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

Thursday, September 20, 2018 @ 6:00 PM

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:

*#1	District Internal	**Consideration and action to review and approve or disapprove the September 6, 2018 Planning and Zoning Commission Minutes.**	None Lorraine Nevarez - Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#2	District 1	**Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcel 4.5 of the Asante PAD located in the northwest corner of Asante Boulevard and 163rd Avenue.**	Approve Hobart Wingard - Community Development
#3	District 1	**Consideration and action on a Major Zoning Amendment to the Tierra Verde East PAD to allow for an increase in density, increase in open space, modifications to the development standards, and revisions to the land use plan.**	Approve Sergio Angulo - Community Development
#4	District 1	**Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcels 1, 2, and 3 of the Tierra Verde East PAD located in the northeast corner of 155th Avenue and the Happy Valley Road alignment.**	Approve Sergio Angulo - Community Development
#5	District 1	**Consideration and action recommending approval to the City Council for a Preliminary Plat of the Rio Rancho Estates Residential Development generally located one (1) mile west of the intersection of West Grand Avenue and West Happy Valley Road, dated July 26, 2018.**	Approve Hobart Wingard - Community Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM #	DISTRICT #	ITEM DESCRIPTION	STAFF RECOMMENDATION/ PRESENTED BY
#6	District 6	**Consideration and action approving a Site Plan for Seattle / Tacoma Box Company at Surprise Pointe, generally located southwest of the intersection of 135th and Willow Avenues subject to Conditions "A" through "E."**	Approve Hobart Wingard - Community Development
#7	District 2	**Consideration and action regarding a Site Plan for the Christopher Todd Collection on Mountain View – Case FS18-247.**	Approve Robert Kuhfuss - Community Development
#8	District 5	**Consideration and action regarding a Comprehensive Sign Program for Surprise Professional Center, case FS18-435.**	Approve Robert Kuhfuss - Community Development
#9	District Citywide	**Presentation and discussion of recent efforts to mitigate transportation congestion and improve access at Sierra Montana Crossings Driveway on Greenway Road.**	No Action Martin Lucero - Community Development

OTHER BUSINESS:

#10	District Internal	**Discussion regarding direction pertaining to future agenda items.**	No Action

Eric Fitzer - Community Development

EXECUTIVE SESSION:

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED:

For information purposes: Upon a public majority vote of a quorum of the Commission, the Commission may hold an executive session, which will not be open to the public, but for only the following purposes

- discussion or consideration of records exempt by law from public inspection (A.R.S. §38-401.03 (A)(2)); or
- discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03 (A)(3)).

Confidentiality Requirements: Pursuant to A.R.S. §38-431.03(C)(D), any person receiving executive session information pursuant to A.R.S. §38-431.02 shall not disclose that information except to the Attorney General or County Attorney or by agreement of the Commission, or as otherwise ordered by a court of competent jurisdiction.

The Commission may vote to hold an executive session for the purpose of obtaining legal advice from the Commission's attorney on any matter listed on the agenda pursuant to A.R.S. § 38-431.03 (A)(3).

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

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	None		

Consent x	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action to review and approve or disapprove the September 6, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the September 6, 2018 Planning and Zoning Commission Minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

- ☐ Minutes - September 6, 2018

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

September 6, 2018 / 6:00 PM

COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Chair Matthew Keating 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 September 6, 2018.

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

STAFF PRESENT:
Community Development Director Eric Fitzer, Chief Deputy City Attorney Ellen Van Riper, Human Services and Community Vitality Director Seth Dyson, Interim Neighborhood Services Supervisor Joe Gladieux, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT
None.

D. STAFF REPORT

Eric Fitzer, director, informed the Commission of the Joint Meeting on September 17, 2018.

CALL TO THE PUBLIC:

Chair Keating opened the call to the public to discuss any items not listed on the agenda.

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

CONSENT AGENDA:

Item 1 – Internal – Consideration and action approving the August 2, 2018 Planning and Zoning Commission Minutes.

Commissioner Smith made a motion to approve the consent agenda as presented. Vice Chair Bash seconded the motion. Motion passes with 6 votes in favor.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 2 – Citywide – Consideration and action approving the Consolidated Annual Performance and Evaluation Report 2017-2018.

Joe Gladieux, Interim Neighborhood Services Supervisor, presented item 2 to the Commission.

Chair Keating opened the public hearing.

The commission discussed the following:

- Emergency Programs
- CDBG fund uses
- TechCelerator Projects
- Rental assistance
- Next year CDBG Funds approval process

Hearing no comments, Chair Keating closed public hearing.

Vice Chair Bash made a motion to approve the Consolidated Annual Performance and Evaluation Report 2017-2018. Commissioner Norberg seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

Item 3 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Keating adjourned the Planning and Zoning Commission meeting at 6:20 p.m.

_____
Eric Fitzer
Community Development Director

_____
Matthew Keating
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

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	6
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing		Report/Discussion

Agenda Wording:

Consideration and action approving a Site Plan for Seattle / Tacoma Box Company at Surprise Pointe, generally located southwest of the intersection of 135th and Willow Avenues subject to Conditions “A” through “E.”

Motion:

Move to approve a Site Plan for Seattle / Tacoma Box Company at Surprise Pointe, generally located southwest of the intersection of 135th and Willow Avenues, subject to Conditions “A” through “E.”

Background:

FM Group, Inc., on behalf of Seattle / Tacoma Box Company, seeks approval of a Site Plan to allow for a light industrial project in the Surprise Pointe PAD. The rail served facility will be constructed on a portion of a currently vacant parcel along Willow Avenue. Site improvements will include a 160,575 square foot industrial building, a railroad siding, silos paving, sidewalks, and landscaping.

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. This particular project plans on hiring 60+ employees within the first two (2) years.

ATTACHMENTS:

Click to download

- 00 - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Staff Report
- 01 - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Vicinity Map
- 02 - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan

- ☐ 03 - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Elevations
- ☐ 04a - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Rendering
- ☐ 04b - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Rendering
- ☐ 04c - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Rendering
- ☐ 04d - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Rendering
- ☐ 05 - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Landscape
- ☐ 06 - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - Extrusion Sheet Operation
- ☐ 07 - FS18-305 – Seattle / Tacoma Box Company at Surprise Pointe Site Plan - 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

SURPRISE
ARIZONA

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS18-305**
Project Name:	Seattle / Tacoma Box Company at Surprise Pointe
Council District:	6 – Palo Verde
Meeting Date:	**September 20, 2018**
Planner:	Hobart Wingard, Planner II

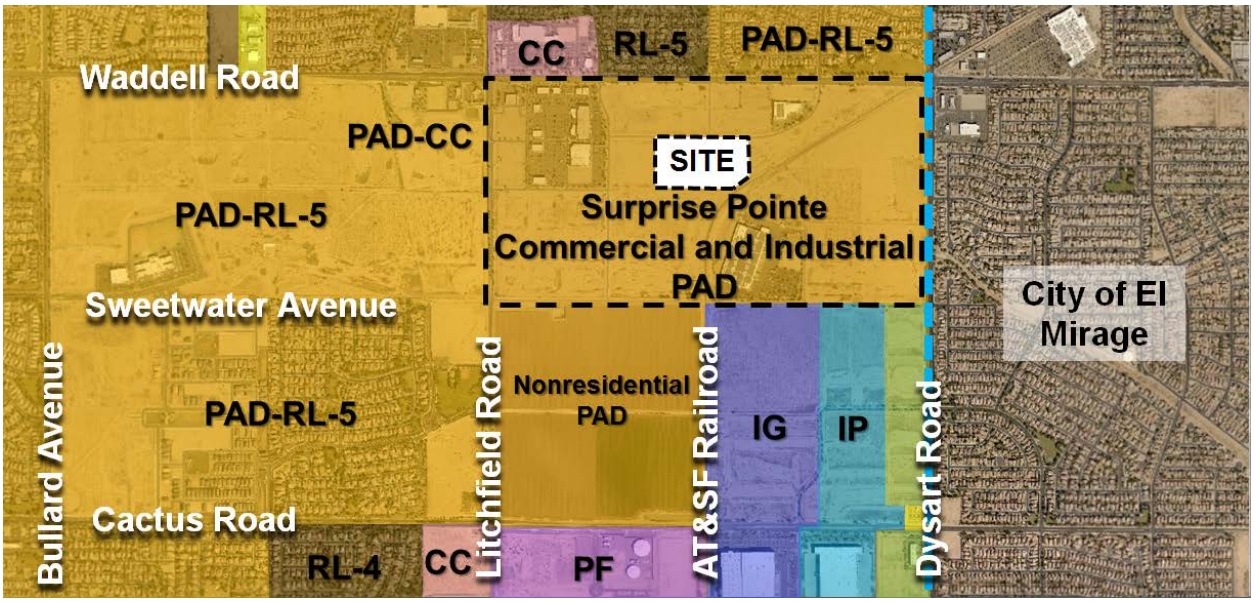
Owner:	Seattle / Tacoma Box Company
Applicant:	FM Group, Inc.
Request:	Site Plan approval for an industrial project within the Surprise Pointe Park Planned Area Development (PAD)
Site Location:	Generally, on the southwest of the intersection of 135th and Willow Avenues
Site Size:	Approximately 13.301 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None received by staff
Staff Recommendation:	Staff recommends the Commission **approve** the proposed Site Plan for Seattle / Tacoma Box Company at Surprise Pointe, subject to Stipulations "A" thru "E."

PROJECT DESCRIPTION:

FM Group, Inc., on behalf of Seattle / Tacoma Box Company, seeks approval of a Site Plan to allow for a light industrial project in the Surprise Pointe PAD. The rail served facility will be constructed on a portion of a currently vacant parcel along Willow Avenue. Site improvements will include a 160,575 square foot industrial building, a railroad siding, silos paving, sidewalks, and landscaping.

EXISTING ZONING:

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



Surprise Pointe PAD-CR Vacant	Surprise Pointe PAD-CR Vacant	Surprise Pointe PAD-CR Vacant
Surprise Pointe PAD-IP Vacant	**Surprise Pointe PAD**	Surprise Pointe PAD-IP Vacant
Surprise Pointe PAD-IP Vacant	Surprise Pointe PAD-IP Trimaco Industrial	Surprise Pointe PAD-IP Crescent Crown Distribution

BACKGROUND:

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

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

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

March 15, 2018: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under Case CR18-120.

June 11, 2018: The applicant filed a request for a Site Plan under Case FS18-305, the subject case.

ANALYSIS AND DISCUSSION:

The manufacturing process that the tenant Seattle / Tacoma Box Company utilizes takes polypropylene resin that is heated and then extruded into sheets, printed and cut/folded into plastic boxes, for the agricultural and seafood industry.

The subject request involves a 160.575 square foot industrial building on a 13.30 acre parcel within the Surprise Pointe Employment PAD. The applicant is seeking approval from City Council of a Final Plat concurrent with the subject Site Plan. Fronting on Willow Avenue, the facility will provide access from dual drives along Willow Avenue. The westernmost entry along Willow Avenue may function as a shared access for any future project to the west. The balance of the property will be used as storage and workspace. All outdoor storage areas that are not landscaped will be hidden from public view with a decorative masonry wall. Loading and unloading will occur by both truck and, eventually, rail service along the southern edge of the property. 118 vehicle parking spaces will accommodate the proposed 60+ employees working in two (2) shifts.

The design of the project incorporates utilitarian architecture that will have a more decorative front elevation with 12 feet of masonry base with low profile metal walls. The office portion adjacent will be entirely covered in decorative block. The unseen sides of the facility will have masonry base with corrugated metal walls. Additionally, eight (8) 68 foot bulk storage silos will be located along the southern edge of the building. The roof of the structure portion of the building is metal with the roof mounted HVAC equipment to be fully screened by matching screen walls.

Landscaping for the facility is comprised entirely of desert adapted low water use plant material that will complement the structure while providing an aesthetically pleasing environment for the industrial park. All walls and vehicle screening will consist of decorative block that match the primary architecture of the building.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Internet:	Cox/Century Link
Refuse:	Waste Management
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

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

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections; however, minor plan details, such as Minor hardscape and line work, are to be revised administratively. This has been addressed in Stipulations "A" through "E."

The subject Site Plan was also routed to the standard external reviewing agencies, who offered the following comments:

Luke Air Force Base (LAFB): In a letter dated June 15, 2018, LAFB indicates no objections to the request.

Maricopa Water District (MWD): In an email dated June 18, 2018, MWD indicated the proposed project lies outside the current boundaries of MWD.

Arizona Department of Transportation (ADOT): In an email dated June 24, 2018, ADOT indicated the proposal will have no impact on existing highway facilities.

Flood Control District of Maricopa County (FCDMC): In an email dated June 14, 2018, FCDMC indicated that they no comments regarding the proposal.

SUMMARY:

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

FINDINGS:

- The proposed Site Plan demonstrates compliance with the General Plan.
- The proposed Site Plan demonstrates compliance with the criteria set forth in the Surprise Pointe PAD.
- The proposed Site Plan demonstrates compliance with the criteria set forth in Surprise Unified Development Code (SUDC).

- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission **approve** the subject Site Plan for Seattle Tacoma Box Company at Surprise Pointe subject to Stipulations "A" through "E."

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

CONDITIONS:

A. The **Site Plan** prepared by FM Group, date received August 9, 2018, will be revised and submitted for review to include the following modifications:

1. Sidewalk widths adjacent to parking will be a minimum of seven (7) feet in width.
2. The rear yard setback is listed as 15 feet but shown as 35 feet. The setback line will be modified to reflect the setback figure.
3. Provide the Zoning Designation of "Surprise Pointe Planned Area Development with the Underlying Zoning of Industrial Performance (PAD-IP)."
4. The number of vehicle parking spaces will be changed to 118.
5. The line work of the directional ramps at the intersection of Willow Ave and 135th Avenue will be correctly shown.
6. Illustrate the fire access road around the entire building.
7. A Determination of Applicability from the Arizona Department of Environmental Quality (ADEQ) will be required for an official determination of the industrial process discharges relating to EPA Pretreatment Categorical Discharge requirements. Application attached. ADEQ contact is Galileo Gutierrez (Gutierrez.Galileo@azdeq.gov)
8. Reclaimed water is required for landscape irrigation demand for this property. Purple Packet Reclaimed Water for landscape connection: https://www.surpriseaz.gov/2388/The-Purple-Reclaimed-Water-packet.
9. Van accessible space(s) will be labeled as 132 inches wide.

B. The **Landscape Plan** prepared by FM Group, date received August 9, 2018, will be revised and submitted for review to include the following modifications:

1. All modifications to Site Plan will be reflected in the Landscape Plan.

2. Three (3) street trees will be planted directly south of the Willow Avenue frontage sidewalk where a 70 foot gap exists.

C. The **Elevations** prepared by FM Group, date received August 9, 2018, will be revised and submitted for review to include the following modifications:

1. Walls surrounding the "Mechanical Court" and "Employee Outdoor Patio" will match the decorative screening walls.

2. The front elevation will utilize the same steel ribbed material as the Crescent Crown facility found to the east in the Surprise Pointe PAD.

3. Screening of the roof mounted equipment will be shielded on all four (4) sides of the equipment and will match the same steel ribbed material as the Crescent Crown facility found to the east in the Surprise Pointe PAD.

D. The **AutoCAD files** date received August 9, 2018 will be revised and submitted for review to include the following modifications:

1. AutoCAD file(s) containing final plat with a minimum of two (2) sectional control points and lot numbers will be provided.

2. AutoCAD file(s) containing the ALTA Survey will be provided.

3. AutoCAD file(s) of site plan and civil files containing missing Xref "x-base" will be provided.

4. AutoCAD files addressing comments from other departments above will be provided.

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.

Attachments:

01 - Vicinity Maps
02 - Site Plans
03 - Elevations
04 - Renderings
05 - Landscape Plan
06 - Operations Sheet
07 - PowerPoint

VICINITY MAP

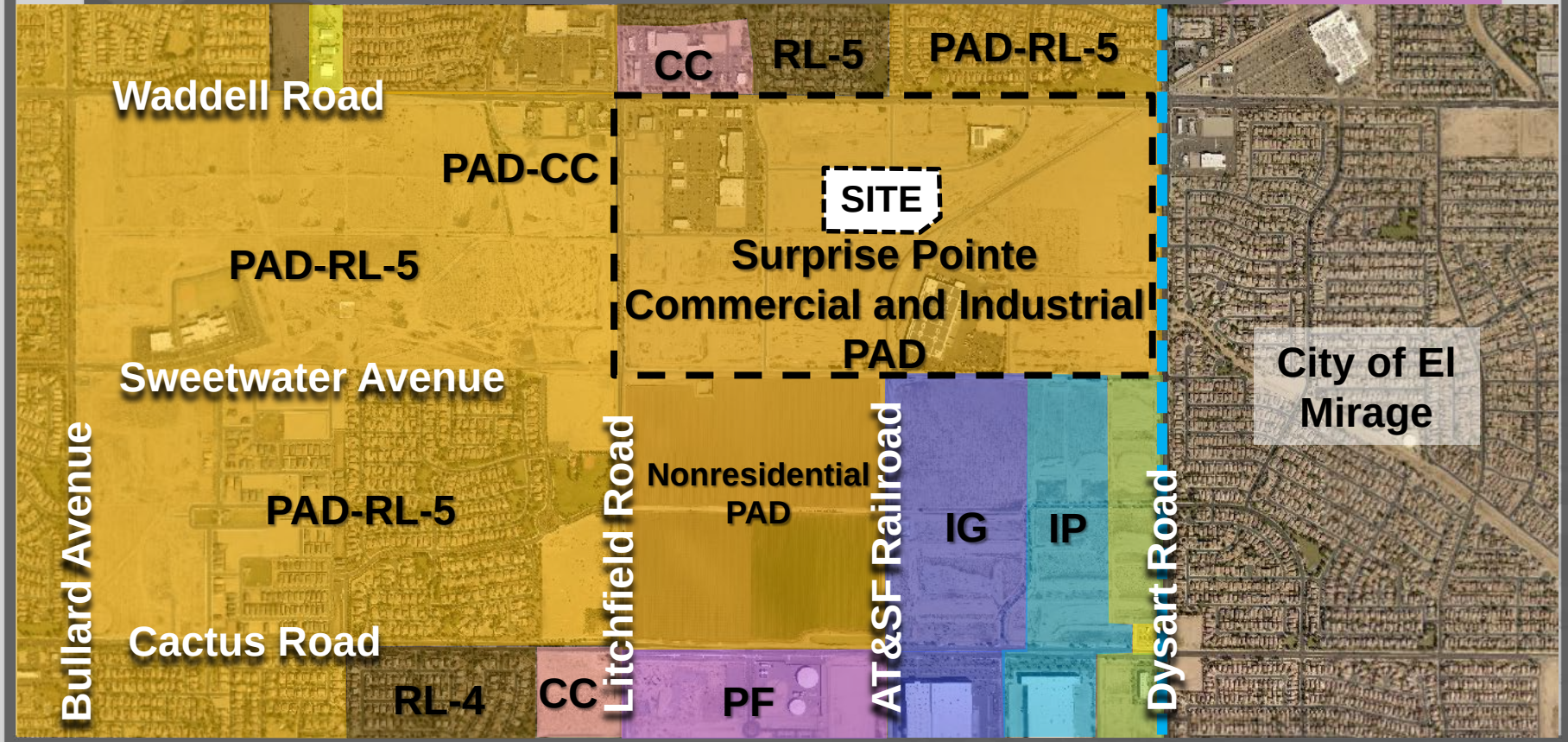
FS18-305
Seattle Tacoma Box

VICINITY MAP

FS18-305
Seattle Tacoma Box

ZONING

FS18-305
Seattle Tacoma Box



SURPRISE
ARIZONA

FS18-305

Seattle / Tacoma Box Company at Surprise Point Site Plan

Planning and Zoning Commission – September 20, 2018

VICINITY MAP

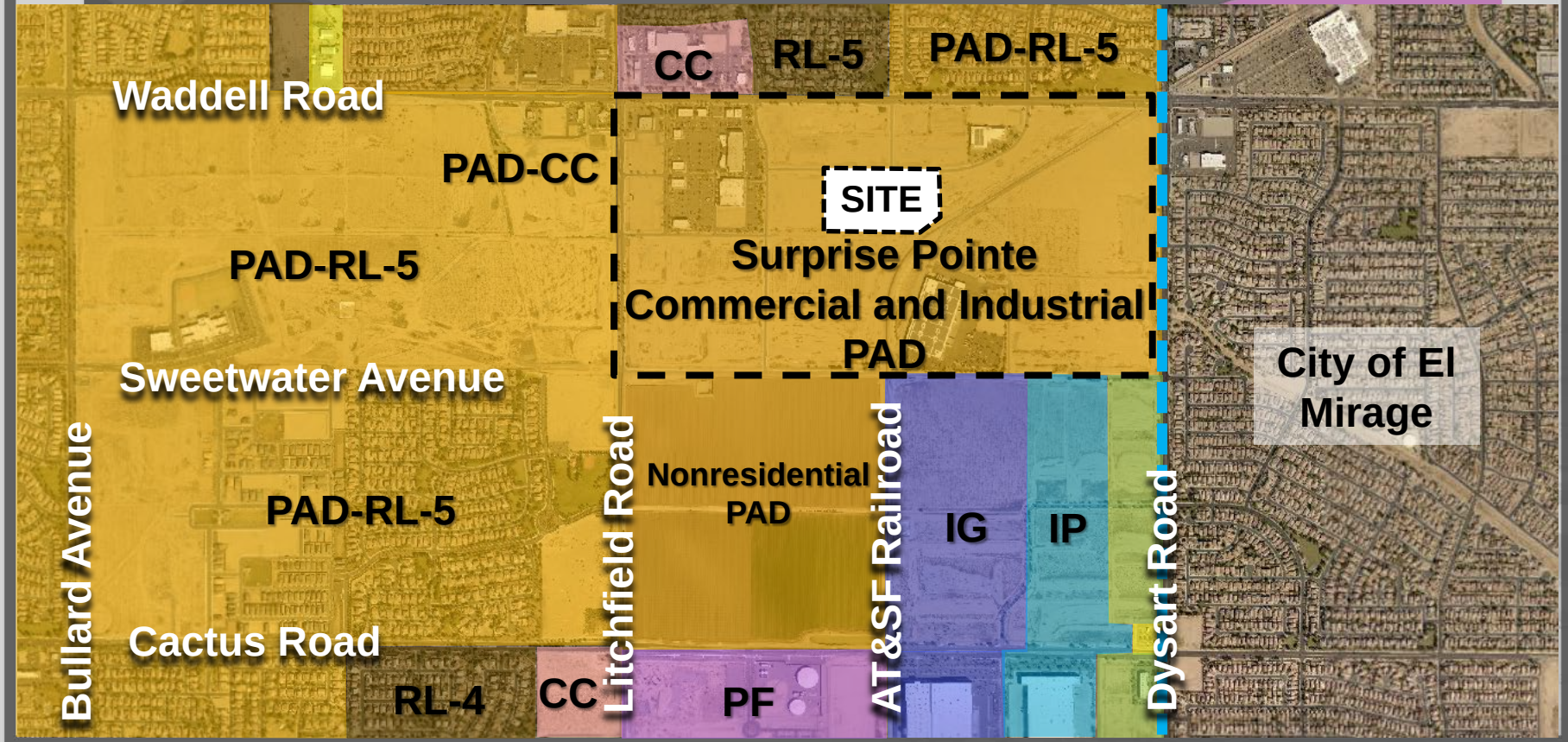
FS18-305
Seattle Tacoma Box

VICINITY MAP

FS18-305
Seattle Tacoma Box

ZONING

FS18-305
Seattle Tacoma Box

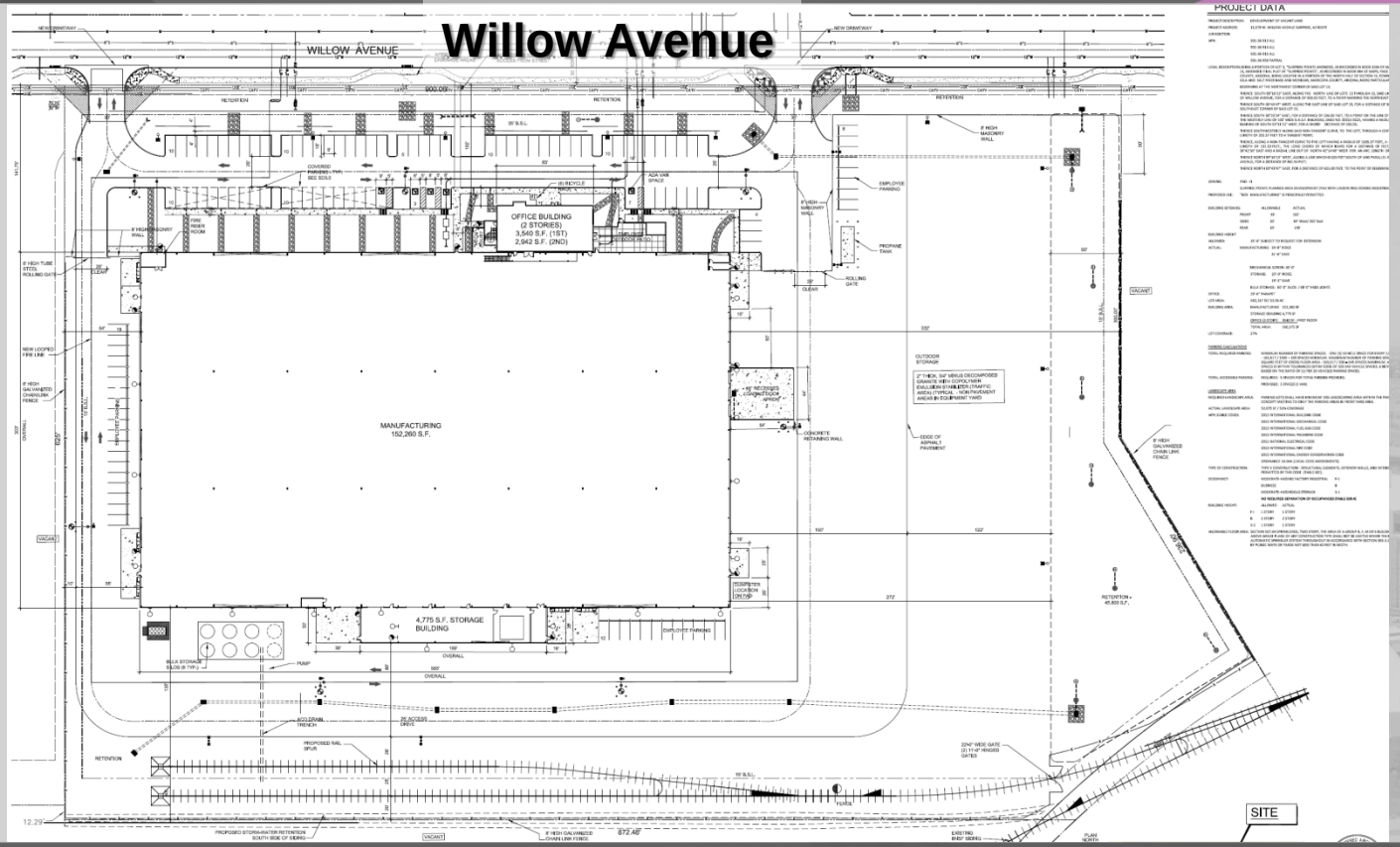


MASTER SITE

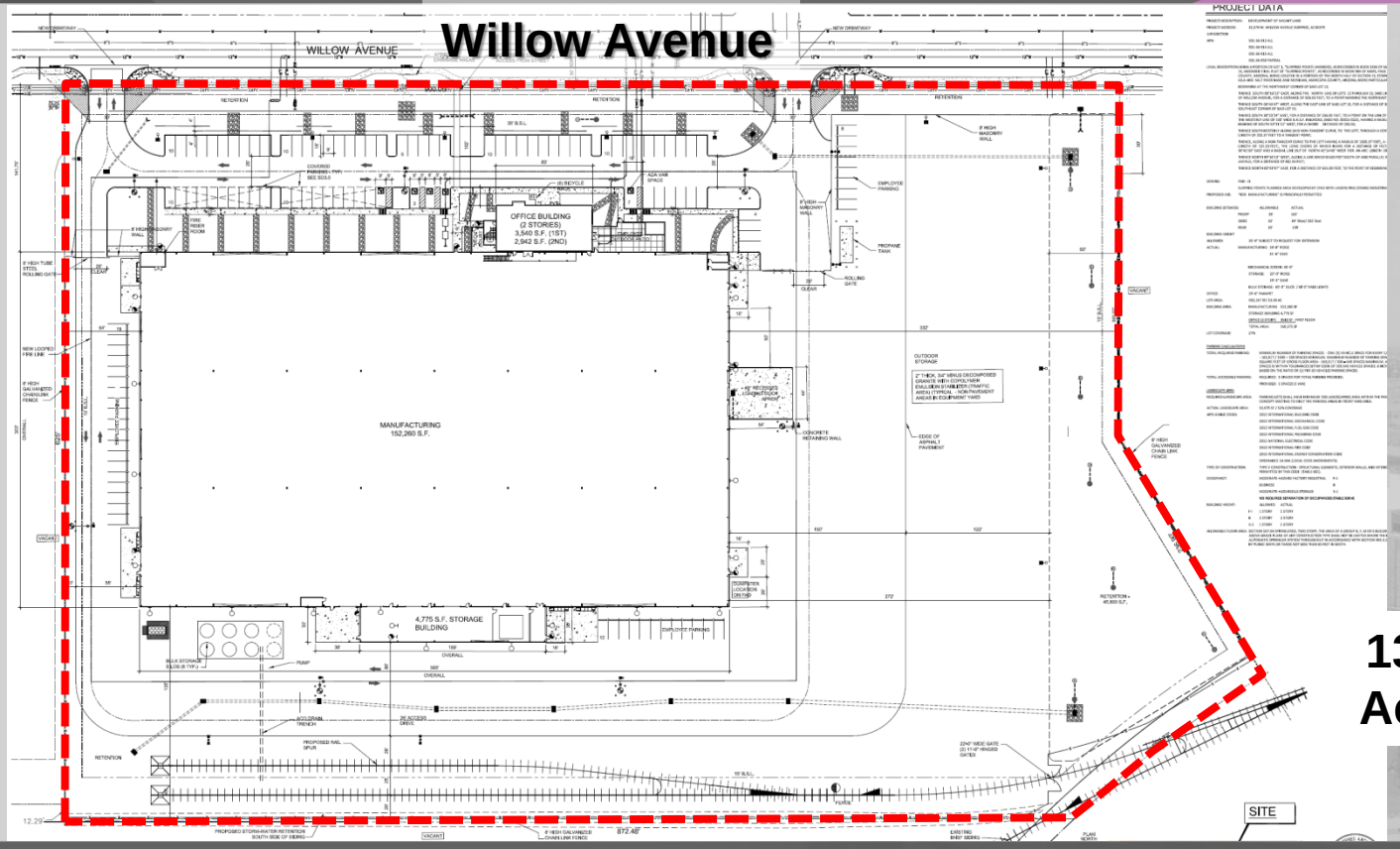
MASTER SITE

Waddell Road
SITE
Railroad
Soledad St
137th Ave
Litchfield Road
Sweetwater Ave
Dysart Road

SITE PLAN

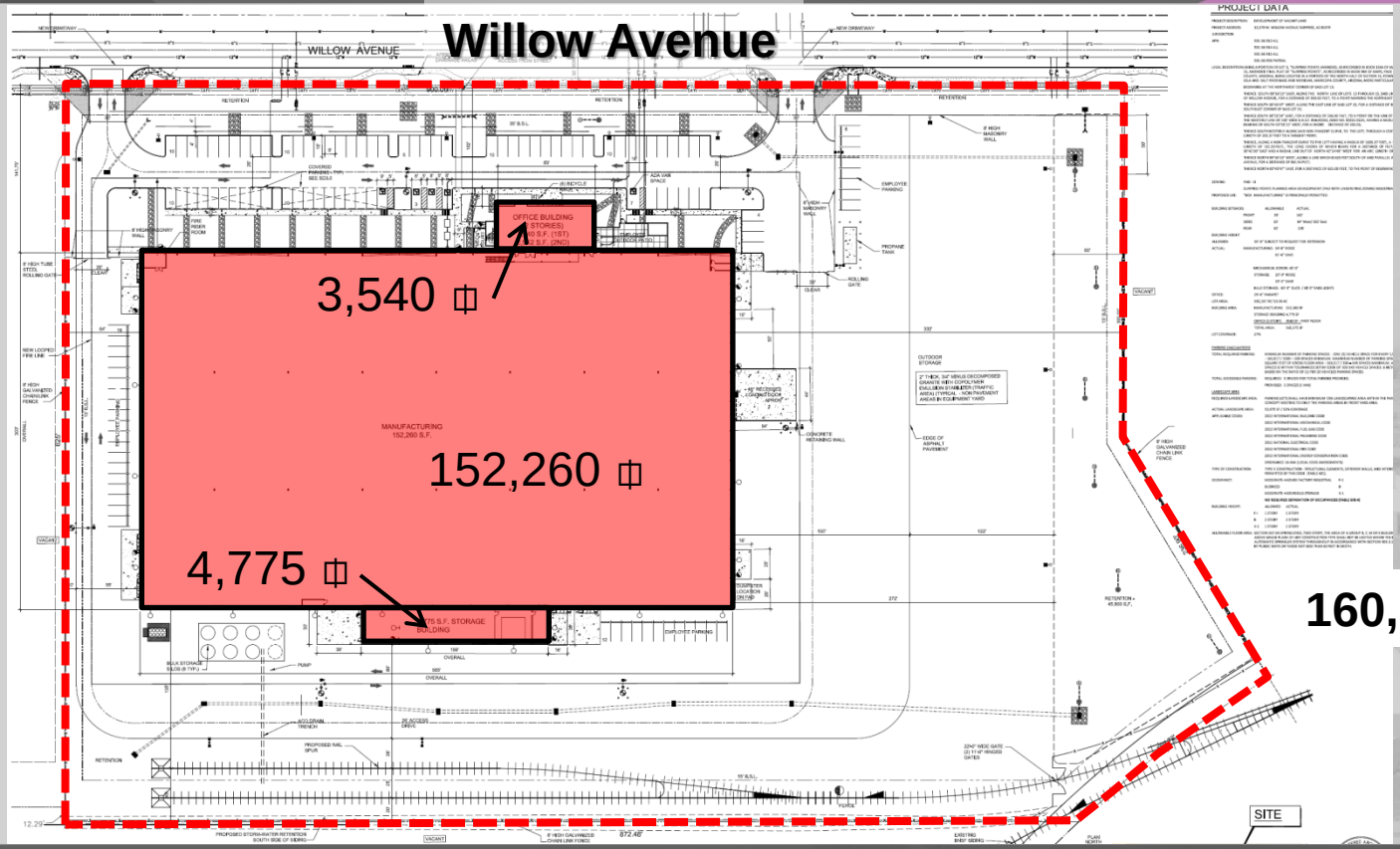

Willow Avenue
WILLOW AVENUE
OFFICE BUILDING
(2 STORIES)
3,540 S.F. (1ST)
2,942 S.F. (2ND)
MANUFACTURING
152,260 S.F.
4,775 S.F. STORAGE
BUILDING
SITE

SITE PLAN



13.01 Acres

SITE PLAN



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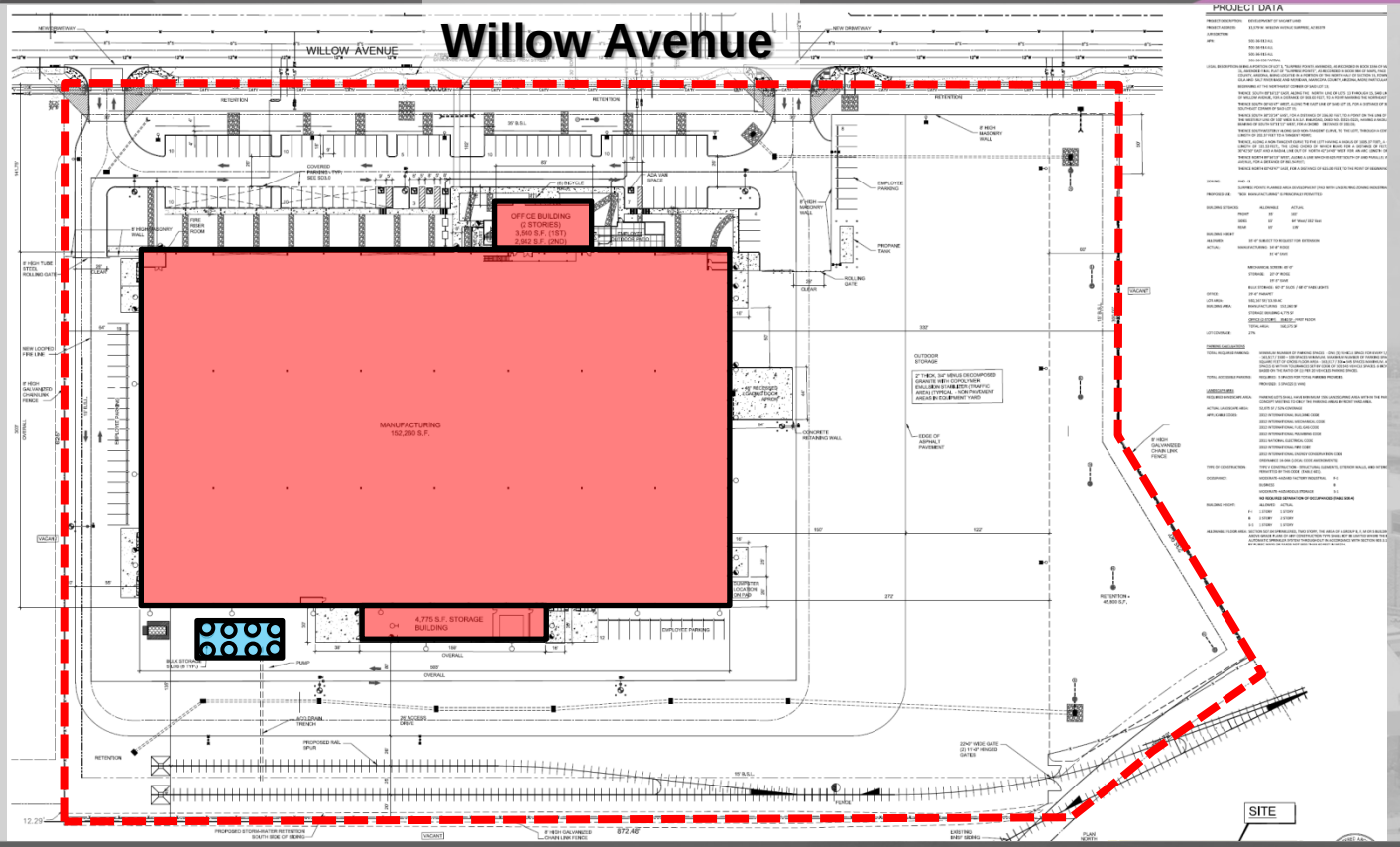
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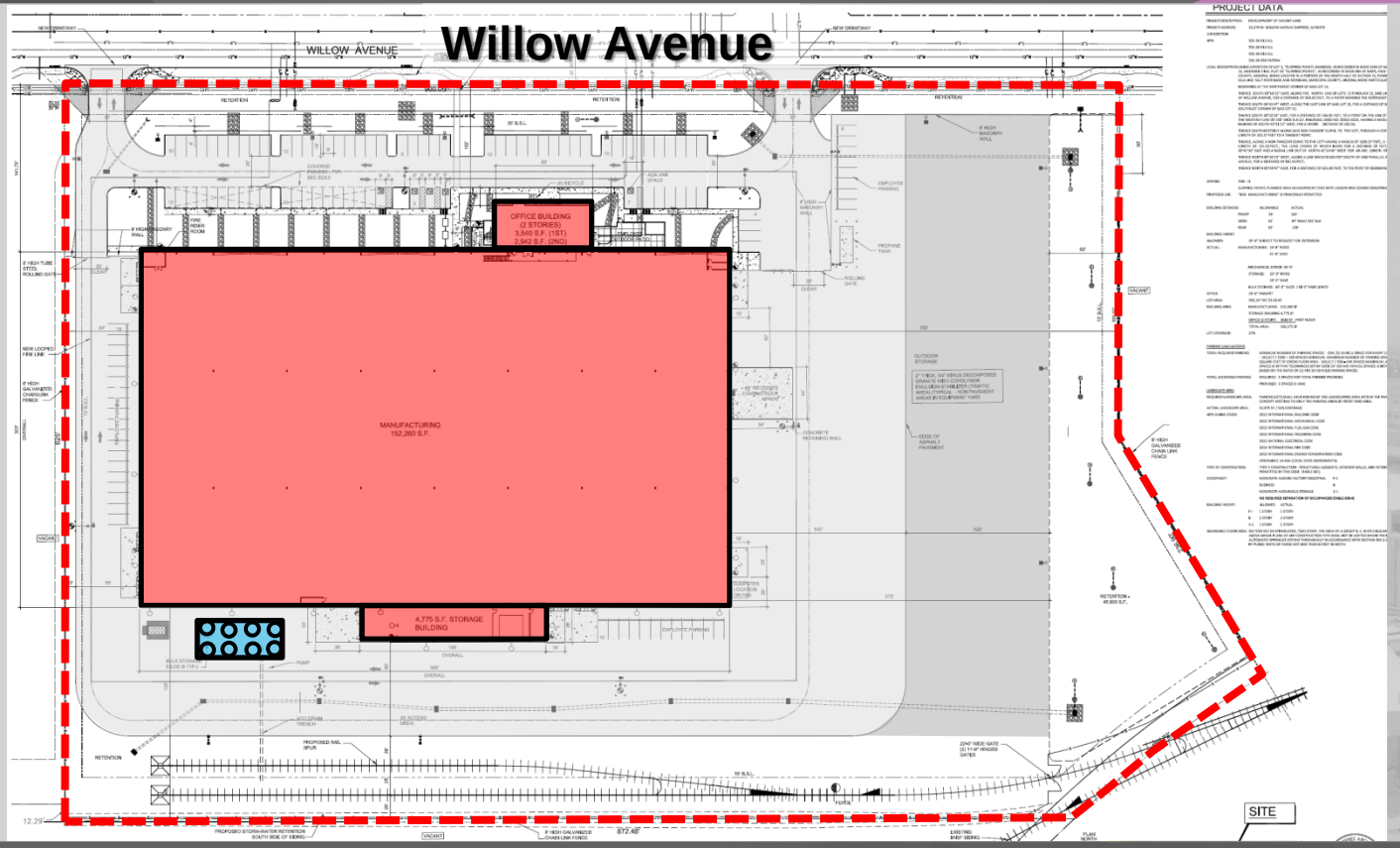
STORAGE
EMPLOYEE
PARKING
PROPANE
TANK
ROLLING
GATE
CONCRETE
RETAINING WALL
EDGE OF
ASPHALT
PAVEMENT
RETENTION
RETENTION -
45,800 S.F.
PROJECT DATA
SITE

SITE PLAN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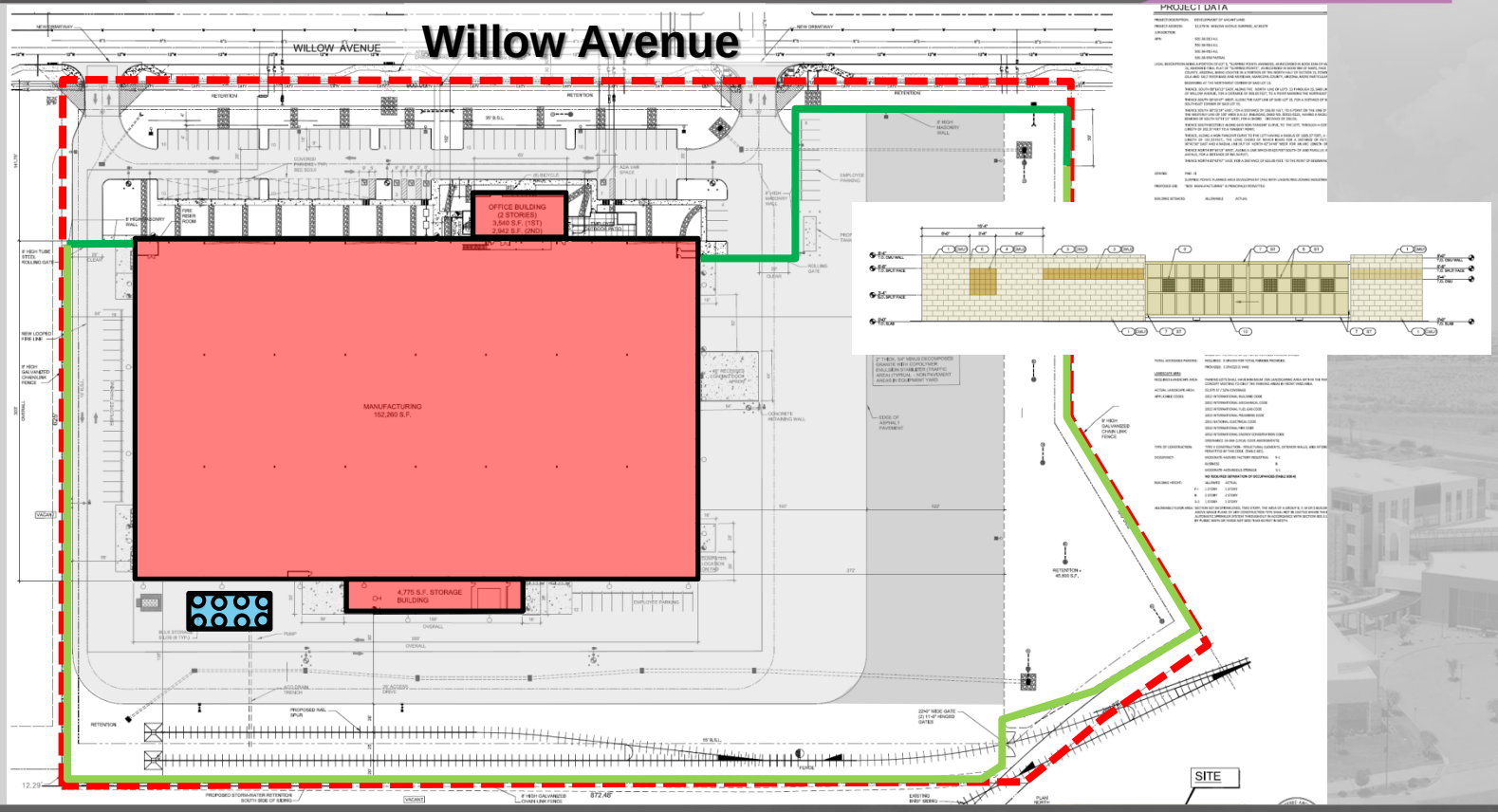
SITE PLAN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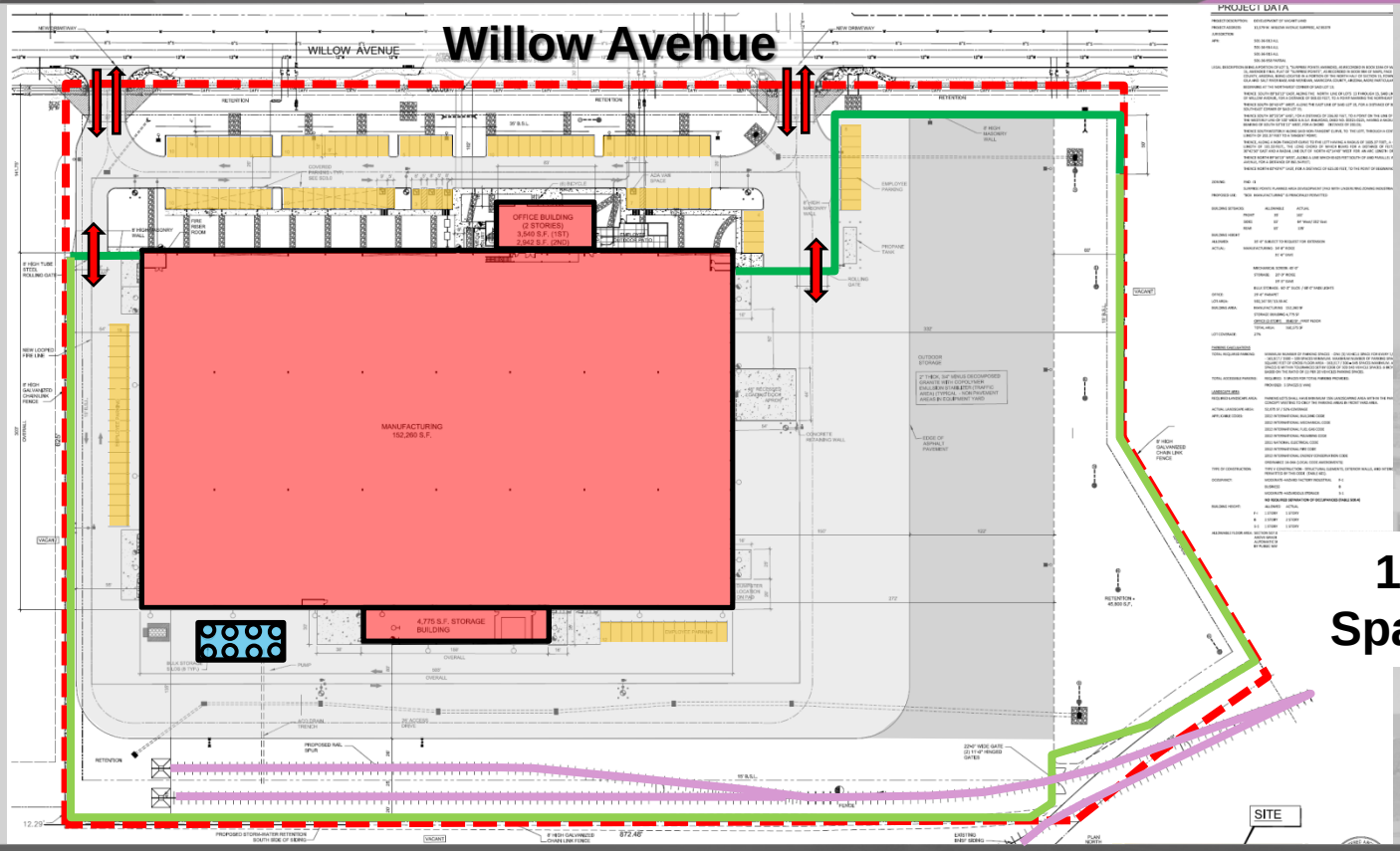
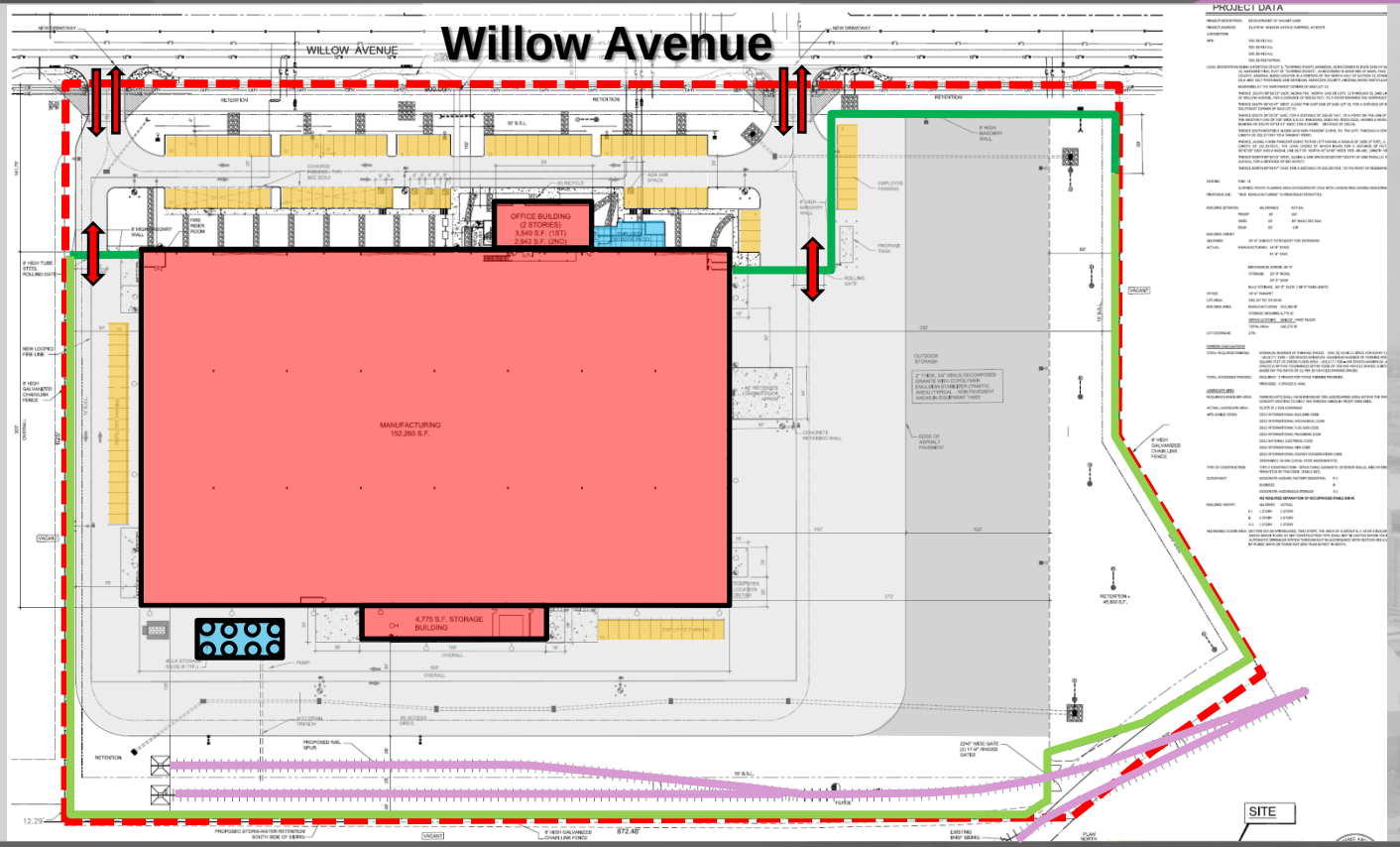
PROJECT DATA

SITE PLAN



118 Spaces

SITE PLAN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152,260 S.F.
4,775 S.F. STORAGE
BUILDING
SITE

ELEVATIONS

North Elevation – Frontage on Willow Avenue

South Elevation – Rear of Building

ELEVATIONS

East Elevation – Towards Railroad

West Elevation

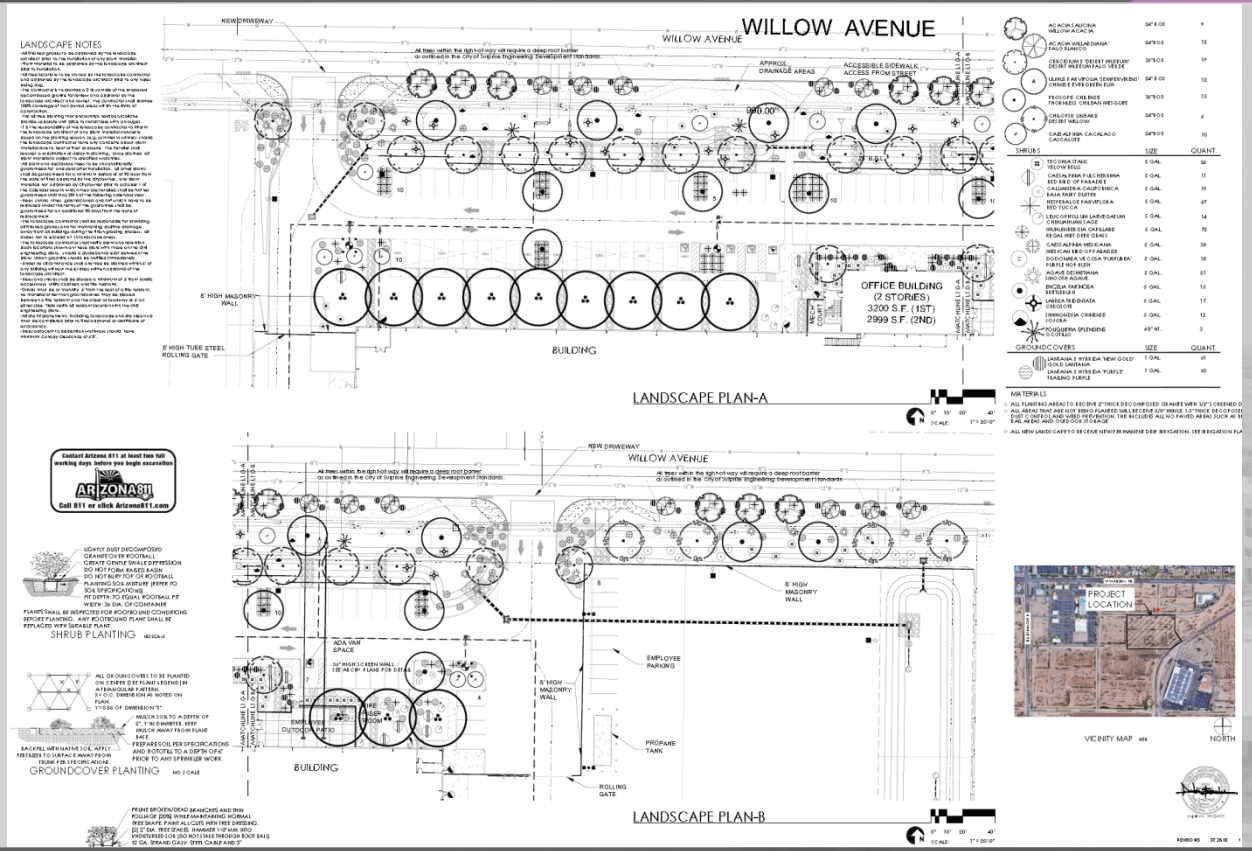
RENDERING

RENDERING

RENDERING

RENDERING

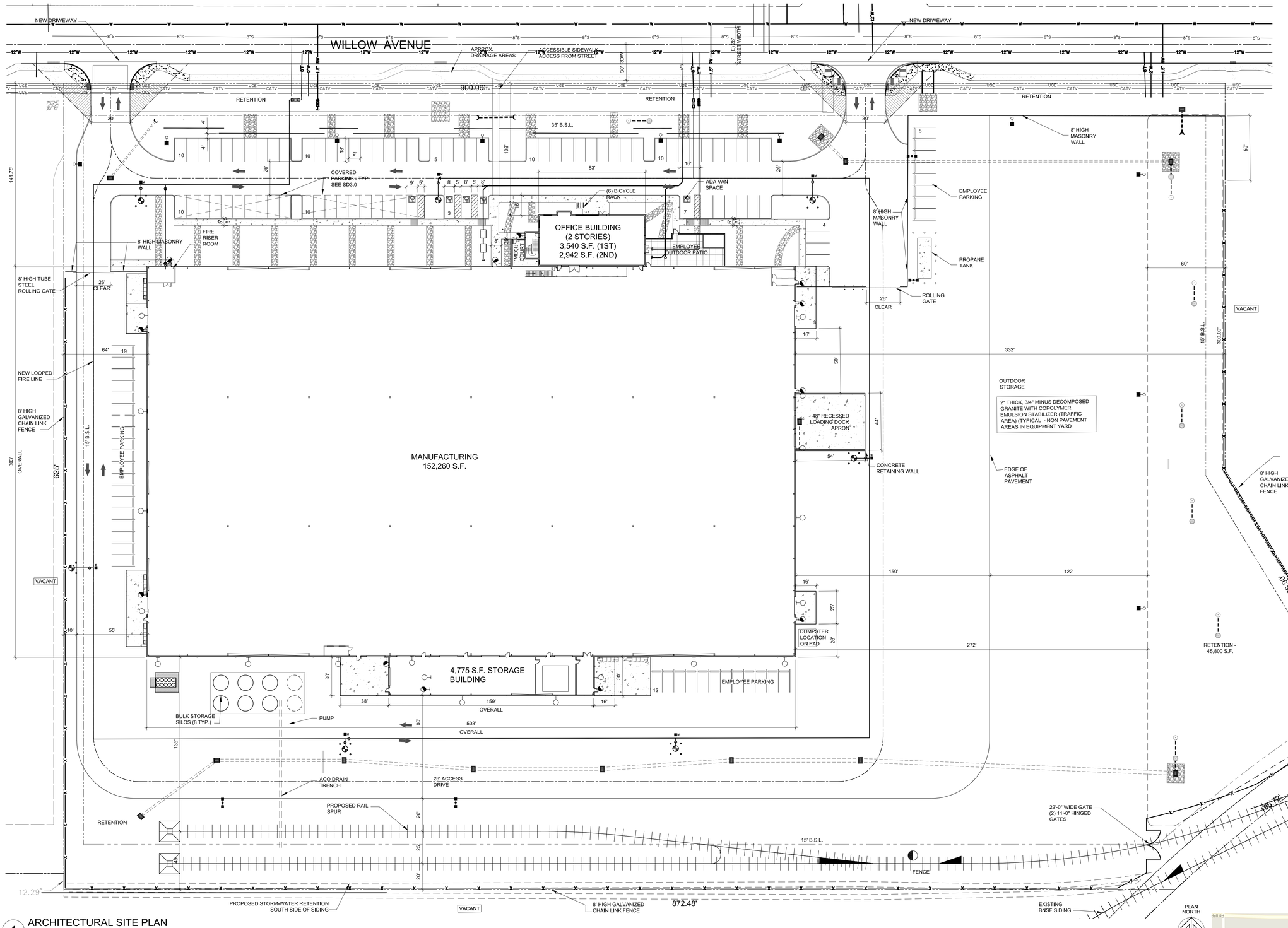
LANDSCAPE


LANDSCAPE NOTES
WILLOW AVENUE
NEW DRIVEWAY
8' HIGH MASONRY WALL
8' HIGH TUBE STEEL ROLLING GATE
BUILDING
OFFICE BUILDING
(2 STORIES)
3200 S.F. (1ST)
2999 S.F. (2ND)
LANDSCAPE PLAN-A
SHRUBS
SIZE
QUANT
GROUNDCOVERS
MATERIALS
Contact Arizona 811 at least two full working days before you begin excavation
Call 811 or click Arizona811.com
SHRUB PLANTING
GROUNDCOVER PLANTING
EMPLOYEE PARKING
PROPANE TANK
ROLLING GATE
ADA VAN SPACE
LANDSCAPE PLAN-B
PROJECT LOCATION
VICINITY MAP
NORTH

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



PROJECT DATA

PROJECT DESCRIPTION: DEVELOPMENT OF VACANT LAND

PROJECT ADDRESS: 13,579 W. WILLOW AVENUE SURPRISE, AZ 85379

JURISDICTION

APN: 501-36-913 ALL
501-36-914 ALL
501-36-915 ALL
501-36-958 PARTIAL

LEGAL DESCRIPTION: BEING A PORTION OF LOT 1, "SURPRISE POINTE AMENDED, AS RECORDED IN BOOK 1356 OF MAPS, PAGE 13; AND LOTS 13 THROUGH 15, AMENDED FINAL PLAT OF "SURPRISE POINTE", AS RECORDED IN BOOK 984 OF MAPS, PAGE 20, OF OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA, BEING LOCATED IN A PORTION OF THE NORTH HALF OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13;

THENCE SOUTH 89°16'13" EAST, ALONG THE NORTH LINE OF LOTS 13 THROUGH 15, SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF WILLOW AVENUE, FOR A DISTANCE OF 900.00 FEET, TO A POINT MARKING THE NORTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 00°43'47" WEST, ALONG THE EAST LINE OF SAID LOT 15, FOR A DISTANCE OF 300.00 FEET, TO A POINT MARKING THE SOUTHEAST CORNER OF SAID LOT 15;

THENCE SOUTH 30°23'24" EAST, FOR A DISTANCE OF 236.92 FEET, TO A POINT ON THE LINE OF A NON-TANGENT CURVE, SAID LINE BEING THE WESTERLY LINE OF 100' WIDE B.N.S.F. RAILROAD, DEED NO. 00325-0225, HAVING A RADIUS OF 1005.37 FEET, AND A CHORD BEARING OF SOUTH 53°31'11" WEST, FOR A CHORD DISTANCE OF 202.03;

THENCE SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 11°31'59", FOR AN ARC LENGTH OF 202.37 FEET TO A TANGENT POINT;

THENCE, ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1005.37 FEET;, A CENTRAL ANGLE OF A TANGENT LENGTH OF 101.53 FEET;, THE LONG CHORD OF WHICH BEARS FOR A DISTANCE OF FEET; WITH A RADIAL LINE IN OF SOUTH 30°42'50" EAST AND A RADIAL LINE OUT OF NORTH 42°14'49" WEST FOR AN ARC LENGTH OF 202.37 FEET; TO A POINT;

THENCE NORTH 89°16'13" WEST, ALONG A LINE WHICH IS 625 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID WILLOW AVENUE, FOR A DISTANCE OF 861.54 FEET;

THENCE NORTH 00°43'47" EAST, FOR A DISTANCE OF 625.00 FEET, TO THE POINT OF BEGINNING.

ZONING: PAD - I1

SURPRISE POINTE PLANNED AREA DEVELOPMENT (PAD WITH UNDERLYING ZONING INDUSTRIAL PERFORMANCE (PAD-IP)

PROPOSED USE: "BOX MANUFACTURING" IS PRINCIPALLY PERMITTED

BUILDING SETBACKS:	ALLOWABLE	ACTUAL
FRONT	35'	102'
SIDES	15'	64' West/ 332' East
REAR	15'	135'

BUILDING HEIGHT
ALLOWED: 35'-0" SUBJECT TO REQUEST FOR EXTENSION
ACTUAL: MANUFACTURING: 34'-8" RIDGE
31'-6" EAVE

MECHANICAL SCREEN: 45'-0"
STORAGE: 20'-0" RIDGE
19'-5" EAVE
BULK STORAGE: 60'-0" SILOS / 68'-0" FADE LIGHTS
OFFICE: 29'-6" PARAPET
LOT AREA: 592,167 SF/ 13.59 AC
BUILDING AREA: MANUFACTURING 152,260 SF
STORAGE BUILDING 4,775 SF
OFFICE (2-STORY) 3540 SF - FIRST FLOOR
TOTAL AREA: 160,575 SF
LOT COVERAGE: 27%

PARKING CALCULATIONS

TOTAL REQUIRED PARKING: MINIMUM NUMBER OF PARKING SPACES - ONE (1) VEHICLE SPACE FOR EVERY 1,500 SQUARE FEET OF GROSS FLOOR AREA - 163,517 / 1500 = 109 SPACES MINIMUM. MAXIMUM NUMBER OF PARKING SPACES - (1) VEHICLE SPACE FOR EVERY 300 SQUARE FEET OF GROSS FLOOR AREA - 163,517 / 300 = 545 SPACES MAXIMUM. AT 114 VEHICLE SPACES THE NUMBER OF SPACES IS WITHIN TOLERANCES SET BY CODE OF 109-545 VEHICLE SPACES. 6 BICYCLE PARKING SPACES ARE PROVIDED BASED ON THE RATIO OF (1) PER 20 VEHICLES PARKING SPACES.

TOTAL ACCESSIBLE PARKING: REQUIRED: 5 SPACES FOR TOTAL PARKING PROVIDED.
PROVIDED: 5 SPACES (1 VAN)

LANDSCAPE AREA

REQUIRED LANDSCAPE AREA: PARKING LOTS SHALL HAVE MINIMUM 15% LANDSCAPING AREA WITHIN THE PARKING LOT - AMENDED DURING CONCEPT MEETING TO ONLY THE PARKING AREAS IN FRONT YARD AREA.

ACTUAL LANDSCAPE AREA: 52,675 SF / 52% COVERAGE

APPLICABLE CODES: 2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
ORDINANCE 14-04A (LOCAL CODE AMENDMENTS)

TYPE OF CONSTRUCTION: TYPE V CONSTRUCTION - STRUCTURAL ELEMENTS, EXTERIOR WALLS, AND INTERIOR WALLS ARE OF ANY MATERIAL PERMITTED BY THIS CODE (TABLE 601).

OCCUPANCY:

MODERATE-HAZARD FACTORY INDUSTRIAL	F-1
BUSINESS	B
MODERATE-HAZARDOUS STORAGE	S-1

NO REQUIRED SEPARATION OF OCCUPANCIES (TABLE 508.4)

BUILDING HEIGHT:

	ALLOWED	ACTUAL
F-I	1 STORY	1 STORY
B	2 STORY	2 STORY
S-1	1 STORY	1 STORY

ALLOWABLE FLOOR AREA: SECTION 507.04 SPRINKLERED, TWO STORY, THE AREA OF A GROUP B, F, M OR S BUILDING NO MORE THAN TWO STORIES ABOVE GRADE PLANE OF ANY CONSTRUCTION TYPE SHALL NOT BE LIMITED WHERE THE BUILDING IS PROVIDED WITH AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT IN ACCORDANCE WITH SECTION 903.3.1.1 AND IS SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NOT LESS THAN 60 FEET IN WIDTH.

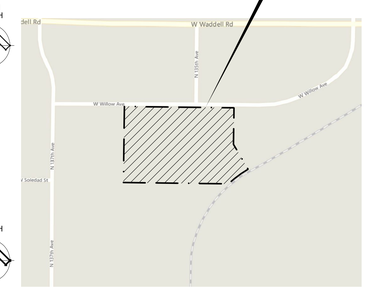
1 ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

THE ULTIMATE DESIGN OF RAILROAD SIDING WILL BE SUBMITTED AS AN ADMINISTRATIVE SITE PLAN REVIEW, THE DESIGN WILL BE PROVIDED PRIOR TO BUILDING PERMIT BEING ISSUED.

SIGNAGE WILL BE SEPARATE PERMIT, ALL SIGNAGE WILL FOLLOW CHAPTER 113 OF THE SURPRISE MUNICIPAL CODE

PLAN NORTH



NORTH

VICINITY MAP

OWNER:

SEATTLE TACOMA BOX COMPANY
CORPORATE OFFICE
23400 71ST PLACE
KENT, WA 98032
CONTACT: FERD J. NIST JR
PRESIDENT CEO / STB
PHONE: 253.854.9700
FAX: 253.832.0891

CONTRACTOR

GENERAL CONTRACTOR
GSS CO. INC.,
8601 N. SCOTTSDALE RD. SUITE 140
SCOTTSDALE, ARIZONA 85258
CONTACT: DUNCAN McTAVISH
PHONE: 480.947.1515
FAX: 480.322.2256

PROJECT DESIGN TEAM

ARCHITECT:
FM GROUP INC
15974 NORTH 77TH STREET
SCOTTSDALE, ARIZONA 85260
CONTACT: MICHAEL T. FRIES - A.I.A.
PHONE: 602.277.7877
FAX: 602.277.8288

CIVIL ENGINEER:
HUNTER ENGINEERING
10450 N 74TH ST.
SCOTTSDALE, AZ 85258
CONTACT: BRIAN SCHILTZ
PHONE: 480.991.3985
FAX: 480.294.6713

LANDSCAPE ARCHITECT
STUDIO SPRAWL LANDSCAPE ARCHITECTURE
8321 E EVANS ROAD SUITE 101
SCOTTSDALE, AZ 85260
CONTACT: DAN ERLANDSON / TONY BURNS
T: 480.361.9281
E: DAN@STUDIOSPRAWL.COM
E: TONY@STUDIOSPRAWL.COM

ELECTRICAL ENGINEER:
ARDEBILI BORUM CONSULTING ENGINEERS
8100 E. INDIAN SCHOOL ROAD, SUITE 205
SCOTTSDALE, AZ 85251
CONTACT: OMID ARDEBILI
T: 480.361.6269
F: 480.247.4993

SYMBOL LEGEND

- EXISTING PROPERTY LINE
- LIGHTPOLES
- FIRE HYDRANT WITH BOLLARDS
- NEW ASPHALT PAVING
- NEW CONCRETE PAD.
- NEW LANDSCAPE AREA

REGISTERED ARCHITECT
CERTIFICATE NO.
22431
MICHAEL T. FRIES
Date Signed 8/09/2018
ARIZONA U.S.A.

REVISIONS

TITLE
ARCHITECTURAL SITE PLAN

DATE
08.07.2018
PROJECT NO.
18-036

SD1.0

G.S.S. Companies Inc.
"Building Arizona Since 1985"

FM GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

MANUFACTURING PLANT
SURPRISE, AZ

SEATTLE-TACOMA BOX COMPANY

STB

CITY OF SURPRISE
CASE NUMBER
FS18-305

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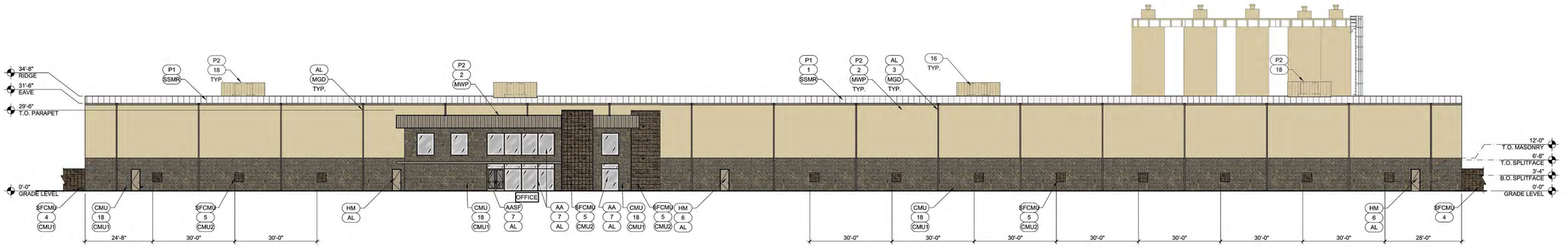
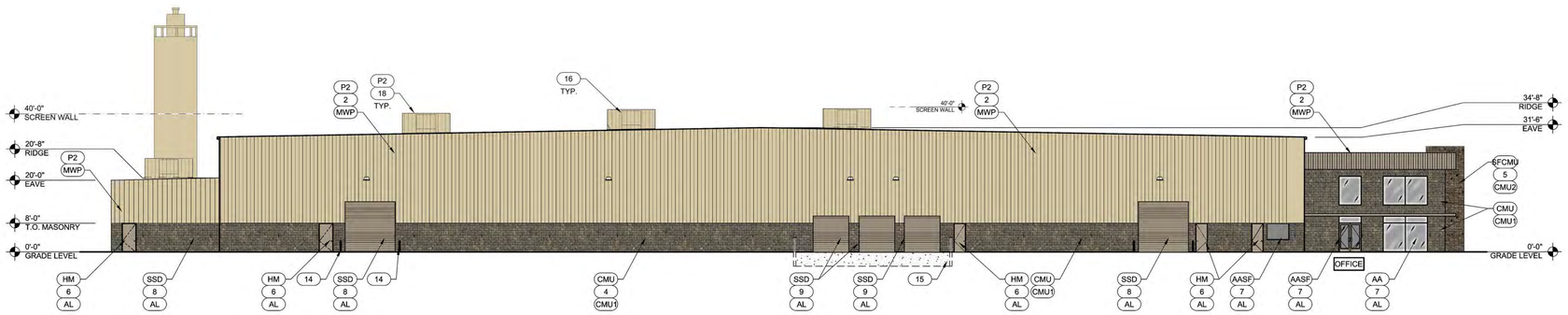


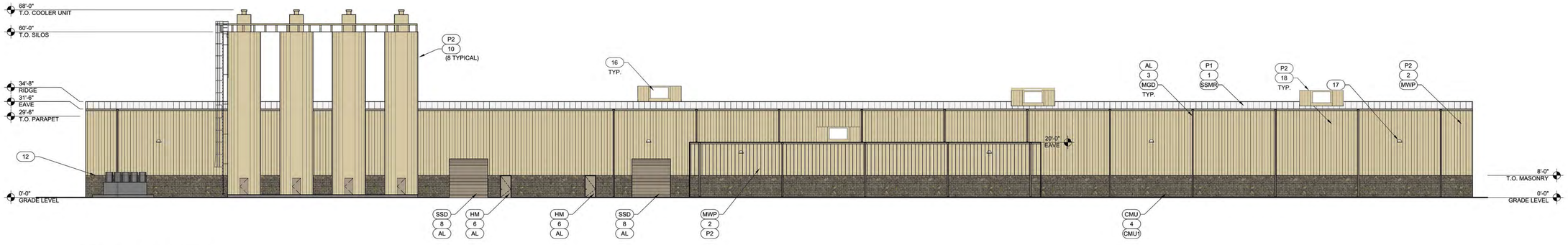
1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



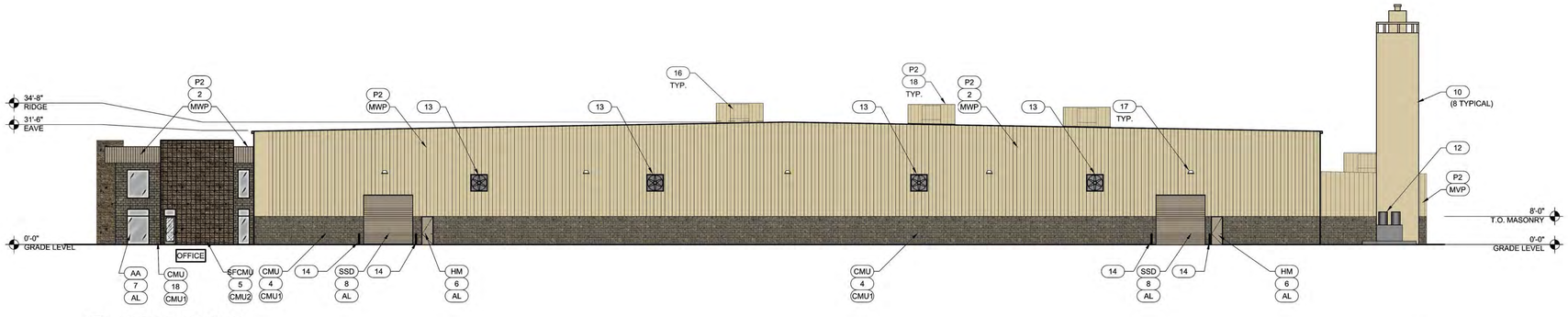
2 EAST ELEVATION

SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



4 WEST ELEVATION

SCALE: 1/16" = 1'-0"

KEYNOTES

X

1. STANDING SEAM METAL ROOF
2. WALL METAL PANEL
3. GALVANIZED DOWNSPOUT
4. 8'-0" HIGH CMU WALL
5. 5 ROW SQUARE PATTERN, 8"X16" 2-RIB SPLIT FACE
6. HOLLOW METAL DOOR
7. ALUMINUM WINDOW
8. ROLL DOWN GATE
9. LOADING DOCK ROLL UP GATE
10. EVAP COOLER UNIT
11. PRODUCT SILOS
12. COOLING TOWERS
13. VENTILATION LOUVERS
14. CONCRETE FILL PIPE BOLLARD
15. 48" RECESSED DOCK
16. EVAP COOLER UNIT REFER TO MECHANICAL DRAWINGS
17. WALL LIGHT REFER TO ELECTRICAL DRAWINGS
18. 12'-0" HIGH CMU WALL

MATERIAL LEGEND

SSMR	STANDING SEAM METAL ROOF
MWP	METAL WALL PANEL
CMU	CONCRETE MASONRY UNIT - 8" BLOCK
SFCMU	SPLIT-FACE CONCRETE MASONRY UNIT - 8" BLOCK
HM	INSULATED HOLLOW METAL DOOR & ASSOCIATED FRAME
AA	ANODIZED ALUMINUM DOOR & WINDOW FRAME
AASF	ANODIZED ALUMINUM STOREFRONT DOOR
MGD	METAL GUTTER & DOWNSPOUT
SSD	SECTION STEEL DOOR

FINISH LEGEND

X

COLOR

P1 NUCOR REGAL WHITE (RW) IR: .72 - IE: .85 SRI: .88

P2 NUCOR SURREY BEIGE (SU) IR: .50 - IE: .85 SRI: .58

P3 NUCOR MEDIUM BEIGE (MG) IR: .38 - IE: .85 SRI: .40

ALUMINUM

AL ALUMINUM DARK BRONZE STOREFRONT EXTERIOR

METAL

SL PAINTED STEEL DARK BRONZE GATES COVERED PARKING STRUCTURE

GLASS

GL INSULATED SOLARCOOL, SOLARGRAY GLASS SOLARBAN 60 - SHGC .17

MASONRY

CMU1 CONCRETE MASONRY UNITS STANDARD FINISH CHARCOAL

CMU2 CONCRETE MASONRY UNITS SPLITFACE FINISH MOJAVE BROWN COCOA BROWN

G.S.S. Companies Inc. "Building Arizona Since 1985"

FM GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

MANUFACTURING PLANT
SURPRISE, AZ

SEATTLE-TACOMA BOX COMPANY

STB

REVISIONS

TITLE

BUILDING ELEVATIONS

DATE
08.07.2018
PROJECT NO.
18-036

SD2.0

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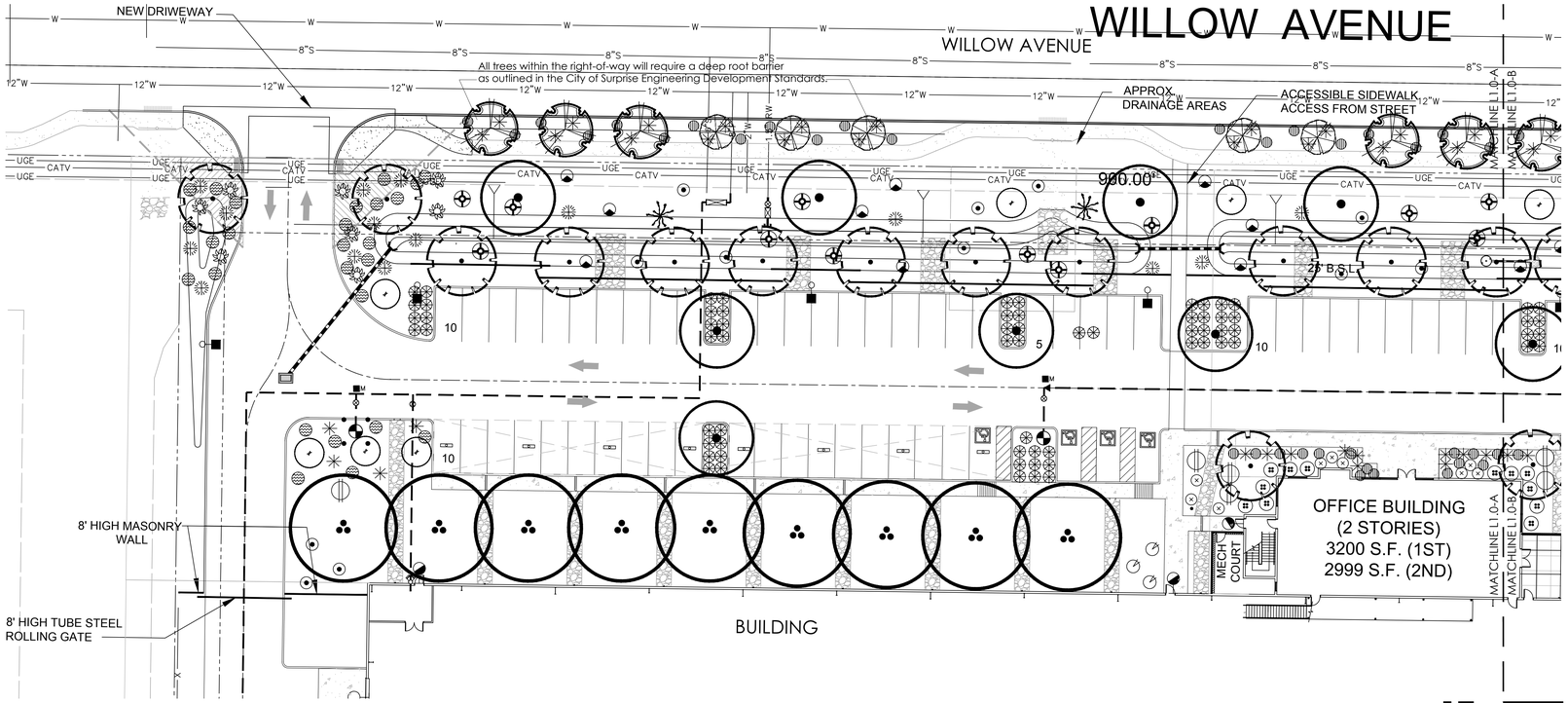
WILLOW AVENUE

LANDSCAPE NOTES

-All finished grades to be approved by the landscape architect prior to the installation of any plant material.
-Plant material to be approved by the landscape architect prior to installation.
-All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
-The contractor is to provide a 2 lb sample of the proposed decomposed granite for review and approval by the landscape architect and owner. the contractor shall provide 100% coverage of non paved areas within the limits of construction.
-For all tree planting that encounters hardpan/caliche provide separate unit price to install trees with an auger.
-It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (e.g. summer vs winter) should the landscape contractor have any concerns about plant material due to heat or frost exposure. the installer shall request a substitution or delay in planting. once planted, all plant material is subject to specified warranties.
-All palm and deciduous trees to be unconditionally guaranteed for one year after installation. all other plants shall be guaranteed for a minimum period of of 90 days from the date of final approval by the city/owner. any plant materials not approved by city/owner prior to october 1 of the calender year in which they are installed shall be further guaranteed until may 20th of the following calendar year.
-Trees, shrubs, vines, groundcovers and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
-The landscape contractor shall be responsible for providing all finished grades and for maintaining positive drainage away from all buildings during the finish grading process. all slopes not to exceed 4:1 in landscape areas.
-The landscape contractor shall verify berm and retention basin locations shown on these plans with those on the civil engineering plans. should a discrepancy exist between the plans, urban graphite should be notified immediately.
-Under no circumstance shall any tree be planted within 6' of any building without the express written approval of the landscape architect.
-Trees and shrubs shall be placed a minimum of 6' from public accessways, utility cabinets and fire hydrants.
-Shrubs must be at maturity, 6' from the rear of a fire hydrant. no material other than groundcovers may be placed between a fire hydrant and the street or roadway or 6' on either side. field verify all hydrant location with the civil engineering plans.
-All site improvements, including landscape and site clean up must be completed prior to final approval or certificate of occupancy.
-Trees adjacent to pedestrian walkways should have minimum canopy clearance of 6'8".



LANDSCAPE PLAN-A

SCALE: 1" = 20'-0"

TREES	SIZE	QUANT.
ACACIA SALICINA WILLOW ACACIA	24" BOX	9
ACACIA WILLARDIANA' PALO BLANCO	24"BOX	12
CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36"BOX	19
ULMUS PARVIFOLIA 'SEMPERVIRENS' CHINESE EVERGREEN ELM	24" BOX	12
PROSOPIS CHILENSIS THORNLESS CHILEAN MESQUITE	36"BOX	15
CHILOPSIS LINEARIS DESERT WILLOW	24"BOX	6
CAESALPINIA CACALACO CASCALOTE	24"BOX	10

SHRUBS	SIZE	QUANT.
TECOMA STANS YELOW BELLS	5 GAL.	26
CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.	11
CALLIANDRA CALIFORNICA BAJA FAIRY DUSTER	5 GAL.	15
HESPERALOE PARVIFLORA RED YUCCA	5 GAL.	67
LEUCOPHYLLUM LAEVEGATUM CHIHUAHUAN SAGE	5 GAL.	14
MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS	5 GAL.	72
CAESSALPINIA MEXICANA MEXICAN BIRD OF PARADISE	5 GAL.	30
DODONAEA VISCOSA 'PURPUREA' PURPLE HOP BUSH	5 GAL.	18
AGAVE DESMETIANA SMOOTH AGAVE	5 GAL.	21
ENCELIA FARINOSA BRITTLEBUSH	5 GAL.	15
LARREA TRIDENTATA CREOSOTE	5 GAL.	17
SIMMONDSIA CHINENSIS JOJOBA	5 GAL.	12
FOUQUIERIA SPLENDENS OCOTILLO	6'8" HT.	3

GROUNDCOVERS	SIZE	QUANT.
LANTANA X HYBRIDA 'NEW GOLD' GOLD LANTANA	1 GAL.	61
LANTANA X HYBRIDA 'PURPLE' TRAILING PURPLE	1 GAL.	65

MATERIALS

- ALL PLANTING AREAS TO RECEIVE 2" THICK DECOMPOSED GRANITE WITH 1/2" SCREENED DESERT GOLD
- ALL AREAS THAT ARE NOT BEING PLANTED WILL RECEIVE 5/8" MINUS 1.5" THICK DECOPOSED GRANITE FOR DUST CONTROL AND WEED PREVENTION. THIS INCLUDES ALL NO PAVED AREAS SUCH AS RETENTION BASINS, RAIL AREAS AND OUTDOOR STORAGE
- ALL NEW LANDSCAPE TO RECEIVE NEW PERMANENT DRIP IRRIGATION. SEE IRRIGATION PLANS.

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

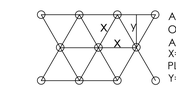
ARIZONA811 BLUE STAKE, INC.

Call 811 or click Arizona811.com

LIGHTLY DUST DECOMPOSED GRANITE OVER ROOTBALL
CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN
DO NOT BURY TOP OF ROOTBALL
PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)
PIT DEPTH: TO EQUAL ROOTBALL PIT WIDTH: 3x DIA. OF CONTAINER

PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

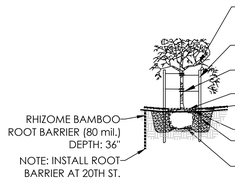
SHRUB PLANTING NO SCALE



ALL GROUNCOVERS TO BE PLANTED ON CENTER (SEE PLANT LEGEND) IN A TRIANGULAR PATTERN.
X= O.C. DIMENSION AS NOTED ON PLAN.
Y= 0.86 OF DIMENSION "X".

MULCH SOIL TO A DEPTH OF 2", 1" IN DIAMETER. KEEP MULCH AWAY FROM PLANT BASE.
PREPARE SOIL PER SPECIFICATIONS AND ROTOTILL TO A DEPTH OF 6" PRIOR TO ANY SPRINKLER WORK.
BACKFILL WITH NATIVE SOIL. APPLY FERTILIZER TO SURFACE AWAY FROM TRUNK PER SPECIFICATIONS.

GROUNDCOVER PLANTING NO SCALE

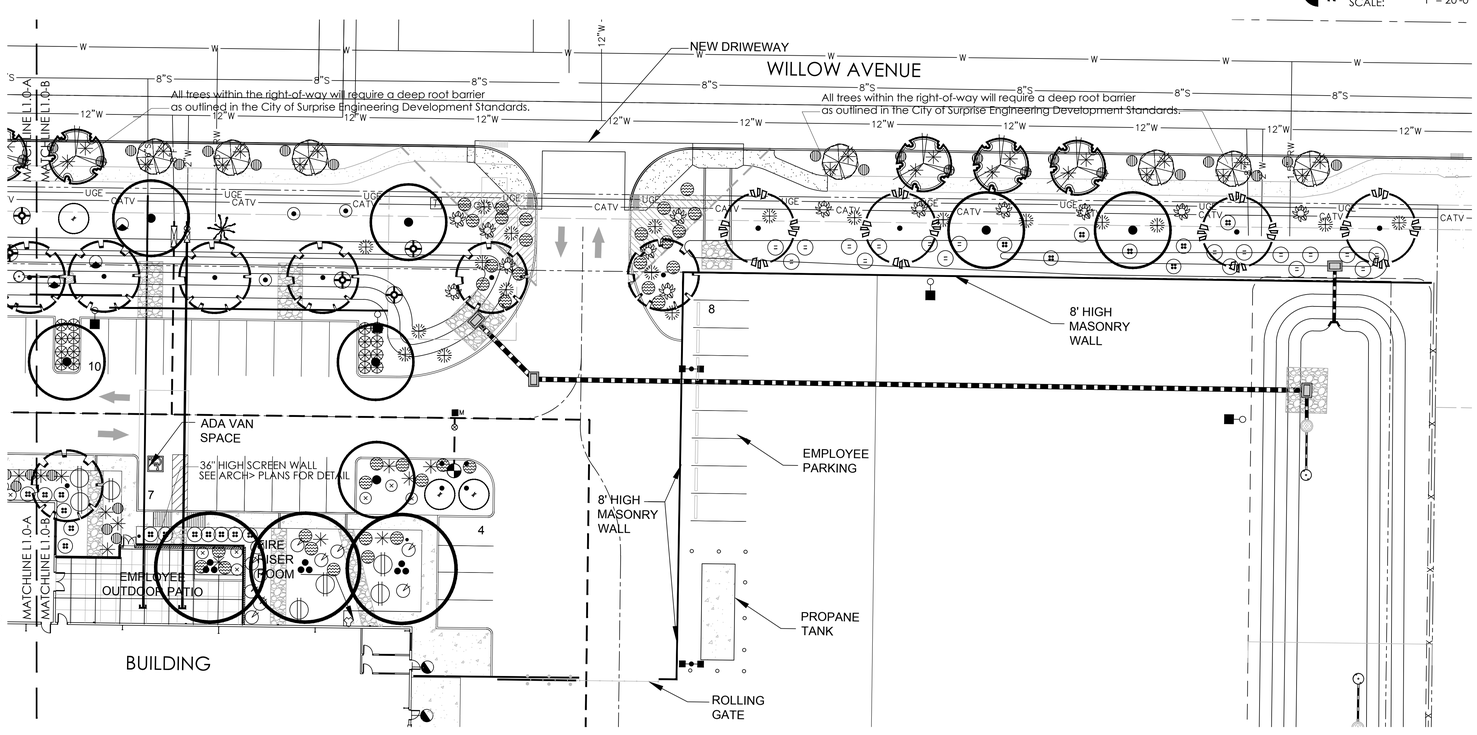


PRUNE BROKEN/DEAD BRANCHES AND THIN FOLLIAGE (20%) WHILE MAINTAINING NORMAL TREE SHAPE. PAINT ALL CUTS WITH TREE DRESSING.
(2) 2" DIA. TREE STAKES. HAMMER 1'-0" MIN. INTO UNDISTURBED SOIL (DO NOT STAKE THROUGH ROOT BALL)
12 GA. STRAND GALV. STEEL CABLE AND 3" TURNBUCKLE. ENCASE LOOP IN REINF. RUBBER HOSE.
4" TOP DRESSING
CREATE GENTLE SWALE DEPRESSION DO NOT FORM RAISED BASIN
DO NOT BURY TOP OF ROOTBALL
PLANTING SOIL MIXTURE (REFER TO SOIL SPECIFICATIONS)
PIT WIDTH: 3x DIA. OF CONTAINER PIT DEPTH: TO EQUAL ROOTBALL

RHIZOME BAMBOO ROOT BARRIER (80 mil.) DEPTH: 36"
NOTE: INSTALL ROOT-BARRIER AT 20TH ST. FRONTAGE (WEST SIDE ONLY)

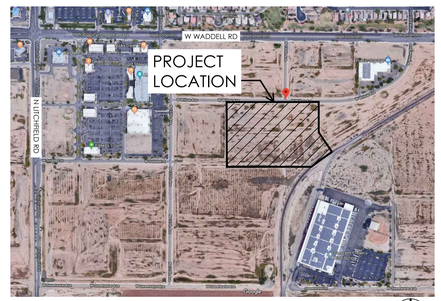
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING NO SCALE



LANDSCAPE PLAN-B

SCALE: 1" = 20'-0"



VICINITY MAP NTS

NORTH

FM GROUP INC
15974 N 77TH ST
SUITE 100
SCOTTSDALE
ARIZONA
85260

MANUFACTURING PLANT
SURPRISE, AZ

SEATTLE-TACOMA BOX COMPANY

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
30102
JAMES E. FRY
5-18-18
Date Expires
ARIZONA, U.S.A.
expires 3-31-20

REVISIONS 07.26.18 1

TITLE
LANDSCAPE PLAN

DATE
04.24.18
PROJECT NO.
18-036

L1.0

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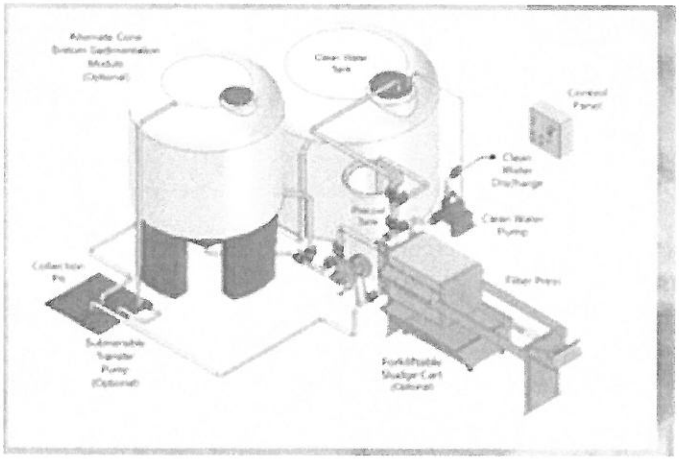
Water Use in the Polypropylene Plastic Corrugated Box Plant

1) Closed Loop Chilled Water System
    a. The chilled water system is a closed water loop that circulates water to the calibrators and through chillers to control the temperature to 45 to 60 Degrees Fahrenheit depending on the product and time of year we are running.
    b. The chillers are air cooled and do not normally use water to control the temperature generated by the compressors used in chilling the water.
    c. The air cooled chillers use less than 10% of the water used in a conventional water cooled chillers and evaporate water in temperatures above 95F. We will use less than 300 gallons of water per year in the evaporation process.
    d. The new system will save 58% in energy as opposed to water cooled chillers.
    e. The 2800 gallons of chilled water system is purged twice per year. The water will be sent for use in the waste water treatment system or sent directly to our grease sand intercept pit prior to entering the city sewer system.

2) Pelletizer Water
    a. The water used in cooling at the recycling pelletizer will be part of the closed loop chilled water system
    b. Chilled water will come in contact with recycled bead to cool it from 160F to 90F. This water is sent through an oil separator before being returned to the chilled water tank for reuse in the plant.
    c. We expect to need to use the pelletizer for 325 hour per year and we will separate any oils introduced into the system by the process before returning it into the closed water loop. The annual amount of water treated is to be 9,750 gallons
    d. Any contaminated water is collected and processed in our Beckart waste water treatment system which will remove any contaminates.
    e. We will be reducing the amount of water used in our process by directly consuming reprocessed material in flake form and not reprocessing flake into pellets.

3) Flexographic Printing Water
   a. The facility will have one flexographic printer.
   b. The 1-3 color press requires 3 gallons of water to clean the water-based print inks for each of the print plates.
   c. We collect and store the ink cleanup waste water in a 1800 gallon tank.
   d. We stabilize the water in 800 gallon batches and treat 4,000 gallons of waste water per week (5 batches per week) in our Bechart treatment system.
   e. This system removes 500 pounds of non-hazardous contaminates from our wash water per week.

4) Beckart Environmental Wastewater Treatment System
   a. The system is designed to remove solids from waste water, it produces a clear water and a dry cake that is nonhazardous solid waste. We will contract removal of the 500 pounds of solids per week with one of the two local solid waste management contractors in the Surprise area.
   b. All waste water produced by the plant is collected and processed in the waste water treatment system. The 8,000 gallons of clear processed water is reused in the cleaning process before it is discharged to our greaser sand intercept pit prior to entering the city sewer system.
   c. Chemicals used in the treatment process and in the printing process are provided in a separate file.



CITY OF SURPRISE
Planning and Zoning Commission

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing		Report/Discussion

Agenda Wording:

Consideration and action regarding a Site Plan for the Christopher Todd Collection on Mountain View – Case FS18-247.

Motion:

Move to approve the proposed site plan subject to stipulations “a” through “e”.

Background:

The subject request involves an approximately 20-acre Site Plan in the RH-15 PUD zoning district, approved by City Council under case FS18-171 on September 4, 2018. The PUD Overlay associated with the zoning of the property caps the residential density at 223 Dwelling Units for an overall density of 11.15 DU/Ac; however, the subject proposal, at 217 dwelling units (a decrease of 6 units from the approved zoning), equates to 10.98 DU/Ac overall. In addition to the 217 Dwelling Units, the subject site plan anticipates landscaping, parking, and amenities to serve the residents of the complex. The site plan also anticipates a limited access pedestrian promenade that will bisect the site along the recently abandoned Carlin Drive Right-of-way (abandoned via Final Plat also approved by City Council on September 4, 2018 under case FS18-171.)

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 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Staff Report
- 01 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Vicinity Map

- ☐ 02 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Case Map
- ☐ 03 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan
- ☐ 04 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Civil Plans (excerpt)
- ☐ 05 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Landscape Plan
- ☐ 06 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Elevations
- ☐ 07 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Color Elevations
- ☐ 08 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Citizen Participation Report
- ☐ 09 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Letters of Opposition
- ☐ 10 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - Luke AFB
- ☐ 11 - FS18-247 - Christopher Todd Collection on Mountain View Site Plan - 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

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS18-247**
Project Name:	Christopher Todd Collection on Mountain View Site Plan
Council Districts:	2 – Cottonwood 5 – Palm
Meeting Date:	**September 20, 2018**
Planner:	Robert H. Kuhfuss, AICP

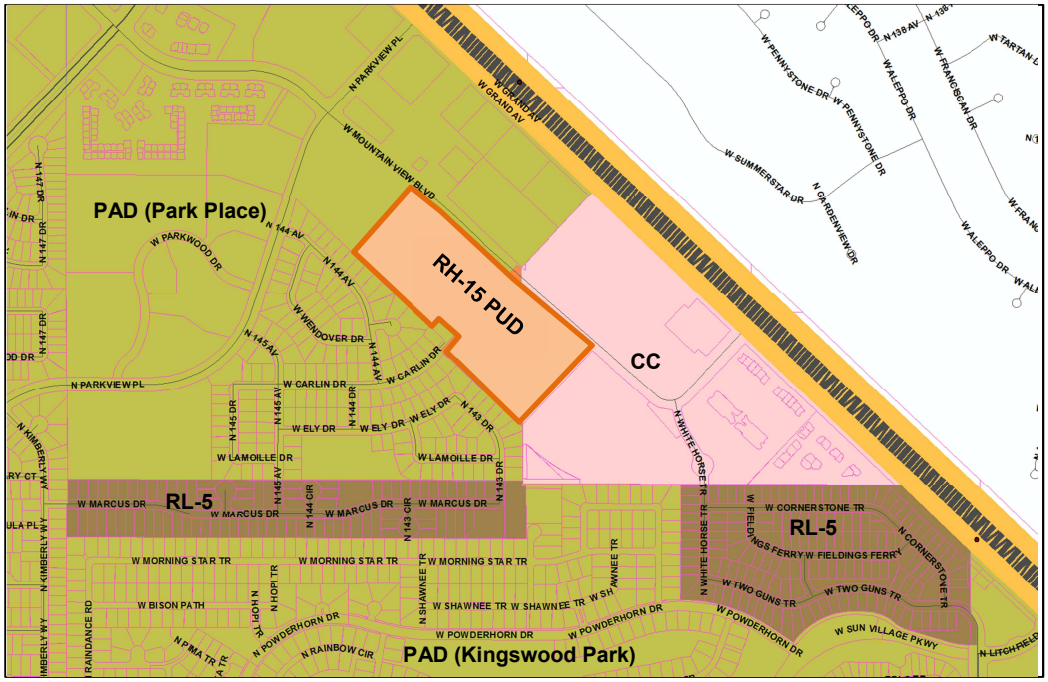
Owner:	Village Main Townhomes, LP, et. al.
Applicant:	Matthew Cawley of Westland Resources, Inc.
Request:	Site Plan for the Christopher Todd Collection on Mountain View
Site Location:	Generally located along the southwest side of Mountain View Boulevard near Carlin Drive
Site Size:	20 acres (approx.)
Density:	10.98 DU/Ac.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	None known
Staff Recommendation:	**Approve**, subject to stipulations “a” through “e”

Project Description:

The subject request involves an approximately 20-acre Site Plan in the RH-15 PUD zoning district, approved by City Council under case FS18-171 on September 4, 2018. The PUD Overlay associated with the zoning of the property caps the residential density at 223 Dwelling Units for an overall density of 11.15 DU/Ac; however, the subject proposal, at 217 dwelling units (a decrease of 6 units from the approved zoning), equates to 10.98 DU/Ac overall. In addition to the 217 Dwelling Units, the subject site plan anticipates landscaping, parking, and amenities to serve the residents of the complex. The site plan also anticipates a limited access pedestrian promenade that will bisect the site along the recently abandoned Carlin Drive Right-of-way (abandoned via Final Plat also approved by City Council on September 4, 2018 under case FS18-171.)

Existing Zoning:

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



PAD (Park Place)	PAD (Park Place) and Community Commercial (CC)	PAD (Park Place) and Community Commercial (CC)
PAD (Park Place)	**RH-15 PUD**	Community Commercial (CC)
PAD (Park Place)	PAD (Park Place) and Community Commercial (CC)	Community Commercial (CC)

[Continued on following page.]

Background:

August 8, 1996: The City Council approved the original Park Place PAD under case PAD91-001. Parcel 6 of said PAD anticipated 14.5 acres of R-3 Multi-Family development at up to 20 DU/Ac. A portion of Parcel 6 is included in the subject site.

October 4, 1997: The Council approved a Major PAD Amendment under case PADA95-049 for the purpose of revising the land use plan. Said approval included a stipulation requiring a minimum of 3.5 acres of recreation / open space to be distributed along the southern boundary of Parcel 6 and the western boundary of Parcel 1 to serve as a buffer between the single-family and multi-family development. This stipulation is not contemplated with the subject request due to the single-story nature of the proposed development and the reduction in density from what was originally approved.

June 3, 2009: Staff approved a Minor PAD Amendment under case PADA09-048 for the purpose of removing Lot 11 from the Park Place PAD and incorporating said lot into the Sun City Grand PAD. This Minor PAD Amendment has no bearing on the subject request, but is included here for historical purposes.

August 30, 2017: Carolyn Oberholtzer, of Bergin, Frakes, Smalley and Oberholtzer, on behalf of Village Main Townhomes LP, filed a request for a Zone Change covering a portion of the subject site to accommodate a cottage type rental community similar to that contemplated under the subject request under case FS17-510, which is on hold pending the outcome of the subject request.

March 13, 2018: The applicant filed a request for a Zone Change and companion Final Plat / Right-of-way abandonment under case FS18-171.

May 4, 2018: The applicant filed a request for a Major Site Plan under case FS18-247, the subject case.

August 2, 2018: The Planning and Zoning Commission heard a request for a Zone Change PAD, RR, and CC to RH-15 with a PUD Overlay under case FS18-171 and recommended approval of same to the City Council.

September 4, 2018: The City Council approved the Zone Change and related Final Plat / ROW abandonment under case FS18-171.

[Continued on following page.]

Citizen Outreach:

While the proposed Site Plan is not subject to citizen outreach, the associated Zone Change was subject to outreach and was posted and advertised in accordance with the SUDC and state statute on two (2) separate occasions. A Citizen Outreach meeting was held on October 23, 2017 to discuss the original development proposal, which did not include the abandonment of the Carlin Drive ROW or the rezoning of the property to the southeast. The applicant held a second Citizen Outreach meeting on June 4, 2018 to discuss the larger project and the right-of-way abandonment. Both meetings were well attended and a summary of the second meeting is included as an attachment to this report. In addition, staff received two (2) letters of opposition, which are also included as attachments to this report.

Analysis and Discussion:

The proposed residential community will consist of 84 one-bedroom units and 133 two-bedroom units for a total of 217 units. The one-bedroom units will be individual freestanding buildings, while the two-bedroom units will be of a duplex configuration. All units will have a small, private fenced-in yard. The complex will be under single ownership and management; however, the development may be converted to condominiums at later date should ownership so choose. Buildings within the project will be of a Farmhouse architecture style with each building being one (1) of three (3) color schemes thereby adding visual interest to the project.

Primary access to the site will be via a driveway located along Mountain View Boulevard towards the northwest end of the site, which will lead to a parking area serving the main office. To either side of the main driveway will be a rolling gate that will provide secured access for the residents living on site. An additional access point will be located along Mountain View Boulevard towards the southeast end of the site, which will accommodate resident egress as well as emergency ingress/egress. A third emergency-only access will be located along the western edge of the site where Carline Drive terminates in a cul-de-sac.

Pedestrian access will also occur at these same locations with an additional pedestrian access point located in rough alignment with the Carlin Drive ROW abandonment along Mountain View Boulevard. This pedestrian access will be open to the public between the hours of 8:00 AM to 9:00 PM daily for the purpose of providing pedestrian connectivity between the adjacent neighborhood and the commercial venues along Grand Avenue in keeping with the Transit Oriented Development (TOD) Sub Area as identified in the General Plan.

The zoning code requires 1.5 parking spaces for each one-bedroom unit and 2.0 parking spaces for each two-bedroom unit. Based on these ratios, 392 parking spaces are required; however, the applicant is providing 412 spaces, which exceeds minimum requirement. Of the total parking spaces provided, 249 will be covered and 28 will be located within fully enclosed garages.

The site will be bounded on three sides by a 6' theme wall consisting of grey smooth-face CMU with a grey split-face CMU accent band and stone veneer columns. White vinyl fencing will be used within the interior of the site to provide privacy for each of the units. View fencing will be utilized near the pergolas that terminate the pedestrian path and associated open space.

Recreational amenities include a Fitness Studio, swimming pool, and turf play areas in addition to barbeque grills and ramadas. The site will also be well landscaped using a variety of drought tolerant plant species.

In an effort to evaluate the impacts of the proposed development to the existing residents located adjacent to the site, the applicant included both the existing Finished Floor Elevations (FFE), as taken from the As-built Grading and Drainage Plans for Stonebrook Phase 2, in addition to the proposed FFE for the subject site. The differences in FFE range from 0.08' to 1.38' with an average differential of 0.62'. Staff has included an exhibit that expresses these differences as an attachment to this report.

The recommended stipulations of approval are standard in nature except for Stipulation "d" which seeks to clarify that the Mountain View Boulevard cross-section and related striping are approved in concept and that final civil plans will need striping shown for both directions of travel.

Utility and Services Table:

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying partially within the Neighborhood Character Area and partially within the Commerce and Office Character Area, both of which supporting multi-family residential development at densities greater than 8 DU/Ac. As stated previously, the PUD Overlay associated with the zoning of the property caps the residential density at 223 DU for an overall density of 11.15 DU/Ac. The subject proposal includes 217 dwelling units, which equates to 10.98 DU/Ac overall. In either case, the density most closely aligns with the Urban Neighborhood type and is consistent with the General Plan in this regard.

Further, the subject property lies within the TOD Subarea, which seeks more intense residential development with opportunities for multi-modal transportation options. The subject request aligns with these goals as well, especially taking into consideration the pedestrian promenade that will cross the subject site in the general location of the existing Carlin Drive ROW.

As discussed in the staff report for the related Zone Change, the project does not meet Luke Air Force Base's Graduated Density Concept (GDC), which seeks residential density of no more than 6 DU/Ac. in this region; however, prior to the associated rezone, the property could have been developed with considerably more dwelling units than currently allowed under the newly adopted zoning. Staff is therefore comfortable that the subject Site Plan and associated Zone Change advance the City's stated goals of preserving the mission of Luke AFB.

Reviewing Agencies:

Flood Control District of Maricopa County (FCDMC): In an email dated May 8, 2018, the FCDMC indicated no objections to the request.

Maricopa Water District (MWD): In an email dated May 21, 2018, MWD indicated the proposed development is subject to two (2) separate Development Agreements.

Arizona Department of Transportation (ADOT): In an email dated April 3, 2018, ADOT indicated the proposed development would have an impact on U.S. 60, which may trigger the need for a Traffic Impact Study.

Luke Air Force Base (LAFB): In a letter dated May 10, 2017 (attached), LAFB indicated the subject development does not meet their Graduated Density Concept and would have a negative effect on flight operations.

Summary:

The applicant seeks approval of a Site Plan covering the subject property. Said Site Plan is consistent with the recently approved zoning of the property and advances the goals of the General Plan with respect to the TOD Sub Area. In keeping with the TOD Sub Area, the applicant will provide limited public pedestrian access through the site. The site will be well landscaped in a manner consistent with the SUDC.

Findings:

- The proposed Site Plan is consistent with the Surprise Unified Development Code.
- The proposed Site Plan is consistent with the recently approved zoning of the property.
- The proposed Site Plan advances the goals of the Surprise General Plan 2035.

Recommendation:

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

a. Development and use of the site shall be consistent with the Site Plan entitled "Christopher Todd Communities on Mountain View", consisting of five (5) sheets prepared by Westland Resources, and stamped Received August 9, 2018.

b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Christopher Todd Communities on Mountain View Preliminary Landscape Plan", consisting of three (3) sheets prepared by Westland Resources, and stamped Received August 9, 2018.

c. Building Architecture shall be consistent with the Elevations entitled "Christopher Todd Communities Mountain View", consisting of fifteen (15) sheets prepared by Barduson Architects and stamped received May 4, 2018.

d. The Mountain View Boulevard cross-section and striping detail included in the Site Plan referenced in Stipulation "a" above is approved in concept. The final signing and striping plans shall include striping for both directions of travel.

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

Attachments:

01 Vicinity Map
02 Case Map
03 Site Plan
04 Civil Plans (Excerpt)
05 Landscape Plan
06 Elevations
07 Color Elevations
08 Citizen Outreach Report
09 Opposition Letters
10 Luke AFB Comments

Vicinity Map
FS18-247

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

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

10 May 2018

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

Re: FS18-247; Christopher Todd @ Mountain View

Dear Ms. Schweitzer

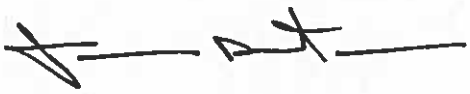
Thank you for the opportunity to provide comments on the Site Plan Application for Christopher Todd at Mountain View. The site sits on 20 gross acres of vacant land located at Mountain View Blvd between Parkview Place and Grand Avenue. This application is to accommodate approximately 237 multi-family residential rental units for a density of 12 du/ac. The site is approximately 2.13 to 2.41 miles outside the 1988 JLUS 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Christopher Todd at Mountain View, with a density of 12 du/ac does not fall within these guidelines.

This request will not meet the GDC and will have a negative impact on our flight operations. The site is located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. While we have determined that this request exceeds the densities that Luke AFB follows, we recognize that we are not the approval authority. As such, if this development is approved, we recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents/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 Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

SURPRISE
ARIZONA

Planning & Zoning Commission

September 20, 2018

Christopher Todd Collection on Mountain View

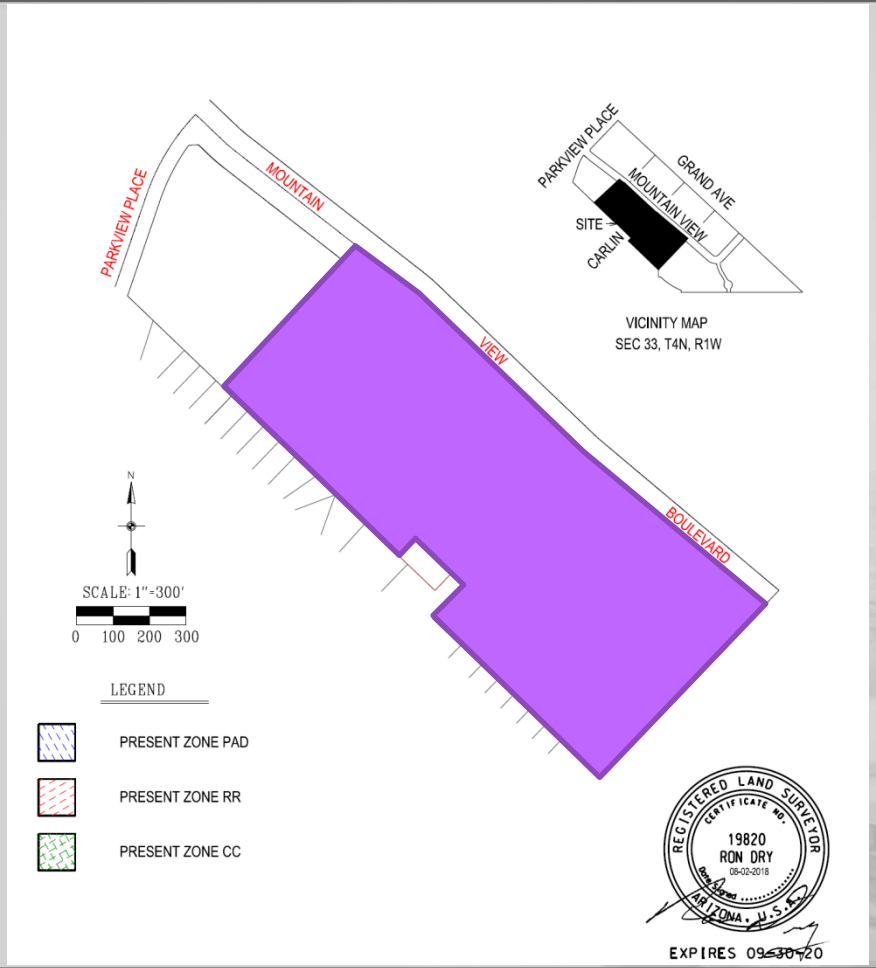
Site Plan

FS18-247

Vicinity Map
FS18-247

Case Map
FS18-247

Zoning
FS18-171



Development Standards FS18-171

PUD Overlay – Development Standards

Christopher Todd on Mountain View Standards		
Standard	**Existing RH-15 Conventional Character Pattern Requirement**	**Proposed PUD Modifications**
Maximum Dwelling Units per Gross Acre	15 du/ac	11.15 du/ac (223 units max)
Maximum Height	35 feet (3 stories)	16 ft./1 story for primary buildings 20 ft./1 story for accessory buildings (office, fitness center, etc.) (1)
Minimum Building Setbacks: - Front - Side - Rear	 30 feet 10 feet 30 feet	 30 feet* (2) 10 feet* 20 feet
Minimum Landscape Buffers: - Adjacent to Street (Mountain View)	25 feet	15 feet (3)
- Adjacent to RM and RL	24 feet	Zero feet (4)
- Adjacent to Commercial and other Districts	10 feet	Zero feet (4)
Minimum Building Separation (one story buildings)	25 feet	10 feet
Bike Parking - Residential - Leasing Office	 0.5 per dwelling 1 per 20 vehicle spaces	 Zero per dwelling 1 per 20 vehicle spaces*

***Standard RH-15 Requirement. No Modification requested, listed for ease of reference.**

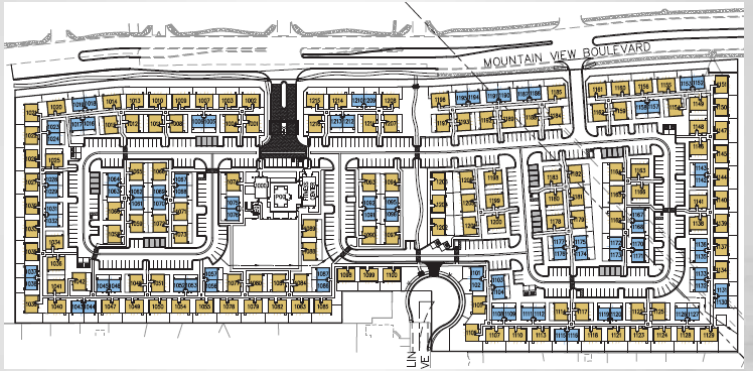
(1) If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 15' from the Mountain View Road property line and not the full 30' building setback.

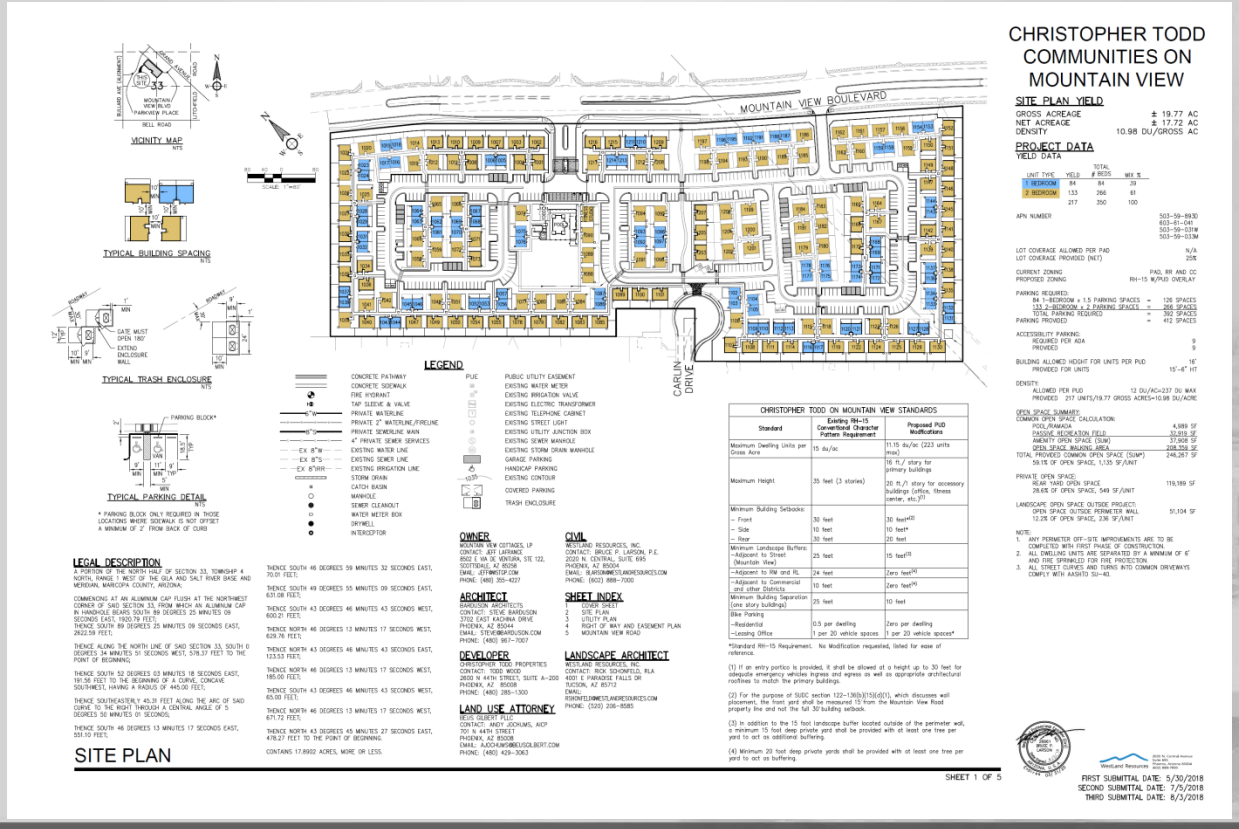
(3) In addition to the 15 foot landscape buffer located outside of the perimeter wall, a minimum 15 foot deep private yard shall be provided with at least one tree per yard to act as additional buffering.

(4) Minimum 20 foot deep private yards shall be provided with at least one tree per yard to act as buffering.

Conceptual Site Plan (FS18-171)



Actual Site Plan FS18-247



VICINITY MAP
NTS

TYPICAL BUILDING SPACING
NTS

TYPICAL TRASH ENCLOSURE
NTS

TYPICAL PARKING DETAIL
NTS

* PARKING BLOCK ONLY REQUIRED IN THOSE LOCATIONS WHERE SIDEWALK IS NOT OFFSET A MINIMUM OF 2' FROM BACK OF CURB

MOUNTAIN VIEW BOULEVARD

CARLIN DRIVE

SCALE: 1"=60'

LEGEND

- CONCRETE PATHWAY
- CONCRETE SIDEWALK
- FIRE HYDRANT
- TAP SLEEVE & VALVE
- PRIVATE WATERLINE
- PRIVATE 2" WATERLINE/FIRELINE
- PRIVATE SEWERLINE MAIN
- 4" PRIVATE SEWER SERVICES
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING IRRIGATION LINE
- STORM DRAIN
- CATCH BASIN
- MANHOLE
- SEWER CLEANOUT
- WATER METER BOX
- (IRRIGATION)
- INTERCEPTOR
- PUE PUBLIC UTILITY EASEMENT
- EXISTING WATER METER
- EXISTING IRRIGATION VALVE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE CABINET
- EXISTING STREET LIGHT
- EXISTING UTILITY JUNCTION BOX
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- GARAGE PARKING
- HANDICAP PARKING
- EXISTING CONTOUR
- COVERED PARKING
- TRASH ENCLOSURE

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH AN ALUMINUM CAP IN HANDHOLE BEARS SOUTH 89 DEGREES 25 MINUTES 09 SECONDS EAST, 1920.79 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS EAST, 2622.59 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 33, SOUTH 0 DEGREES 34 MINUTES 51 SECONDS WEST, 578.37 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 52 DEGREES 03 MINUTES 18 SECONDS EAST, 191.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 445.00 FEET;

THENCE SOUTHEASTERLY 45.31 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5 DEGREES 50 MINUTES 01 SECONDS;

THENCE SOUTH 46 DEGREES 13 MINUTES 17 SECONDS EAST, 551.10 FEET;

THENCE SOUTH 46 DEGREES 59 MINUTES 32 SECONDS EAST, 70.01 FEET;

THENCE SOUTH 49 DEGREES 55 MINUTES 09 SECONDS EAST, 631.08 FEET;

THENCE SOUTH 43 DEGREES 46 MINUTES 43 SECONDS WEST, 600.21 FEET;

THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, 629.76 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 43 SECONDS EAST, 123.53 FEET;

THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, 185.00 FEET;

THENCE SOUTH 43 DEGREES 46 MINUTES 43 SECONDS WEST, 65.00 FEET;

THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, 671.72 FEET;

THENCE NORTH 43 DEGREES 45 MINUTES 27 SECONDS EAST, 478.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.8902 ACRES, MORE OR LESS.

OWNER
MOUNTAIN VIEW COTTAGES, LP
CONTACT: JEFF LAFRANCE
7501 E. VIA DE VENTURA, STE 122,
SCOTTSDALE, AZ 85258
EMAIL: JEFF@WSTP.COM
PHONE: (480) 355-4227

ARCHITECT
BARDUSON ARCHITECTS
CONTACT: STEVE BARDUSON
3702 EAST KACHINA DRIVE
PHOENIX, AZ 85044
EMAIL: STEVE@BARDUSON.COM
PHONE: (480) 967-7007

DEVELOPER
CHRISTOPHER TODD PROPERTIES
CONTACT: TODD WOOD
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
PHONE: (480) 285-1300

LAND USE ATTORNEY
BEUS GILBERT PLLC
CONTACT: ANDY JOCHUMS, AICP
701 N 44TH STREET
PHOENIX, AZ 85008
EMAIL: AJOCHUMS@BEUSGILBERT.COM
PHONE: (480) 429-3063

CIVIL
WESTLAND RESOURCES, INC.
CONTACT: BRUCE P. LARSON, P.E.
3020 N. CENTRAL, SUITE 695
PHOENIX, AZ 85004
EMAIL: BLARSON@WESTLANDRESOURCES.COM
PHONE: (602) 889-7000

SHEET INDEX

1	COVER SHEET
2	SITE PLAN
3	UTILITY PLAN
4	RIGHT OF WAY AND EASEMENT PLAN
5	MOUNTAIN VIEW ROAD

LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
CONTACT: RICH SCHOMPELIS, RLA
4001 E. PARADISE FALLS DR
TUCSON, AZ 85712
EMAIL:
RSCHOMPELIS@WESTLANDRESOURCES.COM
PHONE: (520) 206-8585

CHRISTOPHER TODD ON MOUNTAIN VIEW STANDARDS

Standard	Existing RH-15 Conventional Character Pattern Requirement	Proposed PUD Modifications
Maximum Dwelling Units per Gross Acre	15 du/ac	11.15 du/ac (223 units max)
Maximum Height	35 feet (3 stories)	16 ft./ story for primary buildings 20 ft./1 story for accessory buildings (office, fitness center, etc.)(1)
Minimum Building Setbacks:		
– Front	30 feet	30 feet(2)
– Side	10 feet	10 feet*
– Rear	30 feet	20 feet
Minimum Landscape Buffers:		
–Adjacent to Street (Mountain View)	25 feet	15 feet(3)
–Adjacent to RM and RL	24 feet	Zero feet(4)
–Adjacent to Commercial and other Districts	10 feet	Zero feet(4)
Minimum Building Separation (one story buildings)	25 feet	10 feet
Bike Parking		
–Residential	0.5 per dwelling	Zero per dwelling
–Leasing Office	1 per 20 vehicle spaces	1 per 20 vehicle spaces*

*Standard RH-15 Requirement. No Modification requested, listed for ease of reference.

(1) If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 15 from the Mountain View Road property line and not the full 30' building setback.

(3) In addition to the 15 foot landscape buffer located outside of the perimeter wall, a minimum 15 foot deep private yard shall be provided with at least one tree per yard to act as additional buffering.

(4) Minimum 20 foot deep private yards shall be provided with at least one tree per yard to act as buffering.

SITE PLAN

SHEET 1 OF 5

CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW

SITE PLAN YIELD

GROSS ACREAGE	± 19.77 AC
NET ACREAGE	± 17.72 AC
DENSITY	10.98 DU/GROSS AC

PROJECT DATA

YIELD DATA

UNIT TYPE	YIELD	TOTAL # BEDS	MIX %
1 BEDROOM	84	84	39
2 BEDROOM	133	266	61
	217	350	100

APN NUMBER: 503-59-893D, 603-61-041, 503-59-031M, 503-59-033M

LOT COVERAGE ALLOWED PER PAD: N/A
LOT COVERAGE PROVIDED (NET): 25%

CURRENT ZONING: PAD, RH AND CC
PROPOSED ZONING: RH-15 W/PUD OVERLAY

PARKING REQUIRED:
84 1-BEDROOM x 1.5 PARKING SPACES = 126 SPACES
133 2-BEDROOM x 2 PARKING SPACES = 266 SPACES
TOTAL PARKING REQUIRED = 392 SPACES
PARKING PROVIDED = 412 SPACES

ACCESSIBILITY PARKING:
REQUIRED PER ADA: 9
PROVIDED: 9

BUILDING ALLOWED HEIGHT FOR UNITS PER PUD: 16'
PROVIDED FOR UNITS: 15'-4" HT

DENSITY:
ALLOWED PER PUD: 12 DU/AC=237 DU MAX
PROVIDED: 217 UNITS/19.77 GROSS ACRES=10.98 DU/ACRE

OPEN SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION:
POOL/RAMADA: 4,089 SF
PASSIVE RECREATION FIELD: 32,919 SF
AMENITY OPEN SPACE (SUM): 37,908 SF
OPEN SPACE WALKING AREA: 208,358 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM): 246,267 SF
59.1% OF OPEN SPACE, 1,135 SF/UNIT

PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE: 119,189 SF
28.6% OF OPEN SPACE, 549 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL: 51,104 SF
12.2% OF OPEN SPACE, 236 SF/UNIT

NOTE:
1. ANY PERIMETER OFF-SITE IMPROVEMENTS ARE TO BE COMPLETED WITH FIRST PHASE OF CONSTRUCTION.
2. ALL DWELLING UNITS ARE SEPARATED BY A MINIMUM OF 6' AND FIRE SPRINKLED FOR FIRE PROTECTION.
3. ALL STREET CURVES AND TURNS INTO COMMON DRIVEWAYS COMPLY WITH AASHTO SU-40.

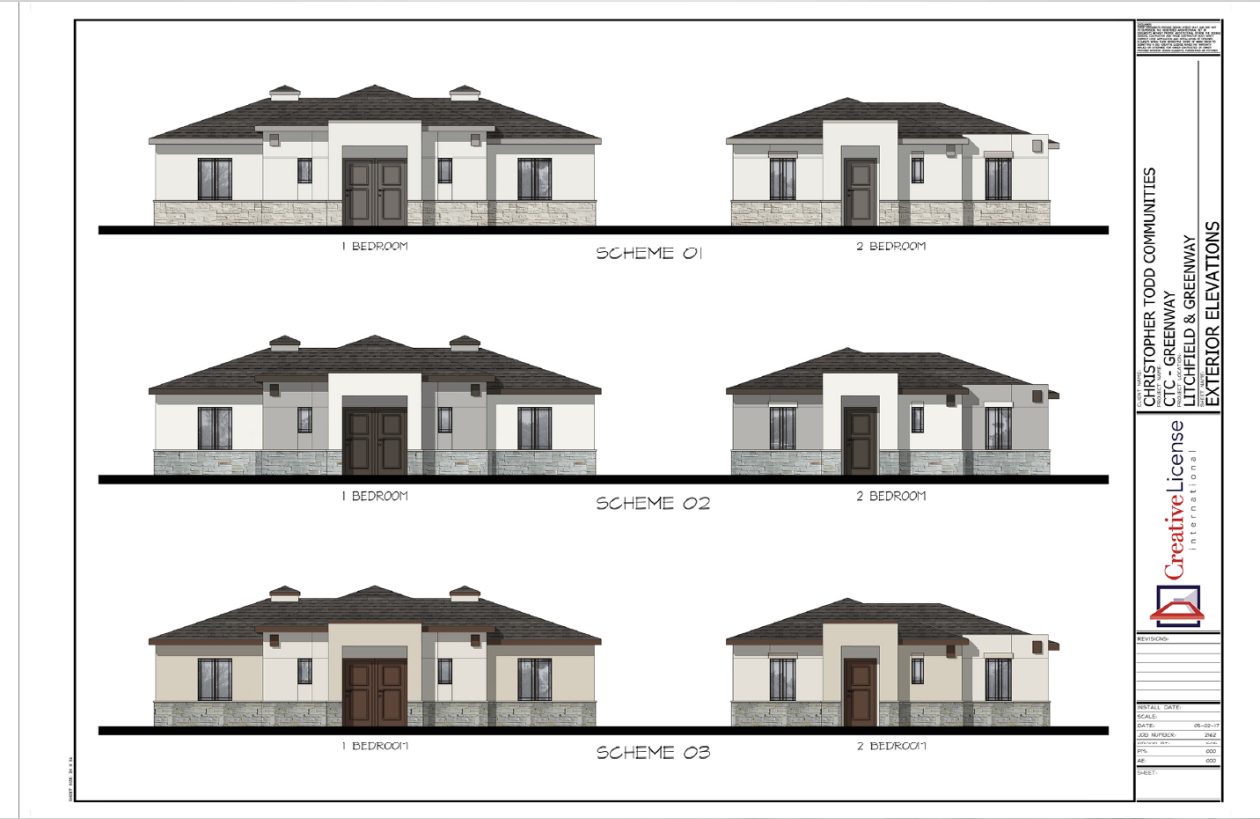
WESTLAND RESOURCES

FIRST SUBMITTAL DATE: 5/30/2018
SECOND SUBMITTAL DATE: 7/5/2018
THIRD SUBMITTAL DATE: 8/3/2018

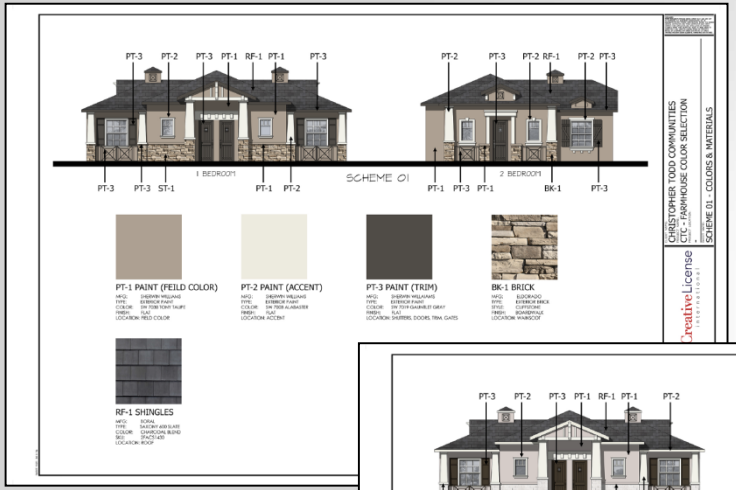
Conceptual Landscape Plan (FS18-171)

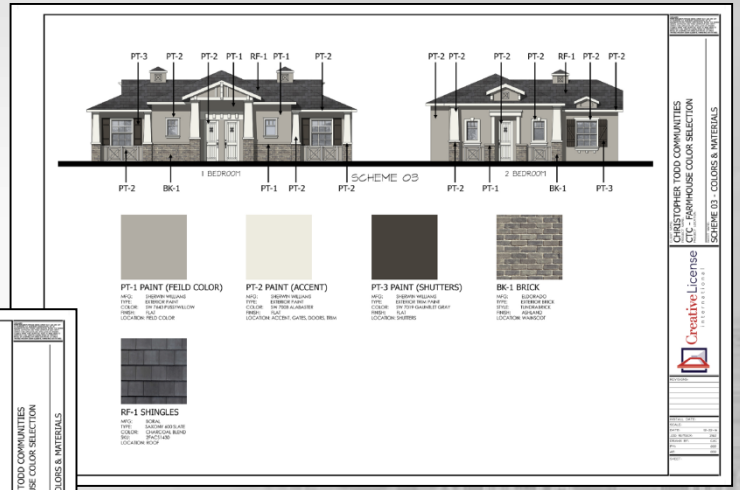
Actual Landscape Plan FS18-247

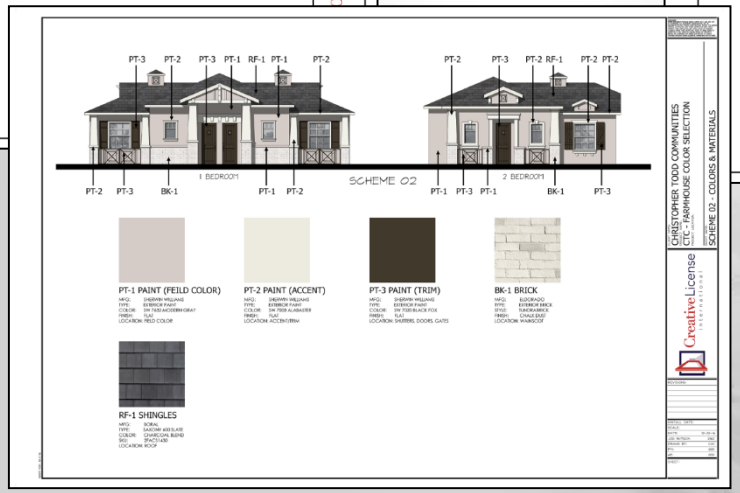
Conceptual Architecture (FS18-171)



Actual Architecture (FS18-247)







Citizen Outreach:

1st Outreach Meeting: October 23, 2017 for original proposal

2nd Outreach Meeting: June 4, 2018 for revised proposal

Two (2) letters of opposition

Citizen Outreach:

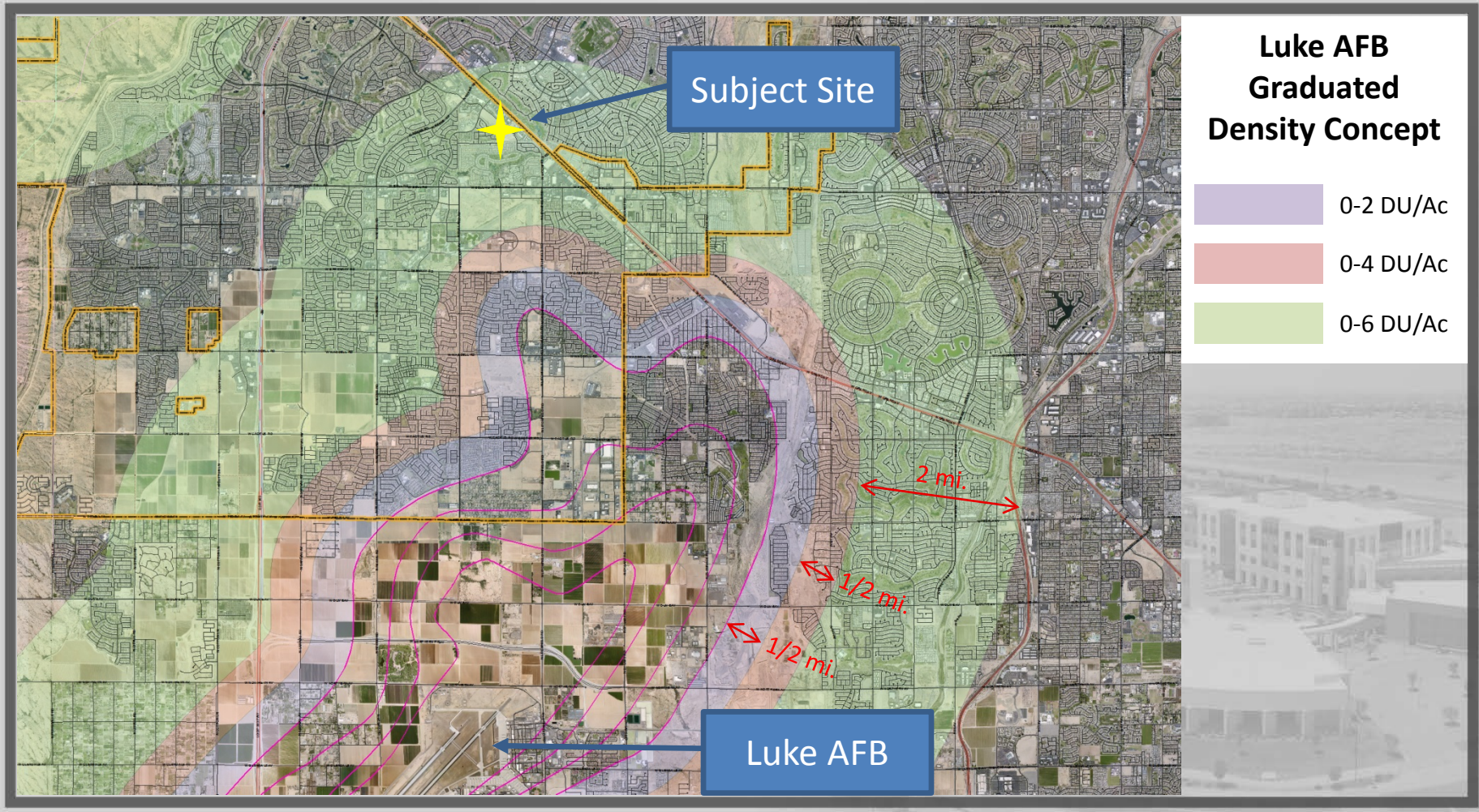
Staff Recommendations:

Approve subject to stipulations “a” through “e”

SURPRISE
ARIZONA

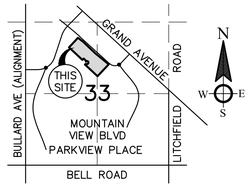
QUESTIONS OR COMMENTS?

Thank You

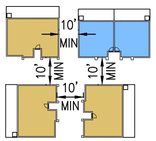

Subject Site
Luke AFB
2 mi.
1/2 mi.
1/2 mi.
Luke AFB Graduated Density Concept
0-2 DU/Ac
0-4 DU/Ac
0-6 DU/Ac

Case Map
FS18-247

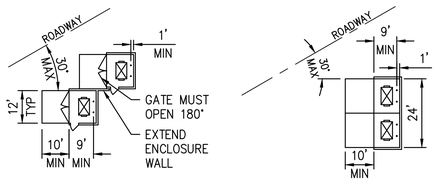
CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW



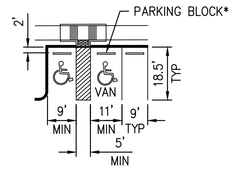
VICINITY MAP
NTS



TYPICAL BUILDING SPACING
NTS

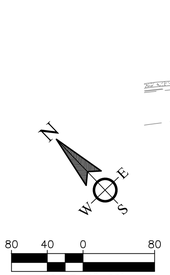


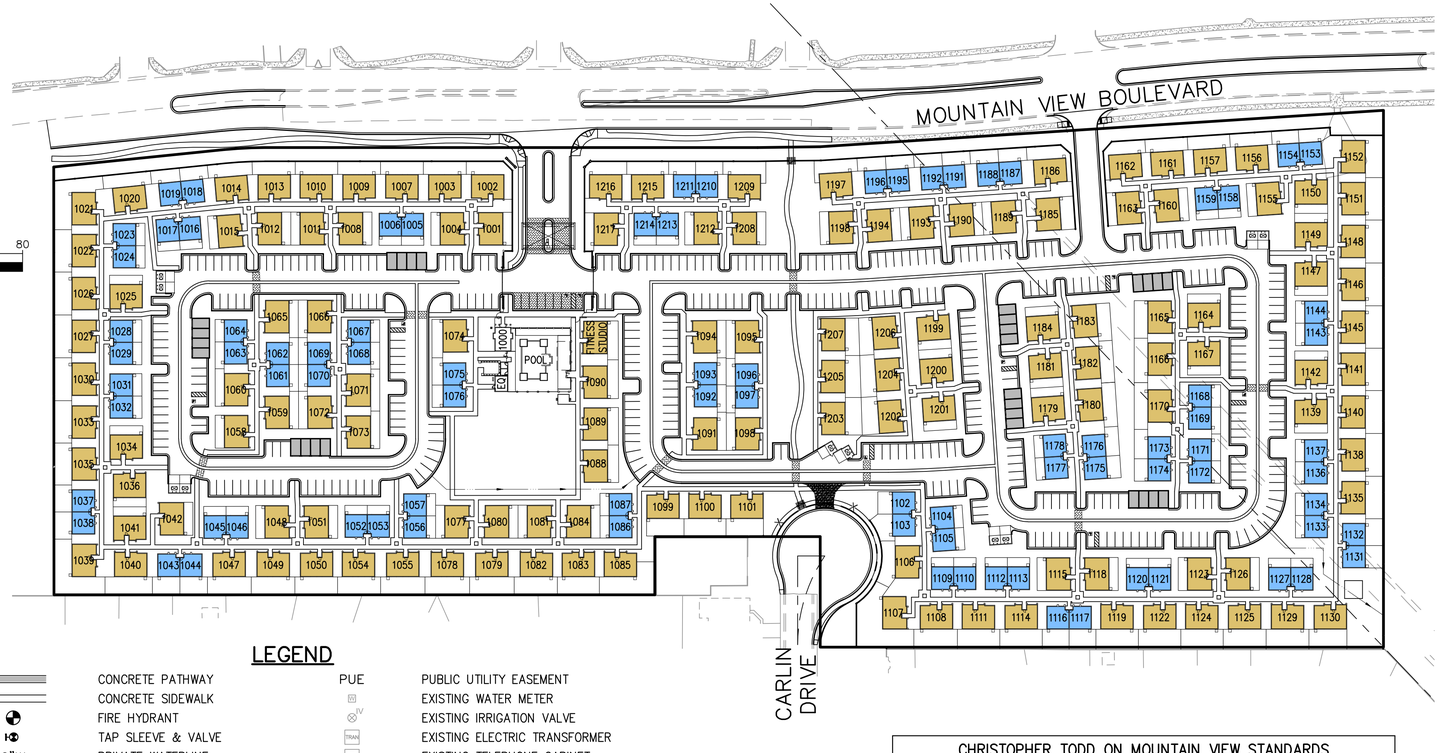
TYPICAL TRASH ENCLOSURE
NTS



TYPICAL PARKING DETAIL
NTS

* PARKING BLOCK ONLY REQUIRED IN THOSE LOCATIONS WHERE SIDEWALK IS NOT OFFSET A MINIMUM OF 2' FROM BACK OF CURB





LEGEND

	CONCRETE PATHWAY	PUE	PUBLIC UTILITY EASEMENT
	CONCRETE SIDEWALK	WM	EXISTING WATER METER
	FIRE HYDRANT	IV	EXISTING IRRIGATION VALVE
	TAP SLEEVE & VALVE	TRAN	EXISTING ELECTRIC TRANSFORMER
6"W	PRIVATE WATERLINE	T	EXISTING TELEPHONE CABINET
W W W W	PRIVATE 2" WATERLINE/FIRELINE		EXISTING STREET LIGHT
8"S	PRIVATE SEWERLINE MAIN		EXISTING UTILITY JUNCTION BOX
S S S S	4" PRIVATE SEWER SERVICES	S	EXISTING SEWER MANHOLE
EX 8"W	EXISTING WATER LINE	SD	EXISTING STORM DRAIN MANHOLE
EX 8"S	EXISTING SEWER LINE		GARAGE PARKING
EX 8"IRR	EXISTING IRRIGATION LINE		HANDICAP PARKING
	STORM DRAIN	1035	EXISTING CONTOUR
	CATCH BASIN		COVERED PARKING
	MANHOLE		TRASH ENCLOSURE
	SEWER CLEANOUT		
	WATER METER BOX		
	DRYWELL		
	INTERCEPTOR		

SITE PLAN YIELD

GROSS ACREAGE	± 19.77 AC
NET ACREAGE	± 17.72 AC
DENSITY	10.98 DU/GROSS AC

PROJECT DATA

YIELD DATA

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REQUIRED PER ADA: 9
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OPEN SPACE WALKING AREA 208,359 SF
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59.1% OF OPEN SPACE, 1,135 SF/UNIT

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LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
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3. ALL STREET CURVES AND TURNS INTO COMMON DRIVEWAYS COMPLY WITH AASHTO SU-40.

CHRISTOPHER TODD ON MOUNTAIN VIEW STANDARDS

Standard	Existing RH-15 Conventional Character Pattern Requirement	Proposed PUD Modfications
Maximum Dwelling Units per Gross Acre	15 du/ac	11.15 du/ac (223 units max)
Maximum Height	35 feet (3 stories)	16 ft./ story for primary buildings 20 ft./1 story for accessory buildings (office, fitness center, etc.)(1)
Minimum Building Setbacks:		
– Front	30 feet	30 feet*(2)
– Side	10 feet	10 feet*
– Rear	30 feet	20 feet
Minimum Landscape Buffers: –Adjacent to Street (Mountain View)	25 feet	15 feet(3)
–Adjacent to RM and RL	24 feet	Zero feet(4)
–Adjacent to Commercial and other Districts	10 feet	Zero feet(4)
Minimum Building Separation (one story buildings)	25 feet	10 feet
Bike Parking		
–Residential	0.5 per dwelling	Zero per dwelling
–Leasing Office	1 per 20 vehicle spaces	1 per 20 vehicle spaces*

*Standard RH-15 Requirement. No Modification requested, listed for ease of reference.

(1) If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 15' from the Mountain View Road property line and not the full 30' building setback.

(3) In addition to the 15 foot landscape buffer located outside of the perimeter wall, a minimum 15 foot deep private yard shall be provided with at least one tree per yard to act as additional buffering.

(4) Minimum 20 foot deep private yards shall be provided with at least one tree per yard to act as buffering.

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT AN ALUMINUM CAP FLUSH AT THE NORTHWEST CORNER OF SAID SECTION 33, FROM WHICH AN ALUMINUM CAP IN HANDHOLE BEARS SOUTH 89 DEGREES 25 MINUTES 09 SECONDS EAST, 1920.79 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS EAST, 2622.59 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 33, SOUTH 0 DEGREES 34 MINUTES 51 SECONDS WEST, 578.37 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 52 DEGREES 03 MINUTES 18 SECONDS EAST, 191.56 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 445.00 FEET;

THENCE SOUTHEASTERLY 45.31 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5 DEGREES 50 MINUTES 01 SECONDS;

THENCE SOUTH 46 DEGREES 13 MINUTES 17 SECONDS EAST, 551.10 FEET;

THENCE SOUTH 46 DEGREES 59 MINUTES 32 SECONDS EAST, 70.01 FEET;

THENCE SOUTH 49 DEGREES 55 MINUTES 09 SECONDS EAST, 631.08 FEET;

THENCE SOUTH 43 DEGREES 46 MINUTES 43 SECONDS WEST, 600.21 FEET;

THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, 629.76 FEET;

THENCE NORTH 43 DEGREES 46 MINUTES 43 SECONDS EAST, 123.53 FEET;

THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, 185.00 FEET;

THENCE SOUTH 43 DEGREES 46 MINUTES 43 SECONDS WEST, 65.00 FEET;

THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, 671.72 FEET;

THENCE NORTH 43 DEGREES 45 MINUTES 27 SECONDS EAST, 478.27 FEET TO THE POINT OF BEGINNING.

CONTAINS 17.8902 ACRES, MORE OR LESS.

SITE PLAN

OWNER
MOUNTAIN VIEW COTTAGES, LP
CONTACT: JEFF LAFRANCE
8502 E VIA DE VENTURA, STE 122,
SCOTTSDALE, AZ 85258
EMAIL: JEFF@WSTGP.COM
PHONE: (480) 355-4227

ARCHITECT
BARDUSON ARCHITECTS
CONTACT: STEVE BARDUSON
3702 EAST KACHINA DRIVE
PHOENIX, AZ 85044
EMAIL: STEVE@BARDUSON.COM
PHONE: (480) 967-7007

DEVELOPER
CHRISTOPHER TODD PROPERTIES
CONTACT: TODD WOOD
2600 N 44TH STREET, SUITE A-200
PHOENIX, AZ 85008
PHONE: (480) 285-1300

LAND USE ATTORNEY
BEUS GILBERT PLLC
CONTACT: ANDY JOCHUMS, AICP
701 N 44TH STREET
PHOENIX, AZ 85008
EMAIL: AJOCHUMS@BEUSGILBERT.COM
PHONE: (480) 429-3063

CIVIL
WESTLAND RESOURCES, INC.
CONTACT: BRUCE P. LARSON, P.E.
2020 N. CENTRAL, SUITE 695
PHOENIX, AZ 85004
EMAIL: BLARSON@WESTLANDRESOURCES.COM
PHONE: (602) 888-7000

SHEET INDEX

1 COVER SHEET
2 SITE PLAN
3 UTILITY PLAN
4 RIGHT OF WAY AND EASEMENT PLAN
5 MOUNTAIN VIEW ROAD

LANDSCAPE ARCHITECT
WESTLAND RESOURCES, INC.
CONTACT: RICK SCHONFELD, RLA
4001 E PARADISE FALLS DR
TUCSON, AZ 85712
EMAIL:
RSHONFELD@WESTLANDRESOURCES.COM
PHONE: (520) 206-8585

Registered Professional Landscape Architect
26961
BRUCE P. LARSON
Date Signed 8/31/18
ARIZONA, U.S.A.
Expires 03/31/20

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

FIRST SUBMITTAL DATE: 5/30/2018
SECOND SUBMITTAL DATE: 7/5/2018
THIRD SUBMITTAL DATE: 8/3/2018

CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW

60 30 0 60
SCALE: 1"=60'

KEY NOTES

1. DOUBLE TRASH ENCLOSURE (TYP). SEE DETAIL
2. PARKING AWNING (TYP)
3. 36.4' INSIDE RADIUS, 51.2' OUTSIDE RADIUS (TYP)
4. MAIL BOX LOCATION
5. (2) ONE BEDROOM UNITS
6. TWO BEDROOM UNIT
7. TYPICAL RESIDENTS BACKYARDS
8. 6" CURB AND GUTTER
9. FITNESS STUDIO
10. MULTI-UNIT COURTYARD (TYP). NOTE: ALL PEDESTRIAN ACCESS ARE LIGHTED
11. 6' DECORATIVE MASONRY WALL
12. A/C UNIT (TYP) IN REAR YARDS
13. RAMADA
14. SIGHT VISIBILITY TRIANGLE (TYP)
15. LEASING OFFICE
16. KEY SWIPE
17. SITE MAP MONUMENT
18. INGRESS/EGRESS GATE (PROVIDE 8 SQ. FT. OF REFLECTIVE MATERIAL ON BOTH FACES)
19. ENTRY MONUMENT
20. STAMPED ASPHALT CROSSING (TYP)
21. ENTRY PORTICO PER BUILDING ARCHITECT PLANS
22. REAR YARD WALL (TYP).
23. ASPHALT
24. OPEN SPACE GRASS AMENITY AREA
25. STAMPED ASPHALT AT ENTRY
26. PRIMARY PROJECT ENTRY (WIDTH 50')
27. 3' CONCRETE VALLEY GUTTER (TYP)
28. FLAG POLE
29. CONNECT TO EXISTING WALL
30. GATED EGRESS (PROVIDE 8 SQ. FT. OF REFLECTIVE MATERIAL ON BOTH FACES)
31. GARAGE
32. PAVEMENT STRIPING
33. DAWN TO DUSK ACCESS GATE
34. VIEW FENCE
35. PUE AND PUBLIC PEDESTRIAN ACCESS EASEMENT
36. EMERGENCY ACCESS
37. FIRE HYDRANT (TYP)

PERMIT COVERED PARKING

A – 6–SPACE COVERED PARKING
A–1 TO A–16, 18'x54'=972 SFx16 STRUCTURES=15,552 SF

B – 4–SPACE COVERED PARKING
B–1 TO B–23, 18'x36'=648 SFx23 STRUCTURES=14,904 SF

C – 8–SPACE COVERED PARKING
C–1 TO C–5, 18'x72'=1,296 SFx5 STRUCTURES=6,480 SF

D – 6–SPACE COVERED PARKING (WITH 1–HANDICAP SPACE)
D–1, 18'x59'=1,062 SF

E – 4–SPACE COVERED PARKING (WITH 1 HANDICAP SPACE)
E–1 & E–3, 18'x41'=738 SFx2 STRUCTURES=1,476 SF
E–2, 18'x43=774 SF

F – 8–SPACE COVERED PARKING (WITH 1 HANDICAP SPACE)
F–1, 18'x77'=1,386 SF

LINE TABLE		
NO.	BEARING	LENGTH
L1	N46°59'32"W	70.01'

CURVE TABLE				
NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	445.00'	45.31'	22.67'	05°50'01"

SITE PLAN

SHEET 2 OF 5

Registered Professional Engineer (Civil)
26961
BRUCE P. LARSON
Date Signed 8/31/18
ARIZONA, U.S.A.
Expires 03/31/20

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

FIRST SUBMITTAL DATE: 5/30/2018
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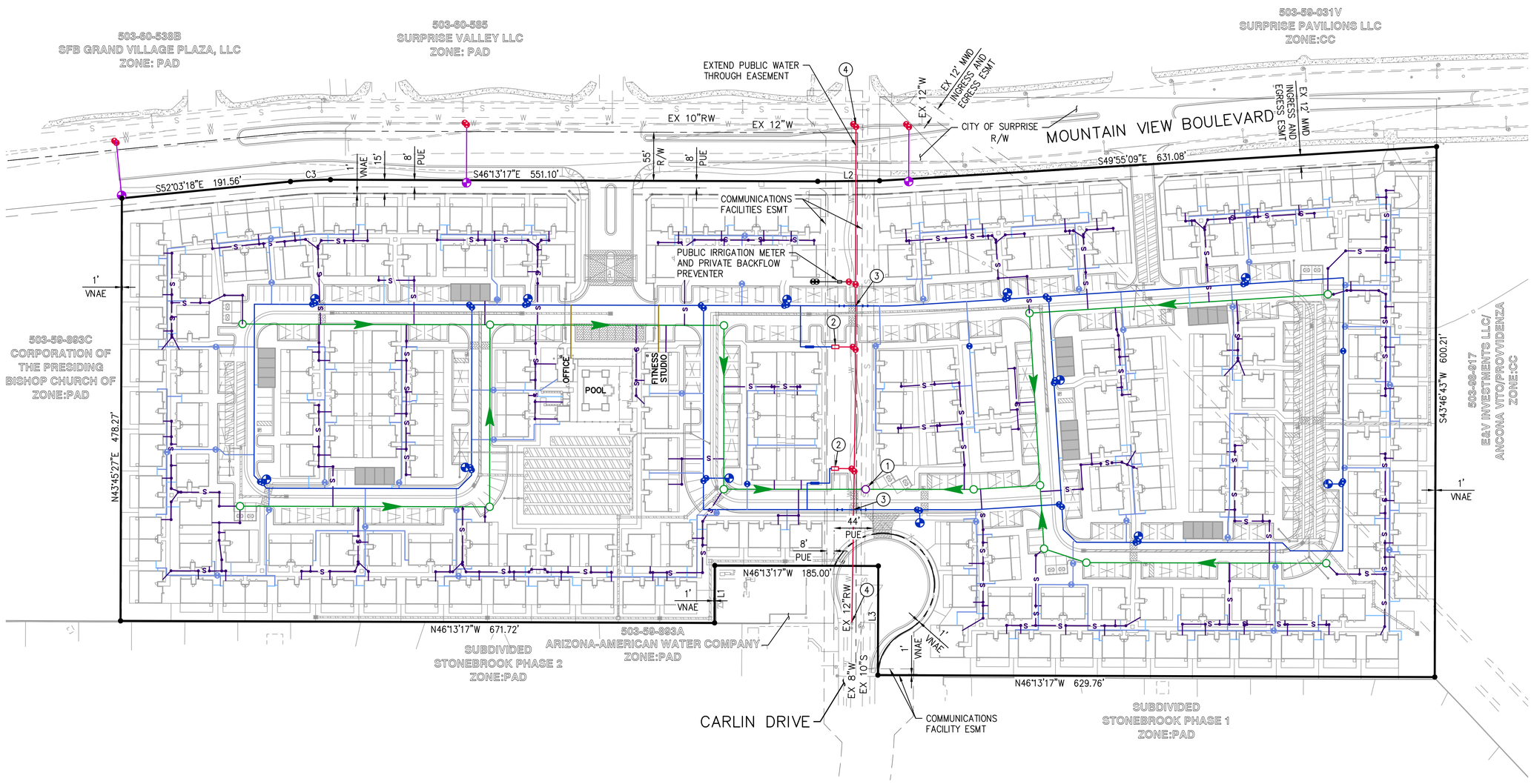
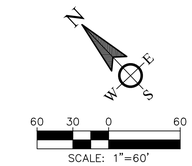
CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW





LEGEND

- 8" PUBLIC WATER MAIN
- 6" PUBLIC WATER MAIN
- 6" PRIVATE WATER MAIN
- 4" PRIVATE FIRE WATER LINE
- 2" PRIVATE WATER BRANCH
- 1" PRIVATE WATER HOUSE CONNECTION
- 8" PRIVATE SEWER MAIN, 0.33% MIN SLOPE
- 4" PRIVATE SEWER BRANCH, 1.04% MIN SLOPE
- 4" PRIVATE SEWER SERVICE, 2.08% MIN SLOPE
- PUBLIC FIRE HYDRANT
- PUBLIC WATER VALVE
- PRIVATE FIRE HYDRANT
- PRIVATE MAIN WATER VALVE
- PRIVATE BRANCH WATER VALVE
- FDC
- PRIVATE SEWER MANHOLE
- PUBLIC SEWER MANHOLE
- PRIVATE SEWER CLEAN OUT
- STORM DRAIN INLET
- STORM DRAIN PIPE
- 10' DIAMETER RETENTION TANKS

NOTE: ALL PIPE SIZING IS PRELIMINARY AND WILL BE VERIFIED UPON FINAL DESIGN

CONSTRUCTION NOTES

1. CONSTRUCT MANHOLE OVER EXISTING SEWER
2. PUBLIC WATER METER AND PRIVATE BACKFLOW PREVENTER
3. DIP PRIVATE WATER UNDER PUBLIC WATER
4. CONNECT TO EXISTING WATER

LINE/CURVE TABLE			
NO.	BEARING/DELTA	LENGTH	RADIUS
C1	005°50'01"	45.31'	445.00'
L1	N43°46'43"E	65.00'	
L2	S46°59'32"E	70.01'	
L3	N43°46'43"E	123.53'	

UTILITY PLAN

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

FIRST SUBMITTAL DATE: 5/30/2018
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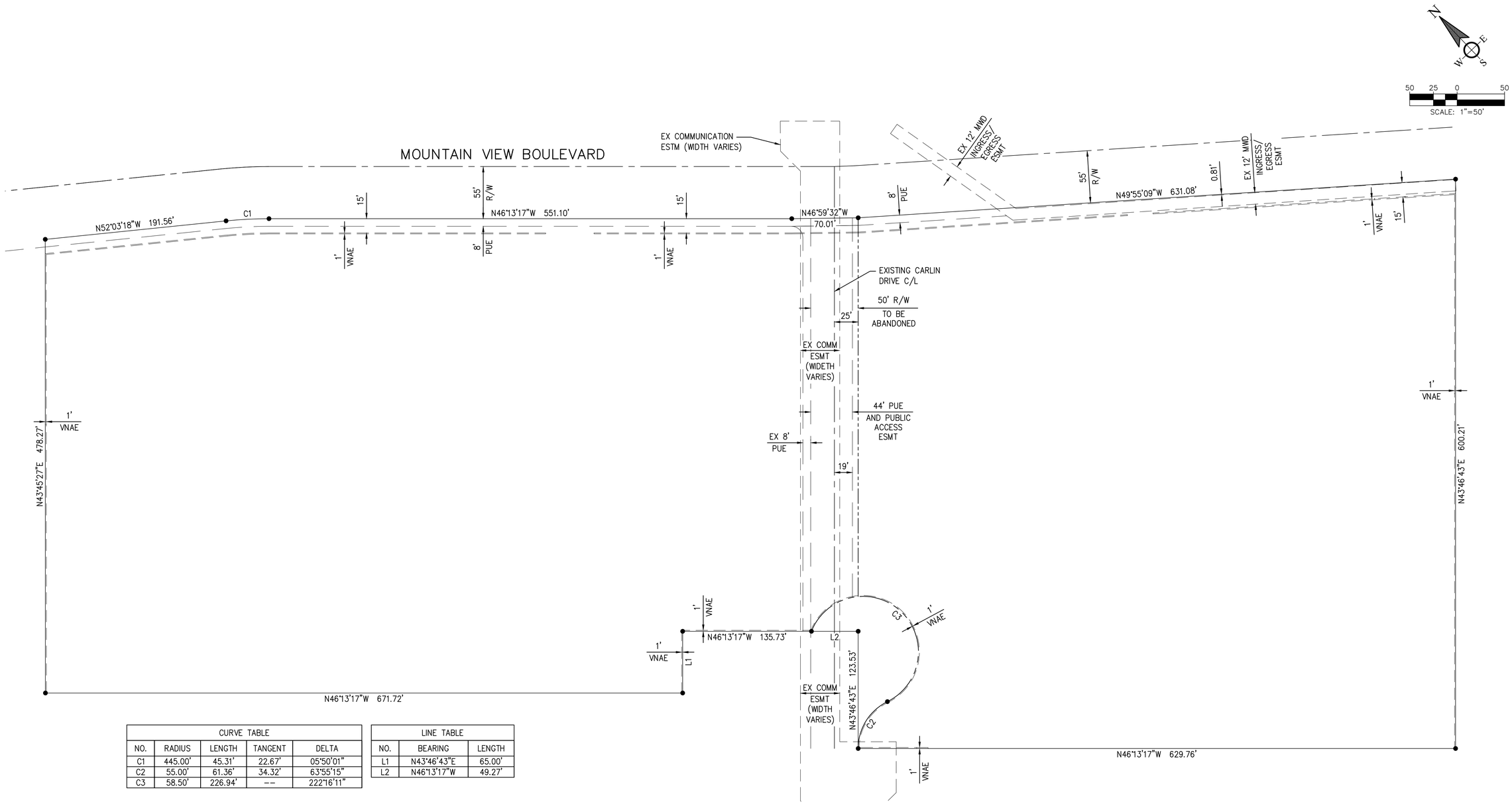
CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW



CURVE TABLE				
NO.	RADIUS	LENGTH	TANGENT	DELTA
C1	445.00'	45.31'	22.67'	05°50'01"
C2	55.00'	61.36'	34.32'	63°55'15"
C3	58.50'	226.94'	--	222°16'11"

LINE TABLE		
NO.	BEARING	LENGTH
L1	N43°46'43"E	65.00'
L2	N46°13'17"W	49.27'

RIGHT OF WAY AND EASEMENT MAP

Registered Professional Engineer (Civil)
26961
BRUCE P. LARSON
Date Signed 8/2/18
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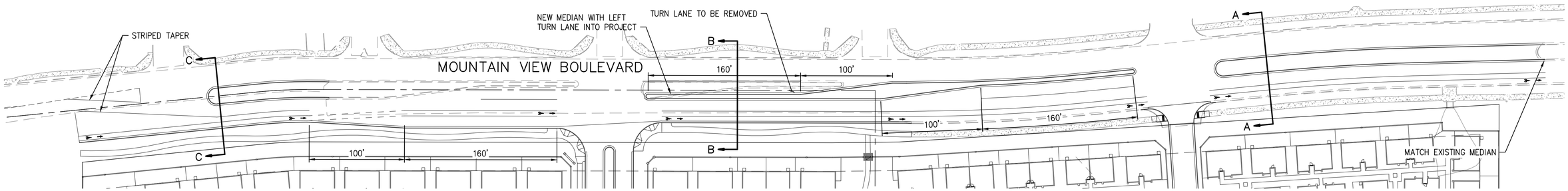
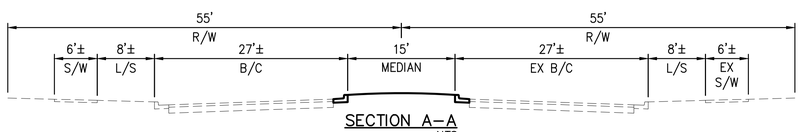
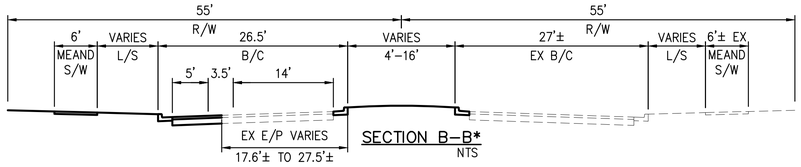
THIRD SUBMITTAL DATE: 8/3/2018

CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW





SECTION A–A
NTS



SECTION B–B*
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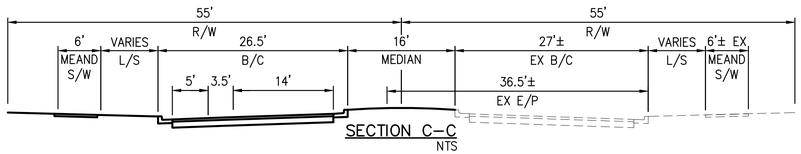

SECTION C–C
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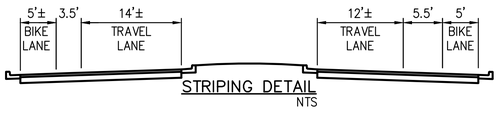
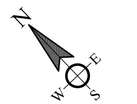


STRIPING DETAIL
NTS



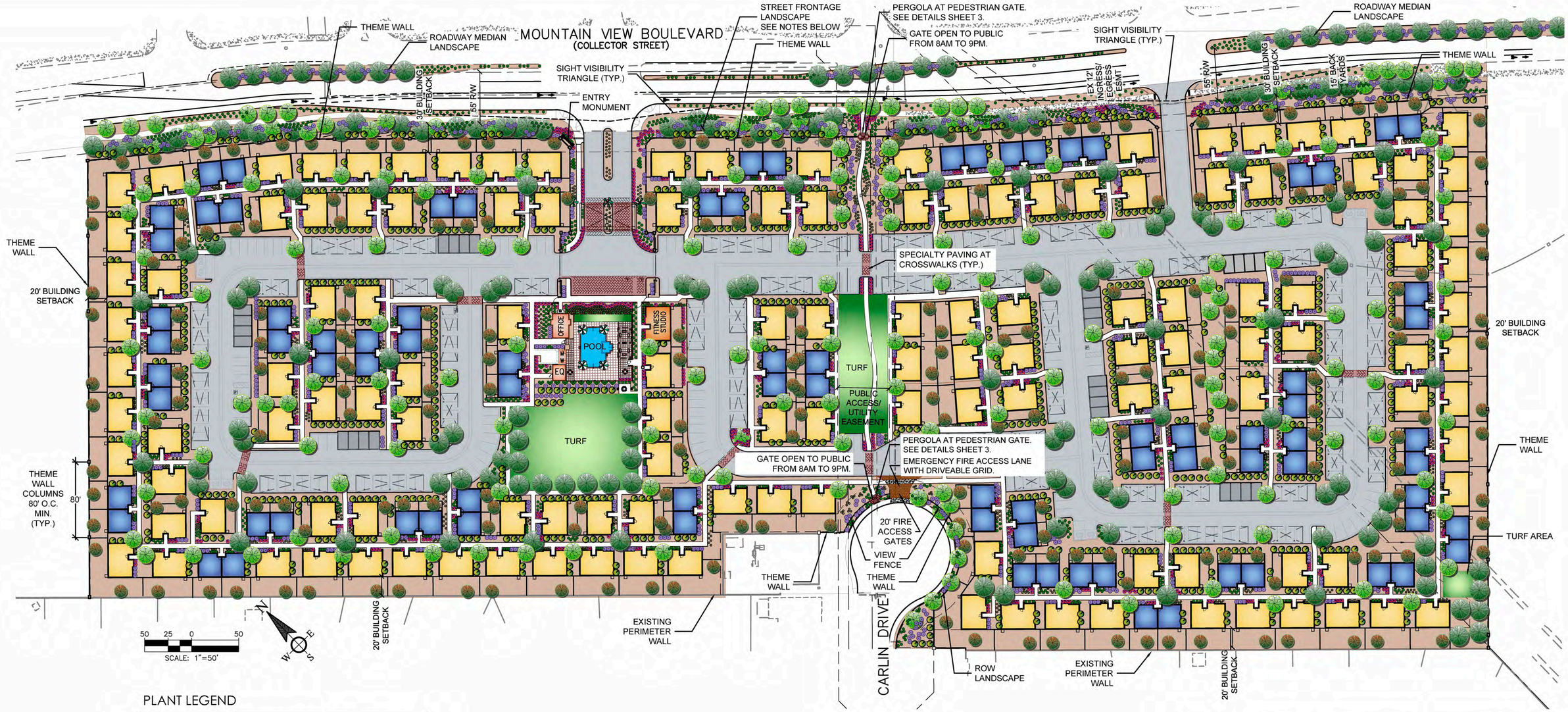
SCALE: 1"=50'

MOUNTAIN VIEW BOULEVARD

SHEET 5 OF 5

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

FIRST SUBMITTAL DATE: 5/30/2018
SECOND SUBMITTAL DATE: 7/5/2018
THIRD SUBMITTAL DATE: 8/3/2018



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
SMALL TREES		
	Bauhinia congesta	White Orchid Tree
	Lysiloma watsonii	Featherbush
	Chitalpa tashkentensis	Chitalpa
MEDIUM TREES		
	Chilopsis linearis 'Lopur' PPAF Dazzlewine	Desert Willow-Dazzlewine
	Jacaranda mimosifolia	Jacaranda
	Parkinsonia praecox	Palo Brea
	Phoenix dactylifera	Date Palm
LARGE TREES		
	Ficus microcarpa	Indian Laurel Fig
	Pistacea Chinensis 'RED PUSH'	Red Push Pistache
	Ulmus parvifolia sempervirens	Chinese Evergreen Elm
SMALL SHRUBS		
	Carissa macrocarpa 'Prostrata'	Prostrate Natal Plum
	Euphorbia rigida	Gopher Plant
	Gaura lindheimeri 'Whirling Butterflies'	White Gaura
	Justicia brandegeana	Shrimp Plant
	Ruellia brittoniana 'Katie'	British Ruellia

MEDIUM SHRUBS		
	Bougainvillea x Torch Glow	Torch Glow Bush Bougainvillea
	Eremophila maculata	Valentine Bush
	Justicia spicigera	Mexican Honeysuckle
	Nerium oleander 'Petite Salmon'	Petite Salmon Oleander
LARGE SHRUBS		
	Caesalpinia pulcherima	Red Bird of Paradise
	Tacoma x 'Orange Jubilee'	Orange Jubilee Yellow Bells
	Dodonea viscosa	Hopbush
ACCENTS		
	Agave Ocahui	Ocahui Agave
	Aloe barbadensis	Barbados Aloe
	Asclepias subulata	Desert Milkweed
	Cereus peruvianus	Peruvian Apple Cactus
	Dasylirion acrotriche	Green Spoon
	Hesperaloe parviflora	Red Yucca
	Lophocereus schottii monstrose	Totem Pole Cactus
	Pedilanthus macrocarpus	Slipper Flower
	Cycas revoluta	Sago Palm

SMALL GROUND COVERS			
	Dalea capitata	Lemon Dalea	
	Bulbine frutescens 'Orange'	Orange Stalked Bulbine	
	Lantana camara 'New Gold'	New Gold Lantana	
	Myoporum parvifolium	Myoporum	
LARGE GROUND COVERS			
	Acacia redolens 'Desert Carpet'	Desert Carpet Acacia	
	Baccharis pilularis 'Starn Thompson'	Dwarf Coyote Bush	

¾" Minus Decomposed Granite — Hybrid Bermuda Turf Grass

NOTE:
All plantings to be irrigated by an automated underground irrigation system.

NOTE:
STREET FRONTAGE LANDSCAPE REQUIREMENTS:
TREES WITH A MIN. 24" BOX PLANTED @ 2 PER 25 LF
25% OF THESE TREES SHALL BE 36" BOX.
50% OF ALL TREES AT ENTRY TREATMENTS SHALL BE A MIN. 48" BOX.
SHRUBS SHALL BE PLANTED @ 6 PER 25 LF. 50% OF THESE SHALL BE 5 GALLON OR GREATER. IN NO CIRCUMSTANCE SHALL THERE BE A QUANTITY OF LESS THAN THREE 5-GALLON SHRUBS IN A 25 LF SPAN.

MULTI-FAMILY UNITS AND PARKING				
	NUMBER OF UNITS	MIX %	PARKING REQUIRED PER UNIT	TOTAL PARKING REQUIRED
1 BEDROOM	84	39%	1.5	126
2 BEDROOM	133	61%	2.0	266
TOTALS	217	100%		392
TOTAL PARKING REQUIRED				392
			PARKING PROVIDED	412
NOTE: PARKING PROVIDED INCLUDES GARAGES				
BUILDING HEIGHT: 15'6"				

SITE DATA	
GROSS ACRES	19.77
NET ACRES	17.72
GROSS DU/AC	10.98

CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW

PRELIMINARY LANDSCAPE PLAN

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

WestLand Resources
2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
(602) 888-7000

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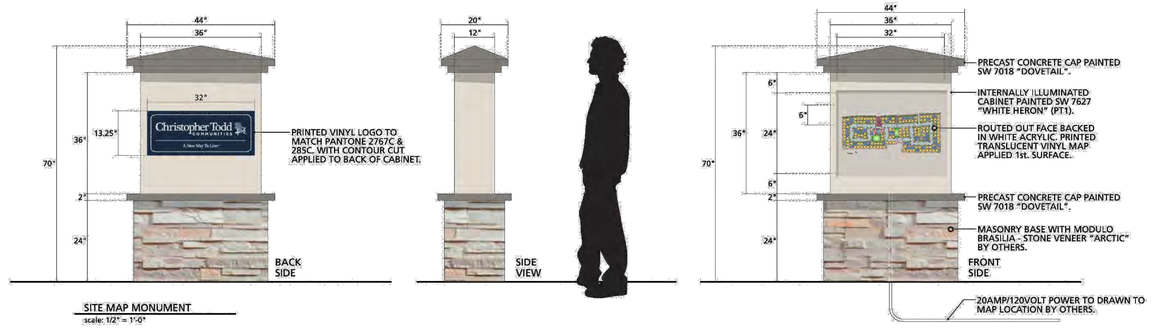
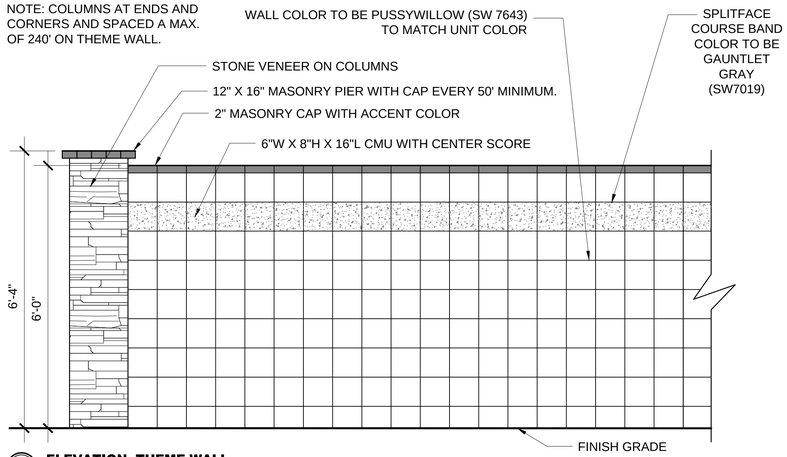
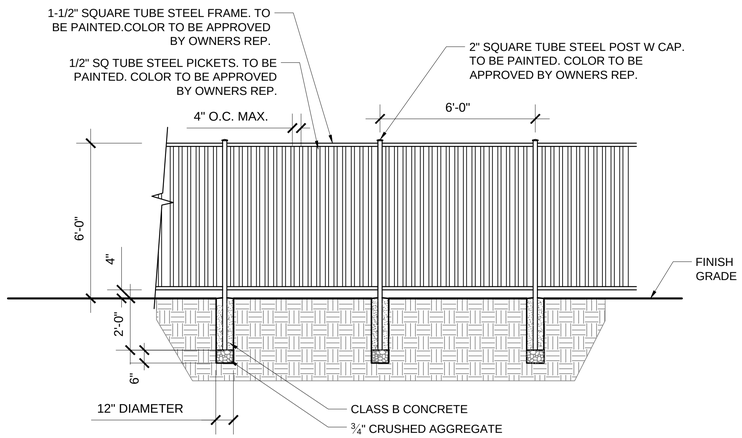
1 **ELEVATION: ENTRY MONUMENT**
SCALE: NTS



2 **ELEVATION: COMMUNITY SITE MAP**
SCALE: NTS

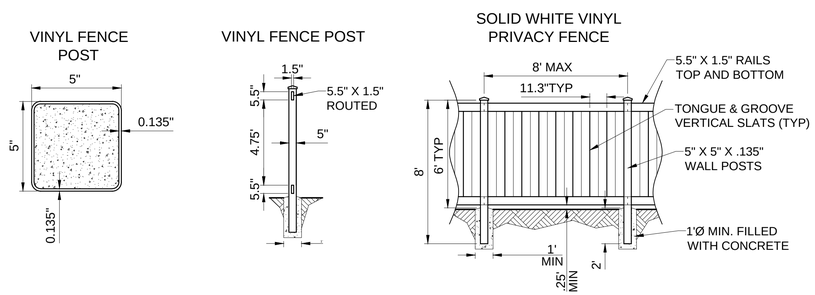


3 **ELEVATION: THEME WALL**
SCALE: NTS



NOTES:
1. FINISH MATERIALS & COLORS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

4 **ELEVATION: VIEW FENCE**
SCALE: NTS



5 **VINYL FENCE-BACKYARDS**
SCALE: NTS

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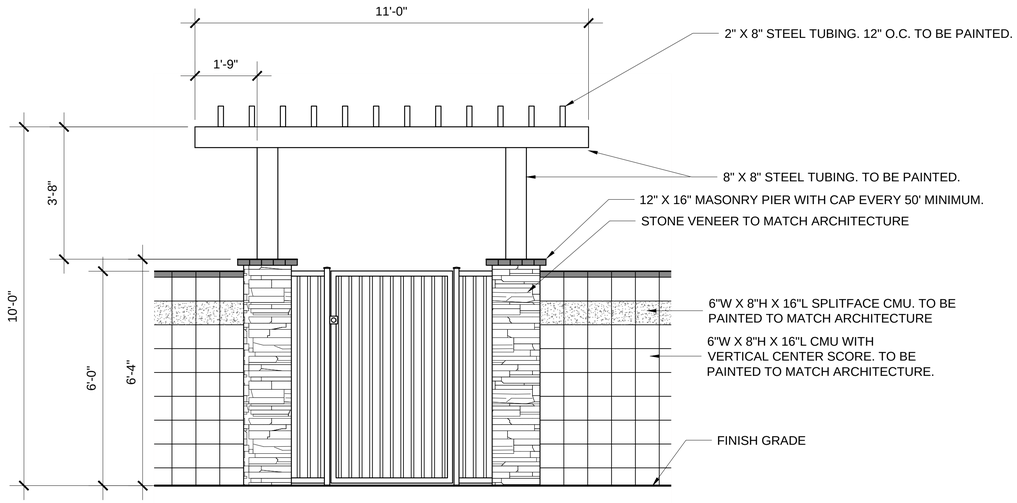
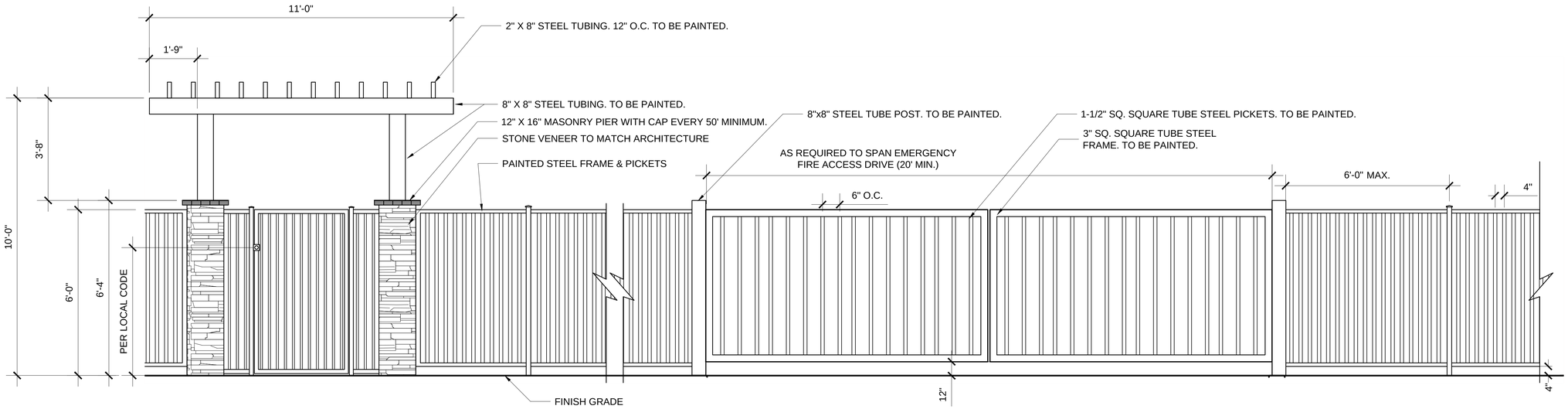
CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW

PRELIMINARY LANDSCAPE ELEVATIONS

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



PERGOLA AT PEDESTRIAN GATE - MountainView Boulevard



PERGOLA AT PEDESTRIAN GATE - Carlin Drive

CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW

PERGOLA AT PEDESTRIAN GATES

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

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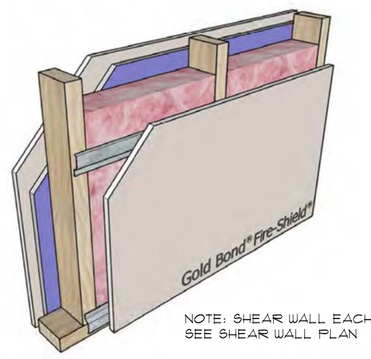
AUGUST 02, 2018



NOTE: SHEAR WALL EACH SIDE
SEE SHEAR WALL PLAN

STC-58 **NGC 2011067**

Framing:	2x4 wood studs, 16" o.c.
Insulation:	3-1/2" glass fiber
Side 1:	5/8" Fire-Shield Gypsum Board on 5/8" SoundBreak XP Gypsum Board
Side 2:	5/8" Fire-Shield Gypsum Board on RC-1
UL Design:	U305 - 1 hour

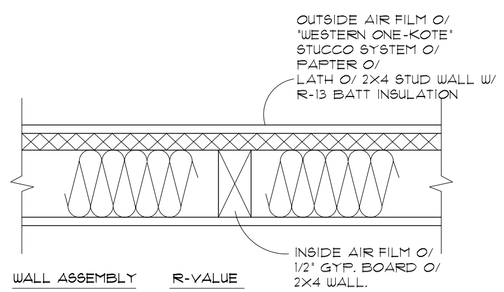
2 SEPERATION WALL ASSEMBLY

NOTE: THERE ARE TO BE NO ELECTRICAL BOXES WITHIN THE SAME 24" OF THE BOXES ON THE OPPOSITE SIDE OF THE WALL. (R302.4.2)
NOTE: USE 1/2" RC-2 CHANNELS WITH 180 PADDING TAPE I.L.O OF 1/2" RC-1 CHANNELS SHOWN IN DETAIL.

ASSEMBLY SHALL COMPLY WITH R302.3 WALL FOUNDATION TO UNDERSIDE ROOF SHEATHING

R302.3 Two-Family Dwellings.
Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.
Exceptions:
1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 5/8-inch (15.9 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

NOTE: See detail 1/A5 (a,b, or c respectively) for alternate separation wall detail.



WALL ASSEMBLY	R-VALUE
OUTSIDE AIR FILM	0.25
STUCCO SYSTEM	0.20
PAPER	0.06
LATH	0.00
INSULATION	13.00
1/2" GYP. BOARD	0.45
INSIDE AIR FILM	0.68
TOTAL	18.64

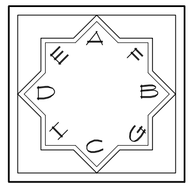
NOTE: SEE DETAIL 12/AD1 FOR ALTERNATE DETAIL WHEN ARS 28-8481(J) APPLIES IN THE VICINITY OF MILITARY AIRPORT AND OUTSIDE NOISE CONTOURS

1 EXT. WALL ASSEMBLY

GLAZING NOTE:

GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN WINDOWS.

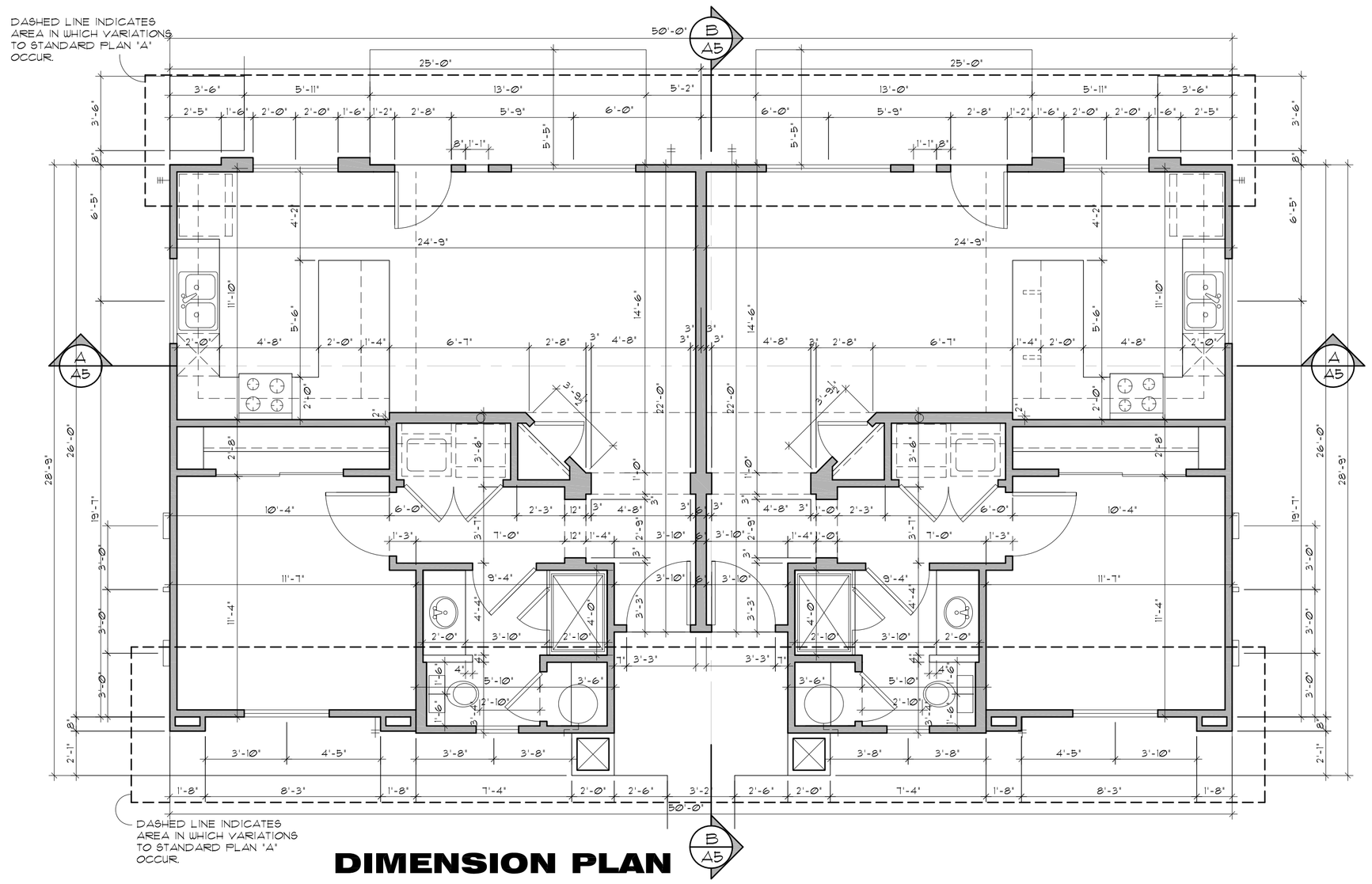
SQUARE FOOTAGE LEGEND	
647 SQ. FT.	UNIT 1A
647 SQ. FT.	UNIT 1B
1294 SQ. FT.	TOTAL HABITABLE SPACE UNIT 1
55 SQ. FT.	TOTAL FRONT PORCH
1349 SQ. FT.	TOTAL UNDER ROOF



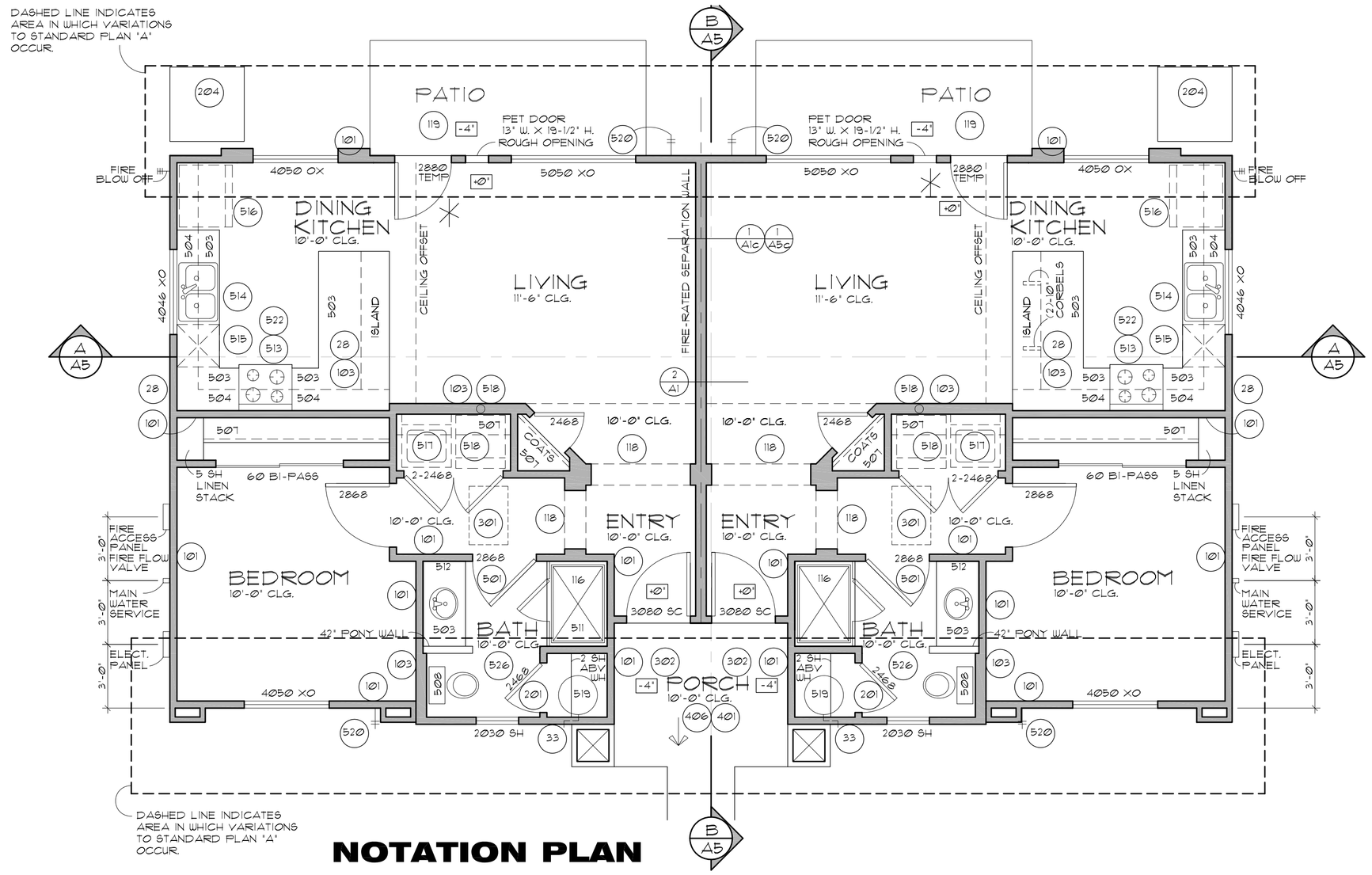
ROOM DESIGNATION KEY

SHOWER NOTE
Shower compartments require a non- absorbent finish to 6' A.F.F. If another nonabsorbent finish is used than ceramic tile, the water-resistant gypsum backing shall be in compliance with ASTM C1396, C1178, or C1278 with edges sealed per manufacturer.
Shower compartments require a non-absorbent finish to 6' A.F.F. When ceramic tile is used at the shower compartment or tub, the backing shall be cement, fiber-cement or glass mat gypsum in compliance with ASTM C1288, C1325, C1178, or C1278 with edges sealed per manufacturer.

FIXTURE NOTE:
Fixture clearances - 15" on water closet, 21" in front of water closet and sinks. 24" clearance in front of shower opening. R307.1 figure P2705



DIMENSION PLAN
UNIT 1 - FLOOR PLAN "C"
SCALE: 1/4" = 1'-0"



NOTATION PLAN
UNIT 1 - FLOOR PLAN "C"
SCALE: 1/4" = 1'-0"

FARMHOUSE STYLE

MASTER KEYNOTES

WALL SYSTEM
101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 LEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/AD1
PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER 'GENERAL FLOOR PLAN NOTES' ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM 18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 GYPSUM GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1
ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/AD1

FOUNDATION SYSTEM
401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 16" DEPRESS
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORED MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2598 OR EQUAL
506 PREFAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 5 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
3 SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4 SEE MECHANICAL FOR A/C OR FAU UNITS
5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

GENERAL FLOOR PLAN NOTES
20 INSULATION: - U.N.O.
R-38 ROOF
R-13 BATTS @ EXT. 2X4 WALLS
R-19 BATTS @ EXT. 2X6 WALLS
21 ALL GLASS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22 MAX. SILL HGT. +44"
MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24 ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
25 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
26 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
27 MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION
28 DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS, SEE SHEET C-1
29 ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
30 SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL OR APPROVED EQUAL
31 INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR FIRE SEPARATION AT GARAGE WITH WH OR FURNACE.
NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
32 T&P RELIEF VALVE: TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T&P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
33 ALL FLOOR MATERIALS PER OWNER SPEC.
34 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.
35

revisions
1
2
3

CHRISTOPHER TODD COMMUNITIES
MOUNTAIN VIEW
CITY OF SURPRISE

UNIT 1

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA U.S.A.
Expires 3-31-2020

barduson architects
practicing design community

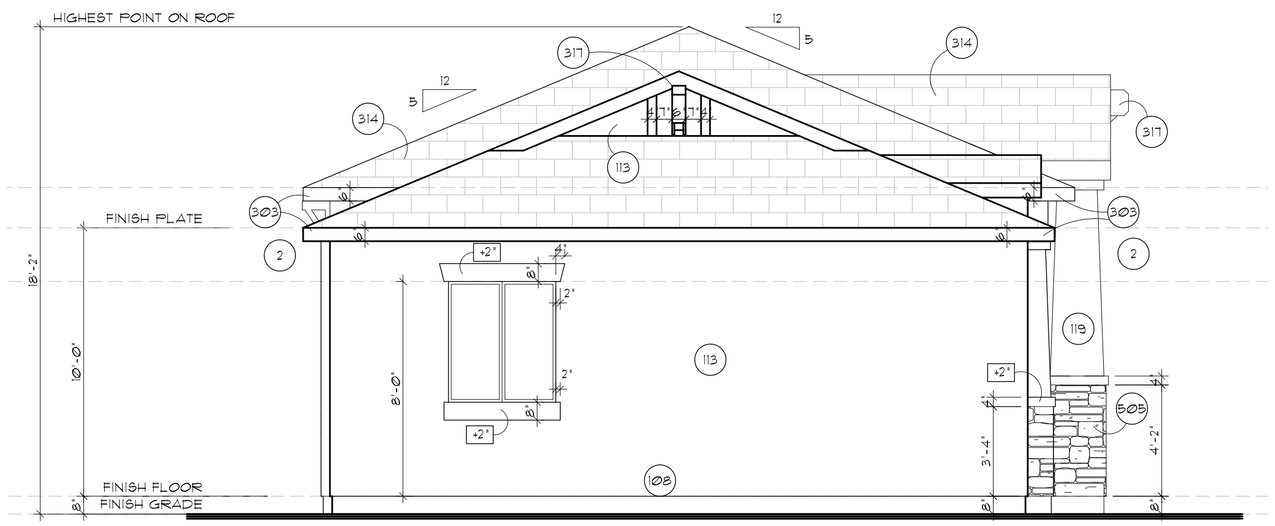
3702 east kachina drive
phoenix
arizona 85044
T 480 233 7777
F 480 460 2263

date: 4-25-2018
project no:

A1c

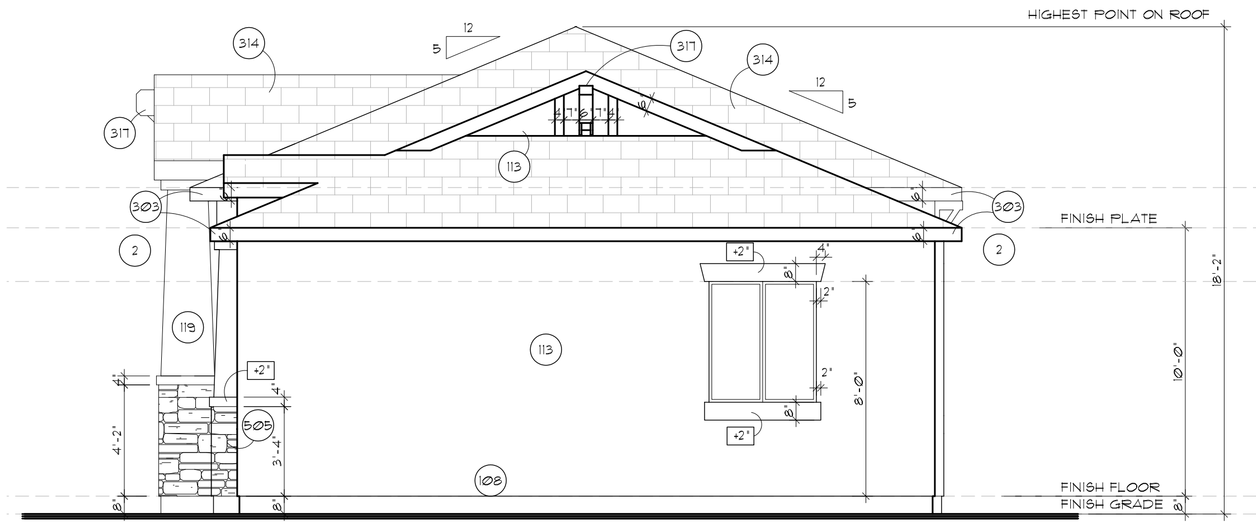
FLOOR PLANS-C

FARMHOUSE STYLE



LEFT ELEVATION "C"

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



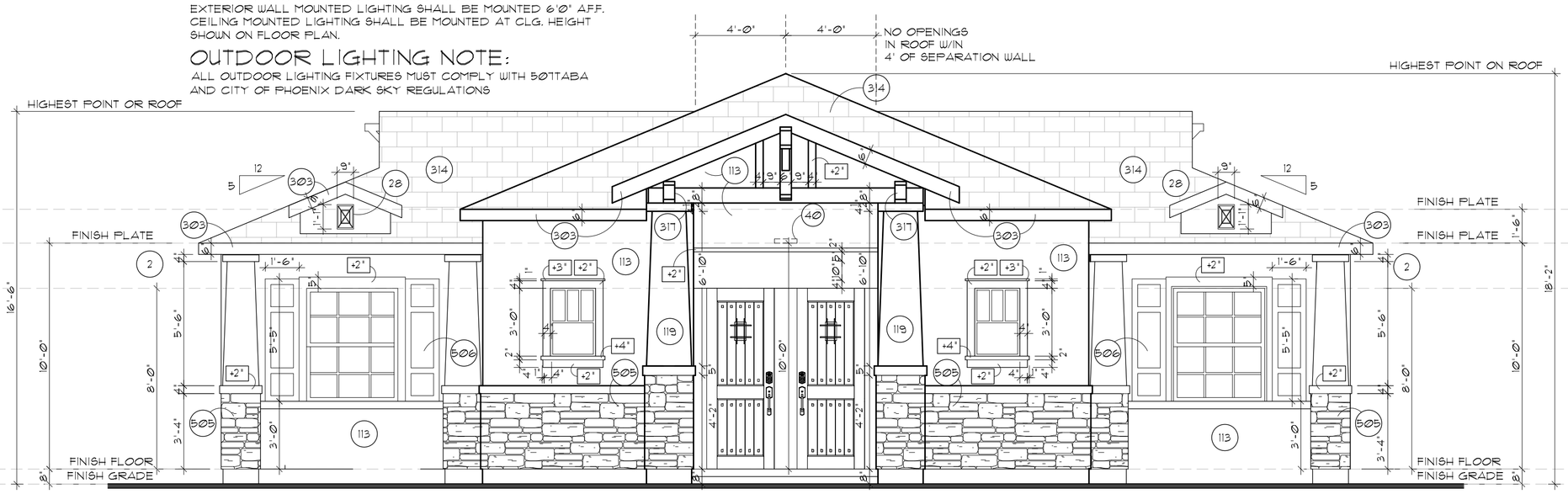
RIGHT ELEVATION "C"

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

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

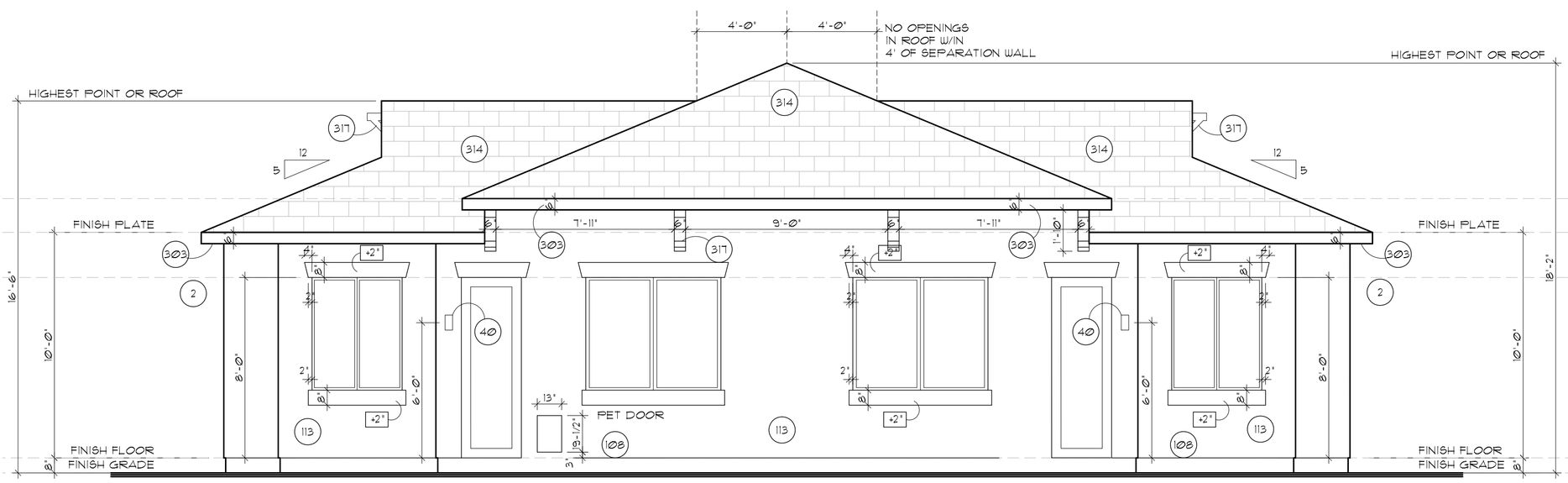
EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'-0" A.F.F. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH §Ø7TABA AND CITY OF PHOENIX DARK SKY REGULATIONS



FRONT ELEVATION "C"

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



REAR ELEVATION "C"

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

MATERIAL / COLOR LEGEND

FARMHOUSE - SCHEME #1

PT-1 PAINT (FEILD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7637 WHITE HERON
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW7015 DOVETAIL
FINISH: FLAT
LOCATION: TRIM

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: MODILLO
TYPE: BRASILIA - STONE VENEER
COLOR: ARCTIC
GROUT:
LOCATION: WAINSCOTING

PT-3 PAINT (DOOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7019 GAUNTLET GRAY
FINISH: FLAT
LOCATION: FRONT DOOR

0 1 2 3 4 5 10
ARCHITECTURAL GRAPHIC SCALE

MATERIAL / COLOR LEGEND

FARMHOUSE - SCHEME #2

PT-1 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7036 ALABASTER
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7015 REPOSE GRAY
FINISH: FLAT
LOCATION: FIELD COLOR

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: MODILLO
TYPE: BRASILIA - STONE VENEER
COLOR: ATLANTIC
GROUT:
LOCATION: WAINSCOTING

PT-3 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7038 BLACK FOX
FINISH: FLAT
LOCATION: TRIM & DOOR

MATERIAL / COLOR LEGEND

FARMHOUSE - SCHEME #3

PT-1 PAINT (FEILD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7504 LOGGIA
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7042 SHOJI WHITE
FINISH: FLAT
LOCATION: FIELD COLOR

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: MODILLO
TYPE: BRASILIA - STONE VENEER
COLOR: BALTIC
GROUT:
LOCATION: WAINSCOTING

PT-3 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW7510 CHATEAU BROWN
FINISH: FLAT
LOCATION: TRIM & DOOR

MASTER KEYNOTES

WALL SYSTEM
101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 LEVEL SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6 411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, §AG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM +18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30x22 ATTIC SCUTTLE - ADJUST PEER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 31/ADI

FOUNDATION SYSTEM
401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 6" DEPRESS.
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2598 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORYS PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 S. SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3 SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5

GENERAL ELEVATION NOTES
20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22 VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23 -Ø" = STANDARD 1" FOAM, STUCCO ON FRAME + -2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24 VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFGR.
NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED
25 CORBEL
26 PRE-FAB ORNAMENTAL METAL RAILING
27 PRE-FAB WOOD SHUTTERS PER BLDR SPEC.
28 PRE-FAB METAL ORNAMENT
29 PYRAMID LIGHT WITH W.I. ORNAMENT
30 FOAM WITH STUCCO
31 FOAM CORBEL TRUSS SLEEVE
32 GARAGE DOOR PER OWNER/BUILDER SPEC
33 W.I. PORTICO GATE
34 6x6 MIN. SCUPPER - SELECT PER BUILDER SEE DETAIL 18/ADI FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
38 STEEL GUARDRAILS +34-38" MIN. STYLE/FINISH PER BLDR. SEE ELEVATIONS
39 CMU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
40 LIGHT FIXTURE - PER BUILDER SPEC.

CITY ADDRESS NOTE:
PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319.

NOTE:
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions
1
2
3

CHRISTOPHER TODD COMMUNITIES
MOUNTAIN VIEW
CITY OF SURPRISE

UNIT 1

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

barduson architects
practicing design community

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arizona 85044
T 480 233 7777
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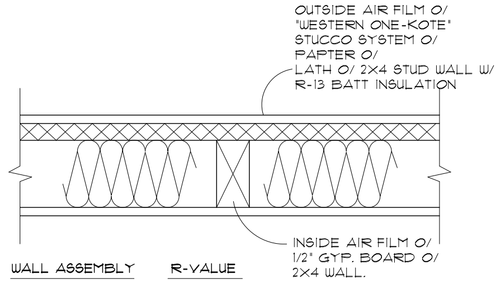
date: 4-25-2018
project no:

A4c
ELEVATIONS-C



WALL ASSEMBLY	R-VALUE
OUTSIDE AIR FILM	0.25
STUCCO SYSTEM	0.20
PAPER	0.06
LATH	4.00
INSULATION	13.00
1/2" GYP. BOARD	0.45
INSIDE AIR FILM	0.68
TOTAL	18.64

NOTE: SEE DETAIL 12/AD1 FOR ALTERNATE DETAIL WHEN ARS 28-8481(J) APPLIES IN THE VICINITY OF MILITARY AIRPORT AND OUTSIDE NOISE CONTOURS

1 EXT. WALL ASSEMBLY

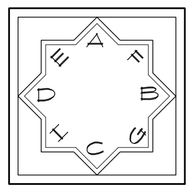
GLAZING NOTE:

GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN WINDOWS.

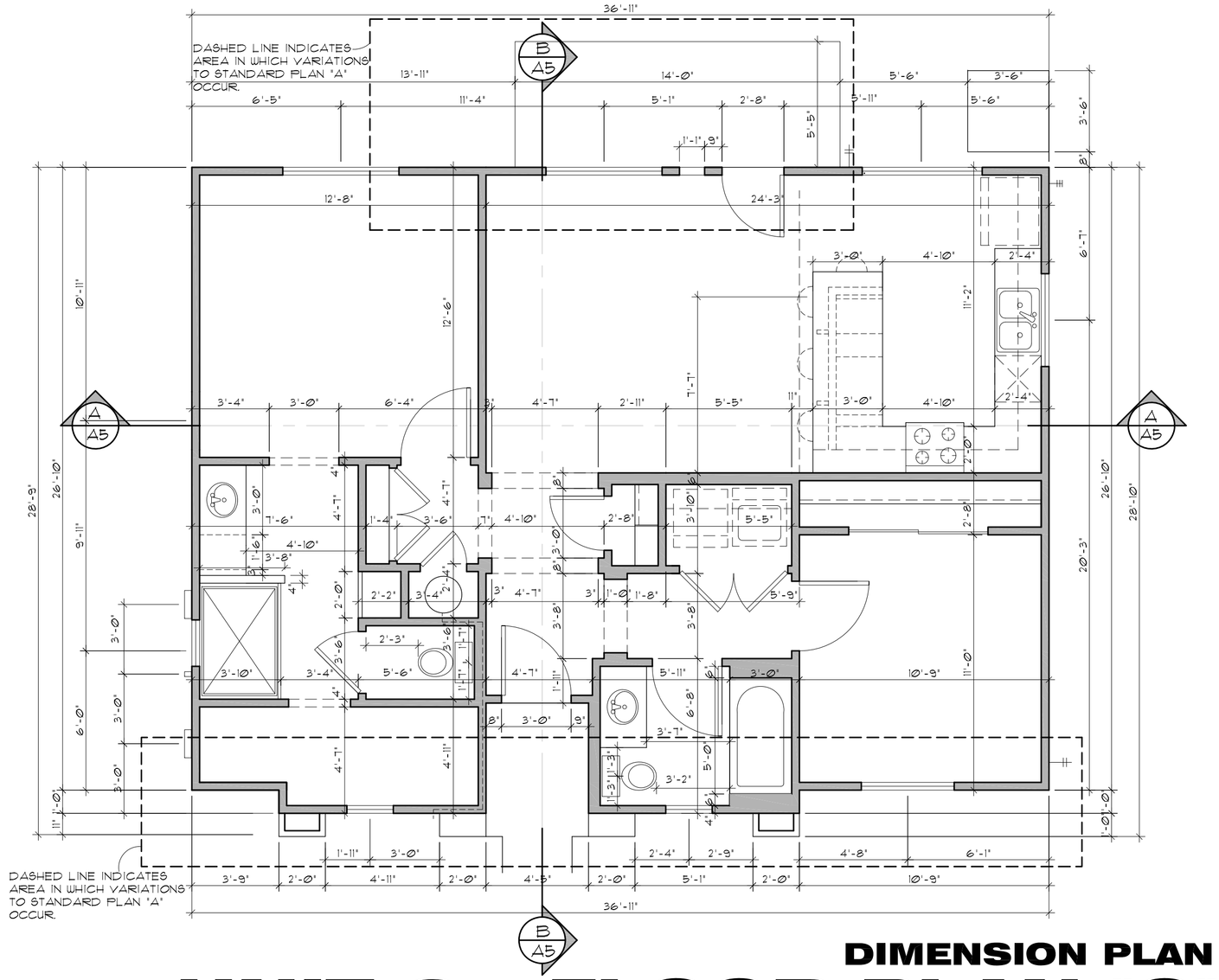
SQUARE FOOTAGE LEGEND	
995 SQ. FT.	TOTAL HABITABLE SPACE
21 SQ. FT.	FRONT PORCH
1016 SQ. FT.	TOTAL UNDER ROOF

SHOWER NOTE
Shower compartments require a non- absorbent finish to 6' A.F.F. If another nonabsorbent finish is used than ceramic tile, the water-resistant gypsum backing shall be in compliance with ASTM C1396, C1178, or C1278 with edges sealed per manufacturer.
Shower compartments require a non-absorbent finish to 6' A.F.F. When ceramic tile is used at the shower compartment or tub, the backing shall be cement, fiber-cement or glass mat gypsum in compliance with ASTM C1288, C1325, C1178, or C1278 with edges sealed per manufacturer.

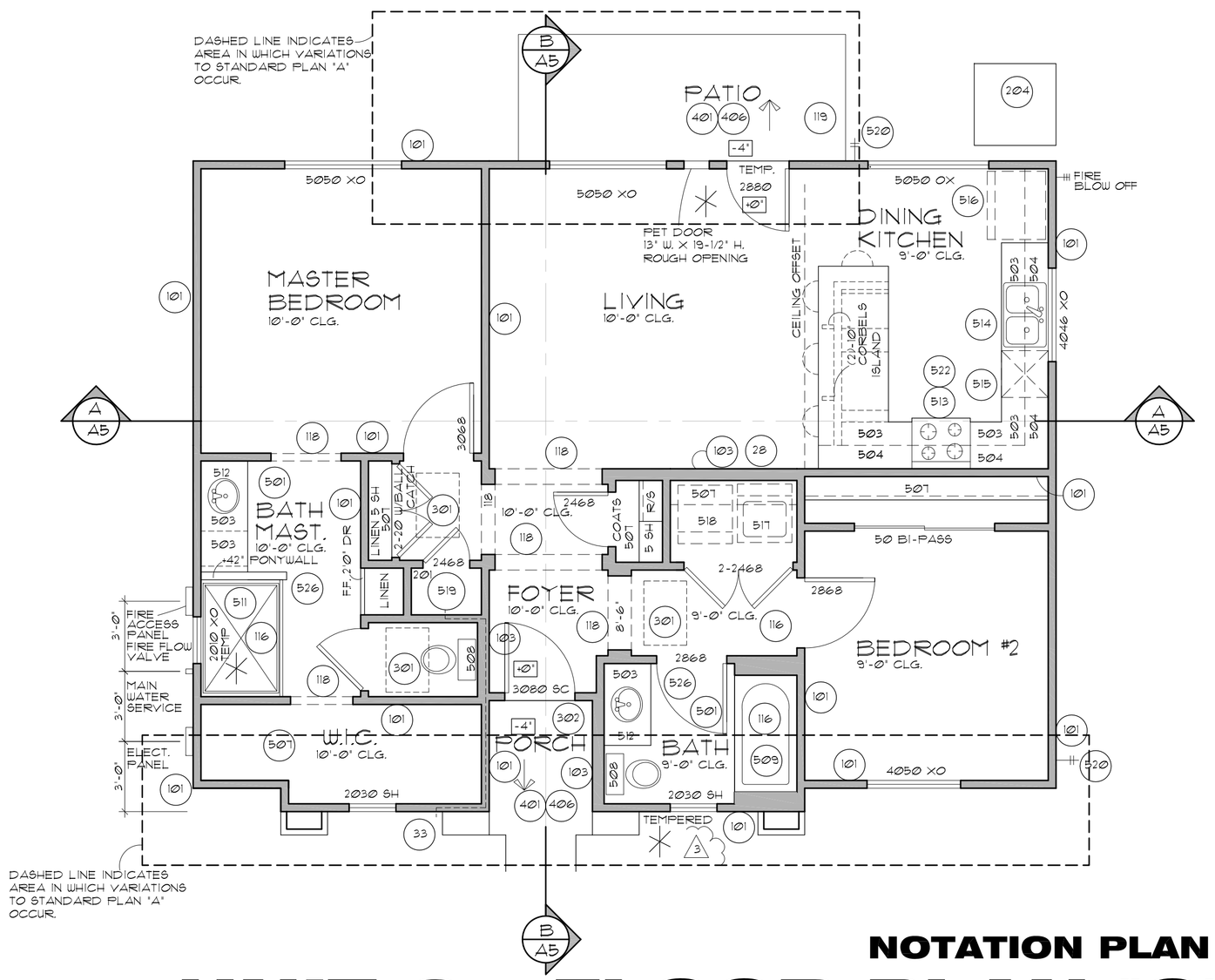
FIXTURE NOTE:
Fixture clearances - 15" on water closet, 21" in front of water closet and sinks. 24" clearance in front of shower opening.
R307.1 figure P2705



ROOM DESIGNATION KEY



DIMENSION PLAN
UNIT 2 - FLOOR PLAN "C"
SCALE: 1/4" = 1'-0"



NOTATION PLAN
UNIT 2 - FLOOR PLAN "C"
SCALE: 1/4" = 1'-0"

FARMHOUSE STYLE

MASTER KEYNOTES

WALL SYSTEM
101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SILEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/AD1
PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM 18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1641 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/AD1

FOUNDATION SYSTEM
401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORED MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2598 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/BOV
522 MICROWAVE
523 5 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOUEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
3 SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4 SEE MECHANICAL FOR A/C OR FAU UNITS
5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

GENERAL FLOOR PLAN NOTES
20 INSULATION: - U.N.O.
R-38 ROOF
R-13 BATTS @ EXT. 2X4 WALLS
R-19 BATTS @ EXT. 2X6 WALLS
21 ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22 MAX. SILL HGT. +44"
MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24 ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
25 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
26 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
27 MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION
28 DRYER VENT - CONFORM TO MC DRYER VENT LIMITATIONS, SEE SHEET C-1.
29 ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
30 SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
31 INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR FIRE SEPARATION AT GARAGE WITH WH OR FURNACE. NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
33 T&P RELIEF VALVE: TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T&P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
34 ALL FLOOR MATERIALS PER OWNER SPEC.
35 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

revisions
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CHRISTOPHER TODD COMMUNITIES
MOUNTAIN VIEW
CITY OF SURPRISE

UNIT 2

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
ARIZONA, U.S.A.
Expires 3-31-2020

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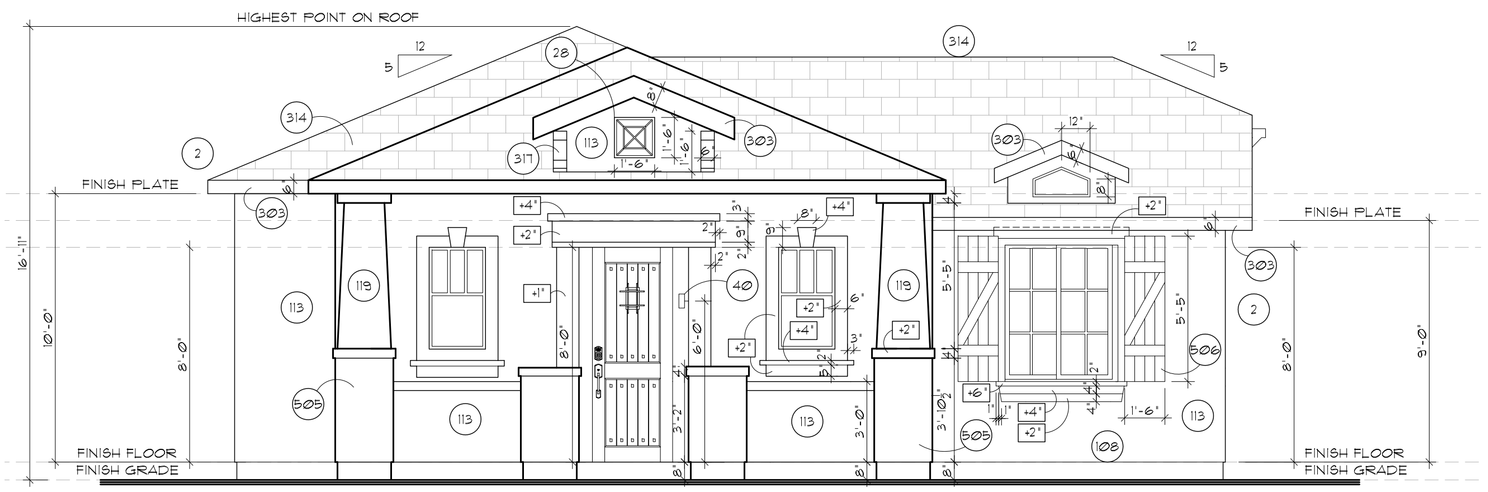
date: 4-25-2018
project no:

A1c

FLOOR PLANS-C

FARMHOUSE STYLE

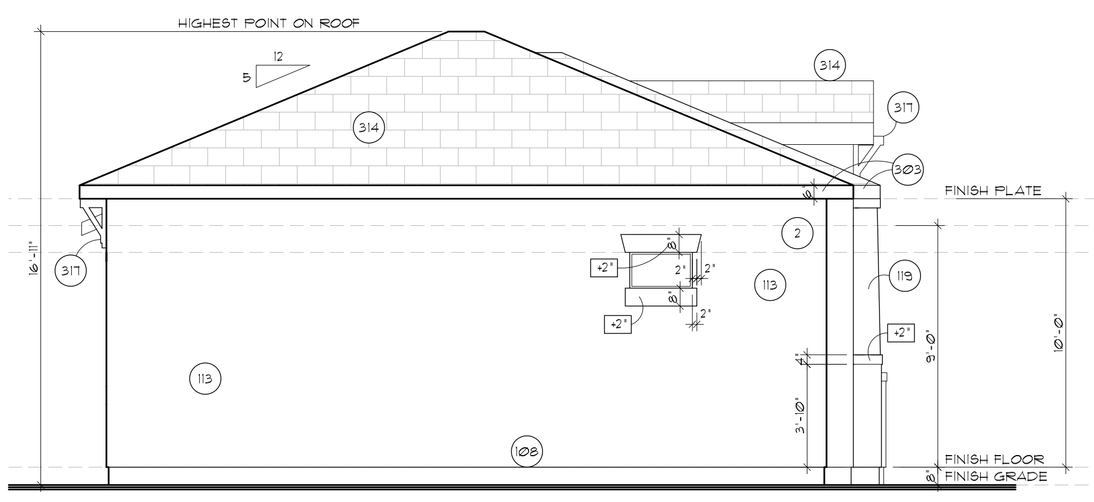


FRONT ELEVATION "C"

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

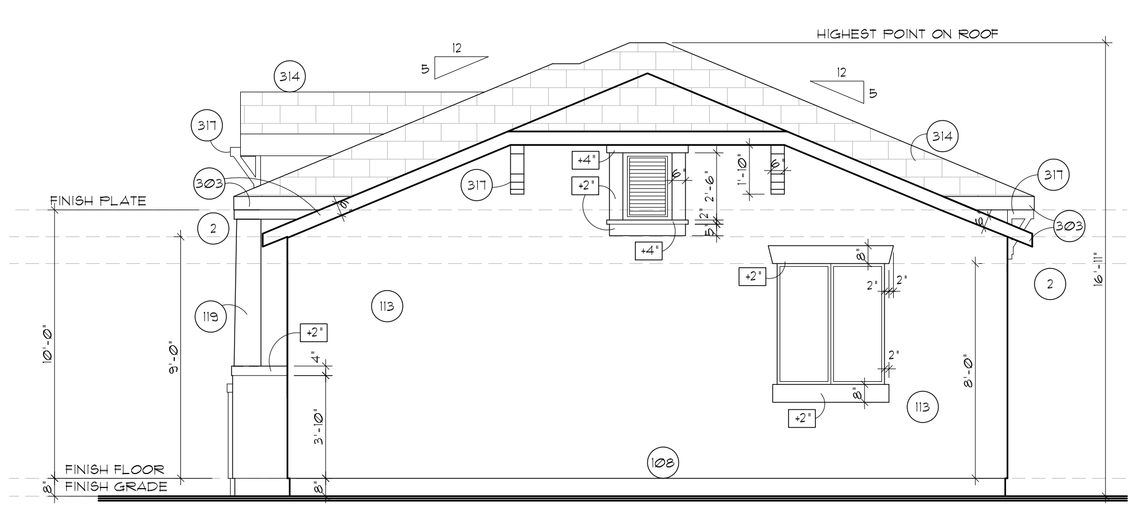
REAR ELEVATION "C"

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



LEFT ELEVATION "C"

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



RIGHT ELEVATION "C"

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

MATERIAL / COLOR LEGEND
FARMHOUSE - SCHEME #1

PT-1 PAINT (FEILD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7627 WHITE HERON
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW7018 DOVETAIL
FINISH: FLAT
LOCATION: TRIM

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: NICOLLO
TYPE: BRASILIA - STONE VENEER
COLOR: ARCTIC
GROUT: -
LOCATION: WAINSCOTING

PT-3 PAINT (DOOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7069 GAUNTLET GRAY
FINISH: FLAT
LOCATION: FRONT DOOR

MATERIAL / COLOR LEGEND
FARMHOUSE - SCHEME #2

PT-1 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7008 ALABASTER
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7015 REPOSE GRAY
FINISH: FLAT
LOCATION: FIELD COLOR

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: NICOLLO
TYPE: BRASILIA - STONE VENEER
COLOR: ATLANTIC
GROUT: -
LOCATION: WAINSCOTING

PT-3 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7069 BLACK FOX
FINISH: FLAT
LOCATION: TRIM & DOOR

MATERIAL / COLOR LEGEND
FARMHOUSE - SCHEME #3

PT-1 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7506 LOGGIA
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7042 SHOJI WHITE
FINISH: FLAT
LOCATION: FIELD COLOR

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: MODULO
TYPE: BRASILIA - STONE VENEER
COLOR: BALTIC
GROUT: -
LOCATION: WAINSCOTING

PT-3 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW7510 CHATEAU BROWN
FINISH: FLAT
LOCATION: TRIM & DOOR

MECHANICAL EQUIPMENT NOTE:
THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'Ø" AFF. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH SØTTABA AND CITY OF PHOENIX DARK SKY REGULATIONS

Ø 1 2 3 4 5 10
ARCHITECTURAL GRAPHIC SCALE

MASTER KEYNOTES

WALL SYSTEM
101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 LEVEL SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM +18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

FOUNDATION SYSTEM
401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2538 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 9 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3 SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5

GENERAL ELEVATION NOTES
20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22 VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23 Ø" = STANDARD 1" FOAM STUCCO ON FRAME - +2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24 VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFGR.
NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED
25 CORBEL
26 PRE-FAB ORNAMENTAL METAL RAILING
27 PRE-FAB WOOD SHUTTERS PER BLDR SPEC.
28 PRE-FAB METAL ORNAMENT
29 PYRAMID LIGHT WITH W.I. ORNAMENT
30 FOAM WITH STUCCO
31 FOAM CORBEL TRUSS SLEEVE
32 GARAGE DOOR PER OWNER/BUILDER SPEC
33 W.I. PORTICO GATE
34 6X6 MIN. SCUPPER - SELECT PER BUILDER SEE DETAIL 18/ADI FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
38 STEEL GUARDRAILS +34-38" MIN. STYLE/FINISH PER BLDR. SEE ELEVATIONS
39 CMU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
40 LIGHT FIXTURE - PER BUILDER SPEC.

CITY ADDRESS NOTE:
PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319.

NOTE:
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions
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2
3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW

CITY OF SURPRISE

UNIT 2

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
ARIZONA, U.S.A.
Expires 3-31-2020

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date: 4-25-2018
project no:

A4c

ELEVATIONS-C

ADA SIGNAGE NOTE:

PROVIDE REQUIRED ACCESSIBILITY SIGNAGE.
TO COMPLY WITH IBC SECTIONS 1110.1, 2902.2.1, 2902.4, AND ICC/ANSI A117.1 SECTION 703.

FIRE ALARM NOTE

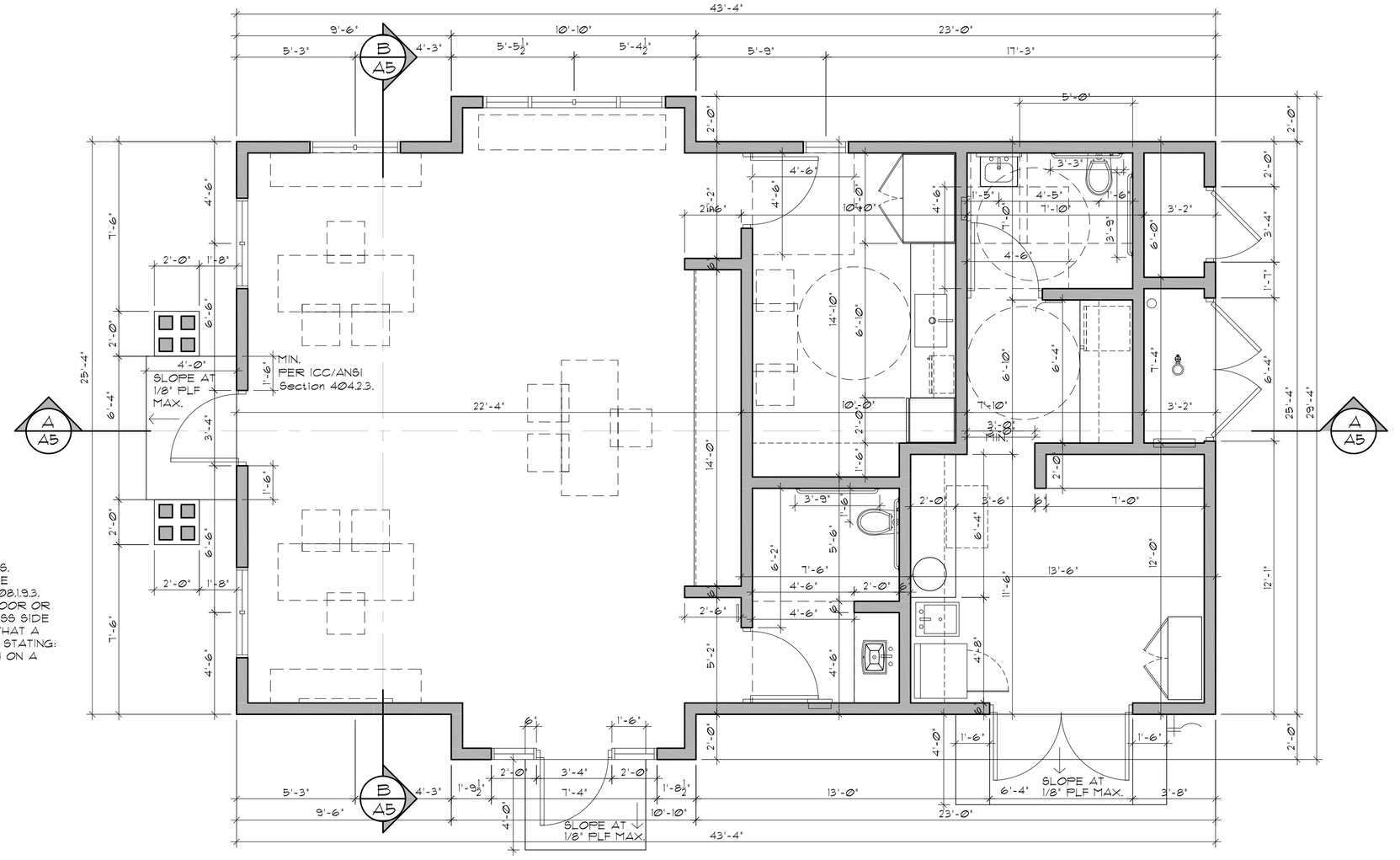
ALL COMMERCIAL OCCUPANCIES FOR WHICH A BUILDING OR CONSTRUCTION PERMIT IS OBTAINED SHALL BE PROTECTED BY A FULLY AUTOMATIC FIRE ALARM SYSTEM INSTALLATION OF THE FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA 72 2002 EDITION UNLESS OTHERWISE APPROVED BY THE FIRE CHIEF ALL FIRE ALARMS SYSTEMS SHALL BE ADDRESSABLE SYSTEMS WITH CLASS A WIRING ADDRESSABLE DEVICES IN TENANT SPACES SHALL INCLUDE TENANT ADDRESS OR SUITE NUMBER AND SPECIFIC AREA OF DETECTION

AIR BALANCE REPORT

"PROVIDE A COPY OF A CERTIFIED AIR BALANCE REPORT TO THE CITY INSPECTOR PRIOR TO THE FINAL OF THE BUILDING OR TENANT IMPROVEMENT, THIS REPORT NEEDS TO BE CONDUCTED BY A THIRD PARTY COMPANY
REPORT AND IS APPROVED BY THE ENGINEER OF RECORD. THE REPORT SHALL DEMONSTRATE THAT THE MECHANICAL SYSTEM WILL MEET THE DESIGN CALCULATIONS AS INDICATED ON THE MECHANICAL PLANS BY EITHER THE MECHANICAL ENGINEER OR THE ARCHITECT OF RECORD

DOOR/DOOR HARDWARE NOTES:

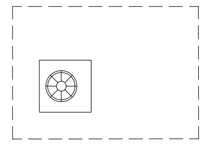
A. ALL DOORS ARE TO BE 3'-0" WIDE (AND MINIMUM 6'-8"H) FOR FULL ACCESSIBILITY CLEARANCES.
B. DOORS AND LATCHES SHALL COMPLY WITH IBC SECTION 1008.1.9. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF THE MAIN EXTERIOR DOOR OR DOORS PER IBC SECTION 1008.1.9.3. IN GROUP A HAVING AN OCCUPANT LOAD LESS THAN 300, GROUP B AND R-1 THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED AND PROVIDED THAT A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" H ON A CONTRASTING BACKGROUND.
C. RESTROOM DOORS REQUIRE PRIVACY LOCKS PER IBC SECTION 1109.2.1.1.
D. ACCESSIBLE DOORS SHALL COMPLY WITH REQUIREMENTS FOR HEIGHTS, LEVER-TYPE HANDLES, THRESHOLDS, AND MAXIMUM PRESSURES PER ICC/ANSI SECTIONS 404.2.4, 404.2.6, AND 404.2.7.

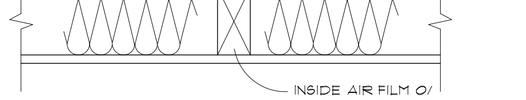


DIMENSION PLAN

OFFICE - FLOOR PLAN "B"

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





WALL ASSEMBLY	R-VALUE
1" EPS FOAM EXT. (CONTINUOUS INSUL.)	4.00
INSULATION	19.00
TOTAL	23.00

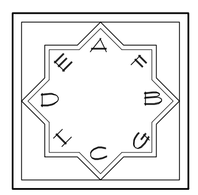
NOTE: SEE DETAIL 12/AD1 FOR ALTERNATE DETAIL WHEN ARS 28-8481(J) APPLIES IN THE VICINITY OF MILITARY AIRPORT AND OUTSIDE NOISE CONTOURS

1 EXT. WALL ASSEMBLY

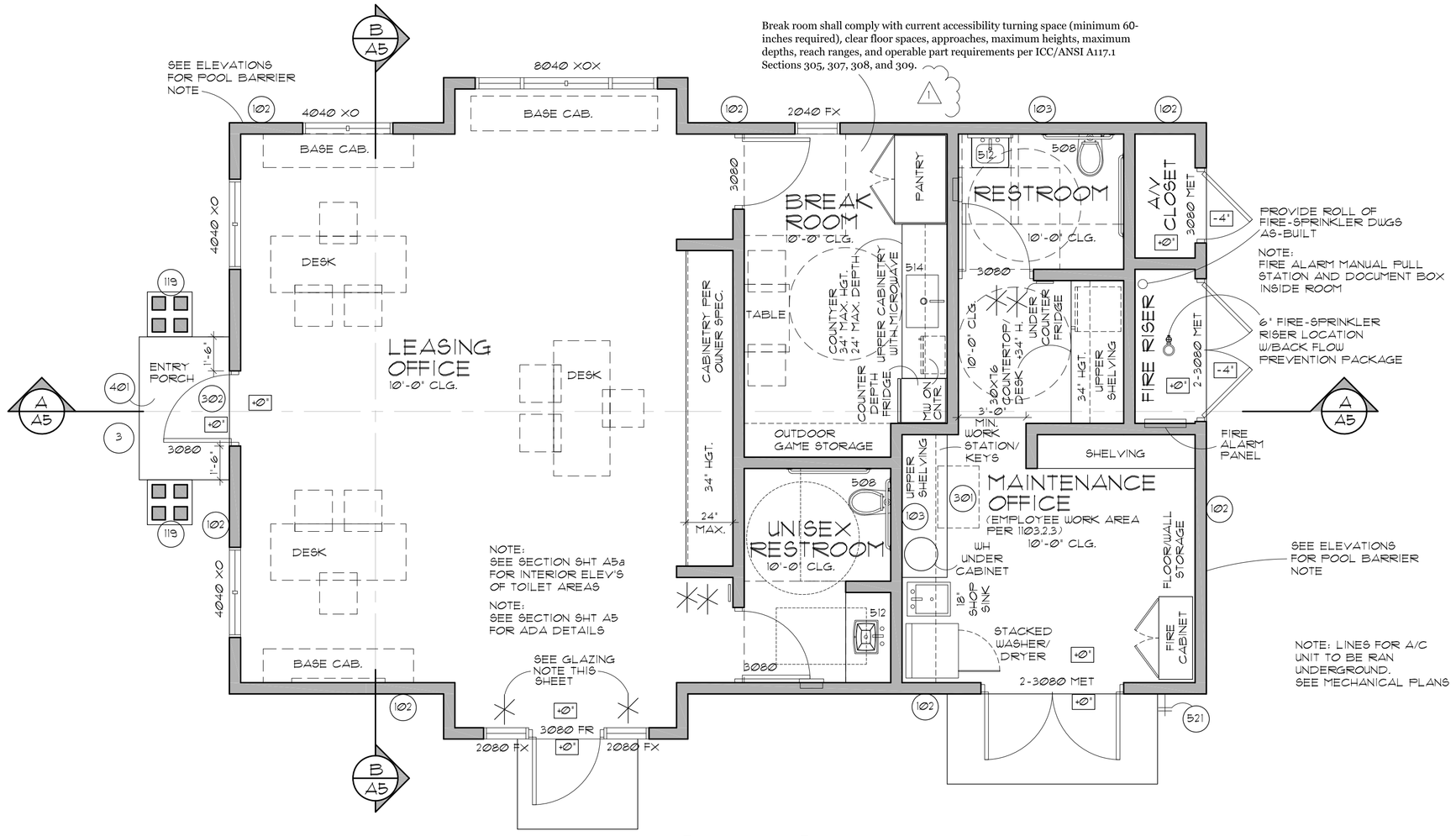
GLAZING NOTE:

GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS.
GLAZING ADJACENT DOORS.
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1141 SQ. FT.	OFFICE
36 SQ. FT.	FRONT PORCH
1177 SQ. FT.	TOTAL UNDER ROOF



ROOM DESIGNATION KEY



NOTATION PLAN

OFFICE - FLOOR PLAN "B"

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

CRAFTSMAN STYLE

MASTER KEYNOTES

WALL SYSTEM

101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" PLUMBWALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
106	PRESSURE TREATED BOTTOM PLATE
107	DOUBLE TOP PLATE
108	LEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/AD1
109	PAINT CONCRETE STEM BELOW TO MATCH BLDG.
110	R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110	2X FIRE BLOCKING
111	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112	SLOPE TOP 1/4" PLF
113	STUCCO - Ultrakote ESR 1471
114	SOFFIT
115	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117	NICHE - SEE INTERIOR ELEVATIONS
118	OPENING - SEE INTERIOR ELEVATIONS
119	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120	CRIPPLE WALL
121	HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM

201	WATER HEATER PLATFORM 18"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM

301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303	2X FASCIA WITH 1X TRIM
304	ROOF SLOPE - SEE EXT. ELEVATIONS
305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306	GIRDER TRUSS - SEE ROOF FRAMING
307	2X RAFTERS - SEE FRAMING
308	1/2" O.S.B. SHEATHING
309	BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310	FURRED CEILING
311	BEAM - SEE FRAMING PLAN
312	2'x4' L.LOOKOUTS AT 48" O.C.
313	R-38 BATT INSULATION
314	BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315	2X CONVENTIONAL OVERFRAMING
316	STRUCTURAL GABLE END TRUSS
317	WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/AD1

FOUNDATION SYSTEM

401	STOOP
403	CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404	KEYED STEM
405	6" DEPRESS.
406	SLOPE 1/8" P.L.F.
407	8" TURNDOWN
408	EXPANSION JOINT
409	PAVERS OR STONE PER BUILDER
410	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES

501	MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502	CITY / COUNTY APPROVED FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-2598 OR EQUAL
506	PRE-FAB SHUTTERS
507	SHELVES & RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB & SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORY'S PER BUILDER SPEC.
513	RANGE/OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBB
521	HOSE BIBB W/SOV
522	MICROWAVE
523	9 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOUEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES

1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2	SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

GENERAL FLOOR PLAN NOTES

20	INSULATION: - U.N.O. R-38 ROOF R-13 BATTS @ EXT. 2X4 WALLS R-19 BATTS @ EXT. 2X6 WALLS
21	ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22	MAX. SILL HGT. =44" MIN. 5.1 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23	SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24	ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
25	SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
26	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
27	MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION
28	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS, SEE SHEET C-1
29	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
30	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL OR APPROVED EQUAL
31	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR
32	FIRE SEPARATION AT GARAGE W/H OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIRE WALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
33	T+P RELIEF VALVE- TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T+P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
34	ALL FLOOR MATERIALS PER OWNER SPEC.
35	DIMENSION NOTE - IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

revisions
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2
3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW

CITY OF SURPRISE

OFFICE

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

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date: 4-25-2018
project no:

A1b

FLOOR PLANS-B

MECHANICAL EQUIPMENT NOTE:

THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:

EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'Ø" A.F.F. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

MATERIAL AND COLOR LEGEND

FARMHOUSE - SCHEME #1

PT-1 PAINT (FEILD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7637 WHITE HERON
FINISH: FLAT
LOCATION: FIELD COLOR

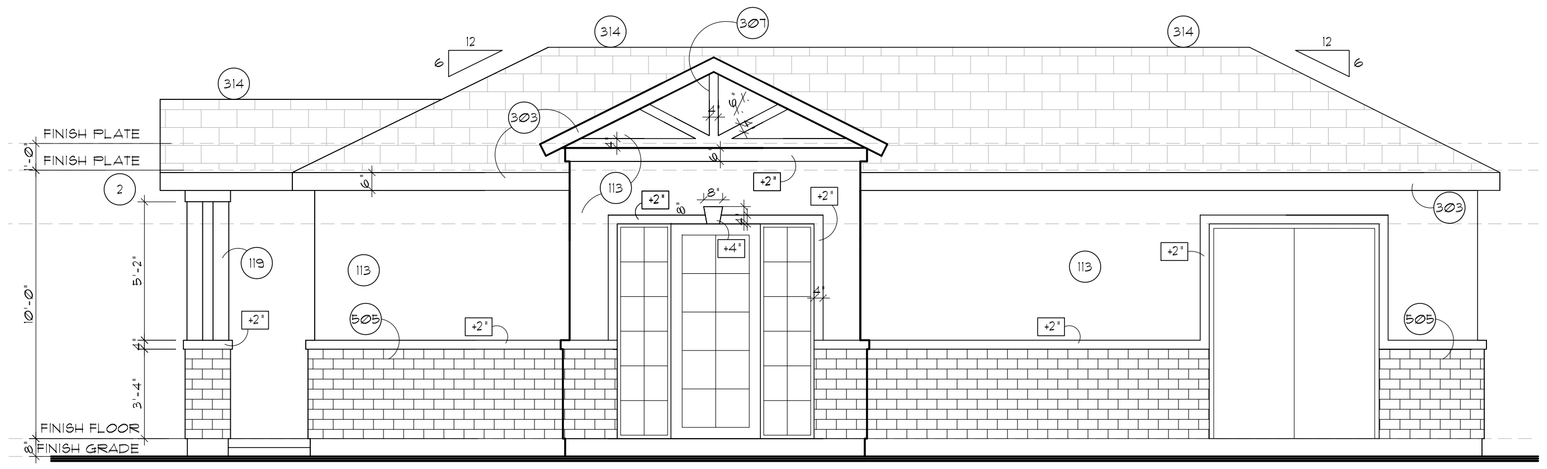
PT-2 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW7018 DOVETAIL
FINISH: FLAT
LOCATION: TRIM

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2PAC51430
LOCATION: ROOF

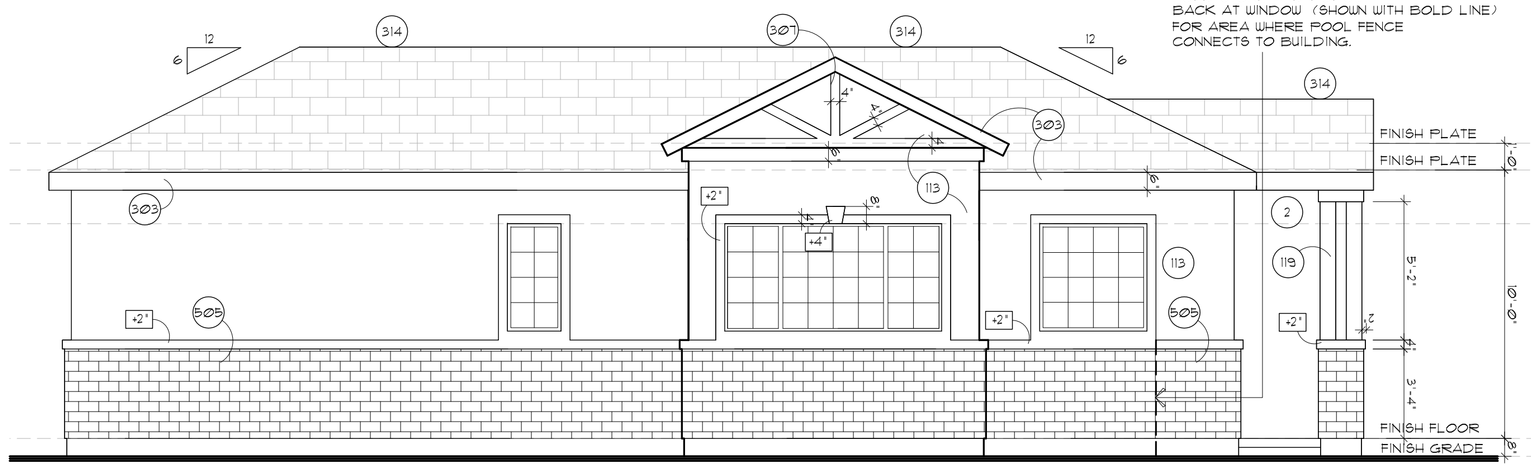
ST-1 STONE
MFG: MODULO
TYPE: BRASILIA - STONE VENEER
COLOR: ARCTIC
GROUT: -
LOCATION: WAINSCORING

PT-3 PAINT (DOOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7019 GAUNTLET GRAY
FINISH: FLAT
LOCATION: FRONT DOOR

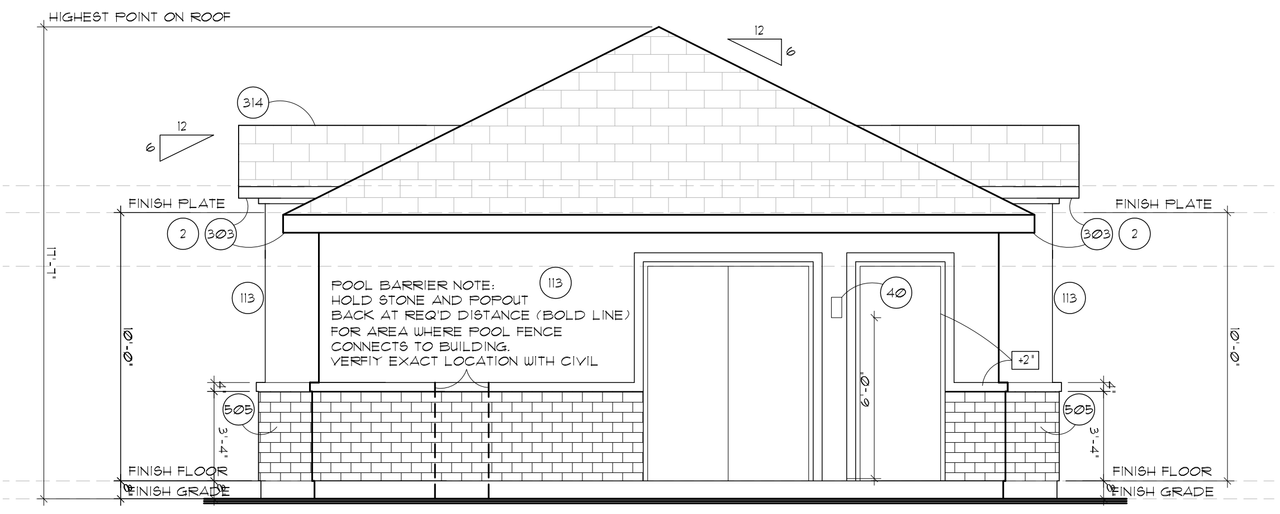
0 1 2 3 4 5 10
ARCHITECTURAL GRAPHIC SCALE



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



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



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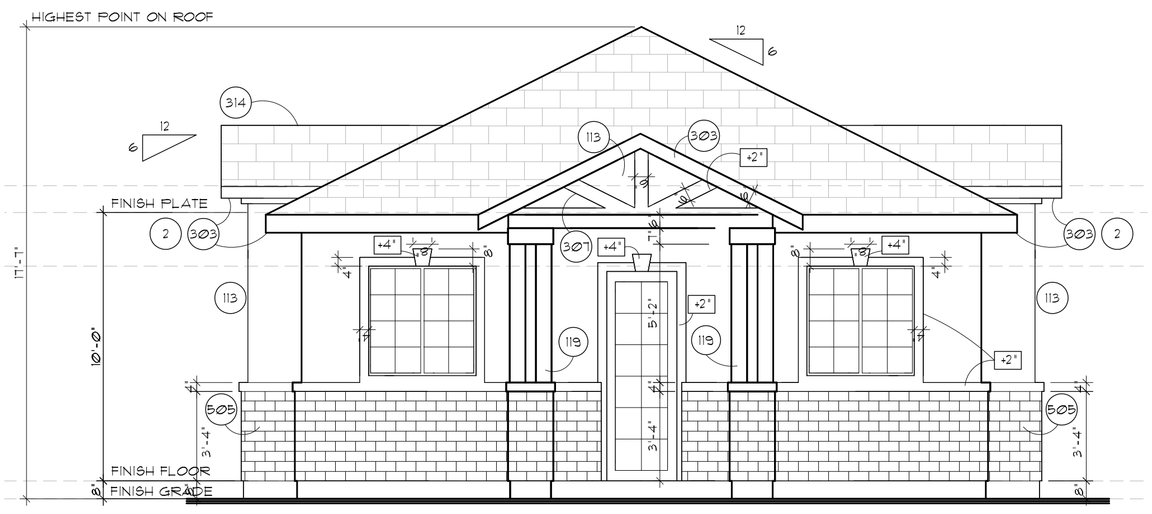

FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"

MASTER KEYNOTES

WALL SYSTEM
101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 LEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM +18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

FOUNDATION SYSTEM
401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 6" DEPRESS.
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2598 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 5 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOUEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3 SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5

GENERAL ELEVATION NOTES
20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22 VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23 -Ø" = STANDARD 1" FOAM, STUCCO ON FRAME - -2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24 VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFGR.
NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED
25 CORBEL
26 PRE-FAB ORNAMENTAL METAL RAILING
27 PRE-FAB WOOD SHUTTERS PER BLDR SPEC.
28 PRE-FAB METAL ORNAMENT
29 PYRAMID LIGHT WITH W.I. ORNAMENT
30 FOAM WITH STUCCO
31 FOAM CORBEL TRUSS SLEEVE
32 GARAGE DOOR PER OWNER/BUILDER SPEC
33 W.I. PORTICO GATE
34 6X6 MIN. SCUPPER - SELECT PER BUILDER SEE DETAIL 18/ADI FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
38 STEEL GUARDRAILS +34-38" MIN. STYLE/FINISH PER BLDR. SEE ELEVATIONS
39 CMU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
40 LIGHT FIXTURE - PER BUILDER SPEC.

CITY ADDRESS NOTE:
PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319.

NOTE:
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions
1
2
3

CHRISTOPHER TODD COMMUNITIES
MOUNTAIN VIEW
CITY OF SURPRISE

OFFICE

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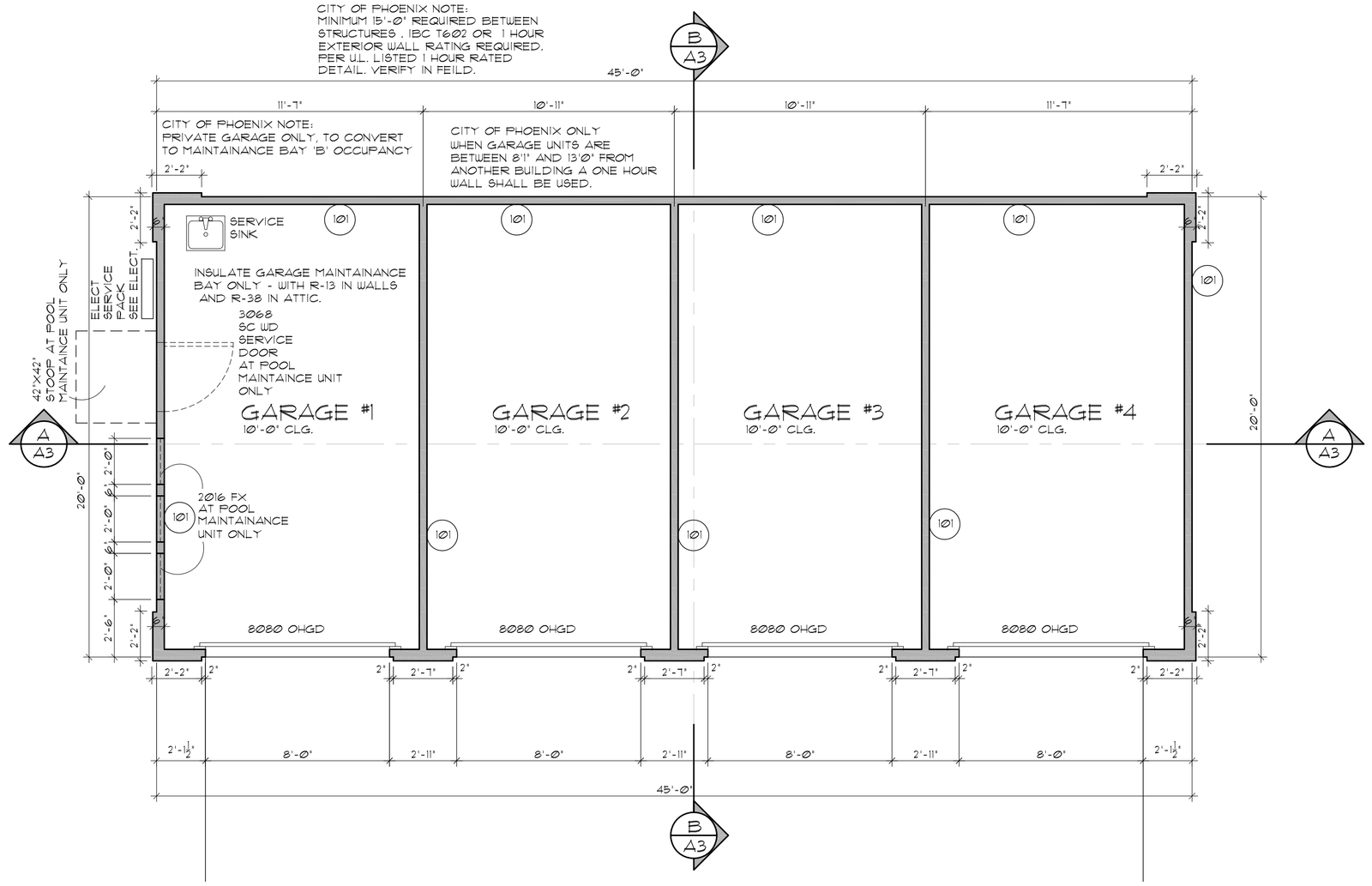
REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

barduson architects
practicing design community

3702 east kachina drive
phoenix
arizona 85044
T 480 233 7777
F 480 460 2263

date: 4-25-2018
project no:

A4b
ELEVATIONS-B

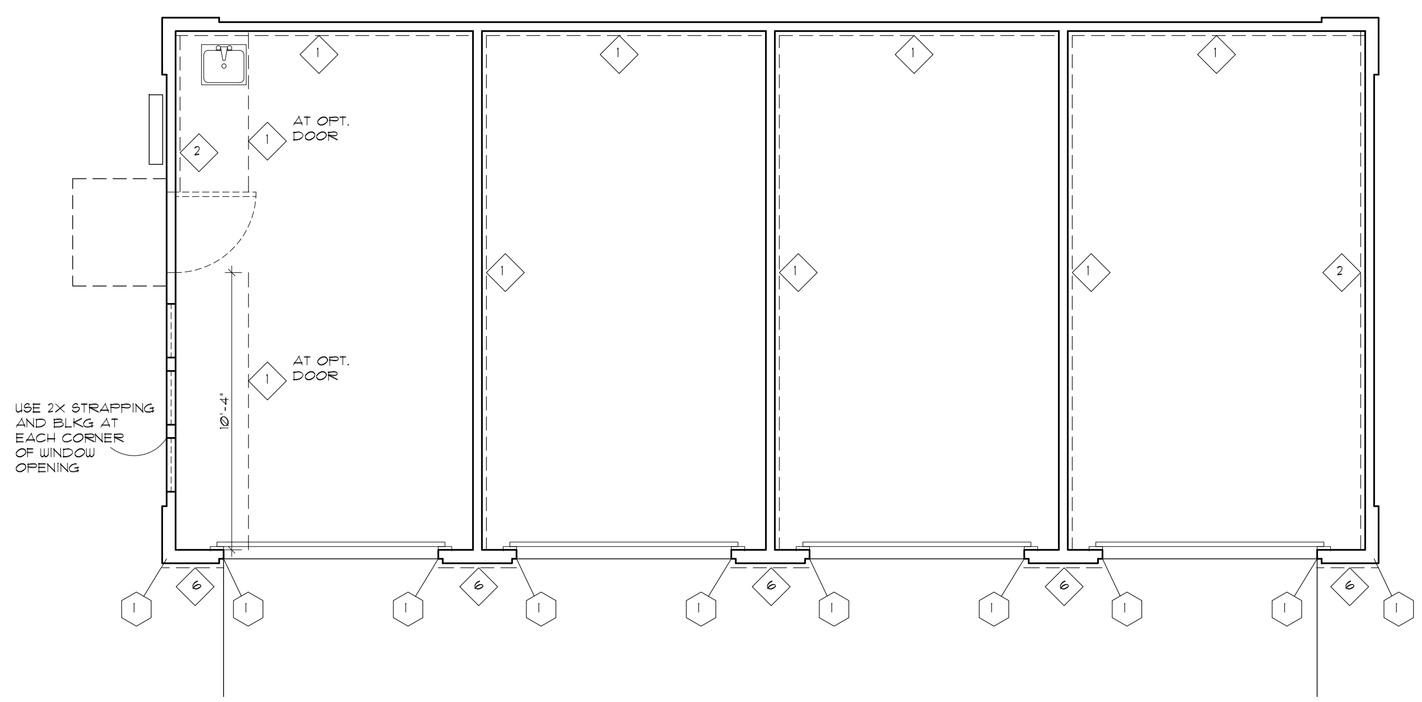


GARAGE - FLOOR PLAN "C"

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

SQUARE FOOTAGE LEGEND	
900 SQ. FT.	TOTAL UNDER ROOF

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1034 S.F.



GARAGE - SHEAR WALL "C"

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

FARMHOUSE STYLE

SHEAR WALL SCHEDULE	FDN. ANCHORAGE/SILL PLATE NAILING	
1 — 1/2" GWB. W/ 5d @ 7" OC. OR 5/8" GWB. W/ 6d @ 7" OC.	EXTERIOR:	1/2" DIA. AB.S @ 48" OC. /6d NAILS @ 12" OC.
	INTERIOR BEARING:	HILTI PINS @ 12" OC. /6d NAILS @ 12" OC.
	INTERIOR NON-BRG:	GWB. ONE SIDE: HILTI PINS @ 8" OC. /6d NAILS @ 18" OC. GWB. BOTH SIDES: HILTI PINS @ 10" OC. /6d NAILS @ 9" OC.
2 — 1/2" GWB. W/ 5d @ 4" OC. OR 5/8" GWB. W/ 6d @ 4" OC.	EXTERIOR:	1/2" DIA. AB.S @ 48" OC. /6d NAILS @ 10" OC.
	INTERIOR BEARING:	HILTI PINS @ 12" OC. /6d NAILS @ 10" OC.
	INTERIOR NON-BRG:	GWB. ONE SIDE: HILTI PINS @ 12" OC. /6d NAILS @ 12" OC. GWB. BOTH SIDES: HILTI PINS @ 6" OC. /6d NAILS @ 6" OC.
3 — 3/8" A.P.A. RATED SHTG. W/ 8d @ 6" OC. EDGE AND BOUNDARY NAILING	EXTERIOR:	1/2" DIA. AB.S @ 48" OC. /6d NAILS @ 12" OC.
	INTERIOR:	HILTI PINS @ 8" OC.
4 — 3/8" A.P.A. RATED SHTG. W/ 8d @ 6" OC. EDGE AND BOUNDARY NAILING	EXTERIOR:	1/2" DIA. AB.S @ 32" OC. /6d NAILS @ 8" OC.
	INTERIOR:	HILTI PINS @ 5" OC.
5 — 3/8" A.P.A. RATED SHTG. W/ 8d @ 4" OC. EDGE AND BOUNDARY NAILING	EXTERIOR:	1/2" DIA. AB.S @ 24"OC. /6d NAILS @ 6" OC.
	INTERIOR:	HILTI PINS @ 4" OC.
6 — 3/8" A.P.A. RATED SHTG. W/ 8d @ 3" OC. EDGE AND BOUNDARY NAILING	EXTERIOR:	1/2" DIA. AB.S @ 16"OC. /6d NAILS @ 4" OC.
	INTERIOR:	HILTI PINS X-DNI 72 @ 3" OC.
7 — 3/8" A.P.A. RATED SHTG W/ 8d @ 2" OC. STAGGERED EDGE AND BOUNDARY NAILING	EXTERIOR:	1/2" DIA. AB.S @ 12"OC. /6d NAILS @ 3" OC.
	INTERIOR:	ANCHOR BOLTS OR EQUIV REQUIRED.

NOTE: 1" MIN. HILTI PIN EMBEDMENT ACCEPTABLE HILTI PINS: X-U (ESR-2269)

NOTE: WHEN INSTALLING GWB. OVER SHEATHING USE 8d I.L.O. 5d OR 6d.

NOTE: SHEAR WALL "1" REQUIRES FRAMING AT ADJOINING PANEL EDGES TO BE 3 INCHES NOMINAL OR WIDER

NOTE: USE HILTI 1/2" DIA. HUS SCREW ANCHOR (ESR-3027) OR SIMPSON 1/2" DIA. TITEN HD (ESR-2713) AS A ONE FOR ONE REPLACEMENT OF 1/2" DIA. ANCHOR BOLTS.

NOTE: ALL ANCHOR BOLTS ARE TO USE 3"X3"X229" STEEL PLATE WASHERS. AS AN ALTERNATIVE TO ANCHOR BOLTS, SIMPSON MASA CAN BE USED AS A ONE FOR ONE REPLACEMENT.

HOLDOWN SCHEDULE [1, 2, 4]
A — SIMPSON LTT-20B w/ 1/2" DIA. STRONG BOLT 2 6" EMBED. (@ INTERIOR APPLICATIONS) OR [3, 6] SIMPSON 1/2" DIA. TITEN HD 12" LONG @ STEM, 6" LONG @ INT. SLAB (ICC-ES: ESR-2713)
B — SIMPSON HTT-4 w/ 5/8" DIA. ALL THREAD w/ 5" EMBED @ INT, 10" MIN EMBED @ EXT. [3, 6] USING SIMPSON SET-XP EPOXY (ICC-ES: ESR-2508)
C — SIMPSON LSTHD 8 [5]
D — SIMPSON STHD 10 [5]
E — SIMPSON CS-16 x 24' STRAP + CLEAR SPAN
F — (2) SIMPSON CS-16 x 24' STRAP + CLEAR SPAN
G — SIMPSON MASA
H — SIMPSON HTT-5 w/ 5/8" DIA ALL THREAD W/ 10" EMBED @ EXT, 5" EMBED @ INT, USING [3, 6] SIMPSON SET-XP EPOXY (ICC-ESR-2508)
I — SIMPSON STHD 14 [5]
J — (2) SIMPSON CS-14 x 40' STRAP + CLEAR SPAN
K — SIMPSON HDUB-SDS2.5 w/ 7/8" DIA ALL THREAD W/ 15" EMBED. USING SIMPSON SET-XP EPOXY [3, 6] (ICC-ESR-2508) (DF, GRADE, 4 1/2" MIN THICK POST, 8" STEM REQUIRED). ALT. SIMPSON SB 7/8" x 24' (18" EMBED) CAST IN PLACE

NOTE 1: FOUNDATION HOLDOWNS REQUIRE DOUBLE FULL HEIGHT STUDS AT EACH HOLDOWN; THEREFORE LOCATE HOLDOWNS ON KING STUDS OF OPENINGS, NOT TRIMMERS.

NOTE 2: HOLDOWNS SHALL BE PLACED 8" (MIN.) FROM CONCRETE EDGES. EXCEPTION: SIMPSON MAS

NOTE 3: SPECIAL INSPECTION REQUIRED

NOTE 4: 1/2" DIA. SIMPSON TITEN HD w/ 6" EMBED. (ESR-2713) AS A ONE FOR ONE REPLACEMENT OF 1/2" DIA. ANCHOR BOLTS.

NOTE 5: WHEN INSTALLING IN POST TENSIONED FOUNDATIONS LOCATE AN 8'-0" LONG #4 BAR DIRECTLY ABOVE EMBEDED HOOK OF HOLDOWN.

NOTE 6: WHEN INSTALLING IN POST TENSION SLAB, ALWAYS LOCATE AND MARK TENDONS PRIOR TO DRILLING OF SLAB.

MASTER KEYNOTES

WALL SYSTEM

101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" PLUMBWALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
106	PRESSURE TREATED BOTTOM PLATE
107	DOUBLE TOP PLATE
108	LEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109	R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110	2X FIRE BLOCKING
111	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112	SLOPE TOP 1/4" PLF
113	STUCCO - Ultrakote ESR 1471
114	SOFFIT
115	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE ⅝" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF ⅝" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN ½" GYPSUM BOARD OR EQUIV.
116	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117	NICHE - SEE INTERIOR ELEVATIONS
118	OPENING - SEE INTERIOR ELEVATIONS
119	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120	CRIPPLE WALL
121	HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM

201	WATER HEATER PLATFORM +18"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM

301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
302	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303	2X FASCIA WITH 1X TRIM
304	ROOF SLOPE - SEE EXT. ELEVATIONS
305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306	GIRDER TRUSS - SEE ROOF FRAMING
307	2X RAFTERS - SEE FRAMING
308	1/2" O.S.B. SHEATHING
309	BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310	FURRED CEILING
311	BEAM - SEE FRAMING PLAN
312	2X4 LOOKOUTS AT 48" O.C.
313	R-38 BATT INSULATION
314	BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315	2X CONVENTIONAL OVERFRAMING
316	STRUCTURAL GABLE END TRUSS
317	WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

FOUNDATION SYSTEM

401	STOOP
403	CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404	KEYED STEM
405	6" DEPRESS
406	SLOPE 1/8" P.L.F.
407	8" TURNDOWN
408	EXPANSION JOINT
409	PAVERS OR STONE PER BUILDER
410	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES

501	MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502	CITY / COUNTY APPROVED FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-2598 OR EQUAL
506	PRE-FAB SHUTTERS
507	SHELVES & RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB & SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	SHOWER - SEE FLR. PLAN FOR SIZE
512	LAVATORYS PER BUILDER SPEC.
513	RANGE/OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBB
521	HOSE BIBB W/SOV
522	MICROWAVE
523	9 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOUEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES

1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2	SEE EXTERIOR ELEVATIONS FOR ALL FOPOUTS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

GENERAL FLOOR PLAN NOTES

20	INSULATION: - U.N.O. R-38 ROOF R-13 BATTS @ EXT. 2X4 WALLS R-19 BATTS @ EXT. 2X6 WALLS
21	ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22	MAX. SILL HGT. +44" MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23	SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24	ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
25	SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
26	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
27	MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION
28	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS. SEE SHEET C-1.
29	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
30	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL OR APPROVED EQUAL
31	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR
32	FIRE SEPARATION AT GARAGE WITH WH OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
33	T+P RELIEF VALVE: TO BE FULL SIZE STEEL PIPE OR HARD DRAUN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOUNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T+P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
34	ALL FLOOR MATERIALS PER OUNER SPEC.
35	DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

revisions

1

2

3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW

CITY OF SURPRISE

GARAGE

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

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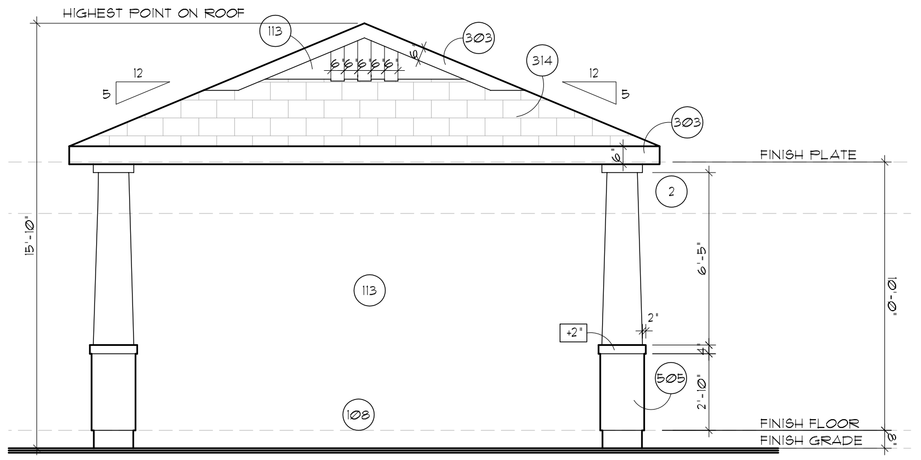
T 480 233 7777
F 480 460 2263

date: 4-25-2018
project no:

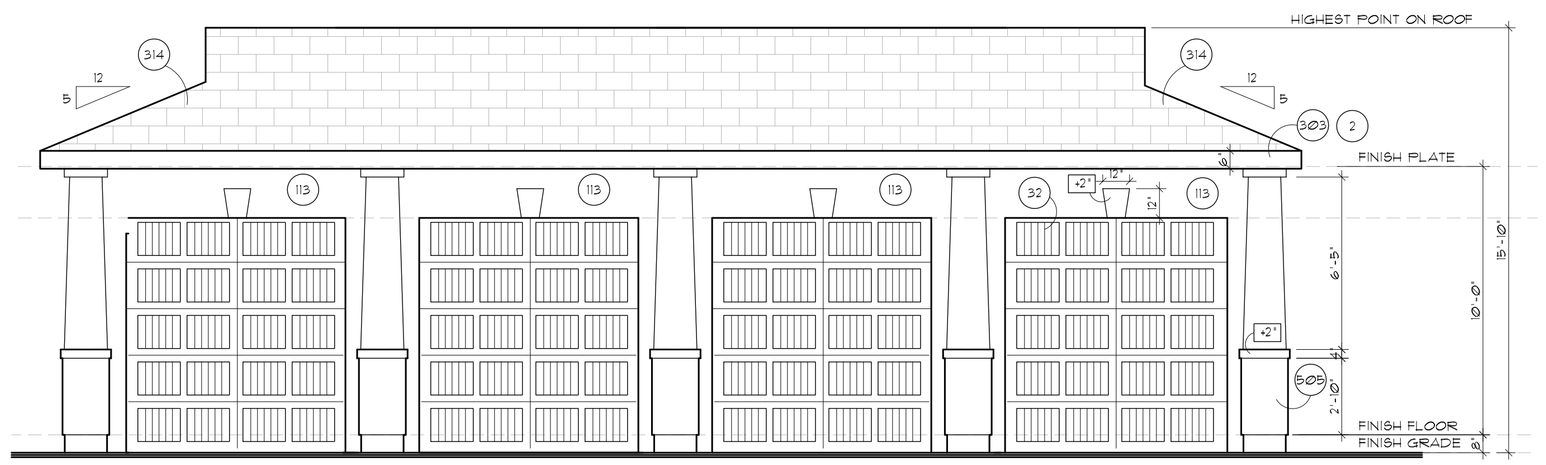
A1c

FLOOR PLAN / SHEAR PLAN-C



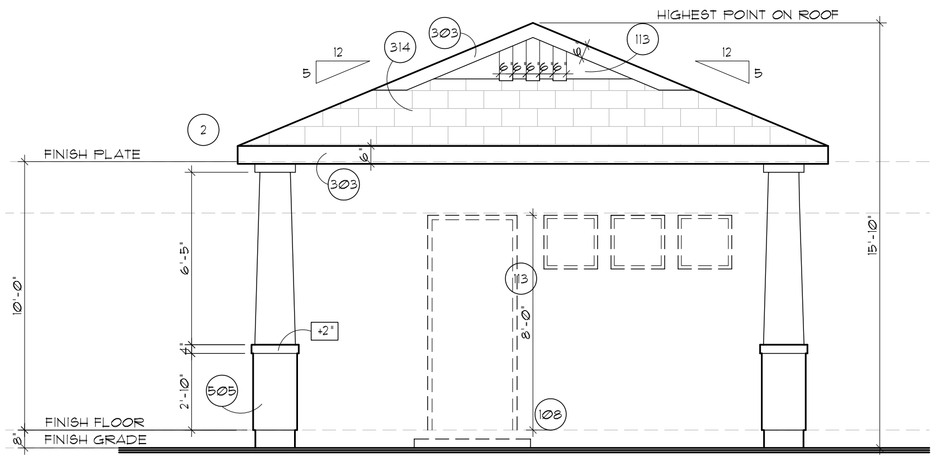
RIGHT ELEVATION "C"

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



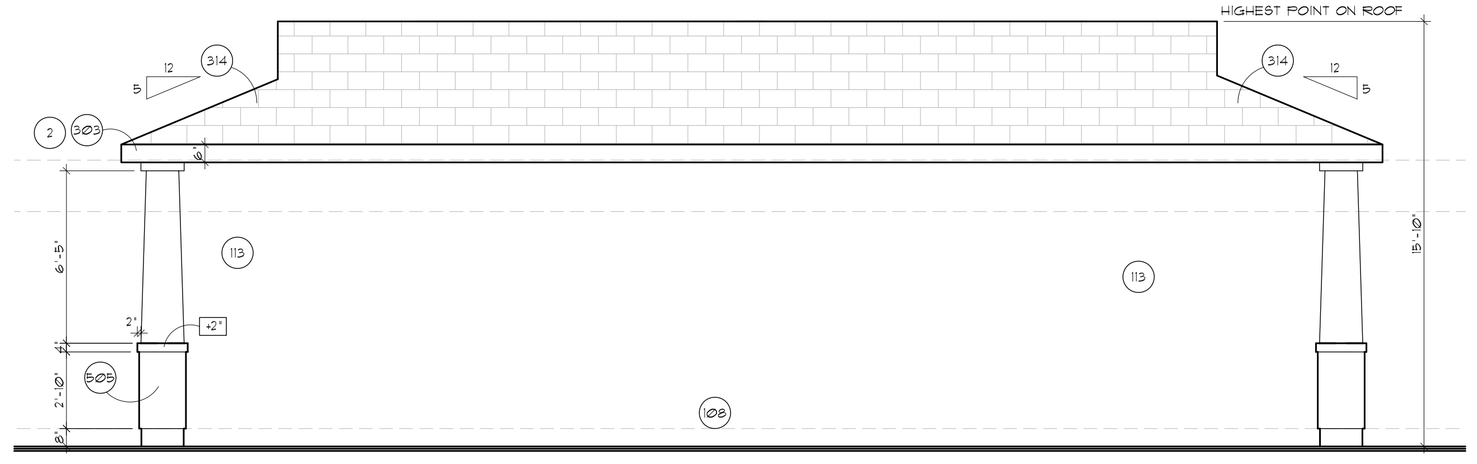
FRONT ELEVATION "C"

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



LEFT ELEVATION "C"

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



REAR ELEVATION "C"

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

FARMHOUSE STYLE

MATERIAL AND COLOR LEGEND

FARMHOUSE - SCHEME #1

PT-1 PAINT (FEILD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7627 WHITE HERON
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW7018 DOVETAIL
FINISH: FLAT
LOCATION: TRIM

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: MODULO
TYPE: SIERRA - STONE VENEER
COLOR: ARCTIC
GROUT: -
LOCATION: WAINSCOTING

PT-3 PAINT (DOOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7019 GAUNTLET GRAY
FINISH: FLAT
LOCATION: FRONT DOOR

0 1 2 3 4 5 10
ARCHITECTURAL GRAPHIC SCALE

SECTION NOTES

CROSS REFERENCE NOTES

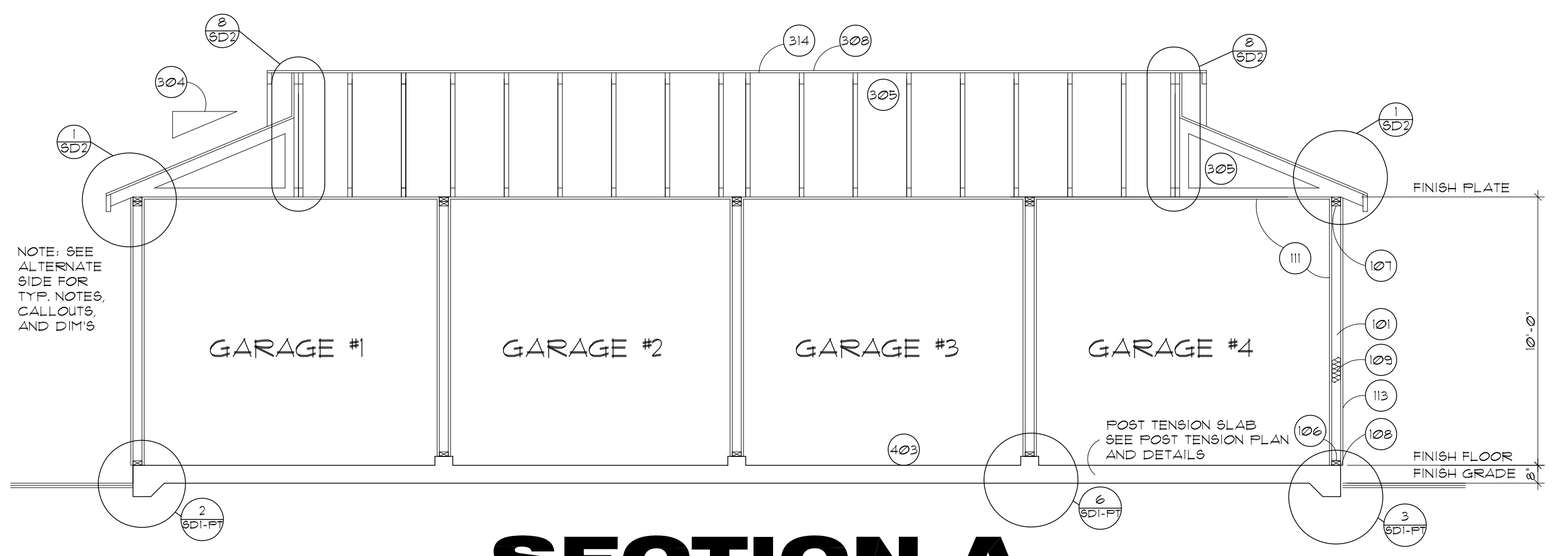
1. REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2. SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3. SEE FDN PLAN FOR STEM AND FOOTING SCHEDULES
4. SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5. SEE INTERIOR ELEVATIONS FOR CABINETS, FIXTURES, AND APPLIANCES
6. SEE ALTERNATE SIDE FOR NOTES, CALLOUTS, AND DIM'S

GENERAL SECTION NOTES

20. SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21. FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22. VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23. -0" = STANDARD 1" FOAM, STUCCO ON FRAME - -2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24. ALL EXTERIOR WALLS & INTERIOR BEARING WALL STUDS @ 16" O.C. - TYPICAL (UNO)
25. EXTERIOR WALLS: PROVIDE 2 LAYERS OF GRADE 'D' PAPER OR 1 LAYER OF TYPE 15 FELT OVER WOOD SHEATHING

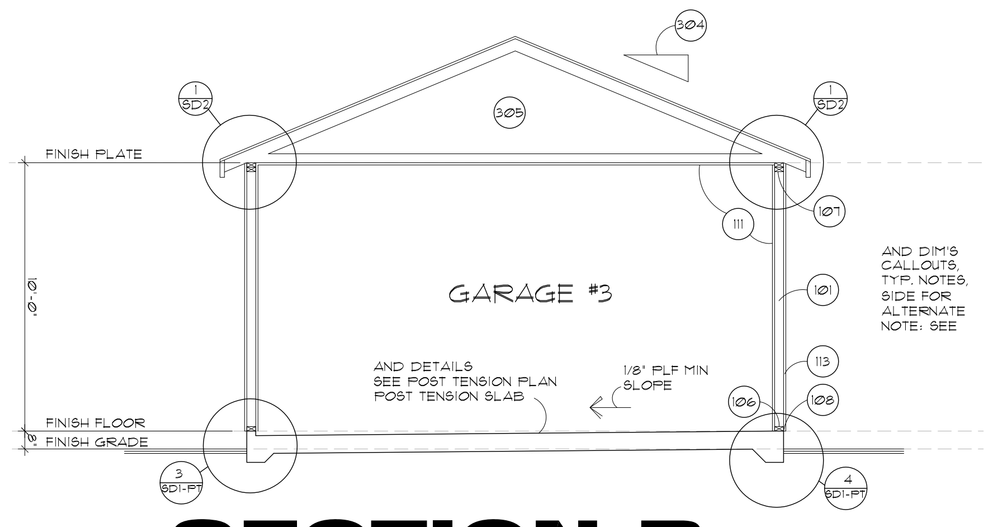
FIRE BLOCKING NOTES

A. AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS, AND AT 10 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROPPED CEILINGS, AND COVE CEILINGS.
C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS, AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS. IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, USING NON-COMBUSTIBLE MATERIALS.
E. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
F. WALLS HAVING PARALLEL OR STAGGERED STUDS FOR SOUND CONTROL, SHALL HAVE FIRE BLOCKS OF MINERAL FIBER OR GLASS FIBER OR OTHER APPROVED NONRIGID MATERIAL.
G. THE INTEGRITY OF ALL FIRE BLOCKING, AND DRAFT STOPS, SHALL BE MAINTAINED.



SECTION A

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



SECTION B

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

MECHANICAL EQUIPMENT NOTE:

THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:

EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'0" A.F.F. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH SOTTABA AND CITY OF PHOENIX DARK SKY REGULATIONS

MASTER KEYNOTES

WALL SYSTEM

101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER 'GENERAL FLOOR PLAN NOTES' ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM

201 WATER HEATER PLATFORM 18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM

301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

FOUNDATION SYSTEM

401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES

501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2538 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/60V
522 MICROWAVE
523 9 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES

1. REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2. SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3. SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4. SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5.

GENERAL ELEVATION NOTES

20. SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21. FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22. VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23. -0" = STANDARD 1" FOAM, STUCCO ON FRAME - -2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24. VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFGR.

NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED

25. CORBEL
26. PRE-FAB ORNAMENTAL METAL RAILING
27. PRE-FAB WOOD SHUTTERS PER BLDR SPEC.
28. PRE-FAB METAL ORNAMENT
29. PYRAMID LIGHT WITH W.I. ORNAMENT
30. FOAM WITH STUCCO
31. FOAM CORBEL TRUSS SLEEVE
32. GARAGE DOOR PER OWNER/BUILDER SPEC
33. W.I. PORTICO GATE
34. 6X6 MIN. SCUPPER - SELECT PER BUILDER SEE DETAIL 18/ADI FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
38. STEEL GUARDRAILS +34-38" MIN. STYLE/FINISH PER BLDR. SEE ELEVATIONS
39. CMU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
40. LIGHT FIXTURE - PER BUILDER SPEC.

CITY ADDRESS NOTE:

PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319.

NOTE:
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions
1
2
3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW

CITY OF SURPRISE

GARAGE

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

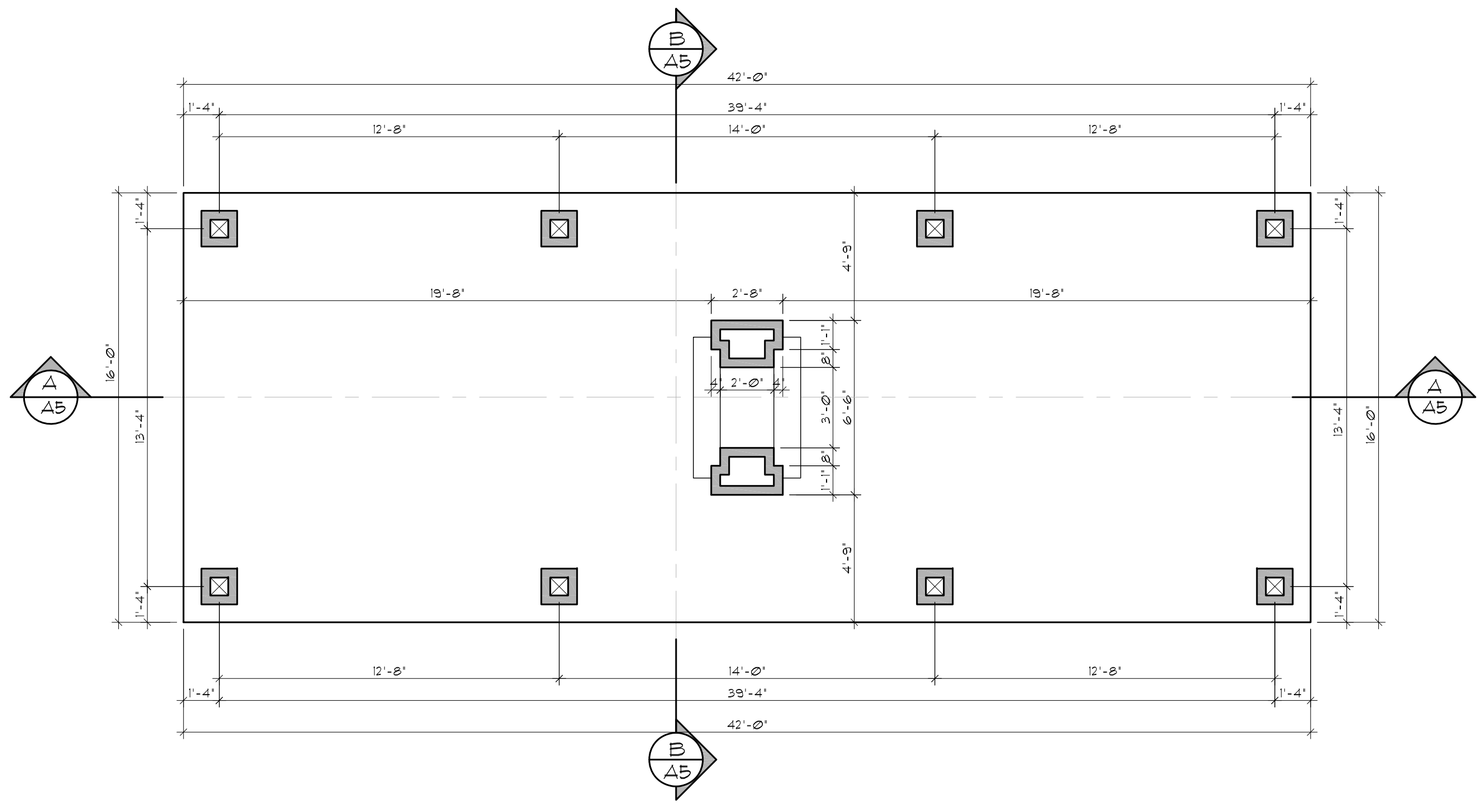
barduson architects
practicing design community

3702 east kachina drive
phoenix
arizona 85044
T 480 233 7777
F 480 460 2263

date: 4-25-2018
project no:

A3c

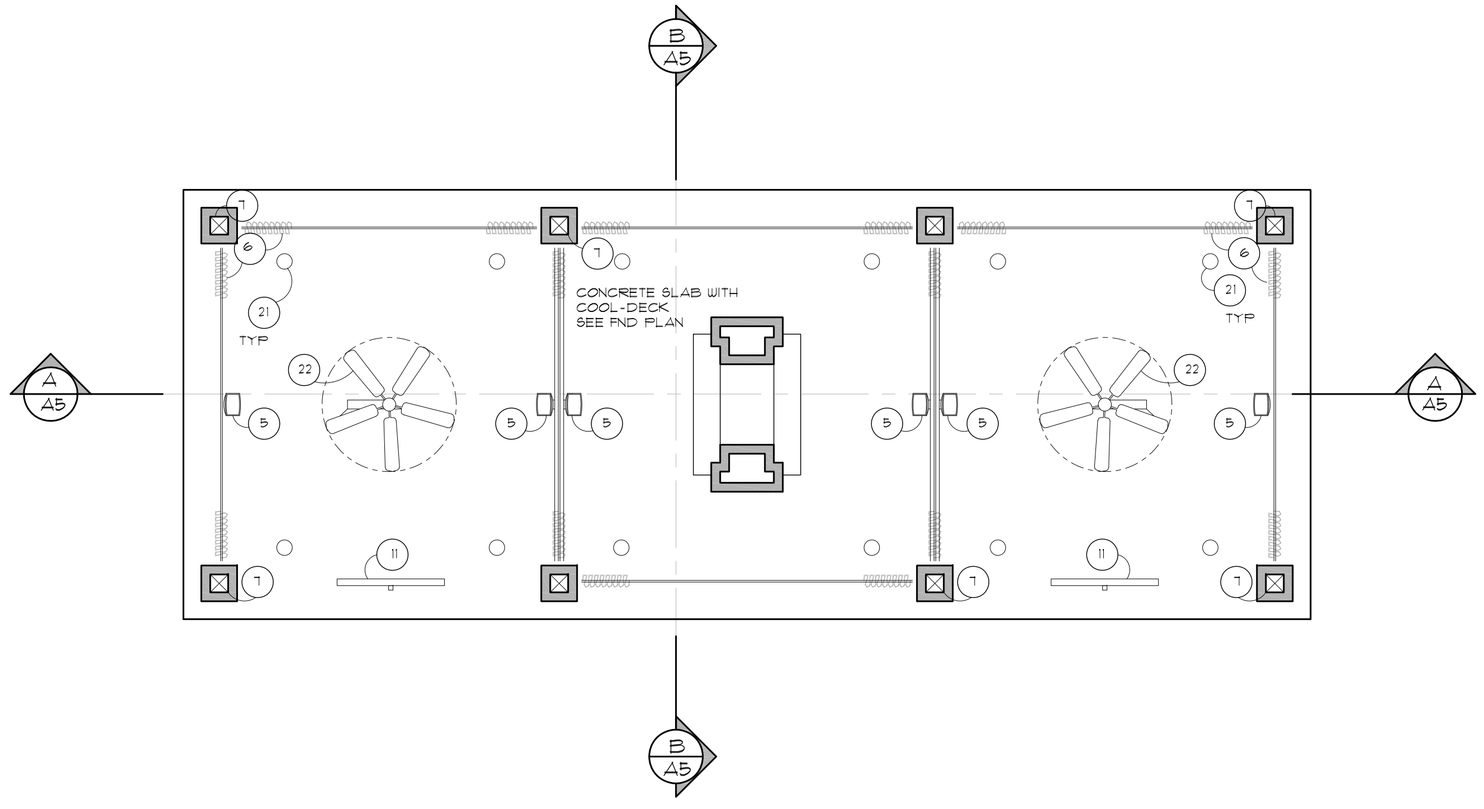
ELEVATIONS / SECTIONS-C



DIMENSION PLAN

FLOOR PLAN

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



NOTATION PLAN

FLOOR PLAN

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

SQUARE FOOTAGE LEGEND	
672 SQ. FT.	RAMADA

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 711 S.F.

MASTER KEYNOTES

WALL SYSTEM

101	2x4 STUD WALL
102	2x6 STUD WALL
103	6" PLUMBWALL
104	INTERIOR BEARING WALL - SEE FRAMING PLANS
105	MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
106	PRESSURE TREATED BOTTOM PLATE
107	DOUBLE TOP PLATE
108	LEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109	R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110	2X FIRE BLOCKING
111	1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112	SLOPE TOP 1/4" PLF
113	STUCCO
114	SOFFIT
115	WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116	CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117	NICHE - SEE INTERIOR ELEVATIONS
118	OPENING - SEE INTERIOR ELEVATIONS
119	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120	CRIPPLE WALL
121	HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM

201	WATER HEATER PLATFORM +18"
202	FLOOR MATERIAL CHANGE
203	FLOOR DRAIN
204	A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM

301	30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303	2X FASCIA WITH 1X TRIM
304	ROOF SLOPE - SEE EXT. ELEVATIONS
305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306	GIRDER TRUSS - SEE ROOF FRAMING
307	2X RAFTERS - SEE FRAMING
308	1/2" O.S.B. SHEATHING
309	BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310	FURRED CEILING
311	BEAM - SEE FRAMING PLAN
312	2X4 LOOKOUTS AT 48" O.C.
313	R-38 BATT INSULATION
314	MONIER CONC. TILE ROOF ESR-1647 OR APPRV'D EQUAL TO BE USED OVER 2 LAYERS TYPE 30 UNDERLAYMENT
315	2X CONVENTIONAL OVERFRAMING
316	STRUCTURAL GABLE END TRUSS
317	WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

FOUNDATION SYSTEM

401	STOOP
403	4" CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL WITH COOL DECK ON TOP TYP.
404	KEYED STEM
405	6" DEPRESS
406	SLOPE 1/8" P.L.F.
407	8" TURNDOWN
408	EXPANSION JOINT
409	PAVERS OR STONE PER BUILDER
410	PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411	PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES

501	MIRRORS @ MEDICINE CABINETS PER BUILDER SPEC.
502	CITY APPROVED FIREPLACE
503	BASE CABINET - SEE INTERIOR ELEVATIONS
504	UPPER CABINET - SEE INTERIOR ELEVATIONS
505	STONE VENEER-ESR-1593 OR EQUAL
506	PRE-FAB SHUTTERS
507	SHELVES @ RODS PER BUILDER SPEC.
508	WATER CLOSET
509	TUB @ SHOWER WITH ROD
510	GARDEN TUB PER SPEC
511	SHOWER - SEE FLR PL PLAN FOR SIZE
512	LAVATORYS PER BUILDER SPEC.
513	RANGE-OVEN
514	DOUBLE SINK W/DISPOSAL
515	DISHWASHER
516	REFRIGERATOR WITH ICE MAKER
517	WASHER
518	DRYER WITH DRYER VENT-SEE GENERAL NOTES
519	WATER HEATER
520	HOSE BIBB
521	HOSE BIBB W/SOV
522	MICROWAVE
523	5 SHELVES
524	SERVICE SINK (OPTIONAL)
525	COOKTOP
526	TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES

1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2	SEE EXTERIOR ELEVATIONS FOR ALL FOFOUTS AND VENEERS
3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4	SEE MECHANICAL FOR A/C OR FAU UNITS
5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

GENERAL FLOOR PLAN NOTES

20	INSULATION: - UNO. R-38 ROOF R-13 BATTS @ EXT. 2X4 WALLS R-19 BATTS @ EXT. 2X6 WALLS
21	ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22	MAX. SILL HGT. =44" MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23	SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24	ALL PLUMBING FIXTURES TO COMPLY WITH STATE LAV FLOW REQUIREMENTS
25	SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
26	A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
27	MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON @ CLEARANCE FIREPLACE INSTALLATION
28	DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS. SEE SHEET C-1
29	ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
30	SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN TEMPERED GLASS PANEL, OR APPROVED EQUAL
31	INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR
32	FIRE SEPARATION AT GARAGE WITH WH OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
33	T+P RELIEF VALVE. TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T+P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
34	ALL FLOOR MATERIALS PER OWNER SPEC.
35	DIMENSION NOTE: IN GENERAL DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

RAMADA SPECIFIC KEY NOTES

1. FFE (PROVIDED BY CREATIVE LICENSE)
2. ELECTRICAL CONVENIENCE OUTLET (PROVIDE POWER)
3. WROUGHT IRON PERIMETER FENCE (SEE DETAIL 2/ID.901)
4. ARTISTIC PAVER HARDSCAPE (HS1)
5. AUDIO SPEAKER (BLACK IN COLOR), PROVIDE DATA (SPEAKER BY A/V CONSULTANT)
6. CURTAIN (FB1) AND ROD (BY CREATIVE LICENSE)
7. 16"x16" FRAMED COLUMN WITH STUCCO (8X8 POST INSIDE)
8. 1"X8" HARD WOOD TRIM (PT1)
9. STUCCO FINISH, TO MATCH OFFICE (PT1)
10. SOLID SURFACE COUNTERTOP (SS1)
11. WATERPROOF TV WITH SUSPENDED MOUNT (PER STRUCTURAL), PROVIDE POWER AND DATA (TV BY A/V CONSULTANT)
12. METAL FLASHING (MT1)
13. 6" T&G SIDING (WD1) OVER ½" PLYWOOD
14. 2"X8" WOOD FRAMING (WD1) (PER STRUCTURAL)
15. 4"X8" WOOD FRAMING (WD1) (PER STRUCTURAL)
16. 5-1/8" x 12" GLB
17. 4"X4" WOOD POST (WD1) (PER STRUCTURAL)
18. ROOF TILE (RF1) INSTALL PER MFG. SPEC
19. UNDER COUNTER REFRIGERATOR (PROVIDE POWER)
    MFG: MARVEL OUTDOOR
    TYPE: MO24RAS1RS
20. UNDER COUNTER ICE MAKER (PROVIDE POWER AND DRAINAGE)
    MFG: MARVEL OUTDOOR
    TYPE: 30IMT-SS-F-L
21. RECESSED CAN LIGHT (PROVIDE POWER)
22. FAN (PROVIDE POWER)

revisions

1
2
3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW

CITY OF SURPRISE

RAMADA

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

barduson architects
practicing design community

3702 east kachina drive
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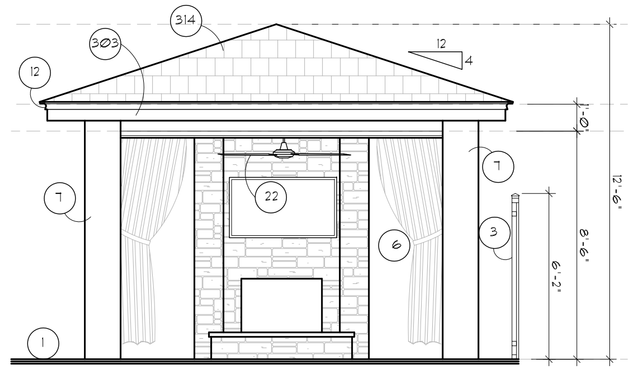
arizona 85044
T 480 233 7777
F 480 460 2263

date: 4-25-2018
project no:

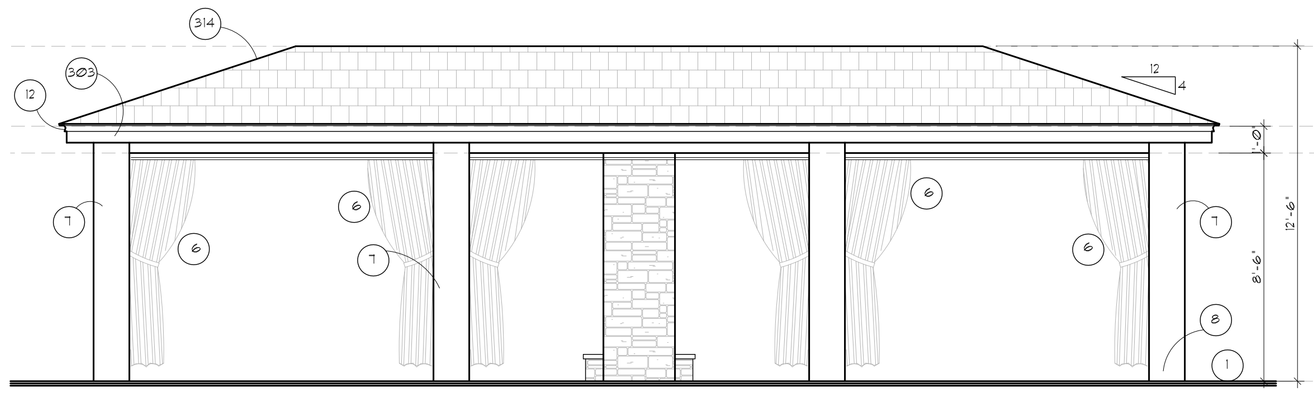
A1a

FLOOR PLANS



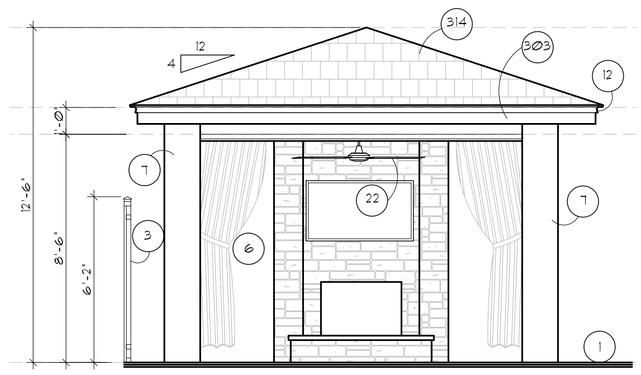
RIGHT ELEVATION

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



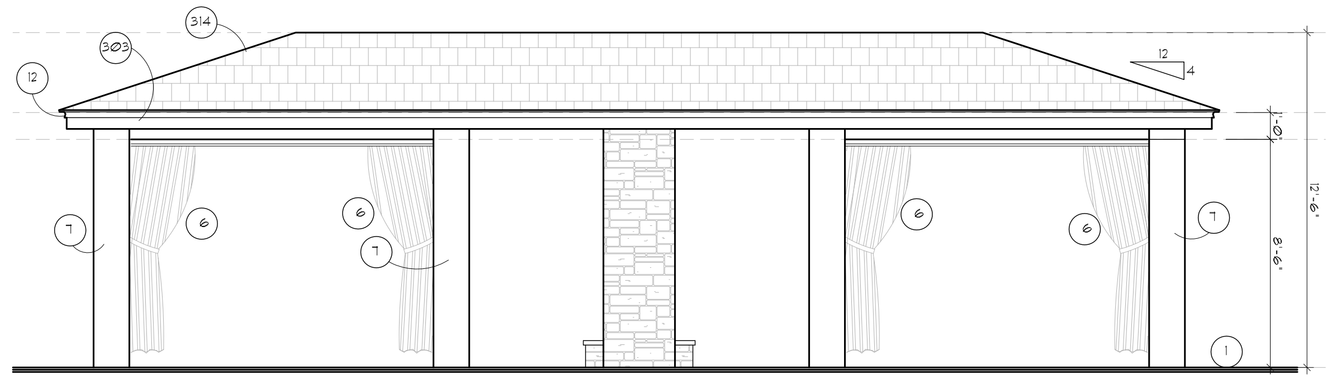
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

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

MATERIAL AND COLOR LEGEND
FARMHOUSE - SCHEME #1

PT-1 PAINT (FEILD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7627 WHITE HERON
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW7018 DOVETAIL
FINISH: FLAT
LOCATION: TRIM

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU#: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: MODULO
TYPE: BRASILIA - STONE VENEER
COLOR: ARCTIC
GROUT:
LOCATION: WAINSCOTING

PT-3 PAINT (DOOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7019 GAUNTLET GRAY
FINISH: FLAT
LOCATION: FRONT DOOR

0 1 2 3 4 5 10
ARCHITECTURAL GRAPHIC SCALE

MASTER KEYNOTES

WALL SYSTEM
01 2x4 STUD WALL
02 2x6 STUD WALL
03 6" PLUMBWALL
04 INTERIOR BEARING WALL - SEE FRAMING PLANS
05 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
06 PRESSURE TREATED BOTTOM PLATE
07 DOUBLE TOP PLATE
08 LEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
09 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
10 2X FIRE BLOCKING
11 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
12 SLOPE TOP 1/4" PLF
13 STUCCO
14 SOFFIT
15 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
16 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
17 NICHE - SEE INTERIOR ELEVATIONS
18 OPENING - SEE INTERIOR ELEVATIONS
19 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
20 CRIPPLE WALL
21 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM 18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 MONIER CONC. TILE ROOF ESR-1647 OR APPRV'D EQUAL TO BE USED OVER 2 LAYERS TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

FOUNDATION SYSTEM
401 STOOP
403 4" CONC. SLAB OVER 4" ABC O/TERMITE TREATED SOIL WITH COOL DECK ON TOP TYP.
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502 CITY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-1593 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR PL PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE-OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 5 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE EXTERIOR ELEVATIONS FOR ALL FOFOUTS AND VENEERS
3 SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4 SEE MECHANICAL FOR A/C OR FAU UNITS
5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

GENERAL FLOOR PLAN NOTES
20 INSULATION: - U.N.O.
R-38 ROOF
R-13 BATTS @ EXT. 2X4 WALLS
R-19 BATTS @ EXT. 2X6 WALLS
21 ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22 MAX. SILL HGT. =44"
MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24 ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
25 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
26 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
27 MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE ICBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION
28 DRYER VENT - CONFORM TO IMC DRYER VENT LIMITATIONS. SEE SHEET C-1.
29 ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
30 SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
31 INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR
32 FIRE SEPARATION AT GARAGE WITH WH OR FURNACE, NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY, AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
33 T/P RELIEF VALVE. TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T/P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
34 ALL FLOOR MATERIALS PER OWNER SPEC.
35 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

RAMADA SPECIFIC KEY NOTES

1. FFE (PROVIDED BY CREATIVE LICENSE)
2. ELECTRICAL CONVENIENCE OUTLET (PROVIDE POWER)
3. WROUGHT IRON PERIMETER FENCE (SEE DETAIL 2/ID.301)
4. ARTISTIC PAVER HARDSCAPE (HS1)
5. AUDIO SPEAKER (BLACK IN COLOR), PROVIDE DATA (SPEAKER BY A/V CONSULTANT)
6. CURTAIN (FB1) AND ROD (BY CREATIVE LICENSE)
7. 16"x16" FRAMED COLUMN WITH STUCCO (8X8 POST INSIDE)
8. 1"X8" HARD WOOD TRIM (PT1)
9. STUCCO FINISH, TO MATCH OFFICE (PT1)
10. SOLID SURFACE COUNTERTOP (SS1)
11. WATERPROOF TV WITH SUSPENDED MOUNT (PER STRUCTURAL), PROVIDE
POWER AND DATA (TV BY A/V CONSULTANT)
12. METAL FLASHING (MT1)
13. 6" T&G SIDING (WD1) OVER 1/2" PLYWOOD
14. 2"X8" WOOD FRAMING (WD1) (PER STRUCTURAL)
15. 4"X8" WOOD FRAMING (WD1) (PER STRUCTURAL)
16. 5-1/8" x 12" GLB
17. 4"X4" WOOD POST (WD1) (PER STRUCTURAL)
18. ROOF TILE (RF1) INSTALL PER MFG. SPEC
19. UNDER COUNTER REFRIGERATOR (PROVIDE POWER)
MFG: MARVEL OUTDOOR
TYPE: M24RAS1RS
20. UNDER COUNTER ICE MAKER (PROVIDE POWER AND DRAINAGE)
MFG: MARVEL OUTDOOR
TYPE: 30IMT-SS-F-L
21. RECESSED CAN LIGHT (PROVIDE POWER)
22. FAN (PROVIDE POWER)

revisions
1
2
3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW
CITY OF SURPRISE

RAMADA

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

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arizona 85044
T 480 233 7777
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date: 4-25-2018
project no:

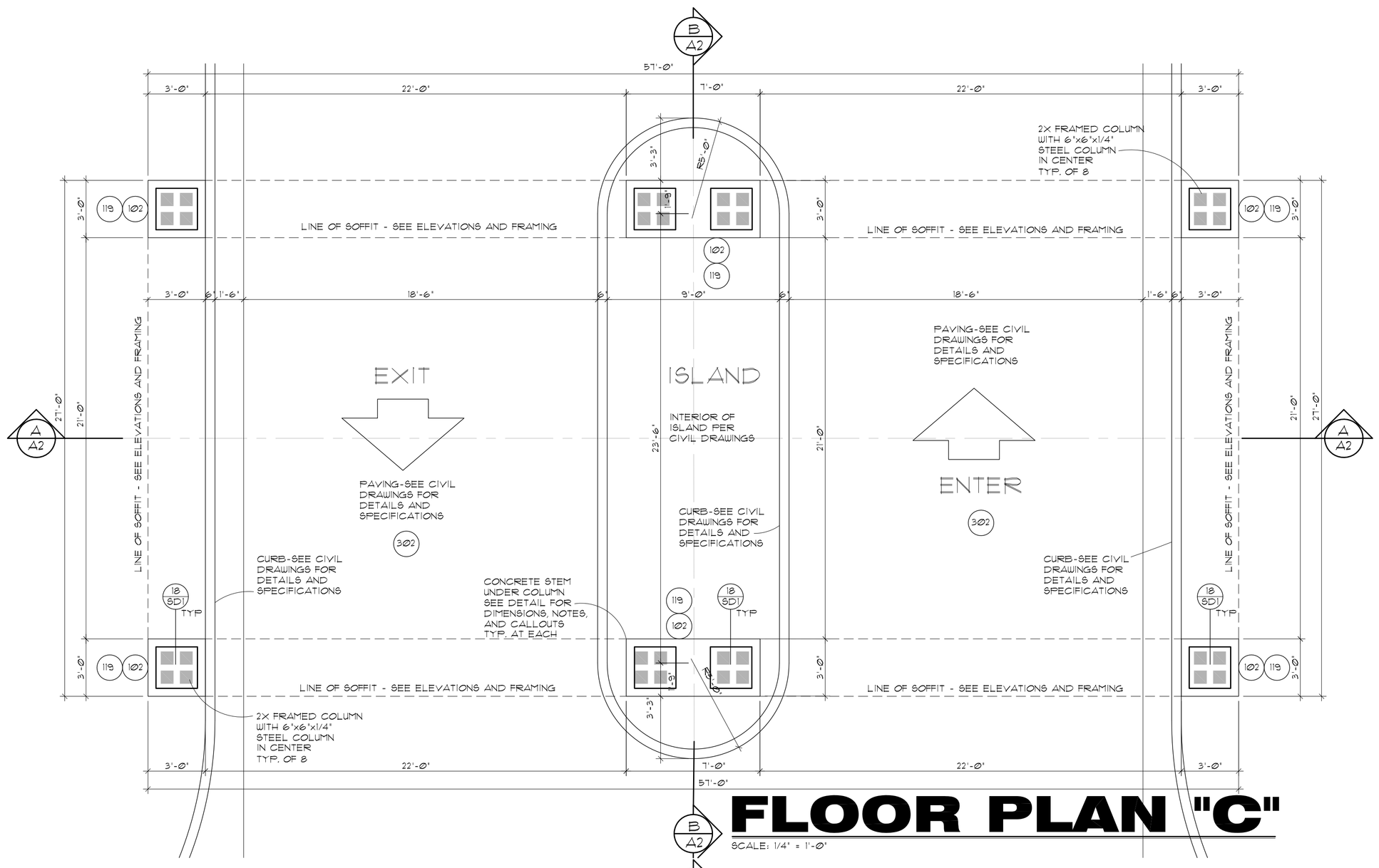
A4a

ELEVATIONS-A

FARMHOUSE STYLE

MASTER KEYNOTES	
102	2x6 STUD WALL
107	DOUBLE TOP PLATE
113	STUCCO
119	COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
302	EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303	2X FASCIA WITH 1X TRIM
304	ROOF SLOPE - SEE EXT. ELEVATIONS
305	PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306	GIRDER TRUSS - SEE ROOF FRAMING
308	1/2" O.S.B. SHEATHING
311	BEAM - SEE FRAMING PLAN
314	MONIER CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315	2X CONVENTIONAL OVERFRAMING
316	STRUCTURAL GABLE END TRUSS
505	STONE VENEER-ESR-1593 OR EQUAL

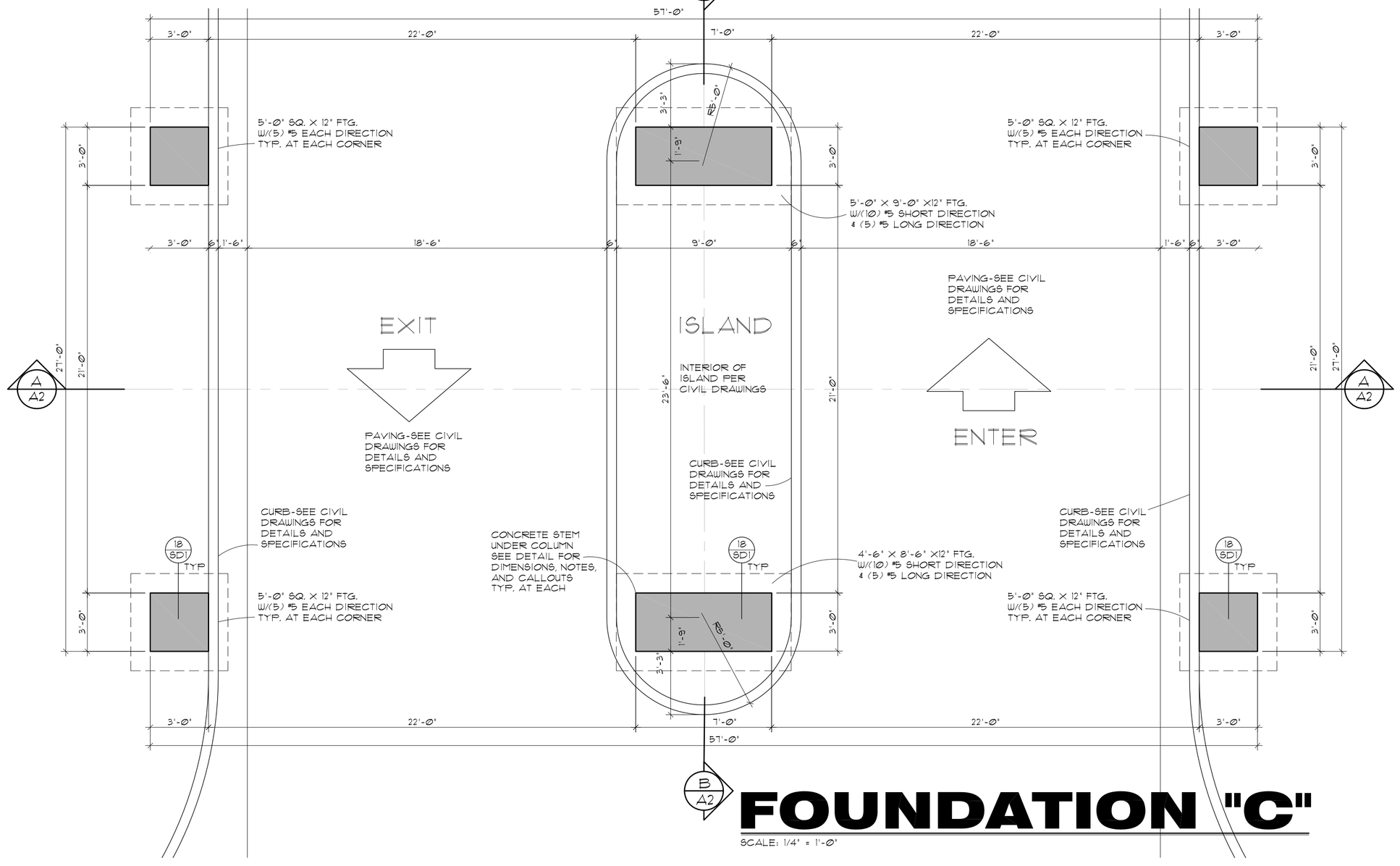
FLOOR PLAN NOTES		
CROSS REFERENCE NOTES	1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
	2	SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
	3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
	4	SEE MECHANICAL FOR A/C OR FAU UNITS
	5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
	6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
	7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
	8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.



FLOOR PLAN "C"

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

FOUNDATION NOTES		
CROSS REFERENCE NOTES	1	REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
	2	SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
	3	SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
	4	SEE MECHANICAL FOR A/C OR FAU UNITS
	5	SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
	6	SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
	7	SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
	8	SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
GENERAL FOUNDATION NOTES	1.	VERIFY THE FOLLOWING PRIOR TO POURING:
	2.	ALL HOLD DOWN, STRAP, AND POST LOCATIONS.
	3.	CONCRETE FINISHES
	4.	UNDER-SLAB MECHANICAL REQUIREMENTS.
	5.	STEM WALL BLOCKOUTS.
	6.	UNDER-SLAB ELECTRICAL REQUIREMENTS AND PANEL RISER LOCATION - WHERE APPLICABLE.
	7.	PROVIDE THE FOLLOWING: PVS SLEEVE(S) THROUGH STEM WALL IF REQUIRED (EACH CONDENSER LOCATION)
	8.	PROVIDE COPPER GROUND BAR PER ELECTRICAL PLANS
	9.	SLOPE FINISH GRADE AWAY FROM FOOTING.
	10.	VERIFY FINAL FINISH FLOOR ELEV'S FOR SLABS WITH CIVIL ENGINEERED DRAWINGS. ELEVATIONS SHOWN IN THESE PLANS ARE NOMINAL/GENERIC TO SHOW DIFFERENTIALS. ACTUAL ELEVATIONS VARY PER INDIVIDUAL LOT.
	11.	SEE SHEAR WALL PLANS FOR LOCATION OF ALL HOLDOWNS.



FOUNDATION "C"

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

revisions

1

2

3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW

CITY OF SURPRISE

PORTICO

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
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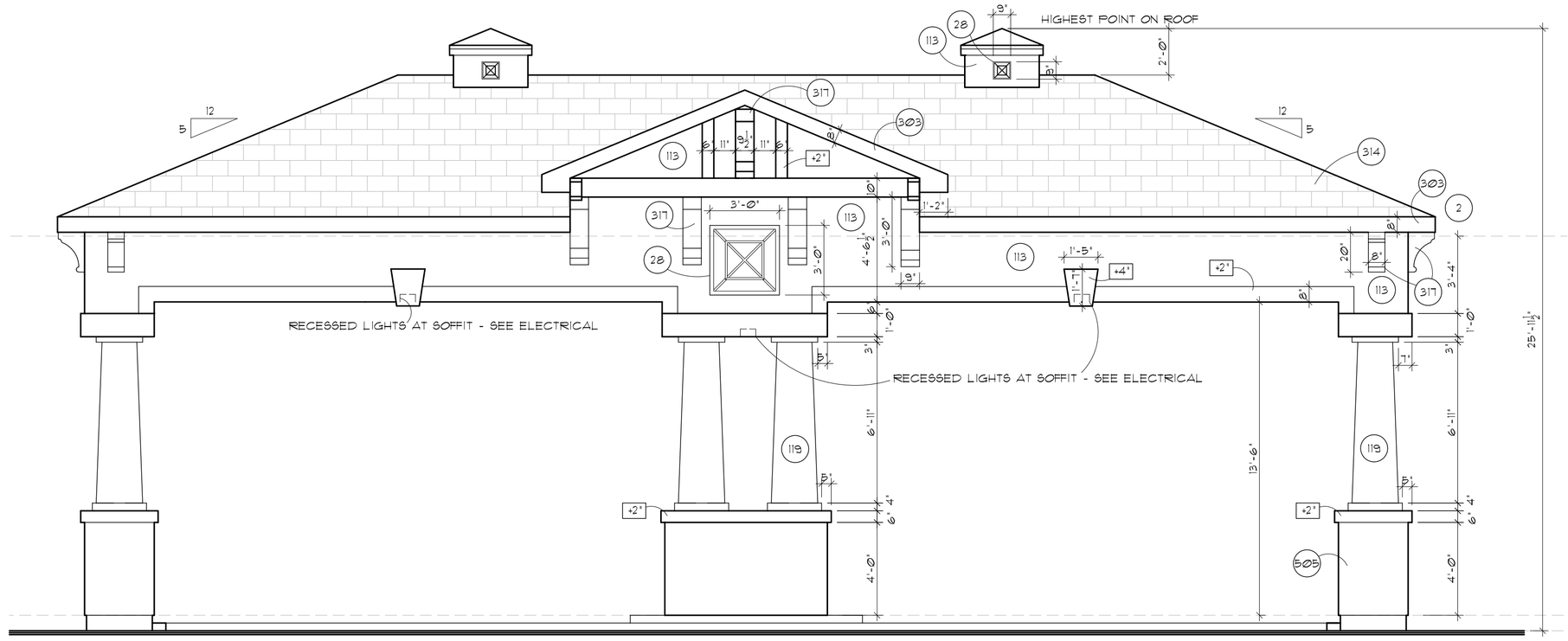
date: 4-25-2018

project no:

A1

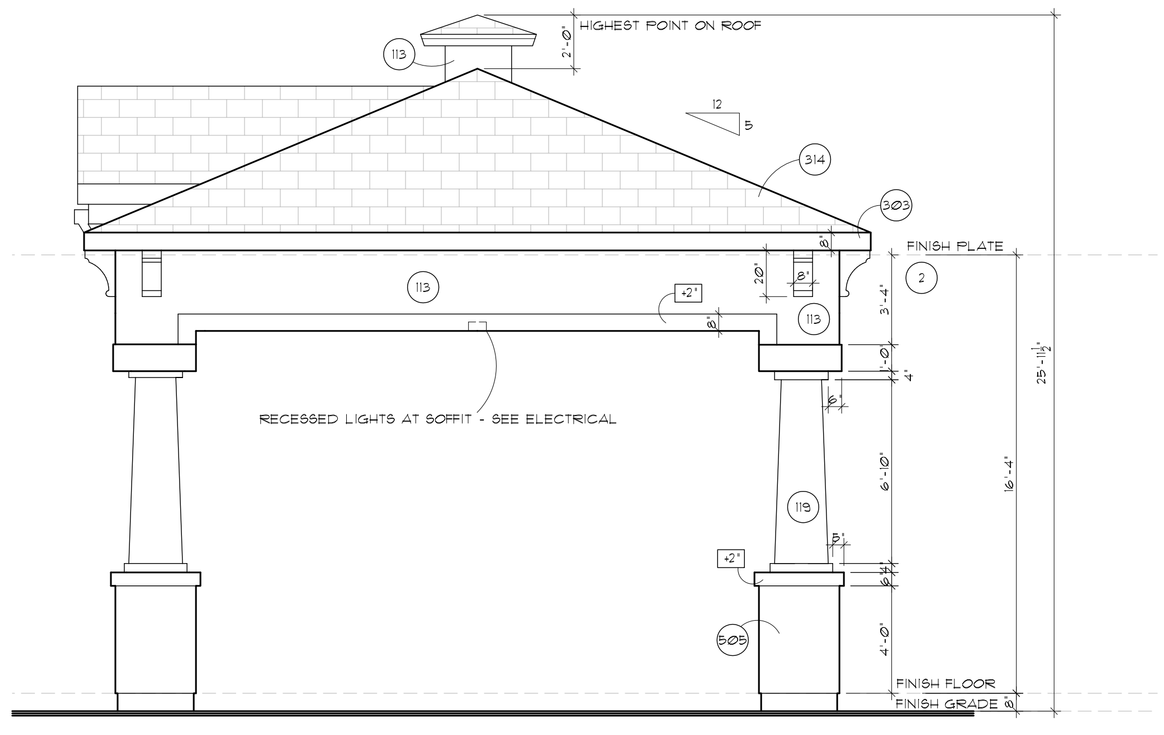
ENTRY PORTICO / FLR. & FND.-C

FARMHOUSE STYLE



FRONT ELEVATION "C"

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



RIGHT ELEVATION "C"

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

MECHANICAL EQUIPMENT NOTE:

THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:

EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'0" AFF. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH §OTTABA AND CITY OF PHOENIX DARK SKY REGULATIONS

MATERIAL AND COLOR LEGEND

FARMHOUSE - SCHEME #2

PT-1 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7008 ALABASTER
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7015 REPOSE GRAY
FINISH: FLAT
LOCATION: FIELD COLOR

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SIZE: 2PACS1400
LOCATION: ROOF

ST-1 STONE
MFG: MODELO
TYPE: BRASILIA - STONE VENEER
COLOR: ATLANTIC
GROUT:
LOCATION: WAINSCOTING

PT-3 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7020 BLACK FOX
FINISH: FLAT
LOCATION: TRIM & DOOR

0 1 2 3 4 5 10

ARCHITECTURAL GRAPHIC SCALE

MASTER KEYNOTES

WALL SYSTEM
101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SILEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI
PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, 5AG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM 18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30X22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1
ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

FOUNDATION SYSTEM
401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" PLF.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2938 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORYS PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 5 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOUEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3 SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5

GENERAL ELEVATION NOTES
20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22 VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23 "0" = STANDARD 1" FOAM, STUCCO ON FRAME - "2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24 VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFGR.
NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED
25 CORBEL
26 PRE-FAB ORNAMENTAL METAL RAILING
27 PRE-FAB WOOD SHUTTERS PER BLDR SPEC.
28 PRE-FAB METAL ORNAMENT
29 PYRAMID LIGHT WITH W.I. ORNAMENT
30 FOAM WITH STUCCO
31 FOAM CORBEL TRUSS SLEEVE
32 GARAGE DOOR PER OWNER/BUILDER SPEC
33 W.I. PORTICO GATE
34 6X6 MIN. SCUPPER - SELECT PER BUILDER SEE DETAIL 18/ADI FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
38 STEEL GUARDRAILS +34-38" MIN. STYLE/FINISH PER BLDR. SEE ELEVS
39 CMU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
40 LIGHT FIXTURE - PER BUILDER SPEC.

CITY ADDRESS NOTE:

PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319.

NOTE:
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions
1
2
3

CHRISTOPHER TODD COMMUNITIES
MOUNTAIN VIEW
CITY OF SURPRISE

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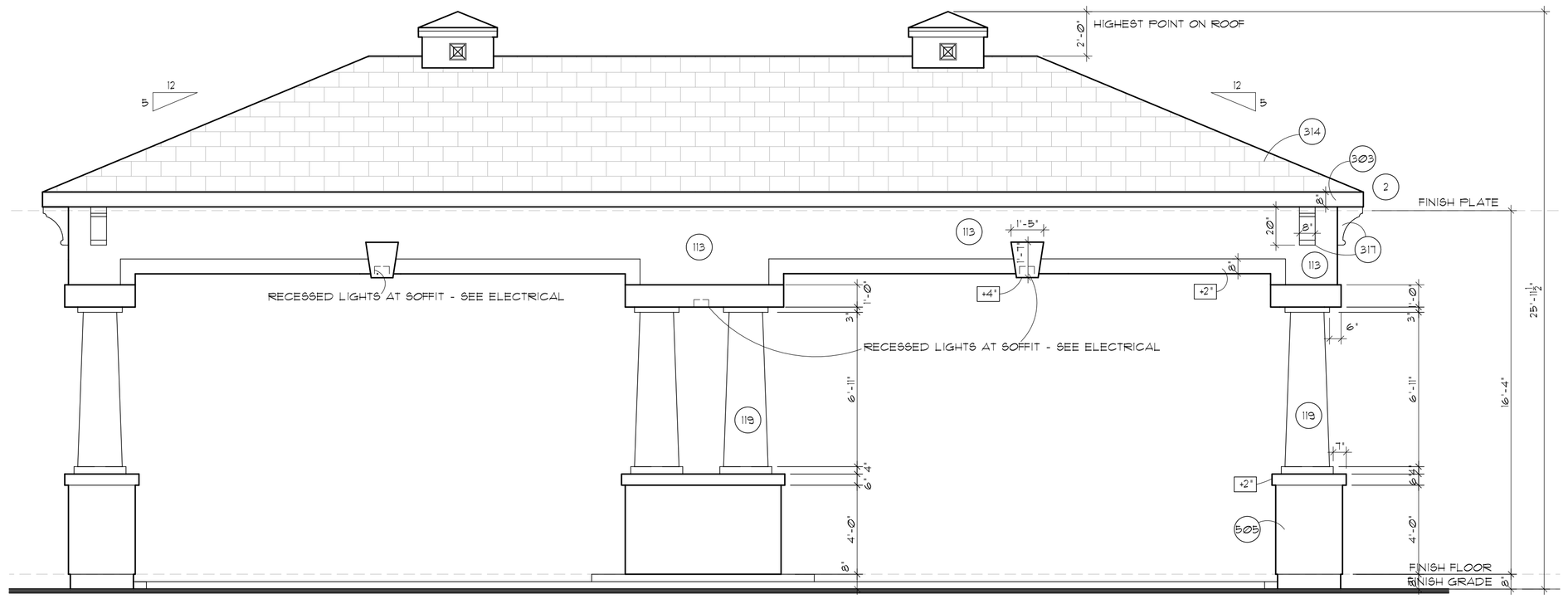
date: 4-25-2018
project no:

A3c

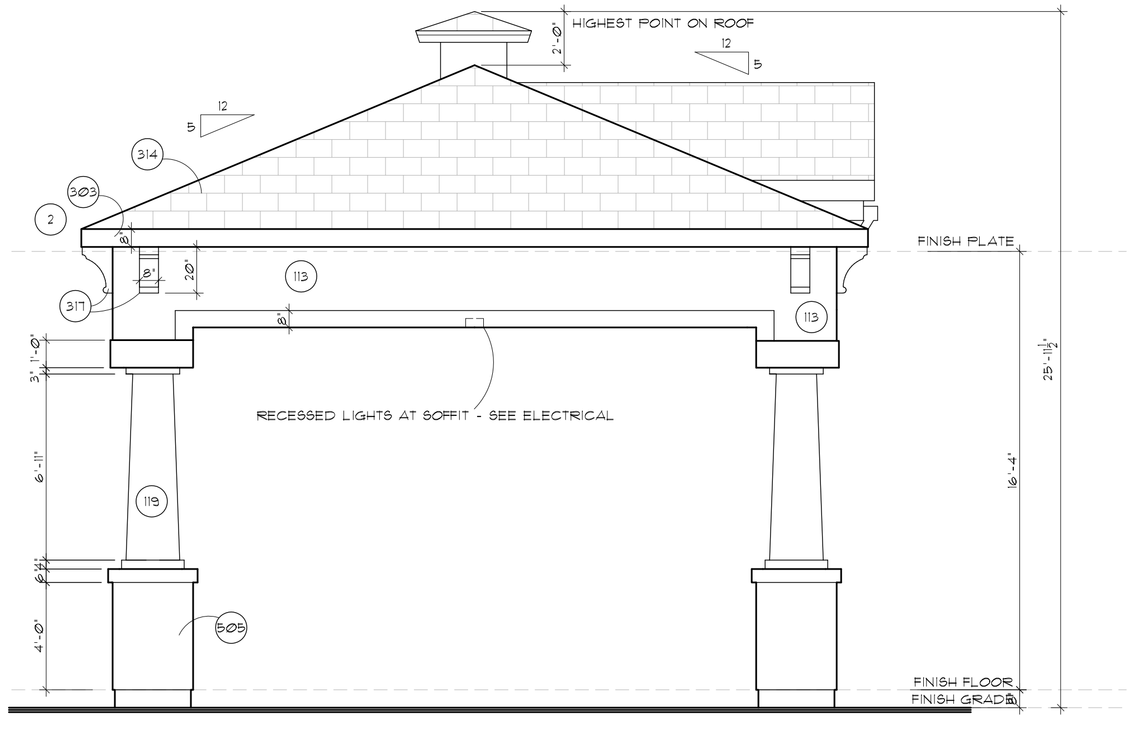
ENTRY PORTICO / ELEVATIONS-C

FARMHOUSE STYLE



REAR ELEVATION "C"

SCALE: 1/4" = 1'-Ø"



LEFT ELEVATION "C"

SCALE: 1/4" = 1'-Ø"

MECHANICAL EQUIPMENT NOTE:

THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:

EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'-Ø" A.F.F. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

OUTDOOR LIGHTING NOTE:

ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH SØTTABA AND CITY OF PHOENIX DARK SKY REGULATIONS

MATERIAL AND COLOR LEGEND

FARMHOUSE - SCHEME #2

PT-1 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7008 ALABASTER
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7015 REPOSE GRAY
FINISH: FLAT
LOCATION: FIELD COLOR

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 3FACS1400
LOCATION: ROOF

ST-1 STONE
MFG: MODELO
TYPE: BRASILIA - STONE VENEER
COLOR: ATLANTIC
GROUT:
LOCATION: WAINSCOTING

PT-3 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7020 BLACK FOX
FINISH: FLAT
LOCATION: TRIM & DOOR

Ø 1 2 3 4 5 10

ARCHITECTURAL GRAPHIC SCALE

MASTER KEYNOTES

WALL SYSTEM
Ø1 2x4 STUD WALL
Ø2 2x6 STUD WALL
Ø3 6" PLUMBWALL
Ø4 INTERIOR BEARING WALL - SEE FRAMING PLANS
Ø5 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
Ø6 PRESSURE TREATED BOTTOM PLATE
Ø7 DOUBLE TOP PLATE
Ø8 LEVEL SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI
PAINT CONCRETE STEM BELOW TO MATCH BLDG.
Ø9 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
1Ø 2X FIRE BLOCKING
11 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
12 SLOPE TOP 1/4" PLF
13 STUCCO - Ultrakote ESR 1471
14 SOFFIT
15 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
16 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
17 NICHE - SEE INTERIOR ELEVATIONS
18 OPENING - SEE INTERIOR ELEVATIONS
19 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
12Ø CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
2Ø1 WATER HEATER PLATFORM +18"
2Ø2 FLOOR MATERIAL CHANGE
2Ø3 FLOOR DRAIN
2Ø4 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
3Ø1 3Øx22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
3Ø2 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
3Ø3 2X FASCIA WITH 1X TRIM
3Ø4 ROOF SLOPE - SEE EXT. ELEVATIONS
3Ø5 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
3Ø6 GIRDER TRUSS - SEE ROOF FRAMING
3Ø7 2X RAFTERS - SEE FRAMING
3Ø8 1/2" O.S.B. SHEATHING
3Ø9 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
31Ø FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 3Ø UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/ADI

FOUNDATION SYSTEM
4Ø1 STOOP
4Ø3 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
4Ø4 KEYED STEM
4Ø5 6" DEPRESS
4Ø6 SLOPE 1/8" P.L.F.
4Ø7 8" TURNDOWN
4Ø8 EXPANSION JOINT
4Ø9 PAVERS OR STONE PER BUILDER
41Ø PROVIDE CONTROL JOINT AT 4ØØ SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 2ØØ SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
5Ø1 MIRRORS @ MEDICINE CABINETS PER BUILDER SPEC.
5Ø2 CITY / COUNTY APPROVED FIREPLACE
5Ø3 BASE CABINET - SEE INTERIOR ELEVATIONS
5Ø4 UPPER CABINET - SEE INTERIOR ELEVATIONS
5Ø5 STONE VENEER-ESR-2598 OR EQUAL
5Ø6 PRE-FAB SHUTTERS
5Ø7 SHELVES & RODS PER BUILDER SPEC.
5Ø8 WATER CLOSET
5Ø9 TUB & SHOWER WITH ROD
51Ø GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
52Ø HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 5 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3 SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5

GENERAL ELEVATION NOTES
2Ø SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22 VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23 -Ø" = STANDARD 1" FOAM, STUCCO ON FRAME - -2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24 VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFGR.
NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED
25 CORBEL
26 PRE-FAB ORNAMENTAL METAL RAILING
27 PRE-FAB WOOD SHUTTERS PER BLDR SPEC.
28 PRE-FAB METAL ORNAMENT
29 PYRAMID LIGHT WITH W.I. ORNAMENT
3Ø FOAM WITH STUCCO
31 FOAM CORBEL TRUSS SLEEVE
32 GARAGE DOOR PER OWNER/BUILDER SPEC
33 W.I. PORTICO GATE
34 6X6 MIN. SCUPPER - SELECT PER BUILDER SEE DETAIL 18/ADI FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
38 STEEL GUARDRAILS +34-38" MIN. STYLE/FINISH PER BLDR. SEE ELEVATIONS
39 CMU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
4Ø LIGHT FIXTURE - PER BUILDER SPEC.

CITY ADDRESS NOTE:

PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319.

NOTE:
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions
1
2
3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW

CITY OF SURPRISE

PORTICO

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
ARIZONA, U.S.A.
Expires 3-31-2020

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arizona 85044
T 480 233 7777
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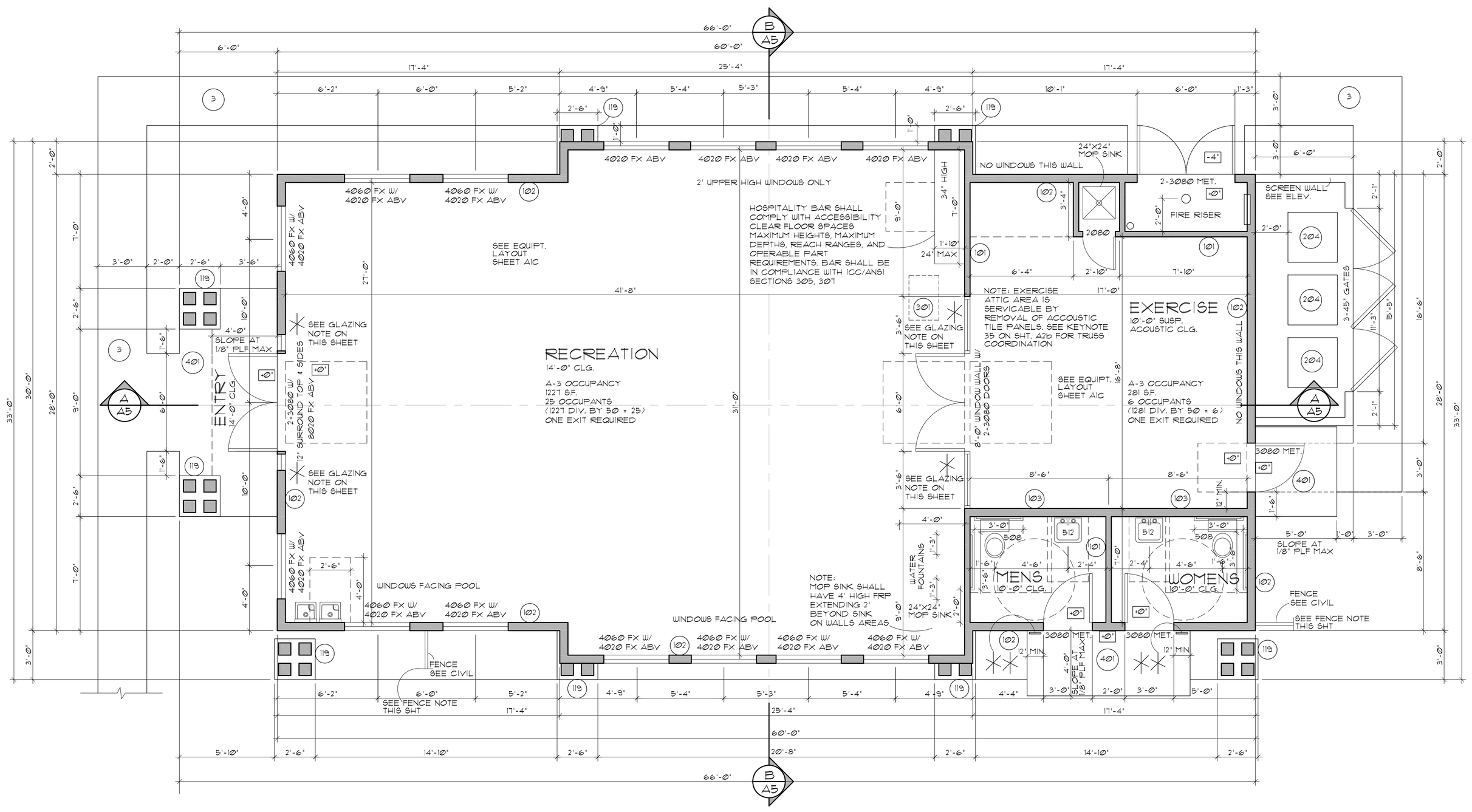
date: 4-25-2018
project no:

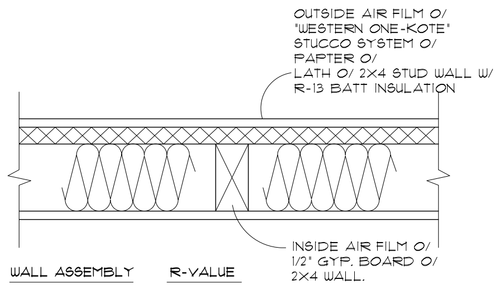
A4c

ENTRY PORTICO ELEVATIONS-C



FITNESS BLDG. - FLOOR PLAN
CRAFTSMAN STYLE

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



WALL ASSEMBLY	R-VALUE
OUTSIDE AIR FILM	Ø.25
STUCCO SYSTEM	Ø.2Ø
PAPER	Ø.Ø6
LATH	4.ØØ
INSULATION	13.ØØ
1/2" GYP. BOARD	Ø.45
INSIDE AIR FILM	Ø.68
TOTAL	18.64

NOTE: SEE DETAIL 12/AD1 FOR ALTERNATE DETAIL WHEN ARS 28-8481(J) APPLIES IN THE VICINITY OF MILITARY AIRPORT AND OUTSIDE NOISE CONTOURS

1 EXT. WALL ASSEMBLY

FIRE ALARM NOTE

ALL COMMERCIAL OCCUPANCIES FOR WHICH A BUILDING OR CONSTRUCTION PERMIT IS OBTAINED SHALL BE PROTECTED BY A FULLY AUTOMATIC FIRE ALARM SYSTEM INSTALLATION OF THE FIRE ALARM SYSTEM SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF NFPA '12 2002 EDITION UNLESS OTHERWISE APPROVED BY THE FIRE CHIEF. ALL FIRE ALARMS SYSTEMS SHALL BE ADDRESSABLE SYSTEMS WITH CLASS A WIRING ADDRESSABLE DEVICES IN TENANT SPACES SHALL INCLUDE TENANT ADDRESS OR SUITE NUMBER AND SPECIFIC AREA OF DETECTION

AIR BALANCE REPORT

"PROVIDE A COPY OF A CERTIFIED AIR BALANCE REPORT TO THE CITY INSPECTOR PRIOR TO THE FINAL OF THE BUILDING OR TENANT IMPROVEMENT. THIS REPORT NEEDS TO BE CONDUCTED BY A THIRD PARTY COMPANY, WHICH IS CERTIFIED TO CONDUCT THIS TYPE OF REPORT AND IS APPROVED BY THE ENGINEER OF RECORD. THE REPORT SHALL DEMONSTRATE THAT THE MECHANICAL SYSTEM WILL MEET THE DESIGN CALCULATIONS AS INDICATED ON THE MECHANICAL PLANS BY EITHER THE MECHANICAL ENGINEER OR THE ARCHITECT OF RECORD

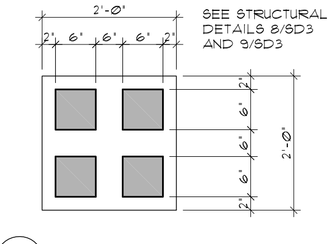
GLAZING NOTE:

GLAZING SHALL COMPLY WITH CURRENT CODES:
GLAZING IN DOORS,
GLAZING ADJACENT DOORS,
GLAZING IN WINDOWS.

SQUARE FOOTAGE LEGEND	
1781 SQ. FT.	TOTAL HABITABLE SPACE
84 SQ. FT.	FRONT PORCH
1865 SQ. FT.	TOTAL UNDER ROOF

DOOR/DOOR HARDWARE NOTES:

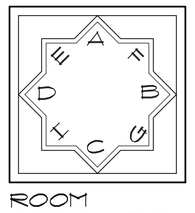
A. ALL DOORS ARE TO BE 3'-0" WIDE (AND MINIMUM 6'-8"H) FOR FULL ACCESSIBILITY CLEARANCES.
B. DOORS AND GATES SHALL COMPLY WITH IBC SECTION 1008.1.9. LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF THE MAIN EXTERIOR DOOR OR DOORS PER IBC SECTION 1008.1.9.3. IN GROUP A HAVING AN OCCUPANT LOAD LESS THAN 300, GROUP B AND S-1 THE MAIN EXTERIOR DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED AND PROVIDED THAT A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" H ON A CONTRASTING BACKGROUND.
C. RESTROOM DOORS REQUIRE PRIVACY LOCKS PER IBC SECTION 1109.2.1.7.
D. ACCESSIBLE DOORS SHALL COMPLY WITH REQUIREMENTS FOR HEIGHTS, LEVER-TYPE HANDLES, THRESHOLDS, AND MAXIMUM PRESSURES PER ICC/ANSI SECTIONS 404.2.4, 404.2.6, AND 404.2.7.1.



1 TYPICAL COLUMN

FENCE NOTE:
HOLD STONE AND POPOUT BACK AT REQ'D DISTANCE (BOLD LINE) FOR AREA WHERE FENCE CONNECTS TO BUILDING. VERIFY EXACT LOCATION WITH CIVIL

NOTE:
POOL FENCE IS A SEPARATE SUBMIT BY POOL CONTRACTOR



ROOM DESIGNATION KEY

ADA SIGNAGE NOTE:

PROVIDE REQUIRED ACCESSIBILITY SIGNAGE, TO COMPLY WITH IBC SECTIONS 1110.1, 2902.2.1, 2902.4, AND ICC/ANSI A117.1 SECTION 703.

MASTER KEYNOTES

WALL SYSTEM
101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SWEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 WEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL SEE DETAIL 1/A1b
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM 18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION
302 PROVIDE 5/8" TYPE 'X' GYP. BD. @ GARAGE SIDE
303 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 3/AD1

FOUNDATION SYSTEM
401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2538 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 9 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOWEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE EXTERIOR ELEVATIONS FOR ALL POPOUTS AND VENEERS
3 SEE SITE PLAN FOR CONT. OF WALKS & DRIVES
4 SEE MECHANICAL FOR A/C OR FAU UNITS
5 SEE EXTERIOR ELEVATIONS FOR HEADER HEIGHTS
6 SEE FRAMING PLANS FOR POST SIZES AND LOCATIONS
7 SEE STANDARD PLAN FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
8 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.

GENERAL FLOOR PLAN NOTES
20 INSULATION: - U.N.O.
R-38 ROOF
R-13 BATTS @ EXT. 2X4 WALLS
R-19 BATTS @ EXT. 2X6 WALLS
21 ALL EGRESS WINDOWS SHALL MEET CURRENT CODE REQUIREMENTS
22 MAX. SILL HGT. +44"
MIN. 5.7 SQFT. OPENABLE TO OUTSIDE IN ALL SLEEPING AREAS
23 SHOWER HEADS TO BE 80" ABOVE FINISH FLOOR
24 ALL PLUMBING FIXTURES TO COMPLY WITH STATE LOW FLOW REQUIREMENTS
25 SEE SHEET C-1 FOR GYP. BOARD INSTALLATION.
26 A/C UNIT TO BE INSTALLED ON A CONCRETE SLAB WHICH COMPLETELY SUPPORTS THE EQUIPMENT ELEVATED AT LEAST 3" ABOVE ADJOINING GROUND LEVEL.
27 MANUFACTURERS INSTALLATION INSTRUCTIONS AND COPY OF APPLICABLE CBO RESEARCH REPORT WILL BE MADE AVAILABLE TO INSPECTOR ON 0" CLEARANCE FIREPLACE INSTALLATION
28 DRYER VENT - CONFORM TO DRYER VENT LIMITATIONS, SEE SHEET C-1.
29 ALL GLASS IN HAZARDOUS AREAS AND ALL GLASS WITHIN 24" OF DOORS SHALL BE SAFETY GLASS
30 SHOWER ENCLOSURES SHALL BE EITHER A SINGLE SHOWER ROD WITH CURTAIN, TEMPERED GLASS PANEL, OR APPROVED EQUAL
31 INTERIOR LAUNDRY ROOMS AND BATHROOMS REQUIRE MECHANICAL VENTILATION OF FIVE AIR CHANGES /HOUR
32 FIRE SEPARATION AT GARAGE WITH WH OR FURNACE. NO PLASTIC PIPE OR REFRIGERANT LINE INSULATION TO PENETRATE FIREWALL. NO SUPPLY AIR OR OTHER DUCT OPENINGS IN GARAGE WITHOUT FIRE DAMPERS, INCLUDING DUCT VIBRATION ISOLATORS.
33 T&P RELIEF VALVE: TO BE FULL SIZE STEEL PIPE OR HARD DRAWN COPPER TUBING EXTENDING TO THE EXTERIOR OF THE BUILDING AND TERMINATING IN A DOWNWARD POSITION NOT MORE THAN SIX INCHES ABOVE GRADE. THE T&P RELIEF LINE SHALL NOT TERMINATE OVER WALKWAYS, PATIOS, CARPORTS OR OTHER SIMILAR AREAS.
34 ALL FLOOR MATERIALS PER OWNER SPEC.
35 DIMENSION NOTE: IN GENERAL, DIMENSIONS SHALL BE CONSIDERED ROUGH (NOT FINISHED) AND NOMINAL (NOT ACTUAL). BUILDER SHALL BE RESPONSIBLE TO INTERPRET DIMENSIONING SO AS TO PROVIDE FOR CRITICAL FINISHED DIMENSIONS WHERE APPLICABLE, AND SHALL JUSTIFY PARTIAL DIMENSION STRINGS WITH OVERALL DIMENSION STRINGS.

revisions
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2
3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW

CITY OF SURPRISE

FITNESS BUILDING

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

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arizona 85044
T 480 233 7777
F 480 460 2263

date: 4-25-2018
project no:

A1b

FLOOR PLAN

MECHANICAL EQUIPMENT NOTE:

THERE IS NO ROOF MOUNTED EQUIPMENT. ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:

EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'Ø" A.F.F. CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT CLG. HEIGHT SHOWN ON FLOOR PLAN.

MATERIAL & COLOR LEGEND

FARMHOUSE - SCHEME #2

PT-1 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7008 ALABASTER
FINISH: FLAT
LOCATION: FIELD COLOR

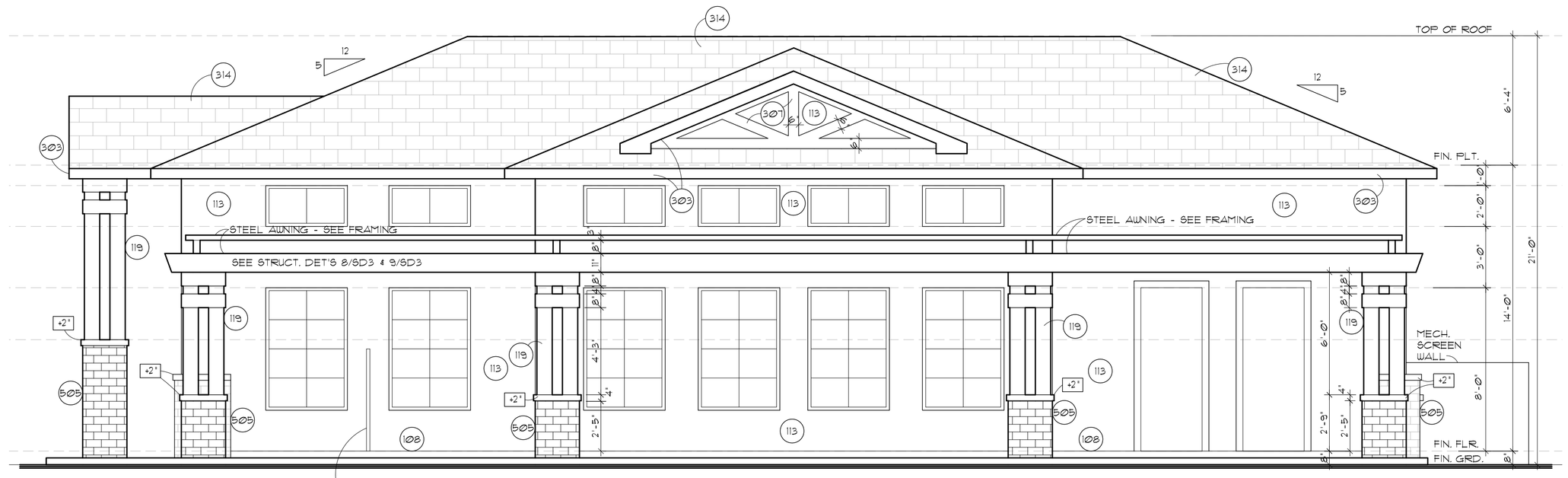
PT-2 PAINT (FIELD COLOR)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7015 REPOSE GRAY
FINISH: FLAT
LOCATION: FIELD COLOR

RF-1 SHINGLES
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SIDI: 2FACS1430
LOCATION: ROOF

ST-1 STONE
MFG: MODULO
TYPE: BRASILIA - STONE VENEER
COLOR: ATLANTIC
GROUT:
LOCATION: WAINSCOTING

PT-3 PAINT (TRIM)
MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7030 BLACK FOX
FINISH: FLAT
LOCATION: TRIM & DOOR

0 1 2 3 4 5 10
ARCHITECTURAL GRAPHIC SCALE

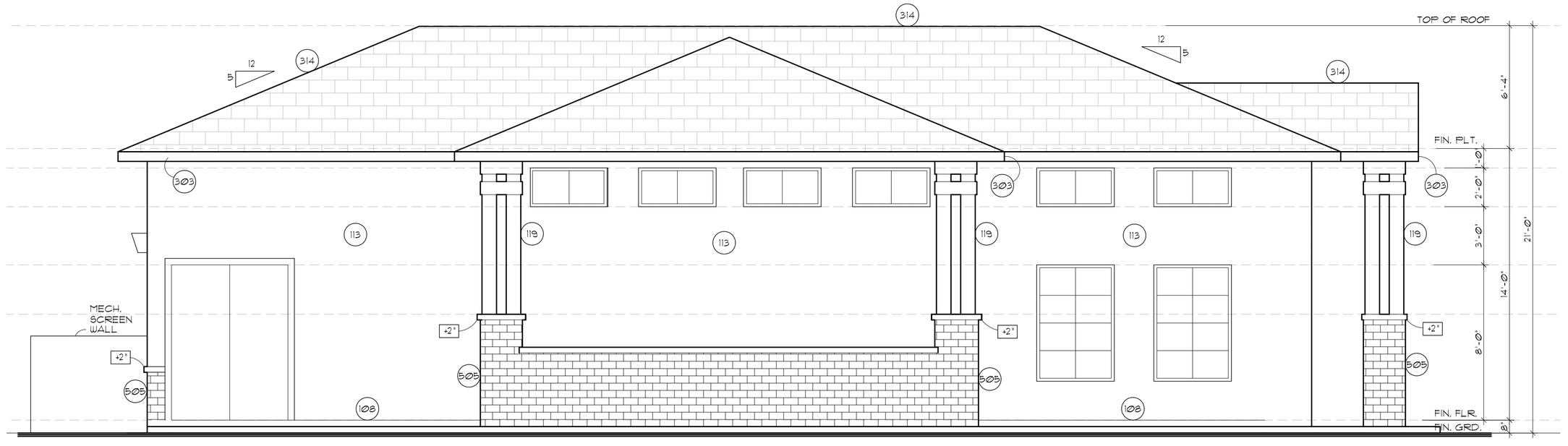


FENCE NOTE:
HOLD STONE AND POPOUT BACK AT REQ'D DISTANCE (BOLD LINE) FOR AREA WHERE FENCE CONNECTS TO BUILDING. VERIFY EXACT LOCATION WITH CIVIL

NOTE:
POOL FENCE IS A SEPARATE SUBMIT BY POOL CONTRACTOR

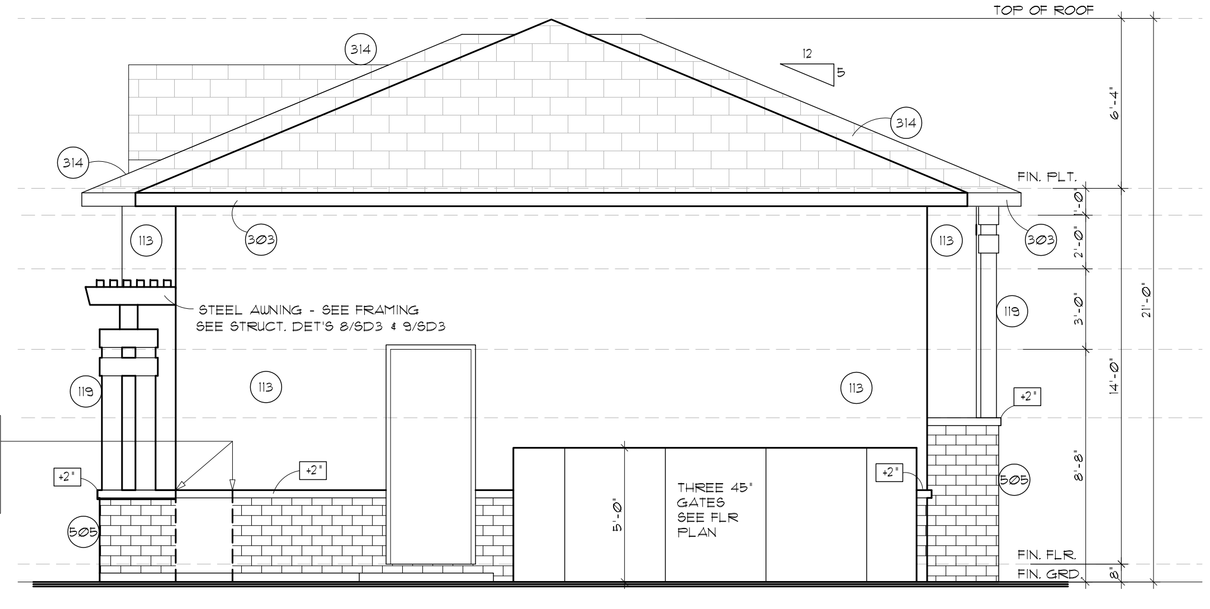
FRONT ELEVATION "B"

SCALE: 1/4" = 1'-Ø"



REAR ELEVATION "B"

SCALE: 1/4" = 1'-Ø"



FENCE NOTE:
HOLD STONE AND POPOUT BACK AT REQ'D DISTANCE (BOLD LINE) FOR AREA WHERE FENCE CONNECTS TO BUILDING. VERIFY EXACT LOCATION WITH CIVIL

NOTE:
POOL FENCE IS A SEPARATE SUBMIT BY POOL CONTRACTOR

RIGHT ELEVATION "B"

SCALE: 1/4" = 1'-Ø"

LEFT ELEVATION "B"

SCALE: 1/4" = 1'-Ø"

MASTER KEYNOTES

WALL SYSTEM
101 2x4 STUD WALL
102 2x6 STUD WALL
103 6" PLUMBWALL
104 INTERIOR BEARING WALL - SEE FRAMING PLANS
105 MIN. 1-3/8" SELF CLOSING, SELF LATCHING, SOLID WOOD W/ GASKETS AND SLEEP OR 20 MIN. FIRE-RATED DOORS
106 PRESSURE TREATED BOTTOM PLATE
107 DOUBLE TOP PLATE
108 LEEP SCREED TO MIN. 3/4" BELOW FIN. FLOOR-6.411/ADI PAINT CONCRETE STEM BELOW TO MATCH BLDG.
109 R-13 BATT INSULATION AT 2X4 WALL, R-19 AT 2X6 WALL
110 2X FIRE BLOCKING
111 1/2" GYPSUM BOARD, SAG RESISTANT ON CEILINGS
112 SLOPE TOP 1/4" PLF
113 STUCCO - Ultrakote ESR 1471
114 SOFFIT
115 WALLS BETWEEN LIVING AREA AND GARAGE MUST BE 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN TWO LAYERS OF 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT. WHEN THE SEPARATION IS A FLOOR CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV.
116 CRITICAL FINISHED DIMENSION. (SEE DIMENSION NOTE UNDER "GENERAL FLOOR PLAN NOTES" ON THIS SHEET.)
117 NICHE - SEE INTERIOR ELEVATIONS
118 OPENING - SEE INTERIOR ELEVATIONS
119 COLUMN - (SEE FRMG FOR WOOD, PRE-CAST, OR STEEL)
120 CRIPPLE WALL
121 HARDIEPLANK & HARDIEPANEL ICC-ESR-2290

FLOOR SYSTEM
201 WATER HEATER PLATFORM +18"
202 FLOOR MATERIAL CHANGE
203 FLOOR DRAIN
204 A/C PAD - SEE MECHANICAL PLANS

ROOF SYSTEM
301 30x22 ATTIC SCUTTLE - ADJUST PER TRUSS DIRECTION PROVIDE 5/8" TYPE 'X'GYP. BD. @ GARAGE SIDE
302 EXTERIOR GYP. BOARD, ICC - ESR-1338 OR EQUAL
303 2X FASCIA WITH 1X TRIM
304 ROOF SLOPE - SEE EXT. ELEVATIONS
305 PREFAB TRUSSES 24" O.C. UNO (SEE ROOF FRAMING PLAN)
306 GIRDER TRUSS - SEE ROOF FRAMING
307 2X RAFTERS - SEE FRAMING
308 1/2" O.S.B. SHEATHING
309 BUILT UP ROOF SYSTEM PER SHEET C-1 ON 1/2" PLYWOOD ROOF SHEATHING
310 FURRED CEILING
311 BEAM - SEE FRAMING PLAN
312 2X4 LOOKOUTS AT 48" O.C.
313 R-38 BATT INSULATION
314 BORAL CONC. TILE ROOF ESR-1647 OR APPROVED EQUAL TO BE USED OVER TYPE 30 UNDERLAYMENT
315 2X CONVENTIONAL OVERFRAMING
316 STRUCTURAL GABLE END TRUSS
317 WOOD CORBELS W/PAINT PER BLDR SPEC.-SEE 31/ADI

FOUNDATION SYSTEM
401 STOOP
403 CONC. SLAB OVER 4" OF ABC O/TERMITE TREATED SOIL TYPICAL-SEE STRUCT. FOR THICKNESS
404 KEYED STEM
405 6" DEPRESS
406 SLOPE 1/8" P.L.F.
407 8" TURNDOWN
408 EXPANSION JOINT
409 PAVERS OR STONE PER BUILDER
410 PROVIDE CONTROL JOINT AT 400 SQ. FT. MAX.
411 PROVIDE CONTROL JOINT AT 200 SQ. FT. MAX.

CABINETS/FIXTURES/APPLIANCES
501 MIRRORS & MEDICINE CABINETS PER BUILDER SPEC.
502 CITY / COUNTY APPROVED FIREPLACE
503 BASE CABINET - SEE INTERIOR ELEVATIONS
504 UPPER CABINET - SEE INTERIOR ELEVATIONS
505 STONE VENEER-ESR-2598 OR EQUAL
506 PRE-FAB SHUTTERS
507 SHELVES & RODS PER BUILDER SPEC.
508 WATER CLOSET
509 TUB & SHOWER WITH ROD
510 GARDEN TUB PER SPEC
511 SHOWER - SEE FLR. PLAN FOR SIZE
512 LAVATORY'S PER BUILDER SPEC.
513 RANGE/OVEN
514 DOUBLE SINK W/DISPOSAL
515 DISHWASHER
516 REFRIGERATOR WITH ICE MAKER
517 WASHER
518 DRYER WITH DRYER VENT-SEE GENERAL NOTES
519 WATER HEATER
520 HOSE BIBB
521 HOSE BIBB W/SOV
522 MICROWAVE
523 9 SHELVES
524 SERVICE SINK (OPTIONAL)
525 COOKTOP
526 TOUEL BARS, RINGS, & T.P. HOLDERS PER OWNER

CROSS REFERENCE NOTES
1 REFER TO SHEET C1 FOR STRUCTURAL AND ARCHITECTURAL NOTES & MATERIAL SPEC'S
2 SEE ROOF FRAMING FOR OVERHANG DIMENSIONS
3 SEE FRONT ELEVATION FOR ALL TYPICAL CONDITIONS, NOTATIONS, DIMENSIONS, AND CALLOUTS.
4 SEE SHEAR WALL PLAN FOR SHEAR REQUIREMENTS.
5

GENERAL ELEVATION NOTES
20 SLOPE FINISH GRADE PER ENGINEERING SOILS REPORT. (TYP.)
21 FOAM APPLICATIONS SHALL COMPLY WITH CURRENT CODE AND CITY POLICY.
22 VERIFY WINDOW AND DOOR DESIGNS WITH OWNER AND MANUFACTURER. DRAWING IS FOR DIAGRAMATIC PURPOSES ONLY.
23 -Ø" = STANDARD 1" FOAM. STUCCO ON FRAME - +2" EXT. DESIGNATION INDICATES FOAM THICKNESS IN ADDITION TO THE STANDARD 1" FOAM
24 VERIFY FINAL DEPTH OF FLOOR TRUSSES WITH MFGR.
NOTE: ALL OF THE FOLLOWING SHALL BE BUILDER SPECIFIED & CITY/CODE APPROVED
25 CORBEL
26 PRE-FAB ORNAMENTAL METAL RAILING
27 PRE-FAB WOOD SHUTTERS PER BLDR SPEC.
28 PRE-FAB METAL ORNAMENT
29 PYRAMID LIGHT WITH W.I. ORNAMENT
30 FOAM WITH STUCCO
31 FOAM CORBEL TRUSS SLEEVE
32 GARAGE DOOR PER OWNER/BUILDER SPEC
33 W.I. PORTICO GATE
34 6X6 MIN. SCUPPER - SELECT PER BUILDER SEE DETAIL 18/ADI FOR TYPICAL CONDITION. PROVIDE CRICKET/DRAINAGE PER CODE
38 STEEL GUARDRAILS +34-38" MIN. STYLE/FINISH PER BLDR. SEE ELEVATIONS
39 CMU BLOCK W/STUCCO & PAINT- PER BUILDER SPEC.
40 LIGHT FIXTURE - PER BUILDER SPEC.

CITY ADDRESS NOTE:

PROVIDE BUILDING ADDRESS AT A MINIMUM OF 4 INCH HIGH AND IN 1/2 INCH STROKE. R319.

NOTE:
WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MINIMUM OF 1 INCH AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING AT THE LOCATION OF THE VENT.

revisions
1
2
3

CHRISTOPHER TODD COMMUNITIES

MOUNTAIN VIEW
CITY OF SURPRISE

FITNESS BUILDING

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REGISTERED ARCHITECT
CERTIFICATE NO.
21892
STEVEN W. BARDUSON
Date Signed 4-25-2018
ARIZONA, U.S.A.
Expires 3-31-2020

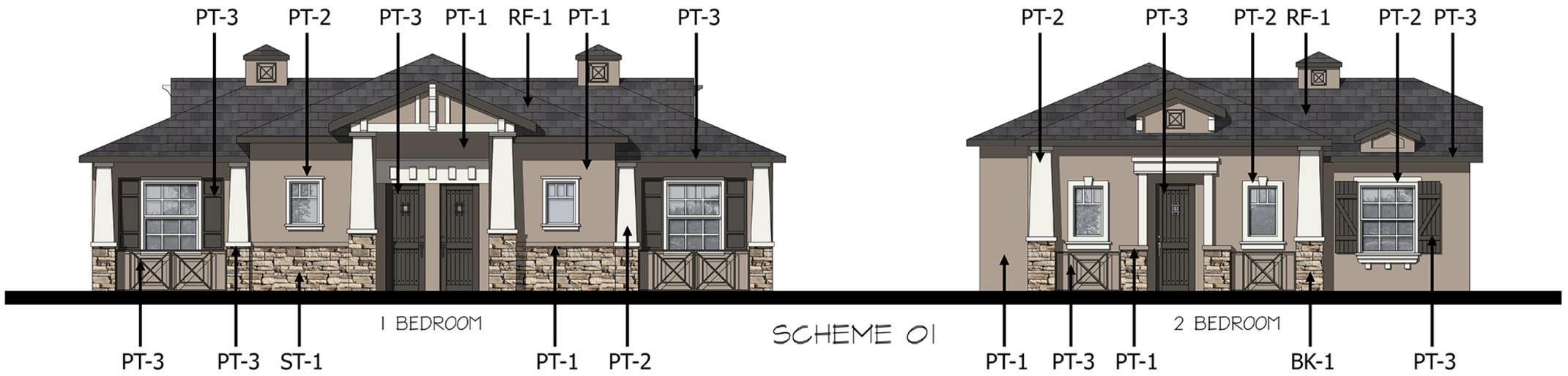
barduson architects
practicing design community

3702 east kachina drive
phoenix
arizona 85044
T 480 233 7777
F 480 460 2263

date: 4-25-2018
project no:

A4b

ELEVATIONS-B



PT-1 PAINT (FEILD COLOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7038 TONY TAUPE
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (ACCENT)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7008 ALABASTER
FINISH: FLAT
LOCATION: ACCENT

PT-3 PAINT (TRIM)

MFG: SHERWIN WILLAIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7019 GAUNTLET GRAY
FINISH: FLAT
LOCATION: SHUTTERS, DOORS, TRIM, GATES

BK-1 BRICK

MFG: ELDORADO
TYPE: EXTERIOR BRICK
STYLE: CLIFFSTONE
FINISH: BOARDWALK
LOCATION: WAINSCOT

RF-1 SHINGLES

MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

DISCLAIMER:
THESE DOCUMENTS PROVIDE DESIGN INTENT ONLY AND ARE NOT TO SUPERSEDE THE REGISTERED ARCHITECTURAL SET OF DOCUMENTS WITHOUT PROPER ARCHITECTURAL REVIEW. THE BIDDING GENERAL CONTRACTOR AND TRADE CONTRACTOR MUST VERIFY CORRECT CODE APPLICATION AND INTERPRETATION AS NOTED. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH LOCAL CODES. BY SUBMITTING A BID, CREATIVE LICENSE MAKES NO WARRANTY OR LIABILITY OF COMPLIANCE FOR OWNER CONTRACTED OR OWNER PROVIDED INTERIOR DESIGN ELEMENTS, FURNISHINGS OR FIXTURES.

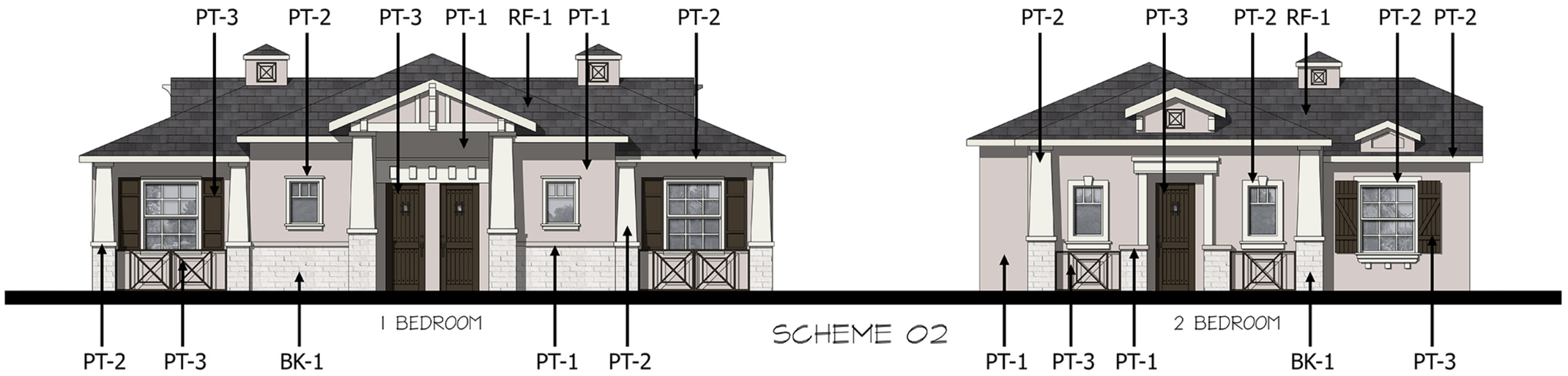
CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: CTC - FARMHOUSE COLOR SELECTION
PROJECT LOCATION: -
SHEET NAME: SCHEME 01 - COLORS & MATERIALS

Creative License International

REVISIONS:

INSTALL DATE:	
SCALE:	
DATE:	12-22-16
JOB NUMBER:	2162
DRAWN BY:	CAC
PM:	000
AE:	000
SHEET:	

SHEET SIZE: 24 X 36



PT-1 PAINT (FEILD COLOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7632 MODERN GRAY
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (ACCENT)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7008 ALABASTER
FINISH: FLAT
LOCATION: ACCENT/TRIM

PT-3 PAINT (TRIM)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7020 BLACK FOX
FINISH: FLAT
LOCATION: SHUTTERS, DOORS, GATES

BK-1 BRICK

MFG: ELDORADO
TYPE: EXTERIOR BRICK
STYLE: TUNDRABRICK
FINISH: CHALK DUST
LOCATION: WAINSCOT

RF-1 SHINGLES

MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

SHEET SIZE: 24 X 36

DISCLAIMER:
THESE DOCUMENTS PROVIDE DESIGN INTENT ONLY AND ARE NOT TO SUPERSEDE THE REGISTERED ARCHITECTURAL SET OF DOCUMENTS WITHOUT PROPER ARCHITECTURAL REVIEW. THE BIDDING/GENERAL CONTRACTOR AND TRADE CONTRACTOR MUST VERIFY CORRECT CODE APPLICATION AND INTERPRETATION AS REQUIRED. ALL PRODUCTS TO BE INSTALLED ACCORDING TO MFG. INSTRUCTIONS. BY SUBMITTING A BID, CREATIVE LICENSE MAKES NO WARRANTY OR IMPLIED OF OTHERWISE FOR OWNER CONTRACTED OR OWNER PROVIDED INTERIOR DESIGN ELEMENTS, FURNISHINGS OR FIXTURES.

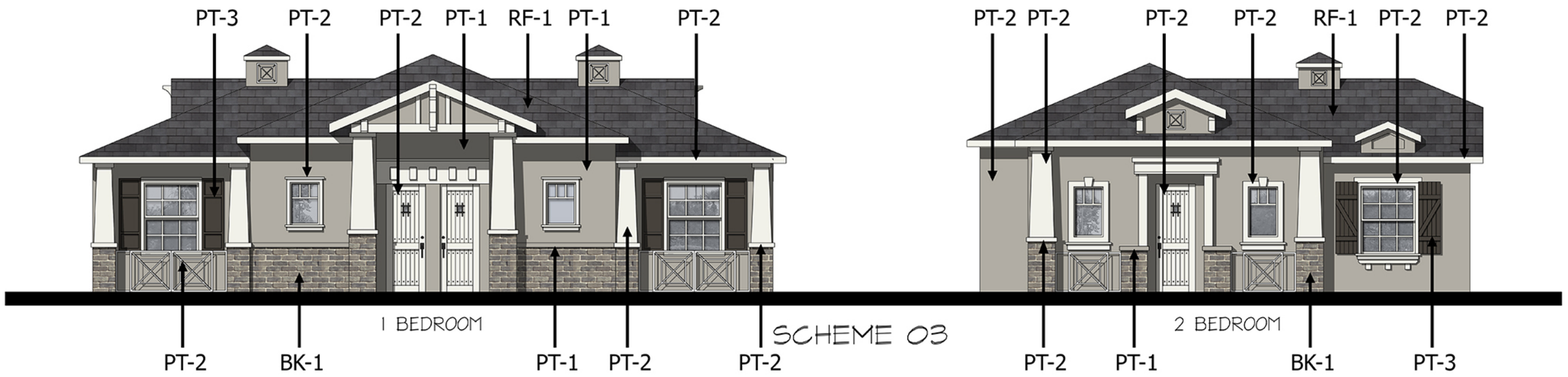
CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: CTC - FARMHOUSE COLOR SELECTION
PROJECT LOCATION:

SHEET NAME: SCHEME 02 - COLORS & MATERIALS

Creative License international

REVISIONS:

INSTALL DATE:	
SCALE:	
DATE:	12-22-16
JOB NUMBER:	2162
DRAWN BY:	CAC
PM:	000
AE:	000
SHEET:	



PT-1 PAINT (FEILD COLOR)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7643 PUSSYWILLOW
FINISH: FLAT
LOCATION: FIELD COLOR

PT-2 PAINT (ACCENT)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7008 ALABASTER
FINISH: FLAT
LOCATION: ACCENT, GATES, DOORS, TRIM

PT-3 PAINT (SHUTTERS)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR TRIM PAINT
COLOR: SW 7019 GAUNTLET GRAY
FINISH: FLAT
LOCATION: SHUTTERS

BK-1 BRICK

MFG: ELDORADO
TYPE: EXTERIOR BRICK
STYLE: TUNDRABRICK
FINISH: ASHLAND
LOCATION: WAINSCOT

RF-1 SHINGLES

MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

DISCLAIMER:
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CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: CTC - FARMHOUSE COLOR SELECTION
PROJECT LOCATION:

SHEET NAME: SCHEME 03 - COLORS & MATERIALS

Creative License international

REVISIONS:

INSTALL DATE:	
SCALE:	
DATE:	12-22-16
JOB NUMBER:	2162
DRAWN BY:	CAC
PM:	000
AE:	000
SHEET:	

SHEET SIZE: 24 X 36

Christopher Todd Communities at Mountain View
FS18-171 and FS18-247

Citizen Outreach Report

REVIEW MEETING DETAILS

DATE: Monday, June 4, 2018

TIME: 6:00 PM to 7:00 PM

LOCATION: Holiday Inn Express & Suites
16540 N. Bullard Ave.
Surprise, Arizona 85374

Notice was sent by the City of Surprise to all residents and HOA's within 300 feet of the property. It was also published in the paper and 2 signs reflecting the meeting schedule were put on the property. (See attached notice and affidavit of posting)

Christopher Todd Communities Representatives:
- Jeff LaFrance – Developer
- Greg Hancock – Builder
- Bruce Larson – Engineer
- Paul Gilbert – Attorney
- Andy Jochums – Planning Consultant

City of Surprise Representatives
- Councilman Skip Hall
- Councilman Ken Remley
- Assistant CD Director Lloyd Abrams
- Current Planning Supervisor Robert Kuhfuss

Neighbor Participants
- See attached Sign-in Sheet

The following is a list of questions/concerns posed at the meeting and the answers provided.

1. **How large are the backyards/How far are the homes from the back wall of the adjacent single family.** Our single story rental homes will be a minimum of 20' from the shared property line wall.
2. **Has City approved plan?** No, we are currently working with City staff on the layout to address their rules and regulations, including fire access. The request will go to the Planning and Zoning Commission and City Council.

3. **Concerns over access, some residents don't want access to Carlin Drive.** There was a show of hands and only three of the residents in attendance desired to have access through the project connecting Carlin Drive with Mountain View Boulevard.
4. **How is the pedestrian gate controlled?** It will be electronic with a timer for restricting afterhours use.
5. **Start the finish, how long will construction take?** It is anticipated that is will take 1 ½ years to complete the entitlements and complete construction all the way from grading to the occupancy of the last rental home.
6. **Will this be age restricted?** No it will not.
7. **Statement that the residents "dodged a bullet" as there could be taller traditional apartments on this site and that this particular resident knows of others who are happy with the way the site at Greenway turned out.**
8. **Comment that improvement to Mountain View Boulevard would be nice.**.
9. **When would you expect construction to commence?** Assuming approval is granted, January 2019.
10. **When are the hearings?** No dates have been set, but all adjacent property owners will get notice. The applicant will notify anyone who provided an email on the sign-in sheet.
11. **I have been by the Litchfield and Greenway site and the colors are all white and light gray with no variety?** This property will feature similar architecture and we are rather fond of the color schemes, but we can explore more variety.
12. **Please consider some public art like mosaics and sculptures on Mountain View.**
13. **A resident from the Summerfield subdivision expressed concern for cut-through traffic as their community is not gated.** Discussion followed with some of the residents in attendance indicating that they contributed to that problem.
14. **We came to the prior meeting, what happened?** It was explained that the previous meeting or this site, while for the same developer, was for two separate projects to be located on either side of Carlin Drive. This current proposal includes unifying the properties and abandoning Carlin Drive.
15. **Will there be a second wall and how high will the buildings be placed?** It was explained that the developer was taking every effort to keep the finished floor elevations of the rental units the same as the adjacent homes. Given the slope of the land, there could be the need for a second wall, but it would able to be placed right next to the existing block wall, with no space in between.
16. **Could the request to abandon Carlin Drive change?** The developer continues to propose the abandonment and that will not change. Ultimately the decision will be that of the Mayor and Council.
17. **Where will vehicular access be located?** Using a graphic is was illustrated that vehicular access for residents will be limited to Mountain View Boulevard. There will be a gated access at the end of Carlin Drive, but that will be for emergency access or egress only.

SIGN IN SHEET

Christopher Todd Communities -- Mountain View
FS18-171 and FS18-247

June 4, 2018

PLEASE PRINT CLEARLY

NAME	ADDRESS	EMAIL
Andy Cepon	[redacted]	
ELSIE ALLSHOUSE	[redacted]	
Laura Hightower	[redacted]	
Clarice Reed	[redacted]	
* Connie & Kevin Youngkin	[redacted]	
Carl & Oreta Staggs	[redacted]	
Erica Murray	[redacted]	
Richard & Tammy Paul	[redacted]	
Charlene Standley	[redacted]	
Ellie Davis	[redacted]	
MARTHA BAILS	[redacted]	

SIGN IN SHEET

Christopher Todd Communities -- Mountain View
FS18-171 and FS18-247

June 4, 2018

PLEASE PRINT CLEARLY

NAME	ADDRESS	EMAIL
Margaret Gorski	[redacted]	

CITY OF SURPRISE
CITIZEN OUTREACH MEETING

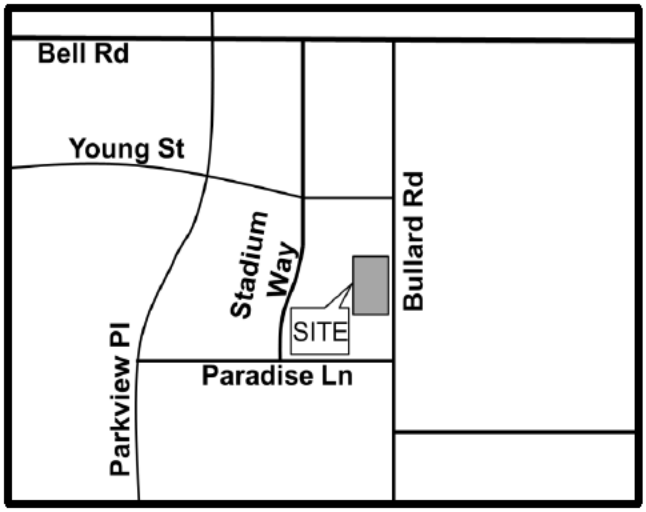
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior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

City of Surprise Planner: Robert Kuhfuss
623-222-3137

CITIZEN OUTREACH MEETING DETAILS

DATE: Monday, June 4, 2018
TIME: 6:00 PM to 6:30 PM
LOCATION: Holiday Inn Express
16540 N. Bullard Ave
Surprise, Arizona 85374

Meeting Location



Project Location

PROJECT DESCRIPTION:

FS18-171: Rezone from PAD, Residential Ranch, and Community Commercial to RH-15 PUD (12 dwelling units per acre), together with a Final Plat for the purpose of abandoning the Carlin Drive Right-of-way adjacent to the site.

FS18-247: Site Plan for Christopher Todd Communities on Mountain View.

CITY OF SURPRISE
Site posting Process

AFFIDAVIT OF POSTING

Application No: FS18-171 and FS18-247

Applicant Name: Beus Gilbert

Location: Mountain View Blvd south of Parkview Pl

Date Site Posted: May 17, 2018

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

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

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

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

Meghan Liggett — 5/17/18

Applicant/Representative Signature — Date

This instrument was acknowledged before me on this 17th day of May, 2018, and by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.

MaryBeth Conrad
Notary Public

10-25-20
My commission expires

MARYBETH CONRAD
Notary Public, State of Arizona
Maricopa County
My Commission Expires
October 25, 2020

CITY OF SURPRISE

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Monday, June 4, 2018
Time: 6:00 P.M. to 6:30 P.M.
Location: Holiday Inn Express
16540 N.Bullard Avenue
Surprise, AZ 85374
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #'s: FS18-171 & FS18-247
Case: FS-18-171 Rezone from PAD, Residential Ranch, and Community Commercial to RH-15 PUD (12 dwelling units per acre), together with a Final Plat for the purpose of abandoning the Carlin Drive Right-of-way adjacent to the site.
Case:FS18-247 Site Plan for Christopher Todd Communities in Mountain View.
Please call to confirm dates:
623-222-3011
5/17/18 09:26:13

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Monday, June 4, 2018
Time: 6:00 P.M. to 6:30 P.M.
Location: Holiday Inn Express
16540 N.Bullard Avenue
Surprise, AZ 85374
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #'s: FS18-171 & FS18-247
Case: FS-18-171 Rezone from PAD, Residential Ranch, and Community Commercial to RH-15 PUD (12 dwelling units per acre), together with a Final Plat for the purpose of abandoning the Carlin Drive Right-of-way adjacent to the site.
Case:FS18-247 Site Plan for Christopher Todd Communities in Mountain View.
Please call to confirm dates:
623-222-3011
5/17/18 09:26:31

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Monday, June 4, 2018
Time: 6:00 P.M. to 6:30 P.M.
Location: Holiday Inn Express
16540 N.Bullard Avenue
Surprise, AZ 85374
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #'s: FS18-171 & FS18-247
Case: FS-18-171 Rezone from PAD, Residential Ranch, and Community Commercial to RH-15 PUD (12 dwelling units per acre), together with a Final Plat for the purpose of abandoning the Carlin Drive Right-of-way adjacent to the site.
Case:FS18-247 Site Plan for Christopher Todd Communities in Mountain View.
Please call to confirm dates:
623-222-3011
5/17/18 09:46:09

Notice of Public Hearing
City of Surprise
Neighborhood Meeting
Date: Monday, June 4, 2018
Time: 6:00 P.M. to 6:30 P.M.
Location: Holiday Inn Express
16540 N.Bullard Avenue
Surprise, AZ 85374
Planning & Zoning
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
City Council
Date: TBD
Time: 6:00 P.M.
Location: Surprise City Hall
16000 N. Civic Ctr. Plaza
Surprise, AZ 85374
Case #'s: FS18-171 & FS18-247
Case: FS-18-171 Rezone from PAD, Residential Ranch, and Community Commercial to RH-15 PUD (12 dwelling units per acre), together with a Final Plat for the purpose of abandoning the Carlin Drive Right-of-way adjacent to the site.
Case:FS18-247 Site Plan for Christopher Todd Communities in Mountain View.
Please call to confirm dates:
623-222-3011
5/17/18 09:46:30

Good evening. My name is Tom Nicholas, representing the home owners of the Summerfield at Litchfields subdivision. We are a small community of 142 homes with a distressing traffic concern. Since Mountain View was opened behind Trader Joe's and the Bell Road overpass was completed, our community has been turned into a thoroughfare for surrounding communities. As a united voice, the residents of Summerfield at Litchfields is counting on the Surprise Planning and Zoning Commission to hear and respond to our concerns about the addition of the 224 rental homes.

Our last traffic study was done in January 2017. At that time, it was indicated an average of more than 1,000 vehicles traveled on one street in one direction daily. That was an incomplete study at best, and we are requesting another, more comprehensive traffic study be performed, with traffic counts being taken on the two main roads through our community - West Two Guns Trail and North Cornerstone Way - in both directions.

Our HOA has a petition signed by 70 % of the Summerfield at Litchfields residents requesting that traffic abatement measures be taken, whether it be speed humps, or closing the entrance at North

White Horse Trail to all but emergency vehicles, or any other viable suggestion the City of Surprise has to offer.

With the increase in traffic, residents have encountered speeding and reckless drivers who have endangered pedestrians including children disembarking school buses. As they travel too fast for the curvatures in the roads, these drivers have dangerously swerved around residents' vehicles while attempting to exit and enter their own driveways. There is a complete disregard for obeying basic residential traffic laws and some careless drivers will even pass moving vehicles traveling at appropriate speeds for a residential community.

We have been bringing these concerns to the attention of the City of Surprise for the past three years. We've had meetings with Skip Hall, Mike Gents in Traffic, and representatives of our local police department. Some of our home owners have even attended City Council meetings as well as made calls to the Mayor's office. But we are doubtful anyone is listening or taking us seriously.

It is time for the City of Surprise to genuinely respond to our very valid and very real concerns by providing a timely solution to our traffic problems before someone is critically injured or worse.

August 13, 2018

Sirs,

I am writing to inform you that I oppose the proposal for the Planned Area Development located along Mountain View Blvd and Park View Place in Surprise. I own a home in the area in Stonebrook Addition and I feel this housing development would not be to our advantage in this area. It would be an eyesore in a short time and would effect the value of the homes in this area. I strongly oppose this and truly hope you will consider the effect it will have on our properties .

For your information my home is located at 14348 West Lamoille Drive which is very near to this proposed development.

Again I want to say I am very much against this development.

Thank you for your consideration of this request.

Sincerely,

Dorothy McCoy

Dorothy McCoy

CITY OF SURPRISE
Planning and Zoning Commission

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	5
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action regarding a Comprehensive Sign Program for Surprise Professional Center, case FS18-435.

Motion:

Move to recommend approval to the City Council subject to stipulations “a” and “b”.

Background:

The subject site includes a three (3) story office building equipped with a number of wall signs that were approved for the property under the old Sign Code. Staff initiated a Text Amendment to the Surprise Sign Code in 2015, and early iterations of the draft Sign Code would have allowed wall signs on buildings up to three (3) stories in height; however, in latter iterations of the draft Sign Code, this provision was limited to buildings of two (2) stories or less. Additional sign permits were issued in error following the adoption of the new Sign Code. This was the result of an unintended consequence related to the reduction in the height allowance from three (3) to two (2) stories. As a result, the building includes a mix of legal non-conforming wall signs and wall signs that were installed based on permits that were issued in error. The proposed CSP will allow the ability for the property owners to install wall signs as envisioned while preserving the Commission and Council's ability to review such signage in a case-by-case basis, and alleviates a legal non-conforming condition present on the site.

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 - FS18-435 - Surprise Professional Center Comprehensive Sign Program - Staff Report
- ☐ 01 - FS18-435 - Surprise Professional Center Comprehensive Sign Program - Vicinity Map
- ☐ 02 - FS18-435 - Surprise Professional Center Comprehensive Sign Program - Case Map
- ☐ 03 - FS18-435 - Surprise Professional Center Comprehensive Sign Program - CSP Document
- ☐ 04 - FS18-435 - Surprise Professional Center Comprehensive Sign Program - 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

COMPREHENSIVE SIGN PROGRAM

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS18-435**
Project Name:	Surprise Professional Center Comprehensive Sign Program
Council Districts:	5 – Palm
Meeting Date:	**September 20, 2018**
Planner:	Robert H. Kuhfuss, AICP

Owner:	Pathfinder TRF Eleven, LLC, et. al.
Applicant:	Adam Baugh of Withey Morris, PLC
Request:	Comprehensive Sign Program for Surprise Professional Center
Site Location:	Generally located south of Bell Road and east of Reems Road
Site Size:	3.1 acres (approx.)
Density:	N/A
General Plan Conformance:	The Surprise General Plan 2035 is silent with respect to business signage
Support/Opposition:	None known
Staff Recommendation:	**Approve**, subject to stipulations ‘a’ and ‘b’

Project Description:

The subject site includes a three (3) story office building equipped with a number of wall signs that were approved for the property under the old Sign Code. Staff initiated a Text Amendment to the Surprise Sign Code in 2015, and early iterations of the draft Sign Code would have allowed wall signs on buildings up to three (3) stories in height; however, in latter iterations of the draft Sign Code, this provision was limited to buildings of two (2) stories or less. Additional sign permits were issued in error following the adoption of the new Sign Code. This was the result of an unintended consequence related to the reduction in the height allowance from three (3) to two (2) stories. As a result, the building includes a mix of legal non-conforming wall signs and wall signs that were installed based on permits that were issued in error.

To remedy this situation, three (3) options exist:

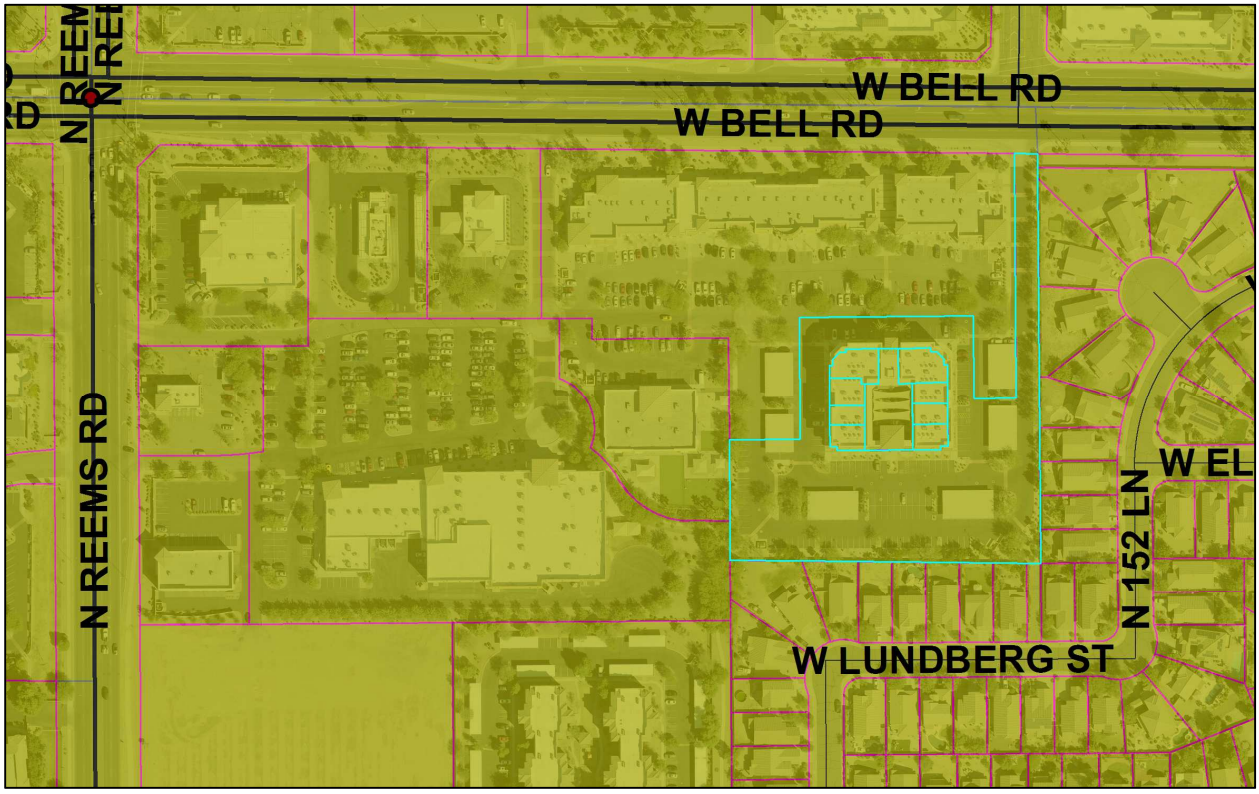
A - Seek the approval of a CSP that would allow the existing condition to remain while providing for additional wall signage as envisioned by the applicant;
B – Process a Text Amendment to the Sign Code to allow such wall signs on buildings taller than two (2) stories;
C – Leave the condition as is thereby allowing the existing signs to exists, but effectively prohibiting any additional wall signage.

Staff's preference is option A as this will allow the ability for the property owners to install wall signs as envisioned, without creating a city wide entitlement for such signs as would be the case with a Text Amendment. This also preserves the Commission and Council's ability to review such signage in a case-by-case basis and alleviates a legal non-conforming condition.

Existing Zoning:

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

[Continued on following page.]



Commercial (Orchards PAD)	Commercial (Orchards PAD)	Commercial (Orchards PAD)
Commercial (Orchards PAD)	**Commercial (Orchards PAD)**	Residential (Orchards PAD)
Commercial (Orchards PAD)	Residential (Orchards PAD)	Residential (Orchards PAD)

Background:

September 11, 1997: The City Council approved the original Orchards PAD under case PAD96-102.

February 1, 2000: Staff approved a Minor Amendment to the Orchards PAD under case PADA00-007 for the purpose of revising certain roadways and setbacks.

May 7, 2002: Staff approved a Minor PAD Amendment under case PADA02-004 for the purpose of revising certain land uses within the PAD.

June 27, 2002: The City Council approved a Major PAD Amendment under case PADA02-119 for the purpose of revising certain development standards.

May 17, 2007: A Minor Land Division covering the subject property was recorded with the Maricopa County Recorder's Office under Book 923, Page 18.

May 21, 2008: Staff approved a Minor PAD Amendment under case PADA08-056 for the purpose of revising certain land uses within the PAD.

March 6, 2011: The City Council approved an Amended Final Plat for Bell and Reems under case FS11-036. The subject property is located in what was then known as Lot 2 of that subdivision.

March 9, 2011: Staff administratively approved a Site Plan for Bell Road Shops under case FS11-036.

April 2, 2014: Staff approved a Minor Amendment to the Site Plan as it relates to the Surprise Professional Center under case FS14-049.

December 9, 2014: Staff finalled a permit for a wall sign on Suite 112 of Surprise Professional Center for Surprise Pediatric Dentistry under permit number 2014002375.

April 28, 2015: Staff issued a permit for a wall sign on Suite 212 of Surprise Professional Center for My Office Business Suites under permit number 2015000640.

August 14, 2015: Staff initiated a Text Amendment to Chapter 113 of the Surprise Municipal Code as it pertains to signs under case FS15-311.

May 17, 2017: Staff finalled a permit for a wall sign on Suite 118 of Surprise Professional Center for Arizona Vein and Laser Institute under permit number 2017000391.

January 16, 2018: The City Council approved a Condominium Plat for Surprise Professional Center under case FS17-672.

March 6, 2018: The City Council approved the new Sign Code under case FS15-311. Said code went into effect on April 5, 2018.

March 21, 2018: Staff issued a permit for a wall sign on Suite 122 of Surprise Professional Center for Pharmaprodia under permit number 2018000262.

June 12, 2018: Staff finalled a permit for a wall sign on Suite 118 of Surprise Professional Center for Arizona Vein and Laser Institute under permit number 2018001324.

June 21, 2018: Staff issued a permit for a wall sign on Suite 100 of Surprise Professional Center for Lawyer's Title under permit number 2018002292.

August 10, 2018: Staff received an inquiry regarding allowable signage as it pertains to wall signs on Suite 210 of the subject property. Upon courtesy review of the proposed walls signs, staff determined that such signage is inconsistent with the newly adopted Sign Code.

August 31, 2018: The applicant filed a request for a Comprehensive Sign Program under case FS18-435, the subject case.

[Note: Several Tenant Improvement permits were issued for various suites located within the subject property, but are omitted here for brevity.]

Analysis and Discussion:

The proposed CSP allows for a number of non-illuminated wall signs to be located within a specific sign bands located on the exterior of the building. These sign bands will be 24 inches high and either twelve (12) feet or fourteen (14) feet in length, depending upon the location. In addition, the proposed CSP allows for window graphics not to exceed 50% of the window pane to be located on either the entry door or the window next to the entry door, but not both. This CSP does not include any provisions for ground signs nor does it address signage not visible to the public.

Utility and Services Table:

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

Conformance with Adopted Plans:

Surprise General Plan 2035: The Surprise General Plan 2035 is silent with respect to business signage.

Reviewing Agencies:

The subject request was routed to the standard reviewing agencies. No issues or concerns have been voiced as of the writing of this report.

Summary:

The proposed CSP will allow the ability for the property owners to install wall signs as envisioned while preserving the Commission and Council's ability to review such signage in a case-by-case basis, and alleviates a legal non-conforming condition present on the site.

[Continued on following page.]

Findings:

- The proposed Comprehensive Sign Program will allow for reasonable and adequate signage on the property;
- The proposed Comprehensive Sign Program will alleviate a legal non-conforming condition;
- The proposed Comprehensive Sign Program preserves the ability for the Planning and Zoning Commission and City Council to evaluate similar conditions on a case by case basis.
- There are no objections to the request.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the subject Comprehensive Sign Program request to the City Council, subject to stipulations 'a' and 'b' as outlined below:

a. Building signage on the site shall be consistent with the Comprehensive Sign Program entitled "Surprise Professional Center" consisting of six (6) pages prepared by Withey Morris, PLC and stamped received September 6, 2018.

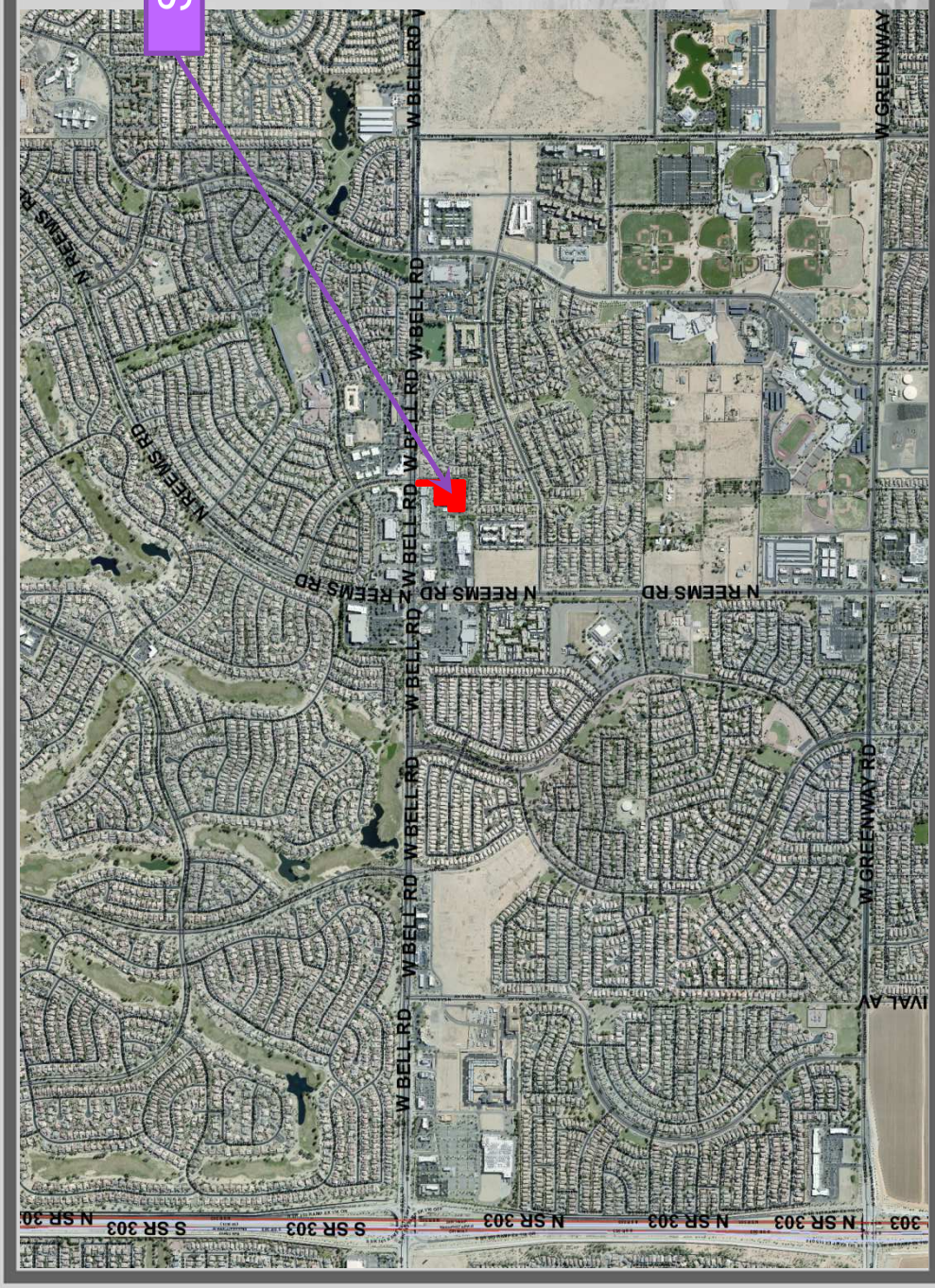
b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

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
02 Case Map
03 Comprehensive Sign Program Document

Vicinity Map FS18-435



Case Map FS18-435

WITHEY MORRIS PLC
ATTORNEYS AT LAW

PHONE: 602-230-0600
FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

Surprise Professional Center

Comprehensive Sign Program

I. Introduction

This application requests a Comprehensive Sign Program for the Surprise Professional Center located at 15531 W. Bell Road, Surprise Arizona (the "Property"). See aerial map at **Tab 1.**

II. Background History

The Property is a 3-story office condomimium building that was originally built in 2007. The economic recession beginning in 2008 decimated the office market and the completed building sat vacant and unoccupied for six years. Overtime it was vandalized and damaged which further impacted it's ability to occupy.

In 2013, the current owner acquired the Property and began making improvements to sell or lease the space. In 2017, the City approved a condo plat that created individuals suites for sale on each of the three floors.

Slowly, new tenants and occupants have purchased individual building suites and the building is occupied with multiple office tenants including medical, administrative, and general office users.

As office users have acquired condo suites inside the building they each desire exterior wall signage to effectively market and identify their space. This is especially important because the Property has no direct frontage onto Bell Road and is virtually hidden behind other buildngs. As a result, the building elevations have identification signage for each individual tenant, spanning floors 1 through 3. A copy of the existing signage and elevations are included with this application at **Tab 2.**

In April 2018, the City of Surprise adopted new sign provisions that affect this particular building and limit its ability to maintain its current sign regime. Currently, each tenant has individual wall signage outside its office space, on floors 1 through 3. Under the new code standards, only one exterior wall signage is permitted near the top of the building. It seems this existing building was not on the radar when the new sign code was being prepared and eventually adopted.

This is the only 3-story building within the City of Surprise at this time, and it appears to have been overlooked when the new sign code provisions were being considered. The building owner was not aware of the proposed sign code changes, and city staff was not aware it would have the unintended impact it has created. As a result, some condo owners have exterior wall signage on various floors of the building, while other new condo owners are hereby restricted.

The inconsistency in the signage (before v. after the adoption of the sign code) creates a scenario that needs adjustment through the Comprehensive Sign Program (CSP). Through the CSP, the building owner is able to establish a sign regime that is consistent for all elevations and floors of this building, thereby creating fairness and equity among all the individual condo owners. The CSP applies to this Property only and does not prevent the city from applying its new sign code to other future 3-story office buildings.

III. CSP Modification Request

This application seeks a CSP to modify Section 113-9(b)(1) of the Surprise Municipal Code related to building mounted signage for a three story building. For this three-story office building, each tenant who owns or possesses leased tenant frontage on the exterior wall of the building may affix any combination of building wall signs provided the aggregate sign area does not exceed one and one-half square foot per one linear foot of that tenant's leased frontage.

A copy of the of the building mounted signage areas is at **Tab 3.** Building mounted signage will be allowed on any floor, on any elevation side.

Additionally, vinyl window signage is permited on any tenant’s respective suite window. Window signage will only be permitted on the first floor exterior windows, and not to exceed 50% of the window pane.

IV. Remaining Sign Criteria

All other terms of Section 113 of the Surprise Municipal Code sign code apply and remain unchanged.

V. Materials, Non-Illumination, Color and Dimensions

Buidling mounted signage shall be reverse pan channel aluminum metal letters. Letters will be at least 1” deep minimum, clip mounted flush to fascia. Letters will not be illuminated. Letter color will be Matthews Acrylic Poly “SV202 White Base” or registered trademark logo colors. Each tenant sign band area may be a maximum be 2’ x 14’ and must be placed on the exterior wall of the of the tenant’s office frontage.

15331 W. Bell Road, Surprise, Arizona 85374

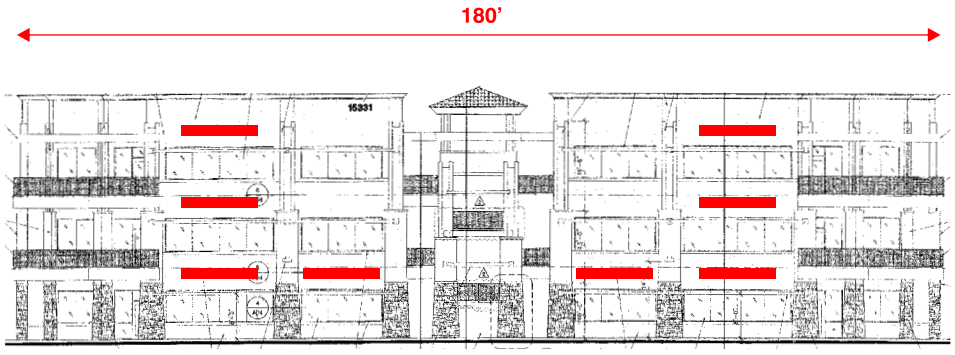
EXTERIOR SIGN MATRIX

Building Signage

NORTH

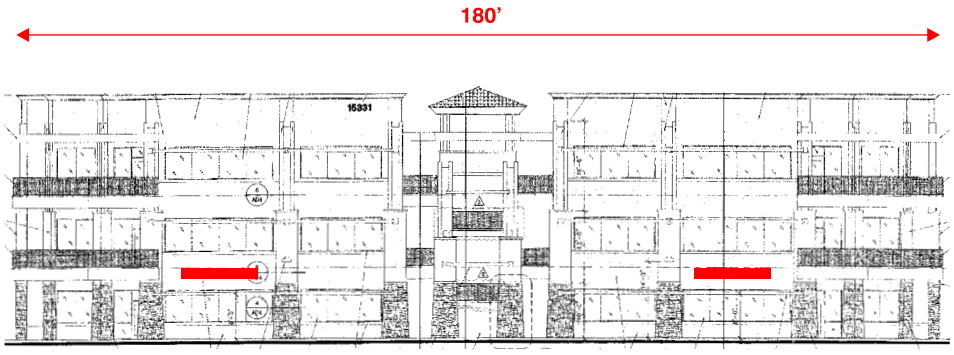
SITE MAP: NOT TO SCALE

15331 W. Bell Road, Surprise, Arizona 85374



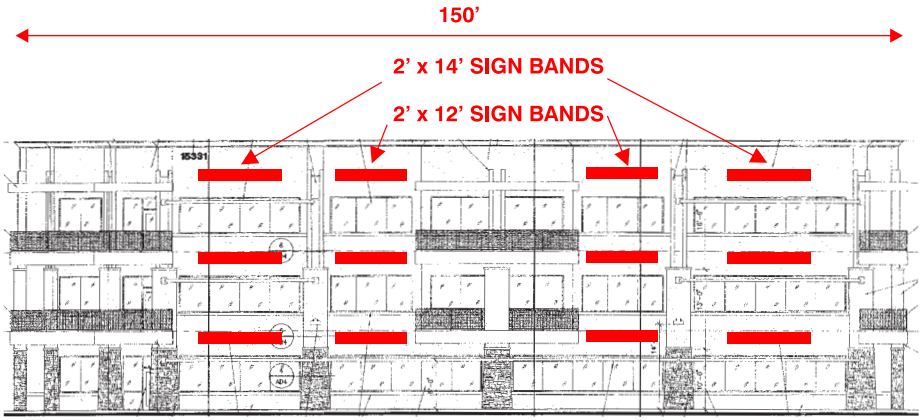
North Elevation:

(8) PROPOSED SIGN BANDS
(8) EACH 2' x 14' = 28 S.F.



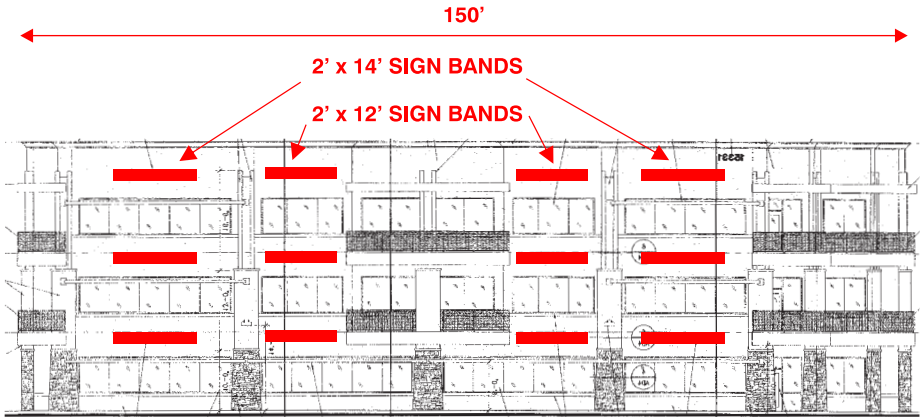
South Elevation:

(2) PROPOSED SIGN BANDS
(2) EACH 2' x 14' = 28 S.F.



West Elevation:

(12) PROPOSED SIGN BANDS
(6) EACH 2' x 12' = 24 S.F. / (6) EACH 2' x 14' = 28 S.F.



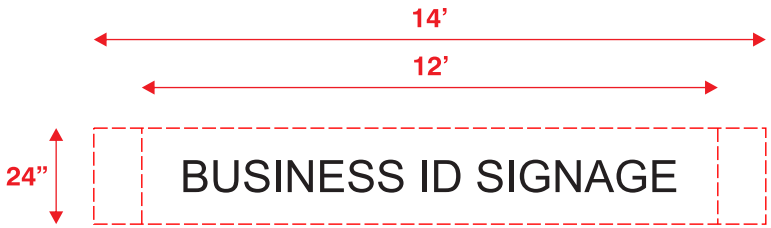
East Elevation:

(12) PROPOSED SIGN BANDS
(6) EACH 2' x 12' = 24 S.F. / (6) EACH 2' x 14' = 28 S.F.

15331 W. Bell Road, Surprise, Arizona 85374

Typical Elevation:
Scale: 1/16" = 1'-0"

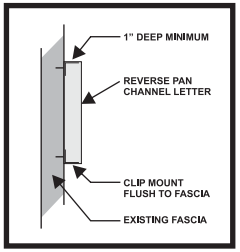
Typical 12' & 14' Wall Sign Band
Scale: 1/4" = 1'-0"

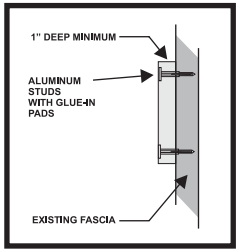


Aluminum Reverse Pan Channel Letter
Project Color

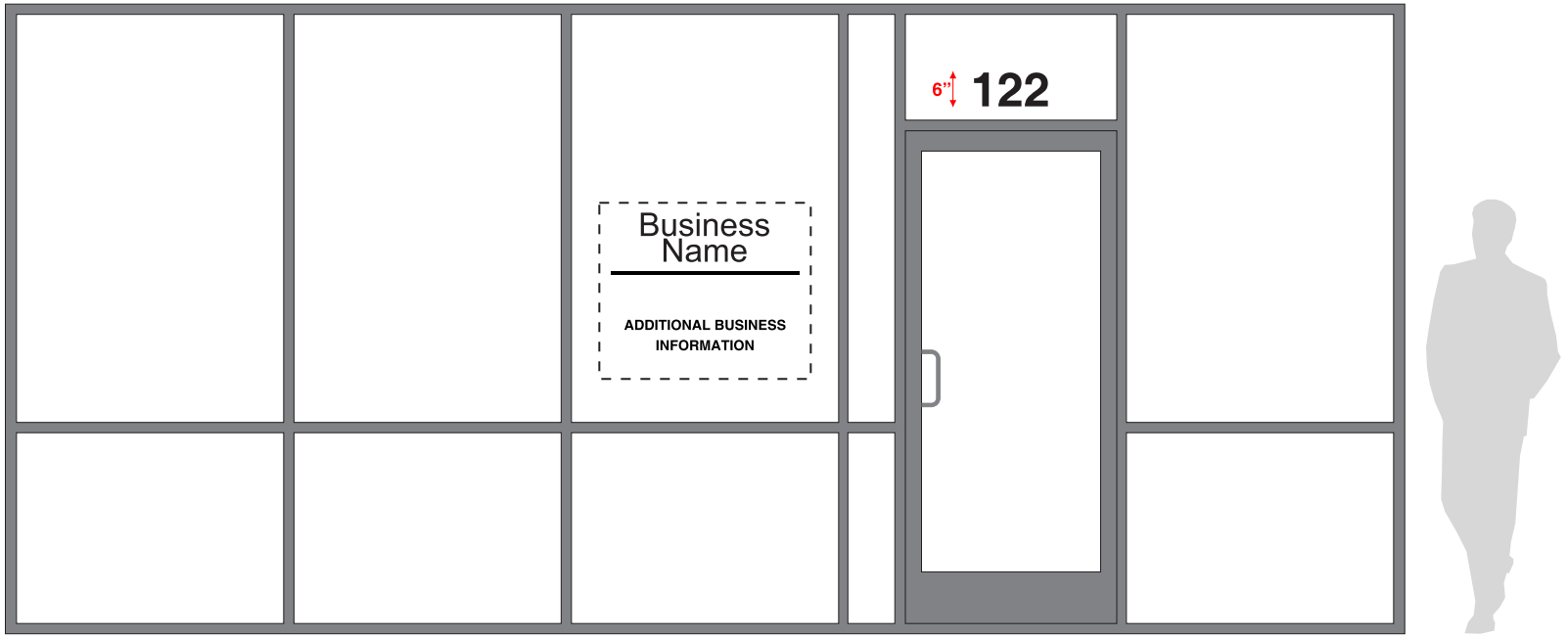
MATTHEWS ACRYLIC POLYURETHANE "SV202 WHITE BASE"
OR REGISTERED TRADEMARK LOGO COLORS

Reverse Pan Channel Metal Letter
Mounting Methods / Non Illuminated





15331 W. Bell Road, Surprise, Arizona 85374



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

Typical Window Graphics:

BUSINESS OWNERS HAVE THE OPTION OF PLACING THEIR SUITE IDENTIFICATION SIGNAGE ON THE WINDOW (MOST ADJACENT TO DOOR PULL) OR ON SUITE MAIN ENTRY DOOR GLASS, BUT NOT BOTH. MAXIMUM SIGN AREA ON WINDOW GLASS SHALL NOT TO EXCEED 50% OF THE WINDOW PANE.

SURPRISE
ARIZONA

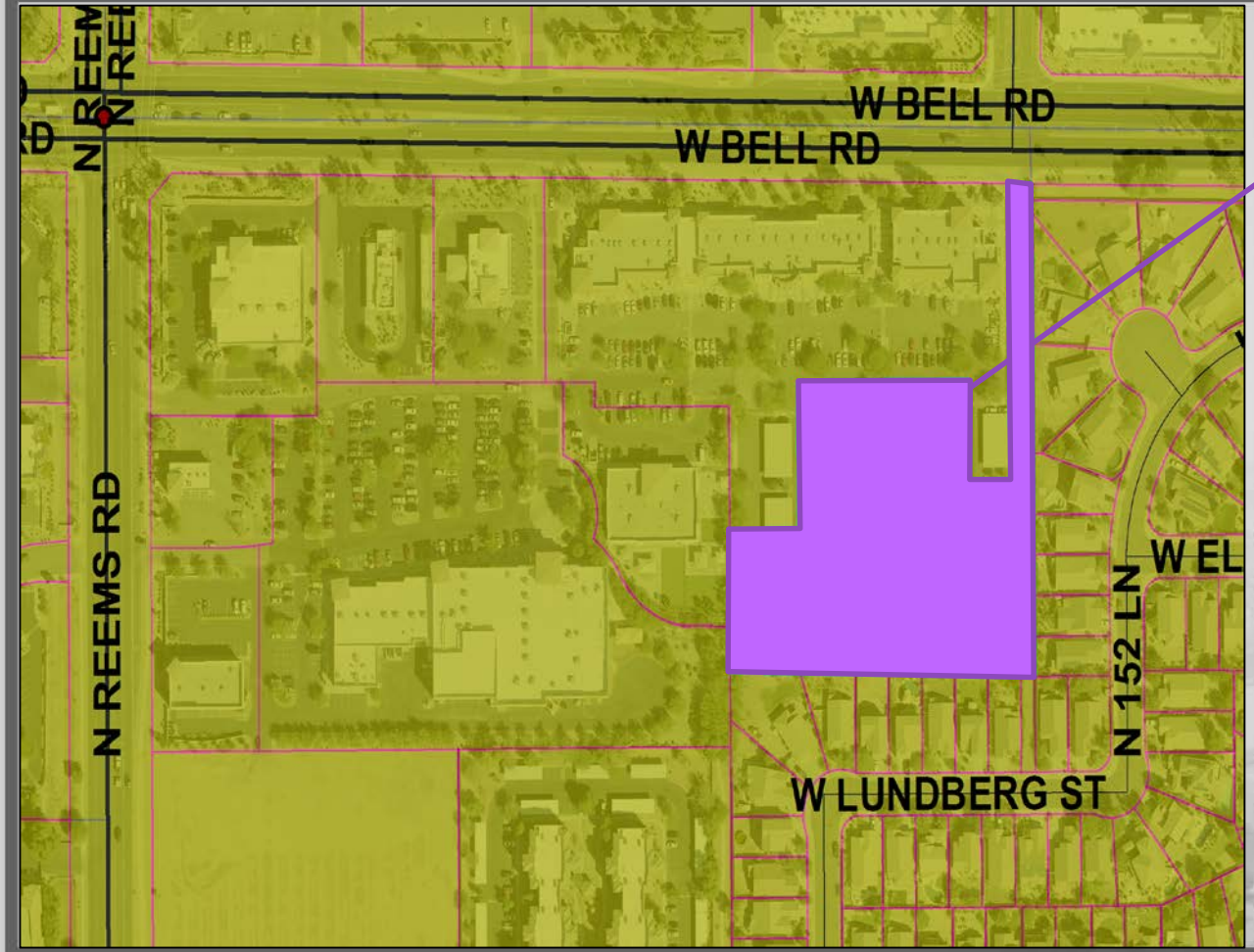
Planning & Zoning Commission

September 20, 2018

Surprise Professional Center Comprehensive Sign Program

FS18-435

Case Map FS18-435



Vicinity Map FS18-435

15331 W. Bell Road, Surprise, Arizona 85374

EXTERIOR SIGN MATRIX

▲ Building Signage

NORTH

SITE MAP: NOT TO SCALE

CSP FS18-435

SURPRISE PROFESSIONAL CENTER

COMPREHENSIVE SIGN PROGRAM 2

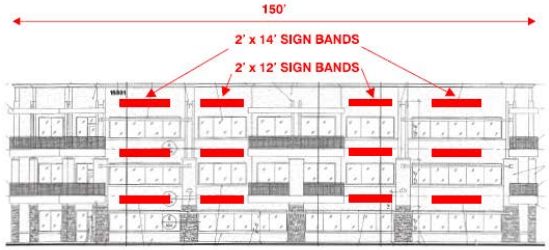
15331 W. Bell Road, Surprise, Arizona 85374

North Elevation:

(8) PROPOSED SIGN BANDS
(8) EACH 2' x 14' = 28 S.F.

(2) PROPOSED SIGN BANDS
(2) EACH 2' x 14' = 28 S.F.

South Elevation:



West Elevation:

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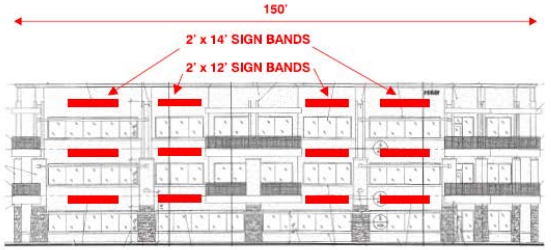


East Elevation:

(12) PROPOSED SIGN BANDS
(6) EACH 2' x 12' = 24 S.F. / (6) EACH 2' x 14' = 28 S.F.

CSP FS18-435

SURPRISE PROFESSIONAL CENTER

15331 W. Bell Road, Surprise, Arizona 85374

Typical 12' & 14' Wall Sign Band
Scale: 1/4" = 1'-0"

Typical Elevation:
Scale: 1/16" = 1'-0"

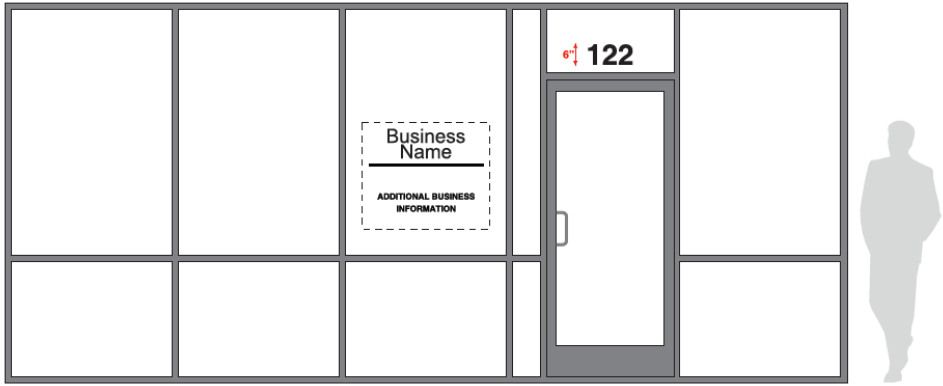
Reverse Pan Channel Metal Letter
Mounting Methods / Non Illuminated

Aluminum Reverse Pan Channel Letter
Project Color

MATTHEWS ACRYLIC POLYURETHANE "SV202 WHITE BASE"
OR REGISTERED TRADEMARK LOGO COLORS

CSP FS18-435

15331 W. Bell Road, Surprise, Arizona 85374



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

Typical Window Graphics:

BUSINESS OWNERS HAVE THE OPTION OF PLACING THEIR SUITE IDENTIFICATION SIGNAGE ON THE WINDOW (MOST ADJACENT TO DOOR PULL) OR ON SUITE MAIN ENTRY DOOR GLASS, BUT NOT BOTH. MAXIMUM SIGN AREA ON WINDOW GLASS SHALL NOT TO EXCEED 50% OF THE WINDOW PANE.

CSP FS18-435

Staff Recommendation:

Approve subject to stipulations “a” and “b”

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Martin Lucero - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing		Report/Discussion

Agenda Wording:

Presentation and discussion of recent efforts to mitigate transportation congestion and improve access at Sierra Montana Crossings Driveway on Greenway Road.

Motion:

None Presentation Only

Background:

Staff regularly conducts traffic counts to evaluate current conditions. As part of the transportation process staff look intersection that either have a history of safety concerns or high volumes and attractors. In conjunction with Fire the City evaluated the existing signalization that was established for the fire station and consequently evaluated the options for improving traffic operations on Greenway Road at the Sierra Montana Crossings driveway.

There was only one reported accident within the last three years at this location. The reported collision was a rear end collision. Rear end collisions are usually attributed to speeding, distracted driving, heavy traffic, and or driving under the influence, not vehicle turning movement conflicts.

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. Improving the City's overall transportation network has a

positive net effect on the City and its citizens.

The timing of any improvements on this segment of Greenway Road will coincide with the Greenway Road widening bond project to shorten the disruption to the traveling public.

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):

Martin Lucero

CITY OF SURPRISE
Planning and Zoning Commission

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcel 4.5 of the Asante PAD located in the northwest corner of Asante Boulevard and 163rd Avenue.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcel 4.5 of the Asante PAD located in the northwest corner of Asante Boulevard and 163rd Avenue.

Background:

On March 22, 2018 Hilgart Wilson LLC, submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcel 4.5 of the Asante PAD located in the northwest corner of Asante Boulevard and 163rd Avenue.

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 - FS18-154 Asante 4.5 Parcels 1 and 2 - Staff Report
- 01 - FS18-154 Asante 4.5 Parcels 1 and 2 - Vicinity Map
- 02 - FS18-154 Asante 4.5 Parcels 1 and 2 - Preliminary Plat
- 03 - FS18-154 Asante 4.5 Parcels 1 and 2 - Landscape Plan
- 04 - FS18-154 Asante 4.5 Parcels 1 and 2 - Circulation Plan
- 05 - FS18-154 Asante 4.5 Parcels 1 and 2 - Luke AFB Comments

☐ 06 - FS18-154 Asante 4.5 Parcels 1 and 2 - 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 II

SURPRISE
ARIZONA

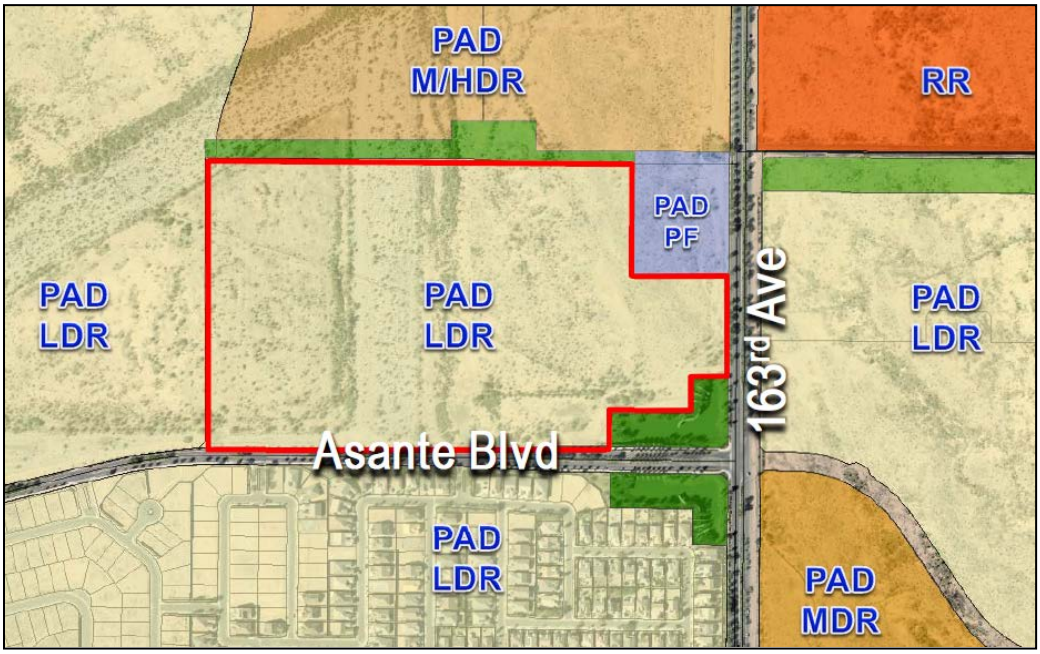
Preliminary Plat

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS18-154**
Project Name:	Asante 4.5 Parcels 1 and 2
Council District:	**1** – ACACIA
Meeting Date:	**September 20, 2018**
Planner:	Sergio Angulo

Owner:	LCD Asante, LLC.
Applicant:	Hilgart Wilson, LLC.
Request:	Preliminary Plat for 214 lots.
Site Location:	Northwest corner of Asante Boulevard and 163rd Avenue in Asante.
Site Size:	36.89 Acres (approx.)
Density:	3.78 Dwelling Units per Acre
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-154.
Support/Opposition:	None known.
Staff Recommendation:	Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS18-154.

Existing Land Zoning:



PAD (LDR)	PAD (M/HDR)	PAD (Public Facility)
PAD (LDR)	**PAD (LDR)**	PAD (LDR)
PAD (LDR)	PAD (LDR)	PAD (MDR)

History:

November 3, 1998: The subject parcel was annexed into the City.
November 24, 2004: The Mayor and City Council approved the Asante Planned Area Development (PAD).
November 30, 2017: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR17-656.
March 22, 2018: The applicant filed a request for a Preliminary Plat and a Minor Zoning Amendment approval for a new 214-lots residential subdivision.
August 22, 2018: The Community Development Director approved a Minor Amendment to the Asante Planned Area Development (PAD) to modify the land use map, moving the Public Facility (Parcel 4.8) from the northeast corner of Parcel 4.4 to the northeast corner of Parcel 4.5.

Project Description:

Hilgart Wilson, LLC., on behalf of LCD Asante, LLC., requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision in parcel 4.5 of the Asante PAD located on the northwest corner of Asante Boulevard and 163rd Avenue. The applicant proposes 214 residential lots with an amenity open space lot on approximately 36.89 acres.

The subject property is zoned Planned Area Development (PAD) and has a land use designations of Low Density Residential. The PAD allows a maximum density of 4.1 dwelling units per acre and this development proposes a total density of 3.78 dwelling units per acre on the subject property.

The proposed subdivision proposes two (2) access points; one (1) on the west side from 166th Drive and another on the south from Jomax Road. The site proposes good pedestrian connectivity from the residential lots to the open space tracts as well as to the existing sidewalks along Asante Boulevard, 163rd Avenue, and 166th Drive. This development will also provide a pedestrian pathway which will connect to a future trail proposed in the development to the north.

The proposed subdivision is composed of 214 single-family detached homes and will be built in two (2) phases. The minimum lot size is 5,420 sq. ft. and the minimum lot width is 48'. The site dedicates 8.74 acres (15.46%) for open space which include a tot lot with playground equipment, BBQ facilities, shaded seating, and a half basketball court. Landscape and retention tracts also contribute to the total open space. The proposed open space and landscape meets the requirements of the Asante PAD (10%).

In conjunction with this preliminary plat, the applicant submitted a request for approval of a Minor Zoning Amendment to the Asante PAD to modify the land use map, moving the Public Facility (Parcel 4.8) from the northeast corner of Parcel 4.4 to the northeast corner of Parcel 4.5. This Minor Zoning Amendment was approved by the Community Development Director on August 22, 2018.

The applicant also submitted two (2) Final Plats (one Final Plat for each development phase) which will be presented to the Mayor and City Council for action at a later date.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Dysart Unified School District, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff believes the proposed Preliminary Plat meets the requirements of the Asante PAD, the SUDC, and the General Plan.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat meets the provisions of the Asante PAD and the SUDC as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS18-154.

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 Circulation Plan
05 Luke AFB Letter

Vicinity Map

Desert Oasis

Asante North

Jomax Rd

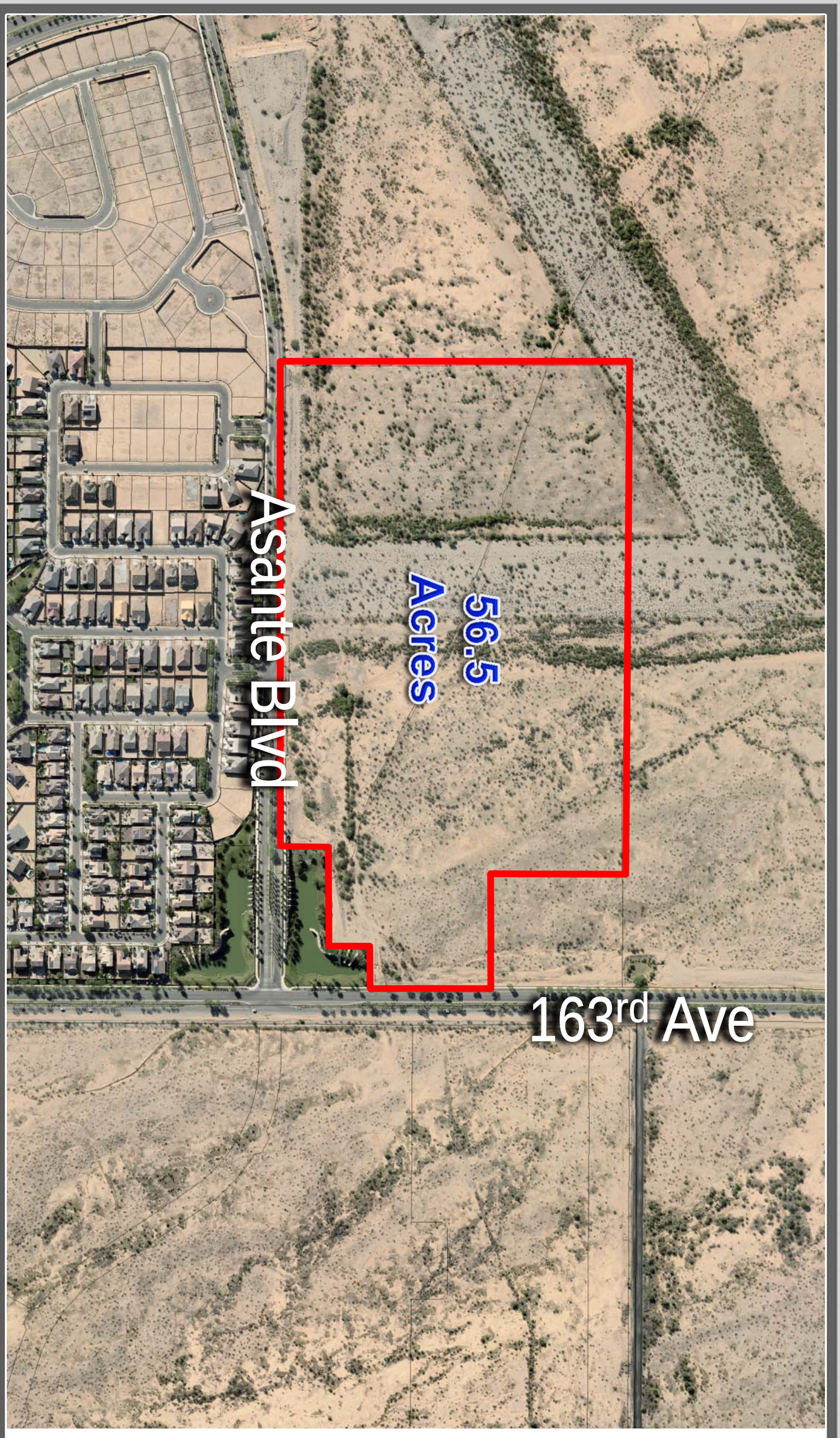
SITE

Asante

Grand Ave

163rd Ave

Sun City West



Vicinity Map

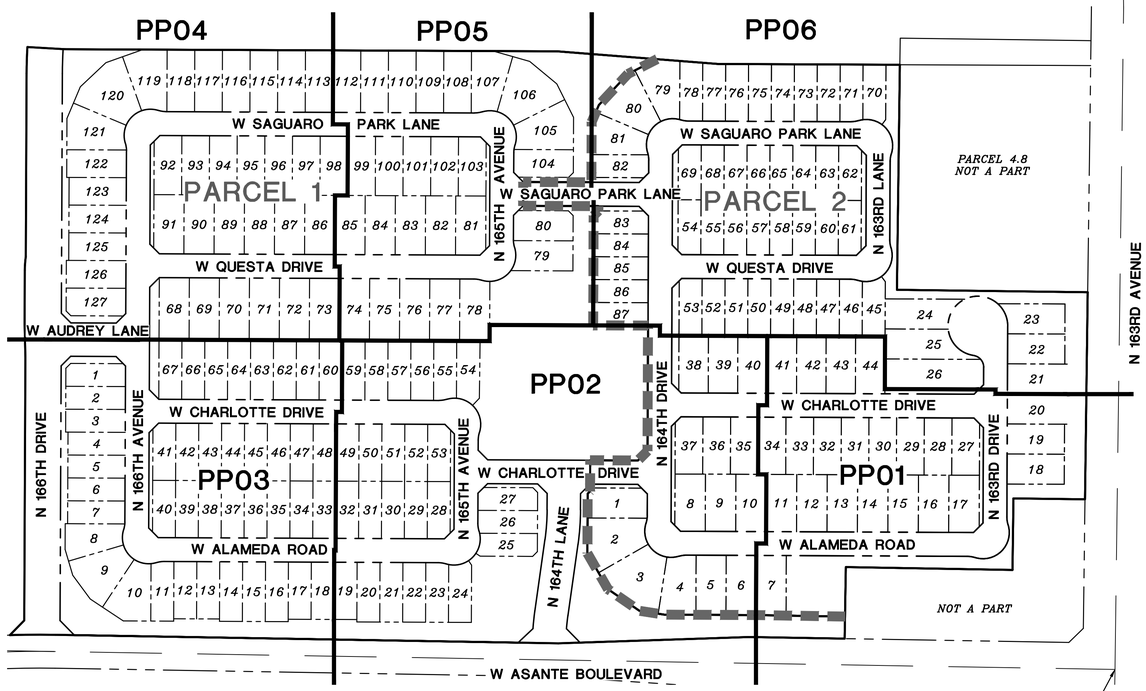
PRELIMINARY PLAT FOR
ASANTE - PARCEL 4.5
SURPRISE, ARIZONA

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION

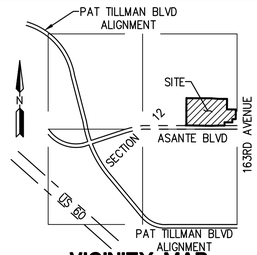
A PORTION OF THAT PARCEL OF LAND BEING DESCRIBED AS PARCEL 4 IN THAT CERTAIN DOCUMENT ENTITLED "SPECIAL WARRANTY DEED" AS FILED IN DOCUMENT NO. 2009-0486171 RECORDS OF MARICOPA COUNTY, ARIZONA BEING SITUATED WITHIN A PORTION OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP FLUSH ACCEPTED AS THE EAST QUARTER CORNER OF SAID SECTION 12 FROM WHICH A FOUND ALUMINUM CAP ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 12 THEREOF BEARS NORTH 00°44'56" EAST, 2634.27 FEET;
THENCE NORTH 00°44'56" EAST, 789.94 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12;
THENCE LEAVING SAID EAST LINE, NORTH 89°15'04" WEST, 67.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF 163RD AVENUE AS SHOWN ON THE MAP OF DEDICATION FOR ASANTE PHASE ONE AS FILED IN BOOK 857, PAGE 17 RECORDS OF MARICOPA COUNTY, ARIZONA BEING THE **POINT OF BEGINNING;**
THENCE SOUTH 00°44'56" WEST, 434.09 FEET ALONG SAID WEST RIGHT-OF-WAY TO THE NORTH LINE OF TRACT C AS SHOWN ON THE SUBDIVISION PLAT OF ASANTE PHASE ONE AS FILED IN BOOK 938, PAGE 32 RECORDS OF MARICOPA COUNTY, ARIZONA;
THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTH LINE;
THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 89?15'04" WEST, 150.00 FEET;
THENCE SOUTH 00°44'56" WEST, 150.00 FEET;
THENCE NORTH 89°01'45" WEST, 349.50 FEET;
THENCE SOUTH 00°58'15" WEST, 150.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ASANTE BOULEVARD AS SHOWN ON THE MAP OF DEDICATION FOR ASANTE PHASE ONE AS FILED IN BOOK 857, PAGE 17 RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTH RIGHT-OF-WAY;
THENCE LEAVING SAID NORTH LINE, NORTH 89°01'45" WEST, 199.71 FEET;
THENCE SOUTH 88°06'38" WEST, 400.78 FEET;
THENCE NORTH 89°01'45" WEST, 1053.98 FEET TO THE BEGINNING OF A TANGENT, CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2035.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°41'49", AN ARC LENGTH OF 95.79 FEET TO A NON-TANGENT LINE BEING THE WEST LINE OF SAID PARCEL 4 OF THE AFORESAID SPECIAL WARRANTY DEED;
THENCE THE FOLLOWING EIGHT (8) COURSES ALONG SAID WEST LINE;
THENCE NORTH 44°28'14" EAST, 42.99 FEET;
THENCE NORTH 00°14'41" EAST, 551.26 FEET;
THENCE NORTH 01°23'31" WEST, 70.03 FEET;
THENCE NORTH 00°14'41" EAST, 113.00 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°38'42", AN ARC LENGTH OF 27.35 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°38'42", AN ARC LENGTH OF 2.67 FEET TO A TANGENT LINE;
THENCE NORTH 00°14'41" EAST, 382.74 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1040.00 FEET;
THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°02'37", AN ARC LENGTH OF 55.25 FEET TO A NON-TANGENT LINE BEING THE NORTH LINE OF SAID PARCEL 4 OF THE AFORESAID SPECIAL WARRANTY DEED;
THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTH LINE;
THENCE LEAVING SAID WEST LINE, SOUTH 86°42'42" EAST, 80.00 FEET;
THENCE SOUTH 89°45'19" EAST, 1030.89 FEET;
THENCE SOUTH 85°30'56" EAST, 338.15 FEET;
THENCE SOUTH 89°45'19" EAST, 381.08 FEET;
THENCE LEAVING SAID NORTH LINE, SOUTH 00°44'56" WEST, 471.82 FEET;
THENCE SOUTH 89°15'04" EAST, 400.00 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE OF 163RD AVENUE BEING THE **POINT OF BEGINNING.**



NORTHEAST CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST FOUND 2" ALUMINUM CAP IN THE CENTERLINE OF 163RD AVENUE STAMPED "RLS 36562"

EAST QUARTER CORNER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST FOUND 2.5" BRASS CAP FLUSH AT THE INTERSECTION OF 163RD AVENUE AND ASANTE BOULEVARD STAMPED "CITY OF SURPRISE"



VICINITY MAP
NOT TO SCALE

KEYMAP
N.T.S.

ENGINEER

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

OWNER

LCD ASANTE LLC
1725 W. GREENTREE DRIVE, SUITE 110
TEMPE, ARIZONA 85284
PHONE: (480) 252-7105
CONTACT: MICHAEL LANATA

BASIS OF BEARING

S00°43'44"W ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE FINAL PLAT FOR ASANTE PHASE ONE, UNIT FIVE, RECORDED IN BOOK 888, PAGE 20 OF MARICOPA COUNTY RECORDS.

BENCHMARK

FOUND 2" BRASS DISK IN THE NORTHEAST CURB RETURN ON PAT TILLMAN BOULEVARD, 500± WEST OF 163RD AVENUE STAMPED "CITY OF SURPRISE PT40 9-11 BENCHMARK"
DATUM: NAVD88
ELEVATION: 1361.76

SHEET INDEX

CV01	COVER SHEET
CV02	NOTES & DETAILS
PP01-PP06	PRELIMINARY PLAT

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 04013C1210L, PANEL NUMBER 1210 OF 4425, EFFECTIVE DATE OCTOBER 16, 2013.

UTILITIES

WATER	CITY OF SURPRISE
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

100 YEAR ASSURED WATER SUPPLY

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 A.R.S. § 45-576.

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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
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 7/17/18
ARIZONA U.S.A.
Expires 6/30/2019

ASANTE - PARCEL 4.5
ASANTE BOULEVARD & 163RD AVENUE
SUPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	
PROJ NO.: 1909	
DATE: JUL 2018	
SCALE: N.T.S.	
DRAWN: HW	
DESIGNED: HW	
APPROVED: ZH	

DWG. NO.
CV01
SHT. 1 OF 8

FS 18-154

U:\1900\1909\ENGR\PRE-PLAT\1909-CV01.dwg 7/18/2018 9:26 AM

PARCEL 1 LOT TABLE

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	5938	0.14	17	5760	0.13	33	5760	0.13	49	5760	0.13	65	6000	0.14	81	7777	0.18	97	7192	0.17	113	7540	0.17
2	6000	0.14	18	5760	0.13	34	5760	0.13	50	5760	0.13	66	6000	0.14	82	7845	0.18	98	7192	0.17	114	7540	0.17
3	6000	0.14	19	5760	0.13	35	5760	0.13	51	5760	0.13	67	6000	0.14	83	7845	0.18	99	7192	0.17	115	7540	0.17
4	5760	0.13	20	6000	0.14	36	5760	0.13	52	5760	0.13	68	8190	0.19	84	7845	0.18	100	7192	0.17	116	7540	0.17
5	5760	0.13	21	6000	0.14	37	5760	0.13	53	5688	0.13	69	8190	0.19	85	7845	0.18	101	7192	0.17	117	7540	0.17
6	5760	0.13	22	6000	0.14	38	5760	0.13	54	6110	0.14	70	8190	0.19	86	7845	0.18	102	7192	0.17	118	7540	0.17
7	5760	0.13	23	5968	0.14	39	5760	0.13	55	5898	0.14	71	8190	0.19	87	7845	0.18	103	7120	0.16	119	9308	0.21
8	7497	0.17	24	5888	0.14	40	5688	0.13	56	6000	0.14	72	8190	0.19	88	7845	0.18	104	7149	0.16	120	11671	0.27
9	9756	0.22	25	5829	0.13	41	5688	0.13	57	6000	0.14	73	8190	0.19	89	7845	0.18	105	9768	0.22	121	9272	0.21
10	8914	0.20	26	5973	0.14	42	5760	0.13	58	6000	0.14	74	8190	0.19	90	7845	0.18	106	11671	0.27	122	7250	0.17
11	5944	0.14	27	5878	0.13	43	5760	0.13	59	6000	0.14	75	8190	0.19	91	7773	0.18	107	8911	0.20	123	6960	0.16
12	5760	0.13	28	5688	0.13	44	5760	0.13	60	6000	0.14	76	8190	0.19	92	7120	0.16	108	7540	0.17	124	6960	0.16
13	5760	0.13	29	5760	0.13	45	5760	0.13	61	6000	0.14	77	8190	0.19	93	7192	0.17	109	7540	0.17	125	6960	0.16
14	6000	0.14	30	5760	0.13	46	5760	0.13	62	6000	0.14	78	8103	0.19	94	7192	0.17	110	7540	0.17	126	7250	0.17
15	6000	0.14	31	5760	0.13	47	5760	0.13	63	6000	0.14	79	7739	0.18	95	7192	0.17	111	7540	0.17	127	7188	0.17
16	6000	0.14	32	5760	0.13	48	5760	0.13	64	6000	0.14	80	7775	0.18	96	7192	0.17	112	7540	0.17			

LEGEND

———	BOUNDARY LINE
——— – ———	CENTER LINE
——— — — ———	RIGHT OF WAY
——— – – ———	PARCEL LINE
— — — — — —	SIGHT VISIBILITY EASEMENT
APN	ASSESSOR PARCEL NUMBER
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT–OF–WAY
VNAE	VEHICLE NON–ACCESS EASEMENT
MCR	MARICOPA COUNTY RECORDS
➡	FLOW ARROW

PARCEL 2 LOT TABLE

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)	LOT NO.	AREA (SQ.FT)	AREA (ACRES)
1	7730	0.18	19	7560	0.17	37	6888	0.16	55	5520	0.13	73	5760	0.13
2	10723	0.25	20	7875	0.18	38	7396	0.17	56	5520	0.13	74	5760	0.13
3	12603	0.29	21	7875	0.18	39	7405	0.17	57	5520	0.13	75	5760	0.13
4	8610	0.20	22	7560	0.17	40	7405	0.17	58	5520	0.13	76	5760	0.13
5	7875	0.18	23	7864	0.18	41	7405	0.17	59	5520	0.13	77	5798	0.13
6	7875	0.18	24	8869	0.20	42	7405	0.17	60	5520	0.13	78	5941	0.14
7	7900	0.18	25	9636	0.22	43	7405	0.17	61	5470	0.13	79	8570	0.20
8	7584	0.17	26	12958	0.30	44	7405	0.17	62	5470	0.13	80	9379	0.22
9	7656	0.18	27	6888	0.16	45	5679	0.13	63	5520	0.13	81	7828	0.18
10	7656	0.18	28	6960	0.16	46	5712	0.13	64	5520	0.13	82	5655	0.13
11	7656	0.18	29	6960	0.16	47	5760	0.13	65	5520	0.13	83	5420	0.12
12	7656	0.18	30	6960	0.16	48	5760	0.13	66	5520	0.13	84	5520	0.13
13	7656	0.18	31	6960	0.16	49	5760	0.13	67	5520	0.13	85	5520	0.13
14	7656	0.18	32	6960	0.16	50	5760	0.13	68	5520	0.13	86	5520	0.13
15	7656	0.18	33	6960	0.16	51	5760	0.13	69	5488	0.13	87	5520	0.13
16	7656	0.18	34	6960	0.16	52	5760	0.13	70	5674	0.13			
17	7584	0.17	35	6960	0.16	53	5747	0.13	71	5715	0.13			
18	7560	0.17	36	6960	0.16	54	5488	0.13	72	5760	0.13			

PARCEL 1 TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	1.68	COMMON AREA & DRAINAGE
TRACT B	0.96	COMMON AREA & DRAINAGE
TRACT C	2.99	COMMON AREA & DRAINAGE
TRACT D	0.04	COMMON AREA
TRACT E	0.04	COMMON AREA
TRACT F	0.11	COMMON AREA
TRACT G	0.04	COMMON AREA
TRACT H	0.04	COMMON AREA
TRACT I	0.59	COMMON AREA & DRAINAGE
TRACT J	0.35	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.

PARCEL 2 TRACT TABLE

TRACT TABLE		
TRACT	AREA (ACRES)	USE
TRACT A	0.02	COMMON AREA
TRACT B	1.53	COMMON AREA & DRAINAGE
TRACT C	0.04	COMMON AREA
TRACT D	0.04	COMMON AREA
TRACT E	0.04	COMMON AREA
TRACT F	0.07	COMMON AREA
TRACT G	0.05	COMMON AREA
TRACT H	0.06	COMMON AREA
TRACT I	0.03	COMMON AREA
TRACT J	0.02	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.

OVERALL TRACT TABLE

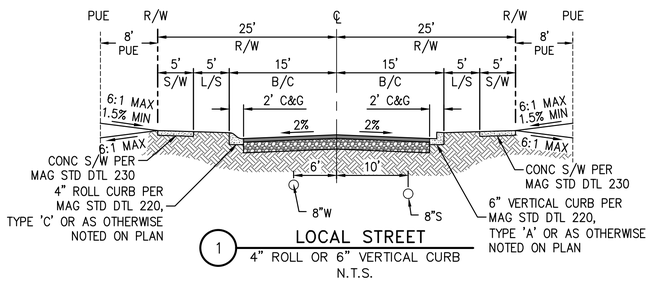
TRACT TABLE		
TRACT	AREA (ACRES)	USE
OFFSITE–RIGHT–OF–WAY	2.19	PUBLIC ACCESS
PARCEL 1 RIGHT–OF–WAY	8.29	PUBLIC ACCESS
PARCEL 2 RIGHT–OF–WAY	5.16	PUBLIC ACCESS

SITE SUMMARY TABLE			
	PARCEL 1	PARCEL 2	OVERALL SITE
OVERALL GROSS AREA (ACRES)	35.13	21.41	56.54
OVERALL NET (*) AREA (ACRES)	26.84	20.74	47.58
TOTAL NUMBER OF LOTS: SINGLE FAMILY	127	87	214
TOTAL OPEN SPACE (ACRES)	6.84	1.90	8.74
TOTAL PERCENTAGE OF OPEN SPACE (%)	19.47%	9.16%	15.46%
MINIMUM LOT SIZE (SF)	5,688	5,420	5,420
AVERAGE LOT SIZE (SF)	6,866	6,856	6,866
MAXIMUM LOT SIZE (SF)	11,671	12,958	12,958
MINIMUM LOT WIDTH (FT)	48'	48'	48'
MINIMUM LOT DEPTH (FT)	125'	115'	115'
DENSITY (DU/AC): PER GROSS AREA	3.61	4.06	3.78
TAX ASSESSORS PARCEL NUMBER	503–73–944B	503–73–944B	503–73–944B

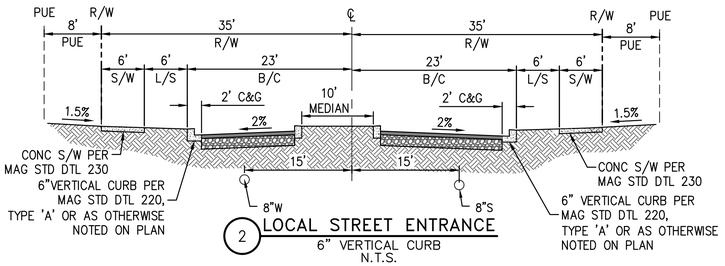
*NET EXCLUDES W. 166TH DRIVE & N. 163RD AVENUE

DEVELOPMENT STANDARDS TABLE – PER APPROVED ORDINANCE 2012–07	
LAND USE	LOW DENSITY RESIDENTIAL (R1–5 BASE ZONE)
HEIGHT (MAX.)	30'
FRONT YARD (MIN.) W/ SIDE ENTRY GARAGE OR LIVING AREA	12'
FRONT YARD (MIN.) W/ FRONT ENTRY GARAGE	18'
SIDE YARD (MIN.) (1)(4)	5'/8'
STREET–SIDE YARD (MIN.) (2)(4)	13' (SINGLE STORY), 20' (MULTI STORY)
REAR YARD (MIN.) (4)	15'
REAR YARD (MIN.) ADJACENT TO ARTERIAL (3)(4)	20' SINGLE–STORY, 25' MULTI–STORY
LOT AREA (MIN.)	5,280 SF
LOT WIDTH (MIN.)	48'

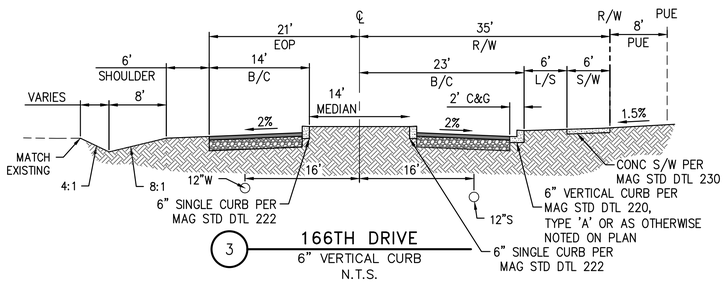
(1) TWO ADJACENT MULTI–STORY HOUSES MUST BE SEPARATED BY NOT LESS THAN 13 FEET, AND A MULTI–STORY HOUSE AND AN ADJACENT SINGLE STORY HOUSE MUST BE SEPARATED BY NOT LESS THAN 10 FEET.
(2) DOES NOT APPLY IF LANDSCAPE TRACT IS USED (8' MIN).
(3) IF THE PORTION OF A MULTI–STORY HOUSE OR STRUCTURE WHICH ABUTS ON AN ARTERIAL STREET IN THE REAR IS SINGLE–STORY, THEN THE REAR SETBACK SHALL NOT BE LESS THAN 20 FEET AS MEASURED FROM THE PROPERTY LINE. IF TWO ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL IN THE REAR, THEN THE REAR SETBACKS SHALL BE STAGGERED AS FOLLOWS:
  (a) IF THE ADJACENT HOUSES OR STRUCTURES ARE BOTH SINGLE–STORY, THEN THE REAR YARD SETBACKS SHALL BE 20 FEET (20') FOR ONE AND 25 FEET (25') FOR THE OTHER; OR
  (b) IF THE ADJACENT HOUSES OR STRUCTURES ARE BOTH MULTI–STORY, THEN THE REAR YARD SETBACKS SHALL BE 25 FEET (25) FOR ONE AND 30 FEET (30') FOR THE OTHER; OR
  (c) IF A MULTI–STORY HOUSE IS ADJACENT TO A SINGLE–STORY HOUSE, THEN THE SETBACKS ESTABLISHED IN SECTIONS 1 AND 2 SHALL APPLY; AND
  (d) IF THREE OR MORE ADJACENT HOUSES OR STRUCTURES ABUT AN ARTERIAL STREET IN THE REAR, THEN THE REAR SETBACKS SHALL BE STAGGERED AS PROVIDED ABOVE SO THAT NOT MORE THAN TWO ADJACENT HOUSES OR STRUCTURES MAY HAVE THE SAME REAR SETBACKS.
(4) NON–STRUCTURAL ELEMENTS SUCH AS FIREPLACES, BAY WINDOWS, POP–OUTS, PERGOLAS OR PATIO COVERS MAY ENCROACH NO MORE THAN 3' INTO FRONT AND SIDE SETBACKS AND 10' INTO REAR SETBACKS PROVIDED THAT A PATIO COVER MAY NOT EXTEND TO A POINT CLOSER THAN 10' FROM THE REAR PROPERTY LINE EXCEPT FOR CLUSTER TYPE & Z LOT HOMES.
(5) SEE APPROVED PAD FOR ADDITIONAL ITEMS.



1 LOCAL STREET
4" ROLL OR 6" VERTICAL CURB
N.T.S.



2 LOCAL STREET ENTRANCE
6" VERTICAL CURB
N.T.S.



3 166TH DRIVE
6" VERTICAL CURB
N.T.S.

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REV.:

REGISTERED PROFESSIONAL ENGINEER
53637
ZACH HILGART
Date Signed 6-15-21
ARIZONA U.S.A.
Expires 6/30/2021

ASANTE – PARCEL 4.5

ASANTE BOULEVARD & 163RD AVENUE
SUPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	
PROJ NO.:	1909
DATE:	JUL 2018
SCALE:	N.T.S.
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
CV02
SHT. 2 OF 8

FS 18–154

Call at least two full working days before you begin excavation.
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Arizona Blue Stake, Inc.
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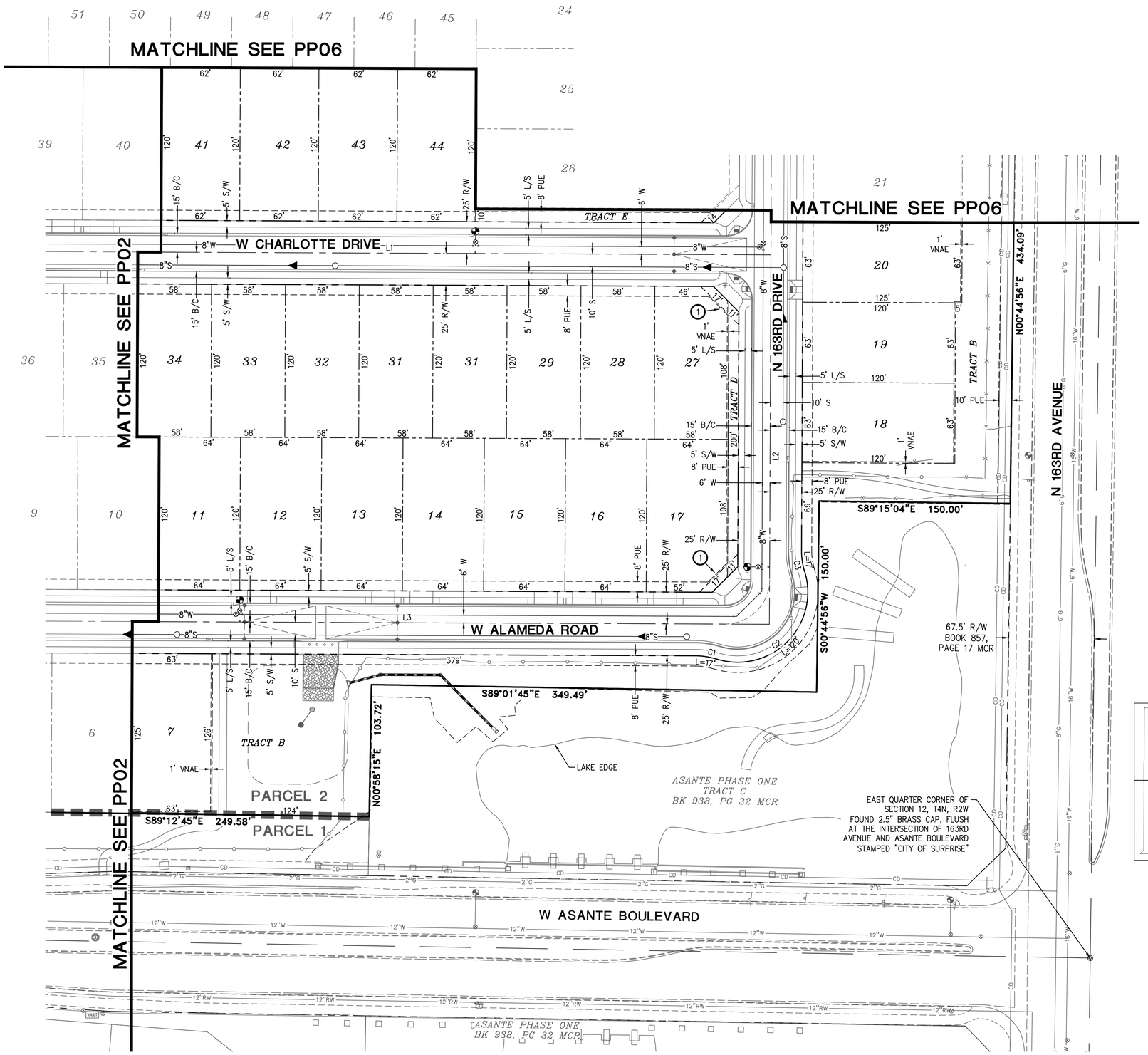
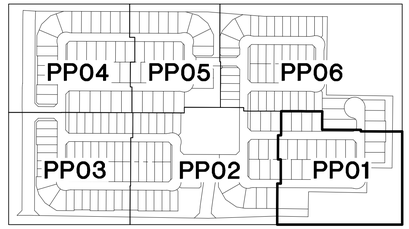
In Maricopa County: (602) 263-1100

U:\1900\1909\ENGR\PRE–PLAT\1909–CV02.dwg 7/18/2018 9:26 AM

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°41'01"	119.69'
C3	55.00'	17°20'29"	16.65'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°45'19"E	704.00'
L2	S00°14'41"W	371.45'
L3	S89°45'19"E	704.00'





NOTES:

(1) 30'X30' SIGHT VISIBILITY TRIANGLE

SCALE: 40 20 0 40 80 FEET

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REGISTERED PROFESSIONAL ENGINEER CERTIFICATE NO. 53637 ZACH HILGART 7-17-18 Date Signed ARIZONA U.S.A. Expires 6/30/2021

ASANTE - PARCEL 4.5

ASANTE BOULEVARD & 163RD AVENUE
SUPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1909
DATE: JUL 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP01
SHT. 3 OF 8

FS 18-154

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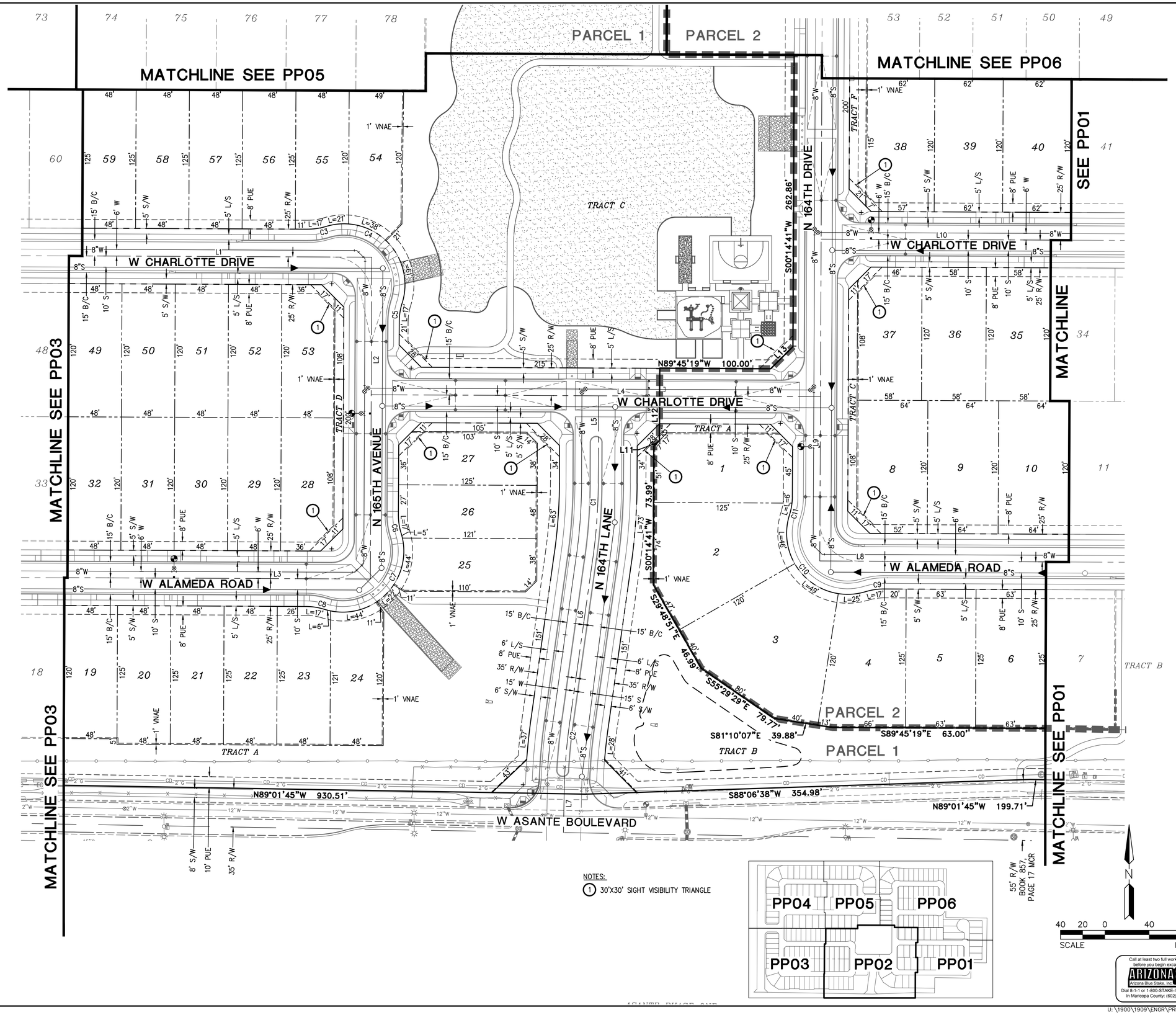
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	500.00'	7°46'04"	67.79'
C2	500.00'	7°02'29"	61.45'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	124°40'58"	119.69'
C5	55.00'	17°20'29"	16.65'
C6	55.00'	17°20'29"	16.65'
C7	55.00'	124°40'58"	119.69'
C8	55.00'	17°20'29"	16.65'
C9	55.00'	17°20'29"	16.65'
C10	55.00'	124°40'58"	119.69'
C11	55.00'	17°20'29"	16.65'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°45'19"E	690.00'
L2	S00°14'41"W	290.00'
L3	S89°45'19"E	690.00'
L4	S89°45'19"E	404.94'
L5	N00°14'41"E	79.06'
L6	N08°00'45"E	150.57'
L7	S00°58'15"W	36.68'
L8	S89°45'19"E	704.00'
L9	N00°14'41"E	860.00'
L10	S89°45'19"E	704.00'



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REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH HILGART
Date Signed 6/30/2021
ARIZONA U.S.A.
Expires 6/30/2021

ASANTE - PARCEL 4.5

ASANTE BOULEVARD & 163RD AVENUE
SUPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	
PROJ NO.:	1909
DATE:	JUL 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP02
SHT. 4 OF 8

FS 18-154

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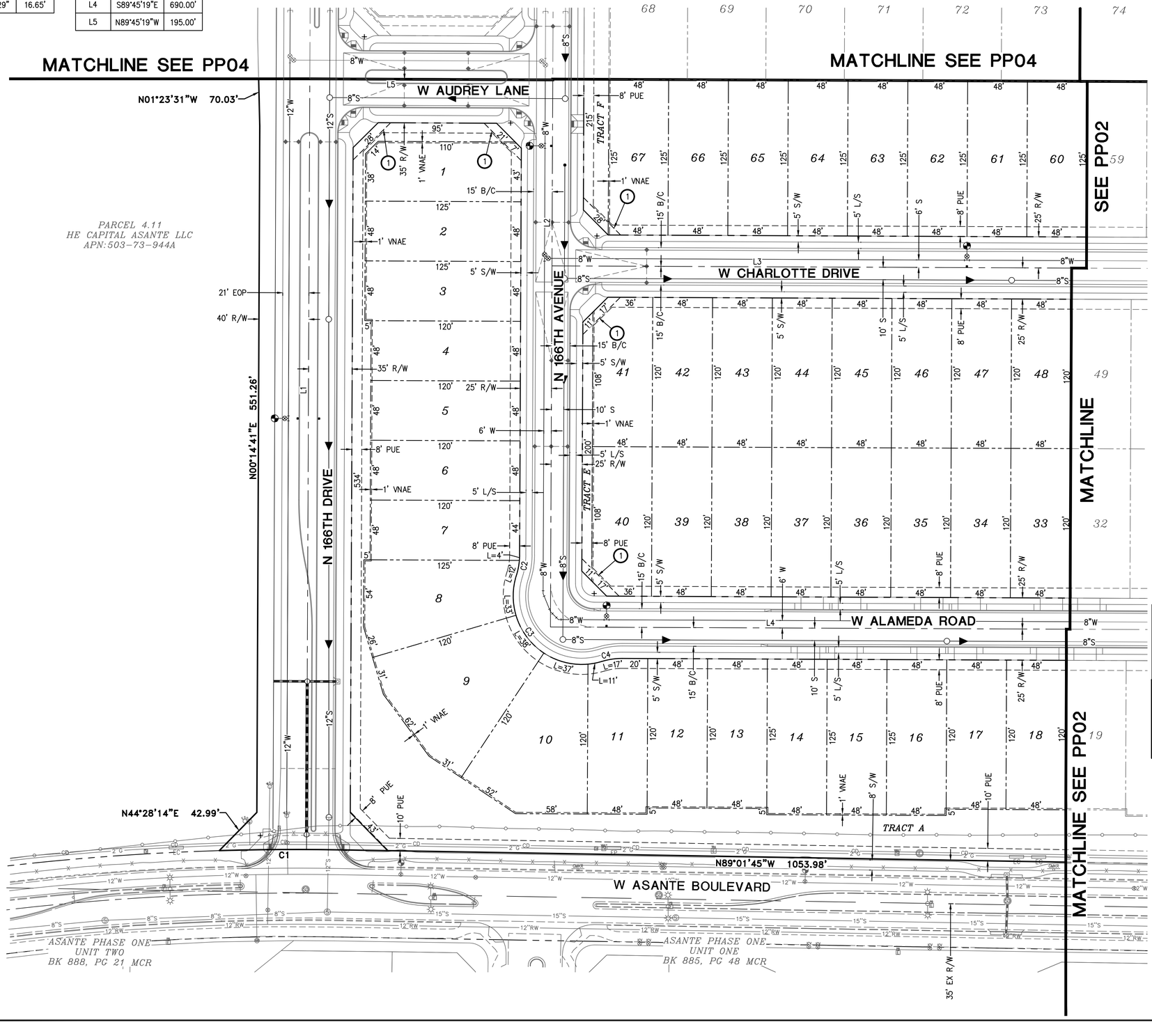
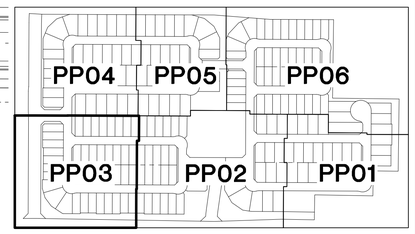
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	2035.00'	2°41'49"	95.79'
C2	55.00'	17°20'29"	16.65'
C3	55.00'	124°40'58"	119.69'
C4	55.00'	17°20'29"	16.65'

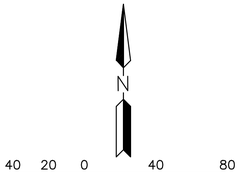
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00°14'41"E	1176.54'
L2	N00°14'41"E	893.00'
L3	S89°45'19"E	690.00'
L4	S89°45'19"E	690.00'
L5	N89°45'19"W	195.00'





NOTES:

① 30'X30' SIGHT VISIBILITY TRIANGLE



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ASANTE - PARCEL 4.5

ASANTE BOULEVARD & 163RD AVENUE
SUPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	
PROJ NO.:	1909
DATE:	JUL 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP03
SHT. 5 OF 8

FS 18-154

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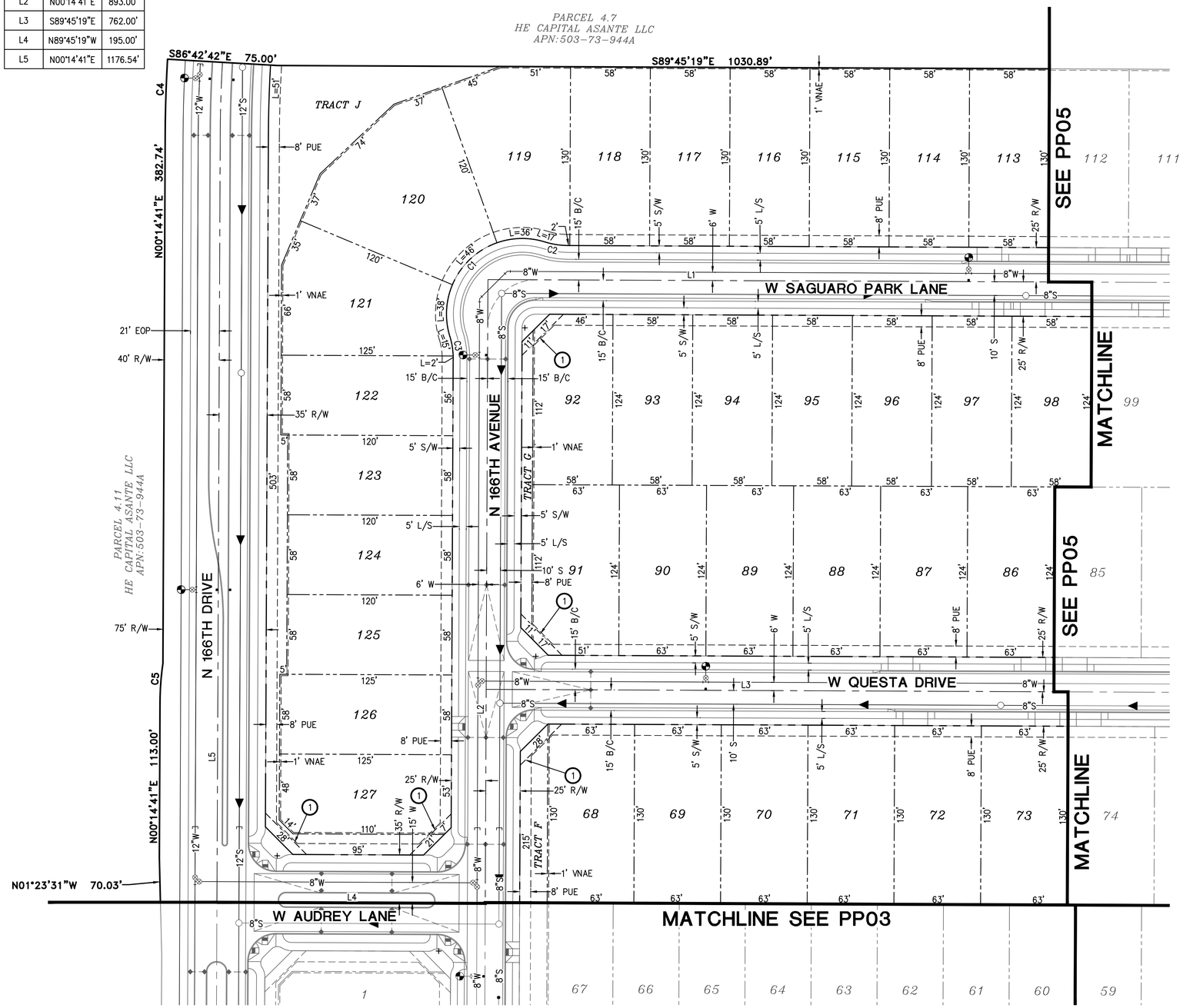
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00'	124°40'58"	119.69'
C2	55.00'	17°20'29"	16.65'
C3	55.00'	17°20'29"	16.65'
C4	1040.00'	3°02'37"	55.25'
C5	205.00'	7°38'42"	27.35'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°45'19"E	762.00'
L2	N00°14'41"E	893.00'
L3	S89°45'19"E	762.00'
L4	N89°45'19"W	195.00'
L5	N00°14'41"E	1176.54'



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53637
ZACH
HILGART
Date Signed 7-17-18
ARIZONA U.S.A.
Expires 6/30/2021

ASANTE - PARCEL 4.5

ASANTE BOULEVARD & 163RD AVENUE
SUPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON	
PROJ NO.:	1909
DATE:	JUL 2018
SCALE:	1" = 40'
DRAWN:	HW
DESIGNED:	HW
APPROVED:	ZH

DWG. NO.
PP04
SHT. 6 OF 8

FS 18-154

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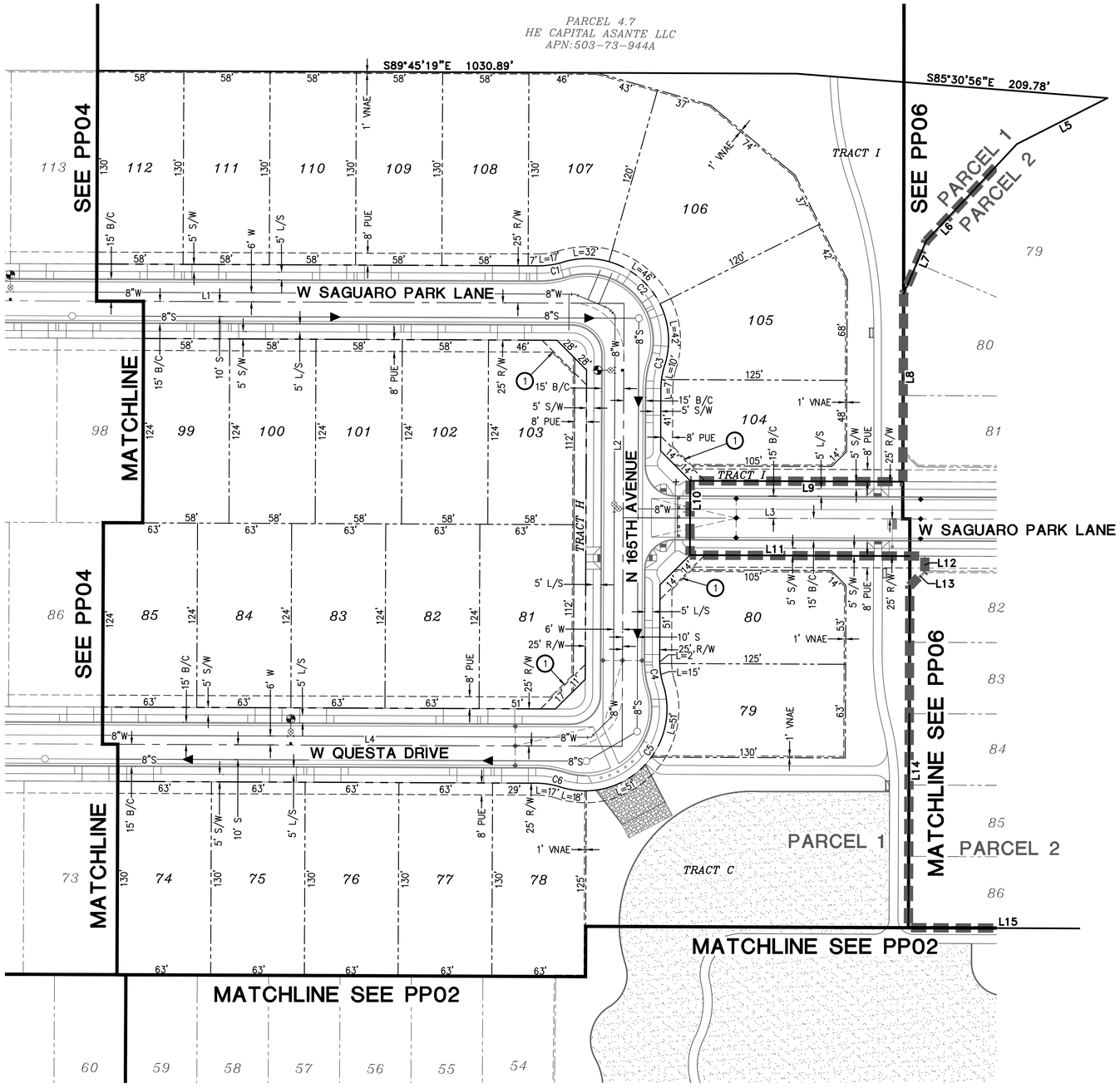
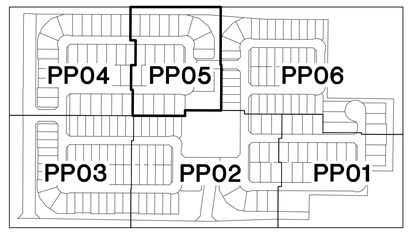
CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°40'58"	119.69'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°40'58"	119.69'
C6	55.00'	17°20'29"	16.65'

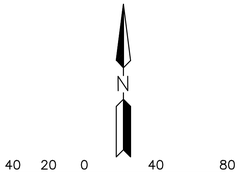
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°45'19"E	762.00'
L2	N00°14'41"E	298.00'
L3	N89°45'19"W	332.94'
L4	S89°45'19"E	762.00'
L5	S63°06'02"W	68.38'
L6	S43°04'35"W	89.23'
L7	S23°03'07"W	38.69'
L8	S00°14'41"W	126.32'
L9	N89°45'19"W	142.94'
L10	S00°14'41"W	50.00'
L11	S89°45'19"E	157.94'
L12	S00°14'41"W	10.00'
L13	S45°14'41"W	14.14'
L14	S00°14'41"W	230.00'
L15	S89°45'19"E	115.00'





NOTES:

① 30'X30' SIGHT VISIBILITY TRIANGLE



40 20 0 40 80
SCALE FEET

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PHOENIX, AZ 85016 www.hilgartwilson.com

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CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 7/17/18
ARIZONA U.S.A.
Expires 6/30/2020

ASANTE - PARCEL 4.5

ASANTE BOULEVARD & 163RD AVENUE
SUPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1909
DATE: JUL 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP05
SHT. 7 OF 8

FS 18-154

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PARCEL 4.4
HE CAPITAL ASANTE LLC
APN:503-73-944A

PARCEL 4.8
FIRE STATION
APN:503-73-944B
NOT A PART

TRACT I

PARCEL 1
PARCEL 2

MATCHLINE SEE PP05

S85°30'56"E 128.13'

S89°45'19"E 48.00'

W SAGUARO PARK LANE

N89°45'19"W 142.94'

S89°45'19"E 157.94'

N00°14'41"E 151.32'

S00°14'41"W 48.00'

S89°45'19"E 115.00'

S00°14'41"W 262.86'

N 164TH DRIVE

N 163RD LANE

N 163RD AVENUE

N00°44'56"E 471.82'

N00°44'56"E 434.09'

W QUESTA DRIVE

N89°15'04"W 400.00'

N 163RD DRIVE

67.5' R/W
BOOK 857,
PAGE 17 MCR

TRACT A
TRACT B
TRACT C
TRACT F
TRACT G
TRACT H
TRACT J

MATCHLINE SEE PP02

MATCHLINE SEE PP01

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	55.00'	17°20'29"	16.65'
C2	55.00'	124°40'58"	119.69'
C3	55.00'	17°20'29"	16.65'
C4	55.00'	17°20'29"	16.65'
C5	55.00'	124°40'58"	119.69'
C6	55.00'	17°20'29"	16.65'
C7	55.00'	17°20'29"	16.65'
C8	55.00'	124°40'58"	119.69'
C9	55.00'	17°20'29"	16.65'
C10	35.00'	81°47'12"	49.96'
C11	52.50'	261°47'12"	239.87'
C12	118.75'	46°49'35"	97.05'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°45'19"E	456.06'
L2	N89°45'19"W	332.94'
L3	N00°14'41"E	280.00'
L4	S89°45'19"E	456.06'
L5	N00°14'41"E	860.00'
L6	S00°14'41"W	371.45'
L7	N45°14'41"E	13.31'
L8	S00°14'41"W	10.00'
L9	S63°06'02"W	52.09'
L10	S43°04'35"W	89.23'
L11	S23°03'07"W	22.40'

PP04 PP05 PP06
PP03 PP02 PP01

NOTES:
1. 30'X30' SIGHT VISIBILITY TRIANGLE

SCALE 40 20 0 40 80 FEET

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

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
ARIZONA U.S.A.
Date Signed 6/30/2018
Expires 6/30/2020

ASANTE - PARCEL 4.5

ASANTE BOULEVARD & 163RD AVENUE
SUPRISE, ARIZONA

PRELIMINARY PLAT

HILGARTWILSON
PROJ NO.: 1909
DATE: JUL 2018
SCALE: 1" = 40'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
PP06
SHT. 8 OF 8

FS 18-154

U:\1900\1909\ENGR\PRE-PLAT\1909-PP06.dwg 7/18/2018 9:27 AM

PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	QTY.
TREES - 24" BOX		
	QUERCUS VIRGINIANA 'HERITAGE' 'HERITAGE' LIVE OAK	227
	PARKINSONIA HYBRID 'THORNLESS PALO VERDE	68
	ACACIA ANEURA MULGA TREE	80
	FRAXINUS VELUTINA ARIZONA ASH	75
	PISTACIA CHINENSIS 'RED PUSH' CHINESE PISTACHE	21
SHRUBS - 5 GAL		
	BOUGAINVILLEA 'FLAME; BUSH BOUGAINVILLEA	158
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	150
	LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE	169
	LEUCOPHYLLUM X 'HEAVENLY CLOUD' 'HEAVENLY CLOUD' SAGE	65
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' TEXAS SAGE	124
	RUELLIA PENINSULARS BAJA RUELLIA	76
	TECOMA STANS 'SPARKLETTE' 'SPARKLETTE' BELLS	314
	EREMOPHILA GLABRA SSP. CARNOSA 'WINTER BLAZE'	439
ACCENTS - 5 GAL		
	MUHLENBERGIA RIGENS DEER GRASS	459
	HESPERALOM PARVIFLORA RED YUCCA	121
	DASYLIRON ACROTRICHE GREEN DESERT SPOON	131
	AGAVE AMERICANA CENTURY PLANT	45
	EUPHORBIA ANTISPHILITICA CANDELILLA	314
	EUPHORBIA RIGIDA GOPHER PLANT	439
GROUND COVERS - 5 GAL		
	LANTANA CAMARA 'NEW GOLD' 'NEW GOLD' LANTANA	305
	LANTANA MONTEVIDENSIS PURPLE TAILING LANTANA	509
	TURF AREA - MIDIRON BURMUDA SOD	
	DECOMPOSED GRANITE - T.B.D.	

The McGough Group

ASANTE 4.5 PARCELS 1 AND 2
PRELIMINARY LANDSCAPE PLAN

NW CORNER OF ASANTE BLVD AND 163RD AVE

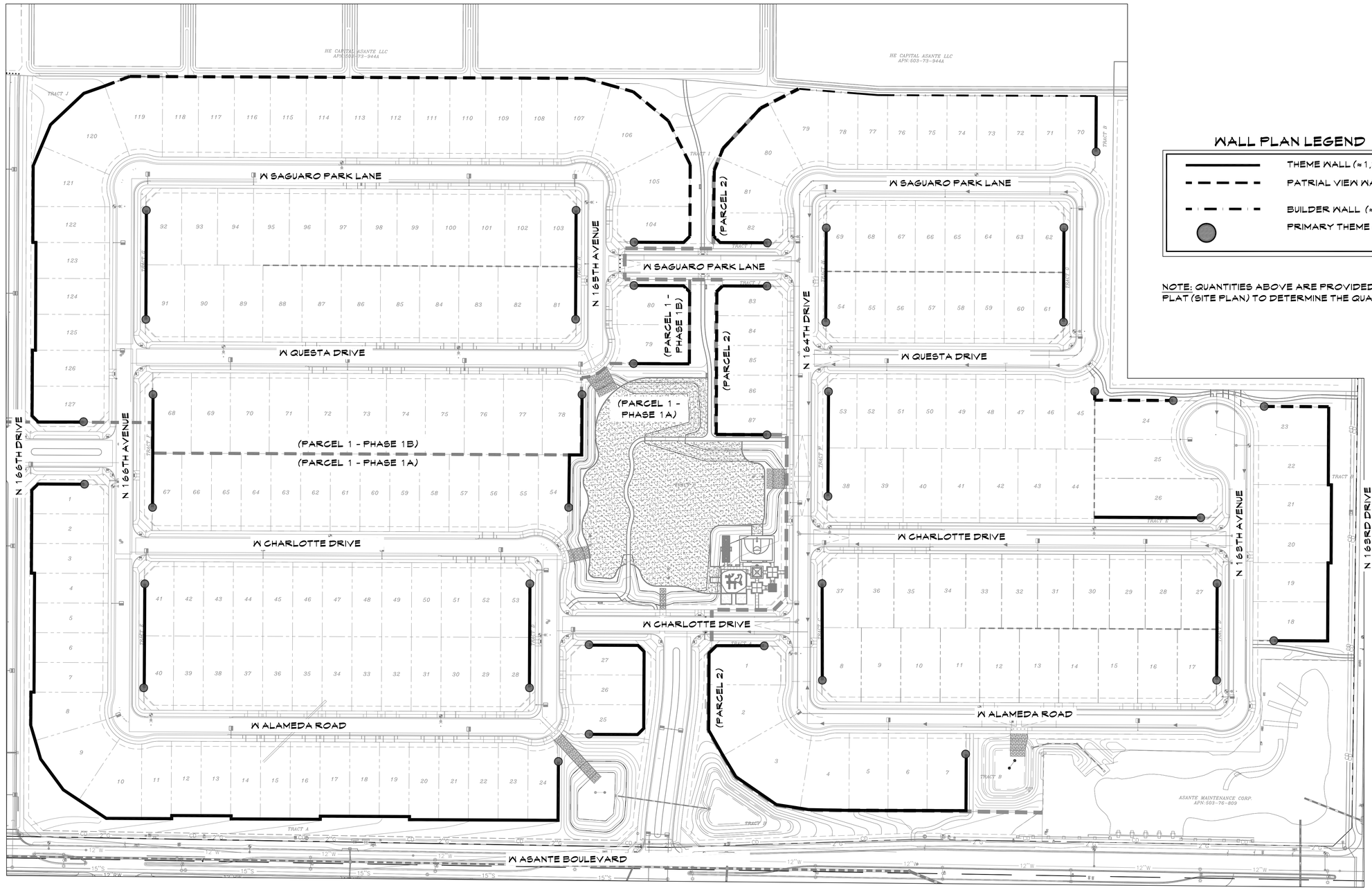
JULY 20, 2018

SCALE: 1"=80'-0"

NORTH

0' 80' 160' 240'

PRELIMINARY PLAT - PS18-154



WALL PLAN LEGEND

- THEME WALL (≈ 1,370 LN.FT.) - SEE DETAIL 'X' ON SHEET XX.
- PATRIAL VIEW WALL (≈ 347 LN.FT.) - SEE DETAIL 'X' ON SHEET XX.
- BUILDER WALL (≈ 7,255 LN.FT.) -SEE DETAIL 'X' ON SHEET XX.
- PRIMARY THEME COLUMNS - (42) TOTAL - SEE DETAIL 'X' ON SHEET XX.

NOTE: QUANTITIES ABOVE ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO USE THE FINAL PLAT (SITE PLAN) TO DETERMINE THE QUANTITY OF MATERIALS NECESSARY TO COMPLETE THE WORK.

The McGough Group

ASANTE 4.5 PARCELS 1 AND 2

PRELIMINARY WALL PLAN

NW CORNER OF ASANTE BLVD AND 163RD AVE

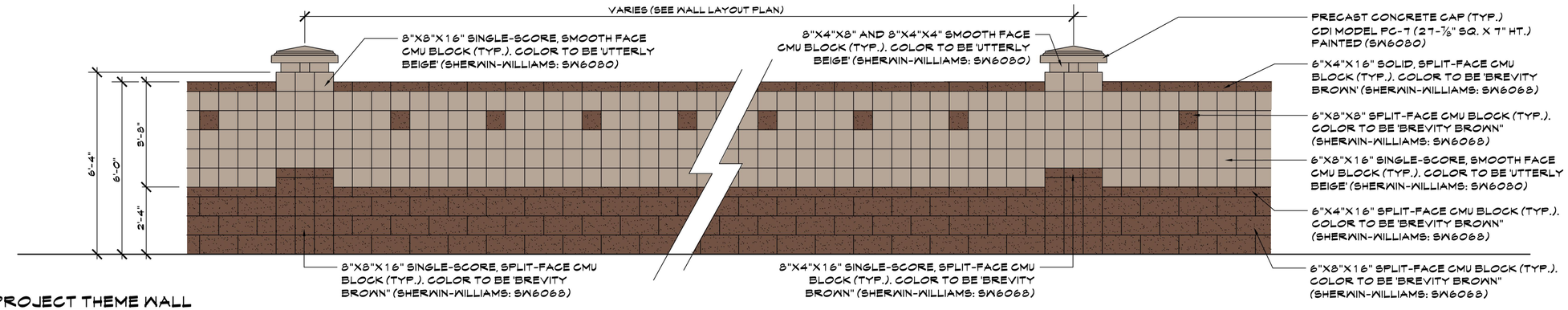
JULY 20, 2018

SCALE: 1"=80'-0"

0' 80' 160' 240'

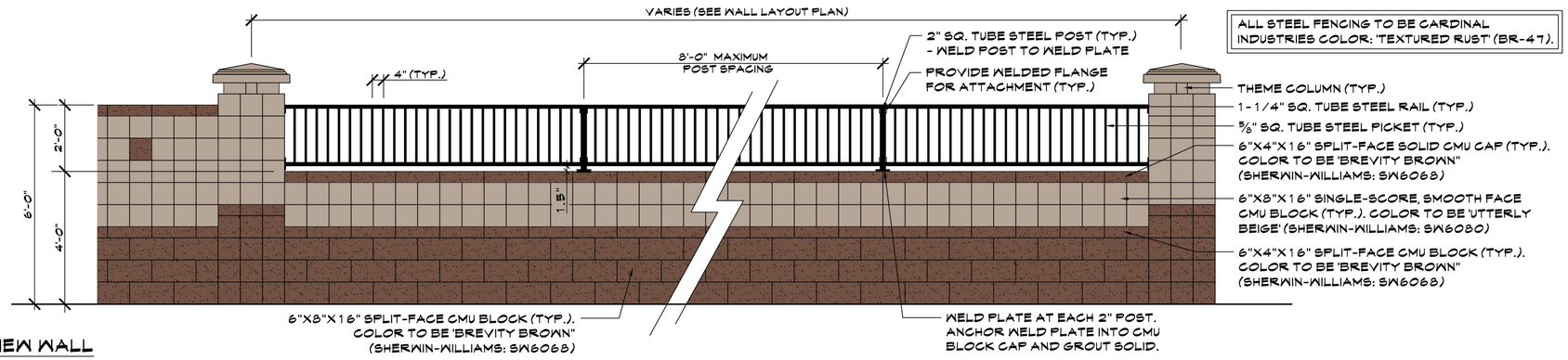
NORTH

PRELIMINARY PLAT - FS18-154



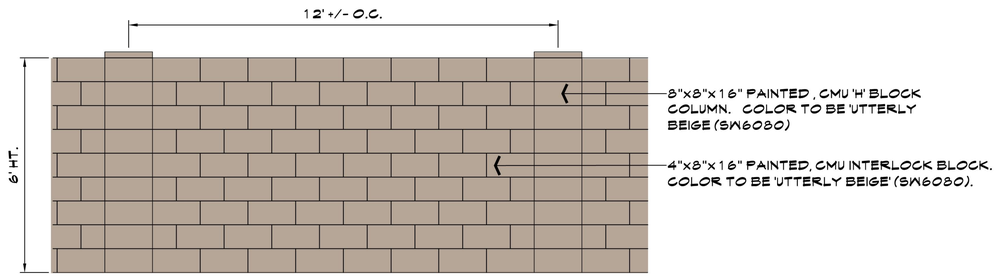
A PROJECT THEME WALL

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



B PARTIAL VIEW WALL

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



C BUILDER WALL

The McGough Group

ASANTE 4.5 PARCELS 1 AND 2

PRELIMINARY HARDSCAPE DETAILS

NW CORNER OF ASANTE BLVD AND 163RD AVE

JULY 20, 2018

PRELIMINARY PLAT - FS18-154

HE CAPITAL ASANTE LLC
APN:503-73-944A

LEGEND
- PROPOSED LANDSCAPE TRAIL
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

W SAGUARO PARK LN
W QUESTA DR
W CHARLOTTE DR
W ALAMEDA RD
W AUDREY LN
N 166TH DR
N 166TH AVE
N 165TH AVE
N 164TH LN
W SAGUARO PARK LN
MAILBOX
PARCEL 1
PHASE 1B
PHASE 1A
ASANTE 4.5
PARCEL 2

SCALE: 60 30 0 60 120 FEET

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www.hilgartwilson.com

REGISTERED PROFESSIONAL ENGINEER
CERTIFICATE NO.
53637
ZACH
HILGART
Date Signed 7-17-18
ARIZONA U.S.A.
Expires: 6/30/2021

ASANTE 4.5 - PARCEL 1

ASANTE BOULEVARD & 163RD AVE
SURPRISE, ARIZONA

VEHICULAR, BICYCLE AND PEDESTRIAN CIRCULATION PLAN

HILGARTWILSON
PROJ NO.: 1909
DATE: JUL 2018
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
CV01
SHT. 1 OF 1

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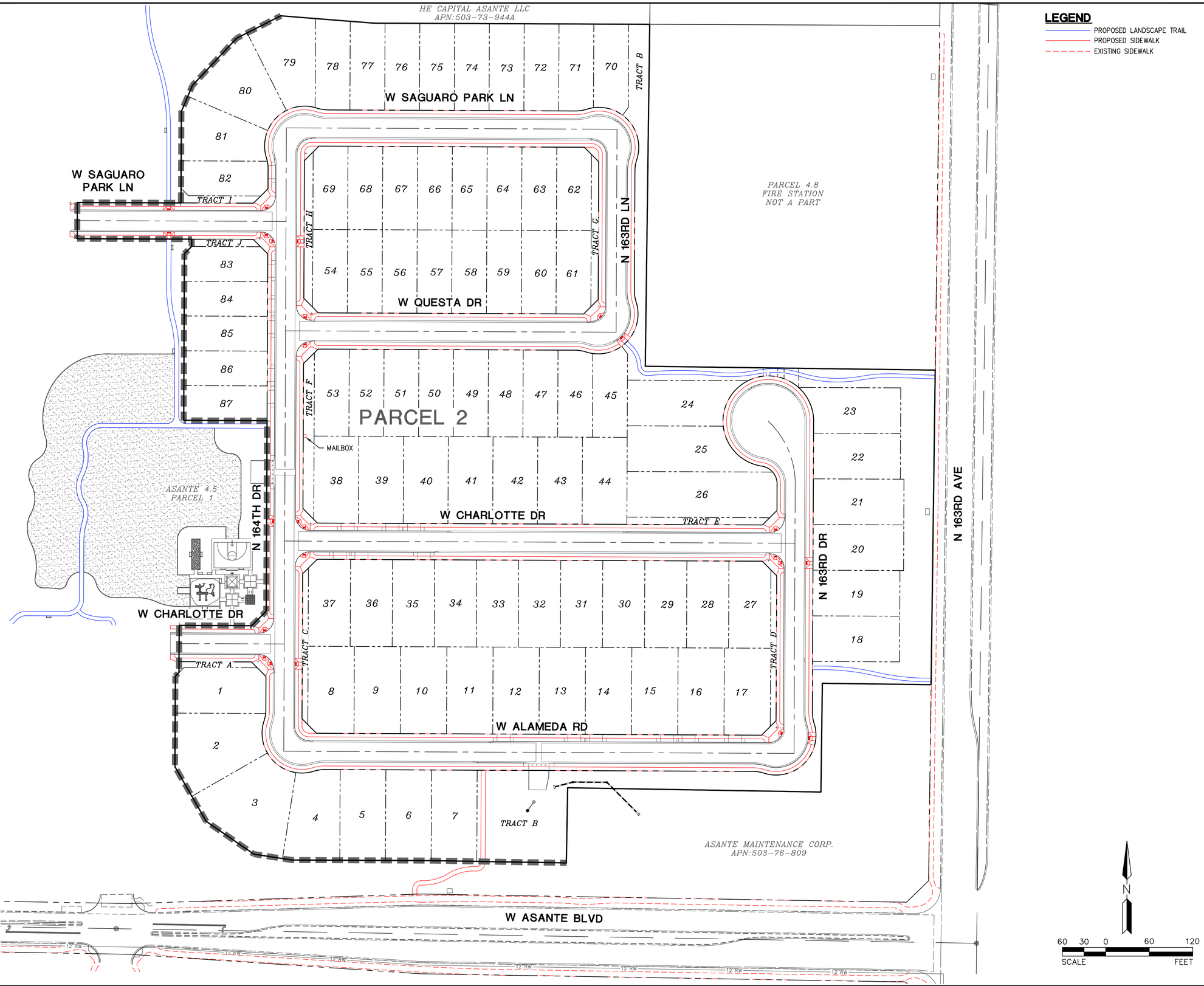

LEGEND

- PROPOSED LANDSCAPE TRAIL
- PROPOSED SIDEWALK
- EXISTING SIDEWALK

REV.:

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PHOENIX, AZ 85016 | www.hilgartwilson.com

53637
ZACH
HILGART
Date Signed: 7-17-18
ARIZONA U.S.A.
Expires: 6/30/2021

ASANTE 4.5 - PARCEL 2

ASANTE BOULEVARD & 163RD AVE
SURPRISE, ARIZONA

VEHICULAR, BICYCLE AND PEDESTRIAN CIRCULATION PLAN

HILGARTWILSON
PROJ NO.: 1909
DATE: JUL 2018
SCALE: 1" = 60'
DRAWN: HW
DESIGNED: HW
APPROVED: ZH

DWG. NO.
CV01
SHT. 1 OF 1

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U:\1900\1909\ENGR\PARCEL 2\EXHIBITS\1909-P2-CIRCULATION PLAN.dwg 7/18/2018 9:30 AM

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

9 April 2018

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: FS18-154; Asante 4.5 Parcels 1 and 2

Dear Ms. Sullivan

Thank you for the opportunity to provide comments on the Preliminary and Final Plat Application for Asante 4.5 Parcels 1 and 2. The site is located on 55.87 acres of undeveloped land at the northwest corner of Asante Boulevard and 163rd Avenue in Surprise AZ. Plans call for the construction of 214 single residential dwelling units (du), parcel one will be 127 lots and parcel two will consists of 87 lots with an overall density of 3.8 du/acre. The site is located approximately 3.29 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone." as defined by A.R.S. § 28-8461, and inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

This request, as stated in the application, will not negatively impact the flying operations at Luke AFB. Since Asante 4.5 will be located inside the "territory in the vicinity of a military airport," it will still be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents about Luke AFB operations.

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

Sincerely

JAMES R. MITCHELL

cc:
Colonel Michael S. Richardson, Vice Commander, 56th Fighter Wing
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

SURPRISE
ARIZONA

Asante 4.5
Preliminary Plat
FS18-154

Planning and Zoning Commission

September 20, 2018

Vicinity Map

Desert Oasis

Asante North

Jomax Rd

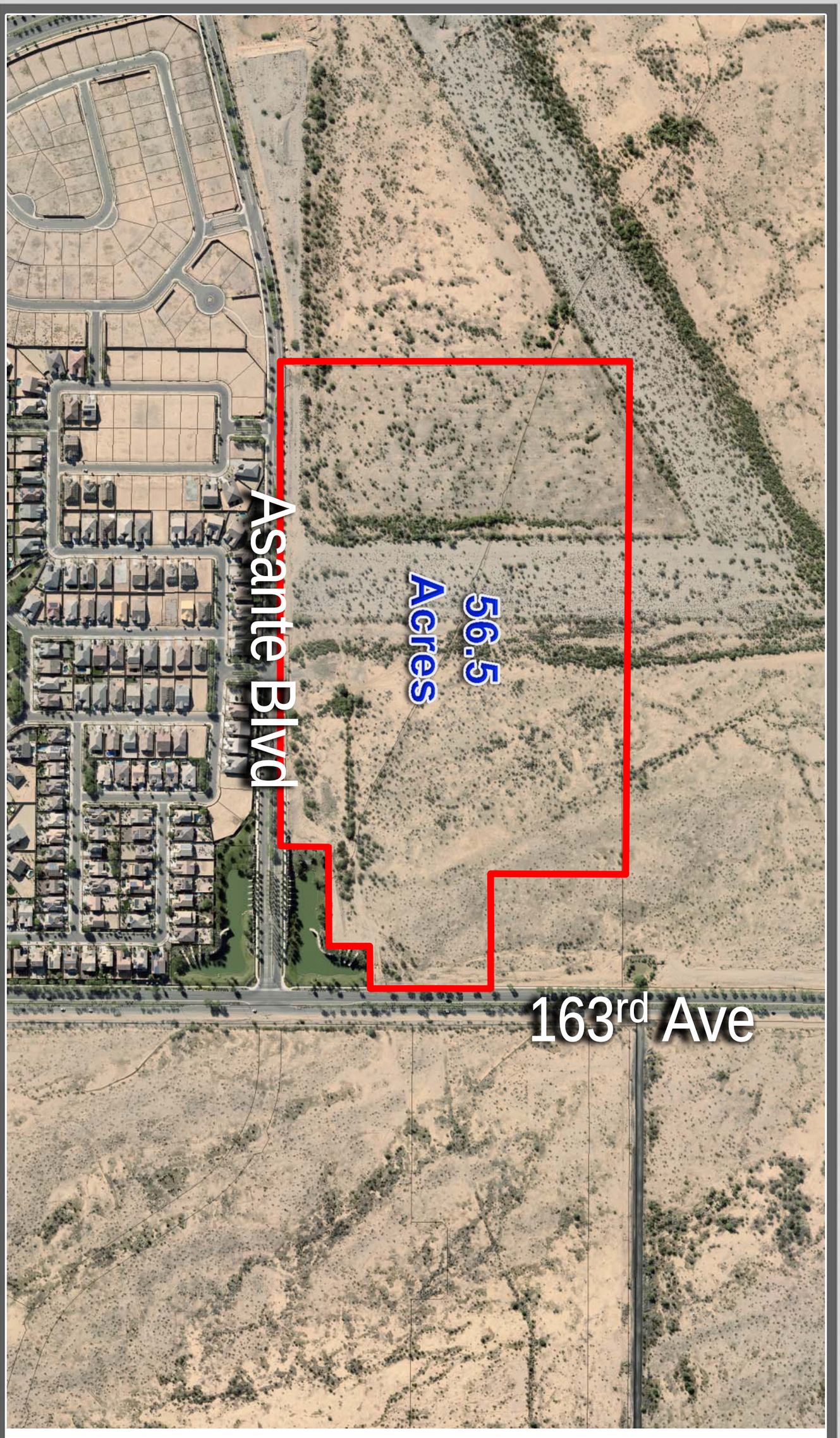
SITE

Asante

Grand Ave

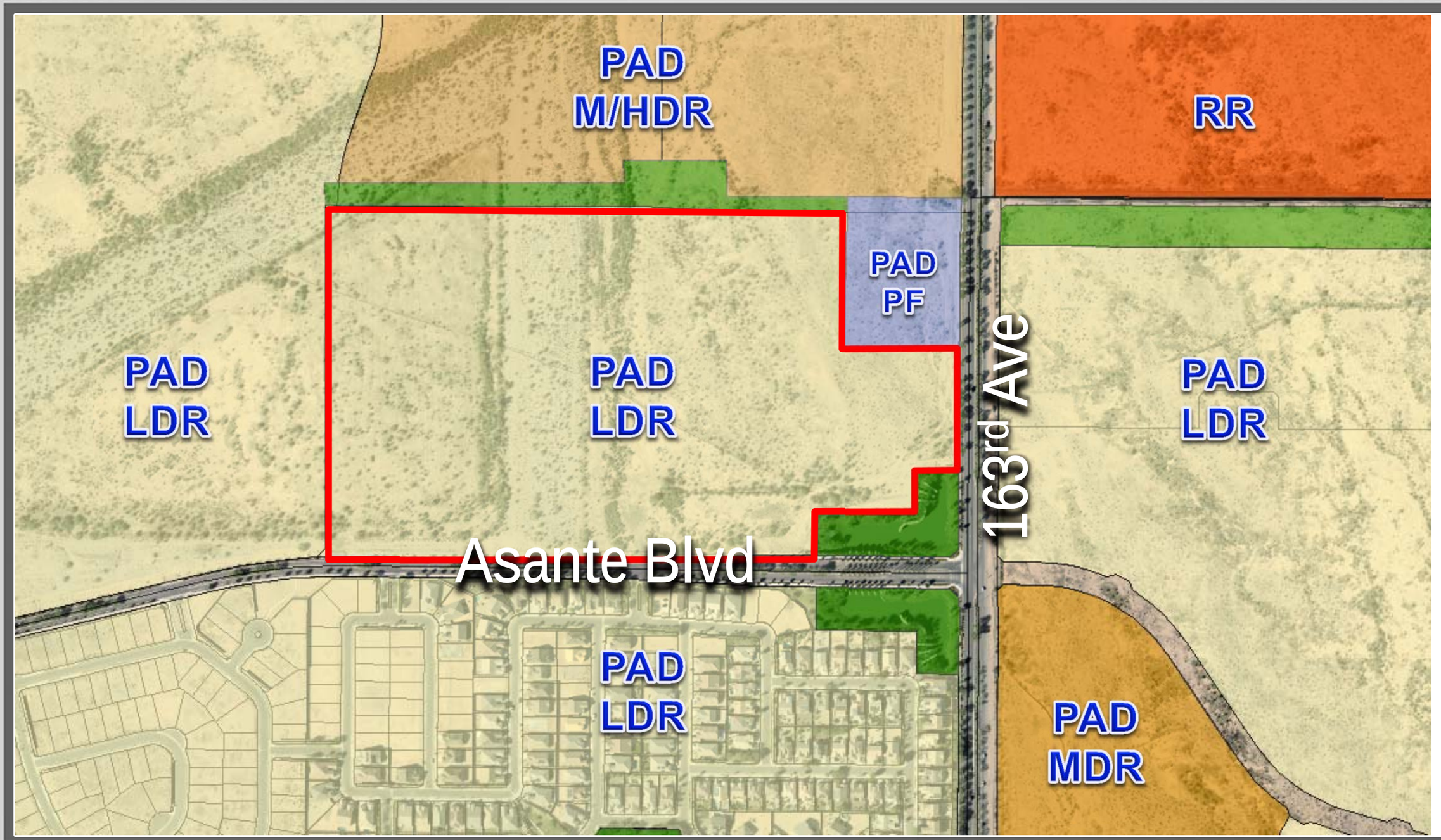
163rd Ave

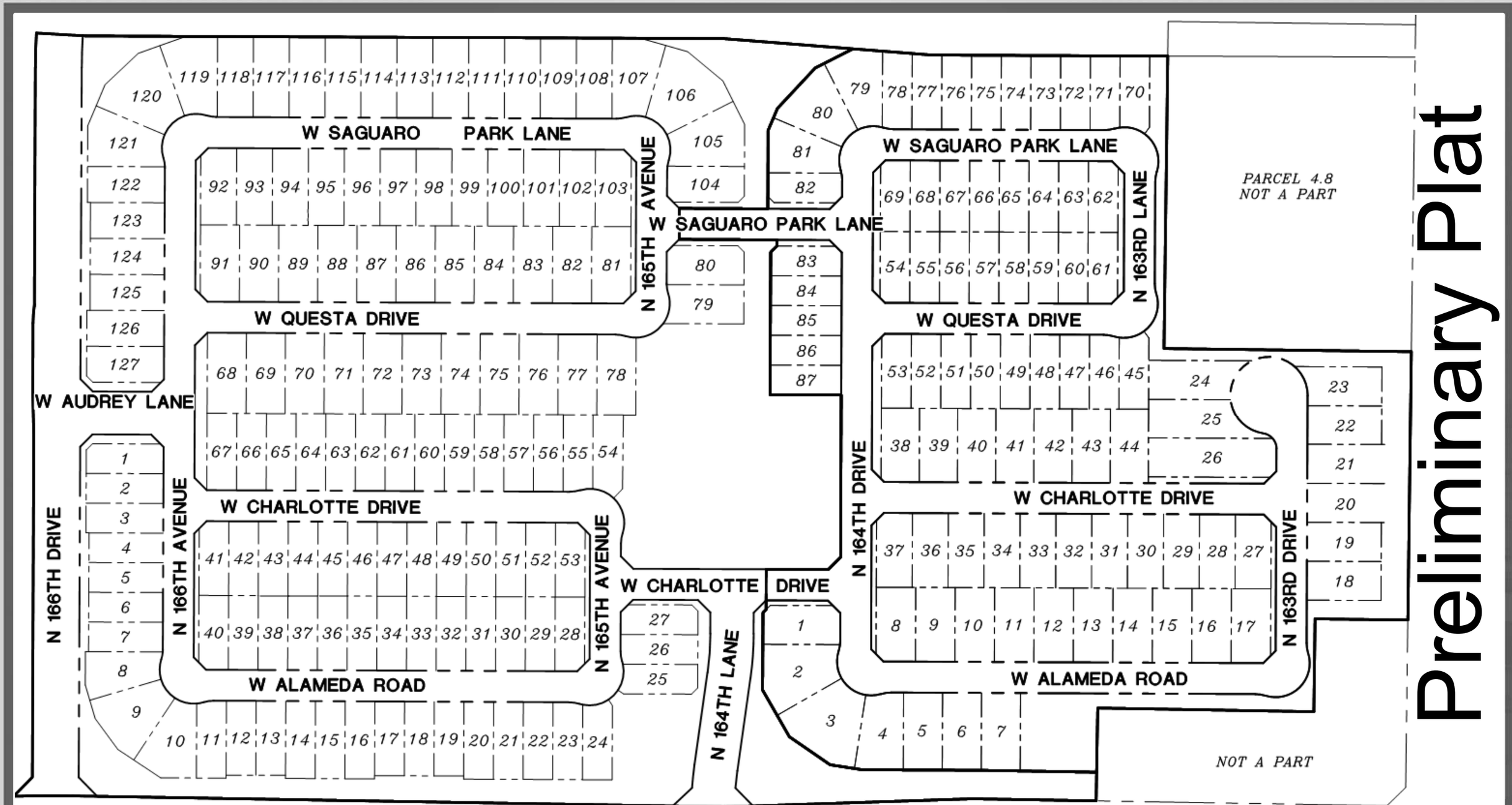
Sun City West

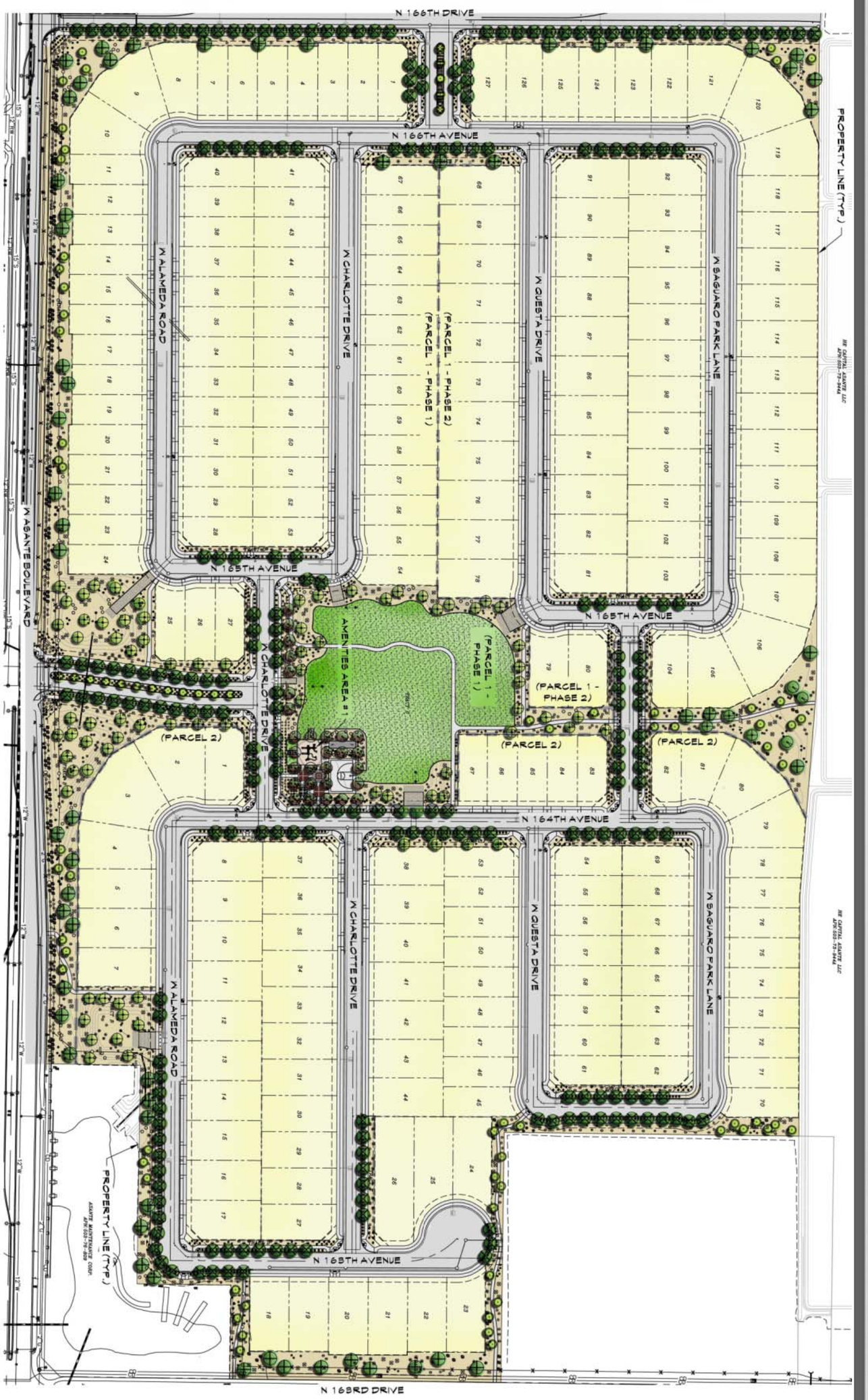


Vicinity Map

Surrounding Zoning

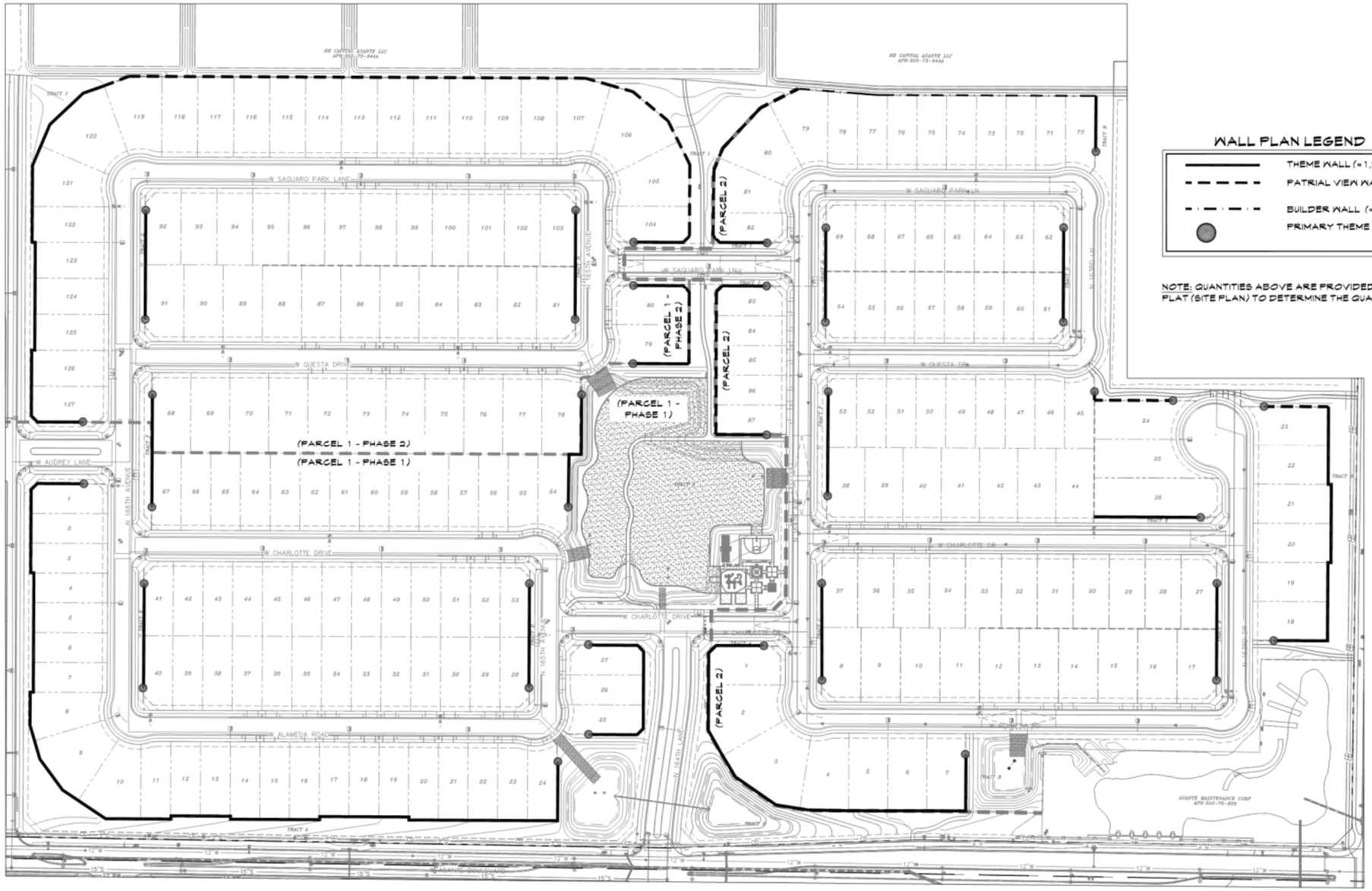



W SAGUARO PARK LANE
W QUESTA DRIVE
W AUDREY LANE
W CHARLOTTE DRIVE
W ALAMEDA ROAD
W CHARLOTTE DRIVE
N 165TH AVENUE
N 163RD LANE
N 166TH DRIVE
N 166TH AVENUE
N 165TH AVENUE
N 164TH LANE
N 164TH DRIVE
N 163RD DRIVE
PARCEL 4.8
NOT A PART
NOT A PART
Preliminary Plat


N 166TH DRIVE
N 166TH AVENUE
N ALAMEDA ROAD
N CHARLOTTE DRIVE
(PARCEL 1 - PHASE 1)
(PARCEL 1 - PHASE 2)
N QUESTA DRIVE
N SAGUARO PARK LANE
PROPERTY LINE (TYP.)
N ABANTE BOULEVARD
N 165TH AVENUE
AMENITIES AREA
(PARCEL 1 - PHASE 1)
(PARCEL 1 - PHASE 2)
(PARCEL 2)
N 164TH AVENUE
N 163RD DRIVE

Open Space

Wall Plan



WALL PLAN LEGEND

- THEME WALL (≈ 1,370 LN.FT.) - SEE DETAIL 'X' ON SHEET XX.
- PATRIAL VIEW WALL (≈ 347 LN.FT.) - SEE DETAIL 'X' ON SHEET XX.
- BUILDER WALL (≈ 7,255 LN.FT.) -SEE DETAIL 'X' ON SHEET XX.
- PRIMARY THEME COLUMNS - (42) TOTAL - SEE DETAIL 'X' ON SHEET XX.

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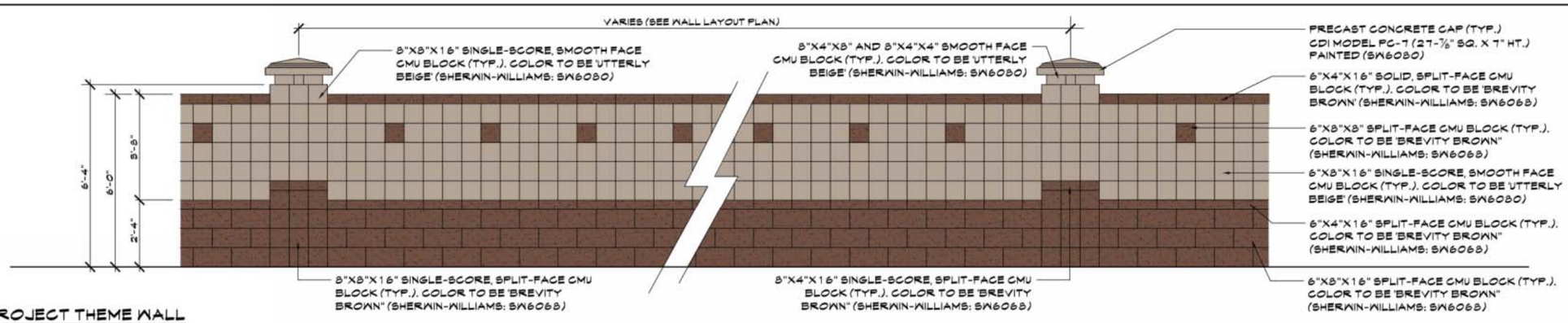
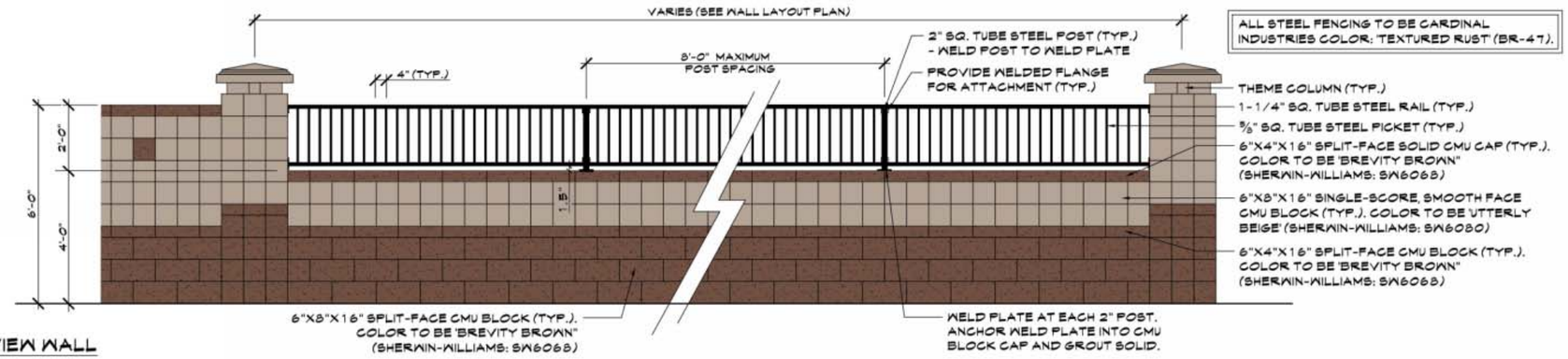
Wall Plan



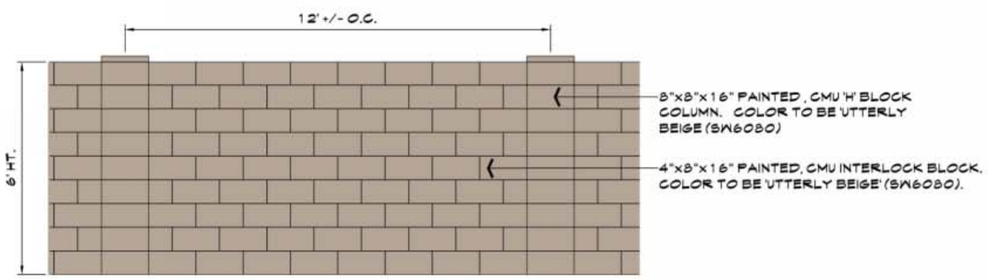
A PROJECT THEME WALL

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



B PARTIAL VIEW WALL

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



C BUILDER WALL

RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Major Zoning Amendment to the Tierra Verde East PAD to allow for an increase in density, increase in open space, modifications to the development standards, and revisions to the land use plan.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Major Zoning Amendment to the Tierra Verde East PAD to allow for an increase in density, increase in open space, modifications to the development standards, and revisions to the land use plan.

Background:

On May 7, 2018 Tierra Verde East 2018, LLC., submitted a request for a Major Zoning Amendment to the Tierra Verde East PAD to allow for an increase in density, increase in open space, modifications to the development standards, and revisions to the land use plan.

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 - FS18-249 Tierra Verde East - Staff Report
- 01 - FS18-249 Tierra Verde East - Vicinity Map
- 02 - FS18-249 Tierra Verde East - Zoning Document
- 03 - FS18-249 Tierra Verde East - School Donation Agreement
- 04 - FS18-249 Tierra Verde East - Luke AFB Comments
- 05 - FS18-249 Tierra Verde East - Citizen Participation Report

☐ 06 - FS18-249 Tierra Verde East - 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 II

SURPRISE
ARIZONA

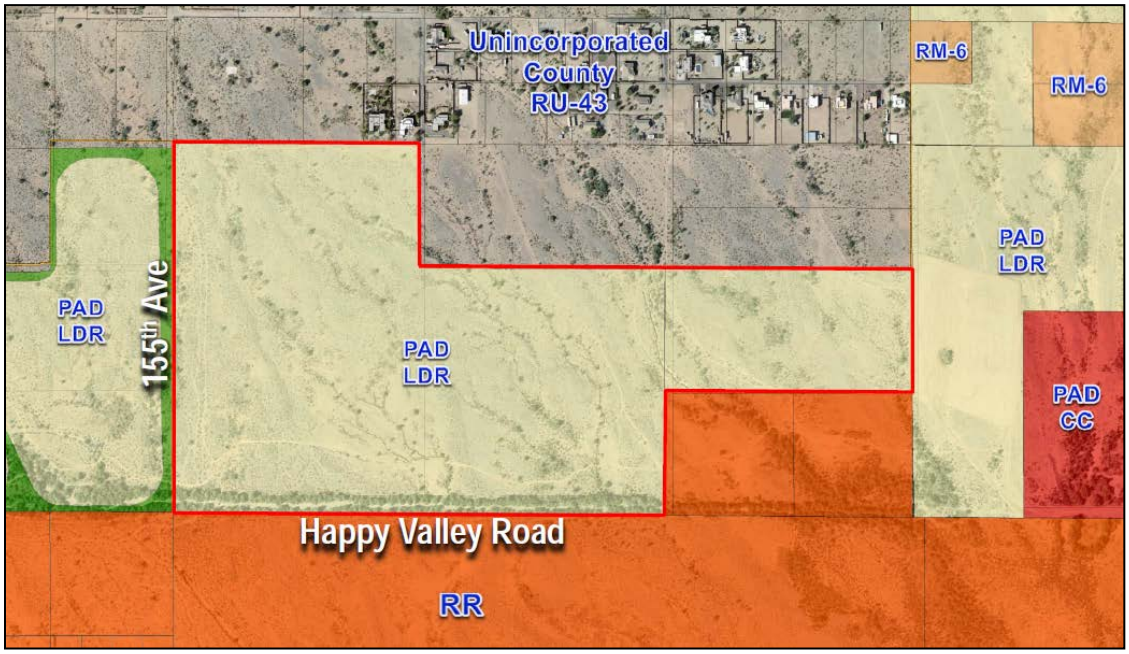
MAJOR ZONING AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS18-249**
Project Name:	**Tierra Verde East**
Council District:	**1 – Acacia**
Meeting Date:	**September 20, 2018**
Planner:	**Sergio Angulo**

Owner:	BBBSS at Surprise, LLC.
Applicant:	Tierra Verde East 2018, LLC.
Request:	Major Zoning Amendment to the Tierra Verde East Planned Area Development (PAD) to allow for an increase in density, increase in open space, modifications to the development standards, and revisions to the land use plan.
Site Location:	Located on the northeast corner of 155th Avenue and the Happy Valley Road alignment.
Site Size:	Approximately 119 acres.
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035.
Support/Opposition:	The site was posted and advertised for a Citizen Outreach meeting in accordance with the SUDC. The applicant held the meeting for the proposed Major Zoning Amendment at Desert Oasis Elementary School located at 17161 W. Bajada Road at 6:00pm on August 8, 2018.Property owners from the vicinity attended the applicant's Citizen Outreach meeting held on August 8, 2018. Those who attended were in support of the project.
Staff Recommendation:	Staff recommends the Commission recommend approval of the Major Zoning Amendment, Case FS18-249, to the Mayor and City Council.

Existing Land Zoning:



Unincorporated County (RU-43)	Unincorporated County (RU-43)	PAD (LDR)
PAD (LDR)	**PAD (LDR)**	PAD (LDR)
Residential Ranch (RR)	Residential Ranch (RR)	PAD (LDR) / Residential Ranch (RR)

Background:

January 12, 2006: A portion (99.37 acres approx.) of the subject property was annexed into the City of Surprise by the Mayor and City Council.

November 10, 2007: A portion (19.61 acres approx.) of the subject property was annexed into the City of Surprise by the Mayor and City Council.

March 23, 2006: The Mayor and City Council approved the Tierra Verde East Planned Area Development.

November 29, 2007: The Mayor and City Council approved a Major Amendment to the Tierra Verde East Planned Area Development to incorporate approximately 19.61 acres of land to the PAD.

January 19, 2018: A Concept Review meeting was held for the current proposal under case CR18-041.

May 7, 2018: The applicant filed a related request for a Major Zoning Amendment under case FS18-249, the subject case.

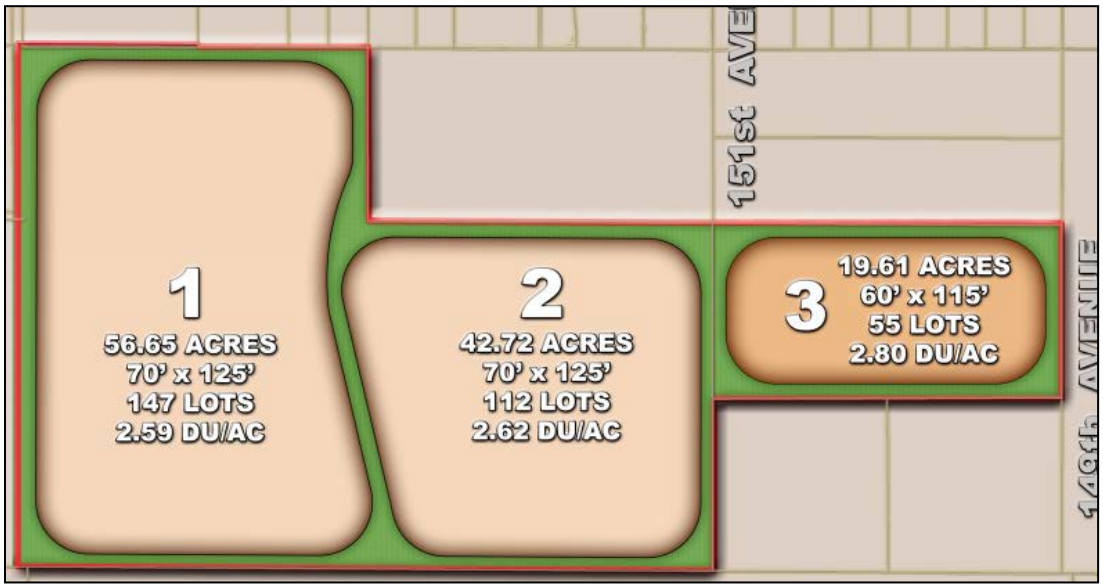
August 8, 2018: The applicant held a citizen outreach meeting to discuss the project.

Project Description:

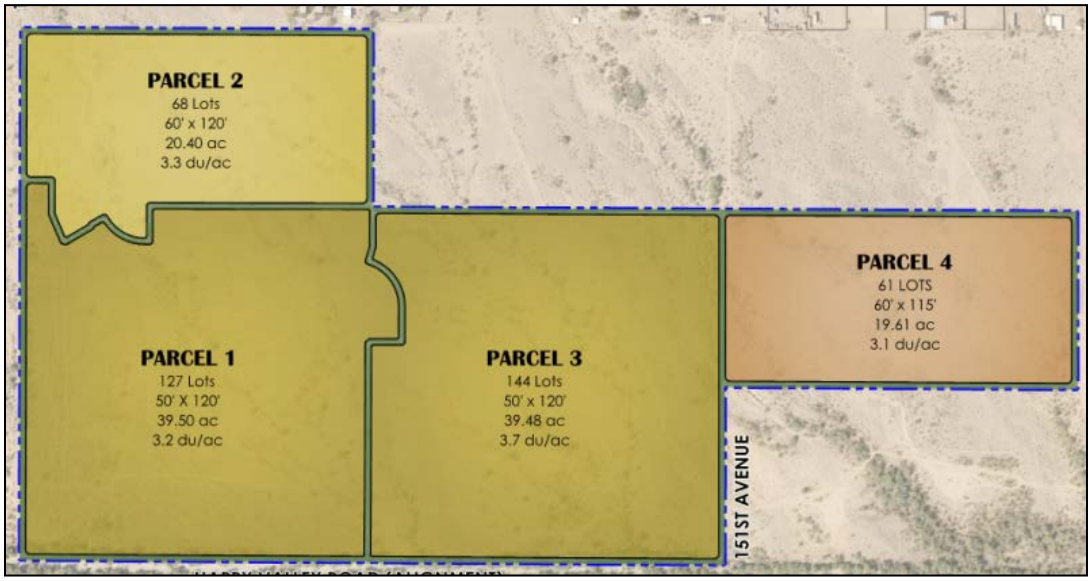
Tierra Verde East 2018, LLC., on behalf of BBBSS at Surprise, LLC., requests approval of a Major Zoning Amendment to the Tierra Verde East Planned Area Development (PAD). This Zoning Amendment proposes the following changes to the current approved PAD; increase the overall density and total lot count, increase the minimum required open space, modify certain development standards, and revise the Land Use Plan map. In conjunction with this Major Zoning Amendment, the applicant submitted a request for approval of Preliminary Plat to allow for the development of a single-family residential subdivision in Parcels 1, 2, and 3 of the Tierra Verde PAD.

The Tierra Verde East PAD is approximately 119 acres located on the northeast of 155th Avenue and the Happy Valley Road alignment. The current PAD is composed of three (3) development parcels and allows for a maximum density of 2.7 dwelling units to the acre and a total lot count of 314 units. This Zoning Amendment proposes to increase the maximum allowed density to 3.36 dwelling units per acre, increase the total lot count to 400 units, and revise the Land Use Plan map as shown below.

Current Land Use Plan Map:



Proposed Land Use Plan Map:



The proposed Zoning Amendment also includes the following modifications to the current development standards; increase the minimum required open space from 10% to 26%, reduce the minimum lot size from 60'x115' to 50'x120', increase the minimum front building setback for front facing garages from 18' to 20', reduce the side building setbacks from 5'/8' to 5'/5', and increase the maximum allowed lot coverage from 45% to 50%.

Surprise General Plan 2035:

The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which in a suburban neighborhood supports residential development between two and eight dwelling units per acre (2-8 DU/Ac). The proposed Zoning Amendment proposes a density of 3.36 dwelling units per acre which demonstrates consistency with this land use category. The Surprise General Plan 2035 also designates a portion of the subject property as open space for the purpose of providing access to the regional trail the runs along the south of the subject property.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, Luke AFB, and the Dysart Unified School District were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

This proposed Major Zoning Amendment will increase the overall density and total lot count, increase the minimum required open space, modify certain development standards, and revise the Land Use Plan map.

Findings:

- The proposed Major Zoning Amendment is consistent with the Surprise General Plan 2035.

Recommendation:

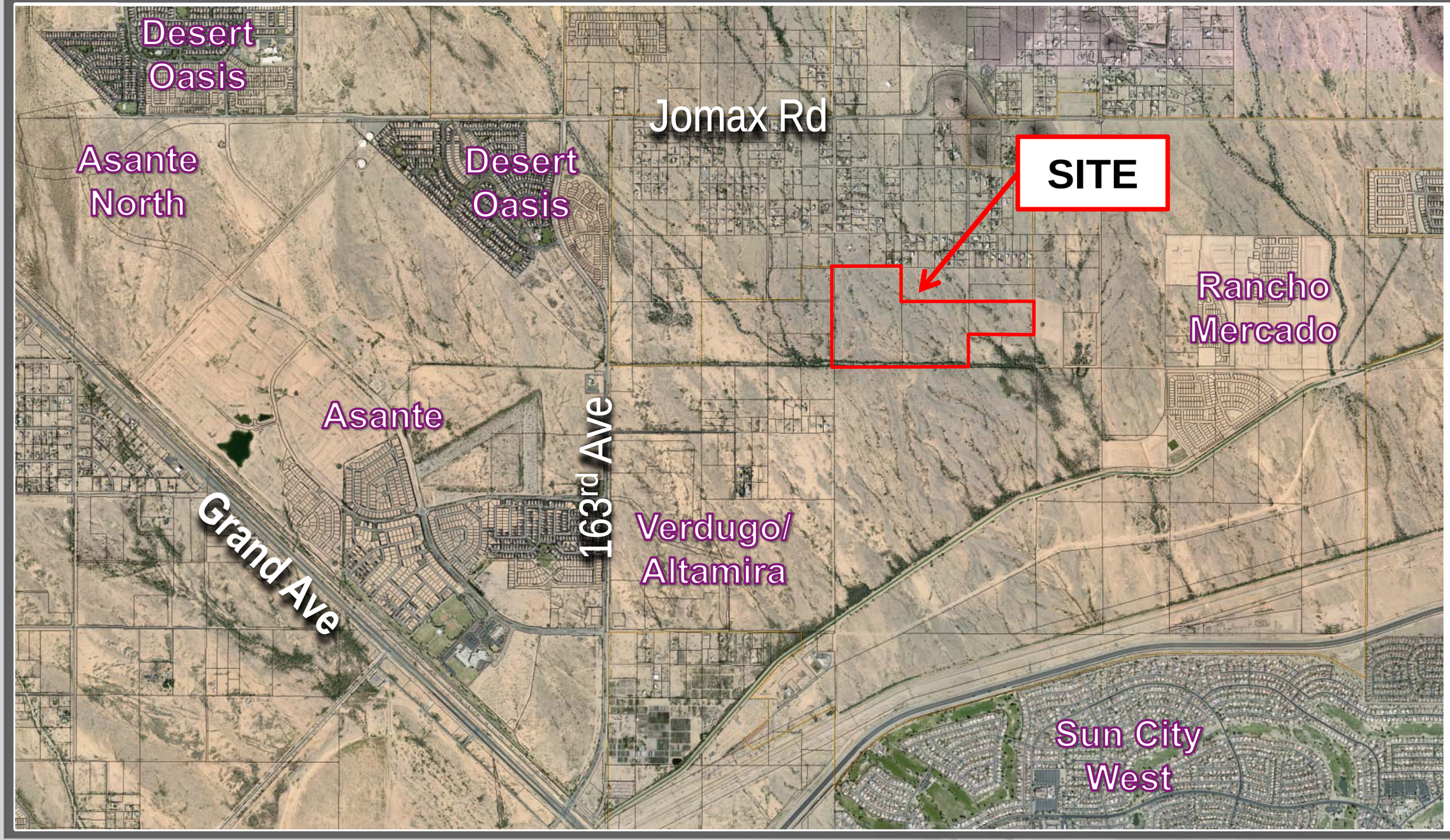
Based on the findings noted above, staff recommends the Commission move to recommend **approval** of the Major Zoning Amendment case **FS18-249** to the Mayor and City Council.

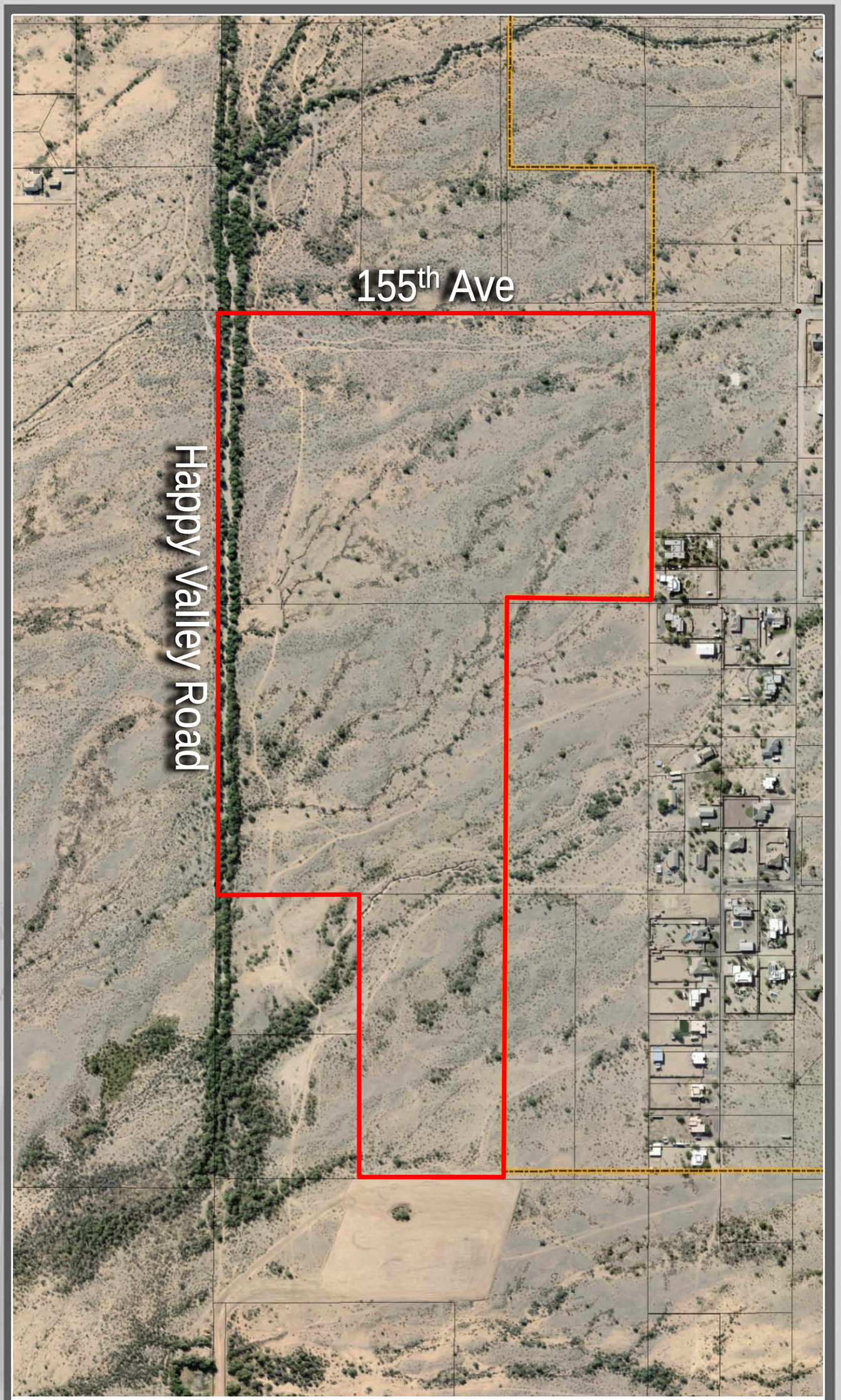
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

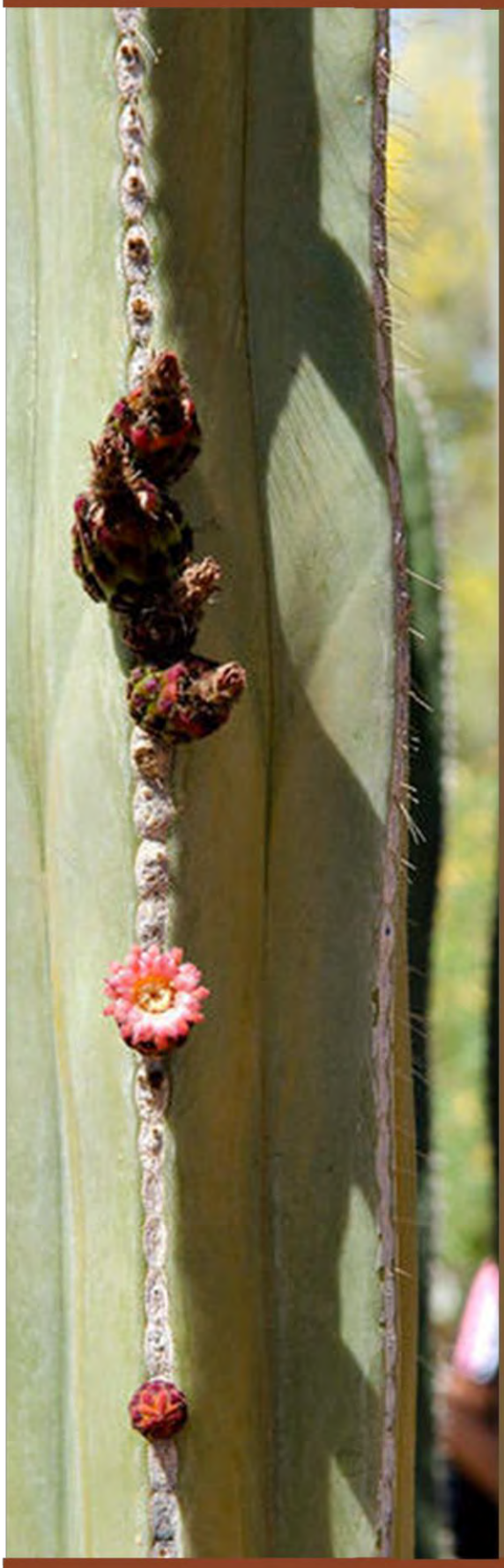
01 Vicinity Maps
02 Zoning Document
03 School Donation Agreement
04 Luke AFB Comments
05 Citizen Participation Report

Vicinity Map





Vicinity Map



tierra verde *East*

A Portion of the Northwest quarter of Section 5, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona

Major PAD Amendment Application
Development Guide

Previous Versions:

Issued:	June 30, 2005
Revised:	September 23, 2005
Approved:	March 23, 2006 (PAD05-624)
Revised:	October 30, 2007 (Parcel 3 PADA)
Approved:	September 29, 2007 (PAD06-455)
Revised:	May 2018

Current Version:

Revised: August 2018

Submitted to:

The City of Surprise
16000 N Civic Center Plaza
Surprise, Arizona 85374

Prepared for:

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EXHIBITS

Regional Vicinity Map ..... A

Firm Map ..... B

Land Use Plan C

Master Street Plan ..... D

Conceptual Lotting Design ..... E

1. EXECUTIVE SUMMARY

The development team of BBBSS of Surprise, LLC and Tierra Verde East 281, LLC seeks this opportunity to amend approved PAD05-264 and PADA06-455 for the 119-acre "Tierra Verde East" development located at the northeast corner of Happy Valley Road and 155th Avenue. The changes being requested consist of the following:

- Conceptual parcel configuration and design, street alignment and access revisions
- Revision to lot size on original Parcels 1 and 2 (from 70' wide to 60' wide (7,150 sq. ft.) and 50' wide (5,950 sq. ft.)
- A 25% increase in total dwelling units (from 320 to 400 units),
- An overall project density increase (from 2.69 to 3.36 du/acre).
- Change in side yard setback from 13' (aggregate) to 5' side yard setbacks (10' aggregate)
- Change in lot coverage for all lots from 45% to 50%
- An increase in gross residential open space within PAD05-264 from 10 acres to 26 acres (a 260% increase in open space)

  This proposal remains in conformance with the current General Plan designation of "Suburban Neighborhood Land Use Character Area" (2-8 du/acres) and is within the 163rd Avenue growth corridor. The purpose of this request is as follows:

- Significant regional drainage solutions are required to accommodate Happy Valley Road and convey offsite flows through the project site, requiring a revision to the development plan.
- Lot sizes that are more in line with current market conditions in this submarket.
- An overall project density that will support the economic impacts of the significant regional infrastructure solutions to develop the property.
- A more efficient and well thought out subdivision design that provides significantly more open space, better connectivity, and

appropriate density to support residential development in this high-growth area.

The applicant and consultant team believe that this proposal benefits the City of Surprise and its residents for reasons as further detailed in this submittal. The major benefit is that Happy Valley Road will provide critical east-west roadway connectivity desired in this region of the City, providing a significant regional drainage and transportation connection through this developing area. The applicant has been working closely with William Lyon Homes (Rancho Mercado development), City staff and the Maricopa County Flood Control District to coordinate roadway and drainage solutions that will benefit the City and all residents within this area.

2. INTRODUCTION

The approved "Tierra Verde East" PAD05-264 and PADA06-455 documents provide specific details on this proposed quality development. For the purposes of brevity, and at the request of City staff as noted in the February 8, 2018 Concept Meeting Summary, this PAD application will only address items that vary from the approved PAD or current municipal code. Refer to the section **Specific PAD Amendments** at the end of this narrative for those items. For orientation purposes, abbreviated **Project Overview, Description of Request, Proposed Use, Infrastructure,** and **Project Phasing** sections are included with this narrative.

Items not specifically addressed in this PAD application shall follow the currently approved PAD as applicable, and the municipal code at the time of development.

3. PROJECT OVERVIEW: LOCATION AND HISTORY

"Tierra Verde East" is a Planned Area Development located at the northeast corner of 155th Avenue and Happy Valley Road (See **Exhibit A**: *Regional Vicinity Map*). The property, comprising a total land area of 119-acres, is currently zoned PAD, and is designated as "Suburban Neighborhood Land Use Character Area" with a density range of 2 to 8 dwelling units per acre (du/ac) in the Land Use Plan of the City of Surprise's Current General Plan.

"Tierra Verde East" lies within the 163rd Corridor Growth Area with the City of Surprise General Plan. This growth area, is expected to receive increasing development pressure due to the recovering strength of the residential real estate market.

A review of the land profile around "Tierra Verde East" shows an area primarily intended for residential purposes. Existing land patterns in the general vicinity are predominantly typified by residential use appropriate to the "Suburban Neighborhood Land Use Character Area" designation.

In 2005, this property was the subject of a previous Planned Area Development (PAD05-264) for two parcels of land, APN 503-54- 011B and APN 503-54-012, totaling approximately 100-acres of land. This PAD changed the zoning from R-43 to "PAD" while maintaining the existing Suburban Residential (1-3du/acre) density for the entire site (which has since been modified to "Suburban Neighborhood Land Use Character

Area 2-8 du/ac in the 2035 General Plan). At the same time, approval of those documents included Stipulation 'G', which was stated as follows:

- The developer / developers shall be required to provide a minimum of two paved lanes for Happy Valley Road, east of 163rd Avenue. No building permits shall be issued for the subject project / projects prior to the City Engineer's acceptance of the Happy Valley Road improvements. Voyager and Woodside will share cost of extending Happy Valley Road to serve both properties.

  In 2007, this property also received approval for a PAD Amendment (PADA06-455) that added the 20-acre parcel APN 503-54-013C (although this parcel is not subject to this amendment request, other than as it related to reference to the 100-acre parcel). In addition to new standard stipulations, the following Stipulation I was included:

- 149th Avenue is under review and may not be required to be constructed. 149th Avenue will need to be reviewed and approved by the City Engineer.

4. DESCRIPTION OF REQUEST

The purpose of this Major Planned Area Development Amendment (PADA) Application is to amend PAD05-264 and PADA06-455 for the "Tierra Verde East" project, located at the northeast corner of Happy Valley Road and 155th Avenue (see **Exhibit A**: *Regional Vicinity Map*).

At the time of approval of PADA06-455, "Tierra Verde East" was a 320-lot Planned Area Development (PAD) with an overall gross density of 2.69 du/ac, and a total gross land area of approximately 118.98-acres. The property consisted of Assessor Parcel Numbers APN 503-54-011B, APN 503-54-012, and APN 503-54-013C.

This PADA Application will modify the general design of the development to address a significant regional drainage issue. The design change will modify the parcel lotting design, reduce the lot size on the two original parcels, increase in open space area, and increasing the overall project density by adding 80 lots. These changes result in a yield of 400 lots, and an overall gross density of 3.36 du/ac. The specifics of this land use plan are detailed in **Section 5 – Proposed Use – Project Design.**

With these proposed changes, "Tierra Verde East" will fully comply with the intent of the Current General Plan and the previously approved PAD. The proposed land uses are within the permitted density range and conform to the land uses and land use policies of the City of Surprise. The project is consistent with the goals and objectives established by the City

of Surprise and will serve as a supporting residential land use area for neighboring commercial and employment opportunities.

5. PROPOSED USE – PROJECT DESIGN

"Tierra Verde East" is proposed entirely as a quality residential development. The proposed amended designation would preserve the suburban ambiance of the area through sensitive design and planning that respects the land resources on the site.

Portions of "Tierra Verde East" lies in a Zone "A" floodplain (See **Exhibit B**: *FIRM Map*). The balance lies in floodzone "X". The washes on the adjacent Tierra Verde West site inundate the site with a total run-off of 1700 cfs. Some minor perimeter channels will be constructed on the north, center and west sides of the property boundary to handle the offsite sheet flows impacting the site. Offsite of the project to the south, the existing earthen berms will be replaced with a drainage conveyance channel along the southern boundary of the site. Culverts under Happy Valley Road will be installed that will accommodate and mimic the existing break-out flows that were identified in the berm. This drainage solution will remove the southern area of the site from the floodplain and allow the construction of Happy Valley Road at this alignment.

With this PADA, "Tierra Verde East" proposes an overall gross density of 3.36 du/ac, in compliance with the "Suburban Neighborhood Land Use Character Area" designation (2-8 du/ac) and in conformance to the land use policies of the City of Surprise. The development proposes 400 dwelling units with a combination of 60' x 120' lots, 60'x115' lots, and 50' x 120' (see **Exhibit C**: *Land Use Plan*). The specific intent of this application is to obtain approval and adoption for the changes outlined in the following table. A justification has been provided for each item.

LAND USE PLAN REVISIONS AND JUSTIFICATIONS

Requested Change	Justification
Change Parcel 1 into 2 Parcels **from** 70'x125' lots on 56.7 acres with a density of 2.59 du/ac and 147 lots. **to** 50'x120' (5,950 min. sq. ft.) on 39.50 acres with a density of 3.21 du/ac and 127 lots. (new Parcel 1) & **to** 60'x120' (7,150 min. sq. ft.) lots on 20.40-acres with a density of 3.33 du/ac and 68 lots (new Parcel 2). This represents a total of 195 lots, or an increase of 48 lots	To accommodate the required drainage infrastructure to support Happy Valley Road, the lotting design for this parcel was revised to account for the drainage channel improvements to the site. Reduced lot sizes are proposed based on current market demand and to increase density to support the economic impacts of the regional infrastructure solution. Open space within is area increased from 10% required to 27% as further rationale for the reduced lot size and increased unit count.
Change Parcel 2 **from** 70'x125' lots on 42.7 acres with a density of 2.62 du/ac and 112 lots **to** 50'x120' (5,950 min. sq. ft.) lots on 39.48-acres with a density of 3.65 du/ac and 144 lots. This is an increase of 32 lots (new Parcel 3).	To accommodate the required drainage infrastructure to support Happy Valley Road, the lotting design for this parcel was revised to account for the drainage channel improvements to the site. Reduced lot sizes are proposed based on current market demand and to increase density to support the economic impacts of the regional infrastructure solution. Open space within is parcel increased from 10% required to 24% as further rationale for the reduced lot size and increased unit count.
Parcel 3 is renamed to Parcel 4 and will otherwise will remain unchanged. This Parcel consists of 19.61 acres and is proposed to contain approximately 61 60'x115' (minimum 6,750 sf) single family lots at a density of 3.11 du.ac.	

Additional revisions to the PAD include minor modifications to the development standards, including:

- Increase the minimum front garage setback from 18' to 20' (10' minimum front setback for a side entry garage or front living area).
- Reduction in the side yard setback from 5' and 8' (13' collective) to 5' and 5' (10' collective).
- Increase the lot coverage requirement to from 45% to 50% for all lots.

Development Standards Table

	Existing Standards	**Proposed Standards (Parcels 1-4)**
Front Yard Setback	18' to face of garage, 10' to side entry garage or front living space	20' to face of garage, 10' to side entry garage or front living space
Side Yard Setback	5' and 8' (13' collective)	5' and 5' (10' collective
Rear Yard Setback	15'	15'
Min. Lot Width	60'	50'
Max. Lot Coverage	45%	50%

These above amendments to the site's development standards are necessary to accommodate the standard home product design needs for a 50' wide lot while encouraging more single-story product. This will provide for a 40' wide home product on a 50' wide lot and an appropriate lot coverage for the lot size.

As part of the justification for these proposed modifications, it is important to address the overall residential unit count for Tierra Verde West as it relates to the increase in lot count at Tierra Verde East. Tierra Verde West has an approved unit count of 305 residential units per the PAD. The Final Plat for the development was design with a total of 237 lots, a difference of -68 lots. With the proposed addition of 80 lots within Tierra Verde East from the previously approved PAD, the net difference is only +12 lots from the collective unit count between the two projects.

Additionally, Tierra Verde East is proposing to increase the total open space from 10-acres on the 100-acre portion of the development (the area of change per this PAD Amendment request), to 26-acres, a 260% increase in overall open space within the amended area of this development. This will add more openness, connectivity, landscaping, trail and recreational

opportunities in exchange for the reduced lot size and increased density within the development. For the overall Tierra Verde East project (including the entire 120-acre property), the open space will increase from 14-acres or 11.8% of the gross residential area to 30-acres, or 25% of the gross residential area.

It should also be noted that all streets within the development will be designed in accordance with City standards, which allows for on-street parking on both sides of the street. This will ensure adequate parking adjacent to all recreational amenities for use by residents. An on-street parking exhibit is provided with the preliminary plat submitted with this PAD amendment request.

A table comparing these changes is provided below:

PARCEL 1 REVISION SUMMARY (New Parcels 1 & 2)

Item	Previous	New	Net Change
Acreage	56.7	59.9	3.2-acre increase
Lot Size	70'x125'	60'x120' & 50'x120'	lot size reduction
Lot Yield	147	195	Increase of 48 lots
Density	2.59	3.26	Increase of 0.67

PARCEL 2 REVISION SUMMARY (New Parcel 3)

Item	Previous	New	Net Change
Acreage	42.7	39.5	3.2-acre decrease
Lot Size	70'x125'	50'x120'	lot size reduction
Lot Yield	112	144	increase of 32 lots
Density	2.62	3.65	increase of 1.03

PARCEL 3 REVISION SUMMARY (New Parcel 4)

Item	Previous	New	Net Change
Acreage	19.61	19.61	No change
Lot Size	60'x115'	60'x115'	No change
Lot Yield	61	61	No change
Density	3.1	3.1	No change

LAND USE PLAN PARCEL SUMMARY

ACREAGE	ACREAGE	LOT SIZE	LOT YIELD	DENSITY
1	39.50	50'x120'	127	3.22
2	20.40	60'x120'	68	3.33
3	39.48	50'x120'	144	3.65
4	19.61	60'x115'	61	3.11
TOTAL	**118.99**		**400**	**3.36**

This planning approach for "Tierra Verde East" incorporates a pedestrian-oriented comprehensive open space system that links its open space throughout the development and provides interconnection to the regional open space network within the surrounding communities. A combination of paved ADA compliant pathways, and soft surface trails will be built within these spaces. Although built for the residents of Tierra Verde East and maintained by the Tierra Verde East HOA, the main trails within the community will be accessible to the public via public trail easements or tract dedications.

The open space areas and recreational amenities will be designed to maximize visibility, access and connectivity throughout the development, including open spaces at each community entry, and centralized areas for recreational opportunities. The proposed open space system will support a diversity of activities, offering residents generous community open space areas to enhance quality of living within the development, while accommodating for a regional drainage solution associated with improvements to Happy Valley Road. Overall, the development will include approximately 30 acres of open space, which translates to 25% of the gross site area (an increase of 2.5 times from the previous PAD approval).

This proposed revision remains consistent with the intent that led to approval of the existing PAD. The proposed design continues to provide a variation in lot size and maintains a project density that meets the current General Plan guidelines. A significant increase in open space has been provided to allow for adequate drainage, retention, openness and recreational amenities throughout the community. For a graphic representation of the proposed development plan, see **Exhibit E**, *Conceptual Lotting Design*.

6. INFRASTRUCTURE

Every community's development approach and implementation plan is unique and specific to the nature, conditions and resources identified within the site. Often, conditions arise on a site that require modification to the development plan. This is the case with "Tierra Verde East".

At the time PAD05-264 and PADA06-455 were approved, existing conditions at the site indicated that the project could be developed out of the floodplain, and that Happy Valley Road could be installed adjacent to the site's southern boundary with minor drainage channel improvements. The project was stipulated to install the offsite Happy Valley Road improvements, both adjacent to the site, and to extend to 163rd Avenue. At the time, it was assumed that other than this substantial offsite improvement, other infrastructure improvements would be incidental and typical of this type of development. Following this approval, the proposed development moved towards Preliminary Plat and Final Improvement Plans. In so doing, further research on the conditions of the berming south of the site and the area's drainage conditions indicated that a more complex drainage solution would be required to construct Happy Valley Road. The applicant has been coordinating closely with William Lyon Homes to cooperate in a regional drainage solution that will allow for the construction of Happy Valley Road, providing an important regional transportation corridor to serve the area.

In this amendment, the project is redesigned to revise the lotting design to allow both an increase in density and unit count, an increase in overall open space area and allow for the installation of a drainage channel along the southern boundary of the site that would support the installation of Happy Valley Road. This solution will meet the intent of the City's General Plan and previous PAD approval by:

- Providing two paved lanes of critical east-west connectivity in this area of the City by installing the initial phase of Happy Valley Road.
- Provide the necessary emergency access to the site.
- Support the project's transportation needs and future development in the area.

With this proposal, Happy Valley Road half street will be constructed along the southern boundary of Tierra Verde East. Happy Valley Road will also connect from 163rd Avenue to the Tierra Verde East project as a shared cost with the Tierra Verde West project. The typical infrastructure associated with this type of roadway will be installed, as required by the City of Surprise, including fire hydrants. Hydrants will be spaced in accordance with 2006 IFC and will be provided within the subdivision in compliance with 2006 IFC or the City of Surprise Engineering Development Standards, whichever is more restrictive. In total, Happy Valley Road half street will be constructed in cooperation with Tierra Verde West from 163rd Avenue to the 151st Avenue alignment.

Beyond this critical east-west connection, additional infrastructure is proposed that will provide access to the site, as depicted in the Master Street Plan (**Exhibit D**: *Master Street Plan*). Development of the site shall include half-street improvements for 151st Avenue from Happy Valley Road up to W. Hackamore. From the intersection of 151st Ave. & W. Hackamore, full street improvements will be provided up to the northern boundary of the property. Half-street improvements will also be provided for 155th Avenue from Happy Valley Road to the northern boundary of the site. All public roadways will be constructed according to the minimum standards established by the City of Surprise.

Local streets with a 55-foot public right-of-way will provide primary access to the site. The interior local streets will be designed to provide 32 feet of pavement from back of curb to back of curb, with five-foot landscape area and five-foot-wide detached sidewalks on both sides of the street. Parking will be allowed on both sides of the street. Each home will have access to at least two off-street parking spots through either driveway depth and/or garage parking.

All rights-of-way shall be dedicated to the City. All roadway improvements shall be designed and built to current minimum City of Surprise roadway design standards at the time of approval of the preliminary plat.

Sanitary sewer for Tierra Verde East will be conveyed to the Existing SPA WRF located at the southwest corner of the Beardsley Canal and Reems Road. Proposed 8-inch diameter mains will sewer onsite flows to proposed 15-inch and 21-inch diameter mains in Reems Road (155th Ave). The sewer continues south to an existing sewer manhole located at San Ysidro Road and Reems Road, providing the outfall service to the SPA WRF.

Overall, "Tierra Verde East" presents the City of Surprise with a unique development that values its naturally sensitive areas as it contributes to the regional drainage and floodplain solution along its corridors.

7. PROJECT PHASING

The "Tierra Verde East" development is proposed as being implemented in four phases. These phases are indicated on the Proposed Land Use plan as follows:

Phase 1: Parcel 1
Phase 2: Parcel 2
Phase 3: Parcel 3
Phase 4: Parcel 4

The infrastructure associated with Happy Valley Road will be installed with the first phase of development.

8. SPECIFIC PAD AMENDMENTS

The following is a page by page listing of the proposed changes to the approved PAD05-264:

- Page 1 – Section 1.2: Overall project density shall be revised from 2.70 du/ac to 3.36 du/ac
- Page 5 – Section 3.2.1: Total lots shall be revised to 400 with a density of 3.36 du/acre. It should also be noted that the General Plan Land Use Designation has been modified from SR to Suburban Neighborhood Land Use Character Area with a target density range of 2-8 du/ac per the 2035 General Plan)
- Page 10 & 11 – Section 5: Parcel configuration and acreage, lot size, density calculation and total yield shall be replaced with the land use plan and table in **Exhibit C**: *Land Use Plan*

- It is noted that this plan shall remain in compliance with the architectural, engineering, and landscape design criteria established in the PAD.
- Page 17 – Section 5.4.2: The minimum open space requirement of ten (10) acres or 10% of the gross residential area will be increased to 26% for the 100-acres comprising Parcels 1-3.
- Page 25 – Section 10: Development schedule shall be updated to an estimated start of construction in 2019, pending market conditions.
- Exhibit I – Single Family Design Guideline Comparison Table: Reduce the minimum side yard setback from 5' / 8' (13' aggregate) to 5' / 5' (10' aggregate)
- Exhibit I – Single Family Design Guideline Comparison Table: Increase the Lot Coverage for all lots from 45% to 50%.
- Exhibit I – Single Family Design Guideline Comparison Table: Reduce Minimum Lot Size from 8,350 to 5,950 for the 50' wide lots and 7,150 for the 60' wide lots.

These same proposed changes shall apply to PADA06-455 as applicable.

tierra verde *East*

PLANNED AREA DEVELOPMENT AMENDMENT

REGIONAL VICINITY MAP

Exhibit A

CITY LIMITS
CITY OF SURPRISE
DESERT OASIS
JOMAX ROAD
BRILES ROAD
155TH AVENUE
PALOMA CREEK
159TH AVENUE
TIERRA VERDE *West*
TIERRA VERDE *East*
HAPPY VALLEY ROAD (ALIGNMENT)
151ST AVENUE
RANCHO MERCADO
147TH AVENUE
RANCHO MERCADO
163RD AVENUE
ASANTE
VERDUGO
ALTAMIRA
CITY OF SURPRISE
CITY LIMITS
GRAND AVENUE
SR303
SUN CITY WEST

NORTH

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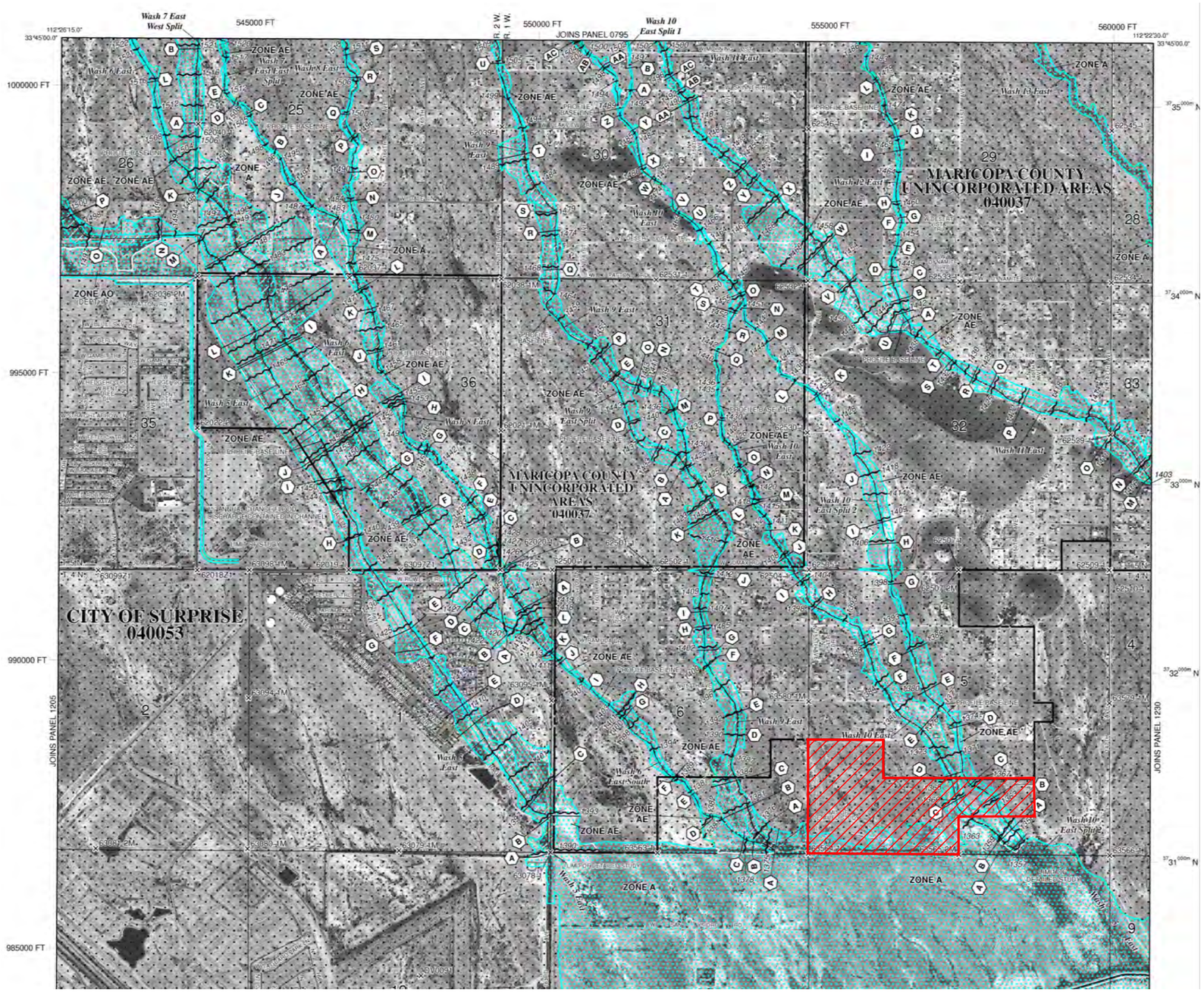
L:\2018\18000535-TIERRA VERDE EAST\CAD\PLANNING\RVI-P18000535-EXHIBIT A-REGIONAL VICINITY MAP.dwg May 1, 2018



LEGEND

PROJECT BOUNDARY

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1210L

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA

AND INCORPORATED AREAS

PANEL 1210 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	1210	L
SURPRISE, CITY OF	040053	1210	L

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04013C1210L

MAP REVISED
OCTOBER 16, 2013

Federal Emergency Management Agency

SCALE: 1" = 2000'

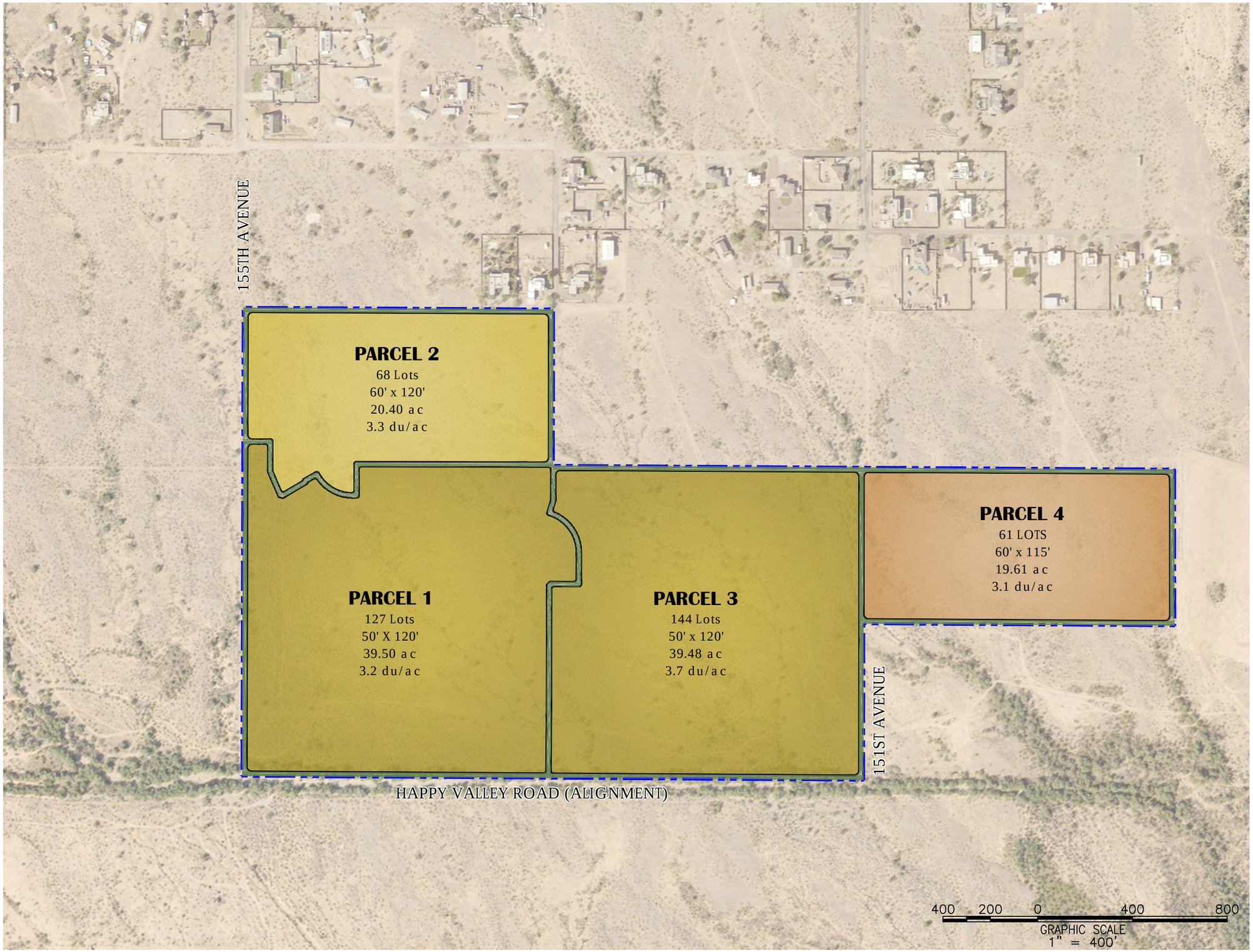
EXHIBIT B - FIRM MAP
TIERRA VERDE EAST
SURPRISE, ARIZONA

ATWELL
866.850.4200 www.atwell-group.com
4700 E. SOUTHERN AVENUE
MESA, AZ 85206
480.218.8831

tierra verde *East*

PLANNED AREA DEVELOPMENT AMENDMENT

LAND USE PLAN
Exhibit C



PARCEL	ACREAGE	LOT SIZE	LOT YIELD	DENSITY
1	39.50	50' x 120'	127	3.22 du/ac
2	20.40	60' x 120'	68	3.33 du/ac
3	39.48	50' x 120'	144	3.65 du/ac
4	19.61	60' x 115'	61	3.11 du/ac
TOTAL	118.99		400.00	3.36 du/ac

NORTH

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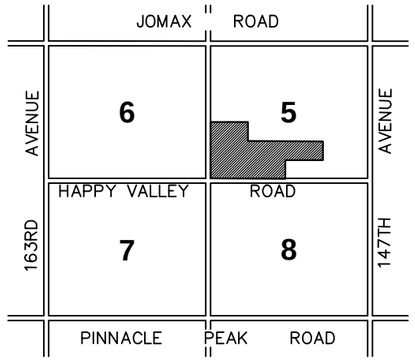
tierra verde *East*

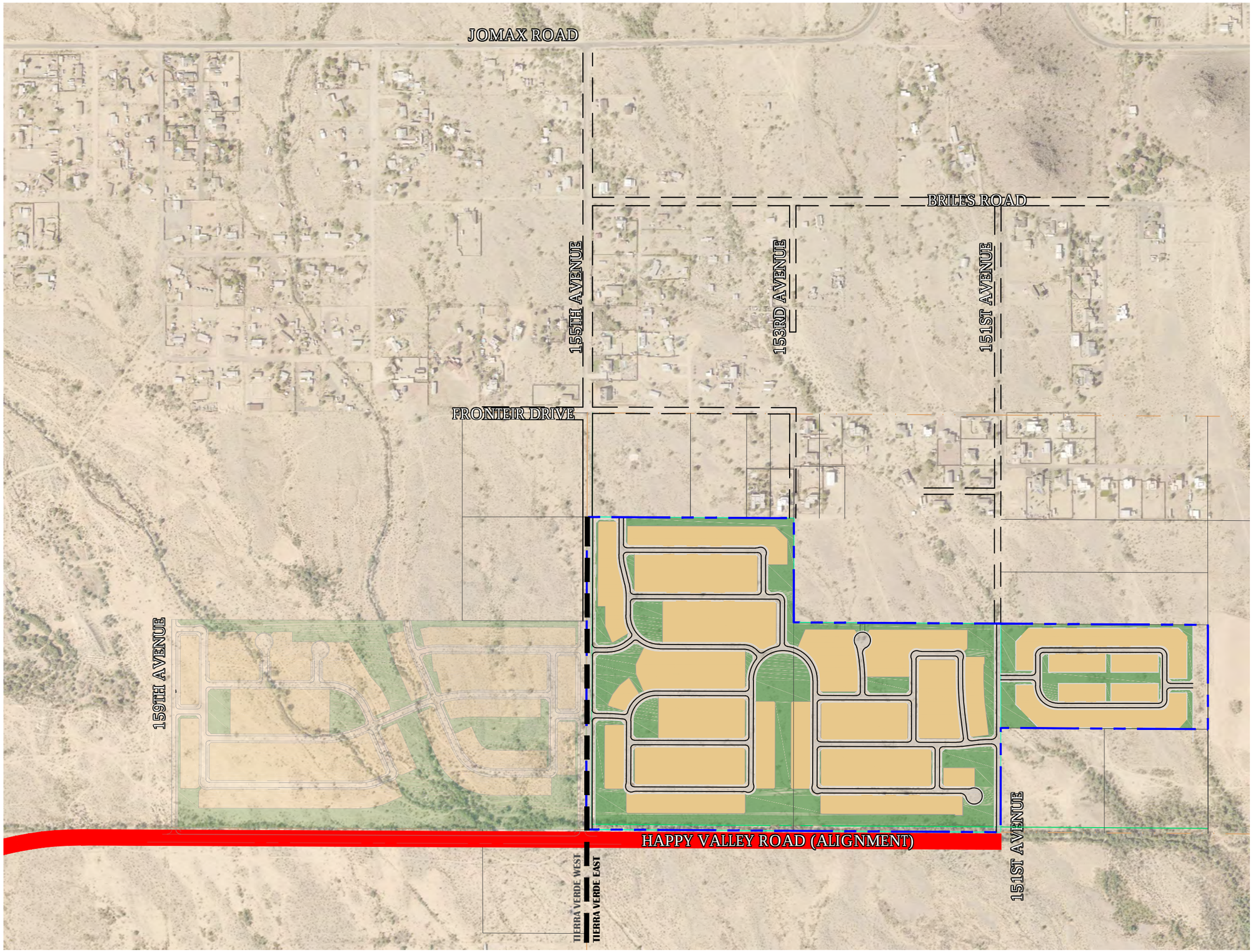
MASTER STREET PLAN

Exhibit D



VICINITY MAP

NOT TO SCALE



LEGEND

Existing Roads

Proposed Road Improvements

Happy Valley Rd half street to be installed as part of Tierra Verde East & West

NORTH

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L:\2018\18000535-TIERRA VERDE EAST\CAD\PLANNING\RVI-P18000535-EXHIBIT D-MASTER STREET PLAN.dwg Jun 28, 2018

tierra verde *East*

PLANNED AREA DEVELOPMENT AMENDMENT

CONCEPTUAL LOTTING DESIGN

Exhibit E

PARCEL	ACREAGE	LOT SIZE	LOT YIELD	DENSITY
1	39.50	50' x 120'	127	3.22 du/ac
2	20.40	60' x 120'	68	3.33 du/ac
3	39.48	50' x 120'	144	3.65 du/ac
TOTAL	99.38		339	3.41 du/ac

NOTE: Final lotting design will be determined at Final Plat.

NORTH

rvi planning + landscape architecture

Dysart
Delivering the Dream

DYSART UNIFIED SCHOOL DISTRICT

BUSINESS AND TECHNOLOGY SERVICES

Mary Simmons, Administrative Assistant
11405 N. Dysart Road
El Mirage, AZ 85335
623.876.7008
FAX: 623.876.7046
masimmons@dysart.org

February 3, 2006

Voyager Surprise 100, LLC
6900 East Second Street
Scottsdale, AZ 85251

RE: Dysart Unified School District
Developer Donation Agreement – Tierra Verde East

Dear Sir or Madam:

Enclosed please find a fully executed copy of the Donation Agreement between Dysart Unified School District and Voyager Surprise 100, LLC, developer of Tierra Verde East.

We have also included the Governing Board agenda item which shows approval of this agreement.

If you have any questions, please don't hesitate to call our office.

Sincerely,

Mary Simmons
Administrative Assistant to
Scott W. Thompson
Executive Director for Business Services

Enclosures: Developer Agreement
Governing Board Agenda Item

DYSART UNIFIED SCHOOL DISTRICT #89

TO: Governing Board

FROM: Dr. Mark Maksimowicz

DATE: January 4, 2006

X	Action
	Discussion
	Information
	1st Reading

AGENDA ITEM: *Recommendation to Approve a Donation Agreement with Voyager Surprise 100, LLC, Developer of Tierra Verde East

INITIATED BY: Mr. Vern Wolfley SUBMITTED BY: Mr. Scott Thompson

GOVERNING BOARD POLICY REFERENCE OR STATUTORY CITATION: BBA

SUPPORTING DATA

Voyager Surprise 100, LLC, developer of the Tierra Verde East Development would like to make a charitable cash donation to defray the expense associated with an increase in the population of students. The prepared Donation Agreement is attached.

The Donation Agreement has been reviewed by legal counsel, Mr. Don Peters of Miller LaSota Peters for the District.

SUMMARY AND RECOMMENDATION

It is recommended the Governing Board approve the donation agreement with Voyager Surprise 100, LLC, developers for the Tierra Verde East development.

Superintendent M & M

ACTION BY BOARD Motion Otterman Second Bass Vote Unanimous

Agenda Item II.34

DONATION AGREEMENT

Tierra Verde East

THIS DONATION AGREEMENT ("Agreement") is made by and between Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District"), and Voyager Surprise 100, LLC ("Developer"). The District and Developer are referred to herein collectively as "the parties."

RECITALS:

A. Developer owns certain real property in Surprise, Arizona (the "City"), to be used for a development known as Tierra Verde East, as more particularly described in Exhibit A, attached hereto (the "Property").

B. Development of the Property will increase the population of students attending public schools within the District, which in turn will increase the need for public school facilities within the District. The Developer is willing to make, and the District is willing to accept, cash donations to defray the expense to the District associated with an increase in the population of students.

AGREEMENT:

For and in consideration of the covenants contained herein, the District and Developer, intending to be legally bound, state, confirm and agree as follows:

1. Incorporation of Recitals. The Recitals stated above are true and correct and are incorporated herein by this reference. Developer warrants that it owns the Property and has the authority to make this agreement.

2. Conditions. It is a condition of the continuing effect and enforceability of this Agreement that, with regard to the Property, the District not have opposed any zoning or entitlement application or request of Developer, including without limitation, any preliminary or final plat application for the Property or a portion thereof; and that, if requested to do so by Developer or the governmental authority with jurisdiction, the District provide the governmental authority promptly and in a timely manner with written confirmation thereof.

3. Cash Donation by Developer to the District. Subject to the terms and conditions of this Agreement, Developer, for itself and its successors-in-ownership and assigns, including, without limitation, any affiliate of Developer and any homebuilder initially constructing or placing a dwelling unit on the Property, agrees to pay the following amount for each dwelling unit so constructed or placed on the Property:

Type of Dwelling	Donation (per unit)
House	$1,000
Condominium	$ 750
Apartment	$ 400
Mobile Home	$ 400

Developer shall contribute all donations as required under this paragraph no later than ninety days after the building permit for construction of the particular Dwelling Unit is issued by the City. No donation shall be payable in connection with any reconstruction or subsequent construction of a Dwelling Unit on a particular portion of the Property after the donation for such portion of the Property has been initially paid.

4. Future Development Fees. Notwithstanding the foregoing or anything herein to the contrary, Developer desires that it receive credit for the money donated to the District, if at any time in the future, any federal, state, county, municipal or any other governmental or quasi governmental authority with jurisdiction over the Property lawfully imposes any development fee, impact fee, dedication requirement, exaction or similar fee or charge on the Property (individually, a "Development Fee" and collectively, the "Development Fees") through the exercise of either its police power or its taxing power (other than secondary real estate taxes, general obligation bonds and school district override elections) in connection with or related to the acquisition, development, construction, improvement and operation of public school facilities within the District. While the District offers no assurances to the Developer that it is empowered or authorized to provide Developer with a credit against Development Fees which may be assessed on the Property, the District, to the extent it is permitted by law to do so, agrees to the contents of this Section.

(a) If the Development Fees imposed on the Property are less than the total donations required under this Agreement, then no Development Fees shall be due and payable by Developer to or for the benefit of the District (but the remainder of this Agreement shall continue in full force and effect); or

(b) If the Development Fees imposed on the Property are greater than the total donations required under this Agreement, then Developer shall receive a credit against the Development Fees in the amount of the total donations, and Developer shall only be obligated to pay to or for the benefit of the District an amount equal to the difference between the Development Fees and the total donations.

5. Default and Remedies. Developer acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable. In the event of any default under this Agreement, the non-defaulting party

shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative. Developer acknowledges the sufficiency of the consideration for this agreement and irrevocably waives lack of consideration as a defense to the enforcement of this Agreement.

6. Notices. Any and all notices, consents or other communications required or permitted by this Agreement shall be given in writing and telecopied, personally delivered, sent by registered or certified mail, return receipt requested, postage prepaid, or sent by Federal Express, Airborne, U.P.S. or other similar nationally recognized overnight courier, addressed as follows:

To Developer:	Voyager Surprise 100, LLC 6900 East Second Street Scottsdale, AZ 85251 (480) 946-9637 fax
To the District:	Dysart Unified School District of Arizona No. 89 Attention: Superintendent 11405 North Dysart Road El Mirage, AZ 85338 (623) 876-7042 fax
With a copy to:	Miller LaSota & Peters, PLC Attention: Donald M. Peters 722 East Osborn, Suite 100 Phoenix, AZ 85014 (602) 248 2999 fax

or at any other address or telecopier number designated by any party hereto in writing. Any notice or communication shall be deemed to have been delivered and received (i) as of the date of receipt, if sent by telecopier (with written confirmation of error-free transmission) on or before 5:00 p.m., Phoenix time; (ii) as of the next day of receipt, if sent by telecopier (with written confirmation of the date and time of transmissions and receipt) after 5:00 p.m., Phoenix time; (iii) the date of delivery, if hand delivered or sent by nationally recognized overnight courier; (iv) three (3) days after the date of mailing, if mailed by registered or certified mail.

7. General.

(a) Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the District or Developer of any default under this Agreement shall be construed as a waiver of any preceding or succeeding default.

(b) Attorneys' Fees. In the event any party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or conditions hereof, or by reason of any default hereunder, the party prevailing in any such action

or other proceeding shall be paid all reasonable costs and attorneys' fees by the other party, and in the event any judgment is secured by the prevailing party, all such costs and attorneys' fees shall be included therein, with the fees to be set by the court and not by jury.

(c) Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages may all be attached to a single instrument.

(d) Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

(e) Successors and Assigns. All of the provisions of this Agreement shall inure to the benefit of and be binding upon the District and the Developer and its successors-in-ownership and assigns. Upon the conveyance of all or any portion of the Property by Developer or its successors-in-ownership or assigns and the written assumption by such transferee of the obligations of the Developer under this Agreement with respect to the portion of the Property conveyed, Developer or its successors-in-ownership or assigns, as the case may be, shall be relieved of any further liability or obligations under this Agreement with respect to the portion of the Property conveyed but shall not be relieved or released from any liabilities or obligations incurred during the period of its ownership of the Property. The Developer shall provide the District written notice of any such conveyance and assumption of obligations within thirty (30) days after the conveyance. The liabilities and obligations of Developer and its successors-in-ownership and assigns are several obligations, and not joint and several obligations, and may only be enforced against the party then in default, and, notwithstanding any default by the owner of the portion of the Property, this Agreement shall remain in full force and effect with respect to the other owners of the Property.

(f) No Partnership and Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Developer and the District. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

(g) Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

(h) Amendment. No change or additions may be made to this Agreement except by a written amendment executed by the parties hereto.

(i) Governing Law. This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Arizona.

(j) Conflicts of Interest. The parties acknowledge that this Agreement is subject to cancellation pursuant to A.R.S. § 38-511 or any successor statute.

(k) Severability. In the event that (a) the Attorney General of Arizona issues or affirms an opinion which finds any part of this Agreement to be illegal, invalid or unenforceable, or (b) any part of this Agreement is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of the remainder of the Agreement shall not be affected.

IN WITNESS WHEREOF, the parties have executed this Agreement.

DISTRICT:

DYSART UNIFIED SCHOOL DISTRICT NO. 89 OF MARICOPA COUNTY, ARIZONA, a political subdivision of the State of Arizona

By: _____
Its: Governing Board President
Date: 1·4·06

DEVELOPER:

Voyager Surprise 100, LLC, an Arizona limited liability company
By: Voyager Investment Properties, LLC an Arizona limited liability company
Its: Manager

By: _____
Its: Member
Date: Nov 1, 2005

EXHIBIT A

Property legal description

Approximately 100 acres located in the general vicinity of the NE corner of 155th Ave. and Happy Valley Road alignments, Maricopa County, Arizona

PARCEL NO. 1

The West half of the Southwest quarter of Section 5, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North half of the North half thereof.

PARCEL NO. 2

The Southeast quarter of the Southwest quarter of Section 5, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

From: PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT
To: Heather Donaldson
Subject: Declined: [Non-DoD Source] CR18-041 - Tierra Verde East Concept Meeting

---

CR18-041
Tierra Verde East
Northeast Corner of Happy Valley Road and 155th Avenue
503-54-011B & 503-54-012
Preliminary Plat and Possible Zoning Amendment

Thank you for the opportunity to provide comments for the concept review meeting for Tierra Verde East. The site is located on approximately 100 acres generally bounded by Happy Valley Road to the south, unincorporated desert parcels to the north, 155th Avenue to the west, and 151st Avenue to the east, in the City of Surprise. The site is located approximately 4.4 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The property is currently zoned PAD. The request is to have a density target of 2.8 – 3.4 du/ac.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Tierra Verde East, with a target density of 2.8 to 3.4 du/ac fall within these guidelines.

Development of this site as stated in the narrative should not have a negative impact on Luke AFB Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

v/r
Barbara

//SIGNED//

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

land planning
development entitlements
landscape architecture
120 south ash avenue
tempe, arizona 85281
480.994.0994

CITIZEN PARTICIPATION REPORT

TIERRA VERDE EAST PAD AMENDMENT
CITY OF SURPRISE

Property Location:
A portion of the Northwest quarter of Section 5, Township 4 North, Range 1 west of the Gila and Salt River Meridian, City of Surprise, Maricopa County, Arizona

PREPARED BY:
RVi Planning + Landscape architecture
120 E. Ash Ave.
Tempe, AZ 85281

PREPARED FOR:
BBBSS at Surprise, LLC
C/O Tierra Verde 2018, LLC
4248 N. Craftsman Court, Suite 100
Scottsdale, AZ 85251

August 2018

TIERRA VERDE EAST OUTREACH EFFORTS
As part of the application process for a PAD Amendment, a neighborhood meeting was held on August 8, 2018 to present the proposed development plan to the public and give an opportunity for local residents to learn about the project, ask questions, and express their comments regarding the project. The neighborhood meeting was held at Desert Oasis Elementary School, 17161 W. Bajada Road, Surprise, Arizona on Wednesday August 8, 2018 at 6:00 p.m.

NOTIFICATION EFFORTS
The City of Surprise prepares and sends out all the notification to surrounding property owners in accordance with the requirements defined within the Unified Development Code.

No letters, e-mails or phone calls were received by RVi as a result of the notification process.

NEIGHBORHOOD MEETING – AUGUST 2018
On Wednesday, August 8, 2018 the applicant team arrived at Desert Oasis Elementary School to set up exhibit boards and sign in/comment card tables. A directional sign was posted at the entry to the library visible from the parking lot. See **Appendix A**, *Neighborhood Meeting Exhibits* for a copy of all exhibits presented at the Neighborhood Meeting.

Attendees from the applicant team included Mark Voigt, Mark Reddie, Ted Northrup, and Dennis Roberts. Sergio and Lloyd attended on behalf of the City of Surprise. Councilman Roland Winters also attended the meeting.

Five area residents attended the meeting, with four signing in on the sign-in sheet (See **Appendix B**, *Sign-In Sheet*) for the open house style meeting. Two were father and son land owners to the south of us who have their land in escrow. They cooperated with us on a sewer easement and are very supportive of the project. 2 folks, mother and daughter were from the Rivera family who have the access problem to our north. As discussed in the meeting, we are providing them a 12-foot easement with our final plans without interfering with any of our usable acreage for drainage or lot development. They were supportive and relieved that we had accommodated their access. We still need to talk to Oscar Rivera on the final arrangements ($) for this access. Oscar was not in attendance at the meeting. This will come later as we produce engineering drawings and record a plat. The 5th person lives two doors down from the Rivera's. The home owner was just interested in the timing of the development and was relieved that we had no street connection to his property. He was very supportive of the project. Councilman Winters, whose district contains TVE was present and very supportive of the proposal.

Two planners were there from Surprise to observe, Lloyd and Sergio. We did discuss scheduling with them. We are assuming a date in mid- September for Planning and Zoning Commission; then on to Mayor and Council in mid-October. Assuming approval by the City, the 30-day appeal period would kick in and then the PAD and Pre-Plat are final.

Comment cards were provided at the meeting, and two were received. One requested copies of the maps shown at the meeting, and the second requested they be kept informed on any updates to the project. All comment correspondence to date has been included with this report as **Appendix C,** *Scanned Comment Cards.* The maps we e-mail to the resident as requested and confirmation of this is provided as **Appendix D,** *E-mail correspondence*. No other comments were received at the meeting or have since been received, but the applicant will continue to accept feedback though the application process.

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www.lvadesign.com

CONCLUSION

No adjustments to the plan were necessary to address public comments based on comment cards or feedback received at the neighborhood meeting. The applicant remains open to resident comments through the public hearing process.

APPENDICES

Appendix A – Neighborhood Meeting Exhibits
Appendix B – Sign-In Sheet
Appendix C – Scanned Comment Cards
Appendix D – e-Mail Correspondence

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Appendix A – NEIGHBORHOOD MEETING EXHIBITS

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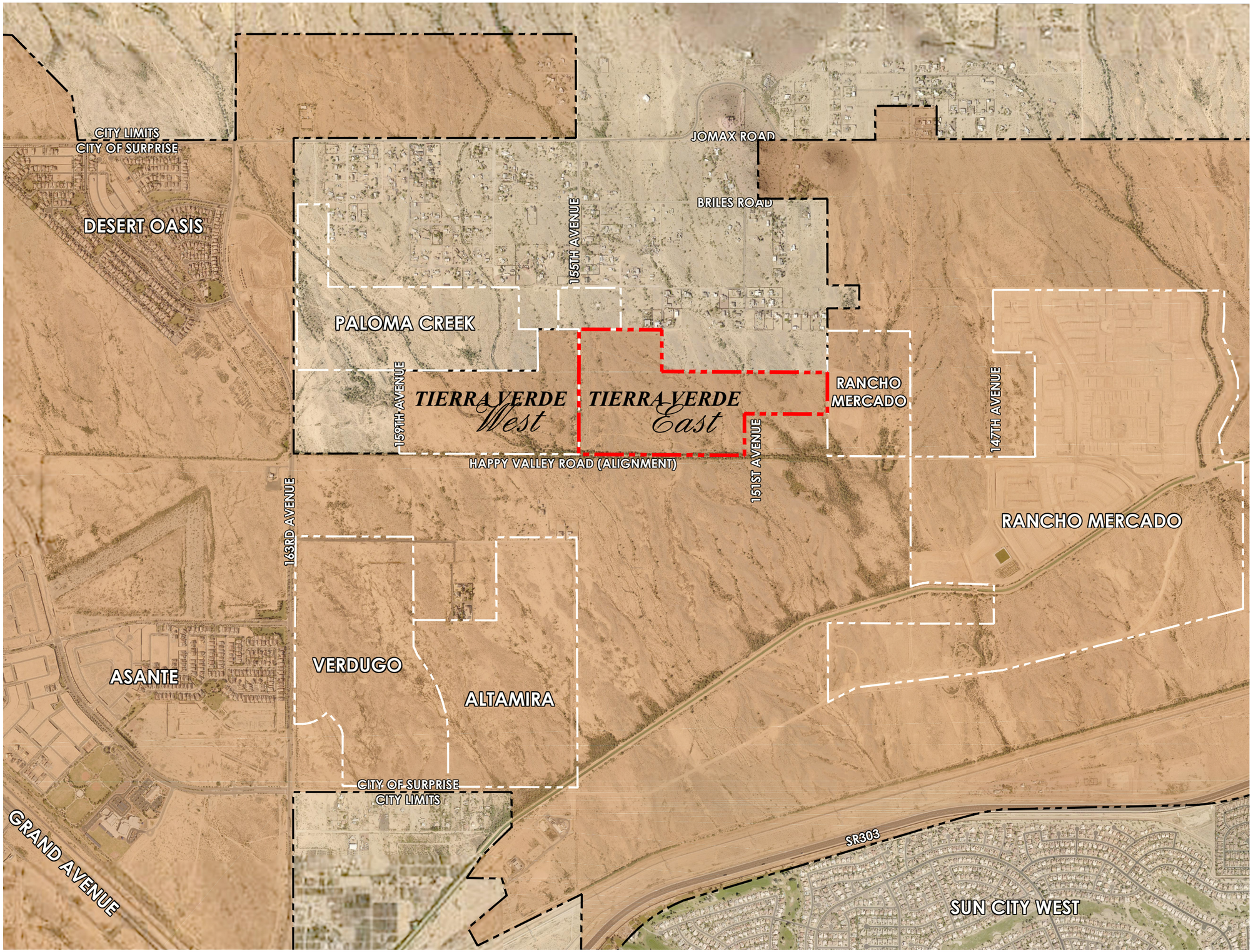
tierra verde *East*

PLANNED AREA DEVELOPMENT AMENDMENT

REGIONAL VICINITY MAP

Exhibit A



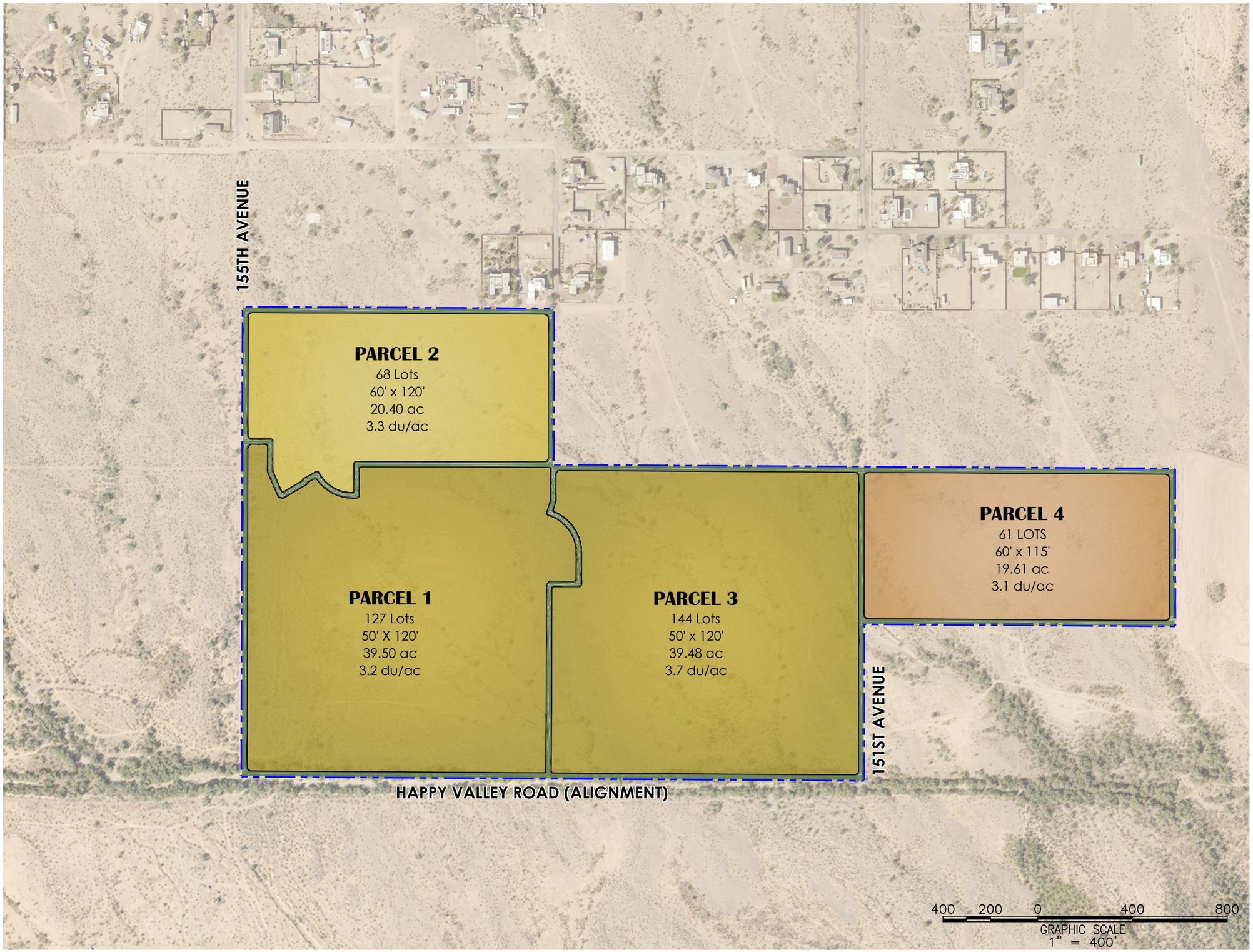
NORTH

rvi planning + landscape architecture

tierra verde East

PLANNED AREA DEVELOPMENT AMENDMENT

LAND USE PLAN
Exhibit C



PARCEL	ACREAGE	LOT SIZE	LOT YIELD	DENSITY
1	39.50	50' x 120'	127	3.22 du/ac
2	20.40	60' x 120'	68	3.33 du/ac
3	39.48	50' x 120'	144	3.65 du/ac
4	19.61	60' x 115'	61	3.11 du/ac
TOTAL	118.99		400.00	3.36 du/ac

NORTH

rvi planning + landscape architecture

L:\2018\18000535-TIERRA VERDE EAST\CAD\PLANNING\RVI-P18000535-EXHIBIT C-LAND USE PLAN.dwg Jun 22, 2018

tierra verde East

PLANNED AREA DEVELOPMENT AMENDMENT

CONCEPTUAL LOTTING DESIGN

Exhibit E

PARCEL	ACREAGE	LOT SIZE	LOT YIELD	DENSITY
1	39.50	50' x 120'	127	3.22 du/ac
2	20.40	60' x 120'	68	3.33 du/ac
3	39.48	50' x 120'	144	3.65 du/ac
TOTAL	99.38		339	3.41 du/ac

NOTE: Final lotting design will be determined at Final Plat.

NORTH

rvi planning + landscape architecture

Appendix B – SIGN IN SHEET

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www.lvadesign.com

Project: Neighborhood Meeting – Tierra Verde East

Location: Desert Oasis Elementary School

Date and Time: **August 8, 2018**

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
11	MARTHA RIVERA	15316 W. AVENIDA DEL REY	623-329-3712	CKRIVERAG64@gmail.com
12	RICK DAY	24826 N 155TH	623-845-5694	RDAY2000@Aol.com
13				
14				
15				
16				
17				
18				
19				
20				

Project: Neighborhood Meeting – Tierra Verde East

Location: Desert Oasis Elementary School

Date and Time: **August 8, 2018**

PUBLIC MEETING SIGN-IN SHEET

	Name	Address	Phone	Email
1	BOB KETTLER	25607 N. 153rd AVE	623-734-7208	rdkettler@MSN.com
2	JOHN DAY	24826 N 155 AVE	623 879 1281	
3				
4				
5				
6				
7				
8				
9				
10				

Appendix C – SCANNED COMMENT CARDS

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www.lvadesign.com

COMMENT CARD

Tierra Verde East
Neighborhood Meeting – August 8, 2018

OSCAR RIVERA — 15316 W AVENIDA DEL REY
Name — Street Address

CKRIVERA64@GMAIL.COM — 623-418-3969
Email Address — Phone Number

COMMENTS / CONCERNS:

PLEASE EMAIL ON ANY UPDATES & CALL

THANK YOU FOR KEEPING OUR PROPERTY ACCESS IN MIND

- IF YOU NEED ANY BIG LANDSCAPERS COMPANY (623)-297-1762 GERARDO MARTINEZ

-OSCAR

Please place this card in the box.
Thank you!

COMMENT CARD

Tierra Verde East
Neighborhood Meeting – August 8, 2018

ROBERT KEITLER — 15607 N. 153rd AVE SURPRISE / 85387
Name — Street Address

Rd Keitler@MSN.Com — 623-734-7208
Email Address — Phone Number

COMMENTS / CONCERNS: PLEASE SEND 8½"X11" TIERRA VERDE EAST/WEST MAP.

THANK YOU.

RK

Please place this card in the box.
Thank you!

Appendix D – E-MAIL CORRESPONDANCE

120 south ash avenue · tempe, arizona 85281 · phone: 480.994.0994 · fax: 480.994.7332
www.lvadesign.com

Mark Reddie

From: Mark Reddie
Sent: Thursday, August 9, 2018 8:18 AM
To: rdkettler@msn.com
Cc: Mark Voigt
Subject: Tierra Verde East Maps
Attachments: 0535-PAD-1ST-EXHIBIT A-REGIONAL VICINITY MAP.pdf; 0535-PAD-2ND-EXHIBIT D-MASTER STREET PLAN.pdf; 0535-PAD-2ND-EXHIBIT E-CONCEPTUAL LOTTING PLAN.pdf

Hi Mr. Kettler, thank you for attending the Tierra Verde East neighborhood meeting yesterday. We appreciate your interest in our project and taking the time to attend the meeting. As you requested, attached please find the maps you requested. If you have any further questions, please let me know. Thanks.

Mark Reddie, Vice President + Principal
LVA urban design studio,
an RVi company
120 south ash avenue · tempe, az 85281
mreddie@rviplanning.com · 480.994.0994 main · 480.586.2349 direct
lvadesign.com · rviplanning.com

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Use of these drawings and data, in whole or in part for any purpose or project other than the project which is the subject is prohibited without the written consent of RVi. You agree to waive all claims against RVi resulting in any way from any unauthorized changes or reuse of the drawings and data for any project by anyone other than RVi. Copyright RVi.

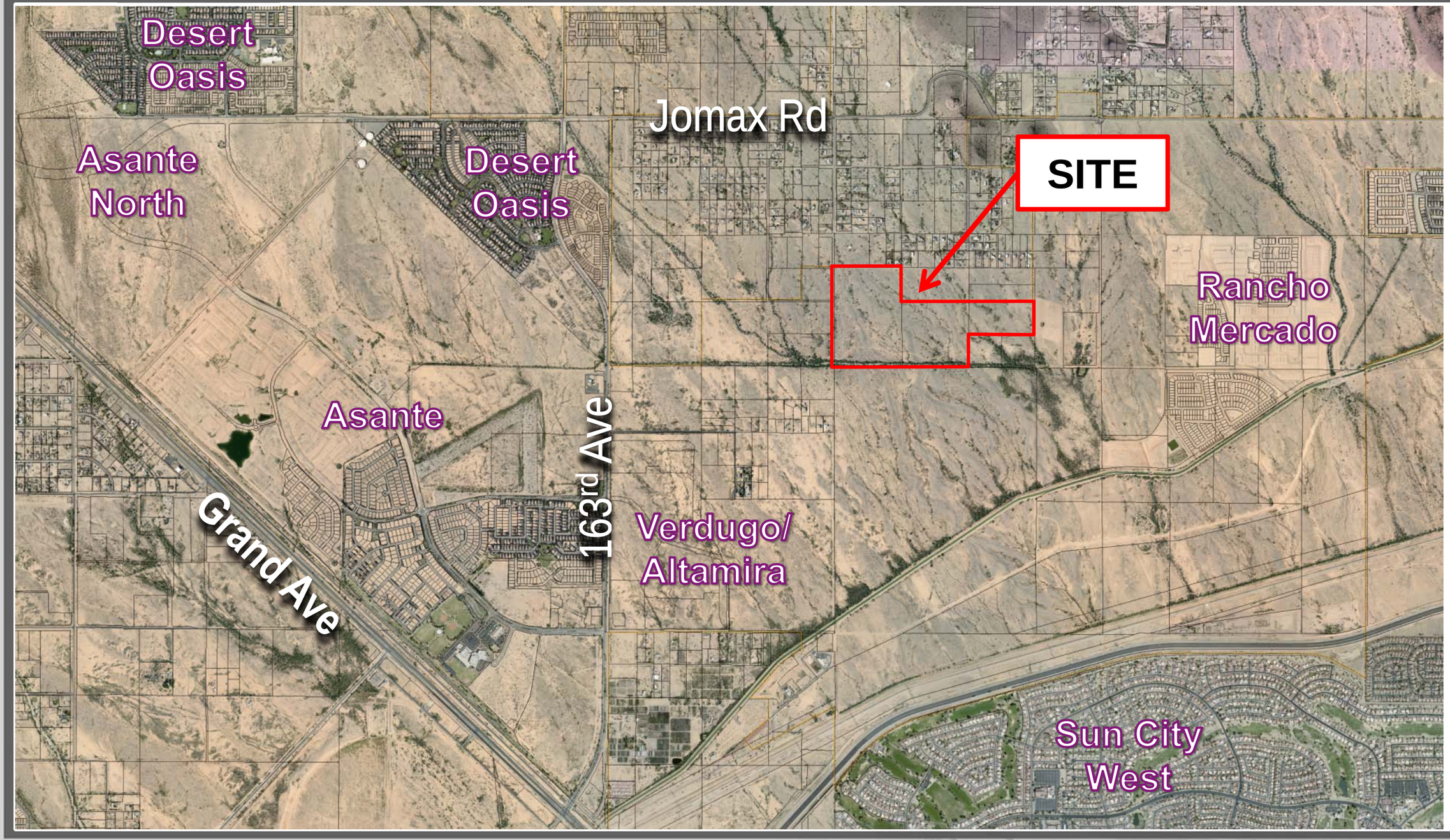
SURPRISE
ARIZONA

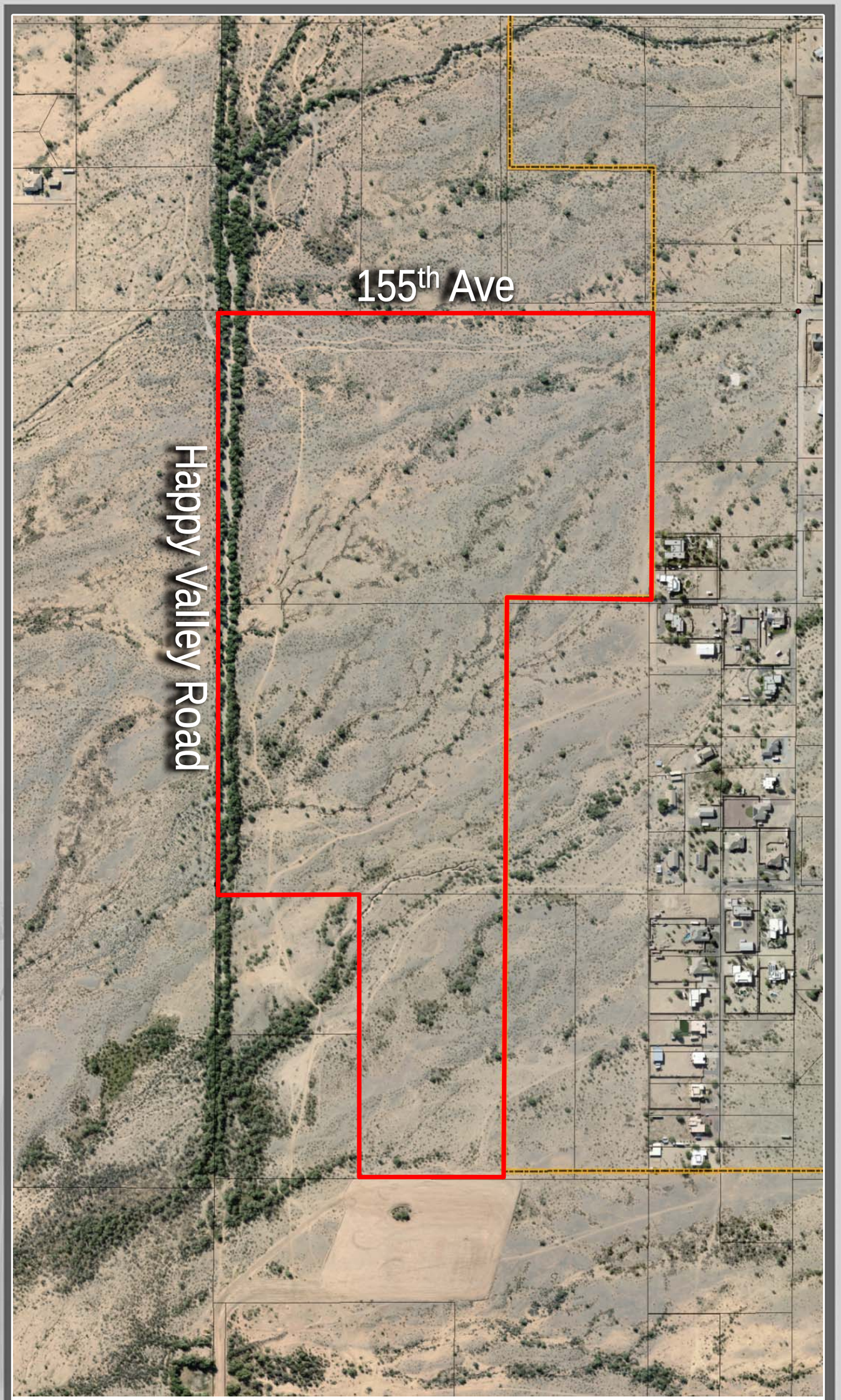
Tierra Verde East
Major Zoning Amendment
FS18-249

Planning and Zoning Commission

September 20, 2018

Vicinity Map





Vicinity Map

Surrounding Zoning

Unincorporated
County
RU-43

RM-6

RM-6

PAD
LDR

PAD
LDR

155th Ave

PAD
LDR

PAD
LDR

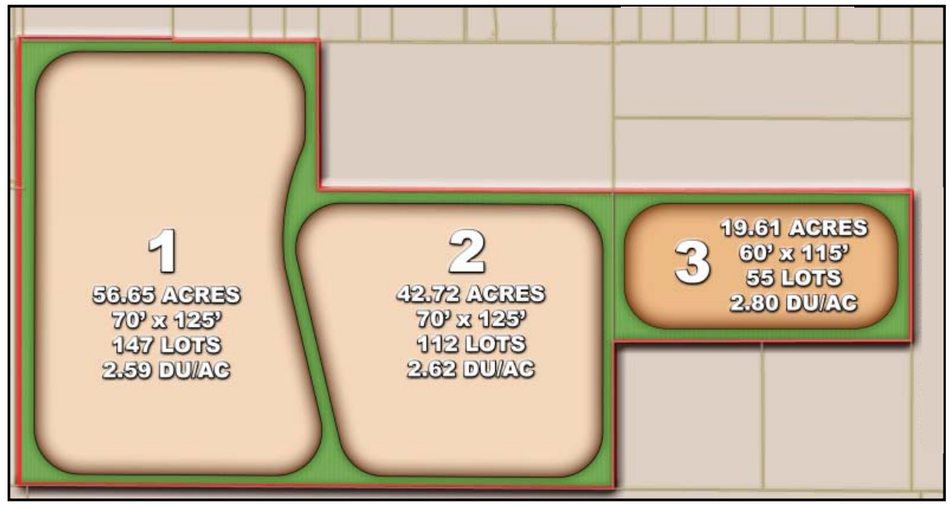
PAD
CC

Happy Valley Road

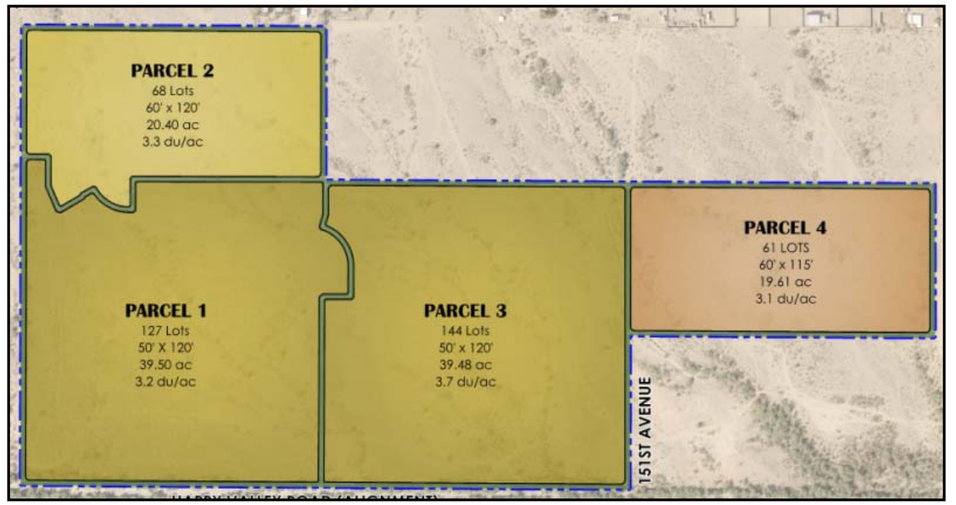
RR

Amendments

Current PAD



Amendment



	Current PAD	PAD Amendment
Parcels	3 Development Parcels	4 Development Parcels
Density	2.7 DU/Acre	3.36 DU/Acre
Lot Count	314	400
Lot Size Mix	60'x115' 70'x125'	50'x120' 60'x115' 60'x120'
Min. Lot Width	60'	50'
Min. Front Setback	18' – Front Garage 10' – Side Garage/Livable	20' – Front Garage 10' – Side Garage/Livable
Min. Rear Setback	15'	15'
Min. Side Setback	5'/8'	5'/5'
Max. Lot Coverage	45%	50%

RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Sergio Angulo - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action on a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcels 1, 2, and 3 of the Tierra Verde East PAD located in the northeast corner of 155th Avenue and the Happy Valley Road alignment.

Motion:

I move to recommend approval/denial to the Mayor and City Council on a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcels 1, 2, and 3 of the Tierra Verde East PAD located in the northeast corner of 155th Avenue and the Happy Valley Road alignment.

Background:

On May 7, 2018 Tierra Verde East 2018, LLC., submitted a request for a Preliminary Plat to allow for the development of a single-family residential subdivision in Parcels 1, 2, and 3 of the Tierra Verde East PAD located in the northeast corner of 155th Avenue and the Happy Valley Road alignment.

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 - FS18-249 Tierra Verde East – Preliminary Plat - Staff Report
- ☐ 01 - FS18-249 Tierra Verde East – Preliminary Plat - Vicinity Map
- ☐ 02 - FS18-249 Tierra Verde East – Preliminary Plat
- ☐ 03 - FS18-249 Tierra Verde East – Preliminary Plat - Landscape Plan

- ☐ 04 - FS18-249 Tierra Verde East – Preliminary Plat - Circulation Plan
- ☐ 05 - FS18-249 Tierra Verde East – Preliminary Plat - School Donation Agreement
- ☐ 06 - FS18-249 Tierra Verde East – Preliminary Plat - Luke AFB Comments
- ☐ 07 - FS18-249 Tierra Verde East – Preliminary Plat - 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):

Sergio Angulo, Planner II

SURPRISE
ARIZONA

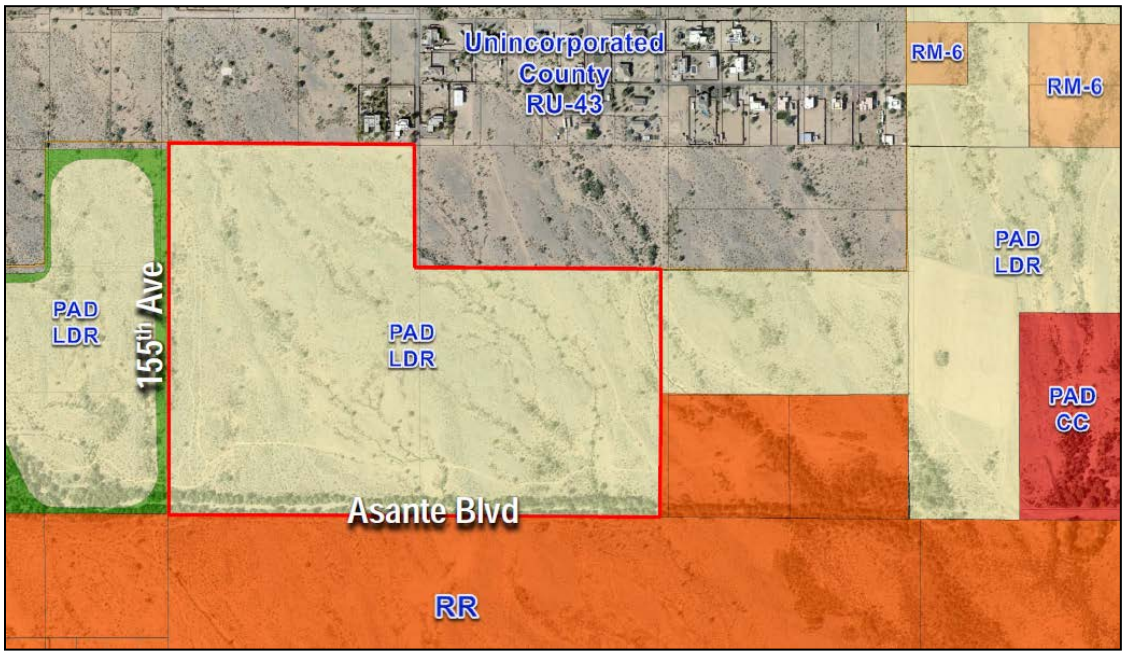
Preliminary Plat

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS18-249**
Project Name:	**Tierra Verde East**
Council District:	**1 – ACACIA**
Meeting Date:	**September 20, 2018**
Planner:	**Sergio Angulo**

Owner:	BBBSS at Surprise, LLC.
Applicant:	Tierra Verde East 2018, LLC.
Request:	Preliminary Plat for 339 lots.
Site Location:	Located on the northeast corner of 155th Avenue and the Happy Valley Road alignment.
Site Size:	99.38 Acres (approx.)
Density:	3.41 Dwelling Units per Acre
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035 as proposed under case FS18-154.
Support/Opposition:	The Preliminary Plat was presented along with the proposed Major Zoning Amendment at the Citizen Outreach meeting held on August 8, 2018. Those who attended were in support of the project.
Staff Recommendation:	Staff recommends the Commission move to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS18-249, subject to stipulations 'A' to 'F'.

Existing Land Zoning:



PAD (LDR)	PAD (M/HDR)	PAD (Public Facility)
PAD (LDR)	**PAD (LDR)**	PAD (LDR)
PAD (LDR)	PAD (LDR)	PAD (MDR)

Background:

January 12, 2006: The subject property was annexed into the City of Surprise by the Mayor and City Council.

March 23, 2006: The Mayor and City Council approved the Tierra Verde East Planned Area Development.

January 19, 2018: A Concept Review meeting was held for the current proposal under case CR18-041.

May 7, 2018: The applicant filed a related request for a Preliminary Plat under case FS18-249, the subject case.

Project Description:

Tierra Verde East 2018, LLC., on behalf of BBBSS at Surprise, LLC., requests approval of a Preliminary Plat to allow for the development of a single-family residential subdivision in parcels 1, 2, and 3 of the Tierra Verde East PAD located on the northeast corner of 155th Avenue and the Happy Valley Road alignment. The applicant proposes 339 residential lots with amenity open space lots and a multi-use public trail on approximately 99.38 acres.

The subject property is zoned Planned Area Development (PAD) and has a land use designations of Low Density Residential. In conjunction with Preliminary Plat the application requests approval of a Major Zoning Amendment which if approved will allow a maximum density of 3.2 dwelling units per acre in parcel 1, 3.3 dwelling units per acre in parcel 2, and 3.7 dwelling units per acre in parcel 3. This development is in compliance with the density set in the proposed Zoning Amendment.

The proposed subdivision proposes three (3) access points; two (2) on the west from 155th Avenue and another on the east from 151st Avenue. As part of this project, the developer is required to contribute their proportionate share for the construction of a new traffic signal at the intersection of 163rd Avenue and Happy Valley Road (Stip. 'A'), and for the construction of one-half of the raised median and landscape on 151st Avenue (Stip. 'B') and 155th Avenue (Stip. 'C') along the project frontage. This project will also require a westbound right-turn deceleration lane will be constructed on Happy Valley Road at 155th Avenue (Stip. D). Stipulation 'E' calls for minor revisions to the Traffic Impact Analysis (TIA) presented by the applicant, the applicant will need to submit a revised TIA prior to approval of the final plat.

The site proposes good pedestrian connectivity from the residential lots to the open space tracts as well as to the proposed sidewalks along Happy Valley Road, 151st Avenue, and 155th Avenue. This development will also provide a pedestrian pathway which will connect to a multi-use trail proposed along the south of the development.

The proposed subdivision is composed of 339 single-family detached homes and will be built in two (3) phases. The minimum lot size is 6,000 sq. ft. and the minimum lot width is 50'. The site dedicates 25.94 acres (26.8%) for open space which includes three (3) tot lots with playground equipment, BBQ facilities, and shaded seating. Landscape and retention tracts also contribute to the total open space. The proposed open space and landscape meets the requirements of the proposed Zoning Amendment to the Tierra Verde East PAD (26%).

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Dysart Unified School District, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Summary:

Staff believes the proposed Preliminary Plat meets the requirements of the General Plan, the SUDC, and the Tierra Verde East PAD as presented in the proposed Zoning Amendment.

Findings:

- The proposed Preliminary Plat is consistent with the Surprise General Plan 2035.
- The proposed Preliminary Plat meets the provisions of the Tierra Verde East PAD as presented in the proposed Zoning Amendment, and the SUDC as applicable.

Recommendation:

Based on the findings noted above, staff recommends the Commission move to recommend **approval** to the Mayor and City Council of the Preliminary Plat case FS18-051, subject to stipulations 'A' to 'F' as outlined below:

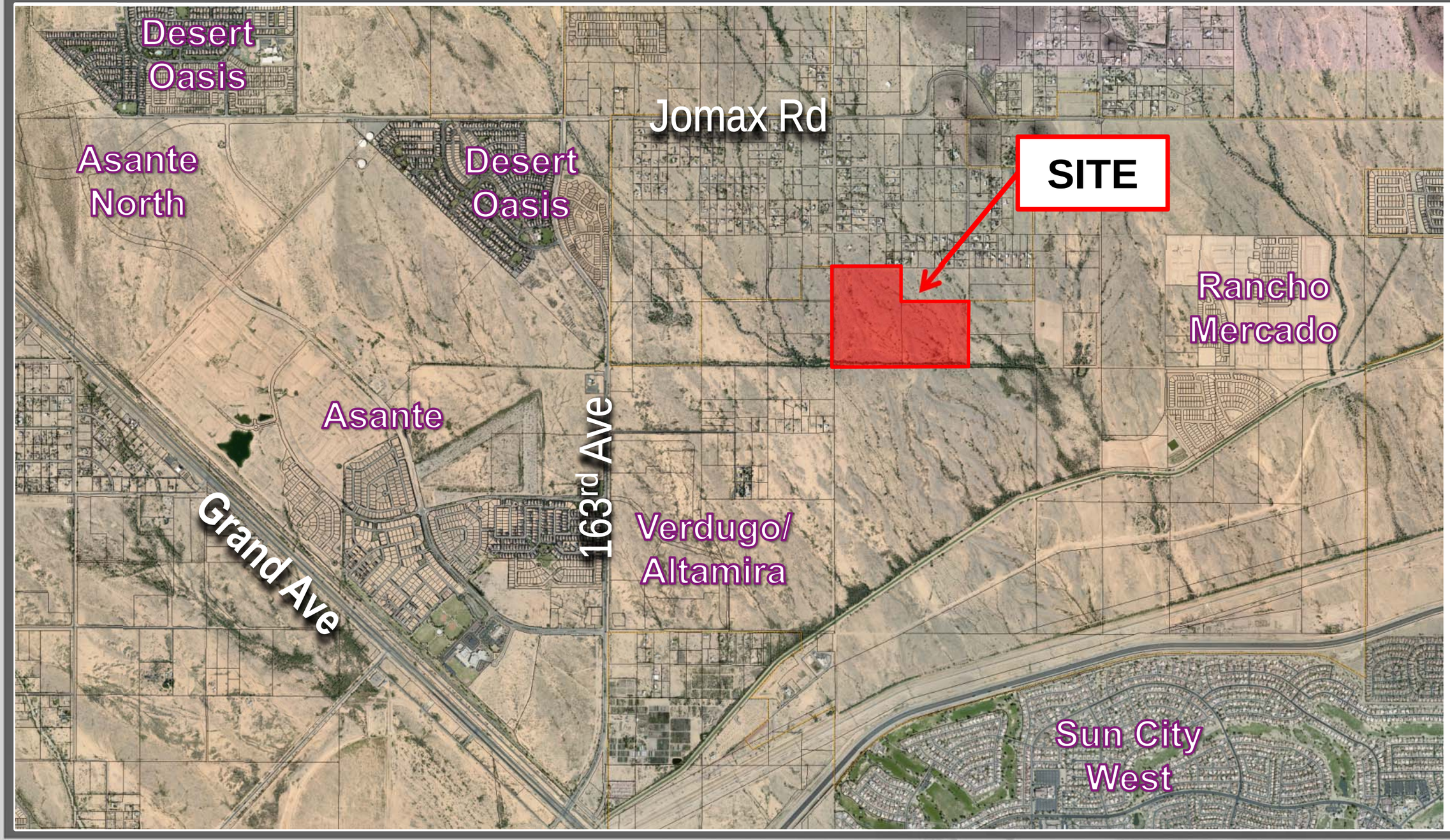
A. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a City reviewed and approved engineer's estimate, of their proportional share for the construction of a new traffic signal at the intersection of 163rd Avenue and Happy Valley Road.
B. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a City reviewed and approved engineer's estimate, for the construction of one-half of the raised median and landscape on 151st Avenue along the project frontage.
C. Prior to approval of the Final Plat, the Developer will provide a cash-in-lieu payment, per a City reviewed and approved engineer's estimate, for the construction of one-half of the raised median and landscape on 155th Avenue along the project frontage.
D. The Preliminary Plat shall acknowledge and be noted that a westbound right-turn deceleration lane will be constructed on Happy Valley Road at 155th Avenue within the current right-of-way as part of William Lyon Home's roadway improvement. This will be part of Tierra Verde East's buy-in agreement.
E. Prior to approval of the Final Plat, the Traffic Impact Analysis prepared by Trace Consulting, LLC. received August 22, 2018 shall be revised to include the following modifications:
    1. Revise all references to 2-lane facilities: The developer will be required to construct half street improvements on 155th Ave, 151st Ave, and Happy Valley Road (not just 2-lane facilities), including travel lanes, curb & gutter, sidewalk, landscape buffer strip, and half median. The developer may elect to pay in-lieu fees for the half median.
    2. Delete last paragraph in Section 3.0.
    3. Section 4.0: Site access on 151st Ave is named W Hackamore Dr.
    4. 163rd Avenue is planned as a 6-lane major arterial south of Jomax Road, not a parkway.
F. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

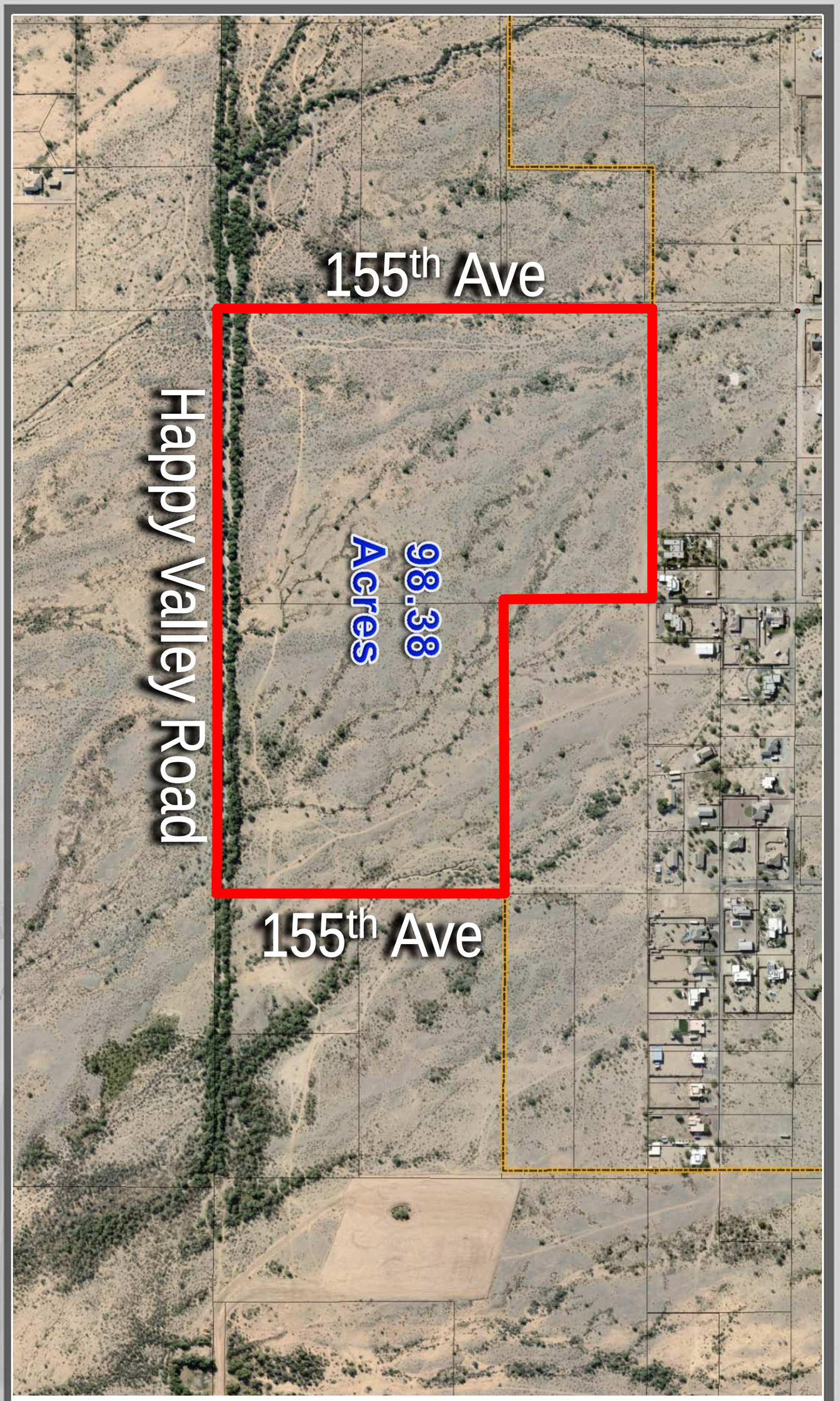
However, should the Commission wish to recommend **denial** of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 Vicinity Maps
02 Preliminary Plat
03 Landscape Plans
04 Circulation Plan
05 Luke AFB Letter

Vicinity Map





Vicinity Map

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PARCEL 1

LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL
LOT# 1	7,262.02	55.0	LOT# 44	6,477.77	50.0	LOT# 87	6,000.00	50.0
LOT# 2	6,601.84	50.0	LOT# 45	6,477.77	50.0	LOT# 88	6,000.00	50.0
LOT# 3	7,262.02	55.0	LOT# 46	6,477.77	50.0	LOT# 89	6,000.00	50.0
LOT# 4	7,262.02	55.0	LOT# 47	6,477.77	50.0	LOT# 90	5,950.00	50.0
LOT# 5	7,262.02	55.0	LOT# 48	6,477.77	50.0	LOT# 91	6,475.50	52.0
LOT# 6	6,601.84	50.0	LOT# 49	6,477.77	50.0	LOT# 92	6,250.00	50.0
LOT# 7	6,601.84	50.0	LOT# 50	6,477.77	50.0	LOT# 93	6,250.00	50.0
LOT# 8	6,601.84	50.0	LOT# 51	6,477.77	50.0	LOT# 94	6,250.00	50.0
LOT# 9	6,601.84	50.0	LOT# 52	6,400.00	50.0	LOT# 95	6,250.00	50.0
LOT# 10	6,601.86	50.0	LOT# 53	6,400.00	50.0	LOT# 96	6,250.00	50.0
LOT# 11	6,798.76	50.0	LOT# 54	6,400.00	50.0	LOT# 97	6,250.00	50.0
LOT# 12	7,970.75	50.0	LOT# 55	6,400.00	50.0	LOT# 98	6,250.00	50.0
LOT# 13	8,592.36	50.0	LOT# 56	6,400.00	50.0	LOT# 99	6,250.00	50.0
LOT# 14	7,589.79	50.0	LOT# 57	6,400.00	50.0	LOT# 100	6,250.00	50.0
LOT# 15	5,999.12	50.0	LOT# 58	6,400.00	50.0	LOT# 101	6,338.59	52.0
LOT# 16	6,000.00	50.0	LOT# 59	6,400.00	50.0	LOT# 102	6,467.71	52.0
LOT# 17	6,000.00	50.0	LOT# 60	6,400.00	50.0	LOT# 103	6,250.00	50.0
LOT# 18	6,000.00	50.0	LOT# 61	6,400.00	50.0	LOT# 104	6,250.00	50.0
LOT# 19	6,000.00	50.0	LOT# 62	6,350.00	50.0	LOT# 105	6,250.00	50.0
LOT# 20	6,000.00	50.0	LOT# 63	5,950.00	50.0	LOT# 106	6,250.00	50.0
LOT# 21	6,000.00	50.0	LOT# 64	6,000.00	50.0	LOT# 107	6,250.00	50.0
LOT# 22	6,000.00	50.0	LOT# 65	6,000.00	50.0	LOT# 108	6,250.00	50.0
LOT# 23	6,000.00	50.0	LOT# 66	6,000.00	50.0	LOT# 109	6,250.00	50.0
LOT# 24	6,000.00	50.0	LOT# 67	6,000.00	50.0	LOT# 110	6,250.00	50.0
LOT# 25	6,000.37	50.0	LOT# 68	6,000.00	50.0	LOT# 111	6,250.00	50.0
LOT# 26	7,778.59	50.0	LOT# 69	6,000.00	50.0	LOT# 112	6,250.00	50.0
LOT# 27	8,710.53	50.0	LOT# 70	6,000.00	50.0	LOT# 113	6,250.00	50.0
LOT# 28	8,496.72	50.0	LOT# 71	6,000.00	50.0	LOT# 114	6,250.00	50.0
LOT# 29	7,168.65	50.0	LOT# 72	6,000.00	50.0	LOT# 115	6,245.25	50.0
LOT# 30	6,000.00	50.0	LOT# 73	6,000.00	50.0	LOT# 116	6,359.37	52.0
LOT# 31	6,000.00	50.0	LOT# 74	6,000.00	50.0	LOT# 117	6,330.72	52.0
LOT# 32	6,000.00	50.0	LOT# 75	6,000.00	50.0	LOT# 118	6,250.00	50.0
LOT# 33	6,000.00	50.0	LOT# 76	5,950.00	50.0	LOT# 119	6,250.00	50.0
LOT# 34	6,000.00	50.0	LOT# 77	5,950.00	50.0	LOT# 120	6,250.00	50.0
LOT# 35	6,000.00	50.0	LOT# 78	6,000.00	50.0	LOT# 121	6,250.00	50.0
LOT# 36	6,000.00	50.0	LOT# 79	6,000.00	50.0	LOT# 122	6,250.00	50.0
LOT# 37	6,000.00	50.0	LOT# 80	6,000.00	50.0	LOT# 123	6,250.00	50.0
LOT# 38	6,000.00	50.0	LOT# 81	6,000.00	50.0	LOT# 124	6,850.50	55.0
LOT# 39	6,000.00	50.0	LOT# 82	6,000.00	50.0	LOT# 125	7,416.66	50.0
LOT# 40	5,950.00	50.0	LOT# 83	6,000.00	50.0	LOT# 126	7,483.78	50.0
LOT# 41	6,427.77	50.0	LOT# 84	6,000.00	50.0	LOT# 127	7,486.17	50.0
LOT# 42	6,477.77	50.0	LOT# 85	6,000.00	50.0			
LOT# 43	6,477.77	50.0	LOT# 86	6,000.00	50.0			

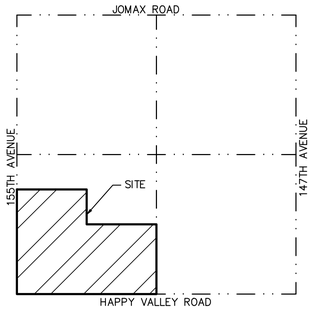
PARCEL 2

LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL
LOT# 128	8,785.85	60.0	LOT# 151	7,500.00	60.0	LOT# 174	7,200.00	60.0
LOT# 129	9,193.51	60.0	LOT# 152	7,500.00	60.0	LOT# 175	7,200.00	60.0
LOT# 130	7,200.16	60.0	LOT# 153	7,448.68	60.0	LOT# 176	7,200.00	60.0
LOT# 131	9,927.39	60.0	LOT# 154	7,150.00	60.0	LOT# 177	7,200.00	60.0
LOT# 132	9,831.93	60.0	LOT# 155	7,200.00	60.0	LOT# 178	7,200.00	60.0
LOT# 133	9,219.30	60.0	LOT# 156	7,200.00	60.0	LOT# 179	7,150.00	60.0
LOT# 134	8,345.42	60.0	LOT# 157	7,200.00	60.0	LOT# 180	7,212.66	60.0
LOT# 135	7,541.83	60.0	LOT# 158	7,200.00	60.0	LOT# 181	7,200.00	60.0
LOT# 136	7,213.61	60.0	LOT# 159	7,200.00	60.0	LOT# 182	7,200.00	60.0
LOT# 137	7,200.00	60.0	LOT# 160	7,200.00	60.0	LOT# 183	7,187.50	60.0
LOT# 138	7,200.00	60.0	LOT# 161	7,200.00	60.0	LOT# 184	7,750.00	60.0
LOT# 139	7,112.04	60.0	LOT# 162	7,200.00	60.0	LOT# 185	7,800.00	60.0
LOT# 140	7,450.00	60.0	LOT# 163	7,200.00	60.0	LOT# 186	7,800.00	60.0
LOT# 141	7,500.00	60.0	LOT# 164	7,200.00	60.0	LOT# 187	7,800.00	60.0
LOT# 142	7,500.00	60.0	LOT# 165	7,200.00	60.0	LOT# 188	7,800.00	60.0
LOT# 143	7,500.00	60.0	LOT# 166	7,200.00	60.0	LOT# 189	7,800.00	60.0
LOT# 144	7,500.00	60.0	LOT# 167	7,163.36	60.0	LOT# 190	7,800.00	60.0
LOT# 145	7,500.00	60.0	LOT# 168	7,200.00	60.0	LOT# 191	7,800.00	60.0
LOT# 146	7,500.00	60.0	LOT# 169	7,200.00	60.0	LOT# 192	7,800.00	60.0
LOT# 147	7,500.00	60.0	LOT# 170	7,200.00	60.0	LOT# 193	7,800.00	60.0
LOT# 148	7,500.00	60.0	LOT# 171	7,200.00	60.0	LOT# 194	7,800.00	60.0
LOT# 149	7,500.00	60.0	LOT# 172	7,200.00	60.0	LOT# 195	7,800.00	60.0
LOT# 150	7,500.00	60.0	LOT# 173	7,200.00	60.0			

PARCEL 3

LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL	LOT NUMBER	AREA (SF)	LOT WIDTH AT BSL
LOT# 196	8,977.32	50.0	LOT# 244	6,009.61	50.0	LOT# 292	5,950.00	50.0
LOT# 197	12,341.06	50.0	LOT# 245	6,000.00	50.0	LOT# 293	5,950.00	50.0
LOT# 198	9,389.80	50.0	LOT# 246	5,950.00	50.0	LOT# 294	6,000.00	50.0
LOT# 199	7,982.21	50.0	LOT# 247	5,950.00	50.0	LOT# 295	6,000.00	50.0
LOT# 200	7,494.61	50.0	LOT# 248	6,000.00	50.0	LOT# 296	6,000.00	50.0
LOT# 201	6,771.99	50.0	LOT# 249	6,000.00	50.0	LOT# 297	6,000.00	50.0
LOT# 202	5,950.00	50.0	LOT# 250	6,000.00	50.0	LOT# 298	6,000.00	50.0
LOT# 203	6,200.00	50.0	LOT# 251	6,000.00	50.0	LOT# 299	6,000.00	50.0
LOT# 204	6,485.63	50.1	LOT# 252	6,000.00	50.0	LOT# 300	6,000.00	50.0
LOT# 205	6,698.00	50.3	LOT# 253	6,000.00	50.0	LOT# 301	6,000.00	50.0
LOT# 206	6,898.98	50.2	LOT# 254	6,383.37	50.0	LOT# 302	6,000.00	50.0
LOT# 207	7,192.19	50.1	LOT# 255	6,383.37	50.0	LOT# 303	6,000.00	50.0
LOT# 208	11,003.35	59.7	LOT# 256	6,333.37	50.0	LOT# 304	6,000.00	50.0
LOT# 209	10,111.02	56.6	LOT# 257	5,950.00	50.0	LOT# 305	6,000.00	50.0
LOT# 210	6,764.84	50.0	LOT# 258	6,000.00	50.0	LOT# 306	5,950.00	50.0
LOT# 211	6,112.40	50.0	LOT# 259	6,000.00	50.0	LOT# 307	5,950.00	50.0
LOT# 212	7,632.93	50.0	LOT# 260	6,000.00	50.0	LOT# 308	6,000.00	50.0
LOT# 213	8,044.08	50.0	LOT# 261	6,000.00	50.0	LOT# 309	6,000.00	50.0
LOT# 214	7,741.39	50.0	LOT# 262	6,000.00	50.0	LOT# 310	6,000.08	50.0
LOT# 215	7,562.18	50.0	LOT# 263	6,000.00	50.0	LOT# 311	6,096.23	50.0
LOT# 216	6,000.00	50.0	LOT# 264	6,000.00	50.0	LOT# 312	6,000.00	50.0
LOT# 217	5,999.99	50.0	LOT# 265	6,000.00	50.0	LOT# 313	6,000.00	50.0
LOT# 218	7,909.89	51.2	LOT# 266	6,000.00	50.0	LOT# 314	6,000.00	50.0
LOT# 219	15,421.71	50.0	LOT# 267	5,950.00	50.0	LOT# 315	6,000.00	50.0
LOT# 220	8,907.43	50.0	LOT# 268	5,950.00	50.0	LOT# 316	6,000.00	50.0
LOT# 221	6,247.05	50.0	LOT# 269	6,000.00	50.0	LOT# 317	6,000.00	50.0
LOT# 222	6,250.00	50.0	LOT# 270	6,000.00	50.0	LOT# 318	6,000.00	50.0
LOT# 223	6,250.00	50.0	LOT# 271	6,000.00	50.0	LOT# 319	6,000.00	50.0
LOT# 224	6,250.00	50.0	LOT# 272	6,000.00	50.0	LOT# 320	6,000.00	50.0
LOT# 225	6,119.02	50.0	LOT# 273	6,000.00	50.0	LOT# 321	6,000.00	50.0
LOT# 226	6,424.17	50.0	LOT# 274	6,000.00	50.0	LOT# 322	6,000.00	50.0
LOT# 227	6,164.28	50.0	LOT# 275	6,000.00	50.0	LOT# 323	6,000.00	50.0
LOT# 228	6,000.00	50.0	LOT# 276	6,000.00	50.0	LOT# 324	6,000.00	50.0
LOT# 229	6,086.65	51.5	LOT# 277	6,000.00	50.0	LOT# 325	6,000.00	50.0
LOT# 230	6,161.59	52.7	LOT# 278	5,950.00	50.0	LOT# 326	6,000.00	50.0
LOT# 231	6,166.65	52.7	LOT# 279	5,950.00	50.0	LOT# 327	6,000.00	50.0
LOT# 232	6,166.65	52.7	LOT# 280	6,000.00	50.0	LOT# 328	6,207.71	52.0
LOT# 233	6,292.70	52.7	LOT# 281	6,000.00	50.0	LOT# 329	6,369.50	52.0
LOT# 234	6,000.00	50.0	LOT# 282	6,000.00	50.0	LOT# 330	6,250.00	50.0
LOT# 235	6,000.00	50.0	LOT# 283	6,000.00	50.0	LOT# 331	6,250.00	50.0
LOT# 236	5,950.00	50.0	LOT# 284	6,000.00	50.0	LOT# 332	6,250.00	50.0
LOT# 237	7,085.73	50.0	LOT# 285	6,000.00	50.0	LOT# 333	6,250.00	50.0
LOT# 238	6,843.82	50.0	LOT# 286	6,000.00	50.0	LOT# 334	6,250.00	50.0
LOT# 239	6,536.85	50.0	LOT# 287	6,000.00	50.0	LOT# 335	6,250.00	50.0
LOT# 240	6,622.66	50.0	LOT# 288	6,000.00	50.0	LOT# 336	6,250.00	50.0
LOT# 241	6,376.18	50.0	LOT# 289	6,000.00	50.0	LOT# 337	6,250.00	50.0
LOT# 242	6,192.05	50.0	LOT# 290	6,000.00	50.0	LOT# 338	6,250.00	50.0
LOT# 243	6,069.94	50.0	LOT# 291	6,000.00	50.0	LOT# 339	6,475.50	52.0

PRELIMINARY PLAT
FOR
TIERRA VERDE EAST
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARICOPA COUNTY, ARIZONA



VICINITY MAP
N.T.S.

ADJACENT PROPERTY OWNERS WITHIN 200-FEET

ASSESSORS PARCEL #	PROPERTY OWNERS	MAILING ADDRESS
503-55-002D	KAX LLC	8530 E. VIA DEL SOL DR. SCOTTSDALE AZ, 85255
503-54-011C	PENSCO TRUST COMPANY	8530 E. VIA DEL SOL DR. SCOTTSDALE AZ, 85255
503-54-011K	G AND C THOMPSON REVOCABLE LIVING TRUST	23233 N. PIMA RD SUITE 113 PMB 240 SCOTTSDALE AZ, 85255
503-54-011H	OSCAR RIVERA	15316 W. AVENIDA DEL REY SURPRISE AZ, 85387
503-54-011E	SUSAN K BEESLEY PIZARRO	25606 N. 153RD AVE SURPRISE AZ, 85387
503-54-011C	KETTLER FAMILY TRUST	25607 N. 153 RD AVE SURPRISE AZ, 85387
503-54-004A	MOMMAD-ALI AND BATOOL HAMIDI SHOKOOHI	341 GULFVIEW DR SAGINAW MI, 48603
503-54-005D	KAX LLC	8530 E. VIA DEL SOL DR. SCOTTSDALE AZ, 85255
503-54-013C	VOYAGER SURPRISE 20 LLC	14942 W. SADDLEHORN RD SURPRISE AZ, 85251
503-54-013B	STEVEN AND DONNA MAZIA	9914 157TH DR GLENDALE AZ, 85302
503-56-002E	JOHN R AND DAWN RAE DAY	8002 W. PINCHOT PHOENIX AZ, 85033
503-55-015A	TIERRA VERDE 2015 LLC	1350 AVENUE OF THE AMERICAS SUITE 300 NEW YORK NY, 10019
503-55-015B	TIERRA VERDE 2015 LLC	1350 AVENUE OF THE AMERICAS SUITE 300 NEW YORK NY, 10019
503-55-002F	KAX LLC	8530 E. VIA DEL SOL DR. SCOTTSDALE AZ, 85255
	ARIZONA STATE LAND	

FLOOD INFORMATION

TIERRA VERDE WEST IS LOCATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP), FLOOD INSURANCE RATE MAPS (FIRM) NO. 04013C-1210L, REVISED OCTOBER 16, 2013. PORTIONS OF THE PROPERTY ARE LOCATED IN FLOOD HAZARD ZONES "X", "AE" AND "A". THESE HAZARD ZONES ARE DEFINED AS FOLLOWS:

"ZONE X IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE AREAS OUTSIDE THE 100-YEAR FLOODPLAINS, AREAS OF 100-YEAR SHEET FLOW FLOODING WHERE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 100-YEAR STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREAS ARE LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 100-YEAR FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"ZONE A IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE RATE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"ZONE AE IS THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 100-YEAR FLOODPLAINS THAT ARE DETERMINED IN THE FLOOD INSURANCE RATE STUDY BY APPROXIMATE METHODS. BECAUSE DETAILED HYDRAULIC ANALYSES ARE NOT PERFORMED FOR SUCH AREAS, NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE."

"FLOODWAY IN ZONE AE IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

BENCHMARK

NATIONAL GEODETIC SURVEY PID NO. DV0080, DESIGNATION = Q 366,
FOUND U.S. COAST AND GEODETIC SURVEY BRASS CAP STAMPED "1967 Q 336"
LOCATED APPROXIMATELY 200' NORTH AND 400' WEST OF JOMAX ROAD AND DYSART ROAD
NAVD 88 ELEVATION = 1392.52
(CITY OF SURPRISE BENCHMARK #53 ELEVATION = 1392.52)

BASIS OF BEARING

THE WEST-EAST, MID-SECTION LINE OF SECTION 4, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN WHICH BEARS S89°46'48"E A DISTANCE OF 5255.54' THIS POSITION WAS DERIVED FROM THE ESTABLISHED NGS POINTS DV0080 & AJ3867. PROJECT THEN SCALED TO GROUND AT A COMBINED SCALE FACTOR OF 1.00013766895 AND VERIFIED AGAINST GDACS BOOK 834, PG 1. HORIZONTAL ERROR = (0.04') ANGLE ERROR = (00°00'01")

100 YEAR ASSURED WATER SUPPLY LANGUAGE

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREA OF CITY OF SURPRISE, AWS NO. 2010-012, WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT A.R.S. § 45-576.

CIVIL ENGINEER
ATWELL
4700 E. SOUTHERN AVE.
MESA, ARIZONA 85206
PHONE: (480) 218-8831
CONTACT: TED NORTHROP JR., P.E.

LANDSCAPE ARCHITECT
RVI
120 S. ASH AVENUE
TEMPE, ARIZONA 85281
PHONE: (480) 994-0994
CONTACT: MARK REDDIE

OWNER \ DEVELOPER
TIERRA VERDE 2018, L.L.C.
4248 N. CRAFTSMAN COURT, SUITE 100
SCOTTSDALE, ARIZONA 85251
PHONE (480) 285-3061
CONTACT: MARK VOIGT

SHEET INDEX

DESCRIPTION	SHEET NO
COVER SHEET	1
DETAIL SHEETS	2 - 3
PRELIMINARY PLAT	4

UTILITY COORDINATION LIST

DESCRIPTION	REPRESENTATIVE	PHONE
WATER	CITY OF SURPRISE	623-222-1000
SEWER	CITY OF SURPRISE	623-222-1000
FIRE	CITY OF SURPRISE	623-222-1000
GAS	SOUTHWEST GAS	602-484-5344
ELECTRIC	APS	602-250-1000
TELEPHONE	QWEST	480-630-0492
CABLE	COX	623-322-1710
REFUSE	CITY OF SURPRISE	623-222-1000

SITE DATA

CASE# FS18-249
APN 503-54-011B & 503-54-012

EXISTING ZONING	PAD (CITY OF SURPRISE)
GROSS SITE DATA	99.38 AC
ARTERIAL ROAD R/W	2.57 AC
NET SITE AREA	96.81 AC
NUMBER OF LOTS	339
GROSS DENSITY	3.41 DU/AC
NET DENSITY	3.50 DU/AC
OPEN SPACE ACREAGE	25.94 AC (26.8% OF NET AREA)

503-54-011B	59.61 ACRES
503-54-012	39.77 ACRES
GROSS AREA	99.38 ACRES
N 151ST AVENUE ROW	1.25 ACRES
N 155TH AVENUE ROW	2.57 ACRES
INTERIOR ROAD ROW	18.00 ACRES
TRACT AREA	25.94 ACRES
LOT AREA	51.62 ACRES
TOTAL AREA	99.38 ACRES

PARCEL DATA

PARCEL	LOT SIZES	GROSS ACRES	NET ACRES	OPEN SPACE	NO. LOTS	GROSS DU/AC	NET DU/AC
1	50'x120'	39.50 AC	37.65 AC	12.37 AC	127	3.22	3.37
2	60'x120'	20.40 AC	19.68 AC	4.13 AC	68	3.33	3.46
3	50'x120'	39.48 AC	39.48 AC	9.44 AC	144	3.65	3.65
TOTAL		99.38 AC	96.81 AC	25.94 AC	339	3.41	3.50

TRACT PARCEL DATA

PARCEL 1

TRACT	AREA (SQ. FT.)	AREA (AC.)	RETENTION	OPEN SPACE	DRAINAGE	UTILITIES	PUBLIC TRAIL EASEMENT	RECREATION	AMENITIES
TRACT A	20,406	0.47		X	X	X			
TRACT B	77,820	1.79	X	X	X	X		X	X
TRACT C	5,582	0.13		X		X			
TRACT D	1,301	0.03		X		X			
TRACT E	6,441	0.15		X	X	X			
TRACT F	384,648	8.83	X	X	X	X	X	X	X
TRACT G	36,340	0.83	X	X	X	X		X	X
TRACT H	2,276	0.05		X		X			
TRACT I	2,100	0.05		X		X			
TRACT J	2,100	0.05		X		X			
SUBTOTAL	539,014	12.37							

PARCEL 2

TRACT K	9,340	0.21		X		X			
TRACT L	113,555	2.61	X	X	X	X			
TRACT M	7,920	0.18		X		X			
TRACT N	2,100	0.05		X		X			
TRACT O	43,210	0.99	X	X	X	X		X	X
TRACT P	1,150	0.03		X		X			
TRACT AA	2,425	0.06		X		X			
SUBTOTAL	179,700	4.13							

PARCEL 3

TRACT Q	119,516	2.74	X	X	X	X			
TRACT R	2,150	0.05		X		X			
TRACT S	27,952	0.64	X	X	X	X			
TRACT T	2,100	0.05		X		X			
TRACT U	2,100	0.05		X		X			
TRACT V	2,100	0.05		X		X			
TRACT W	2,436	0.06		X		X			
TRACT X	2,100	0.05		X		X			
TRACT Y	2,100	0.05	X	X	X	X		X	X
TRACT Z	248,929	5.71	X	X	X	X	X	X	X
SUBTOTAL	411,180	9.44							
TOTAL	1,128,744	25.94							

PARCEL NO. 1

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF.

PARCEL NO. 2

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

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

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MESA, AZ 85206
480.218.8831

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REVISIONS:
--

Registered Professional Engineer (Civil)
Certificate No. 53027
DENNIS E. ROBERTS IV
State of Arizona U.S.A.
Expires 12/31/2020

PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 18000163
FILE NO. 18000163CS01
CS01
SHEET NO. 1 OF 4
CASE# FS18-249

COVER SHEET
PROJECT: TIERRA VERDE EAST
CITY OF SURPRISE, ARIZONA

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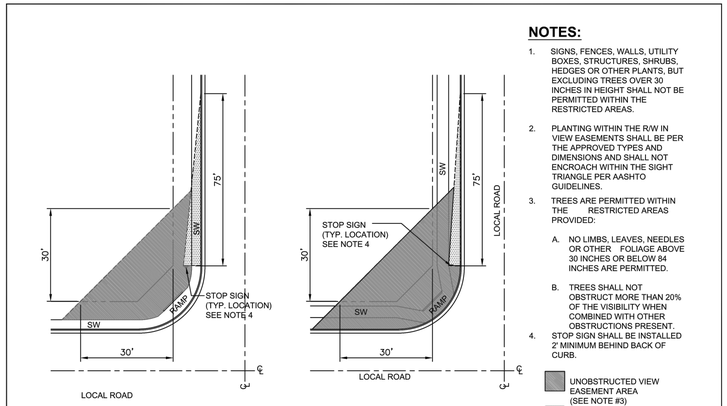


NOTES:

1. SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN THE RESTRICTED AREAS.
2. PLANTING WITHIN THE R/W IN VIEW EASEMENTS SHALL BE PER THE APPROVED TYPES AND DIMENSIONS AND SHALL NOT ENCROACH WITHIN THE SIGHT TRIANGLE PER AASHTO GUIDELINES.
3. TREES ARE PERMITTED WITHIN THE RESTRICTED AREAS PROVIDED:
   A. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES ARE PERMITTED.
   B. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
4. STOP SIGN SHALL BE INSTALLED 2' MINIMUM BEHIND BACK OF CURB.

UNOBSTRUCTED VIEW EASEMENT AREA (SEE NOTE #3)

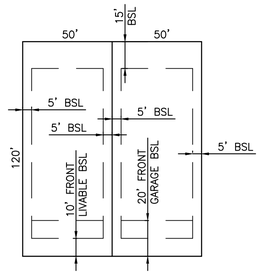
NO VEGETATION OVER 30 INCHES IN HEIGHT

DATE REVISED: 8/2016 APPROVED FOR DISTRIBUTION (SIGNATURE ON FILE)	SURPRISE ARIZONA	**LOCAL STREET SIGHT VISIBILITY TRIANGLES**	DETAIL NO: 4-02

NOTE: REFER TO EDS STANDARD DETAIL 4-01 FOR SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS.

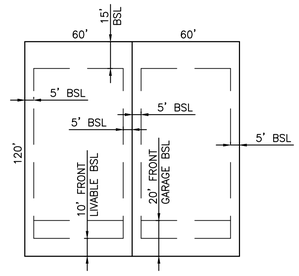
SINGLE FAMILY DEVELOPMENT STANDARDS TABLE 50'x120'	
REGULATIONS	PROPOSED PAD STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5'/5'
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	50'
MIN. LOT SIZE (SF)	5,950
MAX. BUILDING HEIGHT	30'
MAXIMUM LOT COVERAGE	50%

SINGLE FAMILY DEVELOPMENT STANDARDS TABLE 60'x120'	
REGULATIONS	PROPOSED PAD STANDARDS
MIN. FRONT SETBACK	10' LIVING/20' FACE GARAGE
MIN. SIDE YARD SETBACK	5'/5'
MIN. CORNER SIDE SETBACK	10' (INCLUDES ADJACENT LANDSCAPE TRACT)
MIN. REAR SETBACK	15'
MIN. LOT FRONTAGE REQ. (AT BSL)	60'
MIN. LOT SIZE (SF)	7,150
MAX. BUILDING HEIGHT	30'
MAXIMUM LOT COVERAGE	50%



TYP. 50' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.



TYP. 60' MINIMUM WIDE LOT AND SETBACKS DETAIL

SCALE: N.T.S.

LINE TYPES

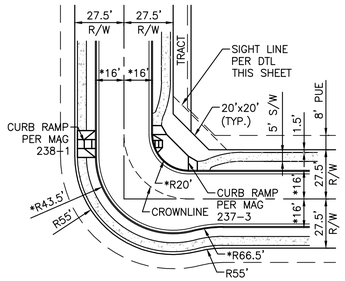
- LOT LINE
- EXISTING PARCEL LINE
- PUE
- RIGHT OF WAY
- ROAD CENTERLINE
- SECTION LINE
- BSL
- SIGHT VISIBILITY LINE
- PARCEL BOUNDARY
- EXISTING FEMA FLOODPLAIN
- EXISTING FEMA FLOODWAY

ABBREVIATIONS

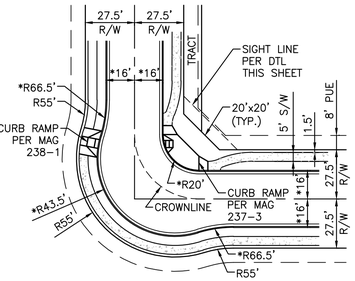
B/C	BACK OF CURB
B/L	BIKE LANE
BCHH	BRASS CAP HAND HOLE
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
CR	CURB RETURN
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
F/C	FACE OF CURB
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
S/W	SIDEWALK

GENERAL NOTES:

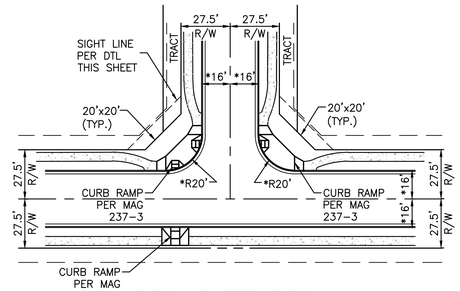
1. LATERAL SEWERS SERVING LESS THAN THIRTY (30) HOUSES WILL HAVE A MINIMUM SLOPE OF 0.76 PERCENT. WHERE LATERAL SEWERS SERVE LESS THAN TEN (10) HOUSES, THE MINIMUM SLOPE WILL BE NOT LESS THAN ONE (1) PERCENT.



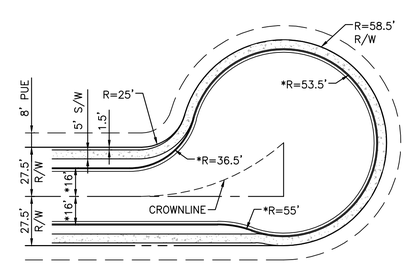
TYPICAL KNUCKLE 2



TYPICAL KNUCKLE 3

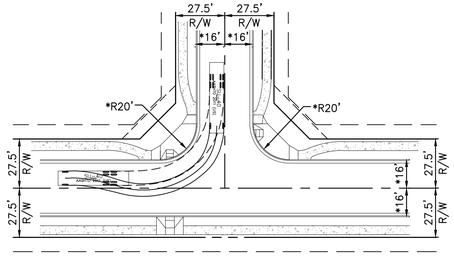


TYPICAL T INTERSECTION

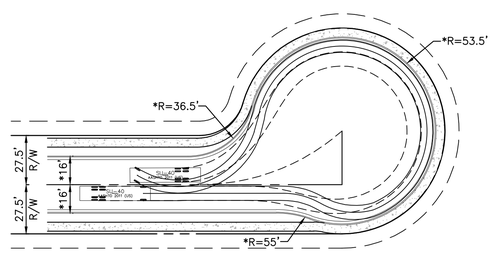


TYPICAL CUL-DE-SAC

*NOTE: DIMENSION AT THE BACK OF CURB. REFER TO EDS CURRENT STANDARD DETAIL 3-15 FOR CORNER RADII DEDICATIONS.



TYPICAL T INTERSECTION



TYPICAL CUL-DE-SAC

AASHTO SU-40

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DETAIL SHEET

PROJECT: TIERRA VERDE EAST
CITY OF SURPRISE, ARIZONA

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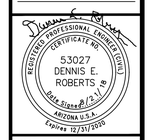
REVISIONS:



PM. T. NORTHROP
DR. S. STAMAN
JOB NO. 18000163
FILE NO. 18000163DT01
DT01
SHEET NO. **2 OF 4**

CASE# FS18-249

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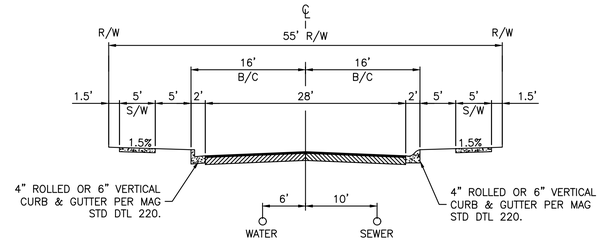
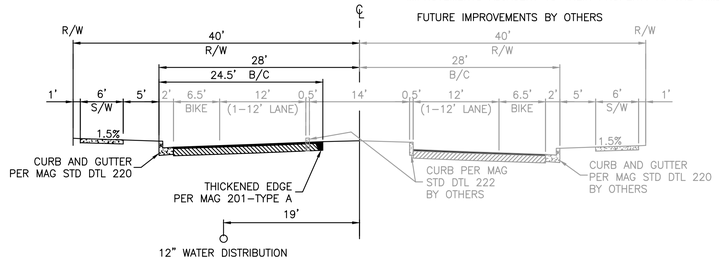


① LOCAL STREET

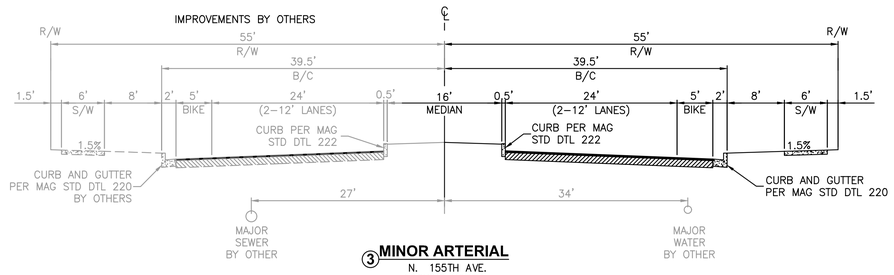
LOOKING NORTH OR EAST
SCALE: N.T.S.

APN 503-54-013C AND APN 503-54-013B TO CONSTRUCT 1/2-STREET IMPROVEMENTS ADJACENT TO THEIR PROPERTY AT THE TIME THEY DEVELOP



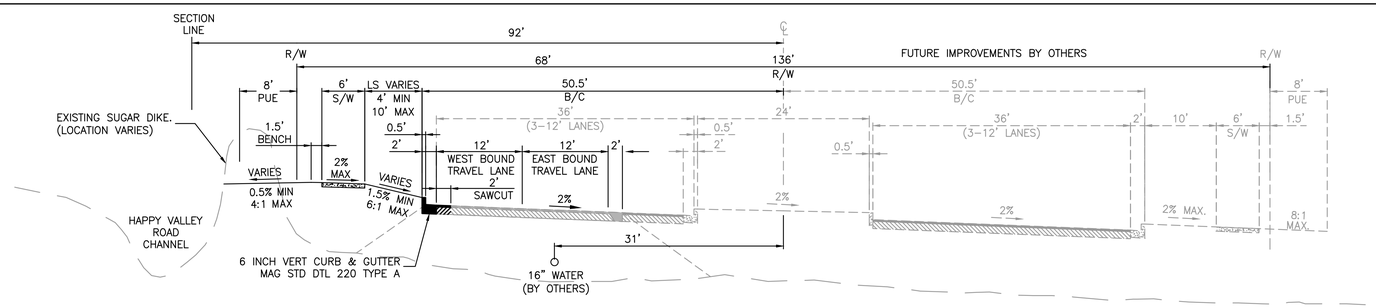
② RESIDENTIAL COLLECTOR STREET

N 151ST AVE
LOOKING NORTH
SCALE: N.T.S.



③ MINOR ARTERIAL

N. 155TH AVE.
LOOKING NORTH
SCALE: N.T.S.



④ 6-LANE MAJOR ARTERIAL INTERIM AND FUTURE CONDITION

W. HAPPY VALLEY RD.
LOOKING EAST
SCALE: N.T.S.

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STREET SECTIONS

PROJECT:
TIERRA VERDE EAST
CITY OF SURPRISE, ARIZONA

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REVISIONS:
--

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
53027
DENNIS E. ROBERTS
Date Signed 8/21/18
ARIZONA U.S.A.
Expires 12/31/2020

PM. T. NORTHROP
DR. S. STAMAN
JOB NO.
18000163
FILE NO.
18000163DT02
DT02
SHEET NO.
3 OF 4

CASE# FS18-249

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APN 503-55-002D

APN 503-54-011C

APN 503-54-011K

APN 503-54-011H

APN 503-54-011E

APN 503-54-004C

APN 503-54-004W

12' PRIVATE DRIVEWAY ESMT

TRACT AA

TRACT L

TRACT K

TRACT M

TRACT N

TRACT O

TRACT P

TRACT A

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

PARCEL 1

PARCEL 2

PARCEL 3

APN 503-55-002F

APN 503-54-004A

APN 503-54-005D

APN 503-54-013C

APN 503-54-013B

W COTTONTAIL LN

W GRAY FOX TR

W SMOKETREE DR

W DESERT HOLLOW DR

W HACKAMORE DR

W BUCKSKIN TR

N 154TH LN

N 153RD DR

N 152ND LN

N 151ST DR

155TH AVENUE

151ST AVENUE

TIERRA VERDE WEST

HAPPY VALLEY ROAD

S89°39'38"E 1310.35'

1065.4'

N89°51'12"W 900.46'

S0°05'54"W 660.13'

N89°51'12"W 855.00'

N89°51'12"W 534.80'

S89°39'02"E 1310.97'

1271.0'

S89°51'12"E 295.00'

S89°51'12"E 1310.97'

S89°51'12"E 300.00'

S89°51'12"E 325.00'

S89°51'12"E 625.00'

S89°51'12"E 272.64'

S89°51'12"E 775.00'

S89°51'12"E 1009.43'

N89°51'12"W 600.00'

N89°51'12"W 775.00'

N89°37'34"W 2624.51'

1290.6'

N0°08'48"E 1141.04'

N0°08'48"E 1141.60'

N0°08'48"E 1138.60'

N0°08'48"E 1136.60'

N0°08'48"E 1139.07'

N0°08'48"E 1139.34'

N0°08'48"E 1139.60'

N0°08'48"E 1140.32'

S0°08'48"W 1140.32'

S0°08'48"W 1139.60'

S0°08'48"W 1139.34'

S0°08'48"W 1139.07'

S0°08'48"W 1138.60'

S0°08'48"W 1136.60'

S0°08'48"W 2639.64'

S0°08'48"W 842.43'

S0°08'48"W 794.74'

S0°08'48"W 416.69'

S0°08'48"W 321.7'

S0°01'59"W 1321.09'

S0°01'59"W 747.6'

S0°01'59"W 700.5'

S0°01'59"W 525.6'

S0°01'59"W 573.5'

S0°01'59"W 720.74'

S0°01'59"W 673.5'

S0°01'59"W 1321.09'

N89°51'12"W L=85.47' R=700.00'

S89°51'12"E L=85.47' R=700.00'

L=253.52' R=175.00'

L=244.35' R=2000.00'

L=143.60' R=200.00'

L=170.56' R=200.00'

L=80.24' R=100.00'

L=148.60' R=202.50'

L=102.48' R=202.50'

L=325.50' R=202.50'

L=249.85' R=600.00'

L=83.73' R=350.00'

L=117.75' R=325.00'

L=110.71' R=350.00'

L=21.27'

L=11.80'

L=20.41'

L=9.27'

L=9.27'

L=9.27

TIERRA VERDE EAST

PRELIMINARY LANDSCAPE PLAN

SURPRISE, AZ

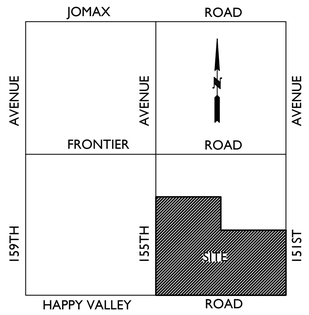
LANDSCAPE NOTES

1. ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, 1/2" MINUS COLOR AS SPECFIED., 2" DEPTH, TYP.
2. NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND CONFORMING TO LOCAL AGENCY'S APPROVED PLANT LIST.
3. LANDSCAPE ARCHITECT / OWNER'S REP IS TO APPROVE ALL PLANT MATERIAL PRIOR TO DELIVERY TO SITE. ONE WEEK MINIMUM NOTICE.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL CONDITIONS ON SITE PRIOR TO PROJECT START-UP.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGES MADE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC., AT HIS EXPENSE.
6. ANY PLANT MATERIAL NOT SHOWN TO REMAIN ON PLAN IS TO BE REMOVED.
7. ADJUST ALL NEW LANDSCAPING AS NECESSARY TO ACCOMMODATE EXISTING LANDSCAPE TO REMAIN.
8. CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY SITE WORK BEING EXECUTED.
9. QUANTITIES ON PLAN ARE PROVIDED FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
10. ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
11. LANDSCAPE ARCHITECT / OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
12. ALL BOULDERS ARE TO BE GRANITE 'SURFACE SELECT', SIZE PER PLAN. ALL BOULDERS ARE TO BE BURIED 1/3 IN SOIL.
13. ALL SWALE CHANNELS ARE TO HAVE 1" - 3" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
14. ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" RIVER ROCK OR OTHER APPROVED STONE MATERIAL INSTALLED TO PREVENT EROSION.
15. ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
16. ALL TURF IS TO BE BERMUDA HYBRID. MAY BE INSTALLED AS SOD OR HYDROSEED.
17. ALL HEADER IS TO BE EXTRUDED CONCRETE CURBING OR EQUAL.
18. 100 PERCENT OF ALL RIGHT OF WAY PLANT MATERIAL IS TO BE FOUND ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE LIST.
19. TREES WITH THORNS ARE NOT TO BE LOCATED WITHIN RECREATION AREAS, AND SHALL BE SET A MINIMUM OF 10' AWAY FROM ALL PEDESTRIAN ROUTES.
20. ALL SIDEWALKS AND COMMUNITY TRAILS ARE 6' WIDE.
21. TREES THAT OVERHANG THE CITY STREETS MUST BE TRIMMED UP TO A CLEAR HEIGHT OF NOT LESS THAN 15'
22. TREES WITHIN SIGHT DISTANCE LINES SHALL BE MAINTAINED SO THAT NO LIMBS, LEAVES NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES OR BELOW 84 INCHES. TREES SHALL NOT OBSTRUCT MORE THAN 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS PRESENT.
23. OAK AND ELM TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THEIR MAIN LEADER INTACT.
24. TREES PLACED WITHIN THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL WILL HAVE A ROOT BARRIER PER EDS 8-14.
25. ALL FIXTURES AND LIGHTING LOCATIONS WILL BE IN CONFORMANCE WITH CITY OF SURPRISE LIGHTING STANDARDS.

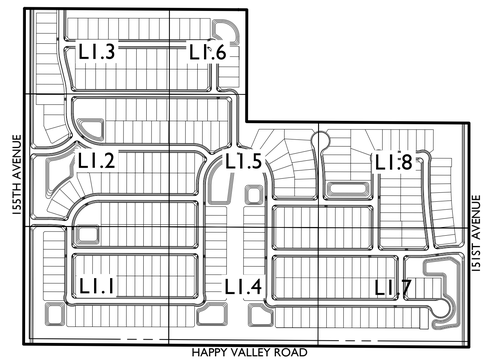
CITY OF SURPRISE NOTES

1. ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE PLANNING DEPARTMENT.
2. SIGNS REQUIRE A SEPARATE PERMIT.
3. ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED FROM VIEW.
4. PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
5. ROOT BARRIER PER CITY OF SURPRISE EDS 8-14 IS REQUIRED FOR ANY TREE LOCATED WITH THREE (3) FEET OF ANY SIDEWALK, CURB, PAVEMENT OR WALL.
6. ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
7. ALL PLANT MATERIAL LOCATED WITHIN VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 30 INCHES HIGH, AND HANG NO LOWER THAN 7 FEET FROM GROUND ELEVATION, INCREASING TO 10' CLEARANCE WHERE APPROACHING STOP SIGNS.
8. TRAILS AND PATHWAYS ARE TO BE ADA COMPLIANT, WHERE PRACTICAL.
9. SIDEWALKS AND SIDEWALK SEPERATION WILL CONFORM TO THE CITY OF SURPRISE PLANNING AND DESIGN GUIDELINES.
10. IN LOCAL STREETS A MINIMUM OF ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUNDCOVER PLANTS PER HOME FRONTAGE FOR LOTS UP TO 50 FEET WIDE. HOMES WITH FRONTAGES GREATER THAN 50 FEET WIDE SHALL HAVE AN ADDITIONAL TREE AND TWO SHRUBS AND/OR GROUNDCOVER PLANTS. AREAS NOT ADJACENT TO HOME FRONTAGES SHALL HAVE ONE 24-INCH BOX TREE AND FOUR FIVE-GALLON SHRUBS AND/OR GROUNDCOVER PLANTS LOCATED EVERY 25 LINEAR FEET.
11. ALL IRRIGATION SYSTEMS WILL BE INSTALLED WITH PURPLE PIPE.
12. REFER TO CITY OF SURPRISE EDS DETAIL 6-13 FOR THE REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY.
13. LOCATION AND HEIGHT OF TREES SHALL COMPLY WITH COS EDS DETAILS 4-01 AND 4-02.
14. 25% OF THE TREES ALONG 155TH AVE. MUST BE 36-INCH BOX TREES.
15. STRUCTURAL WALL DETAILS WILL BE PROVIDED IN THE CONSTRUCTION DOCUMENT PHASE.

VICINITY MAP



KEY MAP



SHEET INDEX

SHEET	PAGE #	TITLE
L1.0	1	COVER SHEET
L1.1 to L1.8	2 - 9	LANDSCAPE PLAN
L1.9	10	WALL PLAN
L1.10	11	COMMUNITY AMENITY DETAILS

PROJECT TEAM

DISCIPLINE	CONTACT INFORMATION
DEVELOPER	TIERRA VERDE EAST 2018, LLC MARK VOIGT 4248 N. CRAFTSMAN COURT, SUITE 100 SCOTTSDALE, ARIZONA 85251 (480) 285-3061
LANDSCAPE ARCHITECT	RVi LAURA THELEN 120 S. ASH AVE. TEMPE, ARIZONA 85281 (480) 586-2349
CIVIL ENGINEER	ATWELL TED NORTHROP JR., P.E. 4700 E. SOUTHERN AVE. MESA, ARIZONA 85206 (480) 218-8831

AMENITIES LIST

Tract B: Turf retention basin / Pedestrian walkway

Tract F: Turf retention basin / Picnic Ramada / Tot Lot / Pedestrian walkway

Tract G: Turf retention basin / Pedestrian Walkway / Open space

Tract O: Turf retention basin / Picnic Ramada / Tot Lot / Pedestrian walkway

Tract Z: Turf retention basin / Picnic Ramada / Pedestrian walkway

PROJECT DATA

CURRENT ZONING:	PAD
GROSS AREA:	99.38 AC.
NET DEVELOPABLE AREA:	96.81 AC.

FOR TRACT TABLE SEE PRELIMINARY PLAT, BY ATWELL.

LANDSCAPE MATERIAL SCHEDULE

TREES

ITEM	SIZE	QTY.	COMMENTS
Acacia aneura MULGA	24" BOX 36" BOX	?	25% OF STREET TREES ALONG 155TH AVE TO BE 36" BOX
Acacia willardiana PALO BLANCO	24" BOX	?	
Chilopsis linearis DESERT WILLOW	15 GAL.	?	
Cercidium floridum BLUE PALO VERDE	24" BOX 36" BOX	?	
Cercidium hybrid 'Desert Museum' DESERT MUSEUM PALO VERDE	24" BOX	?	
Olneya tesota DESERT IRONWOOD	24" BOX 36" BOX	?	
Prosopis hybrid 'AZT Thornless' 'AZT' THORNLESS HYBRID MESQUITE	24" BOX 36" BOX	?	
Prosopis velutina NATIVE MESQUITE	24" BOX	?	
Salvage Tree REFER TO LANDSCAPE INVEMTORY PLAN	PER PLAN	?	TREES AVAILABLE FOR USE ON SITE
Salvage Saguaro REFER TO LANDSCAPE INVEMTORY PLAN	PER PLAN	?	SAGUAROS AVAILABLE FOR USE ON SITE

SHRUBS

ITEM	SIZE	QTY.	COMMENTS
Asclepia subulata DESERT MILKWEED	1 GAL.	?	
Cordia parvifolia LITTLE LEAF CORDIA	5 GAL.	?	
Dodonaea viscosa GREEN HOPSEED BUSH	5 GAL.	?	
Encelia farinosa BRITTLEBUSH	1 GAL.	?	
Eremophila maculata VALENTINE BUSH	5 GAL.	?	
Ericamaria lacricifolia 'Aguirre' TURPENTINE BUSH	5 GAL.	?	
Euphorbia antisphilitica CANDELILLA	1 GAL.	?	
Euphorbia rigida GOPHER PLANT	1 GAL.	?	
Hesperaloe parvifolia 'Brakelights' 'BRAKELIGHTS' RED YUCCA	5 GAL.	?	
Justicia californica CHUPAROSA	1 GAL.	?	
Larrea tridentata CREOSOTE	5 GAL.	?	
Leucophyllum langmaniae LYNN'S LEGACY	5 GAL.	?	

ACCENTS

ITEM	SIZE	QTY.	COMMENTS
Agave desmettiana AGAVE	5 GAL.	?	
Agave parryi v. Truncata ARTICHOKE AGAVE	5 GAL.	?	
Agave weberi WEBER AGAVE	5 GAL.	?	
Dasylirion wheeleri DESERT SPOON	5 GAL.	?	
Fouquieria splendens OCOTILLO	MIN. 10', 12 CANES	?	
Opuntia Santa Rita PURPLE PRICKLY PEAR	5 GAL.	?	

GROUNDCOVER / GRASSES

ITEM	SIZE	QTY.	COMMENTS
Lantana 'Gold Mound' GOLD MOUND LANTANA	1 GAL.	?	
Muhlenbergia capillaris 'Regal Mist' REGAL MIST	5 GAL.	?	
Nolina microcarpa BEAR GRASS	5 GAL.	?	
Verbena gooddingii DESERT SPOON	1 GAL.	?	
Verbena rigida SANDPAPER VERBENA	1 GAL.	?	

MISCELLANEOUS

ITEM	SIZE	QTY.	COMMENTS
SONORAN DESERT WILDFLOWER MIX			BY: GRANITE SEED AND EROSION CONTROL
CONCRETE HEADER	6"	? L.F.	FIELD VERIFY L.F., REFER TO DETAIL ? / L?.??
ROCK MULCH - 1/2" SCREENED 'EXPRESS BROWN'	1/2" SCREENED	? S.F.	2" DEPTH, FIELD VERIFY S.F., REFER TO DETAIL ? / L?.??
TURF - 'SANTA ANA' BERMUDA SOD		240,553 S.F.	FIELD VERIFY S.F.

rvi planning + landscape architecture

120 South Ash Avenue
Tempe, AZ 85281
(480) 586-2100

REGISTERED LANDSCAPE ARCHITECT 56143 DOUGLAS WARREN CRAIG Date Signed 07/27/2018 ARIZONA U.S.A.

EXPIRES 03/31/20

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

TIERRA VERDE EAST
PRELIMINARY LANDSCAPE PLAN
SURPRISE, AZ

PROJECT NO :	1800535
DATE :	07/27/2018
DRW:	TB
RVW:	LT

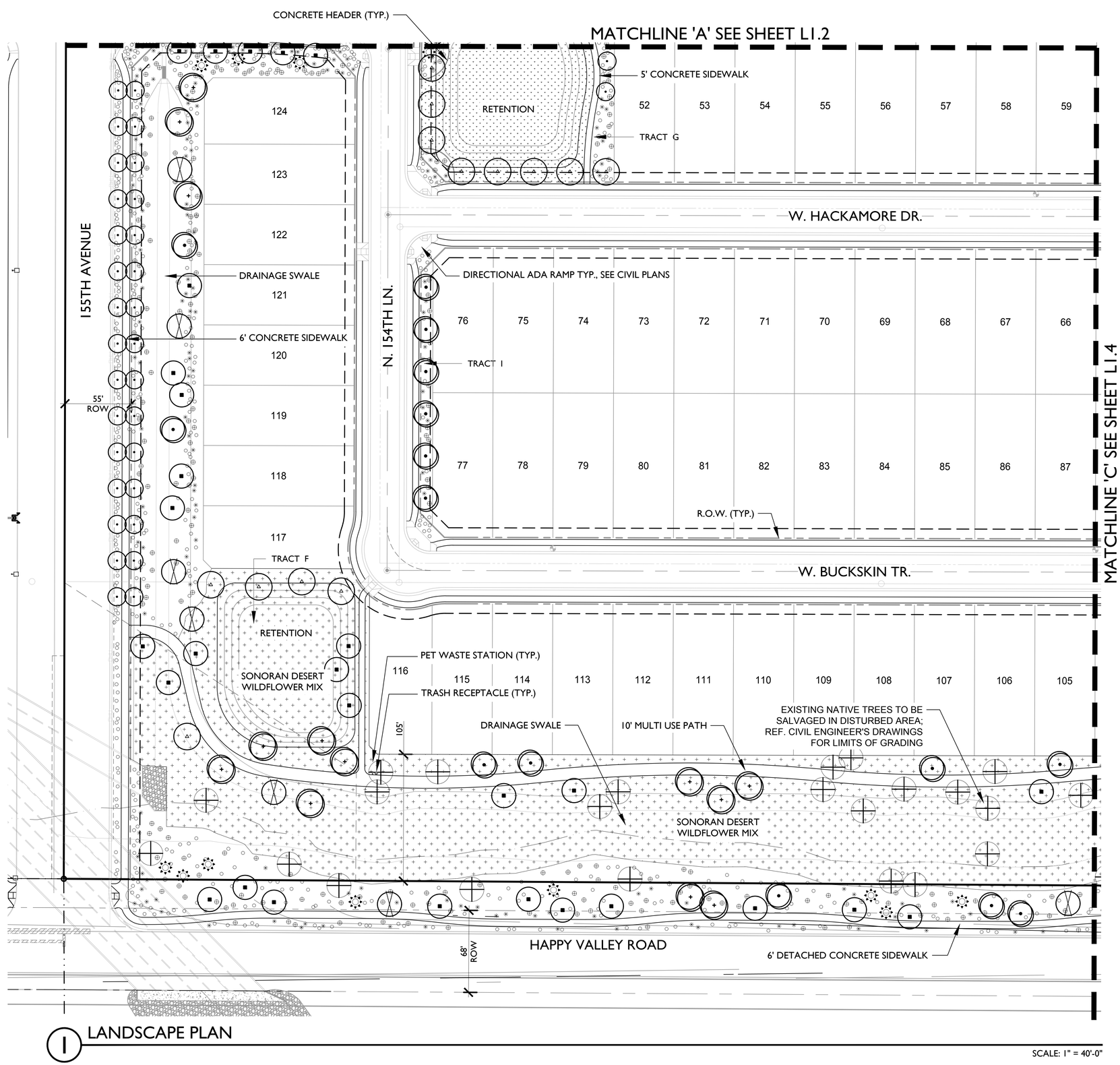
REVISIONS
1. ---
2. ---
3. ---
4. ---
5. ---

COVER SHEET

L1.0

SHEET 1 OF 11

3RD SUBMITTAL



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

LANDSCAPE MATERIAL SCHEDULE

TREES

ITEM	SIZE	QTY.	COMMENTS
Acacia aneura MULGA	24" BOX 36" BOX	?	25% OF STREET TREES ALONG 155TH AVE TO BE 36" BOX
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Prosopis hybrid 'AZT Thornless' 'AZT' THORNLESS HYBRID MESQUITE	24" BOX 36" BOX	?	
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Salvage Tree REFER TO LANDSCAPE INVEMTORY PLAN	PER PLAN	?	TREES AVAILABLE FOR USE ON SITE
Salvage Saguaro REFER TO LANDSCAPE INVEMTORY PLAN	PER PLAN	?	SAGUAROS AVAILABLE FOR USE ON SITE

SHRUBS

ITEM	SIZE	QTY.	COMMENTS
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Dodonaea viscosa GREEN HOPSEED BUSH	5 GAL.	?	
Encelia farinosa BRITTLEBUSH	1 GAL.	?	
Eremophila maculata VALENTINE BUSH	5 GAL.	?	
Ericamaria laricifolia 'Aguirre' TURPENTINE BUSH	5 GAL.	?	
Euphorbia antisphilitica CANDELILLA	1 GAL.	?	
Euphorbia rigida GOPHER PLANT	1 GAL.	?	
Hesperaloe parvifolia 'Brakelights' 'BRAKELIGHTS' RED YUCCA	5 GAL.	?	
Justicia californica CHUPAROSA	1 GAL.	?	
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GROUNDCOVER / GRASSES

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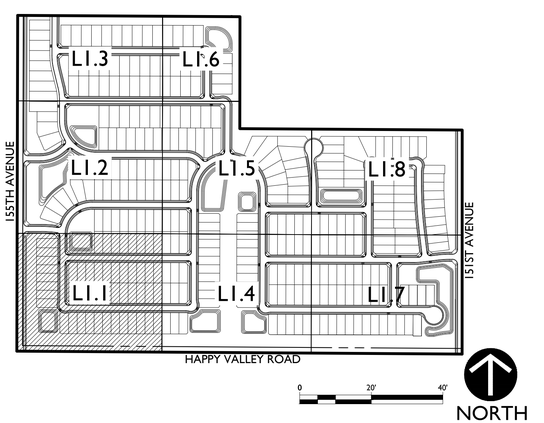

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REVISIONS
1 ----
2 ----
3 ----
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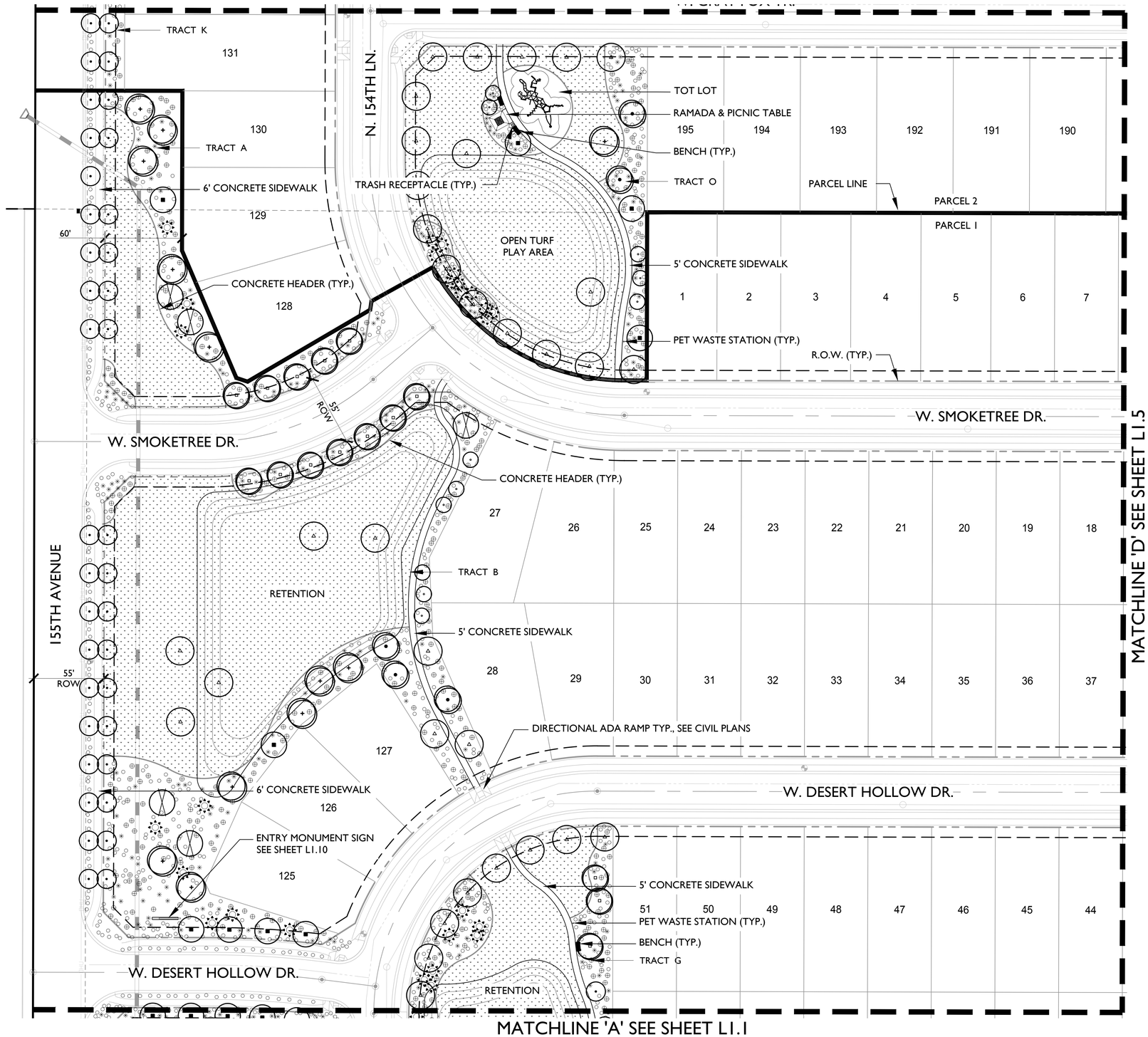
5 ----

LANDSCAPE PLAN

L1.1

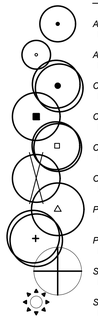
SHEET 2 OF 11



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

LANDSCAPE MATERIAL SCHEDULE



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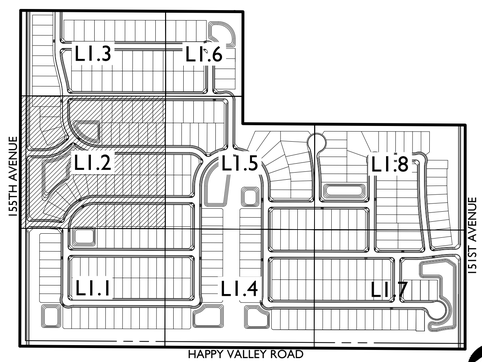

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TIERRA VERDE EAST
PRELIMINARY LANDSCAPE PLAN
SURPRISE, AZ

PROJECT NO :	1800535
DATE :	07/27/2018
DRW:	TB
RVW:	LT

REVISIONS
1 ----
2 ----
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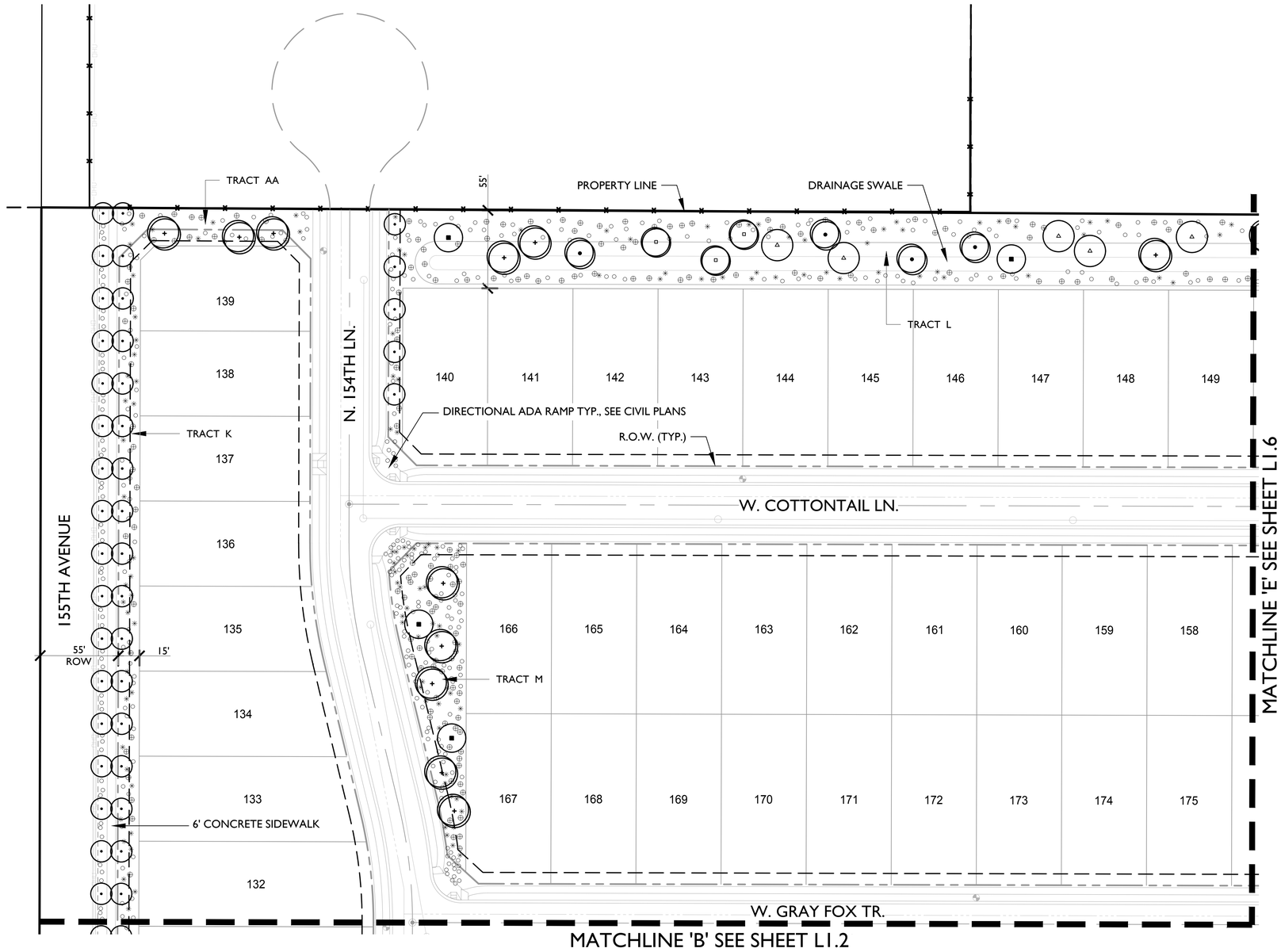
LANDSCAPE PLAN

L1.2

SHEET 3 OF 11



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

LANDSCAPE MATERIAL SCHEDULE

TREES

ITEM	SIZE	QTY.	COMMENTS
Acacia aneura MULGA	24" BOX 36" BOX	?	25% OF STREET TREES ALONG 155TH AVE TO BE 36" BOX
Acacia willardiana PALO BLANCO	24" BOX	?	
Chilopsis linearis DESERT WILLOW	15 GAL.	?	
Cercidium floridum BLUE PALO VERDE	24" BOX 36" BOX	?	
Cercidium hybrid 'Desert Museum' DESERT MUSEUM PALO VERDE	24" BOX	?	
Olneya tesota DESERT IRONWOOD	24" BOX 36" BOX	?	
Prosopis hybrid 'AZT Thornless' 'AZT' THORNLESS HYBRID MESQUITE	24" BOX 36" BOX	?	
Prosopis velutina NATIVE MESQUITE	24" BOX	?	
Salvage Tree REFER TO LANDSCAPE INVEMTORY PLAN	PER PLAN	?	TREES AVAILABLE FOR USE ON SITE
Salvage Saguaro REFER TO LANDSCAPE INVEMTORY PLAN	PER PLAN	?	SAGUAROS AVAILABLE FOR USE ON SITE

SHRUBS

ITEM	SIZE	QTY.	COMMENTS
Asclepia subulata DESERT MILKWEED	1 GAL.	?	
Cordia parvifolia LITTLE LEAF CORDIA	5 GAL.	?	
Dodonaea viscosa GREEN HOPSEED BUSH	5 GAL.	?	
Encelia farinosa BRITTLEBUSH	1 GAL.	?	
Eremophila maculata VALENTINE BUSH	5 GAL.	?	
Ericamaria laricifolia 'Aguirre' TURPENTINE BUSH	5 GAL.	?	
Euphorbia antisphilitica CANDELILLA	1 GAL.	?	
Euphorbia rigida GOPHER PLANT	1 GAL.	?	
Hesperaloe parvifolia 'Brakelights' 'BRAKELIGHTS' RED YUCCA	5 GAL.	?	
Justicia californica CHUPAROSA	1 GAL.	?	
Larrea tridentata CREOSOTE	5 GAL.	?	
Leucophyllum langmaniae LYNN'S LEGACY	5 GAL.	?	

ACCENTS

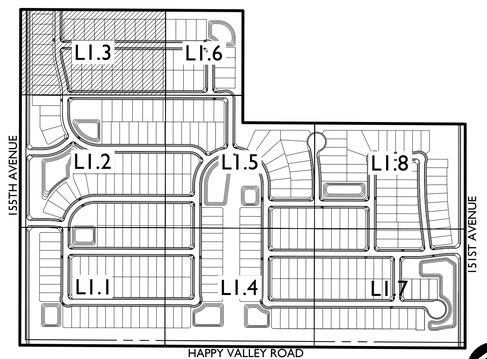
ITEM	SIZE	QTY.	COMMENTS
Agave desmettiana AGAVE	5 GAL.	?	
Agave parryi v. Truncata ARTICHOKE AGAVE	5 GAL.	?	
Agave weberi WEBER AGAVE	5 GAL.	?	
Dasylirion wheeleri DESERT SPOON	5 GAL.	?	
Fouquieria splendens OCOTILLO	MIN. 10', 12 CANES	?	
Opuntia Santa Rita PURPLE PRICKLY PEAR	5 GAL.	?	

GROUNDCOVER / GRASSES

ITEM	SIZE	QTY.	COMMENTS
Lantana 'Gold Mound' GOLD MOUND LANTANA	1 GAL.	?	
Muhlenbergia capillaris 'Regal Mist' REGAL MIST	5 GAL.	?	
Nolina microcarpa BEAR GRASS	5 GAL.	?	
Verbena goodingii DESERT SPOON	1 GAL.	?	
Verbena rigida SANDPAPER VERBENA	1 GAL.	?	

MISCELLANEOUS

ITEM	SIZE	QTY.	COMMENTS
SONORAN DESERT WILDFLOWER MIX			BY: GRANITE SEED AND EROSION CONTROL
CONCRETE HEADER	6"	? L.F.	FIELD VERIFY L.F., REFER TO DETAIL ? / L?.??
ROCK MULCH - 1/2" SCREENED 'EXPRESS BROWN'	1/2" SCREENED	? S.F.	2" DEPTH, FIELD VERIFY S.F., REFER TO DETAIL ? / L?.??
TURF - 'SANTA ANA' BERMUDA SOD		240,553 S.F.	FIELD VERIFY S.F.



3RD SUBMITTAL

rvi planning + landscape architecture

120 South Ash Avenue
Tempe, AZ 85281
(480) 586-2100

REGISTERED LANDSCAPE ARCHITECT 56143 DOUGLAS WARREN CRAIG Date Signed 07/27/2018 ARIZONA U.S.A.

EXPIRES 03/31/20

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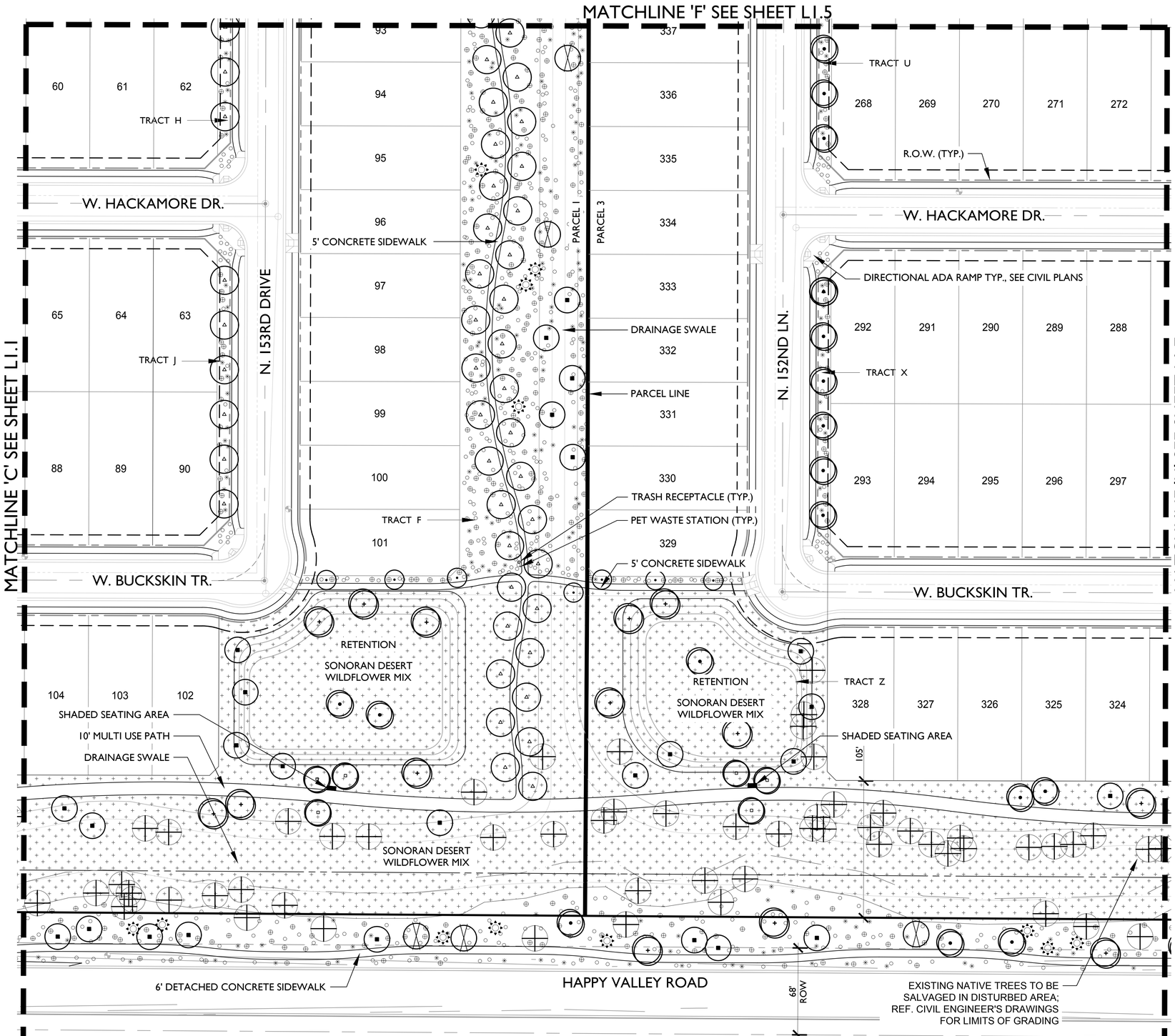
LANDSCAPE PLAN

L1.3



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SCALE: 1" = 40'-0"

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Encelia farinosa BRITTLEBUSH	1 GAL.	?	
Eremophila maculata VALENTINE BUSH	5 GAL.	?	
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Euphorbia antisphilitica CANDELILLA	1 GAL.	?	
Euphorbia rigida GOPHER PLANT	1 GAL.	?	
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GROUNDCOVER / GRASSES

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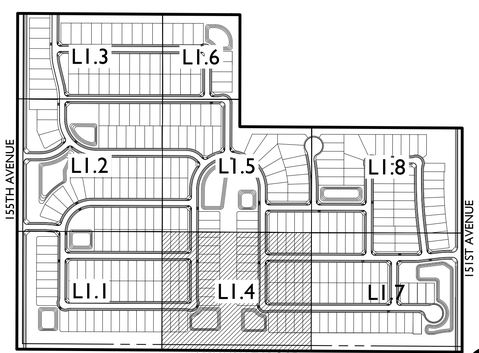

0 20' 40'

NORTH

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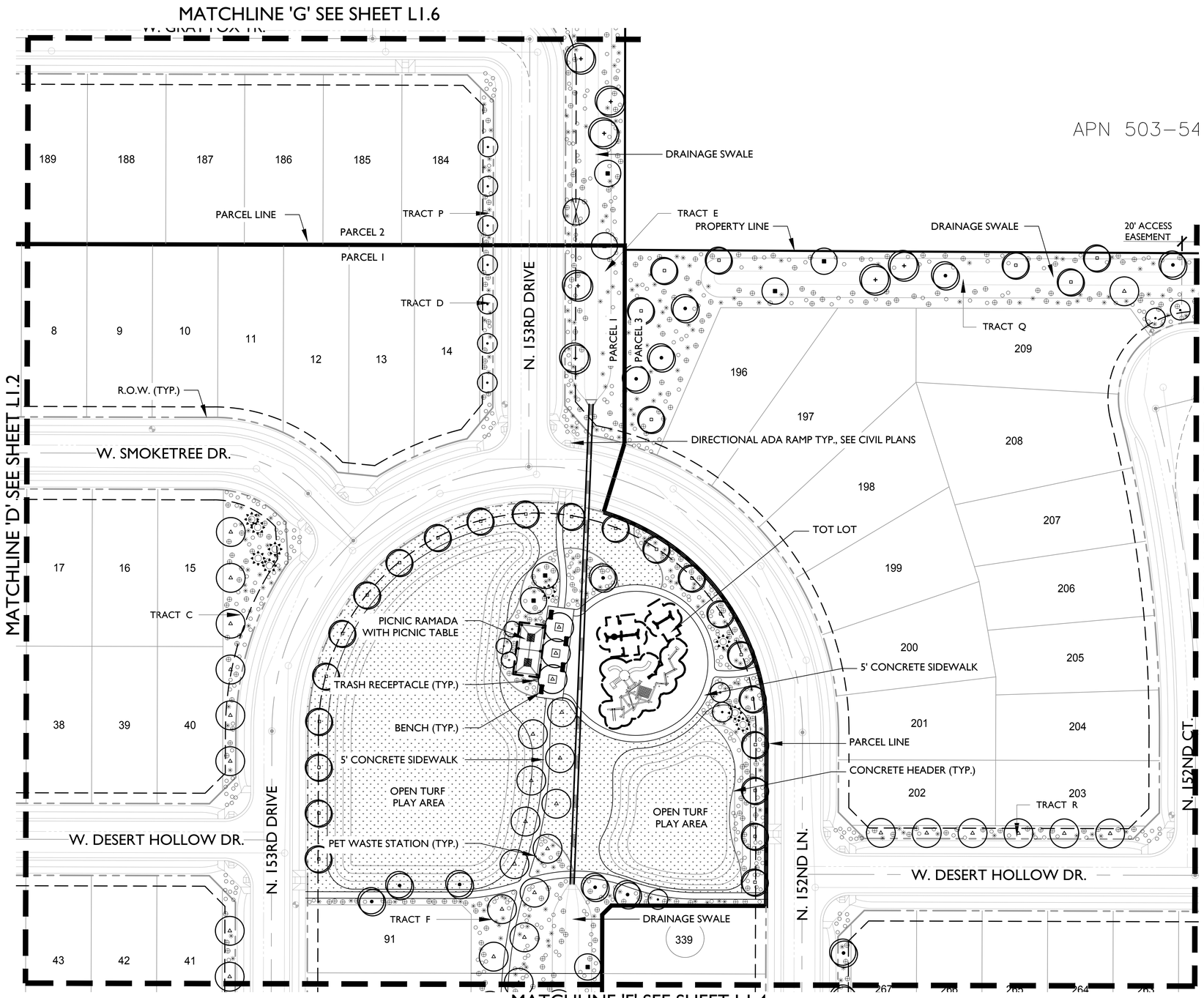
LANDSCAPE PLAN

L1.4

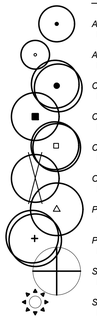
SHEET 5 OF 11



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

LANDSCAPE MATERIAL SCHEDULE



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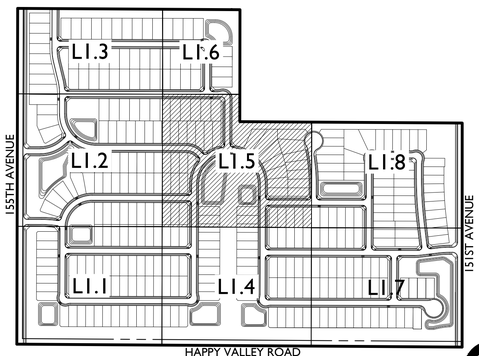

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DOUGLAS WARREN CRAIG
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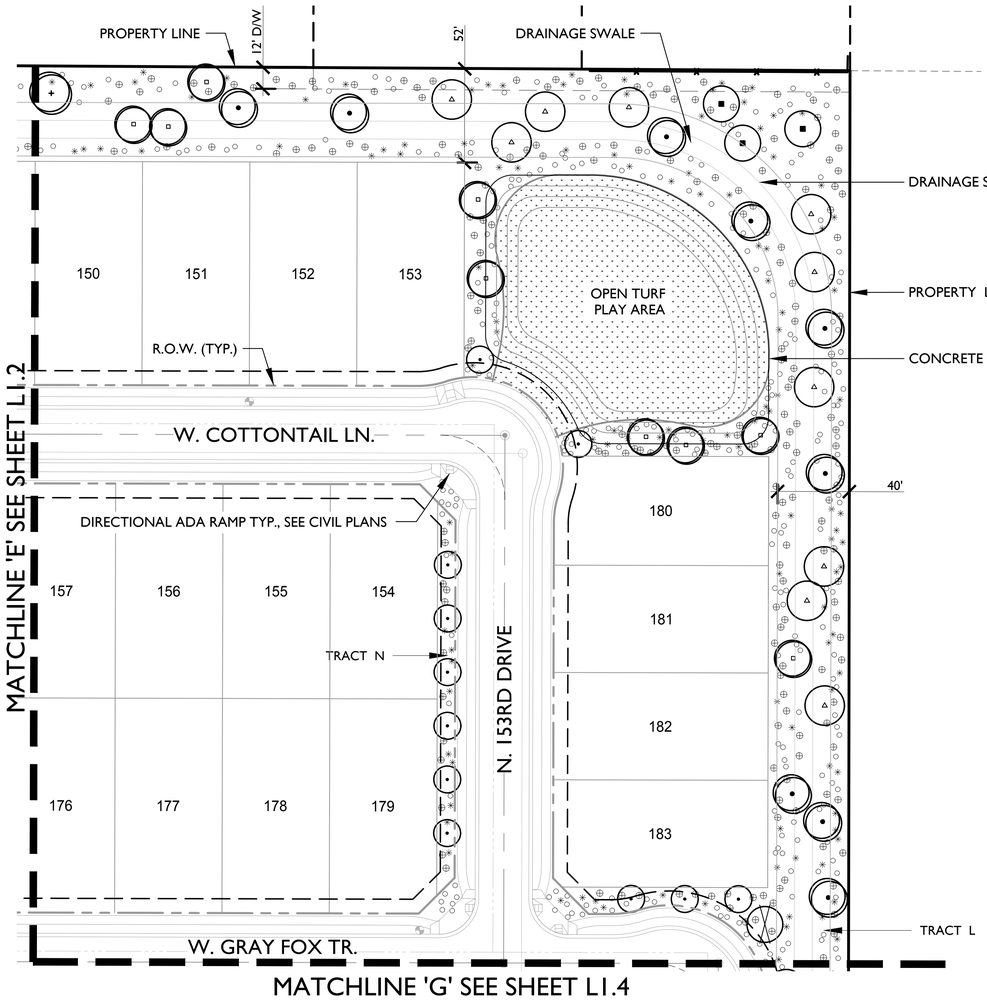
LANDSCAPE PLAN

L1.5



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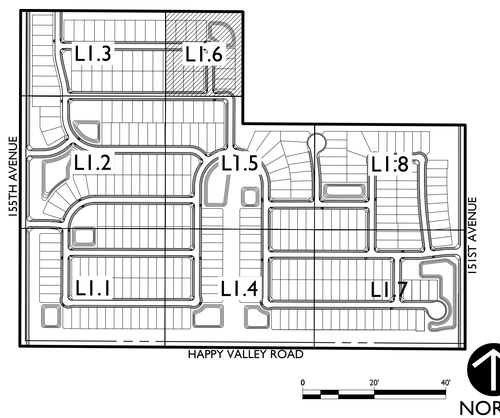

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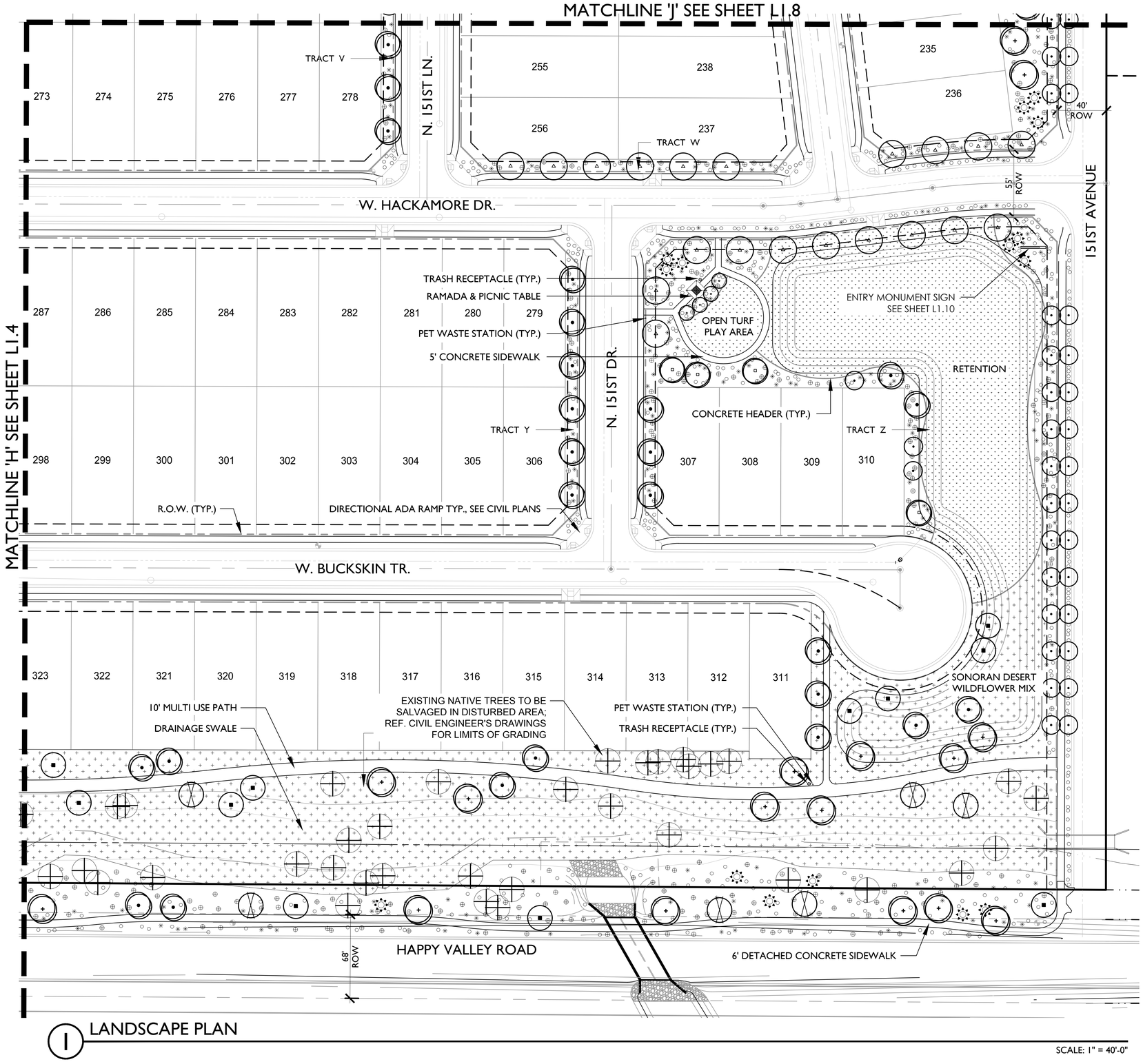
LANDSCAPE PLAN

L1.6

SHEET 7 OF 11



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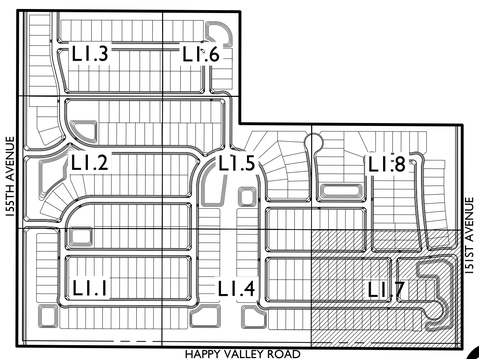

3RD SUBMITTAL

rvi planning + landscape architecture
120 South Ash Avenue
Tempe, AZ 85281
(480) 586-2100

REGISTERED LANDSCAPE ARCHITECT
58143
DOUGLAS WARREN CRAIG
Date Signed 07/27/2018
ARIZONA U.S.A.
EXPIRES 03/31/20

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

TIERRA VERDE EAST
PRELIMINARY LANDSCAPE PLAN
SURPRISE, AZ

PROJECT NO :	1800535
DATE :	07/27/2018
DRW:	TB
RVW:	LT

REVISIONS

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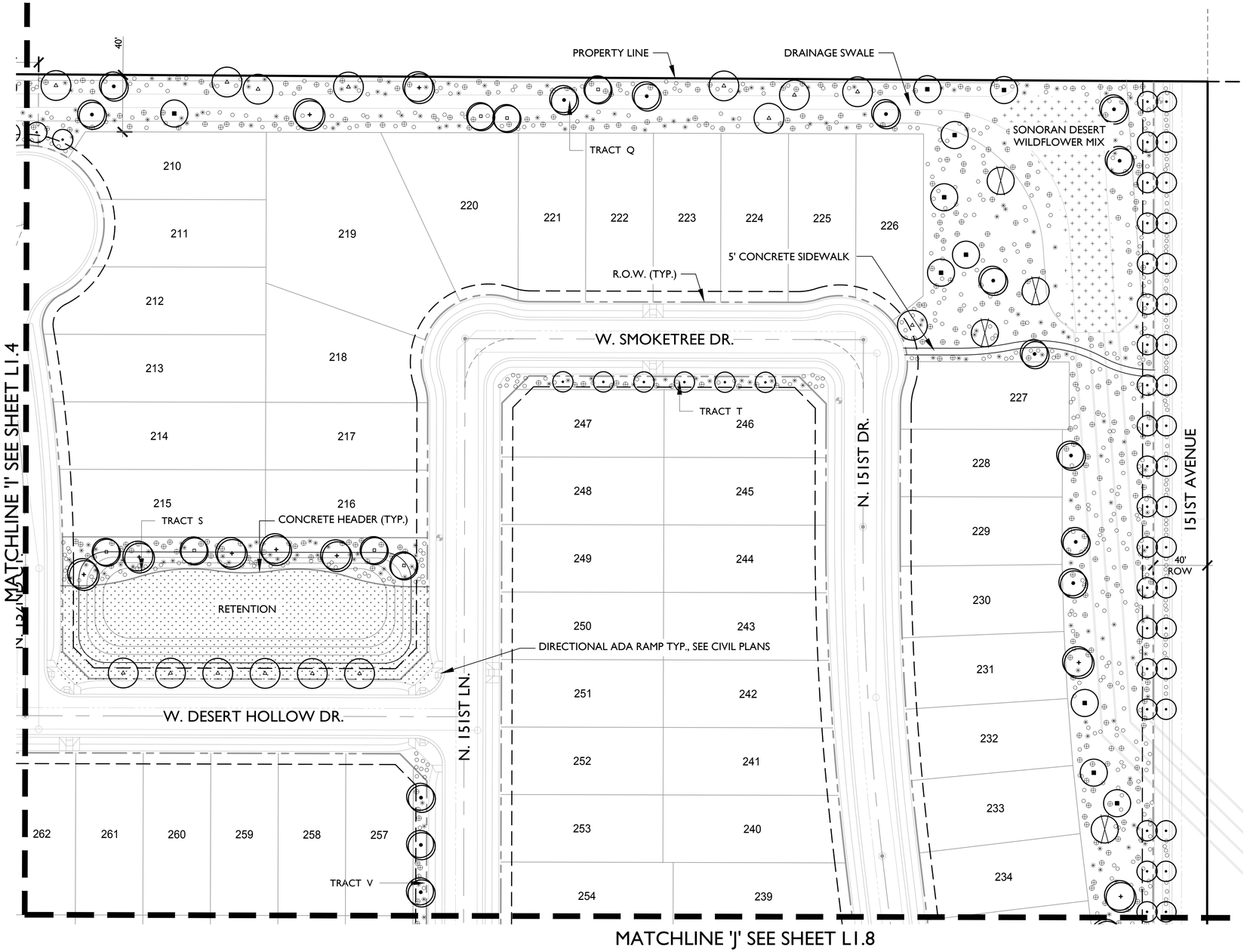
LANDSCAPE PLAN

L1.7

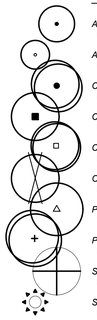
SHEET 8 OF 11



1 LANDSCAPE PLAN

SCALE: 1" = 40'-0"

LANDSCAPE MATERIAL SCHEDULE



TREES

ITEM	SIZE	QTY.	COMMENTS
Acacia aneura MULGA	24" BOX 36" BOX	?	25% OF STREET TREES ALONG 155TH AVE TO BE 36" BOX
Acacia willardiana PALO BLANCO	24" BOX	?	
Chilopsis linearis DESERT WILLOW	15 GAL.	?	
Cercidium floridum BLUE PALO VERDE	24" BOX 36" BOX	?	
Cercidium hybrid 'Desert Museum' DESERT MUSEUM PALO VERDE	24" BOX	?	
Olneya tesota DESERT IRONWOOD	24" BOX 36" BOX	?	
Prosopis hybrid 'AZT Thornless' 'AZT' THORNLESS HYBRID MESQUITE	24" BOX 36" BOX	?	
Prosopis velutina NATIVE MESQUITE	24" BOX	?	
Salvage Tree REFER TO LANDSCAPE INVEMTORY PLAN	PER PLAN	?	TREES AVAILABLE FOR USE ON SITE
Salvage Saguaro REFER TO LANDSCAPE INVEMTORY PLAN	PER PLAN	?	SAGUAROS AVAILABLE FOR USE ON SITE

SHRUBS

ITEM	SIZE	QTY.	COMMENTS
Asclepia subulata DESERT MILKWEED	1 GAL.	?	
Cordia parvifolia LITTLE LEAF CORDIA	5 GAL.	?	
Dodonaea viscosa GREEN HOPSEED BUSH	5 GAL.	?	
Encelia farinosa BRITTLEBUSH	1 GAL.	?	
Eremophila maculata VALENTINE BUSH	5 GAL.	?	
Ericamaria laricifolia 'Aguirre' TURPENTINE BUSH	5 GAL.	?	
Euphorbia antisphilitica CANDELILLA	1 GAL.	?	
Euphorbia rigida GOPHER PLANT	1 GAL.	?	
Hesperaloe parvifolia 'Brakelights' 'BRAKELIGHTS' RED YUCCA	5 GAL.	?	
Justicia californica CHUPAROSA	1 GAL.	?	
Larrea tridentata CREOSOTE	5 GAL.	?	
Leucophyllum langmaniae LYNN'S LEGACY	5 GAL.	?	

ACCENTS

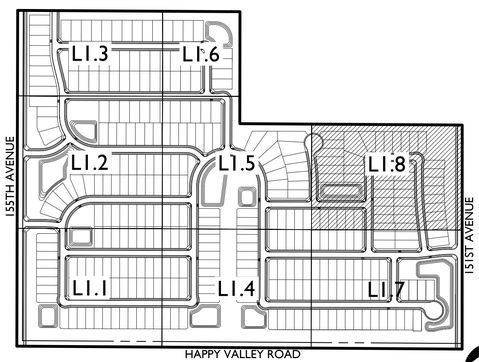
ITEM	SIZE	QTY.	COMMENTS
Agave desmettiana AGAVE	5 GAL.	?	
Agave parryi v. Truncata ARTICHOKE AGAVE	5 GAL.	?	
Agave weberi WEBER AGAVE	5 GAL.	?	
Dasylirion wheeleri DESERT SPOON	5 GAL.	?	
Fouquieria splendens OCOTILLO	MIN. 10', 12 CANES	?	
Opuntia Santa Rita PURPLE PRICKLY PEAR	5 GAL.	?	

GROUNDCOVER / GRASSES

ITEM	SIZE	QTY.	COMMENTS
Lantana 'Gold Mound' GOLD MOUND LANTANA	1 GAL.	?	
Muhlenbergia capillaris 'Regal Mist' REGAL MIST	5 GAL.	?	
Nolina microcarpa BEAR GRASS	5 GAL.	?	
Verbena goodingii DESERT SPOON	1 GAL.	?	
Verbena rigida SANDPAPER VERBENA	1 GAL.	?	

MISCELLANEOUS

ITEM	SIZE	QTY.	COMMENTS
SONORAN DESERT WILDFLOWER MIX			BY: GRANITE SEED AND EROSION CONTROL
CONCRETE HEADER	6"	? L.F.	FIELD VERIFY L.F., REFER TO DETAIL ? / LI.??
ROCK MULCH - 1/2" SCREENED 'EXPRESS BROWN'	1/2" SCREENED	? S.F.	2" DEPTH, FIELD VERIFY S.F., REFER TO DETAIL ? / LI.??
TURF - 'SANTA ANA' BERMUDA SOD		240,553 S.F.	FIELD VERIFY S.F.



3RD SUBMITTAL

rvi
planning + landscape architecture
120 South Ash Avenue
Tempe, AZ 85281
(480) 586-2100

REGISTERED LANDSCAPE ARCHITECT
DOUGLAS WARREN CRAIG
ARIZONA U.S.A.
07/27/2018
EXPIRES 03/31/20

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ARIZONA811
Call 811 or click Arizona811.com

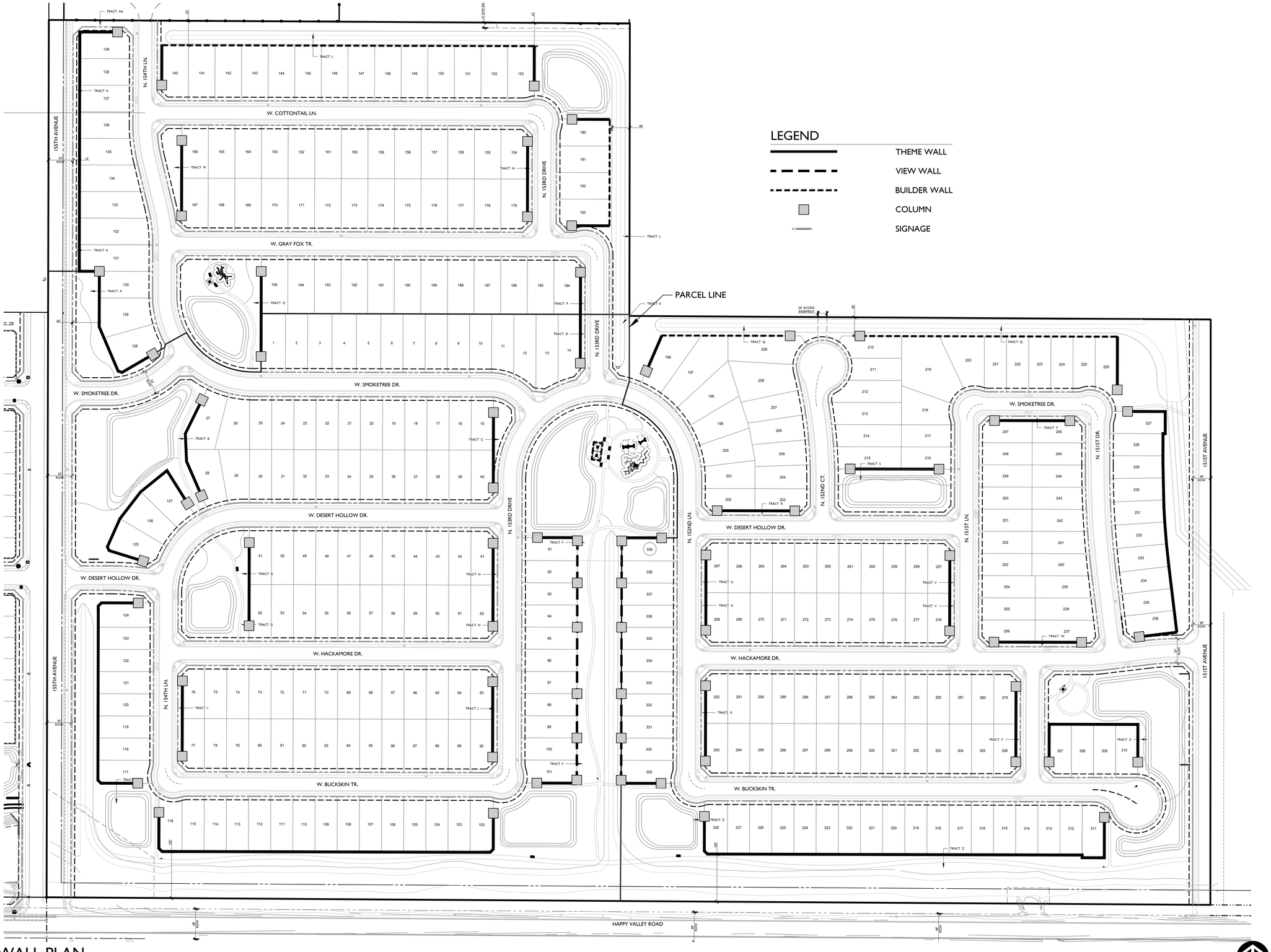
TIERRA VERDE EAST
PRELIMINARY LANDSCAPE PLAN
SURPRISE, AZ

PROJECT NO :	1800535
DATE :	07/27/2018
DRW:	TB
RVW:	LT

REVISIONS
1 ----
2 ----
3 ----
4 ----
5 ----

LANDSCAPE PLAN

LI.8



1 WALL PLAN

SCALE: 1" = 100'-0"

0 100' 200'

NORTH

3RD SUBMITTAL

rvi
planning + landscape architecture

120 South Ash Avenue
Tempe, AZ 85281
(480) 586-2100

REGISTERED LANDSCAPE ARCHITECT
DOUGLAS WARREN CRAIG
07/27/2018
ARIZONA U.S.A.

EXPIRES 03/31/20

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ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

TIERRA VERDE EAST
PRELIMINARY LANDSCAPE PLAN
SURPRISE, AZ

PROJECT NO :	1800535
DATE :	07/27/2018
DRW:	TB
RVW:	LT

REVISIONS
1 ----
2 ----
3 ----
4 ----
5 ----

WALL PLAN

L1.9

SHEET 10 OF 11

PLAYGROUND FEATURES

*Custom products are shown as conceptual only. *Custom product manufacturing time for this project will be approximately 8 weeks from the time of LOI order acceptance. ©2015 Landscape Structures. All Rights Reserved.

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Proudly presented by: Kevin Solomon exerplay inc.

*Custom products are shown as conceptual only. *Custom product manufacturing time for this project will be approximately 8 weeks from the time of LOI order acceptance. ©2015 Landscape Structures. All Rights Reserved.

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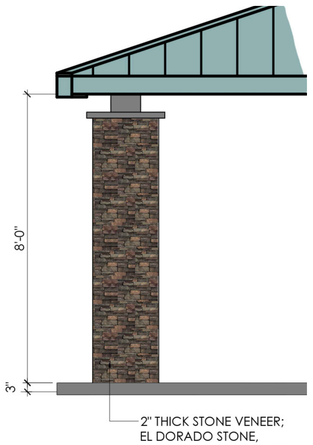
Proudly presented by: Kevin Solomon exerplay inc.

PLAY STRUCTURES

SITE FURNISHINGS

MAIL BOX KIOSK

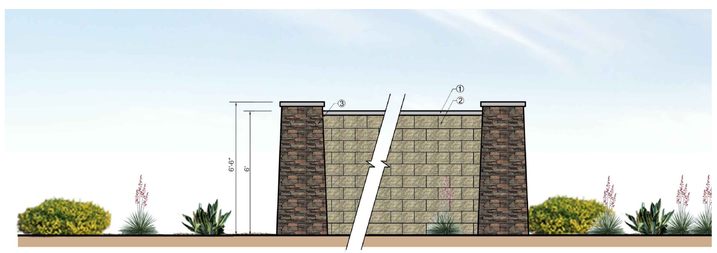
RAMADA - MESA BY CLASSIC RECREATION



MONUMENT ELEVATIONS

MONUMENT SIGN
NTS

WALL ELEVATIONS

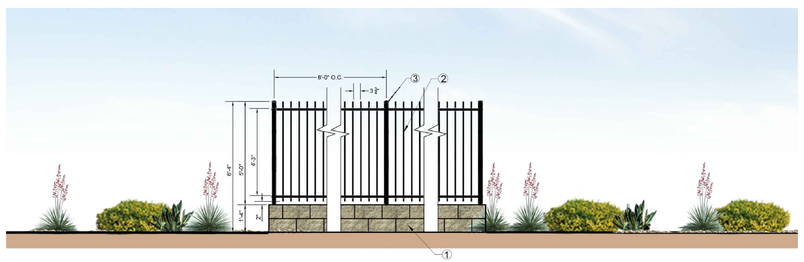


① 3" THICK PRECAST CONCRETE CAP

② SPLIT FACE CMU WALL BY: ECHELON OR EQUAL COLOR: UMBER

③ LEDGE STONE COLUMN

THEME WALL
NTS

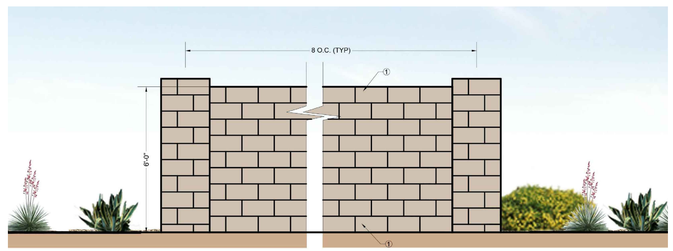


① 6X8X16 CMU BLOCK, SPLIT-FACED, MANUFACTURED BY ECHELON OR EQUAL. COLOR: UMBER

② MONTAGE PLUS WITH 5'8" PICKET GENESIS FENCE SYSTEM MANUFACTURED BY AMERISTAR.

③ POST SIZE PER MANUFACTURER REQUIREMENTS

VIEW WALL
NTS



① 4X8X16 CMU BLOCK MANUFACTURED BY: ECHELON OR EQUAL COLOR: UMBER

BUILDER WALL
NTS

rvi planning + landscape architecture
120 South Ash Avenue
Tempe, AZ 85281
(480) 586-2100

REGISTERED LANDSCAPE ARCHITECT 56143 DOUGLAS WARREN CRAIG Date Signed 07/27/2018 ARIZONA U.S.A.

EXPIRES 03/31/20

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

TIERRA VERDE EAST
PRELIMINARY LANDSCAPE PLAN
SURPRISE, AZ

PROJECT NO :	1800535
DATE :	07/27/2018
DRW:	TB
RVW:	LT

REVISIONS
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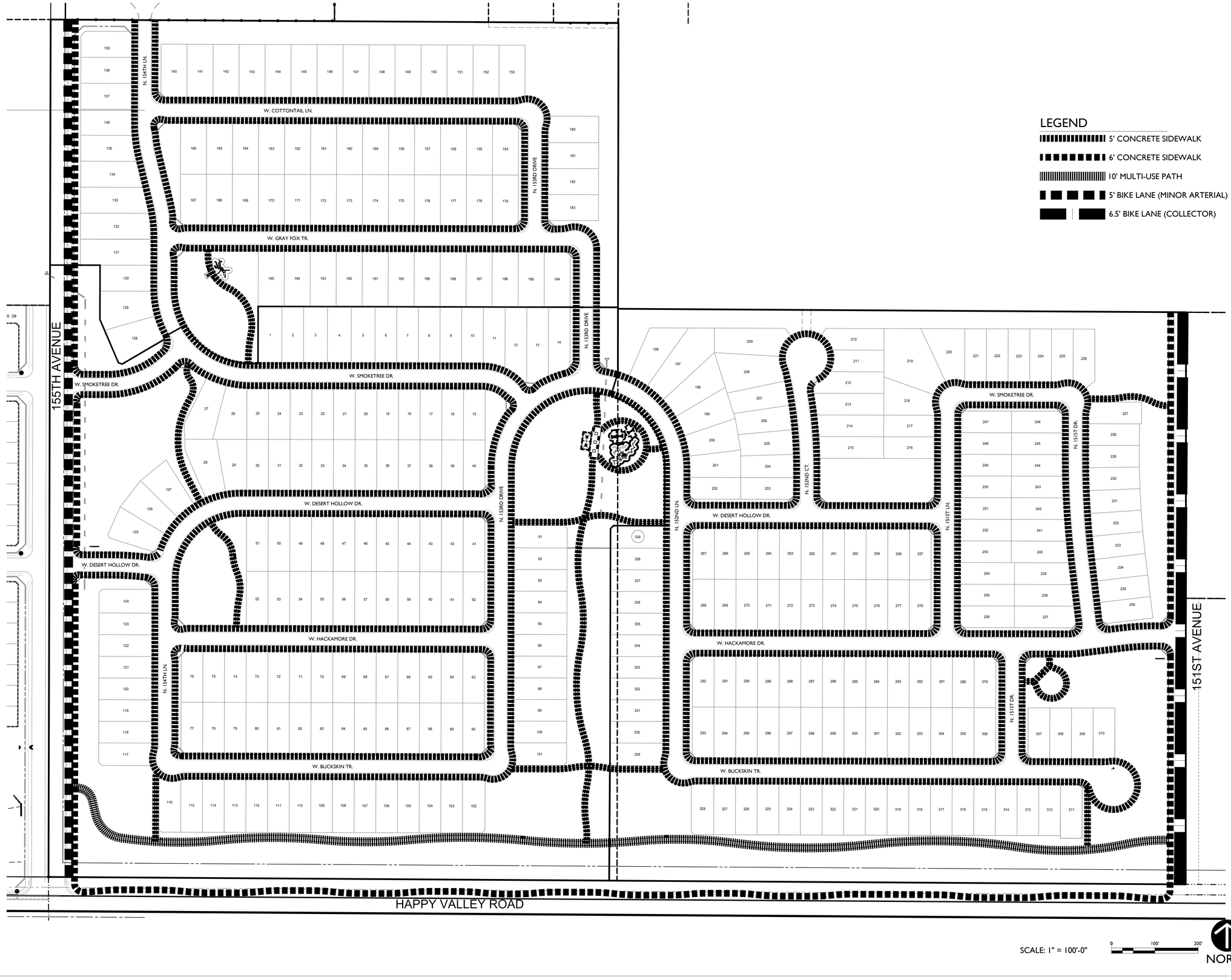
3RD SUBMITTAL

COMMUNITY AMENITIES

LI.10

SHEET 11 OF 11



SCALE: 1" = 100'-0"

0 100' 200'

NORTH

3RD SUBMITTAL

rvi
planning + landscape architecture

120 South Ash Avenue
Tempe, AZ 85281
(480) 586-2100

STATE OF ARIZONA REGISTERED LANDSCAPE ARCHITECT 56163 DOUGLAS WARREN CRAIG Date Signed 07/27/2018

EXPIRES 03/31/20

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

TIERRA VERDE EAST

SURPRISE, AZ

PROJECT NO :	1800535
DATE :	07/27/18
DRW:	AV
RVW:	

REVISIONS

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5.	----

VEHICLE, BICYCLE & PEDESTRIAN CIRCULATION PLAN

Dysart
Delivering the Dream

DYSART UNIFIED SCHOOL DISTRICT

BUSINESS AND TECHNOLOGY SERVICES

Mary Simmons, Administrative Assistant
11405 N. Dysart Road
El Mirage, AZ 85335
623.876.7008
FAX: 623.876.7046
masimmons@dysart.org

February 3, 2006

Voyager Surprise 100, LLC
6900 East Second Street
Scottsdale, AZ 85251

RE: Dysart Unified School District
Developer Donation Agreement – Tierra Verde East

Dear Sir or Madam:

Enclosed please find a fully executed copy of the Donation Agreement between Dysart Unified School District and Voyager Surprise 100, LLC, developer of Tierra Verde East.

We have also included the Governing Board agenda item which shows approval of this agreement.

If you have any questions, please don't hesitate to call our office.

Sincerely,

Mary Simmons
Administrative Assistant to
Scott W. Thompson
Executive Director for Business Services

Enclosures: Developer Agreement
Governing Board Agenda Item

DYSART UNIFIED SCHOOL DISTRICT #89

TO: Governing Board

FROM: Dr. Mark Maksimowicz

DATE: January 4, 2006

X	Action
	Discussion
	Information
	1st Reading

AGENDA ITEM: *Recommendation to Approve a Donation Agreement with Voyager Surprise 100, LLC, Developer of Tierra Verde East

INITIATED BY: Mr. Vern Wolfley SUBMITTED BY: Mr. Scott Thompson

GOVERNING BOARD POLICY REFERENCE OR STATUTORY CITATION: BBA

SUPPORTING DATA

Voyager Surprise 100, LLC, developer of the Tierra Verde East Development would like to make a charitable cash donation to defray the expense associated with an increase in the population of students. The prepared Donation Agreement is attached.

The Donation Agreement has been reviewed by legal counsel, Mr. Don Peters of Miller LaSota Peters for the District.

SUMMARY AND RECOMMENDATION

It is recommended the Governing Board approve the donation agreement with Voyager Surprise 100, LLC, developers for the Tierra Verde East development.

Superintendent M & M

ACTION BY BOARD Motion Otterman Second Bass Vote Unanimous

Agenda Item II.34

DONATION AGREEMENT

Tierra Verde East

THIS DONATION AGREEMENT ("Agreement") is made by and between Dysart Unified School District No. 89 of Maricopa County, Arizona, a political subdivision of the State of Arizona (the "District"), and Voyager Surprise 100, LLC ("Developer"). The District and Developer are referred to herein collectively as "the parties."

RECITALS:

A. Developer owns certain real property in Surprise, Arizona (the "City"), to be used for a development known as Tierra Verde East, as more particularly described in Exhibit A, attached hereto (the "Property").

B. Development of the Property will increase the population of students attending public schools within the District, which in turn will increase the need for public school facilities within the District. The Developer is willing to make, and the District is willing to accept, cash donations to defray the expense to the District associated with an increase in the population of students.

AGREEMENT:

For and in consideration of the covenants contained herein, the District and Developer, intending to be legally bound, state, confirm and agree as follows:

1. Incorporation of Recitals. The Recitals stated above are true and correct and are incorporated herein by this reference. Developer warrants that it owns the Property and has the authority to make this agreement.

2. Conditions. It is a condition of the continuing effect and enforceability of this Agreement that, with regard to the Property, the District not have opposed any zoning or entitlement application or request of Developer, including without limitation, any preliminary or final plat application for the Property or a portion thereof; and that, if requested to do so by Developer or the governmental authority with jurisdiction, the District provide the governmental authority promptly and in a timely manner with written confirmation thereof.

3. Cash Donation by Developer to the District. Subject to the terms and conditions of this Agreement, Developer, for itself and its successors-in-ownership and assigns, including, without limitation, any affiliate of Developer and any homebuilder initially constructing or placing a dwelling unit on the Property, agrees to pay the following amount for each dwelling unit so constructed or placed on the Property:

Type of Dwelling	Donation (per unit)
House	$1,000
Condominium	$ 750
Apartment	$ 400
Mobile Home	$ 400

Developer shall contribute all donations as required under this paragraph no later than ninety days after the building permit for construction of the particular Dwelling Unit is issued by the City. No donation shall be payable in connection with any reconstruction or subsequent construction of a Dwelling Unit on a particular portion of the Property after the donation for such portion of the Property has been initially paid.

4. Future Development Fees. Notwithstanding the foregoing or anything herein to the contrary, Developer desires that it receive credit for the money donated to the District, if at any time in the future, any federal, state, county, municipal or any other governmental or quasi governmental authority with jurisdiction over the Property lawfully imposes any development fee, impact fee, dedication requirement, exaction or similar fee or charge on the Property (individually, a "Development Fee" and collectively, the "Development Fees") through the exercise of either its police power or its taxing power (other than secondary real estate taxes, general obligation bonds and school district override elections) in connection with or related to the acquisition, development, construction, improvement and operation of public school facilities within the District. While the District offers no assurances to the Developer that it is empowered or authorized to provide Developer with a credit against Development Fees which may be assessed on the Property, the District, to the extent it is permitted by law to do so, agrees to the contents of this Section.

(a) If the Development Fees imposed on the Property are less than the total donations required under this Agreement, then no Development Fees shall be due and payable by Developer to or for the benefit of the District (but the remainder of this Agreement shall continue in full force and effect); or

(b) If the Development Fees imposed on the Property are greater than the total donations required under this Agreement, then Developer shall receive a credit against the Development Fees in the amount of the total donations, and Developer shall only be obligated to pay to or for the benefit of the District an amount equal to the difference between the Development Fees and the total donations.

5. Default and Remedies. Developer acknowledges that the District intends to rely upon this Agreement in formulating its plans for growth and in other regards, and that such reliance is reasonable. In the event of any default under this Agreement, the non-defaulting party

shall have all rights and remedies provided at law or in equity, including without limitation specific performance and injunctive relief, and all such rights and remedies shall be cumulative. Developer acknowledges the sufficiency of the consideration for this agreement and irrevocably waives lack of consideration as a defense to the enforcement of this Agreement.

6. Notices. Any and all notices, consents or other communications required or permitted by this Agreement shall be given in writing and telecopied, personally delivered, sent by registered or certified mail, return receipt requested, postage prepaid, or sent by Federal Express, Airborne, U.P.S. or other similar nationally recognized overnight courier, addressed as follows:

To Developer:	Voyager Surprise 100, LLC 6900 East Second Street Scottsdale, AZ 85251 (480) 946-9637 fax
To the District:	Dysart Unified School District of Arizona No. 89 Attention: Superintendent 11405 North Dysart Road El Mirage, AZ 85338 (623) 876-7042 fax
With a copy to:	Miller LaSota & Peters, PLC Attention: Donald M. Peters 722 East Osborn, Suite 100 Phoenix, AZ 85014 (602) 248 2999 fax

or at any other address or telecopier number designated by any party hereto in writing. Any notice or communication shall be deemed to have been delivered and received (i) as of the date of receipt, if sent by telecopier (with written confirmation of error-free transmission) on or before 5:00 p.m., Phoenix time; (ii) as of the next day of receipt, if sent by telecopier (with written confirmation of the date and time of transmissions and receipt) after 5:00 p.m., Phoenix time; (iii) the date of delivery, if hand delivered or sent by nationally recognized overnight courier; (iv) three (3) days after the date of mailing, if mailed by registered or certified mail.

7. General.

(a) Waiver. No delay in exercising any right or remedy shall constitute a waiver thereof, and no waiver by the District or Developer of any default under this Agreement shall be construed as a waiver of any preceding or succeeding default.

(b) Attorneys' Fees. In the event any party finds it necessary to bring any action at law or other proceeding against the other party to enforce any of the terms, covenants or conditions hereof, or by reason of any default hereunder, the party prevailing in any such action

or other proceeding shall be paid all reasonable costs and attorneys' fees by the other party, and in the event any judgment is secured by the prevailing party, all such costs and attorneys' fees shall be included therein, with the fees to be set by the court and not by jury.

(c) Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The signature pages from one or more counterparts may be removed from the counterparts and the signature pages may all be attached to a single instrument.

(d) Further Acts. Each of the parties hereto shall execute and deliver all such documents and perform all such acts as reasonably necessary, from time to time, to carry out the matters contemplated by this Agreement.

(e) Successors and Assigns. All of the provisions of this Agreement shall inure to the benefit of and be binding upon the District and the Developer and its successors-in-ownership and assigns. Upon the conveyance of all or any portion of the Property by Developer or its successors-in-ownership or assigns and the written assumption by such transferee of the obligations of the Developer under this Agreement with respect to the portion of the Property conveyed, Developer or its successors-in-ownership or assigns, as the case may be, shall be relieved of any further liability or obligations under this Agreement with respect to the portion of the Property conveyed but shall not be relieved or released from any liabilities or obligations incurred during the period of its ownership of the Property. The Developer shall provide the District written notice of any such conveyance and assumption of obligations within thirty (30) days after the conveyance. The liabilities and obligations of Developer and its successors-in-ownership and assigns are several obligations, and not joint and several obligations, and may only be enforced against the party then in default, and, notwithstanding any default by the owner of the portion of the Property, this Agreement shall remain in full force and effect with respect to the other owners of the Property.

(f) No Partnership and Third Parties. It is not intended by this Agreement to, and nothing contained in this Agreement shall, create any partnership, joint venture or other similar arrangement between Developer and the District. No term or provision of this Agreement is intended to, or shall, be for the benefit of any person, firm, organization or corporation not a party hereto, and no such other person, firm, organization or corporation shall have any right or cause of action hereunder.

(g) Entire Agreement. This Agreement constitutes the entire agreement between the parties hereto pertaining to the subject matter hereof. All prior and contemporaneous agreements, representations and understandings of the parties, oral or written, are hereby superseded and merged herein.

(h) Amendment. No change or additions may be made to this Agreement except by a written amendment executed by the parties hereto.

(i) Governing Law. This Agreement shall be governed by, and construed and interpreted in accordance with, the laws of the State of Arizona.

(j) Conflicts of Interest. The parties acknowledge that this Agreement is subject to cancellation pursuant to A.R.S. § 38-511 or any successor statute.

(k) Severability. In the event that (a) the Attorney General of Arizona issues or affirms an opinion which finds any part of this Agreement to be illegal, invalid or unenforceable, or (b) any part of this Agreement is held to be illegal, invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of the remainder of the Agreement shall not be affected.

IN WITNESS WHEREOF, the parties have executed this Agreement.

DISTRICT:

DYSART UNIFIED SCHOOL DISTRICT NO. 89 OF MARICOPA COUNTY, ARIZONA, a political subdivision of the State of Arizona

By: _____
Its: Governing Board President
Date: 1·4·06

DEVELOPER:

Voyager Surprise 100, LLC, an Arizona limited liability company
By: Voyager Investment Properties, LLC an Arizona limited liability company
Its: Manager

By: _____
Its: Member
Date: Nov 1, 2005

EXHIBIT A

Property legal description

Approximately 100 acres located in the general vicinity of the NE corner of 155th Ave. and Happy Valley Road alignments, Maricopa County, Arizona

PARCEL NO. 1

The West half of the Southwest quarter of Section 5, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the North half of the North half thereof.

PARCEL NO. 2

The Southeast quarter of the Southwest quarter of Section 5, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

From: PLANTE, BARBARA S GS-12 USAF AETC 56 FW/CIT
To: Heather Donaldson
Subject: Declined: [Non-DoD Source] CR18-041 - Tierra Verde East Concept Meeting

---

CR18-041
Tierra Verde East
Northeast Corner of Happy Valley Road and 155th Avenue
503-54-011B & 503-54-012
Preliminary Plat and Possible Zoning Amendment

Thank you for the opportunity to provide comments for the concept review meeting for Tierra Verde East. The site is located on approximately 100 acres generally bounded by Happy Valley Road to the south, unincorporated desert parcels to the north, 155th Avenue to the west, and 151st Avenue to the east, in the City of Surprise. The site is located approximately 4.4 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as defined by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The property is currently zoned PAD. The request is to have a density target of 2.8 – 3.4 du/ac.

In an effort to promote a more compatible co-existence Luke AFB follows the guidelines in the Graduated Density Concept (GDC). The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 Ldn as follows: a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 to 1 mile, and a maximum of 6 du/acre from 1 to 3 miles. Tierra Verde East, with a target density of 2.8 to 3.4 du/ac fall within these guidelines.

Development of this site as stated in the narrative should not have a negative impact on Luke AFB Operations. The site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 165 over flights a day, with some as low as 1,500 feet above ground level. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant would be essential to inform potential residents about Luke AFB operations.

v/r
Barbara

//SIGNED//

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

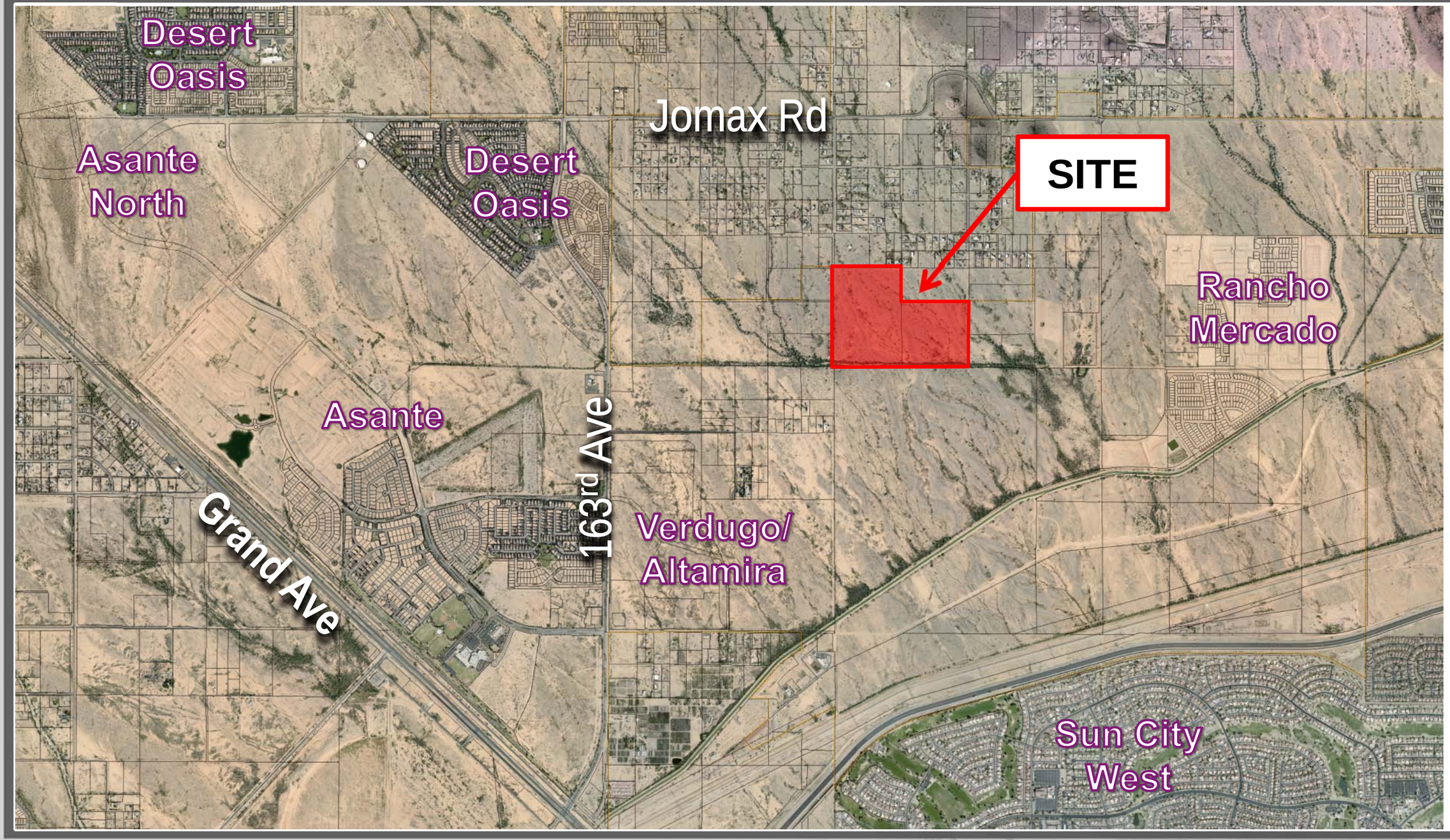
SURPRISE
ARIZONA

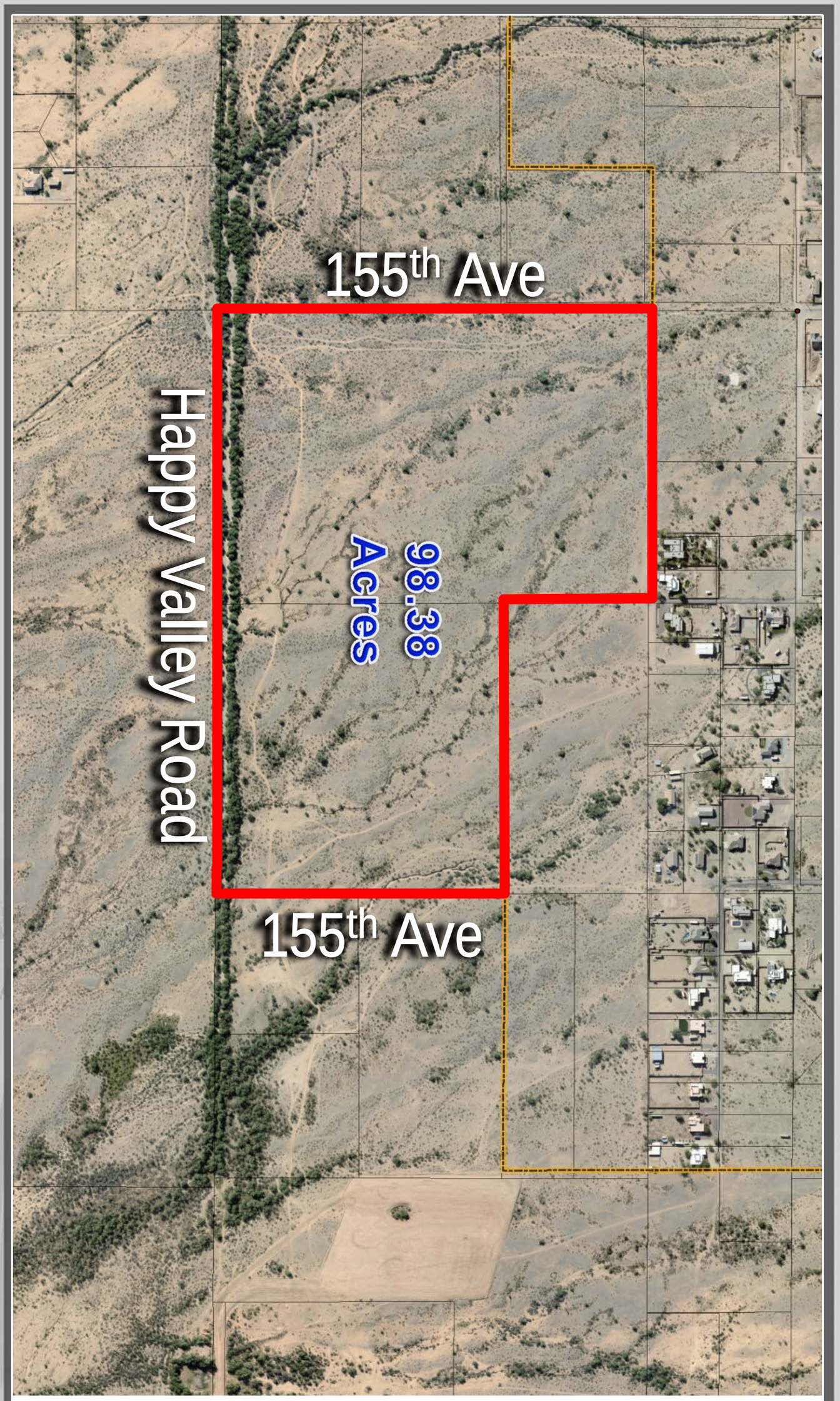
Tierra Verde East
Preliminary Plat
FS18-249

Planning and Zoning Commission

September 20, 2018

Vicinity Map





Vicinity Map

Surrounding Zoning

Unincorporated
County
RU-43

RM-6

RM-6

PAD
LDR

PAD
LDR

155th Ave

PAD
LDR

PAD
LDR

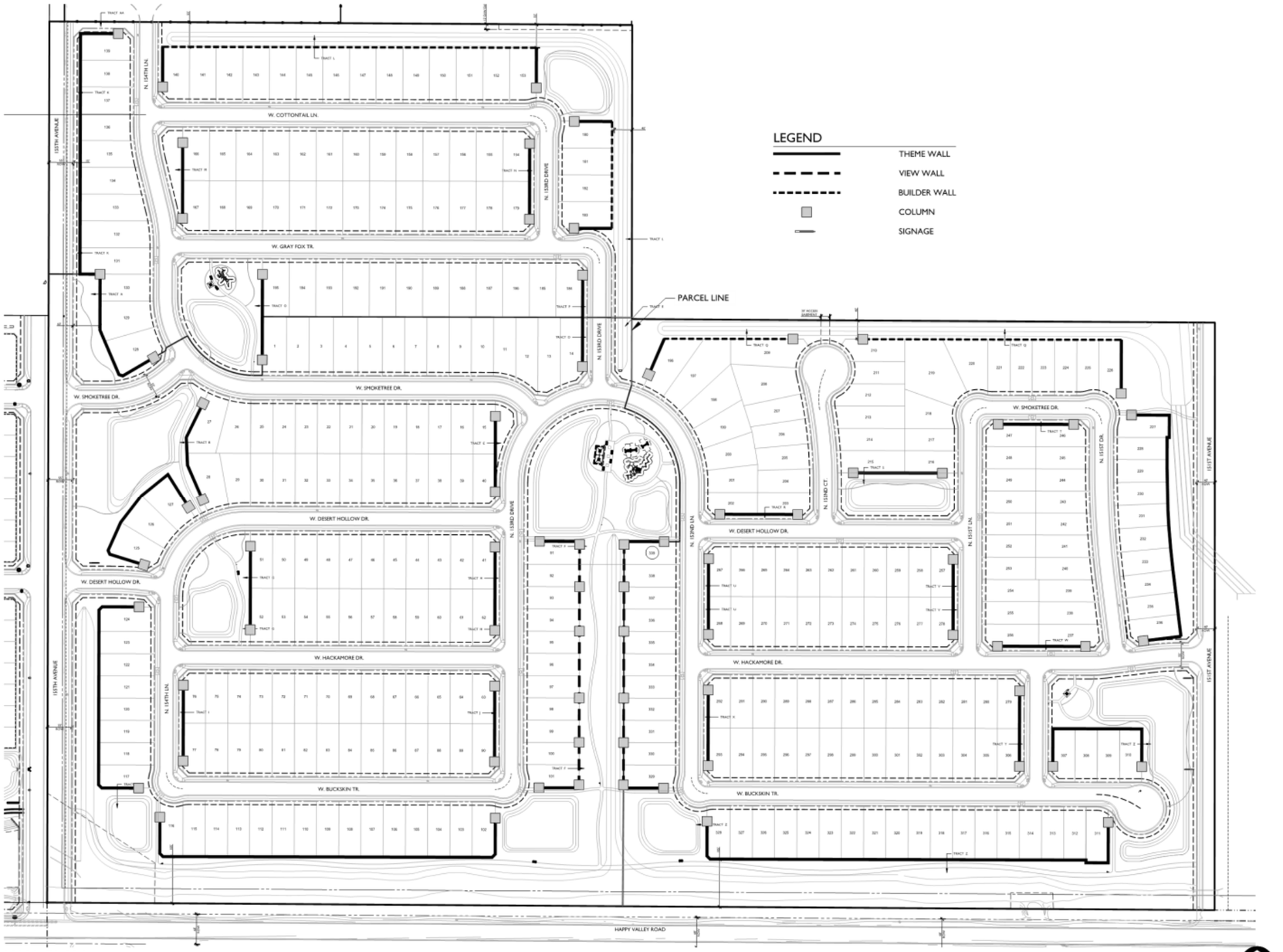
PAD
CC

Asante Blvd

RR

Preliminary Plat

Wall Plan



1 WALL PLAN

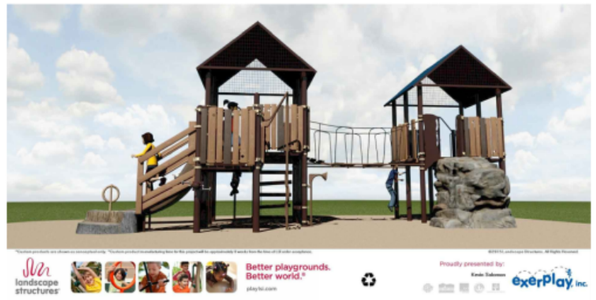
SCALE: 1" = 100'-0"

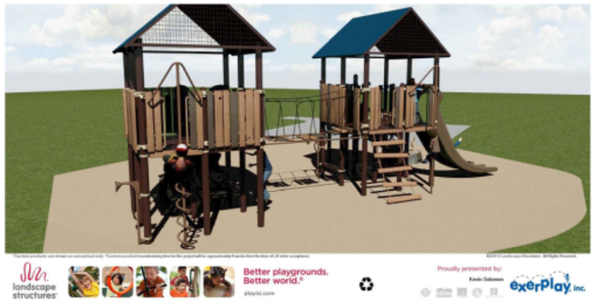
0 100' 200'

NORTH

Walls & Amenities

PLAYGROUND FEATURES



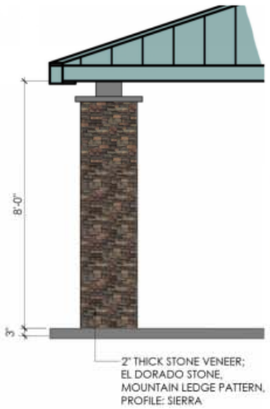


PLAY STRUCTURES

SITE FURNISHINGS

MAIL BOX KIOSK

RAMADA - MESA BY CLASSIC RECREATION



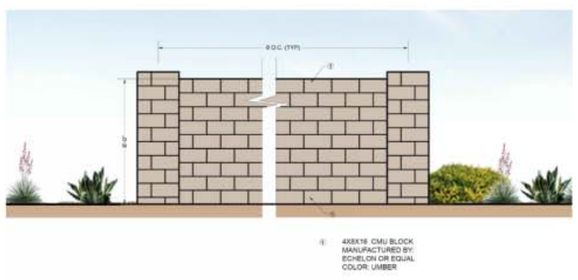
MONUMENT ELEVATIONS

MONUMENT SIGN
NTS

WALL ELEVATIONS

THEME WALL
NTS

VIEW WALL
NTS



BUILDER WALL
NTS

RECOMMENDATION

Staff recommends the P&Z Commission to Recommend Approval to the Mayor and City Council.

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	1
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion

Agenda Wording:

Consideration and action recommending approval to the City Council for a Preliminary Plat of the Rio Rancho Estates Residential Development generally located one (1) mile west of the intersection of West Grand Avenue and West Happy Valley Road, dated July 26, 2018.

Motion:

I move to recommend approval to the City Council a Preliminary Plat of the Rio Rancho Estates Residential Development dated July 26, 2018.

Background:

Goodwin and Marshall, Inc. on behalf of Southwest Value Partners, seeks approval of a Preliminary Plat for the approximately 188.02 acre Rio Rancho Estates residential Planned Unit Development ("PUD"). The Preliminary Plat proposes a 669-lot, 81-tract residential Preliminary Plat with a density of 3.55 du/A. The new design will and provide for more traditional housing product types than previously approved under the Rio Rancho PAD.

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 - FS18-071, Rio Rancho Estates Preliminary Plat - Staff Report
- 01 - FS18-071, Rio Rancho Estates Preliminary Plat - Vicinity Map
- 02a- FS18-071, Rio Rancho Estates Preliminary Plat
- 02b - FS18-071, Rio Rancho Estates Preliminary Plat
- 03 - FS18-071, Rio Rancho Estates Preliminary Plat - Landscape

☐ 04 - FS18-071, Rio Rancho Estates 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

SURPRISE
ARIZONA

REZONE WITH PUD OVERLAY

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS18-071**
Project Name:	Rio Rancho Estates Residential Development
Council District:	1 - Acacia
Meeting Date:	**September 20, 2018**
Planner:	Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

---

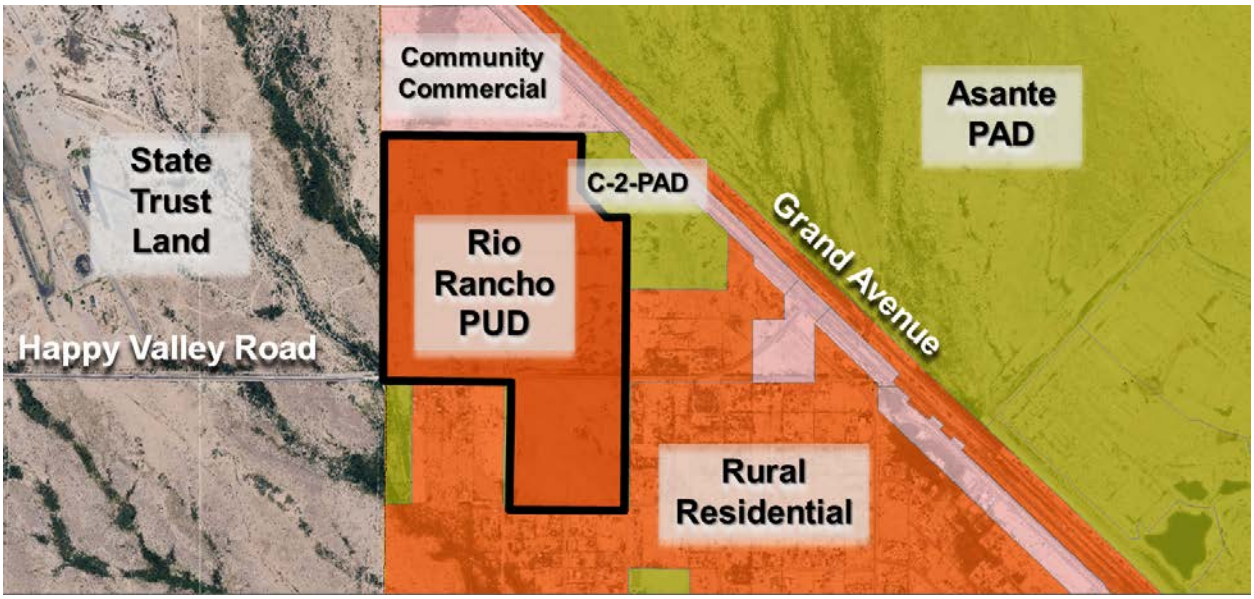
Owner:	Southwest Value Partners
Applicant:	Goodwin and Marshall, Inc.
Request:	669-lot, 81-tract, Residential Preliminary Plat
Site Location:	Generally, one (1) mile west of the intersection of West Grand Avenue and West Happy Valley Road
Site Size:	Approximately 188.02 acres
Density:	Approximately 3.56 dwelling units per acre (du/A)
General Plan Conformance:	The proposal is consistent with the Surprise General Plan
Support/Opposition:	None reported
Recommendation:	Staff recommends the Planning and Zoning Commission approve the proposed Preliminary Plat for Rio Rancho Estates

PROJECT DESCRIPTION:

Goodwin and Marshall, Inc. on behalf of Southwest Value Partners, seeks approval of a Preliminary Plat for the approximately 188.02 acre Rio Rancho Estates residential Planned Unit Development ("PUD"). The Preliminary Plat proposes a 669-lot, 81-tract residential Preliminary Plat with a density of 3.55 du/A. The new design will and provide for more traditional housing product types than previously approved under the Rio Rancho PAD.

EXISTING ZONING:

The following map and chart depicts the existing zoning of the subject parcels and its surroundings for the specific area to be developed:



State Trust Land Vacant	Community Commercial (CC) Vacant	Community Commercial (CC) Vacant
	Rio Rancho **R1-5-PUD** **RM6-PUD** **RM9-PUD**	Rio Rancho PAD Vacant Commercial (CC-PUD) and Residential Ranch (RR)
	Residential Ranch (RR)	

BACKGROUND:

April 12, 2001: The subject parcels were annexed into the City of Surprise by the Mayor and City Council under Ordinance 01-04.

April 12, 2001: The Mayor and City Council approved a PAD for Rio Rancho Estates under Case PAD00-035.

January 27, 2005: The Mayor and City Council approved a PAD Amendment for Rio Rancho Estates under Case PADA04-201.

June 23, 2005: The Mayor and City Council approved a Preliminary Plat for Rio Rancho North under Case FP04-203.

June 23, 2005: The Mayor and City Council approved a Preliminary Plat for Rio Rancho South under Case FP04-303.

July 13, 2006: The Mayor and City Council approved a Final Plat for Rio Rancho Parcel 5 under Case FP05-463.

July 13, 2006: The Mayor and City Council approved a Final Plat for Rio Rancho Parcel 6 under Case FP06-464.

June 14, 2007: The Mayor and City Council approved a Final Plat for Rio Rancho Parcel 2 under Case FP06-266.

June 14, 2007: The Mayor and City Council approved a Final Plat for Rio Rancho Parcel 1 under Case FP06-267.

December 7, 2017: Staff met with the applicant to discuss the subject Preliminary Plat during a regularly scheduled Concept Review meeting under Case CR17-649.

December 19, 2017: The Mayor and City Council approved a Rezone with PUD Overlay for the residential portion of Rio Rancho Estates under Case FS17-259.

ANALYSIS AND DISCUSSION:

The Rio Rancho development was initiated in 2001. The initial PAD envisioned a 194.3 acre community with 39.5 acres of commercial land and 154.8 acres of low to high density residential. In 2005, an amendment to the PAD resulted in a proposed 233 acre community that increased the residential portion by 39 acres. In 2017, a Rezone with PUD Overlay was approved for the residential portion of the Rio Rancho PAD. The approval provided for a 188.02 acres residential development that lowered the density from 4.92 du/A to 3.55 du/A, and lowered the lot count from 906 to 669 dwelling units.

The subject Preliminary Plat anticipates 669 single-family residential lots over eight (8) development parcels. Phasing will be nonlinear and construction will be dictated by market demands. The parcel breakdown of the lots, acreages, and densities is shown below:

Rio Rancho Estates - Lots, Areas, and Densities			
Parcel	Lots	Acreage	Density
1A.1	112	30.21	3.71
1A.2	62	23.52	3.02
1B.1	78	19.27	4.05
1B.2	69	19.39	3.56
2A	67	19.42	3.45
2B	95	25.57	3.72
3A	98	30.12	3.25
3B	88	23.52	3.74
Total	**669**	188.02	**3.56**

The Rio Rancho Estates Preliminary Plat proposes the following distribution of residential lot types:

Zoning	Dimensions	Lot Count
R1-5-PUD - Low Density Residential	63 feet by 115 feet	98
RM-6-PUD - Medium Density Residential	58 feet by 115 feet 53 feet by 115 feet	286
RM-9-PUD - Medium Density Residential	48 feet by 110 feet	285
Total		**669**

The approved development standards for each of these Lot Categories are depicted in the matrix below:

Dimensional Standards								
Zoning District -3-	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Side Setbacks	Total Side Setbacks	Min. Rear Setback	Max. Height
RL-5-PUD	7,200 ⍈	60’	100’	15’ -2-	5’	13’	20’	35’
RM-6-PUD	6,000 ⍈	50’		12’/20’ -1- -2-				
RM-9-PUD	4,500 ⍈	40’						

-1- 12 feet for side loaded garages and 20’ for enclosed living space.
-2- Front facing garages will have a minimum 21-foot front yard setback.
-3- Maximum coverage of 55 percent for all zoning districts.

Open Space:

The Rio Rancho Estates is proposing to provide substantial open space, trails, and recreational amenities. Total open space is approximately 21.64 percent, 40.69 acres, of the overall 188.02 gross acre development. Proposed is approximately 2 miles of open space trails connecting all of the community to the major park features. In addition, as the southeastern corner of the project intersects a regional trail proposed by the City of Surprise Parks and Recreation Master Plan, the trail along the western side of the development is available to be included in the Regional Trail system and may be open to the public if so desired by the City.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject properties as lying within the Neighborhood Character Area, which supports Suburban Neighborhoods at a density of two (2) to eight (8) dwelling units per acre (du/A). The Rio Rancho development is proposing a density of 3.55 du/A.

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 and posed no opposition.

SUMMARY:

This proposed Preliminary Plat is well designed and will provide preliminary lotting and landscape design for the 188.02 acre, 669 lot, residential community located west of the intersection of Grand Avenue and Happy Valley Road.

FINDINGS:

- The proposed Preliminary Plat is in conformance with the Surprise General Plan
- The proposed Preliminary Plat is in conformance with the Rio Rancho Estates PUD
- The proposed Preliminary Plat is in conformance with the Surprise Municipal Code
- The reviewing agencies have indicated no objections to the request

ACTION OPTIONS:

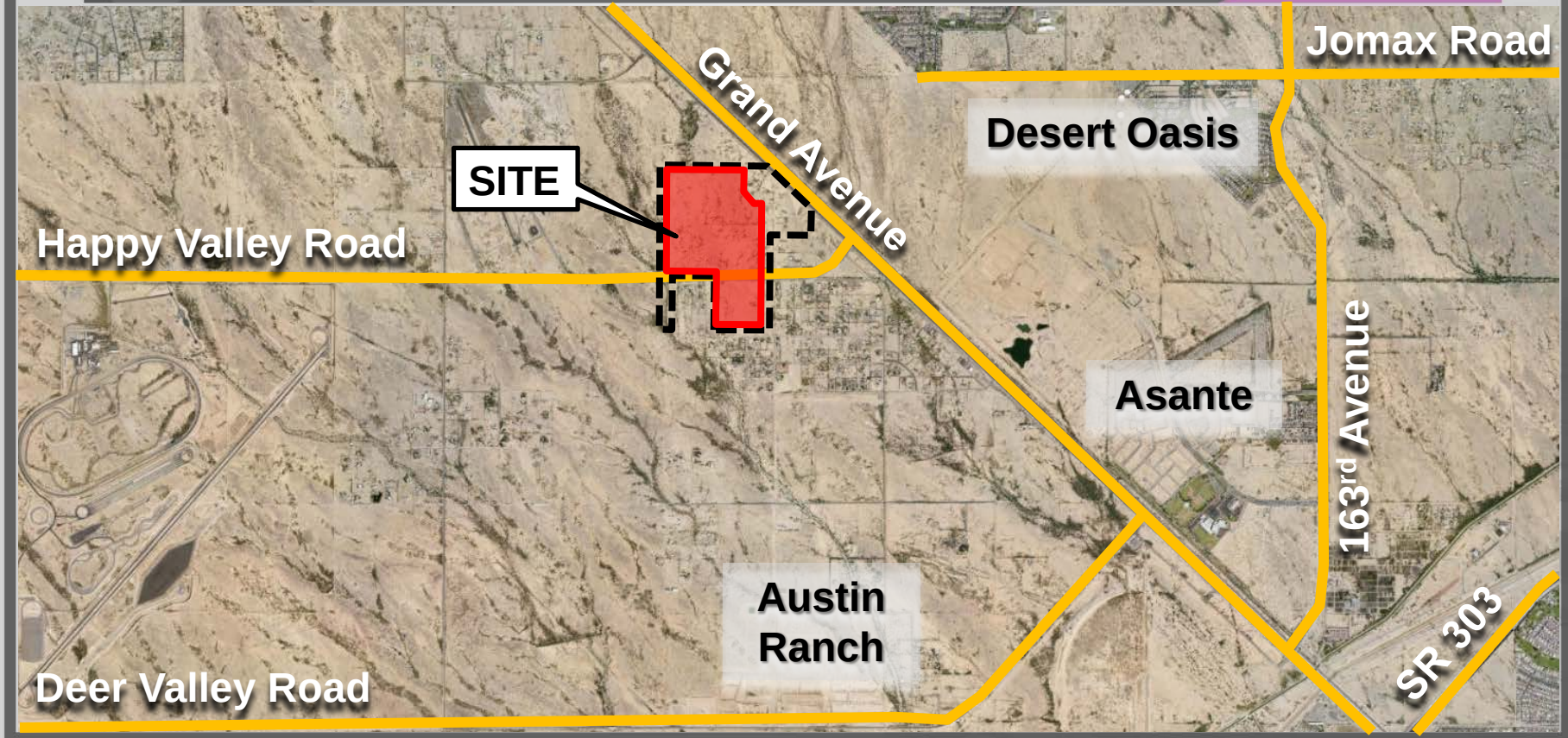
Staff recommends the Commission recommend **approval** of the requested Preliminary Plat to the City Council.

Commission recommendation of **denial** of the requested Preliminary Plat would necessitate the Planning and Zoning Commission making its own findings and base its decision on those alternative findings.

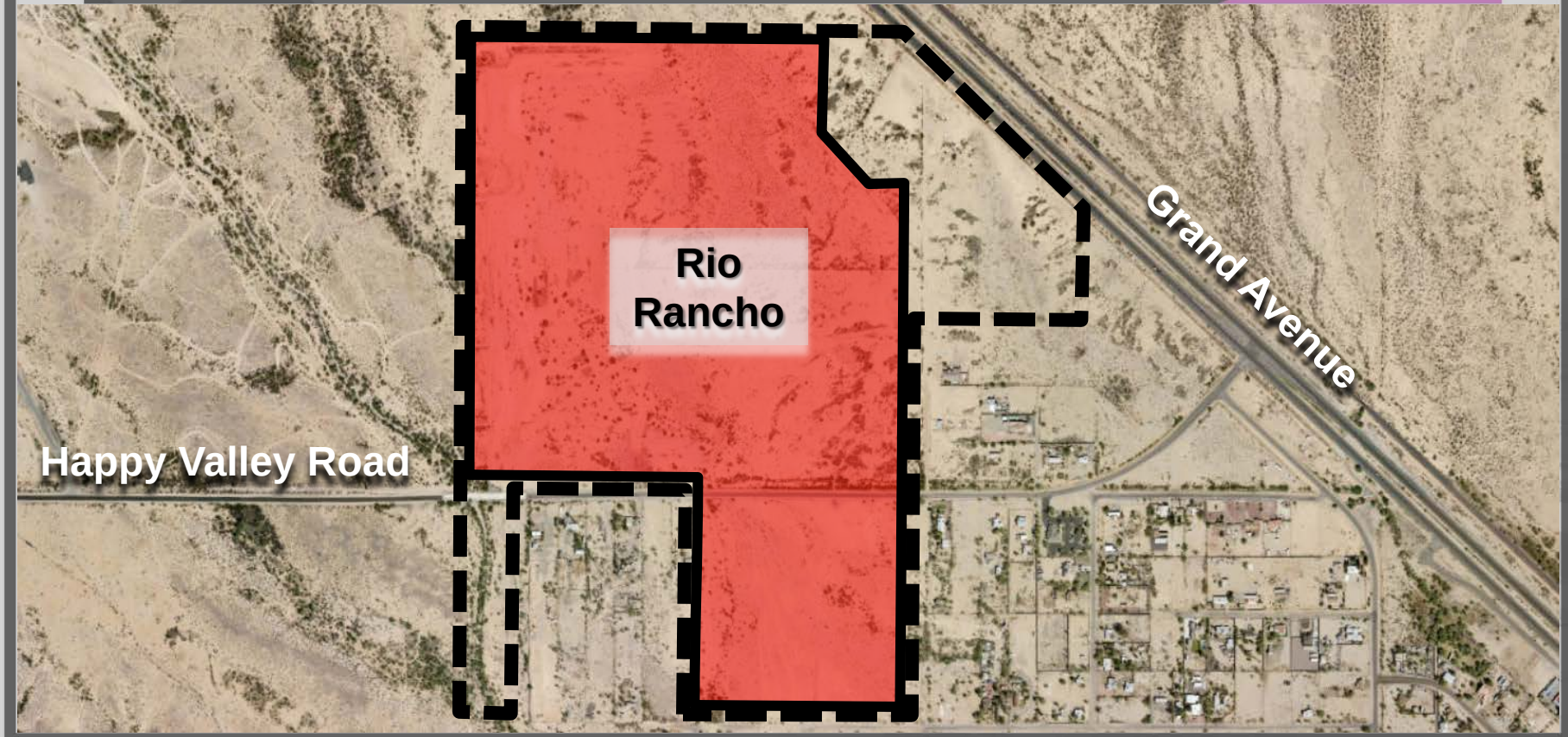
Attachments:

01 - Vicinity Maps
02 – Preliminary Plat
03 – Landscape Plans
04 - PowerPoint

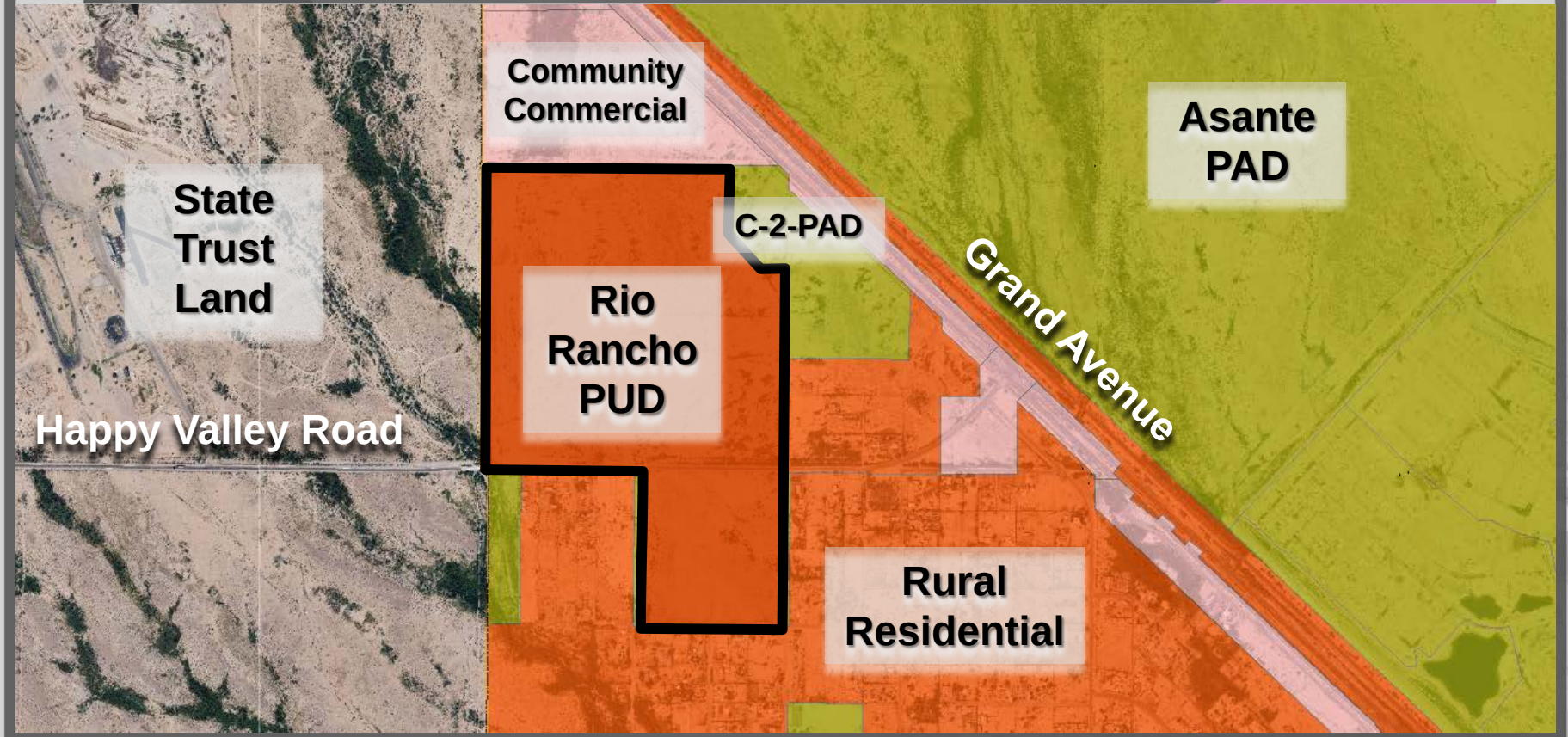
VICINITY MAP



VICINITY MAP



SURROUNDING ZONING



MONUMENT NOTES:

ALL MONUMENTATION SHOWN HEREON WAS ACCEPTED UNLESS OTHERWISE NOTED

1. FOUND 1/2" REBAR RLS# 38863 LOCALLY ACCEPTED AS THE SOUTHWEST CORNER OF SECTION 3, T4N, R2W, SHOWN IN LAND DIVISION SURVEY BOOK 1110, PAGE 49, M.C.R.
2. CALCULATED POSITION OF THE SOUTH QUARTER CORNER OF SECTION 3, T4N, R2W PER BOOK 888 OF MAPS, PAGE 24, M.C.R.
3. CALCULATED POSITION OF SOUTHEAST CORNER OF SECTION 3, T4N, R2W BASED ON REFERENCE MONUMENTS PER PLSS SUBDIVISION MAP BOOK 1029 OF SURVEYS, PAGE 48, M.C.R.
4. FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE EAST QUARTER CORNER OF SECTION 3, T4N, R2W, RLS# 35632 DATED 2003
5. FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE NORTHEAST CORNER OF SECTION 3, T4N, R2W RLS# 35632 DATED 2004
6. FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE NORTH QUARTER CORNER OF SECTION 3, T4N, R2W RLS# 35632 DATED 2004
7. FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE AT THE NORTHWEST CORNER OF SECTION 3, T4N, R2W
8. FOUND 3" MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION BRASS CAP IN CONCRETE BASE AT THE WEST QUARTER CORNER OF SECTION 3, T4N, R2W
9. CALCULATED CENTER OF SECTION 3, T4N, R2W
10. FOUND 1" IRON PIPE AT THE SOUTH 16TH CORNER OF THE SOUTHWEST QUARTER OF SECTION 3, T4N, R2W ALSO THE INTERSECTION OF RIO RANCHO BLVD. AND HAPPY VALLEY ROAD, ALSO 1/2 INCH REBAR 3.96 FEET SOUTH
11. FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE WEST QUARTER CORNER OF SECTION 10, T4N, R2W RLS# 35632 DATED 3004
12. FOUND STONE WITH CROSS CUT ON TOP AT THE SOUTHWEST CORNER OF SECTION 10, T4N, R2W
13. FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE SOUTH QUARTER CORNER OF SECTION 10, T4N, R2W RLS# 35632 DATED 2004
14. FOUND 3" MARICOPA COUNTY BRASS CAP ON BAR AT THE SOUTHEAST CORNER OF SECTION 10, T4N, R2W
15. FOUND 2" MARICOPA COUNTY ALUMINUM CAP ON BAR AT THE EAST QUARTER CORNER OF SECTION 10, T4N, R2W RLS#35632 DATED 2004
16. CALCULATED CENTER OF SECTION 3, T4N, R2W
17. FOUND 1/2 REBAR WITH RLS# 38863
18. CITY OF SURPRISE BENCHMARK #60 (SEE BENCHMARK NOTES)

REFERENCE DATA:

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

(R1) FIRST AMERICAN TITLE INSURANCE COMPANY TITLE REPORT DATED DECEMBER 04, 2017 NO. NCS 881170 PHX1

(R2) G.L.O. TOWNSHIP PLAT FOR TOWNSHIP 4 NORTH, RANGE 2 WEST OFFICIALLY FILED 11 12 1896

(R3) AMENDED RECORD OF SURVEY PLSS SUBDIVISION PLAT RECORDED IN BOOK 1029 OF MAPS, PAGE 48, M.C.R.

(R4) FINAL PLAT FOR "RIO RANCHO ESTATES PARCEL 5" RECORDED IN BOOK 888 OF MAPS, PAGE 24, M.C.R.

(R5) PLAT OF BEARDSLEY RANCHITOS #1 RECORDED IN BOOK 124 OF MAPS, PAGE 46, M.C.R.

(R6) UNRECORDED ALTA/ACSM LAND TITLE SURVEY DONE BY CORP GROUP CONSULTANTS DATED 7-18-2003

(R7) UNRECORDED ALTA/ACSM LAND TITLE SURVEY DONE BY HOSKIN ENGINEERING CONSULTANTS DATED 1 10 2003

(R8) LAND DIVISION SURVEY RECORDED IN BOOK 1110 OF MAPS, PAGE 49, M.C.R.

(R9) RESULTS OF SURVEY BOOK 549 OF MAPS, PAGE 43, M.C.R.

(R10) RESULTS OF SURVEY BOOK 273 OF MAPS, PAGE 9, M.C.R.

(R11) ALTA/ACSM LAND TITLE SURVEY BOOK 362 OF MAPS, PAGE 04, M.C.R.

W
S N
E

SCALE: 1" = 150'

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

RIO RANCHO ESTATES

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

OVERALL DISPLAY

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 39620
WARREN C. RUSSELL
DATE SIGNED 7/26/18
ARIZONA U.S.A.

EXPIRES 9/30/2018

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS-PLANNERS-SURVEYORS
2700 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET: 2 of 13

GOODWIN AND MARSHALL, INC.

PRELIMINARY PLAT FOR RIO RANCHO ESTATES

FS18-071 W:\10692A - Rio Rancho\Prelim RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:16:31 2018

PRELIMINARY PLAT
FOR
RIO RANCHO ESTATES

CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
JULY, 2018

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- 6" W.L. PROPOSED WATER LINE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED S.S. LINE W/ MANHOLE
- EXISTING S.S. LINE W/ MANHOLE
- ×1000.00 GRADING SPOT
- ×(1000.00) EXISTING GROUND SPOT ELEVATIONS
- CENTERLINE
- RIGHT OF WAY
- LOT LINE
- MONUMENT LINE
- BOUNDARY
- MATCHLINE
- EASEMENT LINE
- 930 EXISTING CONTOUR
- 930 RETENTION CONTOUR
- 100-YR FLOODPLAIN

ABBREVIATIONS

EX	EXISTING
PROP	PROPOSED
B-B	BACK TO BACK
F-F	FACE TO FACE
TP	TOP OF PAVEMENT
TC	TOP OF CURB
G	GUTTER
LF	LINEAR FEET
ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
HP	HIGH POINT
LP	LOW POINT
T/P	TOP OF PIPE
BW	BOTTOM OF WALL
TW	TOP OF WALL
SVT	SIGHT VISIBILITY TRIANGLE
B.L.	BUILDING SETBACK LINE
L.S. TRACT	LANDSCAPE TRACT
P.U.E.	PUBLIC UTILITY EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS EASEMENT
R.O.W.	RIGHT-OF-WAY
B/C	BACK OF CURB

LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 3, and the Northwest Quarter of Section 10, Township 4 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

BEGINNING at a found 1/2" rebar with cap stamped "RLS #38863" for the Southwest corner of said Section 3, same being the Northwest corner of said Section 10,

THENCE North 00 deg. 09 min. 08 sec. West (Basis of Bearings) along the West line of the Southwest Quarter of said Section 3, a distance of 2631.54 feet to a found 3" Maricopa County Department of Transportation brass cap for the West Quarter corner of said Section 3,

THENCE South 89 deg. 46 min. 33 sec. East along the North line of the Southwest Quarter of said Section 3, a distance of 2137.51 feet, from which a found 2" Maricopa County aluminum cap for the East Quarter corner of said Section 3 bears South 89 deg. 46 min. 33 sec. East - 3130.52 feet,

THENCE South 01 deg. 01 min. 16 sec. West departing said North line, a distance of 545.88 feet,

THENCE South 43 deg. 22 min. 03 sec. West, a distance of 49.90 feet,

THENCE South 46 deg. 37 min. 57 sec. East, a distance of 403.84 feet to a Point of Curvature of a circular curve to the left, having a radius of 70.00 feet, a central angle of 44 deg. 29 min. 10 sec., and being subtended by a chord which bears South 68 deg. 52 min. 32 sec. East - 53.00 feet,

THENCE in a southeasterly direction along said curve to the left, a distance of 54.35 feet,

THENCE North 88 deg. 52 min. 56 sec. East tangent to said curve, a distance of 193.35 feet to the East line of the Southwest Quarter of said Section 3, from which a found 2" Maricopa County aluminum cap for the North Quarter corner of said Section 3 bears North 00 deg. 12 min. 58 sec. East - 3049.48 feet,

THENCE South 00 deg. 12 min. 58 sec. West along said East line, a distance of 1760.38 feet to a calculated position of the South Quarter corner of said Section 3, same being the North Quarter of said Section 10,

THENCE South 00 deg. 22 min. 29 sec. West along the East line of the Northwest Quarter of said Section 10, a distance of 1286.09 feet,

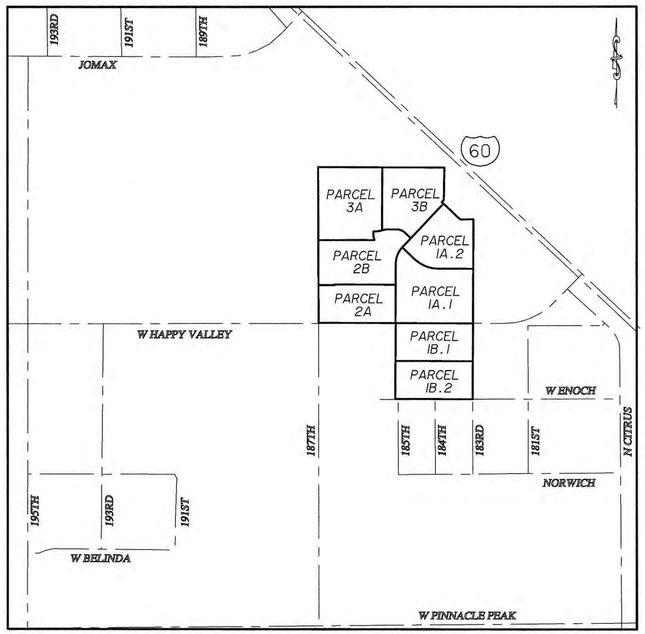
THENCE North 89 deg. 43 min. 43 sec. West departing said East line, a distance of 1310.92 feet to a found 1/2" rebar with cap stamped "RLS #38863" in the West line of the Northeast Quarter of the Northwest Quarter of said Section 10,

THENCE North 00 deg. 30 min. 00 sec. East along said West line, a distance of 1285.85 feet to a found 1" iron pipe for the North 16th corner of the Northwest Quarter of said Section 10,

THENCE North 89 deg. 44 min. 22 sec. West along the North line of the Northwest Quarter of said Section 10, same being the South line of the Southwest Quarter of said Section 3, a distance of 1308.11 feet to the POINT OF BEGINNING, containing 8,189,796 square feet or 188.012 acres of land, more or less.

NOTE:

THE SUBJECT TRACT LIES WITHIN THE ZONE X AND ZONE AE ON FEMA MAP #04013C1205L DATED OCTOBER 16, 2013. ZONE X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE IS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD ALSO KNOWN AS THE BASE FLOOD. SEE FIGURE 3 FOR THE PROJECT SITE OVERLAID ON THE FEMA MAP.



VICINITY MAP

NOT TO SCALE

BASIS OF BEARINGS

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA BEING: NORTH 00°09'08" WEST (MEASURED) (PER ALTA PERFORMED BY ASAM DATED 01/19/18)

BENCHMARK

CITY OF SURPRISE BENCHMARK #60
3 1/2" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE
PID-DV2040

ELEVATION= 1448.15 (NAVD 88 DATUM)

UTILITY SERVICES

SEWER	CITY OF SURPRISE
WATER	BEARDSLEY WATER COMPANY
ELECTRICITY	A.P.S.
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	COX
GAS	SOUTHWEST GAS
POLICE	CITY OF SURPRISE
FIRE	CITY OF SURPRISE
SOLID WASTE	CITY OF SURPRISE

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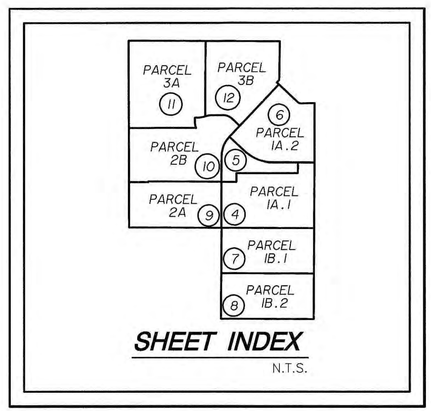
SHEET 2	OVERALL DISPLAY
SHEET 3	PRELIMINARY PLAT DETAILS
SHEET 4	PRELIMINARY PLAT - PARCEL IA.1
SHEET 5	PRELIMINARY PLAT - PARCEL IA.1
SHEET 6	PRELIMINARY PLAT - PARCEL IA.2
SHEET 7	PRELIMINARY PLAT - PARCEL IB.1
SHEET 8	PRELIMINARY PLAT - PARCEL IB.2
SHEET 9	PRELIMINARY PLAT - PARCEL 2A
SHEET 10	PRELIMINARY PLAT - PARCEL 2B
SHEET 11	PRELIMINARY PLAT - PARCEL 3A
SHEET 12	PRELIMINARY PLAT - PARCEL 3B
SHEET 13	HAPPY VALLEY ROAD & ENOCH DRIVE LAYOUT



SHEET INDEX

N.T.S.

DEVELOPER:

SOUTHWEST VALUE PARTNERS
SOUTHWEST VALUE PARTNERS
7600 E. DOUBLETREE RANCH ROAD, SUITE 120
SCOTTSDALE AZ 85258
CONTACT: JUSTIN MERRITT
602-218-7285
JMERRITT@SWVP.COM

PREPARED BY:

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, #2
Chandler, Arizona 85286
(602) 218-7285
Contact: Warren Russell, P.E.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

GOODWIN & MARSHALL, INC.
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2705 S. Alma School Road, #2
Chandler, Arizona 85286
(602) 218-7285
Contact: Warren C. Russell, P.E.

CERTIFICATE NO. 39620 — WARREN C. RUSSELL — ARIZONA U.S.A. — REGISTERED LAND SURVEYOR

EXPIRES 09/30/18

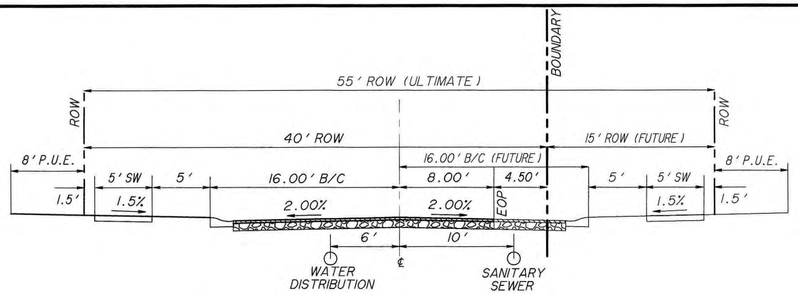
PRELIMINARY PLAT FOR RIO RANCHO ESTATES

JOB NO.: 10692A | DESIGN: WCR | REVIEW: WCR
DATE: JULY, 2018 | DRAFT: IAS | SHEET: 1 OF 13

DEVELOPER: SOUTHWEST VALUE PARTNERS

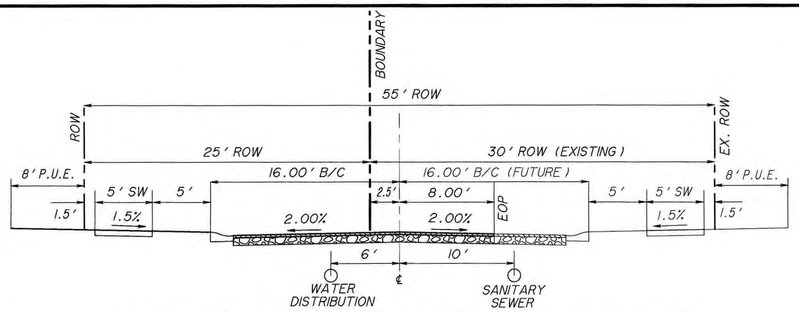
FS18-071

W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:16:48 2018



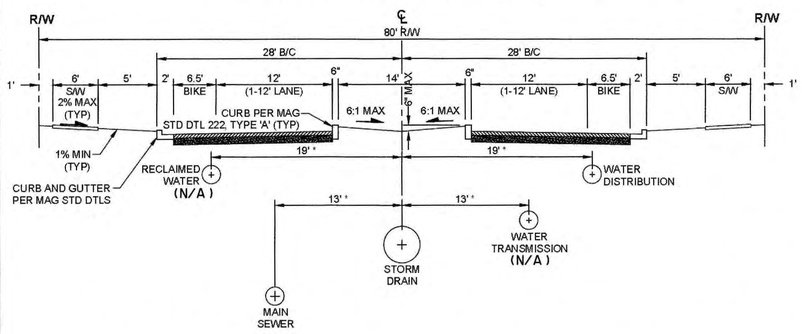
PROPOSED 183RD AVE. NORTH OF TRANSITION

LOOKING NORTH
(MODIFIED PER CITY OF SURPRISE STD. DTL. 3-07)



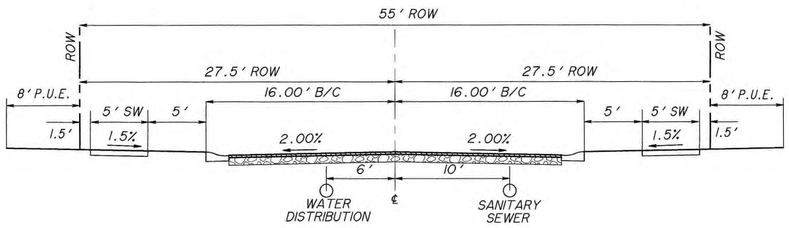
PROPOSED 183RD AVE. SOUTH OF TRANSITION

LOOKING NORTH
(MODIFIED PER CITY OF SURPRISE STD. DTL. 3-07)



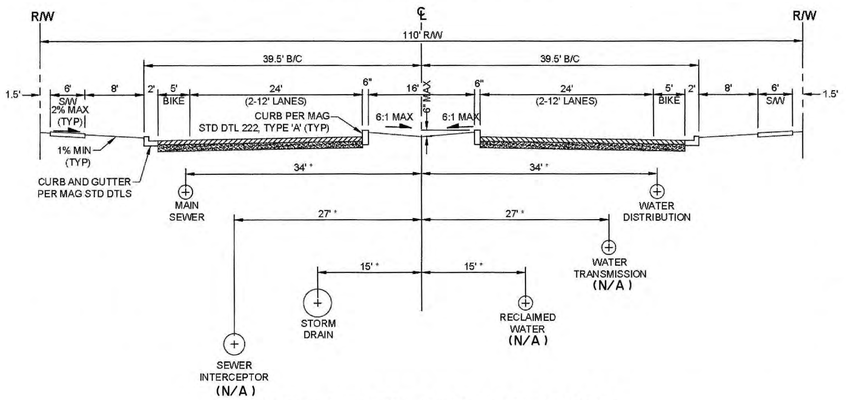
PROPOSED RIO RANCHO BLVD.

LOOKING NORTH
(CITY OF SURPRISE STD. DTL. 3-05)



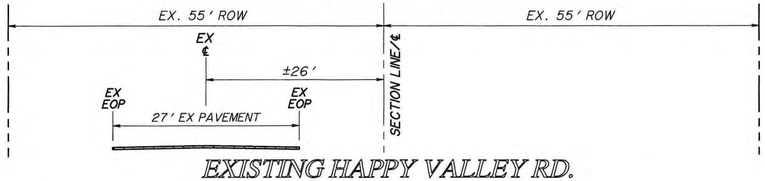
PROPOSED RESIDENTIAL ROADWAY

LOOKING NORTH/EAST
(CITY OF SURPRISE STD. DTL. 3-07)



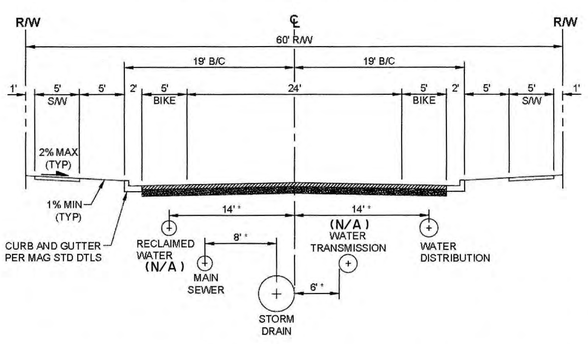
ULTIMATE HAPPY VALLEY RD.

LOOKING EAST
(CITY OF SURPRISE STD. DTL. 3-03)
SEE SHEET 13 FOR PROPOSED HAPPY VALLEY ROAD



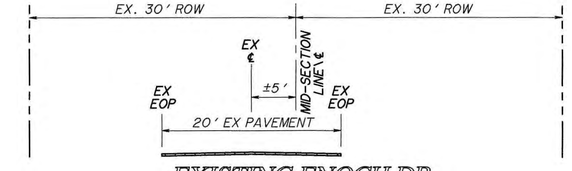
EXISTING HAPPY VALLEY RD.

LOOKING EAST



ULTIMATE ENOCH DR

LOOKING EAST
(CITY OF SURPRISE STD. DTL. 3-06)
SEE SHEET 13 FOR PROPOSED ENOCH ROAD



EXISTING ENOCH DR

LOOKING EAST

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6' CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
39620
WARREN C. RUSSELL
DATE SIGNED 7/26/18
ARIZONA U.S.A.

EXPIRES 9/30/2018

RIO RANCHO ESTATES

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT DETAILS

GOODWIN AND MARSHALL, INC.
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2700 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET : 3 of 13

FS18-071

W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:16:20 2018

GOODWIN AND MARSHALL, INC.

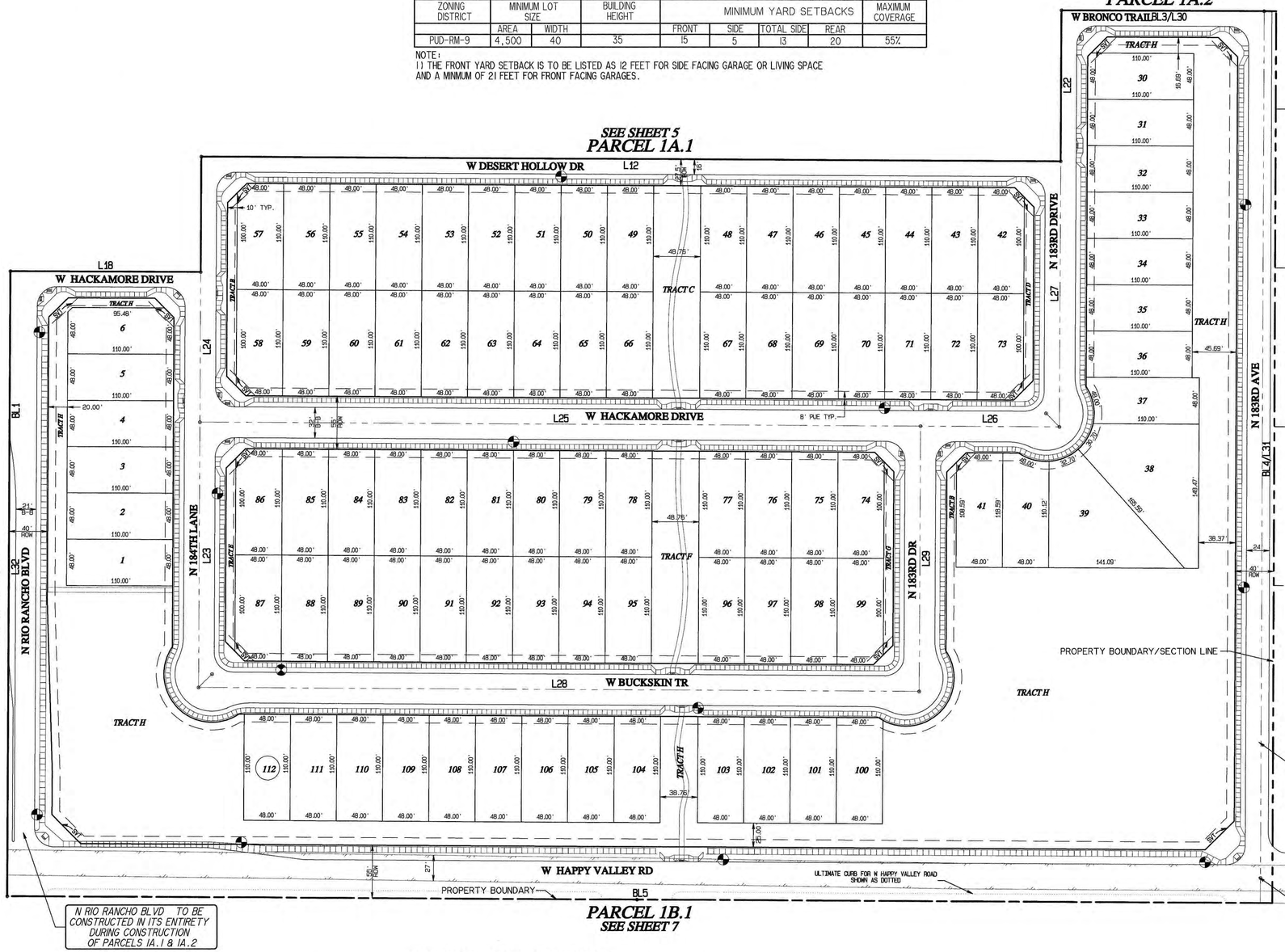
PRELIMINARY PLAT FOR RIO RANCHO ESTATES

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS18-071

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RM-9	4,500	40	35	15	5	13	20	55%

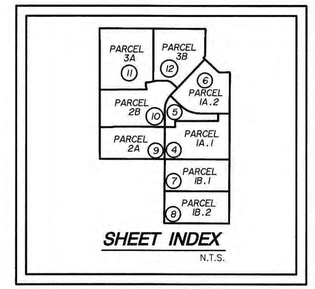
NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.



RIO RANCHO, PARCEL 1A.1 TRACT TABLE			
TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	2.25	LANDSCAPE / DRAINAGE / PARK	HOA
TRACT B	4.59	LANDSCAPE / DRAINAGE	HOA
TRACT C	0.04	LANDSCAPE / TRAIL	HOA
TRACT D	0.25	LANDSCAPE / DRAINAGE	HOA
TRACT E	0.04	LANDSCAPE	HOA
TRACT F	0.04	LANDSCAPE / TRAIL	HOA
TRACT G	0.25	LANDSCAPE / DRAINAGE	HOA
TRACT H	0.04	LANDSCAPE / TRAIL	HOA

HOA= RIO RANCHO PARCEL 1A.1 HOME OWNERS ASSOCIATION

RIO RANCHO, PARCEL 1A.1 LAND USE SUMMARY	
ZONING DESIGNATION	PUD-RM-9
48' X 110' LOTS	112
TOTAL LOTS	112
GROSS DENSITY	3.71 Lots/Acre
NET DENSITY	8.09 Lots/Acre
LOT ACREAGE	13.85 Ac.
PUBLIC STREETS	8.85 Ac.
OPEN SPACE ACREAGE	7.51 Ac.
TOTAL ACREAGE	30.21 Ac.



PARCEL 1A & LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°37'51"W	202.50'
L2	N46°37'51"W	153.79'
L3	N89°44'22"W	294.26'
L4	N43°22'09"E	285.00'
L5	N43°22'09"E	307.63'
L6	S43°22'09"W	182.50'
L7	S46°37'57"E	249.44'
L8	N46°37'51"W	153.79'
L9	S89°44'22"E	291.75'
L10	N00°15'38"E	245.02'
L11	N00°15'38"E	156.49'
L12	S43°22'09"W	212.20'
L13	N43°22'09"E	775.12'
L14	N46°37'57"W	202.50'
L15	S46°37'57"E	305.49'
L16	N00°12'58"E	365.29'
L17	S00°15'38"W	358.99'
L18	N89°44'22"W	197.50'
L19	S00°15'38"W	119.43'
L20	S00°15'38"W	195.19'
L21	S89°44'22"E	891.76'
L22	S00°15'38"W	156.51'
L23	N00°15'38"E	275.00'
L24	S00°15'38"W	155.57'
L25	N89°44'22"W	747.76'
L26	N89°44'22"W	144.00'
L27	S00°15'38"W	275.00'
L28	S89°44'22"E	747.76'
L29	S00°15'38"W	275.00'
L30	N89°46'10"W	222.91'
L31	N00°12'58"E	924.13'
L32	N00°15'38"E	613.00'

PARCEL 1A.1 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S00°15'38"W	1007.06'
BL2	S46°37'51"E	296.65'
BL3	N89°46'10"W	597.80'
BL4	N00°12'58"E	924.13'
BL5	N89°44'22"W	1312.89'

PARCEL 1A.1 BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
BC1	400.00'	300.96'	43°06'31"	S21°48'54"W	293.91'
BC2	570.00'	429.16'	43°08'19"	N68°12'00"W	419.09'

GRAPHIC SCALE 1"=60'
0 60 120 180

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

RIO RANCHO, PARCEL 1A.1 LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	5,280	48.0'	21	5,280	48.0'	41	5,642	48.0'	61	5,280	48.0'	81	5,280	48.0'	101	5,280	48.0'
2	5,280	48.0'	22	5,280	48.0'	42	5,230	48.0'	62	5,280	48.0'	82	5,280	48.0'	102	5,280	48.0'
3	5,280	48.0'	23	5,280	48.0'	43	5,280	48.0'	63	5,280	48.0'	83	5,280	48.0'	103	5,280	48.0'
4	5,280	48.0'	24	5,280	48.0'	44	5,280	48.0'	64	5,280	48.0'	84	5,280	48.0'	104	5,280	48.0'
5	5,280	48.0'	25	5,280	48.0'	45	5,280	48.0'	65	5,280	48.0'	85	5,280	48.0'	105	5,280	48.0'
6	5,230	48.0'	26	5,280	48.0'	46	5,280	48.0'	66	5,280	48.0'	86	5,230	48.0'	106	5,230	48.0'
7	5,230	48.0'	27	5,280	48.0'	47	5,280	48.0'	67	5,280	48.0'	87	5,230	48.0'	107	5,230	48.0'
8	5,280	48.0'	28	5,280	48.0'	48	5,280	48.0'	68	5,280	48.0'	88	5,280	48.0'	108	5,280	48.0'
9	5,280	48.0'	29	5,230	48.0'	49	5,280	48.0'	69	5,280	48.0'	89	5,280	48.0'	109	5,280	48.0'
10	5,280	48.0'	30	5,275	48.0'	50	5,280	48.0'	70	5,280	48.0'	90	5,280	48.0'	110	5,280	48.0'
11	5,280	48.0'	31	5,280	48.0'	51	5,280	48.0'	71	5,280	48.0'	91	5,280	48.0'	111	5,280	48.0'
12	5,285	48.0'	32	5,280	48.0'	52	5,280	48.0'	72	5,280	48.0'	92	5,280	48.0'	112	5,280	48.0'
13	5,855	48.0'	33	5,280	48.0'	53	5,280	48.0'	73	5,230	48.0'	93	5,280	48.0'			
14	5,230	48.0'	34	5,280	48.0'	54	5,280	48.0'	74	5,230	48.0'	94	5,280	48.0'			
15	5,280	48.0'	35	5,280	48.0'	55	5,280	48.0'	75	5,280	48.0'	95	5,280	48.0'			
16	5,280	48.0'	36	5,280	48.0'	56	5,280	48.0'	76	5,280	48.0'	96	5,280	48.0'			
17	5,280	48.0'	37	5,369	48.0'	57	5,230	48.0'	77	5,280	48.0'	97	5,280	48.0'			
18	5,280	48.0'	38	11,666	48.0'	58	5,230	48.0'	78	5,280	48.0'	98	5,280	48.0'			
19	5,280	48.0'	39	10,267	48.0'	59	5,280	48.0'	79	5,280	48.0'	99	5,230	48.0'			
20	5,280	48.0'	40	5,500	48.0'	60	5,280	48.0'	80	5,280	48.0'	100	5,274	48.0'			

NOTES:

1) ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
2) ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
3) SIDEWALKS ARE SHOWN SCHEMATICALLY AND ARE NOT INTENDED TO SHOW ADA RAMPS. RAMPS SHALL BE SHOWN AS PART OF THE FINAL CONSTRUCTION DOCUMENTS.
4) PURSUANT TO AGREEMENT WITH FCDMC FLOODPLAIN WILL BE MOVED OUTSIDE OF LOTS BASED ON LOMR-F TO BE FILED POST EARTHWORK CONSTRUCTION.
5) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS WILL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) DETAIL 4-01.
6) SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click ArizonaBlue811.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 9/30/18 ARIZONA U.S.A.
EXPIRES 9/30/2018

RIO RANCHO ESTATES PARCEL 1A.1

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

GOODWIN & MARSHALL INC.
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET: 4 of 13

FS18-071 W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:16:03 2018

GOODWIN AND MARSHALL, INC.

PRELIMINARY PLAT

RIO RANCHO, PARCEL 1A.1 LAND USE SUMMARY	
ZONING DESIGNATION	PUD-RM-9
48' X 110' LOTS	112
TOTAL LOTS	112
GROSS DENSITY	3.71 Lots/Acre
NET DENSITY	8.09 Lots/Acre
LOT ACREAGE	13.85 Ac.
PUBLIC STREETS	8.85 Ac.
OPEN SPACE ACREAGE	7.51 Ac.
TOTAL ACREAGE	30.21 Ac.

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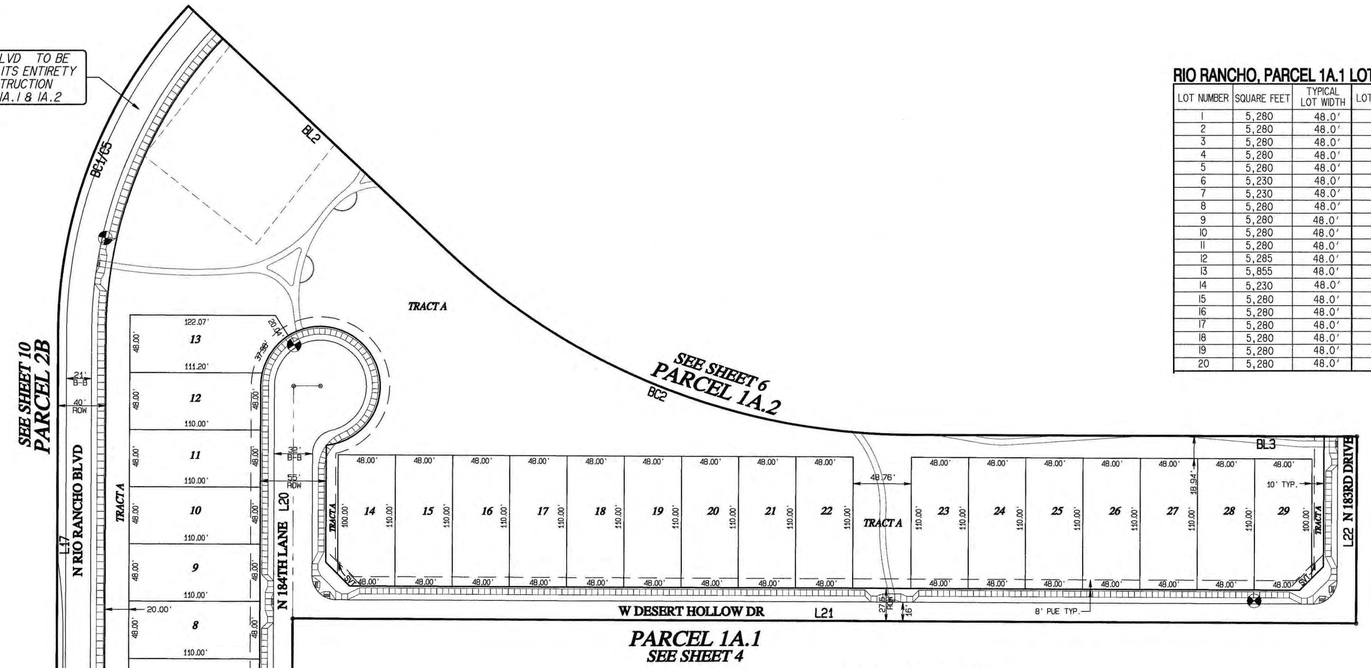
TRACT F	0.04	LANDSCAPE / TRAIL	HOA
TRACT G	0.25	LANDSCAPE / DRAINAGE	HOA
TRACT H	0.04	LANDSCAPE / TRAIL	HOA

HOA= RIO RANCHO PARCEL 1A.1
HOME OWNERS ASSOCIATION

N RIO RANCHO BLVD TO BE CONSTRUCTED IN ITS ENTIRETY DURING CONSTRUCTION OF PARCELS 1A.1 & 1A.2



PARCEL 1A.1
SEE SHEET 4

RIO RANCHO, PARCEL 1A.1 LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	5,280	48.0'	21	5,280	48.0'	41	5,642	48.0'	61	5,280	48.0'	81	5,280	48.0'	101	5,280	48.0'
2	5,280	48.0'	22	5,280	48.0'	42	5,230	48.0'	62	5,280	48.0'	82	5,280	48.0'	102	5,280	48.0'
3	5,280	48.0'	23	5,280	48.0'	43	5,280	48.0'	63	5,280	48.0'	83	5,280	48.0'	103	5,280	48.0'
4	5,280	48.0'	24	5,280	48.0'	44	5,280	48.0'	64	5,280	48.0'	84	5,280	48.0'	104	5,280	48.0'
5	5,280	48.0'	25	5,280	48.0'	45	5,280	48.0'	65	5,280	48.0'	85	5,280	48.0'	105	5,280	48.0'
6	5,230	48.0'	26	5,280	48.0'	46	5,280	48.0'	66	5,280	48.0'	86	5,230	48.0'	106	5,230	48.0'
7	5,230	48.0'	27	5,280	48.0'	47	5,280	48.0'	67	5,280	48.0'	87	5,230	48.0'	107	5,230	48.0'
8	5,280	48.0'	28	5,280	48.0'	48	5,280	48.0'	68	5,280	48.0'	88	5,280	48.0'	108	5,280	48.0'
9	5,280	48.0'	29	5,230	48.0'	49	5,280	48.0'	69	5,280	48.0'	89	5,280	48.0'	109	5,280	48.0'
10	5,280	48.0'	30	5,275	48.0'	50	5,280	48.0'	70	5,280	48.0'	90	5,280	48.0'	110	5,280	48.0'
11	5,280	48.0'	31	5,280	48.0'	51	5,280	48.0'	71	5,280	48.0'	91	5,280	48.0'	111	5,280	48.0'
12	5,285	48.0'	32	5,280	48.0'	52	5,280	48.0'	72	5,280	48.0'	92	5,280	48.0'	112	5,280	48.0'
13	5,855	48.0'	33	5,280	48.0'	53	5,280	48.0'	73	5,230	48.0'	93	5,280	48.0'			
14	5,230	48.0'	34	5,280	48.0'	54	5,280	48.0'	74	5,230	48.0'	94	5,280	48.0'			
15	5,280	48.0'	35	5,280	48.0'	55	5,280	48.0'	75	5,280	48.0'	95	5,280	48.0'			
16	5,280	48.0'	36	5,280	48.0'	56	5,280	48.0'	76	5,280	48.0'	96	5,280	48.0'			
17	5,280	48.0'	37	5,389	48.0'	57	5,230	48.0'	77	5,280	48.0'	97	5,280	48.0'			
18	5,280	48.0'	38	11,666	48.0'	58	5,230	48.0'	78	5,280	48.0'	98	5,280	48.0'			
19	5,280	48.0'	39	10,267	48.0'	59	5,280	48.0'	79	5,280	48.0'	99	5,230	48.0'			
20	5,280	48.0'	40	5,500	48.0'	60	5,280	48.0'	80	5,280	48.0'	100	5,274	48.0'			

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FSI8-071

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RM-9	4,500	40	35	15	5	13	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.

PARCEL IA.1 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S00°15'38"W	1007.06'
BL2	S46°37'51"E	296.65'
BL3	N89°46'10"W	597.80'
BL4	N00°12'58"E	924.13'
BL5	N89°44'22"W	1312.89'

PARCEL IA.1 BOUNDARY CURVE TABLE

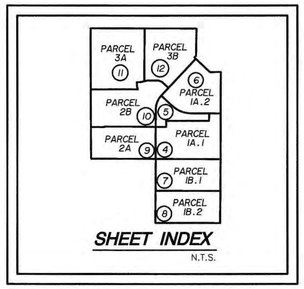
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
BC1	400.00'	300.96'	43°06'31"	S21°48'54"W	293.91'
BC2	570.00'	429.16'	43°08'19"	N68°12'00"W	419.09'

PARCEL IA & LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°37'51"W	202.50'
L2	N46°37'51"W	153.79'
L3	N89°44'22"W	294.26'
L4	N43°22'09"E	285.00'
L5	N43°22'09"E	307.63'
L6	S43°22'09"W	182.50'
L7	S46°37'57"E	249.44'
L8	N46°37'51"W	153.79'
L9	S89°44'22"E	291.75'
L10	N00°15'38"E	245.02'
L11	N00°15'38"E	156.49'
L12	S43°22'09"W	212.20'
L13	N43°22'09"E	775.12'
L14	N46°37'57"W	202.50'
L15	S46°37'57"E	305.49'
L16	N00°12'58"E	365.29'
L17	S00°15'38"W	358.99'
L18	N89°44'22"W	197.50'
L19	S00°15'38"W	119.43'
L20	S00°15'38"W	195.19'
L21	S89°44'22"E	891.76'
L22	S00°15'38"W	156.51'
L23	N00°15'38"E	275.00'
L24	S00°15'38"W	155.57'
L25	N89°44'22"W	747.76'
L26	N89°44'22"W	144.00'
L27	S00°15'38"W	275.00'
L28	S89°44'22"E	747.76'
L29	S00°15'38"W	275.00'
L30	N89°46'10"W	222.91'
L31	N00°12'58"E	924.13'
L32	N00°15'38"E	613.00'

PARCEL IA & CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	412.50'	310.36'	43°06'31"	S68°11'06"E	303.09'
C2	127.50'	95.93'	43°06'31"	N68°11'06"W	93.68'
C3	500.00'	408.83'	46°50'55"	N23°12'30"W	397.54'
C4	400.00'	300.96'	43°06'31"	N21°48'54"E	293.91'
C5	320.00'	221.81'	39°42'55"	S26°46'30"E	217.40'
C6	320.00'	40.09'	7°10'40"	S03°19'42"E	40.06'



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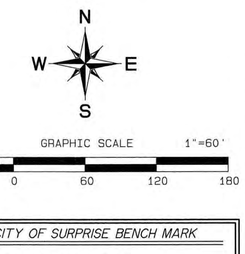
N.T.S.



GRAPHIC SCALE 1"=60'
0 60 120 180

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

NOTES:
1) ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
2) ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
3) SIDEWALKS ARE SHOWN SCHEMATICALLY AND ARE NOT INTENDED TO SHOW ADA RAMPS. RAMPS SHALL BE SHOWN AS PART OF THE FINAL CONSTRUCTION DOCUMENTS.
4) PURSUANT TO AGREEMENT WITH FCDMC FLOODPLAIN WILL BE MOVED OUTSIDE OF LOTS BASED ON LOMR-F TO BE FILED POST EARTHWORK CONSTRUCTION.
5) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS WILL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) DETAIL 4-01.
6) SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Arizona Professional Engineering Consultant
CERTIFICATE NO. 39620
WARREN C. RUSSELL
DATE SIGNED
ARIZONA U.S.A.
EXPIRES 9/30/2018

RIO RANCHO ESTATES PARCEL 1A.1

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

GOODWIN and MARSHALL INC.
CIVIL ENGINEERS-PLANNERS-SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

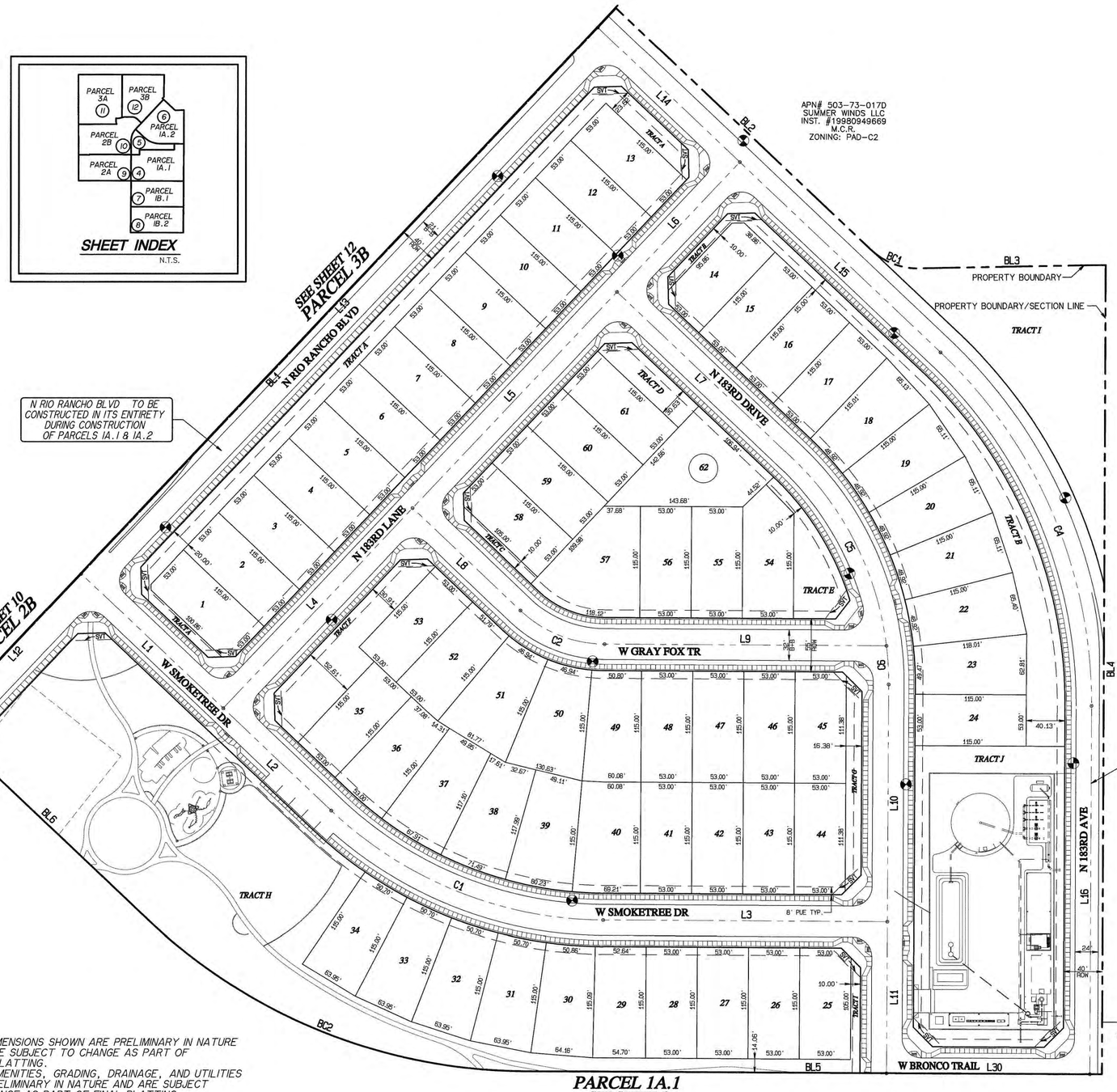
Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET : 5 of 13

FS18-071 W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:15:46 2018

GOODWIN AND MARSHALL, INC.

PRELIMINARY PLAT FOR RIO RANCHO ESTATES



RIO RANCHO, PARCEL 1A.2 LAND USE SUMMARY	
ZONING DESIGNATION	PUD-RM-6
53' X 115' LOTS	62
TOTAL LOTS	62
GROSS DENSITY	3.02 Lots/Acre
NET DENSITY	6.37 Lots/Acre
LOT ACREAGE	9.73 Ac.
PUBLIC STREETS	6.26 Ac.
OPEN SPACE ACREAGE	4.53 Ac.
TOTAL ACREAGE	20.52 Ac.

RIO RANCHO, PARCEL 1A.2 TRACT TABLE

TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	0.39	LANDSCAPE	HOA
TRACT B	0.40	LANDSCAPE / DRAINAGE	HOA
TRACT C	0.02	LANDSCAPE	HOA
TRACT D	0.08	LANDSCAPE	HOA
TRACT E	0.11	LANDSCAPE	HOA
TRACT F	0.05	LANDSCAPE	HOA
TRACT G	0.18	LANDSCAPE / DRAINAGE	HOA
TRACT H	0.08	LANDSCAPE / PARK	HOA
TRACT I	2.04	LANDSCAPE / DRAINAGE	HOA
TRACT J	1.10	WATER CAMPUS	HOA

HOA= RIO RANCHO PARCEL IA.2
HOME OWNERS ASSOCIATION

RIO RANCHO, PARCEL 1A.2 LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	6,045	53.0'	21	6,513	53.0'	41	6,095	53.0'	61	6,095	53.0'
2	6,095	53.0'	22	6,611	53.0'	42	6,095	53.0'	62	9,860	53.0'
3	6,095	53.0'	23	6,498	53.0'	43	6,095	53.0'			
4	6,095	53.0'	24	6,095	53.0'	44	6,089	53.0'			
5	6,095	53.0'	25	6,045	53.0'	45	6,088	53.0'			
6	6,095	53.0'	26	6,095	53.0'	46	6,095	53.0'			
7	6,095	53.0'	27	6,095	53.0'	47	6,095	53.0'			
8	6,095	53.0'	28	6,095	53.0'	48	6,095	53.0'			
9	6,095	53.0'	29	6,173	53.0'	49	6,380	53.0'			
10	6,095	53.0'	30	6,580	53.0'	50	7,180	53.0'			
11	6,095	53.0'	31	6,556	53.0'	51	7,060	53.0'			
12	6,095	53.0'	32	6,556	53.0'	52	6,095	53.0'			
13	6,094	53.0'	33	6,556	53.0'	53	6,045	53.0'			
14	6,003	53.0'	34	6,556	53.0'	54	6,619	53.0'			
15	6,095	53.0'	35	6,045	53.0'	55	6,095	53.0'			
16	6,095	53.0'	36	6,095	53.0'	56	6,095	53.0'			
17	6,095	53.0'	37	6,886	53.0'	57	9,132	53.0'			
18	6,514	53.0'	38	7,070	53.0'	58	6,045	53.0'			
19	6,513	53.0'	39	7,990	53.0'	59	6,095	53.0'			
20	6,513	53.0'	40	7,427	53.0'	60	6,095	53.0'			

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS18-071

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RM-6	6,000	50	35	15	5	13	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.

PARCEL IA ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N46°37'51"W	202.50'
L2	N46°37'51"W	153.79'
L3	N89°44'22"W	294.26'
L4	N43°22'09"E	285.00'
L5	N43°22'09"E	307.63'
L6	S43°22'09"W	182.50'
L7	S46°37'57"E	249.44'
L8	N46°37'51"W	153.79'
L9	S89°44'22"E	291.75'
L10	N00°15'38"E	245.02'
L11	N00°15'38"E	156.49'
L12	S43°22'09"W	218.20'
L13	N43°22'09"E	775.12'
L14	N46°37'57"W	202.50'
L15	S46°37'57"E	305.49'
L16	N00°12'58"E	365.29'
L17	S00°15'38"W	358.99'
L18	N89°44'22"W	197.50'
L19	S00°15'38"W	119.43'
L20	S00°15'38"W	195.19'
L21	S89°44'22"E	891.76'
L22	S00°15'38"W	156.51'
L23	N00°15'38"E	275.00'
L24	S00°15'38"W	155.57'
L25	N89°44'22"W	747.76'
L26	N89°44'22"W	144.00'
L27	S00°15'38"W	275.00'
L28	S89°44'22"E	747.76'
L29	S00°15'38"W	275.00'
L30	N89°46'10"W	222.91'
L31	N00°12'58"E	924.13'
L32	N00°15'38"E	613.00'

PARCEL IA ℄ CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	412.50'	310.36'	43°06'31"	S68°11'06"E	303.09'
C2	127.50'	95.93'	43°06'31"	N68°11'06"W	93.68'
C3	500.00'	408.83'	46°50'55"	N23°12'30"W	397.54'
C4	400.00'	300.96'	43°06'31"	N21°48'54"E	293.91'
C5	320.00'	221.81'	39°42'55"	S26°46'30"E	217.40'
C6	320.00'	40.09'	7°10'40"	S03°19'42"E	40.06'

PARCEL IA.2 BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
BC1	70.00'	54.35'	44°29'10"	S68°52'32"E	53.00'
BC2	570.00'	429.16'	43°08'19"	N68°12'00"W	419.09'

PARCEL IA.2 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S43°22'09"W	1017.32'
BL2	N46°37'57"W	363.67'
BL3	S89°52'56"W	193.35'
BL4	N00°12'58"E	836.25'
BL5	S89°46'10"E	597.80'
BL6	S46°37'51"E	296.65'

N
W E
S

GRAPHIC SCALE 1"=60'
0 60 120 180

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

NOTES:
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6) SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 39620
WARREN C. RUSSELL
DATE SIGNED 7/26/18
ARIZONA U.S.A.

EXPIRES 9/30/2018

RIO RANCHO ESTATES PARCEL 1A.2

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

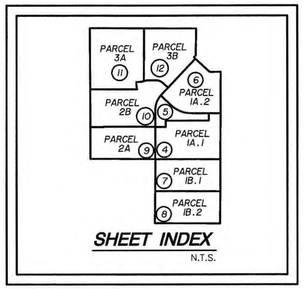
PRELIMINARY PLAT

GOODWIN & MARSHALL INC.
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET: 6 of 13

GOODWIN AND MARSHALL, INC.
PRELIMINARY PLAT FOR RIO RANCHO ESTATES
FS18-071 W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:15:24 2018



SHEET INDEX

N.T.S.

RIO RANCHO, PARCEL 1B.1 LAND USE SUMMARY	
ZONING DESIGNATION	PUD-RM-9
48' X 110' LOTS	78
TOTAL LOTS	78
GROSS DENSITY	4.05 Lots/Acre
NET DENSITY	7.87 Lots/Acre
LOT ACREAGE	9.91 Ac.
PUBLIC STREETS	5.76 Ac.
OPEN SPACE ACREAGE	3.60 Ac.
TOTAL ACREAGE	19.27 Ac.

RIO RANCHO, PARCEL 1B.1 TRACT TABLE			
TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	1.02	LANDSCAPE/ DRAINAGE	HOA
TRACT B	0.04	LANDSCAPE	HOA
TRACT C	0.82	LANDSCAPE/ DRAINAGE / PARK / TRAIL	HOA
TRACT D	0.04	LANDSCAPE	HOA
TRACT E	0.02	LANDSCAPE	HOA
TRACT F	0.29	LANDSCAPE/ DRAINAGE / TRAIL	HOA
TRACT G	0.02	LANDSCAPE	HOA
TRACT H	1.35	LANDSCAPE/ DRAINAGE	HOA

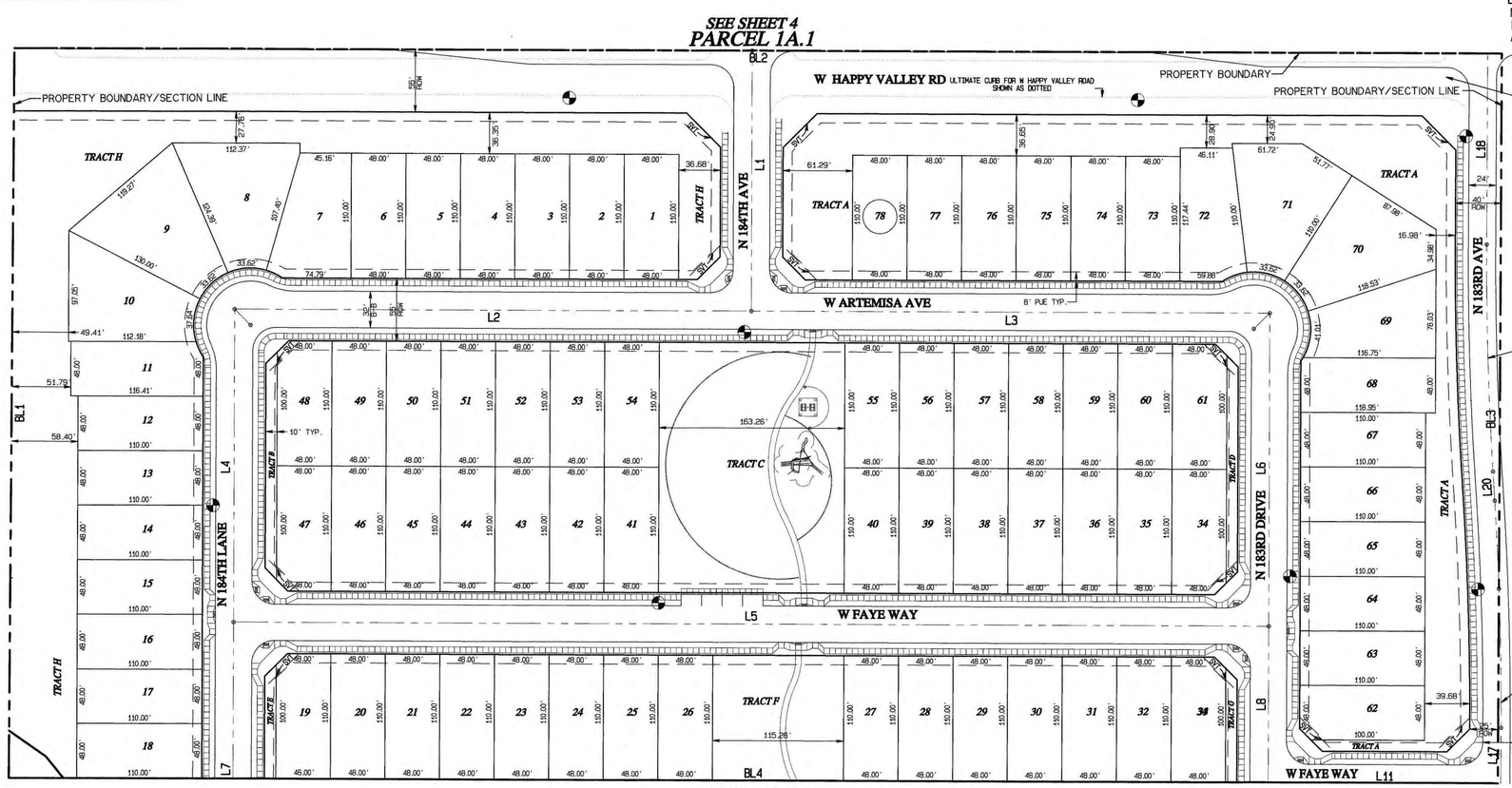
HOA= RIO RANCHO PARCEL IB.1
HOME OWNERS ASSOCIATION

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS18-071

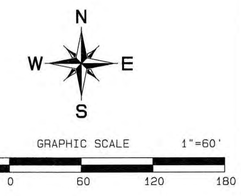
ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RM-9	4,500	40	35	15	5	13	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.



PARCEL IB.1 BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
BL1	N00°30'00"E	641.35'
BL2	N89°44'22"W	1308.11'
BL3	N00°22'29"E	641.35'
BL4	N89°44'22"W	1309.51'

PARCEL IB LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°15'38"E	258.51'
L2	S89°44'22"E	454.24'
L3	N89°44'22"W	456.02'
L4	S00°15'38"W	275.00'
L5	N89°44'22"W	910.26'
L6	S00°15'38"W	275.00'
L7	N00°15'38"E	280.00'
L8	S00°15'38"W	137.50'
L9	S89°44'22"E	910.26'
L10	N00°15'38"E	142.50'
L11	N89°44'22"W	204.61'
L12	N00°15'38"E	285.00'
L13	N89°44'22"W	471.57'
L14	N89°44'22"W	438.69'
L15	N00°15'38"E	285.00'
L16	S00°22'29"W	645.90'
L17	S00°22'29"W	48.94'
L18	S00°22'29"W	167.60'
L19	S00°16'17"W	237.10'
L20	N03°26'23"W	25.67'



RIO RANCHO, PARCEL 1B.1 LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	5,280	48.0'	21	5,280	48.0'	41	5,280	48.0'	61	5,230	48.0'
2	5,280	48.0'	22	5,280	48.0'	42	5,280	48.0'	62	5,230	48.0'
3	5,280	48.0'	23	5,280	48.0'	43	5,280	48.0'	63	5,280	48.0'
4	5,280	48.0'	24	5,280	48.0'	44	5,280	48.0'	64	5,280	48.0'
5	5,280	48.0'	25	5,280	48.0'	45	5,280	48.0'	65	5,280	48.0'
6	5,280	48.0'	26	5,280	48.0'	46	5,280	48.0'	66	5,280	48.0'
7	6,624	48.0'	27	5,280	48.0'	47	5,230	48.0'	67	5,280	48.0'
8	8,317	48.0'	28	5,280	48.0'	48	5,230	48.0'	68	5,690	48.0'
9	9,082	48.0'	29	5,280	48.0'	49	5,280	48.0'	69	6,650	48.0'
10	7,617	48.0'	30	5,280	48.0'	50	5,280	48.0'	70	8,980	48.0'
11	5,539	48.0'	31	5,280	48.0'	51	5,280	48.0'	71	8,310	48.0'
12	5,280	48.0'	32	5,280	48.0'	52	5,280	48.0'	72	6,133	48.0'
13	5,280	48.0'	33	5,230	48.0'	53	5,280	48.0'	73	5,280	48.0'
14	5,280	48.0'	34	5,230	48.0'	54	5,280	48.0'	74	5,280	48.0'
15	5,280	48.0'	35	5,280	48.0'	55	5,280	48.0'	75	5,280	48.0'
16	5,280	48.0'	36	5,280	48.0'	56	5,280	48.0'	76	5,280	48.0'
17	5,280	48.0'	37	5,280	48.0'	57	5,280	48.0'	77	5,280	48.0'
18	5,280	48.0'	38	5,280	48.0'	58	5,280	48.0'	78	5,280	48.0'
19	5,230	48.0'	39	5,280	48.0'	59	5,280	48.0'			
20	5,280	48.0'	40	5,280	48.0'	60	5,280	48.0'			

NOTES:

1) ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
2) ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
3) SIDEWALKS ARE SHOWN SCHEMATICALLY AND ARE NOT INTENDED TO SHOW ADA RAMPS. RAMPS SHALL BE SHOWN AS PART OF THE FINAL CONSTRUCTION DOCUMENTS.
4) PURSUANT TO AGREEMENT WITH FCDMC FLOODPLAIN WILL BE MOVED OUTSIDE OF LOTS BASED ON LOMR-F TO BE FILED POST EARTHWORK CONSTRUCTION.
5) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS WILL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) DETAIL 4-01.
6) SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7/26/18 ARIZONA U.S.A.

EXPIRES 9/30/2018

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2" I" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

RIO RANCHO ESTATES PARCEL 1B.1

CITY OF SURPRISE MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS-PLANNERS-SURVEYORS
3705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

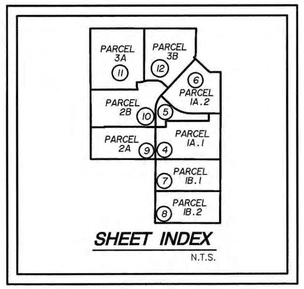
Job No.:	10692A	Design:	WCR
Date:	JUNE 2018	Drafl:	IAS
Scale:	AS SHOWN	Review:	WCR

SHEET: 7 of 13

FS18-071 W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 09:00:59 2018

PRELIMINARY PLAT FOR RIO RANCHO ESTATES

GOODWIN AND MARSHALL, INC.



SHEET INDEX

N.T.S.

RIO RANCHO, PARCEL 1B.2 LAND USE SUMMARY	
ZONING DESIGNATION	PUD-RM-6
58' X 115' LOTS	69
TOTAL LOTS	69
GROSS DENSITY	3.56 Lots/Acre
NET DENSITY	6.24 Lots/Acre
LOT ACREAGE	11.05 Ac.
PUBLIC STREETS	4.10 Ac.
OPEN SPACE ACREAGE	4.24 Ac.
TOTAL ACREAGE	19.39 Ac.

RIO RANCHO, PARCEL 1B.2 TRACT TABLE

TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	0.02	LANDSCAPE	HOA
TRACT B	0.21	LANDSCAPE/ DRAINAGE / TRAIL	HOA
TRACT C	0.02	LANDSCAPE	HOA
TRACT D	0.05	LANDSCAPE	HOA
TRACT E	0.43	LANDSCAPE/ DRAINAGE / TRAIL	HOA
TRACT F	0.05	LANDSCAPE	HOA
TRACT G	1.59	LANDSCAPE/ DRAINAGE	HOA
TRACT H	1.87	LANDSCAPE/ DRAINAGE	HOA

HOA= RIO RANCHO PARCEL 1B.2
HOME OWNERS ASSOCIATION

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS18-071

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RM-6	6,000	50	35	15	5	13	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.

SEE SHEET 7

PARCEL 1B.1

APN# 503-73-025X
EMILIA ARIZMENDEZ
INST. #20120181733
M.C.R.
ZONING: RR
NONCONFORMING

APN# 503-73-025V
EMILIA ARIZMENDEZ
INST. #20140429568
M.C.R.
ZONING: RR
NONCONFORMING

W CHAMA DR

W WHISPERING WIND DRIVE

W ENOCH DR

W FAYE WAY

N 184TH LANE

N 184TH AVE

N 183RD DRIVE

N 183RD AVE

TRACT H

TRACT E

TRACT G

100-YEAR FLOODPLAIN LIMITS #4

PROPERTY BOUNDARY/ SECTION LINE

PROPERTY BOUNDARY/SECTION LINE

PROPERTY BOUNDARY

STREET IMPROVEMENTS FOR N 183RD AVE ADJACENT TO PARCEL 1B.2 TO BE CONSTRUCTED DURING CONSTRUCTION OF PARCEL 1B.2

APN# 503-73-049
JUANITA TR. AGUILA
INST. #19940770726
M.C.R.
ZONING: RR

CENTERLINE

SEE SHEET 13 FOR W ENOCH DRIVE LAYOUT

APN# 503-73-019G
BEARDSLEY WATER COMPANY, INC
INST. #2003-0687822
M.C.R.
ZONING: RR

APN# 503-73-020H
HENRY N. & JULIE E. ALTAMIRANO
INST. #20080812312
M.C.R.
ZONING: RR

503-73-109A
JESUS CARLOS & JOSEFINA PEREZ
INST. #20011106462
M.C.R.
ZONING: RR

APN# 503-73-109B
JOSEFINA PEREZ
INST. #20011080775
M.C.R.
ZONING: RR

APN# 503-73-141B
JOSE M. GRANADOS & ROSA LUNA
INST. #20051721520
M.C.R.
ZONING: RR

APN# 503-73-141A
ROBERT N. NELSON & RODGER R. BAUM
INST. #20170127796
M.C.R.
ZONING: RR

APN# 503-73-163
JOE JR. MONTANO & MARTINA
INST. #20040796579
M.C.R.
ZONING: RR

APN# 503-73-164
JOE B. JR. MONTANO
INST. #19980121289
M.C.R.
ZONING: RR

APN# 503-73-057
JOE B. JR. MONTANO
INST. #20051837793
124-46 M.C.R.
ZONING: PAD

PARCEL 1B.2 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	N00°30'00"E	644.50'
BL2	S89°44'22"E	1309.51'
BL3	N00°22'29"E	644.74'
BL4	S89°43'43"E	1310.92'

PARCEL 1B LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°15'38"E	258.51'
L2	S89°44'22"E	454.24'
L3	N89°44'22"W	456.02'
L4	S00°15'38"W	275.00'
L5	N89°44'22"W	910.26'
L6	S00°15'38"W	275.00'
L7	N00°15'38"E	280.00'
L8	S00°15'38"W	137.50'
L9	S89°44'22"E	910.26'
L10	N00°15'38"E	142.50'
L11	N89°44'22"W	204.61'
L12	N00°15'38"E	285.00'
L13	N89°44'22"W	471.57'
L14	N89°44'22"W	438.69'
L15	N00°15'38"E	285.00'
L16	S00°22'29"W	645.90'
L17	S00°22'29"W	48.94'
L18	S00°22'29"W	167.60'
L19	S00°16'17"W	237.10'
L20	N03°26'23"W	25.67'

N
W E
S

GRAPHIC SCALE 1"=60'

0 60 120 180

CITY OF SURPRISE BENCH MARK

*CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE*

ELEVATION= 1448.15 (NAVD 88 DATUM)

RIO RANCHO, PARCEL 1B.2 LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	6,620	58.0'	21	10,265	58.0'	41	6,960	58.0'	61	6,670	58.0'
2	6,670	58.0'	22	11,026	58.0'	42	6,960	58.0'	62	6,670	58.0'
3	6,670	58.0'	23	6,990	58.0'	43	6,960	58.0'	63	6,670	58.0'
4	6,670	58.0'	24	6,670	58.0'	44	6,620	58.0'	64	6,670	58.0'
5	6,670	58.0'	25	6,670	58.0'	45	6,670	58.0'	65	6,670	58.0'
6	6,670	58.0'	26	6,670	58.0'	46	6,670	58.0'	66	6,670	58.0'
7	6,670	58.0'	27	6,670	58.0'	47	6,670	58.0'	67	6,670	58.0'
8	6,670	58.0'	28	6,670	58.0'	48	6,670	58.0'	68	6,670	58.0'
9	6,670	58.0'	29	6,670	58.0'	49	6,670	58.0'	69	6,620	58.0'
10	6,670	58.0'	30	6,670	58.0'	50	6,670	58.0'			
11	6,670	58.0'	31	6,670	58.0'	51	6,670	58.0'			
12	6,670	58.0'	32	6,670	58.0'	52	6,670	58.0'			
13	6,620	58.0'	33	6,670	58.0'	53	6,670	58.0'			
14	6,960	58.0'	34	6,670	58.0'	54	6,670	58.0'			
15	6,960	58.0'	35	7,161	58.0'	55	6,670	58.0'			
16	6,960	58.0'	36	8,861	58.0'	56	6,620	58.0'			
17	6,960	58.0'	37	11,943	58.0'	57	6,620	58.0'			
18	6,960	58.0'	38	8,060	58.0'	58	6,670	58.0'			
19	6,960	58.0'	39	6,960	58.0'	59	6,670	58.0'			
20	7,069	58.0'	40	6,960	58.0'	60	6,670	58.0'			

NOTES:

1) *ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.*
2) *ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.*
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6) *SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.*
7) *CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.*

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil)
CERTIFICATE NO.
39620
WARREN C. RUSSELL
DATE SIGNED 7/6/18
ARIZONA U.S.A.

EXPIRES 9/30/2018

RIO RANCHO ESTATES PARCEL 1B.2

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

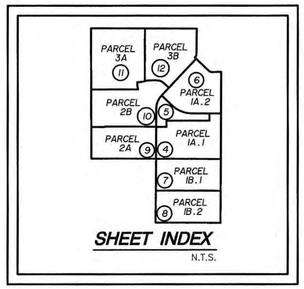
GOODWIN AND MARSHALL, INC.
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2700 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

Job No.:	10692A	Design:	WCR
Date:	JUNE 2018	Draft:	IAS
Scale:	AS SHOWN	Review:	WCR

SHEET: 8 of 13

GOODWIN AND MARSHALL, INC.
PRELIMINARY PLAT FOR RIO RANCHO ESTATES

FS18-071 W:\10692A - Rio Rancho Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:29:45 2018



SHEET INDEX

N.T.S.

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS18-071

ZONING DISTRICT	MINIMUM LOT SIZE			MINIMUM YARD SETBACKS				BUILDING HEIGHT	MAXIMUM COVERAGE
	AREA	WIDTH	DEPTH	FRONT	SIDE	TOTAL SIDE	REAR		
PUD-RM-6	6,000	50'	100'	12'/20'	5	13	20	35'	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.

NOTES:

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5) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS WILL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) DETAIL 4-01.
6) SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

RIO RANCHO, PARCEL 2A LAND USE SUMMARY	
ZONING DESIGNATION	PUD-RM-6
53' X 115' LOTS	67
TOTAL LOTS	67
GROSS DENSITY	3.45 Lots/Acre
NET DENSITY	6.76 Lots/Acre
LOT ACREAGE	9.91 Ac.
PUBLIC STREETS	5.57 Ac.
OPEN SPACE ACREAGE	3.94 Ac.
TOTAL ACREAGE	19.42 Ac.

RIO RANCHO, PARCEL 2A TRACT TABLE			
TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	0.02	LANDSCAPE	HOA
TRACT B	0.06	LANDSCAPE	HOA
TRACT C	3.57	LANDSCAPE / DRAINAGE / PARK / TRAIL	HOA
TRACT D	0.02	LANDSCAPE	HOA
TRACT E	0.05	LANDSCAPE	HOA
TRACT F	0.17	LANDSCAPE / TRAIL	HOA
TRACT G	0.05	LANDSCAPE	HOA

HOA= RIO RANCHO PARCEL 2A HOME OWNERS ASSOCIATION

RIO RANCHO, PARCEL 2A LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	6,095	53.0'	21	6,474	53.0'	41	6,095	53.0'	61	6,095	53.0'
2	6,095	53.0'	22	6,095	53.0'	42	6,095	53.0'	62	6,095	53.0'
3	6,095	53.0'	23	6,095	53.0'	43	6,095	53.0'	63	6,095	58.0'
4	6,095	53.0'	24	6,095	53.0'	44	6,095	53.0'	64	6,095	58.0'
5	6,045	53.0'	25	6,576	53.0'	45	6,095	53.0'	65	6,095	58.0'
6	6,095	53.0'	26	12,561	53.0'	46	6,095	53.0'	66	6,095	58.0'
7	6,095	53.0'	27	9,797	53.0'	47	6,095	53.0'	67	6,045	58.0'
8	6,095	53.0'	28	5,969	53.0'	48	6,095	53.0'			
9	6,095	53.0'	29	6,095	53.0'	49	6,095	53.0'			
10	6,095	53.0'	30	6,095	53.0'	50	6,095	53.0'			
11	6,095	53.0'	31	6,095	53.0'	51	6,095	53.0'			
12	6,045	53.0'	32	6,095	53.0'	52	6,095	53.0'			
13	6,045	53.0'	33	6,095	53.0'	53	6,045	53.0'			
14	6,095	53.0'	34	6,095	53.0'	54	6,045	53.0'			
15	6,095	53.0'	35	6,095	53.0'	55	6,095	53.0'			
16	6,095	53.0'	36	6,095	53.0'	56	6,095	53.0'			
17	6,095	53.0'	37	6,095	53.0'	57	6,095	53.0'			
18	7,701	53.0'	38	6,095	53.0'	58	6,095	53.0'			
19	7,956	53.0'	39	6,095	53.0'	59	6,095	53.0'			
20	10,036	53.0'	40	6,045	53.0'	60	6,095	53.0'			

SEE SHEET 10
PARCEL 2B

N RIO RANCHO BLVD TO BE CONSTRUCTED IN ITS ENTIRETY DURING CONSTRUCTION OF PARCELS 1A.1 & 1A.2

SEE SHEET 13 FOR W HAPPY VALLEY ROAD LAYOUT

PARCEL 2A BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	N00°09'08"W	639.22'
BL2	S89°55'01"E	272.81'
BL3	N00°13'27"E	10.00'
BL4	N89°46'33"W	832.50'
BL5	N00°13'27"E	2.52'
BL6	N89°44'22"W	202.63'
BL7	N00°15'38"E	648.07'
BL8	N89°44'22"W	1303.33'

PARCEL 2 ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°13'27"E	275.00'
L2	S00°13'27"W	275.00'
L3	N89°46'33"W	726.93'
L4	N89°46'33"W	855.56'
L5	S89°46'33"E	396.56'
L6	N89°46'33"W	459.00'
L7	N00°13'27"E	280.00'
L8	N00°13'27"E	140.02'
L9	N00°13'27"E	275.00'
L10	S00°13'27"W	57.42'
L11	N89°44'22"W	202.63'
L12	S00°13'27"W	285.00'
L13	N89°46'33"W	391.11'
L14	N89°46'33"W	459.00'
L15	S00°13'27"W	139.98'
L16	S89°46'33"E	850.11'
L17	S00°13'27"W	285.00'
L18	N00°15'38"E	613.00'
L19	N00°15'38"E	358.99'
L20	S43°22'09"W	212.20'
L21	S00°13'27"W	46.58'
L22	N89°46'33"W	43.50'
L23	N74°37'38"E	48.00'
L24	N89°46'33"W	38.94'
L25	S89°46'33"E	105.49'
L26	N46°37'51"W	139.75'

GRAPHIC SCALE 1"=60'

0 60 120 180

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL ARIZONA U.S.A.
EXPIRES 9/30/2018

RIO RANCHO ESTATES PARCEL 2A

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

GOODWIN & MARSHALL INC.
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET: 9 of 13

GOODWIN AND MARSHALL, INC.

PRELIMINARY PLAT FOR RIO RANCHO ESTATES

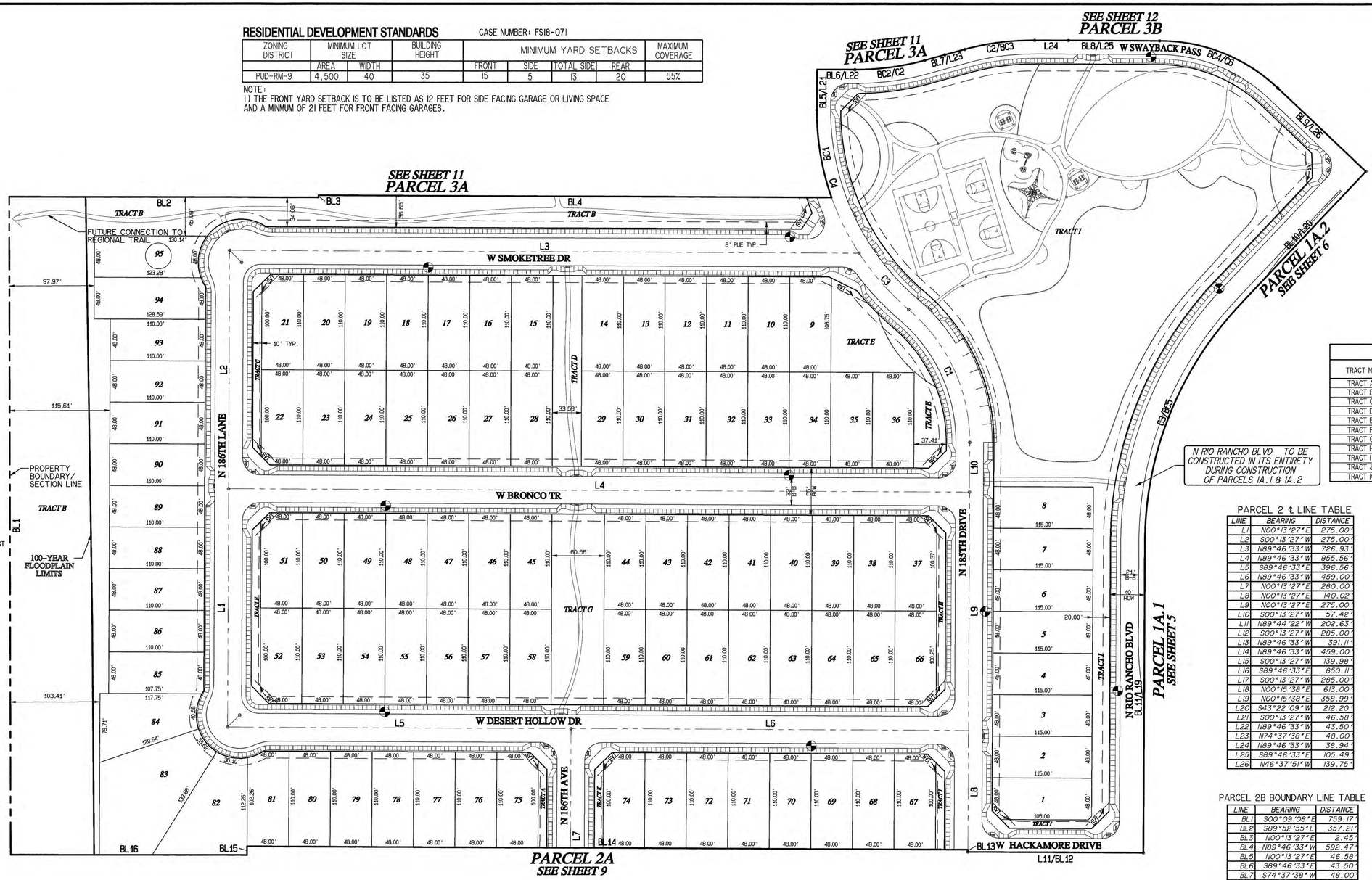
FS18-071 W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:52:50 2018

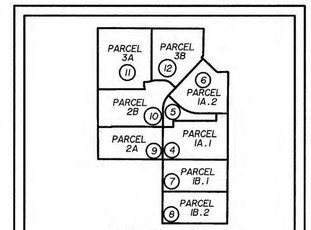
RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS18-071

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RM-9	4,500	40	35	15	5	13	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.





RIO RANCHO, PARCEL 2B TRACT TABLE

TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	0.02	LANDSCAPE	HOA
TRACT B	2.60	LANDSCAPE/ DRAINAGE / PARK / TRAIL	HOA
TRACT C	0.04	LANDSCAPE	HOA
TRACT D	0.17	LANDSCAPE/ DRAINAGE /TRAIL	HOA
TRACT E	0.24	LANDSCAPE	HOA
TRACT F	0.04	LANDSCAPE	HOA
TRACT G	0.31	LANDSCAPE/ DRAINAGE / TRAIL	HOA
TRACT H	0.04	LANDSCAPE	HOA
TRACT I	3.93	LANDSCAPE/ DRAINAGE / TRAIL	HOA
TRACT J	0.02	LANDSCAPE	HOA
TRACT K	0.02	LANDSCAPE	HOA

HOA= RIO RANCHO PARCEL 2B HOME OWNERS ASSOCIATION

N RIO RANCHO BLVD TO BE CONSTRUCTED IN ITS ENTIRETY DURING CONSTRUCTION OF PARCELS 1A.1 & 1A.2

PARCEL 2 ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°13'27"E	275.00'
L2	S00°13'27"W	275.00'
L3	N89°46'33"W	726.93'
L4	N89°46'33"W	855.56'
L5	S89°46'33"E	396.56'
L6	N89°46'33"W	459.00'
L7	N00°13'27"E	280.00'
L8	N00°13'27"E	140.02'
L9	N00°13'27"E	275.00'
L10	S00°13'27"W	57.42'
L11	N89°44'22"W	202.63'
L12	S00°13'27"W	285.00'
L13	N89°46'33"W	391.11'
L14	N89°46'33"W	459.00'
L15	S00°13'27"W	139.98'
L16	S89°46'33"E	850.11'
L17	S00°13'27"W	285.00'
L18	N00°15'38"E	613.00'
L19	N00°15'38"E	358.99'
L20	S43°22'09"W	212.20'
L21	S00°13'27"W	46.58'
L22	N89°46'33"W	43.50'
L23	N74°37'38"E	48.00'
L24	N89°46'33"W	38.94'
L25	S89°46'33"E	105.49'
L26	N46°37'51"W	139.75'

PARCEL 2 ℄ CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	200.00'	174.27'	49°55'28"	N24°44'17"W	168.81'
C2	400.00'	300.96'	43°06'31"	N21°48'54"E	293.91'
C3	300.00'	86.67'	16°33'09"	S41°25'27"E	86.37'
C4	300.00'	174.73'	33°22'19"	S16°27'43"E	172.28'

PARCEL 2B BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
BC1	300.00'	102.93'	19°39'28"	N09°36'17"W	102.42'
BC2	300.00'	81.66'	15°35'49"	N82°25'32"E	81.41'
BC3	300.00'	81.66'	15°35'49"	N82°25'32"E	81.41'
BC4	200.00'	150.60'	43°08'42"	N68°12'12"W	147.07'
BC5	400.00'	300.96'	43°06'31"	N21°48'54"E	293.91'

PARCEL 2B BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S00°09'08"E	759.17'
BL2	S89°52'55"E	357.21'
BL3	N00°13'27"E	2.45'
BL4	N89°46'33"W	592.47'
BL5	N00°13'27"E	46.58'
BL6	S89°46'33"E	43.50'
BL7	S74°37'38"W	48.00'
BL8	N89°46'33"W	144.44'
BL9	N46°37'51"W	139.75'
BL10	S43°22'09"W	212.20'
BL11	N00°15'38"E	358.99'
BL12	N89°44'22"W	202.63'
BL13	S00°13'27"W	2.52'
BL14	S89°46'33"E	832.50'
BL15	N00°13'27"E	10.00'
BL16	N89°55'01"W	272.81'

GRAPHIC SCALE 1"=60'

0 60 120 180

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

RIO RANCHO, PARCEL 2B LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	5,470	48.0'	21	5,230	48.0'	41	5,280	48.0'	61	5,280	48.0'	81	5,193	48.0'
2	5,520	48.0'	22	5,230	48.0'	42	5,280	48.0'	62	5,280	48.0'	82	8,400	48.0'
3	5,520	48.0'	23	5,280	48.0'	43	5,280	48.0'	63	5,280	48.0'	83	12,659	48.0'
4	5,520	48.0'	24	5,280	48.0'	44	5,280	48.0'	64	5,280	48.0'	84	6,818	48.0'
5	5,520	48.0'	25	5,280	48.0'	45	5,280	48.0'	65	5,280	48.0'	85	5,276	48.0'
6	5,520	48.0'	26	5,280	48.0'	46	5,280	48.0'	66	5,230	48.0'	86	5,280	48.0'
7	5,520	48.0'	27	5,280	48.0'	47	5,280	48.0'	67	5,230	48.0'	87	5,280	48.0'
8	5,520	48.0'	28	5,280	48.0'	48	5,280	48.0'	68	5,280	48.0'	88	5,280	48.0'
9	5,279	48.0'	29	5,280	48.0'	49	5,280	48.0'	69	5,280	48.0'	89	5,280	48.0'
10	5,280	48.0'	30	5,280	48.0'	50	5,280	48.0'	70	5,280	48.0'	90	5,280	48.0'
11	5,280	48.0'	31	5,280	48.0'	51	5,230	48.0'	71	5,280	48.0'	91	5,280	48.0'
12	5,280	48.0'	32	5,280	48.0'	52	5,230	48.0'	72	5,280	48.0'	92	5,280	48.0'
13	5,280	48.0'	33	5,280	48.0'	53	5,280	48.0'	73	5,280	48.0'	93	5,280	48.0'
14	5,280	48.0'	34	5,280	48.0'	54	5,280	48.0'	74	5,230	48.0'	94	6,143	48.0'
15	5,280	48.0'	35	5,280	48.0'	55	5,280	48.0'	75	5,230	48.0'	95	5,877	48.0'
16	5,280	48.0'	36	5,280	48.0'	56	5,280	48.0'	76	5,280	48.0'			
17	5,280	48.0'	37	5,230	48.0'	57	5,280	48.0'	77	5,280	48.0'			
18	5,280	48.0'	38	5,280	48.0'	58	5,280	48.0'	78	5,280	48.0'			
19	5,280	48.0'	39	5,280	48.0'	59	5,280	48.0'	79	5,280	48.0'			
20	5,280	48.0'	40	5,280	48.0'	60	5,280	48.0'	80	5,280	48.0'			

RIO RANCHO, PARCEL 2B LAND USE SUMMARY

ZONING DESIGNATION	PUD-RM-9
48' X 110' LOTS	95
TOTAL LOTS	95
GROSS DENSITY	3.72 Lots/Acre
NET DENSITY	8.01 Lots/Acre
LOT ACREAGE	11.86
PUBLIC STREETS	6.27 Ac.
OPEN SPACE ACREAGE	7.44 Ac.
TOTAL ACREAGE	25.57 Ac.

NOTES:

1) ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
2) ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
3) SIDEWALKS ARE SHOWN SCHEMATICALLY AND ARE NOT INTENDED TO SHOW ADA RAMPS. RAMPS SHALL BE SHOWN AS PART OF THE FINAL CONSTRUCTION DOCUMENTS.
4) PURSUANT TO AGREEMENT WITH FCDMC FLOODPLAIN WILL BE MOVED OUTSIDE OF LOTS BASED ON LOMR-F TO BE FILED POST EARTHWORK CONSTRUCTION.
5) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS WILL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) DETAIL 4-01.
6) SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7/26/18 ARIZONA U.S.A.

EXPIRES 9/30/2018

RIO RANCHO ESTATES PARCEL 2B

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

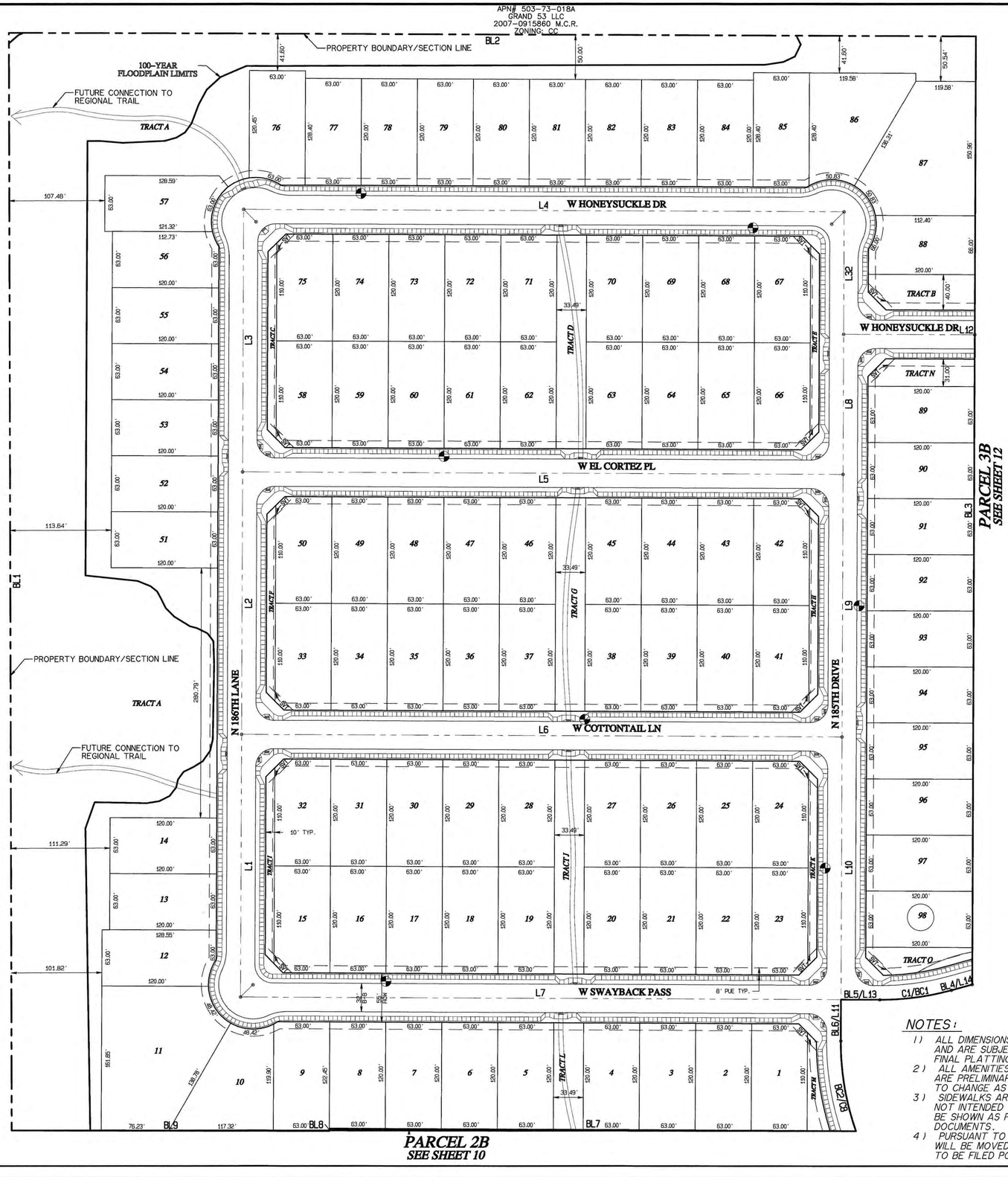
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2700 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET: 10 of 13

FS18-071

GOODWIN AND MARSHALL, INC.
PRELIMINARY PLAT FOR RIO RANCHO ESTATES
W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:52:29 2018



RIO RANCHO, PARCEL 3A LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	7,510	63.0'	21	7,560	63.0'	41	7,510	63.0'	61	7,560	63.0'	81	7,560	63.0'
2	7,560	63.0'	22	7,560	63.0'	42	7,510	63.0'	62	7,560	63.0'	82	7,560	63.0'
3	7,560	63.0'	23	7,510	63.0'	43	7,560	63.0'	63	7,560	63.0'	83	7,560	63.0'
4	7,560	63.0'	24	7,510	63.0'	44	7,560	63.0'	64	7,560	63.0'	84	7,560	63.0'
5	7,560	63.0'	25	7,560	63.0'	45	7,560	63.0'	65	7,560	63.0'	85	8,087	63.0'
6	7,560	63.0'	26	7,560	63.0'	46	7,560	63.0'	66	7,510	63.0'	86	10,864	63.0'
7	7,560	63.0'	27	7,560	63.0'	47	7,560	63.0'	67	7,510	63.0'	87	15,999	63.0'
8	7,560	63.0'	28	7,560	63.0'	48	7,560	63.0'	68	7,560	63.0'	88	7,675	63.0'
9	7,708	63.0'	29	7,560	63.0'	49	7,560	63.0'	69	7,560	63.0'	89	7,560	63.0'
10	9,762	63.0'	30	7,560	63.0'	50	7,510	63.0'	70	7,560	63.0'	90	7,560	63.0'
11	18,615	63.0'	31	7,560	63.0'	51	7,560	63.0'	71	7,560	63.0'	91	7,560	63.0'
12	7,918	63.0'	32	7,510	63.0'	52	7,560	63.0'	72	7,560	63.0'	92	7,560	63.0'
13	7,560	63.0'	33	7,510	63.0'	53	7,560	63.0'	73	7,560	63.0'	93	7,560	63.0'
14	7,560	63.0'	34	7,560	63.0'	54	7,560	63.0'	74	7,560	63.0'	94	7,560	63.0'
15	7,510	63.0'	35	7,560	63.0'	55	7,560	63.0'	75	7,510	63.0'	95	7,560	63.0'
16	7,560	63.0'	36	7,560	63.0'	56	7,490	63.0'	76	7,859	63.0'	96	7,560	63.0'
17	7,560	63.0'	37	7,560	63.0'	57	7,958	63.0'	77	7,560	63.0'	97	7,560	63.0'
18	7,560	63.0'	38	7,560	63.0'	58	7,510	63.0'	78	7,560	63.0'	98	7,560	63.0'
19	7,560	63.0'	39	7,560	63.0'	59	7,560	63.0'	79	7,560	63.0'			
20	7,560	63.0'	40	7,560	63.0'	60	7,560	63.0'	80	7,560	63.0'			

RIO RANCHO, PARCEL 3A LAND USE SUMMARY

ZONING DESIGNATION	PUD-RL-5
63' X 120' LOTS	98
TOTAL LOTS	98
GROSS DENSITY	3.25 Lots/Acre
NET DENSITY	5.57 Lots/Acre
LOT ACREAGE	17.61 Ac.
PUBLIC STREETS	5.91 Ac.
OPEN SPACE ACREAGE	6.61 Ac.
TOTAL ACREAGE	30.12 Ac.

RIO RANCHO, PARCEL 3A TRACT TABLE

TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	5.38	LANDSCAPE / DRAINAGE / TRAIL	HOA
TRACT B	0.11	LANDSCAPE	HOA
TRACT C	0.05	LANDSCAPE	HOA
TRACT D	0.18	LANDSCAPE / DRAINAGE / TRAIL	HOA
TRACT E	0.05	LANDSCAPE	HOA
TRACT F	0.05	LANDSCAPE	HOA
TRACT G	0.18	LANDSCAPE / DRAINAGE / TRAIL	HOA
TRACT H	0.05	LANDSCAPE	HOA
TRACT I	0.05	LANDSCAPE	HOA
TRACT J	0.18	LANDSCAPE / DRAINAGE / TRAIL	HOA
TRACT K	0.05	LANDSCAPE	HOA
TRACT L	0.09	LANDSCAPE / DRAINAGE / TRAIL	HOA
TRACT M	0.04	LANDSCAPE	HOA
TRACT N	0.08	LANDSCAPE	HOA
TRACT O	0.07	LANDSCAPE	HOA

HOA= RIO RANCHO PARCEL 3A HOME OWNERS ASSOCIATION

RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS18-071

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RL-5	7,200	60	35	15	5	13	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.

PARCEL 3 ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°13'27"E	295.00'
L2	S00°13'27"W	295.00'
L3	S00°13'27"W	295.00'
L4	N89°46'33"W	675.49'
L5	N89°46'33"W	675.49'
L6	N89°46'33"W	675.49'
L7	N89°46'33"W	675.49'
L8	N00°13'27"E	157.50'
L9	N00°13'27"E	295.00'
L10	N00°13'27"E	295.00'
L11	N00°13'27"E	46.58'
L12	N89°46'33"W	290.00'
L13	S89°46'33"E	43.50'
L14	N74°37'38"E	48.00'
L15	S89°46'33"E	38.94'
L16	S00°13'27"W	285.00'
L17	S00°13'27"W	285.00'
L18	N00°13'27"E	142.50'
L19	S00°13'27"W	142.50'
L20	N89°46'33"W	746.00'
L21	S89°46'33"E	380.06'
L22	N46°37'51"W	143.81'
L23	S89°46'33"E	245.09'
L24	S46°37'51"E	64.48'
L25	S89°46'33"E	105.49'
L26	N46°37'51"W	139.75'
L27	N43°22'09"E	307.00'
L28	S43°22'09"W	147.38'
L29	S00°13'27"W	220.55'
L30	N46°37'57"W	205.71'
L31	N43°22'09"E	775.12'
L32	S00°13'27"W	137.50'

PARCEL 3A BOUNDARY LINE TABLE

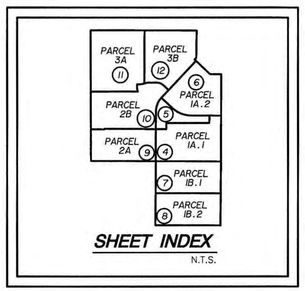
LINE	BEARING	DISTANCE
BL1	N00°09'06"W	1233.14'
BL2	N89°46'33"W	1087.79'
BL3	N00°13'27"E	1064.94'
BL4	N74°37'38"E	24.23'
BL5	N89°46'33"W	43.50'
BL6	S00°13'27"W	46.58'
BL7	S89°46'33"E	592.47'
BL8	N00°13'27"E	2.45'
BL9	N89°52'55"W	357.21'

PARCEL 3 ℄ CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	300.00'	81.66'	15°35'49"	N82°25'32"E	81.41'
C2	300.00'	81.66'	15°35'49"	S82°25'32"W	81.41'
C3	150.00'	112.95'	43°08'42"	S68°12'12"E	110.30'
C4	175.00'	131.78'	43°08'42"	S68°12'12"E	128.69'
C5	150.00'	31.07'	11°52'07"	N37°26'06"E	31.02'
C6	150.00'	81.88'	31°16'36"	S15°51'44"W	80.87'
C7	200.00'	150.60'	43°08'42"	S68°12'12"E	147.07'
C8	300.00'	174.73'	33°22'19"	N16°27'43"W	172.28'

PARCEL 3A BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
BC1	300.00'	81.66'	15°35'49"	S82°25'32"W	81.41'
BC2	300.00'	102.93'	19°39'28"	N09°36'17"W	102.42'



SHEET INDEX
N.T.S.

GRAPHIC SCALE 1"=60'

0 60 120 180

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE

ELEVATION= 1448.15 (NAVD 88 DATUM)

NOTES:

1) ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
2) ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
3) SIDEWALKS ARE SHOWN SCHEMATICALLY AND ARE NOT INTENDED TO SHOW ADA RAMPS. RAMPS SHALL BE SHOWN AS PART OF THE FINAL CONSTRUCTION DOCUMENTS.
4) PURSUANT TO AGREEMENT WITH FCDMC FLOODPLAIN WILL BE MOVED OUTSIDE OF LOTS BASED ON LOMR-F TO BE FILED POST EARTHWORK CONSTRUCTION.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil)
CERTIFICATE NO. 39620
WARREN C. RUSSELL
DATE SIGNED 7/26/18
ARIZONA U.S.A.

EXPIRES 9/30/2018

RIO RANCHO ESTATES PARCEL 3A

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

GOODWIN & MARSHALL INC.
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET: 11 of 13

GOODWIN AND MARSHALL, INC.

PRELIMINARY PLAT FOR RIO RANCHO ESTATES

FS18-071 W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:32:12 2018

RIO RANCHO, PARCEL 3B LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	6,678	58.0'	21	9,581	58.0'	41	6,620	58.0'	61	13,960	58.0'	81	6,670	58.0'
2	8,223	58.0'	22	6,684	58.0'	42	6,620	58.0'	62	7,195	58.0'	82	6,670	58.0'
3	7,706	58.0'	23	6,670	58.0'	43	6,670	58.0'	63	6,670	58.0'	83	6,670	58.0'
4	7,562	58.0'	24	6,670	58.0'	44	6,670	58.0'	64	6,670	58.0'	84	6,670	58.0'
5	6,620	58.0'	25	6,620	58.0'	45	6,670	58.0'	65	6,670	58.0'	85	6,670	58.0'
6	6,620	58.0'	26	6,620	58.0'	46	6,670	58.0'	66	6,670	58.0'	86	6,670	58.0'
7	7,469	58.0'	27	6,670	58.0'	47	6,670	58.0'	67	6,670	58.0'	87	6,670	58.0'
8	8,075	58.0'	28	6,670	58.0'	48	6,670	58.0'	68	6,670	58.0'	88	6,615	58.0'
9	9,855	58.0'	29	6,670	58.0'	49	6,670	58.0'	69	6,670	58.0'			
10	7,655	58.0'	30	6,670	58.0'	50	6,670	58.0'	70	6,670	58.0'			
11	13,490	58.0'	31	6,670	58.0'	51	6,670	58.0'	71	6,670	58.0'			
12	8,873	58.0'	32	6,620	58.0'	52	6,620	58.0'	72	6,670	58.0'			
13	7,166	58.0'	33	6,860	58.0'	53	7,622	58.0'	73	6,670	58.0'			
14	6,671	58.0'	34	11,155	58.0'	54	8,894	58.0'	74	8,803	58.0'			
15	6,671	58.0'	35	10,603	58.0'	55	7,598	58.0'	75	13,460	58.0'			
16	6,671	58.0'	36	6,670	58.0'	56	7,442	58.0'	76	7,618	58.0'			
17	6,671	58.0'	37	6,670	58.0'	57	7,471	58.0'	77	6,620	58.0'			
18	6,671	58.0'	38	6,670	58.0'	58	7,518	58.0'	78	6,646	58.0'			
19	6,614	58.0'	39	6,670	58.0'	59	7,412	58.0'	79	6,670	58.0'			
20	10,175	58.0'	40	6,670	58.0'	60	11,982	58.0'	80	6,670	58.0'			

RIO RANCHO, PARCEL 3B LAND USE SUMMARY

ZONING DESIGNATION	PUD-RM-6
58' X 115' LOTS	88
TOTAL LOTS	88
GROSS DENSITY	3.74 Lots/Acre
NET DENSITY	5.89 Lots/Acre
LOT ACREAGE	14.95 Ac.
PUBLIC STREETS	5.75 Ac.
OPEN SPACE ACREAGE	2.82 Ac.
TOTAL ACREAGE	23.52 Ac.

RIO RANCHO, PARCEL 3B TRACT TABLE

TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	0.02	LANDSCAPE	HOA
TRACT B	1.14	LANDSCAPE	HOA
TRACT C	0.14	LANDSCAPE	HOA
TRACT D	0.05	LANDSCAPE	HOA
TRACT E	0.18	LANDSCAPE / DRAINAGE / TRAIL	HOA
TRACT F	0.02	LANDSCAPE	HOA
TRACT G	0.02	LANDSCAPE	HOA
TRACT H	0.05	LANDSCAPE	HOA
TRACT I	0.62	LANDSCAPE/ DRAINAGE / TRAIL	HOA
TRACT J	0.05	LANDSCAPE	HOA
TRACT K	0.10	LANDSCAPE / TRAIL	HOA
TRACT L	0.38	LANDSCAPE	HOA
TRACT M	0.03	LANDSCAPE	HOA
TRACT N	0.03	LANDSCAPE	HOA

HOA= RIO RANCHO PARCEL 3B HOME OWNERS ASSOCIATION

PARCEL 3 ℄ LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°13'27"E	295.00'
L2	S00°13'27"W	295.00'
L3	S00°13'27"W	295.00'
L4	N89°46'33"W	675.49'
L5	N89°46'33"W	675.49'
L6	N89°46'33"W	675.49'
L7	N89°46'33"W	675.49'
L8	N00°13'27"E	157.50'
L9	N00°13'27"E	295.00'
L10	N00°13'27"E	295.00'
L11	N00°13'27"E	46.58'
L12	N89°46'33"W	290.00'
L13	S89°46'33"E	43.50'
L14	N74°37'38"E	48.00'
L15	S89°46'33"E	38.94'
L16	S00°13'27"W	285.00'
L17	S00°13'27"W	285.00'
L18	N00°13'27"E	142.50'
L19	S00°13'27"W	142.50'
L20	N89°46'33"W	746.00'
L21	S89°46'33"E	380.06'
L22	N46°37'51"W	143.81'
L23	S89°46'33"E	245.09'
L24	S46°37'51"E	64.48'
L25	S89°46'33"E	105.49'
L26	N46°37'51"W	139.75'
L27	N43°22'09"E	307.00'
L28	S43°22'09"W	147.38'
L29	S00°13'27"W	220.55'
L30	N46°37'57"W	205.71'
L31	N43°22'09"E	775.12'
L32	S00°13'27"W	137.50'

PARCEL 3 ℄ CURVE TABLE

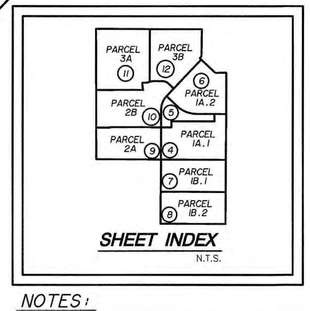
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	300.00'	81.66'	15°35'49"	N82°25'32"E	81.41'
C2	300.00'	81.66'	15°35'49"	S82°25'32"W	81.41'
C3	150.00'	112.95'	43°08'42"	S68°12'12"E	110.30'
C4	175.00'	131.78'	43°08'42"	S68°12'12"E	128.69'
C5	150.00'	31.07'	11°52'07"	N37°26'06"E	31.02'
C6	150.00'	81.88'	31°16'36"	S15°51'44"W	80.87'
C7	200.00'	150.60'	43°08'42"	S68°12'12"E	147.07'
C8	300.00'	174.73'	33°22'19"	N16°27'43"W	172.28'

PARCEL 3B BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S00°13'27"W	1064.94'
BL2	N89°46'33"W	1049.72'
BL3	N01°01'16"E	545.88'
BL4	S43°22'03"W	49.90'
BL5	N46°37'57"W	40.17'
BL6	N43°22'09"E	805.12'
BL7	N46°37'51"W	139.75'
BL8	N89°46'33"W	144.44'
BL9	S74°37'38"W	23.77'

PARCEL 3B BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
BC1	300.00'	81.66'	15°35'49"	S82°25'32"W	81.41'
BC2	200.00'	150.60'	43°08'42"	N68°12'12"W	147.07'



RESIDENTIAL DEVELOPMENT STANDARDS

CASE NUMBER: FS18-071

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RM-6	6,600	50	35	15	5	13	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.

GRAPHIC SCALE 1"=60'

0 60 120 180

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, 1" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE.

ELEVATION= 1448.15 (NAVD 88 DATUM)

NOTES:

1) ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
2) ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
3) SIDEWALKS ARE SHOWN SCHEMATICALLY AND ARE NOT INTENDED TO SHOW ADA RAMPS. RAMPS SHALL BE SHOWN AS PART OF THE FINAL CONSTRUCTION DOCUMENTS.
4) PURSUANT TO AGREEMENT WITH FCDMC FLOODPLAIN WILL BE MOVED OUTSIDE OF LOTS BASED ON LOMR-F TO BE FILED POST EARTHWORK CONSTRUCTION.
5) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS WILL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) DETAIL 4-01.
6) SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7-26-18 ARIZONA U.S.A.

EXPIRES 9/30/2018

RIO RANCHO ESTATES PARCEL 3B

CITY OF SURPRISE MARICOPA COUNTY, ARIZONA

PRELIMINARY PLAT

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2700 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

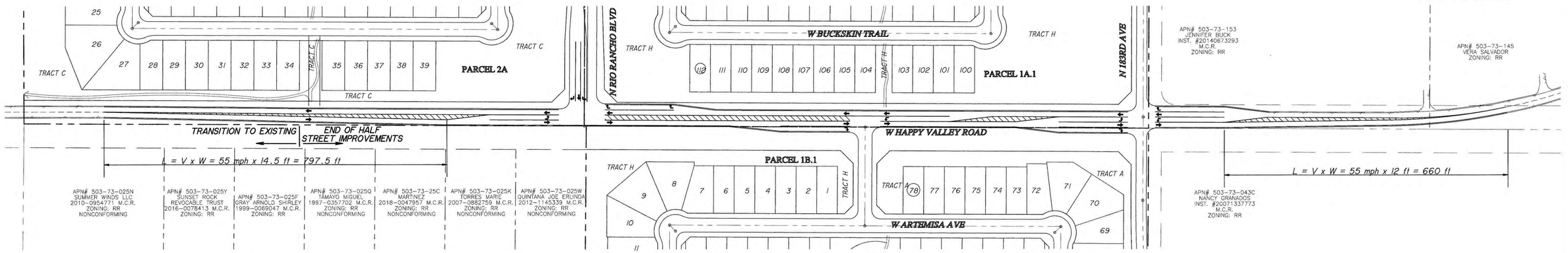
Job No.:	10692A	Design:	WCR
Date:	JUNE 2018	Draft:	IAS
Scale:	AS SHOWN	Review:	WCR

SHEET: 12 of 13

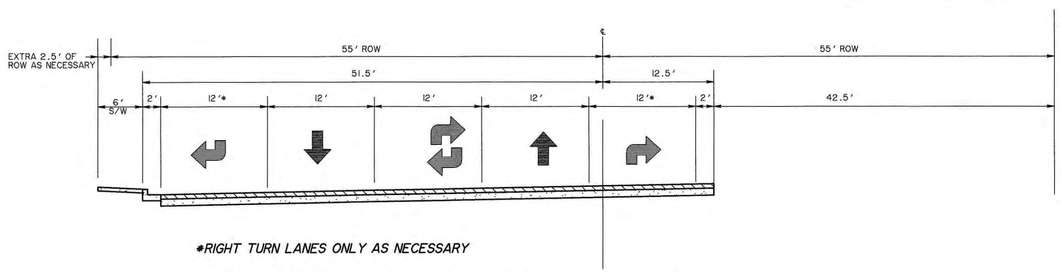
GOODWIN AND MARSHALL, INC.

PRELIMINARY PLAT FOR RIO RANCHO ESTATES

FS18-071 W:\10692A - Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:13:34 2018

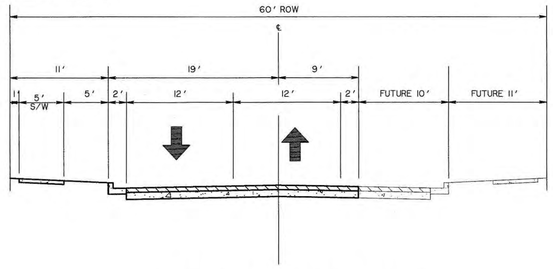


HAPPY VALLEY ROAD LAYOUT



HAPPY VALLEY RD

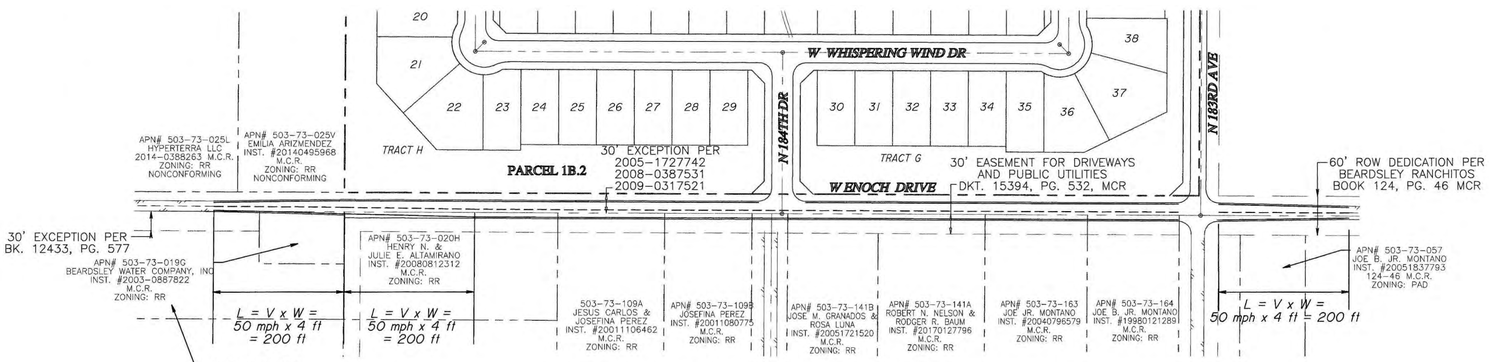
LOOKING EAST



PROPOSED ENOCH DR

LOOKING EAST

NOTES:
- TURN LANES ARE CONCEPTUAL IN NATURE. TURN LANE LENGTH REQUIREMENTS WILL BE MET PER THE FINAL TRAFFIC IMPACT ANLYSIS.
- SOUTH HALF OF HAPPY VALLEY ROAD AS SHOWN WILL BE CONSTRUCTED BY OTHERS THE RIO RANCHO DEVELOPER SHALL PAY IN-LIEU FEES FOR ADJOINING SOUTH SIDE.
- NORTH HALF OF HAPPY VALLEY ROAD WILL BE CONSTRUCTED DURING THE PARCEL 1A.1 CONSTRUCTION PLANS.
- THE NORTH HALF OF ENOCH DRIVE AS SHOWN WILL BE CONSTRUCTED DURING THE PARCEL 1B.2 CONSTRUCTION PLANS.



ENOCH DRIVE LAYOUT

CITY OF SURPRISE BENCH MARK

CITY OF SURPRISE BENCHMARK #60
3 1/2, I" U.S. COAST & GEODETIC SURVEY BRASS CAP IN 12" X 12" X 6" CONCRETE MONUMENT APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE AND APPROXIMATELY 2340' NW OF THE INTERSECTION OF HAPPY VALLEY ROAD AND GRAND AVENUE.

ELEVATION= 1448.15 (NAVD 88 DATUM)

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA 811
Call 811 or click Arizona811.com

Registered Professional Engineer (Civil) CERTIFICATE NO. 39620 WARREN C. RUSSELL DATE SIGNED 7/26/18 ARIZONA U.S.A.

EXPIRES 9/30/2018

RIO RANCHO ESTATES

CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA

HAPPY VALLEY ROAD & ENOCH DRIVE LAYOUT

GOODWIN & MARSHALL INC
CIVIL ENGINEERS–PLANNERS–SURVEYORS
2705 S. ALMA SCHOOL ROAD, SUITE 2, CHANDLER, ARIZONA 85286

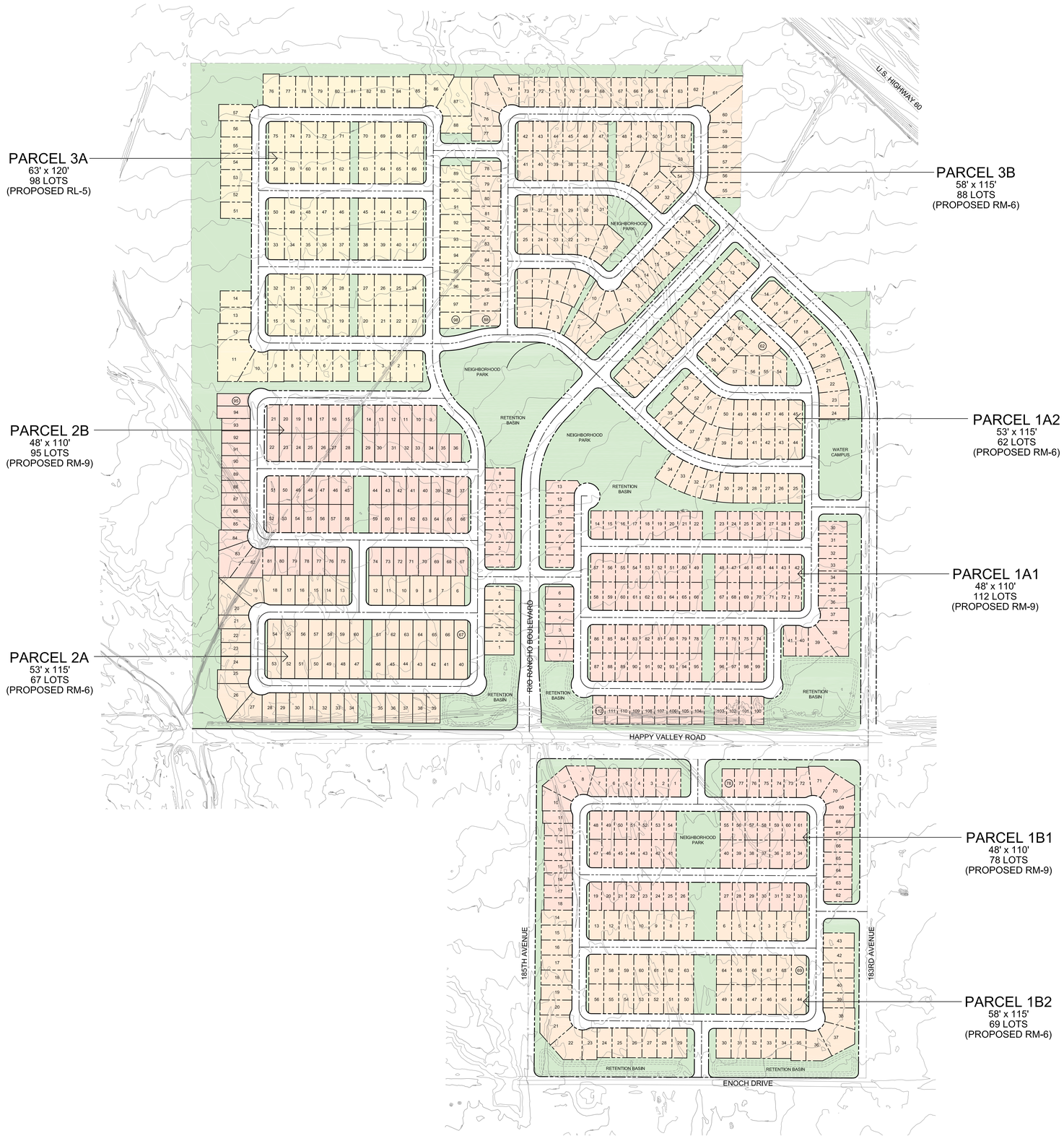
Job No. :	10692A	Design :	WCR
Date :	JUNE 2018	Draft :	IAS
Scale :	AS SHOWN	Review :	WCR

SHEET : 13 of 13

FS18-071 W:\10692A – Rio Rancho\Prelim\RIO RANCHO PRELIM PLAT.pro Thu Jul 26 08:52:04 2018

PRELIMINARY PLAT FOR RIO RANCHO ESTATES

GOODWIN AND MARSHALL, INC.



N

0 100 200 400 600

SCALE: 1"=200'

DEVELOPMENT SUMMARY

PARCEL	LOT SIZE	LOTS
PARCEL 1A1	48' X 110	112
PARCEL 1A2	53' X 115'	62
PARCEL 1B1	48' X 110'	78
PARCEL 1B2	58' X 115'	69
PARCEL 2A	53' X 115'	67
PARCEL 2B	48' X 110'	95
PARCEL 3A	63' X 120'	98
PARCEL 3B	58' X 115'	88
TOTALS		669

ZONING SUMMARY

ZONE	LOTS	PERCENTAGE
PUD-RM-6	286	42.75
PUD-RM-9	285	42.60
PUD-RL-5	98	14.65
OPEN SPACE		41.76 ACRES

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RIO RANCHO ESTATES

MASTER PLANNED COMMUNITY - PLAN - ZONING DISTRICT OVERLAY

CITY OF SURPRISE, ARIZONA

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS -- PLANNERS -- SURVEYORS
8400 E. Prentice Avenue, Suite 1500
Greenwood Village, Colorado 80111
(303) 458 - 4961

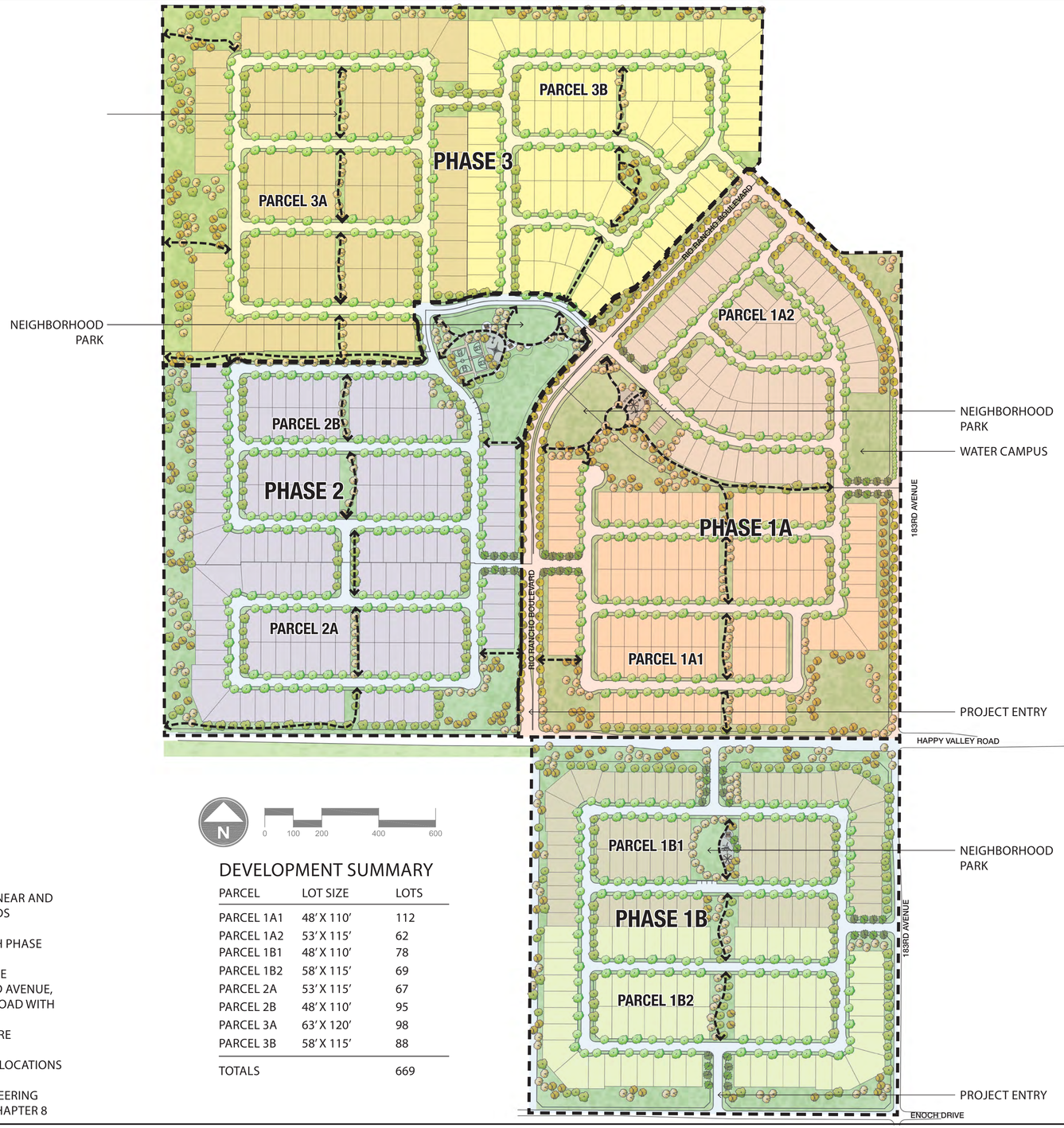
PREPARED FOR:

SOUTHWEST VALUE PARTNERS
7600 EAST DOUBLETREE RANCH RD
SCOTTSDALE, AZ 85258

DATE:	JANUARY 2018
PROJECT:	000.0000.81
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
OVERALL CONCEPT PLAN

SHEET NUMBER:
PLATE A2



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TOTALS		669

NOTES:
- PHASING OF RIO RANCHO IS NON-LINEAR AND WILL BE BASED ON MARKET DEMANDS
- RIO RANCHO BOULEVARD WILL BE CONSTRUCTED IN ITS ENTIRETY WITH PHASE 1A1 AND 1A2
- HALF STREET IMPROVEMENTS WILL BE CONSTRUCTED PER SUDC FOR 183RD AVENUE, HAPPY VALLEY ROAD, AND ENOCH ROAD WITH ADJACENT DEVELOPMENT
- MID-BLOCK TRAIL CROSSINGS REQUIRE ALTERNATE PAVING METHOD
- SEE CIVIL DRAWINGS FOR SIDEWALK LOCATIONS
- FINAL LANDSCAPE AND IRRIGATION DESIGN SHALL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) CHAPTER 8

Rio Rancho

City of Surprise, Arizona

GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285

Southwest Value Partners
Dave Henry

7600 East Doubletree Ranch Road Suite 120
Scottsdale, AZ 85258

LANGVARDT DESIGN GROUP
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PLANNING & LANDSCAPE ARCHITECTURE

Phasing Plan

Plate A3
JUNE 2018

LOT SUMMARY

PARCEL	LOT SIZE	LOTS
PARCEL 1A1	48' X 110'	112
PARCEL 1A2	53' X 115'	62
PARCEL 1B1	48' X 110'	78
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Plant Schedule

BOTANICAL/COMMON NAME

TREE

- ✳ Parkinsonia floridata — Blue Palo Verde
- ✳ Parkinsonia hybrid — Desert Museum Palo Verde
- ✳ Pithecellobium flexicaule — Texas Ebony
- ✳ Prosopis gladulosa'Thornless' — Maverick Honey Mesquite
- ✳ Pistacia chinensis — Chinese Pistache

ORNAMNETAL TREE

- ✳ Acacia aneura — Mulga Acacia
- ✳ Acacia farnesiana smallii — Sweet Acacia
- ✳ Chilopsis linearis — Desert Willow
- ✳ Chitalpa tashkentesis — Chitalpa
- ✳ Olneya tesota — Desert Ironwood
- Parkinsonia praecox — Palo Brea
- Vitex agnus — Chaste Tree

LARGE SHRUBS >7' SPREAD

- Caesalpinia pulcherrima — Red Bird of Paradise
- Celtis pallida — Desert Hackberry
- Cordia parvifloia — Little Leaf Cordia
- Vauquelinia californica — Arizona Rosewood

MEDIUM SHRUBS 5-7' SPREAD

- Bouganinvillea 'Rosenka' — Bouganvillea
- Cassia artemisioides — Feathery Cassia
- Dalea frutescens 'Sierra Negra' — Black Dalea
- Eremophia 'Valentine' — Emu Bush
- Ericameria laricifolia — Turpentine Bush
- Justicia californica — Red Chuparosa
- Larrea tridentata — Creosote Bush
- L. candidum 'Thunder Cloud' — Thunder Cloud Texas Sage
- L. frutescens compacta — Compact Green Cloud Sage
- Nerium oleander 'Petite Pink' — Petite Pink Oleander
- Simmondsia chinensis — Jojoba
- Tecoma stans — Yellow Bells

SMALL SHRUBS 2-5' SPREAD

- Ambrosia deltoidea — Triangle Leaf Bursage
- Baileya multiradiata — Desert Marigold
- Calliandra californica — Baja Fairy Duster
- Chrysactinia mexicana — Damianita
- Ruellia brittoniana — Mexican Petunia
- Ruellia peninsularis — Baja Ruellia
- Sphaeralcea ambigua — Desert Mallow
- Viguiera deltoidea — Goldeneye

GROUNDCOVERS

- Dalea capitata sierra gold — Sierra Gold Dalea
- Hymenoxys acaulis — Angelita Daisy
- Lantana montevidensis — Trailing Purple Lantana
- Rosmarinus officinalis 'Blue Boy' — Blue Boy Dwarf Rosemary

PERENNIALS/SUCCULENTS/CACTI/GRASSES

- Agave geminiflora — Twin Peaks Agave
- Agave weberii — Weber's Agave
- Euphorbia rigida — Silver Spurge
- Fouquieria splendens — Ocotillo
- Hesperaloe parviflora — Red Yucca
- Muhlenbergia rigens — Deer Grass
- Muhlenbergia capillaris — Regal Mist Pink Muhly
- Nolina matapensis — Tree Bear Grass
- Opuntia violacea 'Santa Rita' — Purple Prickly Pear

✳ TREES ALLOWED IN R.O.W. TREES IN R.O.W. TO BE INSTALLED WITH DEEP ROOT BARRIES

* 90% OF PLANT LISTED ARE DESIGNATED AS "LOW WATER USE" AS DEFINED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES

* LIST SUBJECT TO CHANGE THROUGH DESIGN PROCESS. ONLY APPROVED ADWR LOW WATER USE PLANTS WILL BE ADDED IF LIST IS AMENDED.

DEVELOPMENT DATA

TOTAL COMMON AREA	41.15 ACRES
COMMON AREA TURF	3.71 ACRES
	(9% OF COMMON AREA)

Rio Rancho

City of Surprise, Arizona

GOODWIN & MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285

Southwest Value Partners
Dave Henry

7600 East Doubletree Ranch Road Suite 120
Scottsdale, AZ 85258

LANGVARDT DESIGN GROUP — PLANNING & LANDSCAPE ARCHITECTURE — EST. 2006 — LDG — SALT LAKE CITY

Overall Landscape Concept Plan

Plate A4
JUNE 2018

DEVELOPMENT SUMMARY

PARCEL	LOT SIZE	LOTS
PARCEL 1A1	48′ X 110′	112
PARCEL 1A2	53′ X 115′	62
PARCEL 1B1	48′ X 110′	78
PARCEL 1B2	58′ X 115′	69
PARCEL 2A	53′ X 115′	67
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Rio Rancho

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LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

Overall Wall Plan

Plate A5
JUNE 2018

TREE BOSQUE (TYP)

5' PEDESTRIAN SIDEWALK (TYP)

TURF/RETENTION PLAY AREA

RIO RANCHO BOULEVARD

RESIDENTIAL STREET

TURF PLAY AREA

RETENTION AREA

6' VIEW WALL (TYP)

NEIGHBORHOOD SIDEWALK CONNECTION (TYP)

N

0 15 30 60 90

SCALE: 1"=30'

SWINGSET (TYP)

SHADE PAVILION

PLAY EQUIPMENT (TYP)

GRASS PLAY HILL (TYP)

SAND VOLLEYBALL COURT (TYP)

STREET TREES - RIO GRANDE ASH

Rio Rancho

City of Surprise, Arizona

GOODWIN & MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

4809 E Thistle Landing Dr, Ste. 100, Phoenix, Arizona 85044
Metro (602) 218-7285

Southwest Value Partners
Dave Henry

7600 East Doubletree Ranch Road Suite 120
Scottsdale, AZ 85258

LANGLARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

Phase 1A1
Neighborhood Park

Plate A6
JUNE 2018

CONCEPTUAL LANDSCAPE MASTER PLAN

SHADE PAVILION

SEATWALL

PLAY EQUIPMENT (TYP)

GRASS PLAY (TYP)

STREET TREES - RIO GRANDE ASH

N

0 10 20 40 60

SCALE: 1"=20'

CONCEPTUAL LANDSCAPE MASTER PLAN

Rio Rancho

City of Surprise, Arizona

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Phase 1B1
Neighborhood Park

Plate A7
JUNE 2018

PLAY HILL (TYP)

SHADE PAVILION

PLAY EQUIPMENT (TYP)

TWO SPORT COURTS (TYP)

BENCH WITH BACK

NEIGHBORHOOD SIDEWALK CONNECTION (TYP)

5' PEDESTRIAN SIDEWALK (TYP)

TREE BOSQUE (TYP)

PERIMETER SIDEWALK (TYP)

GRASS PLAY (TYP)

STREET TREES - RIO GRANDE ASH

Rio Rancho

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Phase 2
Neighborhood Park

Plate A8
JUNE 2018

CONCEPTUAL LANDSCAPE MASTER PLAN

COMMUNITY ENTRY MONUMENTATION

NEIGHBORHOOD ENTRY MONUMENTATION

EXTRUDED STEEL SIGN BUILT INTO ENTRY MONUMENT WALL

CORTEN STEEL WALL

GABION BASKET W/ ANGLE IRON EDGES

METAL SIGNAGE ATTACHED TO CMU COMMUNITY WALL

Rio Rancho

City of Surprise, Arizona

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Scottsdale, AZ 85258

LANDSCAPE DESIGN GROUP · PLANNING & LANDSCAPE ARCHITECTURE · EST. 2006 · LDG · SALT LAKE CITY

Entry Monumentation

Plate A9

JUNE 2018

COMMUNITY WALL

PRIVACY WALL

Rio Rancho

City of Surprise, Arizona

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Community Wall Types

Plate A10
JUNE 2018

PARTIAL NEIGHBORHOOD VIEW WALL

FULL NEIGHBORHOOD VIEW WALL

Rio Rancho

City of Surprise, Arizona

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View Wall Types

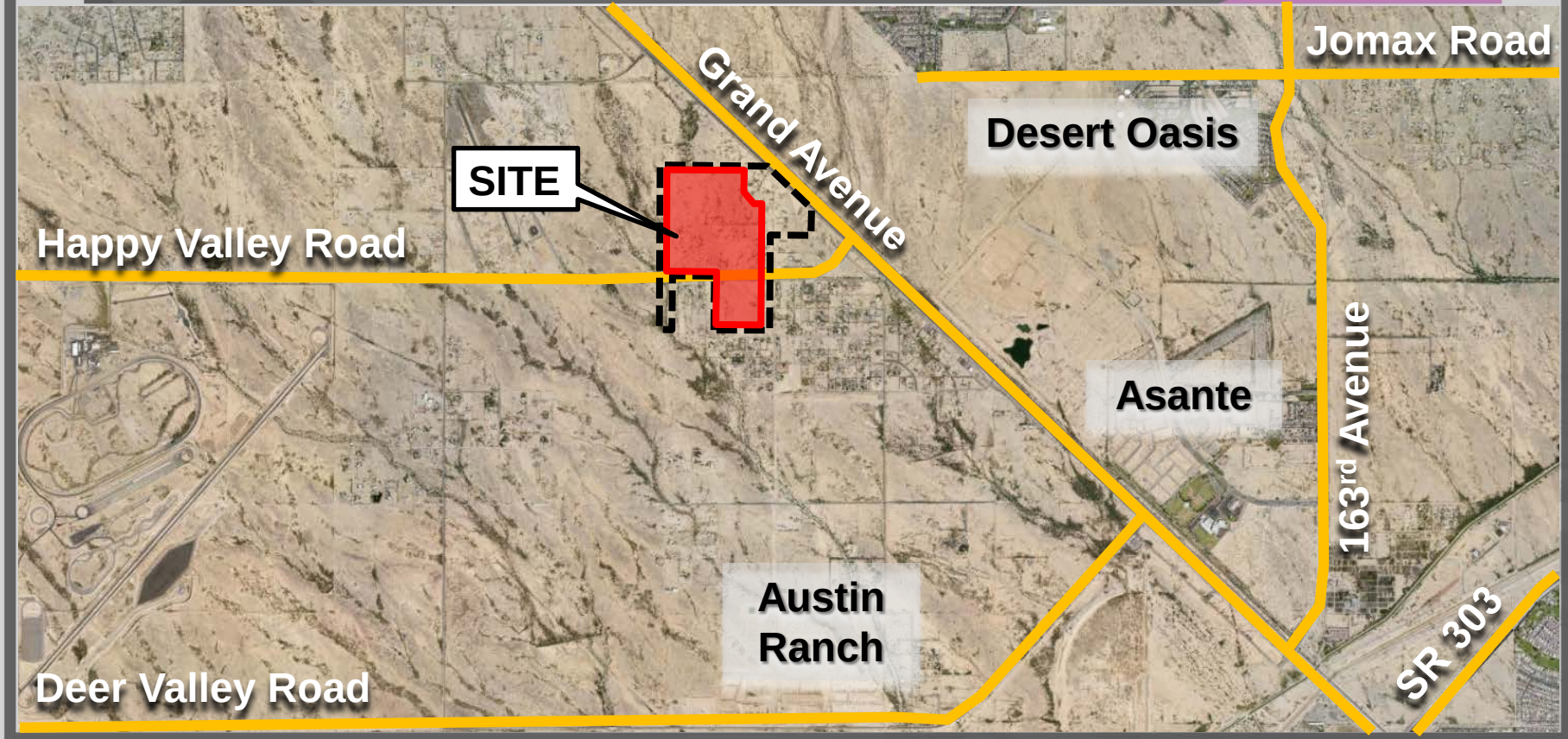
Plate A11
JUNE 2018

SURPRISE
ARIZONA

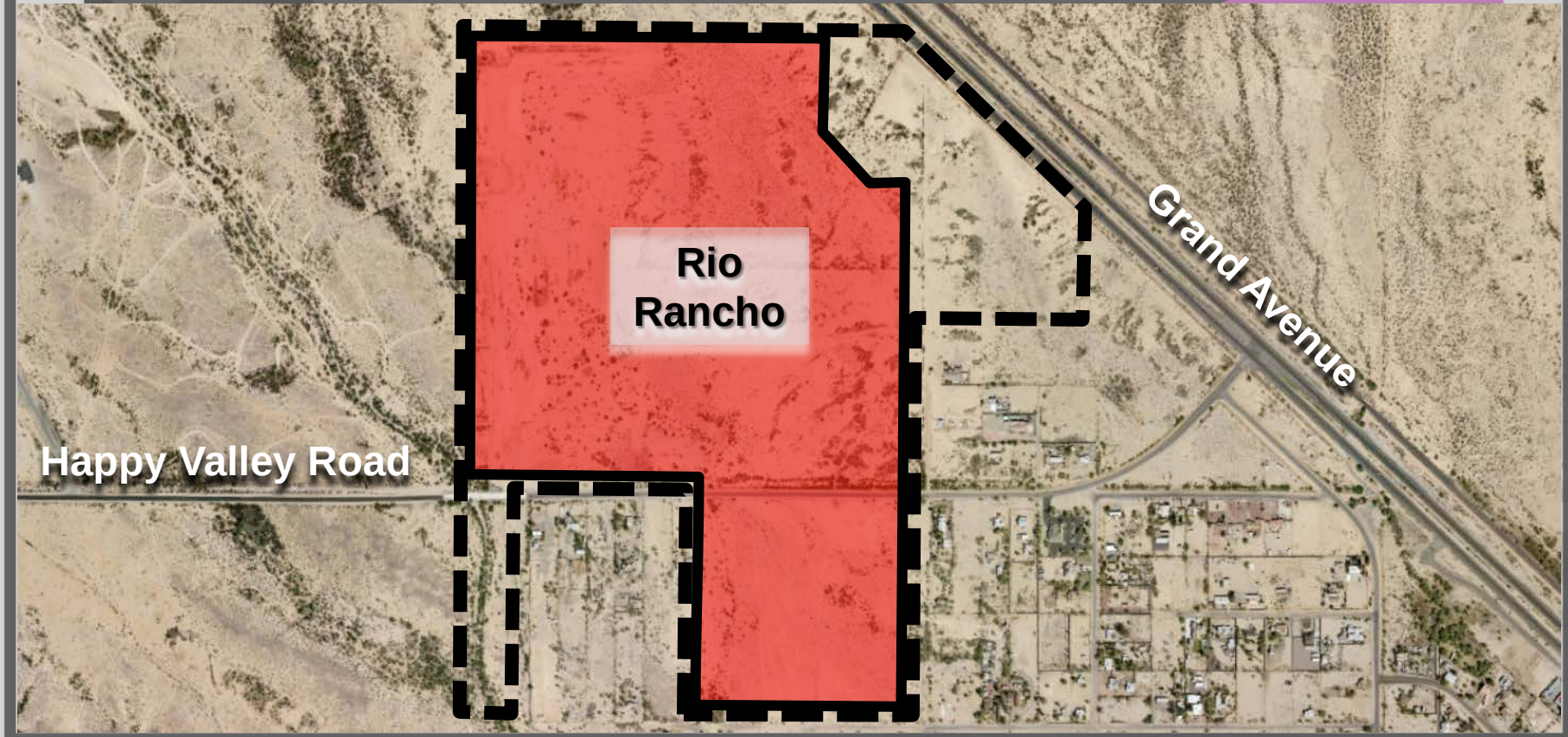
RIO RANCHO PRELIMINARY PLAT

Planning and Zoning Commission – September 20, 2018

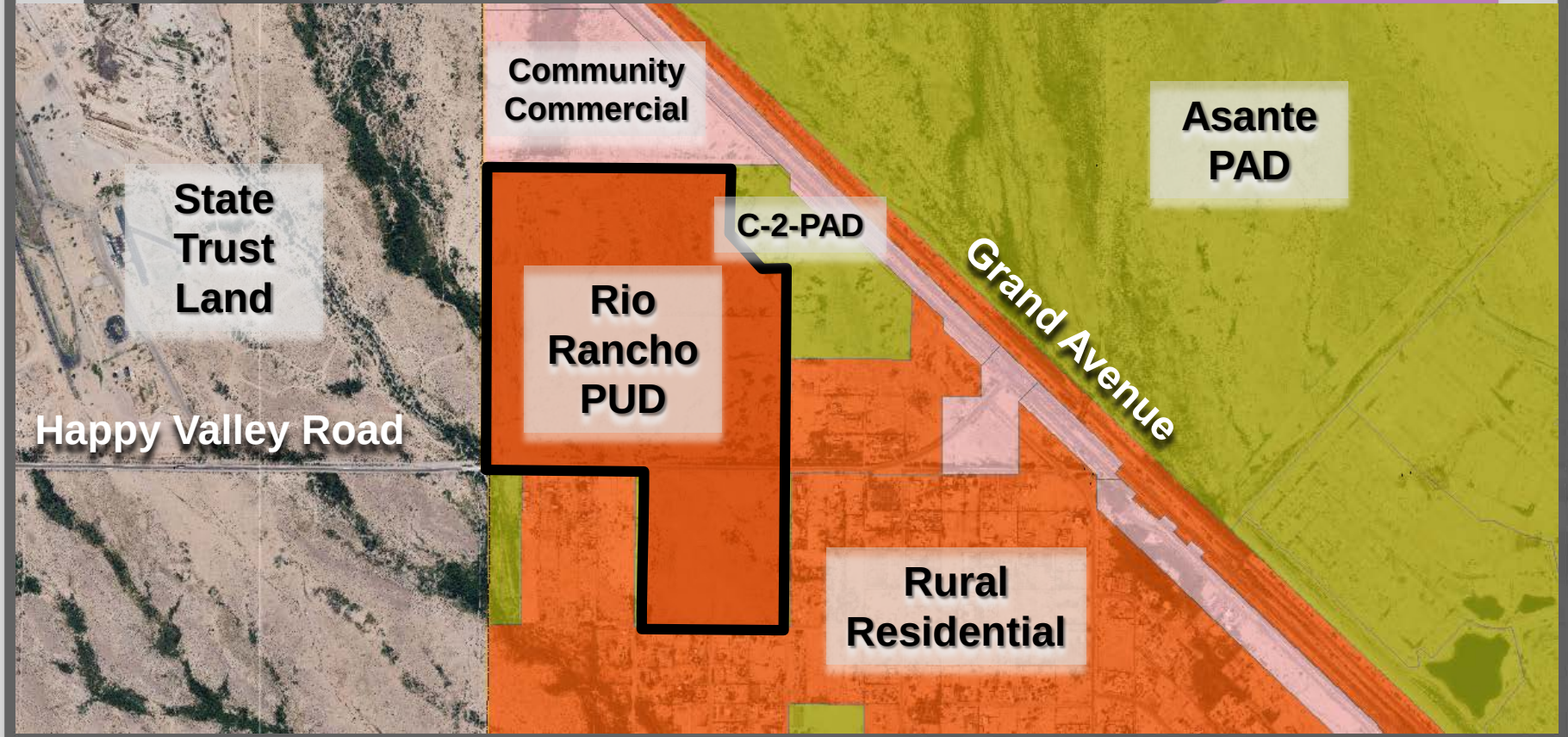
VICINITY MAP



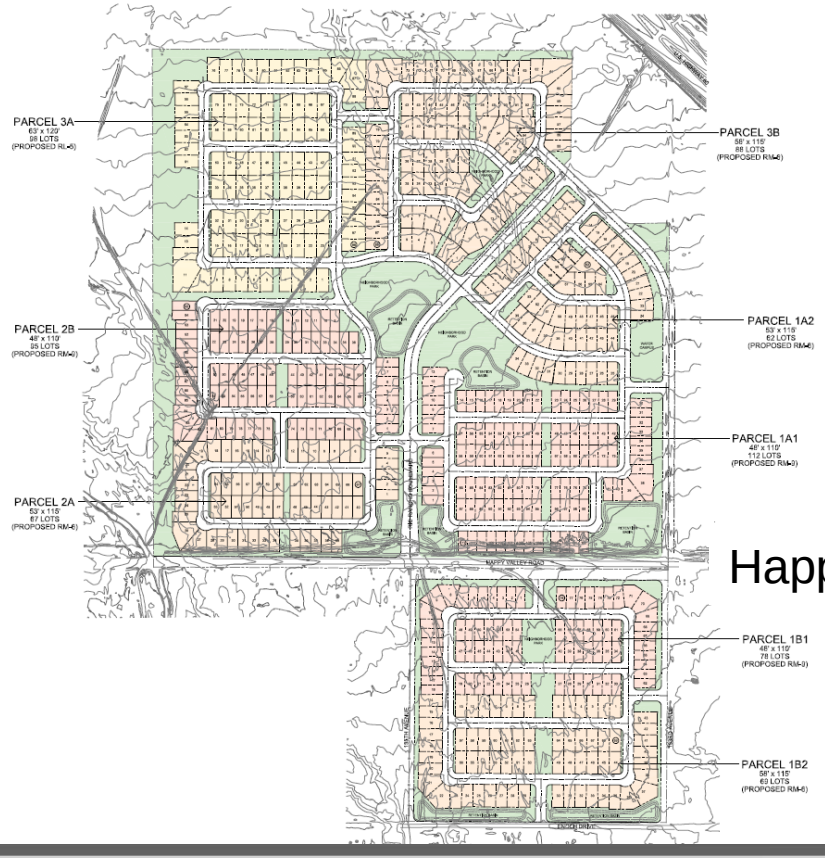
VICINITY MAP



SURROUNDING ZONING



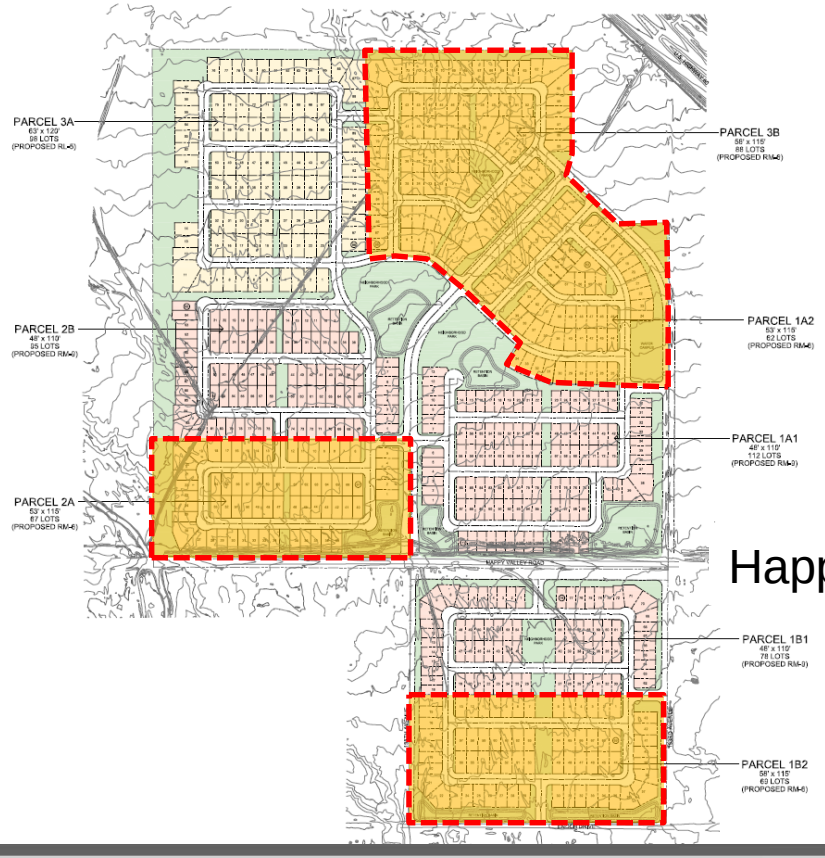
ZONING



ZONING SUMMARY

ZONE	LOTS	PERCENTAGE
PUD-RM-6	286	42.75
PUD-RM-9	285	42.60
PUD-RL-5	98	14.65

ZONING



ZONING SUMMARY

ZONE	LOTS	PERCENTAGE
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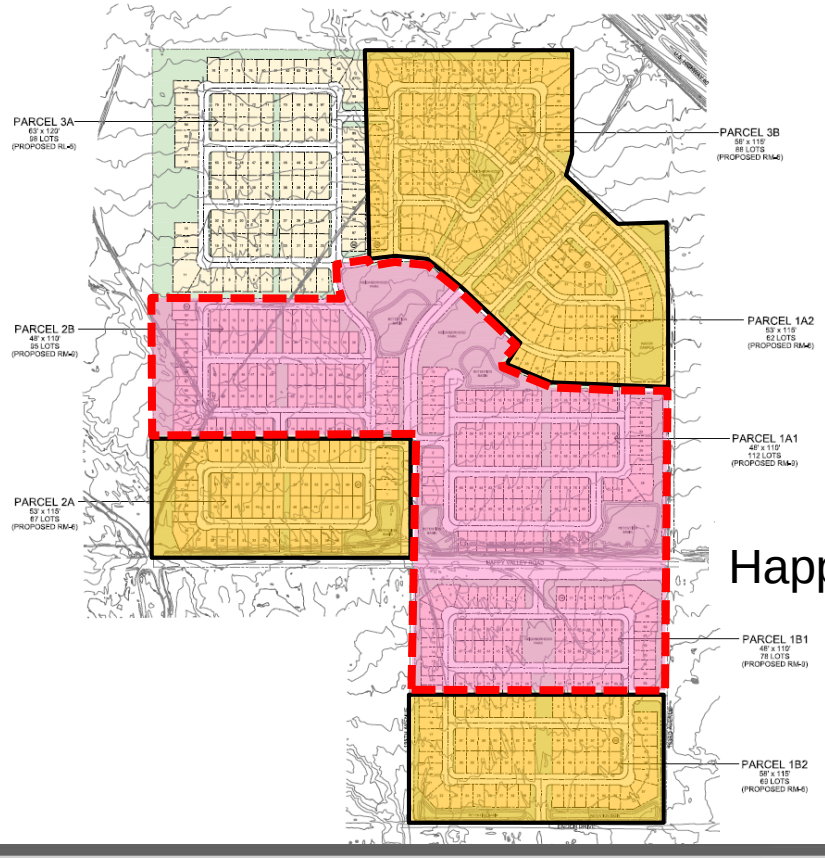
ZONING



ZONING SUMMARY

ZONE	LOTS	PERCENTAGE
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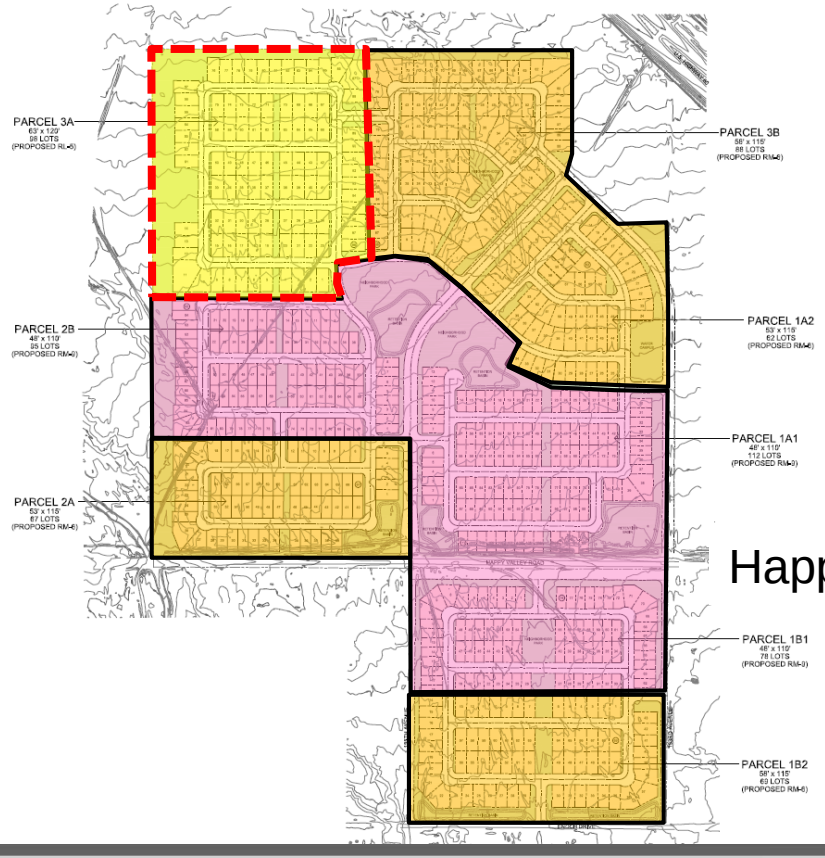
ZONING

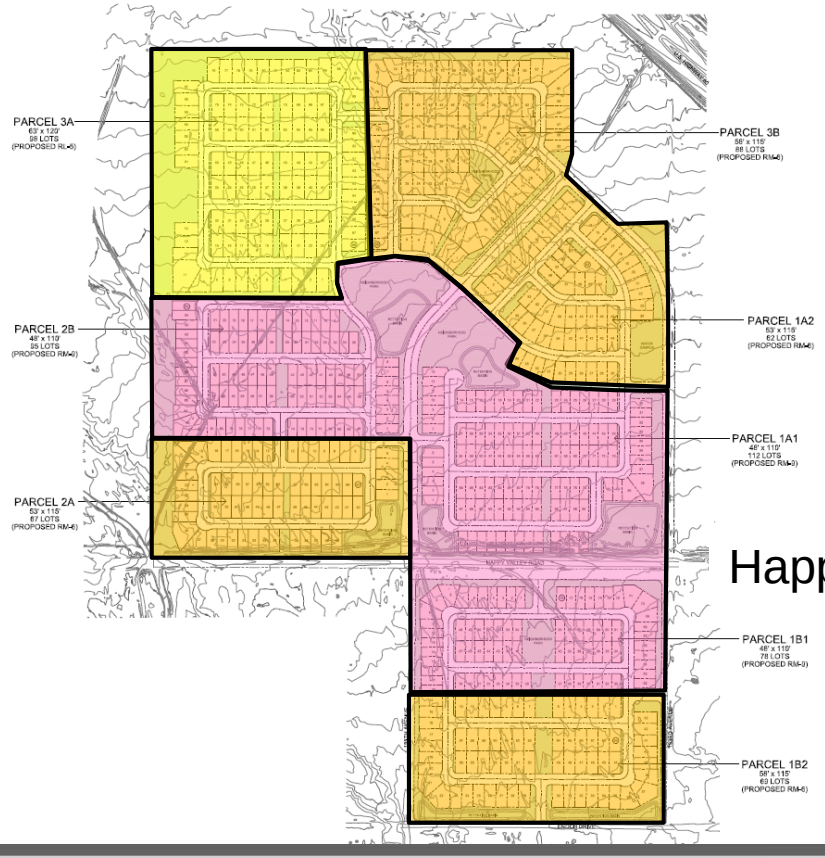


Happy Valley Road

ZONING SUMMARY

ZONE	LOTS	PERCENTAGE
PUD-RM-6	286	42.75
PUD-RM-9	285	42.60
PUD-RL-5	98	14.65

ZONING



ZONING SUMMARY

ZONE	LOTS	PERCENTAGE
PUD-RM-6	286	42.75
PUD-RM-9	285	42.60
PUD-RL-5	98	14.65

188.02 Acres

669 Units

3.55 du/A

LOT TYPES

Zoning District	Dimensions	Lots	Density
Low Density Residential RL-5	63 Feet by 120 Feet	98	3.25 du/A
Medium Density Residential RM-6	58 Feet by 115 Feet	157	3.66 du/A
Medium Density Residential RM-9	53 Feet by 115 Feet	129	2.60 du/A
Medium Density Residential RM-9	48 Feet by 110 Feet	285	4.36 du/A
Total		**669**	**3.55 du/A**

SETBACKS

Dimensional Standards								
Zoning District -3-	Min. Lot Area	Min. Lot Width	Min. Lot Depth	Min. Front Setback	Min. Side Setbacks	Total Side Setbacks	Min. Rear Setback	Max. Height
RL-5-PUD	7,200 ◫	60’	100’	15’ -2-	5’	13’	20’	35’
RM-6-PUD	6,000 ◫	50’		12’/20’ -1- -2-				
RM-9-PUD	4,500 ◫	40’						

-1- 12 feet for side loaded garages and 20’ for enclosed living space.

-2- Front facing garages will have a minimum 21-foot front yard setback.

-3- Maximum coverage of 55 percent for all zoning districts.

OPEN SPACE

DEVELOPMENT SUMMARY

PARCEL	LOT SIZE	LOTS
PARCEL 1A1	48'X 110'	112
PARCEL 1A2	53'X 115'	62
PARCEL 1B1	48'X 110'	78
PARCEL 1B2	58'X 115'	69
PARCEL 2A	53'X 115'	67
PARCEL 2B	48'X 110'	95
PARCEL 3A	63'X 120'	98
PARCEL 3B	58'X 115'	88
TOTALS		669

OPEN SPACE

CONCEPTUAL LANDSCAPE MASTER PLAN

OPEN SPACE

SHADE PAVILION

SEATWALL

PLAY EQUIPMENT (TYP)

GRASS PLAY (TYP)

STREET TREES - RIO GRANDE ASH

OPEN SPACE

PLAY HILL (TYP)

SHADE PAVILION

PLAY EQUIPMENT (TYP)

TWO SPORT COURTS (TYP)

BENCH WITH BACK

NEIGHBORHOOD SIDEWALK CONNECTION (TYP)

5' PEDESTRIAN SIDEWALK (TYP)

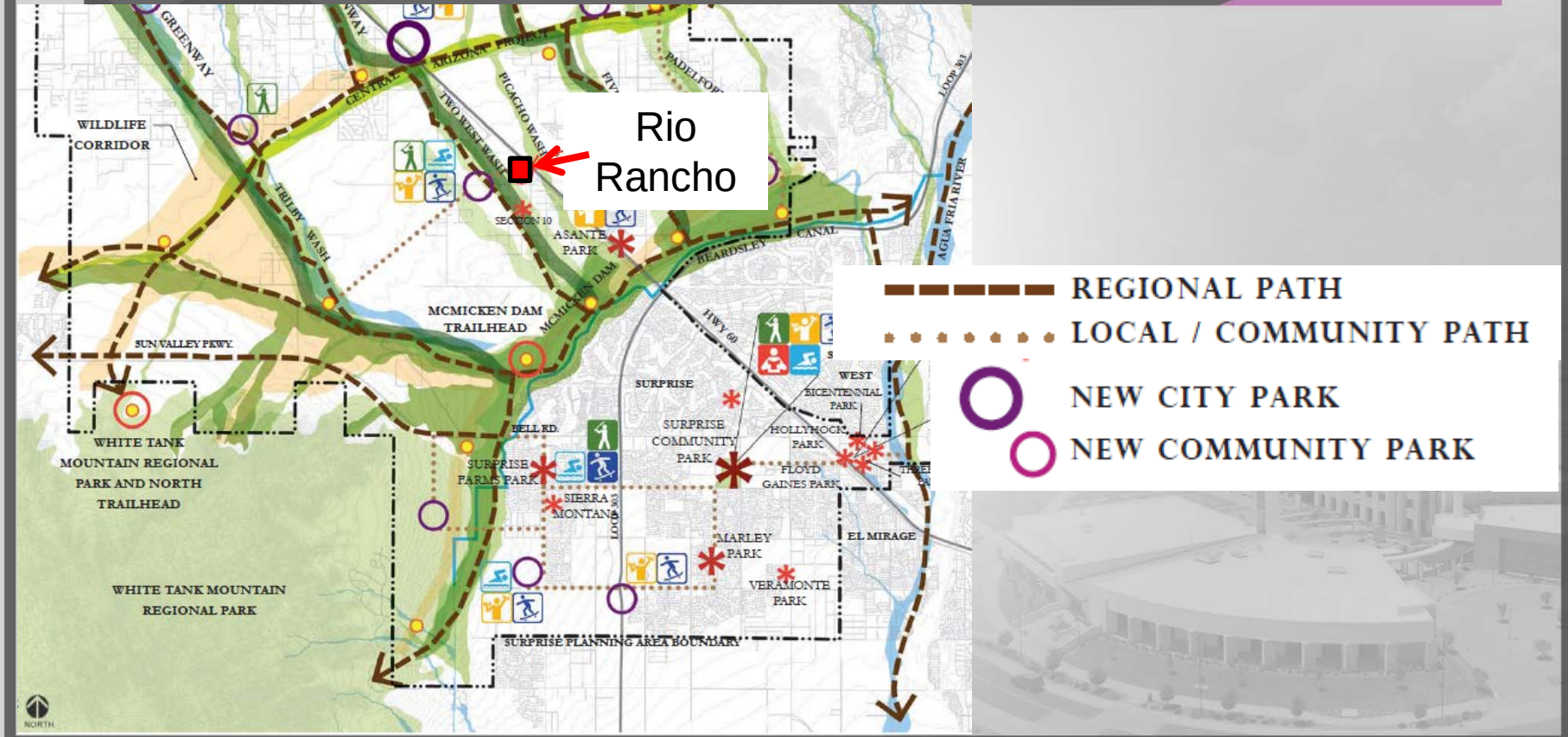
TREE BOSQUE (TYP)

PERIMETER SIDEWALK (TYP)

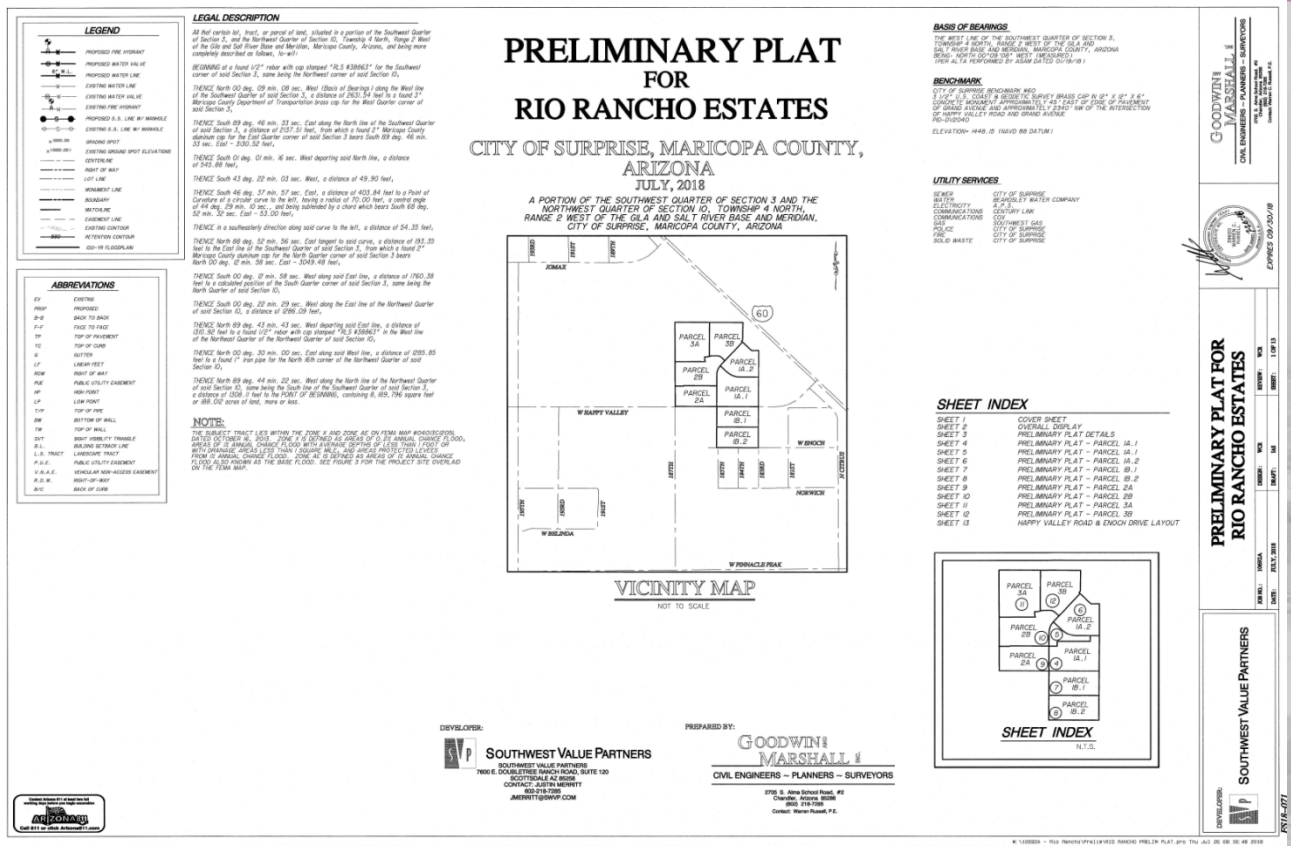
GRASS PLAY (TYP)

STREET TREES - RIO GRANDE ASH

PARKS MASTER PLAN



PRELIMINARY PLAT



PRELIMINARY PLAT
FOR
RIO RANCHO ESTATES

CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA
JULY, 2018

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3 AND THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 4 NORTH, RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF SURPRISE, MARICOPA COUNTY, ARIZONA

VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2	OVERALL DISPLAY
SHEET 3	PRELIMINARY PLAT DETAILS
SHEET 4	PRELIMINARY PLAT – PARCEL 1A.1
SHEET 5	PRELIMINARY PLAT – PARCEL 1A.1
SHEET 6	PRELIMINARY PLAT – PARCEL 1A.2
SHEET 7	PRELIMINARY PLAT – PARCEL 1B.1
SHEET 8	PRELIMINARY PLAT – PARCEL 1B.2
SHEET 9	PRELIMINARY PLAT – PARCEL 2A
SHEET 10	PRELIMINARY PLAT – PARCEL 2B
SHEET 11	PRELIMINARY PLAT – PARCEL 3A
SHEET 12	PRELIMINARY PLAT – PARCEL 3B
SHEET 13	HAPPY VALLEY ROAD & ENOCH DRIVE LAYOUT

SHEET INDEX
N.T.S.

PRELIMINARY PLAT FOR
RIO RANCHO ESTATES

DEVELOPER:
SOUTHWEST VALUE PARTNERS
SOUTHWEST VALUE PARTNERS
7600 E. DOUBLETREE RANCH ROAD, SUITE 120
SCOTTSDALE AZ 85258
CONTACT: JUSTIN MERRITT
602-218-7286
JMERRITT@SVVP.COM

PREPARED BY:
GOODWIN MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2705 S. Alma School Road, #2
Chandler, Arizona, 85286
(602) 218-7388
Contact: Warren Russell, P.E.

GOODWIN MARSHALL
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

EXPIRES 09/30/18

DEVELOPER:
SOUTHWEST VALUE PARTNERS

R91A-071

PRELIMINARY PLAT

PARCEL 1A.1
PARCEL 1A.2
PARCEL 1B.1
PARCEL 1B.2
PARCEL 2A
PARCEL 2B
PARCEL 3A
PARCEL 3B
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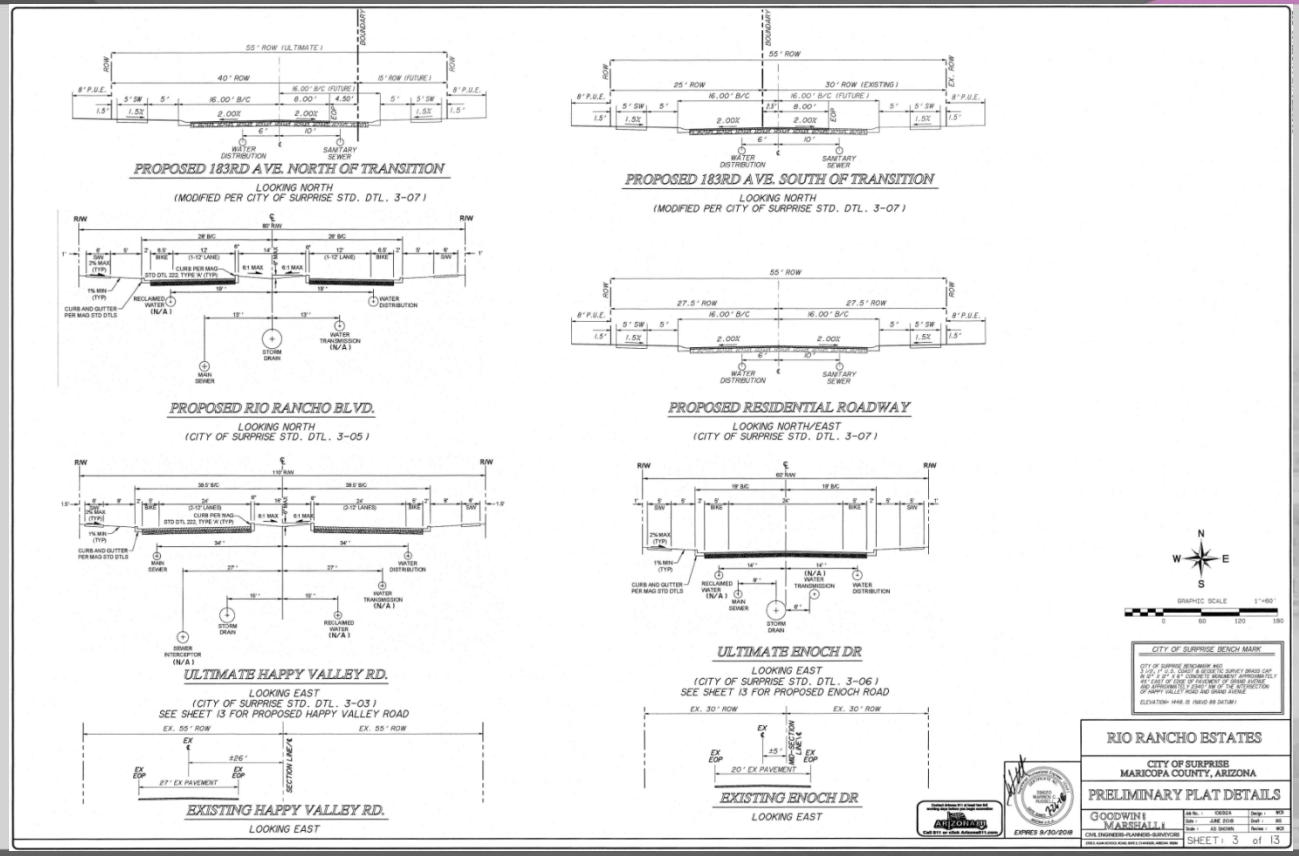
PRELIMINARY PLAT



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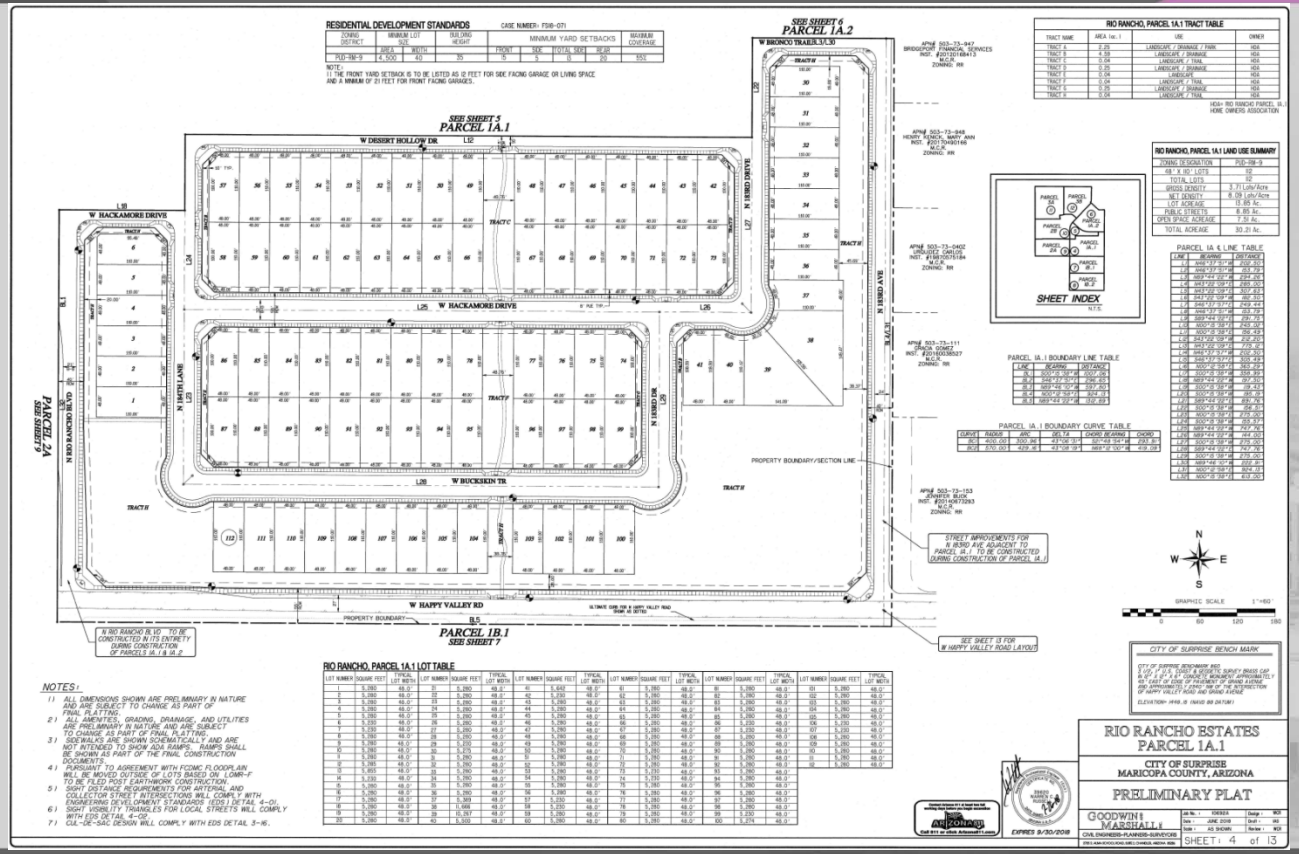

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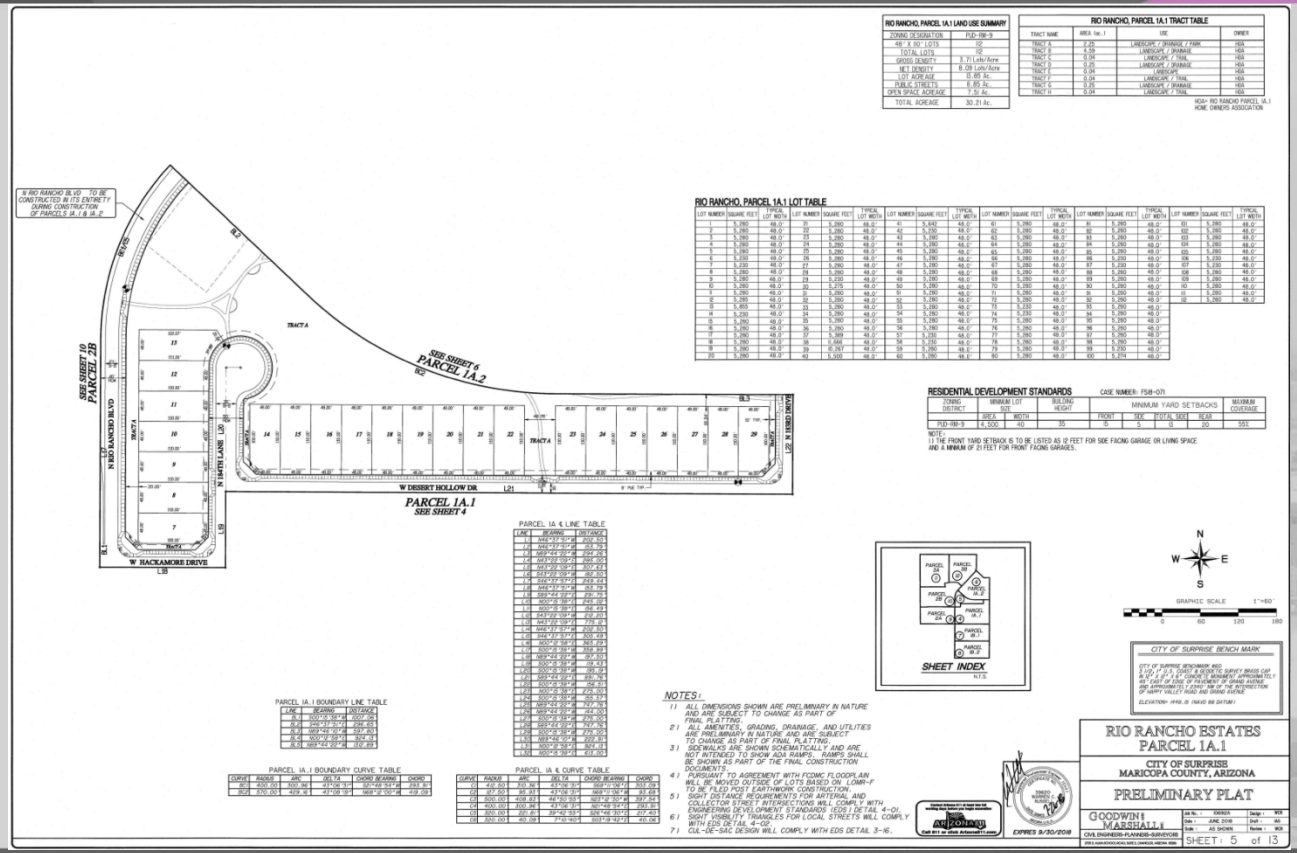

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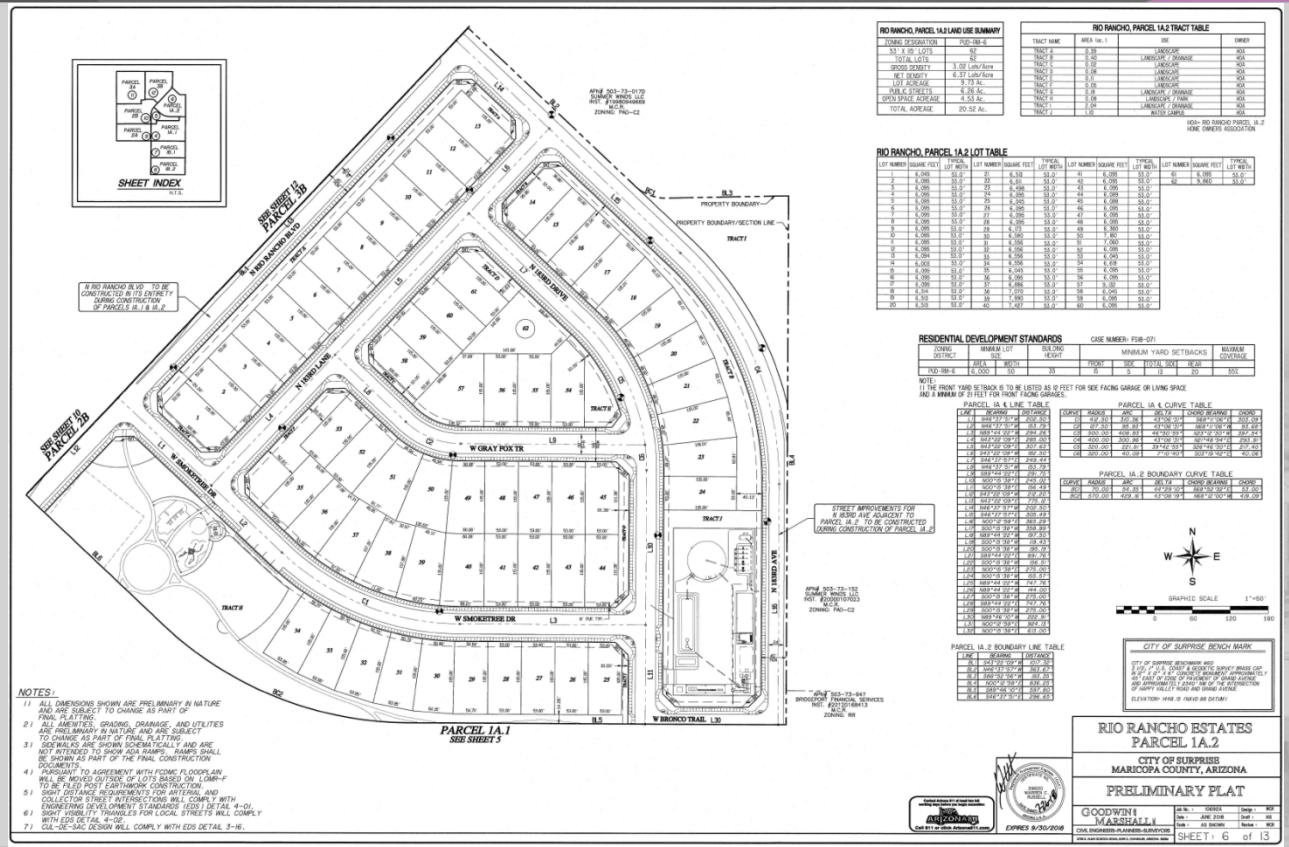


NOTES:

1) ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
2) ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
3) SIDEWALKS ARE SHOWN SCHEMATICALLY AND ARE NOT INTENDED TO SHOW ADA RAMPS. RAMPS SHALL BE SHOWN AS PART OF THE FINAL CONSTRUCTION DOCUMENTS.
4) PURSUANT TO AGREEMENT WITH FCDMC FLOODPLAIN WILL BE MOVED OUTSIDE OF LOTS BASED ON LOMR-F TO BE FILED POST EARTHWORK CONSTRUCTION.
5) SIGHT DISTANCE REQUIREMENTS FOR ARTERIAL AND COLLECTOR STREET INTERSECTIONS WILL COMPLY WITH ENGINEERING DEVELOPMENT STANDARDS (EDS) DETAIL 4-01.
6) SIGHT VISIBILITY TRIANGLES FOR LOCAL STREETS WILL COMPLY WITH EDS DETAIL 4-02.
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

RIO RANCHO, PARCEL 1A.2 LAND USE SUMMARY

ZONING DESIGNATION	PAD-RM-6
53' X 115' LOTS	62
TOTAL LOTS	62
GROSS DENSITY	3.02 Lots/Acre
NET DENSITY	6.37 Lots/Acre
LOT ACREAGE	9.73 Ac.
PUBLIC STREETS	6.76 Ac.
OPEN SPACE ACREAGE	4.53 Ac.
TOTAL ACREAGE	20.52 Ac.

RIO RANCHO, PARCEL 1A.2 TRACT TABLE

TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	0.39	LANDSCAPE	HOA
TRACT B	0.90	LANDSCAPE / DRAINAGE	HOA
TRACT C	0.02	LANDSCAPE	HOA
TRACT D	0.06	LANDSCAPE	HOA
TRACT E	0.13	LANDSCAPE	HOA
TRACT F	0.05	LANDSCAPE	HOA
TRACT G	0.38	LANDSCAPE / DRAINAGE	HOA
TRACT H	0.08	LANDSCAPE / PARK	HOA
TRACT I	2.04	LANDSCAPE / DRAINAGE	HOA
TRACT J	1.51	WATER CAMPUS	HOA

HOA= RIO RANCHO PARCEL 1A.2 HOME OWNERS ASSOCIATION

RIO RANCHO, PARCEL 1A.2 LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	6,045	53.0'	21	6,158	53.0'	41	6,095	53.0'	61	6,095	53.0'
2	6,095	53.0'	22	6,161	53.0'	42	6,095	53.0'	62	9,982	53.0'
3	6,095	53.0'	23	6,496	53.0'	43	6,095	53.0'			
4	6,095	53.0'	24	6,395	53.0'	44	6,095	53.0'			
5	6,095	53.0'	25	6,345	53.0'	45	6,095	53.0'			
6	6,095	53.0'	26	6,295	53.0'	46	6,095	53.0'			
7	6,095	53.0'	27	6,295	53.0'	47	6,095	53.0'			
8	6,095	53.0'	28	6,295	53.0'	48	6,095	53.0'			
9	6,095	53.0'	29	6,173	53.0'	49	6,350	53.0'			
10	6,095	53.0'	30	6,295	53.0'	50	7,140	53.0'			
11	6,095	53.0'	31	6,356	53.0'	51	7,060	53.0'			
12	6,095	53.0'	32	6,356	53.0'	52	6,095	53.0'			
13	6,094	53.0'	33	6,356	53.0'	53	6,045	53.0'			
14	6,093	53.0'	34	6,356	53.0'	54	6,418	53.0'			
15	6,095	53.0'	35	6,045	53.0'	55	6,095	53.0'			
16	6,095	53.0'	36	6,295	53.0'	56	6,095	53.0'			
17	6,095	53.0'	37	6,695	53.0'	57	9,132	53.0'			
18	6,514	53.0'	38	7,190	53.0'	58	6,045	53.0'			
19	6,513	53.0'	39	7,190	53.0'	59	6,095	53.0'			
20	6,513	53.0'	40	7,190	53.0'	60	6,095	53.0'			

RESIDENTIAL DEVELOPMENT STANDARDS CASE NUMBER: PSR-07-

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PAD-RM-6	6,000	50	35	15	5	13	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.

PARCEL 1A & LINE TABLE

LINE	BEARING	DISTANCE
L1	S66°17'51"E	202.50'
L2	S66°17'51"E	53.79'
L3	S89°44'03"E	294.26'
L4	S42°02'09"E	265.00'
L5	S13°02'09"E	307.83'
L6	S42°02'09"E	192.50'
L7	S66°17'51"E	202.65'
L8	S66°17'51"E	53.79'
L9	S89°44'03"E	291.73'
L10	N00°15'39"E	245.00'
L11	N00°15'39"E	195.65'
L12	S42°02'09"E	212.85'
L13	N47°57'51"E	212.50'
L14	S66°17'51"E	202.50'
L15	S66°17'51"E	202.65'
L16	N00°15'39"E	345.29'
L17	S89°44'03"E	89.83'
L18	S89°44'03"E	89.83'
L19	N00°15'39"E	89.83'
L20	S00°15'39"W	89.83'
L21	S89°44'03"E	891.76'
L22	S00°15'39"W	562.83'
L23	N00°15'39"E	275.00'
L24	S00°15'39"W	69.92'
L25	S89°44'03"E	747.76'
L26	S89°44'03"E	44.00'
L27	S00°15'39"W	275.00'
L28	S89°44'03"E	747.76'
L29	S00°15'39"W	275.00'
L30	S89°44'03"E	832.35'
L31	N00°15'39"E	804.13'
L32	N00°15'39"E	613.00'

PARCEL 1A.2 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S42°02'09"E	307.83'
BL2	S66°17'51"E	202.65'
BL3	S89°52'08"E	69.35'
BL4	N00°07'52"E	275.00'
BL5	S89°49'20"W	892.80'
BL6	S42°02'09"E	296.85'

PARCEL 1A & CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	430.00'	337.36'	44°56'35"	S89°44'03"E	328.79'
C2	627.00'	98.93'	9°02'37"	N69°13'09"E	83.48'
C3	500.00'	408.83'	46°50'50"	S67°37'26"E	397.54'
C4	400.00'	300.96'	43°06'35"	S21°48'34"E	293.91'
C5	500.00'	221.61'	25°23'42"	S29°16'30"E	219.80'
C6	320.00'	40.09'	7°10'43"	S03°29'48"E	40.06'

PARCEL 1A.2 BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
BC1	430.00'	337.36'	44°56'35"	S89°44'03"E	328.79'
BC2	370.00'	429.16'	43°06'19"	N69°12'00"W	419.09'

CITY OF SURPRISE BENCH MARK

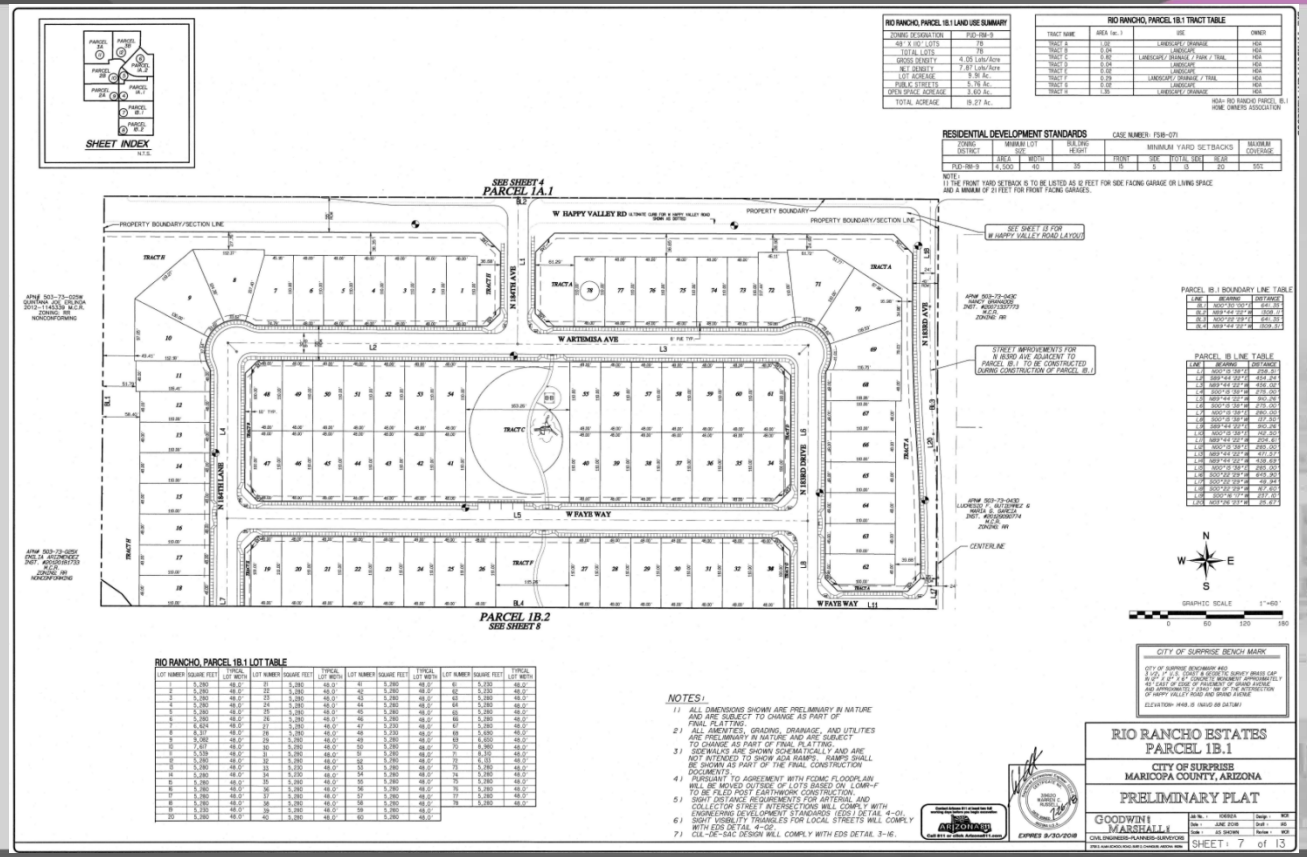
CITY OF SURPRISE BENCHMARK #005
"3-1/4" BRASS CAP IN HANDHOLE, SURVEY BRASS CAP, 5.0' E, 2.7' S, 1.1' DOWN, CONCRETE BOULEVARD APPROXIMATELY 45' EAST OF EDGE OF PAVEMENT OF GRAND AVENUE, AND APPROXIMATELY 0.2 MILE NW OF THE INTERSECTION OF WHITE TANK'S ROAD AND GRAND AVENUE.
ELEVATION: 1418.5' (NAVD 88 DATUM)

RIO RANCHO ESTATES
PARCEL 1A.2
CITY OF SURPRISE
MARICOPA COUNTY, ARIZONA
PRELIMINARY PLAT

GOODWIN & MARSHALL, INC.
CIVIL ENGINEERS-PLANNERS-SURVEYORS
SHEET: 6 of 13

EXPIRES 9/30/2018

PRELIMINARY PLAT



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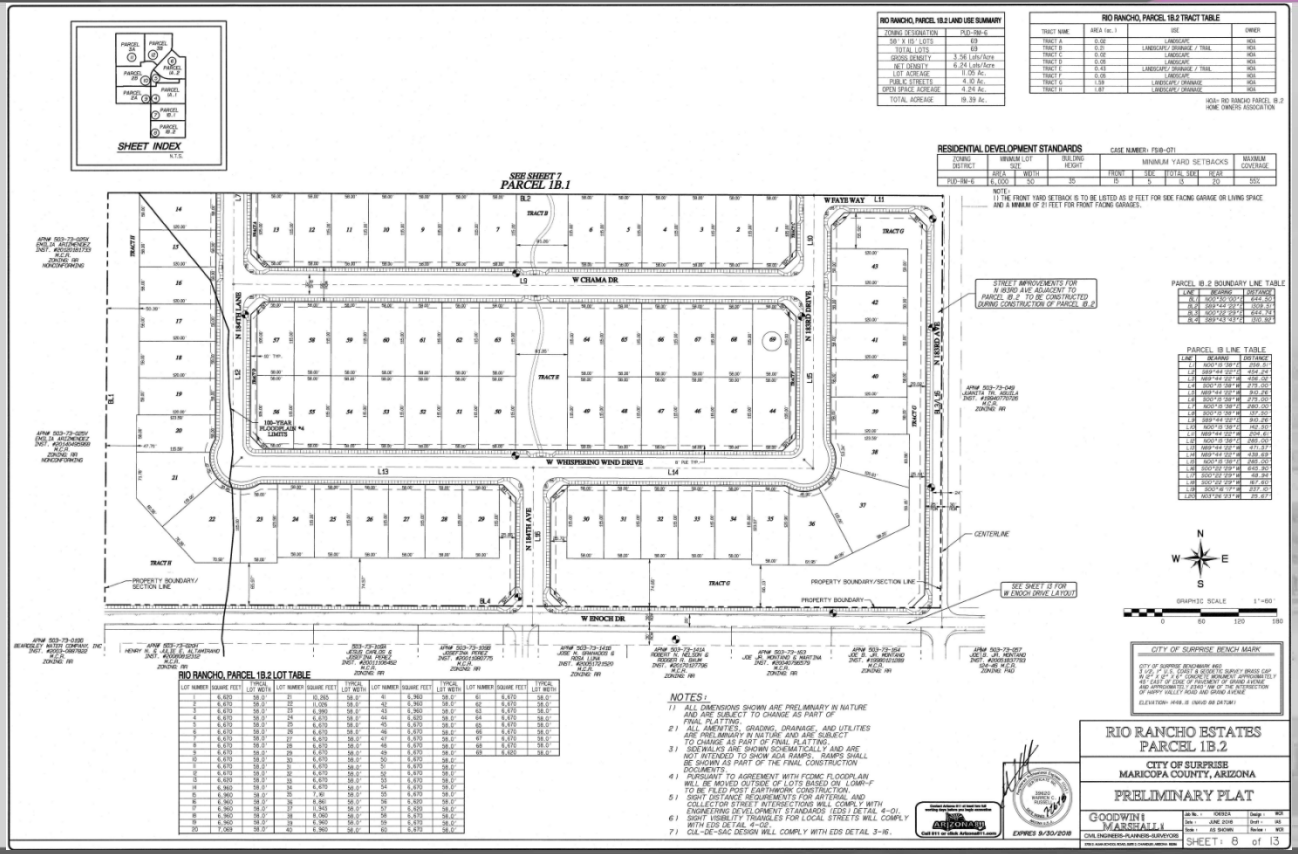

RIO RANCHO, PARCEL 1B.2 LAND USE SUMMARY

ZONING DESIGNATION	PUD-RM-6
56' X 115' LOTS	69
TOTAL LOTS	69
GROSS DENSITY	3.56 Lots/Acre
NET DENSITY	6.24 Lots/Acre
LOT ACREAGE	11.05 Ac.
PUBLIC STREETS	4.90 Ac.
OPEN SPACE ACREAGE	4.24 Ac.
TOTAL ACREAGE	19.39 Ac.

RIO RANCHO, PARCEL 1B.2 TRACT TABLE

TRACT NAME	AREA (ac.)	USE	OWNER
TRACT A	0.02	LANDSCAPE	HOA
TRACT B	0.21	LANDSCAPE/ DRAINAGE / TRAIL	HOA
TRACT C	0.02	LANDSCAPE	HOA
TRACT D	0.05	LANDSCAPE	HOA
TRACT E	0.43	LANDSCAPE/ DRAINAGE / TRAIL	HOA
TRACT F	0.05	LANDSCAPE	HOA
TRACT G	1.39	LANDSCAPE/ DRAINAGE	HOA
TRACT H	1.87	LANDSCAPE/ DRAINAGE	HOA

HOA= RIO RANCHO PARCEL 1B.2 HOME OWNERS ASSOCIATION

RESIDENTIAL DEVELOPMENT STANDARDS CASE NUMBER: PSW-07-

ZONING DISTRICT	MINIMUM LOT SIZE		BUILDING HEIGHT	MINIMUM YARD SETBACKS				MAXIMUM COVERAGE
	AREA	WIDTH		FRONT	SIDE	TOTAL SIDE	REAR	
PUD-RM-6	6,000	50	35	15	5	15	20	55%

NOTE:
1) THE FRONT YARD SETBACK IS TO BE LISTED AS 12 FEET FOR SIDE FACING GARAGE OR LIVING SPACE AND A MINIMUM OF 21 FEET FOR FRONT FACING GARAGES.

PARCEL 1B.2 BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S00°15'09"W	644.50
BL2	S89°44'51"E	1328.51
BL3	N00°15'09"E	644.74
BL4	S89°43'43"W	1330.84

PARCEL 1B LINE TABLE

LINE	BEARING	DISTANCE
L1	N00°15'09"E	266.50
L2	S89°44'51"E	454.24
L3	N89°44'51"W	656.49
L4	S00°15'09"W	479.06
L5	N89°44'51"W	331.49
L6	S00°15'09"W	479.06
L7	N00°15'09"E	260.00
L8	S00°15'09"W	107.00
L9	S89°44'51"E	331.49
L10	N00°15'09"E	162.31
L11	N89°44'51"W	604.42
L12	N00°15'09"E	249.00
L13	N89°44'51"W	671.81
L14	N89°44'51"W	439.68
L15	N00°15'09"E	285.00
L16	S00°22'09"W	640.90
L17	S00°01'09"W	69.84
L18	S00°22'09"W	167.65
L19	S00°16'17"W	231.45
L20	N53°26'51"W	25.67

RIO RANCHO, PARCEL 1B.2 LOT TABLE

LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH	LOT NUMBER	SQUARE FEET	TYPICAL LOT WIDTH
1	6,610	58.0	21	11,265	58.0	41	6,960	58.0	61	6,470	58.0
2	6,610	58.0	22	11,025	58.0	42	6,960	58.0	62	6,470	58.0
3	6,610	58.0	23	6,380	58.0	43	6,960	58.0	63	6,470	58.0
4	6,610	58.0	24	6,610	58.0	44	6,620	58.0	64	6,470	58.0
5	6,610	58.0	25	6,610	58.0	45	6,470	58.0	65	6,470	58.0
6	6,610	58.0	26	6,610	58.0	46	6,470	58.0	66	6,470	58.0
7	6,610	58.0	27	6,610	58.0	47	6,470	58.0	67	6,470	58.0
8	6,610	58.0	28	6,610	58.0	48	6,470	58.0	68	6,470	58.0
9	6,610	58.0	29	6,610	58.0	49	6,470	58.0	69	6,920	58.0
10	6,610	58.0	30	6,610	58.0	50	6,470	58.0			
11	6,610	58.0	31	6,610	58.0	51	6,470	58.0			
12	6,610	58.0	32	6,610	58.0	52	6,470	58.0			
13	6,610	58.0	33	6,610	58.0	53	6,470	58.0			
14	6,960	58.0	34	6,610	58.0	54	6,470	58.0			
15	6,960	58.0	35	7,180	58.0	55	6,470	58.0			
16	6,960	58.0	36	6,960	58.0	56	6,920	58.0			
17	6,960	58.0	37	6,960	58.0	57	6,470	58.0			
18	6,960	58.0	38	6,960	58.0	58	6,470	58.0			
19	6,960	58.0	39	6,960	58.0	59	6,470	58.0			
20	7,060	58.0	40	6,960	58.0	60	6,470	58.0			

NOTES:
1) ALL DIMENSIONS SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
2) ALL AMENITIES, GRADING, DRAINAGE, AND UTILITIES ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE AS PART OF FINAL PLATTING.
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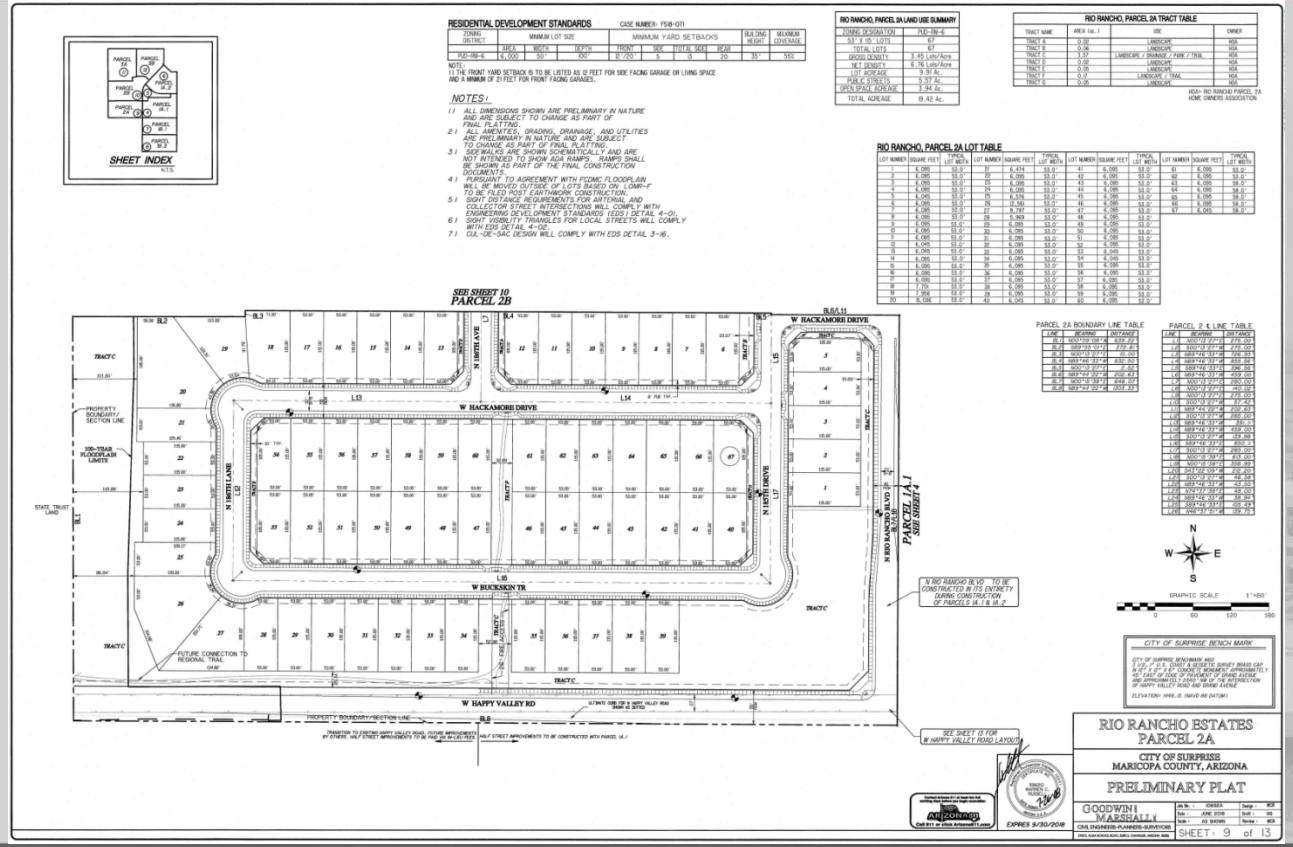
7) CUL-DE-SAC DESIGN WILL COMPLY WITH EDS DETAIL 3-16.

PRELIMINARY PLAT



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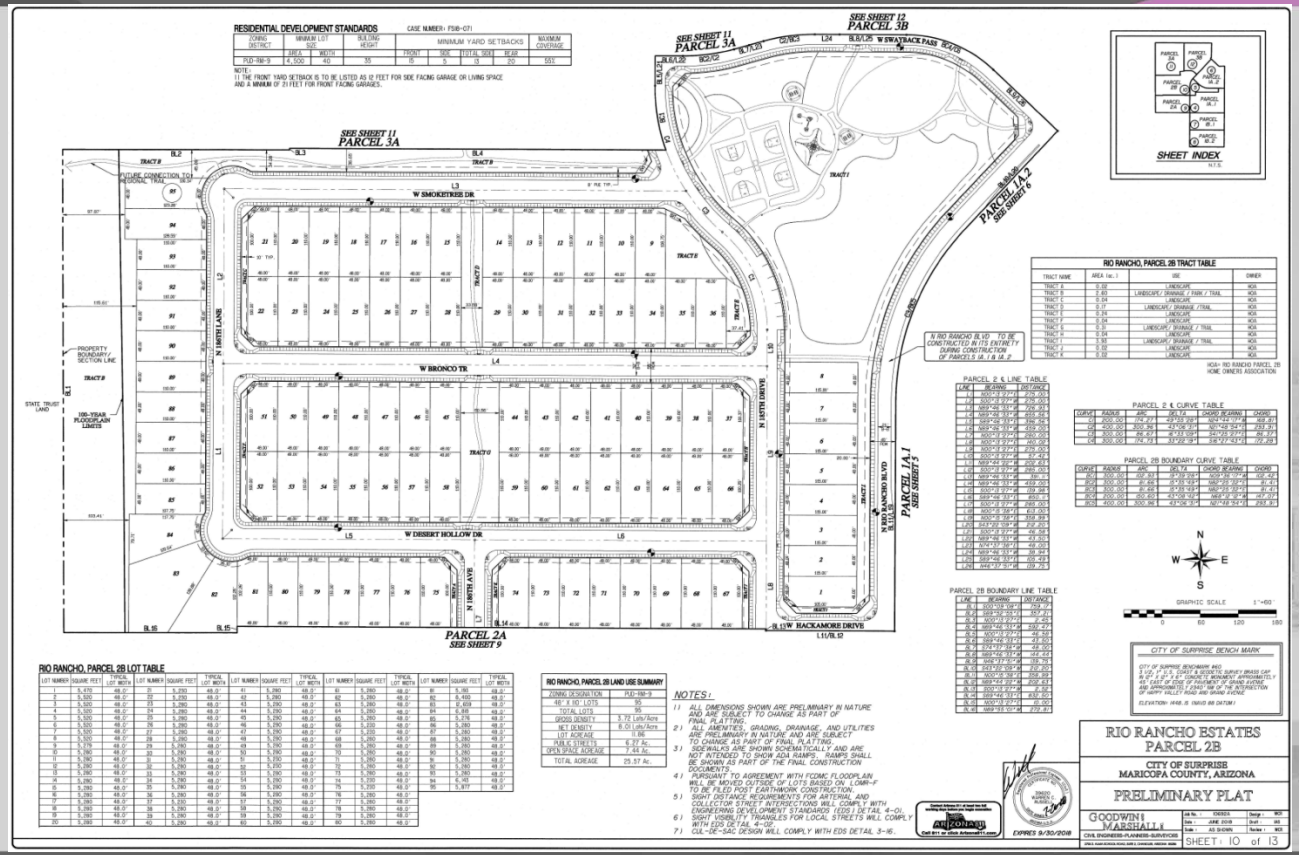

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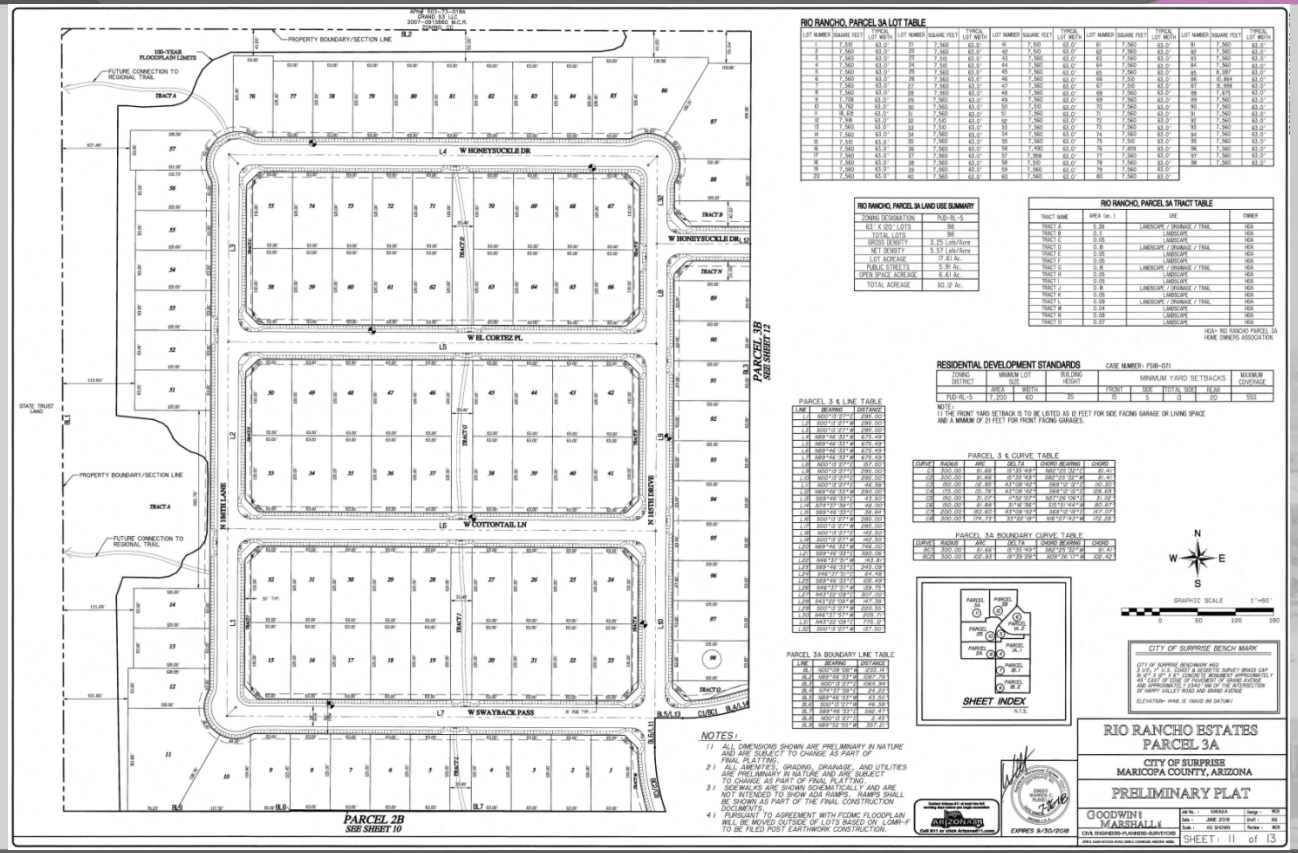

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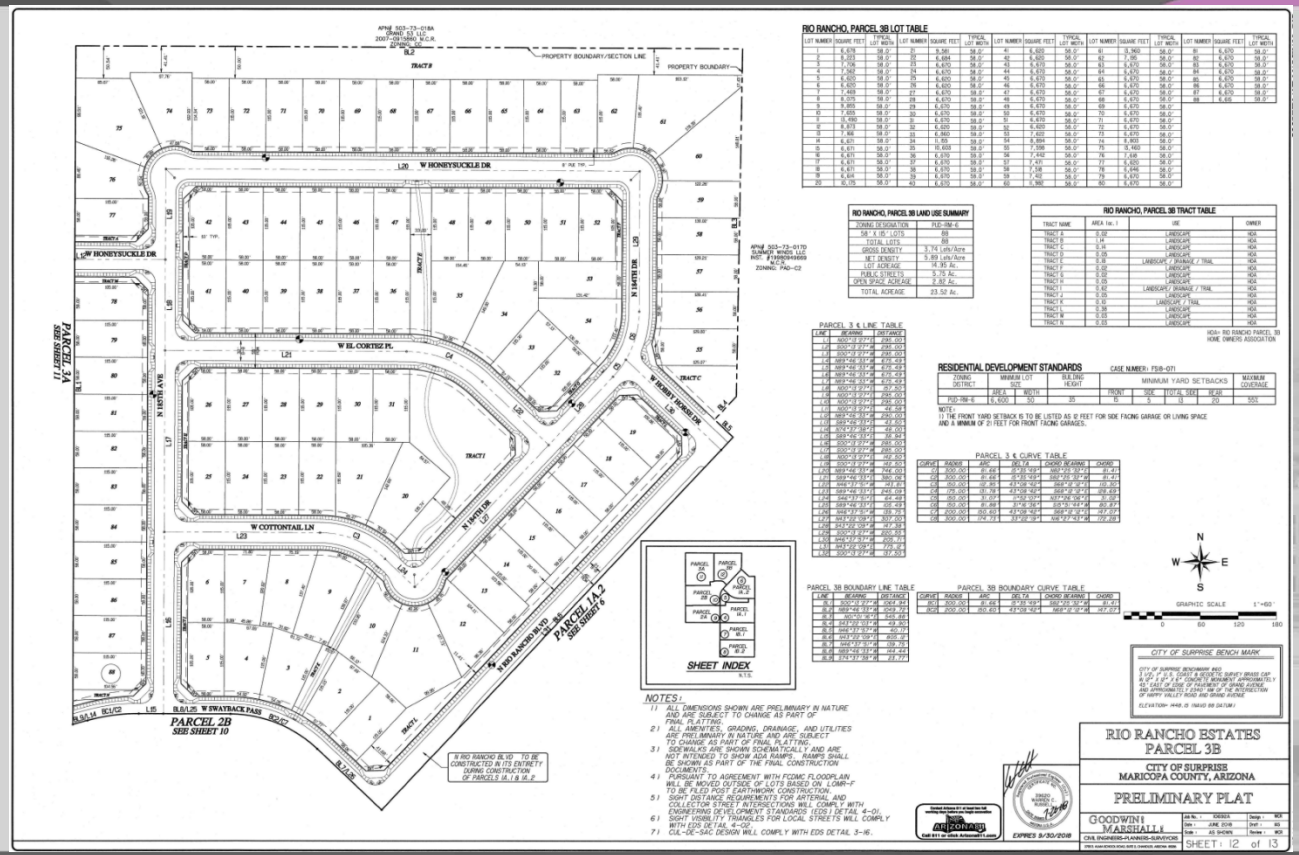

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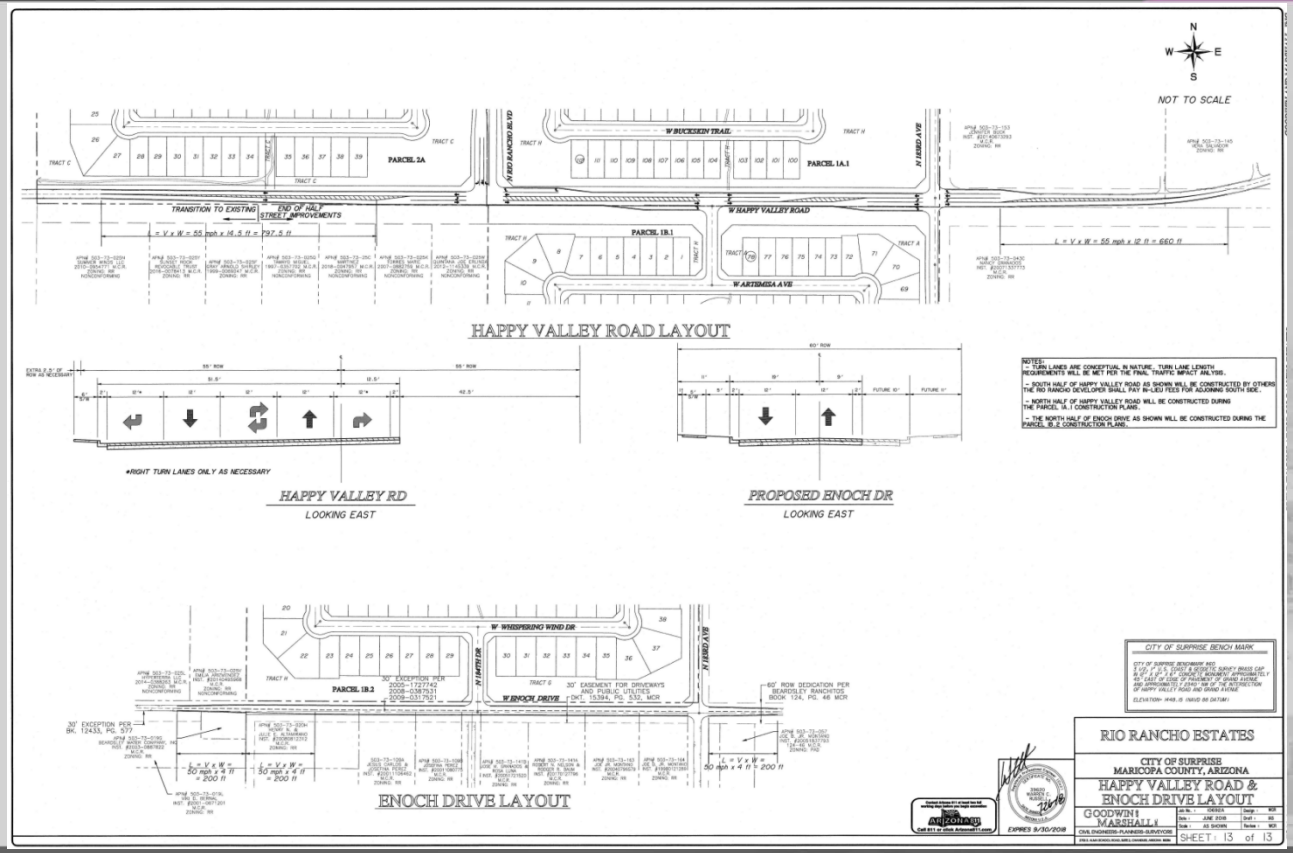

RIO RANCHO ESTATES

- No Objection From Reviewing Agencies
- Staff Recommends Approval

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

September 20, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	September 20, 2018	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 regarding 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):