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

Thursday, April 6, 2017 @ 6:00 PM
COUNCIL CHAMBERS - Amended item #5 removed FS16-153 on 3/30/2017 at 10:10 AM

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:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY

#1	District Internal	**Consideration and action approving the March 16, 2017 Planning and Zoning Commission minutes.**	Approve Lorraine Nevarez - Community Development
#2	District 1	**Consideration and action regarding a Preliminary Plat for Altamira, generally located north of Pinnacle Peak Road and west of the Reems Road / 155th Avenue alignment.**	Approve ROBERT KUHFUSS - COMMUNITY DEVELOPMENT
#3	District 3	**Consideration and action on the Zanjero Trails – Phase 2 – Parcels 16 & 17 Preliminary Plat, dated February 23, 2017, a property generally located on the northwest corner of Peoria Avenue and Perryville Road.**	Approve Hobart Wingard - Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#4	District 4	**Consideration and action on the Site Plan for a Drive-Through Coffee Kiosk in Crossroads Towne Center located south of Bell Road and west of El Mirage Road.**	Approve Sergio Angulo - Community Development
#5	District 3	**Consideration and action approving a Conditional Use Permit for Sonic at Sierra Montana Crossings, located generally on the southwest corner of Greenway Road and Cotton Lane.**	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

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

ADJOURNMENT:

_____

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: March 30, 2017 at 10:10 AM

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

CITY OF SURPRISE
Planning and Zoning Commission

April 6, 2017 @ 6:00:00 PM

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Board Meeting Date:	April 6, 2017	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action approving the March 16, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the March 16, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

- Minutes -March 16, 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

March 16, 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 March 16, 2017.

A. ROLL CALL
In attendance were Chair Ken Chapman, Vice Chair Matthew Keating, Commissioners Dennis Bash, Dennis Smith, Mitchell Rosenbaum and Eric Cultum. Commissioner Gisele Norberg was absent.

STAFF PRESENT:
Community Development Director Eric Fitzer, Assistant Director Lloyd Abrams, Deputy City Attorney Donna Bronski, Economic Development Director Jeanine Jerkovic, Neighborhood Services Program Supervisor Christina Ramirez, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None.

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 March 2, 2017 Planning and Zoning Commission minutes.

Commissioner Bash made a motion to approve the March 2, 2017 Planning and Zoning Commission minutes. Commissioner Rosenbaum seconded the motion. The motion passes with 6 votes in favor.

Item 2 – DISTRICT 5 – Consideration and action approving a Site Plan for Raising Cane's at Surprise Center.

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

The Commission discussed item 2:

- Circulation of vehicles and pedestrians
- Location of stop signs

Commissioner Rosenbaum made a motion to approve the Site Plan for Raising Cane's at Surprise Center subject to stipulations 'A' through 'B' as listed in the staff report. Commissioner Cultum seconded the motion. The motion passes with 6 votes in favor.

Item 3 – DISTRICT 3 – Consideration and action approving a Site Plan Amendment for Radiant Church at Mountain Vista Ranch PAD.

Chair Chapman noted the request of the applicant to table item 3 until the June 1, 2017 Planning and Zoning Commission meeting.

Commissioner Cultum made a motion to table item 3 until June 1, 2017 Planning and Zoning Commission meeting. Commissioner Rosenbaum seconded the motion. Motion passes 6 votes in favor.

Item 4 – DISTRICT 6 – Consideration and action approving a Site Plan for Phoenix Distribution at Skyway Business park, generally located north of the northeast corner of Peoria Avenue and 132 Avenue.

Hobart Wingard, planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Ingress and egress
- Walking paths
- Shared access

Commissioner Cultum made a motion to approve the Site Plan for Phoenix Distribution at Skyway Business Park subject to stipulations 'A' through 'C' as listed in the staff report. Commissioner Bash seconded the motion. The motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 5 – DISTRICT 6 – Consideration and action on a Conditional Use Permit for Filiberto's at Surprise Point, generally located south of the southeast corner of Litchfield and Waddell Roads.

Hobart Wingard, planner, presented item 5 to the Commission.

The Commission discussed item 5:

- Community input

Chair Chapman opened the call to the public for item 5.

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

Commissioner Smith made a motion to approve a Conditional Use Permit for Filiberto's at Surprise Point subject to stipulations 'A' through 'D' as listed in the staff report. Commissioner Rosenbaum seconded the motion. The motion passes with 6 votes in favor.

Item 6 – Citywide – Consideration and action pertaining to funding priorities for the Community Development Block Grant Program Annual Action Plan for 2017-2018.

Christina Ramirez, Neighborhood Services Program Supervisor and Jeanine Jerkovic, Economic Development Director presented item 6 to the Commission.

The Commission discussed item 6:

- Is this similar to Chicanos Por La Causa
- Different types of businesses that could be potential candidates
- Funding and staff support regarding the administration of this project
- Phases of Techcelerator
- Follow-up reports regarding the benefits of the grant
- Qualifications of the grants
- Details of the allocation of Administrative funds

Chair Chapman opened the call to the public for item 6.

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 the 2017-2018 Community Development Block Grant Annual Action Plan funding priorities. Vice Chair Keating seconded the motion. The motion passes with 5 votes in favor, 1 vote against.

Item 7 – Citywide – Consideration and action on funding recommendations for Public Service Activities for the Community Development block Grant Program Year 2017-2018.

Christina Ramirez, Neighborhood Services Program Supervisor, presented item 7 to the Commission.

The Commission discussed item 7:

- Advertisement and recruitment of potential businesses
- Application assistance through the process of the program

Chair Chapman opened the call to the public for item 7.

Michelle Springer, Training Manager for Mentally Ill Kids in Distress (MIKID), asked the commission if there are any questions. Ms. Springer noted that MIKID is currently working with six families in the City of Surprise.

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

Vice Chair Keating made a motion to recommend approval to the Mayor and City Council the 2017-2018 Community Development Block Grant Public Service Funding recommendations as discussed. Commissioner Rosenbaum seconded the motion. The motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 8 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Cultum thanked staff for the notifications regarding upcoming projects.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 7:08 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

April 6, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 6, 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 Preliminary Plat for Altamira, generally located north of Pinnacle Peak Road and west of the Reems Road / 155th Avenue alignment.

Motion:

Motion to recommend approval of the Preliminary Plat for Altamira subject to stipulations “a” through “e” as listed in the staff report.

Background:

The subject request involves a proposed 178-acre Preliminary Plat within the Altamira PAD, which was formerly part of the Pinnacle Peak Country Estates PAD (PAD03-110), approved by the City Council in February, 2004. The Pinnacle Peak Country Estates was subsequently amended by two separate Council actions: the approval of the original Verdugo PAD Amendment (PADA08-171) in April, 2008 and the approval of the original Altamira PAD Amendment (PADA09-087) in December of 2009. In December of 2015, the City Council approved a Minor General Plan Amendment, Major PAD Amendment, and Preliminary Plat for Verdugo under FS14-059. The applicant for the subject Preliminary Plat filed concurrent requests for a Minor PAD Amendment and Preliminary Plat in July of 2016 under FS16-301. The Minor PAD Amendment was approved administratively in March 2017.

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 - FS16-301 - Preliminary Plat for Altamira - Staff Report

- ☐ 01 - FS16-301 - Preliminary Plat for Altamira - Vicinity Map
- ☐ 02 - FS16-301 - Preliminary Plat for Altamira - Case Map
- ☐ 03 - FS16-301 - Preliminary Plat for Altamira - Preliminary Plat
- ☐ 04 - FS16-301 - Preliminary Plat for Altamira - PADA Exhibit C Conceptual Land Use Plan
- ☐ 05 - FS16-301 - Preliminary Plat for Altamira - PADA Exhibit F Phasing Plan
- ☐ 06 - FS16-301 - Preliminary Plat for Altamira - PADA Exhibit G Conceptual Open Space & Landscape Master Plan
- ☐ 07 - FS16-301 - Preliminary Plat for Altamira - PADA Exhibit H Trails Plan
- ☐ 08 - FS16-301 - Preliminary Plat for Altamira - PADA Exhibit J-1 Wall & Mailbox Concepts
- ☐ 09 - FS16-301 - Preliminary Plat for Altamira - PADA Exhibit J-2 Conceptual Wall Plan
- ☐ 10 - FS16-301 - Preliminary Plat for Altamira - PADA Exhibit K Park Concepts
- ☐ 11 - FS16-301 - Preliminary Plat for Altamira - PADA Exhibit S Circulation & Trails Plan
- ☐ 12 - FS16-301 - Preliminary Plat for Altamira - LAFB Comments
- ☐ 13 - FS16-301 - Preliminary Plat for Altamira - MWD Comments
- ☐ 14 - FS16-301 - Preliminary Plat for Altamira - Presentation

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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

SURPRISE
ARIZONA

PRELIMINARY PLAT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-301**
Project Name:	Altamira
Council District:	1
Meeting Date:	**April 6, 2017**
Planner:	Robert H. Kuhfuss, AICP

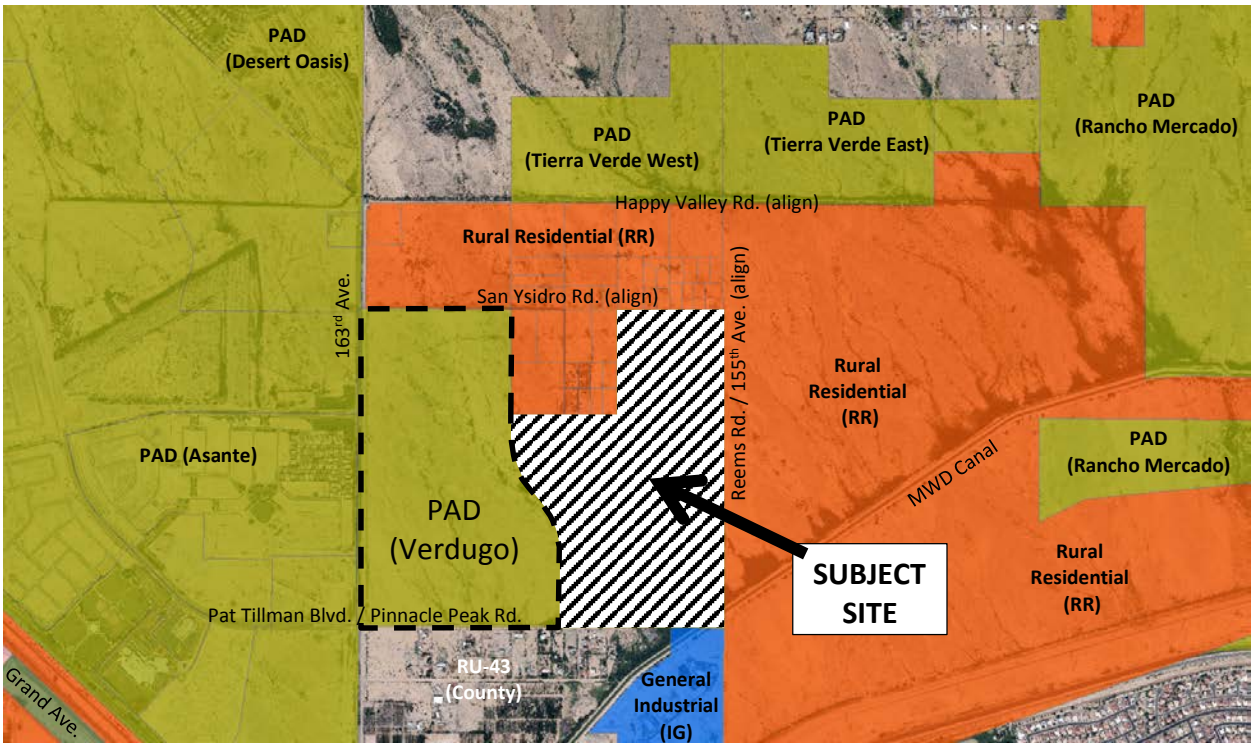
Owner:	371 on 163, LLC
Applicant:	Kelly Hall, Phillip Miller Consulting, LLC
Request:	41-Tract, 455-Lot Preliminary Plat within the Altamira PAD
Site Location:	Generally north of Pinnacle Peak Road and west the of the Reems Road/155th Avenue alignment
Site Size:	178 gross acres (approx.)
Density:	2.55 DU/Ac
General Plan Conformance:	The proposals advance the goals of the Surprise General Plan 2035.
Support/Opposition:	No items of support or opposition received.
Staff Recommendation:	Staff recommends the Commission vote to recommend **approval** of the proposed Preliminary Plat to the City Council, subject to stipulations “a” through “e”.

Project Description:

Kelly Hall, of Phillip Miller Consulting, LLC, on behalf of 371 on 163, LLC requests approval of a Preliminary Plat in the PAD zoning district (Altamira). The Preliminary Plat consists five (5) development parcels (A, B, C, D & E) totaling 455 single-family lots and 41 landscape/open space tracts. Three (3) lot categories are proposed (63'x130', 58'x125' and 53'x120') as are ample amenities and open space. The project is adjacent to the Verdugo project approved by the City Council on December of 2015.

Existing Zoning:

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



Background:

February 12, 2004: The City Council approved the Pinnacle Peak Country Estates PAD under case PAD03-110. The PAD was subsequently amended by virtue of the Verdugo PAD approved in 2008.

April 22, 2008: The City Council approved the original Verdugo PAD under case PADA08-171, subject to stipulations 'a' through 'g'.

December 1, 2009: The City Council approved the original Altamira PAD under case PADA09-087. The Altamira PAD involved the balance of the Pinnacle Peak Country Estates PAD not covered by Verdugo.

December 15, 2015: The City Council approved a Minor General Plan Amendment for Verdugo under case FS14-059.

December 15, 2015: The City Council approved a Major PAD Amendment for Verdugo under case FS14-159.

December 15, 2015: The City Council approved a Preliminary Plat for Verdugo under case FS14-159.

July 7, 2016: The applicant filed a request for a Minor PAD Amendment together with a Preliminary Plat case under case FS16-301, the subject case.

October 27, 2016: Verdugo submitted five (5) Final Plat requests and three (3) Map-of-Dedication requests under FS16-471 through FS16-478. Said requests are currently in progress.

March 14, 2017: Staff approved the Minor PAD Amendment for Altamira requested under case FS16-301.

Citizen Outreach:

N/A

Analysis and Discussion:

The project will consist of three Lot Categories across five different development parcels. The mix of lots and the lot yields are depicted in the following table captured from the approved Altamira PAD as recently amended through an administrative process.

Table A - Proposed Land Use Summary

Parcel	Land Use	Lot Size	Approx. Gross Acreage	Approx. Lot Yield	Approx. Density	Area Mix
A	SFD	63' x 130'	47.74	104	2.18	23.0%
B	SFD	58' x 125'	36.51	100	2.74	22.0%
C	SFD	53' x120'	19.56	57	2.91	13.0%
D	SFD	53' x 120'	34.82	96	2.76	21.0%
E	SFD	58' x 125'	39.62	98	2.47	21.0%
Total			**178.25**	**455***	**2.55**	**100%**

*Maximum number of units will be determined with the final plat.

The amended PAD also includes a set of development standards as depicted in the following table:

Table B - Traditional Residential Development Standards

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	53'	58'	63'
Maximum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

Building Setbacks*	
Front	20' to garage/12' for living area, side-entry garage, front porch and courtyard
Side	5' minimum; 13' on-lot aggregate
Street Side**	13'
Rear – 1 Story / 2 Story	15'/20'
Rear Adjacent to Arterial*** 1 Story/ 2 Story	20'/25'
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage
Accessory Uses, Buildings, Structures	In accordance to the current Surprise Unified Development Code.

*Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks.
**Street side setbacks may be reduced to 8' if adjacent to a minimum 5'landscape tract and to 5' if adjacent to a 10' landscape tract.
***Pinnacle Peak Road & Reems Road.

Note: All setbacks are subject to the IRC and all development will be bound by the applicable building codes adopted by the City.
All development shall be in accordance to the Surprise Unified Development Code unless revised by this PAD.

The layout of the subdivision includes a largely linear street pattern with relatively short block lengths. This configuration will enhance the walkability of the neighborhoods, minimize traffic, reduce vehicular speeds and provide access to the various amenities of the project. This configuration is readily visible in Exhibit G captured below and included as an attachment to this report, and expressed in the subject Preliminary Plat.

[See image on following page]

The Altamira project will include approximately 59 acres of open space, which is approximately 33% of the gross project area. The open space will be well amenitized including two pocket parks, a larger private community park with parking, and a linear park that will buffer the project from the adjacent rural residential to the north and provide a backbone open space corridor for the community. The amenities are listed below:

- Tot lots - 5
- Little league/softball field - 1
- Soccer field - 1
- Basketball courts – 3
- Volleyball courts - 3
- Picnic ramadas with site furnishings - 6
- Each of the four park areas will have a picnic table(s), barbeque grill(s), waste receptacle(s), and a drinking fountain.
- 8' wide public access concrete trail system with rest nodes approximately every 1500'. Rest nodes will consist of a bench or seat wall, and may contain a litter receptacle and/or dog station.
- Rest nodes may be incorporated into park amenities

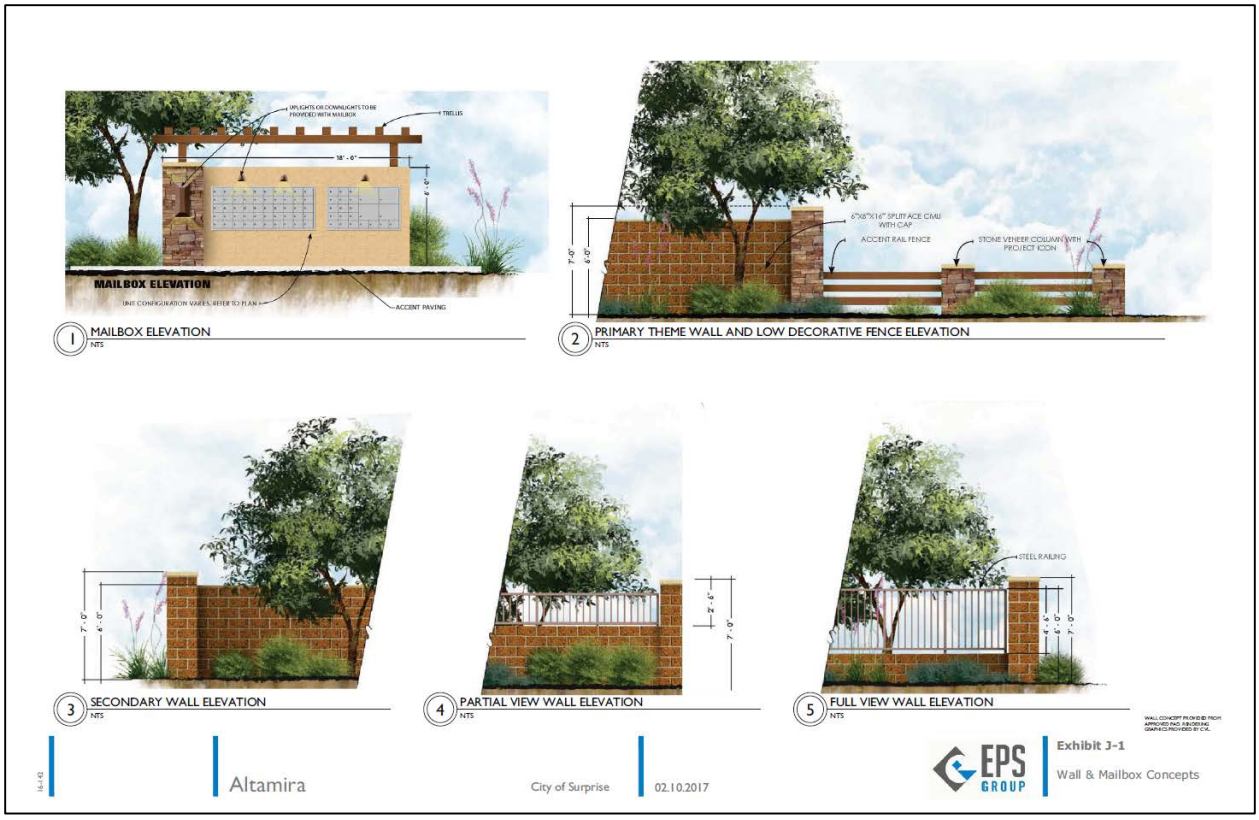
A linear park will bisect the community as well as provide a buffer against the adjacent low-density residential to the north of the site. A public trail system will traverse the entire community and will integrate with the Verdugo project to the east. The trail system will also include an at-grade crossing over the Pinnacle Peak / Reems Road transition and lead to a future trail to be located on the north side of the canal and outside of the MWD easement area. Staff envisions the latter trail will continue both to the east and west with future projects. Exhibits G and H (attached) express the amenity profile.

[See image on following page]

[See image on following page]

Altamira will include both Primary and Secondary Theme Wall configurations in addition to two view wall configurations. The Primary Theme Wall will incorporate split face CMU with decorative cap, split rail, and faux stone faced columns with decorative cap. All other wall configurations will utilize the same CMU and cap configuration, but the columns will be of split face CMU as opposed to faux stone. The plan also includes complimenting decorative features incorporated into the community mailboxes. These configurations are illustrated in Exhibit J-1 and J-2 below and included as attachments to this report.

[See images on following page]


UPLIGHTS OR DOWNLIGHTS TO BE PROVIDED WITH MAILBOX
TRELLIS
18' - 0"
8' - 0"
MAILBOX ELEVATION
UNIT CONFIGURATION VARIES, REFER TO PLAN
ACCENT PAVING
1 MAILBOX ELEVATION
NTS
6"X8"X16" SPLIT FACE CMU WITH CAP
ACCENT RAIL FENCE
STONE VENEER COLUMN WITH PROJECT ICON
7' - 0"
6' - 0"
2 PRIMARY THEME WALL AND LOW DECORATIVE FENCE ELEVATION
NTS
7' - 0"
6' - 0"
3 SECONDARY WALL ELEVATION
NTS
2' - 6"
7' - 0"
4 PARTIAL VIEW WALL ELEVATION
NTS
STEEL RAILING
4' - 6"
5' - 0"
7' - 0"
5 FULL VIEW WALL ELEVATION
NTS
WALL CONCEPT PROVIDED FROM APPROVED PAD. RENDERING GRAPHICS PROVIDED BY CVL.
16-1-42
Altamira
City of Surprise
02.10.2017
EPS GROUP
Exhibit J-1
Wall & Mailbox Concepts

176
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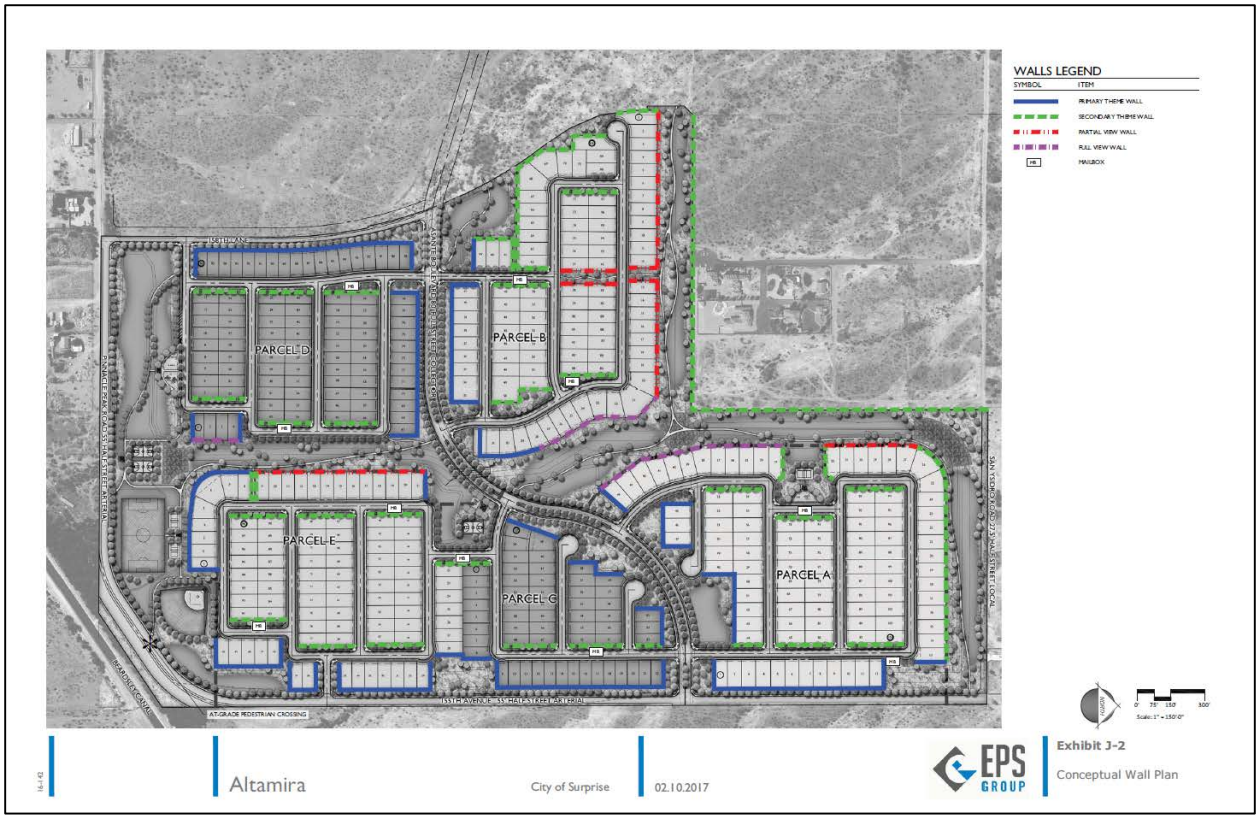
WALLS LEGEND
SYMBOL
ITEM
PRIMARY THEME WALL
SECONDARY THEME WALL
PARTIAL VIEW WALL
FULL VIEW WALL
MB
MAILBOX
PARCEL D
PARCEL B
PARCEL E
PARCEL C
PARCEL A
SAN TOMAS RANCH PARKWAY
SAN TOMAS RANCH COLLECTOR STREET
SAN TOMAS RANCH 237 MAIN STREET LOCAL
SAN TOMAS RANCH LOCAL
AT-GRADE PEDESTRIAN CROSSING
16-1-42
Altamira
City of Surprise
02.10.2017
EPS GROUP
Exhibit J-2
Conceptual Wall Plan

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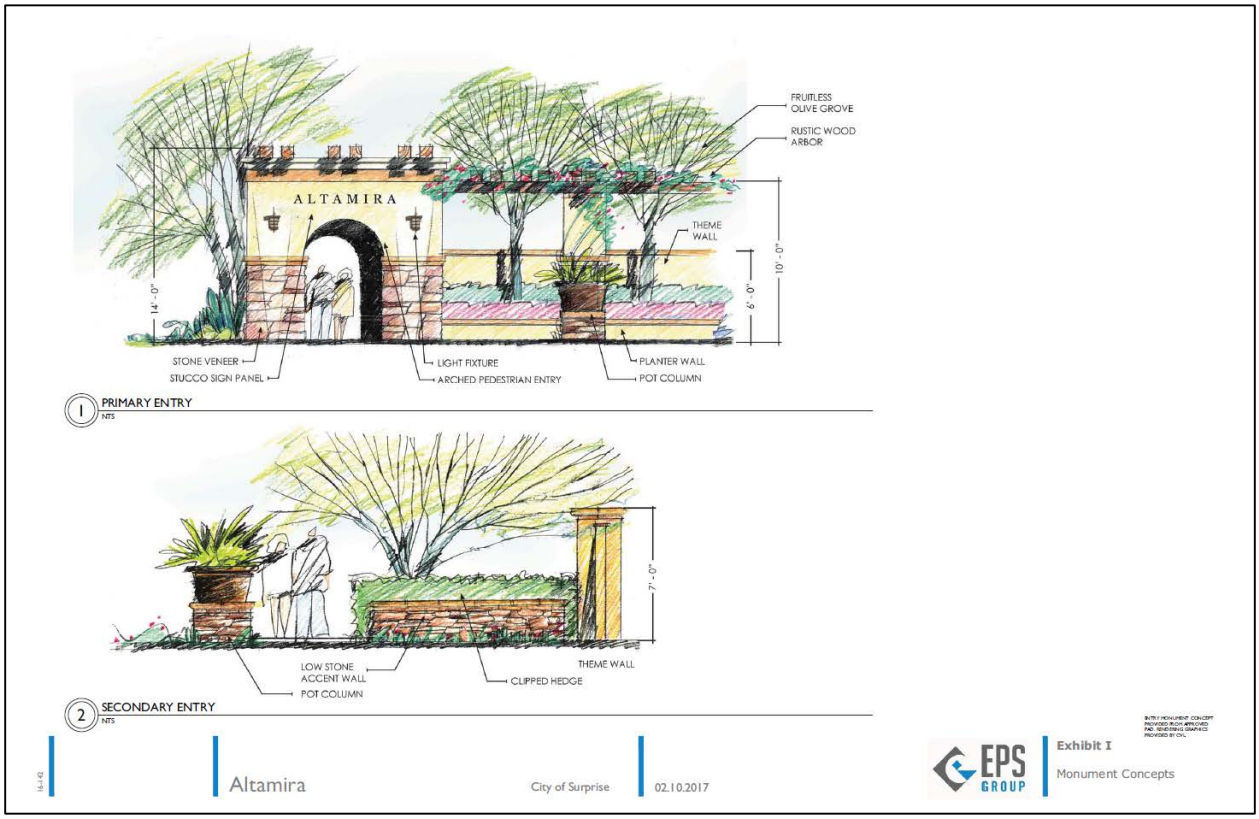
In addition to the various wall configurations, Altamira will incorporate a Major and Minor entry monument configuration as depicted below and included in the attached Exhibit I. The locations of these entry features is shown on attached Exhibit H.



The project will be well landscaped using a palette of drought-tolerant plant species. Turf will be utilized throughout the linear park system in addition to some of the retention basins and the majority of the southern park.

The common amenities for overall project will incorporate a contemporary Tuscan architecture, while the residential component will include a diverse architectural palette. Architectural Guidelines anticipating a variety of architectural styles have been put in place with the PAD which will provide guidance during the review of the various Home Products at a later date. The approved PAD Amendment includes a Conceptual Residential Architecture exhibit, which is captured below.

[See image on following page]

The phasing of the project is depicted in the attached Exhibit F. Phase 1 will include Development Parcels B and D along with landscaping, amenities and supporting infrastructure, including the following roadways*:

- ½-width dedication and construction of Pinnacle Peak Road from 163rd Avenue to 158th Lane;
- ½-width dedication and construction of 158th Lane from Pinnacle Peak Road to Asante Boulevard;
- ½-width dedication and construction of 163rd Avenue from Pinnacle Peak Road to Asante Boulevard;
- Full-width dedication and construction of Asante Boulevard from 158th Lane to the Phase 1 / Phase 2 boundary.

Phase 2 will include Development Parcels A, C, and E along with landscaping, amenities and supporting infrastructure, including the following roadways*:

- ½-width dedication and construction of Pinnacle Peak Road from 158th Lane to Reems Road;
- ½-width dedication and construction of Reems Road from Pinnacle Peak Road to San Ysidro Road;
- Full-width dedication and construction of Asante Boulevard from the Phase 1 / Phase 2 boundary to Reems Road.

- Full-width dedication and construction of the transition between Pinnacle Peak Road and Reems Road near the Beardsley Canal.

* San Ysidro Road along the northern boundary of the project will be dedicated to the City of Surprise upon request. The developer will also provide a "cash-in-lieu-of" payment to the city to cover their pro-rata construction cost for San Ysidro.

Staff notes the subject property along with the neighboring Verdugo project, are part of what was originally the Pinnacle Peak Country Estates PAD. Subsequent to the approval of the Pinnacle Peak Country Estates PAD, the property was divided into two separate ownership entities, each of which having sought and been granted approval of their own respective PAD Amendments. To facilitate the development of these two projects, the two ownership entities entered into a joint development agreement (JDA). The JDA includes a provision concerning the timing of certain roadways. Essentially, if Verdugo develops prior to Altamira, Verdugo will make the requisite dedications improvements for those roadways adjacent to the Verdugo site. Conversely, if Altamira develops first, Altamira will make these improvements. This is illustrated in the attached Exhibit F.

As noted in the Reviewing Agency section below, Maricopa Water District indicated the proposed project may impact their facility. The concern stems from the potential for run-off generated within the Verdugo and Altamira projects overtopping the northern bank of the Beardsley Canal. Staff agrees with those concerns, which is the impetus for the inclusion of stipulations "b" and "c". Essentially, if the final drainage design does not meet the requirements of MWD or the City of Surprise, a new drainage solution must be sought. If in the opinion of the City Engineer the new drainage solution negatively impacts the overall design of the project, the Preliminary Plat may be re-visited by the Planning and Zoning Commission and City Council.

Staff is concerned over the incremental increase in the number of platted lots within the region since this region also suffers from a lack of connectivity to the surrounding area, with the majority of the traffic being funneled to the intersection of 163rd Avenue and Grand Avenue. Increasing the population within that area will only serve to increase the traffic congestion at that intersection until such time as alternative access to the region is established. The City of Surprise is working with another developer to the east, which will extend Happy Valley Road from 163rd Avenue in an easterly direction to connect with existing development occurring within the unincorporated area of Maricopa County; however, the extension of Happy Valley Road will only have minimal impacts to the congestion problem occurring at 163rd Avenue and Grand Avenue. The City is also discussing a future interchange at Litchfield Road and the Loop 303, which will ultimately reduce traffic congestion in the immediate area; however, that interchange might not be constructed until several years into the future. The City is also discussing a grade-separated crossing at Jomax Road and Grand Avenue, but this is well into the future and will have no impacts in the short run.

Having stated this, short of a moratorium on development in the region, a city-funded CIP project, or the creation of a Community Facilities District (CFD), the City has little in the way of being able to limit development in the area or manage traffic, especially where existing zoning entitlements already grant the rights of the developer to proceed as currently approved. Additional rooftops in the region, however, will have the effect of incentivizing commercial retailers to establish much needed businesses in the area, which will have the effect of altering traffic patterns in the region.

Utility and Services Table:

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The original Altamira PAD was deemed to be in conformance with the General Plan in existence at that time. Currently, the Surprise General Plan 2035 shows the subject property as lying within the Neighborhood land use category. At 2.55 DU/Ac, the project most closely aligns with the Suburban Character Area and is consistent with the current General Plan in that regard. The 2035 General Plan also includes abundant language encouraging trail connectivity and other quality of life components. Further, while the subject proposal aligns with the Neighborhood land use category, the General Plan also requires appropriate transitions and/or buffering adjacent to dissimilar land uses. The subject proposal includes a linear park along its northern edge adjacent to the existing rural properties, which provides the appropriate amount of transition and buffering. For these reasons, staff finds the subject proposal to be consistent with the General Plan as currently adopted.

Reviewing Agencies:

The project was routed to the standard reviewing agencies who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated July 25, 2016 (attached), LAFB indicated the proposed development will not negatively affect operation at the base, but recommends appropriate sound attenuation.

Maricopa Water District (MWD): In emails dated July 14, 2016 and February 8, 2017 (attached), MWD indicated the proposed project may impact their operations.

Summary:

Staff believes the proposed Preliminary Plat is very well designed with abundant amenities including landscaping, parks and open space, and aesthetics. The project is well integrated with the adjacent Verdugo project and advances the goals and policies as established in the currently approved General Plan. While the development of this property will increase traffic congestion in the region, the likelihood of retailers entering the area is dependent upon increased residential. There may also be an issue with the drainage solution as it applies to the Beardsley Canal; however, the recommended stipulations address these concerns.

Findings:

- The proposed Preliminary Plat advances the goals and policies of the Surprise 2025 General Plan.
- The proposed Preliminary Plat is consistent with the Altamira PAD.
- The reviewing agencies have indicated no concerns with the request that are not addressed in the recommended stipulations.

Recommendation:

Based on the findings noted above, staff recommends the Commission vote to recommend **approval** of the proposed Preliminary Plat, subject to stipulations "a" through "e" as follows:

a. Development of the site shall be in conformance with the Preliminary Plat entitled "Preliminary Plat for Altamira", consisting of seven sheets prepared by EPS Group as revised February 27, 2017, except as modified below.

b. Prior to Final Plat submittal, the applicant shall provide written approval from Maricopa Water District (MWD) stating MWD is in agreement with the preliminary drainage design of Altamira.

c. If in the opinion of the City Engineer there are changes resulting from MWD review of the preliminary drainage design that cause substantial revisions to the Preliminary Plat and/or supporting civil engineering documents following Planning and Zoning Commission and City Council approval, the applicant understands that the Preliminary Plat shall go through the review and approval process to gain re-approval.

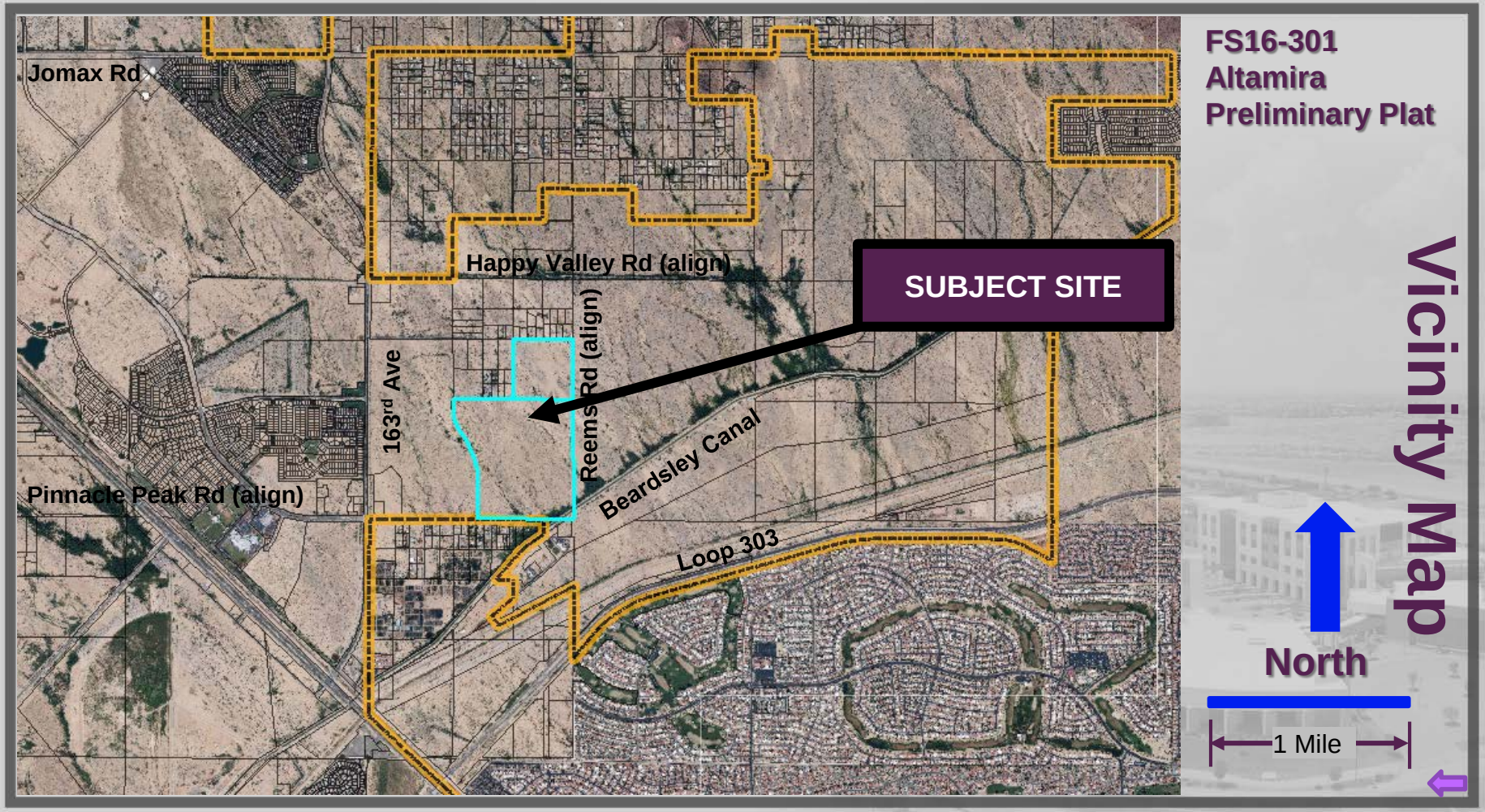
d. Finalized street names dated March 10, 2017shall be reflected on the Final Plat.

e. 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 Map (1 page)
02 – Case Map (1 page)
03 – Preliminary Plat (7 pages)
04 – Exhibit C Conceptual Land Use Plan (1 page)**
05 – Exhibit F Phasing Plan (1 page)**
06 – Exhibit G Conceptual Open Space & Landscape Master Plan (1 page)**
07 – Exhibit H Trails Plan (1 page)**
08 – Exhibit J-1 Wall & Mailbox Concepts (1 page)**
09 – Exhibit J-2 Conceptual Wall Plan (1 page)**
10 – Exhibit K Park Concepts (1 page)**
11 – Exhibit S Circulation & Trails Plan (1 page)**
12 – Luke Air Force Base comments (2 pages)
13 – MWD comments (3 pages)
** Exhibits from Altamira PAD Amendment as administratively approved under FS16-301


FS16-301
Altamira
Preliminary Plat
Vicinity Map
Jomax Rd
Happy Valley Rd (align)
SUBJECT SITE
163rd Ave
Reems Rd (align)
Beardsley Canal
Pinnacle Peak Rd (align)
Loop 303
North
1 Mile

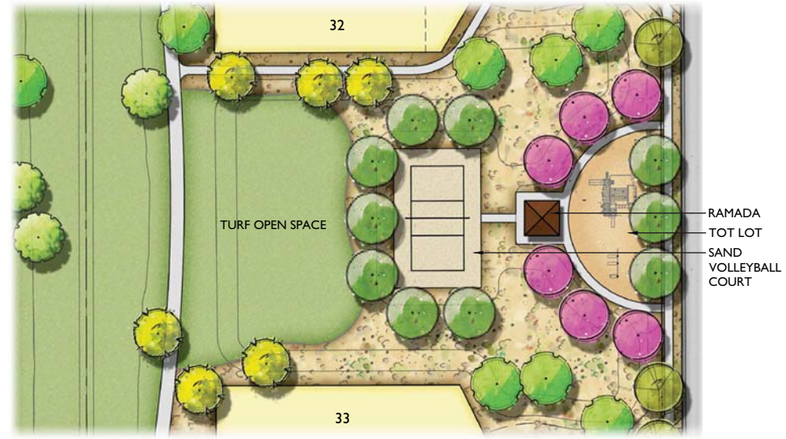
1 POCKET PARK A

Scale: 1" = 40'-0"

NORTH

0' 20' 40' 80'

Scale: 1" = 40'-0"



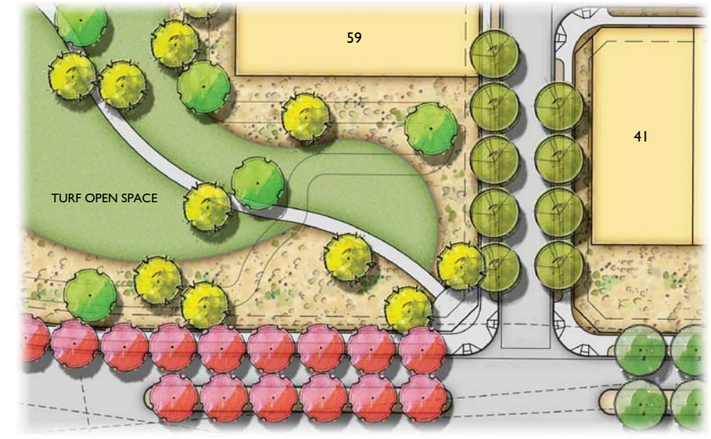
2 POCKET PARK B

Scale: 1" = 40'-0"

NORTH

0' 20' 40' 80'

Scale: 1" = 40'-0"



3 POCKET PARK C

Scale: 1" = 40'-0"

NORTH

0' 20' 40' 80'

Scale: 1" = 40'-0"

4 SOUTHERN PARK

Scale: 1" = 60'-0"

NORTH

0' 30' 60' 120'

Scale: 1" = 60'-0"

* AT-GRADE PEDESTRIAN CROSSING

WASH CROSS SECTION & CHARACTER CONCEPT PROVIDED FROM APPROVED PAD. RENDERING GRAPHICS PROVIDED BY CVL.

ENTRY CONCEPT PROVIDED FROM APPROVED PAD.

WASH CROSS SECTION A

WASH CROSS SECTION B

NATURALIZED WASH CHARACTER SECTION C

LEGEND

SYMBOL	ITEM
	LOCAL TRAIL PER CITY OF SURPRISE TRAILS MASTER PLAN (TMP)
	TRAIL DEVELOPED TO CITY OF SURPRISE "LOCAL TRAIL" STANDARD
	CANAL ACCESS TO MARICOPA REGIONAL TRAIL
	MARICOPA REGIONAL TRAIL
*	AT-GRADE PEDESTRIAN CROSSING

NORTH

0' 100' 200' 400'

Scale: 1" = 200'-0"

16-142

Altamira

City of Surprise

02.10.2017

EPS GROUP

Exhibit S

Circulation & Trails Plan

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

25 July 2016

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

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

Re: FS16-301; Altamira

Dear Ms. Sullivan

Thank you for the opportunity to comment on the Amendment to the Planned Area Development and Preliminary Plat Application for Altamira, formerly Pinnacle Peak Country Estates. Altamira is located on 178.25 gross acres at the northeast corner of 163rd Avenue and Pinnacle Peak Road within the City of Surprise, AZ. Originally the PAD Amendment was approved by the Surprise City Council on November 12, 2009. The purpose of this application is to revise the land plan to accommodate the new drainage channel, adjust changes to the Verdugo PAD which include the realignment of Asante Boulevard, and to change the "Cluster" product parcel to conventional single family residential. The development is approximately 3 1/4 miles east of the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone," as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport," also defined by A.R.S. § 28-8461.

The requested changes as stated in the Altamira PAD narrative will not negatively impact Luke AFB's flying mission.

Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to noise from approximately 13,000 flight operations per year, with some as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents and tenants about Luke AFB operations.

If there are 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 Wing

From: Leslie Jarrell
Sent: Thursday, July 14, 2016 1:07 PM
To: Jamie Sullivan
Cc: Chris Cain; Debbie Trasancos
Subject: FS16-301 Altamira Electronic Submittal

Jamie,

Thank you for providing the electronic submittal for **Altamira FS16-301.** MWD has reviewed this submittal and determined that the proposed development project may impact MWD. Please have the developer or their consultant contact MWD to discuss this project. Additionally, the developer will need to provide copies of any subdivision plats and utility and improvement plans that are adjacent to the Beardsley Canal to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule.* Upon our review of the plat and/or plans once they are provided by developer, MWD will copy the City on our approval and/or comments. 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

From: Leslie Jarrell
Sent: Wednesday, February 08, 2017 12:58 PM
To: Jamie Sullivan
Cc: Chris Cain
Subject: Verdugo Development & Altamira Development - MWD Beardsley Canal Potential Impact

Jamie,

On July 19, 2016, Maricopa Water District (MWD) received the attached City of Surprise Notification for the Verdugo development and MWD originally responded that this was a *No Impact*, however, as a result our review of the Verdugo Drainage Report, prepared by Cardno dated October 20, 2016, which was submitted to us for the Altamira Development, MWD has determined that it could possibly affect the Beardsley Canal. Therefore, the developers for Verdugo and Altamira will need to provide copies of drainage and grading improvement plans to MWD for review and approval pursuant to the attached *MWD Drawing Requirements*, along with the payment of the applicable plan review fees pursuant to the attached *MWD Fees & Payment Schedule.*

Upon our review of the above mentioned improvement plans once they are provided by the developers, MWD will copy the City on our approval and/or comments.

Thank you.

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

SURPRISE
ARIZONA

FS16-301 Altamira Preliminary Plat

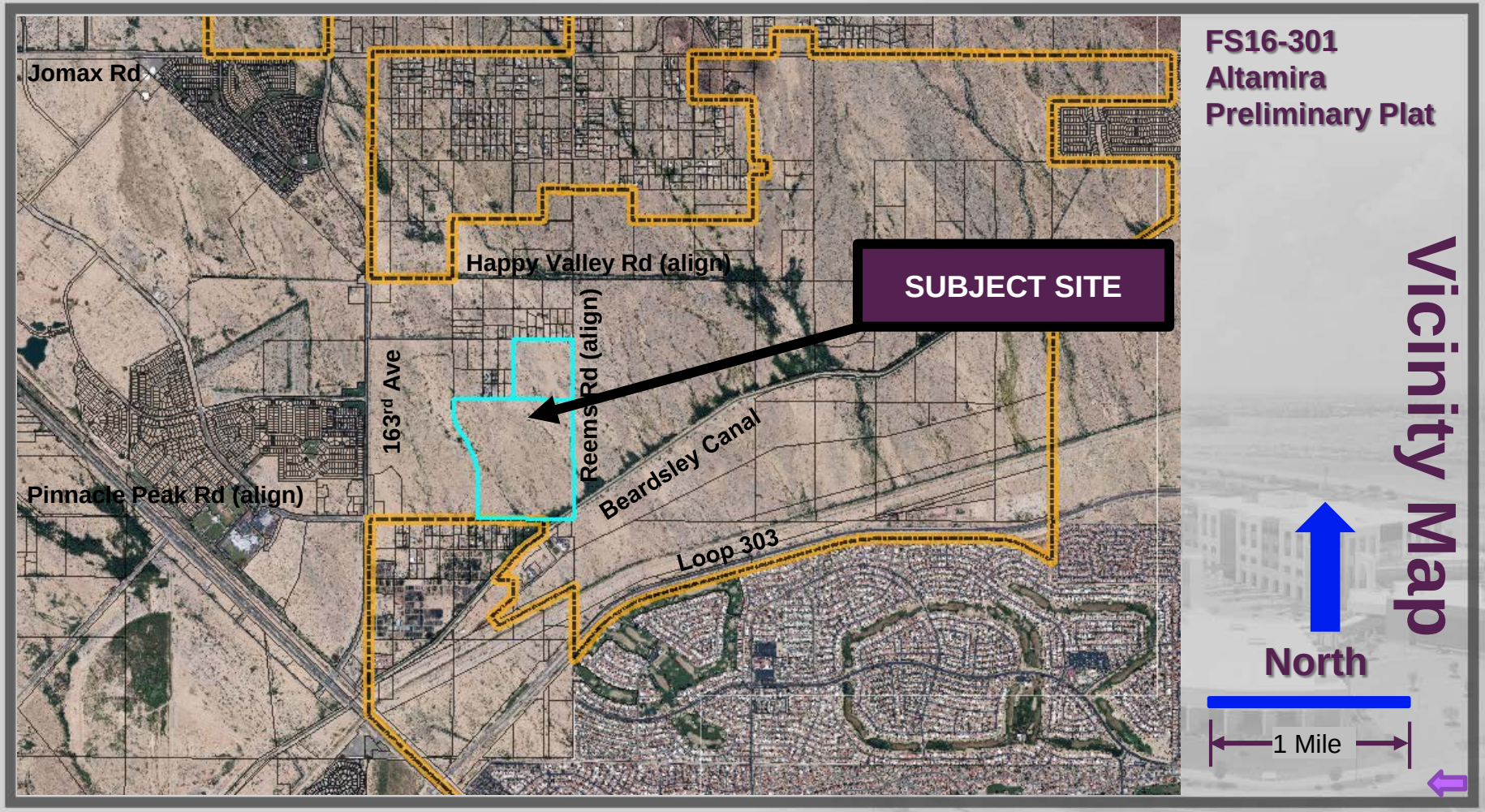
Planning and Zoning Commission

April 06, 2017

Topics of Discussion

FS16-301
Altamira
Preliminary Plat

- Vicinity Map
- Case Map
- Preliminary Plat
- Land Use Summary
- Development Standards
- Lot Typicals
- Exhibit C – Conceptual Land Use Plan
- Exhibit F – Phasing
- Exhibit G – Conceptual O/S & L/S Master Plan
- Exhibit H – Trails Plan
- Exhibit I – Monument Concepts
- Exhibit J-1 – Wall & Mailbox Concepts
- Exhibit J-2 – Conceptual Wall Plan
- Exhibit K – Park Concepts
- Exhibit M – Conceptual Residential Architecture
- Exhibit R – Conceptual Single-Family Lot Mix Character
- Exhibit S – Circulation & Trails
- MWD Drainage Issue
- Recommendation
- Questions or Comments


FS16-301
Altamira
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Jomax Rd
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SUBJECT SITE
163rd Ave
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Beardsley Canal
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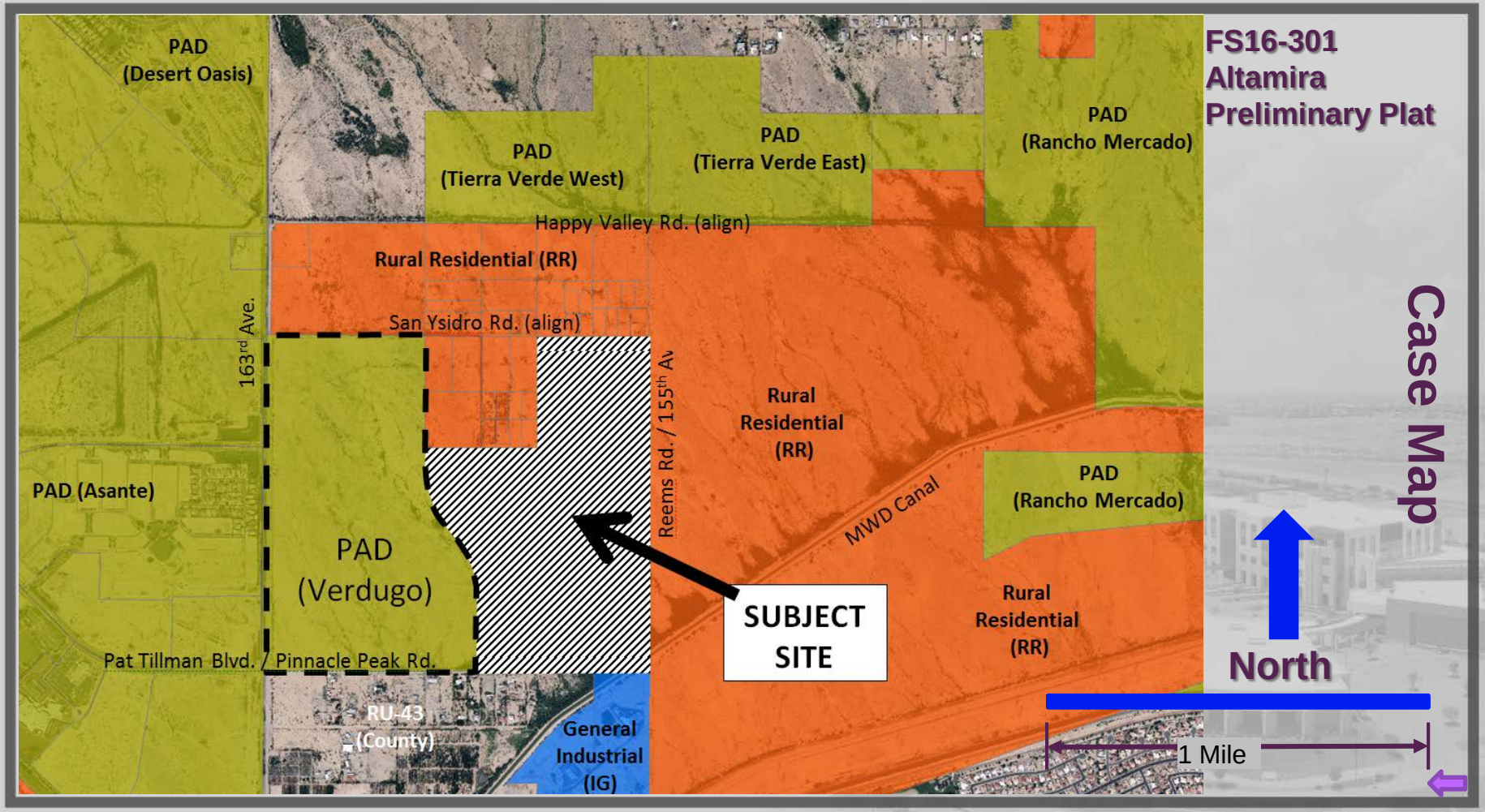
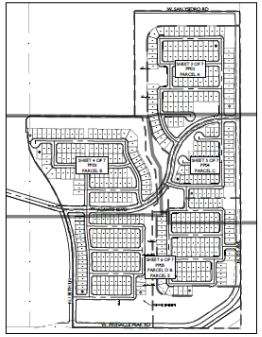
Loop 303
North
1 Mile


FS16-301
Altamira
Preliminary Plat
Case Map
PAD
(Desert Oasis)
PAD
(Tierra Verde West)
PAD
(Tierra Verde East)
PAD
(Rancho Mercado)
Happy Valley Rd. (align)
Rural Residential (RR)
San Ysidro Rd. (align)
163rd Ave.
Reems Rd. / 155th Av
Rural
Residential
(RR)
PAD (Asante)
PAD
(Rancho Mercado)
MWD Canal
PAD
(Verdugo)
SUBJECT
SITE
Rural
Residential
(RR)
Pat Tillman Blvd. / Pinnacle Peak Rd.
RU-43
(County)
General
Industrial
(IG)
North
1 Mile

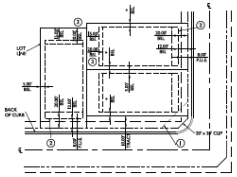
FS16-301
Altamira
Preliminary Plat

Preliminary Plat

16-142

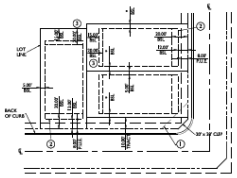


KEY MAP
N.T.S.



57' & 58' TYPICAL LOT LAYOUT
AND BUILDING SETBACKS

SETBACKS
FRONT 20'
REAR 15' / 20'
SIDE 5' MINIMUM; 13' ON-LOT AGGREGATE



67' TYPICAL LOT LAYOUT
AND BUILDING SETBACKS

SETBACKS
FRONT 20'
REAR 15' / 20'
SIDE 5' MINIMUM; 13' ON-LOT AGGREGATE

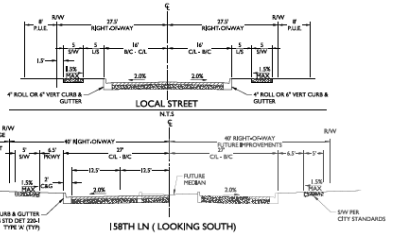
1. LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 30' x 30' UNOBSTRUCTED VIEW EASEMENT.

   NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.
2. 15' LIVING AREA OR SIDE ENTRY GARAGE, FRONT PORCH AND COURTYARD.
3. 50' REAR FOR SATCHY

NOTE:
- CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT.
- SIGHT DISTANCE FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS SHALL COMPLY WITH EDS STANDARD DETAIL 4-01.
- LOCAL STREET SIGHT VISIBILITY TRIANGLES SHALL COMPLY WITH EDS STANDARD DETAIL 4-02.

PRELIMINARY PLAT
FOR
ALTAMIRA

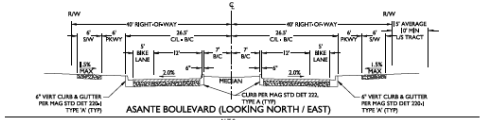
A PORTION OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



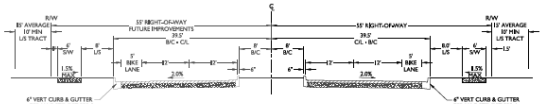
LOCAL STREET

158TH LN (LOOKING SOUTH)

NOTE: CROSS SECTION ASSUMES ALTAMIRA TO BE CONSTRUCTED FIRST.



ASANTE BOULEVARD (LOOKING NORTH / EAST)



PINNACLE PEAK ROAD (LOOKING WEST)
155TH AVE (LOOKING SOUTH)

TRADITIONAL RESIDENTIAL DEVELOPMENT STANDARDS

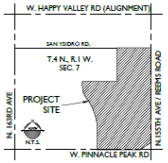
Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	53'	58'	63'
Maximum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

Building Setbacks*	
Front	20' to garage/12' for living area, side-entry garage, front porch and courtyard
Side	5' minimum; 13' on-lot aggregate
Street Side**	13'
Rear – 1 Story / 2 Story	15'/20'
Rear Adjacent to Arterial*** 1 Story/ 2 Story	20'/25'
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage
Accessory Uses, Buildings, Structures	In accordance to the current Surprise Unified Development Code.

*Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks.
**Street side setbacks may be reduced to 8' if adjacent to a minimum 5'landscape tract and to 5' if adjacent to a 10' landscape tract.
***Pinnacle Peak Road & Reems Road.

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
14555 N. SCOTTSDALE RD #220
SCOTTSDALE, AZ 85254
TEL: (480)-368-5555
CONTACT: KEITH FILLER

APPLICANT:
PMC CONSULTANTS
16 SPUR CIRCLE
SCOTTSDALE, AZ 85251
TEL: (480)-220-7393
CONTACT: KELLY HALL

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ. 85210
TEL: (480)-503-2250
FAX: (480)-503-2256
CONTACT: JOSH HANNON / JOHN PIGHEE, P.E.

PROJECT DATA

A.P.N.	503-56-005-D, 503-56-005-E, 503-56-005F
CURRENT LAND USE:	VACANT DESERT
EXISTING GENERAL PLAN:	SUBDIVISION NEIGHBORHOOD
EXISTING ZONING:	PAD
GROSS AREA:	+/- 178.15 ACRES (INCLUDES R/W OF ADJACENT ARTERIALS & COLLECTOR ROADS)
NET AREA:	+/- 162.98 ACRES (EXCLUDES R/W OF ADJACENT ARTERIALS & COLLECTOR ROADS)
LOT SIZE:	62' x 120' - 58' x 112' -52' x 110'
NO. OF LOTS:	420
GROSS DENSITY:	2.33 DU/AC
NET DENSITY:	2.79 DU/AC
OPEN SPACE:	+/- 38.09 AC

GENERAL NOTES

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

BASIS OF BEARING

NORTH 00°15'20" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, AS SHOWN IN BOOK 624, PAGE 1, MARICOPA COUNTY RECORDS.

BENCHMARK

USC&GS BENCHMARK DISK. STATION IS LOCATED ALONG THE SOUTH SIDE OF THE BEARDSLEY CANAL NEXT TO THE CANAL ROAD, APPROX. 1.00 MI. NORTHWEST OF U.S. 60 GRAND AVE., IV 582 - 1968
ELEVATION = 1238.31 (NAVD88)

FLOODZONE NOTE:

1. ALL WORK THAT LIES WITHIN A FLOODPLAIN AREA WILL REQUIRE A FLOODPLAIN USE PERMIT FROM THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY.
2. ALTAMIRA LIES WITHIN ZONE "A" AND ZONE "X" SHADED AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1618L DATED OCTOBER 16, 2013.

UTILITIES

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

SHEET INDEX

SHEET ONE -	C001	COVERSHEET
SHEET TWO - SEVEN	PP01	PRELIMINARY PLAT
SHEET THREE -	UT01	PRELIMINARY UTILITY PLAN
SHEET FOUR -	GD01	PRELIMINARY GRADING & DRAINAGE PLAN

EPS GROUP
2045 S. Vineyard Ave, Suite 101
Mesa, AZ 85210
T 480.503.2250 | F 480.503.2256
W W W . E P S G R O U P . C O M

ALTAMIRA
SURPRISE, AZ
COVER SHEET

Project:

Revisions:

PRINCIPAL IN CHARGE: RICHARD CONSTANTINO
PROJECT MANAGER: JOHN PIGHEE, P.E.
PROJECT: 2020 PRELIMINARY PLAT SUBMITTAL
DATE: 10/16/2020 | PRELIMINARY PLAT SUBMITTAL
FEBRUARY 1, 2021 | PRELIMINARY PLAT SUBMITTAL

Designer: JM
Drawn by: JAV

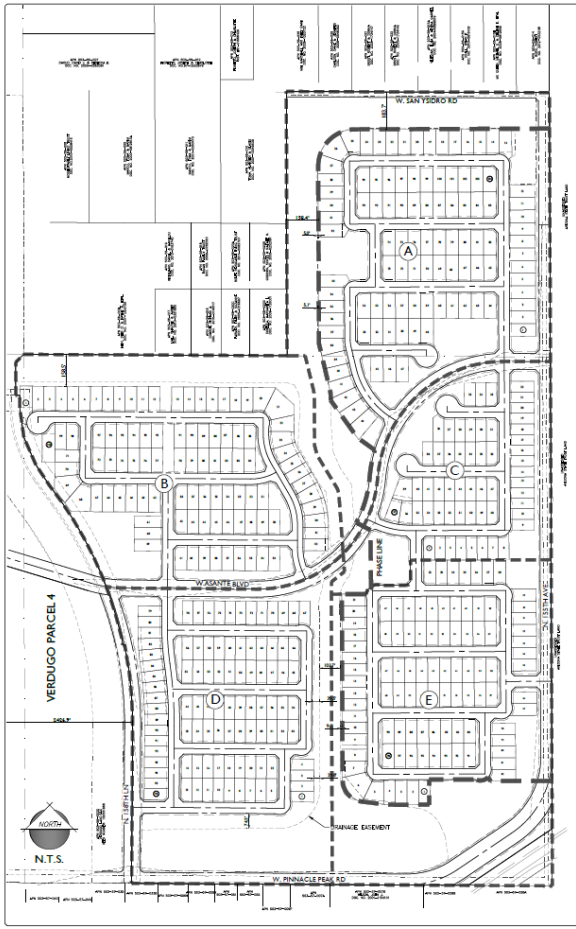
Job No. 16-142

CS01

Sheet No. 1 of 7

FS16-301
Altamira
Preliminary Plat

Preliminary Plat



PARCEL BREAKDOWN TABLE						
PARCEL	NET AREA (AC.)	GROSS AREA (AC.)	LOT SIZE	NO. OF LOTS	NET DENSITY (D.U. / AC.)	GROSS DENSITY (D.U. / AC.)
A	43.85	47.74	67' x 130'	104	2.37	2.18
B	35.37	36.51	58' x 125'	100	2.83	2.74
C	16.89	19.56	57' x 120'	57	3.37	2.91
D	31.16	34.82	53 x 120'	96	3.08	2.76
E	35.66	39.62	58' x 125'	98	2.75	2.47
TOTAL	162.93	178.25	--	455	2.79	2.55

PARCEL- A TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A-A	LANDSCAPE / RETENTION/ OPEN SPACE /DRAINAGE MAJOR TRAIL	645025	14.81
A-B	OPEN SPACE	2200	0.052
A-C	OPEN SPACE	2200	0.052
A-D	OPEN SPACE	2200	0.052
A-E	OPEN SPACE	2200	0.052
A-F	OPEN SPACE	2200	0.052
A-G	LANDSCAPE / OPEN SPACE / RETENTION	199422	5.49
	TOTAL OPEN SPACE	761255	17.48

PARCEL- B TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
B-A	LANDSCAPE TRACT / OPEN SPACE /DRAINAGE MAJOR TRAIL	315927	7.25
B-B	LANDSCAPE TRACT / OPEN SPACE / RETENTION PUBLIC USE TRAIL	154470	3.55
B-C	OPEN SPACE	1204	0.02
B-D	OPEN SPACE	2200	0.05
B-E	LANDSCAPE TRACT / OPEN SPACE PUBLIC USE TRAIL	14250	0.33
B-F	OPEN SPACE	5891	0.14
B-G	OPEN SPACE	2200	0.05
B-H	OPEN SPACE	17513	0.40
B-I	OPEN SPACE	38258	0.88
	TOTAL OPEN SPACE	553820	12.06

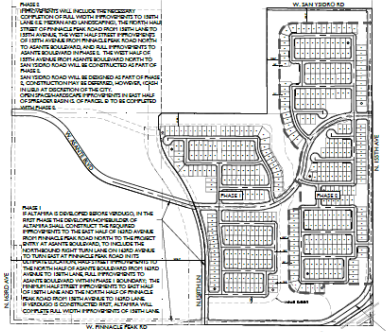
PARCEL - C TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
C-A	RETENTION / OPEN SPACE	78284	1.80
C-B	RETENTION / OPEN SPACE	50287	1.20
C-C	OPEN SPACE	2100	0.05
C-D	OPEN SPACE	2100	0.05
C-E	LANDSCAPE / OPEN SPACE	1575	0.03
C-F	LANDSCAPE / OPEN SPACE /RETENTION	83940	1.97
	TOTAL OPEN SPACE	222286	5.10

PARCEL - D TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
D-A	OPEN SPACE	38034	0.88
D-B	LANDSCAPE / RETENTION/ OPEN SPACE /DRAINAGE MAJOR TRAIL	435778	10.00
D-C	OPEN SPACE	7910	0.18
D-D	OPEN SPACE	2210	0.05
D-E	OPEN SPACE	2100	0.05
D-F	OPEN SPACE	2254	0.05
D-G	OPEN SPACE	2100	0.05
D-H	OPEN SPACE	2100	0.05
	TOTAL OPEN SPACE	490476	11.21

PARCEL - E TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
E-A	LANDSCAPE TRACT / OPEN SPACE MAJOR TRAIL	431741	9.91
E-B	OPEN SPACE	2200	0.05
E-C	OPEN SPACE	1225	0.03
E-D	OPEN SPACE	36418	0.84
E-E	OPEN SPACE	4687	0.10
E-F	OPEN SPACE	2422	0.06
E-G	OPEN SPACE	2425	0.06
E-H	OPEN SPACE	4600	0.11
E-I	OPEN SPACE	4687	0.11
E-J	OPEN SPACE / REGIONAL TRAIL EASEMENT	25905	0.60
E-K	NATURAL OPEN SPACE	1105626	0.04
	TOTAL OPEN SPACE	2028871.66	12.14

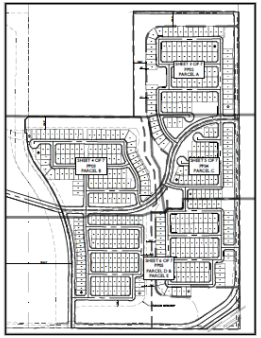
PHASE 2
IMPROVEMENTS WILL INCLUDE THE NECESSARY COMPLETION OF FULL WIDTH IMPROVEMENTS TO 159TH LANE (I.E. PAVEMENT AND LANDSCAPING), THE NORTH HALF STREET OF PINNACLE PEAK ROAD FROM 159TH LANE TO 157TH AVENUE, THE NORTH HALF STREET OF 157TH AVENUE FROM PINNACLE PEAK ROAD NORTH TO ASANTE BOULEVARD, AND FULL IMPROVEMENTS TO ASANTE BOULEVARD IN PHASE 1. THE EAST HALF OF 159TH AVENUE FROM ASANTE BOULEVARD NORTH TO SAN YSIDRO ROAD WILL BE CONSTRUCTED AS PART OF PHASE 2.
SAN YSIDRO ROAD WILL BE DESIGNED AS PART OF PHASE 2 AND CONSTRUCTED MAY BE DEFERRED, HOWEVER, IS TO BE INSTALLED AT DISCRETION OF THE CITY.
OPEN SPACE/DRAINAGE IMPROVEMENTS IN EAST HALF OF SPREADER BASIN G, OF PARCEL D TO BE COMPLETED WITH PHASE 2.

PHASE 1
IF ALTAMIRA IS DEVELOPED BEFORE VERDUGO, IN THE FIRST PHASE THE DEVELOPER/BUILDER OF ALTAMIRA SHALL CONSTRUCT THE REQUIRED IMPROVEMENTS TO THE EAST HALF OF 160TH AVENUE FROM PINNACLE PEAK ROAD NORTH TO THE PROJECT BOUNDARY, AND THE NECESSARY TRANSITION TO NORTHBOUND RIGHT TURN LANE ON 160TH AVENUE TO TURN EAST AT PINNACLE PEAK ROAD PER THE VERDUGO LOCATION TRAFFIC STUDY. IMPROVEMENTS TO THE NORTH HALF OF ASANTE BOULEVARD FROM 160TH AVENUE TO 159TH LANE, FULL IMPROVEMENTS TO ASANTE BOULEVARD WITHIN PHASE 1 BOUNDARY. THE EAST HALF OF 159TH AVENUE FROM ASANTE BOULEVARD TO 159TH LANE AND THE NORTH HALF OF PINNACLE PEAK ROAD FROM 159TH AVENUE TO 160TH LANE. IF VERDUGO IS CONSTRUCTED FIRST, ALTAMIRA WILL COMPLETE FULL WIDTH IMPROVEMENTS OF 159TH LANE.



TRANSITION CURVE BETWEEN FEEPTS ROAD AND PINNACLE PEAK ROAD 110' FULL ARTERIAL DEDICATION AND IMPROVEMENTS.

PHASE MAP
N.T.S.



SHEET INDEX
N.T.S.

TRACT TABLE TOTALS			
PARCEL	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE TRACT / OPEN SPACE	761255	17.48
B	LANDSCAPE TRACT / OPEN SPACE	553820	12.06
C	LANDSCAPE TRACT / OPEN SPACE	222286	5.10
D	LANDSCAPE TRACT / OPEN SPACE	490476	11.21
E	LANDSCAPE TRACT / OPEN SPACE	2028871	12.14
	TOTAL OPEN SPACE	5056837	58.09

LAND USE	AREA
RESIDENTIAL	76.82
LOCAL STREET RIGHT OF WAY	26.69
BEARDSLEY CANAL RIGHT OF WAY	1.14
OPEN SPACE	58.14
DRAINAGE CHANNEL OPEN SPACE	29.90
RIGHT OF WAY - ARTERIAL / COLLECTOR	15.50
TOTAL GROSS AREA	178.25

EPS GROUP
2045 S. Vineyard Ave, Suite 101
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T 480.503.2250 | F 480.503.2258
W www.epsgroup.com

ALTAMIRA
SUBMITTAL #2
PRELIMINARY PLAT

Project:

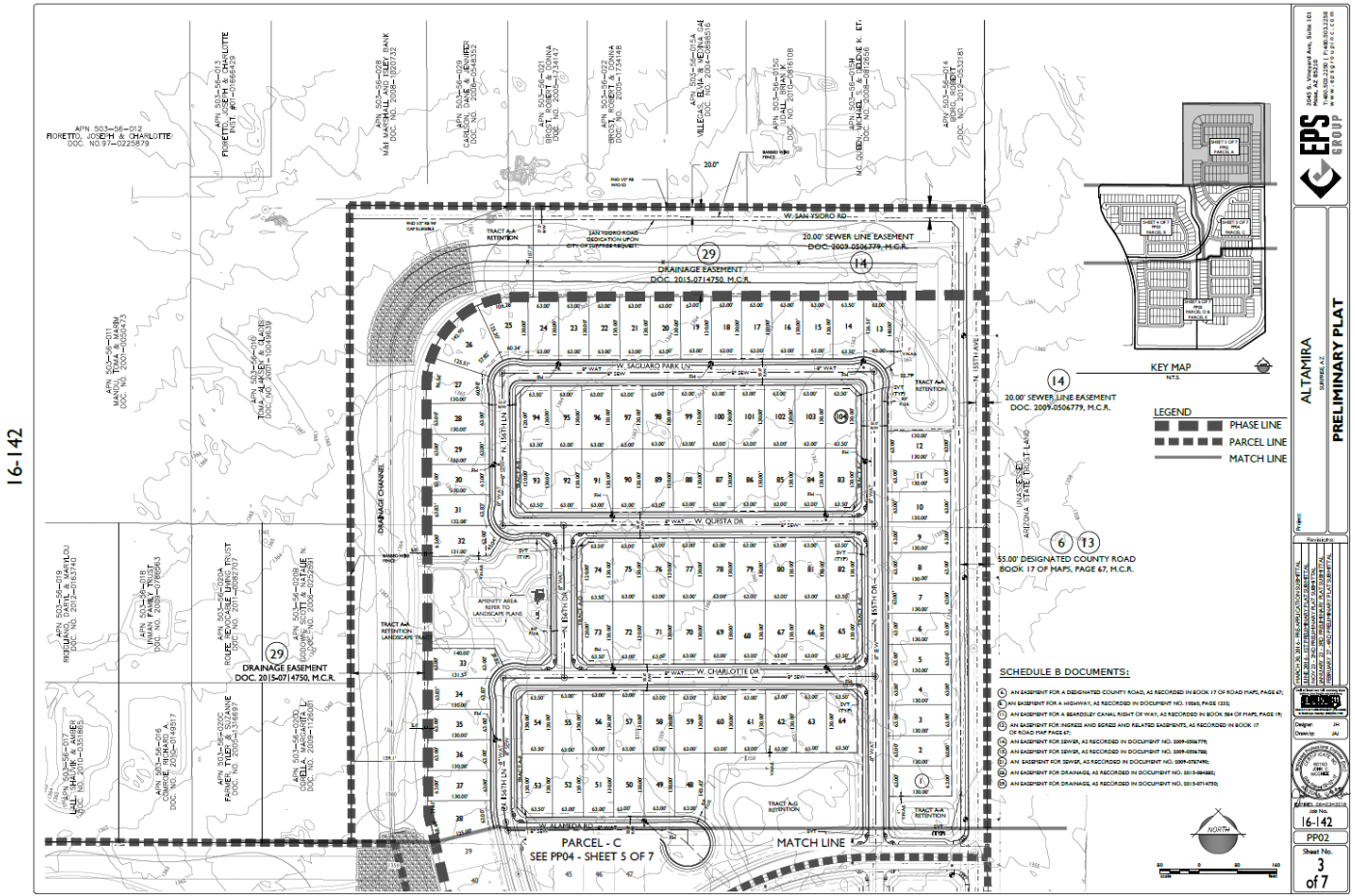
Revisions:

CHECK IN BY: REVIEW/CONFIDENTIAL
ISSUE DATE: 2ND PRELIMINARY PLAT SUBMITTAL
ISSUE DATE: 3RD PRELIMINARY PLAT SUBMITTAL
ISSUE DATE: 4TH PRELIMINARY PLAT SUBMITTAL
FEBRUARY 27, 2017 PRELIMINARY PLAT SUBMITTAL

Designer: JM
Drawn by: JM

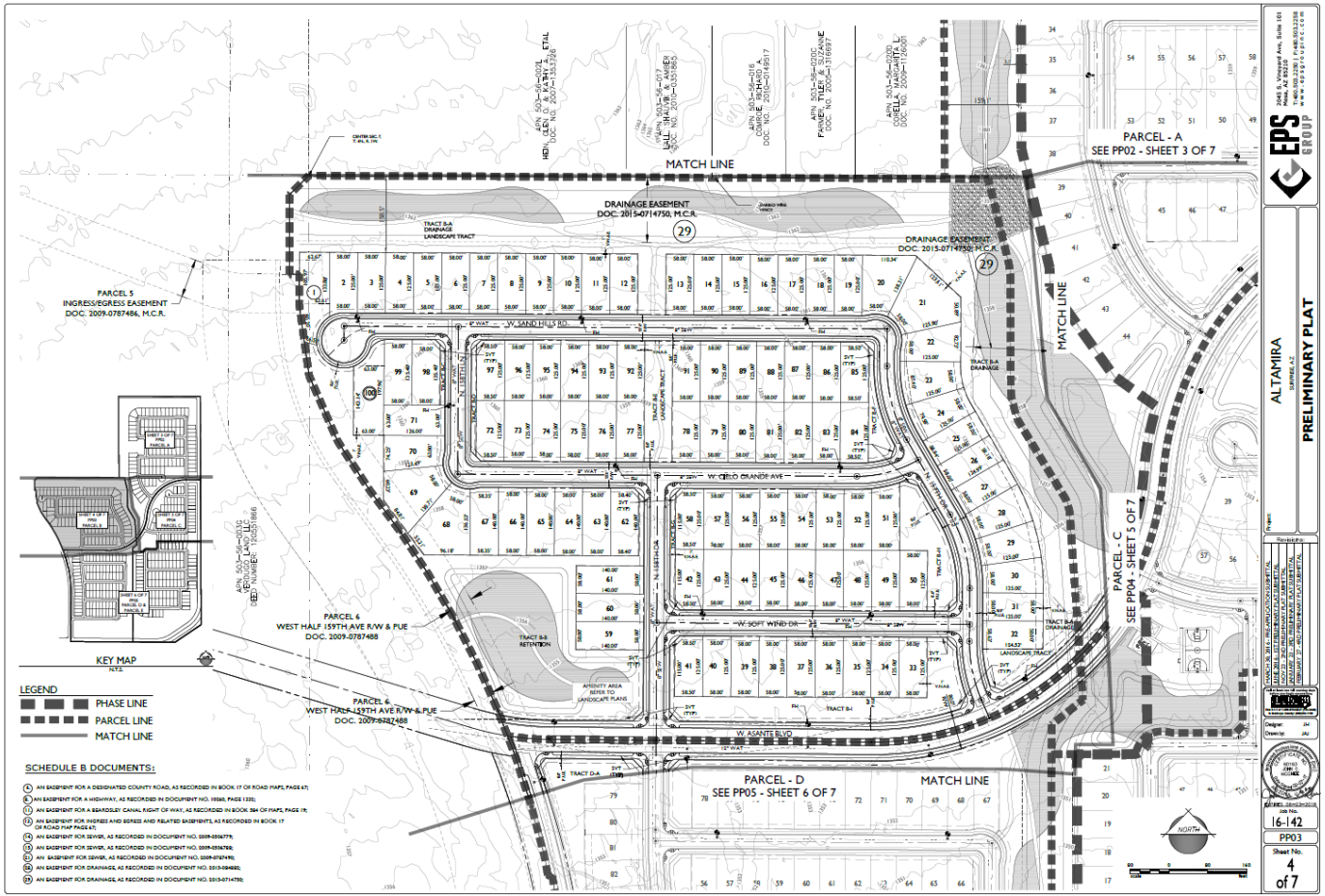
Date Issued: 09-06-2016
Job No.: 16-142
PP01
Sheet No. 2 of 7

FS16-301
Altamira
Preliminary Plat



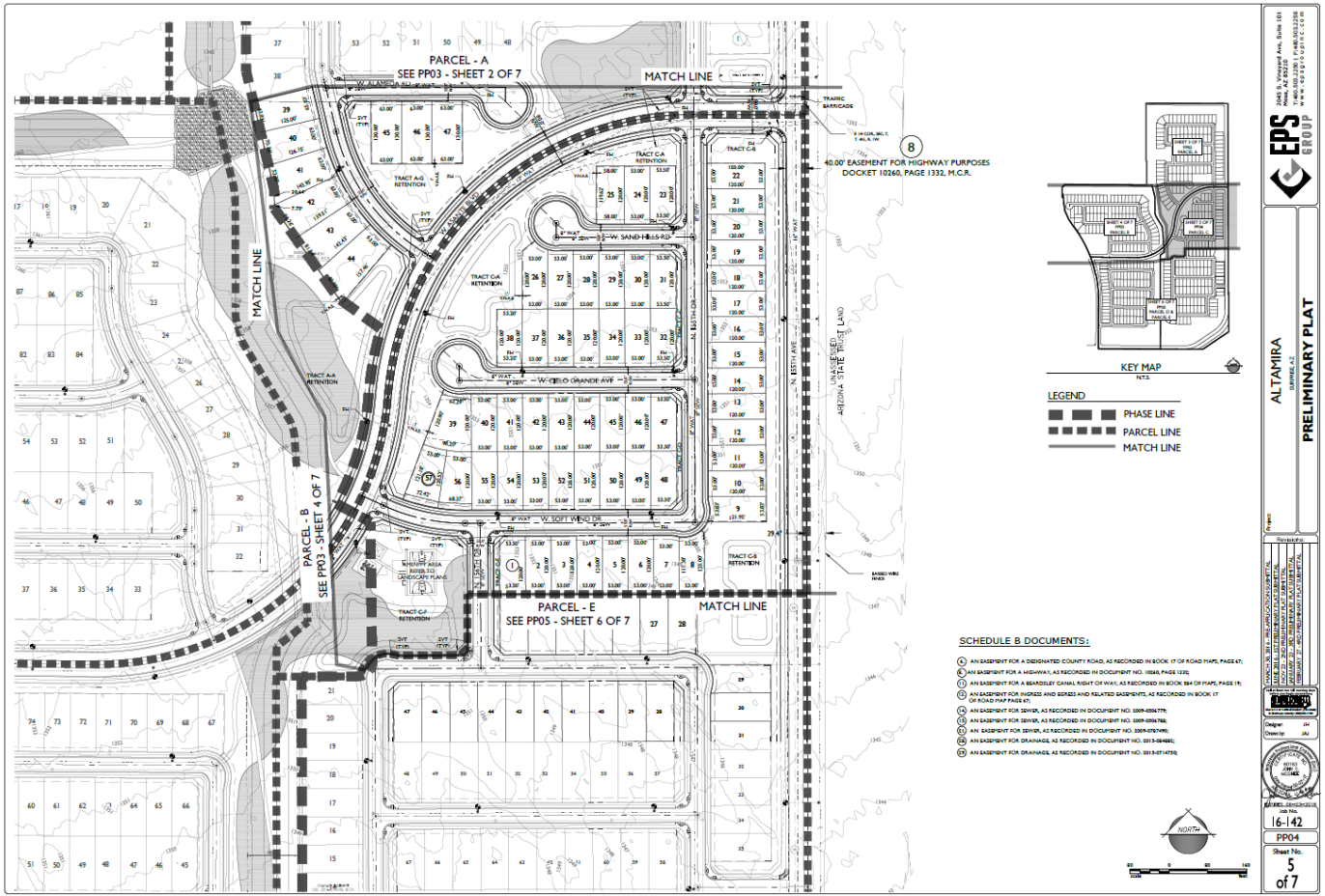
Preliminary Plat

FS16-301
Altamira
Preliminary Plat



Preliminary Plat

FS16-301
Altamira
Preliminary Plat



KEY MAP
N.T.S.

LEGEND
- PHASE LINE
- PARCEL LINE
- MATCH LINE

SCHEDULE B DOCUMENTS:

(6) AN EASEMENT FOR A DESIGNATED COUNTY ROAD, AS RECORDED IN BOOK 17 OF ROAD MAPS, PAGE 67;
(8) AN EASEMENT FOR A HIGHWAY, AS RECORDED IN DOCUMENT NO. 10260, PAGE 1332;
(11) AN EASEMENT FOR A BEARDSLEY CANAL RIGHT OF WAY, AS RECORDED IN BOOK 584 OF MAPS, PAGE 19;
(12) AN EASEMENT FOR INGRESS AND EGRESS AND RELATED EASEMENTS, AS RECORDED IN BOOK 17 OF ROAD MAP PAGE 67;
(14) AN EASEMENT FOR SEWER, AS RECORDED IN DOCUMENT NO. 2009-0504-779;
(15) AN EASEMENT FOR SEWER, AS RECORDED IN DOCUMENT NO. 2009-0506-700;
(17) AN EASEMENT FOR SEWER, AS RECORDED IN DOCUMENT NO. 2009-0707-690;
(18) AN EASEMENT FOR DRAINAGE, AS RECORDED IN DOCUMENT NO. 2013-0848882;
(19) AN EASEMENT FOR DRAINAGE, AS RECORDED IN DOCUMENT NO. 2013-0717-1770;

NORTH

EPS GROUP
2045 S. Vineyard Ave, Suite 101
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W W W.EPSGROUP.COM

ALTAMIRA
SERVICE A.C.
PRELIMINARY PLAT

Project:

Revisions:
1 MAR 30, 2016 - RELEASED FOR CONSENT
2 JULY 29, 2016 - RESUBMITTAL
3 OCT 25, 2016 - PRELIMINARY PLAT CORRECTIONS
4 JANUARY 17, 2017 - PRELIMINARY PLAT CORRECTIONS
5 FEBRUARY 17, 2017 - PRELIMINARY PLAT CORRECTIONS

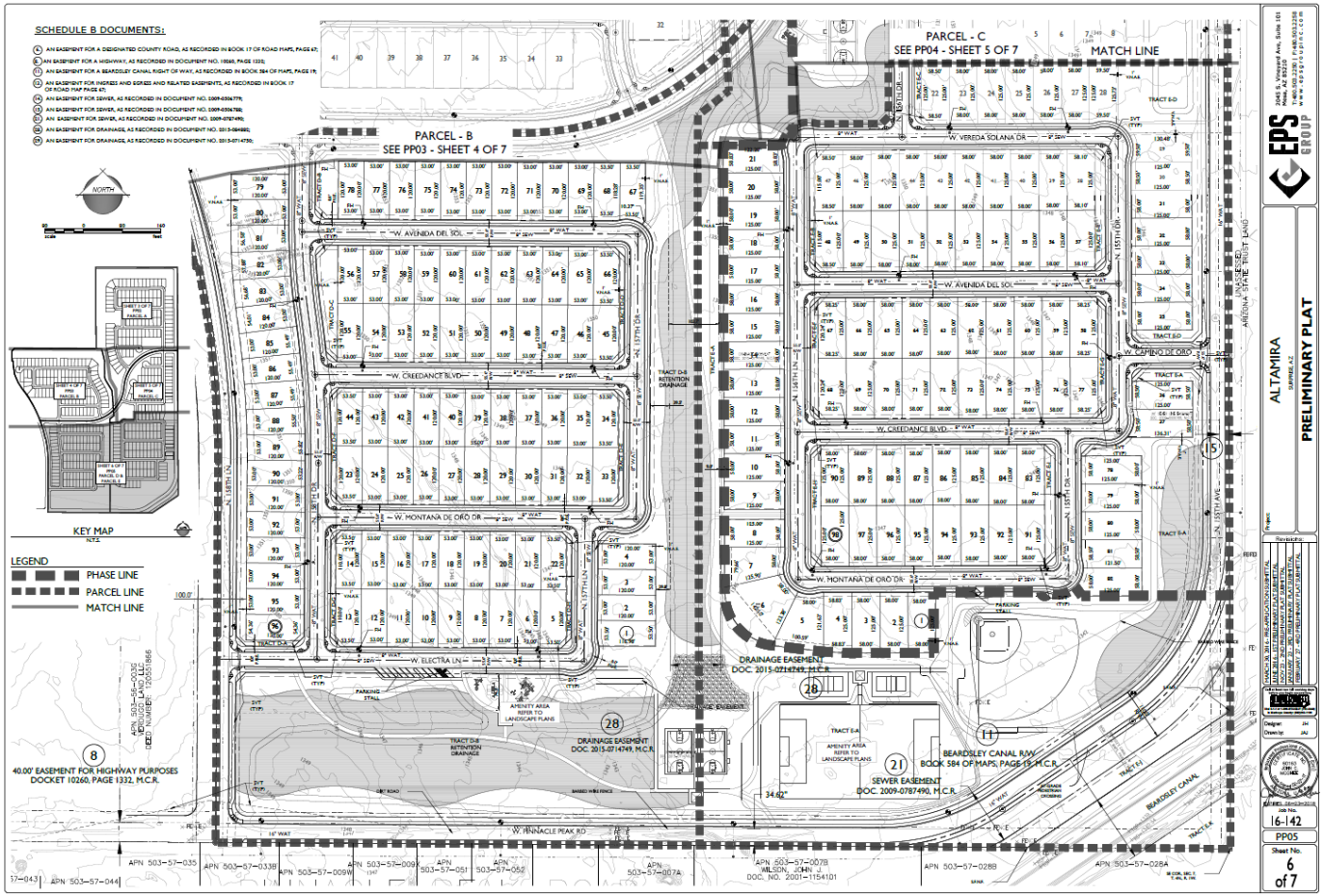
Designer: JM
Drawn by: JNJ

REGISTERED PROFESSIONAL ENGINEER
JAMES N. JOHNSON
No. 32168
ARIZONA, U.S.A.

Date: 02/23/2017
Job No.: 16-142
PP04
Sheet No. 5 of 7

16-142

FS16-301
Altamira
Preliminary Plat



16-142

Preliminary Plat

FS16-301
Altamira
Preliminary Plat

16-142

PARCEL- A

Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback
1	8190.00	63'	21	8190.00	63'	41	9334.35	63'	61	8190.00	63'	81	8190.00	63'	101	8190.00	63'
2	8190.00	63'	22	8190.00	63'	42	10218.58	63'	62	8190.00	63'	82	8205.00	63.50'	102	8190.00	63'
3	8190.00	63'	23	8190.00	63'	43	9992.12	63'	63	8190.00	63'	83	8205.00	63.50'	103	8190.00	63'
4	8190.00	63'	24	8190.00	63'	44	10723.15	63'	64	8205.00	63.50'	84	8190.00	63'	104	8205.00	63.50'
5	8190.00	63'	25	10187.79	60.24'	45	8190.00	63'	65	8205.00	63.50'	85	8190.00	63'			
6	8190.00	63'	26	12060.74	57.82'	46	8190.00	63'	66	8190.00	63'	86	8190.00	63'			
7	8190.00	63'	27	9809.05	60.98'	47	8190.00	63'	67	8190.00	63'	87	8190.00	63'			
8	8190.00	63'	28	8190.00	63'	48	8339.30	63'	68	8190.00	63'	88	8190.00	63'			
9	8190.00	63'	29	8190.00	63'	49	8190.00	63'	69	8190.00	63'	89	8190.00	63'			
10	8190.00	63'	30	8190.00	63'	50	8190.00	63'	70	8190.00	63'	90	8190.00	63'			
11	8190.00	63'	31	8207.73	63.83'	51	8190.00	63'	71	8190.00	63'	91	8190.00	63'			
12	8190.00	63'	32	8875.25	63'	52	8190.00	63'	72	8190.00	63'	92	8190.00	63'			
13	8697.85	63'	33	9185.49	63'	53	8205.00	63.50'	73	8205.00	63.50'	93	8205.00	63.50'			
14	8196.22	63.50'	34	8206.13	63.83'	54	8205.00	63.50'	74	8205.00	63.50'	94	8205.00	63.50'			
15	8190.00	63'	35	8190.00	63'	55	8190.00	63'	75	8190.00	63'	95	8190.00	63'			
16	8190.00	63'	36	8190.00	63'	56	8190.00	63'	76	8190.00	63'	96	8190.00	63'			
17	8190.00	63'	37	8190.00	63'	57	8190.00	63'	77	8190.00	63'	97	8190.00	63'			
18	8190.00	63'	38	9560.78	63'	58	8190.00	63'	78	8190.00	63'	98	8190.00	63'			
19	8190.00	63'	39	8228.75	65.83'	59	8190.00	63'	79	8190.00	63'	99	8190.00	63'			
20	8190.00	63'	40	8298.04	63'	60	8190.00	63'	80	8190.00	63'	100	8190.00	63'			

TOTAL: 870816.32 SQ. FT.
TOTAL: 19.99 ACRES

PARCEL- B

Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback
1	10254.79	62.61'	21	14606.40	58'	41	7262.50	58.50'	61	8120.00	58'	81	7250.00	58'
2	7337.41	58'	22	8514.33	58'	42	7262.50	58.50'	62	8130.87	58.40'	82	7250.00	58'
3	7250.00	58'	23	9072.29	87.40'	43	7250.00	58'	63	8120.00	58'	83	7250.00	58'
4	7250.00	58'	24	8589.08	79.58'	44	7250.00	58'	64	8120.00	58'	84	7302.56	58.50'
5	7250.00	58'	25	7297.67	58.94'	45	7250.00	58'	65	8120.00	58'	85	7262.50	58.50'
6	7250.00	58'	26	7250.00	58'	46	7250.00	58'	66	8120.00	58'	86	7250.00	58'
7	7250.00	58'	27	7250.56	58'	47	7250.00	58'	67	8129.25	58.35'	87	7250.00	58'
8	7250.00	58'	28	8632.93	58'	48	7250.00	58'	68	13504.38	58'	88	7250.00	58'
9	7250.00	58'	29	8338.59	58'	49	7250.00	58'	69	12216.68	58'	89	7250.00	58'
10	7250.00	58'	30	8162.57	58'	50	7250.00	58'	70	8432.24	63'	90	7250.00	58'
11	7250.00	58'	31	7250.00	58'	51	7668.49	58'	71	7938.00	63'	91	7250.00	58'
12	7250.00	58'	32	7285.88	58.63'	52	7268.77	58'	72	7262.50	58.50'	92	7250.00	58'
13	7250.00	58'	33	7250.00	58'	53	7250.00	58'	73	7250.00	58'	93	7250.00	58'
14	7250.00	58'	34	7250.00	58'	54	7250.00	58'	74	7250.00	58'	94	7250.00	58'
15	7250.00	58'	35	7250.00	58'	55	7250.00	58'	75	7250.00	58'	95	7250.00	58'
16	7250.00	58'	36	7250.00	58'	56	7250.00	58'	76	7250.00	58'	96	7250.00	58'
17	7250.00	58'	37	7250.00	58'	57	7250.00	58'	77	7250.00	58'	97	7262.50	58.50'
18	7250.00	58'	38	7250.00	58'	58	7262.50	58.50'	78	7250.00	58'	98	7803.16	58'
19	7250.00	58'	39	7250.00	58'	59	8120.00	58'	79	7250.00	58'	99	7852.28	58'
20	10442.78	58'	40	7250.00	58'	60	8120.00	58'	80	7250.00	58'	100	10835.54	63'

TOTAL: 17.74 ACRES
TOTAL: 772782.50 SQ. FT.

TOTAL LOT AREA TABLE

PARCEL	SQUARE FOOT	AC
A	870816.32 SQ. FT.	19.99
B	772782.50 SQ. FT.	17.74
C	369301.43 SQ. FT.	8.48
D	612444.24 SQ. FT.	14.06
E	721586.02 SQ. FT.	16.56
TOTAL	3346930.50 SQ.FT.	76.83 AC

PARCEL- C

Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback
1	6388.00	53.50'	21	6360.00	53'	41	6360.00	53'
2	6360.00	53'	22	6360.00	53'	42	6360.00	53'
3	6360.00	53'	23	6370.00	53.50'	43	6360.00	53'
4	6360.00	53'	24	6360.00	53'	44	6360.00	53'
5	6360.00	53'	25	6959.10	53'	45	6360.00	53'
6	6360.00	53'	26	6911.82	53'	46	6360.00	53'
7	6400.61	53'	27	6376.61	53'	47	6370.00	53.50'
8	6419.79	53'	28	6360.00	53'	48	6370.04	53.50'
9	6369.26	53.83'	29	6360.00	53'	49	6360.04	53'
10	6360.00	53'	30	6360.00	53'	50	6360.04	53'
11	6360.00	53'	31	6370.00	53.50'	51	6360.04	53'
12	6360.00	53'	32	6370.00	53.50'	52	6360.04	53'
13	6360.00	53'	33	6360.00	53'	53	6360.04	53'
14	6360.00	53'	34	6360.00	53'	54	6360.04	53'
15	6360.00	53'	35	6360.00	53'	55	6360.04	53'
16	6360.00	53'	36	6360.00	53'	56	7303.80	68.37'
17	6360.00	53'	37	6360.00	53'	57	7590.39	72.42'
18	6360.00	53'	38	6377.38	53.50'			
19	6360.00	53'	39	9594.35	62.29'			
20	6360.00	53'	40	6360.00	53'			

TOTAL: 369301.43 SQ. FT.
TOTAL: 8.48 ACRES

PARCEL- D

Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback
1	6396.33	53.50'	21	6360.00	53'	41	6360.00	53'	61	6360.00	53'	81	6582.01	53'
2	6360.00	53'	22	6370.00	53.50'	42	6360.00	53'	62	6360.00	53'	82	6588.34	53'
3	6360.00	53'	23	6370.00	53.50'	43	6360.00	53'	63	6360.00	53'	83	6588.34	53'
4	6360.00	53'	24	6360.00	53'	44	6409.96	53.50'	64	6360.00	53'	84	6423.01	53'
5	6370.00	53.50'	25	6360.00	53'	45	6374.87	53.50'	65	6360.00	53'	85	6505.11	55.49'
6	6360.00	53'	26	6360.00	53'	46	6360.00	53'	66	6374.87	53.50'	86	6505.11	55.49'
7	6360.00	53'	27	6360.00	53'	47	6360.00	53'	67	6400.58	53.50'	87	6505.11	55.49'
8	6360.00	53'	28	6360.00	53'	48	6360.00	53'	68	6412.17	53.50'	88	6505.11	55.50'
9	6360.00	53'	29	6360.00	53'	49	6360.00	53'	69	6360.00	53'	89	6505.11	55.82'
10	6360.00	53'	30	6360.00	53'	50	6360.00	53'	70	6360.00	53'	90	6370.53	53'
11	6360.00	53'	31	6360.00	53'	51	6360.00	53'	71	6360.00	53'	91	6360.00	53'
12	6360.00	53'	32	6360.00	53'	52	6360.00	53'	72	6360.00	53'	92	6360.00	53'
13	6370.00	53.50'	33	6370.00	53.50'	53	6360.00	53'	73	6360.00	53'	93	6360.00	53'
14	6370.00	53.50'	34	6370.00	53.50'	54	6360.00	53'	74	6360.00	53'	94	6360.00	53'
15	6360.00	53'	35	6360.00	53'	55	6360.00	53.50'	75	6360.00	53'	95	6360.00	53'
16	6360.00	53'	36	6360.00	53'	56	6360.00	53.50'	76	6360.00	53'	96	6487.31	54.36'
17	6360.00	53'	37	6360.00	53'	57	6360.00	53'	77	6360.00	53'			
18	6360.00	53'	38	6360.00	53'	58	6360.00	53'	78	6360.00	53'			
19	6360.00	53'	39	6360.00	53'	59	6360.00	53'	79	6360.20	53'			
20	6360.00	53'	40	6360.00	53'	60	6360.00	53'	80	6360.17	52.95'			

TOTAL: 612444.24 SQ. FT.
TOTAL: 14.06 ACRES

PARCEL- E

Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback	Lot #	Area	Lot width @ setback
1	7250.00	58'	21	7275.30	58.83'	41	7250.11	58'	61	7250.00	58'	81	7262.00	58.50'
2	7250.00	58'	22	7280.50	58.50'	42	7250.11	58'	62	7250.00	58'	82	7441.04	58'
3	7250.00	58'	23	7250.00	58'	43	7250.11	58'	63	7250.00	58'	83	7250.00	58'
4	7271.87	58.83'	24	7250.00	58'	44	7250.11	58'	64	7250.00	58'	84	7250.00	58'
5	9362.22	58'	25	7250.00	58'	45	7250.11	58'	65	7250.00	58'	85	7250.00	58'
6	14278.90	58'	26	7250.00	58'	46	7250.11	58'	66	7250.00	58'	86	7250.00	58'
7	8531.48	58'	27	7250.00	58'	47	7262.61	58.50'	67	7269.93	58.25'	87	7250.00	58'
8	7250.00	58'	28	7274.80	58.50'	48	7262.39	58.50'	68	7269.93	58.25'	88	7250.00	58'
9	7250.00	58'	29	7298.43	59.50'	49	7250.00	58'	69	7250.00	58'	89	7250.00	58'
10	7250.00	58'	30	7310.99	58.50'	50	7250.00	58'	70	7250.00	58'	90	7250.00	58'
11	7250.00	58'	31	7250.00	58'	51	7250.00	58'	71	7250.00	58'	91	7250.00	58'
12	7250.00	58'	32	7250.00	58'	52	7250.00	58'	72	7250.00	58'	92	7250.00	58'
13	7250.00	58'	33	7250.00	58'	53	7250.00	58'	73	7250.00	58'	93	7250.00	58'
14	7250.00	58'	34	7250.00	58'	54	7250.00	58'	74	7250.00	58'	94	7250.00	58'
15	7250.00	58'	35	7250.00	58'	55	7250.00	58'	75	7250.00	58'	95	7250.00	58'
16	7250.00	58'	36	7311.57	58.50'	56	7250.00	58'	76	7250.00	58'	96	7250.00	58'
17	7250.00	58'	37	7306.24	58.50'	57	7262.39	58.10'	77	7269.97	58.25'	97	7250.00	58'
18	7250.00	58'	38	7262.61	58.10'	58	7269.97	58.25'	78	7250.00	58'	98	7250.00	58'
19	7250.00	58'	39	7250.11	58'	59	7250.00	58'	79	7250.00	58'			
20	7250.00	58'	40	7250.11	58'	60	7250.00	58'	80	7250.00	58'			

TOTAL: 721586.02 SQ. FT.
TOTAL: 16.56 ACRES

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

Project: ALTAMIRA
SURPRISE, AZ
PRELIMINARY PLAT - DATA TABLES

Revisions:
MARCH 30, 2016 - PRE-APPLICATION SUBMITTAL
JUNE 2016 - 1ST PRELIMINARY PLAT SUBMITTAL
NOV 23 - 2ND PRELIMINARY PLAT SUBMITTAL
JANUARY 23 - 3RD PRELIMINARY PLAT SUBMITTAL
FEBRUARY 27 - 4RD PRELIMINARY PLAT SUBMITTAL

Designer: JH
Drawn by: JAJ

Job No. 16-142
PP06
Sheet No. 7 of 7

Preliminary Plat

FS16-301
Altamira
Preliminary Plat

Land Use Summary

Table A - Proposed Land Use Summary

Parcel	Land Use	Lot Size	Approx. Gross Acreage	Approx. Lot Yield	Approx. Density	Area Mix
A	SFD	63′ x 130′	47.74	104	2.18	23.0%
B	SFD	58′ x 125′	36.51	100	2.74	22.0%
C	SFD	53′ x120′	19.56	57	2.91	13.0%
D	SFD	53′ x 120′	34.82	96	2.76	21.0%
E	SFD	58′ x 125′	39.62	98	2.47	21.0%
Total			**178.25**	**455***	**2.55**	**100%**

*Maximum number of units will be determined with the final plat.

Total Gross Acreage Includes Approximately 59 Acres (33%) Open Space

FS16-301
Altamira
Preliminary Plat

Development Standards

Table B - Traditional Residential Development Standards

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	53'	58'	63'
Maximum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

Building Setbacks*	
Front	20' to garage/12' for living area, side-entry garage, front porch and courtyard
Side	5' minimum; 13' on-lot aggregate
Street Side**	13'
Rear – 1 Story / 2 Story	15'/20'
Rear Adjacent to Arterial*** 1 Story/ 2 Story	20'/25'
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage
Accessory Uses, Buildings, Structures	In accordance to the current Surprise Unified Development Code.

*Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks.
**Street side setbacks may be reduced to 8' if adjacent to a minimum 5'landscape tract and to 5' if adjacent to a 10' landscape tract.
***Pinnacle Peak Road & Reems Road.

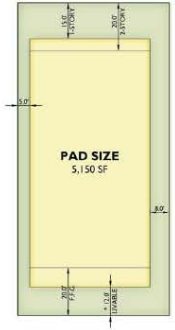
Note: All setbacks are subject to the IRC and all development will be bound by the applicable building codes adopted by the City.
All development shall be in accordance to the Surprise Unified Development Code unless revised by this PAD.

FS16-301 Altamira Preliminary Plat

Lot Typicals

53' x 120'
6,360 SF

58' x 125'
7,250 SF



63' x 130'
8,190 SF

ABBREVIATIONS
F.F.G. - FRONT FACING GARAGE
S.E.G. - SIDE ENTRY GARAGE
* E.F.P. - EXTENDED FRONT PORCH
* E.C.Y. - EXTENDED COURT YARD

TRADITIONAL RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	53'	58'	63'
Maximum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

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Rear – 1 Story / 2 Story	15'/20'
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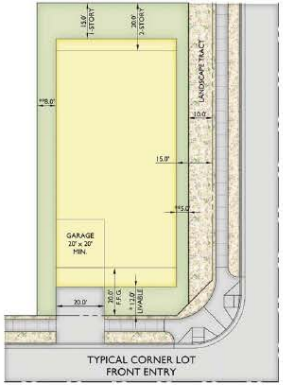
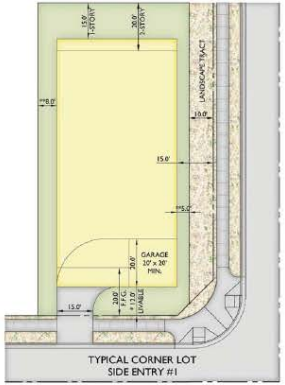
Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage
Accessory Uses, Buildings, Structures	In accordance to the current Surprise Unified Development Code

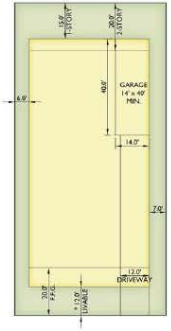
*Fireplaces, bay windows, pop-outs, or patio covers may encroach 2.5' into front and side setbacks.
**Street side setbacks may be reduced to 8' if adjacent to a minimum 5' landscape tract and to 5' if adjacent to a 10' landscape tract.
***Pinnacle Peak Road & Reems Road.



TYPICAL CORNER LOT
FRONT ENTRY



TYPICAL CORNER LOT
SIDE ENTRY #1



** TYPICAL LOT
REAR TANDEM GARAGE

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Altamira
Preliminary Plat

Exhibit M – Conceptual Residential Architecture

CVL 2009 PAD

CVL 2009 PAD

CVL 2009 PAD

CVL 2009 PAD

CVL 2009 PAD

CVL 2009 PAD

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Altamira
Preliminary Plat

Exhibit R – Conceptual Single-Family Lot Mix Character

CVL 2009 PAD

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Preliminary Plat

Exhibit C – Conceptual Land Use Plan

Parcel A = 104 Lots @ 63'x130'

Parcel B = 100 Lots @ 58'x125'

Parcel C = 57 Lots @ 53'x120'

Parcel E = 98 Lots @ 58'x125'

Parcel D = 96 Lots @ 53'x120'

LEGEND

PARK LOCATION

NORTH

NOT TO SCALE

Altamira | City of Surprise | 02.10.2017

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Exhibit C

Conceptual Land Use Plan

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Preliminary Plat

Exhibit F – Phasing Plan

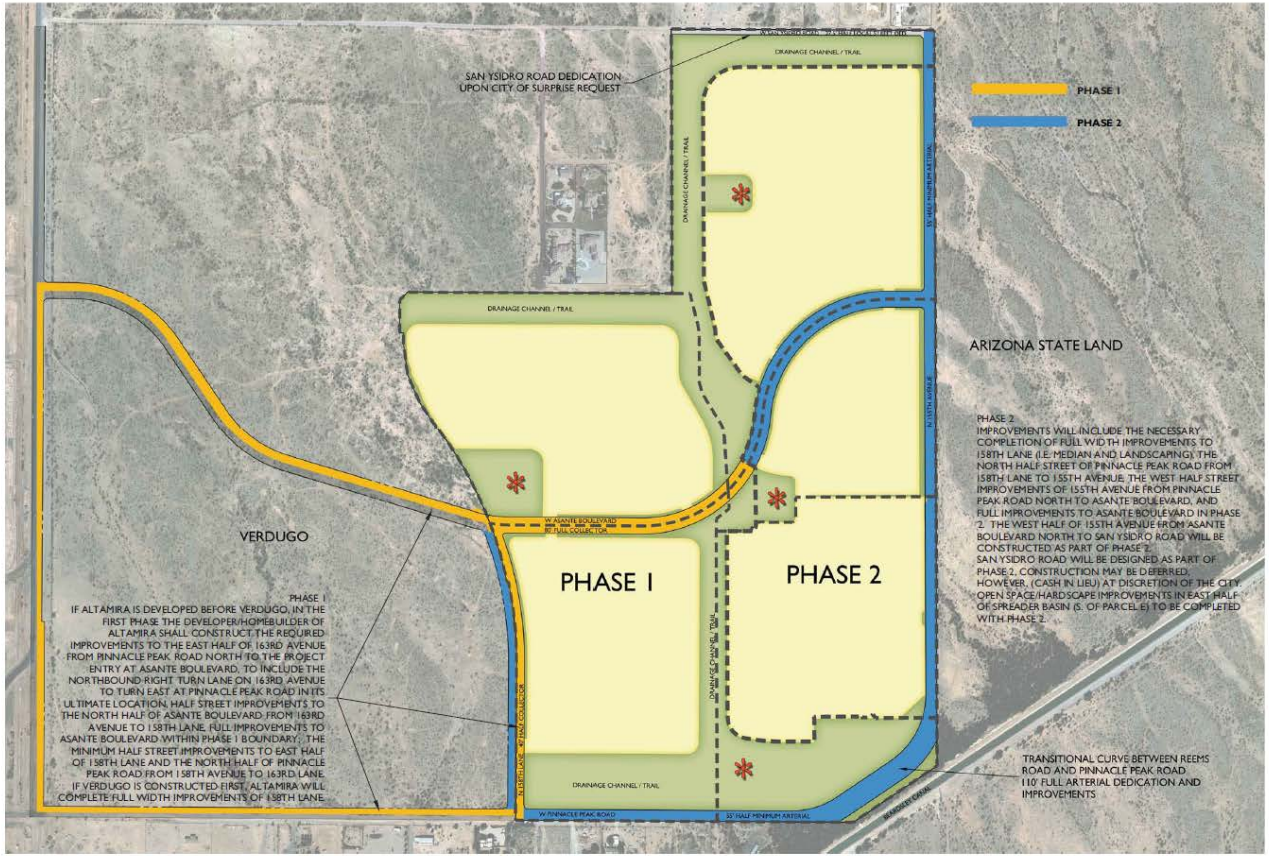

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Exhibit F

Phasing Plan

FS16-301 Altamira Preliminary Plat

Exhibit G – Conceptual Open Space & Landscape Master Plan

- 33% Open Space
- 2 Pocket Parks
- 1 Community Park w/ Parking (Private)
- 5 Tot Lots
- 1 Soccer Field
- 3 Basketball Courts
- 3 Volleyball Courts
- 6 Picnic Ramadas with Furnishings
- 8' Wide Trail System w/ Rest Nodes Every 1,500'

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Exhibit G

Conceptual Open Space & Landscape Master Plan

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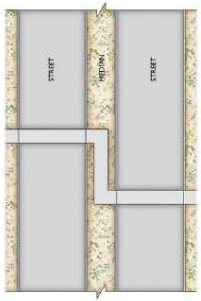
Preliminary Plat

Exhibit H – Trails Plan

LEGEND

SYMBOL	ITEM
	8' CONCRETE TRAIL
	BIKE LANE
	CONCRETE SIDEWALK
	PRIMARY ENTRY MONUMENT
	SECONDARY ENTRY MONUMENT
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	0.25 MILE PARK RADIUS
	AT-GRADE PEDESTRIAN CROSSING



1 AT GRADE CROSSING OVER PINNACLE PEAK / 155TH AVE
NTS

NORTH

0' 75' 150' 300'
Scale: 1" = 150' 0"

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City of Surprise

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Exhibit H

Trails Plan

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Preliminary Plat

Exhibit S – Circulation & Trails Plan

LEGEND

SYMBOL	ITEM
	LOCAL TRAIL PER CITY OF SURPRISE TRAILS MASTER PLAN (TMP)
	TRAIL DEVELOPED TO CITY OF SURPRISE "LOCAL TRAIL" STANDARD
	CANAL ACCESS TO MARICOPA REGIONAL TRAIL
	MARICOPA REGIONAL TRAIL
*	AT-GRADE PEDESTRIAN CROSSING

NORTH

0' 100' 200' 400'

Scale: 1" = 200'-0"

16-142

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City of Surprise

02.10.2017

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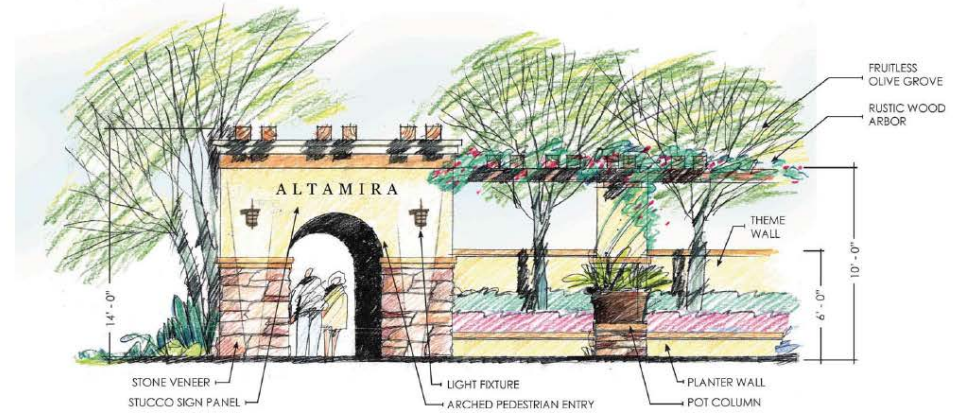
Exhibit S

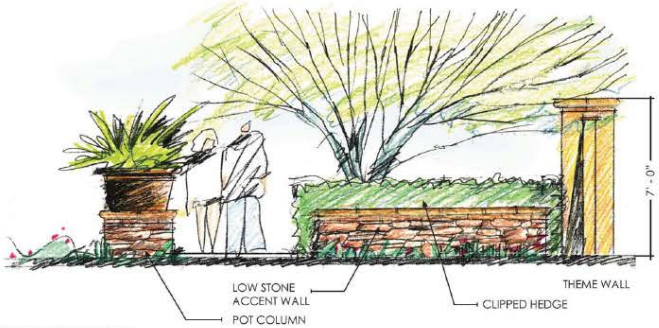
Circulation & Trails Plan

FS16-301
Altamira
Preliminary Plat

Exhibit I – Monument Concepts



1 PRIMARY ENTRY
NTS



2 SECONDARY ENTRY
NTS

ENTRY MONUMENT CONCEPT PROVIDED FROM APPROVED PAD. RENDERING GRAPHICS PROVIDED BY C.M.

16-142

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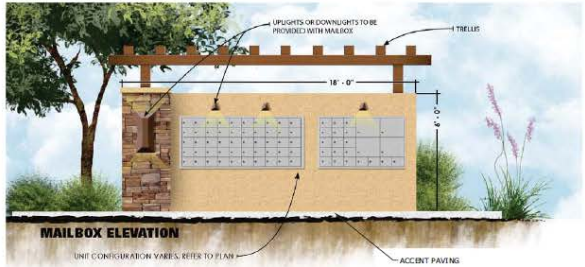
Exhibit I

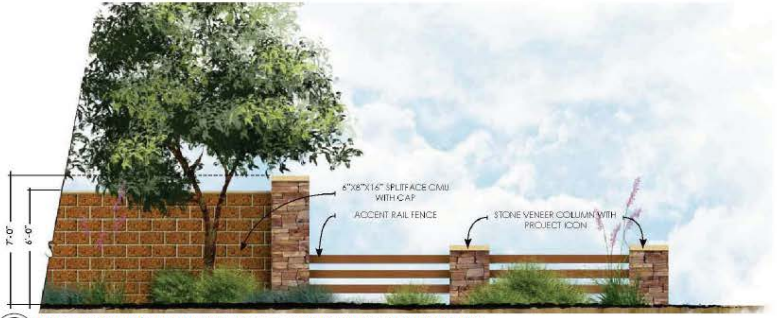
Monument Concepts

FS16-301
Altamira
Preliminary Plat

Exhibit J-1 – Wall & Mailbox Concepts

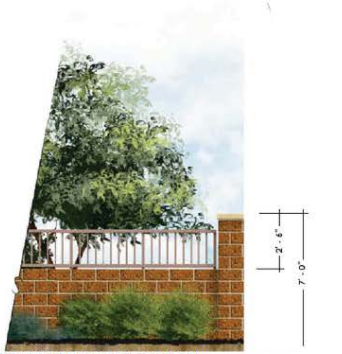


1 MAILBOX ELEVATION
NTS



2 PRIMARY THEME WALL AND LOW DECORATIVE FENCE ELEVATION
NTS

3 SECONDARY WALL ELEVATION
NTS



4 PARTIAL VIEW WALL ELEVATION
NTS

5 FULL VIEW WALL ELEVATION
NTS

WALL CONCEPT PROVIDED FROM APPROVED PAD. RENDERING GRAPHICS PROVIDED BY CVL

16-142

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City of Surprise

02.10.2017

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Exhibit J-1

Wall & Mailbox Concepts

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Preliminary Plat

Exhibit J-2 – Conceptual Wall Plan

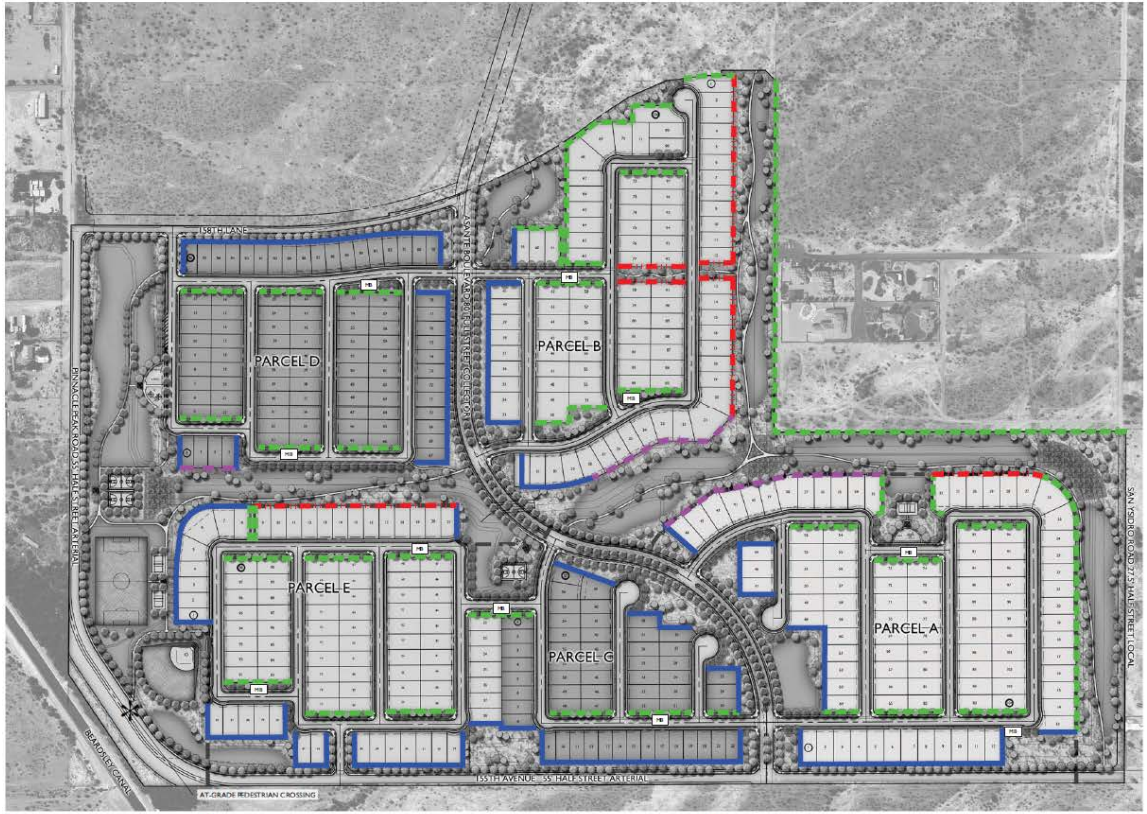

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Exhibit J-2

Conceptual Wall Plan

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Preliminary Plat

Exhibit K – Park Concepts

WASH CROSS SECTION A

WASH CROSS SECTION B

NATURALIZED WASH CHARACTER SECTION C

AT-GRADE PEDESTRIAN CROSSING

WASH CROSS SECTION & CHARACTER CONCEPT PROVIDED FROM APPROVED PAD. RENDERING GRAPHICS PROVIDED BY CVL.

ENTRY CONCEPT PROVIDED FROM A PROVED PAD.

16-140

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City of Surprise

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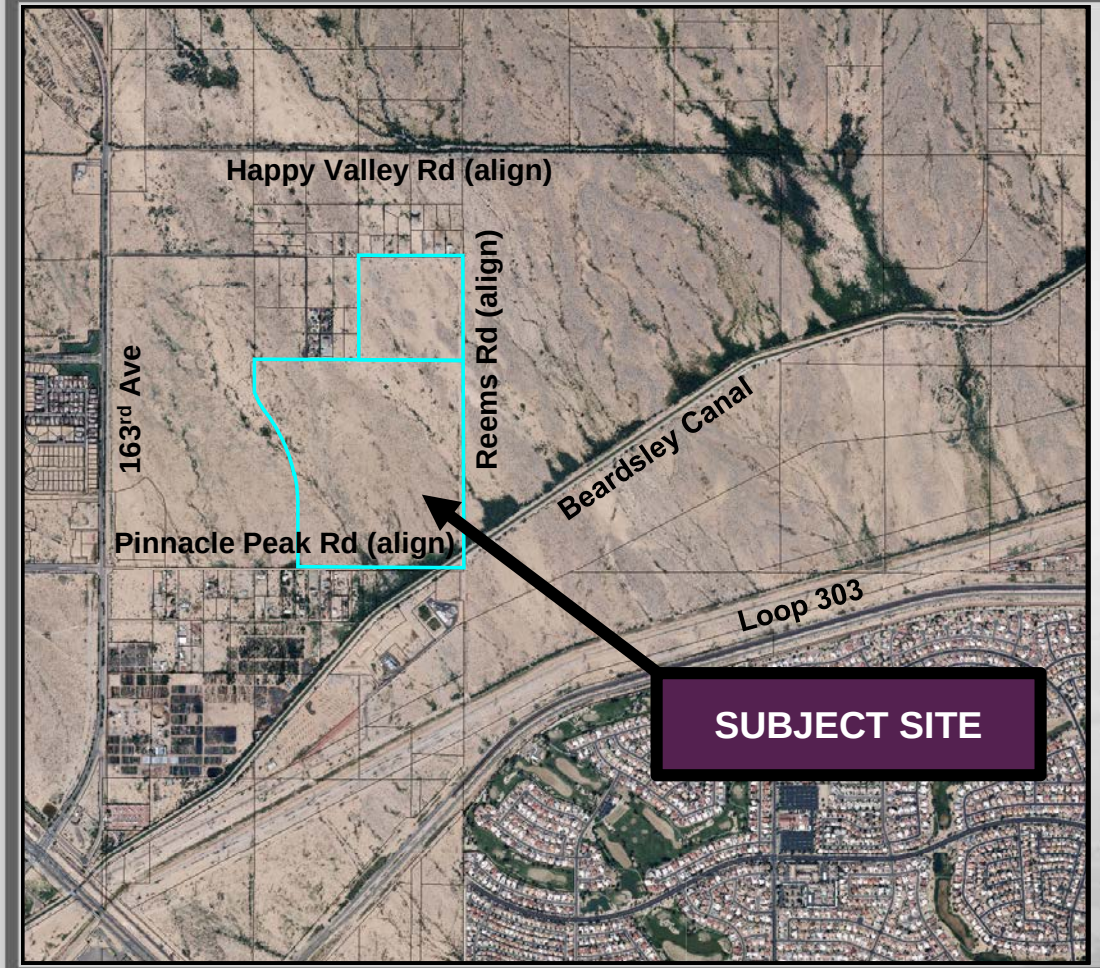
Exhibit K

Park Concepts

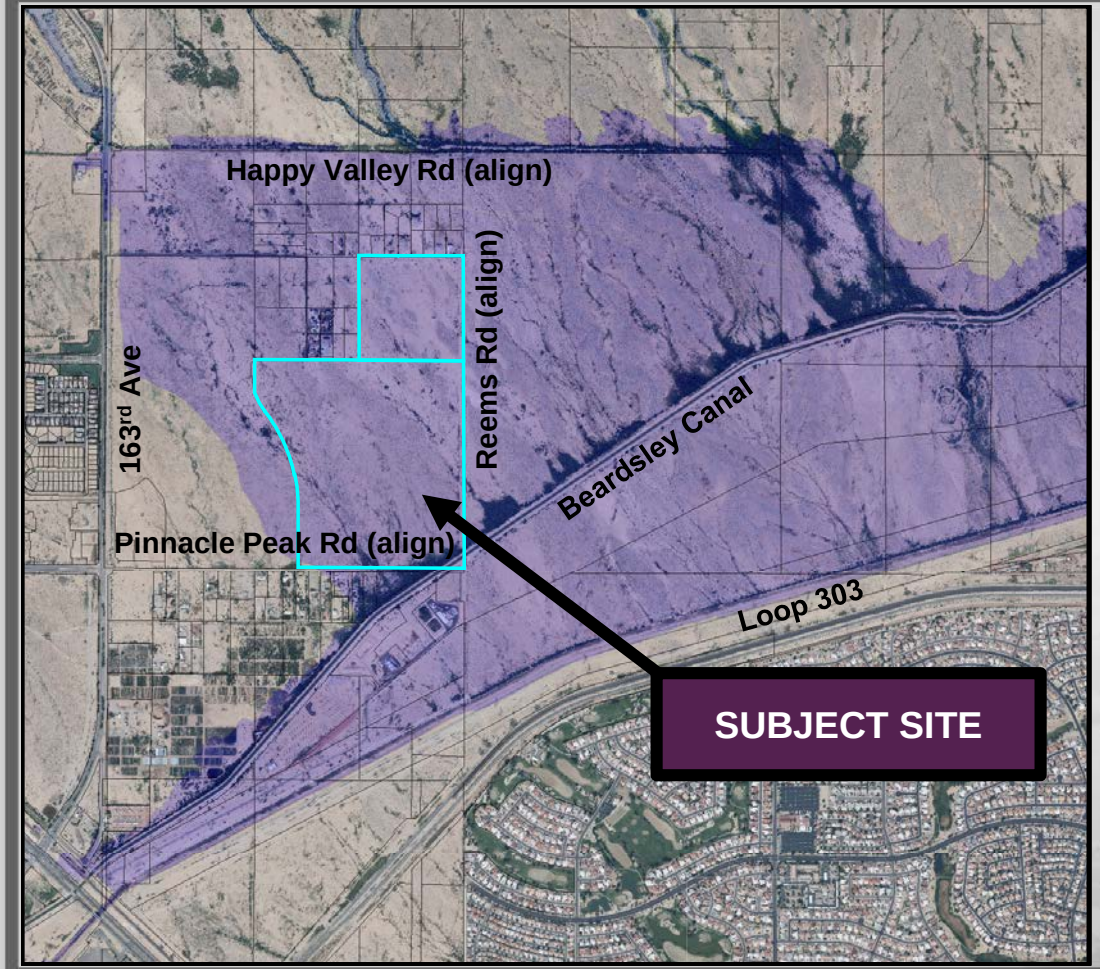


FS16-301
Altamira
Preliminary Plat

MWD Drainage Issue

North

1 Mile



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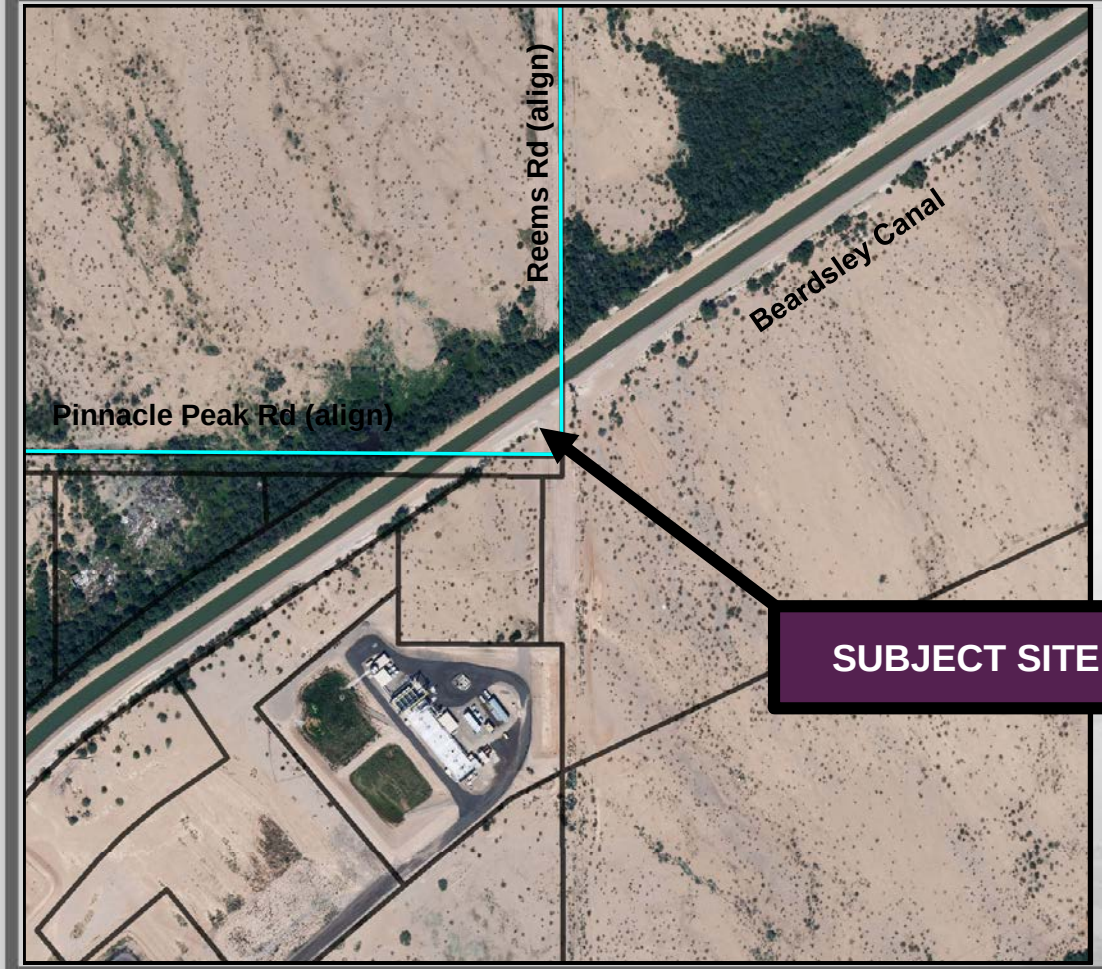
MWD Drainage Issue

North

1 Mile



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Preliminary Plat

MWD Drainage Issue

North

300’

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Altamira
Preliminary Plat

Staff Recommendation

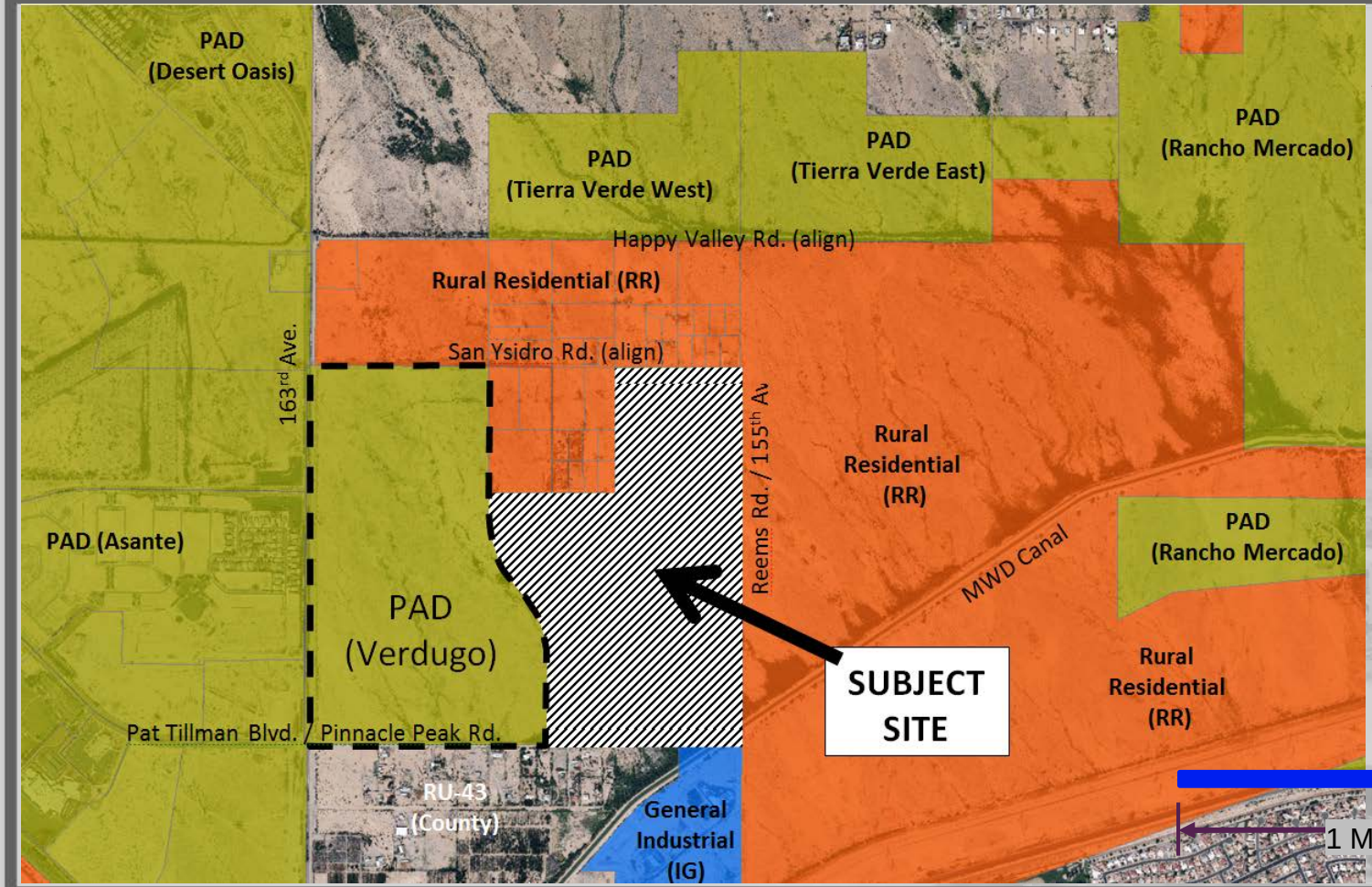
Approve

Subject to Stipulations “a” – “e”

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



FS16-301
Altamira
Preliminary Plat

Case Map

North

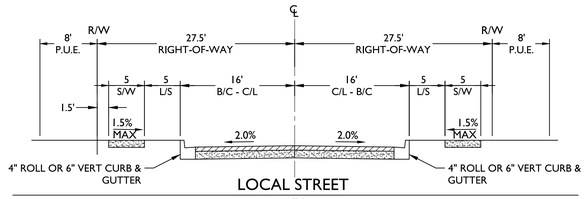
1 Mile

PRELIMINARY PLAT
FOR
ALTAMIRA

A PORTION OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

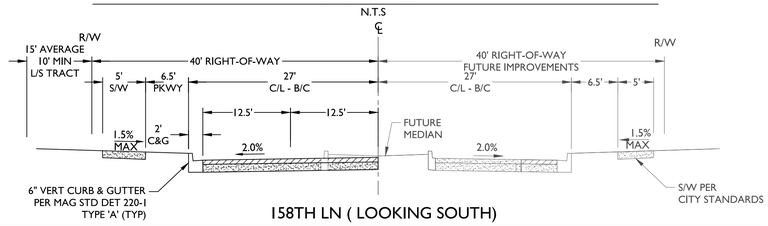
KEY MAP

N.T.S.



LOCAL STREET

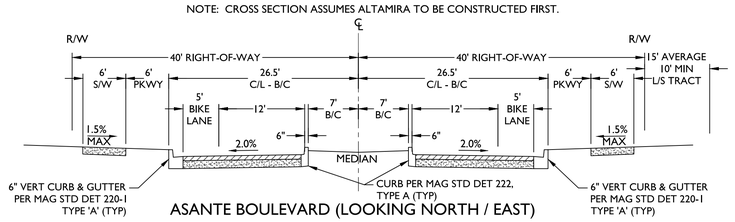
N.T.S



158TH LN (LOOKING SOUTH)

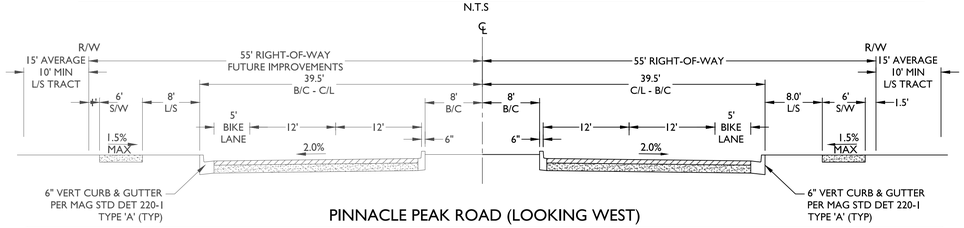
N.T.S

NOTE: CROSS SECTION ASSUMES ALTAMIRA TO BE CONSTRUCTED FIRST.



ASANTE BOULEVARD (LOOKING NORTH / EAST)

N.T.S



PINNACLE PEAK ROAD (LOOKING WEST)

155TH AVE (LOOKING SOUTH)

TRADITIONAL RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Area	6,360 SF	7,250 SF	8,190 SF
Minimum Width	53'	58'	63'
Maximum House Width	40'	45'	50'
Minimum Depth	120'	125'	130'

Note: Minimum lot width/depth with exception of corner lots and lots fronting knuckles.

Building Setbacks*	
Front	20' to garage/12' for living area, side-entry garage, front porch and courtyard
Side	5' minimum; 13' on-lot aggregate
Street Side**	13'
Rear – 1 Story / 2 Story	15'/20'
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Maximum Building Height	30'
Maximum Lot Coverage	50% 2 story 55% single story additional 2% with front porch additional 10% with rear garage
Accessory Uses, Buildings, Structures	In accordance to the current Surprise Unified Development Code.

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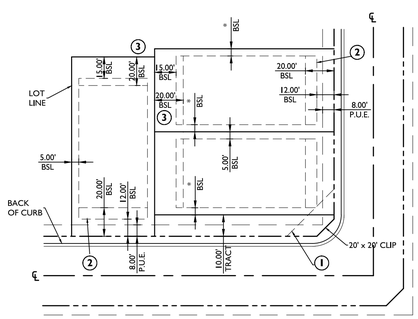
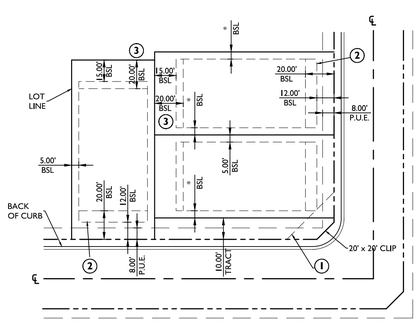


53' & 58' TYPICAL LOT LAYOUT
AND BUILDING SETBACKS

SETBACKS
FRONT 20'
REAR 15' / 20'
*SIDE 5' MINIMUM; 13' ON-LOT AGGREGATE



63' TYPICAL LOT LAYOUT
AND BUILDING SETBACKS

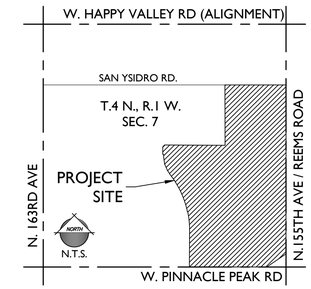
SETBACKS
FRONT 20'
REAR 15' / 20'
*SIDE 5' MINIMUM; 13' ON-LOT AGGREGATE

1. LOCAL TO LOCAL STREET INTERSECTIONS MAY HAVE A 30' x 30' UNOBSTRUCTED VIEW EASEMENT.

   NO OBJECT WITHIN VISIBILITY TRIANGLES MAY EXCEED 30" IN HEIGHT.
2. 12' LIVING AREA OR SIDE ENTRY GARAGE, FRONT PORCH AND COURTYARD.
3. 20' REAR FOR 2-STORY

NOTE:
- CONCRETE MASONRY WALLS CANNOT BE CONSTRUCTED IN THE PUBLIC UTILITY EASEMENT.
- SIGHT DISTANCE FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS SHALL COMPLY WITH EDS STANDARD DETAIL 4-01.
- LOCAL STREET SIGHT VISIBILITY TRIANGLES SHALL COMPLY WITH EDS STANDARD DETAIL 4-02.

VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
14555 N. SCOTTSDALE RD #330
SCOTTSDALE, AZ 85254
TEL: (480)-368-5205
CONTACT: KEITH MILLER

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: JOSH HANNON / JOHN McGHEE, P.E.

APPLICANT:
PMC CONSULTANTS
16 SPUR CIRCLE
SCOTTSDALE, AZ 85251
TEL: (480)-220-7393
CONTACT: KELLY HALL

PROJECT DATA

A.P.N.	503-56-002-R, 503-56-005-B, 503-56-003F
CURRENT LAND USE:	VACANT DESERT
EXISTING GENERAL PLAN:	SUBDIVISION NEIGHBORHOOD
EXISTING ZONING:	PAD
GROSS AREA:	+/- 178.25 ACRES (INCLUDES R/W OF ADJACENT ARTERIALS & COLLECTOR ROADS)
NET AREA:	+/- 162.98 ACRES (EXCLUDES R/W OF ADJACENT ARTERIALS & COLLECTOR ROADS)
LOT SIZE:	63' x 130' - 58' x 125' -53' x 120'
NO. OF LOTS:	455
GROSS DENSITY:	2.55 DU/AC
NET DENSITY:	2.79 DU/AC
OPEN SPACE:	+/- 58.09 AC

GENERAL NOTES

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

BASIS OF BEARING

NORTH 00°12'27" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 NORTH, RANGE 1 WEST, AS SHOWN IN BOOK 834, PAGE 1, MARICOPA COUNTY RECORDS.

BENCHMARK

USC&GS BENCHMARK DISK. STATION IS LOCATED ALONG THE SOUTH SIDE OF THE BEARDSLEY CANAL NEXT TO THE CANAL ROAD, APPROX. 1.20 MI. NORTHEAST OF US 60 (GRAND AVE). (V 265 - 1948)
ELEVATION = 1338.51 (NAVD88)

FLOODZONE NOTE:

1. ALL WORK THAT LIES WITHIN A FLOODPLAIN AREA WILL REQUIRE A FLOODPLAIN USE PERMIT FROM THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY.
2. ALTAMIRA LIES WITHIN ZONE "A" AND ZONE "X" SHADED AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (FIRM) NO. 04013C1210L DATED OCTOBER 16, 2013.

UTILITIES

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

SHEET INDEX

SHEET ONE	CS01	COVERSHEET
SHEET TWO - SEVEN	PP01	PRELIMINARY PLAT
SHEET THREE -	UT01	PRELIMINARY UTILITY PLAN
SHEET FOUR -	GD01	PRELIMINARY GRADING & DRAINAGE PLAN

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ALTAMIRA
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COVER SHEET

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Job No.
16-142

CS01

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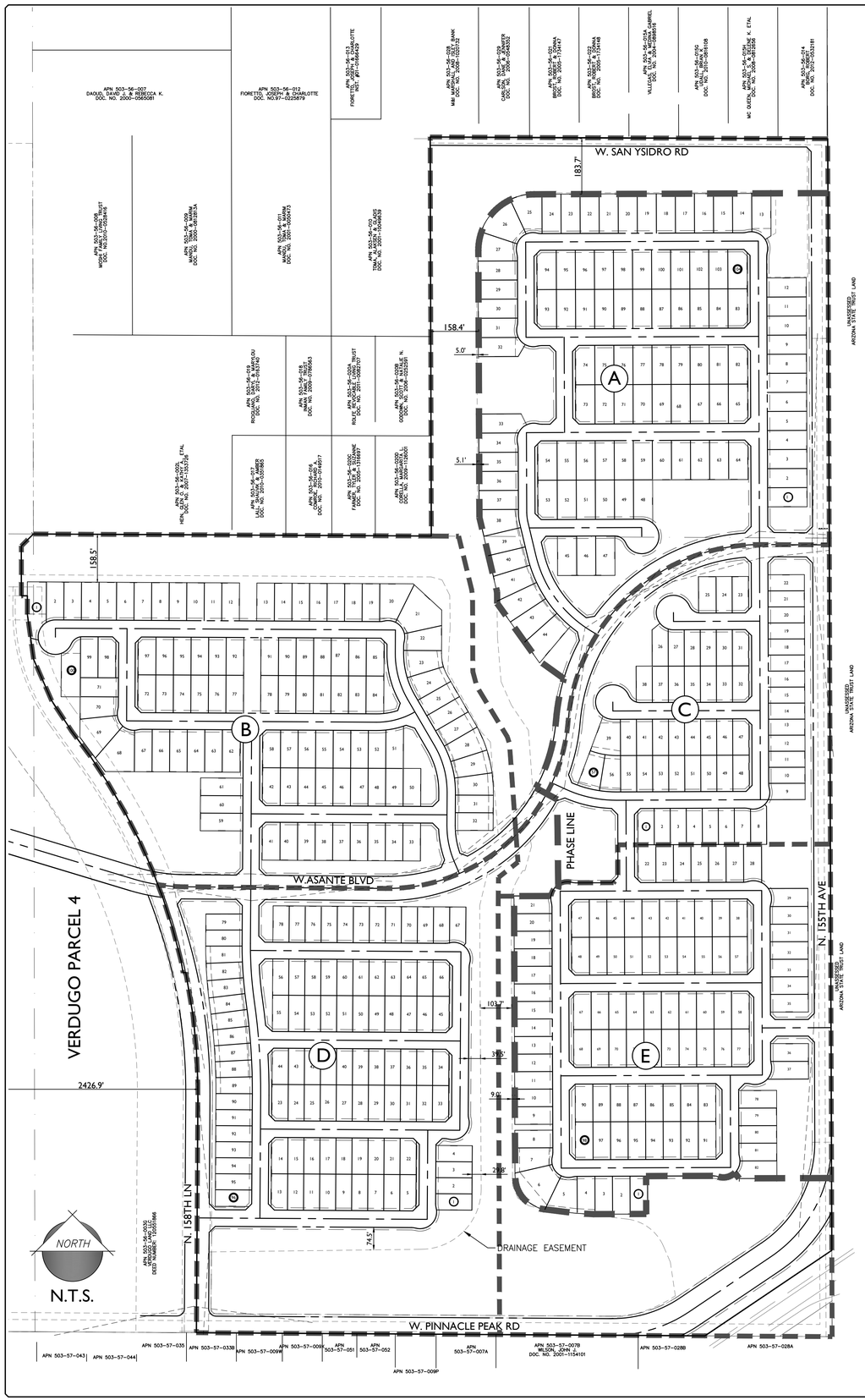


PARCEL BREAKDOWN TABLE						
PARCEL	NET AREA (AC.)	GROSS AREA (AC.)	LOT SIZE	NO. OF LOTS	NET DENSITY (D.U. / AC.)	GROSS DENSITY (D.U. / AC.)
A	43.85	47.74	63' x 130'	104	2.37	2.18
B	35.37	36.51	58' x 125'	100	2.83	2.74
C	16.89	19.56	53' x 120'	57	3.37	2.91
D	31.16	34.82	53 x 120'	96	3.08	2.76
E	35.66	39.62	58' x 125'	98	2.75	2.47
TOTAL	162.93	178.25	--	455	2.79	2.55

PARCEL- A TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
A-A	LANDSCAPE / RETENTION/ OPEN SPACE /DRAINAGE MAJOR TRAIL	645232	14.81
A-B	OPEN SPACE	2300	0.053
A-C	OPEN SPACE	2300	0.053
A-D	OPEN SPACE	2300	0.053
A-E	OPEN SPACE	2300	0.053
A-F	OPEN SPACE	2300	0.053
A-G	LANDSCAPE / OPEN SPACE / RETENTION	104623	2.40
	TOTAL OPEN SPACE	761355	17.48

PARCEL- B TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
B-A	LANDSCAPE TRACT / OPEN SPACE /DRAINAGE MAJOR TRAIL	319537	7.33
B-B	LANDSCAPE TRACT / OPEN SPACE / RETENTION PUBLIC USE TRAIL	124470	2.85
B-C	OPEN SPACE	1204	0.03
B-D	OPEN SPACE	2200	0.05
B-E	LANDSCAPE TRACT / OPEN SPACE PUBLIC USE TRAIL	14250	0.33
B-F	OPEN SPACE	5891	0.14
B-G	OPEN SPACE	2200	0.05
B-H	OPEN SPACE	17213	0.40
B-I	OPEN SPACE	38238	0.88
	TOTAL OPEN SPACE	525202	12.06

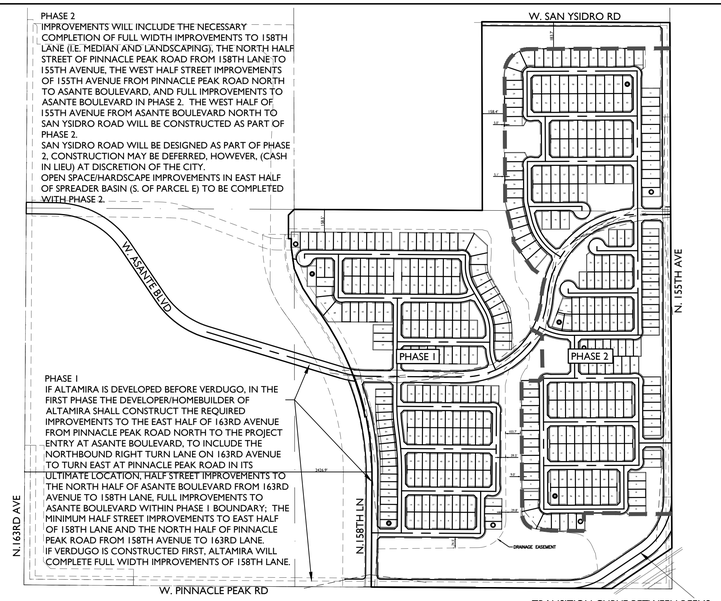
PARCEL - C TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
C-A	RETENTION / OPEN SPACE	78384	1.80
C-B	RETENTION / OPEN SPACE	52297	1.20
C-C	OPEN SPACE	2100	0.05
C-D	OPEN SPACE	2100	0.05
C-E	LANDSCAPE / OPEN SPACE	1272	0.03
C-F	LANDSCAPE / OPEN SPACE /RETENTION	85940	1.97
	TOTAL OPEN SPACE	222093	5.10

PARCEL - D TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
D-A	OPEN SPACE	38234	0.88
D-B	LANDSCAPE / RETENTION/ OPEN SPACE /DRAINAGE MAJOR TRAIL	435758	10.00
D-C	OPEN SPACE	7910	0.18
D-D	OPEN SPACE	2210	0.05
D-E	OPEN SPACE	2100	0.05
D-F	OPEN SPACE	2354	0.05
D-G	OPEN SPACE	2100	0.05
D-H	OPEN SPACE	2100	0.05
	TOTAL OPEN SPACE	492766	11.31

PARCEL - E TRACT USE TABLE			
TRACT	USE	AREA (SF)	AREA (AC)
E-A	LANDSCAPE TRACT / OPEN SPACE MAJOR TRAIL	431741	9.91
E-B	OPEN SPACE	2200	0.05
E-C	OPEN SPACE	1332	0.03
E-D	OPEN SPACE	36418	0.84
E-E	OPEN SPACE	4697	0.10
E-F	OPEN SPACE	3433	0.08
E-G	OPEN SPACE	3435	0.08
E-H	OPEN SPACE	4600	0.11
E-I	OPEN SPACE	4847	0.11
E-J	OPEN SPACE / REGIONAL TRAIL EASEMENT	25905	0.60
E-K	NATURAL OPEN SPACE	10263.86	0.24
	TOTAL OPEN SPACE	528871.86	12.14

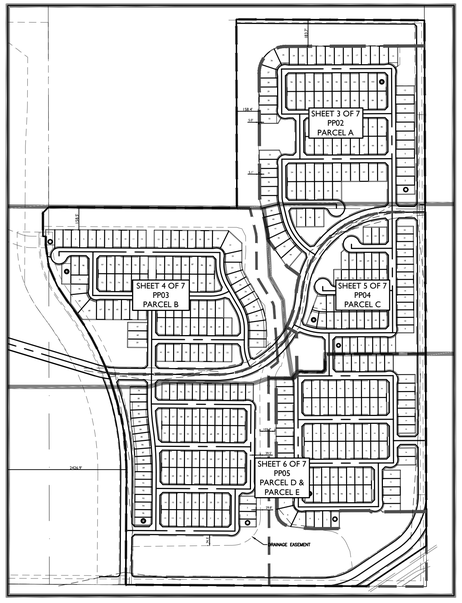
PHASE 2
IMPROVEMENTS WILL INCLUDE THE NECESSARY COMPLETION OF FULL WIDTH IMPROVEMENTS TO 158TH LANE (I.E. MEDIAN AND LANDSCAPING), THE NORTH HALF STREET OF PINNACLE PEAK ROAD FROM 158TH LANE TO 155TH AVENUE, THE WEST HALF STREET IMPROVEMENTS OF 155TH AVENUE FROM PINNACLE PEAK ROAD NORTH TO ASANTE BOULEVARD, AND FULL IMPROVEMENTS TO ASANTE BOULEVARD IN PHASE 2. THE WEST HALF OF 155TH AVENUE FROM ASANTE BOULEVARD NORTH TO SAN YSIDRO ROAD WILL BE CONSTRUCTED AS PART OF PHASE 2.
SAN YSIDRO ROAD WILL BE DESIGNED AS PART OF PHASE 2, CONSTRUCTION MAY BE DEFERRED, HOWEVER, (CASH IN LIEU) AT DISCRETION OF THE CITY.
OPEN SPACE/HARDSCAPE IMPROVEMENTS IN EAST HALF OF SPREADER BASIN (S. OF PARCEL E) TO BE COMPLETED WITH PHASE 2.

PHASE I
IF ALTAMIRA IS DEVELOPED BEFORE VERDUGO, IN THE FIRST PHASE THE DEVELOPER/HOMEBUILDER OF ALTAMIRA SHALL CONSTRUCT THE REQUIRED IMPROVEMENTS TO THE EAST HALF OF 163RD AVENUE FROM PINNACLE PEAK ROAD NORTH TO THE PROJECT ENTRY AT ASANTE BOULEVARD, TO INCLUDE THE NORTHBOUND RIGHT TURN LANE ON 163RD AVENUE TO TURN EAST AT PINNACLE PEAK ROAD IN ITS ULTIMATE LOCATION. HALF STREET IMPROVEMENTS TO THE NORTH HALF OF ASANTE BOULEVARD FROM 163RD AVENUE TO 158TH LANE, FULL IMPROVEMENTS TO ASANTE BOULEVARD WITHIN PHASE I BOUNDARY; THE MINIMUM HALF STREET IMPROVEMENTS TO EAST HALF OF 158TH LANE AND THE NORTH HALF OF PINNACLE PEAK ROAD FROM 158TH AVENUE TO 163RD LANE.
IF VERDUGO IS CONSTRUCTED FIRST, ALTAMIRA WILL COMPLETE FULL WIDTH IMPROVEMENTS OF 158TH LANE.



PHASE MAP

N.T.S.



SHEET INDEX

N.T.S.

TRACT TABLE TOTALS			
PARCEL	USE	AREA (SF)	AREA (AC)
A	LANDSCAPE TRACT / OPEN SPACE	761355	17.48
B	LANDSCAPE TRACT / OPEN SPACE	525202	12.06
C	LANDSCAPE TRACT / OPEN SPACE	222093	5.10
D	LANDSCAPE TRACT / OPEN SPACE	492766	11.31
E	LANDSCAPE TRACT / OPEN SPACE	528871	12.14
	TOTAL OPEN SPACE	2530287	58.09

LAND USE	AREA
RESIDENTIAL	76.83
LOCAL STREET RIGHT OF WAY	26.69
BEARDSLEY CANAL RIGHT OF WAY	1.14
OPEN SPACE	28.16
DRAINAGE CHANNEL OPEN SPACE	29.93
RIGHT OF WAY - ARTERIAL / COLLECTOR	15.50
TOTAL GROSS AREA	178.25

EPS GROUP
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Project:

ALTAMIRA

SURPRISE, AZ

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Drawn by: JAJ

Registered Professional Engineer (Civil) CERTIFICATE NO. 60163 JOHN C. MCGHEE Date Signed 02-23-17 ARIZONA U.S.A.
EXPIRES 06-23-2018

Job No. 16-142

PP01

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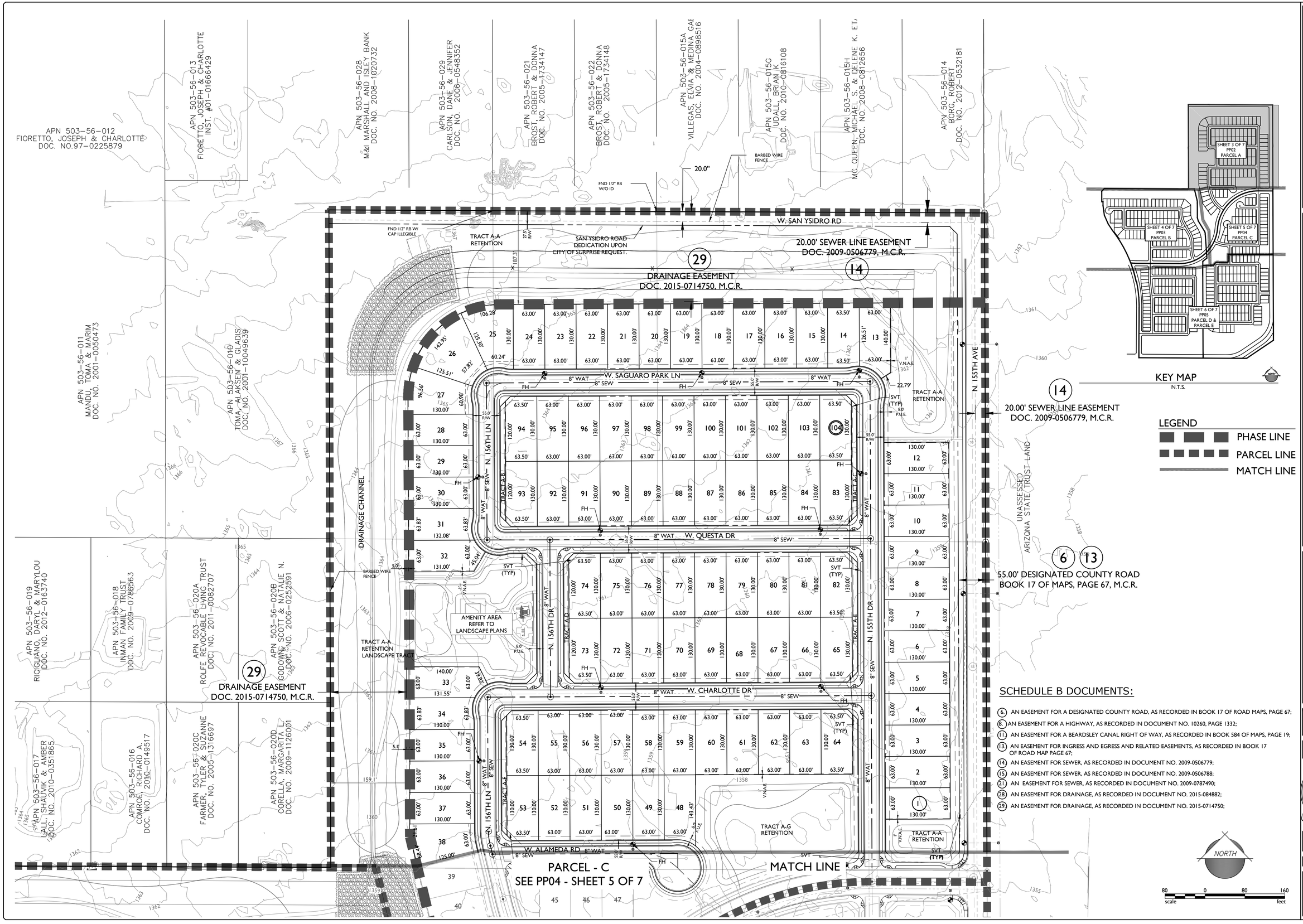

KEY MAP
N.T.S.

LEGEND

- PHASE LINE
- PARCEL LINE
- MATCH LINE

SCHEDULE B DOCUMENTS:

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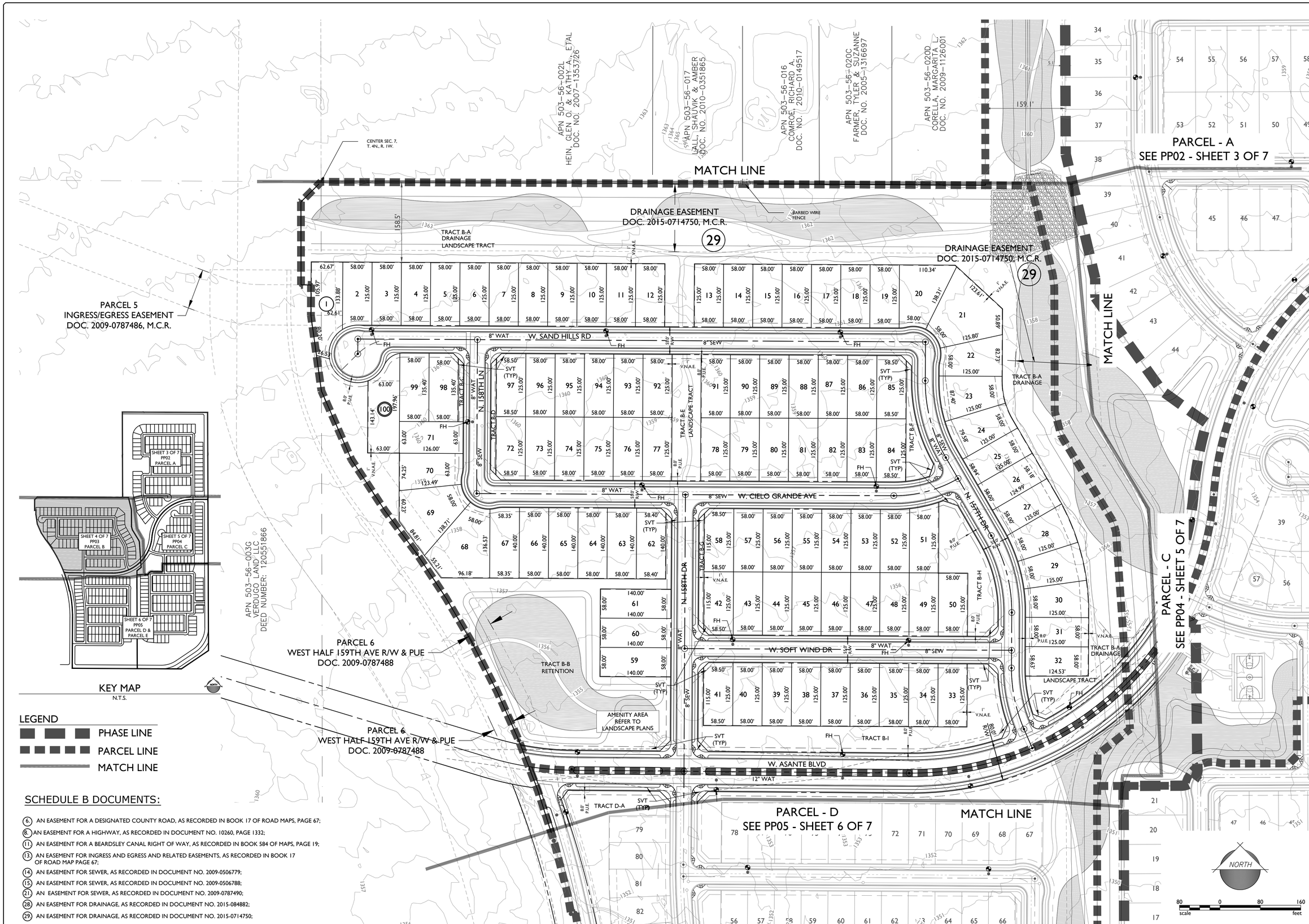

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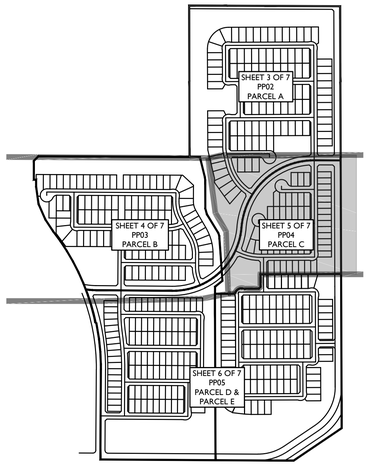

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NORTH

scale 80 0 80 160 feet

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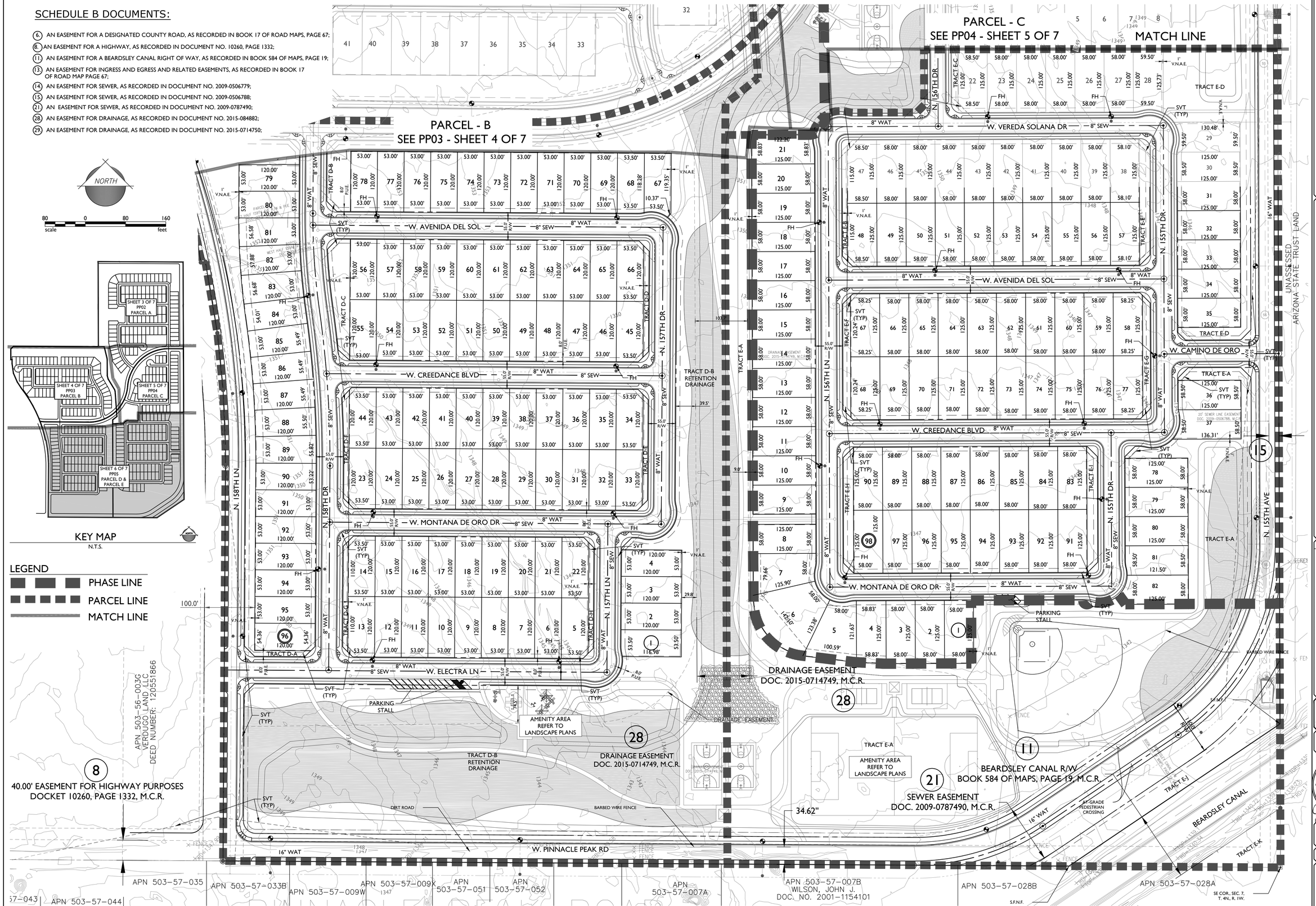

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PP05

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PARCEL- A

Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback
1	8190.00	63'	21	8190.00	63'	41	9334.35	63'	61	8190.00	63'	81	8190.00	63'	101	8190.00	63'
2	8190.00	63'	22	8190.00	63'	42	10218.58	63'	62	8190.00	63'	82	8205.00	63.50'	102	8190.00	63'
3	8190.00	63'	23	8190.00	63'	43	9992.12	63'	63	8190.00	63'	83	8205.00	63.50'	103	8190.00	63'
4	8190.00	63'	24	8190.00	63'	44	10723.15	63'	64	8205.00	63.50'	84	8190.00	63'	104	8205.00	63.50'
5	8190.00	63'	25	10187.79	60.24'	45	8190.00	63'	65	8205.00	63.50'	85	8190.00	63'			
6	8190.00	63'	26	12060.74	57.82'	46	8190.00	63'	66	8190.00	63'	86	8190.00	63'			
7	8190.00	63'	27	9809.05	60.98'	47	8190.00	63'	67	8190.00	63'	87	8190.00	63'			
8	8190.00	63'	28	8190.00	63'	48	8339.30	63'	68	8190.00	63'	88	8190.00	63'			
9	8190.00	63'	29	8190.00	63'	49	8190.00	63'	69	8190.00	63'	89	8190.00	63'			
10	8190.00	63'	30	8190.00	63'	50	8190.00	63'	70	8190.00	63'	90	8190.00	63'			
11	8190.00	63'	31	8207.73	63.83'	51	8190.00	63'	71	8190.00	63'	91	8190.00	63'			
12	8190.00	63'	32	8875.25	63'	52	8190.00	63'	72	8190.00	63'	92	8190.00	63'			
13	8697.85	63'	33	9185.49	63'	53	8205.00	63.50'	73	8205.00	63.50'	93	8205.00	63.50'			
14	8196.22	63.50'	34	8206.13	63.83'	54	8205.00	63.50'	74	8205.00	63.50'	94	8205.00	63.50'			
15	8190.00	63'	35	8190.00	63'	55	8190.00	63'	75	8190.00	63'	95	8190.00	63'			
16	8190.00	63'	36	8190.00	63'	56	8190.00	63'	76	8190.00	63'	96	8190.00	63'			
17	8190.00	63'	37	8190.00	63'	57	8190.00	63'	77	8190.00	63'	97	8190.00	63'			
18	8190.00	63'	38	9560.78	63'	58	8190.00	63'	78	8190.00	63'	98	8190.00	63'			
19	8190.00	63'	39	8228.75	65.83'	59	8190.00	63'	79	8190.00	63'	99	8190.00	63'			
20	8190.00	63'	40	8298.04	63'	60	8190.00	63'	80	8190.00	63'	100	8190.00	63'			

TOTAL:
870816.32 SQ. FT.

TOTAL:
19.99 ACRES

PARCEL- B

Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback
1	10254.79	62.61'	21	14606.40	58'	41	7262.50	58.50'	61	8120.00	58'	81	7250.00	58'
2	7337.41	58'	22	8514.33	58'	42	7262.50	58.50'	62	8130.87	58.40'	82	7250.00	58'
3	7250.00	58'	23	9072.29	87.40'	43	7250.00	58'	63	8120.00	58'	83	7250.00	58'
4	7250.00	58'	24	8589.08	79.58'	44	7250.00	58'	64	8120.00	58'	84	7302.56	58.50'
5	7250.00	58'	25	7297.67	58.94'	45	7250.00	58'	65	8120.00	58'	85	7262.50	58.50'
6	7250.00	58'	26	7250.00	58'	46	7250.00	58'	66	8120.00	58'	86	7250.00	58'
7	7250.00	58'	27	7250.56	58'	47	7250.00	58'	67	8129.25	58.35'	87	7250.00	58'
8	7250.00	58'	28	8632.93	58'	48	7250.00	58'	68	13504.38	58'	88	7250.00	58'
9	7250.00	58'	29	8338.59	58'	49	7250.00	58'	69	12216.68	58'	89	7250.00	58'
10	7250.00	58'	30	8162.57	58'	50	7250.00	58'	70	8432.24	63'	90	7250.00	58'
11	7250.00	58'	31	7250.00	58'	51	7668.49	58'	71	7938.00	63'	91	7250.00	58'
12	7250.00	58'	32	7285.88	58.63'	52	7268.77	58'	72	7262.50	58.50'	92	7250.00	58'
13	7250.00	58'	33	7250.00	58'	53	7250.00	58'	73	7250.00	58'	93	7250.00	58'
14	7250.00	58'	34	7250.00	58'	54	7250.00	58'	74	7250.00	58'	94	7250.00	58'
15	7250.00	58'	35	7250.00	58'	55	7250.00	58'	75	7250.00	58'	95	7250.00	58'
16	7250.00	58'	36	7250.00	58'	56	7250.00	58'	76	7250.00	58'	96	7250.00	58'
17	7250.00	58'	37	7250.00	58'	57	7250.00	58'	77	7250.00	58'	97	7262.50	58.50'
18	7250.00	58'	38	7250.00	58'	58	7262.50	58.50'	78	7250.00	58'	98	7803.16	58'
19	7250.00	58'	39	7250.00	58'	59	8120.00	58'	79	7250.00	58'	99	7852.28	58'
20	10442.78	58'	40	7250.00	58'	60	8120.00	58'	80	7250.00	58'	100	10835.54	63'

TOTAL:
17.74 ACRES

TOTAL:
772782.50 SQ. FT.

TOTAL LOT AREA TABLE

PARCEL	SQUARE FOOT	AC
A	870816.32 SQ. FT.	19.99
B	772782.50 SQ. FT.	17.74
C	369301.43 SQ. FT.	8.48
D	612444.24 SQ. FT.	14.06
E	721586.02 SQ. FT.	16.56
TOTAL	3346930.50 SQ.FT.	76.83 AC

PARCEL- C

Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback
1	6388.00	53.50'	21	6360.00	53'	41	6360.00	53'
2	6360.00	53'	22	6360.00	53'	42	6360.00	53'
3	6360.00	53'	23	6370.00	53.50'	43	6360.00	53'
4	6360.00	53'	24	6360.00	53'	44	6360.00	53'
5	6360.00	53'	25	6959.10	53'	45	6360.00	53'
6	6360.00	53'	26	6911.82	53'	46	6360.00	53'
7	6400.61	53'	27	6376.61	53'	47	6370.00	53.50'
8	6419.79	53'	28	6360.00	53'	48	6370.04	53.50'
9	6369.26	53.83'	29	6360.00	53'	49	6360.04	53'
10	6360.00	53'	30	6360.00	53'	50	6360.04	53'
11	6360.00	53'	31	6370.00	53.50'	51	6360.04	53'
12	6360.00	53'	32	6370.00	53.50'	52	6360.04	53'
13	6360.00	53'	33	6360.00	53'	53	6360.04	53'
14	6360.00	53'	34	6360.00	53'	54	6360.04	53'
15	6360.00	53'	35	6360.00	53'	55	6360.04	53'
16	6360.00	53'	36	6360.00	53'	56	7303.80	68.37'
17	6360.00	53'	37	6360.00	53'	57	7590.39	72.42'
18	6360.00	53'	38	6377.38	53.50'			
19	6360.00	53'	39	9594.35	62.29'			
20	6360.00	53'	40	6360.00	53'			

TOTAL:
369301.43 SQ. FT.

TOTAL:
8.48 ACRES

PARCEL- D

Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback
1	6396.33	53.50'	21	6360.00	53'	41	6360.00	53'	61	6360.00	53'	81	6582.01	53'
2	6360.00	53'	22	6370.00	53.50'	42	6360.00	53'	62	6360.00	53'	82	6588.34	53'
3	6360.00	53'	23	6370.00	53.50'	43	6360.00	53'	63	6360.00	53'	83	6588.34	53'
4	6360.00	53'	24	6360.00	53'	44	6409.96	53.50'	64	6360.00	53'	84	6423.01	53'
5	6370.00	53.50'	25	6360.00	53'	45	6374.87	53.50'	65	6360.00	53'	85	6505.11	55.49'
6	6360.00	53'	26	6360.00	53'	46	6360.00	53'	66	6374.87	53.50'	86	6505.11	55.49'
7	6360.00	53'	27	6360.00	53'	47	6360.00	53'	67	6400.58	53.50'	87	6505.11	55.49'
8	6360.00	53'	28	6360.00	53'	48	6360.00	53'	68	6412.17	53.50'	88	6505.11	55.50'
9	6360.00	53'	29	6360.00	53'	49	6360.00	53'	69	6360.00	53'	89	6505.11	55.82'
10	6360.00	53'	30	6360.00	53'	50	6360.00	53'	70	6360.00	53'	90	6370.53	53'
11	6360.00	53'	31	6360.00	53'	51	6360.00	53'	71	6360.00	53'	91	6360.00	53'
12	6360.00	53'	32	6360.00	53'	52	6360.00	53'	72	6360.00	53'	92	6360.00	53'
13	6370.00	53.50'	33	6370.00	53.50'	53	6360.00	53'	73	6360.00	53'	93	6360.00	53'
14	6370.00	53.50'	34	6370.00	53.50'	54	6360.00	53'	74	6360.00	53'	94	6360.00	53'
15	6360.00	53'	35	6360.00	53'	55	6360.00	53.50'	75	6360.00	53'	95	6360.00	53'
16	6360.00	53'	36	6360.00	53'	56	6360.00	53.50'	76	6360.00	53'	96	6487.31	54.36'
17	6360.00	53'	37	6360.00	53'	57	6360.00	53'	77	6360.00	53'			
18	6360.00	53'	38	6360.00	53'	58	6360.00	53'	78	6360.00	53'			
19	6360.00	53'	39	6360.00	53'	59	6360.00	53'	79	6360.20	53'			
20	6360.00	53'	40	6360.00	53'	60	6360.00	53'	80	6360.17	52.95'			

TOTAL:
612444.24 SQ. FT.

TOTAL:
14.06 ACRES

PARCEL- E

Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback	Lot Table Lot #	Lot Table Area	Lot width @ setback
1	7250.00	58'	21	7275.30	58.83'	41	7250.11	58'	61	7250.00	58'	81	7262.00	58.50'
2	7250.00	58'	22	7280.50	58.50'	42	7250.11	58'	62	7250.00	58'	82	7441.04	58'
3	7250.00	58'	23	7250.00	58'	43	7250.11	58'	63	7250.00	58'	83	7250.00	58'
4	7271.87	58.83'	24	7250.00	58'	44	7250.11	58'	64	7250.00	58'	84	7250.00	58'
5	9362.22	58'	25	7250.00	58'	45	7250.11	58'	65	7250.00	58'	85	7250.00	58'
6	14278.90	58'	26	7250.00	58'	46	7250.11	58'	66	7250.00	58'	86	7250.00	58'
7	8531.48	58'	27	7250.00	58'	47	7262.61	58.50'	67	7269.93	58.25'	87	7250.00	58'
8	7250.00	58'	28	7274.80	58.50'	48	7262.39	58.50'	68	7269.93	58.25'	88	7250.00	58'
9	7250.00	58'	29	7298.43	59.50'	49	7250.00	58'	69	7250.00	58'	89	7250.00	58'
10	7250.00	58'	30	7310.99	58.50'	50	7250.00	58'	70	7250.00	58'	90	7250.00	58'
11	7250.00	58'	31	7250.00	58'	51	7250.00	58'	71	7250.00	58'	91	7250.00	58'
12	7250.00	58'	32	7250.00	58'	52	7250.00	58'	72	7250.00	58'	92	7250.00	58'
13	7250.00	58'	33	7250.00	58'	53	7250.00	58'	73	7250.00	58'	93	7250.00	58'
14	7250.00	58'	34	7250.00	58'	54	7250.00	58'	74	7250.00	58'	94	7250.00	58'
15	7250.00	58'	35	7250.00	58'	55	7250.00	58'	75	7250.00	58'	95	7250.00	58'
16	7250.00	58'	36	7311.57	58.50'	56	7250.00	58'	76	7250.00	58'	96	7250.00	58'
17	7250.00	58'	37	7306.24	58.50'	57	7262.39	58.10'	77	7269.97	58.25'	97	7250.00	58'
18	7250.00	58'	38	7262.61	58.10'	58	7269.97	58.25'	78	7250.00	58'	98	7250.00	58'
19	7250.00	58'	39	7250.11	58'	59	7250.00	58'	79	7250.00	58'			
20	7250.00	58'	40	7250.11	58'	60	7250.00	58'	80	7250.00	58'			

TOTAL:
721586.02 SQ. FT.

TOTAL:
16.56 ACRES

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

ALTAMIRA
SURPRISE, AZ

PRELIMINARY PLAT - DATA TABLES

Project:

Revisions:
- MARCH 30, 2016 - PRE-APPLICATION SUBMITTAL
- JUNE 2016 - 1ST PRELIMINARY PLAT SUBMITTAL
- NOV 23 - 2ND PRELIMINARY PLAT SUBMITTAL
- JANUARY 23 - 3RD PRELIMINARY PLAT SUBMITTAL
- FEBRUARY 27 - 4RD PRELIMINARY PLAT SUBMITTAL

Call at least two full working days before you begin excavation.
ARIZONA 811
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
in Maricopa County: (602)263-1100

Designer: JH
Drawn by: JAJ

Registered Professional Engineer (Civil)
CERTIFICATE NO. 60163
JOHN C. MCGHEE
Date Signed 02-22-17
ARIZONA U.S.A.
EXPIRES 06-23-2018

Job No.
16-142

PP06

Sheet No.
7
of 7

LEGEND

PARK LOCATION

NORTH

NOT TO SCALE

16-142

Altamira

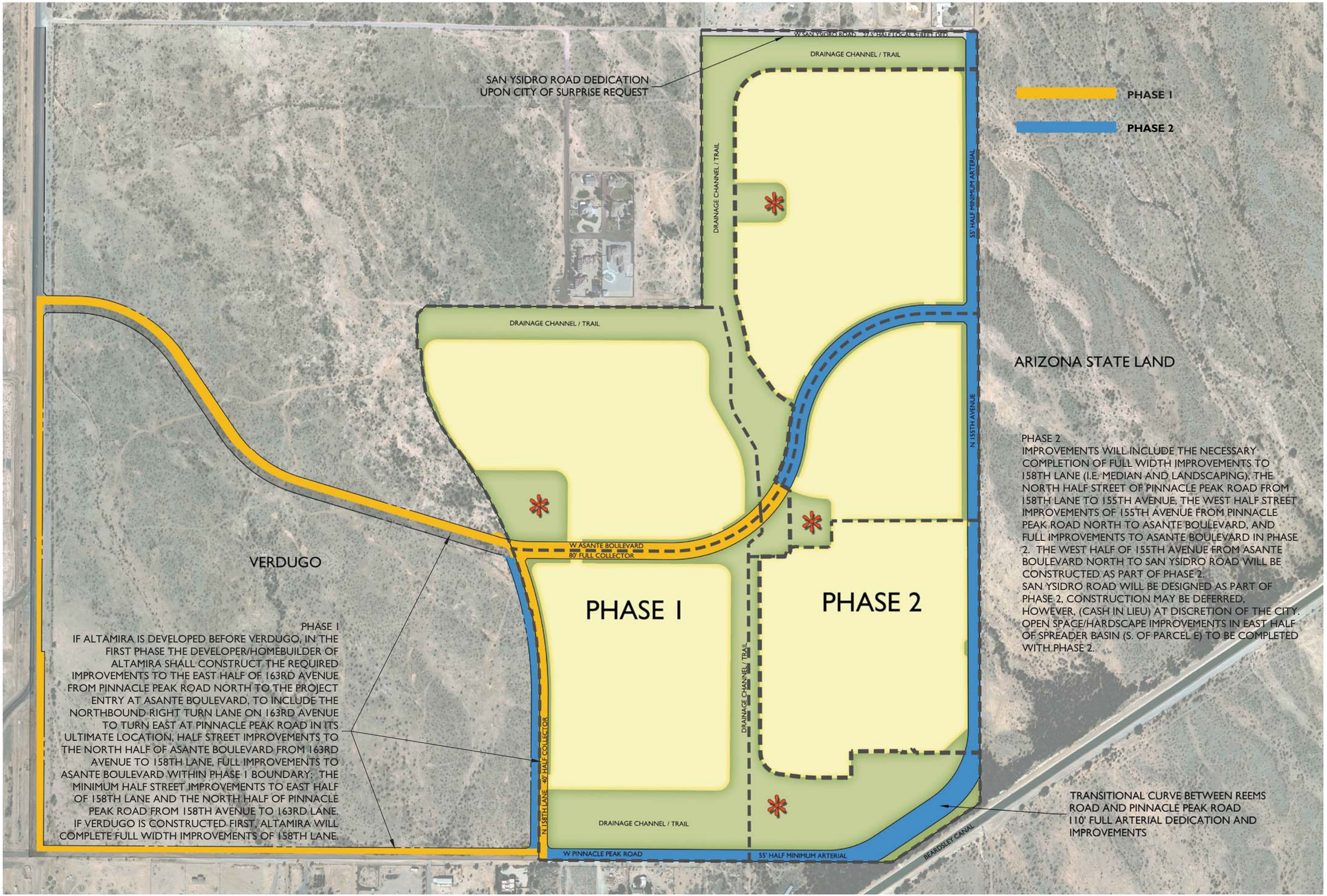
City of Surprise

02.10.2017

EPS GROUP

Exhibit C

Conceptual Land Use Plan



16-142

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City of Surprise

02.10.2017

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Exhibit F

Phasing Plan

PLANT LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Acacia aneura	Mulga	24" Box
	Caesalpinia cacalaco 'Smoothie'	Thornless Cascalote	24" Box
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Dalbergia sissoo	Sissoo	24" Box
	Fraxinus velutina 'Fan West'	Fan West Ash *	24" Box
	Parkinsonia x 'Sonoran Emerald'	Sonoran Emerald Palo Verde	24" Box
	Pisctacia X 'Red Push'	Red Push Pisctacia	24" Box
	Prosopis hybrid 'Phoenix'	Phoenix Mesquite	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box

SHRUBS/ACCENTS	COMMON NAME	SIZE
Agave americana	Century Plant	5 Gal
Agave desmettiana	Smooth Agave	5 Gal
Agave geminiflora	Twin-Flowered Agave	5 Gal
Aloe hybrid 'Blue Elf'	Blue Elf Aloe	1 Gal
Bougainvillea 'La Jolla'	'La Jolla' Bougainvillea	5 Gal
Caesalpinia pulcherrima	Red Bird of Paradise	5 Gal
Calliandra californica	Baja Fairy Duster	5 Gal
Callistemon viminalis 'Little John'	Little John	5 Gal
Dasylirion wheeleri	Desert Spoon	5 Gal
Eremophilia maculata 'Valentine'	Valentine Bush	5 Gal
Ferocactus wishlizenii	Fishhook Barrel Cactus	5 gal
Gossypium harknessii	San Marcos Hibiscus	5 Gal
Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	5 Gal
Justicia spicigera	Mexican Honeysuckle	5 Gal
Lantana x 'Dallas Red'	Dallas Red Lantana	5 Gal
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	5 Gal
Muhlenbergia capillaris 'Regal Mist'	'Regal Mist' Muhly	5 Gal
Muhlenbergia lindheimeri 'Autumn Glow'	'Autumn Glow' Muhly	5 Gal
Muhlenbergia rigens	Deer Grass	5 Gal
Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gal
Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	5 Gal
Opuntia violacea 'Santa Rita'	Purple Prickly Pear	5 Gal
Ruellia peninsularis	Desert Ruellia	5 Gal
Russelia equisetiformis	Coral Fountain	5 Gal
Tecoma stans 'Gold Star'	'Gold Star' Yellow Bells	5 Gal
Tecoma x 'Sunrise'	Sunrise Esperanza	5 Gal

GROUNDCOVERS	COMMON NAME	SIZE
Convolvulus cneorum	Bush Morning Glory	1 Gal
Lantana montevidensis	Trailing Purple Lantana	1 Gal
Lantana x 'New Gold'	New Gold Lantana	1 Gal
Rosmarinus officianlis 'Huntington Carpet'	Trailing Rosemary	1 Gal
Ruellia brittoniana 'Katie'	Katie Ruellia	1 Gal
Sphagneticola trilobata	Yellow Dot	1 Gal

TURF		
Cynodon dactylon 'Tifway 419'	Tifway 419	Sod

NOTE:
Plants in the sight visibility triangle shall be trimmed between 30" and 84" per the EDS Standard Detail 4-01 & Detail 4-02.

* AT-GRADE PEDESTRIAN CROSSING

NORTH

0' 75' 150' 300'

Scale: 1" = 150'-0"

16-142

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City of Surprise

02.10.2017

EPS GROUP

Exhibit G

Conceptual Open Space & Landscape Master Plan

LEGEND

SYMBOL	ITEM
	8' CONCRETE TRAIL
	BIKE LANE
	CONCRETE SIDEWALK
	PRIMARY ENTRY MONUMENT
	SECONDARY ENTRY MONUMENT
	ACTIVE OPEN SPACE
	PASSIVE OPEN SPACE
	0.25 MILE PARK RADIUS
	AT-GRADE PEDESTRIAN CROSSING

1 AT GRADE CROSSING OVER PINNACLE PEAK / 155TH AVE
NTS

NORTH

0' 75' 150' 300'
Scale: 1" = 150'-0"

16-142

Altamira

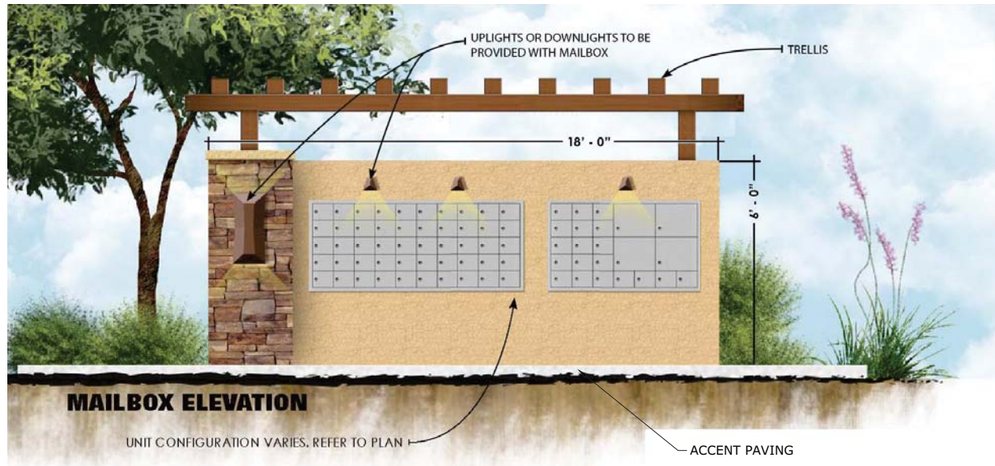
City of Surprise

02.10.2017

EPS GROUP

Exhibit H

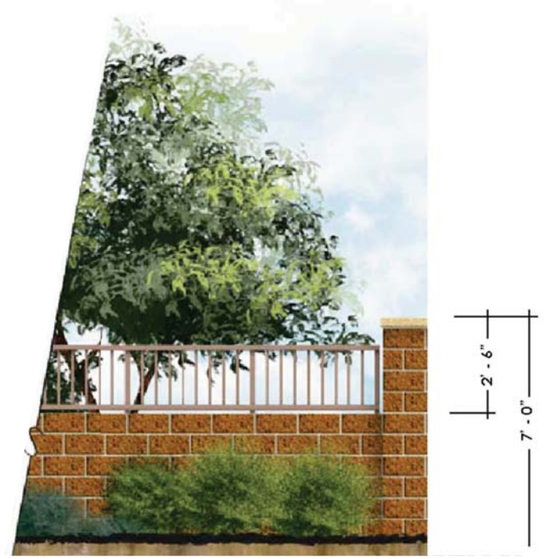
Trails Plan



1 MAILBOX ELEVATION
NTS

2 PRIMARY THEME WALL AND LOW DECORATIVE FENCE ELEVATION
NTS

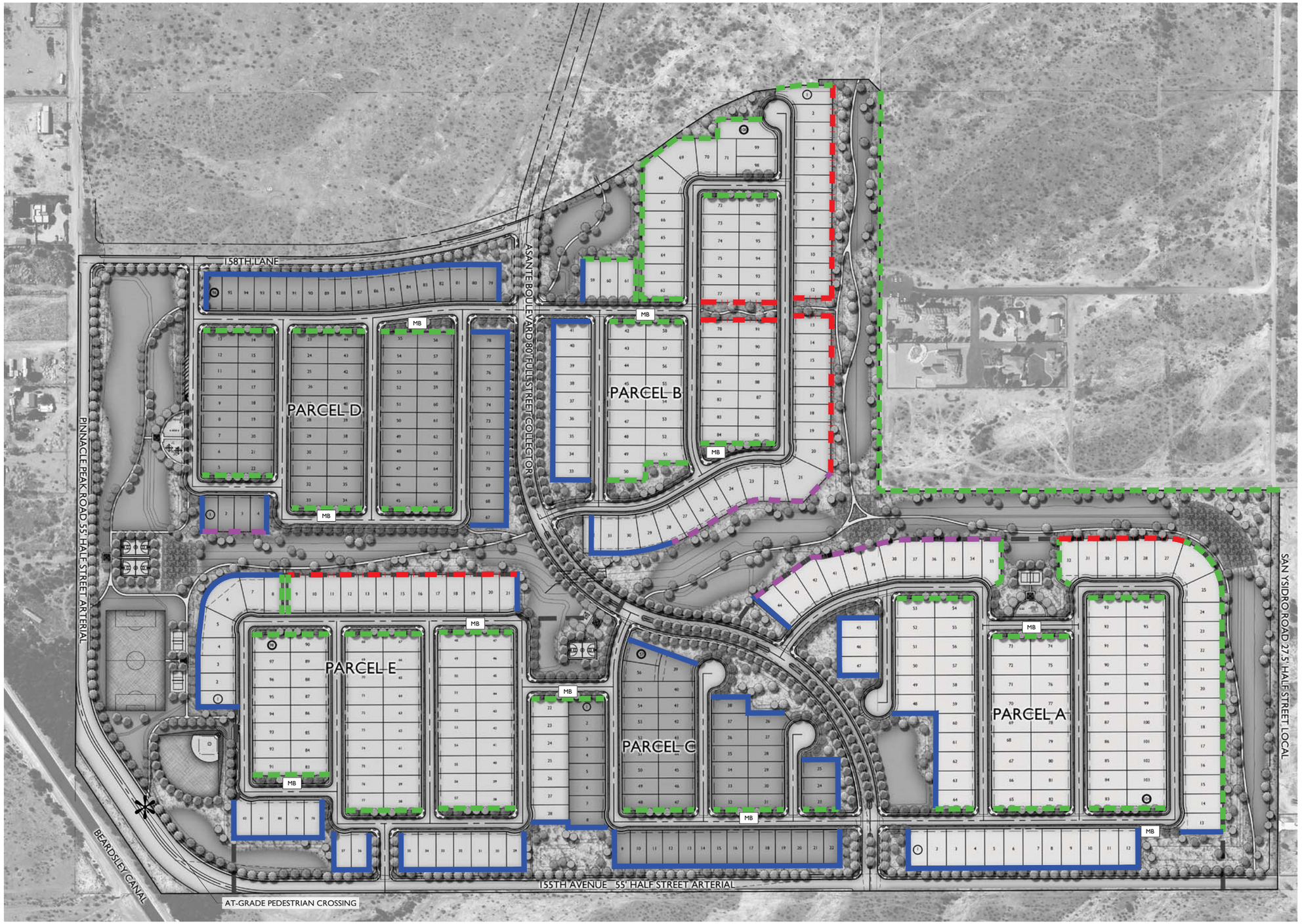
3 SECONDARY WALL ELEVATION
NTS



4 PARTIAL VIEW WALL ELEVATION
NTS

5 FULL VIEW WALL ELEVATION
NTS

WALL CONCEPT PROVIDED FROM APPROVED PAD. RENDERING GRAPHICS PROVIDED BY CVL.



WALLS LEGEND

SYMBOL	ITEM
	PRIMARY THEME WALL
	SECONDARY THEME WALL
	PARTIAL VIEW WALL
	FULL VIEW WALL
MB	MAILBOX

NORTH

0' 75' 150' 300'

Scale: 1" = 150'-0"

16-142

Altamira

City of Surprise

02.10.2017

EPS GROUP

Exhibit J-2

Conceptual Wall Plan

CITY OF SURPRISE
Planning and Zoning Commission

April 6, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 6, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the Zanjero Trails – Phase 2 – Parcels 16 & 17 Preliminary Plat, dated February 23, 2017, a property generally located on the northwest corner of Peoria Avenue and Perryville Road.

Motion:

Staff recommends the Planning and Zoning Commission recommend approval to the Mayor and City Council the Zanjero Trails – Phase 2 – Parcels 16 & 17 Preliminary Plat, dated February 23, 2017.

Background:

Hilgart Wilson, LLC on behalf of JEN Arizona 11, LLC, seeks approval of a 103-lot, 11-tract Preliminary Plat located within the Zanjero Trails community. The site is generally located on the northwest corner of Peoria Avenue and Perryville Road on currently vacant land.

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 - FS16-539 Zanjero Trails II P 16 and 17 - Staff Report
- 01 - FS16-539 Zanjero Trails II Parcel 16 and 17 - Preliminary Plat - Vicinity Maps
- 02 - FS16-539 Zanjero Trails II Parcel 16 and 17 - Preliminary Plat - Preliminary Plat
- 03 - FS16-539 Zanjero Trails II Parcel 16 and 17 - Preliminary Plat - Landscape Plans
- 04 - FS16-539 Zanjero Trails II Parcel 16 and 17 - Preliminary Plat - Luke AFB Letter
- 05 - FS16-539 Zanjero Trails II Parcel 16 and 17 - Preliminary Plat - ADOT Letter

- ☐ 06 - FS16-539 Zanjero Trails II Parcel 16 and 17 - Preliminary Plat - Dysart Letter
- ☐ 07 - FS16-539 Zanjero Trails II Parcel 16 and 17 - 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:	**FS16-539**
Project Name:	Zanjero Trails Parcels 16 and 17 Preliminary Plat
Council District:	**3** - Mesquite
Meeting Date:	**April 6, 2017**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

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Owner:	JEN Arizona 11, LLC
Applicant:	Hilgart Wilson, LLC
Request:	103-lot, 11-tract Preliminary Plat
Site Location:	Generally on the northwest corner of Peoria Avenue and Perryville Road
Site Size:	Approximately 30.34 acres
Density:	3.39 dwelling units per acre
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	Staff recommends the Commission recommend **approval** of the proposed Preliminary Plat to the City Council

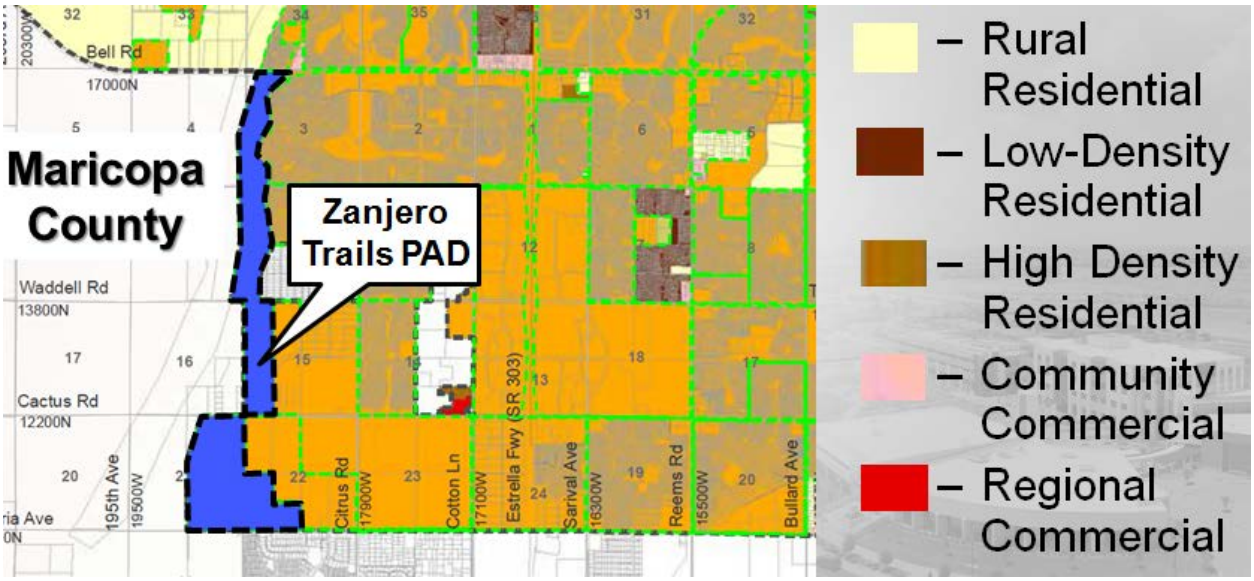
PROJECT DESCRIPTION:

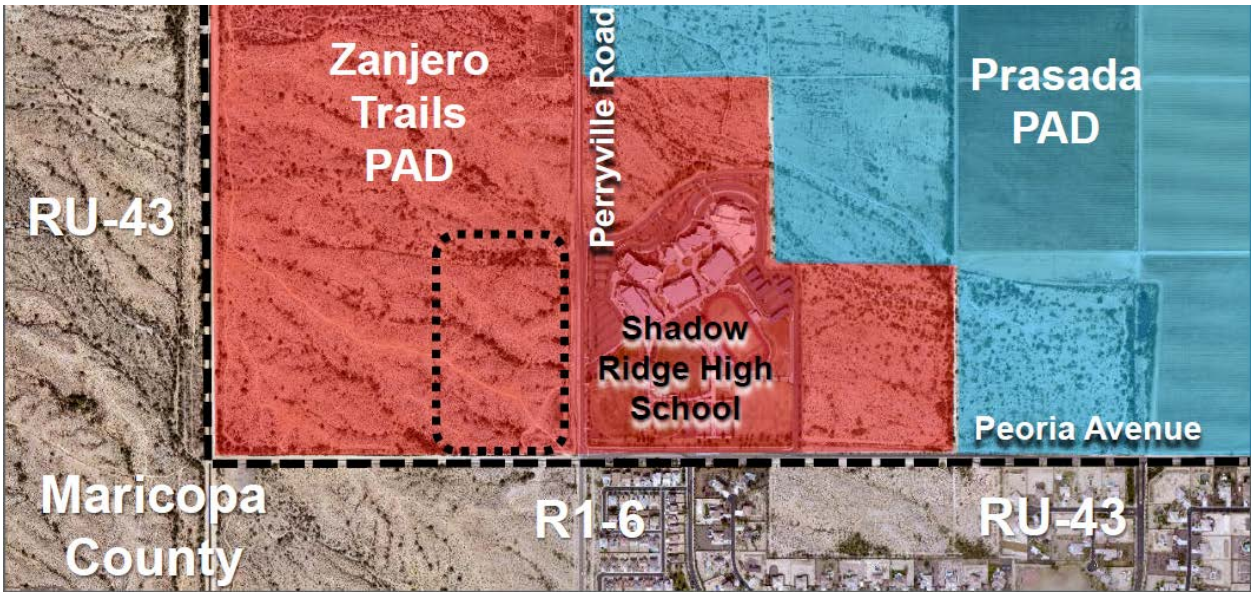
Hilgart Wilson, LLC on behalf of JEN Arizona 11, LLC, seeks approval of a 103-lot, 11-tract Preliminary Plat located within the Zanjero Trails community. The site is generally located on the northwest corner of Peoria Avenue and Perryville Road on currently vacant land.

EXISTING ZONING:

The following chart and associated maps depict the existing zoning of the subject PAD and its surroundings for the entire PAD and the specific area to be developed:

Zanjero Trails Residential PAD	Zanjero Trails Residential PAD	Zanjero Trails Residential PAD
Zanjero Trails Residential PAD	**Zanjero Trails Residential and Commercial PAD**	Zanjero Trails PAD/Shadow Ridge High School
Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development	Maricopa County Residential Unit Plan of Development





BACKGROUND:

September 11, 2008: The subject lands associated with Zanjero Trails were annexed into the City of Surprise.

September 11, 2008: The Mayor and City Council approved a PAD for the Zanjero Trails PAD under case PAD07-341.

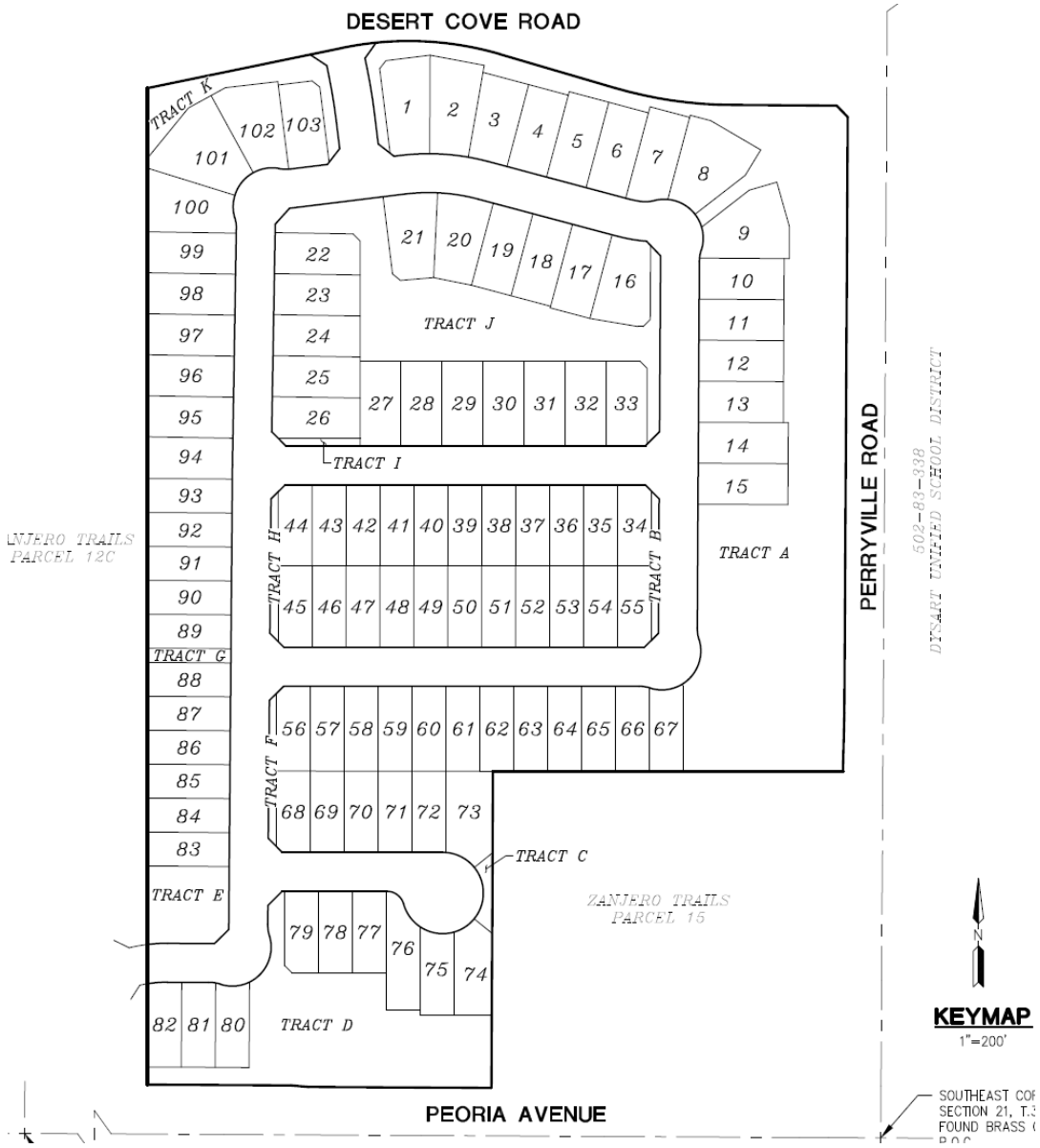
February 7, 2017: The Mayor and City Council approved a PAD amendment of Zanjero Trails Parcels 16 and 17 from Multifamily Residential and Neighborhood Commercial to Single-Family Residential.

April 24, 2014: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR16-466.

May 5, 2015: The applicant filed a request for a Preliminary Plat and Final Plat under case FS16-539, the subject case.

ANALYSIS AND DISCUSSION:

The Zanjero Trails PAD is 878.7 acre residential and commercial PAD that generally spans from Bell Road to the north and Peoria Avenue to the south along Perryville Road. The particular area of the PAD that is proposed to be Preliminary Platted is Parcels 16 and 17, which are generally located on the northwest corner of Peoria Avenue and Perryville Road. These parcels cover approximately 29.6 acres of the PAD. The proposed Preliminary Plat will include 103 single-family residential lots, which will generate a mixture of 48 foot by 115 foot and 58 foot by 120 feet residential lots. The configuration is expressed in the following diagram, taken from the Preliminary Plat document:



A previous Zanjero Trails PAD Amendment changed the land uses approved for these parcels from multifamily residential and neighborhood commercial to low density residential. The approximate 5.8 acre parcel that sits on the northwest corner of Peoria Avenue and Perryville Road will remain Community Commercial.

Access to the development will be provided via Desert Cove Road to the north and 189th Avenue to the southwest. These tie-in locations are in close proximity to Perryville Road and Peoria Avenue. All streets will be built as public streets and will be constructed within a 55-foot right-of-way with 5-foot minimum sidewalks built on both sides of the street per the City of Surprise Standard Local Street Cross-Section.

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

DEVELOPMENT STANDARDS TABLE (PER PAD CASE #07-341)	
Maximum Height	30 feet
Minimum Front Yard setback with front facing garage	18 feet
Minimum Front Yard setback with side entry garage or home forward product	12 feet
Minimum Side Yard Setback	5 foot and 8 foot
Minimum Building Separation	10 foot – Single story to single story
	13 foot - Single story to multiple story
	13 foot - multiple story to multiple story
Minimum street side yard setback measured from the right-of-way	13 foot single story 20 foot multiple story
Minimum rear yard setback	15 foot
Maximum lot coverage	45 percent

The project will be well landscaped using a plant palette consisting of native or near-native plant species consistent with the Zanjero Trails PAD. The site will include series of open space and trail areas meeting the aesthetic requirements of the Zanjero Trails. Walls within the site will be themed using split-face CMU with a scored smooth-face accent, punctuated by a stone veneer column with precast concrete cap.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within Neighborhood Character Area under a Scenic Land Development Sub Area, which supports residential development at densities of between two (2) and eight (8) dwelling units per acre. At 3.39 dwelling units per acre, the subject Preliminary Plat meets this density requirement.

REVIEWING AGENCIES:

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

Luke Air Force Base (LAFB): LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements and engage in a strong notification program with respect to the air base and its operations. The project is also located well outside of the noise contours for Luke AFB Aux. 1 and meets the Graduated Density Concept.

SUMMARY:

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

FINDINGS:

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

RECOMMENDATION:

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

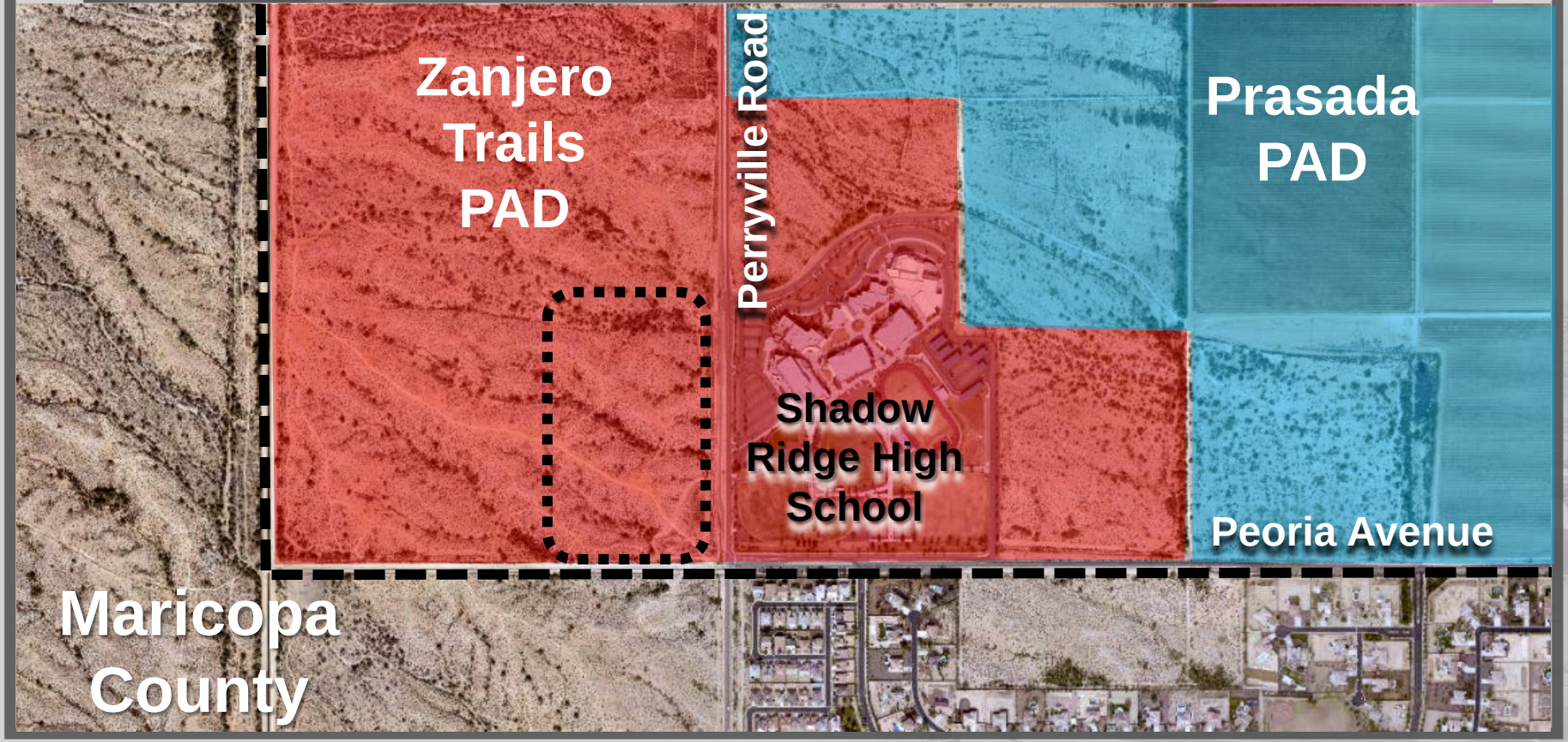
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 – Vicinity Maps
02 – Preliminary Plat
03 – Landscape Plans
04 – Luke AFB Comments
05 – ADOT Comments
06 – Dysart Comments

VICINITY MAP

LOCATION MAP



PRELIMINARY PLAT
ZANJERO TRAILS - PHASE 2 - PARCELS 16 & 17
SURPRISE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

A PORTION OF LAND BEING SITUATED WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH ACCEPTED AS THE SOUTHEAST CORNER OF SAID SECTION 21 FROM WHICH A FOUND BRASS CAP FLUSH ACCEPTED AS THE SOUTH QUARTER CORNER OF SAID SECTION 21 THEREOF BEARS NORTH 89°42'03" WEST, 2639.43 FEET;

THENCE NORTH 89°42'03" WEST, 551.50 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°17'57" EAST, 68.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PEORIA AVENUE AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA TO THE **POINT OF BEGINNING;**

THENCE NORTH 89°42'03" WEST, 258.71 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 85°07'37" WEST, 25.08 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°42'03" WEST, 203.05 FEET;

THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, NORTH 00°00'01" EAST, 443.44 FEET;

THENCE NORTH 00°00'00" EAST, 965.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DESERT COVE ROAD AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE THE FOLLOWING 6 COURSES ALONG SAID SOUTHERLY RIGHT-OF-WAY;

THENCE NORTH 78°21'17" EAST, 282.52 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 460.00 FEET;

THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°57'09", AN ARC LENGTH OF 224.42 FEET TO A TANGENT LINE;

THENCE SOUTH 73°41'35" EAST, 169.65 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°58'29", AN ARC LENGTH OF 167.29 FEET TO A TANGENT LINE;

THENCE SOUTH 89°40'04" EAST, 148.82 FEET;

THENCE SOUTH 44°40'04" EAST, 22.63 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF PERRYVILLE ROAD AS RECORDED IN BOOK 1282, PAGE 7 RECORDS OF MARICOPA COUNTY, ARIZONA;

THENCE LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 00°19'56" WEST, 843.18 FEET ALONG SAID WESTERLY RIGHT-OF-WAY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 01°18'50" WEST, 82.08 FEET;

THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, NORTH 89°59'48" WEST, 495.41 FEET;

THENCE SOUTH 00°17'54" WEST, 447.96 FEET TO THE **POINT OF BEGINNING**.

NOTICES OF ZANJERO TRAILS - PHASE 2 - 12D, 14 & 15 DEVELOPMENT AGREEMENT

LANDOWNER HAS ENTERED INTO A ZANJERO TRAILS – PHASE 2 – PARCELS 12D, 14 & 15 DEVELOPMENT AGREEMENT DATED OCTOBER 24, 2013 ("AGREEMENT") WITH MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") FOR WHICH A MEMORANDUM OF AGREEMENT WAS RECORDED ON OCTOBER 24, 2013, AT THE MARICOPA COUNTY RECORDER'S OFFICE AT DOCKET NO. 2013-0935552. THE PROPERTIES INVOLVED IN THIS PLAT ARE SUBJECT TO THIS AGREEMENT. THE AGREEMENT AND THIS PLAT, INCLUDING ANY AND ALL DEDICATIONS THEREIN, HEREBY PRESERVE MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND MWD PROPERTY INTERESTS, AS SUCH TERMS ARE DEFINED IN THE AGREEMENT, TO ENABLE MWD TO ACCOMPLISH ALL OF MWD'S PURPOSES, INCLUDING, BUT NOT LIMITED TO, THE TRANSMISSION AND DISTRIBUTION OF WATER, WASTEWATER, POWER AND COMMUNICATIONS, AND TO CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN AND REPLACE THOSE MWD FACILITIES AND MWD PROPERTY INTERESTS. THE AGREEMENT IS ON FILE AT THE OFFICES OF LANDOWNER AT **(INSERT LANDOWNER NAME & ADDRESS)**, AND MAY BE REVIEWED AS TO ALL DETAILS, WITH PARTICULAR REFERENCE TO SECTION 7 AND SECTION 9, UPON REASONABLE REQUEST.

DATED THIS _____ DAY OF _____, 2017.

MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA ("MWD")

BY: _____
CHRISTINE CAIN

ITS: PROPERTY & CONTRACTS SUPERVISOR

LANDOWNER NAME, A (INSERT LEGAL STRUCTURE)

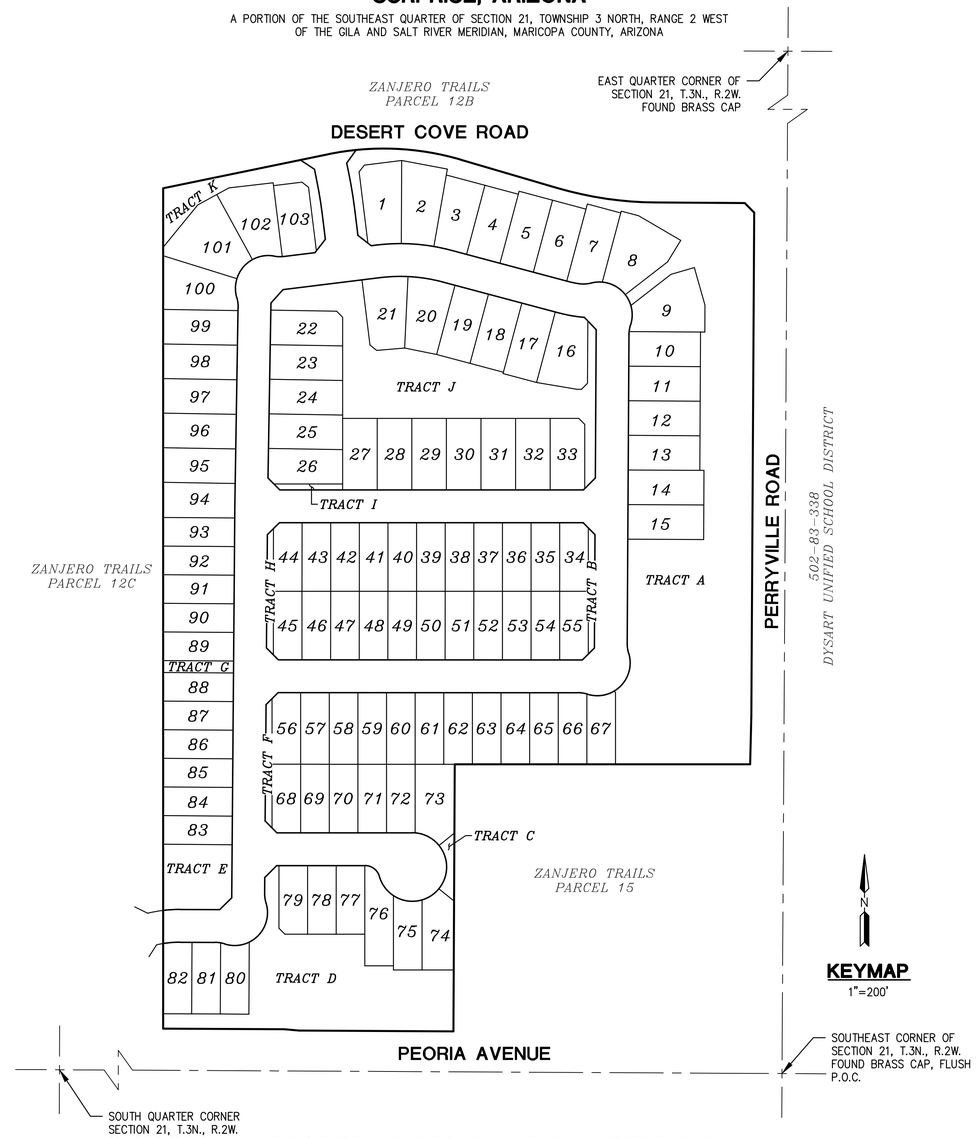
BY: _____

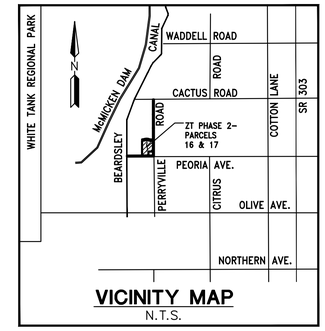
ITS: _____

ATTEST:

BY: _____
GLEN VORTHERMS

ITS: ASSISTANT SECRETARY





VICINITY MAP
N.T.S.

KEYMAP
1"=200'

ENGINEER

HILGARTWILSON
2141 E. HIGHLAND AVENUE, STE 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 368-2436
CONTACT: ZACH HILGART, PE

OWNER

JEN ARIZONA 11, LLC
20045 N. 19TH AVENUE, BLDG 10, STE 3
PHOENIX, ARIZONA 85027
CONTACT: MICHAEL CRONIN

BASIS OF BEARING

BASIS OF BEARING IS N89°42'03"E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BENCHMARK

FOUND 4" U.S. COAST & GEODETIC SURVEY "M 265" BRASS CAP FLUSH WITH THE NORTHEAST CORNER OF A CONCRETE HEADWALL. HEADWALL IS LOCATED APPROXIMATELY 25' EAST OF BEARDSLEY CANAL AT INTERSECTION OF CACTUS ROAD AND BEARDSLEY CANAL. ELEVATION = 1327.55 (NAVD 88 DATUM)

FLOOD ZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN SHADED ZONE "X" WITH A DEFINITION OF: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. DESIGNATION DETERMINED BY FEMA FLOOD ZONE MAP 04013C1655L, PANEL NUMBER 1655 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

UTILITIES

WATER	EPCOR
SEWER	CITY OF SURPRISE
ELEC.	APS
GAS	SOUTHWEST GAS
TELEPHONE	CENTURY LINK
CABLE TV	COX
POLICE	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
ELEMENTARY SCHOOL DISTRICT	DYSART UNIFIED SCHOOL DISTRICT
HIGH SCHOOL DISTRICT	DYSART UNIFIED SCHOOL DISTRICT

SHEET INDEX

PP01	COVER SHEET
PP02	DETAILS, NOTES & TABLES
PP03–PP04	PRELIMINARY PLAT
PP05–PP06	PRELIMINARY GRADING
PP07–PP08	PRELIMINARY UTILITY PLAN

NOTICE OF INTERGOVERNMENTAL AGREEMENT

THE CITY OF SURPRISE ("CITY") AND MARICOPA COUNTY MUNICIPAL WATER CONSERVATION DISTRICT NUMBER ONE ("MWD") ENTERED INTO AN INTERGOVERNMENTAL AGREEMENT DATED APRIL 8, 1997, AND RECORDED IN THE MARICOPA COUNTY RECORDER'S OFFICE ON APRIL 9, 1997, UNDER DOCKET NO. 97-0231759 ("IGA"). CITY AND MWD HAVE FACILITIES AND PROPERTY INTERESTS DESCRIBED AND DELINEATED WITHIN CERTAIN SUBDIVISION PLATS OR, FOR LANDS NOT INCLUDED IN A SUBDIVISION PLAT, DECLARATIONS OF TURF LANDS OR DECLARATIONS OF URBANIZED AREA, THAT HAVE PRIOR AND SUPERIOR RIGHTS TO THE UTILITY SERVICE PROVIDERS, AS DEFINED IN THE IGA. THE IGA PROVIDES FOR THE CITY TO HAVE A PUBLIC UTILITY EASEMENT WITHIN CERTAIN MWD PROPERTY INTERESTS AND FOR MWD TO HAVE AN EASEMENT WITHIN CITY'S PUBLIC RIGHTS-OF-WAY. CITY AND MWD RIGHTS WITHIN THESE EASEMENTS ARE SUBJECT TO AND CONTROLLED BY THE TERMS AND CONDITIONS OF THE IGA.

IN LOCATIONS WHERE APPLICABLE, INCLUDING ANY AND ALL DEDICATIONS WITHIN A SUBDIVISION PLAT, MWD'S PRIOR AND SUPERIOR RIGHTS OF ACCESS TO AND USE OF EXISTING AND FUTURE MWD FACILITIES AND PROPERTY INTERESTS, SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE IGA.

CITY SHALL HAVE THE RIGHT TO AUTHORIZE AND CONTROL THE UTILITY SERVICE PROVIDER'S USE AND OCCUPANCY OF THESE EASEMENTS. CITY REQUIRES THAT UTILITY SERVICE PROVIDERS CONSENT TO BE BOUND BY THE IGA PRIOR TO THE USE OR OCCUPANCY OF THE EASEMENTS GRANTED UNDER THE IGA. SUCH USE OR OCCUPANCY OF THE EASEMENTS CONSTITUTES CONSENT OF THE UTILITY SERVICE PROVIDERS TO BE BOUND BY THE IGA.

ALL DEVELOPMENT PHASES DEPICTED ON THIS PRELIMINARY PLAT SHALL BE PROVIDED A MINIMUM OF TWO (2) SEPARATE POINTS OF UNOBSTRUCTED ACCESS WITH A MINIMUM WIDTH OF TWENTY FEET, INSTALLED AND MAINTAINED PURSUANT TO THE REQUIREMENTS OF THE CITY OF SURPRISE.

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 | www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 2-22-17
ARIZONA, U.S.A.
Expires 6/30/2018

ZANJERO TRAILS - PARCELS 16 & 17
PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT – COVER SHEET

HILGARTWILSON
PROJ NO.: 1078.11
DATE: NOV 2016
SCALE: N.T.S.
DRAWN: CR,KW,RG
DESIGNED: AK,TW
APPROVED: ZH

DWG. NO.
PP01
SHT. 1 OF 8

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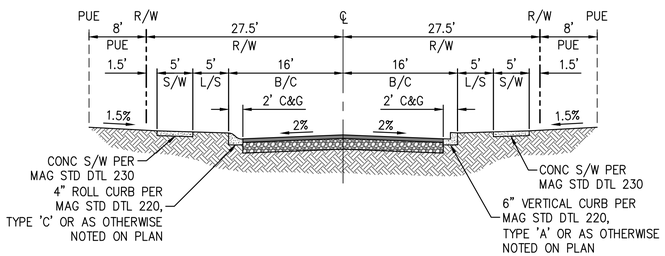
LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT #	AREA (SQ.FT)	AREA (AC)	LOT #	AREA (SQ.FT)	AREA (AC)	LOT #	AREA (SQ.FT)	AREA (AC)	LOT #	AREA (SQ.FT)	AREA (AC)	LOT #	AREA (SQ.FT)	AREA (AC)
1	8,725	0.20	22	6,968	0.16	43	5,520	0.13	64	5,760	0.13	85	5,601	0.13
2	8,894	0.20	23	7,073	0.16	44	5,470	0.13	65	5,760	0.13	86	5,619	0.13
3	7,416	0.17	24	7,128	0.16	45	5,486	0.13	66	5,749	0.13	87	5,637	0.13
4	6,960	0.16	25	7,183	0.16	46	5,520	0.13	67	5,623	0.13	88	5,655	0.13
5	7,250	0.17	26	7,275	0.17	47	5,520	0.13	68	5,486	0.13	89	5,680	0.13
6	7,250	0.17	27	6,960	0.16	48	5,520	0.13	69	5,520	0.13	90	5,698	0.13
7	7,491	0.17	28	6,960	0.16	49	5,520	0.13	70	5,520	0.13	91	5,715	0.13
8	10,328	0.24	29	6,960	0.16	50	5,520	0.13	71	5,520	0.13	92	5,733	0.13
9	10,081	0.23	30	6,960	0.16	51	5,520	0.13	72	5,520	0.13	93	5,751	0.13
10	6,960	0.16	31	6,960	0.16	52	5,520	0.13	73	8,172	0.19	94	7,023	0.16
11	6,960	0.16	32	6,960	0.16	53	5,520	0.13	74	6,680	0.15	95	7,033	0.16
12	6,960	0.16	33	6,907	0.16	54	5,520	0.13	75	5,629	0.13	96	7,088	0.16
13	6,960	0.16	34	5,483	0.13	55	5,472	0.13	76	7,039	0.16	97	7,144	0.16
14	7,374	0.17	35	5,520	0.13	56	5,710	0.13	77	5,520	0.13	98	7,199	0.17
15	7,374	0.17	36	5,520	0.13	57	5,760	0.13	78	5,520	0.13	99	7,254	0.17
16	8,480	0.19	37	5,520	0.13	58	5,760	0.13	79	5,470	0.13	100	8,850	0.20
17	7,095	0.16	38	5,520	0.13	59	5,760	0.13	80	5,605	0.13	101	11,602	0.27
18	6,960	0.16	39	5,520	0.13	60	5,760	0.13	81	5,757	0.13	102	9,078	0.21
19	6,960	0.16	40	5,520	0.13	61	5,760	0.13	82	5,763	0.13	103	6,906	0.16
20	8,169	0.19	41	5,520	0.13	62	5,760	0.13	83	5,566	0.13			
21	8,077	0.19	42	5,520	0.13	63	5,760	0.13	84	5,584	0.13			

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	3.51	COMMON AREA AND DRAINAGE
TRACT B	0.05	COMMON AREA
TRACT C	0.04	COMMON AREA
TRACT D	1.21	COMMON AREA AND DRAINAGE
TRACT E	0.28	COMMON AREA AND DRAINAGE
TRACT F	0.05	COMMON AREA
TRACT G	0.05	COMMON AREA
TRACT H	0.05	COMMON AREA
TRACT I	0.03	COMMON AREA
TRACT J	1.15	COMMON AREA AND DRAINAGE
TRACT K	0.27	COMMON AREA

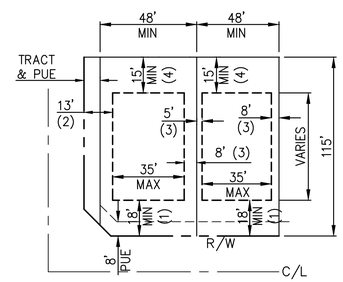
*COMMON AREAS MAY INCLUDE OPEN SPACE, LANDSCAPE, PEDESTRIAN PATHS, AND/OR AMENITIES.
*SPECIFIC EASEMENTS THAT ARE EXISTING AND/OR BEING DEDICATED ARE IDENTIFIED ON THE FOLLOWING SHEETS.

DEVELOPMENT STANDARDS TABLE (PER PAD CASE #07-341)	
HEIGHT (MAX.)	30'
FRONT YARD (MIN.) W/ FRONT FACING GARAGE	18'
FRONT YARD (MIN.) W/ SIDE ENTRY GARAGE OR HOME FORWARD PRODUCT	12'
SIDE YARD (MIN.)	5'/8'
BUILDING SEPARATION (MIN.)	10' SINGLE/SINGLE
	13' SINGLE/MULTI
	13' MULTI/MULTI
STREET-SIDE YARD (MIN.) (MEASURED FROM RIGHT-OF-WAY)	13' (SINGLE STORY), 20' (MULTI STORY)
REAR YARD (MIN.)	15'
LOT AREA (MIN.)	5,280
LOT WIDTH (MIN.)	70' (a)
LOT COVERAGE (MAX.)	45%

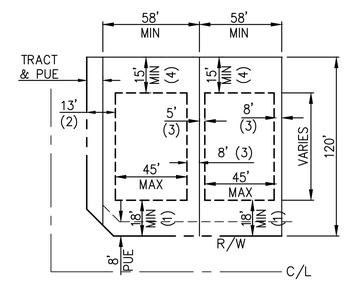
SITE SUMMARY TABLE	
OVERALL GROSS AREA (ACRES)	30.34
OVERALL NET (*) AREA (ACRES)	27.35
TOTAL NUMBER OF LOTS: SINGLE FAMILY	103
TOTAL OPEN SPACE (ACRES)	6.69
TOTAL PERCENTAGE OF OPEN SPACE (%)	22.1%
MINIMUM LOT SIZE (SF)	5,470
AVERAGE LOT SIZE (SF)	6,486
MAXIMUM LOT SIZE (SF)	11,602
MINIMUM LOT WIDTH (FT)	48
MINIMUM LOT DEPTH (FT)	115
DENSITY (DU/AC): PER GROSS AREA	3.39
TAX ASSESSORS PARCEL NUMBER	502-07-003U
* NET EXCLUDES DESERT COVE ROAD, PERRYVILLE ROAD & PEORIA AVENUE	
THE TABLE REPRESENTS THE SITE DATA AS DEFINED ON THIS PRELIMINARY PLAT. THESE ARE SUBJECT TO CHANGE SUBJECT TO REVIEW BY THE CITY OF SURPRISE AND CONFORMANCE TO THE PAD.	



TYPICAL CROSS SECTION LOCAL STREET
N.T.S.



TYP. 48' MINIMUM WIDE LOT AND SETBACKS DETAIL
SCALE: N.T.S.



TYP. 58' MINIMUM WIDE LOT AND SETBACKS DETAIL
SCALE: N.T.S.

SINGLE FAMILY SETBACK NOTES:

1. FRONT YARD SETBACK MAY BE REDUCED TO 12 FEET FOR HOMES WITH SIDE ENTRY GARAGES.
2. A 13 FOOT (SINGLE STORY), 20 FOOT (MULTI STORY) SIDE YARD SETBACK ALONG THE STREET SIDE SHALL BE PROVIDED, INCLUSIVE OF THE LANDSCAPE TRACT.
3. A) TWO ADJACENT MULTI-STORY HOUSES AND/OR A SINGLE STORY AND MULTI-STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 13 FEET.
   B) IF ANY PORTION OF A MULTI-STORY HOUSE HAS ONLY ONE STORY ADJACENT TO THE SIDE YARD PROPERTY LINE, THE SINGLE-STORY SETBACKS WILL APPLY.
4. THE REAR YARD SETBACK ABUTTING AN ARTERIAL STREET SHALL HAVE A MINIMUM OF 20 FEET FOR SINGLE STORY AND 25 FEET FOR MULTI-STORY MEASURED FROM THE RIGHT-OF-WAY.

LEGEND

	BOUNDARY LINE
	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
	SIGHT VISIBILITY EASEMENT
	5' DETACHED SIDEWALK
	6' CONCRETE PEDESTRIAN TRAIL
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
VNAE	VEHICLE NON-ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
MUTE	MULTI-USE TRAIL EASEMENT
MCR	MARICOPA COUNTY RECORDS
	FLOW ARROW

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ZANJERO TRAILS - PARCELS 16 & 17

PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT – DETAILS & NOTES

HILGARTWILSON
PROJ NO.: 1078.11
DATE: NOV 2016
SCALE: N.T.S.
DRAWN: CR,KW,RG
DESIGNED: AK,TW
APPROVED: ZH

DWG. NO.
PP02
SHT. 2 OF 8

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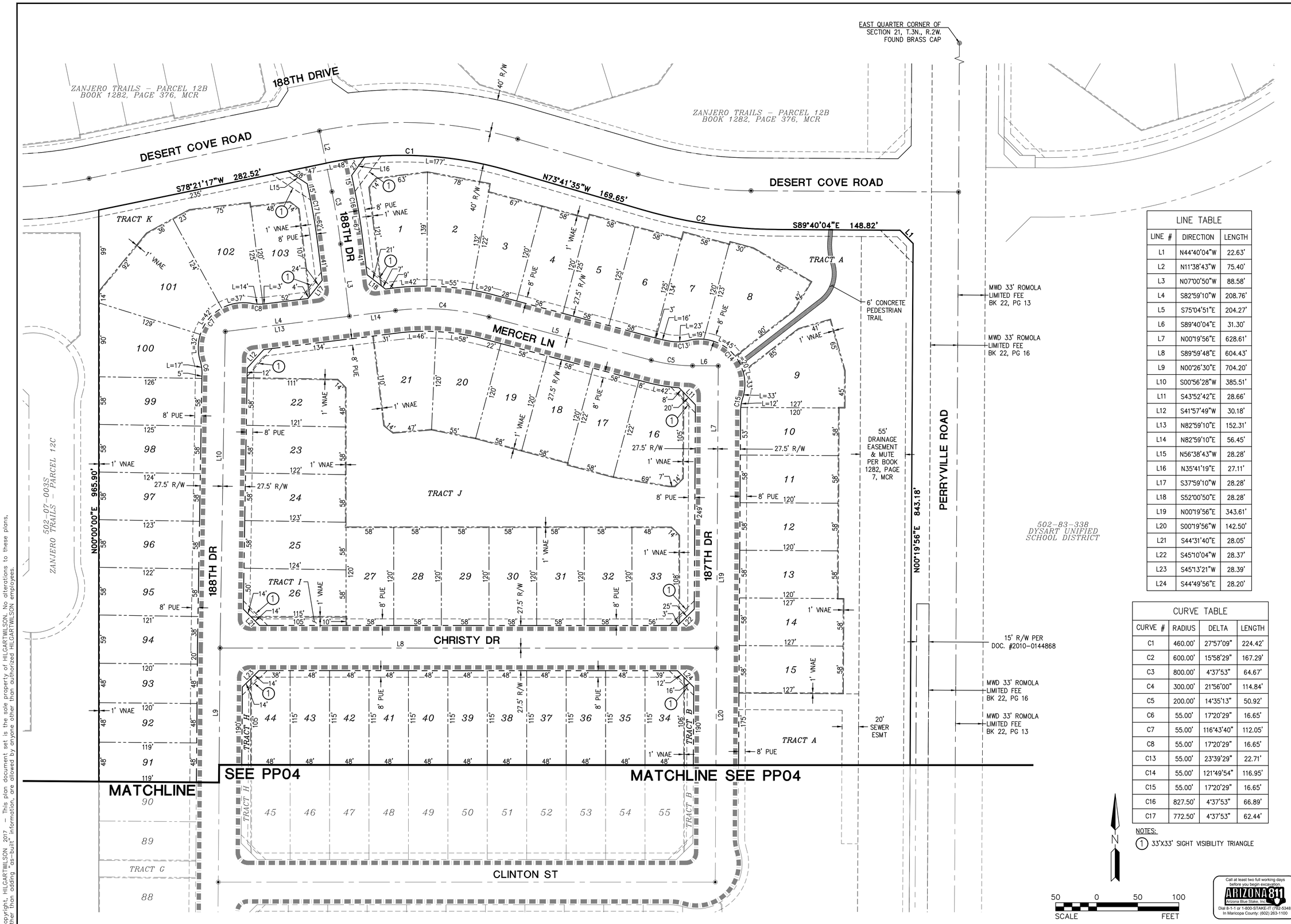

LINE TABLE		
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L3	N07°00'50"W	88.58'
L4	S82°59'10"W	208.76'
L5	S75°04'51"E	204.27'
L6	S89°40'04"E	31.30'
L7	N00°19'56"E	628.61'
L8	S89°59'48"E	604.43'
L9	N00°26'30"E	704.20'
L10	S00°56'28"W	385.51'
L11	S43°52'42"E	28.66'
L12	S41°57'49"W	30.18'
L13	N82°59'10"E	152.31'
L14	N82°59'10"E	56.45'
L15	N56°38'43"W	28.28'
L16	N35°41'19"E	27.11'
L17	S37°59'10"W	28.28'
L18	S52°00'50"E	28.28'
L19	N00°19'56"E	343.61'
L20	S00°19'56"W	142.50'
L21	S44°31'40"E	28.05'
L22	S45°10'04"W	28.37'
L23	S45°13'21"W	28.39'
L24	S44°49'56"E	28.20'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
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C4	300.00'	21°56'00"	114.84'
C5	200.00'	14°35'13"	50.92'
C6	55.00'	17°20'29"	16.65'
C7	55.00'	116°43'40"	112.05'
C8	55.00'	17°20'29"	16.65'
C13	55.00'	23°39'29"	22.71'
C14	55.00'	121°49'54"	116.95'
C15	55.00'	17°20'29"	16.65'
C16	827.50'	4°37'53"	66.89'
C17	772.50'	4°37'53"	62.44'

NOTES:

(1) 33'X33' SIGHT VISIBILITY TRIANGLE

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CERTIFICATE NO. 53637
ZACH HILGART
Date Signed 2-22-17
ARIZONA, U.S.A.
Expires 6/30/2018

ZANJERO TRAILS - PARCELS 16 & 17

PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1078.11
DATE: NOV 2016
SCALE: 1" = 50'
DRAWN: CR,KW,RG
DESIGNED: AK,TW
APPROVED: ZH

DWG. NO.
PP03
SHT. 3 OF 8

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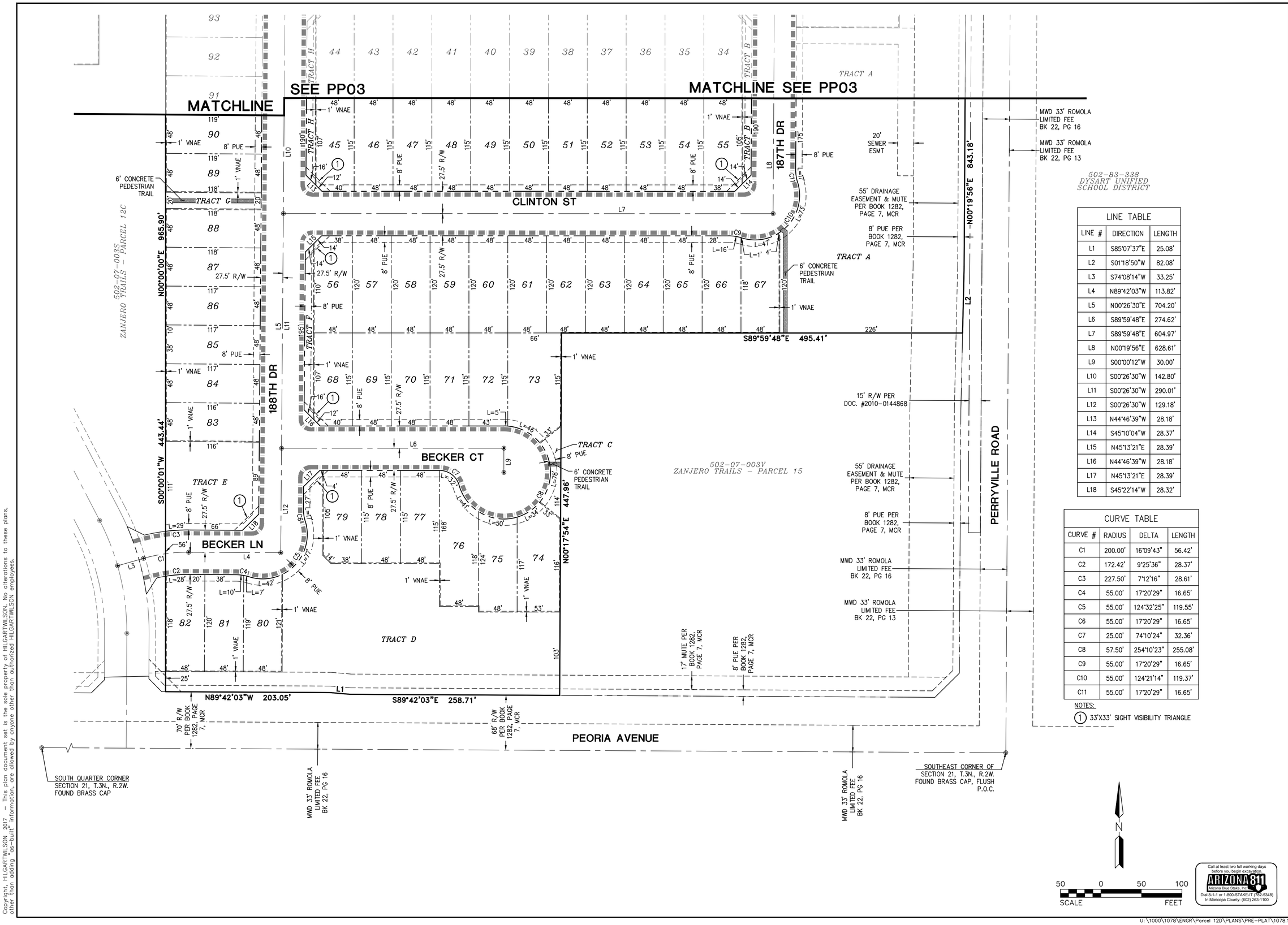

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S85°07'37"E	25.08'
L2	S01°18'50"W	82.08'
L3	S74°08'14"W	33.25'
L4	N89°42'03"W	113.82'
L5	N00°26'30"E	704.20'
L6	S89°59'48"E	274.62'
L7	S89°59'48"E	604.97'
L8	N00°19'56"E	628.61'
L9	S00°00'12"W	30.00'
L10	S00°26'30"W	142.80'
L11	S00°26'30"W	290.01'
L12	S00°26'30"W	129.18'
L13	N44°46'39"W	28.18'
L14	S45°10'04"W	28.37'
L15	N45°13'21"E	28.39'
L16	N44°46'39"W	28.18'
L17	N45°13'21"E	28.39'
L18	S45°22'14"W	28.32'

CURVE TABLE			
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C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°32'25"	119.55'
C6	55.00'	17°20'29"	16.65'
C7	25.00'	74°10'24"	32.36'
C8	57.50'	254°10'23"	255.08'
C9	55.00'	17°20'29"	16.65'
C10	55.00'	124°21'14"	119.37'
C11	55.00'	17°20'29"	16.65'

NOTES:

1. 33'X33' SIGHT VISIBILITY TRIANGLE

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ZANJERO TRAILS - PARCELS 16 & 17

PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
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DATE: NOV 2016
SCALE: 1" = 50'
DRAWN: CR,KW,RG
DESIGNED: AK,TW
APPROVED: ZH

DWG. NO.
PP04
SHT. 4 OF 8

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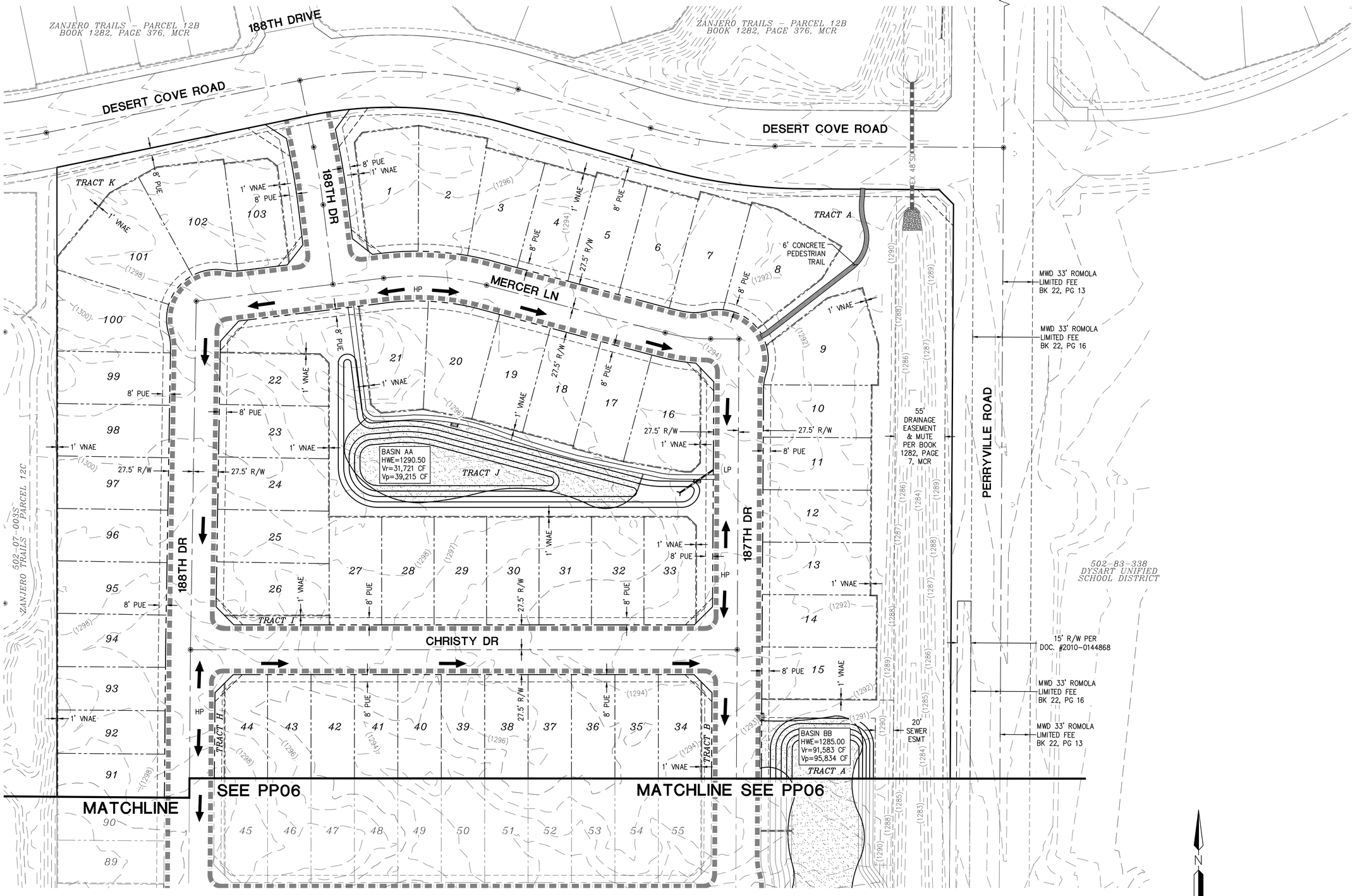

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PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

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DATE: NOV 2016
SCALE: 1" = 50'
DRAWN: CR,KW,RG
DESIGNED: AK,TW
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PP05
SHT. 5 OF 8

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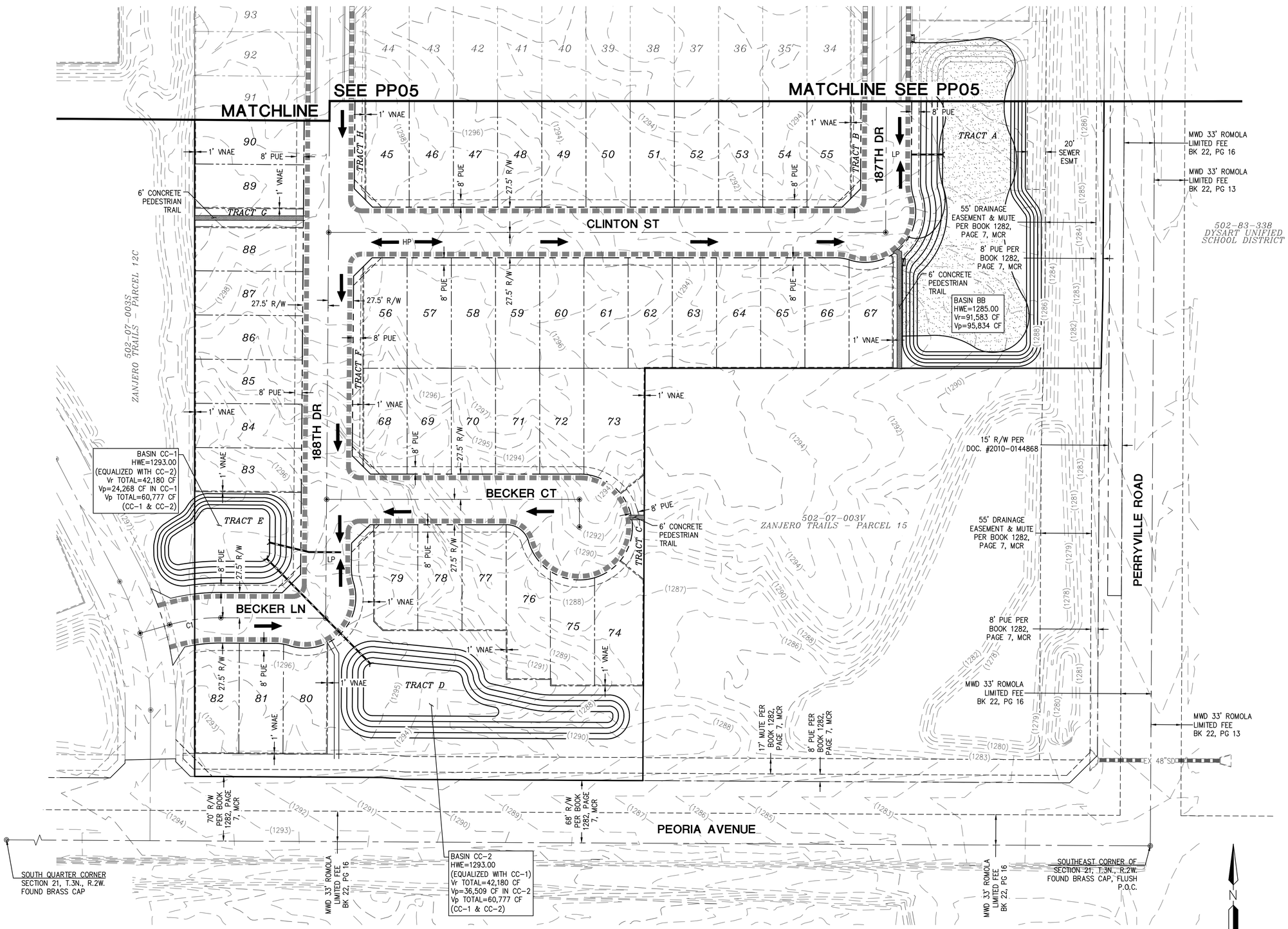

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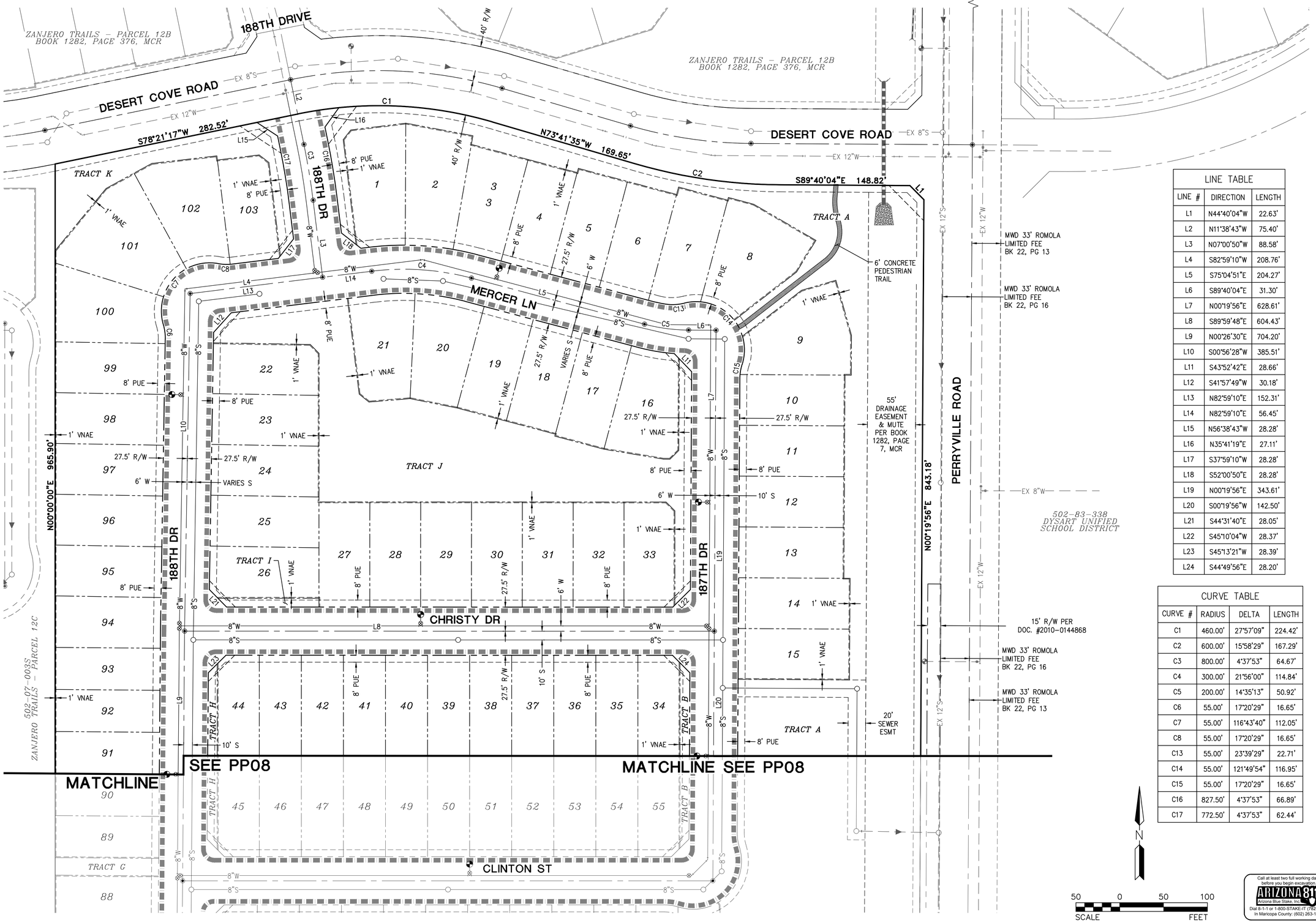

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ZANJERO TRAILS - PARCELS 16 & 17

PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

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DATE: NOV 2016
SCALE: 1" = 50'
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APPROVED: ZH

DWG. NO.
PP07
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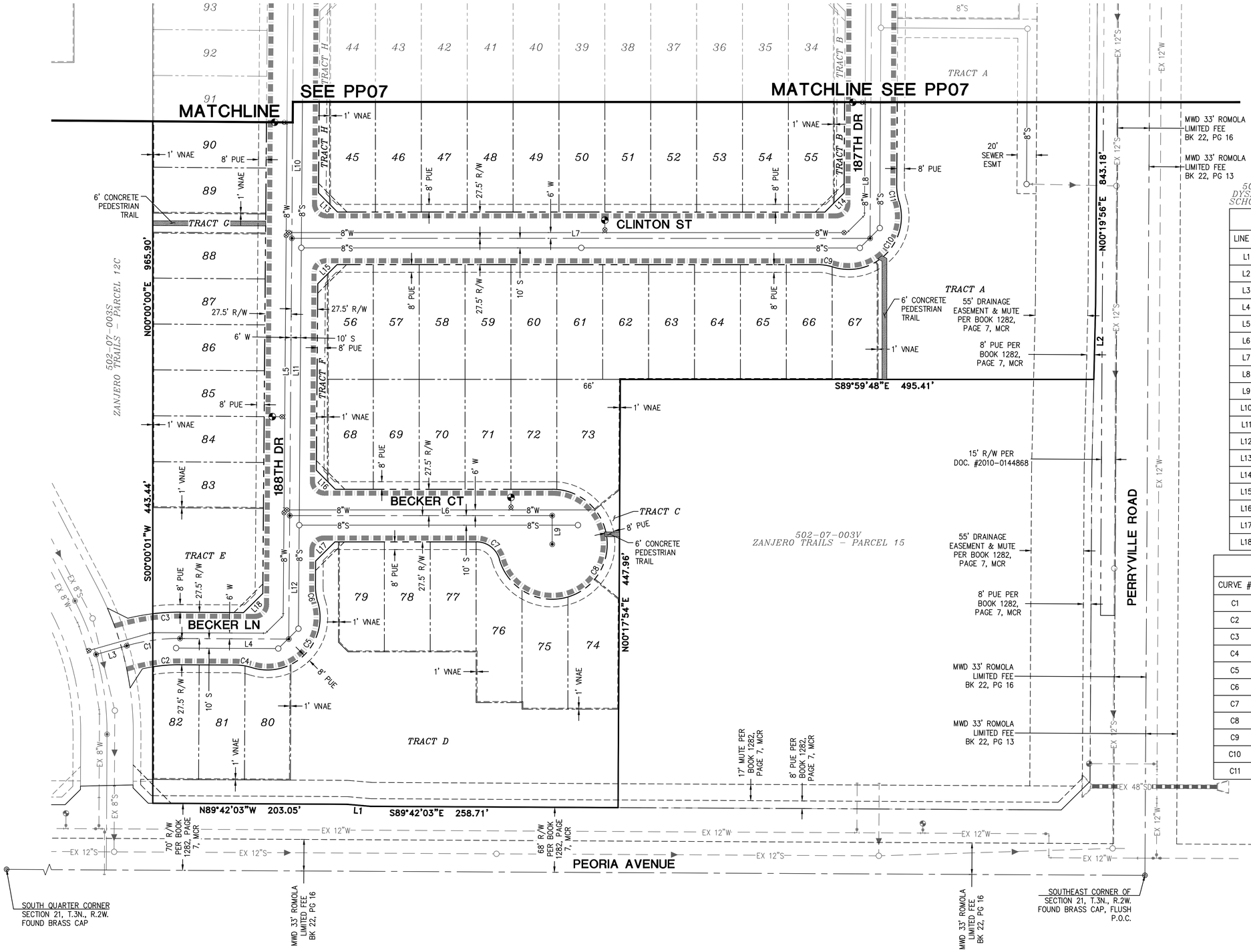

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ZANJERO TRAILS - PARCELS 16 & 17

PEORIA AVENUE & PERRYVILLE ROAD
SURPRISE, ARIZONA

PRELIMINARY UTILITY PLAN

HILGARTWILSON
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DATE: NOV 2016
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DESIGNED: AK,TW
APPROVED: ZH

DWG. NO.
PP08
SHT. 8 OF 8

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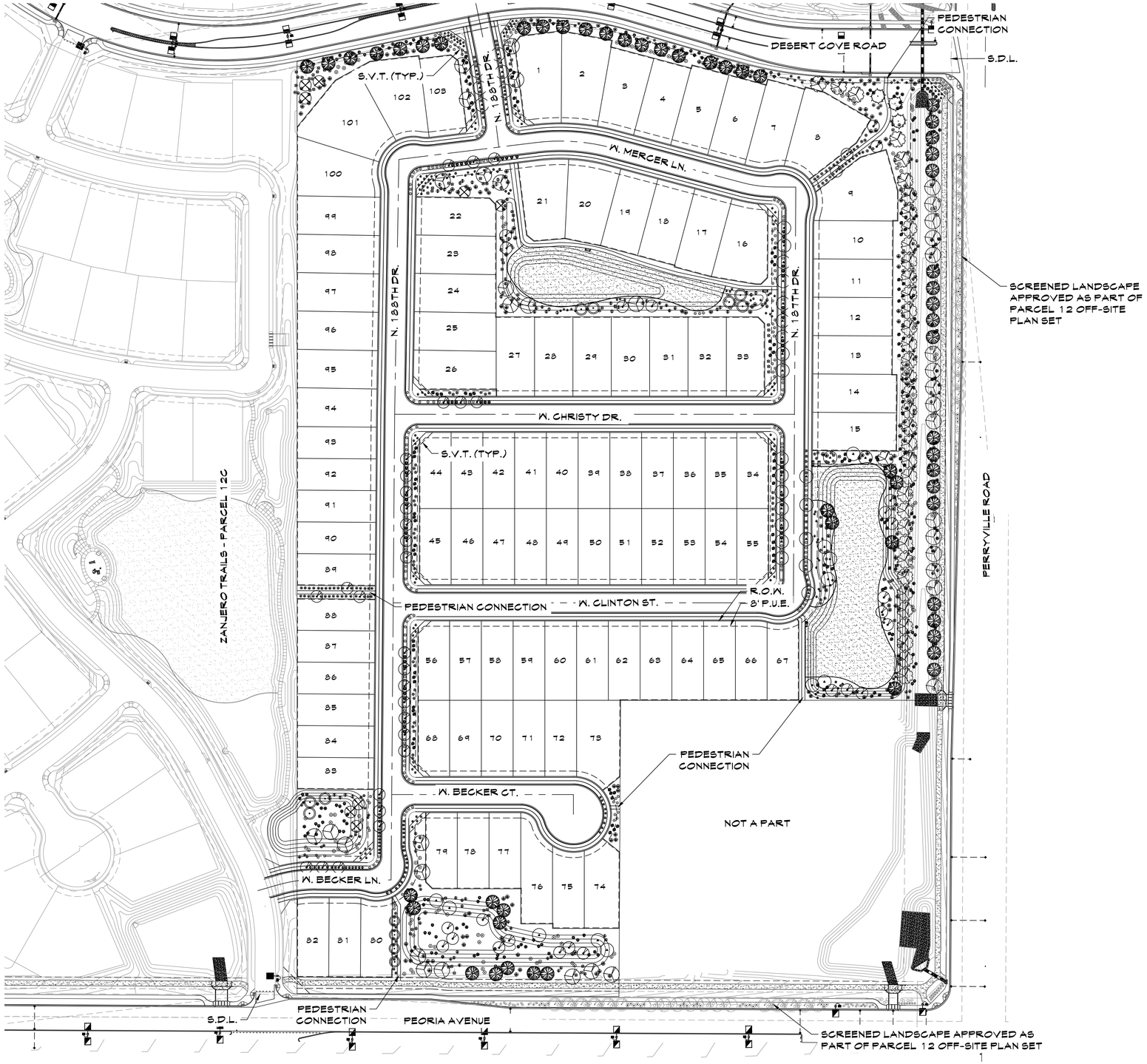


SYMBOL	BOTANICAL NAME - COMMON NAME
TREES - 24" BOX MIN.	
	ACACIA SALICINA - WILLOW ACACIA
	PARKINSONIA 'HYBRID' - THORNLESS PALO VERDE
	PARKINSONIA PRAECOX - PALO BREA
	PROSOPIS GLANDULOSA - HONEY MESQUITE 'MAVERICK' 'MAVERICK'
	ACACIA ANUERA - MULGA TREE
	QUERCUS VIRGINIANA 'HERITAGE' - LIVE OAK
	PROSOPIS SP. 'AZT' - 'AZT' THORNLESS MESQUITE
	PARKINSONIA FLORIDUM - BLUE PALO VERDE
SHRUBS - 5 GALLON	
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	BOUGAINVILLA 'LA JOLLA' - BUSH BOUGAINVILLA
	CASSIA NEMOPHILA - GREEN CASSIA
	EREMOPHILA MACULATA - VALENTINE
	LEUCOPHYLLUM 'HEAVENLY CLOUD' - HEAVENLY CLOUD SAGE
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	LEUCOPHYLLUM 'LYNN'S LEGACY' - LYNN'S LEGACY SAGE
	LANTANA CAMARA 'RADIATION' - RADIATION LANTANA
	RUELLIA PENINSULARIS - BAJA RUELLIA
ACCENTS - 5 GALLON	
	MUHLENBERGIA RIGENS - DEER GRASS
	DASYLIRION WHEELERI - DESERT SPOON
GROUND COVERS - 5 GALLON	
	LANTANA 'NEW GOLD' - NEW GOLD
	LANTANA 'BANDANA RED' - RED LANTANA
	ACACIA REDOLENS - DESERT CARPET ACACIA
	DECOMPOSED GRANITE -3/4" SCREENED, COLOR TO BE 'EXPRESS GOLD'
	MID-IRON BERMUDA TURF

NOTE: ALL TREES WITHIN RIGHT-OF-WAY MUST UTILIZE A DEEP ROOT BARRIER AS OUTLINED IN THE ENGINEERING DEVELOPMENT GUIDELINES.

The McGough Group

ZANJERO TRAILS - PHASE 2 PARCEL 16 & 17

OVERALL LANDSCAPE PLAN

SHEET 1

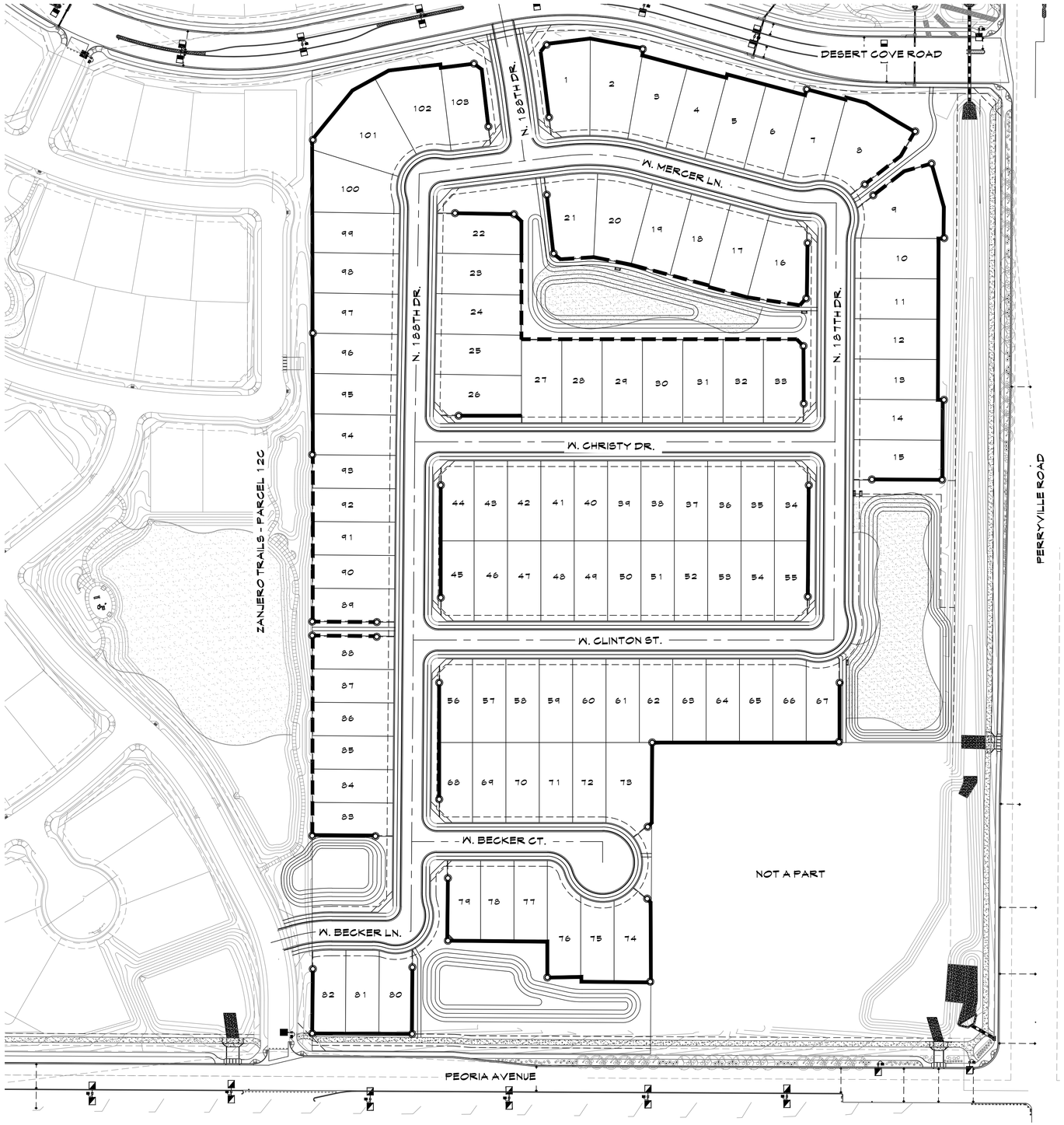
INTERSECTION OF PEORIA AVE. AND PERRYVILLE RD. SURPRISE, AZ

FEBRUARY 3, 2017

SCALE: 1"=80'-0"

0' 80' 160' 240'

NORTH



WALL LEGEND

———	PRIMARY THEME WALL -SEE DETAIL 'A' ON SHEET 3
— — —	PARTIAL VIEW FENCE -SEE DETAIL 'C' ON SHEET 3
◎	PRIMARY THEME COLUMN -SEE DETAIL 'A' ON SHEET 3

NOTES:

1. ALL FOOTINGS, WALLS, FENCES AND THEME COLUMNS TO BE LOCATED OUTSIDE OF THE P.U.E., R.O.W. AND SITE VISIBILITY TRIANGLE EASEMENTS.

2. THEME COLUMNS ARE TO BE 25'-0" OFF OF THE RIGHT-OF-WAY. SOME THEME COLUMNS MAY HAVE TO BE LOCATED 30' OFF OF THE RIGHT-OF-WAY WHERE SITE VISIBILITY TRIANGLE EASEMENTS ARE PRESENT. CONTRACTOR TO INSTALL 6"X6" CONCRETE HEADER FROM THE FRONT OF THE COLUMN TO THE BACK OF THE SIDEWALK.

3. SIGN REQUIRES A SEPARATE PERMIT. DETAILS ARE FOR INFORMATION ONLY.

4. SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS.

SPECIAL NOTE:

BUILDER RESERVES THE RIGHT TO REVISE THE SPACING AND/OR QUANTITY OF THEME COLUMNS ON THE PROJECT. GET STRUCTURAL ENGINEERING APPROVAL FOR ANY CHANGES PRIOR TO CONSTRUCTION.

The McGough Group

ZANJERO TRAILS - PHASE 2 PARCEL 16 & 17

CONCEPTUAL WALL PLAN

SHEET 2

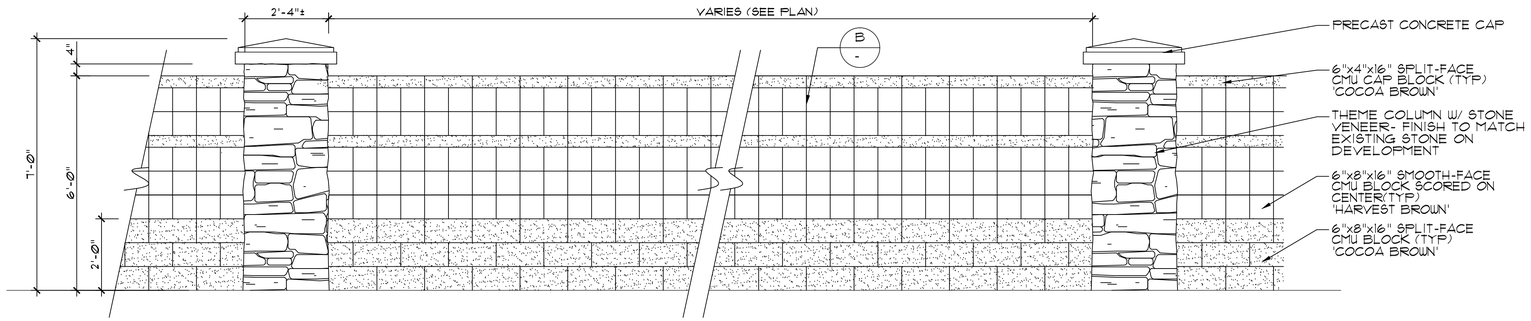
INTERSECTION OF PEORIA AVE. AND PERRYVILLE RD. SURPRISE, AZ

FEBRUARY 3, 2017

SCALE: 1"=80'-0"

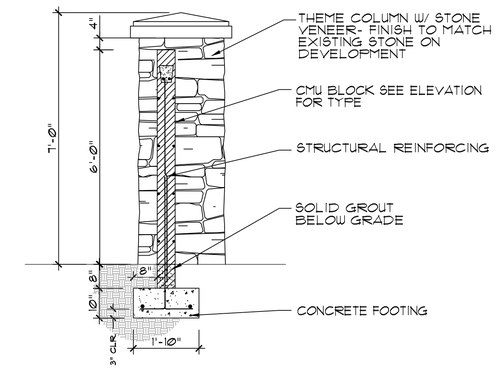
0' 80' 160' 240'

NORTH



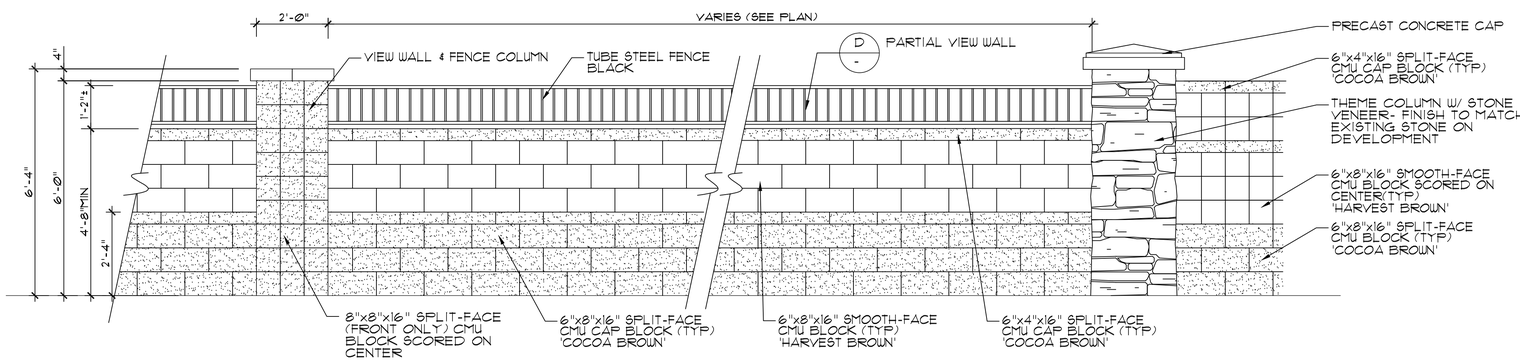
A PROJECT THEME WALL
ELEVATION

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



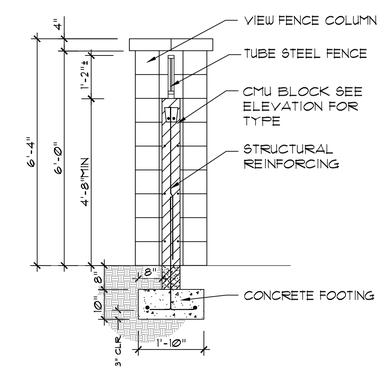
B PROJECT THEME WALL
SECTION

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



C PARTIAL VIEW WALL
ELEVATION

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



D PARITAL VIEW WALL
SECTION

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

The McGough Group

ZANJERO TRAILS - PHASE 2 PARCEL 16 & 17

CONCEPTUAL WALL DETAILS

SHEET 3

INTERSECTION OF PEORIA AVE. AND PERRYVILLE RD. SURPRISE, AZ

FEBRUARY 3, 2017

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

13 December 2016

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

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

Re: FS16-539; Zanjero Trails II, Parcel 16 & 17

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Preliminary Plat application for Zanjero Trails II, Parcels 16 & 17. The site is located on 30.3 gross acres and is part of the larger 879 acres Zanjero Trails Master Plan at the northwest corner of Peoria Avenue and Perryville Road. This request is to build 103 single family residential units for a 3.4 du/ac. The site is located approximately 3.75 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the narrative this development zoning change will not have a negative impact on the flying operations at Luke AFB.

Since Zanjero Trails will be located within the "territory in the vicinity of a military airport," it will be subjected to high noise from approximately 165 over flights per day, with some as low as 1,500 feet above the ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

If 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 Wing

Hobart Wingard

From: Michael Wilson <MWilson@azdot.gov>
Sent: Friday, December 09, 2016 12:45 PM
To: Jamie Sullivan
Cc: Vanessa Nunez; Michael Wilson; Peter Eno
Subject: ADOT comments: FS16-539 / Zanjero Trails II Parcels16/17
Attachments: 201612091213.pdf

Jamie,

ADOT has reviewed the proposed rezoning to Single family housing, and has no concerns. The development area is approx.. 2 ½ miles for ADOT's 303 freeway system and poses no concerns or negative impact on our system. ADOT's official position is that we neither support nor oppose the proposed rezoning. Thank you 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

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2012 AdvancED Accreditation

DYSART Unified School District

Dysart Unified School District No. 89

Nathaniel Dysart Education Center

Jack Eaton
Executive Director
Business Services

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

www.dysart.org

December 1, 2016

SENT VIA EMAIL

Michael J. Cronin
Vice President – Planning and Entitlements.
TerraWest Communities
20045 North 19th Avenue, Building #10, Suite #3
Phoenix, AZ 85027

Re: Zanjero Trails Phase 2 PAD

Dear Mr. Cronin:

This letter will confirm that the Dysart Unified School District No. 89 of Maricopa County (the "District") has entered into an Agreement with The Maricopa County Municipal Water Conservation District No. 1 (the "Developer"), effective October 24, 2007 (the "Agreement"), whereby the Developer has agreed to donate two parcels of land for school sites and to make cash payments to the District for each dwelling unit constructed in the Zanjero Trails development in Surprise, Arizona (the "Project").

The agreement provides for "successor owners" under the same conditions as the original agreement. Therefore, your project and parcels will be subject to the master agreement. With your agreement to these "successor owner" commitments, the District has no objection to the PAD amendment for your project.

You are hereby authorized to submit this letter to any governmental body with jurisdiction over the Project as proof that such an agreement has been entered into and that the District does not object to you proceeding with your Project.

Sincerely,

Jack Eaton
Executive Director of Business Services

Superintendent
Gail Pletnick, Ed.D.

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

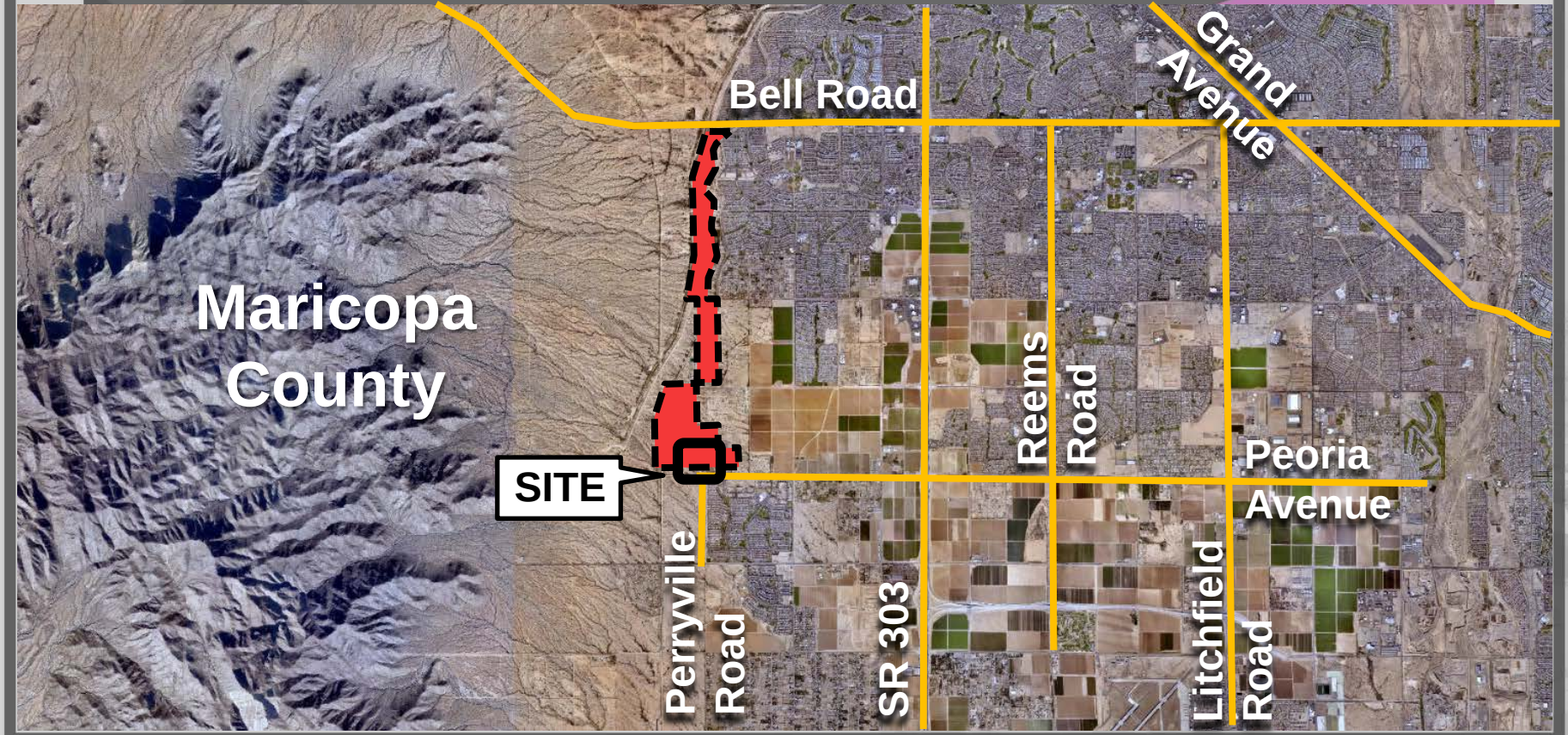
SURPRISE
ARIZONA

ZANJERO TRAILS PARCELS 16 AND 17

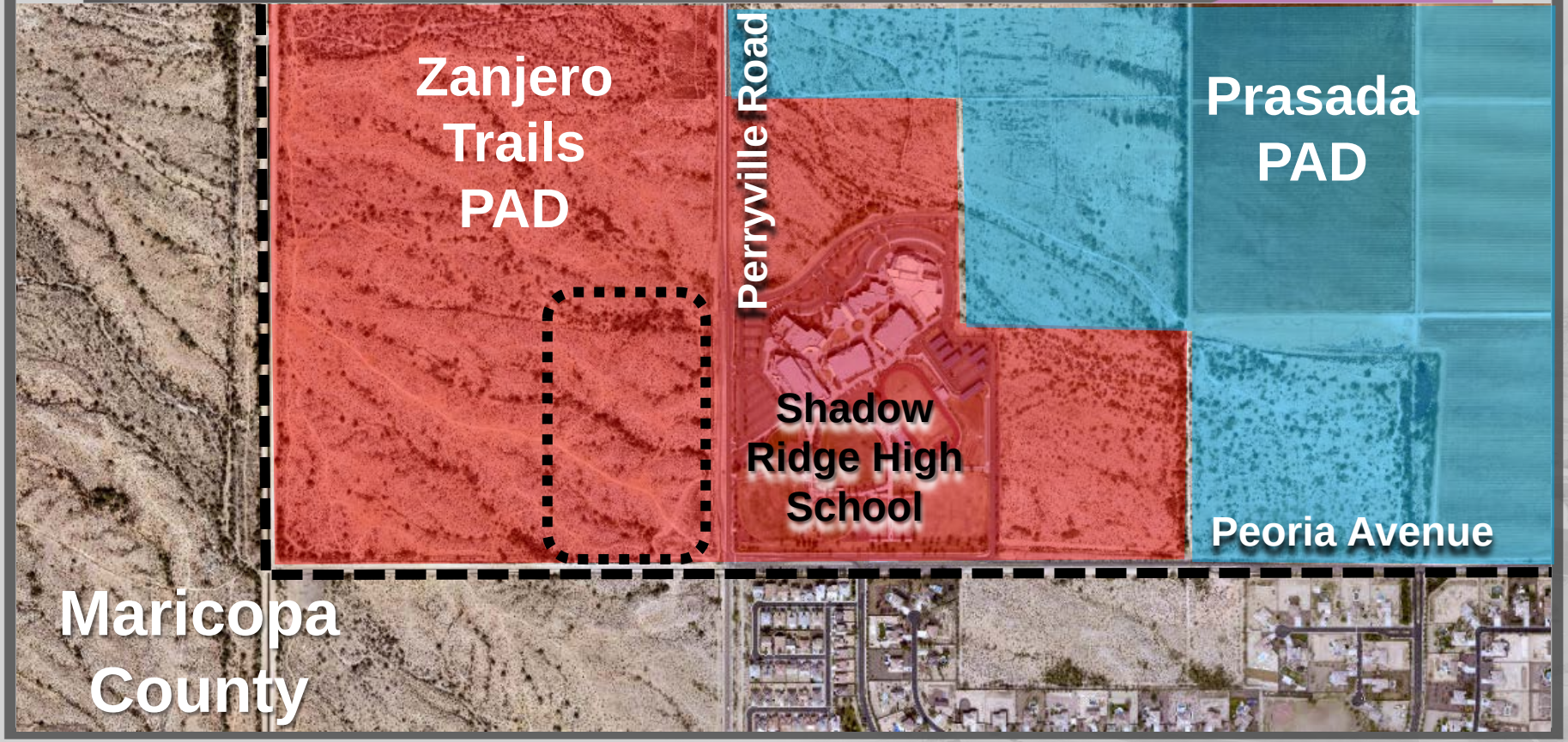
Preliminary Plat – April 6, 2017

VICINITY MAP

VICINITY MAP



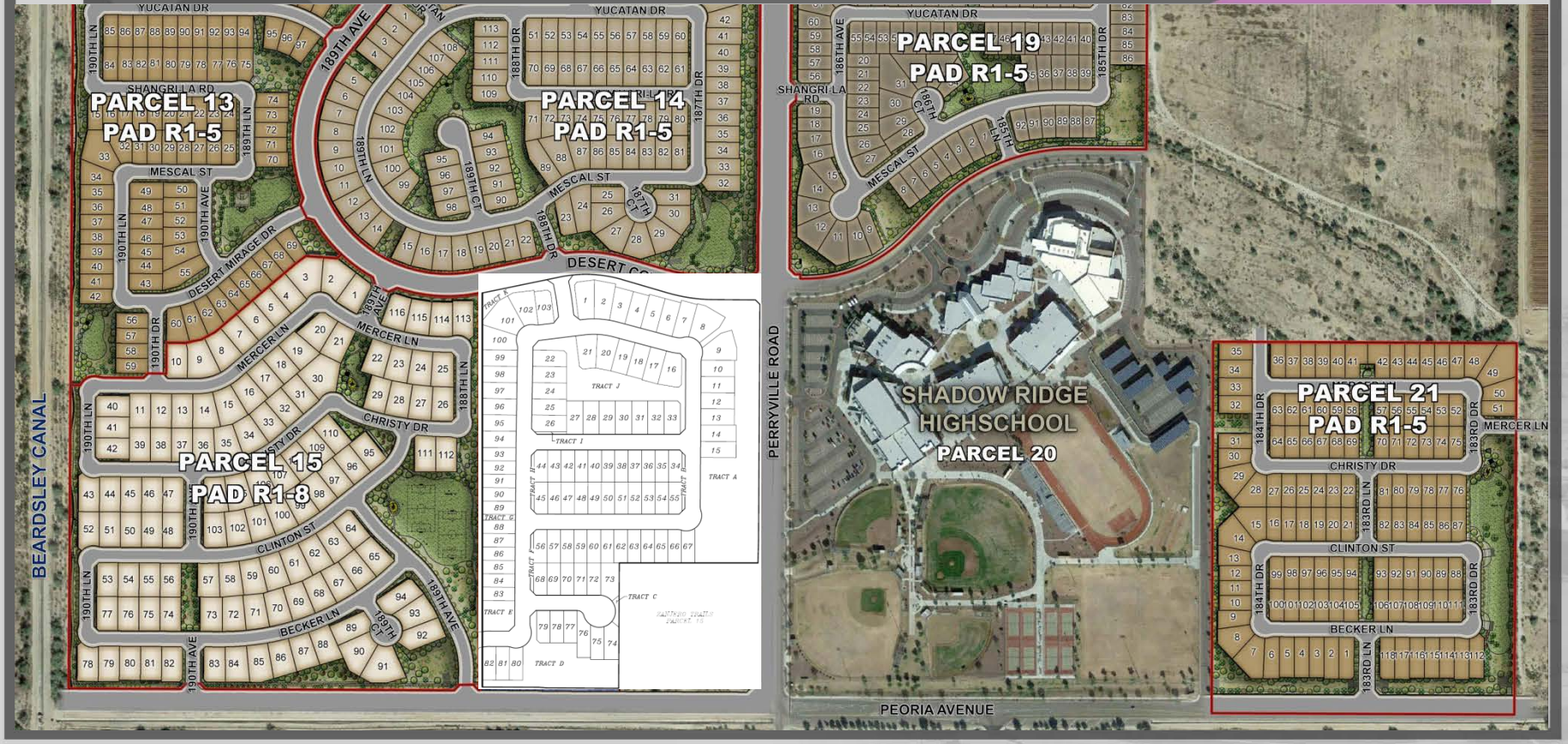
LOCATION MAP



CONTEXT MAP

PARCEL 13
PAD R1-5
PARCEL 14
PAD R1-5
PARCEL 19
PAD R1-5
PARCEL 15
PAD R1-8
PARCEL 16
PAD R1-5
PARCEL 17
PAD R1-5
PARCEL 18
PAD C-2
PARCEL 20
SHADOW RIDGE
HIGHSCHOOL
PARCEL 21
PAD R1-5
BEARDSLEY CANAL
PERRYVILLE ROAD
PEORIA AVENUE
DESERT COVE ROAD
YUCATAN DR
SHANGRI-LA RD
MESCAL ST
DESERT MIRAGE DR
MERCER LN
CHRISTY DR
CLINTON ST
BECKER LN
190TH LN
190TH AVE
190TH DR
189TH LN
189TH AVE
189TH CT
188TH DR
187TH DR
187TH CT
186TH AVE
186TH CT
185TH DR
185TH LN
184TH DR
183RD LN
183RD DR

CONTEXT MAP


PARCEL 13
PAD R1-5
PARCEL 14
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SHADOW RIDGE
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PARCEL 20
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SHANGRI LA RD
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MERCER LN
CHRISTY DR
CLINTON ST
BECKER LN
190TH LN
190TH AVE
189TH AVE
189TH LN
188TH DR
187TH DR
186TH AVE
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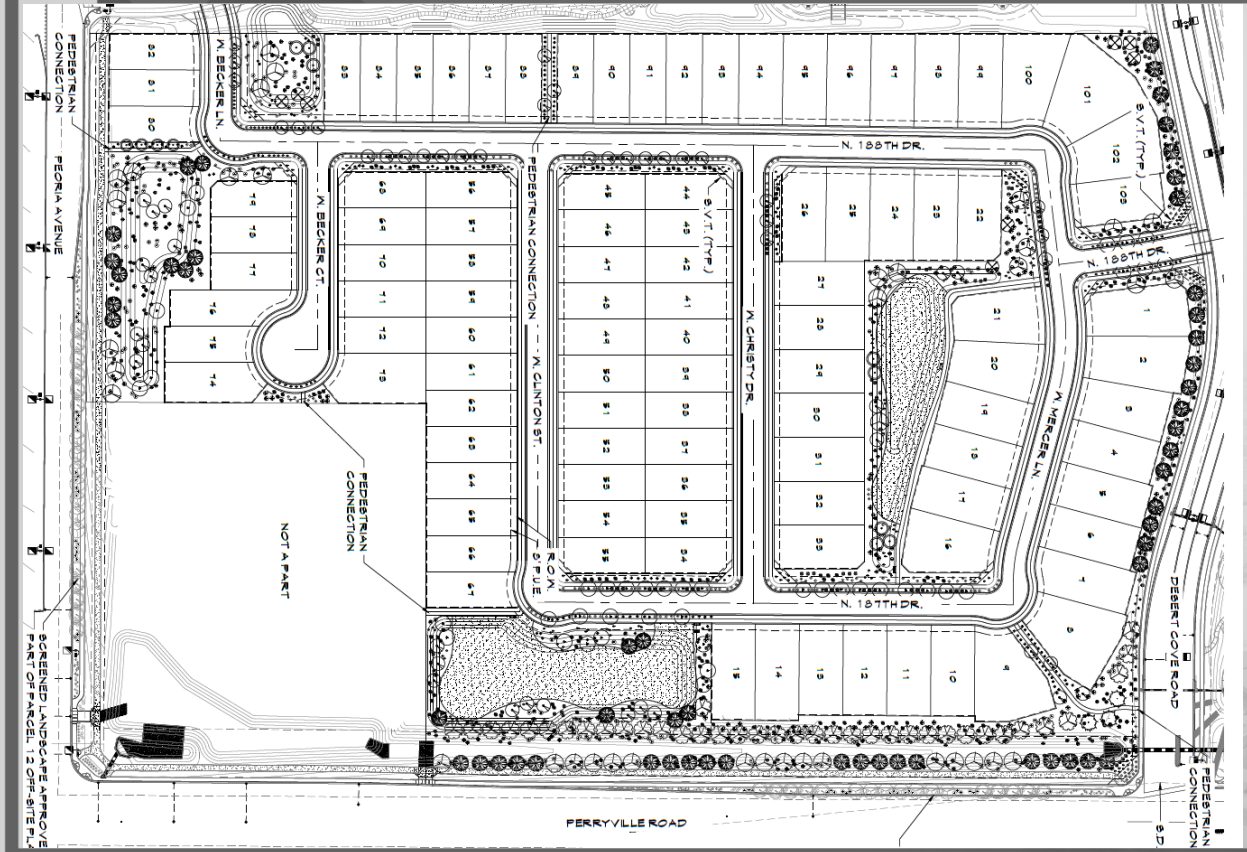
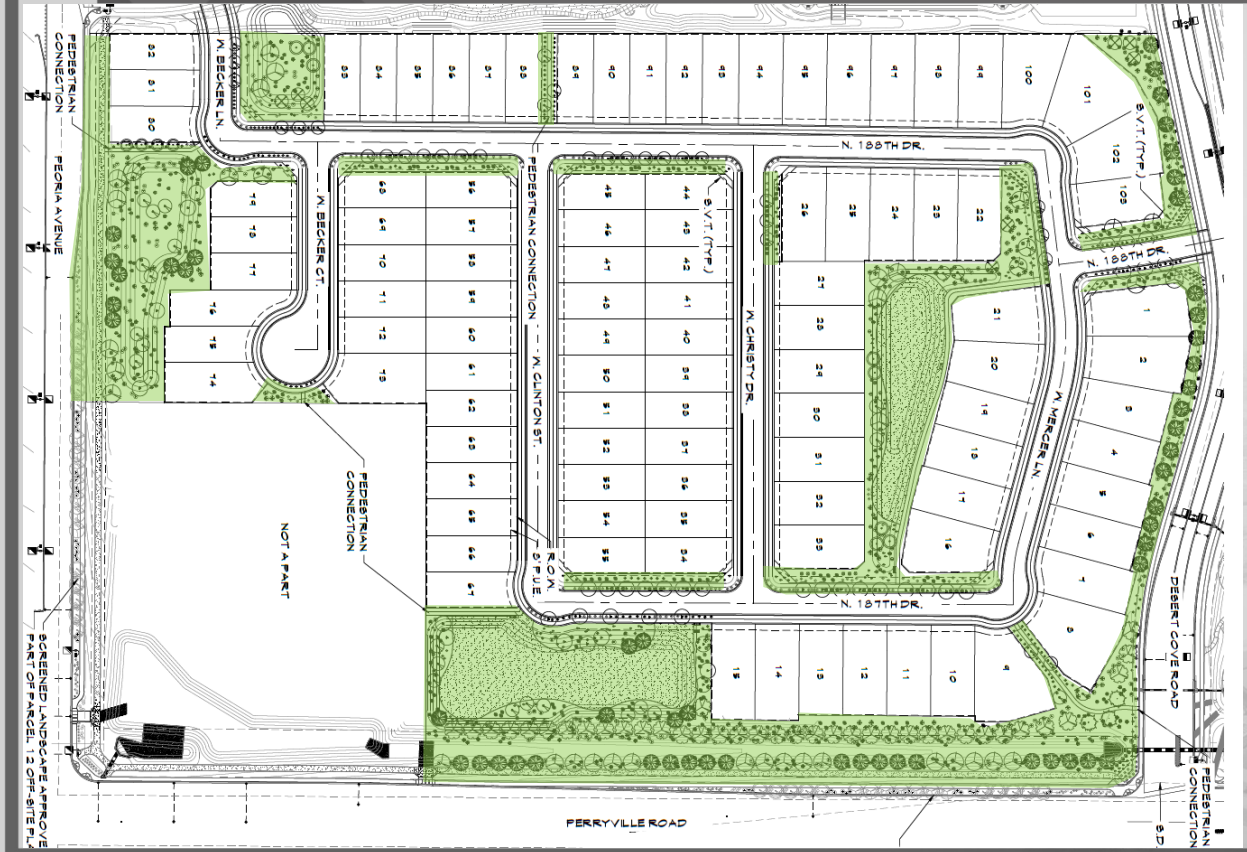
183RD DR
183RD LN
TRACT A
TRACT C
TRACT D
TRACT I
TRACT J

PRELIMINARY PLAT



LANDSCAPE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N. 187TH DR.
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N. CLINTON ST.
N. CHRISTY DR.
N. MERCER LN.
PEDESTRIAN CONNECTION
PEORIA AVENUE
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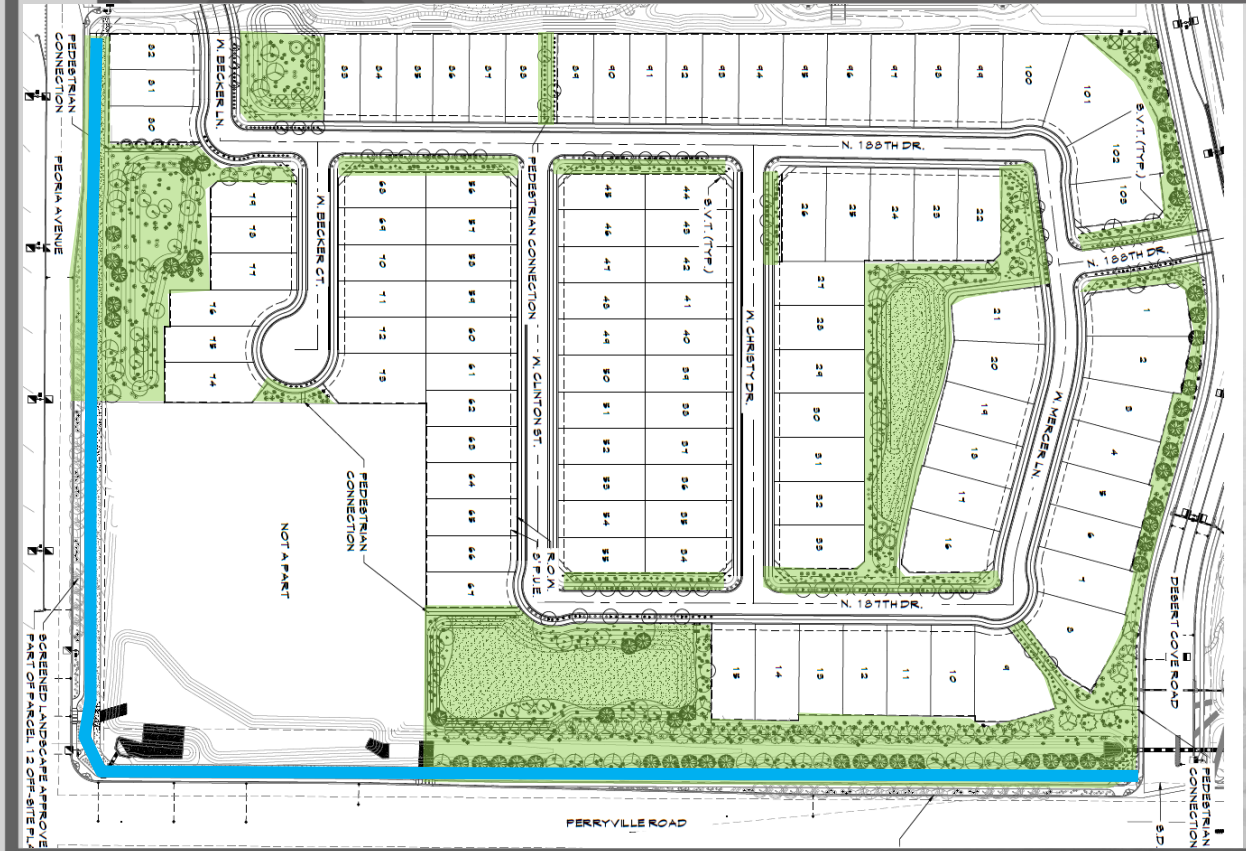
PEDESTRIAN CONNECTION
PEDESTRIAN CONNECTION
NOT A PART
B.V.T. (TYP.)
B.V.T. (TYP.)
B.V.T. (TYP.)
ROW
DESERT COVE ROAD
FERRYVILLE ROAD
SCREENED LANDSCAPE APPROVE
PART OF PARCEL 12 OFF-SITE PL

NORTH

PEDESTRIAN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NOT A PART
SCREENED LANDSCAPE APPROVE
PART OF PARCEL 12 OFF-SITE PL
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R.O.W.
B.V.T. (TYP.)
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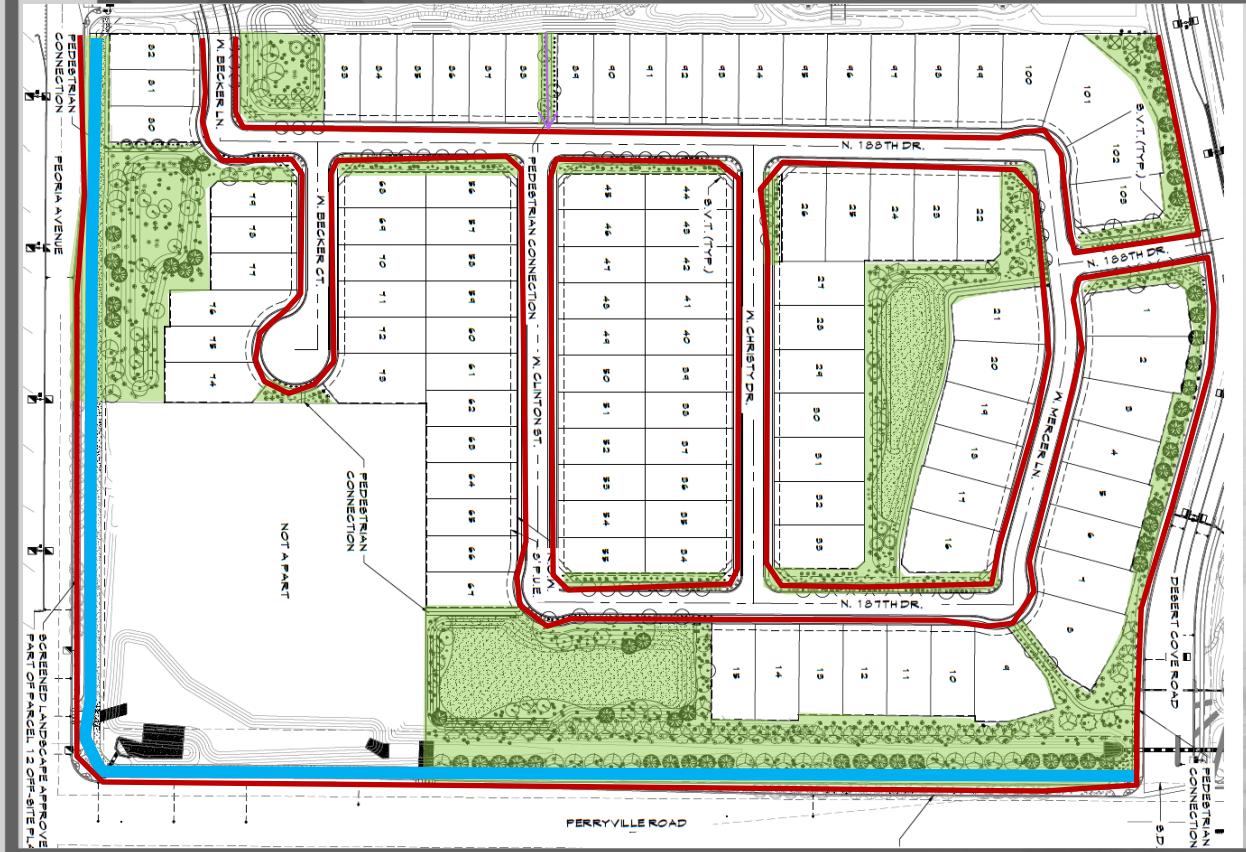
DESERT COVE ROAD
PEDESTRIAN CONNECTION
PERRYVILLE ROAD

NORTH

PEDESTRIAN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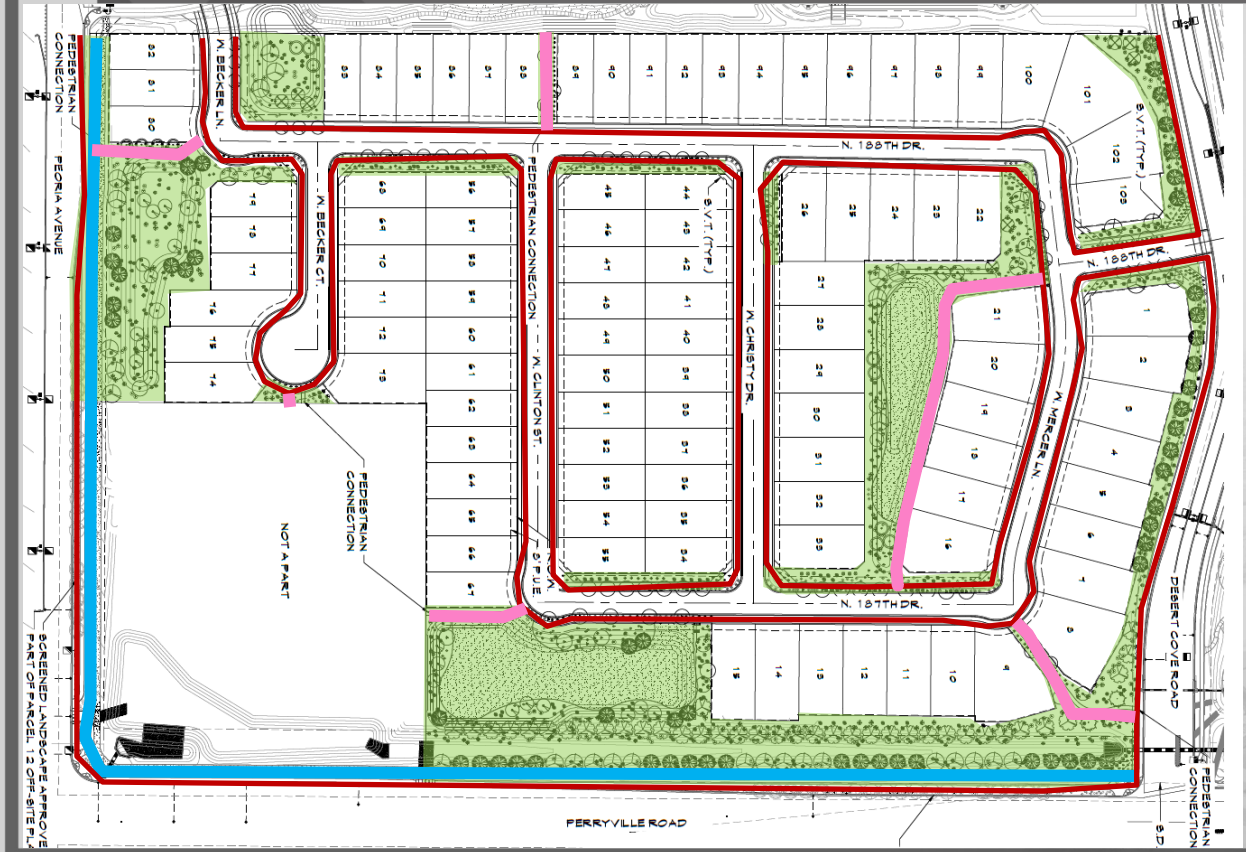
NORTH

PEDESTRIAN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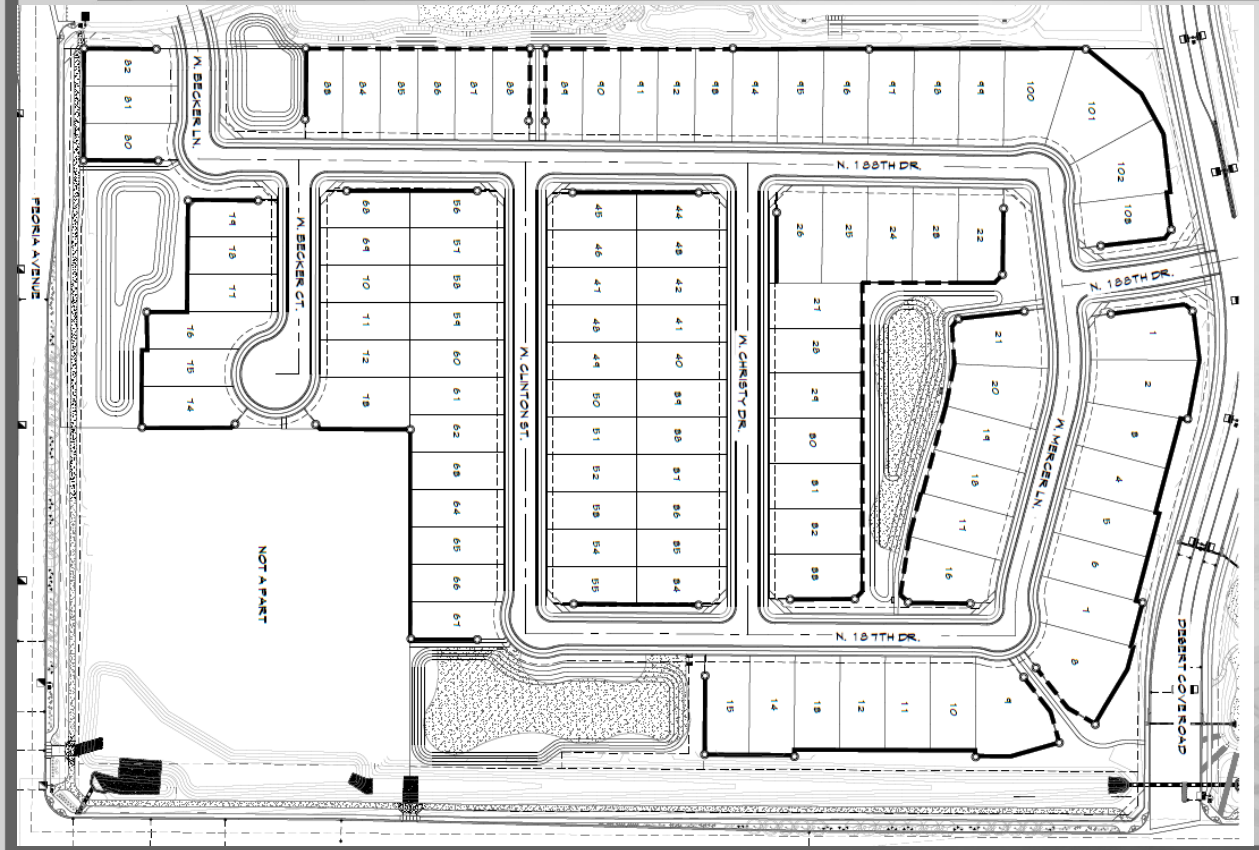
PART OF PARCEL 12 OFF-SITE PL
B.V.T. (TYP.)
B.V.T. (TYP.)
B.V.T. (TYP.)
NORTH

WALL PLAN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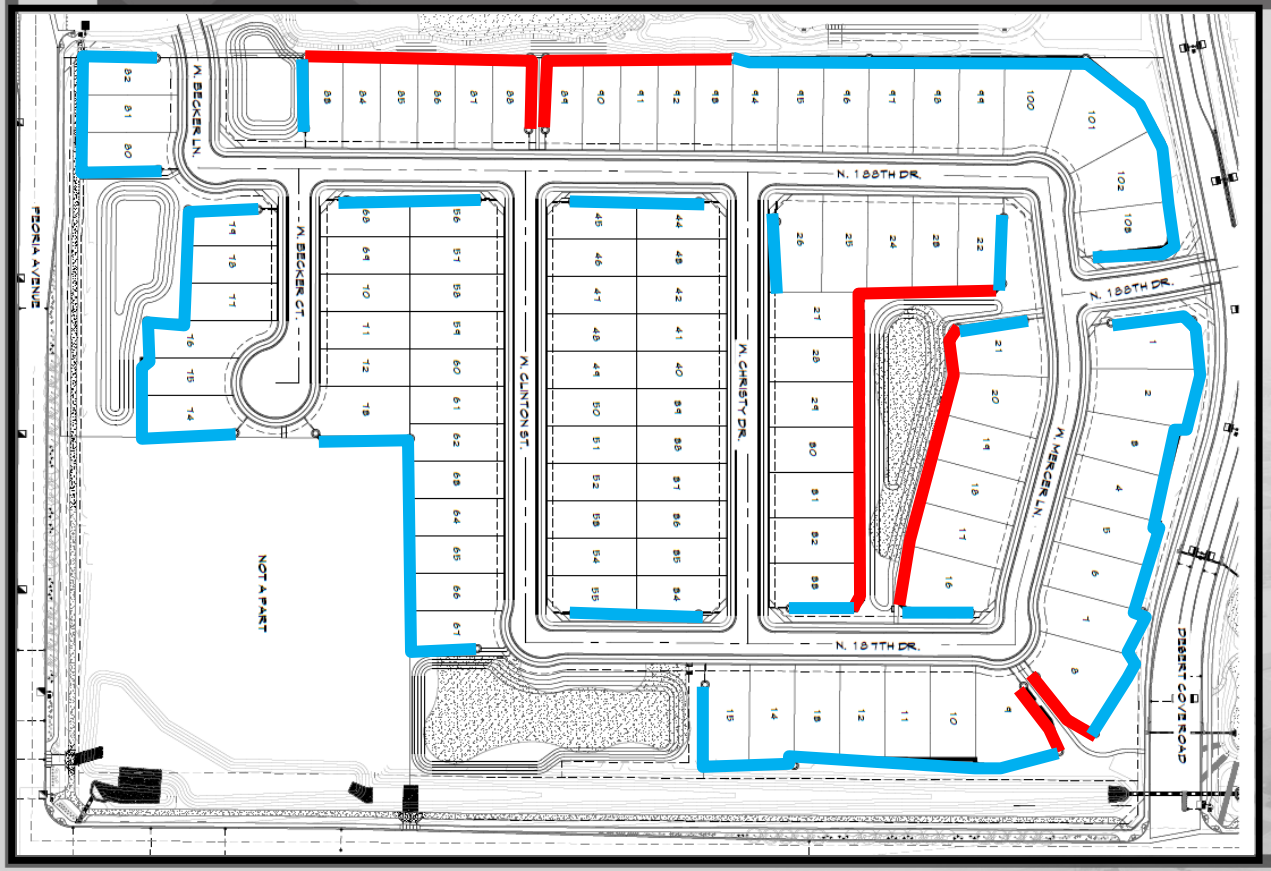
PEORIA AVENUE
DESERT COVE ROAD
NOT A PART

NORTH

WALL PLAN

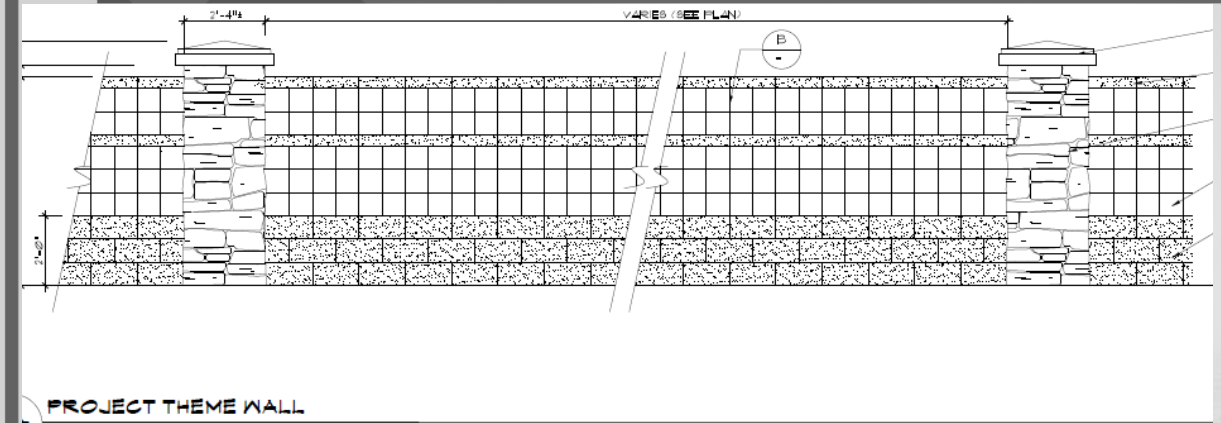


Theme Wall

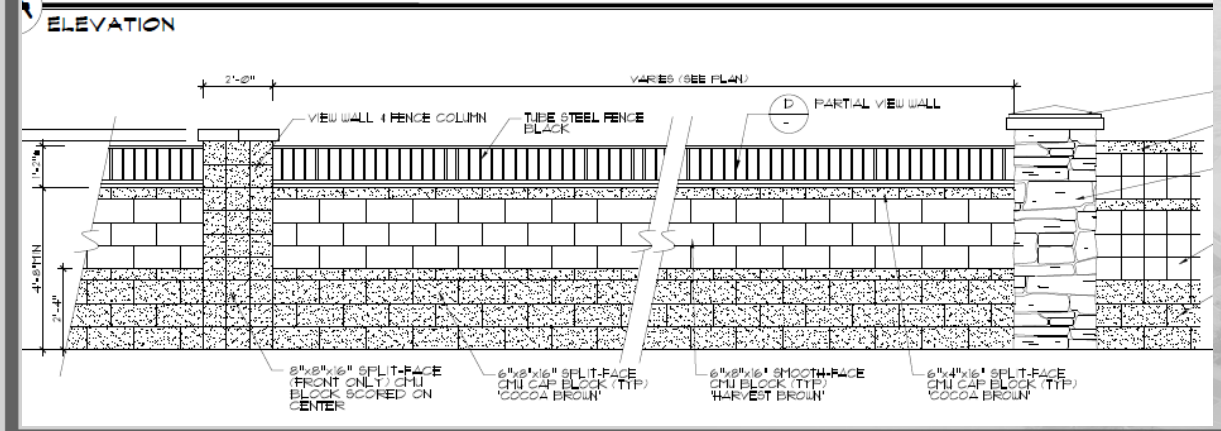
View Wall

NORTH

WALL PLAN



PROJECT THEME WALL
ELEVATION



Theme Wall

View Wall

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

April 6, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 6, 2017	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on the Site Plan for a Drive-Through Coffee Kiosk in Crossroads Towne Center located south of Bell Road and west of El Mirage Road.

Motion:

I move to approve/deny the Site Plan for a Drive-Through Coffee Kiosk in Crossroads Towne Center located south of Bell Road and west of El Mirage Road.

Background:

On August 22, 2016 Eugene Cetwinski with ESCA Environmental Inc. submitted a request for a Site Plan for a Drive-Through Coffee Kiosk in Crossroads Towne Center located south of Bell Road and west of El Mirage Road.

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 - FS16-359 - Scooters Coffee Kosk - Site Plan - Staff Report
- 01 - FS16-359 - Scooters Coffee Kosk - Site Plan - Vicinity Map
- 02 - FS16-359 - Scooters Coffee Kosk - Site Plan - Site Plan
- 03 - FS16-359 - Scooters Coffee Kosk - Site Plan - Landscape Plan
- 04 - FS16-359 - Scooters Coffee Kosk - Site Plan - Elevations
- 05 - FS16-359 - Scooters Coffee Kosk - Site Plan - Luke AFB Comments
- 06 - FS16-359 - Scooters Coffee Kosk - Site Plan - MWD Comments
- 07 - FS16-359 - Scooters Coffee Kosk - Site Plan - ADOT Comments

☐ 08 - FS16-359 - Scooters Coffee Kosk - 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):

Sergio Angulo, Planner

SURPRISE
ARIZONA

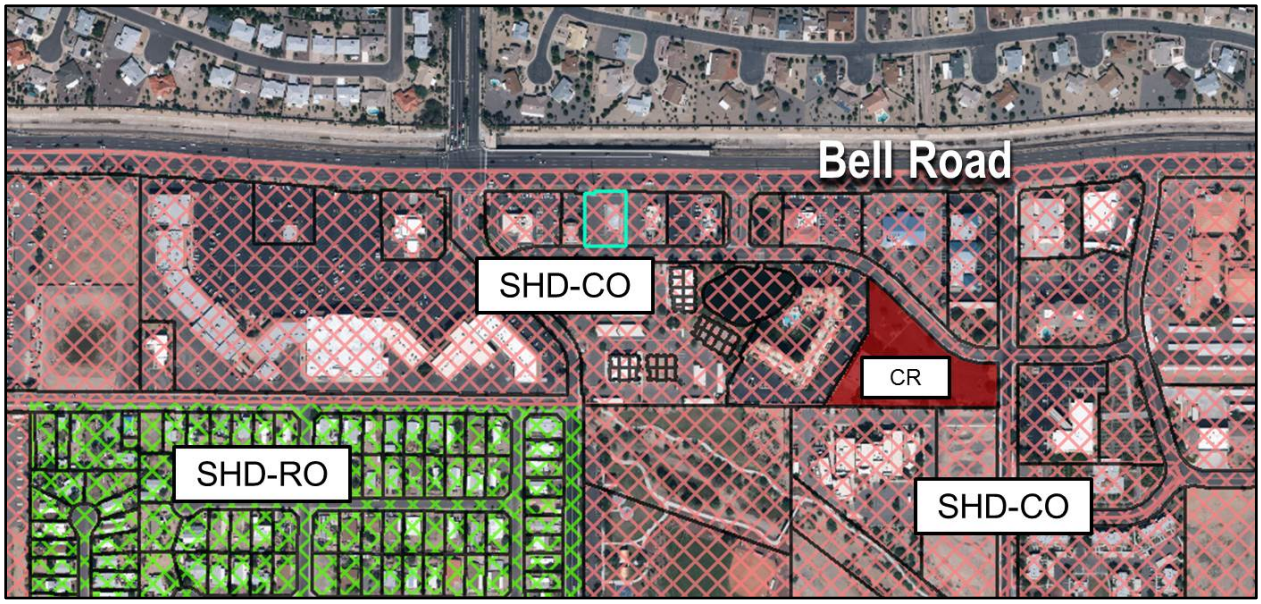
Site Plan

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-359**
Project Name:	Scooter's Coffee Kiosk
Council District:	4 - MULBERRY
Meeting Date:	**April 6, 2017**
Planner:	Sergio Angulo

Owner:	FAZNELL PROPERTIES LC
Applicant:	Gene Cetwinski
Request:	Site Plan for a 520 sq. ft. Drive-Through coffee kiosk.
Site Location:	Generally south of Bell Road and west of El Mirage Rd.
Site Size:	0.49 Acres (approx.)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS16-359.
Support/Opposition:	Representative of the neighboring property to the west shared his support during the Citizen Outreach Meeting. No opposition known.
Staff Recommendation:	Staff recommends the Commission move to **approve** case FS16-359, subject to stipulations 'A' through 'C'.

Surrounding Land Zoning:



Sun City West	Sun City West	Sun City West
SHD-CO	**Surprise Heritage District-Commercial Overlay (SHD-CO)**	SHD-CO
SHD-CO	SHD-CO	SHD-CO

History:

December 6, 1960: The subject parcel was annexed into the City.

March 3, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-079.

August 22, 2016: The applicant filed a request for a Site Plan approval for a Drive-Through Coffee Kiosk.

September 28, 2016: The applicant held a Citizen Outreach Meeting which was property advertised.

Citizen Outreach

As mentioned above, the applicant held a Citizen Outreach Meeting on September 28, 2016 in the Windmill Inn Suites located south of the subject property. The only person that attended this meeting was a representative of the State Farms office located west of the subject property. He showed up to gather information on the project and to show his support to the project. No additional support or opposition was received.

Project Description:

Mr. Cetwinski with ESCA Environmental, Inc., on behalf of Scooter's Coffee, requests approval of a Site Plan to allow for a new 520 sq. ft. Drive-Through coffee kiosk in lot 3 of Crossroads Towne Center located south of Bell Road and west of El Mirage Road.

The subject site is zoned Surprise Heritage District – Commercial Overlay (SHD-CO) and the Surprise Unified Development Code (SUDC) lists "Drive-Through Facilities" as a permitted use in the SHD-CO zoning district. Drive-Through Facilities require an analysis based on the use specific standards listed under section 122-78 of the SUDC. These standards include the following:

1. Drive-through facilities shall be located a minimum of 150 feet from any other drive-through facility, except for banks. Car washes or restaurants with drive-through facilities located within the same building as gasoline service stations shall also be exempted from this requirement.
2. Drive-through facilities shall be located a minimum of 25 feet from a public right-of-way and a minimum of 75 feet from a residential district.
3. Drive-through aisles shall be clearly identified through the use of striping, landscaping, signs and shall be designed to:
    a. Contain aisles that are a minimum 11 feet wide. Any curved sections shall be a minimum of 12 feet wide with a minimum radius of 25 feet on curved section;
    b. Minimize the conflict between pedestrians, parking and the building entrance. Pedestrian walkways should not intersect the drive-through aisles, but where they do; they shall have a minimum of 15 feet clear visibility and be emphasized with enhanced paving. Appropriate pedestrian crossing signs shall be visible from both the vehicle drive aisle and the pedestrian walkway; and
    c. Be integrated with the on-site circulation of the larger development. Drive-through aisles shall not exit directly onto a public right-of-way.
4. The drive-through stacking lane before the first stopping point (i.e. restaurant menu board, teller machine) shall be separated physically from the user's parking lot and shall include the following capacity requirements:
    a. Restaurants. Stacking lanes shall have a minimum capacity of 140 feet per lane. The stacking requirements required for certain types of fast-food restaurants may be less and shall be reviewed on an individual basis.
5. Drive-through speakers shall not be audible from the right-of way or adjacent residential uses. Additional landscaping, sound attenuation walls, or other mitigation measures may be required to reduce the sound level.

6. Drive-throughs shall orient pick-up windows away from adjacent residential uses.
7. Drive-through lanes shall be screened from the right-of-way and adjacent uses through the incorporation of a landscaped berm with continuous, dense landscaping at least four feet in height to effectively conceal the lower portion of the vehicles in line. In cases when a berm may not be feasible because of space constraints, a screen wall may be used in connection with landscaping.
8. It is strongly recommended that drive-through facilities incorporate an attached canopy over the drive-through window area or teller area of the facility. The canopy shall not exceed 14 feet in height, measured from the ground to underside of the canopy. If canopy support pillars are used, they shall be finished with the same body and accent materials as the primary building. All lighting fixtures in the canopy area shall be recessed.
9. The architecture of drive-through uses shall reflect the architecture of the principal building and shall be compatible and harmonize with that of the shopping center motif or immediate neighborhood in terms of building color, materials, mass, scale and form.

This Site Plan application has been reviewed against those standards. Staff finds that this Site Plan application conforms to the requirements set under this section of the SUDC.

The subject site was the site of Long John Silver's drive-through restaurant but after the damages caused by a fire the business owners decided to not reopen the business. The subject site has two main points of access, one on the north from Bell Road and the other on the south from Smokey Drive. The existing shared access with the property to the west is proposed to remain. Currently, the site lacks good pedestrian connectivity. To improve this, the applicant is proposing a pedestrian walkway to the existing sidewalk along Bell Road. The applicant proposes to use the existing pad and drive-through location that serviced the previous business. The applicant also proposes upgrades to the site to bring the site in compliance with the city's current standards.

The proposed business is very similar to a Dutch Bros coffee kiosk, where the majority of the business is conducted through the drive-through but there is also the opportunity for customers to order through a walk-up window; there is not inside seating proposed. The drive-through lane is located along the east of the property; it is accessed on the southeast of the property and exits to the north. The proposed walk-up window is proposed to be located on the west side of the proposed building location. Also on the west side, the applicant proposes an outdoor shaded seating area for those customers that would prefer to enjoy their coffee onsite.

The applicant proposes to use the existing parking lot but is required to lose seven (7) parking spaces to accommodate for landscape islands, which as per the SUDC, are required at the end of every row of parking spaces. The applicant is proposing a total of twenty-two parking spaces and two (2) of those parking spaces will be handicap-accessible. The trash enclosure is located on the southwest corner of the property and it is proposed to remain in its current location. The applicant is proposing to paint the trash enclosure to match the main building.

Currently there is no landscaping on the subject lot. The SUDC requires all properties within a commercial zoning district to landscape at least 15% of the site. To comply with this requirement the applicant is proposing to landscape 18% of the site, including landscape islands in the parking lot and a landscaped retention area located south of the proposed building location.

The proposed building is a 520 sq. ft. coffee kiosk with a drive-through window on the east side and a walk-up window on the west side. The proposed building color and material palette is similar to other existing buildings in the Crossroads Towne Center. The proposed exterior design will complement the existing architecture of this area.

The applicant also included a lighting photometric study with the application, which meets the lighting requirements of the SUDC.

Summary:

Staff believes by accepting and incorporating stipulations 'A' through 'C', which are very minor in nature, the proposed Site Plan will meet the requirements of the SUDC and the General Plan while helping to meet the Economic Development vision from the City Council Strategic Plan.

Findings:

- The proposed Site Plan is consistent with the Surprise General Plan 2035.
- The proposed Site Plan will meet the provisions of the SUDC as applicable once all stipulations are met.

Recommendation:

Based on the findings noted above, staff then recommends the Commission move to **approve** case FS16-412, subject to stipulations 'A' through 'C' as outlined below:

A. The Landscape Plan prepared by Harrington Planning + Design, date received February 14, 2017, will be revised and submitted to include the following modifications:

1. Remove the future access line work on the east side to match the site plan.

B. The Site Photometric Plan prepared by BC Engineers Incorporated, date received February 14, 2017, will be revised and submitted to include the following modifications:

1. The height of the light fixtures will not exceed 25'. 2. Remove the future access line work on the east side to match the site plan.

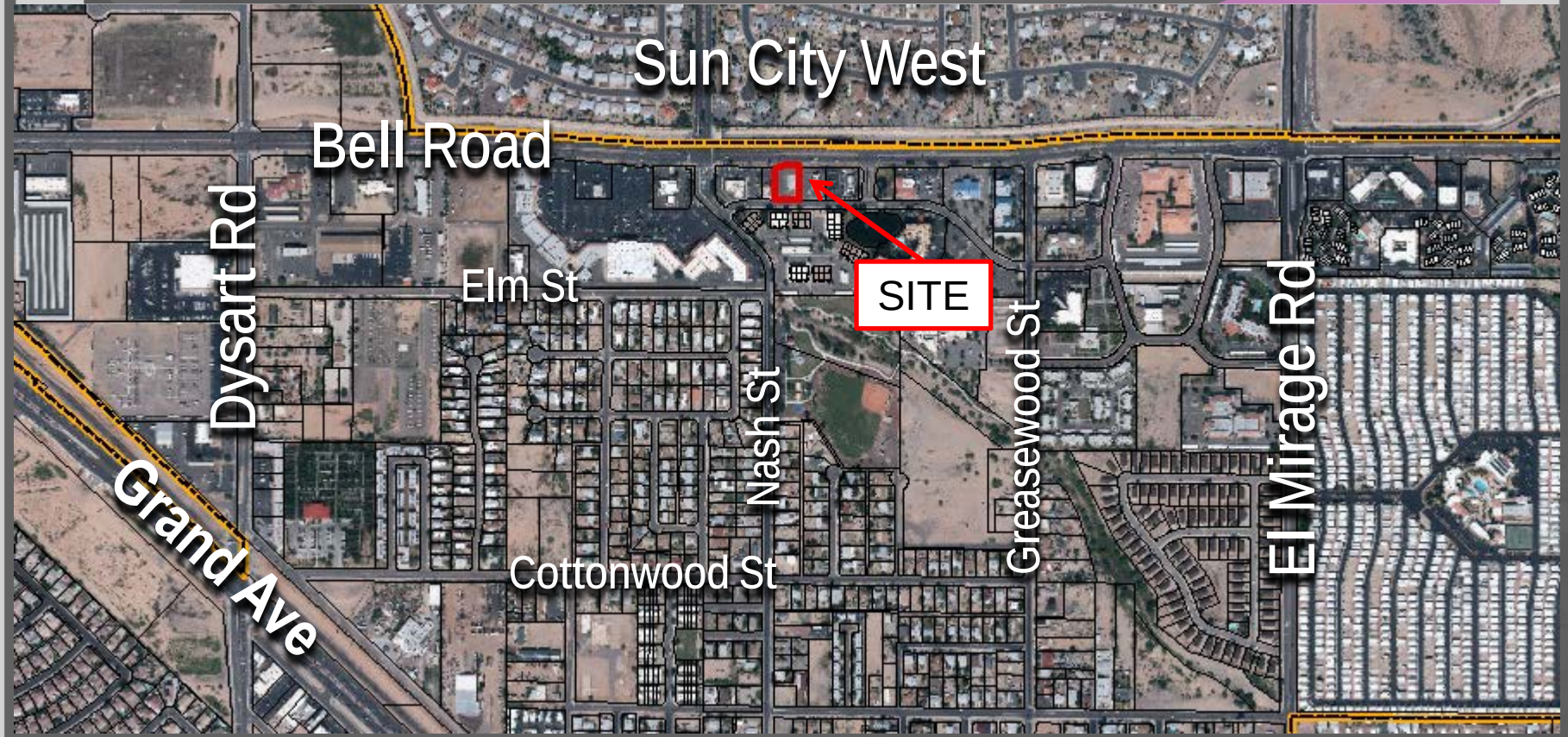
C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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

Attachments:

01 Vicinity Maps
02 Site Plan
03 Landscape Plan
04 Elevations
05 Luke AFB Comments
06 MWD Comments
07 ADOT Comments

VICINITY MAP



VICINITY MAP

SITE PLAN
SCOOTERS COFFEE KIOSK
12675 W. BELL ROAD, SURPRISE, AZ 85378

STANDARD LEGEND

- ROADWAY CENTELINE, EXISTING
- PROPERTY BOUNDARY, EXISTING
- EASEMENT, EXISTING
- 2025 EXISTING CONTOUR
- 2025 PROPOSED CONTOUR
- FLOWLINE, EXISTING
- SS SANITARY SEWER LINE, PROPOSED
- W WATER LINE, PROPOSED
- E ELECTRIC LINE, PROPOSED
- DIRT ROAD, EXISTING
- TREE, EXISTING (AS LABELED)
- UTILITY POLE, EXISTING
- GOVERNMENT MONUMENT
- DOT MONUMENT
- FOUND REBAR
- PROPERTY CORNER – AS NOTED
- DRAINAGE FLOW DIRECTION

TYPICAL FINISHED GRADE ELEVATION: 1285

STANDARD ABREVIATIONS (ALL MAY NOT BE USED)

FL	FLOW LINE	GB	GRADE BREAK
FG	FINISHED GRADE	CC	CURB CUT
TOS	TOP OF SIDEWALK	CT	CURB TERMINATION
TOW	TOP OF WALL	PUE	PUBLIC UTILITY EASEMENT
TBOC	TOP BACK OF CURB	DRNG	DRAINAGE
EOP	EDGE OF PAVEMENT	ESMT	EASEMENT
NG	NATURAL GROUND	EMB	EMBANKMENT
BSL	BUILDING SETBACK LINE		

LEGAL DESCRIPTION
LOT 3 OF CROSSROADS TOWNE CENTER AS RECORDED IN BOOK 1013, PAGE 32, MARICOPA COUNTY RECORDS

PARKING CALCULATION
REQUIRED: FOR COMMERCIAL WITH DRIVE–THROUGH ONE PER 250 SF GFA

REQUIRED: 520/250 = 3, 1 SHALL BE ADA COMPLIANT

PROVIDED: 22, 2 ARE ADA COMPLIANT

BICYCLES: 2 REQUIRED, 4 PROVIDED

LOT INFORMATION
ADDRESS: 12675 W. BELL ROAD
SURPRISE, AZ 85378

PARCEL NUMBER
APN: 501–81–233A

ZONING
CC

NET SITE AREA
21,084 S.F.
0.49 ACRES

BUILDING SETBACKS

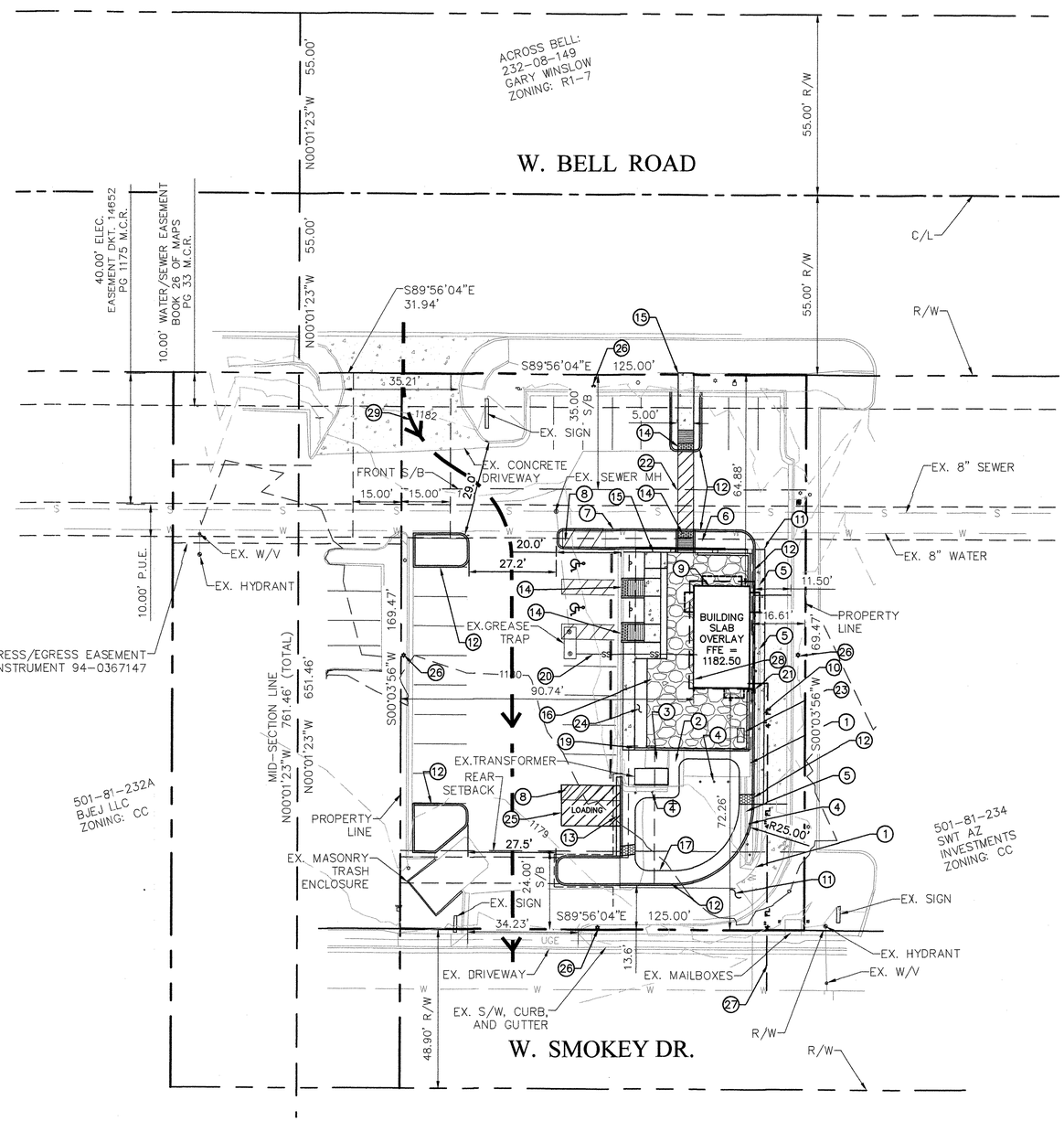
FRONT/STREET	35FT
REAR	24FT
SIDE (INTERIOR)	0FT

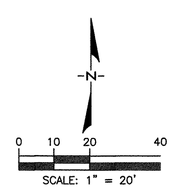
BUILDING AREA
PROPOSED KIOSK 520 S.F.

ROOF AREA
TOTAL UNDER ROOF 630 S.F.

LOT COVERAGE
PROPOSED: 3.0%

LANDSCAPE AREA
REQUIRED: 15%
PROPOSED: 18%



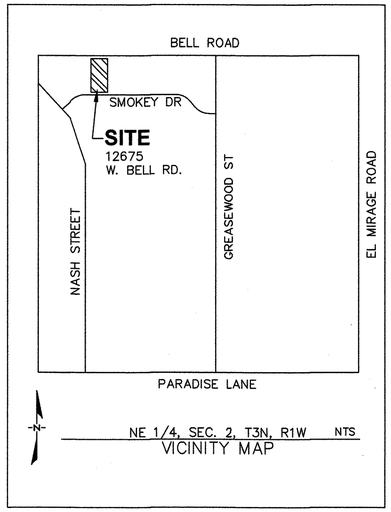


501–81–293
WAM SURPRISE LP
CROSSROADS LAKE PROF. CONDOS
ZONING: CC

OTHER NOTES:

1) EXISTING TRASH ENCLOSURE TO BE PAINTED TO MATCH NEW KIOSK BUILDING

2) FIRE APPARATUS PATH SHOWN IN NOTE 29 MEETS AASHTO SU–40 MINIMUM SPECIFICATIONS (TURNING RADIUS 36.4 FEET MINIMUM AND 52.8 FEET MAXIMUM). PATH EXCEEDS 26 FOOT CLEAR WIDTH AND HAS NO VERTICAL CLEARANCE ONSTRUCTIONS.



PROJECT DESCRIPTION:
NEW SCOOTERS COFFEE KIOSK (REDEVELOPMENT OF PREVIOUS LONG JOHN SILVERS RESTAURANT SITE WHERE BUILDING BURNED DOWN AND WAS THEN DEMOLISHED)

OWNER
BLACK CANYON PARTNERS
C/O MARK STEVENSON
208 GOLDFIELD E. HIGHWAY 3
P.O. BOX 50542
GOLDFIELD, IA 50542
(515) 851–1974

ENGINEER
GENE CETWINSKI, PE
6044 W. MICHELLE DR.
GLENDALE, AZ, 85308
(602) 510–2459 – gcetwinski@aol.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 48599 EUGENE CETWINSKI Date Signed 2-7-17 ARIZONA, U.S.A. Expires 9/30/17

SITE PLAN NOTES:

1	REMOVE CONCRETE SLAB
2	REMOVE CONCRETE RAMP
3	REMOVE CONCRETE PAD
4	REMOVE BOLLARDS (9 EA)
5	REMOVE CONCRETE CURB AND GUTTER
6	REMOVE CONCRETE SLAB
7	REMOVE CONCRETE RAMP
8	REMOVE ACCESSIBLE STRIPING
9	INSTALL NEW KIOSK BUILDING
10	INSTALL NEW CONCRETE PAVEMENT FOR DRIVE THRU
11	INSTALL NEW ASPHALT PAVEMENT FOR DRIVE THRU
12	INSTALL NEW CONCRETE CURB
13	INSTALL NEW CONCRETE CURB AND GUTTER
14	INSTALL NEW ACCESSIBLE RAMP
15	INSTALL NEW SIDEWALK (5' WIDTH)
16	INSTALL NEW CONCRETE OVERLAY (FAUX FLAGSTONE) OUTDOOR SEATING AREA (1,100 SF)
17	INSTALL NEW RETENTION
18	NOT USED
19	INSTALL 3' MASONRY WALL
20	INSTALL NEW 3" SEWER SERVICE
21	RE–CONNECT 1–1/2" WATER SERVICE
22	INSTALL ACCESSIBLE STRIPING
23	INSTALL BICYCLE RACK
24	NEW LANDSCAPE AREA
25	NEW LOADING ZONE STRIPING
26	NEW LIGHT POLE
27	NEW 4" FIRELINE
28	FDC LOCATION
29	FIRE APPARATUS PATH

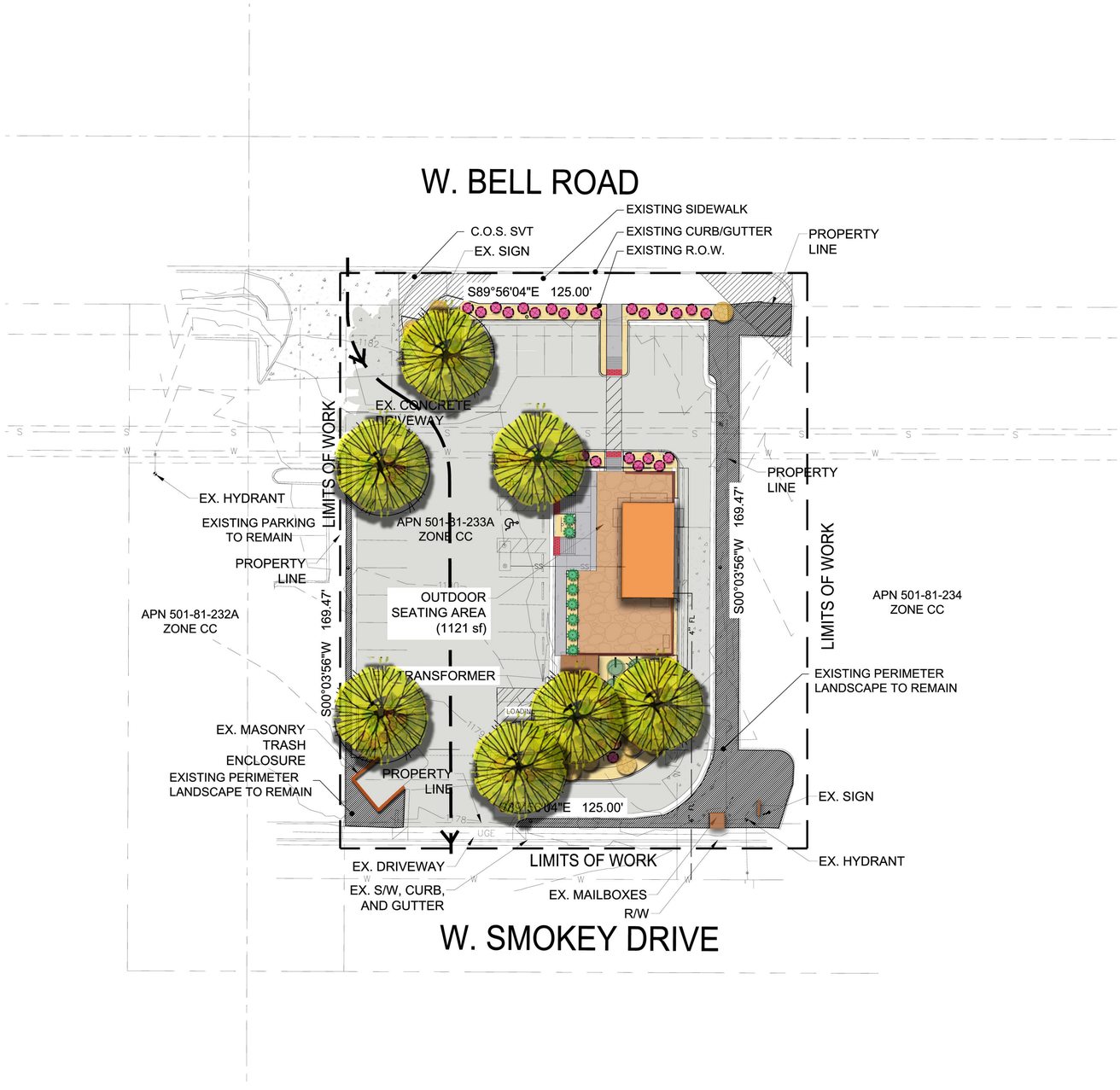
2/6/17

ESCA ENVIRONMENTAL, INC.
6044 W. MICHELLE DR. GLENDALE, AZ. 85308 PHONE: (623) 566–6663

APN: 501–81–233A

SITE PLAN – SCOOTERS COFFEE KIOSK
12675 W. BELL ROAD, SURPRISE, AZ. 85378

DRAWN BY: SRL
START DATE: 1/28/16
FN: 15024SITE.DWG
PROJECT NO.: 15024



PLANTING MATERIAL LEGEND

TREES	SIZE	NOTES	QTY
Acacia stenophylla Shoestring Acacia Caliper Size: 2.0"	24" Box	*ADWR	7

GROUNDCOVERS			QTY
Lantana mo. 'Gold Mound' Gold Mound Lantana	5 Gallon	*ADWR	15

SHRUBS / ACCENTS			QTY
Euphorbia rigida Gopher Plant	5 Gallon	*ADWR	12
Hesperaloe parviflora Red Yucca	5 Gallon	*ADWR	17
Eremophila macuata 'Valentine' Valentine Bush	5 Gallon	*ADWR	15

LANDSCAPE MATERIALS	
Decomposed Granite. 3/4" screened, match existing site color, 2" deep in planting areas per plan.	3,850 s.f.

*ADWR = Arizona Department of Water Resources Approved Low-Water Use Plant

LANDSCAPE SITE NOTES

1. UNAUTHORIZED CHANGES TO DRAWINGS - THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF DRAWINGS. CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
2. OWNER SHALL OBTAIN AND PAY FOR ONLY CITY OF SURPRISE ISSUED PERMITS TO COMPLETE WORK. CONTRACTOR SHALL PAY FOR ALL OTHER PERMITS.
3. NOTIFY LANDSCAPE ARCHITECT AT LEAST 4 WORKING DAYS IN ADVANCE PRIOR TO REQUIRED OR DESIRED INSPECTION AT (480) 250-0116.
4. STAKE SITE MATERIALS LOCATION AND RECEIVE LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
5. PROTECT ALL EXISTING PLANT MATERIALS DURING CONSTRUCTION. REPLACE IN KIND ANY DAMAGED OR DESTROYED MATERIALS.
6. PRESERVE EXISTING IRRIGATION SYSTEM IN PLACE. MAINTAIN IRRIGATION TO EXISTING PLANTS DURING CONSTRUCTION. REPLACE ANY DAMAGED OR DESTROYED EQUIPMENT.

LANDSCAPE ARCHITECT

HARRINGTON PLANNING + DESIGN (HP+D)
3116 S. MILL AVENUE, SUITE 305
TEMPE, ARIZONA 85282
JASON HARRINGTON, RLA, ASLA, ASIC, APWA
(480) 250-0116
JASON@HARRINGTONPLANNINGDESIGN.COM

PROJECT DATA

ZONING: CC
APN: 501-81-233A
CASE #:

GENERAL SITE NOTES

1. FIELD VERIFY EXISTING SITE PRIOR TO BID AND CONSTRUCTION.
2. REFER TO CIVIL ENGINEERING PLANS FOR VERTICAL AND HORIZONTAL CONTROL.
3. PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. ALL VENDOR PRODUCTS LISTED MAY BE SUBMITTED WITH COMPARABLE / EQUAL AS APPROVED BY OWNER.
5. SIGN AND MONUMENTS ARE FOR REFERENCE ONLY. A SEPARATE SUBMITTAL FOR PERMIT IS REQUIRED.

HARRINGTON PLANNING + DESIGN
3116 S. Mill Avenue, Suite 305
Tempe, Arizona 85282
Tel: 480-250-0116
www.HarringtonPlanningDesign.com

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 44161 JASON E. HARRINGTON Date Signed 03.03.17 ARIZONA U.S.A.
Expires 06/30/2018

SCOOTER'S COFFEE KIOSK

12675 W. Bell Road
Surprise, Arizona 85378

REV.	COMMENT	DATE

ISSUE	DATE
2ND City Submittal	12.02.16
1ST City Submittal	08.22.16

Landscape Package

DECEMBER 2, 2016

DRAWN BY:	JEH
CHECK BY:	JEH
PROJ. NO.:	2016-024
CASE NO.:	-

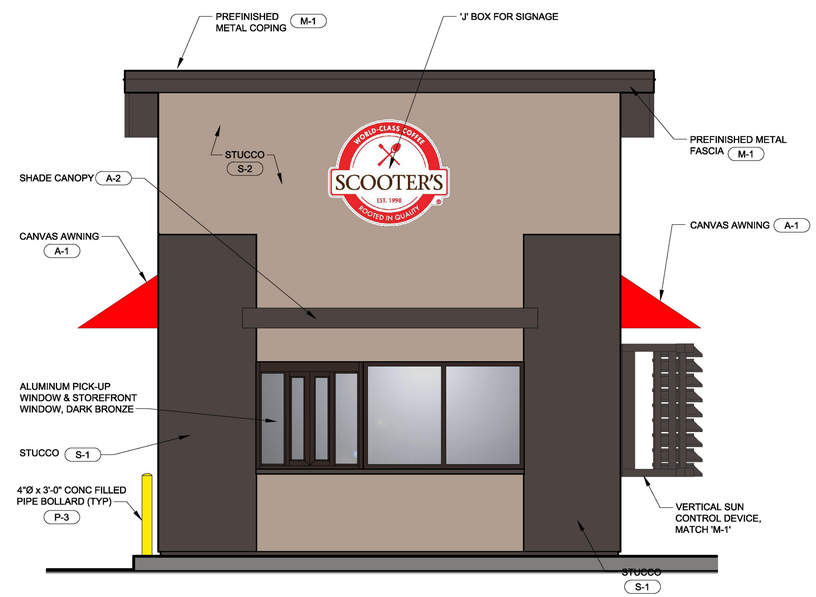
NORTH

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

LANDSCAPE PLAN

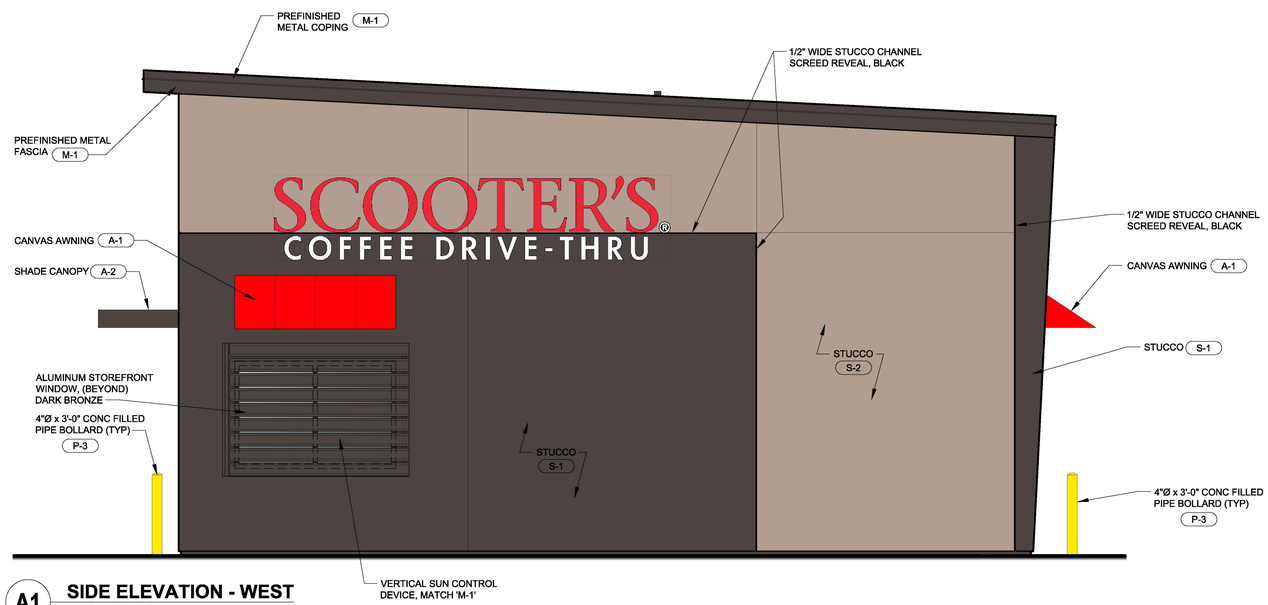
J1 DRIVE-THRU WINDOW ELEVATION -EAST

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



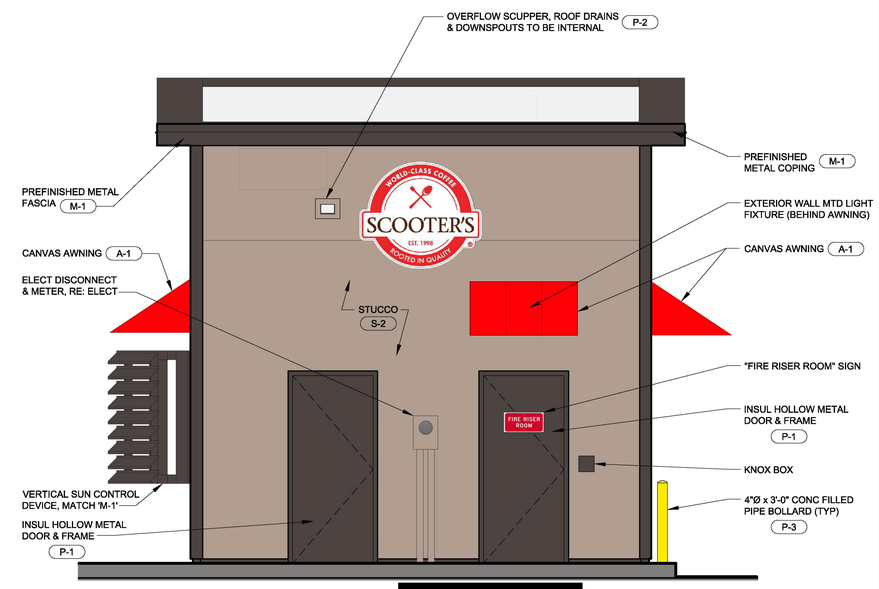
J13 FRONT ELEVATION - NORTH

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



A1 SIDE ELEVATION - WEST

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



NOTE:
SIGNAGE UNDER SEPARATE PERMIT

A13 REAR ELEVATION - SOUTH

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

EXTERIOR FINISH MATERIAL SCHEDULE

TAG	MATERIAL / DESCRIPTION	MFR	RGB VALUES	COLOR	REMARKS
EXTERIOR STUCCO					
S-1	STUCCO	PITTSBURGH PAINT	75,68,65	PHANTOM MIST	
S-2	STUCCO	PITTSBURGH PAINT	176,159,143	CUPPA COFFEE	

TAG	MATERIAL / DESCRIPTION	MFR	RGB VALUES	COLOR	REMARKS
METAL SURFACES					
M-1	METAL CAP & BREAK METAL	-----	---	MATCH P-1	PREFINISHED
M-2	SOFFIT PANEL	BERRIDGE	L-PANEL	SHASTA WHITE	OR EQUAL

TAG	MATERIAL / DESCRIPTION	MFR	RGB VALUES	COLOR	REMARKS
PAINTS / SEALANTS					
P-1	PAINT	PITTSBURGH PAINT	75,68,65	PHANTOM MIST	SEMI-GLOSS
P-2	PAINT	PITTSBURGH PAINT	176,159,143	CUPPA COFFEE	SEMI-GLOSS
P-3	PAINT			SAFETY YELLOW	

TAG	MATERIAL / DESCRIPTION	MFR	RGB VALUES	COLOR	REMARKS
AWNINGS					
A-1	CANVAS	---	---	RED	
A-2	METAL SHADE CANOPY	---	---	MATCH 'M-1'	

PROJECT DESIGNER:
WARMAN ARCHITECTURE + DESIGN
1828 SWIFT SUITE 101
NORTH KANSAS CITY, MISSOURI 64116
V. 816.474.2233 F. 816.474.1051
IN ASSOCIATION WITH
ARCHITECT:
RH SWEERS II
11327 Mackey, Overland Park, KS 66210
rhs@sweersarch.com

THIS DRAWING PREPARED UNDER MY SUPERVISION, AND I DISCLAIM ANY RESPONSIBILITY FOR THE EXISTING BUILDING, CONSTRUCTION ELEMENTS, SITE CONDITIONS, OR ANY DOCUMENT WHICH DOES NOT BEAR MY SEAL.

I, RH Sweers II, am the Coordinating Professional on this Scooter's Coffee Drive-Thru project

SCOOTER'S COFFEE DRIVE-THRU
12675 W. BELL RD
SURPRISE, AZ 85378

EXTERIOR ELEVATIONS

BLACK CANYON PARTNERS LLC
11000 N. 77TH PLACE #2018
SCOTTSDALE, AZ

REVISIONS

#	BY	DATE	SOURCE
1	JDE	10.06.16	PER PLANNING COMMENTS

DATE:	10.6.16
DESIGNED BY:	cdt
DRAWN BY:	ERS
APPROVED BY:	KAW

SHEET NUMBER
A-201

JOB NUMBER
5139-16

From: PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT
To: Jamie Sullivan
Subject: Declined: CR16-079 Scooter"s Coffee Kiosk

CR16-079
Scooter's Coffee Kiosk
12675 W Bell Rd – formerly Long John Silvers
501-81-233A
500 Sq Ft drive thru kiosk

The request is for approval of a 500 square foot Scotter's Coffee Kiosk, located at 12675 W. Bell Rd in Surprise AZ. The site is approximately 1.8 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.

The request for a Scotter's Coffee Kiosk on APN: 501-81-233A 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 the tenant about Luke AFB operations.

v/r
Barbara

BARBARA S. PLANTE, GS-12, DAFC
56th Fighter Wing
Community Initiatives Team
14185 W. Falcon Street
Luke AFB AZ 85309-1629
Phone: 623 856-9981

From:	Debbie Trasancos
To:	Heather Donaldson
Cc:	Chris Cain; Leslie Jarrell
Subject:	RE: FS16-359 - Scooter"s Coffee Kiosk - Electronic Submittal
Date:	Tuesday, August 23, 2016 2:28:53 PM

Heather,

Thank you for providing the Electronic Submittal for Scooter's Coffee Kiosk (FS16-359).

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

Thanks again,

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

From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Tuesday, August 23, 2016 1:07 PM
To: Barbara Plante - Luke <barbara.plante@us.af.mil>; Chris Cain <ChrisC@mwdaz.com>; Debbie Trasancos <DebbieT@mwdaz.com>; Denise Lacey <deniselacey@mail.maricopa.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Jorge Gastelum - El Mirage <jgastelum@cityofelmirage.org>; Leslie Jarrell <LeslieJ@mwdaz.com>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; Paul Jackson <paul.j.jackson@usps.gov>; Project Coordinator <redletter@azdot.gov>; Theresa Tysiak - USPS <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; Vern Wolfley - MAG <vwolfley@azmag.gov>
Cc: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>; Jamie Sullivan <Jamie.Sullivan@surpriseaz.gov>
Subject: FS16-359 - Scooter's Coffee Kiosk - Electronic Submittal

Good Afternoon,

Attached please find the submittal documents for the above referenced project. Please do not hesitate to contact me if you have any questions or need further clarification.

Thank you, and I hope you all have a wonderful evening!

Heather Donaldson
Planning Project Coordinator
City of Surprise | Community Development

16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov
623.222.3133 **t**
623.222.3001 **f**

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

23 Aug 2016 20:07:20 -0000

From:	Vanessa Nunez
To:	Heather Donaldson
Cc:	Bob Patoni; Richard Erickson
Subject:	RE: FS16-359 - Scooter"s Coffee Kiosk - Electronic Submittal
Date:	Monday, September 12, 2016 8:40:35 AM
Attachments:	image004.jpg image001.jpg

Hi Heather,

Yes, the comment still applies. I just noted the location incorrectly.

Vanessa Nuñez
Administrative Assistant II
ADOT Right of Way
205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov

From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Monday, September 12, 2016 8:38 AM
To: Vanessa Nunez
Cc: Bob Patoni; Richard Erickson
Subject: RE: FS16-359 - Scooter's Coffee Kiosk - Electronic Submittal

Hi Vanessa,

Are the comments still the same as in the e-mail referencing N of NWC Litchfield Rd & Waddell Rd?

Thank you,

Heather Donaldson
Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov
623.222.3133 **t**
623.222.3001 **f**

From: Vanessa Nunez [mailto:VNunez@azdot.gov]
Sent: Monday, September 12, 2016 8:36 AM
To: Heather Donaldson
Cc: Bob Patoni; Richard Erickson
Subject: RE: FS16-359 - Scooter's Coffee Kiosk - Electronic Submittal

My apologies, the location of this notice is 12675 W Bell Rd, not the address listed in the prior email.

Vanessa Nuñez
Administrative Assistant II
ADOT Right of Way
205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov

From: Vanessa Nunez
Sent: Monday, September 12, 2016 8:33 AM
To: 'Heather Donaldson'
Cc: Bob Patoni; Richard Erickson
Subject: RE: FS16-359 - Scooter's Coffee Kiosk - Electronic Submittal

RE: FS-16-359
Scooter's Coffee Kiosk
N of NWC Litchfield Rd & Waddell Rd

Attn: Heather Donaldson

Thank you for your notice for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facilities. As such, ADOT has no comment.

Please feel free to contact Bob Patoni at BPatoni@azdot.gov should you have any further questions.
We appreciate the opportunity to review and comment. Thank you.

Vanessa Nuñez
Administrative Assistant II
ADOT Right of Way
205 South 17th Avenue
MD 612E, Room 302
Phoenix, Arizona 85007-3212
602.712.7184
www.azdot.gov

From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Tuesday, August 23, 2016 1:07 PM

To: Barbara Plante - Luke; Chris Cain - MWD; Debbie Trasancos - MWD; Denise Lacey; Donna Miller; Jorge Gastelum - El Mirage; Leslie - MWD; Mark A. Coronado; Paul Jackson; Redletter; Theresa Tysiak - USPS; Timothy Klarkowski; Vern Wolfley - MAG
Cc: Sergio Angulo; Jamie Sullivan
Subject: FS16-359 - Scooter's Coffee Kiosk - Electronic Submittal

Good Afternoon,

Attached please find the submittal documents for the above referenced project. Please do not hesitate to contact me if you have any questions or need further clarification.

Thank you, and I hope you all have a wonderful evening!

Heather Donaldson
Planning Project Coordinator
City of Surprise | Community Development
16000 N. Civic Center Plaza | Surprise AZ | 85374

www.surpriseaz.gov
623.222.3133 **t**
623.222.3001 **f**

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

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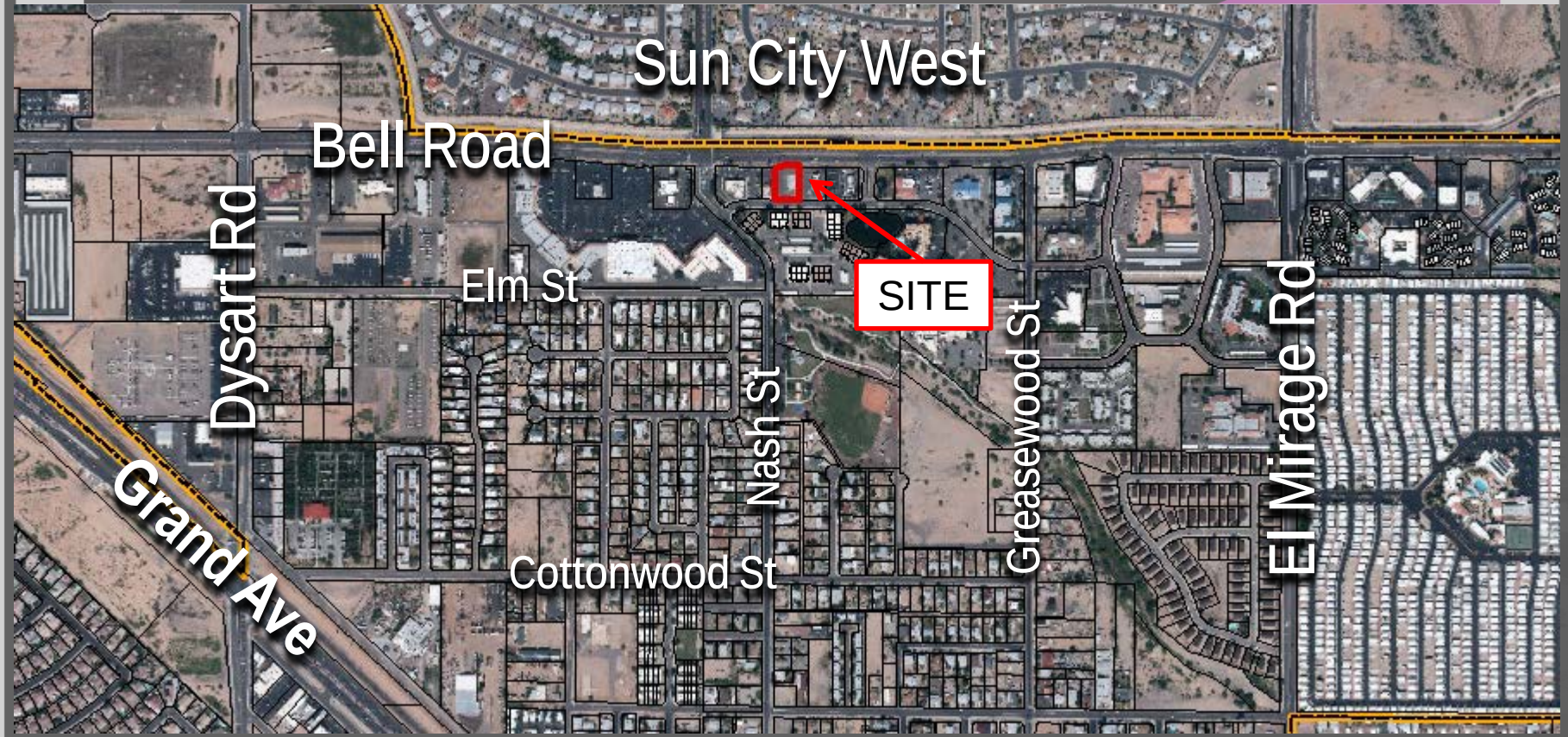
SURPRISE
ARIZONA

FS16-359
Scooter’s Coffee Kiosk
Site Plan

Planning and Zoning Commission

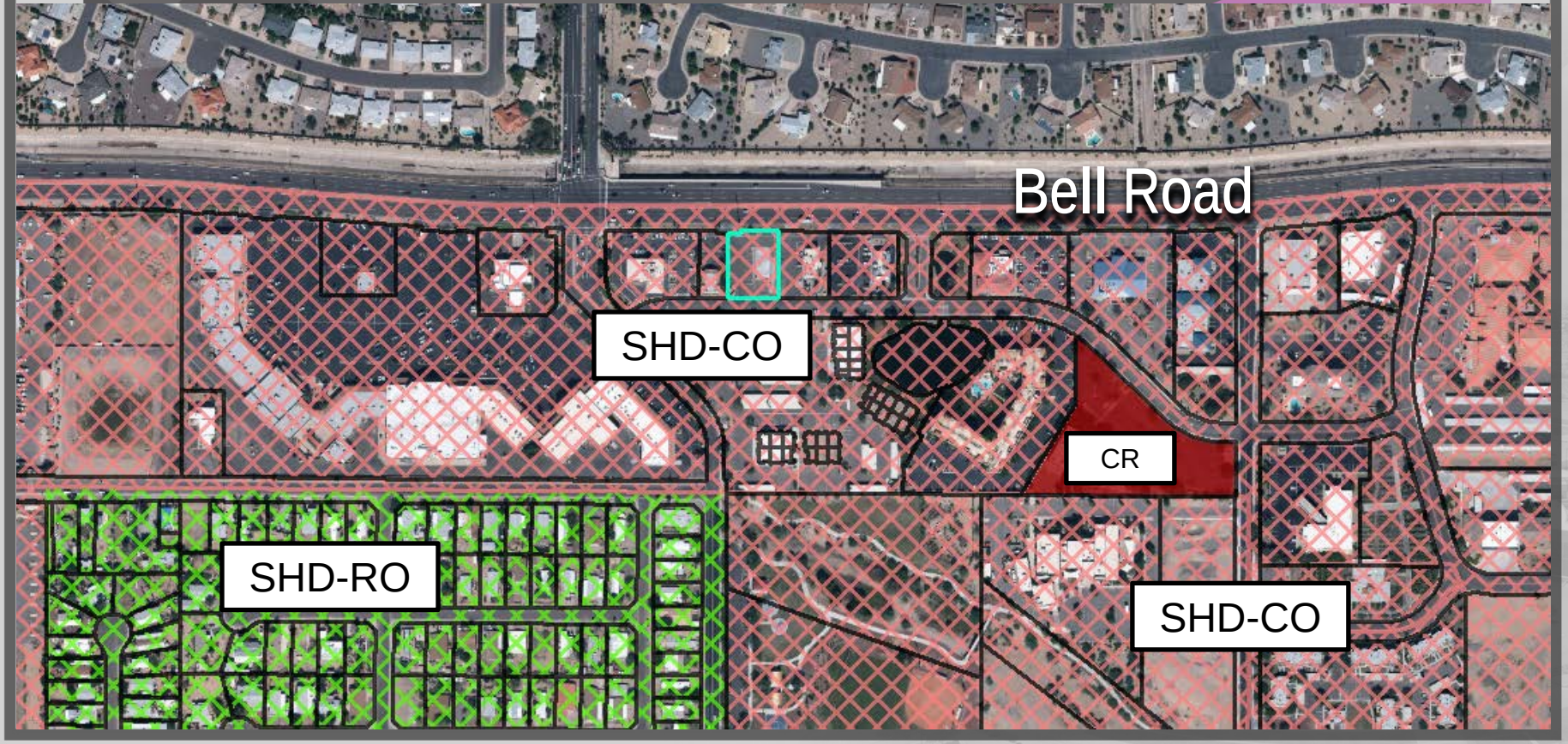
April 6, 2017

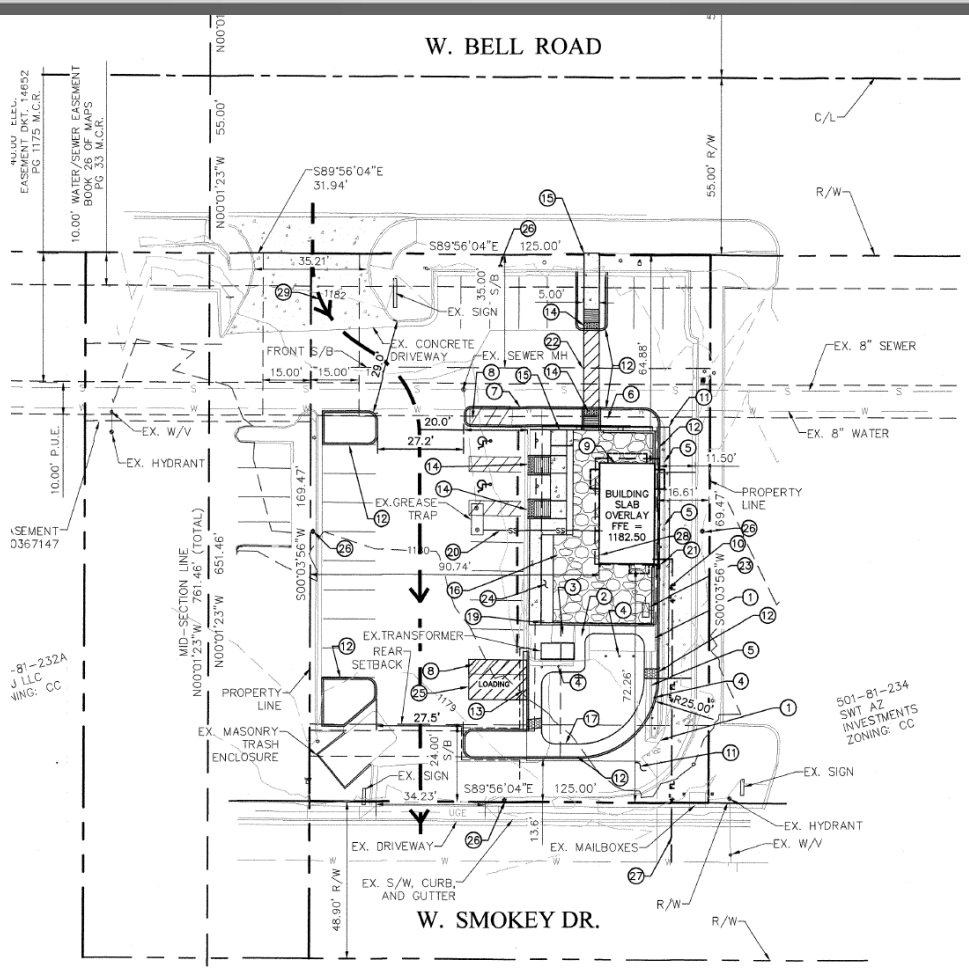
VICINITY MAP

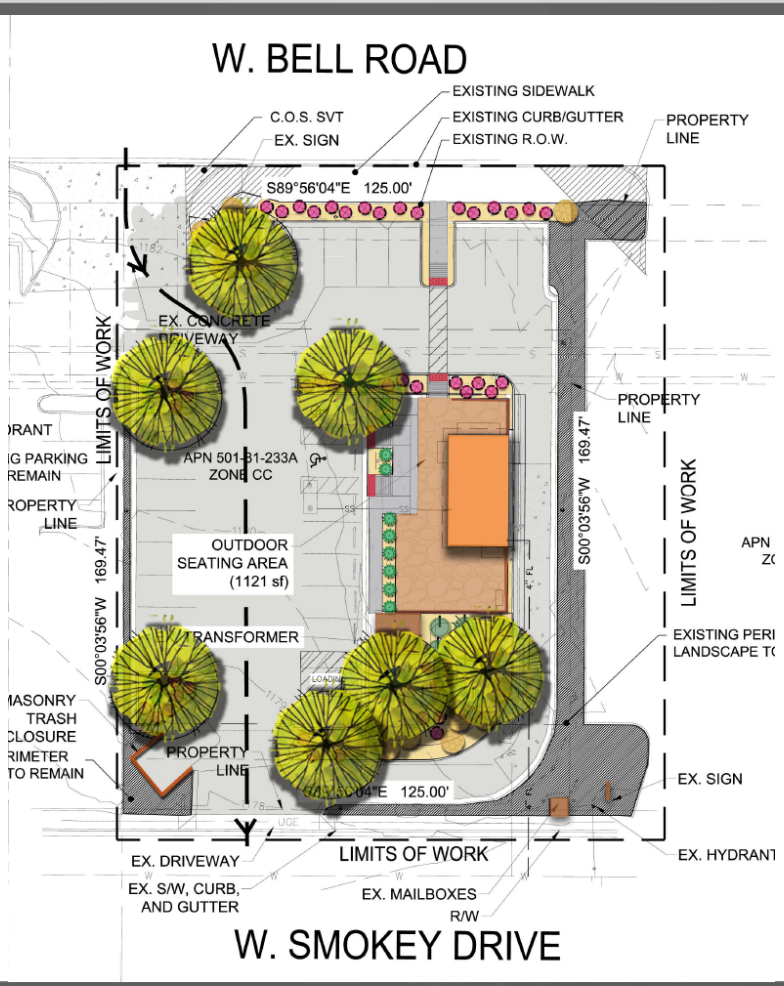


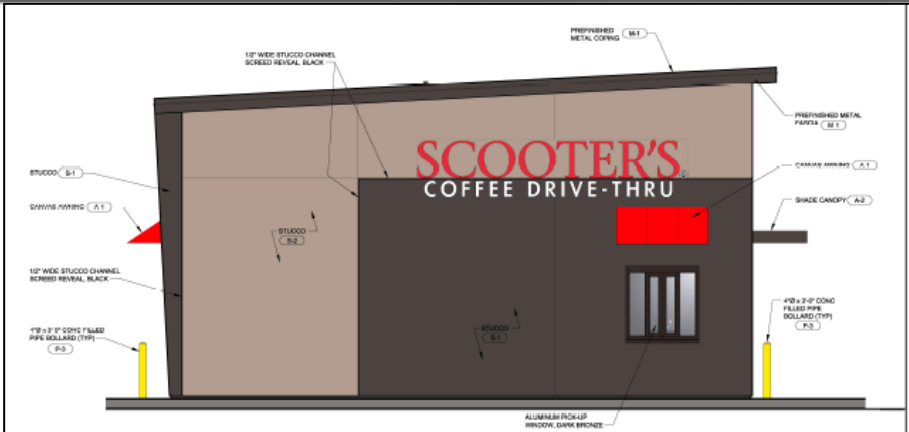
VICINITY MAP

SURROUNDING ZONING

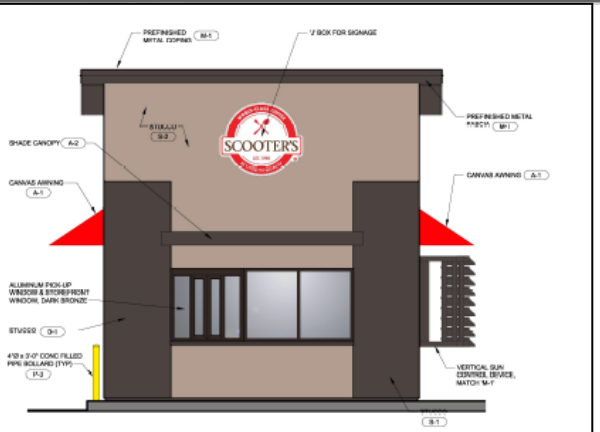



W. BELL ROAD
W. SMOKEY DR.
C/L
R/W
55.00' R/W
55.00'
N00°01'23"W
S89°56'04"E
31.94'
S89°56'04"E
125.00'
35.21'
35.00' S/B
5.00'
EX. SIGN
EX. CONCRETE DRIVEWAY
FRONT S/B
15.00'
15.00'
29.0'
EX. SEWER MH
64.88'
EX. 8" SEWER
EX. 8" WATER
20.0'
27.2'
11.50'
16.61'
PROPERTY LINE
BUILDING SLAB OVERLAY FFE = 1182.50
EX.GREASE TRAP
169.47'
S00°03'56"W
90.74'
EX.TRANSFORMER
REAR SETBACK
LOADING
72.26'
R25.00'
27.5'
24.00' S/B
34.23'
S89°56'04"E
125.00'
EX. SIGN
EX. HYDRANT
EX. W/V
EX. MAILBOXES
EX. DRIVEWAY
EX. S/W, CURB, AND GUTTER
13.6'
48.90' R/W
PROPERTY LINE
EX. MASONRY TRASH ENCLOSURE
MID-SECTION LINE
N00°01'23"W 761.46' (TOTAL)
651.46'
10.00' P.U.E.
EX. W/V
EX. HYDRANT
10.00' WATER/SEWER EASEMENT BOOK 265 OF MAPS PG. 33 M.C.R.
EASEMENT DKT. 14652 PG 1175 M.C.R.
501-81-234
SWT AZ INVESTMENTS
ZONING: CC

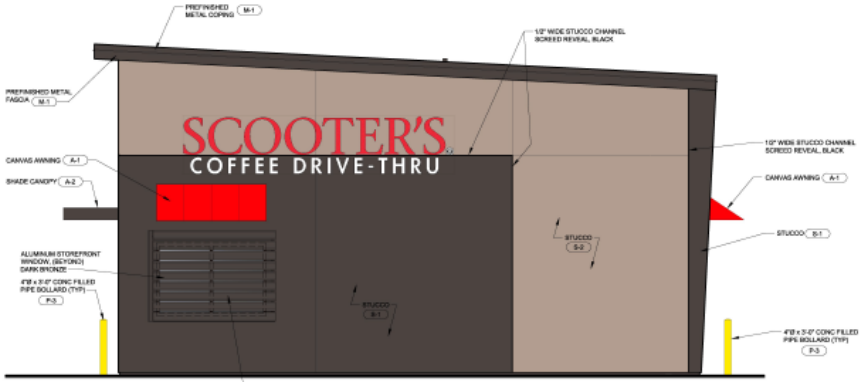

W. BELL ROAD
EXISTING SIDEWALK
C.O.S. SVT
EXISTING CURB/GUTTER
PROPERTY LINE
EX. SIGN
EXISTING R.O.W.
S89°56'04"E 125.00'
EX. CONCRETE DRIVEWAY
LIMITS OF WORK
PROPERTY LINE
APN 501-31-233A
ZONE CC
OUTDOOR SEATING AREA (1121 sf)
S00°03'56"W 169.47'
TRANSFORMER
EXISTING PERI LANDSCAPE TO
PROPERTY LINE
EX. SIGN
S89°56'04"E 125.00'
EX. DRIVEWAY
LIMITS OF WORK
EX. HYDRANT
EX. S/W, CURB, AND GUTTER
EX. MAILBOXES
R/W
W. SMOKEY DRIVE



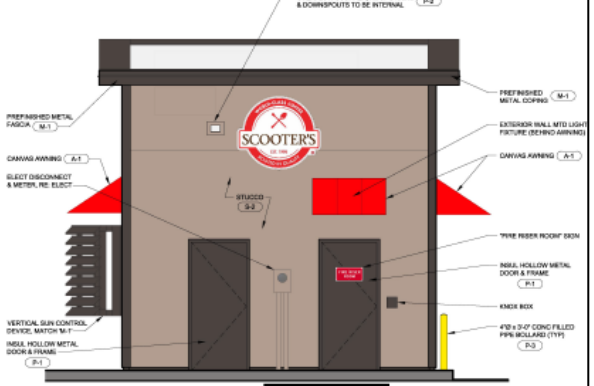
J1 DRIVE-THRU WINDOW ELEVATION -EAST
SCALE: 3/8" = 1'-0"



J13 FRONT ELEVATION - NORTH
SCALE: 3/8" = 1'-0"



A1 SIDE ELEVATION - WEST
SCALE: 3/8" = 1'-0"



A13 REAR ELEVATION - SOUTH
SCALE: 3/8" = 1'-0"

NOTE:
SIGNAGE UNDER SEPARATE PERMIT

CITIZEN OUTREACH

Citizen Outreach Meeting

- September 28, 2016

Comments

- Representative of property to the west was present and in support of the project.

STAFF RECOMMENDATION

Staff Recommendation:

- Approval subject to Stipulations A – C

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

April 6, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 6, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action approving a Conditional Use Permit for Sonic at Sierra Montana Crossings, located generally on the southwest corner of Greenway Road and Cotton Lane.

Motion:

Move to recommend approval of a Conditional Use Permit for Sonic at Sierra Montana Crossings subject to stipulations 'A' through 'D' as listed in the staff report.

Background:

Reece and Rowe Architects, on behalf of Cotton Greenway Partners LLC, seeks approval of a Conditional Use Permit (CUP) to allow a drive through/drive-in restaurant facility within the Sierra Montana PAD. The restaurant will be constructed on a currently vacant pad within the larger commercial center known as Sierra Montana Crossings. Site improvements will include a new 1,480 square foot building and associated canopies, landscaping, 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 - FS16-421 - Sonic at Sierra Montana Crossings Conditional Use Permit (CUP) - Staff Report
- 01 - FS16-421 - Sonic at Sierra Montana Crossings Conditional Use Permit (CUP) - Vicinity Maps
- 02 - FS16-421 - Sonic at Sierra Montana Crossings Conditional Use Permit (CUP) - Master Site Plan
- 03 - FS16-421 - Sonic at Sierra Montana Crossings Conditional Use Permit (CUP) - Site Plan
- 04 - FS16-421 - Sonic at Sierra Montana Crossings Conditional Use Permit (CUP) - Elevations
- 05 - FS16-421 - Sonic at Sierra Montana Crossings Conditional Use Permit (CUP) - Landscape Plan

☐ 06 - FS16-421 - Sonic at Sierra Montana Crossings Conditional Use Permit (CUP) - Presentation

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External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Hobart Wingard, Planner II

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS16-421**
Project Name:	Sonic Drive-In Restaurant in Sierra Montana Crossings
Council District:	3 - Mesquite
Meeting Date:	**April 6, 2017**
Planner:	Hobart Wingard, 623-222-3156, hwingard@surpriseaz.gov

---

Owner:	Cotton Greenway Partners, LLC
Applicant:	Reece and Rowe Architects
Request:	Conditional Use Permit (CUP) for a Drive through dining facility in the Sierra Montana Planned Area Development (PAD) Zoning District.
Site Location:	Generally, on the southwest corner of Greenway Road and Cotton Lane.
Site Size:	Approximately 0.94 acre of an 11.87 Commercial Center
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	General support was received at the Citizen Review meeting.
Staff Recommendation:	Staff recommends the Commission **approve** the proposed Conditional Use Permit, subject to stipulations 'A.' through 'D.'

PROJECT DESCRIPTION:

Reece and Rowe Architects, on behalf of Cotton Greenway Partners LLC, seeks approval of a Conditional Use Permit (CUP) to allow a drive through/drive-in restaurant facility within the Sierra Montana PAD. The restaurant will be constructed on a currently vacant pad within the larger commercial center known at Sierra Montana Crossings. Site improvements will include a new 1,480 square foot building and associated canopies, landscaping, paving, signage, etc.

EXISTING ZONING:

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

Sierra Montana PAD Low Density Residential	Surprise Farms PAD Open Space	Surprise Pointe PAD City of Surprise Fire Station 303
Sierra Montana PAD Low Density Residential	**Sierra Montana PAD Commercial**	Sierra Montana PAD Commercial
Sierra Montana PAD Low Density Residential	Sierra Montana PAD Commercial	Sierra Montana PAD Commercial

BACKGROUND:

September 14, 2000: The City Council approved an annexation for the subject property.

September 14, 2000: The City Council approved a PAD for Sierra Montana under Case PAD99-100.

August 21, 2007: The Planning and Zoning Commission approved a Site Plan for Sierra Montana Crossings under Case SP06-470.

November 18, 2008: PAD amendment was approved by the Mayor and City Council to provide a Comprehensive Sign Program for Sierra Montana.

February 19, 2015: The Planning and Zoning Commission approved a Site Plan for Pet Club under Case FS14-404.

May 12, 2016: Staff held a concept review meeting for the applicant under Case CR16-183.

June 16, 2016: The Planning and Zoning Commission approved a Site Plan for Goodwill under Case FS16-120.

September 26, 2016: The applicant submitted or a CUP under Case FS16-421, the subject case.

November 2, 2016: The applicant held a Citizen Review Meeting to gather public input on the proposed project.

CITIZEN OUTREACH:

As noted above, the applicant held a Citizen Review meeting on November 2, 2016, which was attended by Surprise City Councilman. The overall perception of the project was positive. The site was also posted advertised in accordance with the SUDC.

ANALYSIS AND DISCUSSION:

The subject request involves a proposed drive-through restaurant to be constructed on a currently vacant pad within the Sierra Montana PAD. The PAD was approved under Title 17, and refers to the list of uses included within Title 17. One of those uses is "Convenience Food Restaurant" which is defined in Title 17 as "…*an establishment whose principal business is the sale of foods frozen desserts or beverages to the consumer in a ready to eat state for consumption either within the premises or for carry-out with consumption either on or off the premises and whose design or principal method of operation*."

Hence, the proposed use may be conditionally permitted, provided certain criteria are met, as noted in Section 17.36.050 of Title 17 as follows:

> *"No conditional use permit shall be given for a use that is not listed in this title as a conditional use or is not deemed by the commission as equivalent to a listed conditional use in the particular district in which it is proposed to be located. The commission shall consider the effect of the proposed use upon the health, safety and general welfare of occupants of surrounding land, existing and anticipated traffic conditions including parking facilities on adjacent streets and land, and the effect of the proposed use on the General Plan. The commission may grant the application by motion, imposing such conditions and safeguards as it deems necessary, or it may deny the application."*

The approximately 1,480 square foot building will reside on a 0.94 acre parcel within the Sierra Montana Crossings commercial center. This structure will only enclose kitchen and public restrooms. Dining for the Sonic facility will occur in vehicles under the northern 1,320 square foot and the southern 1,400 square foot parking canopies. Patio dining under a 708 square foot dining canopy will be provided to the south of the primary building. A drive through window with duel queuing lanes will be provided to the south. The total cueing distance of 255 linear feet starts at the northern car hop crossing to the window.

Exterior elevations, landscaping, and parking facilities are designed to complement the existing and proposed development in the center. Parking for 23 vehicles is located on each side of the site with screening wall located adjacent to Greenway Road. Future construction to the south will be able to link to the site to the subject site with pedestrian and vehicular connections.

Sonic plans to employ approximately 45 staff members. Hours of operation will be Sunday to Thursday 6:00 am to 11:00 pm while the facility will observe a 6:00 am to midnight schedule on Saturdays and Sundays. Deliveries will be made at off peak hours in the Drive through lane leaving the primary access lane open.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	Private
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

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

REVIEWING AGENCIES:

Maricopa Water District (MWD): In an email dated September 27, 2016, MWD indicated no opposition to the CUP, but indicated that the Final Plat is to be reviewed and approved pursuant to the MWD drawing requirements. MWD and the applicant are currently addressing the request prior to the Final Plat being presented to the City Council.

Arizona Department of Transportation (ADOT): In an email dated October 3, 2016, ADOT indicated the proposal will have no impact on existing highway facilities.

Luke Air Force Base (LAFB): In a letter dated October 3, 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.

SUMMARY:

Staff believes the proposed Conditional Use Permit is consistent with the manner and intent of the Sierra Montana PAD. 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 Conditional Use Permit demonstrates compliance with the criteria set forth in Sierra Montana 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 Conditional Use Permit, subject to stipulations 'A.' through 'D.' as outlined below:

A. The individual parking space menu boards will not count towards the aggregate sign calculations.

B. This Conditional Use Permit is considered Not Approved until which time the accompanying Final Plat under the same case number, FS16-421, is approved by the Mayor and City Council.

C. This Conditional Use permit is valid for one (1) year after approval by the Planning and Zoning Commission. This Conditional Use permit shall expire on the one (1) year anniversary of approval, unless construction commence prior to that date.

D. 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.

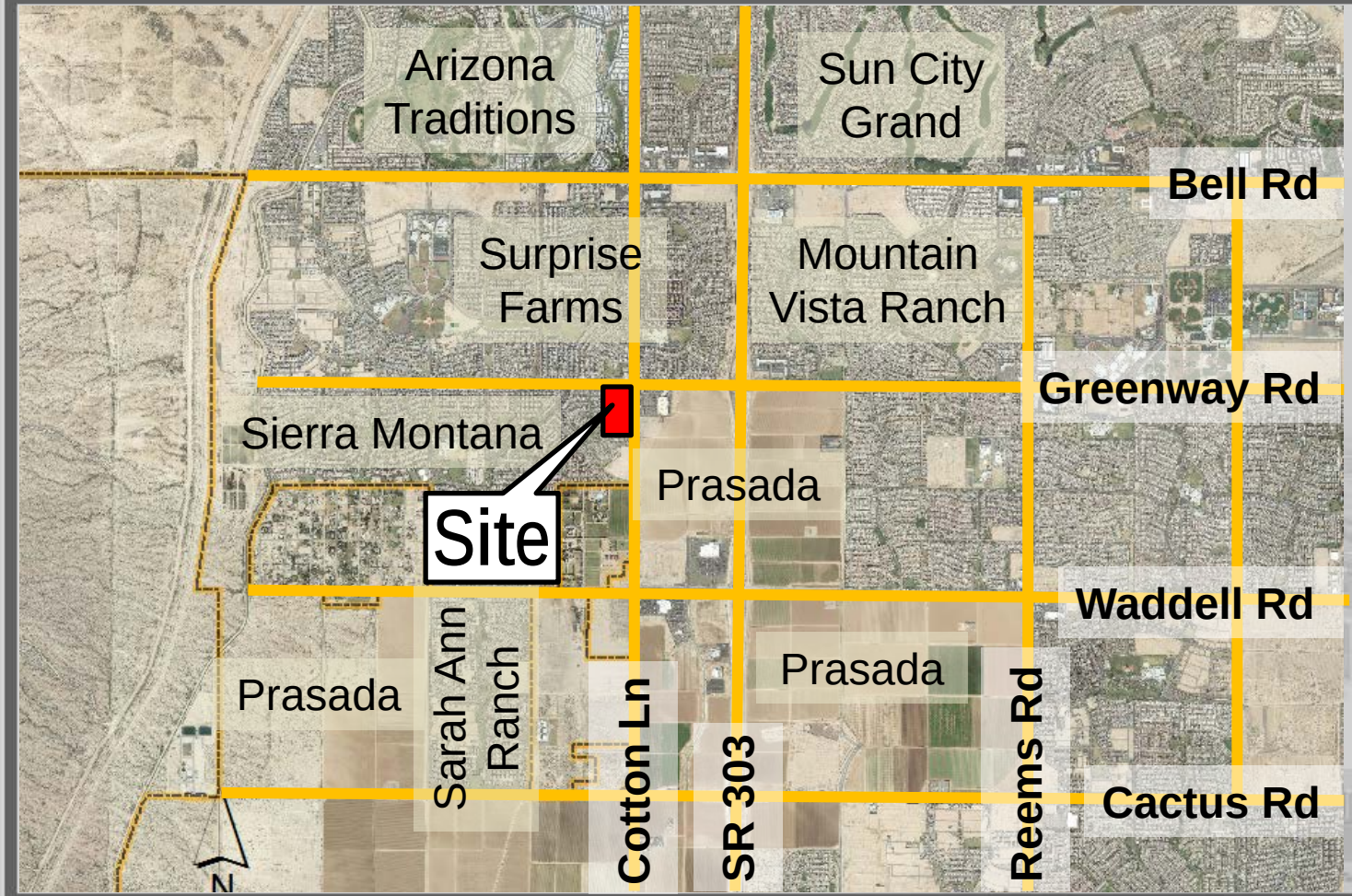
However, should the Commission wish to deny the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 - Vicinity Maps
02 - Master Site Plan
03 - Site Plan
04 - Color Elevations
05 – Landscape Plan

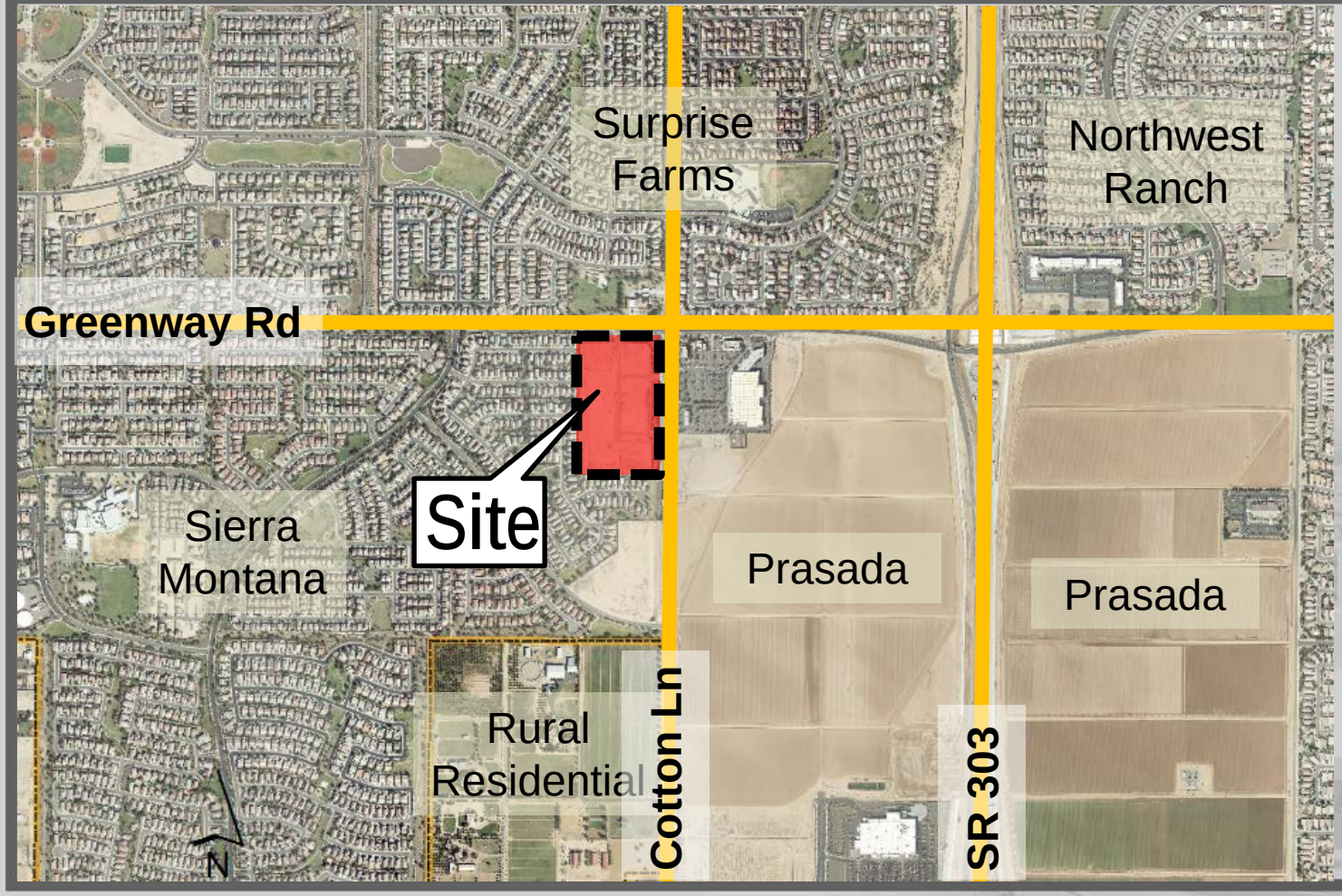
FS16-421
Sonic

Vicinity Map



FS16-421
Sonic

Vicinity Map



FS16-421
Sonic

Vicinity Map

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF CURRENT SOILS REPORT.

2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON DRAWINGS FOR CONFLICTS PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

3. REFER TO CIVIL DRAWINGS FOR PAVING THICKNESS, CURB TYPES AND LONGITUDINAL AND HORIZONTAL CONTROL.

4. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE REQUIREMENTS.

5. FOR BUILDING LOCATION DIMENSIONS AND SETBACKS - SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN.

6. NO STRUCTURE OF ANY KIND TO BE CONSTRUCTED ON, OR PLACED WITHIN PUBLIC UTILITY EASEMENTS EXCEPT WOOD, WIRE OR REMOVABLE SECTION TYPE FINCING AND/OR PAVING NOR ANY PLANTING EXCEPT GRASS. GENERAL CONTRACTOR SHALL BE REQUIRED TO REPLACE ANY OBSTRUCTIONS OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION OF THE PUBLIC UTILITIES. VERIFY WITH LOCAL AGENCIES.

7. ALL SIDEWALKS ARE TO BE LIGHT BROOM FINISHED UNLESS NOTED OTHERWISE.

8. COORDINATE WATER (DOMESTIC AND FIRELINE) AND GAS METER LOCATIONS WITH CIVIL DRAWINGS.

9. COORDINATE TRANSFORMER PAD LOCATIONS WITH ELECTRICAL AND CIVIL DRAWINGS.

10. ANY DAMAGE BY GENERAL CONTRACTOR OR SUB CONTRACTOR TO EXISTING ASPHALTIC PAVEMENT AND/OR EXISTING LANDSCAPING SHALL BE REPAIRED AT NO COST TO OWNER.

11. GENERAL CONTRACTOR TO PROVIDE ALL GOVERNMENTAL REQUIRED SIGNAGE NECESSARY FOR CERTIFICATE OF OCCUPANCY (FIRE LANE SIGNAGE, "DO NOT BLOCK DOOR" ETC.)

12. GENERAL CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO CONSTRUCTION.

13. GENERAL CONTRACTOR TO SCHEDULE BLUE STAKE INSPECTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING ANY WORK.

14. CIVIL ENGINEERING FOR THIS PROJECT HAS BEEN SUBMITTED TO CITY OF SURPRISE UNDER SEPARATE PERMIT PACKAGE.

15. REFER TO SEPARATE CIVIL PACKAGE FOR DIMENSIONS NOT SHOWN.

SITE DATA

EXISTING ZONING:.....SIERRA MONTANA PLANNED AREA DEVELOPMENT (PAD) / COMMUNITY COMMERCIAL C-2

SITE LOCATION:.....SWC OF COTTON LANE AND GREENWAY ROAD SURPRISE, AZ

(Existing and Future developed site areas and building areas shown are for reference only and not a part of the specific proposed site and building improvements)

SITE AREA:
- LOT 1 - FUTURE - 5.06 ACRES - VACANT
- LOT 2 - FUTURE - 2.10 ACRES - VACANT
- LOT 3 - FUTURE - 1.54 ACRES - VACANT
- LOT 4 - EXISTING - 2.89 ACRES - CVS PHARMACY
- LOT 5 - EXISTING - 1.44 ACRES - PET CLUB
- LOT 6A - EXISTING - 2.16 ACRES - GOODWILL
- LOT 7 - EXISTING - 2.28 ACRES - VACANT
- LOT 8 - EXISTING - 0.94 ACRES - PROPOSED SONIC

TOTAL GROSS SITE AREA - 18.41 ACRES

BUILDING AREA:

MAJOR A - FUTURE - CONCEPTUALLY	21,920 S.F.	
MAJOR B - EXISTING -	16,080 S.F.	- PET CLUB
MAJOR C - EXISTING -	25,036 S.F.	- GOODWILL
MAJOR D - FUTURE - CONCEPTUALLY	8,000 S.F.	
PAD A - FUTURE - CONCEPTUALLY	8,051 S.F.	
PAD B - FUTURE - CONCEPTUALLY	4,500 S.F.	
PAD C - FUTURE - CONCEPTUALLY	3,303 S.F.	
PAD D - FUTURE - CONCEPTUALLY	7,575 S.F.	
PAD E - FUTURE - CONCEPTUALLY	4,700 S.F.	
PAD F - PROPOSED -	1,483 S.F.	- SONIC
SHOPS A - FUTURE - CONCEPTUALLY	9,300 S.F.	
BUILDING A - EXISTING -	13,092 S.F.	- CVS

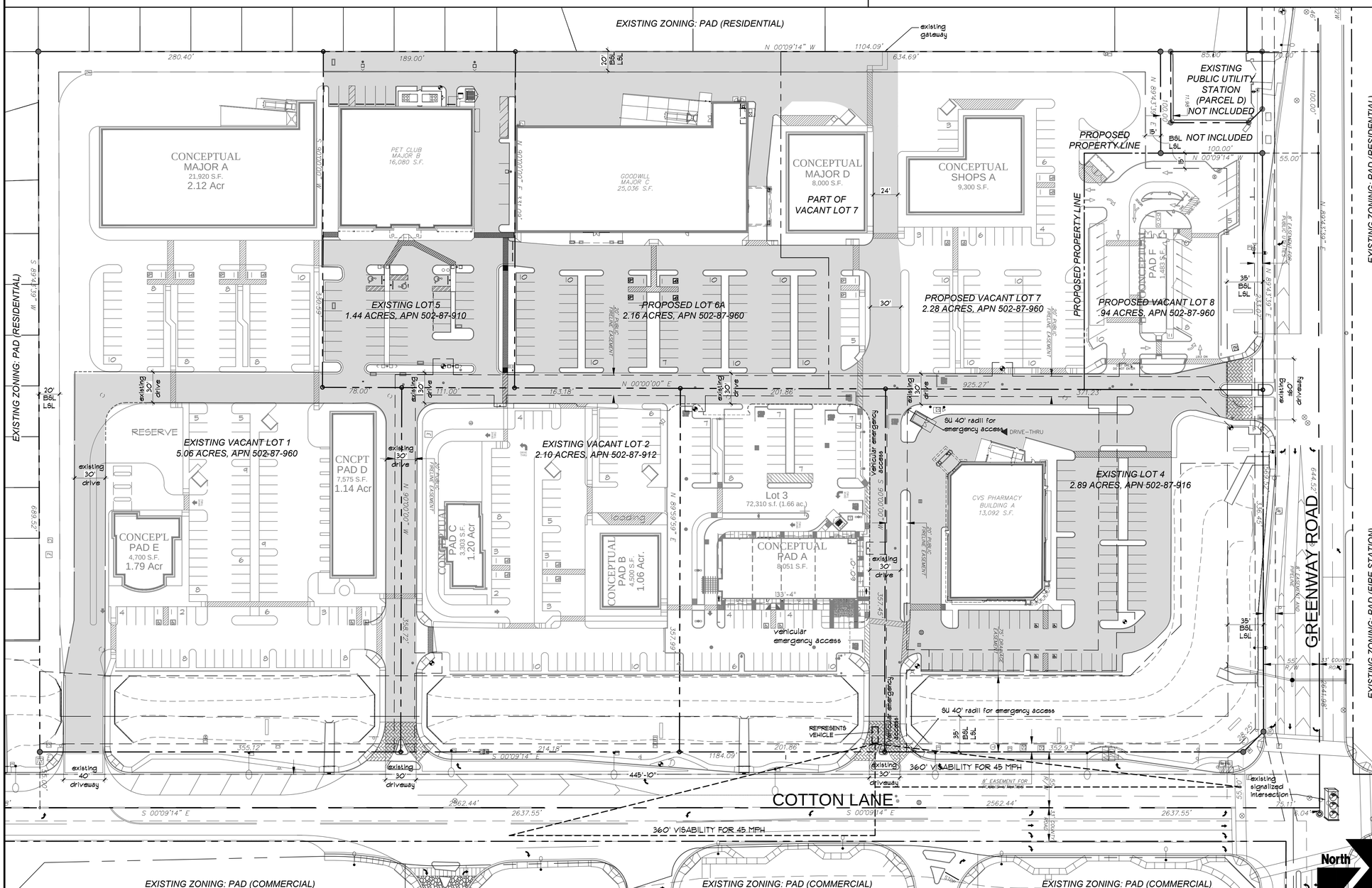
TOTAL GROSS BUILDING AREA: (FUTURE (67,349), EXISTING (54,208) AND PROPOSED (1,483)) = 123,040 S.F.

BUILDING COVERAGE = 15.32%

PARKING REQUIRED:
- RETAIL 0 TO 5,000 S.F. - 4 SPACES PER 1,000 S.F.
- RETAIL 5,000 TO 20,000 S.F. - 3.5 SPACES PER 1,000 S.F.
- RETAIL GREATER THAN 20,000 S.F. - 3 SPACES PER 1,000 S.F.
- OFFICE - 4 SPACES PER 1,000 S.F.
- RESTAURANT - 1 SPACE PER 1,000 S.F. INDOOR PUBLIC FLOOR AREA, PLUS 1 SPACE PER 200 S.F. OF OUTDOOR PATIO AREA

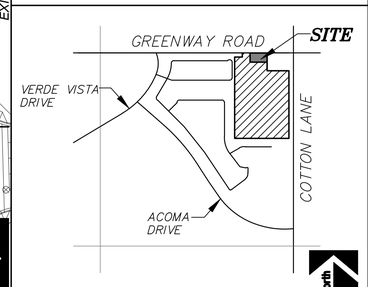
- MAJOR A - FUTURE - 66 REQUIRED.
- MAJOR B - EXISTING - 56 REQUIRED, 52 PROVIDED.
- MAJOR C - EXISTING - 75 REQUIRED, 88 PROVIDED.
- MAJOR D - FUTURE - 28 REQUIRED.
- PAD A - FUTURE - 8 REQUIRED.
- PAD B - FUTURE - 18 REQUIRED.
- PAD C - FUTURE - 13 REQUIRED.
- PAD D - FUTURE - 26 REQUIRED.
- PAD E - FUTURE - 19 REQUIRED.
- PAD F - PROPOSED - 11 REQUIRED, 24 PROPOSED.
- SHOPS A - FUTURE - 33 REQUIRED.
- BUILDING A - EXISTING - 46 REQUIRED, 71 PROVIDED.

TOTAL EXISTING PARKING - 177 REQUIRED, 211 PROVIDED.
TOTAL EXISTING AND PROPOSED PARKING - 188 REQUIRED, 234 PROPOSED.
TOTAL ULTIMATE PARKING - 399 REQUIRED, 599 PROPOSED.



OVERALL MASTER SITE PLAN - EXISTING, PROPOSED AND FUTURE DEVELOPMENT

SCALE: 1" = 50'-0" 1



VICINITY MAP

320104489

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Scottsdale, Arizona 85254
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RPK REAL ESTATE, INC.

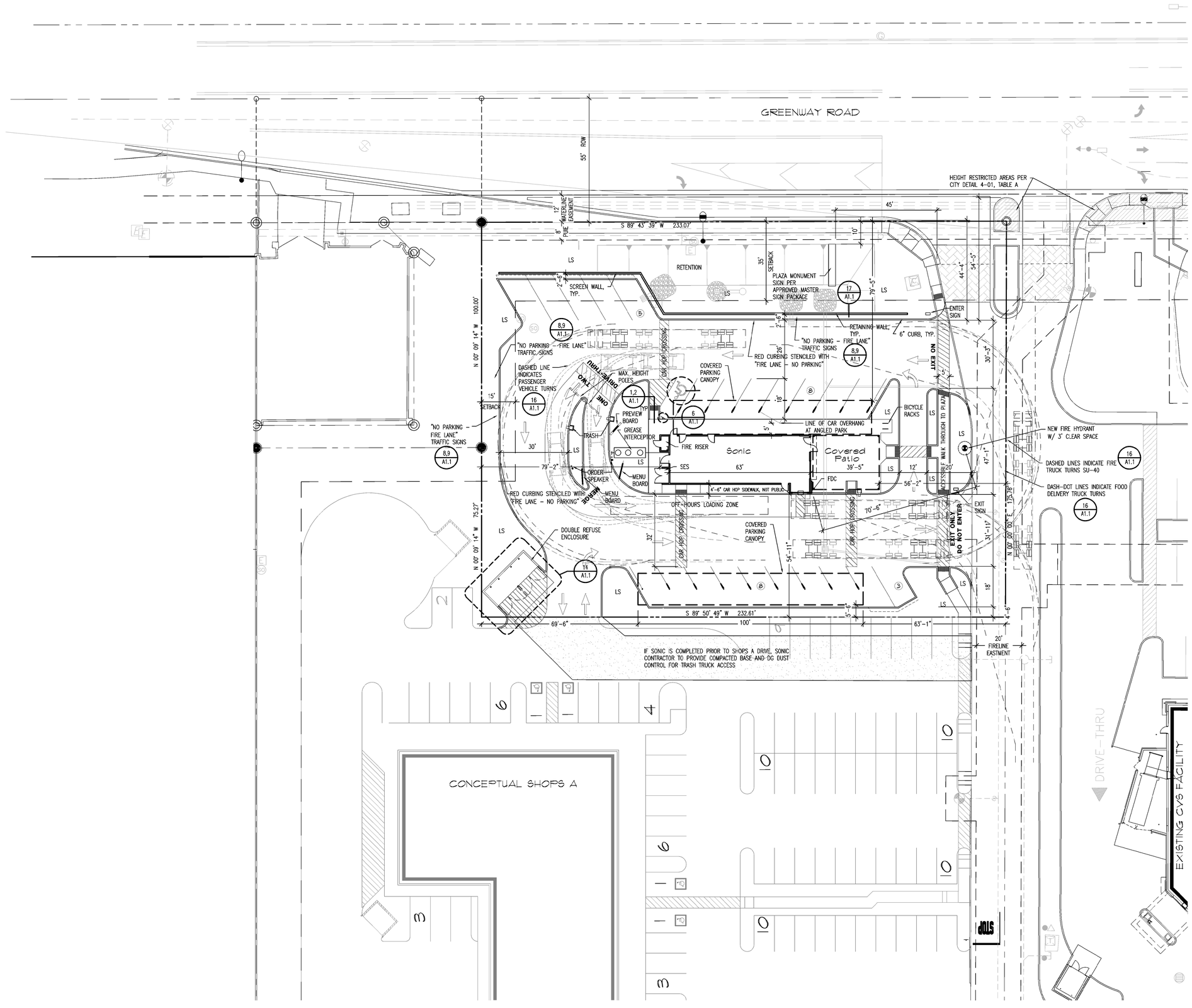
CONSULTING ENGINEER

SIERRA MONTANA CROSSINGS
PAD 'F' - SONIC
SWC of COTTON LN. & GREENWAY RD.
SURPRISE, ARIZONA

OVERALL MASTER
SITE PLAN

DATE:	2016.08.31
SCALE:	AS NOTED
DRAWN BY:	RSF
PROJECT NUMBER:	320104489
SHEET:	MSP1.0
REV:	

1st. City Submittal 09.2016



PROJECT DATA

NARRATIVE OVERVIEW:
SUBJECT PARCEL IS PART OF THE SIERRA MONTANA CROSSINGS COMMERCIAL CENTER WITHIN THE SIERRA MONTANA PLANNED AREA DEVELOPMENT (PAD) LOCATED AT THE SOUTHWESTERN CORNER OF GREENWAY ROAD AND COTTON LANE. THIS PROJECT IS A SONIC DRIVE-IN RESTAURANT. THE DESIGN SHALL BE COORDINATED WITH THE OVERALL PLAZA IN BOTH LAYOUT AND ELEVATION STYLE AND MATERIALS.

PROPERTY OWNER: COTTON GREENWAY PARTNERS, LLC
2308 POINSETTIA
MANHATTAN BEACH, CA 90266

SONIC OWNER: MASON HARRISON RATLIFF ENTERPRISES, LLC
5725 N W 132ND STREET
OKLAHOMA CITY, OK 73142
PHONE: 405-722-9350
REEDER RATLIFF

DESIGN TEAM
ARCHITECT/APPLICANT:

ARCHITECTS	CIVIL ENGINEER	LANDSCAPE
REECE ANGELL ROWE	K-TECH ENGINEERING	TJ MCQUEEN
4343 E. AVALON DRIVE	5715 EAST ESTRID CIRCLE	345 E. VIRGINIA
PHOENIX, ARIZONA 85018	SCOTTSDALE, AZ 85254	PHOENIX, AZ 85004
PHONE: 602-957-4343	DENNIS KNUDSEN	PHONE: 602-265-0320
FAX: 602-957-7546	PHONE: (602) 391-5808	FAX: 602-266-6619
STEPHANIE ROWE #28525		TIM MCQUEEN #27166

LOCATION: SWC GREENWAY ROAD AND COTTON LANE
APN: TO BE DETERMINED BY THE ASSOCIATED FINAL PLAT
LEGAL: TO BE DETERMINED BY THE ASSOCIATED FINAL PLAT
LOT CONFIGURATION AND AREA: RECTANGULAR LOT SHAPE 41,818 SF (0.96 ACRES) GROSS
40,866 SF (0.94 ACRES) NET
ZONING DISTRICT: SIERRA MONTANA PAD C-2 LAND USE
EXISTING USE: VACANT PAD
PROPOSED USE: FAST FOOD RESTAURANT IN PLAZA

YARD HEIGHT AND AREA REQUIREMENTS: ALL PER MASTER PLAN

ALL PER MASTER PLAN	
FRONT	35'
INTERIOR SIDE	15'
CORNER SIDE	25'
REAR	15'
HEIGHT	35'

PARKING REQUIRED: 550 SF AT A RATE OF 1 VEHICLE SPACE PER 50 SF OF OUTDOOR DINING AREA = 3

PARKING PROVIDED: SONIC LOT ONLY

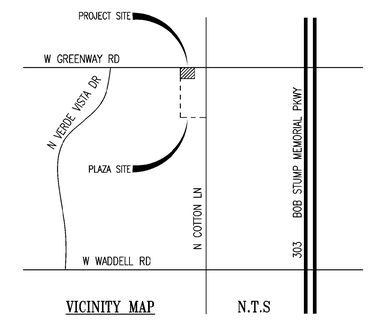
DINING WITH ORDER BOARD AND CANOPY	16
GENERAL PARKING	7
TOTAL SONIC	23 INCLUDES 1 ACCESSIBLE

LANDSCAPING IN ACCORDANCE WITH STANDARDS PER PAD
CODE: 2012 IBC, IFC, IFGC, IMC, IPC, 2011 NEC, 2012 IECC W/ LOCAL MODIFICATION
LOCAL ZONING ORDINANCE, LATEST EDITIONS.
2009 ICC A117.1

CONSTRUCTION TYPE: VB - WITH NFPA 13 FIRE SPRINKLER SYSTEM
OCCUPANCY GROUP: A-2
ARCHITECTURAL AREAS:

BUILDING	1480 SF
PATIO DINING CANOPY	708 SF
PARKING/DINING CANOPY NORTH	1320 SF
DETACHED CANOPY SOUTH	1400 SF
TOTAL	4908 SF

ALLOWED AREA: 6000 SF PER IBC
OCCUPANCY LOAD: BUILDING - COMM. KITCHEN @ 1/200 = 7
PATIO SEATING - FIXED SEATING: 6 TABLES x 8 (1 PER 18") = 48



VICINITY MAP N.T.S

SONIC SITE PLAN
0 10' 20' 40'
SCALE: 1"=20'-0"

Two working days before you dig.
CALL FOR THE BLUE STAKES
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)
Blue Stake Center

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SONIC CORPORATION
101 PARK AVENUE
OKLAHOMA CITY, OK 73102
OFFICE: 405-280-1654
FAX: 405-280-1568

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SONIC DRIVE-IN
17181 W GREENWAY ROAD
PEORIA, ARIZONA

REGISTERED ARCHITECT
CALIFORNIA
28525
STEPHANIE ROWE
Date Signed 12-30-16
ARIZONA, U.S.A.
EXPIRES 12-31-18

REECE and ROWE
ARCHITECTS
4343 E. Avalon Drive
Phoenix, Arizona 85018
Phone: 602-957-4343
Fax: 602-957-7546

1254 W. University Ave #100
Flagstaff, Arizona 86001
Phone: 928-779-4340
Fax: 928-779-5087

REVISIONS:

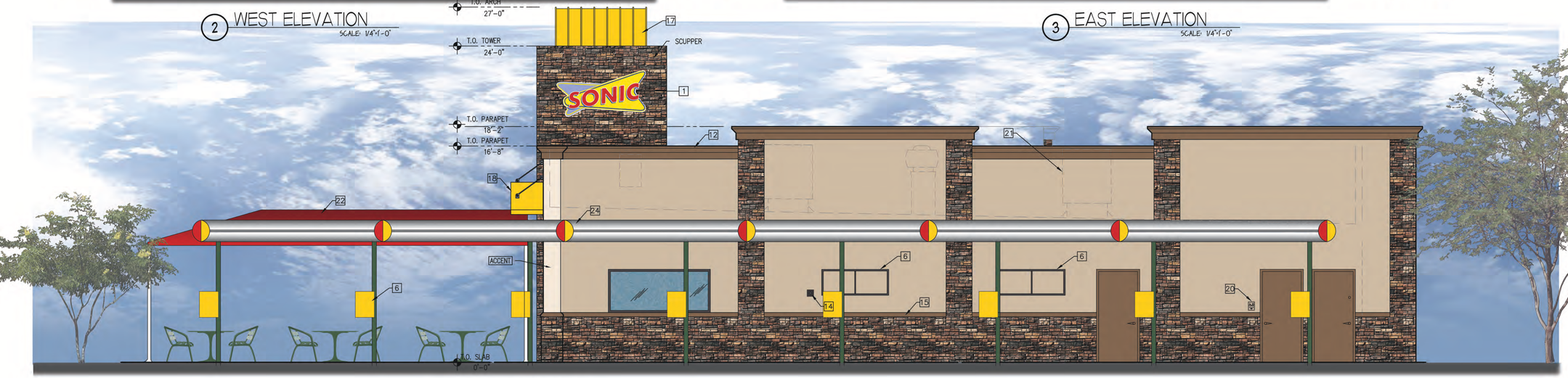
TITLE: SITE PLAN
SCALE: 1"=20'-0"
DATE: 12-30-16
JOB NO: R16005

A1.0

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

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

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



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

EXTERIOR FINISH SCHEDULE

LOCATION	MANUFACTURER	MATERIAL	COLOR
STUCCO – MAIN	WESTERN ONE KOTE	1-KOTE	MATCH DE6129 "RUSTIC TAUPE"
STUCCO – ACCENT	WESTERN ONE KOTE	1-KOTE	MATCH DE6127 "FINEST SILK
STONE VENEER	BORAL STONE	COUNTRY LEDGESTONE	RED ROCK
ALUMINUM DOORS AND WINDOWS	MFR. STAND. COLOR		DK. BRONZE ANODIZED
HM DOORS,FRAMES, CORNICE, TRIM	SHERWIN WILLIAMS	EXTERIOR DARK BROWN	SW2806 ROOK BROWN
STD. SEAM ROOF/AWNINGS	MBCI	24 GA. LOKSEAM 16"	KYNAR 500 MATCHING SW 6907 FORSYTHIA
CANOPY COLUMNS	SHERWIN WILLIAMS	EXTERIOR GREEN	SW 6447 EVERGREEN
CANOPY STRUCTURE	SHERWIN WILLIAMS	EXTERIOR WHITE	SW 7005 PURE WHITE
CANOPY FASCIA	NICHOLS ALUMINUM	FASCIA SILVER	SILVER METALLIC DEV 5010 POLYESTER
CANOPY DECKING	MFR. STAND.		PRE. FIN. TO MATCH SW 7005 PURE WHITE
PATIO CANOPY FABRIC	SHADE-N-NET	HIGH PERFORMANCE 8028	RED

NOTES BY SYMBOL XX

SIGNS FOR REFERENCE ONLY – SEPARATE PERMIT ADDRESSING TO BE PER CITY REQUIREMENTS

1. AVAILABLE SIGN LOCATIONS AS DETERMINED BY OWNER PER LOCAL SIGN ORDINANCES. PROVIDE FOR TWO (2) SIGNS, ONE @ EA. SIDE OF TOWER SIGNS BY SIGN CO. COORD. SIGN ALLOWANCES & REQUIREMENTS W/ LOCAL CODE OFFICIALS. G.C. TO PROVIDE ELEC. 32.5"H x 70"W
2. NOT USED
3. LED SIGN OVER EACH WINDOW, "FULL MENU ALL DAY" @ LEFT, "FRESH EVERY TIME", @ RIGHT. SIGNS SUPPLIED BY OWNER & INSTALLED BY G.C. UTILIZE SIGN OUTLET(S) AT INTERIOR. RUN LOW VOLTAGE WIRE THRU WALL TO SIGNS. (CENTER OVER WINDOW/DOOR) 9"H x 72"W
4. NOT USED
5. ROUND LED DRIVE-THRU SIGN SUPPLIED BY OWNER. E.C. TO PROVIDE ELECTRICAL CONNECTION. 38" DIA.
6. PERMANENTLY MOUNTED, LIGHTED FRAME FOR STATIC MENU DISPLAY SUPPLIED BY OWNER. EIC TO PROVIDE ELECT. 62"W x 24"H
7. SCUPPER BEHIND CONCEALING WALL
8. LADDER TO ROOF CONCEALED INSIDE
9. SECURITY LIGHTS 14'-6" A.F.F.
10. GAS SERVICE
11. POWER FOR CARD SWIPE
12. CORNICE TRIM TYPE 1, (1A OVER STONE COLUMNS) STUCCO
13. CORNICE TRIM TYPE 2, STUCCO
14. CO2 ACCESS PANEL 5'-4" A.F.F.
15. TRIM BAND SILL / CAP OVER ROCK. STUCCO,
16. NOT USED
17. ARCHED TOWER TOP, YELLOW. PER CITY – DO NOT INSTALL LED OPTION
18. FRONT ENTRY CANOPY, ARCHED METAL, YELLOW. PER CITY – DO NOT INSTALL LED OPTION
19. ELECTRICAL SERVICE CONCEALED INSIDE
20. ADA RESTROOM SIGNAGE – 5"–0" A.F.F. TYP. AT RESTROOM DOORS.
21. ROOF EQUIPMENT CONCEALED BEHIND PARAPET
22. SHADE-N-NET FABRIC CANOPY SHADE STRUCTURE, RED
23. DRIVE THRU CANOPY, ARCHED METAL, YELLOW. PER CITY – DO NOT INSTALL LED OPTION
24. SHADE STRUCTURE OVER PARKING/DINING STALLS, LIT WEDGES IN RED AND YELLOW
25. FIRE RISER ROOM DOOR W/ SIGN AND HORN/STROBE PER CITY REQUIREMENTS
26. FDC LOCATION W/ HORN, STROBE, AND SIGN PER CITY REQUIREMENTS
27. KNOX BOX PER CITY REQUIREMENTS

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SONIC DRIVE-IN
17161 W GREENWAY ROAD
PEORIA, ARIZONA

REGISTERED ARCHITECT
CERTIFICATE NO. 28525
STEPHANIE ROWE
Date Signed 12-30-16
ARIZONA, U.S.A.
EXPIRES 12-31-18

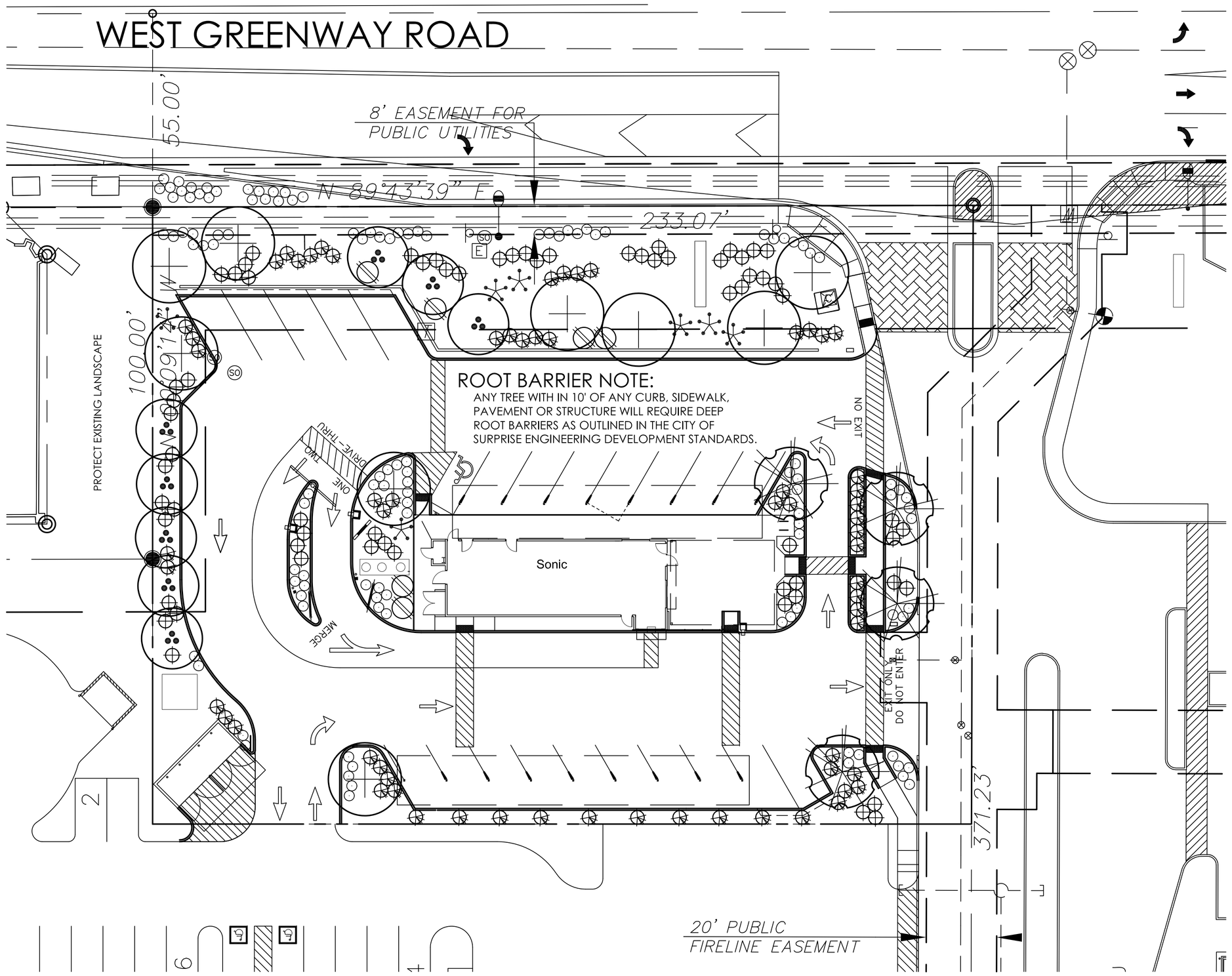
REECE and ROWE
ARCHITECTS
4343 E. Avalon Drive
Phoenix, Arizona 85018
Phone: 602-957-4343
Fax: 602-957-7546

1254 W. University Ave #100
Flagstaff, Arizona 86001
Phone: 928-779-4340
Fax: 928-779-5087

REVISIONS:

TITLE: ELEVATIONS
SCALE: 1/4"=1'-0"
DATE: 12-30-16
JOB NO: R16005

A7.0

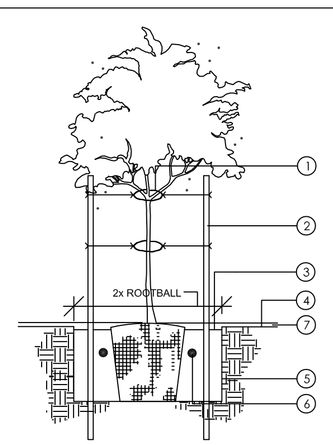


LANDSCAPE LEGEND

- ULMUS PARVIFOLIA EVERGREEN ELM 24" BOX (MATCHING)
- OLEA EUROPEA 'SWAN HILL' SWAN HILL OLIVE 36" BOX
- DALBERGIA SISSOO SISSOO TREE 24" BOX
- CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE 5 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- 3/4" SCREENED (MATCH EXISTING) DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 10' 20' 40'
SCALE: 1"=20'-00"

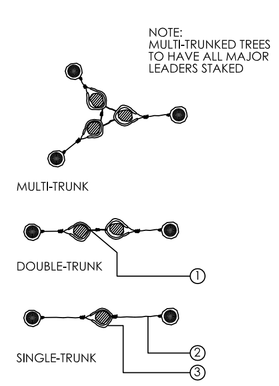


1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 10' LONG GREEN TREE STAKES BURY 3' BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

DOUBLE STAKING DETAIL

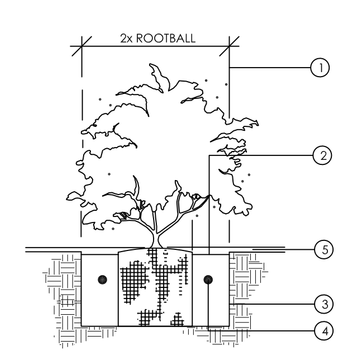
NOT TO SCALE



1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

TREE GUYING DETAIL

NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

SHRUB PLANTING DETAIL

NOT TO SCALE

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17181 W. GREENWAY ROAD
PEORIA, ARIZONA

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Fax: 602-957-7546
1254 W. University Ave #100
Flagstaff, Arizona 86001
Phone: 928-779-4340
Fax: 928-779-5087

REGISTERED LANDSCAPE ARCHITECT
27166
TIMOTHY J. McQUEEN
Date Signed 01.10.17
ARIZONA, U.S.A.
EXPIRES 06/30/2017

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

DATE: 01.10.17
JOB NO: R16005

La.01

SURPRISE
ARIZONA

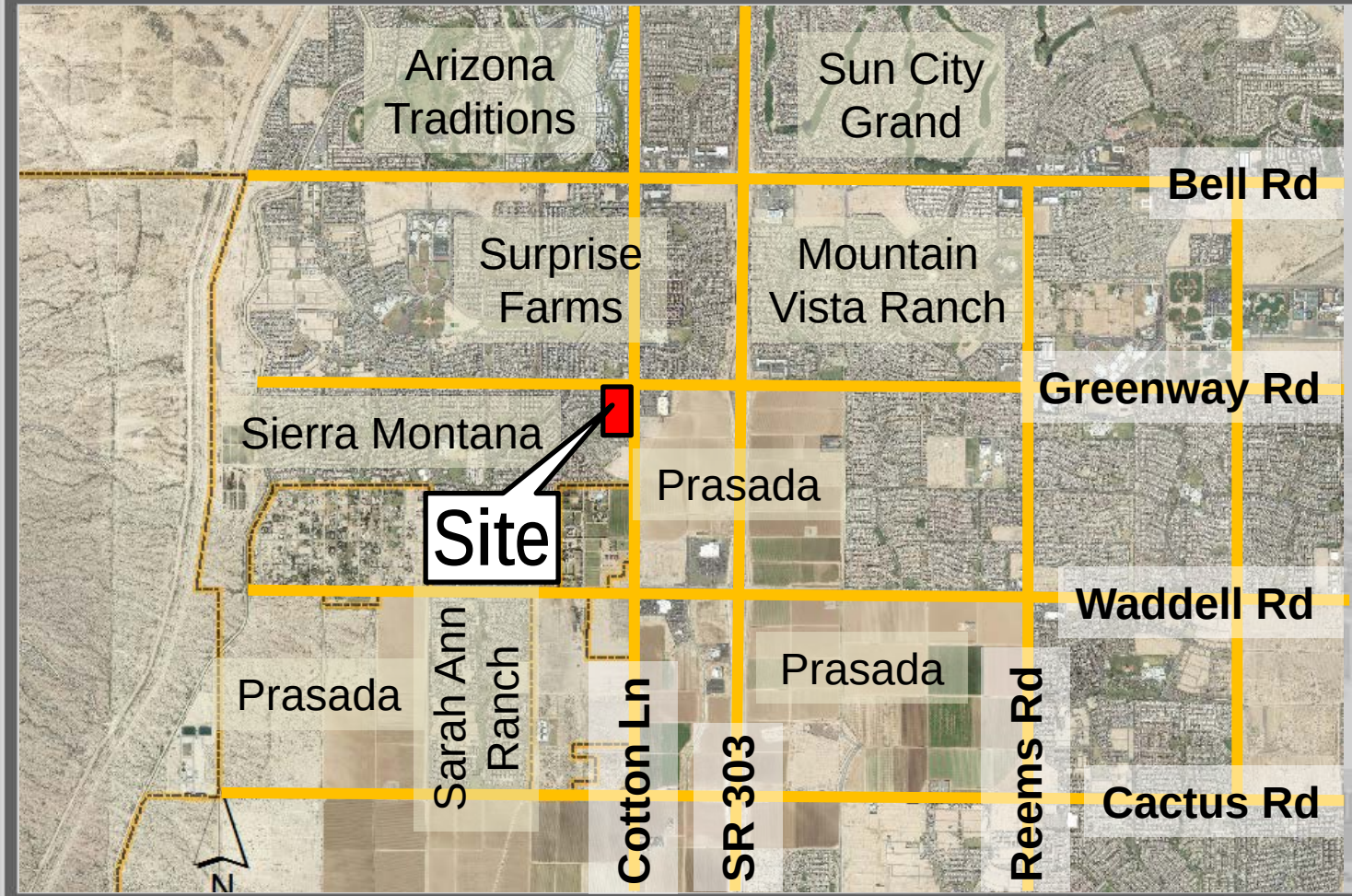
FS16-421
SONIC DRIVE-IN
CONDITIONAL USE PERMIT

Planning and Zoning Commission

April 6, 2017

FS16-421
Sonic

Vicinity Map



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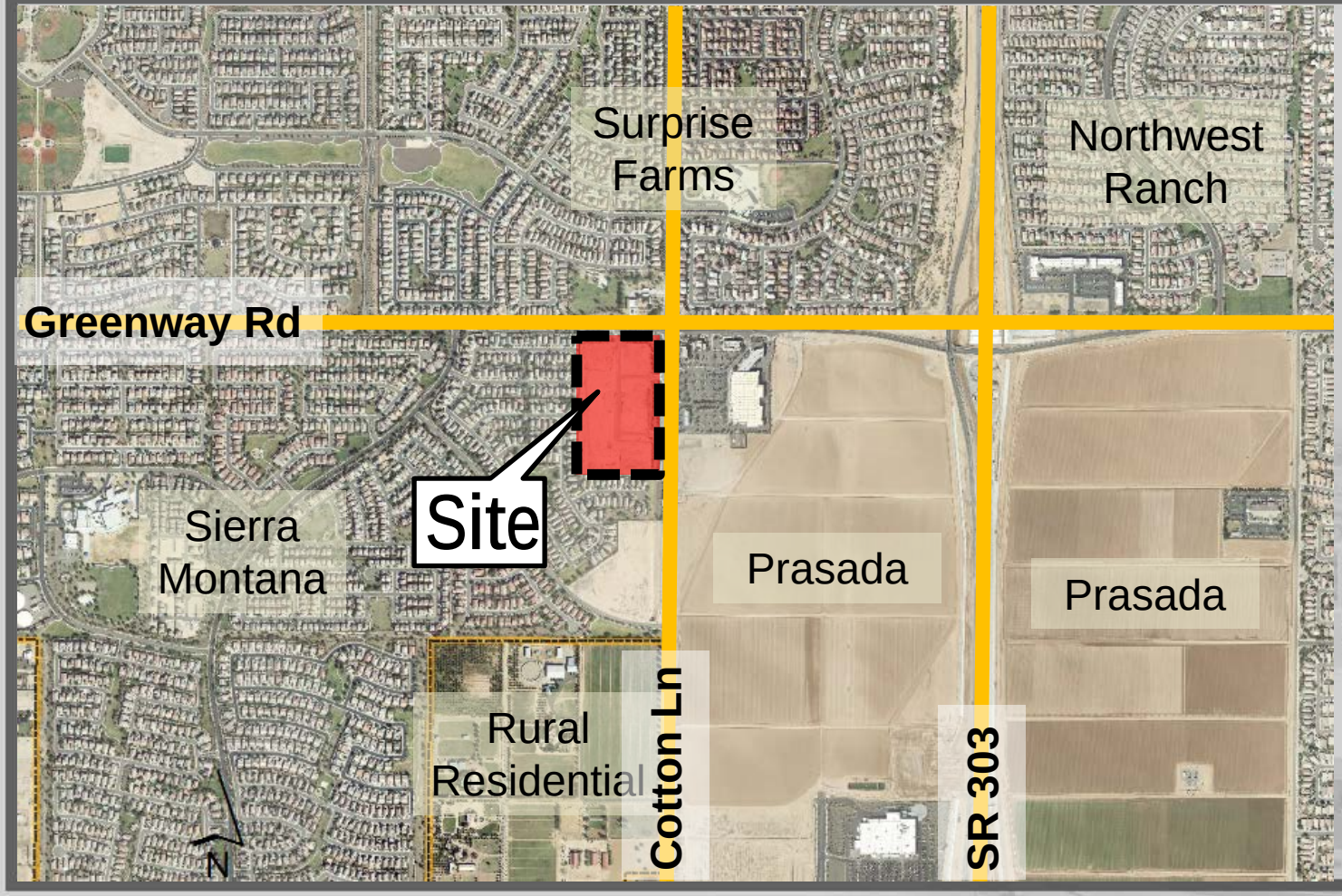
Vicinity Map



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Vicinity Map

Master Site Plan

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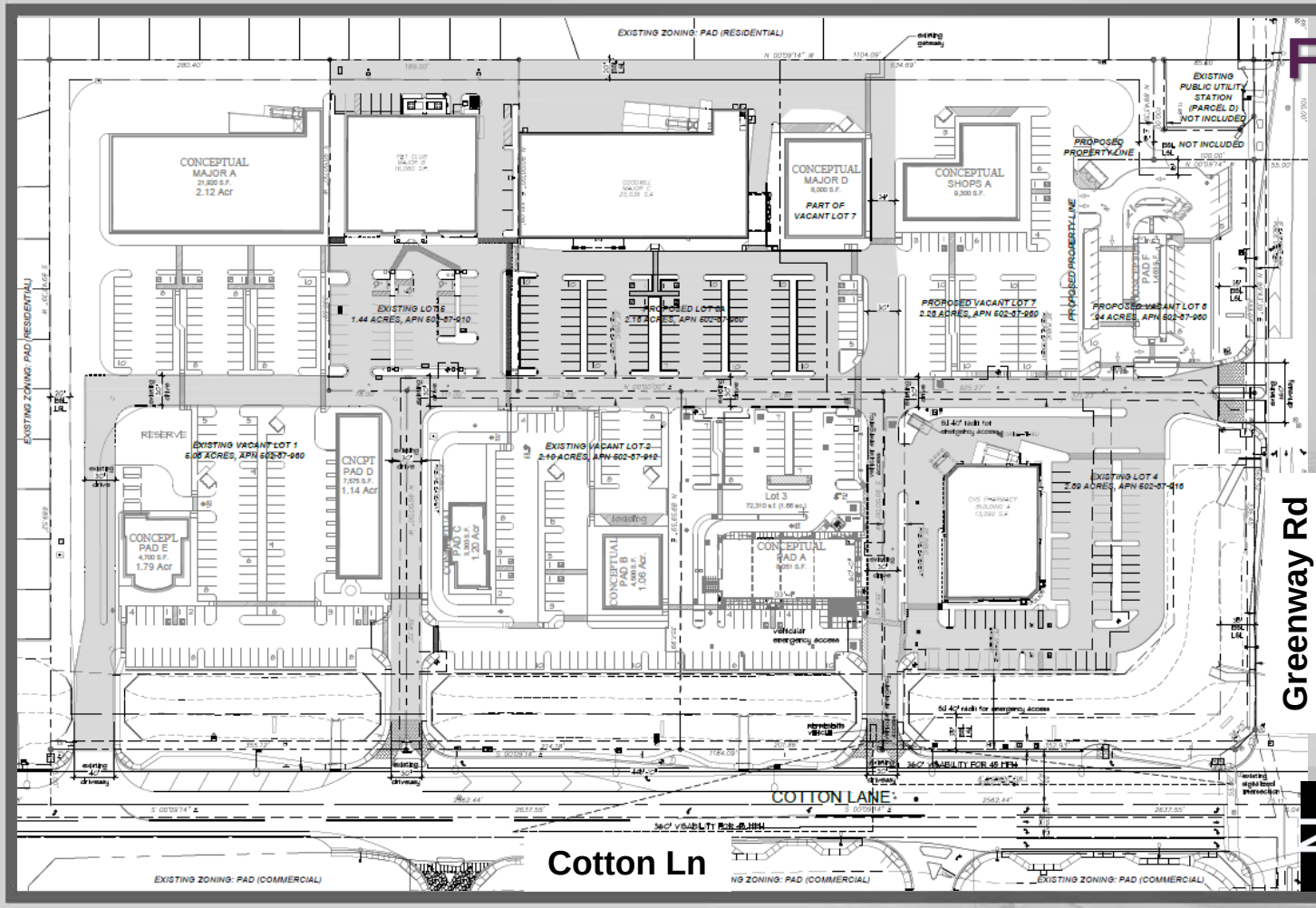

Greenway Rd

Cotton Ln

N

Master Site Plan

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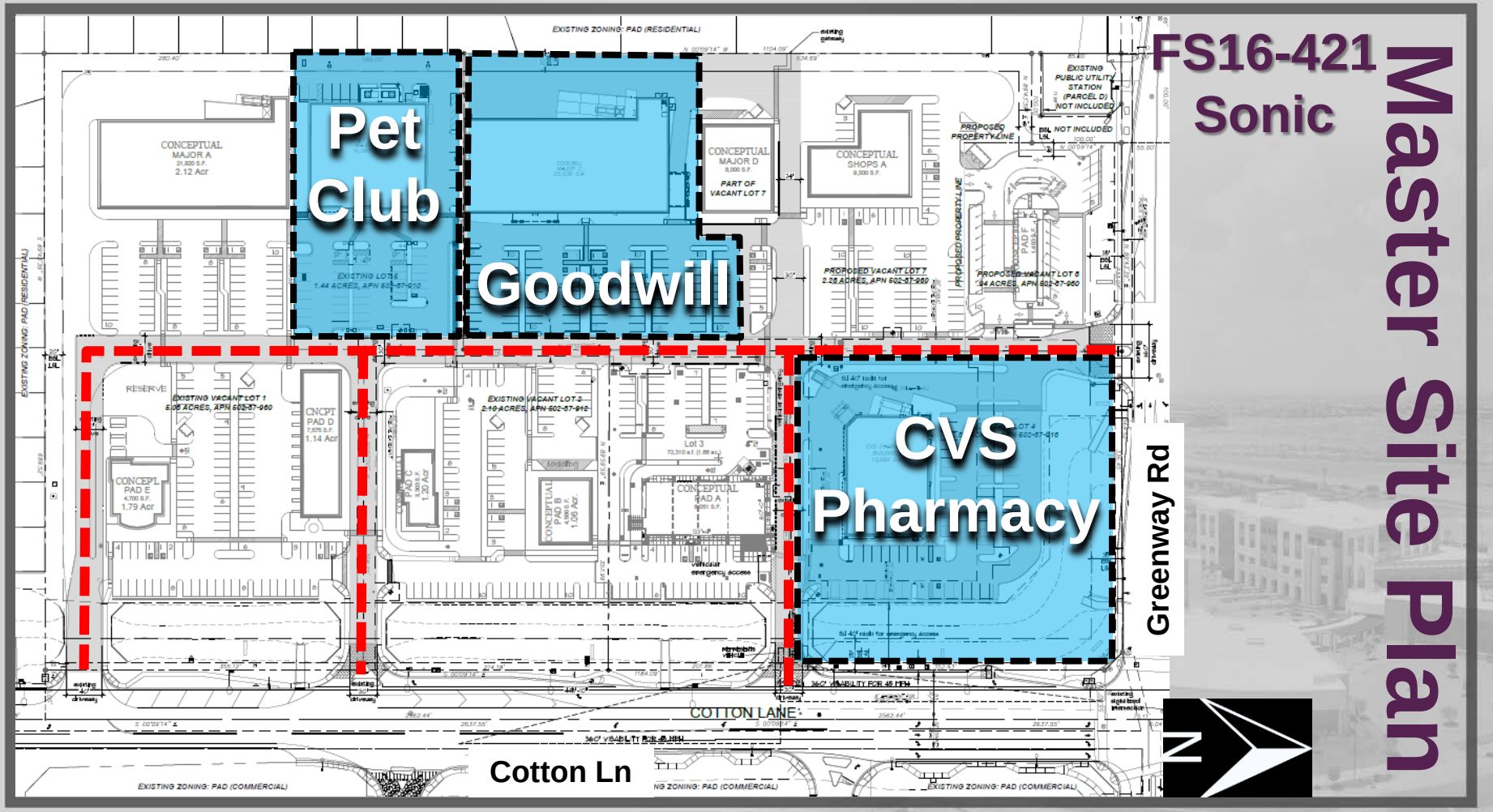
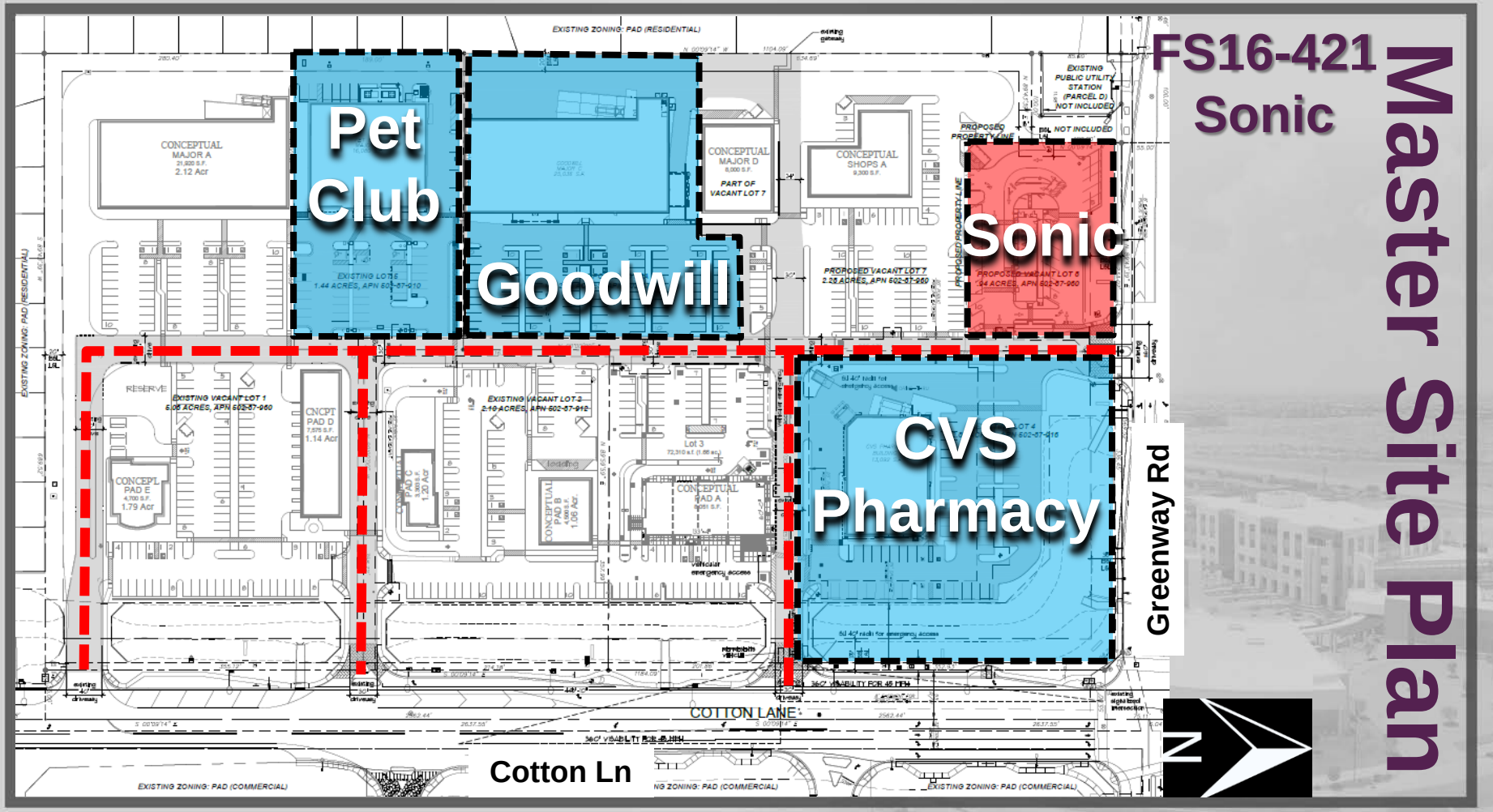


Master Site Plan

FS16-421
Sonic



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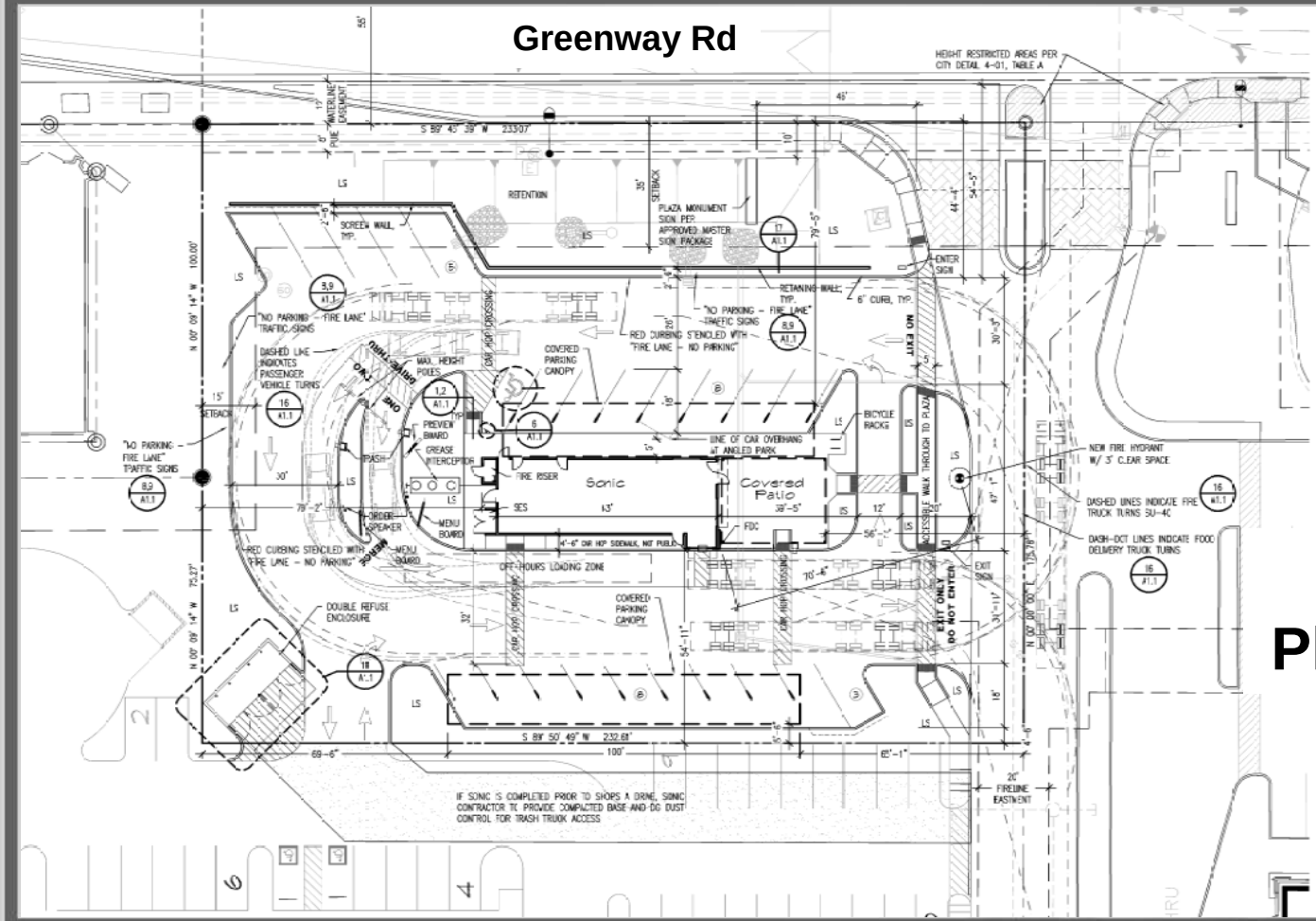
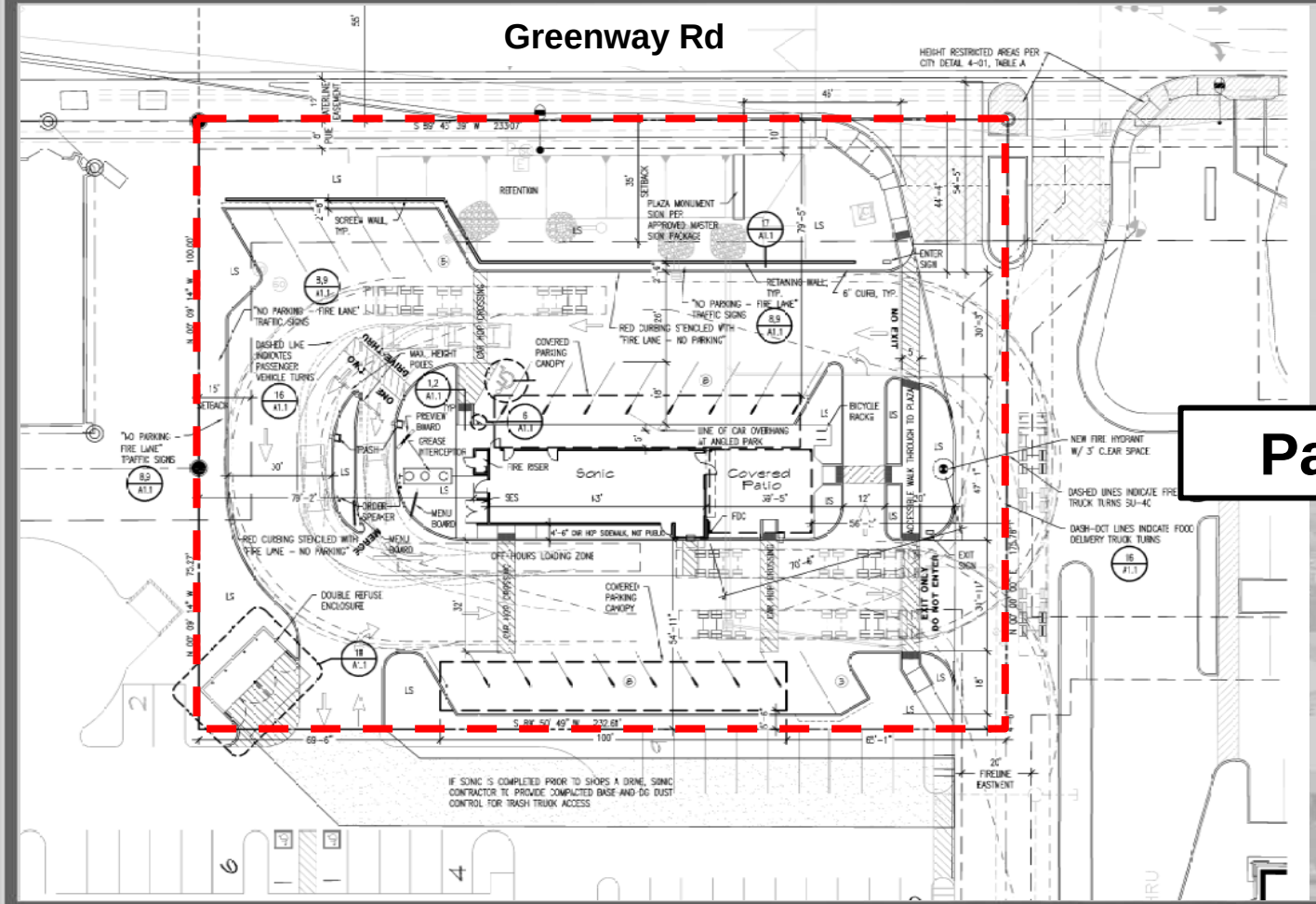


Site Plan

CVS Pharmacy

FS16-421
Sonic

Site Plan



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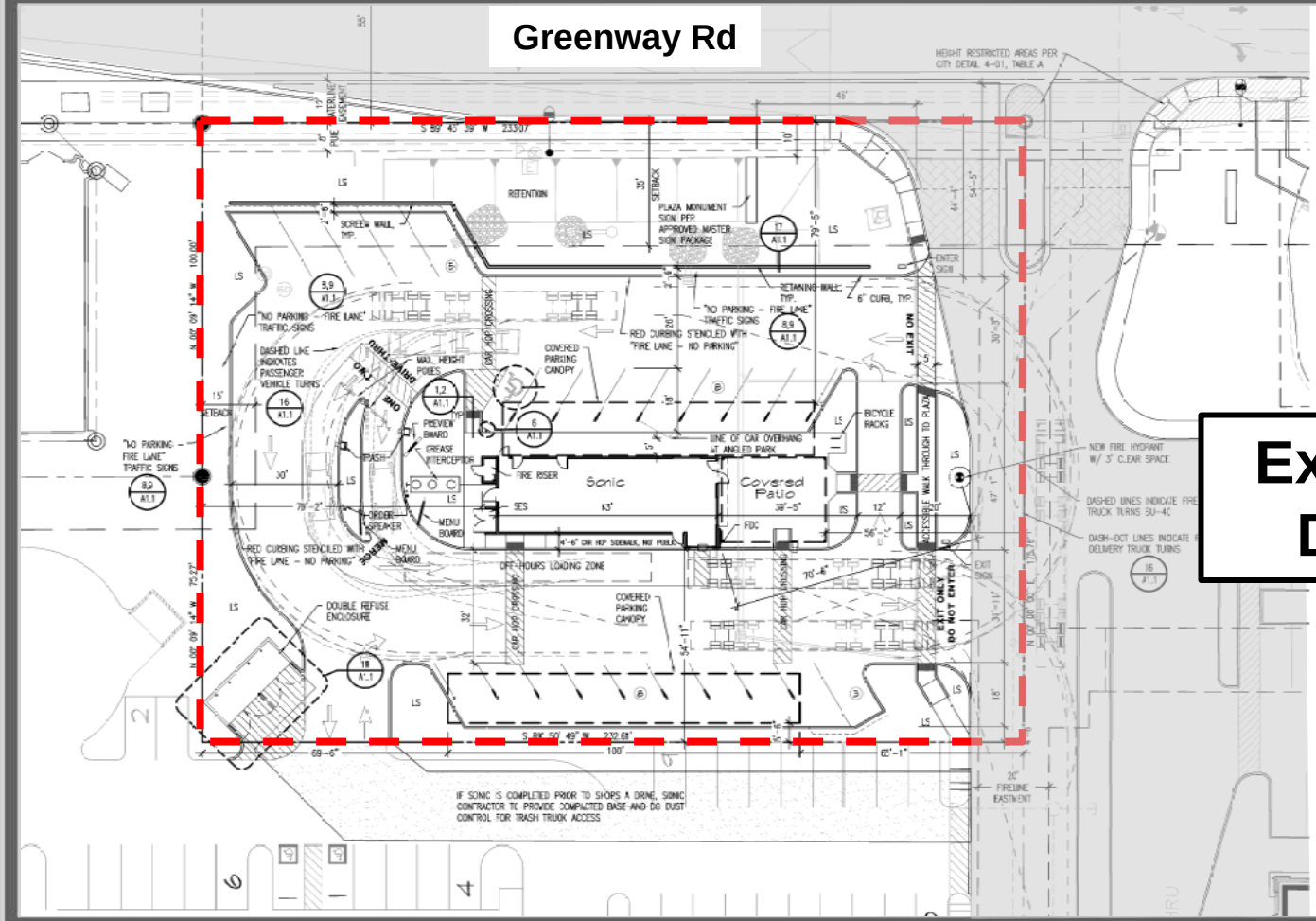
Site Plan



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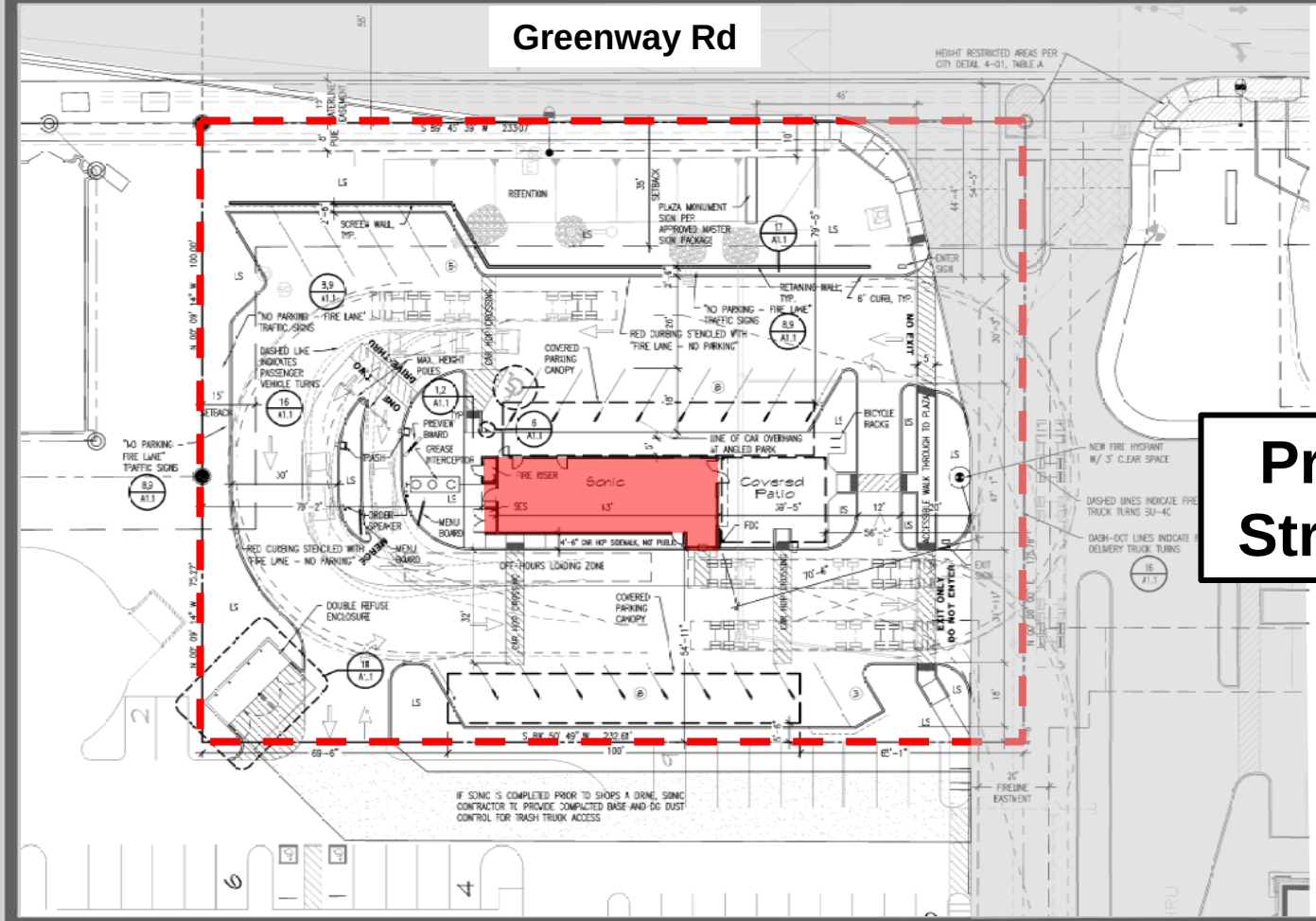
Sonic

Site Plan



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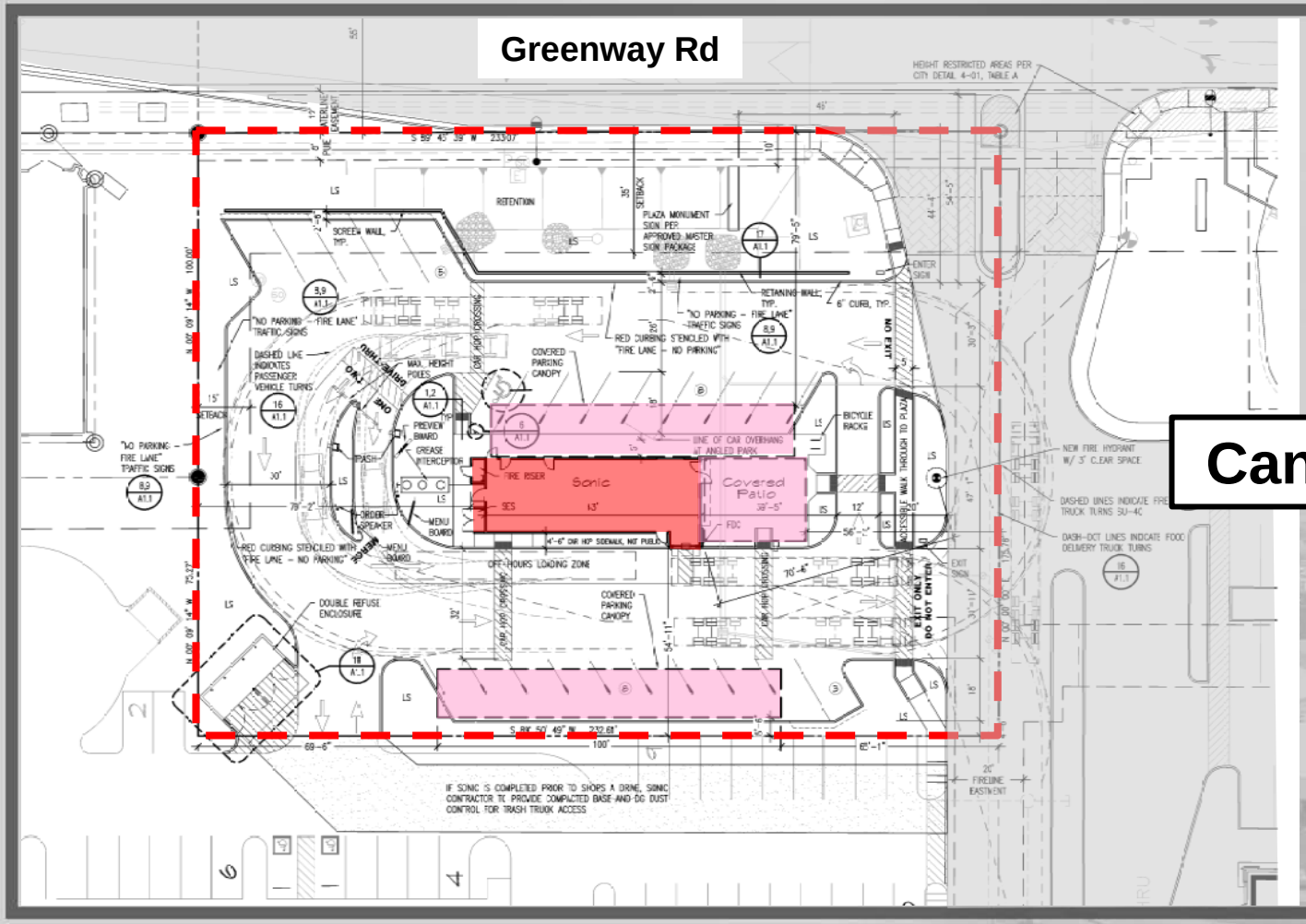
Site Plan



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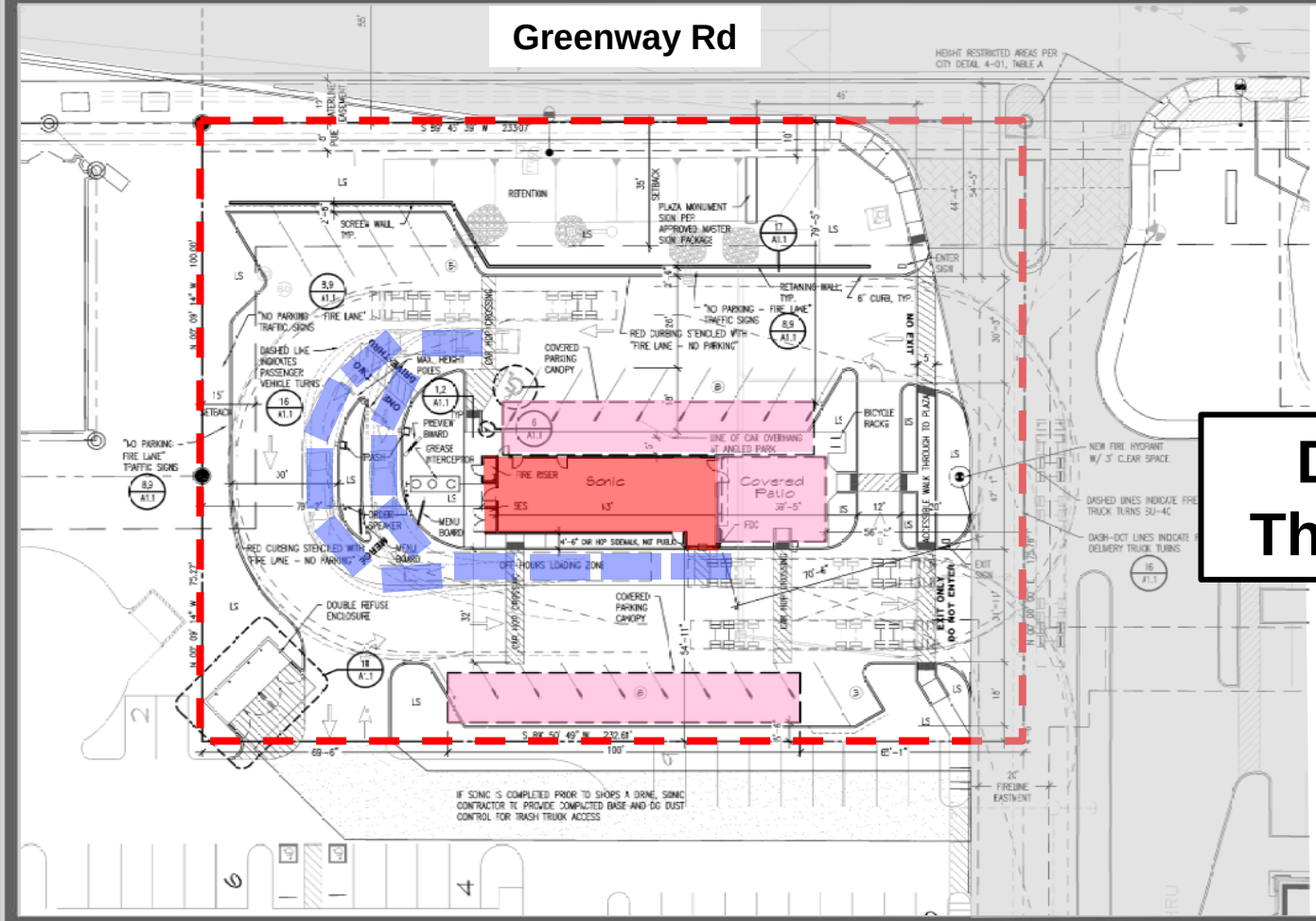
Site Plan



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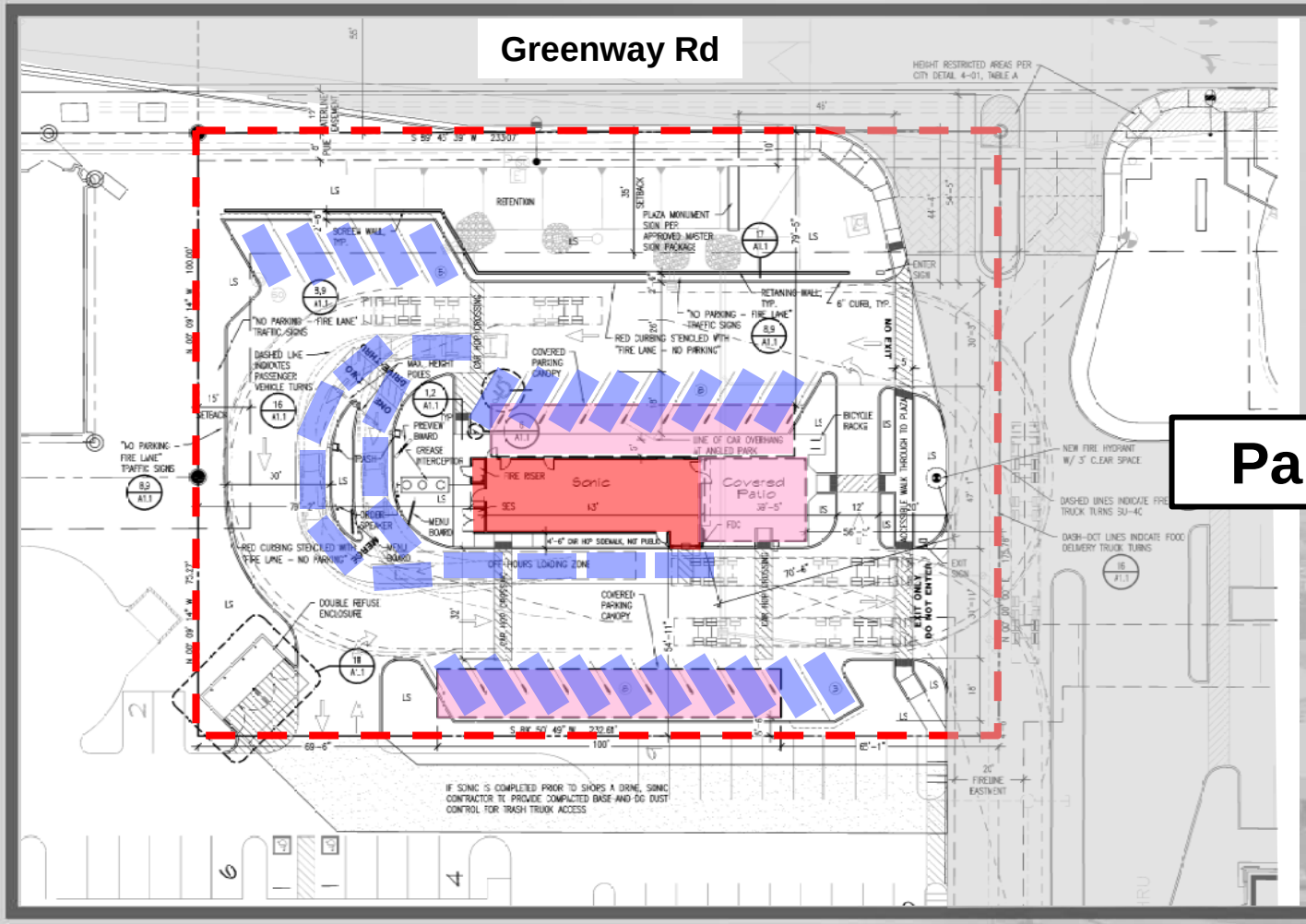
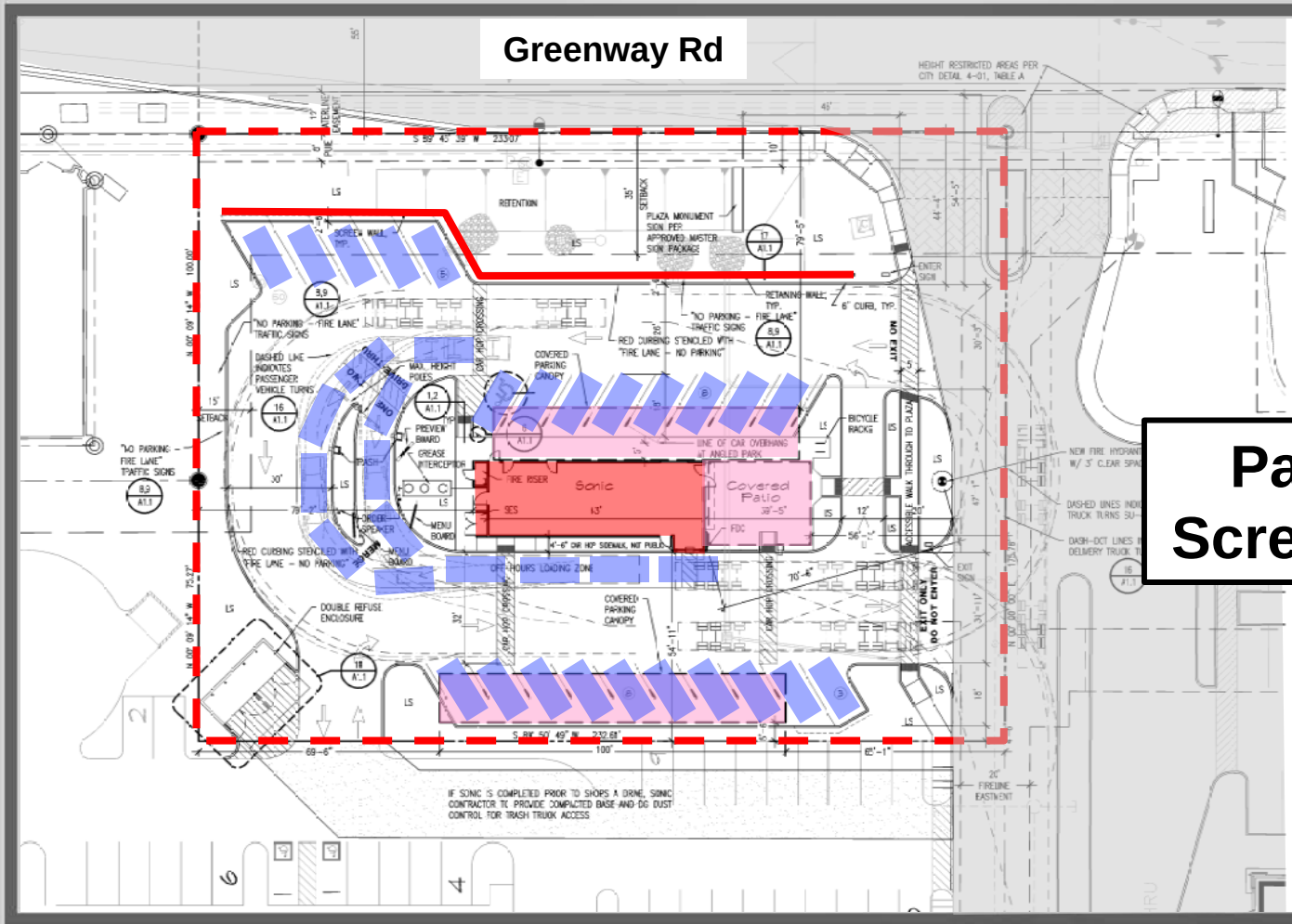
Site Plan



Parking

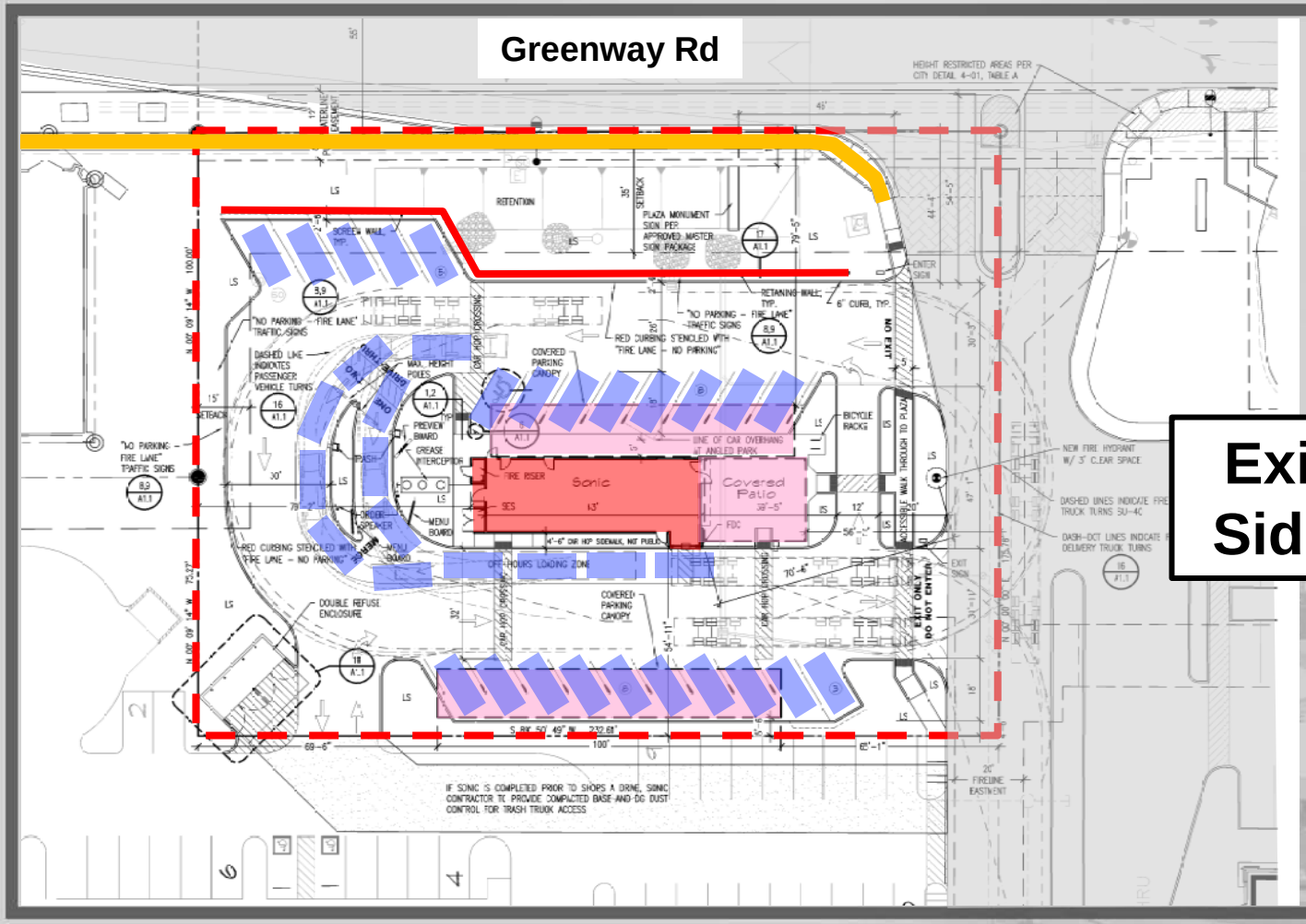
FS16-421
Sonic

Site Plan



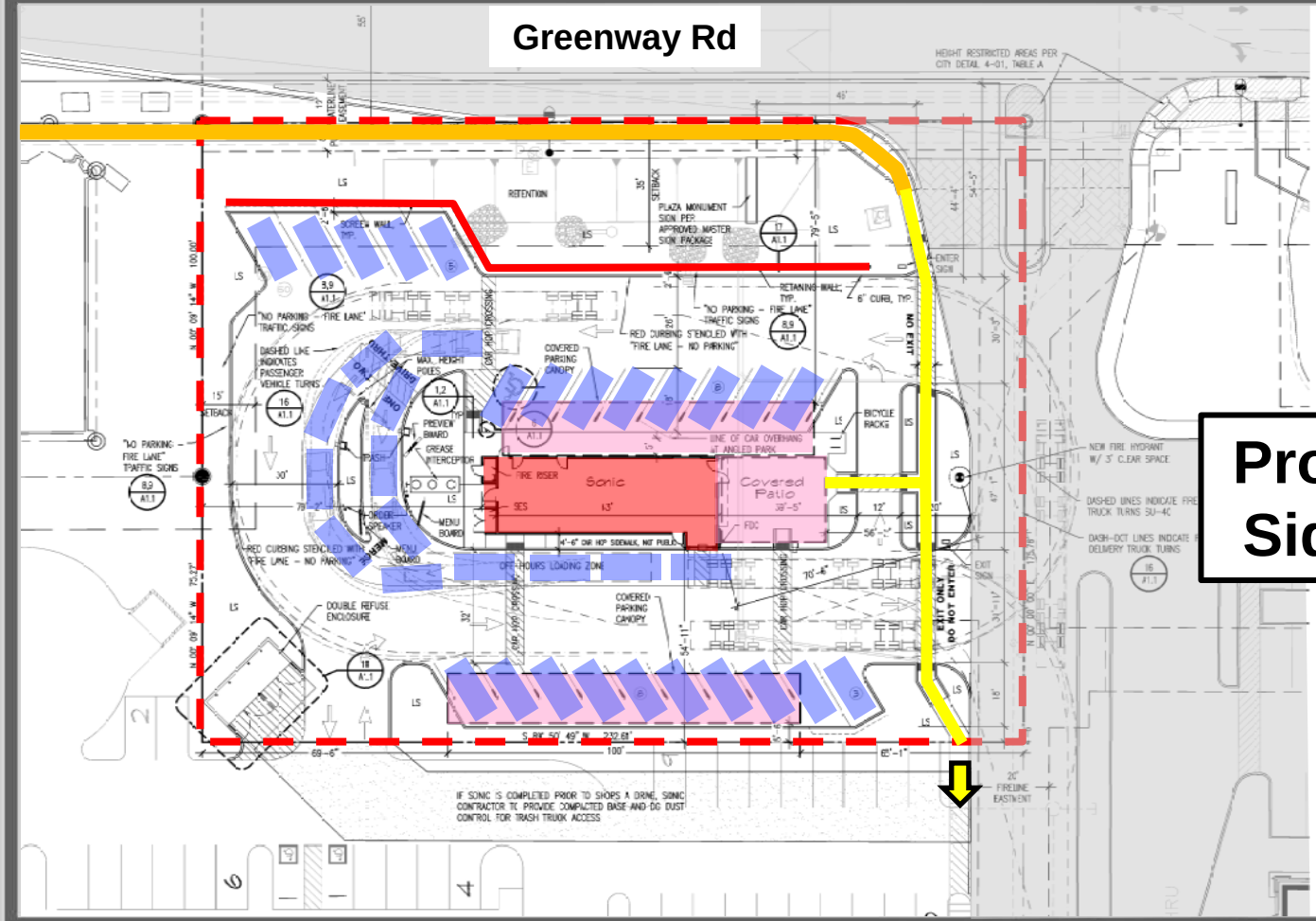
FS16-421
Sonic

Site Plan



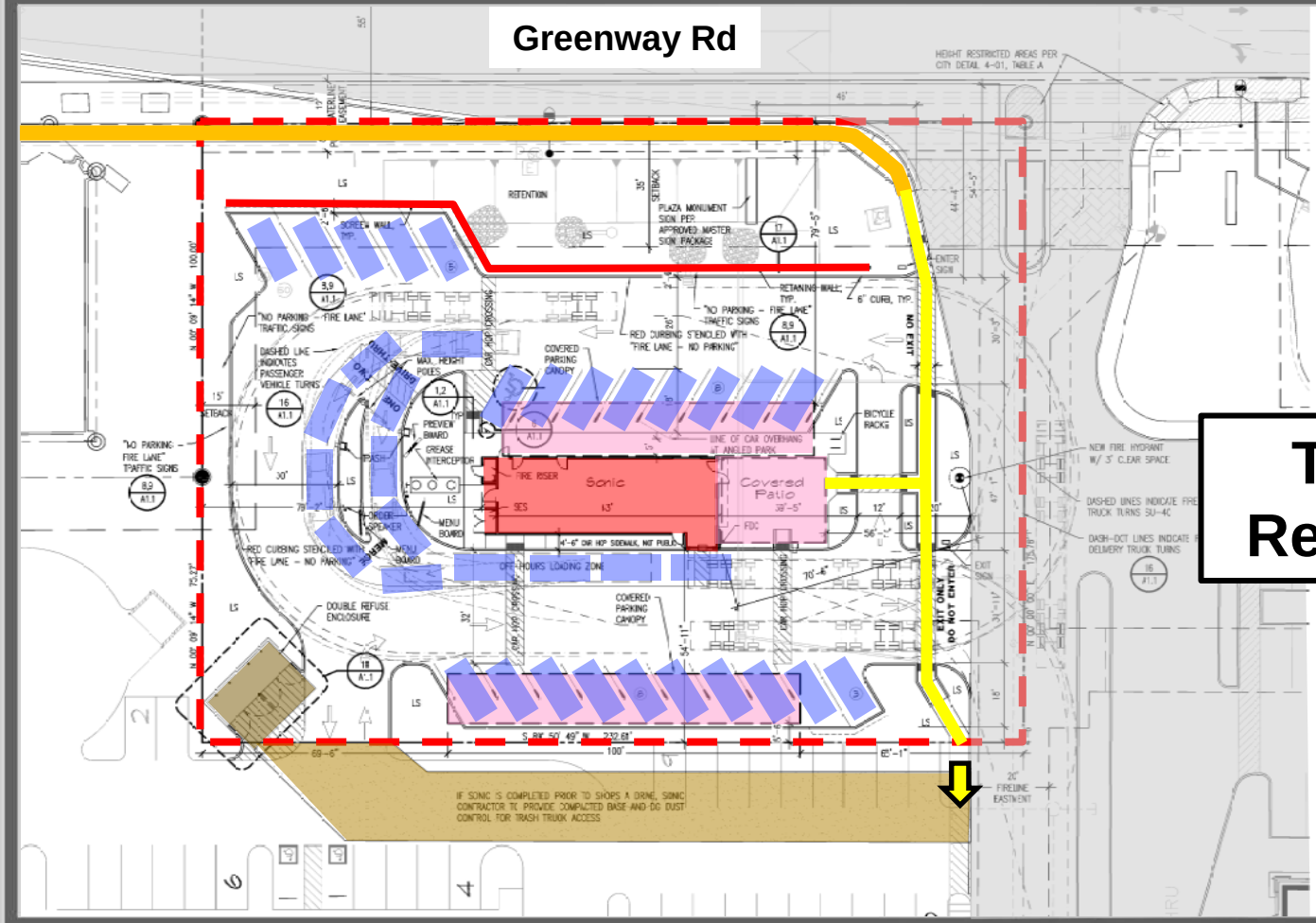
FS16-421
Sonic

Site Plan

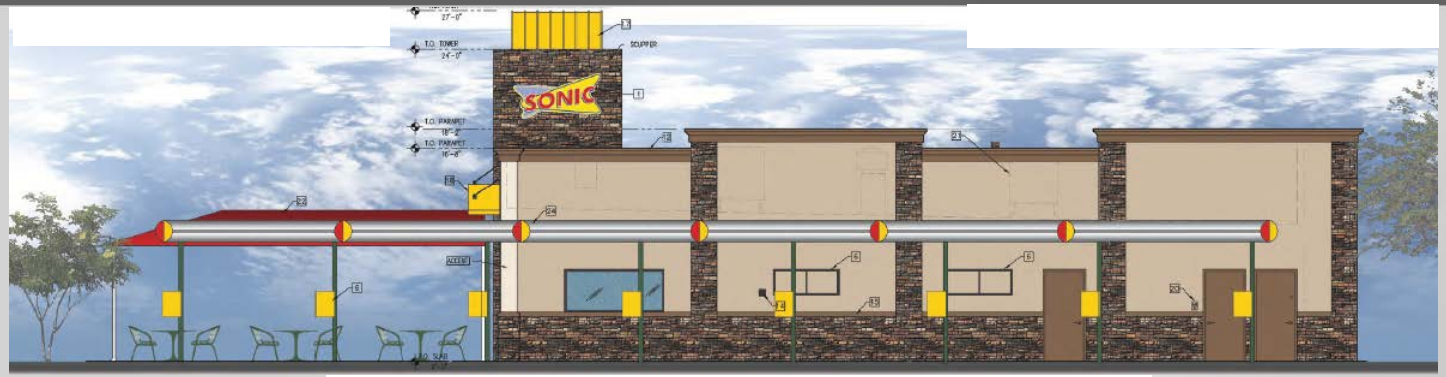


FS16-421
Sonic

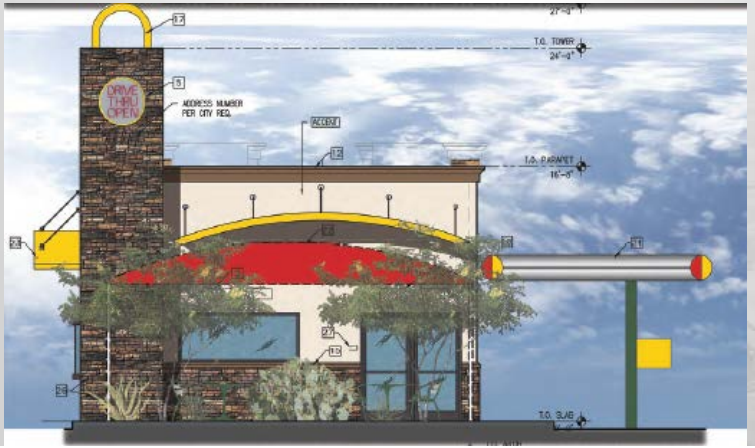
Site Plan



Elevations



North – Greenway Road Frontage



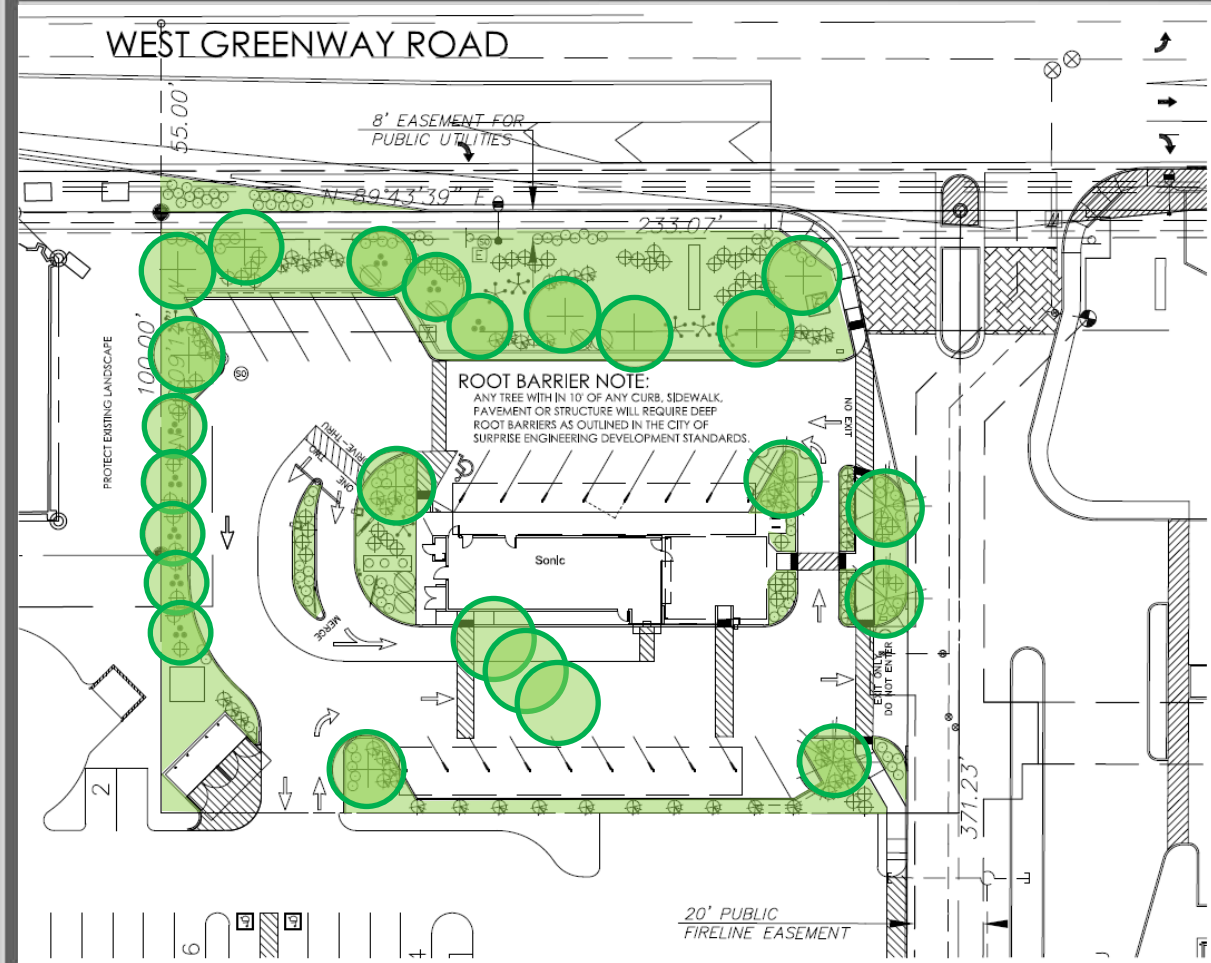
East – Center Drive Aisle Frontage

Elevations

South – Interior Center

West – Rear Drive Through

Landscape



LANDSCAPE LEGEND

- ULMUS PARVIFOLIA
  EVERGREEN ELM
  24" BOX (MATCHING)
- OLEA EUROPEA 'SWAN HILL'
  SWAN HILL OLIVE
  36" BOX
- DALBERGIA SISSOO
  SISSOO TREE
  24" BOX
- CAESALPINIA MEXICANA
  MEXICAN BIRD OF PARADISE
  5 GALLON
- TECOMA 'ORANGE JUBILEE'
  ORANGE JUBILEE
  5 GALLON
- LEUCOPHYLLUM FRUTESCENS
  'GREEN CLOUD'
  5 GALLON
- HESPERALOE PARVIFLORA
  RED YUCCA
  5 GALLON
- LANTANA MONTEVIDENSIS
  'GOLD MOUND'
  1 GALLON
- 3/4" SCREENED (MATCH EXISTING)
  DECOMPOSED GRANITE
  2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN

0' 10' 20' 40'
SCALE: 1"=20'-00"

Recommendation

Approve, Subject to Stipulations ‘A.’ Through ‘D.’

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

April 6, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	April 6, 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

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):