



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

Thursday, May 18, 2017 @ 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 only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

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

CONSENT AGENDA:

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/
ITEM #	DISTRICT #	ITEM DESCRIPTION	PRESENTED BY

- | | | | |
|----|-------------------|--|--|
| #1 | District 5 | <u>Consideration and Action on the Surprise Center Preliminary Plat, dated April 7, 2017, a property general located along Statler Blvd. west of Litchfield Road.</u> | Approve
Hobart Wingard -
Community
Development |
| #2 | District 6 | <u>Consideration and action approving a Site Plan for 84 Lumber Truss Manufacturing Facility at Surprise Pointe, generally located on the southwestern corner of Dysart and Waddell Roads.</u> | Approve
Hobart Wingard -
Community
Development |
| #3 | District 6 | <u>Consideration and action approving a Site Plan for Skyway Commons II, generally located on the northwestern corner of Dysart and Rioglass Solar Roads.</u> | Approve
Hobart Wingard -
Community
Development |
| #4 | District Internal | <u>Consideration and action approving the May 4, 2017 Planning and Zoning Commission minutes.</u> | Approve
Lorraine
Nevarez -
Community
Development |
| #5 | District 1 | <u>Consideration and action regarding a Major Site Plan Amendment for Greenway Crossings, located on the northeast corner of Loop 303 and Greenway Road.</u> | Approve
Robert Kuhfuss -
Community
Development |

OTHER BUSINESS:

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

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: Posted on Friday, May 12, 2017 @ 9:55 a.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

May 18, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date: May 18, 2017 Contact Person: Hobart Wingard - Community Development
Submitting Department: District: 5
Staff Recommendations: Approve

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and Action on the Surprise Center Preliminary Plat, dated April 7, 2017, a property general located along Statler Blvd. west of Litchfield Road.

Motion:

I move to recommend approval of the Surprise Center Preliminary Plat, dated April 7, 2017, to the Mayor and City Council, subject to Stipulations 'A' through 'G' as listed in the Staff Report.

Background:

The Slater Hanifan Group, on behalf of the Surprise Center Development LLC request Preliminary Plat approval for a multi-phased, attached and detached, single-family lot subdivision. The applicant proposes a total of 369 residential lots on 56.38 gross acres for a density of 6.5 **Dwelling Units per Acre (du/A)**. The lots will be a combination of 50 foot by 60 foot detached, 46 foot by 80 foot detached, and 50 foot by 60 foot duplex parcels. 9.9 acres of land will provide 17.6 percent open space for the Mattamy residential development in Surprise Center.

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 - Vicinity Maps](#)
- ☐ [02 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat](#)
- ☐ [03a - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - 46x80 Preliminary SFR Street Scene](#)
- ☐ [03b - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - 50x60 Preliminary SFR Street Scene](#)
- ☐ [03c - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - 50x60 Preliminary Duplex Street Scene](#)

- ☐ [04a - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - SFR Home Product Exhibits](#)
- ☐ [04b - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Preliminary Duplex Home Products Exhibits](#)
- ☐ [05 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Central Amenity Plan](#)
- ☐ [06 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - PedestrianCirculation Exhibit](#)
- ☐ [07 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Preliminary Landscape Plans](#)
- ☐ [08 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Preliminary Hardscape Plans](#)
- ☐ [09 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Preliminary Wall Plans](#)
- ☐ [10 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Parking and Trash Exhibit](#)
- ☐ [11 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Paradise Lane Exhibit](#)
- ☐ [12 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Phasing Exhibit](#)
- ☐ [13 - FS16-397 - Mattamy Homes at Surprise Center - Preliminary Plat - Luke AFB Letter](#)
- ☐ [14 - 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: May 18, 2017

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 369-Lot, 52-Tract 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 56.38 Gross Acres

Density: Approximately 7.38 Dwelling Units per Acre (du/A)

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 'G.'

Project Description:

The Slater Hanifan Group, on behalf of the Surprise Center Development LLC request Preliminary Plat approval for a multi-phased, attached and detached, single-family lot subdivision. The applicant proposes a total of 369 residential lots on 56.4 gross acres for a density of 6.5 du/A. The lots will be a combination of 50 foot by 60 foot detached, 46 foot by 80 foot detached, and 50 foot by 60 foot duplex parcels. 9.9 acres of land will provide 17.6 percent open space for the Mattamy residential development in Surprise Center.

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 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 to better fit the needs of the current development community. The PAD allows for “creative and innovative development” and this is reflected in the variety of land uses allowed and development standards that provide little restriction. Single family detached residential is a use that was not permitted within the PAD. Concurrent with this proposal, a minor PAD zoning amendment is being processed to allow single family detached residential units in Surprise Center.

The Preliminary Plat proposes to encompass 56.4 gross acres of the 640 acre (1 square mile) PAD, and will provide 369 single-family attached and detached single family lots for a density of 6.5 du/A (7.4 du/A with Phase 5). Phase five (5), consisting of a minimum of 47 units, is not being plated for development at this time. As the Surprise Center PAD requires a minimum of ten (10) dwelling units per acre, the approximately 22 acres of land abutting the eastern edge of this project up to Litchfield Road will be reserved for multifamily residential with a minimum density of 15 du/A. The overall aggregate density for the Mattamy Homes projects and the future multifamily project will maintain the minimum ten (10) du/A prescribed by the Surprise Center PAD. The below table is a summary of the parcel site data:

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Units	120	87	85	77	Proposed Minimum of 47*	369/416*
Gross Acreage	18.9	10.2	10.9	10.7	5.7	56.4
Gross Density (du/A)	6.3	8.5	7.8	7.2	8.2*	6.5/7.4*
Open Space Acreage	3.6	1.2	2.1	3.0	1.2*	9.9/11.1*
Open Space Percentage	19.0	11.8	19.311.1	28.0	21.1*	17.6/19.7*

* Phase five (5) will require a separate preliminary/final plat request.

The project is planned using three single family lot sizes, 50 foot by 60 foot detached, 46 foot by 80 foot detached, and 50 foot by 60 foot duplex lots. All products are front loaded and product details are in design. 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	41	20	32	24	Minimum of 47 lots* to be configured	117
46' x 80'	Detached	57	39	37	39		172
50' x 60' Duplex	Attached	22	28	16	14		80
Total		120	87	85	77	47*	369/416*

* Phase five (5) will require a separate preliminary/final plat request.

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	58, 59, 62-74, 77-94, 101-108, 206-217, 224-231, 302-316, 331-347, 400-420, and 435-437	1-57, 248-286, 348-384, and 438-476	60, 61, 75, 76, 95-100, 109-120, 200-205, 218-223, 232-247, 300, 301, 317-330, and 421-437
Number of Lots	117	172	80
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
Parking Required	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. The recreation center would require a separate site plan request.

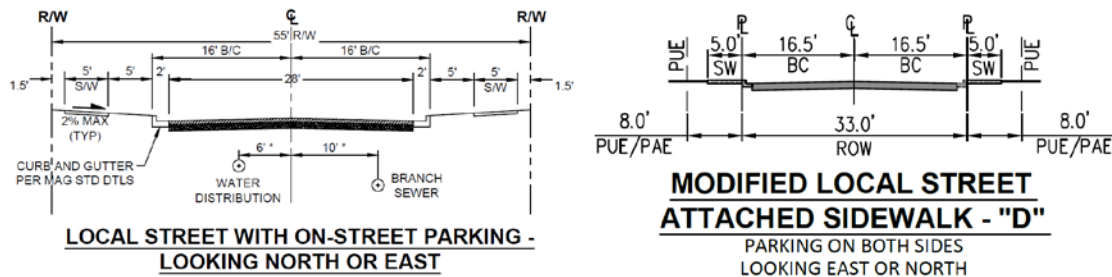
Mediterranean forms are a cohesive theme in the Surprise Center PAD. Strong horizontal geometry with smooth refined surfaces creates a backdrop for a highly textured landscape palette. Trees are organized to provide much needed shade over and within pedestrian spaces. A blend of evergreen and deciduous 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 ingress/egress from two (2) separate locations. The project will modify the City of Surprise local street cross section while increasing the street width from 31 feet to 33 feet from back of curb to back of curb. There will be five (5) foot attached sidewalk and an eight (8) 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. The City of Surprise standard local street cross section and the modified design are shown below:



Grandview Road, from North Civic Center Drive to the west boundary of the project, is planned as a local street section with a five (5) foot decomposed granite path along the south side of the street. Grandview Road, within the project, will be 40 feet 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 28 feet to the street along the project’s frontage. Paradise Lane will have a single travel lane in each direction, a six (6) foot bike lane, and 10.5 feet of on-street parking. The additional landscape area within the existing right-of-way will provide landscape and an eight (8) foot sidewalk as a buffer.

Statler Blvd has existing right of way and the north half-street is existing. This project will provide an additional 12 feet of pavement on the south half to provide a five (5) foot bicycle lane and two (2) travel lanes, and a 20 foot painted median.

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 Surprise Center District Sub Area. The General Plan Development Type for this area is classified as Mixed Use. This area would be considered either 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).

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/A from the 65 Ldn to 1/2 mile, a maximum of 4 du/A from 1/2 mile to 1 mile and a maximum of 6 du/A from 1 to 3 miles. With a density of 7.35 du/A 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 a Charter School 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 conformance with the City's General Plan.

Preliminary Plat Findings:

- The proposed Preliminary Plat is in conformance with the Surprise Center PAD as amended.
- The Preliminary Plat is in conformance with the City of Surprise General Plan.

Preliminary Plat Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend approval of the Preliminary Plat proposed under case **FS16-397** to the City Council subject to stipulations 'A' through 'G' as outlined below:

- A. The Preliminary Plat prepared by Slater Hanifan Group, date received April 7, 2017, will be revised and submitted for review to include the following modifications:
 1. On Sheet PP01, a note will be provided with the development parcel information matrix that will explain that the subject preliminary plat consists of 369 residential lots and Phase five (5) will require a separate preliminary plat.
 2. On Sheet PP01, the figures for Parcel five (5) in the site data matrix under the development parcel information will be listed as minimum requirements.
 3. On Sheet PP01, the W Grandview Road Detached Sidewalk "C" will include a minimum 14 foot wide PUE/PAE, consistently sized, on both sides of the road.
 4. On Sheet PP02, the acreage for the right-of-way area for Parcel one (1) will be changed to 5.88 acres.
 5. On Sheet PP02, the total tract area for Phase 1 will be revised to show 156,860 square feet and 3.60 acres.
 6. On Sheet PP02, Tracts K3 and K4 will be listed as having a public access easement.
- B. The Preliminary Landscape Plans prepared by Andersonbaron, date received April 7, 2017, will be revised and submitted for review to include the following modifications:
 1. It will be noted that right-of-way landscaping along Statler Boulevard, Paradise Lane, and 140th Avenue will be installed as part of Phase one (1).
 2. Street trees located in the right-of-way will be a species consistent with the City of Surprise Engineering Development Standards (EDS).
- C. The Phasing Exhibit prepared by Slater Hanifan Group, date received April 7, 2017, will be revised and submitted for review to include the following modifications:
 1. Phase one (1) will include the extension of N 140th Lane south to W Le Marche Avenue, and W Le Marche Avenue from N 140th Lane to N 140th Avenue.
 2. The paving of N 140th Avenue north of W Grandview Road will be included in the Phase four (4) construction, or prior if adjacent construction initiates.

- D. Upon the sale of the 207th home in Surprise Center, Mattamy Homes or assignee will complete a new market study and evaluate the viability for a third story option for two (2) story homes or multiple three (3) story products throughout the community. If, based on the market research, the new market study evaluation is favorable to a third story option or three (3) story product, the new products and options may be incorporated into any remaining phase and/or phases of the community subject to design review. In no event shall Mattamy be required to have the market research and final evaluation completed prior to the release of any building permits or certificate of occupancies in Phases one (1), two (2), three (3), and four (4). However, prior to platting, preliminary plat if so required, or replat of phase five (5), the market research and evaluation must be completed and provided to City staff prior to plat approval.
- E. The sewer infrastructure in Paradise Lane is a 24 inch sewer stub located 61 feet north of an existing sewer manhole at the intersection of W Statler Boulevard and W Tierra Buena Lane. The final sewer report and improvement plan will address any need of sewer infrastructure to serve the properties to the west of Mattamy Home's site.
- F. 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. The area included in the release shall be a contiguous size and shape and at minimum encompass 40 acres. If any acreage, outside of the 40 contiguous acres, included in the preliminary plat is required by the City to be released, outside of the said 40 acres, the owner will be required to release the Deed Restrictions in accordance with the Intergovernmental Agreement between the City of Phoenix and City of Surprise 20131082868 recorded on December 24, 2013 section 2.5.
- 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 - Vicinity Maps
- 02 - Preliminary Plat
- 03 - Typical Street Scene Exhibits
- 04 - Home Product Exhibits
- 05 - Central Amenity Plan
- 06 - Pedestrian Circulation Exhibit
- 07 - Landscape Plans
- 08 - Hardscape Plans
- 09 - Wall Plans
- 10 - Parking and Trash Exhibit

254 11 - Paradise Lane Exhibit
255 12 - Phasing Exhibit
256 13 - Luke AFB Letter



VICINITY MAP



VICINITY MAP



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

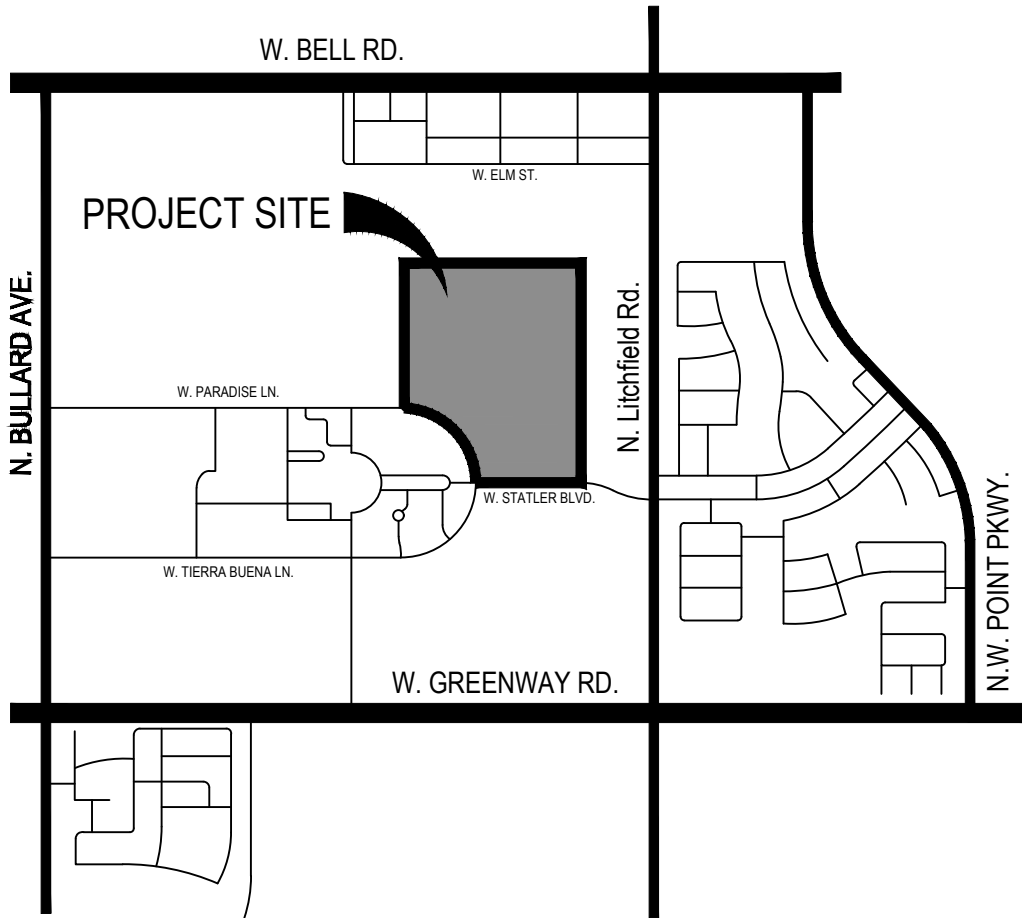
Civil Engineer:
Slater Hanifan Group
11201 N. Tatum Blvd. #250
Phoenix, AZ 85028
P. 602.687.9664
Contact: Joe Petrucci
Email: jpetrucci@shg-inc.com

SURPRISE CENTER

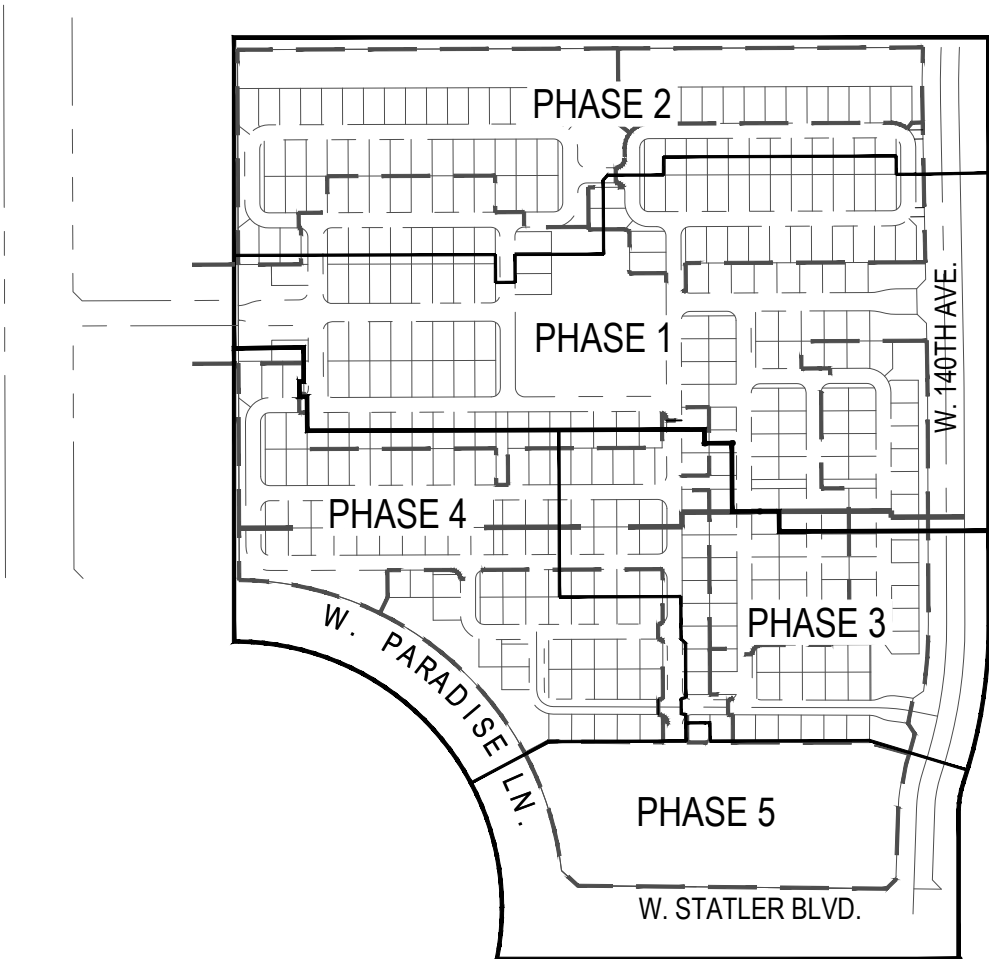
PRELIMINARY LANDSCAPE PLANS

1ST 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

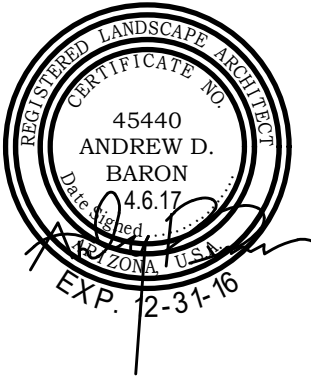


Key Map



SHEET INDEX

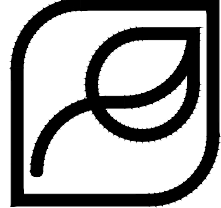
Cover Sheet	LA2.0A-LA2.0B
Wall Plans	LA2.1-2.5
Plan Enlargements	LA3.0
Street Tree Program Map	LA3.0A - LA3.0B
Planting Plans	LA4.0
Pedestrian Circulation Exhibit	LA5.0
Signage, Parking & Trash Exhibit	LA6.1-LA6.5
Construction Details	



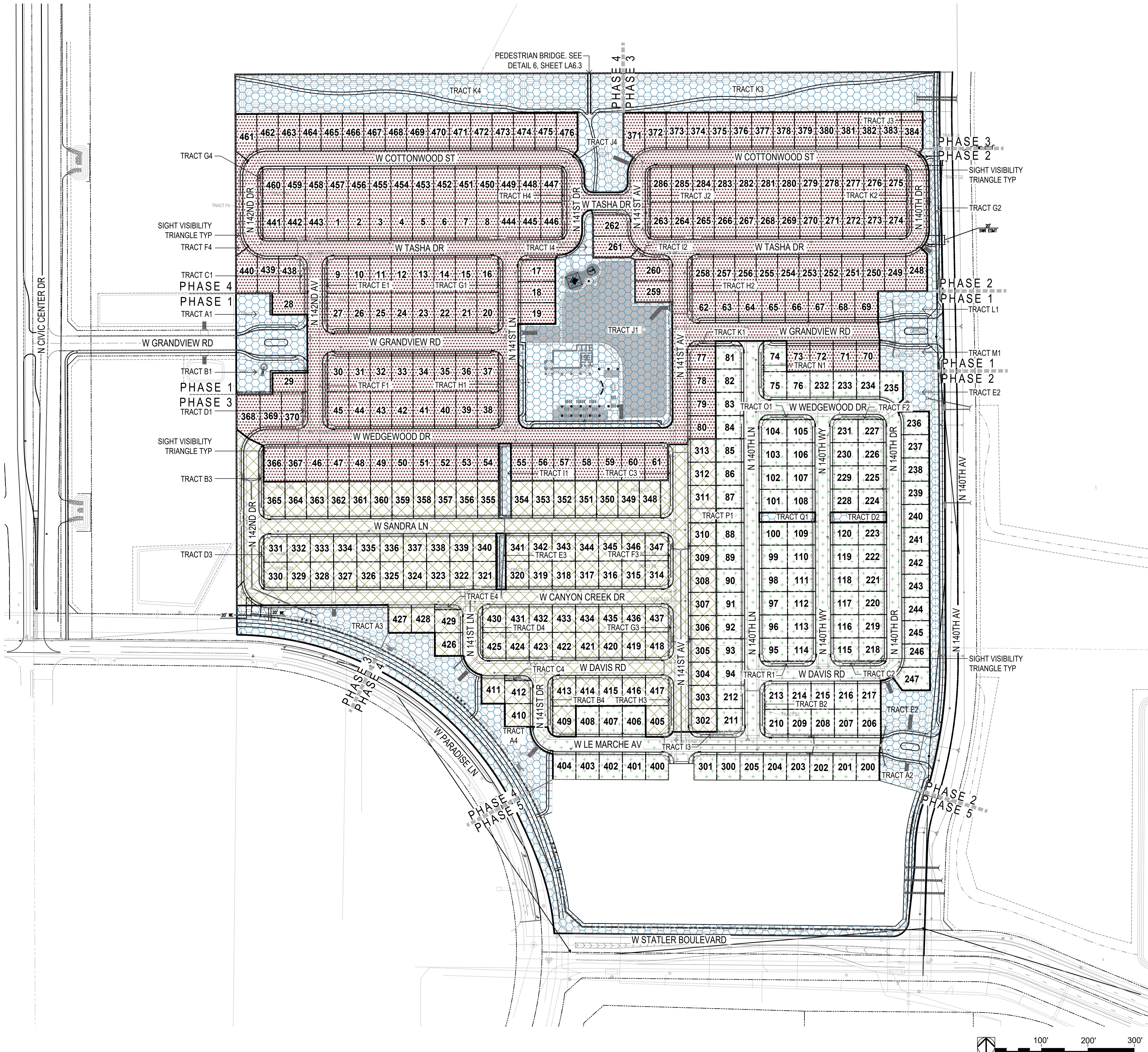
Revisions

Δ	
Δ	
Δ	
Δ	

SURPRISE CENTER
PRELIMINARY LANDSCAPE PLANS
2ND PRE-PLAT SUBMITTAL 4.6.2017
andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



\\FSERVER\Projects\1Mattamy\Surprise Center\Drawings\Pre-Plat\03a-Planting_SC.dwg



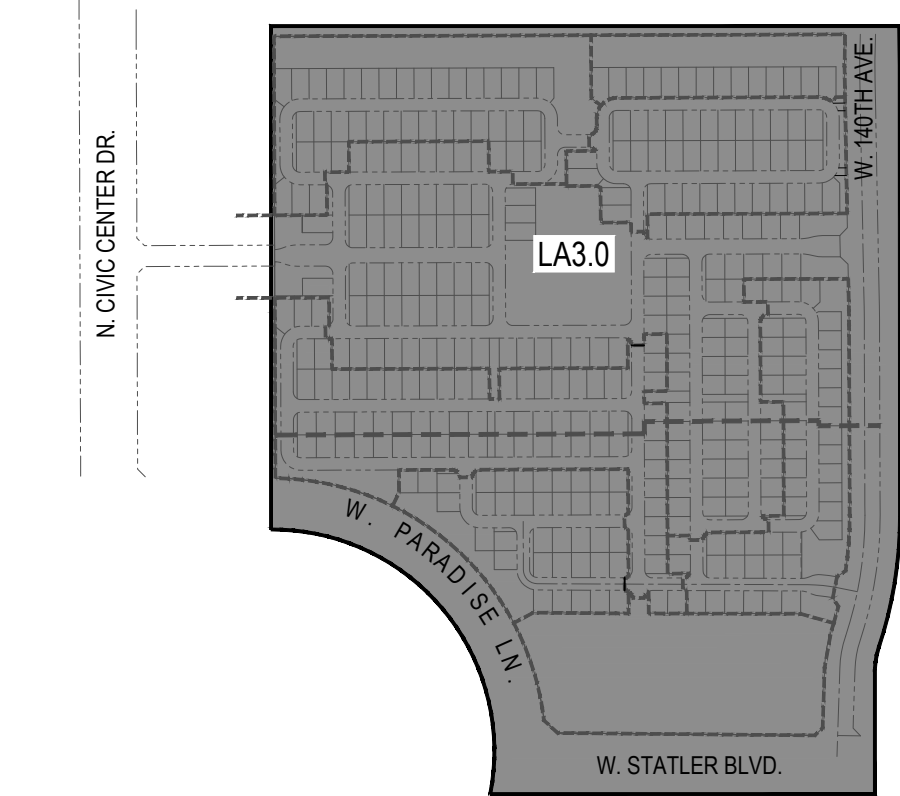
TREE LEGEND

	STREET TREE PROGRAM 1
TREE	CATHEDRAL OAK
	STREET TREE PROGRAM 2
TREE	CHINESE PISTACHE
	STREET TREE PROGRAM 3
TREE	'ALLEE' ELM
	STREET TREE PROGRAM 4
TREE	SPECIES VARIES

- NOTES:
1. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE STANDARD DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
 2. SEE DETAIL 6, ON SHEET LA6.5 FOR STREET SCENE MASTER IRRIGATION SYSTEM DETAIL

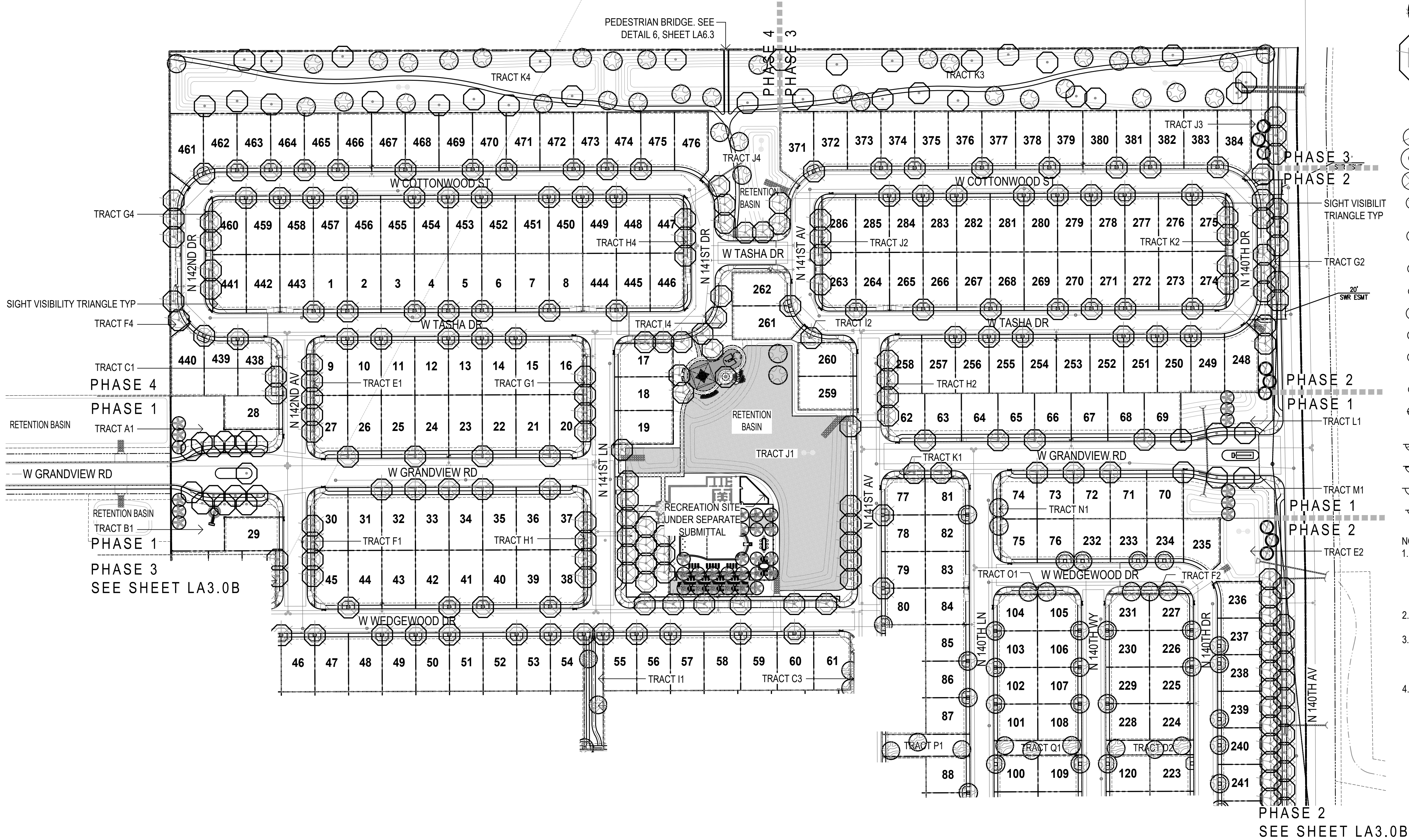
CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
OUTSIDE MARICOPA COUNTY

Call before you Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)

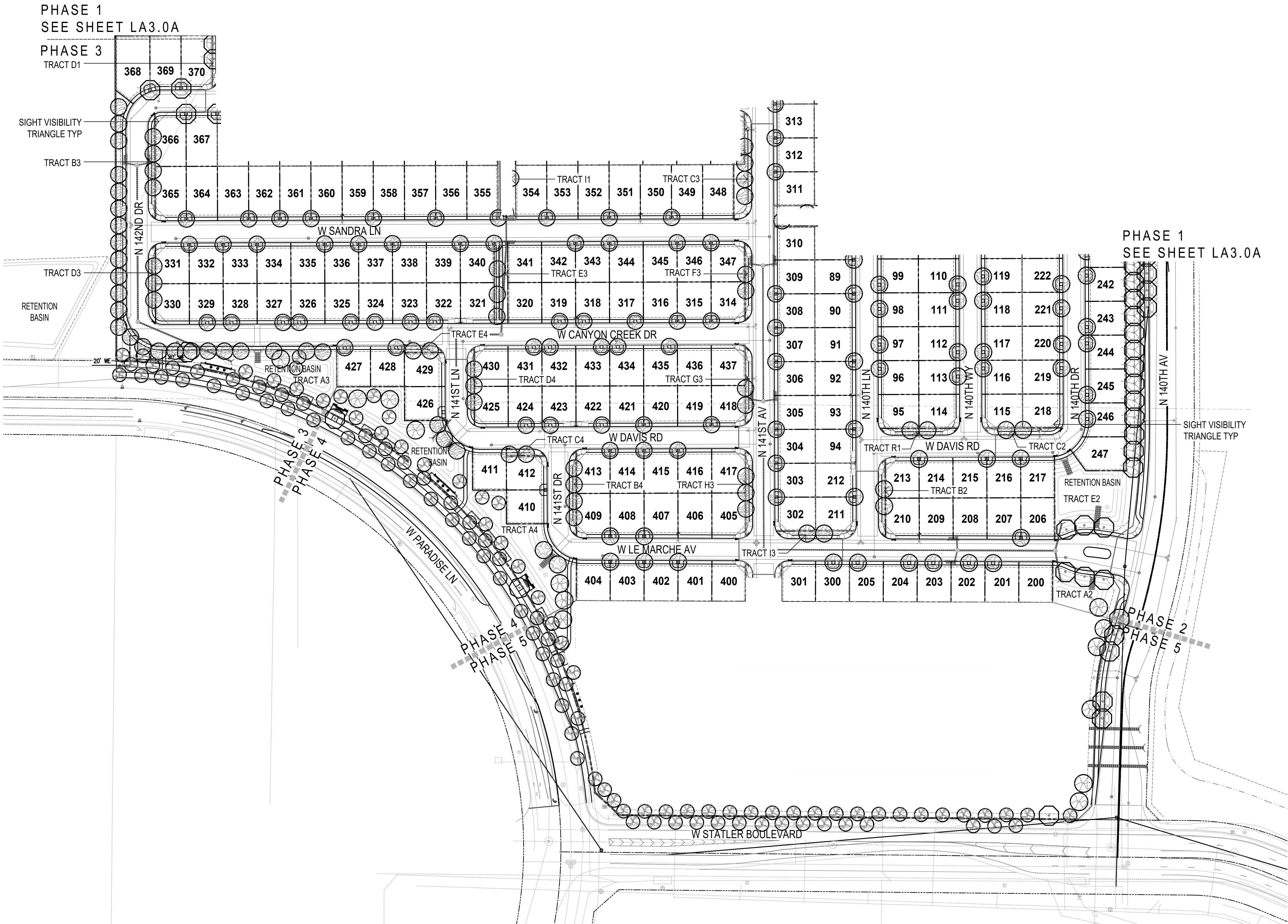


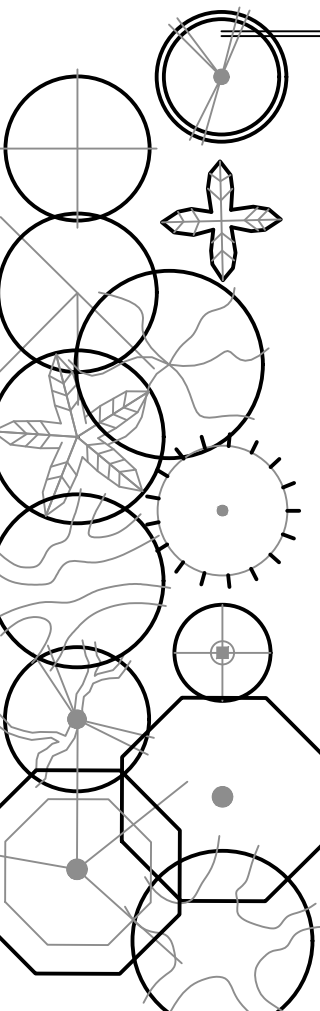
Key Map

Not To Scale



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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 cocalaco '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 tashkiniensis Chitalpa	-	-	-	-	-	-
	24" Box	-	-	24" Box	6.0'	3.0'	1.0"
	Olea europaea '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 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 'Aller' Elm	-	-	-	-	-	-	
24" Box	-	-	24" Box	7.0'	3.0'	1.0"	

Extra Large Shrubs			Size	Quantity	Groundcovers			Size	Quantity
Bougainvillea 'Rosenka'	5 gal.	-	Ⓟ		Lantana montevidensis	1 gal.	-		
Bougainvillea	5 gal.	-	Ⓞ		Purple Trailing Lantana	1 gal.	-		
Caesalpinia gilliesii 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'	5 gal.	-	Ⓢ		Rosmarinus officinalis 'Prostratus'	1 gal.	-		
Large Shrubs	Size	Quantity			Trailing Rosemary	1 gal.	-		
Leucophyllum langmaniae 'Rio Bravo'	5 gal.	-	Ⓢ		Ruellia brittoniana 'Katie'	1 gal.	-		
Rio Bravo Sage	5 gal.	-	Ⓢ		Dwarf Katie Ruellia	1 gal.	-		
Medium Shrubs	Size	Quantity			Cacti/ Accents	Size	Quantity		
Leucophyllum frutescens 'Lynn's Legacy'	5 gal.	-	Ⓢ		Agave americana 'Marginata'	5 gal.	-		
Lynn's Legacy	5 gal.	-	Ⓢ		Century Plant	5 gal.	-		
Leucophyllum zygophyllum	5 gal.	-	Ⓢ		Agave geminiflora	5 gal.	-		
Cimarron Sage	5 gal.	-	Ⓢ		Twin Flowered Agave	5 gal.	-		
Nerium oleander 'Petite Pink'	5 gal.	-	Ⓢ		Agave weberi	1 gal.	-		
Petite Pink	5 gal.	-	Ⓢ		Weber's Agave	1 gal.	-		
Rosmarinus officinalis 'Upright'	5 gal.	-	Ⓢ		Aloe barbadensis	5 gal.	-		
Upright Rosemary	5 gal.	-	Ⓢ		Medicinal Aloe	5 gal.	-		
Ruellia brittoniana	5 gal.	-	Ⓢ		Muhlenbergia capillaris	5 gal.	-		
Ruellia	5 gal.	-	Ⓢ		'Regal Mist'	5 gal.	-		
Small Shrubs	Size	Quantity			Muhlenbergia lindheimeri	5 gal.	-		
Callistemon viminalis 'Little John'	5 gal.	-	Ⓢ		'Autumn Glow'	5 gal.	-		
Little John Bottle Brush	5 gal.	-	Ⓢ		Muhlenbergia rigida 'Nashville'	1 gal.	-		
Myrtus communis 'compacta'	5 gal.	-	Ⓢ		Nashville Muhly Grass	1 gal.	-		
Dwarf Myrtle	5 gal.	-	Ⓢ		Yucca baccata	5 gal.	-		
Vines	Size	Quantity			Banana Yucca	5 gal.	-		
Bougainvillea 'Barbara Karst'	5 gal.	-	Ⓢ		Yucca pallida	5 gal.	-		
Bougainvillea	5 gal.	-	Ⓢ		Pale Leaf Yucca	5 gal.	-		
Bougainvillea 'Flame'	5 gal.	-	Ⓢ		Yucca rostrata	20 gal.	-		
Bougainvillea	5 gal.	-	Ⓢ		Beaked Yucca	20 gal.	-		
Gelsemium sempervirens	5 gal.	-	Ⓢ		Yucca rupicola	5 gal.	-		
Carolina Jessamine	5 gal.	-	Ⓢ		Twisted Leaf Yucca	5 gal.	-		
Rosa banksiae	5 gal.	-	Ⓢ		Yucca gloriosa	-	-		
Lady Bank's Rose	5 gal.	-	Ⓢ		Spanish Dagger	-	-		

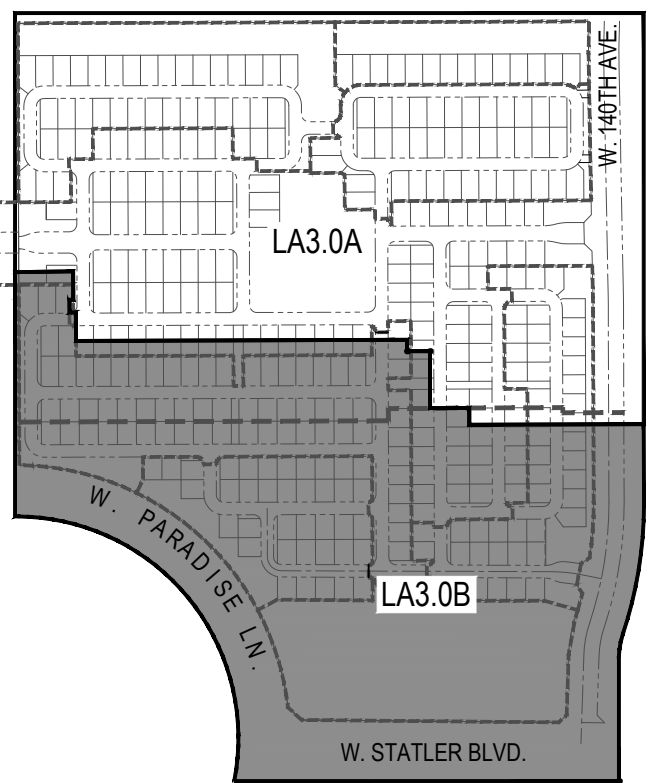
- NOTES:
- ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6) (A), ZONING CODE.
 - PLANT MATERIAL MAY BE SUBSTITUTED DUE TO LIMITING MARKET CONDITIONS.
 - TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE STANDARD DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALKS, CURBS, PAVEMENT OR WALLS.
 - SEE DETAIL 6, ON SHEET LA6.5 FOR STREET SCENE MASTER IRRIGATION IRRIGATION SYSTEM DETAIL.

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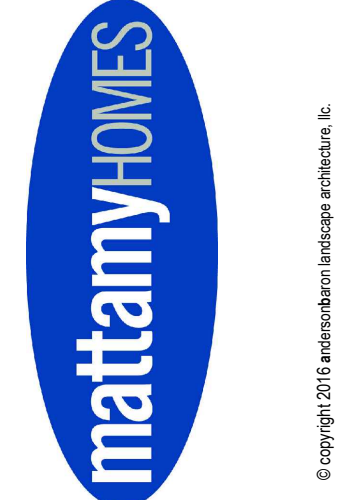
Key Map



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chandler, arizona 85226
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Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374
Planting Plan



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■ 2nd pre-plat	4.6.2017
□ 3rd pre-plat	
□ city submittal	
□ bid package	
□ construction	
title	
Planting Plan	
date issued	
4.5.2017	
scale	
1" = 80'-0"	
drawn by	
MP, JH, JB, AW	
checked by	
CS	
project number	
95-027-16	
permit number	
sheet number	

LA3.0B

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

DEVELOPER:
mattamyHOMES

Mattamy Arizona, LLC
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Scottsdale, AZ 85258
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Contact: Jose Castillo
Email: jose.castillo@mattamycorp.com

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andersonbaron Landscape Architecture, LLC
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Chandler, Arizona 85226
P. 480.699.7956
Contact: Andy Baron
Email: andy.baron@andersonbaron.com

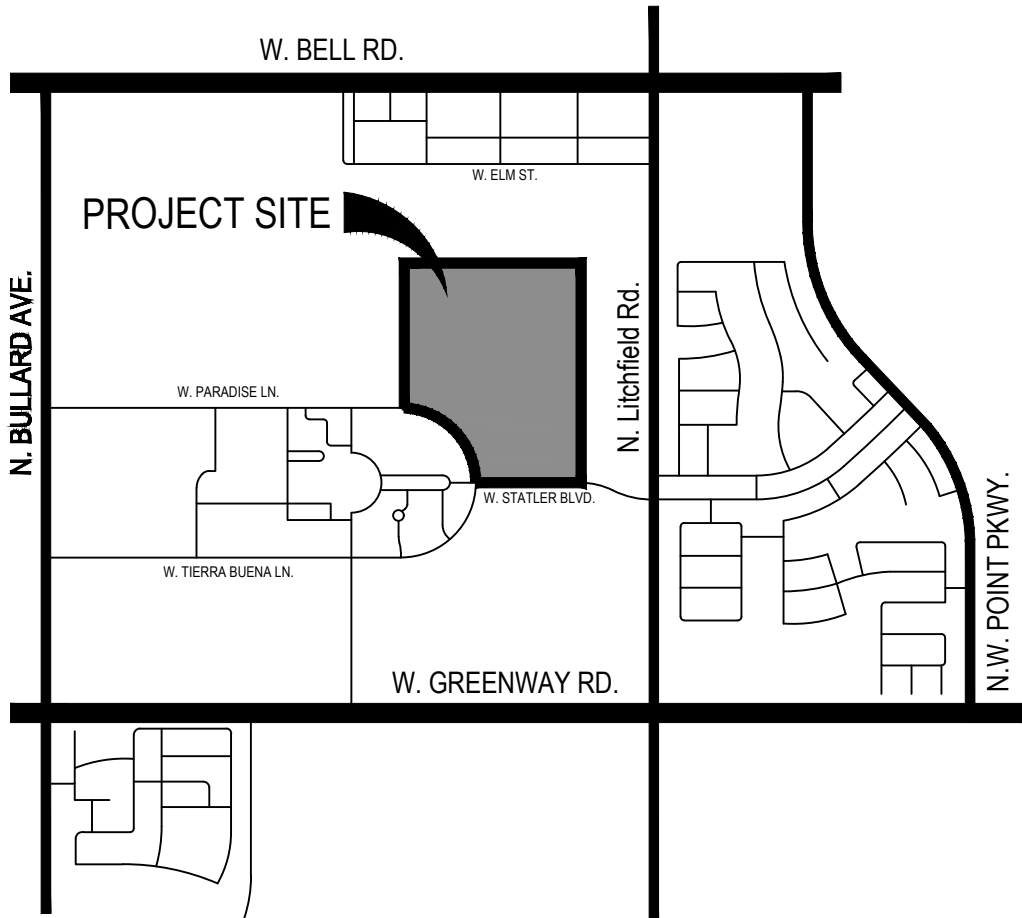
Civil Engineer:
Slater Hanifan Group
11201 N. Tatum Blvd. #250
Phoenix, AZ 85028
P. 602.687.9664
Contact: Joe Petrucci
Email: jpetrucci@shg-inc.com

SURPRISE CENTER

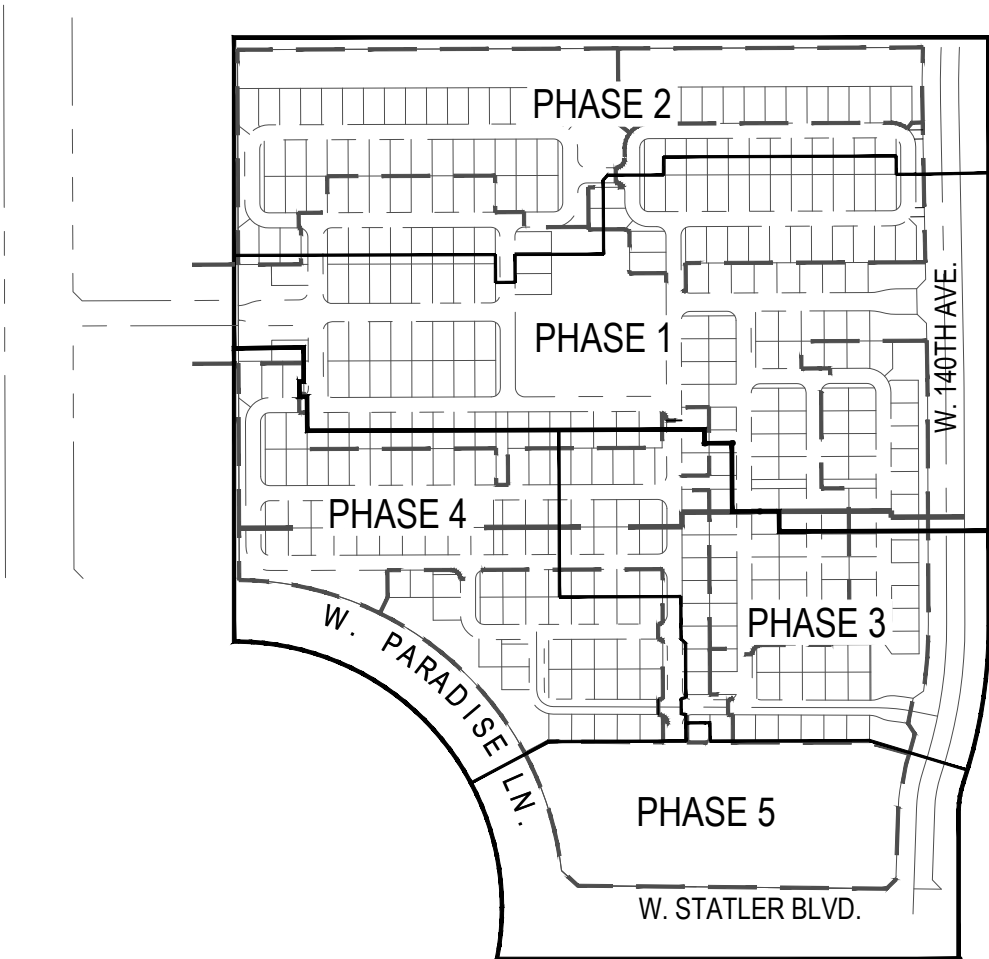
PRELIMINARY LANDSCAPE PLANS

1ST 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

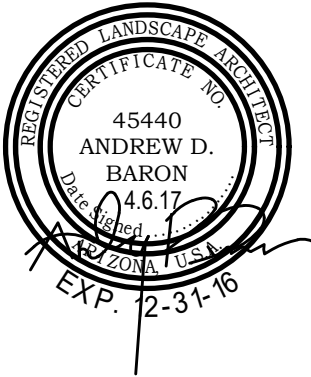


Key Map



SHEET INDEX

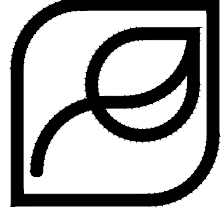
Cover Sheet	LA2.0A-LA2.0B
Wall Plans	LA2.1-2.5
Plan Enlargements	LA3.0
Street Tree Program Map	LA3.0A - LA3.0B
Planting Plans	LA4.0
Pedestrian Circulation Exhibit	LA5.0
Signage, Parking & Trash Exhibit	LA6.1-LA6.5
Construction Details	



Revisions

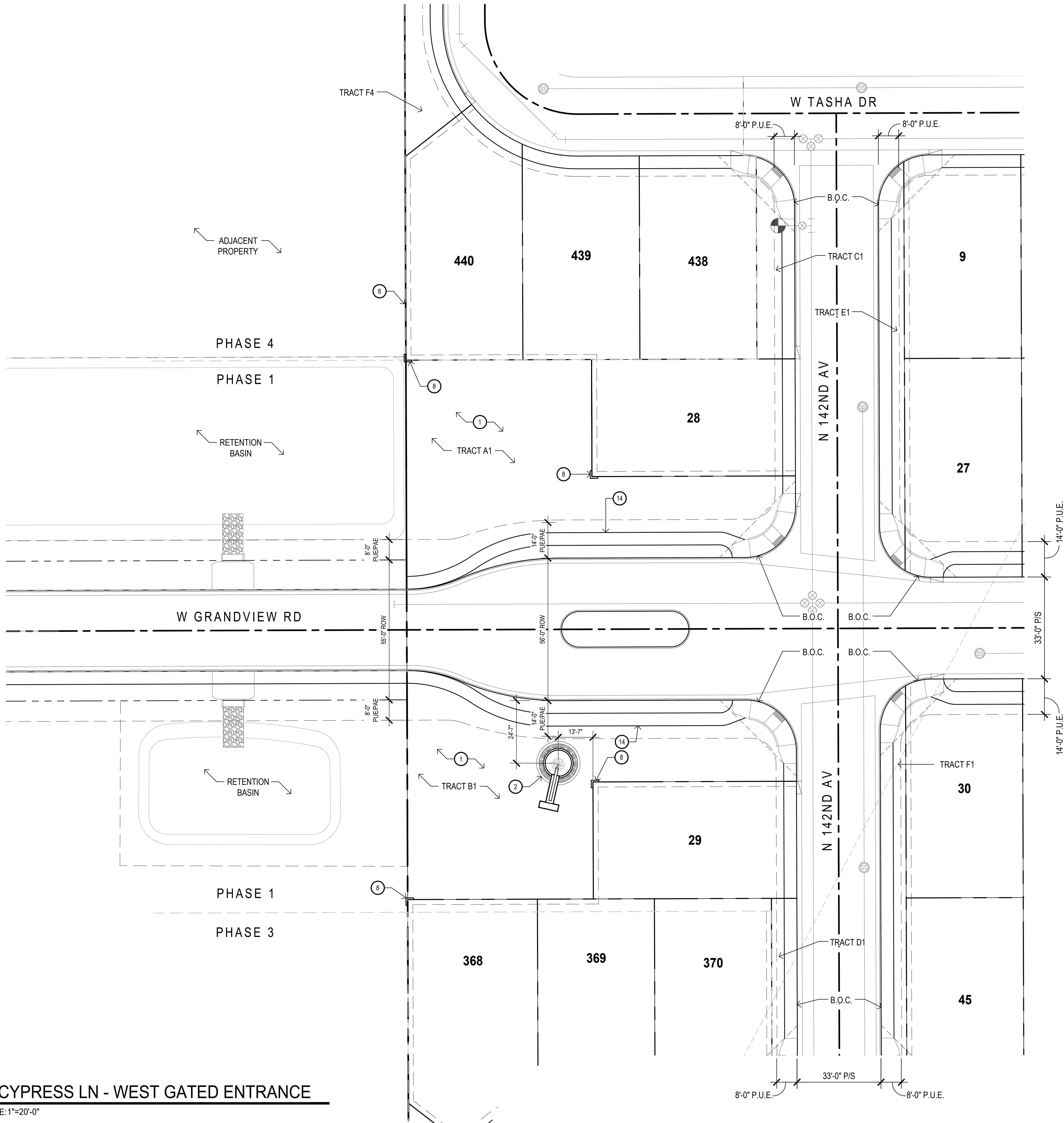
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PRELIMINARY LANDSCAPE PLANS
2ND PRE-PLAT SUBMITTAL 4.6.2017
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1 W CYPRESS LN - WEST GATED ENTRANCE
SCALE: 1"=20'-0"

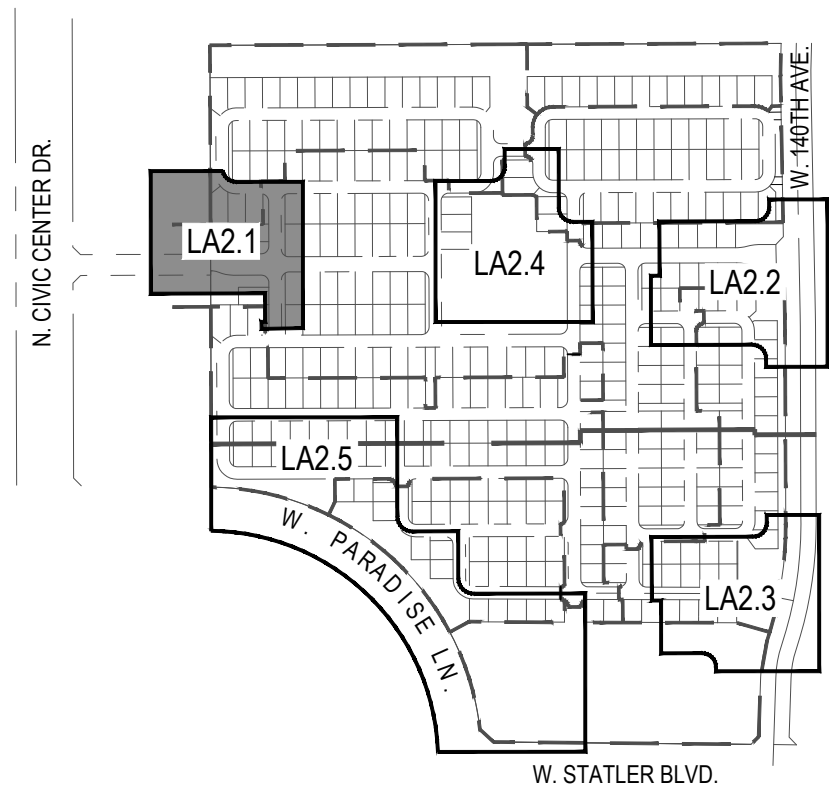


KEYNOTES

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- 19 WALL SIGN

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| construction | □ | |

title Entry Enlargement

date issued 4.5.2017

scale 1" = 20'-0"

drawn by MP, JH, JB, AW

checked by

project number CS

permit number 95-027-16

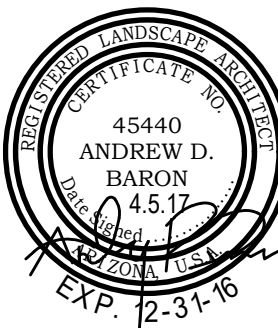
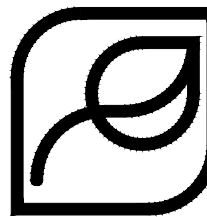
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LA2.1

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Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374
Entry Enlargement



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drawn by MP, JH, JB, AW

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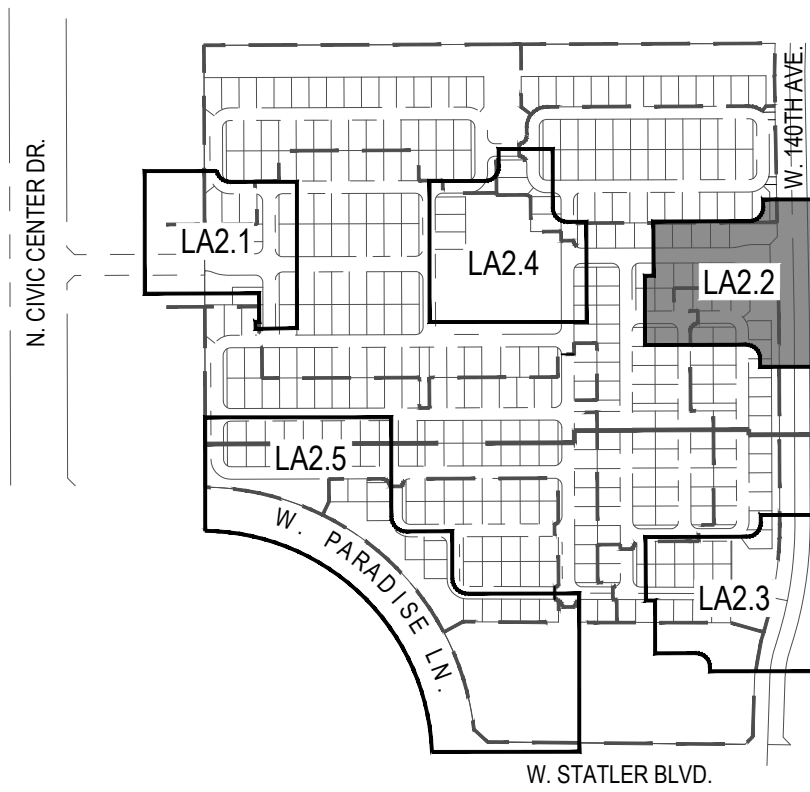
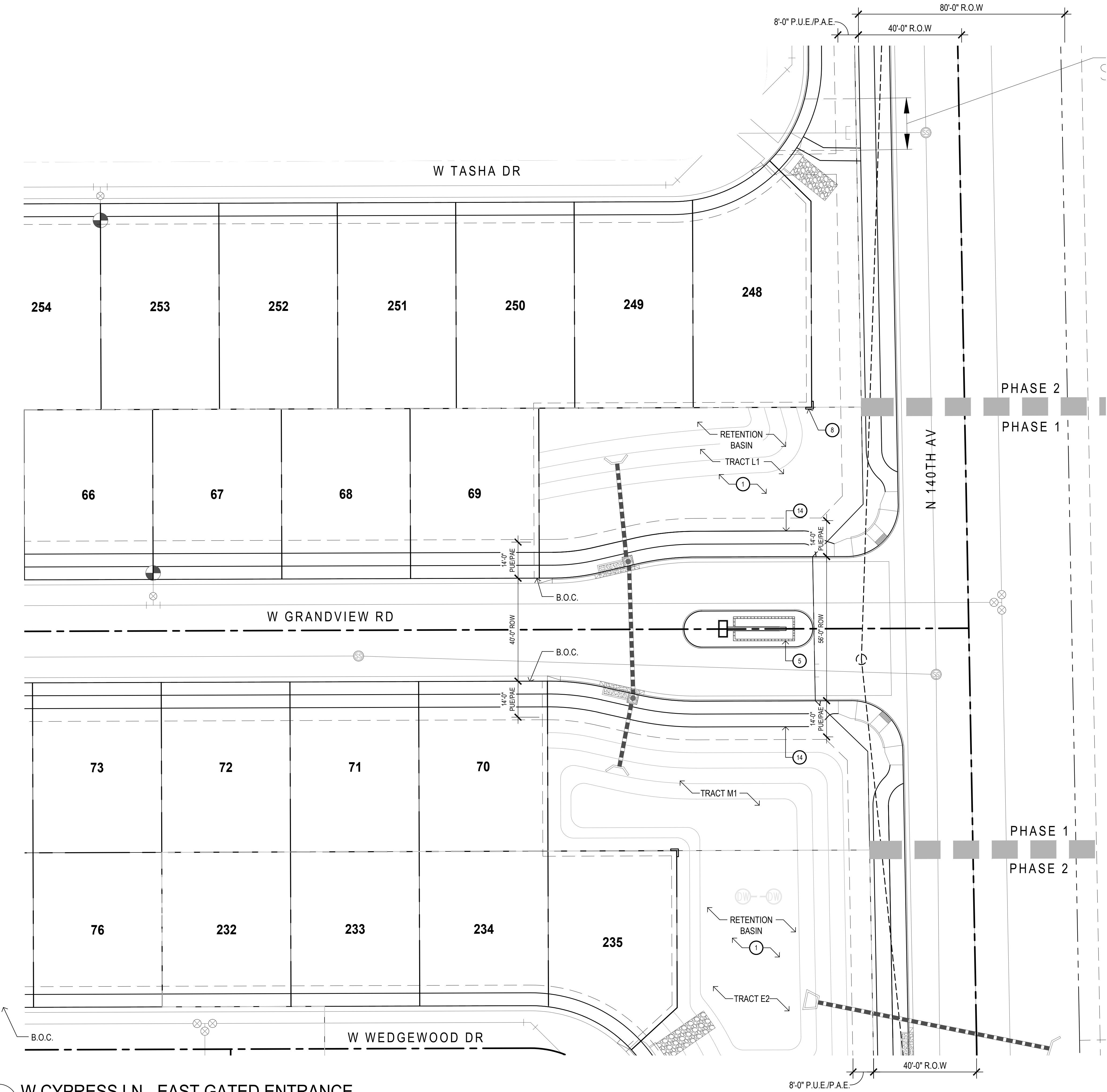
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LA2.2

5 of 17



Key Map

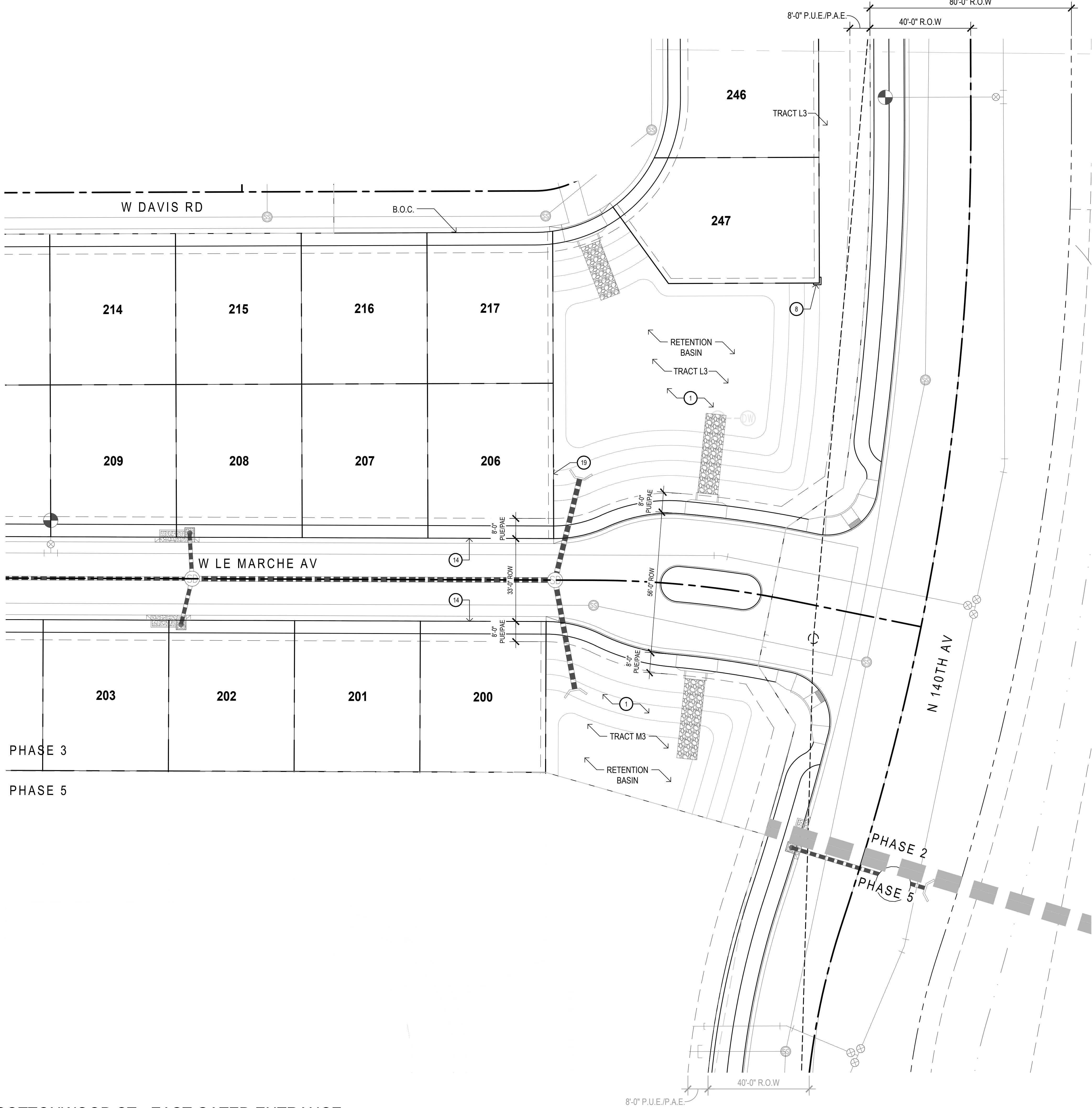
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1 W CYPRESS LN - EAST GATED ENTRANCE
SCALE: 1"=20'-0"

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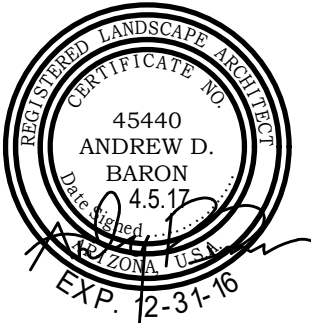
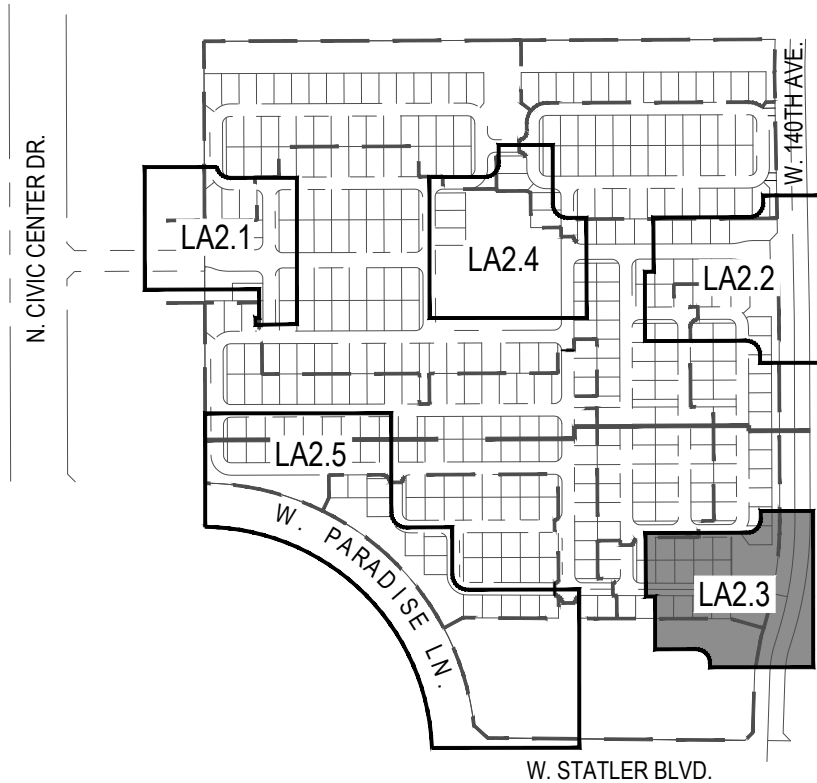
1 W COTTONWOOD ST - EAST GATED ENTRANCE
SCALE: 1"=20'-0"



- KEYNOTES
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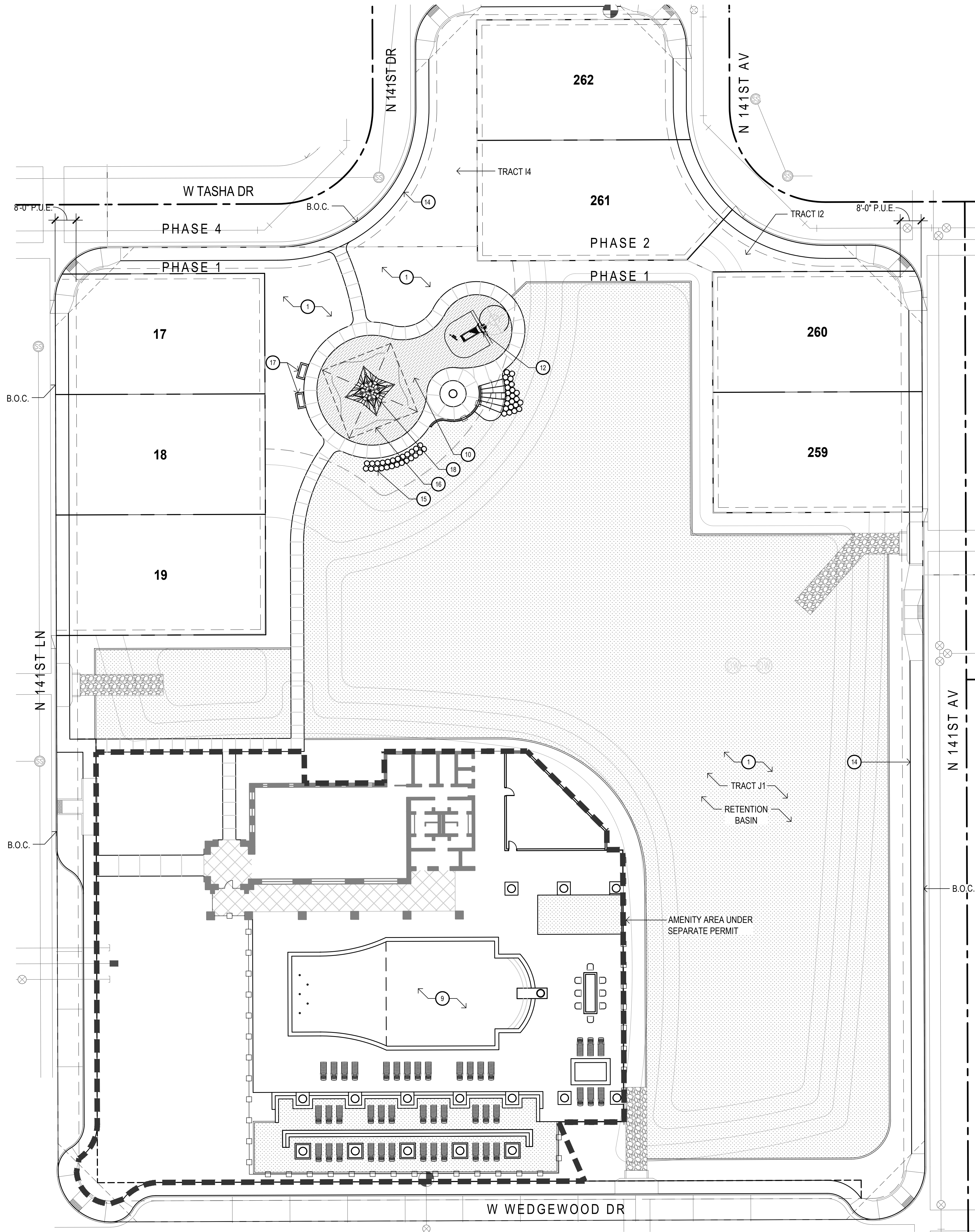
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Preliminary Landscape Plans
Surprise, Arizona 85374
Entry Enlargement



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	3rd pre-plat
	city submittal
	bid package
	construction
title	
Amenity Enlargement	
date issued	
4.5.2017	
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LA2.3

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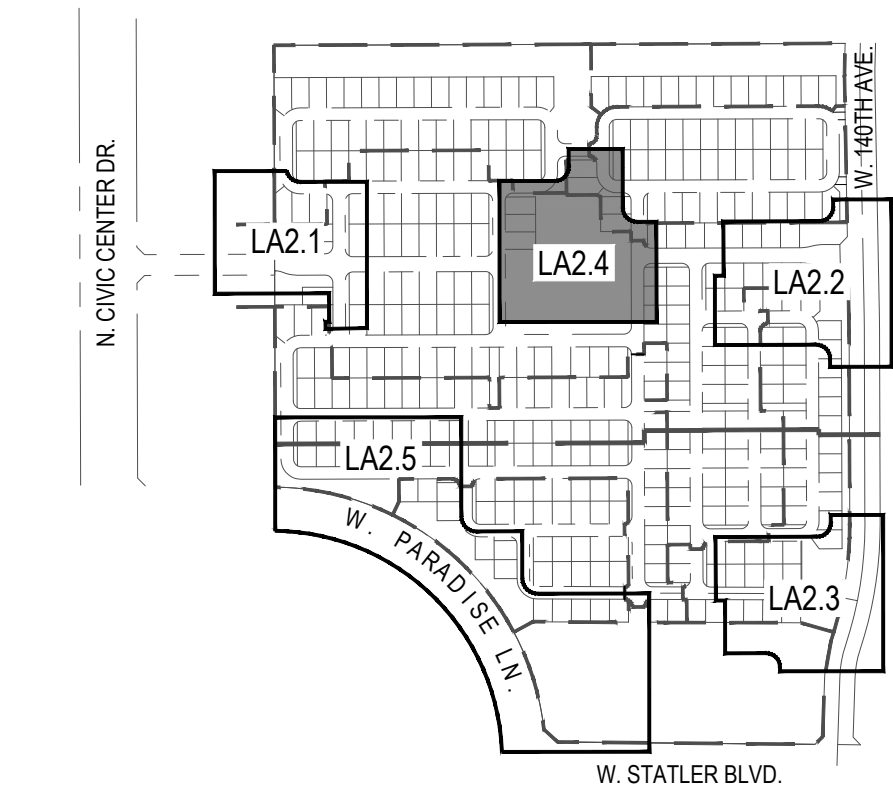


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2nd pre-plat	
3rd pre-plat	
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bid package	
construction	

title Amenity Enlargement

date issued 4.5.2017

scale 1" = 20'-0"

drawn by MP, JH, JB, AW

checked by

project number CS

permit number 95-027-16

sheet number

LA2.4

7 of 17



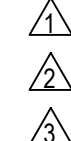
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☐ bid package	
☐ construction	

title Amenity Enlargement

date issued 4 5 2017

scale

Scale 1" = 40'-0"

drawn by MD, III, ID, AM

checked by MP, JH, JB, AW

CS

project number

95-027-16

permit number

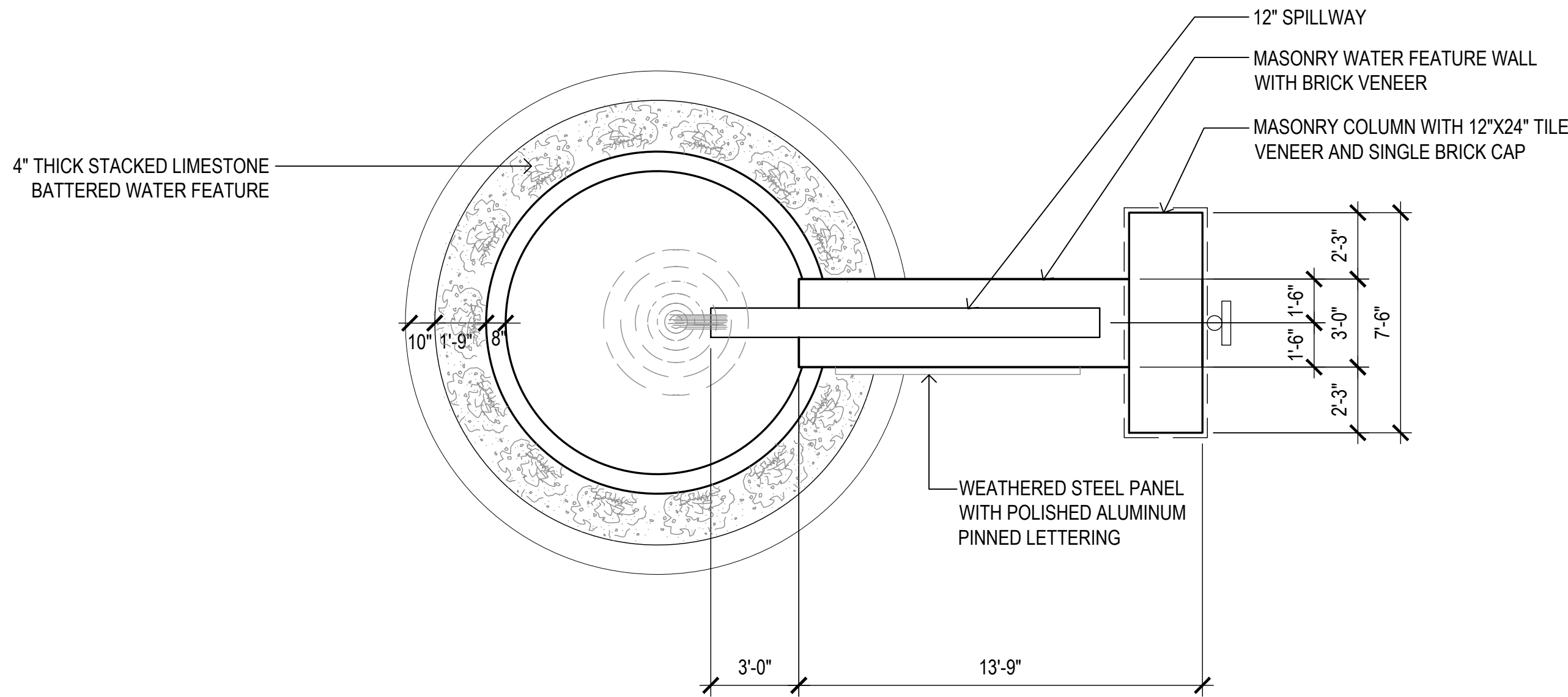
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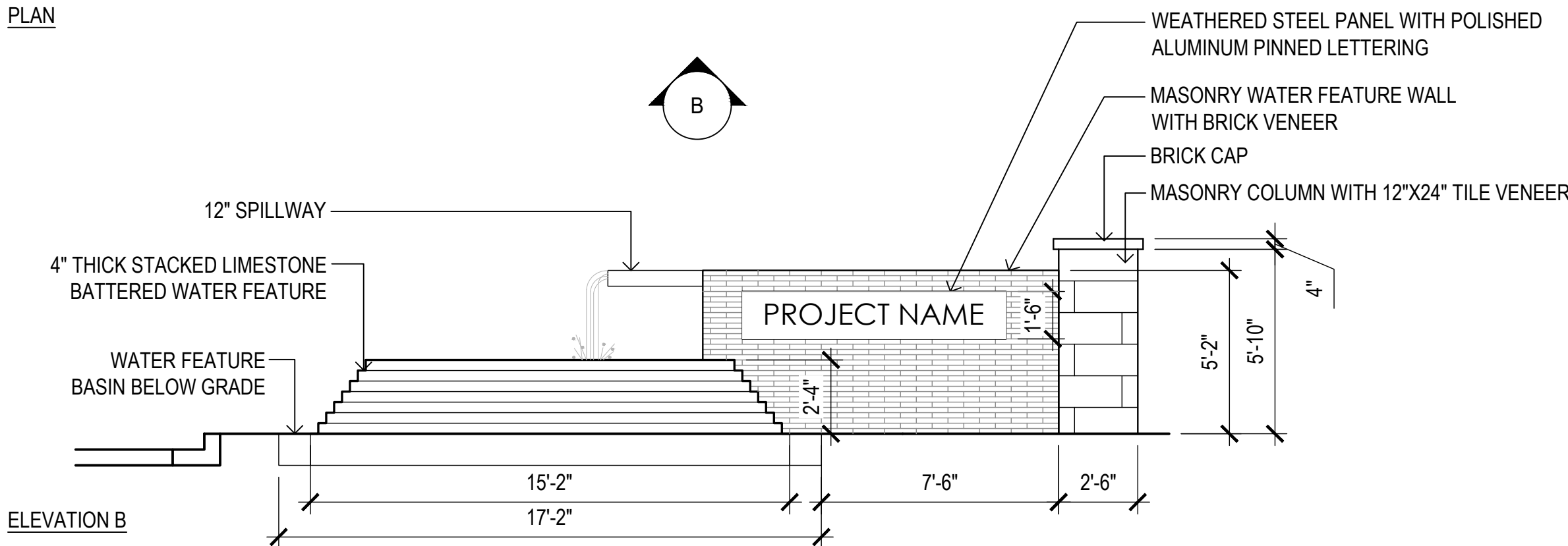
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LAZ.5

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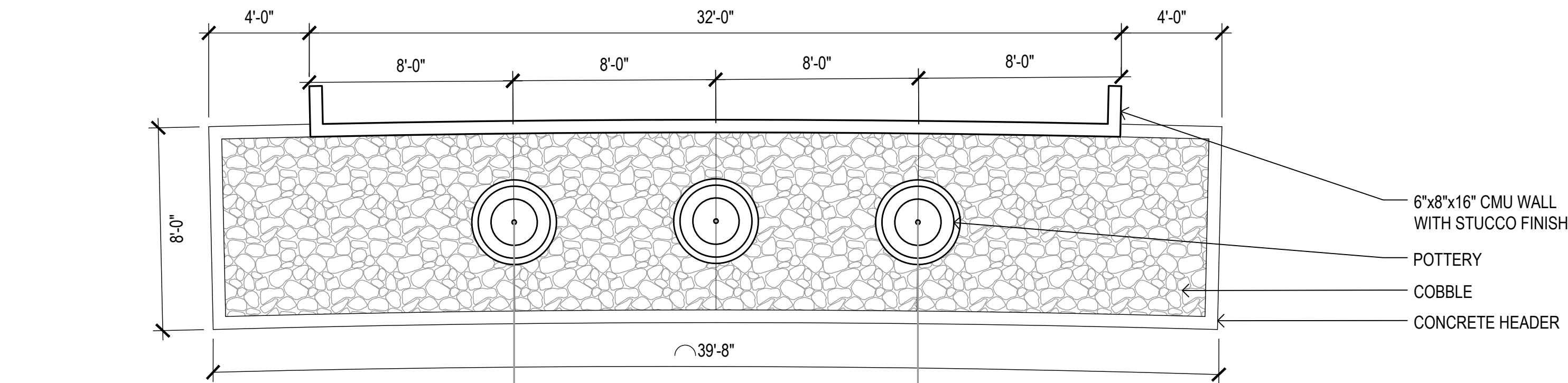
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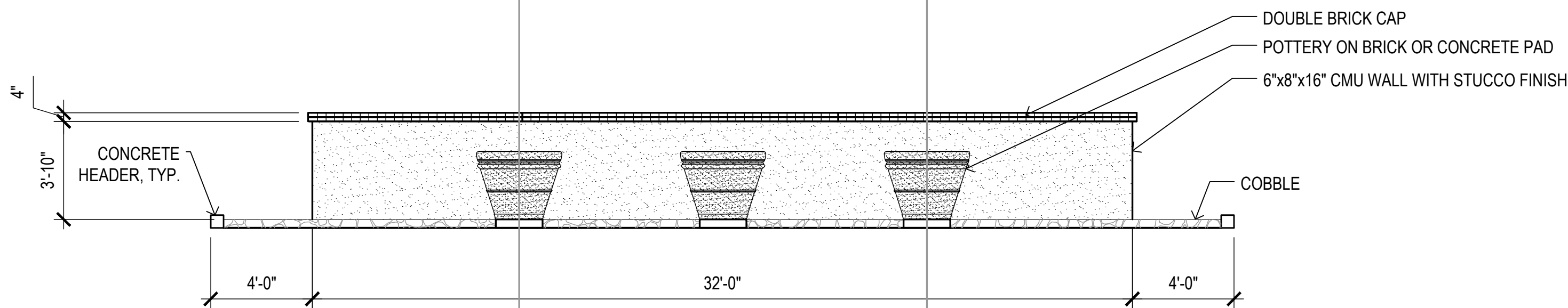
ELEVATION B

1 Water Feature at Entry

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



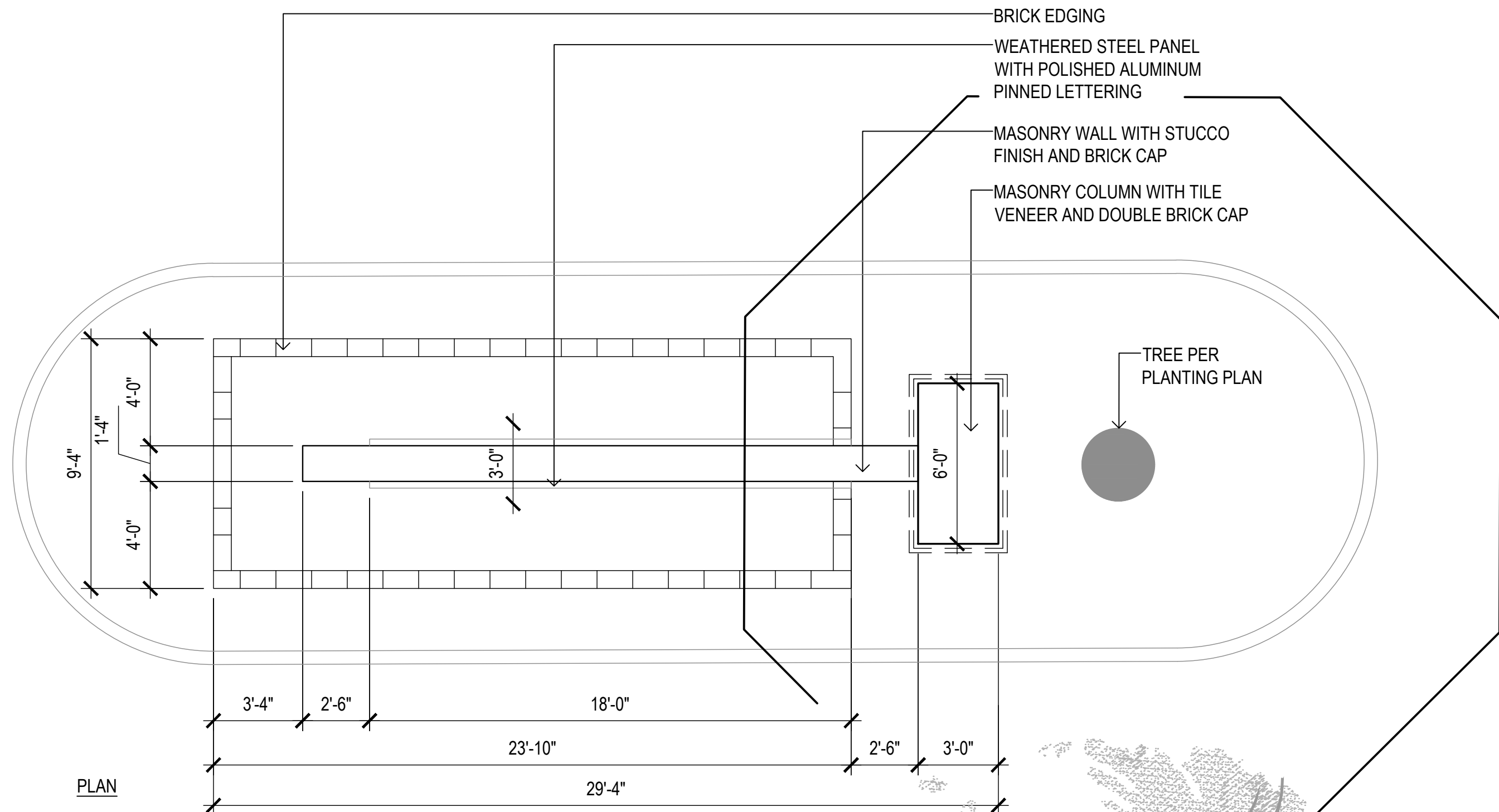
PLAN VIEW



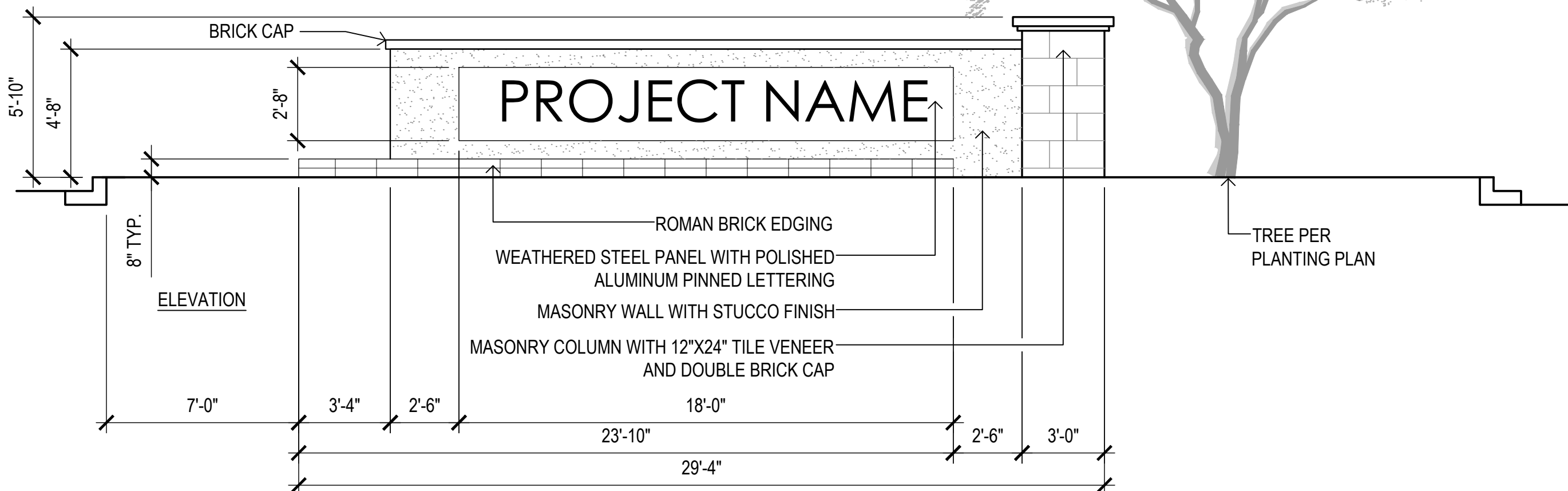
ELEVATION

2 Low Accent Wall @ Concrete Header

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



PLAN

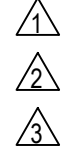


ELEVATION

3 Median Entry Monument

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

revisions



issued for		
1st pre-plat	3.17.2017	
2nd pre-plat	4.6.2017	
3rd pre-plat		
city submittal		
bid package		
construction		

title Construction Details

date issued 4.5.2017

scale Per Detail

drawn by MP, JH, JB, AW

checked by

project number CS

95-027-16

permit number

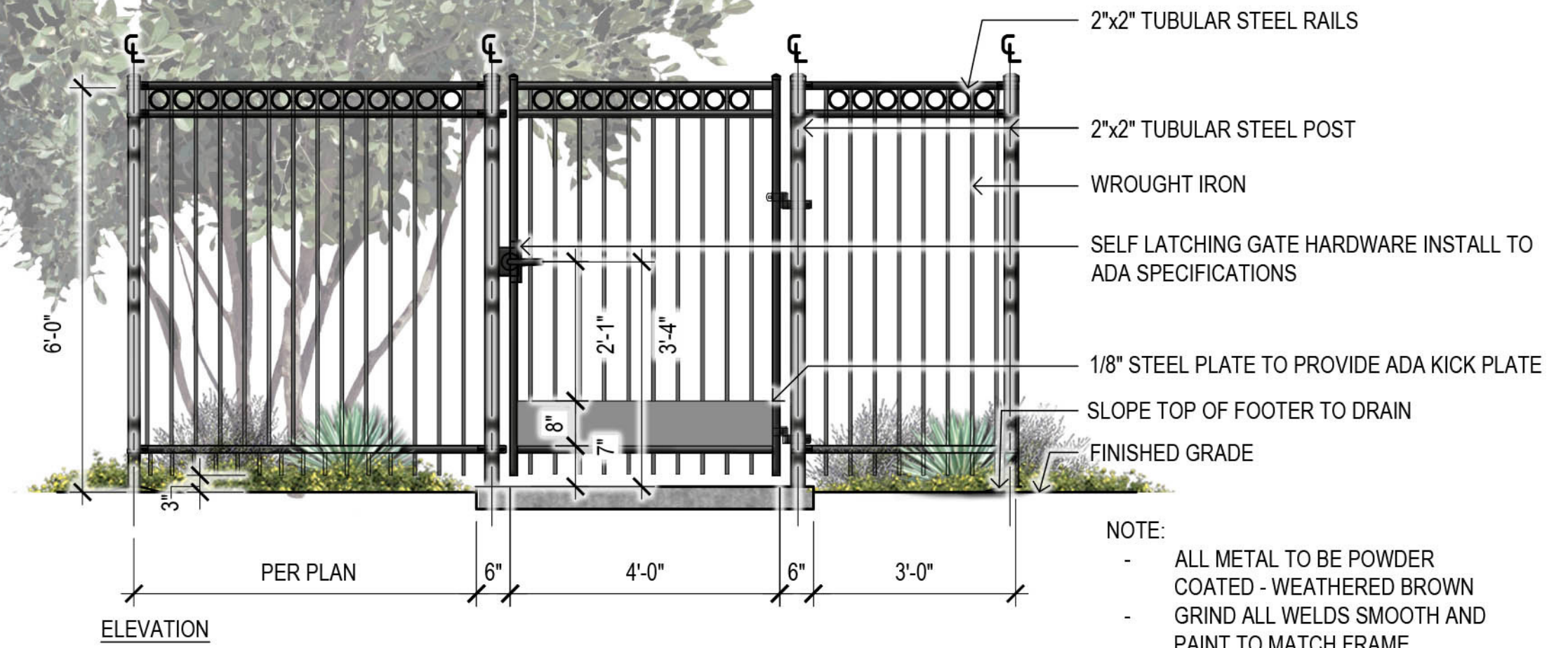
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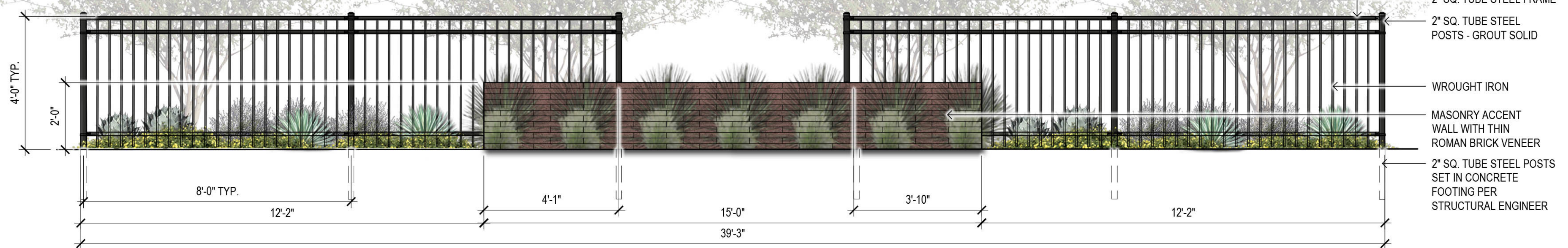
1 Theme Wall
SCALE: 1/2"=1'-0"



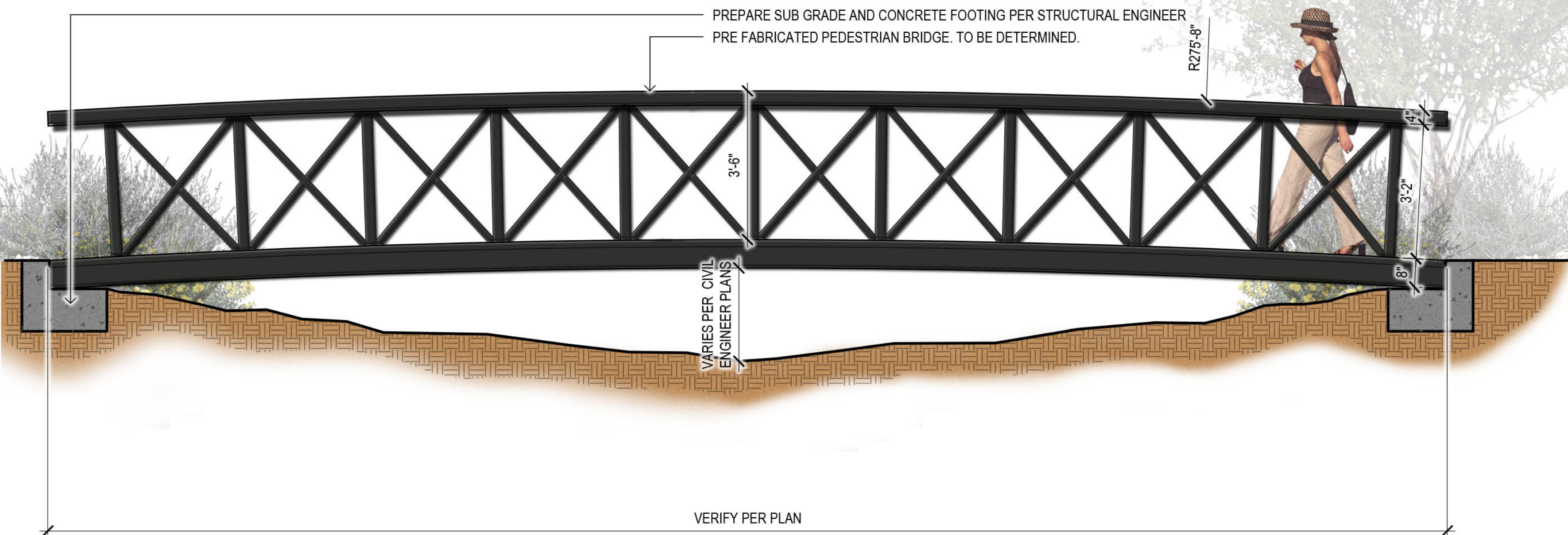
2 Combo View Wall - 2' View / 4' Solid
SCALE: 1/2"=1'-0"



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



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



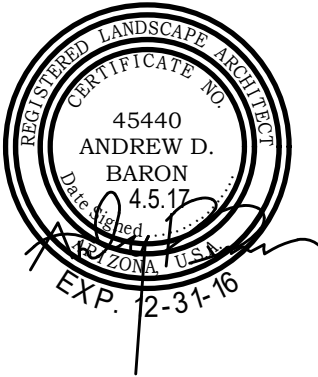
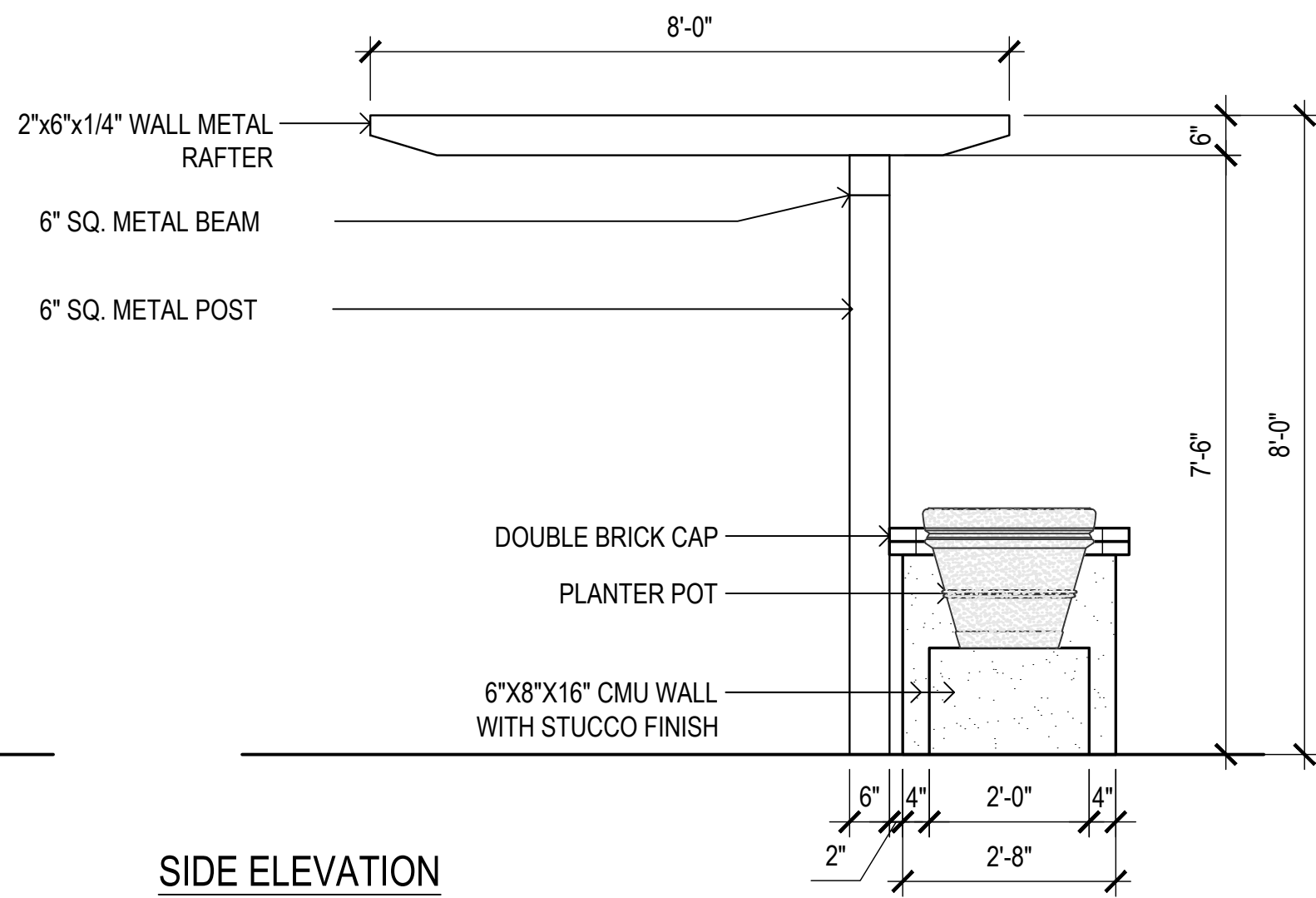
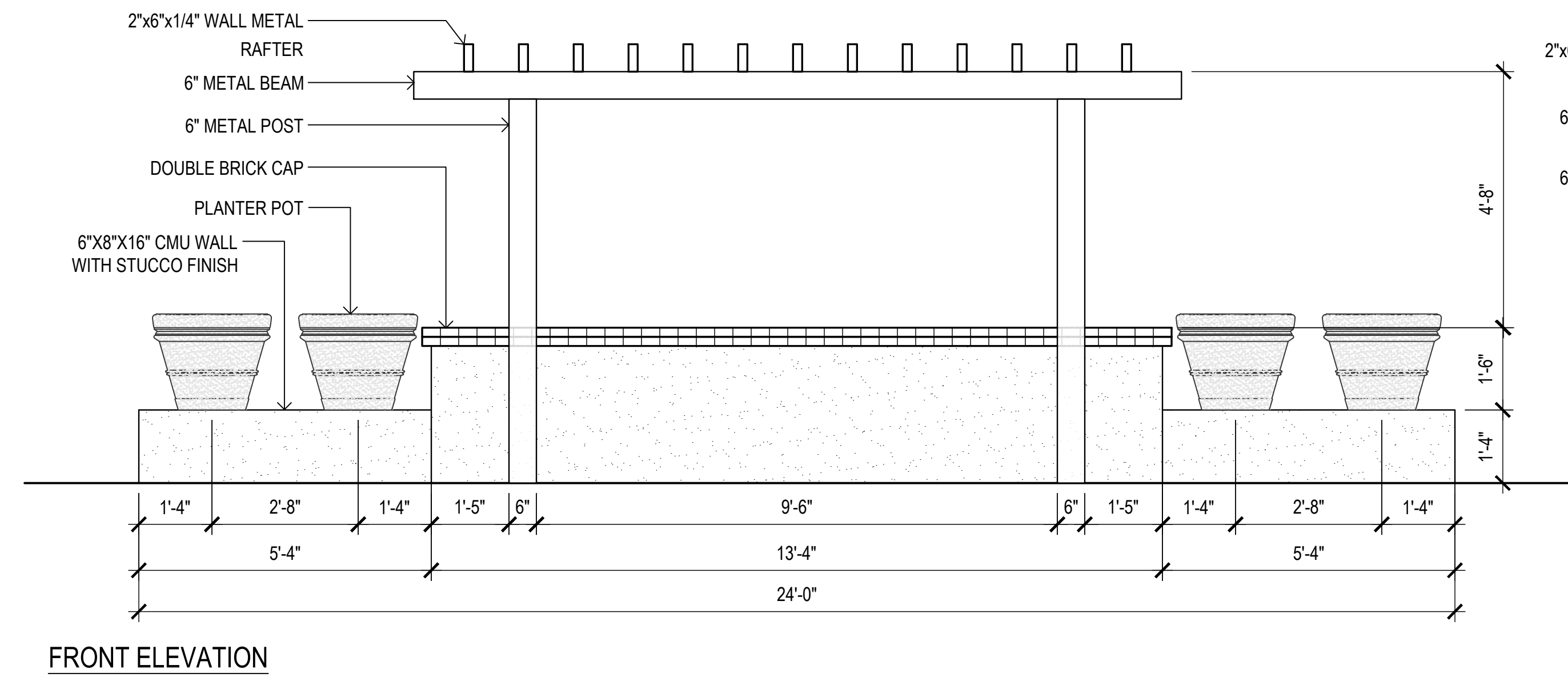
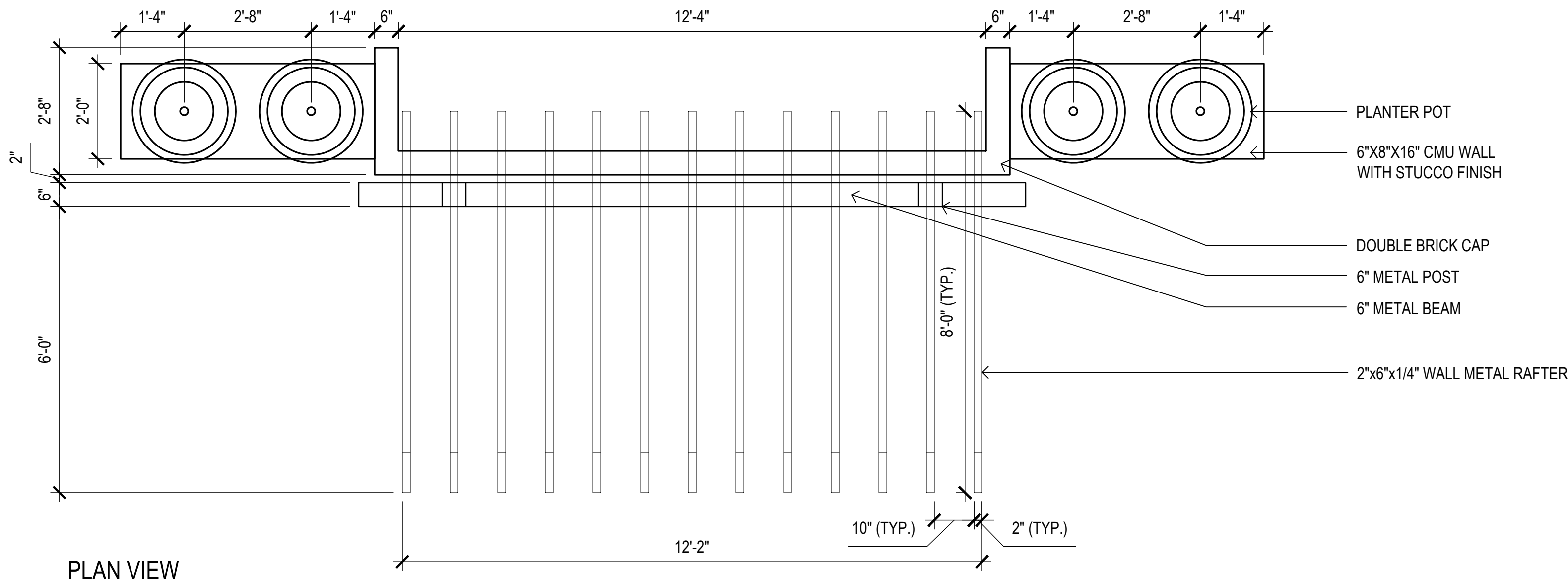
5 Pedestrian Bridge
SCALE: 1/2"=1'-0"



DESIGN INTENT IMAGE FOR BRIDGE ONLY. LIGHTING WILL NOT BE PROVIDED. PRE FABRICATED PEDESTRIAN BRIDGE. TO BE DETERMINED. THERE WILL NOT BE STANDING WATER.

revisions	
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issued for	
■ 1st pre-plat	3.17.2017
□ 2nd pre-plat	4.6.2017
□ 3rd pre-plat	
□ city submittal	
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Per Detail	
drawn by	
MP, JH, JB, AW	
checked by	
CS	
project number	
95-027-16	
permit number	
sheet number	

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revisions	
issued for	
☐ 1st pre-plat	3.17.2017
☒ 2nd pre-plat	4.6.2017
☐ 3rd pre-plat	
☐ city submittal	
☐ bid package	
☐ construction	
title	
Construction Details	
date issued	
4.5.2017	
scale	
Per Detail	
drawn by	
MP, JH, JB, AW	
checked by	
CS	
project number	
95-027-16	
permit number	
sheet number	

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

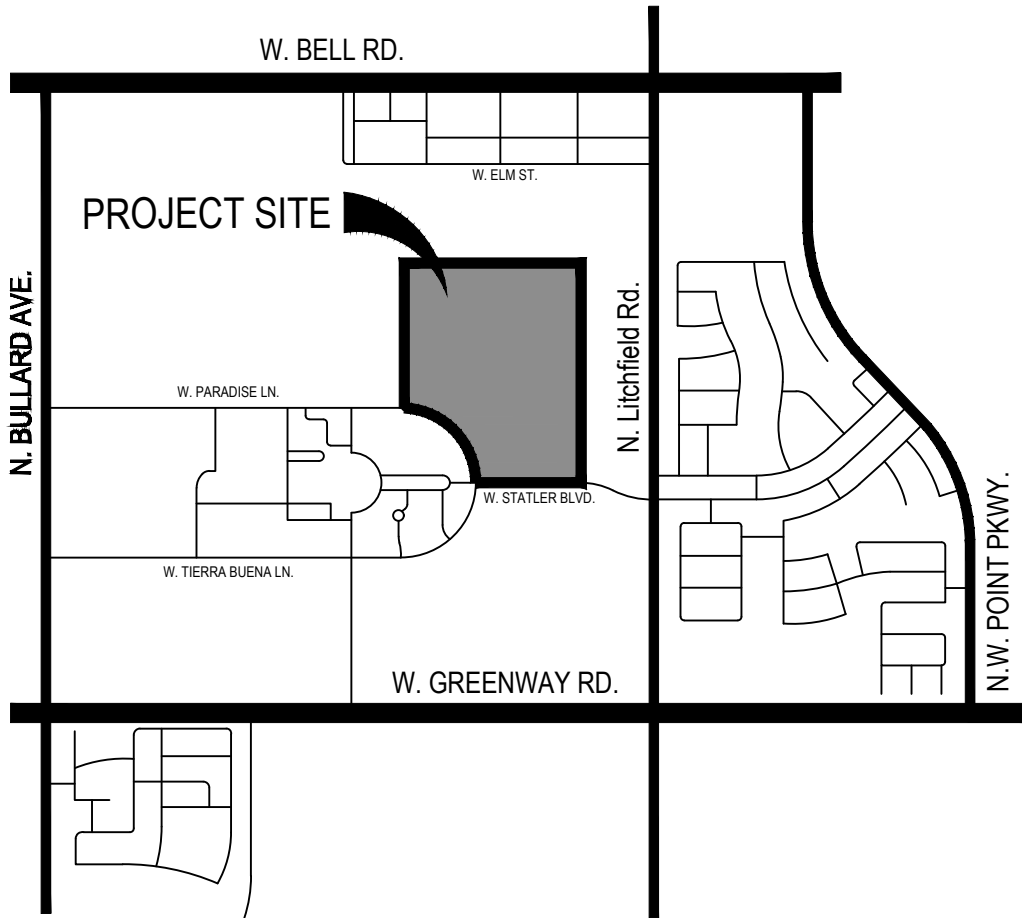
Civil Engineer:
Slater Hanifan Group
11201 N. Tatum Blvd. #250
Phoenix, AZ 85028
P. 602.687.9664
Contact: Joe Petrucci
Email: jpetrucci@shg-inc.com

SURPRISE CENTER

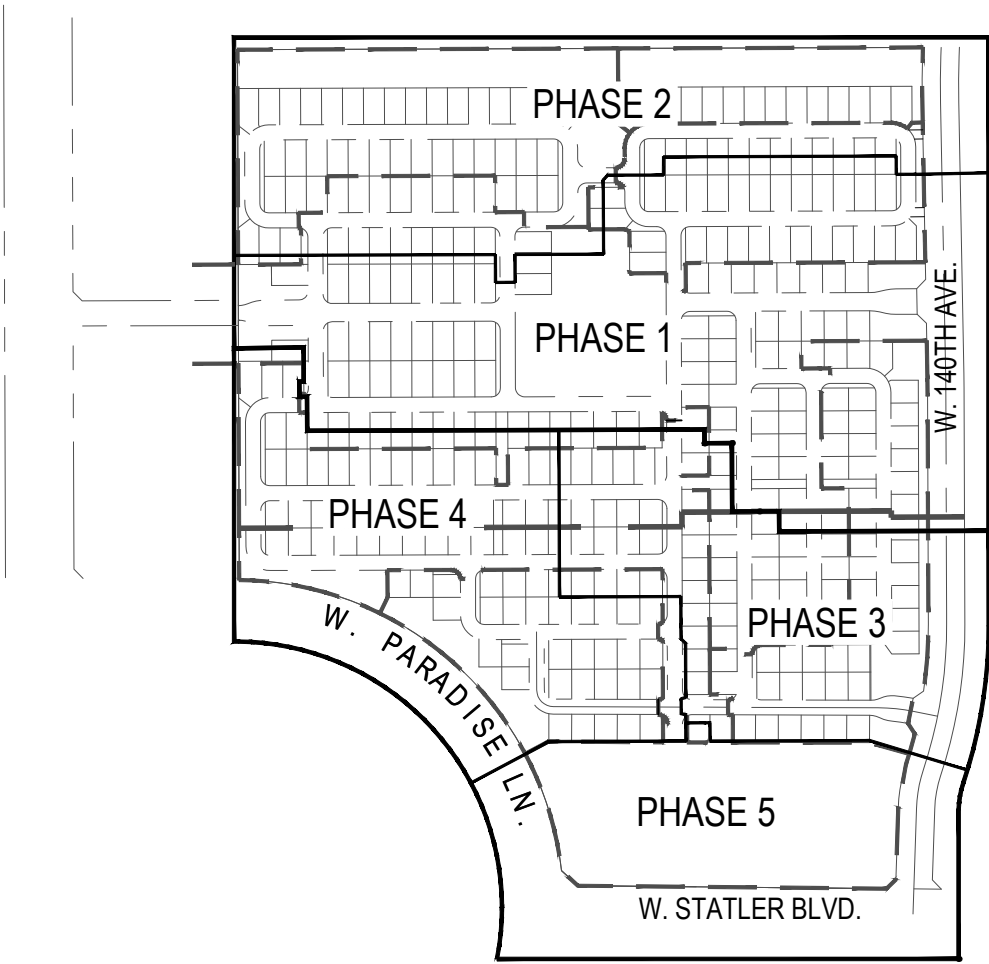
PRELIMINARY LANDSCAPE PLANS

1ST 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

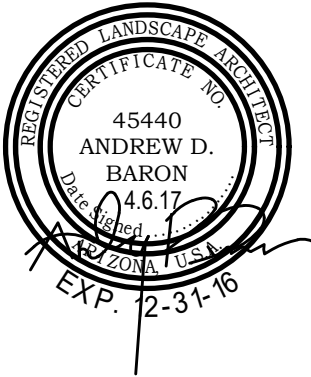


Key Map



SHEET INDEX

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



Revisions

Δ	
Δ	
Δ	
Δ	

SURPRISE CENTER
PRELIMINARY LANDSCAPE PLANS
2ND PRE-PLAT SUBMITTAL 4.6.2017

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

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WALL LEGEND (PHASE 1)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,643 LF	DETAIL 1, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	1,938 LF	DETAIL 2, SHEET LA6.3
	6'-0" VIEW FENCE (AT AMENITY)	426 LF	DETAIL 3, SHEET LA6.3
	PEDESTRIAN GATE (AT AMENITY)	1	DETAIL 3, SHEET LA6.3
	THEME COLUMN	12	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 2)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,783 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	125 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	324 LF	DETAIL 2, SHEET LA6.3
	THEME COLUMN	6	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

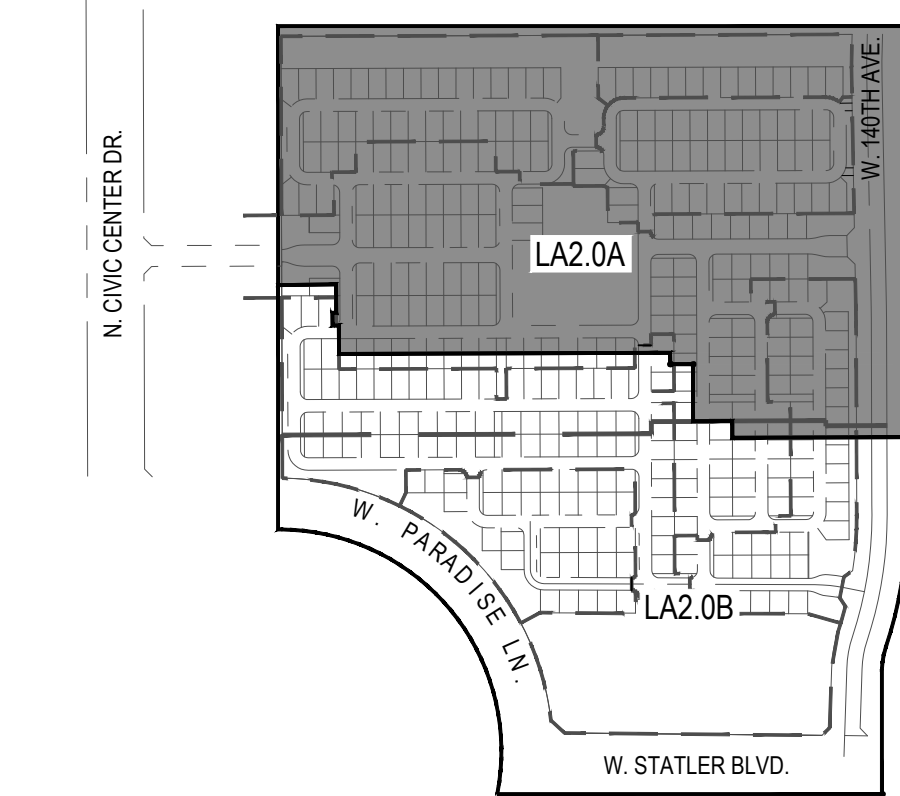
WALL LEGEND (PHASE 3)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	682 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	240 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	280 LF	DETAIL 2, SHEET LA6.3
	MAILBOX KIOSK	2	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 4)			
SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,508 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	140 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.
 - 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
 - FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER

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

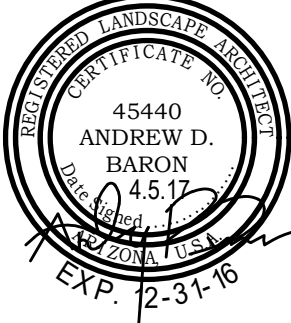
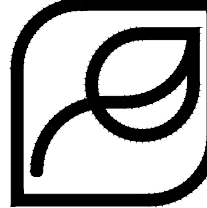
Call before you
Dig.
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)



Key Map

Not To Scale

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



revisions
1
2
3

issued for
1st pre-plat 3.17.2017
2nd pre-plat 4.6.2017
3rd pre-plat
city submittal
bid package
construction

title Wall Plan
date issued 4.5.2017
scale 1" = 80'-0"
drawn by MP, JH, JB, AW
checked by
project number CS
95-027-16
permit number

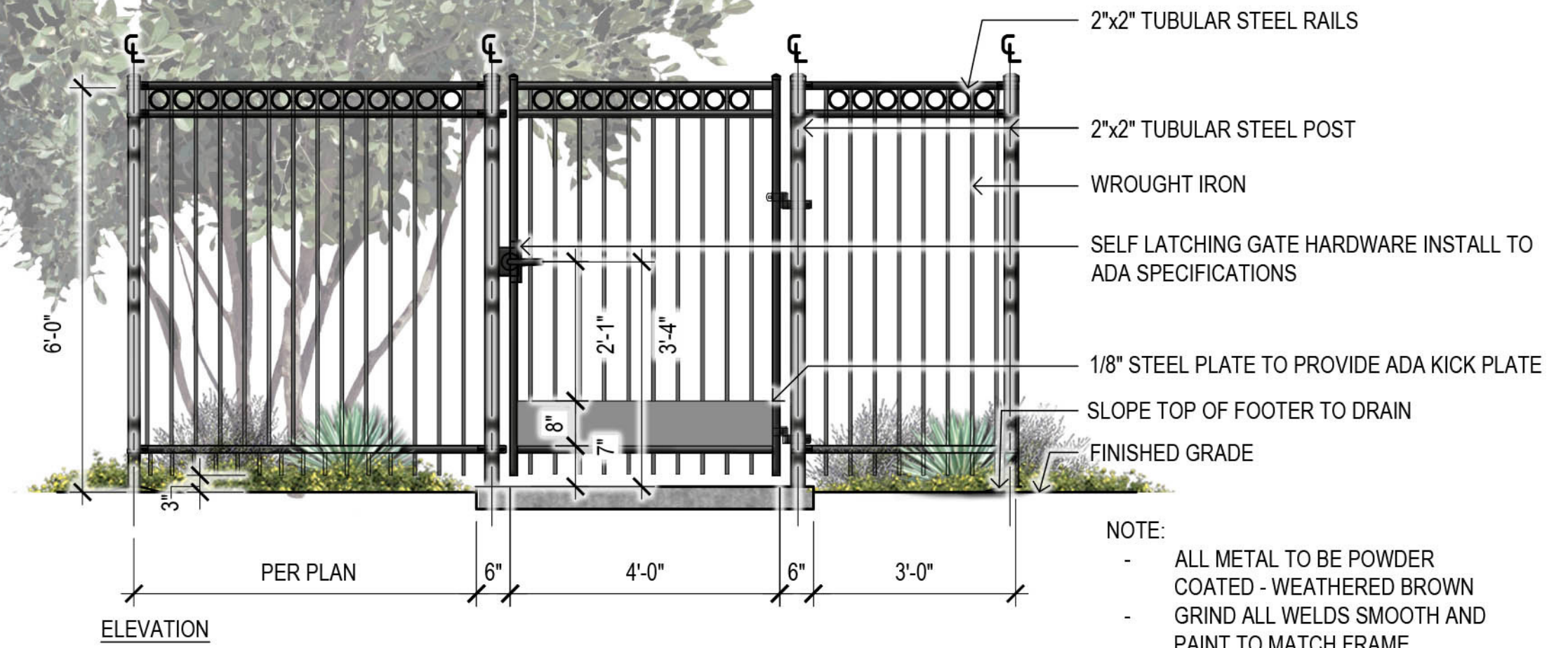
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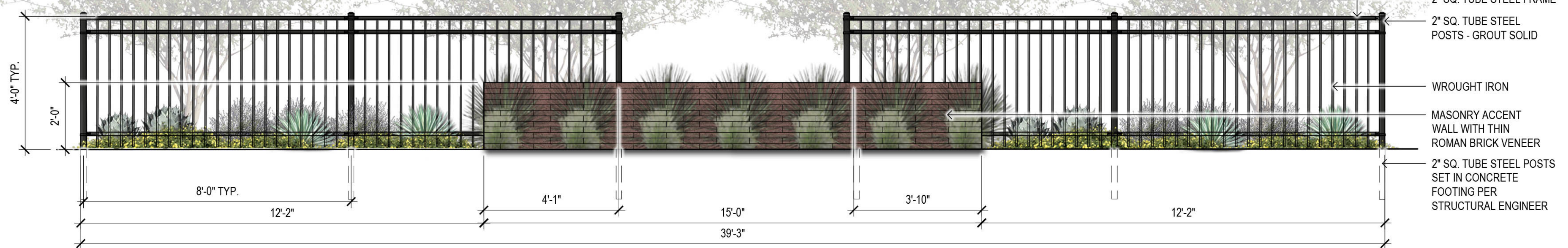
1 Theme Wall
SCALE: 1/2"=1'-0"



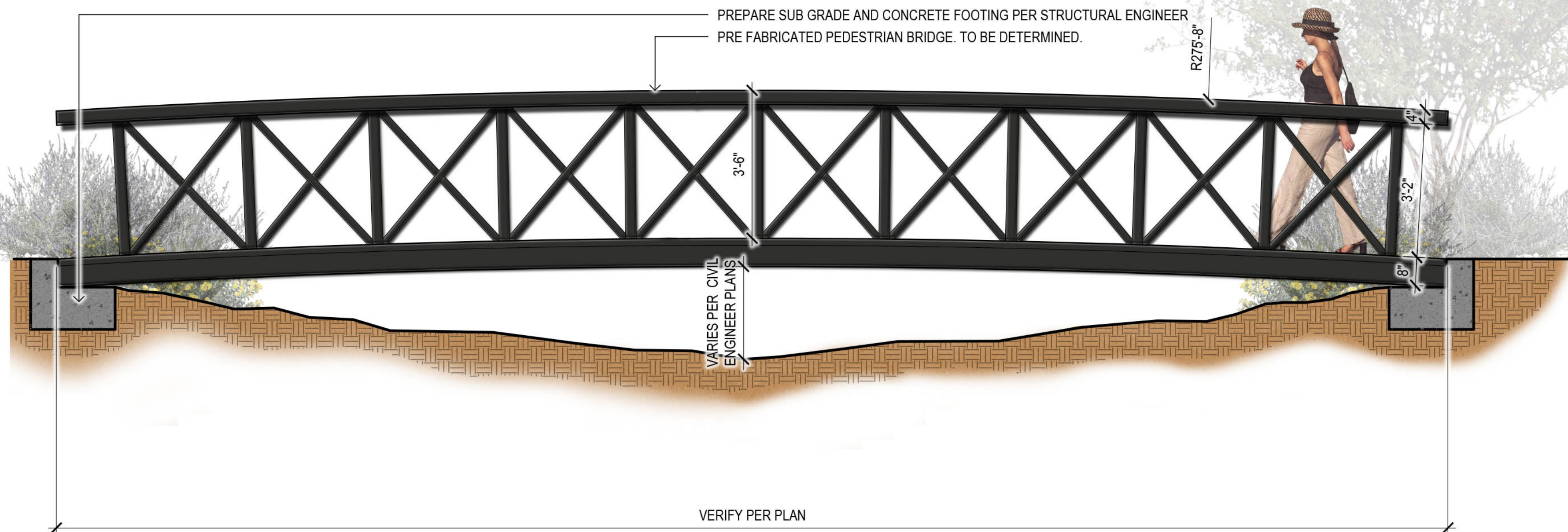
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3 6'-0" View Fence / Pedestrian Gate (At Amenity)
SCALE: 1/2"=1'-0"



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

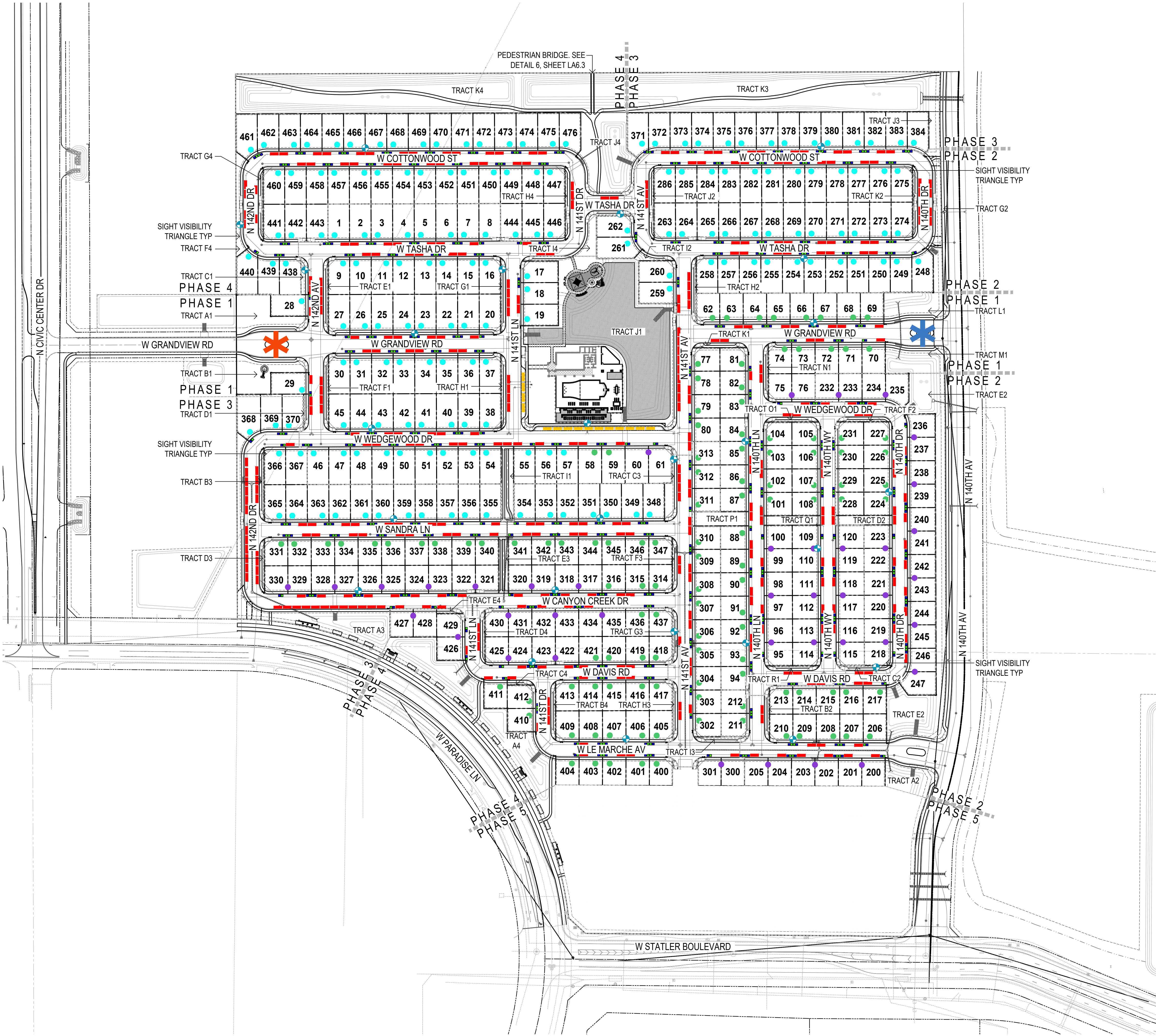


5 Pedestrian Bridge
SCALE: 1/2"=1'-0"



DESIGN INTENT IMAGE FOR BRIDGE ONLY. LIGHTING WILL NOT BE PROVIDED. PRE FABRICATED PEDESTRIAN BRIDGE. TO BE DETERMINED. THERE WILL NOT BE STANDING WATER.

\\FSERVER\Projects\1Mattamy\Surprise Center\Drawings\Pre-Plat\05-Parking & Trash_SC.dwg



PARKING		
PRODUCT PARKING	QUANTITY	RATIO
GARAGE	738	2.00
36' PRODUCT DRIVEWAY	172	0.36
40' PRODUCT DRIVEWAY	117	0.25
DUPLEX DRIVEWAY	40	0.08
PRODUCT PARKING TOTAL	1,067	2.69

PARKING		
STREET PARKING	QUANTITY	RATIO
ON STREET PARKING	398	0.84
OFF STREET PARKING	15	0.03
STREET PARKING TOTAL	413	0.87

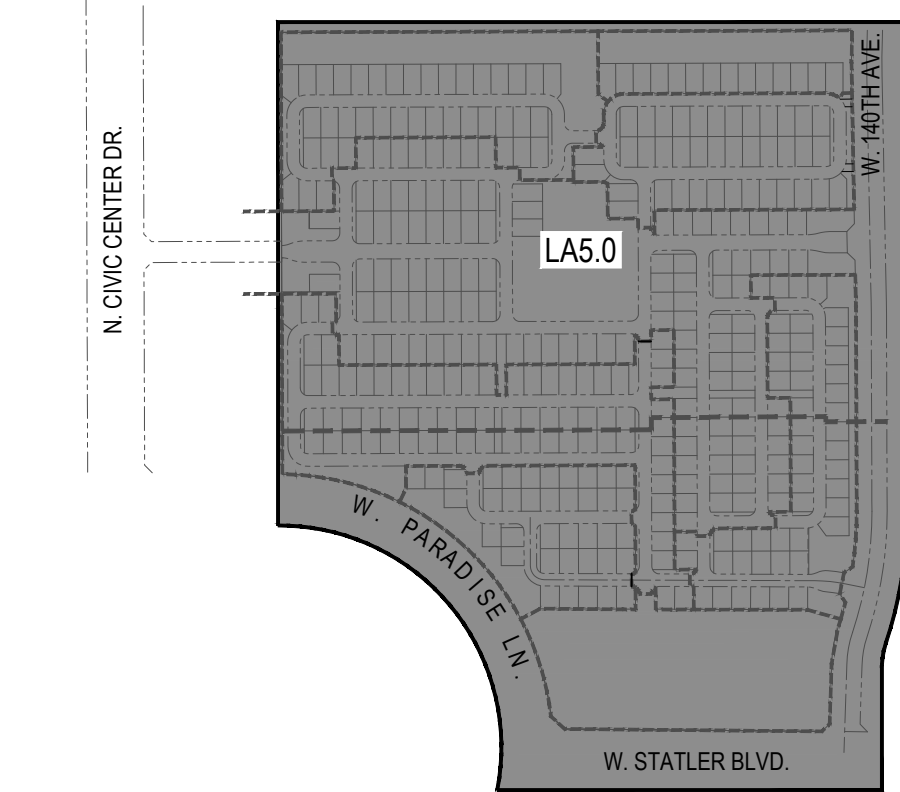
TRASH	
PRODUCT TRASH BIN LOCATION	
PRODUCT RECYCLE BIN LOCATION	
FIRE HYDRANT	
FIRE HYDRANT	

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

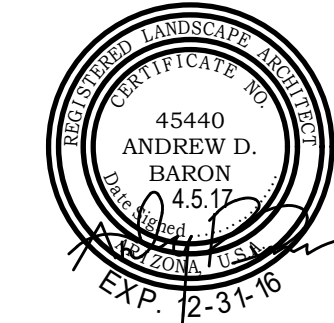
Call before you Dig
1-800-227-2600
UNDERGROUND SERVICE ALERT (USA)



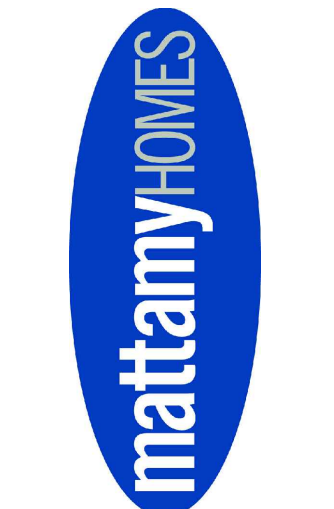
Key Map

Not To Scale

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chandler, arizona 85226
p.h. 480.699.7956 f.480.699.7986



Surprise Center
Preliminary Landscape Plans
Surprise, Arizona 85374
Parking & Trash Exhibit



revisions	
1	issued for
2	1st pre-plat
3	2nd pre-plat
4	3rd pre-plat
5	city submittal
6	city submittal
7	bid package
8	construction
title Parking & Trash Exhibit	
date issued 4.5.2017	
scale 1" = 100'-0"	
drawn by MP, JH, JB, AW	
checked by	
project number CS	
95-027-16	
permit number	
sheet number	

LA5.0



KEYNOTES

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



**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

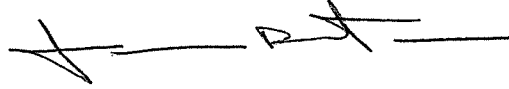
Thank you for the opportunity to provide comments on the Preliminary Plat Application for Mattamy Homes at Surprise Center. The site is on 58.7 acres at the northeast corner of Statler Blvd. and W. Paradise Lane in Surprise AZ. The request is for a 423 lot gated single-family residential subdivision, 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 – May 18, 2017



VICINITY MAP



VICINITY MAP



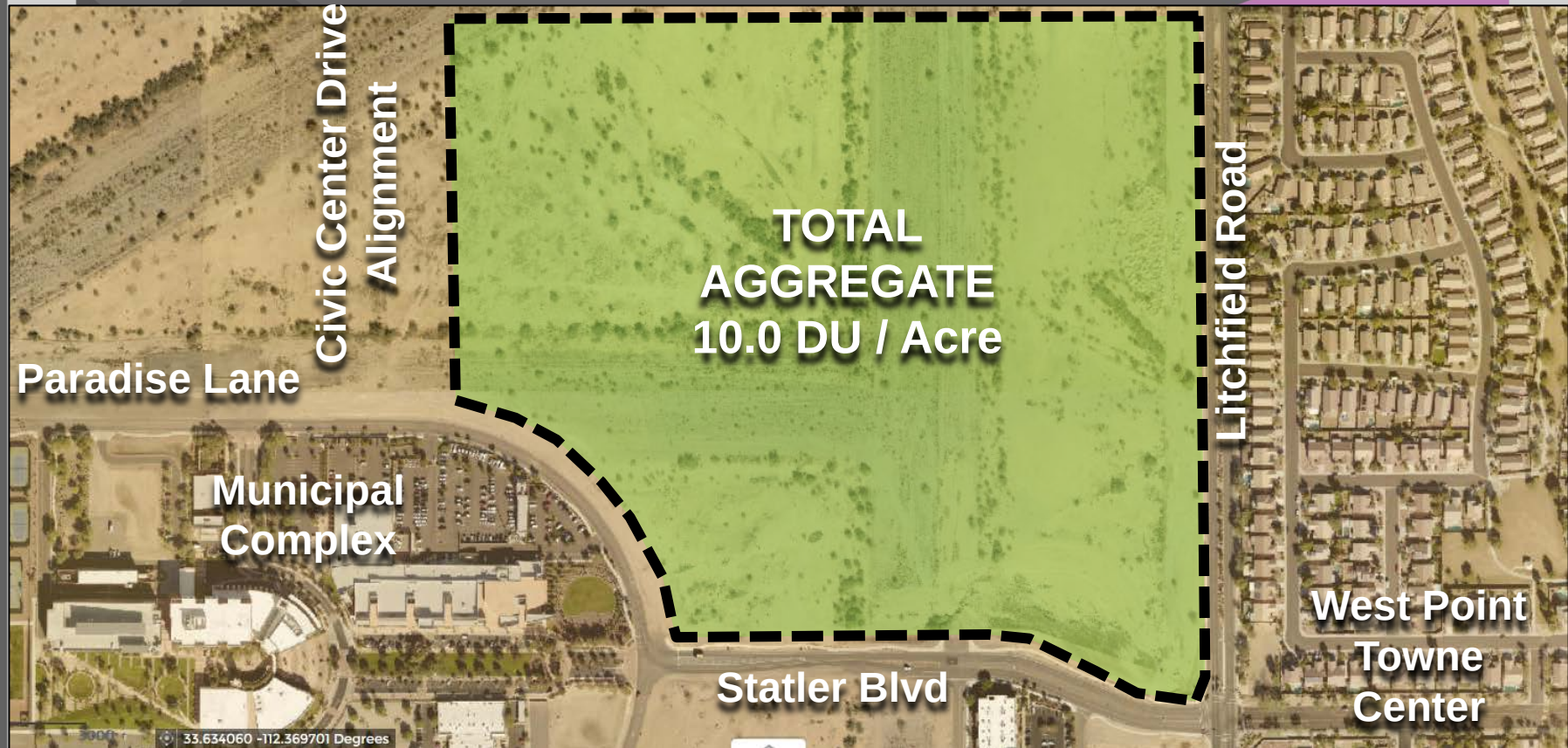
DENSITY



DENSITY



DENSITY

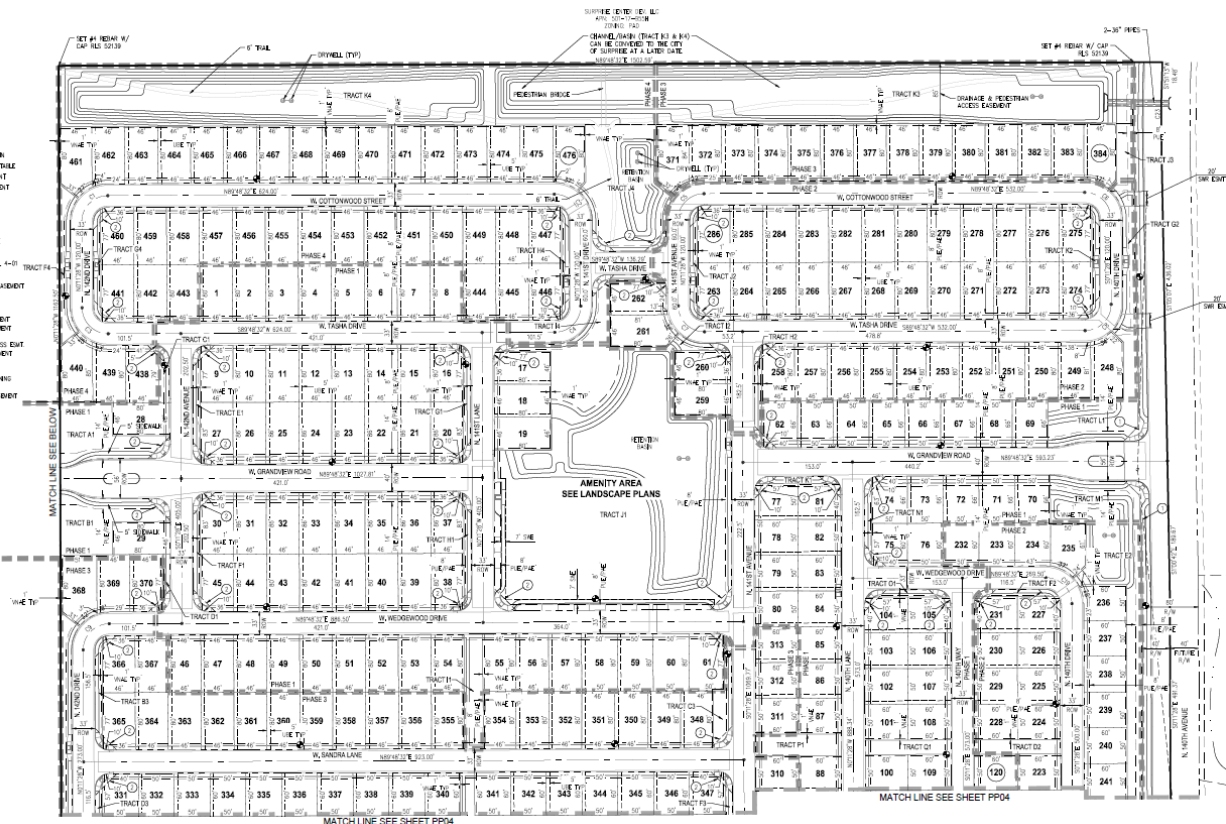


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PRELIMINARY PLAT

LEGEND

- S/W LINE
- E/W LINE
- PROPERTY LINE
- NEW EASEMENT
- DIT S/W LINE
- DIT E/W LINE
- DIT PROPERTY LINE
- DIT EASEMENT
- NEW STORM DRAIN
- NEW WATER MAIN
- NEW SEWER MAIN
- DIT SEWER MAIN
- DIT WATER MAIN
- DIT RECL. WATER MAIN
- DIT WATER MAIN
- NEW SURVEY MONUMENT
- DIT SURVEY MONUMENT
- NEW FIRE HYDRANT
- NEW SEWER MANHOLE
- NEW WATER VALVE
- DIT FIRE HYDRANT
- DIT SEWER MANHOLE
- DIT WATER VALVE
- DIT WATER VALVE
- 30' x 30' DIT
- EXISTING ACCESS EXISTENT
- EXIST. IF PAIDMENT
- LANDSCAPE
- MEAN
- PUBLIC UTILITY EXISTENT
- PUBLIC ACCESS EXISTENT
- PART OF ROW
- ADJACENT NON-ADJ. EWT
- NEW MARKET EXISTENT
- EXIST. EXISTENT
- TRUE PART OF EXISTING
- WATER EXISTENT
- NEW AND EXIST. EXISTENT
- E/W LINE



PRELIMINARY PLAT



STREET SCENES



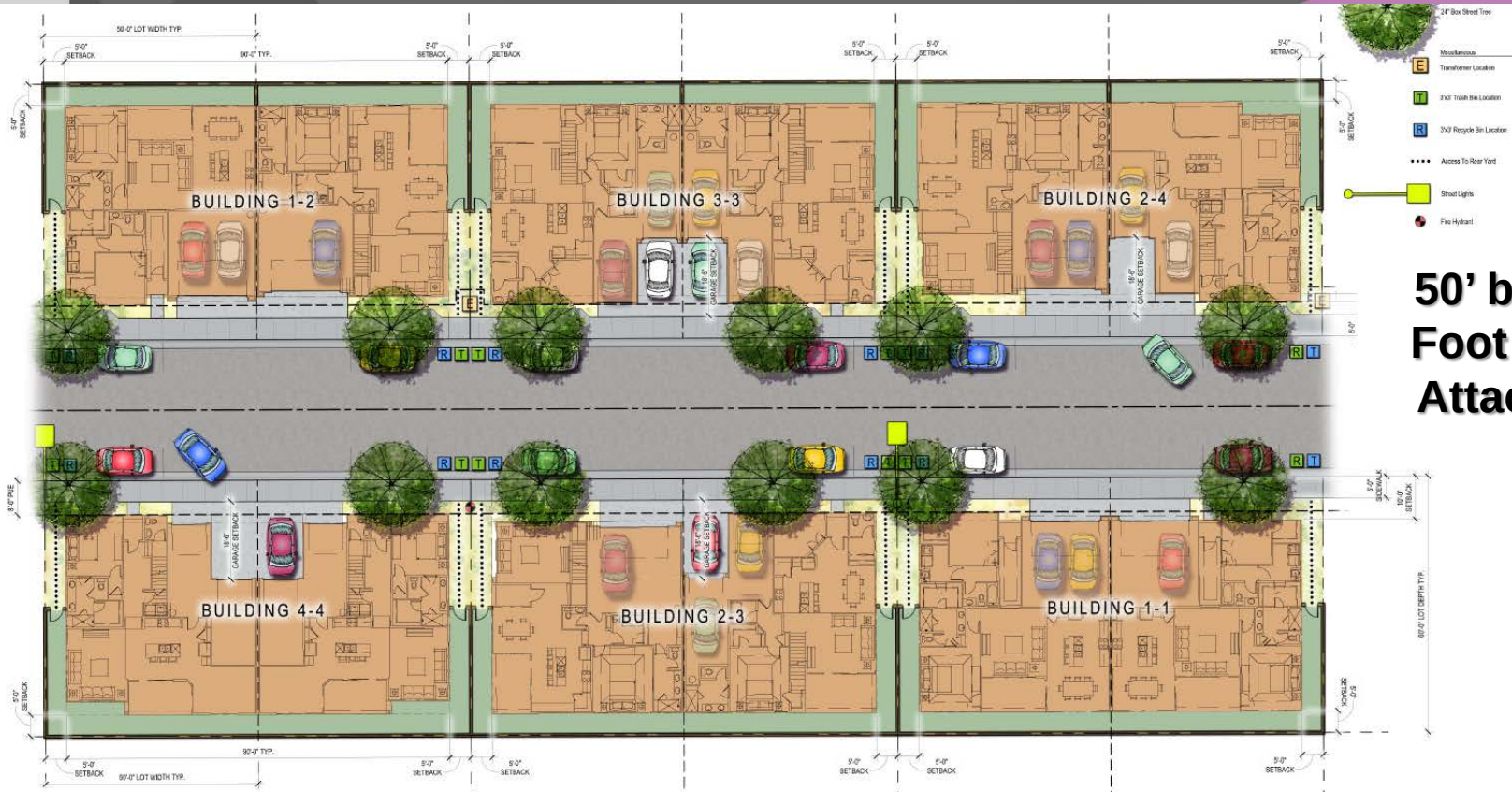
46' by 80' Foot Lots Detached



50' by 60' Foot Lots Detached



STREET SCENES



**50' by 60'
Foot Lots
Attached**

DETACHED 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

DETACHED PERSPECTIVE



ATTACHED HOME PRODUCT



Building 1-2

Building 3-3

Building 2-4



Building 1-1

Building 4-4

Building 2-3

ATTACHED PERSPECTIVE

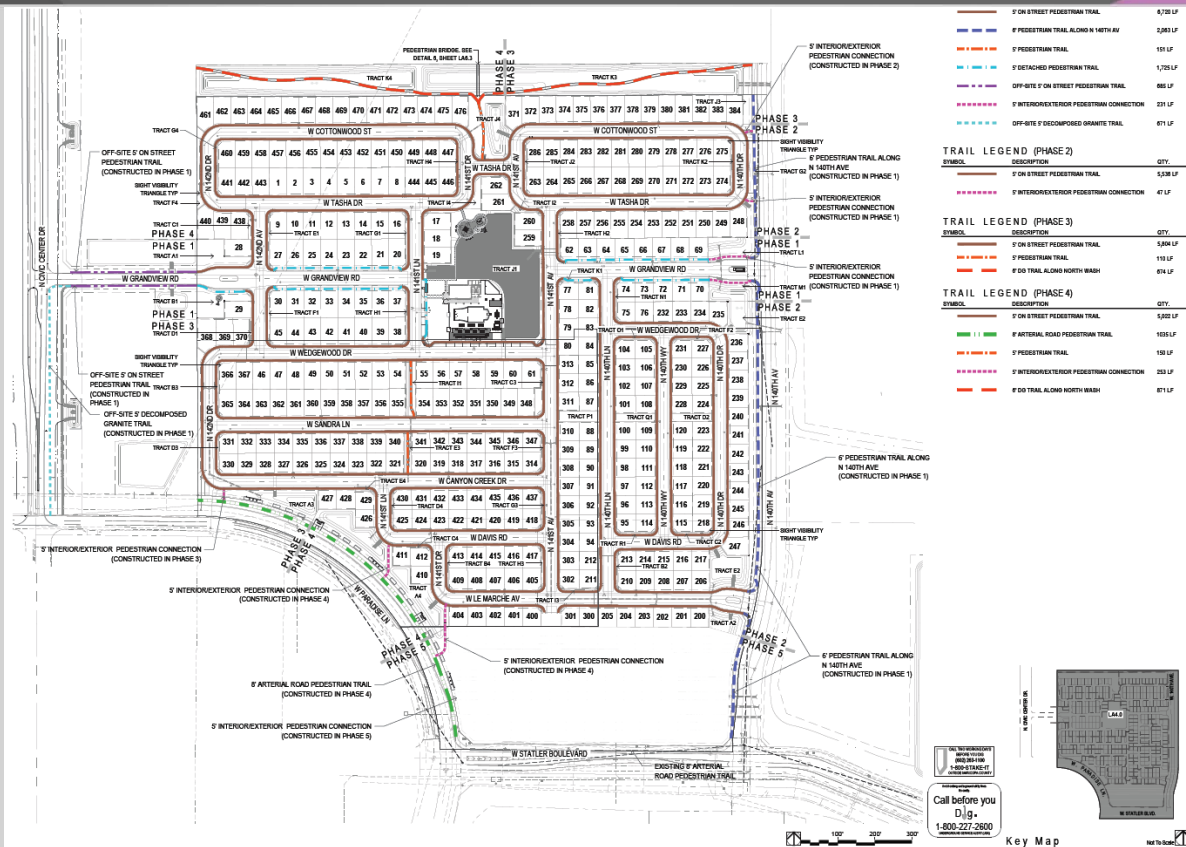


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CENTRAL AMENITY



PEDESTRIAN CIRCULATION



STREET TREE PROGRAM



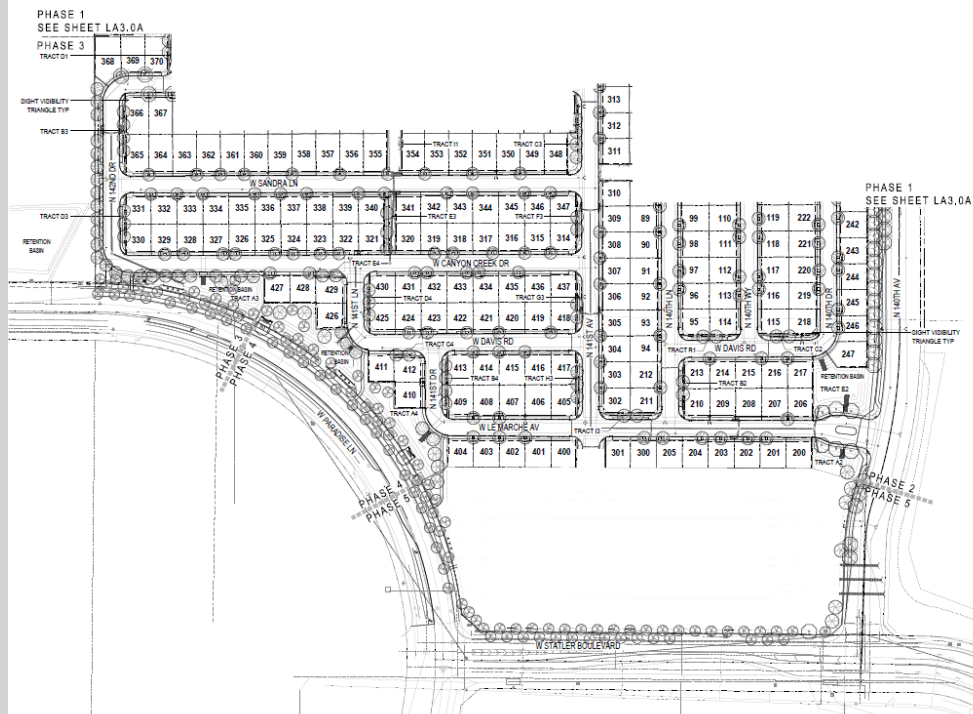
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NOTES:

1. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE ARIZONA NURSER ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS. (SEE SECTION 190315)
- (A), ZONING CODE.
2. PLANT MATERIAL MAY BE SUBSTITUTED DUE TO LIMITING MARKET CONDITIONS.
3. TREE ROOT BARRIERS ARE REQUIRED PER CITY OF SURPRISE STANDARD DETAIL 8-14 WHEN TREES ARE WITHIN THREE FEET OF SIDEWALK CURBS, PAVEMENT OR WALLS.
4. SEE DETAIL C, ON SHEET LA6.5 FOR STREET SCENE MASTER IRRIGATION IRRIGATION SYSTEM DETAIL.



LANDSCAPE

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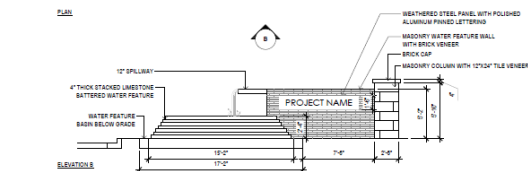
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4. SEE DETAIL 6, ON SHEET L&S FOR STREET SCENE MASTER IRRIGATION IRRIGATION SYSTEM DETAIL.

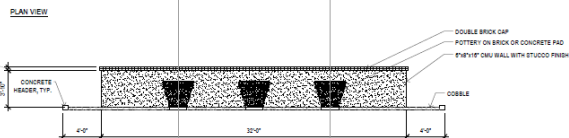




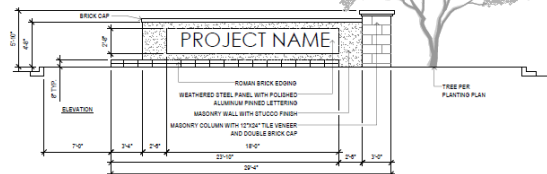
HARDSCAPE



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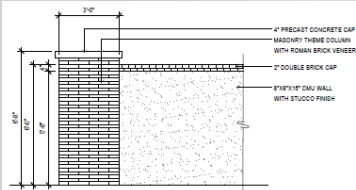


Low Acceleration

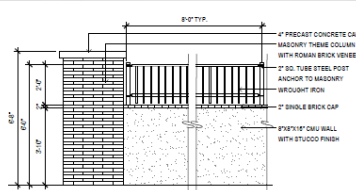


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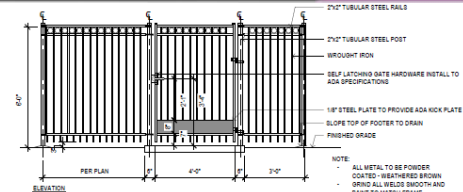
HARDSCAPE



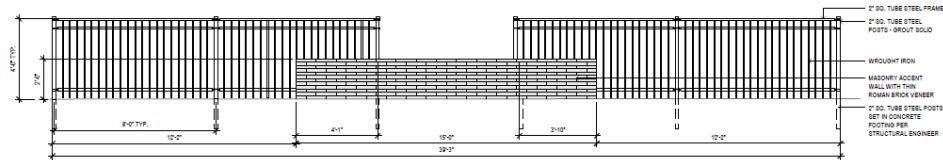
1 Theme Wall
SCALE: 1/2"=1'-0"



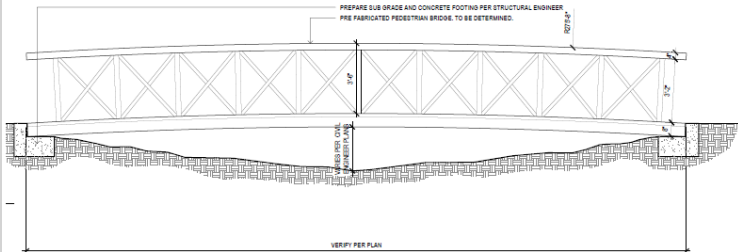
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SCALE: 1/2"=1'-0"

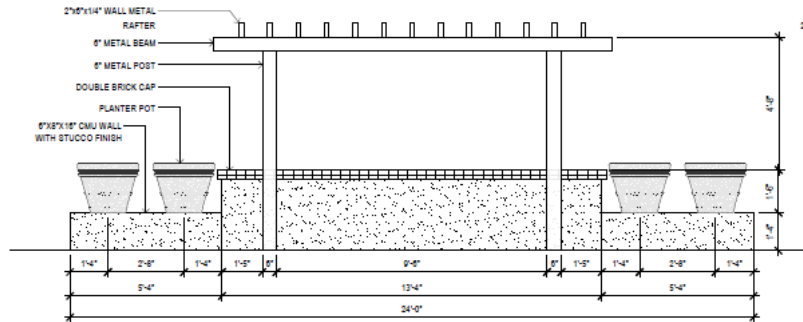
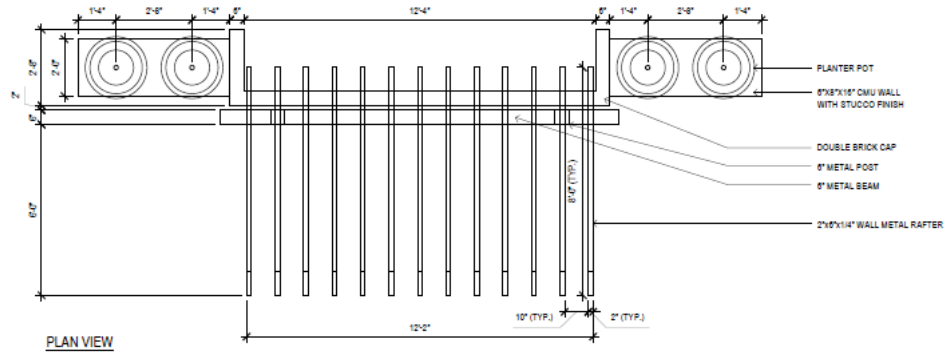


5 Pedestrian Bridge
SCALE: 1/2"=1'-0"

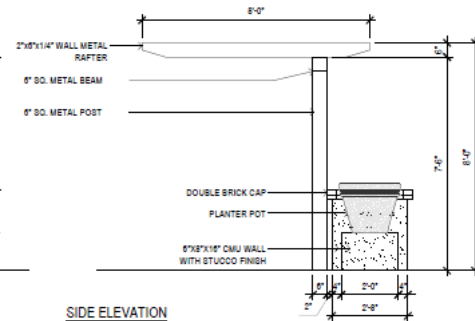


DESIGN INTENT: BRIDGE FOR BRIDGE ONLY. LIGHTING WILL NOT BE PROVIDED. PRE-FABRICATED PEDESTRIAN BRIDGE, TO BE DETERMINED. THERE WILL NOT BE STANDING WATER.

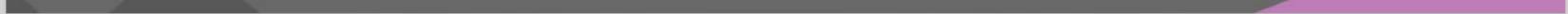
HARDSCAPE



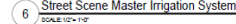
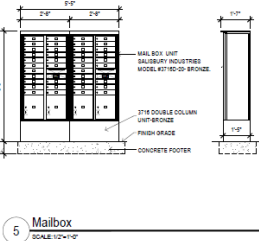
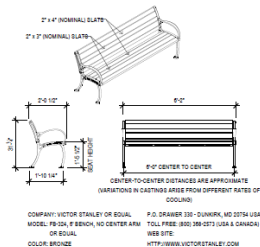
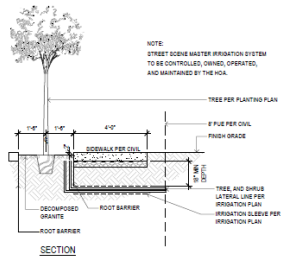
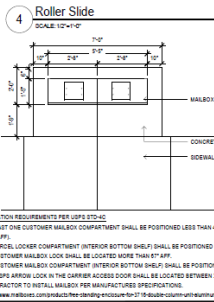
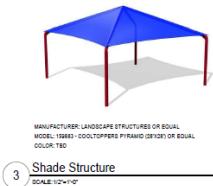
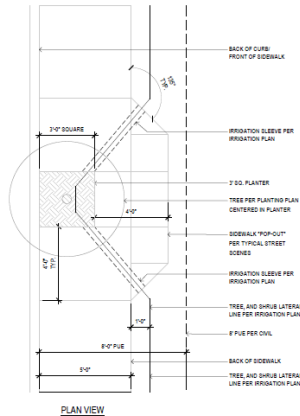
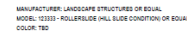
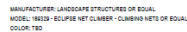
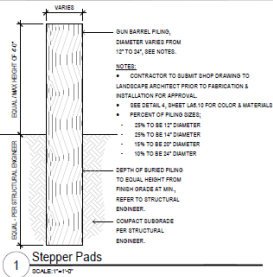
FRONT ELEVATION



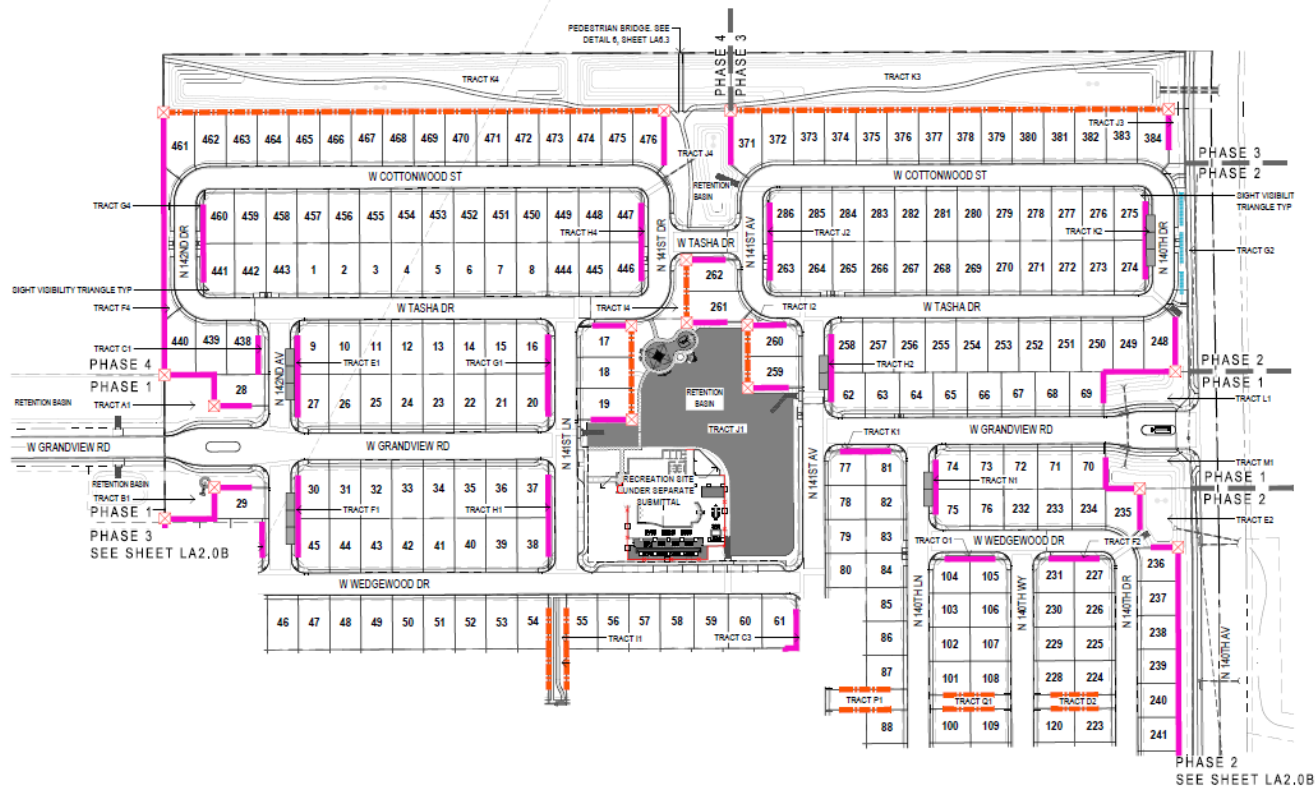
SIDE ELEVATION



HARDSCAPE



WALL PLANS



WALL LEGEND (PHASE1)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,843 LF	DETAIL 1, SHEET LA8.3
	COMBO VIEW WALL 2" VIEW / 4" SOLID	1,938 LF	DETAIL 2, SHEET LA8.3
	6" VIEW FENCE (AT AMENITY)	408 LF	DETAIL 3, SHEET LA8.3
	PEDESTRIAN GATE (AT AMENITY)	1	DETAIL 3, SHEET LA8.3
	THEME COLUMN	12	DETAILS 1 & 2, SHEET LA8.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA8.5

WALL LEGEND (PHASE2)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,783 LF	DETAIL 1, SHEET LA8.3
	LOW ACCENT WALL	125 LF	DETAIL 4, SHEET LA8.3
	COMBO VIEW WALL 2" VIEW / 4" SOLID	324 LF	DETAIL 2, SHEET LA8.3
	THEME COLUMN	8	DETAILS 1 & 2, SHEET LA8.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA8.5

WALL LEGEND (PHASE3)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	862 LF	DETAIL 1, SHEET LA8.3
	LOW ACCENT WALL	240 LF	DETAIL 4, SHEET LA8.3
	COMBO VIEW WALL 2" VIEW / 4" SOLID	280 LF	DETAIL 2, SHEET LA8.3
	MAILBOX KIOSK	2	DETAIL 5, SHEET LA8.5

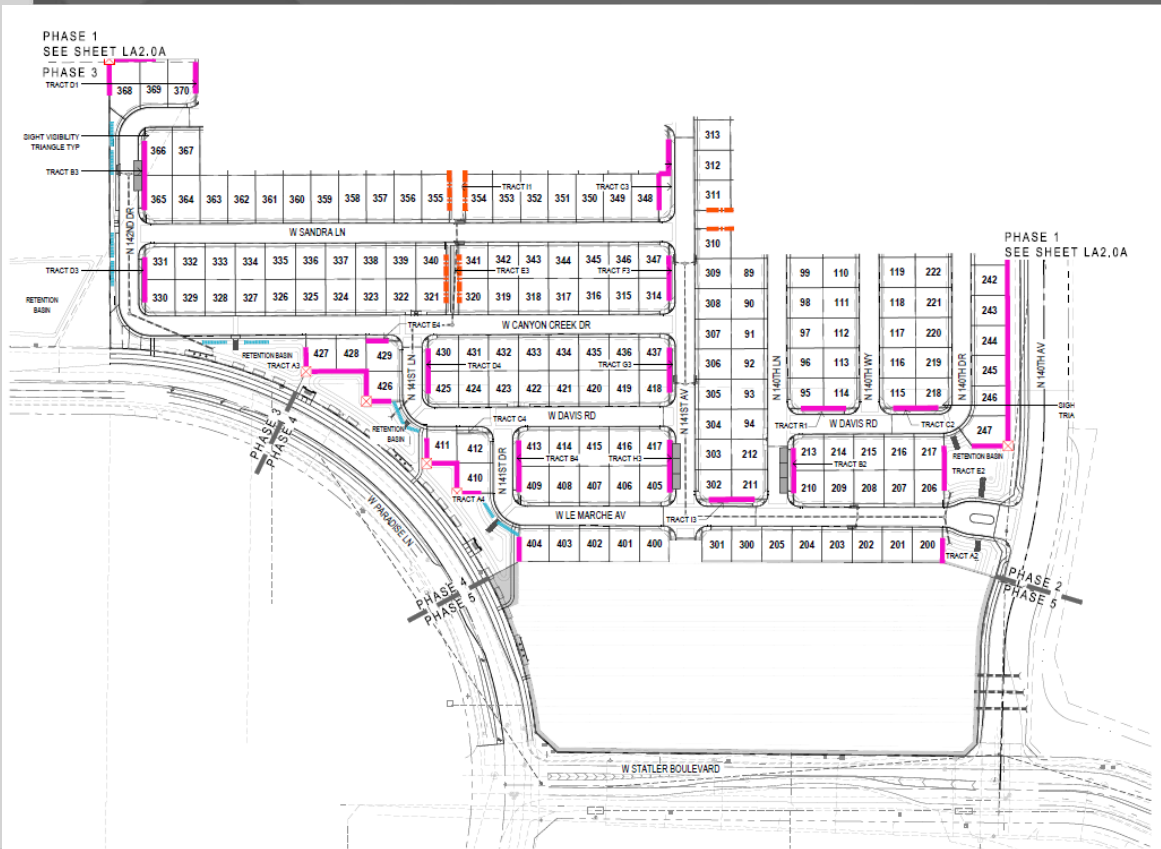
WALL LEGEND (PHASE4)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,508 LF	DETAIL 1, SHEET LA8.3
	LOW ACCENT WALL	140 LF	DETAIL 4, SHEET LA8.3
	THEME COLUMN	4	DETAILS 1 & 2, SHEET LA8.3
	MAILBOX KIOSK	3	DETAIL 5, SHEET LA8.5

GENERAL WALL NOTES

- ALL WALLS TO TERMINATE WITH END WALL COLUMN 2'-0" FROM BACK OF P.U.E.
- QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
- CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEOWNER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEOWNER)
- 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
- FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER

WALL PLANS



WALL LEGEND (PHASE 1)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,543 LF	DETAIL 1, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	1,938 LF	DETAIL 2, SHEET LA6.3
	8'-0" VIEW FENCE (AT AMENITY)	428 LF	DETAIL 3, SHEET LA6.3
	PEDESTRIAN GATE (AT AMENITY)	1	DETAIL 3, SHEET LA6.3
	THEME COLUMN	12	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 2)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,793 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	125 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	324 LF	DETAIL 2, SHEET LA6.3
	THEME COLUMN	6	DETAILS 1 & 2, SHEET LA6.3
	MAILBOX KIOSK	8	DETAIL 5, SHEET LA6.5

WALL LEGEND (PHASE 3)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	582 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	242 LF	DETAIL 4, SHEET LA6.3
	COMBO VIEW WALL 2' VIEW / 4' SOLID	280 LF	DETAIL 2, SHEET LA6.3
	MAILBOX KIOSK	2	DETAIL 5, SHEET LA6.5

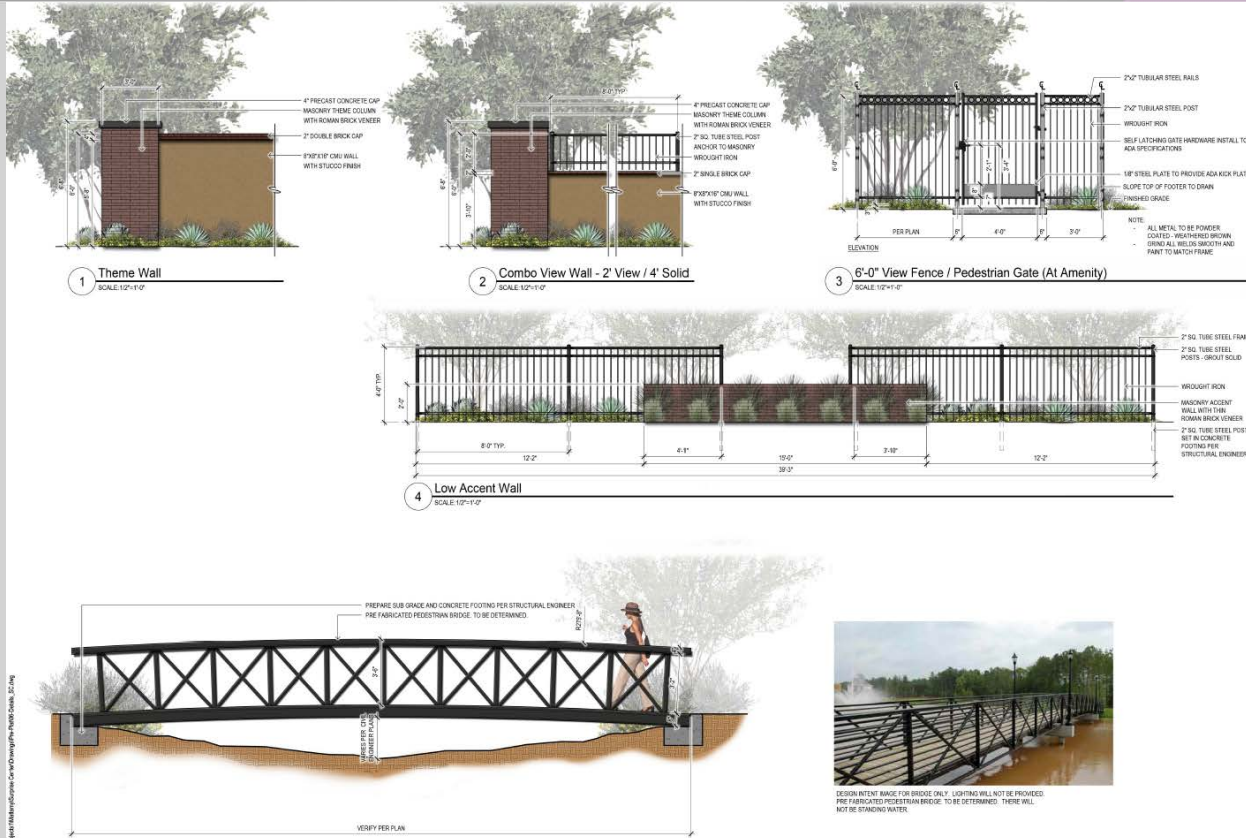
WALL LEGEND (PHASE 4)

SYMBOL	DESCRIPTION	QTY.	DETAIL
	THEME WALL	1,528 LF	DETAIL 1, SHEET LA6.3
	LOW ACCENT WALL	140 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

1. ALL WALLS TO TERMINATE WITH END WALL COLUMN 2'-0" FROM BACK OF P.U.E.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.
5. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
6. FINAL MAILBOX LOCATION TO BE DETERMINED BY POSTMASTER

WALL PLANS



PARADISE LANE EXHIBIT



KEYNOTES

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

PARKING AND TRASH



PARKING		
PRODUCT PARKING	QUANTITY	RATIO
GARAGE	738	2.00
36' PRODUCT DRIVEWAY	172	0.38
40' PRODUCT DRIVEWAY	117	0.25
DUPLEX DRIVEWAY	40	0.08
PRODUCT PARKING TOTAL	1,067	2.69

PARKING		
STREET PARKING	QUANTITY	RATIO
ON STREET PARKING	398	0.84
OFF STREET PARKING	15	0.03
STREET PARKING TOTAL	413	0.87

TRASH

- PRODUCT TRASH BIN LOCATION
- PRODUCT RECYCLE BIN LOCATION

FIRE HYDRANT

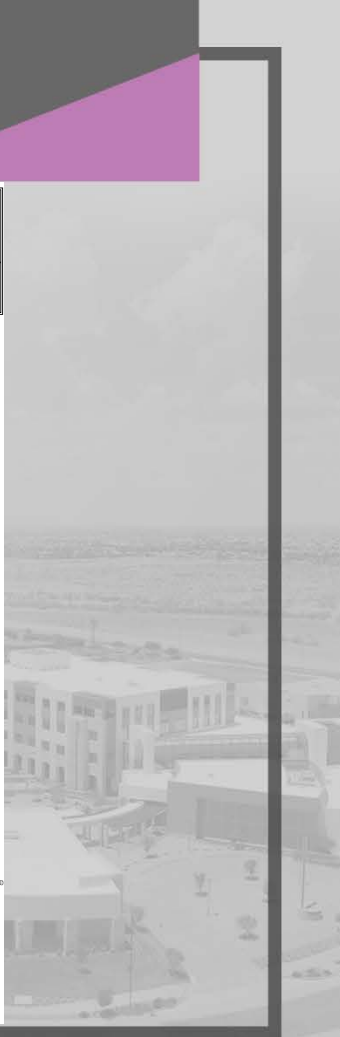
- FIRE HYDRANT

SIGNAGE

- WEST GATED ENTRY SIGNAGE
- EAST GATED ENTRY SIGNAGE

NOTE:
50% OF DUPLEX UNITS HAVE DRIVEWAY PARKING

PHASING





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You

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PHASE 1 LOT TABLE		PHASE 1 LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
1	3,680	61	3,991
2	3,680	62	3,291
3	3,680	63	3,300
4	3,680	64	3,300
5	3,680	65	3,300
6	3,680	66	3,300
7	3,680	67	3,300
8	3,680	68	3,300
9	3,671	69	3,300
10	3,680	70	3,300
11	3,680	71	3,300
12	3,680	72	3,300
13	3,680	73	3,300
14	3,680	74	3,291
15	3,680	75	2,991
16	3,671	76	3,000
17	3,671	77	2,991
18	3,680	78	3,000
19	3,680	79	3,000
20	3,947	80	3,000
21	3,956	81	2,991
22	3,956	82	3,000
23	3,956	83	3,000
24	3,956	84	3,000
25	3,956	85	3,000
26	3,956	86	3,000
27	3,947	87	3,000
28	3,680	88	3,000
29	3,680	89	3,000
30	3,947	90	3,000
31	3,956	91	3,000
32	3,956	92	3,000
33	3,956	93	3,000
34	3,956	94	3,000
35	3,956	95	2,991
36	3,956	96	3,000
37	3,947	97	3,000
38	3,671	98	3,000
39	3,680	99	3,000
40	3,680	100	3,000
41	3,680	101	3,000
42	3,680	102	3,000
43	3,680	103	3,000
44	3,680	104	2,991
45	3,671	105	2,991
46	3,680	106	3,000
47	3,680	107	3,000
48	3,680	108	3,000
49	3,680	109	3,000
50	3,680	110	3,000
51	3,680	111	3,000
52	3,680	112	3,000
53	3,680	113	3,000
54	3,680	114	2,991
55	3,680	115	2,991
56	3,680	116	3,000
57	3,680	117	3,000
58	4,000	118	3,000
59	4,000	119	3,000
60	4,000	120	3,000

PHASE 2 LOT TABLE		PHASE 2 LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
200	3,000	244	3,000
201	3,000	245	3,000
202	3,000	246	3,042
203	3,000	247	3,577
204	3,000	248	3,989
205	3,000	249	3,681
206	3,080	250	3,680
207	3,062	251	3,680
208	3,045	252	3,680
209	3,027	253	3,680
210	3,002	254	3,680
211	2,995	255	3,680
212	3,000	256	3,680
213	2,991	257	3,680
214	3,000	258	3,671
215	3,000	259	3,680
216	3,000	260	3,671
217	3,001	261	4,052
218	2,991	262	3,678
219	3,000	263	3,671
220	3,000	264	3,680
221	3,000	265	3,680
222	3,000	266	3,680
223	3,000	267	3,680
224	3,000	268	3,680
225	3,000	269	3,680
226	3,000	270	3,680
227	2,991	271	3,680
228	3,000	272	3,680
229	3,000	273	3,680
230	3,000	274	3,671
231	2,991	275	3,671
232	3,000	276	3,680
233	3,000	277	3,680
234	3,001	278	3,680
235	3,370	279	3,680
236	3,051	280	3,680
237	3,000	281	3,680
238	3,000	282	3,680
239	3,000	283	3,680
240	3,000	284	3,680
241	3,000	285	3,680
242	3,000	286	3,671
243	3,000		

PHASE 3 LOT TABLE		PHASE 3 LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
300	3,000	343	3,000
301	2,991	344	3,000
302	2,994	345	3,000
303	3,000	346	3,000
304	3,000	347	2,991
305	3,000	348	3,680
306	3,000	349	3,680
307	3,000	350	3,680
308	3,000	351	3,680
309	3,000	352	3,680
310	3,000	353	3,680
311	3,000	354	3,680
312	3,000	355	3,680
313	3,000	356	3,680
314	2,991	357	3,680
315	3,000	358	3,680
316	3,000	359	3,680
317	3,000	360	3,680
318	3,000	361	3,680
319	3,000	362	3,680
320	3,000	363	3,680
321	3,000	364	3,680
322	3,000	365	3,671
323	3,000	366	3,671
324	3,000	367	3,680
325	3,000	368	4,591
326	3,000	369	3,695
327	3,000	370	3,671
328	3,000	371	4,159
329	3,000	372	3,710
330	2,991	373	3,680
331	2,991	374	3,680
332	3,000	375	3,680
333	3,000	376	3,680
334	3,000	377	3,680
335	3,000	378	3,680
336	3,000	379	3,680
337	3,000	380	3,680
338	3,000	381	3,680
339	3,000	382	3,680
340	3,000	383	3,680
341	3,000	384	3,884
342	3,000		

PHASE 4 LOT TABLE		PHASE 4 LOT TABLE	
LOT NO.	AREA (SF)	LOT NO.	AREA (SF)
400	2,991	439	3,714
401	3,000	440	4,171
402	3,000	441	3,671
403	3,000	442	3,680
404	3,003	443	3,680
405	3,335	444	3,680
406	3,327	445	3,680
407	3,309	446	3,671
408	3,292	447	3,671
409	3,266	448	3,680
410	3,000	449	3,680
411	3,007	450	3,680
412	2,991	451	3,680
413	3,266	452	3,680
414	3,275	453	3,680
415	3,275	454	3,680
416	3,275	455	3,680
417	3,266	456	3,680
418	2,991	457	3,680
419	3,000	458	3,680
420	3,000	459	3,680
421	3,000	460	3,671
422	3,000	461	4,175
423	3,000	462	3,710
424	3,000	463	3,680
425	2,991	464	3,680
426	3,003	465	3,680
427	3,000	466	3,680
428	3,000	467	3,680
429	2,991	468	3,680
430	2,991	469	3,680
431	3,000	470	3,680
432	3,000	471	3,680
433	3,000	472	3,680
434	3,000	473	3,680
435	3,000	474	3,680
436	3,000	475	3,680
437	2,991	476	3,873
438	3,679		

PHASE 1 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A1	8,493	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT B1	8,493	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C1	1,115	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D1	723	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E1	1,506	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT F1	1,506	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT G1	1,506	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT H1	1,506	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT I1	4,000	0.1	PUBLIC UTILITY EASEMENT, OPEN SPACE
TRACT J1	103,168	2.4	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, DRAINAGE EASEMENT AND RECREATIONAL SPACE, SIDEWALK EASEMENT
TRACT K1	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT L1	7,346	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT M1	7,254	0.2	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT N1	1,106	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT O1	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT P1	3,600	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT Q1	2,400	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT R1	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TOTAL TRACT AREA		157,020 SF	3.61 AC
TOTAL ROW AREA		179,041 SF	4.11 AC

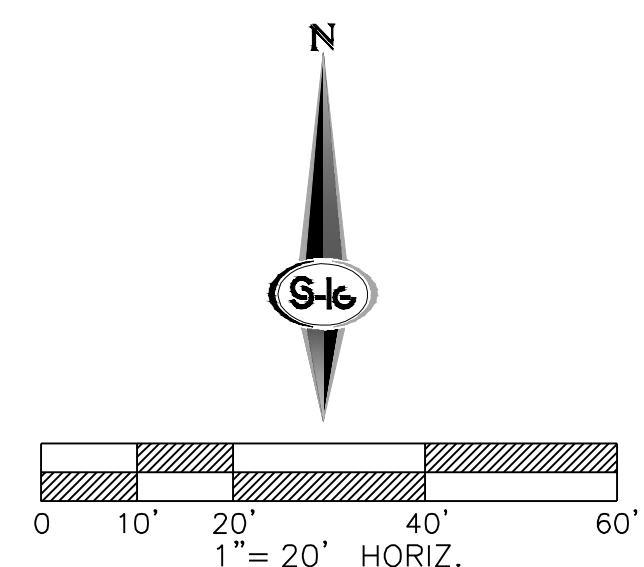
PHASE 2 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A2	5,810	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT B2	1,047	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C2	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D2	2,400	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT E2	31,210	0.7	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT F2	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT G2	6,041	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT H2	1,306	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT
TRACT I2	1,023	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT J2	1,446	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT K2	1,446	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TOTAL TRACT AREA		53,821 SF	1.24 AC
TOTAL ROW AREA		99,4961 SF	2.28 AC

PHASE 3 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A3	21,641	0.5	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT B3	1,446	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C3	2,717	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D3	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E3	2,400	0.1	PUBLIC UTILITY EASEMENT, OPEN SPACE
TRACT F3	1,046	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	1,171	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT I3	1,193	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT J3	1,815	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT K3	56,702	1.3	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TOTAL TRACT AREA		92,223 SF	2.12 AC
TOTAL ROW AREA		101,436 SF	2.33 AC

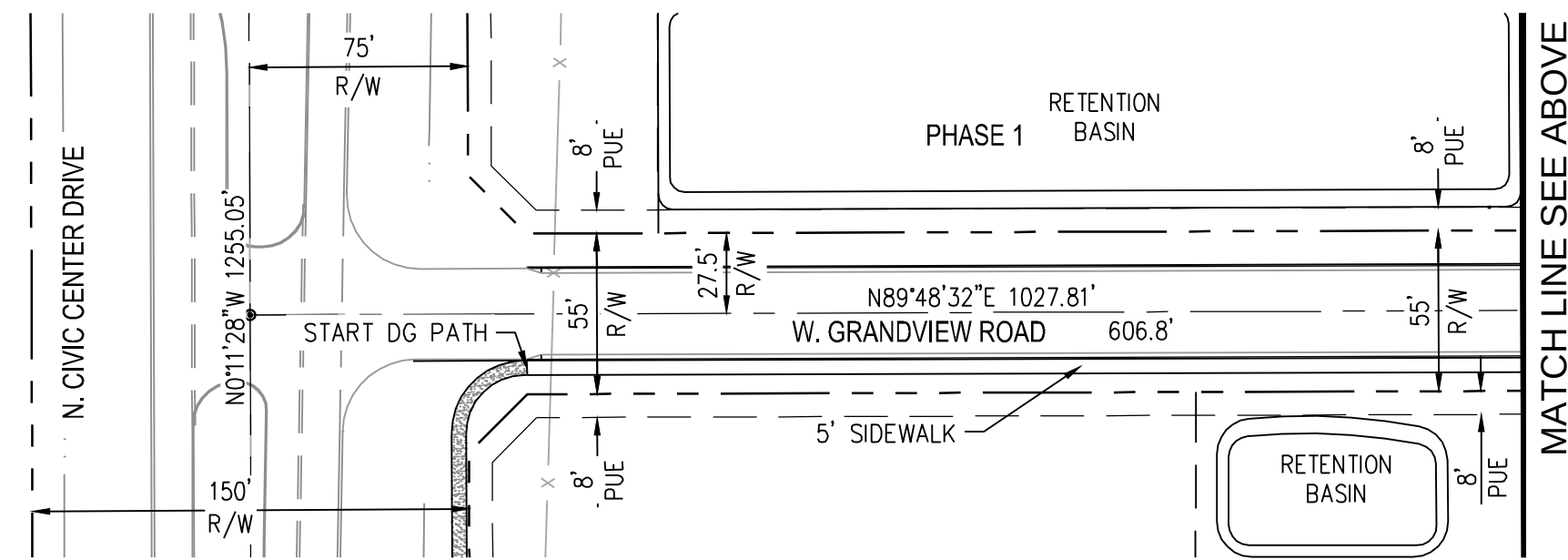
PHASE 4 TRACT TABLE			
TRACT NO.	AREA (SF)	AREA (AC)	DESCRIPTION
TRACT A4	30,196	0.7	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT B4	1,155	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT C4	523	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT D4	1,046	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT E4	523	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT F4	3,544	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT G4	1,446	0.0	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE
TRACT I4	3,488	0.1	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE, DRAINAGE EASEMENT AND RECREATIONAL SPACE
TRACT J4	18,163	0.4	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TRACT K4	70,915	1.6	PUBLIC UTILITY EASEMENT, PEDESTRIAN ACCESS EASEMENT, OPEN SPACE AND DRAINAGE EASEMENT
TOTAL TRACT AREA		132,445 SF	3.04 AC
TOTAL ROW AREA		73,678 SF	1.69 AC

NOTE: TRACT A/PHASE 5 WILL HAVE A MINIMUM OF 47 LOTS

CENTER LINE CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	36.50'	090°00'00"	57.33'
C2	36.50'	090°00'00"	57.33'
C3	36.50'	090°00'00"	57.33'
C4	36.50'	090°00'00"	57.33'
C5	36.50'	090°00'00"	57.33'
C6	36.50'	090°00'00"	57.33'
C7	36.50'	090°00'00"	57.33'
C8	36.50'	090°00'00"	57.33'
C9	36.50'	090°00'00"	57.33'
C10	36.50'	090°00'00"	57.33'
C11	36.50'	090°00'00"	57.33'
C12	36.50'	089°35'59"	57.08'
C13	36.50'	090°00'00"	57.33'
C14	36.50'	090°00'00"	57.33'
C15	36.50'	090°00'00"	57.33'
C16	36.50'	090°00'00"	57.33'
C17	400.00'	011°12'59"	78.31'
C18	36.50'	090°00'00"	57.33'
C19	36.50'	090°00'00"	57.33'
C20	1000.00'	018°33'16"	323.84'
C21	300.00'	016°30'35"	86.44'
C22	718.25'	082°56'31"	1039.74'
C23	2000.00'	002°56'20"	102.58'
C24	1000.00'	006°56'15"	121.08'



	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
	SVT PER COS STD DTL 4-0'
	30' x 30' SVT
	EMERGENCY ACCESS EASEMENT
	EDGE OF PAVEMENT
	LANDSCAPE
	MEDIAN
	PUBLIC UTILITY EASEMENT
	PUBLIC ACCESS EASEMENT
	RIGHT OF WAY
	VEHICULAR NON-ACCESS EASEMENT
	SIGHT VISIBILITY EASEMENT
	SIDEWALK EASEMENT
	SEWER EASEMENT
	TRUE POINT OF BEGINNING
	WATER EASEMENT
	USE AND BENEFIT EASEMENT



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



Call 811 or click Arizona811.com

MATTAMY ARIZONA, LLC

SURPRISE CENTER

PRELIMINARY PLAT PLAN

[illegible]

SURPRISE, AZ

SEC 4

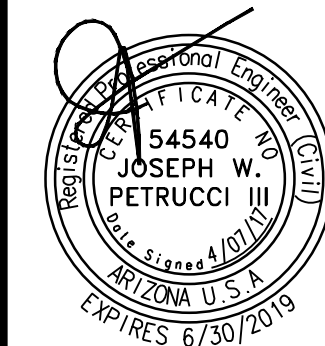
DATE: 04/07/2017

DRAFTER: SE

DESIGNER: JP

CHECKED: RT

MAT1601-000



PP05
SHEET 5 OF 5





- LEGEND**
- Trees
 - 24" Box Street Tree
 - Miscellaneous
 - Transformer Location (E)
 - 3'x3' Trash Bin Location (T)
 - 3'x3' Recycle Bin Location (R)
 - Access To Rear Yard (dotted line)
 - Street Lights
 - Fire Hydrant

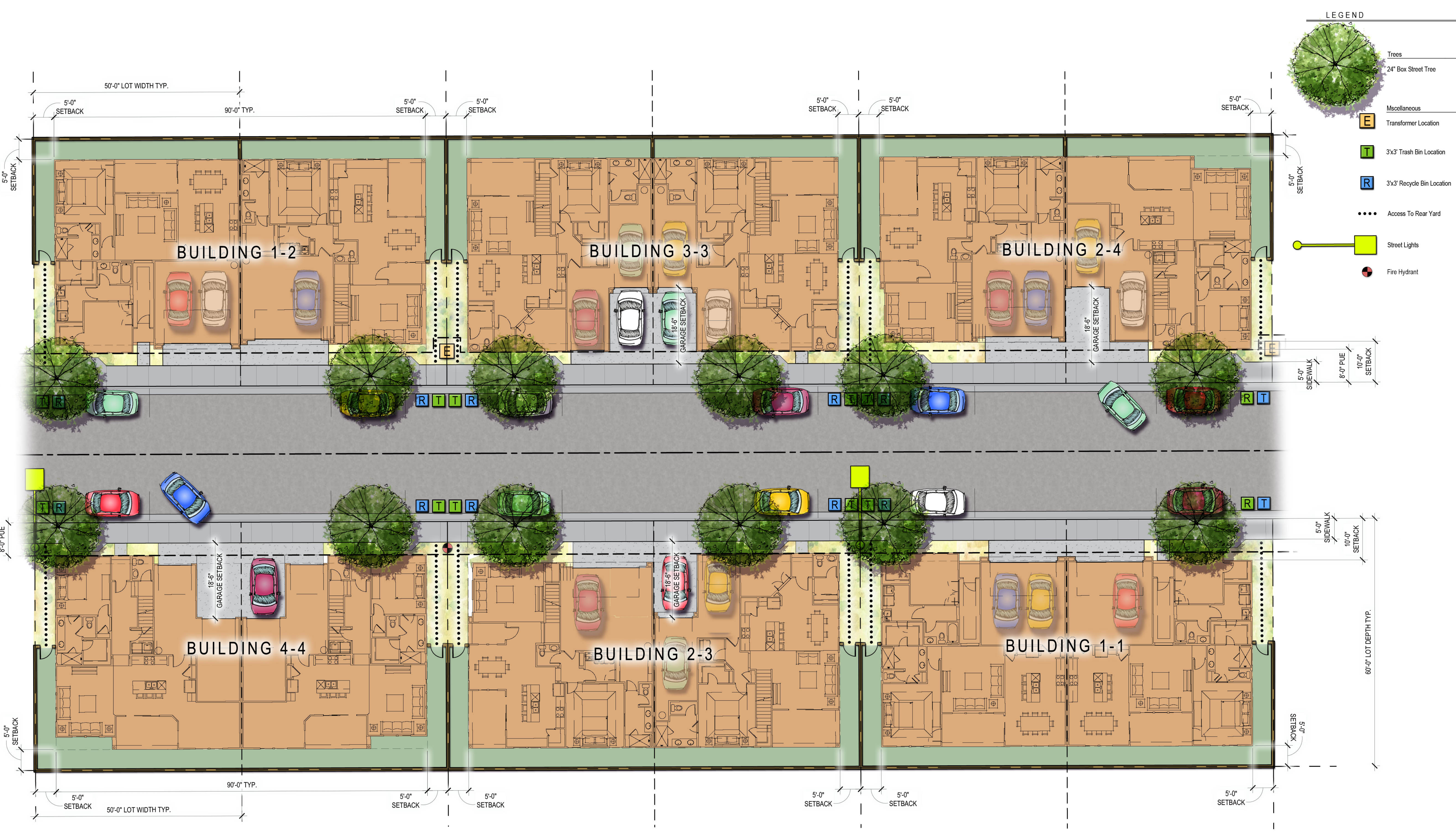


Surprise Center

Typical Street Scene
50'x60' Lot / 50'x60' Lot

plan scale 1:10
date: 04.06.17

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





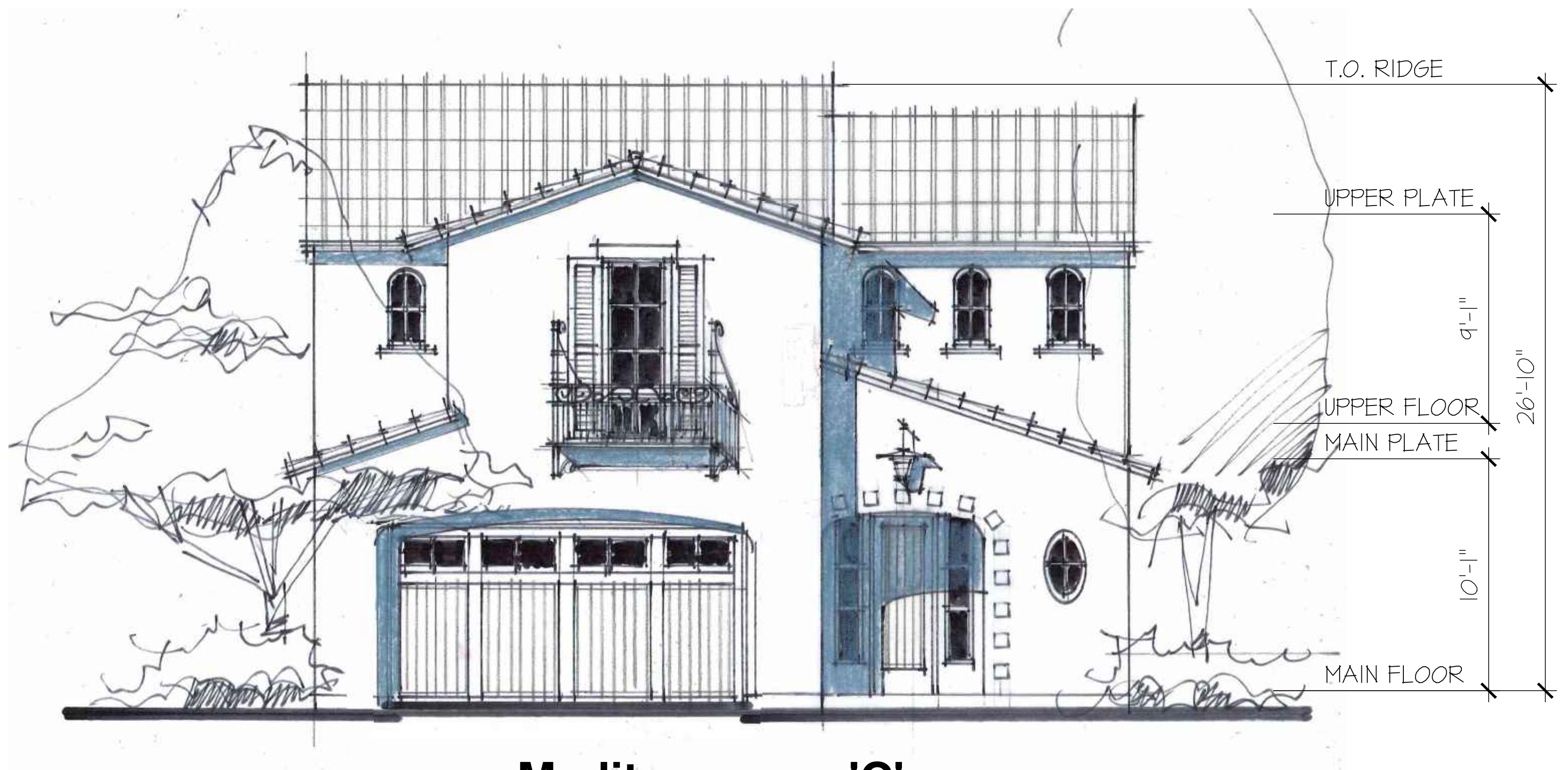
Mediterranean 'A'

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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Scottsdale, Arizona

Project Job # SF160432.00

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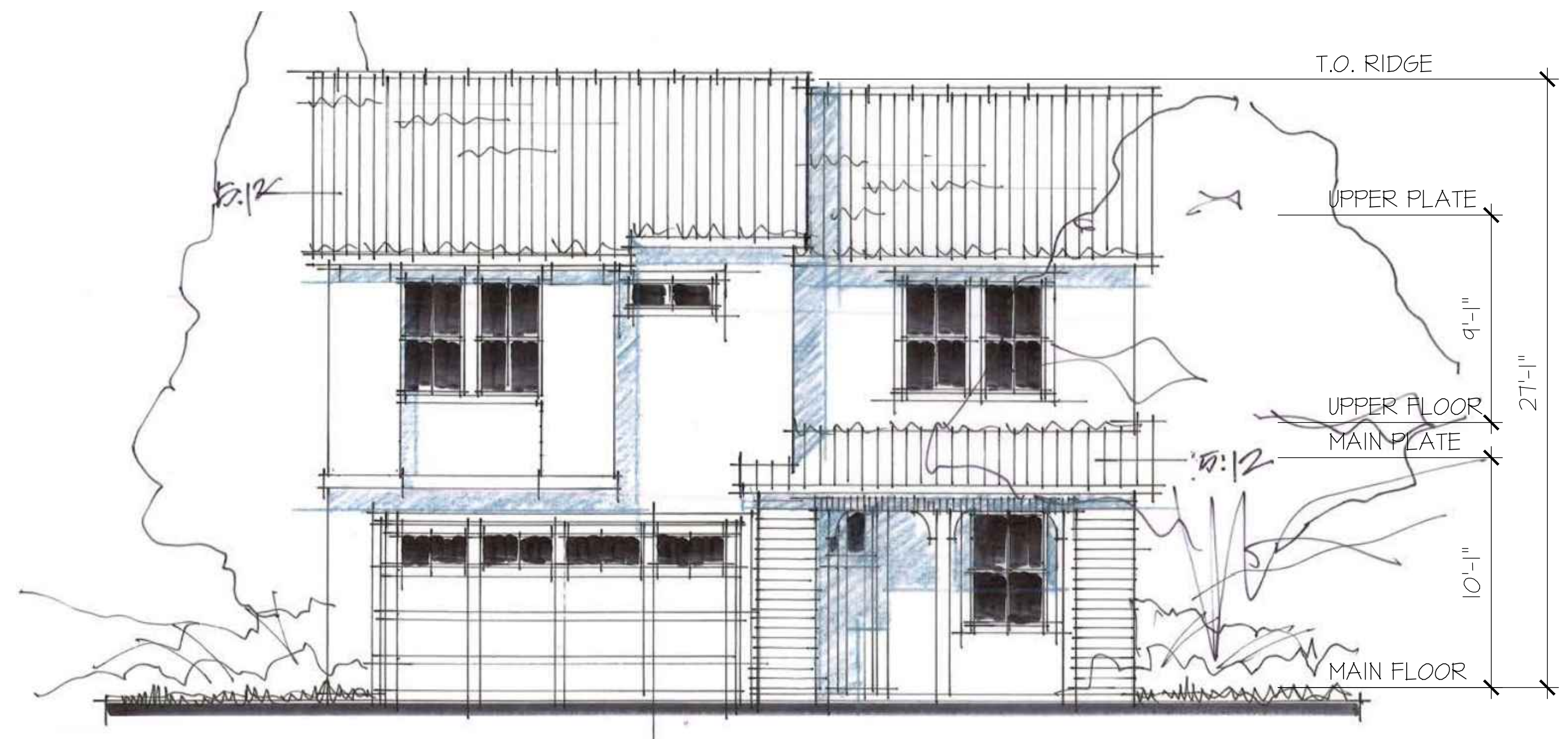
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)





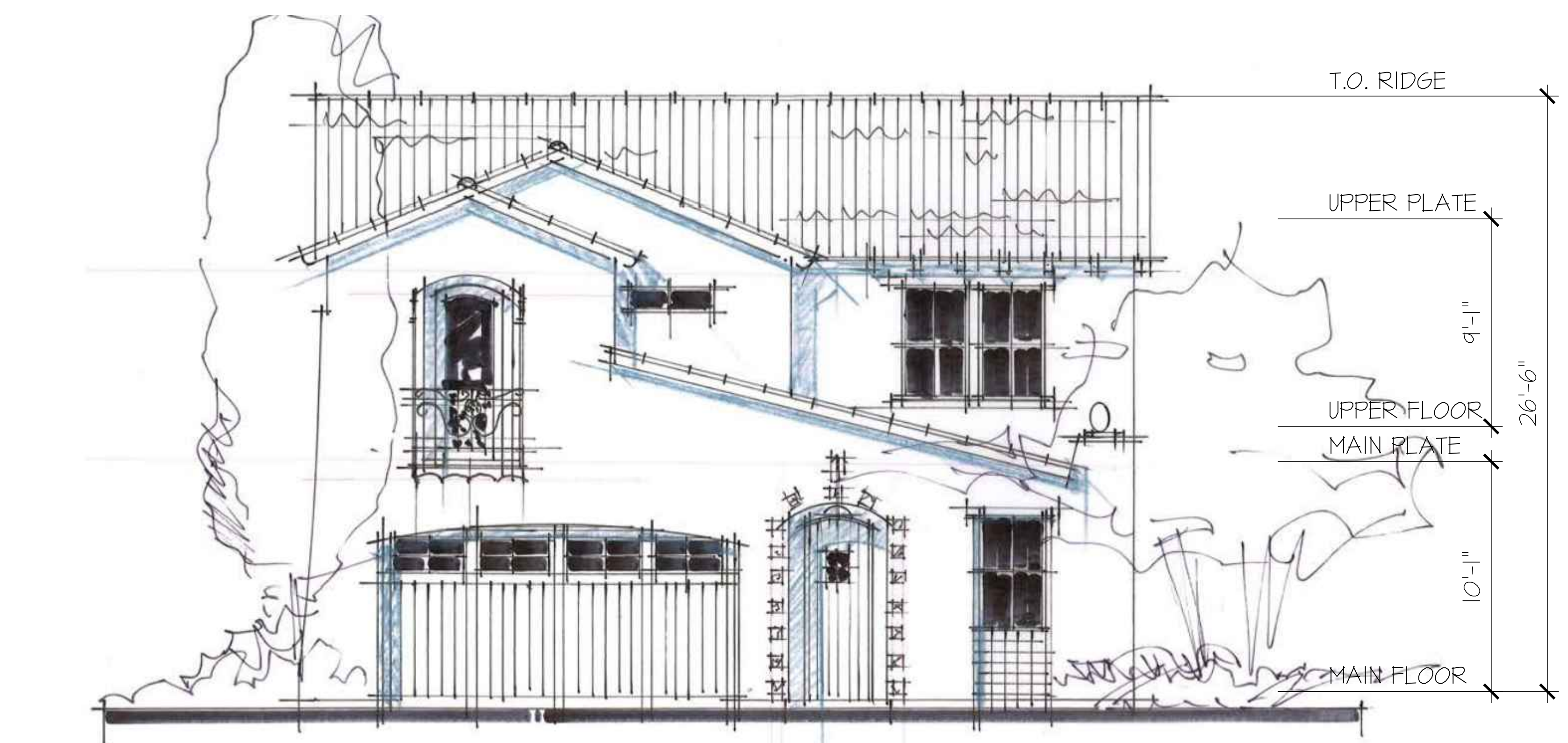
Mediterranean 'A'

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 2

Surprise Center
Surprise, Arizona



Scottsdale, Arizona

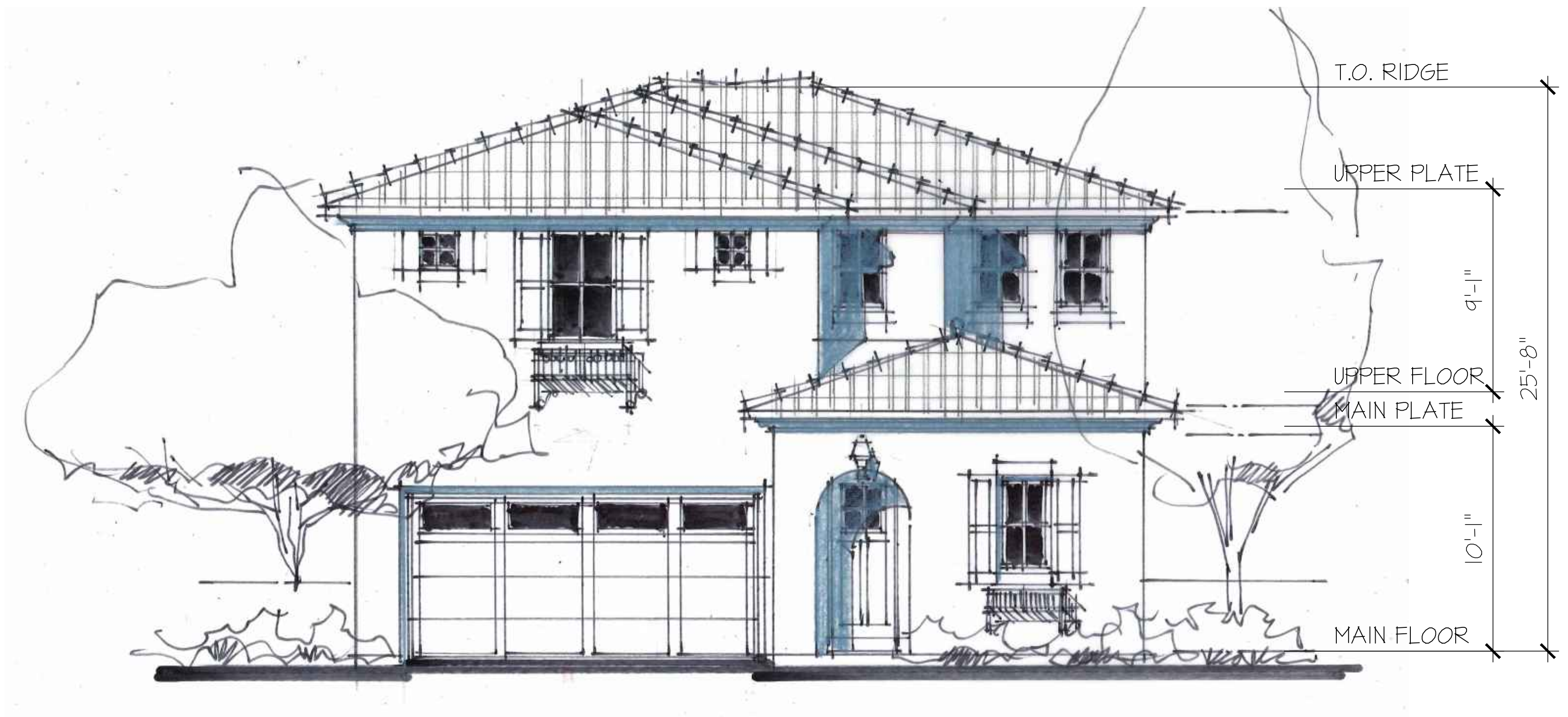
Project Job # SF160432.00

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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.)

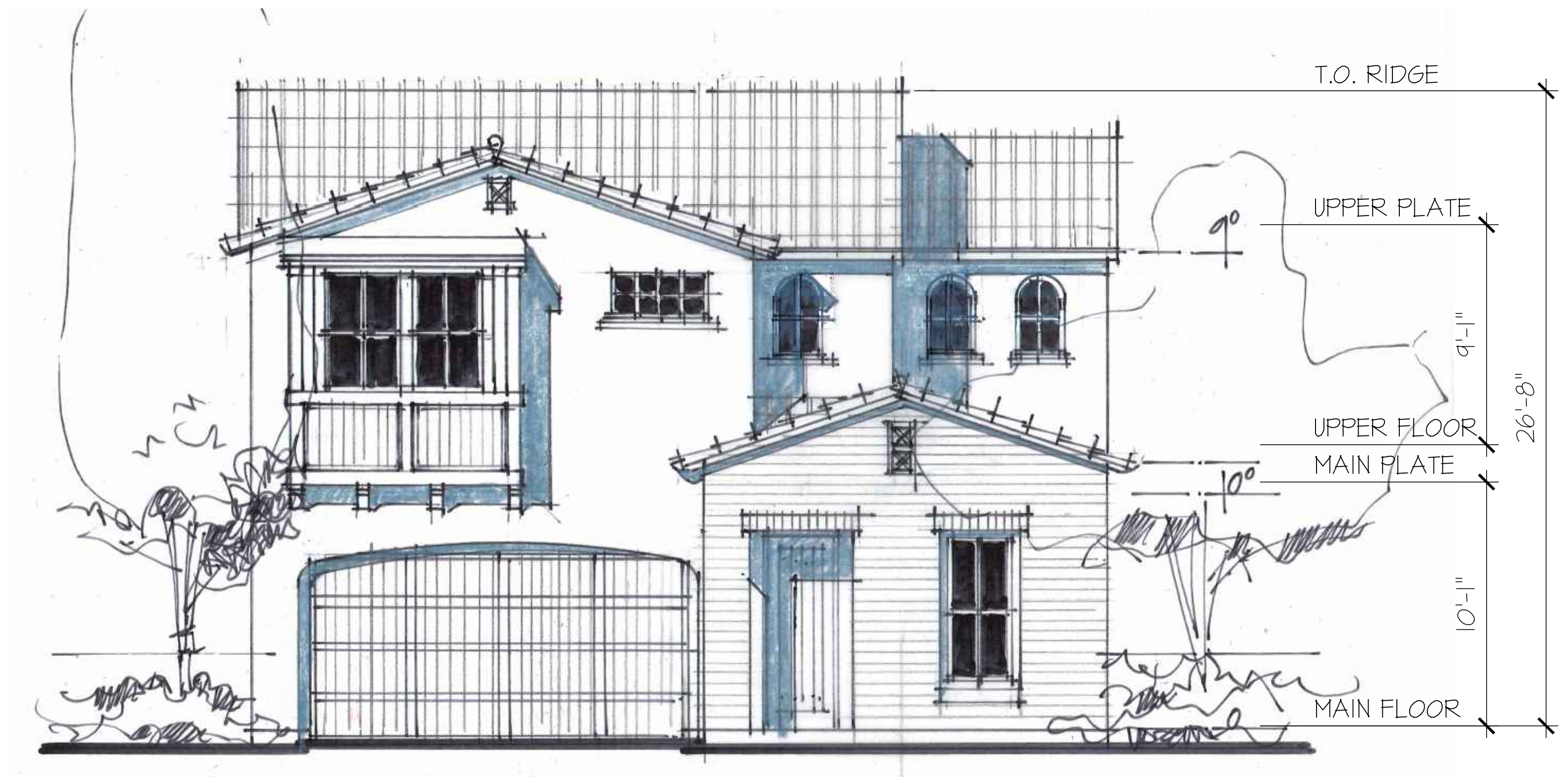
October 12, 2016

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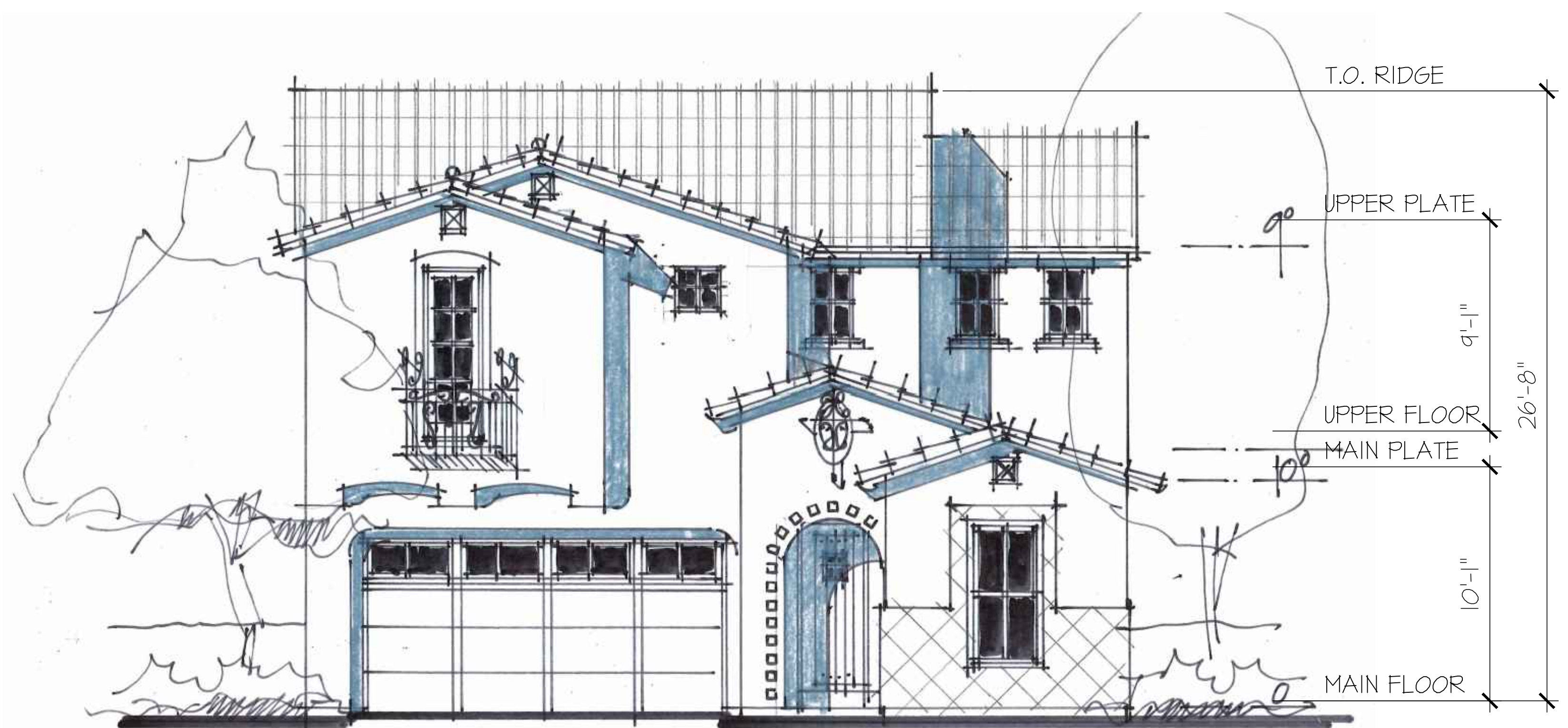
Mediterranean 'A'

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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mattamyHOMES

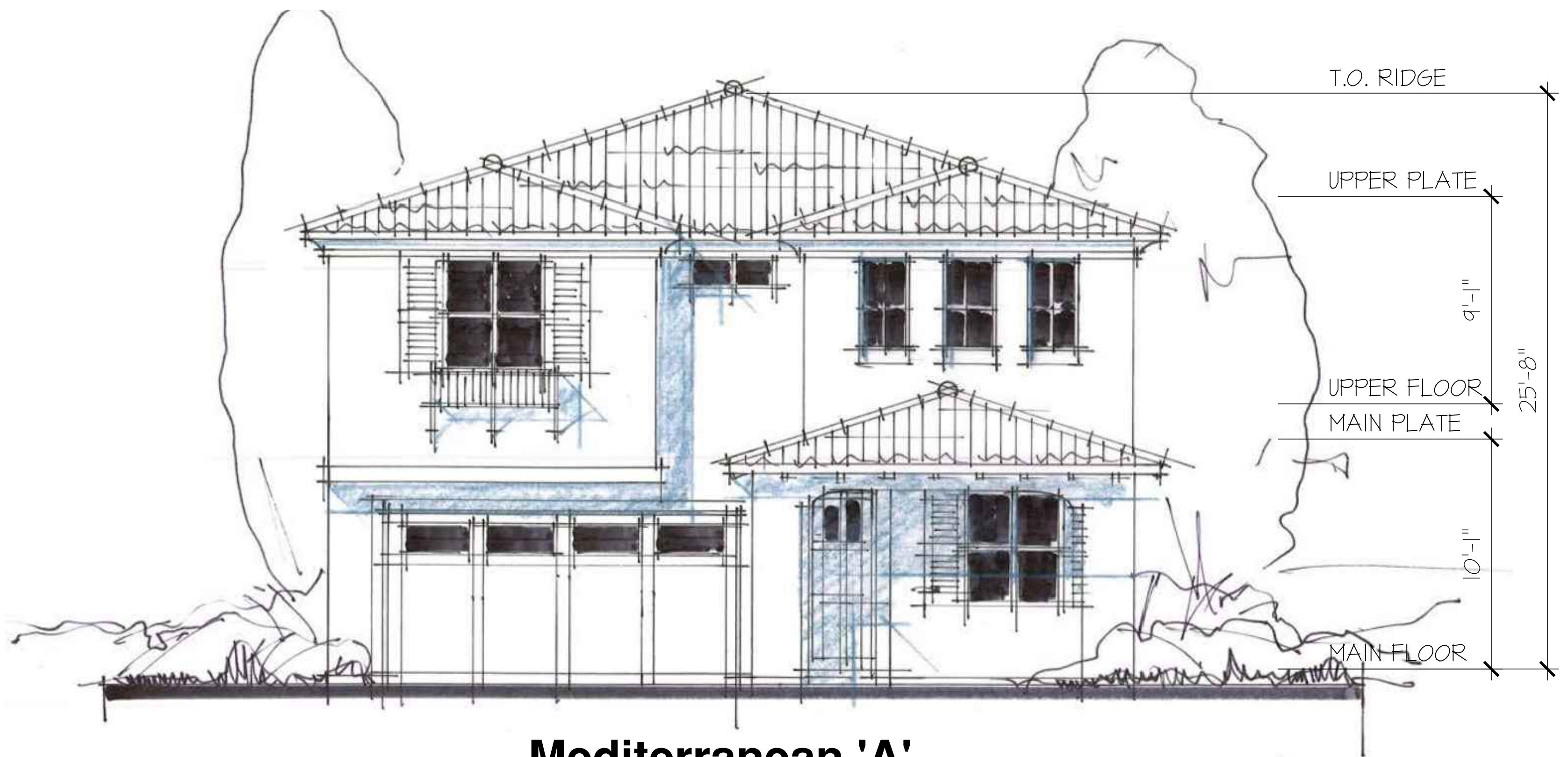
Scottsdale, Arizona

Project Job # SF160432.00

bsbdesign.com

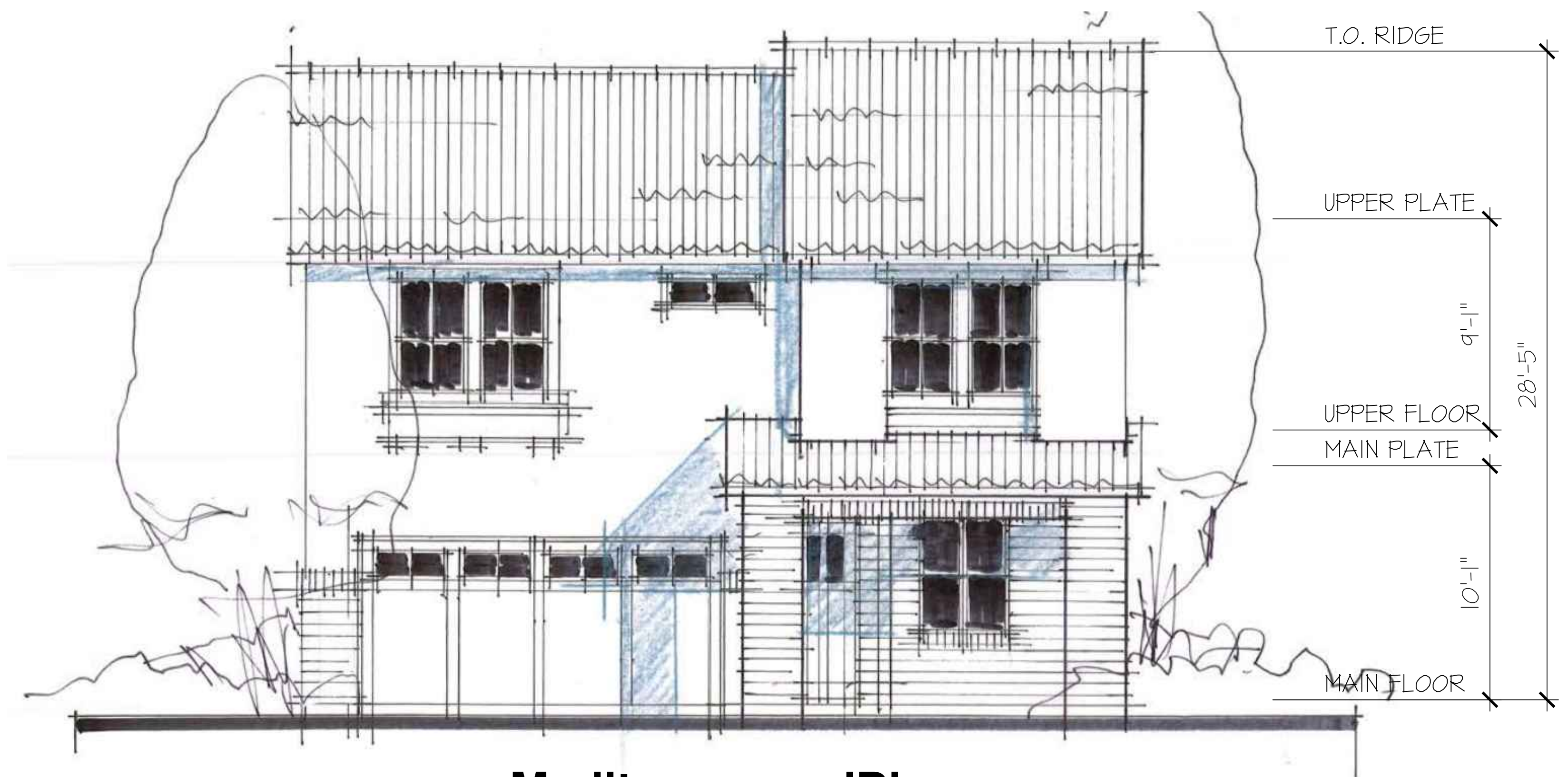
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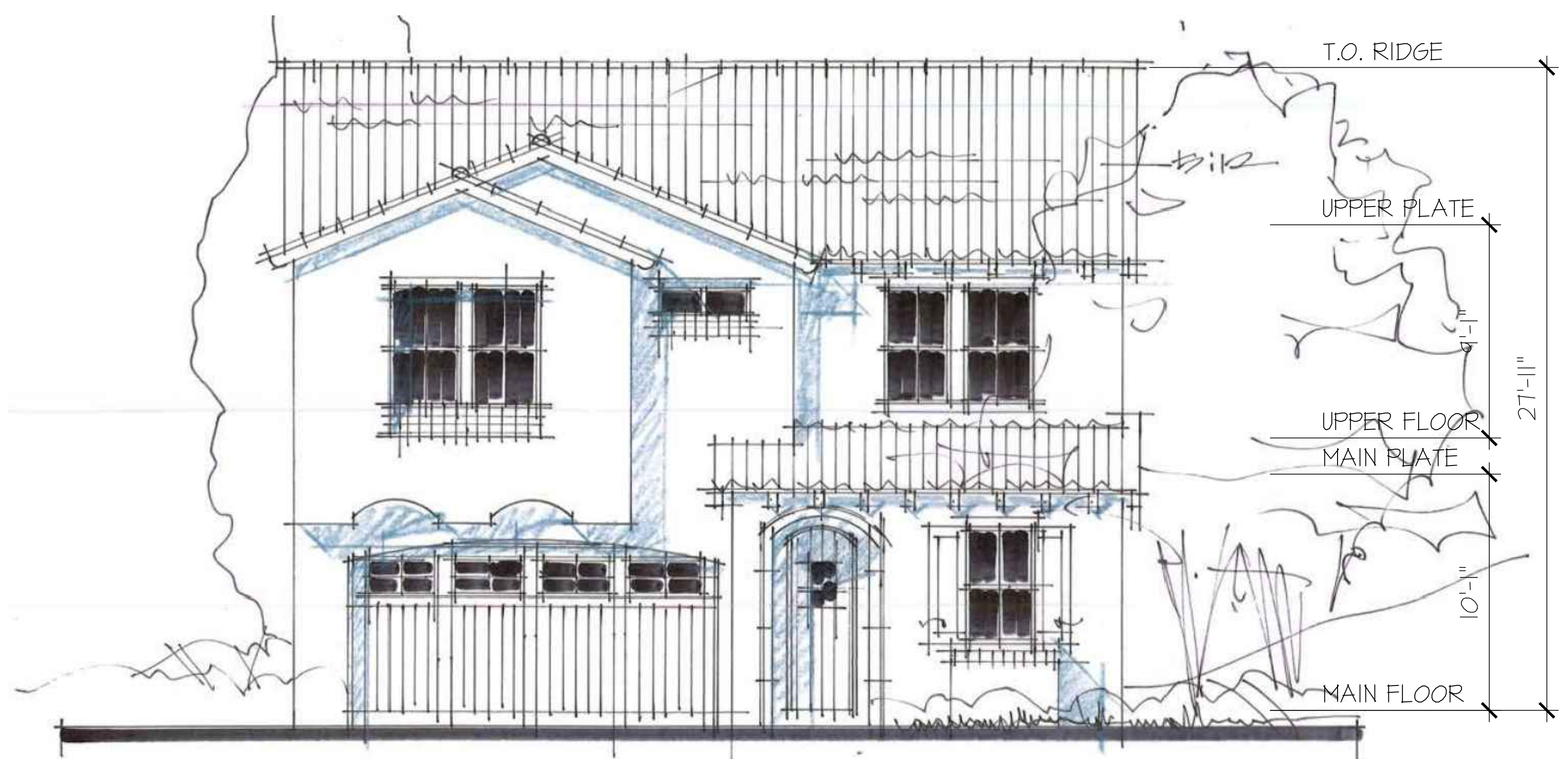
Mediterranean 'A'

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 4

Surprise Center
Surprise, Arizona

October 12, 2016

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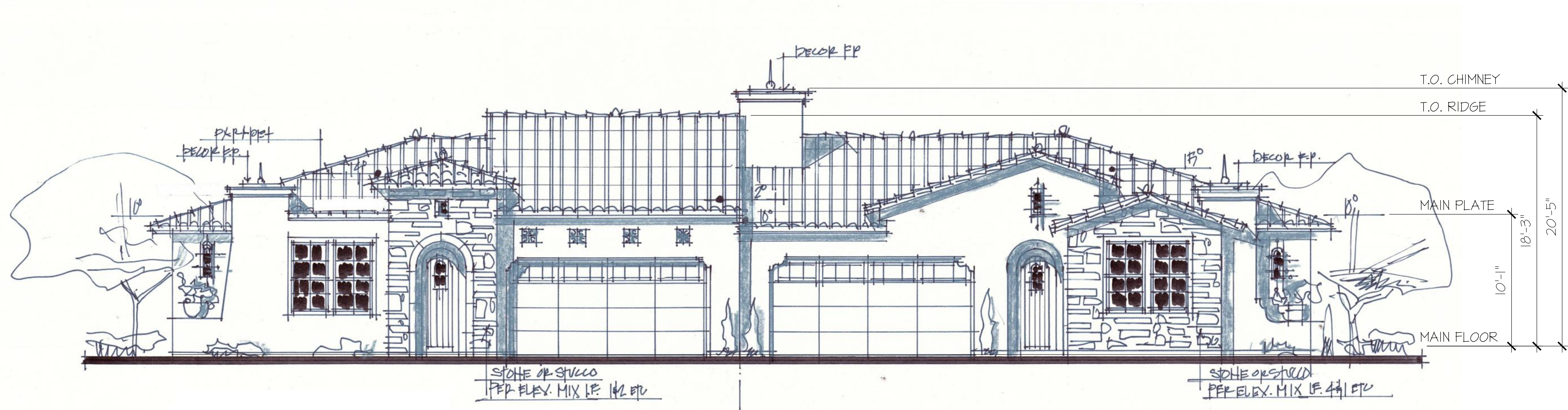
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

Surprise Center
Surprise, Arizona

October 12, 2016

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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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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.)

Scottsdale, Arizona

Surprise Center

Surprise, Arizona

October 12, 2016

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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 Center
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

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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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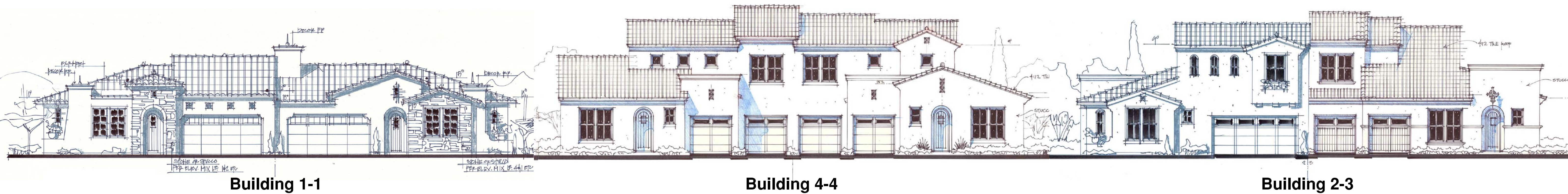
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Surprise Center
Surprise, Arizona

October 12, 2016

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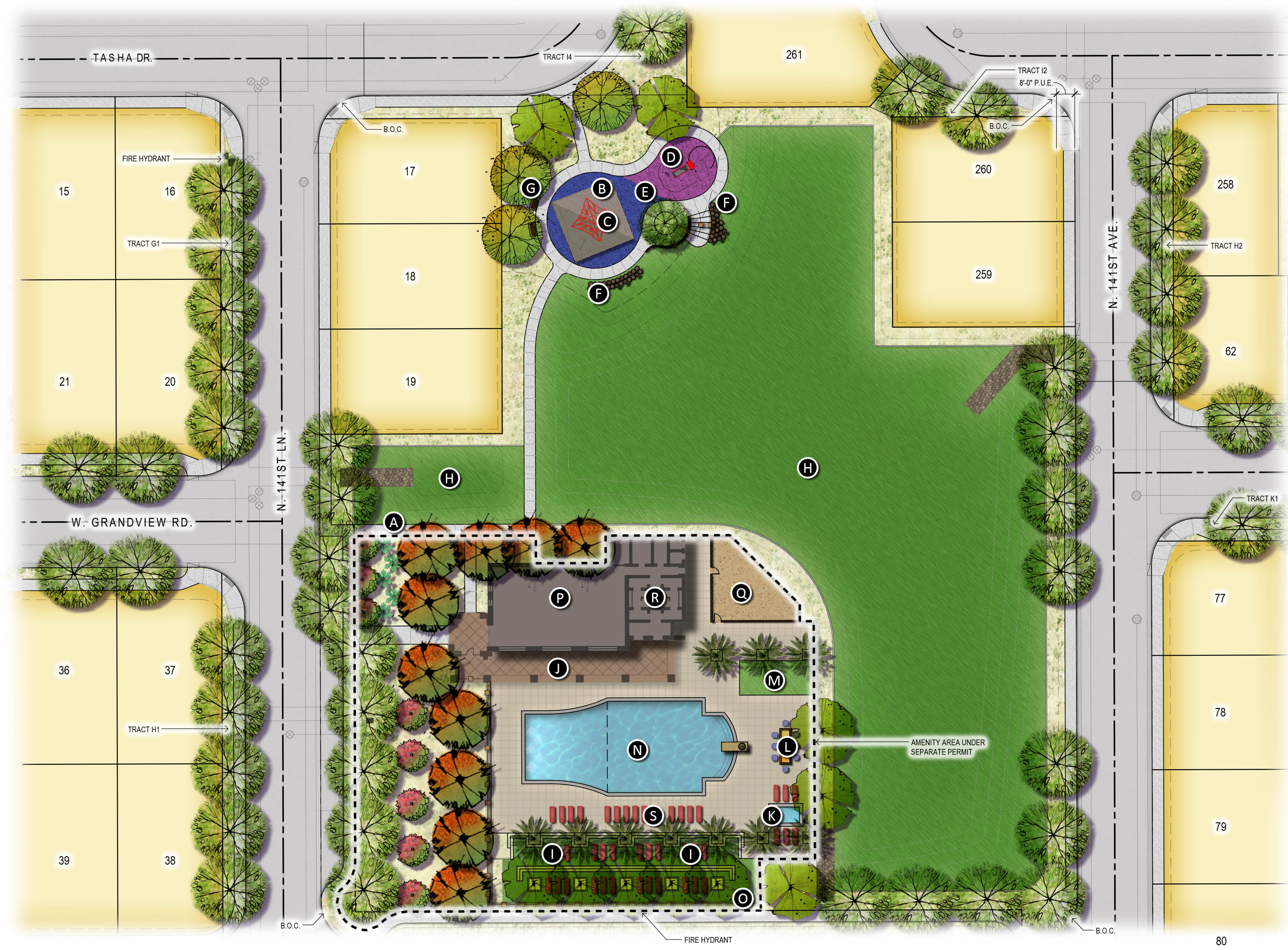




Duplex - Streetscape

KEYNOTES

- (A)** PLAZA
- (B)** SHADE STRUCTURE
- (C)** NET CLIMBER
- (D)** ROLLER SLIDE
- (E)** TOT TURF
- (F)** STEPPER PADS
- (G)** BENCHES
- (H)** TURF AREA
- (I)** LAWN SEATING
- (J)** TRELLIS TERRACE
- (K)** SPA
- (L)** FIRE PIT
- (M)** YOGA LAWN
- (N)** POOL WITH BEACH ENTRY
- (O)** POOL FENCE
- (P)** FITNESS CENTER
- (Q)** EQUIPMENT YARD
- (R)** RESTROOMS
- (S)** LOUNGE CHAIRS

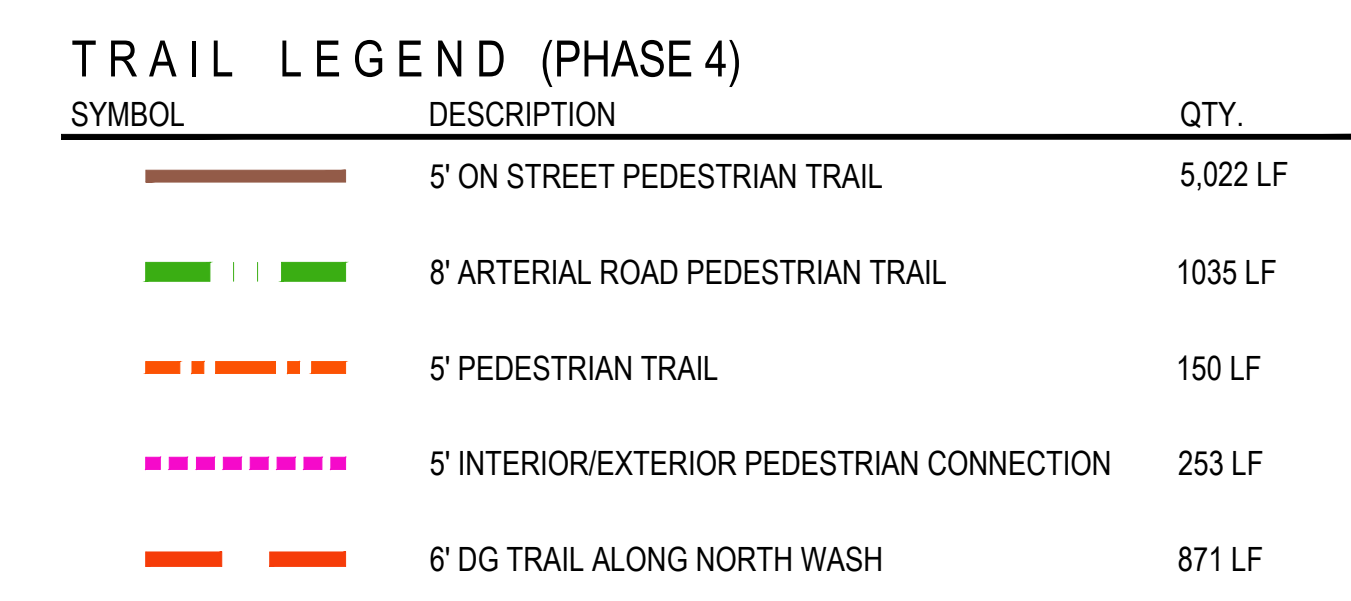


SURPRISE CENTER

Amenity

plan scale 1:20
date: 04.06.17

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





CITY OF SURPRISE
Planning and Zoning Commission

May 18, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 18, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action approving a Site Plan for 84 Lumber Truss Manufacturing Facility at Surprise Pointe, generally located on the southwestern corner of Dysart and Waddell Roads.

Motion:

Move to approve a Site Plan for 84 Lumber Truss Manufacturing Facility at Surprise Pointe subject to stipulations 'A.' through 'C' as listed in the staff report.

Background:

Watson Civil Engineering, on behalf of Stampede Industries, LLC, seeks approval of a Site Plan to allow a truss manufacturing facility in the Surprise Pointe Commercial and Industrial PAD. Two (2) buildings will be constructed on a currently vacant parcel. Site improvements will include the office and manufacturing structures, rail spur, landscaping, paving, sidewalks, etc.

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 - FS17-046 – 84 Lumber Truss Manufacturing Facility at Surprise Pointe Site Plan - Staff Report](#)
- ☐ [01 - FS17-046 – 84 Lumber Truss Manufacturing Facility at Surprise Pointe Site Plan - Vicinity Maps](#)
- ☐ [02 - FS17-046 – 84 Lumber Truss Manufacturing Facility at Surprise Pointe Site Plan - Site Plan](#)
- ☐ [03 - FS17-046 – 84 Lumber Truss Manufacturing Facility at Surprise Pointe Site Plan - Elevations](#)
- ☐ [04 - FS17-046 – 84 Lumber Truss Manufacturing Facility at Surprise Pointe Site Plan - Landscape Plan](#)
- ☐ [05 - FS17-046 – 84 Lumber Truss Manufacturing Facility at Surprise Pointe 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

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS17-046

Project Name: 84 Lumber Truss Manufacturing Facility at Surprise Pointe

Council District: 6 – Palo Verde

Meeting Date: May 18, 2017

Planner: Hobart Wingard, 623-222-3156, hwingard@surpriseaz.gov

Owner: Stampede Industries, LLC

Applicant: Watson Civil Engineering

Request: Site Plan approval for a truss manufacturing facility for the 84 Lumber Company within the Surprise Pointe Planned Area Development (PAD)

Site Location: Generally, on the southwestern corner of Dysart and Waddell Roads

Site Size: Approximately 19.33 acres

Density: N/A

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

Support/Opposition: None received by staff

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan, subject to stipulations 'A.' through 'C.'

PROJECT DESCRIPTION:

Watson Civil Engineering, on behalf of Stampede Industries, LLC, seeks approval of a Site Plan to allow a truss manufacturing facility in the Surprise Pointe Commercial and Industrial PAD. Two (2) buildings will be constructed on a currently vacant parcel. Site improvements will include the office and manufacturing structures, rail spur, landscaping, paving, sidewalks, etc.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surroundings:

Surprise Pointe PAD Vacant Industrial	Roseview Residential PAD Open Space	City of El Mirage Commercial - Urban Corridor Zone
Surprise Pointe PAD Vacant Industrial	Surprise Pointe PAD Vacant Industrial	City of El Mirage Commercial - Urban Corridor Zone
Surprise Pointe PAD Vacant Industrial	Surprise Pointe PAD Vacant Industrial	City of El Mirage Suburban Neighborhood Zone

BACKGROUND:

September 29, 2005: The City Council approved an annexation for the subject property under Case ANX04-416.

February 23, 2006: The City Council approved a PAD for Bendalin Farms, also known as Surprise Pointe, under Case PAD05-282.

November 7, 2006: The Planning and Zoning Commission approved a master site plan for Surprise Pointe under Case SP06-299.

March 24, 2016: Staff met with the applicant for a second concept review to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR16-111.

November 10, 2016: Staff met with the applicant for a second concept review to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR16-111.

January 23, 2017: The applicant filed a request for a Site Plan under case FS17-046, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a Site Plan to allow a truss manufacturing facility in the Surprise Pointe Commercial and Industrial PAD. Two (2) buildings will be constructed on a currently vacant parcel. Only the southern half of the 19.33 acre site will be utilized in this phase. Future phases that include the undeveloped portion will be required to request a Site Plan Amendment.

The entire site, with the exception of the vehicle parking and front entrance will be contained behind a decorative masonry wall that envelops the site. A rail spur with associated concrete unloading facilities will be located along the western boundary of the site. Several acres of paved surfacing will accommodate the truss manufacturing activities. The 6,000 square foot office building will have a 38,400 square foot canopy abutting the western side. An 8,400 square foot storage/maintenance shed will be located to the south.

Access to the site is gained by dual entrances on both Dysart Road. The northern entrance will be a ¾ access with right in, right out, and left in movements provided. A pork chop island will restrict left out movements. The southern entrance provides only right in and right out movements. A currently constructed deceleration lane will accommodate traffic turning into the site.

Originally designed as a steel panel building, staff worked with the applicant to revise the shell of the building along Dysart Road to include a masonry veneer wainscoting and a stucco wall finish. The design includes a metal entrance canopy and glass entry door. The remaining structures are open metal canopies to provide shade to employees working in the truss facility.

Landscaping of the facility is entirely dedicated to the portions of the property seen from Dysart Road including trees distributed throughout the parking lot. The remainder of the property frontage will receive a six (6) foot decorative masonry wall and drought tolerant landscaping consistent with streetscape landscaping found in other parts of the Railplex industrial facility.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	Waste Management
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area, which supports uses such as that proposed.

REVIEWING AGENCIES:

Luke Air Force Base (LAFB): In an email dated October 28, 2016, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated October 31, 2016, MWD indicated the proposal will not impact MWD.

Arizona Department of Transportation (ADOT): In an email dated November 1, 2016, ADOT indicated the proposal will have no impact on existing highway facilities.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Surprise Pointe PAD Zoning District in which it occupies. Staff recommends stipulations that, once fulfilled, will allow the site to be developed in accordance with the requirements of the City of Surprise.

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise Pointe PAD.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan, subject to stipulations 'A.' through 'C.' as outlined below:

- A. The Landscape Plan prepared by The Metropolitan Green LLC, date received April 4, 2017, will be revised and submitted for review to include the following modifications:
 1. The trash enclosure will be located in conformance of the Site Plan. The enclosure walls and doors will match existing walls and gates within the subject project.
- B. All comments per letter dated April 12, 2017 on file with Engineering Services of Public Works will be addressed and civil documents approved by city staff prior to issuance of civil construction permits.
- 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 deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 - Vicinity Maps
- 02 - Site Plan
- 03 - Elevations
- 04 - Landscape Plan

VICINITY MAP

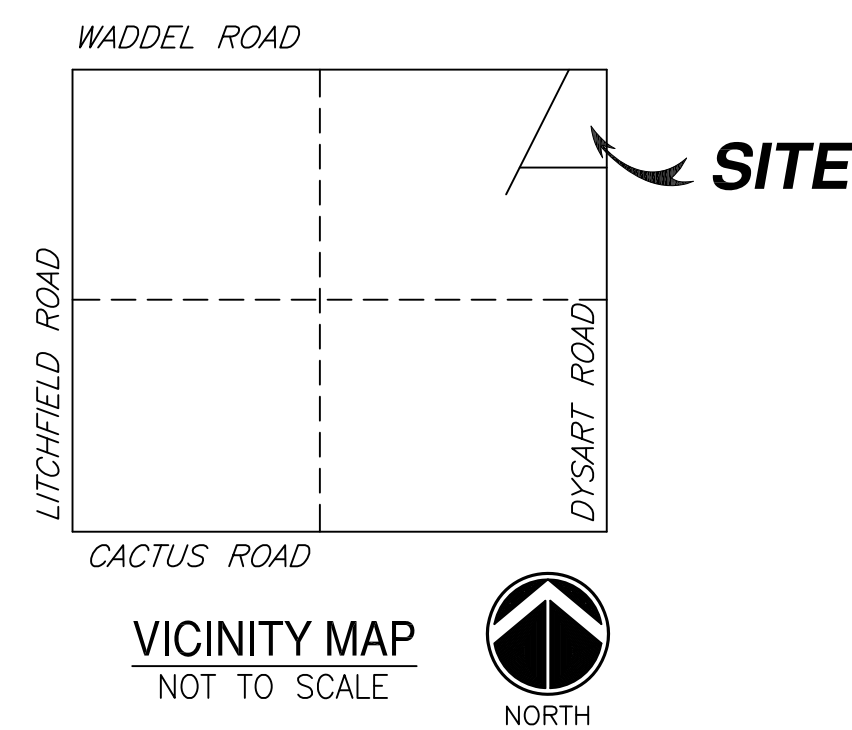
FS17-046
84 Lumber



VICINITY MAP

FS17-046
84 Lumber





84 LUMBER COMPANY
1019 RTE 519
EIGHTY FOUR, PA 15330
REPRESENTATIVE: MIKE FRERE
PHONE: 800-664-1984 x1357
EMAIL: frerem@84lumber.com

WATSON CIVIL ENGINEERING
3701 S. WATERFRONT DR.
CHANDLER, AZ 85248
REPRESENTATIVE: JOEL WATSON, P.E.
PHONE: 480-330-0803
EMAIL:
joelwatson@watsoncivilengineering.com

METROPOLITAN GREEN
CONTACT: ZACHARY KIEBKE, PLA
PHONE: 480-560-8932
EMAIL:
zachary@metropolitan-green.com

MERGE ARCHITECTURAL GROUP LLC
600 N 4TH ST., SUITE 112
PHOENIX, AZ 85004
PHONE: 602-635-1581

GROSS PARCEL CONTAINS 827,881 SQ. FT.
OR 19.0055 ACRES MORE OR LESS.

IMPERMEABLE: 7.59 ACRES
TOTAL SITE: 19.00 ACRES
PERCENT COVERAGE: 40.0%

SITE PLAN

SCALE: 1"=60'

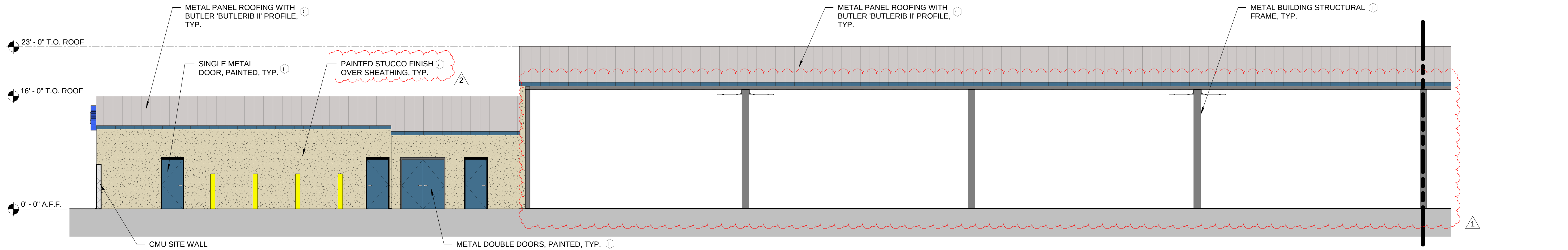
www.watsoncivilengineering.com

84 LUMBER TRUSS FACILITY
DYSART RD., SURPRISE, AZ 85374

SITE PLAN

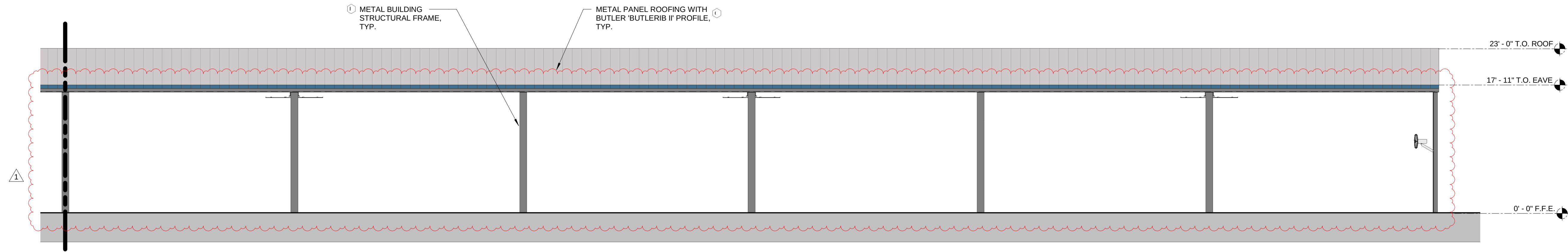
WCE PROJECT NO. 16018
PREPARED JANUARY 2017

SHEET	DRAWING
1 OF 1	



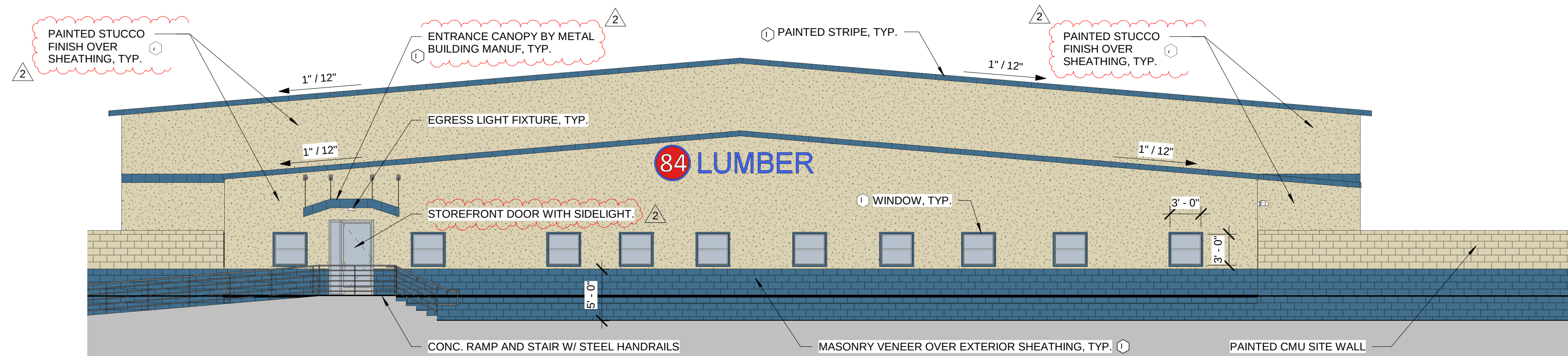
TRUSS / OFFICE - NORTH ELEV A

1/8" = 1'-0"



TRUSS / OFFICE - NORTH ELEV B

1/8" = 1'-0"

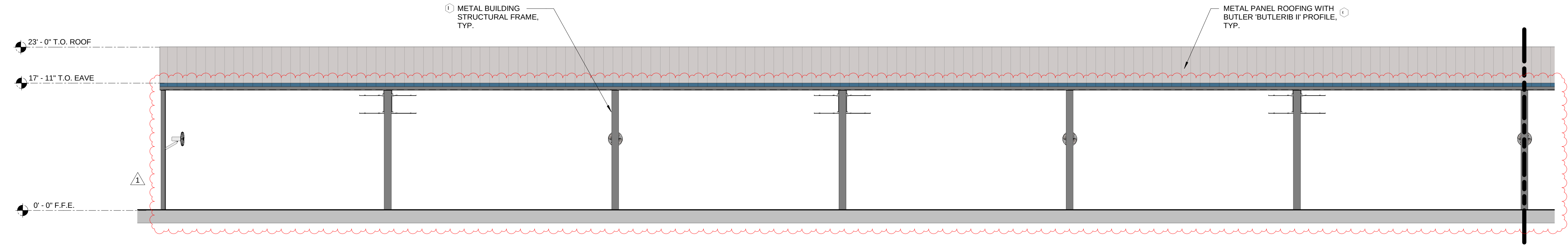


TRUSS / OFFICE - EAST ELEV

1/8" = 1'-0"

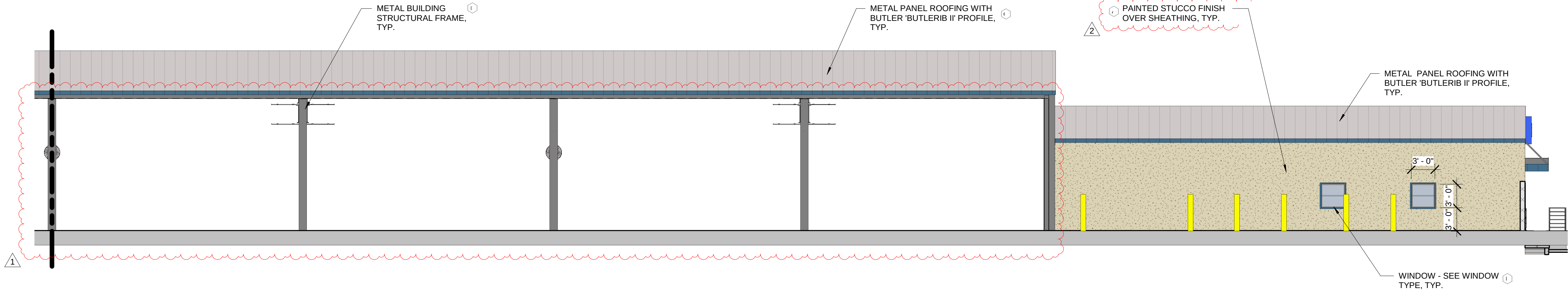
FINISH LEGEND

SYMBOL	DESCRIPTION
A	BUTLER 'BIRCH WHITE' METAL BUILDING PANEL, OR PAINT TO MATCH DUNN EDWARDS DE6233 - LIMESTONE
B	BUTLER 'COOL MAJESTIC BLUE' METAL BUILDING TRIM, OR PAINT TO MATCH DUNN EDWARDS DE5853 - BLUE EARTH
C	BUTLER 'GLAVALUME' METAL BUILDING ROOFING PANEL



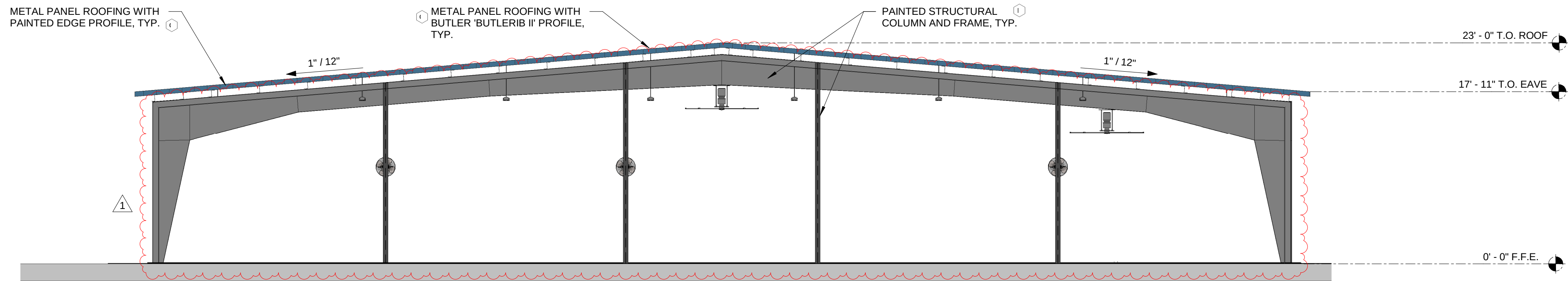
TRUSS / OFFICE - SOUTH ELEV A

1/8" = 1'-0"



TRUSS / OFFICE - SOUTH ELEV B

1/8" = 1'-0"



TRUSS / OFFICE - WEST ELEV

1/8" = 1'-0"

FINISH LEGEND

SYMBOL	DESCRIPTION
(A)	BUTLER 'BIRCH WHITE' METAL BUILDING PANEL OR PAINT TO MATCH DUNN EDWARDS DE6233 - LIMESTONE
(B)	BUTLER 'COOL MAJESTIC BLUE' METAL BUILDING TRIM, OR PAINT TO MATCH DUNN EDWARDS DE5853 - BLUE EARTH
(C)	BUTLER 'GLAVALUME' METAL BUILDING ROOFING PANEL

MERGE

ARCHITECTURAL

GROUP

600 N 4th ST, SUITE 112

PHOENIX ARIZONA 85004

P (602) 635 1581

F (602) 635 1581

cam@mergeAG.com

cdc@mergeAG.com

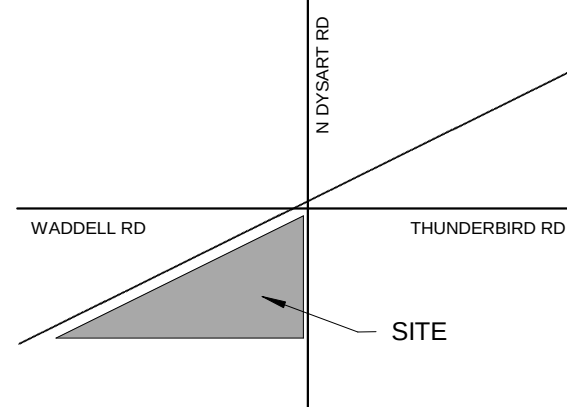


SEAL:



OWNER INFORMATION
84 LUMBER COMPANY

PROJECT:
**NEW TRUSS
BUILDING**
13568 N DYSART ROAD,
EL MIRAGE, AZ 85335



VICINITY MAP

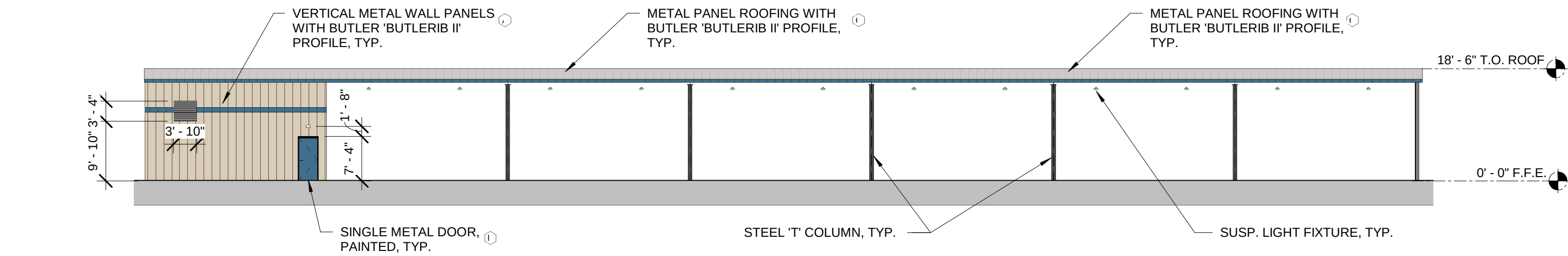
REVISIONS:		
MARK	DATE	DESCRIPTION
2	3.31.17	CITY COMMENTS
1	3.31.17	OWNER COMMENTS
PROJECT NO: 16C-027		
DESIGN BY: JAW		
CHK'D BY: CAM		

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**TRUSS /
OFFICE EXT
ELEVS COLOR**

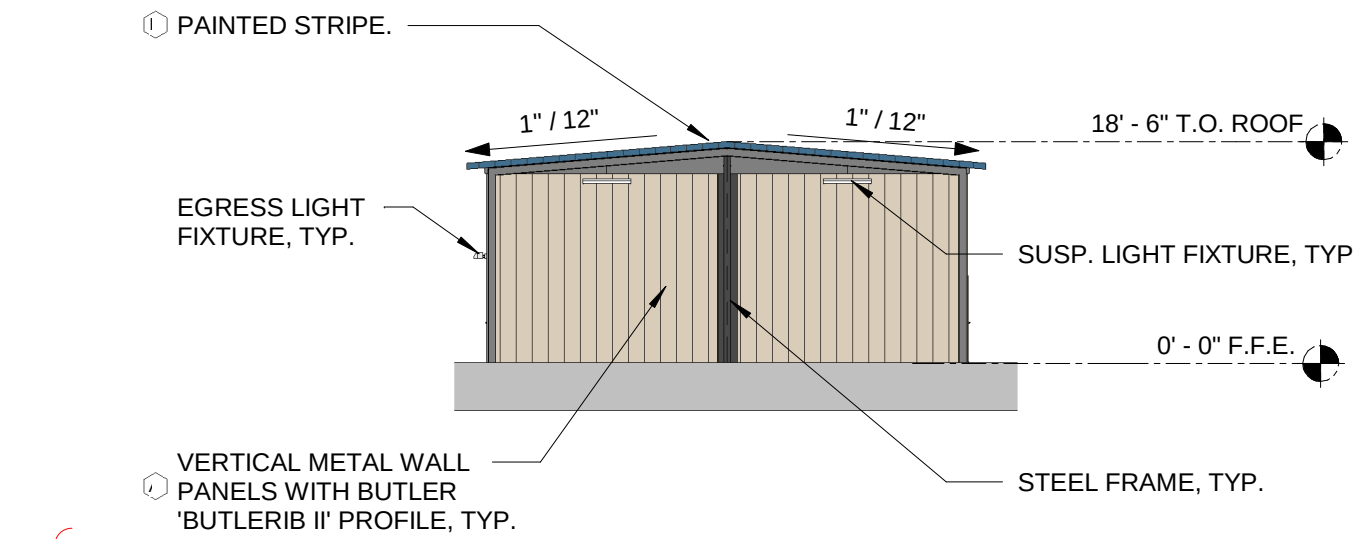
DATE: 01.19.17
SHEET

A202-C



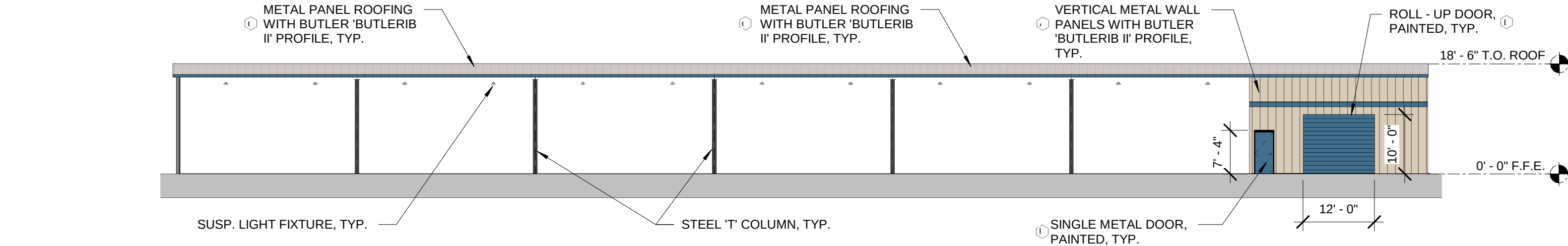
STORAGE SHED - NORTH ELEV

1/16" = 1'-0"



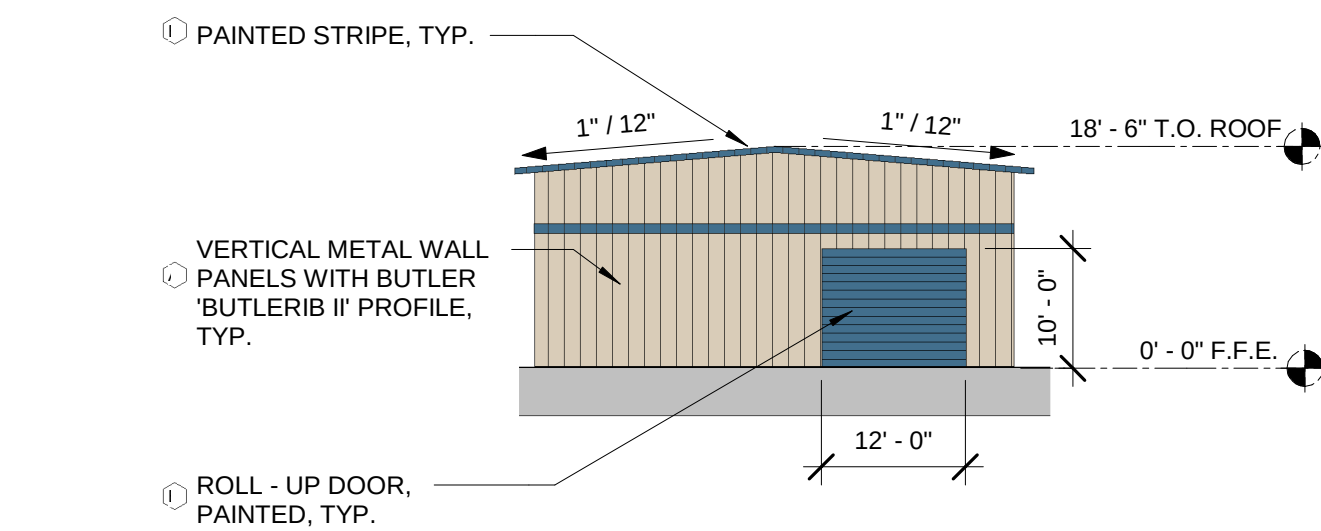
STORAGE SHED - EAST ELEV

1/16" = 1'-0"



STORAGE SHED - SOUTH ELEV

1/16" = 1'-0"



STORAGE SHED - WEST ELEV

1/16" = 1'-0"

FINISH LEGEND

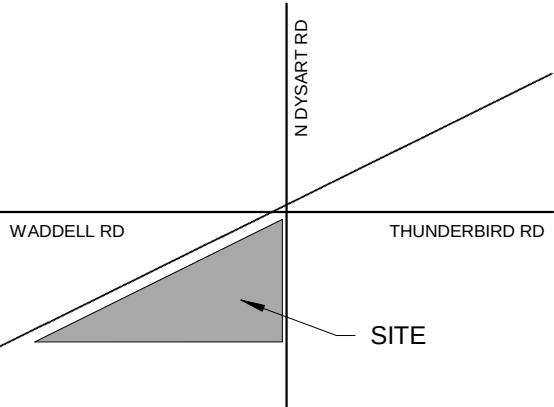
SYMBOL	DESCRIPTION
(A)	BUTLER 'BIRCH WHITE' METAL BUILDING PANEL, OR PAINT TO MATCH DUNN EDWARDS DE6233 - LIMESTONE
(B)	BUTLER 'COOL MAJESTIC BLUE' METAL BUILDING TRIM, OR PAINT TO MATCH DUNN EDWARDS DE5853 - BLUE EARTH
(C)	BUTLER 'GLAVALUME' METAL BUILDING ROOFING PANEL

SEAL:



OWNER INFORMATION
84 LUMBER COMPANY

PROJECT:
**NEW TRUSS
BUILDING**
13568 N DYSART ROAD,
EL MIRAGE, AZ 85335



VICINITY MAP

REVISIONS:		
MARK	DATE	DESCRIPTION
2	3.31.17	CITY COMMENTS
PROJECT NO: 16C-027		
DESIGN BY: JAW		
CHK'D BY: CAM		

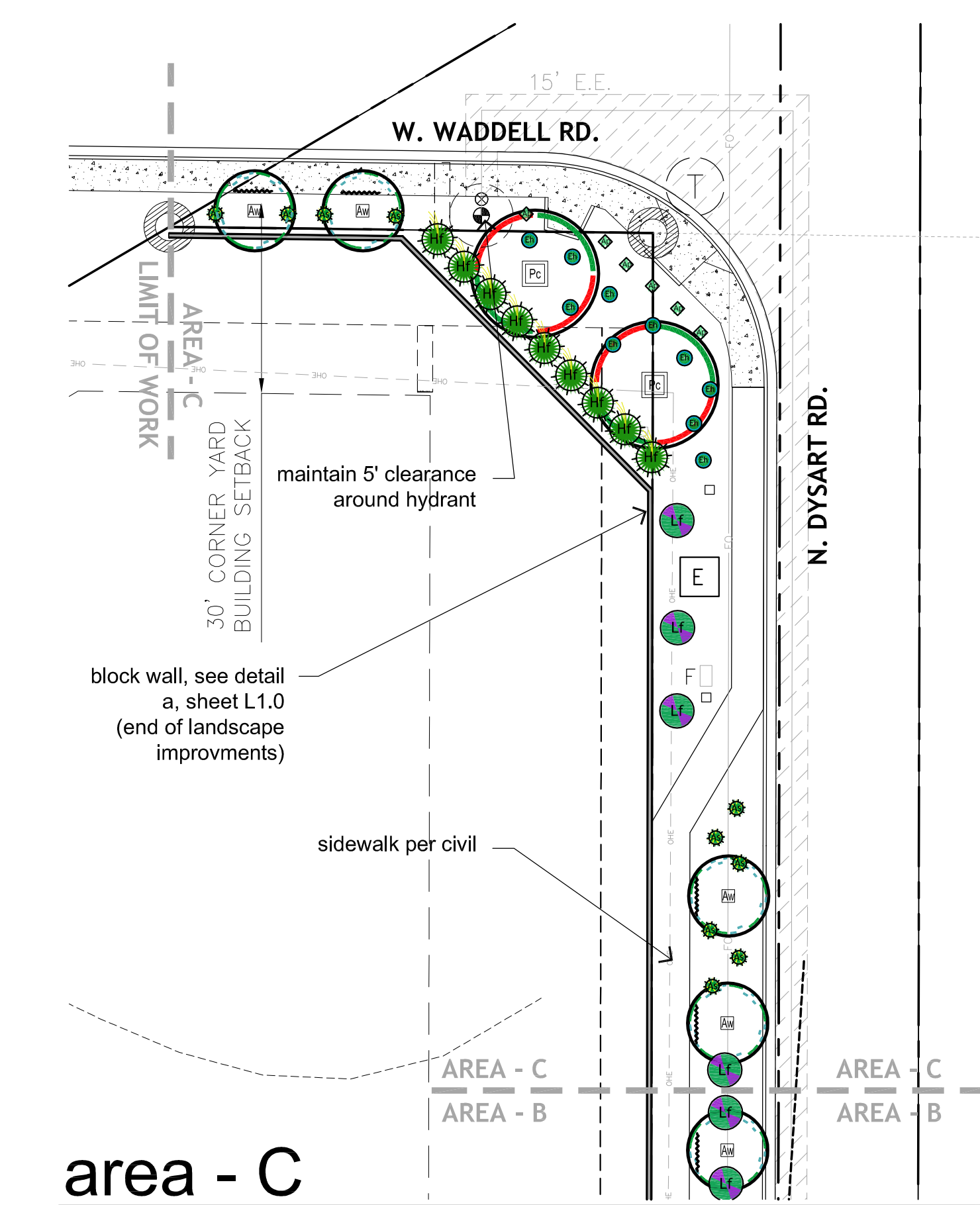
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SHEET TITLE

**STORAGE
SHED EXT
ELEVS COLOR**

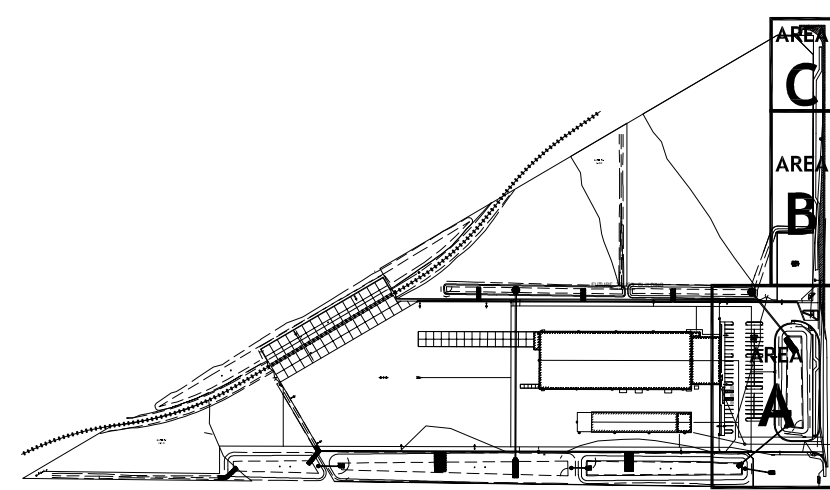
DATE: 01.20.17
SHEET

A203-C

[illegible]

SYM	BOTANICAL / COMMON NAME	Ht. / W / CAL.	SIZE	QTY.
TREES		ANA MINIMUM		
	Acacia willardiana (Aw) PALO BLANCO	5.0-8.0 / 2.5-3.5 / MULTI	24" box (multi-trunk)	19
	Olea europaea "Svan Hill" (Oe) FRUITLESS OLIVE TREE	5.0-6.0 / 2.5-3.5 / MULTI	24" box (multi trunk)	12
	Pistachia chinensis (Pc) CHINESE PISTACHIO	9.0-11.0 / 4.0-5.0 / 1.75-2.25 'RED PUSH'	36" box	14
	Acacia salicina (As) WILLOW ACACIA	7.0-8.0 / 2.5-3.5 / 1.25-1.5	24" box	21
SHRUBS & CACTUS				
	Agave parvifolia PARRY'S AGAVE		5 gal.	24
	Aloe barbadensis MEDICINAL ALOE		5 gal.	15
	Asclepias subulata DESERT MILKWEED		5 gal.	74
	Eremophila hydrophana BLUE BELLS EMU		5 gal.	60
	Heseraloe pariflora RED HESPERALOE		5 gal.	40
	Heseraloe funifera GIANT HESPERALOE		5 gal.	33
	Justicia californica CHUPAROSA		5 gal.	39
	Leucophyllum frutescens GREEN CLOUD		5 gal.	61
	Simmondsia chinensis JOJOBA		5 gal.	39
LANDSCAPE MATERIALS		ITEM	QTY.	

LANDSCAPE MATERIALS	ITEM	QTY.
 <u>DECOMPOSED GRANITE (2" DEEP)</u> COLOR: MADISON GOLD	3/4" MINUS FIELD VERIFY (SLOPE CONDITIONS)	47,439 SQFT



L2.0
SHEET
2 OF 5



SURPRISE
ARIZONA

FS17-046

84 Lumber Truss Manufacturing Site Plan

Planning and Zoning Commission

May 18, 2017

VICINITY MAP

FS17-046
84 Lumber

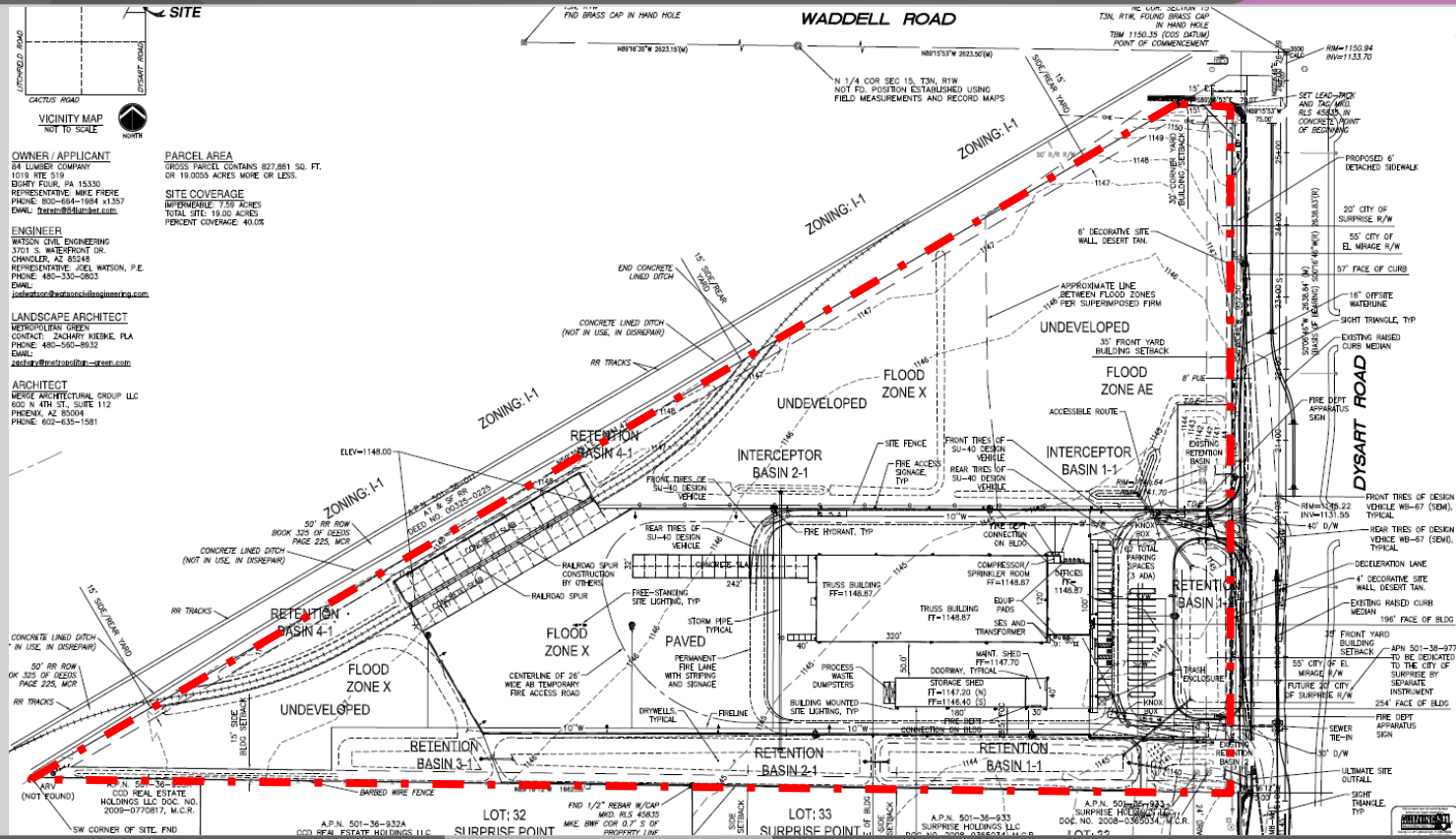


VICINITY MAP

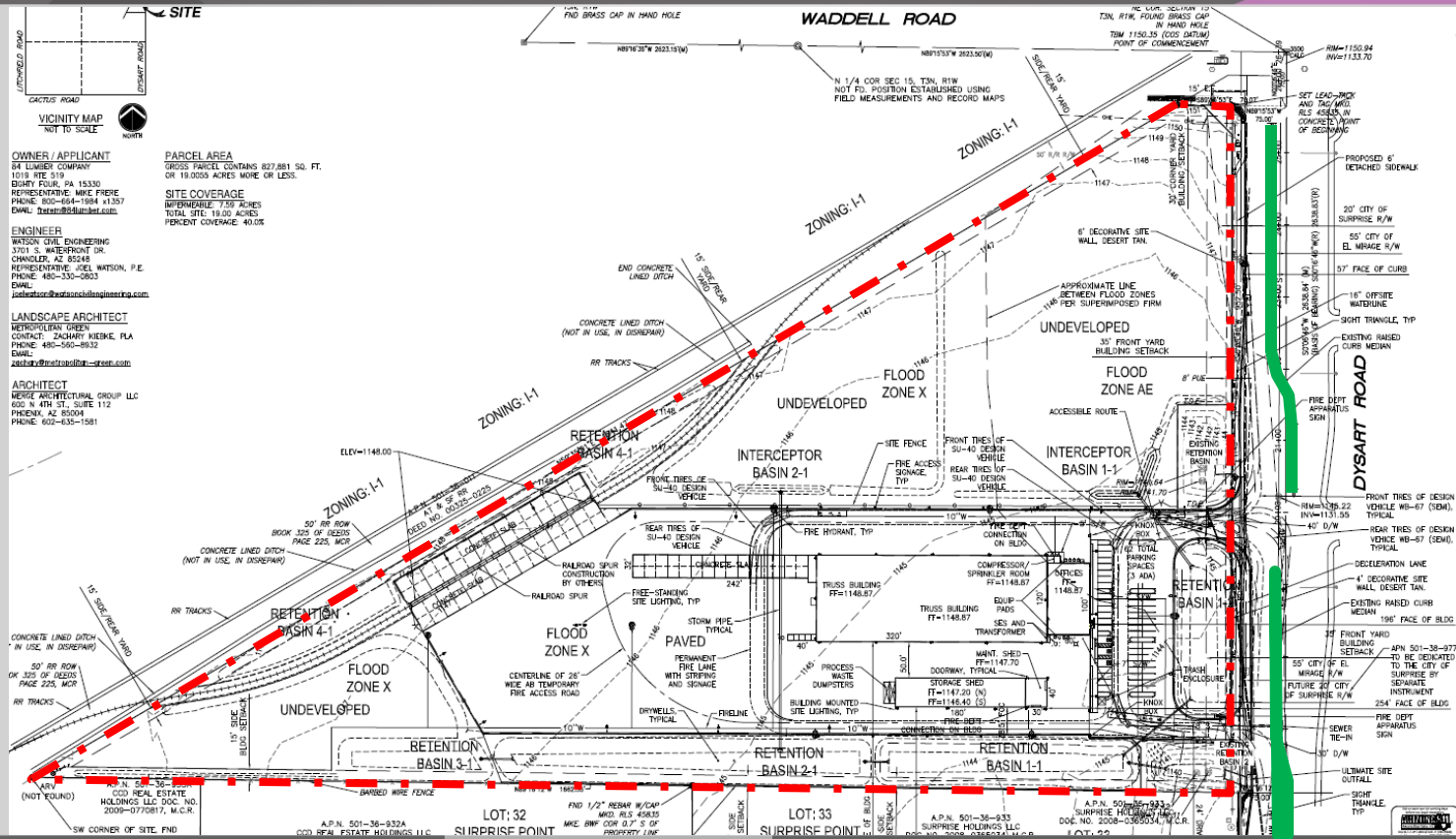
FS17-046
84 Lumber



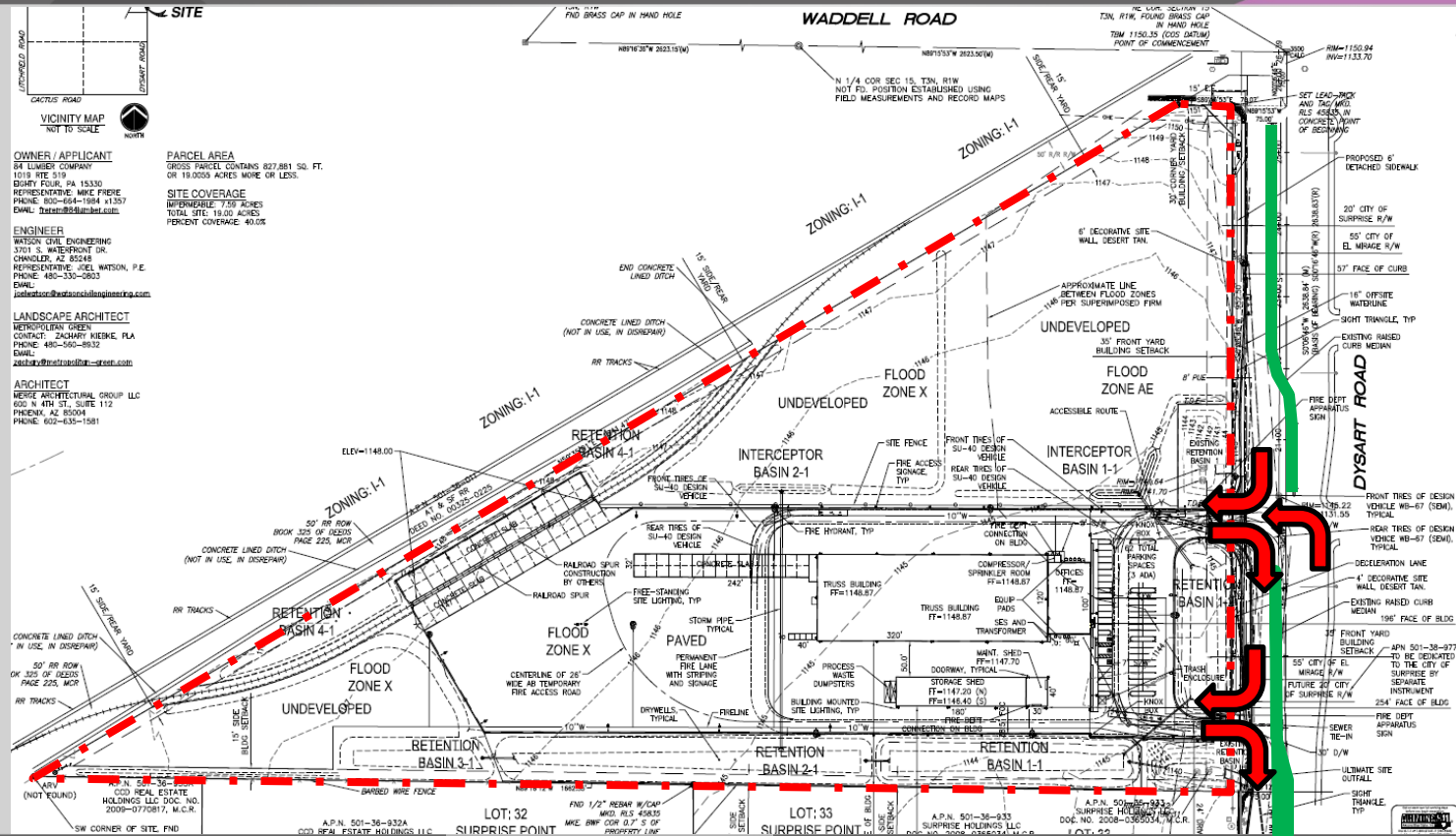
SITE PLAN



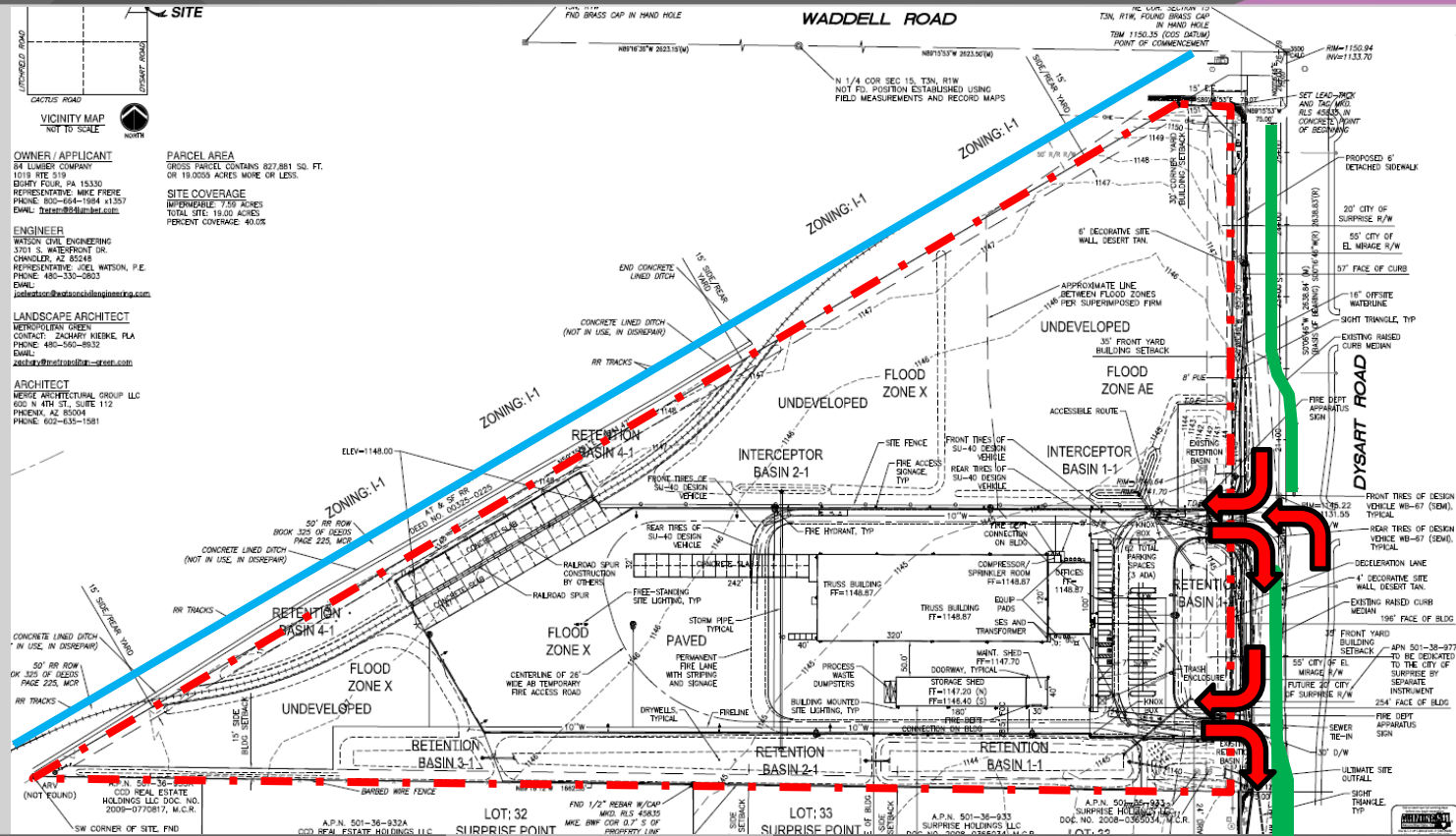
SITE PLAN



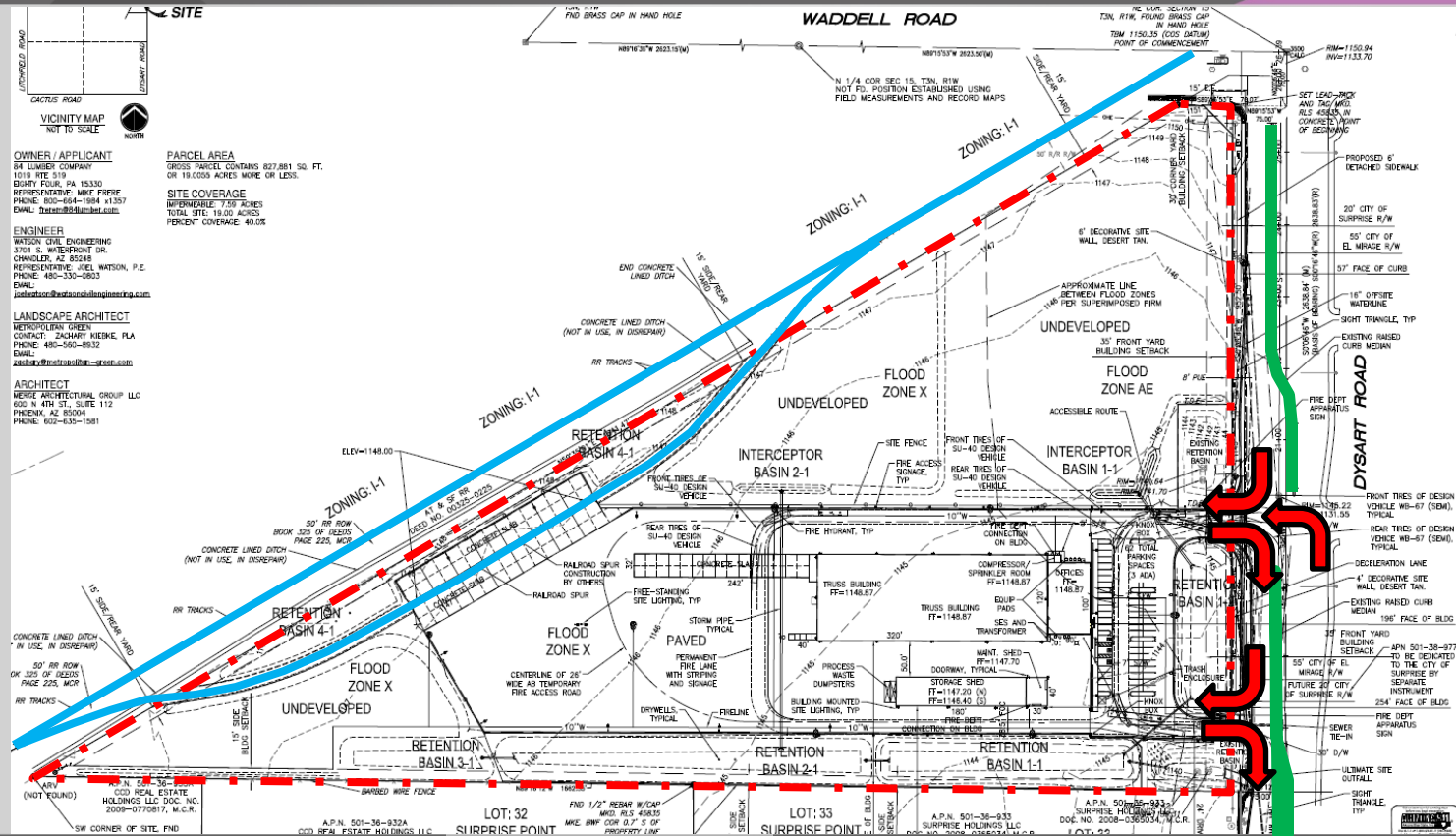
SITE PLAN



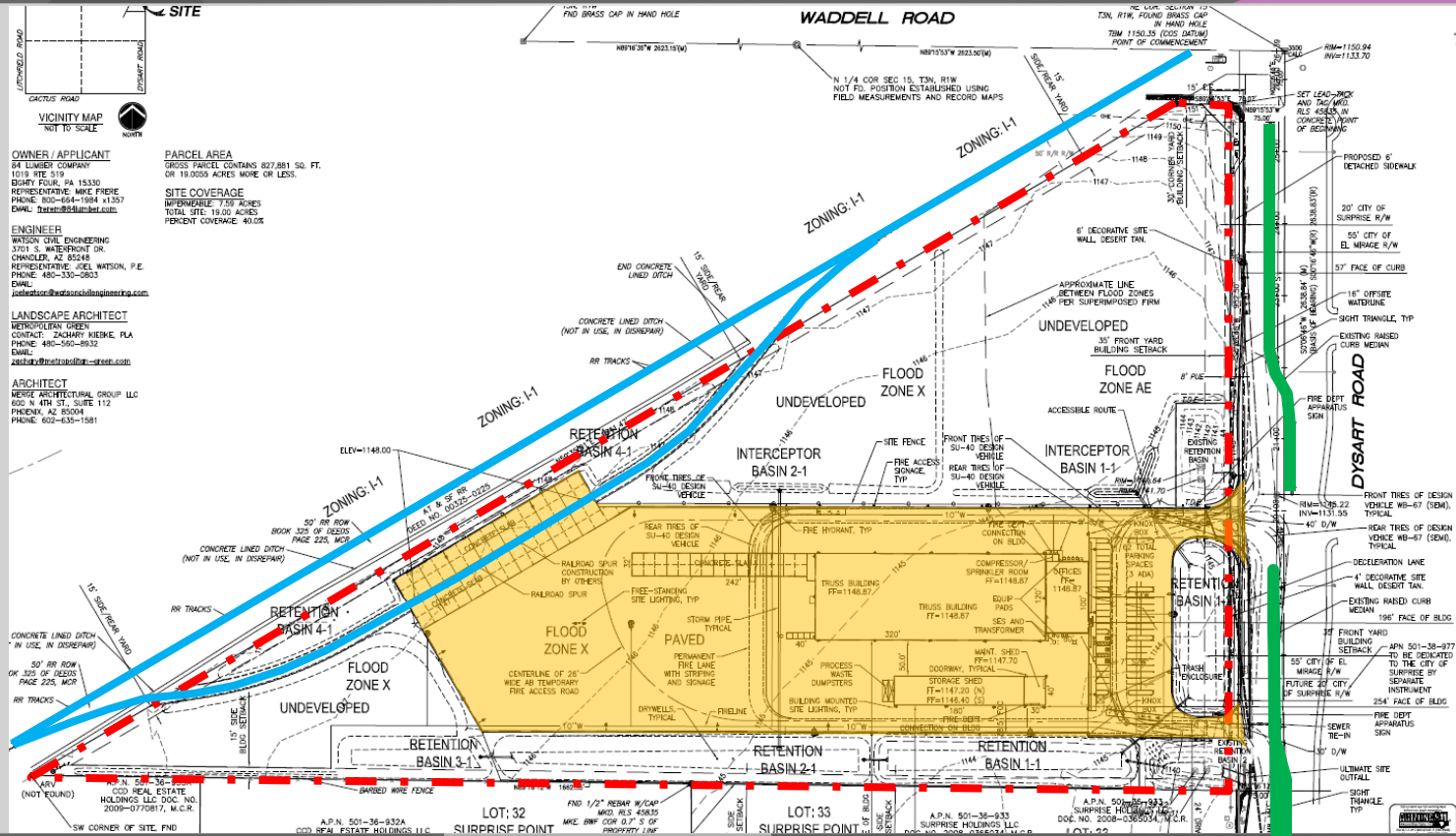
SITE PLAN



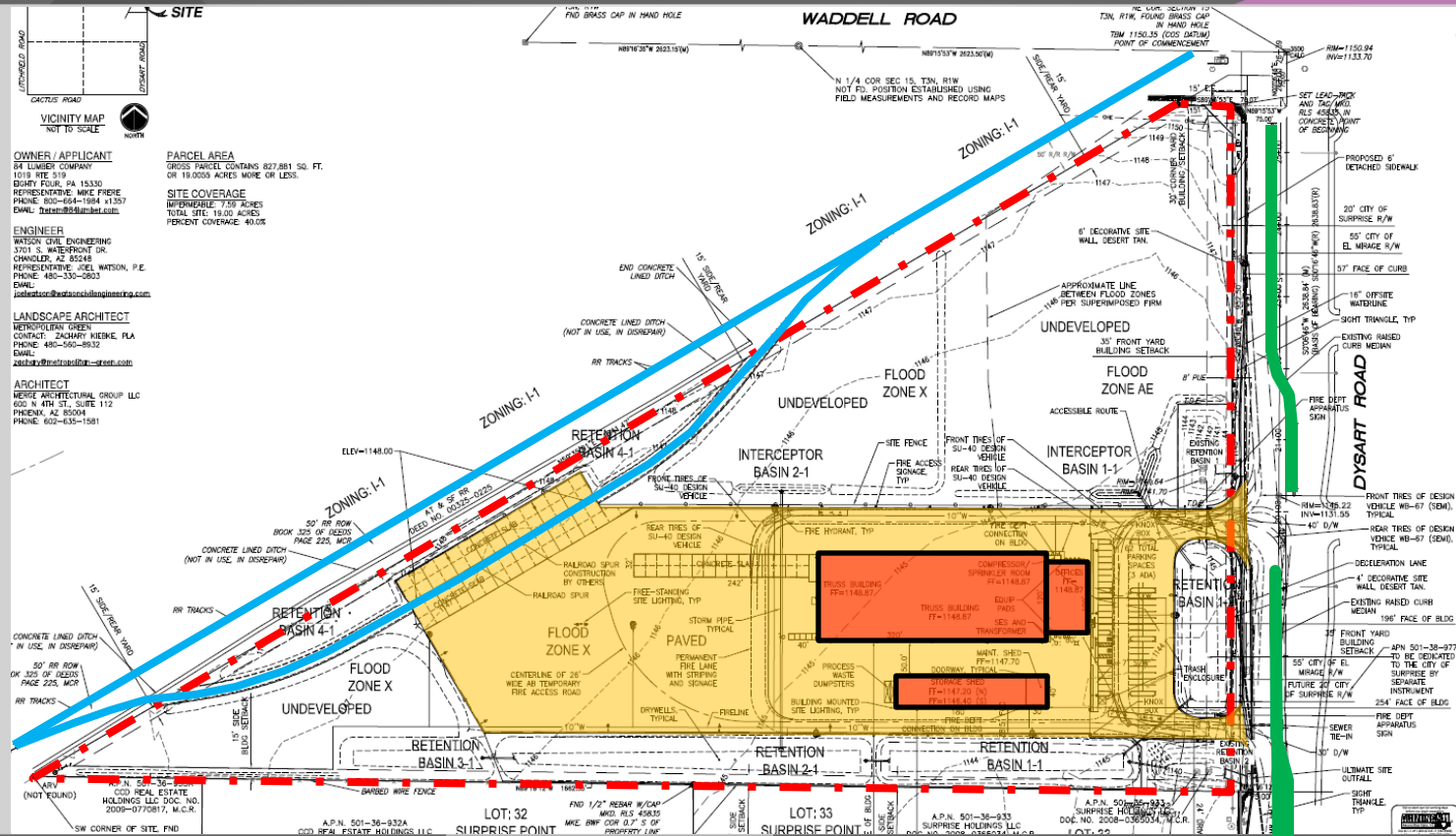
SITE PLAN



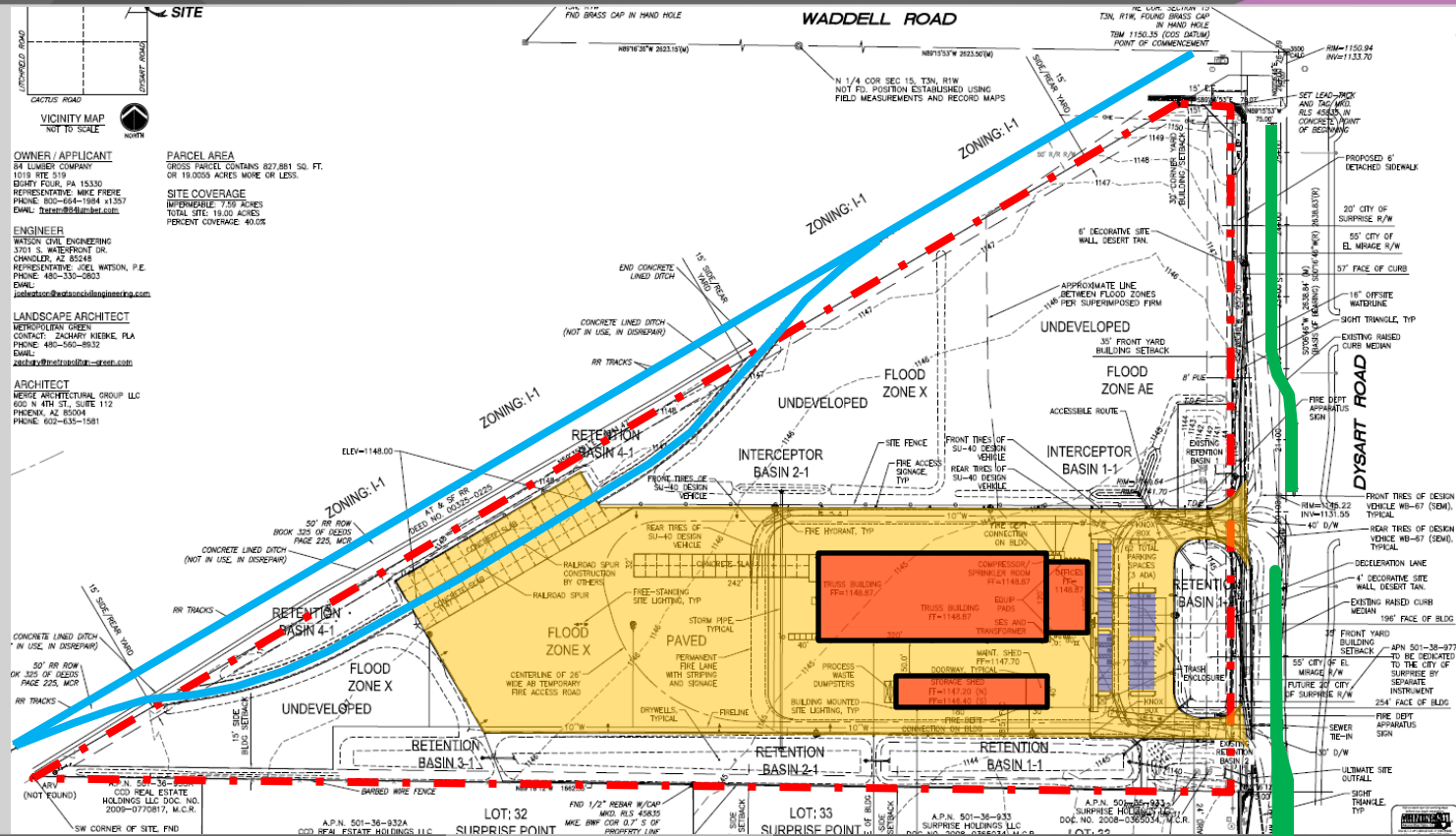
SITE PLAN



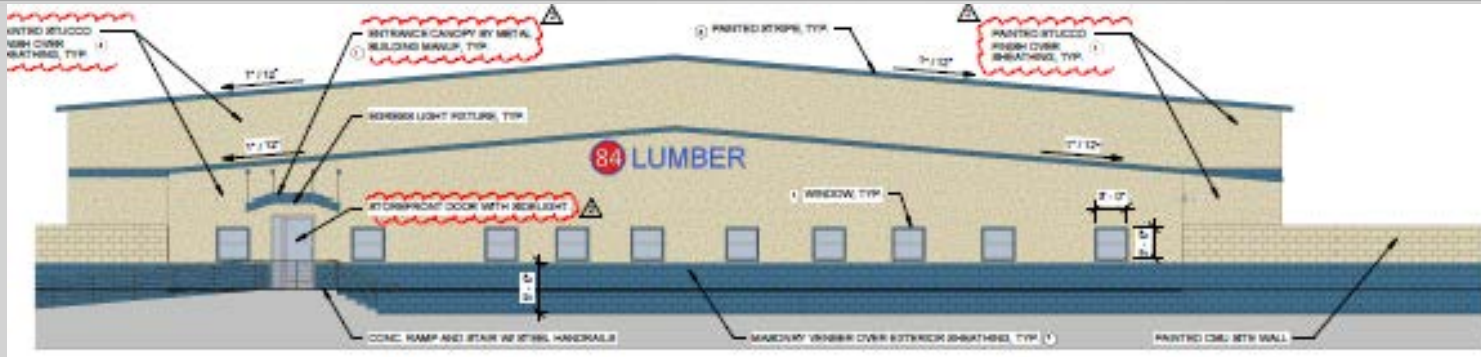
SITE PLAN



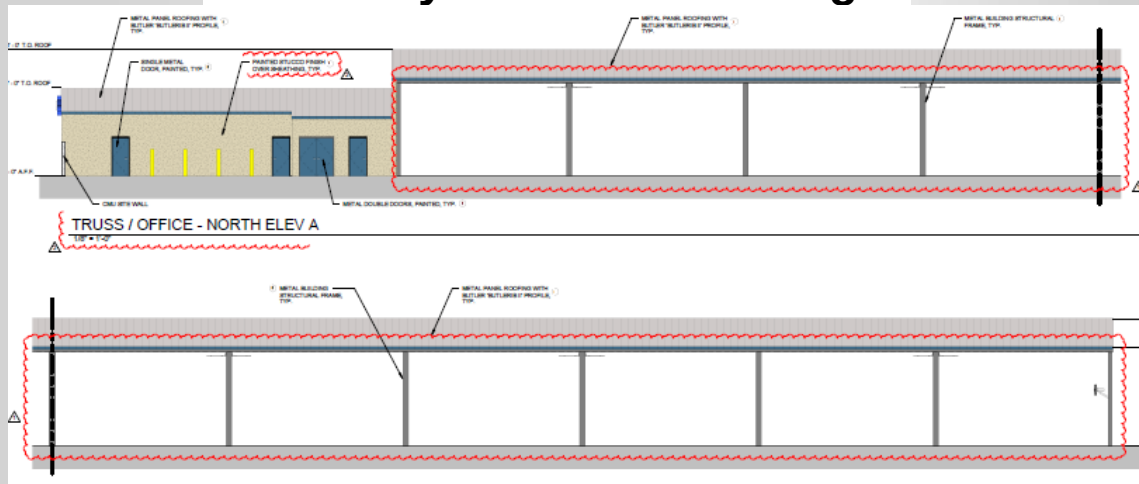
SITE PLAN



Truss Building Elevations

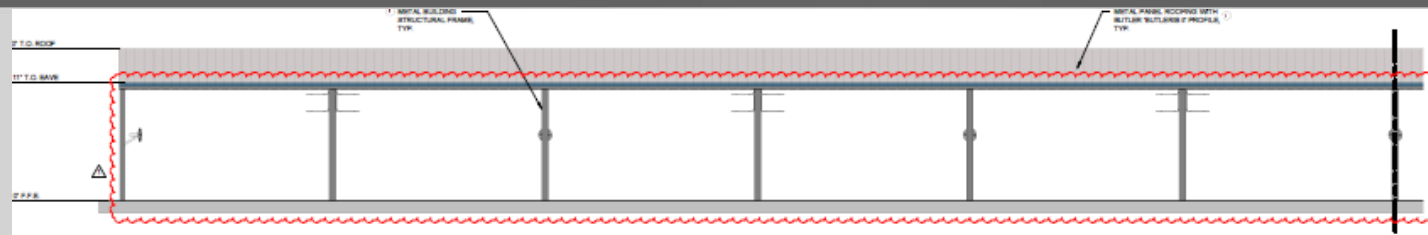


East - Dysart Road Frontage

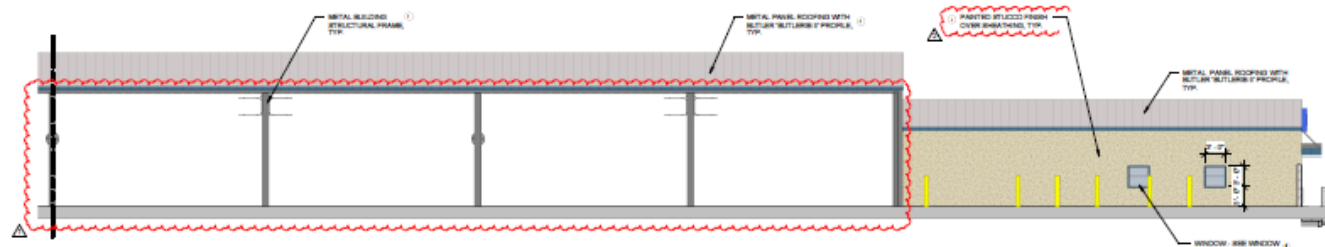


North - Interior

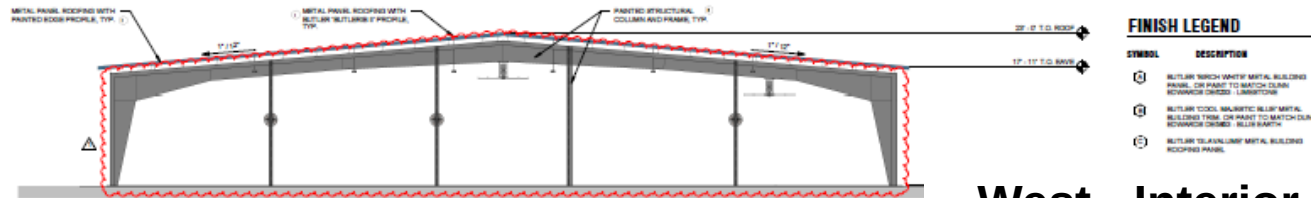
Truss Building Elevations



South - Interior



South - Interior

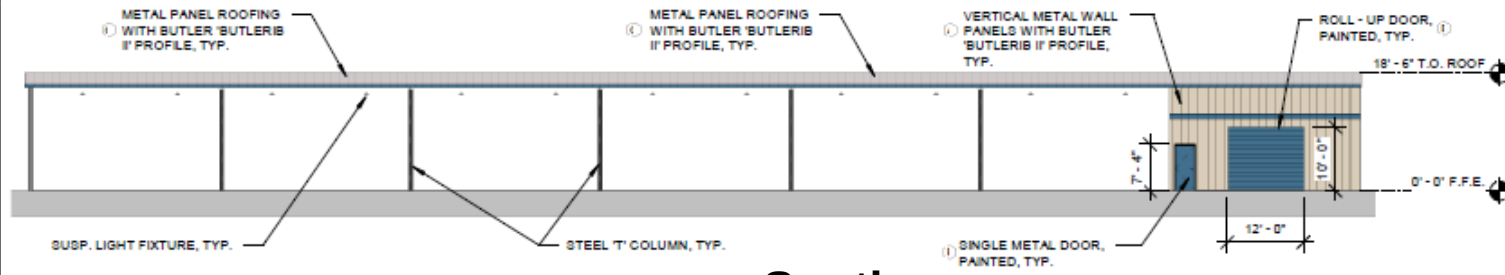


West - Interior

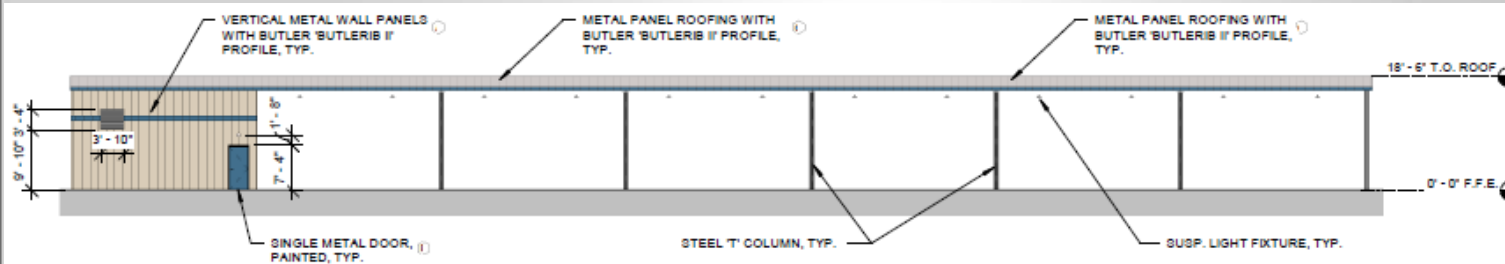
FINISH LEGEND

SYMBOL	DESCRIPTION
(1)	BUTLARK TRUSS VENTILATOR METAL BUILDING PANEL, OR PAINT TO MATCH CLARK ROOFING CHIMNEY - LUMBER/CLARK
(2)	BUTLARK TRUSS VENTILATOR METAL BUILDING TRUSS, OR PAINT TO MATCH CLARK ROOFING CHIMNEY - BLUE/CLARK
(3)	BUTLARK TRUSS VENTILATOR METAL BUILDING ROOFING PANEL

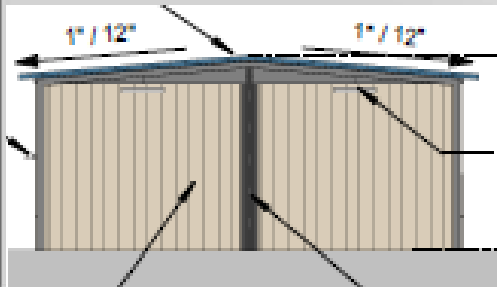
Storage Shed Elevations



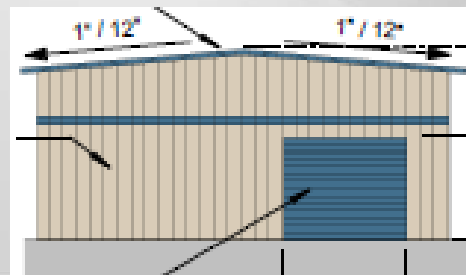
South



North



East



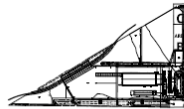
West

[illegible]

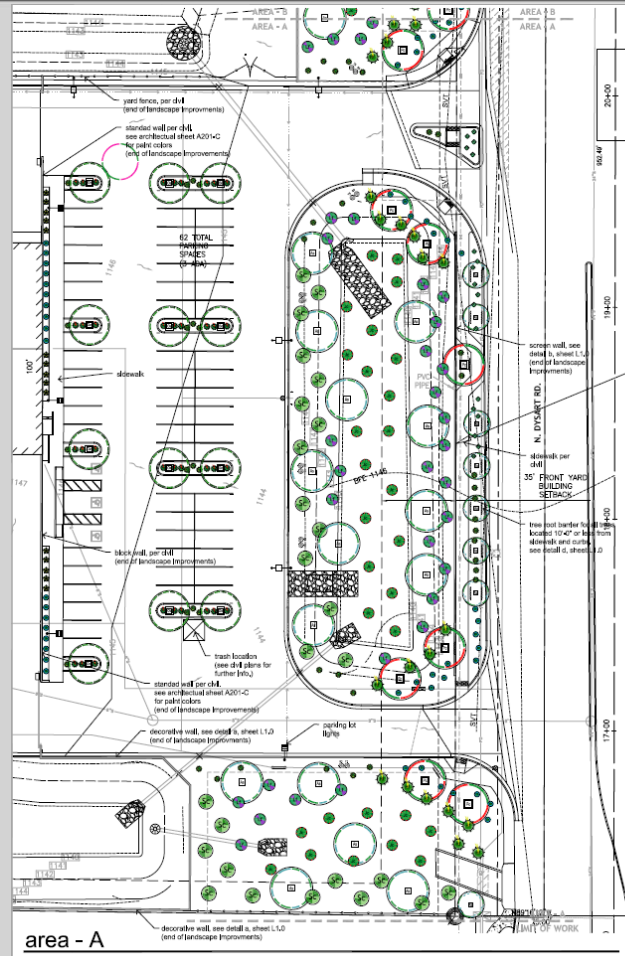
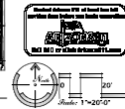
SYM.	BOTANICAL / COMMON NAME	HT. / W. CAL.	SPR.	QTY.
	THREES			
	Acacia-Black (40) PAU/BLANCO	5.00/2.25/1.50/1.75	27/30 (in plant)	
	Acacia-Orange Tree (40) PAU/BLANCO	4.5/6.0/2.5/3.5	30/35	12
	Acacia-Black (40) PAU/CHERRE FRETACHO	8.0/10.0/4.0/1.75/5.0	28/30 (in plant)	
	Acacia-Black (40) WILLOW ACACIA	7.0/8.0/2.5/1.75/1.25	24/30	21
	SHRUBS & CACTUS			
	Azalea sp. FABRISIA AGAVE		3 p/b.	24
	Asafoetida Asafoetida		15 p/b.	15
	Aspidistra Aspidistra		6 p/b.	74
	Aspidistra Aspidistra		60	
	Aspidistra Aspidistra		40	
	Aspidistra Aspidistra		33	
	Aspidistra Aspidistra		31	
	Aspidistra Aspidistra		39	
	Aspidistra Aspidistra		61	

SYM.	BOTANICAL / COMMON NAME	HT. / W. CAL.	SPR.	QTY.
	THREES			
	Acacia-Black (40) PAU/BLANCO	5.00/2.25/1.50/1.75	27/30 (in plant)	
	Acacia-Orange Tree (40) PAU/BLANCO	4.5/6.0/2.5/3.5	30/35	12
	Acacia-Black (40) PAU/CHERRE FRETACHO	8.0/10.0/4.0/1.75/5.0	28/30 (in plant)	
	Acacia-Black (40) WILLOW ACACIA	7.0/8.0/2.5/1.75/1.25	24/30	21
	SHRUBS & CACTUS			
	Azalea sp. FABRISIA AGAVE		3 p./24	24
	Asafoetida MILK THISTLE		15/15	16
	Aspidistra MILK THISTLE		6 p./24	74
	Aspidistra MILK THISTLE		60/1	80
	Aspidistra MILK THISTLE		30/30	40
	Aspidistra MILK THISTLE		30/30	33
	Aspidistra MILK THISTLE		30/30	31
	Aspidistra MILK THISTLE		30/30	39
	Aspidistra MILK THISTLE		30/30	31

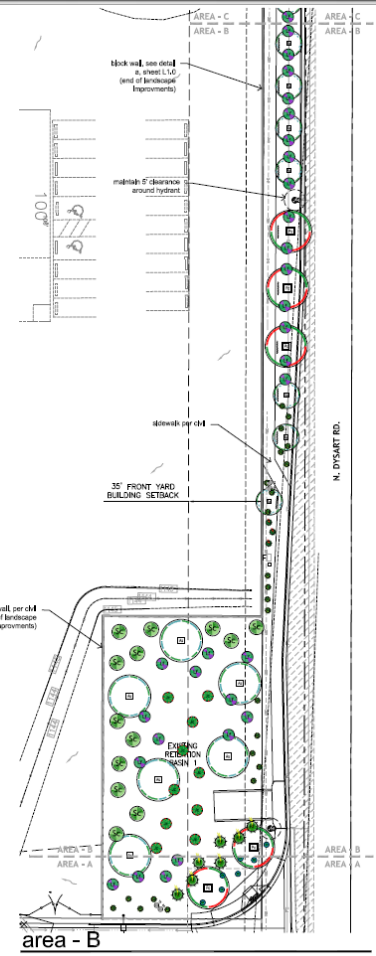
LANDSCAPE MATERIALS	ITEM	QTY.
☐ DECOMPOSED QUANTITY OF DEEP COLOR; MACBISON GOLD	3/4" MINUS FIELD VERIFY (SLOPE CONDITIONS)	47,439 SQFT



key map



area - A



area - B

FS17-046
84 Lumber Truss
Manufacturing

Recommendation

**Approve, Subject to
Stipulations 'A.' Through 'C.'**



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

May 18, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 18, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

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

Agenda Wording:

Consideration and action approving a Site Plan for Skyway Commons II, generally located on the northwestern corner of Dysart and Rioglass Solar Roads.

Motion:

Move to approve a Site Plan for Skyway Commons II subject to stipulations 'A' through 'D' as listed in the staff report.

Background:

Cawley Architects, on behalf of Silagi Development and the LGE Corporation, seeks approval of a Site Plan to allow a multi-building speculative project in the Skyway II Commercial and Industrial Development. Two (2) buildings will be constructed on several currently vacant parcels. A Revised Final Plat to accommodate the proposed facilities is to be presented to the Mayor and City Council for approval. Site improvements will include the office and warehouse buildings, landscaping, sidewalk paving, signage, etc.

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 - FS16-528 – Skyway Commons II Site Plan - Staff Report](#)
- ☐ [01 - FS16-528 – Skyway Commons II Site Plan - Vicinity Maps](#)
- ☐ [02 - FS16-528 – Skyway Commons II Site Plan - Site Plan](#)
- ☐ [03 - FS16-528 – Skyway Commons II Site Plan - Elevations](#)
- ☐ [04 - FS16-528 – Skyway Commons II Site Plan - Landscape Plan](#)

- ☐ [05 - FS16-528 – Skyway Commons II Site Plan - Phasing Plan](#)
- ☐ [06 - FS16-528 – Skyway Commons II 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

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-528

Project Name: Skyway Commons, Phase II

Council District: 6 – Palo Verde

Meeting Date: May 18, 2017

Planner: Hobart Wingard, 623-222-3156, hwingard@surpriseaz.gov

Owner: Skyway, LLC

Applicant: Cawley Architects

Request: Site Plan approval for two (2) speculative office and warehouse buildings within the Business Park (BP) zoning district of Skyway Business Park II.

Site Location: Generally, on the northwestern corner of Dysart and Rioglass Solar Roads.

Site Size: Approximately 7.56 acres.

Density: N/A

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

Support/Opposition: None received by staff.

Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan, subject to stipulations 'A.' through 'D.'

PROJECT DESCRIPTION:

Cawley Architects, on behalf of Silagi Development and the LGE Corporation, seeks approval of a Site Plan to allow a multi-building speculative project in the Skyway II Commercial and Industrial Development. Two (2) buildings will be constructed on several currently vacant parcels. A Revised Final Plat to accommodate the proposed facilities is to be presented to the Mayor and City Council for approval. Site improvements will include the office and warehouse buildings, landscaping, sidewalk paving, signage, etc.

EXISTING ZONING:

The following chart depicts the existing zoning of the subject site and its surroundings:

Business Park (BP) Vacant	Business Park (BP) Vacant	City of El Mirage Mixed Urban / Dysart High School
Business Park (BP) Vacant	Business Park (BP)	City of El Mirage Mixed Urban / Dysart High School
Skyway Business Park PAD APS Utility Yard	Skyway Business Park PAD Vacant	City of El Mirage Rural Area / Single Family Residential

BACKGROUND:

June 26, 1997: The subject parcel was annexed into the City of Surprise.

July 9, 1998: The Mayor and City Council approved a Rezone from Light Industrial (I-1) to Business Park (BP) under Case RZ98-035.

September 28, 2006: The Mayor and City Council approved a Preliminary Plat for Skyway Business Park II under Case PP06-087.

December 14, 2006: The Mayor and City Council approved a Final Plat for Skyway Business Park II under Case FP06-341.

July, 28, 2016: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR16-309.

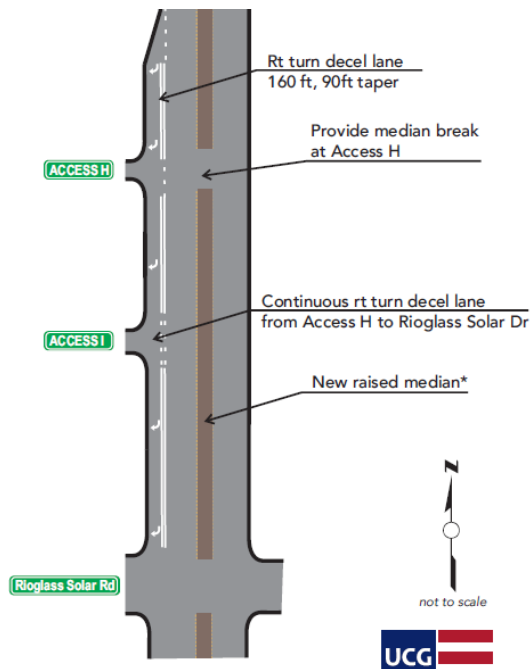
November 28, 2016: The applicant filed a request for a Site Plan under Case FS16-528, the subject case.

June 6, 2017: The Mayor and City Council will review the Final Plat for the subject property under Case FS16-528, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a multi-building speculative project in the Skyway II Commercial and Industrial Development. Building 'G' will be a 59,328 square foot structure on a 3.93 acre parcel and Building 'F' accommodate a 51,022 square foot structure on 3.63 acres of land. A Revised Final Plat is concurrently being reviewed in conjunction with this Site Plan.

Fronting on Dysart and Rioglass Solar Roads, the facilities will share both access and parking. 199 vehicle spaces are distributed throughout the site. A six (6) foot decorative masonry wall screens the approximate 1.70 acre loading area that is shared by the adjacent buildings.



Access to the site is gained by dual entrances on both Dysart Road and 132nd Avenue. An additional access point is provided along Rioglass Solar Road. As shown below, the City of El Mirage, the City of Surprise, and the applicant worked together to ensure adequate and orderly access from Dysart Road. A raised median will ensure that the southernmost access point will be limited to right in and right out movements only while the northern entrance will provide full vehicular access to the facility.

The design of the project incorporates contemporary architecture that will add visual interest and be complimentary to the business park as a whole. The exterior elevations will be comprised of a variety of materials including glazing, concrete tilt walls, and steel shade canopies. The building is intentionally articulated along the frontage of the parcels by providing varied horizontal and vertical building elements, richness of colors, variety of materials, and shade and shadow. The main portion of the building will have a low-slope roof with roof top mechanical units that will be fully screened by parapet walls.

106 **UTILITY AND SERVICES TABLE:**

107

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	Waste Management
Natural Gas:	SWG

108 **CONFORMANCE WITH ADOPTED PLANS:**

109

110 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property as lying

111 within the Employment Character Area, which supports uses such as that proposed.

112

113 **REVIEWING AGENCIES:**

114

115 **Luke Air Force Base (LAFB):** In a letter dated December 5, 2016, LAFB indicates no objections to the

116 request, but advises the applicant review sound attenuation requirements and engage in a strong

117 notification program with respect to the air base and its operations.

118 **Maricopa Water District (MWD):** In an email dated November 28, 2016, MWD indicated the

119 proposal will not impact MWD.

120 **Arizona Department of Transportation (ADOT):** In an email dated November 30, 2016, ADOT

121 indicated the proposal will have no impact on existing highway facilities.

122

123 **SUMMARY:**

124

125 Staff believes the proposed Site Plan is consistent with the manner and intent of the Business Park

126 Zoning District in which it occupies. Staff recommends stipulations that, once fulfilled, will allow the

127 site to be developed in accordance with the requirements of the City of Surprise.

128

129 **FINDINGS:**

- 130
- 131
- The proposed Site Plan demonstrates compliance with the General Plan.
 - The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise Municipal Code.
 - The reviewing agencies have indicated no objections to the request.
- 134
- 135

136 **RECOMMENDATION:**

137

138 Based on the findings noted above, staff recommends the Commission **approve** the subject Site

139 Plan, subject to stipulations 'A.' through 'D.' as outlined below:

- 140 A. The Site Plan prepared by Cawley Architects, date received April 7, 2017, will be revised
141 and submitted for review to include the following modifications:
- 142 1. Landscape coverage percentages for Buildings 'G' and 'F' will be provided in the
143 narrative portion of the sheet.
- 144 2. The asphalt/concrete truck dock area pavement material will match what is shown
145 on the civil plans.
- 146 3. The underground retention tanks will match what is shown on the civil plans.
- 147 4. Corrections will not be identified by clouds and deltas.
- 148 B. The Landscape Plan prepared by T.J. McQueen & Associates, Inc., date received April 7,
149 2017, will be revised and submitted for review to include the following modifications:
- 150 1. The Dysart Road improvements will match the civil plans.
- 151 2. The sidewalk along 132nd Avenue will match the civil plans.
- 152 C. The subject Site Plan is deemed not approved until which time the Amended Final Plat is
153 approved by the Mayor and City Council under the subject case, FS16-528.
- 154 D. Non-compliance with the stipulations of approval of this case will be treated as a
155 violation in accordance with the provisions of Article XIV of the Surprise Unified
156 Development Code.
- 157

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

160

161 **Attachments:**

162

- 163 01 - Vicinity Maps
- 164 02 - Site Plan
- 165 03 - Elevations
- 166 04 - Landscape Plan
- 167 05 - Phasing Plan

VICINITY MAP

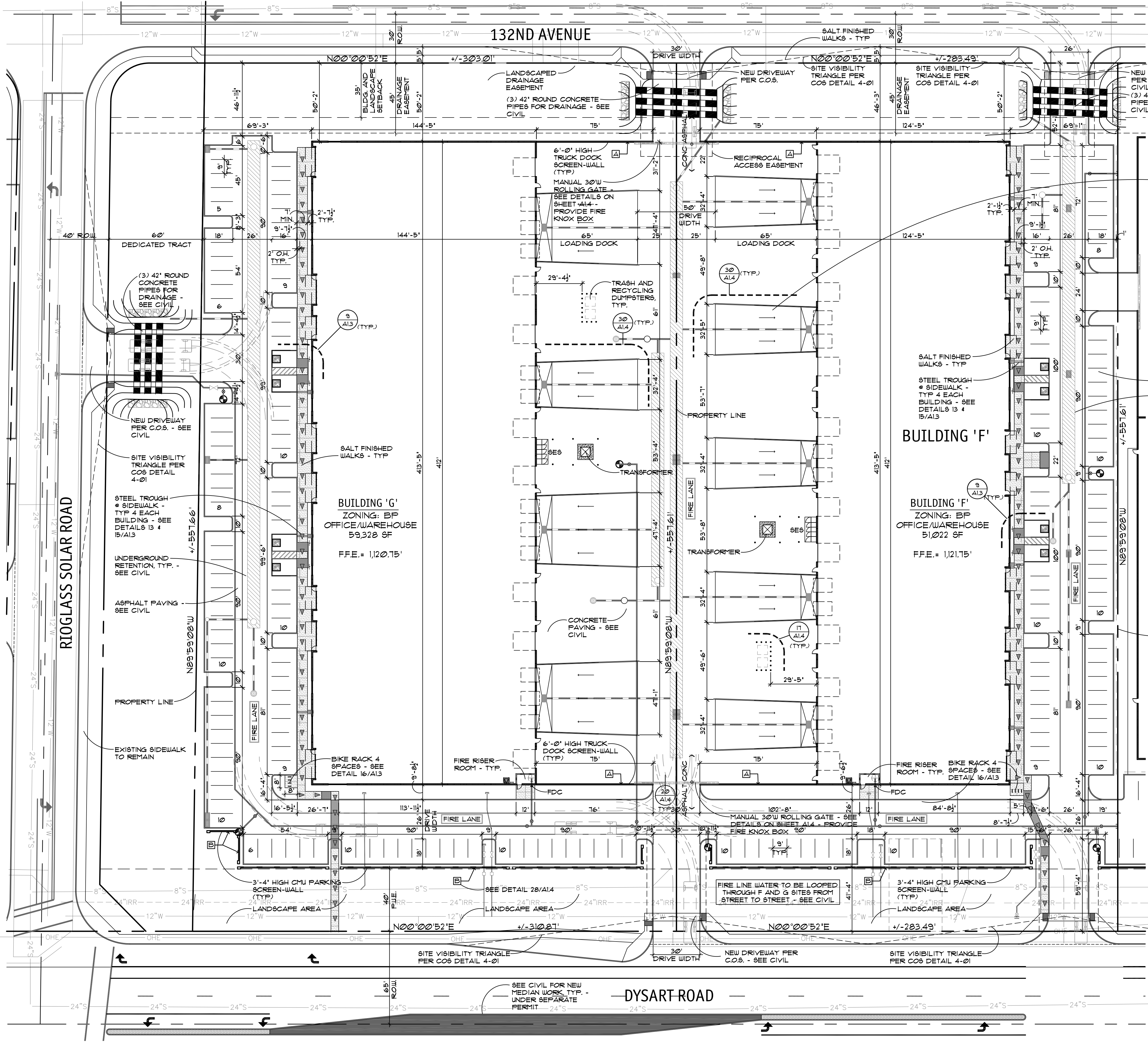
FS16-528
Skyway Commons II



VICINITY MAP

FS16-528
Skyway Commons II





- TRUCKWELL NOTES - TYP**
- 48" DEEP TRUCK WELLS WITH CONCRETE RETAINING WALLS
 - 2 - 6" DIA BOLLARDS AT RAMP ENTRANCES
 - MINIMUM 3500 PSI - 1" CONCRETE RAMPS
 - 42" HIGH GUARDRAIL - 1 1/2" TUBE STEEL WITH 3 HORIZONTAL RAILS MOUNTED ON 6" CONC. CURBING
 - GRAVITY DRAINS
 - PROVIDE EDGE MOUNTED DOCK LEVELERS (MANUAL)
 - 6" O BOLLARDS - 2 MINIMUM

ADJ. PROPERTY VACANT LAND ZONED: BP

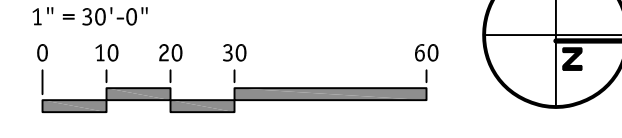
NOTE: FIRE RADIO COVERAGE TESTING IS TO BE PERFORMED BY THE GC, PRIOR TO FIRE C OF O. GC SHALL PROVIDE A CERTIFICATE OF COVERAGE PROVIDED.

NOTE: DURING CONSTRUCTION, APPROVED SIGNS SHALL BE LOCATED ON SITE TO DIRECT EMERGENCY RESPONDERS INTO AND THROUGH THE CONSTRUCTION SITE. ACCESS SIGN SHALL BE REMOVED AFTER ACCESS IS PAVED, OR WHEN APPROVED BY THE FIRE INSPECTOR.

LEGEND

- PROPERTY LINE
- EASEMENT/BETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6" EXTRUDED CURB
- SITE WALL
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER
- INDICATES FIRE ACCESS ROAD - ACCESS ROADS TO HAVE RED CURB MARKINGS AND SIGNAGE - SIGNAGE TO BE IN ACCORDANCE W/ SURPRISE FIRE DEPARTMENT EMERGENCY ACCESS DETAIL GUIDE

BUILDING F & G SITE PLAN



A NEW BUILDING PROJECT
BY: **SILAGI DEVELOPMENT**
SKYWAY COMMONS 2

PROJECT: SKYWAY COMMONS PHASE II - BUILDINGS F & G
ADDRESS: NWC of Rio Glass Solar Road and Dysart Road Surprise, Arizona
SCOPE: A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL #: VARIES
ZONING: BP (BUSINESS PARK)
SITE AREA: BUILDING F 163,656 S.F. (3.76 ACRES)
BUILDING G 165,554 S.F. (3.80 ACRES)
BUILDING F 51,022 S.F.
BUILDING G 59,328 S.F.
STORIES: BOTH BUILDINGS ARE ONE STORY
LOT COVERAGE: BUILDING F 31%
BUILDING G 36%
LANDSCAPE AREA: BUILDING F 29,242 S.F.
BUILDING G 26,944 S.F.
LANDSCAPE COVERAGE: BUILDING F
BUILDING G
OCCUPANCY: B / F-1 / S-1
CONSTRUCTION TYPE: III-B W/ A.F.E.S.
ALLOWABLE AREA: UNLIMITED (SINGLE STORY)
CLEAR HEIGHT: 24'-0"
STRUCTURAL DEPTH: 4'-0"
SLOPE DEPTH: 1/4" PER 1'-0" MIN.
SCREENING HEIGHT: 50" MAX.
BUILDING HEIGHT: 39'-8" MAX.

AREA CALC.	BUILDING F	BUILDING G	TOTALS
OFFICE	5,102 S.F.	5,932 S.F.	11,034 S.F.
WAREHOUSE	45,920 S.F.	53,396 S.F.	99,316 S.F.
TOTAL:	51,022 S.F.	59,328 S.F.	110,350 S.F.

REQUIRED PARKING CALC

OCCUPANCY	S.F.	FACTOR	TOTAL
POTENTIAL OFFICE (BLDG F)	5,102 S.F.	1 PER 250	21 SPACES
WAREHOUSE (BLDG F)	45,920 S.F.	1 PER 600	77 SPACES
POTENTIAL OFFICE (BLDG G)	5,932 S.F.	1 PER 250	24 SPACES
WAREHOUSE (BLDG G)	53,396 S.F.	1 PER 600	89 SPACES
TOTAL: (BUILDING F)			98 SPACES
TOTAL: (BUILDING G)			113 SPACES

PARKING PROVIDED - BLDG F

TOTAL REGULAR SPACES	92
TOTAL ACCESSIBLE SPACES	4
TOTAL COVERED SPACES	N/A
TOTAL SPACES ON SITE	96

PARKING PROVIDED - BLDG G

TOTAL REGULAR SPACES	99
TOTAL ACCESSIBLE SPACES	4
TOTAL COVERED SPACES	N/A
TOTAL SPACES ON SITE	103
TOTAL SPACES FOR BUILDINGS F AND G:	199

NOTE: BUILDINGS F AND G ARE TO UTILIZE SHARED PARKING.

REQUIRED BICYCLE SPACE CALC

OCCUPANCY	PARKING SPACES	FACTOR
OFFICE/WAREHOUSE	VARIES	1 PER 20

REQUIRED BICYCLE SPACES: 10
TOTAL SPACES PROVIDED @ EACH BUILDING: 5

OWNER / DEVELOPER
SILAGI DEVELOPMENT
101 HODENCAMP RD., #200
THOUSAND OAKS, CA 91360
(805) 494-7704

ARCHITECT
CRAWLEY ARCHITECTS, INC.
730 N. 52ND ST., #203
PHOENIX, AZ 85008
(602) 393-5060

CIVIL ENGINEERING
HUNTER ENGINEERING, P.C.
10450 N. 74TH ST. SUITE 200
SCOTTSDALE, ARIZONA 85258
(480) 991-3965

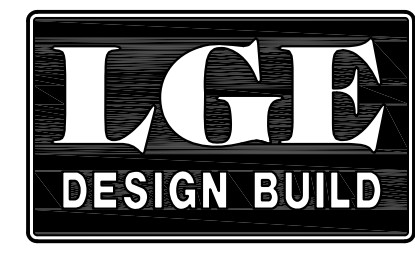
VICINITY MAP

CAWLEY ARCHITECTS
730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060
CawleyArchitects.com

SKYWAY COMMONS PHASE 2

NWC OF DYSART ROAD AND RIOGLASS SOLAR ROAD, SURPRISE ARIZONA

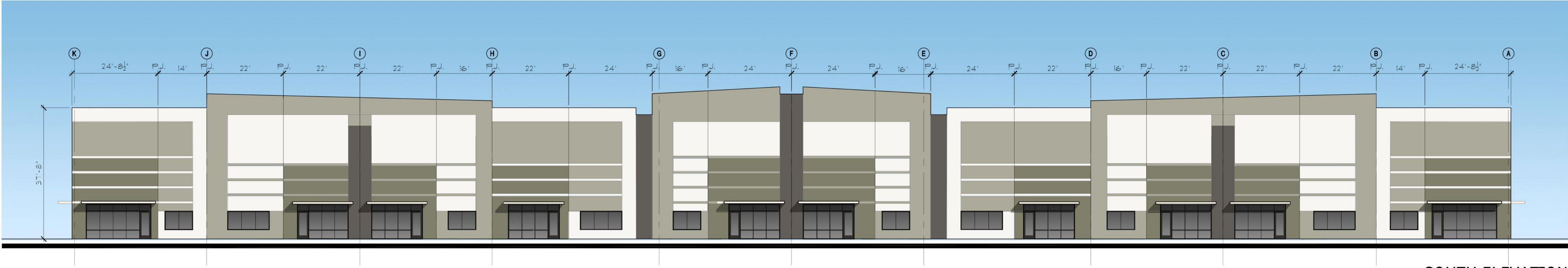
DATE
DUE DILIGENCE ACCESS EXHIBIT 06-01-2016
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1ST CITY SUBMITTAL 11-23-2016
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1ST CITY COMMENTS 12-3-2017



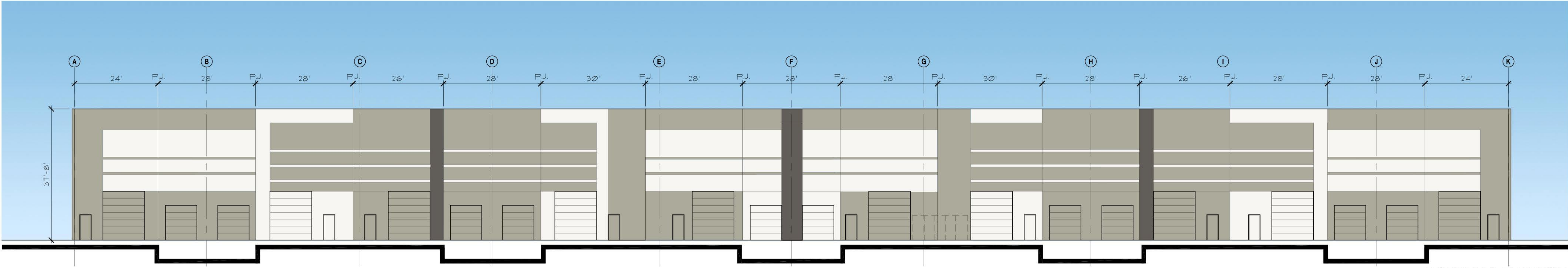
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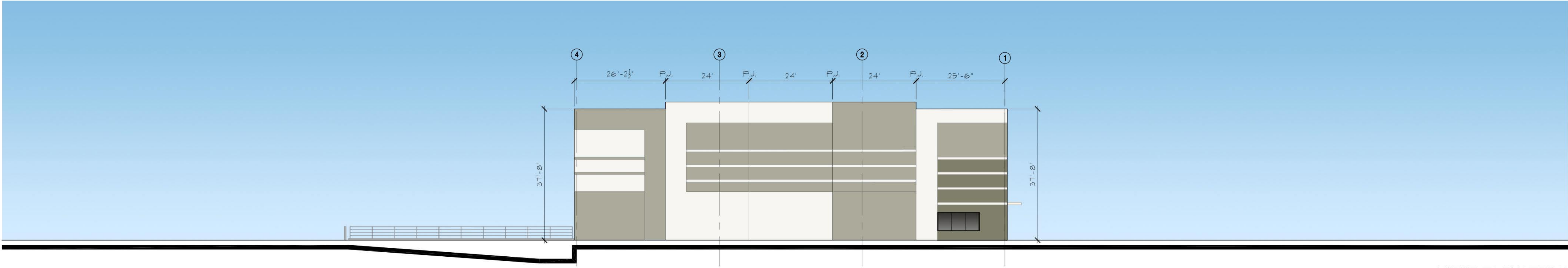
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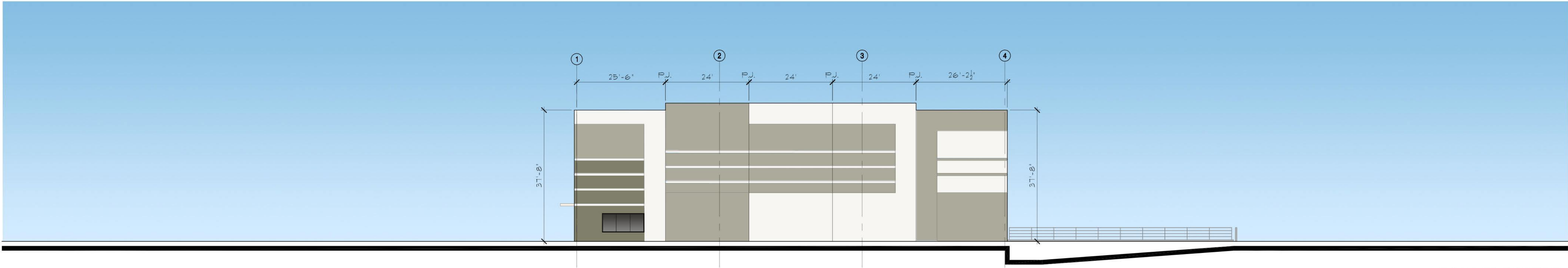
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
[TP]	CONCRETE TILT PANEL
[CF]	CANOPY FRAME = 8" STEEL TUBE, PAINTED
[CP]	CANOPY DECK = B DECK, NO PERFORATION

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	DARK BRONZE ANODIZED ALUMINUM
GLAZING	1" INSULATED GRAY REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION
OLDCASTLE - 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.23
SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.17
OUTBOARD: 1/4" PPG SOLARCOOL GRAY (SRF #2)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

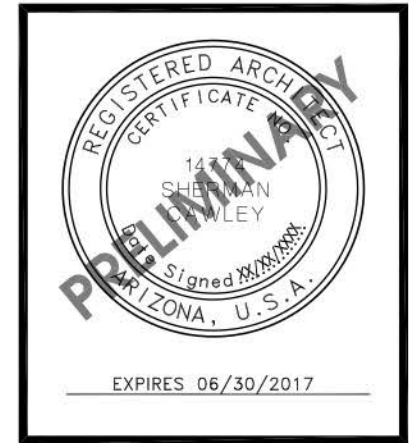
KEY	MANUF. - DUNN EDWARDS COLOR NAME:
①	'CRYSTAL HAZE' DE6219
②	'MISSION TRAIL' DE6223
③	'COCOA' DEC155
④	'WEATHER BOARD' DE6222

MATERIAL	KEY
EXT. RAILING	①
BOLLARDS	①
GATES	①
SES	①
TRANSFORMER	①

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BUILDING F
EXTERIOR ELEVATIONS

1/16" = 1'-0"
0 8 16 32



**SKYWAY
COMMONS
PHASE 2**

NWC OF DYSART
ROAD AND
RIOGLASS
SOLAR ROAD,
SURPRISE
ARIZONA

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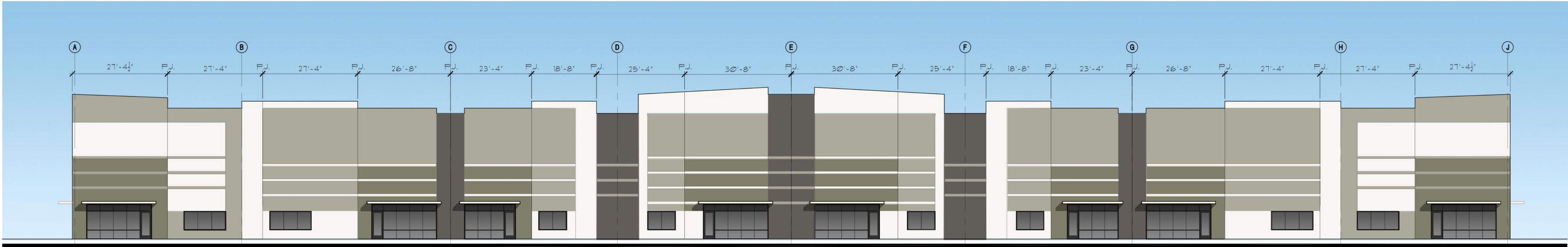
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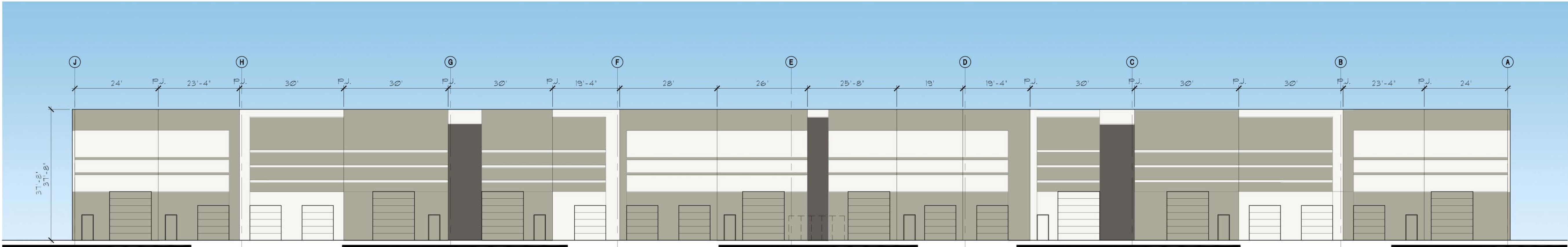
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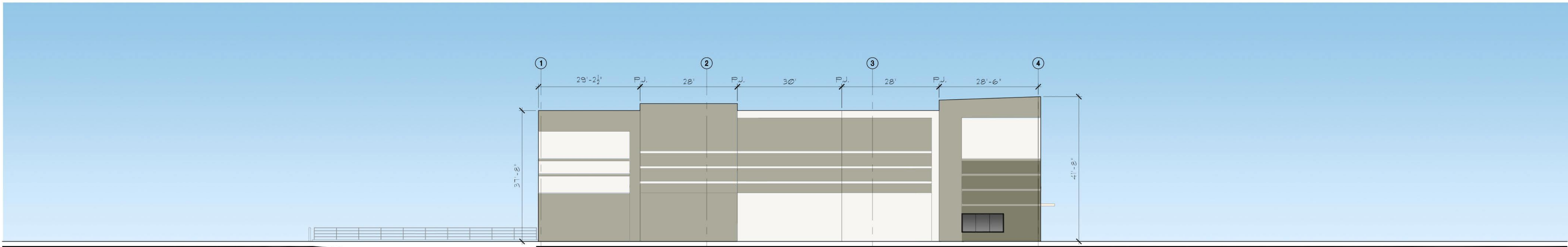
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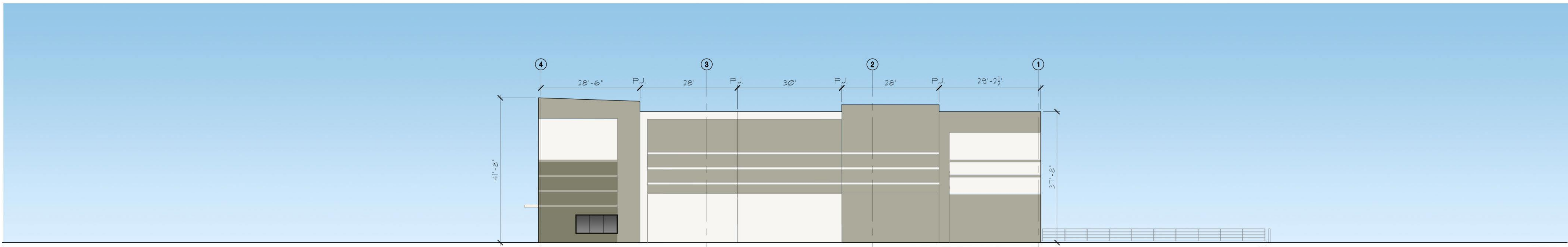
SOUTH ELEVATION



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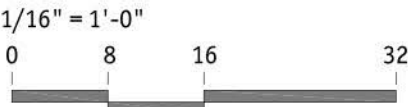
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BUILDING G
EXTERIOR ELEVATIONS



CAWLEY
ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



SKYWAY
COMMONS
PHASE 2

NWC OF DYSART
ROAD AND
RIOGLASS
SOLAR ROAD,
SURPRISE
ARIZONA

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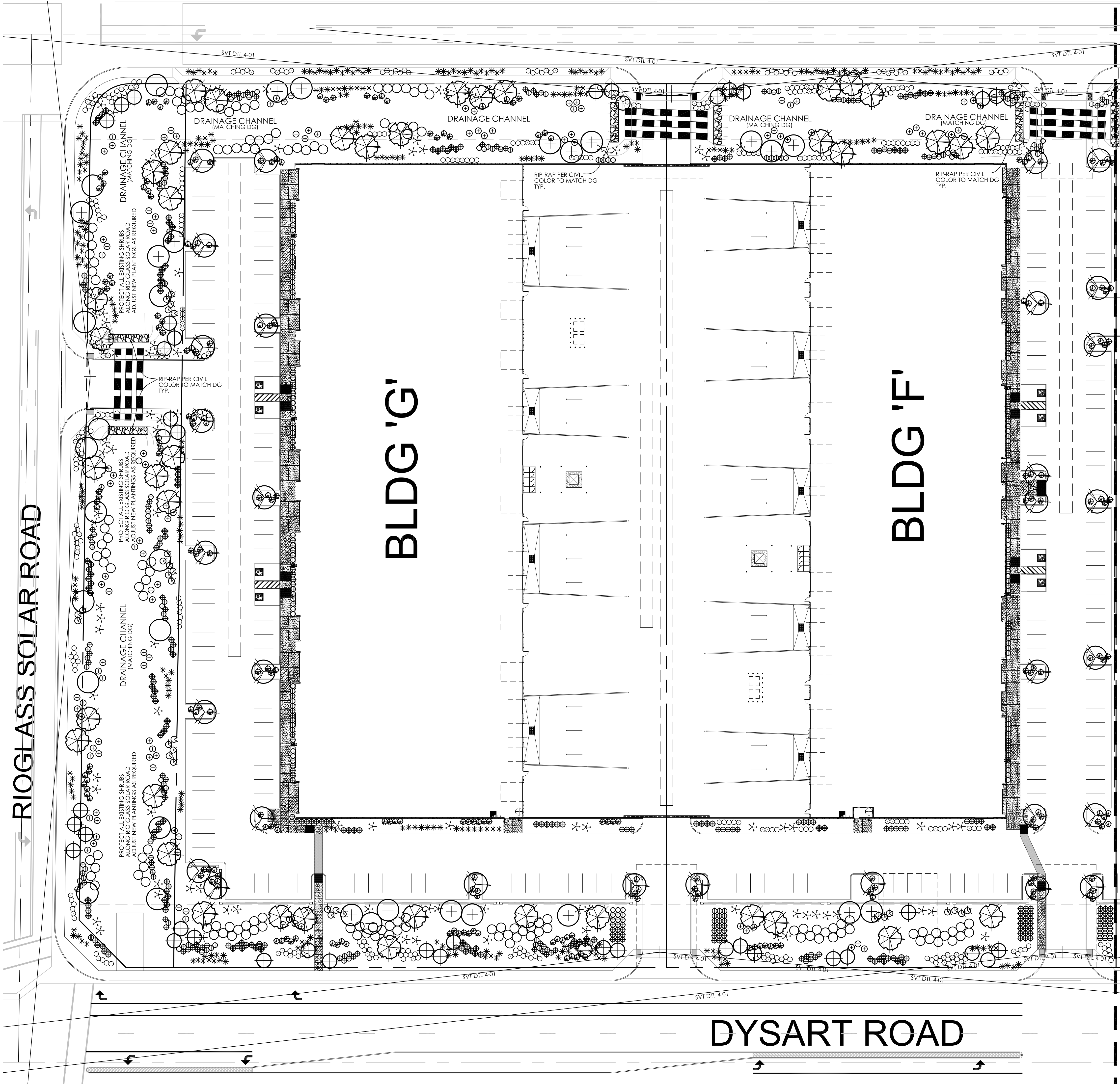
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Project: SKW2

A7.2



LANDSCAPE LEGEND

- CERCIDIUM HYBRID
DESERT MUSEUM
24" BOX -
- CERCIDIUM HYBRID
DESERT MUSEUM
48" BOX -
- ACACIA SALICINA
WILLOW ACACIA
36" BOX -
- PROTECT EXISTING TREE
FROM CONSTRUCTION
MATURE
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX -
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON -
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON -
- LEUCOPHYLLUM LANGMANIAE
'RIO BRAVO' TEXAS RANGER
5 GALLON -
- DASYLIRION WHEELERI
DESERT SPOON
5 GALLON -
- CAESALPINIA PULCHERRIMA
RED BIRD OF PARADISE
5 GALLON -
- CASSIA PHYLODENIA
SILVER CASSIA
5 GALLON
- ACACIA REDOLENS
DESERT CARPET
5 GALLON -
- LANTANA 'NEW GOLD'
'NEW GOLD' LANTANA
5 GALLON -
- ALOE 'BLUE ELF'
BLUE ELF ALOE
5 GALLON -

1/2" MINUS EXPRESS BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

NOTES

1. DIMENSIONS SHOWN IN TABLE A* SHALL BE VERIFIED BASED ON AASHTO STANDARDS.

2. SIGHT DISTANCE FOR A RESIDENTIAL COLLECTOR ROADWAY IS BASED ON:
A. A PASSENGER CAR ON A ROADWAY.
B. 1 LANE IN EACH DIRECTION WITH A 14" RAISED MEDIAN.
C. A DESIGN SPEED OF 40 MPH.
D. AN APPROACH GRADE OF LESS THAN THREE PERCENT.

3. SIGHT DISTANCE FOR A HIGH VOLUME COLLECTOR:
A. A PASSENGER CAR ON A ROADWAY.
B. 2 LANES IN EACH DIRECTION WITH A 14" RAISED MEDIAN.
C. A DESIGN SPEED OF 40 MPH.
D. AN APPROACH GRADE OF LESS THAN THREE PERCENT.

4. SIGHT DISTANCE FOR A MINOR ARTERIAL ROADWAY IS BASED ON:
A. A PASSENGER CAR ON A ROADWAY.
B. 2 LANES IN EACH DIRECTION WITH A 10" RAISED MEDIAN.
C. A DESIGN SPEED OF 50 MPH.
D. AN APPROACH GRADE OF LESS THAN THREE PERCENT.

5. SIGHT DISTANCE FOR A MAJOR ARTERIAL ROADWAY IS BASED ON:
A. A PASSENGER CAR ON A ROADWAY.
B. 3 LANES IN EACH DIRECTION WITH A 24" RAISED MEDIAN.
C. A DESIGN SPEED OF 50 MPH.
D. AN APPROACH GRADE OF LESS THAN THREE PERCENT.

TABLE A

STREET	DETAIL	A	B	C*	D	E
RESIDENTIAL COLLECTOR		3.95	365'	470'	385'	18'
HIGH VOLUME COLLECTOR		3.04	480'	625'	385'	18'
MINOR ARTERIAL		3.83	515'	565'	480'	18'
MAJOR ARTERIAL		3.82	555'	702'	480'	18'

* FOR RIGHT TURNS AT SIDE STREET APPROACHES PROVIDING ONLY RIGHT-IN/RIGHT-OUT MOVEMENTS, WHERE LEFT TURNS ARE ALLOWED, DIMENSION 'D' SHALL EQUAL DIMENSION 'E'.

6. NO SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES, OR OTHER PLANTS, (EXCLUDING TREES), OVER 30 INCHES IN HEIGHT SHALL BE PERMITTED WITHIN THE RESTRICTED AREAS.

7. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 44 INCHES ARE PERMITTED.
B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.

8. SIGHT DISTANCE FOR TYPICAL RIGHT ANGLE INTERSECTION ONLY, SKEWED INTERSECTIONS WILL REQUIRE SPECIAL CONSIDERATION.

DATE REVISED: 9/2016

APPROVED FOR DISTRIBUTION (SIGNATURE ON FILE)

SURPRISE ARIZONA

SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL & COLLECTOR STREETS

DETAIL NO: 4-01

LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619

EMAIL: timmcqueen@tjmla.net



Project: SKW2

La.01



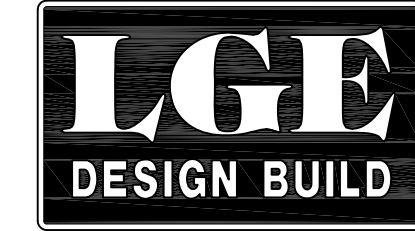
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NWC OF DYSART
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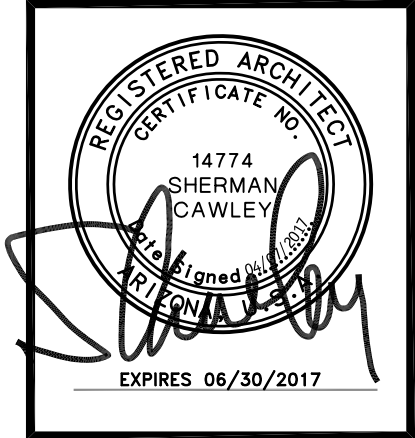
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27166
TIMOTHY J. McQUEEN
Site signed
ARIZONA, U.S.A.
EXPIRES 06/30/2021

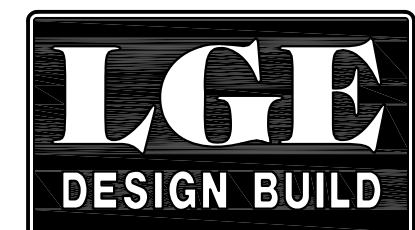




SKYWAY
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PHASE 2

NWC OF DYSART
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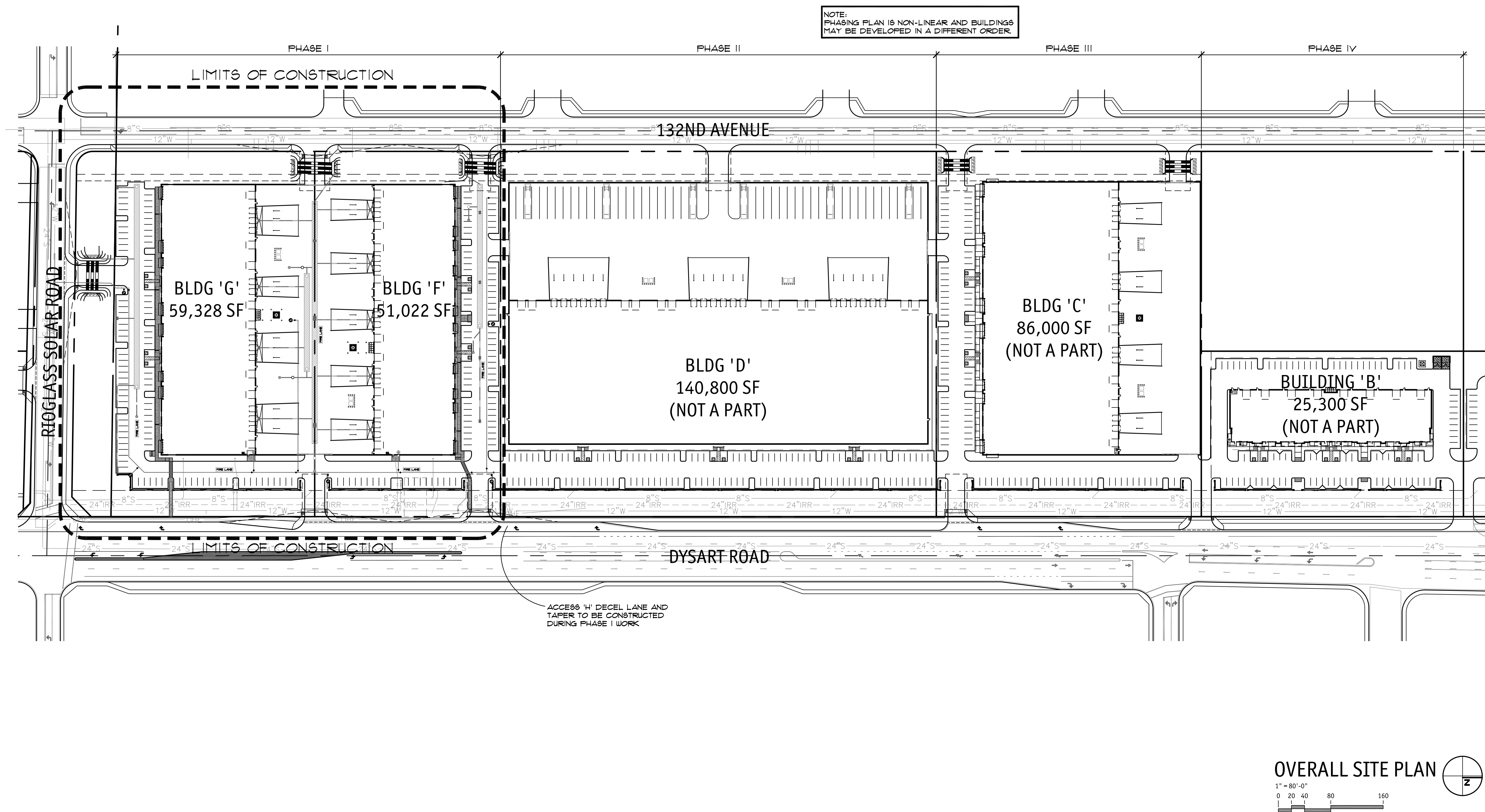
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SURPRISE

ARIZONA

FS16-528

Skyway Commons II Site Plan

Planning and Zoning Commission

May 18, 2017

VICINITY MAP

FS16-528
Skyway Commons II



VICINITY MAP

FS16-528
Skyway Commons II



VICINITY MAP

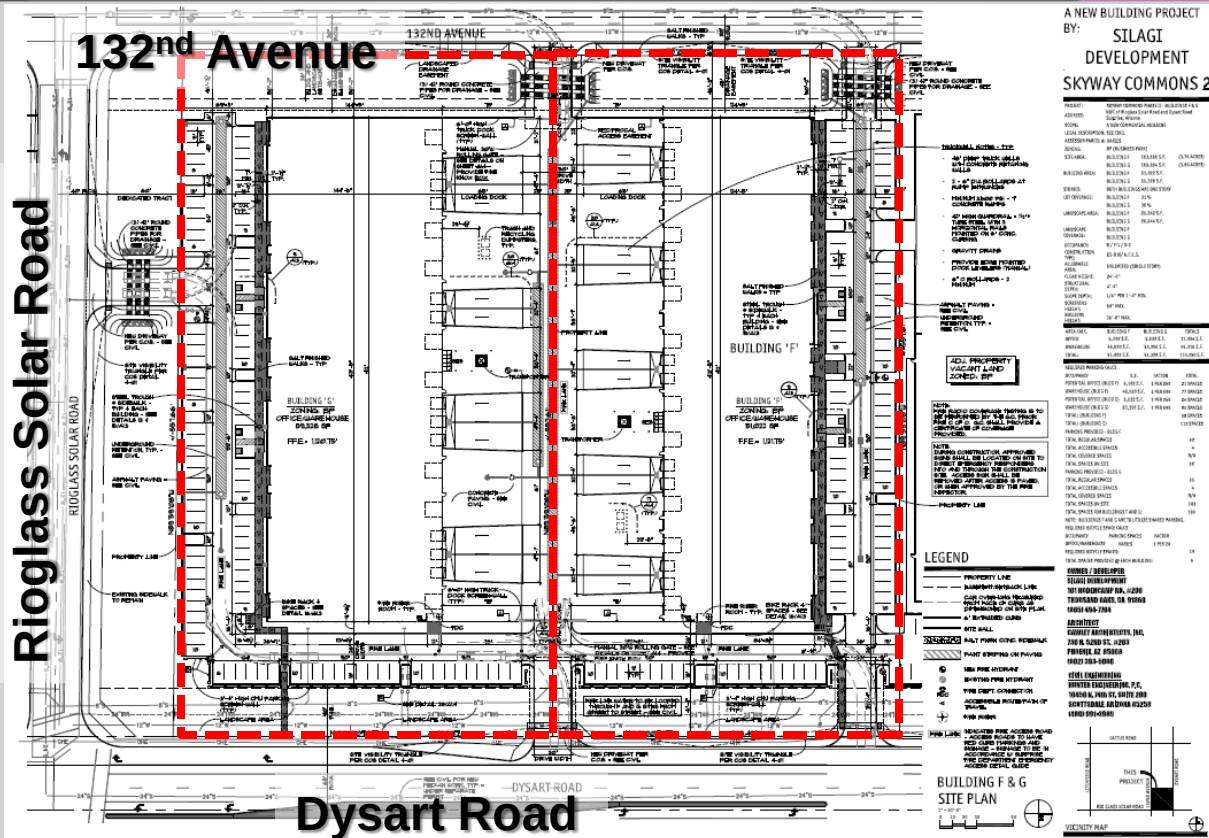
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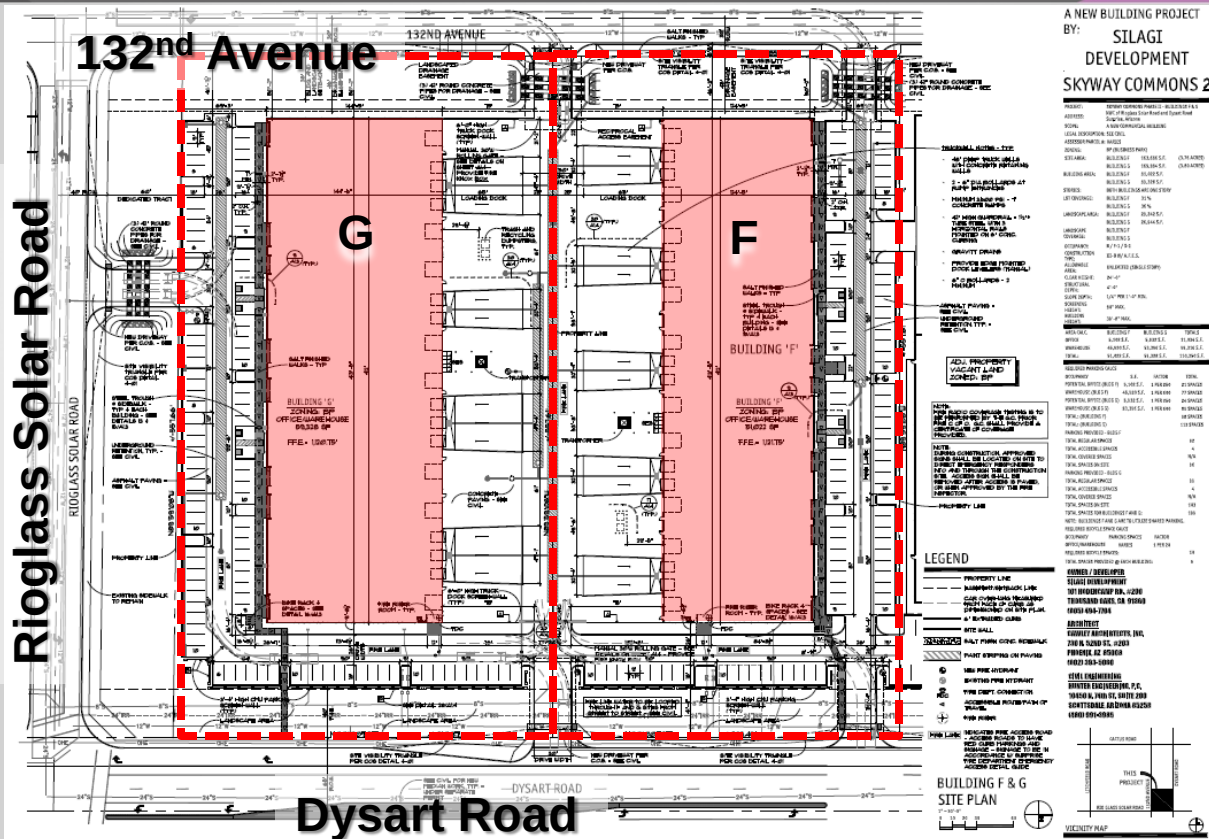
Dysart Road



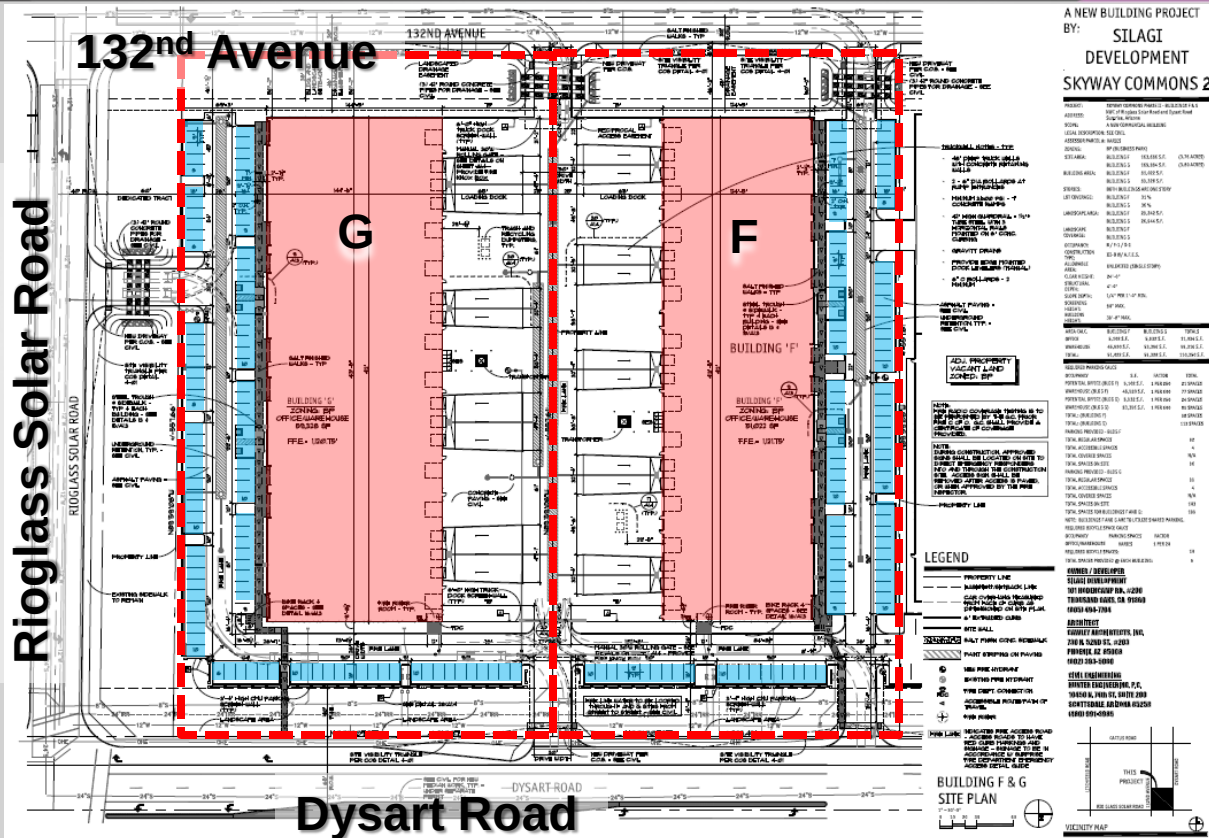
Dysart Road



Dysart Road



Dysart Road



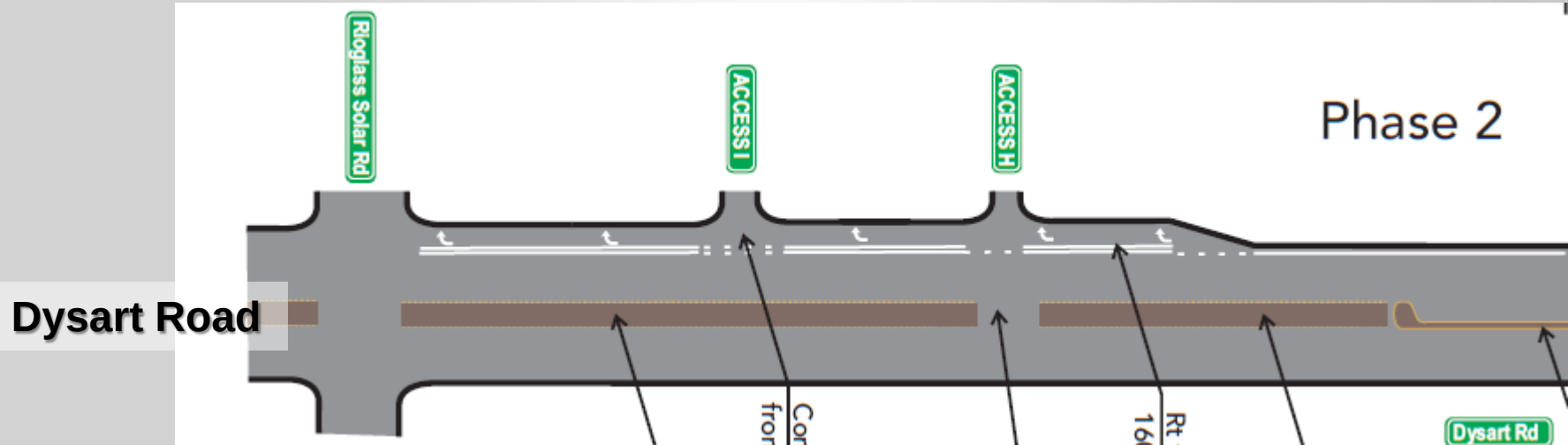
SITE PLAN



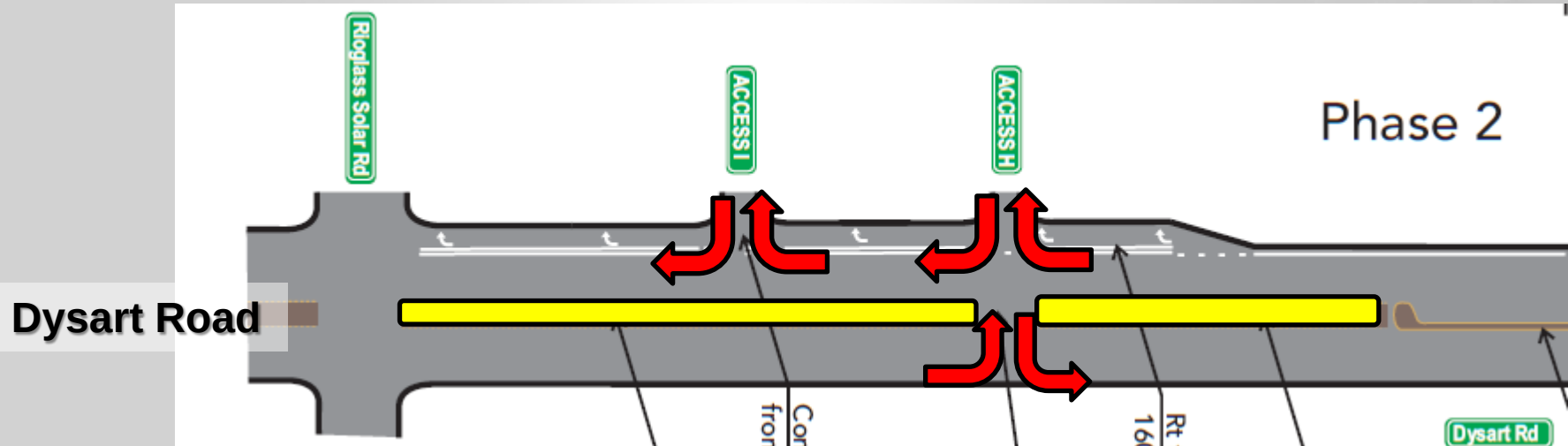
SITE PLAN



ACCESS FROM DYSART



ACCESS FROM DYSART

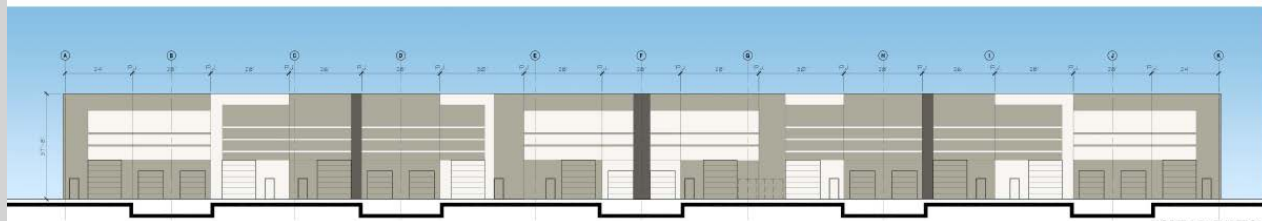


Building 'F'

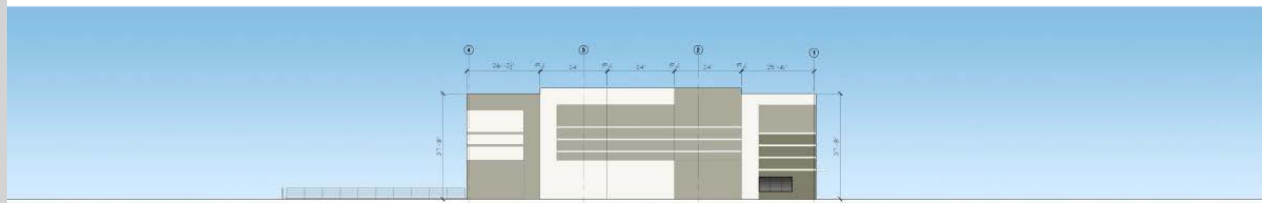
Elevations



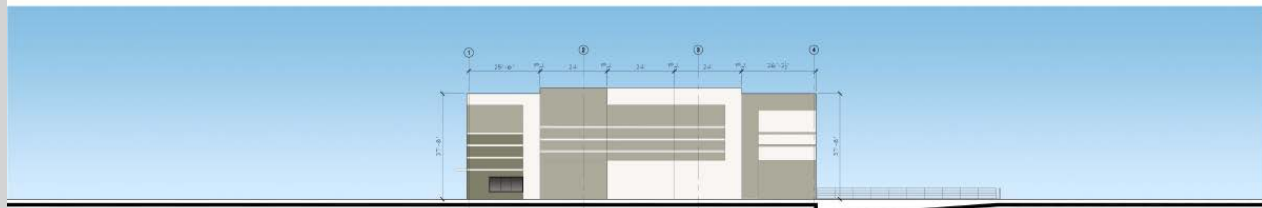
SOUTH ELEVATION



NORTH ELEVATION

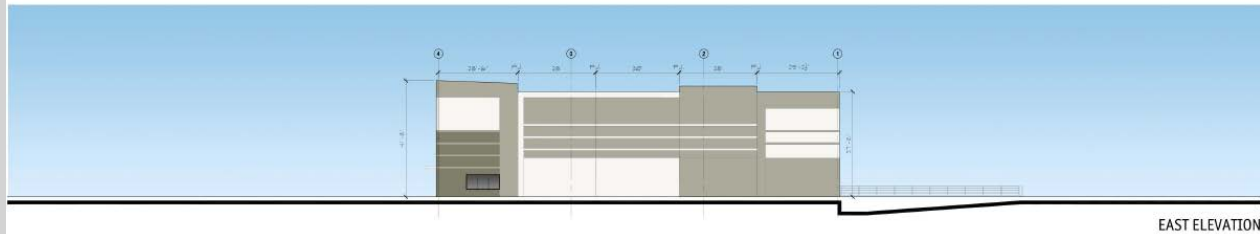
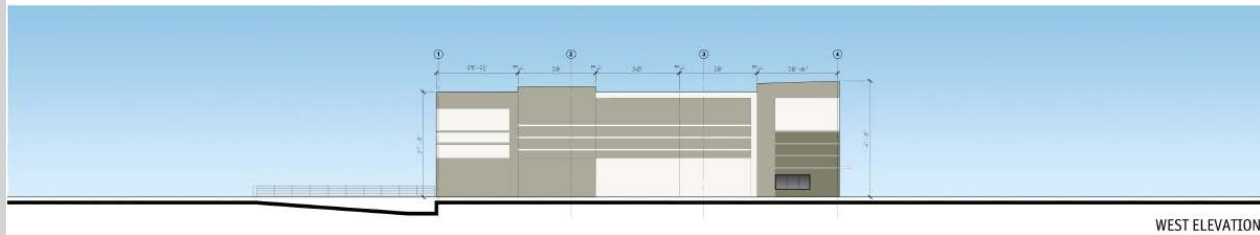
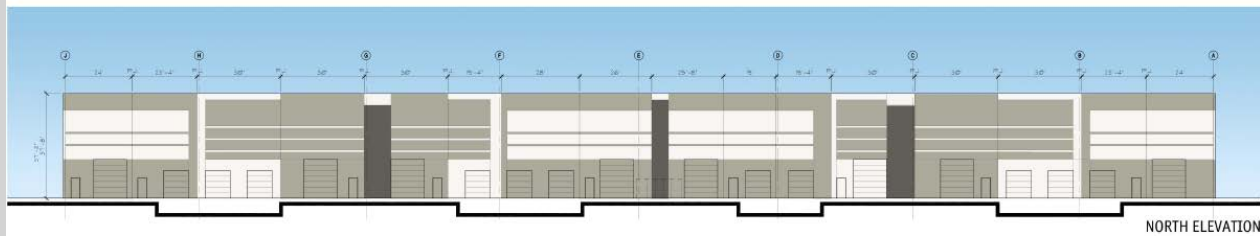
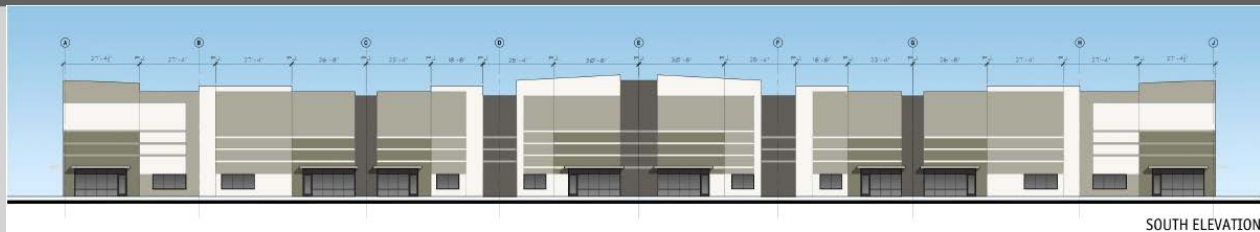


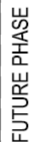
WEST ELEVATION



EAST ELEVATION

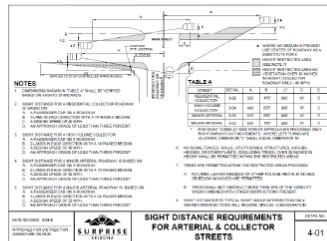
Building 'G' Elevations



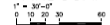


	CRICEUM HYBRID DESERT MEDIUM 24" BOX
	CRICEUM HYBRID DESERT MEDIUM 48" BOX
	ACACIA SALICINA WILLOW ACACIA 36" BOX
	PROJECT DIRTING TREE FROM CONSTRUCTION MATURE
	SPHORA SECURIFOLIA TEXAS MOUNTAIN LAUREL 24" BOX
	RUELLIA FENESTLARE BAJA RUELLIA 5 GALLON
	HEPERALOE PARVIFLORA RED YUCCA 5 GALLON
	LEUCOPHYLLUM LANGSHANNIA RED BRICK TEXAS RANGER 5 GALLON
	DAUTYBORN WHEELERS DESERT SPION 5 GALLON
	CASALPINDIA PARVIFLORA RED BIRD OF PARADISE 5 GALLON
	CASIA PHYLODENDRA SILVER CASIA 5 GALLON
	ACACIA REDOLENS DESERT CARPET 5 GALLON
	LAFANEA NEW GOLD [®] NEW GOLD LAFANEA 5 GALLON
	ALOE WUE FLP BLUE FLP ALOE 5 GALLON
	1/2" MIMOSA BROWN DECOMPOSED GRANITE 50 LB. IN 1" LANDSCAPE

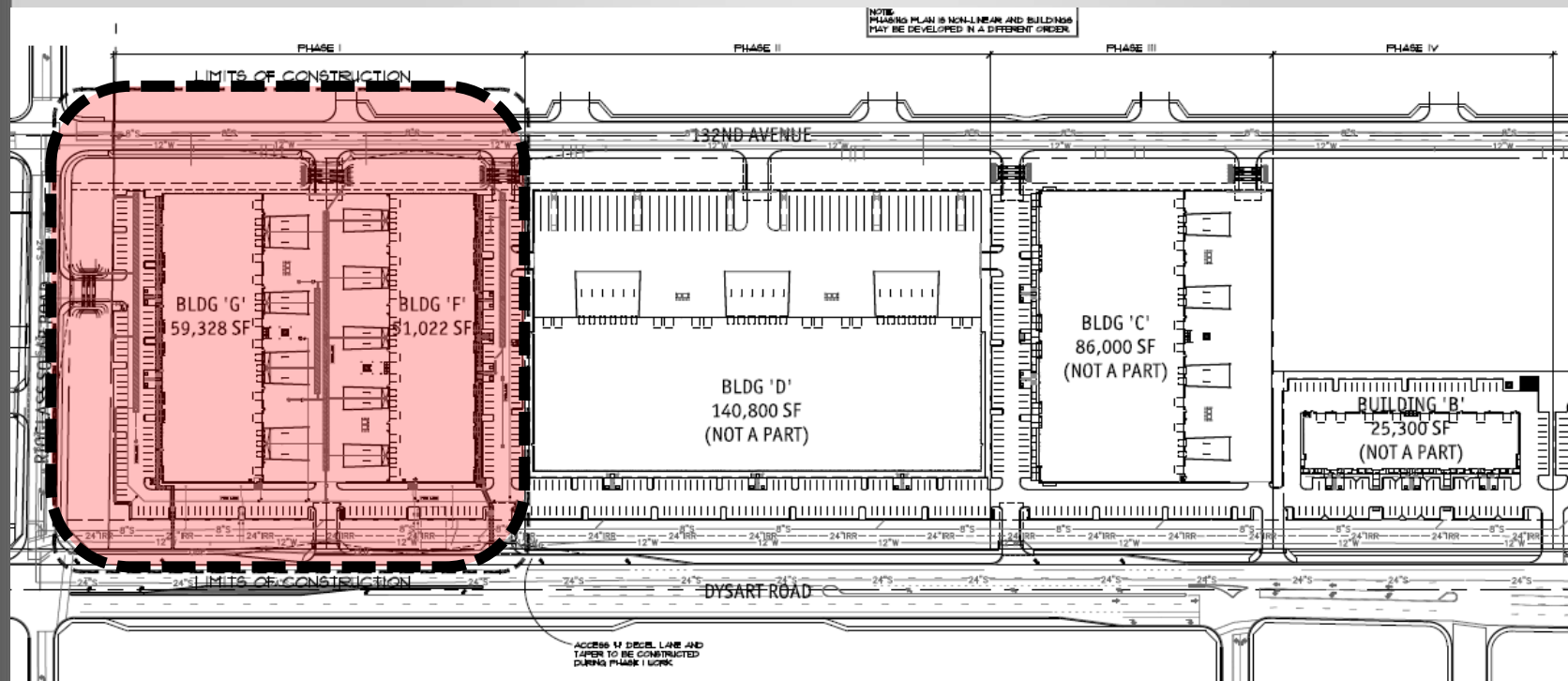
1/2" MINUS EXPRESS BROWN
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREA



LANDSCAPE PLAN



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85262
P. (602) 265-0320 F. (602) 266-6819



Phasing



FS16-528
Skyway Commons II

Recommendation

**Approve, Subject to
Stipulations 'A.' Through 'D.'**



SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

May 18, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date: May 18, 2017

Contact Person: Lorraine Nevarez - Community Development

Submitting Department:

District: Internal

Staff Recommendations: Approve

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving the May 4, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the May 4, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes - May 4, 2017 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

May 4, 2017 / 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 May 4, 2017.

A. ROLL CALL

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

STAFF PRESENT:

Community Development Director Eric Fitzer, Assistant Director Lloyd Abrams, Deputy City Attorney Donna Bronski, Planner Hobart Wingard, Planner Robert Kuhfuss, 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, informed the Commission that staff will present the sign code information in different sections through a series of Planning and Zoning Commission meetings.

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 April 20, 2017 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the April 20, 2017 Planning and Zoning Commission minutes. Vice Chair Keating seconded the motion. The motion passes with 7 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – DISTRICT 4 – Consideration and action approving a Conditional Use Permit for Right Auto Vehicle Sales Facility located on the southwest corner of Bell Road and 115th Avenue.

Hobart Wingard, planner, presented item 2 to the Commission.

The Commission discussed item 2:

- Parking spaces

Chair Chapman opened the call to the public for item 2.

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

Vice Chair Keating made a motion to approve the Conditional Use Permit for Right Auto Vehicle Sales Facility located on the southwest corner of Bell Road and 115th Avenue. Commissioner Norberg seconded the motion. Motion passes 7 votes in favor.

Item 3 – DISTRICT 1 – Consideration and action regarding Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with a PUD Overlay.

Robert Kuhfuss, planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Driveway extensions
- Lot sizes

Chair Chapman opened the call to the public for item 3.

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

Commissioner Cultum made a motion to recommend approval to the Mayor and City Council regarding the requested Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-9) with PUD Overlay, subject to stipulations “a” and “b” as listed in the staff report. Commissioner Smith seconded the motion. Motion passes 7 votes in favor.

OTHER BUSINESS:

Item 6 – INTERNAL - Discussion pertaining to future agenda items.

Vice Chair Keating requested a work session regarding the Marley Park project. Vice Chair Keating would like staff to present information about the project including comments from residents before the item comes to the Commission for action. It would also benefit if the developer was present for questions.

After discussion, it was concluded that an informational presentation will be presented first at a regularly scheduled public meeting prior to the public meeting the case will be voted upon the Planning and Zoning Commission.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:28 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

May 18, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 18, 2017	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 Major Site Plan Amendment for Greenway Crossings, located on the northeast corner of Loop 303 and Greenway Road.

Motion:

Motion to recommend approval of the Major Site Plan Amendment for Greenway Crossings subject to stipulations "a" through "c" as listed in the staff report.

Background:

The subject request involves a Major Amendment to the Greenway Crossings site plan for the purpose of adding three new buildings with associated parking and landscaping. The site is located within the Northwest Ranch PAD approved by the City Council in 1997, with the subsequent site plan for Greenway Crossings approved by the Commission in 2005. A separate Minor Amendment to address a zoning violation relating to existing Building C issue was recently approved.

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 - FS17-061 Greenway Crossings Site Plan Amendment - Staff Report](#)
 - ☐ [01 - FS17-061 Greenway Crossings Site Plan Amendment - Vicinity Map](#)
 - ☐ [02 - FS17-061 Greenway Crossings Site Plan Amendment - Case Map](#)
 - ☐ [03 - FS17-061 Greenway Crossings Site Plan Amendment - Site Plan](#)
 - ☐ [04 - FS17-061 Greenway Crossings Site Plan Amendment - Landscape Plan](#)
 - ☐ [05 - FS17-061 Greenway Crossings Site Plan Amendment - Luke AFB Comments](#)
 - ☐ [06 - FS17-061 Greenway Crossings Site Plan Amendment - ADOT Comments](#)
 - ☐ [07 - FS17-061 Greenway Crossings Site Plan Amendment - MWD Comments](#)
 - ☐ [08 - FS17-061 Greenway Crossings Site Plan Amendment - 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

MAJOR SITE PLAN AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

1 **Case:** **FS17-061**
2
3 **Project Name:** Greenway Crossings
4
5 **Council District:** 1
6
7 **Meeting Date:** **May 18, 2017**
8
9 **Planner:** Robert H. Kuhfuss, AICP
10
11

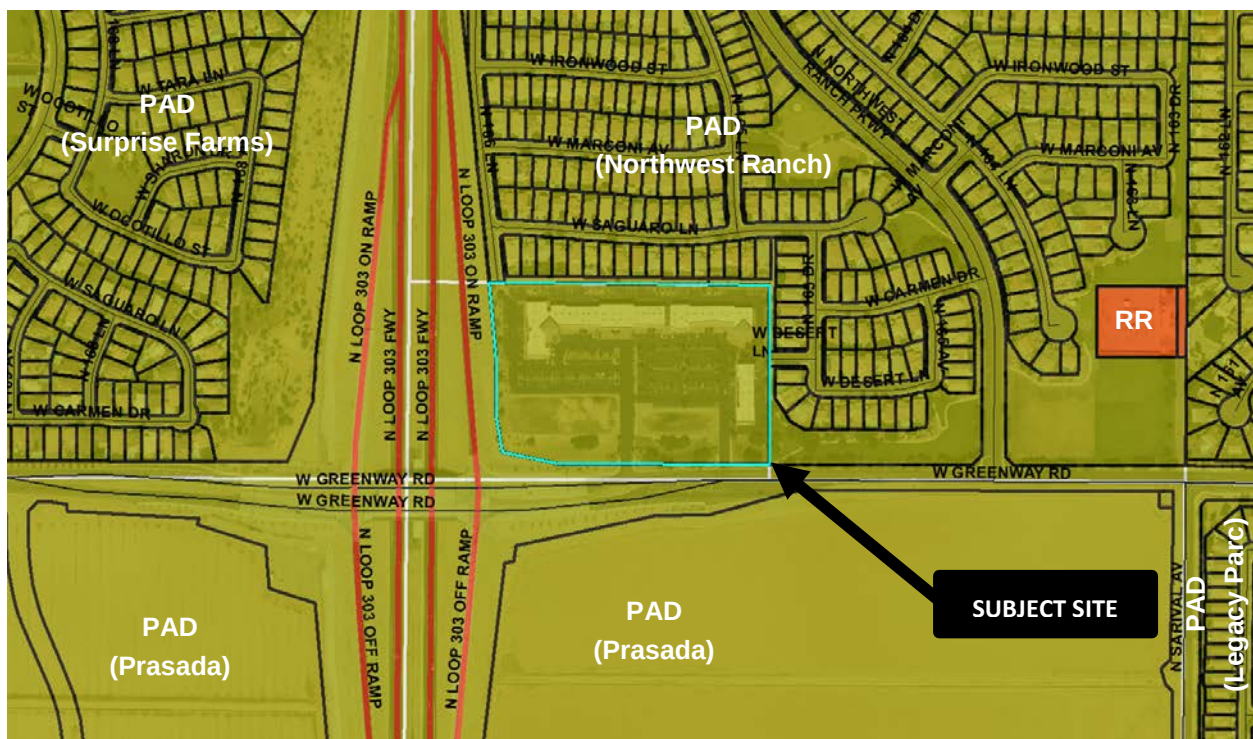
12 **Owner:** Investors Warranty of America, Inc.
13
14 **Applicant:** Tim Rasnake of Archicon Architects and Interiors, LLC
15
16 **Request:** Amended Site Plan for Greenway Crossings
17
18 **Site Location:** Northeast corner of Greenway Road and Loop 303
19
20 **Site Size:** 12.86 acres (approx.)
21
22 **Density:** N/A
23
24 **General Plan Conformance:** The proposal is consistent with the Surprise General Plan 2035
25
26 **Support/Opposition:** None known
27
28 **Staff Recommendation:** Staff recommends the Commission **approve** the proposed Site Plan
29 Amendment, subject to stipulations 'a'-'c'.

Project Description:

Tim Rasnake of Archicon Architects and Interiors, LLC on behalf of Investors Warranty of America, Inc. seeks approval of a Major Site Plan Amendment to create three additional commercial pads within the Greenway Crossings center located at the northeast corner of Greenway Road and Loop 303. This request is being processed in conjunction with a Final Plat, the latter to be heard by the City Council on June 6, 2017.

Existing Zoning:

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



PAD (Residential)	PAD (Residential)	PAD (Residential)
PAD (Residential)	PAD (Commercial)	PAD (Residential)
PAD (Commercial)	PAD (Commercial)	PAD (Commercial)

Background:

August 28, 1997: The City Council approved the Northwest Ranch PAD.

July 19, 2005: The Planning and Zoning Commission approved the original site plan for Greenway Crossings.

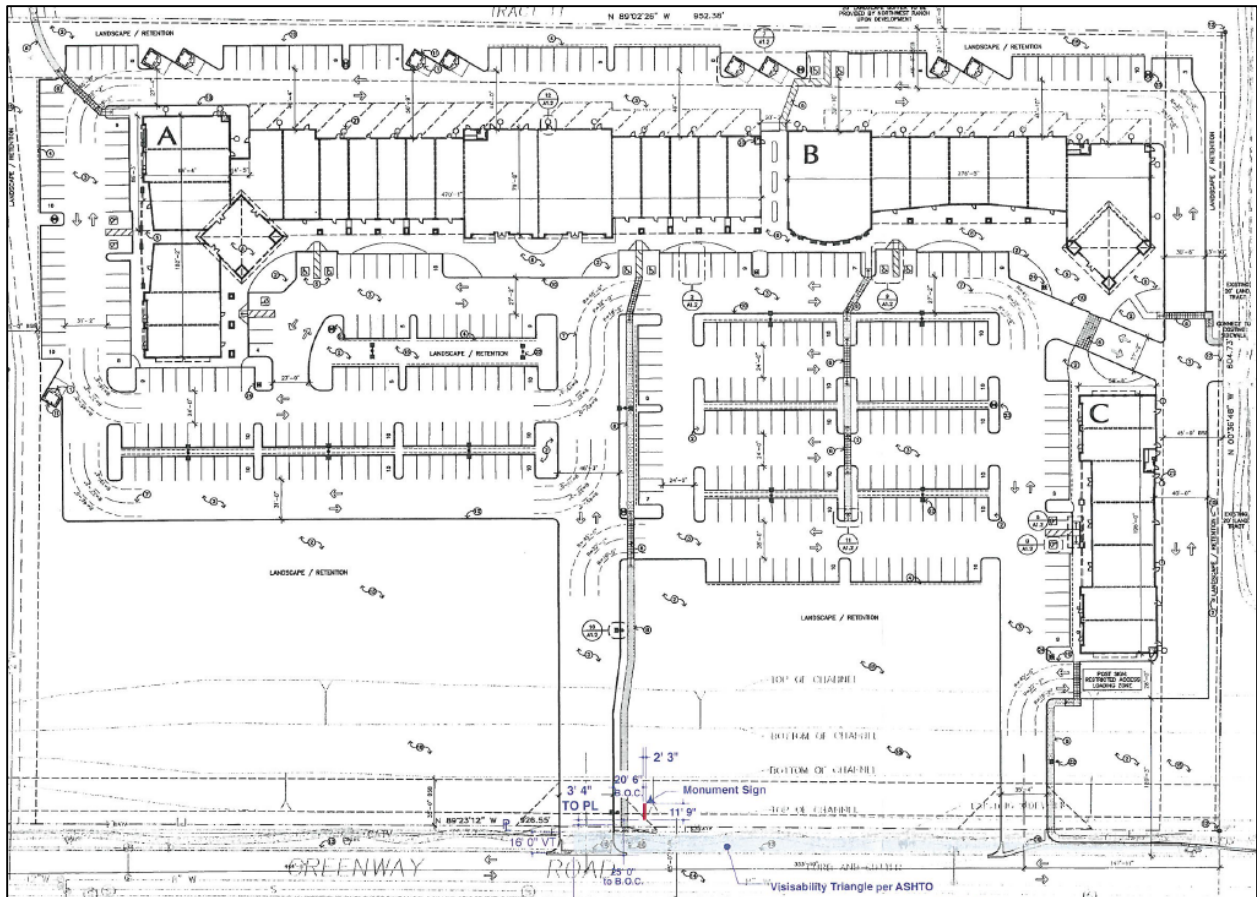
April 11, 2017: Staff administratively approved a Minor Amendment to the Greenway Crossings site plan as it relates to Building C.

Citizen Outreach:

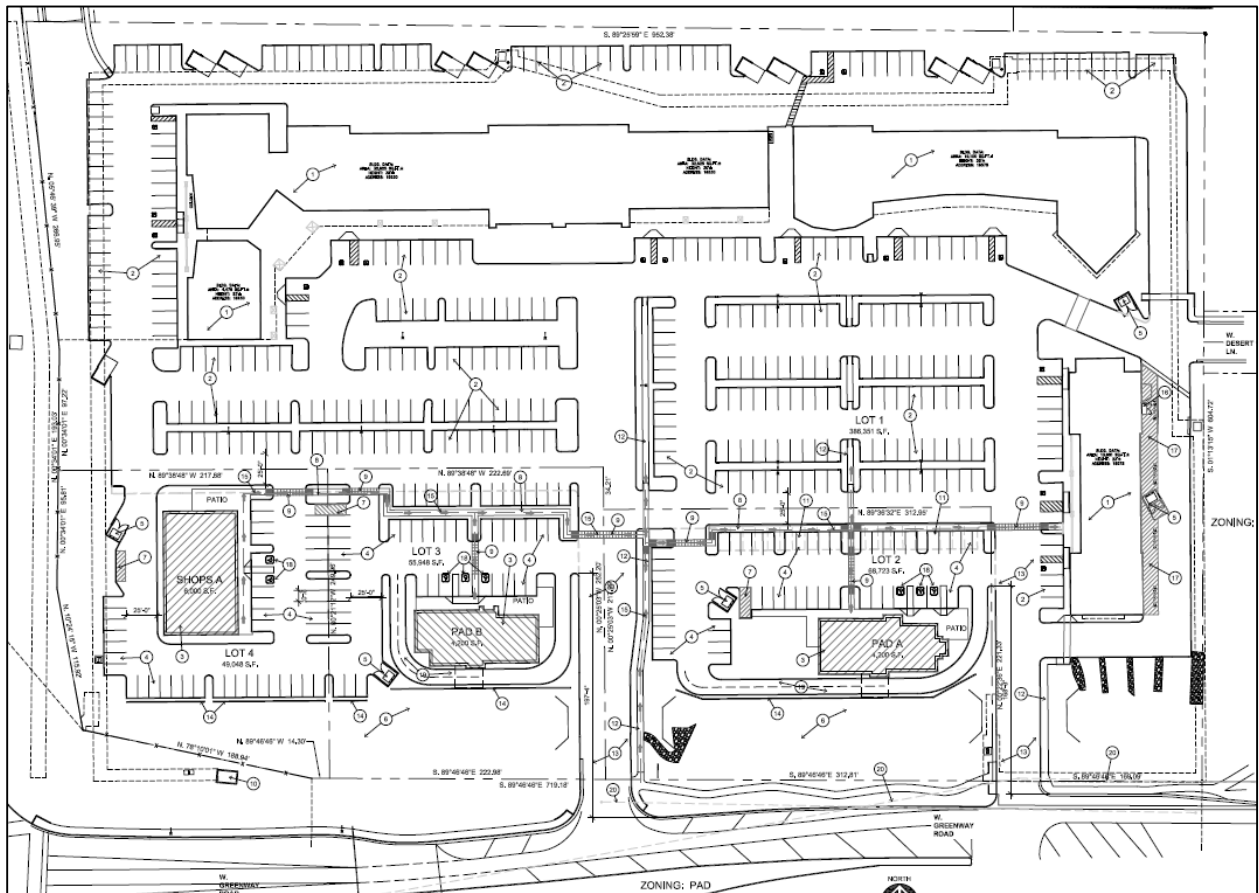
N/A.

Analysis and Discussion:

The original Site Plan approved by the Planning and Zoning Commission contemplated three buildings generally located towards the rear and right side of the site, with parking located in the middle of the site. Adjacent to Greenway Road is a landscaped channel originally intended to convey storm water generated by the old Loop 303. Between the existing conveyance channel and the parking lot are two shallow retention areas that are the subject of this Minor Amendment. The following image depicts the currently approved site plan.



The proposed changes include three new buildings to be located between the existing parking lot and the aforementioned channel as depicted in the following image. Staff notes that two of the proposed buildings will be drive-through facilities, which will require a Conditional Use Permit at a later date. Also of note is the area behind Building C, which was the subject of the recently approved Minor Amendment referenced in the Background section of this report. The purpose of the Minor Amendment was to resolve an on-going grease issue behind the restaurant, add one trash enclosure and a fire lane.



The existing site includes pedestrian connectivity extending from Greenway Road to the existing buildings. The proposed site plan provides for additional pedestrian connectivity extending across the site in an east/west manner. Existing and proposed landscaped is in accordance with the Northwest Ranch PAD. Elevations have not been prepared, which will necessitate each of the three buildings being reviewed by the Planning and Zoning Commission at a later date.

The following aerial photo depicts the condition prior to the construction of the Loop 303 and after the development of the site. As noted, the purpose of the channel was to convey run-off generated by the old Loop 303 alignment.



Since the construction of the new Loop 303, the run-off generated within the 303 right-of-way is contained within the right-of-way, which allows the existing channel to be utilized for on-site retention, making the two existing shallow retention areas unnecessary. Staff has evaluated this condition and is comfortable with the run-off generated by the site being directed into the existing channel to the south. Note that the channel is currently landscaped and will remain so with the proposed site improvements.



Utility and Services Table:

Electric:	APS
Water:	EPCOR
Wastewater:	Surprise
Refuse:	TBD
Natural Gas:	SWG
Irrigation:	N/A
Schools:	Dysart USD #89

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within an Existing Community Commercial node in the Neighborhood Character Area. The Neighborhood Character Area supports convenience commercial uses such as those existing and proposed. The subject property also lies within the Transit Oriented Development Sub Area. Although the proposed Site Plan Amendment does little to enhance the goals and policies of the Sub Area, the proposed Site Plan does not conflict with those goals and policies.

Reviewing Agencies:

The subject request was routed to the standard city reviewing agencies, in addition to Luke Air Force Base, Maricopa Water District, and Arizona Department of Transportation who indicate no objections to the requests.

Summary:

Staff believes the proposed Site Plan is consistent with the Northwest Ranch PAD. The site is designed appropriate pedestrian connectivity, parking and landscaping.

Findings:

- The proposed Major Site Plan Amendment is consistent with the Surprise General Plan 2035.
- The proposed Major Site Plan Amendment is consistent with the Northwest Ranch PAD.
- The proposed Major Site Plan Amendment is consistent with the original Site Plan for Greenway Crossings.
- The reviewing agencies have indicated no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission approve the Conditional Use Permit proposed under case **FS17-061**, subject to stipulations ‘a’ through ‘c’ as outlined below:

- a. Development and use of the site shall be in conformance with the site plan entitled “Conceptual Master Site Plan for Greenway Crossing”, consisting of two (2) sheets, prepared by Archicon and stamped received March 28, 2017.
- b. Landscaping of the site shall be in conformance with the landscape plans entitled “Conceptual Master Site Plan for Greenway Crossing”, consisting of one (1) sheet, prepared by TJ McQueen & Associates and stamped received March 28, 2017.
- 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 deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

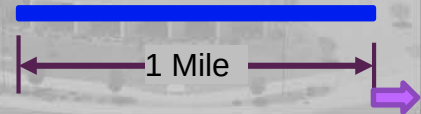
- 01 – FS17-061 Vicinity Map
- 02 – FS17-061 Case Map
- 03 – FS17-061 Site Plan
- 04 – FS17-061 Landscape Plan
- 05 – Luke AFB Comments
- 06 – ADOT Comments
- 07 – MWD Comments

FS16-016
Greenway Crossings
Major Site Plan
Amendment

Vicinity Map

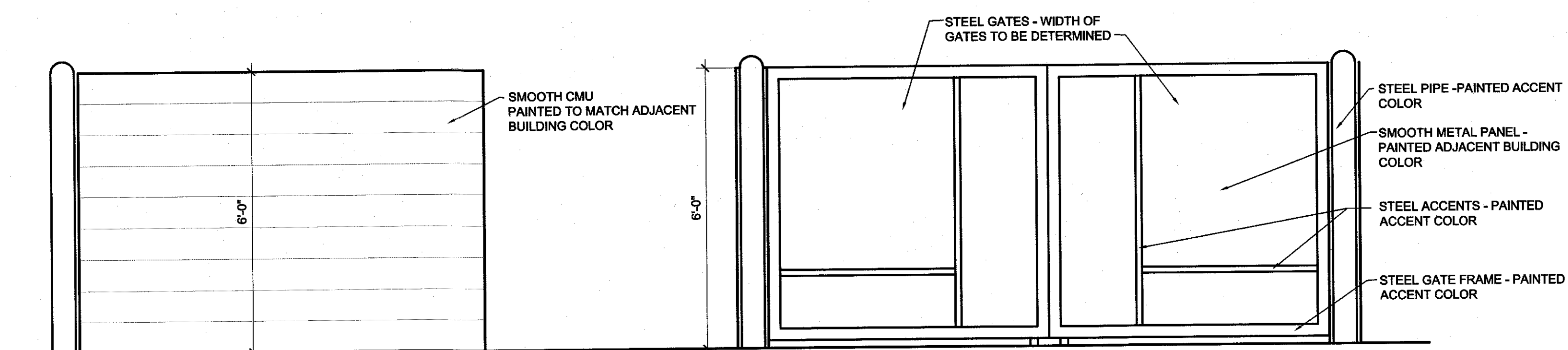


North



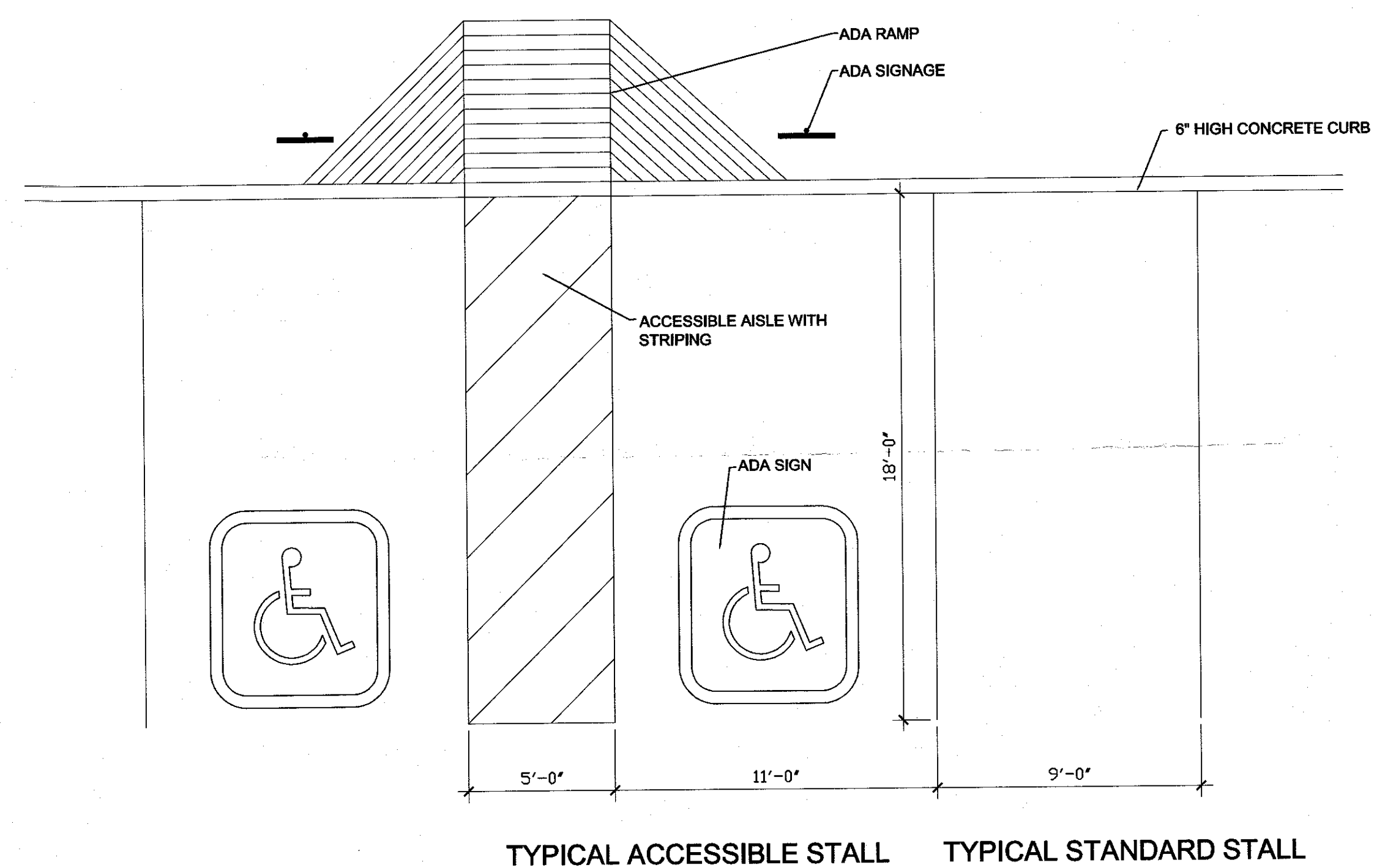
Case Map





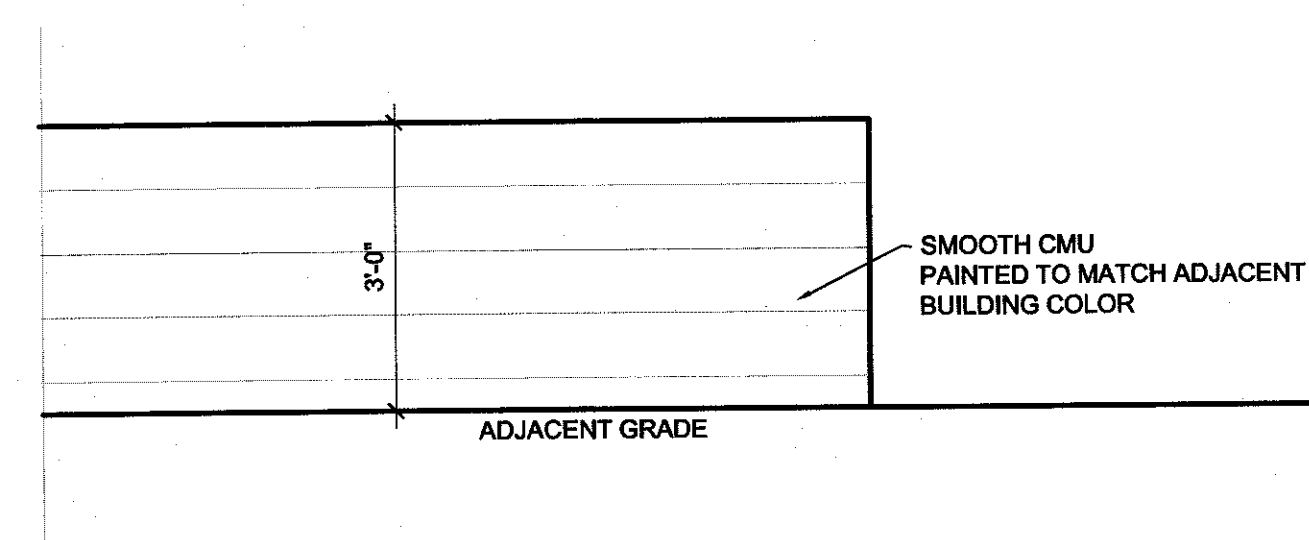
② TRASH ENCLOSURE ELEVATION

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



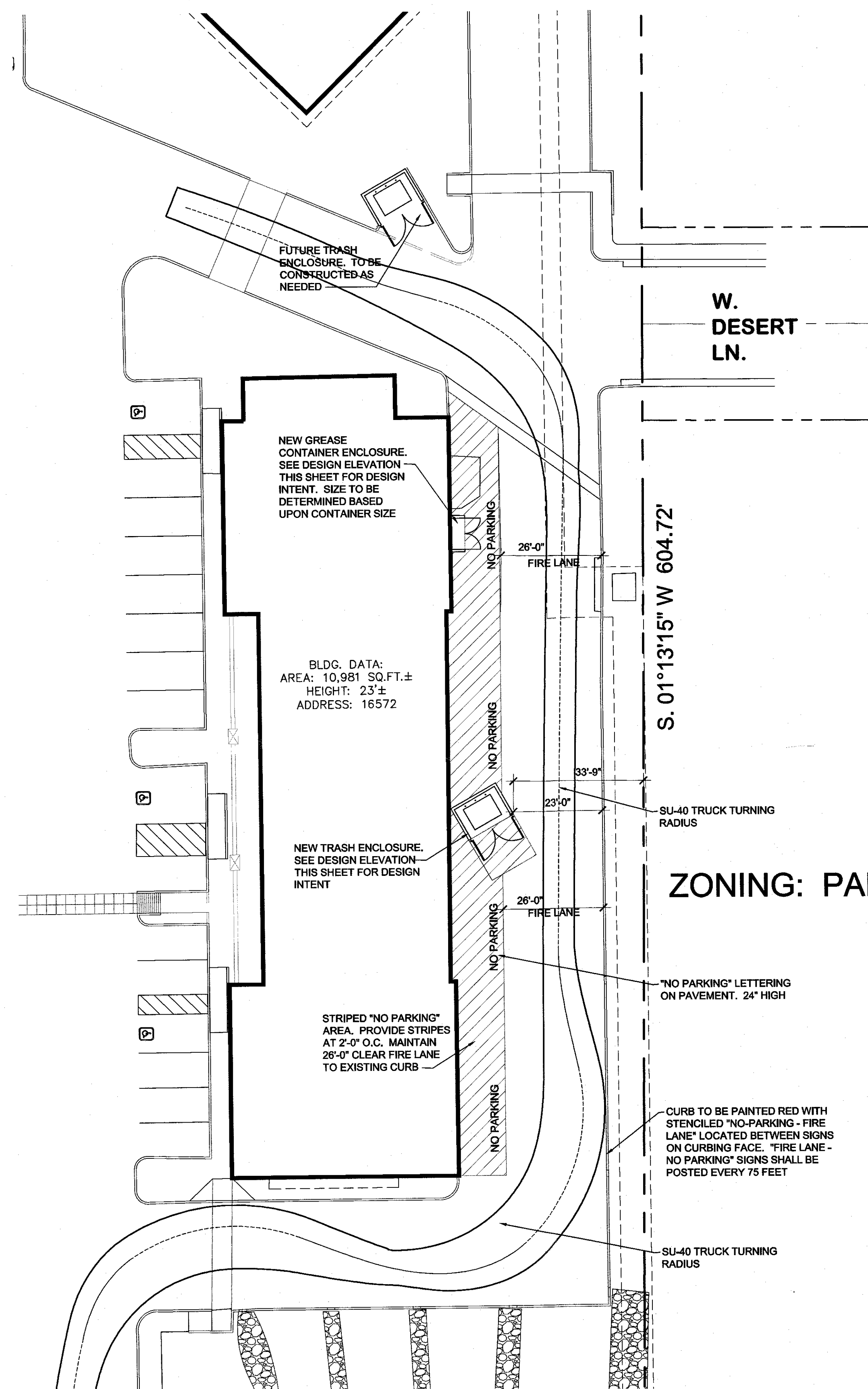
③ PARKING STALL DETAILS

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



4 SCREEN WALL ELEVATION

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



ZONING: PAD

"NO PARKING" LETTERING
ON PAVEMENT. 24" HIGH

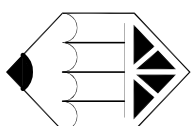
CURB TO BE PAINTED RED WITH STENCILED "NO-PARKING - FIRE LANE" LOCATED BETWEEN SIGNS ON CURBING FACE. "FIRE LANE - NO PARKING" SIGNS SHALL BE POSTED EVERY 75 FEET

SU-40 TRUCK TURNING
RADIUS

Administrative Approval	
Community Development Director	Date: 4/12/17
City Engineer	Date: 4/11/17

1 ENLARGED SITE PLAN - EAST SIDE

SCALE: 1" = 20'-0"



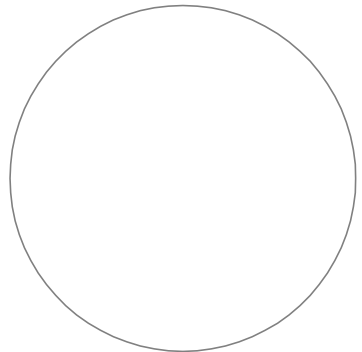
ARCHICON
Architecture & Interiors, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
(602) 222-4265
FAX (602) 279-4305
WWW.ARCHICON.COM

CONCEPTUAL MASTER SITE PLAN

FOR GREENWAY CROSSING
16572 W GREENWAY RD
SURPRISE, ARIZONA

JOB NO:	1611415-01
PROJECT MGR:	J. KOSKI
DRAWN BY:	ARCHICON
CHECKED BY:	J. PLANCK
DATE:	08/23/17
NO.	001
NO.	002
NO.	003
NO.	004
NO.	005
NO.	006
NO.	007
NO.	008
NO.	009
NO.	010

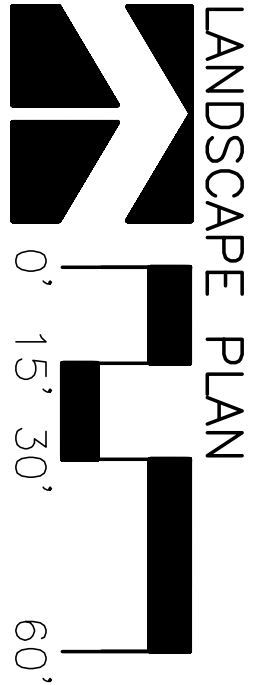
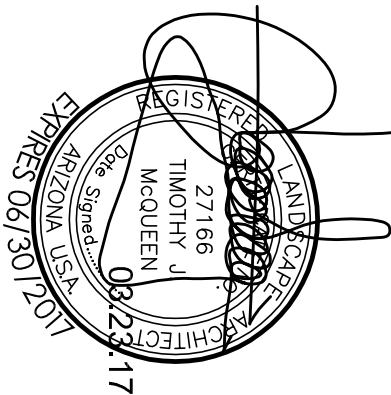
SHEET TITLE:
LANDSCAPE PLAN



La.01

ISSUE DATE: 27 MAR 2017

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
ARCHITECTURAL DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P: (602) 265-0320 F: (602) 265-0519
EMAIL: tjmcqueen@tjma.net

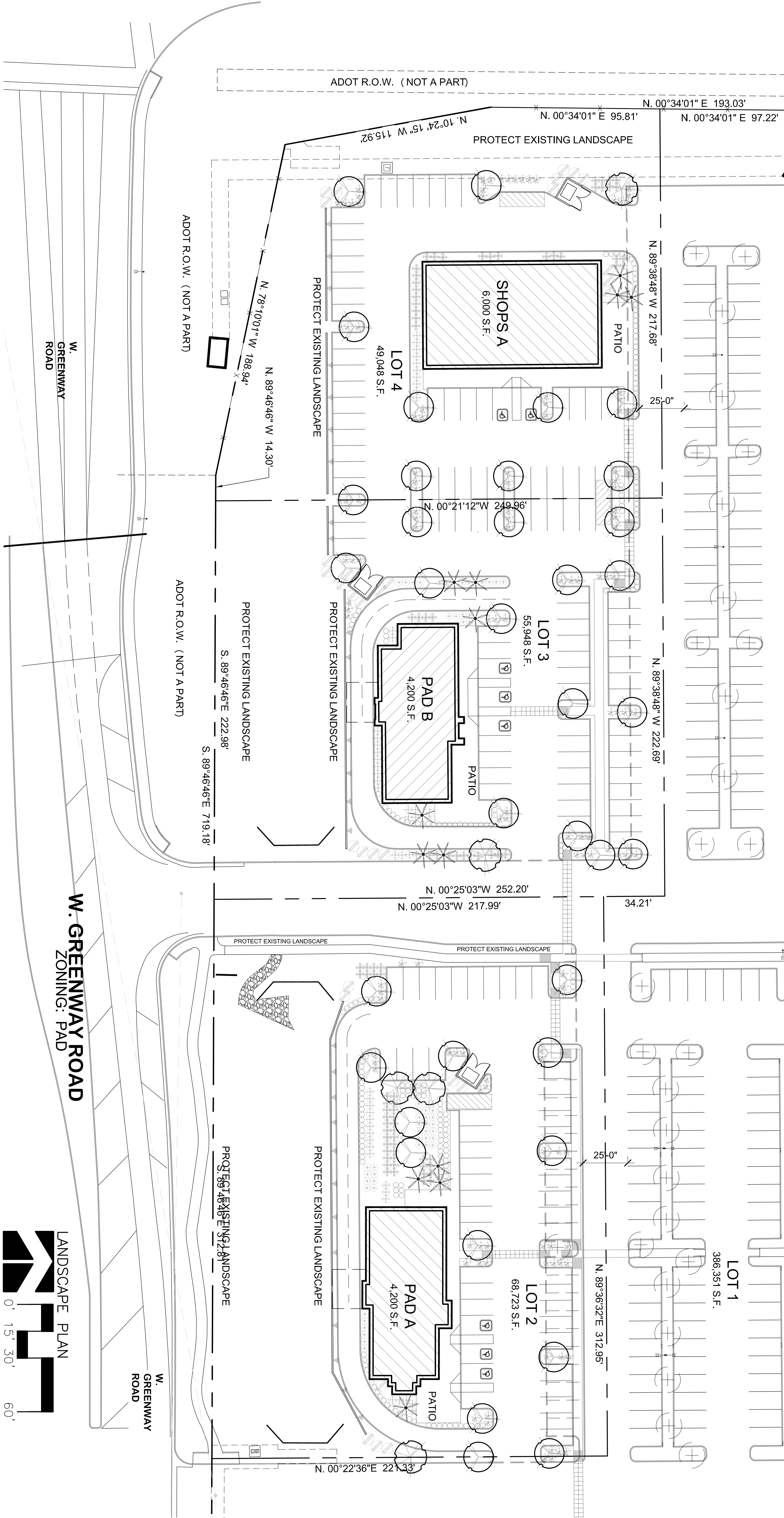


W. GREENWAY ROAD
ZONING: PAD

LANDSCAPE LEGEND

- QUERCUS VIRGINIANA
LIVE OAK
24" BOX (MATCHING) (5)
- ULMUS PARVIFLOA
CHINESE ELM
24" BOX (37)
- WASHINGTONIA ROBUSTA
MEXICAN FAN PALM
12" TRUNK FT. (13)
- BOUGAINVILLEA BARBARA KARST
BOUGAINVILLEA
5 GALLON (28)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (131)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (31)
- DASYLIRON WHEELERII
DESERT SPOON
5 GALLON (84)
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON (218)
- MATCH EXISTING R.O.W.
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

PARKING LOT LANDSCAPE:
PARKING LOT AREA: 43,799 SQ.FT.
LANDSCAPE IN PARKING LOT: 7,017 SQ.FT.
PERCENT: 16%

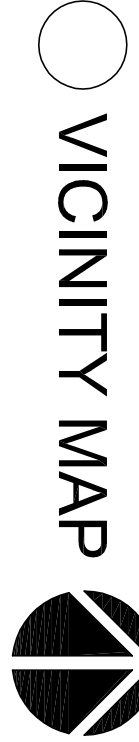
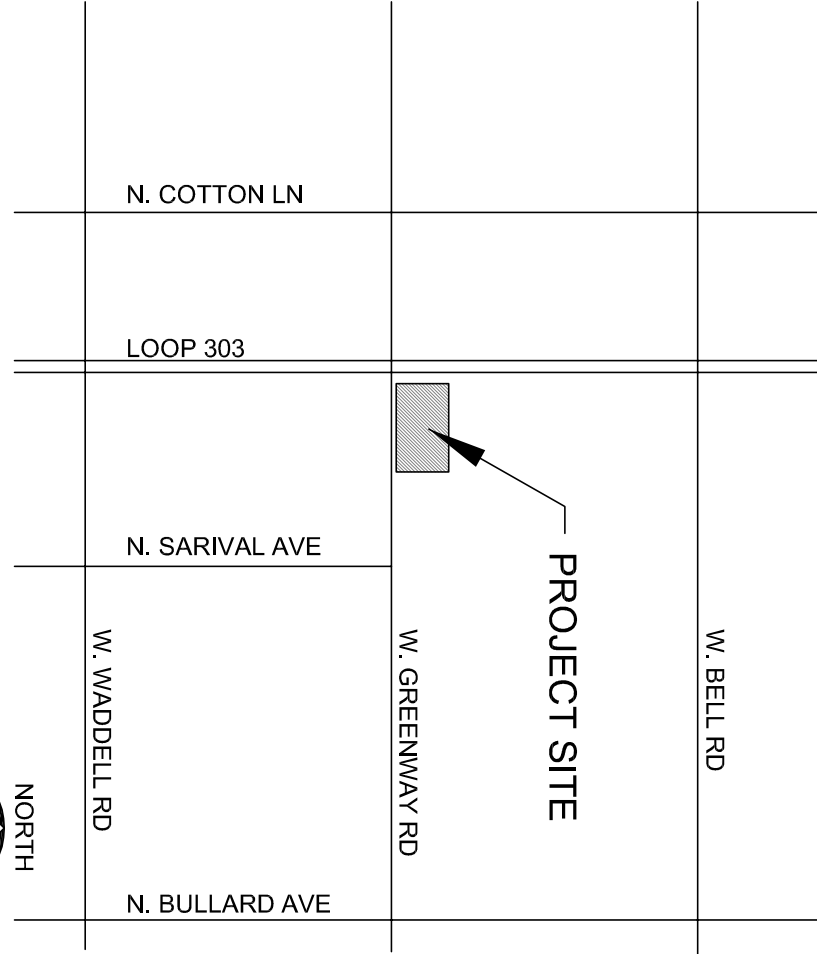


SURPRISE NOTES:

- ALL CHANGES ARE TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT
- SIGNS REQUIRE A SEPERATE PERMIT
- ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
- PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3' RADIIUS OF FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS
- TREES WITHIN 10' OF PAVED AREAS AND WALLS REQUIRE A DEEP ROOT BARRIER SYSTEM.
- ALL PLANT MATERIAL SIZES ARE BE CONSISTENT WITH ANA STANDARDS.
- ALL PLANT MATERIALS LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 12 FEET HIGH AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION.
- NO PLANT MATERIAL WILL OBSTRUCT ANY TRAFFIC CONTROL SIGNS OR ENGINEERING STANDARDS DETAIL 4-02.
- TREES WITH THORNS WILL NOT BE LOCATED WITHIN TEN FEET OF ANY PARKING SPACE OR PEDESTRIAN ROUTE.
- TREES WITHIN PARKING AREA WILL BE CONSISTENT WITH THE TREE LIST PROVIDED IN SECTION 122-4-08 K. OF THE CITY OF SURPRISE MUNICIPAL STANDARDS.
- *TREES SPECIES WITHIN CITY RIGHTS-OF-WAY BE CONSISTENT WITH SECTION 8.1.2 OF THE CITY OF SURPRISE ENGINEERING STANDARDS.

LOW WATER USAGE PLANT MATERIAL:

100% OFF ALL PLANTS UTILIZED ON LEGEND ARE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.





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

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

9 February 2017

Ms. Heather Donaldson
Planning Project Coordinator
City of Surprise Planning Department
16000 N. Civic Center Plaza
Surprise AZ 85374

Re: FS17-061; Greenway Crossings

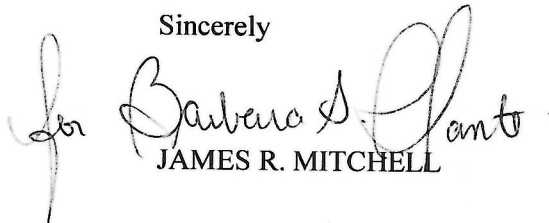
Dear Ms. Donaldson

Thank you for the opportunity to comment on the Final Plat, Master and Specific Site Plan Application for Greenway Crossings. The existing project on this site was for an approximately 67,182 sf shopping center located on one parcel of approximately 12.86 acres of land at the Northeast Corner of Loop 303 and W Greenway Road in Surprise, Arizona. The project was previously presented to the City on May 5, 2016 to subdivide the lot into three lots. This proposed project is to divide the existing single lot into four separate parcels with a new Plat. It is proposed that the three new parcels on the front (south) part of the lot will be developed with a mix of retail and restaurants with drive-thru facilities. The existing shopping center will be on an additional lot. The property is 2.97 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.

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

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

Sincerely


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 W

From: Michael Wilson [mailto:MWilson@azdot.gov]
Sent: Monday, February 06, 2017 10:16 AM
To: Jamie Sullivan
Cc: Michael Wilson; Vanessa Nunez
Subject: Greenway Crossing / Final Plat Review

Jamie.....We have no new comments regarding final plat review for Greenway Crossing.

I'd previously commented on this during the prelim plat review on 11/16/16. Traffic entry points are the same so nothing new to add.

Because of the close proximity of this new development to the 303, if the developer has any "freeway noise questions", he can contact Ivan Racic, who is ADOT's Noise Specialist. Ivan can assist in those kinds of questions. His number is 602.712.6161
Iracic@azdot.gov

Thanks for the opportunity to comment.....Mike

Mike Wilson, SR/WA
ADOT ROW Project Coordinator
LPA (Local Public Agency) R/W Coordination
Right of Way Agent III
205 S. 17th Ave. MD: 612E
Phoenix, AZ 85007
602-712-7175
WWW.AZDOT.GOV

From: Leslie Jarrell [mailto:LeslieJ@mwdaz.com]
Sent: Thursday, February 09, 2017 3:15 PM
To: Jamie Sullivan
Cc: Chris Cain; Debbie Trasancos
Subject: FS17-061 Greenway Crossing Electronic Submittal

Jamie,

Thank you for providing the electronic submittal for **Greenway Crossing FS17-061**. MWD has reviewed this submittal and determined that the project does not impact MWD. Thanks again.

Leslie Jarrell
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Avenue
Surprise, AZ. 85374
Phone: (623)546-8266 Ext. 204
Fax: (623)584-2536
E-mail: lesliej@mwdaz.com



FS17-016 Greenway Crossings Major Site Plan Amendment

Planning and Zoning Commission
May 18, 2017



FS16-016
Greenway Crossings
Major Site Plan
Amendment

Vicinity Map



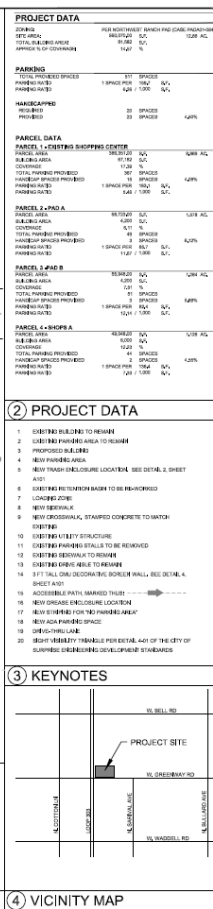
North



Case Map



Site Plan



A100
ISSUE DATE: 27 MAR 2017

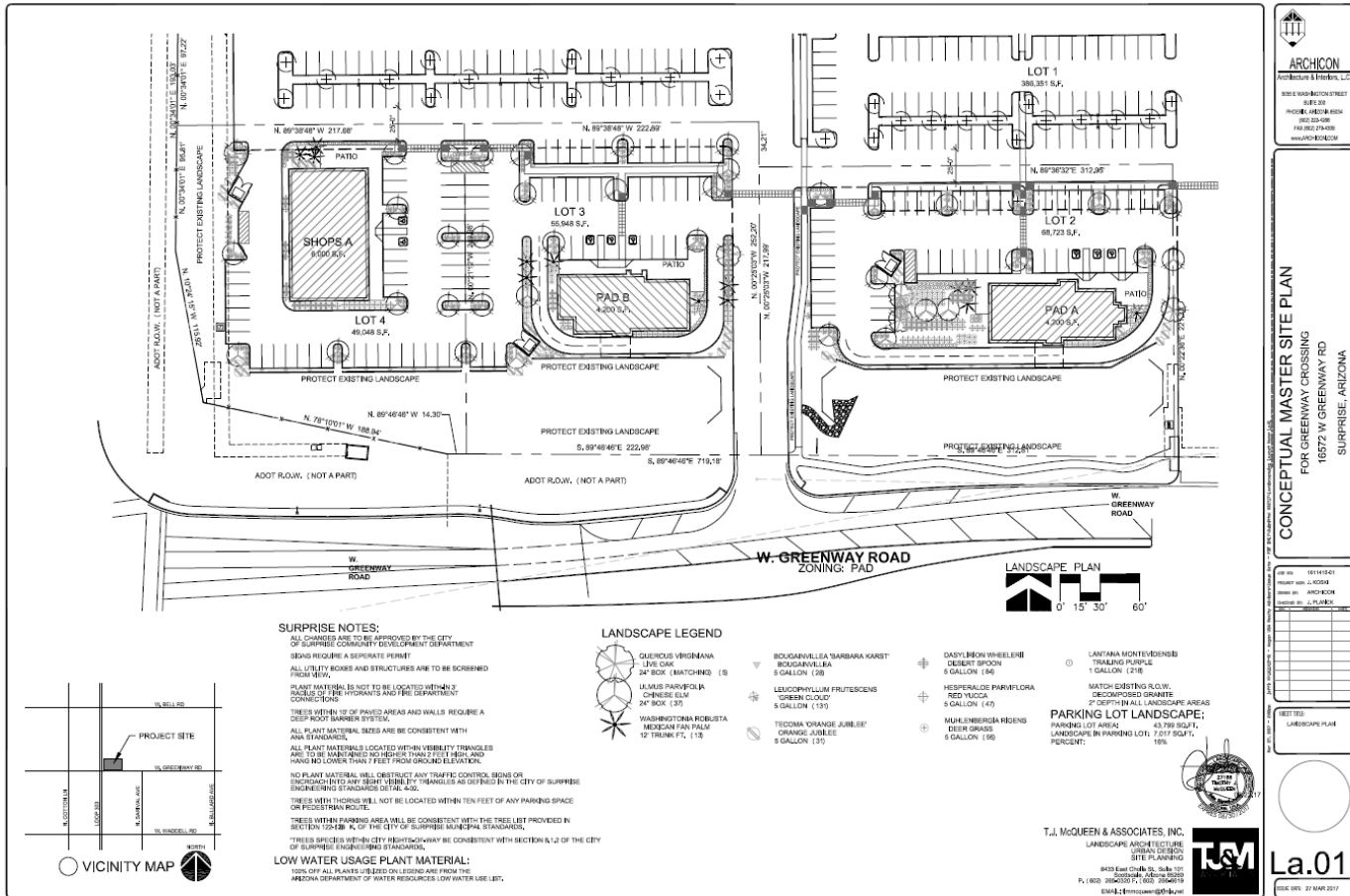


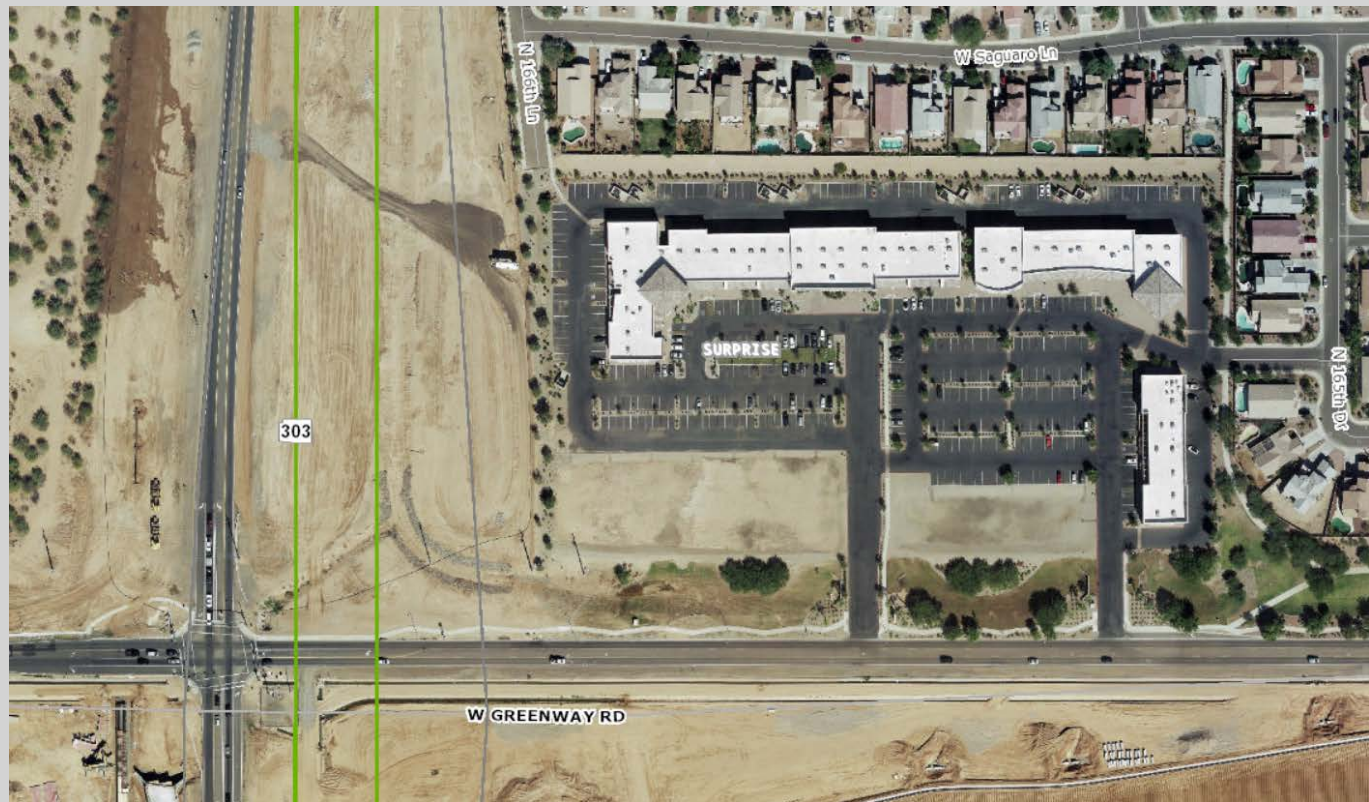
Site Plan



16-016 Greenway Crossings for Site Plan Amendment

Landscape Plan





FS16-016
Greenway Crossings
Major Site Plan
Amendment

Channel Condition



FS16-016
Greenway Crossings
Major Site Plan
Amendment



Channel Condition



Approve
Subject to Stipulations “a” – “c”

Staff Recommendation



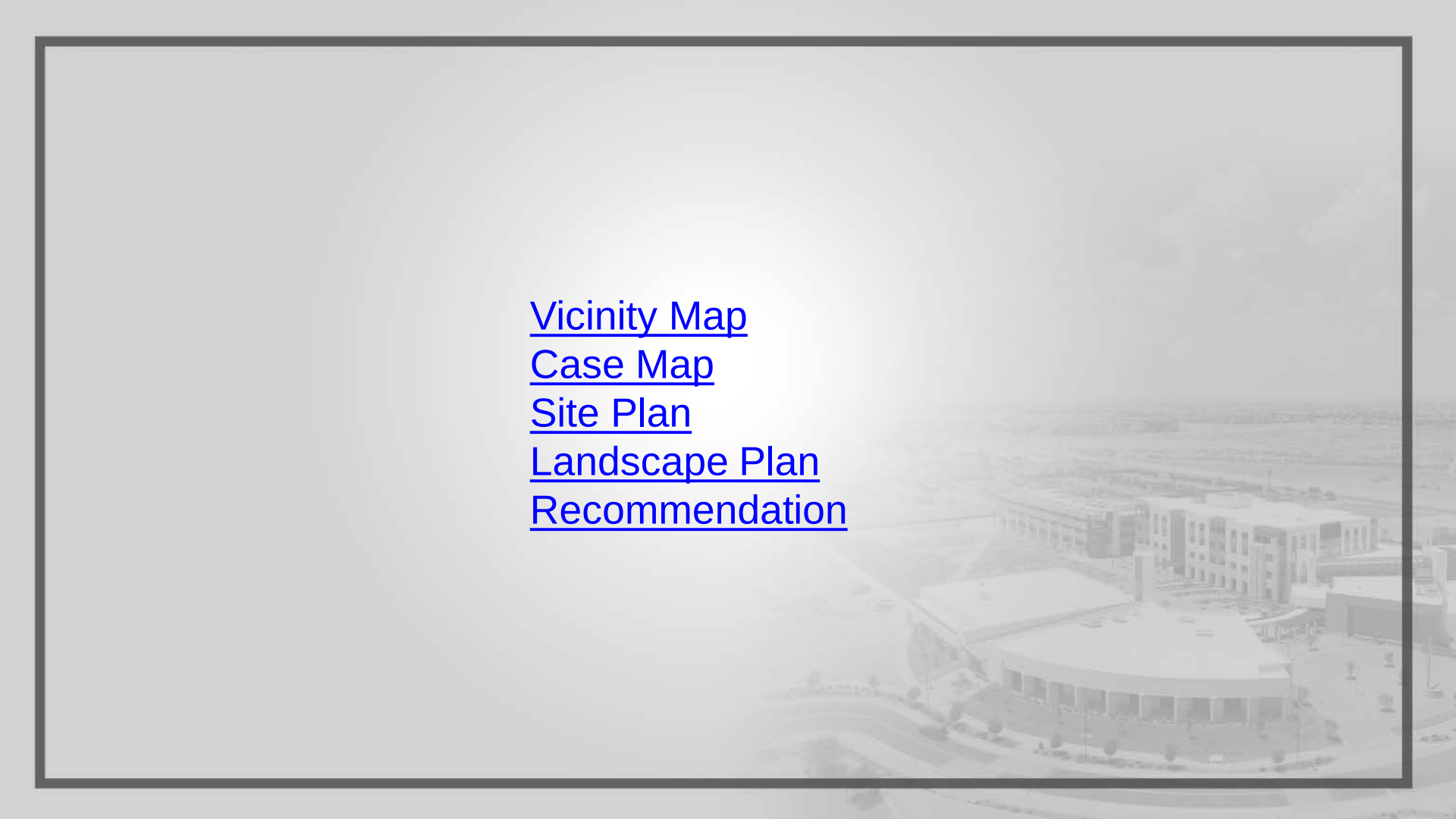


SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You





[Vicinity Map](#)
[Case Map](#)
[Site Plan](#)
[Landscape Plan](#)
[Recommendation](#)



CITY OF SURPRISE
Planning and Zoning Commission

May 18, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	May 18, 2017	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):