



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

Thursday, October 18, 2018 @ 6:00 PM
 COUNCIL CHAMBERS

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

CALL TO ORDER.

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

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

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

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

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

CONSENT AGENDA:

*#1 District Internal Consideration and action to review and approve or disapprove the October 4, 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 2	<u>Consideration and action regarding a Site Plan for the Christopher Todd Collection on Mountain View – Case FS18-247.</u>	Approve Robert Kuhfuss - 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: October 11, 2018 at 3:40 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 18, 2018 @ 6:00:00 PM

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Board Meeting Date:	October 18, 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 October 4, 2018 Planning and Zoning Commission Minutes.

Motion:

I move to approve/disapprove the October 4, 2018 Planning and Zoning Commission Minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

☐ [Minutes - October 4, 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

October 4, 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 October 4, 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, Current Planning Supervisor Robert Kuhfuss, Planner Hobart Wingard, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

None.

D. STAFF REPORT

None.

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 September 20, 2018 Planning and Zoning Commission Minutes.

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

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 2 – District 3 – 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.”

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

The Commission discussed the following:

- Adding a temporary no left hand turn sign

Commissioner Norberg made a motion 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” as stated in the staff report. Commissioner Smith seconded the motion. Motion passes with 6 votes in favor.

OTHER BUSINESS:

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

Commissioner Rosenbaum asked if there was any update regarding the planning efforts for major parks and schools in the residential areas.

Assistant Director Lloyd Abrams shared staff is in the process of gathering that information.

ADJOURNMENT:

Hearing no further business, Chair Keating adjourned the Planning and Zoning Commission meeting at 6:09 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

October 18, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 18, 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
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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” as stated in the staff report.

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.) On September 20, 2018, the Commission continued the subject case at the applicant's request to allow additional time for the applicant to submit revised building elevations. Staff reviewed the revised elevations, which are referenced in revised Stipulation “c”.

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 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Staff Report](#)
- ☐ [01- Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Vicinity Map](#)
- ☐ [02 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Case Map](#)
- ☐ [03 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Site Plan](#)
- ☐ [04 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Civil Plans](#)
- ☐ [05 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Landscape Plan](#)
- ☐ [06 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Elevations](#)
- ☐ [07 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Color Elevations](#)
- ☐ [08 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Citizen Participation Report with attachments](#)
- ☐ [09 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Letter of Opposition](#)
- ☐ [10 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Luke AFB Comments](#)
- ☐ [11 - Christopher Todd Collection on Mountain View Site Plan, FS18-247 - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, AICP

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: October 18, 2018 (Continued from 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”

[Changes since the September 20, 2018 Commission Meeting indicated by an asterisk *.]

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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.

***September 20, 2018:** The Planning and Zoning Commission continued the subject request to a date-certain of October 18, 2018 at the applicant's request.

[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.

* As noted in the Background section of this report, the Commission continued the subject case at the applicant's request on September 20, 2018. The reason for the requested continuance was to allow additional time for the applicant to submit revised building elevations since the elevations included with previous submittals were incorrect. Since the September 20, 2018 Commission meeting, the applicant submitted the revised elevations. Staff reviewed the revised elevations, which are referenced in revised Stipulation "c".

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

[Continued on following page.]

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.

[Continued on following page.]

233 **Summary:**

234
235 The applicant seeks approval of a Site Plan covering the subject property. Said Site Plan is
236 consistent with the recently approved zoning of the property and advances the goals of the General
237 Plan with respect to the TOD Sub Area. In keeping with the TOD Sub Area, the applicant will
238 provide limited public pedestrian access through the site. The site will be well landscaped in a
239 manner consistent with the SUDC.

240
241 **Findings:**

- 242
243
 - 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.

246

247 **Recommendation:**

248
249 *Based on the findings noted above, staff recommends the Commission **approve** the subject Site
250 Plan, subject to stipulations 'a' through 'e' as outlined below [note revised stipulation "c"):

- 251
- 252 a. Development and use of the site shall be consistent with the Site Plan entitled
- 253 "Christopher Todd Communities on Mountain View", consisting of five (5) sheets
- 254 prepared by Westland Resources, and stamped Received August 9, 2018.
- 255
- 256 b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Christopher
- 257 Todd Communities on Mountain View Preliminary Landscape Plan", consisting of three
- 258 (3) sheets prepared by Westland Resources, and stamped Received August 9, 2018.
- 259
- 260 c. * Building Architecture shall be consistent with the Elevations entitled "Christopher
- 261 Todd Communities Mountain View", consisting of seventeen (17) sheets prepared by
- 262 Barduson Architects and stamped received September 21, 2018.
- 263
- 264 d. The Mountain View Boulevard cross-section and striping detail included in the Site Plan
- 265 referenced in Stipulation "a" above is approved in concept. The final signing and
- 266 striping plans shall include striping for both directions of travel.
- 267
- 268 e. Non-compliance with the stipulations of approval of this case will be treated as a
- 269 violation in accordance with the provisions of Article XIV of the Surprise Unified
- 270 Development Code.

271
272 However, should the Commission wish to deny the request, the Commission should make its own
273 findings and base its decision on those alternative findings.

277	<u>Attachments:</u>
278	
279	01 Vicinity Map
280	02 Case Map
281	03 Site Plan
282	04 Civil Plans (Excerpt)
283	05 Landscape Plan
284	06 Elevations
285	07 Color Elevations
286	08 Citizen Outreach Report
287	09 Opposition Letters
288	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

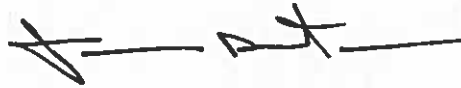
Thank you for the opportunity to provide comments on the Site Plan Application for Christopher Todd at Mountain View. The site sits on 20 gross acres of vacant land located at Mountain View Blvd between Parkview Place and Grand Avenue. This application is to accommodate approximately 237 multi-family 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

A handwritten signature in black ink, appearing to read 'J. Mitchell', written over a horizontal line.

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



S U R P R I S E

A R I Z O N A

Planning & Zoning Commission

October 18, 2018 (continued from September 20, 2018)

Christopher Todd Collection on Mountain View

Site Plan

FS18-247

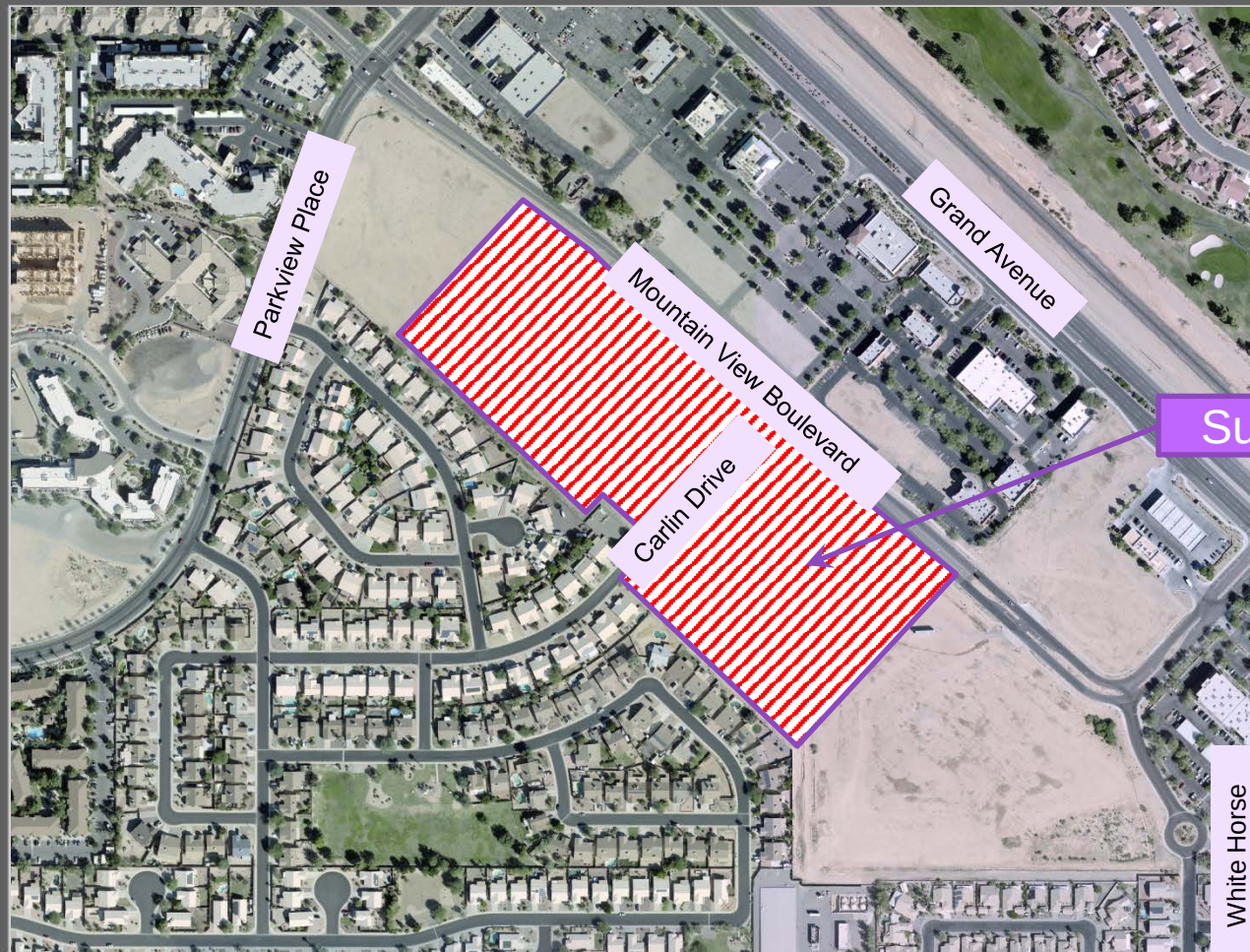
Vicinity Map

FS18-247



Case Map

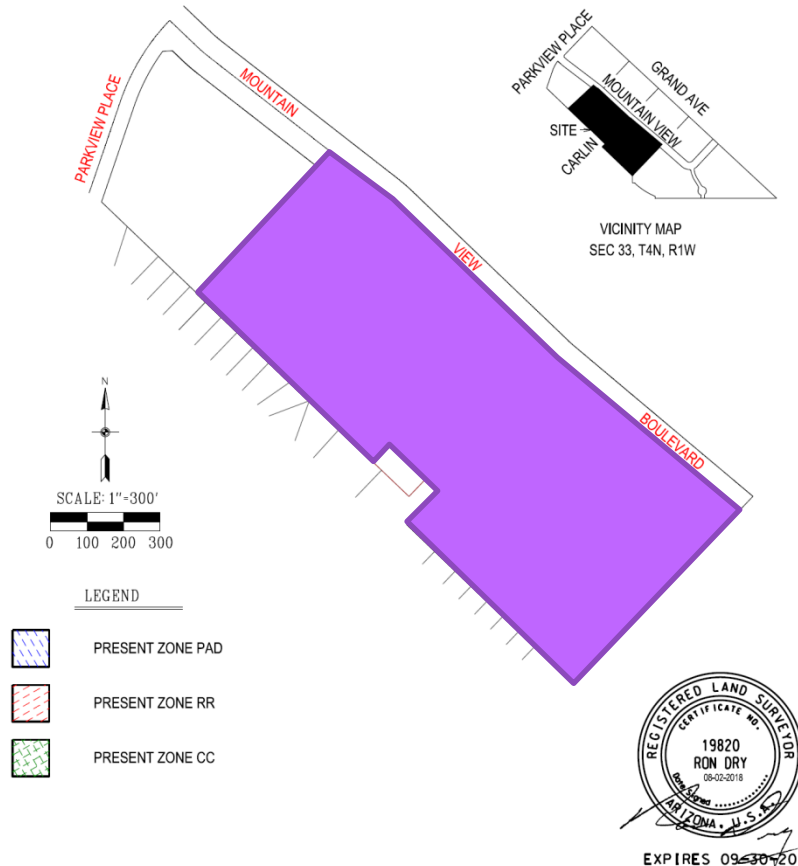
FS18-247



Subject Site

White Horse
Trail

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.

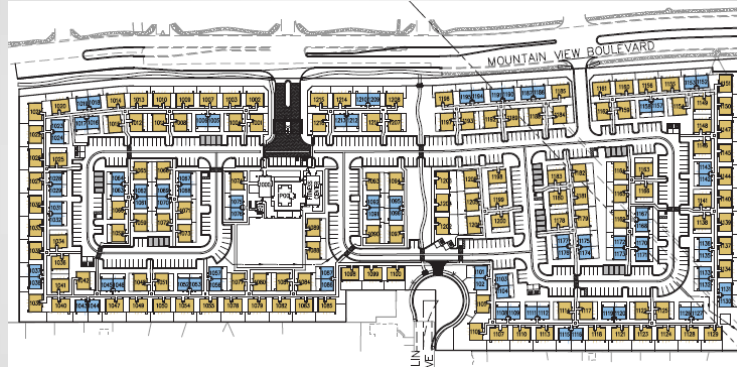
⁽¹⁾ If an entry portico is provided, it shall be allowed at a height up to 30 feet for adequate emergency vehicles ingress and egress as well as appropriate architectural rooflines to match the primary buildings.

⁽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.

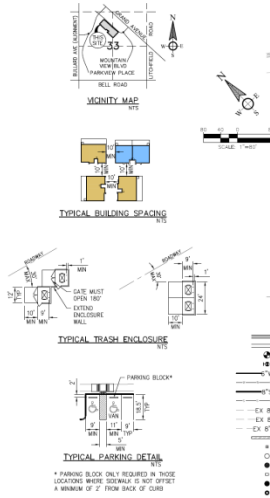
⁽³⁾ In addition to the 15 foot landscape buffer located outside of the perimeter wall, a minimum 15 foot deep private yard shall be provided with at least one tree per yard to act as additional buffering.

⁽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



LEGAL DESCRIPTION

A PORTION OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE 6TH AND 5TH RIVER BASE AND MERIDIAN, MANICAGO COUNTY, ILLINOIS.

COMMENCE AT AN ALUMINUM CAP PLUG AT THE NORTHEAST CORNER OF SAID SECTION 33 FROM WHICH AN ALUMINUM CAP IN HANDSHE BEARS SOUTH 89 DEGREES 25 MINUTES 09 SECONDS EAST 190.59 FEET.

THENCE SOUTH 89 DEGREES 25 MINUTES 09 SECONDS EAST 262.58 FEET.

THENCE ALONG THE NORTH LINE OF SAID SECTION 33, SOUTH 0 DEGREES 34 MINUTES 10 SECONDS WEST, 539.37 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 52 DEGREES 03 MINUTES 16 SECONDS EAST, 165.36 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 440.00 FEET.

THENCE SOUTHWESTERLY 42.50 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 5 DEGREES 26 MINUTES 10 SECONDS.

THENCE SOUTH 46 DEGREES 13 MINUTES 17 SECONDS EAST, 581.00 FEET.

THENCE SOUTH 49 DEGREES 59 MINUTES 32 SECONDS EAST, 750.00 FEET.

THENCE SOUTH 49 DEGREES 59 MINUTES 32 SECONDS EAST, 631.00 FEET.

THENCE SOUTH 43 DEGREES 48 MINUTES 43 SECONDS WEST, 660.20 FEET.

THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, 620.78 FEET.

THENCE NORTH 43 DEGREES 48 MINUTES 43 SECONDS EAST, 1233.50 FEET.

THENCE SOUTH 49 DEGREES 59 MINUTES 32 SECONDS WEST, 180.00 FEET.

THENCE SOUTH 43 DEGREES 48 MINUTES 43 SECONDS WEST, 60.00 FEET.

THENCE NORTH 43 DEGREES 48 MINUTES 43 SECONDS WEST, 671.72 FEET.

THENCE NORTH 43 DEGREES 48 MINUTES 27 SECONDS EAST, 478.27 TO THE POINT OF BEGINNING.

CONTAINS 17,090.2 ACRES, MORE OR LESS.

SITE PLAN



LEGEND

CONCRETE PATHWAY
CONCRETE SIDEWALK
FINE PAVEMENT
TAP SLEEVE & VALVE
PRIVATE WASTEWATER
PRIVATE 2" WASTEWATER/PRELINE
PRIVATE 4" PRIVATE SEWER SERVICES
EXISTING WATER LINE
EXISTING SINKER LINE
EXISTING IRRIGATION LINE
STORM DRAIN
CATCH BASIN
MANHOLE
SEWER CLEANOUT
WATER METER BOX
SPRINKLER
INTERCEPTOR

PUBLIC UTILITY EXISTING
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
GASLINE PARKING
HANDICAP PARKING
EXISTING CONTOUR

COVERED PARKING
TRASH ENCLOSURE

OWNER

REDEVELOPER: BILLY LOPES, LP
CONTACT: BRUCE P. LARSON, P.E.
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DEVELOPER

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LAND USE ATTORNEY

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PHOENIX, AZ 85004
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PHONE: (480) 429-3003

CIVIL

REDEVELOPER: BILLY LOPES, LP
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SHEET INDEX

1. SITE PLAN
2. UTILITY PLAN
3. RIGHT OF WAY AND EASEMENT PLAN
4. LANDSCAPE ARCHITECTURE PLAN
5. MOUNTAIN VIEW ROAD

LANDSCAPE ARCHITECT

CONTACT: MARY ZICHOWSKI, ACP
202 N 44TH STREET
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EMAIL: ALEXANDER@ZICHOWSKI.COM
PHONE: (480) 429-3003

CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW

SITE PLAN YIELD

GROSS ACREAGE: 8.1977 AC
NET ACREAGE: 8.1772 AC
DENSITY: 10.98 DU/GROSS AC

PROJECT DATA

YIELD DATA

UNIT TYPE	YIELD	# UNITS	NET SF
1 BEDROOM	14	84	28
2 BEDROOM	133	396	89
TOTAL	217	500	100

APN NUMBER: 501-59-8820
651-61-041
501-59-8174
501-59-5034

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

CURRENT ZONING: R40, RM AND CC
PROPOSED ZONING: RM-15 WUPUD OVERLAY

PARKING REQUIRED: 88 1+ BEDROOM + 1.5 PARKING SPACES = 132 SPACES
1.5+ BEDROOM + 1 PARKING SPACE = 396 SPACES
TOTAL PARKING REQUIRED: 528 SPACES
PARKING PROVIDED: 492 SPACES

ACCESSIBILITY PARKING: 9
REQUIRED PER ADA: 9

BUILDING ALLOWED HEIGHT FOR UNITS PER PAD: 16'
PERMITTED FOR UNITS: 15'-4" H'

DENSITY: 10.98 DU/GROSS AC
ALLOWED PER PAD: 12 DU/AC=227.76 MAX
PROVIDED: 217 UNITS/17.77 GROSS AC=12.24 DU/AC

OPEN SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION: 4,889 SF
PUD MAXIMUM: 4,889 SF
MINIMUM: 4,889 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM): 32,888 SF
MIN OF OPEN SPACE, 1.25% OF 2,631,360 SF: 32,892 SF

PRIVATE OPEN SPACE: 18,189 SF
1.25% OF OPEN SPACE, 238.97 SF/UNIT
28.6% OF OPEN SPACE, 238.97 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECTS: 5,014 SF
OPEN SPACE OUTSIDE PERMETER WALL: 12.25% OF OPEN SPACE, 238.97 SF/UNIT

NO. 1. ANY PERMETER OFF-SITE IMPROVEMENTS ARE TO BE COMPLETED WITH FIRST PHASE OF CONSTRUCTION.
2. ALL ON-LINE UNITS ARE SEPARATED BY A MINIMUM OF 4' AND ARE SPACED FOR THE PROTECTION.
3. ALL STREET CORNERS AND TURNS INTO COMMON DRIVEWAYS COMPLY WITH ASBESTOS 50-40.

*Standard RM-15 Requirement, No Modification required, listed for ease of reference.

(1) If an entry partition 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 features to match the primary buildings.

(2) For the purpose of SUEC section 122-130(b)(1)(3)(d)(i), which discusses wall placement, the front yard shall be measured 10' 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 must be provided with at least one tree per yard to act as additional buffering.

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



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)



SCHEME 01

SCHEME 02

PF-1 PAINT (FIELD COLOR)

Color: *BRAND NEW WHITE*
 Finish: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*

PF-2 PAINT (TRIM)

Color: *BRAND NEW WHITE*
 Finish: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*

PF-3 PAINT (DOOR)

Color: *BRAND NEW WHITE*
 Finish: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*

ST-1 STONE

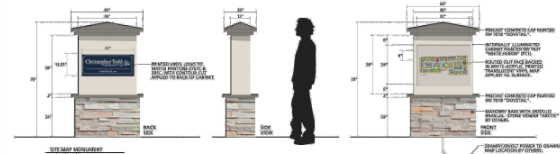
Color: *BRAND NEW WHITE*
 Finish: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*

RF-1 SHINGLES

Color: *BRAND NEW WHITE*
 Finish: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*
 Location: *BRAND NEW WHITE*

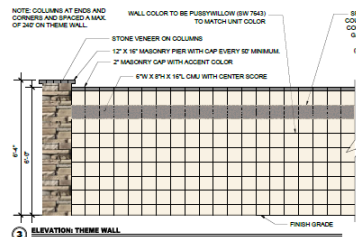


BACK RACEWAY TO HOLD ALL ELECTRICAL

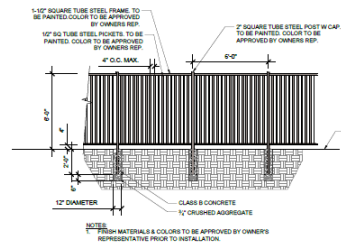


1 ELEVATION: ENTRY MONUMENT

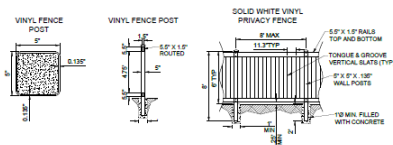
2 **ELEVATION: COMMUNITY SITE MAP**



3 **ELEVAT**



ELEVATION: VIEW FENCE



5 VINYL FENCE-BACKYARDS

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

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 Recommendation:

Approve subject to stipulations “a” through “e”
(includes revised stipulation “c”)



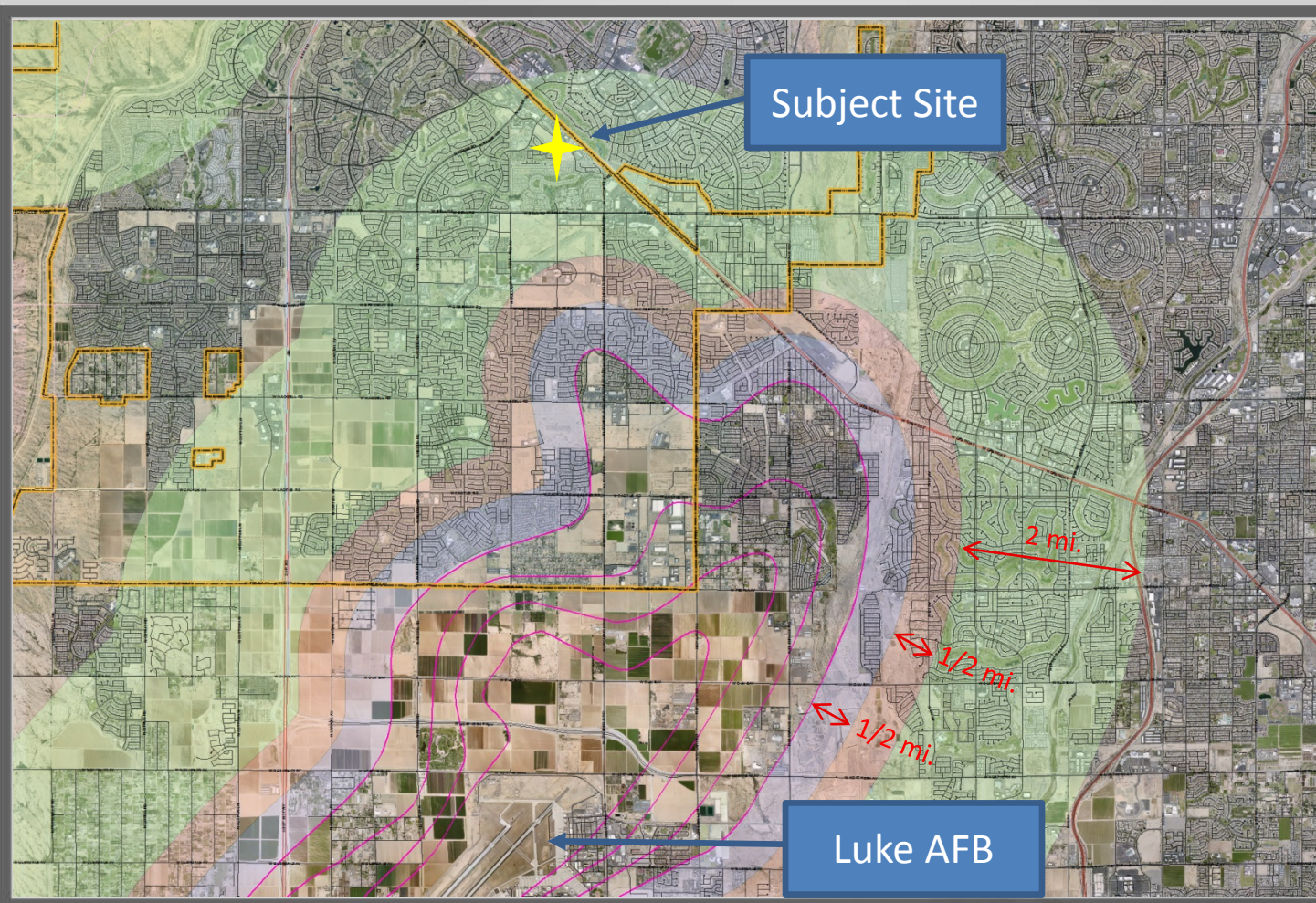


SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Subject Site

Luke AFB

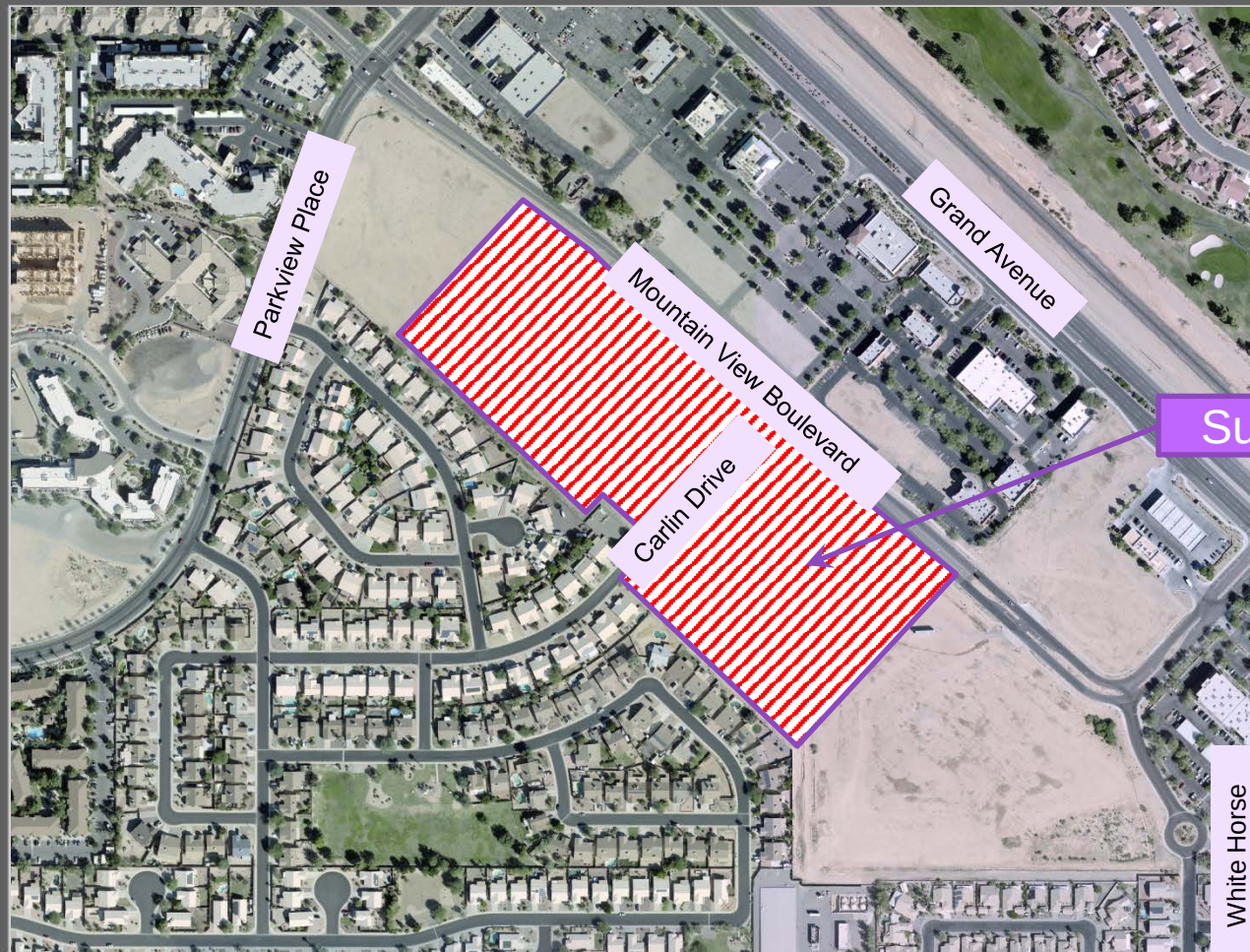
Luke AFB Graduated Density Concept

- 0-2 DU/Ac
- 0-4 DU/Ac
- 0-6 DU/Ac



Case Map

FS18-247



Subject Site

White Horse
Trail

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 603-61-041 503-59-031W 503-59-033M
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LOT COVERAGE ALLOWED PER PAD	N/A
LOT COVERAGE PROVIDED (NET)	25%

CURRENT ZONING	PAD, RR 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'-6" 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	4,989 SF
PASSIVE RECREATION FIELD	32,919 SF
AMENITY OPEN SPACE (SUM)	37,908 SF
OPEN SPACE WALKING AREA	208,359 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:
- ANY PERIMETER OFF-SITE IMPROVEMENTS ARE TO BE COMPLETED WITH FIRST PHASE OF CONSTRUCTION.
 - ALL DWELLING UNITS ARE SEPARATED BY A MINIMUM OF 6' AND FIRE SPRINKLED FOR FIRE PROTECTION.
 - ALL STREET CURVES AND TURNS INTO COMMON DRIVEWAYS COMPLY WITH AASHTO SU-40.



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



LEGEND

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

OWNER

MOUNTAIN VIEW COTTAGES, LP
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LAND USE ATTORNEY

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701 N 44TH STREET
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PHONE: (480) 429-3063

CIVIL

WESTLAND RESOURCES, INC.
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PHONE: (602) 888-7000

SHEET INDEX

- COVER SHEET
- SITE PLAN
- UTILITY PLAN
- RIGHT OF WAY AND EASEMENT PLAN
- MOUNTAIN VIEW ROAD

LANDSCAPE ARCHITECT

WESTLAND RESOURCES, INC.
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EMAIL: RSCHONFELD@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*

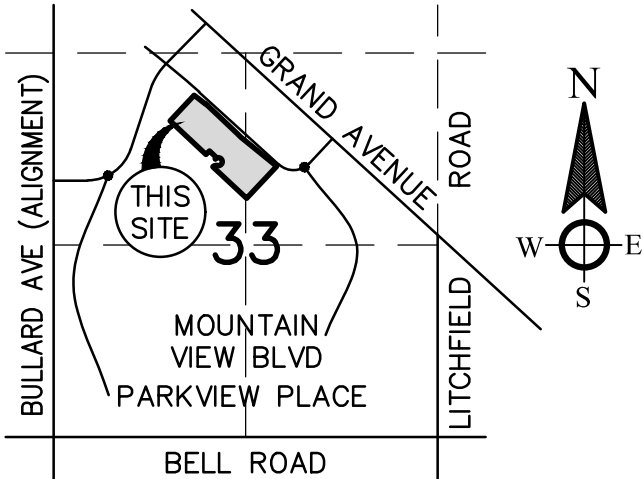
*Standard RH-15 Requirement. No Modification requested, listed for ease of reference.

(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.

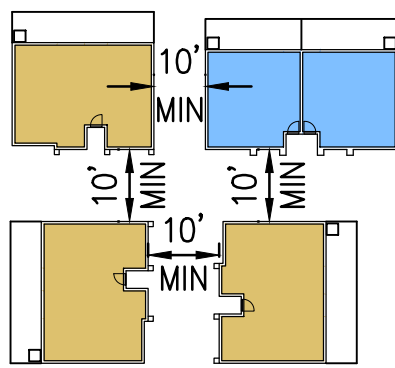
(2) For the purpose of SUDC section 122-136(b)(15)(d)(1), which discusses wall placement, the front yard shall be measured 15' from the Mountain View Road property line and not the full 30' building setback.

(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.

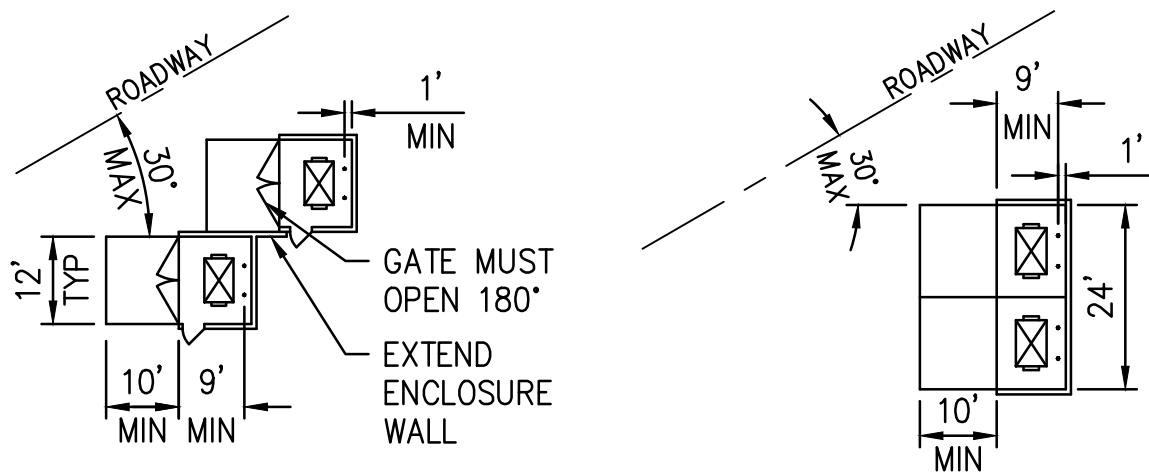
(4) Minimum 20 foot deep private yards shall be provided with at least one tree per yard to act as buffering.



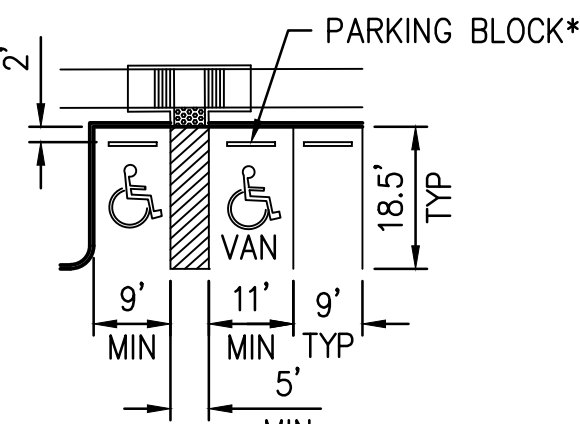
VICINITY MAP
NTS



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

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;

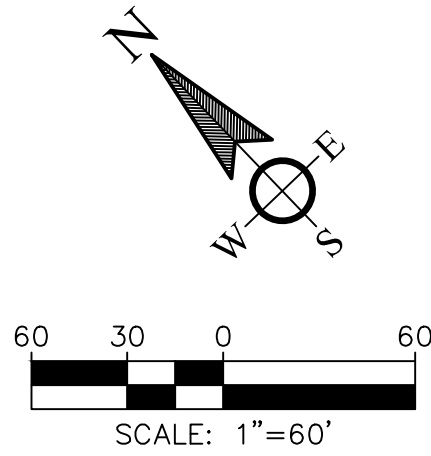
THENCE NORTH 46 DEGREES 13 MINUTES 17 SECONDS WEST, 671.72 FEET;

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

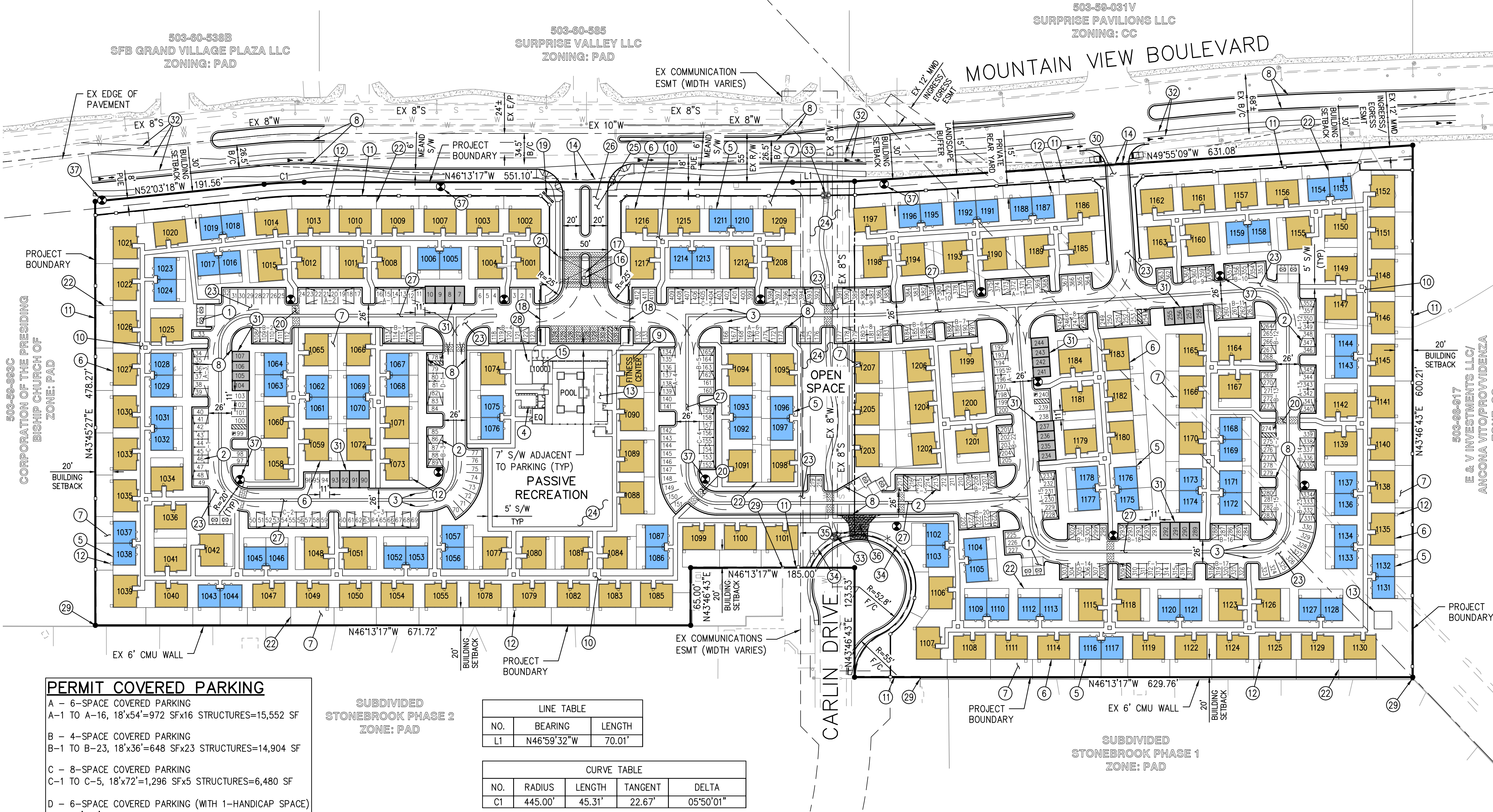
CONTAINS 17.8902 ACRES, MORE OR LESS.

SITE PLAN

CHRISTOPHER TODD
COMMUNITIES ON
MOUNTAIN VIEW



- 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

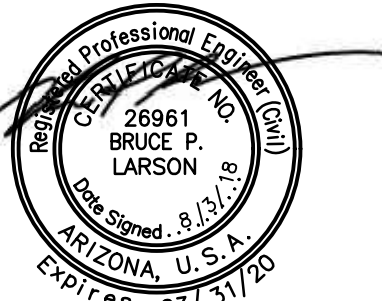
F - 8-SPACE COVERED PARKING (WITH 1 HANDICAP SPACE)
F-1, 18'x77'=1,386 SF

SUBDIVIDED
STONEBROOK PHASE 2
ZONE: PAD

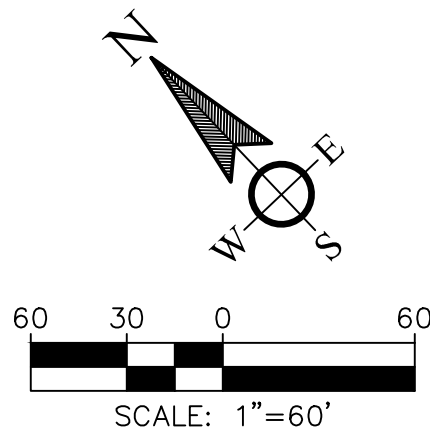
LINE TABLE		
NO.	BEARING	LENGTH
L1	N46°59'32"W	70.01'

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

SITE PLAN



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

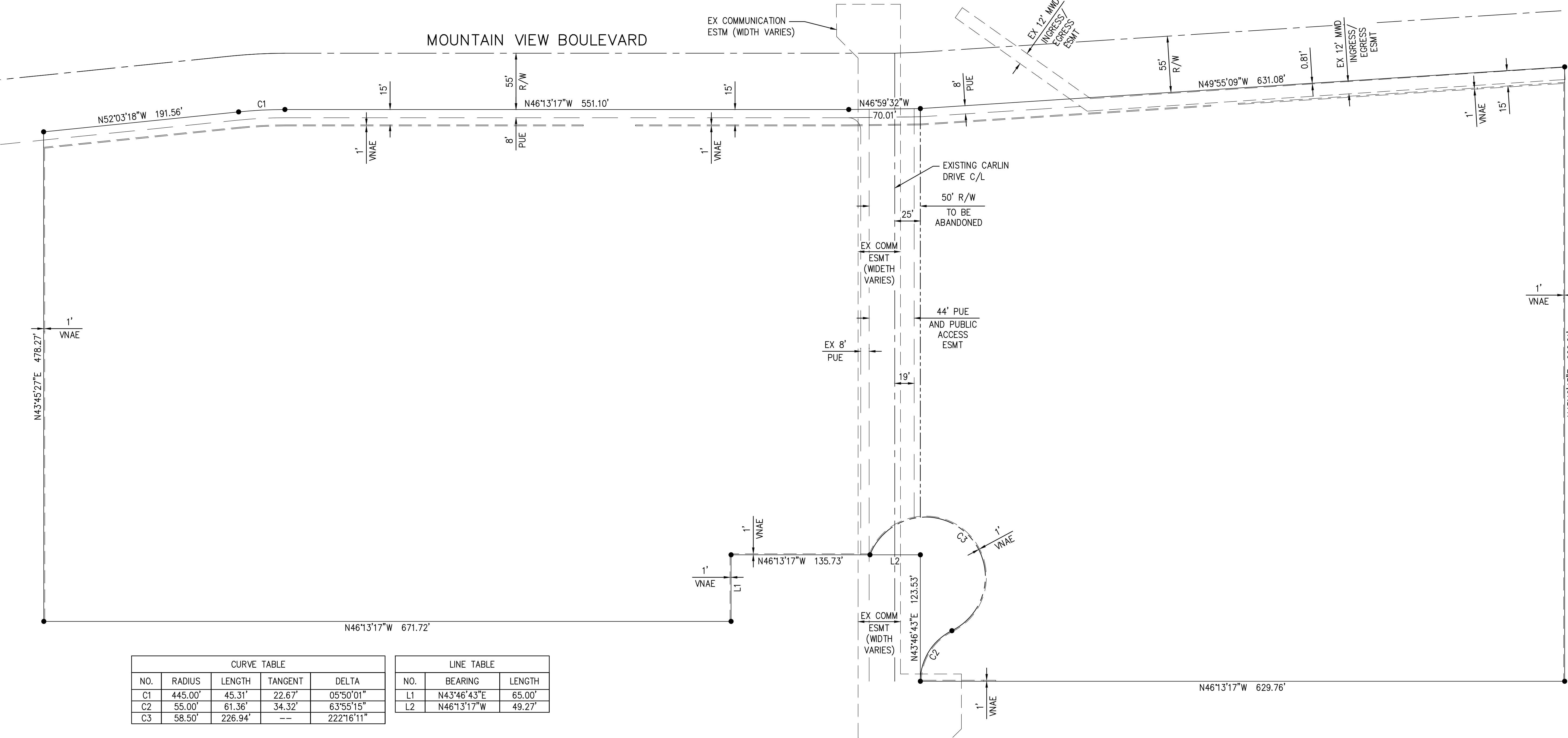
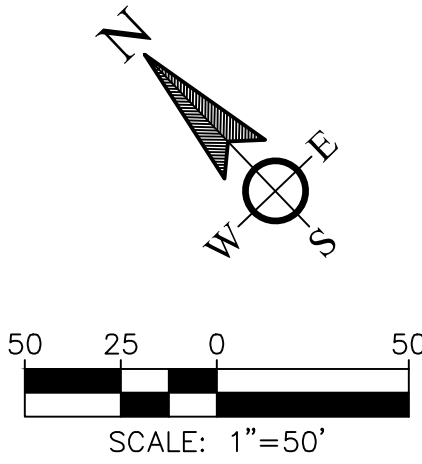
- 1. CONSTRUCT MANHOLE OVER EXISTING SEWER
- 2. PUBLIC WATER METER AND PRIVATE BACKFLOW PREVENTER
- 3. DIP PRIVATE WATER UNDER PUBLIC WATER
- 4. CONNECT TO EXISTING WATER

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

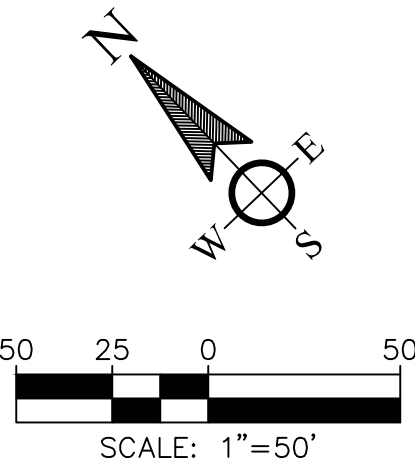
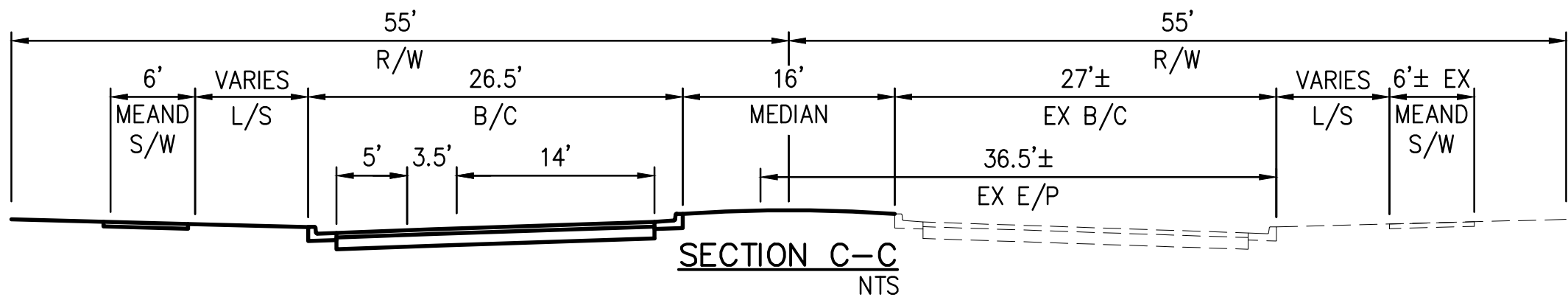
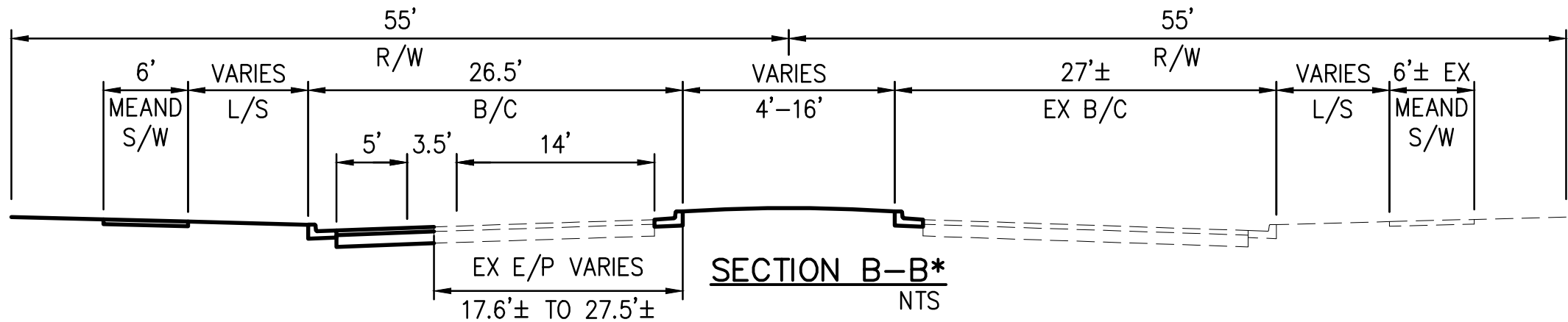
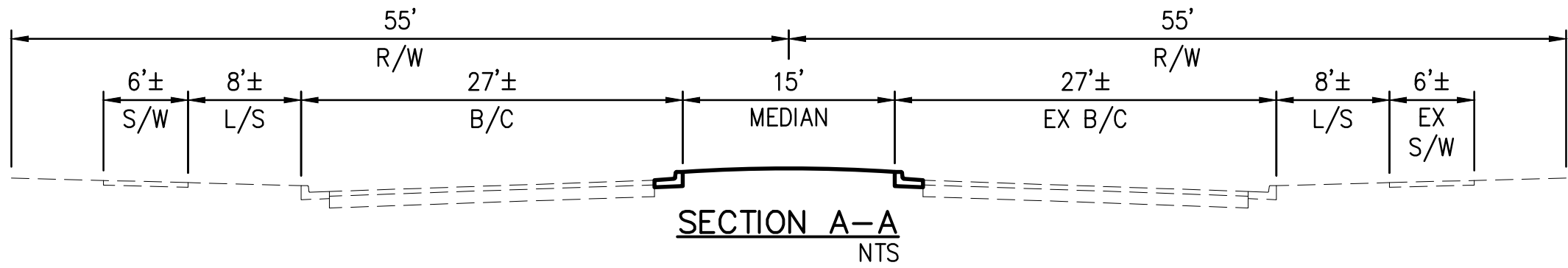
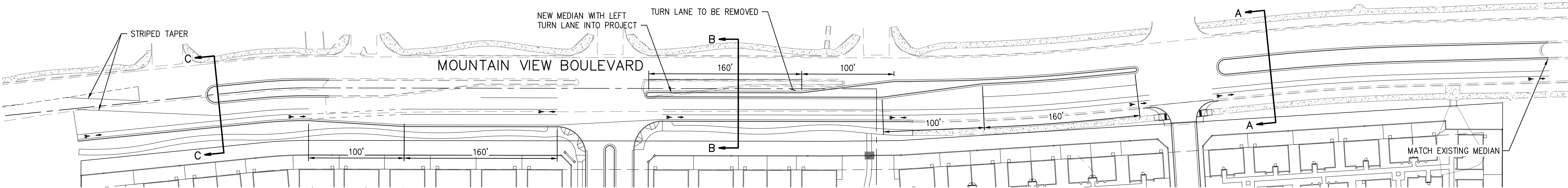


CHRISTOPHER TODD
COMMUNITIES ON
MOUNTAIN VIEW



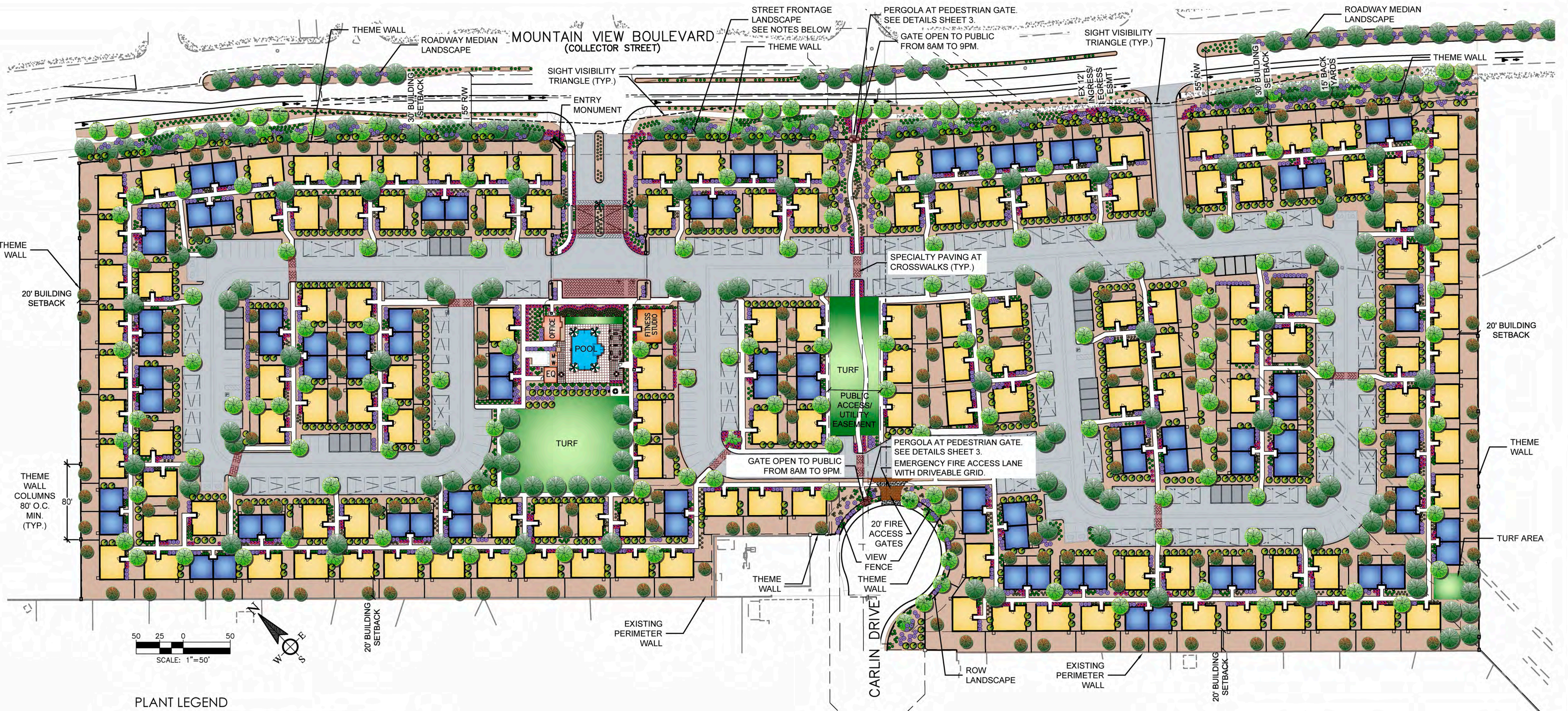
RIGHT OF WAY AND EASEMENT MAP





MOUNTAIN VIEW BOULEVARD





PLANT LEGEND

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

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

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.

SMALL GROUND COVERS		
	<i>Dalea capitata</i>	Lemon Dalea
	<i>Bulbine frutescens</i>	Orange Stalked Bulbine
	<i>'Orange'</i>	
	<i>Lantana camara</i>	New Gold Lantana
	<i>'New Gold'</i>	
	<i>Myoporum parvifolium</i>	Myoporum
LARGE GROUND COVERS		
	<i>Acacia dealbens</i>	Desert Carpet Acacia
	<i>'Desert Carpet'</i>	
	<i>Baccharis pilularis</i>	Dwarf Coyote Bush
	<i>'Starr Thompson'</i>	
	3" Minus Decomposed Granite	Hybrid Bermuda Turf Grass

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

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"

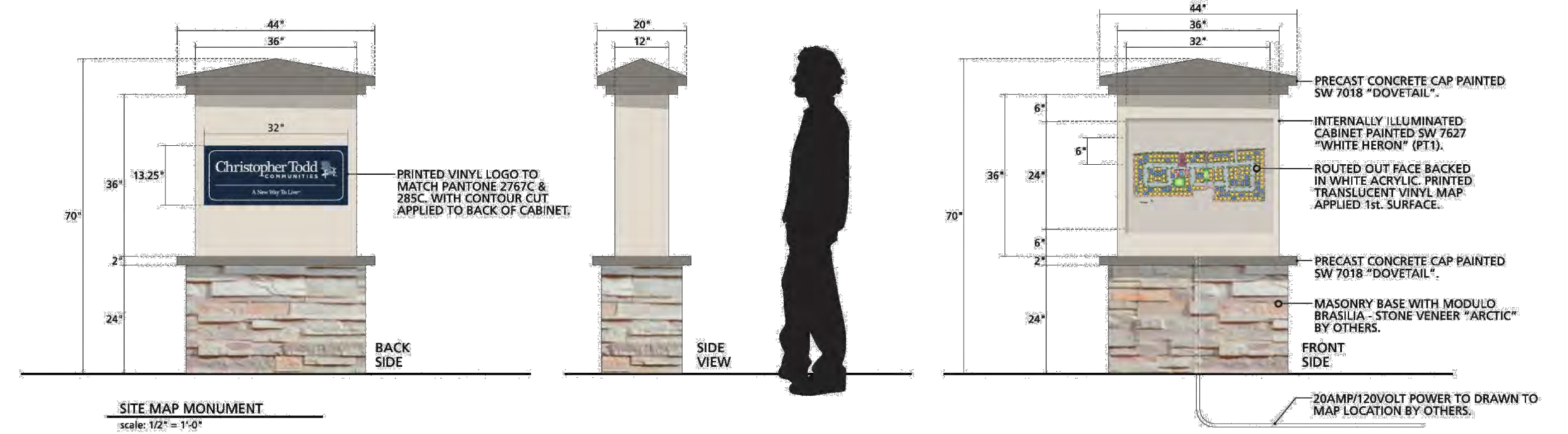
SITE DATA	
GROSS ACRES	19.77
NET ACRES	17.72
GROSS DU/AC	10.98

CHRISTOPHER TODD COMMUNITIES ON MOUNTAIN VIEW PRELIMINARY LANDSCAPE PLAN

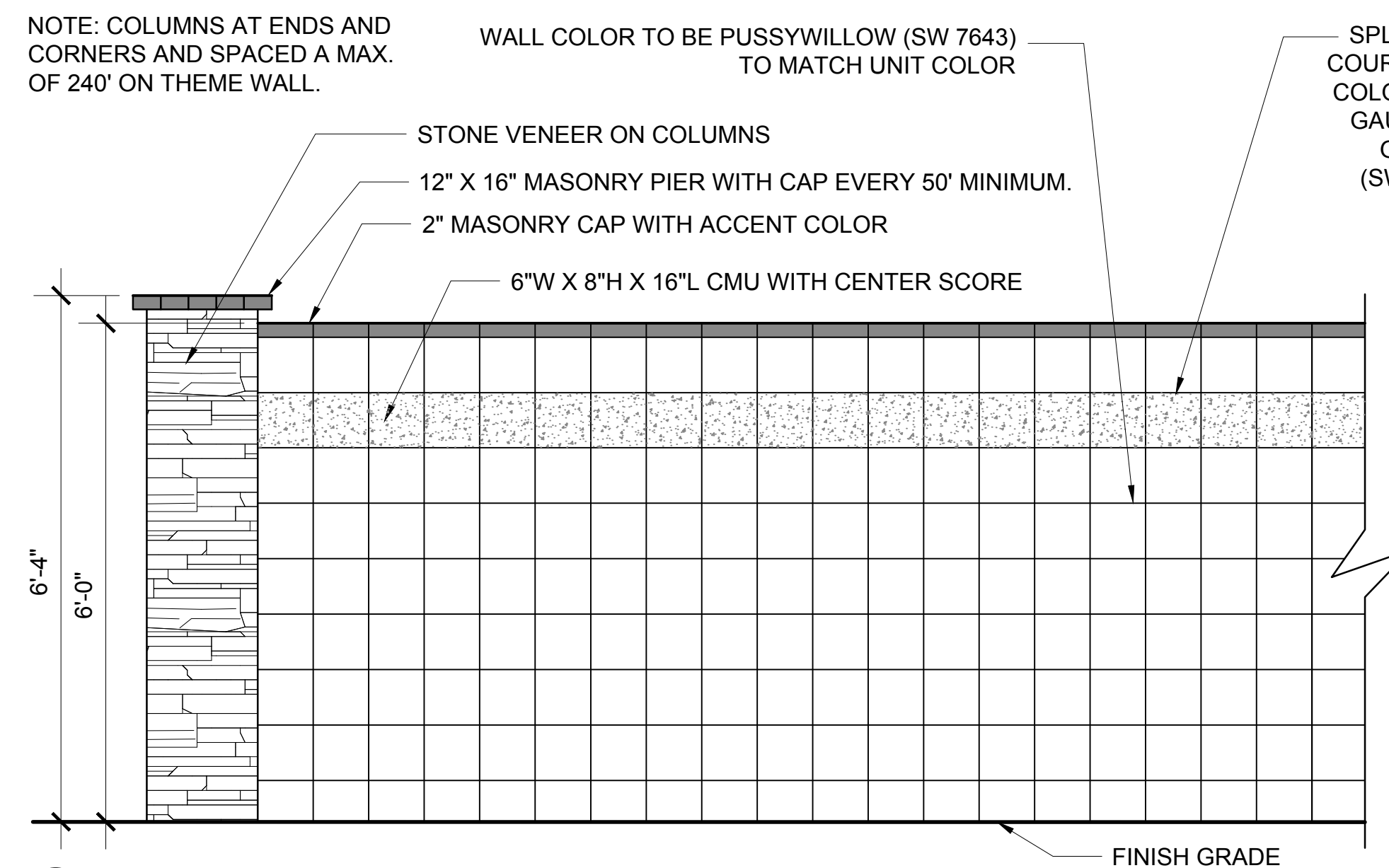
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 3 NORTH,
RANGE 2 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA



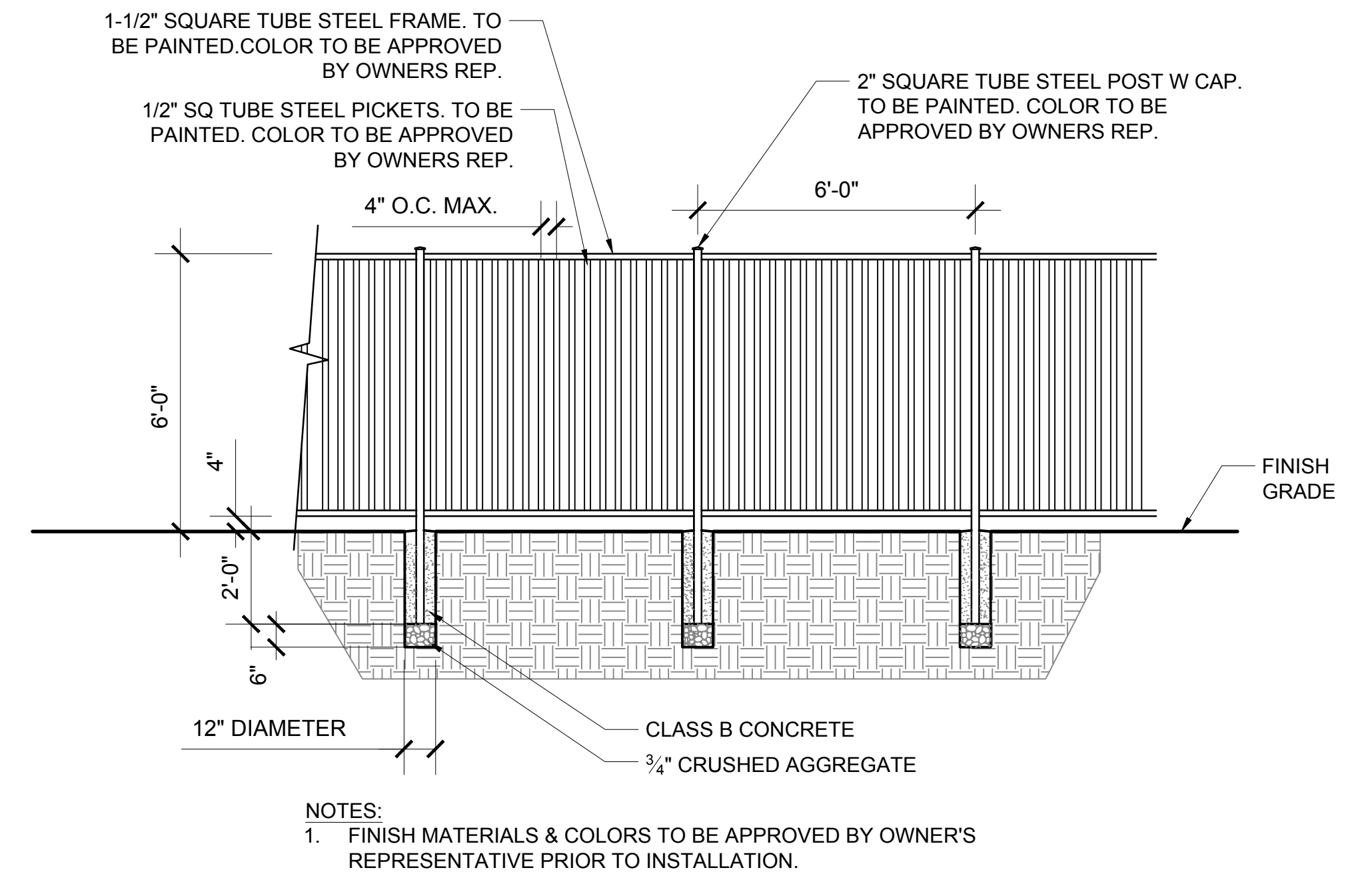
1 **ELEVATION: ENTRY MONUMENT**
SCALE: NTS



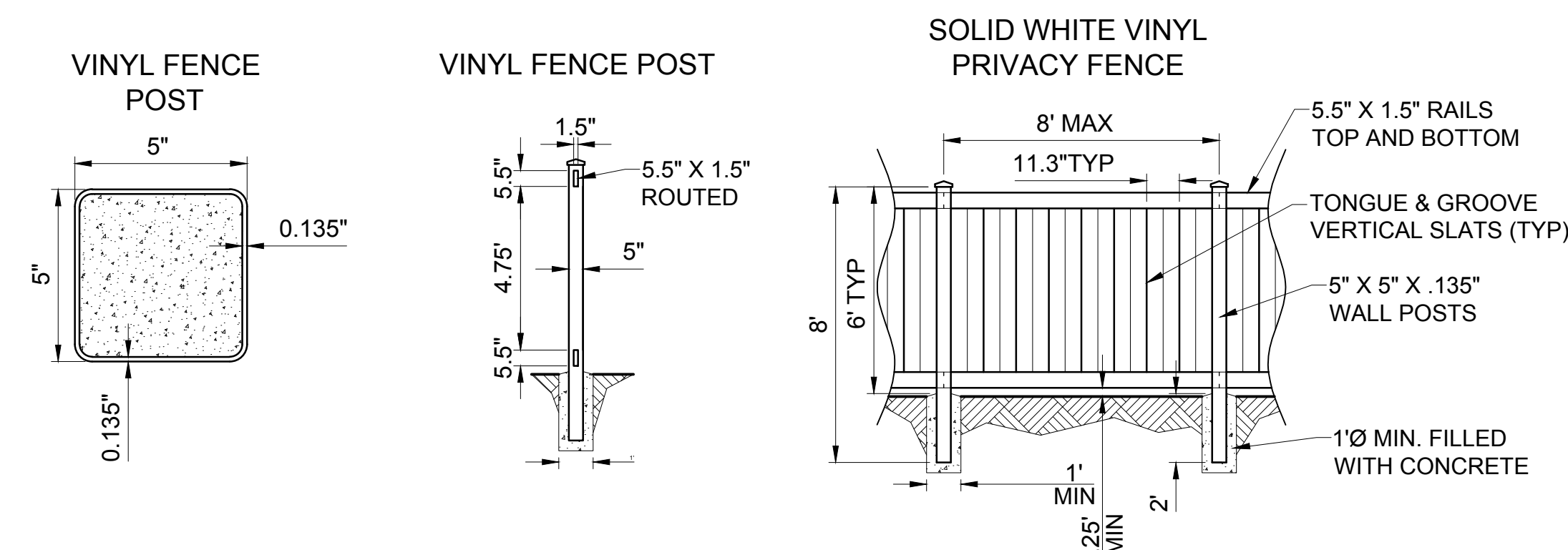
2 **ELEVATION: COMMUNITY SITE MAP**
SCALE: NTS



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



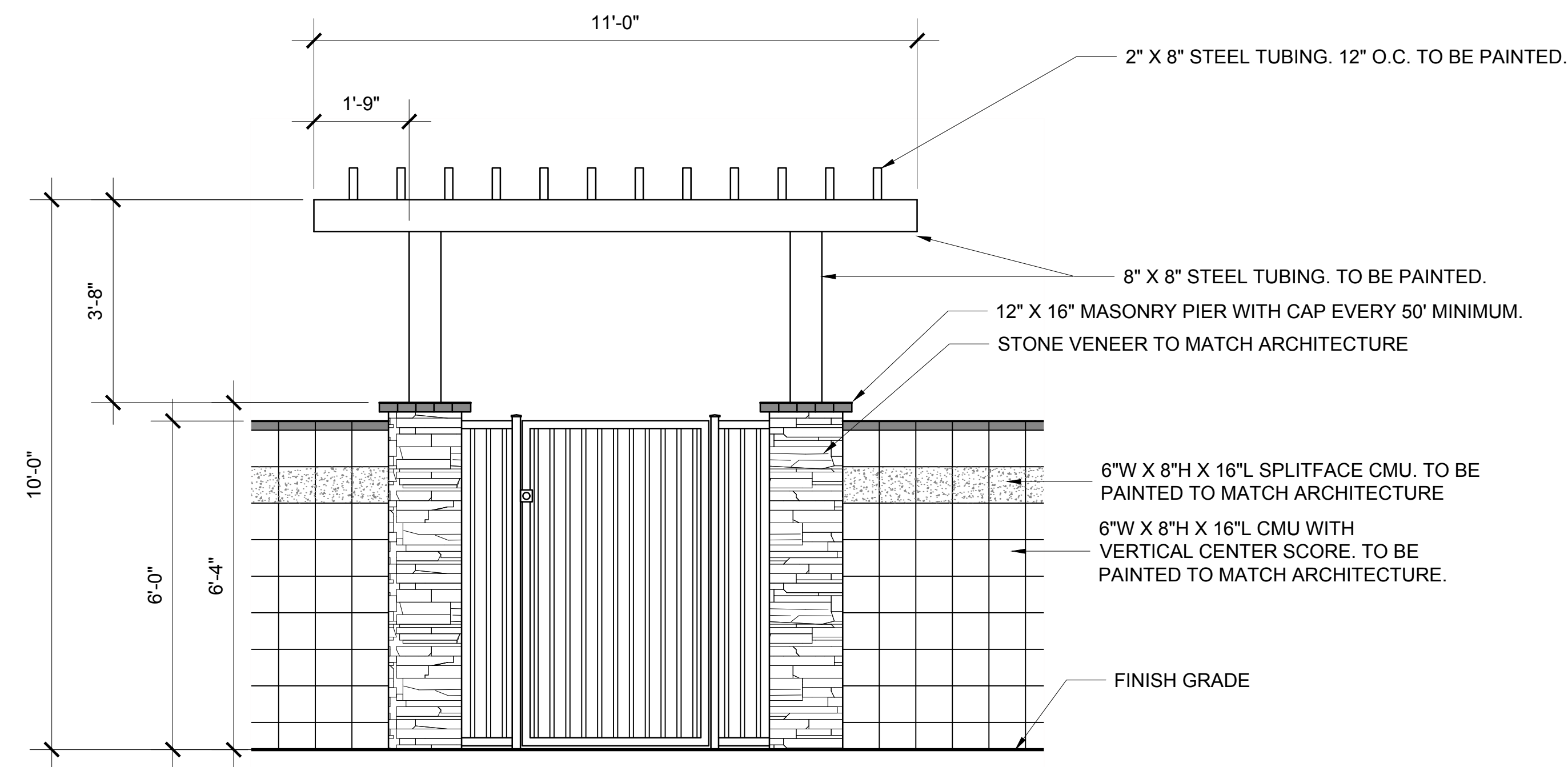
4 **ELEVATION: VIEW FENCE**
SCALE: NTS



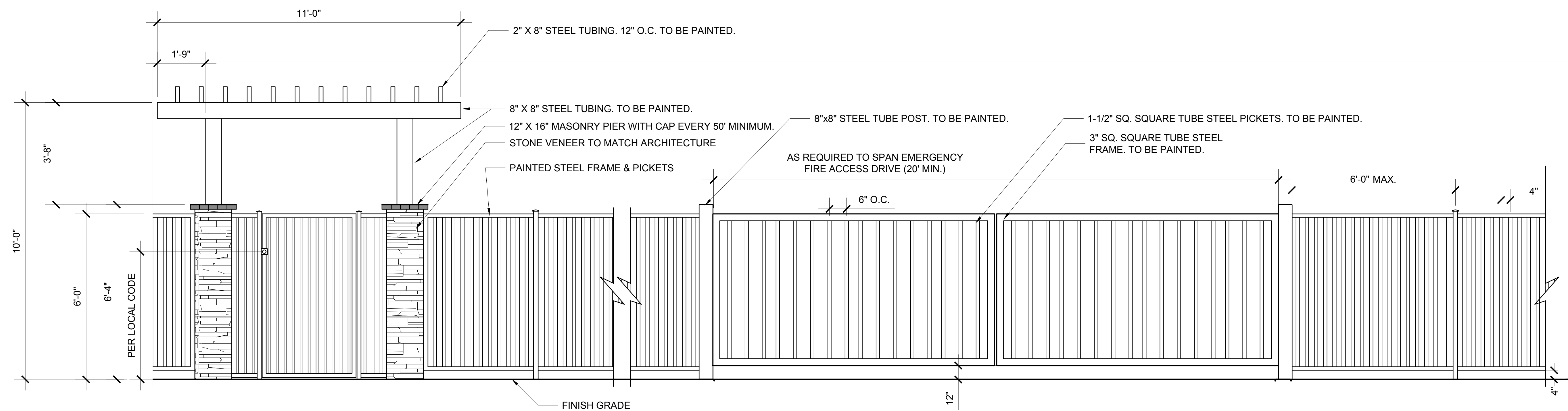
5 **VINYL FENCE-BACKYARDS**
SCALE: NTS

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



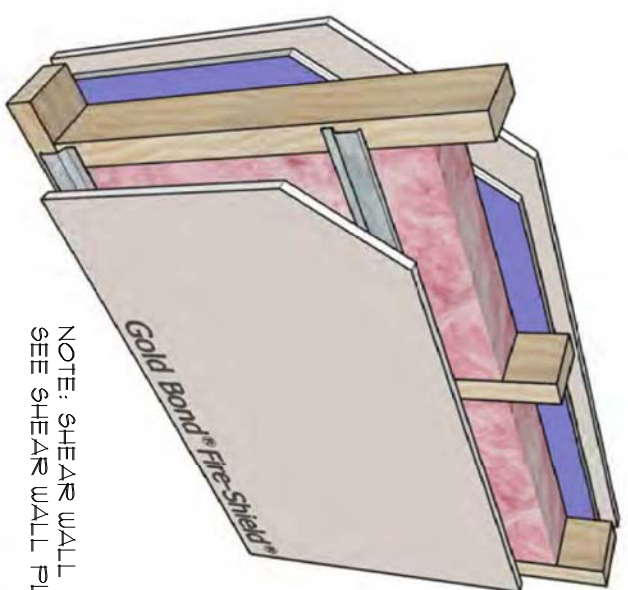
PERGOLA AT PEDESTRIAN GATE -
MountainView Boulevard



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



NOTE: SHEAR WALL EACH SIDE
BEE SHEAR WALL PLAN

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-UL Design: U305 - 1 hour	NGC
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② SEPERATION WALL ASSEMBLY

NOTE: THESE ARE TO BE NO ELECTRICAL BOXES WITHIN THE SAME 24" OF THE BOXES ON THE OPPOSITE SIDE OF THE WALL. (R307.42)

NOTE: USE 1/2" RC-2 CHANNELS WITH ISO PADDING TAPE 11.0 OF 1/2" RC-1 CHANNELS SHOWN IN DETAIL.

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

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.

2. Wall assemblies need not extend through attic spaces unless the assembly is protected by not less than 5/8-in. (15 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.1.21 is provided above and along the wall assembly separating the dwelling. The structural framing supporting the ceiling shall also be protected by not less than 1/2-in. (12 mm) gypsum board or equivalent.

NOTE: See detail 1/A5a for alternate separation wall detail.

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.

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 C-1288, C-1325, C-1178, or C-1278 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

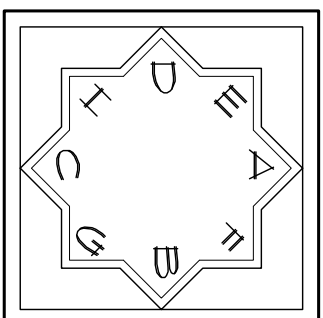
① EXT. WALL ASSEMBLY

GLAZING NOTE

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

SQUARE FOOTAGE LEGEND	
650 SQ. FT.	UNIT 1A
650 SQ. FT.	UNIT 1B
1300 SQ. FT.	HABITABLE SPACE UNIT 1
48 SQ. FT.	FRONT PORCH
1348 SQ. FT.	TOTAL UNDER ROOF

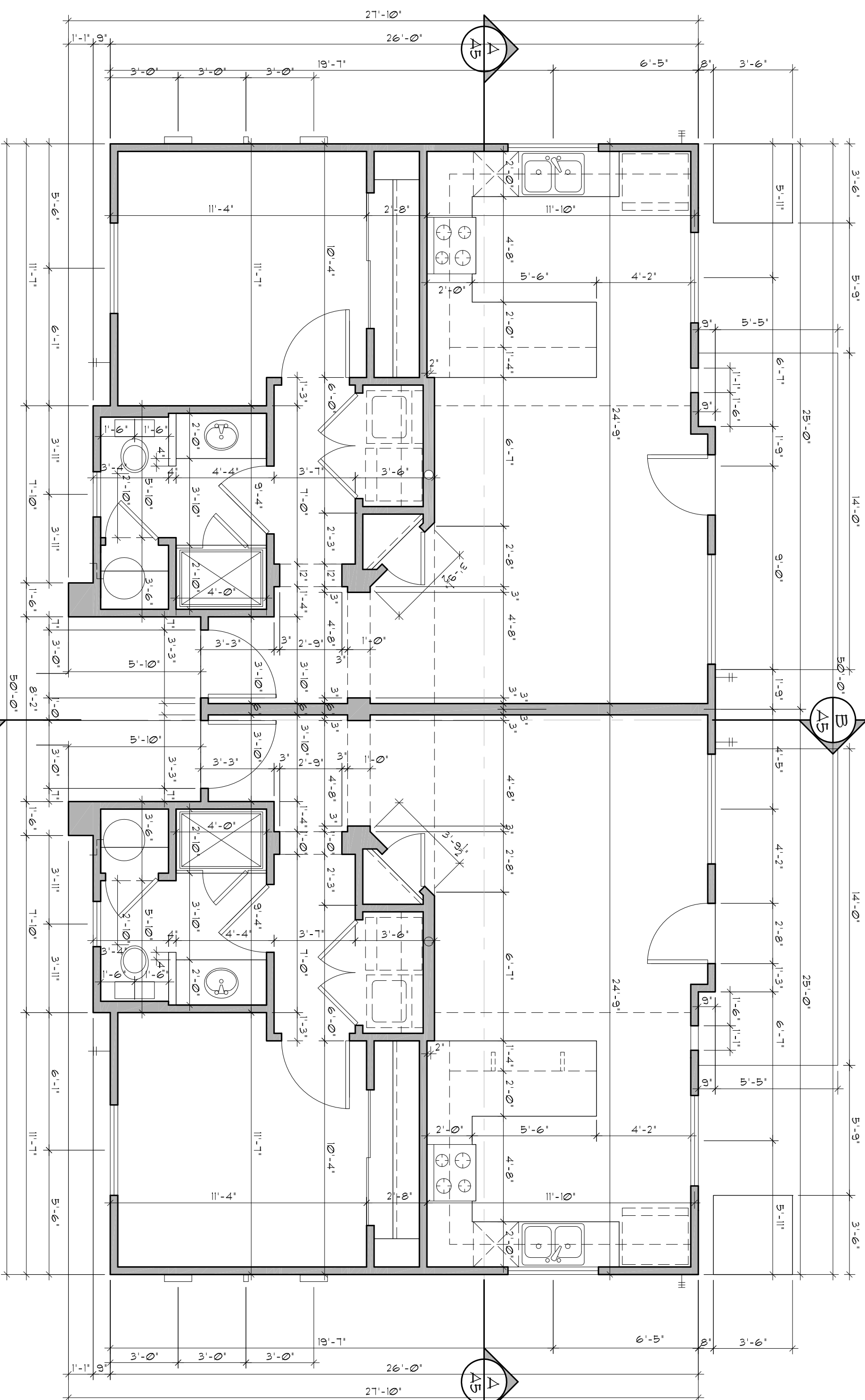
NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1511 S.F.

ROOM
DESIGNATION
KEY

DIMENSION PLAN

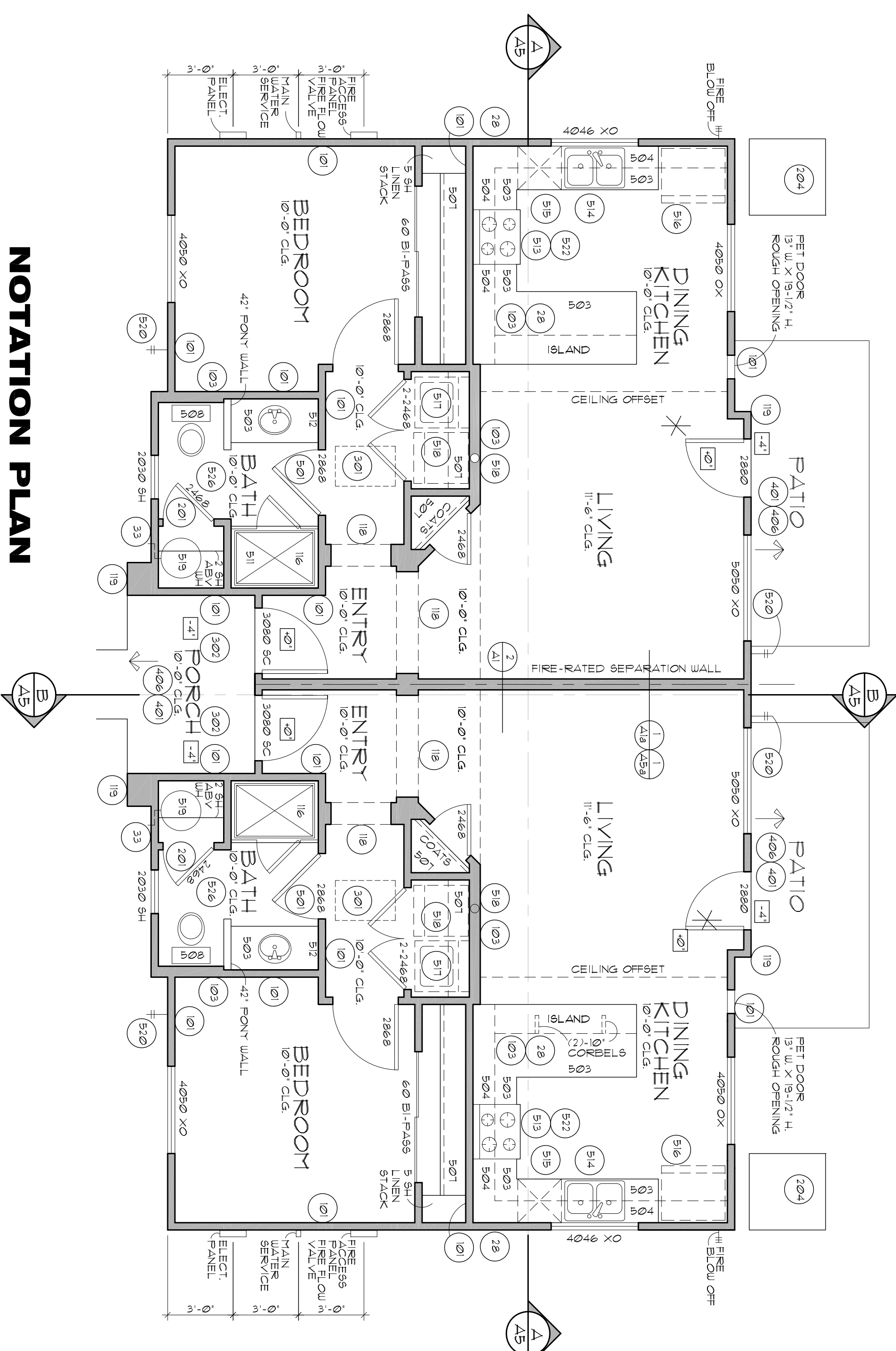
UNIT 1 - FLOOR PLAN "A"

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



DIMENSION PLAN

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



NOTATION PLAN

UNIT 1 - FLOOR PLAN "A"

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

DESERT CONTEMP. STYLE

MASTER KEYNOTES	
1	2x4 STUD WALL
2	2x6 STUD WALL
3	1x6 FINISH WALL - SEE RAISING PLANS
4	MASONRY CONCRETE WALL - SEE RAISING PLANS
5	INTERIOR SELF-FINISHING SHED DOOR WOOD GLAZERS AND SILLER OR 10 MIN FIRE-RATED DOORS
6	PRESSURE-TREATED BOTTOM PLATE
7	CONCRETE TIE-ON BELL-DOWN E-CORE 6x10x10
8	UNDER-SLAB REINFORCED CONCRETE ON GRAVEL
9	PAINT COLORED STEEL BEAM TO MATCH BLAD
10	R-13 @ 2x12 BATT NAIL AT 2X WALL RIB AT 2X WALL
11	7X FINE BLOCKING
12	7X FINE BLOCKING
13	7X FINE BLOCKING
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71	1

The image displays a set of architectural documents for a project named "CHRISTOPHER TODD COMMUNITIES".

Title Block: The top section contains the project name in large, bold, black capital letters. Below it, the architect's name "The Braduson Architects Inc. © 2018" is printed in a smaller font, followed by a disclaimer: "All Rights reserved, no duplication of documents without written authorization". To the right of this text is a circular professional seal for "REGISTERED ARCHITECT" with the name "STEVEN W. BRADUSON" and the number "21892". Below the seal is a signature that appears to read "Steven W. Braduson".

Unit Diagram: A diagram labeled "UNIT 1" shows a rectangular unit with a central door and two windows. The unit is divided into three sections, labeled 1, 2, and 3, each with a corresponding triangle symbol.

Floor Plans: The bottom section is titled "FLOOR PLANS-A" and shows a large, stylized letter "A" with the number "1" and the letter "a" inside it, indicating the first floor plan.

[illegible]

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A1a

NOTATION PLAN
UNIT 2 - FLOOR PLAN "A"
DESERT CONTEMP STYLE



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



UNIT 2 - FLOOR PLAN "A"

[illegible]

DESERT CONTEMP. STYLE

MATERIAL / COLOR LEGEND
SCHEME #1



PT-1 PAINT (FIELD COLOR)



RF-1 SHINGLES

AVOID:	BARREL	TYPE:	BRASSIA - STONE
TYPE:	SAXONY 600 SLATE	TYPE:	BARREL
COLOR:	CHARCOAL BLEND	COLOR:	ARCTIC
SKU:	28ACS160	GROUP:	-
LOCATION:	ROOF	LOCATION:	WAINSCOTING



PT-3 PAINT (DOOR)

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

MATERIAL / COLOR LEGEND

T-1 PAINT (FIELD COLOR)



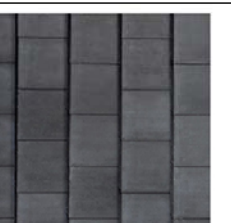
5-1 SHINGLES

BORAL	MFG:	MODULO
SAXONY 600 SLATE	TYPE:	BRASILIA - STONE VENEER
CHARCOAL BLEND	COLOR:	ATLANTIC
2FAC31430	GROUT:	"
WITON ROOF	LOCATION:	WANISCOING



ST-1 STONE

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



RF-1 SHINGLES

MFG:	BOBAL	MFG:	MODULO
TYPE:	SAXONY 400 SLATE	TYPE:	BRASLIA - STONE
COLOR:	CHARCOAL BLEND	COLOR:	BALTC
SKU:	2FACS1430	GROUT:	*
LOCATION: POOL		LOCATION: WAINSCOTING	



ST-1 STONE

MFG: MODULO
 TYPE: BRASILIA - STONE
 COLOR: BALTIC
 GROUT: -
 LOCATION: WAINSCOTTING

MATERIAL / COLOR LEGEND
SCHEME #3

1.1 PAINT (FIELD COLOR)



-1 SHINGLES

BORAL	MODULO
SACONY 600 SLATE	BRASILIA - STONE
CHARCOAL BLEND	BALTIC
27MCS1430	GROUT: *
LOCATIONS: WAINSCOTTING	



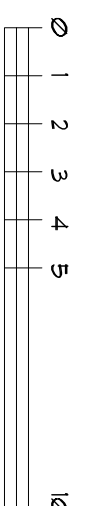
ST-1 STONE

MFG: MODULO
 TYPE: BRASILIA - STONE
 COLOR: BALTIC
 GROUT: -
 LOCATION: WAINSCOTTING

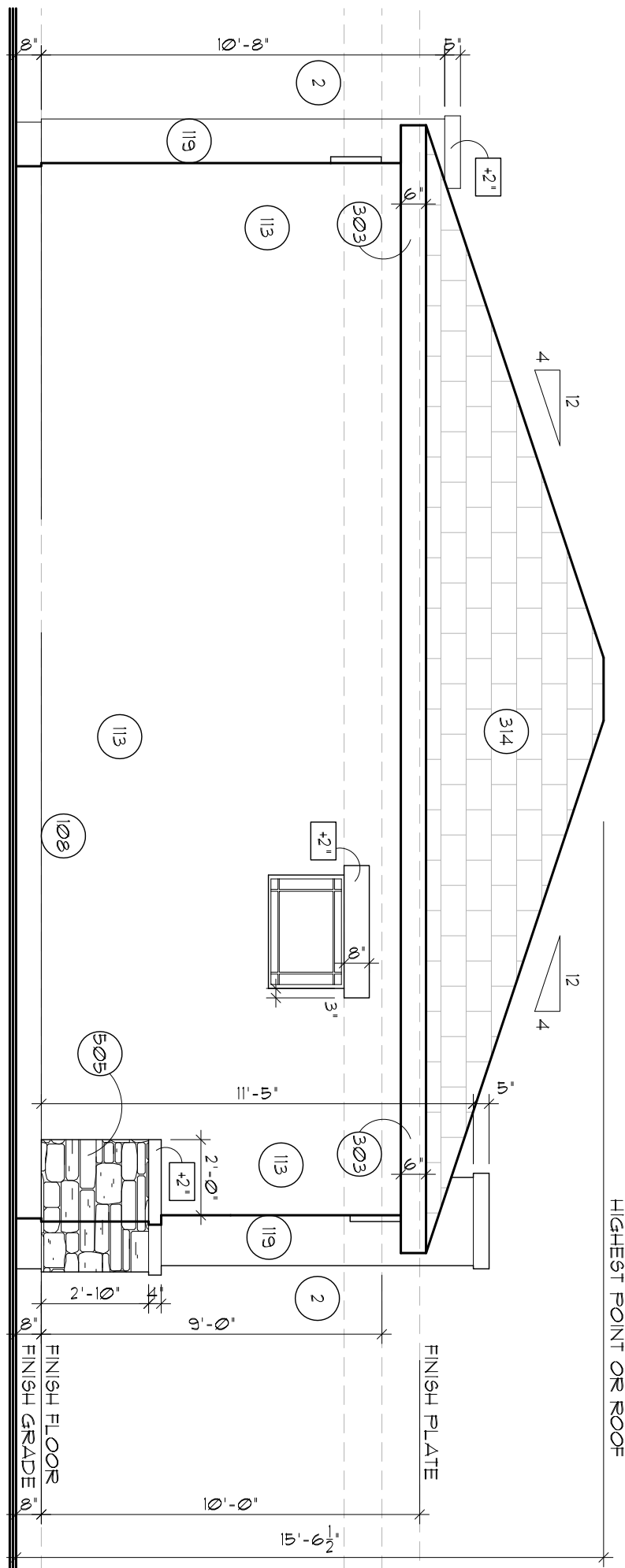
MOUNTING EQUIPMENT NOTE:
THREE (3) MOUNTING EQUIPMENT. ALL EQUIPMENT
IS MOUNTED IN REAR YARD.

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.

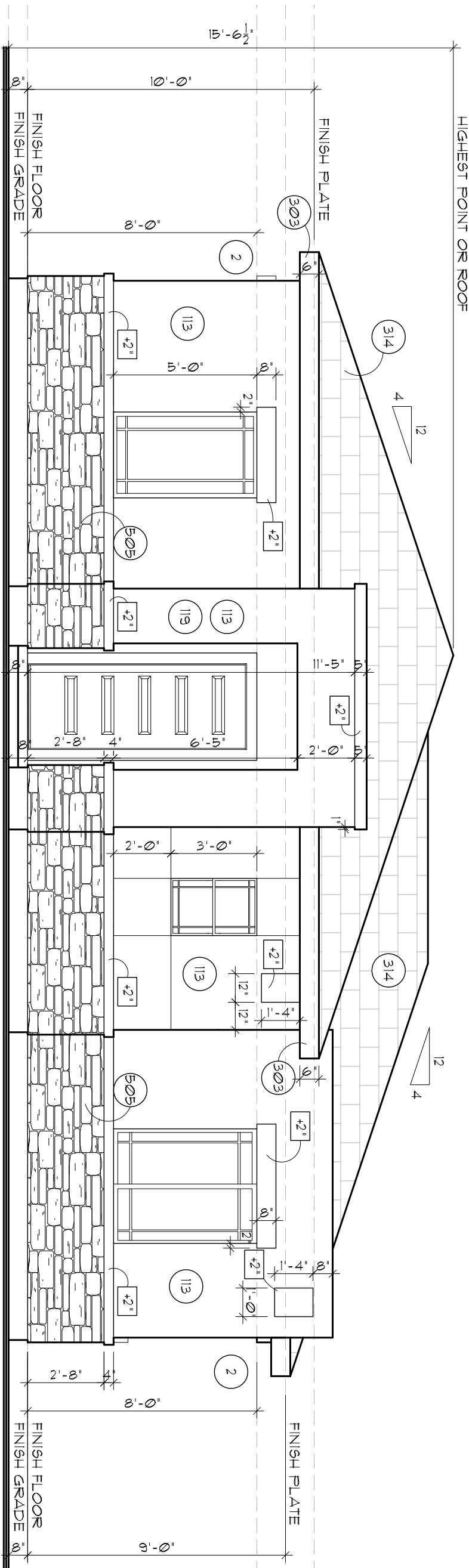
OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH 50TH AB
AND DARK SKY REGULATIONS

ARCHITECTURAL
GRAPHIC SCALE

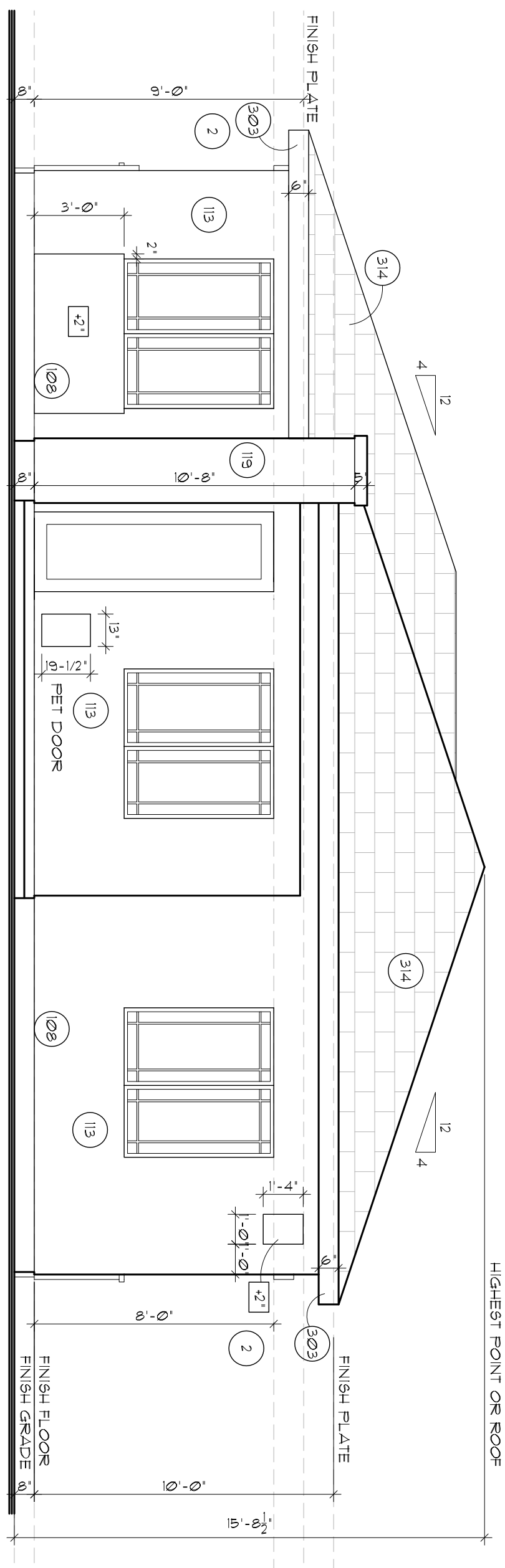
LEFT ELEVATION "A"



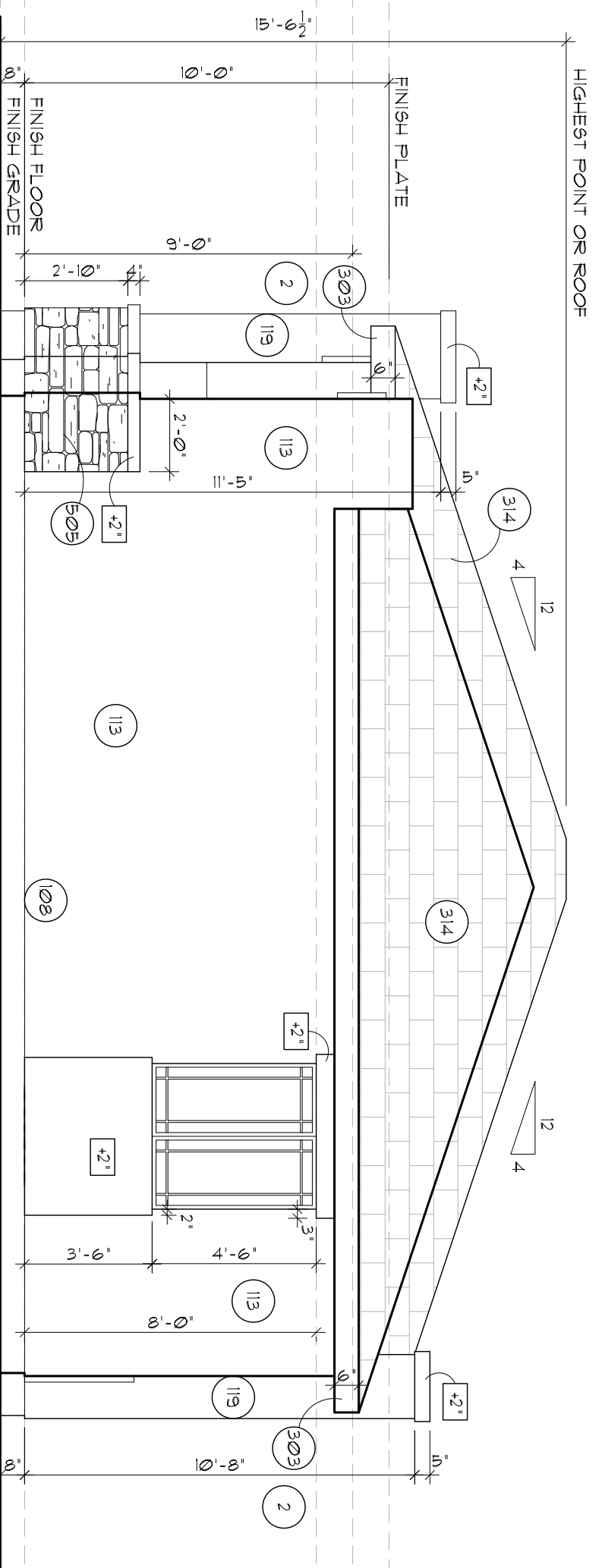
FRONT ELEVATION "A"



REAR ELEVATION "A"



RIGHT ELEVATION "A"



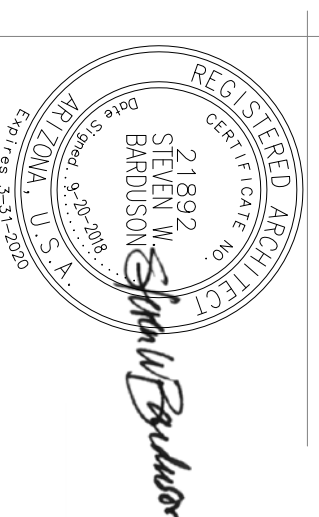
GENERAL ELEVATION NOTES		CROSS REFERENCE NOTES	CABINETS/FIXTURES/APPLIANCES	FOUNDATION SYSTEM	ROOF SYSTEM	FLOOR SYSTEM	WALL SYSTEM
1	MAJOR ELEVATION	1	1	1	1	1	1
2	MAJOR ELEVATION	2	2	2	2	2	2
3	MAJOR ELEVATION	3	3	3	3	3	3
4	MAJOR ELEVATION	4	4	4	4	4	4
5	MAJOR ELEVATION	5	5	5	5	5	5
6	MAJOR ELEVATION	6	6	6	6	6	6
7	MAJOR ELEVATION	7	7	7	7	7	7
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55	MAJOR ELEVATION	55	55	55	55	55	5

revisions

**CHRISTOPHER
TODD
COMMUNITIES**

GARAGE

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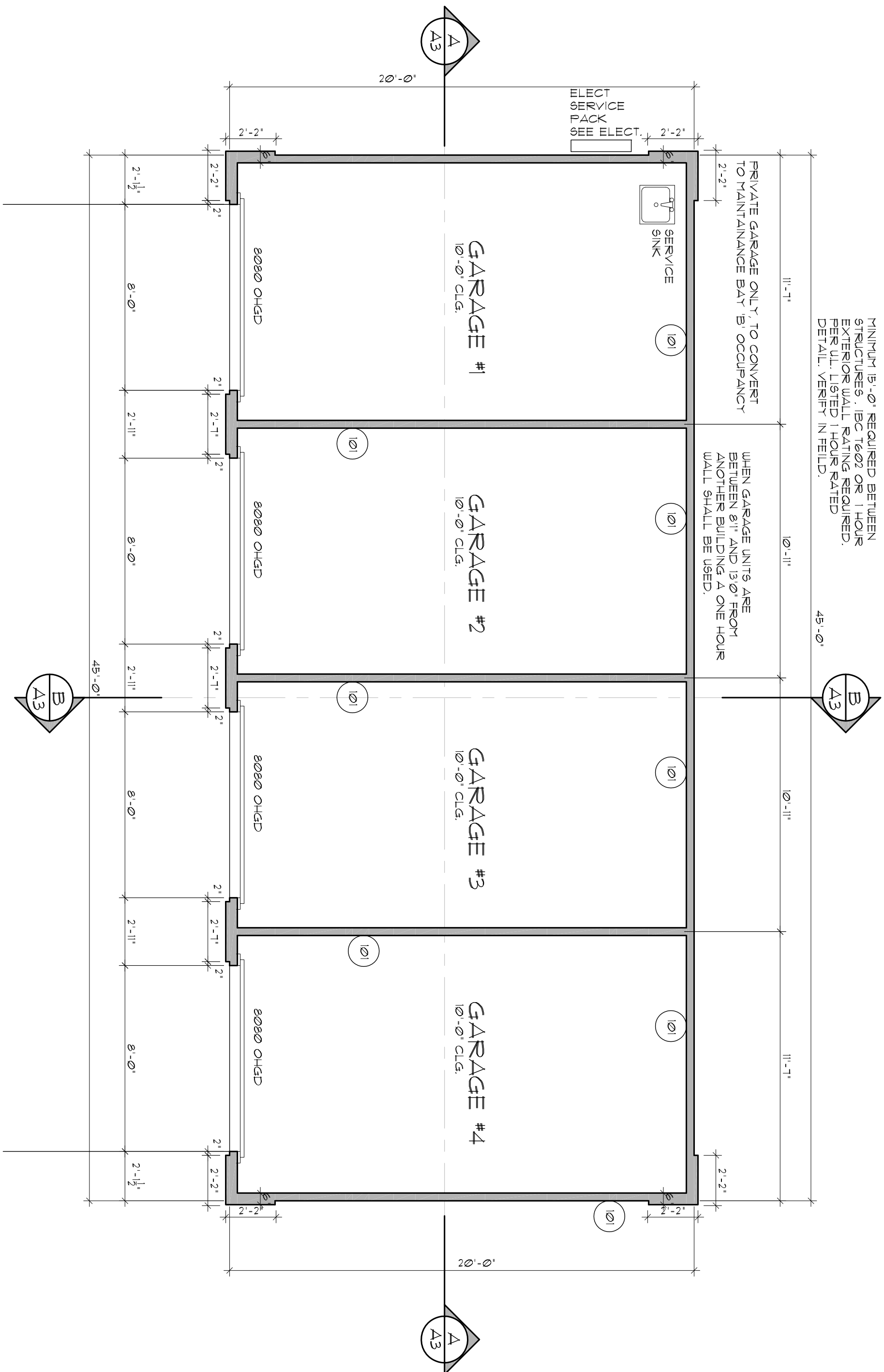


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architects**
practicing design community

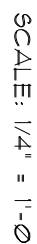
3702 east kachina drive	
phoenix	
arizona 85044	
T	480 233 7777
F	480 460 2263
date: 9-20-2018	
project no:	

STD. FLOOR PLAN / SHEAR PLAN

MASTER KEYNOTES	
1	WALL SYSTEM
2	10' 2" STD. WALL
3	2x6 2ND WALL
4	6" FLUTTERWALL
5	INTERIOR BEARING WALL - SEE FRAMING PLANS
6	W/ GABLETS & SLOPE OR 10' MIN. FIN. RATED DOORS
7	PRESSURE TREATED BOTTOM PLATE
8	DOUBLE TOP PLATE - SEE DETAIL ON E-008 (4" MIN.)
9	PLANT CONCRETE SILL BOLT DETAIL TO MATCH BLDG.
10	R-13 @ 24" BATT INSUL. @ 2x4 WALL. R-13 @ 2x6 WALL.
11	2" FIBER BOARD, 9/16" RESISTANT ON CEILING
12	1" GYPSUM BOARD, 5/8" GYPSUM BOARD
13	5/8" GYPSUM BOARD, 1/2" GYPSUM BOARD
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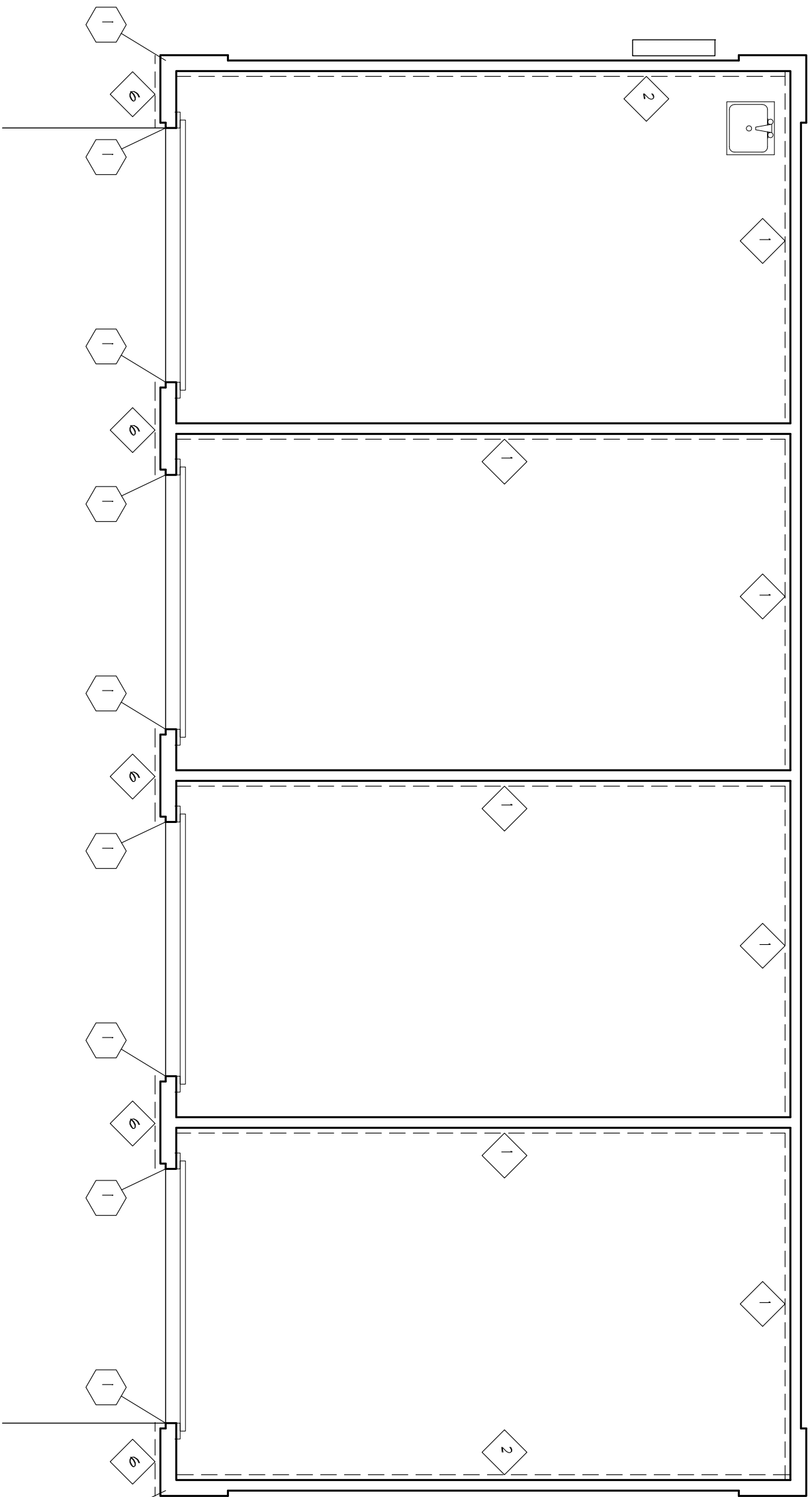


GARAGE - STD. FLOOR PLAN



SQUARE FOOTAGE LEGEND	
900 SQ. FT.	TOTAL UNDER ROOF

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1034 SF.



GARAGE - STD. SHEAR WALL

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

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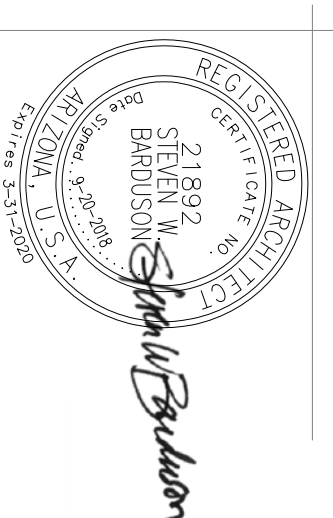
revisions

1	
2	
3	

**CHRISTOPHER
TODD
COMMUNITIES**

RAIMADA

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 phoenix
 arizona 85044

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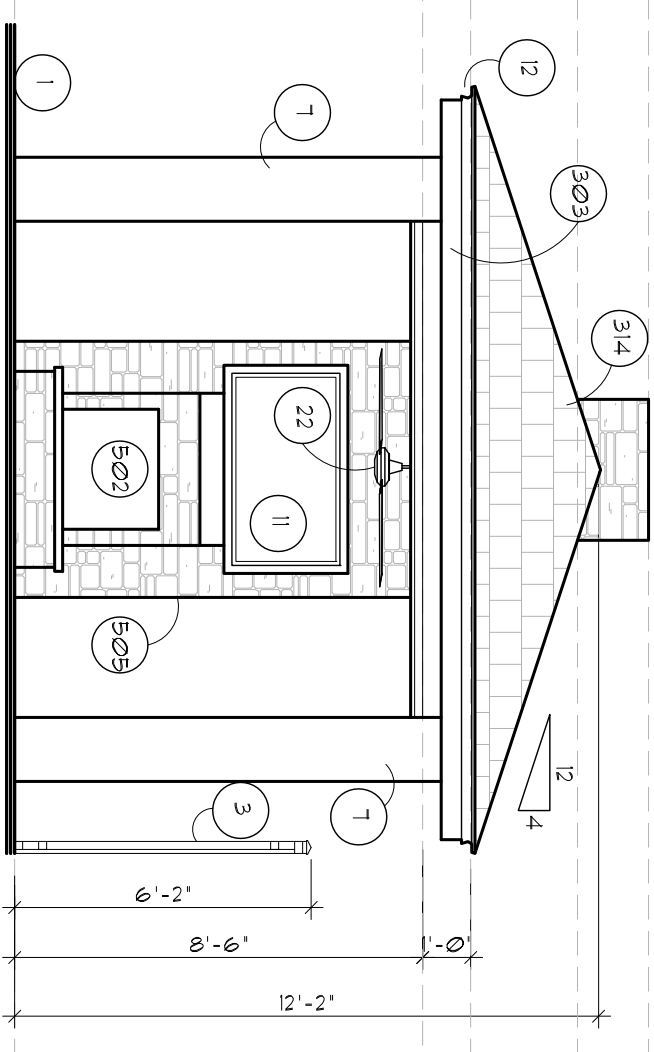
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project no: _____

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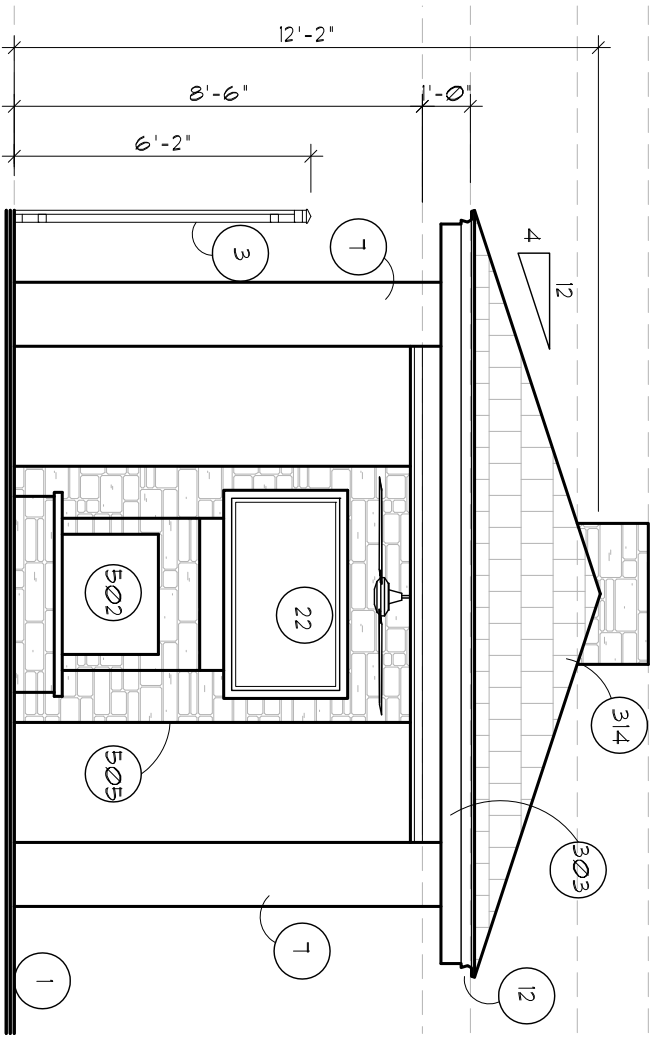
FRONT ELEVATION "A"

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



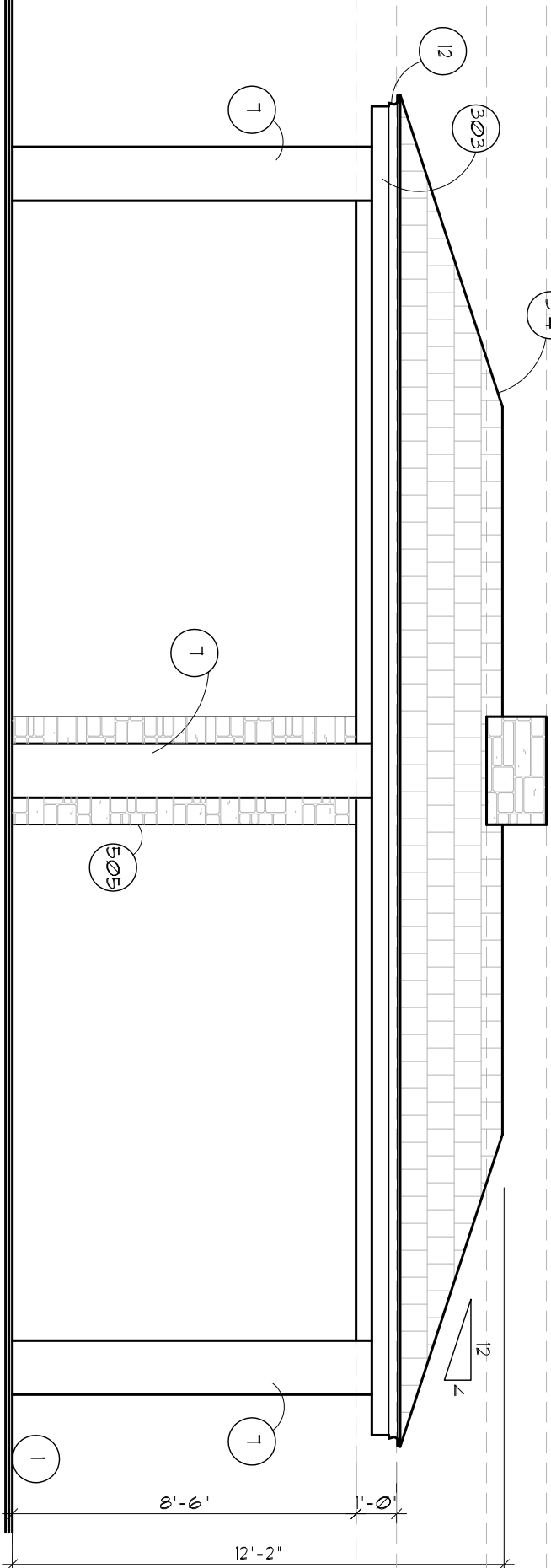
LEFT ELEVATION "A"

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



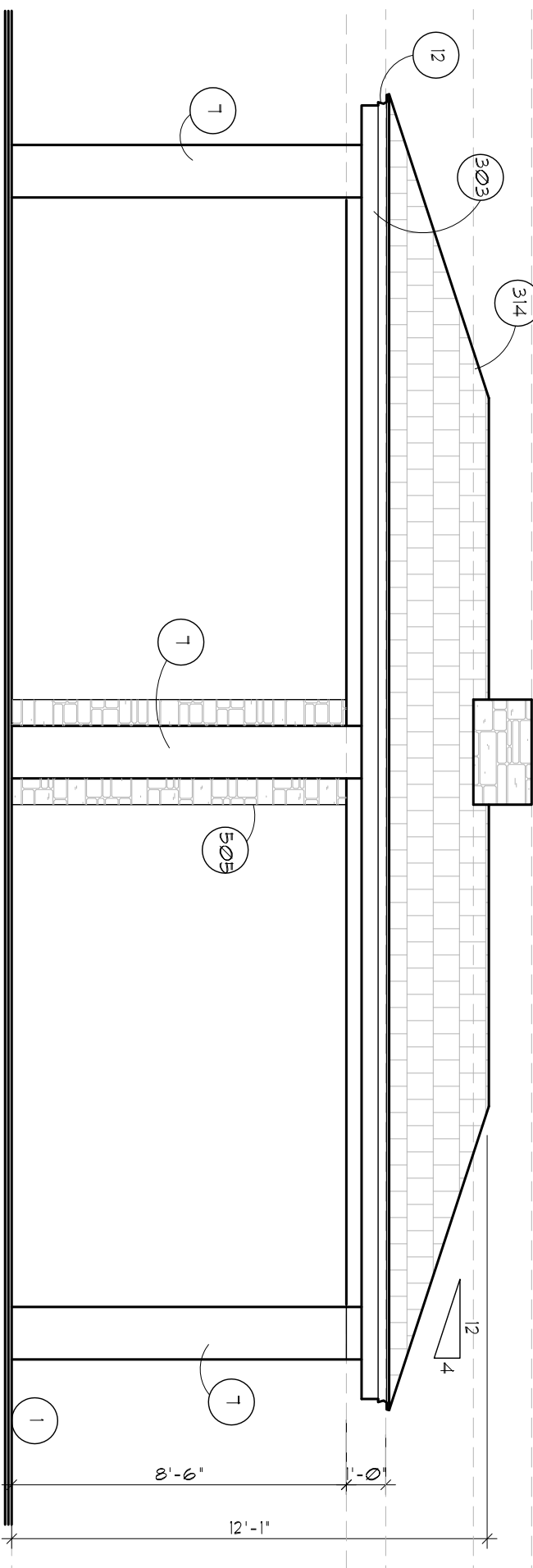
FRONT ELEVATION "A"

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



REAR ELEVATION "A"

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



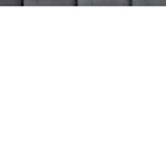
MATERIAL AND COLOR LEGEND

SCHIEFME #1

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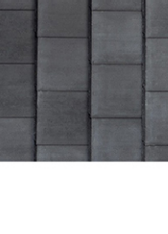
MATERIAL AND COLOR LEGEND

SCHIEF #2

NAME: R-F-1 SHINGLES COLOR: BROWN LOCATION: ROOF		NAME: P-F-1 PAINT (FIELD COLOR) COLOR: BROWN LOCATION: FIELD COLOR	
NAME: ST-1 STONE COLOR: ALABAMA LOCATION: WING/CHIMNEY		NAME: P-F-2 PAINT (FIELD COLOR) COLOR: BROWN LOCATION: FIELD COLOR	
NAME: M-F-1 COLOR: ALABAMA LOCATION: WING/CHIMNEY		NAME: P-F-3 PAINT (FIELD COLOR) COLOR: BROWN LOCATION: FIELD COLOR	
NAME: M-F-2 COLOR: ALABAMA LOCATION: WING/CHIMNEY		NAME: P-F-4 PAINT (FIELD COLOR) COLOR: BROWN LOCATION: FIELD COLOR	

MATERIAL AND COLOR LEGEND

SCHIEFTE #3

RP1 SHINGLES APPS: ROOF, GUTTER, CHIMNEY FLANT, CHIMNEY ROOF, CHIMNEY		RP2 PAINT (FIELD COLOR) APPS: SHEDDING WALLS, EXTERIOR, INTERIOR, SW/DOOR, STAIRS LOCATION: FIELD COLOR	
RP3 STONE APPS: KITCHEN, STONE, INTERIOR, BATH, STAIRS LOCATION: WAINSCOTING		RP4 PAINT (FIELD COLOR) APPS: SHEDDING WALLS, EXTERIOR, INTERIOR, SW/DOOR, STAIRS LOCATION: FIELD COLOR	

KEYNOTE LEGEND:

Tripple digit numbers are keynotes from typical keynote legend.
Single and double digit numbers are from Ramada Specific Keynotes

MASTER KEYNOTES

CABINETS/FIXTURES/APPLIANCES										FOUNDATION SYSTEM										ROOF SYSTEM										FLOOR SYSTEM										WALL SYSTEM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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RAMADA SPECIFIC KEY NOTES

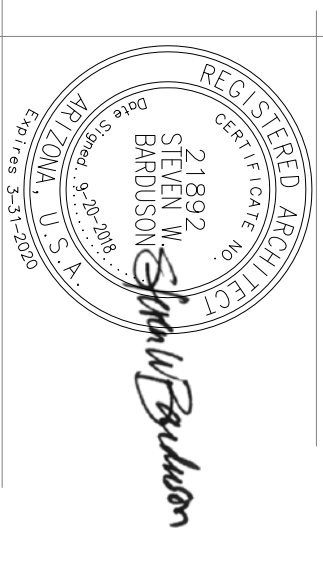
THE (PROVIDED BY CREATIVE LICENSE)
ELECTRICAL CONVENIENCE OUTLET (PROVIDE POWER)
ULTRACAST IRON FERRITERE ENCE (SEE CIVIL DRAWING)
ARTISTIC PAYER, HADSCAPE (481)
AUDIO SPEAKER (BLACK IN COLOR) (PROVIDE DATA (SPEAKER BY
AN CONSULTANT)
CURTAIN (RED) AND ROD (BY CREATIVE LICENSE)
16"x6" FRAMED COLUMN WITH STUCCO (8"x8" POST INSIDE)
17"x8" HAND WOOD (RED) (PT)
STUCCO FINISH, TO MATCH OFFICE (PT)
SOLID SURFACE COUNTERTOP (86)
UNDERCROFT TV WITH SUSPENDED MOUNT (PER STRUCTURAL)
FROVIDE
POWER AND DATA (TV BY AN CONSULTANT)
METAL FLASHING (PTT)
6" TIG SILDING (WID) OVER $\frac{1}{2}$ " PL WOOD
2"x8" WOOD FRAMING (WID) (PER STRUCTURAL)
4"x8" WOOD FRAMING (WID) (PER STRUCTURAL)
5'-10" x 12' GLB
4"x4" WOOD POST (WID) (PER STRUCTURAL)
ROOF TILE (RED) NS/L PER PFG SPEC
UNDER COUNTER REFRIGERATOR (PROVIDE POWER)
MFG. MARVEL, OUTDOOR
TYPE: M0245A193
16" UNDER COUNTER ICE MAKER (PROVIDE POWER AND MARVEL)
TYPE: 320MT-55-F-L
RECESSED CAN LIGHT (PROVIDE POWER)
FAN (PROVIDE POWER)

Revisions
1
2
3

**CHRISTOPHER
TODD
COMMUNITIES**

RAMADA

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**barduson
architects**
[practicing design community]

3702 east kachina drive

arizona 85044

1	700 200 1111
E	480 460 2263

date: 02-20-2018

project no: _____

20

FLOOR PLANS-A

1. FEE (PROVIDED BY CREATIVE LICENSE)

2. ELECTRICAL CONVENIENCE OUTLET (PROVIDE POWER)

3. URGENT KRON REINFORCE FENCE (SEE CIVIL DRAWINGS)

4. ARTISTIC PAYER LANDSCAPE (4x6)

5. ARTIST SPEAKER (BLACK IN COLOR) PROVIDE DATA (SPEAKER BY ANY CONSULTANT)

6. CURTAIN (FBI) AND ROD (BY CREATIVE LICENSE)

1. 16"x16" FRAMED COLUMN WITH STUCCO (8"x8" POST INSIDE)

8. 17"x8" HARD WOOD TRIM (FRT)

9. STUCCO FINISH TO MATCH OFFICE (FRT)

10. SOLID SHELFCE COUNTERTOP (35)

11. WATERPROOF TV WITH SUSPENDED MOUNT (FEES STRUCTURAL)

PROVIDE

POWER AND DATA (TV BY ANY CONSULTANT)

12. METAL FLASHING (FRT)

13. 6"x7 TIG BOND (UD) OVER 1" PLUMB

14. 2"x8" WOOD FRAMING (UD) (FEES STRUCTURAL)

15. 4"x8" WOOD FRAMING (UD) (FEES STRUCTURAL)

16. 5"x16" X 12 GLB

17. 4"x4" WOOD POST (UD) (FEES STRUCTURAL)

18. ROOF TILE (FRT) INSTALL PER MSG SPEC

19. UNDER COUNTER REFRIGERATOR (PROVIDE POWER)

MSG, MARVEL OUTDOOR

TYPE, MOTALARAS

20. UNDER COUNTER ICE MAKER (PROVIDE POWER AND DRAINAGE)

MSG, MARVEL OUTDOOR

TYPE, 200FT-55-F.L

21. RECESSED CAN LIGHT (PROVIDE POWER)

22. FAN (PROVIDE POWER)

RAMADA SPECIFIC KEY NOTES

GENERAL FLOOR PLAN NOTES

CROSS REFERENCE NOTES

CABINETS/FIXTURES/APPLIANCES

FOUNDATION SYSTEM

ROOF SYSTEM

FLOOR SYSTEM

WALL SYSTEM

MASTER KEYNOTES

2x4 STUD WALL

6" PLUMB WALL

INTERIOR BRICK WALL - SEE FINISH PLAN

W/ GARDEN & SLEEP OR 10 MIN FIRE-RATED DOORS

PRESSURE TREATED BOTTOM PLATE

DOUBLE GLAZED TO 1/4" 3/4" BELOW FL. FOR 6 1/4" (11/16")

PAINT CONCRETE STEM BELOW TO MATCH BLDG.

1x FIVE BLOCKING

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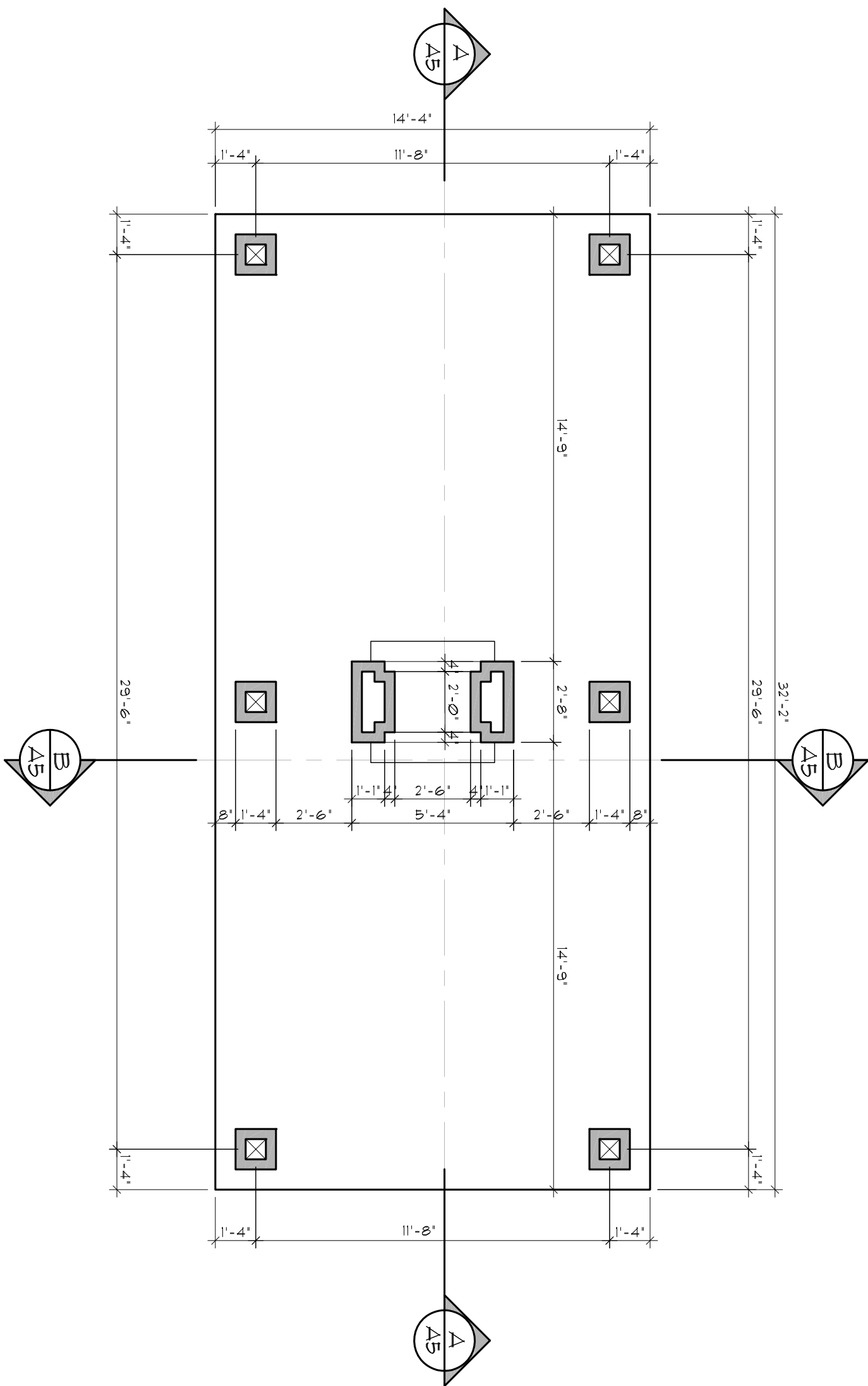
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SQUARE FOOTAGE LEGEND

400 SQ. FT. RAMADA	
--------------------	--

NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 461

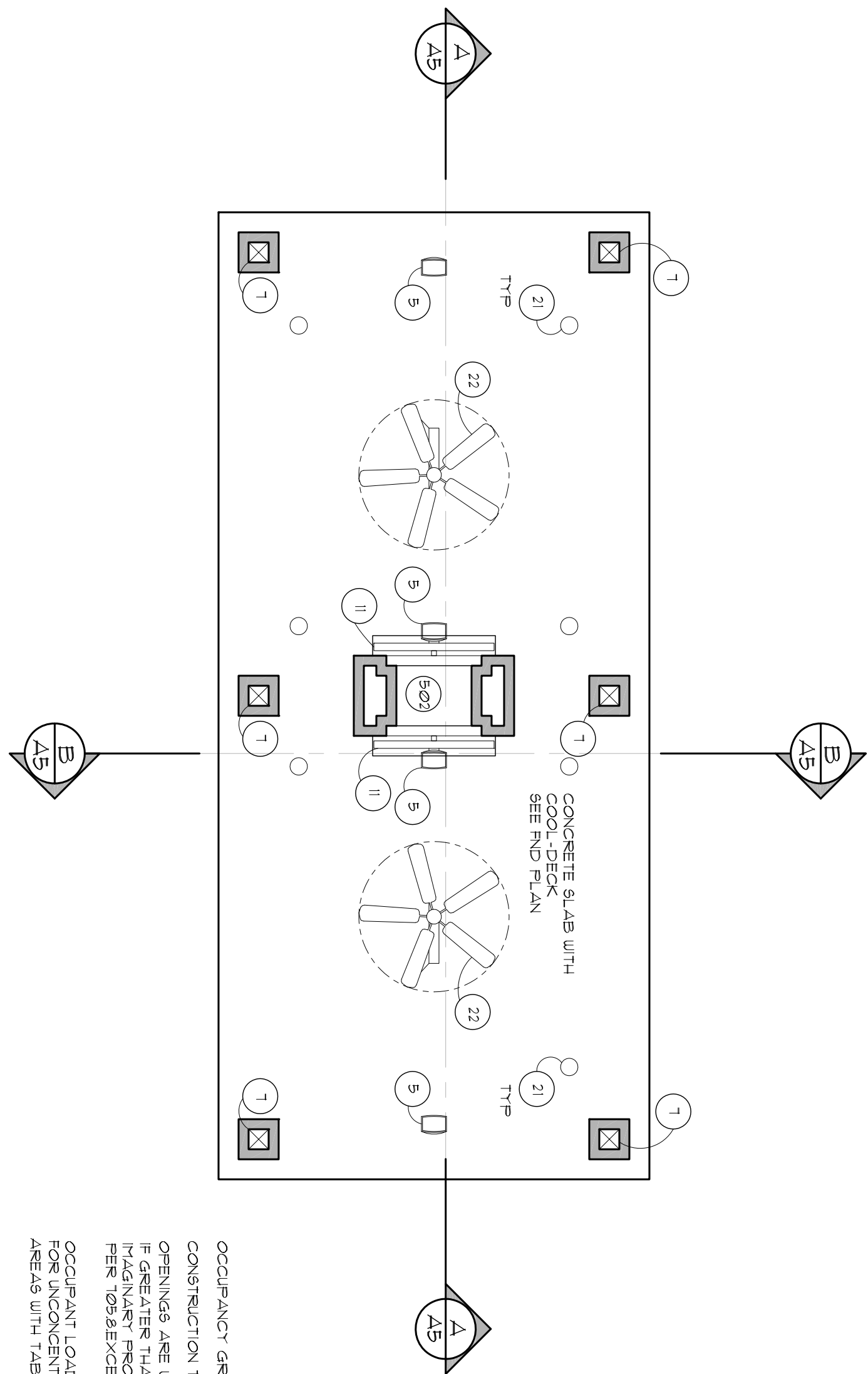
NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 461



DIMENSION PLAN

RAWADA - FLOOR PLAN

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



RAMADA - FLOOR PLAN

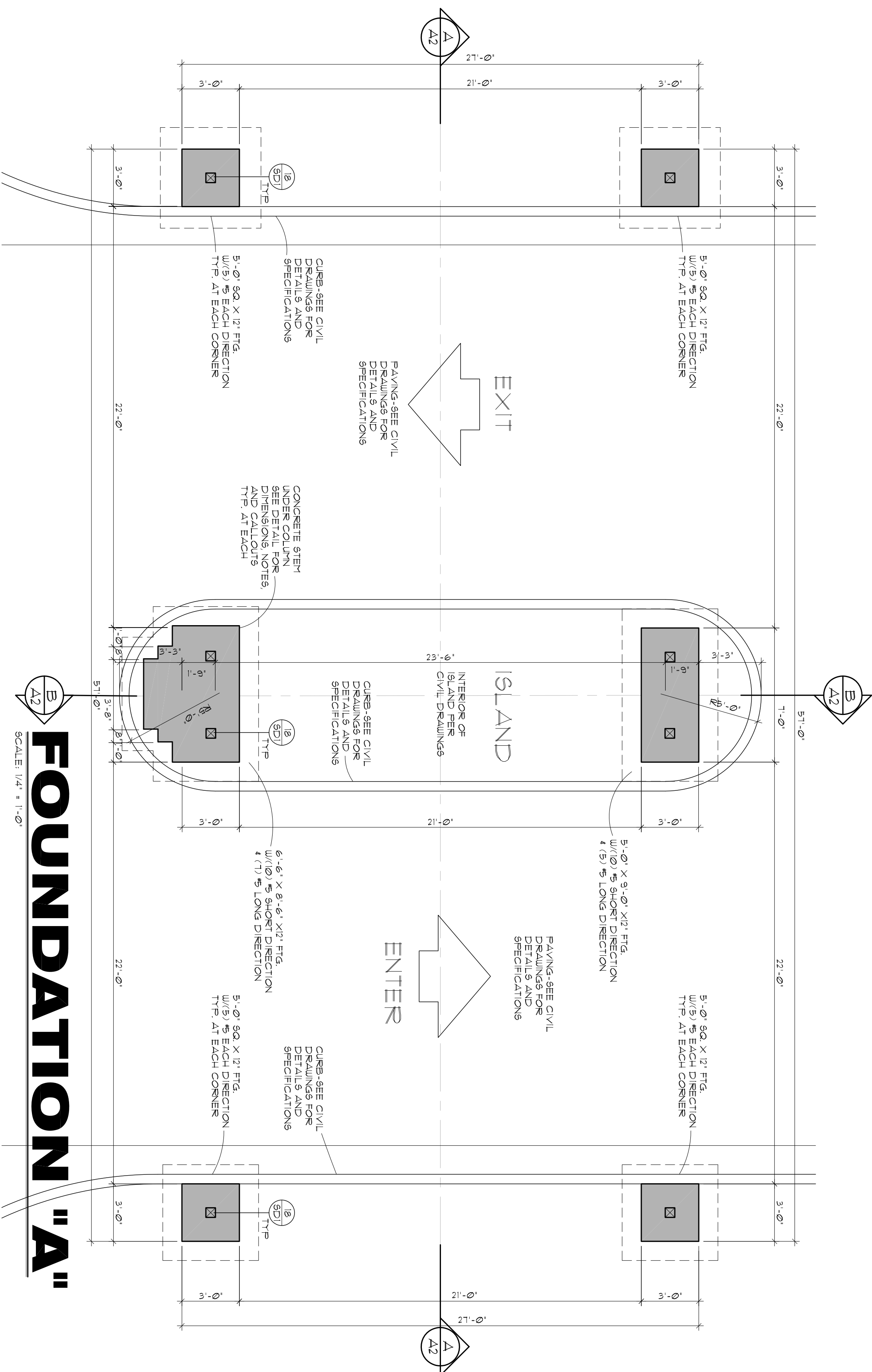
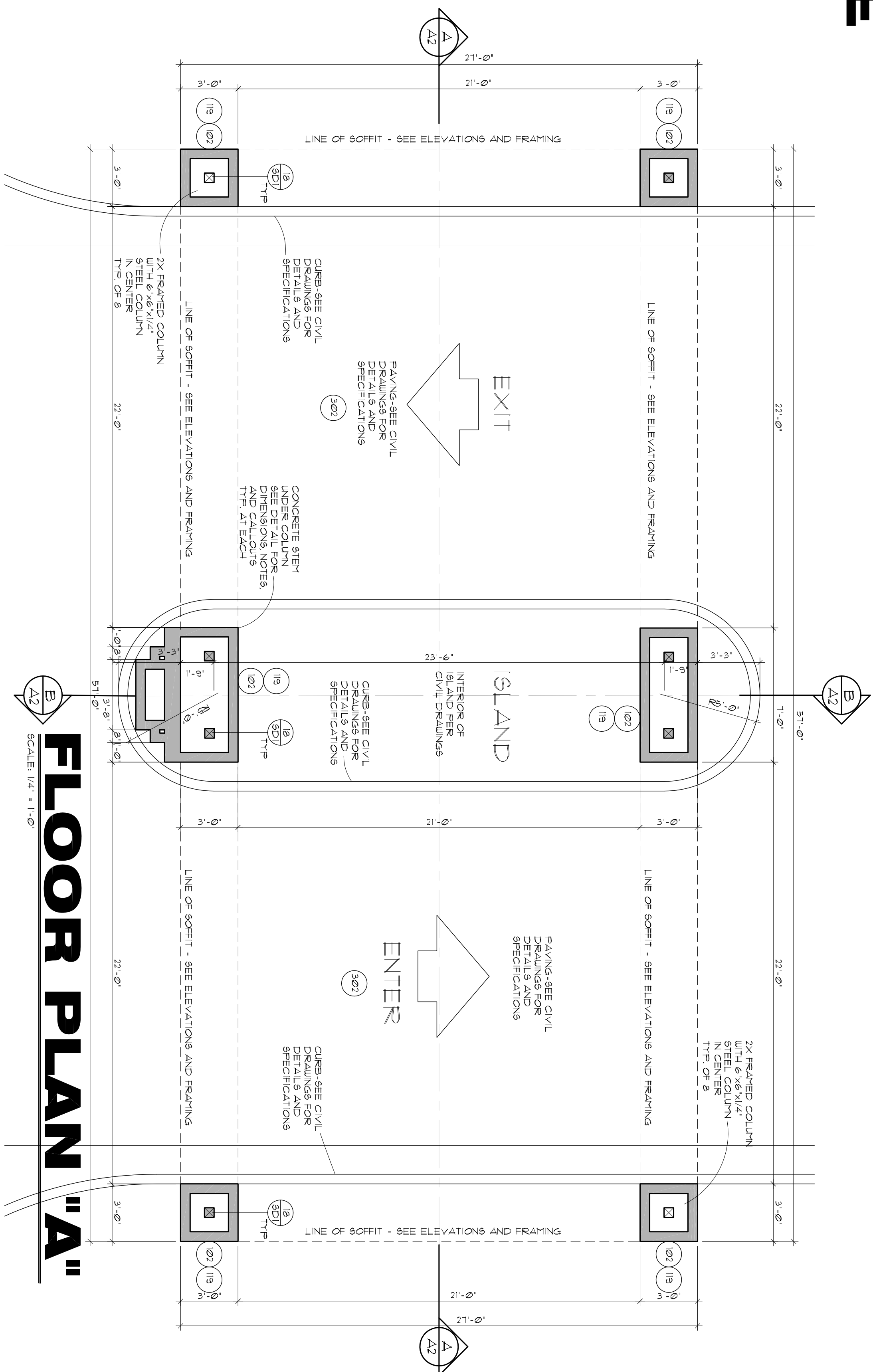
SCALE: 1/4" = 1'-0"

DESERT CONTEMP. STYLE

[illegible][illegible]

SQUARE FOOTAGE LEGEND	
1538 SQ. FT.	TOTAL UNDER ROOF

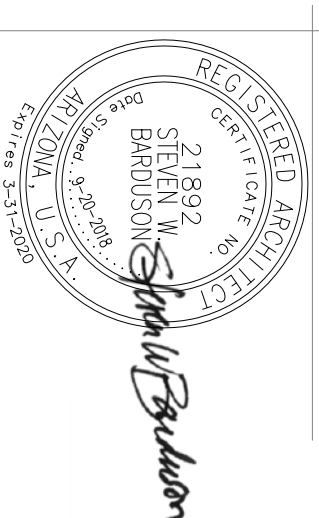
NOTE: TOTAL FOOTPRINT WITH OVERHANGS = 1769 SF.

[illegible]

Revisions
1
2
3

**CHRISTOPHER
TODD
COMMUNITIES**

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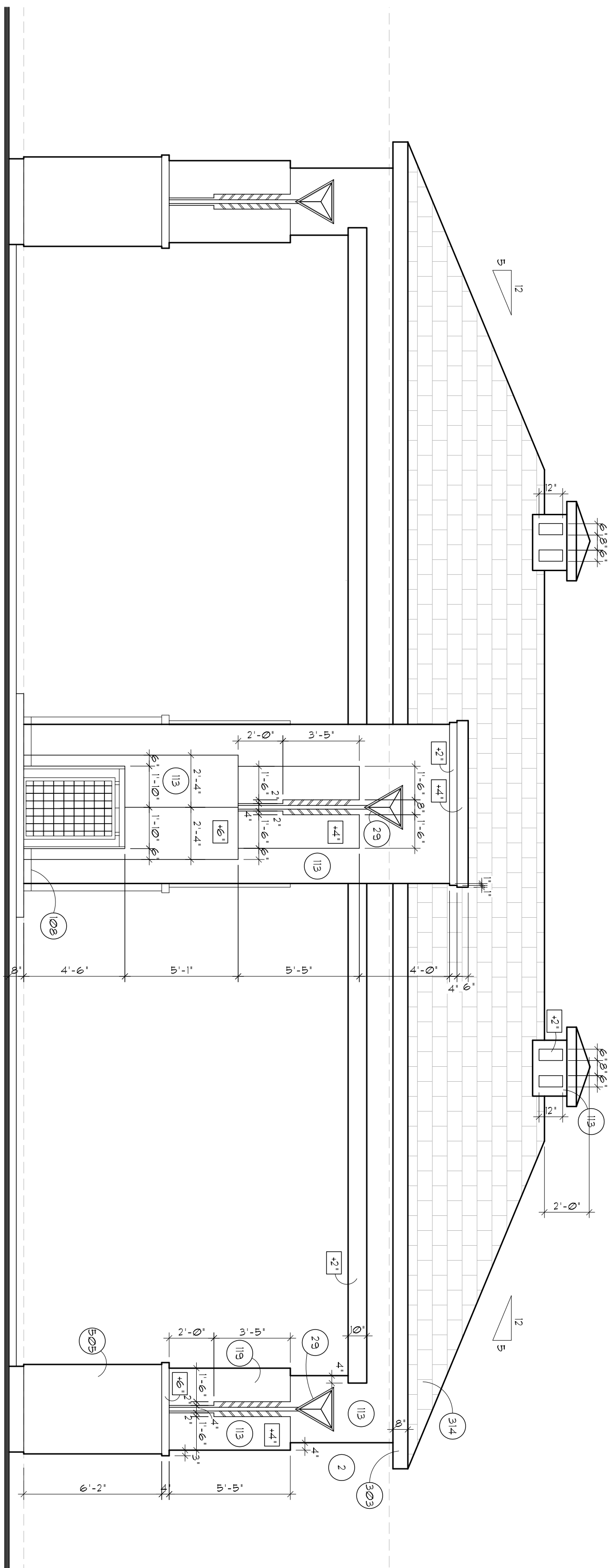
**bardusson
architects**
[practicing design community]

3702 east kochina drive	
phoenix	
arizona 85044	
T	480 233 7777
F	480 460 2263
date: 9-20-2018	
project no:	

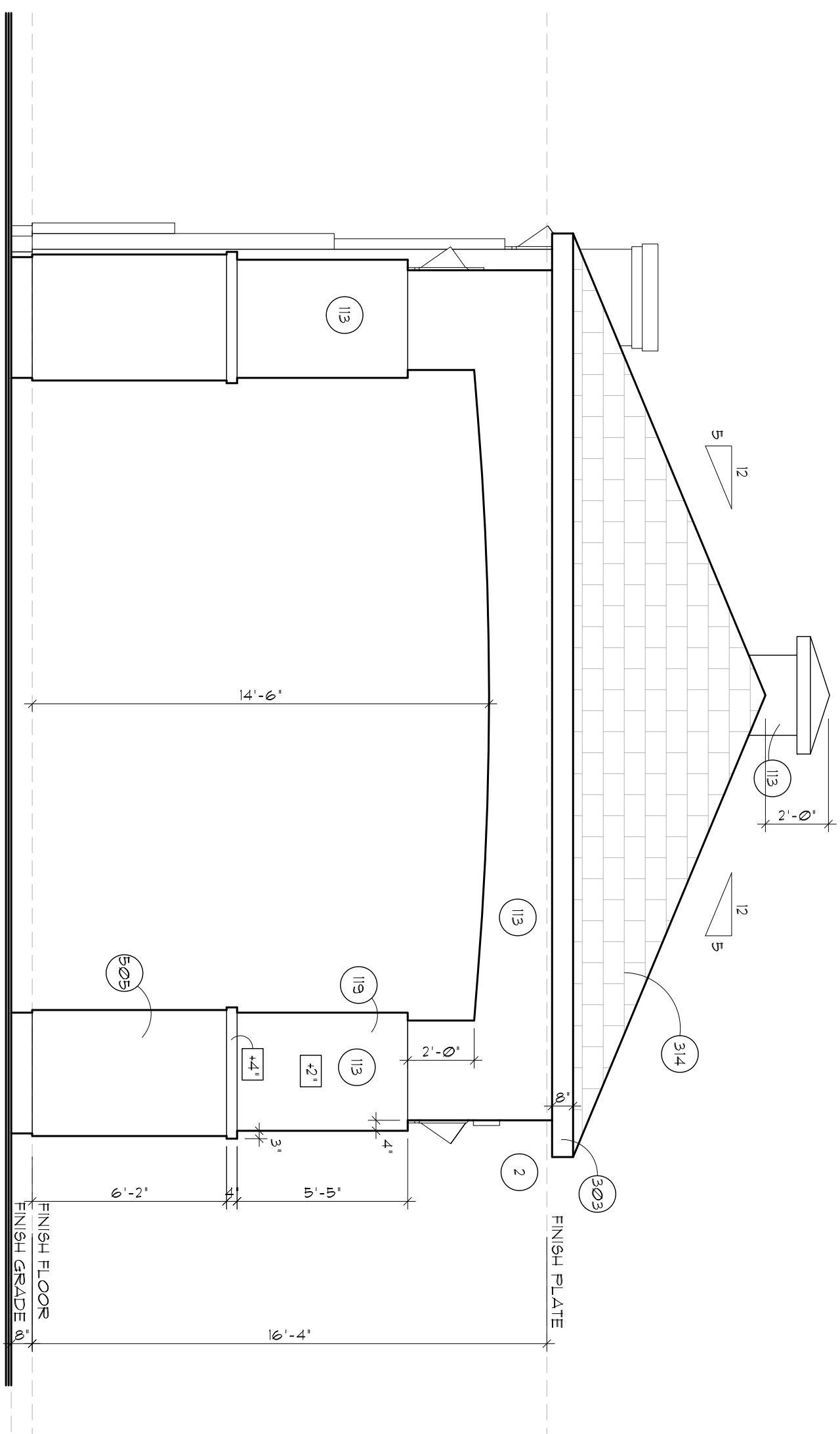
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ENTRY PORTICO / FLR. & FND.-A

DESERT CONTEMP. STYLE

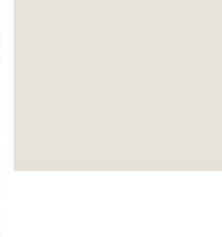
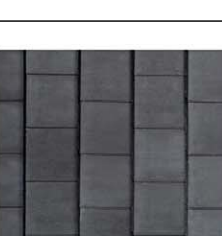
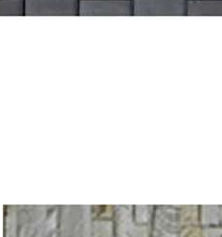


FRONT ELEVATION "A"



RIGHT ELEVATION "A"

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

MATERIAL & COLOR LEGEND	MATERIAL & COLOR LEGEND	MATERIAL & COLOR LEGEND
SCHEME #1  PT-3 PAINT (DOOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7070 BLACK COX FINISH: FLAT LOCATION: FRONT DOOR  PT-1 PAINT (FIELD COLOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7020 WHITE FINISH: FLAT LOCATION: FIELD COLOR  PT-2 PAINT (TRIM) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7030 OFF WHITE FINISH: FLAT LOCATION: TRIM  RF-1 SHINGLES MFG: DAKOTA ROOF SLATE TYPE: DAKOTA ROOF SLATE COLOR: 99-0211-000 LOCATION: ROOF  ST-1 STONE MFG: BAYVIEW STONE VENEER TYPE: BAYVIEW STONE VENEER COLOR: 99-0211-000 LOCATION: WAINSCOTING	SCHEME #2  PT-3 PAINT (DOOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7020 BLACK COX FINISH: FLAT LOCATION: FRONT DOOR  PT-1 PAINT (FIELD COLOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7020 WHITE FINISH: FLAT LOCATION: FIELD COLOR  PT-2 PAINT (TRIM) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7030 OFF WHITE FINISH: FLAT LOCATION: TRIM  RF-1 SHINGLES MFG: DAKOTA ROOF SLATE TYPE: DAKOTA ROOF SLATE COLOR: 99-0211-000 LOCATION: ROOF  ST-1 STONE MFG: BAYVIEW STONE VENEER TYPE: BAYVIEW STONE VENEER COLOR: 99-0211-000 LOCATION: WAINSCOTING	SCHEME #3  PT-3 PAINT (DOOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7020 BLACK COX FINISH: FLAT LOCATION: FRONT DOOR  PT-1 PAINT (FIELD COLOR) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7020 WHITE FINISH: FLAT LOCATION: FIELD COLOR  PT-2 PAINT (TRIM) MFG: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7030 OFF WHITE FINISH: FLAT LOCATION: TRIM  RF-1 SHINGLES MFG: DAKOTA ROOF SLATE TYPE: DAKOTA ROOF SLATE COLOR: 99-0211-000 LOCATION: ROOF  ST-1 STONE MFG: BAYVIEW STONE VENEER TYPE: BAYVIEW STONE VENEER COLOR: 99-0211-000 LOCATION: WAINSCOTING

MECHANICAL EQUIPMENT NOTE:
THESE 5'0" ROOF MOUNTED EQUIPMENT: ALL EQUIPMENT IS ENCLOSED IN REAR YARD

EXTERIOR LIGHTING NOTE:
EXTERIOR WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'0" A
CEILING MOUNTED LIGHTING SHALL BE MOUNTED AT C/LG HEIGHT
SHOWN ON FLOOR PLAN.

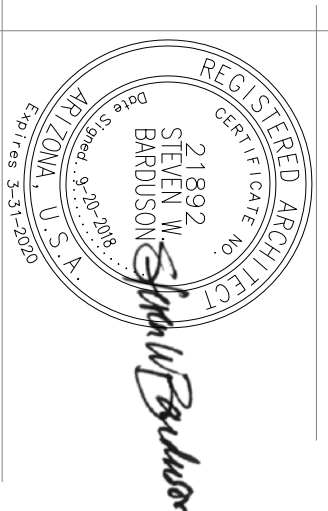
OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH BOTTOM AB
AND DARK SKY REGULATIONS

[illegible]

revisions

CHRISTOPHER TODD COMMUNITIES

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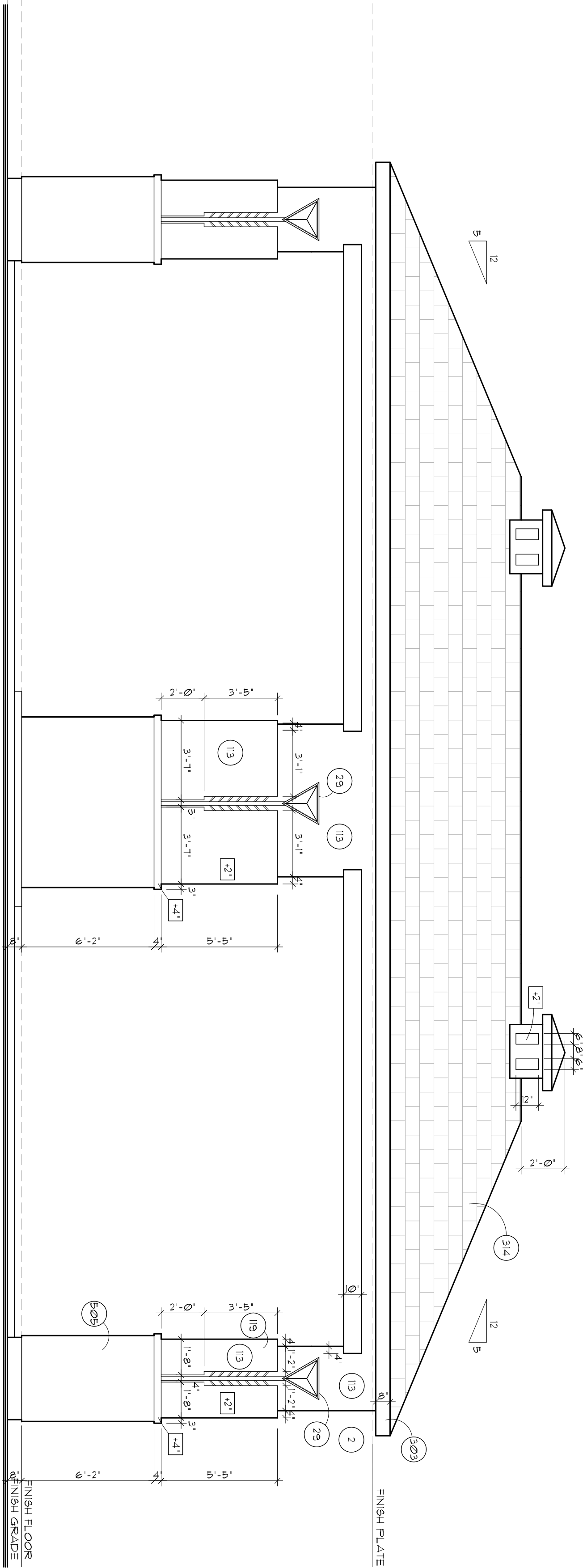
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architects**
[practicing design community]

3702 east kachina drive	
phoenix	
arizona 85044	
T	480 233 7777
F	480 460 2263
date: 9-20-2018	
project no:	

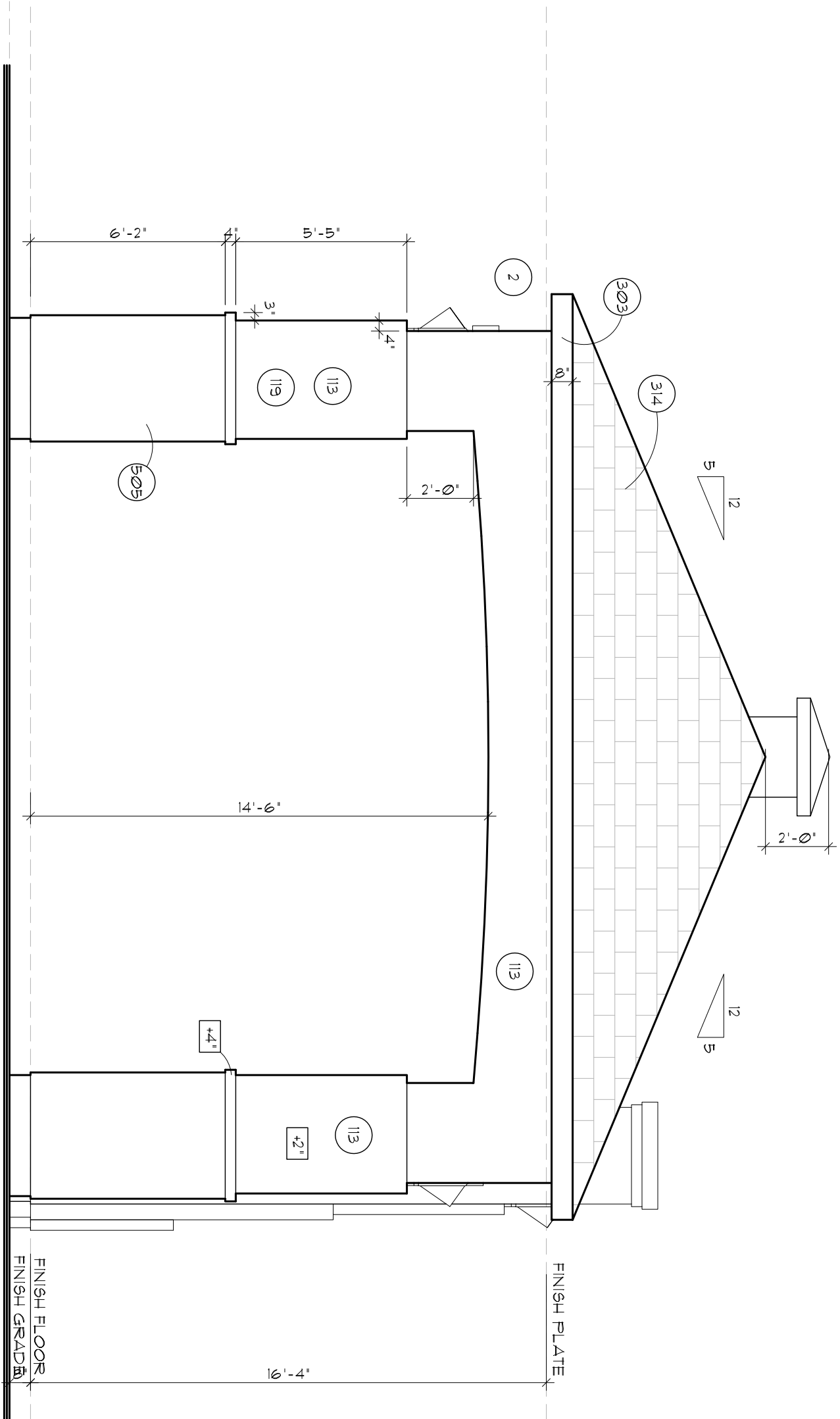
A3a

ENTRY PORTICO / ELEVATIONS-A

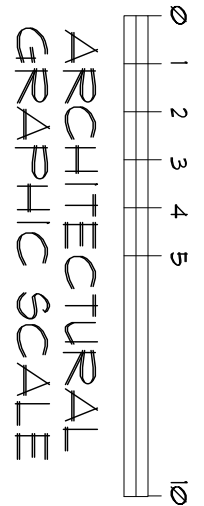
DESERT CONTEMP. STYLE

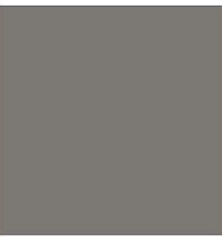
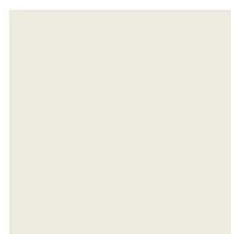
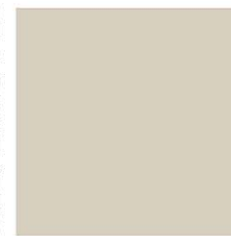


REAR ELEVATION "A"

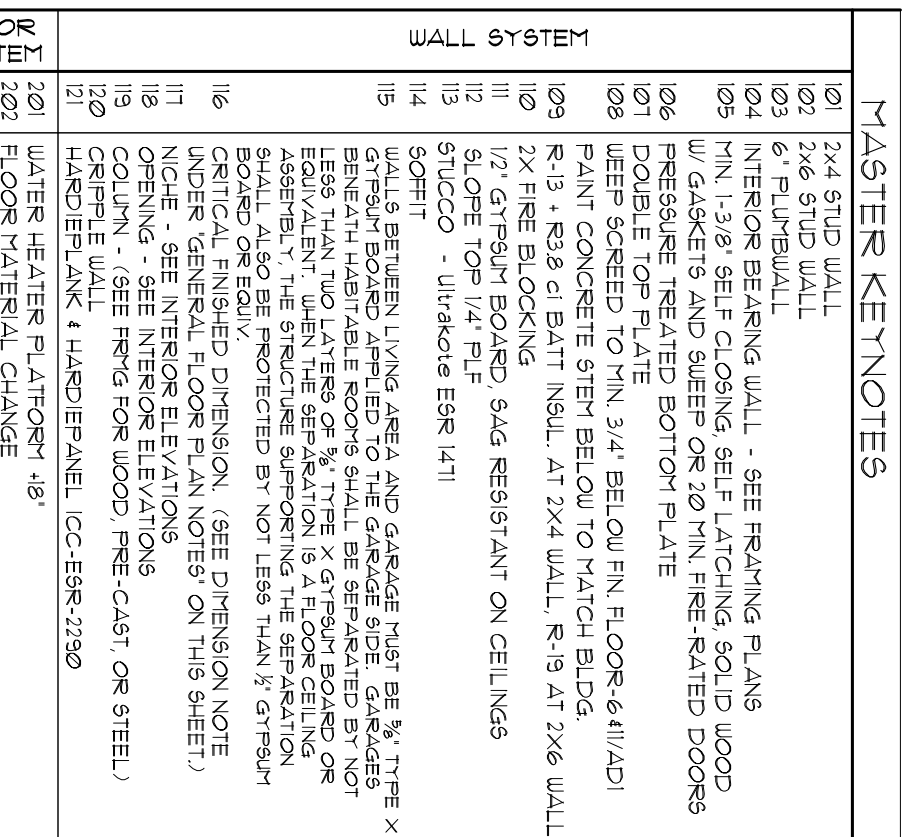


LEFT ELEVATION "A"



MATERIAL & COLOR LEGEND	MATERIAL & COLOR LEGEND	MATERIAL & COLOR LEGEND
SCHEME #1  PT-1 PAINT (FIELD COLOR) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: MAT LOCATION: FIELD COLOR  PT-2 PAINT (TRIM) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: MAT LOCATION: TRIM  RF-1 SHINGLES AGC: MODULO TYPE: SLOTTED ROOF SLATE COLOR: SW 7001 BLACK FOX FINISH: 254231480 LOCATION: ROOF  ST-1 STONE AGC: MODULO TYPE: BRAYLON - STONE VENEER COLOR: SW 7001 BLACK FOX FINISH: 254231480 LOCATION: WAINSCOTING  PT-3 PAINT (DOOR) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: MAT LOCATION: FRONT DOOR	SCHEME #2  PT-1 PAINT (FIELD COLOR) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: MAT LOCATION: FIELD COLOR  PT-2 PAINT (FIELD COLOR) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: GLOSS LOCATION: FIELD COLOR  RF-1 SHINGLES AGC: MODULO TYPE: SLOTTED ROOF SLATE COLOR: SW 7001 BLACK FOX FINISH: 254231480 LOCATION: ROOF  ST-1 STONE AGC: MODULO TYPE: BRAYLON - STONE VENEER COLOR: SW 7001 BLACK FOX FINISH: 254231480 LOCATION: WAINSCOTING  PT-3 PAINT (TRIM) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: MAT LOCATION: TRIM & DOOR	SCHEME #3  PT-1 PAINT (FIELD COLOR) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: MAT LOCATION: FIELD COLOR  PT-2 PAINT (FIELD COLOR) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: MAT LOCATION: FIELD COLOR  RF-1 SHINGLES AGC: MODULO TYPE: SLOTTED ROOF SLATE COLOR: SW 7001 BLACK FOX FINISH: 254231480 LOCATION: ROOF  ST-1 STONE AGC: MODULO TYPE: BRAYLON - STONE VENEER COLOR: SW 7001 BLACK FOX FINISH: 254231480 LOCATION: WAINSCOTING  PT-3 PAINT (TRIM) AGC: SHERWIN WILLIAMS TYPE: EXTERIOR PAINT COLOR: SW 7001 BLACK FOX FINISH: MAT LOCATION: TRIM & DOOR

[illegible][illegible]

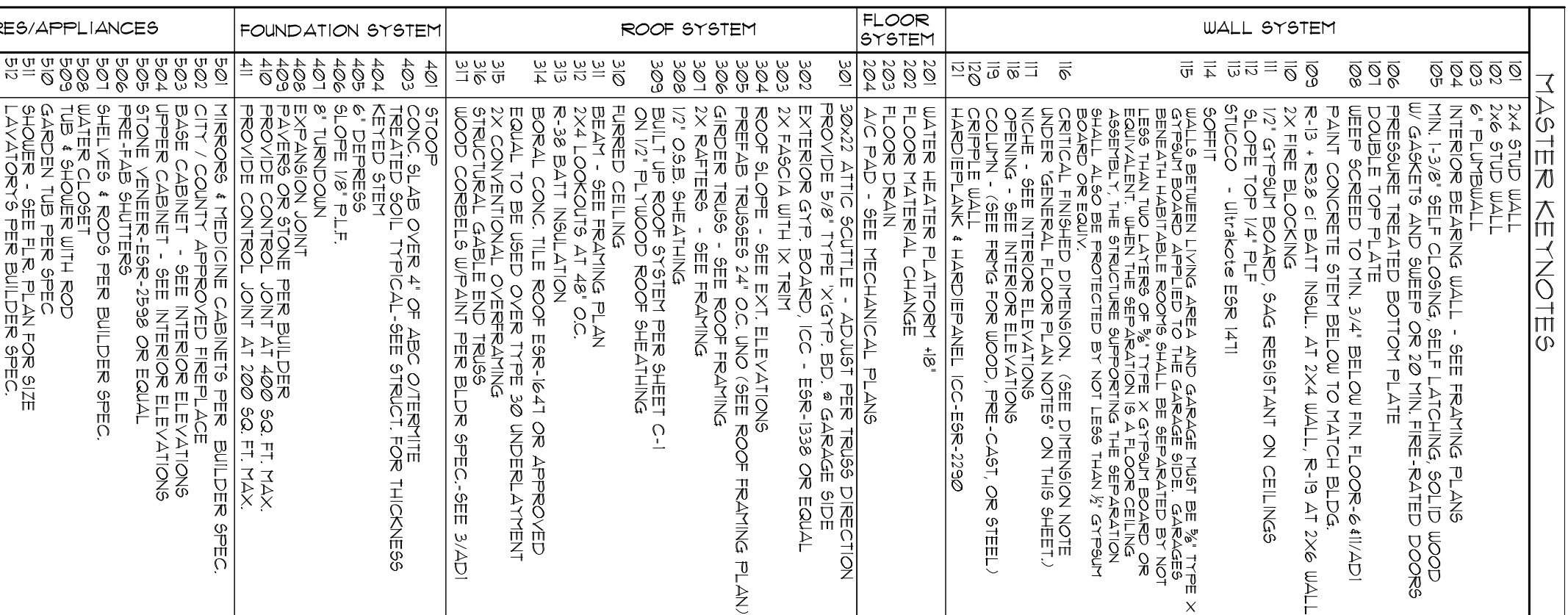
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7	6" FLOOR
8	7" FLOOR
9	8" FLOOR
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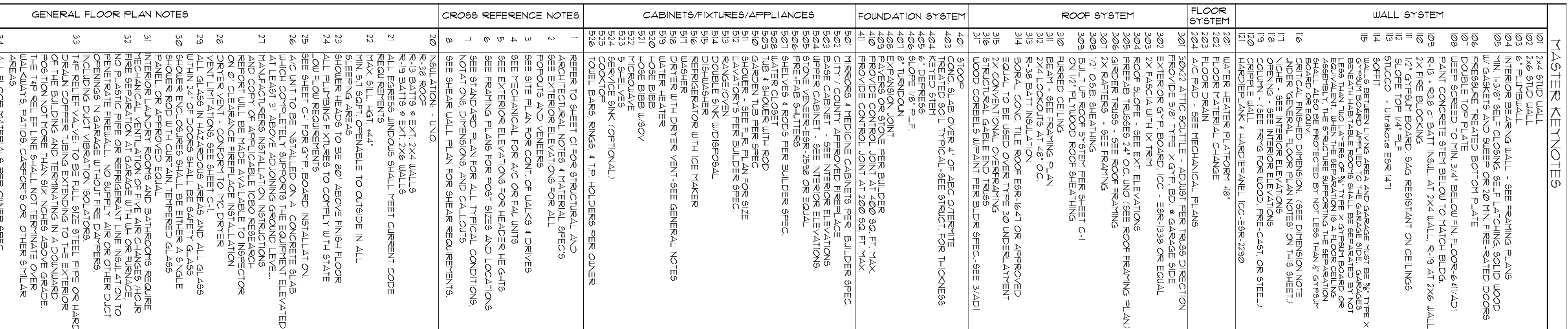
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91	ROOF SYSTEM
92	FLOOR SYSTEM
93	WALL SYSTEM
94	ROOF SYSTEM
95	FLOOR SYSTEM
96	WALL SYSTEM
97	ROOF SYSTEM
98	FLOOR SYSTEM
99	WALL SYSTEM
100	ROOF SYSTEM

SYSTEM		ROOF SYSTEM	FLOOR SYSTEM	WALL SYSTEM	MASTER KENOTES
1	1	1	1	1	1
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3	3	3	3	3	3
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70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74	74	74	74	74	74
75					



**FITNESS
STUDIO**

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FITNESS STUDIO NOTATION

9. **“The**

9.2. Theorem



“I have a lot of friends who are in the same boat as I am,” she says. “I have a lot of friends who are in the same boat as I am.”

ANS-A

LOOR PLANS-A

DESERT CONTEMP. STYLE

MATERIAL / COLOR LEGEND
SCHEME #1



PT-1 PAINT (FEILD COLOR)

MPQ:	SHERWIN WILLIAMS	MPQ:	SHERWIN WILLIAMS
TYPE:	EXTERIOR PAINT	TYPE:	EXTERIOR IRBM PAINT
COLOR:	SW 7627 WHITE HERON	COLOR:	SW7013 DOVETAIL
FINISH:	FLAT	FINISH:	FLAT
LOCATION:	FIELD COLOR	LOCATION:	IRBM



RF-1 SHINGLES

AVOID:	SMOUL	TYPE:	BRASSIA - STONE
TYPE:	SAXONY 600 SLATE	COLOR:	ARCTIC
COLOR:	CHARCOAL BLEND	GROUT:	-
SKU:	28ACS160	LOCATION:	WAINSCOTING
LOCATION:	ROOF		



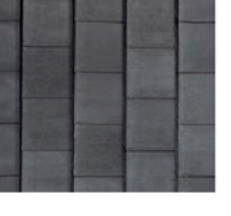
PT-3 PAINT (DOOR)

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

MATERIAL / COLOR LEGEND

T-1 PAINT (FIELD COLOR)

CO:	SHERWIN WILLIAMS	SW 7008 ALABASTER
TC:	EXTERIOR PLANT	GRAY
FL:	FLAT	FLAT
FINISH:		
CAUTION FIELD COLOR		



5-1 SHINGLES

BORAL	MFG:	MODULO
SAXONY 600 SLATE	TYPE:	BRASILIA - STONE VENEER
CHARCOAL BLEND	COLOR:	ATLANTIC
2FAC31430	GROUT:	"
WITON ROOF	LOCATION:	WANISCOING



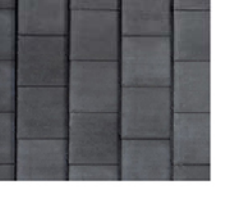
-3 PAINT (TRIM)

3. SHERWIN WILLIAMS
 4. EXTERIOR PAINT
 5. COLOR: SW 7020 BLACK FOX
 6. FLAT
 7. STONE-TIM & DOOR

MATERIAL / COLOR LEGEND

1 PAINT (FEILD COLOR)

SHERWIN WILLIAMS	SHERWIN WILLIAMS
EXTERIOR PAINT	EXTERIOR PAINT
REG: SW 7504 LOGGDA	SW 7002 SMOK WHITE
FLAT	FLAT
CON: FIELD COLOR	CON: FIELD COLOR



1 SHINGLES

BORAL	MEG:	MODULO
SAXONY 600 SLATE	TYPE:	BRASLIA - STONE VENEER
CHARCOAL BLEND	COLOR:	BALTIC
2FAC51430	GRUPT:	-
ONE ROOM	LOCATION:	WAINSCOTTING



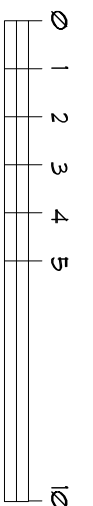
3 PAINT (TRIM)

SHERWIN WILLIAMS
EXTERIOR PAINT
SW7510 CHATEAU BROWN
FLAT
DOWTHER & DODGE

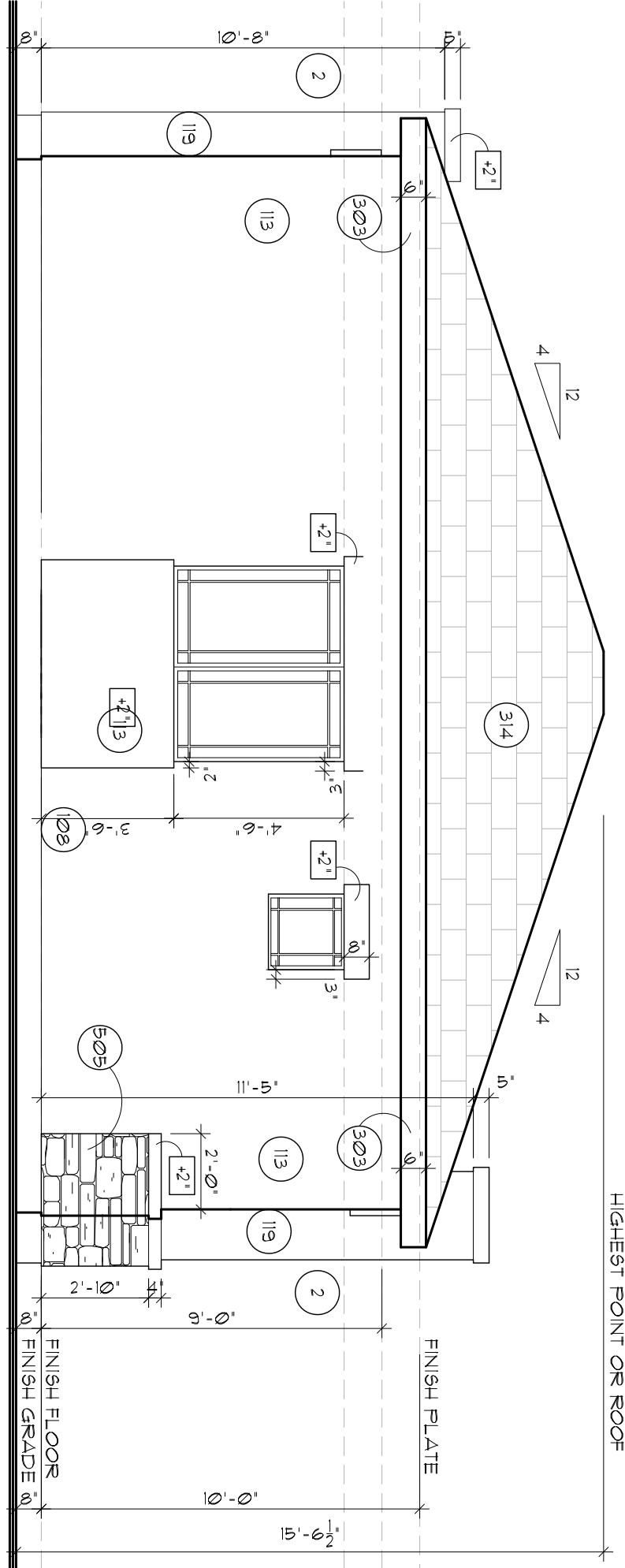
MECHANICAL EQUIPMENT NOTE:
THESE 8'x10' MOUNTED EQUIPMENT, ALL EQUIPMENT IS ENCLOSED IN REAR 1' AND

EXTERIOR LIGHTING NOTE:
EXTERIORS WALL MOUNTED LIGHTING SHALL BE MOUNTED 6'0" AFFH
CELLING DOWN LIGHTING SHALL BE MOUNTED AT CLG HEIGHT
SHOWN ON FLOOR PLAN.

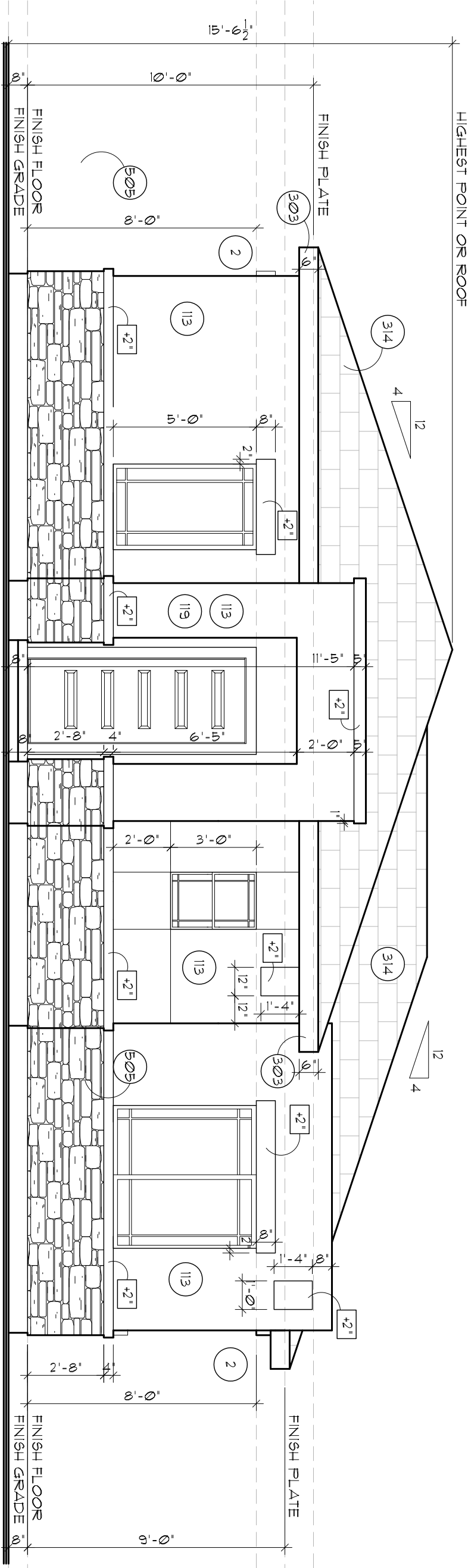
OUTDOOR LIGHTING NOTE:
ALL OUTDOOR LIGHTING FIXTURES MUST COMPLY WITH BOTTOM A
AND DARK SKY REGULATIONS

ARCHITECTURAL
GRAPHIC SCALE

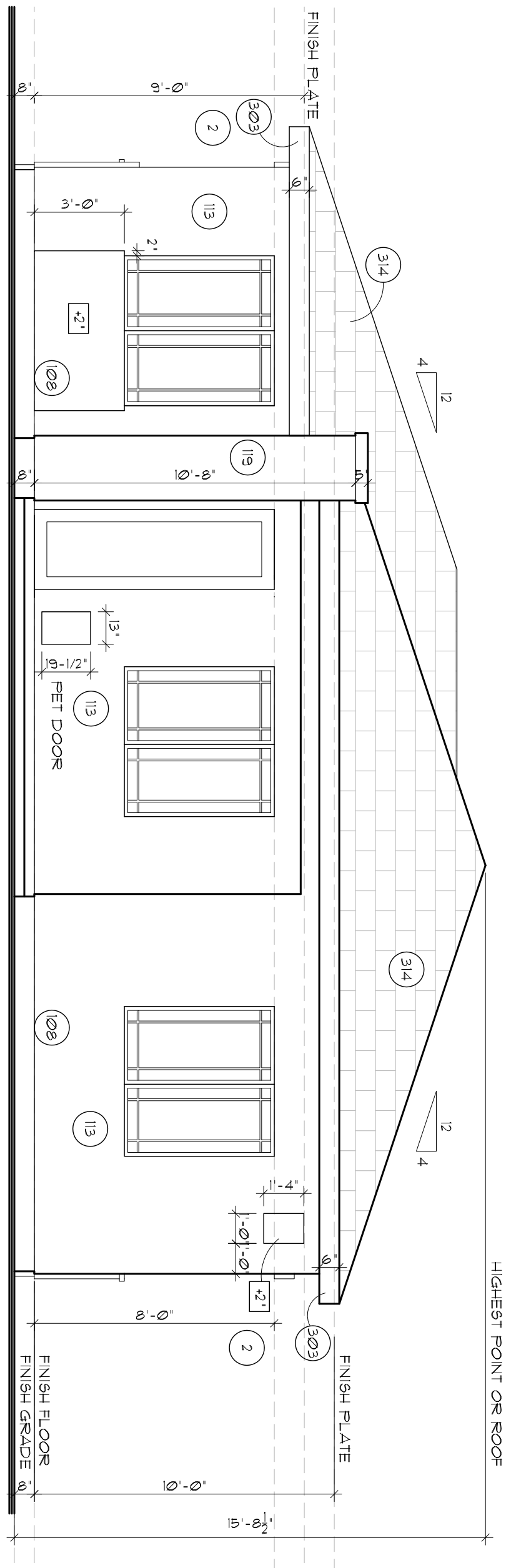
LEFT ELEVATION "A"



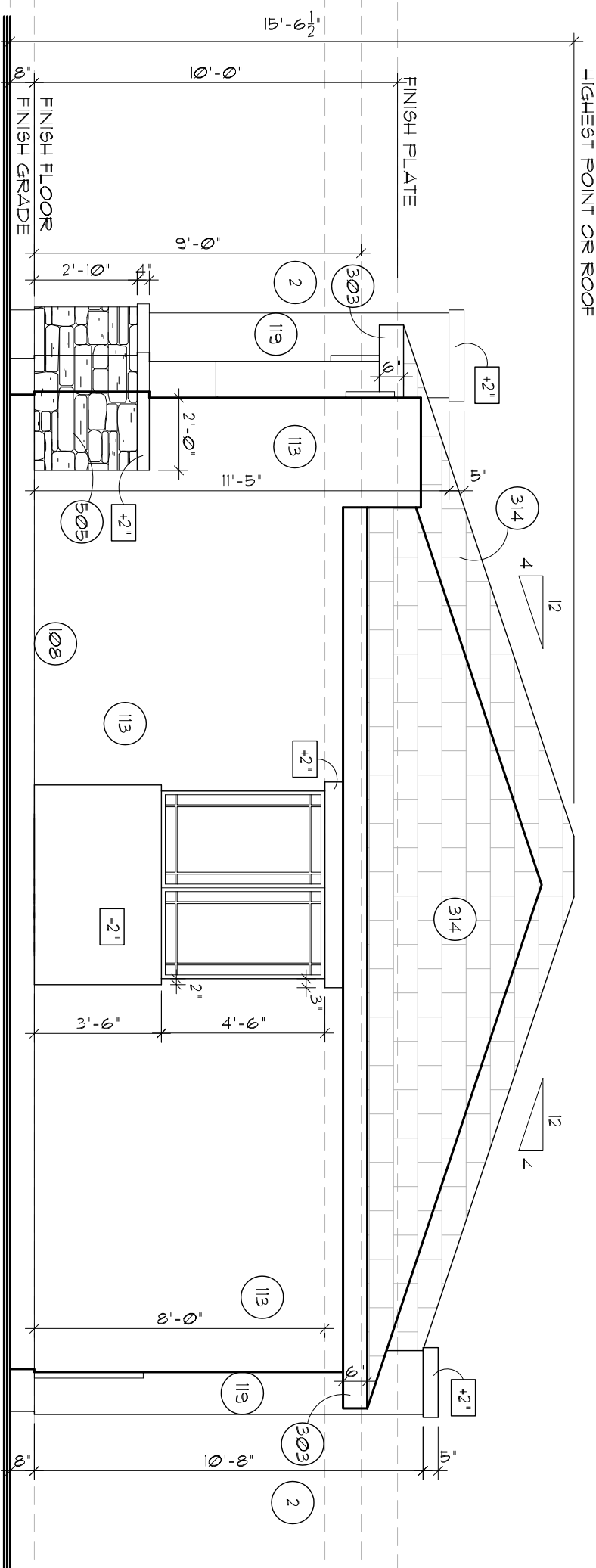
FRONT ELEVATION "A"



REAR ELEVATION "A"



RIGHT ELEVATION "A"
SCALE 1/4" = 1'-0"

[illegible]

revisions

1	
2	
3	

CHRISTOPHER
TODD
COMMUNITIES

RESTROOM

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date: 9-20-2018
project no:

A1

PLAN VIEWS

MASTER KEYNOTES

101	2x4 STUD WALL	102	INTERIOR BEARING WALL - SEE FRAMING PLANS	103	MIN. 1.5" SELF CLOSING SELF LATCHING SOLID WOOD	104	W/ GLASS/BS AND SLEEP OR 20 MIN FIRE RATED DOORS	105	DOOR SLEEP OR 20 MIN FIRE RATED DOORS	106	DOUBLE TOP PLATE	107	PAINT CONCRETE 9" MIN BEHIND TO VACUUM BLDG	108	2x3 SHEET PLY FOUNDATION AT 2'x4 WALL, R-15 AT 2'x6 WALL	109	1/2" GYPSUM BOARD 5/8" RESISTANT ON CEILING/5 SLOCCO	110	SLOCCO	111	SLOCCO	112	SLOCCO	113	SLOCCO	114	SLOCCO	115	SLOCCO	116	SLOCCO	117	SLOCCO	118	SLOCCO	119	SLOCCO	120	SLOCCO	121	SLOCCO	122	SLOCCO	123	SLOCCO	124	SLOCCO	125	SLOCCO	126	SLOCCO	127	SLOCCO	128	SLOCCO	129	SLOCCO	130	SLOCCO	131	SLOCCO	132	SLOCCO	133	SLOCCO	134	SLOCCO	135	SLOCCO	136	SLOCCO	137	SLOCCO	138	SLOCCO	139	SLOCCO	140	SLOCCO	141	SLOCCO	142	SLOCCO	143	SLOCCO	144	SLOCCO	145	SLOCCO	146	SLOCCO	147	SLOCCO	148	SLOCCO	149	SLOCCO	150	SLOCCO	151	SLOCCO	152	SLOCCO	153	SLOCCO	154	SLOCCO	155	SLOCCO	156	SLOCCO	157	SLOCCO	158	SLOCCO	159	SLOCCO	160	SLOCCO	161	SLOCCO	162	SLOCCO	163	SLOCCO	164	SLOCCO	165	SLOCCO	166	SLOCCO	167	SLOCCO	168	SLOCCO	169	SLOCCO	170	SLOCCO	171	SLOCCO	172	SLOCCO	173	SLOCCO	174	SLOCCO	175	SLOCCO	176	SLOCCO	177	SLOCCO	178	SLOCCO	179	SLOCCO	180	SLOCCO	181	SLOCCO	182	SLOCCO	183	SLOCCO	184	SLOCCO	185	SLOCCO	186	SLOCCO	187	SLOCCO	188	SLOCCO	189	SLOCCO	190	SLOCCO	191	SLOCCO	192	SLOCCO	193	SLOCCO	194	SLOCCO	195	SLOCCO	196	SLOCCO	197	SLOCCO	198	SLOCCO	199	SLOCCO	200	SLOCCO	201	SLOCCO	202	SLOCCO	203	SLOCCO	204	SLOCCO	205	SLOCCO	206	SLOCCO	207	SLOCCO	208	SLOCCO	209	SLOCCO	210	SLOCCO	211	SLOCCO	212	SLOCCO	213	SLOCCO	214	SLOCCO	215	SLOCCO	216	SLOCCO	217	SLOCCO	218	SLOCCO	219	SLOCCO	220	SLOCCO	221	SLOCCO	222	SLOCCO	223	SLOCCO	224	SLOCCO	225	SLOCCO	226	SLOCCO	227	SLOCCO	228	SLOCCO	229	SLOCCO	230	SLOCCO	231	SLOCCO	232	SLOCCO	233	SLOCCO	234	SLOCCO	235	SLOCCO	236	SLOCCO	237	SLOCCO	238	SLOCCO	239	SLOCCO	240	SLOCCO	241	SLOCCO	242	SLOCCO	243	SLOCCO	244	SLOCCO	245	SLOCCO	246	SLOCCO	247	SLOCCO	248	SLOCCO	249	SLOCCO	250	SLOCCO	251	SLOCCO	252	SLOCCO	253	SLOCCO	254	SLOCCO	255	SLOCCO	256	SLOCCO	257	SLOCCO	258	SLOCCO	259	SLOCCO	260	SLOCCO	261	SLOCCO	262	SLOCCO	263	SLOCCO	264	SLOCCO	265	SLOCCO	266	SLOCCO	267	SLOCCO	268	SLOCCO	269	SLOCCO	270	SLOCCO	271	SLOCCO	272	SLOCCO	273	SLOCCO	274	SLOCCO	275	SLOCCO	276	SLOCCO	277	SLOCCO	278	SLOCCO	279	SLOCCO	280	SLOCCO	281	SLOCCO	282	SLOCCO	283	SLOCCO	284	SLOCCO	285	SLOCCO	286	SLOCCO	287	SLOCCO	288	SLOCCO	289	SLOCCO	290	SLOCCO	291	SLOCCO	292	SLOCCO	293	SLOCCO	294	SLOCCO	295	SLOCCO	296	SLOCCO	297	SLOCCO	298	SLOCCO	299	SLOCCO	300	SLOCCO	301	SLOCCO	302	SLOCCO	303	SLOCCO	304	SLOCCO	305	SLOCCO	306	SLOCCO	307	SLOCCO	308	SLOCCO	309	SLOCCO	310	SLOCCO	311	SLOCCO	312	SLOCCO	313	SLOCCO	314	SLOCCO	315	SLOCCO	316	SLOCCO	317	SLOCCO	318	SLOCCO	319	SLOCCO	320	SLOCCO	321	SLOCCO	322	SLOCCO	323	SLOCCO	324	SLOCCO	325	SLOCCO	326	SLOCCO	327	SLOCCO	328	SLOCCO	329	SLOCCO	330	SLOCCO	331	SLOCCO	332	SLOCCO	333	SLOCCO	334	SLOCCO	335	SLOCCO	336	SLOCCO	337	SLOCCO	338	SLOCCO	339	SLOCCO	340	SLOCCO	341	SLOCCO	342	SLOCCO	343	SLOCCO	344	SLOCCO	345	SLOCCO	346	SLOCCO	347	SLOCCO	348	SLOCCO	349	SLOCCO	350	SLOCCO	351	SLOCCO	352	SLOCCO	353	SLOCCO	354	SLOCCO	355	SLOCCO	356	SLOCCO	357	SLOCCO	358	SLOCCO	359	SLOCCO	360	SLOCCO	361	SLOCCO	362	SLOCCO	363	SLOCCO	364	SLOCCO	365	SLOCCO	366	SLOCCO	367	SLOCCO	368	SLOCCO	369	SLOCCO	370	SLOCCO	371	SLOCCO	372	SLOCCO	373	SLOCCO	374	SLOCCO	375	SLOCCO	376	SLOCCO	377	SLOCCO	378	SLOCCO	379	SLOCCO	380	SLOCCO	381	SLOCCO	382	SLOCCO	383	SLOCCO	384	SLOCCO	385	SLOCCO	386	SLOCCO	387	SLOCCO	388	SLOCCO	389	SLOCCO	390	SLOCCO	391	SLOCCO	392	SLOCCO	393	SLOCCO	394	SLOCCO	395	SLOCCO	396	SLOCCO	397	SLOCCO	398	SLOCCO	399	SLOCCO	400	SLOCCO	401	SLOCCO	402	SLOCCO	403	SLOCCO	404	SLOCCO	405	SLOCCO	406	SLOCCO	407	SLOCCO	408	SLOCCO	409	SLOCCO	410	SLOCCO	411	SLOCCO	412	SLOCCO	413	SLOCCO	414	SLOCCO	415	SLOCCO	416	SLOCCO	417	SLOCCO	418	SLOCCO	419	SLOCCO	420	SLOCCO	421	SLOCCO	422	SLOCCO	423	SLOCCO	424	SLOCCO	425	SLOCCO	426	SLOCCO	427	SLOCCO	428	SLOCCO	429	SLOCCO	430	SLOCCO	431	SLOCCO	432	SLOCCO	433	SLOCCO	434	SLOCCO	435	SLOCCO	436	SLOCCO	437	SLOCCO	438	SLOCCO	439	SLOCCO	440	SLOCCO	441	SLOCCO	442	SLOCCO	443	SLOCCO	444	SLOCCO	445	SLOCCO	446	SLOCCO	447	SLOCCO	448	SLOCCO	449	SLOCCO	450	SLOCCO	451	SLOCCO	452	SLOCCO	453	SLOCCO	454	SLOCCO	455	SLOCCO	456	SLOCCO	457	SLOCCO	458	SLOCCO	459	SLOCCO	460	SLOCCO	461	SLOCCO	462	SLOCCO	463	SLOCCO	464	SLOCCO	465	SLOCCO	466	SLOCCO	467	SLOCCO	468	SLOCCO	469	SLOCCO	470	SLOCCO	471	SLOCCO	472	SLOCCO	473	SLOCCO	474	SLOCCO	475	SLOCCO	476	SLOCCO	477	SLOCCO	478	SLOCCO	479	SLOCCO	480	SLOCCO	481	SLOCCO	482	SLOCCO	483	SLOCCO	484	SLOCCO	485	SLOCCO	486	SLOCCO	487	SLOCCO	488	SLOCCO	489	SLOCCO	490	SLOCCO	491	SLOCCO	492	SLOCCO	493	SLOCCO	494	SLOCCO	495	SLOCCO	496	SLOCCO	497	SLOCCO	498	SLOCCO	499	SLOCCO	500	SLOCCO	501	SLOCCO	502	SLOCCO	503	SLOCCO	504	SLOCCO	505	SLOCCO	506	SLOCCO	507	SLOCCO	508	SLOCCO	509	SLOCCO	510	SLOCCO	511	SLOCCO	512	SLOCCO	513	SLOCCO	514	SLOCCO	515	SLOCCO	516	SLOCCO	517	SLOCCO	518	SLOCCO	519	SLOCCO	520	SLOCCO	521	SLOCCO	522	SLOCCO	523	SLOCCO	524	SLOCCO	525	SLOCCO	526	SLOCCO	527	SLOCCO	528	SLOCCO	529	SLOCCO	530	SLOCCO	531	SLOCCO	532	SLOCCO	533	SLOCCO	534	SLOCCO	535	SLOCCO	536	SLOCCO	537	SLOCCO	538	SLOCCO	539	SLOCCO	540	SLOCCO	541	SLOCCO	542	SLOCCO	543	SLOCCO	544	SLOCCO	545	SLOCCO	546	SLOCCO	547	SLOCCO	548	SLOCCO	549	SLOCCO	550	SLOCCO	551	SLOCCO	552	SLOCCO	553	SLOCCO	554	SLOCCO	555	SLOCCO	556	SLOCCO	557	SLOCCO	558	SLOCCO	559	SLOCCO	560	SLOCCO	561	SLOCCO	562	SLOCCO	563	SLOCCO	564	SLOCCO	565	SLOCCO	566	SLOCCO	567	SLOCCO	568	SLOCCO	569	SLOCCO	570	SLOCCO	571	SLOCCO	572	SLOCCO	573	SLOCCO	574	SLOCCO	575	SLOCCO	576	SLOCCO	577	SLOCCO	578	SLOCCO	579	SLOCCO	580	SLOCCO	581	SLOCCO	582	SLOCCO	583	SLOCCO	584	SLOCCO	585	SLOCCO	586	SLOCCO	587	SLOCCO	588	SLOCCO	589	SLOCCO	590	SLOCCO	591	SLOCCO	592	SLOCCO	593	SLOCCO	594	SLOCCO	595	SLOCCO	596	SLOCCO	597	SLOCCO	598	SLOCCO	599	SLOCCO	600	SLOCCO	601	SLOCCO	602	SLOCCO	603	SLOCCO	604	SLOCCO	605	SLOCCO	606	SLOCCO	607	SLOCCO	608	SLOCCO	609	SLOCCO	610	SLOCCO	611	SLOCCO	612	SLOCCO	613	SLOCCO	614	SLOCCO	615	SLOCCO	616	SLOCCO	617	SLOCCO	618	SLOCCO	619	SLOCCO	620	SLOCCO	621	SLOCCO	622	SLOCCO	623	SLOCCO	624	SLOCCO	625	SLOCCO	626	SLOCCO	627	SLOCCO	628	SLOCCO	629	SLOCCO	630	SLOCCO	631	SLOCCO	632	SLOCCO	633	SLOCCO	634	SLOCCO	635	SLOCCO	636	SLOCCO	637	SLOCCO	638	SLOCCO	639	SLOCCO	640	SLOCCO	641	SLOCCO	642	SLOCCO	643	SLOCCO	644	SLOCCO	645	SLOCCO	646	SLOCCO	647	SLOCCO	648	SLOCCO	649	SLOCCO	650	SLOCCO	651	SLOCCO	652	SLOCCO	653	SLOCCO	654	SLOCCO	655	SLOCCO	656	SLOCCO	657	SLOCCO	658	SLOCCO	659	SLOCCO	660	SLOCCO	661	SLOCCO	662	SLOCCO	663	SLOCCO	664	SLOCCO	665	SLOCCO	666	SLOCCO	667	SLOCCO	668	SLOCCO	669	SLOCCO	670	SLOCCO	671	SLOCCO	672	SLOCCO	673	SLOCCO	674	SLOCCO	675	SLOCCO	676	SLOCCO	677	SLOCCO	678	SLOCCO	679	SLOCCO	680	SLOCCO	681	SLOCCO	682	SLOCCO	683	SLOCCO	684	SLOCCO	685	SLOCCO	686	SLOCCO	687	SLOCCO	688	SLOCCO	689	SLOCCO	690	SLOCCO	691	SLOCCO	692	SLOCCO	693	SLOCCO	694	SLOCCO	695	SLOCCO	696	SLOCCO	697	SLOCCO	698	SLOCCO	699	SLOCCO	700	SLOCCO	701	SLOCCO	702	SLOCCO	703	SLOCCO	704	SLOCCO	705	SLOCCO	706	SLOCCO	707	SLOCCO	708	SLOCCO	709	SLOCCO	710	SLOCCO	711	SLOCCO	712	SLOCCO	713	SLOCCO	714	SLOCCO	715	SLOCCO	716	SLOCCO	717	SLOCCO	718	SLOCCO	719	SLOCCO	720	SLOCCO	721	SLOCCO	722	SLOCCO	723	SLOCCO	724	SLOCCO	725	SLOCCO	726	SLOCCO	727	SLOCCO	728	SLOCCO	729	SLOCCO	730	SLOCCO	731	SLOCCO	732	SLOCCO	733	SLOCCO	734	SLOCCO	735	SLOCCO	736	SLOCCO	737	SLOCCO	738	SLOCCO	739	SLOCCO	740	SLOCCO	741	SLOCCO	742	SLOCCO	743	SLOCCO	744	SLOCCO	745	SLOCCO	746	SLOCCO	747	SLOCCO	748	SLOCCO	749	SLOCCO	750	SLOCCO	751	SLOCCO	752	SLOCCO	753	SLOCCO	754	SLOCCO	755	SLOCCO	756	SLOCCO	757	SLOCCO	758	SLOCCO	759	SLOCCO	760	SLOCCO	761	SLOCCO	762	SLOCCO	763	SLOCCO	764	SLOCCO	765	SLOCCO	766	SLOCCO	767	SLOCCO	768	SLOCCO	769	SLOCCO	770	SLOCCO	771	SLOCCO	772	SLOCCO	773	SLOCCO	774	SLOCCO	775	SLOCCO	776	SLOCCO	777	SLOCCO	778	SLOCCO	779	SLOCCO	780	SLOCCO	781	SLOCCO	782	SLOCCO	783	SLOCCO	784	SLOCCO	785	SLOCCO	786	SLOCCO	787	SLOCCO	788	SLOCCO	789	SLOCCO	790	SLOCCO	791	SLOCCO	792	SLOCCO	793	SLOCCO	794	SLOCCO	795	SLOCCO	796	SLOCCO	797	SLOCCO	798	SLOCCO	799	SLOCCO	800	SLOCCO	801	SLOCCO	802	SLOCCO	803	SLOCCO	804	SLOCCO	805	SLOCCO	806	SLOCCO	807	SLOCCO	808	SLOCCO	809	SLOCCO	810	SLOCCO	811	SLOCCO	812	SLOCCO	813	SLOCCO	814	SLOCCO	815	SLOCCO	816	SLOCCO	817	SLOCCO	818	SLOCCO	819	SLOCCO	820	SLOCCO	821	SLOCCO	822	SLOCCO	823	SLOCCO	824	SLOCCO	825	SLOCCO	826	SLOCCO	827	SLOCCO	828	SLOCCO	829	SLOCCO	830	SLOCCO	831	SLOCCO	832	SLOCCO	833	SLOCCO	834	SLOCCO	835	SLOCCO	836	SLOCCO	837	SLOCCO	838	SLOCCO	839	SLOCCO	840	SLOCCO	841	SLOCCO	842	SLOCCO	843	SLOCCO	844	SLOCCO	845	SLOCCO	846	SLOCCO	847	SLOCCO	848
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SCHEME 01



SCHEME 02



SCHEME 03

DISCLAIMER
THESE DOCUMENTS PROVIDE DESIGN INTENT ONLY AND ARE NOT TO BE USED FOR THE REGISTERED ARCHITECTURAL SET OF DOCUMENTS WITHOUT THE REGISTERED ARCHITECTURAL FIRM, THE DESIGN GENERAL CONTRACTOR AND TRADE CONTRACTOR MUST VERIFY CORRECT CODE APPLICATION AND INSTALLATION OF DESIGNED ELEMENTS WHEN THEIR RESPECTIVE SCOPE OF WORK PRIOR TO SUBMITTING A BID. CREATIVE LICENSE MAKES NO WARRANTY IMPLIED OR OTHERWISE FOR OTHER CONTRACTORS OR OTHER PROVIDED INTERIOR DESIGN ELEMENTS, FURNISHINGS OR FIXTURES.

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES

PROJECT NAME: CTC - DESERT CONTEMPORARY COLONY

SHEET NAME: _____

SCHEMES - COLORS & MATERIALS

Creative License
international



REVISIONS:

INSTALL DATE:

SCALE:

DATE: 05-02-17

JOB NUMBER: 2162

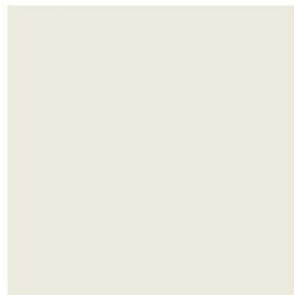
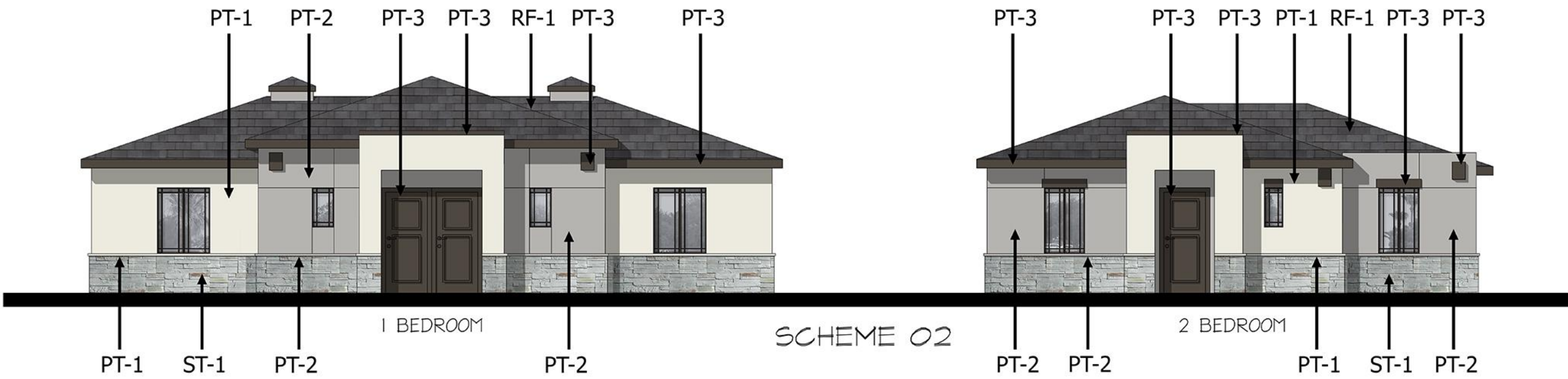
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SHEET:

DISCLAIMER: THESE DOCUMENTS PROVIDE DESIGN INTENT ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION. THE REGISTERED ARCHITECTURAL SET OF DOCUMENTS, INCLUDING PERMITS AND ARCHITECTURAL, ENGINEER, DESIGNER, CONTRACTOR AND TRADE CONTRACTOR MUST VERIFY CORRECT SITE APPLICATION AND INSTALLATION OF FINISHES. FINISHES WITH THEIR RESPECTIVE COLORS, IF WORK FROM THE SUBMITTING A BIG CREATIVE LICENSE MAKES NO WARRANTY BASED ON COORDINATE FOR OTHER CONTRACTS OR OTHER PROVIDED INTERIOR DESIGN ELEMENTS, FURNISHINGS OR FIXTURES.



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



PT-3 PAINT (TRIM)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW 7020 BLACK FOX
FINISH: FLAT
LOCATION: TRIM & DOOR



ST-1 STONE

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



RF-1 SHINGLES

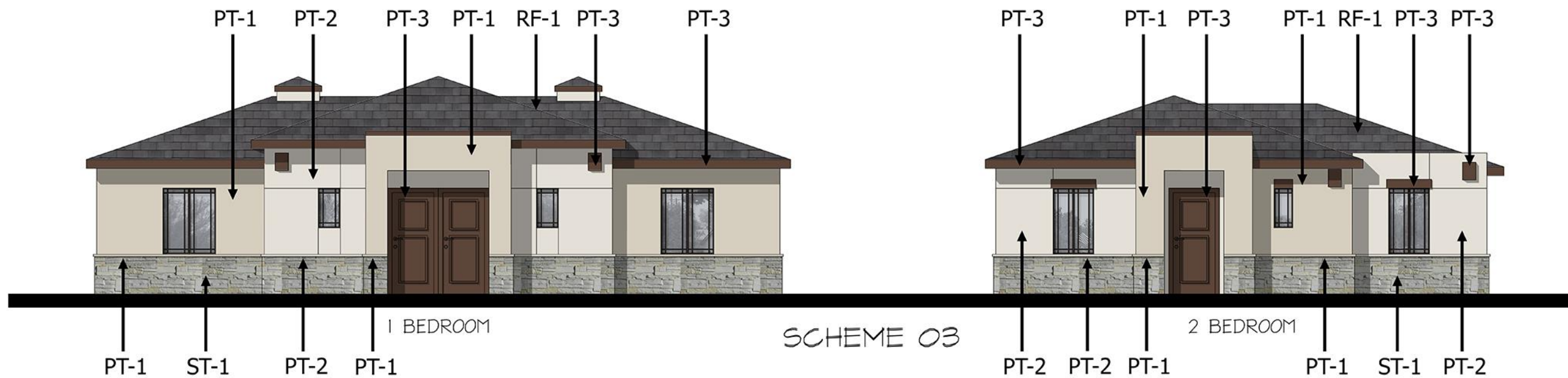
MFG: BORAL
TYPE: SAXONY 600 SLATE
COLOR: CHARCOAL BLEND
SKU: 2FACS1430
LOCATION: ROOF

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME: CTC - DESERT CONTEMPORARY COLOR SELECTION
PROJECT LOCATION:
SHEET NAME: SCHEME 02 - COLORS & MATERIALS



REVISIONS:	
INSTALL DATE:	
SCALE:	
DATE:	05-02-17
JOB NUMBER:	2162
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DISCLAIMER
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TO SUPERSEDE THE REGISTERED ARCHITECTURAL SET OF
DOCUMENTS WITHOUT PROPER ARCHITECTURAL REVIEW. THE DESIGN
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ELEMENTS WITHIN THEIR RESPECTIVE SCOPE OF WORK PRIOR TO
SUBMITTING A BID. CREATIVE LICENSE MOVES NO WARRANTY
PROVIDED OR OTHERWISE FOR OWNER CONTRACTED OR OWNER
PERFORMED INTERIOR DESIGN ELEMENTS, FURNISHINGS OR FIXTURES.



PT-1 PAINT (FEILD 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



PT-3 PAINT (TRIM)

MFG: SHERWIN WILLIAMS
TYPE: EXTERIOR PAINT
COLOR: SW7510 CHATEAU BROWN
FINISH: FLAT
LOCATION: TRIM & DOOR



ST-1 STONE

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



RF-1 SHINGLES

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

SHEET SIZE: 24 X 36

CLIENT NAME: CHRISTOPHER TODD COMMUNITIES
PROJECT NAME:

CTC - DESERT CONTEMPORARY COLOR SELECTION

SHEET NAME: SCHEME 03 - COLORS & MATERIALS



REVISIONS:

INSTALL DATE:

SCALE:

DATE: 05-02-17

JOB NUMBER: 2162

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SHEET:

**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 it 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 on 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 be 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 it 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

ELSIE ALLS House

Laura Hightower

Clarice Reed

* Connie Kevin Youngkin

Carl + Dreta Staggs

Erica Murray

Richard + Tammy Paul

Charlene Standley

Ellie Davis

MARTHA BAILS

SIGN IN SHEET

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

June 4, 2018

PLEASE PRINT CLEARLY

NAME

ADDRESS

EMAIL

MARGARET Gorski



CITY OF SURPRISE
CITIZEN OUTREACH MEETING

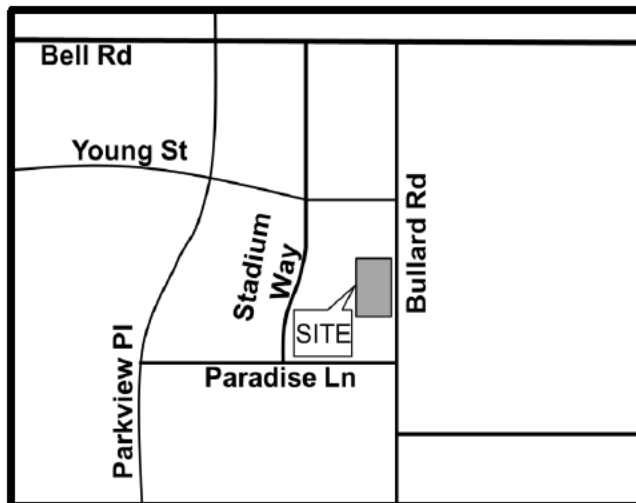
Take notice that at the date, time, and place listed below, there will be a Citizen Review meeting to discuss the below-referenced project. At this meeting, any of the public may appear and be heard relative to this project. The City of Surprise Community Development Department may be contacted prior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

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
Applicant/Representative Signature

5/17/18
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



CITY OF SURPRISE



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,

A handwritten signature in cursive script that reads "Dorothy McCoy". The ink is dark and the signature is fluid.

Dorothy McCoy



CITY OF SURPRISE
Planning and Zoning Commission

October 18, 2018 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 18, 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):