



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

Thursday, October 4, 2018 @ 6:00 PM
 COUNCIL CHAMBERS

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CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission 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 20, 2018 Planning and Zoning Commission Minutes.

None
 Lorraine
 Nevarez -
 Community
 Development

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

			STAFF RECOMMENDATION/ PRESENTED BY
ITEM #	DISTRICT #	ITEM DESCRIPTION	
#2	District 3	<u>Consideration and action approving a Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana, generally located on the southwestern corner of Greenway Road and Cotton Lane, subject to Conditions "A" through "C."</u>	Approve Hobart Wingard - Community Development
OTHER BUSINESS:			
#3	District Internal	<u>Discussion regarding direction pertaining to future agenda items.</u>	No Action Eric Fitzer - Community Development

EXECUTIVE SESSION:**ADJOURNMENT:**

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: September 26, 2018 at 2:30 PM

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

October 4, 2018 @ 6:00:00 PM

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Board Meeting Date:	October 4, 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
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Agenda Wording:

Consideration and action to review and approve or disapprove the September 20, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the September 20, 2018 Planning and Zoning Commission Minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes - September 20, 2018](#)

External Attachment Links:

Meeting Requirements:

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



CITY OF SURPRISE
Planning and Zoning Commission

October 4, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 4, 2018	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	3
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving a Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana, generally located on the southwestern corner of Greenway Road and Cotton Lane, subject to Conditions "A" through "C."

Motion:

Move to approve a Site Plan for Sierra Montana Crossings Pad 2B, at Sierra Montana, generally located on the southwestern corner of Greenway Road and Cotton Lane, subject to Conditions "A" through "C."

Background:

Surprise Covenant Group LLC, on behalf of RPK Real Estate, seeks approval of a Site Plan to allow for a multi-tenant retail shop building within the Sierra Montana Crossings Commercial Center within the Sierra Montana PAD. Site improvements will include a 6,025 square foot commercial building, 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.

ATTACHMENTS:

Click to download

- ☐ [00 - FS18-179 – Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana - Staff Report](#)
- ☐ [01 - FS18-179 – Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana - Vicinity Map](#)
- ☐ [02 - FS18-179 – Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana - Master Site Plan](#)
- ☐ [03 - FS18-179 – Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana - Site Plan](#)
- ☐ [04 - FS18-179 – Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana - Elevations](#)

- ☐ [05 - FS18-179 – Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana - Landscape](#)
- ☐ [06 - FS18-179 – Site Plan for Sierra Montana Crossings Pad 2B at Sierra Montana - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Hobart Wingard, Planner II

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: **FS18-179**

Project Name: Site Plan for Sierra Montana Crossings Pad 2B

Council District: 3 – Mesquite

Meeting Date: **October 4, 2018**

Planner: Hobart Wingard, Planner II

Owner: RPK Real Estate

Applicant: Surprise Covenant Group LLC

Request: Site Plan approval for Lot 2B of the Sierra Montana Crossings Commercial Center within the Sierra Montana Planned Area Development (PAD)

Site Location: Generally, on the southwestern corner of Greenway Road and Cotton Lane.

Site Size: Approximately 1.01 acre of the 19.06 acre Serra Montana Crossings Commercial Center

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

Support/Opposition: None received by staff

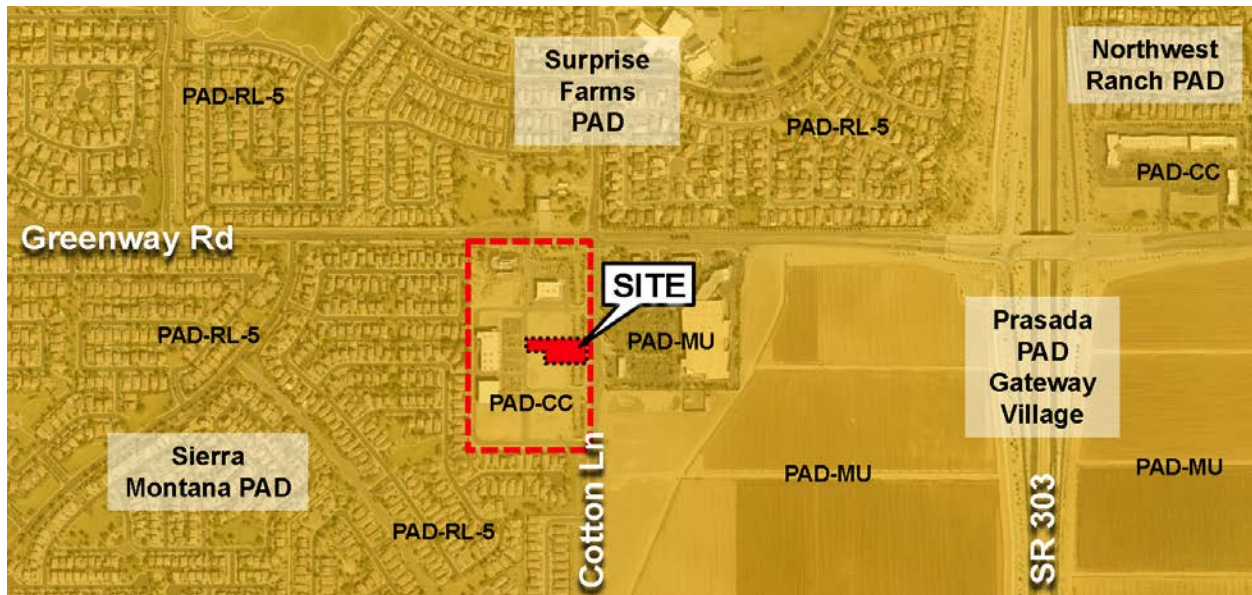
Staff Recommendation: Staff recommends the Commission **approve** the proposed Site Plan for Sierra Montana Crossings, Pad 2B, subject to Stipulations “A” thru “C.”

PROJECT DESCRIPTION:

Surprise Covenant Group LLC, on behalf of RPK Real Estate, seeks approval of a Site Plan to allow for a multi-tenant retail shop building within the Sierra Montana Crossings Commercial Center within the Sierra Montana PAD. Site improvements will include a 6,025 square foot commercial building, paving, sidewalks, and landscaping.

EXISTING ZONING:

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



Sierra Montana PAD Commercial – PAD-CC Vacant	Sierra Montana PAD Commercial – PAD-CC CVS Pharmacy	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada
Sierra Montana PAD Commercial – PAD-CC Goodwill	Sierra Montana PAD Commercial – PAD-CC Vacant	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada
Sierra Montana PAD Commercial – PAD-CC Pet Club	Sierra Montana PAD Commercial – PAD-CC Vacant	Prasada PAD Gateway Village – PAD-MU Marketplace at Prasada

BACKGROUND:

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

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

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

November 18, 2008: PAD amendment was approved by the Mayor and City Council to provide a Comprehensive Sign Program for Sierra Montana under Case PADA08-126.

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

March 3, 2015: The City Council approved an Amended Final Plat for Pet Club under Case FS14-404.

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

June 21, 2016: The City Council approved an Amended Final Plat for Goodwill under Case FS16-575.

April 6, 2017: The Planning and Zoning Commission approved a Conditional Use Permit for Sonic under Case FS16-421.

April 18, 2017: The City Council approved an Amended Final Plat for Sonic under Case FS16-421.

October 5, 2017: A Concept Review meeting was held for the current proposal under case CR17-536.

June 21, 2018: The Planning and Zoning Commission approved a Site Plan for Pad A3 under Case FS16-575.

September 18, 2018: The City Council approved an Amended Final Plat for Parcel 2 under Case FS18-253.

April 4, 2018: The applicant submitted for a Site Plan under Case FS18-179, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a 6,025 square foot standalone commercial building within Sierra Montana Crossings located in the Sierra Montana PAD. This is the sixth phase of development for the commercial center and will utilize approximately 1.01 acres of the 19.06 acre commercial center. Fronting on Cotton Lane, the facility will provide direct access to Cotton Lane and internal access for the center from two (2) additional access points along Cotton Lane and a single drive from Greenway Road. The subject project will provide 38 parking spaces and will contribute to the balance of the commercial center as this center has shared access and shared parking agreements.

The retail building will consist of masonry exterior walls, a metal roof, and decorative cornices that complement the architecture of the commercial center. The building elevations will have steel canopies above the storefronts. The exterior façade has geometrical shapes and a hierarchy of elements with various masonry and sand finish systems. The rear of the building will be enhanced with faux door windows providing four (4) sided architecture embellishments.

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 commercial center. All walls and vehicle screening will consist of decorative block that match the primary theme of the center.

UTILITY AND SERVICES TABLE:

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

CONFORMANCE WITH ADOPTED PLANS:

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

REVIEWING AGENCIES:

All City reviewing departments have reviewed the request and expressed no objections; however, a minor lighting detail is to be revised. This has been addressed in Stipulations "A" through "C."

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 April 9, 2018, LAFB indicates no objections to the request, but advises the applicant review sound attenuation requirements found in ARS 28-8482 and engage in a strong notification program with respect to the air base and its operations.

Maricopa Water District (MWD): In an email dated April 5, 2018, MWD indicated the proposed Site Plan would not impact MWD.

Arizona Department of Transportation (ADOT): In an email dated April 6, 2018, ADOT indicated the proposal will have no impact on existing highway facilities.

Maricopa Flood Control District (FCDX): In an email dated April 5, 2018, FCDX indicated the proposed Site Plan would not impact FCDX.

SUMMARY:

Staff believes the proposed Site Plan is consistent with the manner and intent of the Sierra Montana 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 Sierra Montana 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 Sierra Montana Crossings Pad 2B, subject to Stipulations "A." through "C."

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:

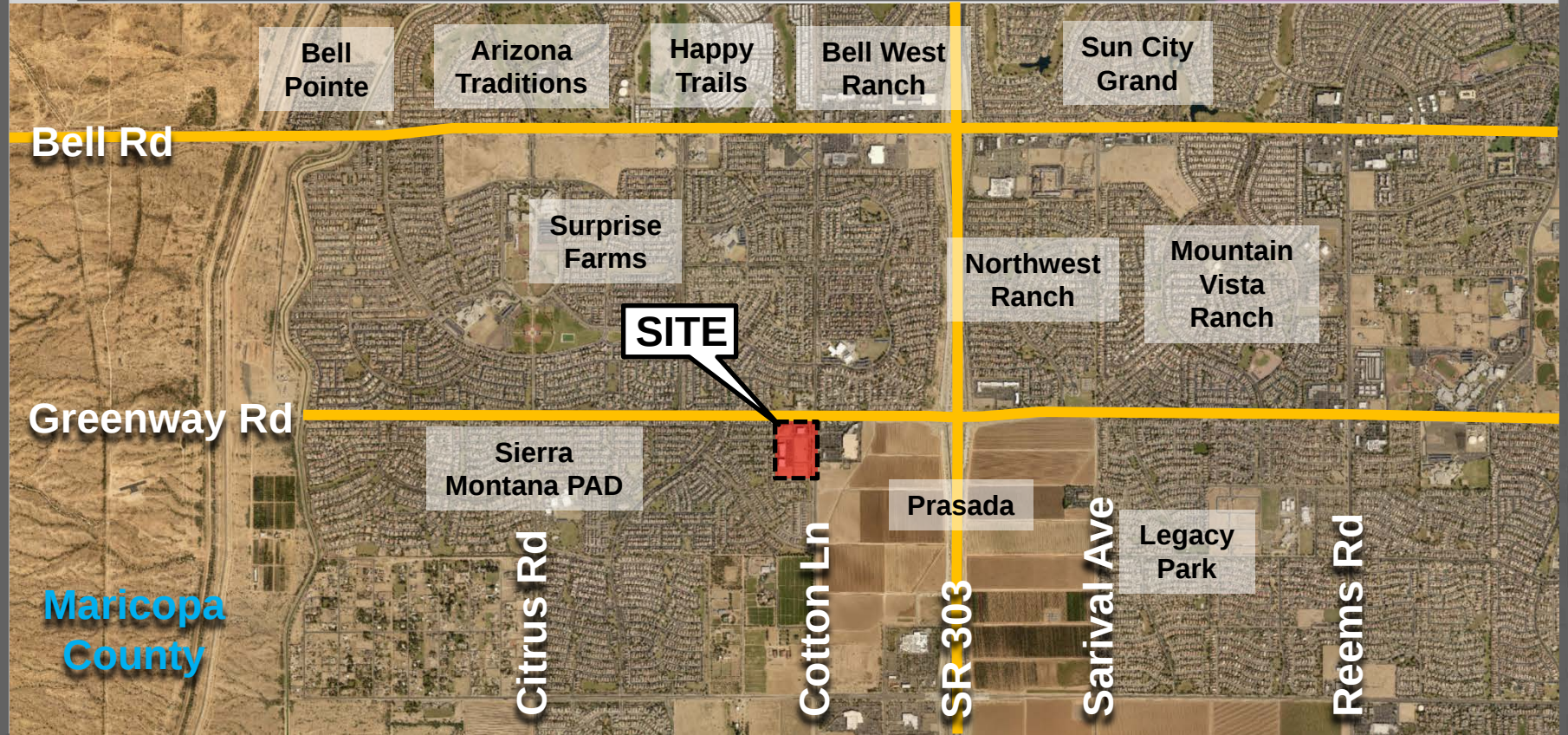
- A. The wall mounted light fixtures along the eastern side of the building will match the fixtures proposed in the adjacent project, Case FS16-575, to the immediate north of the subject parcel.
- B. All roof mounted equipment will be installed in such a way that the height of the parapet wall will be equal to or greater than the height of any roof mounted equipment.
- C. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.

ATTACHMENTS:

- 01 - Vicinity Maps
- 02 - Master Site Plan
- 03 - Site Plan
- 04 - Elevations
- 05 - Landscape Plan
- 06 - PowerPoint

VICINITY MAP

FS18-179
Sierra Montana



VICINITY MAP

FS18-179
Sierra Montana

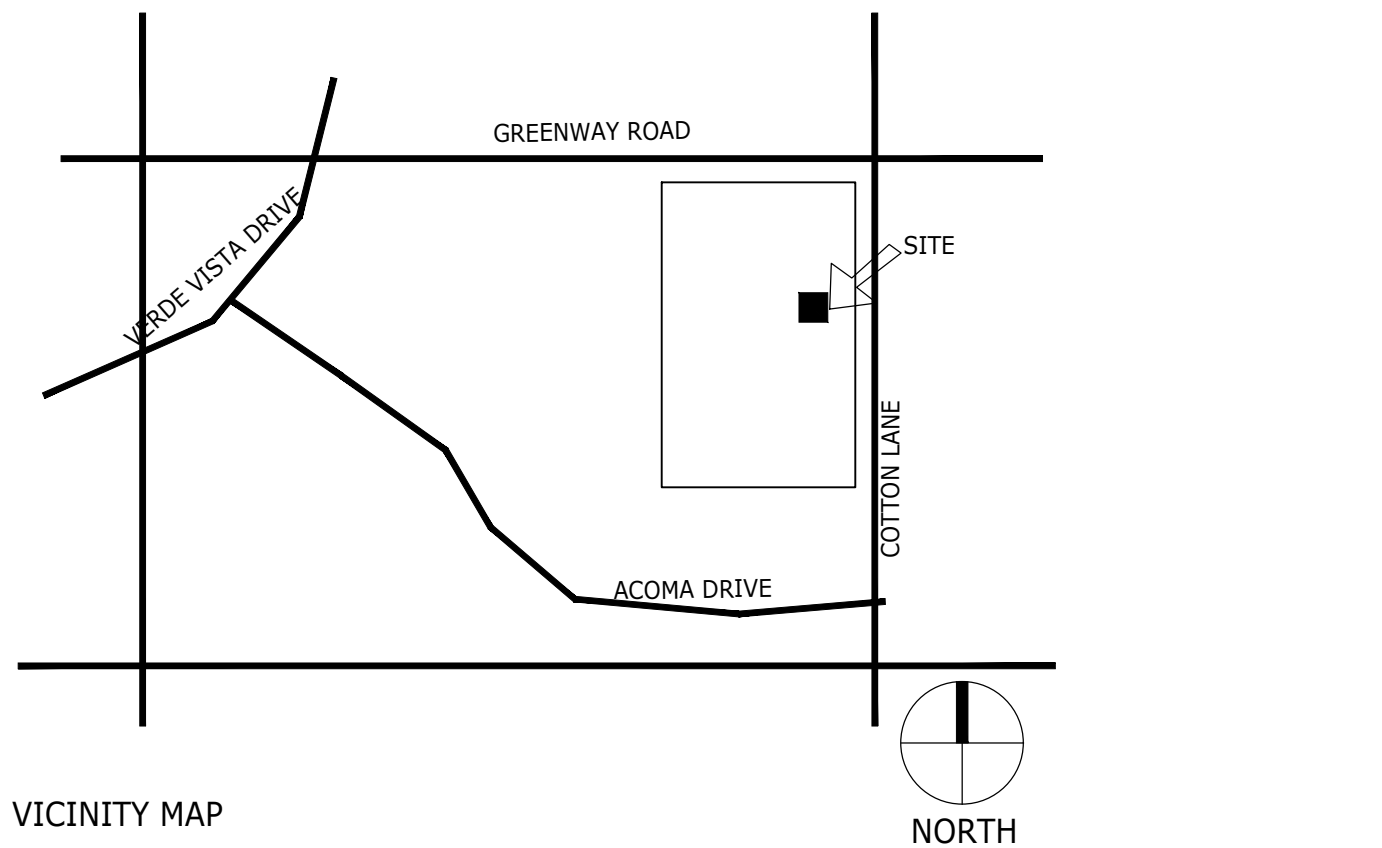
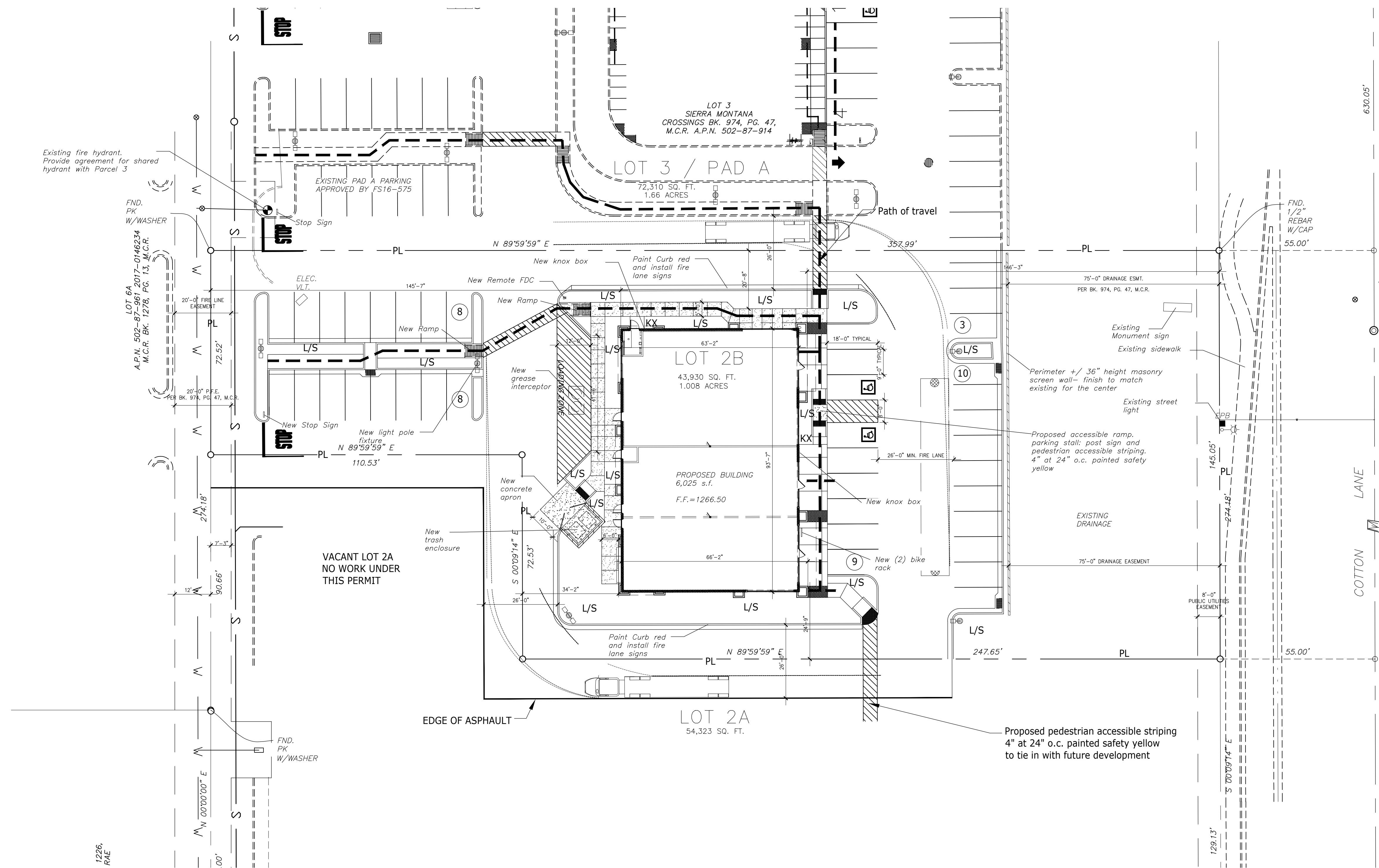


ZONING

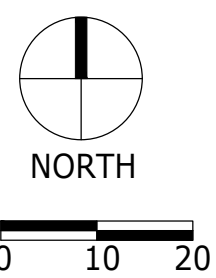
FS18-179

Sierra Montana





PROPOSED SITE PLAN- LOT "2B"
1" = 20'-0"



CONTACTS:
BUYER/DEVELOPER:

Covenant Group
2460 Paseo Verde Pkwy, suite 145
Henderson, NV 89074
Contact: Chris Aguon
714-845-8645

ARCHITECT:

Covenant Group
2044 California Ave.
Corona, CA 92881
Contact: Julie A. Margetich
951-582-5745

CIVIL
ENGINEER:

G-Mar Engineering Consultants LLC
18223 W. Orchid Lane
Waddell, AZ 85355
Contact: Geoff Markowski
602-524-7877

LANDSCAPE
ARCHITECT:

Laskin & Associates, INC
67 E. Weldon Avenue, Suite 230
Phoenix, AZ 85012
Contact: Hans Stoll
602-840-7771

ELECTRICAL
ENGINEER:

Akribis Engineering INC.
3231 S. County Club Way, suite 102
Tempe, AZ 85282
Contact: Sheldon
602-393-0201

NARRATIVE OVERVIEW:

Subject parcel is part of the Sierra Montana Crossings Commercial center within the Sierra Montana Planned Area Development (Pad) located at the Southwestern corner of Greenway Road and Cotton Lane.

BUILDING INFORMATION

Proposed Building: 6,025 s.f. Multi Tenant Building
Proposed CMU Trash Enclosure
1 Story; Construction Type : V Non-Rated Fully- Sprinklered
Occupancy: B (dental office) and M/B Occupancies
2,652 S.F. Pediatric Dentist
3,293 S.F. Future retail or Food use

BUILDING CODE:

2012 International Building Codes 2011 National Electric Code
2012 International Mechanical Code 2012 International Energy
2012 International Fire Code Conservation Code
2012 International Plumbing Code Ordinance 14-04A (local amend.)

SITE INFORMATION:

Zoning: SIERRA MONTANA -PAD - CC
Existing use: Undeveloped
Proposed use: Pediatric Dental office
and future retail/food tenant

Total Land Area : +/-43,930 s.f. (1.008ac)

Building Area: 6,025 Sq. Ft.
Land/Building Ratio: 13%

PARKING INFORMATION:

Standard : 9' x 18'
Handicap : 2 provided 9' x 18' (1 van)
Drive Aisle Width : 26' Min.

Parking required:
(1/300 SF.- Retail)
(1/250 SF.- Office)

Parking Break down:
Dental office - 2652 sf 1 per 250 s.f. = 11
Future Retail/Food-3293 sf 1 per 200 s.f. = 16
Total Required: 27
Proposed: 38 Parking Stalls

PROJECT ADDRESS: 15154 N. Cotton Lane
Surprise Az 85326

APN: subdivide of: 502-87-912

LEGAL DESCRIPTION:

LOT 2B - 'tbd' Seller in process of doing subdivision.

CITY NOTES:

1. All mechanical components to be adequately screened with parapet roof.
2. All signs to be submitted to Design Review for separate review and approval.
3. Address to be posted visible from the street per fire dept requirements.
4. Trash enclosure per city standards.

MEDICAL GAS NOTES:

1. Required to meet NFPA 99
2. Verification of installer certification
3. Testing shall be done by a third party technically competent and experienced in the field of medical gas and vacuum pipeline testing and meeting the requirement of ASSE 6030- Professional Qualification Standard for Medical Gas Systems Verifiers.
4. The credentials of the third party tester shall be submitted to the Fire-Medical Dept. for approval prior to the test.

SHEET INDEX:

MS-0	Master Site Plan
A-0	Architctural Specific Site plan
A-1	Colored Elevations / Renderings
A-1B	Black and White Elevations
A-2	Proposed Floor plan
L-1	Colored Landscape plan

Sierra Montana- Cotton and Greenway- Pad 2B

Multi-Tenant Dental/Retail Building

Surprise AZ

A-0

SPECIFIC SITE PLAN

JULY 12, 2018 SCALE: 1"= 20'

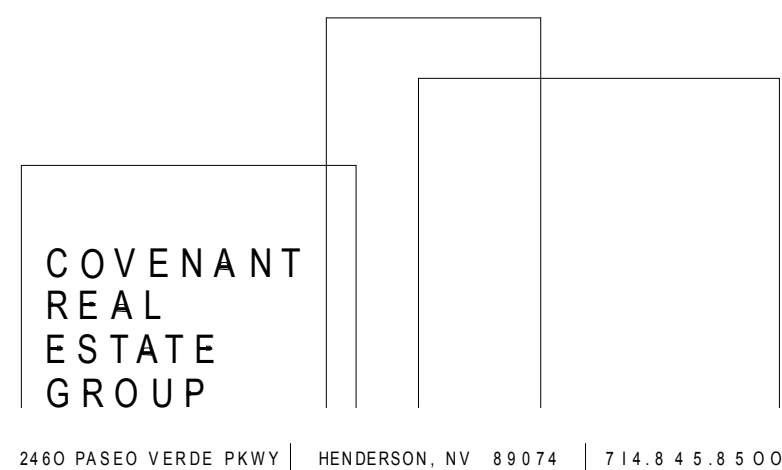
LOCATION- BOX: 18 SURPRISE 3 / CITY / 3RD PLANNING SUB /SITE

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of COVENANT GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from COVENANT GROUP©2018.

TRACKING: FS18-179

COVENANT
REAL
ESTATE
GROUP

2460 PASEO VERDE PKWY | HENDERSON, NV 89074 | 714.845.8500



2460 PASEO VERDE PKWY | HENDERSON, NV 89074 | 714.845.8500

Sierra Montana- Cotton and Greenway- Pad 2B

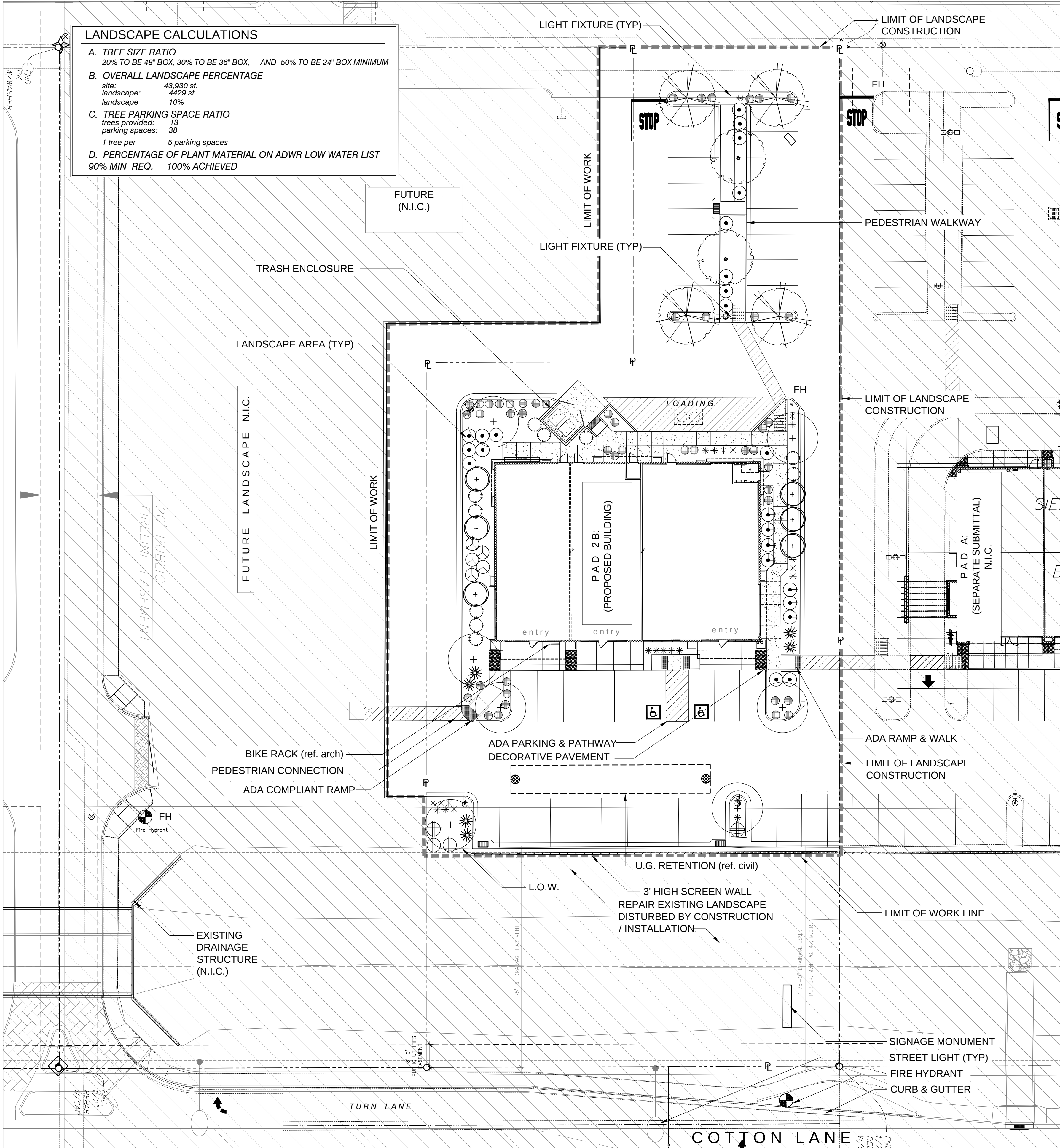
Multi-Tenant Dental/Retail Building

Surprise AZ

A-1C

COLOR ELEVATIONS

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of COVENANT GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from COVENANT GROUP c 2018.

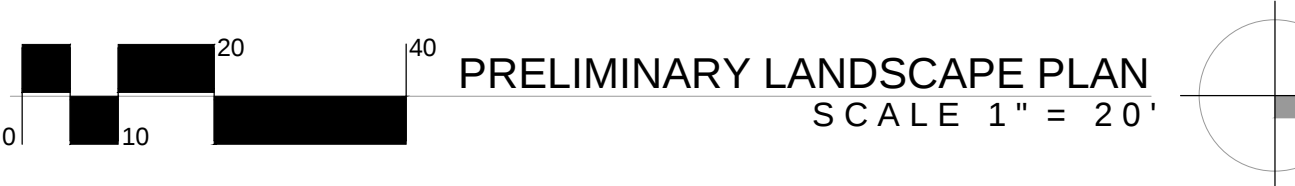


LANDSCAPE LEGEND (U.O.N. - UNLESS OTHERWISE NOTED)

TREES		U.O.N. - UNLESS OTHERWISE NOTED)	all trees to meet or exceed A.N.A. specs
SIZE	QTY		
PROSOPIS CHILENSIS THORNLESS MESQUITE	24" BOX STANDARD 5'h x 6'w x 1.25" cal.	4	
ULMUS PARVIFOLIA CHINESE ELM	36" BOX STANDARD 10'h x 6'w x 1.75" cal.	7	
ACACIA ANEURA MULGA TREE	48" BOX, STANDARD 9'h x 5'w x 2" cal.	2	
TREE SIZE RATIO: 20% TO BE 48" BOX, 30% TO BE 36" BOX, AND 50% TO BE 24" BOX MINIMUM			
SHRUBS/ ACCENTS		SIZE	QTY
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO SAGE		5 GAL	10
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 'GREEN CLOUD' SAGE		5 GAL	8
NERIUM OLEANDER 'PETITE PINK' OLEANDER		5 GAL	16
HESPERALOE PARVIFLORA RED YUCCA		5 GAL	22
MELALEUCA CITRINA LITTLE JOHN 'DWARF BOTTLEBRUSH'		5 GAL	6
CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE		5 GAL	6
EREMOPHYLLA 'VALENTINE' 'VALENTINE' BUSH		5 GAL	4
MUHLENBERGIA RIGENS DEER GRASS		5 GAL	5
GROUNDCOVERS		SIZE	QTY
LANTANA MONTEVIDENSIS GOLD MOUND / PURPLE TRAILING LANTANA		1 GAL	46
DECOMPOSED GRANITE - SCREENED MADISON GOLD		1/2"	4429
2" min thickness in all Landscape areas.			

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

- EXISTING LANDSCAPE AND IRRIGATION NOTES
- SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
 - ALL PLANT MATERIAL DESIGNATED AS 'EXISTING TO REMAIN' SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY A LIKE TYPE TREE, (MINIMUM 36" BOX) AT NO ADDITIONAL COST TO OWNER. ALL SHRUBS AND GC SHALL BE REPLACE WITH 5 GAL. PLANTS.
 - LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
 - ALL NEW PLANT MATERIAL AND ANY ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ANY IRRIGATION OUTSIDE PROJECT LIMIT-OF-WORK THAT MIGHT BE "EXISTING" IS TO REMAIN, AND BE PROTECTED (REPAIR IF DAMAGED)
 - PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES.
 - SHRUBS IN LANDSCAPE AREAS ON SEPARATE VALVE FROM TREES.
 - L.C. TO PROVIDE 100% FULL COVERAGE TO ALL LANDSCAPED AREAS.



- CITY OF SURPRISE GENERAL NOTES
- (REFER TO CITY OF SURPRISE EDS REGARDING MIN. CALIPER SIZE AND ANA SPECIFICATIONS FOR TREES.)
 - ALL TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE CITY OF SURPRISE "STANDARD TREE PLANTING DETAIL.
 - (REFER TO CITY OF SURPRISE EDS REGARDING LANDSCAPE LOCATION RELATIVE TO HYDRANTS, METERS OR VAULTS)
 - TREE ROOT BARRIERS ARE REQUIRED WHEN TREES ARE WITHIN THREE FEET (3') OF SIDEWALK, CURB OR PAVEMENT.
 - PROVIDE WATER BASIN AROUND TREES AS SHOWN IN SECTION 6, PAGE 1 13, FIGURE 6.3. CITY OF SURPRISE LANDSCAPE DESIGN GUIDELINES.
- GENERAL LANDSCAPING NOTES
- THE LANDSCAPE ARCHITECT, OR HIS REPRESENTATIVE, RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE.
 - FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWINGS & SITE, IT SHOULD BE BROUGHT TO THE ATTENTION OF THE LA PRIOR TO START OF WORK. THE LANDSCAPE ARCHITECT IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
 - PLANT LIST PROVIDED FOR CONTRACTOR'S CONVENIENCE. PLANS TAKE PRECEDENCE.
 - DOUBLE STAKE ALL 15 GALLON, 24", AND 36" BOX TREES AS REQUIRED.
 - IRRIG CONTRACTOR MUST GUARANTEE 100% COVERAGE IN ALL LANDSCAPE AREAS.
 - EXPOSED SOIL IN PLANTERS SHALL BE RAKED AND FREE OF ROCKS, ROOTS, WEEDS.
 - FINISHED GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
 - PLANTS SHALL BE QUALITY MATERIAL HAVING A GROWTH HABIT WHICH IS NORMAL FOR THE SPECIES AND BE SOUND, VIGOROUS, HEALTHY, AND FREE FROM INSECTS AND INJURY.
 - GROUNDCOVER AND/OR GRANITE SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
 - AFTER ALL WORK IS COMPLETED, THE CONTRACTOR SHALL REMOVE ALL MATERIALS NOT INCORPORATED IN THE SCOPE OF WORK FROM THE JOB SITE.
 - GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLAN. (ONCE GENERAL CONTRACTOR HAS PROVIDED FINISH GRADE WITHIN 1/10 OF 1")
 - ALL EARTHWORK IS TO BE DONE SO THAT WATER DRAINS AWAY FROM STRUCTURES.
 - A PRE-EMERGENT HERBICIDE IS TO BE APPLIED TO ALL GRANITE AREAS AFTER THE GRANITE HAS BEEN LAID. INCLUDE ALL RIVER ROCK AREAS, IF APPLICABLE.
 - ALL UNDERGROUND CONDUITS ARE TO BE LOCATED BEFORE DIGGING. IF IN DOUBT CALL BLUE STAKE
 - ALL MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER FINAL ACCEPTANCE.
 - LANDSCAPE CONTRACTOR SHALL PROVIDE ARBOR GUARDS TO ALL TREES LOCATED IN TURF AREAS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING WHETHER IT IS SHOWN ON ON THE PLANS OR NOT.
 - LANDSCAPE ARCH TO APPROVE ALL MOUNDING & GRADES PRIOR TO PLANTING.
 - LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF ALL TREES, PALMS, SALVAGED MATERIAL AND BOULDERS PRIOR TO INSTALLATION.
 - SITE VERIFY ALL CONDITIONS PRIOR TO BIDDING AND START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE L.A. IN WRITING IMMEDIATELY.

PROJECT DATA:

EXISTING ZONING: PLANNED AREA DEVELOPMENT (PAD) WITH COMMUNITY COMMERCIAL LAND USE (PAD-CC)

SITE LOCATION: SWC OF COTTON LANE AND GREENWAY ROAD SURPRISE, AZ (EXISTING DEVELOPED SITE AREAS AND BUILDING AREAS SHOWN ARE FOR REFERENCE ONLY AND NOT APART OF THE SPECIFIC PROPOSED SITE AND BUILDING IMPROVEMENTS)

PROJ ADDRES: 15154 N. COTTON LANE SURPRISE AZ 85326

SITE AREA: LOT 2B 43,930 S.F. (1.008 ACRES) (PROPOSED SITE DEV)

- GRADING & MOUNDING NOTES
- LANDSCAPE ARCHITECT TO APPROVE ALL MOUNDING AND GRADES PRIOR TO PLANTING.
 - ELEVATIONS AND LOCATIONS OF MOUNDING ARE APPROXIMATE AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECT'S REQUEST PRIOR TO INSTALLATION.
 - GRADING SHALL INCLUDE ALL EXCAVATION, SETTLEMENT, HANDLING, IMPORT, DISTRIBUTION, TRANSPORTATION, AND DISPOSAL NECESSARY TO BRING GROUND TO FINISH GRADE AS SHOWN ON THE PLAN. (ONCE GENERAL CONTRACTOR HAS PROVIDED FINISH GRADE WITHIN 1/10 OF 1")
 - FINISHED GRADE IN GROUNDCOVER, GRANITE AND LAWN AREAS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
 - GENERAL CONTRACTOR IS TO PROVIDE ALL ROUGH GRADES FOR BERMS AND MOUNDS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISHED GRADING OF BERMS, TO ESTABLISH VARIATIONS IN ELEVATIONS AND CONVEY A NATURAL AESTHETIC APPEARANCE.

- CITY OF SURPRISE LANDSCAPE NOTES
- ALL CHANGES TO BE APPROVED BY THE CITY OF SURPRISE COMMUNITY DEVELOPMENT DEPARTMENT.
 - SIGNS REQUIRE A SEPARATE PERMIT.
 - ALL UTILITY BOXES AND STRUCTURES ARE TO BE SCREENED.
 - PLANT MATERIAL IS NOT TO BE LOCATED WITHIN 3 FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.
 - TREES IN PAVED AREAS ARE TO HAVE DEEP ROOT BARRIERS.
 - ALL PLANT MATERIAL SIZES ARE TO BE CONSISTENT WITH ANA STANDARDS.
 - ALL PLANT MATERIAL LOCATED WITHIN AASHTO VISIBILITY TRIANGLES ARE TO BE MAINTAINED NO HIGHER THAN 2 FEET HIGH AND HANG NO LOWER THAN 7 FEET FROM THE GROUND ELEVATION.

COVENANT
REAL
ESTATE
GROUP

2460 PASEO VERDE PKWY | HENDERSON, NV 89074 | 714.845.8500

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Phoenix, Arizona 85012
p (602) 840-7771
f (602) 840-6921
www.laskindesign.com

PRELIMINARY
not for construction



Sierra Montana- Pad 2B

Multi-Tenant Dental/Retail Building

S.W.C Cotton Ln and Greenway Rd.

Surprise AZ

PL-01

PRELIMINARY LANDSCAPE PLAN

July 20, 2018 SCALE: 1" = 20'-0"
LOCATION- BOX: 18 SURPRISE 3 / CITY / 1ST PLANNING SUB /SITE
The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of COVENANT GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from COVENANT GROUP©2018.



S U R P R I S E
ARIZONA

FS18-179

**Sierra Montana Crossings
Lot 2B Site Plan**

Planning and Zoning Commission – October 4, 2018

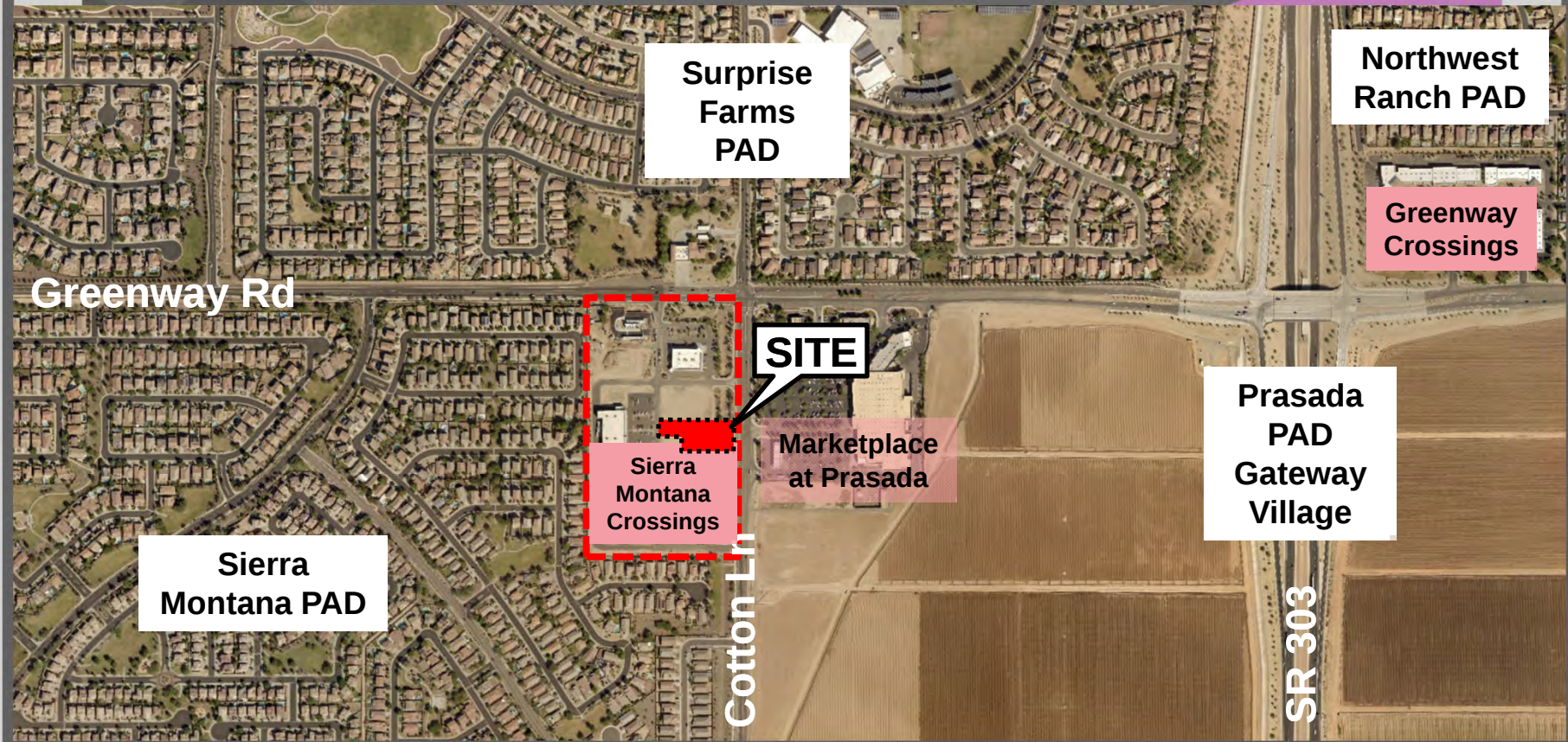
VICINITY MAP

FS18-179
Sierra Montana



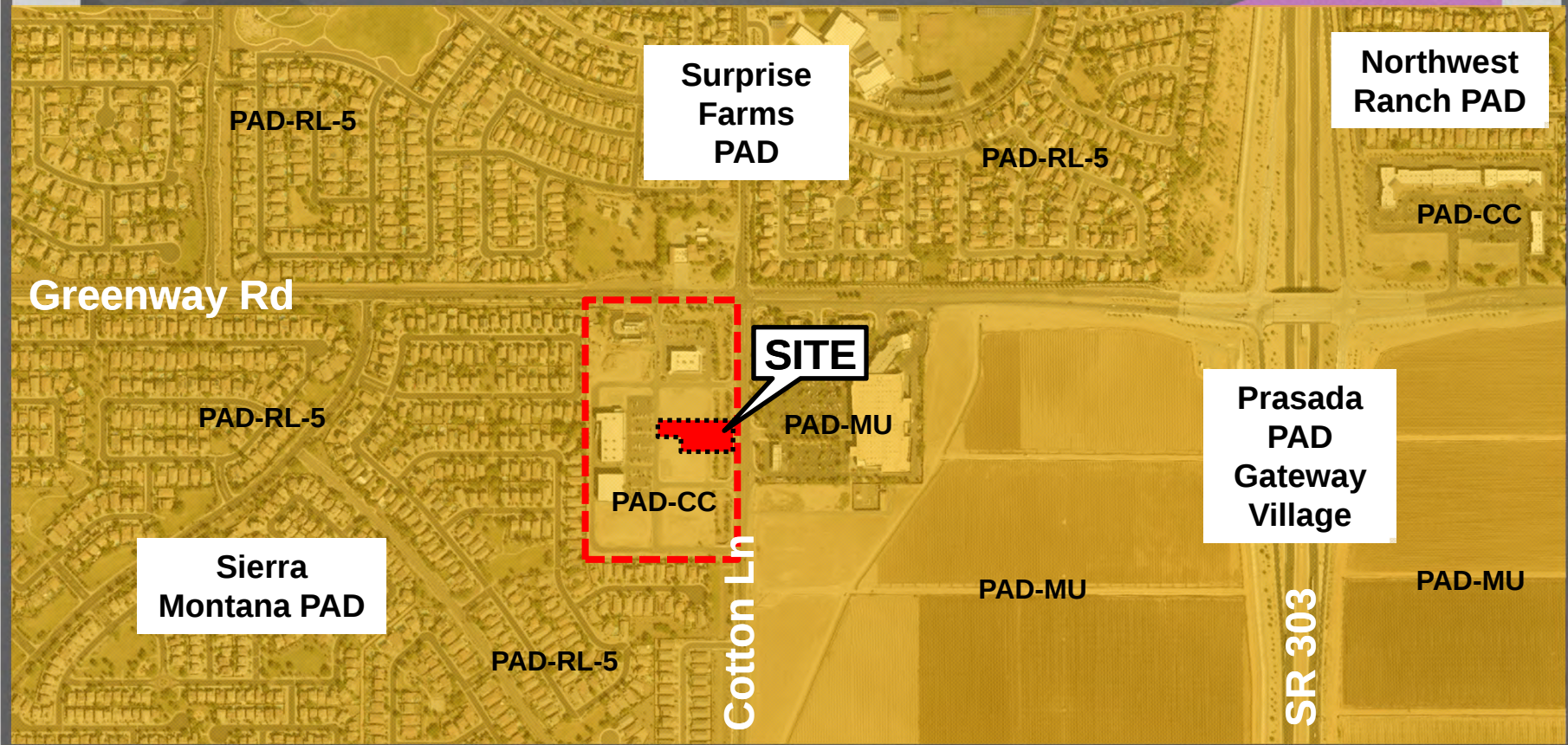
VICINITY MAP

FS18-179
Sierra Montana

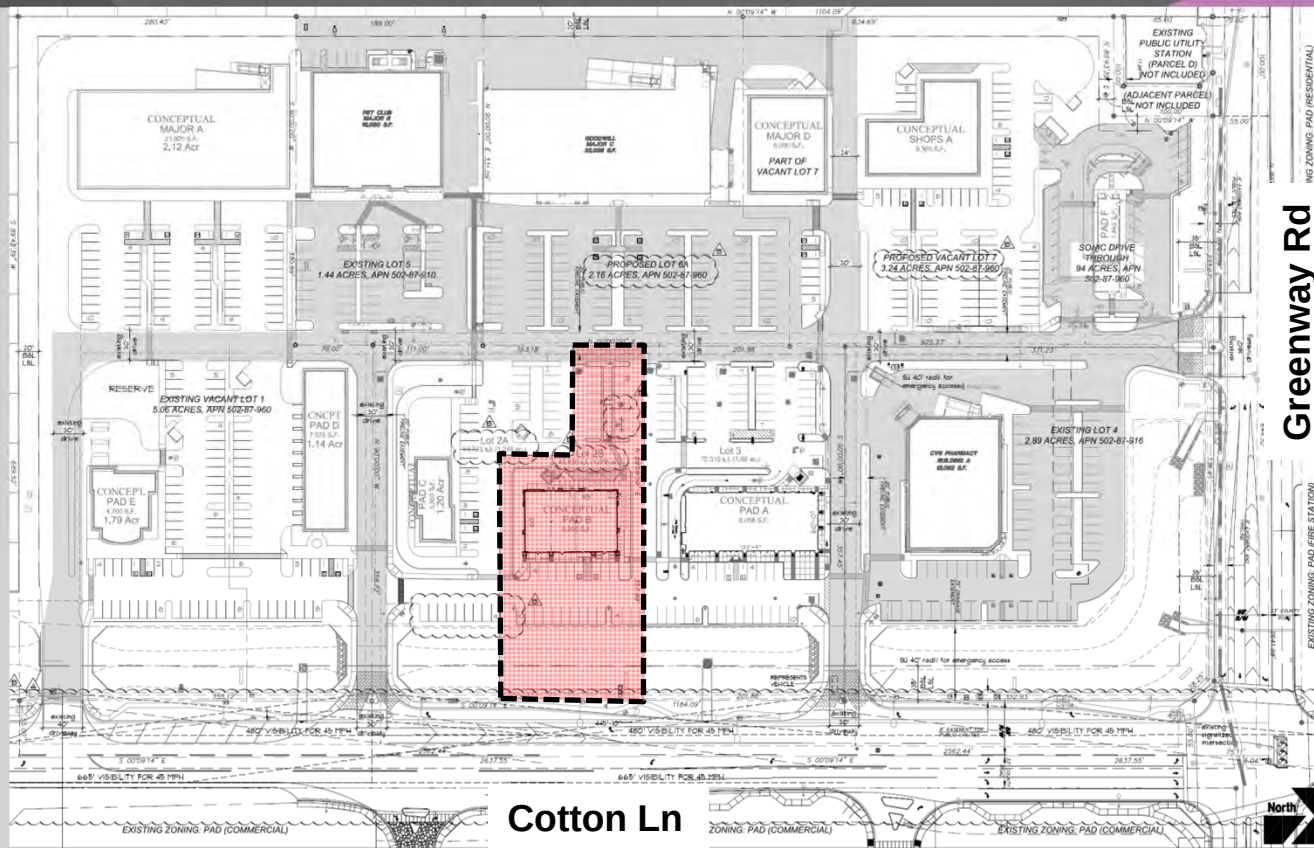


ZONING

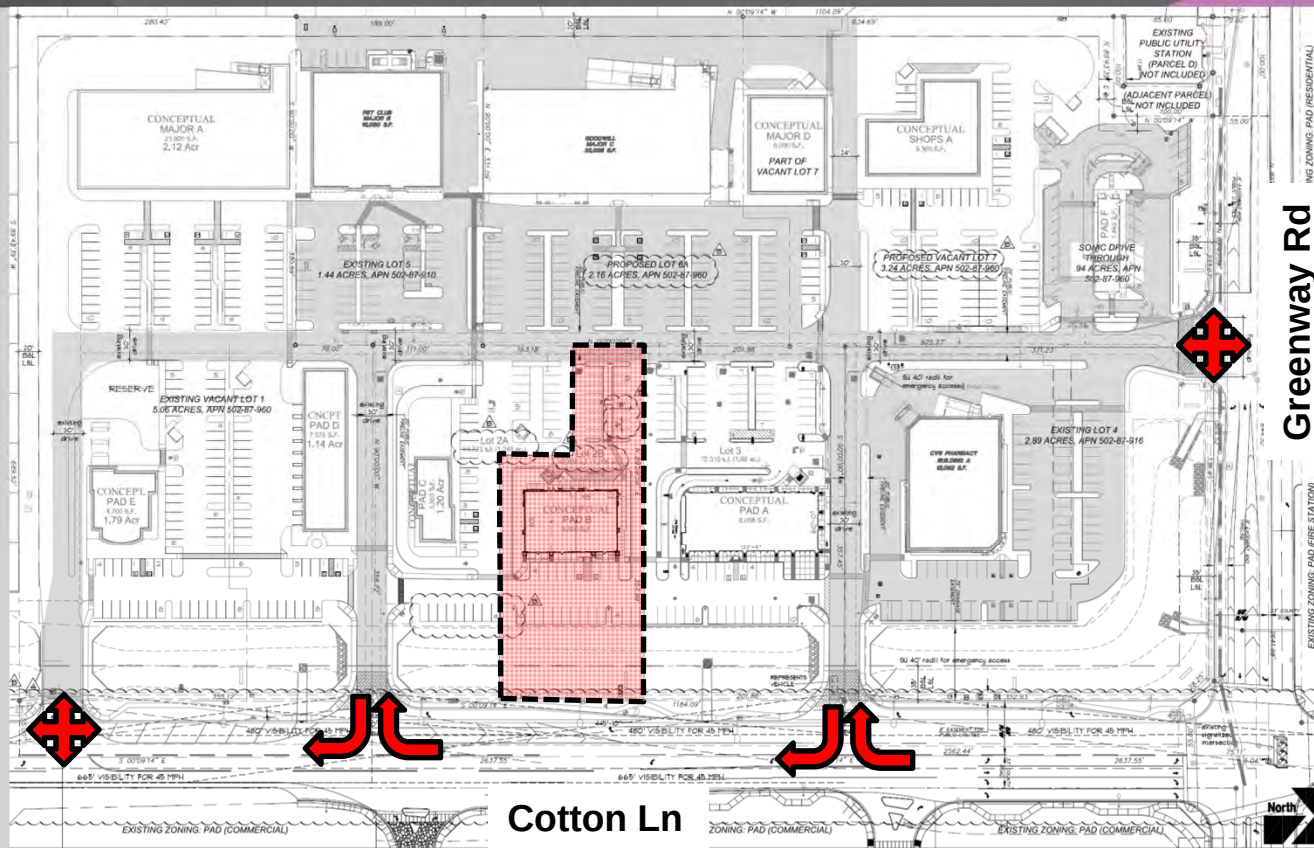
FS18-179
Sierra Montana



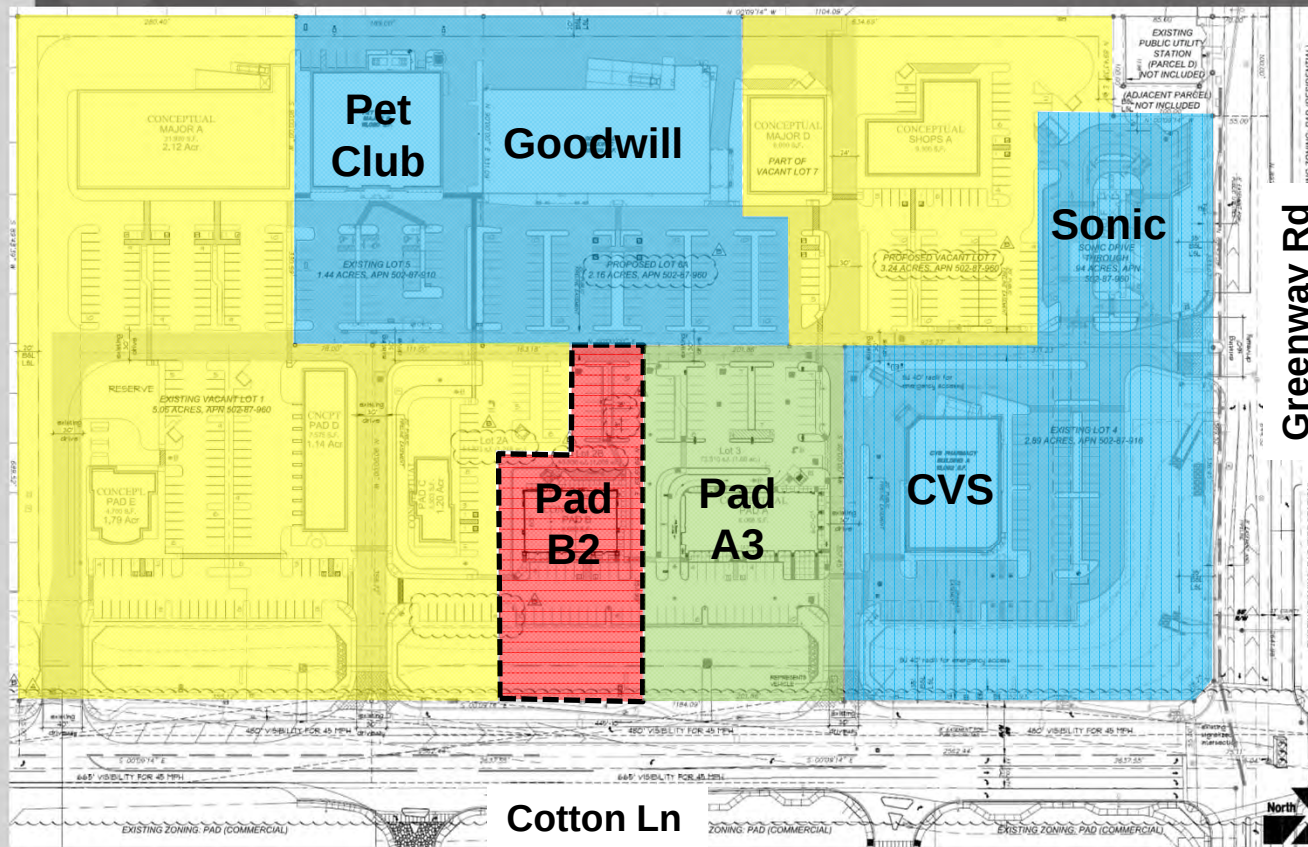
MASTER SITE



MASTER SITE



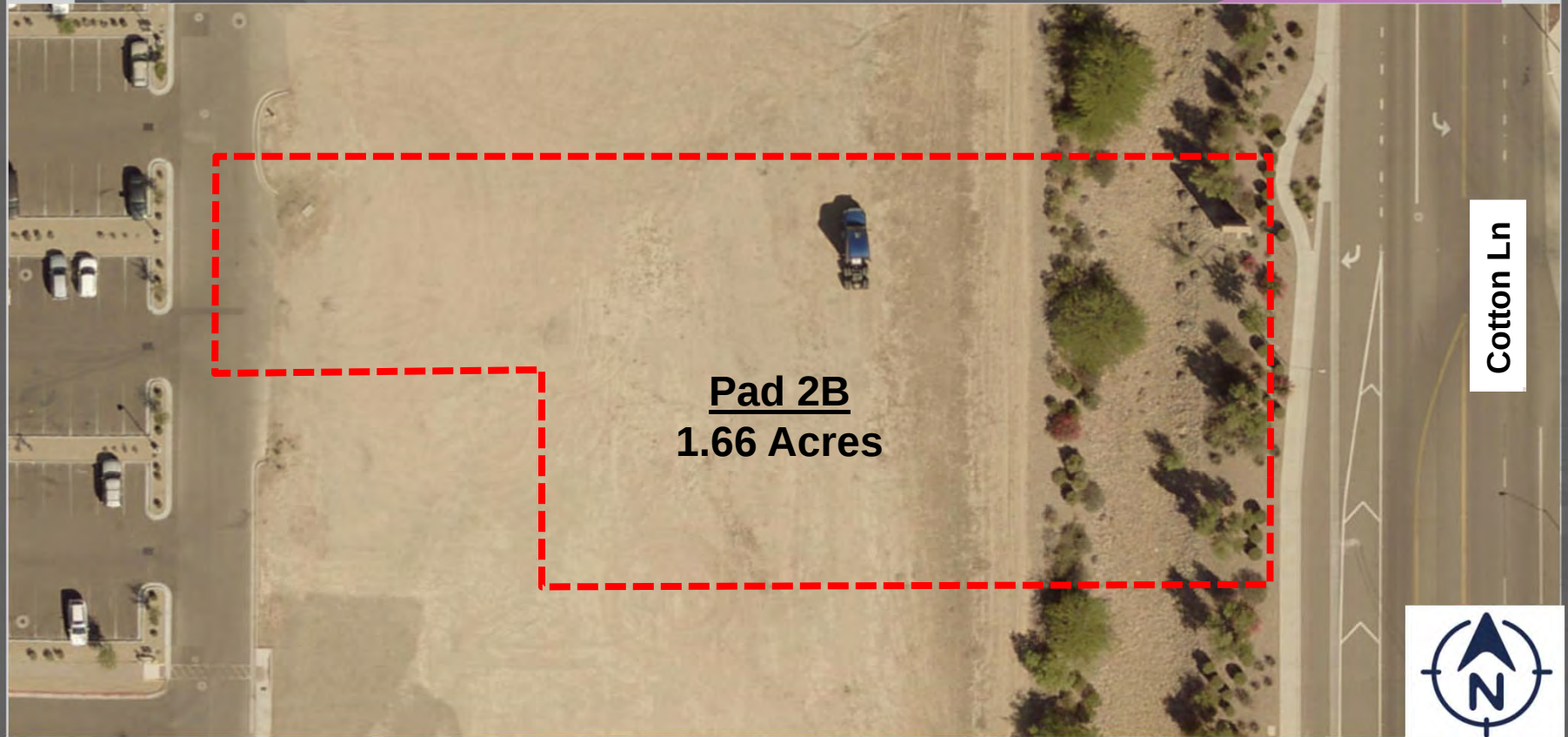
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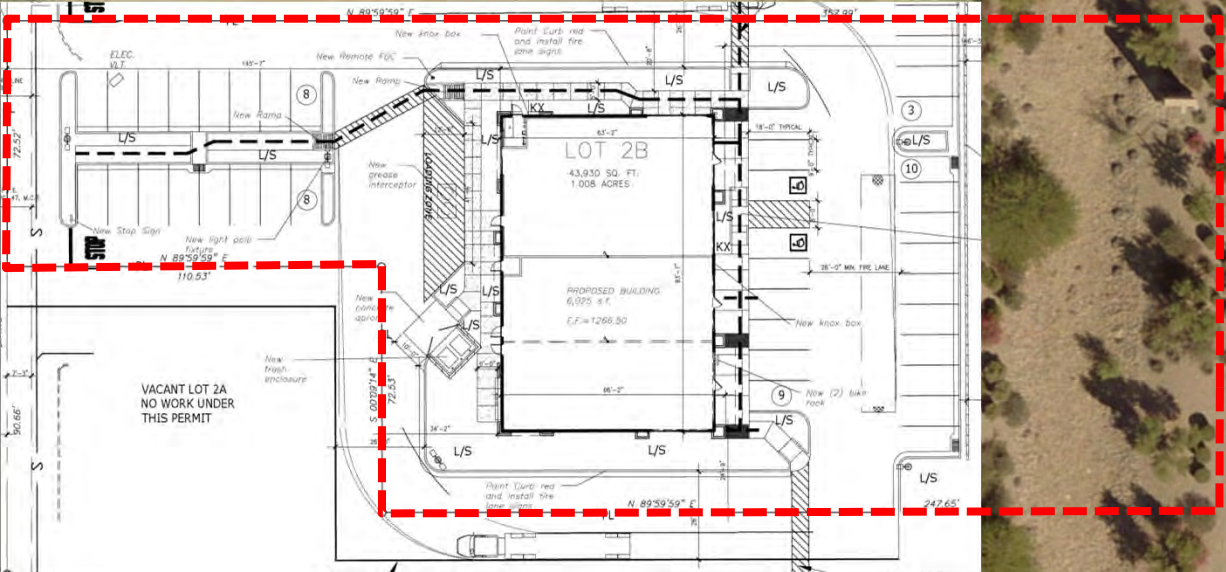
MASTER SITE



SITE PLAN



1.01 Acre Lot

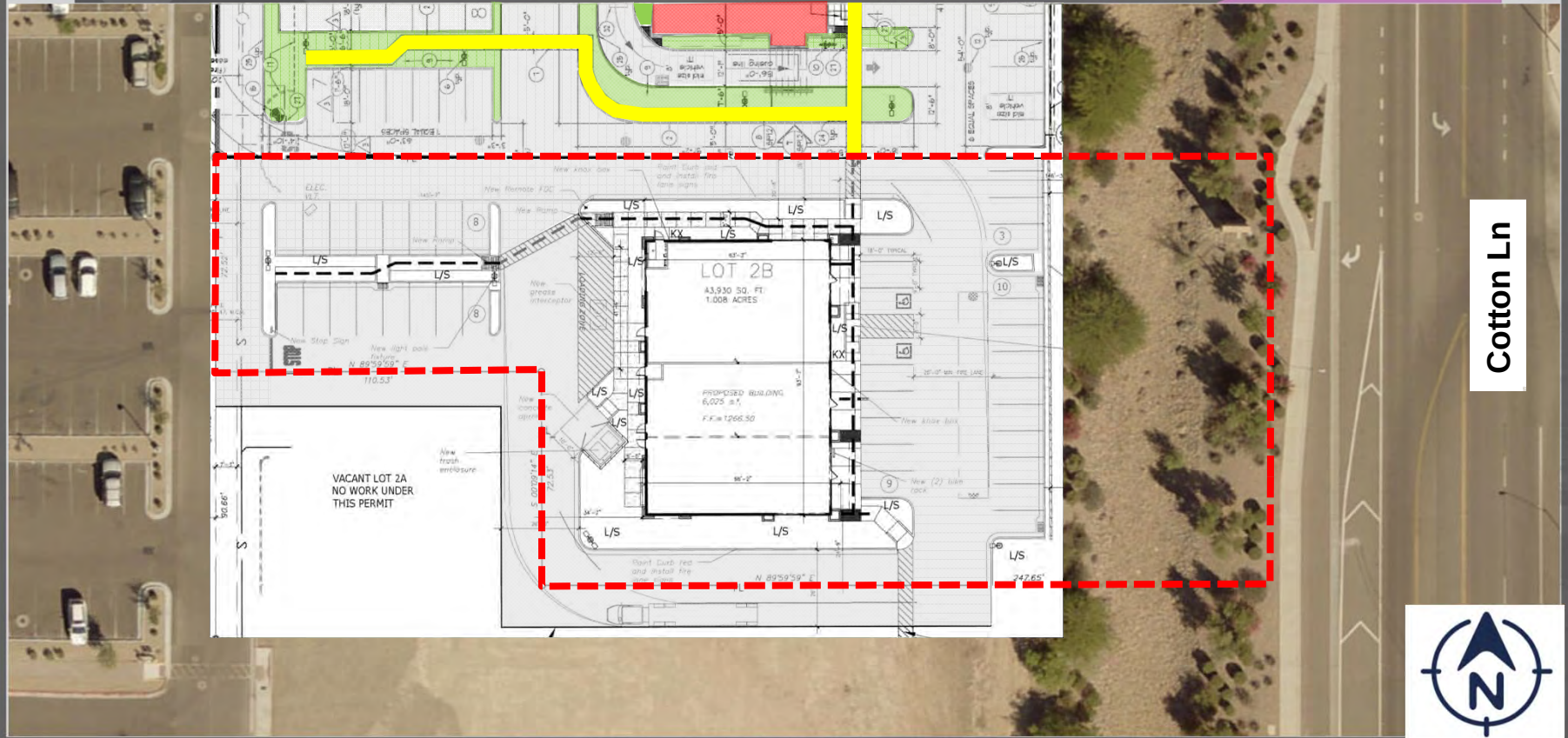


Cotton Ln

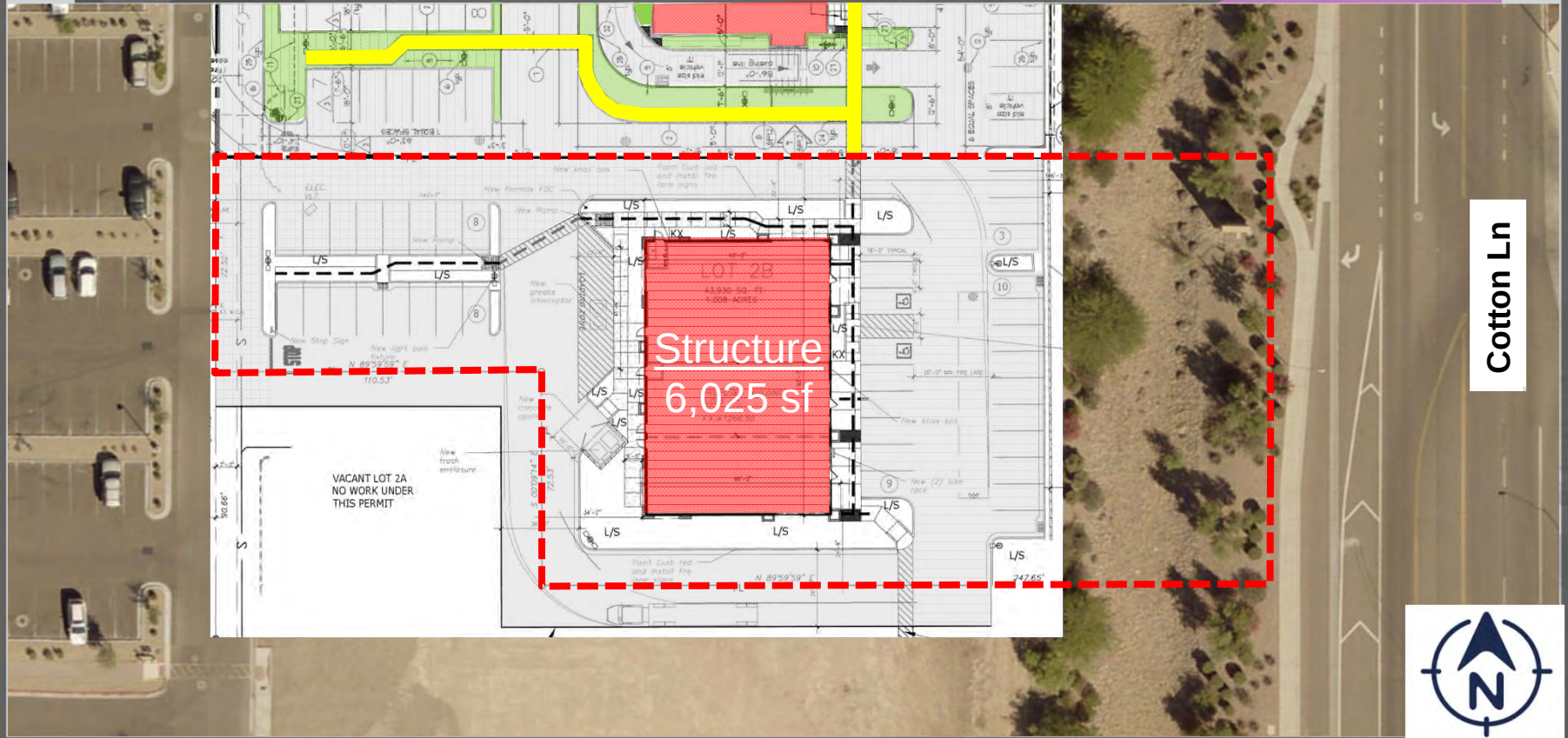




SITE PLAN



SITE PLAN









ELEVATIONS



East Elevation – Frontage Along Cotton Lane



West Elevation – Internal to the Commercial Center

ELEVATIONS



South Elevation – Interior



North Elevation – Interior

COLORS AND MATERIALS



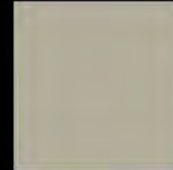
A. Paint Color (EIFS)
SW 7756 Creme



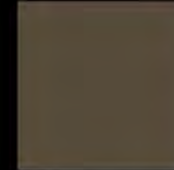
B. Paint Color (EIFS)
SW2806 ROOKWOOD BROWN



C. Paint Color (EIFS)
DE 6129 RUSTIC TAUPE



D. Paint Color (EIFS)
SW 7644 Gateway Gray



E. Paint Color (Steel)
SW 7055 Enduring Bronze



F. Paint Color (Metal, Coping)
ATAS SR1:51 Dove Gray



G. Paint Color (Metal, Coping)
ATAS SR1:33 Medium Bronze



I. Boral Country Legde
Red Rock



K. Aluminum Storefront System
Anodized Kawneer



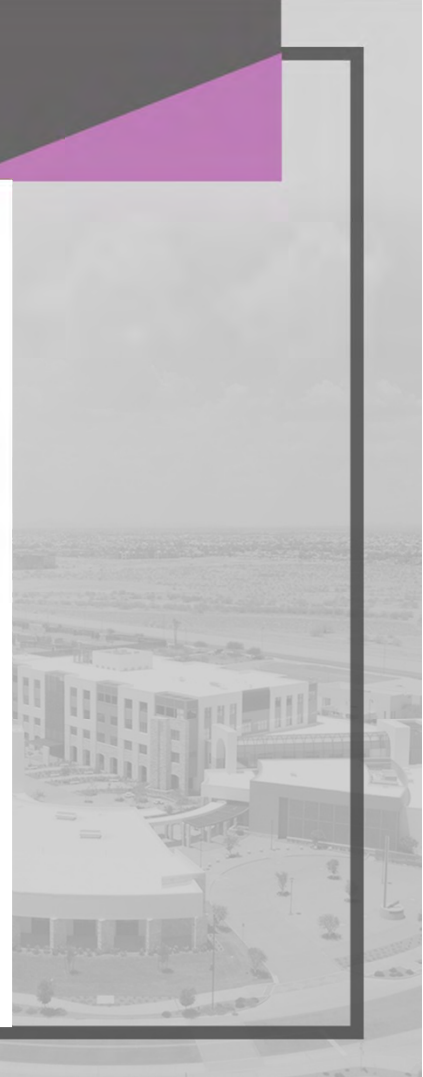
L. Split Face CMU
Bone Superlight



M. Smooth Face CMU
Bone Superlite



O. SPLIT-FACE CMU
AUTUMN
SUPERLITE





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

October 4, 2018 @ 6:00:00 PM

[Back](#) [Print](#)

Board Meeting Date:	October 4, 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
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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):