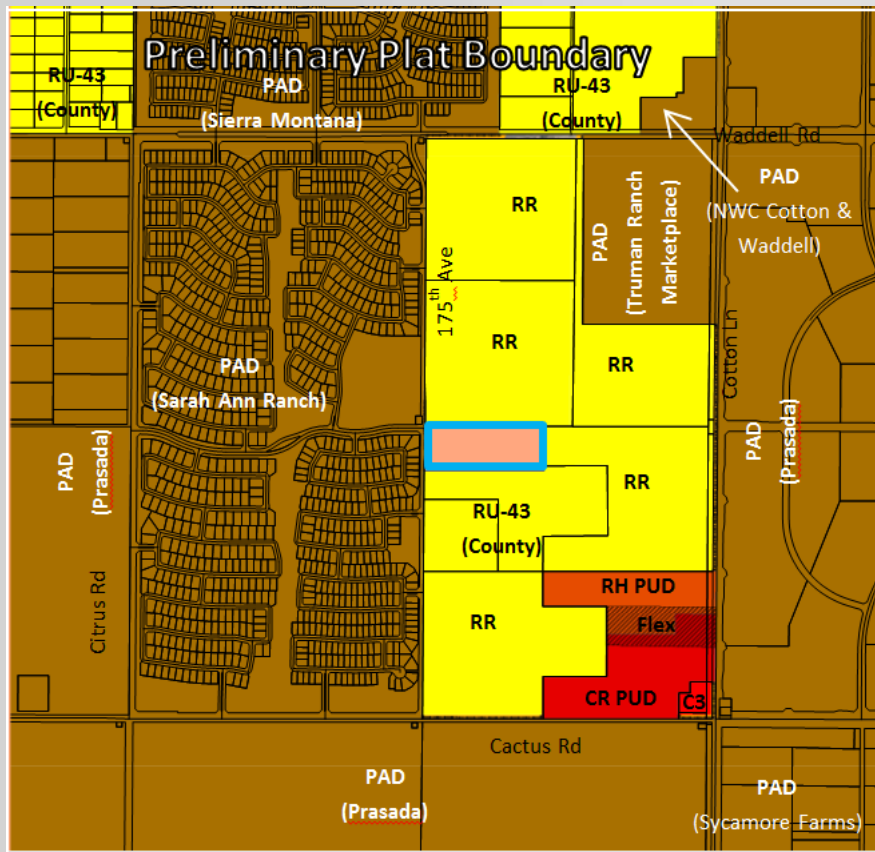




FS16-391 175th & Sweetwater Rezone

Case Map



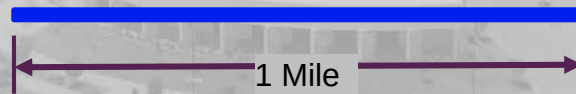


FS16-391 175th & Sweetwater Preliminary Plat

Case Map



North





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

December 15, 2016 @ 6:00:00 PM

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

Board Meeting Date:	December 15, 2016	Contact Person:	Eric Fitzer, Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion and direction 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):