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

Thursday, January 7, 2016 @ 6:00 PM
Council Chambers

Back Print

CALL TO ORDER.

A. Roll Call

B. Pledge of Allegiance

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

D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	**Consideration and action pertaining to approval of the December 17, 2015 Planning and Zoning Commission minutes.**	Approve Heather Donaldson, Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#2	District 1	**Consideration and action item regarding a Preliminary Plat for Desert Oasis Parcel L13B, a 103-lot, 13-tract Preliminary Plat.**	None Robert Kuhfuss, Community Development

OTHER BUSINESS:

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

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Posted on Wednesday, December 23, 2015 @ 2:50 p.m.

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

CITY OF SURPRISE
Planning and Zoning Commission

January 7, 2016 @ 6:00:00 PM

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Board Meeting Date:	January 7, 2016	Contact Person:	Heather Donaldson, Community Development
Submitting Department:		District:	Internal
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion	

Agenda Wording:

Consideration and action pertaining to approval of the December 17, 2015 Planning and Zoning Commission minutes.

Motion:

I move to approve the December 17, 2015 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

- ☐ 12-17-15 P&Z Commission Meeting Minutes

External Attachment Links:

Meeting Requirements:

Powerpoint	x	Video	x	White Board	x	Other	x

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

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

December 17, 2015 / 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 17, 2015.

A. ROLL CALL

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

STAFF PRESENT:

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

COUNCIL MEMBERS PRESENT:

None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

Eric Fitzer advised the Commission of the following items:

- There will be a Special City Council meeting taking place this Saturday, December 19th at 9:00 a.m. and the Commission is invited to attend.

CALL TO THE PUBLIC:

None

CONSENT AGENDA:

No Items

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – INTERNAL – Consideration and action on the December 3, 2015 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the December 3, 2015 Planning and Zoning Commission minutes. Commissioner Martin seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

Item 2 – DISTRICT 5 – Consideration and action on a Site Plan entitled PHO Litchway Monopalm generally located at the southwest corner of Litchfield Rd. and Statler Blvd. at 13995 West Statler Blvd.

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

Commissioner Somers made a motion to approve the Site Plan for PHO Litchway Monopalm. Vice Chair Keating seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

Item 3 – DISTRICT 4 – Consideration and action pertaining to the City of Surprise Park & Ride Comprehensive Sign Program Site Plan for the City of Surprise Park and Ride facility located at 13359 West Bell Rd., east of the southeast corner of Bell Rd. and Grand Ave.

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

The Commission discussed:

- Dual sign (visible from front and back)
- Signage visibility as a result of the overpass

Vice Chair Keating made a motion to approve the City of Surprise Park & Ride Comprehensive Sign Program Site Plan. Commissioner Martin seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 4 – DISTRICT 4 – Consideration and action regarding a Conditional Use Permit to allow Caliber Collision, a Vehicle Service-Major Repair Facility in the CRPUD zoning district, generally located west of the southwest corner of Bell Rd. and Dysart Rd.

Robert Kuhfuss, Planner, presented the project to the Commission.

The Commission discussed:

- CR zoning

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

Commissioner Smith made a motion to approve the proposed Conditional Use Permit subject to stipulations 'a'-'i' as listed in the staff report. Commissioner Somers seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

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

Robert Kuhfuss, Planner, presented the project to the Commission.

The Commission discussed:

- The configuration of the modified major arterial
- Possibility of a bike lane added on both sides of Happy Valley Road for full connectivity
- Another roadway for ingress and egress in this part of town

Chair Chapman opened the Call to the Public.

Rich Comroe, Surprise resident, addressed the Commission regarding any consideration given for off road access to state trust lands and whether or not any accommodation would be made for people to cross a major arterial or will it be fenced.

Chair Chapman closed the Call to the Public.

Commissioner Somers made a motion to add a condition ‘g’ which reads, reduce the center median on Happy Valley Road from 24 to 14 feet and to add a 5 foot bike lane on each side of the roadway. There was no second.

Commissioner Ferguson made a motion to recommend approval to the Mayor and City Council of a Preliminary Plat for Rancho Mercado Unit 1subject to stipulations 'a'-'f' as listed in the staff report. Commissioner Somers seconded the motion. The motion passed with 6 votes in favor, 1 absence (Hoyler).

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion for future agenda items.

None

ADJOURNMENT:

Hearing no further business, Chair Somers adjourned the Planning and Zoning Commission meeting at 6:50 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: _____
Heather Donaldson, Commission Secretary

DATE: _____

CITY OF SURPRISE
Planning and Zoning Commission

January 7, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 7, 2016	Contact Person:	Robert Kuhfuss, Community Development
Submitting Department:		District:	1
Staff Recommendations:	None		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action item regarding a Preliminary Plat for Desert Oasis Parcel L13B, a 103-lot, 13-tract Preliminary Plat.

Motion:

Motion to approve a Preliminary Plat for Desert Oasis Parcel L 13B.

Background:

The subject proposal involves a Preliminary Plat for a 103-lot, 13-tract single-family residential subdivision located within the Desert Oasis community. The PAD for Desert Oasis was approved in September of 2000, with significant platting activity occurring since. A companion Final Plat is scheduled for City Council on November 3, 2015.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- 00 - FS15-268 - Desert Oasis Parcel L 13B - FP - Staff Report
- 01 - FS15-268 - Desert Oasis Parcel L 13B - FP - Vicinity Map
- 02 - FS15-268 - Desert Oasis Parcel L 13B - Case Map
- 03 - FS15-268 - Desert Oasis Parcel L 13B - Preliminary Plat
- 04 - FS15-268 - Desert Oasis Parcel L 13B - Color Landscape Plans
- 05 - FS15-268 - Desert Oasis Parcel L 13B - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, Planner II
Eric Fitzer, Director

SURPRISE
ARIZONA

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS15-268**
Project Name:	Desert Oasis Parcel L13B
Council District:	1
Meeting Date:	**January 7, 2016**
Planner:	Robert H. Kuhfuss, AICP

Owner:	Centex Homes
Applicant:	Laura Meyers of Pulte Homes, Inc.
Request:	103-lot, 13-tract Preliminary Plat
Site Location:	West of 171st Avenue approximately 1/3 mile north of Jomax Road in Desert Oasis
Site Size:	29.49 acres (approx.)
Density:	3.49 DU/Ac
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	Staff recommends the Commission recommend **approval** of the proposed Preliminary Plat to the City Council.

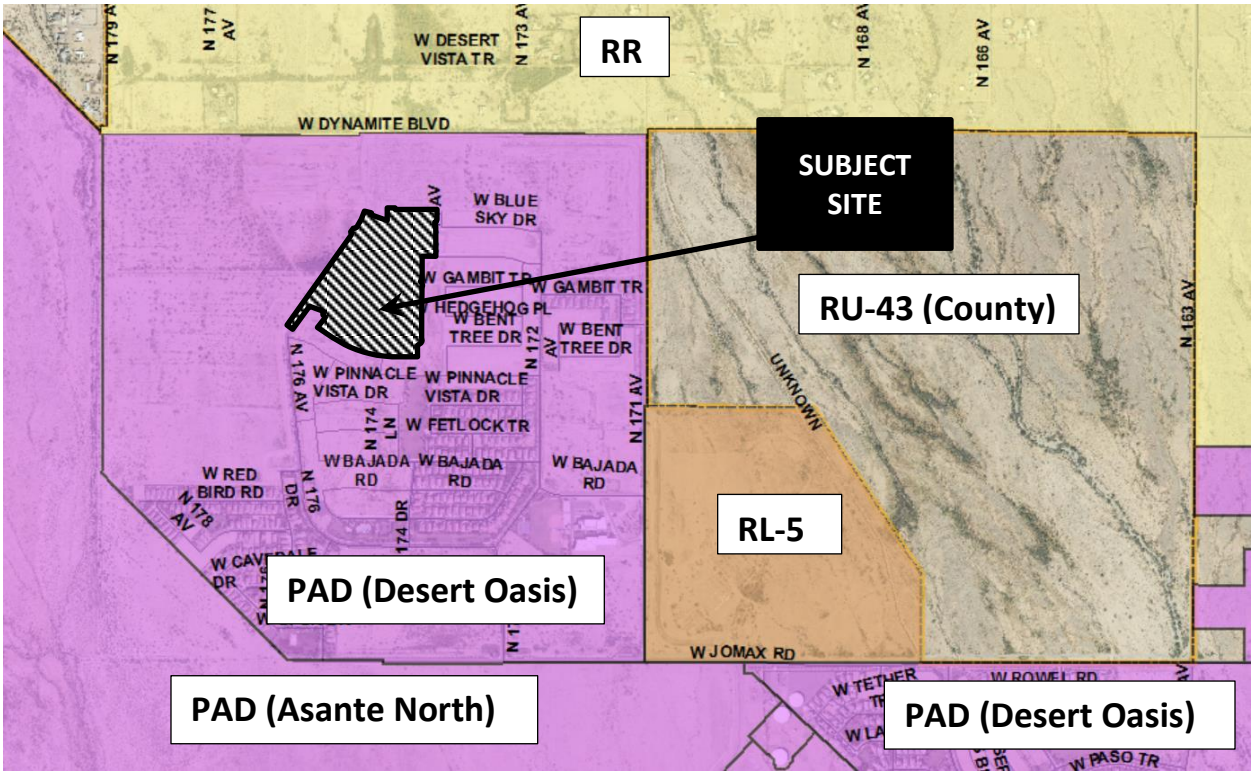
PROJECT DESCRIPTION:

Laura Meyers of Pulte Homes seeks approval of a 103-lot, 13-tract Preliminary Plat located within the Desert Oasis community. The site is located west of 171st Avenue and north of Jomax Road on a currently vacant land. The property immediately to the north and west of the subject site is currently vacant, while immediate to the east is Desert Oasis Parcel L13A, a 123-lot single-family residential subdivision. Immediately to the south is Desert Oasis Parcel L14C, a 146-lot single-family residential subdivision.

EXISTING ZONING:

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

PAD (Desert Oasis)	PAD (Desert Oasis)	PAD (Desert Oasis)
PAD (Desert Oasis)	**PAD (Desert Oasis)**	PAD (Desert Oasis)
PAD (Desert Oasis)	PAD (Desert Oasis)	PAD (Desert Oasis)



BACKGROUND:

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

January 8, 2014: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR14-018.

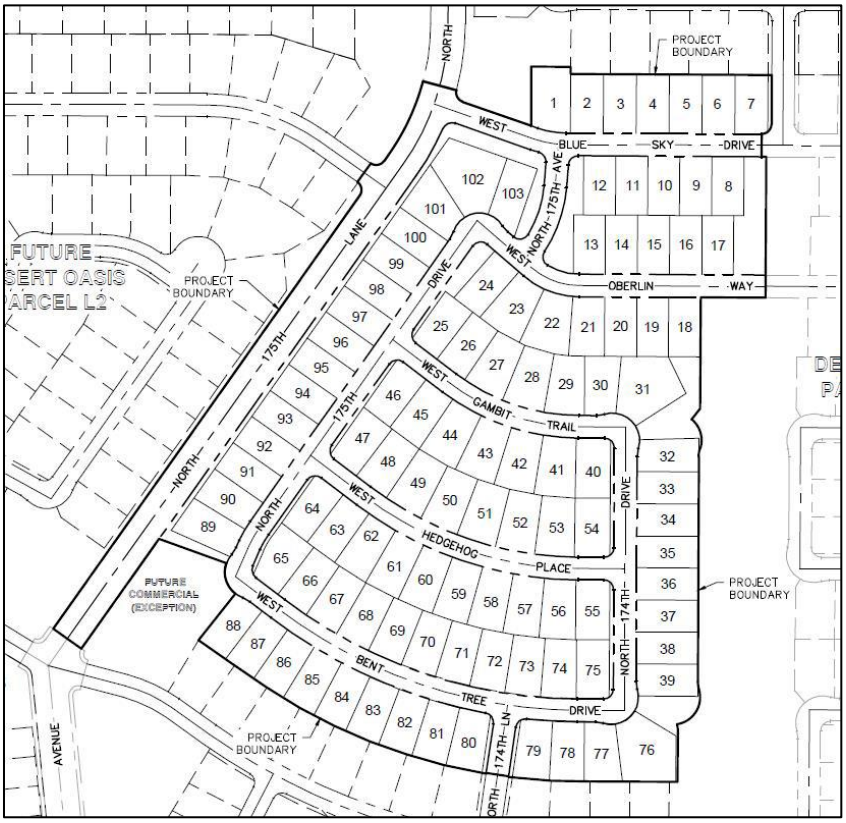
July 16, 2015: The applicant filed a request for a Preliminary Plat and Final Plat under case FS15-268, the subject case.

CITIZEN OUTREACH:

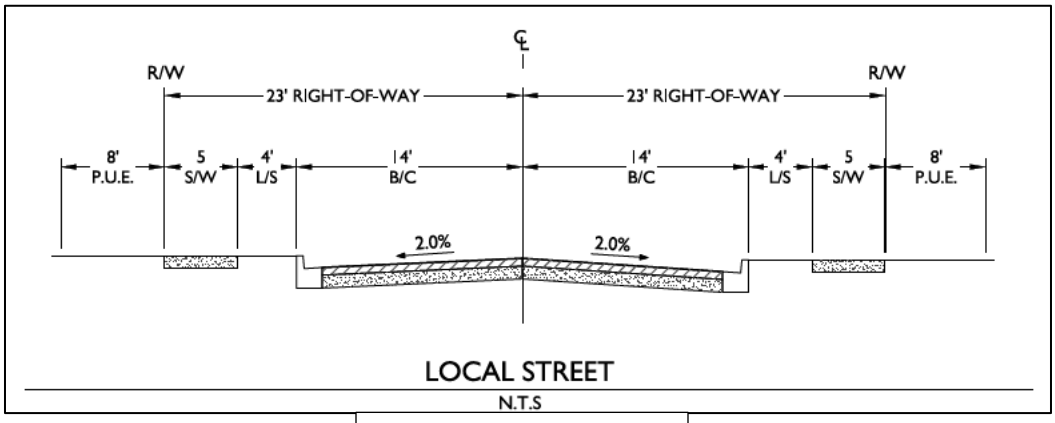
The City of Surprise will send notice of the proposed Preliminary Plat to all property owners within 300' of the subject property.

ANALYSIS AND DISCUSSION:

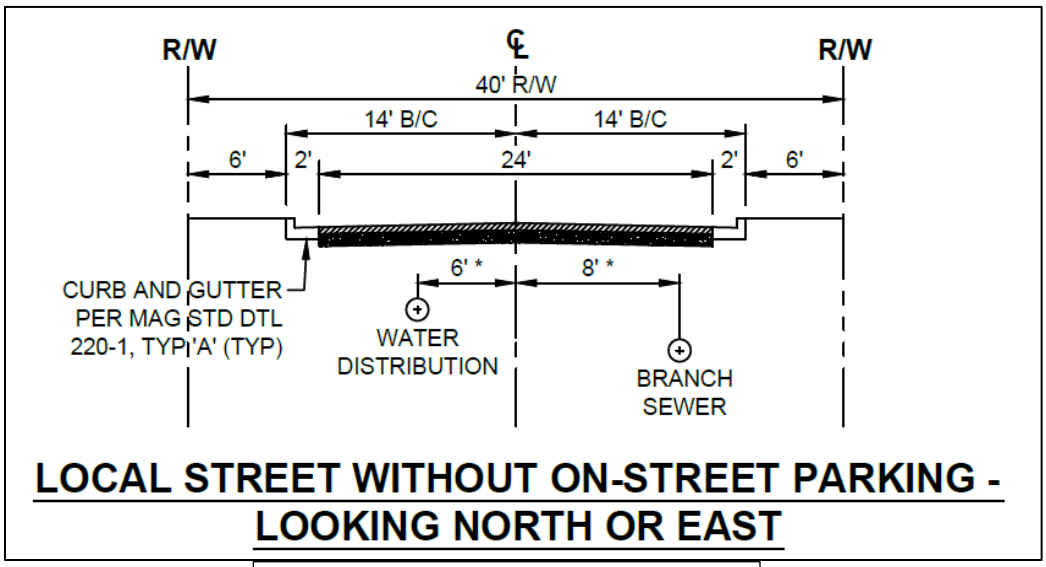
The proposed subdivision will include 103 single-family residential lots, which will generally be 65' wide and not less than 7,798 square feet. Each lot will be oriented to the street with no key lots present. Some of the lots will either back or side onto open space. The configuration is expressed in the following diagram, taken from the Preliminary Plat document.



175th Lane, located along the west perimeter, will be dedicated and constructed with this project. Interior streets will be dedicated with the related Final Plat, which is scheduled for City Council action on January 19, 2016. These interior streets will include a 5' detached sidewalk separated from the curb by a 4'-wide landscaping strip. The paved surface will be 28' measured back-of-curb to back-of-curb, with a total ROW width of 46', which is consistent with the Desert Oasis PAD and the existing development that has occurred within the PAD to date. While this may seem somewhat narrow, the cross-section is generally consistent with the current City of Surprise Standard 3-07 with respect to pavement width and was to calm traffic. Staff notes that the Desert Oasis CC&Rs limit overnight on-street parking, although any new CC&R declarations may not include such controls per a recent change in state law. The following two diagrams depict the Desert Oasis and City of Surprise standards.



Cross-section per PAD



Cross-section per Surprise EDS 3-07

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

SINGLE FAMILY DEVELOPMENT STANDARDS

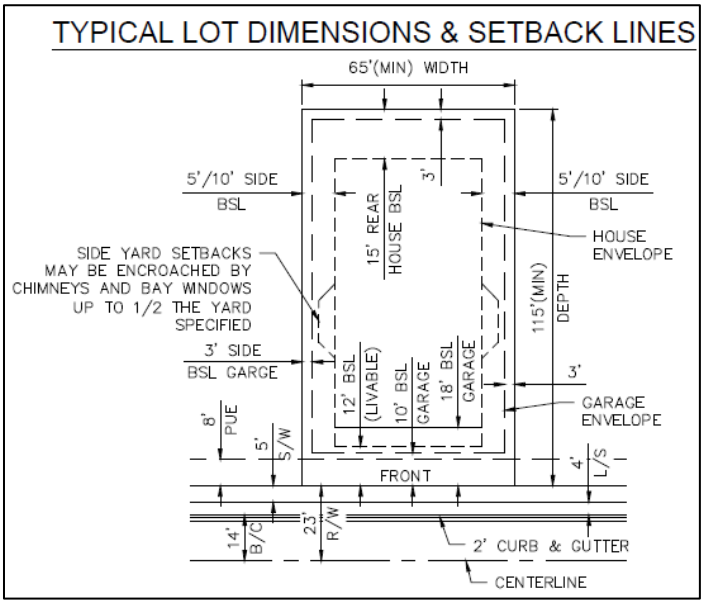
LOT CATEGORY	D
WIDTH RANGE	63'–67'
MINIMUM WIDTH	65'
MIN. LOT AREA	7450
MIN. LOT DEPTH	115'
FRONT SETBACK LIVABLE	12'
FRONT SETBACK GARAGE[12]	10'
REAR SETBACK HOUSE	15'
REAR SETBACK GARAGE[13]	3'
SIDE SETBACK HOUSE[14]	5'/10'
SIDE SETBACK GARAGE[15]	3'
STREET SIDE HOUSE[17]	10'
STREET SIDE GARAGE[18]	5'
BUILDING COVERAGE[19]	40%
AVERAGE DENSITY	3.7

GENERAL NOTES

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

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

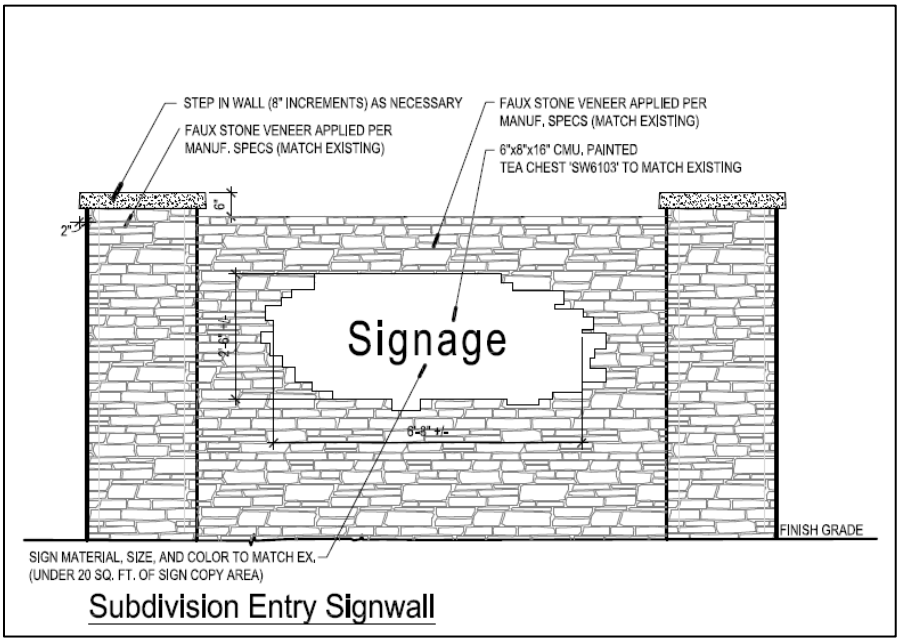
TYPICAL LOT DIMENSIONS & SETBACK LINES



- Garage front setback exceeds the house on side loading garage only.
- Garage side yard setback exceeds the house side setback only when the garage front setback significantly exceeds the house front setback.

The project will be well landscaped using a plant palette consisting of native or near-native plant species consistent with the Desert Oasis PAD, and will directly access the amenities platted and developed with the adjacent parcel L13A, which include a tot-lot, BBQ, and ramada meeting the aesthetic requirements of the Desert Oasis PAD. Walls within the site will be themed using smooth-face CMU with a split-face accent, punctuated by a stone veneer column with precast concrete cap.

A subdivision entry wall sign consisting of a 20 sq. ft. sign panel of as yet to be determined sign copy will be embedded within a segment of stone-faced wall panel at the southeast corner of 175th Lane and Blue Sky Drive West.



Subdivision Entry Signwall

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Nadaburg

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035, as amended by the City Council on December 19, 2015, shows the subject property as lying within Neighborhood Character Area, which supports residential development at densities of between 2 and 8 DU/Ac. At 3.28 DU/Ac, the subject Preliminary Plat meets this density requirement.

REVIEWING AGENCIES:

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

SUMMARY:

The proposed subdivision is well designed and meets the requirements of the Desert Oasis PAD and the SUDC. The amenities included will provide small-scale recreational opportunities for the residents of the community. Once developed, the population base generated by the subdivision contribute to the local schools enrollment, while providing incentive for much needed retail services in the area.

FINDINGS:

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

RECOMMENDATION:

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

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

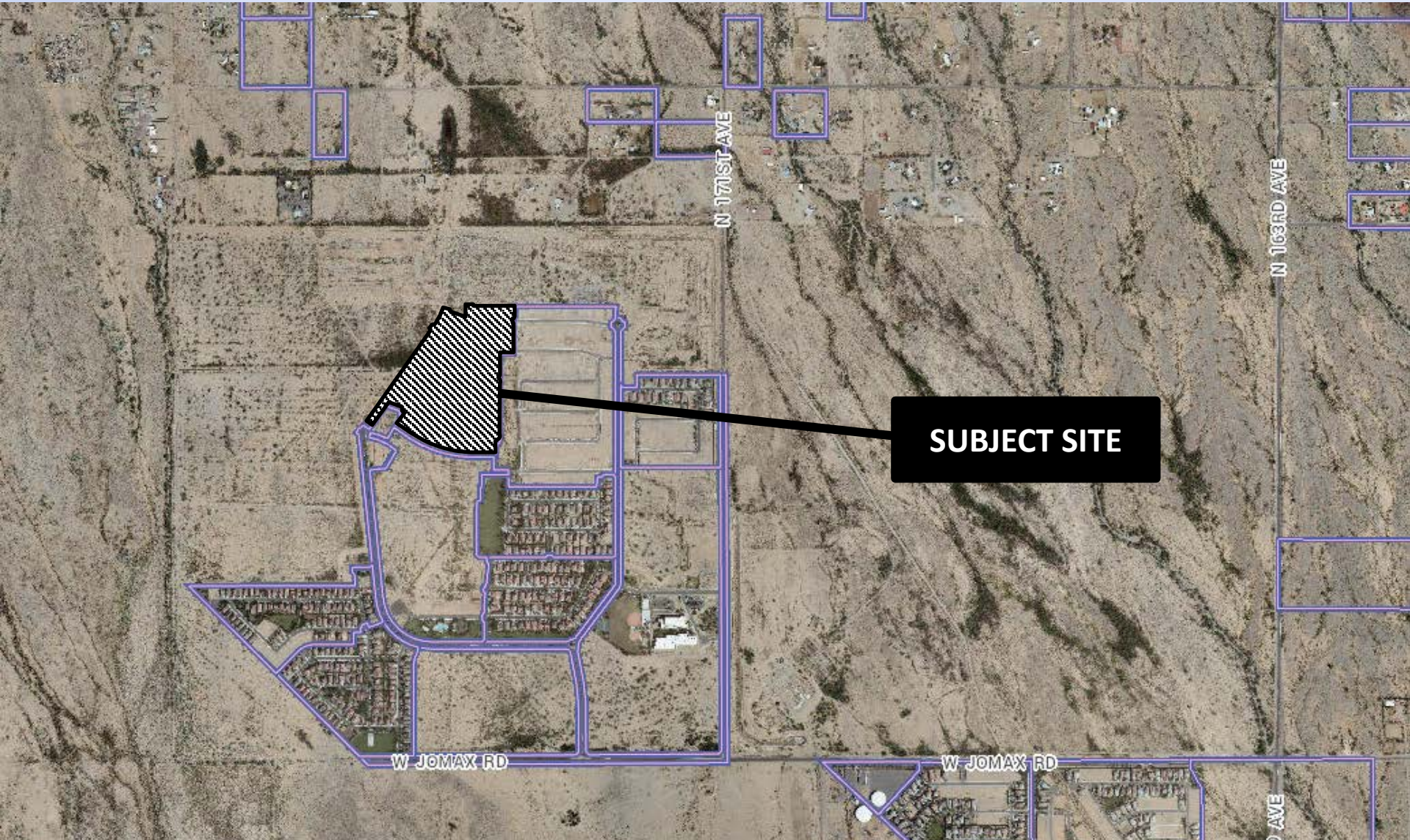
Attachments:

01 – Vicinity Map (1 page)
02 – Case Map (1 page)
03 – Preliminary Plat (3 pages)
04 – Landscape Plans, color version (3 pages)

FS15-268 Desert Oasis Parcel L13B

SURPRISE
ARIZONA

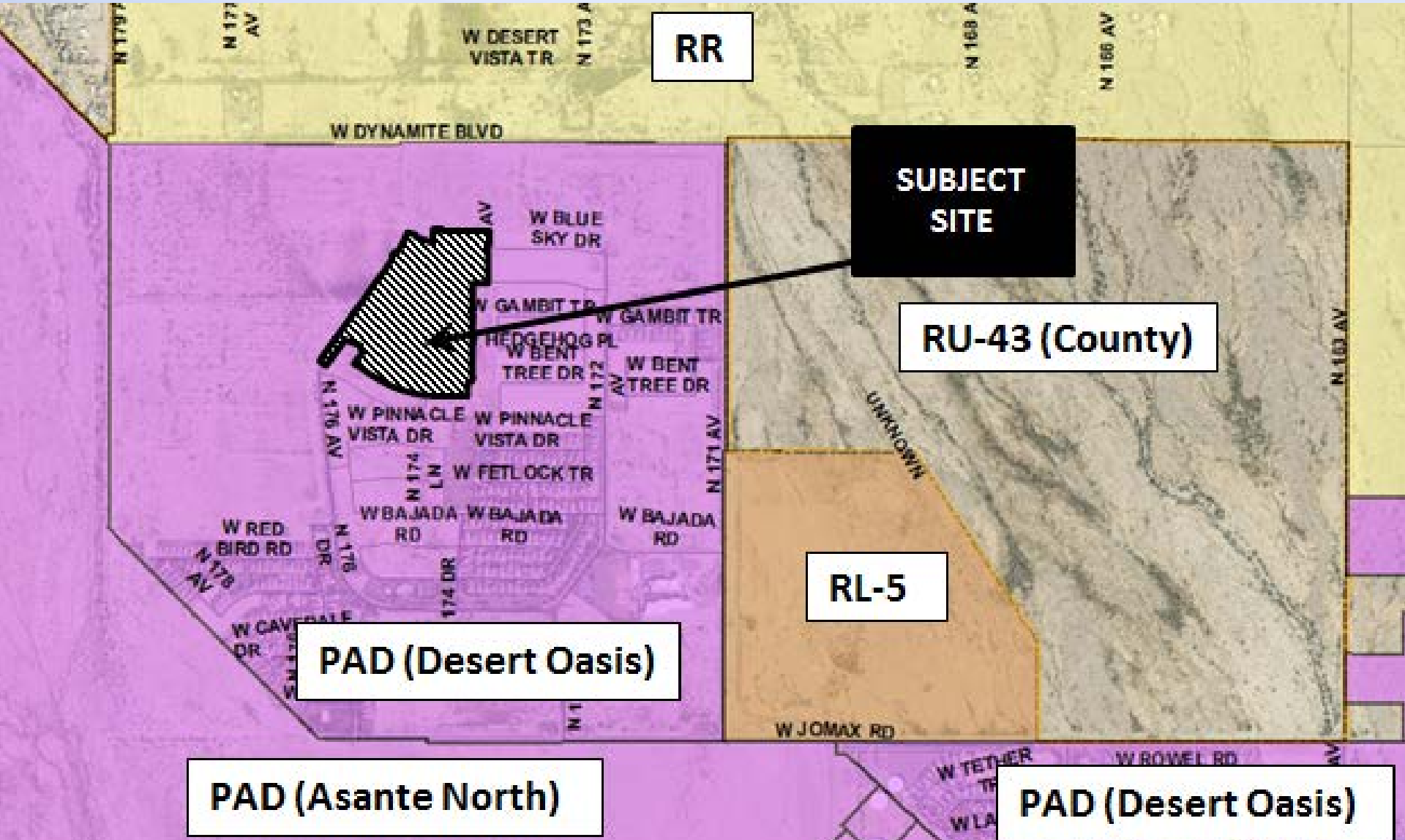
Vicinity Map



FS15-268 Desert Oasis Parcel L13B

SURPRISE
ARIZONA

Preliminary Plat Case Map

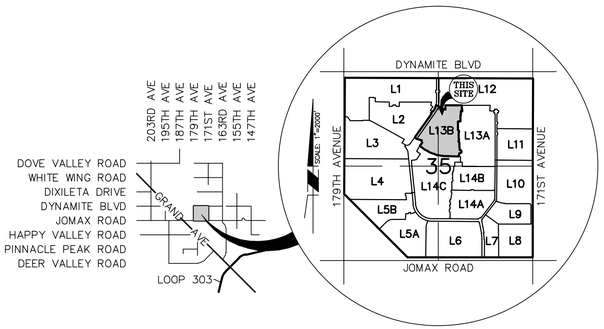


PRELIMINARY PLAT
FOR

DESERT OASIS - PARCEL L13B

AT

A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
1"=2000'

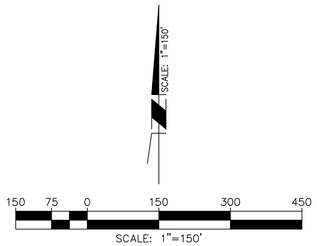
FLOOD ZONE

THE SITE LIES WITHIN FLOOD ZONE X AND FLOOD ZONE A (SHADED) AS INDICATED ON THE F.I.R.M. FOR THE CITY OF SURPRISE, MAP NO. 04013C1205L AND 04013C1210L, WITH AN EFFECTIVE DATE OF OCTOBER 16, 2013.

ZONE X IS DEFINED AS "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 FLOOD."

LEGEND

6"W	PROPOSED WATER
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
8"S	PROPOSED SEWER
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
EX 8"W	EXISTING WATER
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
EX 8"S	EXISTING SEWER
	EXISTING SEWER MANHOLE
1002	EXISTING CONTOURS
VNAE	VEHICLE NON-ACCESS EASEMENT
	STREET DRAINAGE
	PROPOSED SEWER FLOW



OWNER

CENTEX HOMES
CONTACT: LAURA MEYERS
16767 PERIMETER DRIVE, STE 100
SCOTTSDALE, ARIZONA 85260
PHONE (480) 421-8530

DEVELOPER

PULTE DEVELOPMENT CORPORATION
CONTACT: LAURA MEYERS
16767 PERIMETER DRIVE, STE 100
SCOTTSDALE, ARIZONA 85260
PHONE (480) 421-8530

ENGINEER

CARDNO, INC.
DANIEL J. POTTINGER, P.E.
9977 N. 90TH STREET, SUITE 150
SCOTTSDALE, ARIZONA 85258
PHONE (602) 977-8000
FAX (602) 977-8099

SURVEYOR

CARDNO, INC.
MATTHEW G. BUCHANAN, R.L.S.
7901 E. PIERCE STREET, SUITE C & D
SCOTTSDALE, ARIZONA 85257
PHONE (602) 749-8550
FAX (602) 749-8551

SHEET INDEX

1	COVER SHEET
2	NOTES/DETAILS
3	PRELIMINARY PLAT

BENCH MARK

BRASS CAP IN HEADWALL AT THE SOUTHEAST CORNER OF JOMAX ROAD AND 163RD AVENUE. PROJECT ELEVATION=1423.28' (NGVD 1929) CONVERSION TO NAVD 88 DATUM +1.68'.

BASIS OF BEARING

THE BEARINGS FOR THIS PLAT ARE BASED ON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MONUMENTED BY BY A DRILL HOLE WITH TAG AT THE SOUTHEAST CORNER OF SAID SECTION 35, AND MONUMENTED BY AN ALUMINUM CAP AND REBAR AT THE EAST QUARTER CORNER OF SAID SECTION 35, SAID LINE BEARS NORTH 00°04'08" EAST, A DISTANCE OF 2475.27 FEET, (NORTH 00°04'08" EAST, A DISTANCE OF 2474.87 (GRID) PER MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY, RECORDED IN BOOK 656, PAGE 21, MARICOPA COUNTY RECORDER'S OFFICE).
FIELD MEASURED VALUES WERE LOCATED BY GPS TECHNIQUES AND WERE SCALED HORIZONTALLY BY MULTIPLYING THE GRID COORDINATE VALUES BY A COMBINED SCALE FACTOR OF 1.000140799. ALL DISTANCES SHOWN IN THIS PLAT ARE GROUND VALUES. GPS CONTROL FOR THIS PROJECT UTILIZED GDACS MONUMENT "4IC1", WITH COORDINATES BASED ON NORTH AMERICAN DATUM 1983 STATE PLANE ARIZONA CENTRAL ZONE.

UTILITY COMPANIES

GAS	SOUTHWEST GAS
ELECTRIC	APS
TELEPHONE	CENTURYLINK
CATV	COX COMMUNICATIONS
WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE

ASSURED WATER SUPPLY

DESIGNATION OF 100 YEAR ASSURED WATER SUPPLY NO. 86-002344.001 PURSUANT TO SECTION 45-576, A.R.S. ISSUED BY ARIZONA DEPARTMENT OF WATER RESOURCES ON SEPTEMBER 29, 2010.

Cardno
Shaping the Future
PHOENIX
9977 N 90TH ST, STE 150, SCOTTSDALE, AZ 85258
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

SCALE: 1"=150'
DESERT OASIS – PARCEL L13B
PRELIMINARY PLAT
SHEET 1 OF 3

NOV/2015
45102480

P:\Don Pottinger\Baker\45102480\CADD\Land\Div-Pcl-13B\Ttm\2480-TTM-001.dwg Derek Pearce 11/3/15 1:27:58 PM

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A G.L.O. BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR STAMPED "T5N R2W 1/4 S34 S35 2002 RLS 21782", BEARS AS BASIS OF BEARINGS
SOUTH 00°16'25" WEST, A DISTANCE OF 2640.89 FEET;

THENCE SOUTH 00°16'25" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1891.71 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°43'35" EAST, A DISTANCE OF 1819.02 FEET TO THE NORTHERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, MARICOPA COUNTY RECORDS (M.C.R.), AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2013-0419538, M.C.R., THE FOLLOWING 13 COURSES, NORTH 35° 17' 59" EAST, A DISTANCE OF 1076.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 35° 17' 59" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE CURVE'S END;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 465.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°28'03", AN ARC DISTANCE OF 166.11 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 75° 10' 04" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 75° 10' 04" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85°33'23", AN ARC DISTANCE OF 29.86 FEET TO THE CURVE'S END;

THENCE SOUTH 70° 43' 27" EAST, A DISTANCE OF 146.86 FEET;

THENCE NORTH 00° 16' 21" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 14.40 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 408.00 FEET TO THE NORTHWEST CORNER OF DESERT OASIS PARCEL 13A AS RECORDED IN BOOK 892, PAGE 16, M.C.R.;

THENCE DEPARTING SAID SOUTHERLY LINE, ALONG THE WEST LINE OF SAID DESERT OASIS PARCEL 13A THE FOLLOWING 16 COURSES, SOUTH 00°16'21" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 9.14 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 286.00 FEET;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 131.18 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 225.50 FEET;

THENCE SOUTH 38°56'24" WEST, A DISTANCE OF 28.25 FEET TO THE BEGINNING OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 38°56'24" WEST, A DISTANCE OF 55.00 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°40'26", AN ARC DISTANCE OF 65.92 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°23'10" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 455.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°55'52" WEST A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 98°44'06", AN ARC DISTANCE OF 94.78 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 08°20'02" EAST, A DISTANCE OF 10.74 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 106.00 FEET;

THENCE ALONG SAID WEST LINE AND ALONG THE NORTH LINE OF DESERT OASIS PARCEL L14C AS RECORDED IN BOOK 974, PAGE 46, M.C.R., NORTH 89°43'39" WEST, A DISTANCE OF 177.69 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING 13 COURSES, NORTH 89°12'53" WEST, A DISTANCE OF 79.31 FEET;

THENCE NORTH 84°48'24" WEST, A DISTANCE OF 86.56 FEET;

THENCE NORTH 08°19'07" EAST, A DISTANCE OF 1.24 FEET;

THENCE NORTH 81°40'53" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 08°19'07" WEST, A DISTANCE OF 1.27 FEET;

THENCE NORTH 78°12'25" WEST, A DISTANCE OF 86.54 FEET;

THENCE NORTH 74°17'30" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 70°22'36" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 66°27'42" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 62°32'48" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 58°37'53" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 55°11'40" WEST, A DISTANCE OF 86.47 FEET;

THENCE NORTH 55°00'27" WEST, A DISTANCE OF 81.98 FEET TO THE EAST LINE OF TRACT R AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, NORTH 38°14'37" EAST, A DISTANCE OF 120.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 38°14'37" EAST A DISTANCE OF 55.00 FEET;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71°30'34", AN ARC DISTANCE OF 68.64 FEET TO A POINT OF NON-TANGENCY AND TO THE NORTH LINE OF SAID TRACT R;

THENCE DEPARTING SAID EAST LINE, ALONG SAID NORTH LINE, NORTH 70°15'02" WEST, A DISTANCE OF 145.33 FEET TO THE WEST LINE OF SAID TRACT R;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID WEST LINE, SOUTH 35° 17' 59" WEST, A DISTANCE OF 272.96 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID WEST LINE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 175TH AVENUE, NORTH 54° 42' 01" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SITE SUMMARY TABLE

GROSS AREA	29.4922 ACRES	1,284,680 SQUARE FEET
AREA OF PUBLIC STREETS	7.8521 ACRES	330,275 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	21.9101 ACRES	954,405 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	1.8495 ACRES	80,563 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	8.44%	
AREA OF LOTS	20.0607 ACRES	873,842 SQUARE FEET
TOTAL NUMBER OF LOTS	103	
OVERALL GROSS DENSITY	3.7776 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.2127 ACRES	9,266 SQUARE FEET
MINIMUM LOT AREA	0.1790 ACRES	7,798 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.1947 ACRES	8,484 SQUARE FEET
MAXIMUM LOT AREA	0.3479 ACRES	15,154 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	103	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	329.60	
PROJECTED NUMBER OF FAMILIES	103	

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE
A-L13B	889	0.0204	LANDSCAPING, PUBLIC UTILITIES
B-L13B	23,739	0.5450	LANDSCAPING, PUBLIC UTILITIES
C-L13B	9,307	0.2136	LANDSCAPING, PUBLIC UTILITIES
D-L13B	5,372	0.1233	LANDSCAPING, PUBLIC UTILITIES
E-L13B	1,792	0.0411	LANDSCAPING, PUBLIC UTILITIES, TRAIL
F-L13B	11,875	0.2726	LANDSCAPING, PUBLIC UTILITIES
G-L13B	1,791	0.0411	LANDSCAPING, PUBLIC UTILITIES
H-L13B	1,827	0.0419	LANDSCAPING, PUBLIC UTILITIES
I-L13B	1,791	0.0411	LANDSCAPING, PUBLIC UTILITIES
J-L13B	7,174	0.1647	LANDSCAPING, PUBLIC UTILITIES
K-L13B	903	0.0207	LANDSCAPING, PUBLIC UTILITIES
L-L13B	903	0.0207	LANDSCAPING, PUBLIC UTILITIES
M-L13B	13,200	0.3030	LANDSCAPING, PUBLIC UTILITIES, RETENTION
TOTAL	80,563	1.8495	

LOT SIZE SUMMARY

CATEGORY	LOT SIZE	LOT YIELD
D	65' X 115'	103 UNITS

LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT WIDTH
1	10,403	81.41'
2	8,000	66.67'
3	8,000	66.67'
4	8,000	66.67'
5	8,000	66.67'
6	8,000	66.67'
7	7,983	66.65'
8	7,800	65.00'
9	7,800	65.00'
10	7,800	65.00'
11	7,800	65.00'
12	7,800	65.00'
13	7,798	65.00'
14	7,800	65.00'
15	7,800	65.00'
16	7,800	65.00'
17	7,800	65.00'
18	7,833	65.00'
19	7,832	65.00'
20	7,832	65.00'
21	8,253	65.00'
22	9,845	66.03'
23	9,463	65.76'
24	8,063	65.00'
25	8,036	65.45'
26	8,080	69.64'
27	9,022	84.59'
28	9,022	84.59'
29	8,763	81.10'
30	8,143	65.24'
31	13,964	64.03'
32	8,248	65.29'
33	8,169	65.00'
34	8,169	65.00'
35	8,169	65.00'

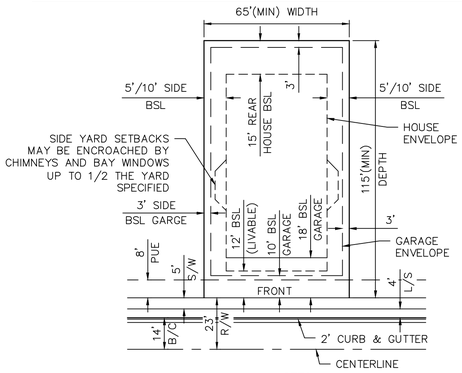
LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT WIDTH
36	8,169	65.00'
37	8,169	65.00'
38	8,169	65.00'
39	8,100	65.19'
40	8,515	69.72'
41	9,147	68.73'
42	9,066	68.18'
43	9,066	68.18'
44	9,114	68.48'
45	8,536	67.87'
46	8,433	71.21'
47	8,516	69.45'
48	8,603	74.43'
49	8,954	79.77'
50	8,954	79.77'
51	8,954	79.77'
52	8,954	79.77'
53	8,954	79.77'
54	8,567	72.00'
55	8,352	68.62'
56	8,380	65.06'
57	8,377	65.06'
58	8,376	65.06'
59	8,376	65.06'
60	8,378	65.06'
61	8,381	65.06'
62	8,380	65.06'
63	8,120	65.00'
64	8,129	68.71'
65	9,099	66.79'
66	8,116	70.04'
67	8,224	71.84'
68	8,224	71.84'
69	8,224	71.84'
70	8,224	71.84'

LOT SUMMARY TABLE

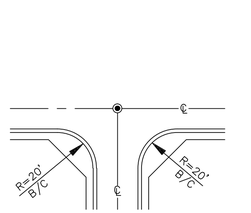
LOT #	AREA (SF)	LOT WIDTH
71	8,224	71.84'
72	8,224	71.84'
73	8,224	71.84'
74	8,238	72.08'
75	8,025	67.00'
76	13,958	63.97'
77	8,416	65.55'
78	8,146	65.02'
79	8,390	65.17'
80	8,372	65.17'
81	8,197	65.03'
82	8,198	65.03'
83	8,199	65.03'
84	8,200	65.03'
85	8,200	65.03'
86	8,205	65.03'
87	8,127	65.02'
88	8,012	64.77'
89	9,002	64.99'
90	8,245	64.99'
91	7,800	65.00'
92	7,800	65.00'
93	7,800	65.00'
94	7,800	65.00'
95	7,800	65.00'
96	7,800	65.00'
97	7,800	65.00'
98	7,800	65.00'
99	7,800	65.00'
100	7,800	65.00'
101	9,748	65.54'
102	15,154	65.02'
103	8,550	70.23'
TOTAL	873,842 SF	

TYPICAL LOT DIMENSIONS & SETBACK LINES



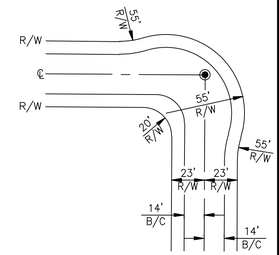
NOTES:

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



TYPICAL INTERSECTION DETAIL

(LOCAL TO LOCAL) NTS



KNUCKLE DETAIL

NTS

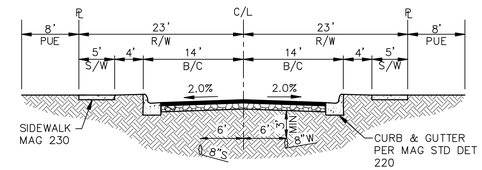
SINGLE FAMILY DEVELOPMENT STANDARDS

LOT CATEGORY	D
WIDTH RANGE	63'-67'
MINIMUM WIDTH	65'
MIN. LOT AREA	7450
MIN. LOT DEPTH	115'
FRONT SETBACK LIVABLE	12'
FRONT SETBACK GARAGE[12]	10'
REAR SETBACK HOUSE	15'
REAR SETBACK GARAGE[13]	3'
SIDE SETBACK HOUSE[14]	5'/10'
SIDE SETBACK GARAGE[15]	3'
STREET SIDE HOUSE[17]	10'
STREET SIDE GARAGE[18]	5'
BUILDING COVERAGE[19]	40%
AVERAGE DENSITY	3.7

GENERAL NOTES

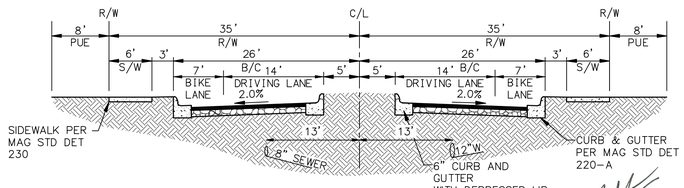
1. THE DEVELOPMENT STANDARDS FOR THE LDR LOTS MEET OR SURPASS THE MINIMUM STANDARDS FOR THE DESIGN GUIDELINES WITH THE EXCEPTION OF GARAGE SIDE AND REAR YARD SETBACKS.
2. THE SMALLER SIDE AND REAR YARD FOR GARAGE ALLOW THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OPTION OF REAR YARD GARAGES.
3. "GRANNY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

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



TYPICAL RESIDENTIAL STREET

(LOOKING NORTH & WEST) NTS



NORTH 175TH LANE/ NORTH 175TH DRIVE

(LOOKING NORTH) NTS

Registered Professional Engineer (Civil) CERTIFICATE NO. 36384 DANIEL J. POTTINGER Date Signed 11/3/15 ARIZONA, U.S.A. Expires 6/30/16

SCALE: NTS
DESERT OASIS – PARCEL L13B
PRELIMINARY PLAT
SHEET 2 OF 3

NOV/2015
45102480

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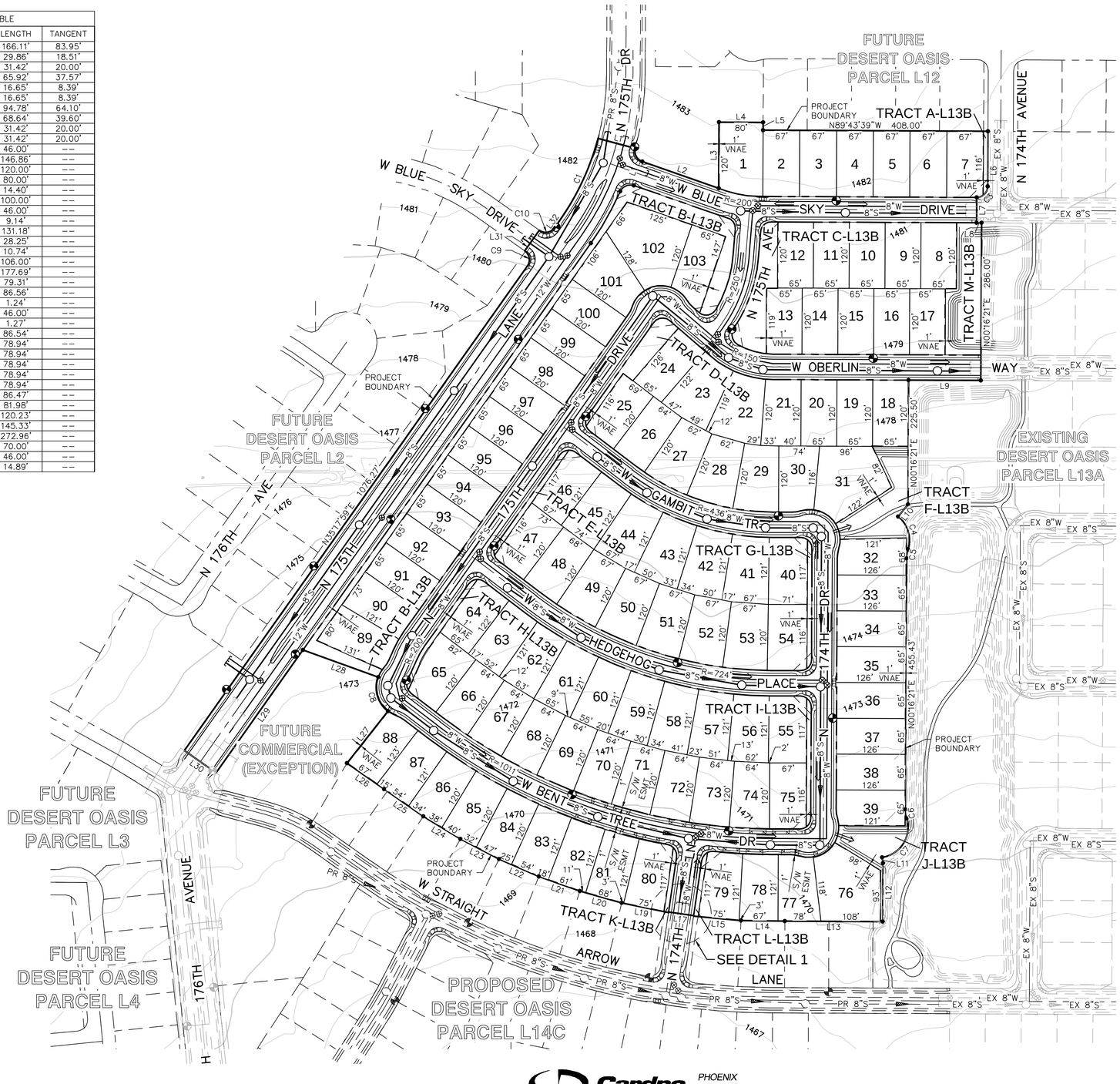
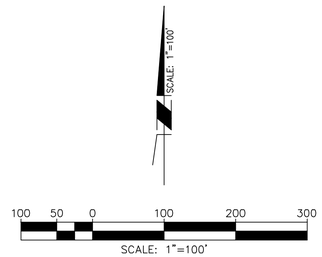
LINE/CURVE DATA TABLE				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
C1	20°28'03"	465.00'	166.11'	83.95'
C2	85°33'23"	20.00'	29.86'	18.51'
C3	90°00'00"	20.00'	31.42'	20.00'
C4	68°40'26"	55.00'	65.92'	37.57'
C5	17°20'29"	55.00'	16.65'	8.39'
C6	17°20'29"	55.00'	16.65'	8.39'
C7	98°44'06"	55.00'	94.78'	64.10'
C8	71°30'34"	55.00'	68.64'	39.60'
C9	90°00'00"	20.00'	31.42'	20.00'
C10	90°00'00"	20.00'	31.42'	20.00'
L1	N19°16'33"E	--	46.00'	--
L2	N70°43'27"W	--	146.86'	--
L3	N00°16'21"E	--	120.00'	--
L4	N89°43'39"W	--	80.00'	--
L5	N00°16'21"E	--	14.40'	--
L6	N00°16'21"E	--	100.00'	--
L7	N00°16'21"E	--	46.00'	--
L8	N89°43'39"W	--	9.14'	--
L9	N89°43'39"W	--	131.18'	--
L10	N38°56'24"E	--	28.25'	--
L11	N08°20'02"W	--	10.74'	--
L12	N00°16'21"E	--	106.00'	--
L13	N89°43'39"W	--	177.69'	--
L14	N89°12'53"W	--	79.31'	--
L15	N84°48'24"W	--	86.56'	--
L16	N08°19'07"E	--	1.24'	--
L17	N81°40'53"W	--	46.00'	--
L18	N08°19'07"E	--	1.27'	--
L19	N78°12'25"W	--	86.54'	--
L20	N74°17'30"W	--	78.94'	--
L21	N70°22'36"W	--	78.94'	--
L22	N66°27'42"W	--	78.94'	--
L23	N62°32'48"W	--	78.94'	--
L24	N58°37'53"W	--	78.94'	--
L25	N55°11'40"W	--	86.47'	--
L26	N55°00'27"W	--	81.98'	--
L27	N38°14'37"E	--	120.23'	--
L28	N70°15'02"W	--	145.33'	--
L29	S35°17'59"W	--	272.96'	--
L30	N54°42'01"W	--	70.00'	--
L31	N35°17'59"E	--	46.00'	--
L32	N35°17'59"E	--	14.89'	--





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PHOENIX
9977 N.90TH ST, STE 150, SCOTTSDALE, AZ 85258
TEL: (602) 977-8000 FAX: (602) 977-8099
www.cardno.com

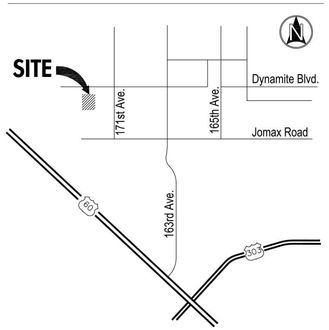
SCALE: 1"=100'
DESERT OASIS – PARCEL L13B
PRELIMINARY PLAT
SHEET 3 OF 3

NOV/2015
45102480

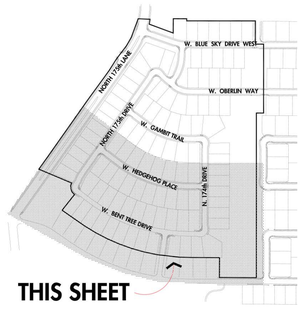
Professional Land Surveyor
36384
DANIEL J. POTTINGER
Date Signed 11/3/15
ARIZONA, U.S.A.
Expires 6/30/16

P:\Dan Pottinger\Baker\45102480\CADD\Land\Div-Pcl-13B\Ttm\2480-TTM-003.dwg Derek Pearce 11/3/15 1:28:28 PM

VICINITY MAP



KEY MAP



THIS SHEET

WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXTERIOR THEME WALL
	INTERIOR SIDEYARD THEME WALL
	FULL VIEW FENCE
	MAILBOX KIOSK

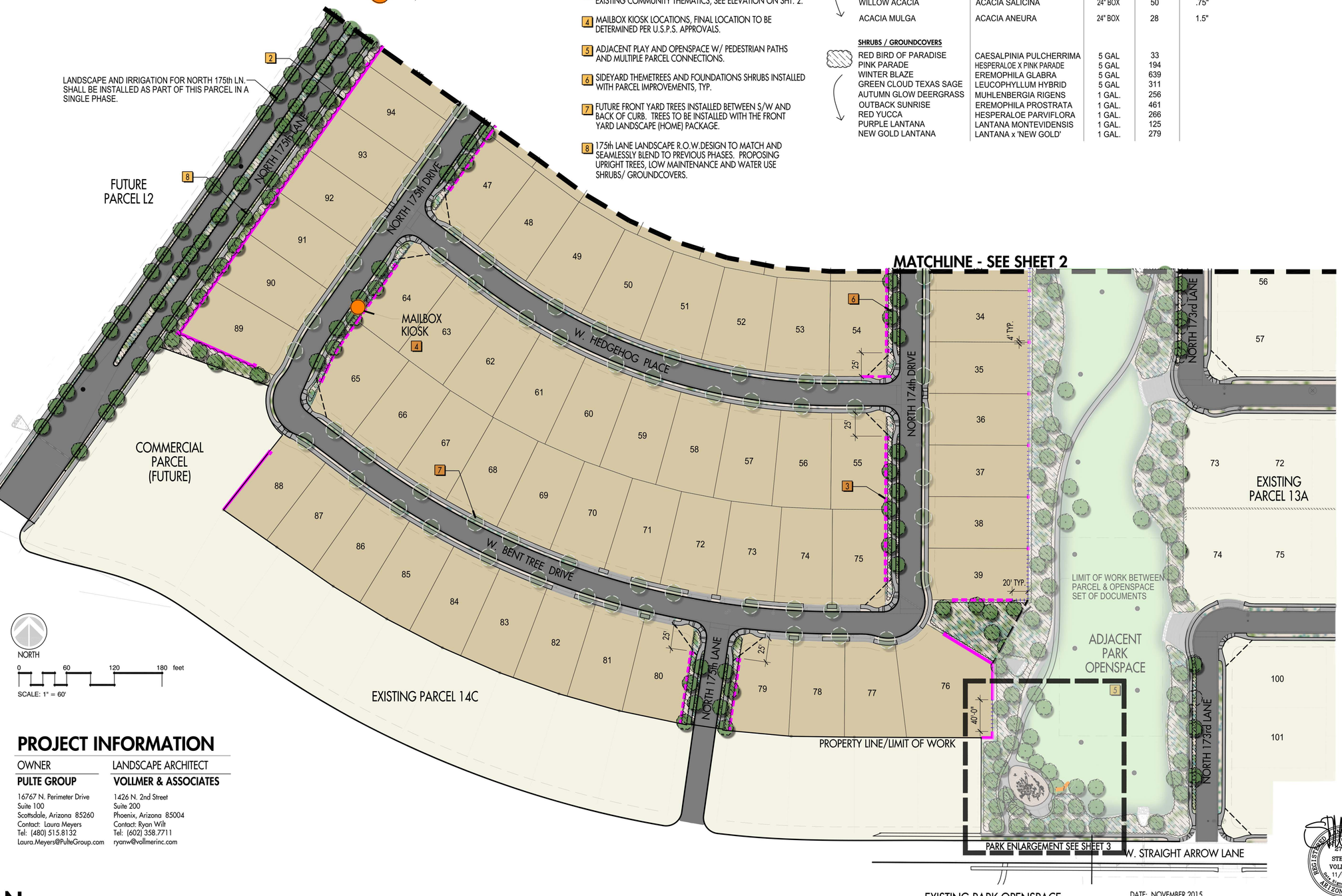
KEYNOTES

1. SUBDIVISION ENTRY SIGNAGE TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
2. EXTERIOR PERIMETER THEMEWALL (6'-0" HIGH SPLITFACE CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
3. INTERIOR SIDEYARD THEMEWALL (6'-0" HIGH CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHT. 2.
4. MAILBOX KIOSK LOCATIONS, FINAL LOCATION TO BE DETERMINED PER U.S.P.S. APPROVALS.
5. ADJACENT PLAY AND OPENSPACE W/ PEDESTRIAN PATHS AND MULTIPLE PARCEL CONNECTIONS.
6. SIDEYARD THEMETREES AND FOUNDATIONS SHRUBS INSTALLED WITH PARCEL IMPROVEMENTS, TYP.
7. FUTURE FRONT YARD TREES INSTALLED BETWEEN S/W AND BACK OF CURB. TREES TO BE INSTALLED WITH THE FRONT YARD LANDSCAPE (HOME) PACKAGE.
8. 175th LANE LANDSCAPE R.O.W.DESIGN TO MATCH AND SEAMLESSLY BLEND TO PREVIOUS PHASES. PROPOSING UPRIGHT TREES, LOW MAINTENANCE AND WATER USE SHRUBS/ GROUNDCOVERS.

MASTER PLANT LIST

*REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR FINAL NOTES AND LEGENDS.

COMMON NAME	BOTANICAL NAME	SIZE	QTY.	MIN. CALIPER
TREES				
LIVE OAK	QUERCUS VIRGINIANA	24" BOX	77	1"
THORNLESS MESQUITE	PROSOPIS SPECIES	36" BOX	27	.75"
DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	24" BOX	3	.75"
WILLOW ACACIA	ACACIA SALICINA	24" BOX	50	.75"
ACACIA MULGA	ACACIA ANEURA	24" BOX	28	1.5"
SHRUBS / GROUNDCOVERS				
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	33	
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194	
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	639	
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311	
AUTUMN GLOW DEERGRASS	MUHLENBERGIA RIGENS	1 GAL.	256	
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL.	461	
RED YUCCA	HESPERALOE PARVIFLORA	1 GAL.	266	
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL.	125	
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.	279	



NORTH

0 60 120 180 feet

SCALE: 1" = 60'

LANDSCAPE NOTES:

- ALL LANDSCAPE AREAS SHALL BE SUPPORTED BY AN AUTOMATIC IRRIGATION SYSTEM DESIGNED FOR MAXIMUM WATER EFFICIENCY. THE IRRIGATION SYSTEM REQUIRES A REDUCED PRESSURE VACUUM BREAKER.
- 2" DEPTH OF DECOMPOSED GRANITE TOP DRESSING TO BE INSTALLED ON ALL LANDSCAPE AREAS. COLOR TO MATCH GRANITE TO ADJACENT PARCEL. PRE-EMERGENT HERBICIDE TO BE APPLIED TO THE GROUND PRIOR TO THE INSTALLATION OF DECOMPOSED GRANITE.
- TREES TO BE SELECTED FOR TALL, UPRIGHT GROWTH.

MAINTENANCE NOTES:

- THE MAINTENANCE OF LANDSCAPE WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, INCLUDING LANDSCAPE MEDIANS WITHIN COLLECTORS AND LOCAL STREETS AND LANDSCAPE AREAS BETWEEN THE CURB AND THE DETACHED SIDEWALK, SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE PROPERTY ASSOCIATION FORMED BY THE ADJACENT PROPERTY.
- LANDSCAPE MAINTENANCE WITHIN THE MEDIANS WITHIN THE PUBLIC RIGHTS-OF-WAY WITHIN ANY ARTERIAL OR PARKWAY STREET CLASSIFICATION SHALL BE RESPONSIBILITY OF THE CITY OF SURPRISE AFTER ACCEPTANCE.

CITY OF SURPRISE NOTES:

- ALL TREES SHALL HAVE A MINIMUM CALIPER SIZE AS SPECIFIED IN THE ARIZONA NURSERY ASSOCIATION (ANA) "RECOMMENDED TREE SPECIFICATION" LIST.
- ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE "STANDARD TREE PLANTING DETAIL.
- ALL LANDSCAPING SHALL BE LOCATED A MINIMUM OF 5' AWAY FROM ANY FIRE HYDRANT, WATER METER, OR VAULT.
- TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE DETAIL 8-14 WHEN TREES ARE WITHIN TEN FEET OF SIDEWALK, CURB OR PAVEMENT.
- PROVIDE WATER BASIN AROUND TREES AS SHOWN IN SECTION 6, PAGE 113, FIGURE 6.3. CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.

PROJECT INFORMATION

OWNER	LANDSCAPE ARCHITECT
PULTE GROUP	**VOLLMER & ASSOCIATES**
16767 N. Perimeter Drive Suite 100 Scottsdale, Arizona 85260 Contact: Laura Meyers Tel: (480) 515.8132 Laura.Meyers@PulteGroup.com	1426 N. 2nd Street Suite 200 Phoenix, Arizona 85004 Contact: Ryan Wilt Tel: (602) 358.7711 ryanw@vollmerinc.com

REGISTERED LANDSCAPE ARCHITECT 27442 STEVEN VOLLMER 11/06/15 Date signed ARIZONA, U.S.A.

EXPIRES 09.30.17

LANDSCAPE & WALL PLAN

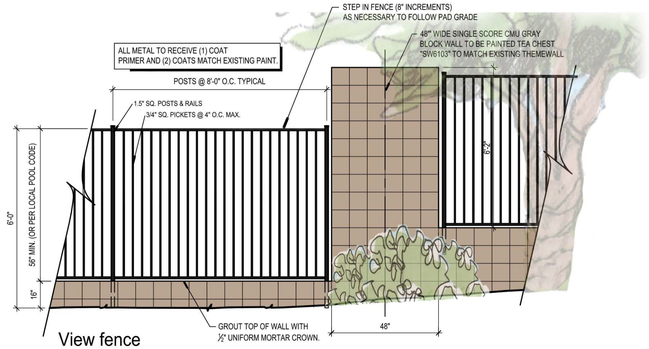
DESERT OASIS - PARCEL L13B

SURPRISE, ARIZONA

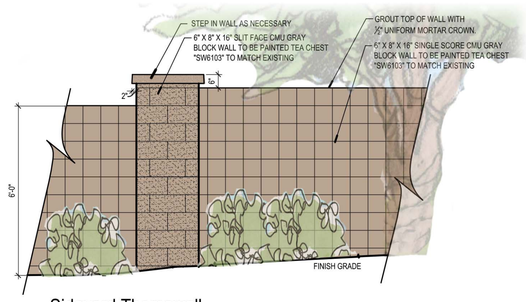
DATE: NOVEMBER 2015

SHEET 1 OF 3

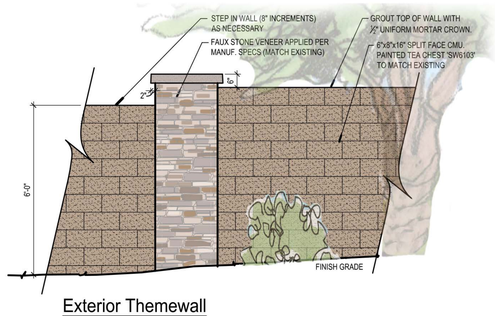
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS



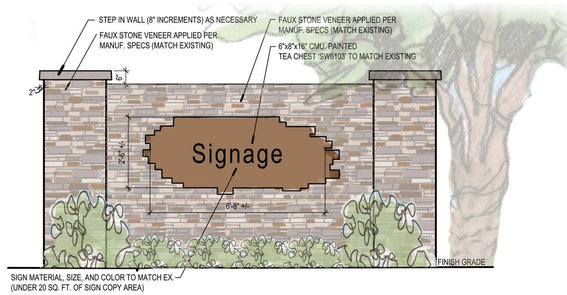
View fence



Sideyard Themewall



Exterior Themewall



Subdivision Entry Signwall

WALL & SITE DETAILS

KEYNOTES

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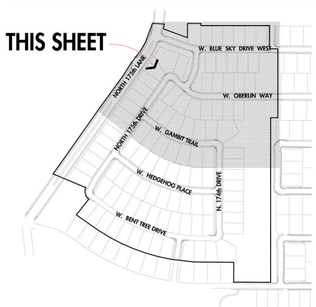
KEY MAP

THIS SHEET



WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXTERIOR THEME WALL
	INTERIOR SIDEYARD THEME WALL
	FULL VIEW FENCE
	MAILBOX KIOSK

MASTER PLANT LIST

*REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR FINAL NOTES AND LEGENDS.

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TREES			
LIVE OAK	QUERCUS VIRGINIANA	24" BOX	77
THORNLESS MESQUITE	PROSOPIS SPECIES	36" BOX	27
DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	24" BOX	3
WILLOW ACACIA	ACACIA SALICINA	24" BOX	50
ACACIA MULGA	ACACIA ANEURA	24" BOX	28
SHRUBS / GROUNDCOVERS			
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	33
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	639
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311
AUTUMN GLOW DEERGRASS	MUHLENBERGIA RIGENS	1 GAL.	256
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL.	461
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PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL.	125
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL.	279

EXPIRES 09.30.17

DATE: NOVEMBER 2015

SHEET 2 OF 3

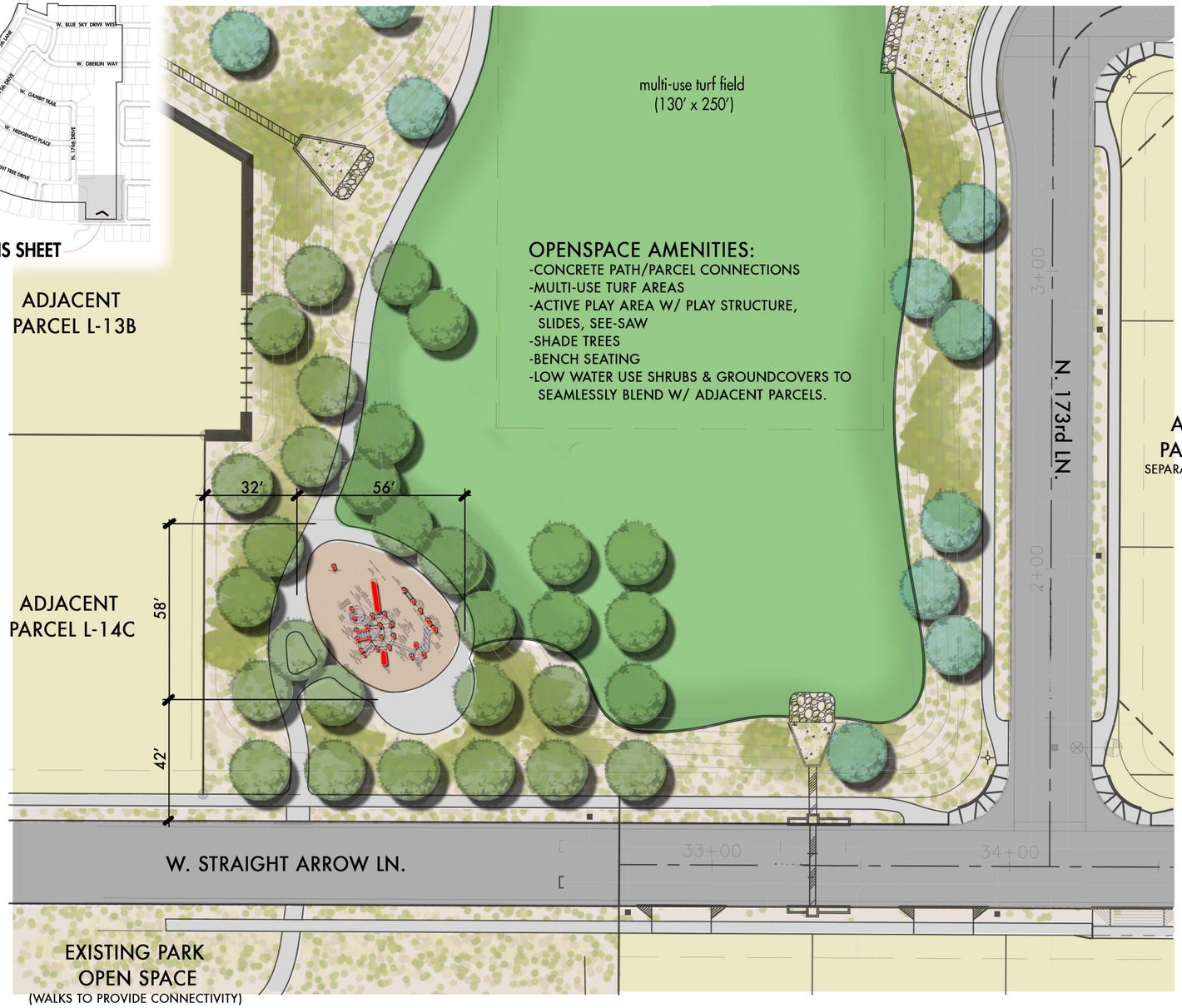
LANDSCAPE & WALL PLAN

DESERT OASIS - PARCEL L13B

SURPRISE, ARIZONA

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

KEY MAP



ADJACENT
PARCEL L-13A
SEPARATE REVIEW & PERMIT

GT XCELERATOR

PLAYLAB SEE SAW

CLIMBER'S CREST

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

REGISTERED ARIZONA
27442
STEVEN VOLLMER
11/06/15
ARIZONA, U.S.A.
EXPIRES 09.30.17

DATE: NOVEMBER 2015
SHEET 3 OF 3

OPENSPACE AMENITIES

DESERT OASIS - PARCEL L13B

SURPRISE, ARIZONA

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

FS15-268 Desert Oasis Parcel L13B Preliminary Plat

Planning and Zoning Commission Regular Session

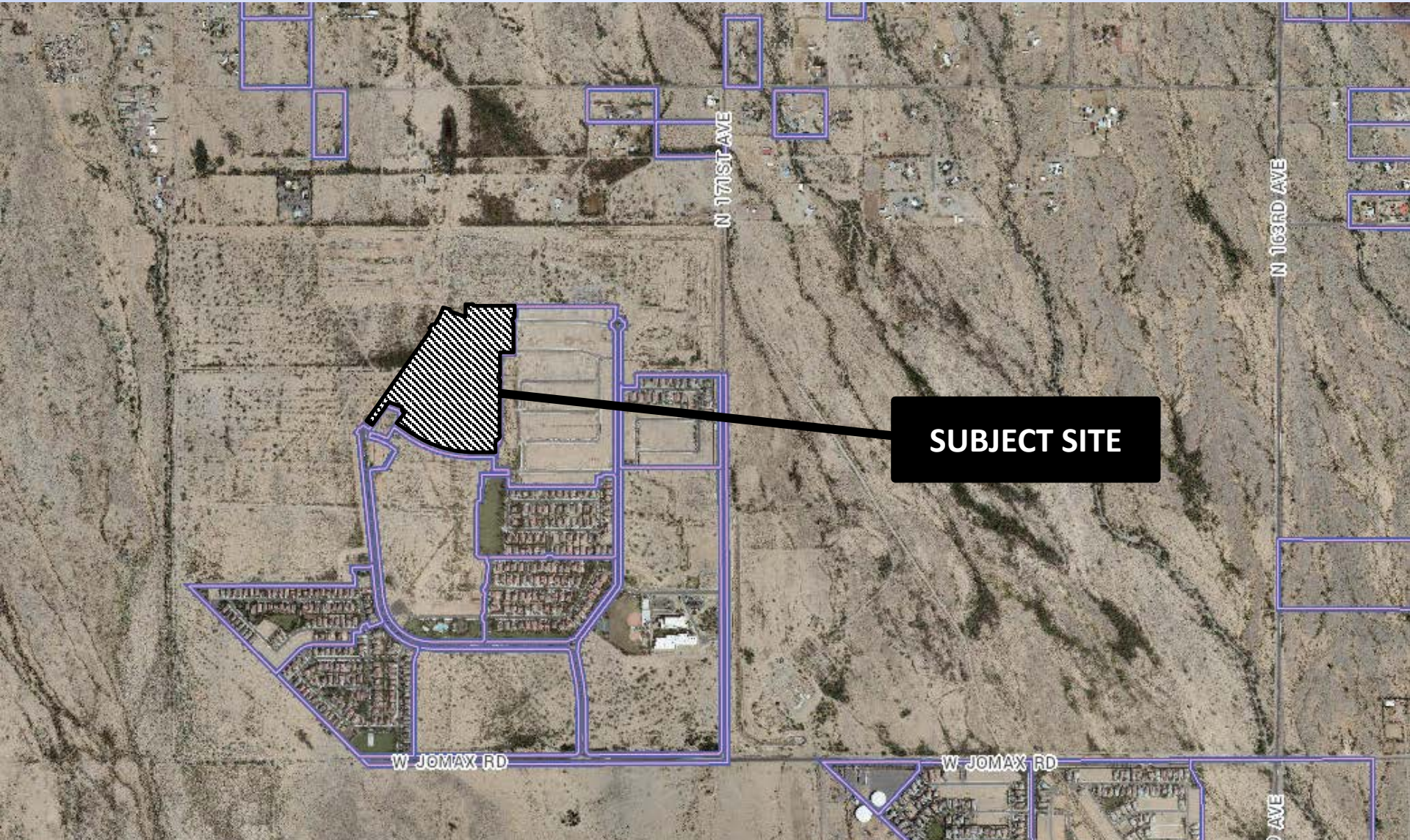
January 7, 2015

SURPRISE
ARIZONA

FS15-268 Desert Oasis Parcel L13B

SURPRISE
ARIZONA

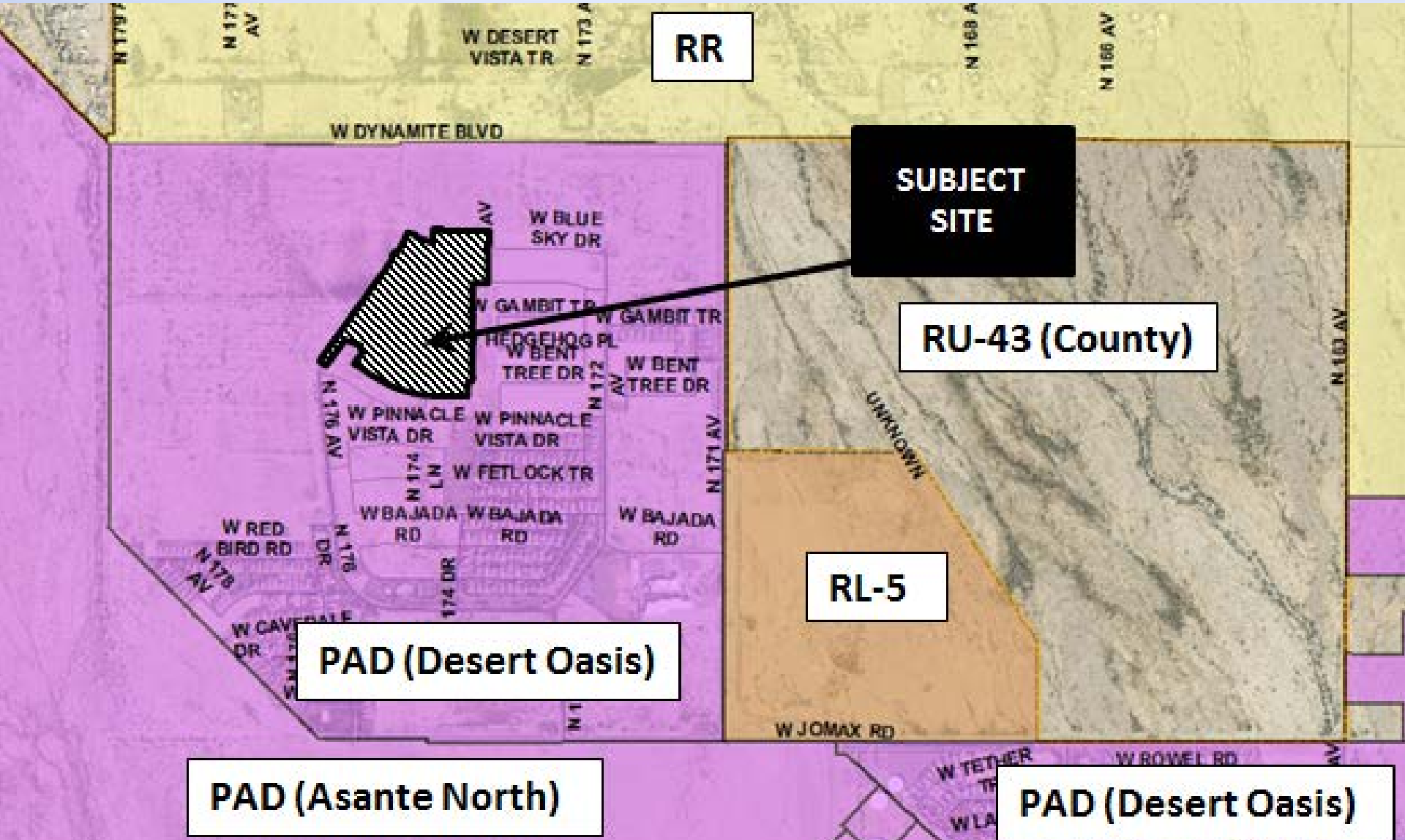
Vicinity Map



FS15-268 Desert Oasis Parcel L13B

SURPRISE
ARIZONA

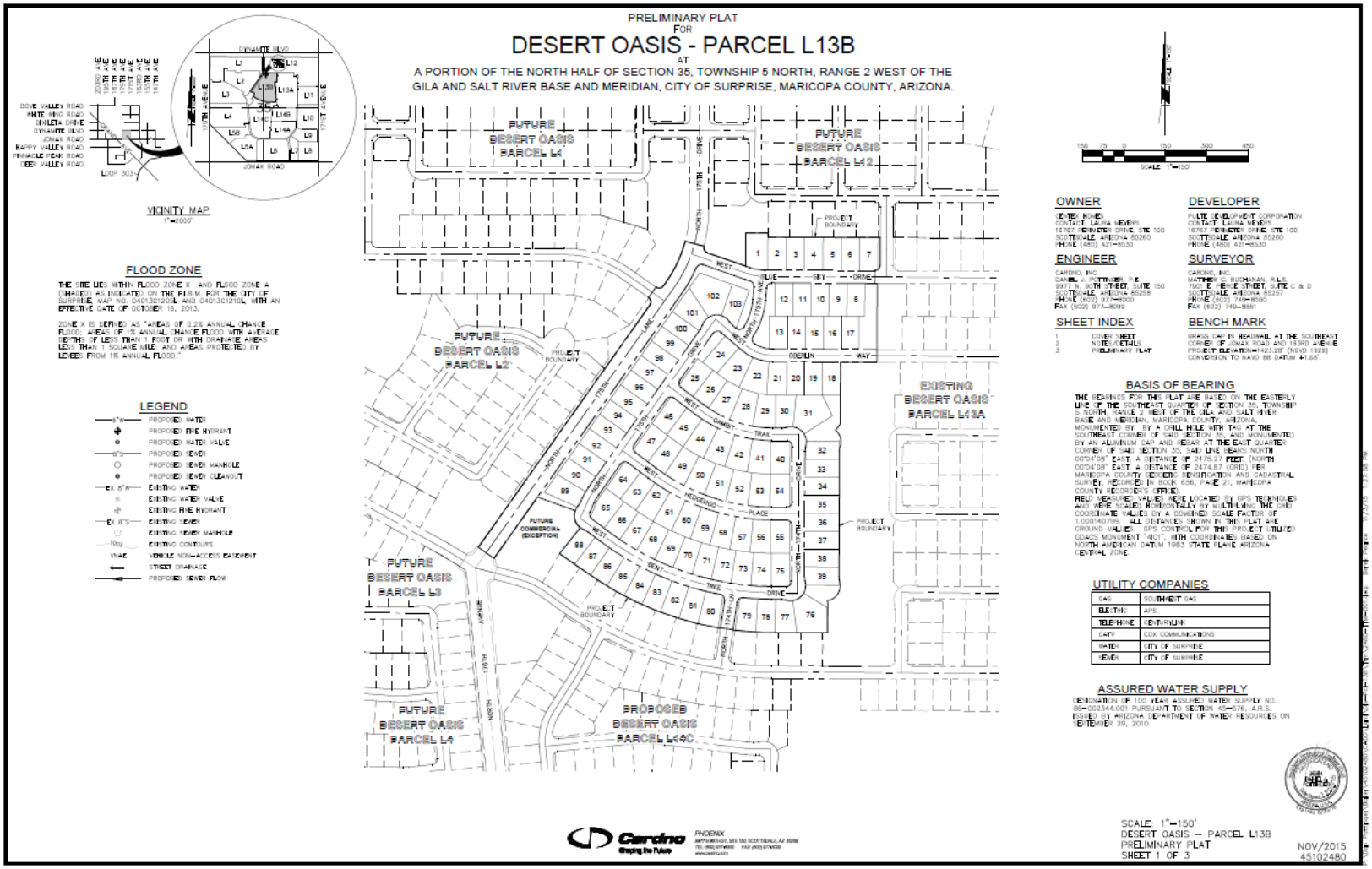
Preliminary Plat Case Map



FS15-268 Desert Oasis Parcel L13B

SURPRISE ARIZONA

Proposed Preliminary Plat (1 of 3)



FS15-268 Desert Oasis Parcel L13B

SURPRISE ARIZONA

Proposed Preliminary Plat (2 of 3)

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 5 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A G.L.O. BRASS CAP, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 35, MONUMENTED BY AN ALUMINUM CAP AND REBAR STAMPED "T5N R2W 1/4 S34 S35 2002 RLS 21782", BEARS AS BASIS OF BEARINGS SOUTH 00°16'25" WEST, A DISTANCE OF 2640.89 FEET;

THENCE SOUTH 00°16'25" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1891.71 FEET;

THENCE DEPARTING SAID WEST LINE, SOUTH 89°43'35" EAST, A DISTANCE OF 1819.02 FEET TO THE NORTHERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, MARICOPA COUNTY RECORDS (M.C.R.), AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHEASTERLY AND SOUTHERLY LINE OF THE PARCEL OF LAND DESCRIBED IN INSTRUMENT NUMBER 2013-0419538, M.C.R., THE FOLLOWING 13 COURSES, NORTH 35° 17' 59" EAST, A DISTANCE OF 1076.27 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 46.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 35° 17' 59" EAST, A DISTANCE OF 20.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO THE CURVE'S END;

THENCE NORTH 35° 17' 59" EAST, A DISTANCE OF 14.89 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 54° 42' 01" WEST, A DISTANCE OF 465.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 20°28'03", AN ARC DISTANCE OF 166.11 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 75° 10' 04" EAST, A DISTANCE OF 70.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS SOUTH 75° 10' 04" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 85°33'23", AN ARC DISTANCE OF 29.86 FEET TO THE CURVE'S END;

THENCE SOUTH 70° 43' 27" EAST, A DISTANCE OF 145.86 FEET;

THENCE NORTH 00° 16' 21" EAST, A DISTANCE OF 120.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 14.40 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 408.00 FEET TO THE NORTHWEST CORNER OF DESERT OASIS PARCEL 13A AS RECORDED IN BOOK 892, PAGE 16, M.C.R.;

THENCE DEPARTING SAID SOUTHERLY LINE, ALONG THE WEST LINE OF SAID DESERT OASIS PARCEL 13A THE FOLLOWING 16 COURSES, SOUTH 00°16'21" WEST, A DISTANCE OF 100.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS NORTH 89°43'39" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 31.42 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 89°43'39" EAST, A DISTANCE OF 9.14 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 286.00 FEET;

THENCE NORTH 89°43'39" WEST, A DISTANCE OF 131.18 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 225.50 FEET;

THENCE SOUTH 38°56'24" WEST, A DISTANCE OF 28.25 FEET TO THE BEGINNING OF NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 38°56'24" WEST, A DISTANCE OF 55.00 FEET;

LEGAL DESCRIPTION CONTINUED

THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 68°40'26", AN ARC DISTANCE OF 65.92 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°23'10" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 455.43 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS SOUTH 89°43'39" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 17°20'29", AN ARC DISTANCE OF 16.65 FEET TO THE BEGINNING OF A TANGENT REVERSE CURVE CONCAVE NORTHWESTERLY, WHOSE RADIUS POINT BEARS SOUTH 72°55'52" WEST A DISTANCE OF 55.00 FEET;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 98°44'06", AN ARC DISTANCE OF 94.78 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 08°20'02" EAST, A DISTANCE OF 10.74 FEET;

THENCE SOUTH 00°16'21" WEST, A DISTANCE OF 106.00 FEET;

THENCE ALONG SAID WEST LINE AND ALONG THE NORTH LINE OF DESERT OASIS PARCEL L14C AS RECORDED IN BOOK 974, PAGE 46, M.C.R., NORTH 89°43'39" WEST, A DISTANCE OF 177.69 FEET;

THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING 13 COURSES, NORTH 89°12'53" WEST, A DISTANCE OF 79.31 FEET;

THENCE NORTH 84°48'24" WEST, A DISTANCE OF 86.56 FEET;

THENCE NORTH 08°19'07" EAST, A DISTANCE OF 1.24 FEET;

THENCE NORTH 81°40'53" WEST, A DISTANCE OF 46.00 FEET;

THENCE SOUTH 08°19'07" WEST, A DISTANCE OF 1.27 FEET;

THENCE NORTH 78°12'25" WEST, A DISTANCE OF 86.54 FEET;

THENCE NORTH 74°17'30" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 70°22'36" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 66°27'42" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 62°32'48" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 58°37'53" WEST, A DISTANCE OF 78.94 FEET;

THENCE NORTH 55°11'40" WEST, A DISTANCE OF 86.47 FEET;

THENCE NORTH 55°00'27" WEST, A DISTANCE OF 81.98 FEET TO THE EAST LINE OF TRACT R AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID EAST LINE, NORTH 38°14'37" EAST, A DISTANCE OF 120.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, WHOSE RADIUS POINT BEARS NORTH 38°14'37" EAST A DISTANCE OF 55.00 FEET;

THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 71°30'34", AN ARC DISTANCE OF 68.64 FEET TO A POINT OF NON-TANGENCY AND TO THE NORTH LINE OF SAID TRACT R;

THENCE DEPARTING SAID EAST LINE, ALONG SAID NORTH LINE, NORTH 70°15'02" WEST, A DISTANCE OF 145.33 FEET TO THE WEST LINE OF SAID TRACT R;

THENCE DEPARTING SAID NORTH LINE, ALONG SAID WEST LINE, SOUTH 35° 17' 59" WEST, A DISTANCE OF 272.96 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY CORNER OF 175TH AVENUE AS SHOWN ON THE MAP OF DEDICATION OF DESERT OASIS AT SURPRISE LANCER PARCEL-PHASE 1 RECORDED IN BOOK 819, PAGE 49, M.C.R.;

THENCE DEPARTING SAID WEST LINE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 175TH AVENUE, NORTH 54° 42' 01" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

SITE SUMMARY TABLE

GROSS AREA	29.4922 ACRES	1,284,680 SQUARE FEET
AREA OF PUBLIC STREETS	7.8521 ACRES	330,275 SQUARE FEET
NET ACREAGE (GROSS AREA MINUS PUBLIC STREETS)	21.9101 ACRES	954,405 SQUARE FEET
AREA OF TRACTS (OPEN SPACE, DRAINAGE, WELL SITE, AMENITIES, AND LANDSCAPE)	1.8495 ACRES	80,563 SQUARE FEET
OPEN SPACE PERCENTAGE (NET)	8.44%	
AREA OF LOTS	20.0607 ACRES	873,842 SQUARE FEET
TOTAL NUMBER OF LOTS	103	
OVERALL GROSS DENSITY	3.7776 DWELLING UNITS / ACRE	
AVERAGE AREA PER LOT (NET ACREAGE DIVIDED BY THE NUMBER OF LOTS)	0.2127 ACRES	9,266 SQUARE FEET
MINIMUM LOT AREA	0.1790 ACRES	7,798 SQUARE FEET
AVERAGE LOT AREA (AREA OF LOTS DIVIDED BY THE TOTAL NUMBER OF LOTS)	0.1947 ACRES	8,484 SQUARE FEET
MAXIMUM LOT AREA	0.3479 ACRES	15,154 SQUARE FEET
MAXIMUM NUMBER OF LOTS PER PLANNED AREA DEVELOPMENT	103	
PROJECTED POPULATION 3.2 PERSONS PER DWELLING UNIT	329.60	
PROJECTED NUMBER OF FAMILIES	103	

TRACT AREA TABLE

TRACT	SQUARE FEET	ACREAGE	USE
A-L13B	889	0.0204	LANDSCAPING, PUBLIC UTILITIES
B-L13B	23,739	0.5450	LANDSCAPING, PUBLIC UTILITIES
C-L13B	9,307	0.2136	LANDSCAPING, PUBLIC UTILITIES
D-L13B	5,372	0.1233	LANDSCAPING, PUBLIC UTILITIES
E-L13B	1,792	0.0411	LANDSCAPING, PUBLIC UTILITIES, TRAIL
F-L13B	11,875	0.2726	LANDSCAPING, PUBLIC UTILITIES
G-L13B	1,791	0.0411	LANDSCAPING, PUBLIC UTILITIES
H-L13B	1,827	0.0419	LANDSCAPING, PUBLIC UTILITIES
I-L13B	1,791	0.0411	LANDSCAPING, PUBLIC UTILITIES
J-L13B	7,174	0.1647	LANDSCAPING, PUBLIC UTILITIES
K-L13B	903	0.0207	LANDSCAPING, PUBLIC UTILITIES
L-L13B	903	0.0207	LANDSCAPING, PUBLIC UTILITIES
M-L13B	13,200	0.3030	LANDSCAPING, PUBLIC UTILITIES, RETENTION
TOTAL	80,563	1.8495	

LOT SIZE SUMMARY

CATEGORY	LOT SIZE	LOT YIELD
D	65' X 115'	103 UNITS

LOT SUMMARY TABLE

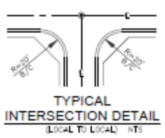
LOT #	AREA (SF)	LOT WIDTH
1	10,403	81.41'
2	8,000	66.67'
3	8,000	66.67'
4	8,000	66.67'
5	8,000	66.67'
6	8,000	66.67'
7	7,983	66.65'
8	7,800	65.00'
9	7,800	65.00'
10	7,800	65.00'
11	7,800	65.00'
12	7,800	65.00'
13	7,798	65.00'
14	7,800	65.00'
15	7,800	65.00'
16	7,800	65.00'
17	7,800	65.00'
18	7,833	65.00'
19	7,832	65.00'
20	7,832	65.00'
21	8,253	65.00'
22	9,845	66.03'
23	9,463	65.76'
24	8,063	65.00'
25	8,036	65.45'
26	8,080	69.64'
27	9,022	84.59'
28	9,022	84.59'
29	8,763	81.10'
30	8,143	65.24'
31	13,964	64.03'
32	8,248	65.29'
33	8,169	65.00'
34	8,169	65.00'
35	8,169	65.00'

LOT SUMMARY TABLE

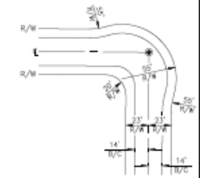
LOT #	AREA (SF)	LOT WIDTH
36	8,169	65.00'
37	8,169	65.00'
38	8,169	65.00'
39	8,100	65.19'
40	8,515	69.72'
41	9,147	68.73'
42	9,066	68.18'
43	9,066	68.18'
44	9,114	68.48'
45	8,536	67.87'
46	8,433	71.21'
47	8,516	69.45'
48	8,603	74.43'
49	8,954	79.77'
50	8,954	79.77'
51	8,954	79.77'
52	8,954	79.77'
53	8,954	79.77'
54	8,567	72.00'
55	8,352	68.62'
56	8,380	65.06'
57	8,377	65.06'
58	8,376	65.06'
59	8,376	65.06'
60	8,378	65.06'
61	8,381	65.06'
62	8,380	65.06'
63	8,120	65.00'
64	8,129	68.71'
65	9,099	66.79'
66	8,116	70.04'
67	8,224	71.84'
68	8,224	71.84'
69	8,224	71.84'
70	8,224	71.84'

LOT SUMMARY TABLE

LOT #	AREA (SF)	LOT WIDTH
71	8,224	71.84'
72	8,224	71.84'
73	8,224	71.84'
74	8,238	72.08'
75	8,025	67.00'
76	13,958	63.97'
77	8,416	65.55'
78	8,146	65.02'
79	8,390	65.17'
80	8,372	65.17'
81	8,197	65.03'
82	8,198	65.03'
83	8,199	65.03'
84	8,200	65.03'
85	8,200	65.03'
86	8,205	65.03'
87	8,127	65.02'
88	8,012	64.77'
89	9,002	64.99'
90	8,245	64.99'
91	7,800	65.00'
92	7,800	65.00'
93	7,800	65.00'
94	7,800	65.00'
95	7,800	65.00'
96	7,800	65.00'
97	7,800	65.00'
98	7,800	65.00'
99	7,800	65.00'
100	7,800	65.00'
101	9,748	65.54'
102	15,154	65.02'
103	8,550	70.23'
TOTAL	873,842 SF	

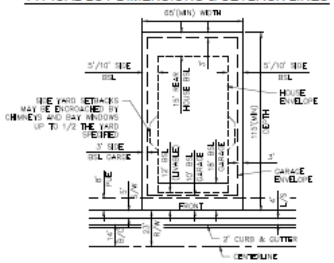


TYPICAL INTERSECTION DETAIL
(LOCAL TO LOCAL) NTS



KNUCKLE DETAIL
NTS

TYPICAL LOT DIMENSIONS & SETBACK LINES



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

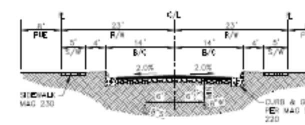
SINGLE FAMILY DEVELOPMENT STANDARDS

LOT CATEGORY	D
WIDTH RANGE	63'-67'
MINIMUM WIDTH	65'
MIN. LOT AREA	7450
MIN. LOT DEPTH	115'
FRONT SETBACK LIVABLE	12'
FRONT SETBACK GARAGE[12]	10'
REAR SETBACK HOUSE	15'
REAR SETBACK GARAGE[13]	3'
SIDE SETBACK HOUSE[14]	5'/10'
SIDE SETBACK GARAGE[15]	3'
STREET SIDE HOUSE[17]	10'
STREET SIDE GARAGE[18]	5'
BUILDING COVERAGE[19]	40%
AVERAGE DENSITY	3.7

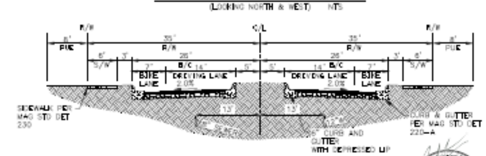
GENERAL NOTES

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

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



TYPICAL RESIDENTIAL STREET
(LOOKING NORTH & WEST) NTS



NORTH 175TH LANE/ NORTH 175TH DRIVE
(LOOKING NORTH) NTS

Cardno
Shaping the Future
PHOENIX

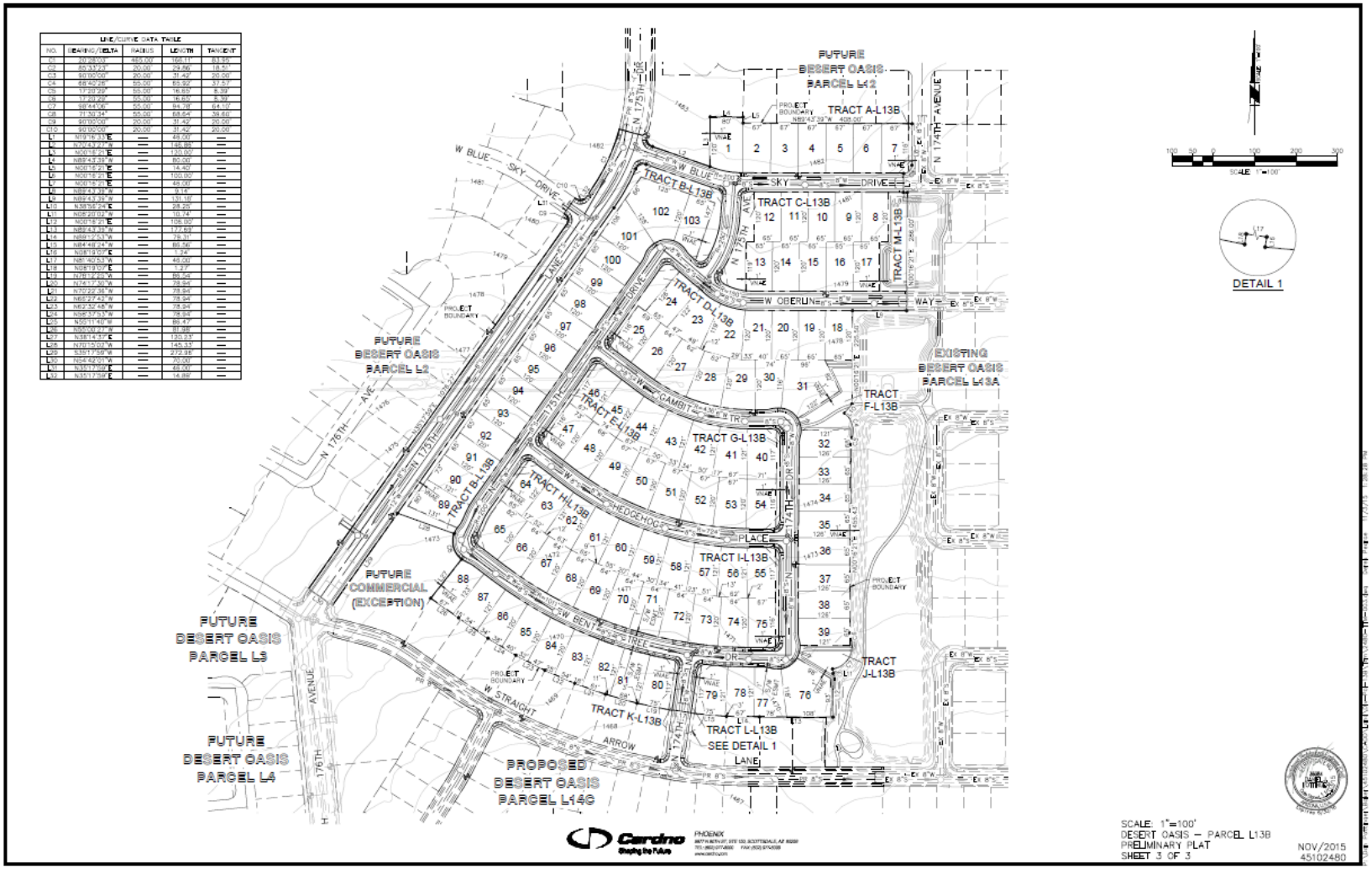
SCALE: NTS
DESERT OASIS – PARCEL L13B
PRELIMINARY PLAT
SHEET 2 OF 3

NOV/2015
45102480

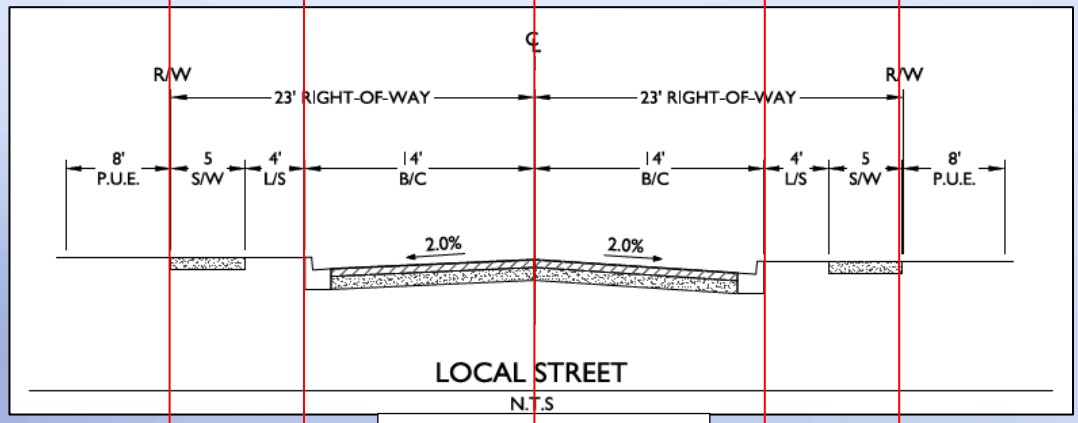
FS15-268 Desert Oasis Parcel L13B

SURPRISE ARIZONA

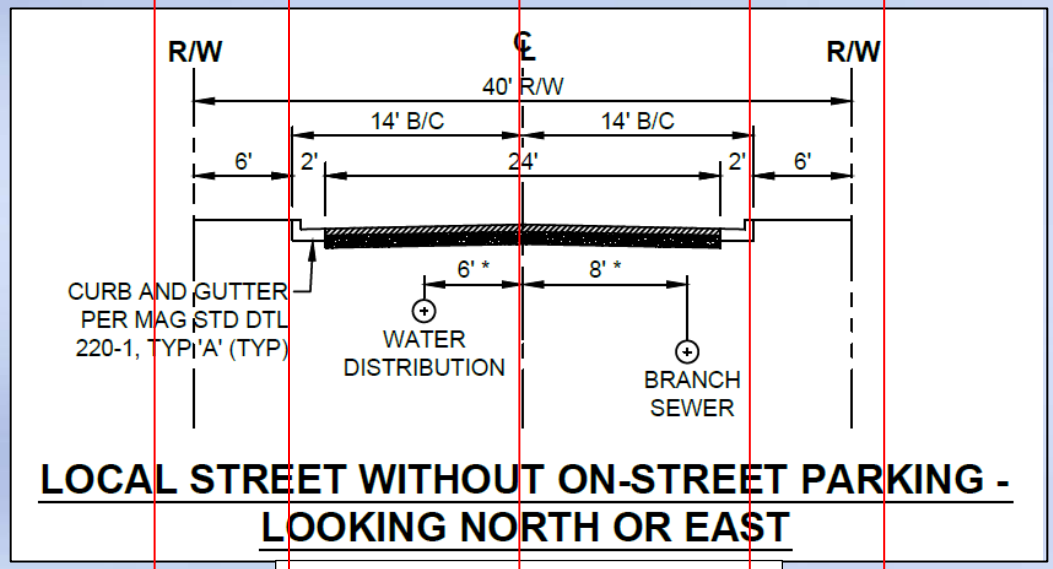
Proposed Preliminary Plat (3 of 3)



Proposed Street Cross-Section



Cross-section per PAD



Cross-section per Surprise EDS 3-07

FS15-268 Desert Oasis Parcel L13B

SURPRISE ARIZONA

Development Standards

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MINIMUM WIDTH	65'
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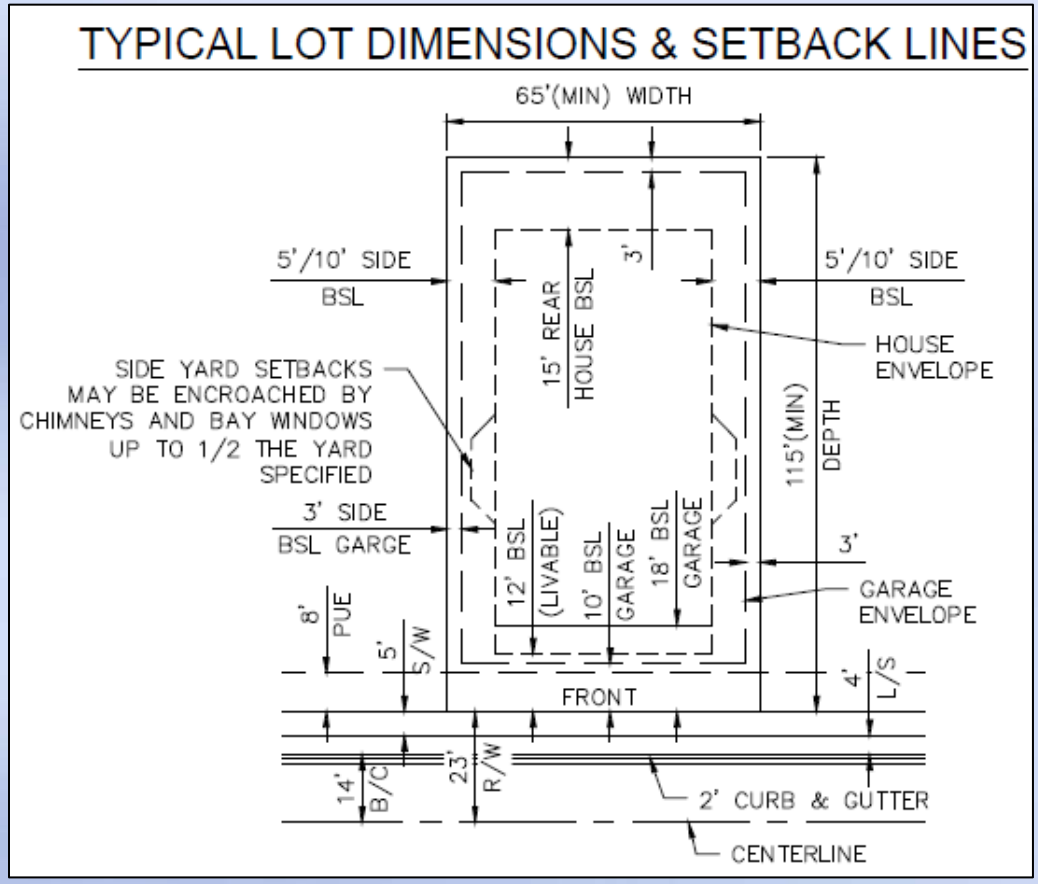
Garage front setback exceeds the house on side loading garage only.

Garage side yard setback exceeds the house side setback only when the garage front setback significantly exceeds the house front setback.

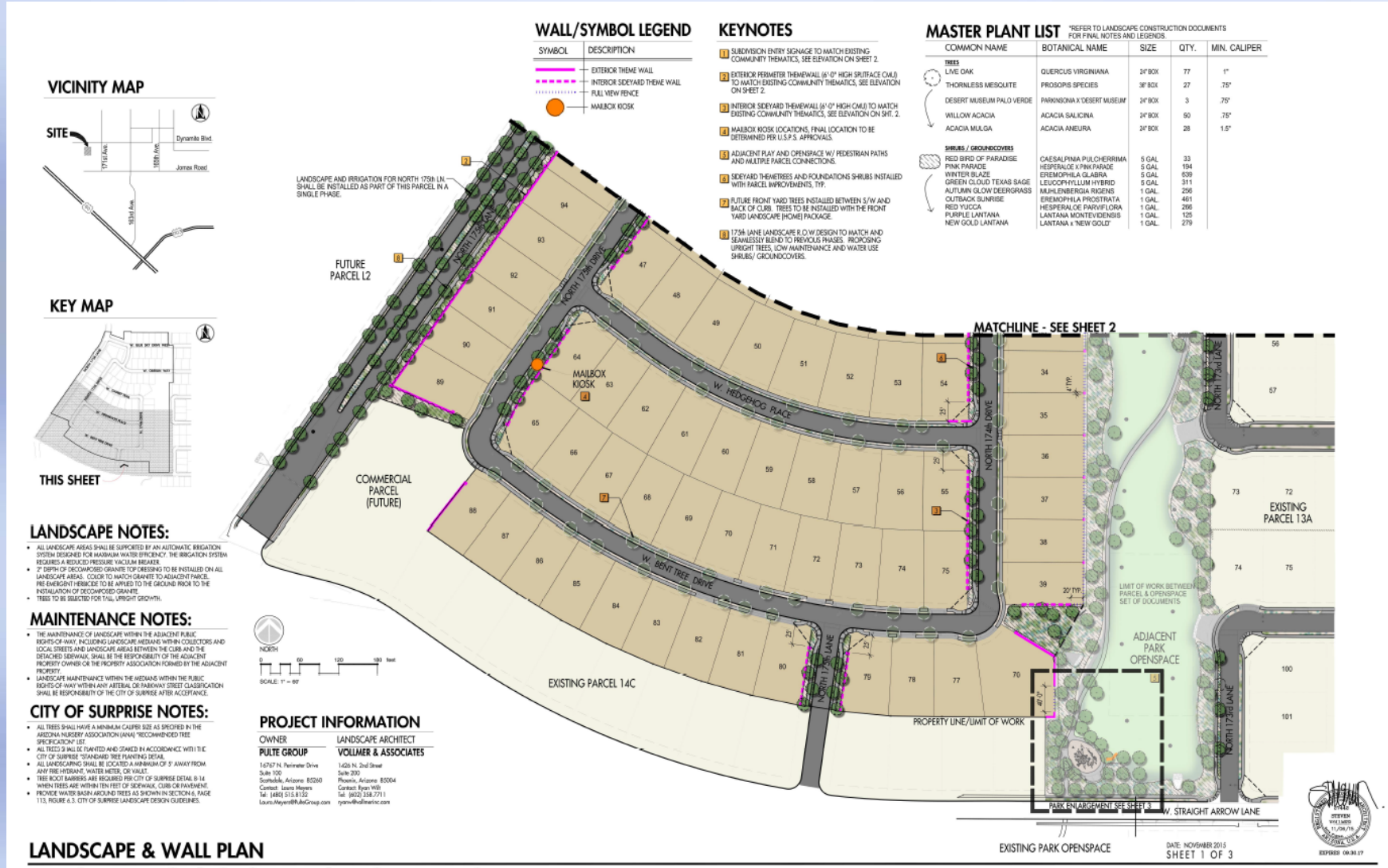
Development Standards



FS15-268 Desert Oasis Parcel L13B

SURPRISE ARIZONA

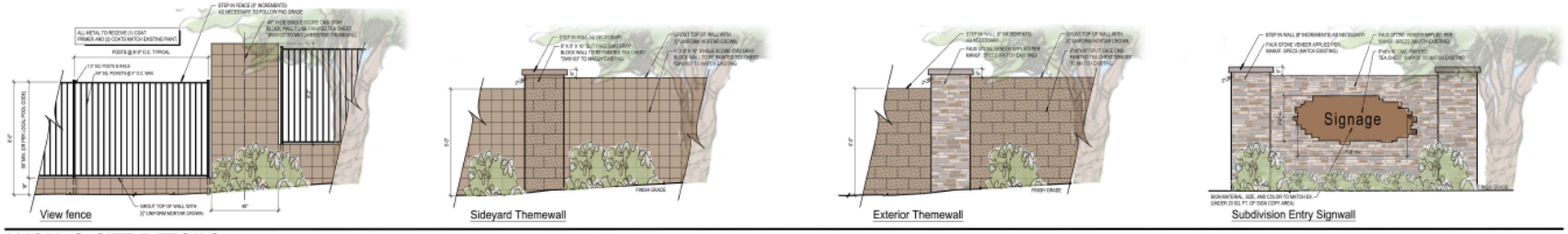
Landscaping



FS15-268 Desert Oasis Parcel L13B

SURPRISE ARIZONA

Landscaping



WALL & SITE DETAILS

KEYNOTES

1. SUBDIVISION ENTRY SIGNAGE TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
2. EXTERIOR PERIMETER THEMEWALL (6'-0" HIGH SPLITFACE CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHEET 2.
3. INTERIOR SIDEYARD THEMEWALL (6'-0" HIGH CMU) TO MATCH EXISTING COMMUNITY THEMATICS, SEE ELEVATION ON SHT. 2.
4. MAILBOX KIOSK LOCATIONS. FINAL LOCATION TO BE DETERMINED PER U.S.P.S. APPROVALS.
5. ADJACENT PLAY AND OPENSPACE W/ PEDESTRIAN PATHS AND MULTIPLE PARCEL CONNECTIONS.
6. SIDEYARD THEMETREES AND FOUNDATIONS SHRUBS INSTALLED WITH PARCEL IMPROVEMENTS, TYP.
7. FUTURE FRONT YARD TREES INSTALLED BETWEEN S/W AND BACK OF CURB. TREES TO BE INSTALLED WITH THE FRONT YARD LANDSCAPE (HOME) PACKAGE.
8. 175th LANE LANDSCAPE R.O.W DESIGN TO MATCH AND SEAMLESSLY BLEND TO PREVIOUS PHASES. PROPOSING UPRIGHT TREES, LOW MAINTENANCE AND WATER USE SHRUBS/ GROUNDCOVERS.

KEY MAP

THIS SHEET

WALL/SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EXTERIOR THEME WALL
	INTERIOR SIDEYARD THEME WALL
	FULL VIEW FENCE
	MAILBOX KIOSK

MASTER PLANT LIST

*REFER TO LANDSCAPE CONSTRUCTION DOCUMENTS FOR FINAL NOTES AND LEGENDS.

COMMON NAME	BOTANICAL NAME	SIZE	QTY.
TREES			
LIVE OAK	QUERCUS VIRGINIANA	24" BOX	77
THORNLESS MESQUITE	PROSOPIS SPECIES	36" BOX	27
DESERT MUSEUM PALO VERDE	PARKINSONIA X 'DESERT MUSEUM'	24" BOX	3
WILLOW ACACIA	ACACIA SALICINA	24" BOX	50
ACACIA MULGA	ACACIA ANEURA	24" BOX	28
SHRUBS / GROUNDCOVERS			
RED BIRD OF PARADISE	CAESALPINIA PULCHERRIMA	5 GAL	33
PINK PARADE	HESPERALOE X PINK PARADE	5 GAL	194
WINTER BLAZE	EREMOPHILA GLABRA	5 GAL	639
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLUM HYBRID	5 GAL	311
AUTUMN GLOW DEERGRASS	MUHLENBERGIA RIGENS	1 GAL	256
OUTBACK SUNRISE	EREMOPHILA PROSTRATA	1 GAL	461
RED YUCCA	HESPERALOE PARVIFLORA	1 GAL	266
PURPLE LANTANA	LANTANA MONTEVIDENSIS	1 GAL	125
NEW GOLD LANTANA	LANTANA x 'NEW GOLD'	1 GAL	279

DATE: NOVEMBER 2015
SHEET 2 OF 3

EXPIRES 09.30.17

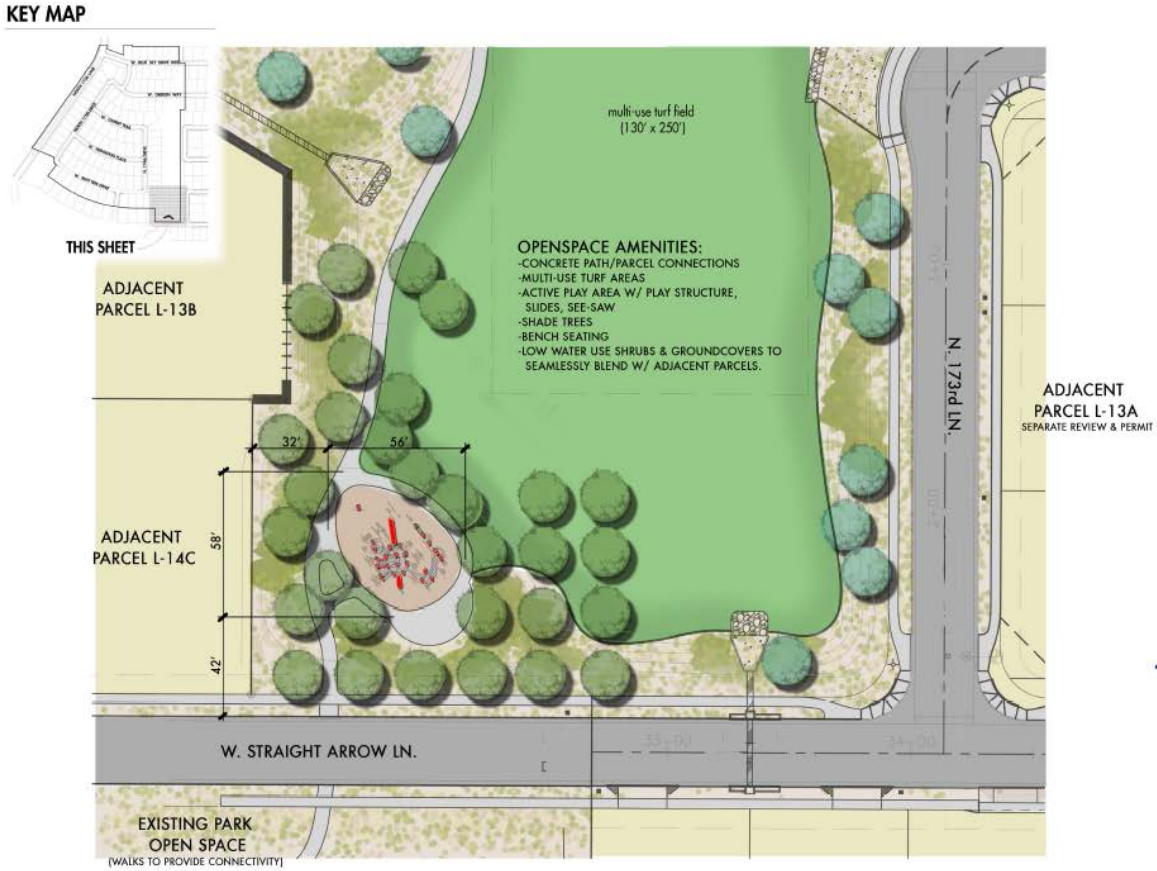
LANDSCAPE & WALL PLAN
DESERT OASIS - PARCEL L13B
SURPRISE, ARIZONA

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

FS15-268 Desert Oasis Parcel L13B

SURPRISE ARIZONA

Landscaping



GT XCELERATOR

PLAYLAB SEE SAW

CLIMBER'S CREST

OPENSPACE AMENITIES

DESERT OASIS - PARCEL L13B

SURPRISE, ARIZONA

DATE: NOVEMBER 2015
SHEET 3 OF 3

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

FS15-268 Desert Oasis Parcel L13B

Recommendations:

- ✓ Recommend **approval** to the City Council

Questions or Comments?

CITY OF SURPRISE
Planning and Zoning Commission

January 7, 2016 @ 6:00:00 PM

Back Print

Board Meeting Date:	January 7, 2016	Contact Person:	Eric Fitzer, Community Development
Submitting Department:		District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Discussion pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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