



CITY OF SURPRISE
Planning & Zoning Commission
16000 N. Civic Center Plaza
Surprise, AZ 85374
Thursday, August 1, 2024 @ 6:00 PM
COUNCIL CHAMBERS

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. 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.

CONSENT AGENDA:

- | | | | |
|----|----------|---|--|
| 1. | Internal | Consideration and action to approve or disapprove the July 18, 2024, Planning and Zoning Commission Regular Meeting Minutes | Patricia Rademacher
Community Development |
|----|----------|---|--|

REGULAR AGENDA ITEM - PUBLIC HEARING:

- | | | | |
|----|------------|---|---------------------------------------|
| 2. | District 1 | Consideration and action pertaining to the rezone of approximately 40 acres from Residential Low Density (R-1), to Residential Medium Density (R-2). The proposed rezone is located at the southeast corner of Pinnacle Peak Road and 227 th Avenue. Case FS24-0080. | Lloyd Abrams
Community Development |
| 3. | District 1 | Consideration and action pertaining to a Rezone from Rural Residential (RR) to Regional Commercial (C-3) on one (1) undeveloped parcel, located south of the southeast corner of 163rd Avenue and 162nd Drive. FS23-0992. | Lloyd Abrams
Community Development |
| 4. | District 6 | Consideration and action pertaining to a Use-Only Conditional Use Permit for Desert Cove & Litchfield Warehouse to allow for 'petroleum products, packaging and storage, including butane distributors, subject to fire department approval', as outlined in Title 17, on a property generally located north of Desert Cove Road and east of Litchfield Road, subject to stipulations 'a' through 'c'. Case #FS24-0772. | Lloyd Abrams
Community Development |

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

- | | | | |
|----|------------|---|---------------------------------------|
| 5. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1B", received June 6, 2024, a property located at | Lloyd Abrams
Community Development |
|----|------------|---|---------------------------------------|

the southeast corner of Deer Valley Road and Foothills Parkway. Case FS23-1113.

- | | | | |
|----|------------|---|--|
| 6. | District 1 | Consideration and action pertaining to the Preliminary Plat entitled "Preliminary Plat for Surprise Foothills Phase 1C", received June 6, 2024, a property located at the southeast corner of Deer Valley Road and Foothills Parkway. Case FS23-1117. | Lloyd Abrams
Community
Development |
|----|------------|---|--|

G. Other Business and Future Agenda Items

H. Executive Session

For information purposes: Upon a public majority vote of a quorum ("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. §38-431.03(A)(2));

or discussion or consultation for legal advice with the attorney or attorneys of the public body (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).

I. Adjournment

KRISTI PASSARELLI, CITY CLERK

POSTED: Thursday, July 25th, 2024 @ 10:00 AM

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



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: August 1, 2024

Contact Person: Patricia Rademacher,
Administrative Specialist

Submitting Department: Community Development District: Internal

Staff Recommendations:

Consent: Yes

Regular: No

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action to approve or disapprove the July 18, 2024, Planning and Zoning Commission Regular Meeting Minutes

Motion:

I move to approve the July 18, 2024, Planning and Zoning Commission Regular Meeting Minutes

Background:

Objective Analysis:

Policy Compliant:

Financial Impact:

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 07-18-2024 MINS

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

July 18, 2024 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Holland 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 July 18, 2024.

A. ROLL CALL

In attendance were, Commissioner Dennis Bash, Commissioner Matthew Keating, Commissioner Jay Leonard, Vice Chair Ken Chapman, and Chair Jared Holland.

STAFF PRESENT:

Jeffrey Murray, Deputy City Attorney; Tiffany Copp, Assistant Director of Community Development; Trever Fleetham, Senior Planner; Chris Sexton, Current Planner, and Patricia Rademacher, Administrative Specialist.

COUNCIL MEMBERS PRESENT:

- None

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

- 2040 General Plan is on July Ballot

D. STAFF REPORT

- None

CALL TO THE PUBLIC:

Chair Holland opened the call to the public to discuss any items not listed on the agenda. Hearing no requests, Chair Holland closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action to approve or disapprove the June 20, 2024, Planning and Zoning Commission Regular Meeting Minutes.

Commissioner Bash made a motion to approve the June 20, 2024, Planning and Zoning Commission Regular Meeting Minutes. Commissioner Leonard seconded the motion. Motion passed with 4 votes in favor. Chair Holland abstained.

REGULAR AGENDA ITEM –PUBLIC HEARING:

Item 2 – District 3 – Consideration and action pertaining to a Comprehensive Sign Program for the Sycamore Farms/Cactus 303 project, generally located at the southwest corner of Cactus Road and Sarival Avenue. Case #FS24-0001.

Chris Sexton, Current Planner, presented item 2 to the Commission.

Andy Gibson, President of Bootz & Duke Signs, representative for the applicant Barclay Group, presented additional information to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Fifty percent (50%) increase in sign size and height
- Same sign program approved at two other locations in Surprise with the same fifty percent (50%) increase in sign size and height, a need to review LDO to see if this variance is new standard

Commissioner Bash made a motion to approve the Sycamore Farms Comprehensive Sign Program, Case #FS24- 0001, subject to stipulations 'a' and 'b' Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

Item 3 – District 1 – Consideration and action pertaining to a Zone Change for the Surprise Foothills Southwest 40 project to rezone approximately 40 acres from Rural Residential (RR) to Residential Medium Density (R-2) generally located east of 243rd Avenue, south of Deer Valley Road, and north of Beardsley Road, Case FS24-0117.

Chris Sexton, Current Planner, presented item 3 to the Commission.

Jeff Blilie, representative for the applicant, presented additional information to the Commission.

Chair Holland opened the public hearing.

Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Rezone aligns with PAD
- Lot sizes
- Points of access for the rezone
- Access to amenities

Chair Holland made a motion to add a stipulation 'c' the rezone is subject to having access to the amenities set forth in the Surprise Foothills PAD Vice Chair Chapman seconded the motion. Motion passed with 5 votes in favor.

Vice Chair Chapman made a motion to approve the rezone for Surprise Foothills Southwest 40, Case #FS24-0117, subject to stipulations 'a' through 'c' Commissioner Leonard seconded the motion. Motion passed with 5 votes in favor.

Item 4 – District 1 – Consideration and action pertaining to a Zone Change for the Surprise Foothills Central 40 project to rezone approximately 40 acres from Rural Residential (RR) to a combination of Residential Low Density (R-1) and Residential Medium Density (R-2) generally located north of Deer Valley Road and east of Foothills Boulevard (future alignment) Case #FS24-0118.

Chris Sexton, Current Planner, presented item 4 to the Commission.
Mark Reddie of RVi Planning and Landscape Architecture, representative for the applicant, presented additional information to the Commission.

Chair Holland opened the public hearing.
Hearing no further requests, Chair Holland closed the public hearing.

The Commission discussed the following:

- Rezone aligns with PAD and lot sizes
- Points of access for the rezone
- Access to amenities

Chair Holland made a motion to add a stipulation ‘c’ the rezone is subject to having access to the amenities set forth in the Surprise Foothills PAD Commissioner Keating seconded the motion. Motion passed with 5 votes in favor.

Commissioner Keating made a motion to approve the rezone for Surprise Foothills Central 40, Case #FS24-0118, subject to stipulations ‘a’ through ‘c’ Commissioner Bash seconded the motion. Motion passed with 5 votes in favor.

REGULAR AGENDA ITEM – NON-PUBLIC HEARING:

- None

OTHER BUSINESS AND FUTURE AGENDA ITEMS:

- Sign standards in the LDO

ADJOURNMENT:

Hearing no further business, Chair Holland called for a motion to adjourn. Commissioner Bash made a motion to adjourn; Vice Chair Chapman seconded the motion. All voted in favor.

Meeting adjourned at 6:23 pm.

Jared Holland
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: _____
Patricia Rademacher, Administrative Specialist

DATE: _____



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: August 1, 2024

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No	Regular: Yes	Public Hearing: Yes	Report/Discussion: No
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Agenda Wording:

Consideration and action pertaining to the rezone of approximately 40 acres from Residential Low Density (R-1), to Residential Medium Density (R-2). The proposed rezone is located at the southeast corner of Pinnacle Peak Road and 227th Avenue. Case FS24-0080.

Motion:

I move to recommend approval of Desert Moon Estates Rezone, Case #FS24-0080, subject to stipulations 'a' through 'b' as memorialized in the staff report.

I move to recommend denial of Desert Moon Estates Rezone, Case #FS24-0080, because insert reason.

Background:

Mark Reddie of RVi Planning + Landscape Architecture requests a rezone of approximately 40 acres from Residential Low Density (R-1) to Residential Medium Density (R-2). The site is located at the southeast corner of Pinnacle Peak Road and 227th Avenue.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the city will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 FS24-0080 Desert Moon Estates Rezone - Staff Report.1

2. 01-FS24-0080 Desert Moon Estates Rezone - Vicinity Map
 3. 02-FS24-0080 Desert Moon Estates Rezone - Existing Zoning Map
 4. 03-FS24-0080 Desert Moon Estates Rezone - Proposed Zoning Map
 5. 04-FS24-0080 Desert Moon Estates Rezone - Rezone Narrative
 6. 05-FS24-0080 Desert Moon Estates Rezone - Citizen Participation Report REDACTED
 7. 06-FS24-0080 Desert Moon Estate Rezone - Letter of Support REDACTED
 8. FS24-0080 Desert Moon Estates Rezone - PZ PowerPoint
-

REZONE

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0080

Project Name: Desert Moon Estates Rezone

Council District: 1 – Acacia

Meeting Date: August 1, 2024

Planner: Tanner Wessel, Planner II

Owner: Jewel Investment Company

Applicant: Mark Reddie with RVi Planning + Landscape Architecture

Request: Rezone of approximately 40 gross acres from Residential Low Density (R-1) to Residential Medium Density (R-2).

Site Location: Located at the southeast corner of Pinnacle Peak Road and 227th Avenue.

Site Size: 40 gross acres (approx.)

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

Support/Opposition: Refer to the attached Citizen Participation Report.

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of the case **FS24-0080**

Project Description:

Mark Reddie of RVi Planning + Landscape Architecture, on behalf of Jewel Investment Company requests a rezone of approximately 40 gross acres from Residential Low Density (R-1) to Residential Medium Density (R-2). The project site is located at the southeast corner of Pinnacle Peak Road and 227th Avenue.

Background:

June 08, 1989: Mayor and Council approved an Annexation for the subject property into the City of Surprise under Ordinance 89-05.

July 12, 2007: Mayor and Council approved a Rezone from R1-43 to R1-8 under Ordinance 07-36.

October 19, 2023: Staff met with the applicant during a regularly scheduled Concept Review meeting to discuss the subject project. CR23-0888.

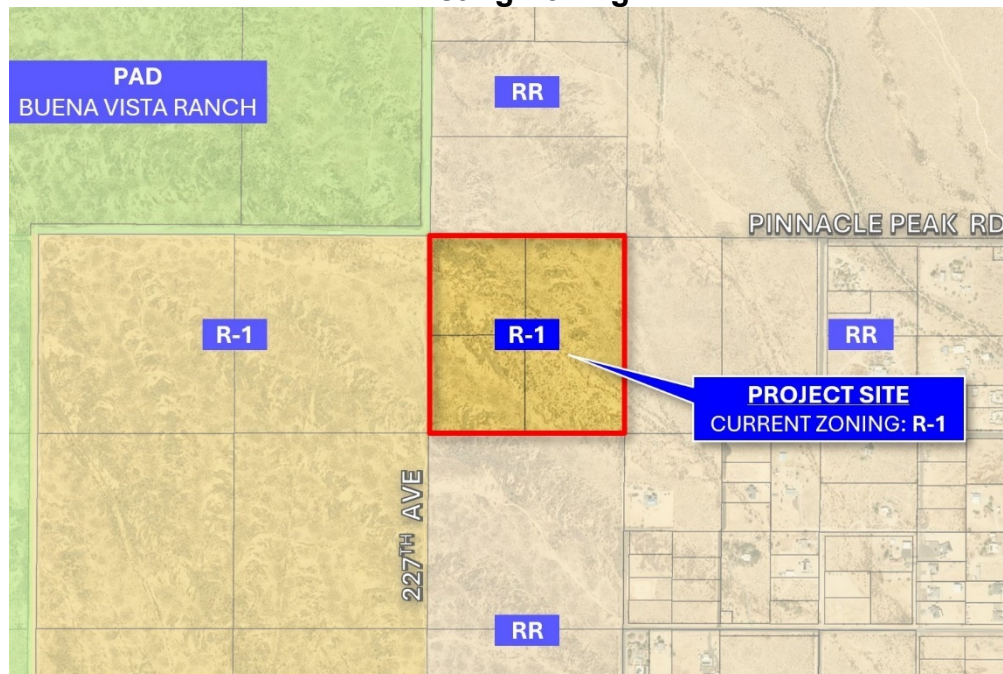
January 22, 2024: The applicant filed a request for a Rezone under Case FS24-0080, the subject case.

April 23, 2024: The applicant held a citizen outreach meeting at Willow Canyon High School. A summary of this meeting is included in the Citizen Participation Report attached to the staff report.

Analysis and Discussion:

The subject properties, which encompass approximately 40 acres, is currently zoned Residential Low Density (R-1). The applicant requests to rezone the subject properties to Residential Medium Density (R-2). The existing and proposed zoning are shown below.

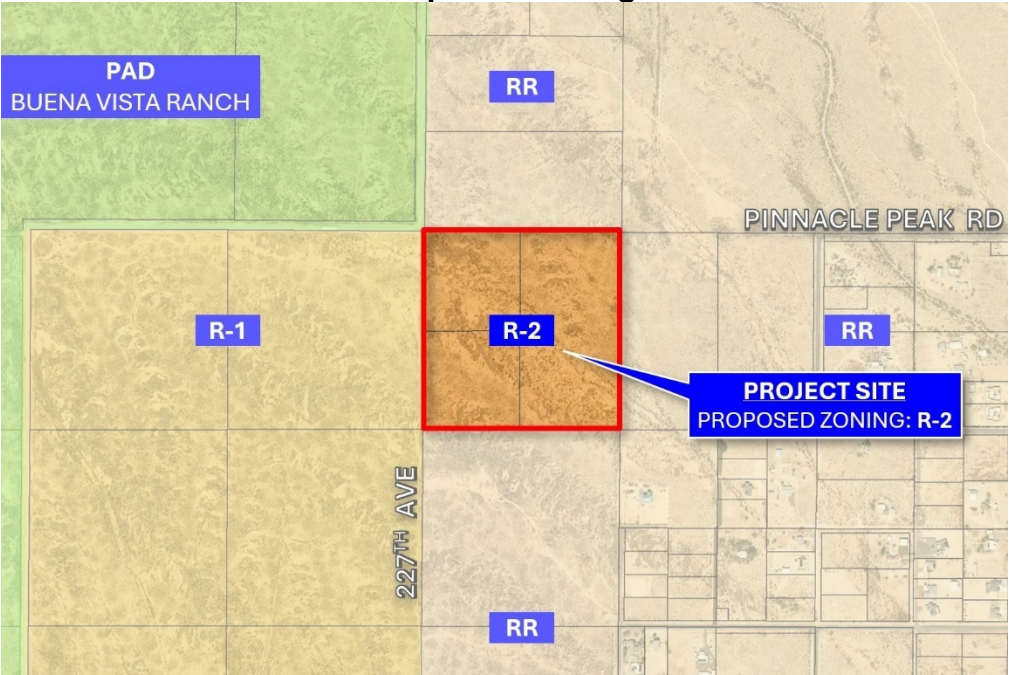
Existing Zoning



Buena Vista Ranch PAD	RR	RR
-----------------------	----	----

(Residential)		
R-1	R-1	RR
R-1	RR	RR

Proposed Zoning



Buena Vista Ranch PAD (Residential)	RR	RR
R-1	R-2	RR
R-1	RR	RR

Development Plan & Development Standards:

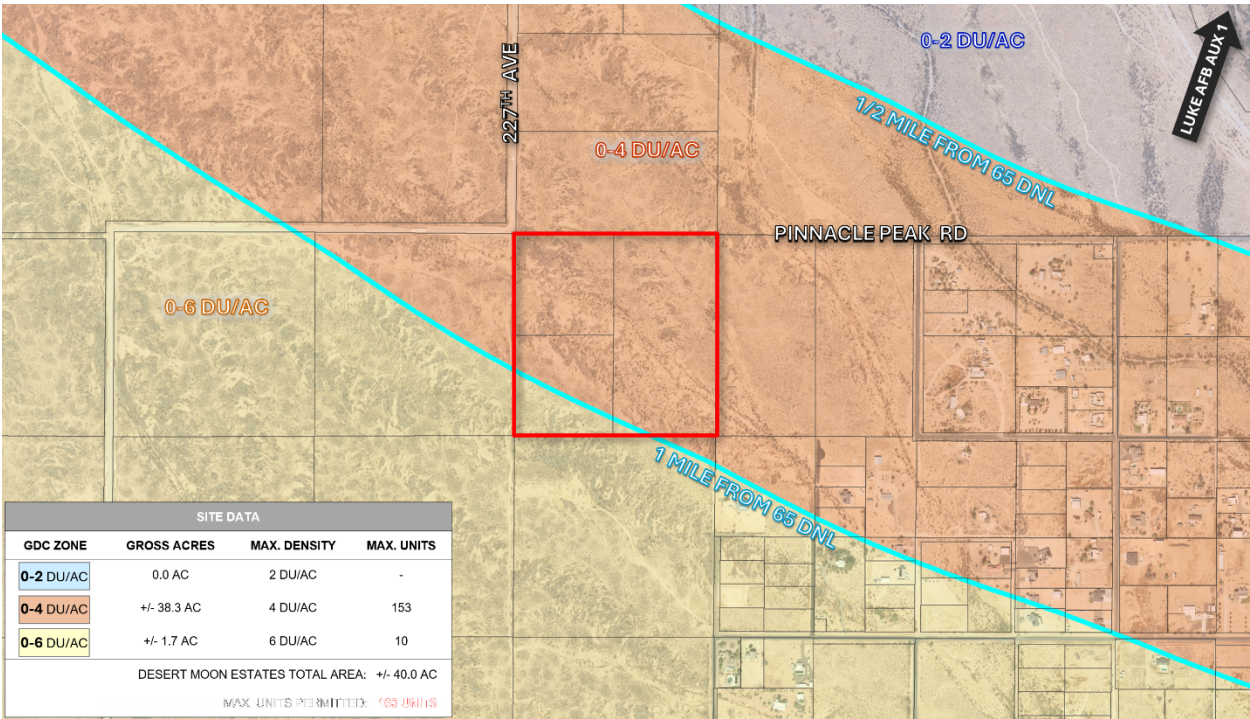
The applicant is requesting a rezone in response to market demands but does not intend to develop the property at this time. The applicant is not requesting a deviation from the development standards of the LDO, PEDS, or City Code to facilitate the rezone. The future development of the subject property will adhere to the applicable development standards of the R-2 zoning district as outlined in Section 106-2.4 of the Surprise Land Development Ordinance (LDO). The following table shows the current development standards of the R-2 zoning district.

Lot Categories	A4	B4	C	D
General Plan compatibility	Urban	Suburban	Suburban	Suburban
Lot area (sf)	3,500—4,949	4,950—7,999	8,000—11,999	≥12,000
Min. lot width (sf)	40	45	70	80
Min. front setback ¹ (ft)	10	12	12	15
Max. front setback (ft)	25	25	25	30
Min. rear setback ¹ (ft)	10	15	20	20
Min. side setback ¹ (ft)	5 & 7 ²	5 & 8 ²	5 & 10	10
Min. street side setback ^{1, 5} (ft)	10	10	10	10
Max. bldg. height (ft)	35	35	35	35
Open space (% of gross acres of residential development) ³	25%	20%	20%	20%

Notes:

- Garage face and embellishments shall be setback a minimum of 20 feet measured from any opposing property line, except rear alley loaded garages, which shall be setback nine (9) feet from alley edge line.
- May be reduced to zero feet setback for single-family dwellings as attached building and separated by a common wall along the property line. End units must maintain the larger setback.
- The city requires open space on a subdivision or development site basis rather than on a lot-by-lot basis. Subdivisions with more than one (1) lot category will provide the higher percentage of open space.
- Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole subdivisions or preliminary plat and will include mitigating designs outline in [Chapter 108](#) of this ordinance.
- Corner lots where block endcap landscape tracts are provided are not subject to the minimum street side setbacks.

Density:
 Due to the project's proximity to the Luke Air Force Base Auxiliary 1 Field, this project is subject to the Luke Air Force Base Graduated Density Concept (GDC). The majority of the site is located within the 0-4 DU/AC band of the GDC, with the exception of a small portion of the project at the southwest corner being located within the 0-6 DU/AC band.



In collaboration between city staff, the applicant, and Luke AFB, it has been determined that a total number of dwelling units of 163 would be allowed within the project site, equating to an overall gross density of 4.1 DU/AC.

The GDC provides a guide for the maximum allowed dwelling units and densities of the proposed development. The specifics of the development including the actual number of dwelling units and density will not be reviewed and approved until the preliminary plat stage. At that time, the development will be subject to the transition and buffering requirements of the LDO and General Plan.

Open Space & Amenities

Utilizing the information known at this time, the applicant provided the following conceptual open space plan to depict where open space and amenities may develop within the subject site. The future development shall adhere to the open space and amenity requirements of the Land Development Ordinance (LDO), Planning & Engineering Development Standards (PEDS), and the General Plan in regard to open space minimums, landscaping, buffering, and amenities. These elements will be reviewed in detail at the time of site plan or preliminary plat.



Roadways

The project site is bordered by Pinnacle Peak Road to the north and 227th Avenue to the west. Improvements to these roadways will occur at the time of development. Additionally, this development will also be required to construct or contribute to the future traffic signal at the intersection of Sun Valley Parkway and 227th Avenue.

At the request of the City's Transportation Department, the applicant submitted a Traffic Impact Analysis (TIA) with the rezone application. The TIA was reviewed and approved by Transportation staff.

Utility and Services Table:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
School District:	Wickenburg School District

Conformance with Adopted Plans:

The proposed rezone was reviewed against the goals, policies, recommendations, and guidelines of the City of Surprise General Plan 2035 and is consistent with the General Plan in some of the following ways:

This project is located within the Neighborhood Character Area of the General Plan. The proposed rezone adheres to the design guidelines of the character area which allows for residential development.

This project maintains compatibility with the quality of existing land uses in the surrounding area in that it continues the low to medium residential development pattern established in the vicinity of the parcel.

Reviewing Agencies:

The request was routed to internal and external agencies including the Maricopa Water District and Luke Air Force Base. All agencies indicated no objections to the request.

Citizen Outreach:

The applicant held an outreach meeting on April 23, 2024 at the Willow Canyon High School's Collaborative Commons with 10 attendees present. This meeting complied with the advertisement requirements of the LDO. During this meeting questions and concerns related to density, number of residents, roadway development and traffic, water, and timing of the development were raised. A detailed summary of the outreach meeting can be found in the attached Citizen Participation Report.

Summary:

Staff concludes the proposed Rezone is consistent with the Surprise General Plan 2035 and all applicable zoning codes.

161 **Findings:**

- 162
- 163 • The proposed rezone is consistent with and will advance the goals of the Surprise
 - 164 General Plan 2035.
 - 165 • The proposed Rezone is consistent with the Surprise Land Development Ordinance
 - 166 (LDO).
 - 167 • The reviewing agencies had no objections.
- 168

169 **Staff's Recommendation:**

170

171 Based on the findings noted above, staff recommends the Commission move to recommend

172 **approval** of case FS24-0080 to the City Council subject to stipulations 'a' through 'b' below.

173

- 174 a. Development and use of the site shall be consistent with the rezone narrative
- 175 entitled "Desert Moon Estates" date received May 24, 2024.
- 176
- 177 b. Non-compliance with the stipulations of approval of this case will be treated as
- 178 a violation in accordance with the applicable provisions of the Surprise
- 179 Municipal Code.
- 180

181 However, should the Commission wish to recommend **denial** of the request, the Commission

182 should make its own findings and base its decision on those alternative findings.

183

184 **Attachments:**

185 01 Vicinity Map

186 02 Existing Zoning Map

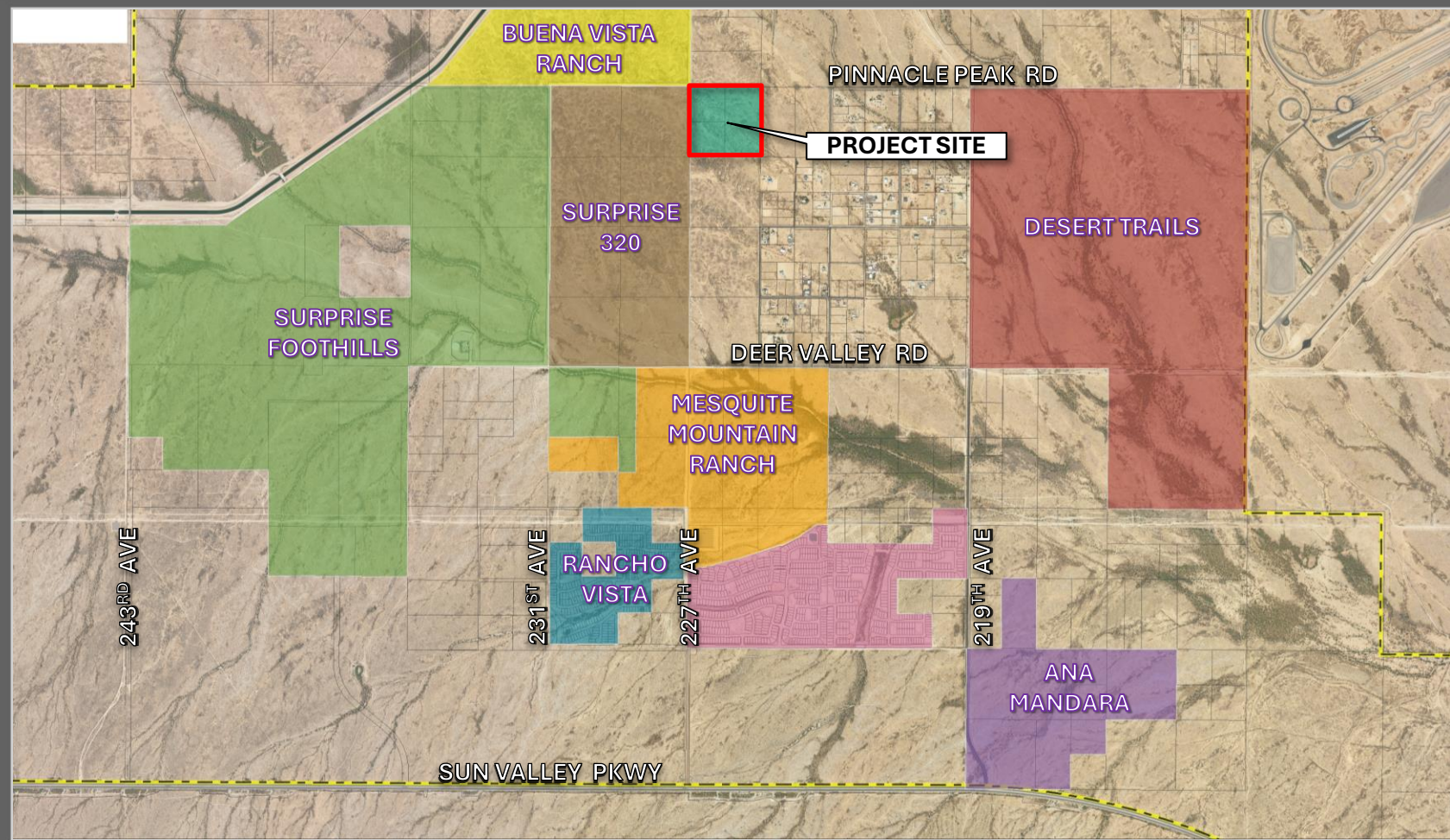
187 03 Proposed Zoning Map

188 04 Rezone Narrative

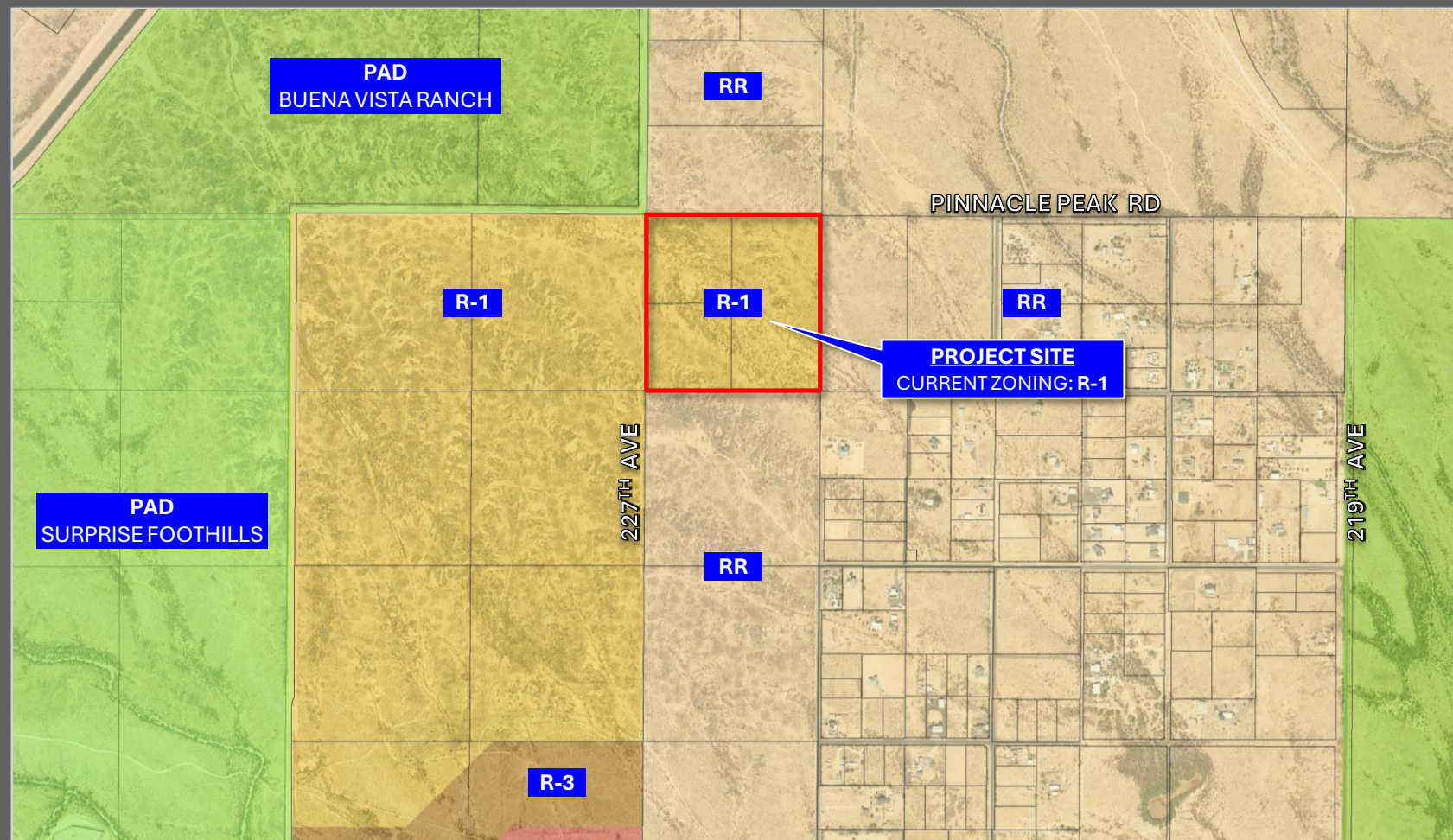
189 05 Citizen Outreach Report – REDACTED

190 06 Letter of Support

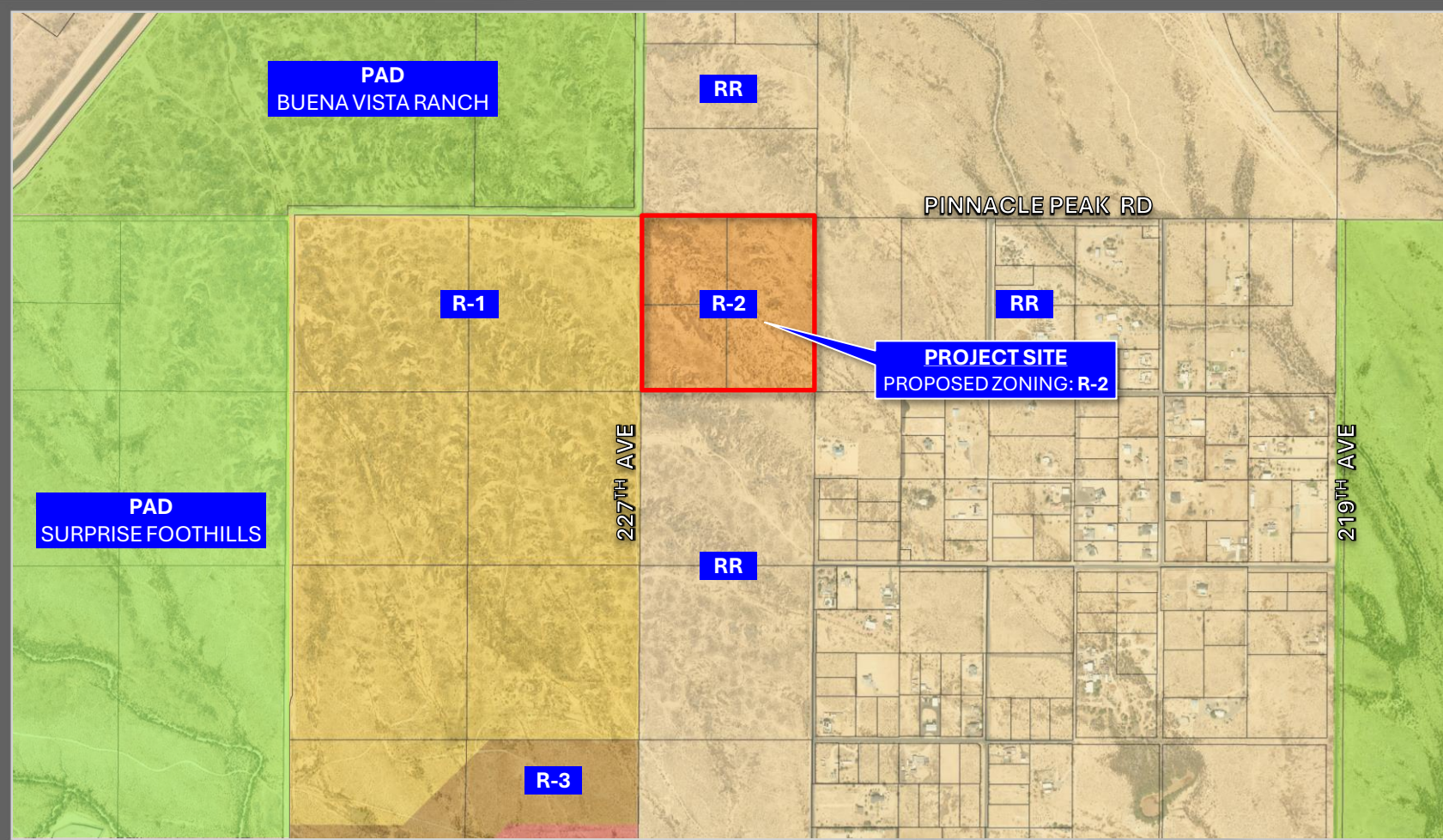
191 PPT



FS24-0080 VICINITY MAP



FS24-0080 EXISTING ZONING MAP



FS24-0080 PROPOSED ZONING MAP

DESERT MOON ESTATES

REZONING NARRATIVE

Site Analysis | Proposed Zoning and Conceptual Land Use Plan | Regulatory Development Standards

CASE #: FS24-0080

1ST SUBMITTAL: JANUARY, 2024

2ND SUBMITTAL: APRIL, 2024

3RD SUBMITTAL: MAY 2024



PRESENTED BY:



APPLICANT TEAM

PROPERTY OWNER / DEVELOPER

Jewel Investment Company, LP

Lisa Kazan

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Phoenix, AZ 85016

Phone: 602.390.4222

Email: lisakazan@prodigy.net

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- Figure 6: Existing and Proposed Zoning District
- Figure 7: Conceptual Development & Open Space Plan
- Figure 8: Regional Transportation Plan

1. PROJECT INTRODUCTION

RVi Planning & Landscape Architecture, on behalf of Jewel Investment Company, LP, is pleased to submit this rezoning application for Desert Moon Estates to change the zoning from Residential Low Density (R-1) to Residential Medium Density (R-2) in accordance with the City of Surprise Land Development Ordinance. The subject site is approximately 40 acres at the southeast corner of the 227th Avenue and Pinnacle Peak Road alignments. The APN's associated with this request are 503-81-031M, P and Q. See **Figure 1: Aerial Photograph of Site**.

This rezoning narrative will provide the framework for future development of the Subject Site. In the following sections, additional information will be provided as it relates to the following items:

- Site Analysis
- Proposed Zoning and Conceptual Land Use Plan
- Regulatory Development Standards

The proposed development complies with the 2035 General Plan and does not include deviations to the land use and regulatory development provisions outlined in the Surprise Land Development Ordinance (LDO) and Planning and Engineering Design Standards (PEDS) Manual.

2. SITE ANALYSIS

Site Location and Zoning

The subject site is currently zoned R-1 and is vacant, surrounded by vacant land. To the west lies the recently approved Surprise 320 property, rezoned Residential Low Density (R-1) where adjacent to the subject site. The remaining adjacent property is zoned Rural Residential (RR), and Planned Area Development (PAD) to the northwest. There are many entitled PADs within a mile of the site, including Buena Vista Ranch, Surprise Foothills, and Desert Trails, as well as some Rural Residential lots further south and east. See **Figure 2: Regional Vicinity Map**.

General Plan Land Use Designation

The City of Surprise 2035 Land Use Map designates the Subject Site as Neighborhood Character Area as depicted in **Figure 3: General Plan Land Use Map**. The proposed development plan is in conformance with the 2035 General Plan land use designation and character area and no General Plan amendment is required. **Table 1: Existing and Surrounding Land Uses** provides a breakdown of the existing surrounding land uses and zoning. The nature of the surrounding area is reserved for residential and neighborhood commercial development which is consistent with the proposed rezoning for the Subject Site. See **Figure 4: Existing Zoning Map**.

TABLE 1: EXISTING AND SURROUNDING LAND USES

LOCATION	GENERAL PLAN	EXISTING ZONING	LAND USE
Site	Neighborhoods	R-1	Vacant
North	Neighborhoods	Rural Residential (RR), Planned Area Development (PAD)	Vacant, Buena Vista Ranch
South	Neighborhoods	Rural Residential (RR)	Vacant
West	Neighborhoods	R-1	Vacant, Surprise 320
East	Neighborhoods	Rural Residential (RR)	Vacant

Existing Pre-Development Conditions

The site is currently native desert range land and is relatively flat with general sheet flow drainage conditions from the northwest to the southeast. There is a small defined wash corridor entering the site at the northwest corner and exiting the site at the southeast corner of the property.

Drainage: The site is not affected by regional flows as contained in the Flood Control District of Maricopa County (FCDMC) Wittmann Area Drainage Master Study Update. Based on current records for Maricopa County, as well as the current FEMA FIRM Map (#04013C1185L dated 10/16/2013), the property falls within floodplain Zone Shaded 'X'. Flood Zone 'X' is defined as: Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. There are local flows from the area to the north and west that will need to be routed through the site and discharged at their natural drainage locations.

Existing Roads, ROW and Utilities: The subject site is located at the southeast corner of the future Pinnacle Peak Road and 227th Avenue. Currently the only fully improved roadway network adjacent to the Subject Site is Sun Valley Parkway; a four-lane divided roadway with access limited to median breaks at approximately one-mile intervals. Portions of 219th Avenue, 227th Avenue, and Beardsley Road adjacent to Mesquite Mountain Ranch are in the process of being constructed. All other roadways in the study area are unimproved and without full right-of-way dedication necessary for development according to the Surprise 2035 General Plan's roadway classification map. The existing right-of-way near the Subject Site is limited to 68' for the north half-street of Pinnacle Peak to the northwest of the site.

The recently approved Surprise 320 zoning case to the west (FS22-0344) has committed to dedicating the west half street right-of-way for 227th Avenue and contributing their fair share of improvements based on their project timing and requirements at the time of platting.

Water and Sewer Service: Desert Moon Estates is located within Special Planning Area 3 (SPA-3) in the City of Surprise. SPA-3 is generally located north of Bell Road, west of Beardsley Canal, south of Grand Avenue and Central Arizona Project Aqueduct, east of 259th Avenue and encompasses approximately 59 square miles.

Fire, Police, and Refuse Service: Desert Moon Estates is within the municipal service area of the City of Surprise. As such, Surprise will provide fire, police, and residential refuse service to the property. The closest fire stations include Stations 303 or 306, both located approximately 11-13 +/- miles from the site. Buckeye also has Fire Station #704, approximately 6 +/- miles from the property. Nearby there is a fire station planned as a part of the Surprise Foothills development approximately 2 +/- miles to the west, and a fire station planned as part of the Ana Mandara development approximately 3 +/- miles to the southeast. Additionally, fire station #304 is at the SWC of 163rd Avenue and Happy Valley Road, as well as two fire stations planned at the NEC of Norfolk and 183rd Ave, and at Deer Valley Road and 195th Ave.

School Districts: The Subject Site is in the Wickenburg-9 Elementary School District and the Wickenburg Unified High School District. The closest public elementary school within the Wickenburg-9 Elementary School District is the Festival Hills Elementary School located at 26252 W Desert Vista Blvd, Buckeye, Arizona, 85396 and is approximately six miles from the Subject Site. The closest middle school is the Vulture Peak Middle School, located at 925 South Vulture Mine Road. Vulture Peak Middle School is in Wickenburg. The closest high school Wickenburg High School, located in Wickenburg at 1090 South Vulture Mine Road. There is a K-8 school planned within the Surprise Foothills community approximately 2-miles southwest of the site, and another school planned within the Desert Trails community one mile east of the site.

Arizona is an open enrollment state, which means parents can enroll their children in schools outside of their home school and home district boundaries, space permitting. Due to this, students at Desert Moon Estates have the option to attend schools within the Dysart District, which is immediately adjacent to the property to the east and south, and may be closer than Wickenburg district schools.

Electricity: APS is the service provider in the area. There is no existing service for this site, although APS has approved two new sub-station locations to help serve the northwest Surprise area. Both sub-stations are located approximately five (5) miles directly east and west of the property. These improvements are planned to be built as development occurs in this area. An additional substation will be constructed on the east side of 227th Avenue directly north of the wash that intersects Mesquite Mountain Ranch.

Luke Air Force Base Compatibility Analysis: To protect the long-term viability of Luke Air Force Base (LAFB), a concept of graduated residential densities adjacent to their base and active auxiliary fields has been developed. The Graduated Density Concept (GDC) provides guidelines for residential development up to and surrounding the “high noise and accident potential zone,” commonly referred to as the 65 DNL line, as defined by ARS 28-8461, which may limit future operations of the U.S. Air Force. In the absence of a more restrictive state, county or municipal general or comprehensive plan, graduating densities away from the 65 DNL are to be as follows:

- A maximum of two dwelling units per acre from the 65 DNL to a ½ mile zone (Zone A).
- A maximum of four dwelling units per acre from the ½ mile to 1 mile zone (Zone B).
- A maximum of six dwelling units per acre from the 1-mile to 3-mile zone (Zone C).

The applicant evaluated the GDC for the project and will follow the policies related to maximum densities within two of the three zones defined above. Approximately 38.3-acres of land falls within Zone B, allowing for up to 153 residential units. Approximately 1.7-acres of land falls within Zone C, allowing for up to 10 residential units. In total, a maximum of 163 residential units are permitted within Desert Moon Estates in accordance with the calculations provided above.

Table 2: Luke AFB GDC Density & Unit Count Analysis above provides the summary analysis of the Luke AFB density and unit count requirements per the GDC.

The Applicant received an e-mail from Jennifer Rahn, Senior Planner with Luke Air Force Base Community Initiatives dated December 13, 2023, based on a review of the proposed development. The e-mail indicates that the proposed development meets their density requirement and that they look forward to the upcoming submission to the City of Surprise so they can provide formal comments on the request.

See **Figure 5: Luke Air Force Base Compatibility Map** for the location of the various noise contours and density restrictions associated with them overlaid on Desert Moon Estates.

TABLE 2: LUKE AFB GDC DENSITY & UNIT COUNT ANALYSIS					
LAFB ZONE	GROSS AC.	LUKE MAX DENSITY	LUKE MAX UNITS	TOTAL UNITS PROPOSED	TOTAL GROSS DENSITY
A	0.0	2.0	0	0	-
B	38.3	4.0	153	153	4.0
C	1.7	6.0	10	10	5.9
TOTAL	40.0	-	163	163	4.1

3. PROPOSED DEVELOPMENT PLAN

In accordance with the Surprise LDO, the proposed project seeks to establish a residential zoning district consistent with the LDO. No deviations are proposed as part of this application and all development will follow the LDO and PEDS Manual as prescribed.

Conceptual Development and Open Space Plan

The subject site will be laid out in consideration of the opportunities and constraints affiliated with the property and surrounding area. There will be two access points on the site, one off of 227th Avenue and one off of Pinnacle Peak Road. The exact location of these access points will be determined at the preliminary plat stage. Landscape buffers will be provided along adjacent roadways in compliance with the LDO.

While this property is adjacent to Rural Residential zoned land, there are no existing residences immediately adjacent to the property, which would be a trigger for transitional buffers. Additionally, the property to the west is zoned R-1, the property owner to the south is in the process of preparing a rezoning application for a mix of zoning districts, including R-1 along the northern portion, the property to the north is owned by an investor that will likely be rezoning the property in the future, and the property to the east is a large, 40-acre vacant property.

The Subject Site shall include a central amenity and pedestrian connectivity for internal access. This will be incorporated and detailed further during the preliminary and final plat process as development occurs. See **Figure 6: Conceptual Development and Open Space Plan**.

All required minimum open space requirements will be met and all design and development elements will be in accordance with the Surprise LDO and PEDS requirements as prescribed. The articles within the PEDS shall apply where applicable and will govern the general site design and development, open space design, circulation design, landscape, and streetscape design, building form and architecture of a development in addition to other elements as required within the LDO.

Zoning Base Districts

The Residential Medium Density (R-2) zoning district is proposed for the property, in conformance with the General Plan and LDO. A detailed description of this district is provided below. See **Figure 7: Existing and Proposed Zoning Map**.

This development proposes a maximum unit count of 163 with an overall gross density of 4.1 du/ac; though the overall unit count and density will be regulated by the LDO in accordance with the R-2 zoning district requirements. This falls within the Suburban Neighborhood category's allowed density range of 2.0 to 8.0.

Residential – Medium Density

The residential medium density (R-2) zoning district allows for a variety of housing opportunities including detached and attached buildings, single-family dwellings, two-family dwellings, and three-family dwellings together with schools, parks, and public services necessary for a residential environment. The proposed zoning will allow for the development of all R-2 lot categories, subject to the density restriction per the Luke AFB Graduated Density Policy. The maximum unit count allowed is 163 per the Luke Air Force Base Compatibility Analysis, but the actual lot count will be determined during the preliminary and final platting process.

General Development Standards

All general development standards within the Surprise LDO will shall govern the Subject Site, including the City of Surprise Planning and Engineering Design Standards (PEDS), as referenced in Chapter 107, Article 1.

Proposed Regional Transportation Improvements

In discussion with the City of Surprise and in conformance with the City's 2035 General Plan, the following is a summary of the regional roadways within or adjacent to the Subject Site. See **Figure 8: Proposed Regional Transportation Plan**.

227th Avenue: 227th is designated as a major arterial with 136-feet of total ROW (68-feet west half street), connecting south from Sun Valley Parkway and running along the western boundary of the property. It will be constructed down to Sun Valley Parkway as primary access per Surprise EDS Detail 3-02. 12. This development will contribute to the future traffic signal at Sun Valley Parkway and 227th Avenue.

Pinnacle Peak Road: Pinnacle Peak is designated as a high-volume collector road with 105-feet of total ROW (52.5-feet south half-street) along the northern perimeter of the site providing an east/west connection from 219th Avenue along the north edge of the property. This collector road will ultimately connect to a new collector road within the Surprise Foothills development. It is not anticipated that Pinnacle Peak Road will cross the Central Arizona Project Aqueduct. It will be constructed out to 219th Avenue as secondary access per Surprise EDS Detail 3-04. 219th Avenue will be treated in accordance with Fire Department requirements as necessary.

In summary, the proposed regional transportation network follows the 2035 General Plan Street Transportation Map and as provided above and in **Table 3: Roadway Classification**. All roads immediately adjacent to and within the project will be designed and constructed per City of Surprise standard cross sections at the time of preliminary plat.

TABLE 3: ROADWAY CLASSIFICATION		
ROADWAY	ROADWAY CLASSIFICATION	PROPOSED 1/2 STREET ROW
227th Avenue	Major Arterial	68'
Pinnacle Peak Road	High Volume Collector	52.5'

Utilities & Services

Drainage: A Final Drainage Report containing detailed hydraulic analysis of the washes/channels in the project, based upon the proposed grading for the development, will be submitted with final engineering. On-Site drainage for the 100 year, 2 hour storm, will be fully retained on site in retention basins. The drainage design for the community will be in accordance with the design guidelines provided in the Drainage Design Manual for Maricopa County, Arizona, Volume I, Hydrology, December 2018 the Drainage Design Manual for Maricopa County, Arizona, Volume II, Hydraulics, date December 2018 and the City of Surprise drainage guidelines.

Water & Sewer: Preliminary Water and Sewer Reports have been prepared and are included with the rezoning submittal package as a separate attachment.

Environmental Inventory Plan

Class 1 cultural and biological reports have been completed and included in the rezoning package as a separate attachment. A Native Plant Inventory will be provided in the Preliminary Plat stage as agreed to by Surprise staff.

4. CONCLUSION

The proposed rezoning application seeks to encourage future development consistent with the City's 2035 General Plan, current market demands for the area, and surrounding developments. The project team has coordinated with City staff regarding the regional transportation system in a rapidly growing area of the City of Surprise. The proposed development plan and zoning is designed to offer multiple lot sizes at a density permitted within the neighborhoods land use designation. The proposed project evaluated all the existing and proposed conditions of the site and surround area to ensure compatibility within this growing area of Surprise.

FIGURE 1: AERIAL PHOTOGRAPH OF SITE



FIGURE 2: REGIONAL VICINITY MAP

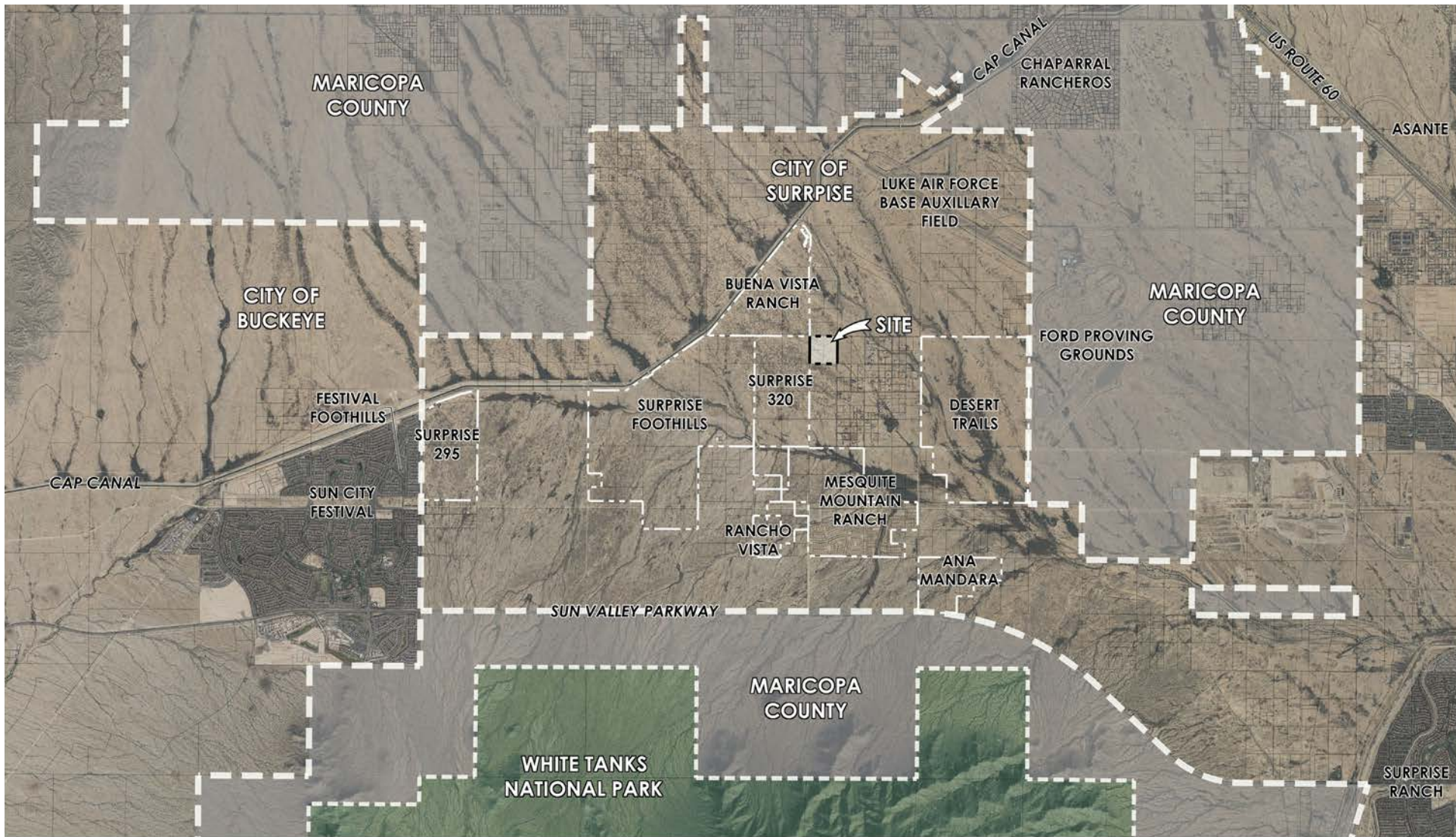


FIGURE 3: EXISTING GENERAL PLAN LAND USE MAP

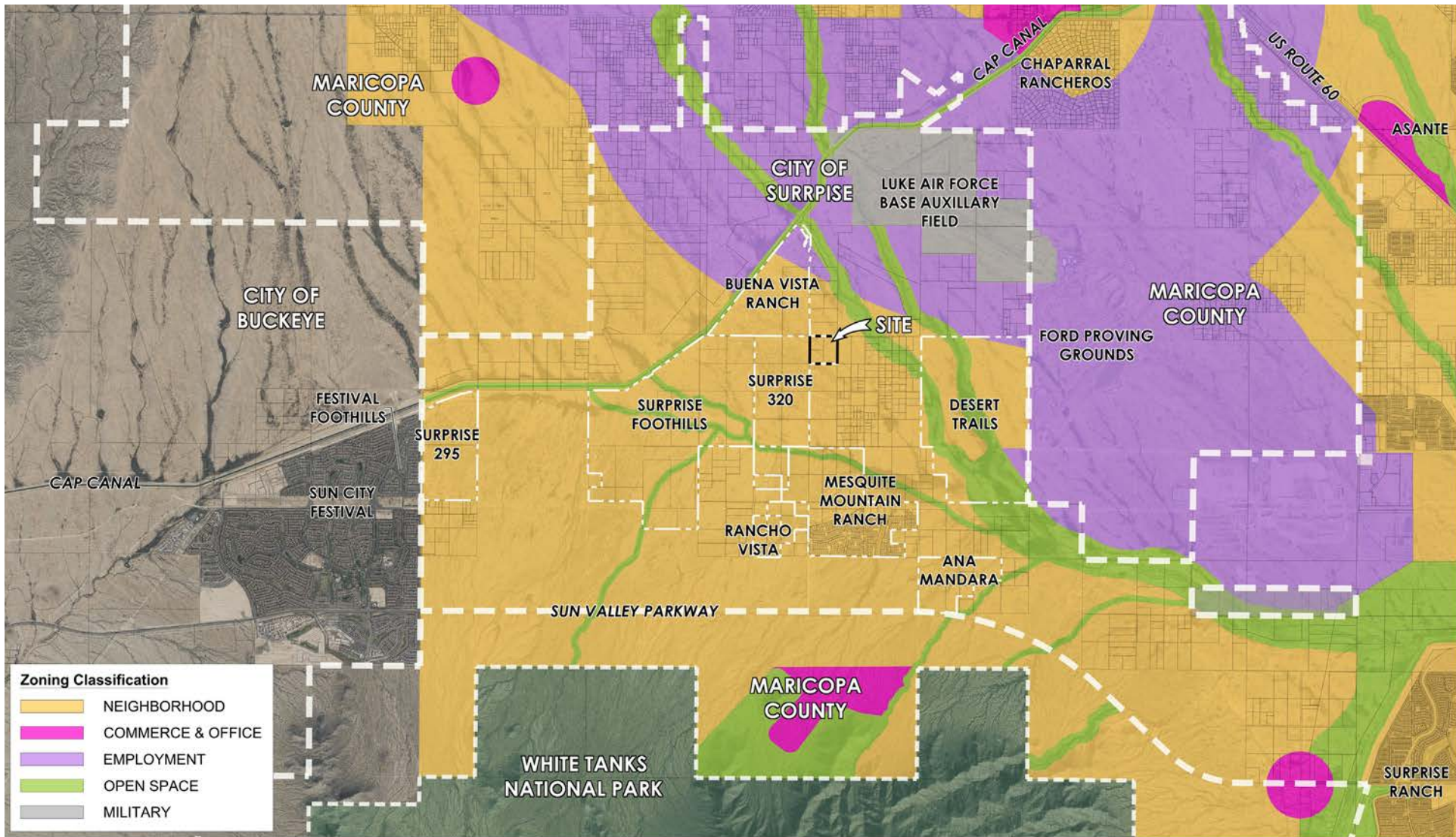


FIGURE 4: EXISTING ZONING MAP

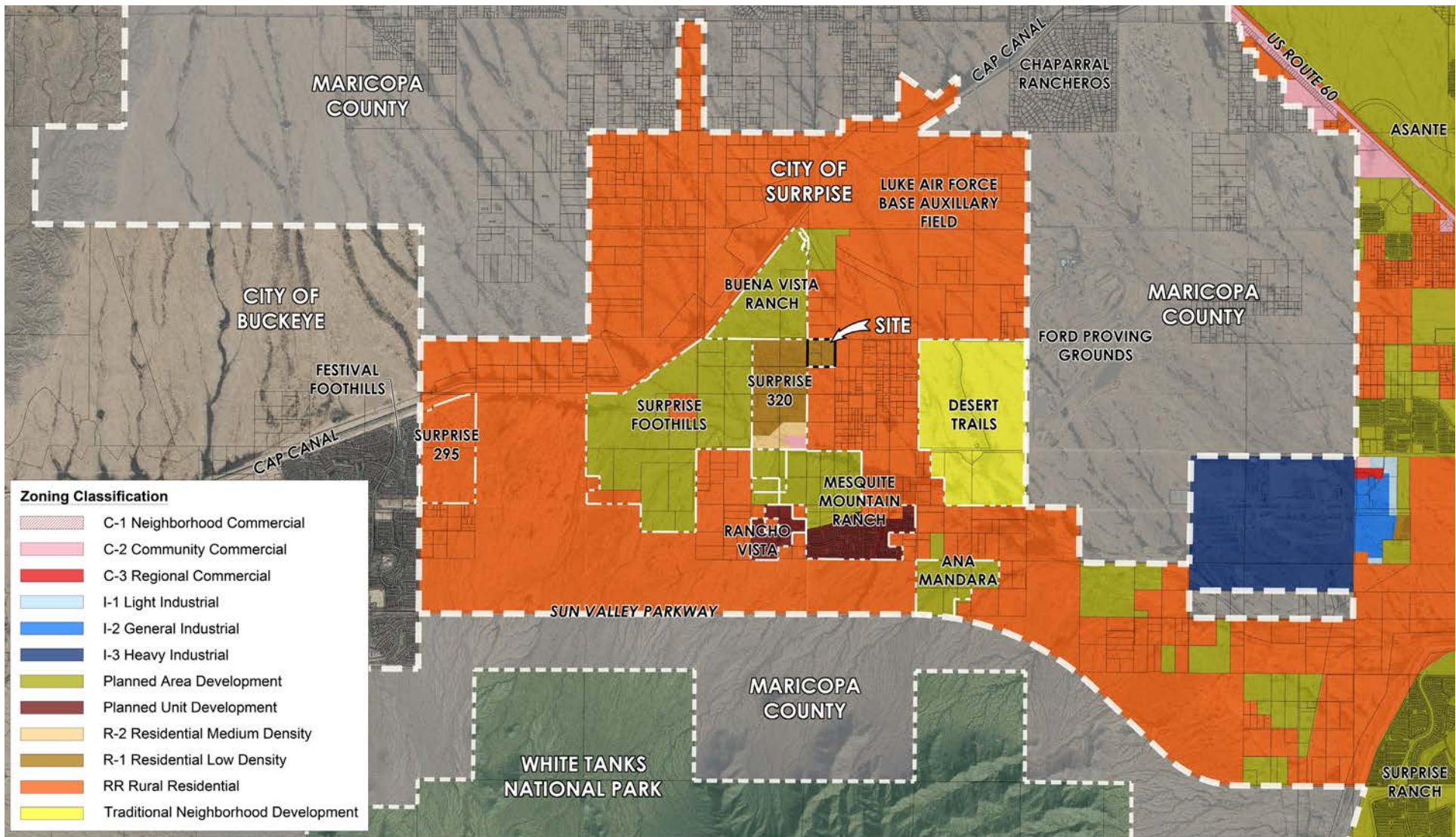


FIGURE 5: LUKE AIR FORCE BASE COMPATIBILITY MAP

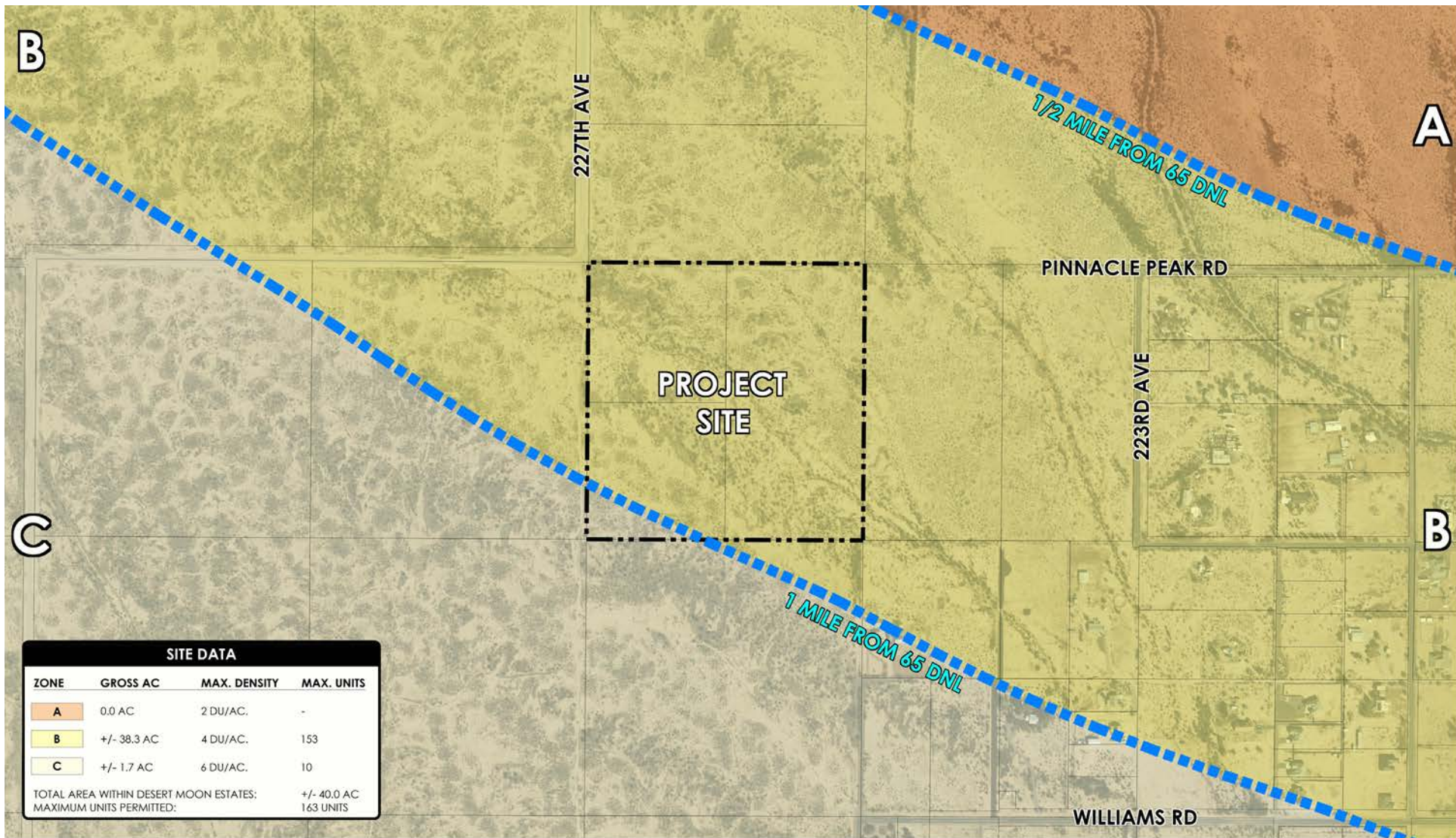


FIGURE 6: CONCEPTUAL DEVELOPMENT & OPEN SPACE PLAN



FIGURE 7: EXISTING AND PROPOSED ZONING DISTRICT



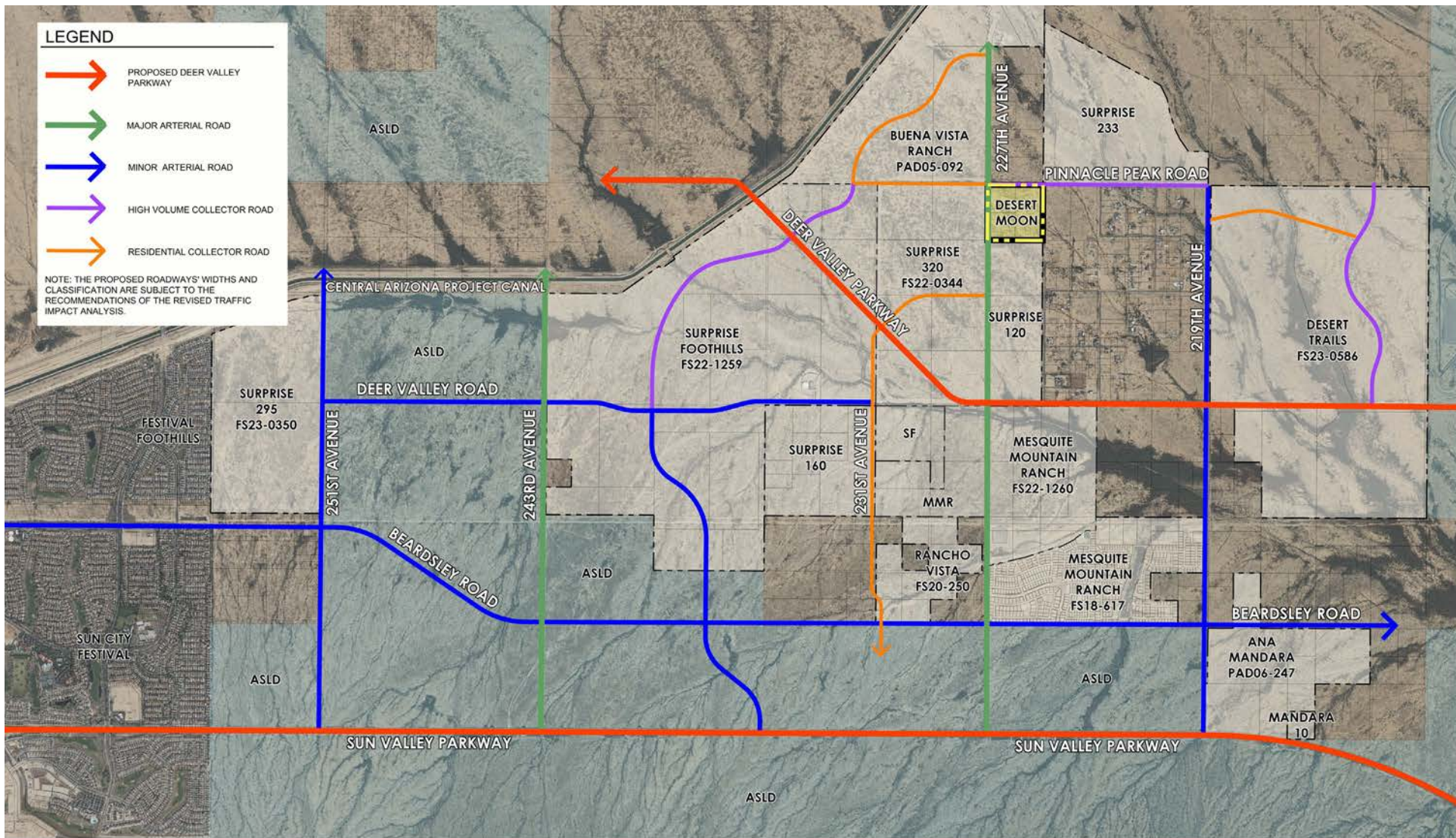
EXISTING ZONING DISTRICT

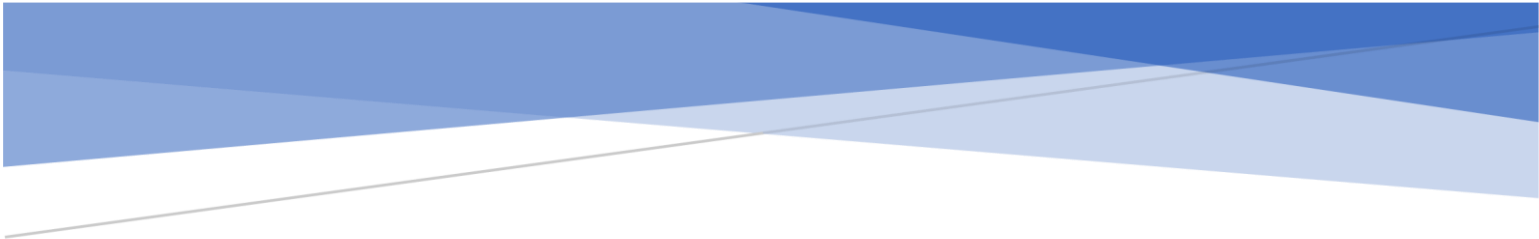


PROPOSED ZONING DISTRICTS



FIGURE 8: REGIONAL TRANSPORTATION PLAN





CITIZEN PARTICIPATION REPORT

Desert Moon Rezoning

Surprise, AZ
April, 2024
FS24-0080



Introduction

Every Type 3 development application (which includes rezoning applications) in the City of Surprise requires a neighborhood meeting. As such, these applications also require a Citizen Participation Report designed to detail the results of the citizen participation effort prior to the notice of public hearing. The following sections document the public outreach as it relates to Desert Moon, case number FS24-0080.

Public Outreach

One neighborhood meeting was held for this project on April 23rd, 2024 in accordance with City LDO requirements. Notices for the neighborhood meeting were mailed to residents and neighborhood associations fifteen (15) days prior by City staff in accordance with the LDO. The meeting details have been included below. Additionally, two on-site signs were posted on the property in accordance with the sign posting requirements.

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Tuesday April 23rd, 2024 – 6:00 PM

The following exhibits are included as part of the Citizen Participation Report:

- Sign-in sheet as **Exhibit A: Neighborhood Meeting Sign in Sheet**
- Citizen Comment Cards as **Exhibit B: Comment Card & Response**
- Site posting affidavit and photos as **Exhibit C: Sign Posting Affidavit & Photos**
- Exhibits presented at the Meeting as **Exhibit D: Meeting Presentation Exhibits**
- Email correspondence with neighboring landowner **Exhibit E: Citizen Contact & Response**

Summary of Neighborhood Outreach Efforts

Prior to the neighborhood meeting, the applicant was contacted by JoAnna Mankiewicz requesting additional information on the application. The applicant responded with a brief summary of the zoning case. This email correspondence has been included with this report as Exhibit E.

The neighborhood meeting was held at a public place in general vicinity of the subject site in compliance with the recommendations of City staff. The applicant gave a brief presentation, and upon conclusion of the presentation the applicant answered questions from the attendees. The following section highlights the questions asked and the responses from the applicant.

Meeting Documentation

The meeting officially began at 6:00 PM, though several residents arrived early and asked informal questions regarding the displayed presentation boards. There were 10 people in attendance. The following section includes a list of topics that were discussed, and the responses given by the applicant and The City.

Question: What is the maximum density proposed for the project?

Response: This project sits within the Luke Air Force Base Graduated Density zones. The majority of the site is in zone B which caps the density at 4.0, and a small portion is in category C which caps the density at 6.0. This averages out to a maximum unit count of 163 at a density of 4.1.

Question: What is the difference between R-1 and R-2?

Response: The primary difference and the reason for this rezoning is that the minimum lot size in R-1 is 45' wide and the minimum lot size in R-2 is 40' wide. The applicant would like to develop a portion of the property with lots less than 45'.

Question: What is the plan for development?

Response: Our client is proposing a mix of two lot sizes: 42's and 53's.

Question: There were a variety of questions regarding roadway development in the region, including timing of when they will be built, why the Deer Valley alignment was changed, concern over the Pinnacle Peak alignment adjacent to existing rural residents, questions about a city map showing a 'Patrick Drive' through the existing residences, and about the 225th Ave development along the east edge of the site.

Response: The applicant presented the Surprise Regional Transportation Plan. It was explained that Buckeye cut off the original Deer Valley alignment, so now it veers northwest to cross the CAP to match Buckeye's plans for development. The stretch of Deer Valley cutting through Surprise Foothills remains as a minor arterial to serve the future residents of Surprise Foothills. The applicant explained that the map just represents the city's plans, and that these roads are not all to be built with the Desert Moon project. While Desert Moon will have to build the portion of Pinnacle Peak it is adjacent to, it may not construct Pinnacle Peak east to 219th Ave through the rural neighborhood, depending on City requirements for secondary access. The project will be taking access off of Pinnacle Peak and 219th Avenue adjacent to the property and will not be constructing or dedicating any right-of-way for 225th Ave. City staff clarified that Patrick Drive existed as part of an old development plan and no longer exists. The remaining roads in the region will likely be constructed when the adjacent projects are developed, or as secondary access points are required as nearby projects begin platting.

Question: What is the timing for this development?

Response: This project will not likely begin construction until 227th Avenue is built by Mesquite Mountain Ranch, Surprise 295, or others. After that road is constructed, it typically takes 8 months to get through the pre-plat stage, 6 months for construction documents, and 1-2 years to build. So once platting starts, it may take up to 3-4 years to complete development of the Desert Moon Estates property.

Question: How will this project handle construction traffic? There is concern over construction vehicles destroying the private dirt roads within the rural community.

Response: This project cannot be built without the construction of 227th Ave as a paved road. When it is time to build, construction vehicles will access the property via 227th Ave.

Question: What is the total anticipated population for the region considering all the new entitled developments?

Response: The applicant explained that almost 100% of the time developments are not able to reach the max unit count that they are entitled for. Without knowing exact numbers, they estimated that between Desert Trails, Surprise Foothills, Surprise 295 and other developments in the area, there may be over 8,000 residential units built.

Question: What does the 'neighborhoods' category mean?

Response: Neighborhoods is one of the City's four main land use categories. It is a broad category that allows for all types of residential development, and other uses that support residential development like public facilities and neighborhood-scale commercial centers.

Question: What is the rural overlay?

Response: The rural overlay is a new overlay district proposed with the 2040 General Plan. This plan has been approved by City Council but is not yet ratified by the voters. City staff explained that the creation of this overlay district is the first step to creating a Desert Rural zoning district that will have its own set of development standards to help preserve the rural residents' way of life, including but not limited to: dark sky restrictions, modified road sections, and buffer requirements for adjacent developments. The voters in Surprise will vote on the 2040 General Plan later in 2024.

Question: How will this project be buffering from the rural neighborhood?

Response: This project is catty-corner to the proposed Rural Overlay District but does not directly abut it or any existing rural developments. The properties directly to the east and south are not part of the rural residential overlay zone.

Question: How will this project handle washes and drainage? Will it be building any bridges for the adjacent roads?

Response: There are some very minor tributaries crossing the site, but none are significant enough to warrant any sort of bridging or protection in place. The site will be responsible for routing any off-site drainage through the property and discharging it off-site in the same location as the existing condition to ensure no negative impact to downstream properties.

Question: Where is this project getting its water?

Response: This project is included in the Surprise Foothills Water Campus facility. Desert Moon Estates will be included in the updated water model to ensure water is available to serve the development.

Question: Will the existing water campus drain the resident's wells?

Response: The applicant acknowledged he is not a water engineer, so does not have expertise in this area, but explained that there is a regional water master plan that is currently undergoing updates to ensure there is enough water for all new proposed projects in the area. Without going into specifics, they explained that there are distance and depth requirements that are intended to prevent significant impacts to existing wells in the vicinity. The applicant requested that this specific resident leave a comment card so that they could get him in-touch with our water engineer to provide a more detailed explanation. The applicant received a comment card with this question and has forwarded it to the project water engineer to seek a more complete response. Once received, this will be forwarded to the requesting individual.

Question: Why are the notification signs so far from any existing roads?

Response: The City Ordinance requires that the notification signs be posted on-site. The sign companies are limited in their ability to legally and safely access sites like this with no adjacent roads, so the sign location is largely determined by what they are able to physically access on the property.

Ongoing Coordination

Throughout the processing of the rezoning application, the development team will engage with all interested parties to provide up to date information and tracking to the scheduled public hearings, as needed. To date, no additional phone calls or email conversations have occurred as it relates to either application.

Exhibit A: Sign-In Sheets from April 23rd Neighborhood Meeting

Project: Desert Moon - Neighborhood Meeting

Location: Willow Canyon High School – Collaborative Commons
17901 W Lundberg St.
Surprise, AZ 85388

Date and Time: Tuesday April 23rd, 2024 – 6:00 PM

NEIGHBORHOOD MEETING SIGN-IN SHEET			
NAME	ADDRESS	PHONE	EMAIL
Eddy Edens			
ANTHONY MARTINO			
Melanie Kingsbury			
Gennie Robles			
Jackie Varady			
Liana Di Vita			
Michele Staples			
John D. Vita			
Kevin Perry			

Exhibit B: Comment Card and Response

COMMENT CARD

Desert Moon

Neighborhood Meeting – April 23rd, 2024

John DiVita

Name

Street Address

Email Address

Phone Number

COMMENTS / CONCERNS:

off of Surprise foothills
Will the Campus Well[^] that are
currently in place, cause depletion in
wells (both private & shared) in our
rural area... forcing us to use their
wells.

Jessica Miller

From: Mark Reddie
Sent: Tuesday, April 30, 2024 8:41 AM
To: [REDACTED]
Cc: Jessica Miller
Subject: Desert Moon Estates Neighborhood Meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. DiVita, thank you for attending the Desert Moon Estates Neighborhood Meeting on April 23rd. We appreciate your interest in our project. You submitted a comment card asking about the impact to your private well in your rural neighborhood, and if it will be depleted, forcing you to use the Surprise Foothills Water Campus facility.

The Surprise Foothills Water Campus is a large facility served by at least two wells, with the closest being over 1.5 miles northwest of your property at [REDACTED] in Surprise, AZ. These wells are regulated by the Arizona Department of Water Resources (ADWR) and are required to perform a well spacing analysis that is reviewed and approved by the Arizona Department of Water Resources (ADWR). The projected 5-year pumping impacts from the wells was 9.9 feet which meets the allowable impact limit at 5-years of pumping. The campus and wells were constructed to serve all new designated developments in the area, and existing homeowners would be expected to continue using their existing wells. The Desert Moon Estates project has a maximum residential unit count of 163 lots, which is a small fraction of the water capacity provided by these well sites.

Thank you again for your interest in this project.

Mark Reddie

Managing Principal / Vice President

RVi Planning + Landscape Architecture

4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251

602.292.1685 Mobile • 480.586.2349 Direct • 480.994.0994 Main

www.rviplanning.com

Exhibit C: Sign Posting Affidavit and Photos

AFFIDAVIT OF POSTING

Application No: FS24-0080

Applicant Name: RVI Planning and Landscape

Location: SEC 227th Ave and Pinnacle Peak Rd

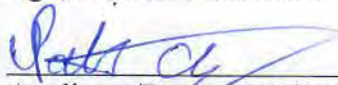
Date Site Posted: 04/04/24

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.



Applicant/Representative Signature

4/4/24
Date

This instrument was acknowledged before me on 04/04/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.

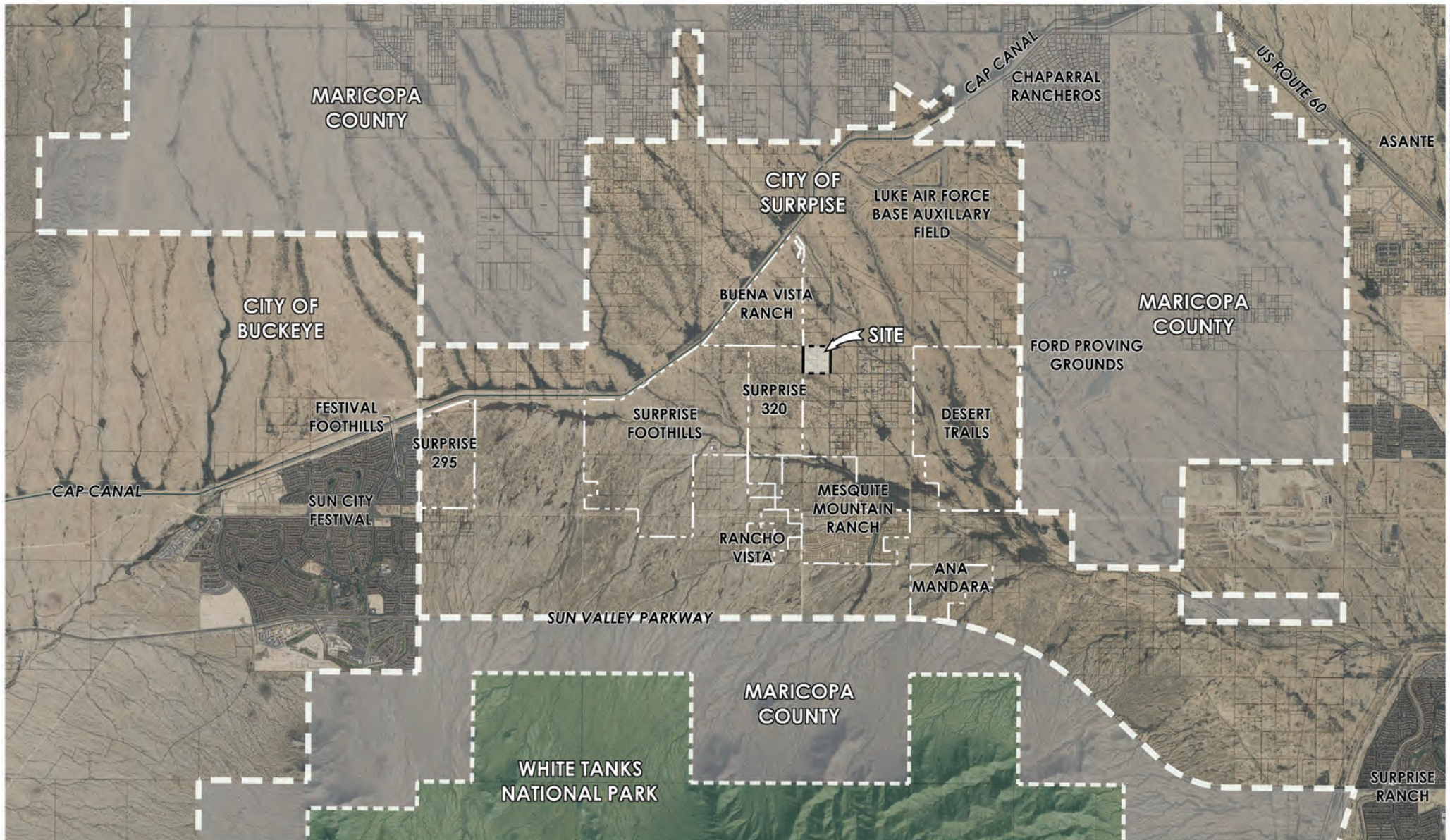


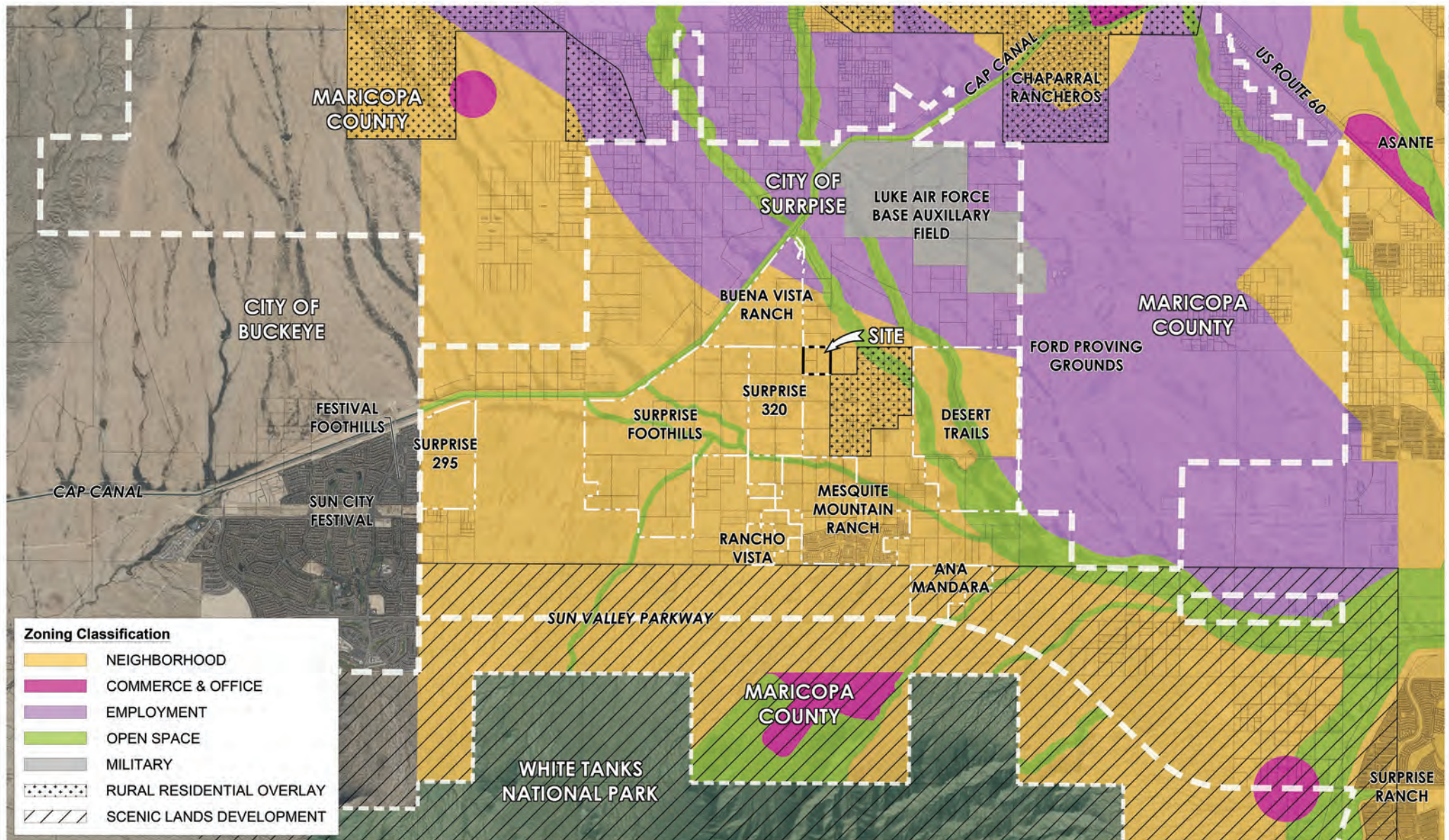

Notary Public
My commission expires 5/31/27

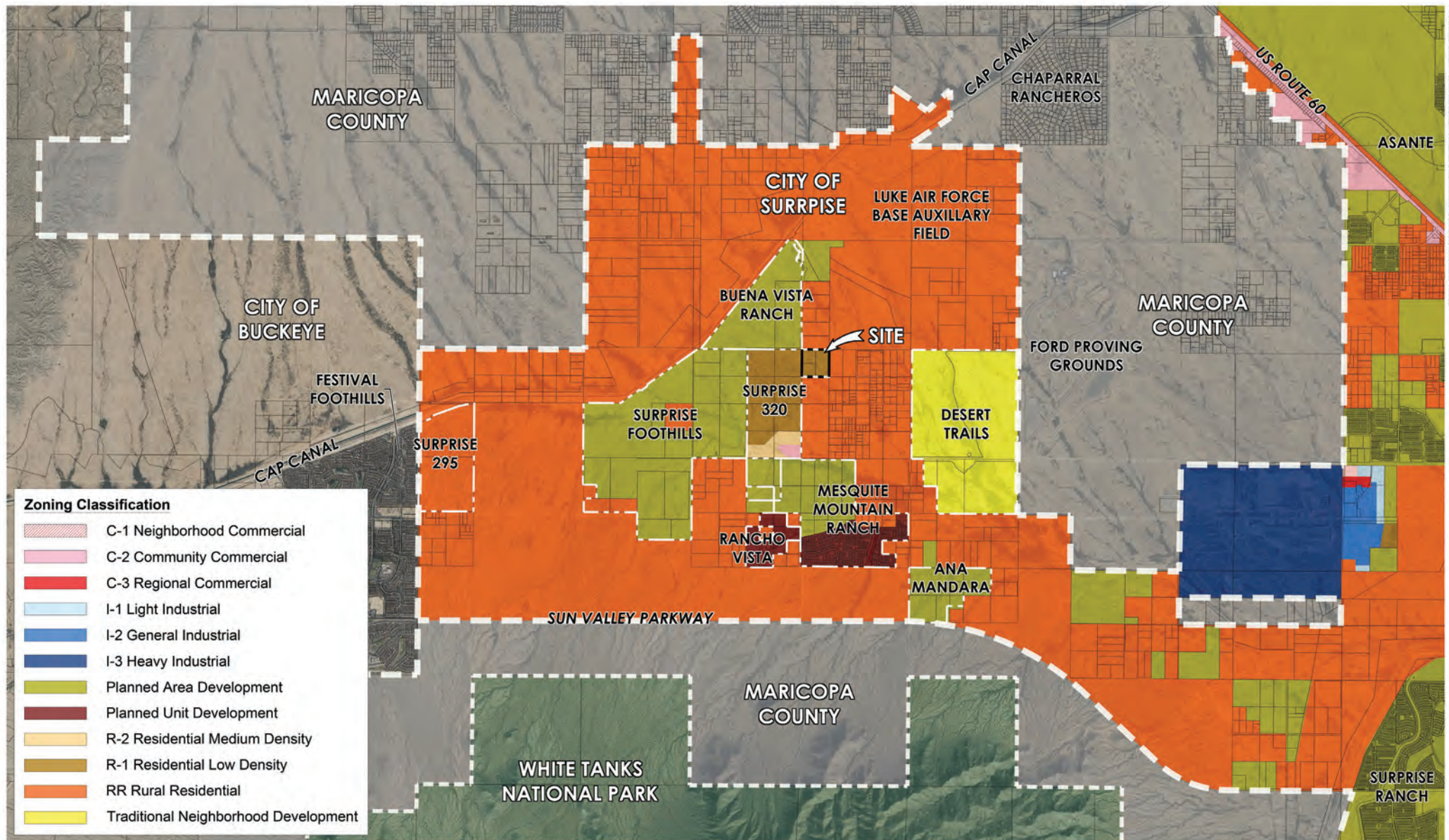
*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior** to the scheduled meeting(s).*

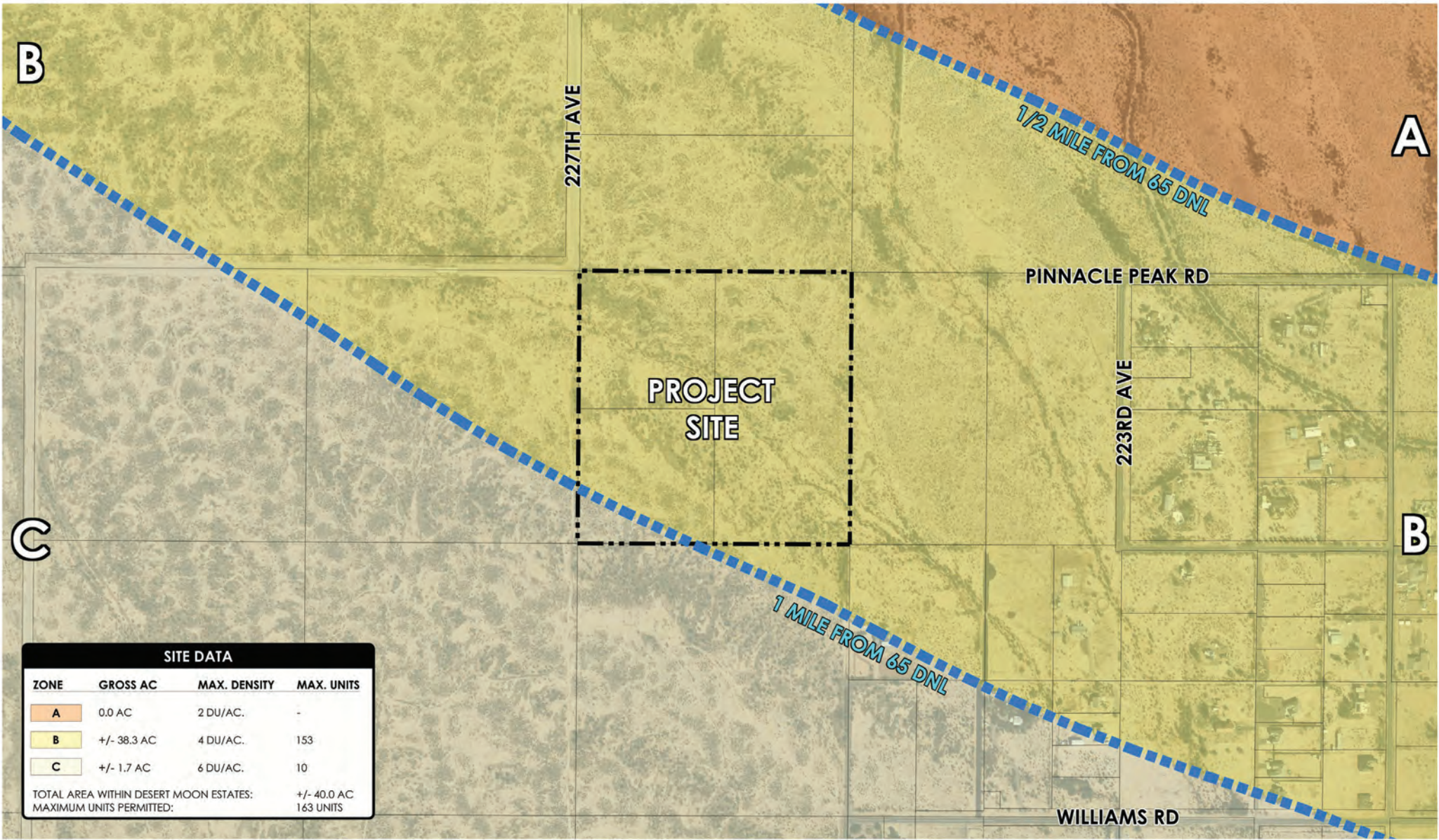


Exhibit D: Meeting Presentation Exhibits







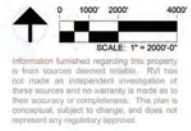


SITE DATA			
ZONE	GROSS AC	MAX. DENSITY	MAX. UNITS
A	0.0 AC	2 DU/AC.	-
B	+/- 38.3 AC	4 DU/AC.	153
C	+/- 1.7 AC	6 DU/AC.	10
TOTAL AREA WITHIN DESERT MOON ESTATES:			+/- 40.0 AC
MAXIMUM UNITS PERMITTED:			163 UNITS



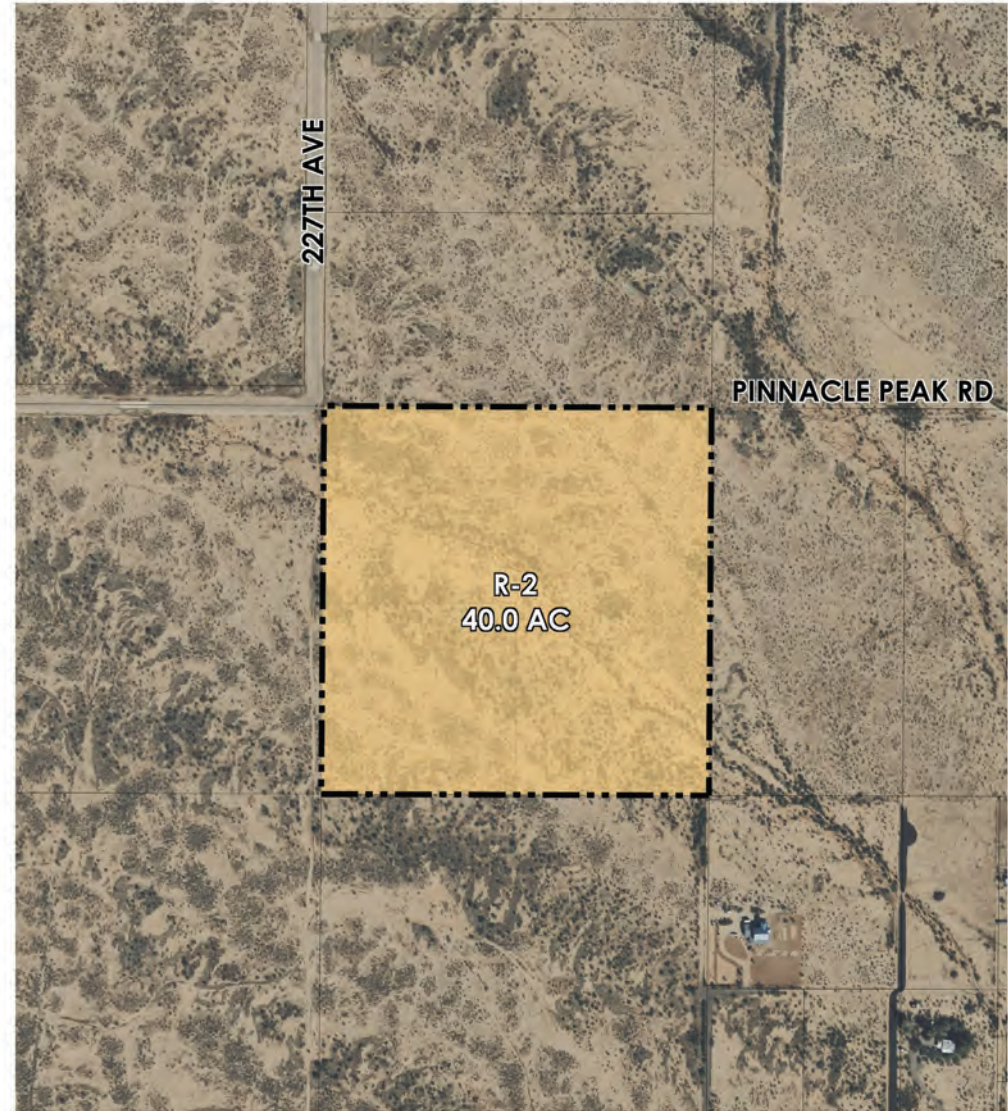
DESERT MOON ESTATES • FIGURE 6: LUKE AIR FORCE BASE GRADUATED DENSITY ANALYSIS

SURPRISE, AZ
 2023-09-20
 # 23005514
 JEWEL INVESTMENT COMPANY





EXISTING ZONING DISTRICT



PROPOSED ZONING DISTRICTS

Copyright 2023



DESERT MOON ESTATES • FIGURE 7: EXISTING VS. PROPOSED ZONING

📍 SURPRISE, AZ
 📅 2023-09-20
 # 23005514
 👤 JEWEL INVESTMENT COMPANY



Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and its warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

Exhibit E: Citizen Contact & Response

Jessica Miller

From: Mark Reddie
Sent: Thursday, April 18, 2024 1:57 PM
To: JoAnna Mankiewicz
Cc: tanner.wessel@surpriseaz.gov; Jessica Miller
Subject: RE: FS24-0080

Hi JoAnna, thank you for your e-mail. Currently the Desert Moon Estates property is zoned R-1. Based on some market analysis in the area, the property owner would like to develop the property with a slightly smaller lot size than R-1 permits, so we are requesting to rezone to R-2 which allows a slightly smaller lot size. The density will allow for a maximum of 161 units, which is in conformance with the City's General Plan and also with the Luke Air Force Base Graduated Density Policy based on proximity to their Auxiliary 1 Field to the north.

As for water, we are coordinating with the City of Surprise and the Surprise Foothills Area Water Master Plan to ensure we have water availability to serve the project. We submitted a water and sewer master plan with our rezoning submittal, and are happy to provide those to you if you would like to review them. Additionally, in order for our property to develop, we are required to provide all the water and sewer infrastructure, as well as roadway improvements to serve our project, so the City generally doesn't pay for required infrastructure to serve the development.

Hopefully this answers your questions, if not, please let me know. Thanks

Mark Reddie

Managing Principal / Vice President

RVi Planning + Landscape Architecture

4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.292.1685 Mobile • 480.586.2349 Direct • 480.994.0994 Main
www.rviplanning.com

From: JoAnna Mankiewicz [REDACTED]
Sent: Tuesday, April 16, 2024 4:12 PM
To: Mark Reddie <mreddie@rviplanning.com>
Cc: tanner.wessel@surpriseaz.gov
Subject: FS24-0080

Dear Mark,

I just need some clarification on this application to rezone Desert Moon Estates to change 40 gross acres from Residential Low Density (R-1) to Residential Medium Density (R-2) located at the southeast corner of Pinnacle Peak Road and 227th Avenue. What is the purpose of the rezoning, and are water/utility usage and cost to the City to provide City services?

Thank you,
JoAnna Mankiewicz
Surprise, AZ

Tanner Wessel

To: Christina Sexton; Jessica Miller
Cc: Alyssa Carpenter; Nichole Flores
Subject: RE: Desert Moon Estates Neighbor Support Letter

From: Jessica Miller <jmiller@rviplanning.com>
Sent: Tuesday, June 4, 2024 1:32 PM
To: Christina Sexton <Christina.Sexton@surpriseaz.gov>
Cc: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>; Nichole Flores <Nichole.Flores@surpriseaz.gov>
Subject: FW: Desert Moon Estates Neighbor Support Letter

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Hi Chris,
Below is an email in support from one of our neighboring property owners. I was told to forward this your way to include in the staff report.
Thanks!

Jessica Miller
Project Manager

RVi Planning + Landscape Architecture
4900 North Scottsdale Road, Suite 1200 • Scottsdale, AZ 85251
602.516.8523 Mobile • 480.994.0994 Main
www.rviplanning.com (-> secure-web.cisco.com)

From: Gil and Linda [REDACTED]
Sent: Thursday, May 30, 2024 11:03 AM
To: Mark Reddie <mreddie@rviplanning.com>
Subject: White Tank Zonning

Mr. Mark Reddie

We own the 20 acres of vacant land (Parcel # 503-81-031N) located adjacent east of the Desert Moon Estates property.

We fully support the FS24-0080 Desert Moon Estate rezoning application currently in process with the City of Surprise AZ.

Gil and Linda Elias
Robert and Marylou Perez

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0.1

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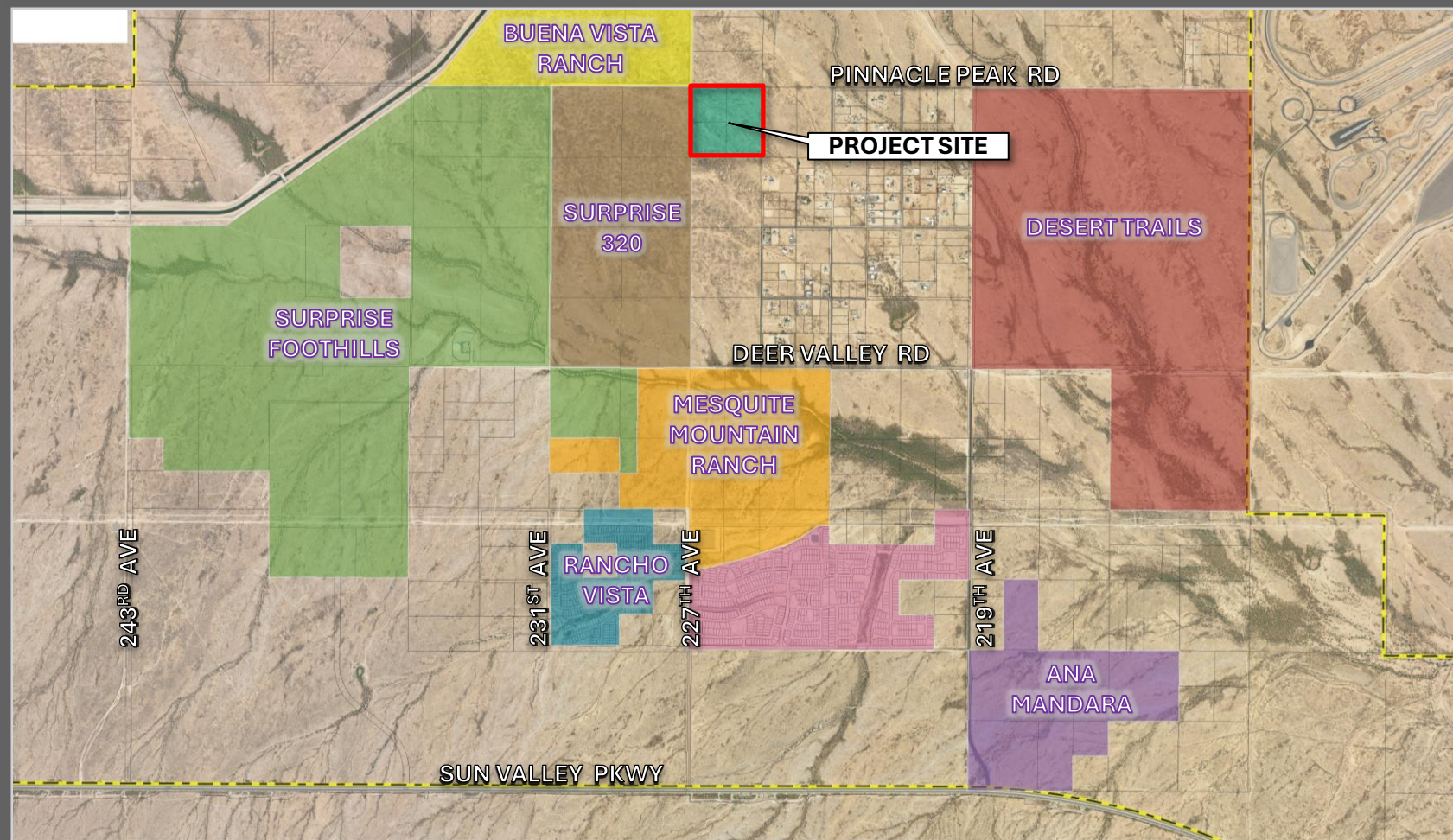


FS24-0080

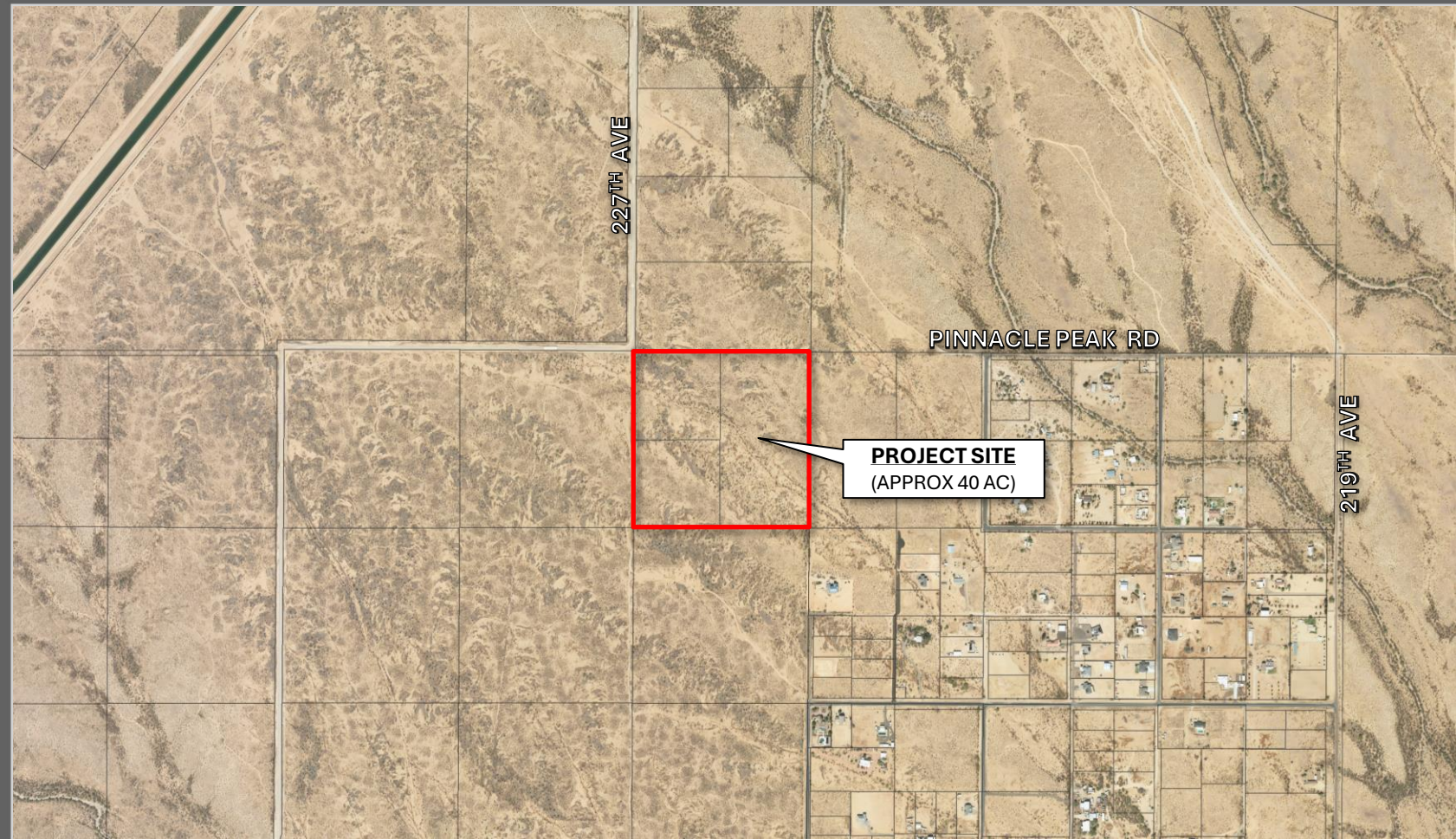
Desert Moon Estates

Rezone

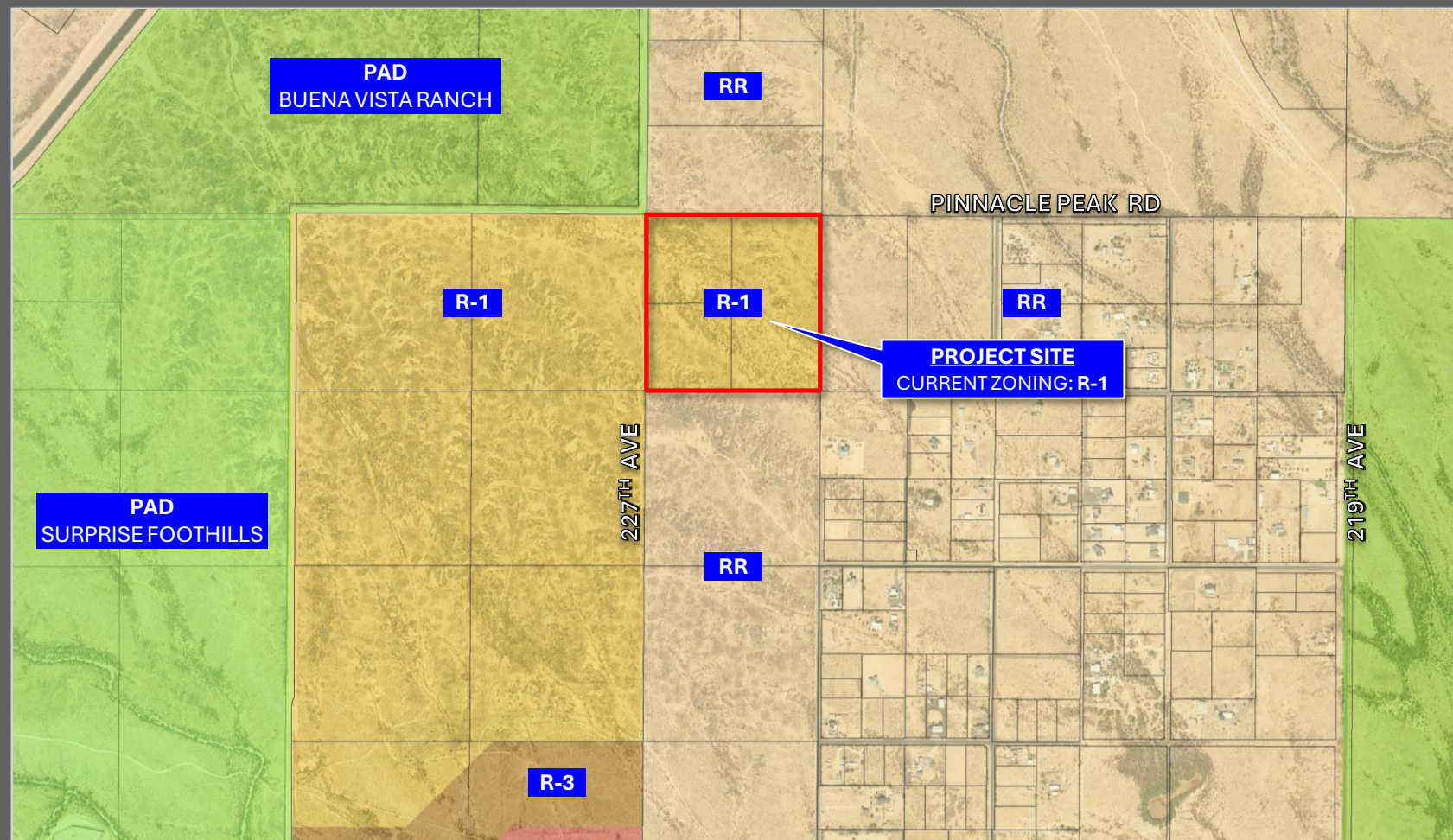
Planning & Zoning Commission
August 1, 2024



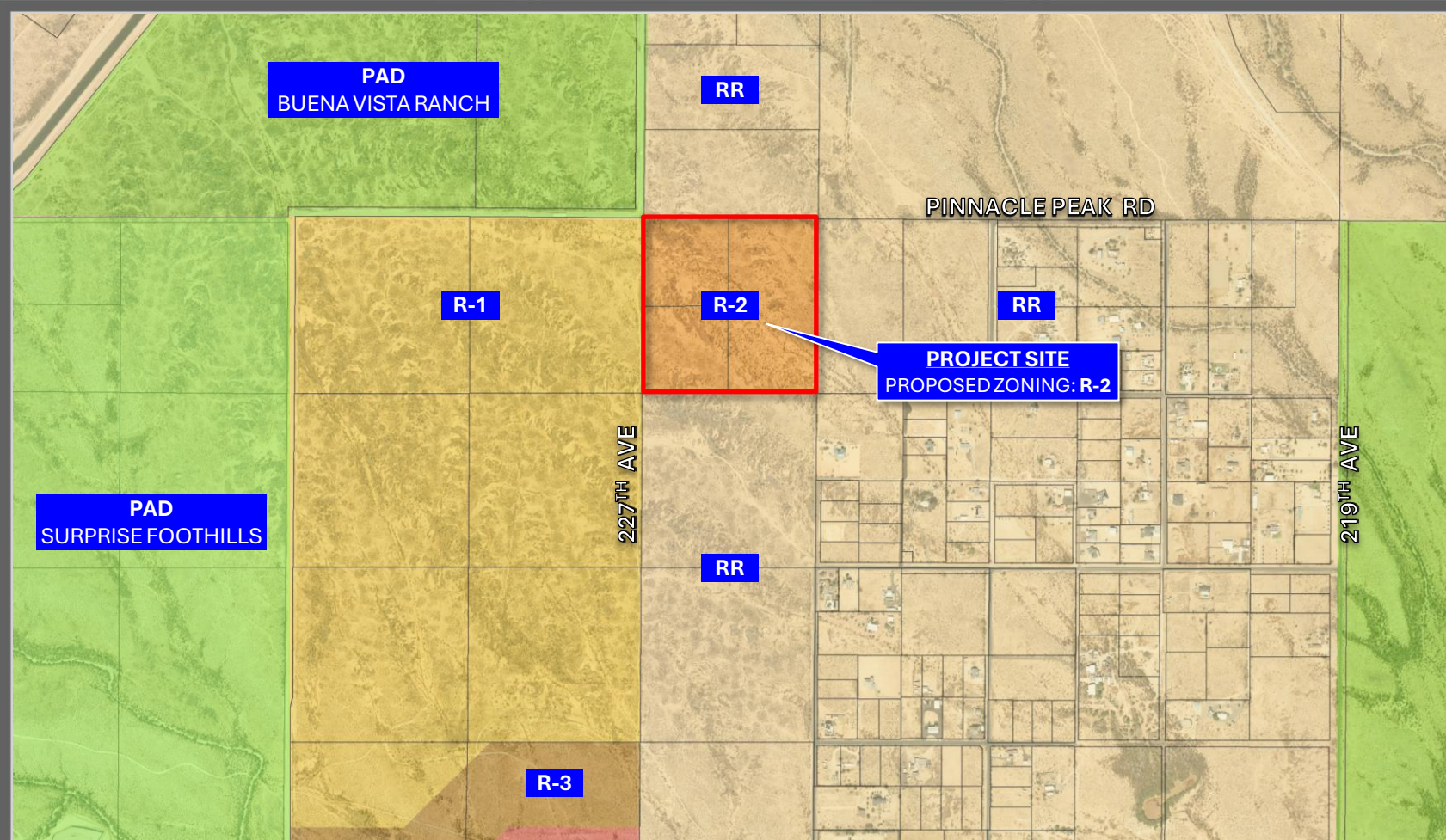
FS24-0080 VICINITY MAP



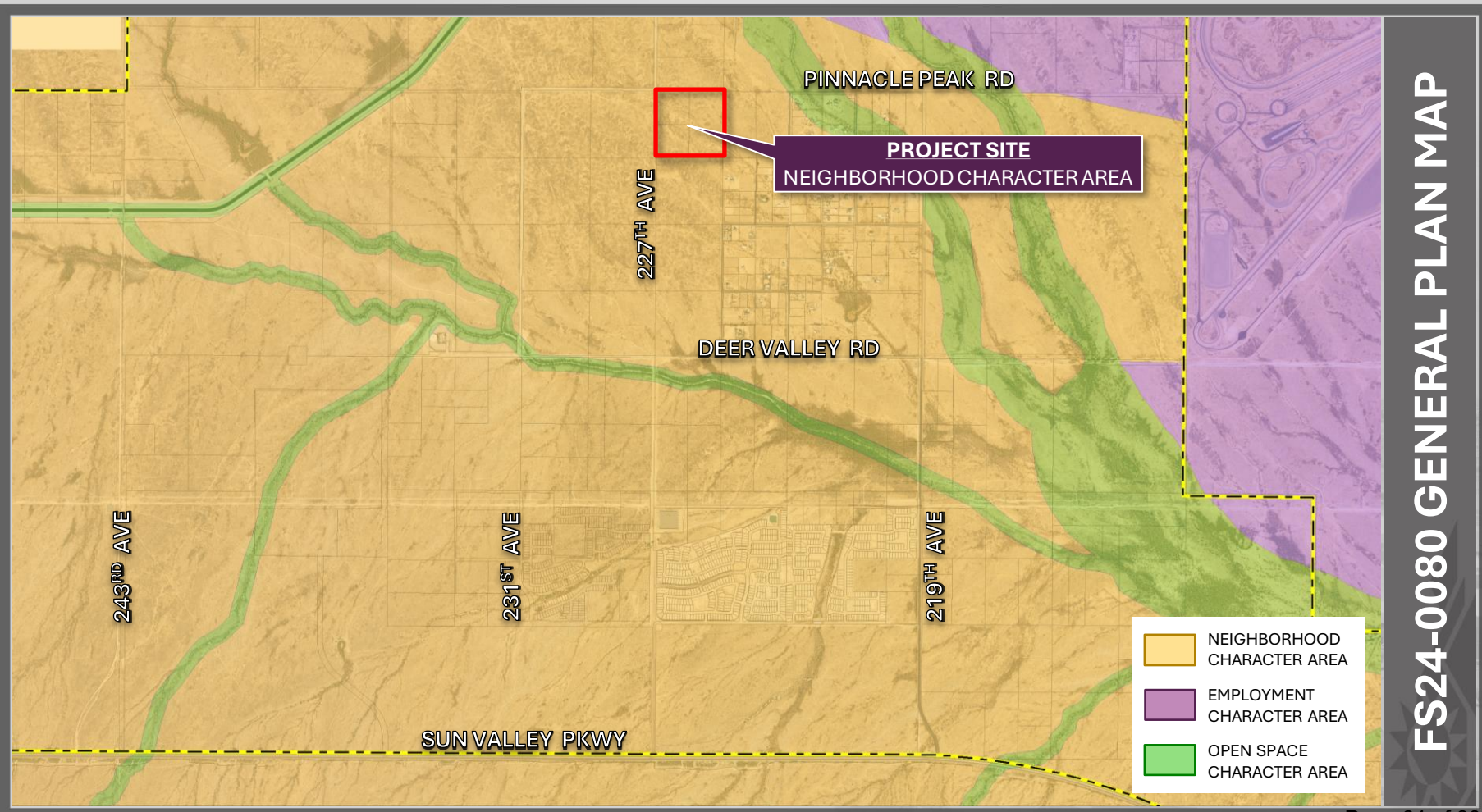
FS24-0080 VICINITY MAP



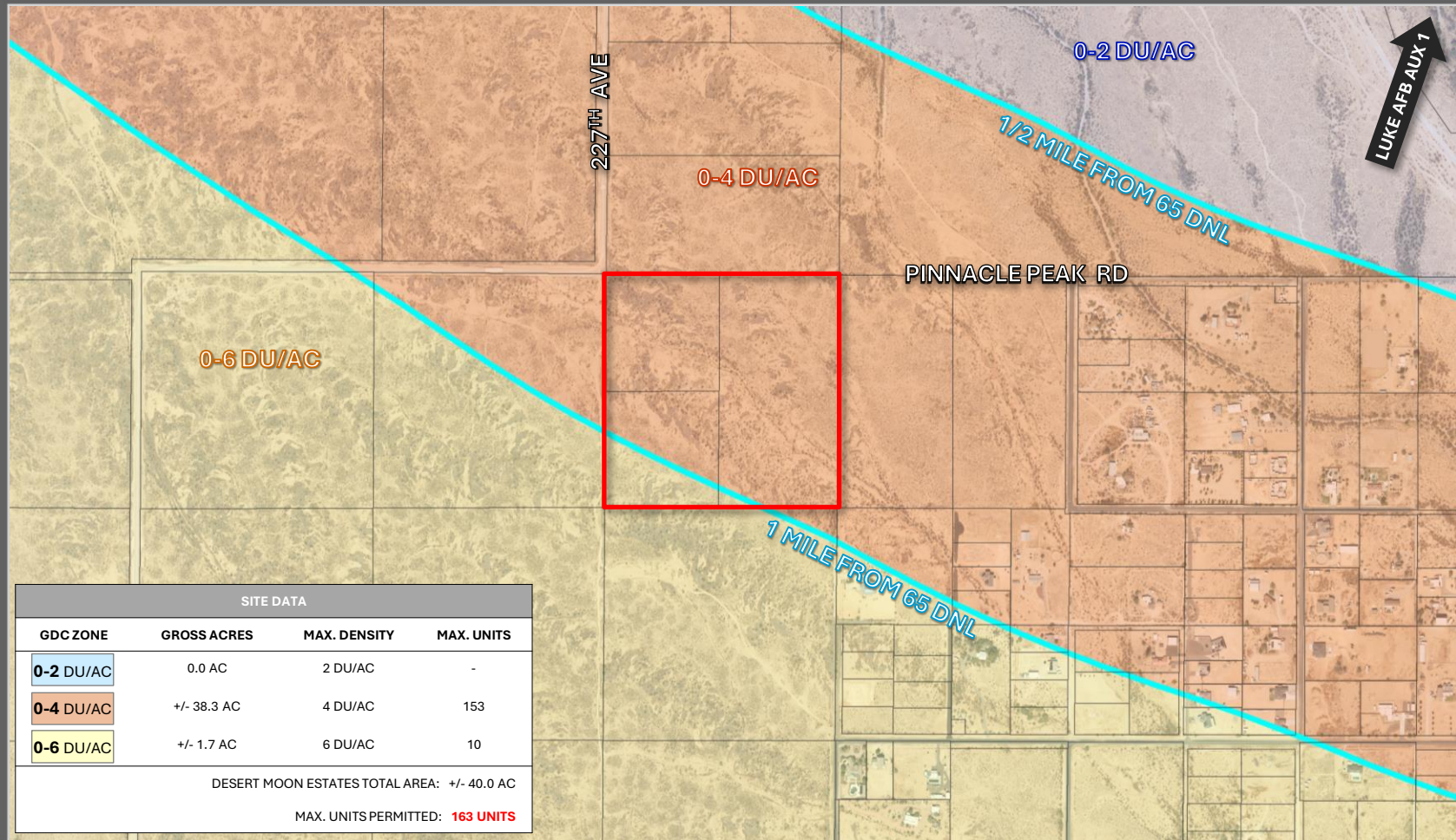
FS24-0080 EXISTING ZONING MAP



FS24-0080 PROPOSED ZONING MAP



FS24-0080 GENERAL PLAN MAP



SITE DATA			
GDC ZONE	GROSS ACRES	MAX. DENSITY	MAX. UNITS
0-2 DU/AC	0.0 AC	2 DU/AC	-
0-4 DU/AC	+/- 38.3 AC	4 DU/AC	153
0-6 DU/AC	+/- 1.7 AC	6 DU/AC	10
DESERT MOON ESTATES TOTAL AREA: +/- 40.0 AC			
MAX. UNITS PERMITTED: 163 UNITS			

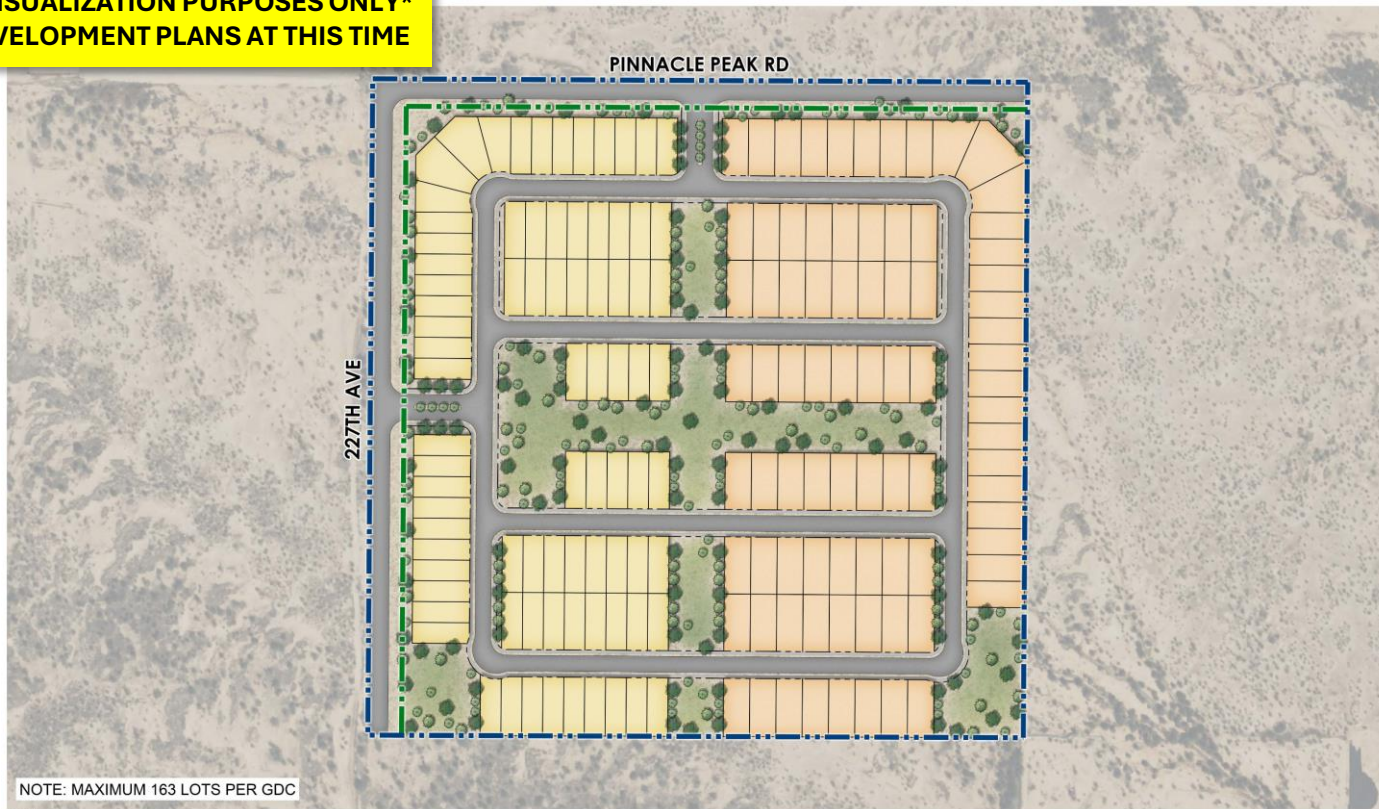
Table 106-2d—Residential Medium Density (R-2) Zoning District

Lot Categories	A4	B4	C	D
General Plan compatibility	Urban	Suburban	Suburban	Suburban
Lot area (sf)	3,500—4,949	4,950—7,999	8,000—11,999	≥12,000
Min. lot width (sf)	40	45	70	80
Min. front setback ¹ (ft)	10	12	12	15
Max. front setback (ft)	25	25	25	30
Min. rear setback ¹ (ft)	10	15	20	20
Min. side setback ¹ (ft)	5 & 7 ²	5 & 8 ²	5 & 10	10
Min. street side setback ^{1, 5} (ft)	10	10	10	10
Max. bldg. height (ft)	35	35	35	35
Open space (% of gross acres of residential development) ³	25%	20%	20%	20%

Notes:

1. *Garage* face and embellishments shall be *setback* a minimum of 20 feet measured from any opposing property line, except rear *alley* loaded *garages*, which shall be *setback* nine (9) feet from *alley* edge line.
2. May be reduced to zero feet *setback* for *single-family dwellings* as *attached building* and separated by a *common wall* along the property line. End units must maintain the larger *setback*.
3. The city requires *open space* on a *subdivision* or *development* site basis rather than on a *lot-by-lot* basis. Subdivisions with more than one (1) *lot* category will provide the higher percentage of *open space*.
4. Residential projects shall contain no more than fifty (50) percent of lots less than forty-eight (48) feet wide as calculated across whole *subdivisions* or *preliminary plat* and will include mitigating designs outline in [Chapter 108](#) of this *ordinance*.
5. Corner *lots* where *block* endcap landscape tracts are provided are not subject to the minimum *street* side *setbacks*.

FOR VISUALIZATION PURPOSES ONLY
NO DEVELOPMENT PLANS AT THIS TIME



DESERT MOON ESTATES • CONCEPTUAL SITE PLAN

📍 SURPRISE, AZ
📅 2024-06-26
📄 23050514
🏢 JEWEL INVESTMENT COMPANY





OUTREACH

- Citizen Participation Meeting (In-Person)
 - April 23rd, 2024
 - Willow Canyon High School – Collaborative Commons
 - 10 attendees
- Advertised according to the Surprise Land Development Ordinance (LDO)
 - Site Posting
 - 300' Mailers
 - Legal Ad in Newspaper
- Questions/Concerns
 - Density, number of residence, roadway development / traffic, water, and timing of development

Staff Recommendation

Recommend **Approval** to City Council



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: August 1, 2024

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: Yes

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to a Rezone from Rural Residential (RR) to Regional Commercial (C-3) on one (1) undeveloped parcel, located south of the southeast corner of 163rd Avenue and 162nd Drive. FS23-0992.

Motion:

I move to approve 162nd Drive Self Storage, Case FS23-0992, subject to stipulations 'a' and 'b' as outlined in the staff report.

I move to deny 162nd Drive Self Storage, Case FS23-0992, because insert reason.

Background:

David Hughes with EPS Group, Inc., the applicant, on behalf of Lawrence Hancock with Adams Property Group, the owner, requests a rezone of approximately 0.41 acres on one (1) undeveloped parcel from Rural Residential (RR) to Regional Commercial (C-3), generally located south of the southeast corner of 163rd Avenue and 162nd Drive.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the city will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS23-0992 162nd Drive Self Storage Rezone - Staff Report
 2. 01 - FS23-0992 162nd Drive Self Storage Rezone - Vicinity Map
 3. 02 - FS23-0992 162nd Drive Self Storage Rezone - Existing Zoning Map
 4. 03 - FS23-0992 162nd Drive Self Storage Rezone - Proposed Zoning
 5. 04 - FS23-0992 162nd Drive Self Storage Rezone - Rezone Document
 6. 05 - FS23-0992 162nd Drive Self Storage Rezone - Citizen Participation Report - Redacted
 7. 06 - FS23-0992 162nd Drive Self Storage Rezone - Affidavit of Sign Posting
 8. FS23-0992 162nd Drive Self Storage Rezone - PowerPoint
-

Case: **FS23-0992**

Project Name: 162nd Drive Self Storage - Rezone

Council District: 1 – Acacia

Meeting Date: **August 1, 2024**

Planner: Chris Sexton, Planner II

Owner: Lawrence Hancock, Adams Property Group

Applicant: David Hughes, EPS Group, Inc.

Request: Rezone from Rural Residential (RR) to Regional Commercial (C-3)

Site Location: Generally located south of the southeast corner of 163rd Avenue and 162nd Drive

Site Size: 0.41 acres (approx.)

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

Support/Opposition: See attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission move to recommend **approval** of case **FS23-0992** to the City Council, subject to stipulations 'a' and 'b'.

33 **Project Description:**

34 David Hughes with EPS Group, Inc., the applicant, on behalf of Lawrence Hancock with
35 Adams Property Group, the owner, requests a rezone of approximately 0.41 acres on one
36 (1) undeveloped parcel from Rural Residential (RR) to Regional Commercial (C-3),
37 generally located south of the southeast corner of 163rd Avenue and 162nd Drive.
38

39 **Background:**

40 **December 7, 2021:** The City Council approved a General Plan Amendment to change the
41 land use designation from Commerce and Office to Neighborhood Character Area under
42 Resolution# 2021-175, case FS21-251.
43

44 **May 25, 2023:** Staff met with the applicant to discuss the project during a regularly scheduled
45 Concept Review meeting under CR23-0377.
46

47 **November 15, 2023:** The applicant filed a related request for an annexation for one
48 undeveloped parcel in Maricopa County, under case FS23-0991.
49

50 **November 15, 2023:** The applicant filed the rezone request under case FS23-0992, the
51 subject case.
52

53 **January 17, 2024:** The applicant held a neighborhood outreach meeting to discuss the
54 project.
55

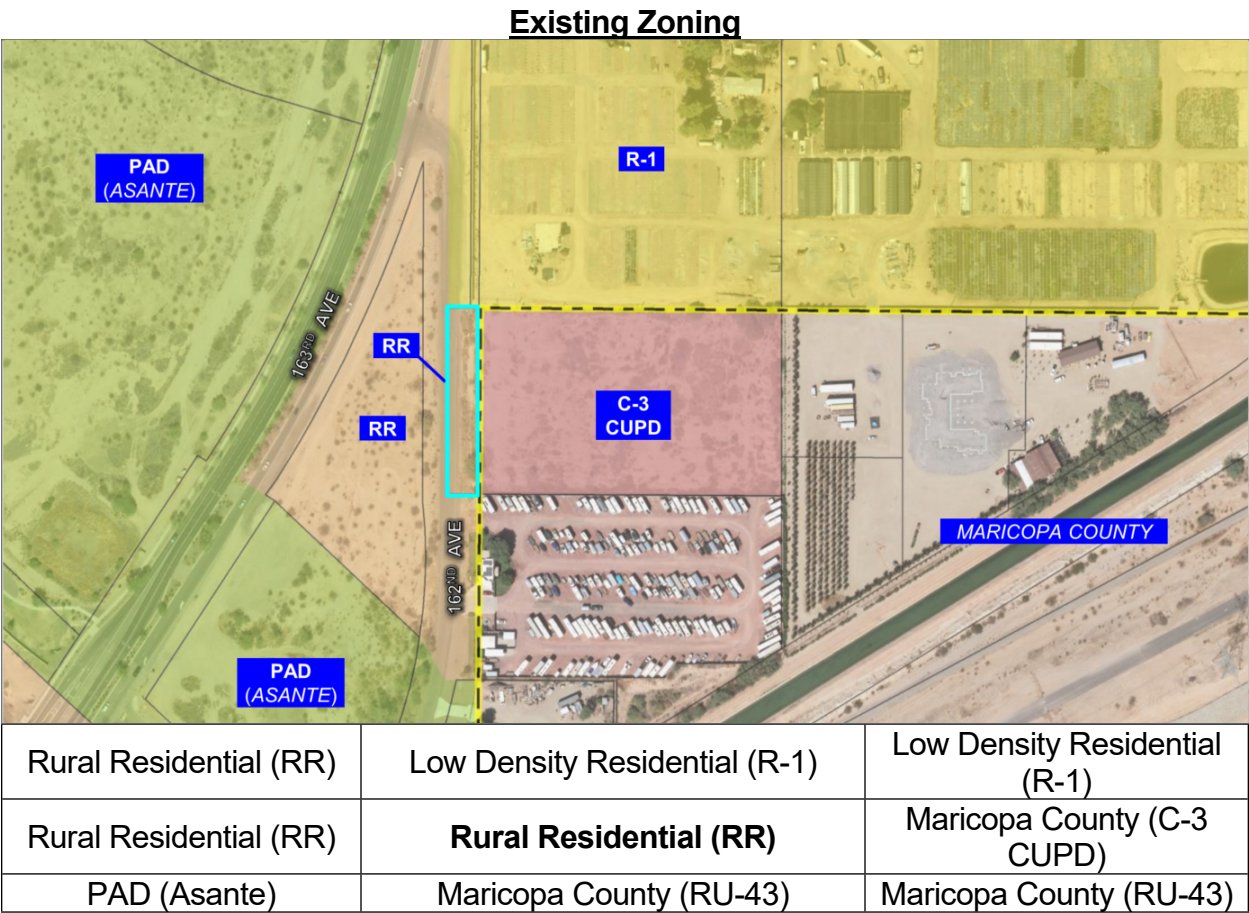
56 **May 7, 2024:** The City Council held a non-public hearing for the Intent to Annex, Resolution
57 #2024-60, directing staff to file the blank petition under a separate case, FS23-0991.
58

59 **June 4, 2024:** The City Council held a public meeting the last ten days of the thirty day waiting
60 period regarding the blank petition.
61

62 **Neighborhood Meeting Summary:**

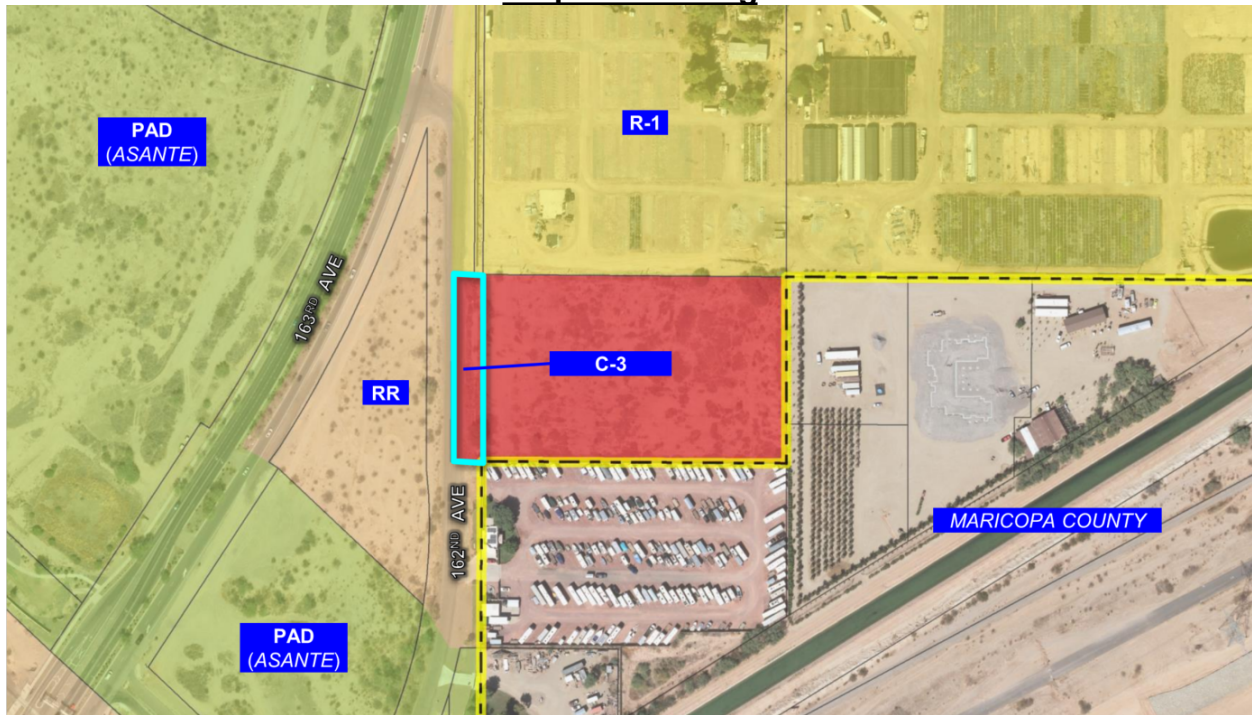
63 The applicant held a neighborhood outreach meeting on January 17, 2024, that was properly
64 advertised per the requirements of the Land Development Ordinance (LDO). The meeting
65 took place in-person at Asante Preparatory Academy. During this meeting, there were four
66 attendees that expressed their comments and concerns regarding infrastructure, number of
67 and size of storage units, operation of the self-storage and vehicular access. See the
68 attached Citizen Participation Report for a detailed summary of the meeting.
69
70

71 The existing and proposed zonings are shown below.



72

Proposed Zoning



Rural Residential (RR)	Low Density Residential (R-1)	Low Density Residential (R-1)
Rural Residential (RR)	Regional Commercial (C-3)	Maricopa County (C-3)
PAD (Asante)	Maricopa County (RU-43)	Maricopa County (RU-43)

Analysis and Discussion:

The subject request is for a rezone of approximately 0.41 acres on one (1) undeveloped parcel from Rural Residential (RR) to Regional Commercial (C-3), generally located south of the southeast corner of 163rd Avenue and 162nd Drive.

At the time of this report, the 4.07 parcel, located to the east of the subject parcel, is located within Maricopa County jurisdiction, outside of city limits. The current zoning of that parcel under County jurisdiction is General Commercial with Commercial Plan of Development Overlay Zone (C-3 CUPD). In conjunction with this rezone application, the applicant submitted an annexation request under case FS23-0991 to incorporate the larger 4.07 acre parcel into the City of Surprise. The subject rezone will follow the annexation, if approved. If the annexation is approved by the Mayor and City Council, the larger parcel will assume like zoning of Regional Commercial (C-3), which is the city's equivalent zoning to Maricopa's County zoning district.

Ultimately, both parcels are intended to be combined and developed as a self-storage facility. The site will be developed in accordance with the requirements of the City of Surprise.

94 **Roadways:**

95 Access to the subject site will be available through the future single-family residential
96 community to the north. 162nd Drive connects with the residential collector, Country Club
97 Terrace, to the north of the site which has full movement access at a future signal on 163rd
98 Avenue.

99
100 **Utility and Services Table:**

Electric:	APS
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
Schools:	Dysart Unified School District

101
102 **Conformance with Adopted Plans:**

103 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
104 as lying within the Neighborhood Character Area and the Transit Oriented Development
105 (TOD) Sub Character area. The proposed development adheres to the General Plan
106 Development Guidelines common to all Community Commercial types. The Neighborhood
107 Character Area supports commercial developments near residential neighborhoods that
108 utilize well connected street and trail networks to encourage pedestrian and bicycle travel
109 between uses and minimize the need for motor vehicle trips. In addition, the project
110 adheres to the design guidelines of the character area which allows for regional
111 commercial and commercial office development which encourages non-residential
112 development to occur near primary roadways or oriented towards arterial corridors.

113
114 **Reviewing Agencies:**

115 In addition to the standard city reviewing agencies, Maricopa Water District and Luke AFB
116 were included in the routing of this request. These agencies indicated no objections to the
117 request.

118
119 **Summary:**

120 The proposed rezone request is for the development of a future self-storage facility. The
121 project is consistent with the manner and intent of the Surprise Municipal Code and Surprise
122 General Plan 2035. If approved, the site will be developed in accordance with the
123 requirements of the City of Surprise. A separate but related annexation request is under
124 review (FS23-0991).

125
126 **Findings:**

- 127
 - The proposed rezone is consistent with the Surprise General Plan 2035.
 - The proposed rezone is consistent with the City of Surprise.
 - The reviewing agencies have indicated no objections to the request.

128
129
130
131

132 **Recommendation:**

133 Based on the findings noted above, staff recommends the Commission move to recommend
134 **approval** of case **FS23-0992** to the City Council, subject to stipulations 'a' and 'b' as outlined
135 below:

- 136
- 137 a. Development and use of the site shall be consistent with the rezone narrative entitled
138 "162nd Drive Self Storage Rezone Document", prepared by EPS Group, Inc. dated
139 July 1, 2024.
- 140
- 141 b. Non-compliance with the stipulations of approval of this case will be treated as a
142 violation in accordance with the applicable provisions of the Surprise Municipal Code.
- 143

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

146

147 *Recommended motions:*

148

149 I move to recommend approval 162nd Drive Self Storage, Case FS23-0992, subject to
150 stipulations 'a' and 'b' as outlined in the staff report.

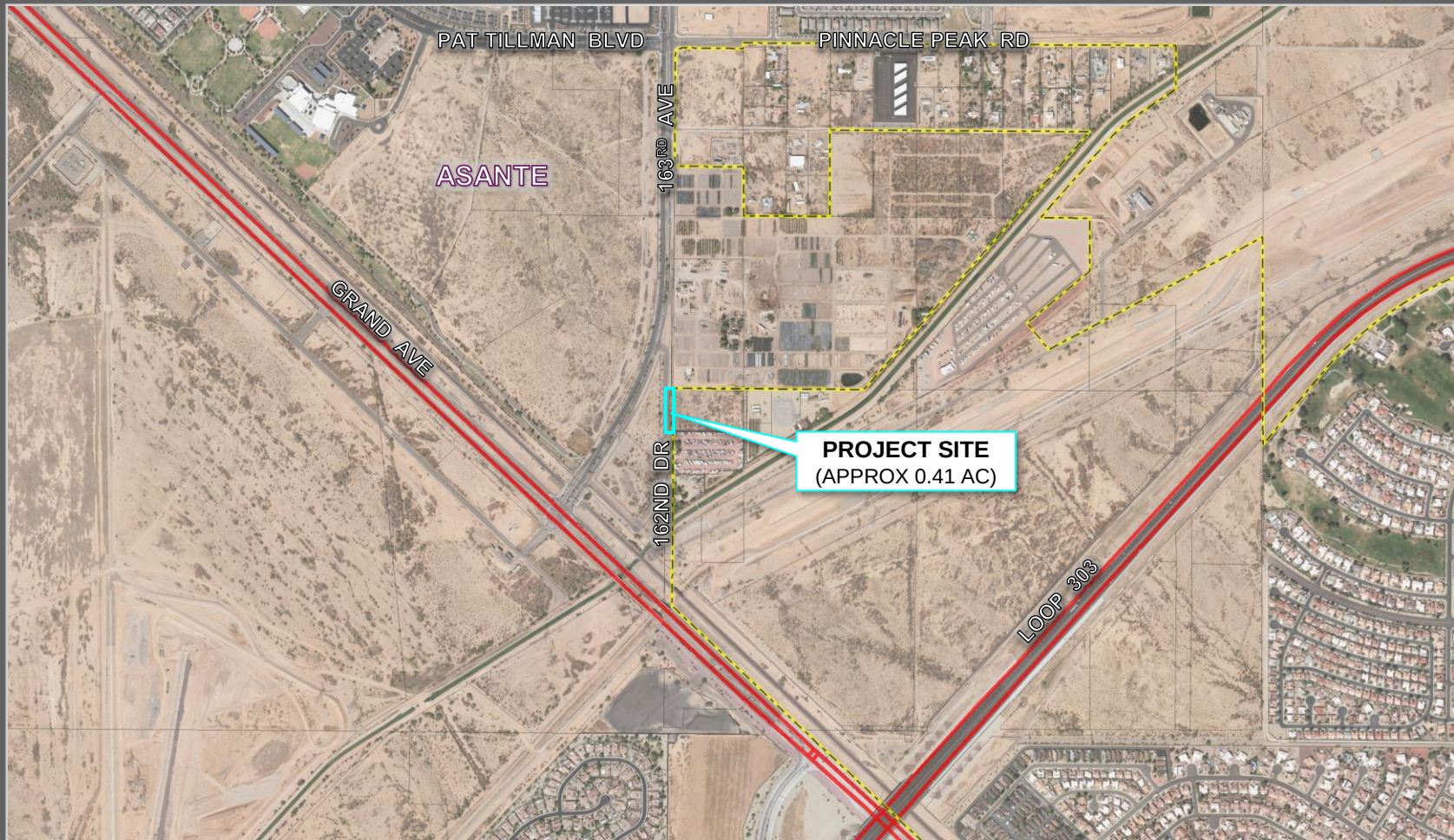
151

152 I move to recommend denial 162nd Drive Self Storage, Case FS23-0992, because insert
153 reason.

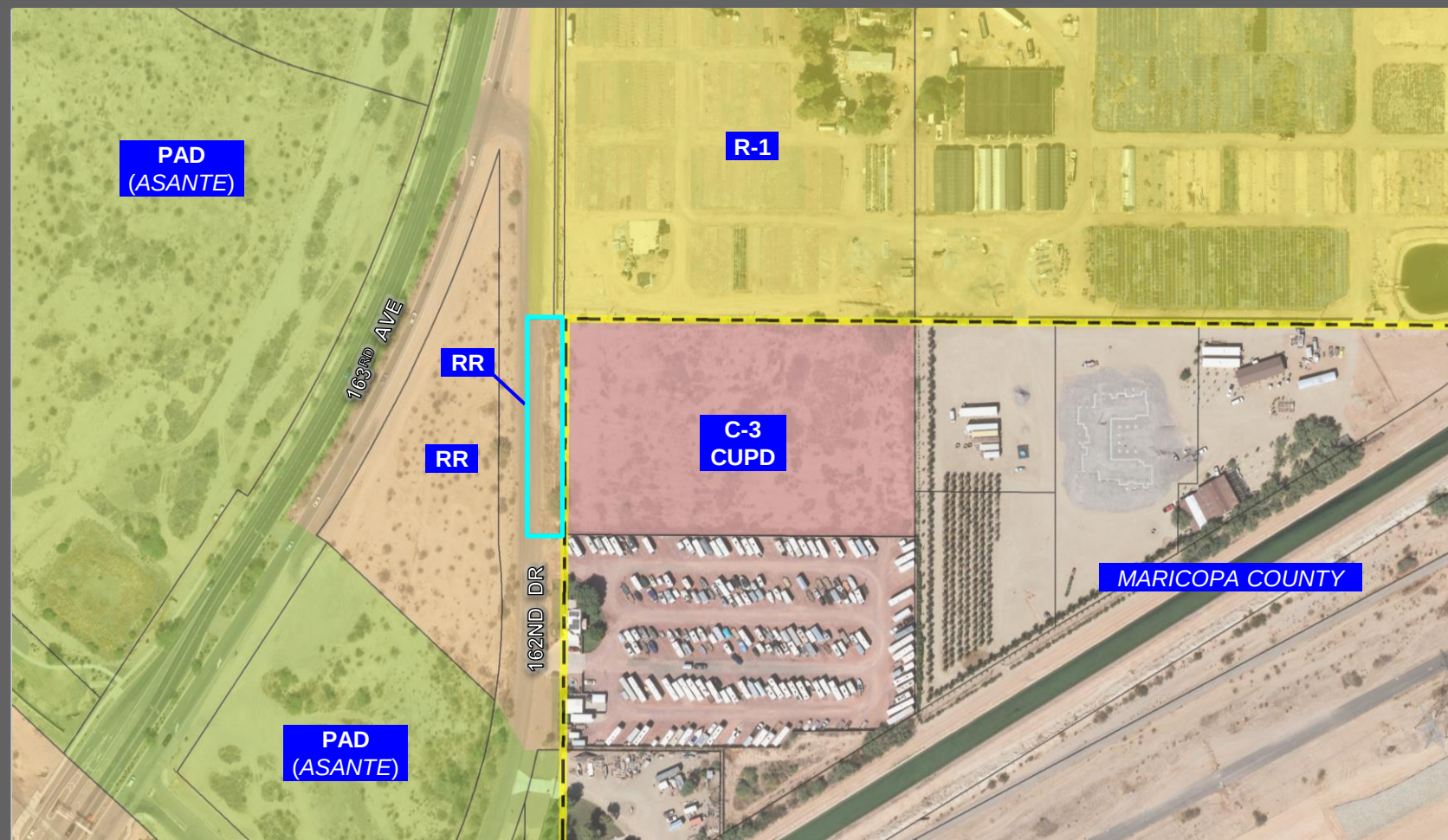
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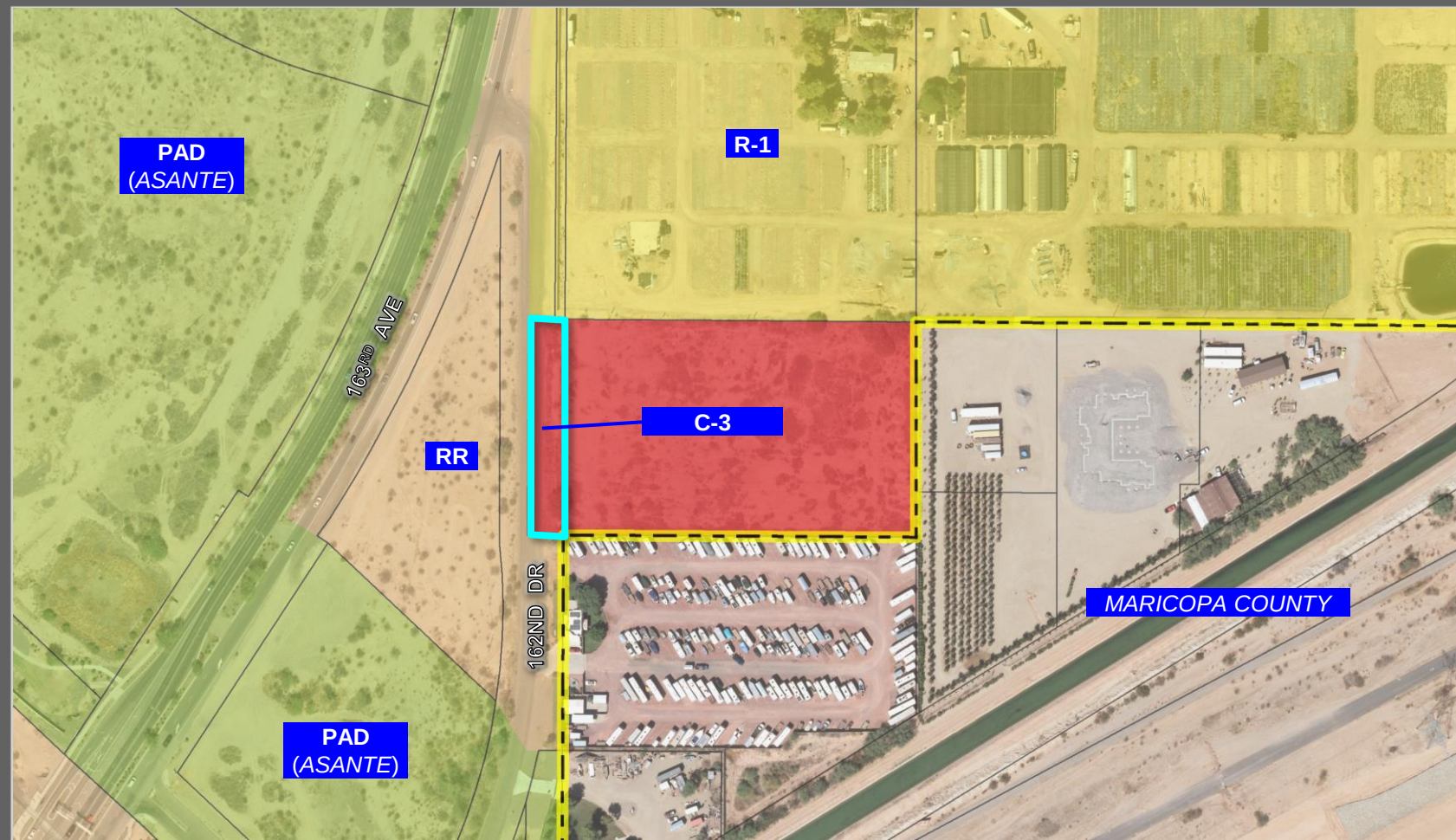
155 **Attachments:**

156 01 Vicinity Map
157 02 Existing Zoning Map
158 03 Proposed Zoning Map
159 04 Rezone Document
160 05 Citizen Participation Report - REDACTED
161 06 Affidavit of Posting
162 PPT



FS23-0992 VICINITY MAP





FS23-0992 PROPOSED ZONING

162nd Drive Self Storage

Case No. FS23-0992

Rezone Document

S/SEC of 163rd Avenue and 162nd Drive

1st Submittal: November 14, 2023

2nd Submittal: February 26, 2023

3rd Submittal: July 1, 2024



Developer

Adams Property Group
2298 Mt. Pleasant Street
Charleston, SC 29403
Tel: 843.941.4001
Contact: George Harb

Applicant

EPS Group, Inc.
1130 N. Alma School Road, Suite 120
Mesa, AZ 85201
Tel: 480.503.2250
Contact: David Hughes

Legal Counsel

Gilbert Blilie PLLC
701 N. 44th Street
Phoenix, AZ 85008
Tel: 480.429.3030
Contact: Jeff Blilie

Contents

Introduction	3
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Description of Proposal	3
Surrounding Land Uses	3
General Plan Compliance	4
Rezoning	4
Site Access	5
Water	6
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Introduction

EPS Group, Inc., on behalf of the Adams Property Group (Developer), submits this Rezone request for a proposed Class-A self-storage facility located south of the southeast corner of 163rd Avenue and 162nd Drive in Surprise, Arizona. This application requests the review of the proposed 0.416-acre *162nd Drive Self Storage* rezone case.

Purpose of Request

The site consists of an undeveloped parcel, APN 503-57-004C, located within the jurisdiction of the City of Surprise. The developer is seeking to develop a mix of traditional and climate controlled self-storage on the subject site and the adjacent, undeveloped parcel to the east, APN 503-57-004D, which will serve the greater area and future residents of the City of Surprise. In order to accommodate this use, this application requests the rezone of the 0.416-acre subject property from RR to C-3.

Description of Proposal

The proposed Class A self-storage facility shall have three climate-controlled storage buildings on the west side, east side and in the center. Entries into these building will be off the main drive aisle loop which circles the center building. The building sides adjacent to the main drive aisle loop will be lined with traditional roll-up storage units. There will also be two buildings of traditional roll-up units along the north and south of the main drive aisle loop. The entrance into the facility shall be from the southwest corner of the property where customers can park and enter the leasing office on the south side of the west building. The total number of storage units proposed will be in the range of 700-750 units. Please see the attached *Conceptual Site Plan*.

Subject Property Data	
A.P.N.(s)	503-57-004C
Current Land Use	Undeveloped
Existing General Plan Land Use Designation	Neighborhood
Current Zoning District	RR
Proposed Zoning District	C-3
Gross Area	0.416 Acres

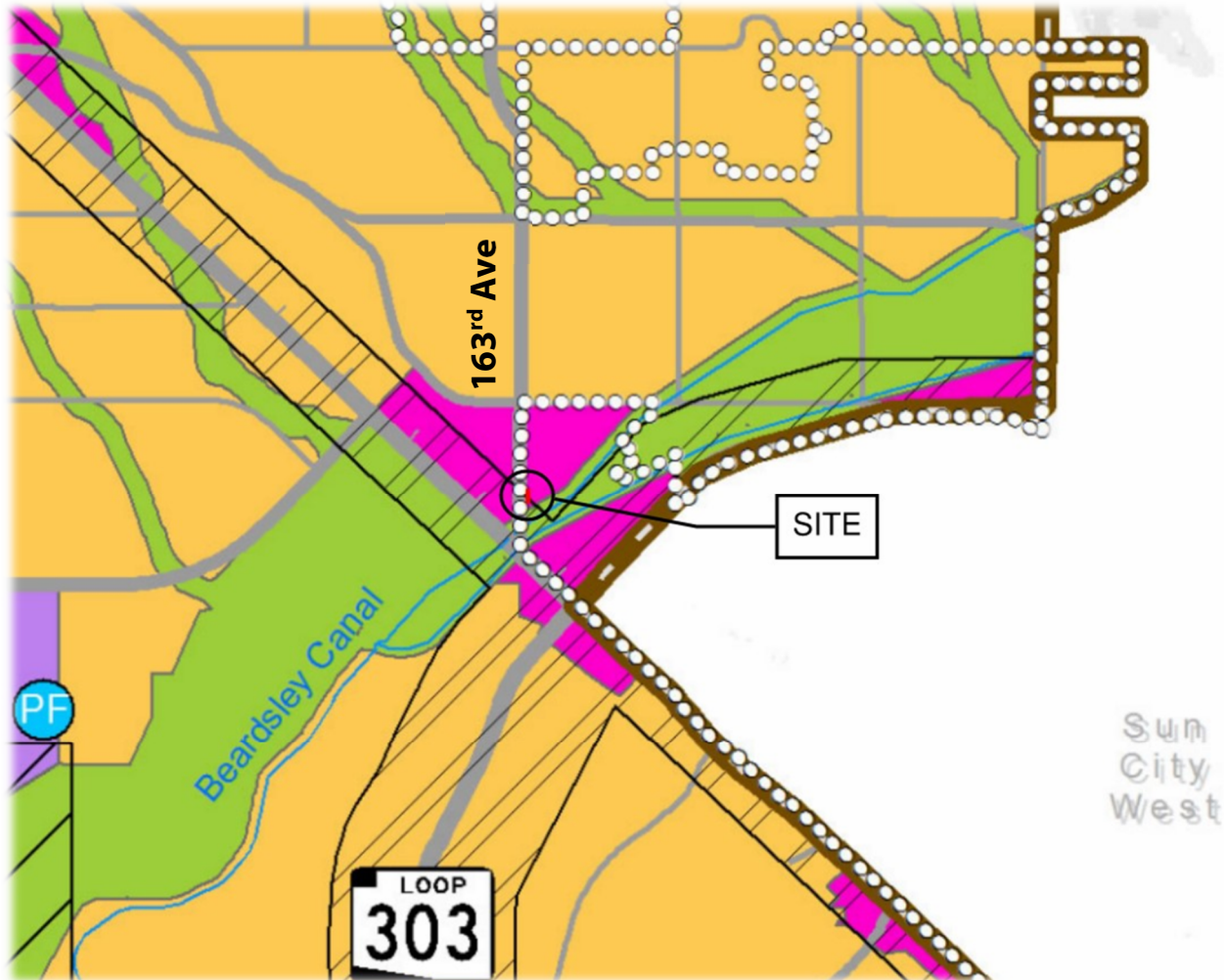
Surrounding Land Uses

The subject property of this proposal is on undeveloped desert land and is more specifically located south of the southeast of 163rd Avenue and 162nd Drive. Surrounding uses of the subject property are listed in the table below.

Surrounding Existing Use and Zoning Designations		
	Existing Use	Existing Zoning
North	Sunrise Nursery / Future Single Family Residential Subdivision (FS22-1217)	R-1 (City of Surprise)
East	Undeveloped Desert	C-3 CUPD (Maricopa County)
South	RV Storage Facility	RU-43 (Maricopa County)
West	Undeveloped Desert	RR (City of Surprise)

General Plan Compliance

This development is within the Neighborhood land use area of the City of Surprise General Plan, which encourages non-residential development to occur near primary roadways or oriented toward arterial corridors. The proposed Class A self-storage site is ideally located along 162nd Drive, near the busy intersection of 163rd Avenue and Grand Avenue.



Rezoning

The subject site consists of APN 503-57-004C currently zoned RR within the City of Surprise. This proposal requests the rezone of the site to C-3. This will align the zoning district with the adjacent parcel to the east, APN 503-57-004D, which together form the development site of the proposed Class-A self-storage facility. The developer and City of Surprise have entered a Pre-Annexation Agreement, which will allow both parcels to retain all approved Maricopa County zoning standards per Case No. Z2018106.

On February 10, 2021, the Maricopa County Board of Supervisors approved the rezoning of the subject property from RU-43 to C-3 CUPD for a commercial outdoor storage and self-storage facility per zoning case Z2018106. The current proposal has removed the outdoor storage portion of the previously approved plan and proposes

the mix of traditional roll-up and climate-controlled storage as mentioned above. The Developer and City have a Pre-Annexation Agreement in place to apply the same development standards which were approved under Z2018106 to the subject site. The previously approved development standards per Z2018106 are listed in the table below:

C-3 PUD Development Standards As approved by Maricopa County Case No. Z2018106	
Standard	C-3 PUD
Lot Area	6,000 SF
Lot Width	329'
Lot Coverage	75%
Height	33'
Front Yard (west property line)	0'
Street-Side Yard (north property line)	25' 0' setback after dedication of Williams Dr. right-of-way
Side Yard (south property line)	0'
Rear Yard (east property line)	0'
Parking Spaces	2 standard parking and 1 ADA due to outdoor storage use and limited visitors at site.
Screening	7– 9' (h) masonry block wall for north, east, and west property lines. 7'– 9' (h) CMU to be constructed within the Williams Dr. R/W reservation. (Northern 25' on western property line and northern 25' on eastern property line.)
Site Enclosure	Storage may occur within the 0' setbacks. Storage products and materials may exceed the height of the enclosure.
Sight Visibility Triangle	No sight visibility triangles

Site Access

Primary access to the facility shall be through the future single-family residential community to the north (FS22-1217). 162nd Drive connects with the residential collector, Country Club Terrace, to the north of the site which has full movement access at a future traffic signal on 163rd Avenue. This stretch of roadway improvements to the north of the subject site, 162nd Drive and Country Club Terrace to 163rd Avenue, are also a part of the City of Surprise's CIP for 163rd Avenue which is currently under development. Please see the attached conceptual site plan for more information.

As part of the pre-annexation agreement between the developer and the City of Surprise, the developer shall be responsible for the following interim and temporary improvements to the 163rd Avenue and 162nd Drive intersection if the future traffic signal is not in place at the time of development.

- Flexible delineators shall be installed within 163rd Avenue to prevent traffic from turning left (heading southbound) from 162nd Drive onto 163rd Avenue.
- Necessary restriping shall be provided to the 162nd/163rd intersection to indicate that left turns from 162nd Drive onto 163rd Avenue are not permitted.
- Signage shall be provided at the 162nd/163rd intersection stating that left turns from 162nd Drive onto

163rd Avenue are not permitted.

Water

Water for this development will be served by the City of Surprise. This development will connect to an 8-inch water line in 162nd Drive in the northwest corner of the project site. The 8-inch water line will be a part of the City's 163rd Avenue CIP which includes 162nd Drive and Country Club Terrace improvements within the development to the north. If there are any existing wells onsite, they will be field verified and abandoned.

Conclusion

We look forward to working with staff to bring a high-quality development into the City of Surprise.

Appendix

Appendix A	Approved Maricopa County Zoning Documents
Appendix B	Rezone Legal Description
Appendix C	Existing Zoning Map
Appendix D	Proposed Zoning Map
Appendix E	Conceptual Site Plan

Appendix A



Planning & Development Department

February 10, 2021

Rod Jarvis
Earl & Curley
3101 N. Central Avenue, Suite 1000
Phoenix, Arizona 85012

SUBJ: Maricopa County Case Number Z2018106

On February 10, 2021 the Maricopa County Board of Supervisors (BOS) approved your request for a zone change from Rural-43 to C-3 CUPD WHSC zoning district for a commercial outdoor storage and self-storage facility. The site consists of approximately 4 acres and is generally located approximately 390' southeast of the intersection of 163rd Ave. and 162nd Dr. in the Surprise area.

- a. Development of the site shall be in substantial conformance with the Zoning Exhibit entitled "Z2018106 Surprise Storage – Zoning Exhibit", consisting of 1 full-size sheet dated October 6, 2020, and stamped received October 21, 2020 except as modified by the following conditions.
- b. Development of the site shall be in substantial conformance with the Narrative Report entitled "Storage Surprise Narrative Report", consisting of 21 pages, dated October 6, 2020 and stamped received October 21, 2020 except as modified by the following conditions.
- c. The following C-3 CUPD zoning district standards shall apply:
 1. Maximum Height: 33' (Compliance with Wickenburg Highway Scenic Corridor)
 2. Front Yard Setback (west property line): 0'
 3. Side Yard Setback (south property line): 0'
 4. Street-side Yard Setback (north property line): 25', 0' after dedication of Williams Dr. r/w
 5. Rear Yard Setback (east property line): 0'
 6. Maximum Lot Coverage: 75%
 7. Screening: 7' – 9' (h) masonry block wall for north, east and west property lines. 7' – 9' (h) CMU to be constructed within the Williams Dr. R/W reservation. Northern 25' on western property line and northern 25' on eastern property line.
 8. Site Enclosure: Storage may occur within the 0' setbacks. Storage products and materials may exceed the height of the enclosure.
 9. Sight visibility triangles: No sight visibility triangles
- d. The following Planning Engineering conditions shall apply:

1. Drainage review of planning and/or zoning cases if for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with Section 1205 of the Maricopa County Zoning Ordinance and the Maricopa County Drainage Policies and Standards.
 2. All development and engineering design shall be in conformance with Section 1205 of the Maricopa County Zoning Ordinance and current engineering policies, standards and best practices at the time of application for construction.
 3. All obstructions, including the wall and the pods, shall be removed upon required dedication of the 25-foot Williams Drive half-street right-of-way to MCDOT at the owner's expense.
 4. Drywell shall be installed with at least a 50-foot spacing in order to avoid drywell interference.
 5. A minimum of 33,500 cubic feet of onsite stormwater retention plus a foot of freeboard meeting the Drainage Policies and Standards of Maricopa County is required.
- e. All habitable buildings are subject to noise attenuation as per ARS § 28-8482(B).
 - f. Use of the existing 6' (h) block wall along the southern perimeter for self-storage structures shall require a 4 hour fire-rated wall at the property line.
 - g. The CUPD overlay is applied to restrict the use of the site. Until such time as the site is served by sewer, uses on the site shall only be those acceptable to the Maricopa County Environmental Services Department (MCESD) that can be accommodated by septic systems. A public water system and public sewer system shall be required prior to establishment of any non-residential use that requires potable water.
 - h. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Zone Change as set forth in the Maricopa County Zoning Ordinance.
 - i. The property owner/s and their successors waive claim for diminution in value if the County takes action to rescind approval due to noncompliance with conditions.
 - j. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property owner to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the

value it held on the date of application due to such revocation of the Zone Change. The Zone Change enhances the value of the property above its value as of the date the Zone Change is granted and reverting to the prior zoning results in the same value of the property as if the Zone Change had never been granted.

Please feel free to call me if you have any questions at 602-372-0318.

Sincerely,

Rachel Applegate

Rachel Applegate, Senior Planner
Maricopa County Planning and Development

Appendix B

EXHIBIT "A"
162nd DRIVE SURPRISE STORAGE
REZONE
LEGAL DESCRIPTION

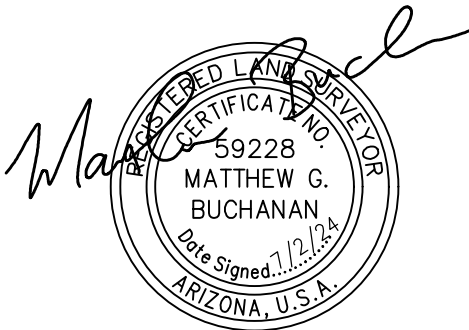
Job No. 23-0035

JULY 2, 2024

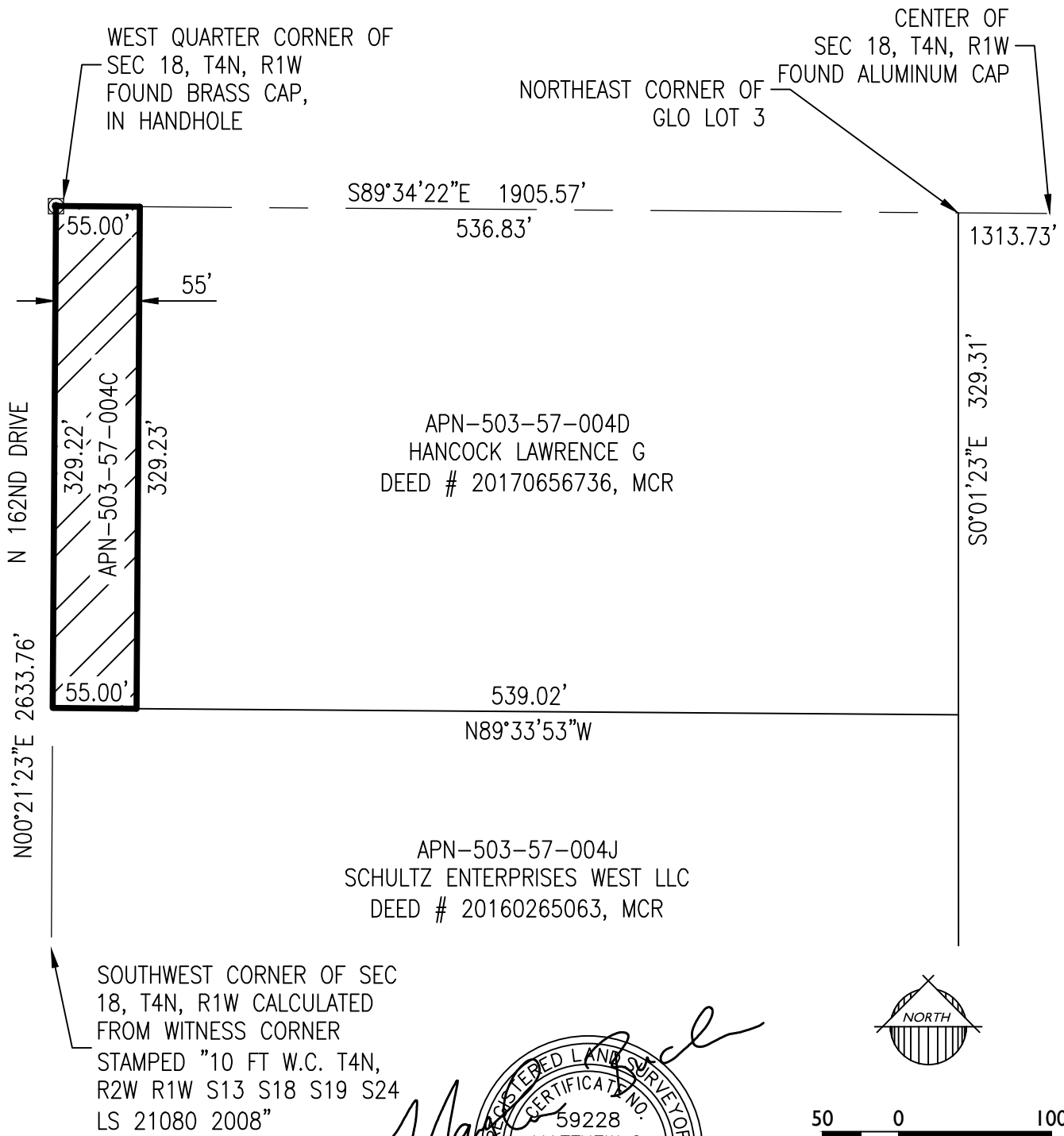
THE WEST 55 FEET OF THE NORTH HALF OF THE NORTH HALF OF LOT 3 (NORTHWEST QUARTER OF THE SOUTHWEST QUARTER) OF SECTION 18, TOWNSHIP 4 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID PORTION OF LAND CONTAINING 18,107 SQUARE FEET, OR 0.4157 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EASEMENTS, RESTRICTIONS, AND/OR RIGHTS-OF-WAYS OF RECORD OR OTHERWISE.

THIS DESCRIPTION SHOWN HEREON IS NOT TO BE USED TO VIOLATE SUBDIVISION REGULATIONS OF THE STATE, COUNTY AND/OR MUNICIPALITY, OR ANY OTHER LAND DIVISION RESTRICTIONS.

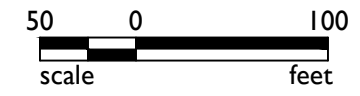


Jul 02, 2024 2:08pm S:\Projects\2023-0035\Land Survey\Legals\23-0035 ZONING EASEMENT.dwg
mbuchanan



Matthew G. Buchanan

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 59228
MATTHEW G. BUCHANAN
Date Signed 7/02/24
ARIZONA, U.S.A.



23-0035	162ND DRIVE SUPRISE STORAGE REZONE EXHIBIT	 1130 N. Alma School Rd. Ste. 120 Mesa, AZ 85201 T:480.503.2250 F:480.503.2258 www.epsgroupinc.com
	EXHIBIT "B"	

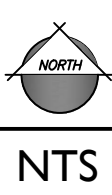
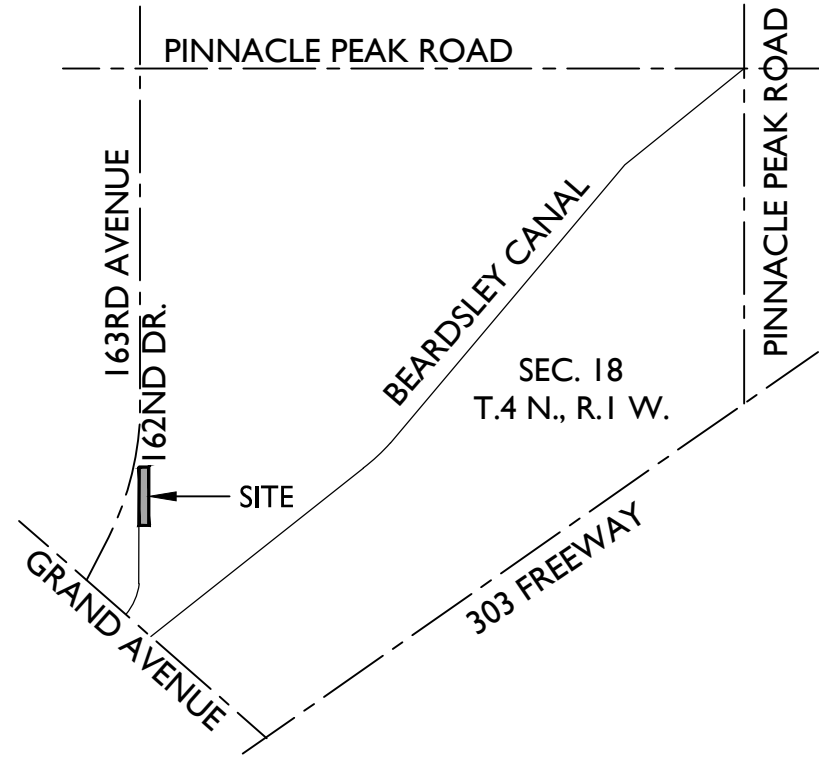
Appendix C

23-0035 - I62nd Drive Self Storage

dhughes Jul 08, 2024 9:05am S:\Projects\2023\23-0035\Planning\Drawings\Entitlements\23-0035 - Existing Zoning Map.dwg



VICINITY MAP



NTS

PROJECT TEAM

PROPERTY OWNER:
LAWRENCE G HANCOCK
17162 W GAMBIT TR
SURPRISE, AZ 85387

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAVID HUGHES
EMAIL: david.hughes@epsgroupinc.com

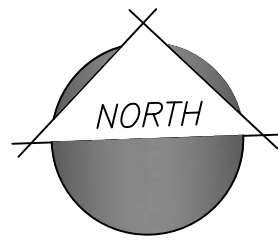
DEVELOPER:
ADAMS PROPERTY GROUP
2298 MT. PLEASANT ST
CHARLESTON, SC 29403
TEL: (865)-567-1439
CONTACT: GEORGE HARB
gharb@adamspropgroup.com

LEGAL COUNSEL:
GILBERT BLILIE PLLC
701 N. 4TH STREET
PHOENIX, AZ 85008
TEL: (623)-606-0532
CONTACT: JEFFREY BLILIE
jblilie@gilbertblilie.com

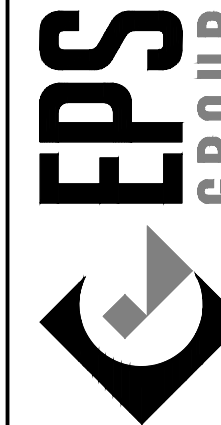
PROJECT DATA

APN(s):
EXISTING LAND USE:
PROPOSED LAND USE:
EXISTING GENERAL PLAN:
EXISTING ZONING:
GROSS AREA:

503-57-004C
UNDEVELOPED
SELF-STORAGE
NEIGHBORHOOD
RR
+/- 0.416 ACRES



1130 N. Alma School Road, Suite 120
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Project: I62nd Drive Self Storage

Revisions:

Project:

Revisions:



Designer: DH
Drawn by: NM

Preliminary
Not For
Construction
Or
Recording

Job No.
23-0035

Sheet No.
1
of 01

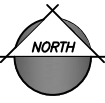
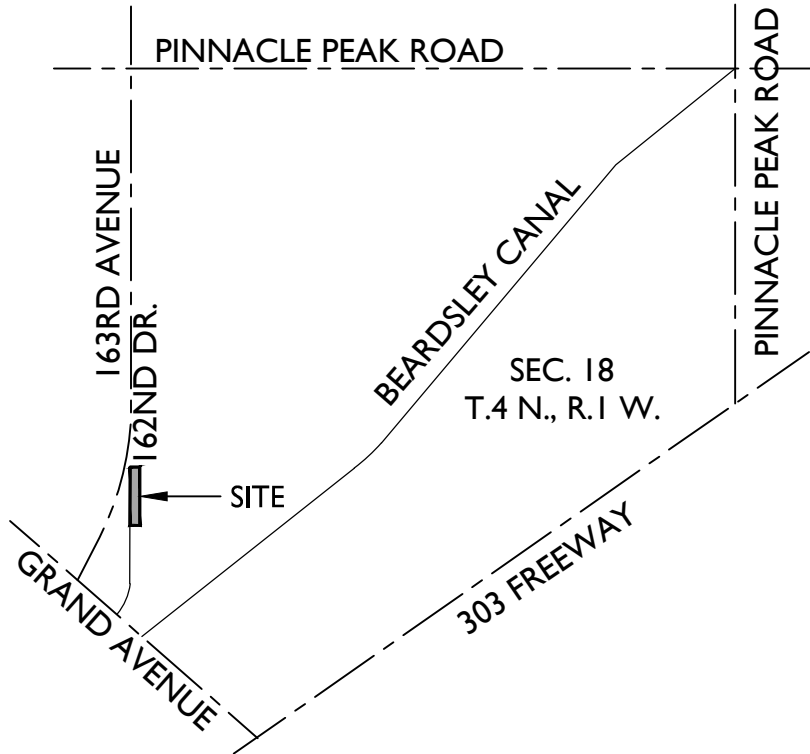
Appendix D

23-0035 - I62nd Drive Self Storage

dhughes Jul 08, 2024 9:04am S:\Projects\2023\23-0035\Planning\Drawings\Entitlements\23-0035 - Proposed Zoning Map.dwg



VICINITY MAP



NTS

PROJECT TEAM

PROPERTY OWNER:
LAWRENCE G HANCOCK
17162 W GAMBIT TR
SURPRISE, AZ 85387

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAVID HUGHES
EMAIL: david.hughes@epsgroupinc.com

DEVELOPER:
ADAMS PROPERTY GROUP
2298 MT. PLEASANT ST
CHARLESTON, SC 29403
TEL: (865)-567-1439
CONTACT: GEORGE HARB
gharb@adamspropgroup.com

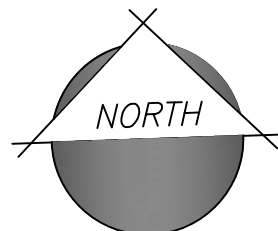
LEGAL COUNSEL:
GILBERT BLILIE PLLC
701 N. 4TH STREET
PHOENIX, AZ 85008
TEL: (602)-606-0532
CONTACT: JEFFREY BLILIE
jblilie@gilbertblilie.com

PROJECT DATA

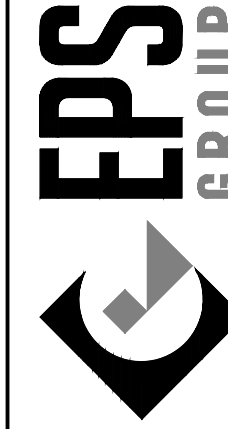
APN(s):
EXISTING LAND USE:
PROPOSED LAND USE:
EXISTING GENERAL PLAN:
EXISTING ZONING:
PROPOSED ZONING:

503-57-004C
UNDEVELOPED
SELF-STORAGE
NEIGHBORHOOD
RR
C-3

GROSS AREA: +/- 0.416 ACRES



1130 N. Alma School Road, Suite 120
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
www.epsgroupinc.com



Project: I62nd Drive Self Storage

Maricopa County, Arizona

PROPOSED ZONING MAP

Revisions:



Designer: DH
Drawn by: NM

Preliminary
Not For
Construction
Or
Recording

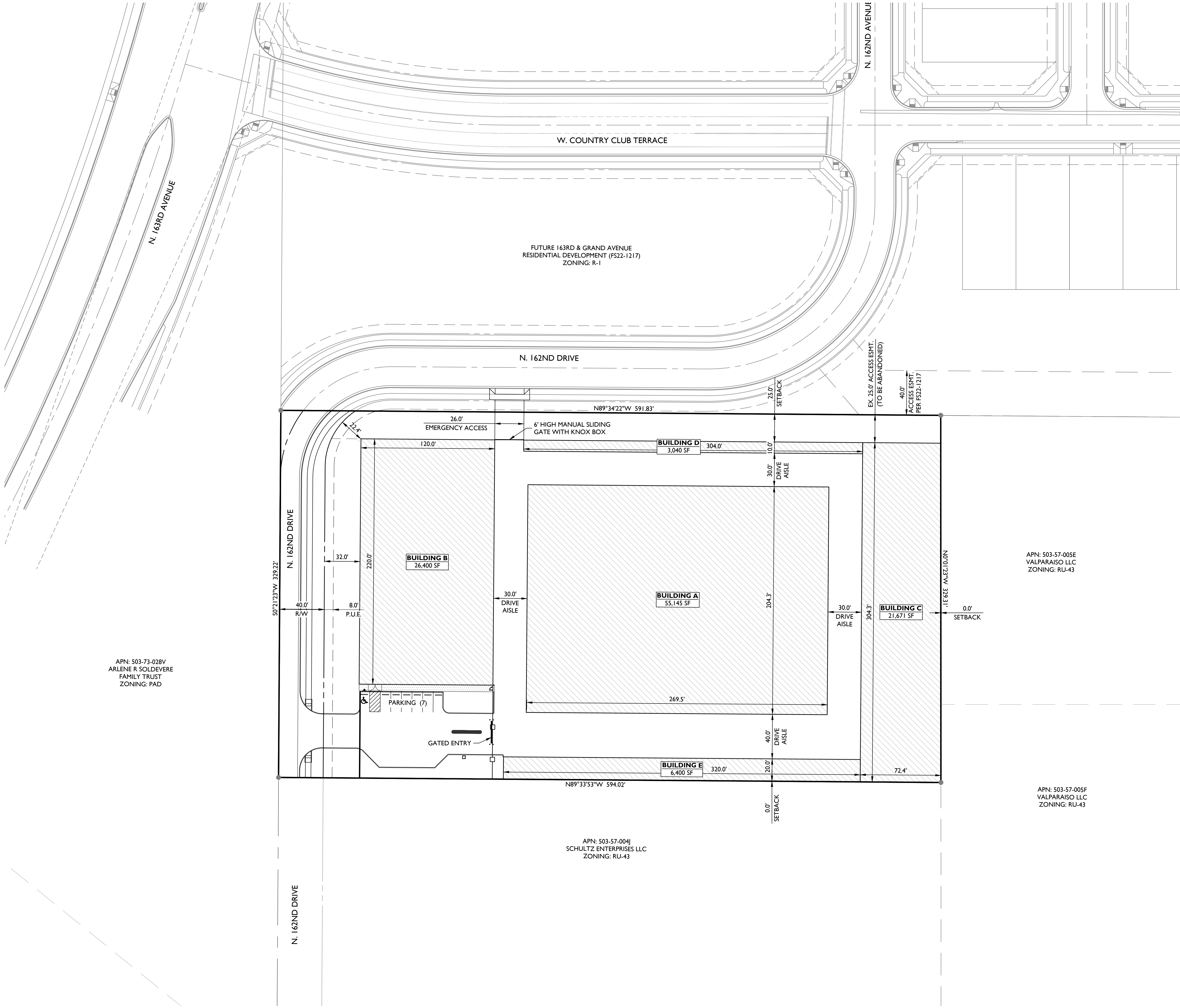
Job No.
23-0035

Sheet No.
1
of 01

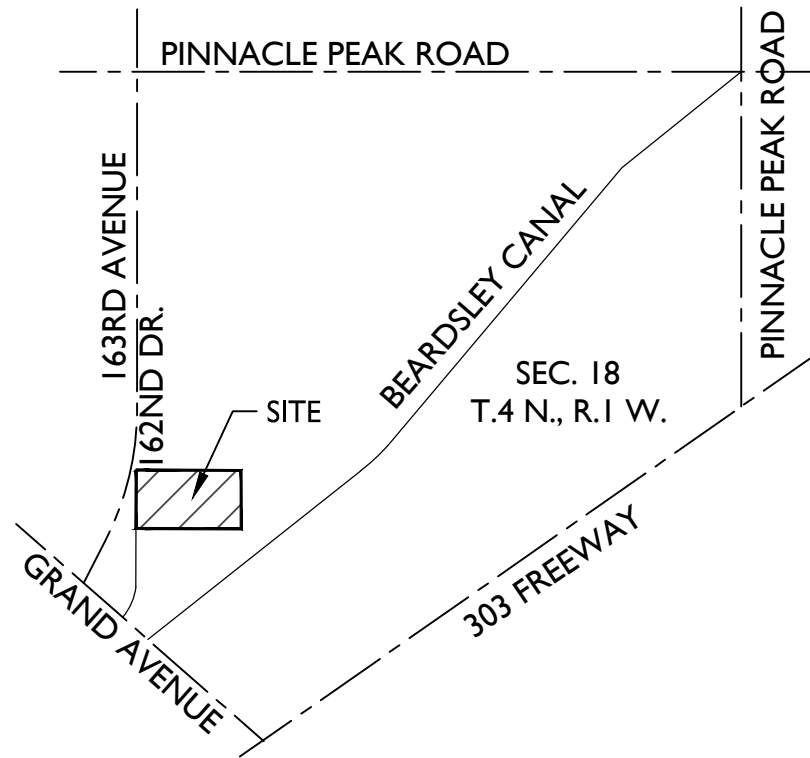
Appendix E

23-0035 - I62nd Drive Self Storage

Feb 06, 2024 3:51pm S:\Projects\2023\23-0035\Planning\Drawings\Entitlements\23-0035 - Rezone Site Plan.dwg dhughes



VICINITY MAP



PROJECT TEAM

PROPERTY OWNER:
LAWRENCE G HANCOCK
17162 W GAMBIT TR
SURPRISE, AZ 85387

PLANNING & ENGINEERING:
EPS GROUP, INC.
1130 N ALMA SCHOOL RD., STE 120
MESA, AZ 85201
TEL: (480) 503-2250
CONTACT: DAVID HUGHES
EMAIL: david.hughes@epsgroupinc.com

DEVELOPER:
ADAMS PROPERTY GROUP
2298 MT. PLEASANT ST
CHARLESTON, SC 29403
TEL: (865)-567-1439
CONTACT: GEORGE HARB
gharb@adamspropgroup.com

LEGAL COUNSEL:
GILBERT BLILIE PLLC
701 N. 44TH STREET
PHOENIX, AZ 85008
TEL: (623)-606-0532
CONTACT: JEFFREY BLILIE
jblilie@gilbertblilie.com

PROJECT DATA

APN(s): 503-57-004C & 503-57-004D

EXISTING LAND USE: UNDEVELOPED

PROPOSED LAND USE: SELF-STORAGE

EXISTING GENERAL PLAN: NEIGHBORHOOD

EXISTING ZONING: C-3 WITH PUD OVERLAY

GROSS AREA: ± 4.48 ACRES

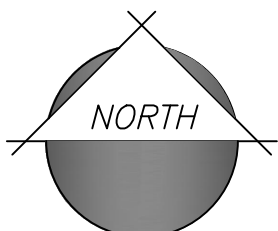
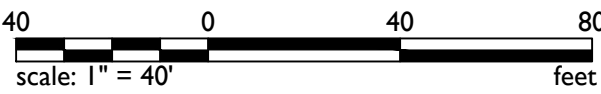
NET AREA: ± 4.17 ACRES

BUILDING AREA:

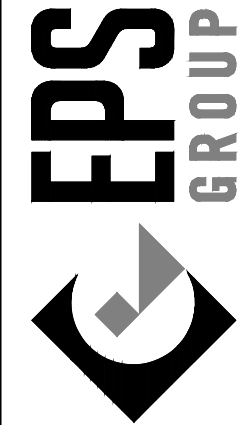
A	55,145 SF
B	26,400 SF
C	21,671 SF
D	3,040 SF
E	6,400 SF
TOTAL	112,656 SF

BUILDING COVERAGE: 62% OF NET AREA

PARKING PROVIDED: 7 SPACES (1 ADA)



1130 N. Alma School Road, Suite 120
Mesa, AZ 85210
T: 480.503.2250 | F: 480.503.2258
WWW.EPSGROUPINC.COM



Project: 162nd Drive Self Storage
Conceptual Site Plan
Maricopa County, Arizona

Revisions:



Designer: DH
Drawn by: NM

Preliminary
Not For
Construction
Or
Recording

Job No.
23-0035

SP01

Sheet No.
1
of 1

Citizen Participation Report

162nd Drive Self Storage

S/SEC of 163rd Avenue and 162nd Drive

Rezone (Case No. FS23-0992)

Submitted to:
City of Surprise

April 15, 2024

Parties Affected by Annexation Applications

Individual Neighborhood Meeting Invitations were sent by the City of Surprise in addition to posting an ad in the newspaper. These letters were sent to all property owners within 300' of the approximately 4.48-gross acres generally located at the southeast corner of 163rd Avenue and 162nd Drive. The letters invited the property owners to attend the meeting and included all of the information required by the city to explain the rezoning application.

Notification and Information Procedures

We will meet all City noticing requirements for rezoning the subject property. These include notice of Public Hearing letters to be sent to surrounding property owners within 300' of the Property and other interested stakeholders. The notification letters will include case information as well as our contact information.

We posted the site on our 162nd Drive frontages with signs informing of the proposed rezoning request within the required timeframes. We have worked with City staff on the exact location and number of posted signs. Photographic evidence and the affidavit of posting are provided in **Appendix 1 and Appendix 2**.

Response Procedures

We will continue to respond to all input and comments received from parties affected by our application. We will also provide our responses to City Staff for their records. We will follow-up as necessary to ensure proper responses are provided and information is shared regarding the status of the request to interested stakeholders.

Schedule of Completion

November 14, 2023 – Formal Application Submittal and submitted a Citizen Participation Plan to reflect outreach strategies to engage property owners and residents.

January 2, 2024 - Posted notifications on site (3 signs) at least 15 days in advance of the Neighborhood Meetings.

The City of Surprise published notification with local newspapers, press release, City website, and social media and mailed letters to property owners and neighbors at least 15 days in advance of the Neighborhood Meeting.

This Citizen Participation Report includes a list of attendees and an accurate account of the items discussed such as opposition, proposed alternatives solutions (by either neighbors or applicant), responses to proposed solutions, and any mutual agreements reached during the meeting. The Sign-In List is provided in **Appendix 3**.

January 17, 2024 – Held Neighborhood Meeting at the Asante Preparatory Academy at 6:00 PM.

April 2024 – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

May 16, 2024 – Public Hearing at P&Z for rezone case (FS24-0992) for recommendation

June 2024 – Public Notice: Site Posting, newspaper, website, and mailers between 15-30 days

June 18, 2024 – Public Hearing at City Council to consider Rezone (FS24-0992)

Status Procedure

We will update city staff via email and telephone calls if any important issues come about as we continue our public outreach. If additional public outreach occurs after the submittal of the Public Outreach Plan, we will provide updates to inform city staff and council members.

CITIZEN PARTICIPATION PLAN RESULTS

Details and Techniques Used to Involve the Public

As part of the Public Outreach Process, the Applicant's representatives have not received any inquiries on the request except as found at the Neighborhood Meeting and through returned Canvassing letters.

Summary of Concerns, Issues and Problems & How They will be Addressed

The interactions we had with community members at the 1/17/2024 neighborhood meeting were inquisitive in nature and primarily to discuss and further describe the request. The Neighborhood Meeting Minutes are provided in **Appendix 4**.

APPENDIX

- Appendix 1: 1st Public Notice Sign Posting Photographic Evidence & Affidavit
- Appendix 2: 2nd Public Notice Sign Posting Photographic Evidence & Affidavit
- Appendix 3: Neighborhood Meeting Sign-In Sheet
- Appendix 4: Neighborhood Meeting Minutes

APPENDIX 1

AFFIDAVIT OF POSTING

Application No: FS23-0991

Applicant Name: EPS Group Inc.

Location: 22231 N 162nd Dr. (site next to this address)

Date Site Posted: 01/02/24

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.

[Signature] Jan 2, 2024
Applicant/Representative Signature Date

This instrument was acknowledged before me on 01/02/24, by
I witness whereof I hereunto set my hand and official seal.



[Signature]
Notary Public
5/31/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing City of Surprise

Neighborhood Meeting

Date: January 17, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

Project Case Number: FS23-0991 &
FS23-0992

Project Description: Annexation of 4.07 Acres (AC) and Rezone of 4.48 AC from Regional Commercial (C-3) and Rural Residential (RR) to C-3 with a PUD Overlay.

For more information, call: 623-222-3011 www.Surpriseaz.gov

VICINITY MAP



January 2, 2024 at 10:59:58 AM
N 162nd Dr
Surprise AZ 85387
Page 106 of 205

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 17, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

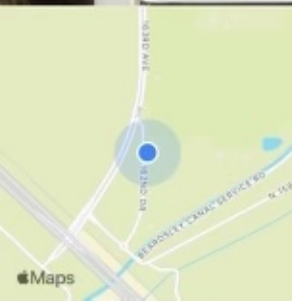
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

Project Case Number: FS23-0991 &
FS23-0992

Project Description: Annexation of 4.07 Acres (AC) and Rezone of 4.48 AC from Regional Commercial (C-3) and Rural Residential (RR) to C-3 with a PUD Overlay.

For more information, call: 623-222-3011 www.Surpriseaz.gov



January 2, 2024 at 11:00:10 AM
N 162nd Dr
Surprise, AZ 85387

Notice of Public Hearing

City of Surprise

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

Project Case Number: FS23-0991 &
FS23-0992

City Council

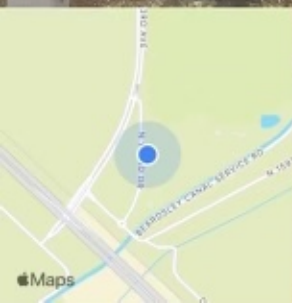
Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

Project Description: Annexation of 4.07 Acres (AC) and Rezone of 4.48 AC from Regional Commercial (C-3) and Rural Residential (RR) to C-3 with a PUD Overlay.

For more information, call: 623-222-3011 www.Surpriseaz.gov



January 2, 2024 at 11:05:02 AM
22231 163rd Ave
Surprise AZ 85387

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 17, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

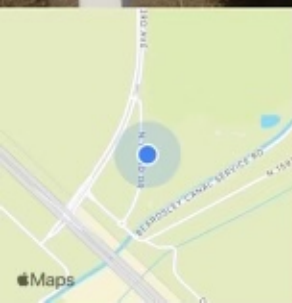
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

Project Case Number: FS23-0991 &
FS23-0992

Project Description: Annexation of 4.07 Acres (AC) and Rezone of 4.48 AC from Regional Commercial (C-3) and Rural Residential (RR) to C-3 with a PUD Overlay.

For more information, call: 623-222-3011 www.Surpriseaz.gov



January 2, 2024 at 11:06:30 AM
22231 163rd Ave
Surprise, AZ 85387

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 17, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

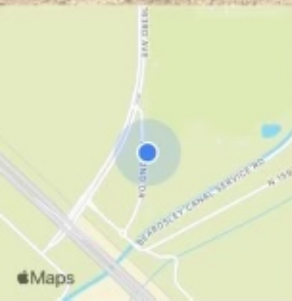
Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

Project Case Number: FS23-0991 &
FS23-0992

Project Description: Annexation of 4.07 Acres (AC) and Rezone of 4.48 AC from
Regional Commercial (C-3) and Rural Residential (RR) to C-3 with a PUD Overlay.

For more information, call: 623-222-3011 www.Surpriseaz.gov



January 2, 2024 at 11:09:21 AM
22231 163rd Ave
Surprise, AZ 85387

Notice of Public Hearing

City of Surprise

Neighborhood Meeting

Date: January 17, 2024

Time: 6:00 P.M.

Location: Asante Preparatory Academy
Media Center
23251 N 166th Drive
Surprise, AZ 85387

Planning & Zoning

Date: TBD

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

City Council

Date: TBD

Time: 6:00 P.M.

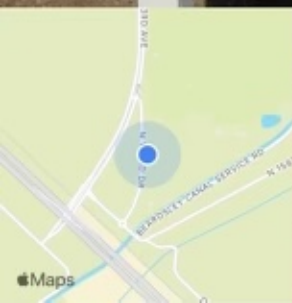
Location: Surprise City Hall
Council Chambers
16000 N Civic Center Plaza
Surprise, AZ 85374

Project Case Number: FS23-0991 &
FS23-0992

Project Description: Annexation of 4.07 Acres (AC) and Rezone of 4.48 AC from Regional Commercial (C-3) and Rural Residential (RR) to C-3 with a PUD Overlay.

For more information, call: 623-222-3011 www.Surpriseaz.gov

VICINITY MAP



January 2, 2024 at 11:07:57 AM
N 162nd Dr
Surprise AZ 85387

APPENDIX 2

AFFIDAVIT OF POSTING

Application No: FS23-0991 & FS23-0992

Applicant Name: EPS Group Inc.

Location: 22231 N 162nd Dr. (site next to this address)

Date Site Posted: 04/02/24

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.

Patrick Anspaugh _____ Date 4/2/24
Applicant/Representative Signature

This instrument was acknowledged before me on 04/02/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.



Jesse Simpson _____
Notary Public

5/31/27
My commission expires

Return completed and notarized affidavit and all relevant photos to the Planning and Zoning Department at least fifteen (15) days prior to the scheduled meeting(s).

Notice of Public Hearing

City of Surprise

City Council (FS23-0991) (Introduction)

Date: May 7, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Planning & Zoning (FS23-0992)

Date: May 16, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council (FS23-0991) (Blank Petition)

Date: June 4, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council (FS23-0991/FS23-0992) (Approval/Denial)

Date: June 18, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Project Case Numbers: FS23-0991 (Annexation) &
FS23-0992 (Rezone)

Project Description: Annexation of 4.07 Acres (AC) and Rezone of 4.48 AC from
Regional Commercial (C-3) and Rural Residential (RR) to C-3 with a PUD Overlay.

For more information, call: 623-222-3011 www.Surpriseaz.gov

VICINITY MAP



Apr 3, 2024 at 7:08:53 AM
N 162nd Dr
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

City Council

City Council (FS23-0991)
(Introduction)

Date: May 7, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

**Planning & Zoning
(FS23-0992)**

Date: May 16, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council (FS23-0991)
(Blank Petition)

Date: June 4, 2024Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
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Surprise, AZ 85374

City Council
(FS23-0991/FS23-0992)
(Approval/Denial)

Date: June 18, 2024

Time: 6:00 P.M.

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N 162nd Dr
Surprise AZ 85387
United States
Page 113 of 396

Notice of Public Hearing

City of Surprise

City Council (FS23-0991) (Introduction)

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Time: 6:00 P.M.

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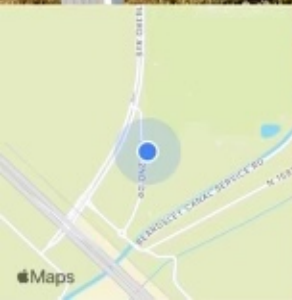
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VICINITY MAP



Apr 3, 2024 at 7:15:37 AM
N 162nd Dr
Surprise, AZ 85387
United States

Notice of Public Hearing

City of Surprise

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Date: May 7, 2024

Time: 6:00 P.M.

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Date: June 18, 2024

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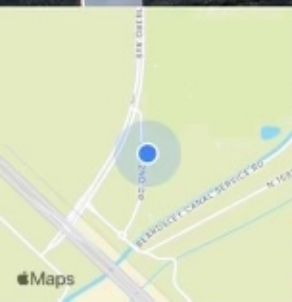
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VICINITY MAP



Apr 3, 2024 at 7:15:58 AM
N 162nd Dr
Surprise AZ 85387
United States

Notice of Public Hearing

City of Surprise

City Council

City Council (FS23-0991)
(Introduction)

Date: May 7, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
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Surprise, AZ 85374

Planning & Zoning
(FS23-0992)

Date: May 16, 2024

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Date: June 4, 2024

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Surprise, AZ 85374

City Council
(FS23-0991/FS23-0992)
(Approval/Denial)

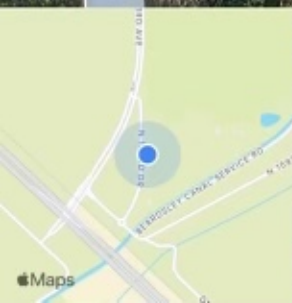
Date: June 18, 2024Time: 6:00 P.M.

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For more information, call: 623-222-3011 www.Surpriseaz.gov



Apr 3, 2024 at 7:20:59 AM
22231 163rd Ave
Surprise AZ 85387
United States
Page 118 of 305

Notice of Public Hearing

City of Surprise

City Council

City Council (FS23-0991)
(Introduction)

Date: May 7, 2024

Time: 6:00 P.M.

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Planning & Zoning
(FS23-0992)

Date: May 16, 2024

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City Council
(FS23-0991/FS23-0992)
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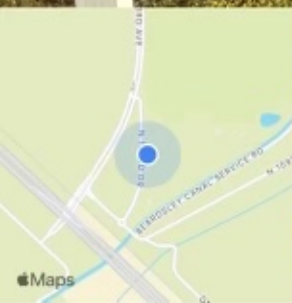
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Apr 3, 2024 at 7:20:46 AM
22231 163rd Ave
Surprise AZ 85387
United States
Page 19 of 319

APPENDIX 3



Sign-In Sheet Neighborhood Meeting

Please provide all information so that we can provide you with future updates and notifications of meetings and/or hearing.

Name	Karen Cote	Phone	
Address			
Email			
Name	Larry Harrock	Phone	
Address			
Email	(Donald Arsenault)		
Name	Mawreen Chapman §	Phone	
Address			
Email			
Name			
Address			
Email			
Name		Phone	
Address			
Email			
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Name		Phone	
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Address			
Email			

APPENDIX 4

Meeting Minutes

Project Name: 1652nd Drive Self Storage
Project No.: 23-0035

Date: January 17, 2024

Meeting Location: Asante Prep Academy and Online – GoToMeeting
Meeting Date: January 17, 2024
Meeting Time: 6:00 – 7:00 PM

Development Team Attendees:

Jeff Blilie	Beus Gilbert Mcgroder, PLLC	jblilie@gilbertblilie.com
David Hughes	EPS Group	david.hughes@epsgroupinc.com

Public Attendees:

See attached attendance list.

Meeting Summary:

A neighborhood meeting was held at the above listed date, time and place to discuss a proposed annexation and Rezone request for future self-storage facility, located south of the southeast corner of 163rd Avenue and 162nd Drive, within the proposed annexation boundary of the City of Surprise. Jeff Blilie, along with EPS Group, hosted the meeting and gave a presentation. Following the presentation, a Question & Answer Session was in held in which members of the public were able to ask questions and give comments, to which the Development Team responded to. The public's comments and concerns are described below.

Questions Asked:

- Is the developer paying for the street improvements for 163rd Avenue.
 - The City will be improving 163rd Avenue now & the surrounding developers will pay at a later time.
- How many storage units are proposed for this facility?
 - There will be about 700 units.
- How large will the units be?
 - They will be various sizes, some will be the traditional roll-up units and some will be indoor/climate controlled units.

Meeting Minutes

Project Name: 1652nd Drive Self Storage

Date: January 17, 2024

Project No.: 23-0035

- Will there be a resident manager?
 - There will be 24 hour on site security.
- What is the timeline?
 - An estimate of around 1 to 2 years. We will need to finish the rezone and annexation applications, then proceed into site plan and permitting reviews. Also, the new improvements to 163rd Avenue will need to be constructed first.
- Is there vehicular access into the buildings?
 - No, tenants will need to park, then enter the buildings.

Conclusion:

The meeting was adjourned around 7:00 PM when no other questions or comments were requested.

The above is the author's recollection of items discussed and the decisions reached. If there are any corrections or additions to be made, please contact the author. These meeting notes shall become part of the project file.

AFFIDAVIT OF POSTING

Application No: FS23-0991 & FS23-0992

Applicant Name: EPS Group Inc.

Location: 22231 N 162nd Dr. (site next to this address)

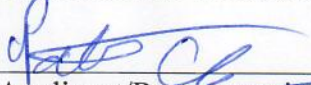
Date Site Posted: 06/20/24

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.

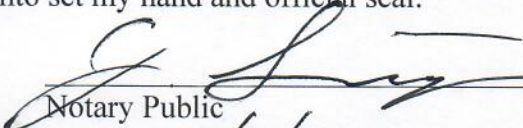
It shall also be the *responsibility of the applicant* to remove the signs within one week after the final disposition of the case.

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.

 06-20-24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 06/20/24, by Patrick Anspaugh. I witness whereof I hereunto set my hand and official seal.




Notary Public 5/21/27
My commission expires

*Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).*

Notice of Public Hearing

City of Surprise City Council

City Council (FS23-0991)
(Introduction)

Date: May 7, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Planning & Zoning
(FS23-0992)

Date: August 1, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council (FS23-0991)
(Blank Petition)

Date: June 4, 2024

Time: 6:00 P.M.

Location: Surprise City Hall
Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council
(FS23-0991/FS23-0992)
(Approval/Denial)

Date: August 20, 2024

Time: 6:00 P.M.

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For more information, call: 623-222-3011 www.Surpriseaz.gov



June 20, 2024 at 7:09 AM

+31 689407-112.409170

N 162nd Dr

Page 126 of 395

United States

Notice of Public Hearing

City of Surprise

City Council (FS23-0991) (Introduction)

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June 20, 2024 at 7:09 AM

+33.689407, -112.409170

N 162nd Dr

Surprise, AZ 85387

United States

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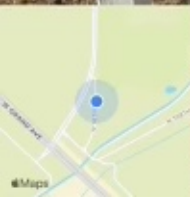
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June 20, 2024 at 7:14 AM

+33 689088,-112.409232

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June 20, 2024 at 7:14 AM

+33 659088 112 409232

N 162nd Dr

Surprise, AZ 85387

United States

June 20, 2024 at 7:19 AM
+33.688672,-112.409135
22231 163rd Ave
Surprise, AZ 85387
United States

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+33.688672 - 112.409135

22231 163rd Ave

Surprise, AZ 85387

United States





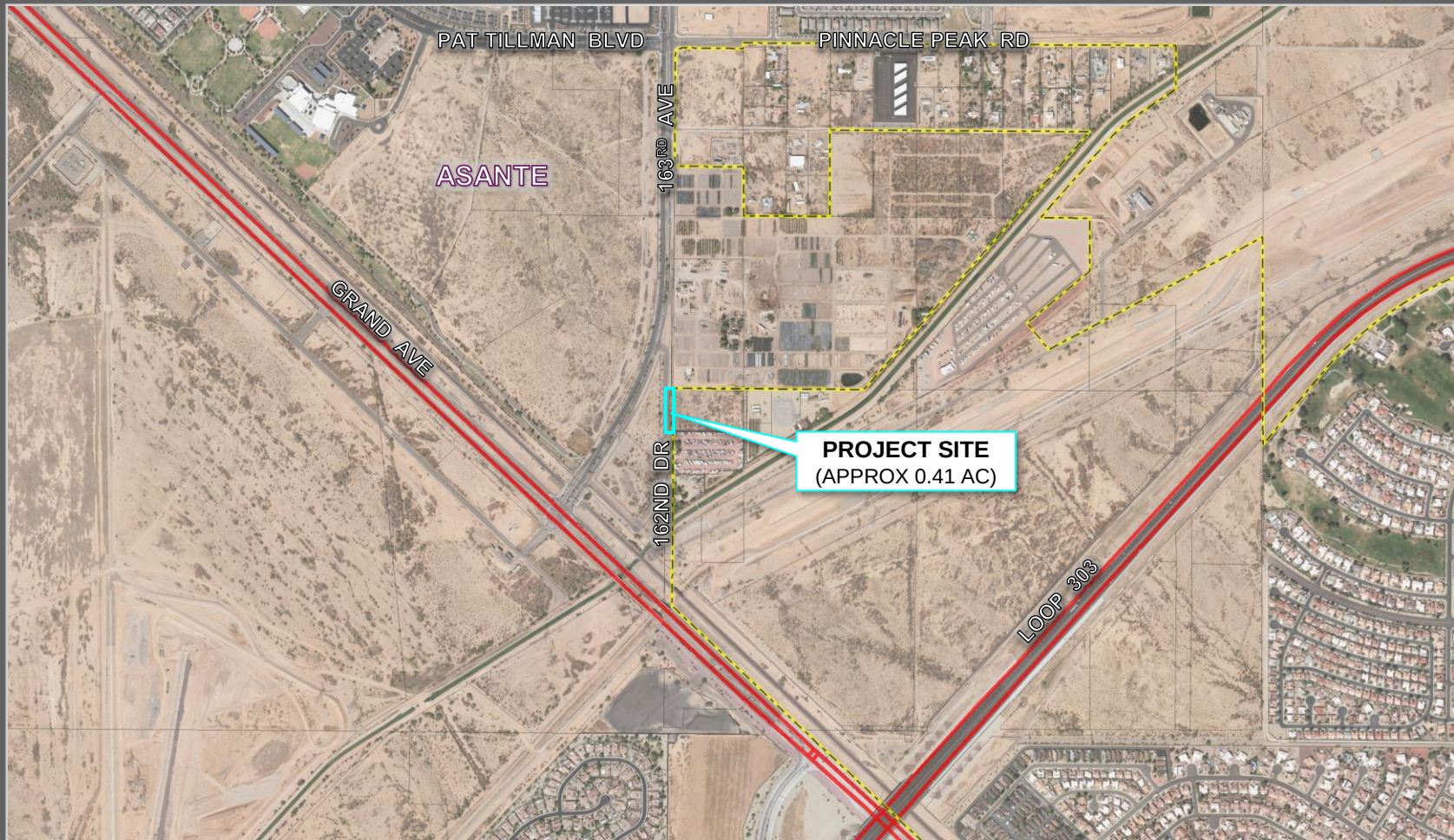
FS23-0992

162nd Drive Self Storage

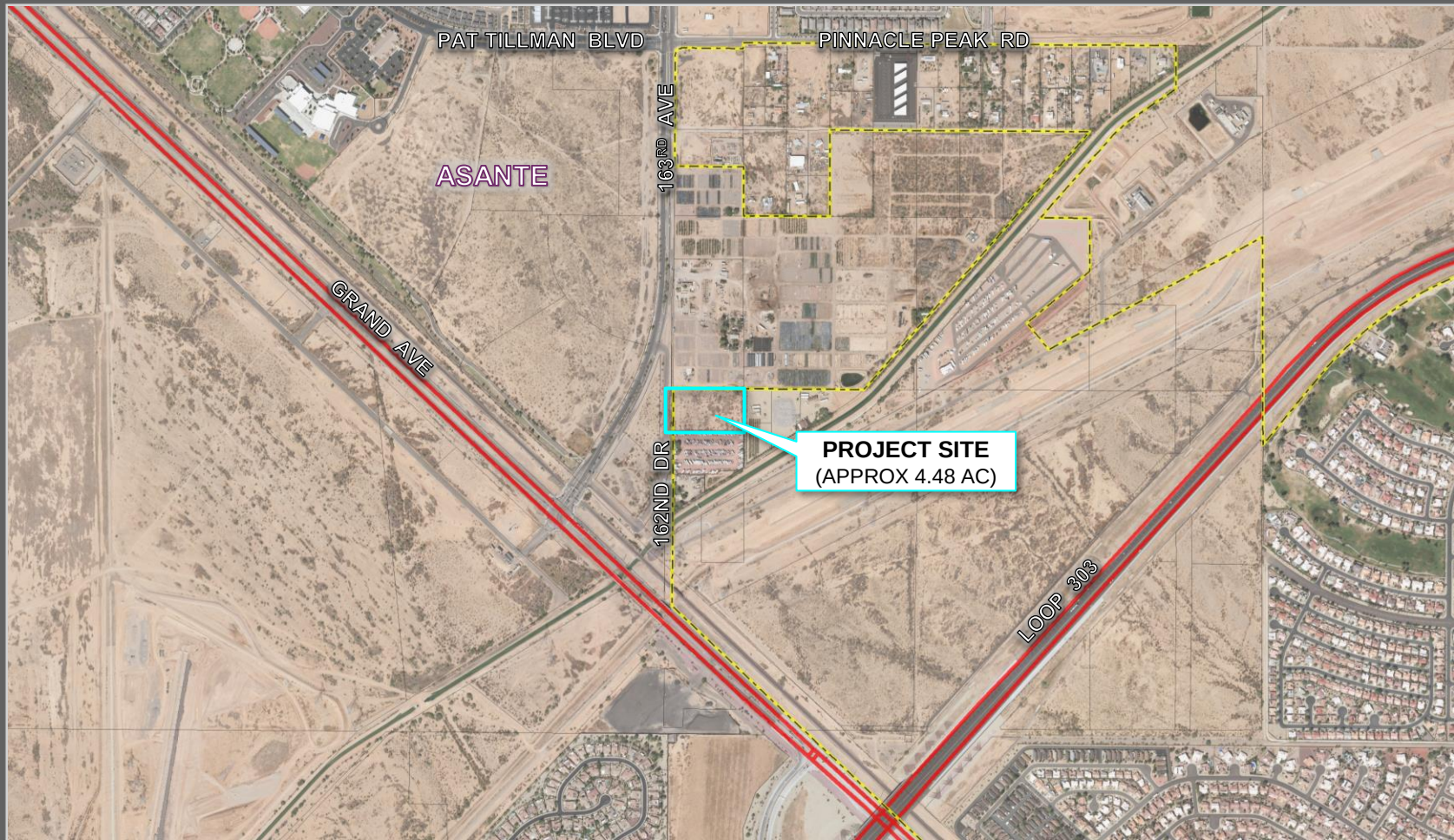
Rezone

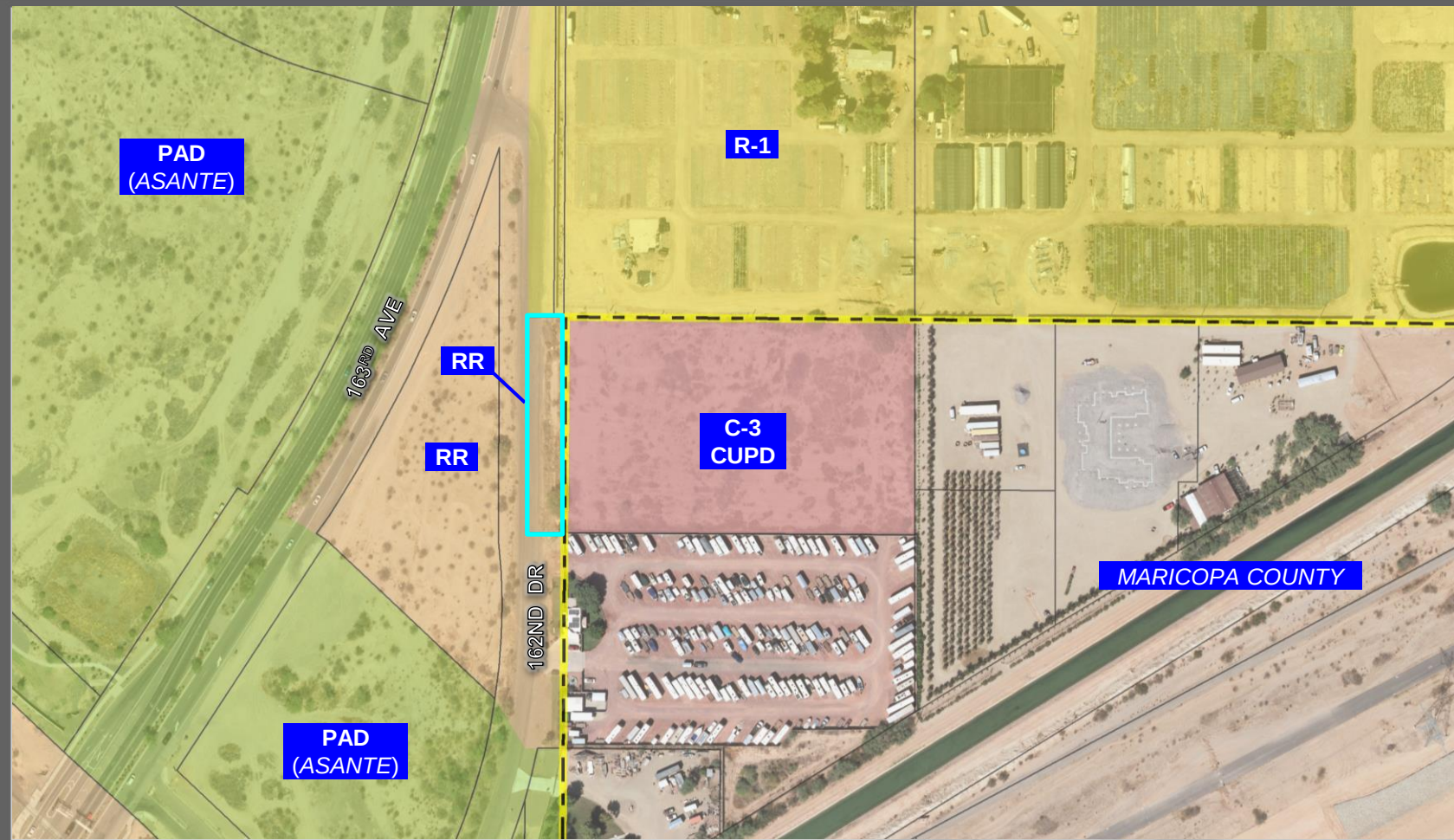
Planning & Zoning Commission

August 1, 2024

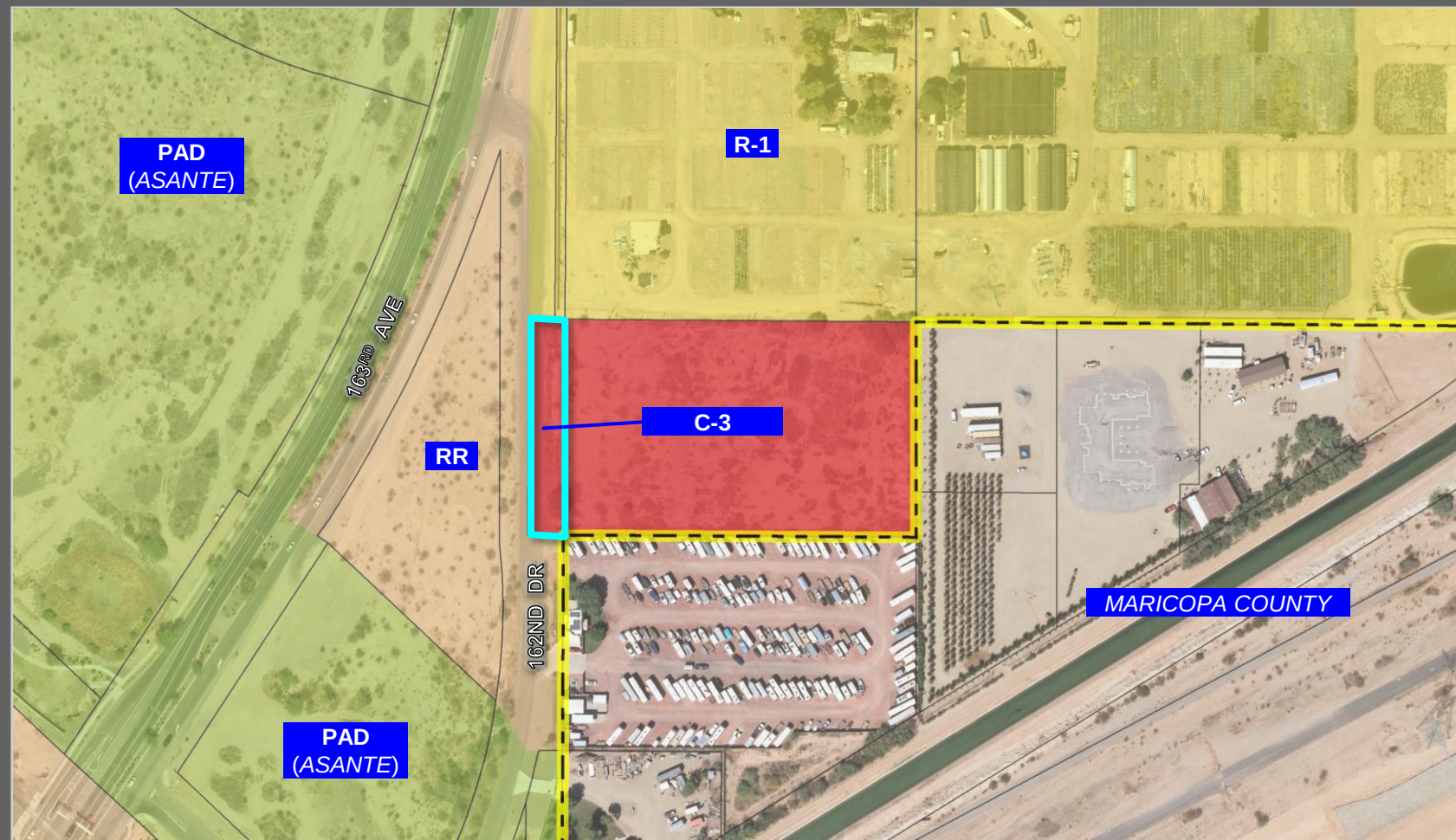


FS23-0992 VICINITY MAP

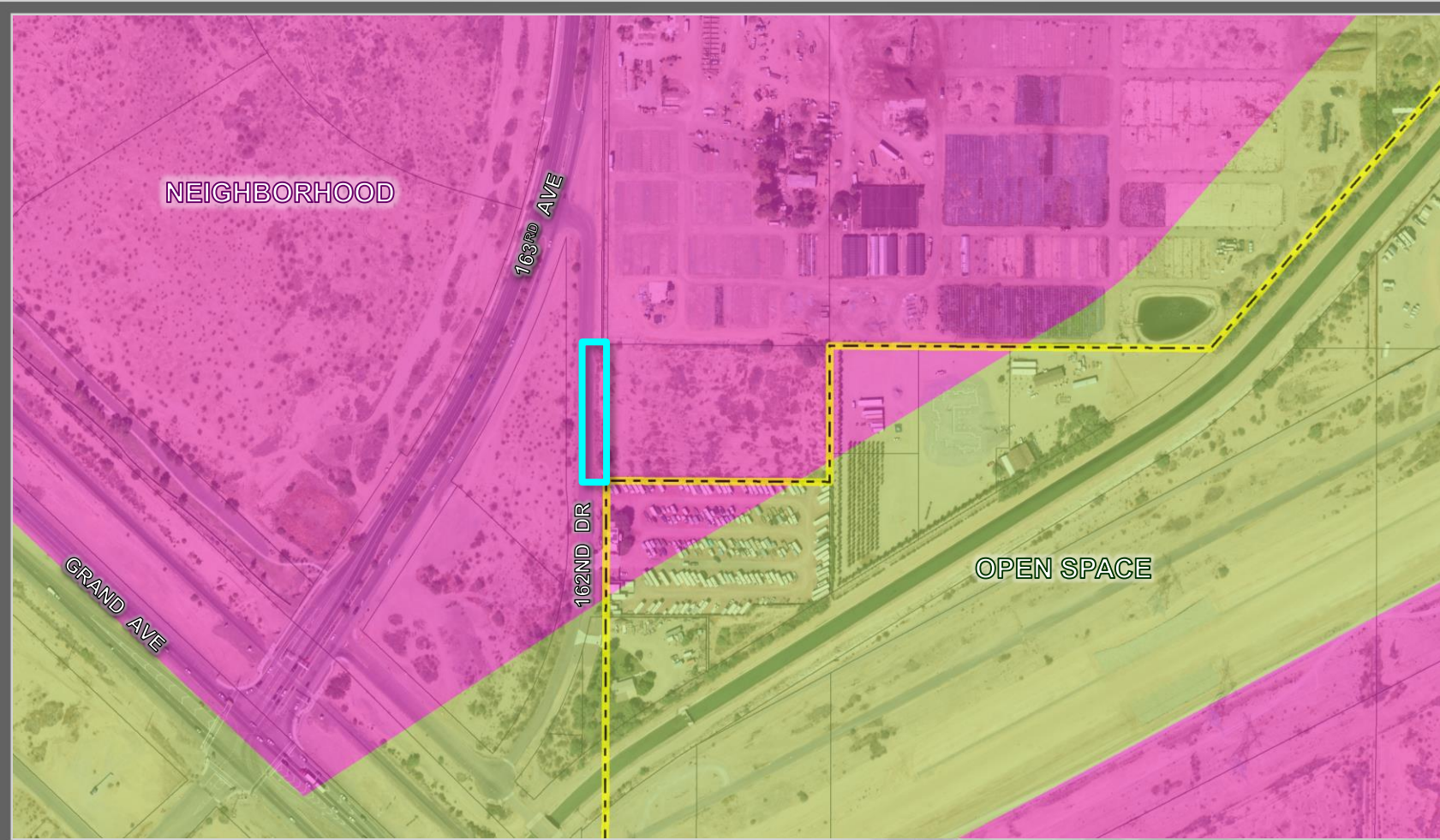




FS23-0992 EXISTING ZONING



FS23-0992 PROPOSED ZONING



NEIGHBORHOOD

163RD AVE

162ND DR

GRAND AVE

OPEN SPACE



APN(s):	503-57-004C & 503-57-004D
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	SELF-STORAGE
EXISTING GENERAL PLAN:	NEIGHBORHOOD
EXISTING ZONING:	C-3 WITH PUD OVERLAY
GROSS AREA:	± 4.48 ACRES
NET AREA:	± 4.17 ACRES
BUILDING AREA:	
A	55,145 SF
B	26,400 SF
C	21,871 SF
D	3,040 SF
E	4,400 SF
TOTAL	112,856 SF
BUILDING COVERAGE	62% OF NET AREA
PARKING PROVIDED	75 SPACES (± ADA)

LEGAL COUNSEL:
GILBERT BLUE PLLC
701 N. 44TH STREET
PHOENIX, AZ 85008
TEL: (623) 406-0532
CONTACT: JEFFREY BLUE
jblue@gilbertblue.com

[illegible]



OUTREACH

- Citizen Participation Meeting - January 17, 2024
 - Asante Preparatory Academy
 - 4 attendees
- Site Posting, 300' Mailers, & Newspaper Publishings
- Questions/Concerns:
 - Number and size of storage units
 - Access
 - Operations of self-storage
 - Timeline of construction

Staff Recommendation

Approval subject to stipulations 'a' and 'b'

- a. Development and use of the site shall be consistent with the Rezone Narrative entitled "162nd Drive Self Storage Rezone Document", prepared by EPS Group, and received July 1, 2024
- b. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: August 1, 2024

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 6

Staff Recommendations:

Consent: No	Regular: Yes	Public Hearing: Yes	Report/Discussion: No
-------------	--------------	---------------------	-----------------------

Agenda Wording:

Consideration and action pertaining to a Use-Only Conditional Use Permit for Desert Cove & Litchfield Warehouse to allow for 'petroleum products, packaging and storage, including butane distributors, subject to fire department approval', as outlined in Title 17, on a property generally located north of Desert Cove Road and east of Litchfield Road, subject to stipulations 'a' through 'c'. Case #FS24-0772.

Motion:

I move to approve the Conditional Use Permit for Desert Cove & Litchfield Warehouse, Case #FS24-0772, subject to stipulations 'a' through 'c'.

I move to deny the Conditional Use Permit for Desert Cove & Litchfield Warehouse, Case #FS24-0772, because insert reason.

Background:

The applicant, Jazzmine Clifton with Evergreen, seeks approval of a Use-Only Conditional Use Permit to allow the storage of petroleum products within a previously approved 168,000 square foot warehouse facility within the Desert Cove PAD. The Site Plan for 9.36-acre site was approved by the Planning & Zoning Commission on June 1, 2023, under Case #FS22-1549.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the city will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00 - FS24-0772 Desert Cove Evergreen CUP - Staff Report
 2. 01 - FS24-0772 Desert Cove Evergreen CUP - Vicinity Map
 3. 02 - FS24-0772 Desert Cove Evergreen CUP - Zoning Map
 4. 03 - FS24-0772 Desert Cove Evergreen CUP - Narrative
 5. 04 - FS24-0772 Desert Cove Evergreen CUP - Approved Site Plan
 6. 05 - FS24-0772 Desert Cove Evergreen CUP - Citizen Participation Report
 7. 06 - FS24-0772 Desert Cove Evergreen CUP - Affidavit of Site Posting
 8. 07 - FS24-0772 Desert Cove Evergreen CUP - Support & Opposition
 9. FS24-0772 Desert Cove Evergreen CUP - PZ Presentation
-

CONDITIONAL USE PERMIT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS24-0772

Project Name: Desert Cove & Litchfield Warehouse CUP

Council District: 6 – Palo Verde

Meeting Date: August 1, 2024

Planner: Trever Fleetham, Senior Planner

Owner: Evergreen

Applicant: Jazzmine Clifton with Evergreen

Request: Use-Only Conditional Use Permit to allow for ‘petroleum products, packaging and storage, including butane distributors, subject to fire department approval’.

Site Location: Generally located north of Desert Cove Road and east of Litchfield Road

Site Size: Approximately 9.36 net acres

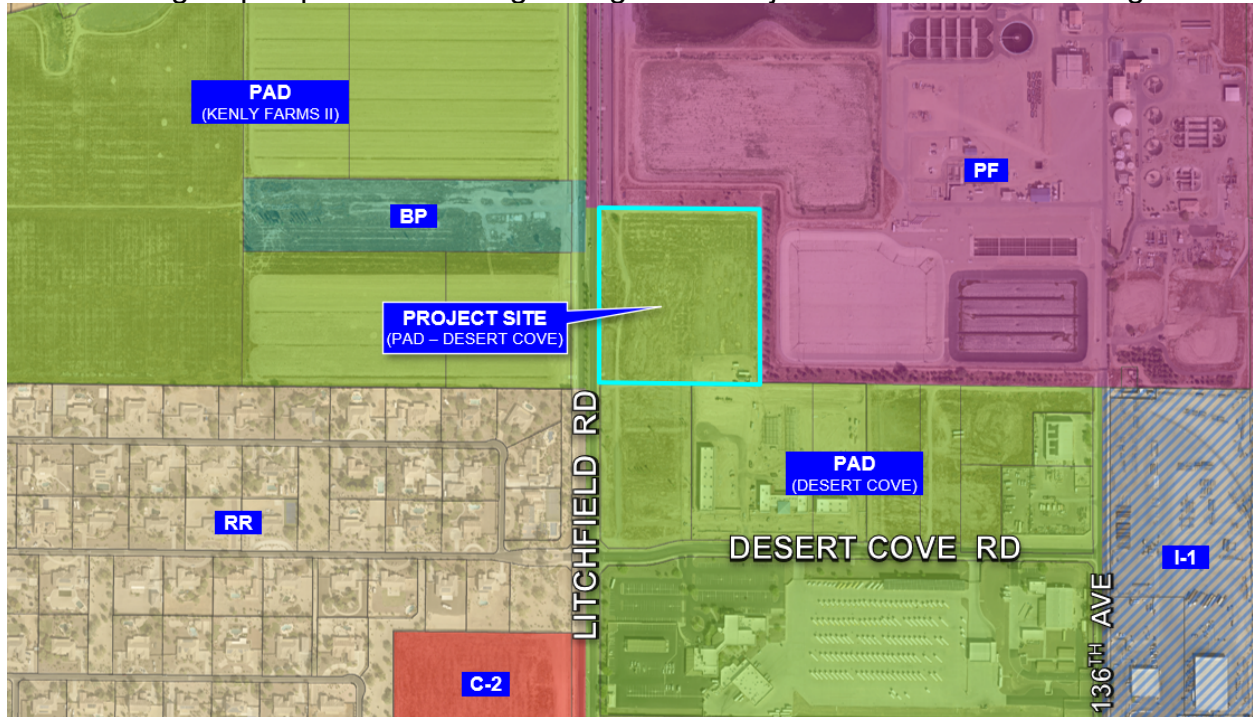
General Plan Conformance: The proposal is consistent with the Surprise General Plan 2035

Support/Opposition: Refer to the attached Citizen Participation Report

Staff Recommendation: Staff recommends the Commission **approve** case FS24-0772 subject to stipulations ‘a’ through ‘c’.

EXISTING ZONING:

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



Business Park (BP)	Public Facility (PF)	Public Facility (PF)
Kenly Farms II PAD Vacant	Desert Cove PAD Light Industrial	Public Facility (PF)
Rural Residential (RR)	Desert Cove PAD Vacant	Desert Cove PAD Light Industrial

BACKGROUND:

June 22, 1989: The City Council approved an annexation for the subject property under Ordinance 89-06.

December 13, 2001: The City Council approved a PAD for Desert Cove, under case PAD01-096.

June 1, 2023: The Planning & Zoning Commission approved a Site Plan for the subject property under case FS22-1549.

PROJECT DESCRIPTION

PROPOSED BUILDING
168,000 SF

APN 508-58-885
DOMINION GROUP OF COMPANIES LLC
ZONING: P-90

APN 501-39-0803
DOMINION BUSINESS PARK 2 LLC
ZONING: P-90

APN 501-44-880
ROOZ AND SIA LLC
ZONING: P-90

APN 501-43-986
CITY OF SPRINGFIELD
ZONING: P-90

APN 501-44-981
PAPAS INVESTMENTS LLC
ZONING: P-90

1. LITCHFIELD ROAD

2. PROPOSED BUILDING

3. PARKING

4. LANDSCAPING

5. ENGINEERING NOTES

6. LEGEND

7. SCALE

8. NORTH ARROW

9. SITE ACCESS DRIVEWAY

10. CANOPY, TYP.

11. 5' CONCRETE SIDEWALK

12. HATCH INDICATES 'NO BUILD' EASEMENT ON CITY PROPERTY

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Case FS24-0772
Desert Cove & Litchfield Warehouse
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Criteria. The burden of proof for satisfying the *CUP* requirements shall rest with the *applicant*. The approval or denial of *CUP* is administrative with the final approval authority lying with the city planning and zoning commission. A decision to deny a proposed *CUP* shall not in any way be construed as a diminution of property values or a restraint of development rights.

1. Location and character of the *use* shall not burden or conflict with the established *uses* of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way;
2. The proposed *use* shall not impair the integrity or character of the community nor shall it be detrimental to the public health, safety or general welfare of the city;
3. The proposed *use* shall conform to the goals and policies of the *General Plan*;
4. The proposed *use* shall conform to the goals and policies of any specific district or plans for the area;
5. The proposed *use* shall conform to any applicable use specific standards outlined in **Article X, Chapter 106** of this ordinance;
6. The proposed *use* shall conform to the development standards of the *zoning district* and shall take into account the following factors:
 - a. Site and *building* design;
 - b. Sensitivity to existing natural features;
 - c. Volume or character of traffic;
 - d. Circulation patterns;
 - e. Connectivity;
 - f. Parking and loading;
 - g. *Screening* and *buffering* of *uses*;
 - h. Landscaping;
 - i. Exterior lighting;
 - j. *Signage*;
 - k. Stormwater *retention* and drainage;
 - l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;
 - m. A demonstrated need for such *use*.
7. The proposed *use* shall have adequate *ingress and egress* to property and proposed *structures*, pedestrian and vehicular circulation with particular reference to emergency service *access*;
8. Adequate utilities, *access* roads, drainage sanitation; and/or
9. Necessary facilities will be provided and the *use* will not contribute toward an overburdening of municipal services.

The applicant has provided responses to each of these criteria within the submitted narrative.

Access

Access to the site is provided by two (2) entry points. The applicant has entered an agreement with the City of Surprise to provide a shared access driveway along the northern

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Desert Cove & Litchfield Warehouse
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boundary of the parcel to be used by both this site and the adjacent city owned SPA 1 Water Treatment Facility. One additional driveway is also provided along the south side of the parcel. Pedestrian circulation is provided from the north, south, and west sides of the building to Litchfield Road.

NEIGHBORHOOD OUTREACH:

As of the writing of this staff report, the applicant has scheduled an in-person neighborhood meeting for Monday, July 22, 2024, at 6pm at the Surprise Regional Library. The meeting was posted and noticed per the requirements of the Municipal Code and State Statute.

Because of the timeline for preparing this report for the Planning and Zoning Commission, the details of the meeting and the Citizen Participation Report are not yet included but will be provided after the July 22nd meeting and outlined during the staff presentation.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Schools:	Dysart USD

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Employment Character Area and the Railplex Growth Area. The Railplex supports a mix of export-oriented base sector activities, such as warehouse distribution, light or heavy manufacturing, research and development uses, and select business services.

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, Luke Air Force Base and the Maricopa Water District were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request. However, Luke AFB will require the developer to submit an FAA Obstruction Evaluation and Airport Airspace Analysis (OE/AAA).

SUMMARY:

The proposed Conditional Use Permit meets the requirements of the Surprise General Plan 2035, and the Surprise Municipal Code.

FINDINGS:

- The proposed CUP demonstrates compliance with the Surprise General Plan 2035.

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- The proposed CUP demonstrates compliance with the Desert Cove PAD.
- The proposed CUP demonstrates compliance with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

RECOMMENDATION:

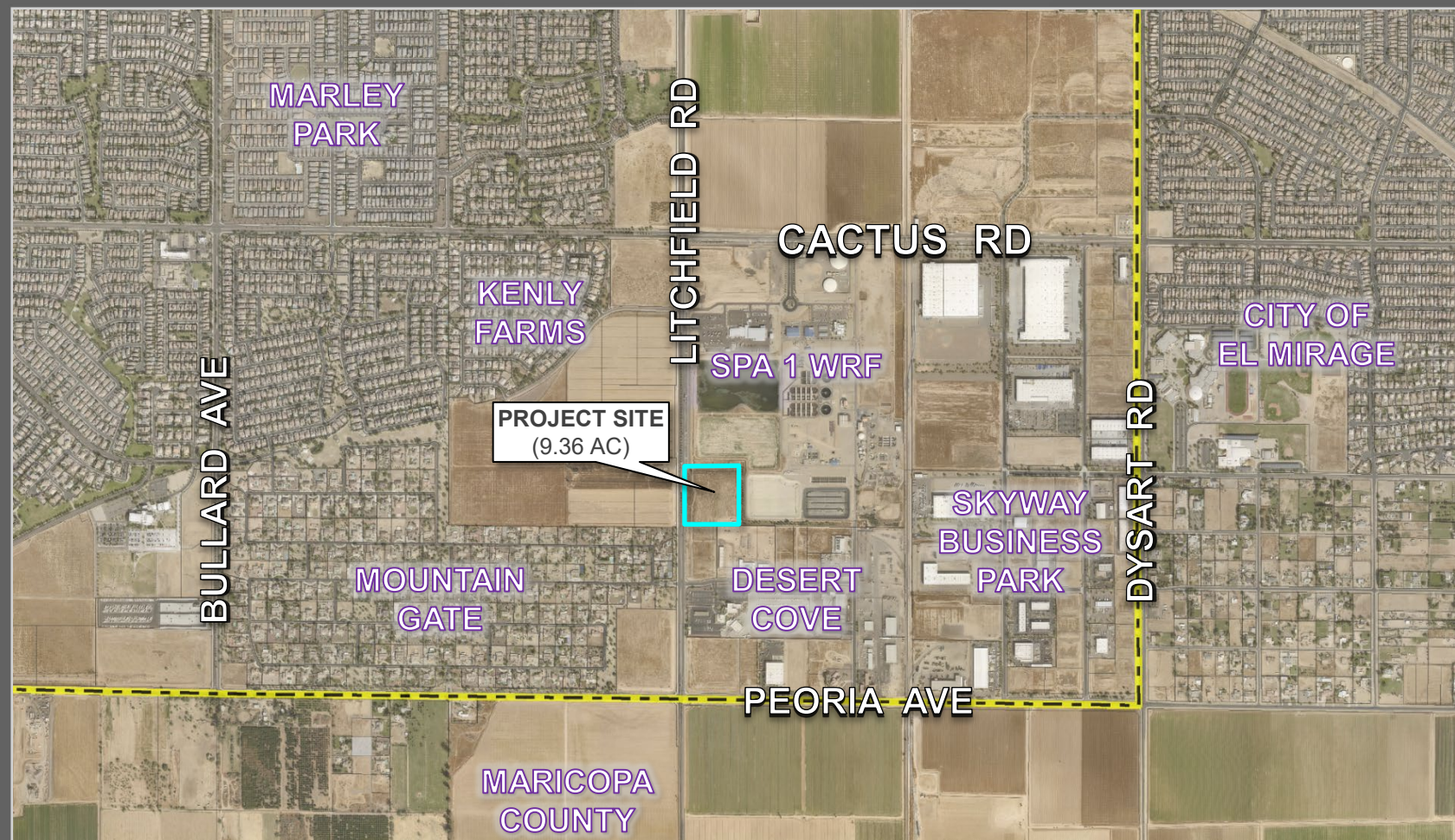
Based on the findings noted above, staff recommends the Commission **approve** the subject Conditional Use Permit request, subject to stipulations 'a' through 'c' as outlined below.

- a. Development and use of the site shall be consistent with the narrative entitled "Desert Cove & Litchfield Warehouse Conditional Use Permit Project Narrative", prepared by Evergreen and received July 3, 2024.
- b. The subject use and development must receive Fire Department approval for all applicable associated permits and pass required inspections.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.

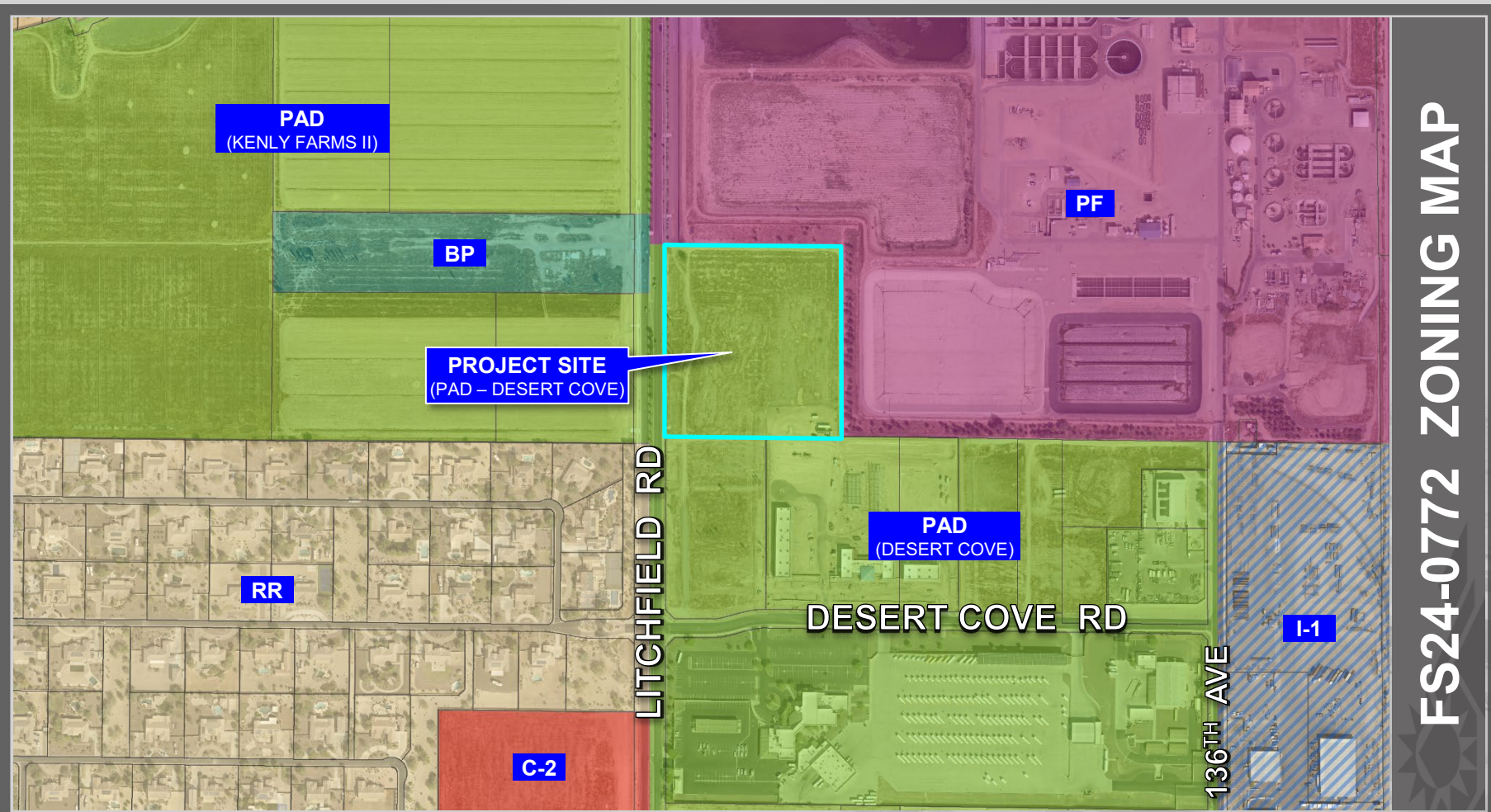
However, should the Commission wish to **deny** the request, the Commission should make its own findings and base its decision on those alternative findings.

ATTACHMENTS:

01 Vicinity Map
02 Zoning Map
03 Narrative
04 Approved Site Plan
05 Citizen Participation Report
06 Affidavit of Site Posting
07 Support & Opposition
PowerPoint



PROJECT SITE
(9.36 AC)



FS24-0772 ZONING MAP

Desert Cove & Litchfield Warehouse Conditional Use Permit Project Narrative

168,000 SF Industrial

North of the northeast corner of Desert Cove and Litchfield



Prepared By:



Evergreen

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Case File: FS24-0772 EVERGREEN DESERT

COVE & LITCHFIELD LAND LLC - DES REV

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phone 602.808.8600 fax 602.808.9100 evgre.com



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The applicant, Property Owner (“Evergreen”) and Tenant (“BP and Kenco”) are pleased to submit this conditional use permit narrative for the 9.36-acre parcel located on the northeast corner of Desert Cove and Litchfield Road (the "Property") in the Desert Cove planned area. The Property, identified by parcel number 501-44-927, is strategically situated to enhance the surrounding community, and align with the overarching vision for the area. This narrative outlines the intended use of the Property, providing comprehensive details to support the request for the conditional use permit.

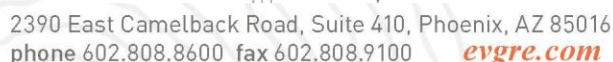


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The Property is located just north of the northeast corner of W. Desert Cove Road and N. Litchfield Road, east of the Loop 303 freeway, and north of Interstate 10. Evergreen has successfully designed, entitled, and constructed a 168,000-square-foot warehouse on this site, which is set to complete summer 2024.

The Property is part of the Desert Cove Commercial Park Planned Area Development (“PAD”). This employment park consists of four contiguous parcels in the southern portion of the City of Surprise (the “City”). The PAD encompasses approximately 95 acres and is situated at the northeast corner of Litchfield Road and Peoria Avenue. Within this PAD, multiple zoning designations have been established. The Property is classified under Parcel 5 of the PAD, which is designated for I-1 industrial uses.



PROJECT SUMMARY & APPLICANT REQUEST:

Evergreen is requesting a Conditional Use Permit (CUP) to allow for petroleum products, packaging and storage, including butane distributors subject to fire department Approval as described in Tile 17 zoning, Section 17.28.110.

SITE DETAILS

The applicant seeks a CUP for storing petroleum products within the Desert Cove warehouse, a 168,000 square foot facility situated on 9.36 acres. This newly constructed industrial warehouse is located along Litchfield Road and features comprehensive security measures, including an enclosed truck court and perimeter screen walls on the east, south, and north sides. The building exterior and site plan will remain entirely unchanged to accommodate this use. There will be no alterations or modifications to either the building facade or the layout of the site to support this new use. The northern wall, requested by the City of Surprise, was built as an enhancement to the city's property to the north by Evergreen. This site has been approved and constructed to meet the required landscaping, parking, and detention requirements.

OPERATIONAL DETAILS:

This fall, the Tenant will relocate their operations from California to the City of Surprise, bringing up to 21 jobs to the area. The new facility will handle a range of warehouse operations for Tenant, including receiving and unloading inbound trucks, storing products on racks, picking and packing orders, staging items, and loading trucks for delivery to Tenants customers. These activities will support BP's logistics and distribution network, ensuring efficient and timely order fulfillment based on customer demand.

HOURS OF OPERATION		
MONDAY – FRIDAY	06:00 AM	10:00 PM
SATURDAY	06:00 AM	03:00 PM
SUNDAY	CLOSED	CLOSED

BUILDING SECURITY DETAILS:

Security cameras will monitor both the exterior and interior of the building using the Open Eye CCTV system. Currently, there are no plans for physical patrols due to the comprehensive security measures in place, including cameras, access control, and burglar alarms. Motion sensors will be

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strategically placed throughout the facility, covering dock doors, window areas, the break room, and the main lobby. Access control will be managed through the Brivo Access Control System, which utilizes proximity card readers. Remote entry will be facilitated via a phone system at the Security Reception Office (SRO), while facility exits will be controlled by a gravity loop system, which can be disabled after hours for added security.

SAFETY COMPLIANCE DETAILS:

Kenco adheres to safety management systems that meet or exceed federal, state, and local standards. Strong safety leadership is embedded at every level of the organization, with corporate safety leaders providing training and guidance to local site safety advocates and advisors. These local safety advocates and advisors receive certification in site-level safety management from the corporate safety management team. Additionally, Kenco conducts annual O/S safety pillar certification, with routine audits to ensure compliance. All employees are mandated to use Personal Protective Equipment (PPE), including safety vests, safety eyewear, and cut-resistant gloves with textured grips, all of which are ANSI approved. Furthermore, all employees undergo comprehensive training and certification on all warehouse equipment. This training is conducted by corporate trainers during the site startup phase and by site safety advisors/advocates during steady state operations. Safety training is delivered in person and supplemented with online materials covering topics such as safe lifting techniques, lockout/tagout procedures, and safe load management when using Material Handling Equipment (MHE), among others.

EVALUATION OF USE PERMIT CRITERIA

Section 102-6.3 of the Land Development Ordinance requires a review of the following factors when considering a Conditional Use Permit. The Planning and Zoning Commission must find that each criterion has been addressed prior to rendering any approval of decision of a Conditional Use Permit. Each criterion is shown below, followed by the applicant's response in *italicized text*.

- 1. Location and character of the use shall not burden or conflict with the established uses of surrounding area. Commercial uses in residential zoning districts must have direct access or access through another commercial property to an arterial right-of-way.**

The land use designation for this parcel, as specified in the Desert Cove PAD, permits commercial and industrial uses, aligning perfectly with the surrounding Desert Cove PAD industrial park. The property benefits from two dedicated direct access points off Litchfield Road, ensuring smooth traffic flow and preventing any interference or conflict with neighboring uses. The neighboring uses to the east and south are part of the Desert Cove PAD and share the same industrial use classification. This is compatible with our use as they fall within the same building types and support employment activities. To the north, the adjoining property is the City's water

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reclamation facility, which handles sewage and potential odors. Industrial uses, such as ours, have a higher tolerance for these potential odors and operational activities taking place on the City's property. Across the four-lane arterial street, Litchfield Road, there is currently a vacant parcel zoned PAD, we do not anticipate any burdens or conflicts with these residential uses. This strategic location and compliance with design standards ensure that the proposed use will not burden or disrupt the established uses in the surrounding area.

2. The proposed use shall not impair the integrity or character of the community, nor shall it be detrimental to the public health, safety or general welfare of the city;

The proposed use will not impair the integrity or character of the community, nor will it be detrimental to the public health, safety, or general welfare of the city. Operations are supported by robust safety management systems that meet or exceed federal, state, and local standards. These systems include hiring skilled laborers who are well trained for handling forklifts and equipment for proper racking and storage of petroleum products within the facility. Additionally, there will be fire protection systems in place including fire suppression systems, alarms, and firefighting equipment to help collaborate with local fire departments for joint preparedness in cases of emergency. These systems ensure that all safety protocols are strictly adhered to, mitigating any potential risks. Consequently, the activities within the building will not impact public safety or health, maintaining a safe environment for both employees and the surrounding community.

3. The proposed use shall conform to the goals and policies of the General Plan;

The proposed use aligns with the goals and policies of the General Plan. The General Plan 2035 designates the property as Employment with a Railplex growth area, which is intended to support significant employment in Surprise. The light-industrial use associated with this CUP is an acceptable use within the Railplex growth area, encompassing activities such as warehouse distribution, light or heavy manufacturing, research and development, and select business services. To support near-term job growth in the city, development in this area should focus on fostering a variety of employment opportunities, ranging from small and mid-size warehouse projects to large-scale manufacturing operations.

4. The proposed use shall conform to the goals and policies of any specific district or plans for the area;

The property is situated within the Desert Cove Planned Area Development, which designates the area as both commercial and industrial uses such as C-1, C-2, C-3, I-1 and PAD. The I-1 zoning aligns with this proposed use and is permissible under current zoning regulations with the

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issuance of a CUP and approval from the fire department. This zoning framework ensures that the proposed use meets the necessary regulatory requirements and is in accordance with the intended development goals outlined in the Desert Cove PAD and General Plan.

5. The proposed use shall conform to any applicable use specific standards outlined in Article X, Chapter 106 of this ordinance;

Specific standards of the ordinance listed in Section 106-10.27 of the Land Development Ordinance (“LDO”) are not applicable to this project.

6. The proposed use shall conform to the development standards of the zoning district and shall take into account the following factors:

a. Site and building design;

The site and building design have been approved under case FS22-1549 and constructed under permit number 2023001877, ensuring compliance with all relevant governmental standards mentioned above. No modifications to the site or exterior building design are currently necessary for this use. Any future modifications will undergo the city’s required processes to ensure full compliance with regulatory standards.

b. Sensitivity to existing natural features;

There are no existing natural features on the Property.

c. Volume or character of traffic;

The traffic volume and character associated with this use align with the findings of the traffic report conducted for the development and approved by the city under FS22-1549 approvals.

d. Circulation patterns;

The circulation patterns and access drives associated with the building was approved as part of the development review process, under FS22-1549 public safety approvals.

e. Connectivity;

The site plan showing connectivity patterns was approved as part of the development review process, under FS22-1549 approval.

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f. Parking and loading;

The site plan showing adequate parking for I-1 building uses was approved as part of the development review process, by the city under FS22-1549 approval.

g. Screening and buffering of uses;

The site provides security walls and two secured gates at each end of the truck court, approved as part of the development review process, under FS22-1549 approval.

h. Landscaping;

The site plan complies with the landscaping code requirements as outlined in the development review process under FS22-1549 approval.

i. Exterior lighting;

The site plan complies with the approved lighting requirements to meet building safety code as outlined in the development review process under FS22-1549 approval.

j. Signage;

Signage will follow procedures required for a sign permit and the size and materials will be compliant with the Surprise Municipal Sign Code.

k. Stormwater retention and drainage;

The stormwater and drainage complies with the approved grading and drainage plan and drainage report as outlined in the development review process under FS22-1549 approval and FS23-0332 Civil Permit.

l. Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination;

The proposed use will not emit noise, smoke, odor, dust, vibration or illumination. All activities associated with the use will be performed within the building.

m. A demonstrated need for such use.

The proposed use supports the City of Surprise by creating employment opportunities across various sectors, from logistics and warehouse operations to specialized maintenance and safety management roles. These jobs contribute to the city's Sustainable Growth goal 1 by



supporting of fostering a diverse employment base that ensures effective, efficient and equitable provisions of public services, land and infrastructure. The availability of petroleum products storage enhances local and regional infrastructure resilience. It ensures a reliable supply chain for businesses and consumers, supporting transportation needs and facilitating commerce in the area. This is particularly vital for industries and businesses that rely on consistent access to fuel and petroleum-based products. Moreover, by accommodating this use, the City of Surprise enhances its role as a regional service provider. It helps meet the needs of businesses and consumers within the area and beyond, ensuring that essential services are readily accessible and contributing to the overall convenience and functionality of the region's infrastructure.

7. The proposed use shall have adequate ingress and egress to property and proposed structures, pedestrian and vehicular circulation with particular reference to emergency service access;

Adequate ingress and egress is provided with dedicated deceleration lanes and turn lanes, including sufficient storage directly off Litchfield Road. These enhancements, installed by Evergreen, significantly improve the City of Surprise's roadway network and access to the site.

8. Adequate utilities, access roads, drainage sanitation; and/or

There are adequate utilities, access roads and drainage sanitation to support the intended use of this building.

9. Necessary facilities will be provided, and the use will not contribute toward an overburdening of municipal services.

There will be no overburdening impact to public services by this proposed use within the Desert Cove PAD master planned area.

CONCLUSION

In conclusion, the proposed project aligns seamlessly with the City of Surprise's strategic goals and regulatory requirements. It meets or exceeds all applicable standards, including those for traffic management, site design, and safety protocols. The development's integration within the Desert Cove PAD ensures it complements the surrounding commercial and industrial uses while adhering to approved lighting and site plan requirements.

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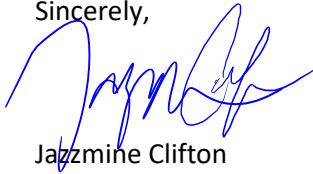
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Furthermore, the project's provision of petroleum product storage not only supports local economic growth by generating employment opportunities but also enhances regional infrastructure resilience and service capabilities. These attributes underscore its vital role in meeting community needs while bolstering the city's position as a regional service hub.

Overall, the project stands as a testament to effective planning and compliance, ensuring it enhances both the economic vitality and operational efficiency of the City of Surprise.

Sincerely,



Jazzmine Clifton
Development Manager
Evergreen Devco, Inc.



PROJECT DEVELOPER

EVERGREEN
2390 East Camelback Road
Suite # 410
Phoenix, Arizona 85016
602-567-7131

A. GOVERNING BUILDING CODES. (SEC. 106.3.3 AS AMENDED) ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

- A. GOVERNING BUILDING CODES. (SEC. 106.3.3 AS AMENDED) ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.
1. 2018 INTERNATIONAL BUILDING CODE
 2. 2018 INTERNATIONAL MECHANICAL CODE
 3. 2018 INTERNATIONAL PLUMBING CODE
 4. 2018 INTERNATIONAL FUEL GAS CODE
 5. 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 6. 2017 NATIONAL ELECTRIC CODE / NFPA-70
 7. 2018 INTERNATIONAL FIRE CODE
 8. 2009 ICC A117.1 ACCESSIBLE AND USEABLE BUILDING AND FACILITIES
 9. ALL CITY AMENDMENTS TO THE ABOVE CODES
- B. SEISMIC ZONE - SEE STRUCTURAL
- C. ALL PRODUCTS LISTED BY ICC-ES NUMBERS / NER NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTION. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC APPROVED EVALUATION REPORT OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZABLE TESTING AGENCIES.

- AN ERRC RADIO SURVEY WILL BE CONDUCTED PRIOR TO A CERTIFICATE OF OCCUPANCY. IF THE TEST FAILS, AN ERRC RADIO SYSTEM SHALL BE INSTALLED.

A 3'-4" HIGH PARKING SCREEN WALL

- 8x8x16 SMOOTH REGULAR STRUCK CMU
- SEE SITE PLAN FOR WALL LOCATIONS
- ALL CMU TO BE PAINT GRADE

B 8'-0" HIGH SCREEN WALL

- 8x8x16 SMOOTH GREY REGULAR STRUCK CMU
- SEE SITE PLAN FOR WALL LOCATIONS

PROJECT:	DESERT COVE OFFICE WAREHOUSE
ADDRESS:	NEC N. LITCHFIELD ROAD & W. DESERT COVE ROAD
OWNER:	EVERGREEN 2390 EAST CAMELBACK ROAD SUITE 410 PHOENIX, AZ 85016
DEVELOPER:	EVERGREEN
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	501-44-927
ZONING:	PAD 01-096 "DESERT COVE"
SITE AREA:	± 407,781 SF ± 9.36 AC
BUILDING AREA:	168,000 SF
STORIES:	SINGLE STORY
LOT COVERAGE:	168,000 / 407,781 = 0.412 (41.2%)
LANDSCAPE AREA:	68,533 / 407,781 = 0.168 (16.8%)
OCCUPANCY:	B / S-1
CONSTRUCTION TYPE:	III-B W/A.F.E.S.
ALLOWABLE AREA	UNLIMITED PER SEC.507 IBC 2018
CLEAR HEIGHT	32'-0"
BUILDING HEIGHT	45'-0"
ALLOWED HEIGHT	30'-0" MAX PER P.A.D. (SEEKING P.A.D. AMENDMENT)

AREA OF SITE	407,781 SF
IMPERVIOUS AREA OF SITE	323,114 SF
ADJUSTED PERVIOUS AREA	84,667 SF
PERCENTAGE OF IMPERVIOUS AREA	74%

BUILDING AREA CALCULATIONS			
OCCUPANCY	1ST FLOOR		TOTALS
WAREHOUSE	142,800 SF		142,800 SF
OFFICE	25,200 SF		25,200 SF

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
FREIGHT DEPOT / DISTRIBUTION CENTER	10,000SF	1/1,000	10

FREIGHT DEPOT / DISTRIBUTION CENTER	132,800SF	1/5,000	27
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OFFICE	25,200 SF	1/250	101
TOTAL REQUIRED:			138 SP

TOTAL REQUIRED ADA STALLS: (IBC CHAPTER 11 - TABLE 1106.1)	5 ADA
---	-------

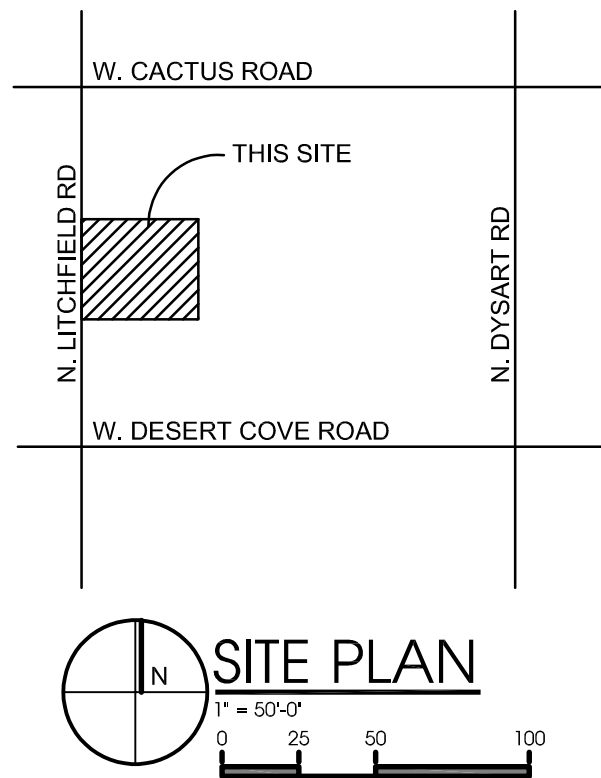
PARKING PROVIDED	
TOTAL REGULAR SPACES	148

TOTAL ACCESSIBLE SPACES	6
TOTAL SPACES ON SITE	154

BICYCLE PARKING INFORMATION	
TOTAL REQUIRED (1/25 RATIO):	6
TOTAL PROVIDED (1 BACK):	6

	PROPERTY LINE
	EASEMENT / SETBACK LINE
	CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
	6" CURB
	SITE WALL
	SALT FINISH CONCRETE SIDEWALK
	40' NO BUILD EASEMENT
	PAINT STRIPING ON PAVEMENT
	NEW FIRE HYDRANT
	EXISTING FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	ACCESSIBLE ROUTE / PATH OF TRAVEL
	FIRE RISER
	SITE WALL, SEE "SITE WALLS" FOR SITE WALL SCHEDULE & INFORMATION

N.T.S.



CASE NO. FS22-1549

**CITY OF SURPRISE
PLANNING & ZONING COMMISSION**

June 01, 2023

Project: 22088

Desert Cove & Litchfield Warehouse

Desert Cove Commercial Park P.A.D

LOCATED AT 11301 N. Litchfield Road
Surprise, AZ 85379

CITIZEN PARTICIPATION REPORT

July 23, 2024

1. PURPOSE

The purpose of this Citizen Participation Report (CPR) was to inform citizens, property owners, neighborhood associations, schools, and businesses in the vicinity of the proposed conditional use permit application. The Desert Cove & Litchfield Warehouse is located at 11301 N. Litchfield Road. This plan ensured that anyone potentially impacted from this application will have adequate opportunity to learn and comment about the proposal. Records and communications of outreach efforts have been provided to the City of Surprise Planner, Trever Fleetham.

2. CONTACT

Evergreen Devco. Inc.
Jazzmine Clifton
2390 E. Camelback Rd. Suite 410
Phoenix, Arizona 85016
602-808-8600
jclifton@evgre.com

3. PRE-SUBMITTAL MEETING

A pre-submittal meeting was held with City staff on June 12, 2024. Staff outlined the conditional use permit process and notification procedures to applicant.

4. ADJACENT PROPERTY OWNERSHIP OUTREACH

Adjacent property owners and Luke Air Force Base were notified of this application to ensure early and effective public participation through mailers. One neighbor responded to the notification letters with inquiries about the applicant's intended use. The applicant provided additional details to the neighbor via email. During the meeting, the applicant provided a comprehensive overview of the project and detailed the operations of the tenants. The attendee raised a question about traffic and truck routes, aside from this inquiry, no opposition to the project was expressed.

Notification signs detailing the neighborhood meeting and planning and zoning commission hearings have been posted on-site as required and directed by the city. Required affidavits evidencing these postings have been provided to the planner.

5. SCHEDULE

Pre-Submittal Meeting – June 12, 2024

Applicant Submittal – June 19, 2024

Neighborhood Meeting – July 22, 2024

Planning & Zoning Commission Hearing – August 1, 2024

AFFIDAVIT OF POSTING

Application No: FS24-0772
Applicant Name: Evergreen
Location: NEC Litchfield Rd & Desert Cove Rd
Date Site Posted: 07/12/24

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).

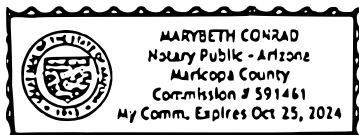
Such notice shall be clearly legible and placed at a prominent location on the site – Generally adjacent and perpendicular to the public right-of-way. It shall be the *responsibility of the applicant* to erect and to maintain the sign on the subject property and to maintain the hearing information on 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 7/12/24
Applicant/Representative Signature Date

This instrument was acknowledged before me on 07/12/24, by Meghan Liggett. I witness whereof I hereunto set my hand and official seal.



Marybeth Conrad
Notary Public
10-25-24
My commission expires

Return completed and notarized **affidavit** and all relevant **photos** to the Planning and Zoning Department at least fifteen (15) days **prior to** the scheduled meeting(s).

Notice of Public Hearing

Neighborhood Meeting

Date: July 22, 2024

Time: 6:00 P.M.

Location: Surprise Regional Library
16089 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: August 1, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

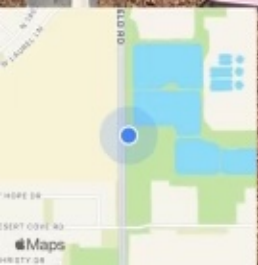
Surprise Case #: FS24-0772

Project Description: A Conditional Use Permit to allow for petroleum storage on 9.36 acres generally located north of Desert Cove Road and east of Litchfield Rd. Case # FS24-0772.

Applicant:

Jazzmine Clifton, Evergreen,
720.519.6577, jclifton@evgre.com
City of Surprise Planner:
Trevor Fleetham, 623.222.3156,
trevor.fleetham@surpriseaz.gov

For more information, call:
623-222-3011
www.Surpriseaz.gov



July 12, 2024 at 10:21 AM
+33.587347 -112.358777
11885-11887 N Litchfield Rd
Surprise AZ 85379
United States

Notice of Public Hearing

Neighborhood Meeting

Date: July 22, 2024

Time: 6:00 P.M.

Location: Surprise Regional Library
16089 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: August 1, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

City Council

Surprise Case #: FS24-0772

Project Description: A Conditional Use Permit to allow for petroleum storage on 9.36 acres generally located north of Desert Cove Road and east of Litchfield Rd. Case # FS24-0772.

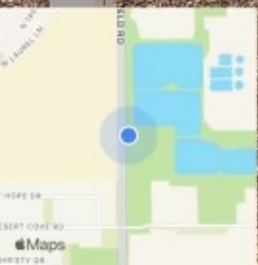
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July 12, 2024 at 10:21 AM

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11885 - 11887 N Litchfield Rd

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Notice of Public Hearing

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Planning & Zoning

Date: August 1, 2024

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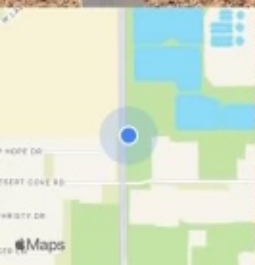


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July 12, 2024 at 10:14 AM
+33.585647 -112.358802
11855-11877 N Litchfield Rd
Surprise AZ 85379
United States

Notice of Public Hearing

Neighborhood Meeting

Date: July 22, 2024

Time: 6:00 P.M.

Location: Surprise Regional Library
16089 N Bullard Ave,
Surprise, AZ 85374

Planning & Zoning

Date: August 1, 2024

Time: 6:00 P.M.

Location: Council Chambers
16000 Civic Center Plaza
Surprise, AZ 85374

Surprise Case #: FS24-0772

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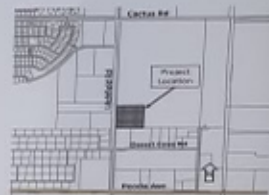
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623-222-3011

www.Surpriseaz.gov



July 12, 2024 at 10:14 AM
+33.585647 -112.358802
11855-11877 N Litchfield Rd
Surprise AZ 85379
United States

From: [Sandy Nordstrom](#)
To: [Trever Fleetham](#)
Subject: Petroleum storage proposal
Date: Thursday, July 11, 2024 11:10:40 AM

The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.

As the contact for the city of Surprise, I wanted to express my displeasure to you with the location of this petroleum storage unit at Litchfield and Desert Cove. I live in Copper Canyon development and this petroleum storage is awfully close to houses. It doesn't seem like a safe location.

Sandra Nordstrom

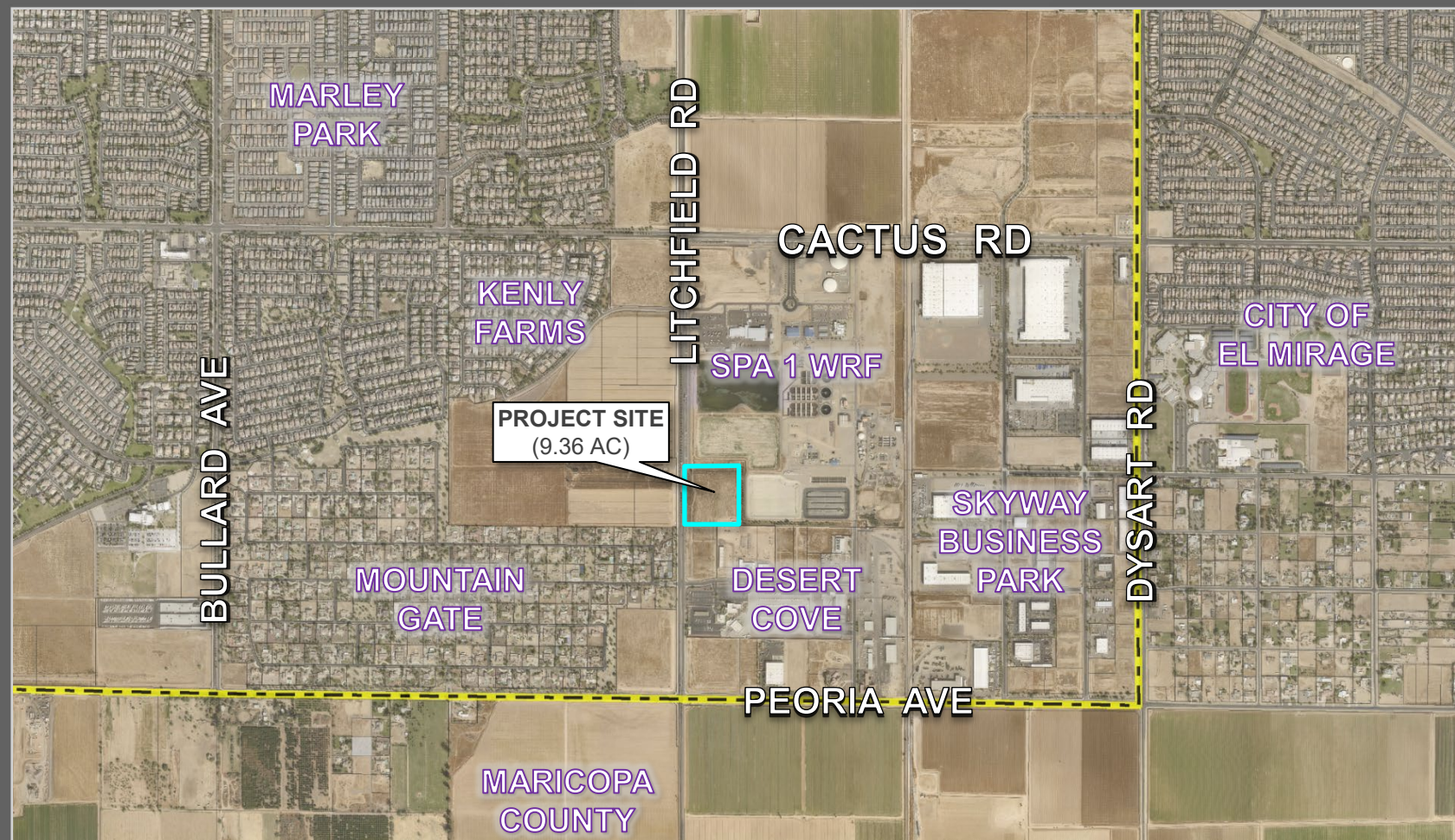


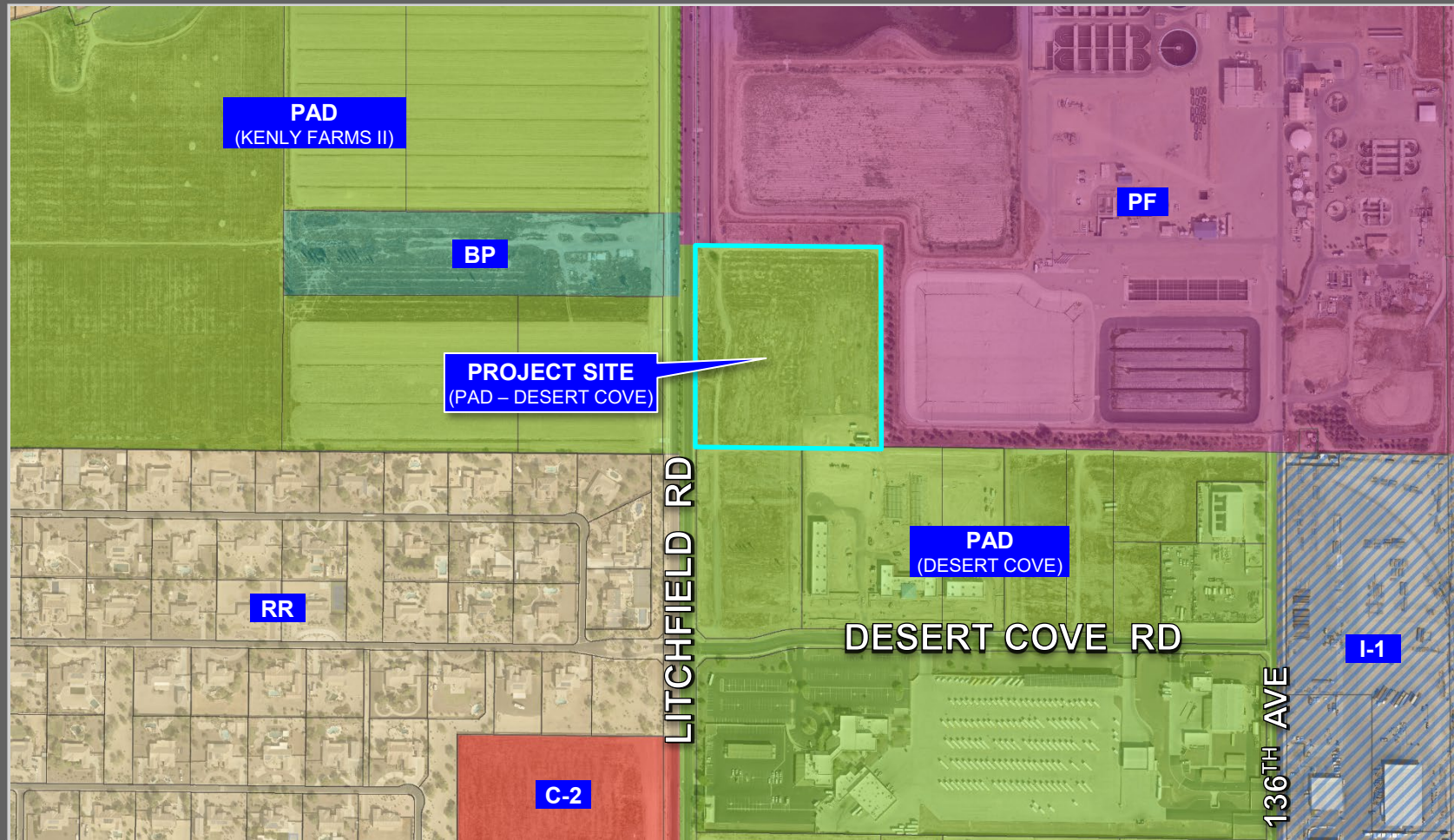
FS24-0772

Desert Cove & Litchfield Warehouse Conditional Use Permit

Planning & Zoning Commission

August 1, 2024





FS24-0772 ZONING MAP

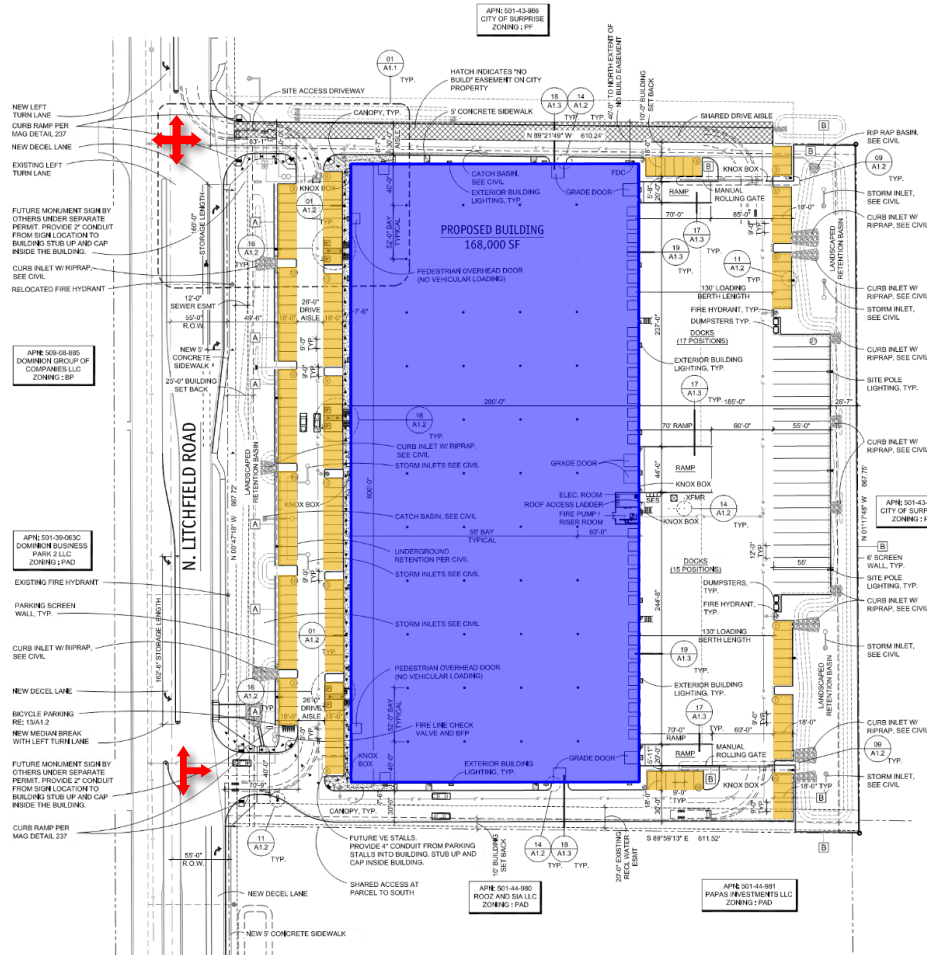
Title 17

- “Petroleum products, packaging and storage, including butane distributors, subject to fire department approval” listed as a Conditionally Permitted Use in I-1
- Does not include:
 - Use-specific standards
 - Specific evaluative criteria

LDO Section 102-6.3

- ✓ Location and character of the use shall not burden or conflict with the established uses of surrounding area.
- ✓ Not impair the integrity of character of the community nor shall it be detrimental to the public health, safety or general welfare of the city
- ✓ Conform to the goals and policies of the General Plan
- ✓ Conform to the goals and policies of any specific district or plans for the area
- ✓ Comply with any applicable use specific standards
- ✓ Conform to the development standards of the zoning district
- ✓ Adequate ingress and egress to
- ✓ Adequate utilities, access roads, drainage, sanitation
- ✓ Necessary facilities will be provided and the use will not contribute toward an overburdening of municipal services

- **REGULAR SPACES = 148**
- **ADA SPACES = 6**



Staff Recommendation

Approval subject to stipulations 'a' through 'C'

- a. Development and use of the site shall be consistent with the narrative entitled “Desert Cove & Litchfield Warehouse Conditional Use Permit Project Narrative”, prepared by Evergreen and received July 3, 2024.
- b. The subject use and development must receive Fire Department approval for all applicable associated permits and pass required inspections.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: August 1, 2024

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B”, received June 6, 2024, a property located at the southeast corner of Deer Valley Road and Foothills Parkway. Case FS23-1113.

Motion:

I move to approve the Preliminary Plat for Surprise Foothills Phase 1B, Case #FS23-1113, subject to stipulations ‘a’ through ‘c’ as memorialized in the staff report.

I move to deny the Preliminary Plat for Surprise Foothills Phase 1B, Case #FS23-1113, because insert reason.

Background:

Krista Zinser of Coe & Van Loo Consultants Inc., on behalf of Lennar Communities, seeks approval of a Preliminary Plat for Surprise Foothills Phase 1B. The proposed Preliminary Plat contemplates 337 single-family lots over approximately 168.85 gross acres, for a gross density of 2.00 DU/AC.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the City will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. 00-FS23-1113 Surprise Foothills Phase 1B - Preliminary Plat - Staff Report
 2. 01-FS23-1113 Surprise Foothills Phase 1B Preliminary Plat - Vicinity Map
 3. 02-FS23-1113 Surprise Foothills Phase 1B Preliminary Plat - Zoning Map
 4. 03-FS23-1113 Surprise Foothills Phase 1B Preliminary Plat - Preliminary Plat
 5. 04-FS23-1113 Surprise Foothills Phase 1B Preliminary Plat - Preliminary Landscape
 6. 05-FS23-1113 Surprise Foothills Phase 1B Preliminary Plat - LukeAFB Letter
 7. FS23-1113 Surprise Foothills Phase 1B Preliminary Plat - PZ PowerPoint
-

PRELIMINARY PLAT

REPORT TO THE PLANNING & ZONING COMMISSION

Case: FS23-1113

Project Name: Surprise Foothills Phase 1B – Preliminary Plat

Council District: 1 - Acacia

Meeting Date: August 1, 2024

Planner: Tanner Wessel, Planner II

Owner: Lennar Communities

Applicant: Krista Zinser of Coe & Van Loo Consultants Inc.

Request: Preliminary Plat for Phase 1B of the Surprise Foothills development, a 337-lot residential subdivision

Site Location: Located at the southeast corner of Deer Valley Road and Foothills Parkway

Site Size: 168.85 gross acres (approx.)

Gross Density: 2.00 DU/AC

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

Findings:

- The proposed Preliminary Plat is consistent with the Surprise Foothills Planned Area Development (PAD).
- The proposed Preliminary Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

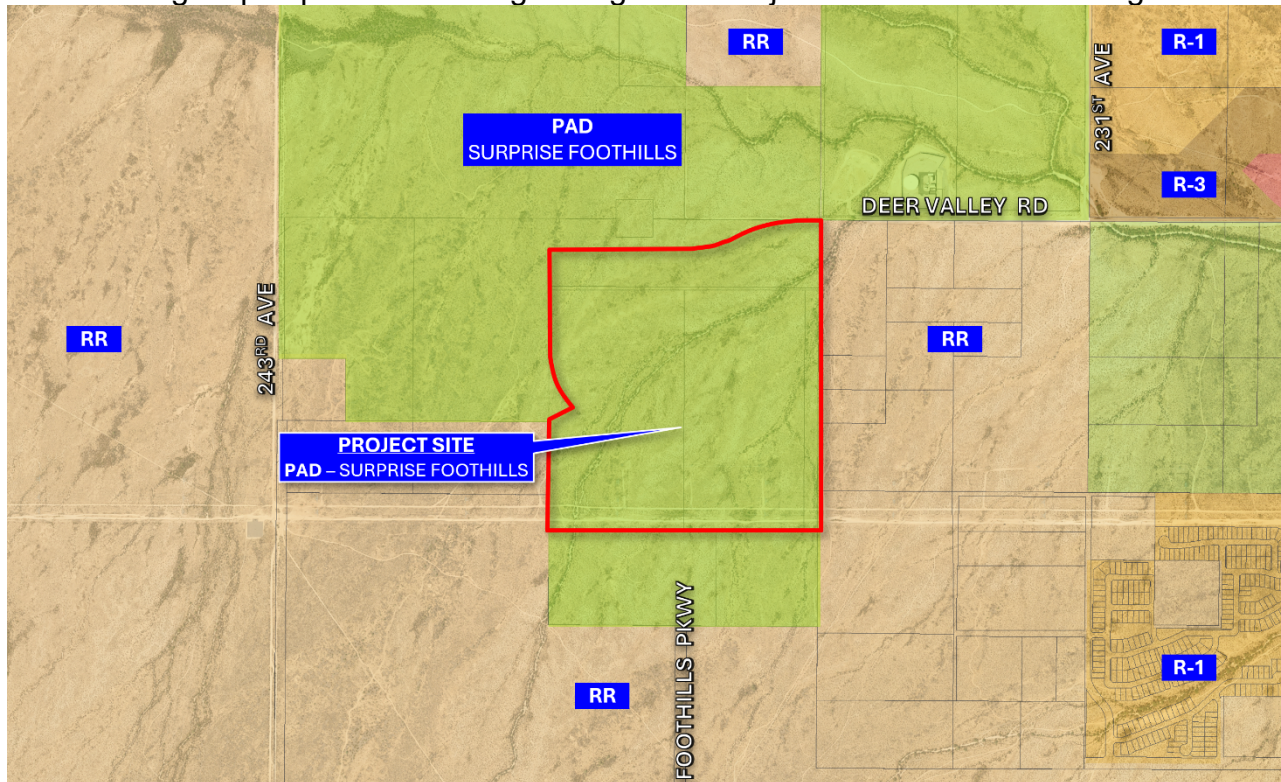
Alternative Actions: **Approve** – Approval of the proposed Preliminary Plat will allow the applicant the ability to subdivide the property as proposed.
Deny – Denial of the requested Preliminary Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

Krista Zinser of Coe & Van Loo Consultants Inc. seeks approval of a Preliminary Plat for Phase 1B of the Surprise Foothills development. The proposed Preliminary Plat contemplates 337 single-family lots over approximately 168.85 gross acres for a gross density of 2.00 DU/AC. The proposed subdivision will integrate into the larger Surprise Foothills development.

SURROUNDING LAND ZONING:

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



Planned Area Development (Surprise Foothills)	Planned Area Development (Surprise Foothills)	Planned Area Development (Surprise Foothills)
Planned Area Development (Surprise Foothills)	Planned Area Development (Surprise Foothills)	Rural Residential (RR)
Rural Residential (RR)	Planned Area Development (Surprise Foothills)	Rural Residential (RR)

BACKGROUND:

June 8, 1989: The City Council approved the annexation of the subject property under Ordinance 89-05.

February 9, 2006: The City Council approved Ordinance 06-04 for the Surprise Foothills Planned Area Development (PAD) under case PAD05-281.

July 31, 2013: A minor amendment to the PAD was approved administratively under case FS13-217 to relocate the water treatment facility.

April 24, 2018: A minor amendment to the PAD was approved administratively under case FS18-057 to identify a phased infrastructure approach.

September 16, 2021: A minor amendment to the PAD was approved administratively under case FS21-310 to reconfigure parcels and replace the Z-Lot/Zero Lot Line land use within the MDR category with single-family detached.

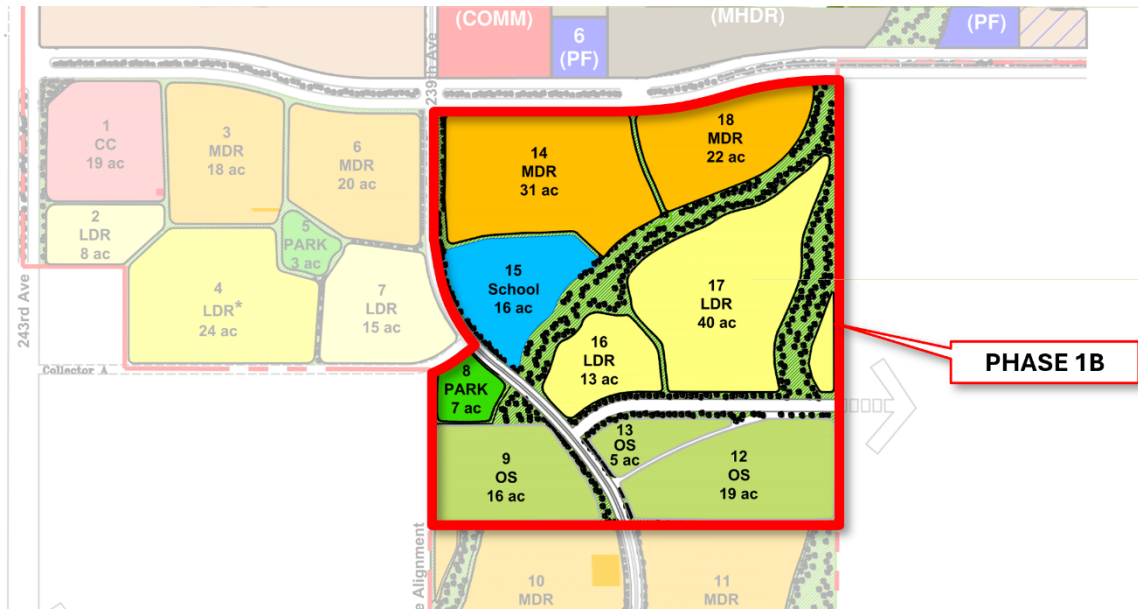
October 6, 2022: The Planning & Zoning Commission approved a Preliminary Plat for Surprise Foothills Phase 1B under case FS21-729.

December 7, 2023: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting. CR23-0980.

December 27, 2023: The applicant submitted for a Preliminary Plat under case FS23-1113, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a preliminary plat for Phase 1B of the Surprise Foothills development. Surprise Foothills is a Planned Area Development generally located near 235th Avenue and Deer Valley Road, and includes both commercial land use designations as well as various densities of residential. The proposed plat includes 337 single-family residential lots over approximately 168.85 gross acres. Land use designations within the subject area, as depicted in the following map, include 53.67 gross acres of Low Density Residential (LDR), 53.34 gross acres of Medium Density Residential (MDR), 38.57 gross acres of Open Space (OS), a 15.19 acre school site, and a 8.07 acre park site.



The Surprise Foothills PAD allows for 4,000 square foot lots with a minimum lot width of 40-feet within the MDR parcels, and various lot configurations within the LDR parcels. The subject plat proposes both 40 and 45-foot wide lots within the MDR parcels, and utilizes the allowed 63' x 125' lots within the LDR parcels. The lots within Phase 1B will be subject to the development standards within the approved Surprise Foothills PAD, as shown below.

DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED								
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	AGGREGATE SIDE	CORNER SIDE	REAR
MDR*	4,000 SF	40'	18'	12'	5'	10'	10'	10'
LDR (63' X 125')*	7,500 SF	63'	18'	12'	5'/8'	13'	10'	15'

*PER SURPRISE FOOTHILLS CASE NUMBER PAD05-281 AND THE AMENDED CASE NUMBER FS21-310

Open Space & Landscaping

There is a total of 81.18 acres of open space included within the subject preliminary plat. A majority of the acreage (approximately 38.57 acres) is encompassed in Parcels 9, 12, and 13 which are designated as Open Space (OS) by the PAD due to overhead powerlines traversing the site. An additional 8.07 acres of the overall open space is Parcel 8, which is designated within the PAD as a site for a neighborhood park. At this time, the proposed plat shows a preliminary design for the park, however, the final design of the park will occur at a later date under a separate case and site plan review.

The remaining 34.54 acres of open space are dispersed throughout the residential areas of the subject site. These include landscaped retention areas, natural washes, landscaped tracts, turf areas for recreation, and an amenity site. This amenity site is planned to include a play structure, a ramada, turf area, and other ancillary facilities. Also included within the open space areas is a network of 12-foot and 6-foot concrete trails to facilitate multi-modal interconnectivity, with seating nodes placed throughout. Landscaping proposed within the subject plat includes a variety of native and low-water use plants allowed by the approved PAD.

Overall, 48.1% of the subject site is dedicated to open space. The approved PAD requires a minimum 10% open space for residential development.

Walls

The proposed walls are consistent with the already approved portions of the Surprise Foothills development to the south of this site. The Primary Theme Wall consists of CMU block wall with decorative CMU bands and cap, all of which are painted with natural earth tones. Additionally, both a partial view wall and a full view wall are proposed throughout the plat with the partial view wall including a 2-foot wrought iron fence and the full view wall including a 4-foot wrought iron fence.

Access

Deer Valley Road along the northern boundary of the site will provide access from the east, and Foothills Parkway along the western boundary will provide access from the south via Sun Valley Parkway.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service (APS)
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
School District:	Wickenburg School District

154 **CONFORMANCE WITH ADOPTED PLANS:**

155
156 **Surprise General Plan 2035:** The Surprise General Plan 2035 shows the subject property
157 as lying within the Neighborhood Character Area, which supports residential development of
158 up to 8 DU/AC or more, provided appropriate transitions are made between the various
159 Neighborhood types included within the character area. At 2.00 DU/AC the project most
160 closely aligns with the Suburban Neighborhood type and is consistent with the General Plan
161 in this regard. The overall Surprise Foothills project also lies within the 0-6 DU/AC ribbon of
162 the Luke Air Force Base Graduated Density Concept (GDC); however the site is integral to
163 the larger Surprise Foothills project, which is approved for an overall density of 4.1 DU/AC
164 and meets the guidance offered by the GDC.

165
166 **REVIEWING AGENCIES:**

167
168 In addition to the standard city reviewing agencies, Maricopa Water District, Maricopa County
169 Flood Control District, and Luke AFB were included in the routing of this request. All agencies
170 have indicated no objections to the request.

171
172 **SUMMARY:**

173
174 The applicant seeks a Preliminary Plat across the subject property. The proposed
175 development is compatible with the neighboring land uses and the amenities included will
176 provide recreational opportunities for the neighborhood residents.

177
178 **FINDINGS:**

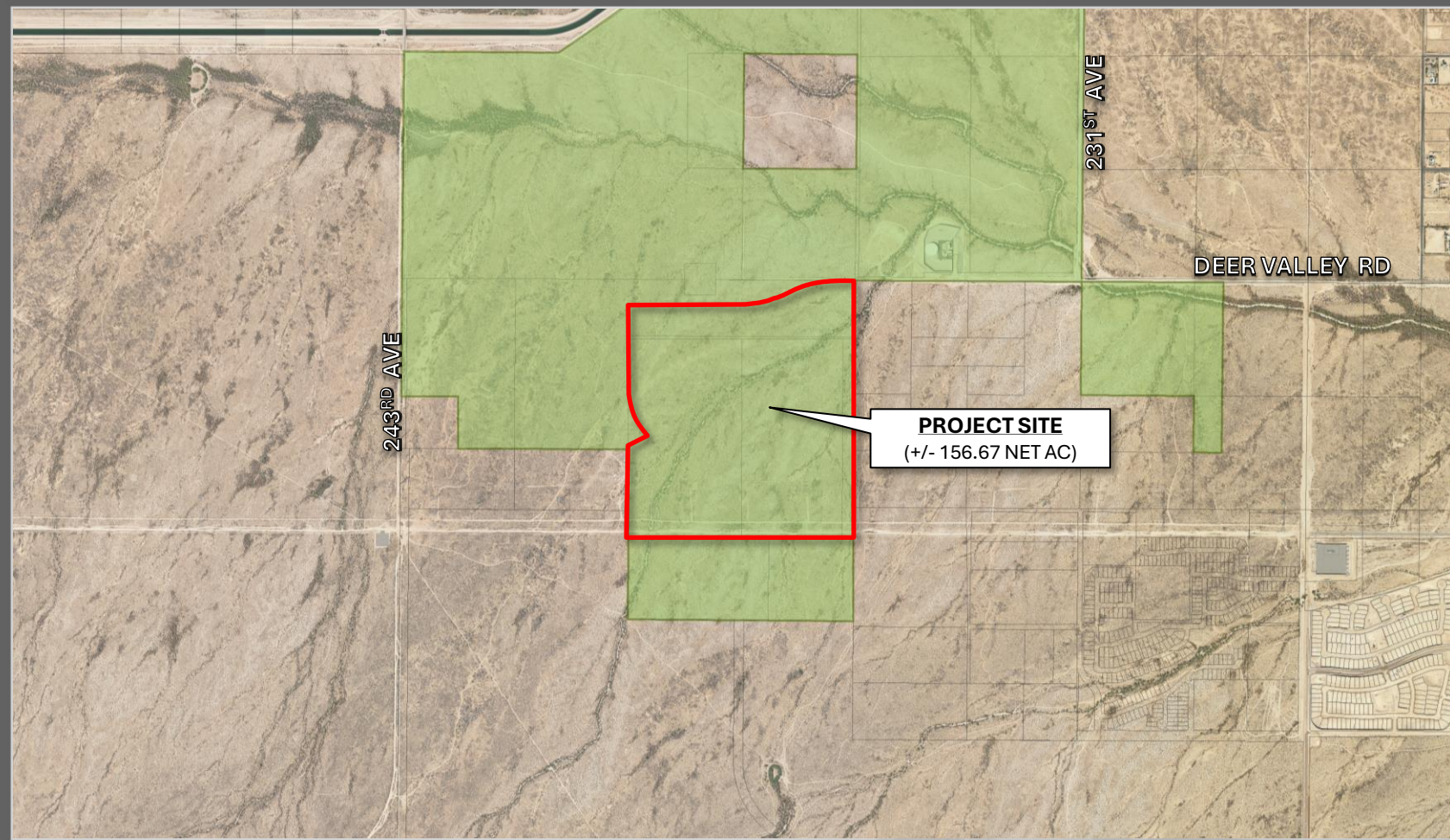
- 179
180
 - The proposed Preliminary Plat is consistent with the Surprise Foothills PAD.
 - The proposed Preliminary Plat is consistent with the applicable City of Surprise regulations.
 - The reviewing agencies have indicated no objections to the request.

181
182
183
184
185 **RECOMMENDATIONS**

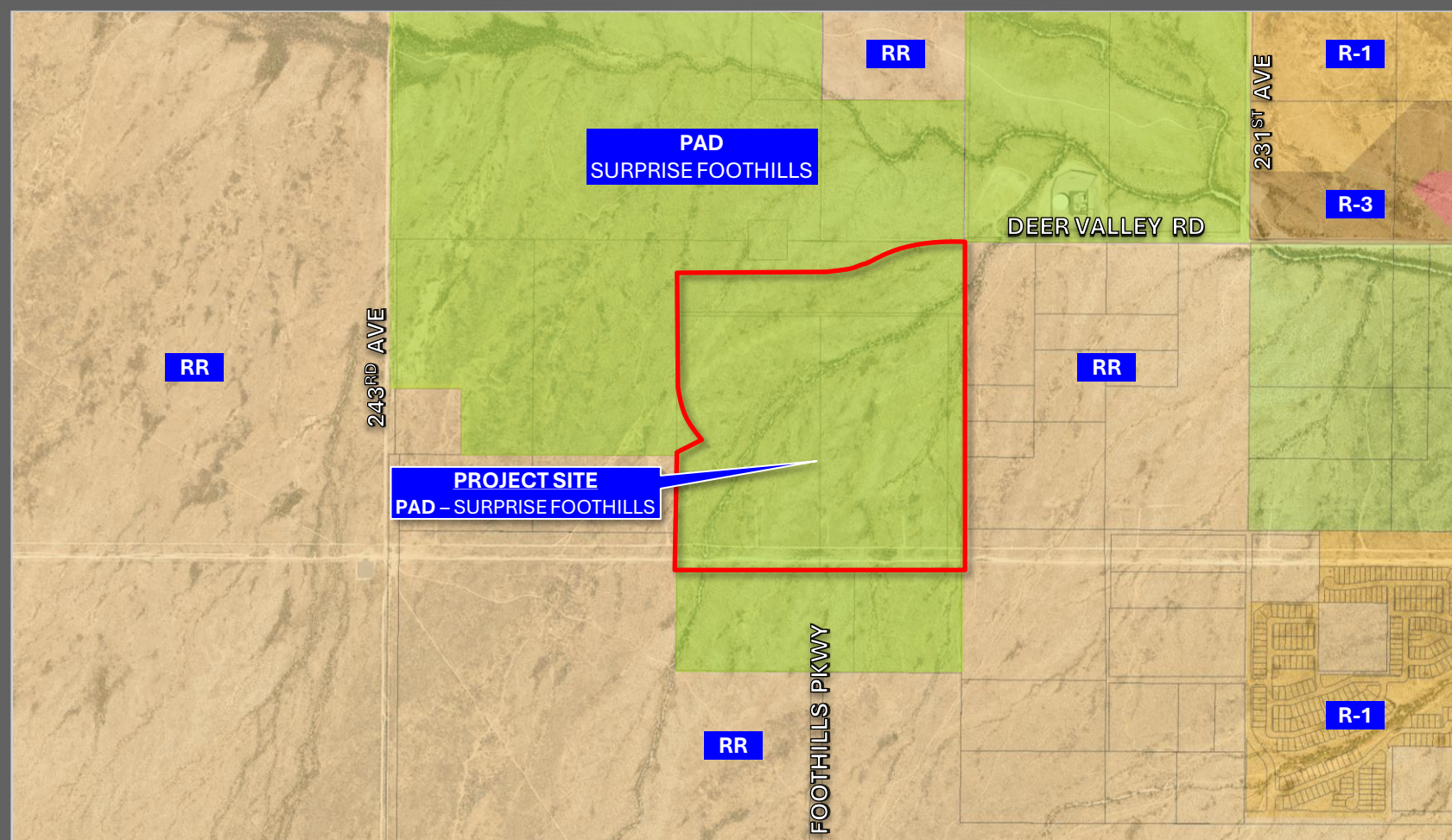
186
187 Based on the findings noted above, staff recommends the Commission **approve** the subject
188 Preliminary Plat, subject to stipulations 'a' through 'c' as outlined below:

- 189
190
 - a. Development and use of the site shall be consistent with the Preliminary Plat entitled
191 "Preliminary Plat for Surprise Foothills Phase 1B", prepared by Coe & Van Loo
192 Consultants, Inc., and received June 6, 2024.
 - b. Landscaping of the site shall be consistent with the Landscape Plan entitled "Surprise
193 Foothills – Phase 1B", prepared by Coe & Van Loo Consultants, Inc., and and
194 received May 13, 2024.
 - c. Non-compliance with the stipulations of approval of this case will be treated as a
195 violation in accordance with the applicable provisions of the Surprise Municipal Code.

200	<u>ATTACHMENTS:</u>
201	01 Vicinity Map
202	02 Zoning Map
203	03 Preliminary Plat
204	04 Preliminary Landscape
205	05 Luke AFB Letter
206	PPT



FS23-1113 VICINITY MAP



FS23-1113 EXISTING ZONING MAP

LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE BRASS CAP FLUSH MARKING NORTHEAST QUARTER OF SAID SECTION 21;

THENCE SOUTH 00°26'35" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 2640.49 FEET TO THE G.L.O. BRASS CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 21;

THENCE SOUTH 00°26'44" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 330.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 330.00 FEET SOUTHERLY FROM THE NORTH LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°43'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 2637.80 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°27'49" EAST, ALONG SAID WEST LINE, A DISTANCE OF 330.00 FEET TO THE REBAR WITH YELLOW CAP WITH LS#21081 MARKING THE CENTER OF SAID SECTION 21;

THENCE NORTH 00°27'53" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 687.88 FEET;

THENCE SOUTH 89°43'21" EAST, A DISTANCE OF 14.38 FEET TO THE BEGINNING OF A TANGENT CURVE OF 372.50 FOOT RADIUS, CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°52'34", A DISTANCE OF 317.76 FEET;

THENCE NORTH 03°25'21" WEST, A DISTANCE OF 28.74 FEET TO A POINT ON A 1075.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 43°02'45" EAST;

THENCE NORTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°25'08", A DISTANCE OF 889.68 FEET;

THENCE NORTH 00°27'53" EAST, A DISTANCE OF 687.76 FEET;
THENCE NORTH 44°43'32" WEST, A DISTANCE OF 42.29 FEET;
THENCE NORTH 00°08'30" EAST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 89°51'43" EAST, A DISTANCE OF 1434.58 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1445.00 FOOT RADIUS, CONCAVE NORTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°03'52", A DISTANCE OF 379.93 FEET;

THENCE NORTH 75°04'25" EAST, A DISTANCE OF 507.53 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1250.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°13'43", A DISTANCE OF 332.24 FEET;

THENCE SOUTH 89°42'19" EAST, A DISTANCE OF 94.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,355,097 SQUARE FEET OR 168.850 ACRES, MORE OR LESS.

BENCHMARK

CITY OF SURPRISE BENCHMARK "4HF3" —
PID: AJ3861 TOP OF FOUND PIPE IN HANDHOLE,
SOUTHWEST OF FOUND U.S GLO SURVEY MONUMENT AT THE
CORNERS OF SECTIONS 15, 16, 21, & 22, T4N, R3W.

ELEVATION=1526.82 (NAVD88 DATUM).

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, AS SHOWN ON THE UNRECORDED RECORD OF SURVEY PREPARED BY ARIZONA SURVEYING AND MAPPING, DATED 11/19/2020, JOB NO. P20-329, SAID BEARING BEING NORTH 00°26'35" EAST AS MEASURED BETWEEN MONUMENTS NO. 14 AND 13 SHOWN HERON AND DESCRIBED UNDER MONUMENT NOTES.

FLOOD ZONE CERTIFICATION

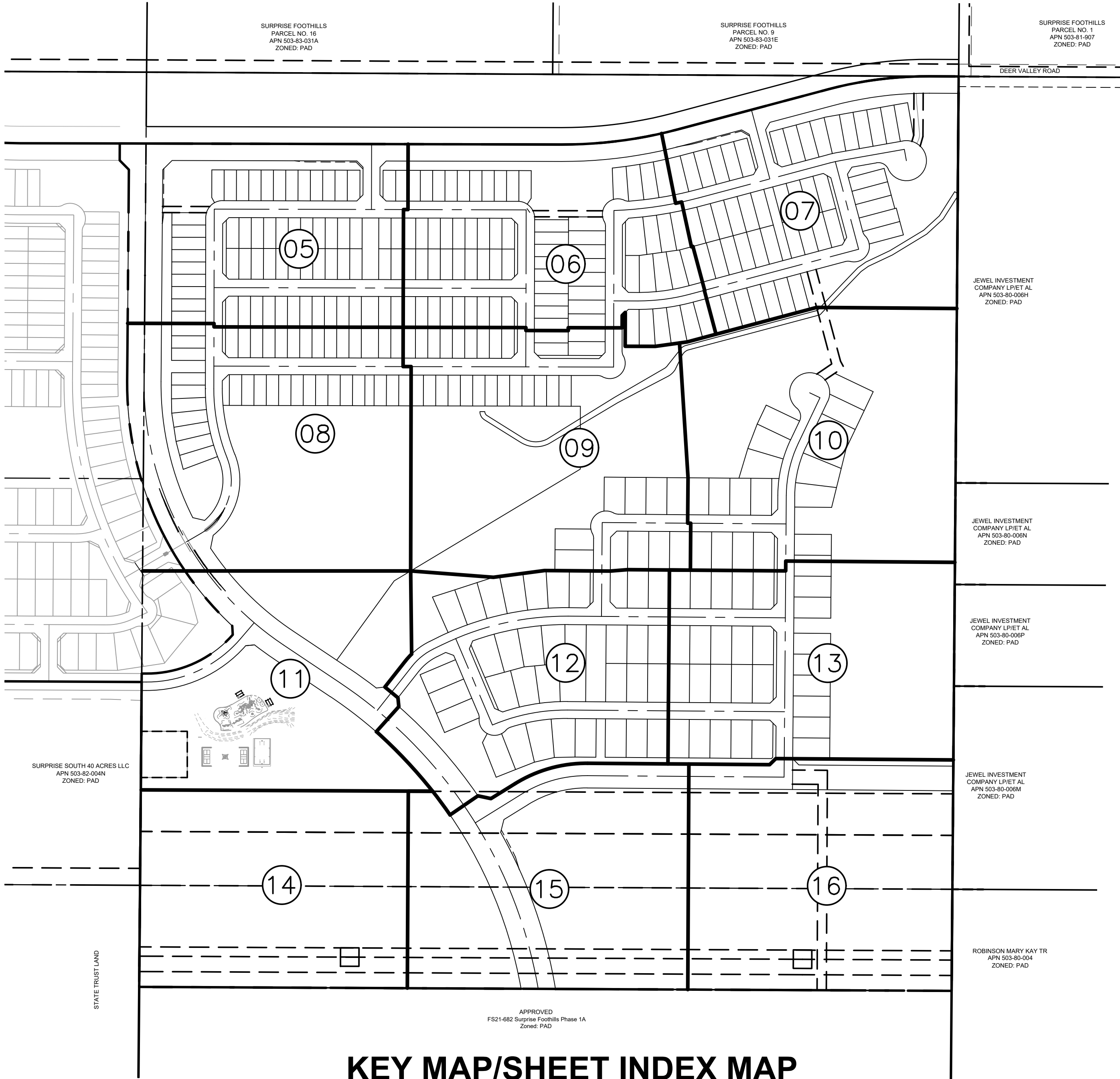
THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1190L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "A" AS DEFINED BY FEMA IS:
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQAUED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD.
NO BASE FLOOD ELEVATIONS DETERMINED.

UTILITY PROVIDERS

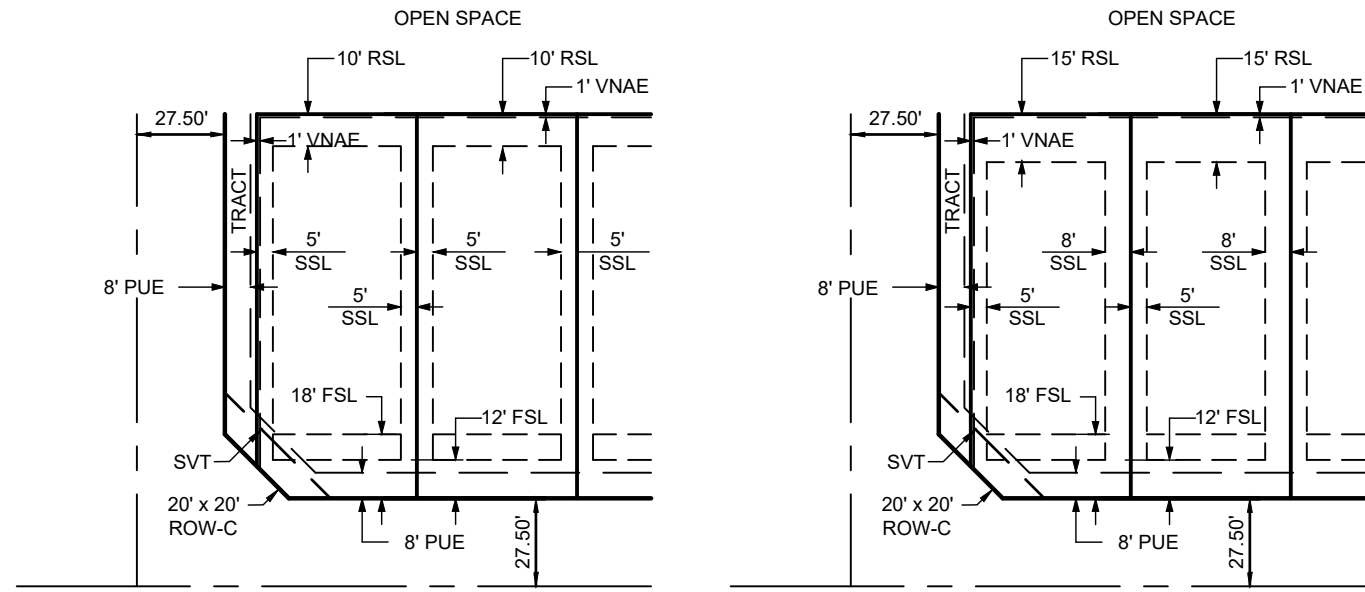
FIRE	CITY OF SURPRISE
WATER	CITY OF SURPRISE
SEWER	CITY OF SURPRISE
POWER	ARIZONA PUBLIC SERVICE (APS)
TELEPHONE	CENTURYLINK
GAS	SOUTHWEST GAS COMPANY
CATV	COX COMMUNICATIONS



KEY MAP/SHEET INDEX MAP

(NOT-TO-SCALE)

05 INDICATES SHEET



MDR - TYPICAL LOT DETAIL N.T.S.

LDR - TYPICAL LOT DETAIL N.T.S.

DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED							
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	AGGREGATE SIDE	CORNER SIDE
MDR*	4,000 SF	40'	18'	12'	5'	10'	10'
LDR (63' X 125')*	7,500 SF	63'	18'	12'	5'/8'	13'	15'

*PER SURPRISE FOOTHILLS CASE NUMBER PAD05-281 AND THE AMENDED CASE NUMBER FS21-310

PRELIMINARY PLAT FOR SURPRISE FOOTHILLS PHASE 1B

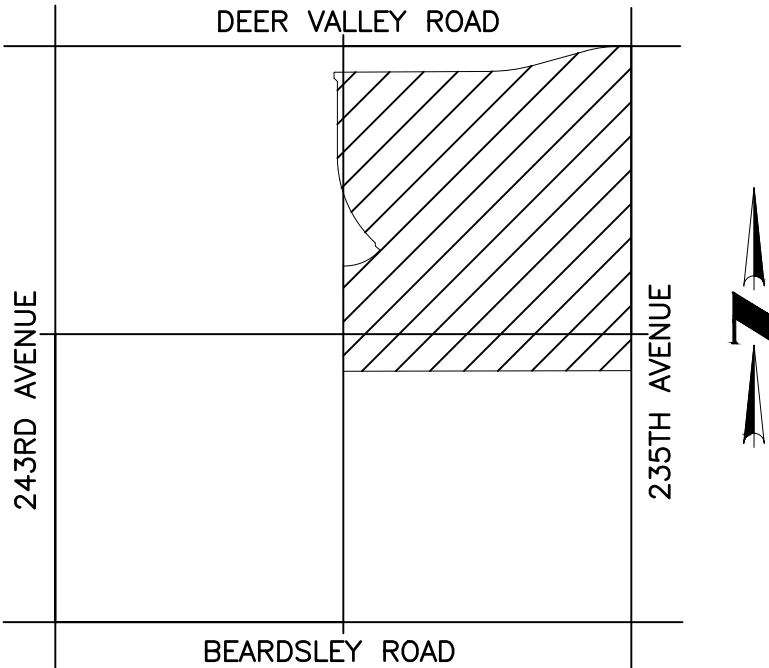
A PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

LENNAR
1665 W ALAMEDA DR, SUITE 130
TEMPE, ARIZONA 85282
CONTACT: TYLER SHUTE
PHONE: 480-316-4920

CVL DESIGN TEAM

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: ALEX CARAVEO
PHONE: 602-285-4972



VICINITY MAP (NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX

SHEET 01 - VICINITY MAP / SHEET INDEX MAP/ SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL /LEGAL DESCRIPTION
SHEET 02 - PARCEL MAP / BOUNDARY DATA TABLE
SHEET 03 - LOT AREA TABLES / TRACT AREA TABLE CENTERLINE DATA TABLES
SHEET 04 - ROADWAY SECTION DETAILS
SHEET 05-16 - PRELIMINARY PLAT



SHEET 01 OF 16

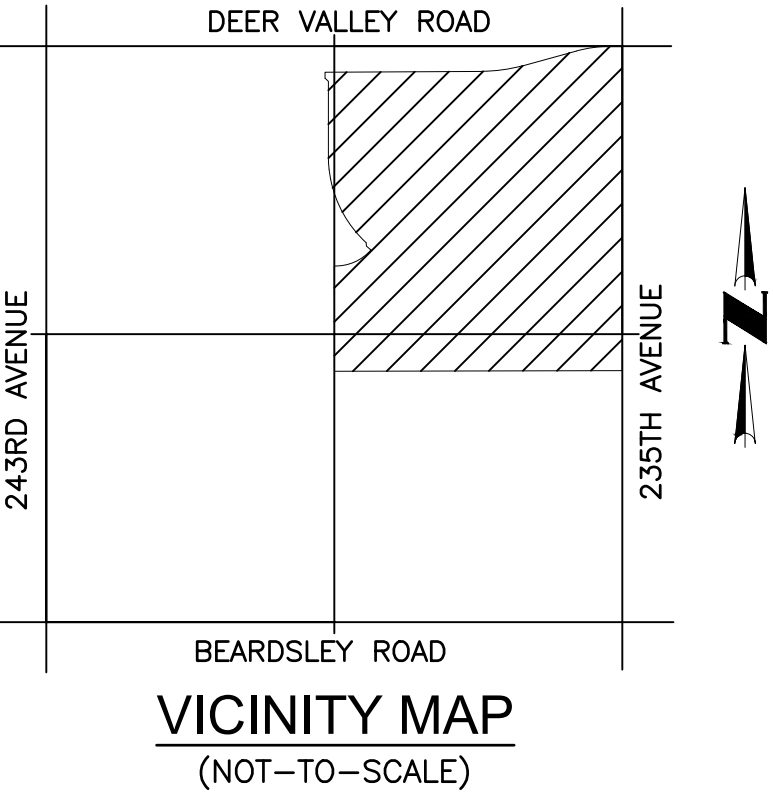
CASE # FS23-1113
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

A PORTION OF LAND LOCATED IN
SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
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BOUNDARY CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	379.93'	1445.00'	015°03'52"	191.06'	378.83'	N82°36'21"E
C2	332.24'	1250.00'	015°13'43"	167.10'	331.26'	N82°41'17"E
C3	317.76'	372.50'	048°52'34"	169.27'	308.21'	N65°50'22"E
C4	889.68'	1075.00'	047°25'08"	472.10'	864.51'	S23°14'41"E

SHEET INDEX

SHEET 01 - VICINITY MAP / SHEET INDEX MAP/ SITE DATA TABLE /
DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL /LEGAL
DESCRIPTION
SHEET 02 - PARCEL MAP / BOUNDARY DATA TABLE
SHEET 03 - LOT AREA TABLES / TRACT AREA TABLE CENTERLINE DATA
TABLES
SHEET 04 - ROADWAY SECTION DETAILS
SHEET 05-16 - PRELIMINARY PLAT

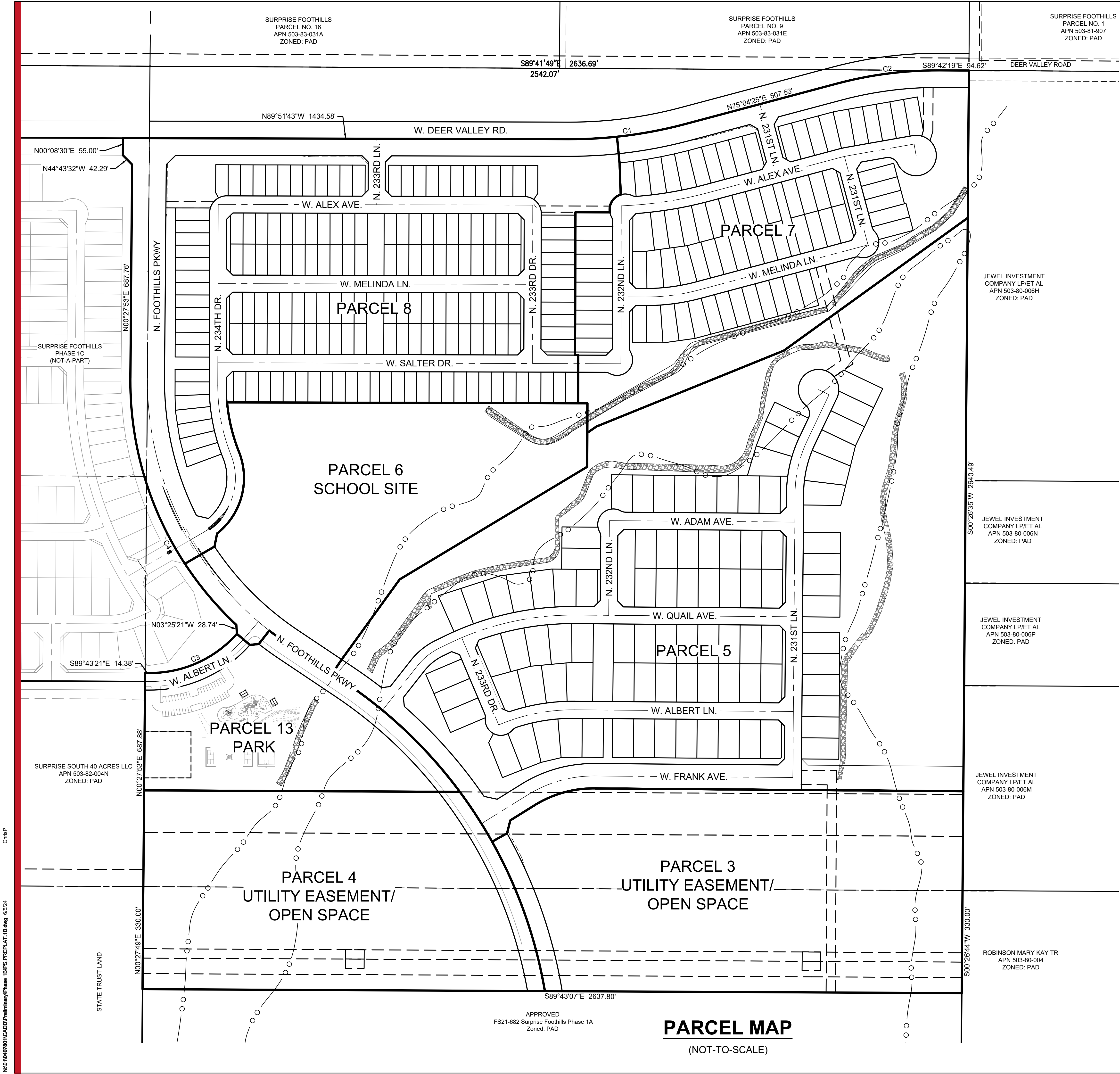


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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



SHEET
02 OF 16

CASE # FS23-1113
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024



PARCEL MAP
(NOT-TO-SCALE)

PARCEL 5 LOT AREA TABLE		PARCEL 5 LOT AREA TABLE		PARCEL 7 LOT AREA TABLE		PARCEL 7 LOT AREA TABLE		PARCEL 8 LOT AREA TABLE		PARCEL 8 LOT AREA TABLE		PARCEL 8 LOT AREA TABLE	
LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)	LOT #	AREA (SQUARE FEET)
1	8,500	47	8,450	92	5,350	131	5,400	169	4,412	225	4,050	281	4,000
2	8,500	48	8,160	93	5,400	132	5,400	170	4,400	226	4,000	282	4,000
3	8,486	49	8,160	94	5,400	133	5,400	171	4,400	227	4,000	283	4,000
4	8,889	50	8,160	95	5,613	134	5,350	172	4,400	228	4,000	284	4,050
5	9,848	51	8,160	96	5,710	135	5,350	173	4,400	229	4,000	285	4,066
6	9,679	52	8,450	97	5,400	136	5,400	174	4,400	230	4,000	286	4,000
7	9,135	53	8,500	98	5,400	137	5,400	175	4,400	231	4,000	287	4,000
8	8,500	54	8,500	99	5,400	138	5,400	176	4,400	232	4,000	288	4,000
9	8,500	55	8,500	100	5,400	139	5,400	177	4,400	233	4,000	289	4,000
10	8,500	56	8,500	101	5,448	140	5,400	178	4,400	234	4,000	290	4,000
11	8,500	57	8,500	102	5,400	141	5,400	179	4,400	235	4,000	291	4,000
12	8,500	58	8,500	103	5,400	142	5,400	180	4,087	236	4,000	292	4,000
13	8,500	59	8,500	104	5,400	143	5,468	181	4,000	237	4,000	293	4,000
14	8,500	60	8,500	105	5,625	144	5,642	182	4,000	238	4,000	294	4,000
15	8,500	61	8,500	106	5,364	145	5,747	183	4,000	239	4,000	295	4,000
16	8,441	62	8,500	107	5,400	146	5,743	184	4,000	240	4,000	296	4,000
17	8,160	63	8,500	108	5,400	147	5,724	185	4,000	241	4,000	297	4,000
18	8,160	64	8,500	109	5,400	148	7,666	186	4,000	242	4,000	298	4,000
19	8,160	65	8,450	110	5,400	149	5,350	187	4,000	243	4,000	299	4,000
20	8,160	66	9,229	111	5,400	150	5,400	188	4,000	244	4,000	300	4,000
21	8,160	67	11,046	112	5,400	151	5,400	189	4,000	245	4,000	301	4,000
22	8,160	68	8,839	113	5,400	152	5,400	190	4,000	246	4,000	302	4,000
23	8,450	69	8,160	114	5,400	153	5,530	191	4,050	247	4,000	303	4,000
24	8,500	70	8,196	115	5,793	154	5,621	192	4,000	248	4,000	304	4,000
25	8,500	71	9,682	116	5,819	155	5,572	193	4,000	249	4,000	305	4,000
26	8,500	72	8,160	117	5,832	156	5,501	194	4,000	250	4,000	306	4,066
27	8,500	73	8,991	118	5,831	157	5,407	195	4,000	251	4,000	307	4,050
28	8,500	74	10,133	119	5,381	158	4,966	196	4,000	252	4,000	308	4,000
29	8,500	75	8,160	120	5,395	159	5,275	197	4,000	253	4,000	309	4,000
30	8,500	76	8,160	121	6,028	160	5,400	198	4,000	254	4,000	310	4,000
31	10,586	77	8,160	122	6,113	161	5,400	199	4,000	255	4,000	311	4,000
32	8,991	78	8,160	123	5,982	162	5,400	200	4,000	256	4,000	312	4,000
33	9,078	79	8,160	124	5,400	163	5,400	201	4,000	257	4,000	313	4,000
34	9,331	80	8,160	125	5,400	164	5,400	202	4,050	258	4,000	314	4,000
35	9,387	81	8,160	126	5,400	165	5,400	203	4,050	259	4,000	315	4,000
36	9,150	82	7,879	127	5,400	166	5,400	204	4,000	260	4,000	316	4,000
37	9,149	83	8,375	128	5,400	167	5,400	205	4,000	261	4,000	317	4,000
38	9,147	84	8,500	129	5,400	168	5,350	206	4,000	262	4,000	318	4,043
39	8,570	85	8,110	130	5,400			207	4,000	263	4,050	331	4,400
40	8,500	86	8,634					208	4,000	264	4,000	332	4,682
41	8,500	87	8,696					209	4,000	265	4,000	333	4,792
42	8,500	88	8,703					210	4,000	266	4,000	334	4,834
43	8,500	89	8,836					211	4,000	267	4,000	335	4,871
44	8,500	90	8,649					212	4,000	268	4,000	336	4,936
45	8,500	91	8,837					213	4,000	269	4,000		
46	8,500							214	4,000	270	4,000		
								215	4,000	271	4,000		
								216	4,000	272	4,000		
								217	4,000	273	4,000		
								218	4,000	274	4,000		
								219	4,000	275	4,000		
								220	4,000	276	4,000		
								221	4,000	277	4,000		
								222	4,000	278	4,000		
								223	4,000	279	4,000		
								224	4,050	280	4,000		

TRACT AREA TABLE				
TRACT	AREA (SQUARE FEET)	AREA (ACRES)	DESCRIPTION	USAGE CATEGORY
TRACT A	289183.30	6.639	PARCEL 13 NEIGHBORHOOD PARK / WELL SITE /TRAIL	ACTIVE
TRACT B	720371.87	16.537	UTILITY EASEMENT / OPEN SPACE / LANDSCAPE TRACT / TRAIL	ACTIVE
TRACT C	891864.43	20.474	OPEN SPACE / LANDSCAPE TRACT / RETENTION / TRAIL	ACTIVE
TRACT D	73455.51	1.686	OPEN SPACE / LANDSCAPE TRACT / RETENTION / TRAIL	ACTIVE
TRACT E	2202.62	0.051	LANDSCAPE TRACT	PASSIVE
TRACT F	16179.94	0.371	OPEN SPACE / LANDSCAPE TRACT / TRAILS	ACTIVE
TRACT G	2200.00	0.051	LANDSCAPE TRACT	PASSIVE
TRACT H	1050.00	0.024	LANDSCAPE TRACT	PASSIVE
TRACT I	13600.00	0.312	OPEN SPACE / LANDSCAPE TRACT	PASSIVE
TRACT J	2200.00	0.051	LANDSCAPE TRACT	PASSIVE
TRACT K	1301737.21	29.884	OPEN SPACE / LANDSCAPE TRACT / RETENTION / WASH / TRAIL /AMENITY	ACTIVE
TRACT L	2264.11	0.052	LANDSCAPE TRACT	PASSIVE
TRACT M	2100.00	0.048	LANDSCAPE TRACT	PASSIVE
TRACT N	7200.00	0.165	OPEN SPACE / LANDSCAPE TRACT / TRAIL	ACTIVE
TRACT O	2100.77	0.048	LANDSCAPE TRACT	PASSIVE
TRACT P	77579.21	1.781	OPEN SPACE / LANDSCAPE TRACT / RETENTION / TRAIL	ACTIVE
TRACT Q	2006.07	0.046	LANDSCAPE TRACT	PASSIVE
TRACT R	1700.00	0.039	LANDSCAPE TRACT	PASSIVE
TRACT S	10800.01	0.248	OPEN SPACE / LANDSCAPE TRACT / RETENTION / TRAIL	ACTIVE
TRACT T	2023.33	0.046	LANDSCAPE TRACT	PASSIVE
TRACT U	1700.00	0.039	LANDSCAPE TRACT	PASSIVE
TRACT V	11155.74	0.256	OPEN SPACE / LANDSCAPE TRACT / RETENTION / TRAIL	ACTIVE
TRACT W	1700.00	0.039	LANDSCAPE TRACT	PASSIVE
TRACT X	3000.00	0.069	LANDSCAPE TRACT	PASSIVE
TRACT Y	2045.43	0.047	LANDSCAPE TRACT	PASSIVE
TRACT Z	94585.81	2.171	OPEN SPACE / LANDSCAPE TRACT / RETENTION / TRAIL / UTILITY EASEMENT	ACTIVE

CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	1008.71'	1020.00'	056°39'43"	549.92'	968.11'	S27°51'58"E
C2	1218.16'	1500.00'	046°31'49"	644.92'	1184.96'	N32°55'55"W
C3	225.29'	400.00'	032°16'16"	115.72'	222.33'	S74°18'27"W
C4	174.72'	400.00'	025°01'34"	88.77'	173.33'	S12°57'22"W
C5	250.36'	612.50'	023°25'10"	126.95'	248.62'	S78°44'00"W
C6	424.44'	917.50'	026°30'19"	216.09'	420.66'	S77°11'25"W
C7	89.81'	200.00'	025°43'42"	45.67'	89.06'	S51°04'25"W
C8	284.76'	200.00'	081°34'42"	172.57'	261.31'	N19°03'52"E
C9	228.95'	600.00'	021°51'46"	115.88'	227.56'	S10°47'36"E
C10	170.90'	650.00'	015°03'52"	85.95'	170.41'	N82°36'21"E
C11	279.69'	1250.00'	012°49'12"	140.43'	279.11'	N81°29'01"E
C12	34.28'	400.00'	004°54'39"	17.15'	34.27'	S77°31'45"W
C13	347.41'	400.00'	049°45'48"	185.52'	336.60'	N65°23'45"E

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L1	773.05'	S00°27'53"W
L2	220.11'	S56°11'50"E
L3	176.84'	S58°10'19"W
L4	638.39'	N89°33'25"W
L5	915.26'	N00°26'35"E
L6	164.31'	N25°28'09"E
L7	37.50'	N64°31'51"W
L8	597.00'	N89°33'25"W
L9	305.00'	S00°26'35"W
L10	705.00'	N89°33'25"W
L11	30.89'	S63°56'16"W
L12	182.40'	S38°12'34"W
L13	305.00'	N22°58'35"W
L14	705.00'	N89°33'25"W
L15	52.85'	N59°51'13"E
L16	583.46'	N00°08'17"E
L17	1012.78'	S89°51'43"E

CENTERLINE TABLE		
NO.	LENGTH	BEARING
L18	212.50'	N00°08'17"E
L19	1012.78'	S89°51'43"E
L20	1297.78'	S89°51'43"E
L21	510.00'	S00°08'17"W
L22	508.48'	N00°08'17"E
L23	78.91'	S89°51'43"E
L24	566.40'	N75°04'25"E
L25	294.61'	N14°55'35"W
L26	440.34'	N75°04'25"E
L27	211.07'	S79°59'04"W
L28	37.50'	S10°00'56"E
L29	232.50'	S14°55'35"E
L30	68.88'	N40°30'51"E
L31	14.47'	N89°43'21"W

PRELIMINARY PLAT FOR SURPRISE FOOTHILLS PHASE 1B

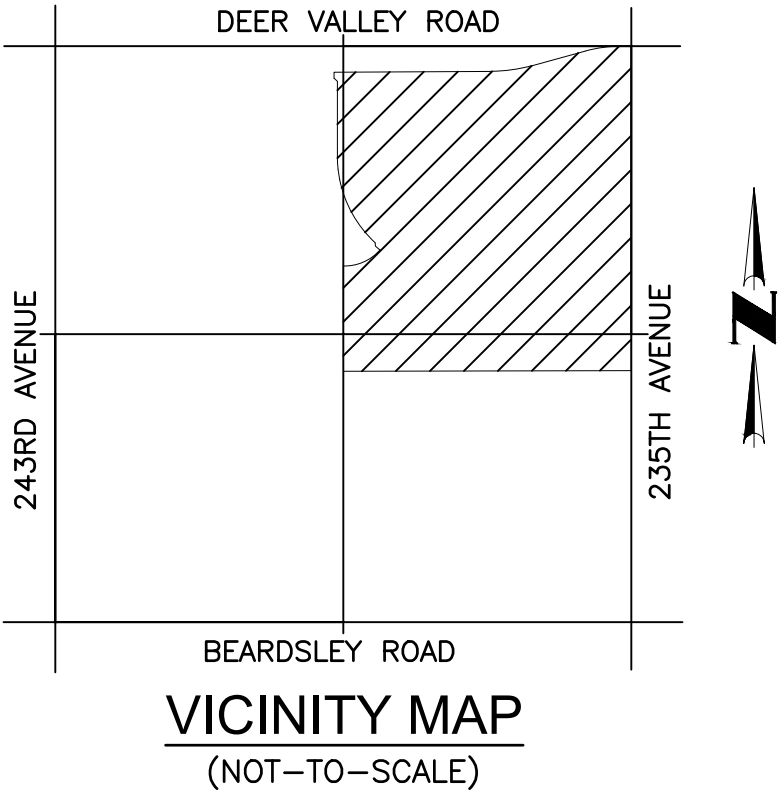
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LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
	1' V.N.A.E.
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	8' P.U.E.
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX

SHEET 01 - VICINITY MAP / SHEET INDEX MAP/ SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL /LEGAL DESCRIPTION
SHEET 02 - PARCEL MAP / BOUNDARY DATA TABLE
SHEET 03 - LOT AREA TABLES / TRACT AREA TABLE CENTERLINE DATA TABLES
SHEET 04 - ROADWAY SECTION DETAILS
SHEET 05-16 - PRELIMINARY PLAT

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Civil Engineering , Water Systems , Wastewater Treatment , Land Planning , Energy , Land Survey , Landscape Architecture , Construction Management

SHEET 03 OF 16

CASE # FS23-1113
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

A PORTION OF LAND LOCATED IN
SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: ALEX CARAVEO
PHONE: 602-285-4972



The diagram illustrates the proposed layout for a road project. It features several horizontal lines representing different boundaries and easements. From top to bottom, the lines are: a solid line for the 'PROPOSED LOTS' boundary, another solid line for the 'PROPOSED ROW' (Right of Way) boundary, a dashed line for the 'PROPOSED CENTER LINE', and a dashed line for the '1' V.N.A.E.' (Vehicle Non-Access Easement) boundary. A '30'X30' SIGHT VISIBILITY TRIANGLE' is marked with a circle containing the number '1' and a line pointing to the center line. Below the V.N.A.E. boundary is another dashed line for the '8' P.U.E.' (Public Utility Easement) boundary. The bottom-most line is a solid line representing the 'PROPOSED LOTS' boundary. To the right of these lines, text labels identify each boundary and the triangle.

Diagram Feature	Description
Solid line at the top	PROPOSED LOTS
Solid line below the top	PROPOSED ROW
Dashed line below the ROW	PROPOSED CENTER LINE
Circle with '1' and line pointing to center line	(S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
Dashed line labeled '1' V.N.A.E.'	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
Dashed line labeled '8' P.U.E.'	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT
Solid line at the bottom	PROPOSED LOTS

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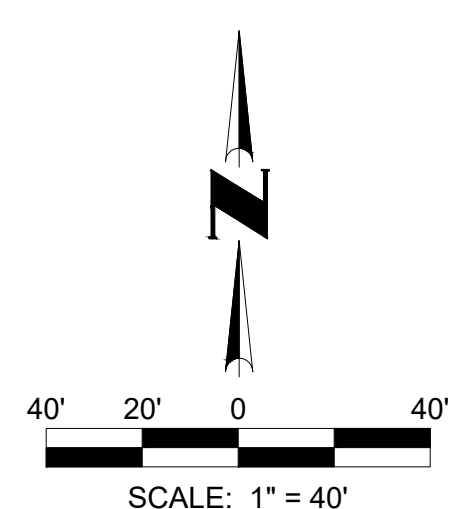


-
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E.
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1546

N89°51'43"W 1434.58'

W. DEER VALLEY RD.

480' SIGHT DISTANCE LINE

TRACT Z

W. ALEX AVE.

N. 234TH DR.

TRACT T

MATCH LINE
SEE SHEET 08

6' CONCRETE TRAIL

11	
----	--

6' CONCRETE TRAIL

214

MATCH LINE
SEE SHEET 08

6' CONCRETE TRAIL

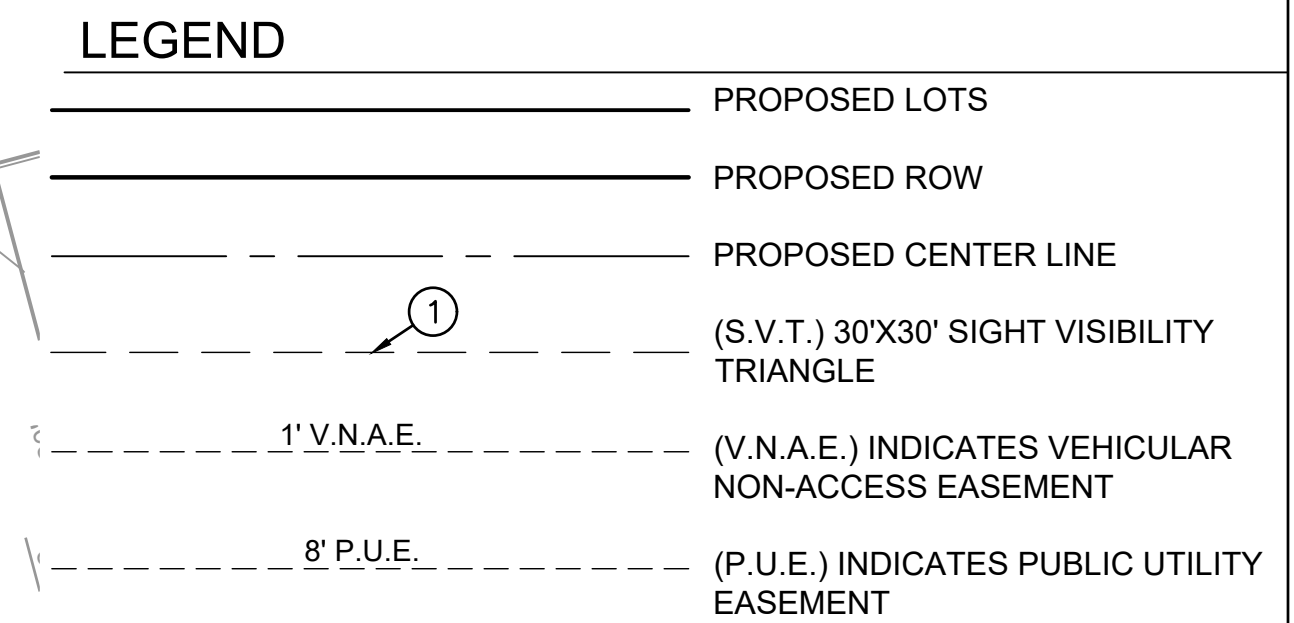
SURPRISE FOOTHILLS
PHASE 1C
(NOT-A-PART)

ChrisP

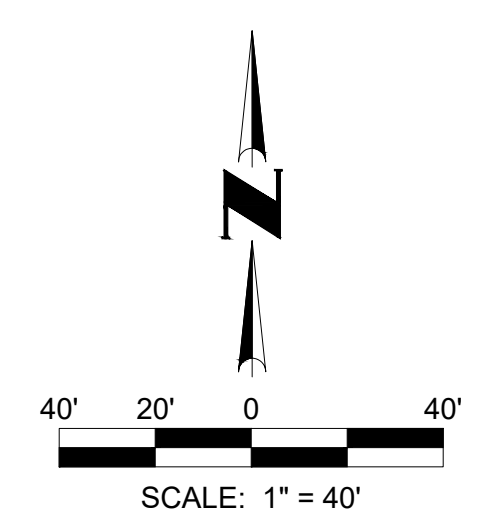
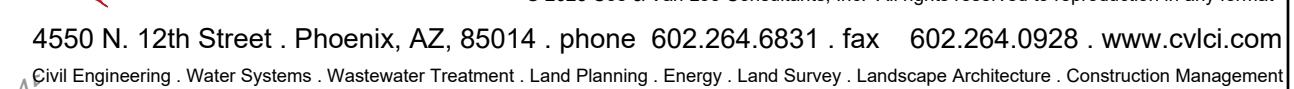
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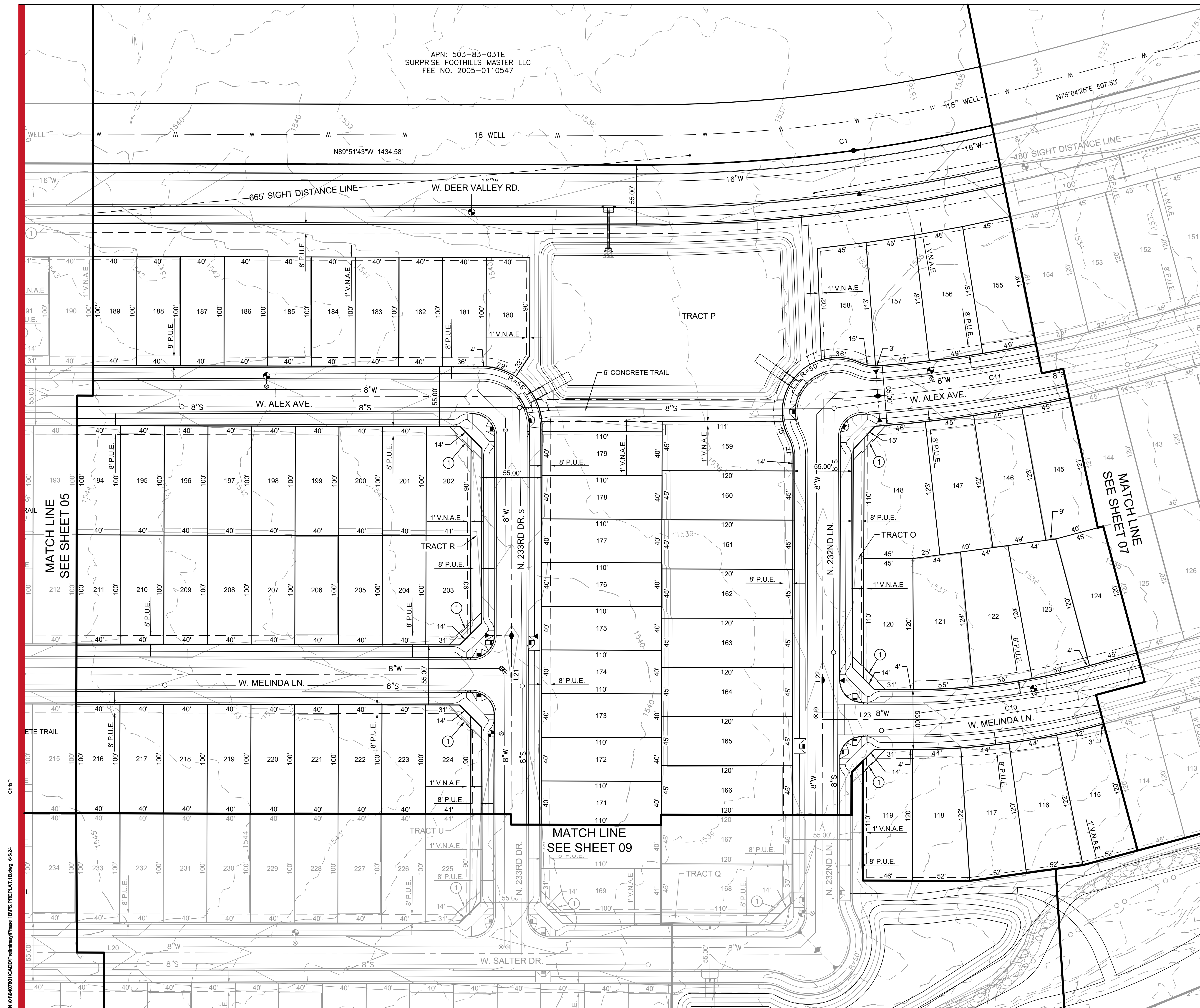
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PHOENIX, ARIZONA 85014
CONTACT: ALEX CARAVEO
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PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

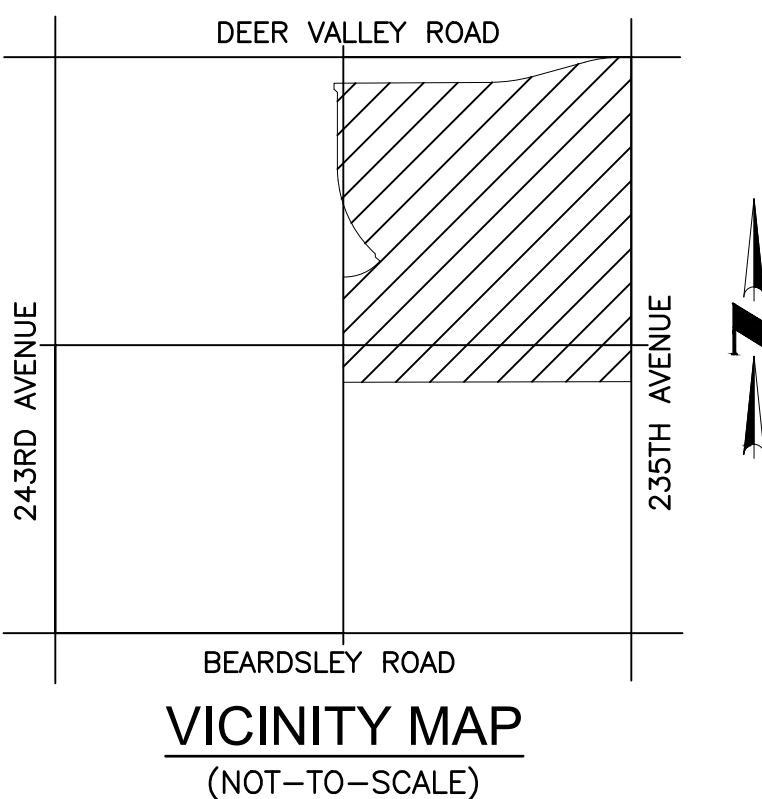
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LENNAR
1665 W ALAMEDA DR, SUITE 130
TEMPE, ARIZONA 85282
CONTACT: TYLER SHUTE
PHONE: 480-316-4920

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LEGEND

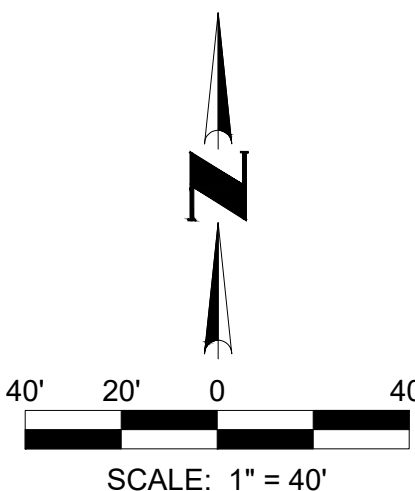
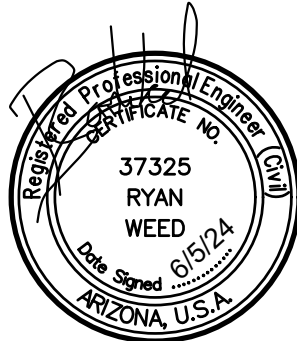
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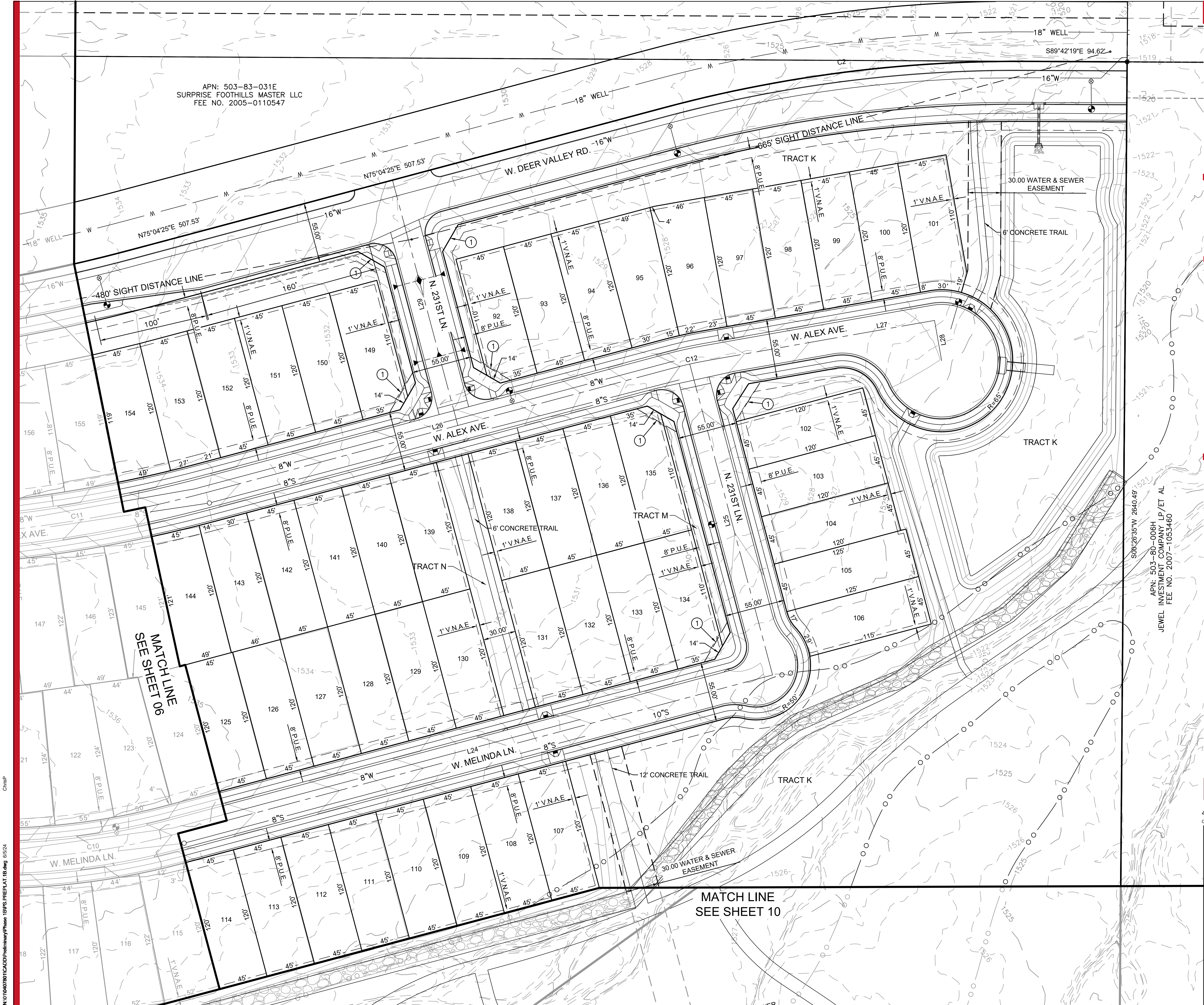


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07 OF 16

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PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

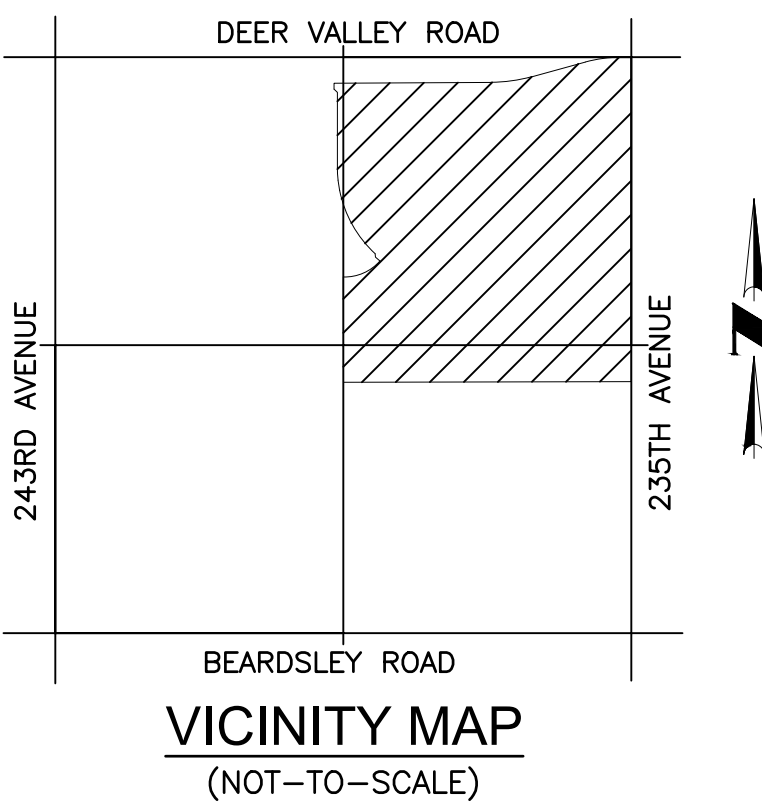
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OWNER / DEVELOPER

LENNAR
1665 W ALAMEDA DR, SUITE 130
TEMPE, ARIZONA 85282
CONTACT: TYLER SHUTE
PHONE: 480-316-4920

CVL DESIGN TEAM

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PHOENIX, ARIZONA 85014
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LEGEND

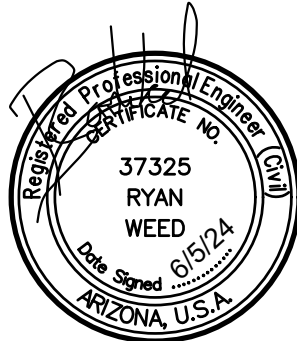
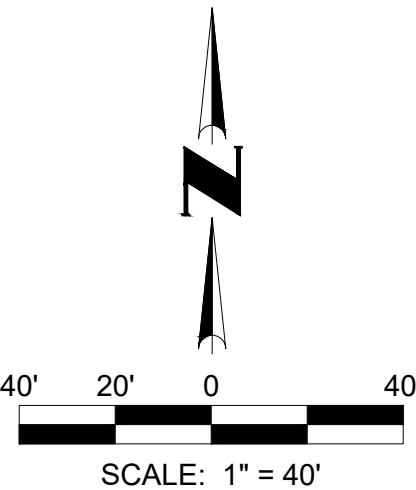
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SHEET
08 OF 16

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MATCH LINE
SEE SHEET 05

MATCH LINE
SEE SHEET 09

MATCH LINE
SEE SHEET 11

PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

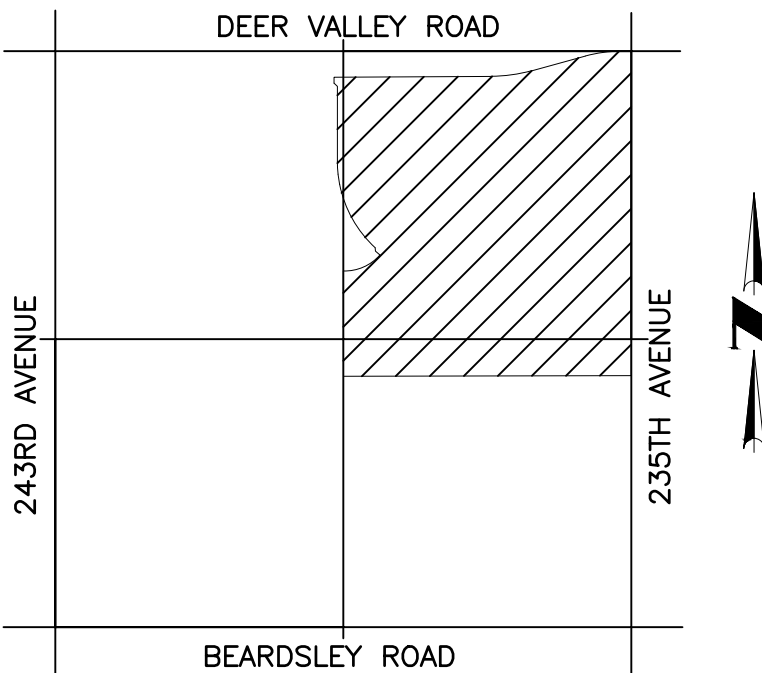
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

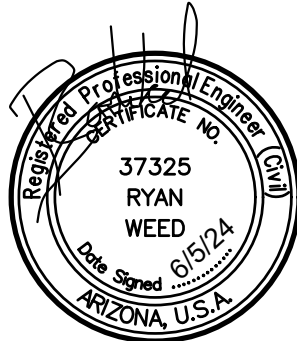
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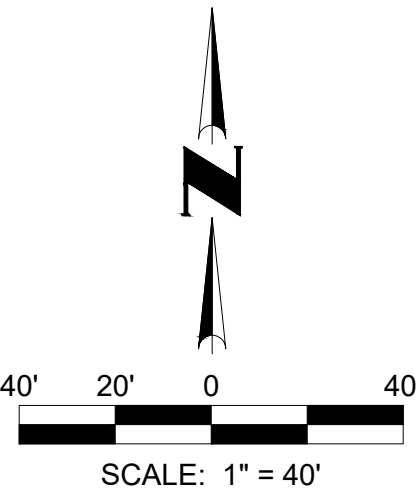


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SHEET
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CASE # FS23-1113
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MATCH LINE
SEE SHEET 12

MATCH LINE
SEE SHEET 08

MATCH LINE
SEE SHEET 10

MATCH LINE
SEE SHEET 06

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PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

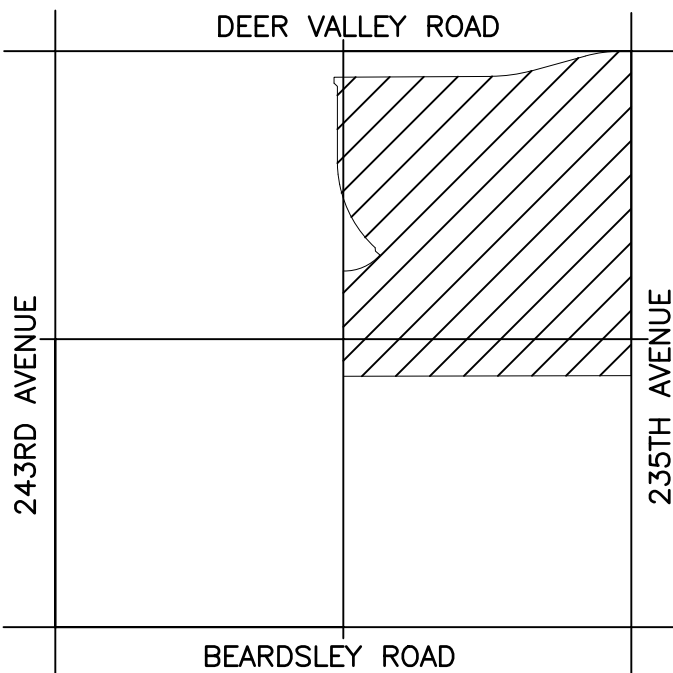
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VICINITY MAP
(NOT-TO-SCALE)

LEGEND

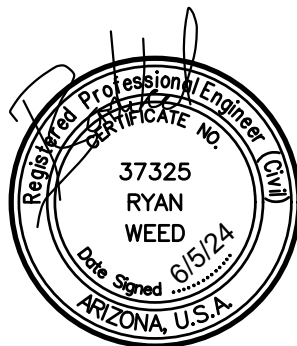
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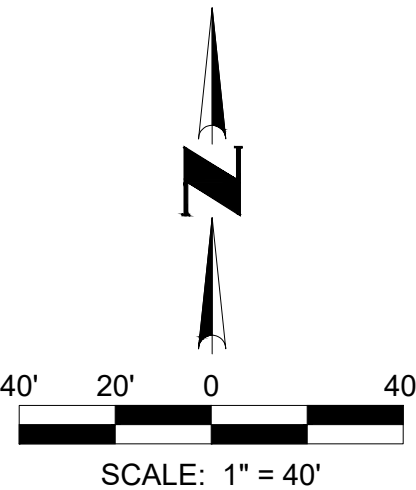


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SHEET
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APN: 503-80-006H
JEWEL INVESTMENT COMPANY LP/ET AL
FEE NO. 2007-1053460

APN: 503-82-004N
SURPRISE SOUTH 40 ACRES LLC
FEE NO. 2023-0208035

S00°26'35"W 2640.49'

MATCH LINE
SEE SHEET 13

MATCH LINE
SEE SHEET 09

MATCH LINE
SEE SHEET 07

MATCH LINE
SEE SHEET 06

C:\np

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PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

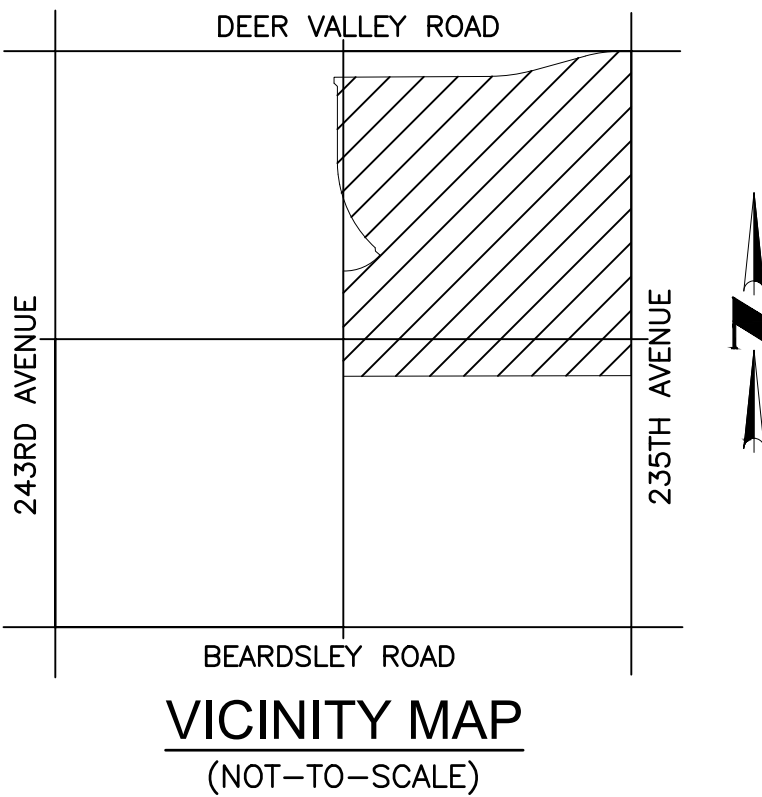
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LEGEND

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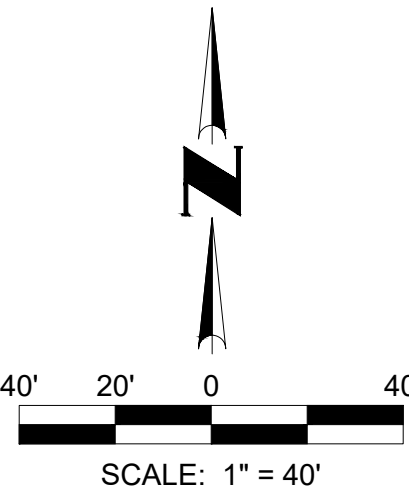
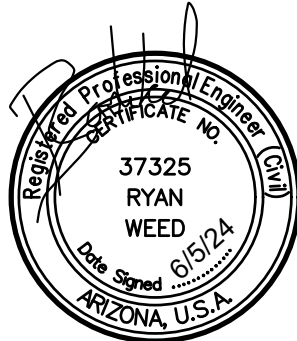
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11 OF 16

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MATCH LINE
SEE SHEET 08

MATCH LINE
SEE SHEET 12

MATCH LINE
SEE SHEET 14

135' TRANSMISSION LINE
C.D.C. 20071018175

APN: 503-83-004N
SURPRISE SOUTH 40 ACRES LLC
FEE NO. 2023-0208035

C:\map

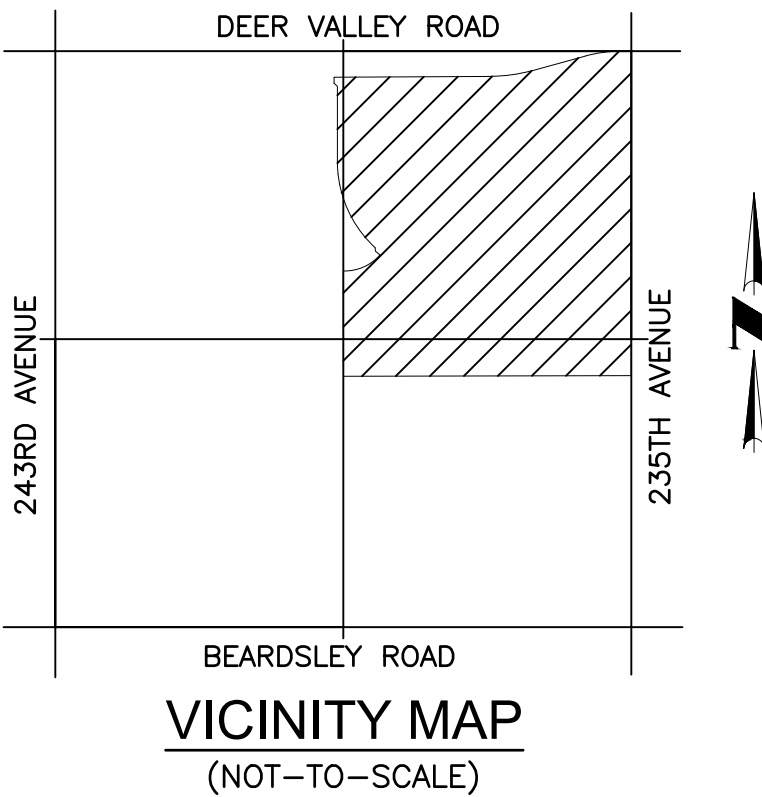
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PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

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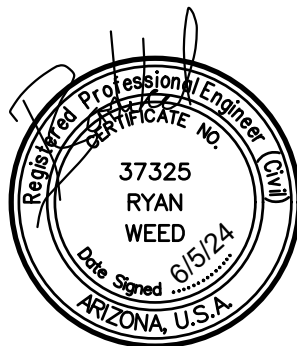
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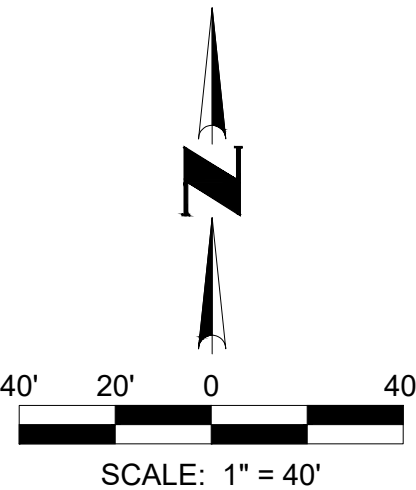
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12 OF 16

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MATCH LINE
SEE SHEET 09

MATCH LINE
SEE SHEET 13

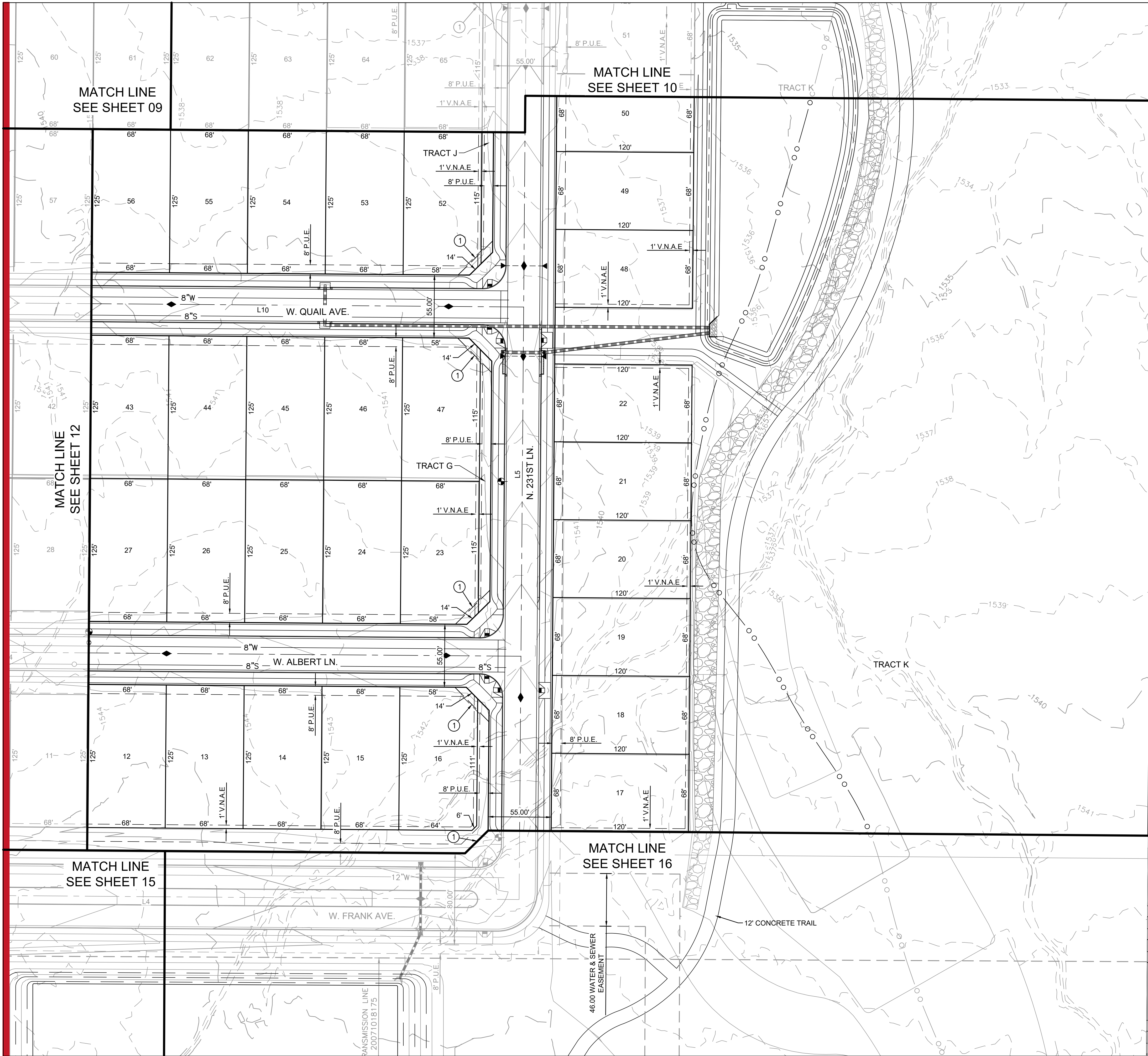
MATCH LINE
SEE SHEET 15

C:\np

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N:\1040701\1040701\1040701\Phase 1B\PS PREL\1B.dwg 9/5/24

C:\np



APN: 503-80-006M
JEWEL INVESTMENT COMPANY LP/ET AL
FEE NO. 2007-1053460

APN: 503-80-006P
JEWEL INVESTMENT COMPANY LP/ET AL
FEE NO. 2007-1053460

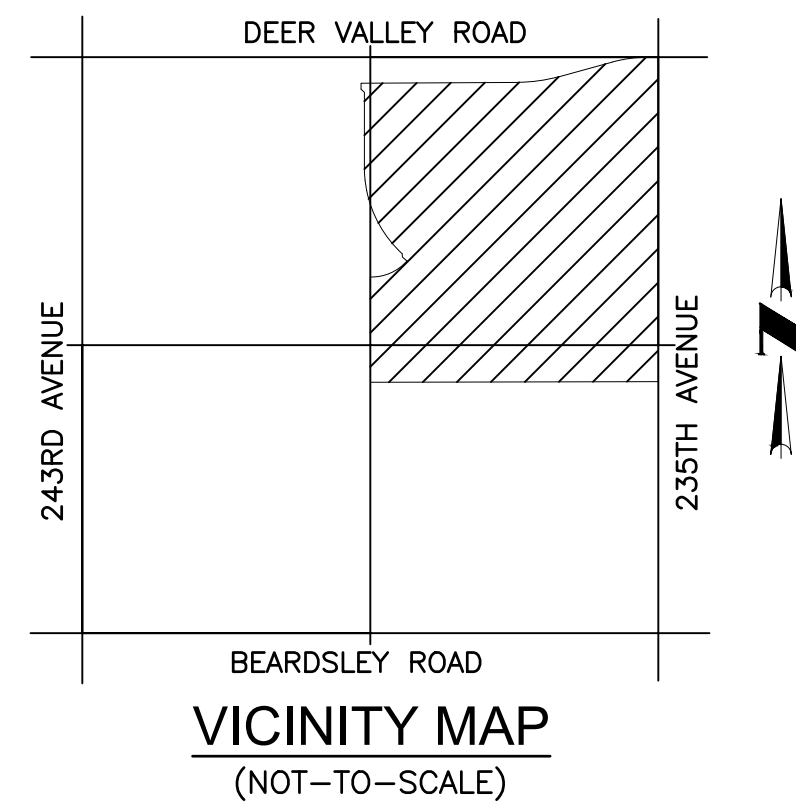
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JEWEL INVESTMENT COMPANY LP/ET AL
FEE NO. 2007-1053460

PRELIMINARY PLAT FOR SURPRISE FOOTHILLS PHASE 1B

A PORTION OF LAND LOCATED IN
SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER
LENNAR
1665 W ALAMEDA DR, SUITE 130
TEMPE, ARIZONA 85282
CONTACT: TYLER SHUTE
PHONE: 480-316-4920

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: ALEX CARAVEO
PHONE: 602-285-4972



LEGEND

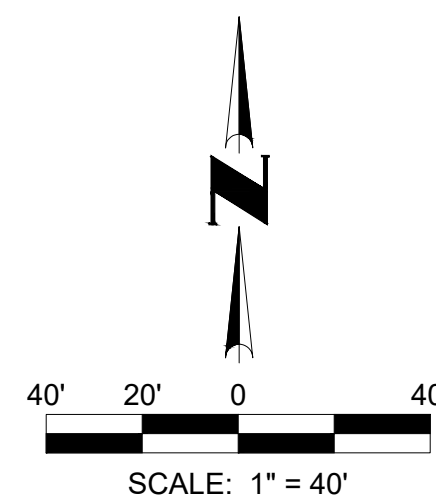
	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX

SHEET 01 - VICINITY MAP / SHEET INDEX MAP/ SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL /LEGAL DESCRIPTION
SHEET 02 - PARCEL MAP / BOUNDARY DATA TABLE
SHEET 03 - LOT AREA TABLES / TRACT AREA TABLE CENTERLINE DATA TABLES
SHEET 04 - ROADWAY SECTION DETAILS
SHEET 05-16 - PRELIMINARY PLAT



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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



**SHEET
13 OF 16**

CASE # FS23-1113
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

N00°27'53"E 687.88'

APN: 503-83-004N
SURPRISE SOUTH 40 ACRES LLC
FEE NO. 2023-0208035

MATCH LINE
SEE SHEET 11

PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

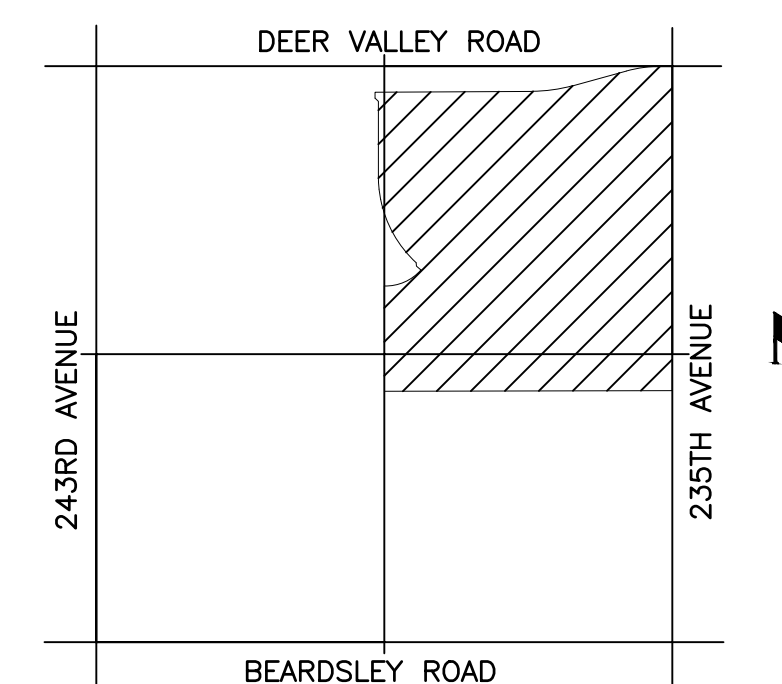
A PORTION OF LAND LOCATED IN
SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

LENNAR
1665 W ALAMEDA DR, SUITE 130
TEMPE, ARIZONA 85282
CONTACT: TYLER SHUTE
PHONE: 480-316-4920

CVL DESIGN TEAM

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: ALEX CARAVEO
PHONE: 602-285-4972



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

-
- The diagram illustrates a proposed subdivision with the following features:
- PROPOSED LOTS:** Indicated by solid horizontal lines at the top.
 - PROPOSED ROW:** Indicated by a solid horizontal line below the lots.
 - PROPOSED CENTER LINE:** Indicated by a dashed horizontal line below the ROW.
 - (S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE:** A triangle with a circled '1' at its vertex, pointing towards the center line.
 - 1' V.N.A.E.:** A dashed horizontal line below the center line, representing a 1-foot Vehicular Non-Access Easement.
 - 8' P.U.E.:** A dashed horizontal line at the bottom, representing an 8-foot Public Utility Easement.

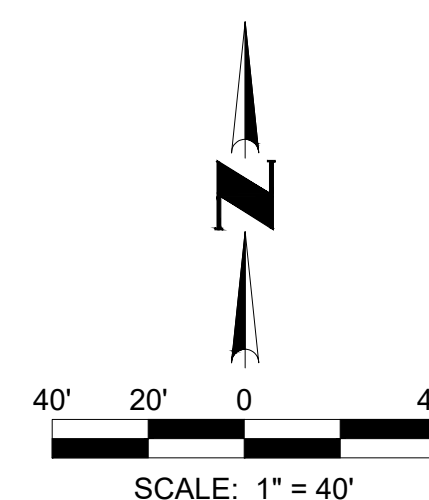
SHEET INDEX

SHEET 01 - VICINITY MAP / SHEET INDEX MAP/ SITE DATA TABLE /
DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL /LEGAL
DESCRIPTION
SHEET 02 - PARCEL MAP / BOUNDARY DATA TABLE
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TABLES
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SHEET 05-16 - PRELIMINARY PLAT



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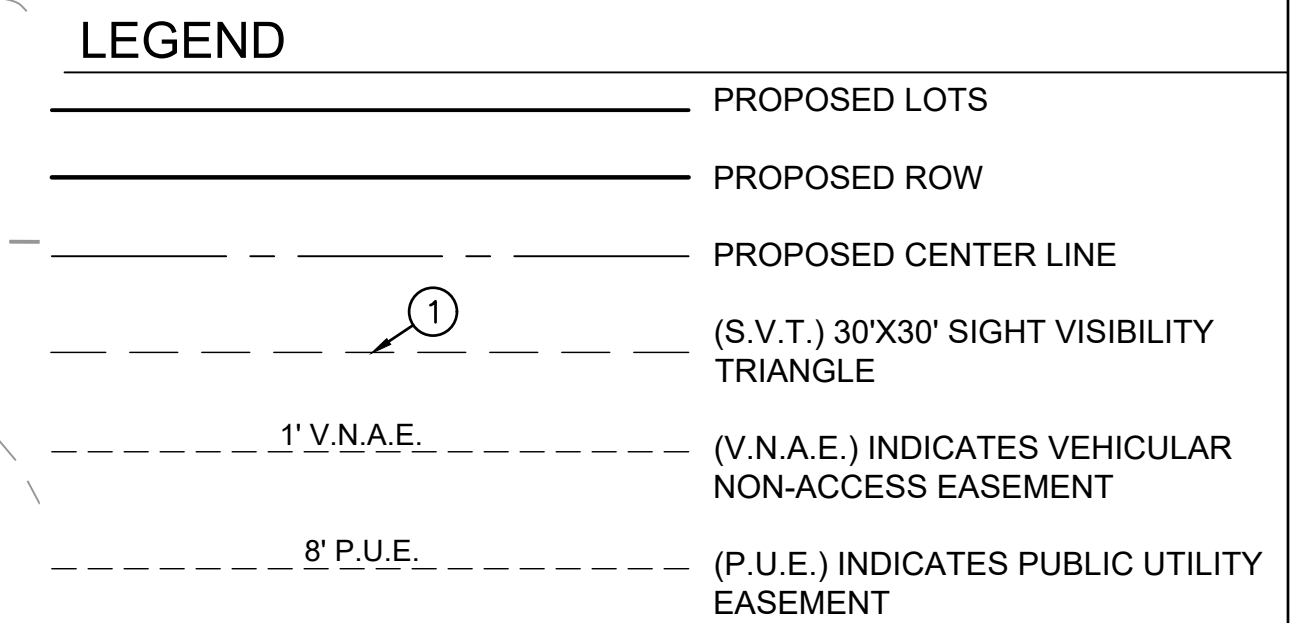


SHEET
14 OF 16

CASE # FS23-1113
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

A PORTION OF LAND LOCATED IN
SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: ALEX CARAVEO
PHONE: 602-285-4972



SHEET 01 - VICINITY MAP / SHEET INDEX MAP/ SITE DATA TABLE /
DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL /LEGAL
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CASE # FS23-1113
1ST SUBMITTAL DATE: 12/21/2023
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4TH SUBMITTAL DATE: 6/5/2024

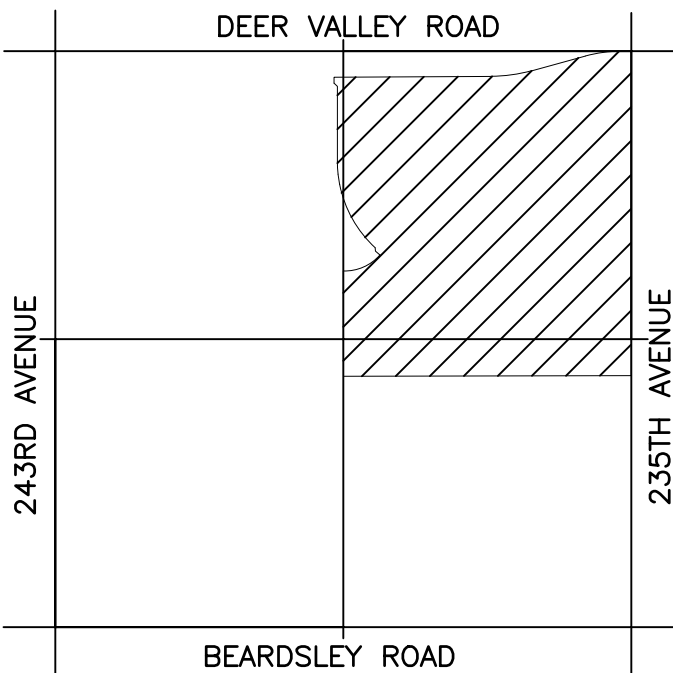
PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1B

A PORTION OF LAND LOCATED IN
SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

JE
CC

OWNER / DEVELOPER
LENNAR
1665 W ALAMEDA DR, SUITE 130
TEMPE, ARIZONA 85282
CONTACT: TYLER SHUTE
PHONE: 480-316-4920

CVL DESIGN TEAM
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
CONTACT: ALEX CARAVEO
PHONE: 602-285-4972



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

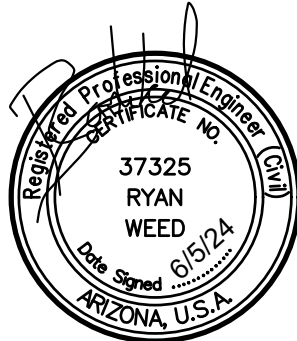
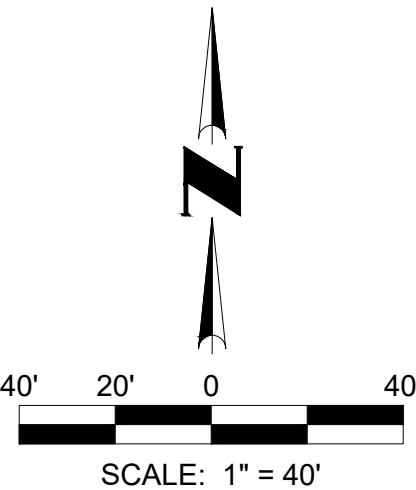
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

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SHEET
16 OF 16

CASE # FS23-1113
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

MATCH LINE
SEE SHEET 13

W. FRANK AVE.

12' CONCRETE TRAIL

46.00 WATER & SEWER
EASEMENT

30.00 WATER & SEWER
EASEMENT

175' TRANSMISSION LINE
DOC. 94-0219739

TRACT C
891,864 SQ FT
20.474 ACRES

12' CONCRETE TRAIL

30.00 WATER & SEWER
EASEMENT

200' R/W ESMT
DKT. 14633, PG. 1002

330' R/W ESMT
DKT. 12580, PG. 1541

130' R/W ESMT
DKT. 14633, PG. 1004

50' TEMP
WORK SPACE
DOC. 2008-0384045

50' ESMT
DOC. 2008-0384045

500'2644" W. 330.00'
APN: 503-80-004
ROBINSON MARTY KAY TR
FEE NO. 1995-0229574

S89°43'07"E 2637.80'

SURPRISE FOOTHILLS
PARCEL 1A
(NOT A PART)

MATCH LINE
SEE SHEET 15

C:\np

N:\01040701\01040701\01040701\Phase 1B\PS PREL\16.dwg 6/5/24

DOCUMENT INFORMATION: Document Author: ---- Document Creation Date: May 7, 2024 Document Last Saved By: KatherineM Document Last Saved On: May 8, 2024 Filename: N:\01\0407801\CADD\Preliminary\Phase 1B\Landscape\LS.PRE.1B.COVER.dwg Filesize: 1.61 MB
PRINTER INFORMATION: Printed By: Katherine McGowan Printer: None Print Date: May 8, 2024 Paper Size: ANSI A (8.50 x 11.00 Inches) Plot Orientation: Landscape Plot Scale: 0.3869 Plot Style Table: ----
SHEET SET INFORMATION: Sheet Set Name: Sheet Set Sheet Set Description: ----

PRELIMINARY LANDSCAPE SUBMITTAL FOR SURPRISE FOOTHILLS - PHASE 1B

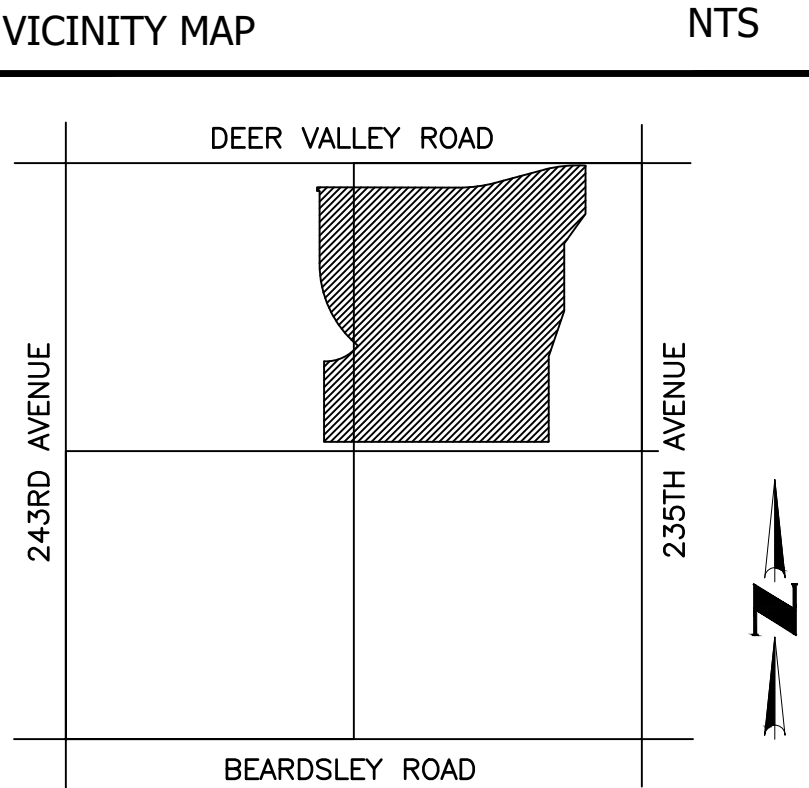
SURPRISE, ARIZONA

A PORTION OF LAND LOCATED IN THE EAST HALF THE NORTHWEST QUARTER OF
SECTION 16, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE GILA AND SALT RIVER
BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA

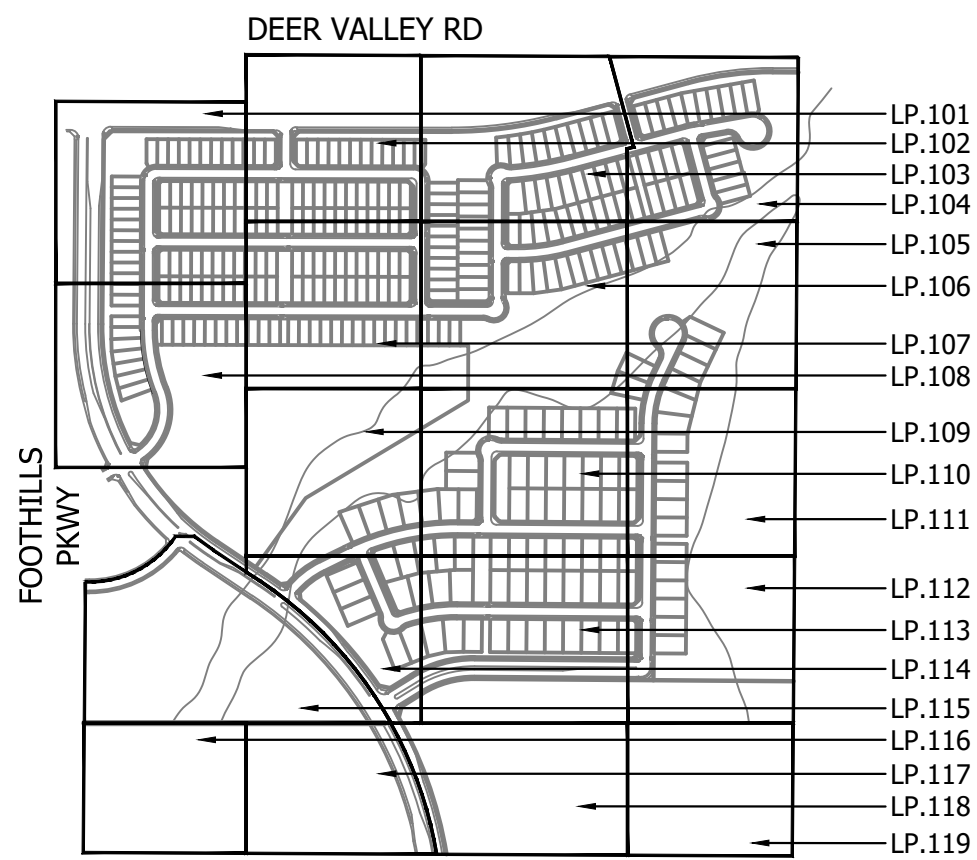
CASE NUMBER: FS23-1113



SHEET INDEX	
LC.100	COVER
LC.101	OVERALL PLAN
LP.100	PLANT PALETTE
LP.101 - LP.119	TREE PLANTING PLAN
LH.101	AMENITY ENLARGEMENT
LT.101	TRAIL PLAN
LT.102	OPEN SPACE PLAN
LW.100	WALL DETAILS
LW.101	WALL AND MAILBOX PLAN



KEY MAP NOT TO SCALE



Civil Engineering
Water Systems
Wastewater Treatment
Land Planning
Energy
Land Survey
Landscape Architecture
Construction Management

4550 N. 12th Street
Phoenix, AZ, 85014

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TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT
COLIN HANSON
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PHOENIX, AZ 85014
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EMAIL: CHANSON@CVLCI.COM

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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1B

CVL JOB # 01-0407801

Call at least two full working days
before you begin excavation

ARIZONA
Arizona Blue Seal, Inc.
Date: 5-11-24 (11:40:57 AM) (11:13:53 AM)
In Maricopa County (602) 263-1100

REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
COVER

79617
COLIN
HANSON
Professional Landscaper
ARIZONA, U.S.A.

LC.100
1 of 27

CASE NUMBER: FS23-1113



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

Civil Engineering
Water Systems
Wastewater Treatment
Land Planning
Energy
Land Survey
Landscape Architecture
Construction Management

4550 N. 12th Street
Phoenix, AZ, 85014

phone 602.264.6831
fax 602.264.0928
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OWNER / DEVELOPER

TODD SKORO
VICE PRESIDENT - LAND
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT

COLIN HANSON
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

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PROJECT INFORMATION

**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801

Call at least two full working days
before you begin excavation

ARIZONA
Arizona Blue State, Inc.
One S. 4th St. Suite 100, Phoenix, AZ 85004
In Maricopa County (602) 263-1100

REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
OVERALL PLAN

LC.101
2 of 27

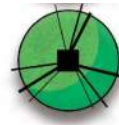
CASE NUMBER: FS23-1113

0 150 300 450 feet
SCALE: 1" = 150'

TREE SCHEDULE

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE
		.CACTUS SALVAGE/REMAIN IN PLACE	-
		.TREE SALVAGE/REMAIN IN PLACE	-
		ACACIA ANEURA MULGA	15 GAL.
		ACACIA ANEURA MULGA	24" BOX
		ACACIA GREGGII CATCLAW ACACIA	24"BOX
		ACACIA SALICINA WILLOW ACACIA	24"BOX
		ACACIA WILLARDIANA PALO BLANCO	24"BOX
		CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
		CHIOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
		OLNEYA TESOTA DESERT IRONWOOD	24"BOX
		PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX

TREES

		PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
		PARKINSONIA PRAECOX PALO BREA	24"BOX
		PARKINSONIA X `DESSERT MUSEUM` DESERT MUSEUM PALO VERDE	24"BOX
		PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

SHRUB/ACCENT SCHEDULE

BOTANICAL / COMMON NAME	SIZE	BOTANICAL / COMMON NAME	SIZE
SHRUBS		ACCENTS	
AMBROSIA DELTOIDEA	5 GAL.	AGAVE AMERICANA	5 GAL.
TRIANGLELEAF BURSAGE		CENTURY PLANT	
ASCLEPIAS SUBULATA	5 GAL.	DASYLIRION WHEELERI	5 GAL.
RUSH MILKWEED		GREY DESERT SPOON	
BACCHARIS X 'STARN'	5 GAL.	ECHINOCACTUS GRUSONII	5 GAL.
STARN THOMPSON® COYOTE BRUSH		GOLDEN BARREL CACTUS	
BAILEYA MULTIRADIATA	5 GAL.	FEROCACTUS PRINGLEI	5 GAL.
DESERT MARIGOLD		BARREL CACTUS	
BOUTELOUA GRACILIS	5 GAL.	FOUQUIERIA SPLENDENS	5 GAL.
BLUE GRAMA GRASS		OCOTILLO	
BUDDLEJA MARRUBIIFOLIA	5 GAL.	HESPERALOE FUNIFERA	5 GAL.
WOOLY BUTTERFLY BUSH		GIANT HESPERALOE	
CALLIANDRA X `SIERRA STARR` TM	5 GAL.	OPUNTIA ENGELMANII	5 GAL.
`SIERRA STARR` FAIRY DUSTER		PRICKLY PEAR CACTUS	
CELTIS PALLIDA	5 GAL.	YUCCA GLORIOSA	5 GAL.
SPINY HACKBERRY		SPANISH DAGGER	
ENCELIA FARINOSA	5 GAL.		
BRITTLEBUSH		GROUNDCOVER	
EREMOPHILA GLABRA 'MINGENEW GOLD'	5 GAL.	ACACIA REDOLENS 'DESERT CARPET'	5 GAL.
EMU BUSH		DESERT CARPET BANK CATCLAW	
ERICAMERIA LARICIFOLIA	5 GAL.	DALEA GREGGII	5 GAL.
TURPENTINE BUSH		TRAILING INDIGO BUSH	
ERIOGONUM FASCICULATUM	5 GAL.	LANTANA MONTEVIDENSIS `PURPLE`	5 GAL.
CALIFORNIA BUCKWHEAT		TRAILING LANTANA	
EUPHORBIA ANTISYPHILITICA	5 GAL.	MELAMPODIUM LEUCANTHUM	5 GAL.
CANDELILLA EUPHORBIA		BLACKFOOT DAISY	
JUSTICIA SPICIGERA	5 GAL.	SPHAERALCEA AMBIGUA `LOUIS HAMILTON`	1 GAL.
MEXICAN HONEYSUCKLE		TM	
LARREA TRIDENTATA	5 GAL.	LOUIS HAMILTON GLOBEMALLOW	
CREOSOTE BUSH			
LEUCOPHYLLUM LANGMANIAE `RIO BRAVO`	5 GAL.		
TM			
RIO BRAVO			
MUHLENBERGIA CAPILLARIS `REGAL MIST`	5 GAL.		
TM			
MUHLY			
PENSTEMON PARRYI	5 GAL.		
PARRY'S BEARDTONGUE			
SIMMONDSIA CHINENSIS	5 GAL.		
JOJOBA			
SPHAERALCEA AMBIGUA	5 GAL.		
DESERT GLOBEMALLOW			
VIGUIERA DELTOIDEA	5 GAL.		
GOLDENEYE			

OWNER / DEVELOPER

TODD SKORO
VICE PRESIDENT - LAND
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT

COLIN HANSON
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

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PROJECT INFORMATION

SURPRISE
FOOTHILLS
PHASE 1B

CVL JOB # 01-0407801



REVISION HISTORY

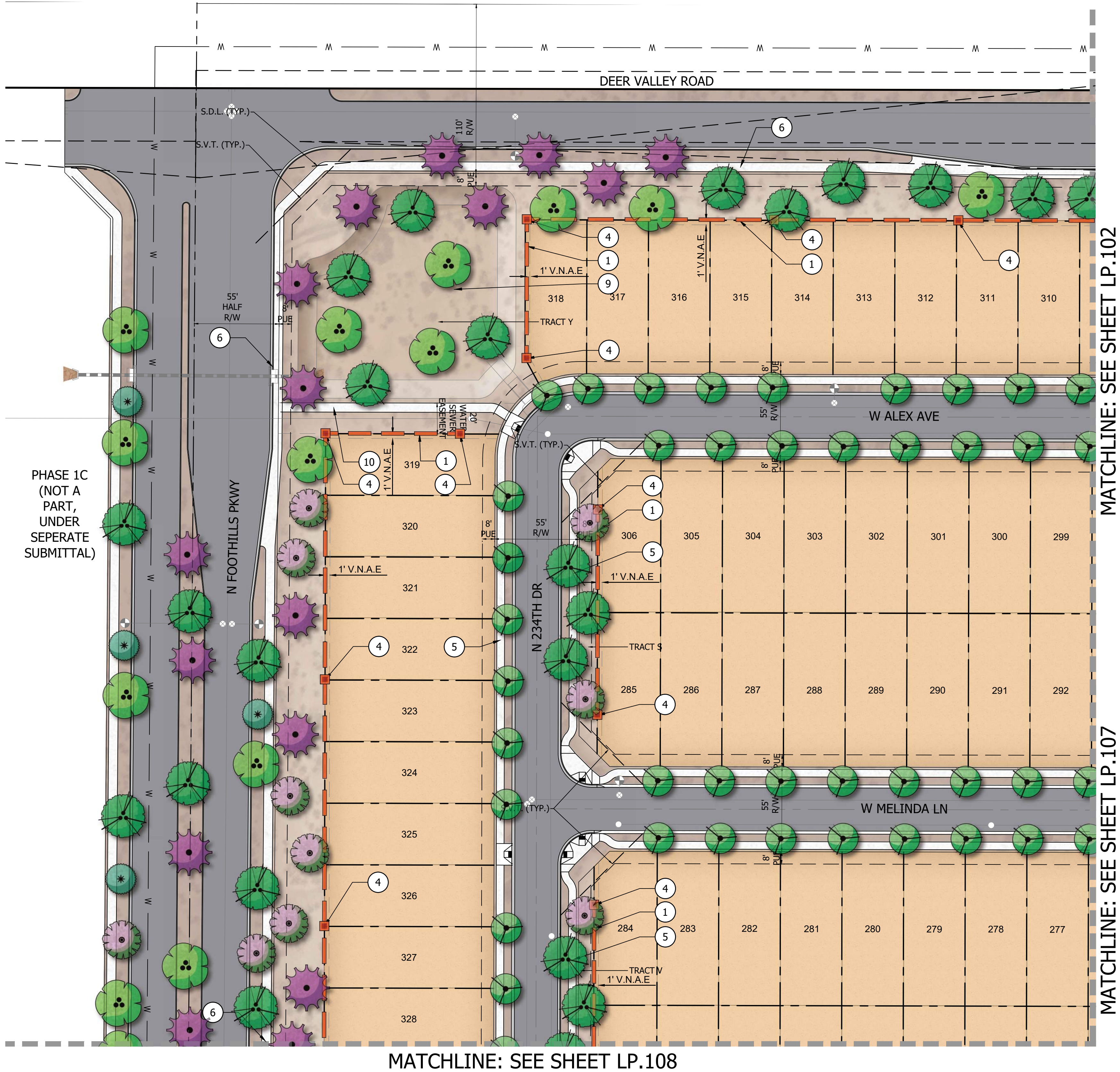
SEAL & ISSUE

DESIGN: CH
DRAWN: AL,KM
CHECK: CH



DISCIPLINE: LANDSCAPE ARCHITECTURE
PLANT PALETTE

LP.100
3 of 27



LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
- TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
- DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW CITY OF SURPRISE DETAIL EDS 8-14.
- OPEN SPACE LIGHTING AND ELECTRICAL SHALL BE PROVIDED AT FINAL PLAT AND BE CONSISTENT WITH ALL CITY OF SURPRISE CODES AND ORDINANCES.
- DOG WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
- FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES, HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 2FT IN HEIGHT.
- FINAL PLANTING DESIGN SHALL MEET ALL REQUIREMENTS FOR THE CITY OF SURPRISE AND SHOULD RELATE TO THE EXISTING DESIGN WITHIN THE COMMUNITY.
- IN THE EVENT OF TERRACED RETAINING WALLS, LANDSCAPE AND IRRIGATION IMPROVEMENTS SHALL BE INCLUDED BETWEEN RETAINING WALL TIERS.

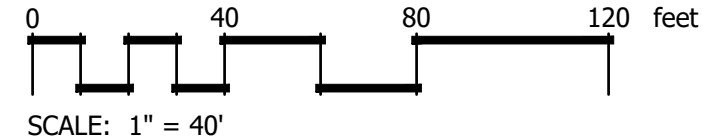
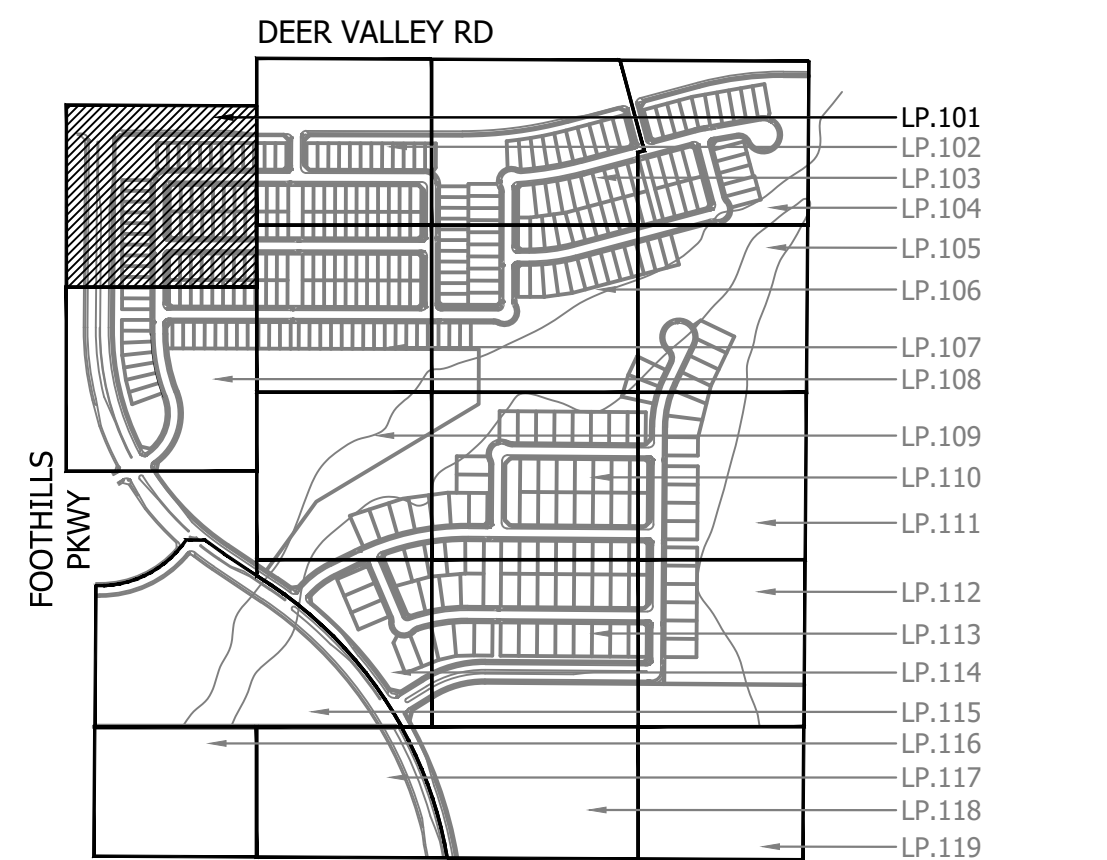
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	FULL VIEW WALL	3/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK PER STREET SECTION	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	12' CONCRETE MULTI-USE PATH	
	RETENTION AREA	
	6' CONCRETE PATH	
	TURF AT BASIN	
	TURF EVENT LAWN	
	LANDSCAPE MEDIAN	
	VOLLEYBALL COURT	
	BASKETBALL COURT	
	PICKLEBALL COURT	
	TOT LOT PLAY AREA	
	RAMADA	
	EVENT RAMADA	
	GAME GARDEN	
	6" CONCRETE HEADER	
	TRASH RECEPTACLE	
	PICNIC TABLE	
	FESTOON LIGHTS	
	TURF, SEE PLANTING PLAN	
	CONCRETE PAVING	
	5' CONCRETE PARK SIDEWALK	
	CONCRETE TURNDOWN AT TOT LOT	
	20 X 25 RAMADA CLASSIC REC ORLANDO	
	SHADE SAIL RAMADA	
	6" TOT LOT CONCRETE HEADER	
	7' SIDEWALK AT PARKING LOT	

KEY MAP



OWNER / DEVELOPER

TODD SKORO
VICE PRESIDENT - LAND
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TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT

COLIN HANSON
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PHOENIX, AZ 85014
PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1B

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.101
4 of 27



REFERENCE NOTES SCHEDULE

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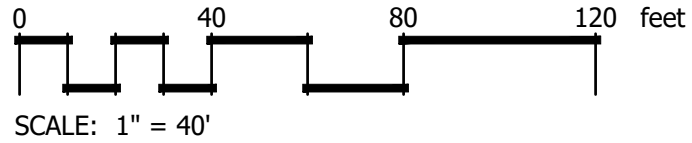
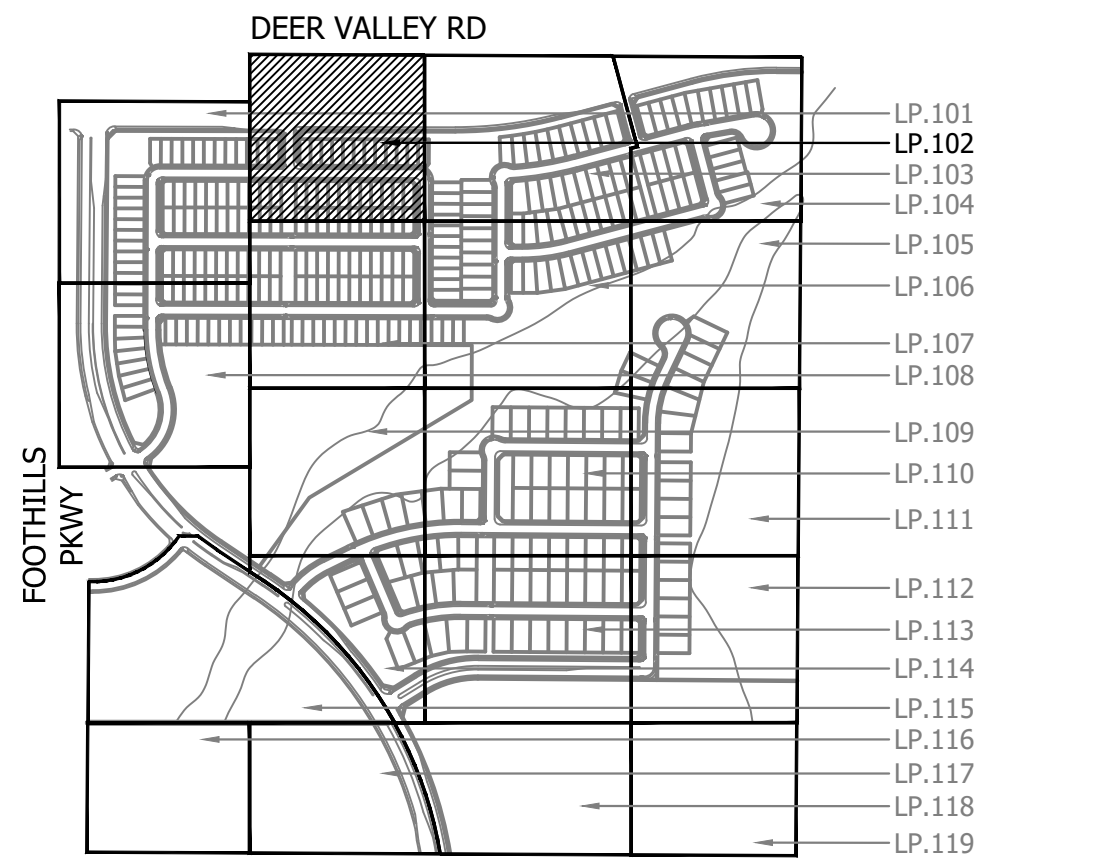
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
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	.TREE SALVAGE/REMAIN IN PLACE	-
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**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801

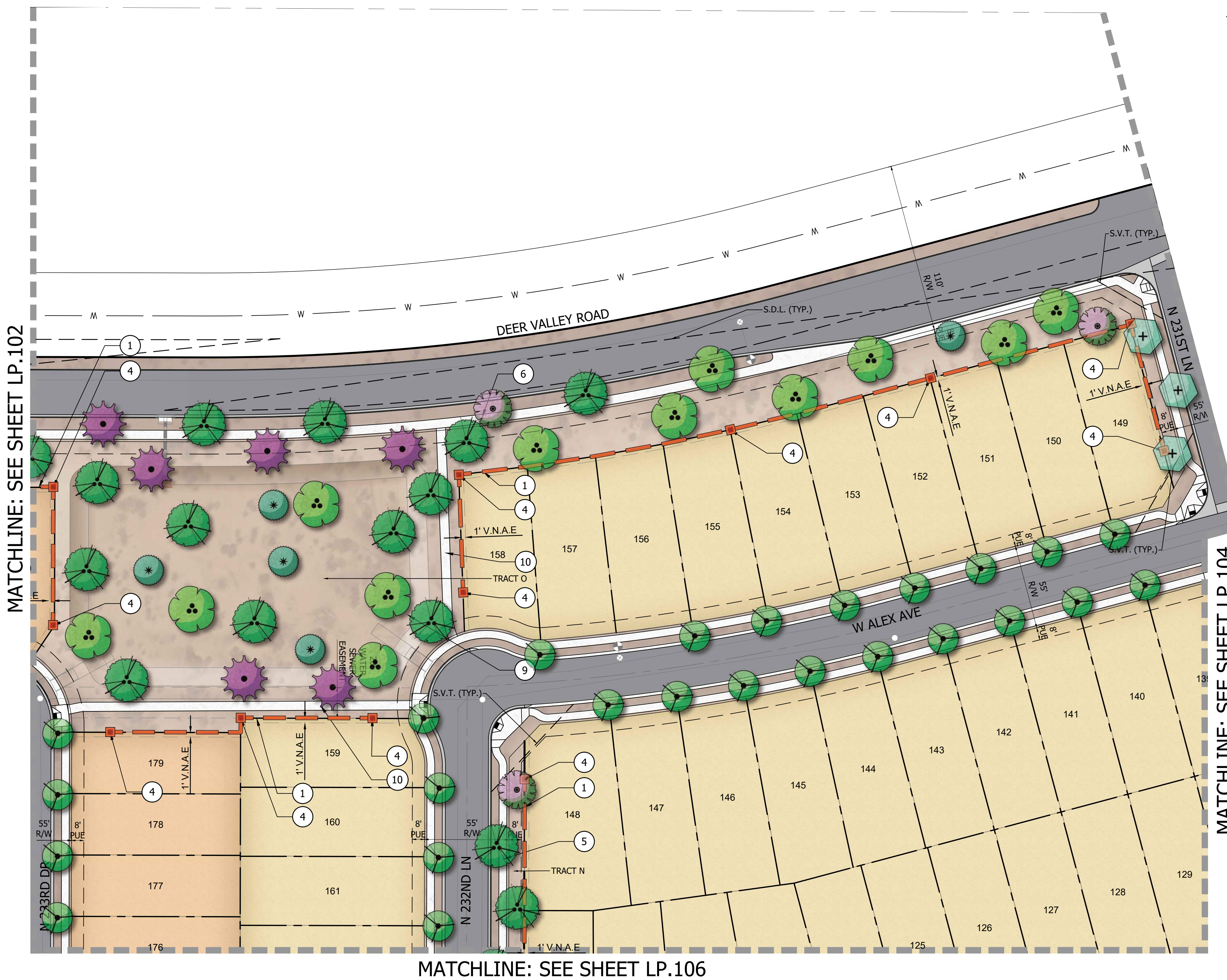
REVISION HISTORY

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DESIGN: CH
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CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.102
5 of 27



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	.TREE	-
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CVL CONSULTANTS
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Water Systems
Wastewater Treatment
Land Planning
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Landscape Architecture
Construction Management

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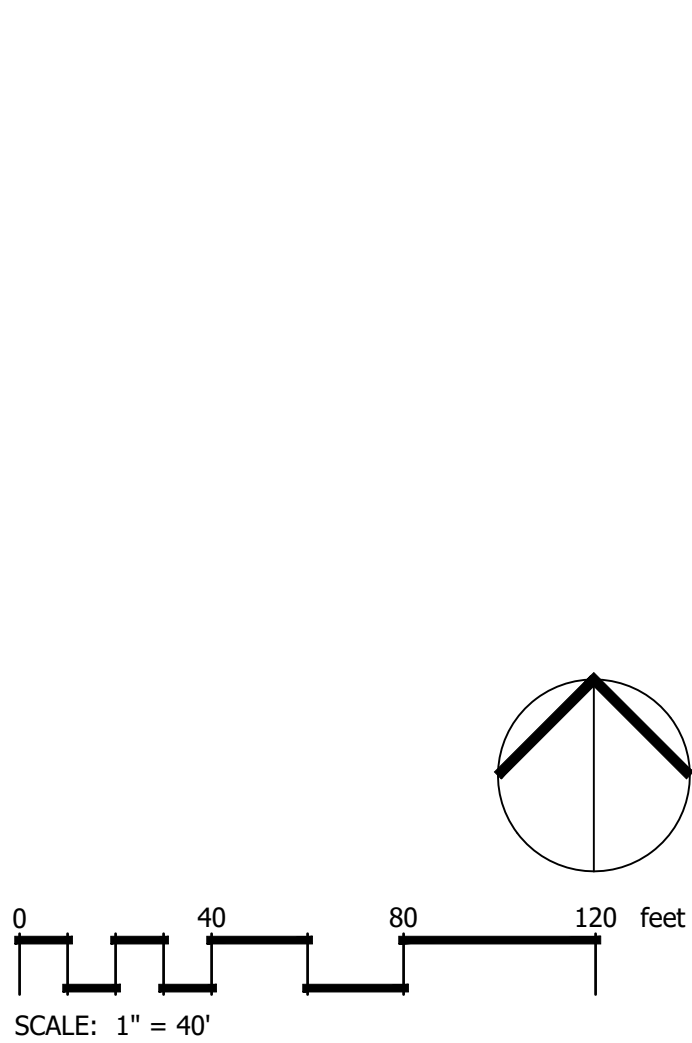
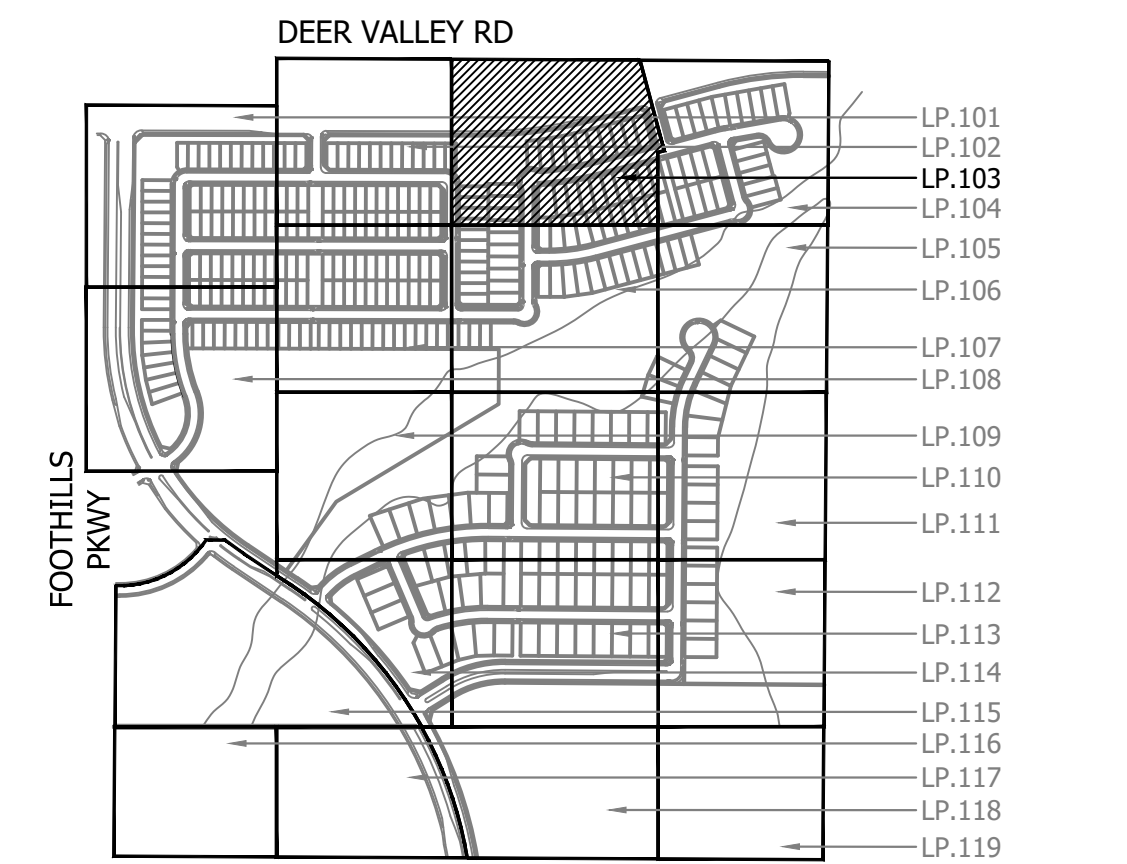
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PROJECT INFORMATION
SURPRISE
FOOTHILLS
PHASE 1B

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

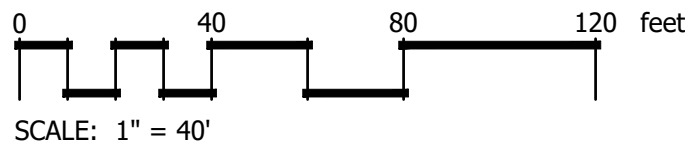
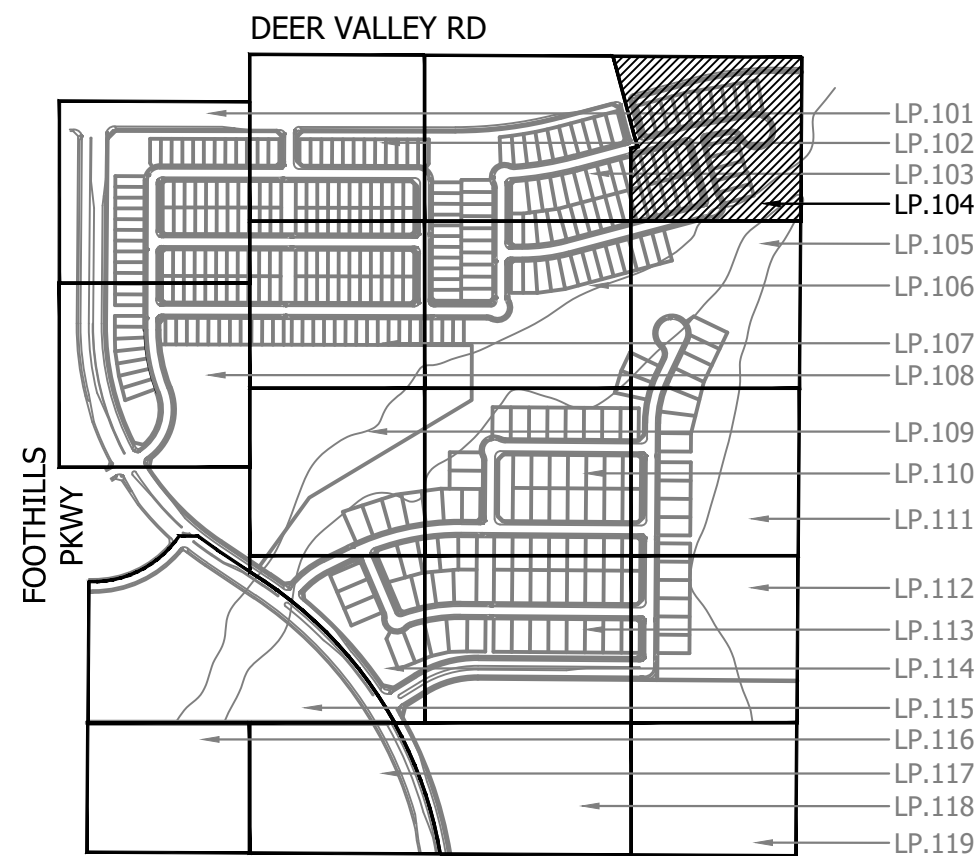
LP.103
6 of 27

LANDSCAPE NOTES

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KEY MAP



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
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REVISION HISTORY

SEAL & ISSUE



DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.104
7 of 27

MATCHLINE: SEE SHEET LP.104



MATCHLINE: SEE SHEET LP.111

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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1B

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REVISION HISTORY

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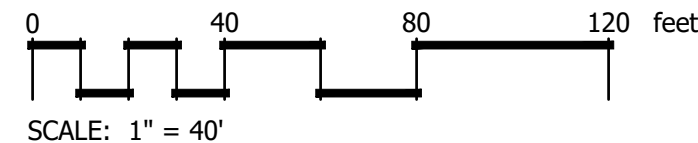
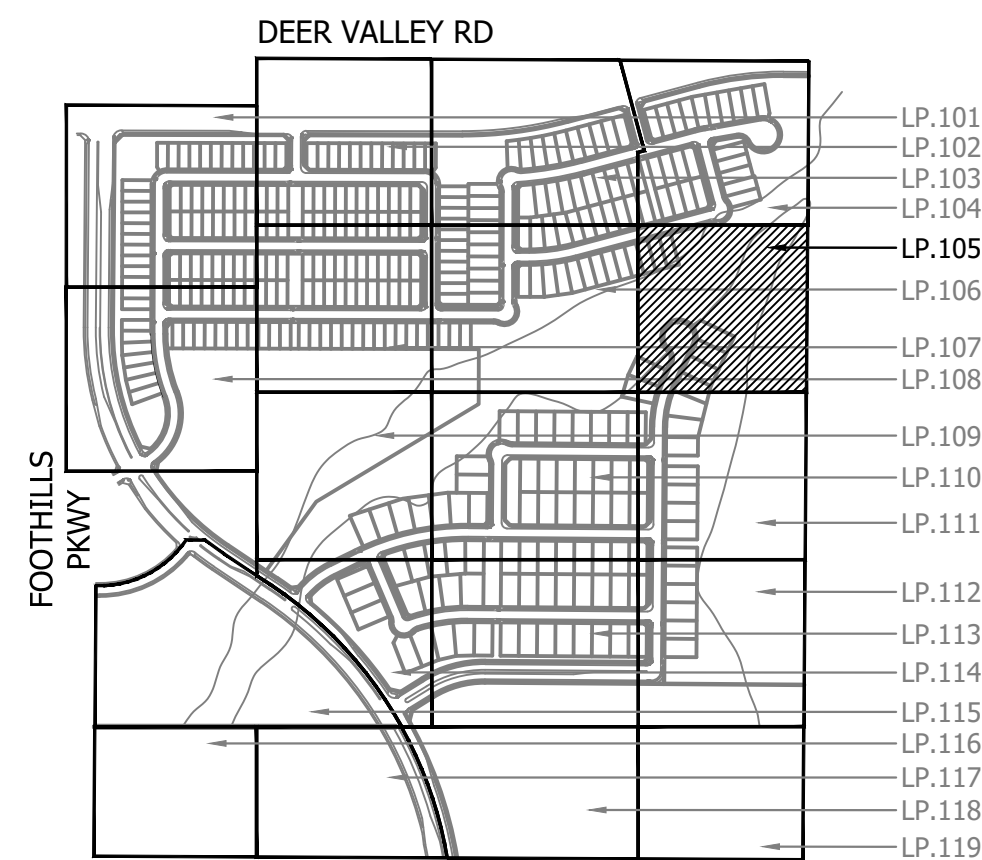


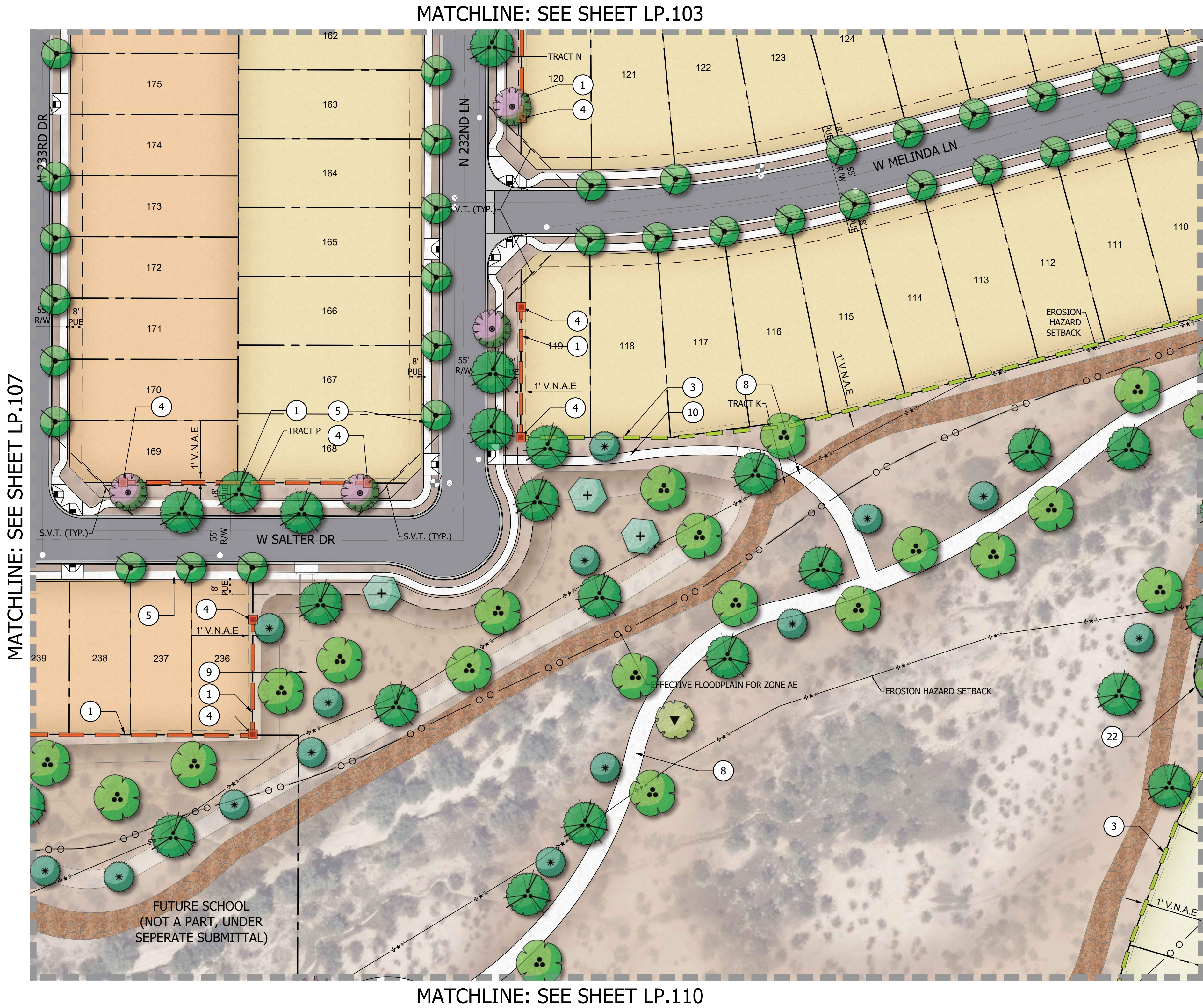
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DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.105
8 of 27

KEY MAP

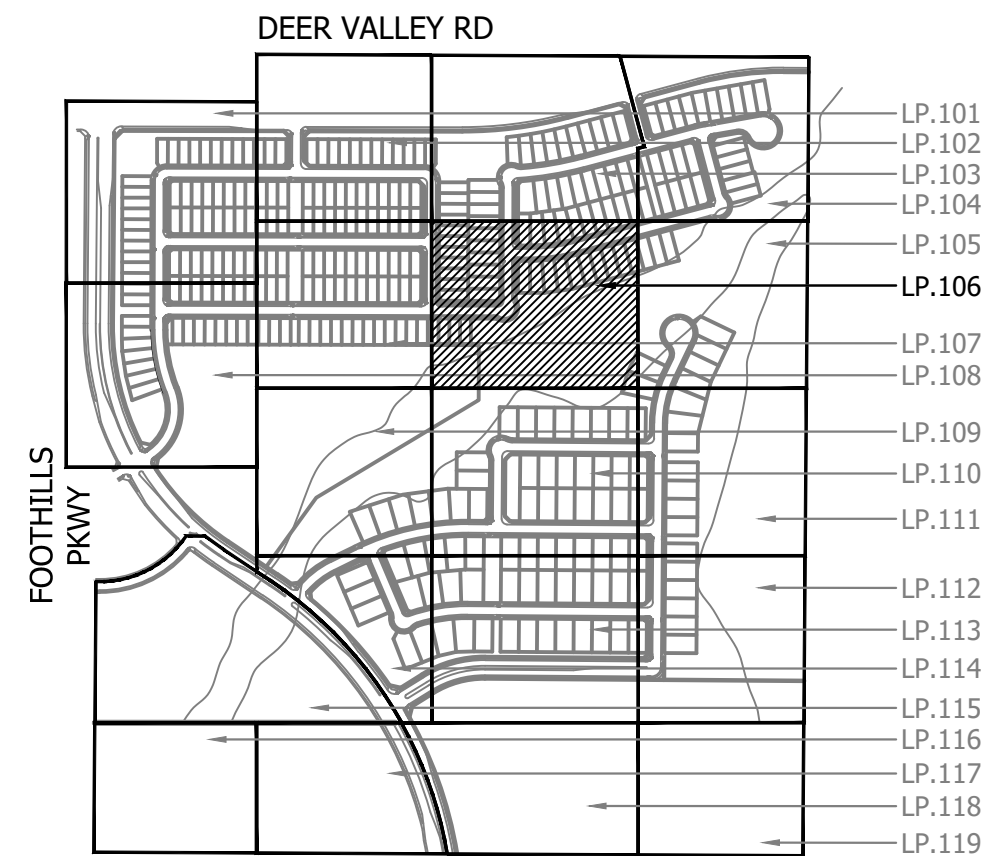




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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	FULL VIEW WALL	3/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK PER STREET SECTION	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	12' CONCRETE MULTI-USE PATH	
	RETENTION AREA	
	6' CONCRETE PATH	
	TURF AT BASIN	
	TURF EVENT LAWN	
	LANDSCAPE MEDIAN	
	VOLLEYBALL COURT	
	BASKETBALL COURT	
	PICKLEBALL COURT	
	TOT LOT PLAY AREA	
	RAMADA	
	EVENT RAMADA	
	GAME GARDEN	
	6" CONCRETE HEADER	
	TRASH RECEPTACLE	
	PICNIC TABLE	
	FESTOON LIGHTS	
	TURF, SEE PLANTING PLAN	
	CONCRETE PAVING	
	5' CONCRETE PARK SIDEWALK	
	CONCRETE TURNDOWN AT TOT LOT	
	20 X 25 RAMADA CLASSIC REC ORLANDO	
	SHADE SAIL RAMADA	
	6" TOT LOT CONCRETE HEADER	
	7' SIDEWALK AT PARKING LOT	

NTS

OWNER / DEVELOPER

TODD SKORO
VICE PRESIDENT - LAND
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT

COLIN HANSON
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PHOENIX, AZ 85014
PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1B

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.106
9 of 27

OWNER / DEVELOPER
TODD SKORO
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**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE



DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.107
10 of 27

CASE NUMBER: FS23-1113

MATCHLINE: SEE SHEET LP.102



MATCHLINE: SEE SHEET LP.109

LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
2. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
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5. DOG WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
6. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES, HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 2FT IN HEIGHT.
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8. IN THE EVENT OF TERRACED RETAINING WALLS, LANDSCAPE AND IRRIGATION IMPROVEMENTS SHALL BE INCLUDED BETWEEN RETAINING WALL TIERS.

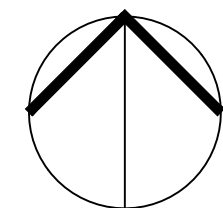
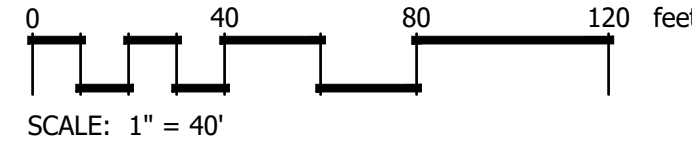
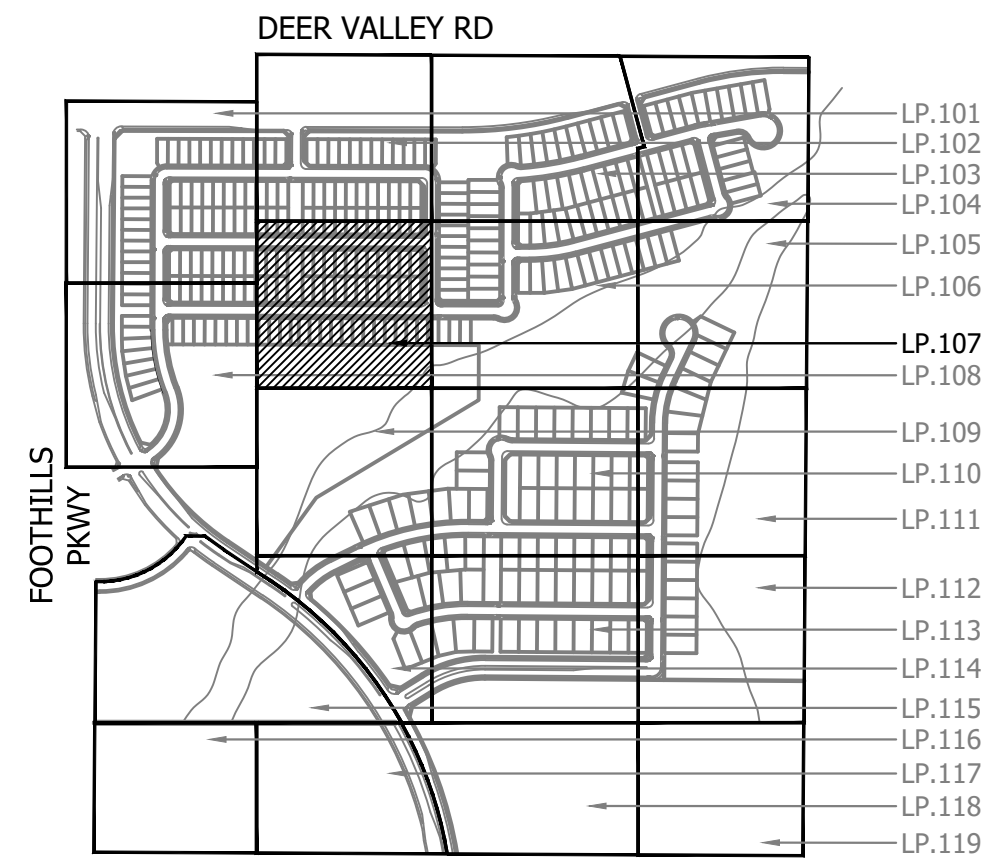
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
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	ACACIA ANEURA MULGA	24" BOX
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	ACACIA WILLARDIANA PALO BLANCO	24"BOX
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	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
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	VOLLEYBALL COURT	
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	PICKLEBALL COURT	
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	RAMADA	
	EVENT RAMADA	
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	20 X 25 RAMADA CLASSIC REC ORLANDO	
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	6" TOT LOT CONCRETE HEADER	
	7' SIDEWALK AT PARKING LOT	

KEY MAP





LANDSCAPE NOTES

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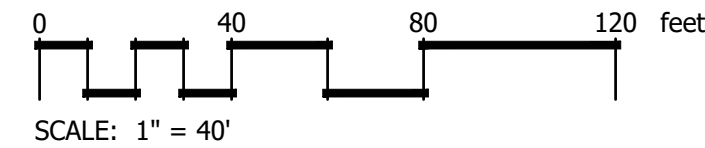
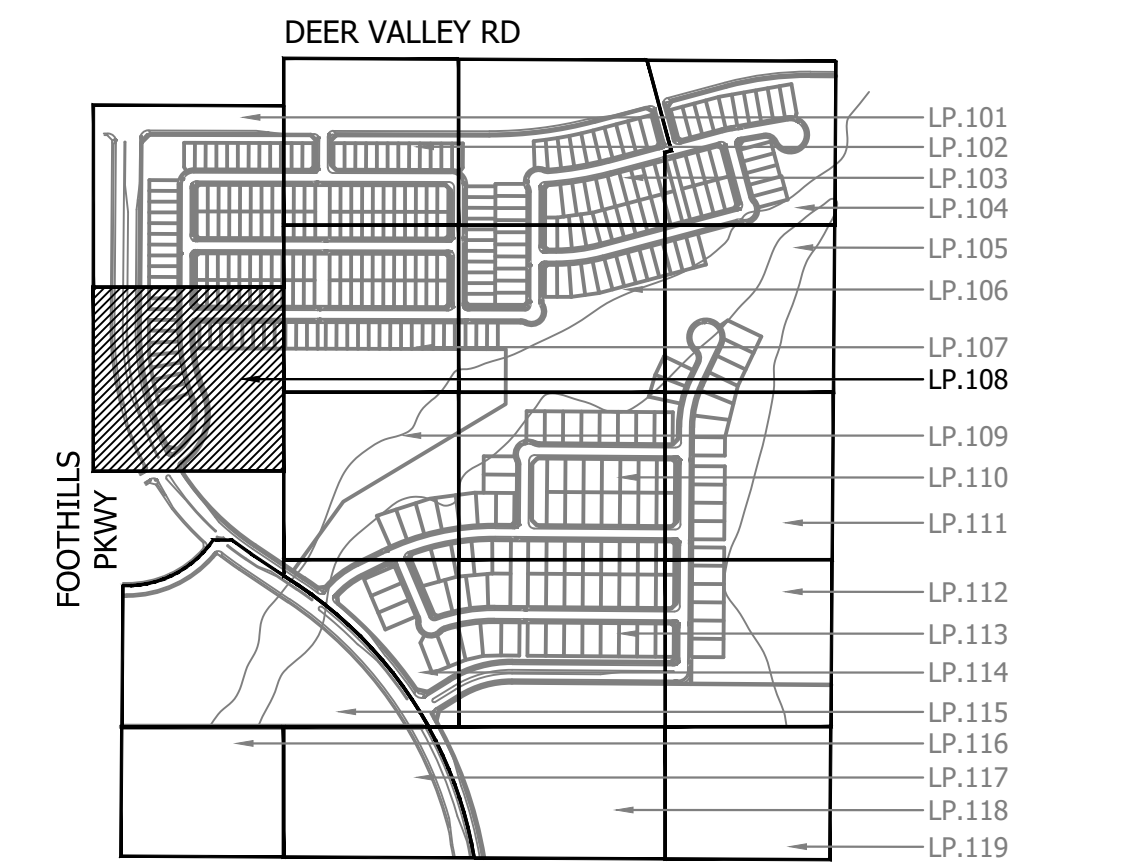
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
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TODD SKORO
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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1B

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.108
11 of 27

MATCHLINE: SEE SHEET LP.108



MATCHLINE: SEE SHEET LP.114

LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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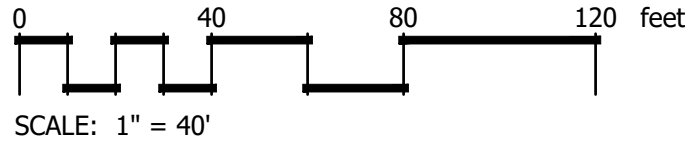
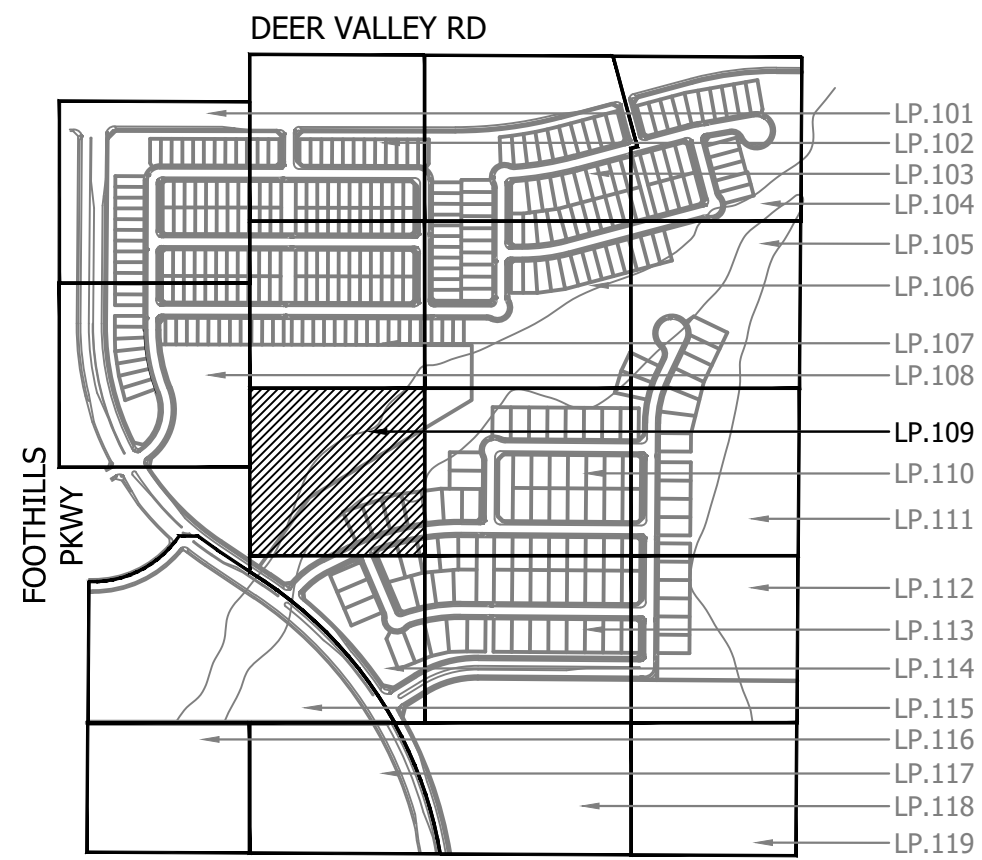
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
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LEGEND

SYMBOL	DESCRIPTION	DETAIL
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	PARTIAL VIEW WALL	2/LW.100
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	LANDSCAPE MEDIAN	
	VOLLEYBALL COURT	
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KEY MAP



OWNER / DEVELOPER
TODD SKORO
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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1B

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE



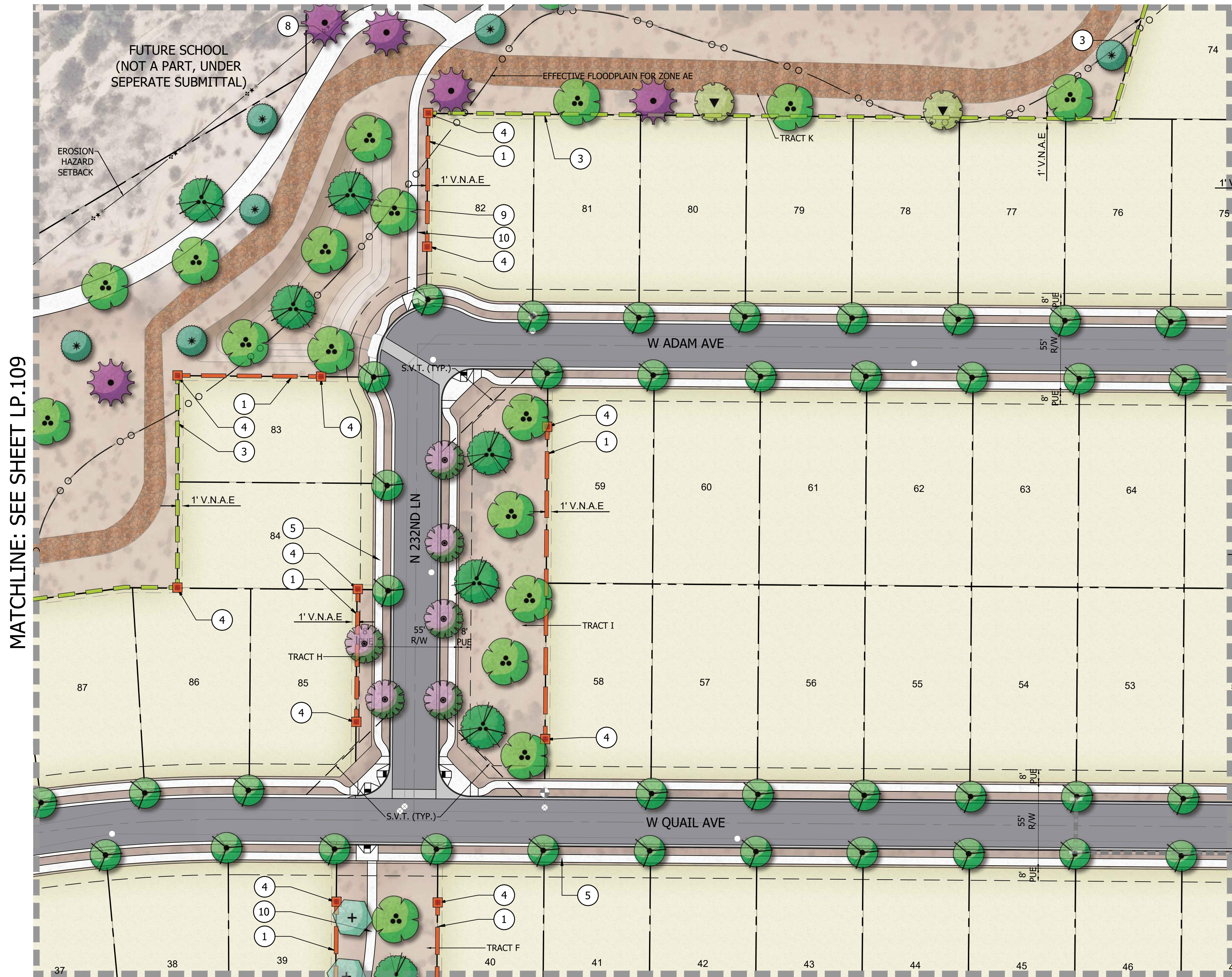
DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.109
12 of 27

DOCUMENT INFORMATION: Document Author: ---- Document Creation Date: May 8, 2024 Document Last Saved By: KatherineM Document Last Saved On: May 8, 2024 Filename: N:\1\0407801\CADD\Preliminary\Phase 1B\Landscape\LP.PRE 1B.PLAN.dwg Filesize: 1.88 MB
PRINTER INFORMATION: Printed By: Katherine McGowan Printer: DWG To PDF (Lines Overwrite).pc3 Print Date: May 8, 2024 Page Setup Name: 24x36 BW PDF Paper Size: ARCH full bleed D (36.00 x 24.00 Inches) Plot Orientation: Portrait Plot Scale: 1 Plot Style Table: Universal Monochrome.ctb
SHEET SET INFORMATION: Sheet Set Name: Sheet Set Description: ----

MATCHLINE: SEE SHEET LP.106



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
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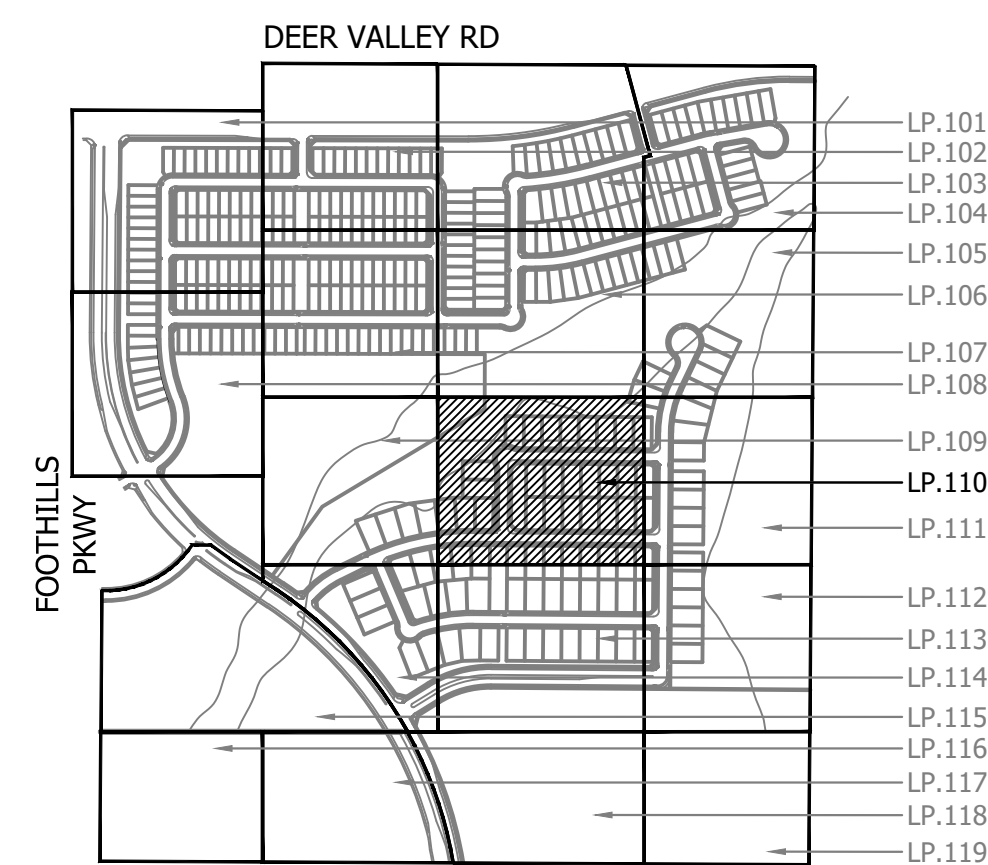
CVL JOB # 01-0407801

MATCHLINE: SEE SHEET LP.113

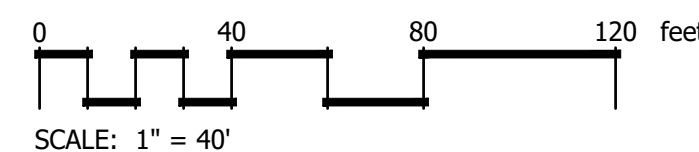
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KEY MAP



NTS



REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: ALKM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.110

13 of 27

CASE NUMBER: FS23-1113

MATCHLINE: SEE SHEET LP.105



MATCHLINE: SEE SHEET LP.112

LANDSCAPE NOTES

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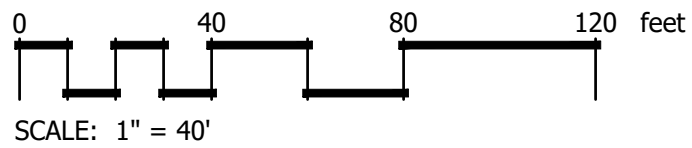
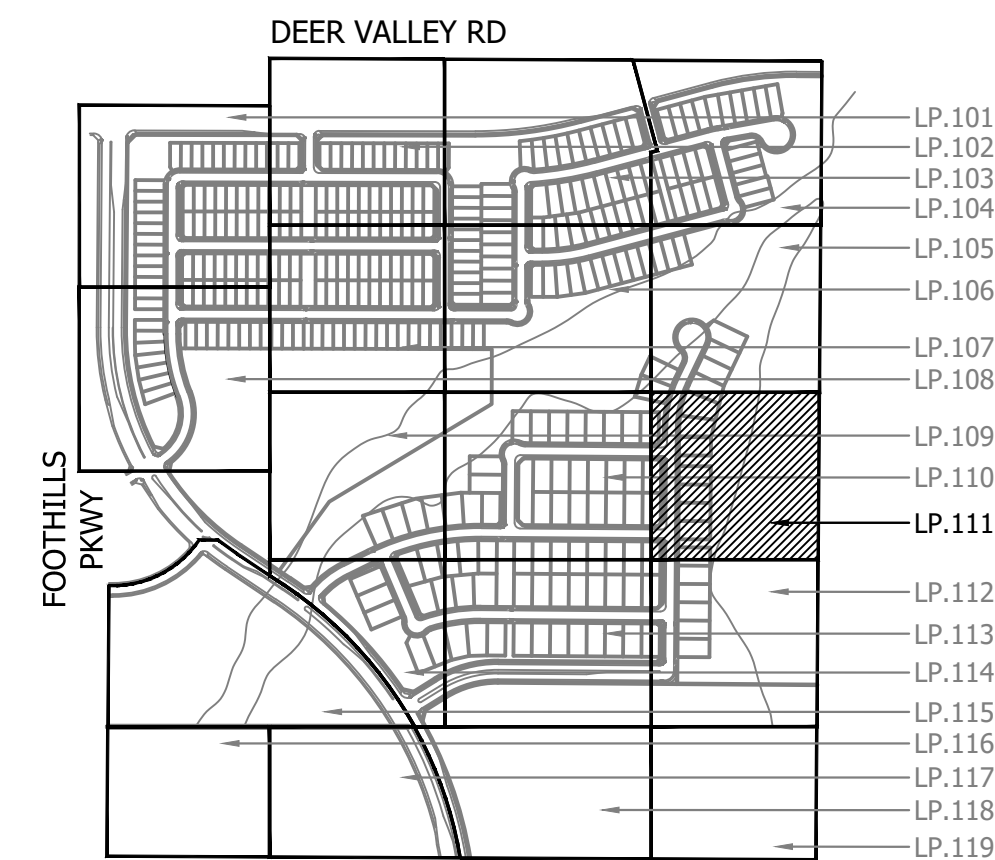
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHIOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	FULL VIEW WALL	3/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK PER STREET SECTION	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	12' CONCRETE MULTI-USE PATH	
	RETENTION AREA	
	6' CONCRETE PATH	
	TURF AT BASIN	
	TURF EVENT LAWN	
	LANDSCAPE MEDIAN	
	VOLLEYBALL COURT	
	BASKETBALL COURT	
	PICKLEBALL COURT	
	TOT LOT PLAY AREA	
	RAMADA	
	EVENT RAMADA	
	GAME GARDEN	
	6" CONCRETE HEADER	
	TRASH RECEPTACLE	
	PICNIC TABLE	
	FESTOON LIGHTS	
	TURF, SEE PLANTING PLAN	
	CONCRETE PAVING	
	5' CONCRETE PARK SIDEWALK	
	CONCRETE TURNDOWN AT TOT LOT	
	20 X 25 RAMADA CLASSIC REC ORLANDO	
	SHADE SAIL RAMADA	
	6" TOT LOT CONCRETE HEADER	
	7' SIDEWALK AT PARKING LOT	

KEY MAP



OWNER / DEVELOPER
TODD SKORO
VICE PRESIDENT - LAND
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT
COLIN HANSON
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EMAIL: CHANSON@CVLCI.COM

PROJECT INFORMATION
**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801



REVISION HISTORY

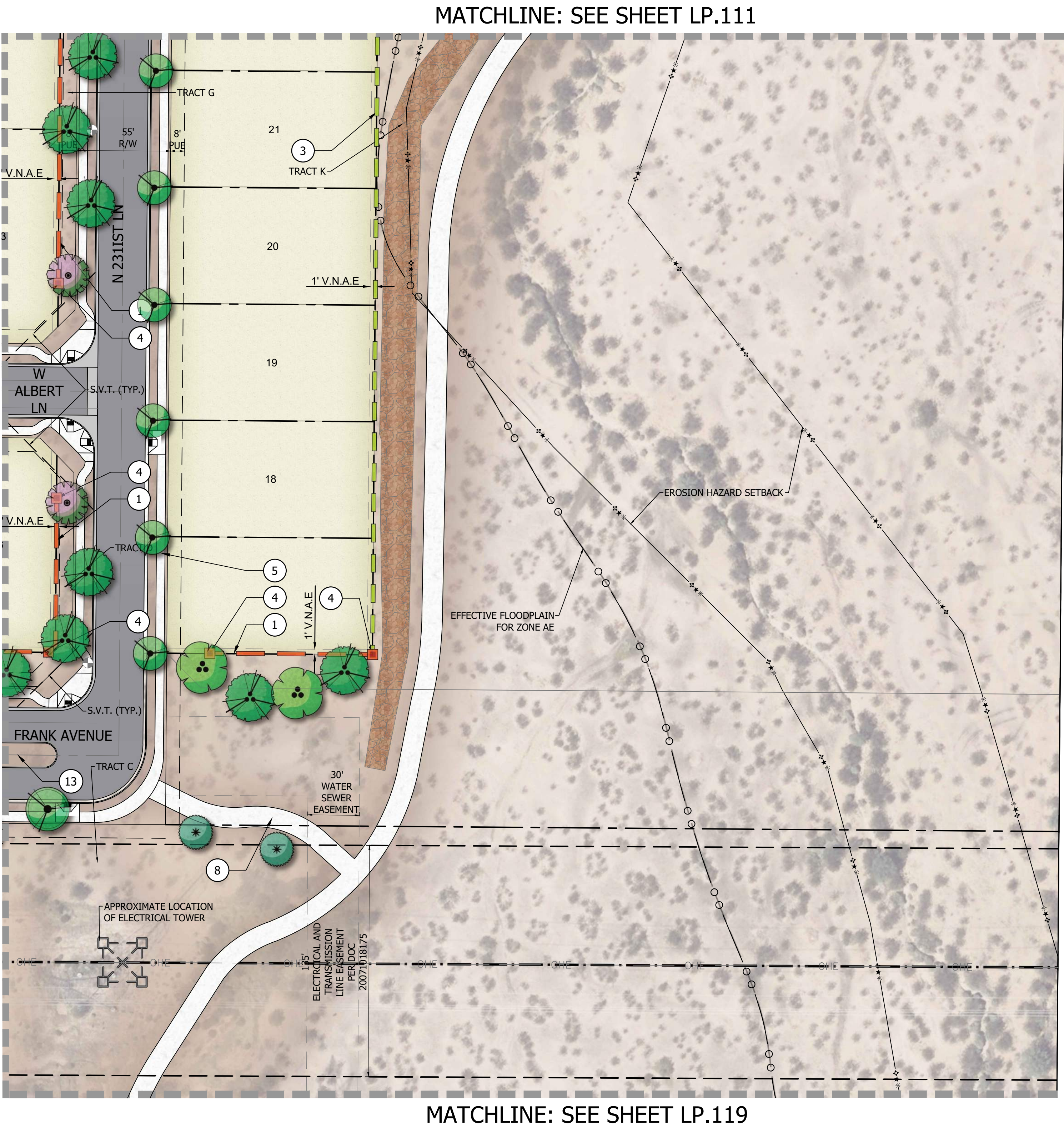
SEAL & ISSUE



DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.111
14 of 27



LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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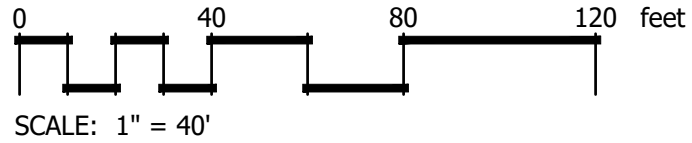
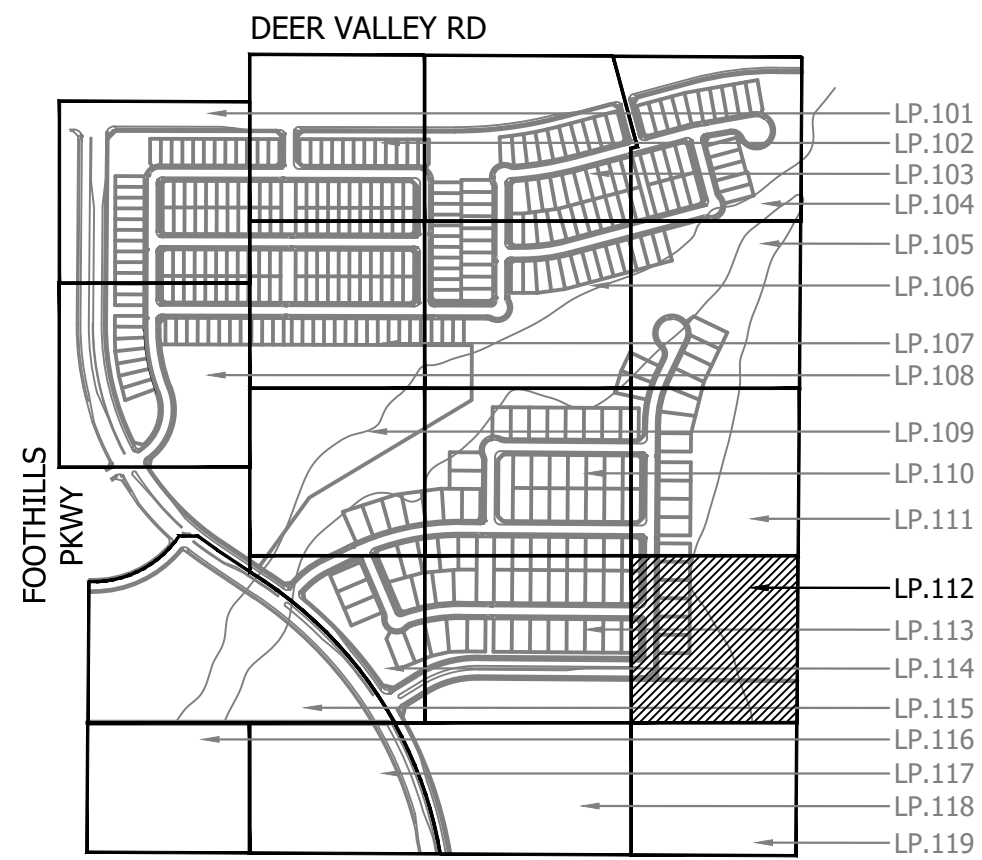
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
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	ACACIA ANEURA MULGA	15 GAL.
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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	FULL VIEW WALL	3/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK PER STREET SECTION	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	12' CONCRETE MULTI-USE PATH	
	RETENTION AREA	
	6' CONCRETE PATH	
	TURF AT BASIN	
	TURF EVENT LAWN	
	LANDSCAPE MEDIAN	
	VOLLEYBALL COURT	
	BASKETBALL COURT	
	PICKLEBALL COURT	
	TOT LOT PLAY AREA	
	RAMADA	
	EVENT RAMADA	
	GAME GARDEN	
	6" CONCRETE HEADER	
	TRASH RECEPTACLE	
	PICNIC TABLE	
	FESTOON LIGHTS	
	TURF, SEE PLANTING PLAN	
	CONCRETE PAVING	
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PROJECT INFORMATION
**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.112
15 of 27

MATCHLINE: SEE SHEET LP.110



MATCHLINE: SEE SHEET LP.118

LANDSCAPE NOTES

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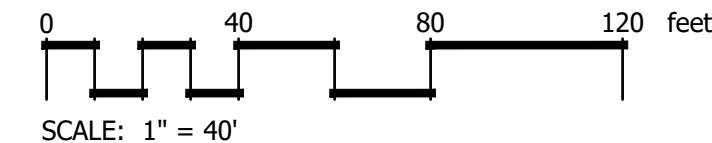
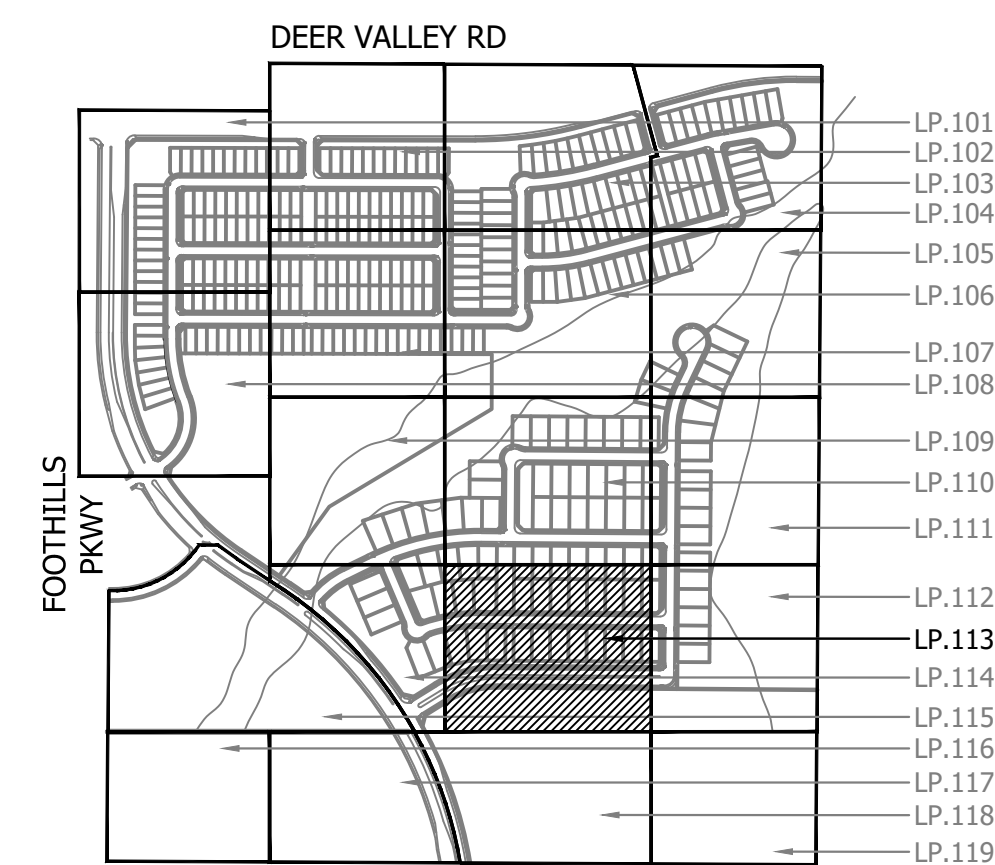
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL
	ACACIA ANEURA MULGA	24" BO
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
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	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

LEGEND

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>DETAIL</u>	
①	COMMUNITY THEME WALL	1/LW.100	②0 EVENT RAMADA
②	PARTIAL VIEW WALL	2/LW.100	②1 GAME GARDEN
③	FULL VIEW WALL	3/LW.100	②2 6" CONCRETE HEADER
④	THEME/VIEW WALL COLUMN		②3 TRASH RECEPTACLE
⑤	5' CONCRETE SIDEWALK PER STREET SECTION		②4 PICNIC TABLE
⑥	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION		②5 FESTOON LIGHTS
⑧	12' CONCRETE MULTI-USE PATH		③1 TURF, SEE PLANTING PLAN
⑨	RETENTION AREA		③2 CONCRETE PAVING
⑩	6' CONCRETE PATH		③3 5' CONCRETE PARK SIDEWALK
⑪	TURF AT BASIN		③4 CONCRETE TURNDOWN AT TOT LOT
⑫	TURF EVENT LAWN		③5 20 X 25 RAMADA CLASSIC REC ORLANDO
⑬	LANDSCAPE MEDIAN		③6 SHADE SAIL RAMADA
⑮	VOLLEYBALL COURT		③7 6" TOT LOT CONCRETE HEADER
⑯	BASKETBALL COURT		③8 7' SIDEWALK AT PARKING LOT
⑰	PICKLEBALL COURT		
⑱	TOT LOT PLAY AREA		
⑲	RAMADA		

KEY MAP



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PROJECT INFORMATION

**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.113
16 of 27

CASE NUMBER: FS23-1113

LANDSCAPE NOTES

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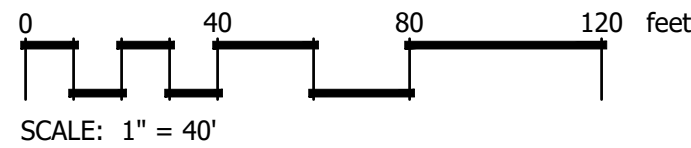
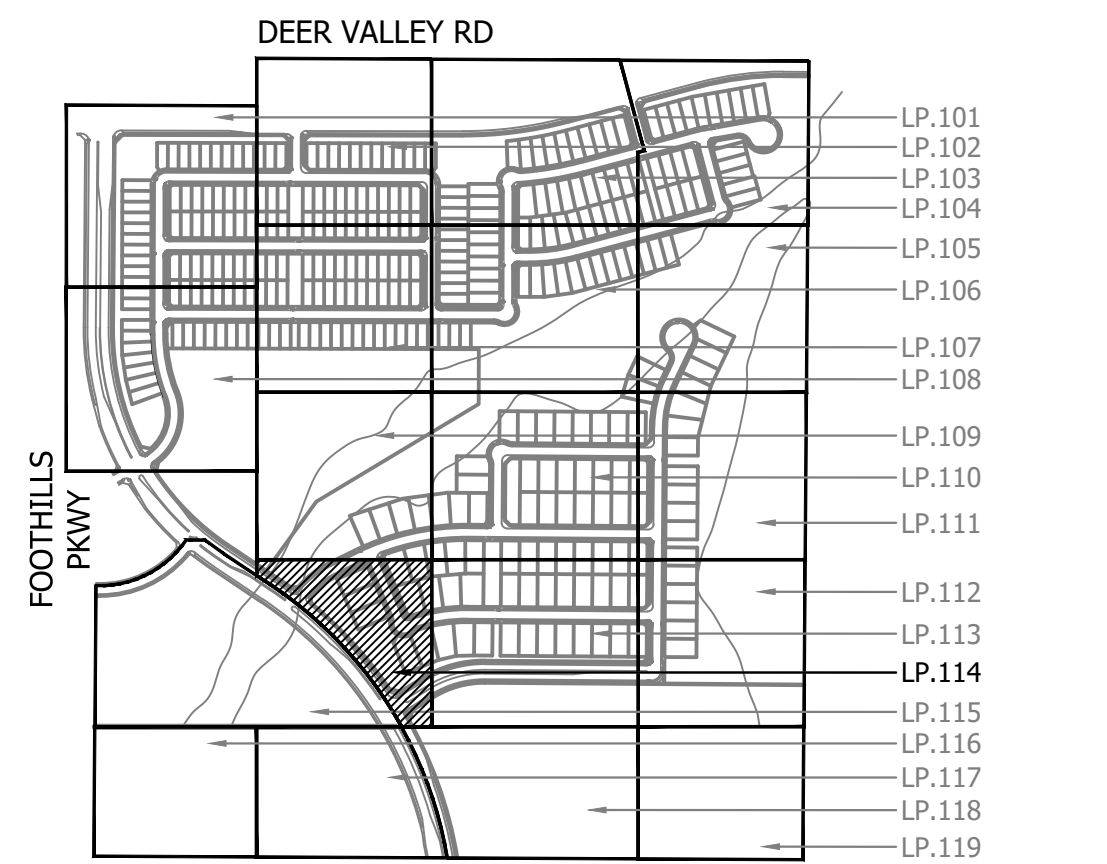
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	FULL VIEW WALL	3/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK PER STREET SECTION	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	12' CONCRETE MULTI-USE PATH	
	RETENTION AREA	
	6' CONCRETE PATH	
	TURF AT BASIN	
	TURF EVENT LAWN	
	LANDSCAPE MEDIAN	
	VOLLEYBALL COURT	
	BASKETBALL COURT	
	PICKLEBALL COURT	
	TOT LOT PLAY AREA	
	RAMADA	
	EVENT RAMADA	
	GAME GARDEN	
	6" CONCRETE HEADER	
	TRASH RECEPTACLE	
	PICNIC TABLE	
	FESTOON LIGHTS	
	TURF, SEE PLANTING PLAN	
	CONCRETE PAVING	
	5' CONCRETE PARK SIDEWALK	
	CONCRETE TURNDOWN AT TOT LOT	
	20 X 25 RAMADA CLASSIC REC ORLANDO	
	SHADE SAIL RAMADA	
	6" TOT LOT CONCRETE HEADER	
	7' SIDEWALK AT PARKING LOT	

KEY MAP



REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.114
17 of 27



LEGEND

SYMBOL	DESCRIPTION	DETAIL
1	COMMUNITY THEME WALL	1/LW.100
2	PARTIAL VIEW WALL	2/LW.100
3	FULL VIEW WALL	3/LW.100
4	THEME/VIEW WALL COLUMN	
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6	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
8	12' CONCRETE MULTI-USE PATH	
9	RETENTION AREA	

10	6' CONCRETE PATH
11	TURF AT BASIN
12	TURF EVENT LAWN
13	LANDSCAPE MEDIAN
15	VOLLEYBALL COURT
16	BASKETBALL COURT
17	PICKLEBALL COURT
18	TOT LOT PLAY AREA
19	RAMADA
20	EVENT RAMADA
21	GAME GARDEN
22	6" CONCRETE HEADER
23	TRASH RECEPTACLE
24	PICNIC TABLE
25	FESTOON LIGHTS
31	TURF, SEE PLANTING PLAN
32	CONCRETE PAVING
33	5' CONCRETE PARK SIDEWALK
34	CONCRETE TURNDOWN AT TOT LOT
35	20 X 25 RAMADA CLASSIC REC ORLANDO
36	SHADE SAIL RAMADA
37	6" TOT LOT CONCRETE HEADER
38	7' SIDEWALK AT PARKING LOT

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
(Star symbol)	.CACTUS SALVAGE/REMAIN IN PLACE	-
(Circle with cross symbol)	.TREE SALVAGE/REMAIN IN PLACE	-
(Green circle with dot symbol)	ACACIA ANEURA MULGA	15 GAL.
(Green circle with dot symbol)	ACACIA ANEURA MULGA	24" BOX
(Green circle with star symbol)	ACACIA GREGGII CATCLAW ACACIA	24"BOX
(Green circle with cross symbol)	ACACIA SALICINA WILLOW ACACIA	24"BOX
(Green circle with dot symbol)	ACACIA WILLARDIANA PALO BLANCO	24"BOX
(Green circle with dot symbol)	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
(Purple star symbol)	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
(Purple star symbol)	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
(Green circle with dot symbol)	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
(Green circle with dot symbol)	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
(Green circle with dot symbol)	PARKINSONIA PRAECOX PALO BREA	24"BOX
(Green circle with dot symbol)	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
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NOTE: COMMUNITY PARK
UNDER SEPARATE SITE PLAN
AND SUBMITTAL. LAYOUT
SHOWN FOR REFERENCE ONLY

4550 N. 12th Street
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phone 602.264.6831
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Civil Engineering
Water Systems
Wastewater Treatment
Land Planning
Energy
Land Survey
Landscape Architecture
Construction Management

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PROJECT INFORMATION
**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
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CHECK: CH

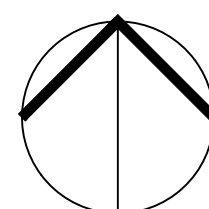
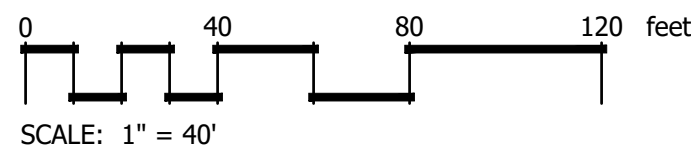
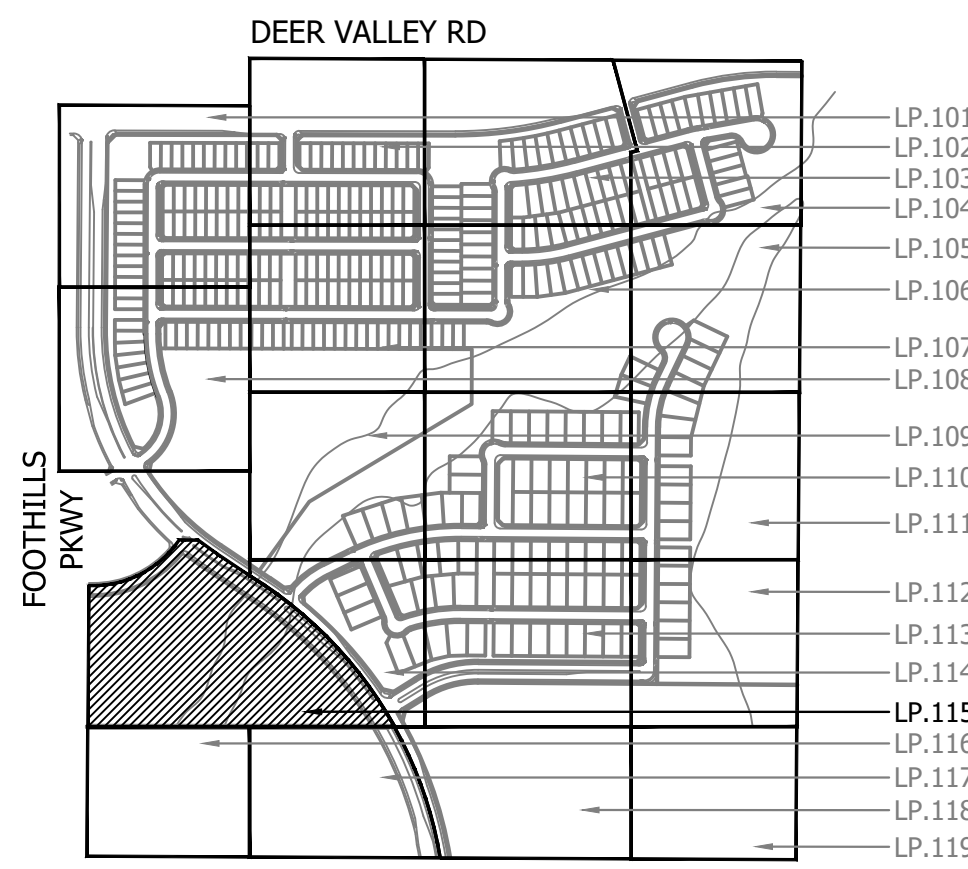
DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.115
18 of 27

LANDSCAPE NOTES

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KEY MAP

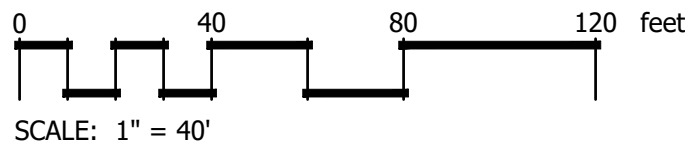
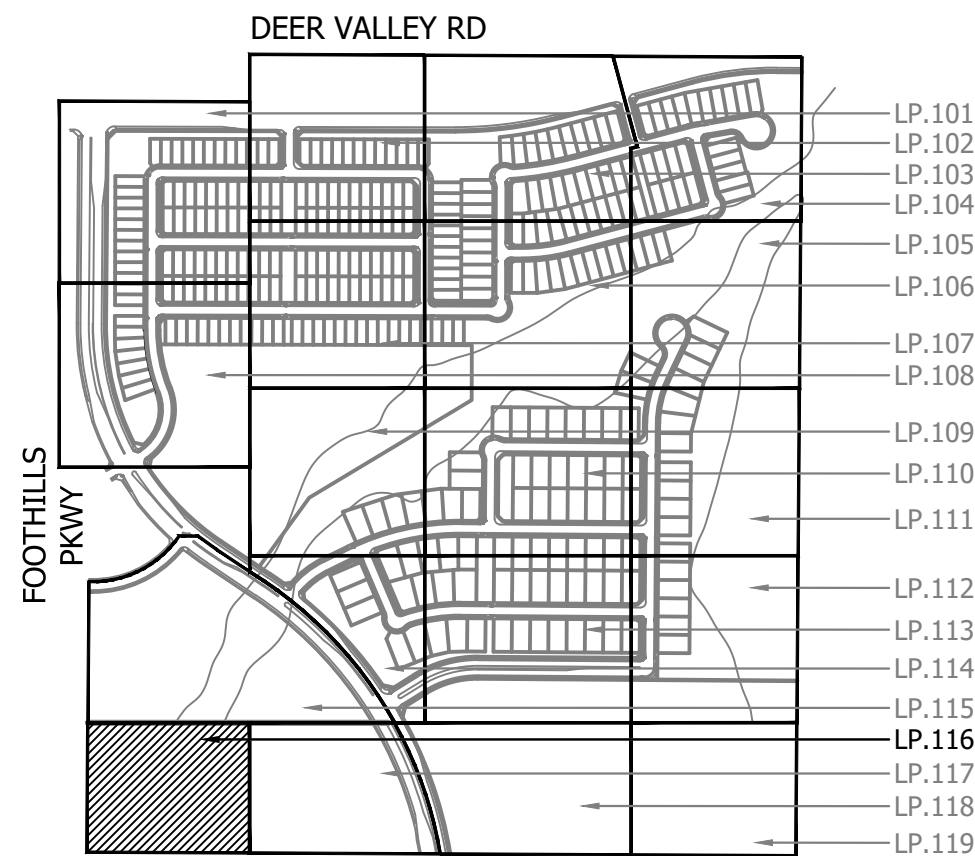


LANDSCAPE NOTES

1. SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
2. TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
3. DEEP ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES BETWEEN THE SIDEWALK AND CURB AND FOLLOW CITY OF SURPRISE DETAIL EDS 8-14.
4. OPEN SPACE LIGHTING AND ELECTRICAL SHALL BE PROVIDED AT FINAL PLAT AND BE CONSISTENT WITH ALL CITY OF SURPRISE CODES AND ORDINANCES.
5. DOG WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
6. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES, HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 2FT IN HEIGHT.
7. FINAL PLANTING DESIGN SHALL MEET ALL REQUIREMENTS FOR THE CITY OF SURPRISE AND SHOULD RELATE TO THE EXISTING DESIGN WITHIN THE COMMUNITY.
8. IN THE EVENT OF TERRACED RETAINING WALLS, LANDSCAPE AND IRRIGATION IMPROVEMENTS SHALL BE INCLUDED BETWEEN RETAINING WALL TIERS.



KEY MAP



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	FULL VIEW WALL	3/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK PER STREET SECTION	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	12' CONCRETE MULTI-USE PATH	
	RETENTION AREA	
	6' CONCRETE PATH	
	TURF AT BASIN	
	TURF EVENT LAWN	
	LANDSCAPE MEDIAN	
	VOLLEYBALL COURT	
	BASKETBALL COURT	
	PICKLEBALL COURT	
	TOT LOT PLAY AREA	
	RAMADA	
	EVENT RAMADA	
	GAME GARDEN	
	6" CONCRETE HEADER	
	TRASH RECEPTACLE	
	PICNIC TABLE	
	FESTOON LIGHTS	
	TURF, SEE PLANTING PLAN	
	CONCRETE PAVING	
	5' CONCRETE PARK SIDEWALK	
	CONCRETE TURNDOWN AT TOT LOT	
	20 X 25 RAMADA CLASSIC REC ORLANDO	
	SHADE SAIL RAMADA	
	6" TOT LOT CONCRETE HEADER	
	7' SIDEWALK AT PARKING LOT	



REVISION HISTORY

SEAL & ISSUE

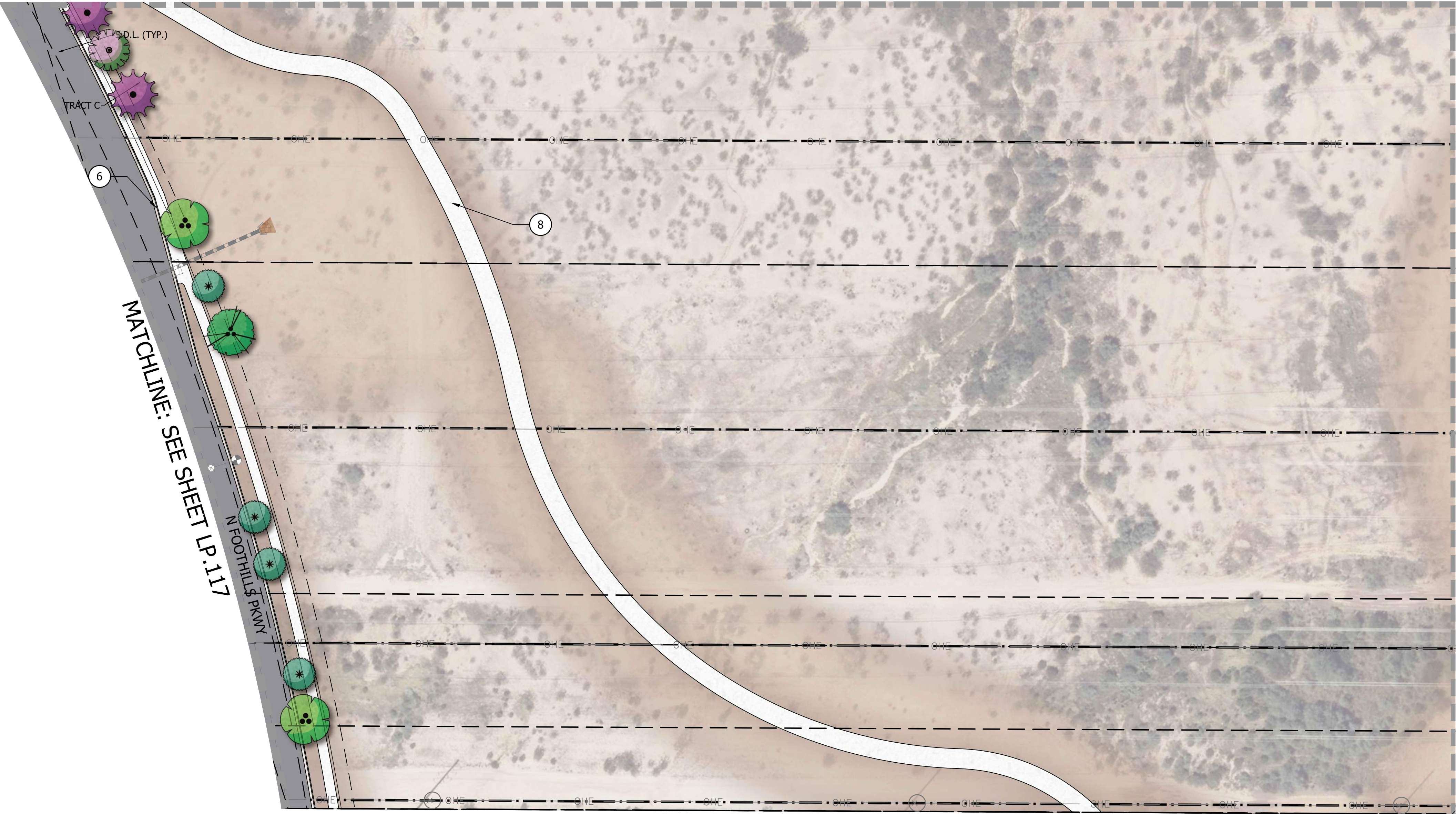


DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.116
19 of 27

MATCHLINE: SEE SHEET LP.114

MATCHLINE: SEE SHEET LP.113



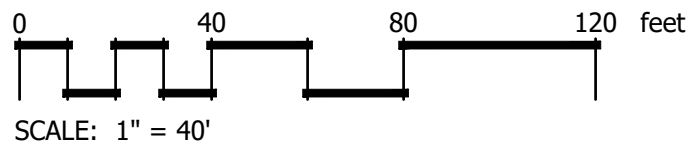
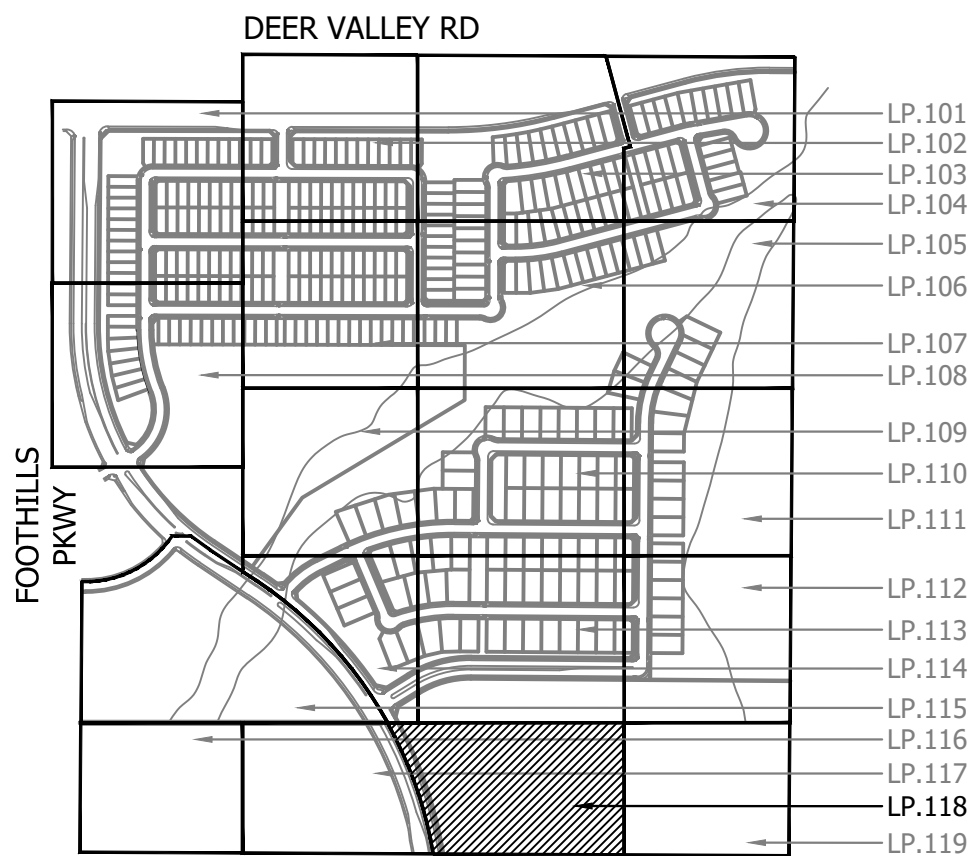
LEGEND

SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL	SYMBOL	DESCRIPTION	DETAIL
1	COMMUNITY THEME WALL	1/LW.100	9	RETENTION AREA	18	TOT LOT PLAY AREA	31	TURF, SEE PLANTING PLAN			
2	PARTIAL VIEW WALL	2/LW.100	10	6' CONCRETE PATH	19	RAMADA	32	CONCRETE PAVING			
3	FULL VIEW WALL	3/LW.100	11	TURF AT BASIN	20	EVENT RAMADA	33	5' CONCRETE PARK SIDEWALK			
4	THEME/VIEW WALL COLUMN		12	TURF EVENT LAWN	21	GAME GARDEN	34	CONCRETE TURNDOWN AT TOT LOT			
5	5' CONCRETE SIDEWALK PER STREET SECTION		13	LANDSCAPE MEDIAN	22	6" CONCRETE HEADER	35	20 X 25 RAMADA CLASSIC REC ORLANDO			
6	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION		15	VOLLEYBALL COURT	23	TRASH RECEPTACLE	36	SHADE SAIL RAMADA			
8	12' CONCRETE MULTI-USE PATH		16	BASKETBALL COURT	24	PICNIC TABLE	37	6" TOT LOT CONCRETE HEADER			
			17	PICKLEBALL COURT	25	FESTOON LIGHTS	38	7' SIDEWALK AT PARKING LOT			

LANDSCAPE NOTES

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KEY MAP



NTS

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
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LANDSCAPE ARCHITECT
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EMAIL: CHANSON@CVLCI.COM

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PROJECT INFORMATION
**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE



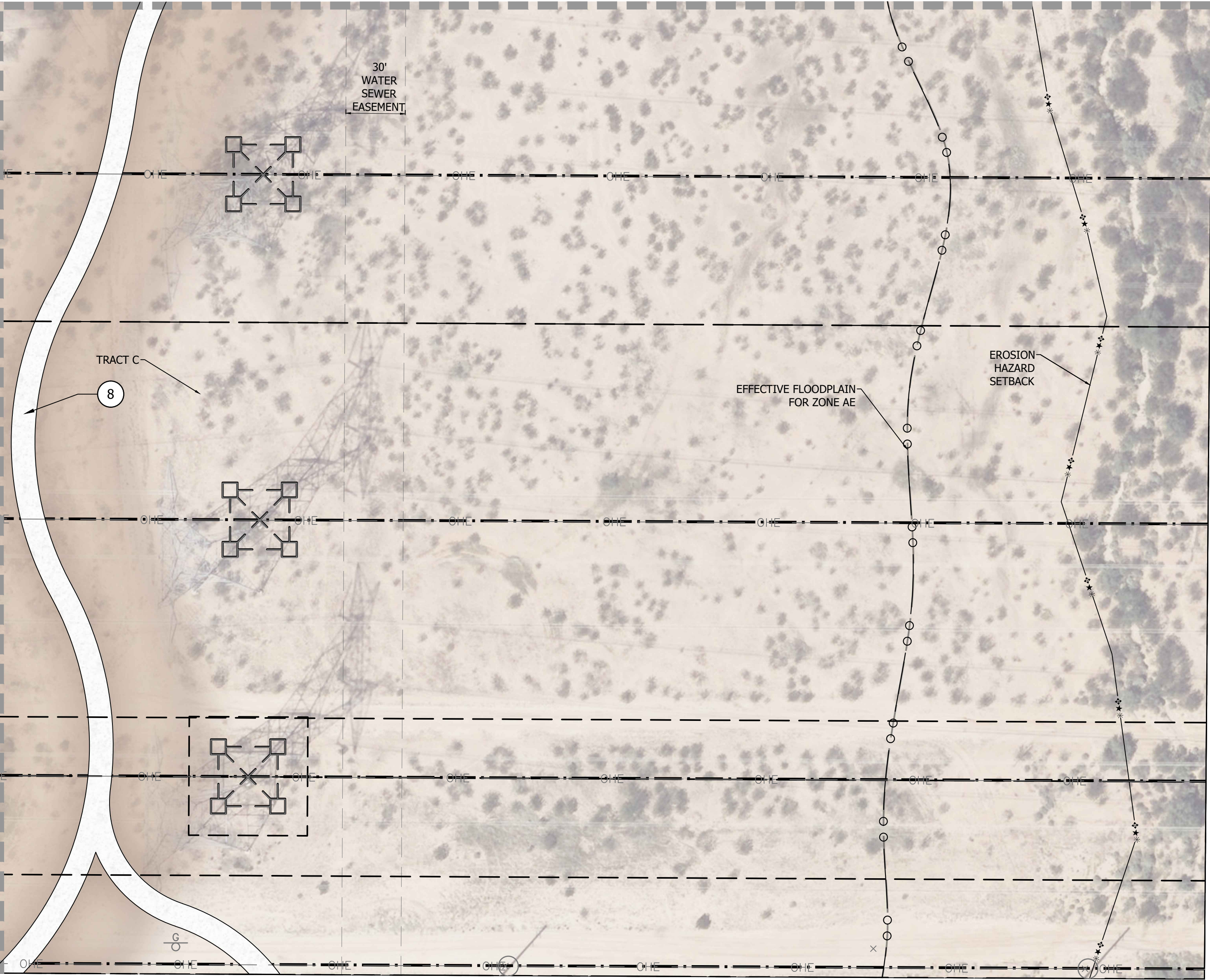
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DRAWN: AL,KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.118
21 of 27

LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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MATCHLINE: SEE SHEET LP.112

MATCHLINE: SEE SHEET LP.118

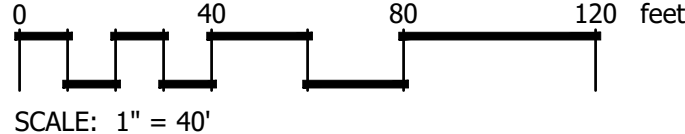
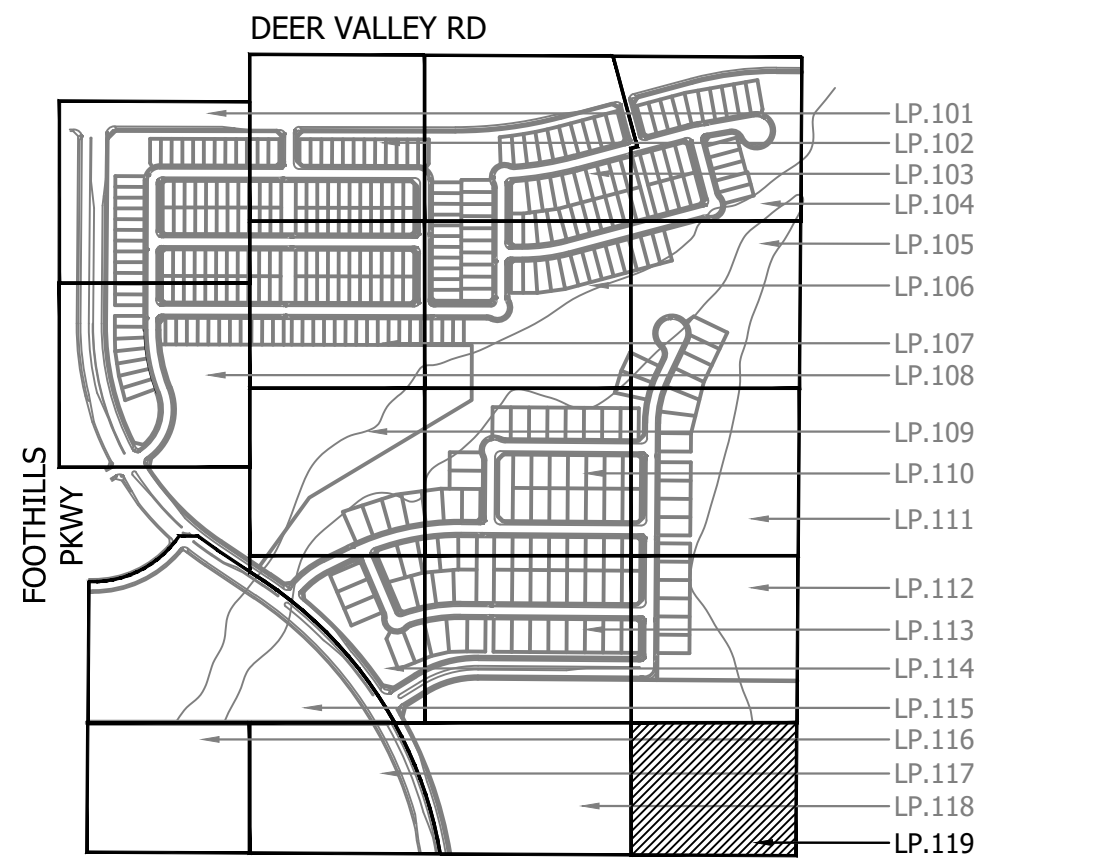
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
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	.TREE SALVAGE/REMAIN IN PLACE	-
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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	FULL VIEW WALL	3/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK PER STREET SECTION	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	12' CONCRETE MULTI-USE PATH	
	RETENTION AREA	
	6' CONCRETE PATH	
	TURF AT BASIN	
	TURF EVENT LAWN	
	LANDSCAPE MEDIAN	
	VOLLEYBALL COURT	
	BASKETBALL COURT	
	PICKLEBALL COURT	
	TOT LOT PLAY AREA	
	RAMADA	
	EVENT RAMADA	
	GAME GARDEN	
	6" CONCRETE HEADER	
	TRASH RECEPTACLE	
	PICNIC TABLE	
	FESTOON LIGHTS	
	TURF, SEE PLANTING PLAN	
	CONCRETE PAVING	
	5' CONCRETE PARK SIDEWALK	
	CONCRETE TURNDOWN AT TOT LOT	
	20 X 25 RAMADA CLASSIC REC ORLANDO	
	SHADE SAIL RAMADA	
	6" TOT LOT CONCRETE HEADER	
	7' SIDEWALK AT PARKING LOT	

KEY MAP



REVISION HISTORY

SEAL & ISSUE



DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.119
22 of 27



PLANT SCHEDULE

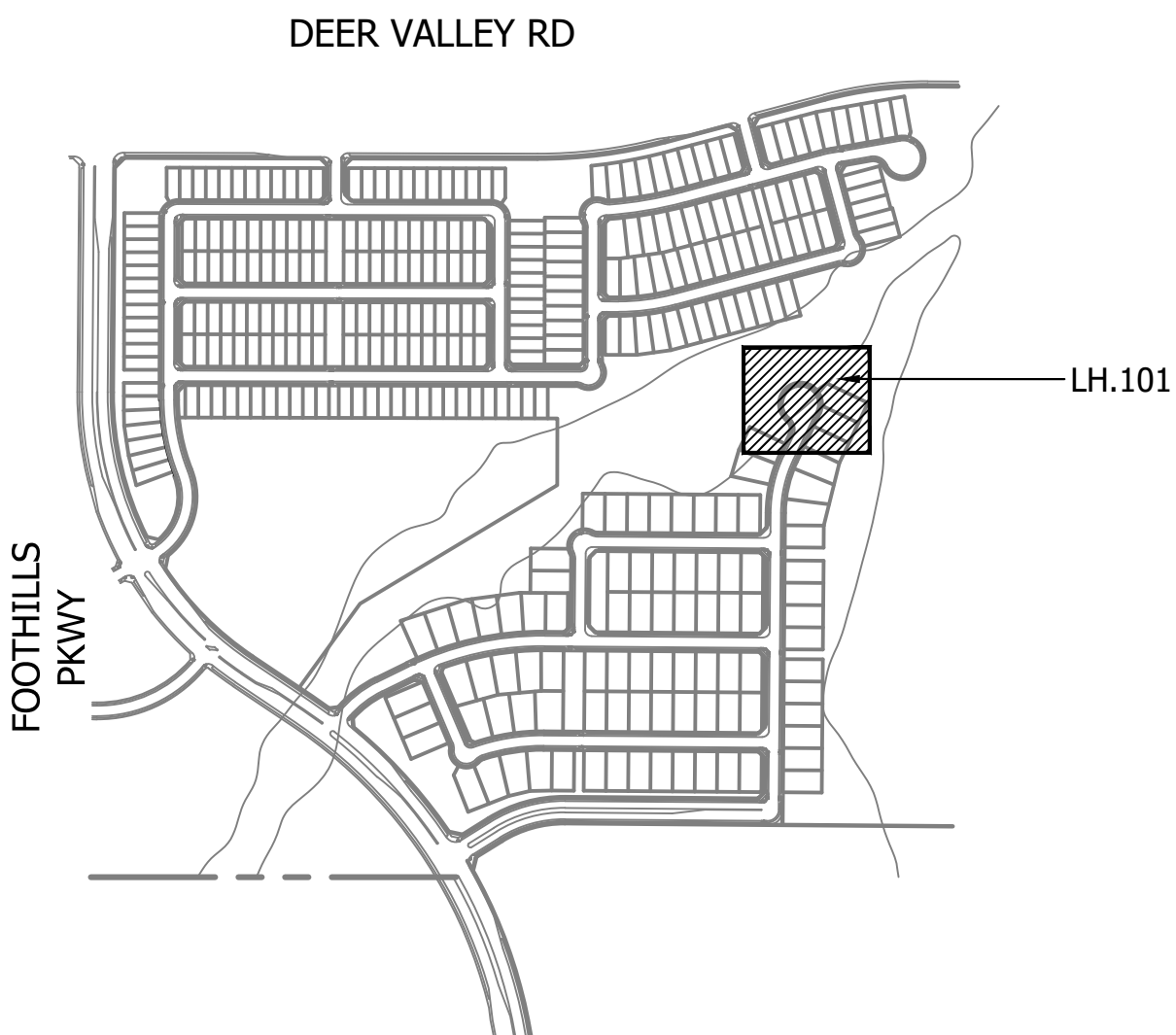
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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
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3	FULL VIEW WALL	3/LW.100
4	THEME/VIEW WALL COLUMN	
5	5' CONCRETE SIDEWALK PER STREET SECTION	
6	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
8	12' CONCRETE MULTI-USE PATH	
9	RETENTION AREA	
10	6' CONCRETE PATH	
11	TURF AT BASIN	
12	TURF EVENT LAWN	
13	LANDSCAPE MEDIAN	
15	VOLLEYBALL COURT	

- 16 BASKETBALL COURT
- 17 PICKLEBALL COURT
- 18 TOT LOT PLAY AREA
- 19 RAMADA
- 20 EVENT RAMADA
- 21 GAME GARDEN
- 22 6" CONCRETE HEADER
- 23 TRASH RECEPTACLE
- 24 PICNIC TABLE
- 25 FESTOON LIGHTS
- 31 TURF, SEE PLANTING PLAN
- 32 CONCRETE PAVING
- 33 5' CONCRETE PARK SIDEWALK
- 34 CONCRETE TURNDOWN AT TOT LOT
- 35 20 X 25 RAMADA CLASSIC REC ORLANDO
- 36 SHADE SAIL RAMADA
- 37 6" TOT LOT CONCRETE HEADER
- 38 7' SIDEWALK AT PARKING LOT

KEY MAP



LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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4550 N. 12th Street
Phoenix, AZ, 85014

phone 602.264.6831
fax 602.264.0928
web www.cvlci.com

Civil Engineering
Water Systems
Wastewater Treatment
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Construction Management

OWNER / DEVELOPER

TODD SKORO
VICE PRESIDENT - LAND
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PHONE: 602.921.6520

LANDSCAPE ARCHITECT

COLIN HANSON
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PHOENIX, AZ 85014
PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

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PROJECT INFORMATION

**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801

Call at least two full working days before you begin excavation

ARIZONA
Arizona Blue State, Inc.
Dial 8-1-1 for 480-352-6141 (TDD 480-352-6148)
In Maricopa County (602) 263-1100

REVISION HISTORY

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SEAL & ISSUE

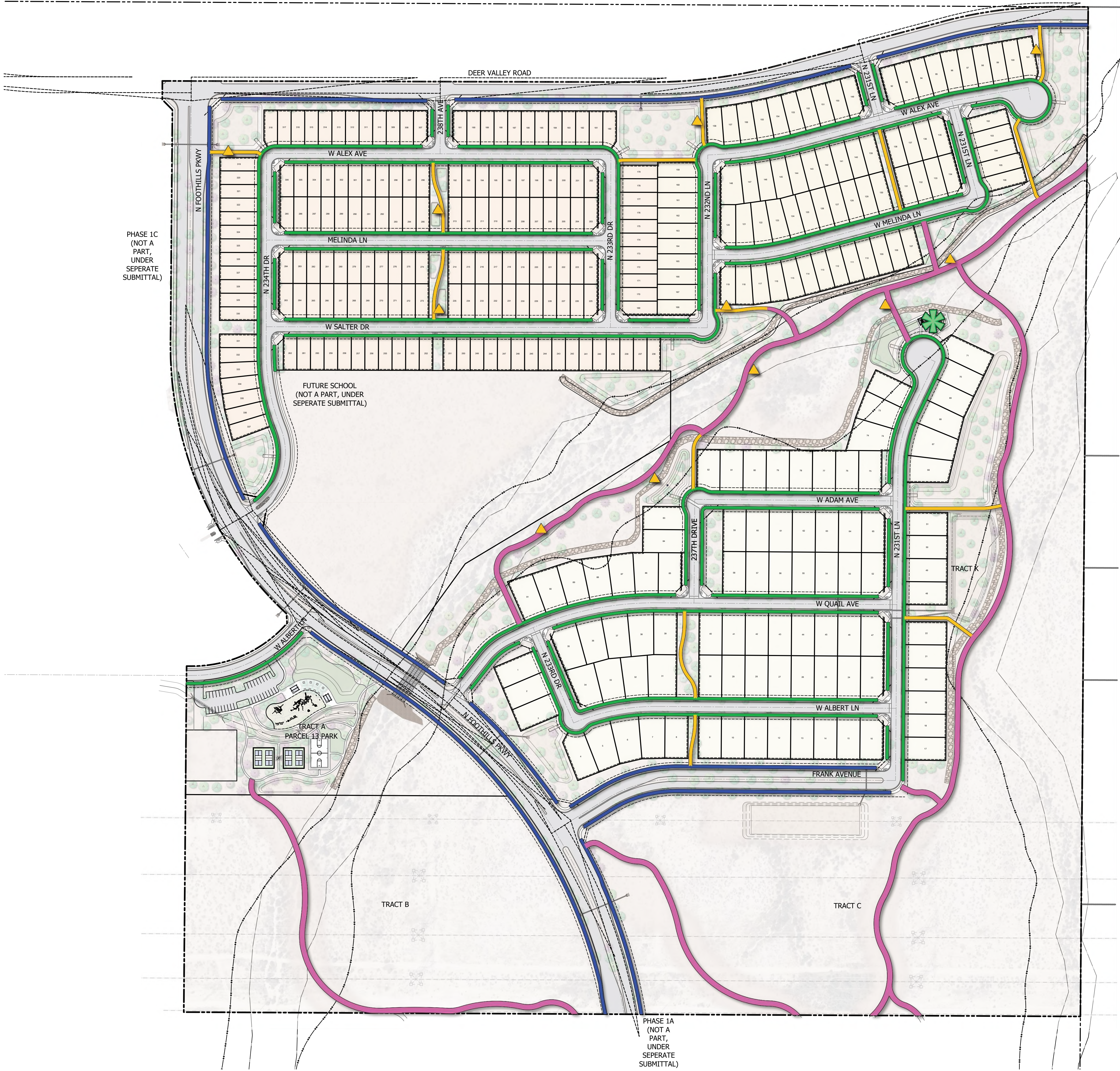
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DISCIPLINE: LANDSCAPE ARCHITECTURE
**AMENITY ENLARGEMENT
PLAN**

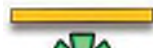
LH.101
23 of 27

0 20 40 60 feet
SCALE: 1" = 20'

CASE NUMBER: FS23-1113



LEGEND

SYMBOL	DESCRIPTION
	5' CONCRETE SIDEWALK PER STREET SECTION
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION
	12' CONCRETE MULTI-USE PATH
	6' CONCRETE PATH
	MAIN ACTIVITY AMENITY
	SEATING NODES



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LANDSCAPE ARCHITECT
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4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

PROJECT INFORMATION

**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801



REVISION HISTORY

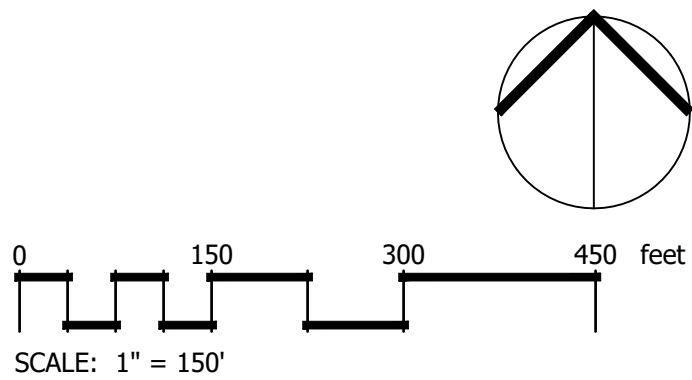
SEAL & ISSUE



DESIGN: CH
DRAWN: AL_KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TRAILS PLAN

LT.101
24 of 27





LEGEND

DESCRIPTION	QTY	
ACTIVE OPEN SPACE	10.95 AC	13.5%
PASSIVE OPEN SPACE	70.23 AC	86.5%
TOTAL	3,536,201 SF	81.18 AC



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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1B

CVL JOB # 01-0407801



REVISION HISTORY

SEAL & ISSUE

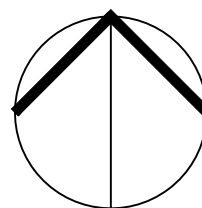
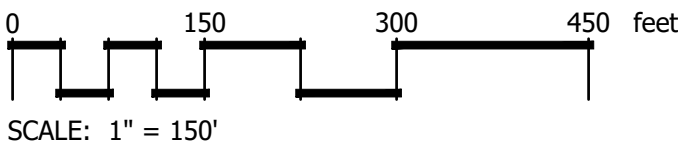


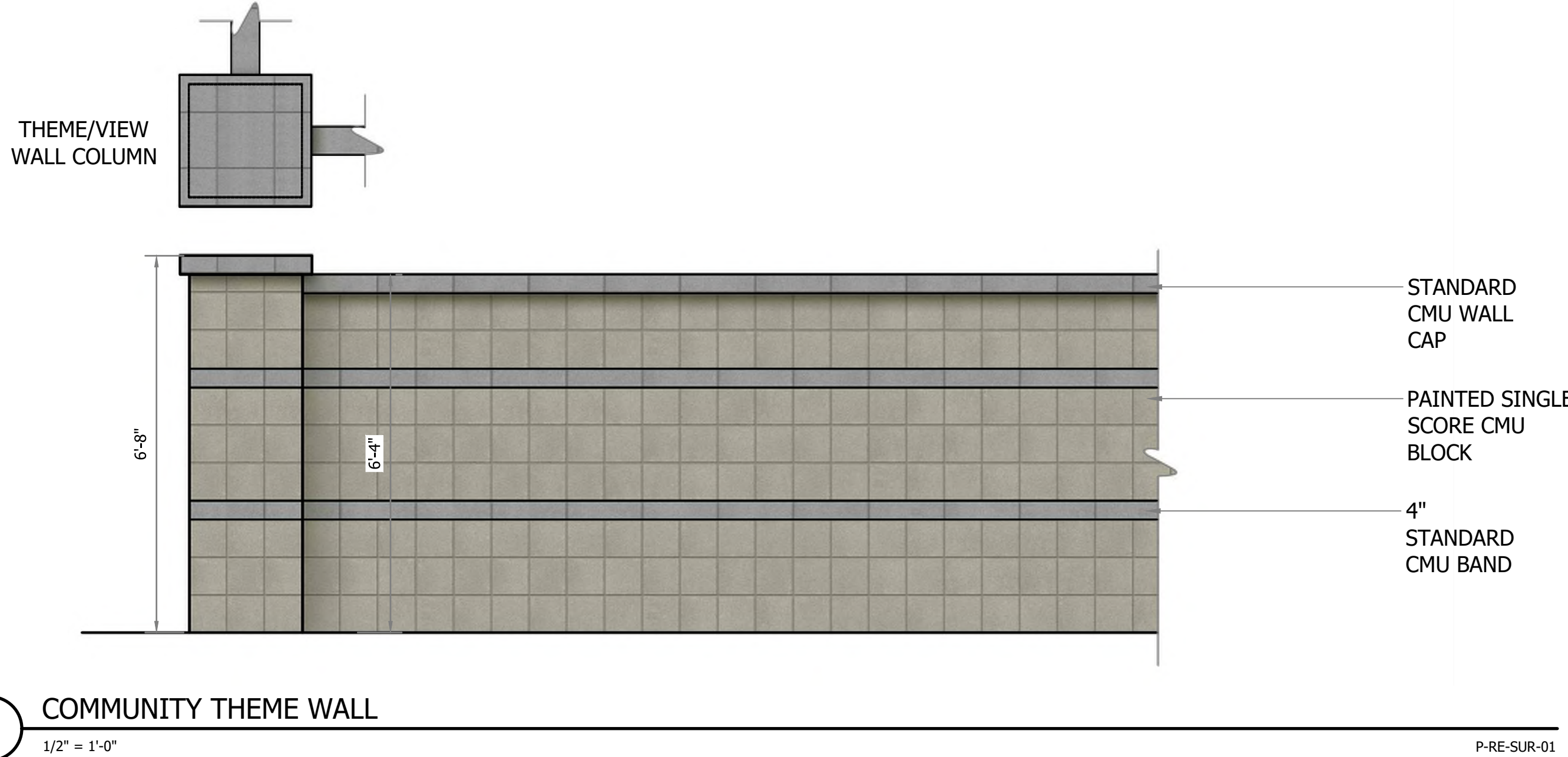
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DISCIPLINE: LANDSCAPE ARCHITECTURE
OPEN SPACE PLAN

LT.102

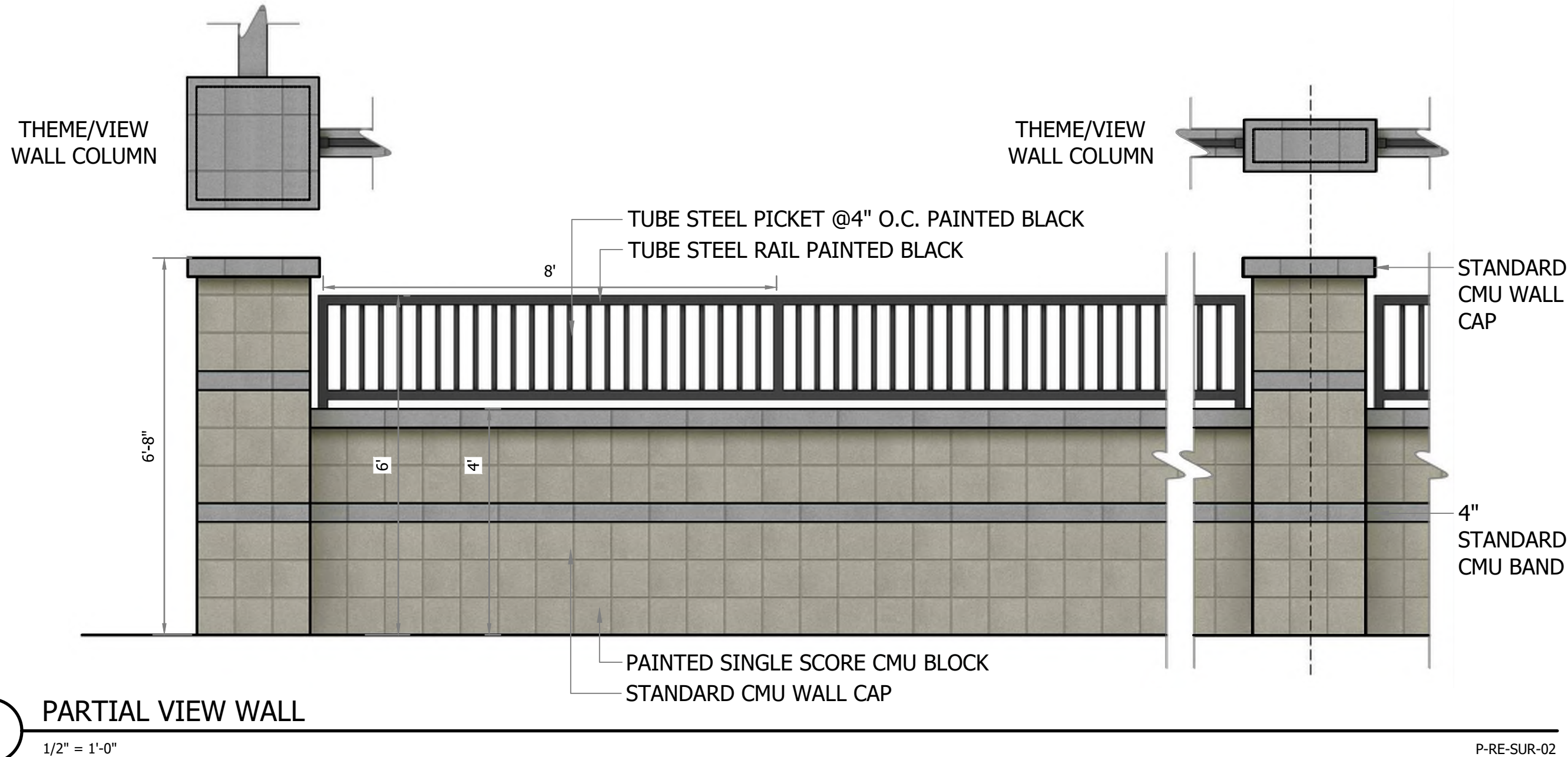
25 of 27





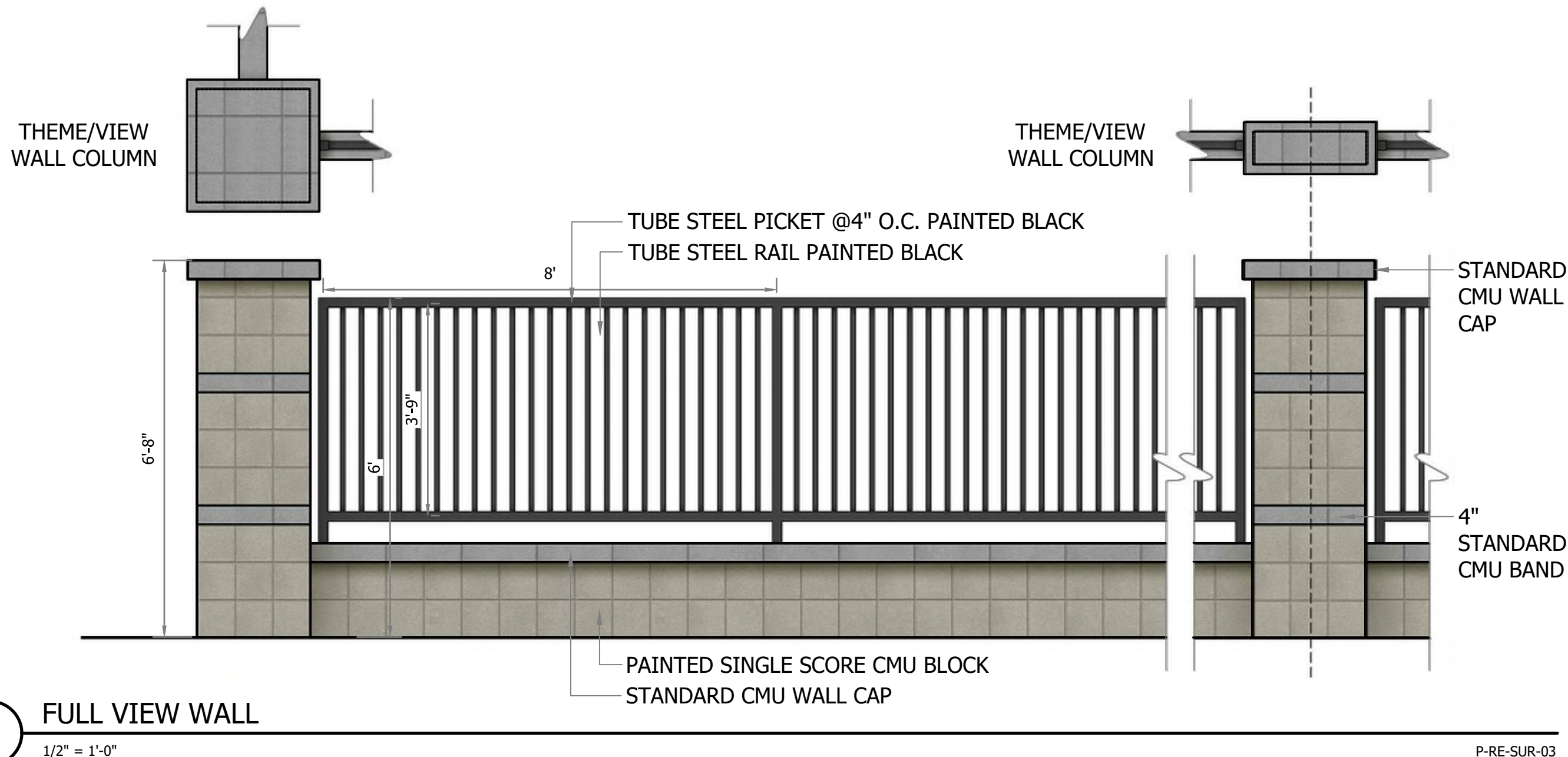
1 COMMUNITY THEME WALL
1/2" = 1'-0"

P-RE-SUR-01



2 PARTIAL VIEW WALL
1/2" = 1'-0"

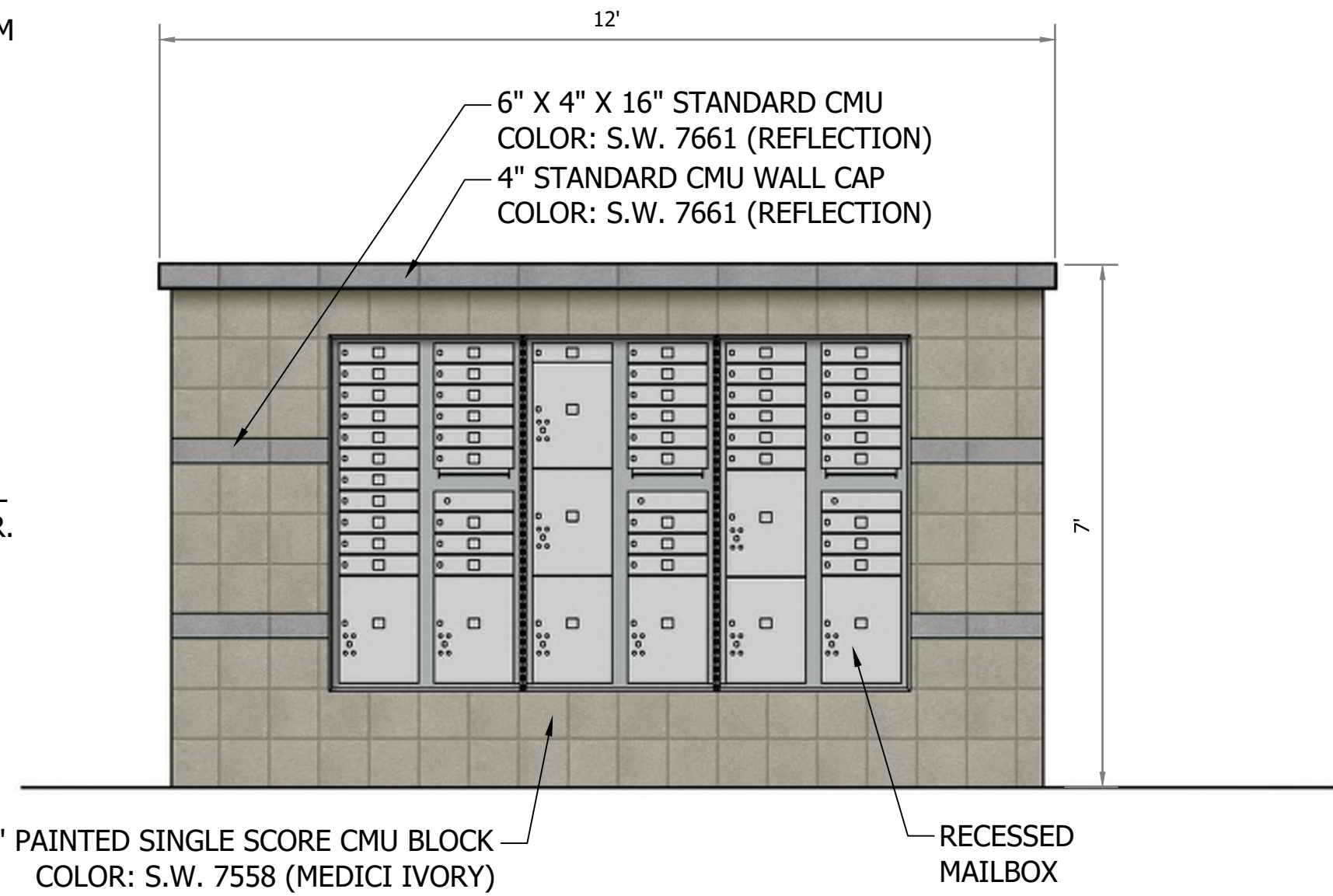
P-RE-SUR-02



3 FULL VIEW WALL
1/2" = 1'-0"

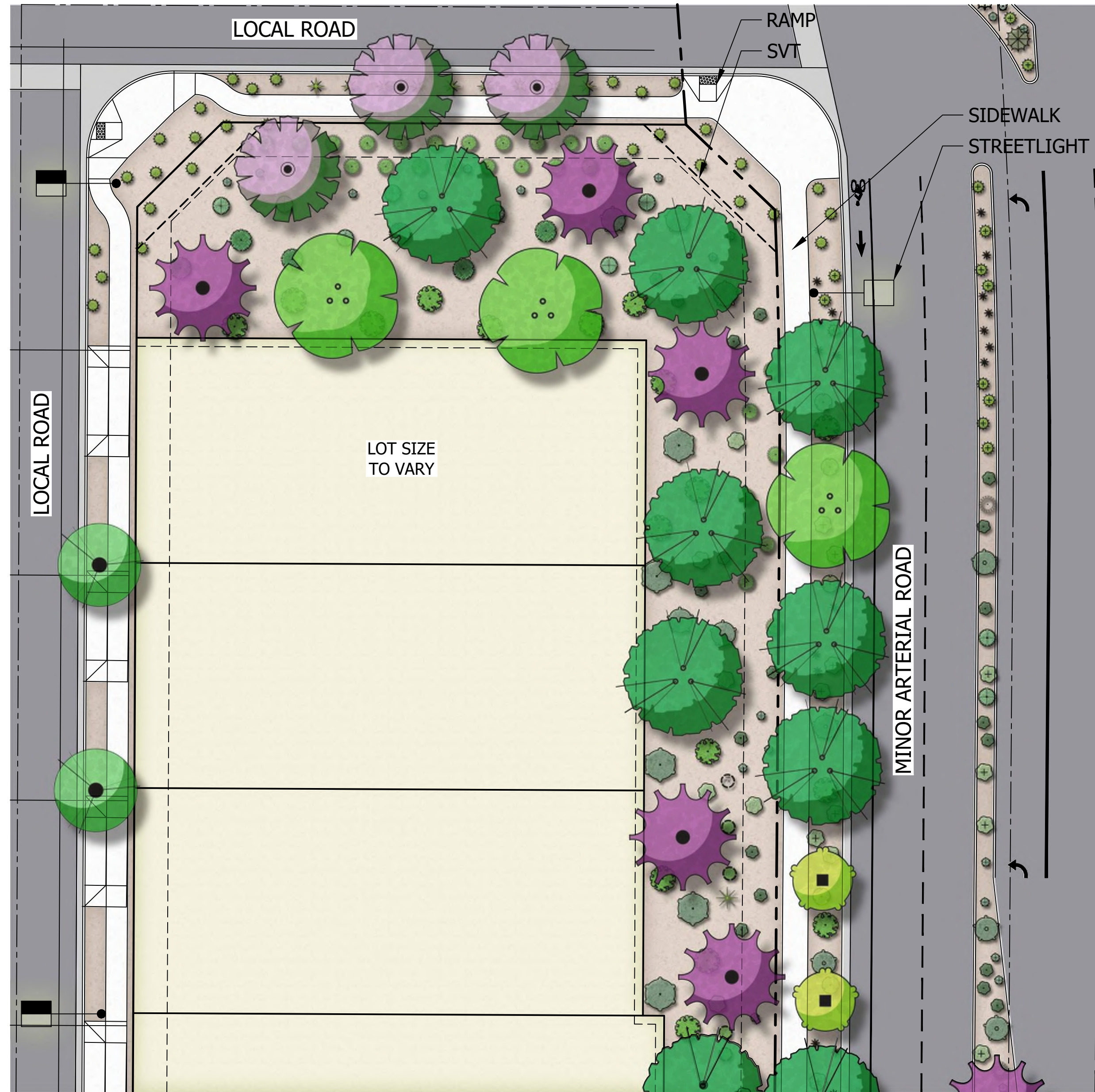
P-RE-SUR-03

- NOTE:
- 20,15,10 UNIT 4C RECESSED MAILBOX MODELS #3710D-20/15/10-ZFU IN 'BRONZE', AVAILABLE FROM SALSURY INDUSTRIES (WWW.MAILBOXES.COM, 800.624.5299).
 - REFER TO PLAN FOR LOCATIONS (TO BE APPROVED BY USPS)
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW/APPROVAL ONCE THE LOCATIONS & CONFIGURATIONS ARE APPROVED BY USPS
 - INSTALLATION REQUIREMENTS PER USPS REGULATIONS
 - THE FLOOR OF THE LOWEST PATRON MAILBOX SHALL BE NO LESS THAN 28" ABOVE FINISHED FLOOR (AFF).
 - THE PATRON LOCK IN THE HIGHEST MAILBOX SHALL BE NO MORE THAN 67" ABOVE THE FINISHED FLOOR.
 - THE USPS ARROW LOCK (MASTER DOOR LOCK) OPENING MUST BE A MINIMUM OF 36" AND A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR.
 - THE FLOOR OF THE LOWEST PARCEL LOCKER SHALL BE NO LESS THAN 15" ABOVE THE FINISHED FLOOR.
 - THE MASTER ACCESS DOOR(S) MUST BE ALLOWED TO OPEN A MINIMUM OF 90 DEGREES WITH NO OBSTRUCTION.



4 CLUSTER MAILBOX
1/2" = 1'-0"

P-RE-SUR-04



5 TYPICAL PLANTING VIGNETTE
1 1/2" = 1'-0"

P-RE-SUR-06

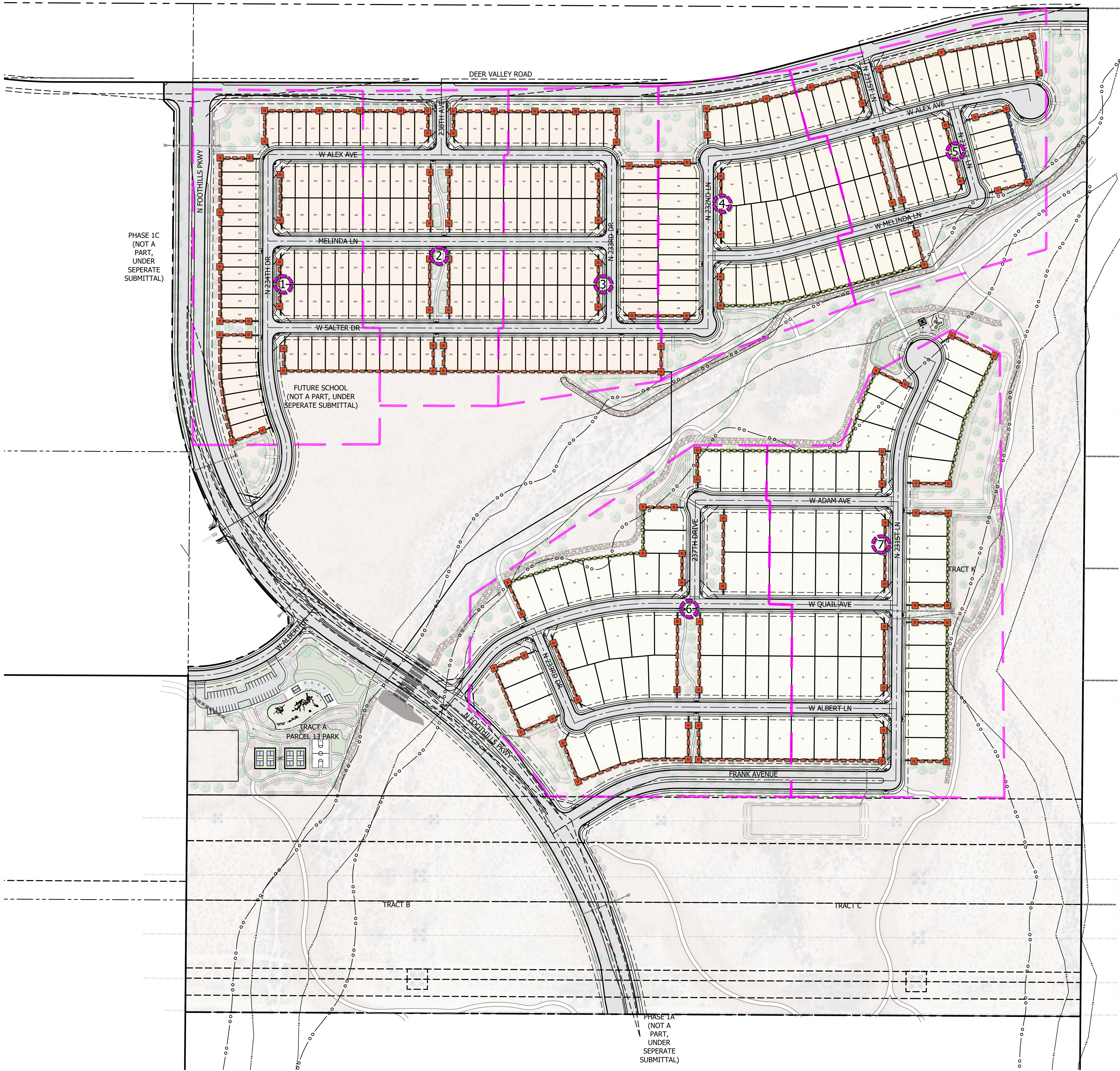
REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL, KM
CHECK: CH



DISCIPLINE: LANDSCAPE ARCHITECTURE
WALL DETAILS



LEGEND

SYMBOL	DESCRIPTION	QTY
	1 COMMUNITY THEME WALL	11,720 LF
	2 PARTIAL VIEW WALL	348 LF
	3 FULL VIEW WALL	3,056 LF
	4 THEME/VIEW WALL COLUMN	130

MAILBOX SCHEDULE

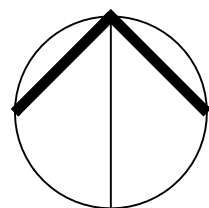
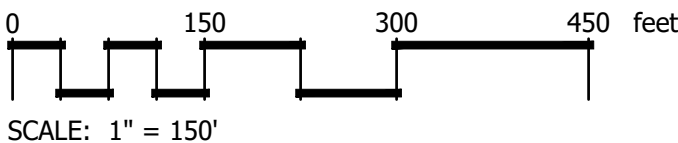
337 MAILBOXES REQUIRED TOTAL
- MANUF: SALSBURY INDUSTRIES
- MODEL: STANDARD CLUSTER MAILBOXES, SEE BELOW
- COLOR: BRONZE
- MOUNTING: SURFACE MOUNTED WITH MASONRY BASE PER DETAIL

MAILBOX KIOSK SERVICE AREA BOUNDARY

- 1 MAILBOX KIOSK 1 - 57 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU
- 2 MAILBOX KIOSK 2 - 53 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU
- 3 MAILBOX KIOSK 3 - 59 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU
- 4 MAILBOX KIOSK 4 - 39 MAILBOXES
(1) 20 BOX PEDESTALS - 3710D-ZFU
(1) 10 BOX PEDESTALS - 3710D-ZFU
(1) 15 BOX PEDESTALS - 3710D-ZFU
- 5 MAILBOX KIOSK 5 - 38 MAILBOXES
(1) 20 BOX PEDESTALS - 3710D-ZFU
(1) 10 BOX PEDESTALS - 3710D-ZFU
(1) 15 BOX PEDESTALS - 3710D-ZFU
- 6 MAILBOX KIOSK 6 - 45 MAILBOXES
(1) 20 BOX PEDESTALS - 3710D-ZFU
(1) 10 BOX PEDESTALS - 3710D-ZFU
(1) 15 BOX PEDESTALS - 3710D-ZFU
- 7 MAILBOX KIOSK 7 - 46 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU

NOTE:

1. FINAL LOCATIONS AND MAILBOX MODELS SHALL BE DETERMINED BY THE US POSTMASTER.
2. ADD OR SUBTRACT MAILBOX LOCATIONS AS NEEDED BASED ON UNIT/BOX COUNTS.



Civil Engineering
Water Systems
Wastewater Treatment
Land Planning
Energy
Land Survey
Landscape Architecture
Construction Management

4550 N. 12th Street
Phoenix, AZ, 85014

phone 602.264.6831
fax 602.264.0928
web www.cvlci.com

OWNER / DEVELOPER

TODD SKORO
VICE PRESIDENT - LAND
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT

COLIN HANSON
4550 N 12TH STREET
PHOENIX, AZ 85014
PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

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PROJECT INFORMATION

**SURPRISE
FOOTHILLS
PHASE 1B**

CVL JOB # 01-0407801

Call at least two full working days
before you begin excavation

ARIZONA 801
Arizona Blue State, Inc.
Dial 8-1-1 or 1-800-STATES-11 (728-8248)
In Maricopa County (602) 263-1100

REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL_KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE

WALL AND MAILBOX PLAN

LW.101
27 of 27

CASE NUMBER: FS23-1113

Page 234 of 305

Tanner Wessel

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>
Sent: Wednesday, December 27, 2023 1:40 PM
To: Alyssa Carpenter
Cc: 56 FW/CIT Community Initiative
Subject: RE: FS23-1113 Surprise Foothills Phase 1B - New Digital Submittal 12.27.23
Attachments: Surprise Foothills Phase 1B-1C (CR23-0980).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good afternoon Ms. Carpenter,

Please see the attached comment letter for the concept review case for Surprise Foothills Phase 1B & 1C. The preliminary plat for Phase 1B proposes the development of 335 lots on 168.88 acres. This results in a 1.98 du/ac density which remains consistent with the overall approved density of 2.93 du/ac.

The project, as described, will not have a negative impact on Luke AFB flight operations. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential occupants about Luke AFB operations.

Respectfully,

Jenn Rahn

Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Sent: Wednesday, December 27, 2023 11:30 AM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chrisc@mwdaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwdaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Gregory McDowell (MCDOT) <Gregory.McDowell@maricopa.gov>; Ibeth - USPS <lbeth.L.Roman@usps.gov>; RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley

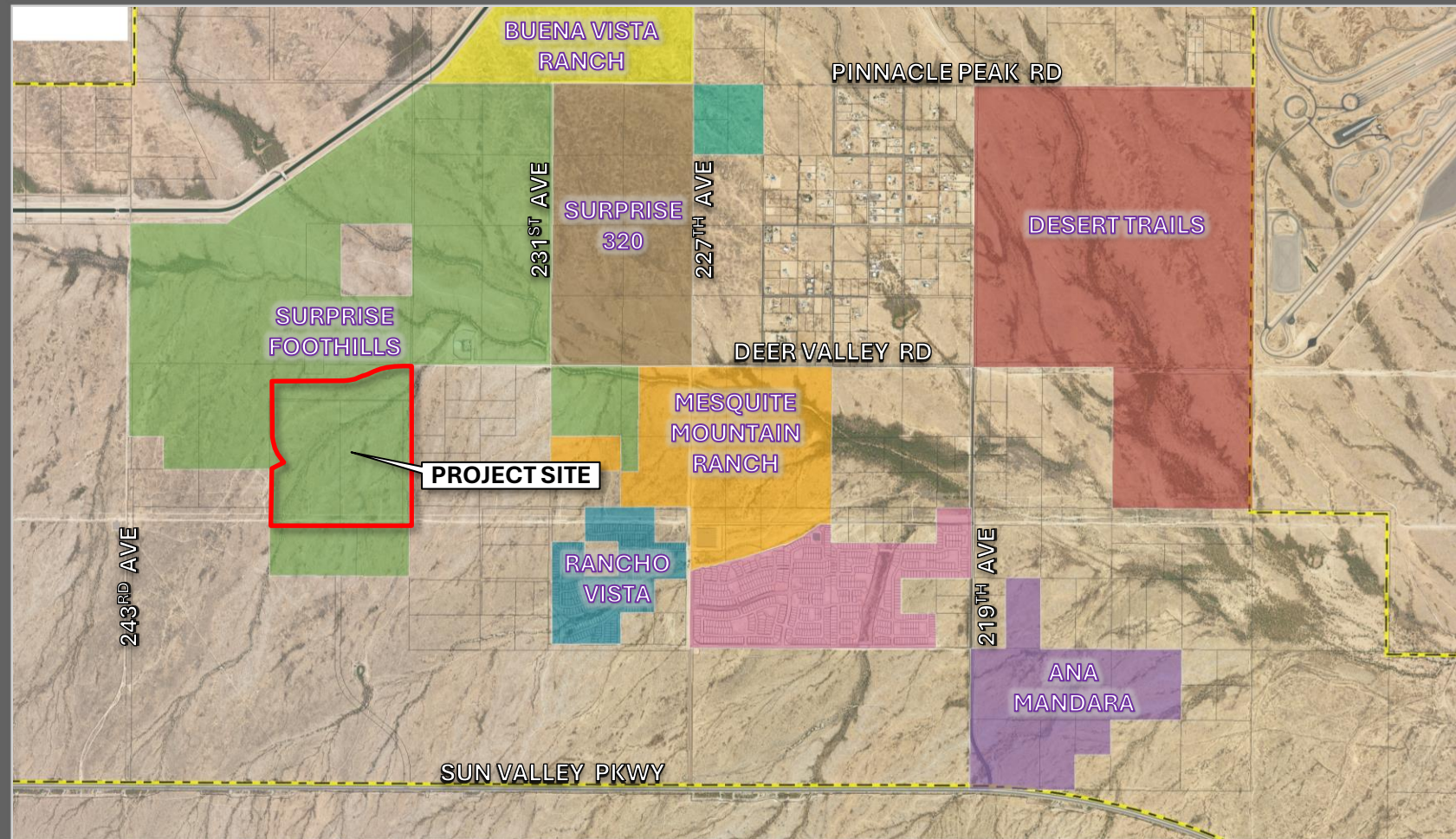


FS23-1113

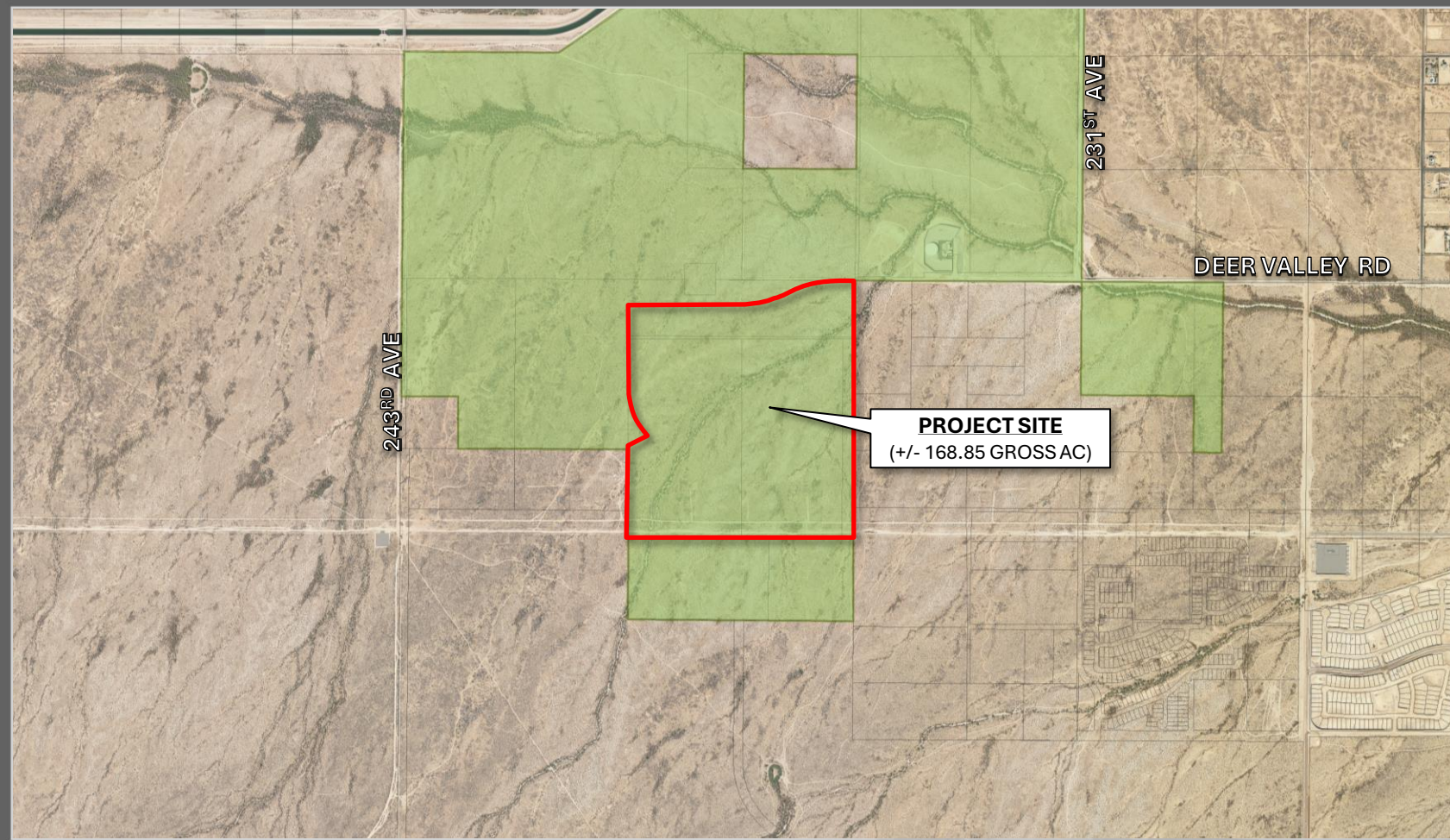
Surprise Foothills Phase 1B

Preliminary Plat

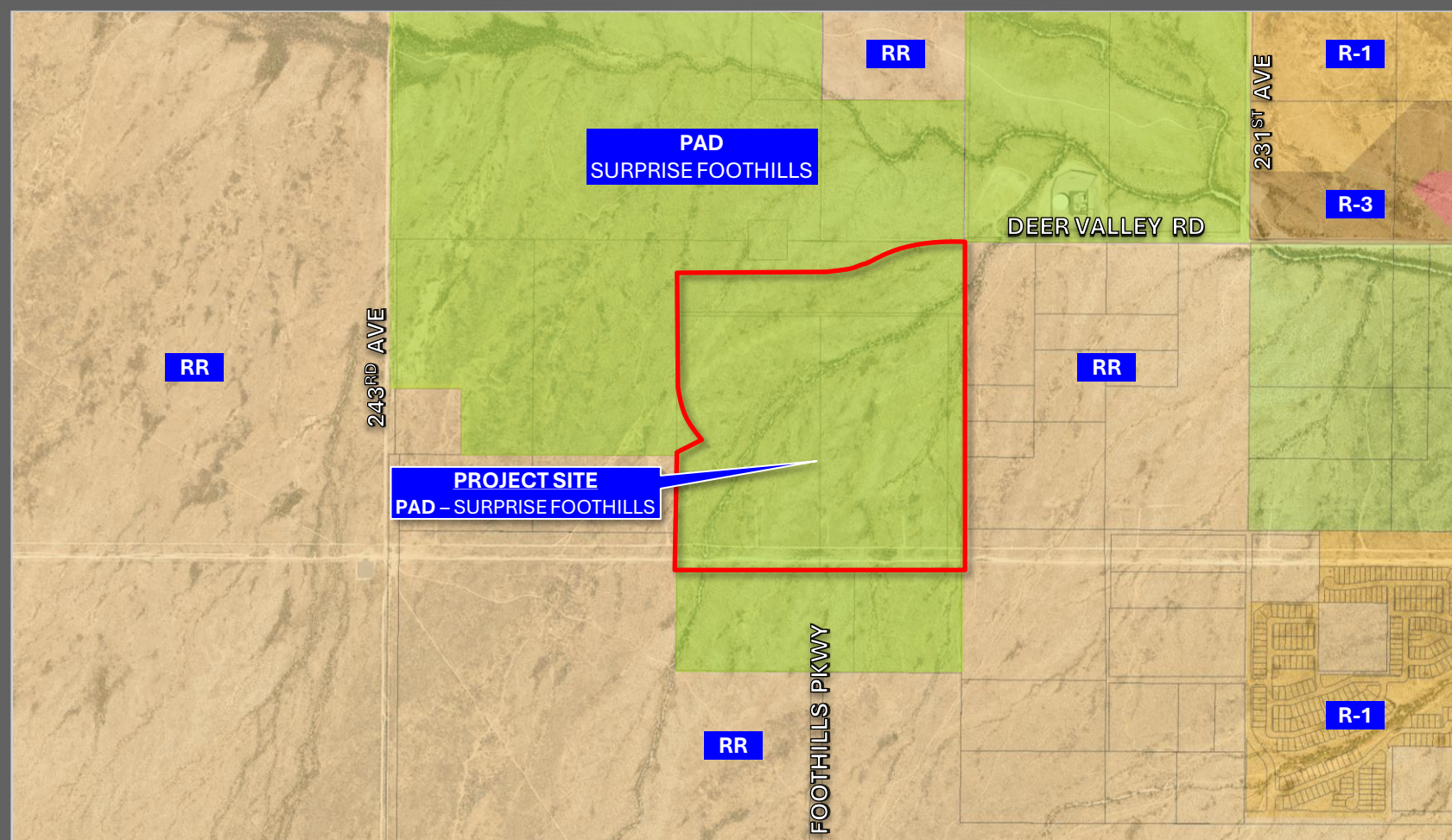
Planning & Zoning Commission
August 1, 2024



FS23-1113 VICINITY MAP



FS23-1113 VICINITY MAP



FS23-1113 EXISTING ZONING MAP

June 8, 1989: The City Council approved the annexation (Ordinance 89-05) of the subject property.

February 9, 2006: The City Council approved Ordinance 06-04 for the Surprise Foothills Planned Area Development under case PAD05-281.

July 31, 2013: A minor amendment to the PAD was approved administratively under case FS13-217 to relocate the water treatment facility.

April 24, 2018: A minor amendment to the PAD was approved administratively under case FS18-057 to identify a phased infrastructure approach.

September 16, 2021: A minor amendment to the PAD was approved administratively under case FS21-310 to reconfigure parcels.

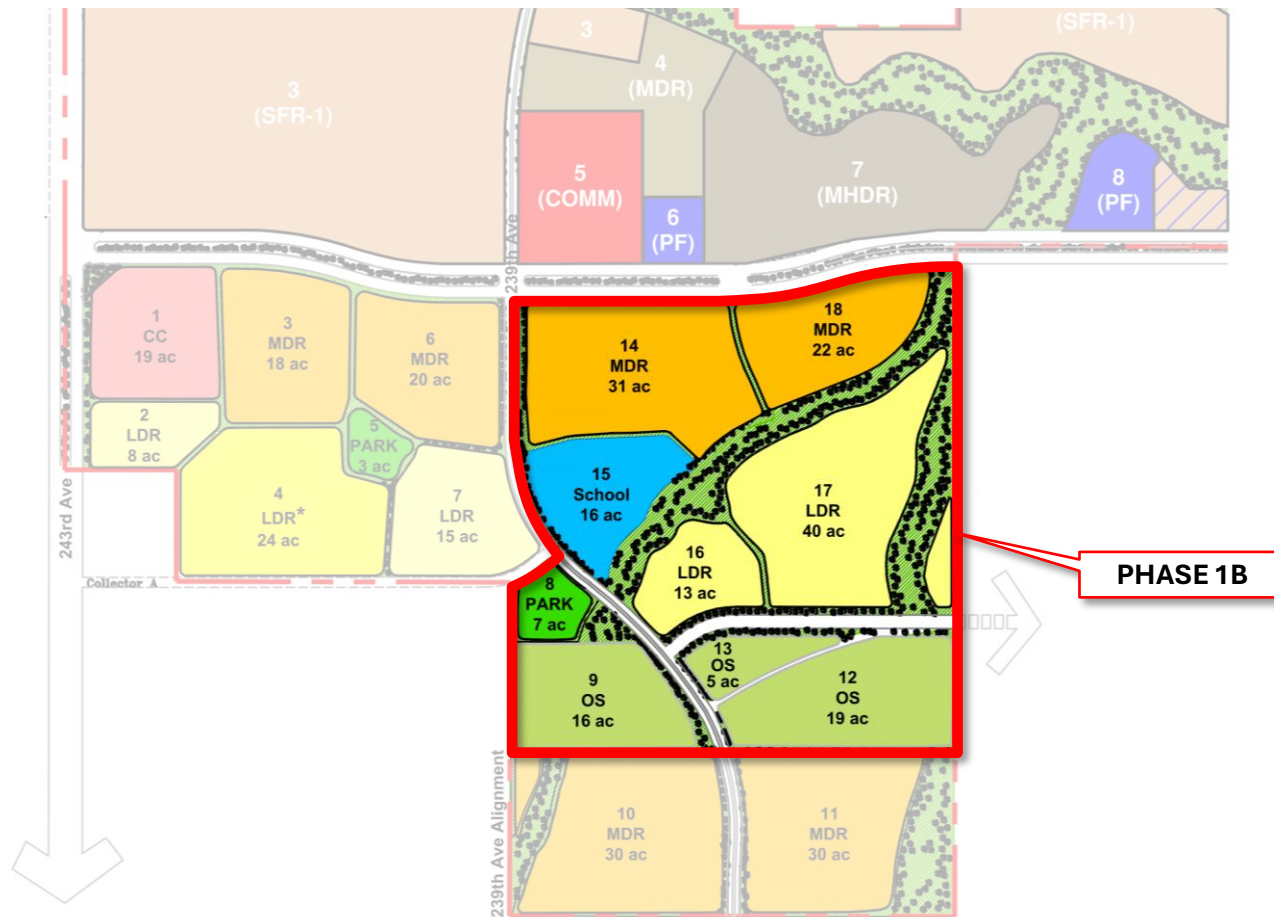
October 6, 2022: The Planning & Zoning Commission approved a Preliminary Plat for Surprise Foothills Phase 1B under case FS21-729

December 7, 2023: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review. CR23-0980.

December 27, 2023: The applicant submitted for a Preliminary Plat under case FS23-1113, the subject case.



Provided Open Space: 81.18 Acres

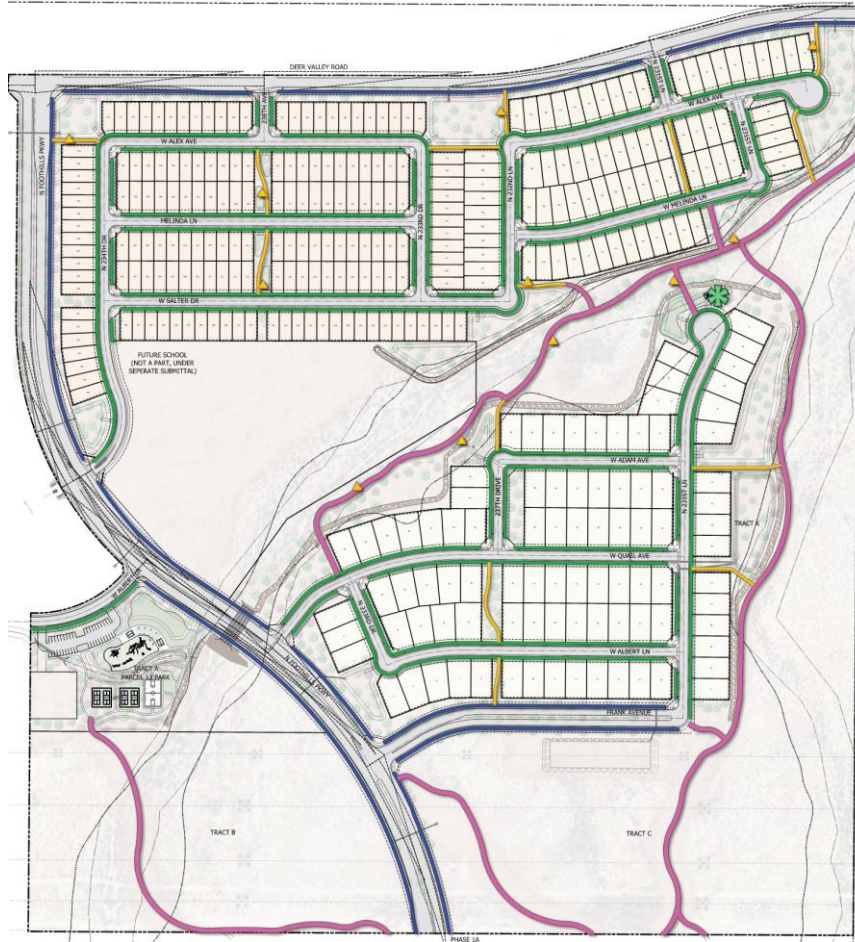


PHASE 1B

NOTE: COMMUNITY PARK
UNDER SEPARATE SITE PLAN
AND SUBMITTAL. LAYOUT
SHOWN FOR REFERENCE ONLY



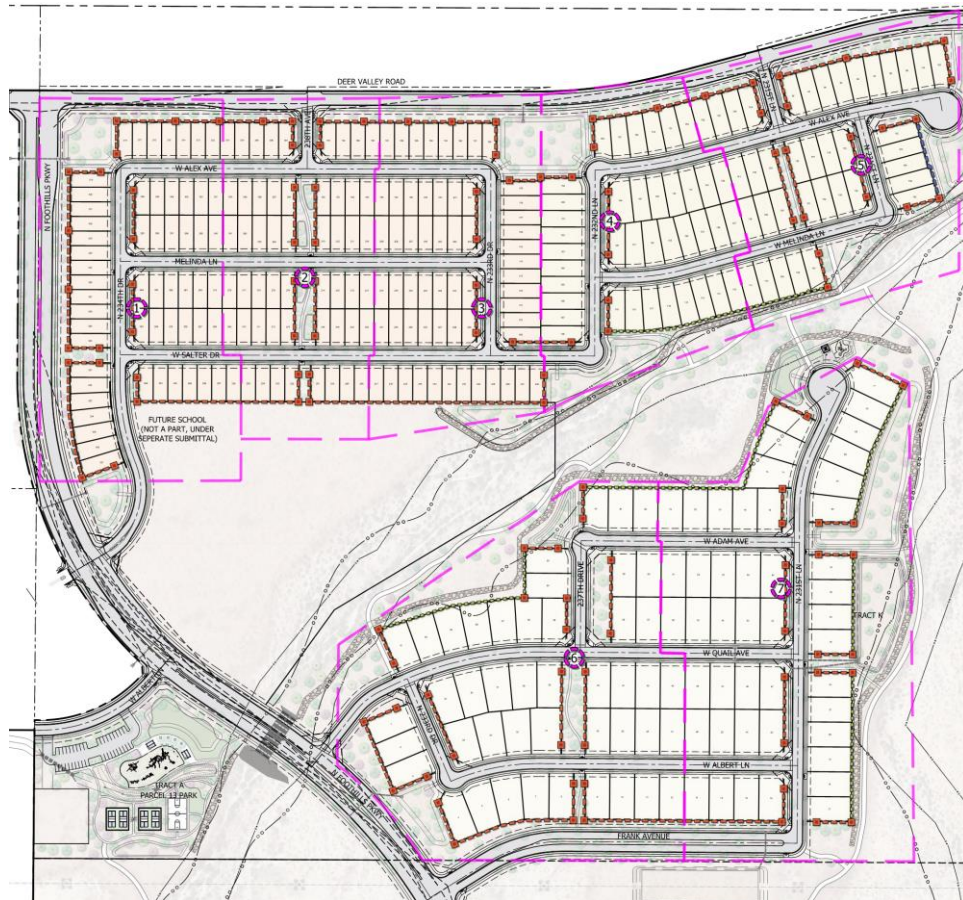
FS23-1113 AMENITIES



LEGEND

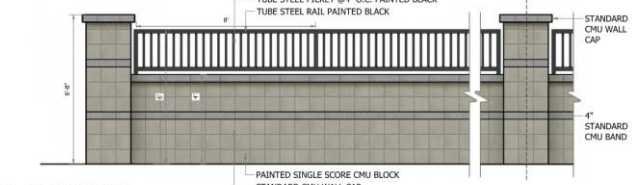
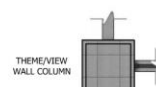
SYMBOL	DESCRIPTION
	5' CONCRETE SIDEWALK PER STREET SECTION
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION
	12' CONCRETE MULTI-USE PATH
	6' CONCRETE PATH
	MAIN ACTIVITY AMENITY
	SEATING NODES

FS23-1113 TRAILS



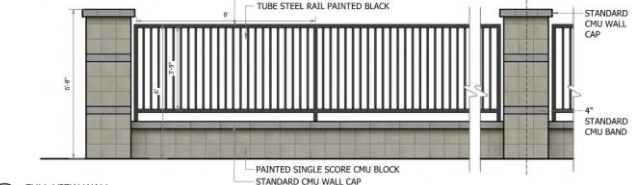
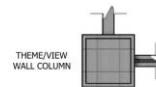
1 COMMUNITY THEME WALL
1/2" = 1'-0"

P-REG-008-01



2 PARTIAL VIEW WALL
1/2" = 1'-0"

P-REG-008-02



3 FULL VIEW WALL
1/2" = 1'-0"

P-REG-008-03

FS23-1113 WALLS

Staff Recommendation

Approval subject to stipulations “a” through “c”

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1B”, prepared by Coe & Van Loo Consultants, Inc., and received June 6, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Surprise Foothills – Phase 1B”, prepared by Coe & Van Loo Consultants, Inc., and received May 13, 2024.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning & Zoning Commission

Council Meeting Date: August 1, 2024

Contact Person: Lloyd Abrams, Director -
Community Development

Submitting Department: Community Development District: District 1

Staff Recommendations:

Consent: No

Regular: Yes

Public Hearing: No

Report/Discussion: No

Agenda Wording:

Consideration and action pertaining to the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1C”, received June 6, 2024, a property located at the southeast corner of Deer Valley Road and Foothills Parkway. Case FS23-1117.

Motion:

I move to approve the Preliminary Plat for Surprise Foothills Phase 1C, Case #FS23-1117, subject to stipulations ‘a’ through ‘c’ as memorialized in the staff report.

I move to deny the Preliminary Plat for Surprise Foothills Phase 1C, Case #FS23-1117, because insert reason.

Background:

Krista Zinser of Coe & Van Loo Consultants Inc., on behalf of Lennar Communities, seeks approval of a Preliminary Plat for Surprise Foothills Phase 1C. The proposed Preliminary Plat contemplates 319 single-family lots over approximately 80.68 gross acres, for a gross density of 3.95 DU/AC.

Objective Analysis:

Policy Compliant:

Financial Impact:

While this item does not have an immediate or direct financial impact, ongoing development activity in the city will inevitably have a future financial impact as additional resources are needed to provide city services.

Budget Impact:

FTE Impact:

ATTACHMENTS:

1. FS23-1117 Surprise Foothills Phase 1C Preliminary Plat - PZ PowerPoint
 2. 00-FS23-1117 Surprise Foothills Phase 1C Preliminary Plat - Staff Report
 3. 01-FS23-1117 Surprise Foothills Phase 1C Preliminary Plat - Vicinity Map
 4. 02-FS23-1117 Surprise Foothills Phase 1C Preliminary Plat - Zoning Map
 5. 03-FS23-1117 Surprise Foothills Phase 1C Preliminary Plat - Preliminary Plat
 6. 04-FS23-1117 Surprise Foothills Phase 1C Preliminary Plat - Preliminary Landscape
 7. 05-FS23-1117 Surprise Foothills Phase 1C Preliminary Plat - LukeAFB Letter
-

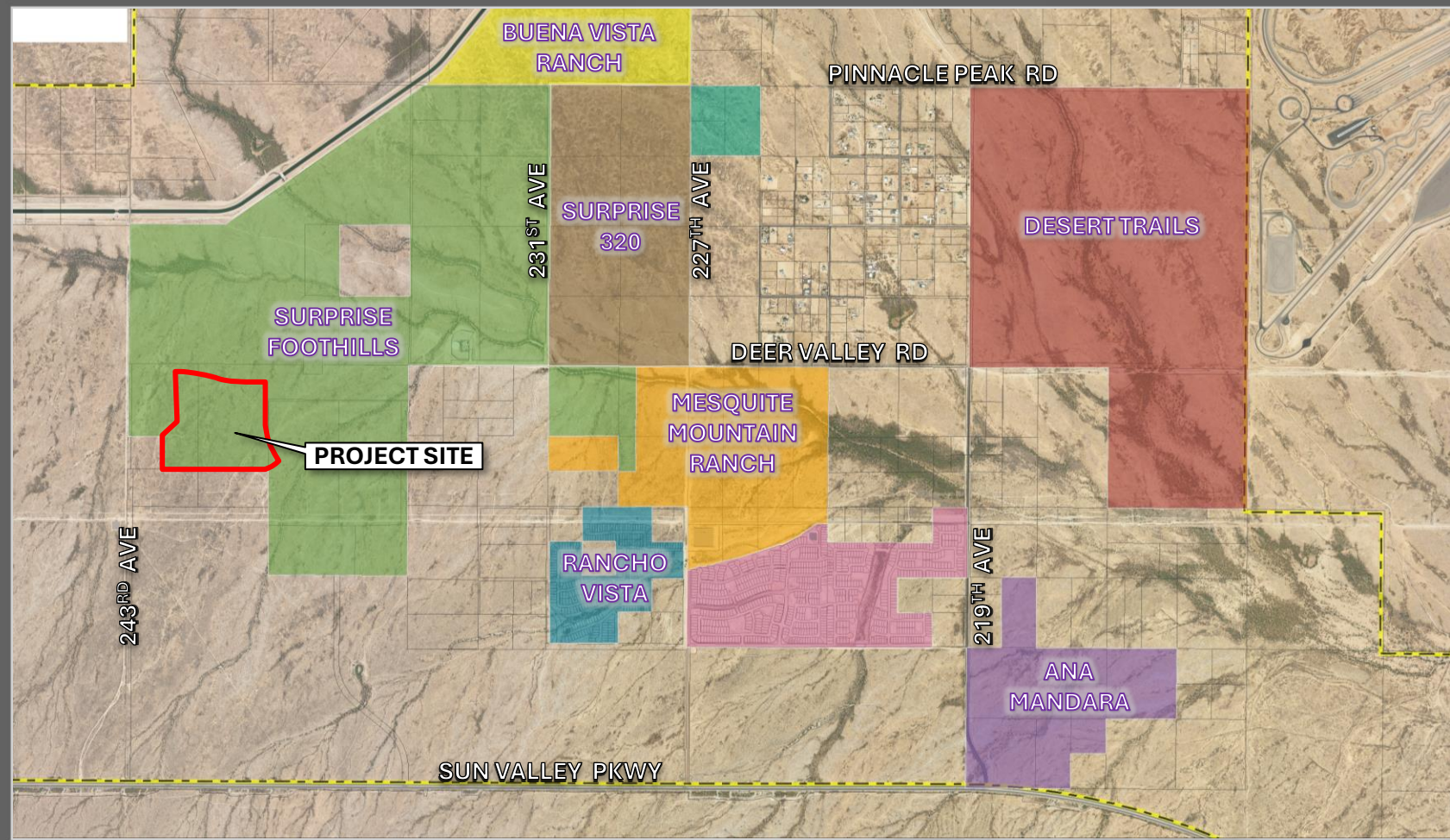


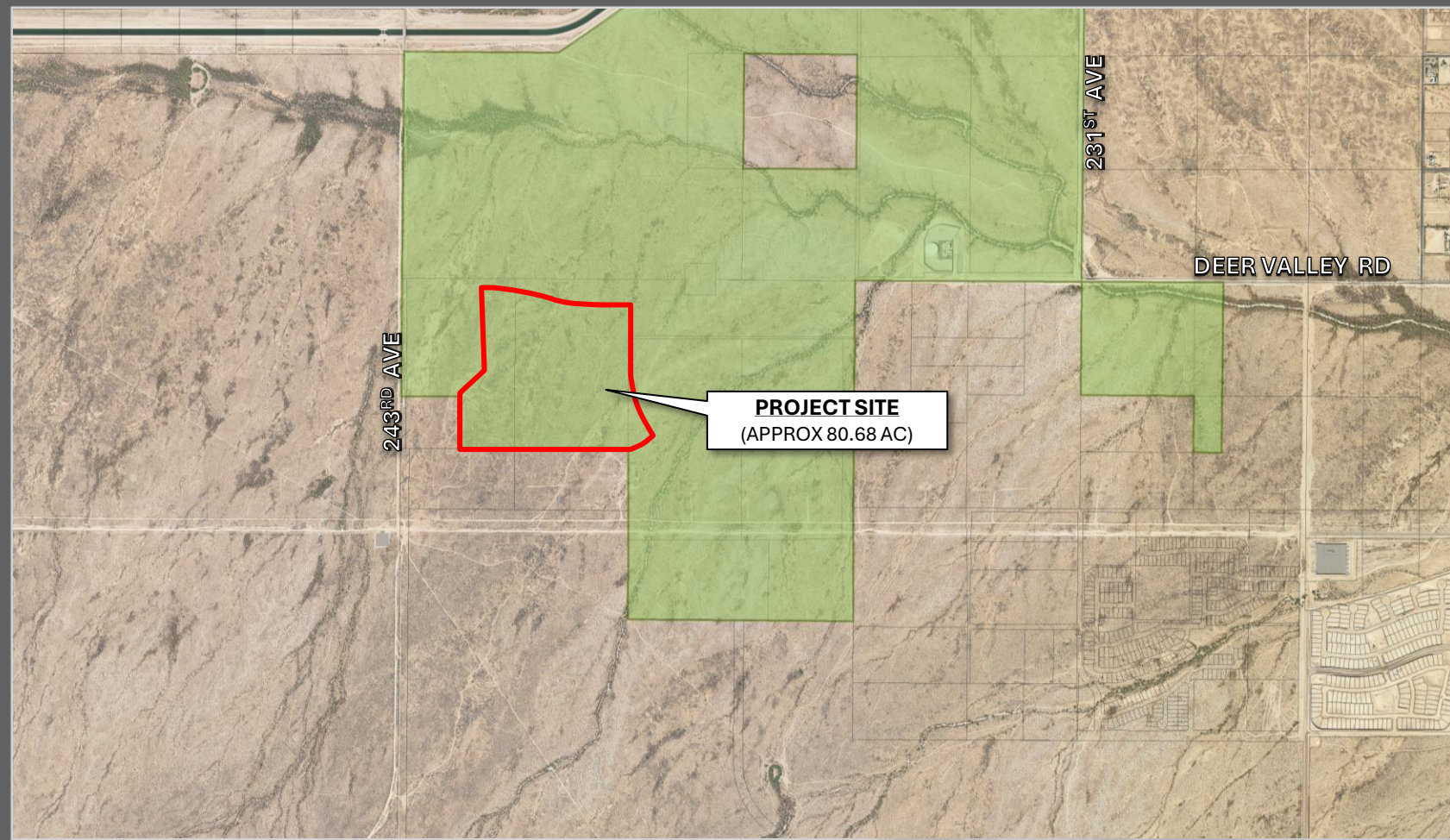
FS23-1117

Surprise Foothills Phase 1C

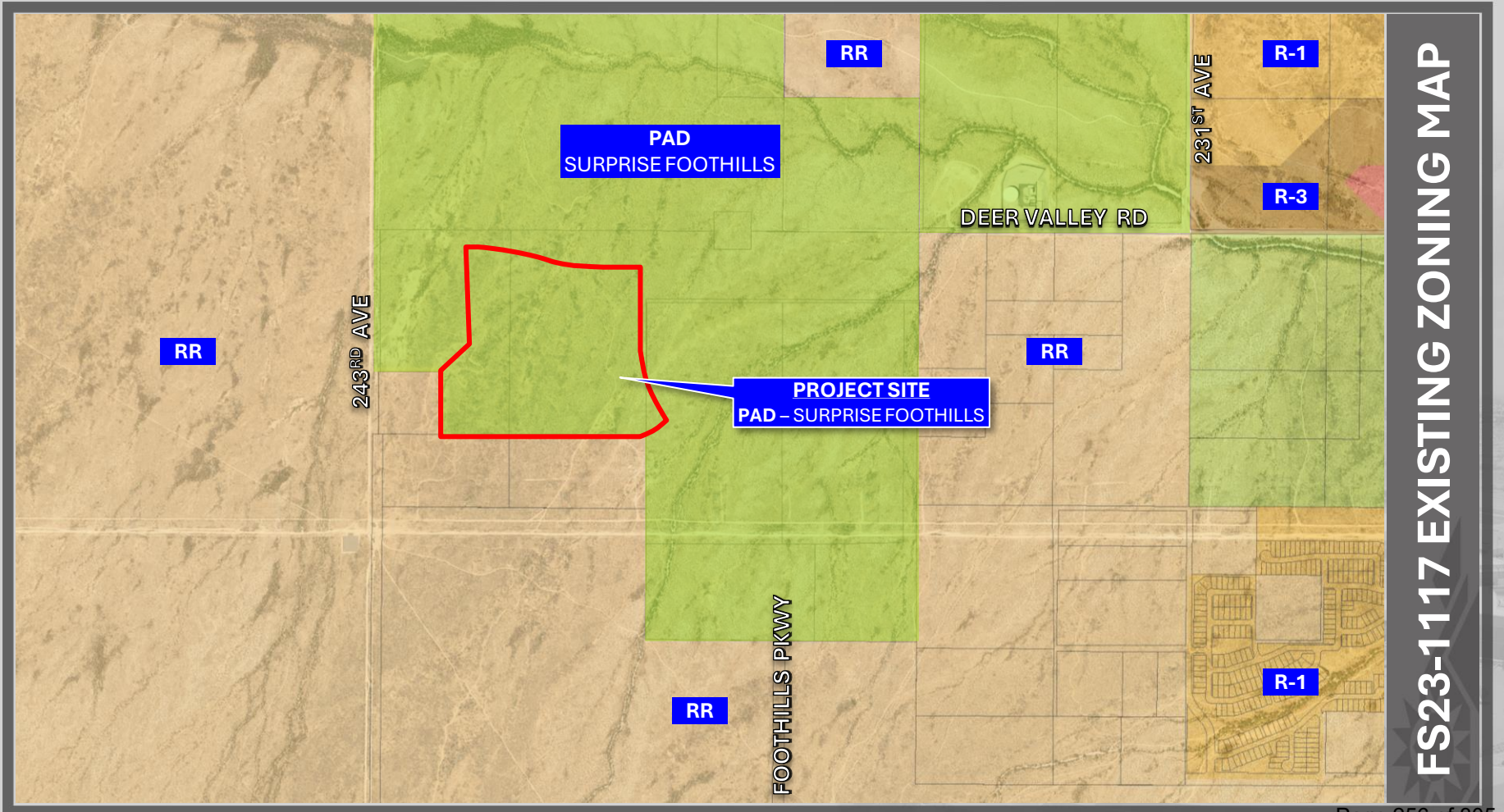
Preliminary Plat

Planning & Zoning Commission
August 1, 2024





FS23-1117 VICINITY MAP



FS23-1117 EXISTING ZONING MAP

June 8, 1989: The City Council approved the annexation (Ordinance 89-05) of the subject property.

February 9, 2006: The City Council approved Ordinance 06-04 for the Surprise Foothills Planned Area Development under case PAD05-281.

July 31, 2013: A minor amendment to the PAD was approved administratively under case FS13-217 to relocate the water treatment facility.

April 24, 2018: A minor amendment to the PAD was approved administratively under case FS18-057 to identify a phased infrastructure approach.

September 16, 2021: A minor amendment to the PAD was approved administratively under case FS21-310 to reconfigure parcels.

October 6, 2022: The Planning & Zoning Commission approved a Preliminary Plat for Surprise Foothills Phase 1B under case FS21-729

December 7, 2023: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under case CR23-0980.

December 27, 2023: The applicant submitted for a Preliminary Plat under case FS23-1117, the subject case.



Gross Area: 80.68 Acres

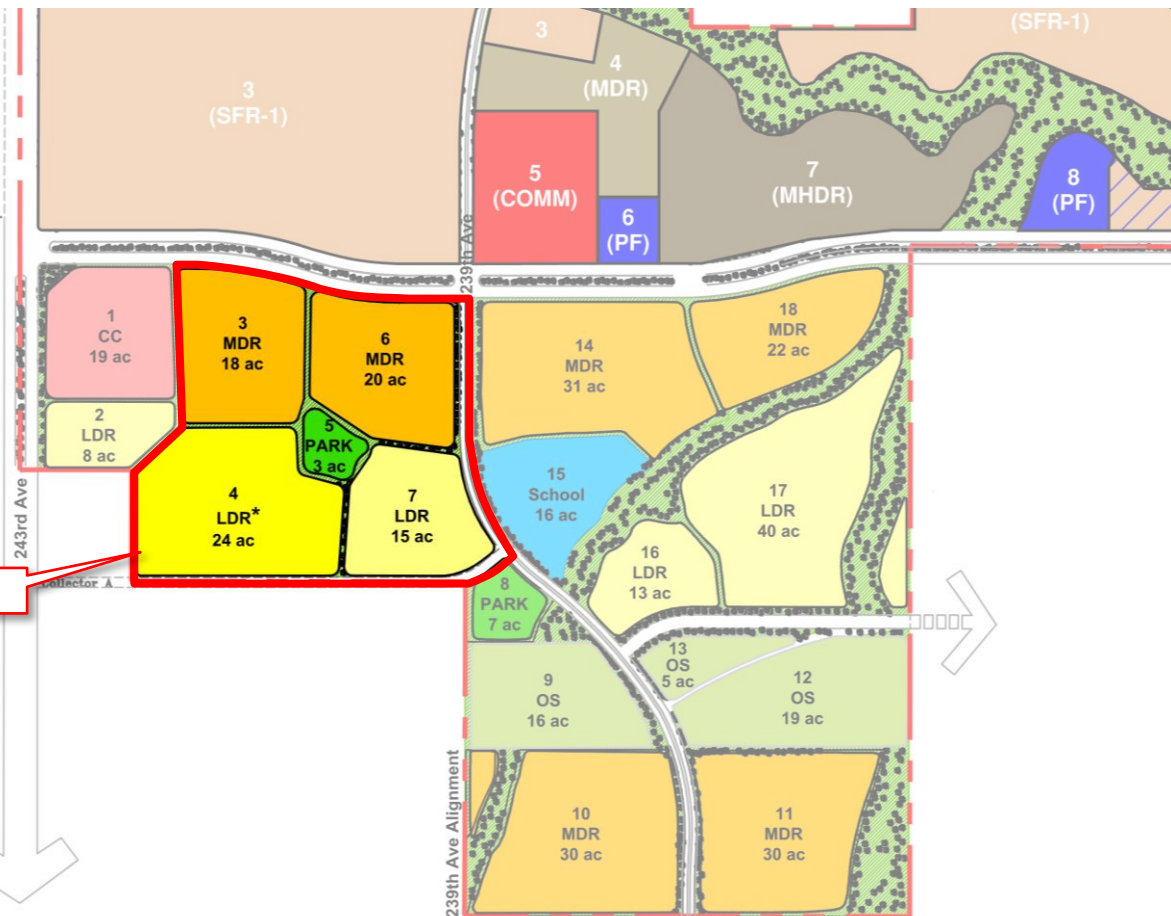
Number of Lots: 319

Gross Density: 3.95 DU/AC

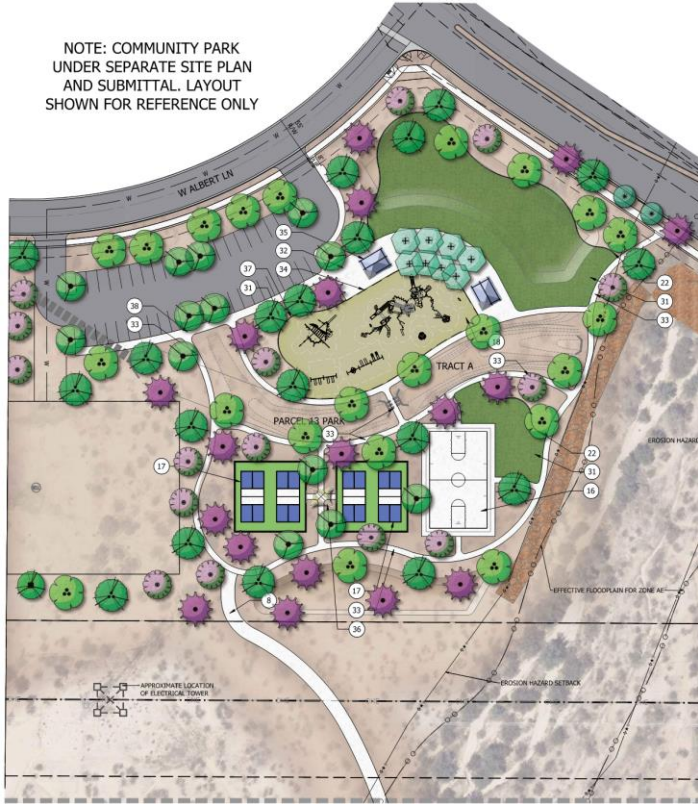
Provided Open Space: 15.84 Acres

FS23-1117 PRELIMINARY PLAT

PHASE 1C



NOTE: COMMUNITY PARK
UNDER SEPARATE SITE PLAN
AND SUBMITTAL. LAYOUT
SHOWN FOR REFERENCE ONLY





LEGEND

SYMBOL	DESCRIPTION
	5' CONCRETE SIDEWALK PER STREET SECTION
	6' CONCRETE PATH
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION
	MAIN ACTIVE AMENITY
	SEATING NODES

FS23-1117 TRAILS

Staff Recommendation

Approval subject to stipulations “a” through “c”

- a. Development and use of the site shall be consistent with the Preliminary Plat entitled “Preliminary Plat for Surprise Foothills Phase 1C”, prepared by Coe & Van Loo Consultants, Inc., and received June 6, 2024.
- b. Landscaping of the site shall be consistent with the Landscape Plan entitled “Surprise Foothills – Phase 1C”, prepared by Coe & Van Loo Consultants, Inc., and and received May 13, 2024.
- c. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the applicable provisions of the Surprise Municipal Code.



SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

PRELIMINARY PLAT

REPORT TO THE PLANNING & ZONING COMMISSION

Case: FS23-1117

Project Name: Surprise Foothills Phase 1C – Preliminary Plat

Council District: 1 - Acacia

Meeting Date: August 1, 2024

Planner: Tanner Wessel, Planner II

Owner: Lennar Communities

Applicant: Krista Zinser of Coe & Van Loo Consultants Inc.

Request: Preliminary Plat for Phase 1C of the Surprise Foothills development, a 319-lot residential subdivision

Site Location: Located at the southwest corner of Deer Valley Road and Foothills Parkway

Site Size: 80.68 gross acres (approx.)

Gross Density: 3.95 DU/AC

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

Findings:

- The proposed Preliminary Plat is consistent with the Surprise Foothills Planned Area Development (PAD).
- The proposed Preliminary Plat is consistent with the applicable City of Surprise regulations.
- The reviewing agencies have indicated no objections to the request.

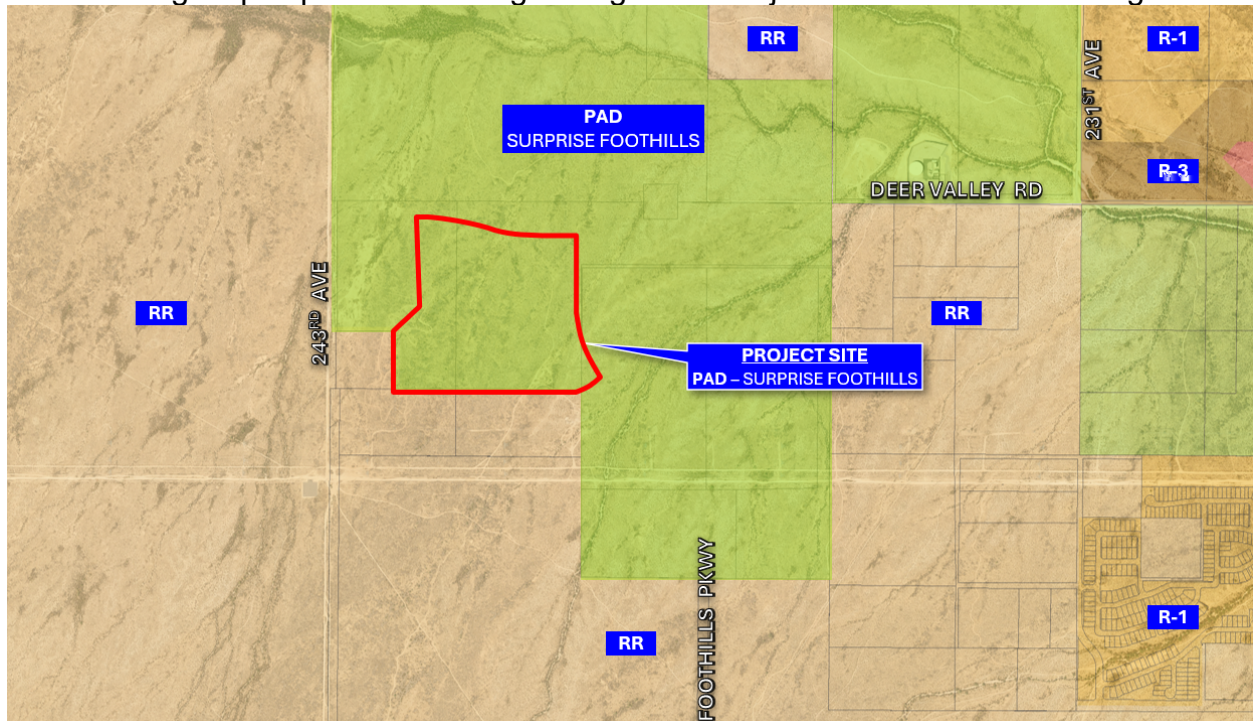
Alternative Actions: **Approve** – Approval of the proposed Preliminary Plat will allow the applicant the ability to subdivide the property as proposed.
Deny – Denial of the requested Preliminary Plat will prevent the applicant from subdividing the property as proposed.

PROJECT DESCRIPTION:

Krista Zinser of Coe & Van Loo Consultants Inc. seeks approval of a Preliminary Plat for Phase 1C of the Surprise Foothills development. The proposed Preliminary Plat contemplates 319 single-family lots over approximately 80.68 gross acres for a gross density of 3.95 DU/AC. The proposed subdivision will integrate into the larger Surprise Foothills development.

SURROUNDING LAND ZONING:

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



Planned Area Development (Surprise Foothills)	Planned Area Development (Surprise Foothills)	Planned Area Development (Surprise Foothills)
Planned Area Development (Surprise Foothills)	Planned Area Development (Surprise Foothills)	Planned Area Development (Surprise Foothills)
Rural Residential (RR)	Rural Residential (RR)	Planned Area Development (Surprise Foothills)

BACKGROUND:

June 8, 1989: The City Council approved the annexation of the subject property under Ordinance 89-05.

February 9, 2006: The City Council approved Ordinance 06-04 for the Surprise Foothills Planned Area Development (PAD) under case PAD05-281.

July 31, 2013: A minor amendment to the PAD was approved administratively under case FS13-217 to relocate the water treatment facility.

April 24, 2018: A minor amendment to the PAD was approved administratively under case FS18-057 to identify a phased infrastructure approach.

September 16, 2021: A minor amendment to the PAD was approved administratively under case FS21-310 to reconfigure parcels and replace the Z-Lot/Zero Lot Line land use within the MDR category with single-family detached.

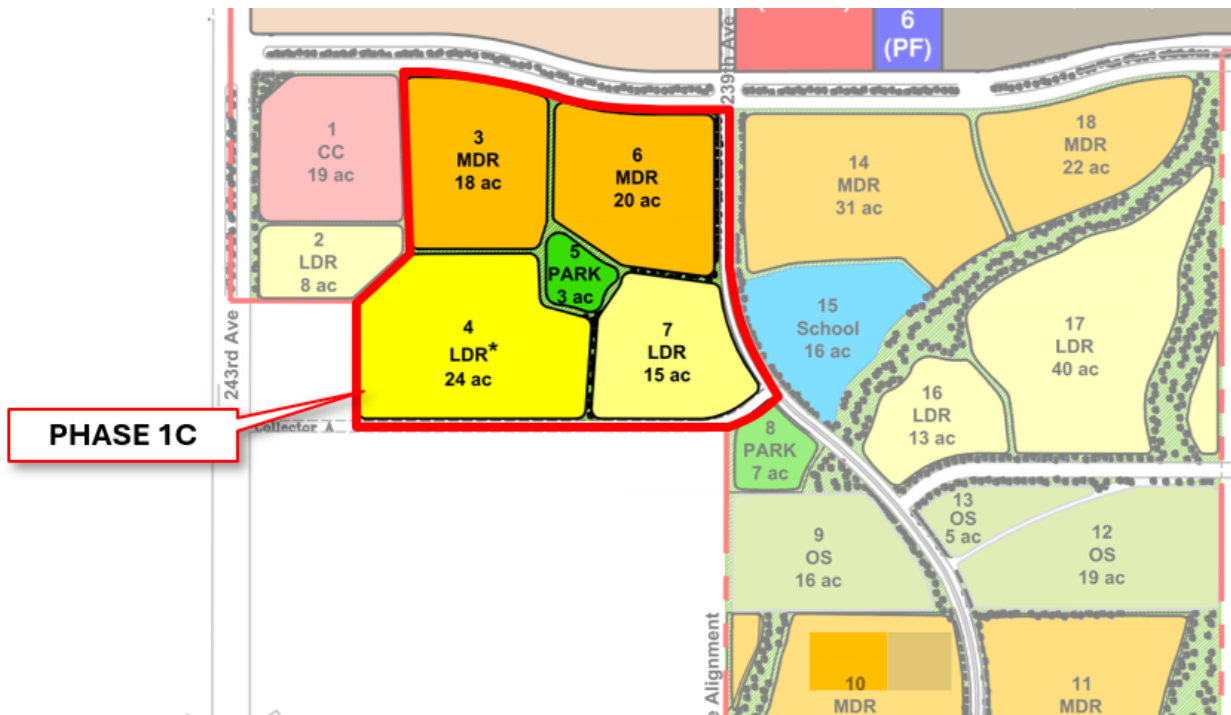
October 6, 2022: The Planning & Zoning Commission approved a Preliminary Plat for Surprise Foothills Phase 1B under case FS21-729.

December 7, 2023: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting. CR23-0980.

December 27, 2023: The applicant submitted for a Preliminary Plat under case FS23-1117, the subject case.

ANALYSIS AND DISCUSSION:

The subject request involves a preliminary plat for Phase 1C of the Surprise Foothills development. Surprise Foothills is a Planned Area Development generally located near 235th Avenue and Deer Valley Road and includes both commercial land use designations as well as various densities of residential. The proposed plat includes 319 single-family residential lots over approximately 80.68 gross acres. Land use designations within the subject area, as depicted in the following map, include 43.99 gross acres of Low Density Residential (LDR), 36.68 gross acres of Medium Density Residential (MDR).



The Surprise Foothills PAD allows for 4,000 square foot lots with a minimum lot width of 40-feet within the MDR parcels, and various lot configurations within the LDR parcels. The subject plat proposes both 40 and 45-foot wide lots within the MDR parcels, and utilizes the allowed 58' x 120' lots within the LDR parcels. The lots within Phase 1B will be subject to the development standards within the approved Surprise Foothills PAD, as shown below.

DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED								
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	AGGREGATE SIDE	CORNER SIDE	REAR
MDR*	4,000 SF	40'	18'	12'	5'	10'	10'	10'
LDR*	6,600 SF	58'	18'	12'	5'/8'	13'	10'	15'

*PER THE SURPRISE FOOTHILLS PAD CASE NUMBER PAD05-281 AND THE AMENDED CASE NUMBER FS21-310

**LDR FRONT TO GARAGE SETBACK MEASURED TO BACK OF SIDEWALK

Open Space & Landscaping

There is a total of 15.84 acres of open space included within the subject preliminary plat dispersed throughout the project boundary. These include landscaped retention areas, natural washes, landscaped tracts, turf areas for recreation, and an amenity site. This amenity site is planned to include a play structure, a ramada, turf area, and other ancillary facilities. Also, included within the open space areas is a network of 6-foot and 5-foot concrete sidewalks and trails to facilitate multi-modal interconnectivity, with seating nodes placed throughout. Landscaping proposed within the subject plat includes a variety of native and low-water use plants allowed by the approved PAD. Additionally, Phase 1B of the Surprise Foothills development includes a planned neighborhood park, approximately 8.07 acres, that the residents of Phase 1C will also have access to.

Overall, 19.6% of the subject site is dedicated to open space. The approved PAD requires a minimum 10% open space for residential development.

Walls

The proposed walls are consistent with the already approved portions of the Surprise Foothills development. The Primary Theme Wall consists of CMU block wall with decorative CMU bands and cap, all of which are painted with natural earth tones. Additionally, a partial view wall is also proposed throughout the project with the partial view wall including a 2-foot wrought iron fence.

Access

Deer Valley Road along the northern boundary of the site will provide access from the east, and Foothills Parkway along the eastern boundary will provide access from the south via Sun Valley Parkway.

UTILITY AND SERVICES TABLE:

Electric:	Arizona Public Service (APS)
Water:	City of Surprise
Wastewater:	City of Surprise
Refuse:	City of Surprise
Natural Gas:	Southwest Gas
School District:	Wickenburg School District

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject property as lying within the Neighborhood Character Area, which supports residential development of up to 8 DU/AC or more, provided appropriate transitions are made between the various Neighborhood types included within the character area. At 3.95 DU/AC the project most closely aligns with the Suburban Neighborhood type and is consistent with the General Plan in this regard. The overall Surprise Foothills project also lies within the 0-6 DU/AC ribbon of the Luke Air Force Base Graduated Density Concept (GDC); however the site is integral to the larger Surprise Foothills project, which is approved for an overall density of 4.1 DU/AC and meets the guidance offered by the GDC.

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, Maricopa Water District, Maricopa County Flood Control District, and Luke AFB were included in the routing of this request. All agencies have indicated no objections to the request.

156 **SUMMARY:**

157
158 The applicant seeks a Preliminary Plat across the subject property. The proposed
159 development is compatible with the neighboring land uses and the amenities included will
160 provide recreational opportunities for the neighborhood residents.

161
162 **FINDINGS:**

- 163
164
 - The proposed Preliminary Plat is consistent with the Surprise Foothills PAD.
 - The proposed Preliminary Plat is consistent with the applicable City of Surprise regulations.
 - The reviewing agencies have indicated no objections to the request.

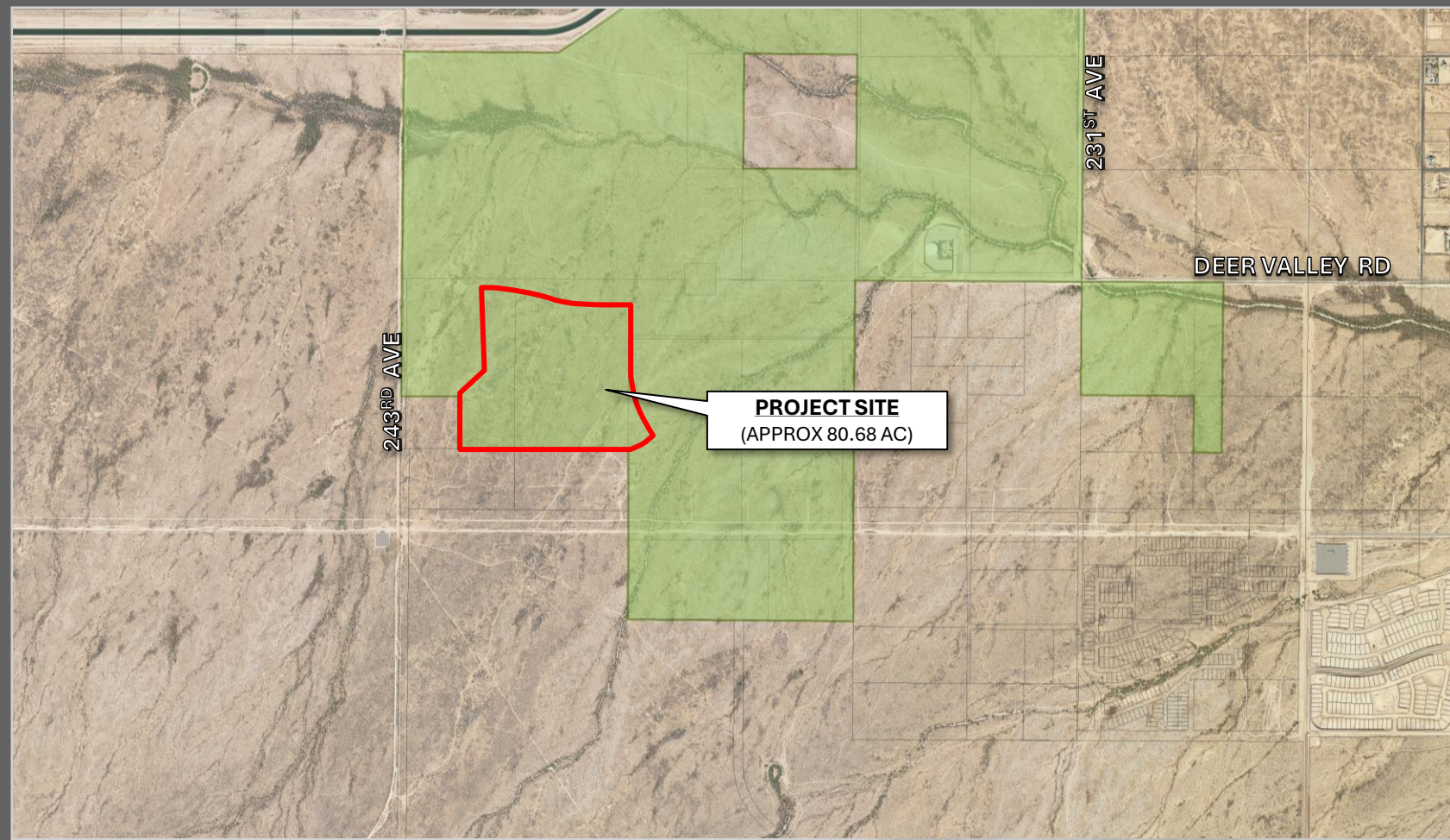
168
169 **RECOMMENDATIONS**

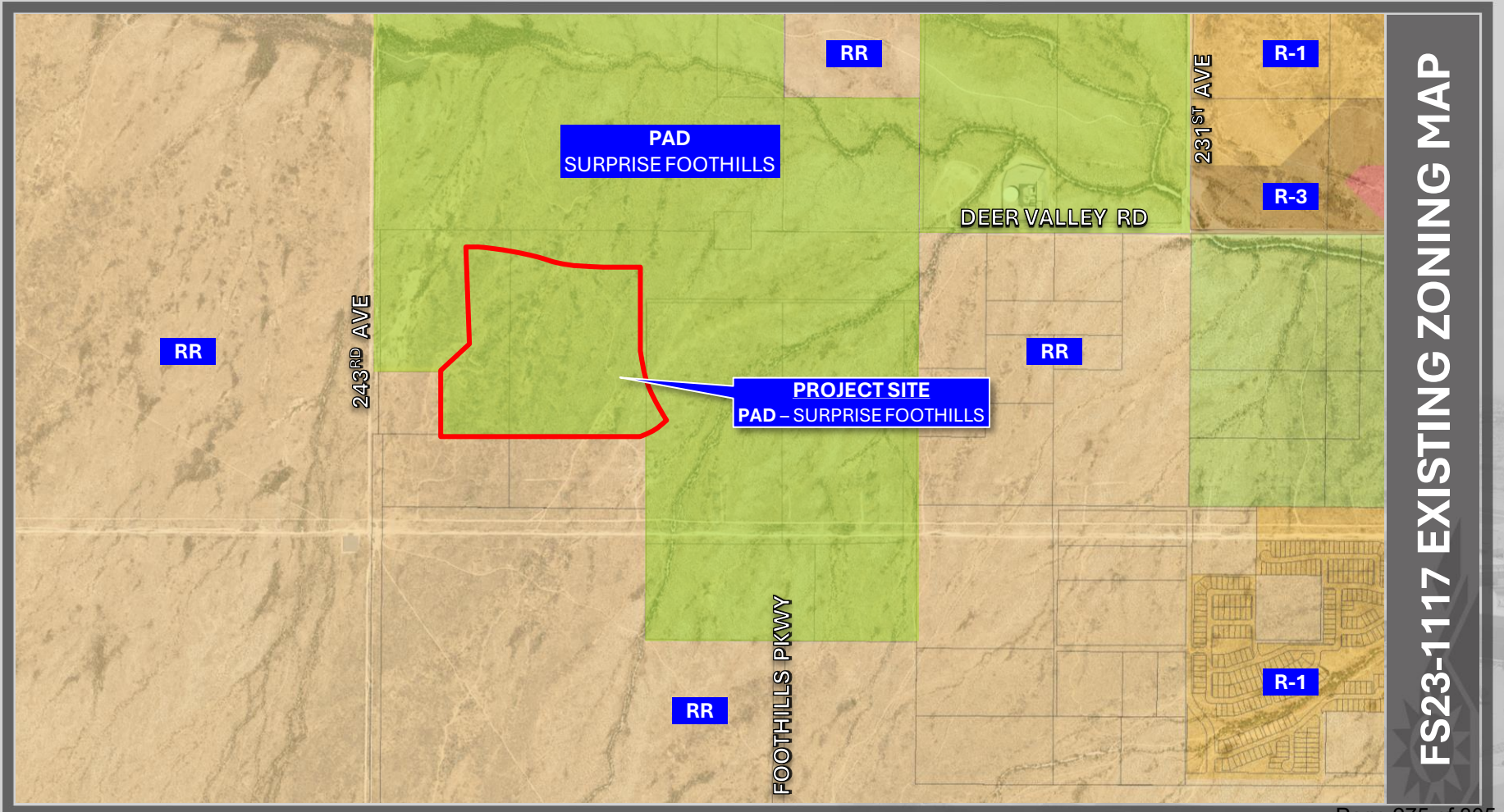
170
171 Based on the findings noted above, staff recommends the Commission **approve** the subject
172 Preliminary Plat, subject to stipulations 'a' through 'c' as outlined below:

- 173
174 a. Development and use of the site shall be consistent with the Preliminary Plat
175 entitled "Preliminary Plat for Surprise Foothills Phase 1C", prepared by Coe &
176 Van Loo Consultants, Inc., and received June 6, 2024.
- 177
178 b. Landscaping of the site shall be consistent with the Landscape Plan entitled
179 "Surprise Foothills – Phase 1C", prepared by Coe & Van Loo Consultants, Inc.,
180 and received May 13, 2024.
- 181
182 c. Non-compliance with the stipulations of approval of this case will be treated as
183 a violation in accordance with the applicable provisions of the Surprise
184 Municipal Code.

185
186 **ATTACHMENTS:**

187 01 Vicinity Map
188 02 Zoning Map
189 03 Preliminary Plat
190 04 Preliminary Landscape Plans
191 05 Luke AFB Letter
192 PPT





FS23-1117 EXISTING ZONING MAP

LEGAL DESCRIPTION

THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE BRASS CAP IN HAND HOLE MARKING THE NORTH QUARTER CORNER OF SAID SECTION 21, FROM WHICH THE CALCULATED POSITION OF THE SOUTHWEST CORNER OF SAID SECTION 21 BEARS NORTH 89°43'56" WEST, A DISTANCE OF 2636.80 FEET;

THENCE NORTH 89°43'56" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1752.47 FEET;

THENCE SOUTH 00°16'04" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 45.08 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°44'00" EAST, A DISTANCE OF 335.03 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1155.00 FOOT RADIUS, CONCAVE SOUTHERLY;

THENCE EASTERLY, DEPARTING SAID PARALLEL LINE AND ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°25'45", A DISTANCE OF 311.03 FEET;

THENCE SOUTH 74°18'15" EAST, A DISTANCE OF 378.51 FEET TO A POINT ON A 1245.00 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 15°47'16" EAST;

THENCE EASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°38'59", A DISTANCE OF 340.06 FEET;

THENCE SOUTH 89°51'43" EAST, A DISTANCE OF 323.22 FEET;
THENCE SOUTH 00°08'30" WEST, A DISTANCE OF 55.00 FEET;

THENCE SOUTH 44°43'32" EAST, A DISTANCE OF 42.29 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 55.00 FEET WESTERLY FROM THE EAST LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00°27'53" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 687.76 FEET TO THE BEGINNING OF A TANGENT CURVE OF 1075.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°25'08", A DISTANCE OF 889.68 FEET;

THENCE SOUTH 03°25'21" EAST, A DISTANCE OF 28.74 FEET TO A POINT ON A 372.50 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS NORTH 48°35'55" WEST;

THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°52'34", A DISTANCE OF 317.76 FEET;

THENCE NORTH 89°43'21" WEST, A DISTANCE OF 14.38 FEET TO A POINT ON SAID EAST LINE;

THENCE SOUTH 00°27'53" WEST, ALONG SAID EAST LINE, A DISTANCE OF 27.50 FEET TO THE REBAR WITH YELLOW CAP LS#21081 MARKING THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE NORTH 89°43'21" WEST, ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTH HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 1978.35 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21;

THENCE NORTH 00°29'13" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21 A DISTANCE OF 660.24 FEET TO REBAR WITH YELLOW CAP LS#21081 MARKING THE NORTHWEST CORNER THEREOF;

THENCE NORTH 00°16'39" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 354.27 FEET;

THENCE SOUTH 89°43'21" EAST, A DISTANCE OF 120.00 FEET;
THENCE NORTH 00°16'39" EAST, A DISTANCE OF 38.00 FEET;
THENCE NORTH 44°43'21" WEST, A DISTANCE OF 28.28 FEET;
THENCE NORTH 00°16'39" EAST, A DISTANCE OF 55.00 FEET;
THENCE NORTH 45°49'14" EAST, A DISTANCE OF 28.50 FEET;

THENCE SOUTH 89°43'18" EAST, A DISTANCE OF 55.04 FEET TO A POINT ON A 472.50 FOOT RADIUS NON-TANGENT CURVE, WHOSE CENTER BEARS SOUTH 87°17'50" EAST;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°20'37", A DISTANCE OF 68.81 FEET;

THENCE NORTH 11°02'47" EAST, A DISTANCE OF 93.05 FEET TO THE BEGINNING OF A TANGENT CURVE OF 527.50 FOOT RADIUS, CONCAVE WESTERLY;

THENCE NORTHERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°46'08", A DISTANCE OF 99.14 FEET;

THENCE NORTH 00°16'39" EAST, A DISTANCE OF 454.98 FEET;
THENCE NORTH 45°16'19" EAST, A DISTANCE OF 28.29 FEET;

THENCE NORTH 00°16'00" EAST, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,514,322 SQUARE FEET OR 80.678 ACRES, MORE OR LESS.

FLOOD ZONE CERTIFICATION

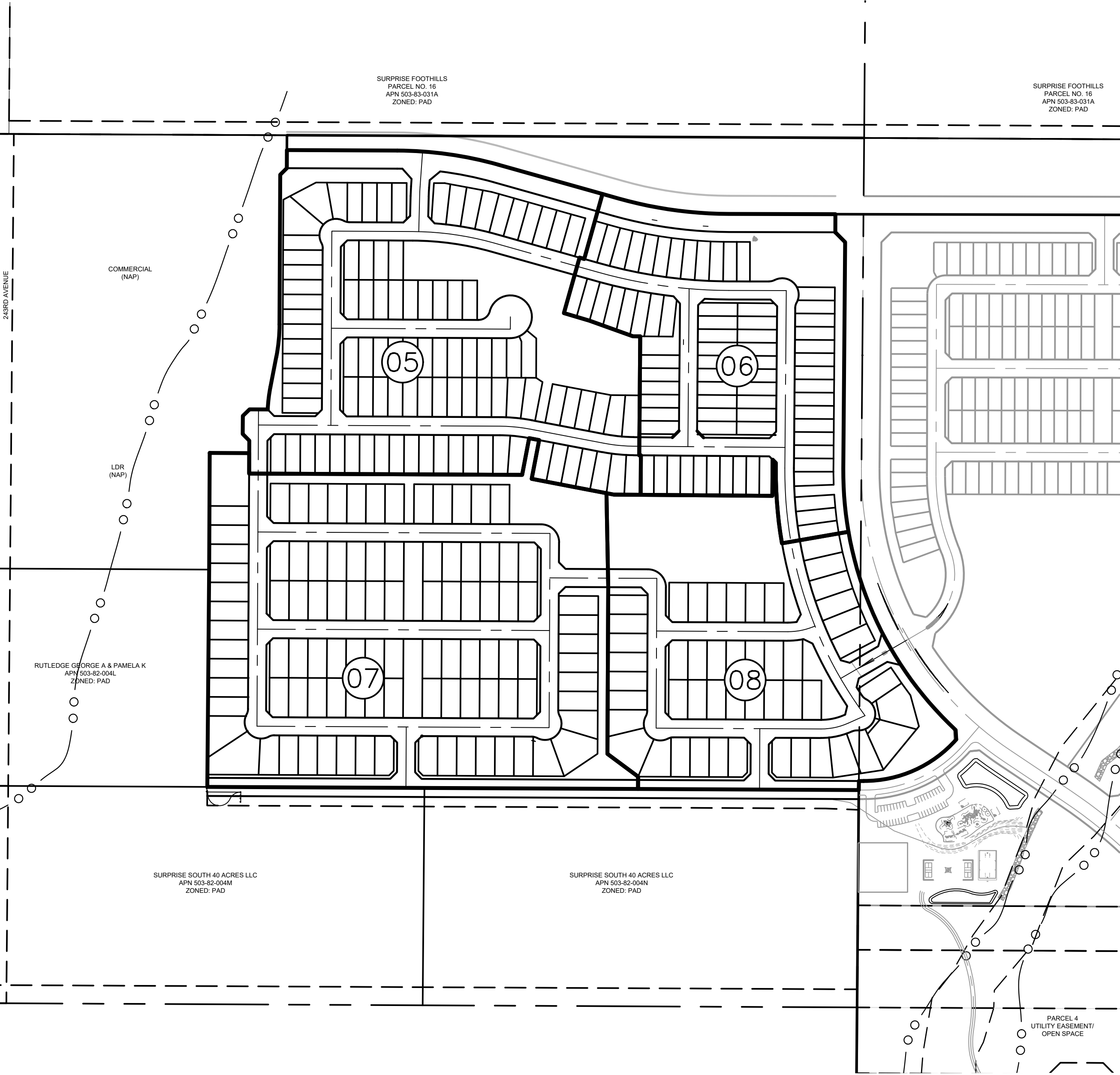
THIS IS TO CERTIFY THAT THIS PROPERTY IS LOCATED WITHIN THE ZONE "X" FLOOD HAZARD AREA PER FIRM MAP PANEL NUMBER 04013C1190L DATED OCTOBER 16, 2013, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

ZONE "X" AS DEFINED BY FEMA IS:
AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "A" AS DEFINED BY FEMA IS:
THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO THE FLOODING BY THE 1% ANNUAL CHANCE FLOOD.
NO BASE FLOOD ELEVATIONS DETERMINED.

UTILITY PROVIDERS

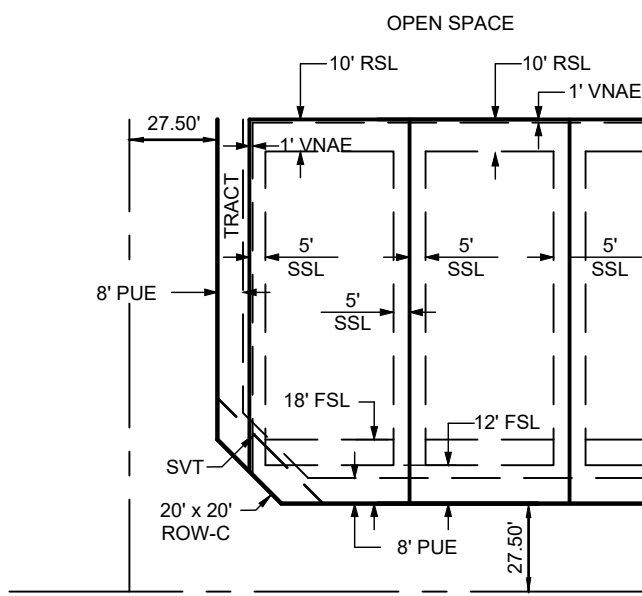
FIRE CITY OF SURPRISE
WATER CITY OF SURPRISE
SEWER CITY OF SURPRISE
POWER ARIZONA PUBLIC SERVICE (APS)
TELEPHONE CENTURYLINK
GAS SOUTHWEST GAS COMPANY
CATV COX COMMUNICATIONS



PARCEL MAP

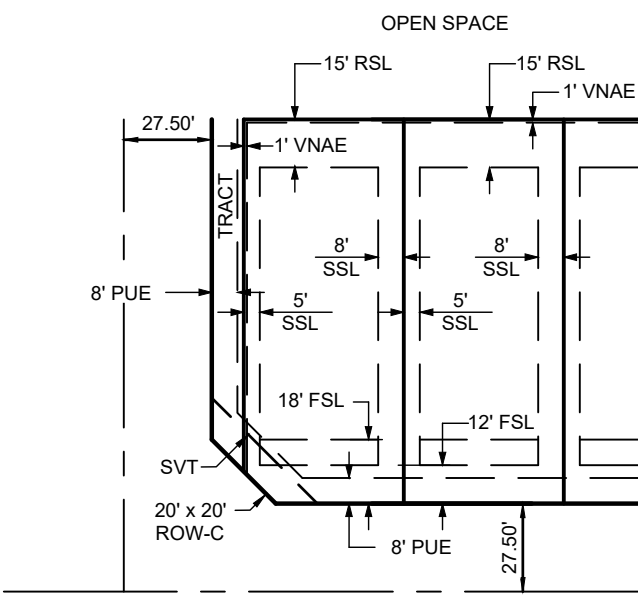
(NOT-TO-SCALE)

05 INDICATES SHEET



MDR - TYPICAL LOT DETAIL

N.T.S.



LDR - TYPICAL LOT DETAIL

N.T.S.

DEVELOPMENT STANDARDS TABLE - SINGLE FAMILY DETACHED								
ZONING	AVERAGE AREA PER DWELLING UNIT	MINIMUM LOT WIDTH PER UNIT	FRONT TO GARAGE	FRONT TO LIVING AREA	INTERIOR SIDE	AGGREGATE SIDE	CORNER SIDE	REAR
MDR*	4,000 SF	40'	18'	12'	5'	10'	10'	10'
LDR*	6,600 SF	58'	18'**	12'	5'/8'	13'	10'	15'

*PER THE SURPRISE FOOTHILLS PAD CASE NUMBER PAD05-281 AND THE AMENDED CASE NUMBER FS21-310

**LDR FRONT TO GARAGE SETBACK MEASURED TO BACK OF SIDEWALK

LOT AND DENSITY DETAILS	
TOTAL NUMBER OF LOTS	319
TOTAL NUMBER OF TRACTS	21
GROSS RESIDENTIAL DENSITY	3.95 DU/AC
TOTAL GROSS ACRES	80.68
ARTERIAL ROW	2.17
TOTAL NET AREAS	78.51
NET RESIDENTIAL DENSITY	4.06 DU/AC
SMALLEST LOT SIZE (SF)	4,459.90
LARGEST LOT SIZE (SF)	15,385.18
AVERAGE LOT SIZE (SF)	6,178.30

OPEN SPACE TABLE		
TYPE	ACREAGE	% OF TOTAL OPEN SPACE
ACTIVE	7.18	45.3%
PASSIVE	8.66	54.7%
TOTAL	15.84	100%
% TOTAL OPEN SPACE WITH THIS PLAT (GROSS)		19.6%

LAND USE SUMMARY					
PARCEL	GROSS AREA	LAND USE	LOT SIZE	YIELD	GROSS DENSITY
9	17.25	LDR	58' X 120'	48	2.78 DU/AC
10	26.74	LDR	58' X 120'	99	3.70 DU/AC
11A	22.97	MDR	45' X 120'	98	4.27 DU/AC
11B	13.71	MDR	40' X 120'	74	5.40 DU/AC
TOTALS	80.68			319	3.95 DU/AC

PRELIMINARY PLAT FOR SURPRISE FOOTHILLS PHASE 1C

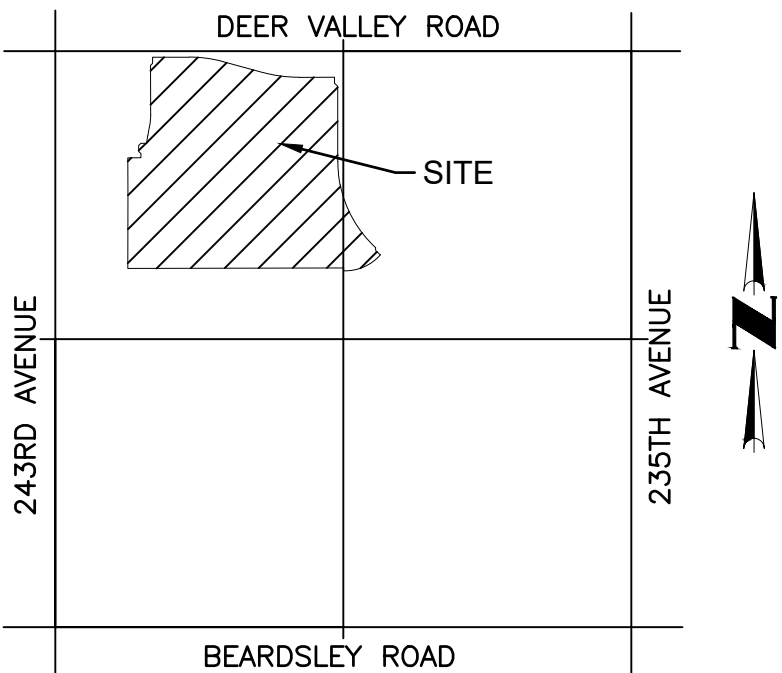
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OWNER / DEVELOPER

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CONTACT: TYLER SHUTE
PHONE: 480-316-4920

CVL DESIGN TEAM

COE & VAN LOO,LLC.
4550 NORTH 12TH STREET
PHOENIX, AZ 85014
CONTACT: ALEX CARAVEO
PHONE: 602-285-4972



VICINITY MAP (NOT-TO-SCALE)

LEGEND

	PROPOSED LOTS
	PROPOSED ROW
	PROPOSED CENTER LINE
	(S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
	(V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
	(P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

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SHEET 05-08 - PRELIMINARY PLAT



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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



SHEET 01 OF 08

CASE # FS23-1117
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

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PHOENIX, AZ 85014
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Diagram illustrating the proposed road layout and easements:

- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E.
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BOUNDARY CURVE TABLE

(NOT-TO-SCALE)

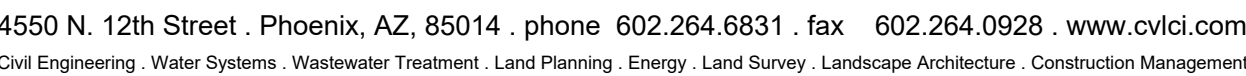
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PROPOSED LOTS

SHEET INDEX

Environ Biol Fish (2015) 98:1111–1121



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CENTERLINE CURVE TABLE						
NO.	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD-BEARING
C1	311.03'	1155.00'	015°25'45"	156.46'	310.09'	N82°01'08"W
C2	340.06'	1245.00'	015°38'59"	171.09'	339.00'	S82°02'13"E
C3	28.19'	600.00'	002°41'31"	14.10'	28.19'	S02°44'42"W
C4	248.25'	922.50'	015°25'07"	124.88'	247.50'	N82°00'48"W
C5	401.19'	1477.50'	015°33'28"	201.84'	399.96'	S82°04'59"E
C6	92.14'	500.00'	010°33'30"	46.20'	92.01'	N84°26'36"W
C7	90.50'	500.00'	010°22'16"	45.38'	90.38'	N84°20'59"E
C8	804.23'	1252.50'	036°47'23"	416.53'	790.49'	S17°55'48"E
C9	77.85'	200.00'	022°18'14"	39.43'	77.36'	N79°07'32"E
C10	85.19'	200.00'	024°24'18"	43.25'	84.55'	N78°04'31"E

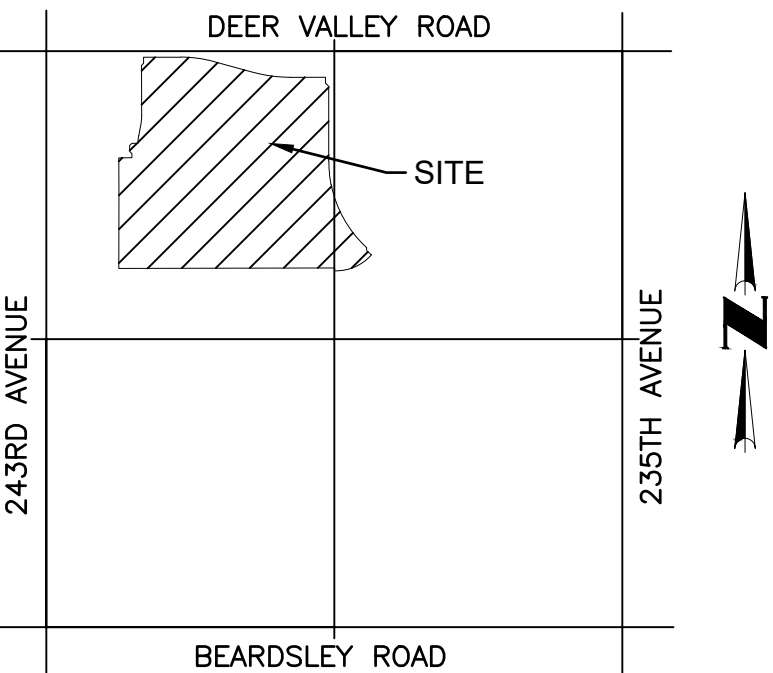
CENTERLINE TABLE		
NO.	LENGTH	BEARING
L17	590.00'	N00°16'39"E
L18	325.00'	S89°43'21"E
L19	455.00'	S00°16'39"W
L20	398.73'	S89°43'21"E
L21	6.69'	N67°58'25"E
L22	500.43'	S89°43'21"E
L23	56.06'	N65°52'22"E
L24	185.00'	S00°16'39"W
L25	1978.35'	S89°43'21"E
L26	232.50'	S00°51'13"W
L27	539.25'	N59°27'53"E
L28	459.74'	S89°32'07"E
L29	228.44'	S79°09'51"E
L30	479.52'	N00°27'53"E
L31	174.66'	N89°51'43"W

PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1C

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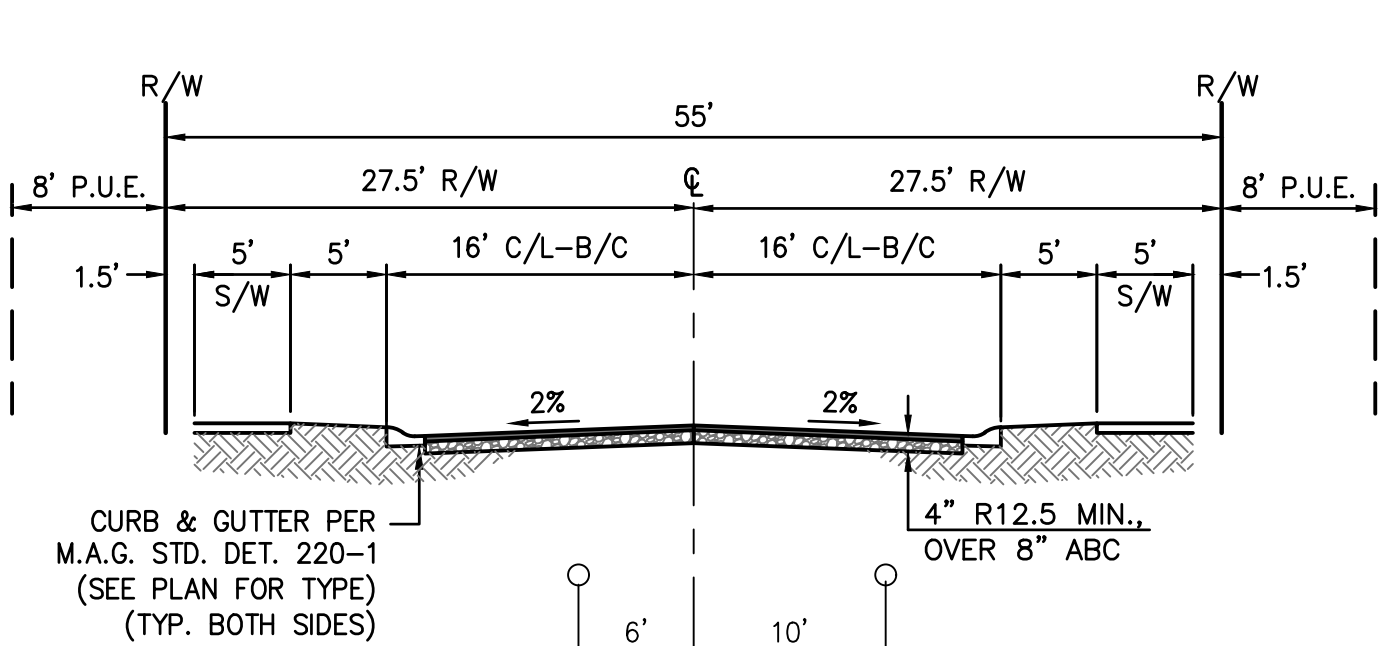


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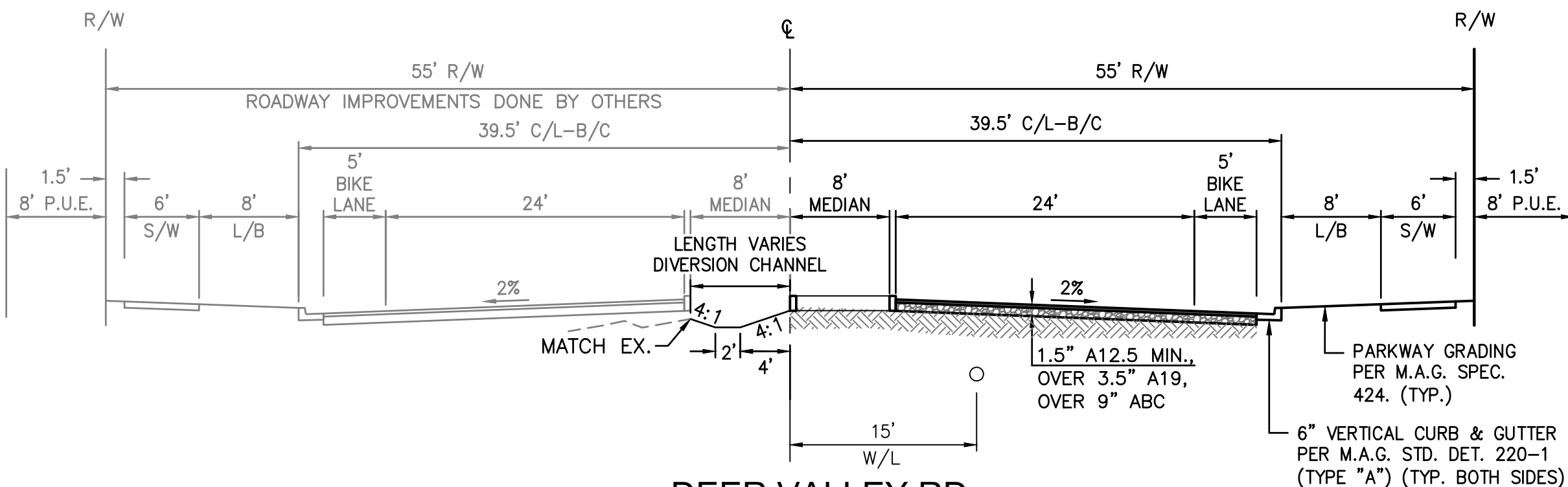


SHEET
04 OF 08

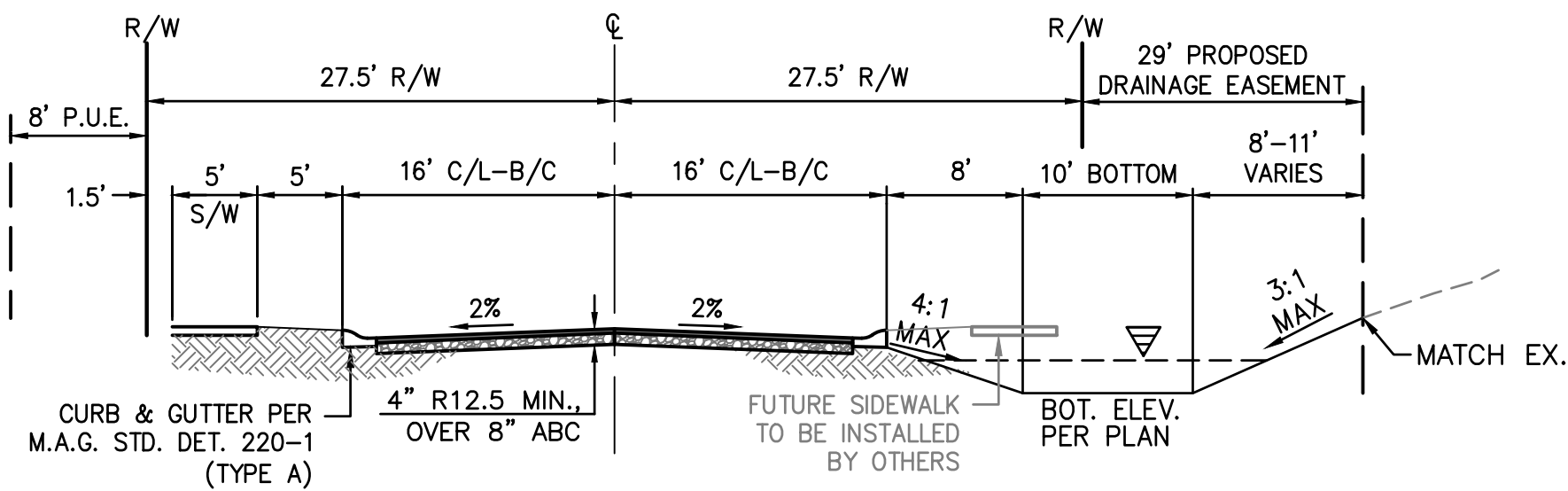
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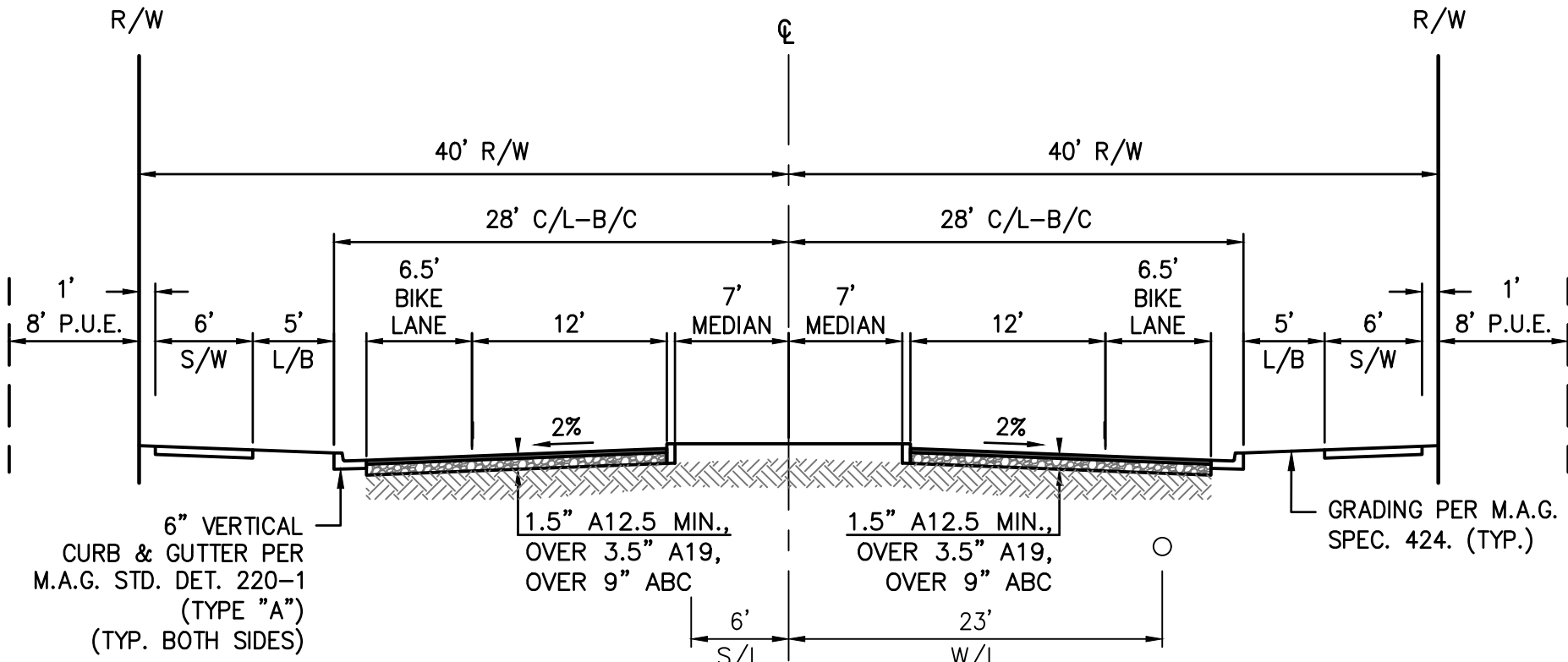
LOCAL STREET - 55' ROW
LOOKING NORTH AND EAST - N.T.S.



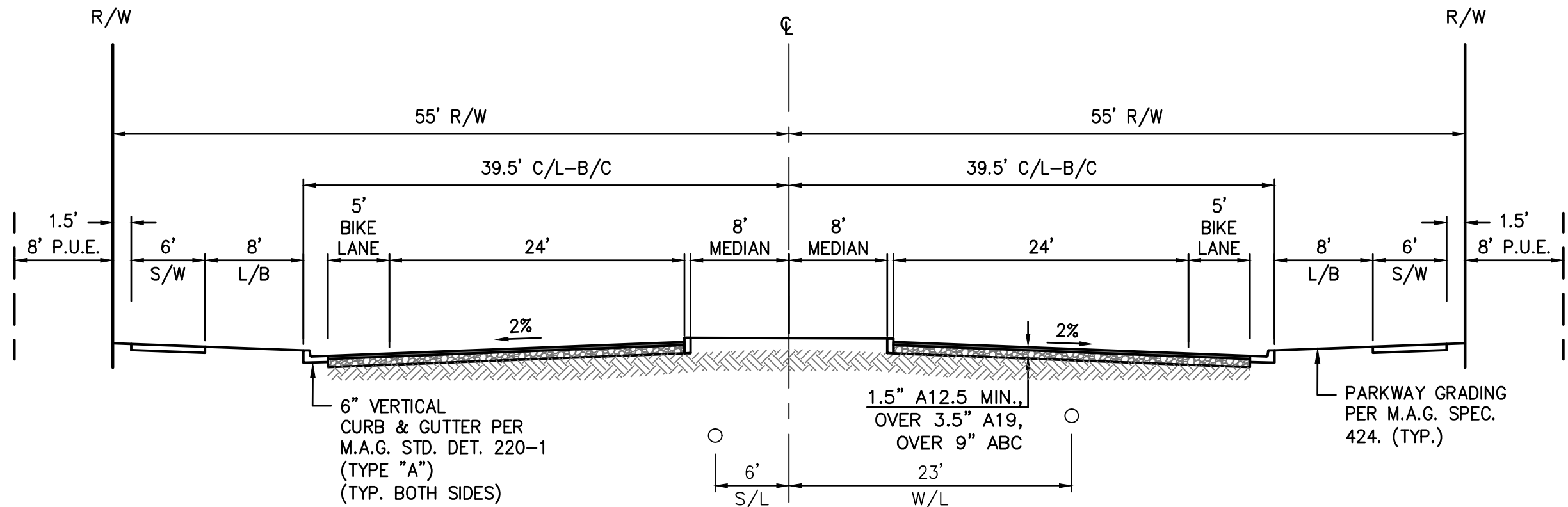
DEER VALLEY RD.
LOOKING EAST - N.T.S.



ALBERT LANE - INTERIM SECTION
LOOKING EAST - N.T.S.



FRANK AVE
LOOKING AND EAST - N.T.S.



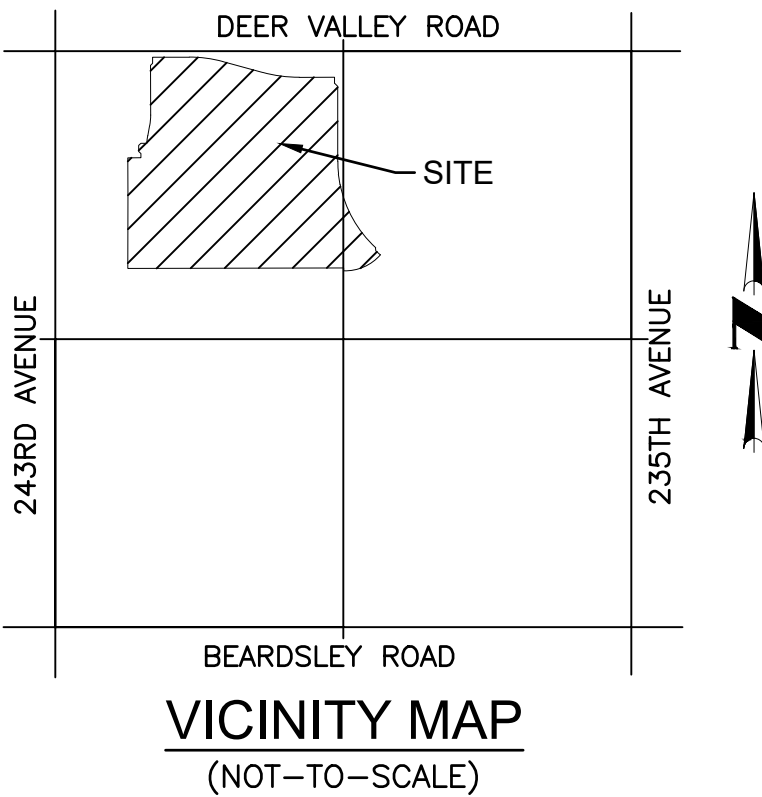
FOOTHILLS PKWY.
LOOKING NORTH - N.T.S.

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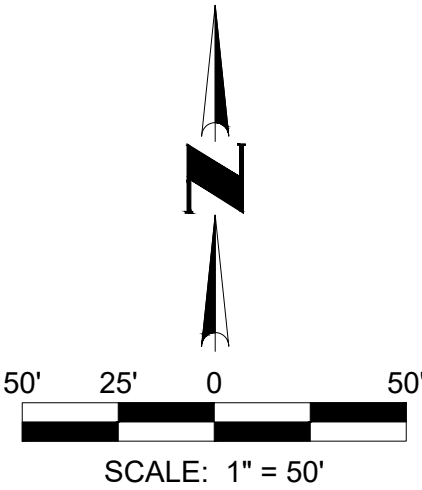


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APN: 503-82-004J
SURPRISE FOOTHILLS MASTER LLC
FEE NO. 2005-0110550

APN: 503-83-031G
317 ACRES PARTNERS LLC/ETAL

C:\np

N:\01040701\01040701\01040701\Phase 1C\PS PREL\1C.dwg 6/5/24

APN: 503-83-0316
317 ACRES PARTNERS LLC/ETAL

PRELIMINARY PLAT FOR SURPRISE FOOTHILLS PHASE 1C

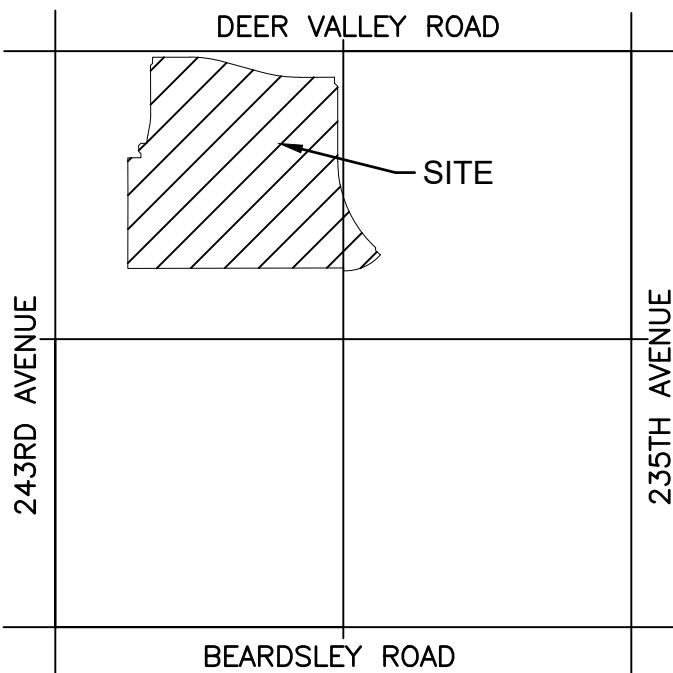
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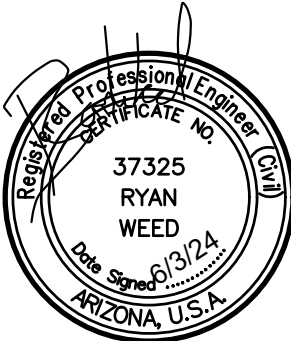
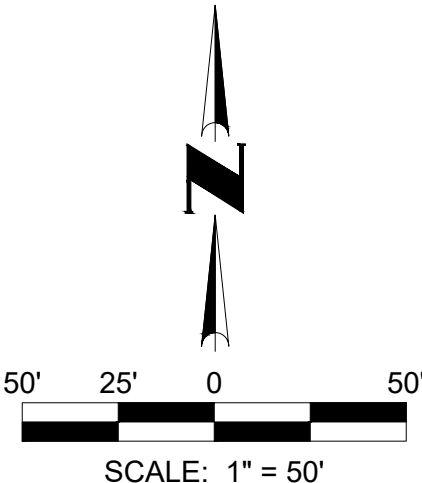
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- 8' P.U.E. (P.U.E.) INDICATES PUBLIC UTILITY EASEMENT

SHEET INDEX

SHEET 01 - VICINITY MAP / SHEET INDEX MAP/ SITE DATA TABLE / DEVELOPMENT STANDARDS TABLE / TYPICAL LOT DETAIL / LEGAL DESCRIPTION
SHEET 02 - PARCEL MAP
SHEET 03 - LOT AREA TABLES / TRACT TABLE / CENTERLINE DATA TABLES
SHEET 04 - ROADWAY SECTION DETAILS
SHEET 05-08 - PRELIMINARY PLAT



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Civil Engineering, Water Systems, Wastewater Treatment, Land Planning, Energy, Land Survey, Landscape Architecture, Construction Management



SHEET
06 OF 08

CASE # FS23-1117
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

C:\np

N:\01040701\01040701\Phase 1C\PS PREL\1C.dwg 6/5/24

PRELIMINARY PLAT
FOR
SURPRISE FOOTHILLS
PHASE 1C

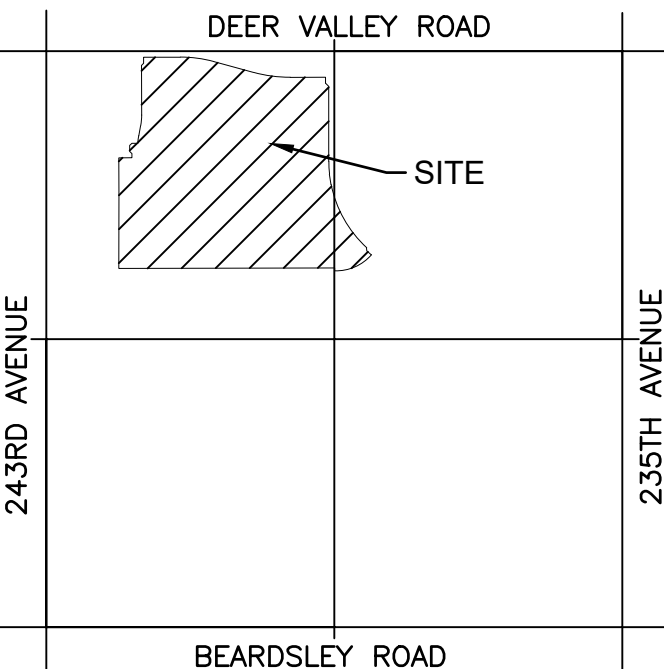
A PORTION OF LAND LOCATED IN
SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER / DEVELOPER

LENNAR
1665 W ALAMEDA DR, SUITE 130
TEMPE, ARIZONA 85282
CONTACT: TYLER SHUTE
PHONE: 480-316-4920

CVL DESIGN TEAM

COE & VAN LOO,LLC.
4550 NORTH 12TH STREET
PHOENIX, AZ 85014
CONTACT: ALEX CARAVEO
PHONE: 602-285-4972



VICINITY MAP
(NOT-TO-SCALE)

LEGEND

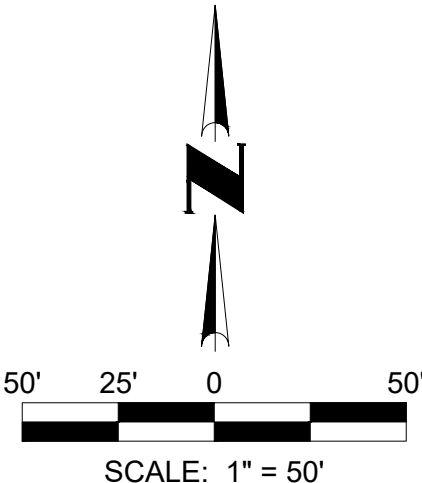
- PROPOSED LOTS
- PROPOSED ROW
- PROPOSED CENTER LINE
- (S.V.T.) 30'X30' SIGHT VISIBILITY TRIANGLE
- 1' V.N.A.E. (V.N.A.E.) INDICATES VEHICULAR NON-ACCESS EASEMENT
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SHEET 05-08 - PRELIMINARY PLAT



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SHEET
07 OF 08

CASE # FS23-1117
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

MATCH LINE SEE SHEET 06

MATCH LINE SEE SHEET 08

APN: 503-82-004N
SURPRISE SOUTH 40 ACRES LLC
FEE NO. 2023-0208035

29' TEMPORARY
DRAINAGE
EASEMENT

C:\wp

N:\01040701\01040701\01040701\Phase 1C\PS PREL\AT1C.dwg 6/5/24

A PORTION OF LAND LOCATED IN
SECTION 21, TOWNSHIP 4 NORTH, RANGE 3 WEST,
OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

CVL DESIGN TEAM
COE & VAN LOO, LLC.
4550 NORTH 12TH STREET
PHOENIX, AZ 85014
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- ## SHEET INDEX



SHEET
08 OF 08

CASE # FS23-1117
1ST SUBMITTAL DATE: 12/21/2023
2ND SUBMITTAL DATE: 03/27/2024
3RD SUBMITTAL DATE: 05/08/2024
4TH SUBMITTAL DATE: 6/5/2024

58' 1' 58' 58'

MATCH LINE SEE SHEET 07

N:\01\0407801\CADD\Preliminary\Phase 1\CPS.PREPLAT.1C.dwg 6/5/24

29' TEMPORARY
DRAINAGE
EASEMENT

APN: 503-82-004N
SURPRISE SOUTH 40 ACRES LLC
FEE NO. 2023-0208035

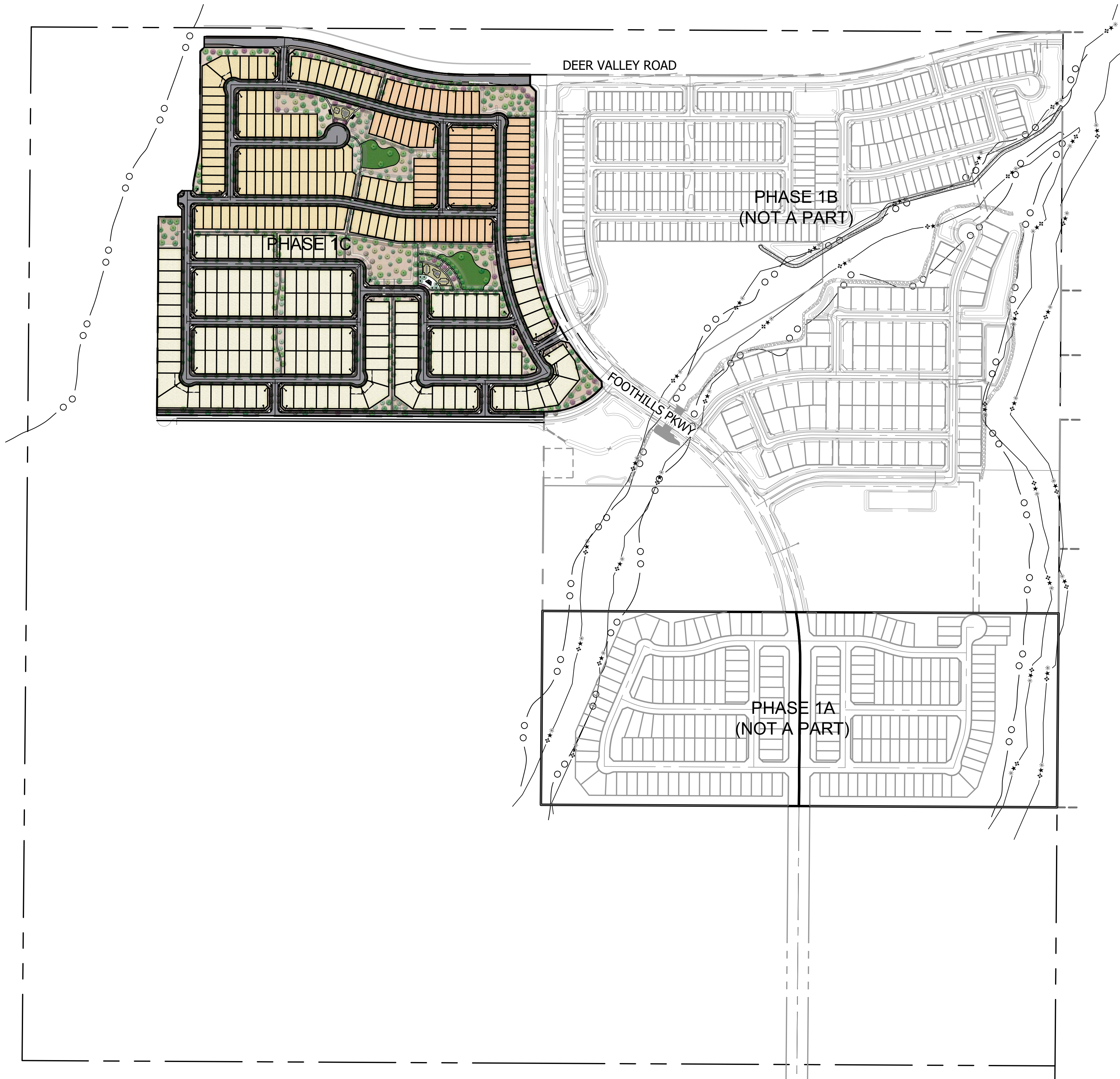
DOCUMENT INFORMATION: Document Author: ---- Document Creation Date: May 7, 2024 Document Last Saved By: KatherineM Document Last Saved On: May 8, 2024 Filename: N:\01\0407801\CADD\Preliminary\Phase 1C\Landscape\LS.PRE.1C.COVER.dwg Filesize: 0.93 MB
PRINTER INFORMATION: Printed By: Katherine McGowan Printer: None Print Date: May 8, 2024 Paper Size: ANSI A (8.50 x 11.00 Inches) Plot Scale: 0.3869 Plot Orientation: Landscape Plot Style Table: ----
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PRELIMINARY LANDSCAPE SUBMITTAL FOR SURPRISE FOOTHILLS - PHASE 1C

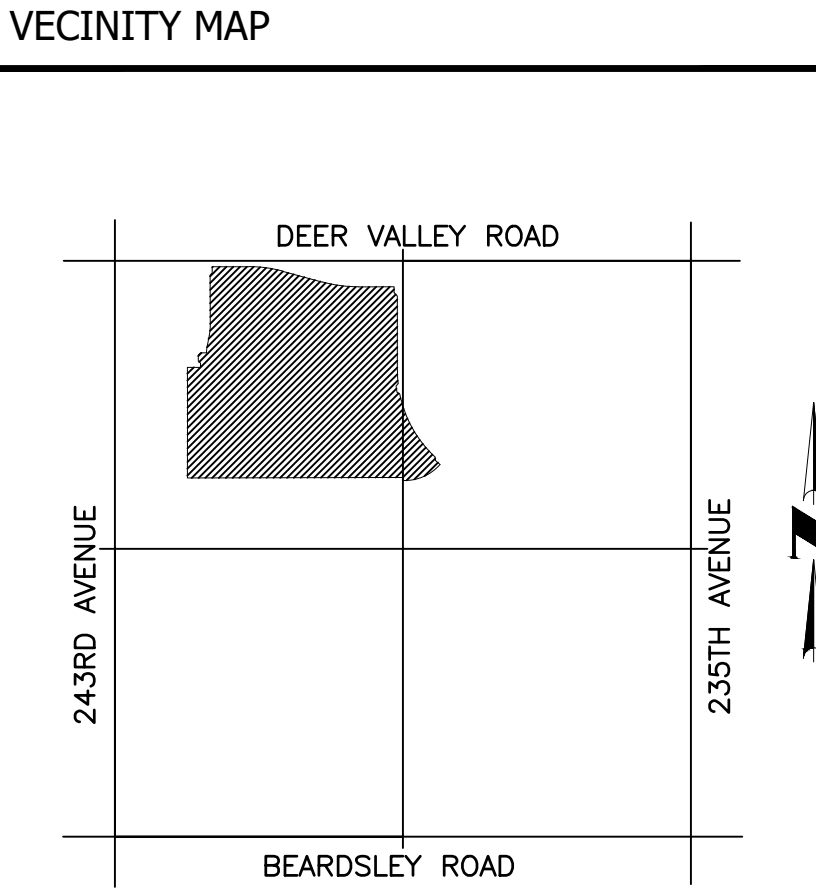
SURPRISE, ARIZONA

A PORTION OF LAND LOCATED IN SECTION 21, TOWNSHIP 4 NORTH, RANGE 3
WEST OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY,
ARIZONA

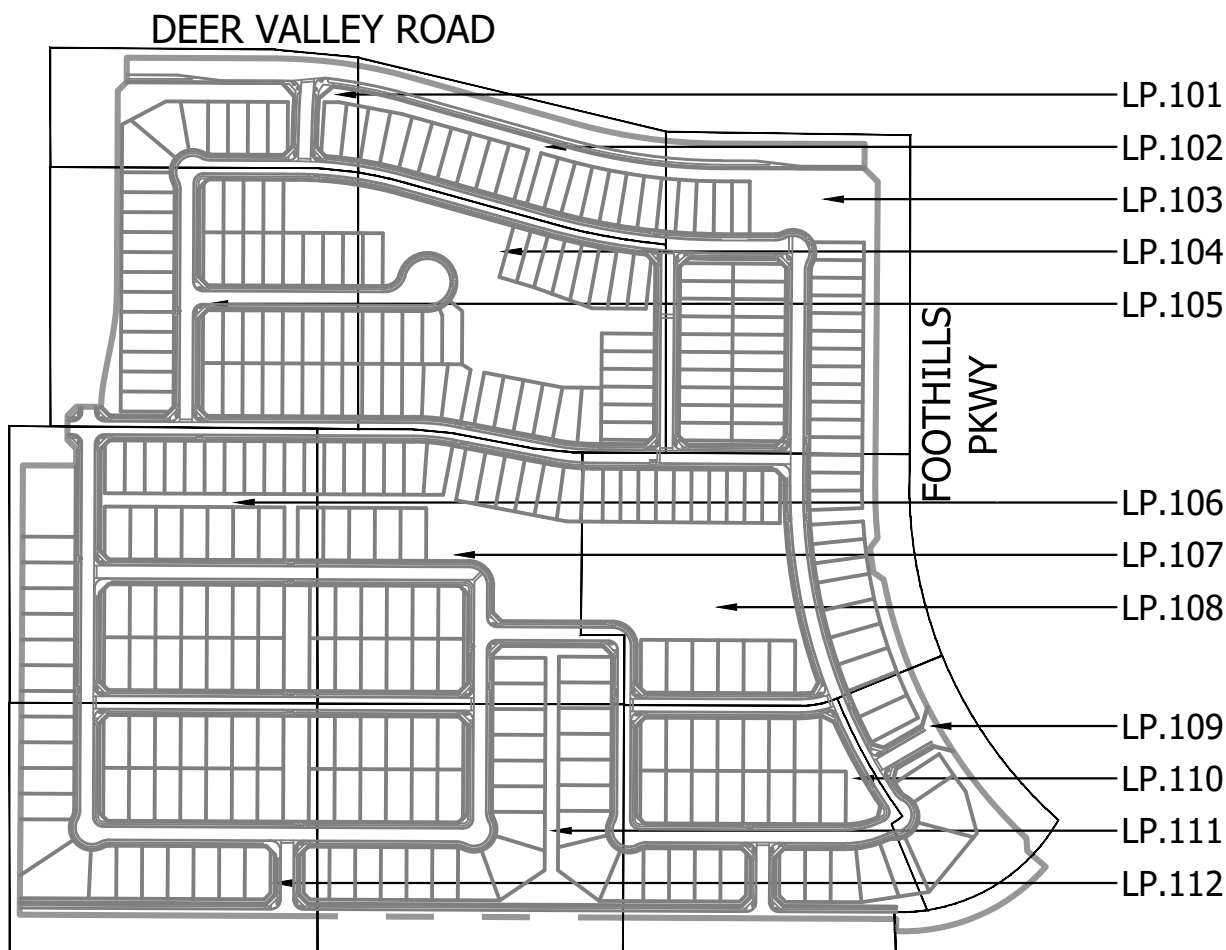
CASE NUMBER: FS23-1117



SHEET INDEX	
LC.100	COVER
LC.101	OVERALL PLAN
LP.100	PLANT PALETTE
LP.101 - LP.112	TREE PLANTING PLAN
LH.101 - LH.102	AMENITY ENLARGEMENT
LW.100	WALL DETAILS
LW.101	WALL AND MAILBOX PLAN
LT.101	TRAIL PLAN
LT.102	OPEN SPACE PLAN



KEY MAP NOT TO SCALE





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web www.cvlci.com

Civil Engineering
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TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT
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PROJECT INFORMATION
**SURPRISE
FOOTHILLS
PHASE 1C**

CVL JOB # 01-0407801

KEY MAP

Call at least two full working days
before you begin excavation
ARIZONA
Arizona State Seal
Dated 5-1-17 at 4:00 PM (17-1733-0348)
In Maricopa County (602) 263-1100

REVISION HISTORY

SEAL & ISSUE
DESIGN: CH
DRAWN: AL, KM
CHECK: CH


DISCIPLINE: LANDSCAPE ARCHITECTURE
COVER

LC.100
1 of 21

CASE NUMBER: FS23-1117



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
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	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHILOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
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	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

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PROJECT INFORMATION
**SURPRISE
FOOTHILLS
PHASE 1C**

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE

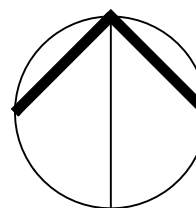


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DRAWN: AL, KM
CHECK: CH

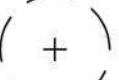
DISCIPLINE: LANDSCAPE ARCHITECTURE
OVERALL PLAN

LC.101
2 of 21

0 120 240 360 feet
SCALE: 1" = 120'



TREE SCHEDULE

PHOTO	SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		.CACTUS SALVAGE/REMAIN IN PLACE	-
		.TREE SALVAGE/REMAIN IN PLACE	-
		ACACIA ANEURA MULGA	15 GAL.
		ACACIA ANEURA MULGA	24" BOX
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		ACACIA WILLARDIANA PALO BLANCO	24"BOX
		CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
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		OLNEYA TESOTA DESERT IRONWOOD	24"BOX
		PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX

TREES

		PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
		PARKINSONIA PRAECOX PALO BREA	24"BOX
		PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
		PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

SHRUB/ACCENT SCHEDULE

BOTANICAL / COMMON NAME	SIZE	BOTANICAL / COMMON NAME	SIZE
SHRUBS		FOUQUIERIA SPLENDENS OCOTILLO	5 GAL.
AMBROSIA DELTOIDEA TRIANGLELEAF BURSAGE	5 GAL.	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL.
ASCLEPIAS SUBULATA RUSH MILKWEED	5 GAL.	OPUNTIA ENGELMANII PRICKLY PEAR CACTUS	5 GAL.
BACCHARIS X 'STARN' STARN THOMPSON® COYOTE BRUSH	5 GAL.	YUCCA GLORIOSA SPANISH DAGGER	5 GAL.
BAILEYA MULTIRADIATA DESERT MARIGOLD	5 GAL.	GROUNDCOVER	
BOUTELLOUA GRACILIS BLUE GRAMA GRASS	5 GAL.	ACACIA REDOLENS 'DESERT CARPET' DESERT CARPET BANK CATCLAW	5 GAL.
BUDDLEJA MARRUBIIFOLIA WOOLY BUTTERFLY BUSH	5 GAL.	DALEA GREGGII TRAILING INDIGO BUSH	5 GAL.
CALLIANDRA X 'SIERRA STARR'™ 'SIERRA STARR' FAIRY DUSTER	5 GAL.	LANTANA MONTEVIDENSIS 'PURPLE' TRAILING LANTANA	5 GAL.
CELTIS PALLIDA SPINY HACKBERRY	5 GAL.	MELAMPIDIUM LEUCANTHUM BLACKFOOT DAISY	5 GAL.
ENCELIA FARINOSA BRITTLEBUSH	5 GAL.	SPHAERALCEA AMBIGUA 'LOUIS HAMILTON' TM LOUIS HAMILTON GLOBEMALLOW	1 GAL.
EREMOPHILA GLABRA 'MINGENEW GOLD' EMU BUSH	5 GAL.		
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL.		
ERIOGONUM FASCICULATUM CALIFORNIA BUCKWHEAT	5 GAL.		
EUPHORBIA ANTISYPHILITICA CANDELILLA EUPHORBIA	5 GAL.		
JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL.		
LARREA TRIDENTATA CREOSOTE BUSH	5 GAL.		
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TM RIO BRAVO	5 GAL.		
MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM MUHLY	5 GAL.		
PENSTEMON PARRYI PARRY'S BEARDTONGUE	5 GAL.		
SIMMONDSIA CHINENSIS JOJOBA	5 GAL.		
SPHAERALCEA AMBIGUA DESERT GLOBEMALLOW	5 GAL.		
VIGUIERA DELTOIDEA GOLDENEYE	5 GAL.		
ACCENTS			
AGAVE AMERICANA CENTURY PLANT	5 GAL.		
DASYLIRION WHEELERI GREY DESERT SPOON	5 GAL.		
ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	5 GAL.		

OWNER / DEVELOPER
TODD SKORO
VICE PRESIDENT - LAND
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282
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LANDSCAPE ARCHITECT
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PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

PROJECT INFORMATION
SURPRISE
FOOTHILLS
PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

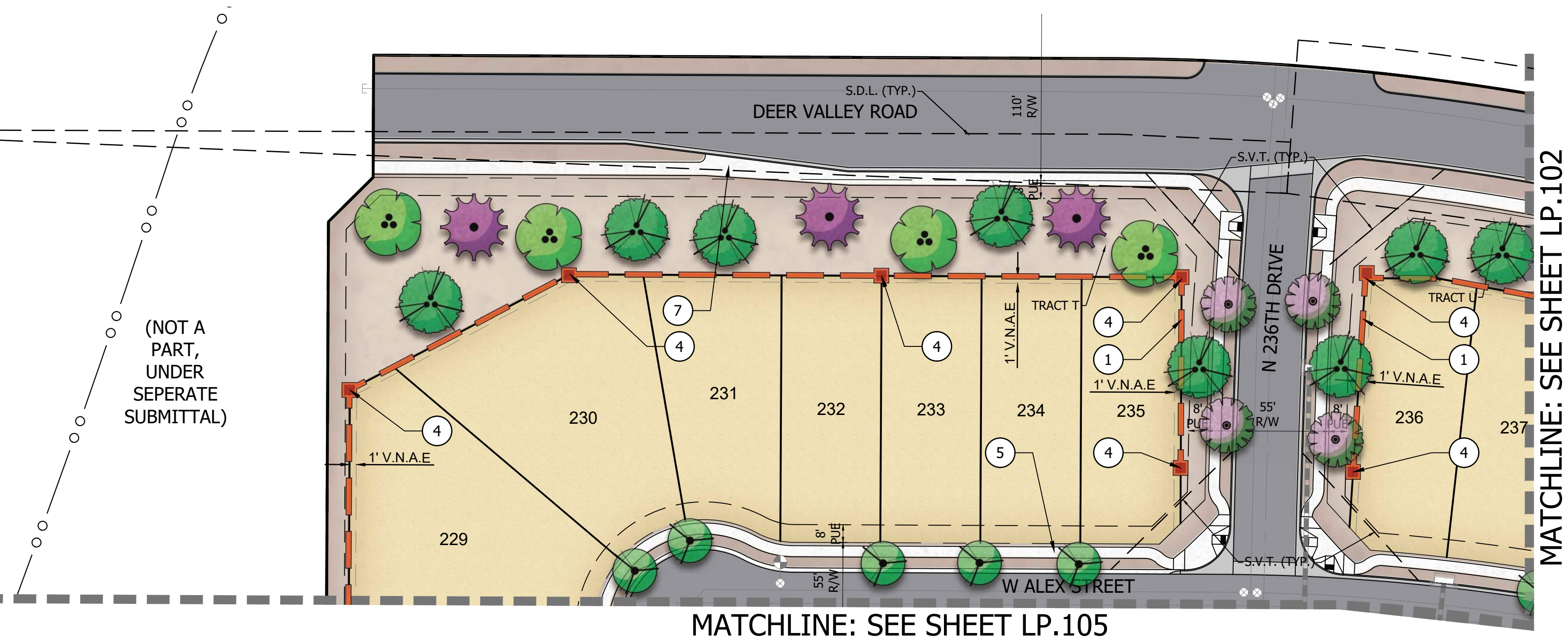
SEAL & ISSUE



DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
PLANT PALETTE

LP.100
3 of 21



LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
- TREES, SHRUBS AND OTHER LANDSCAPING ARE PERMITTED WITHIN THE SIGHT VISIBILITY TRIANGLE PROVIDED LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ARE KEPT BELOW 30 INCHES OR ABOVE 84 INCHES, PER SURPRISE EDS DETAIL 4-01.
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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
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LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK	
	6' CONCRETE PATH	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	RETENTION AREA	
	TURF IN BASIN	
	SPECIALTY PLANTING AREA	
	CONCRETE HEADER	
	SHADE TRELLIS	
	RAMADA	
	SHADE STRUCTURE	
	PICNIC TABLE	
	TOT LOT PLAY AREA	
	TRASH RECEPTACLE	
	MAIN ACTIVE AMENITY	
	SEATING NODES	

OWNER / DEVELOPER
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PHONE: 602.921.6520

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COLIN HANSON
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PROJECT INFORMATION
SURPRISE
FOOTHILLS
PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE

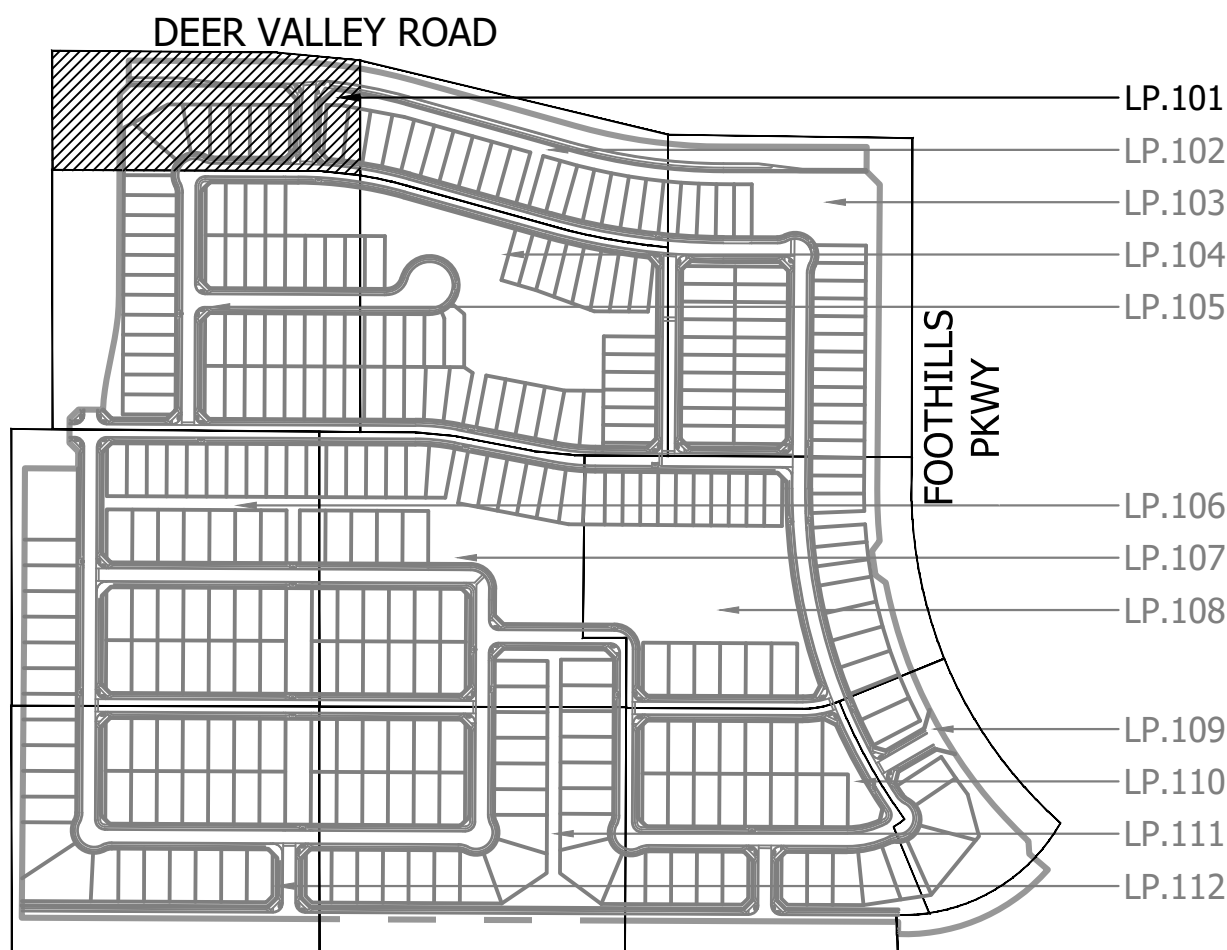


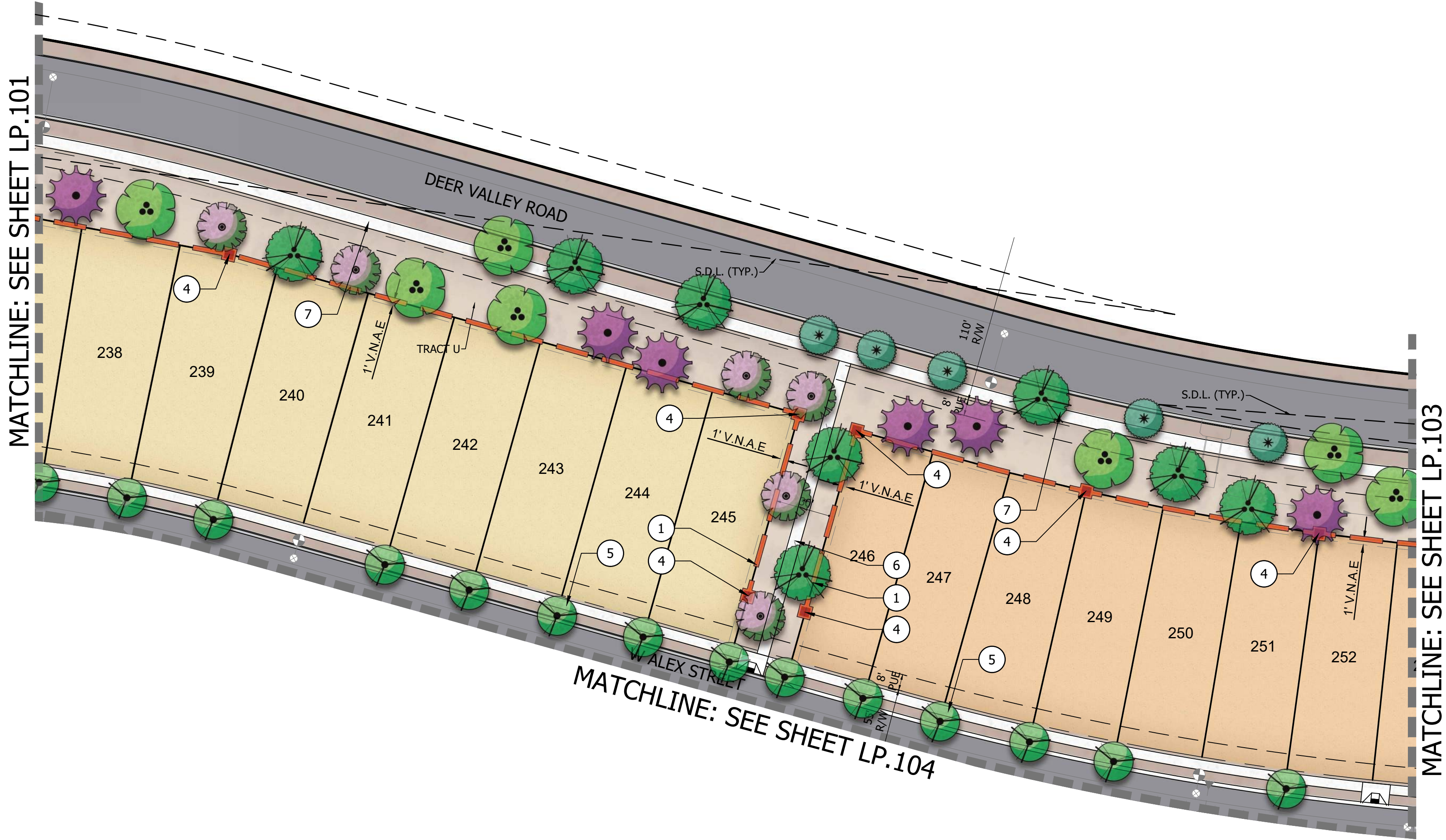
DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.101
4 of 21

KEY MAP





LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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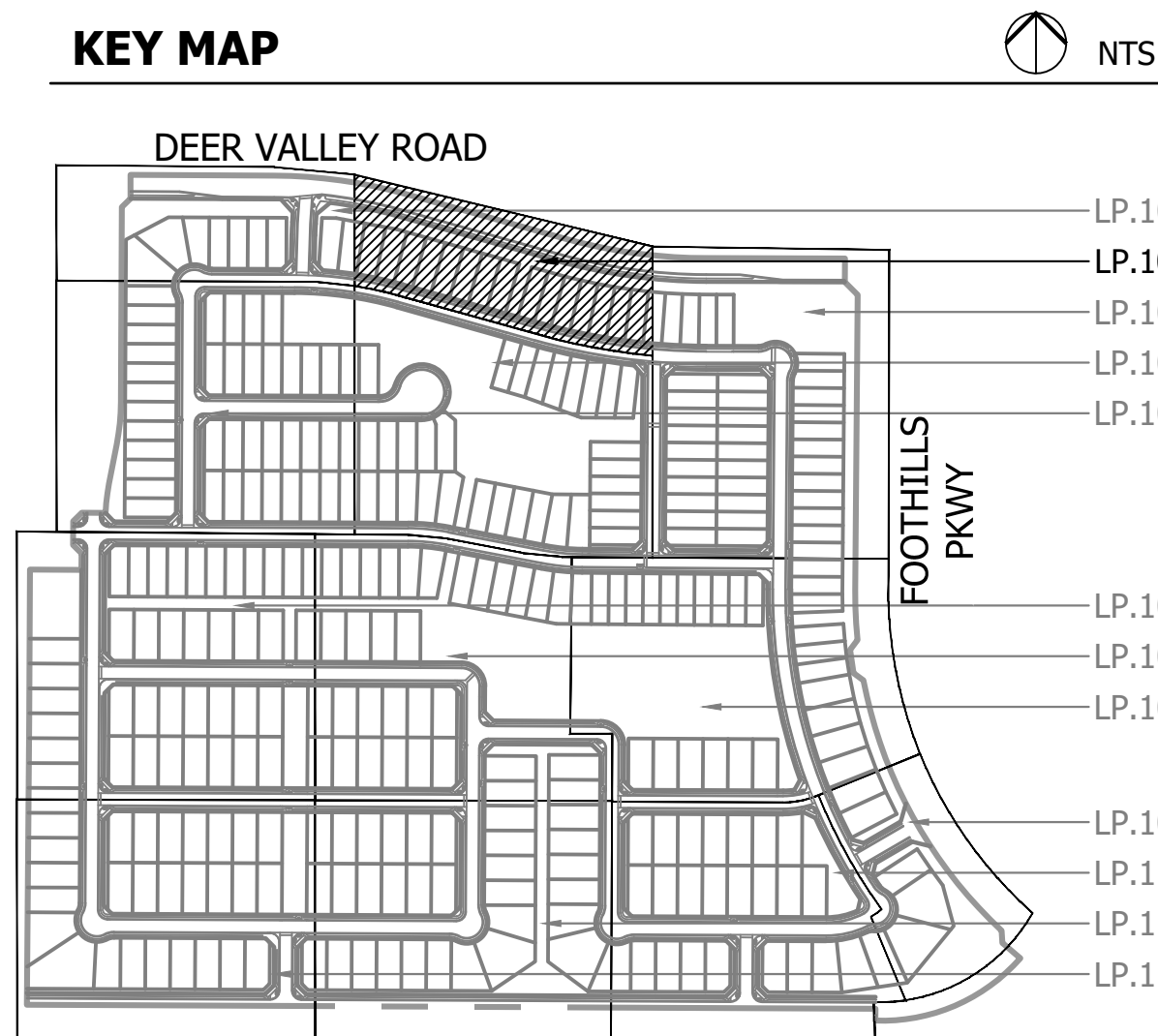
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
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LEGEND

SYMBOL	DESCRIPTION	DETAIL
1	COMMUNITY THEME WALL	1/LW.100
2	PARTIAL VIEW WALL	2/LW.100
4	THEME/VIEW WALL COLUMN	
5	5' CONCRETE SIDEWALK	
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15	SHADE STRUCTURE	
16	PICNIC TABLE	
17	TOT LOT PLAY AREA	
18	TRASH RECEPTACLE	
24	MAIN ACTIVE AMENITY	
25	SEATING NODES	

KEY MAP



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.102
5 of 21

MATCHLINE: SEE SHEET LP.104

MATCHLINE: SEE SHEET LP.102



MATCHLINE: SEE SHEET LP.108

LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS	-
	SALVAGE/REMAIN IN PLACE	-
	.TREE	-
	SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM)	24"BOX
	THORNLESS CASCALOTE	24"BOX
	CHILOPSIS LINEARIS 'BUBBA'	24"BOX
	BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK	
	6' CONCRETE PATH	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	RETENTION AREA	
	TURF IN BASIN	
	SPECIALTY PLANTING AREA	
	CONCRETE HEADER	
	SHADE TRELLIS	
	RAMADA	
	SHADE STRUCTURE	
	PICNIC TABLE	
	TOT LOT PLAY AREA	
	TRASH RECEPTACLE	
	MAIN ACTIVE AMENITY	
	SEATING NODES	

OWNER / DEVELOPER
TODD SKORO
VICE PRESIDENT - LAND
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT
COLIN HANSON
4550 N 12TH STREET
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PHONE: 602.285.4766
EMAIL: CHANSON@CVLCI.COM

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PROJECT INFORMATION
SURPRISE
FOOTHILLS
PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.103
6 of 21

CASE NUMBER: FS23-1117



LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS	-
	.TREE	-
	SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA	15 GAL.
	MULGA	24" BOX
	ACACIA GREGGII	24"BOX
	CATCLAW ACACIA	24"BOX
	WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA	24"BOX
	PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM)	24"BOX
	THORNLESS CASCALOTE	24"BOX
	CHILOPSIS LINEARIS 'BUBBA'	24"BOX
	BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA	24"BOX
	DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA	24"BOX
	BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM	24"BOX
	FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX	24"BOX
	PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM'	24"BOX
	DESERT MUSEUM PALO VERDE	24"BOX
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	TURF IN BASIN	
	SPECIALTY PLANTING AREA	
	CONCRETE HEADER	
	SHADE TRELLIS	
	RAMADA	
	SHADE STRUCTURE	
	PICNIC TABLE	
	TOT LOT PLAY AREA	
	TRASH RECEPTACLE	
	MAIN ACTIVE AMENITY	
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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.104

7 of 21



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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHIOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

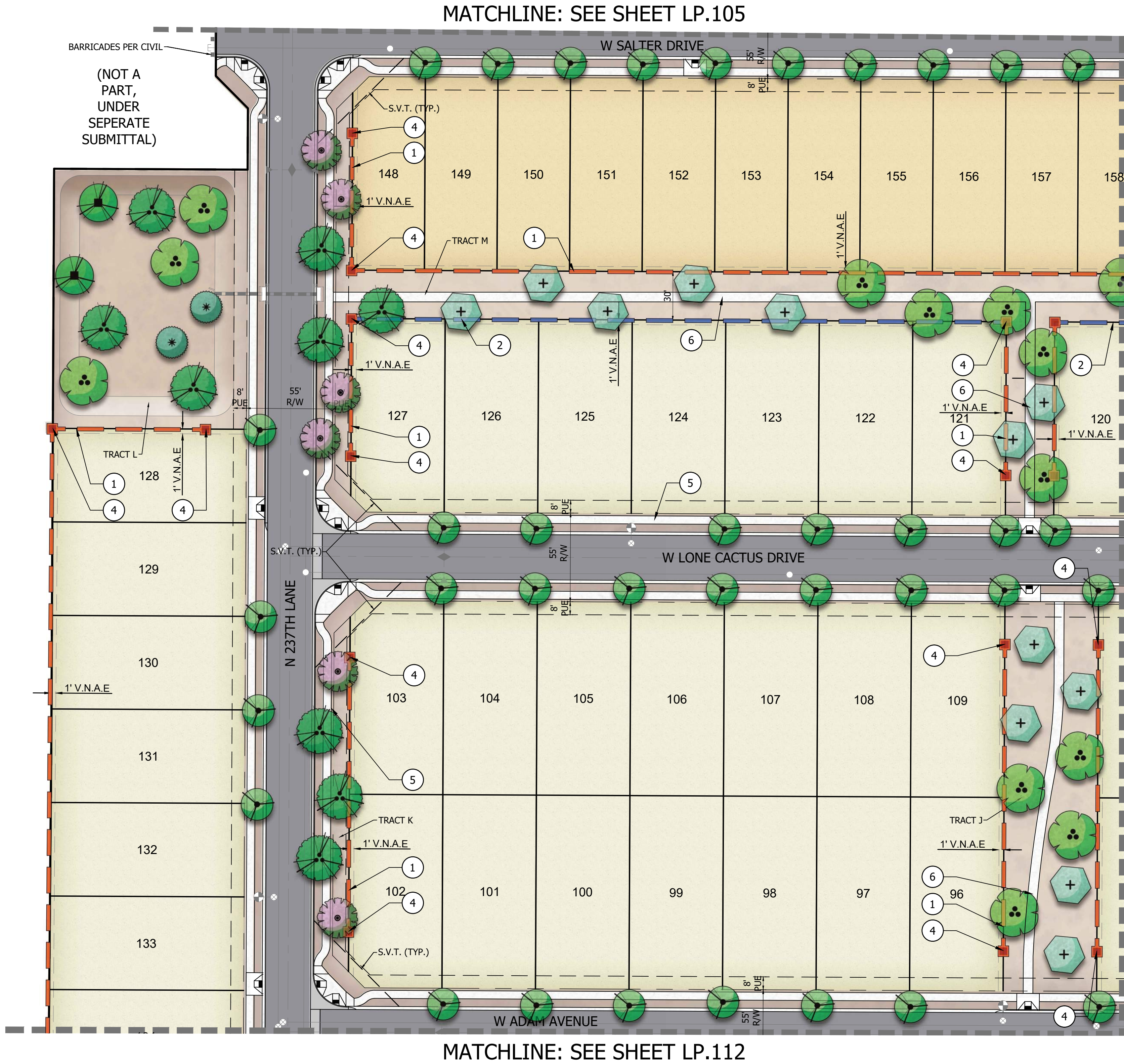
SEAL & ISSUE



DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.105
8 of 21

CASE NUMBER: FS23-1117



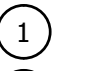
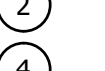
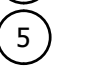
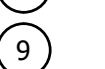
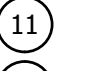
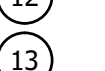
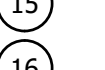
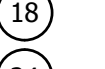
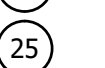
LANDSCAPE NOTES

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PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	.CACTUS	-
	.TREE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM)	24"BOX
	CHILOPSIS LINEARIS 'BUBBA'	24"BOX
	BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT'	24"BOX
	AZT THORNLESS HONEY MESQUITE	24"BOX

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
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	TURF IN BASIN	
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	CONCRETE HEADER	
	SHADE TRELLIS	
	RAMADA	
	SHADE STRUCTURE	
	PICNIC TABLE	
	TOT LOT PLAY AREA	
	TRASH RECEPTACLE	
	MAIN ACTIVE AMENITY	
	SEATING NODES	

OWNER / DEVELOPER
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TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT
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PROJECT INFORMATION

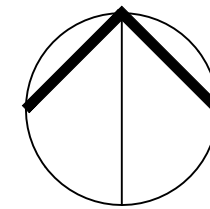
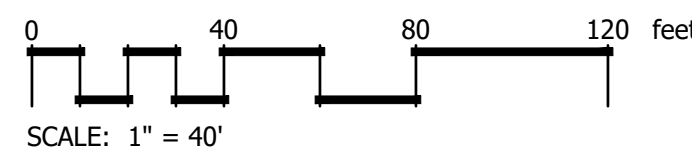
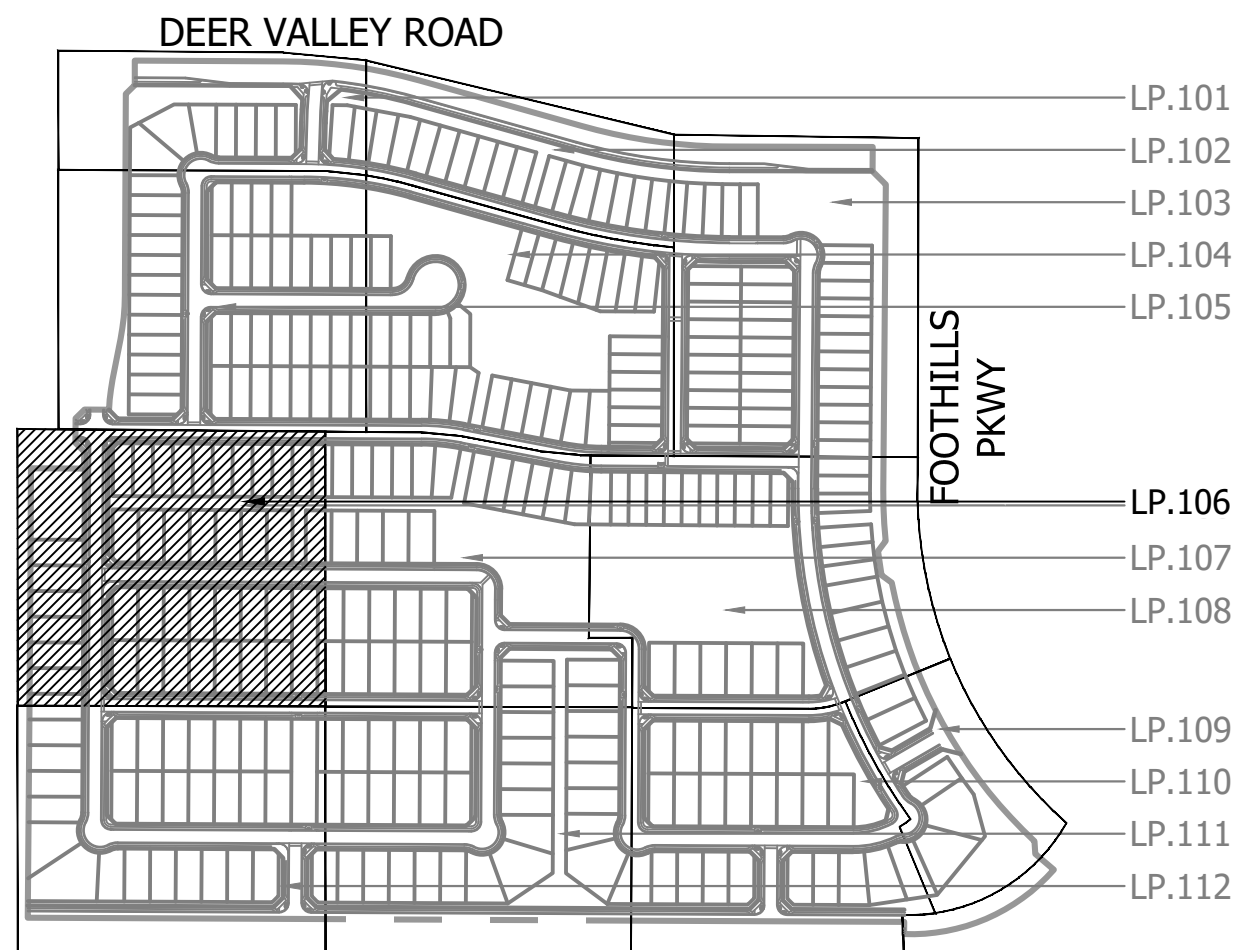
SURPRISE FOOTHILLS PHASE 1C

CVL JOB # 01-0407801

KEY MAP

KEY MAP

NTS



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.106
9 of 21



LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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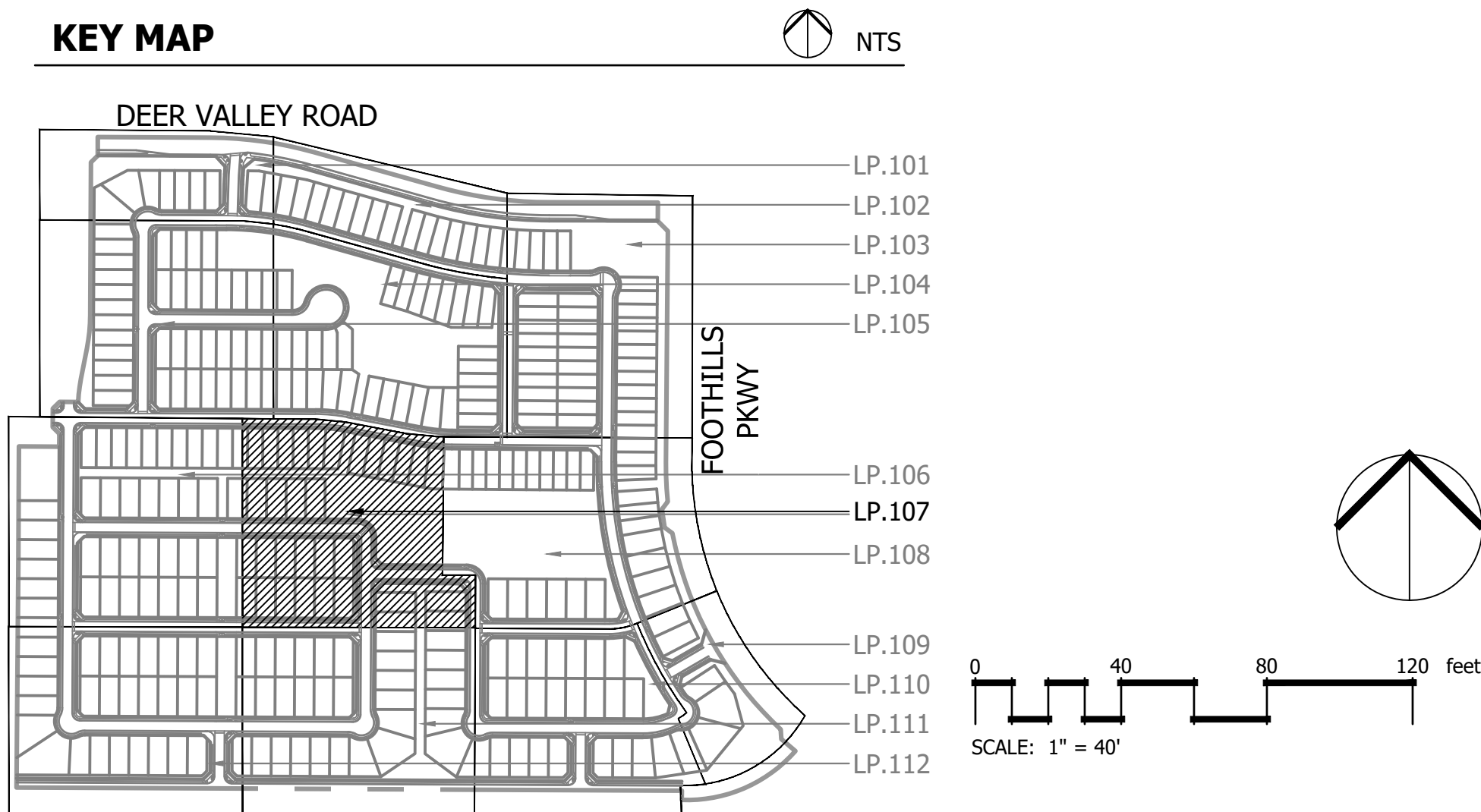
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS	-
	SALVAGE/REMAIN IN PLACE	-
	.TREE	-
	SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
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LEGEND

SYMBOL	DESCRIPTION	DETAIL
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16	PICNIC TABLE	
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25	SEATING NODES	

KEY MAP



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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.107
10 of 21

MATCHLINE: SEE SHEET LP.107



MATCHLINE: SEE SHEET LP.110

LANDSCAPE NOTES

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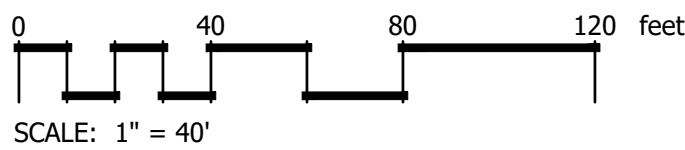
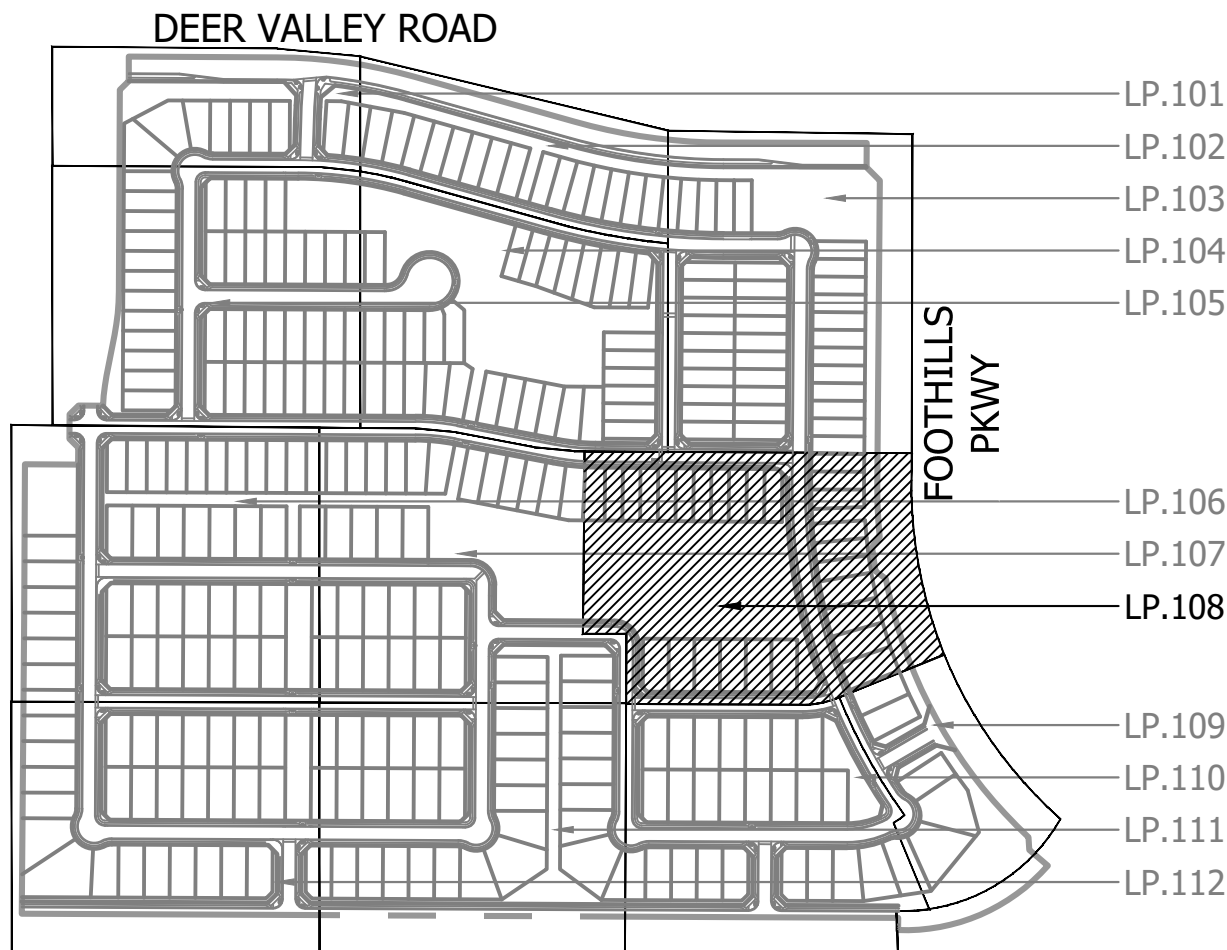
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	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

LEGEND

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK	
	6' CONCRETE PATH	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	RETENTION AREA	
	TURF IN BASIN	
	SPECIALTY PLANTING AREA	
	CONCRETE HEADER	
	SHADE TRELLIS	
	RAMADA	
	SHADE STRUCTURE	
	PICNIC TABLE	
	TOT LOT PLAY AREA	
	TRASH RECEPTACLE	
	MAIN ACTIVE AMENITY	
	SEATING NODES	

KEY MAP



OWNER / DEVELOPER

TODD SKORO
VICE PRESIDENT - LAND
1665 W. ALAMEDA DR., SUITE 130
TEMPE, AZ 85282
PHONE: 602.921.6520

LANDSCAPE ARCHITECT

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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.108
11 of 21

LANDSCAPE NOTES

- SIGHT DISTANCE REQUIREMENTS ON ARTERIALS AND COLLECTORS WILL ADHERE TO SURPRISE DETAIL 4-01. SIGHT VISIBILITY WITH THE UNOBSTRUCTED VIEW EASEMENT AREA AND IN FRONT OF STOP SIGNS MUST MEET OR EXCEED REQUIREMENTS IN SURPRISE DETAILS 4-01 AND 4-02.
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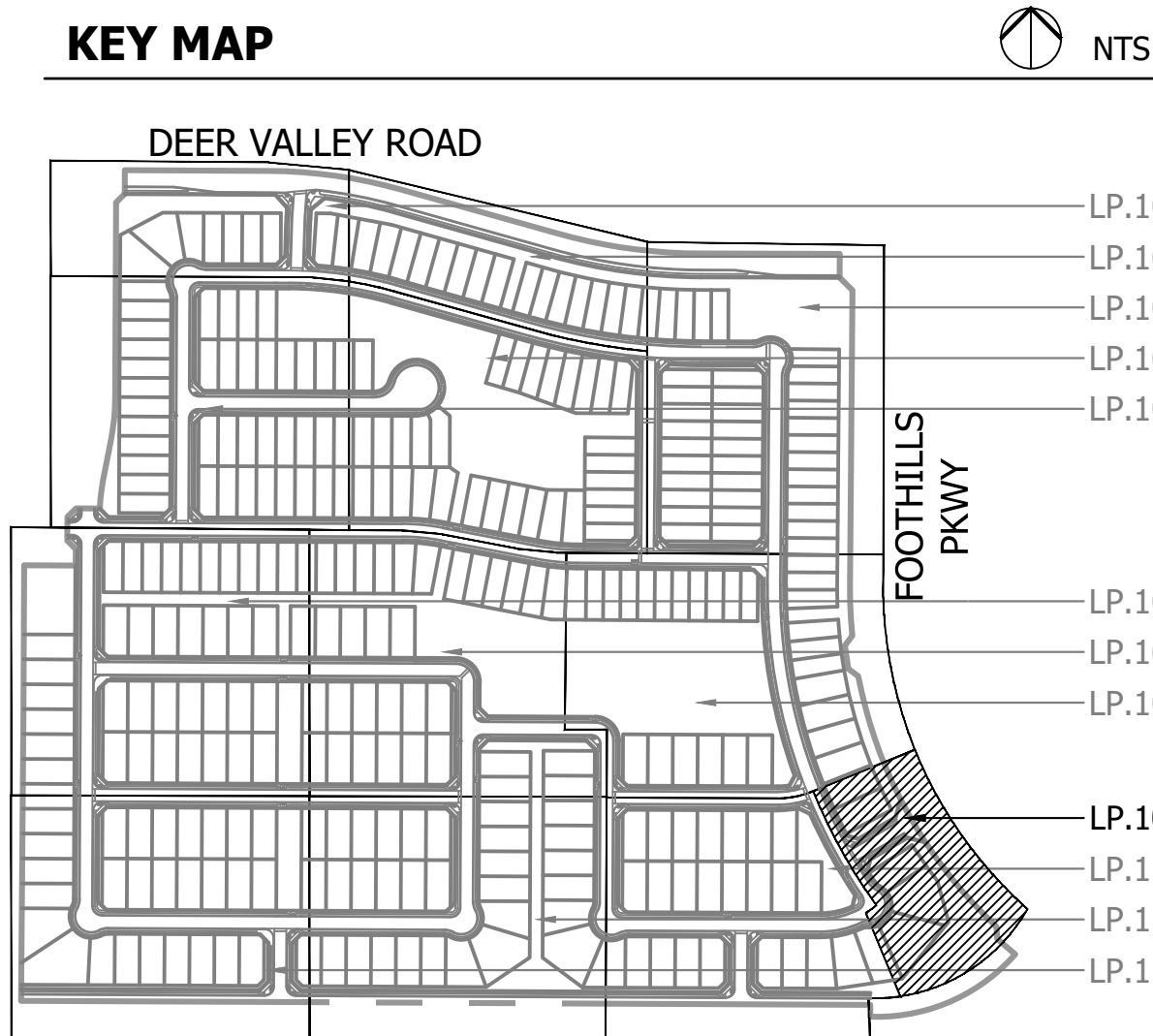
PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
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13	SHADE TRELLIS	
14	RAMADA	
15	SHADE STRUCTURE	
16	PICNIC TABLE	
17	TOT LOT PLAY AREA	
18	TRASH RECEPTACLE	
24	MAIN ACTIVE AMENITY	
25	SEATING NODES	

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**SURPRISE
FOOTHILLS
PHASE 1C**

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE



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TREE PLANTING PLAN

LP.109
12 of 21



LANDSCAPE NOTES

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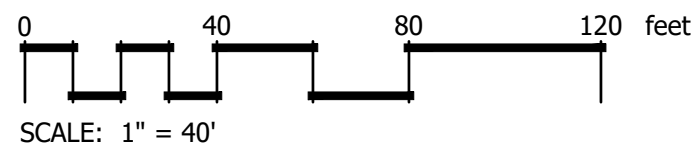
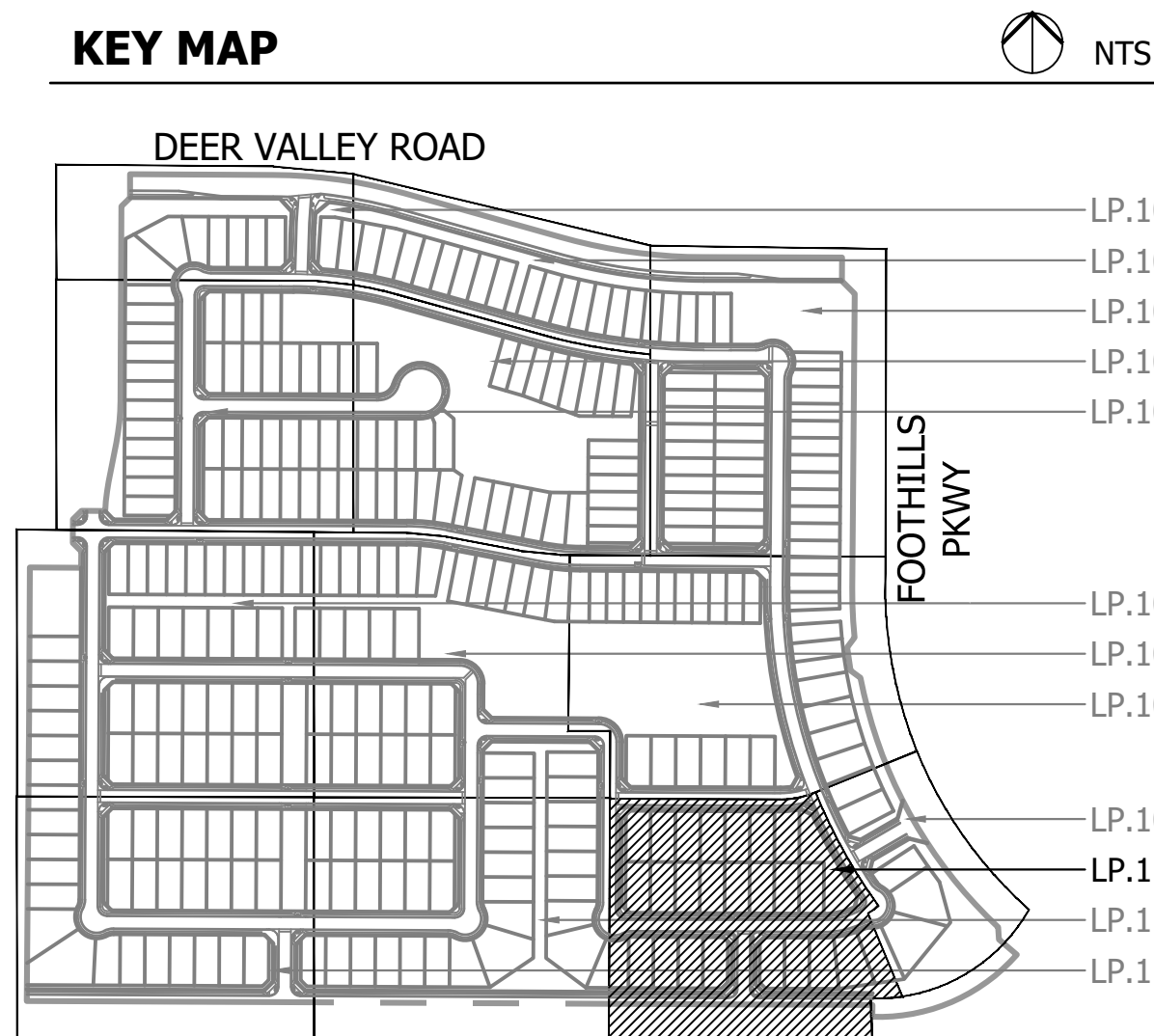
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TREES		
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	.TREE	-
	SALVAGE/REMAIN IN PLACE	-
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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
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CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.110
13 of 21

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MATCHLINE: SEE SHEET LP.112



MATCHLINE: SEE SHEET LP.110

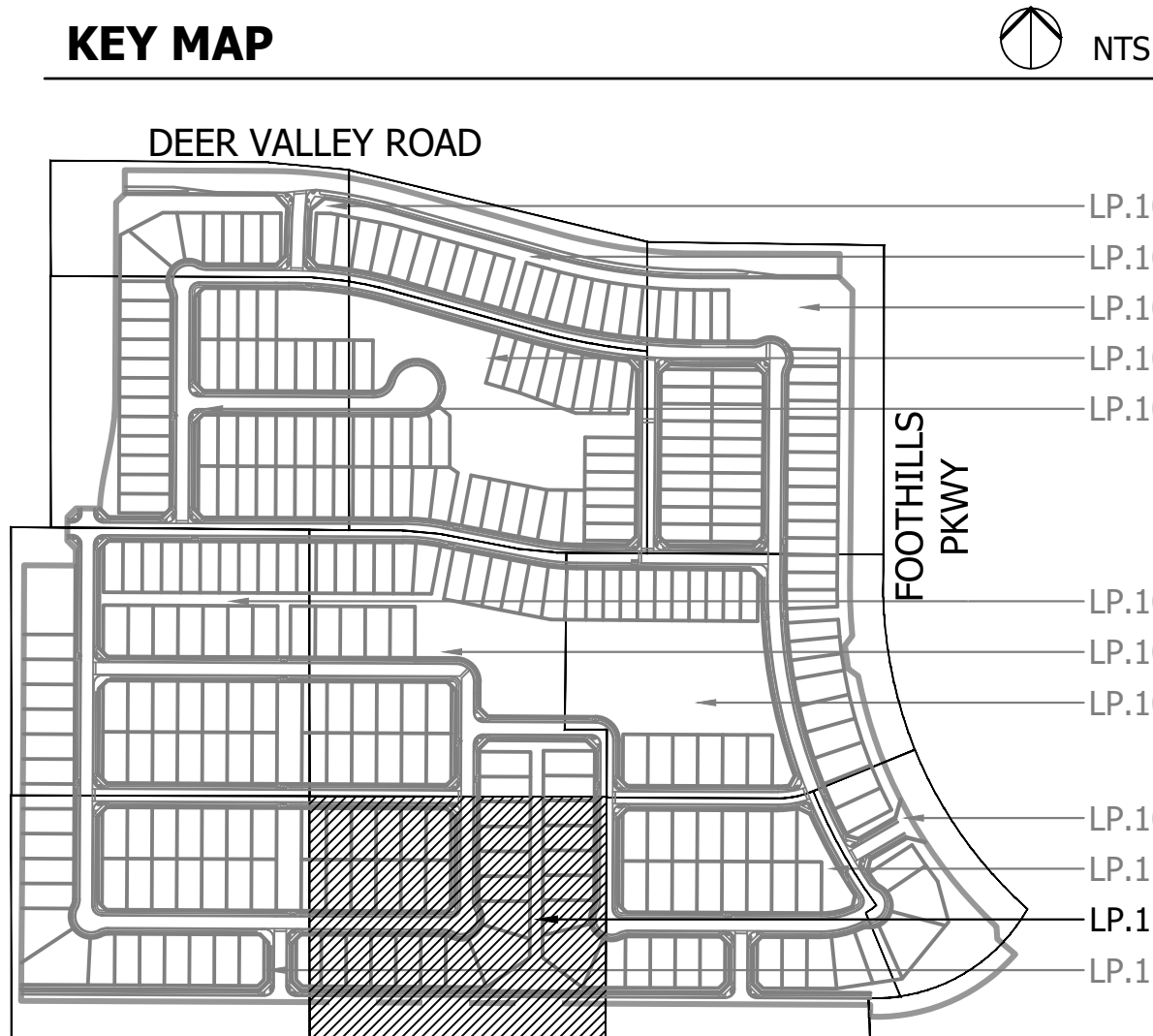
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	TRASH RECEPTACLE	
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	SEATING NODES	

KEY MAP



REVISION HISTORY

SEAL & ISSUE



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TREE PLANTING PLAN

LP.111
14 of 21



LANDSCAPE NOTES

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	SEATING NODES	

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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1C

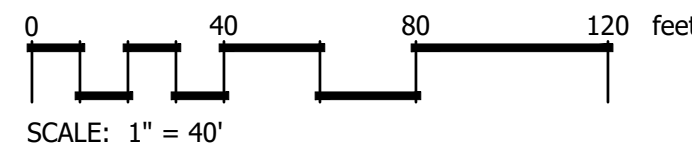
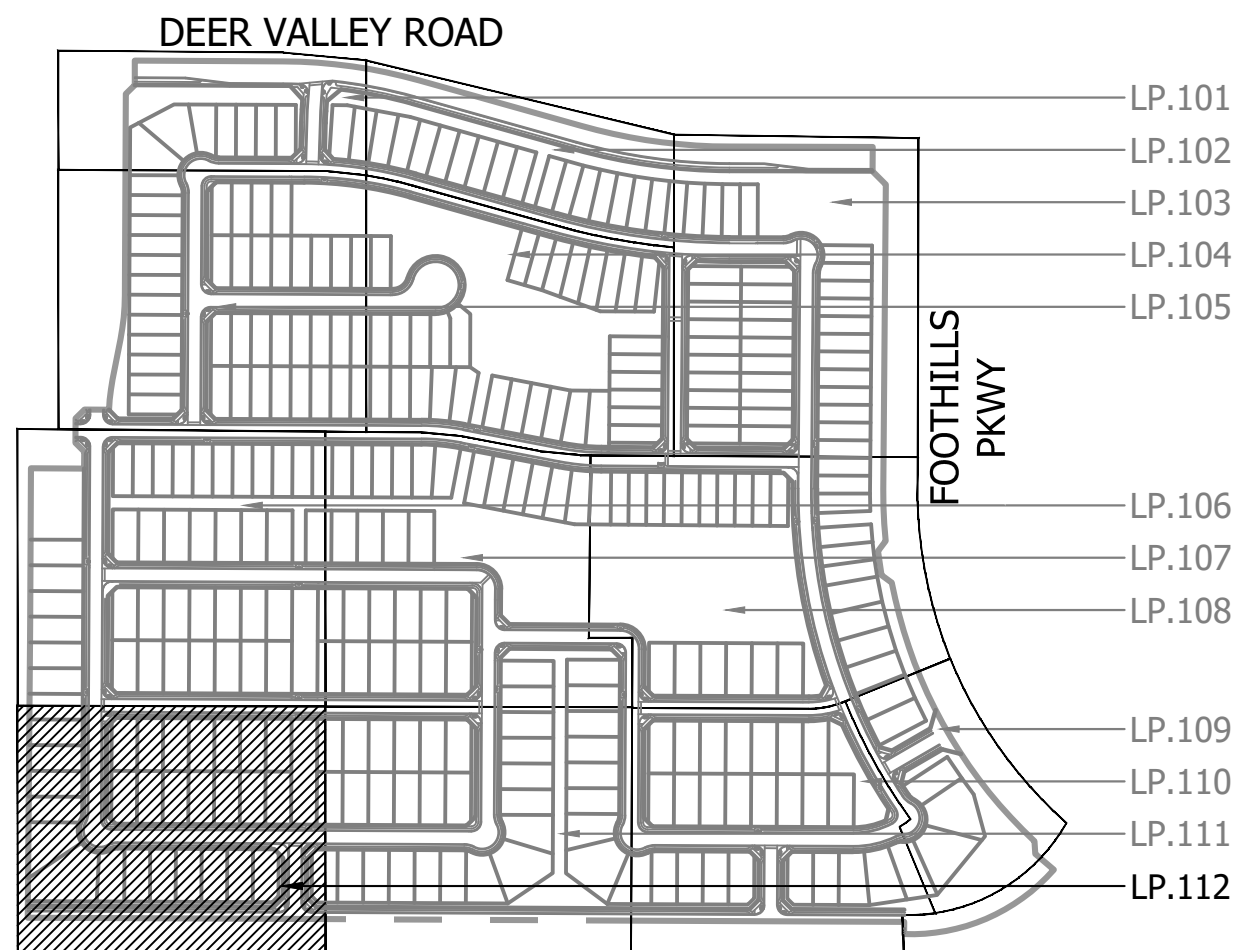
CVL JOB # 01-0407801

KEY MAP

KEY MAP



NTS



REVISION HISTORY

SEAL & ISSUE



DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LP.112
15 of 21

DOCUMENT INFORMATION: Document Author: ---- Document Creation Date: April 25, 2024 Document Last Saved By: KatherineM Document Last Saved On: May 8, 2024 Filename: N:\01\0407801\CADD\Preliminary\Phase 1C\Landscape\LS PRE-1C.HSCAPE.dwg Filesize: 1.08 MB
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SHEET SET INFORMATION: Sheet Set Name: Sheet Set Description: ----



PLANT SCHEDULE

SYMBOL BOTANICAL / COMMON NAME SIZE

TREES

. CACTUS
SALVAGE/REMAIN IN PLACE

TREES

. TREE
SALVAGE/REMAIN IN PLACE

ACACIA ANEURA
MULGA 15 GAL.

ACACIA ANEURA
MULGA 24" BOX

ACACIA GREGGII
CATCLAW ACACIA 24" BOX

ACACIA SALICINA
WILLOW ACACIA 24" BOX

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SEAL & ISSUE



DESIGN: CH
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CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LH.101
16 of 21

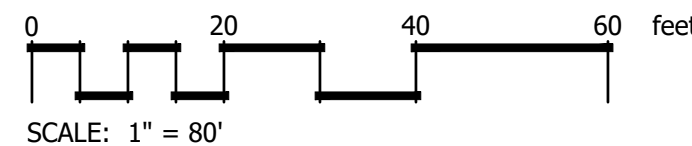
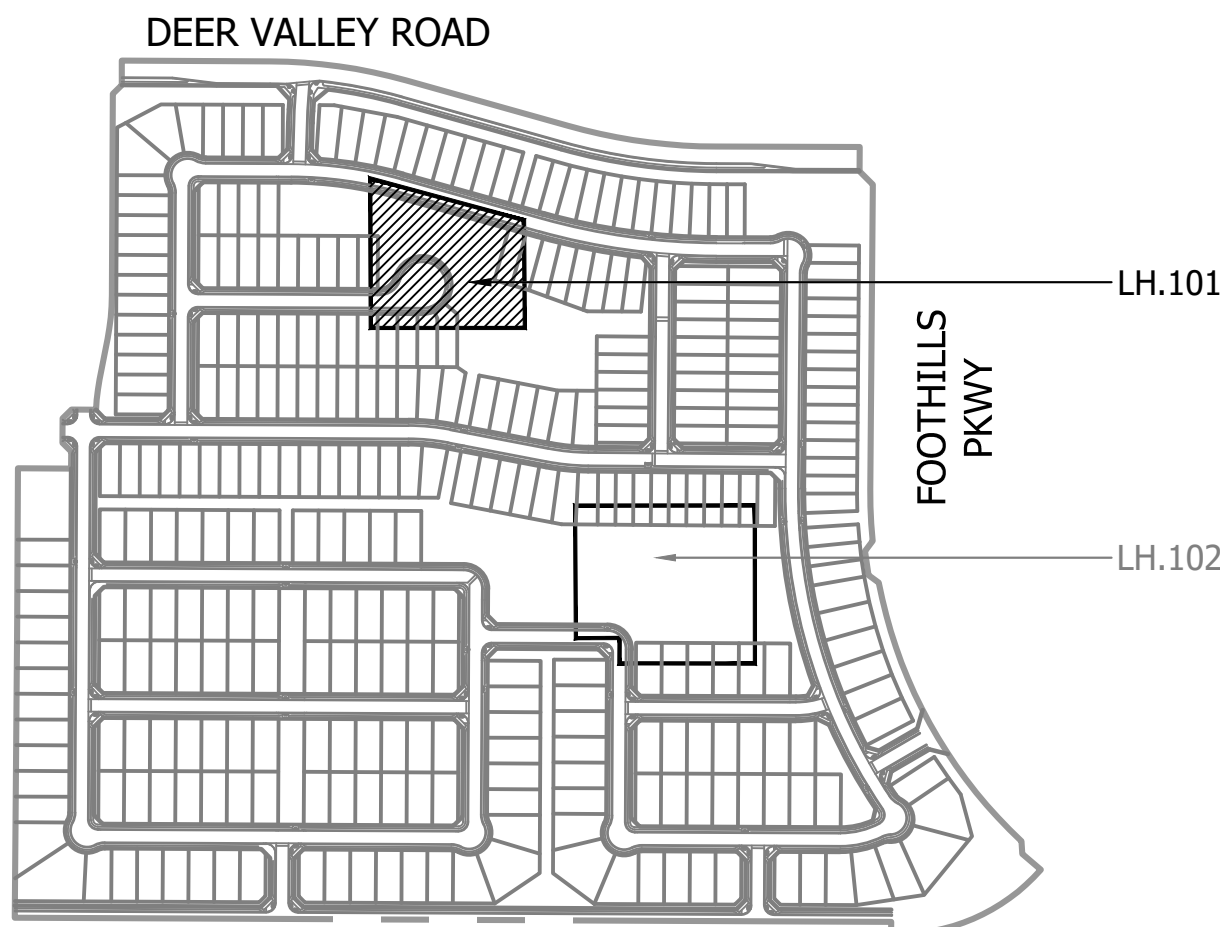
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NTS

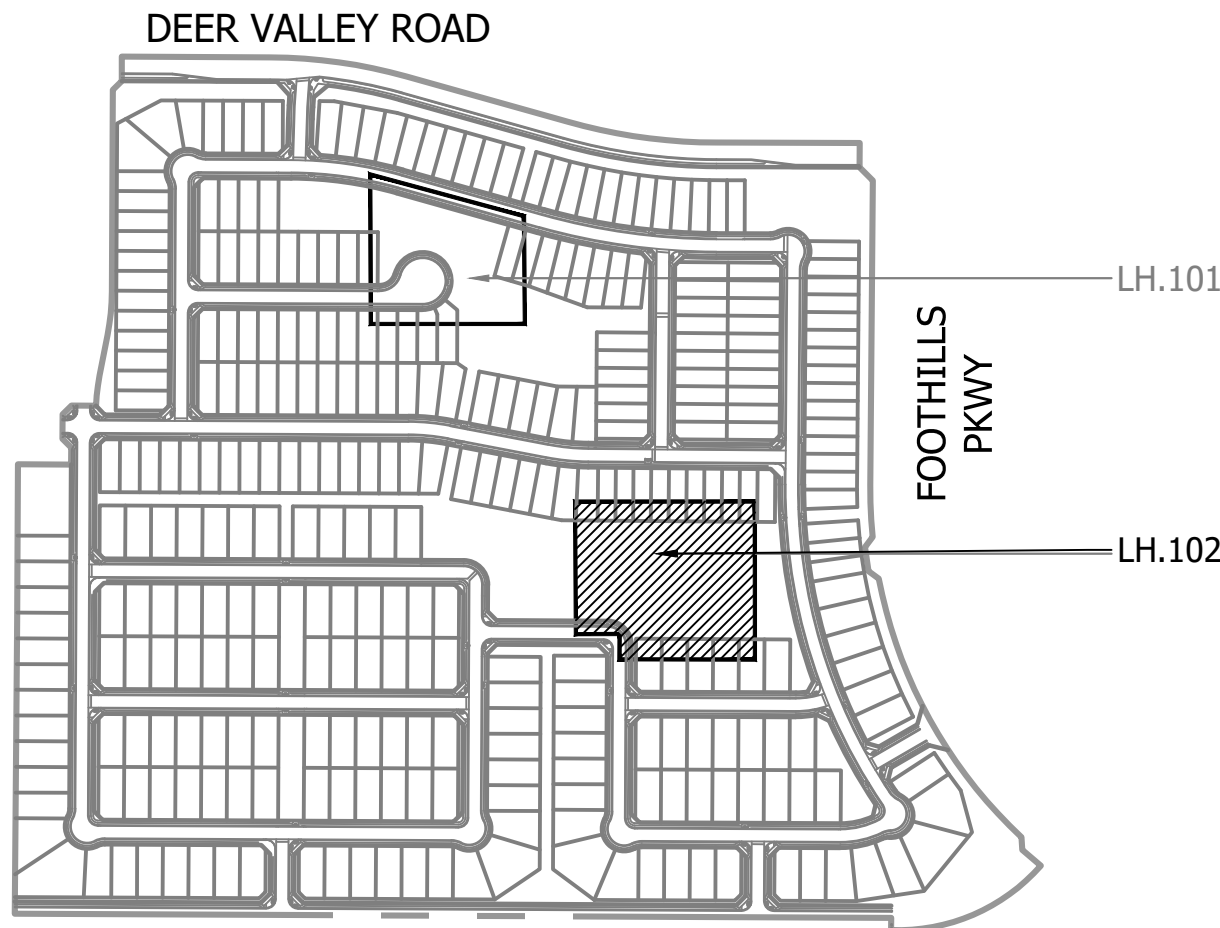




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5. DOG WASTE STATIONS WILL BE PROVIDED ADJACENT TO TURF AREAS THROUGHOUT THE PROJECT AT THE TIME OF FINAL PLAT.
6. FINAL RETAINING WALL LOCATIONS SHALL BE PROVIDED AT FINAL PLAT AND SHALL MEET ALL CITY OF SURPRISE CODES AND ORDINANCES, HEIGHTS OF RETAINING WALLS SHALL NOT EXCEED 2FT IN HEIGHT.
7. FINAL PLANTING DESIGN SHALL MEET ALL REQUIREMENTS FOR THE CITY OF SURPRISE AND SHOULD RELATE TO THE EXISTING DESIGN WITHIN THE COMMUNITY.

KEY MAP



PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE
TREES		
	.CACTUS SALVAGE/REMAIN IN PLACE	-
	.TREE SALVAGE/REMAIN IN PLACE	-
	ACACIA ANEURA MULGA	15 GAL.
	ACACIA ANEURA MULGA	24" BOX
	ACACIA GREGGII CATCLAW ACACIA	24"BOX
	ACACIA SALICINA WILLOW ACACIA	24"BOX
	ACACIA WILLARDIANA PALO BLANCO	24"BOX
	CAESALPINIA CACALACO SMOOTHIE (TM) THORNLESS CASCALOTE	24"BOX
	CHIOPSIS LINEARIS 'BUBBA' BUBBA DESERT WILLOW	24"BOX
	OLNEYA TESOTA DESERT IRONWOOD	24"BOX
	PARKINSONIA FLORIDA BLUE PALO VERDE	24"BOX
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	24"BOX
	PARKINSONIA PRAECOX PALO BREA	24"BOX
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	24"BOX
	PROSOPIS GLANDULOSA 'AZT' AZT THORNLESS HONEY MESQUITE	24"BOX

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
	COMMUNITY THEME WALL	1/LW.100
	PARTIAL VIEW WALL	2/LW.100
	THEME/VIEW WALL COLUMN	
	5' CONCRETE SIDEWALK	
	6' CONCRETE PATH	
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION	
	RETENTION AREA	
	TURF IN BASIN	
	SPECIALTY PLANTING AREA	
	CONCRETE HEADER	
	SHADE TRELLIS	
	RAMADA	
	SHADE STRUCTURE	
	PICNIC TABLE	
	TOT LOT PLAY AREA	
	TRASH RECEPTACLE	

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Phoenix, AZ, 85014

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fax 602.264.0928
web www.cvlci.com

OWNER / DEVELOPER

TODD SKORO
VICE PRESIDENT - LAND
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PHONE: 602.921.6520

LANDSCAPE ARCHITECT

COLIN HANSON
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PROJECT INFORMATION

**SURPRISE
FOOTHILLS
PHASE 1C**

CVL JOB # 01-0407801

KEY MAP

Call at least two full working days
before you begin excavation

ARIZONA
Arizona Blue State, Inc.
Professional Land Surveyor
No. 9545-07-2016
In Maricopa County (602) 263-1100

REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TREE PLANTING PLAN

LH.102
17 of 21

CASE NUMBER: FS23-1117

OWNER / DEVELOPER
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PROJECT INFORMATION
**SURPRISE
FOOTHILLS
PHASE 1C**

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE

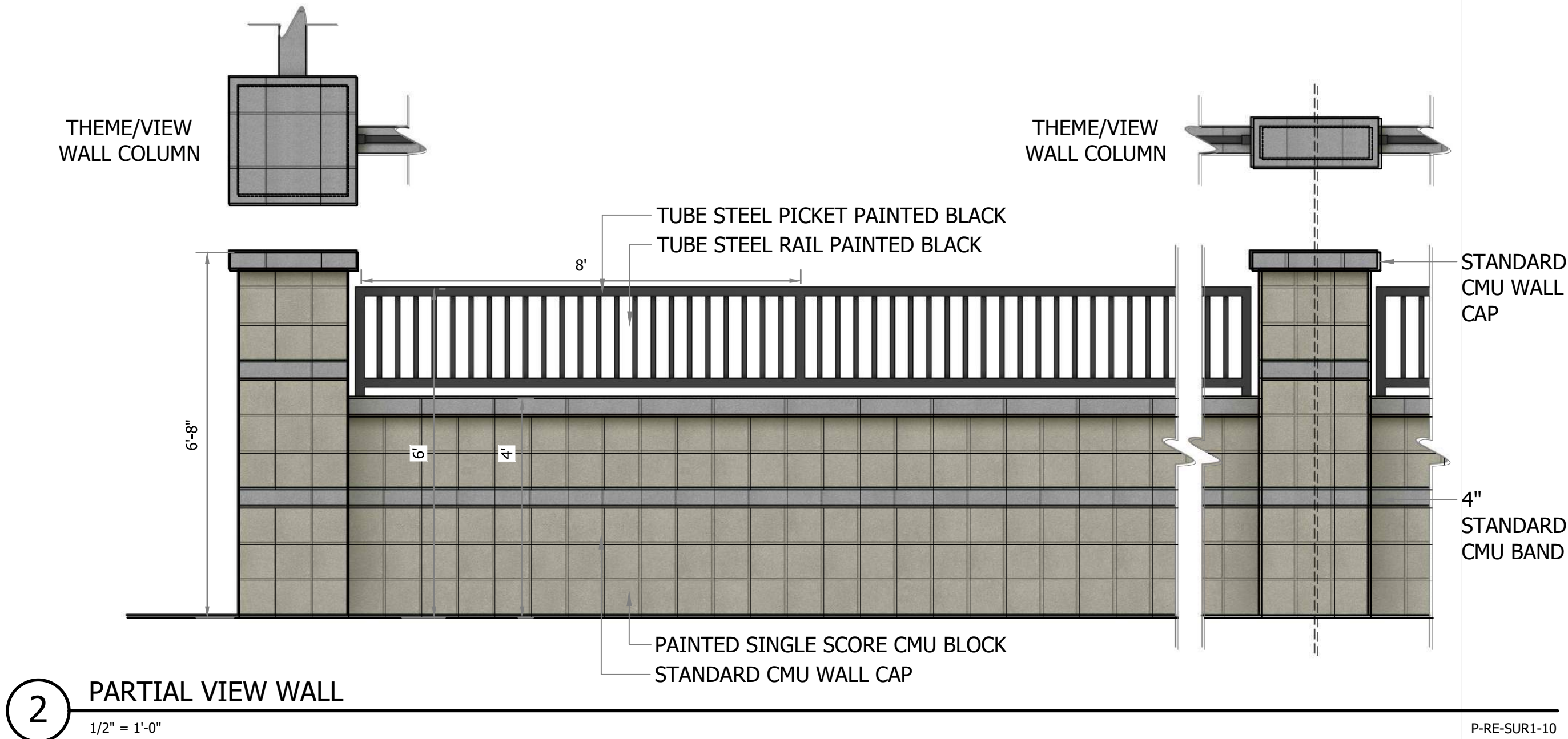
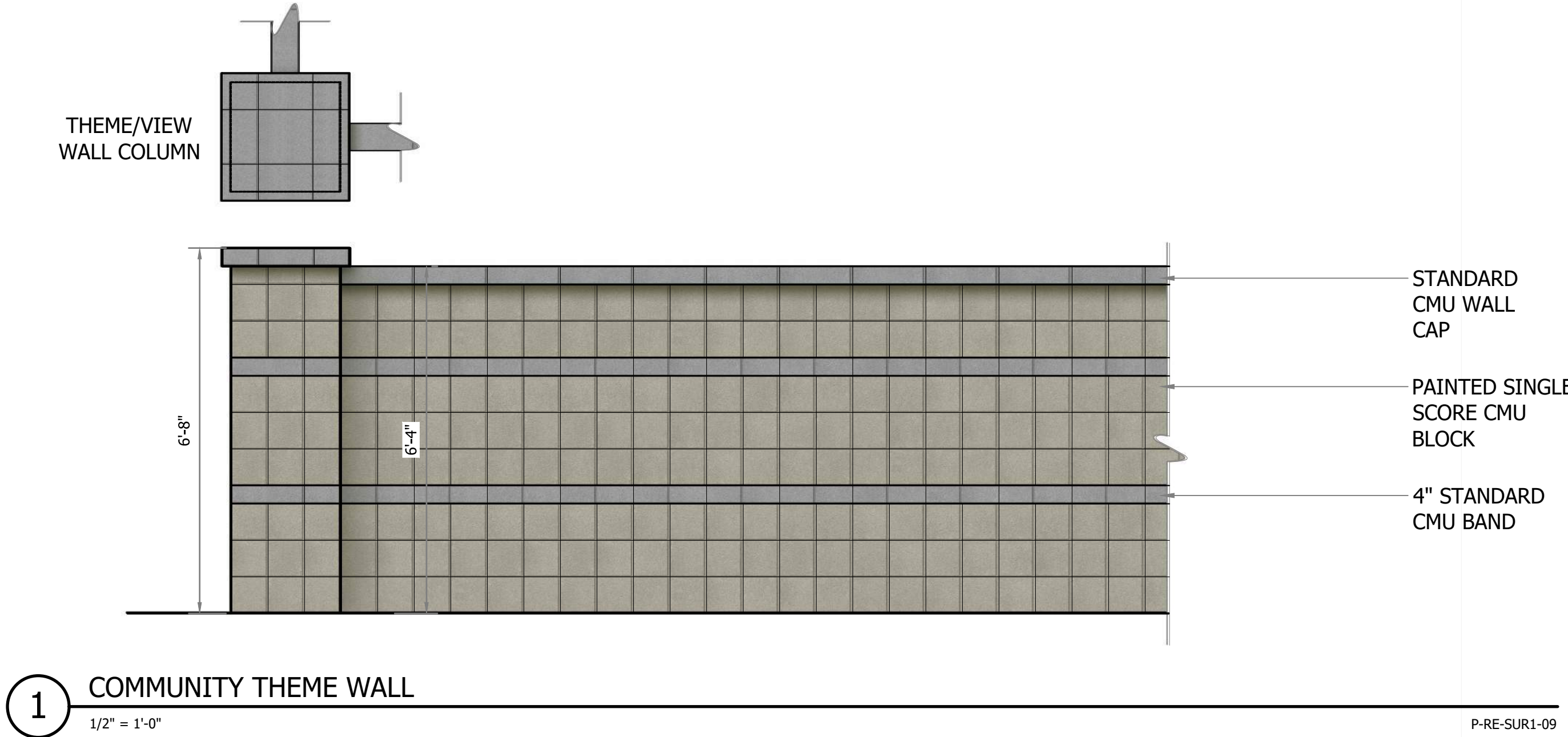


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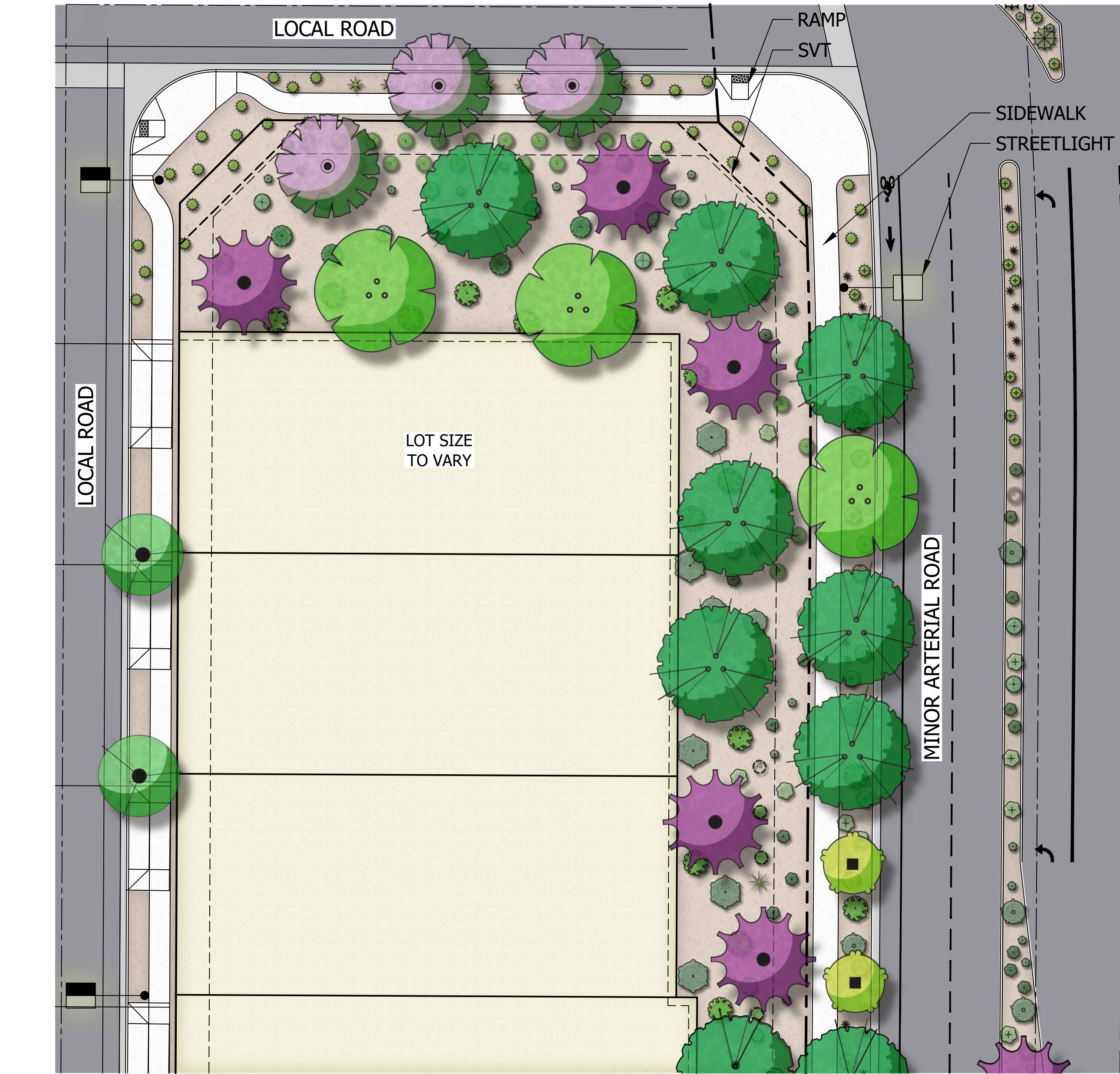
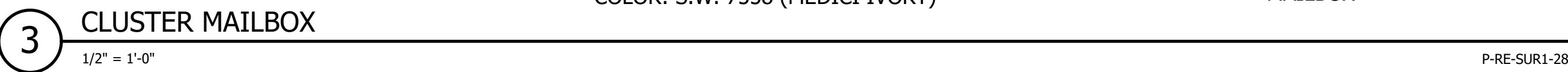
DISCIPLINE: LANDSCAPE ARCHITECTURE
WALL DETAILS

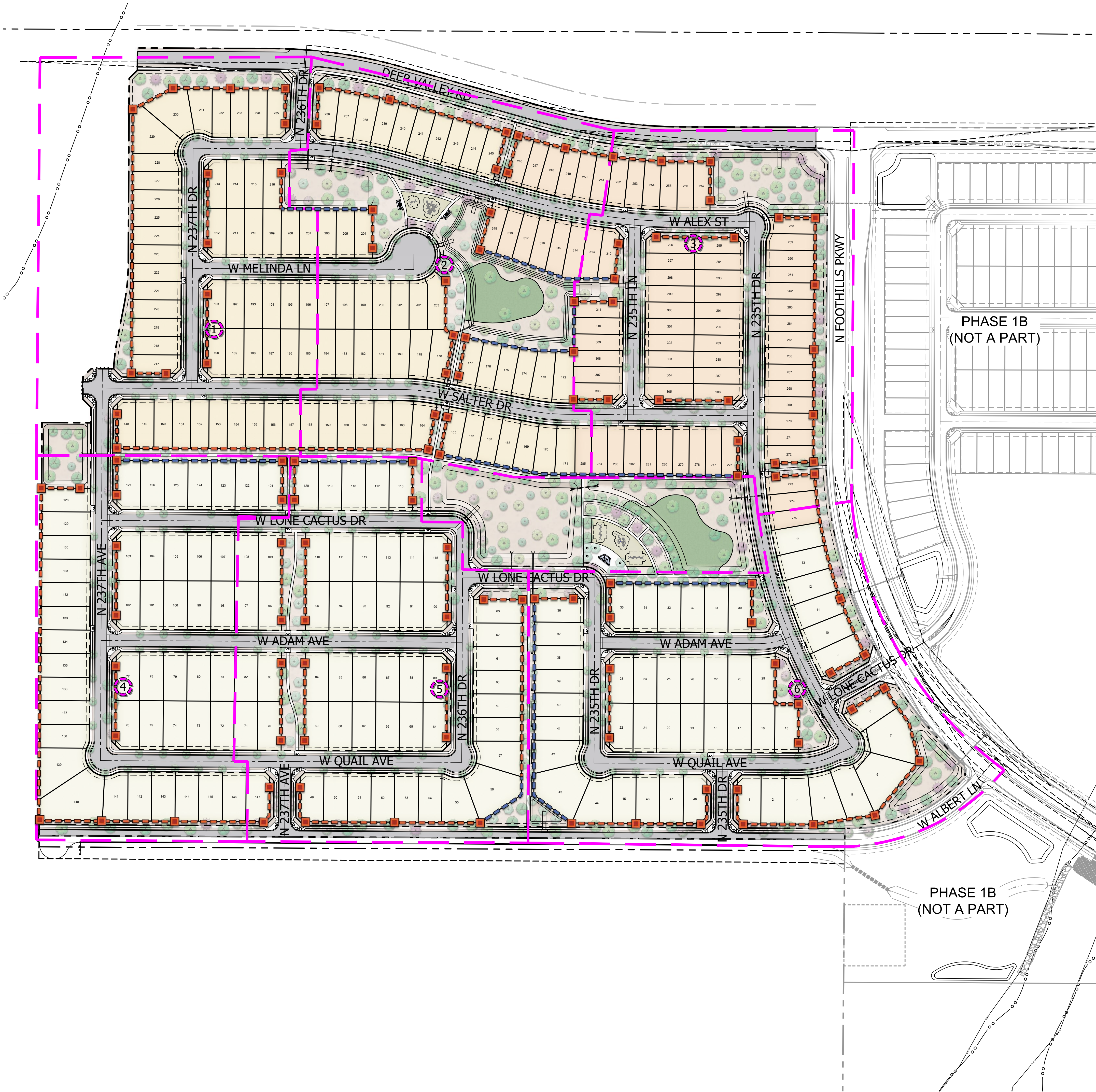
LW.100
18 of 21

CASE NUMBER: FS23-1117



- NOTE:
- 20,15,10 UNIT 4C RECESSED MAILBOX MODELS #3710D-20/15/10-ZFU IN 'BRONZE', AVAILABLE FROM SALSBUURY INDUSTRIES (WWW.MAILBOXES.COM, 800.624.5299).
 - REFER TO PLAN FOR LOCATIONS (TO BE APPROVED BY USPS)
 - CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW/APPROVAL ONCE THE LOCATIONS & CONFIGURATIONS ARE APPROVED BY USPS
 - INSTALLATION REQUIREMENTS PER USPS REGULATIONS
 - THE FLOOR OF THE LOWEST PATRON MAILBOX SHALL BE NO LESS THAN 28" ABOVE FINISHED FLOOR (AFF).
 - THE PATRON LOCK IN THE HIGHEST MAILBOX SHALL BE NO MORE THAN 67" ABOVE THE FINISHED FLOOR.
 - THE USPS ARROW LOCK (MASTER DOOR LOCK) OPENING MUST BE A MINIMUM OF 36" AND A MAXIMUM OF 48" ABOVE THE FINISHED FLOOR.
 - THE FLOOR OF THE LOWEST PARCEL LOCKER SHALL BE NO LESS THAN 15" ABOVE THE FINISHED FLOOR.
 - THE MASTER ACCESS DOOR(S) MUST BE ALLOWED TO OPEN A MINIMUM OF 90 DEGREES WITH NO OBSTRUCTION.





LEGEND

SYMBOL	DESCRIPTION	QTY
	1 COMMUNITY THEME WALL	13,110 LF
	2 PARTIAL VIEW WALL	3,457 LF
	4 THEME/VIEW WALL COLUMN	123

MAILBOX SCHEDULE

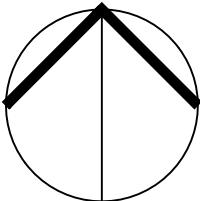
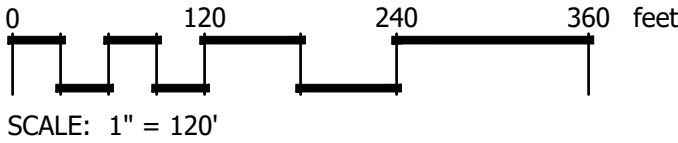
319 MAILBOXES REQUIRED TOTAL
- MANUF: SALSURY INDUSTRIES
- MODEL: STANDARD CLUSTER MAILBOXES, SEE BELOW
- COLOR: BRONZE
- MOUNTING: SURFACE MOUNTED WITH MASONRY BASE PER DETAIL

MAILBOX KIOSK SERVICE AREA BOUNDARY

- 1 MAILBOX KIOSK 1 - 51 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU
- 2 MAILBOX KIOSK 2 - 60 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU
- 3 MAILBOX KIOSK 3 - 60 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU
- 4 MAILBOX KIOSK 4 - 46 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU
- 5 MAILBOX KIOSK 5 - 53 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU
- 6 MAILBOX KIOSK 6 - 49 MAILBOXES
(3) 20 BOX PEDESTALS - 3710D-ZFU

NOTE:

1. FINAL LOCATIONS AND MAILBOX MODELS SHALL BE DETERMINED BY THE US POSTMASTER.
2. ADD OR SUBTRACT MAILBOX LOCATIONS AS NEEDED BASED ON UNIT/BOX COUNTS.





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PROJECT INFORMATION

**SURPRISE
FOOTHILLS
PHASE 1C**

CVL JOB # 01-0407801

KEY MAP

Call at least two full working days
before you begin excavation

ARIZONA
Arizona Blue Seal, Inc.
Dial 8-1-1 or 480-527-8242 (Toll-Free 8248)
In Maricopa County (602) 263-1100

REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL, KM
CHECK: CH



DISCIPLINE: LANDSCAPE ARCHITECTURE
WALL AND MAILBOX PLAN

LW.101
19 of 21

CASE NUMBER: FS23-1117

Page 302 of 305



LEGEND

SYMBOL	DESCRIPTION
	5' CONCRETE SIDEWALK PER STREET SECTION
	6' CONCRETE PATH
	6' EXTERNAL CONCRETE SIDEWALK PER STREET SECTION
	MAIN ACTIVE AMENITY
	SEATING NODES

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PROJECT INFORMATION

SURPRISE FOOTHILLS PHASE 1C

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE

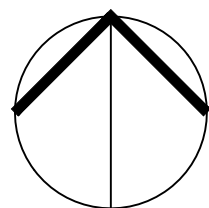
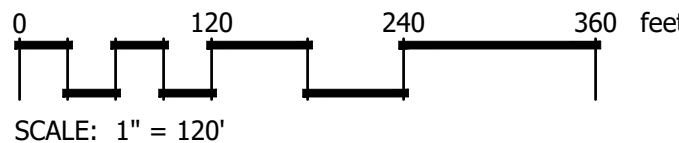


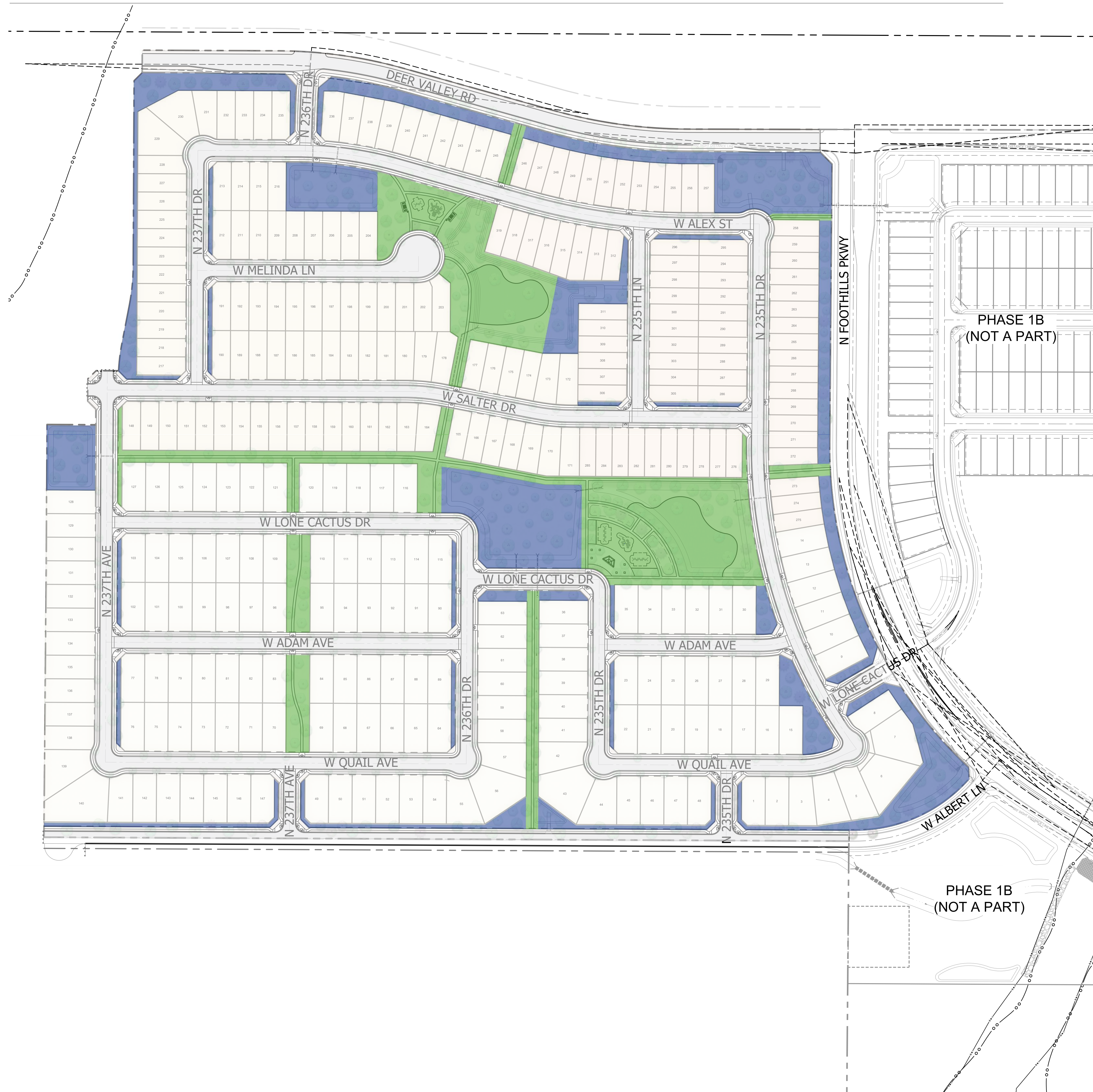
DESIGN: CH
DRAWN: AL, KM
CHECK: CH

DISCIPLINE: LANDSCAPE ARCHITECTURE
TRAILS PLAN

LT.101

20 of 21





LEGEND			
	DESCRIPTION		QTY
	ACTIVE OPEN SPACE	7.18 AC	45.3%
	PASSIVE OPEN SPACE	8.66 AC	54.7%
	TOTAL	15.84 AC	



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PHASE 1C**

CVL JOB # 01-0407801

KEY MAP



REVISION HISTORY

SEAL & ISSUE

DESIGN: CH
DRAWN: AL, KM
CHECK: CH



DISCIPLINE: LANDSCAPE ARCHITECTURE
OPEN SPACE PLAN

LT.102
21 of 21

Tanner Wessel

From: RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>
Sent: Thursday, December 28, 2023 12:08 PM
To: Alyssa Carpenter
Subject: RE: FS23-1117 Surprise Foothills Phase 1C - New Digital Submittal 12.27.23
Attachments: Surprise Foothills Phase 1B-1C (CR23-0980).pdf

*****The e-mail below is from an external source. Please do not open attachments or click links from an unknown or suspicious origin.*****

Good afternoon Ms. Carpenter,

Please see the attached comment letter for the concept review case for Surprise Foothills Phase 1B & 1C. The preliminary plat for Phase 1C proposes the development of 320 lots on 80.64 acres. This results in a 3.97 du/ac density which remains consistent with the overall approved density of 2.93 du/ac feathered across multiple parcels.

The project, as described, will not have a negative impact on Luke AFB flight operations. Since the site will be located within the "territory in the vicinity of a military airport," it will be subjected to approximately 170 over flights per day. We also recommend a strong notification program on the part of the applicant to inform any potential occupants about Luke AFB operations.

Respectfully,

Jenn Rahn

Senior Planner, Community Initiatives Team
56th Fighter Wing
Luke AFB AZ 85309
Office: 623-856-9981
DSN: 896-9981

From: Alyssa Carpenter <Alyssa.Carpenter@surpriseaz.gov>
Sent: Wednesday, December 27, 2023 4:20 PM
To: 56 FW/CIT Community Initiative <56FW.CIT.CommunityInitiative@us.af.mil>; Alex Garza (Maricopa Assoc of Governments) <AGarza@azmag.gov>; Aspasia Angelou (Nadaburg School District) <aangelou@nadaburgsd.org>; Barbara J Remondini, Ph.D. (Wickenburg School District) <bremondini@wusd9.org>; Bryce Christo (bchristo@cityofelmirage.org) <bchristo@cityofelmirage.org>; Chris Cain (Maricopa Water District) <chris@mwadaz.com>; Darren V Gerard (Maricopa County Planning) <Darren.Gerard@maricopa.gov>; Debbie Trasancos (Maricopa Water District) <debbiet@mwadaz.com>; Douglas Kirkland (Epcor) <dkirkland@epcor.com>; Ernest (USPS) <Ernest.L.James@usps.gov>; Eva Pierce <eva.pierce@dysart.org>; Gregory McDowell (MCDOT) <Gregory.McDowell@maricopa.gov>; Ibeth - USPS <Ibeth.L.Roman@usps.gov>; RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <jennifer.rahm@us.af.mil>; Jerome Choy (ADOT) <jchoy@azdot.gov>; John Willett (City of Buckeye) <jwillett@buckeyeaz.gov>; Jorge Gastelum (City of El Mirage) <jgastelum@cityofelmirage.org>; Judy Lopez - Beardsley Water Company <managefnm365@aol.com>; Kevin Shipman <kevin.shipman@dysart.org>; Leslie - MWD <lesliej@mwadaz.com>; Mark Frago <fragom@mail.maricopa.gov>; Mary Orta - Surprise Chamber <mary.orta@surpriseregionalchamber.com>; MCDOT (MCDOTPlanning@maricopa.gov) <MCDOTPlanning@maricopa.gov>; Nichole Flores <Nichole.Flores@surpriseaz.gov>; Raoul Sada - Surprise Chamber <raoul@surpriseregionalchamber.com>; Rovell Foggy (Liberty Utilities) <Rovell.Foggy@libertyutilities.com>; Shelby Rios